



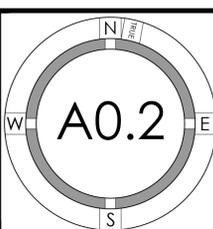
1000 S Winchester Blvd
 San Jose, CA 95128
 P : (408) 998 - 0983
 F : (408) 404 - 0144

Sweetnam Residence
 NEW SINGLE FAMILY RESIDENCE
 Los Gatos, 221 Highland Terrace
 Brandy and Jordan Sweetnam



PROJECT NO.	18-023
REVISION	
DATE	09.07.2020
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DRAWN BY	JA, IG, HL

FLOOR AREA CALCULATIONS



FOR PERMIT REVIEW ONLY -- NOT FOR CONSTRUCTION

New First Floor Living Area		
NL1	12'-0" x 11'-7 1/2"	139.50
NL2	8'-0" x 14'-0"	112.00
NL3	20'-4" x 14'-4 1/2"	288.14
NL4	1'-4 1/2" x 19'-9 1/2"	30.50
NL5	6'-11" x 26'-5"	182.57
NL6	4'-7 1/2" x 1'-11"	7.00
NL7	8'-8" x 19'-10 1/2"	172.32
NL8	8'-9" x 17'-11"	149.41
NL9	4'-8 1/2" x 17'-10 1/2"	115.31
NL10	35'-11" x 27'-11 1/2"	1,000.41
NL11	15'-4" x 18'-11"	290.04
NL12	13'-0 1/2" x 5'-8"	73.90
NL13	15'-4" x 11'-11"	182.71
NL14	3'-11" x 7'-3 1/2"	28.54
NL15	16'-1 1/2" x 22'-3"	358.43
NL16	1'-8" x 0'-9"	1.13
Total		3,146.14

New Living Second Floor Area		
NL17	19'-2" x 33'-10 1/2"	649.27
NL18	12'-3 1/2" x 30'-0"	368.49
NL19	2'-0" x 0'-9"	1.50
NL20	0'-4" x 1'-8 1/2"	0.57
NL21	0'-4" x 2'-1 1/2"	1.40
NL22	0'-4" x 4'-0 1/2"	2.01
NL23	0'-4" x 3'-1 1/2"	1.18
NL24	1'-10" x 0'-9"	1.13
Total		1,024.44

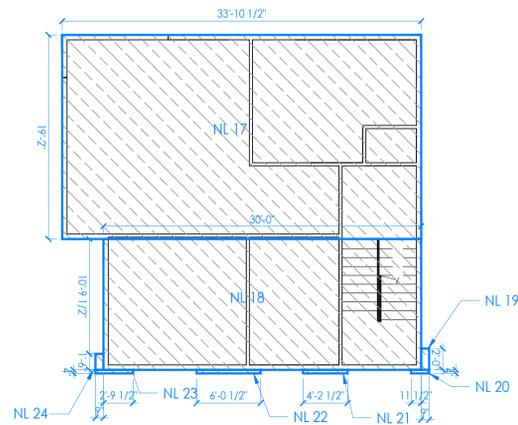
New Porch Area		
NP1	17'-1" x 26'-5"	449.59
NP2	23'-8 1/2" x 27'-11 1/2"	657.29
NP3	26'-1 1/2" x 6'-0"	158.79
Total		1,275.53

New Garage Area (400 S.F. exempt from FAR)		
NG1	23'-11 1/2" x 20'-11"	499.20
NG2	8'-9" x 2'-9 1/2"	24.47
NG3	6'-5 1/2" x 2'-0"	12.92
NG4	2'-0" x 1'-0"	2.00
Total		539.22

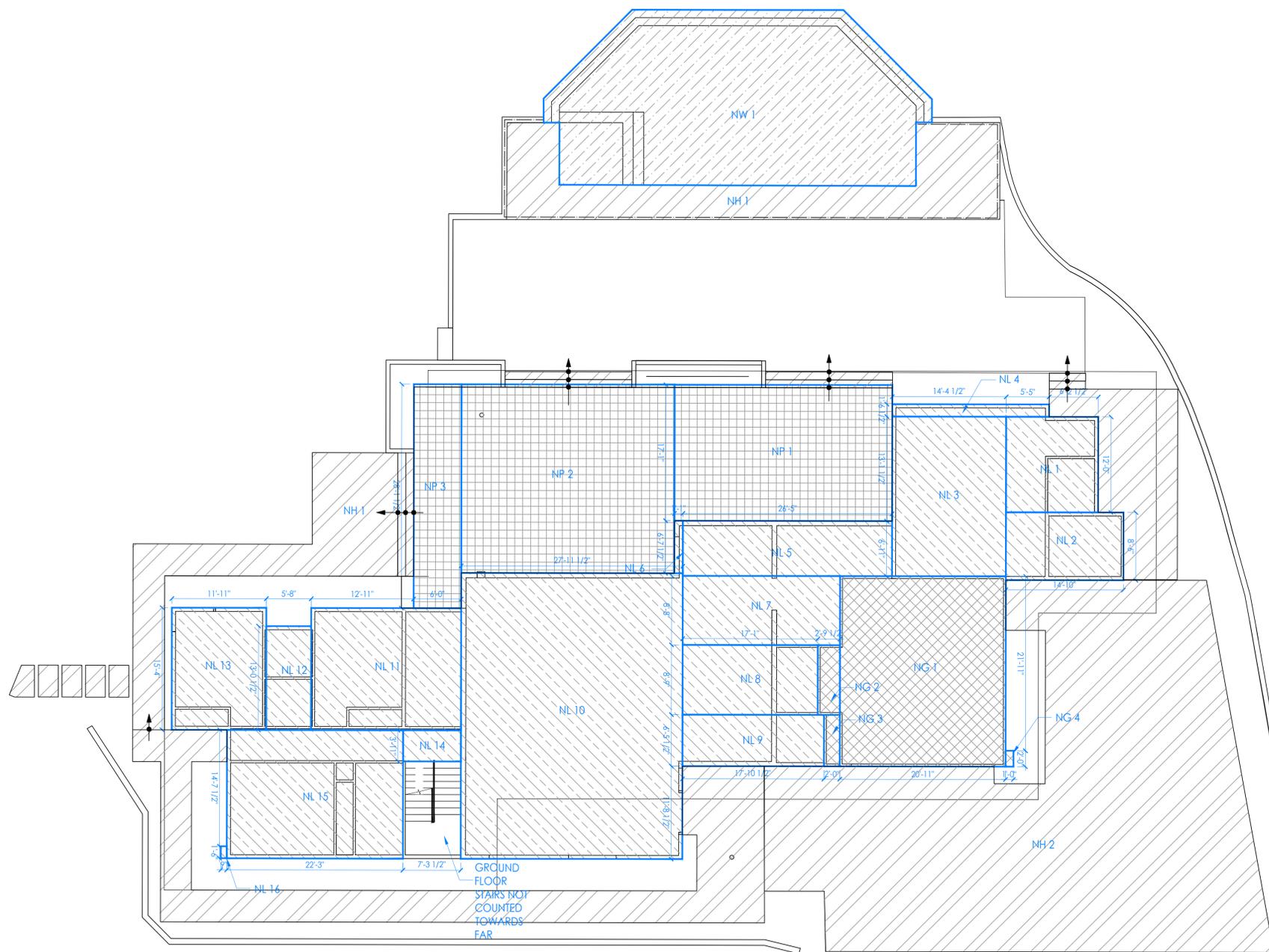
New Hardscape Area		
NH1		2,947.00
NH2 (Driveway)		4,800.00
Total		4,800.00

New Pool Area		
NW1		923.77
Total		923.77

LA (Lot Area)		137,225.00
NG (Total New Garage)		539.22
TNL+NL+NSI (Total New Living Area)		4,173.00
TNR+TNL+NG-400 (Total New Residence (excluding 400 S.F. garage allowance))		4,312.22
TNR+TNL+NG (Total New Residence (including 400 S.F. garage allowance))		4,712.22
Max FAR		4,000.00
TNR/LA (Proposed FAR)		4.4%
FLC+NL+NG+NP (Proposed Lot Coverage Ratio)		4.963%
FLC/LA (Lot Coverage Percentage)		3.47%



FLOOR AREA CALCS -- 2ND FLOOR 1/8" 2



	NL# = NEW LIVING AREA
	NL# = NEW GARAGE AREA
	NP# = NEW COVERED AREA COUNTED TOWARDS LOT COVERAGE
	NH# = NEW HARDSCAPE AREA



FLOOR AREA CALCS -- 1ST FLOOR 1/8" 1

FLOOR AREA LEGEND -



EXTERIOR PERSPECTIVE BACK - 4



EXTERIOR PERSPECTIVE FRONT - 1



EXTERIOR PERSPECTIVE BACK LEFT - 5



EXTERIOR PERSPECTIVE FRONT LEFT - 2



EXTERIOR PERSPECTIVE BACK RIGHT - 6



EXTERIOR PERSPECTIVE FRONT RIGHT - 3



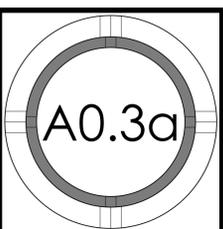
STUDIO 5 SQUARED
ARCHITECTURE
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

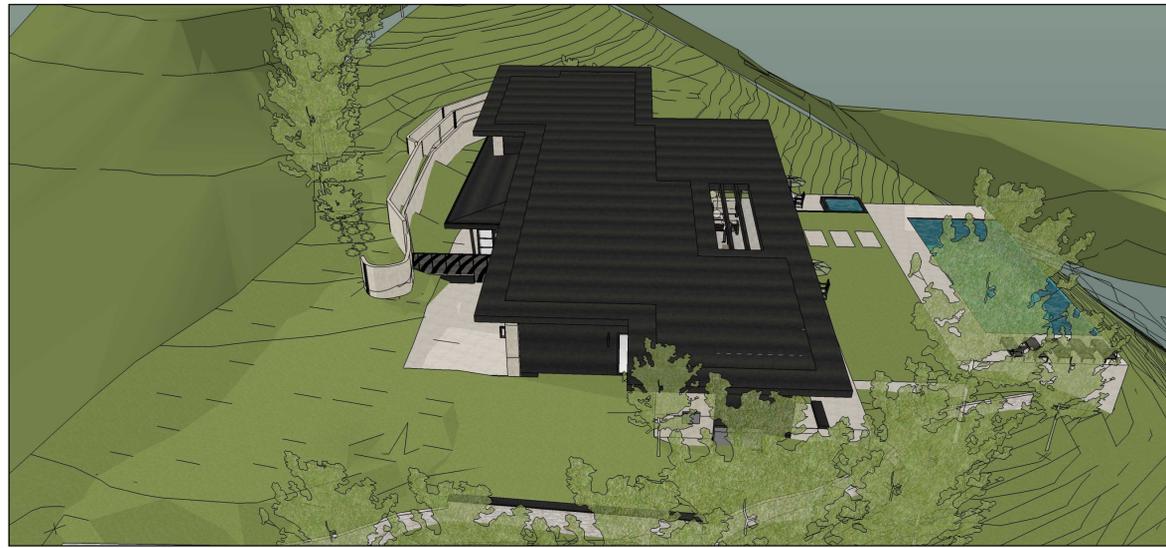
Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandye and Jordan Sweetnam



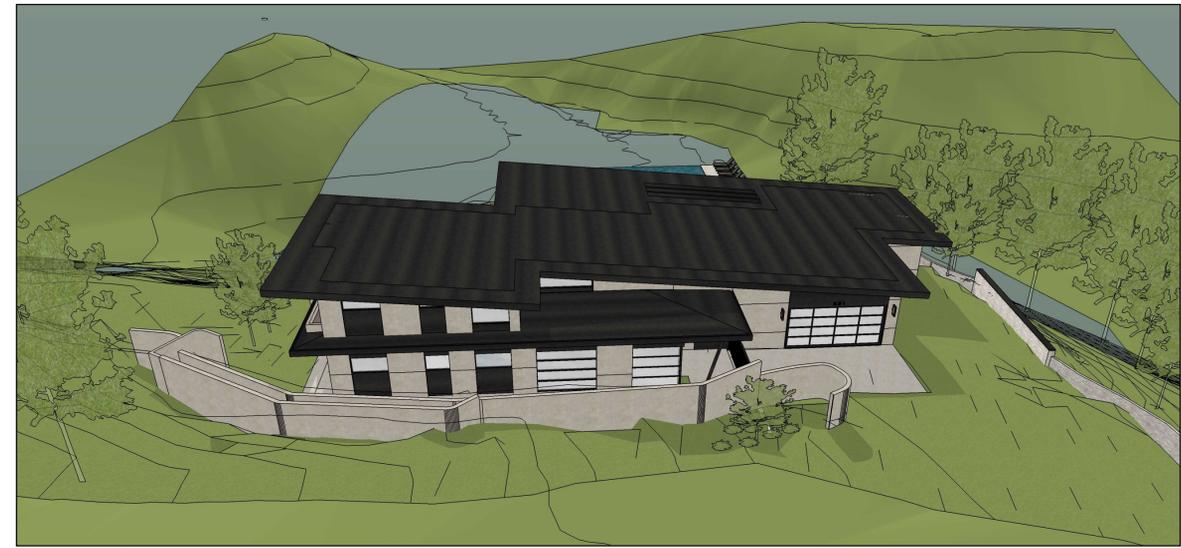
PROJECT NO.	18-023
REVISION	
DATE	09.07.2020
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DRAWN BY	JA, IC, HL

EXTERIOR
PERSPECTIVES





EXTERIOR PERSPECTIVE RIGHT HIGH - 4



EXTERIOR PERSPECTIVE FRONT HIGH - 1



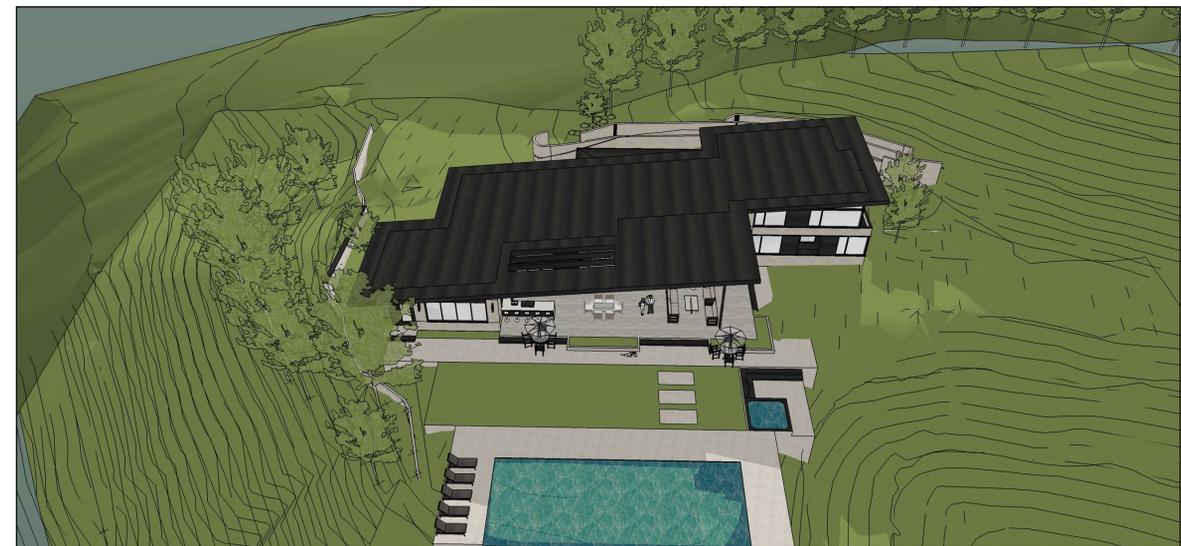
EXTERIOR PERSPECTIVE FRONT ENTRY - 5



EXTERIOR PERSPECTIVE LEFT HIGH - 2



EXTERIOR PERSPECTIVE BACK PATIO - 6



EXTERIOR PERSPECTIVE BACK HIGH - 3



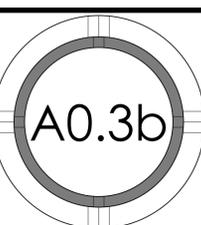
STUDIO 5 SQUARED
ARCHITECTURE
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandye and Jordan Sweetnam



PROJECT NO.	18-023
REVISION	
DATE	09.07.2020
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DRAWN BY	JA, IC, HL

EXTERIOR
PERSPECTIVES





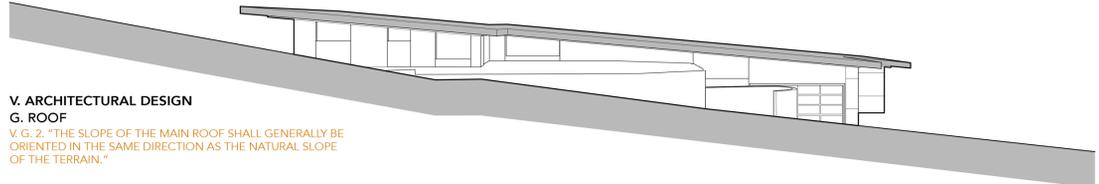
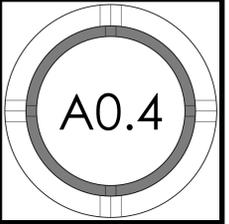
1000 S. Winchester Blvd
 San Jose, CA 95128
 P : (408) 998 - 0983

Sweetnam Residence
 NEW SINGLE FAMILY RESIDENCE
 Los Gatos, 221 Highland Terrace
 Brandye and Jordan Sweetnam



PROJECT NO.	18-023
REVISION	
DATE	09.07.2020
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DRAWN BY	J.A., I.C., H.L.

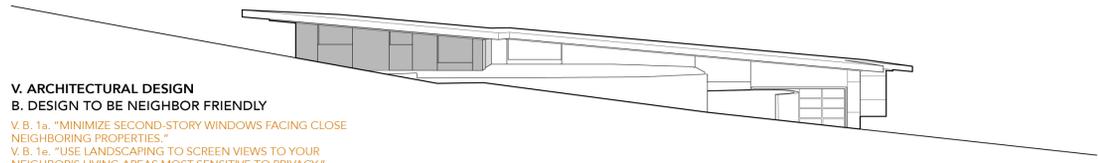
CONFORMANCE WITH
 HILLSIDE DEVELOPMENT
 STANDARDS AND
 GUIDELINES



**V. ARCHITECTURAL DESIGN
 G. ROOF**

V. G. 2. "THE SLOPE OF THE MAIN ROOF SHALL GENERALLY BE ORIENTED IN THE SAME DIRECTION AS THE NATURAL SLOPE OF THE TERRAIN."

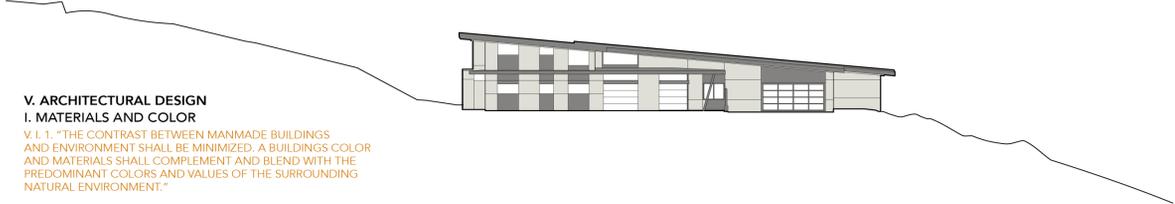
USE OF A SIMPLE ROOF FORM, WITH SLOPE ORIENTED IN THE SAME DIRECTION AS THE NATURAL EXISTING SLOPE OF THE TERRAIN AND THE EXISTING ROADWAY.



**V. ARCHITECTURAL DESIGN
 B. DESIGN TO BE NEIGHBOR FRIENDLY**

V. B. 1a. "MINIMIZE SECOND-STORY WINDOWS FACING CLOSE NEIGHBORING PROPERTIES."
 V. B. 1e. "USE LANDSCAPING TO SCREEN VIEWS TO YOUR NEIGHBOR'S LIVING AREAS MOST SENSITIVE TO PRIVACY."

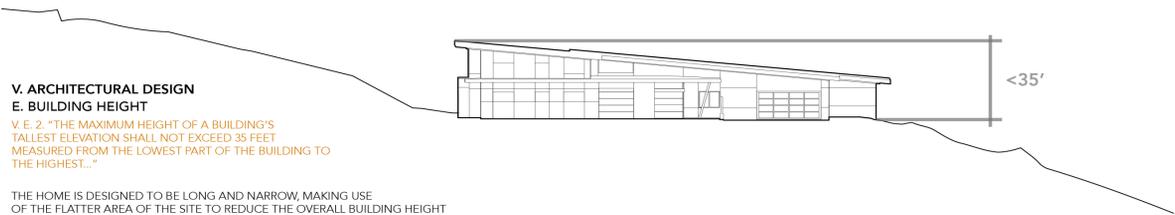
THE SECOND FLOOR'S IMPACT ON NEIGHBORING HOMES IS MINIMIZED BY THE NATURAL HILLSIDE THAT PERFORMS AS A SCREEN FOR PRIVACY



**V. ARCHITECTURAL DESIGN
 I. MATERIALS AND COLOR**

V. I. 1. "THE CONTRAST BETWEEN MANMADE BUILDINGS AND ENVIRONMENT SHALL BE MINIMIZED. A BUILDINGS COLOR AND MATERIALS SHALL COMPLEMENT AND BLEND WITH THE PREDOMINANT COLORS AND VALUES OF THE SURROUNDING NATURAL ENVIRONMENT."

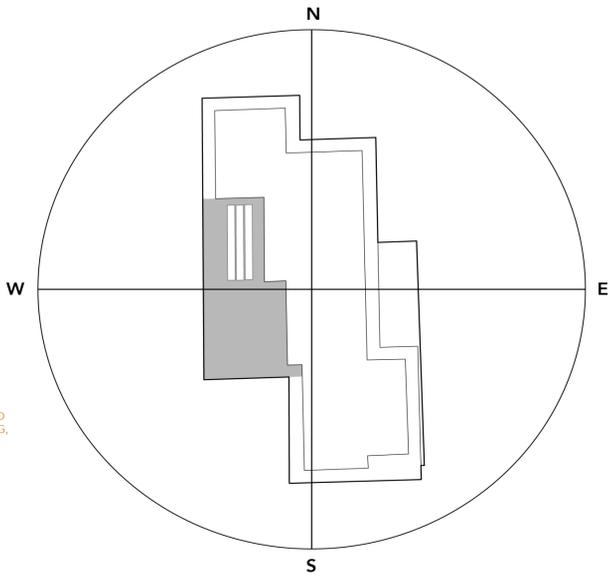
USE OF NEUTRAL COLORS THAT BLEND WITH THE SURROUNDING ENVIRONMENT.



**V. ARCHITECTURAL DESIGN
 E. BUILDING HEIGHT**

V. E. 2. "THE MAXIMUM HEIGHT OF A BUILDING'S TALLEST ELEVATION SHALL NOT EXCEED 35 FEET MEASURED FROM THE LOWEST PART OF THE BUILDING TO THE HIGHEST..."

THE HOME IS DESIGNED TO BE LONG AND NARROW, MAKING USE OF THE FLATTER AREA OF THE SITE TO REDUCE THE OVERALL BUILDING HEIGHT AND MINIMIZE NEW GRADING.



**V. ARCHITECTURAL DESIGN
 C. DESIGN FOR SUSTAINABILITY**

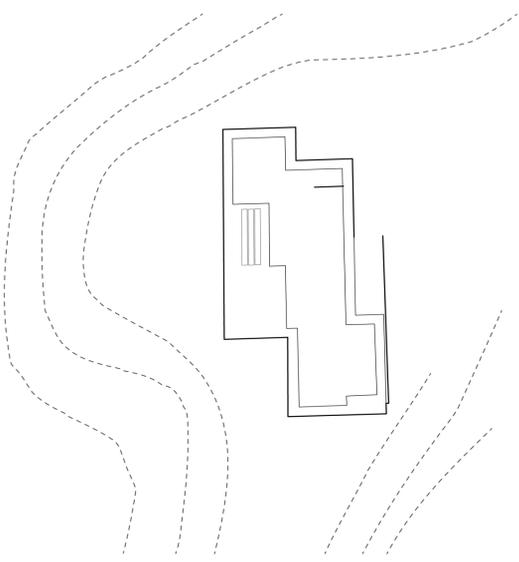
V. C. 3. "HOMES SHOULD BE DESIGNED AND LOCATED TO TAKE MAXIMUM ADVANTAGE OF PASSIVE SOLAR HEATING, NATURAL COOLING AND LIGHTING."

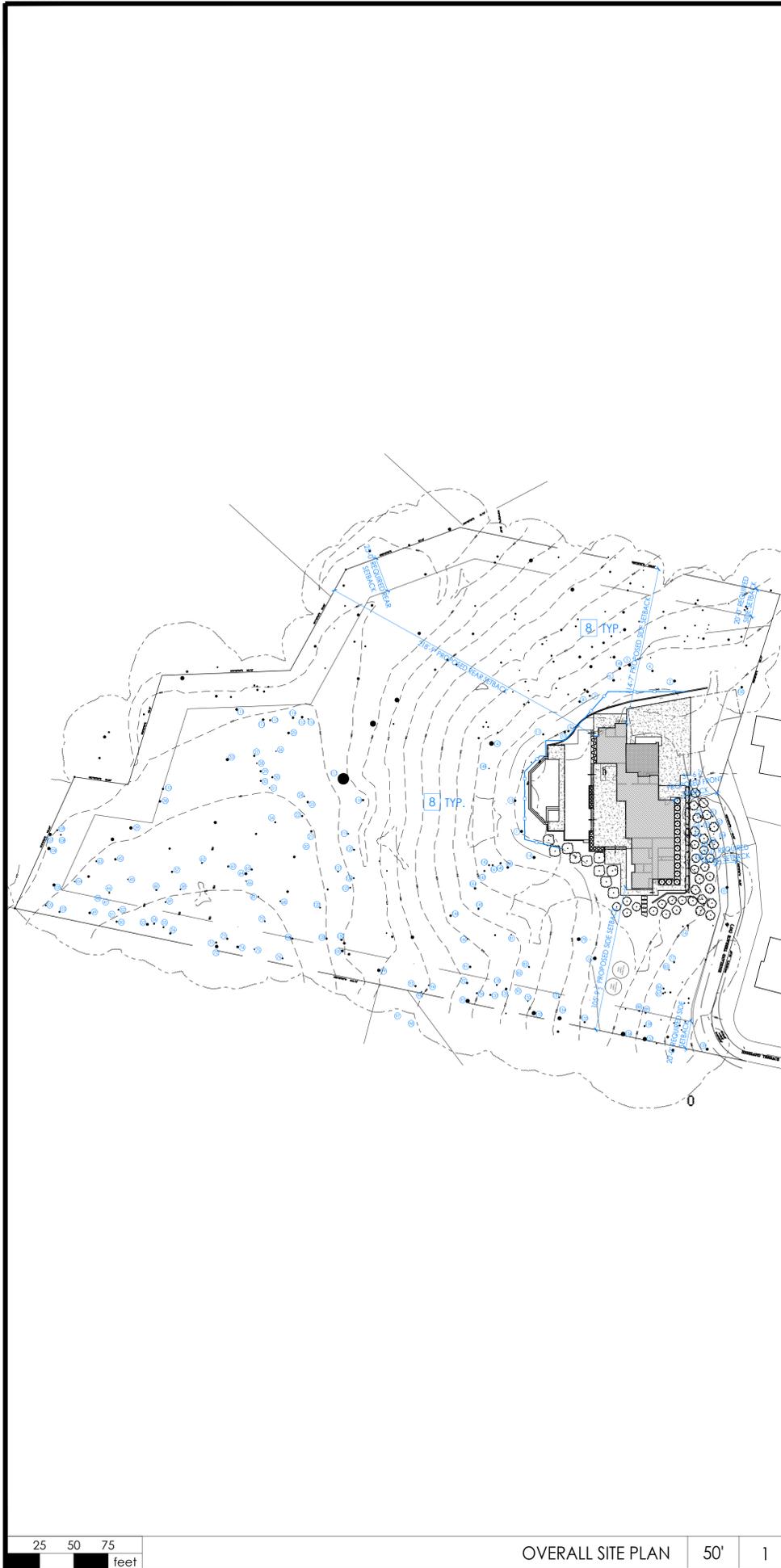
MAIN OVERHANG ORIENTED SOUTHWEST TO REDUCE HEAT GAIN; SIMPLE ROOF FORM FOR SOLAR PANEL INSTALLATION

**V. ARCHITECTURAL DESIGN
 F. MINIMIZING BUILDING BULK AND MASS**

V. F. 2. "BUILDING SHALL BE DESIGNED TO CONFORM TO THE NATURAL TOPOGRAPHY OF THE SITE AND RUN WITH THE CONTOURS."

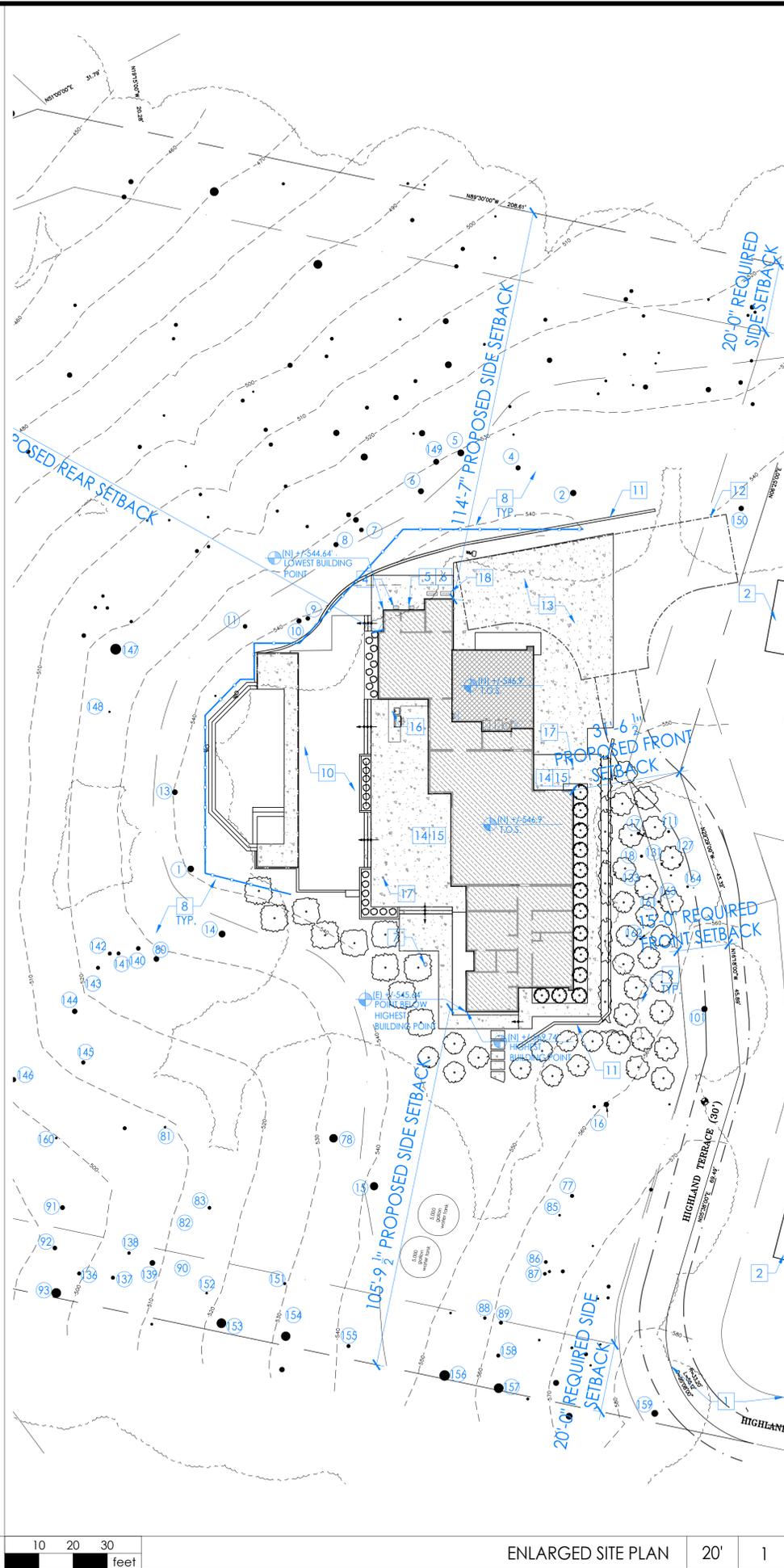
LOCATION AND FOOTPRINT OF THE HOME ADAPTS TO THE EXISTING TOPOGRAPHY AND RUNS PARALLEL TO CONTOUR LINES, REDUCING OVERALL BULK.





25 50 75 feet

OVERALL SITE PLAN 50' 1



10 20 30 feet

ENLARGED SITE PLAN 20' 1

= NUMBER TO KEY NOTE BELOW

1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
3. (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
4. (N) GAS METER LOCATION--INSTALL TWO 2" DIAMETER x 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2 FT DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY
5. (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS) TO (E) ELECTRICAL SERVICE--INSTALL UFER GROUND CONNECTION PER CEC 250-52
6. UFER GROUND CONNECTION PER CEC 250-52
7. (N) 4" SEWER LATERAL--CONTRACTOR TO VERIFY LOCATION IN FIELD--PROVIDE CLEANOUT AT THE POINT OF CONNECTION BETWEEN THE BUILDING SEWER AND THE MUNICIPAL LATERAL, USE AN APPROVED FITTING TO BRING THE CLEANOUT RISER TO GRADE. WHERE SEWER CLEANOUTS ARE TO BE CONNECTED TO EXISTING MUNICIPAL LATERALS, SUCH CONNECTIONS SHALL BE ACCOMPLISHED BY USE OF AN APPROVED FITTING
8. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
9. (N) TREE LOCATION
10. (N) SOFTSCAPE--PROVIDE DRIP IRRIGATION
11. (N) RETAINING WALLS -- VERIFY FINAL DESIGN AND FINISH WITH LANDSCAPE ARCHITECT
12. (N) FIRETRUCK TURNAROUND PER COUNTY OF SANTA CLARA FIRE MARSHALL STANDARDS
13. (N) DRIVEWAY, CONCRETE OVER [8" BASE ROCK PER GEOTECH REPORT] -- VERIFY PAVER DESIGN WITH LANDSCAPE ARCHITECT
14. (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.
15. (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
16. (N) OUTDOOR KITCHEN
17. (N) PORCH OR TRELIS COLUMNS
18. (N) HEATPUMP UNIT PAD(S)--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE--SEE HVAC PLANS

SITE PLAN KEYNOTES

- PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
- REQUIRED YARD SETBACK/EASEMENT
- TREE PROTECTION FENCING

- NEW LIVING AREA
- NEW GARAGE AREA
- NEW HARDSCAPE[--SEE FINISH PLAN/LANDSCAPE PLAN FOR MORE INFO]
- SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO
- TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

NOTES:

1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
3. SEE LS PLANS FOR ALL SITE CONCRETE AND HARDSCAPE DETAILS--CO-ORDINATE WITH CIVL & GEOTECH. REQUIREMENTS

SITE PLAN LEGEND



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983
F : (408) 404 - 0144

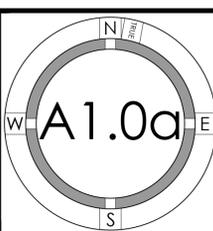
Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandy and Jordan Sweetnam

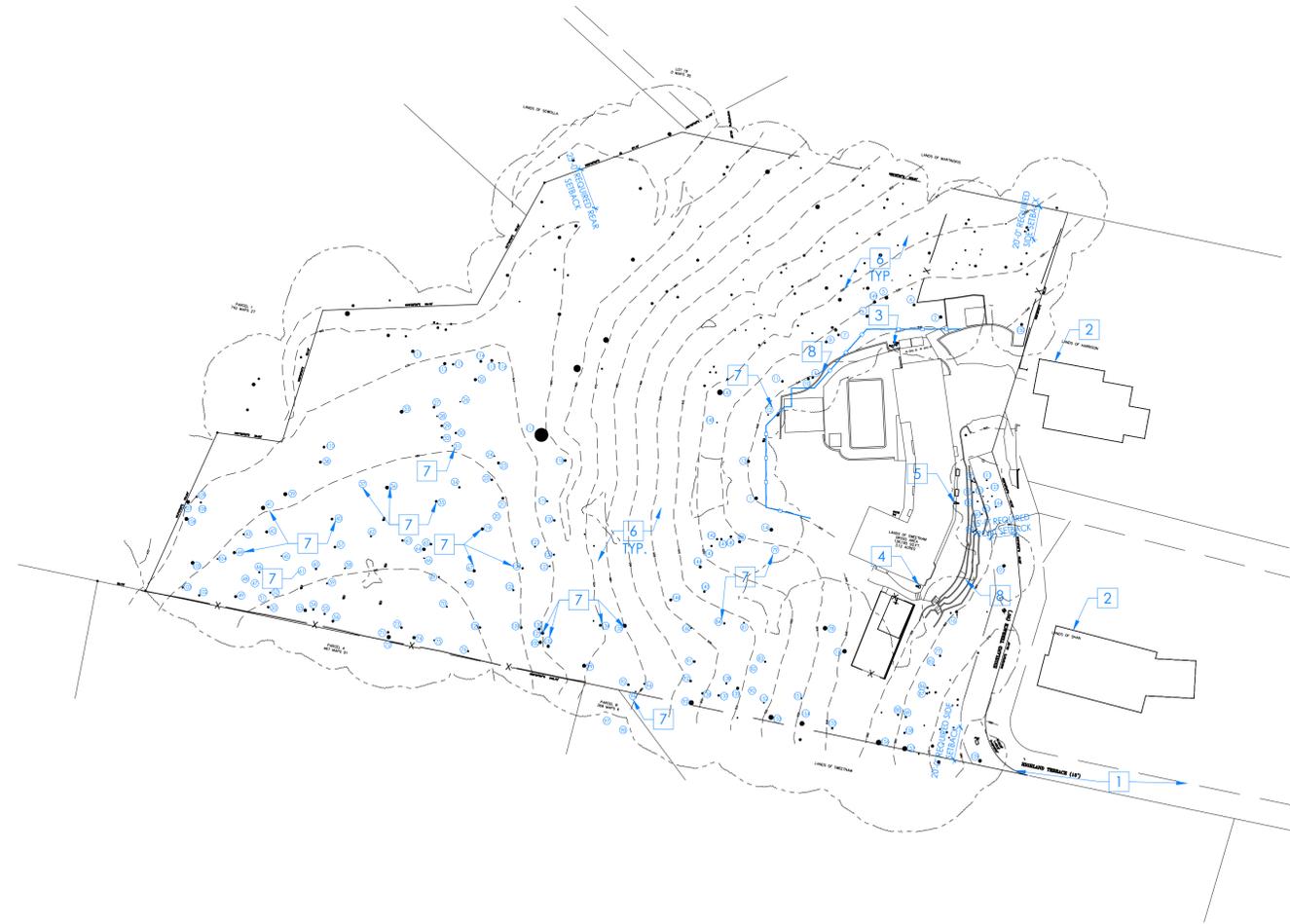


PROJECT NO.	18-023
DATE	09.07.2020
REVISION	
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DRAWN BY	JA, IG, HL
DATE	12-31-21

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

OVERALL & ENLARGED SITE PLANS





- # = NUMBER TO KEY NOTE BELOW
- EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
 - APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
 - (E) WATER METER-- TO REMAIN
 - (E) GAS METER LOCATION - TO BE REMOVED
 - (E) ELECTRICAL METER - TO BE REMOVED
 - (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
 - (E) TREE(S) TO BE REMOVED
 - (E) RETAINING WALLS TO BE REMOVED, TYP.

SITE PLAN KEYNOTES		-
	PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO	
	REQUIRED YARD SETBACK/EASEMENT	
	TREE PROTECTION FENCING	
	SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO	
	TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO	

NOTES:

- (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
- (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
- SEE LS PLANS FOR ALL SITE CONCRETE AND HARDSCAPE DETAILS--CO-ORDINATE WITH CIVL & GEOTECH. REQUIREMENTS

25 50 75 feet

DEMO SITE PLAN 50' 1

SITE PLAN LEGEND -



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983
F : (408) 404 - 0144

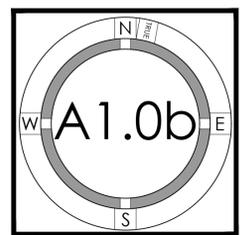
Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandye and Jordan Sweetnam



PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
18-023	09.07.2020	PLANNING PERMIT SUBMITTAL	JA, IG, HL
REVISION			

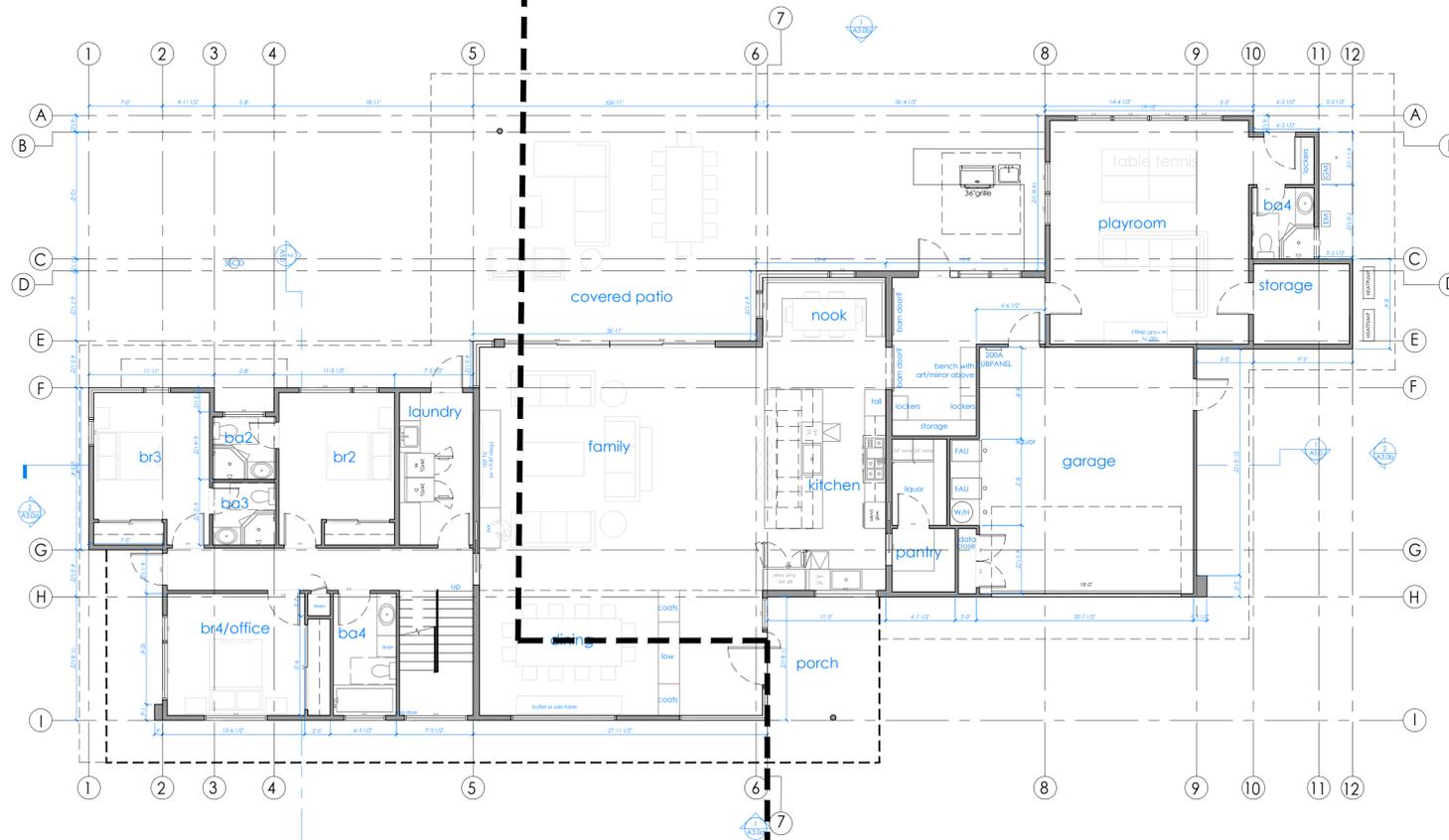
FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

DEMO SITE PLAN



SEE SHEET A2.1b SHOWING FLOOR PLAN AT 1/4" SCALE CUT LINE

SEE SHEET A2.1c SHOWING FLOOR PLAN AT 1/4" SCALE CUT LINE



SEE SHEET A2.1b SHOWING FLOOR PLAN AT 1/4" SCALE CUT LINE

SEE SHEET A2.1c SHOWING FLOOR PLAN AT 1/4" SCALE CUT LINE

12 4 8 12 feet

OVERALL 1ST FLOOR PLAN 1/8" 1

FLOOR PLAN LEGEND -

FLOOR PLAN KEYNOTES

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. **INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD**



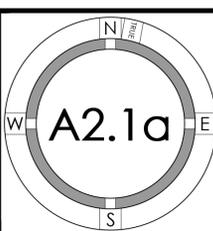
1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983
F : (408) 404 - 0144

Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandy and Jordan Sweetnam



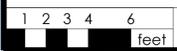
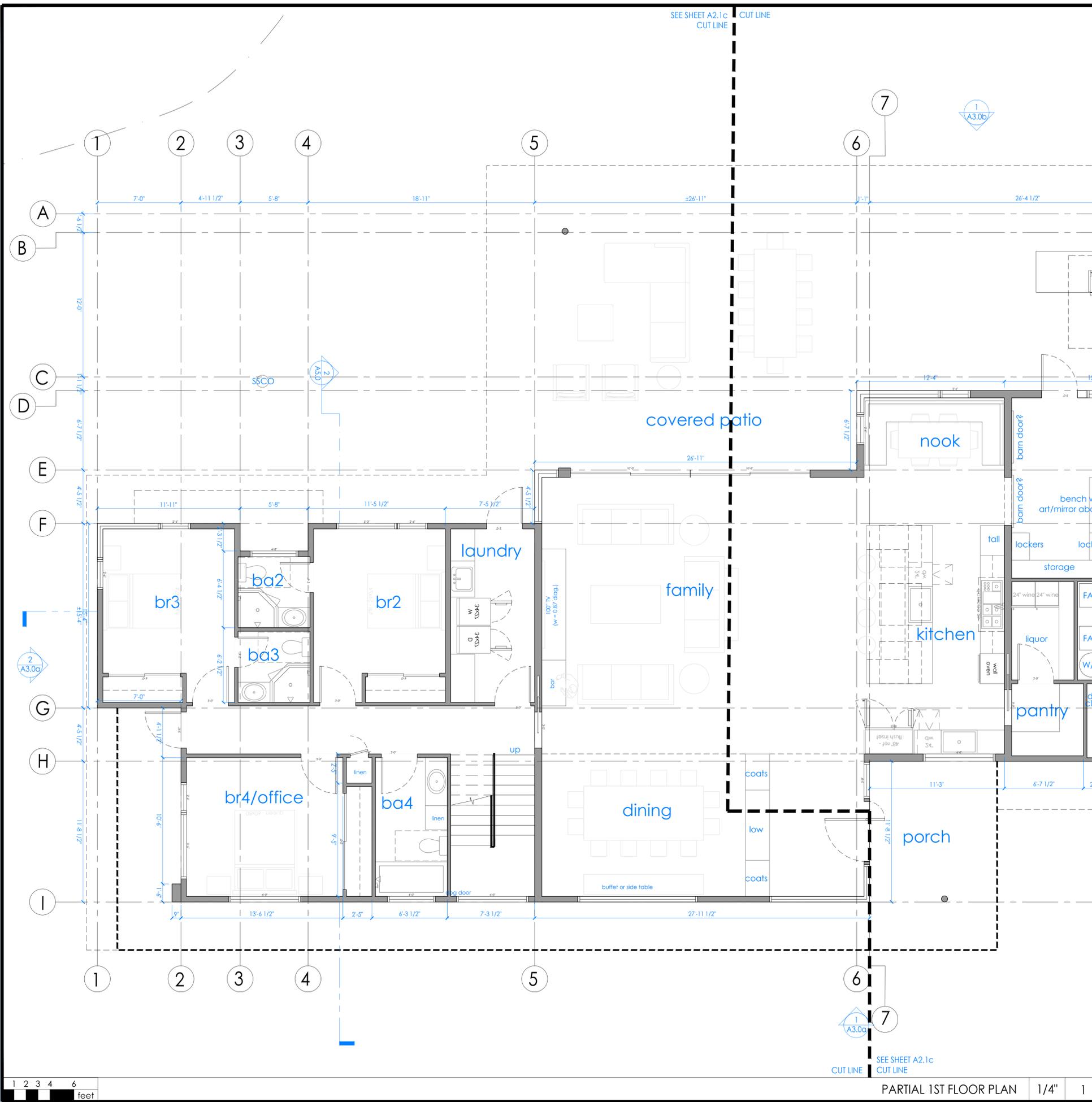
PROJECT NO.	18-023
REVISION	
DATE	09.07.2020
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DRAWN BY	JA,IG,HL

1ST FLOOR PLAN



©STUDIO S SQUARED ARCHITECTURE, INC.

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION



PARTIAL 1ST FLOOR PLAN 1/4" 1

FLOOR PLAN KEYNOTES

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16" O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. **INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD**

FLOOR PLAN LEGEND -



1000 S Winchester Blvd
 San Jose, CA 95128
 P : (408) 998 - 0983
 F : (408) 404 - 0144

Sweetnam Residence
 NEW SINGLE FAMILY RESIDENCE

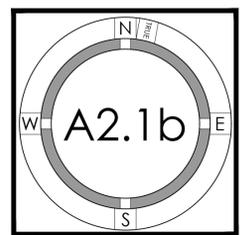
Los Gatos, 221 Highland Terrace

Brandy and Jordan Sweetnam

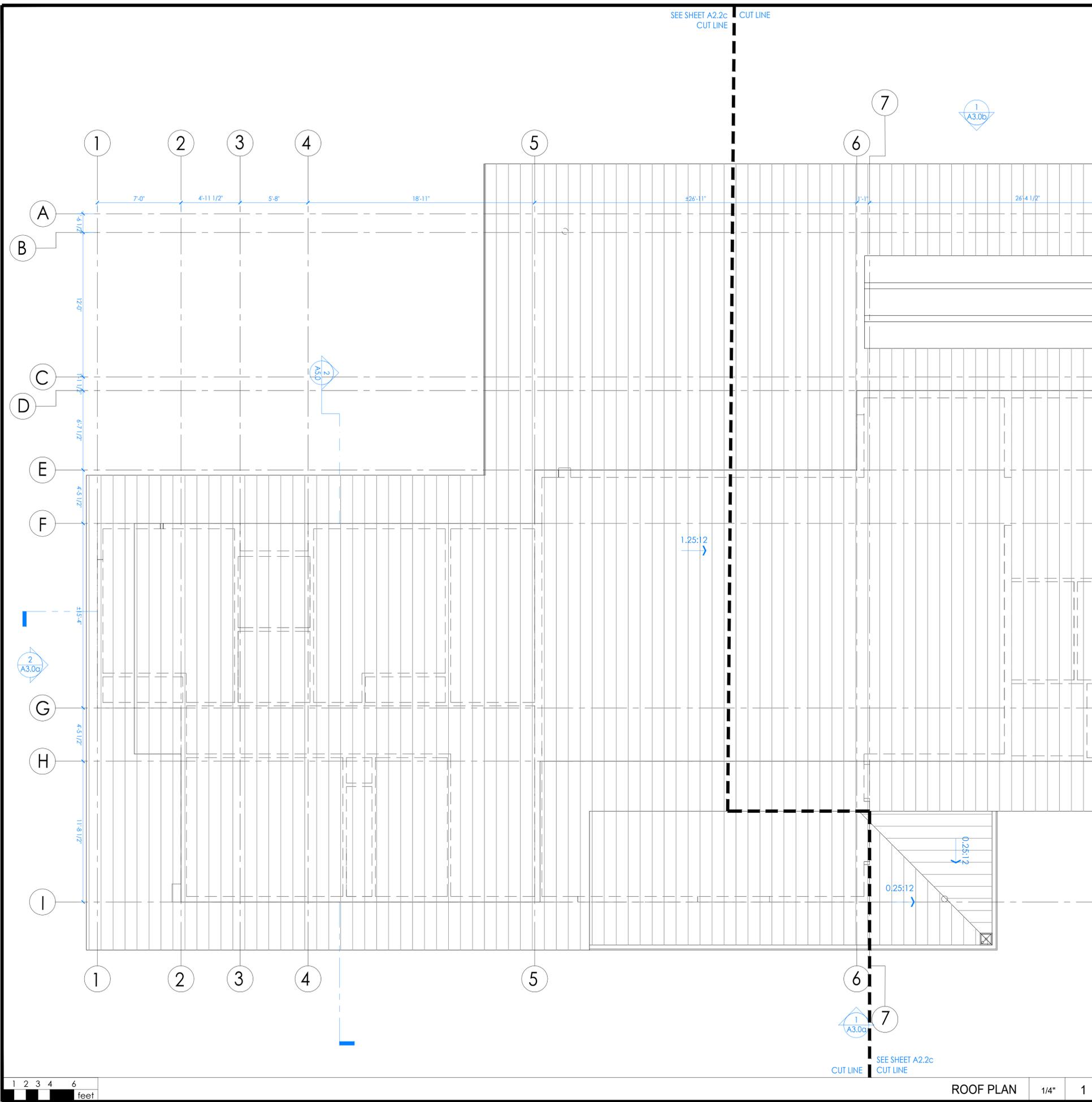


PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
18-023	09.07.2020	PLANNING PERMIT SUBMITTAL	JA,IG,HL

1ST FLOOR PLAN



FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION



1. INSTALL ALL NEW ROOFING MATERIALS--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
 2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
 3. [RUN PLUMBING/HVAC VENTS TO FALSE CHIMNEY PROVIDED. NO ROOF PENETRATIONS THROUGH ROOF THAT ARE VISIBLE FROM THE STREET WILL BE ACCEPTED.] PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2.
 4. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE AND ARE NOT VISIBLE FROM THE STREET
 5. FUTURE SOLAR PANELS PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS.
 6. SEE ROOF PLAN FOR SLOPE.
 7. PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
 8. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN--GUTTERS TO SLOPE 1:240 FRONT-TOBACK, BUT TO BE LEVEL SIDE TO SIDE
 9. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
 10. ALL PLATE HEIGHTS PER SECTIONS AND RCP. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 11. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS
- NOTE:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
 2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
 3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
 4. SEE 5/A0.1a FOR PLUMBING AND INTERIOR GENERAL NOTES

ROOF GENERAL NOTES

ATTIC VENTILATION CALCULATIONS AND NOTES

- STANDING SEAM METAL ROOF, MIN CLASS A--MANUF: AEP SPAN; STYLE: SPAN SEAM; COVERAGE: 16"; GAUGE: [22]; COLOR: MIDNIGHT BRONZE--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND [UES EVALUATION REPORT #0309]
- SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.
- DENOTES FLAT ROOF DRAIN CONNECTED TO HARDPIPED 2" RAIN WATER LEADER AND 2' ROOF OVERFLOW. OVERFLOW TO BE CONNECTED TO ESCUTCHEON--SEE DETAILS [XXX/XXX]--ENSURE ROOFING OVERLAPS ROOF DRAIN PER BOTH DRAIN AND ROOF MANUF. DIRECTIONS (avoid roof drainage in wall cavities where possible)
- DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - FIELD VERIFY COLOR W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
- DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
- LINE OF BLDG. BELOW

ROOF PLAN LEGEND

1 2 3 4 6 feet

ROOF PLAN 1/4" 1



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983
F : (408) 404 - 0144

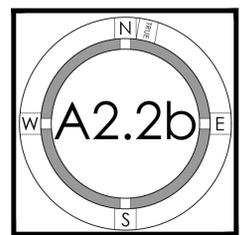
Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandy and Jordan Sweetnam

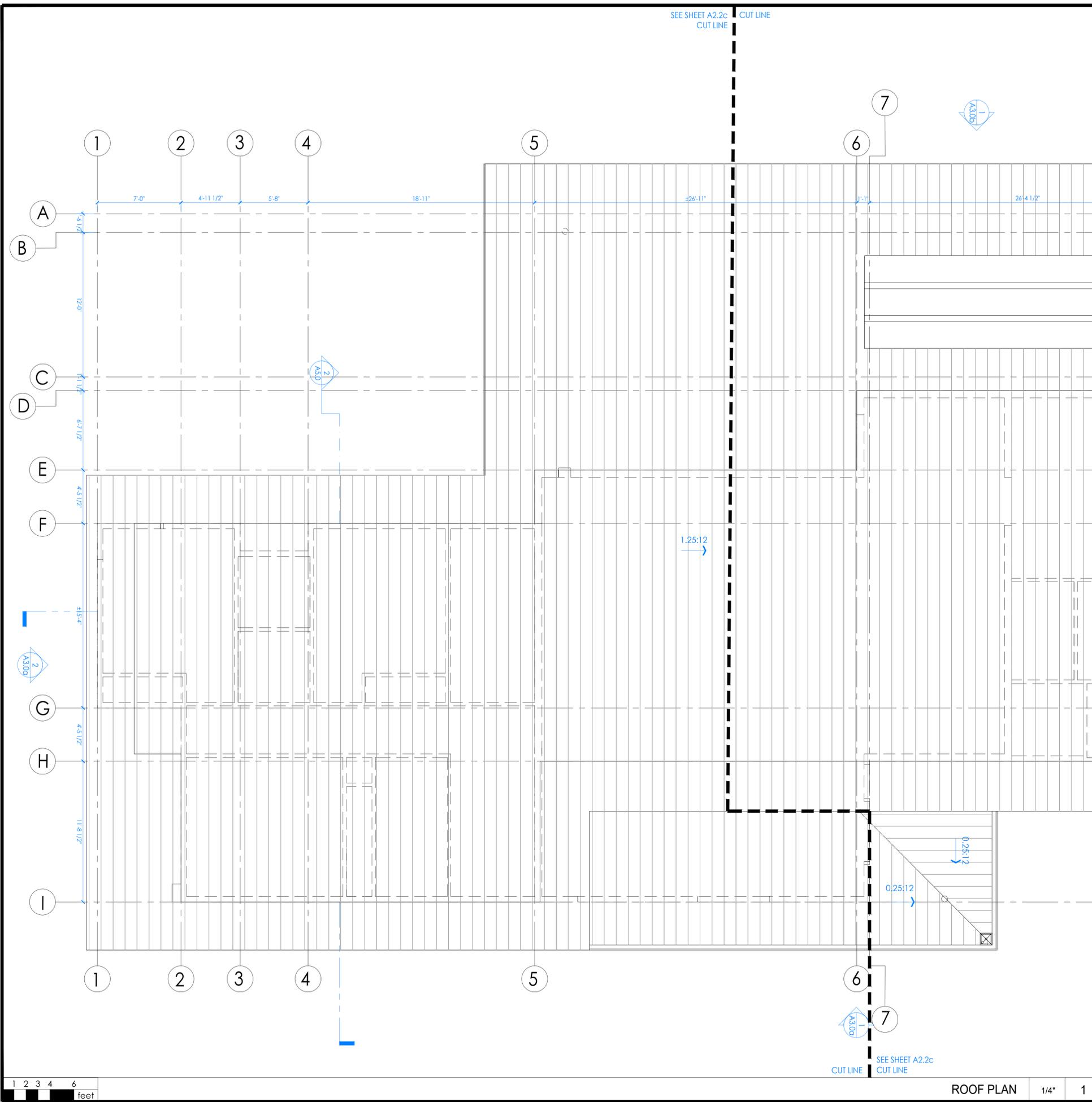


PROJECT NO.	18-023
REVISION	DATE
1	09.07.2020
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DRAWN BY	JA,IG,HL

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

ROOF PLAN



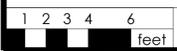


1. INSTALL ALL NEW ROOFING MATERIALS--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
 2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
 3. [RUN PLUMBING/HVAC VENTS TO FALSE CHIMNEY PROVIDED. NO ROOF PENETRATIONS THROUGH ROOF THAT ARE VISIBLE FROM THE STREET WILL BE ACCEPTED.] PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2.
 4. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE AND ARE NOT VISIBLE FROM THE STREET
 5. FUTURE SOLAR PANELS PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS.
 6. SEE ROOF PLAN FOR SLOPE.
 7. PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
 8. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN--GUTTERS TO SLOPE 1:240 FRONT-TOBACK, BUT TO BE LEVEL SIDE TO SIDE
 9. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
 10. ALL PLATE HEIGHTS PER SECTIONS AND RCP. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 11. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS
- NOTE:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
 2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
 3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
 4. SEE 5/A0.1a FOR PLUMBING AND INTERIOR GENERAL NOTES

ROOF GENERAL NOTES

ATTIC VENTILATION CALCULATIONS AND NOTES

- STANDING SEAM METAL ROOF, MIN CLASS A--MANUF: AEP SPAN; STYLE: SPAN SEAM; COVERAGE: 16"; GAUGE: [22]; COLOR: MIDNIGHT BRONZE--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND [UES EVALUATION REPORT #0309]
- SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.
- DENOTES FLAT ROOF DRAIN CONNECTED TO HARDPIPED 2" RAIN WATER LEADER AND 2' ROOF OVERFLOW. OVERFLOW TO BE CONNECTED TO ESCUTCHEON--SEE DETAILS [XXX/XXX]--ENSURE ROOFING OVERLAPS ROOF DRAIN PER BOTH DRAIN AND ROOF MANUF. DIRECTIONS (avoid roof drainage in wall cavities where possible)
- DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - FIELD VERIFY COLOR W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
- DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
- LINE OF BLDG. BELOW



ROOF PLAN 1/4" 1

ROOF PLAN LEGEND



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983
F : (408) 404 - 0144

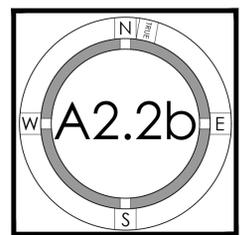
Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandy and Jordan Sweetnam



PROJECT NO.	18-023	
REVISION	DATE	DESCRIPTION
	09.07.2020	PLANNING PERMIT SUBMITTAL
DRAWN BY	JA,IG,HL	

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

ROOF PLAN





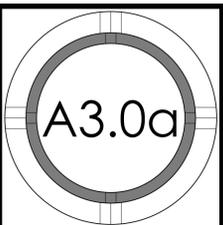
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandye and Jordan Sweetnam



PROJECT NO.	18-023
REVISION	
DATE	09.07.2020
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DRAWN BY	J.A., I.C., H.L.

EXTERIOR ELEVATIONS



= NUMBER OF KEYNOTE BELOW

- 1 STANDING SEAM ROOFING--SEE ROOF PLAN FOR MORE INFO
- 2 PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8" PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE--SEE DETAILS [XX/XX]--DO NOT USE "DOUBLE-ROLL" INSTALLATION FOR BUILDING PAPER
- 3 PLASTER REVEAL, SEE DETAIL [XX/XX]
- 4 PAINTED FIBER CEMENT TRIM--2x14" FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
- 5 PAINTED FIBER CEMENT TRIM--12"x4" SOFFIT
- 6 PAINTED CEMENT FIBER TRIM--6"x2"
- 7 PAINTED CEMENT FIBER TRIM--2"x12"
- 8 FACTORY-FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS--SEE DOOR SCHEDULE FOR MORE INFO
- 9 WINDOW/DOOR OPENING--MANUF.: JELD WEN; SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 2" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
- 10 FIELD PAINTED STEEL COLUMN--S.S.D. FOR MORE INFO
- 11 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY; STYLE: ATLANTIS 1640SK-LED; COLOR: SATIN BLACK - www.hinkley.com
- 12 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY; STYLE: JAMESON 2872BK; COLOR: BLACK WITH BLACKENED BRASS ACCENTS--www.hinkley.com
- 13 PIN MOUNTED LED ILLUMINATED ADDRESS SIGNAGE, CLEARLY VISIBLE FROM ADJACENT STREET--HEIGHT: 8"; STYLE: LUXELLO LED, MODERN NEUTRA HOUSE NUMBERS LED BACKLIT; FINISH: ANODIZED--www.surrounding.com/products/luxello--PROVIDE PHOTOSENSOR CONNECTED LED BACKLIGHTING @ EACH NUMBER
- 14 STUCCO LOW WALL
- 15 OUTDOOR KITCHEN--OWNER TO PROVIDE SPECS
- 16 HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO



EXTERIOR ELEVATION (FRONT) 1/8" 1



EXTERIOR ELEVATION (LEFT) 1/8" 2

KEYNOTES	-	-
----------	---	---

ELEVATION GRID LINE KEY

A	LOWEST BUILDING POINT = +/- 544.64'
B	POINT BELOW HIGHEST BUILDING POINT = +/- 545.64'
C	1ST FLOOR TOP OF STRUCTURE = +/- 546.9'
D	1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 555.9'
E	2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 557.2'
F	DINING/FAMILY ROOM CEILING HEIGHT = +/- 558.4'
G	2ND FLOOR CEILING HEIGHT = +/- 568.4'
H	PROPOSED BUILDING HEIGHT = +/- 569.7'
I	MAX BUILDING HEIGHT ALLOWED = 25'-0" +/- 570.64'

ELEVATION GRID LINE KEY	-	-
-------------------------	---	---



EXTERIOR ELEVATION (BACK) 1/8" 2



EXTERIOR ELEVATION (RIGHT) 1/8" 4

- # = NUMBER OF KEYNOTE BELOW
- 1 STANDING SEAM ROOFING--SEE ROOF PLAN FOR MORE INFO
 - 2 PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8" PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE--SEE DETAILS [XX/XX]--DO NOT USE "DOUBLE-ROLL" INSTALLATION FOR BUILDING PAPER
 - 3 PLASTER REVEAL, SEE DETAIL [XX/XX]
 - 4 PAINTED FIBER CEMENT TRIM--2x14" FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
 - 5 PAINTED FIBER CEMENT TRIM--12"x4" SOFFIT
 - 6 PAINTED CEMENT FIBER TRIM--6"x2"
 - 7 PAINTED CEMENT FIBER TRIM--2"x12"
 - 8 FACTORY-FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS--SEE DOOR SCHEDULE FOR MORE INFO
 - 9 WINDOW/DOOR OPENING--MANUF.: JELD WEN; SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 2" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
 - 10 FIELD PAINTED STEEL COLUMN--S.S.D. FOR MORE INFO
 - 11 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY; STYLE: ATLANTIS 1440SK-LED; COLOR: SATIN BLACK - www.hinkley.com
 - 12 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY; STYLE: JAMESON 2872BK; COLOR: BLACK WITH BLACKENED BRASS ACCENTS-- www.hinkley.com
 - 13 PIN MOUNTED LED ILLUMINATED ADDRESS SIGNAGE, CLEARLY VISIBLE FROM ADJACENT STREET-- HEIGHT: 8"; STYLE: LUXELLO LED, MODERN NEUTRA HOUSE NUMBERS LED BACKLIT; FINISH: ANODIZED-- www.surrounding.com/products/luxello--PROVIDE PHOTOSENSOR CONNECTED LED BACKLIGHTING @ EACH NUMBER
 - 14 STUCCO LOW WALL
 - 15 OUTDOOR KITCHEN--OWNER TO PROVIDE SPECS
 - 16 HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO

KEYNOTES	-	-

ELEVATION GRID LINE KEY

A	LOWEST BUILDING POINT = +/- 544.64'
B	POINT BELOW HIGHEST BUILDING POINT = +/- 545.64'
C	1ST FLOOR TOP OF STRUCTURE = +/- 546.9'
D	1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 555.9'
E	2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 557.2'
F	DINING/FAMILY ROOM CEILING HEIGHT = +/- 558.4'
G	2ND FLOOR CEILING HEIGHT = +/- 568.4'
H	PROPOSED BUILDING HEIGHT = +/- 569.7'
I	MAX BUILDING HEIGHT ALLOWED = 25'-0" +/- 570.64'

ELEVATION GRID LINE KEY	-	-



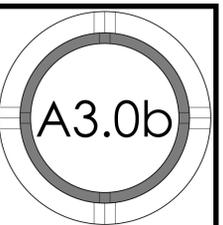
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

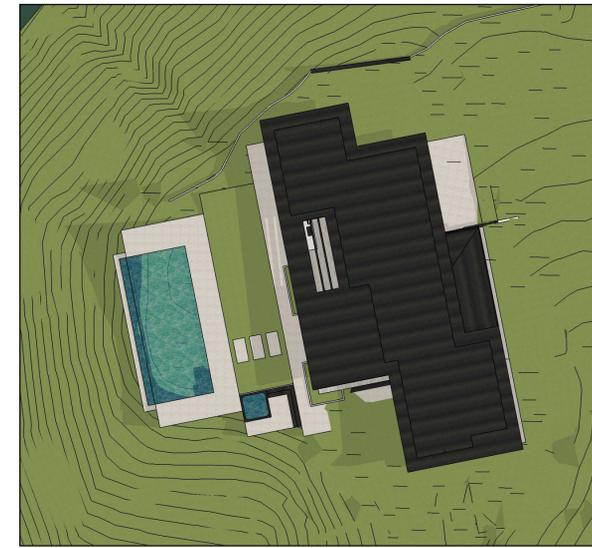
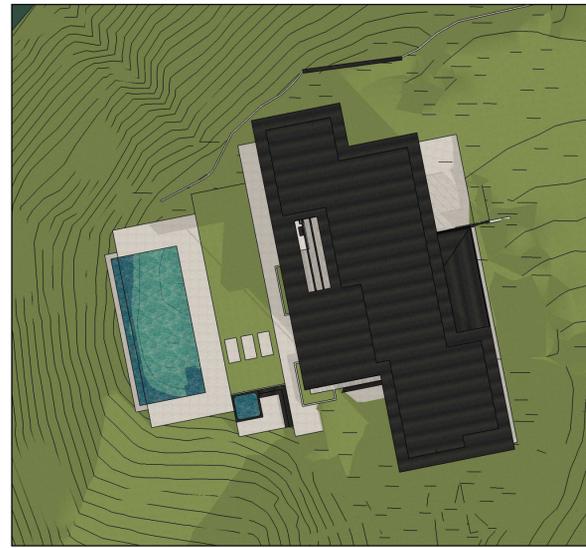
Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandye and Jordan Sweetnam



PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
18-023	09.07.2020	PLANNING PERMIT SUBMITTAL	J.A., I.C., H.L.

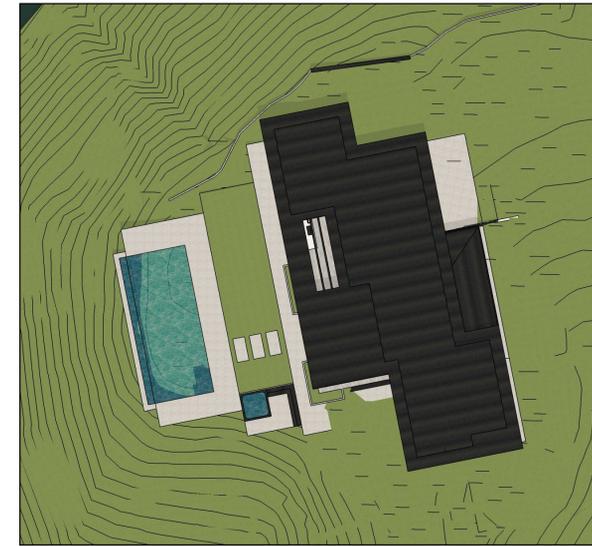
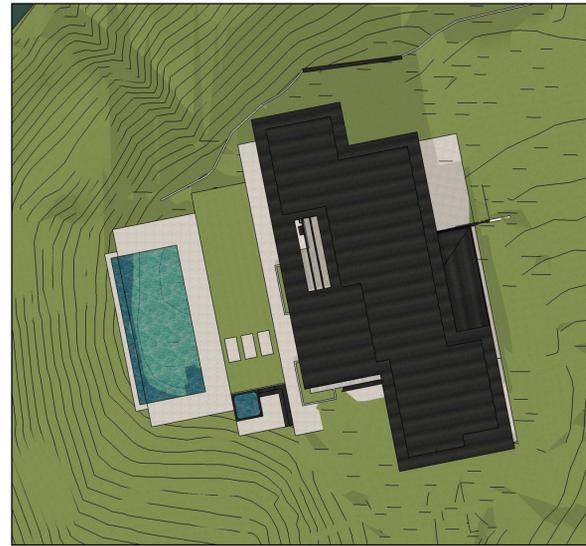
EXTERIOR ELEVATIONS





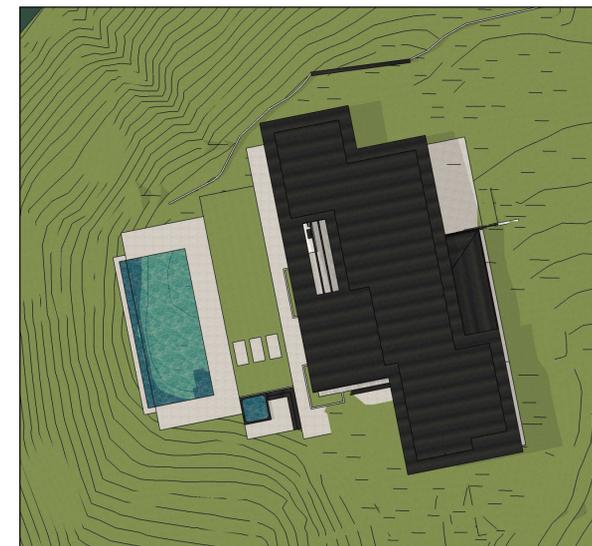
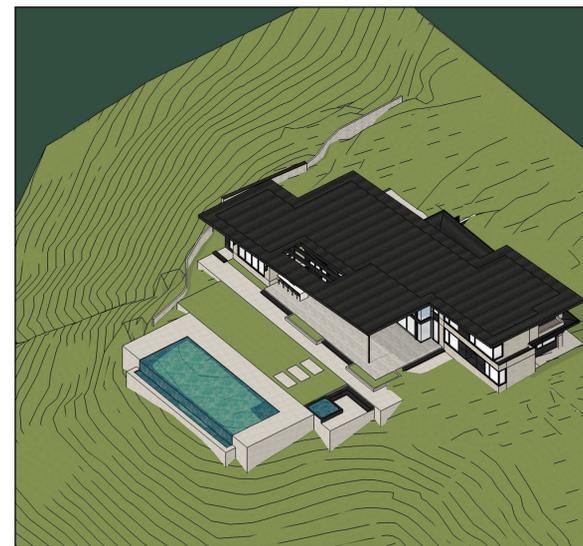
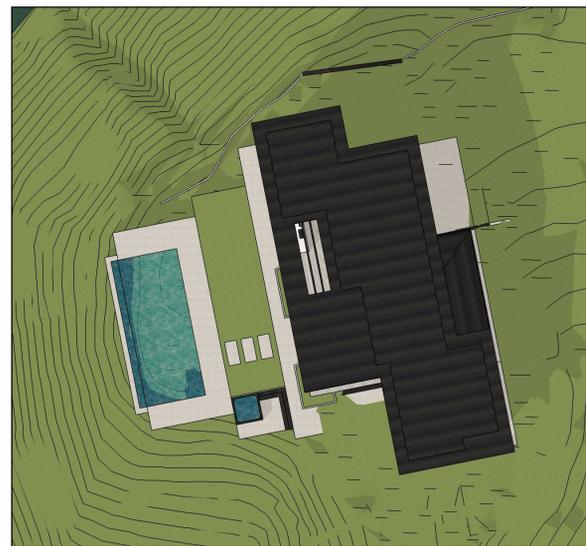
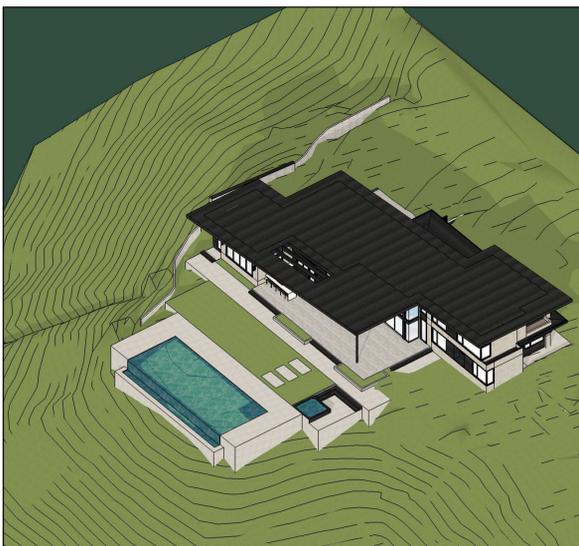
DECEMBER 21ST AT 9 AM - 4

JUNE 21ST AT 9 AM - 1



DECEMBER 21ST AT NOON - 5

JUNE 21ST AT NOON - 2



DECEMBER 21ST AT 3PM - 6

JUNE 21ST AT 3 PM - 3



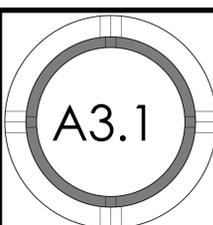
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandye and Jordan Sweetnam



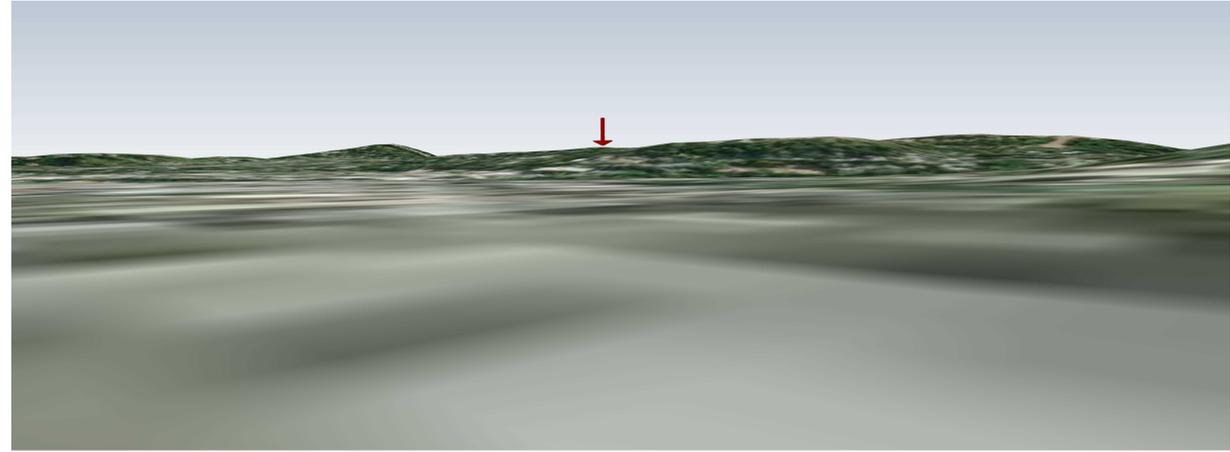
PROJECT NO.	18-023
REVISION	
DATE	09.07.2020
DESCRIPTION	PLANNING PERMIT SUBMITAL
DRAWN BY	J.A., I.C., H.L.

SHADOW STUDY

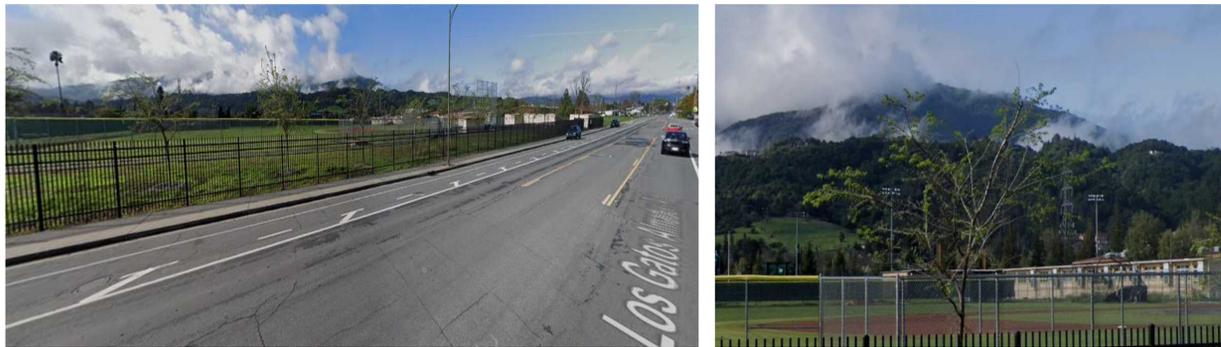




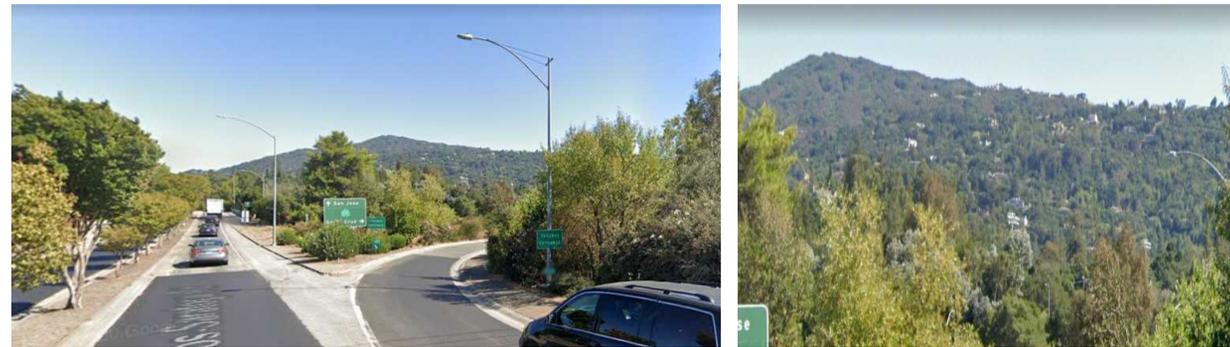
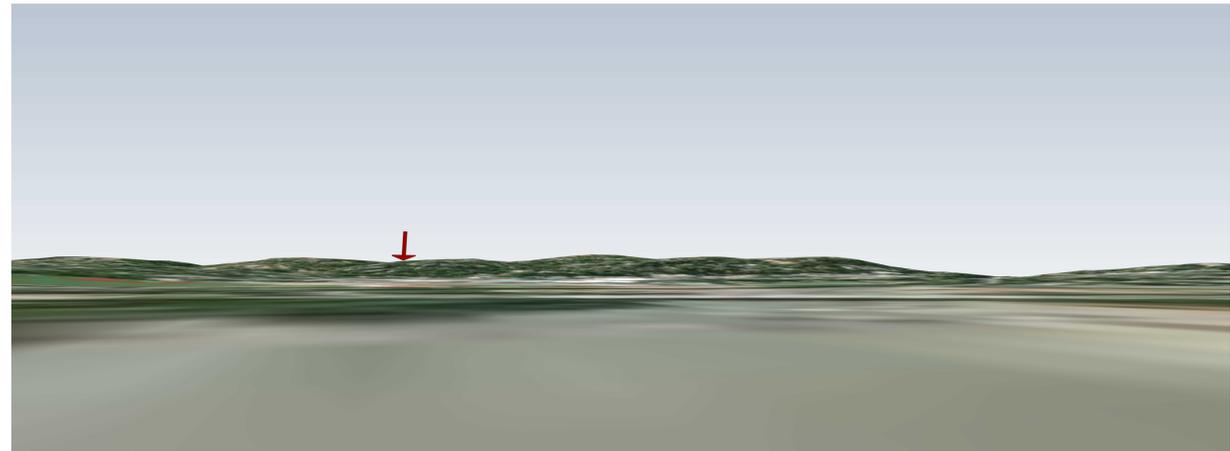
SOUTHWEST CORNER OF THE INTERSECTION OF BLOSSOM HILL ROAD AND LOS GATOS BOULEVARD - 3



NORTHWEST CORNER OF THE INTERSECTION OF W MAIN STREET AND BAYVIEW AVENUE - 1



NORTHWEST CORNER OF THE INTERSECTION SELINDA WAY AND LOS GATOS - ALMADEN ROAD - 4



WEST OF THE INTERSECTION OF THE SOUTHBOUND HIGHWAY 17 ON RAMP AND HIGHWAY 9 - 2



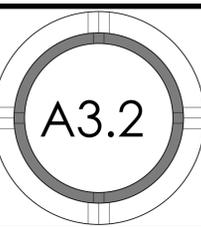
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandy and Jordan Sweetnam



PROJECT NO.	18-023
DATE	09.07.2020
REVISION	
DESCRIPTION	PLANNING PERMIT SUBMITTAL
DRAWN BY	J.A., I.C., H.L.

SIGHT LINE STUDY



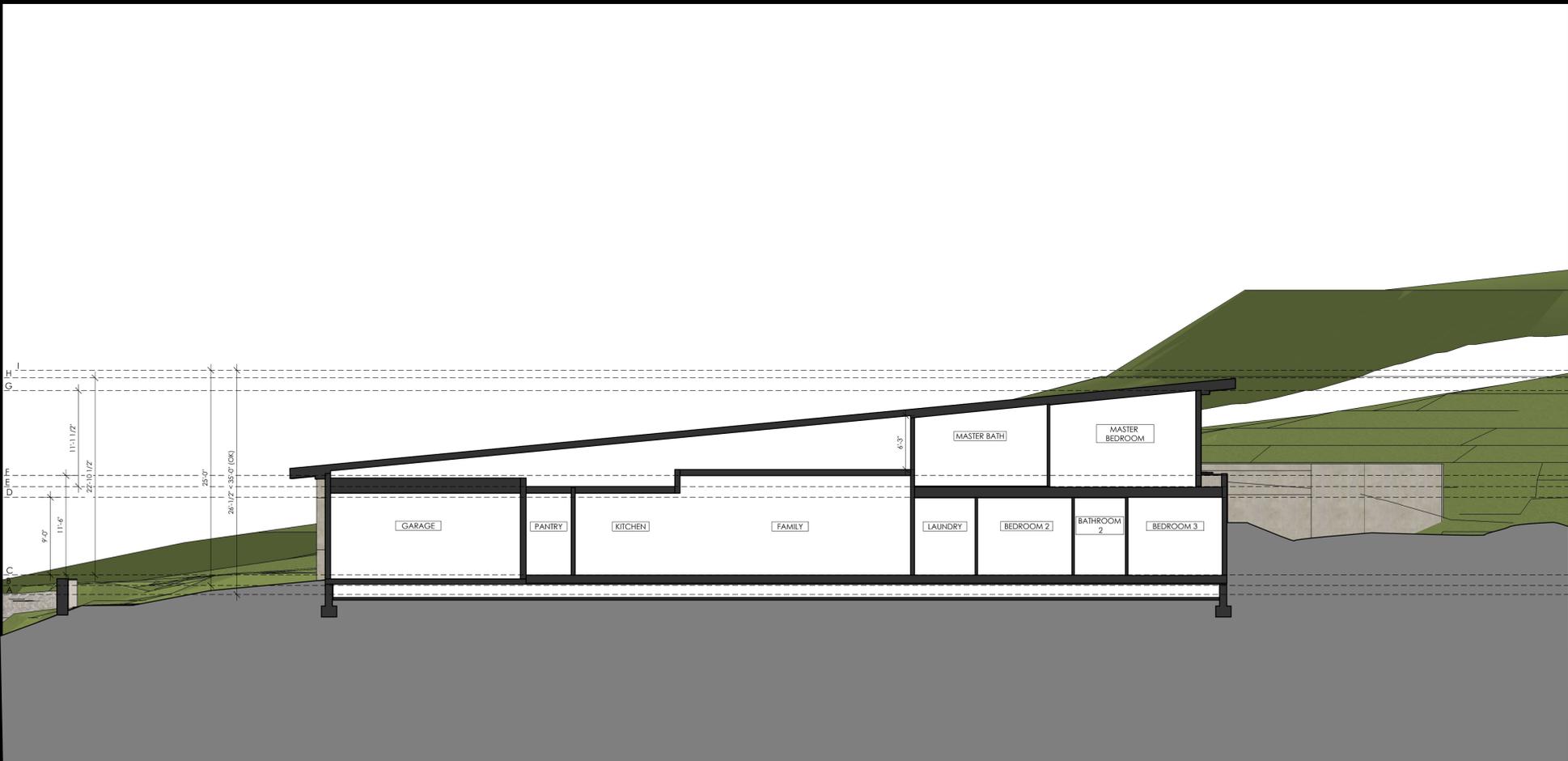


1000 S. Winchester Blvd
 San Jose, CA 95128
 P : (408) 998 - 0983

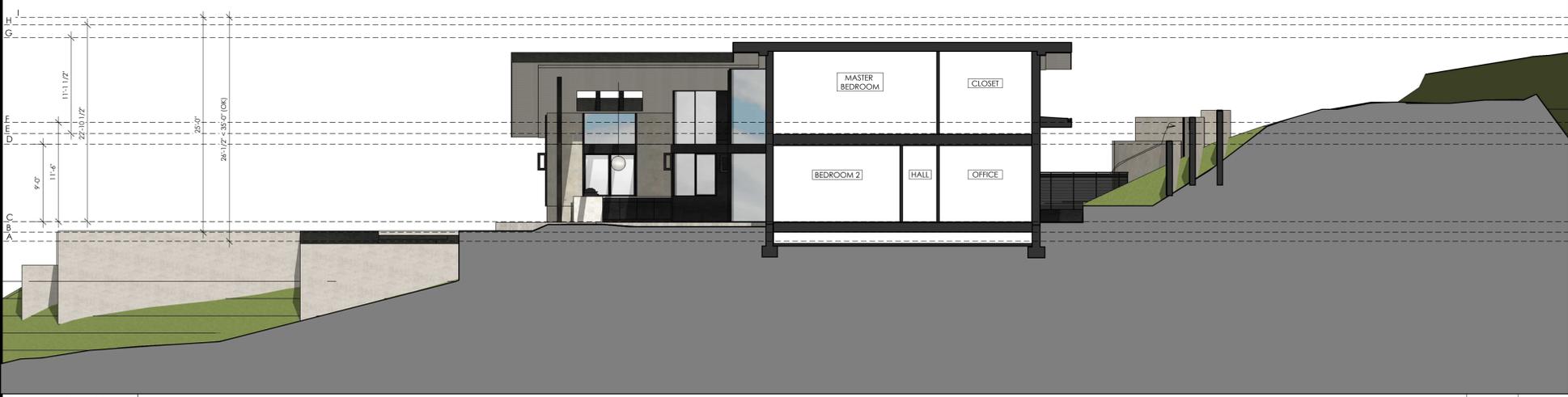
Sweetnam Residence
 NEW SINGLE FAMILY RESIDENCE
 Los Gatos, 221 Highland Terrace
 Brandye and Jordan Sweetnam



PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
18-023	09.07.2020	PLANNING PERMIT SUBMITTAL	J.A., I.G., H.L.
REVISION			



SECTION 1 1/8" 1



SECTION 2 1/8" 2

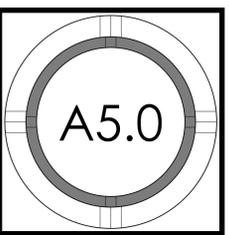
KEYNOTES	-	-

ELEVATION GRID LINE KEY

A	LOWEST BUILDING POINT = +/- 544.64'
B	POINT BELOW HIGHEST BUILDING POINT = +/- 545.64'
C	1ST FLOOR TOP OF STRUCTURE = +/- 546.9'
D	1ST FLOOR CEILING HEIGHT (I.N.O.) = +/- 555.9'
E	2ND FLOOR TOP OF STRUCTURE (I.N.O.) = +/- 557.2'
F	DINING/FAMILY ROOM CEILING HEIGHT = +/- 558.4'
G	2ND FLOOR CEILING HEIGHT = +/- 568.4'
H	PROPOSED BUILDING HEIGHT = +/- 569.7'
I	MAX BUILDING HEIGHT ALLOWED = 25'-0" +/- 570.64'

ELEVATION GRID LINE KEY - -

SECTIONS



Kiely Arborist Services LLC
 Certified Arborist WE#0476A
 P.O. Box 6187
 San Mateo, CA 94403
 650-515-9783

August 28th, 2020

Brandye & Jordan Sweetnam

Site: 221 Highland Terrace, Los Gatos, California

Dear Brandye & Jordan Sweetnam,

Assignment. As requested on 11/14/19, 4/22/20, and 8/14/20, I visited the above site to inspect and comment on the health, structure, and suitability for tree preservation, for the trees on site near the proposed work. A new home, landscape and septic system is proposed for this site, and your concern for the future health and safety of the trees has prompted this visit. Potential impacts from the proposed construction will be discussed in this report. This report is to be copied onto a plan sheet and become part of the final plan set. Site plan A1.0a dated 8/3/20 and civil drawing C-1.1 dated 5/8/20 were reviewed for writing this report.

Method:
 All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29	Very Poor
30 - 49	Poor
50 - 69	Fair
70 - 89	Good
90 - 100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided. I have also included the appraised value of each tree. Appraised values were determined by using the latest edition of "Guide for Plant Appraisal", by the International Society of Arboriculture. Species ratings and group assignment numbers were found using the Western Chapter International Society of Arboriculture "Species Classification & Group Assignment" book, "A Regional Supplement to the CTLA Guide For Plant Appraisal, 9th edition." The trunk formula method was completed for each tree surveyed to come up with an appraised value.

221 Highland Terrace 8/28/20 (2)

Suitability For Tree Preservation:

The tree suitability for tree preservation rating system is included for each tree in order to not only take into consideration the trees conditions, but as well as other characteristics that may be of conflict such as species tolerance to construction impacts. To measure the trees suitability for preservation the following was reviewed: Existing health, structural integrity, longevity, location, size, particular species, tolerance to construction impacts, available space for root growth, and location of proposed excavation. Each tree was given a rating of high, moderate or low when determining suitability for tree preservation. Description of these ratings are shown below.

High. Trees with a high suitability for tree preservation are health trees that appear to be structurally stable. No obvious health issues or major structural defects were observed in these trees. Trees with a high rating should be considered an asset to the property as they are expected to maintain their longevity. These trees should be inspected every 5 years to monitor tree health and structural integrity. **Trees #2, 3, 5-11, 13-18, 21, 28, 29, 32, 33, 42, 45-47, 49-54, 56, 59, 60, 62-64, 66, 68, 69, 72, 74, 75, 77, 78, 80, 81, 83, 85-89, 91-95, 97, 98, 101-103, 105-108, 110-112, 114, 115, 120, 121, 126, 127, 131, 133, 138, 140, 142-145, 147-154, 156, 158-164 fall into this category.**

Moderate. Trees with a moderate suitability for tree preservation may have health or structural issues that can be mitigated. These issues will need to be mitigated frequently (every 1-3 years) as seen fit. These trees may be worth retaining with the proper maintenance applied, but not if the maintenance expense is significant or would require a major design revision. **Trees #1, 4, 22, 23, 25, 27, 30, 38, 39, 43, 48, 55, 70, 71, 73, 82, 90, 99, 100, 109, 116-118, 122, 123, 125, 128, 130, 137, 139, 141, 146, 155, 157, fall into this category.**

Low. Trees with a low suitability for tree preservation have significant structural defects or are in a serious state of declining tree health. These trees should receive pruning or other mitigations to try and improve the tree conditions. Tree removal should take place if excavating near these trees. **Trees #12, 19, 20, 24, 26, 31, 34-37, 40, 41, 44, 58, 61, 65, 67, 76, 79, 84, 96, 104, 113, 119, 124, 129, 132, 134-136, fall into this category.**

Protected trees on site:

All trees which have a four-inch or greater trunk diameter measurement are considered to be protected during planning. Although typically only trees with a diameter measurement of 12 inches are considered to be protected, any time there is planning approval required, trees with a diameter of 4 inches or greater are protected. All of the trees surveyed are therefore protected and will require approval if proposed for removal. Oak trees with a diameter measurement of 24 inches or larger are considered to be "Large Protected Trees".

221 Highland Terrace 8/28/20 (3)

Tree Maintenance:

Trees on the property to be retained that have a moderate or low suitability for preservation are recommended to be pruned to reduce tree or limb failure risk. Pruning is recommended to consist of approved crown reduction pruning methods. Most of the trees in the moderate suitability for preservation were given this rating due to tree leans, decay near the root crown, or other structural defects observed. Other than pruning, some trees should be cabled to reduce risk of a large leader failure such as oak tree #38. Some of the trees near the proposed leach field have been impacted by large tree failures resulting in large wounds, or branches that have failed due to impact. Trees that have been damaged by nearby tree failures should be pruned to promote proper wound wood development where necessary and to help develop a more balanced canopy. Limbs that have been broken due to failing trees should be cleanly cut to promote good wound wood development. Trees in the moderate to low suitability for preservation are recommended to be inspected every 1-3 years for any needed maintenance if retained. All of the remaining large oak trees on the property are recommended to be annually treated with Agri-fos as a prevention measure for sudden oak death in the month of November or December.



Showing failed tree #37 and oak tree #38 recommended to be cabled

221 Highland Terrace 8/28/20 (4)

Trees proposed for removal to facilitate the proposed construction (7 trees total):
 Only 7 trees (#12, 31, 36, 40, 67, 134, and 135) are proposed to be removed to facilitate construction. Most of the trees are in poor condition with the exception of oak tree #67 that is only 3 feet from the sewer line. Trees #12, 36, 40, and 135 are considered "Large Protected Trees" in the town of Los Gatos. Below is a description of each tree. These trees need to be removed for the owner to make the necessary site improvements.



Coast live oak tree #12 is proposed for removal. This tree is a "Large Protected Tree" as all the trunk measurements were added together. The tree was given a poor condition rating of 45 out of 100. The tree has been topped in the past and is codominant at grade with 5 leaders around the same size. Past topping cuts increase the likelihood of a future limb failure. The tree is near the existing pool house. The proposed pool footprint is within the tree's location.

Showing oak tree #12

Small coast live oak tree #31 is in close proximity to the proposed septic system leach lines. The tree is in poor condition due to growing in heavily suppressed conditions causing poor vigor and has a low suitability for preservation. Tree removal is recommended. This tree is not expected to improve regardless of mitigations.

Valley oak tree #36 is a "Large Protected Tree". The tree is in poor condition (45%) as decay was observed at grade. A past leader failure with associated decay was also observed. The tree has a low suitability for preservation. The tree is located at 12 feet from the proposed leach lines for the septic field. Impacts would be high therefore tree removal is recommended.

Coast live oak tree #40 is a "Large Protected Tree". The tree is in poor condition rating. The form of the tree is poor as the tree is codominant at grade with multiple leaders. Decay was observed at grade as well as a history of limb loss throughout the canopy. The tree has been impacted by failed tree #37 as it appears a large portion of the canopy was lost as a part of the nearby tree failure. The tree is 7 feet away from the proposed leach line work. Impacts are expected to be high at this distance. Therefore, tree removal is recommended.

221 Highland Terrace 8/28/20 (5)

Coast live oak tree #67 is in good condition. The tree is located only 3 feet from the proposed sanitary sewer line. Impacts are expected to be high at this distance therefore tree removal is proposed. This tree is the only tree in good condition proposed for removal.

Bay tree #134 is in poor condition. The tree has a history of limb loss and is codominant at grade with multiple leaders. The tree is suppressed and grows at a lean. The proposed septic line work is 13 feet from the tree. The tree has a low suitability for preservation rating. The tree needs to be removed to facilitate the proposed work. High impacts would be expected for this tree.

Valley oak tree #135 is a "Large Protected Tree". The tree was given a poor condition rating due to a history of limb loss observed as well as large cavities from the past limb failures. The tree is only 10 feet away from the proposed septic line work. At this distance high impacts would be expected as the tree has a low suitability for preservation. Tree removal is recommended to facilitate the proposed septic line work.

Trees proposed for removal due to poor condition rating (3 trees total):

Bay trees #96, 129, and 132 are recommended for removal as they are at high risk of failure. Bay tree #96 has failed in the past and continues to grow despite the trunk laying on the ground. A large amount of decay was observed at the base of bay tree #129 making it at high risk for failure. Bay tree #132 has lost a large leader with other high-risk leaders growing from the tree. Decay was also observed at the base of bay tree #132.



Showing actively falling bay tree #132

221 Highland Terrace 8/28/20 (6)



Dead trees (0 trees total):
 Coast live oak trees #19, 35, 37, 41, 44, 61, 79, 84, and 124 are dead and should be removed as soon as possible. Oak tree #37 is a large failed tree. This tree has caused damage to the nearby trees due to impact.

Showing a large dead oak tree on the property

Canopy Size of Removed Tree 1	Replacement Requirement 2,4
10 feet or less	Two 24-inch box trees
More than 10 feet to 25 feet	Three 24-inch box trees
More than 25 feet to 40 feet	Four 24-inch box trees or Two 36-inch box trees
More than 40 feet to 55 feet	Six 24-inch box trees or Three 36-inch box trees
Greater than 55 feet	Ten 24-inch box trees or Five 36-inch box trees

Tree replacement plan:
 The Director shall determine whether to grant a permit or not. The dead trees and bay trees #96, 129, and 132 shall not require replacement trees as the trees have a high risk of large leader failure or tree failure. The remaining trees proposed to be removed shall be replaced using the Canopy Replacement Standards. Below is a list of the trees to be removed followed by the required replacement trees to meet the Tree Canopy Replacement Standard.

Showing canopy replacement standard

#	Species	Canopy	Required replacement trees
12	Coast live oak	8'	Replacement= Two 24" box size trees.
31	Coast live oak	10'	Replacement= Two 24" box size trees
36	Valley oak	45'	Replacement= Six 24" box trees or three 36" box trees
40	Coast live oak	20'	Replacement= Three 24" box size trees

221 Highland Terrace 8/28/20 (7)

67	Coast live oak	35'	Replacement= Four 24" box size trees or two 36" box trees.
134	Bay	30'	Replacement= Four 24" box size trees or two 36" box trees.
135	Valley oak	35'	Replacement= Four 24" box size trees or two 36" box trees.

Potential impacts to the trees from the proposed construction and recommendations:
Plan Reviewed- CL1 dated 5/8/20

Proposed septic line work:

A new sanitary sewer line is proposed on site. The line is to travel down hill to a leach field across the creek. The sewer line is to day light over the creek at 20 feet (estimated) from the creek. In order to reduce impacts for the trees in close proximity to the line, hand excavation under the Project Arborist supervision for the sewer line will be required when working within 10 times the diameter of a tree to be retained on site. Roots encountered while excavating by hand must be retained, with roots being wrapped in layers of burlap and kept moist by spraying down the burlap with water at least once a day. The sewer line must then be tunneled underneath or besides roots where possible to limit the number and size of roots to be cut. If large roots measuring over 2 inches in diameter are to be cut, they must first be shown to the Project Arborist. By hand excavating and saving roots where possible impacts to the retained trees near the line are expected to be minor. Below is a list of trees near the proposed sewer line, with the distance from tree to excavation.

Tree #146- Coast live oak- diameter=16.4" 10 times diameter= 14 feet, condition rating-65 Proposed excavation at 8 feet= 6 times diameter Impacts expected= Minor

Tree #145- Coast live oak- diameter=13.2" 10 times diameter= 11 feet, condition rating-65 Proposed excavation at 10 feet= 9 times diameter Impacts expected= Minor

Tree#125- Valley oak- diameter= 10.1" 10 times diameter=8.4 feet, condition rating-45 Proposed excavation at 8 feet= 9.5 times diameter Impacts expected= Minor

Tree #70- Coast live oak- diameter=8.3" 10 times diameter=7 feet, condition rating-50 Proposed excavation at 4'= 6 times diameter Impacts expected= Minor

Tree #65- Coast live oak- diameter=12.2" 10 times diameter=10.1 feet, condition rating-30 Proposed excavation at 6'= 6 times diameter Impacts expected= Minor

Tree #64- Valley oak- diameter=20.9" 10 times diameter=17.4 feet, condition rating-70 Proposed excavation at 10 feet= 6 times diameter Impacts expected= Minor

221 Highland Terrace 8/28/20 (8)

Retaining wall work-

A new retaining wall is proposed on the north side of the property near trees #2-11 and #149. The proposed retaining wall is to replace the old retaining wall. The majority of the work will be in a location where there is already an existing retaining wall. The wall is placed as far from the trees as possible in areas where there is not currently an existing retaining wall. Roots encountered are expected to be minimal. Impacts are expected to be minor to nonexistent for these trees. The Project Arborist shall be on site to inspect the demolition of the wall and excavation for the new wall. Any roots encountered measuring 2 inches in diameter or larger must be shown to the Project Arborist.

A new retaining wall is needed at the west side of the property for the proposed pool. The retaining wall is located 10 feet from oak tree #13. The oak tree is in good condition. Excavation is located at 6 times the tree's diameter. Impacts at this distance are expected to be minor. Excavation when within 17 feet from this tree must take place by hand with the Project Arborist on site to document. Any roots to be cut must be cut cleanly. Minor irrigation may be needed. This will be decided during the site visit to inspect the excavation. All of the proposed work on site was well thought out to be as far from the trees as possible.

Tree Protection Plan:

Tree Protection Zones and Fence Specifications:
 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 ten-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 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 two-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 eight and one-half-inch by eleven-inch sign stating: "Warning - Tree Protection Zones - This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish.



1000 S Winchester Blvd
 San Jose, CA 95128
 P : (408) 998 - 0983
 F : (408) 404 - 0144

FOR PERMIT REVIEW ONLY -- NOT FOR CONSTRUCTION

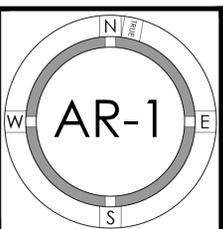
Sweetnam Residence
 NEW SINGLE FAMILY RESIDENCE

Los Gatos, 221 Highland Terrace
 Brandye and Jordan Sweetnam



PROJECT NO.	DATE	DESCRIPTION	REVISION	DRAWN BY
18-023	09.07.2020	PLANNING PERMIT SUBMITTAL		JA,IG,HL

ARBORIST REPORT



221 Highland Terrace 8/28/20 (9)

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.

Tree protection fencing

Tree protection zones should be established and maintained throughout the entire length of the project. Labeled photographs of the installed fencing shall be emailed to the project planner prior to issuance of permits. Tree protection fencing is required to remain in place throughout construction. Any protected tree on-site will require replacement according to its appraised value if it is damaged beyond repair because of construction. The tree protection zone is a restricted activity zone before and after construction where no soil disturbance is permitted unless approved and supervised by the Site Arborist. The owner, contractor, and architect are all responsible for knowing the information included in this report and adhering to the conditions provided. Tree protection fencing shall be placed at the dripline where possible. All trees are to be protected at all phases of the construction with fencing located at the tree driplines (type 1). The majority of the trees on site will be fully protected by fencing placed at the dripline. Large sections of the property can be fenced off where no work is to take place.

221 Highland Terrace 8/28/20 (10)

Fencing notes for when fencing cannot be placed at dripline due to approved work:

Reduced tree protection zones will be needed at different phases of the project. Tree protection fences for the trees near the proposed retaining wall work will need to be placed as close to the proposed work as possible while still allowing the work to safely continue. Trees along the sewer line work and near the leach line work will need to be protected by fencing placed as close as possible to the work. Access areas to the leach field and sewer line work will need to be protected by a landscape buffer where fencing at the tree driplines would eliminate the needed access to the area of proposed work. This will reduce impacts due to compaction.

Landscape Buffer

When reduced tree protection zones are needed for any reason, such as access to the site, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood placed on top will be placed where fencing is reduced. The landscape buffer will help to reduce compaction to the unprotected root zone. Landscape buffers are expected to be needed on this site near the leach field work. If the contractor needs tree protection fencing to be reduced for any reason, they must contact the project arborist so that a proper landscape buffer can be installed and documented.

Root Cutting

Any roots to be cut should be monitored and documented by the Site Arborist. Large roots or large masses of roots to be cut should be inspected by the site arborist. Irrigation where roots have been cut shall be immediately supplied. The site arborist may recommend on going irrigation or fertilizing at the time of inspection. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. All roots encountered measuring 2 inches in diameter or over shall be exposed and remain damage free for the site arborist to view. Mitigation measures will be applied at this time.

Trenching and Excavation

Trenching for irrigation, electrical, drainage, sewer, leach lines, or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below. Irrigation shall be provided for trees during any excavation below the dripline. Irrigation should be located as close as possible to the cut.

Irrigation

All of the trees on site are native or drought tolerant species. No regular irrigation is needed for the retained trees on site. 1 years of unnormal drought the oak trees can be irrigated in the months of May and November to combat extreme drought. Minor irrigation shall be provided to the trees under the Project Arborist direction if roots are to be impacted.

221 Highland Terrace 8/28/20 (11)

Inspections

The site will be inspected after the tree protection measures are installed and before the start of construction. Other inspections will be carried out on an as needed basis. Any time work is to be performed underneath the canopy of a retained tree, the site arborist must be notified 48 hours in advance so that a site visit can be scheduled to inspect and document the proposed work.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,
Kevin R. Kielty
Certified Arborist WE#0476A *Kevin Kielty*

221 Highland Terrace 8/28/20 (12)

Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

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 seek additional advice.

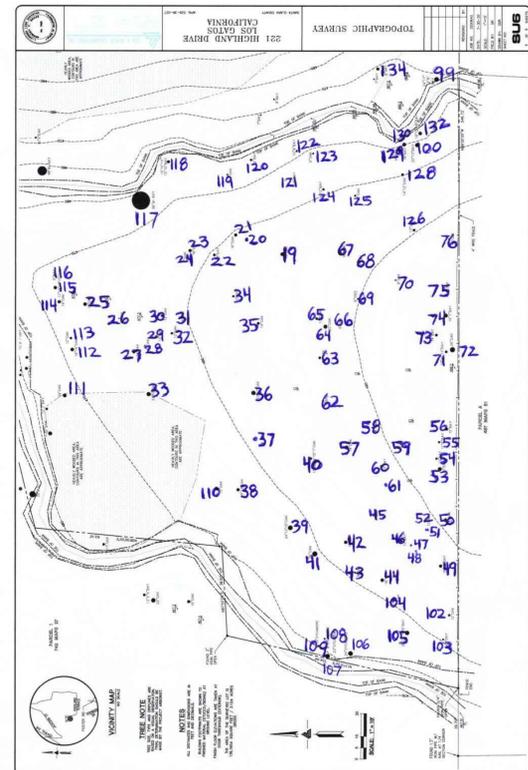
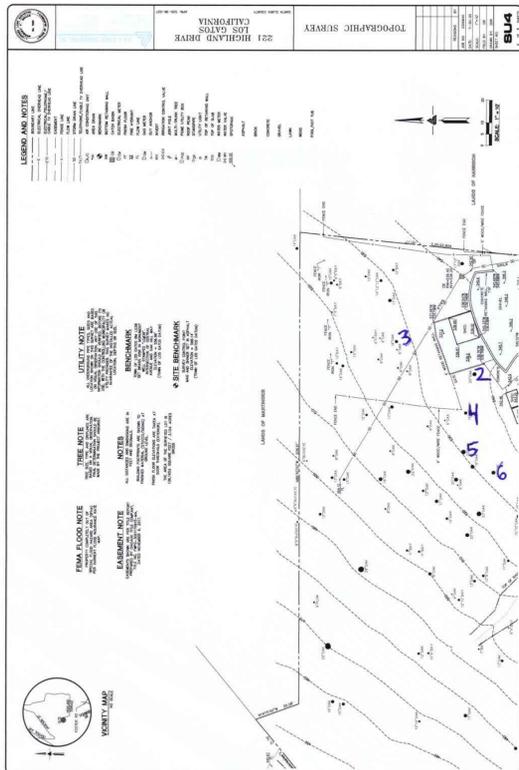
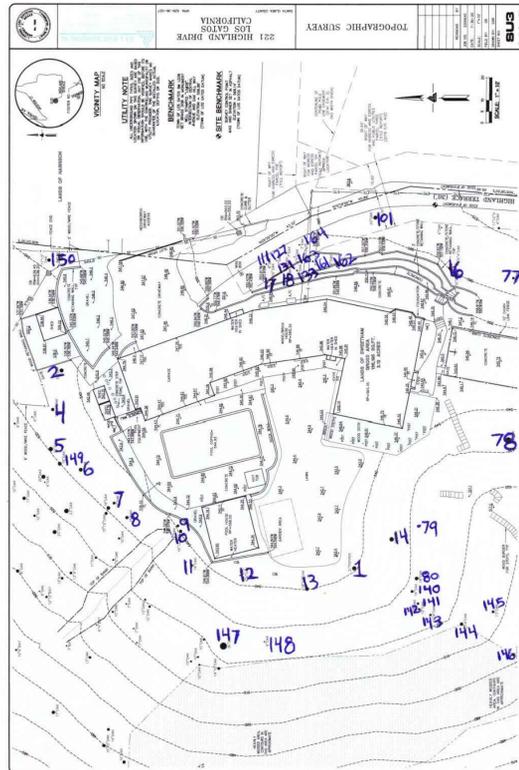
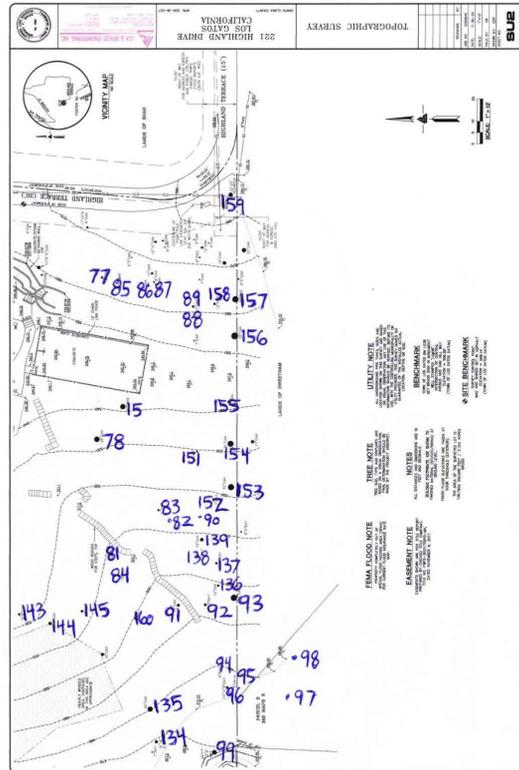
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fall in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a 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, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

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

Arborist: *Kevin Kielty*
Kevin R. Kielty

Date: August 28, 2020



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983
F : (408) 404 - 0144

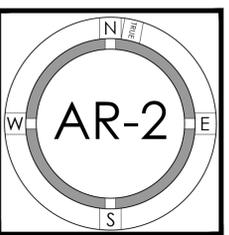
Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandye and Jordan Sweetnam



FOR PERMIT REVIEW ONLY -- NOT FOR CONSTRUCTION

PROJECT NO.	18-023		
REVISION	DATE	DESCRIPTION	DRAWN BY
	09.07.2020	PLANNING PERMIT SUBMITTAL	JA,IG,HL

ARBORIST REPORT



KIELTY ARBORISTS SERVICES, LLC
Tree Survey

Kevin R. Kelly
Certified Arborist
650-515-9783

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht / Spread	Comments	Appraised Values	Suitability For Preservation (Low, Moderate or High)
78	Coast live oak	<i>Quercus agrifolia</i>	23.4	70%	40x45	Good vigor, good form, aesthetically pleasing.	\$7,020	High
79	Almond	<i>Prunus dulcis</i>	8.6	0%	10x10	DEAD. Proposed for removal.	\$0	Low (DEAD TREE)
80	Coast live oak	<i>Quercus agrifolia</i>	16	70%	35x30	Good vigor, good form, slight lean.	\$4,110	High
81	Coast live oak	<i>Quercus agrifolia</i>	6.3	50%	30x12	Fair vigor, fair form, suppressed.	\$460	High
82	Coast live oak	<i>Quercus agrifolia</i>	4.3	40%	20x10	Fair to poor vigor, poor form, suppressed.	\$190	Moderate
83	Coast live oak	<i>Quercus agrifolia</i>	11.1	70%	40x25	Good vigor, fair form, slight lean.	\$1,660	High
84	Coast live oak	<i>Quercus agrifolia</i>	11.2	0%	40x25	DEAD. Proposed for removal.	\$0	Low (DEAD TREE)
85	Coast live oak	<i>Quercus agrifolia</i>	7.6-6	65%	25x15	Fair vigor, fair form, in grove.	\$2,550	High
86	Coast live oak	<i>Quercus agrifolia</i>	11.2	65%	25x15	Fair vigor, fair form, in grove.	\$1,540	High
87	Coast live oak	<i>Quercus agrifolia</i>	11.5	65%	25x15	Fair vigor, fair form, in grove.	\$2,180	High
88	Coast live oak	<i>Quercus agrifolia</i>	10.8	65%	25x15	Fair vigor, fair form, in grove, codominant.	\$2,470	High
89	Coast live oak	<i>Quercus agrifolia</i>	12.3	65%	25x15	Fair vigor, fair form, in grove.	\$2,180	High
90	Coast live oak	<i>Quercus agrifolia</i>	15.6	45%	35x40	Fair vigor, poor form, trunk leans horizontal.	\$3,640	Moderate
91	Valley oak	<i>Quercus lobata</i>	16.2	50%	50x30	Fair vigor, poor form, suppressed, codominant at grade.	\$4,930	High
92	Valley oak	<i>Quercus lobata</i>	13.5-12.2	50%	60x30	Fair vigor, poor form, suppressed, codominant at grade.	\$4,200	High
93	Valley oak	<i>Quercus lobata</i>	27.7	60%	60x45	Fair vigor, fair form, suppressed, large tree, mature.	\$18,000	High
94	Bay	<i>Umbellularia californica</i>	6.2	50%	25x10	Fair vigor, fair form, suppressed.	\$410	High
95	Bay	<i>Umbellularia californica</i>	5.5	50%	25x10	Fair vigor, fair form, suppressed.	\$410	High
96	Bay	<i>Umbellularia californica</i>	30	30%	30x45	Fair vigor, fair form, suppressed, multi tree continues to grow on the.	\$5,700	Low (proposed for removal)
97	Coast live oak	<i>Quercus agrifolia</i>	18.2	50%	30x30	Fair vigor, poor form, topped for line clearance.	\$3,660	High

KIELTY ARBORISTS SERVICES, LLC
Tree Survey

Kevin R. Kelly
Certified Arborist
650-515-9783

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht / Spread	Comments	Appraised Values	Suitability For Preservation (Low, Moderate or High)
1	Popper	<i>Schinus molle</i>	17.8	70%	35x35	Good vigor, good form.	\$2,870	Moderate
2	Blue oak	<i>Quercus douglasii</i>	18.1	70%	40x35	Good vigor, good form, aesthetically pleasing.	\$7,000	High
3	Coast live oak	<i>Quercus agrifolia</i>	17.2	70%	40x30	Good vigor, fair form, suppressed, part of grove.	\$4,630	High
4	Coast live oak	<i>Quercus agrifolia</i>	13.2-15.5	60%	35x30	Fair vigor, poor form, codominant at 1 foot with poor union.	\$6,600	Moderate
5	Coast live oak	<i>Quercus agrifolia</i>	22.3	60%	40x30	Fair vigor, fair form, part of grove, lower dead wood.	\$6,000	High
6	Coast live oak	<i>Quercus agrifolia</i>	18.8	65%	40x30	Good vigor, fair form, grove tree, lower dead wood.	\$5,300	High
7	Coast live oak	<i>Quercus agrifolia</i>	12.7	60%	30x15	Good vigor, fair form, leans into property, part of grove.	\$2,350	High
8	Coast live oak	<i>Quercus agrifolia</i>	14.9	65%	35x20	Good vigor, fair form, part of grove.	\$3,370	High
9	Coast live oak	<i>Quercus agrifolia</i>	30.20	65%	30x20	Good vigor, fair form, suppressed, part of grove.	\$2,100	High
10	Coast live oak	<i>Quercus agrifolia</i>	15.2-13	70%	30x35	Good vigor, good form.	\$5,500	High
11	Coast live oak	<i>Quercus agrifolia</i>	25x25	65%	25x25	Good vigor, fair form, topped in park, multi leader at grade.	\$2,410	High
12	Coast live oak	<i>Quercus agrifolia</i>	8.6-7.4-5	45%	15x15	Proposed for removal.	\$3,640	Low (proposed for removal)
13	Coast live oak	<i>Quercus agrifolia</i>	19.8	60%	30x20	Good vigor, good form, aesthetically pleasing.	\$7,300	High
14	Coast live oak	<i>Quercus agrifolia</i>	24.2	60%	40x35	Good vigor, good form, aesthetically pleasing.	\$10,400	High
15	Jeffrey pine	<i>Pinus jeffreyi</i>	28.3	70%	60x20	Good vigor, fair form.	\$7,100	High
16	Coast live oak	<i>Quercus agrifolia</i>	14.17	65%	35x30	Good vigor, fair form, codominant at grade.	\$6,100	High
17	Coast live oak	<i>Quercus agrifolia</i>	10.2	50%	19x12	Fair vigor, fair form, against stone retaining wall.	\$850	High
18	Coast live oak	<i>Quercus agrifolia</i>	8.5	50%	18x12	Fair vigor, fair form, against stone retaining wall.	\$700	High
19	Coast live oak	<i>Quercus agrifolia</i>	17	0%	40x25	DEAD. Proposed for removal.	\$0	Low (DEAD TREE)

KIELTY ARBORISTS SERVICES, LLC
Tree Survey

Kevin R. Kelly
Certified Arborist
650-515-9783

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht / Spread	Comments	Appraised Values	Suitability For Preservation (Low, Moderate or High)
98	Bay	<i>Umbellularia californica</i>	6.5-10-15-20-12	50%	50x30	Fair vigor, poor form, multi leader at grade, topped on one side for line clearance.	\$18,300	High
99	Bay	<i>Umbellularia californica</i>	20-12	50%	50x30	Fair vigor, poor form, multi leader at grade, topped on one side for line clearance.	\$18,300	High
100	Bay	<i>Umbellularia californica</i>	15-15	45%	45x45	Fair vigor, poor form, leans over creek.	\$16,600	Moderate
101	Coast live oak	<i>Quercus agrifolia</i>	18.8	65%	40x35	Fair vigor, fair form, leans over creek.	\$4,200	High
102	Valley oak	<i>Quercus lobata</i>	12.3	50%	30x25	Fair vigor, poor form, suppressed.	\$2,800	High
103	Bay	<i>Umbellularia californica</i>	8.4	50%	40x12	Fair vigor, poor form, top failed in past.	\$300	Low
104	Valley oak	<i>Quercus lobata</i>	7.1	30%	12x10	Fair vigor, poor form, top failed in past.	\$580	Low
105	Bay	<i>Umbellularia californica</i>	22.1-17-6-6	50%	55x35	Fair vigor, fair form, multi leader at 1 foot.	\$18,700	High
106	Sycamore	<i>Platanus racemosa</i>	24	50%	45x40	Good vigor, poor form, leans over creek.	\$4,070	High
107	Sycamore	<i>Platanus racemosa</i>	23	50%	50x30	Good vigor, poor form, leans over creek.	\$3,130	High
108	Sycamore	<i>Platanus racemosa</i>	9	50%	30x20	Fair vigor, poor form, suppressed, leaning.	\$610	High
109	Sycamore	<i>Platanus racemosa</i>	10	40%	20x30	Fair vigor, poor form, grove horizontally.	\$600	Moderate
110	Valley oak	<i>Quercus lobata</i>	15.1	60%	45x40	Fair vigor, fair form, suppressed.	\$6,200	High
111	Coast live oak	<i>Quercus agrifolia</i>	8	65%	15x10	Fair vigor, fair form, in grove.	\$1,000	High
112	Valley oak	<i>Quercus lobata</i>	18-14	60%	45x35	Fair vigor, fair form, suppressed, history of limb loss, codominant at 2 feet.	\$14,400	High
113	Coast live oak	<i>Quercus agrifolia</i>	12.4	30%	30x15	Poor vigor, poor form, suppressed, in decline.	\$1,000	Low
114	Valley oak	<i>Quercus lobata</i>	16.1	60%	45x30	Fair vigor, fair form, suppressed.	\$5,600	High
115	Coast live oak	<i>Quercus agrifolia</i>	17-12-12	60%	30x40	Fair vigor, poor form, suppressed, multi leader at grade.	\$15,200	High
116	Bay	<i>Umbellularia californica</i>	8	40%	30x15	Fair vigor, poor form, suppressed by oak.	\$550	Moderate

KIELTY ARBORISTS SERVICES, LLC
Tree Survey

Kevin R. Kelly
Certified Arborist
650-515-9783

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht / Spread	Comments	Appraised Values	Suitability For Preservation (Low, Moderate or High)
20	Ceanothus	<i>Ceanothus sp.</i>	4.9	30%	20x10	Poor vigor, poor form, suppressed, large area of dead wood.	\$720	Low
21	Coast live oak	<i>Quercus agrifolia</i>	16.8	70%	45x35	Good vigor, fair form, on edge of slope.	\$4,110	High
22	Bay	<i>Umbellularia californica</i>	12.5	45%	45x25	Fair vigor, poor form, large bend in trunk.	\$1,640	Moderate
23	Coast live oak	<i>Quercus agrifolia</i>	14.7	65%	35x35	Poor vigor, poor form, suppressed, leans.	\$3,370	Moderate
24	Blue oak	<i>Quercus douglasii</i>	6	30%	30x12	Poor vigor, poor form, suppressed, top 1/2 of tree is dead.	\$340	Low
25	Valley oak	<i>Quercus lobata</i>	18.4	50%	45x40	Good vigor, poor form, leans south, history of limb loss.	\$6,200	Moderate
26	Valley oak	<i>Quercus lobata</i>	6.7	30%	20x8	Poor vigor, poor form, suppressed, history of limb loss, no room for tree.	\$560	Low
27	Coast live oak	<i>Quercus agrifolia</i>	12.8	45%	45x35	Fair vigor, poor form, trunk is horizontal at 30 feet.	\$1,760	Moderate
28	Coast live oak	<i>Quercus agrifolia</i>	5.9	30x12	Fair vigor, fair form, suppressed, abundance of dead wood.	\$460	High	
29	Coast live oak	<i>Quercus agrifolia</i>	12.8	50%	40x20	Fair vigor, fair form, suppressed, minor dead wood.	\$1,960	High
30	Coast live oak	<i>Quercus agrifolia</i>	11.6	50%	45x30	Fair vigor, poor form, suppressed, leans.	\$1,670	Moderate
31	Coast live oak	<i>Quercus agrifolia</i>	6.5	45%	40x10	Fair vigor, poor form, suppressed, no room for tree.	\$460	Low (proposed for removal)
32	Bay	<i>Umbellularia californica</i>	11.5	50%	55x20	Fair vigor, fair form, suppressing oaks.	\$1,950	High
33	Valley oak	<i>Quercus lobata</i>	28.5	70%	50x45	Good vigor, fair form, dominant tree.	\$22,500	High
34	Coast live oak	<i>Quercus agrifolia</i>	12.3	30%	25x40	DEAD. Proposed for removal. Abundance of dead wood in contact with tree #19 and #55.	\$1,000	Low
35	Coast live oak	<i>Quercus agrifolia</i>	13.8	0%	35x30	DEAD. Proposed for removal.	\$0	Low (DEAD TREE)
36	Valley oak	<i>Quercus lobata</i>	36	45%	45x45	Good vigor, fair form, suppressed, decay at grade. Proposed for removal.	\$21,700	Moderate
37	Valley oak	<i>Quercus lobata</i>	36	0%	N/A	Large failed tree. Proposed for removal.	\$0	Low (DEAD TREE)
38	Valley oak	<i>Quercus lobata</i>	28	45%	40x80	Good vigor, poor form, unbalanced tree, tree lost protection due to failed tree #37, heavy leans, failed tree H tree, cable and purline rec.	\$13,500	Moderate

KIELTY ARBORISTS SERVICES, LLC
Tree Survey

Kevin R. Kelly
Certified Arborist
650-515-9783

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht / Spread	Comments	Appraised Values	Suitability For Preservation (Low, Moderate or High)
39	Valley oak	<i>Quercus lobata</i>	24.2	50%	40x35	Fair vigor, poor form, codominant at grade, history of limb loss, slight top lean.	\$13,600	Moderate
40	Coast live oak	<i>Quercus agrifolia</i>	8-12-15-18	45%	30x20	Proposed for removal. Implied by failed tree #57.	\$0	Low (proposed for removal)
41	Coast live oak	<i>Quercus agrifolia</i>	25.9	0%	60x35	DEAD. Proposed for removal.	\$0	Low (DEAD TREE)
42	Coast live oak	<i>Quercus agrifolia</i>	16.6	50%	50x30	Fair vigor, poor form, suppressed, leans, minor dead wood.	\$2,930	High
43	Valley oak	<i>Quercus lobata</i>	10	45%	50x25	Fair vigor, poor form, suppressed, fair for oak.	\$1,780	Moderate
44	Coast live oak	<i>Quercus agrifolia</i>	16	0%	60x25	DEAD. Proposed for removal.	\$0	Low (DEAD TREE)
45	Bay	<i>Umbellularia californica</i>	9.6	55%	30x12	Fair vigor, fair form, suppressed.	\$600	High
46	Bay	<i>Umbellularia californica</i>	9.3	50%	50x12	Fair vigor, fair form, suppressed.	\$600	High
47	Bay	<i>Umbellularia californica</i>	5.3	50%	30x10	Fair vigor, fair form, suppressed.	\$300	High
48	Bay	<i>Umbellularia californica</i>	4.4	45%	30x10	Fair vigor, fair form, suppressed.	\$40	Moderate
49	Coast live oak	<i>Umbellularia californica</i>	15.3-13	50%	60x25	Fair vigor, fair form, codominant at 3 feet with fair to poor union.	\$5,200	High
50	Coast live oak	<i>Quercus agrifolia</i>	12.5	50%	45x25	Fair vigor, fair form, suppressed, dead wood in canopy.	\$1,960	High
51	Bay	<i>Umbellularia californica</i>	4.1	45%	20x10	Fair vigor, fair form, suppressed, no room for tree.	\$190	High
52	Bay	<i>Umbellularia californica</i>	9.9	50%	50x15	Fair vigor, fair form, suppressed, slight lean.	\$1,100	High
53	Bay	<i>Umbellularia californica</i>	20.4	55%	60x20	Fair vigor, fair form, suppressed.	\$4,690	High
54	Bay	<i>Umbellularia californica</i>	11.5	50%	50x20	Fair vigor, fair form, suppressed.	\$1,710	High
55	Bay	<i>Umbellularia californica</i>	10.2-7.8	30%	45x20	Fair vigor, poor form, codominant at grade, decay at grade.	\$1,260	Moderate
56	Bay	<i>Umbellularia californica</i>	16.1	55%	60x20	Fair vigor, fair form, suppressed.	\$3,660	High
57	Coast live oak	<i>Quercus agrifolia</i>	12.5	50%	25x25	Fair vigor, poor form, heavy lean, suppressed.	\$1,960	Moderate

KIELTY ARBORISTS SERVICES, LLC
Tree Survey

Kevin R. Kelly
Certified Arborist
650-515-9783

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht / Spread	Comments	Appraised Values	Suitability For Preservation (Low, Moderate or High)
58	Coast live oak	<i>Quercus agrifolia</i>	7.9	30%	20x15	Poor vigor, poor form, impacted by failed tree, top lost.	\$460	Low
59	Coast live oak	<i>Quercus agrifolia</i>	9.2	50%	35x20	Fair vigor, fair form, suppressed.	\$970	High
60	Bay	<i>Umbellularia californica</i>	11.5	50%	55x20	Fair vigor, fair form, suppressed.	\$1,560	High
61	Coast live oak	<i>Quercus agrifolia</i>	8	0%	8.0	DEAD. Proposed for removal.	\$0	Low (DEAD TREE)
62	Bay	<i>Umbellularia californica</i>	9.2	50%	30x20	Fair to poor vigor, fair form, minor dead wood.	\$890	High
63	Coast live oak	<i>Quercus agrifolia</i>	12.1	70%	40x30	Good vigor, fair form, suppressed.	\$2,340	High
64	Valley oak	<i>Quercus lobata</i>	20.9	70%	50x45	Good vigor, good form, heavy laterals.	\$11,800	High
65	Coast live oak	<i>Quercus agrifolia</i>	12.2	30%	30x20	Poor vigor, poor form, suppressed, abundance of dead wood.	\$1,000	Low
66	Coast live oak	<i>Quercus agrifolia</i>	6.2	50%	30x12	Fair vigor, fair form, suppressed.	\$460	High

KIELTY ARBORISTS SERVICES, LLC
Tree Survey

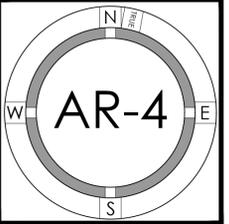
Kevin R. Kielty
Certified Arborist
650-515-9783

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht. Spread	Comments	Appraised Value	Suitability For Preservation (Low, Moderate or High)
157	Coastal pine	<i>Pinus coulteri</i>	32	45%	60/40	Poor vigor, poor form, leans	\$7,000	Moderate
158	Coastal pine	<i>Pinus coulteri</i>	12.5	50%	45/12	Fair vigor, fair form, suppressed	\$1,500	High
159	Redwood	<i>Sequoia sempervirens</i>	22-20	45%	30/15	Fair vigor, poor form, topped for line clearance	\$5,800	High
160	Coastal live oak	<i>Quercus agrifolia</i>	12.1	50%	25/12	Fair vigor, fair form, suppressed	\$1,670	High
161	Coastal live oak	<i>Quercus agrifolia</i>	8.4	65%	15/10	Fair vigor, fair form, in grove	\$1,000	High
162	Coastal live oak	<i>Quercus agrifolia</i>	8.1	65%	15/10	Fair vigor, fair form, in grove	\$1,000	High
163	Coastal live oak	<i>Quercus agrifolia</i>	5-5.5	65%	15/10	Fair vigor, fair form, in grove	\$1,000	High
164	Coastal live oak	<i>Quercus agrifolia</i>	7.6	65%	12/10	Fair vigor, fair form, in grove	\$1,000	High

FOR PERMIT REVIEW ONLY -- NOT FOR CONSTRUCTION

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
18-023	09.07.2020	PLANNING PERMIT SUBMITTAL	JA, IG, HL

ARBORIST REPORT



Sweetnam Residence
NEW SINGLE FAMILY RESIDENCE
Los Gatos, 221 Highland Terrace
Brandye and Jordan Sweetnam



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983
F : (408) 404 - 0144



The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated. Build It Green is not a code enforcement agency.

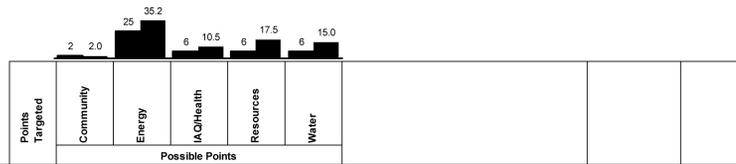
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Single Family v. 8.1

Planning Scoresheet

Points Targeted: 80.2
 Certification Level Targeted: Silver
 Compliance Pathway Targeted: Option 2: All Electric Compliance
 T24 Compliance Targeted: 2 Efficiency EDR Compliance Margin

■ Minimum Points
 ■ Targeted Points



Points Targeted	Community	Energy	IAQ/Health	Resources	Water
Yes	CALGreen Res (REQUIRED)				
Yes	A1. Construction Footprint				
Yes	A2. Job Site Construction Waste Diversion				
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)				
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility				
TBD	A3. Recycled Content Base Material				
TBD	A4. Heat Island Effect Reduction (Non-Roof)				
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out				
TBD	A6. Stormwater Control: Prescriptive Path (section capped at 3 points)				
TBD	A6.1 Permeable Paving Material				
TBD	A6.2 Filtration and/or Bio-Retention Features				
TBD	A6.3 Non-Leaching Roofing Materials				
TBD	A6.4 Smart Stormwater Street Design				
TBD	A7. Stormwater Control: Performance Path				
Yes	B1. Fly Ash and/or Slag in Concrete				
TBD	B2. Radon-Resistant Construction				
Yes	B3. Foundation Drainage System				
Yes	B4. Moisture Controlled Crawlspace				
TBD	B5. Structural Pest Controls				
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections				
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation				
15.30%	Enter the landscape area percentage. Points capped at 6 for less than 15%.				
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)				
TBD	C2. Three Inches of Mulch in Planting Beds				
Yes	C3. Resource Efficient Landscapes				
Yes	C3.1 No Invasive Species Listed by Cal-IPC				
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size				
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species				
Yes	C4. Minimal Turf in Landscape				
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide				
TBD	C4.2 Turf on a Small Percentage of Landscaped Area				
TBD	C5. Trees to Moderate Building Temperature				
Yes	C6. High-Efficiency Irrigation System				
TBD	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil				
TBD	C8. Rainwater Harvesting System				
TBD	C9. Recycled Wastewater Irrigation System				
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation				
TBD	C11. Landscape Meets Water Budget				
TBD	C12. Environmentally Preferable Materials for Site				
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing				
Yes	C13. Reduced Light Pollution				
TBD	C14. Large Stature Tree(s)				
TBD	C15. Third Party Landscape Program Certification				
TBD	C16. Maintenance Contract with Certified Professional				
TBD	D1. Optimal Value Engineering				
TBD	D1.1 Joists, Rafter, and Studs at 24 Inches on Center				
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load				
TBD	D1.3 Advanced Framing Measures				
TBD	D2. Construction Material Efficiencies				
Yes	D3. Engineered Lumber				
Yes	D3.1 Engineered Beams and Headers				
TBD	D3.2 OSB for Subfloor				
TBD	D3.3 OSB for Wall and Roof Sheathing				
TBD	D4. Insulated Headers				
TBD	D5. FSC-Certified Wood				
TBD	D5.1 Dimensional Lumber, Studs, and Timber				
TBD	D5.2 Panel Products				

TBD	D6. Solid Wall Systems					
TBD	D6.1 At Least 90% of Floors					
TBD	D6.2 At Least 90% of Exterior Walls					
TBD	D6.3 At Least 90% of Roofs					
TBD	D7. Energy Heels on Roof Trusses					
24 inches	D8. Overhangs and Gutters					
TBD	D9. Reduced Pollution Entering the Home from the Garage					
Yes	D9.1 Detached Garage					
Yes	D9.2 Mitigation Strategies for Attached Garage					
TBD	D10. Structural Pest and Rot Controls					
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)					
TBD	E1. Environmentally Preferable Decking					
TBD	E2. Flashing Installation Third-Party Verified					
TBD	E3. Rain Screen Wall System					
Yes	E4. Durable and Non-Combustible Cladding Materials					
Yes	E5. Durable Roofing Materials					
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					
TBD	E6. Vegetated Roof					
Yes	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content					
TBD	F1.1 Walls and Floors					
TBD	F1.2 Ceilings					
Yes	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions					
TBD	F2.1 Walls and Floors					
TBD	F2.2 Ceilings					
TBD	F3. Insulation That Does Not Contain Fire Retardants					
TBD	F3.1 Cavity Walls and Floors					
TBD	F3.2 Ceilings					
TBD	F3.3 Interior and Exterior					
Yes	G1. Efficient Distribution of Domestic Hot Water					
TBD	G1.1 Insulated Hot Water Pipes					
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					
TBD	G1.3 Increased Efficiency in Hot Water Distribution					
Yes	G2. Install Water-Efficient Fixtures					
TBD	G2.1 WaterSense Showerheads ≤1.8 gpm with Matching Compensation Valve					
TBD	G2.2 WaterSense Bathroom Faucets ≤1.0 gpm					
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams and ≤1.28gpf OR ≤1.1 gpf					
Yes	G3. Pre-Plumbing for Graywater System					
TBD	G4. Operational Graywater System					
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout					
Yes	H1. Sealed Combustion Units					
Yes	H1.1 Sealed Combustion Furnace					
Yes	H1.2 Sealed Combustion Water Heater					
TBD	H2. High Performing Zoned Hydronic Radiant Heating System					
TBD	H3. Effective Ductwork					
TBD	H3.1 Duct Mastic on Duct Joints and Seams					
TBD	H3.2 Pressure Balance the Ductwork System					
TBD	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified					
TBD	H5. Advanced Practices for Cooling					
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms					
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality					
TBD	H6.1 Meet ASHRAE 62.2-2016 Ventilation Residential Standards					
TBD	H6.2 Advanced Ventilation Standards					
TBD	H6.3 Filtered and Tempered Outdoor Air					
TBD	H7. Effective Range Hood Design and Installation					
TBD	H7.1 Effective Range Hood Ducting and Design					
TBD	H7.2 Automatic Range Hood Control					
TBD	H8. High Efficiency HVAC Filter (MERV 16+)					
TBD	H9. Advanced Refrigerants					
TBD	H10. No Fireplace or Sealed Gas Fireplace					
TBD	H11. Humidity Control Systems					
TBD	H12. Register Design Per ACCA Manual T					
0.0%	I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)					
TBD	I2. Net Zero Energy Home					
TBD	I2.1 Near Zero Energy Home					
TBD	I2.2 Low Carbon Home					
TBD	I3. Energy Storage					



1000 S Winchester Blvd
 San Jose, CA 95128
 P : (408) 998 - 0983
 F : (408) 404 - 0144

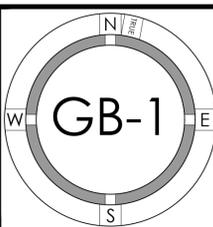
Sweetnam Residence
 NEW SINGLE FAMILY RESIDENCE
 Los Gatos, 221 Highland Terrace
 Brandye and Jordan Sweetnam

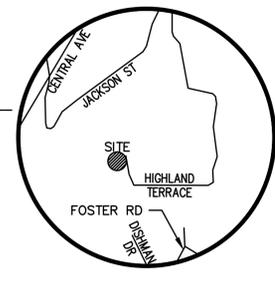
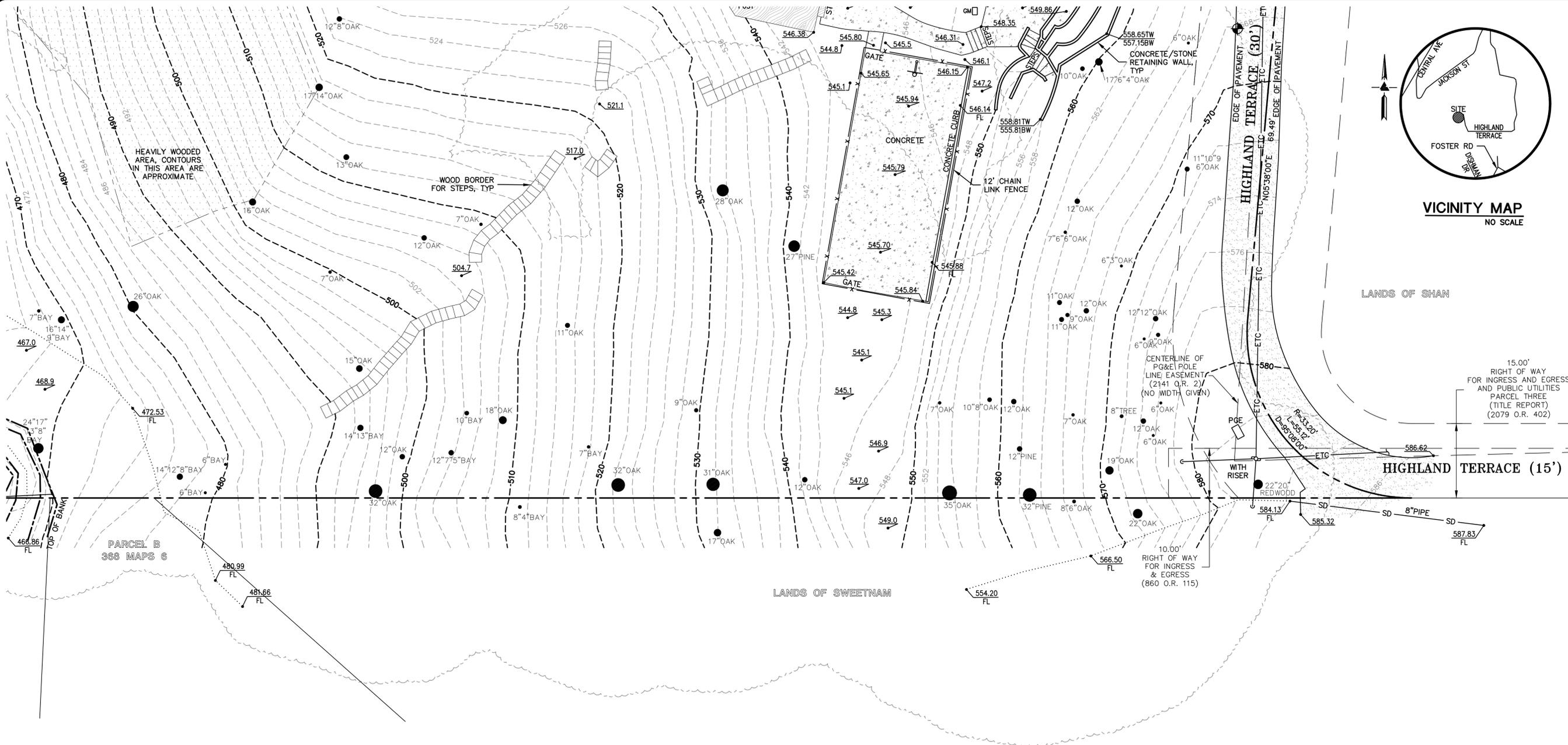


PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
18-023	09.07.2020	PLANNING PERMIT SUBMITTAL	JA,IG,HL

FOR PERMIT REVIEW ONLY -- NOT FOR CONSTRUCTION

GREEN BUILDING





VICINITY MAP
NO SCALE



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 MAIN OFFICE: 1000 CALIFORNIA PKWY WEST
 HAYWARD, CALIFORNIA 94545
 (510) 887-4086
 WWW.LEABRAZE.COM

221 HIGHLAND DRIVE
 LOS GATOS
 CALIFORNIA

TOPOGRAPHIC SURVEY

UPDATED TITLE RPT	MT
9-16-20	
REVISIONS	BY
JOB NO: 2200640	
DATE: 7-30-20	
SCALE: 1"=10'	
FIELD BY: DR	
DRAWN BY: DDR	
SHEET NO:	

SUR
2 OF 6 SHEETS

FEMA FLOOD NOTE
 PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE
 EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE NO. FWPS-2996203744-MA, DATED AUGUST 31, 2020.

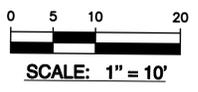
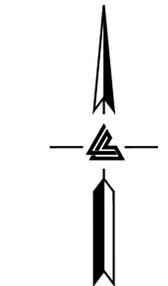
TREE NOTE
 TREE SIZE, TYPE AND DRIP LINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

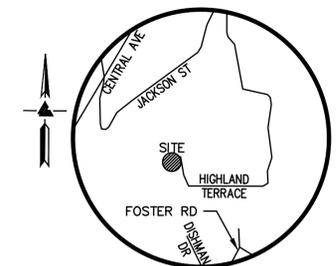
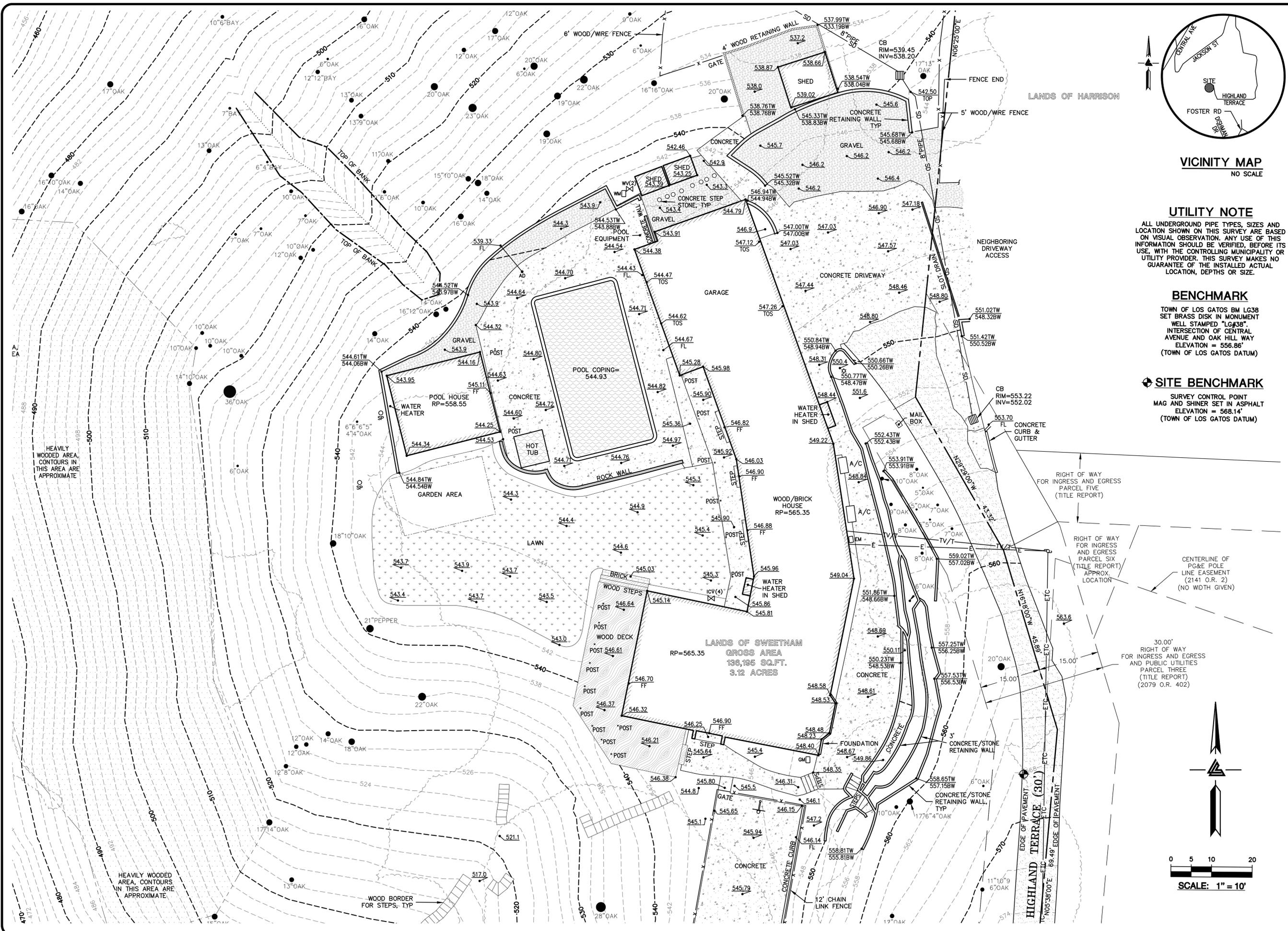
NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
 THE AREA OF THE SURVEYED LOT IS 136,195± SQUARE FEET / 3.12± ACRES GROSS

UTILITY NOTE
 ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK
 TOWN OF LOS GATOS BM LG38 SET BRASS DISK IN MONUMENT WELL STAMPED "LG#38". INTERSECTION OF CENTRAL AVENUE AND OAK HILL WAY ELEVATION = 556.86' (TOWN OF LOS GATOS DATUM)

SITE BENCHMARK
 SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 568.14' (TOWN OF LOS GATOS DATUM)





VICINITY MAP
NO SCALE

UTILITY NOTE
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK
TOWN OF LOS GATOS BM LG38
SET BRASS DISK IN MONUMENT
WELL STAMPED "LG38"
INTERSECTION OF CENTRAL
AVENUE AND OAK HILL WAY
ELEVATION = 556.86'
(TOWN OF LOS GATOS DATUM)

SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 568.14'
(TOWN OF LOS GATOS DATUM)



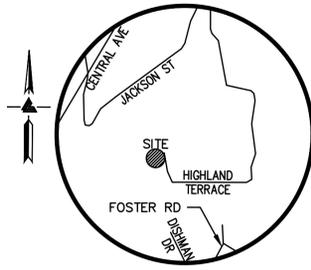
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
SAN FRANCISCO, CALIFORNIA 94102
SAN JOSE, CALIFORNIA 95128
SAN JOSE, CALIFORNIA 95128
(415) 887-4086
WWW.LEABRAZE.COM

**221 HIGHLAND DRIVE
LOS GATOS
CALIFORNIA**

TOPOGRAPHIC SURVEY

UPDATED TITLE RPT	MT
9-16-20	
REVISIONS	BY
JOB NO: 2200640	
DATE: 7-30-20	
SCALE: 1"=10'	
FIELD BY: DR	
DRAWN BY: DDR	
SHEET NO:	

SUB
3 OF 6 SHEETS



VICINITY MAP
NO SCALE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE NO. FWPS-2996203744-MA, DATED AUGUST 31, 2020.

TREE NOTE

TREE SIZE, TYPE AND DRIFLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 136,195± SQUARE FEET / 3.12± ACRES GROSS

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

TOWN OF LOS GATOS BM LG38 SET BRASS DISK IN MONUMENT WELL STAMPED "LG#38". INTERSECTION OF CENTRAL AVENUE AND OAK HILL WAY ELEVATION = 556.86' (TOWN OF LOS GATOS DATUM)

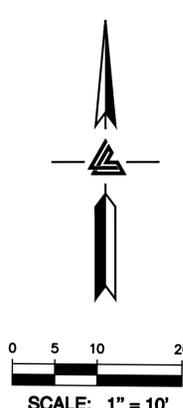
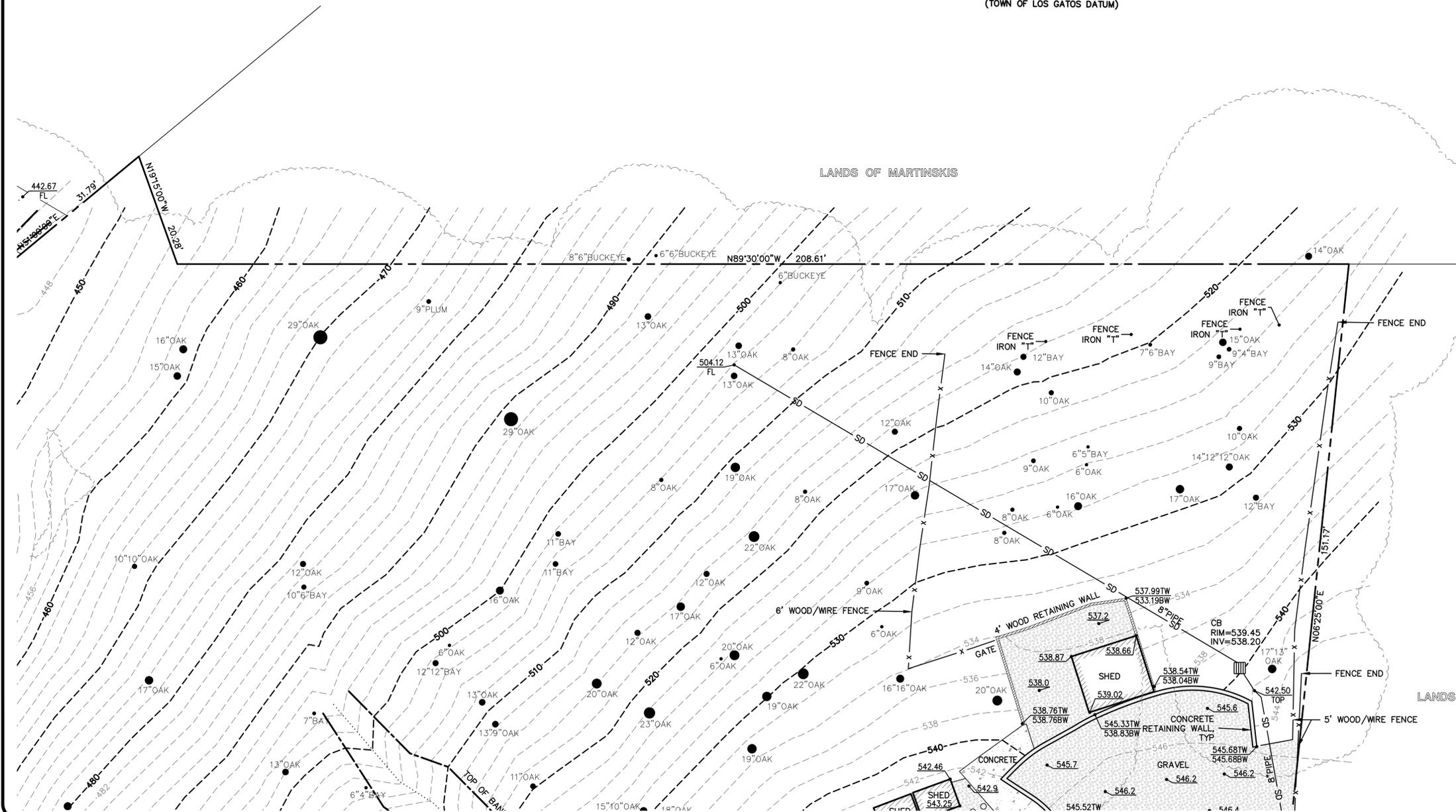
SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 568.14' (TOWN OF LOS GATOS DATUM)

LEGEND AND NOTES

- BOUNDARY LINE
- E- ELECTRICAL OVERHEAD LINE
- ETC- ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- - - EASEMENT
- x- FENCE LINE
- FLOW LINE
- SD- STORM DRAIN LINE
- TV/T- TELEPHONE/CABLE TV OVERHEAD LINE
- A/C AIR CONDITIONING UNIT
- AD AREA DRAIN
- ⊕ BENCHMARK
- BW BOTTOM RETAINING WALL
- ▣ CB CATCH BASIN
- EM ELECTRICAL METER
- FF FINISH FLOOR
- ⊗ FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- ⊖ GUY ANCHOR
- INV INVERT
- ⊗ICV IRRIGATION CONTROL VALVE
- ⊕ JOINT POLE
- M- MULTI-TRUNK TREE
- PGE PG&E UTILITY BOX
- RP ROOF PEAK
- SP STANDPIPE
- ☆ UTILITY LIGHT
- TW TOP OF RETAINING WALL
- TOS TOP OF SLAB
- WM WATER METER
- ⊗WV WATER VALVE
- xxx.xx SPOTGRADE

- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- WOOD
- POOL/HOT TUB

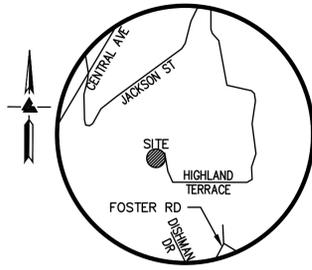


LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 MAIN OFFICE: 10000 COUNTRY PARK WEST, DUBLIN, CALIFORNIA 94568
 HAYWARD OFFICE: 14500 CALIFORNIA, HAYWARD, CALIFORNIA 94545
 SAN JOSE OFFICE: 15101 SANDHILL AVENUE, SAN JOSE, CALIFORNIA 95131
 WWW.LEABRAZE.COM

221 HIGHLAND DRIVE
 LOS GATOS
 CALIFORNIA

TOPOGRAPHIC SURVEY

UPDATED TITLE RPT	MT
9-16-20	
REVISIONS	BY
JOB NO: 2200640	
DATE: 7-30-20	
SCALE: 1"=10'	
FIELD BY: DR	
DRAWN BY: DDR	
SHEET NO:	



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- E ELECTRICAL OVERHEAD LINE
- ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- EASEMENT
- x FENCE LINE
- ... FLOW LINE
- SD STORM DRAIN LINE
- TV/T TELEPHONE/CABLE TV OVERHEAD LINE
- A/C AIR CONDITIONING UNIT
- Ad AREA DRAIN
- ⊕ BENCHMARK
- BW BOTTOM RETAINING WALL
- CB CATCH BASIN
- EM ELECTRICAL METER
- FF FINISH FLOOR
- ⊕ FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- ⊖ GUY ANCHOR
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- ⊕ JOINT POLE
- M- MULTI-TRUNK TREE
- PGE PG&E UTILITY BOX
- RP ROOF PEAK
- SP STANDPIPE
- ☆ UTILITY LIGHT
- TW TOP OF RETAINING WALL
- TOS TOP OF SLAB
- WM WATER METER
- WV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- WOOD
- POOL/HOT TUB

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE NO. FWPS-2996203744-MA, DATED AUGUST 31, 2020.

TREE NOTE

TREE SIZE, TYPE AND DRIFLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 136,195± SQUARE FEET / 3.12± ACRES GROSS

UTILITY NOTE

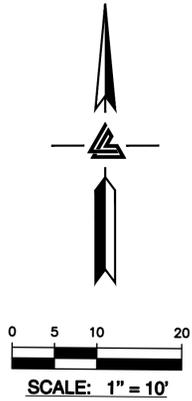
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

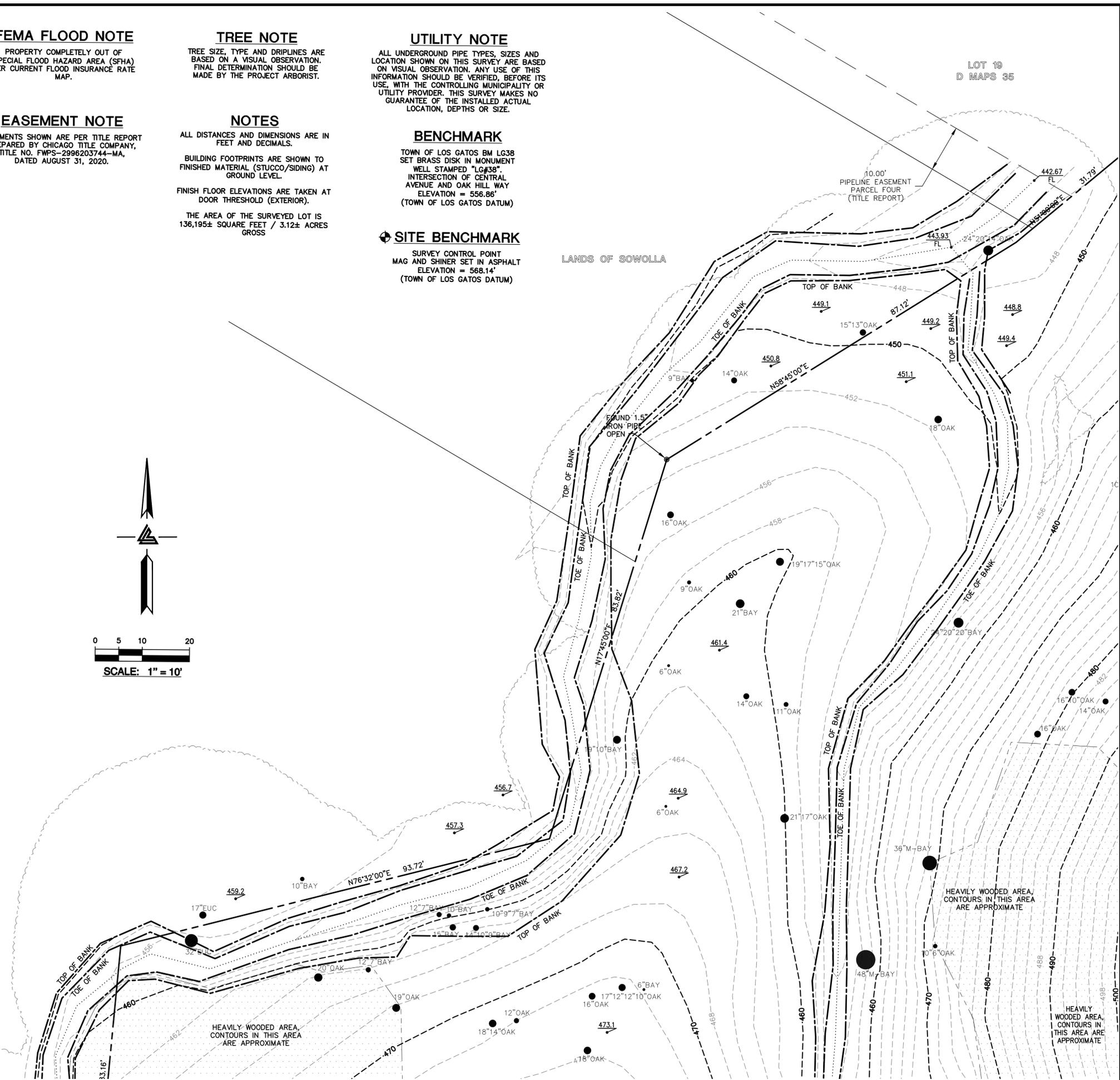
TOWN OF LOS GATOS BM LG38 SET BRASS DISK IN MONUMENT WELL STAMPED "LG#38". INTERSECTION OF CENTRAL AVENUE AND OAK HILL WAY ELEVATION = 556.86' (TOWN OF LOS GATOS DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 568.14' (TOWN OF LOS GATOS DATUM)



PARCEL 1
742 MAPS 27

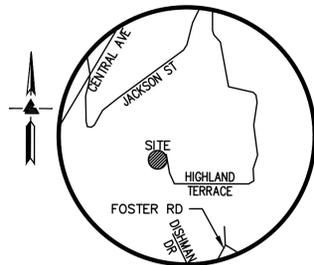


LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 SAN FRANCISCO, CALIFORNIA 94104
 SAN JOSE, CALIFORNIA 95128
 SAN JOSE, CALIFORNIA 95128
 (510) 887-4086
 WWW.LEABRAZE.COM

221 HIGHLAND DRIVE
 LOS GATOS
 CALIFORNIA

TOPOGRAPHIC SURVEY

UPDATED TITLE RPT	MT
9-16-20	
REVISIONS	BY
JOB NO: 2200640	
DATE: 7-30-20	
SCALE: 1"=10'	
FIELD BY: DR	
DRAWN BY: DDR	
SHEET NO:	



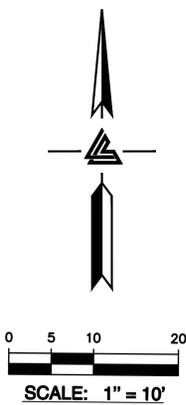
VICINITY MAP
NO SCALE

TREE NOTE

TREE SIZE, TYPE AND DRIP LINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
- THE AREA OF THE SURVEYED LOT IS 136,195± SQUARE FEET / 3.12± ACRES GROSS



FOUND 1.5" IRON PIPE W/ NAIL AT 1/4 SECTION CORNER

FOUND 3/4" IRON PIPE OPEN

FENCE END

4' WIRE FENCE

PARCEL 1
742 MAPS 27

PARCEL A
467 MAPS 51

HEAVILY WOODED AREA, CONTOURS IN THIS AREA ARE APPROXIMATE

HEAVILY WOODED AREA, CONTOURS IN THIS AREA ARE APPROXIMATE

HEAVILY WOODED AREA, CONTOURS IN THIS AREA ARE APPROXIMATE



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 SAN FRANCISCO, CALIFORNIA 94104
 SAN JOSE, CALIFORNIA 95128
 SAN JOSE, CALIFORNIA 95128
 (510) 887-4086
 WWW.LEABRAZE.COM

221 HIGHLAND DRIVE
 LOS GATOS
 CALIFORNIA

APN: 529-36-027

SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

UPDATED TITLE	RPT	MT
9-16-20		
REVISIONS	BY	
JOB NO:	2200640	
DATE:	7-30-20	
SCALE:	1"=10'	
FIELD BY:	DR	
DRAWN BY:	DDR	
SHEET NO:		





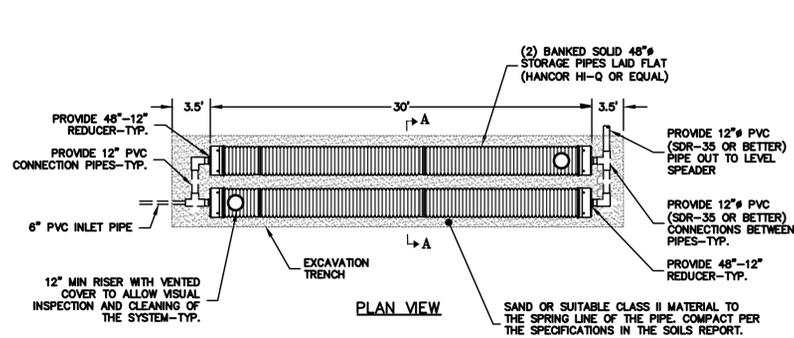
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 3400 UNIVERSITY WAY, WEST
 SACRAMENTO, CALIFORNIA 95835
 (916) 638-8872/4086 (P) (916) 989-8666-1338 (F) (916) 797-7363
 WWW.LEABRAZE.COM

SWEETNAM RESIDENCE
221 HIGHLAND TERRACE
LOS GATOS, CALIFORNIA
 SANMATEO COUNTY
 APRN: 0509-609-000

DETAILS

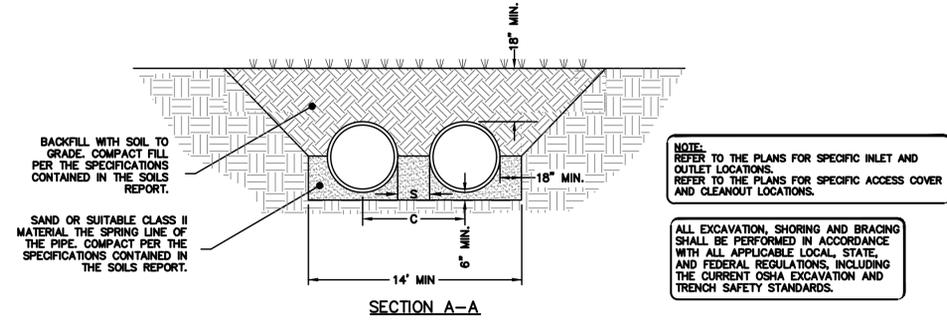
REVISIONS	BY
JOB NO: 2100XXK	
DATE: 08-XX-XX	
SCALE: NTS	
DESIGN BY: KBC/WA	
DRAWN BY: JH	
SHEET NO:	

C-4.1
11 OF 15 SHEETS



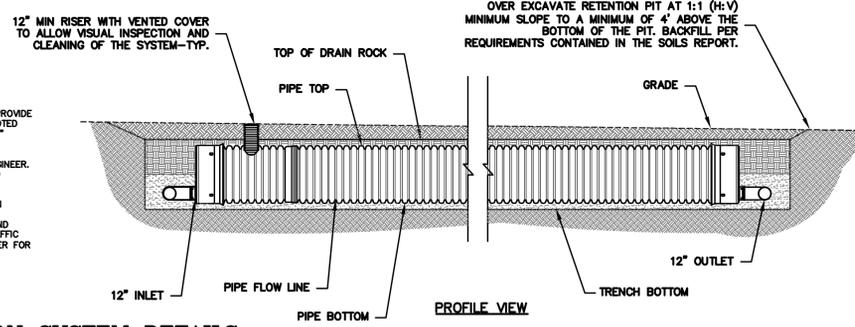
STORAGE PIPE NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"
48" (1200 MM)	54" (1372 MM)	25" (635 MM)	78.5" (1994 MM)	18" (457 MM)

- NOTES:
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
 - FILTER FABRIC:** A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - BEDDING:** SUITABLE MATERIAL SHALL BE CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE APPROVED BY THE SOILS ENGINEER. MATERIAL SHALL BE INSTALLED UNDER THE DIRECTION OF THE SOILS ENGINEER AND COMPACTED PER THE SPECIFICATIONS CONTAINED IN THE SOILS REPORT.
 - MINIMUM COVER:** MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 80" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

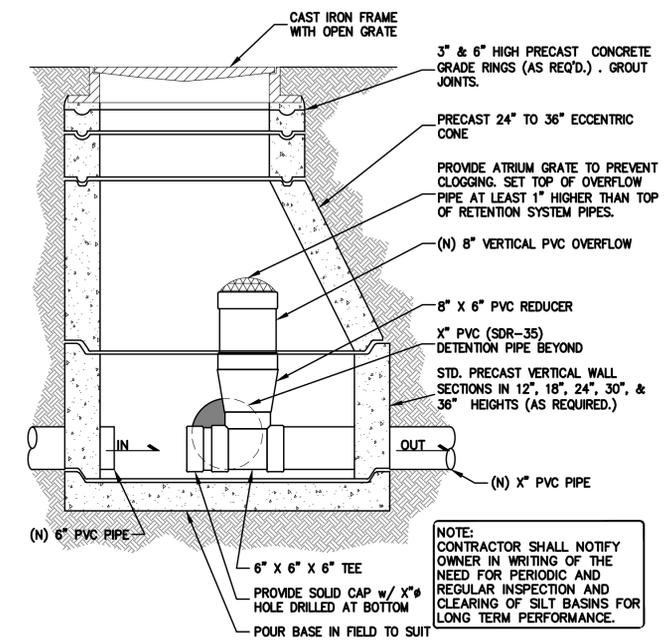


NOTE:
REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS.
REFER TO THE PLANS FOR SPECIFIC ACCESS COVER AND CLEANOUT LOCATIONS.

ALL EXCAVATION, SHORING AND BRACING SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING THE CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.



1
C-4.1 NTS
STORMWATER RETENTION SYSTEM DETAILS

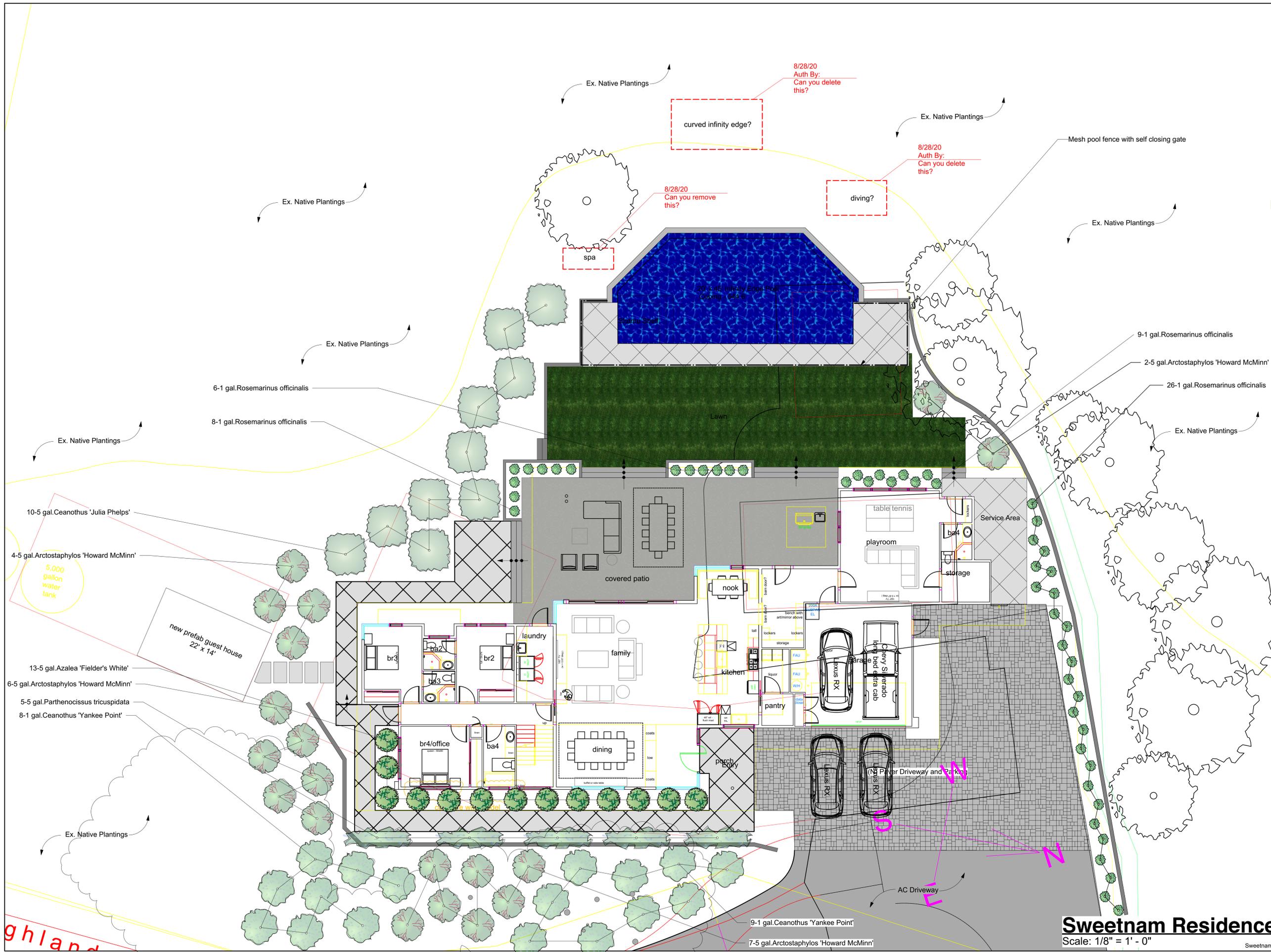


NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

2
C-4.1 NTS
METERED RELEASE OUTLET



www.ecotone-la.com
 mark@ecotone-la.com
 (408) 357-0354



No.	Date	By	Revision Notes

Landscape Concept			

No.	Date	Issue Notes

Design Firm	
Consultant	
Project Title	Sweetnam Landscape
Sheet Title	Landscape Concept

Project Manager	Project ID	Project ID
Drawn By	Scale	1/8" = 1' - 0"
Reviewed By	Sheet No.	1 of 1
Date		5/1/20
CAD File Name		Landscape - Backup-20200416082626.vwx

Sweetnam Residence
 Scale: 1/8" = 1' - 0"