PROJECT DIRECTORY

OWNER:
FRANCESCO IACOPINO & LEIRE
CARBONELL-AGUERO
15897 CAMINO DEL CERRO
LOS GATOS, CA 95032
FRAN_IACOPINO@YAHOO.IT
LEYRONA@GMAIL.COM

CIVIL / SURVEYOR:
SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 9402
(605-941-8055

ARCHITECT:
ROBIN MCCARTHY, AIA
CA. LICENSE C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125
(408) 859-8723
robin@archstudioinc.com

PROJECT ARBORIST:
KATHERINE NAEGELE
CONSULTING ARBORIST
ISA CERTIFIED ARBORIST #WE-9658A
ISA TREE RISK ASSESSMENT QUALIFIED
ANDERSON'S TREE CARE SPECIALISTS, INC.
P.O. BOX 28, SAN JOSE 95109
(408) 590-5976

PROJECT DATA

PROJECT ADDRESS & ZONING:

ADDRESS: 15879 CAMINO DEL CERRO
APN: 523-24-044
ZONING: R-1-8 SINGLE FAMILY DISTRICT

PROJECT DESCRIPTION:

1. COMPLETE DEMOLITION OF AN EXISTING 1,669 SF SINGLE-STORY RESIDENCE, 451 SF DETACHED GARAGE, 359 SF UN-PERMITTED ADU AND PAVING.
2. CONSTRUCTION OF NEW 3,041 SF SINGLE-STORY SINGLE FAMILY RESIDENCE WITH A 467 SF TWO-CAR GARAGE.
3. DEMOLITION OF EXISTING HARDSCAPE AND CONSTRUCTION OF NEW HARDSCAPE AND LANDSCAPE.

--SEE SITE PLAN FOR ADDITIONAL INFORMATION.

FIRE DEPARTMENT:

FIRE SPRINKLERS REQUIRED: YES
FLOOD ZONE: X, *MAP 0377*

CODE INFO.:

OCCUPANCY TYPE: R-3/U
CONST. TYPE: V-B
STORIES: ONE-STORY
TOTAL FLOOR AREA: 3,041 SF W/O TWO-CAR GARAGE

ZONING INFORMATION:

FLOOD ZONE: X *(MAP 0377)*
HISTORIC: NO
WILDLAND URBAN INTERFACE: YES, URBAN UNZONED

MIN. LOT SIZE: 8,000 SF; 60/80 FT. X 90 FT.

BUILDING SETBACKS:
FRONT SETBACK: 25 FT.
SIDE SETBACK: 8 FT.
REAR SETBACK: 20 FT.

TOTAL FLOOR AREA RATIO (FAR) ALLOWED:
0.35 - (A - 5) / 25 X 0.20
A = NET LOT AREA IN THOUSANDS OF SQ. FT.
0.35 - (9,750 - 5) / 25 X 0.20 = 0.312
9,750 SF X 0.312 = **3,042 SF ALLOWED**

TOTAL FLOOR AREA RATIO (FAR) ALLOWED FOR GARAGE:
0.10 - (A - 5) / 25 X 0.07
A = NET LOT AREA IN THOUSANDS OF SQ. FT.
0.10 - (9,750 - 5) / 25 X 0.07
0.10 - 0.0133 = 0.0867
9,750 SF X 0.0867 = **845 SF ALLOWED**

LOT COVERAGE MAXIMUM: 40%

HEIGHT MAX. = 30' FROM THE NATURAL OR FINISHED GRADE.

FLOOR AREA CALCULATIONS

LOT SIZE: 9,750 SF

EXISTING FLOOR AREA (TO BE DEMOLISHED):

LIVING AREA	1,669 SF
TOTAL	**1,669 SF**
DETACHED CAR GARAGE	340 SF
ADU	451 SF

PROPOSED FLOOR AREA:

LIVING AREA	3,041 SF
TOTAL	**3,041 SF**

FAR: 3,041 SF > 3,042 SF (YES, UNDER MAX ALLOWED)

TWO-CAR GARAGE	467 SF
TOTAL	**467 SF**

FAR: 467 SF > 845 SF (YES, UNDER MAX ALLOWED)

BUILDING COVERAGE:

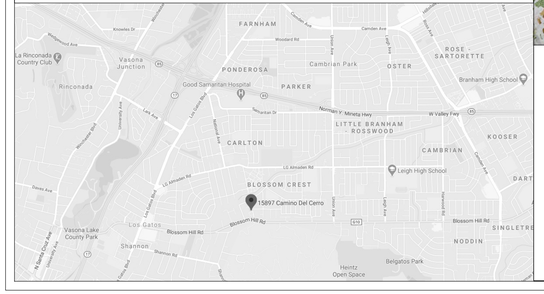
MAIN FLOOR	3,041 SF
TWO-CAR GARAGE	467 SF
FRONT COVERED PORCH	32 SF
REAR COVERED PORCH	284 SF
TOTAL	**3,824 SF (39% = 40% MAX)**

SHEET INDEX

LEGEND

- (N) FULL-HEIGHT WALL
- (N) PARTIAL HEIGHT WALL
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- 01 — DOOR SYMBOL, SEE SCHEDULE
- 01 — WINDOW SYMBOL AND SKYLIGHT SYMBOL, SEE SCHEDULE
- 6 / A8-1 — DETAIL NUMBER / SHEET NUMBER
- E1 / A5-1 — SECTION LETTER / SHEET NUMBER
- X — SPECIFIC OR KEY NOTE
- OFFICE / EL. + X'-X" / CARPET — ROOM NAME / ROOM FINISH FLOOR ELEVATION / ROOM FINISH FLOORING
- INTERIOR ELEVATION IDENTIFICATION
- 2 — REVISION
- CENTER LINE
- DATUM LINE

VICINITY MAP



TOWN OF LOS GATOS

ARCHITECTURAL DESIGN REVIEW

CARBONELL-AGUERO-IACOPINO RESIDENCE

15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

GENERAL NOTES

1. ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL STEEL FRAMING AND SUB-CONTRACTORS SHALL ACT IN DESIGN / BUILD CAPACITY. THEY SHALL PROVIDE, SEPARATELY, ANY DRAWINGS, SPECIFICATIONS OR INFORMATION REQUIRED BY BUILDING DEPARTMENTS.

2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LOCAL ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:
   - CALIFORNIA BUILDING CODE, 2019 EDITION (CBC)
   - CALIFORNIA PLUMBING CODE, 2019 EDITION
   - CALIFORNIA MECHANICAL CODE, 2019 EDITION
   - CALIFORNIA ELECTRICAL CODE, 2019 EDITION
   - CALIFORNIA EXISTING BUILDING CODE 2019
   - INTERNATIONAL EXISTING BUILDING CODE 2019 EDITION
   - CALIFORNIA RESIDENTIAL CODE, 2019 EDITION
   - CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) 2019 EDITION
   - 2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24

3. ALL TELEPHONE, ELECTRIC WIRES, AND OTHER SUCH SERVICE FACILITIES TO NEW CONSTRUCTION SHALL MEET CITY REQUIREMENTS.

4. ANY OMISSION, CONFLICT, OR AMBIGUITY FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

5. ALL EQUIPMENT SHALL BE LISTED BY THE APPROVED LISTING AGENCY AND INSTALLED PER MANUFACTURER SPECIFICATIONS.

6. ANY CHANGES AND/OR REVISIONS MADE EXPLICITLY TO THESE PERMITTED CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD. THE ARCHITECT OF RECORD SHALL REVIEW AND APPROVE SUCH CHANGES IN WRITING. THE ARCHITECT IS NOT RESPONSIBLE FOR CHANGES MADE TO THE DRAWINGS OR MODIFICATIONS IN THE FIELD WITHOUT WRITTEN APPROVAL BY THE ARCHITECT OF RECORD.

7. ONLY GAS FIREPLACES, PELLET-FUELED WOOD HEATERS, OR EPA CERTIFIED WOOD BURNING APPLIANCES MAY BE INSTALLED IN ALL NEW CONSTRUCTION PURSUANT TO CHAPTER 12.64 OF THE MUNICIPAL CODE.

8. DOCUMENTATION SHALL BE PROVIDED, PRIOR TO THE FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. **(CGBSC SECTION 4.408.2.1)**

9. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. **(CGBSC SECTION 4.504.2.4)**

10. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER / BUILDER (FOR ANY OWNER / BUILDER PROJECTS) MUST BE PROVIDED TO THE CITY OF SARATOGA BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN **CGBSC SECTION 4.504 (SEE CALGREEN SHEET NOTES AND TABLES).**

11. REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL CERTIFY HEIGHT OF BUILDING DOES NOT EXCEED 26 FEET. THE WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO ROOF SHEATHING INSPECTION AND SHALL TAKE INTO ACCOUNT THE ADDED HEIGHT WITH THE INSTALLATION OF THE ROOFING MATERIALS AND UNDERLAYMENT

12. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN THE CALIFORNIA FIRE CODE SECTION 4906, CALIFORNIA PUBLIC RESOURCES CODE 4291, AND CALIFORNIA GOVERNMENT CODE 51182. **CRC 337.1.5**

CERTIFICATIONS

1. VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8 SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITH THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.

2. PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF LEMAPS INSTALLED IN THE LUMINAIRES.

3. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR

4. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER MUST BE PROVIDED TO THE CITY/COUNTY BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AEROSOL PAINTS AND AEROSOL COATINGS, CARPET SYSTEMS RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS INSTALLED ONT HIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504

ARCH STUDIO Inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT — ROBIN A. MCCARTHY — No. C29767 — 9-30-21 RENEWAL DATE — STATE OF CALIFORNIA

NEW CONSTRUCTION FOR:

CARBONELL-AGUERO-IACOPINO RESIDENCE

15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

SUBMITTALS:		
DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

COVER SHEET

DATE: 03/06/20
SCALE: NO SCALE

CS

CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1

NOTE ON PLANS

INSPECTOR SIGNOFF

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

SHEET A1-1

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

SHEET A1-1

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

N / A

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1. Where there is no commercial power supply.
2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than $400.00 per unit.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents.

When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code,* Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code,* Chapter 2, to the building.

NOTE ON PLANS

INSPECTOR SIGNOFF

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240- volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over-current protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Indentification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code.*

Notes:

1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: www.dot.ca.gov/trafficops/policy/13-01.pdf

2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.

3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. **Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf.**

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

SHEET A7-1

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
MULTIPLE SHOWER HEADS SERVING ONE SHOWER; THE FLOW RATE OF ALL SHOWER HEADS COMBINED AT 1.8 GALLONS PER MINUTE AT 80PSI, CONTROLLED BY A SINGLE VALUE, OR SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER HEAD OR OUTLET TO BE IN OPERATION AT A TIME.	
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

NOTE ON PLANS

INSPECTOR SIGNOFF

TO BE PROVIDED BY GC

TO BE PROVIDED BY GC

TO BE PROVIDED BY GC

TO BE PROVIDED BY GC

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS

After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options:

1. A local water efficient landscape ordinance or the current California department of water resources' model water efficient landscape ordinance (MWELO), whichever is more stringent; or

2. 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's appendix d prescriptive compliance option.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsite are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4,.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
b. Roof and yard drainage, including gutters and downspouts.
c. Space conditioning systems, including condensers and air filters.
d. Landscape irrigation systems.
e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this [*California Green Building Standards*] code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazaradous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O*3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indication they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

ARCH STUDIO inc.
ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9 - 30 - 21
RENEWAL DATE
STATE OF CALIFORNIA

NEW SINGLE STORY CONSTRUCTION FOR:
CARBONELL-AGUERO-LACOPINO RESIDENCE
15897 CAMINO DEL CERRO, LOS GATOS, CALIFORNIA 95032

SUBMITTALS:

Date	Description
03-06-20	DESIGN REVIEW SET
06-10-20	1 PC COMMENTS
08-12-20	2 ARBORIST PC COMM.

GREEN BUILDING STANDARDS

DATE: 03/06/2020

SCALE: SEE DRAWINGS

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CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2

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TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**CURRENT VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3] GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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TABLE 4.504.5 - FORMALDEHYDE LIMITS[1] MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

N / A

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269. European 636 3S standards, and Canadian CSA 121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

SEE STRUCT. ENG. DWGS.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are edacceptable.

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INSPECTOR SIGNOFF

G.C. TO PROVIDE DOCUMENTS

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

G.C. TO PROVIDE DOCUMENTS

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

GENERAL NOTES:

1. GENERAL CONTRACTOR REQUIREMENTS:

THE GENERAL CONTRACTOR AND SUB-CONTRACTORS FOR THIS PROJECT SHALL PROVIDE ALL DOCUMENTATION, RECEIPTS, AND INFORMATION REQUESTED OR REQUIRED FOR COMPLIANCE TO THE GREEN BUILDING STANDARDS CODE. SEE VERIFICATION PORTION OF THIS PAGE FOR ADDITIONAL REQUIREMENTS.

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT — ROBIN A. MCCARTHY — No. C29767 — 9 - 30 - 21 RENEWAL DATE — STATE OF CALIFORNIA

NEW SINGLE STORY CONSTRUCTION FOR:

CARBONELL-AGUERO-LACOPINO RESIDENCE

15897 CAMINO DEL CERRO, LOS GATOS, CALIFORNIA 95032

SUBMITTALS:	
Date	Description
03-06-20	DESIGN REVIEW SET
06-10-20	1 PC COMMENTS
08-12-20	2 ARBORIST PC COMM.

GREEN BUILDING STANDARDS

DATE: 03/06/2020

SCALE: SEE DRAWINGS

GB-2

Assessment of Seven (7) Protected-Size Trees
at and adjacent to
15897 Camino Del Cerro
Los Gatos, California

Prepared for:
Ryan Safty, Associate Planner
Town of Los Gatos Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Field Visit:
Walter Levison, Contract Town Arborist (CTA)
6/24/2020

Report by CTA
7/20/2020

Table of Contents

1.0Summary

a. Below is a matrix style overview of protected-size trees (non-exempt species, 4-inches diameter at 4.5 feet above grade). In the table. the CTA (Contract Town Arborist) has outlined expected impacts to each tree, along with suggestions for adjustments to the plan set (if applicable) that will optimize tree survival over the long term.

The CTA calculated the appraised value of each tree, which can be used as a tool for determining the proper security bond amount to have the applicant post with the Town as a hedge against site plan-related tree damages (if applicable). Appraised values can also be used to determine damage fees if trees are determined during or after construction to have been damaged such that mitigation is required.

Mitigation replacement rate and size is noted for each tree in the case that removal or damage to trees occurs.

Note: Only trees within relatively close proximity of proposed work are included in this tree study (e.g. tree trunks located between approximately zero and 30 linear feet of current proposed new grading, utility trenching, excavation, haul routes, landscaping, etc. as shown on proposed plans, and trees with canopy driplines that encroach onto the subject property.

Table 1.0(a) (REFER TO THE CTA'S TREE MAP MARKUP WHEN REVIEWING THIS MATRIX)

Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Critical Root Zone (CRZ) Radius Suggested for Optimal Structural Stability	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
1	21 Chinese pistache NEIGHBOR-OWNED TREE	Retain	10 feet	Poor (due to close proximity of applicant's proposed trench cuts in relation to the trunk)	$1,410.	**Push the proposed graded swale, joint trench, storm drain trench, and storm drain inlet box to roughly 12 feet offset from trunk edge, to allow RPZ fencing to be erected at 10 feet offset radius from the trunk in a full perimeter around the tree.**	3 X $250 = $750.	15 gallon or 24" box
2	22 coast redwood	Remove per applicant's plan	n/a	n/a	$9,300.	**Tree is proposed by applicant to be removed, due to direct conflict with the proposed new residence footprint. Note that value of tree is over $9,000, but mitigation fee is only $750.**	3 X $250 = $750.	15 gallon or 24" box

Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Critical Root Zone (CRZ) Radius Suggested for Optimal Structural Stability	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
3	23 European birch (Not plotted on applicant sheets)	Remove	n/a	n/a	$130.	**Tree is proposed by applicant to be removed, due to direct conflict with the proposed new residence footprint.**	3 X $250 = $750.	15 gallon or 24" box
4	24 European birch (Not plotted on applicant sheets)	Remove	n/a	n/a	$250.	**Tree is proposed by applicant to be removed, due to direct conflict with the proposed new residence footprint.**	3 X $250 = $750.	15 gallon or 24" box
5	25 Monterey pine NEIGHBOR TREE	Retain	12.5 feet	Poor	$7,100.	**Erect RPZ chain link fencing per the CTA's attached tree protection map markup. The fence layout will be approximately 15 feet east of the property line, and will enclose the entire southwest corner of the property, with 40 to 50 linear feet of north-south oriented length (see tree map markup by the CTA).** **Heavily irrigate the entire RPZ fenced enclosure 1x/weekly during construction, to prevent decline of the tree's root system, which is visible even at 20 feet east of the joint property line fence (see digital images).**	4 X $250 = $1,000.	15 gallon or 24" box

Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Critical Root Zone (CRZ) Radius Suggested for Optimal Structural Stability	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
6	26 Crape myrtle NEIGHBOR TREE NOT PLOTTED ON APPLICANT PLANS	Retain	(Not applicable, since existing garage foundation footing encroaches almost to the property line fence, and acts as a root extension barrier that restricts most root extension into the 15897 Camino Del Cerro property. However, the root system of this tree may have comingled with the existing garage foundation footing, and therefore care must be taken to avoid inadvertently tearing out the root system of this tree during garage foundation concrete demolition).	Mod	$1,340.	**Special Demolition Instructions:** **Use handheld breakers (jackhammer, etc.) to carefully demolish the foundation footing of the garage, and pull pieces of the footing out by hand, to avoid inadvertently destroying the root system of this tree, which may be comingled with the footing.**	3 X $250 = $750.	15 gallon or 24" box

Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Critical Root Zone (CRZ) Radius Suggested for Optimal Structural Stability	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
7	27 Douglas fir NEIGHBOR TREE NOT PLOTTED ON APPLICANT PLAN	Retain	CRZ = 8 feet offset radius Optimal Root Zone = 13.5 feet offset radius	Mod	$4,160.	**Existing garage foundation footprint extends to property line, so root system of this tree is likely contained to the neighbor's property at 15883 Camino Del Cerro, and trunk is offset adequately to allow for good root zone preservation.** **However, the canopy of this tree extends at least 7 feet southward over the existing garage, at heights of 12 feet to 17 feet elevation above grade.** **If there ends up being a conflict between the canopy and the new residence roof airspace, then the CTA expects that, at the most, one (1) single limb measuring 6 inches diameter may need to be pruned back or removed at its attachment point on the mainstem (trunk) on the neighbor's property, which will have a less than significant overall effect on the tree's long term health and structure.**	4 X $250 = $1,000	15 gallon or 24" box

2020-21 Town of Los Gatos In-lieu fee equivalent = $250 per each required 24" box mitigation tree planting not installed on the site.

2.0 Assignment & Background

Walter Levison, Contract Town Arborist (CTA) was directed to tag and assess all Protected-Size (4-inch diameter and greater) trees in relatively close proximity to the proposed site plan project area, including off-site trees on neighboring properties which were expected to be negatively impacted by the applicant's planned work.

The CTA assessed the entire set of plans dated 3/6/2020.

Tree data were collected and assembled by the CTA in section 11.0 of this report.

Tree tags were affixed by the CTA to the mainstems of the on-site trees. These tags were racetrack shaped aluminum tags numbering "21" through "27".

The CTA's recommendations in section 4.0 of this report are based on published information in various standard arboriculture texts, such as the series of *Best Management Practices* (BMP) companion publication (booklets) published by International Society of Arboriculture that are periodically updated over time. The series of BMP booklets accompany the ANSI-A300 USA standards for tree care used by U.S.-based tree care companies.

Additional supporting information includes digital images archived by the CTA as section 10.0, a tree map markup JPEG embedded as section 12.0, and an appraisal data worksheet attached as section 13.0.

The CTA's tree map was marked-up using the applicant's grading and drainage plan sheet C-2 as a base. This base sheet was dated 2/25/2020 by SMP Civil of Los Altos, California, though the submittal set of plans is dated 3/6/2020. The tree trunk plot dot locations shown on the CTA's tree map markup for trees #25, 26, and #27 on neighboring properties are considered rough approximate only, as they were not formally plotted by the applicant's survey team. Similarly, trees #23 and #24 were on-site trees that were not plotted by the applicant's surveyor, and were therefore penciled in by the CTA as rough approximate locations on the CTA's tree protection map attached to this report document.

The CTA utilized a forester's D-tape to determine tree mainstem (trunk) diameters at 4.5 feet above grade. The D-tape is a circumferential tape that converts actual trunk circumference to an averaged diameter in inches and tenths of inches.

Tree heights were determined using a digital Nikon Forestry Pro 550 hypsometer.

Tree canopy spread diameters were estimated visually or paced off. The tree canopy driplines shown as black clouding on the tree map markup are approximate only.

3.0 Town of Los Gatos – What Trees are Protected?

Per the most recent (2015) iteration of the Town of Los Gatos tree ordinance (Town Code Chapter 29 – Zoning Regulations, Article 1), the following regulations apply to all trees within the Town's jurisdiction (wordage adjusted):

1. All trees with at least a single mainstem measuring four (4) inches diameter or greater at 4.5 feet above grade are considered "**Protected Trees**" w removal relates to any development review.
2. 12 inch diameter (18 inch multistem total) trees on developed residential property not currently subject to development review.
3. 8 inch diameter (8 inch multistem total) blue oak (*Quercus douglasii*), black oak (*Quercus kellogii*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) on developed residential lots not currently subject to development review.
4. 8 inch diameter (8 inch multistem total) trees on developed residential property not currently subject to development review, on lots in the designate **Hillside Area** per the official Town map.
5. All trees with a single mainstem or sum of multiple mainstems totaling 48 inches diameter or greater at 4.5 feet above grade are considered "**Large Protected Trees" (LPT).**
6. All oak species (*Quercus spp.*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) with one or more mainstems totaling 24 inches diameter or more at 4.5 feet above grade are considered **"Large Protected Trees" (LPT).**
7. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three year period, affecting 25% or more of any **Protected Tree** (including below ground root system).
8. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, or cut any branch or root greater than four (4) inches in diameter of a **Large Protected Tree**.
9. Section 29.10.0965. Prohibitions: A permit is required to conduct severe pruning on any protected tree. Severe pruning is defined in section 29.10.0955 as "topping or removal of foliage or significant scaffold limbs or large diameter branches so as to cause permanent damage and/or disfigurement of a tree, and/or which does not meet specific pruning goals and objectives as set forth in the current version of the International Soc of Arboriculture Best Management Practices-Tree Pruning and ANSI A300-Part 1 Tree, Shrub, and Other Woody Plant Management-Standard Practices, (Pruning)."
10. Exceptions:

    Severe Pruning Exception in Town Code section 29.10.1010(3) ".....except for pollarding of fruitless mulberry (*Morus alba*) or other species approv by the Town Arborist....".

    Protected Tree Exceptions:

a. Edible fruit or nut bearing trees less than 18 inches diameter (multistem total or single stem), including fruiting olive trees.
b. *Acacia melanoxylon* (blackwood acacia) less than 24 inches (multistem total or single stem)
c. *Liriodendron tulipifera* (tulip tree) less than 24 inches (multistem total or single stem)
d. *Ailanthus altissima* (tree of heaven) less than 24 inches (multistem total or single stem)
e. *Eucalyptus globulus* (Tasmanian blue gum) less than 24 inches (multistem total or single stem)
f. *Eucalyptus camaldulensis* (River red gum) less than 24 inches (multistem total or single stem)
g. *Other eucalyptus species* (E. spp.) not noted above, less than 24 inches (multistem total or single stem) **(REMOVAL O.K. ONLY AT HILLSIDE AREA LOCATIONS PER OFFICIAL TOWN MAP):** www.losgatosca.gov/documentcenter/view/170
h. All palm species (except *Phoenix canariensis*) less than 24 inches (multistem total or single stem)
i. *Ligustrum lucidum* (glossy privet) less than 24 inches (multistem total or single stem)
Note that per the exception in part 'a' above, fruiting olive trees with stems totaling less than 18 inches are considered non-protected.

4.0 Recommendations

1. Project Arborist ("PA"):

   Initial Signoff

   It is recommended that a third party ASCA registered consulting arborist or ISA Certified Arborist with good experience with tree protection during construction be retained by the applicant, to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to. Periodic (e.g. monthly) inspections and summary reporting, if required as a project condition of approval, are suggested in order to verify contractor compliance with tree protection throughout the site plan project. This person will be referred to as the project arborist ("PA"). The PA should monitor soil moisture within the root protection zones of trees being retained, using a Lincoln soil moisture probe/meter or equivalent. If required, inspection reports shall be sent to Mr. Ryan Safty, Associate Planner (rsafty@losgatosca.gov). Sample wordage for a condition of approval regarding monitoring of tree protection and tree condition:

   "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 (rsafty@losgatosca.gov) beginning with the initial tree protection verification approval letter".

ARCH STUDIO Inc.
ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE, #207
SAN JOSE, CA 95125

LICENSED ARCHITECT ROBIN A. MCCARTHY No. C29767 9-30-21 RENEWAL DATE STATE OF CALIFORNIA

REVIEW SET

NEW CONSTRUCTION FOR:
CARBONELL-AGUERO-IACOPINO RESIDENCE
15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

SUBMITTALS:		
DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

ARBORIST CONDITIONS OF APPROVAL

DATE: 03/06/20
SCALE: NO SCALE

ARB-1

2. Project Team Pre-Project Adjustments, Clarifications, and Limits Suggested or Required:

2a. PRE-DEMOLITION FENCING / TREES #21 AND #25:

Set up chain link fencing per the red dashed line routes shown on the CTA's tree map markup at the end of this report, around trees #21 and #25.

The area to be fenced off for tree #25 root zone protection will measure approximately 50 feet north-south by 15 feet east-west, effectively encompassing the entire southwest corner of the project area, per the CTA's tree protection map.

2b. DEMOLITION / SPECIAL INSTRUCTIONS FOR TREES #26 & #27:

Restrict demolition of the west end of garage foundation footing material to "hand tool hammers only". Pull out the concrete footing at the west end of garage by hand only, taking care to avoid ripping roots of neighbor tree #26 that may be comingled with this foundation footing.

Take care during demolition of the existing garage structure, to avoid damage to one 6 inch diameter limb extending into the demolition airspace from neighbor tree #27.

2c. POST DEMOLITION FENCING / TREE #27:

Immediately (same day as demolition of garage is complete), erect chain link root protection zone fence along the route shown on the CTA's tree protection map at the end of this report, to protect the above-ground canopy of neighbor tree #27.

2d. IRRIGATION FOR TREE #25:

Commence heavy 1x/weekly irrigation of neighbor pine #25 as soon as the chain link root protection zone fence is erected around this tree's root zone (i.e. the entire southwest corner of the project site). The area to be irrigated will be the entire fenced off area 50 feet X 15 feet, at the southwest corner of the site (i.e. a +/- 750 square feet rectangle).

2e. STORM DRAIN (SD) PIPES AND BOXES: The applicant shall push the proposed graded swale, proposed storm drain inlet box, proposed storm drain pipe trench, and the proposed joint trench, all to at least 12 feet from trunk edge of tree #21, so that RPZ fencing can be erected at 10 feet offset radius from the trunk of this tree and maintained at that distance throughout the entire construction project.

2f. LANDSCAPE / IRRIGATION PLANS:

There were no landscape or irrigation plan sheets submitted in the applicant's proposed set of plans. Therefore, damages to existing on-site trees and/or neighbor trees could not be assessed as part of this tree impact study by the CTA.

It is suggested that Town Staff Planners communicate with this applicant to verify whether the applicant is going to submit one or both of these sheets at a later date, as part of their entitlement request.

3. Demolition:

Restrict demolition of the garage footing section adjacent to tree #26 to use of hand-held breaker hammers only.

Pull out materials by hand, to avoid ripping roots out of the ground that are associated with neighbor tree #26.

4. New Irrigation Piping (if applicable):

4a. Review:

Provide an irrigation plan sheet to Town Staff for review, all new irrigation hard PVC pipe trenching shall be offset at least 15 feet from the trunk edge of any tree being retained both on and off site.

For areas within 15 feet of a tree being retained, use only over-grade "trenchless" systems such as flexible ½" diameter tubing that is UV-resistant and rated for installations on-grade, in order to avoid trenching which would otherwise destroy root systems of trees being retained.

5. (Optional) Trunk Buffer Wrap Type III Protection:

Prior to demolition commencement, install trunk buffers around all trees being retained on-site:

Wrap **one (1) entire roll of orange plastic snow fencing around the trunk of each single on-site tree**, between grade and 6 to 8 feet above grade to create a padding of at least 1 to 2 inches thickness around each tree trunk. Stand 2x4 wood boards upright, side by side, around the entire circumference of the orange plastic wraps. Affix using duct tape (do not use wires or ropes). See spec image above right showing the wooden boards correctly mounted against one entire roll of orange snow fencing, such that the wood does not actually touch the trunk at all.

6. (Required) Chain Link Fencing Type I and/or Type II Root Protection Zone (RPZ):

Prior to demolition commencement, erect chain link fencing panels set on moveable concrete block footings (see sample image below right). Wire the fence panels to iron layout stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do not wire the fence panels to the trunks of the trees. These panels are available commonly for rent or purchase.

Alternative Fencing / Tube Posts and Rolled Chain Link: Using a professional grade post bounder, pound 7-foot long 2-inch diameter iron tube posts 24-inches into the ground, at 6 to 10-foot spacing maximum on-center, and hang steel chain link fencing material minimum 5-feet height on the tube posts. These materials are available for purchase at many retail and wholesale construction supply houses such as Home Depot, Lowe's, Grainger's, White Cap, Harbor Freight, etc.

Pre-demolition fence routes:
See the CTA's red-dashed lines indicating chain link fence routing, on the attached tree map markup (TREES #21 and #25).

Post-demolition fence addition: Add fencing per the black-dashed line on the CTA's tree map markup (TREES #26 and #27).
This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The protective fencing must not be temporarily moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or "RPZ".

No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.

7. Signage: The RPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 15 linear feet of fencing, minimum 8"X11" size each, plastic laminated or printed with waterproof ink on waterproof paper, with wordage that includes the Town Code section that refers to tree fence protection requirements (wordage can be adjusted):

TREE PROTECTION ZONE FENCE
ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO-
-LLAME EL ARBOLISTA-

REMOVAL OF THIS FENCE IS SUBJECT TO PENALTY ACCORDING TO LOS GATOS TOWN CODE 29.10.1025

PROJECT ARBORIST:
TELEFONO CELL: **EMAIL:**

Note: Walter Levison, Contract Town Arborist is an independent consultant retained under contract with Town of Los Gatos Planning Division Staff, and is not the "PROJECT ARBORIST".

8. Tree Removal Permitting / Removal of Protected-Size Trees / Mitigation:

Trees #22, 23, and #24 will be removed per plan.

The canopy replacement fee associated with the removal of these three regulated-size trees is $2,250, per the table in the summary section of this report. Alternatively, up to nine (9) 24" box size trees[1] could be installed at the site, each with two (2) high flow ½" diameter flood bubblers emitting between 1 and 2 gallons per minute each, which would eliminate the fee. In many cases, a combination of fee payment and site mitigation tree installation is appropriate, where full sun tree installation locations are limited, in order to achieve the canopy replacement mitigation required per the tree ordinance.

9. New Plantings / Tree Installation Specs:

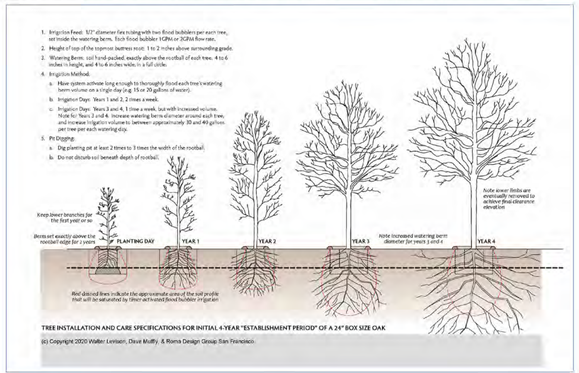
Ideally, **two (2) high flow type adjustable bubblers each emitting 1/2 to 2 gallons per minute (2GPM), depending on percolation rate of planting pit,** are set over the rootball of each single tree planting, and each tree is installed with two (2) wooden planting stakes (not the shipping stake), with a set of figure-8 Cinch Ties ™ affixed per the standard spec image below right.

Note how the tree stakes are cut to just above the elevation of the Cinch-Ties to avoid abrasion between the stakes and the limbs and trunk during wind movement.

A watering berm consisting of site soil is formed around the edge of the rootball to force irrigation water to pool up directly over the rootball, as seen in the image at right and spec sheet on page 14 of this arborist report.

Right: Spec planting at a site on which the CTA consults, June, 2020. Note that the shipping stake was removed from the mainstem, and a narrow diameter bamboo pole was tied to the mainstem using biodegradable masking tape. This is considered a Best Management Practice for trees that exhibit mainstems leaning off-vertical. Do not allow the large diameter wooden shipping stake to remain tied to the mainstem, as this will cause permanent irreversible problems with tree stability over time.

[1] See Table 3-1 "tree canopy replacement standard", Town of Los Gatos Tree Ordinance, included below as section 6.0 of this arborist report.



RIGHT: Proper installation of a new 24" box size tree with two (2) high flow type ½ GPM to 2.0 GPM (gallon-per-minute) flood bubblers seen inside a steeply sloped watering berm built using site soil. The berm is built up directly over the rootball edge, which forces irrigation water directly downward into the rootball via gravity.

10. Temporary Irrigation During Construction (if Any):

Volume per week: **Approximately 100 gallons, 1x/week, on a single day.**

Application locations: **Throughout the Monterey pine #25 root zone area to be fenced off (approx. 15 feet X 40 feet).**

Application methods: **Garden hose, etc.**

See image below right showing a 100-foot long soaker hose setup with wood chip mulch around a large coast redwood specimen being retained during construction on a Walter Levison project. Palo Alto, California.

Other over-grade temporary irrigation techniques can be used, including a tow-behind water tank/spray apparatus, water truck, garden hose, high flow type bubblers, etc.

5.0 Tree Protection and Maintenance Directions per Town Code

The following is excerpted directly from the 2015 iteration of the Town of Los Gatos tree ordinance sections which provide specific tree protection directions and limitations on root pruning and above-ground pruning:

Sec. 29.10.1000. New property development.

(a) A tree survey shall be conducted prior to submittal of any development application proposing the removal of or impact to one or more protected trees. The development application shall include a Tree Survey Plan and Tree Preservation Report based on this survey. The tree survey inventory numbers shall correspond to a numbered metal tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by a certified or consulting arborist, and shall include the following information:

(1) Location of all existing trees on the property as described in section 29.10.0995;

(2) Identify all trees that could potentially be affected by the project (directly or indirectly- immediately or in long term), such as upslope grading or compaction outside of the dripline;

(3) Notation of all trees classified as protected trees;

(4) In addition, for trees four (4) inches in diameter or larger, the plan shall specify the precise location of the trunk and crown spread, and the species, size (diameter, height, crown spread) and condition of the tree.

(b) The tree survey plan shall be reviewed by the Town's consulting arborist who shall, after making a field visit to the property, indicate in writing or as shown on approved plans, which trees are recommended for preservation (based on a retention rating of high/moderate/low) using, as a minimum, the Standards of Review set forth in section 29.10.0990. This plan shall be made part of the staff report to the Town reviewing body upon its consideration of the application for new property development;

(c) When development impacts are within the dripline of or will affect any protected tree, the applicant shall provide a tree preservation report prepared by a certified or consulting arborist. The report, based on the findings of the tree survey plan and other relevant information, shall be used to determine the health and structure of existing trees, the effects of the proposed development and vegetation removal upon the trees, recommendations for specific precautions necessary for their preservation during all phases of development (demolition, grading, during construction, landscaping); and shall also indicate which trees are proposed for removal. The tree preservation report shall stipulate a required tree protection zone (TPZ) for trees to be retained, including street trees, protected trees and trees whose canopies are hanging over the project site from adjacent properties. The TPZ shall be fenced as specified in section 29.10.1005:

(1) The final approved tree preservation report shall be included in the building permit set of development plans and printed on a sheet titled; Tree Preservation Instructions (Sheet T-1). Sheet T-1 shall be referenced on all relevant sheets (civil, demolition, utility, landscape, irrigation) where tree impacts from improvements may be shown to occur;

(2) The Town reviewing body through its site and design plan review shall endeavor to protect all trees recommended for preservation by the Town's consulting arborist. The Town reviewing body may determine if any of the trees recommended for preservation should be removed, if based upon the evidence submitted the reviewing body determines that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property as described in section 29.10.0990;

(3) Approval of final site or landscape plans by the appropriate Town reviewing body shall comply with the following requirements and conditions of approval;

a. The applicant shall, within ninety (90) days of final approval or prior to issuance of a grading or building permit, whichever occurs first, secure an appraisal of the condition and value of all trees included in the tree report affected by the development that are required to remain within the development using the Tree Value Standard methodology as set forth in this Chapter. The appraisal of each tree shall recognize the location of the tree in the proposed development. The appraisal shall be performed in accordance with the current edition of the Guide for Plant Appraisal published by the Council of Tree and Landscape Appraisers (CTLA) and the Species and Group Classification Guide published by the Western Chapter of the International Society of Arboriculture. The appraisal shall be performed at the applicant's expense, and the appraisal shall be subject to the Director's approval.

b. The site or landscape plans shall indicate which trees are to be removed. However, the plans do not constitute approval to remove a tree until a separate permit is granted. The property owner or applicant shall obtain a protected tree removal permit, as outlined in section 29.10.0980, for each tree to be removed to satisfy the purpose of this division.

(d) Prior to acceptance of proposed development or subdivision improvements, the developer shall submit to the Director a final tree preservation report prepared by a certified or consulting arborist. This report shall consider all trees that were to remain within the development. The report shall note

the trees' health in relation to the initially reported condition of the trees and shall note any changes in the trees' numbers or physical conditions. The applicant will then be responsible for the loss of any tree not previously approved for removal. For protected trees, which were removed, the developer shall pay a penalty in the amount of the appraised value of such tree in addition to replacement requirements contained in section 29.10.0985 of this Code. The applicant shall remain responsible for the health and survival of all trees within the development for a period of five (5) years following acceptance of the public improvements of the development or certificate of occupancy.

(e) Prior to issuance of any demolition, grading or building permit, the applicant or contractor shall submit to the Building Department a written statement and photographs verifying that the required tree protection fence is installed around street trees and protected trees in accordance with the tree preservation report.

(f) If required by the Director and conditioned as part of a discretionary approval, a security guarantee shall be provided to the Town. Prior to the issuance of any permit allowing construction to begin, the applicant shall post cash, bond or other security satisfactory to the Director, in the penal sum of five thousand dollars ($5,000.00) for each tree required to be preserved, or twenty-five thousand dollars ($25,000.00), whichever is less. The cash, bond or other security shall be retained for a period of one (1) year following acceptance of the public improvements for the development and shall be forfeited in an amount equal to five thousand dollars ($5,000.00) per tree as a civil penalty in the event that a tree or trees required to be preserved are removed, destroyed or severely damaged.

(g) An applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the dripline of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done using directional boring, air-spade excavation or by hand, taking extreme caution to avoid damage to the root structure. Work within the dripline of existing trees shall be supervised at all times by a certified or consulting arborist.

(h) It shall be a violation of this division for any property owner or agent of the owner to fail to comply with any development approval condition concerning preservation, protection, and maintenance of any protected tree.

(Ord. No. 2114, §§ I, II, 8-4-03)

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.

(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1010. Pruning and maintenance.

All pruning shall be in accordance with the current version of the International Society of Arboriculture Best Management Practices—Tree Pruning and ANSI A300-Part 1 Tree, Shrub and Other Woody Plant Management—Standard Practices, (Pruning) and any special conditions as determined by the Director. For developments, which require a tree preservation report, a certified or consulting arborist shall be in reasonable charge of all activities involving protected trees, including pruning, cabling and any other work if specified.

(1) Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tree shall obtain permission from the Director before performing any work, including pruning, which may cause injury to a protected tree. (e.g. cable TV/fiber optic trenching, gas, water, sewer trench, etc.).

(2) Pruning for clearance of utility lines and energized conductors shall be performed in compliance with the current version of the American National Standards Institute (ANSI) A300 (Part 1)- Pruning, Section 5.9 Utility Pruning. Using spikes or gaffs when pruning, except where no other alternative is available, is prohibited.

(3) No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for pollarding of fruitless mulberry trees (*Morus alba*) or other species approved by the Town Arborist. Applications for a pruning permit shall include photographs indicating where pruning is proposed.

ARCH STUDIO, Inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE, #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-21
RENEWAL DATE
STATE OF CALIFORNIA

REVIEW SET

NEW CONSTRUCTION FOR:

CARBONELL-AGUERO-IACOPINO RESIDENCE

15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

SUBMITTALS:

DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

ARBORIST CONDITIONS OF APPROVAL

DATE: 03/06/20

SCALE: NO SCALE

ARB-2

(4) No person shall remove any Heritage tree or large protected tree branch or root through pruning or other method greater than four (4) inches in diameter (12.5" in circumference) without first obtaining a permit pursuant to this division.

(Ord. No. 2114, §§ I, II, 8-4-03)

6.0 Tree Replacement Standards – Los Gatos Town Code

(Excerpted from Town Code 29.10.0985 and 29.10.0987)

(1) Two (2) or more replacement trees, of a species and size designated by the Director, shall be planted on the subject private property. Table 3-1 The Tree Canopy—Replacement Standard shall be used as a basis for this requirement. The person requesting the permit shall pay the cost of purchasing and planting the replacement trees.

(2) If a tree or trees cannot be reasonably planted on the subject property, an in-lieu payment in an amount set forth by the Town Council by resolution shall be paid to the Town Tree Replacement Fund to:

a. Add or replace trees on public property in the vicinity of the subject property; or

b. Add or replace trees or landscaping on other Town property; or

c. Support the Town's urban forestry management program. (Ord. No. 2114, §§ I, II, 8-4-03)

Table 3-1 - Tree Canopy - Replacement Standard

Canopy Size of Removed Tree [1]	(Staff is using 24" box size as the Replacement Standard for SFR Projects as of 2016) [2,4]	Single Family Residential Replacement [3,4]
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees; or Two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or Three 36 inch box	Not Available
Greater than 55 feet	Ten 24 inch box trees; or Five 36 inch box trees	Not Available

Notes

[1] To measure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size.

[2] Often, it is not possible to replace a single large, older tree with an equivalent tree(s). In this case, the tree may be replaced with a combination of both the Tree Canopy Replacement Standard and in-lieu payment in an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund.

[3] Single Family Residential Replacement Option is available for developed single family residential lots under 10,000 square feet that are not subject to the Town's Hillside Development Standards and Guidelines. All 15-gallon trees must be planted on-site. Any in-lieu fees for single family residential shall be based on 24" box tree rates as adopted by Town Council.

[4] Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged. Replacement requirements in the Hillsides shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions–Hillsides.

Sec. 29.10.0987. Special Provisions—Hillsides

The Town of Los Gatos recognizes its hillsides as an important natural resource and sensitive habitat which is also a key component of the Town's identity, character and charm. In order to maintain and encourage restoration of the hillside environment to its natural state, the Town has established the following special provisions for tree removal and replacement in the hillsides:

(1) All protected trees located 30 or more feet from the primary residence that are removed shall be replaced with native trees listed in *Appendix A Recommended Native Trees for Hillside Areas of the Town of Los Gatos Hillside Development Standards and Guidelines* (HDS&G).

(2) All protected trees located within 30 feet of the primary residence that are removed shall be replaced as follows:

(a) If the removed tree is a native tree listed in Appendix A of the HDS&G, it shall only be replaced with a native tree listed in Appendix A of the HDS&G.

(b) If the removed tree is not listed in Appendix A, it may be replaced with a tree listed in Appendix A, or replaced with another species of tree as approved by the Director.

(c) Replacement trees listed in Appendix A may be planted anywhere on the property.

(d) Replacement trees not listed in Appendix A may only be planted within 30 feet of the primary residence.

(3) Replacement requirements shall comply with the requirements in Table 3-1 Tree Canopy Replacement Standard of this Code.

(4) Property owners should be encouraged to retain dead or declining trees where they do not pose a safety or fire hazard, in order to foster wildlife habitat and the natural renewal of the hillside environment.

7.0 Author's Qualifications

- Continued education through The American Society of Consulting Arborists, The International Society of Arboriculture (Western Chapter), and various governmental and non-governmental entities.
- Contract Town Arborist, Town of Los Gatos, California
  Community Development Department / Planning Division
  2015-present
- Tree Risk Assessment Qualified (ISA TRAQ Course Graduate, Palo Alto, California)
- Millbrae Community Preservation Commission (Tree Board)
  2001-2006
- ASCA Registered Consulting Arborist #401
- ASCA Arboriculture Consulting Academy graduate, class of 2000
- Associate Consulting Arborist
  Barrie D. Coate and Associates
  4/99-8/99
- Contract City Arborist, City of Belmont, California
  Planning and Community Development Department
  5/99-5/20
- ISA Certified Arborist #WE-3172A
- Peace Corps Soil and Water Conservation Extension Agent
  Chiangmai Province, Thailand 1991-1993
- B.A. Environmental Studies/Soil and Water Resources
  UC Santa Cruz, Santa Cruz, California 1990

  UCSC Chancellor's Award, 1990

  (My full curriculum vitae is available upon request)

8.0 Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by engineers, architects, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Walter Levison to the sufficiency or accuracy of said information.

Unless expressed otherwise:
a. information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and
b. the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Loss or alteration of any part of this report invalidates the entire report.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Tree are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

9.0 Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

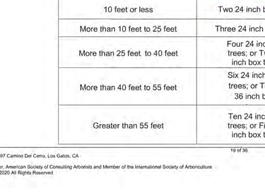
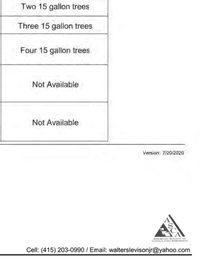
Signature of Consultant

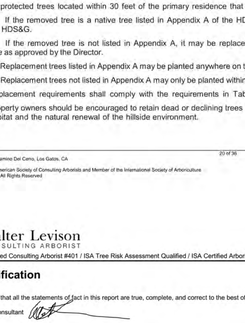
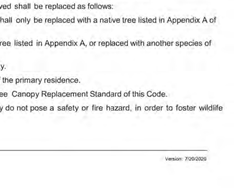
10.0 Digital Images

Below: Digital Images by the CTA archived 6/24/2020

Tag #	Image	Tag #	Image
21		22	

23-24	 Above center: #23 Above left: #24	25	 The root system of this tree likely extends +/-30 to 40 feet east of the property line fence in this image. The roots are visible on grade to 20 feet east of the fence.

25	 Closeup of the canopy. This tree appears to be infected by pine pitch canker fungus, which is a pathogen that has no cure. Trees can survive for years with the infection, but typically succumb to premature death at some point, ranging from 1 year to as many as 15 or more years after first symptom of infection. Irrigation can allow for prolonged life with continued vigorous growth. The CTA recommends heavy weekly irrigation for the root system of this tree, which extends far eastward into the proposed project area. See tree map for details.	26	 This neighbor tree was not plotted by the applicant. The trunk is roughly 1 foot west of property line. The existing garage foundation to be demolished is shown in this image, at roughly 1 foot east of the property line, and may have been a barrier to tree root growth (not confirmed). The demolition of this footing will need to be performed carefully by hand so as not to destroy the root system of tree #26 which may be comingled with the garage foundation footing.

27	 Neighbor's Douglas fir (ID from afar, not 100% verified). Tree overhangs the existing garage to be demolished by at least 7 feet, with a limb measuring 6 inches estimated diameter. The elevation of that limb overhanging the garage ranges from roughly 12 feet to 17 feet above grade, as measured from afar by the CTA using a hypsometer.	27	 Zoom view of the overhanging limb extending over the project area garage. The limb appears to be clear or mainly clear of the proposed new residence roof footprint.

11.0 Tree Data Table

NOTE 1: Fruit and nut trees measuring less than 18" diameter (total of all mainstems), including fruiting olive trees, both on the site and on adjacent neighbor properties are excluded from the CTA's tree studies as "exemption trees" per the Town tree ordinance.

NOTE 2: Tree conservation suitability ratings (CSR) are now based on the 2016 version of *Best Management Practices: Managing Trees During Construction, 2nd Edition*, published by the International Society of Arboriculture. These ratings are linked to tree health, desirability, distance between tree trunk edges and construction impacts such as root cuts and graded fill soil as shown on the applicant's current-proposed set of plan sheets, species' tolerance to construction impacts, etc. See the worksheet at the end of this data table for the full breakdown of TCS rating determinations and definitions.

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Spread & Canopy Height & Canopy Symmetry	Health & Structural Rating (100% Total)	Overall Condition Rating (0 to 100%)	Protected Tree	Heritage Tree	Tree Conservation Suitability Rating (CSR)	Leaning/ Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flare Buried in Fill Soil	Pests and Disease and Other Notes	SUGGESTED TREE PROTECTION FENCING (Feet)	MAINTENANCE PROTECTION
21	*Pistacia chinensis* **NEIGHBOR-OWNED TREE**	Chinese pistache	7.4	--	--	7.4	18/21	85/55	67% Good		X	Poor					Root system may be located beneath the existing concrete driveway. Applicant's proposed storm drain box, drain line, joint trench, and swale will all need to be pushed out to roughly 12 feet offset from trunk in order to clear the RPZ fence route.	10 feet offset radius from trunk.	RPZ, W, and relocate all proposed construction activities to at least 12 feet offset radius from trunk (joint trench, storm drain box, drain line, and graded swale). Once these items are relocated to 12 feet offset, the 'TCS' rating will be Mod or Good.

DESIGN REVIEW SET

NEW CONSTRUCTION FOR:
CARBONELL-AGUERO-IACOPINO RESIDENCE
15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

ARCH STUDIO, Inc.
ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE, #207
SAN JOSE, CA 95125

LICENSED ARCHITECT ROBIN A. MCCARTHY No. C29767 9-30-21 RENEWAL DATE STATE OF CALIFORNIA

SUBMITTALS:

DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

ARBORIST CONDITIONS OF APPROVAL

DATE: 03/06/20

SCALE: NO SCALE

ARB-3

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
22	*Sequoia sempervirens*	Coast redwood	19.3	--	--	19.3	50/20	85/85	85% Good	X		Poor					Good live crown ratio. Good live twig density. Tree has poor TCS rating due to its location in conflict with the proposed new residence footprint.	Tree to be removed per plans.	Tree to be removed per plans.
23	*Betula pendula*	European birch	4.0	--	--	4.0	20/16	60/40	45% Fair	X		Poor	North	North			Apical stem droops to horizontal. Tree shaded out and crowded out by redwood #22. Note indicated on applicant plan sheets. Tree in conflict with proposed new residence footprint.	Tree to be removed	Tree to be removed

Walter Levison
CONSULTING ARBORIST
ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A   Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
24	*Betula pendula*	European birch	4.9	--	--	4.9	30/15	35/40	36% Poor	X		Poor					Live twig density very poor. Tree not noted on plans, but will be removed due to conflict with proposed new residence footprint.	Tree to be removed	Tree to be removed
25	*Pinus radiata* NEIGHBOR-OWNED TREE	Monterey pine	Est. 25	--	--	Est. 25	50/40	35/35	35% Poor		X	Poor	South	South			Pine pitch canker fungus infection noted on at least 4 branches. 3 to 7 years of remaining life, or more, depending on volume of irrigation it is provided with. Note root system extends at least 20 feet eastward, possibly far greater, into the project area.	15 feet east of the rear property line fence, and a north-south run of 40 to 50 feet, per the CTA's tree map markup.	W, RPZ fencing.

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Walter Levison
CONSULTING ARBORIST
ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A   Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
26	*Lagerstroemia hybrid* NEIGHBOR-OWNED TREE	Crape myrtle	Est. 7	--	--	Est. 7	22/24	50/50	50% Fair		X	Mod					Tree vigor is declining due to soil moisture deficit. I expect root system to be comingled with the garage foundation footing. Use hand-tools to break out and remove foundation to avoid damaging the tree's roots that extend into the project area.	Existing fence acts as a pseudo RPZ fence.	Special demolition methods required to avoid damage to root system during demo of garage footing.
27	*Pseudotsuga menziesii* NEIGHBOR-OWNED TREE	Douglas fir	Est. 16	--	--	Est. 16	--/35	70/65	65% Good		X	Good					Canopy appears to extend at least 7 feet southward past the property line, over the existing garage to be demolished Canopy appears to be clear of new residence root airspace.	Existing fence will be the effective RPZ. Trunk is well offset from property line. One 6" diameter limb may be affected by demo.	RPZ erect after demolition complete. Take care during demo of the (e) garage structure, to avoid damage to the 6" diameter limb extending southward over the garage.

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Walter Levison
CONSULTING ARBORIST
ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A   Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

Overall Tree Condition Ratings / Breakdown of Numeric Ranges
(New, Per *Guide for Plant Appraisal, 10th Edition*):
00 - 05% = Dead
06 - 20% = Very Poor
21 – 40% = Poor
41 – 60% = Fair
61 – 80% = Good
81 – 100% = Exceptional

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Tree Conservation Suitability (TCS) Ratings[2]

A tree's suitability for conservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to proposed cutting and filling, proximity to proposed construction or demolition, and potential longevity, using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016). The following list defines the rating scale. Note that if proposed site work can be offset to farther linear distances from a tree's trunk edge, a tree's TCS rating may be elevated by one rating tier, given that there would be a corresponding reduction in expected future root zone impacts.

TPS Ratings	Range of values	
Good	80-100	Trees with good health, good structural stability and good expected longevity after construction.
Moderate	60-79	Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
Poor	<59	Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

TCS Ratings Worksheet Factors (Total Possible: 100 Points)

Health (1-15)
Root Cut/Fill Distance from Trunk (1-15)
Structure Defects (1-15)
Construction Tolerance of the tree species (1-15)
Age relative to typical species lifespan (1-10)
Location of construction activity (1-10)
Soil quality/characteristics (1-10)
Species desirability (1-10)

[2] Derived from Fite and Smiley, 2016. *Best Management Practices: Managing Trees During Construction, 2nd Edition*. International Society of Arboriculture.

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CONSULTING ARBORIST
ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A   Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

Tree Maintenance and Protection Codes Used in Data Table:

RPZ: Root protection zone fence, chain link, with 2" diameter iron posts driven 24" into the ground, 6 to 8 feet on center max. spacing. Alternative material: chain link fence panels set over concrete block-type footings, with the fence panels wired to steel pins pounded 24 inches into the ground at both ends of each panel.

RB: Root buffer consisting of wood chip mulch lain over existing soil as a 12 inch thick layer, overlain with 1 inch or greater plywood strapped together with metal plates. This root buffer or soil buffer should be placed over the entire width of the construction corridor between tree trunks and construction.

RP: Root pruning. Prune woody roots measuring greater than or equal to 1 inch diameter by carefully back-digging into the soil around each root using small hand tools until an area is reached where the root is undamaged. Cleanly cut through the root at right angle to the root growth direction, using professional grade pruning equipment and/or a Sawzall with wood pruning blade. Backfill around the cut root immediately (same day), and thoroughly irrigate the area to saturate the uppermost 24 inches of the soil profile.

BDRP: Back-dig root pruning: Hand-dig around the broken root, digging horizontally into the open soil root zone until a clean, unbroken, unshattered section of the root is visible. Proceed as per 'root pruning'.

RCX: Root crown excavation. Retain an experienced ISA-Certified arborist to perform careful hand-digging using small trowels or other dull digging tools to uncover currently-buried buttress root flares. Digging shall occur between trunk edge and at least two (2) feet horizontal from trunk edge. The final soil elevation will be at a level such that the tree's buttress roots visibly flare out from the vertical trunk.

TB: Trunk buffer consists of 20-40 wraps of orange plastic snow fencing to create a 2 inch thick buffer over the lowest 8 feet of tree trunk (usually takes at least an entire roll of orange fencing per each tree). Lay 2X4 wood boards vertically, side by side, around the entire circumference of the trunk. Secure buffer using duct tape (not wires).

F: Fertilization with slow-release Greenbelt 22-14-14 tree formula, as a soil injection application using a fertilizer injection gun. This brand and formulation is commonly used by reputable tree care companies in the Bay Area. Apply at label rate and injection hole spacing.

M: 4-inch thick layer of chipper truck type natural wood chips (example source: Lyngso Garden Supply, self pick-up). Do not use bark chips or shredded redwood bark.

W: Irrigate using various methods to be determined through discussion with General Contractor. Irrigation frequency and duration to be determined through discussion and/or per directions in this report. Native oak species typically require 1x/month irrigation, while other tree species tend to prefer 2x/month or 4x/month moderate to heavy irrigation during construction.

P: Pruning per specifications noted elsewhere. All pruning must be performed only under direct site supervision of an ISA Certified Arborist, or performed directly by an ISA Certified Arborist, and shall conform to all current ANSI A300 standards.

MON: A Project Arborist must be present to monitor specific work as noted for each tree.

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CONSULTING ARBORIST
ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A   Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

12.0 Attached: Tree Location & Protection Fence Map Mark-up by the CTA

The CTA marked up the applicant's sheet C-2 grading and drainage plan.

The CTA added the following items to this sheet for reference purposes:

a. Tree tag numbers are noted in black numeric oversized type.
b. Tree plot dots are in some cases blackened for clarity. The locations of **neighbor trees** were rough-plotted by the CTA, as they were not surveyed by the applicant's survey team. Trees #23 and #24 were also not plotted by the applicant's surveyor.
c. Canopy driplines were drawn out by the CTA to approximate scale, using black clouding.
d. Red dashed lines indicate chain link fencing tree root protection zones or root protection zones (TPZ or RPZ).
e. Blue highlight indicates area to be irrigated 1x/week over the root zone of neighbor pine #25.
f. Yellow highlight indicates the existing garage to be demolished.
g. Magenta lines indicate applicant's current proposed routing of storm drain, swale, drain box, and joint trench, which violate the CTA's proposed RPZ chain link tree protection zone fence route. These items are suggested to be pushed to 12 feet offset radius from tree #21, to avoid conflict with the tree's root system and conflict with the tree protection fence which will be at 10 feet offset from tree.

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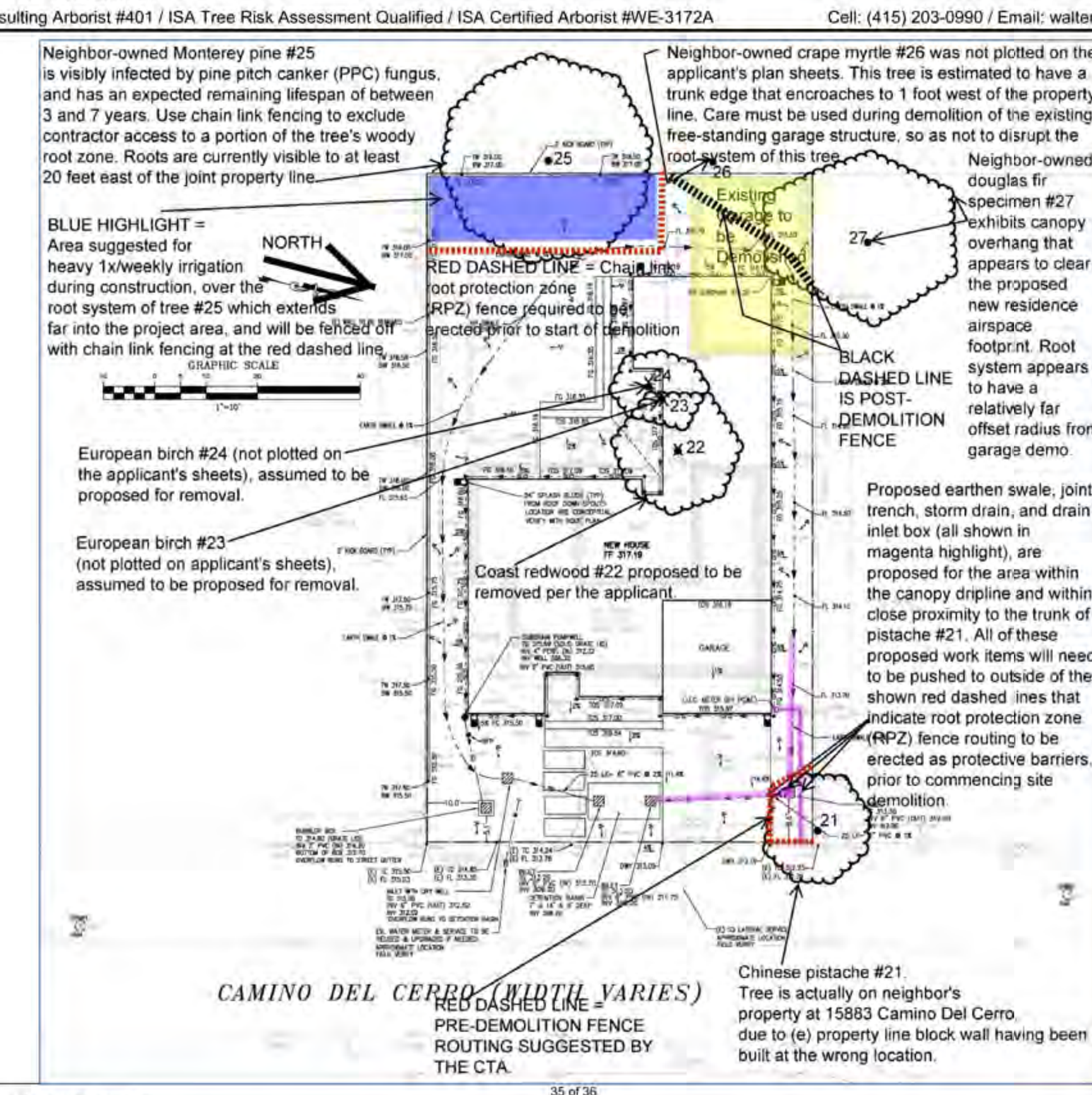
Walter Levison
CONSULTING ARBORIST
ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A   Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com



Registered Member, American Society of Consulting Arborists and Member of the International Society of Arboriculture
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DESIGN REVIEW SET

ARCH STUDIO Inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT ROBIN A. McCARTHY No. C29767 9-30-21 RENEWAL DATE STATE OF CALIFORNIA

NEW CONSTRUCTION FOR:
CARBONELL-AGUERO-IACOPINO RESIDENCE
15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

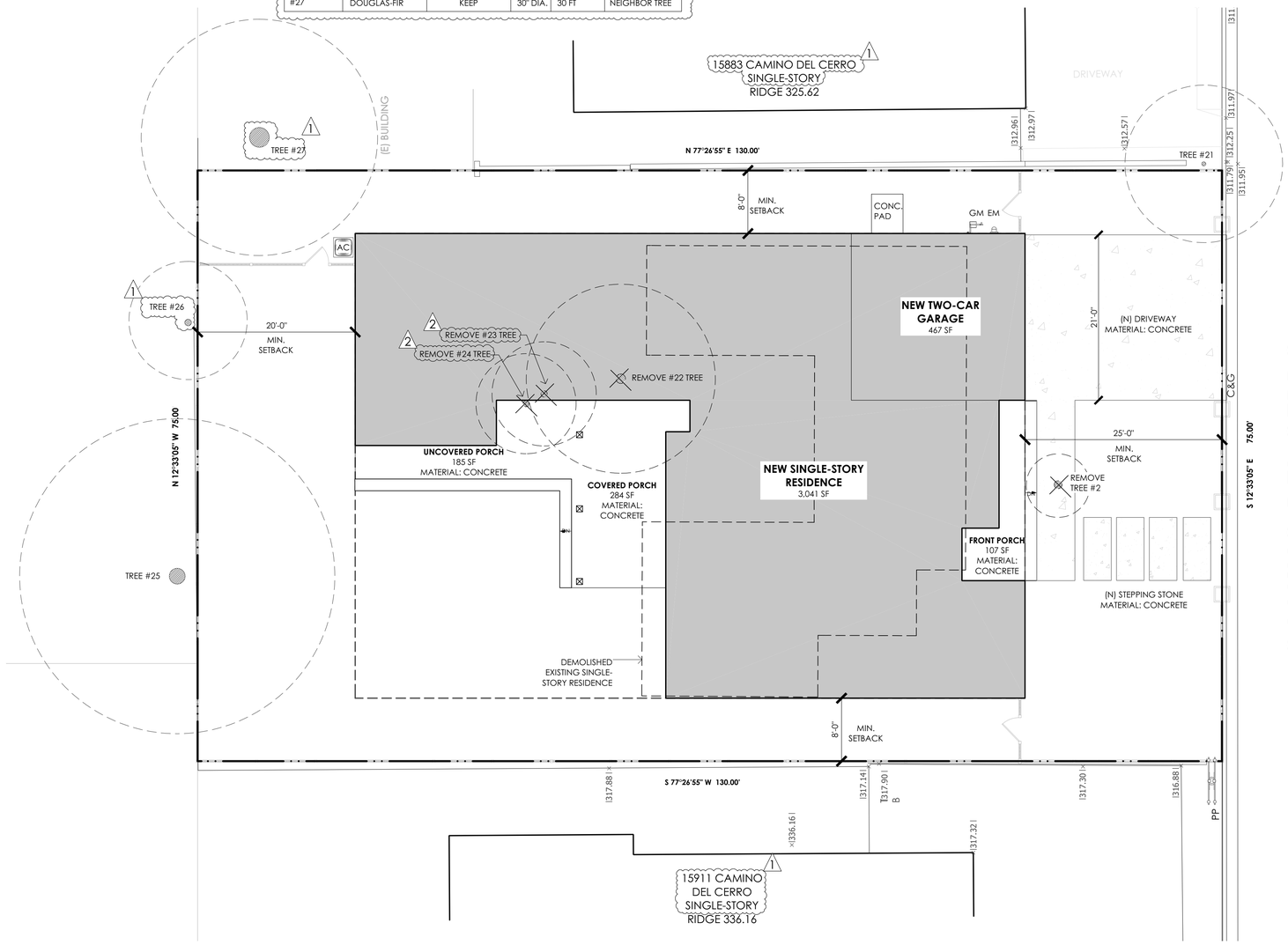
SUBMITTALS:		
DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

ARBORIST CONDITIONS OF APPROVAL

DATE: 03/06/20
SCALE: NO SCALE

ARB-4

PLANT IDENTIFICATION TABLE					
NUMBER	COMMON NAME	KEEP OR REMOVE	TRUNK	CANOPY	COMMENTS
#21	PISTACHE TREE	KEEP	7" DIA.	20 FT	NEIGHBOR TREE
#2	PALM TREE	REMOVE	12" DIA.	8 FT	
#22	REDWOOD TREE	REMOVE	14" DIA.	24 FT	
#23	BIRCH TREE	REMOVE			
#24	BIRCH TREE	REMOVE			
#25	PINE TREE	KEEP	24" DIA.	40 FT	NEIGHBOR TREE
#26	CRAPE MYRTLE	KEEP	10" DIA.	15 FT	NEIGHBOR TREE
#27	DOUGLAS-FIR	KEEP	30" DIA.	30 FT	NEIGHBOR TREE



CAMINO DEL CERRO

DESIGN REVIEW SET

SITE PLAN GENERAL NOTES:

1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
2. BEFORE ANY EXCAVATION, COORDINATE LOCATION OF ALL EXISTING SITE UTILITIES.
3. EXCAVATION, FILLS, AND UTILITIES FOR ALL BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY.
4. CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN DURING EXCAVATION AND CONSTRUCTION, U.O.N. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
5. SEE GRADING & DRAINAGE PLANS FOR ALL FINISH GRADES, SLOPES, AND EXTERIOR HARD SURFACES INCLUDING PATIOS AND PORCHES.
6. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY. SEE GRADING & DRAINAGE PLANS.
7. IMPLEMENTATION OF "BEST MANAGEMENT PRACTICES" SHALL BE USED TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION "BEST MANAGEMENT PRACTICES" WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS. SEE GRADING & DRAINAGE PLANS.
8. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARDS. SEE GRADING AND DRAINAGE PLANS.
9. TRENCHES SHALL BE LOCATED OUTSIDE OF THE DRIP LINES OF EXISTING TREES IN ORDER TO MINIMIZE NEGATIVE IMPACTS.
10. SEE COVER SHEET, FLOOR PLAN, AND BEST PRACTICES MANAGEMENT SHEET FOR ADDITIONAL PROJECT INFORMATION.
11. NATURAL GRADE AND VEGETATION SHALL BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.
12. 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 (RSAFTY@LOSGATOSCA.GOV) BEGINNING WITH THE INITIAL TREE PROTECTION VERIFICATION APPROVAL LETTER".
13. SEE CITY ARBORIST REPORT FOR TREE PROTECTION PLAN.

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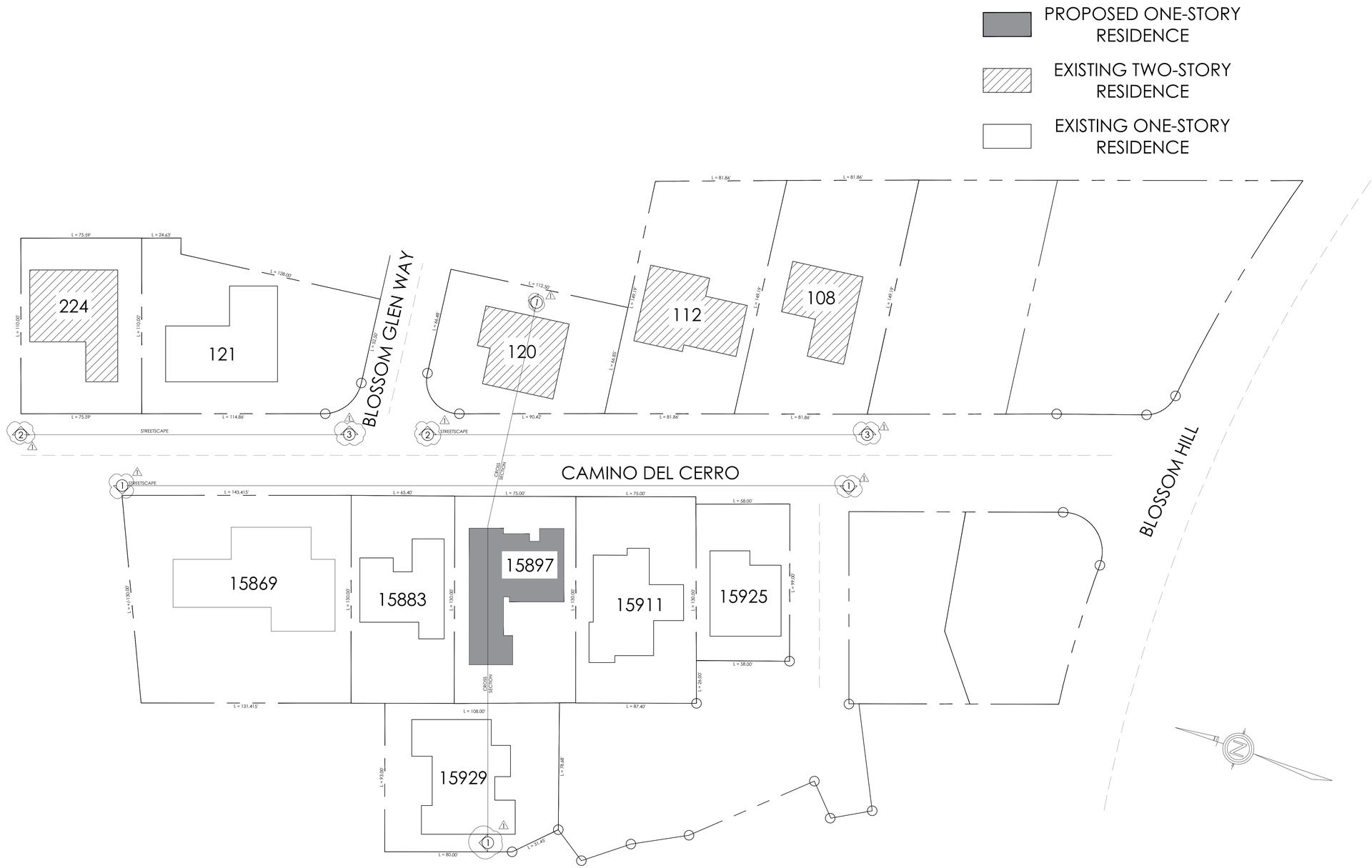
PROPOSED SITE PLAN

DATE: 03/06/20

SCALE: 1/8 IN. = 1 FT.

A1-1

PROPOSED SITE PLAN



NEIGHBORHOOD SURVEY

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NEIGHBORHOOD SURVEY

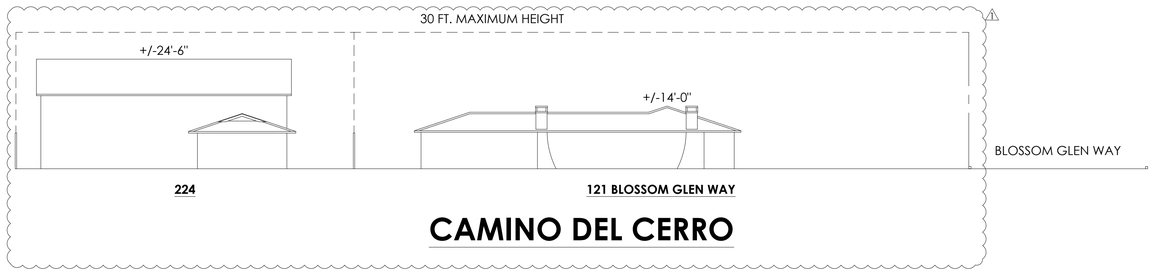
DATE: 03/06/2020

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

A1-2

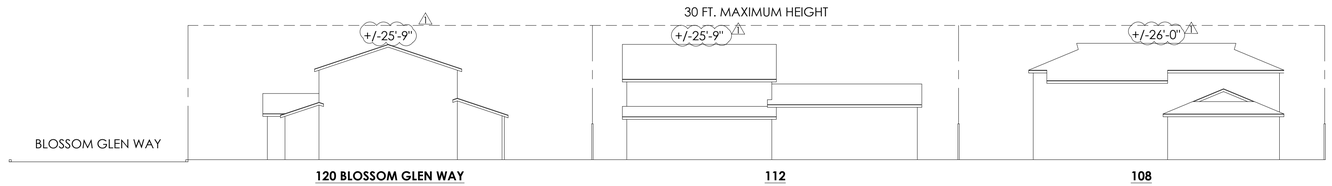
CAMINO DEL CERRO

STREETSCAPE 1



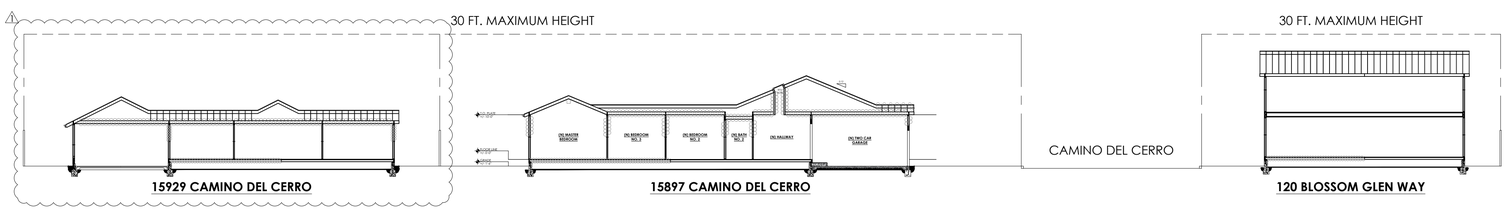
CAMINO DEL CERRO

STREETSCAPE 2



CAMINO DEL CERRO

STREETSCAPE 3



CROSS-SECTION

STREETSCAPE & CROSS-SECTION

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STREETSCAPE & CROSS-SECTION

DATE: 03/06/2020

SCALE: 1/8" = 1'-0"

A1-3

LEGEND:

WALL TO REMAIN

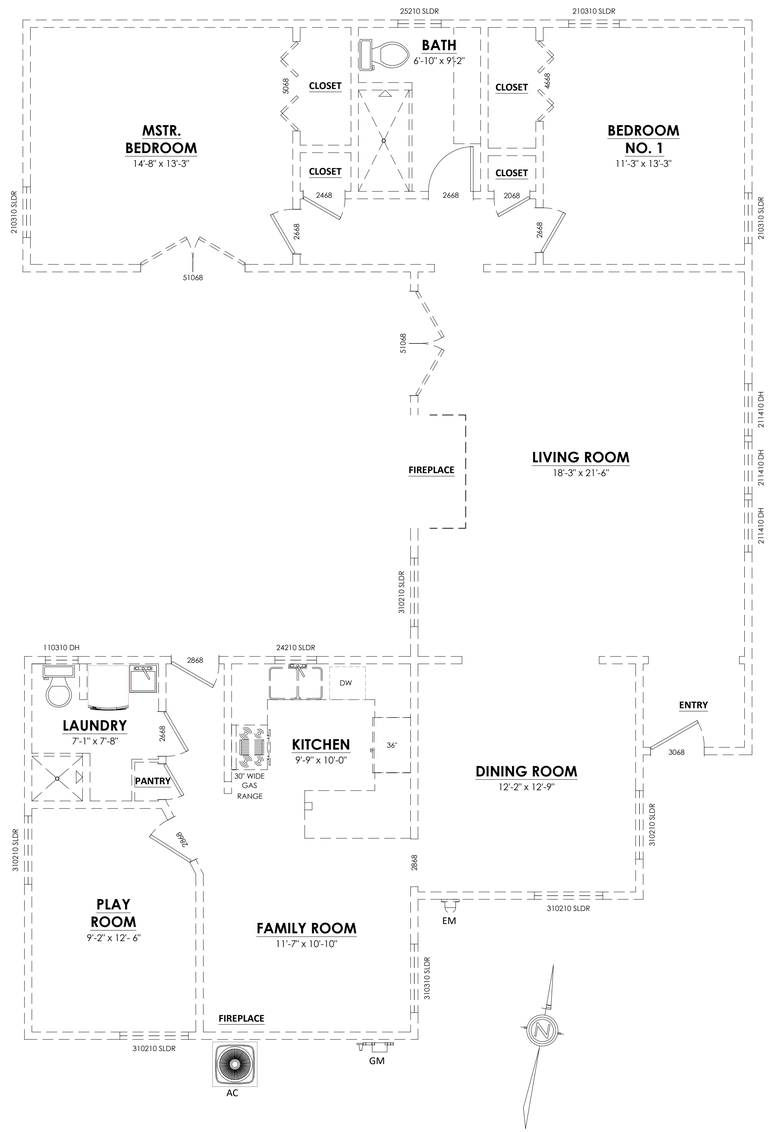
WALL TO BE REMOVED

NOTE:

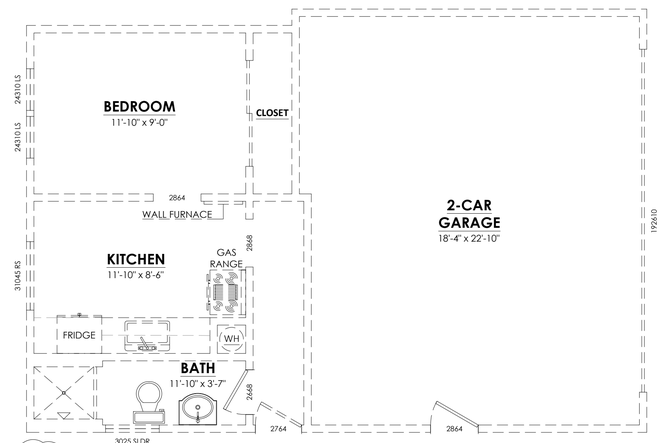
1. ALL DIMENSIONS SHOWN ARE EXISTING, AND SHOULD BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR PRIOR TO STARTING CONSTRUCTION.

2. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND ENGINEER IMMEDIATELY.

3. ALL EXISTING FLOORING, WINDOWS, DOORS, TRIM, PLUMBING, ELECTRICAL, LIGHTING, CABINETRY, TILE, STONE, MISC. FINISHES, HVAC, AND WATER HEATER TO BE REPLACED.



RESIDENCE: DEMOLITION PLAN



RESTRICT DEMOLITION OF THE WEST END OF GARAGE FOUNDATION FOOTING MATERIAL TO "HAND TOOL HAMMERS ONLY". PULL OUT THE CONCRETE FOOTING AT THE WEST END FO THE GARAGE BY HAND ONLY, TAKING CARE TO AVOID RIPPING ROOTS OF NEIGHBOR TREE.

DETACHED GARAGE/ADU: DEMOLITION PLAN

DESIGN REVIEW SET - NOT FOR CONSTRUCTION

SCOPE OF WORK:

1. DEMOLISH WALLS AS INDICATED ON DEMO PLAN.
2. REMOVE & REPLACE ALL EXISTING INSULATION, GYPSUM BOARD; NEW WALL / CEILING TEXTURE; NEW PAINT AT REMODELED AREAS.
3. REPAIR EXISTING FOUNDATION AND FRAMING AS REQUIRED BY CONDITION OR AS INDICATED IN STRUCTURAL ENGINEERING DRAWINGS.
4. REPAIR, REPLACE AND PROVIDE NEW FOUNDATION VENTS AS REQUIRED TO ADEQUATELY SUPPLY AIR IN CRAWL SPACE.
5. REPLACE EXISTING ROOF FRAMING, SHEATHING, AND ROOF COVERING AS INDICATED IN ARCHITECTURAL & STRUCTURAL PLANS.
6. MAINTAIN AND MATCH EXISTING HARDWOOD FLOORING AT LIVING AND DINING ROOMS, BEDROOMS AND HALLWAY; SAND AND RE-FINISH AS REQUIRED TO ACHIEVE SAME COLOR FINISH THROUGHOUT SPACES.
7. REPLACE EXISTING DOORS, WINDOWS, AND TRIM TO MATCH EXISTING THROUGHOUT.
8. UPDATE ANY ELECTRICAL, AND PLUMBING AFFECTED BY INTERIOR REMODEL.
9. USE EXISTING MECHANICAL SYSTEM; EXTEND NEW DUCTS AND REGISTERS AS REQUIRED BY EXTENT OF REMODEL / ADDITION.

GENERAL DEMOLITION NOTES:

1. DURING DEMOLITION AND CONSTRUCTION, THE APPLICANT AND CONTRACTOR MUST ENSURE THAT TRASH IS REMOVED FROM THE SITE BY THE CITY'S ONLY APPROVED GARBAGE HAULER, ALLIED WASTE SERVICES.

2. THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY REMOVE GARBAGE AND RECYCLING FROM THE PREMISES, USING THEIR OWN EQUIPMENT AND VEHICLES, AS PART OF A TOTAL CONSTRUCTION, REMODELING OR DEMOLITION SERVICE OFFERED BY THAT CONTRACTOR.

3. PROVIDE PROPER SHORING & STRUCTURAL SUPPORT AS REQUIRED THROUGHOUT CONSTRUCTION.

4. MAINTAIN STRICT CONTROL OF DUST, DEBRIS AND NOISE EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA AND ALL PUBLIC ACCESS ROUTES BROOM CLEAN AND CLEAR OF DUST, DEBRIS, OR ANY HAZARDS ON A DAILY BASIS.

5. ANY ITEMS FOUND OR CONDITIONS DISCOVERED DURING DEMOLITION THAT WILL IMPACT THE DESIGN OF THIS PROJECT ARE TO BE BROUGHT TO THE ATTENTION OF ARCHITECT IMMEDIATELY.

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DEMOLITION FLOOR PLAN

DATE: 03/06/2020

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

A2-1

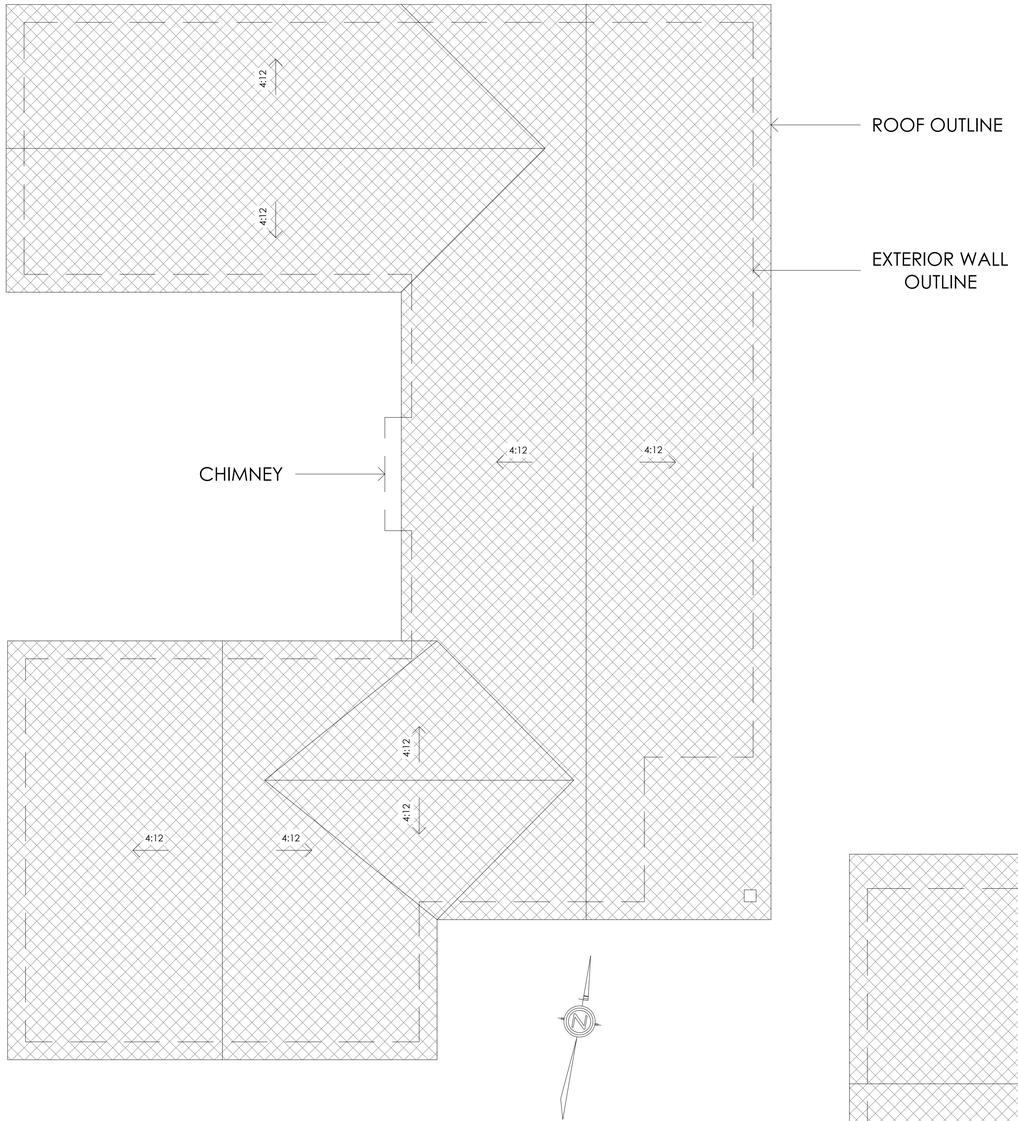
DEMOLITION FLOOR PLAN

EXISTING ROOF PLANE

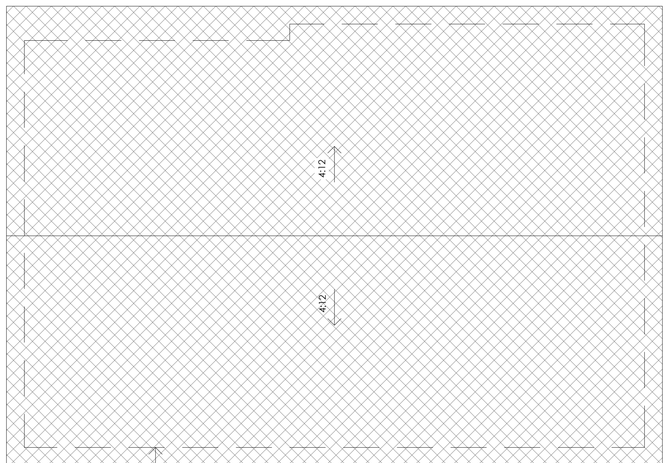
REMOVED OR MODIFIED ROOF PLANE

NOTE:
1. ALL DIMENSIONS SHOWN ARE EXISTING, AND SHOULD BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR PRIOR TO STARTING CONSTRUCTION.

2. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND ENGINEER IMMEDIATELY.



RESIDENCE: DEMOLITION PLAN



DETACHED POOL HOUSE: DEMOLITION PLAN

DESIGN REVIEW SET - NOT FOR CONSTRUCTION

DEMOLITION NOTES:

1. SEE SHEET A2-1 FOR NOTES

ARCH STUDIO inc.

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DEMOLITION ROOF PLAN

DATE: 03/06/2020

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

A2-2

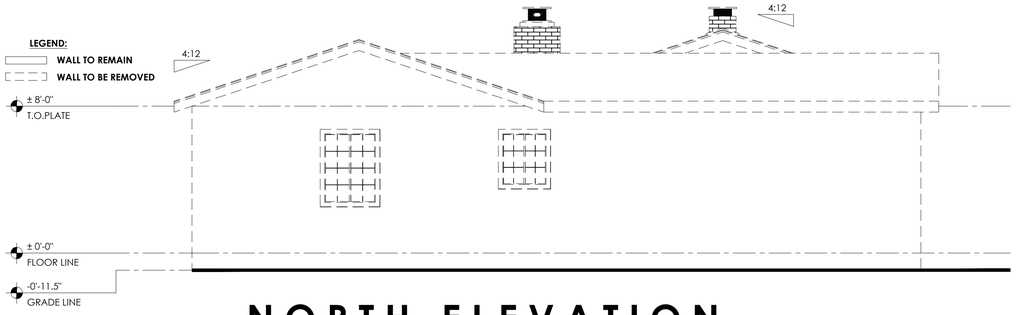
DEMOLITION ROOF PLAN

NOTE:
1. ALL DIMENSIONS SHOWN ARE EXISTING, AND SHOULD BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR PRIOR TO STARTING CONSTRUCTION.

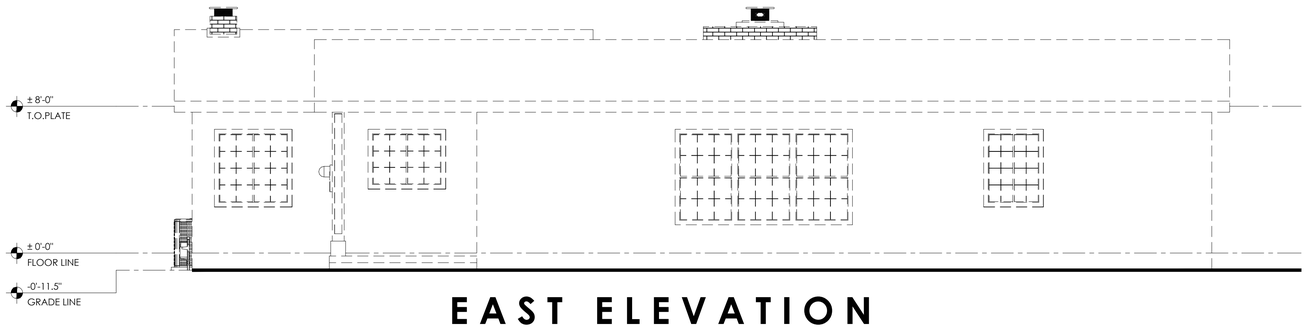
2. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND ENGINEER IMMEDIATELY.

3. ALL EXISTING FLOORING, WINDOWS, DOORS, TRIM, PLUMBING, ELECTRICAL, LIGHTING, CABINETRY, TILE, STONE, MISC. FINISHES, HVAC, AND WATER HEATER TO BE REPLACED.

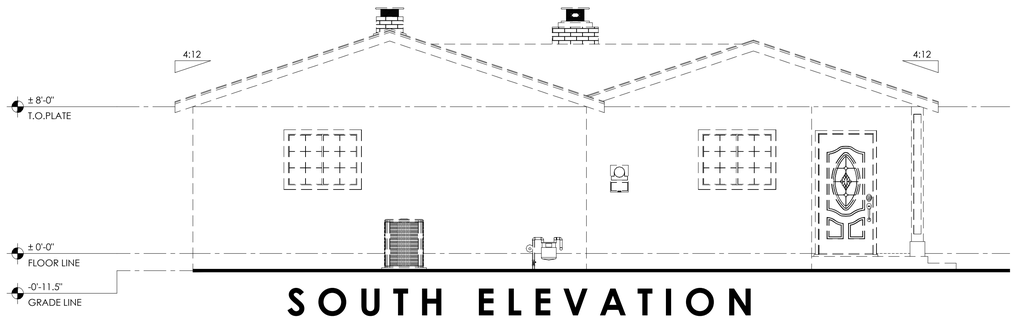
LEGEND:
WALL TO REMAIN
WALL TO BE REMOVED



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

DEMOLITION ELEVATIONS

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DEMOLITION NOTES:

1 SEE SHEET A2-1 FOR NOTES.

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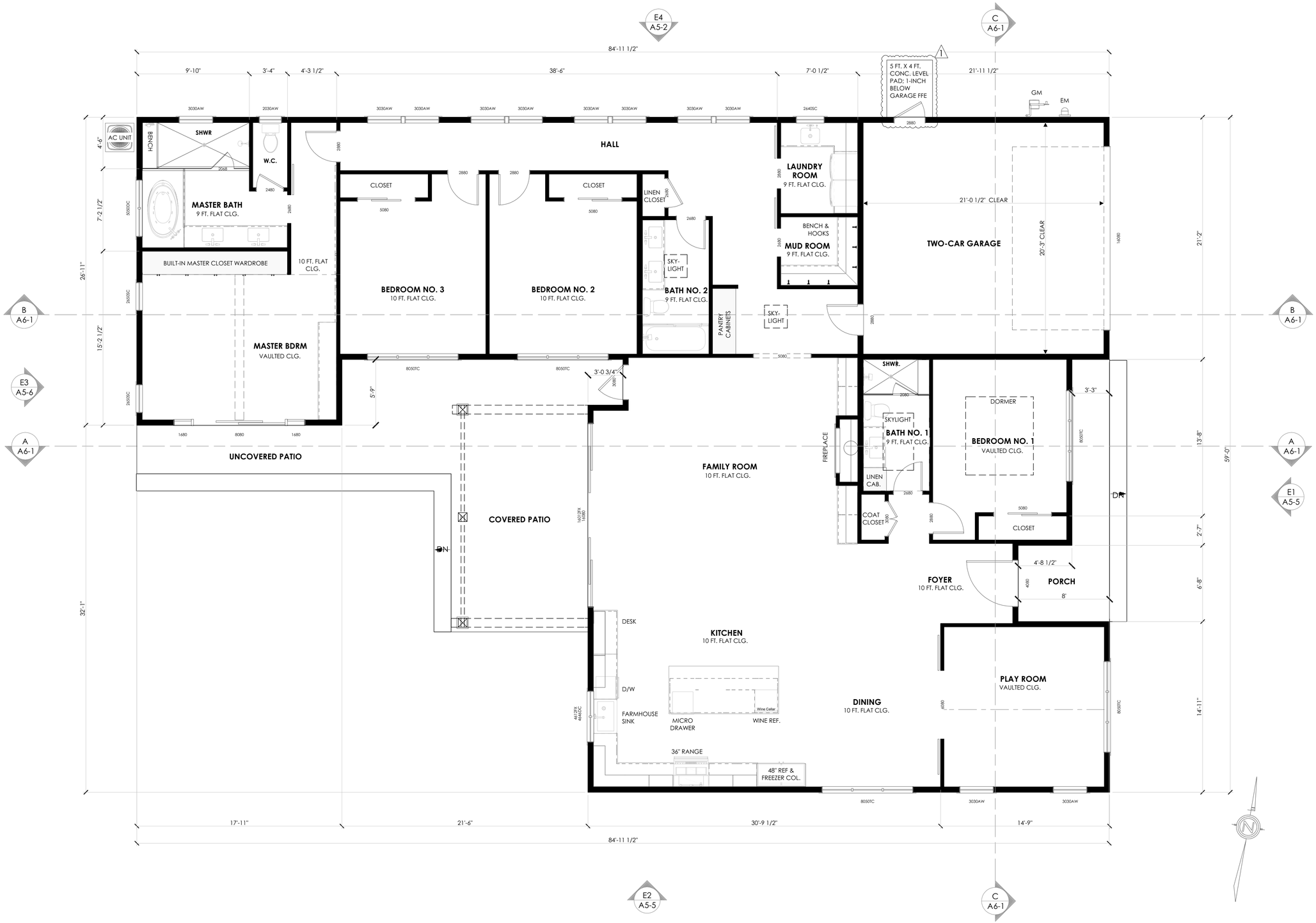
A2-3



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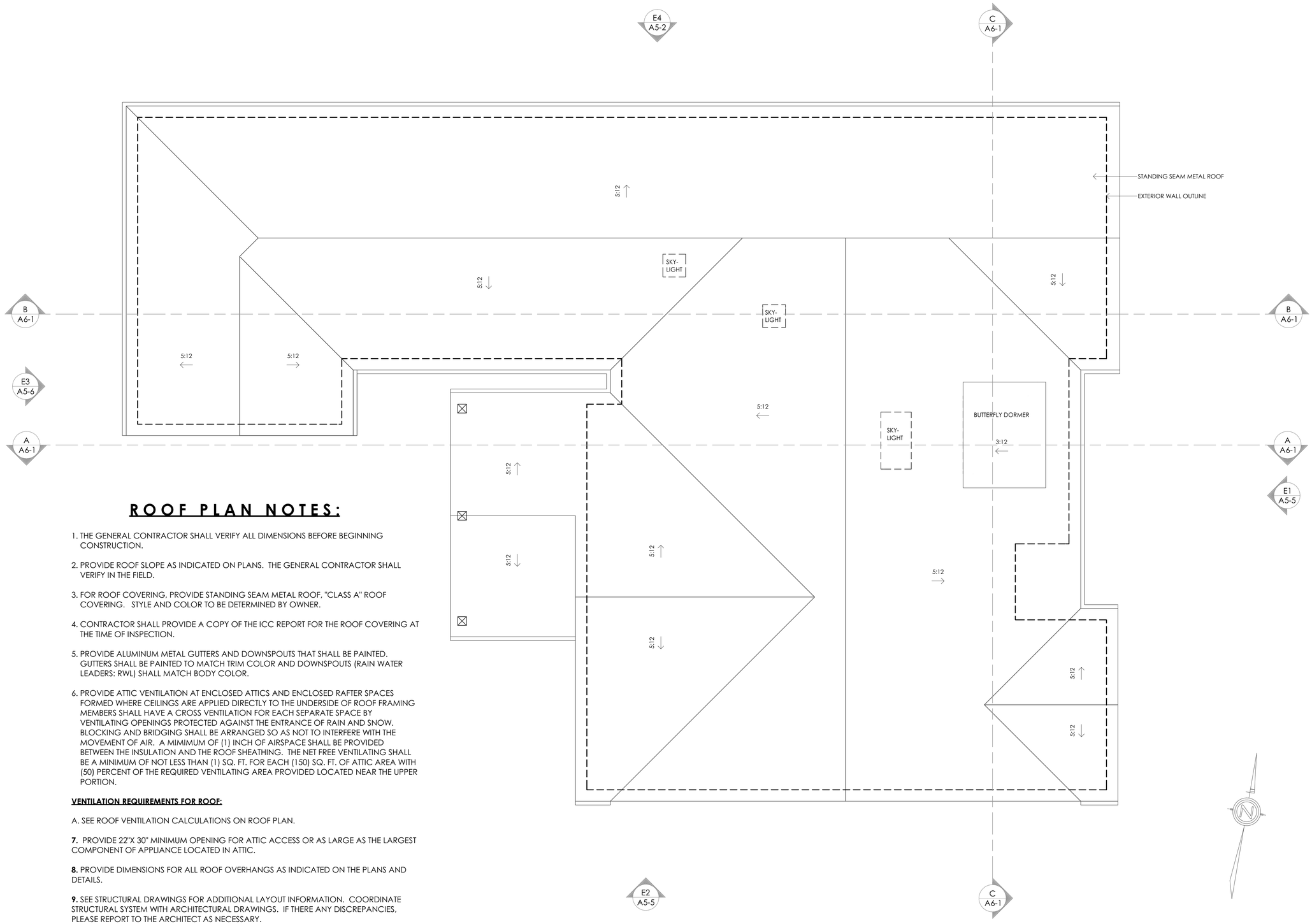
PROPOSED FLOOR PLAN

DATE: 03/06/20

SCALE: 1/4 IN. = 1 FT.

A3-1

PROPOSED FLOOR PLAN



ROOF PLAN NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.

2. PROVIDE ROOF SLOPE AS INDICATED ON PLANS. THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD.

3. FOR ROOF COVERING, PROVIDE STANDING SEAM METAL ROOF, "CLASS A" ROOF COVERING. STYLE AND COLOR TO BE DETERMINED BY OWNER.

4. CONTRACTOR SHALL PROVIDE A COPY OF THE ICC REPORT FOR THE ROOF COVERING AT THE TIME OF INSPECTION.

5. PROVIDE ALUMINUM METAL GUTTERS AND DOWNSPOUTS THAT SHALL BE PAINTED. GUTTERS SHALL BE PAINTED TO MATCH TRIM COLOR AND DOWNSPOUTS (RAIN WATER LEADERS: RWL) SHALL MATCH BODY COLOR.

6. PROVIDE ATTIC VENTILATION AT ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MIMIMUM OF (1) INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING SHALL BE A MINIMUM OF NOT LESS THAN (1) SQ. FT. FOR EACH (150) SQ. FT. OF ATTIC AREA WITH (50) PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED LOCATED NEAR THE UPPER PORTION.

VENTILATION REQUIREMENTS FOR ROOF:

A. SEE ROOF VENTILATION CALCULATIONS ON ROOF PLAN.

7. PROVIDE 22"X 30" MINIMUM OPENING FOR ATTIC ACCESS OR AS LARGE AS THE LARGEST COMPONENT OF APPLIANCE LOCATED IN ATTIC.

8. PROVIDE DIMENSIONS FOR ALL ROOF OVERHANGS AS INDICATED ON THE PLANS AND DETAILS.

9. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL LAYOUT INFORMATION. COORDINATE STRUCTURAL SYSTEM WITH ARCHITECTURAL DRAWINGS. IF THERE ANY DISCREPANCIES, PLEASE REPORT TO THE ARCHITECT AS NECESSARY.

PROPOSED ROOF PLAN

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SCALE: 1/4 IN. = 1 FT.

A4-1

EXTERIOR ELEVATION NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.

2. SEE ROOF PLAN SHEET FOR ADDITIONAL INFORMATION ON ROOF COVERING, GUTTERS & DOWNSPOUTS.

3. EXTERIOR WALL COVERING: (SEE EXTERIOR ELEVATIONS FOR LOCATION OF MATERIALS, AND DETAILS FOR ADDITIONAL INFORMATION). SEE EXTERIOR MATERIALS TABLE

GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL BY OWNER AND ARCHITECT.

4. TRIMS, EXTERIOR DOORS, SHUTTERS, CORBALS AND OTHER MISC. ACCENTS; PAINTED COLOR FINISH: SHALL BE SELECTED BY OWNER AND ARCHITECT.

5. EXTERIOR ENTRY DOOR, OVERHEAD GARAGE DOOR: PROVIDE A PAINT-GRADE FRONT ENTRY DOOR BY "SIMPSON" OR "JELD-WEN" OR SIMILAR BRAND; COLOR TO BE DETERMINED BY OWNER AND ARCHITECT.

6. PATIO DOORS & WINDOWS: BY ANDERSON WINDOW CO. OR SIMILAR; ALUMINUM CLAD EXTERIOR FINISH; PRIMED WOOD INTERIOR FINISH. SEE EXTERIOR MATERIALS TABLE

COLOR AND HARDWARE TO BE DETERMINED. SEE WINDOW AND DOOR SCHEDULE, DETAILS, AND FLOOR PLANS FOR ADDITIONAL INFORMATION.

7. CHIMNEY / FLUE: SHALL EXTEND AT LEAST 2 FT. ABOVE THE HIGHEST ELEVATION OF ANY PORTION OF THE BUILDING WITHIN 10 FT. OF THE CHIMNEY.

8. PROVIDE VAPOR BARRIER (TYVEK OR EQUAL) OVER THE WALL SHEATHING. SEE DETAILS FOR ADDITIONAL INFORMATION.

EXTERIOR MATERIALS

NO.	NAME/MATERIAL	MANUF.	DESCRIPTION/PRODUCT NAME	SPECIFICATIONS
1	VERTICAL SIDING	ARTISAN LUXURY SERIES BY JAMES HARDIE	ARTISAN V-GROOVE FIBER CEMENT SIDING	SIZE: 7" EXPOSURE; PRIMED COLOR: BENJAMIN MOORE WHITE DOVE
2	TRIM BOARD	ARTISAN LUXURY SERIES BY JAMES HARDIE	ARTISAN ACCENT TRIM	SIZE: 5.5" EXPOSURE, PRIMED COLOR: BENJAMIN MOORE WHITE DOVE
3	STANDING SEAM METAL ROOF	MBCI	CRAFTSMAN™ SNAP-ON SMALL BATTEN METAL ROOF	COLOR: CHARCOAL GRAY; NON-REFLECTIVE, MATT FINISH
4	WINDOWS	ANDERSON	100 SERIES, FARMHOUSE GRID	SASH COLOR: BLACK
5	FRONT DOOR		FARMHOUSE STYLE, WOOD: CEDAR	STAINED OR PAINTED
6	GARAGE DOOR		CARRIAGE STYLE WOOD DOOR	COLOR: PAINT-GRADE WHITE
7	EXT. LIGHT FIXTURE	RESTORATION HARDWARE	BRAXTON SCONCE	FINISH: WEATHERED ZINC SIZE: LARGE
8	STONE VENEER	TBD	TBD	TBD

NOTE: ALL MATERIALS LISTED ABOVE SHALL BE AS SPECIFIED OR SIMILAR AND APPROVED BY ARCHITECT

E1 WEST ELEVATION

FRONT STREET VIEW

E2 SOUTH ELEVATION

SIDE YARD VIEW

PROPOSED EXTERIOR ELEVATIONS

DESIGN REVIEW SET

NEW CONSTRUCTION FOR:

CARBONELL-AGUERO-IACOPINO RESIDENCE

15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

ARCH STUDIO Inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE, #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-21
RENEWAL DATE
STATE OF CALIFORNIA

SUBMITTALS:		
DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

PROPOSED EXTERIOR ELEVATIONS

DATE: 03/06/20

SCALE: 1/4 IN. = 1 FT.

A5-1

EXTERIOR ELEVATION NOTES:

SEE NOTES ON A5-1.

E3

EAST ELEVATION

REAR YARD VIEW

E4

NORTH ELEVATION

SIDE YARD VIEW

PROPOSED EXTERIOR ELEVATIONS

DESIGN REVIEW SET

ARCH STUDIO Inc.

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NEW CONSTRUCTION FOR:

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15897 CAMINO DEL CERRO
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DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

PROPOSED EXTERIOR ELEVATIONS

DATE: 03/06/20

SCALE: 1/4 IN. = 1 FT.

A5-2

FRONT PERSPECTIVE

REAR PERSPECTIVE

PROPOSED EXTERIOR PERSPECTIVES

DESIGN REVIEW SET

ARCH STUDIO Inc.

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ARCHITECT #C29767
1155 MERIDIAN AVE, #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-21
RENEWAL DATE
STATE OF CALIFORNIA

NEW CONSTRUCTION FOR:

CARBONELL-AGUERO-IACOPINO RESIDENCE

15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

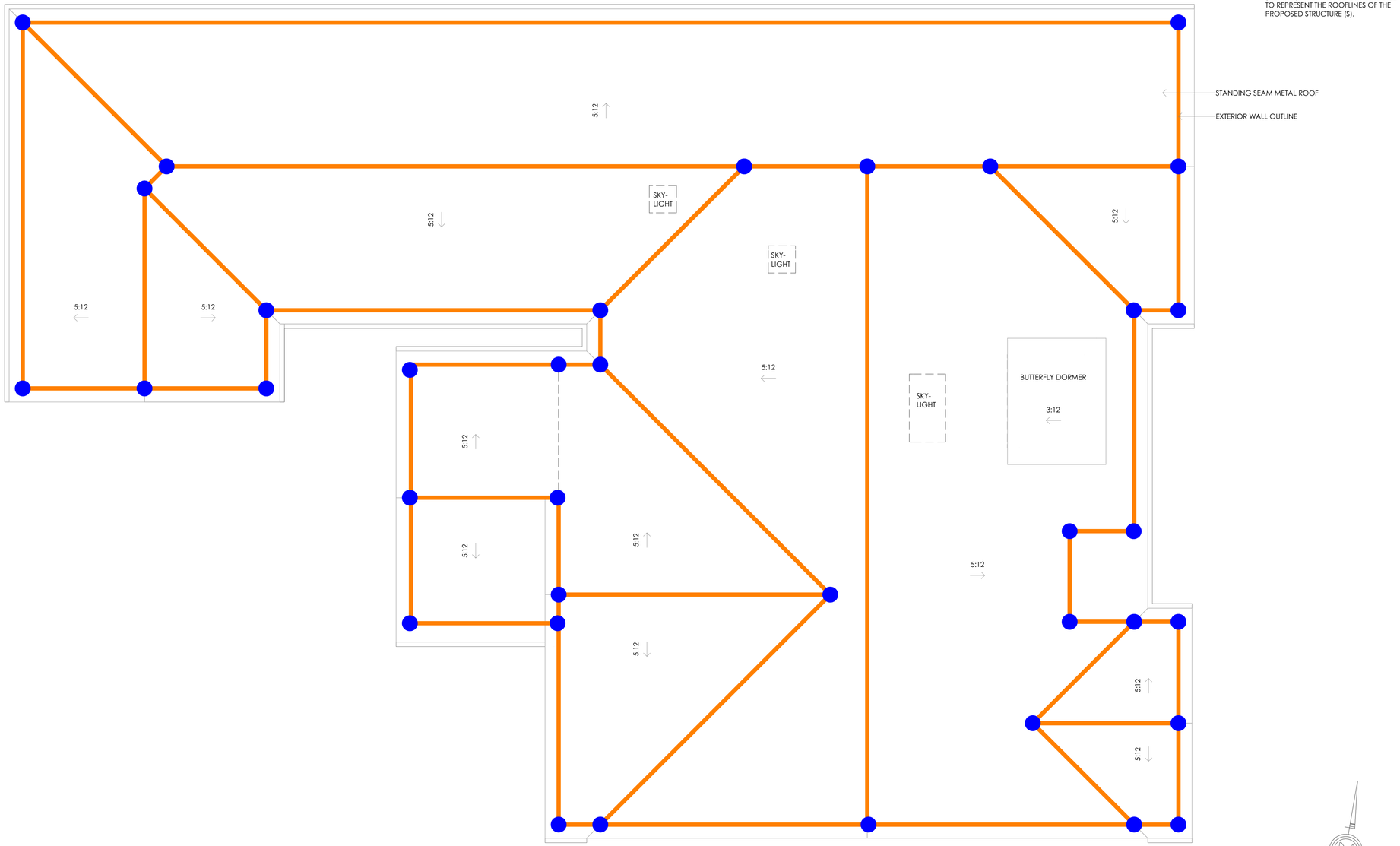
SUBMITTALS:		
DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

PROPOSED EXTERIOR PERSPECTIVES

DATE: 03/06/20

SCALE: NO SCALE

A5-3



STORY POLE (CAN BE CONSTRUCTED OF 2X4 LUMBER, METAL POLES, OR OTHER STURDY BUILDING MATL. ACCEPTABLE TO PROJECT PLANNER.

24 INCH WIDE NETTING (CAN BE CONSTRUCTED OF ORANGE WOVEN PLASTIC SNOW FENCING (NETTING) AND MUST BE CONSTRUCTED TO REPRESENT THE ROOFLINES OF THE PROPOSED STRUCTURE (S).

STORY POLE ROOF PLAN

DESIGN REVIEW SET

ARCH STUDIO Inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE, #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-21
RENEWAL DATE
STATE OF CALIFORNIA

NEW CONSTRUCTION FOR:

CARBONELL-AGUERO-IACOPINO RESIDENCE

15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

SUBMITTALS:		
DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

STORY POLE ROOF PLAN

DATE: 03/06/20

SCALE: 1/4 IN. = 1 FT.

A5-4

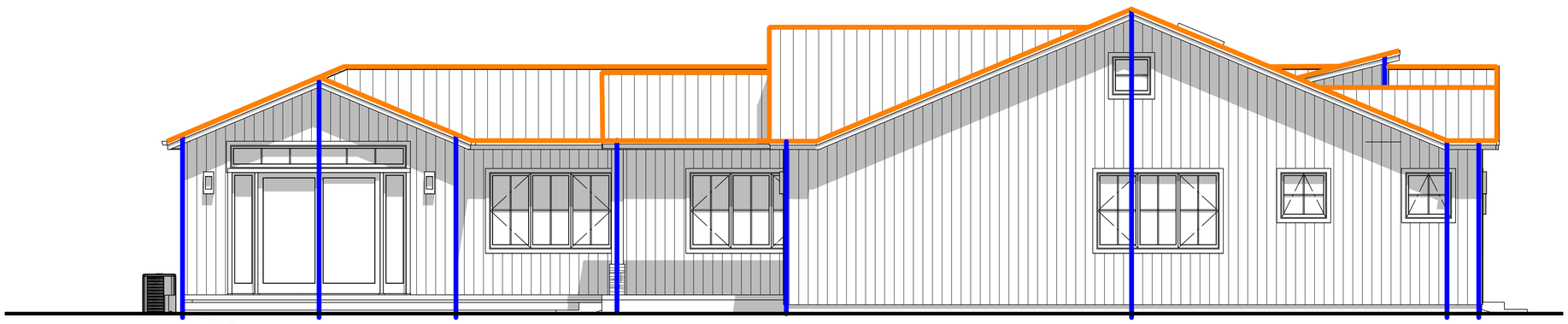
STORY POLE (CAN BE CONSTRUCTED OF 2X4 LUMBER, METAL POLES, OR OTHER STURDY BUILDING MATL. ACCEPTABLE TO PROJECT PLANNER.

24 INCH WIDE NETTING (CAN BE CONSTRUCTED OF ORANGE WOVEN PLASTIC SNOW FENCING (NETTING) AND MUST BE CONSTRUCTED TO REPRESENT THE ROOFLINES OF THE PROPOSED STRUCTURE (S).

E1

WEST ELEVATION

FRONT STREET VIEW



E2

SOUTH ELEVATION

SIDE YARD VIEW

STORY POLE ELEVATIONS

DESIGN REVIEW SET

ARCH STUDIO Inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE, #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-21
RENEWAL DATE
STATE OF CALIFORNIA

NEW CONSTRUCTION FOR:

CARBONELL-AGUERO-IACOPINO RESIDENCE

15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

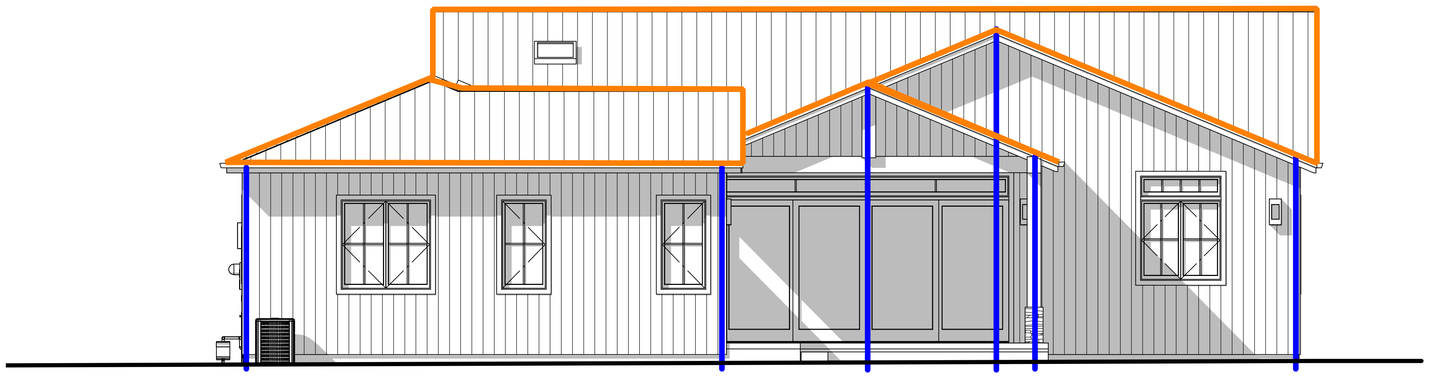
SUBMITTALS:		
DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

STORY POLE ELEVATIONS

DATE: 03/06/20

SCALE: 1/4 IN. = 1 FT.

A5-5



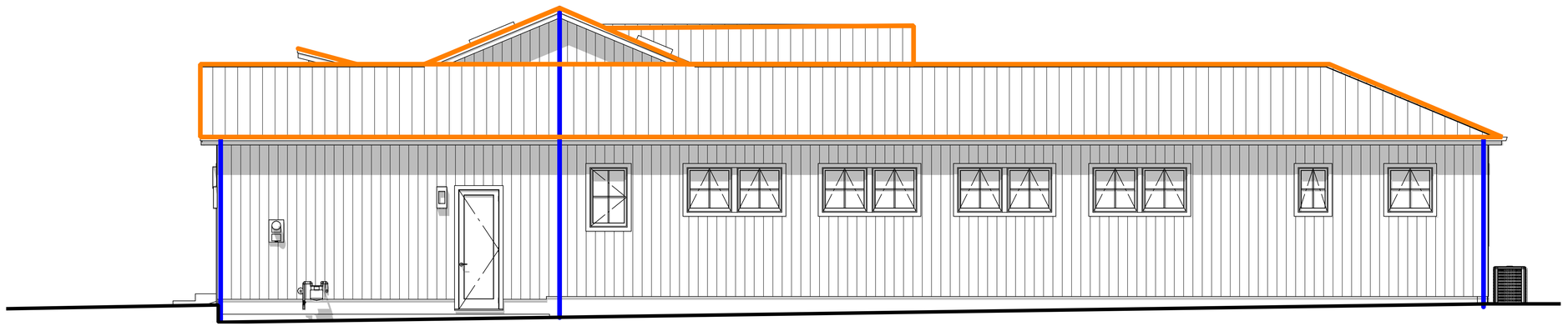
STORY POLE (CAN BE CONSTRUCTED OF 2X4 LUMBER, METAL POLES, OR OTHER STURDY BUILDING MATL. ACCEPTABLE TO PROJECT PLANNER.

24 INCH WIDE NETTING (CAN BE CONSTRUCTED OF ORANGE WOVEN PLASTIC SNOW FENCING (NETTING) AND MUST BE CONSTRUCTED TO REPRESENT THE ROOFLINES OF THE PROPOSED STRUCTURE (S).

E3

EAST ELEVATION

REAR YARD VIEW



E4

NORTH ELEVATION

SIDE YARD VIEW

STORY POLE ELEVATIONS

DESIGN REVIEW SET

ARCH STUDIO Inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE, #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-21
RENEWAL DATE
STATE OF CALIFORNIA

NEW CONSTRUCTION FOR:

CARBONELL-AGUERO-IACOPINO RESIDENCE

15897 CAMINO DEL CERRO
LOS GATOS, CA 95032

SUBMITTALS:		
DATE		DESCRIPTION
03-06-20		DESIGN REVIEW SET
06-10-20	1	PC COMMENTS
08-12-20	2	ARBORIST PC COMMENTS

STORY POLE ELEVATIONS

DATE: 03/06/20

SCALE: 1/4 IN. = 1 FT.

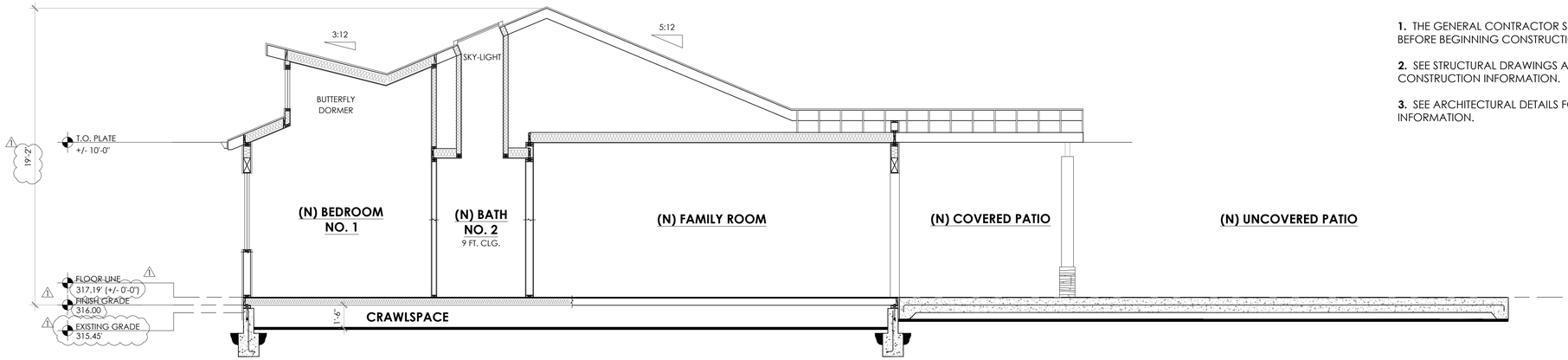
A5-6

BUILDING SECTION NOTES:

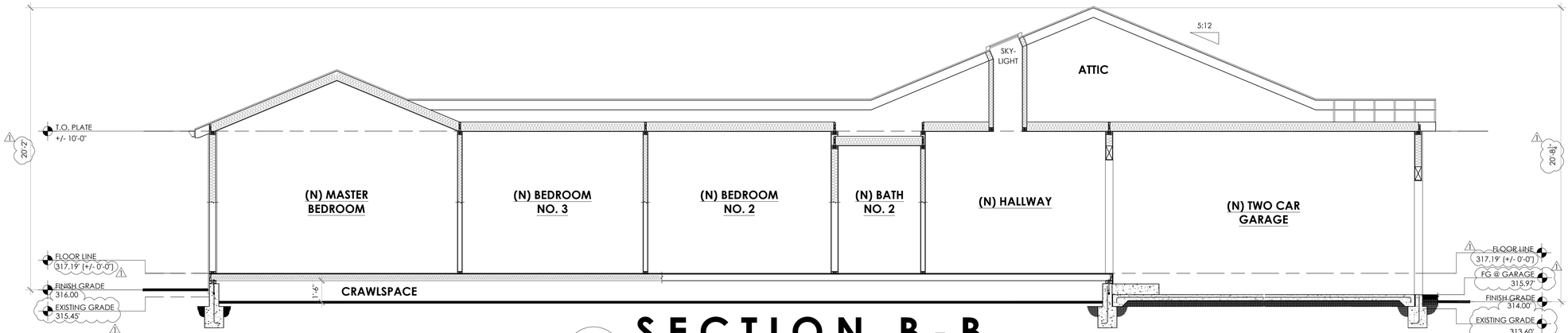
1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.

2. SEE STRUCTURAL DRAWINGS AND DETAILS FOR CONSTRUCTION INFORMATION.

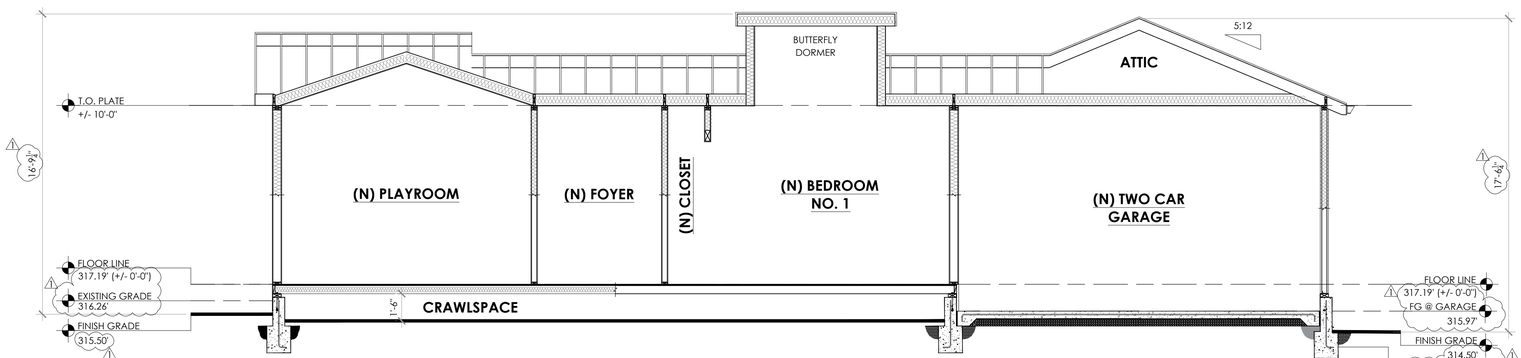
3. SEE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION.



SECTION A-A



SECTION B-B



SECTION C-C

BUILDING SECTIONS

DESIGN REVIEW SET

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9 - 30 - 21
RENEWAL DATE
STATE OF CALIFORNIA

NEW SINGLE STORY CONSTRUCTION FOR:
CARBONELL-AGUERO-LACOPINO RESIDENCE
15897 CAMINO DEL CERRO, LOS GATOS, CALIFORNIA 95032

SUBMITTALS:	
Date	Description
03-06-20	DESIGN REVIEW SET
06-10-20	1 PC COMMENTS
08-12-20	2 ARBORIST PC COMM.

BUILDING SECTIONS

DATE: 03/06/2020

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

A6-1

LEGEND

PROPERTY LINE	
EXISTING LOTS	
CENTERLINE	
EASEMENT LINE	
SANITARY SEWER LINE	SS
STORM DRAIN LINE	SD
OVERHEAD POWER LINE	OH
WOOD FENCE	
POWER POLE	
FIRE HYDRANT	
JOINT POLE	
SURVEY MONUMENT FOUND	
TBM (ELEVATION)	
WATER VALVE	WV

AC	ASPHALT
AD	AREA DRAIN
ANC	ANCHOR
BSBL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GV	GAS VALVE
IV	IRRIGATION VALVE
LP	LIGHT POLE
MB	MAIL BOX
MH	UTILITY MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
P	BRICK CONC PILLAR
PP	POWER POLE
(R)	RADIAL BEARING
SL	STREET LIGHT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TCD	THROUGH CURB DRAIN
TS	TRAFFIC SIGN
VG	VALLEY GUTTER
WM	WATER METER
WV	WATER VALVE

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

THE BEARING N. 12°33'05" W. OF THE CENTERLINE OF CAMINO DEL CERRO AS SHOWN UPON CERTAIN TRACT NO. 8255, RECORDED IN BOOK 607 OF MAPS AT PAGES 32 & 33, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY

PROJECT BENCHMARK:

REFERENCED TOWN OF LOS GATOS B.M.: BM # LG24 EL.: 348.83' (NAVD88)

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 9,750.00 SQ. FT. ±.
3. THE MAP WAS BASED ON A DEED OF TRUST DOC.# 23957872 DATED 06/18/2018, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1"= 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

15897 CAMINO CERRO
LOS GATOS, CA 95032
APN: 523-24-044

SMP ENGINEERS
CIVIL ENGINEERS-LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: S.P.
Checked by: S.R.
Date: 12/27/2019
Project No: 219182

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS GATOS

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
15897 CAMINO CERRO., LOS GATOS, CA 95032
APN: 523-24-044

ABBREVIATIONS

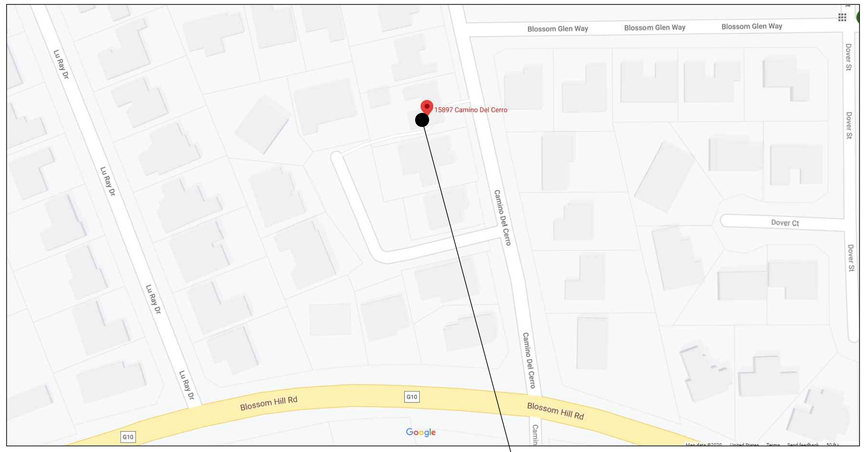
	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFP	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BSW	BACK OF SIDEWALK	PB	PULL BOX
BW	BOTTOM OF WALL	PGEV	PG&E VAULT
C&G	CURB AND GUTTER	℄,P/L	PROPERTY LINE
℄,C/L	CENTERLINE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

LEGEND

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

GRADING AND DRAINAGE NOTES:

1. All work shall conform to Chapter 12 of The Code of the Town of Los Gatos, 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 (4080 399-5771 at least forty-eight (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 forty-eight (48) hours but not more than fourteen (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: FRANK LEE & ASSOCIATES, Reference Report No.11769-S1, dated:05-27-2019, Letter No. 11769-S, dated:05-27-2019, 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 fortyeight (48) hours before beginning any grading. The Engineer shall be onsite to verify that the actual conditions are as anticipated in the designlevel 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, drivable condition throughout construction. If temporary closure is needed, then formal written notice to the adjacent neighbors and the Town of Los Gatos Parks and Public Works Department shall be provided at least one (1) 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: FRANCESCO LACOPINO Phone: (650) 906-0809
18. General Contractor (If available): _____ Phone: _____
19. Grading Contractor (If available): SMP ENGINEERS Phone: 650-941-8055
20. Cut: 55 CY Export: 30 CY Fill: 25 CY Import: 0 CY
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 stormwater 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 penalties and/or 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 (SWPPP), 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 on-site at all times. No direct stormwater discharges from the development will be allowed onto Town streets or into the public storm drain system without treatment by an approved storm water pollution prevention device or other approved methods. Maintenance of private stormwater pollution prevention devices shall be the sole responsibility of the owner. Discharges or connection without treatment by an approved and adequately operating stormwater 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.



LOCATION MAP
N.T.S.

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 best management practices (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 (BMPs) 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 waste or pollutants off of the site. Discharges of material other than stormwater (non-stormwater discharges) are prohibited except as authorized by an individual National Pollutant Discharge Elimination System (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 noncontaminated groundwater produced by dewatering activities requires a National Pollutant Discharge Elimination System (NPDES) permit from the respective State Regional Water Quality Control Board.

NOTE:

DRAINAGE PIPING SERVING FIXTURES WHICH HAVE FLOOD LEVEL RIMS LESS THAN TWELVE (12) INCHES (304.8 MM) ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE AND/OR FLUSHING INLET COVER AT THE PUBLIC OR PRIVATE SEWER SYSTEM SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE BACKWATER VALVE. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE, UNLESS FIRST APPROVED BY THE BUILDING OFFICIAL. THE TOWN SHALL NOT INCUR ANY LIABILITY OR RESPONSIBILITY FOR DAMAGE RESULTING FROM A SEWER OVERFLOW WHERE THE PROPERTY OWNER OR OTHER PERSON HAS FAILED TO INSTALL A BACKWATER VALVE AS DEFINED IN THE UNIFORM PLUMBING CODE ADOPTED BY THE TOWN AND MAINTAIN SUCH DEVICE IN A FUNCTIONAL OPERATION CONDITION. EVIDENCE OF WEST SANITATION DISTRICT'S DECISION ON WHETHER A BACKWATER DEVICE IS NEEDED SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
GARAGE	20	0		
DRIVEWAY	0	20		
PATIO/ PORCH	5	13		
SITE	0	23		
TOTAL	25	55	0	30

NOTE:

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

SHEET INDEX:

BASIS OF BEARINGS:

THE BEARING N. 12°33'05" W. OF THE CENTERLINE OF CAMINO DEL CERRO AS SHOWN UPON CERTAIN TRACT NO. 8255, RECORDED IN BOOK 607 OF MAPS AT PAGES 32 & 33, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY

PROJECT BENCHMARK:

REFERENCED TOWN OF LOS GATOS B.M.: BM # LG24 EL.: 348.83' (NAVD88)

NOTE:

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

SANITARY SEWER NOTE:

ANY EXISTING SANITARY SEWER LATERAL PROPOSED TO BE REUSED MUST BE TELEVISED BY WEST VALLEY SANITATION DISTRICT AND APPROVED BY THE TOWN BEFORE REUSED.

GRADING AND DRAINAGE NOTES:

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of solid PVC-SCH 40 minimum or better. Use PVC SCH80 for pipes running under driveway.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

NOTE:

IT IS THE RESPONSIBILITY OF CONTRACTOR AND HOMEOWNER 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.

NOTICE TO CONTRACTORS

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

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

SMP ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
15897 CAMINO CERRO., LOS GATOS, CA 95032
APN: 523-24-044
COVER SHEET / NOTES

Revisions:

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

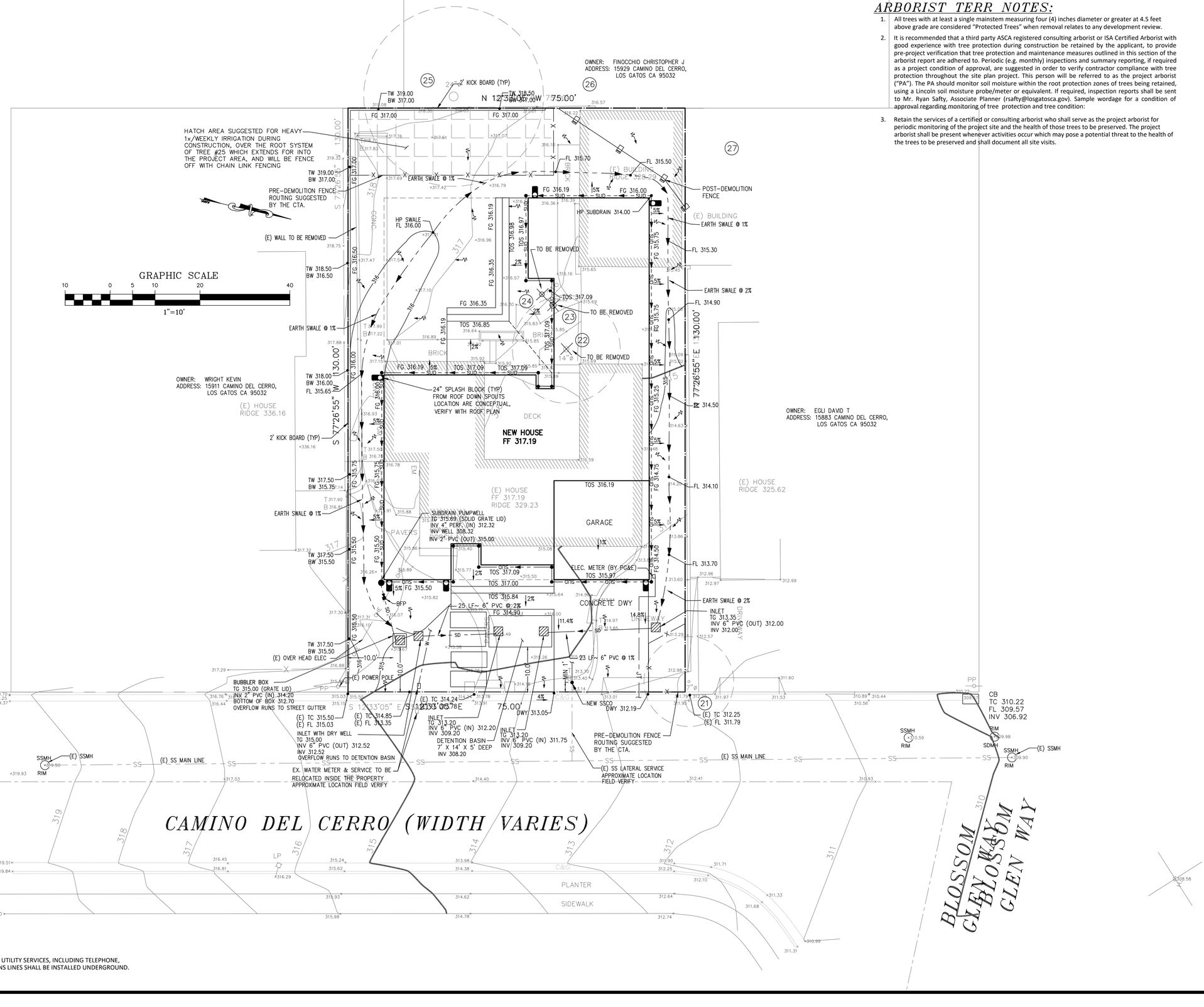
Saeid Razavi

Date: 08/10/2020
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 219182

Sheet: 1 OF 5
C-1

ARBORIST TERR NOTES:

1. All trees with at least a single mainstem measuring four (4) inches diameter or greater at 4.5 feet above grade are considered "Protected Trees" when removal relates to any development review.
2. It is recommended that a third party ASCA registered consulting arborist or ISA Certified Arborist with good experience with tree protection during construction be retained by the applicant, to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to. Periodic (e.g. monthly) inspections and summary reporting, if required as a project condition of approval, are suggested in order to verify contractor compliance with tree protection throughout the site plan project. This person will be referred to as the project arborist ("PA"). The PA should monitor soil moisture within the root protection zones of trees being retained, using a Lincoln soil moisture probe/meter or equivalent. If required, inspection reports shall be sent to Mr. Ryan Safty, Associate Planner (rsafty@losgatosca.gov). Sample wordage for a condition of approval regarding monitoring of tree protection and tree condition:
3. 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.



UTILITY NOTE:

ALL NEW, RELOCATED, OR TEMPORARILY REMOVED UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRIC POWER AND ALL OTHER COMMUNICATIONS LINES SHALL BE INSTALLED UNDERGROUND.

SMP ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

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OWNER:

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
15897 CAMINO CERRO., LOS GATOS, CA 95032
APN: 523-24-044

GRADING AND DRAINAGE PLAN

Revisions:

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

Saeid Razavi

Date: 08/10/2020
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219182

Sheet: 2 OF 5

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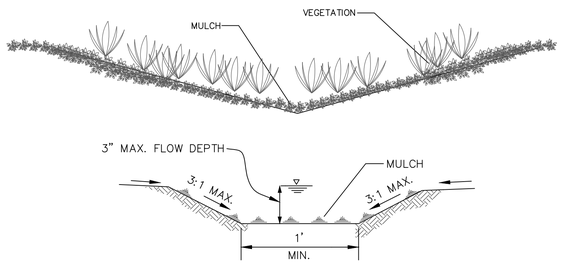
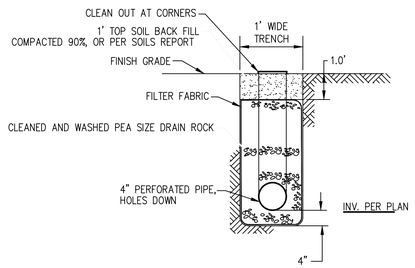
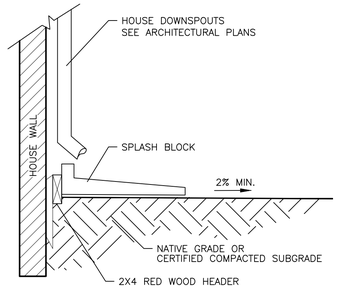


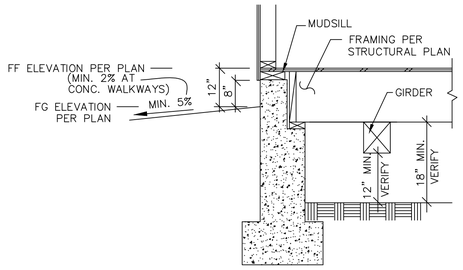
EARTH SWALE DETAIL
N.T.S



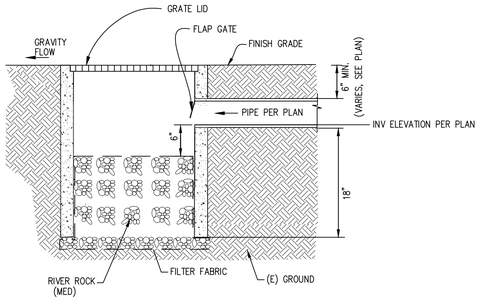
SUBDRAIN TRENCH DETAIL
ELEVATION VIEW– N.T.S.



SPLASH BLOCK
N.T.S.



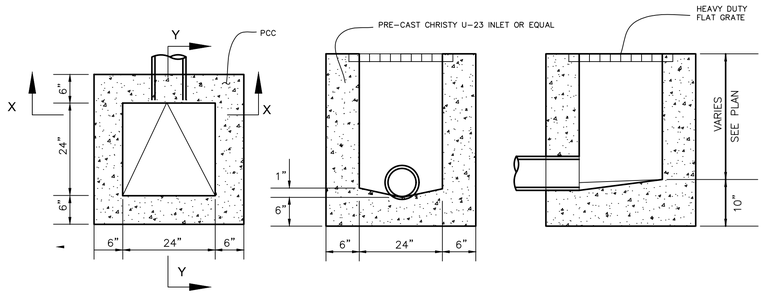
RAISED FOUNDATION CONCEPTUAL DETAIL
N.T.S



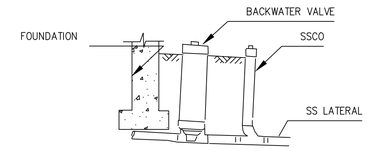
NOTES:

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

BUBBLER BOX DETAIL
N.T.S.



STORM DRAIN INLET
N.T.S.

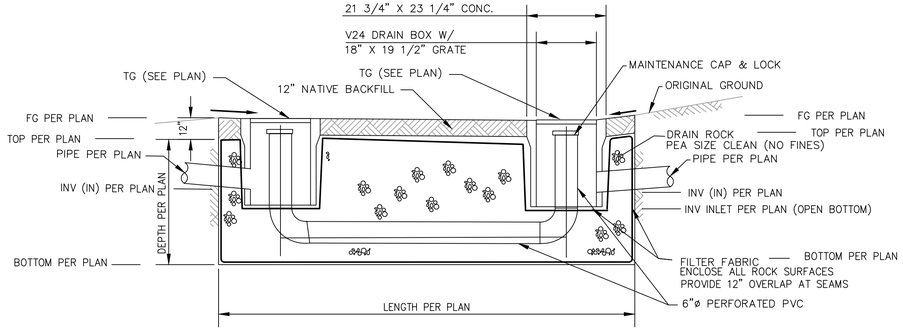


SANITARY SEWER BACKFLOW PRENENTOR DETAIL
N.T.S

EXISTING IMPERVIOUS AREA
TOTAL = 5,189 SQFT

PROPOSED IMPERVIOUS AREA
TOTAL = 4,874 SQFT

EXISTING IMPERVIOUS AREA TO BE
REPLACED WITH NEW IMPERVIOUS AREA
TOTAL = 3,172 SQFT



DETENTION BASIN
ELEVATION VIEW– NTS

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REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
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Saeid Razavi

Date: 08/10/2020
Scale: AS NOTED
Prepared by: S.P.
Checked by: S.R.
Job #: 219182

Sheet: 3 OF 5
C-3

NOTES:

- GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right–of–way shall be kept clear of all job–related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right–of–way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner, Applicant and/or Developer's expense.

- APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.

- STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.

- ENCROACHMENT PERMIT: All work in the public right–of–way will require a Construction Encroachment Permit. All work over $5,000 will require construction security. It is the responsibility of the Owner/Applicant/Developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.

- PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT–OF–WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right–of–way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk–Recorder, prior to the issuance of any permits. Please note that this process may take approximately six to eight (6–8) weeks.

- PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty–four (24) hours before starting any work pertaining to on–site drainage facilities, grading or paving, and all work In the Town's right–of–way. Failure to do so will result in penalties and rejection of work that went on without inspection.

- RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. The Owner, Applicant and/or Developer or their representative shall request a walk–through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

- SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.

- DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner, Applicant and/or Developer's project engineer shall notify, in writing, the Town Engineer at least seventy–two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as–built" plans.

- PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Town Engineer for review and approval. Additionally, any post–project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Applicant.

- GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). The grading permit application (with grading plans) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). A separate building permit, issued by the Building Department on E. Main Street, is needed for grading within the building footprint.

- DRIVEWAY: The driveway conform to existing pavement on El Gato Lane shall be constructed in a manner such that the existing drainage patterns will not be obstructed.

- TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
- PAD CERTIFICATION: A letter from a licensed land surveyor shall be provided stating that the building foundation was constructed in accordance with the approved plans shall be provided subsequent to foundation construction and prior to construction on the structure. The pad certification shall address both vertical and horizontal foundation placement.

- RETAINING WALLS: A building permit, issued by the Building Department at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.

- WATER DESIGN: In the event of any required improvements to the existing water service and/or meter, the existing water meter, currently located within the El Gato Lane right–of–way, shall be relocated within the property in question, directly behind the public right–of–way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right–of–way that is damaged during this activity. Water plans prepared by San Jose Water Company must be reviewed and approved prior to issuance of any permit.

- SANITARY SEWER CLEANOUT: The existing sanitary sewer cleanout, currently located within the El Gato Lane right–of–way, shall be relocated within the property in question, directly behind the public right–of–way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right–of–way that is damaged during this activity.

- UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.

- UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
  CURB AND GUTIER REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
  FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
  SIGHT TRIANGLE AND TRAFFIC VIEW AREA: Any proposed improvements, including but not limiting to trees and hedges, will need to abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
- FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
- CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right–of–way will only be allowed if it does not cause access or safety problems as determined by the Town.

- PARKING: Any proposed parking restriction must be approved by The Town of Los Gatos, Community Development Department.

- CONSTRUCTION TRAFFIC CONTROL: All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for review and approval by the Town Engineer prior to beginning of any work.

- ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.

- COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
- HAULING OF SOIL: Hauling of soil on–or off–site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between :00 p.m. an 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a building permit, the Owner, Applicant and/or Developer or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off of the project site. This may include, but is not limited to provisions for the Owner, Applicant and/or Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.

- CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty–five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty–five (85) dBA.
- CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any permits, the Owner, Applicant and/or Developer's design consultant. shall submit a construction management plan sheet (full–size) within the plan set that shall incorporate at a minimum the Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.

- SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.

- BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day.Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
- SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:

a) Protect sensitive areas and minimize changes to the natural topography.
b) Minimize impervious surface areas.
c) Direct roof downspouts to vegetated areas.
d) Use porous or pervious pavement surfaces on the driveway, at a minimum.
e) Use landscaping to treat stormwater.

- UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks,industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.

- EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two(2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification,filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NP DES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

- DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non–toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on–site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late–afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty–five (25) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

- DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble–ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.

- CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

- SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. On–site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If dry wells are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right–of–way. Alternatively, the facility may be located with an offset between five (5) and ten (10) feet from the adjacent property and/or right–of–way line(s) if the responsible engineer in charge provides a stamped and signed letter stating that addresses infiltration and how facilities, improvements and infrastructure within the Town's right–of–way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

- SILT AND MUD IN PUBLIC RIGHT–OF–WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right–of–way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.

- GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right–of–way according to this condition may result in penalties and/or the Town performing the required maintenance at the Developer's expense.

- CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right–of–way have been completed and approved by the Town.

- FUTURE STUDIES: Any post–project traffic or parking counts, or other studies imposed by Planning Commission or Town Council shall be funded by the Applicant.

SMP
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941–8055
FAX: (650) 941–8755

OWNER:

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
15897 CAMINO CERRO., LOS GATOS, CA 95032
APN: 523-24-044

NOTES

Revisions:

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

Saeid Razavi

Date: 08/10/2020
Scale: AS NOTED
Prepared by: S.P.
Checked by: S.R.
Job #: 219182

Sheet: 4 OF 5

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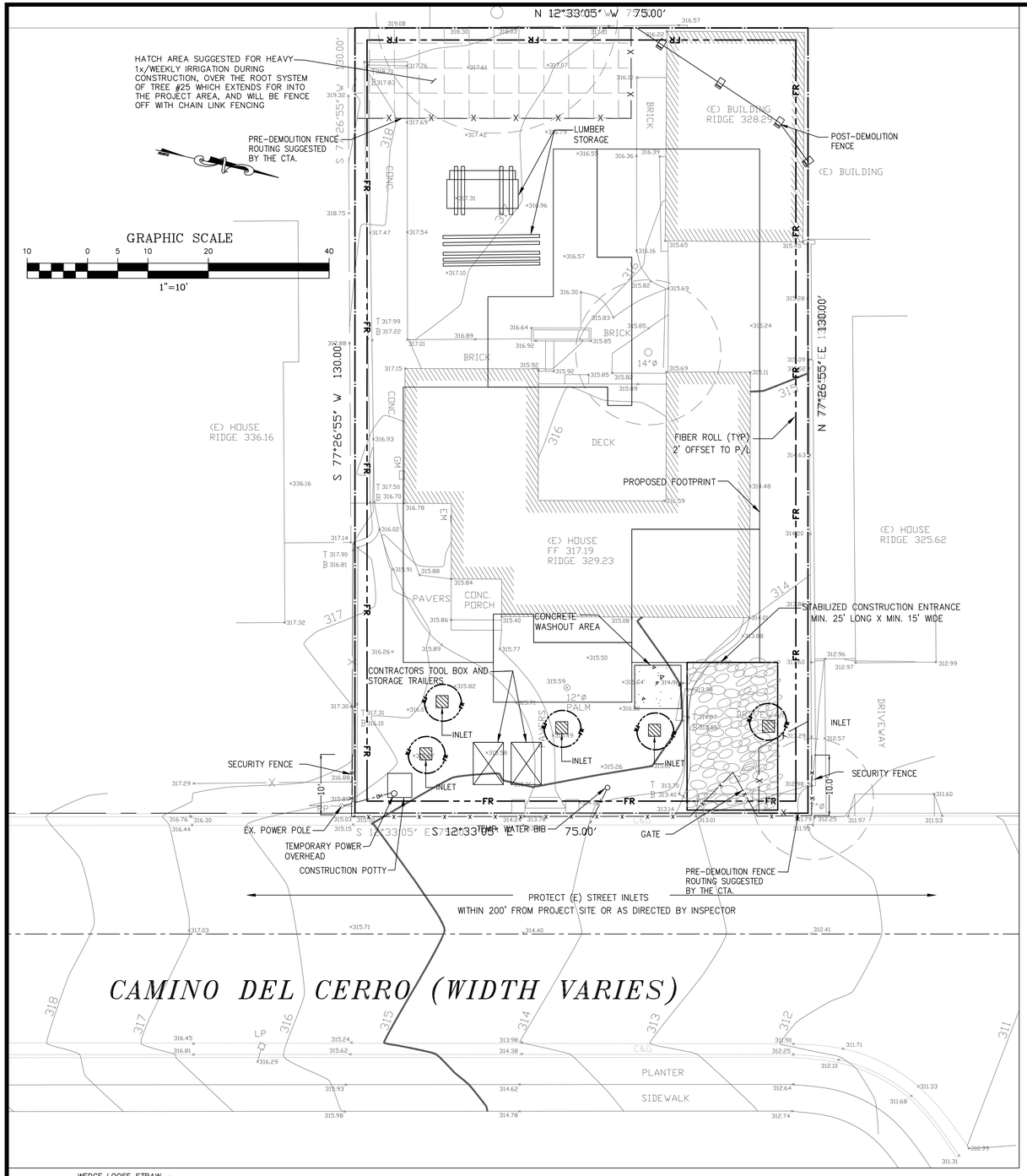
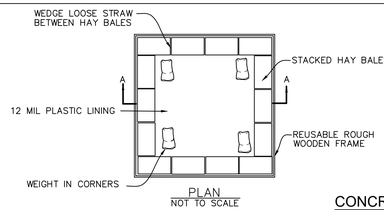
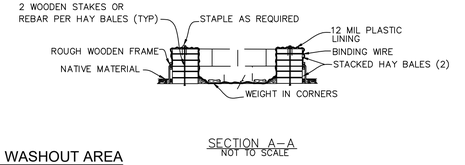


SITE PLAN
1"=10'

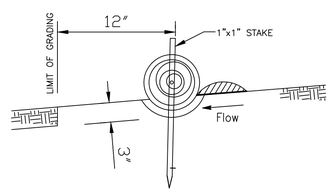


PLAN
NOT TO SCALE



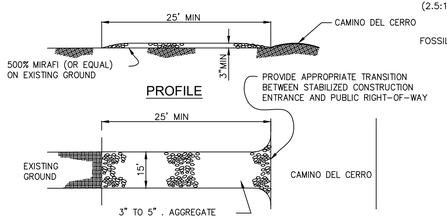
SECTION A-A
NOT TO SCALE

CONCRETE WASHOUT AREA
N.T.S.



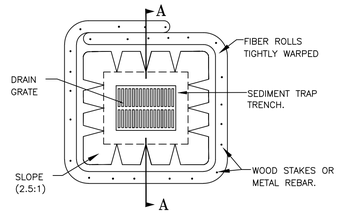
FIBER ROLL
N.T.S.

FIBER ROLL NOTES
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading



Maintenance
– The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
– All sediment spilled, dropped, washed, or tracked onto public rights–of–way shall be removed immediately.
– When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)



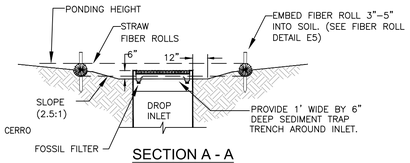
PLAN VIEW

NOTES:
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.

2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

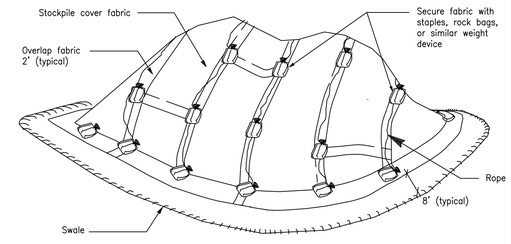
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579–8819.



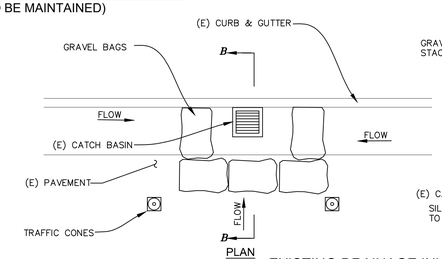
SECTION A - A

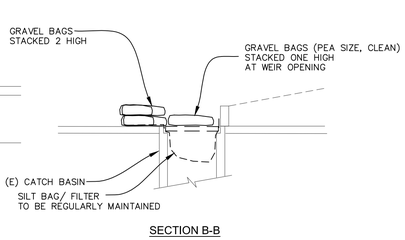
STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.



PERSPECTIVE

TEMPORARY COVER ON STOCK PILE
N.T.S.





EXISTING DRAINAGE INLET PROTECTION
N.T.S.

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES
1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three–step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.

MAINTENANCE NOTES
1. Maintenance is to be performed as follows:
   A. Repair damages caused by soil erosion or construction at the end of each working day.
   B. Swales shall be inspected periodically and maintained as needed.
   C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
   E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project , shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

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OWNER:

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
15897 CAMINO CERRO, LOS GATOS, CA 95032
APN: 523-24-044
CONSTRUCTION MANAGEMENT AND EROSION CONTROL PLAN

Revisions:

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

Saeid Razavi

Date: 08/10/2020
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219182

Sheet: 5 OF 5
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