

# ARCHITECTURE AND SITE REVIEW

## SURREY FARMS - LOT 7 (S-24-029)

A RESIDENTIAL DEVELOPMENT



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### PROJECT DATA

Lot 7 (S24-029) - APN 532-16-006, 178 Twin Oaks Drive		
Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture
Zoning	RC	RC
Vacant		
Use	Williamson Act	Single Family Residence
Housing Unit Affordability	N/A	Market
Gross Lot Size	N/A	51367
Average Slope	25.72%	30.13%
Reduction Factor	N/A	47.16%
Net Lot Size	N/A	27136
Lot Frontage	N/A	46.1'
Lot Depth	N/A	257'
Height	N/A	27'-6"
Gross Floor Area		
Countable Attic	N/A	N/A
Second Floor	N/A	3571
First Floor	N/A	2585
Accessory Buildings	N/A	N/A
		6531 (including 375 sf of countable garage)
Total Countable SF	N/A	5500 sf
Garage	N/A	775
Below Grade SF (exempt)	N/A	N/A
ADU	N/A	Exempt
Lot Coverage	N/A	1200 SF
Lot Coverage	N/A	13.0%
Setbacks		
Front	N/A	113.09'
Side (adjacent to lot 8)	N/A	123.19'
Side (adjacent to lands of Liu)	N/A	38.92'
Side (adjacent to lot 6)	N/A	33.07'
Rear	N/A	96.18'
Parking	N/A	2 spaces garage, 2 on-site guest
		2 spaces, 4 on-site guest parking

\*Reduction Factor based on existing average slope

### PROJECT DESCRIPTION

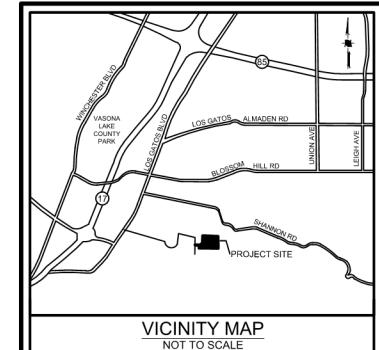
ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 1.18-ACRE PROPOSED LOT 7 (S-24-029) OF SUBDIVISION APPLICATION M-24-013.

### DEVELOPMENT TEAM

GOVERNMENT AGENCIES:	TOWN OF LOS GATOS CONTACT: ERIN WALTERS	PLANNER/CIVIL ENGINEER:	HMH ENGINEERS CONTACT: DEENA MORSILLI 1570 OAKLAND ROAD SAN JOSE, CA 95131 (669)221-7817
OWNER:	LARRY DODGE CONTACT: JIM FOLEY 223 W MAIN STREET LOS GATOS, CA 95030 (408) 813-7490	ARCHITECT:	PLATFORM ARCHITECTURE & PLANNING CONTACT: CHRIS HALL 1804 5TH STREET BERKELEY, CA 94710 (415)658-1723
		LANDSCAPE ARCHITECT:	HMH LANDSCAPE ARCHITECTURE CONTACT: SHAWN TAYLOR 1570 OAKLAND ROAD SAN JOSE, CA 95131 (408)487-2200
			1.0

9/15/2025	PER CITY COMMENTS
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NO DATE	DESCRIPTION
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CAD DWG FILE:	418510TS.LOT7.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
(C) HMH	





VICINITY MAP  
NOT TO SCALE

#### LEGEND

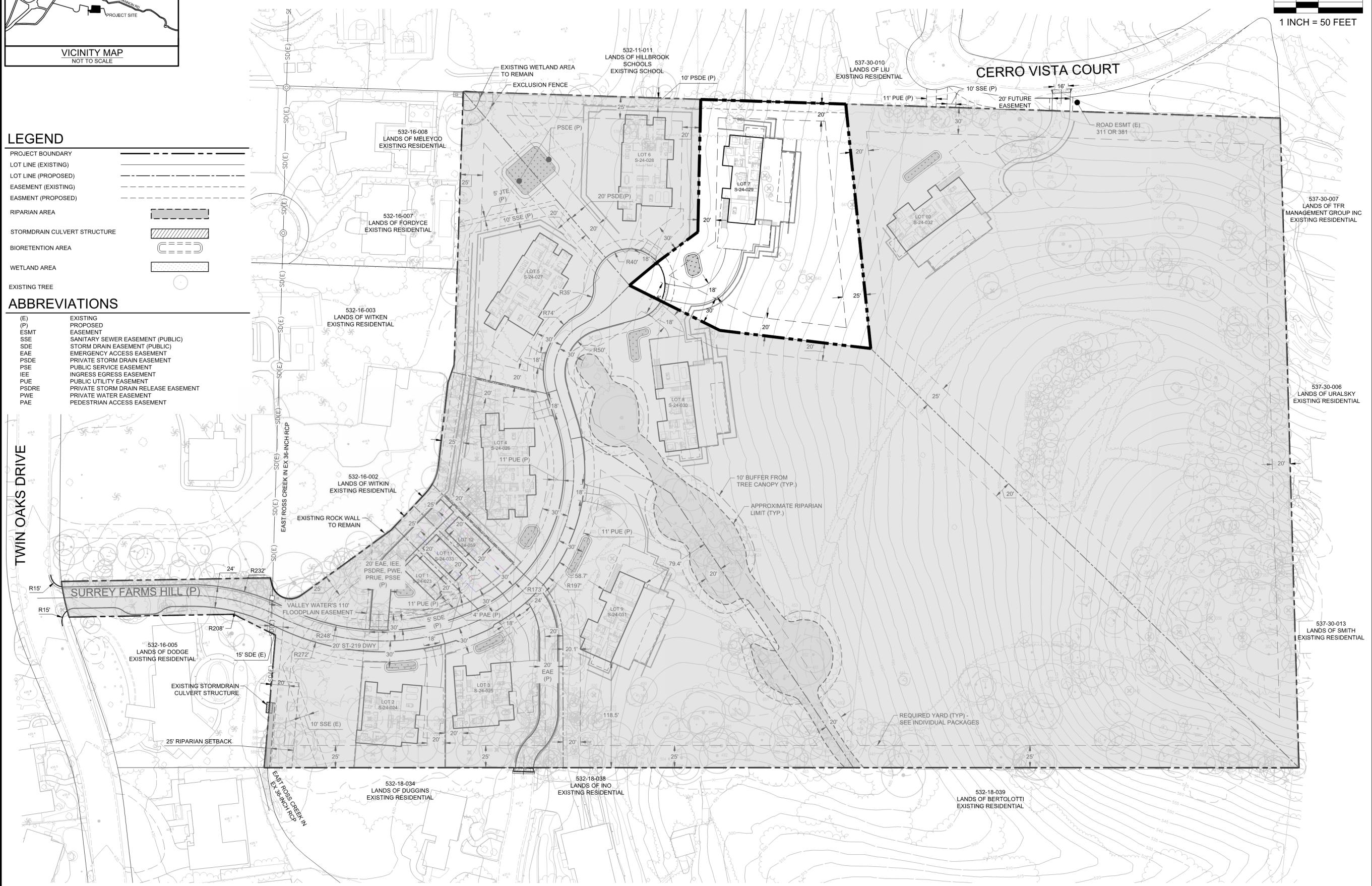
- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASEMENT (PROPOSED)
- RIPARIAN AREA
- STORMDRAIN CULVERT STRUCTURE
- BIORETENTION AREA
- WETLAND AREA
- EXISTING TREE

#### ABBREVIATIONS

- (E) EXISTING
- (P) PROPOSED
- ESMT EASEMENT
- SSE SANITARY SEWER EASEMENT (PUBLIC)
- SDE STORM DRAIN EASEMENT (PUBLIC)
- EAE EMERGENCY ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- IEE INGRESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PSDRE PRIVATE STORM DRAIN RELEASE EASEMENT
- PWE PRIVATE WATER EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT

#### TWIN OAKS DRIVE

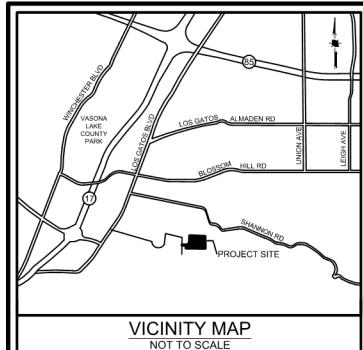
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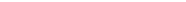
## SURREY FARM ESTATES LOT 7 (S-24-029) 178 TWIN OAKS DRIVE ARCHITECTURE & SITE REVIEW

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(C) HMM	

#### OVERALL SITE PLAN



## LEGEND

PROJECT BOUNDARY	
LOT LINE (EXISTING)	
LOT LINE (PROPOSED)	
EASEMENT (EXISTING)	
EASEMENT (PROPOSED)	
YARD (REQUIRED)	

RIPARIAN AREA

The legend consists of four entries, each with a colored square and a label: 'BIORETENTION AREA' (blue), 'WETLAND AREA' (light green), 'AREA OVER 30% SLOPE' (red), and 'LANDSLIDE HAZARD AREA' (yellow).

## ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT

## NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN. ....

1 INCH = 20 FEET

LOT AREA	51367 SF / 1.18 ACRES
EXISTING CONTOUR LENGTHS	13188.86'
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	25.72%
PROPOSED CONTOUR LENGTHS	15447.76
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	30.13%

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
179	Quercus agrifolia	Coast Live Oak	12.0	16	X		5	HIGH	SAVE	
180	Quercus agrifolia	Coast Live Oak	6.0	13	X		5	HIGH	REMOVE	
181	Olea europaea	Olive	13.0	22	X		4	HIGH	REMOVE	
637	Prunus domestica	Plum	4.0	8	X		1	LOW	SAVE	Severe Decline
638	Olea europaea	Olive	5.0	15	X		5	HIGH	REMOVE	
639	Prunus domestica	Plum	4.0	6	X		1	LOW	SAVE	Canker
640	Prunus domestica	Plum	3.0	5	EXEMPT		1	LOW	REMOVE	Dead
641	Prunus domestica	Plum	3.0	5	EXEMPT		1	LOW	REMOVE	Dead
642	Prunus domestica	Plum	3.0	8	EXEMPT		2	LOW	REMOVE	Drought Stress
643	Prunus domestica	Plum	4.0	7	X		2	LOW	REMOVE	Canker

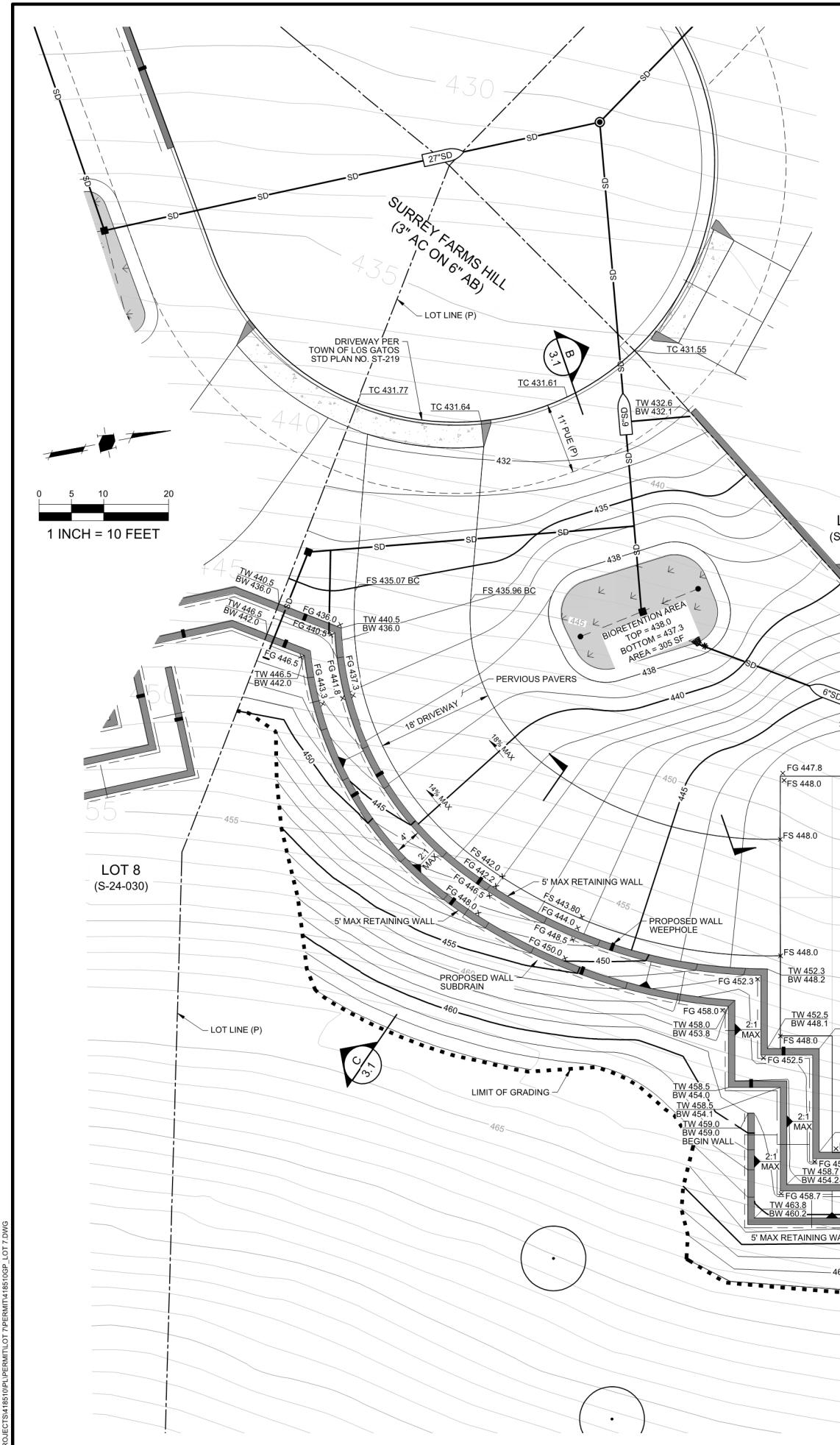


**SURREY FARM ESTATES**  
**LOT 7 (S-24-029)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

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SCALE:	AS SHOWN
HMH	

## SITE PLAN

22



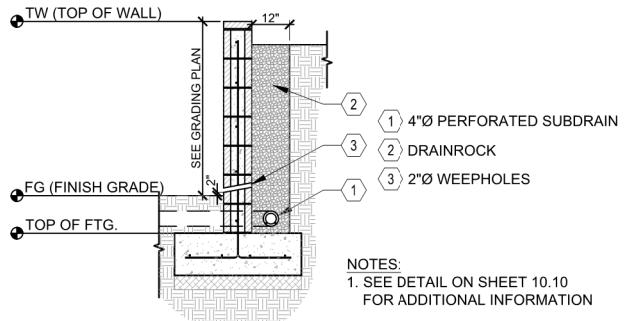
## LEGEND

PROJECT BOUNDARY	
LOT LINE	
PROPERTY LINE (EXISTING)	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET	
STORM DRAIN PIPE (EXISTING)	
FENCE	
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	
DRAINAGE ARROW	
OVERLAND RELEASE	
CONTOUR	
CONTOUR (EXISTING)	

## ABBREVIATIONS

SITE ELEMENT	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	1089	0	14.1	0	4	3	0	1088
HOUSE FOOTPRINT	125	0	9.7	0	8	3	0	125
PORCH/PATIO	298	13	2.0	0	4	3	0	285
GARAGE	125	0	8.1	0	4	3	0	125
MISC HARDSCAPE	0	0	15.0	0	4	3	0	0
LANDSCAPE	1479	35	8.4	0	-	-	0	1444
SWIMMING POOL	412	0	13.4	0.0			0	412
<b>TOTAL</b>	<b>3528</b>	<b>48</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>3479</b>

NOTE: AREA OF DISTURBANCE = 23,700 SF

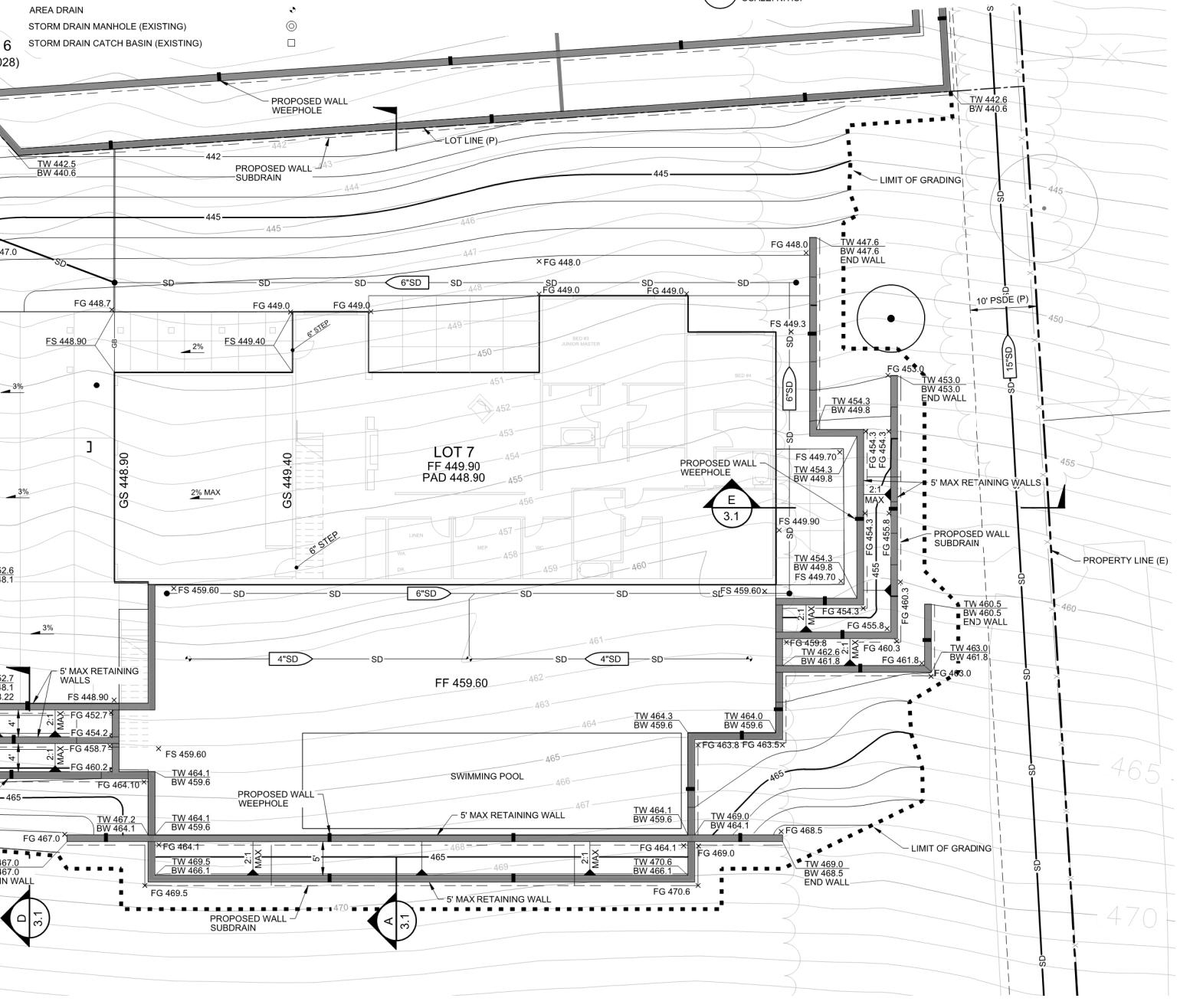


NOTES:  
1. SEE DETAIL ON SHEET 10.10  
FOR ADDITIONAL INFORMATION

# TYPICAL SCALE: 1' - 0" CMU RETAINING WALL DRAINAGE

SCALE: N.T.

Figure 1. A schematic diagram of the experimental setup. The top part shows the optical path from the laser source (L) through lenses (L1, L2, L3) and beam splitter (BS) to the sample (S). The bottom part shows the optical path from the sample (S) through lenses (L4, L5, L6) and beam splitter (BS) to the detector (D). The sample is a rectangular block of material with a central vertical slit. The detector is a photomultiplier tube (PMT) positioned at the end of the optical path.



# SURREY FARM ES|AES

778 TWIN OAKS DRIVE  
EATON, OHIO 45320

ARCHITECTURE & SITE REVIEW

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HMH	

## **PRELIMINARY GRADING AND DRAINAGE PLAN**

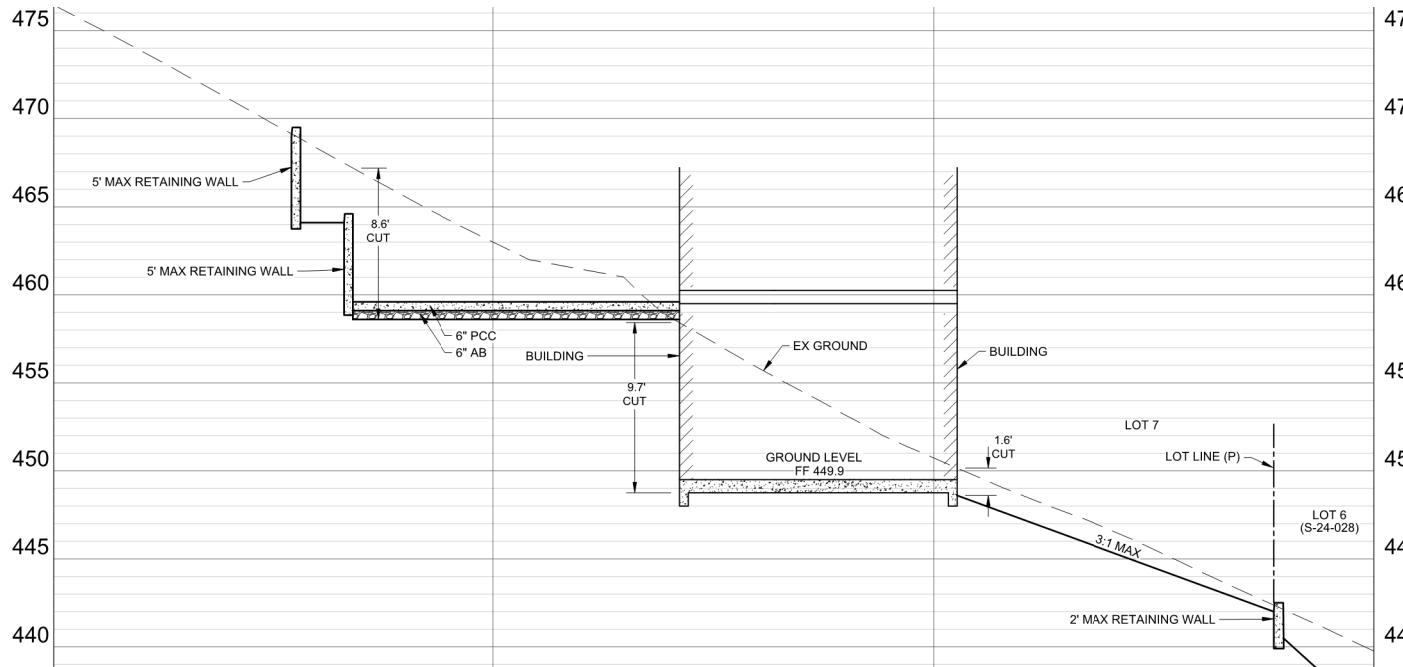
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**SURREY FARM ESTATES**  
**LOT 7 (S-24-029)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

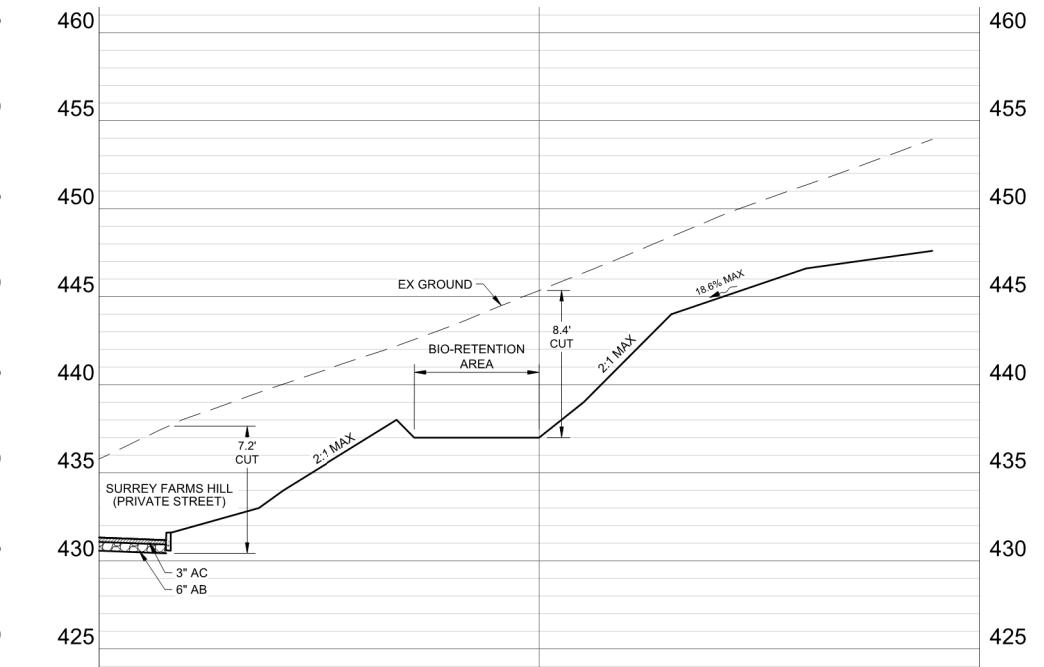
LOT 7 (S-24-029)

178 | TWIN OAKS DRIVE  
ARCHITECTURE & SITE REVIEW

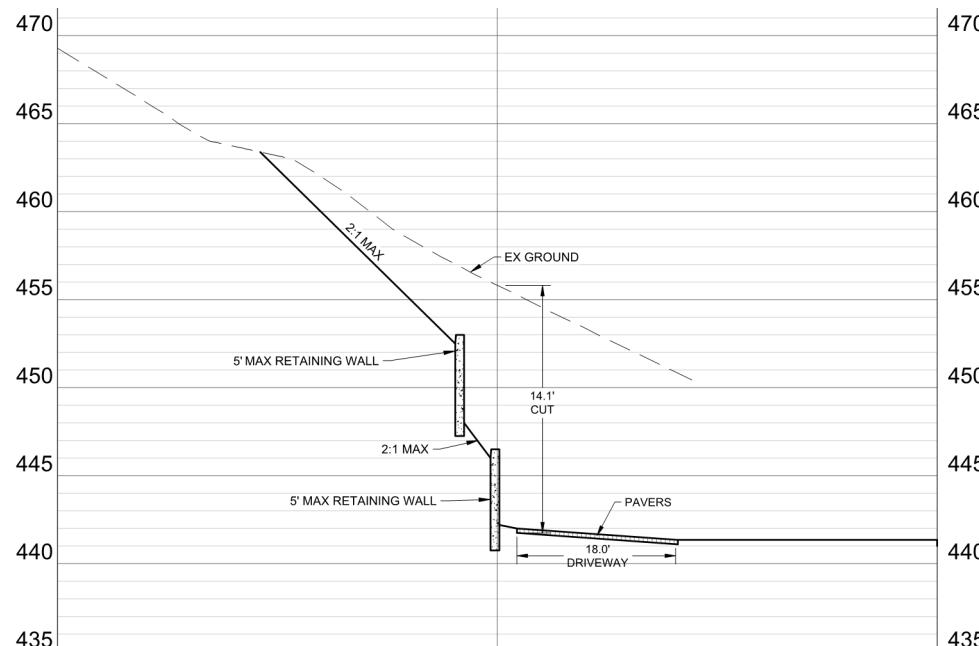
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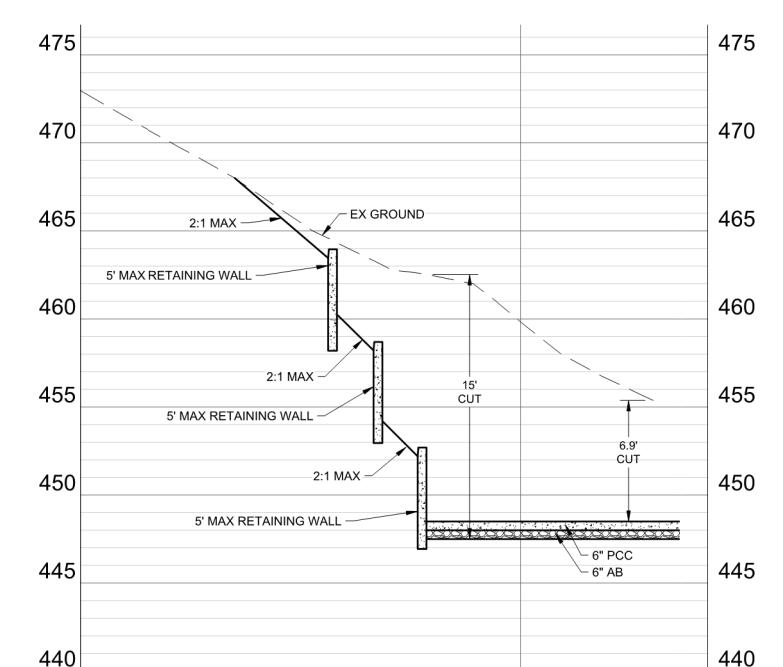
**A SECTION**  
SCALE: 1" = 10' H, 1" = 5' V



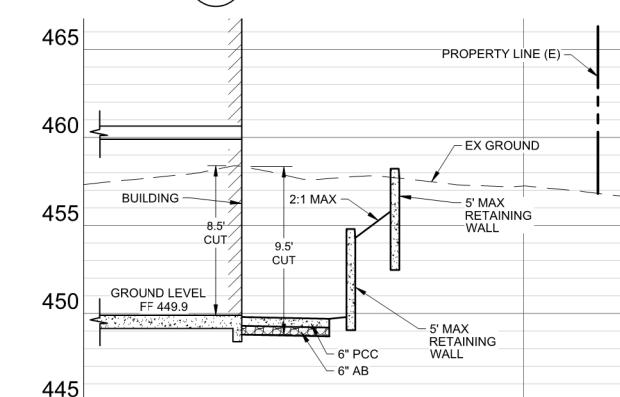
**B** SECTION  
SCALE: 1" = 10' H , 1" = 5' V



**C SECTION**  
SCALE: 1" = 10' H, 1" = 5' V



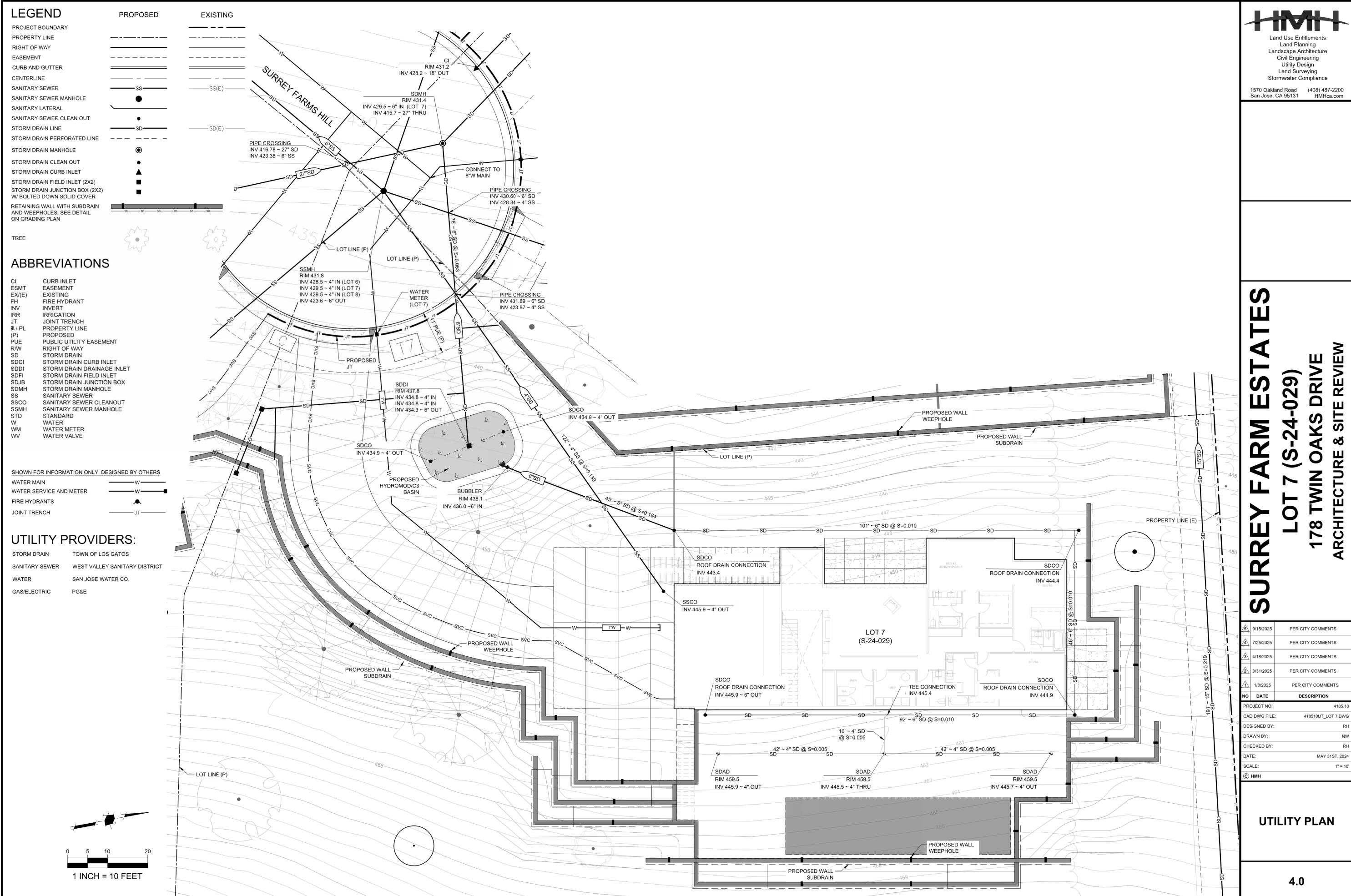
**D SECTION**



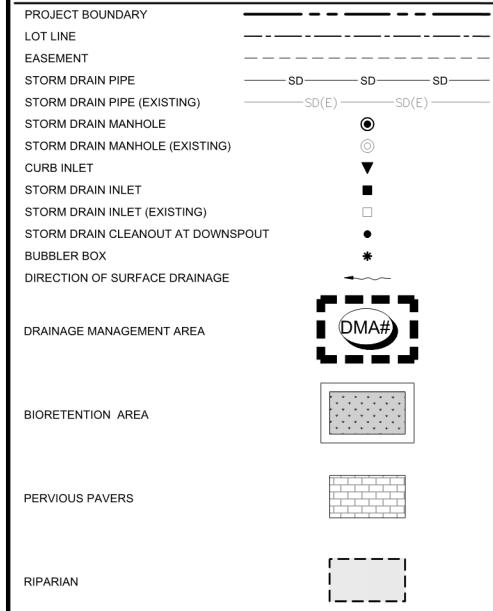
**E SECTION**  
SCALE: 1" = 10' H . 1" = 5' V

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HMH	

## **PRELIMINARY GRADING SECTIONS**



## LEGEND



## 2. Project Size

a. Total Site Area: 765,552 (ft <sup>2</sup> )		b. Total Land Area Disturbed During Construction: 242,482 (ft <sup>2</sup> ) (including clearing, grading, stockpiling, or excavating)			
Project Totals	Total Existing (Pre-project) Area (ft <sup>2</sup> )	Existing Area Retained <sup>1</sup> (ft <sup>2</sup> )	Replaced <sup>2</sup> (ft <sup>2</sup> )	New Area Created <sup>3</sup> (ft <sup>2</sup> )	Total Post-Project Area (ft <sup>2</sup> )
<b>Impervious Area (IA)</b>					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA <sup>4</sup>	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA				97,386	
<b>Pervious Area (PA)</b> <sup>4</sup>					
g. Total on-site PA	764,361				667,669
h. Total off-site PA <sup>4</sup>	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.c.+2.i)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%					100 %

<sup>1</sup>"Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

<sup>2</sup>The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA - total pre-project IA = New IA).

<sup>3</sup>Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

<sup>4</sup>Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

## HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURVEY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

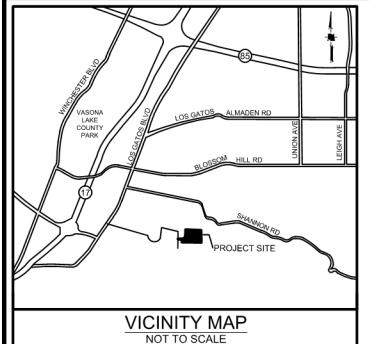
# SURREY FARM ESTATES

## LOT 7 (S-24-029) 178 TWIN OAKS DRIVE ARCHITECTURE & SITE REVIEW

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## STORMWATER CONTROL PLAN



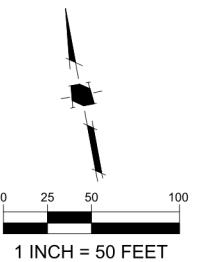


## EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR/OWNER: JEFF CURRAN 1475 SARATOGA AVENUE SAN JOSE, CA 95129 (408) 252-9131  
IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
- CIVIL ENGINEER: HMH ENGINEERS 1570 OAKLAND ROAD SAN JOSE, CA 95131 ATTN: RAFAEL HERNANDEZ 408 487 2200
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
- INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
- ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
- CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
- IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

## MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN Voids ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED



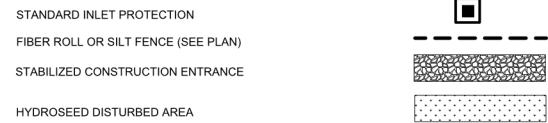
## BUILDING PAD PROTECTION NOTE:

- IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

## EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

## LEGEND

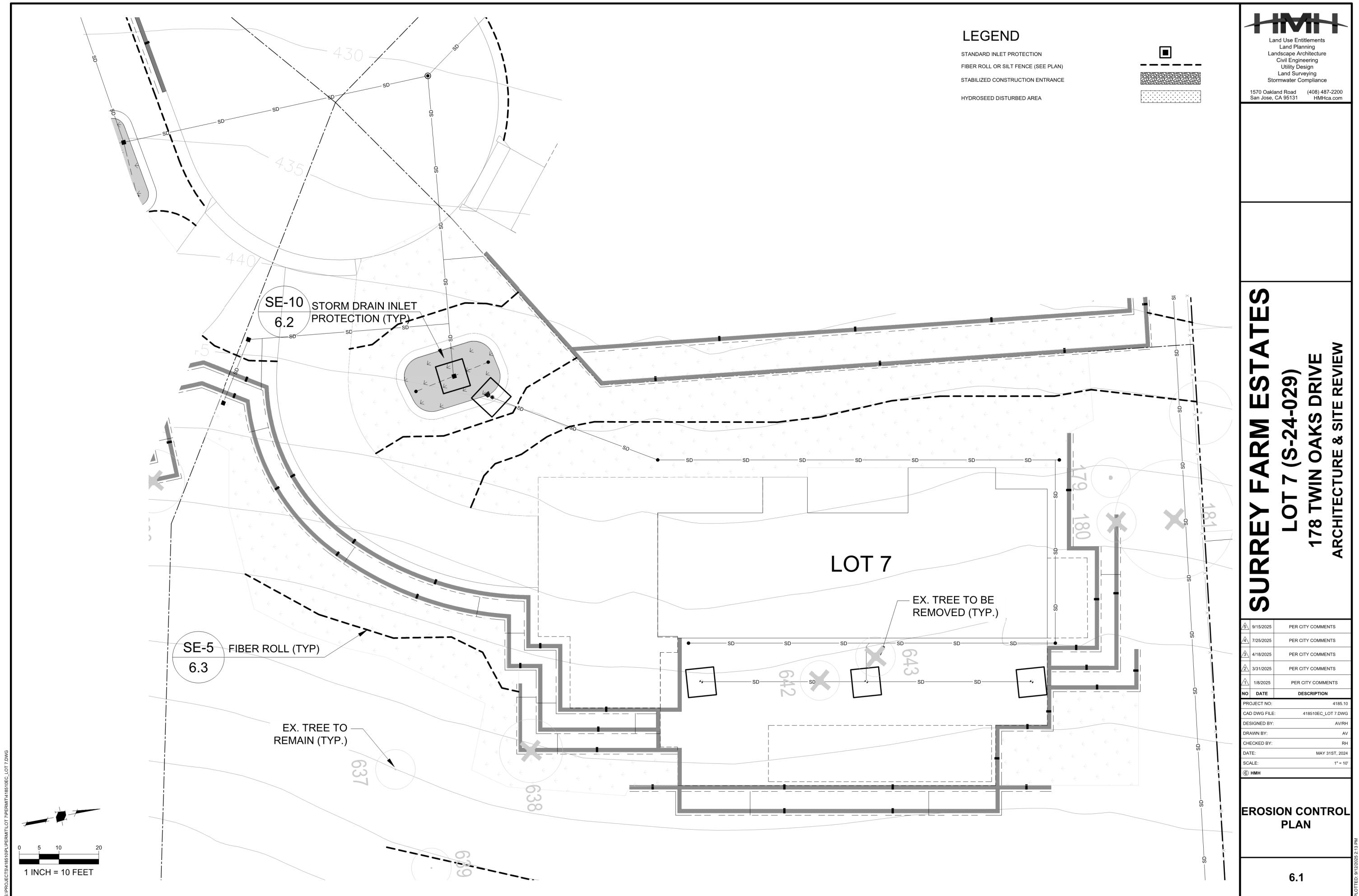


**SURREY FARM ESTATES**  
**LOT 7 (S-24-029)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

9/15/2025	PER CITY COMMENTS
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4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	418510
CAD DWG FILE:	418510EC.LOT 7.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'
(C) HMH	

## EROSION CONTROL PLAN

6.0



# SURREY FARM ESTATES

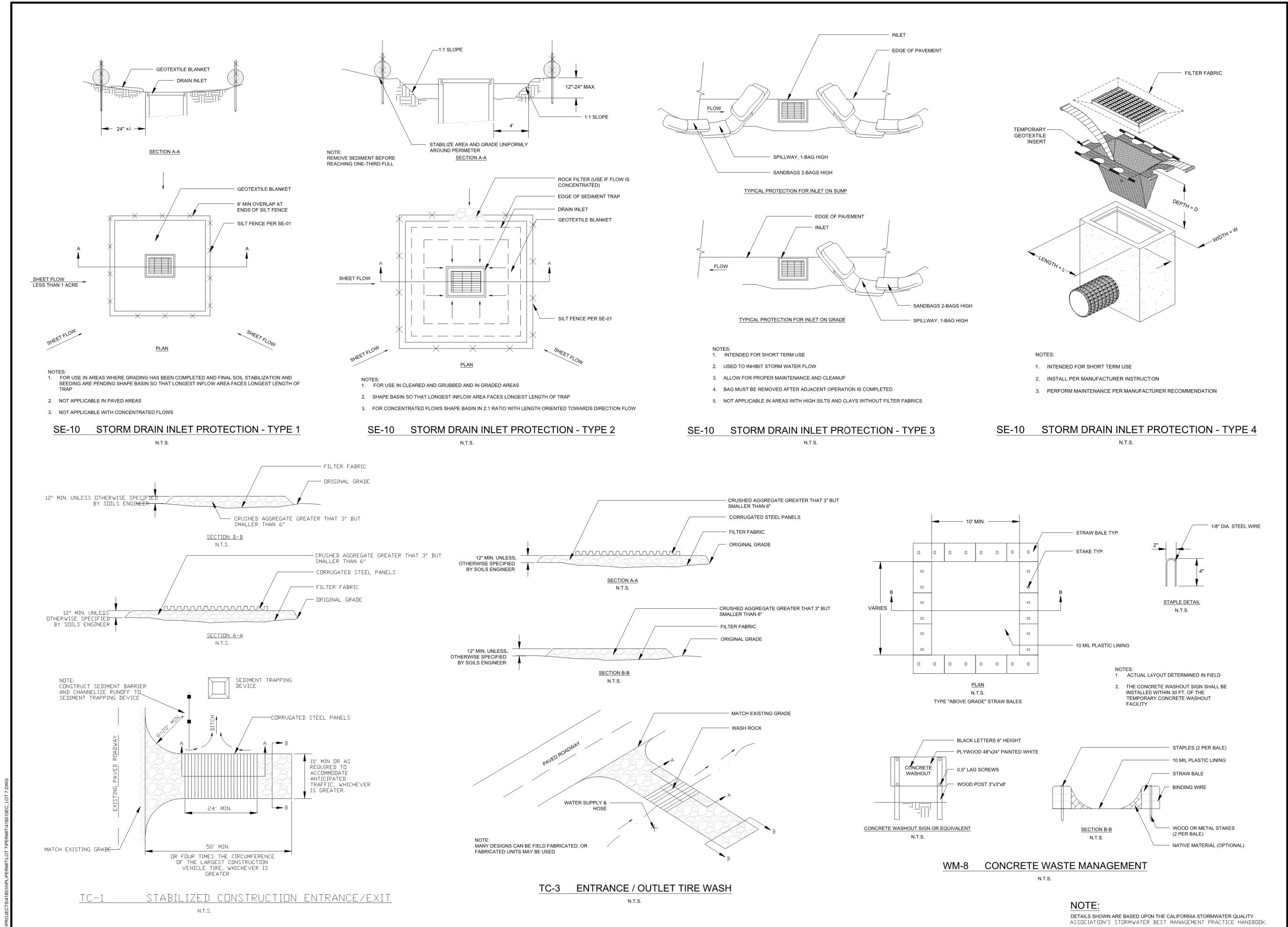
## LOT 7 (S-24-029)

### 178 TWIN OAKS DRIVE

#### ARCHITECTURE & SITE REVIEW

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
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NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC.LOT7.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
(C) HMH	

#### EROSION CONTROL DETAILS



# SURREY FARM ESTATES

## LOT 7 (S-24-029)

### 178 TWIN OAKS DRIVE

#### ARCHITECTURE & SITE REVIEW

6'x6' ANCHOR TRENCH  
MATS / BLANKETS SHOULD BE INSTALLED DOWNSLOPE  
BERM  
TAMP DIRT OVER MATS / BLANKETS  
2:1 (H/V) SLOPE MAX  
12°  
FILTER CLOTH 4" ABOVE SOURCE OF WATER  
WATER TABLE  
NON-WOVEN GEOTEXTILE FILTER FABRIC UNDER TYPICAL TREATMENT  
ISOMETRIC VIEW  
TYPICAL SLOPE SOIL STABILIZATION  
N.T.S.  
NOTES:  
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT  
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH  
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

**EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL**  
N.T.S.

NOTE: SIZE SPILLWAY TO CONVEY PEAK DESIGN FLOW  
TYPICAL OPEN SPILLWAY  
OUTLET PIPE OR USE ALTERNATIVE OPEN SPILLWAY  
EXCAVATE IF NECESSARY FOR STORAGE  
FLOW  
EARTH EMBANKMENT  
OUTLET PROTECTION  
NOTES:  
1. OUTLET PIPE OR USE ALTERNATIVE OPEN SPILLWAY  
2. EXCAVATE IF NECESSARY FOR STORAGE  
3. FLOW

ALL SLOPE 1:3 (V:H) OR FLATTER  
5'-0" MIN  
12' MIN  
PERFORATE RISER  
WATERTIGHT CONNECTION  
NOTES:  
1. ALL SLOPE 1:3 (V:H) OR FLATTER  
2. 5'-0" MIN  
3. 12' MIN  
4. PERFORATE RISER  
5. WATERTIGHT CONNECTION

**SE-3 SEDIMENT TRAP**  
N.T.S.

INITIAL CHANNEL ANCHOR TRENCH  
N.T.S.  
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH  
N.T.S.  
STAKE AT 3' TO 5' INTERVALS  
3' OVERLAP  
STAPLE SPACING IN SLOPES 12"  
CHECK SLOT AT 25'-0" INTERVALS  
ISOMETRIC VIEW  
N.T.S.  
INTERMITTENT CHECK SLOT  
N.T.S.  
4"x4" ANCHOR SHOE  
LONGITUDINAL ANCHOR TRENCH  
N.T.S.

**EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL**  
N.T.S.

FIBER ROLLS  
NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR  
4' MAX  
4' MAX  
4' MAX  
VERTICAL SPACING MEASURED ALONG THE FACE OF THE SLOPE VARIES BETWEEN 10' AND 20'  
INSTALL FIBER ROLL NEAR SLOPE WHERE IT TRANSITIONS INTO A STEEPER SLOPE  
FIBER ROLL INSTALLATION  
N.T.S.

FIBER ROLL 8' MIN  
2' MIN  
4' MAX  
12' MIN  
3/4" x 3/4" WOOD STAKES MAX 4' SPACING  
ENCROACHMENT DETAIL  
N.T.S.

**SE-5 FIBER ROLLS**  
N.T.S.

OPTIONAL MAINTENANCE OPENING DETAIL  
WOOD STAKE  
FABRIC  
END DETAIL  
SLOPE  
TOE OF SLOPE  
CROSS BARRIER (SEE NOTE 10)  
SILT FENCE PLAN  
N.T.S.  
SILT FENCE  
END DETAIL  
SILT FENCE FABRIC  
END STAKE (SEE NOTE 2)  
SLOPE  
TOP OF SLOPE  
OPTIONAL MAINTENANCE OPENING DETAIL  
DETAIL A  
FABRIC  
STAKE  
SANDBAGS TWO LAYERS HIGH  
END STAKE  
SILT FENCE FABRIC  
SILT FENCE  
END DETAIL  
JOINING SECTION DETAIL (TOP VIEW)  
FABRIC SECTION A (SEE NOTES 6, 7 & 12)  
STAKE B  
FABRIC SECTION B (SEE NOTES 6, 7 & 12)  
STAKE A  
SANDBAGS  
SEE NOTE 10  
SECTION C-C  
N.T.S.  
SECTION A-A  
SETBACK VARIES (SEE NOTE 4)  
2"x2" WOOD STAKE (SEE NOTE 3 & 5)  
FABRIC  
SEE DETAIL A  
TOE OF SLOPE  
SLOPE  
CROSS BARRIER DETAIL  
N.T.S.

NOTES:  
1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'  
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE  
3. STAKE DIMENSIONS ARE NOMINAL  
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS  
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE  
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES  
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE  
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES  
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL  
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER  
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE  
12. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS  
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

**SE-1 SILT FENCE**  
N.T.S.

#### EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

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1/8/2025	PER CITY COMMENTS
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DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

#### EROSION CONTROL DETAILS

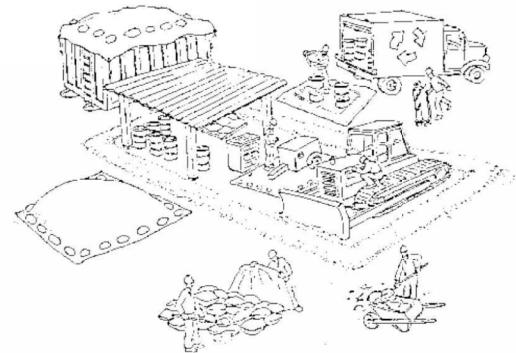
NOTE:  
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK

6.3

PLOTTED: 3/12/2025 2:14 PM

PROJECT TS418510EC.LOT7.DWG

# Pollution Prevention — It's Part of the Plan



## Materials storage & spill cleanup

### Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

### Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

### Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

## Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

### Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



### Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



Storm drain polluters may be liable for fines of up to \$10,000 per day!

### Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



### Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

### Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



### Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



### Painting

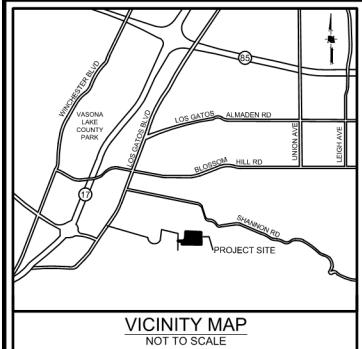
- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



**SURREY FARM ESTATES**  
**LOT 7 (S-24-029)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 7.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	XX
DATE:	MAY 31, 2024
SCALE:	AS SHOWN
(C) HMH	

**BASMAA**



# REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB  
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)  
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C,  
TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB  
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)  
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C,  
TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB  
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1  
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C,  
TABLE C102.1

LOTS 2, 7773 SF, TYPE VB  
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)  
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C,  
TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB  
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.10  
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C.

TABLE C102.1

## NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
  - a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
  - b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
  - c. ALL PRIVATE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
  - d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
  - e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
  - f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
  6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
  7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
  8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION

0      25      50      100

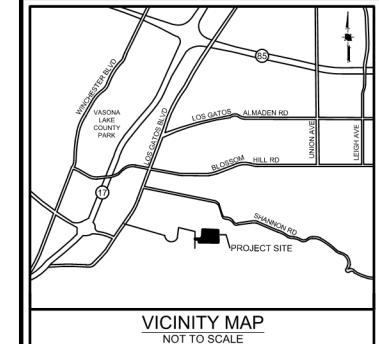
1 INCH = 50 FEET

**SURREY FARM ESTATES**  
**LOT 7 (S-24-029)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

	10/24/2025	PER CITY COMMENTS
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	7/25/2025	PER CITY COMMENTS
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NO	DATE	DESCRIPTION
PROJECT NO:		4185.10
CAD DWG FILE:		418510FA_LOT_7.DWG
DESIGNED BY:		XX
DRAWN BY:		NW
CHECKED BY:		RH
DATE:	MAY 31ST, 2024	
SCALE:	AS SHOWN	
(C) HMM		

## **FIRE ACCESS PLAN**

7.0



### REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB  
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)  
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB  
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)  
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

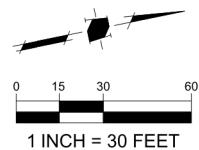
LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB  
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)  
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

### NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200 FEET
3. CONSTRUCTION TYPE IS B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
  - a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
  - b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
  - c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
  - d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
  - e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
  - f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

### LEGEND

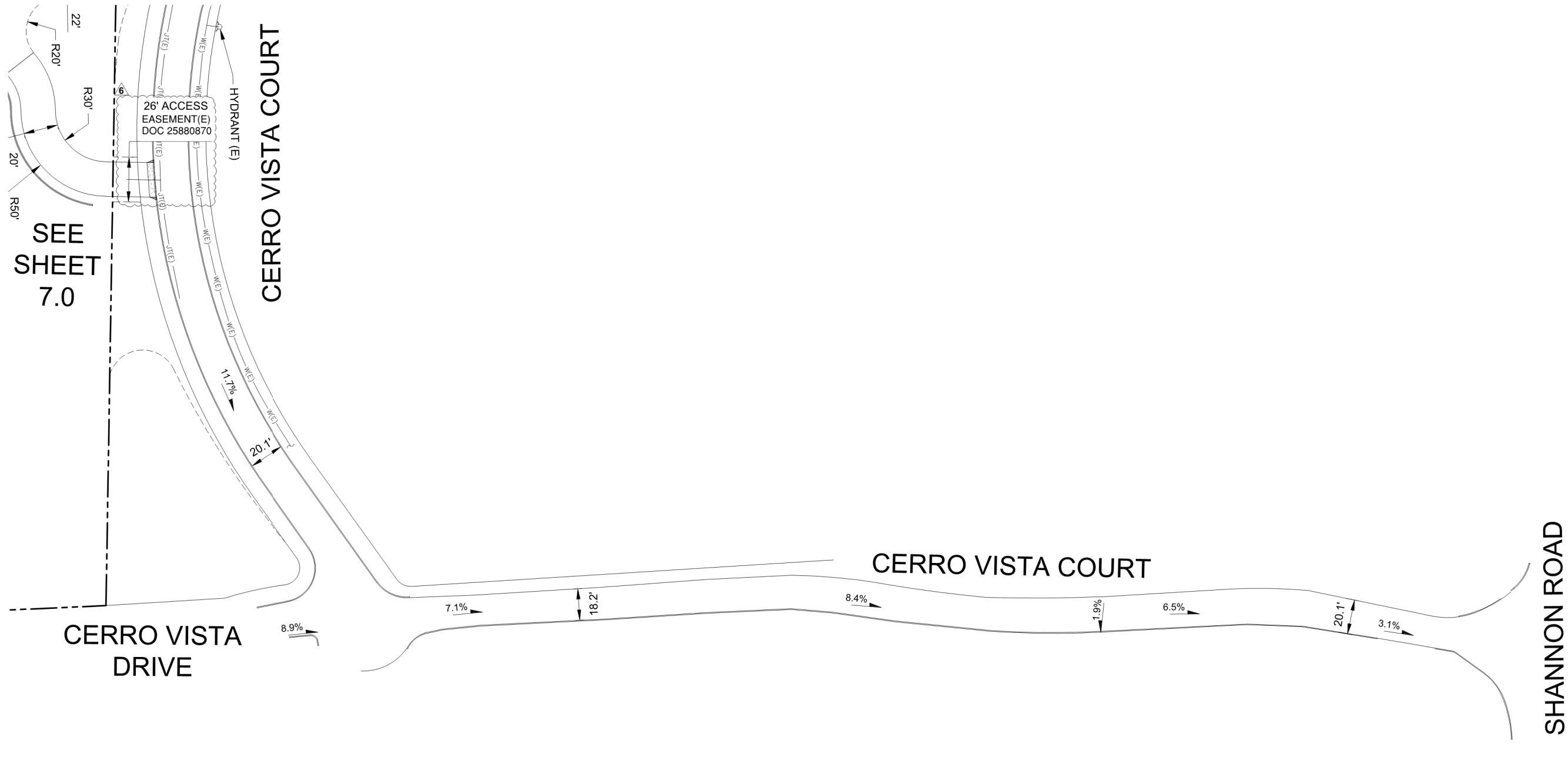
PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX HOSE PULL	
EXISTING WATER LINE	
FIRE DEPARTMENT LINE (PROPOSED)	
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	
EMERGENCY ACCESS EASEMENT	
PUBLIC SERVICE EASEMENT	
EXISTING	
PROPOSED	



**HMH**  
Land Use Entitlements  
Land Planning  
Landscape Architecture  
Civil Engineering  
Utility Design  
Land Surveying  
Stormwater Compliance  
1570 Oakland Road (408) 487-2200  
San Jose, CA 95131  
HMHca.com

**SURREY FARM ESTATES**  
**LOT 7 (S-24-029)**  
**178 TWIN OAKS DRIVE**  
**ARCHITECTURE & SITE REVIEW**

10/24/2025	PER CITY COMMENTS	
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(C)	HMH	
FIRE ACCESS PLAN		
7.1		



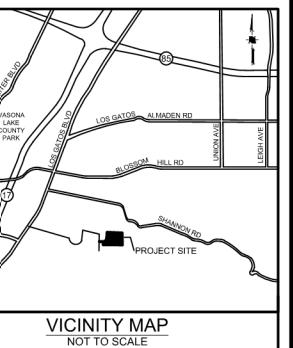
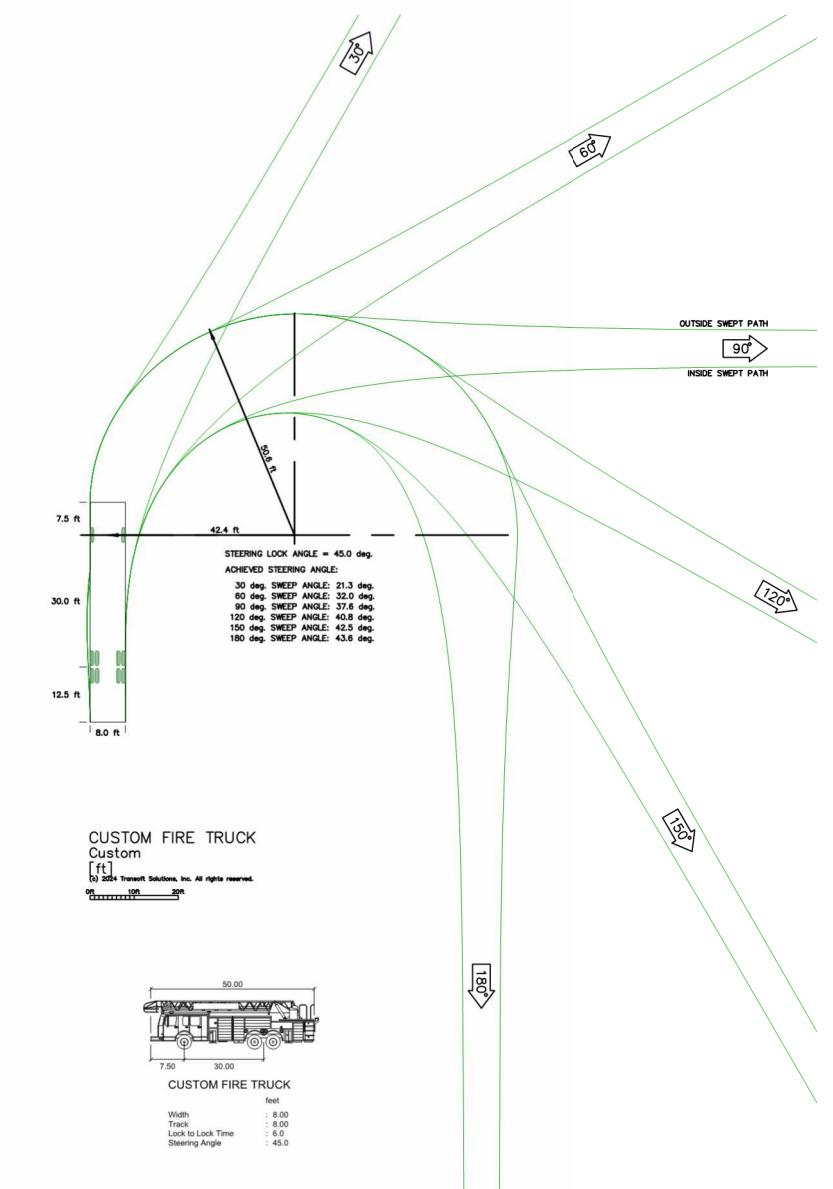
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**ARCHITECTURE & SITE REVIEW**



1 INCH = 20 FEET



1 INCH = 20 FEET



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**FIRE TRUCK  
TURNAROUND**



## **PLANNING APPLICATION - LOT 7 (S-24-029) ARCHITECTURAL SUBMITTAL**

## **OUR TEAM:**

**Applicant: Larry Dodge**

Contact: Jim Foley  
223 W. Main St, Los Gatos, CA 95030  
408.813.7490

## Architect: PLATFORM

Architecture+Planning  
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415.658.1723

**Civil: HMH Engineers**

Contact: Deena Morsilli  
1570 Oakland Rd, San Jose, CA 95131  
669.221.7817

## Landscape: HMH Landscape

Contact: Shawn Taylor  
1570 Oakland Rd, San Jose, CA 95131  
408 487 2200

## **PROJECT DESCRIPTION / DATA:**

Site Area: 17.55 acres  
APN: 532-16-006  
General Plan Landuse: AG

## Proposed Project

- 12 Lot Subdivision consisting of the following:
- 3 BMR units detached on 3 proposed lots
- 9 Proposed Market Rate Homes on proposed lots

Lot 7 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

## **SHEET INDEX:**

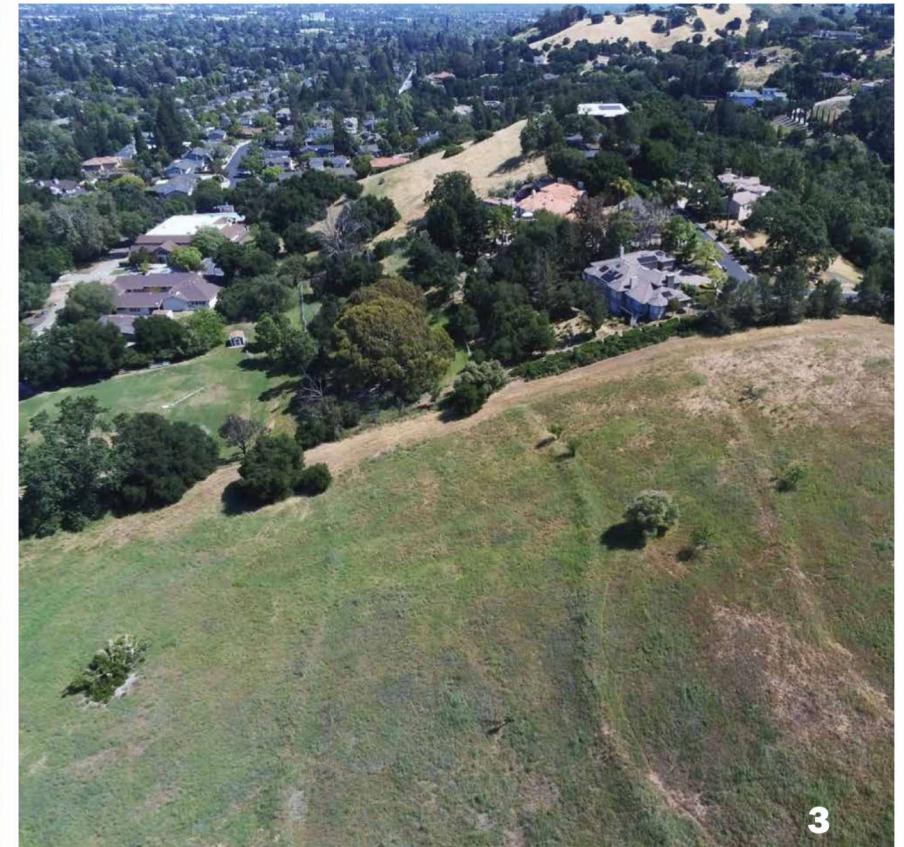
GO	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A1.3	Floor Plans
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

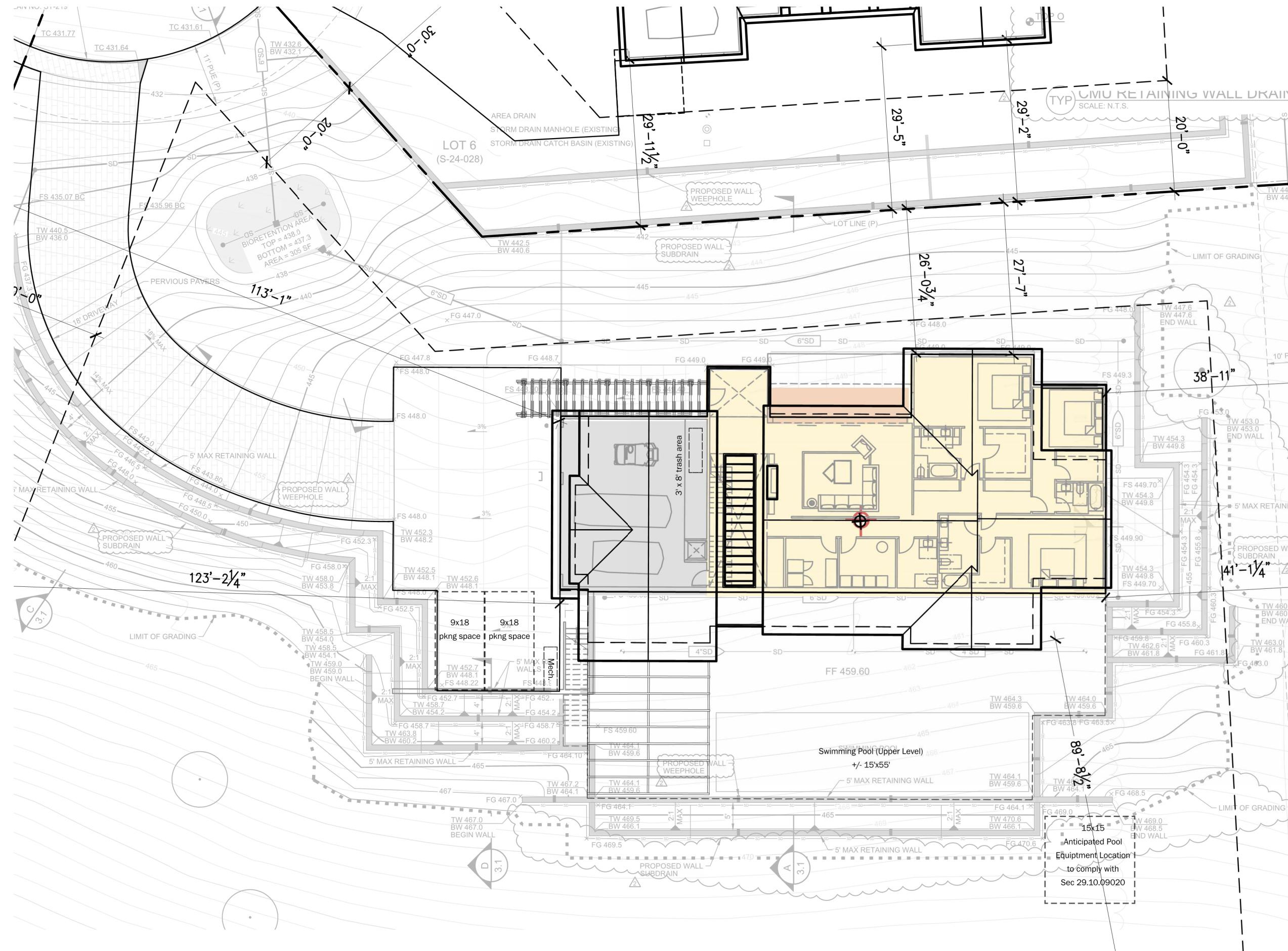
## **LOCATION PLAN:**



**VICINITY MAP:** 



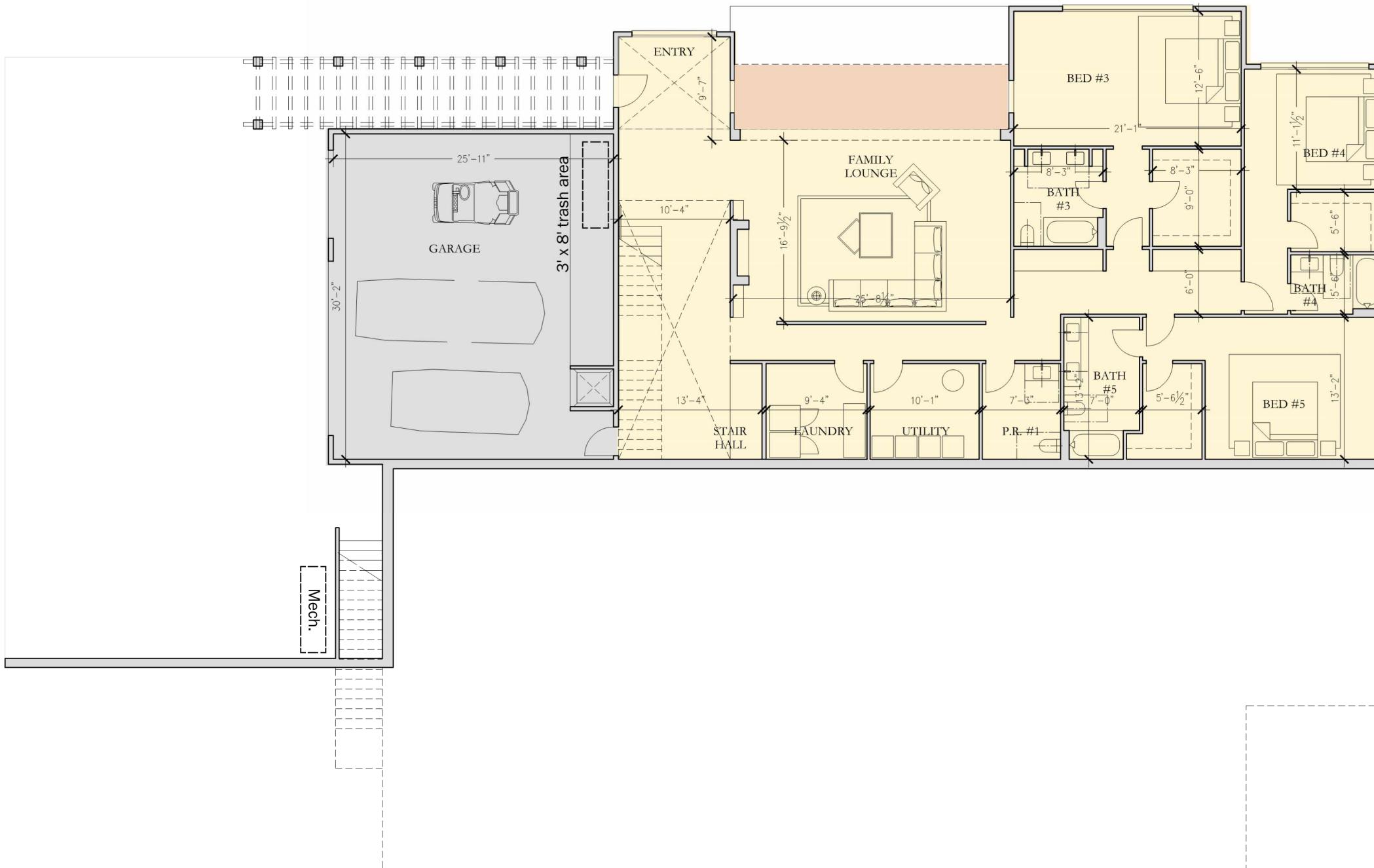




Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High point	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

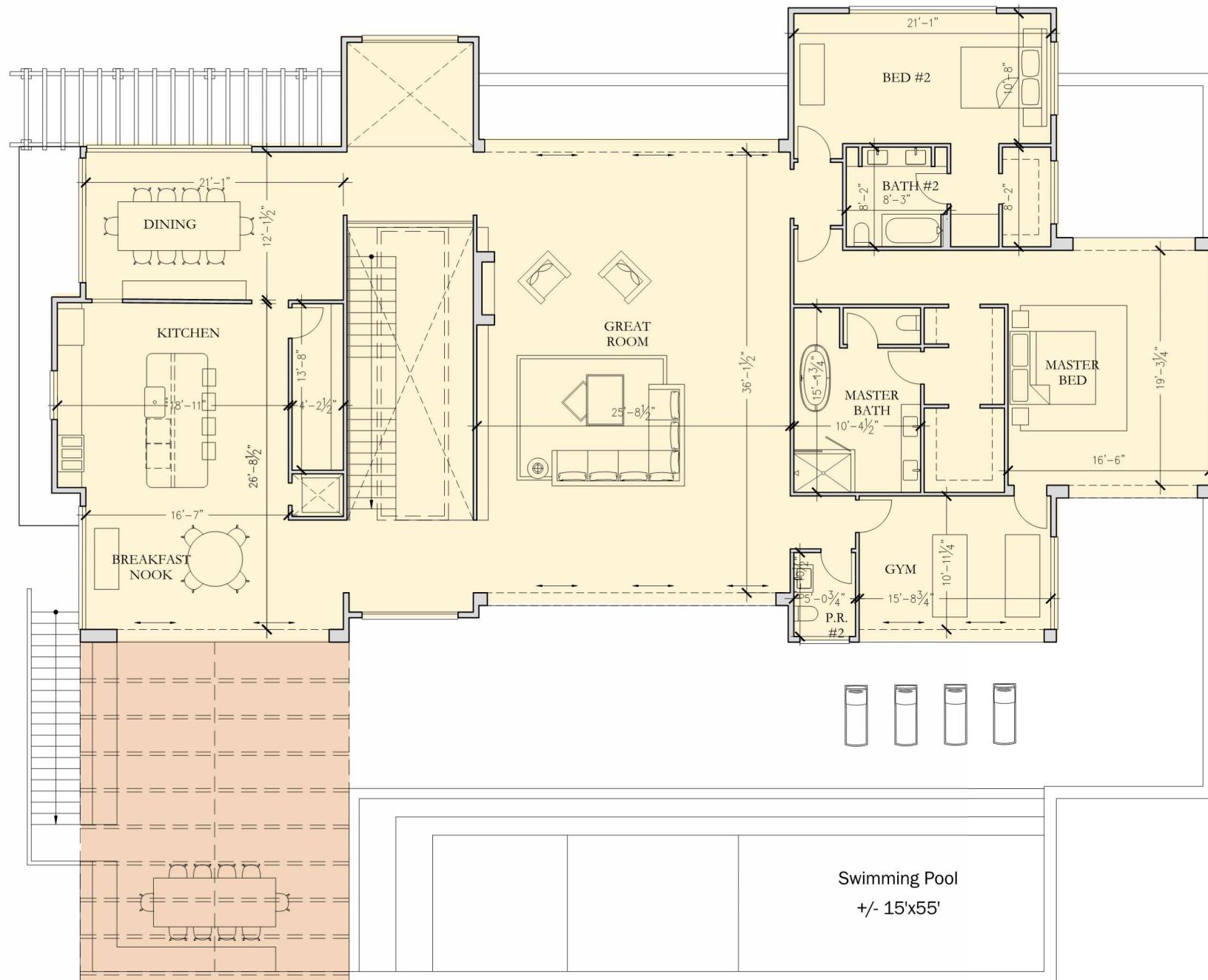
 Highest point of roof over natural grade  
(see Section A, A3.0)





Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
<b>Total</b>	<b>6,156 sf</b>	<b>768 sf</b>	<b>775 sf</b>

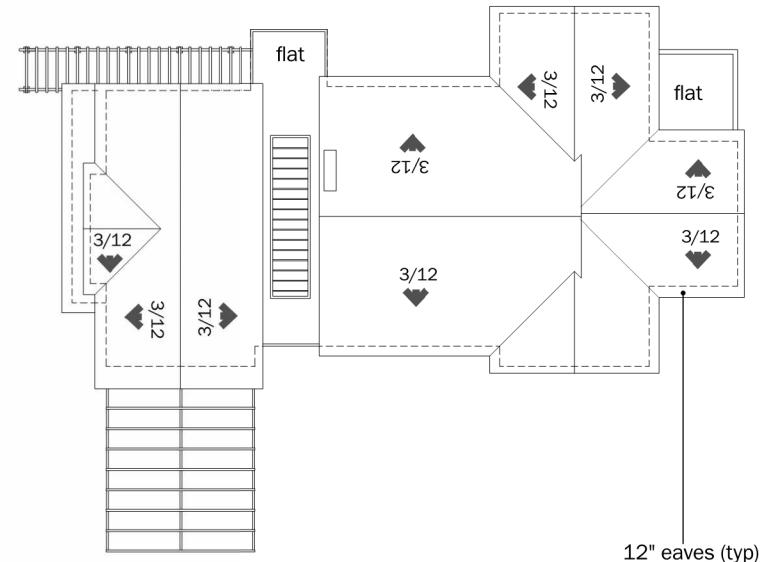




2nd Floor Plan

NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio.43200850 (see section no attic space qualifies on this plan)

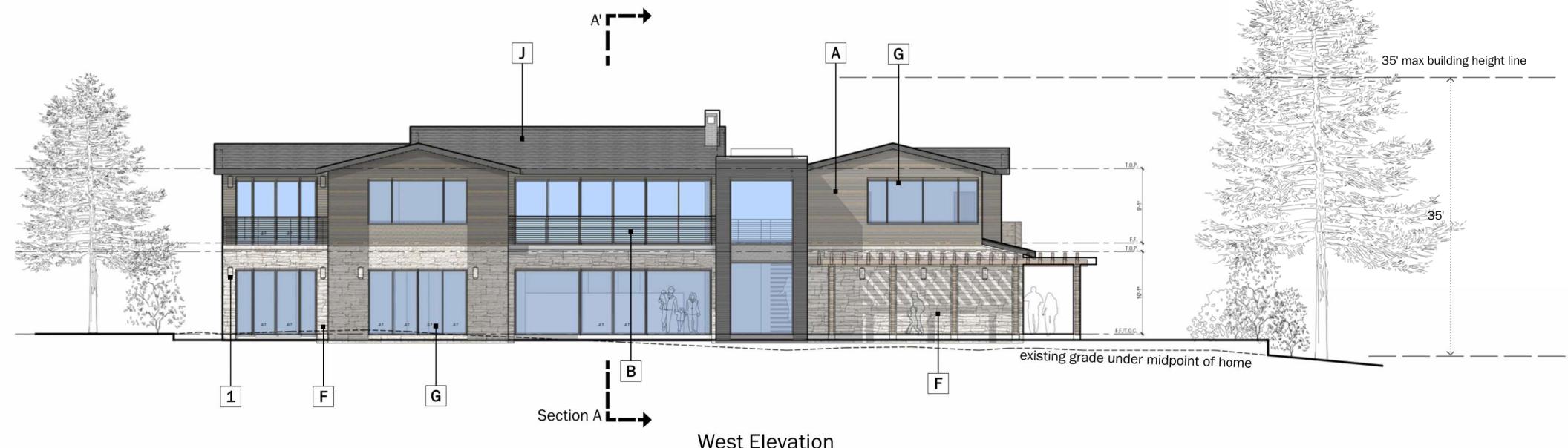


Roof Plan (NTS)

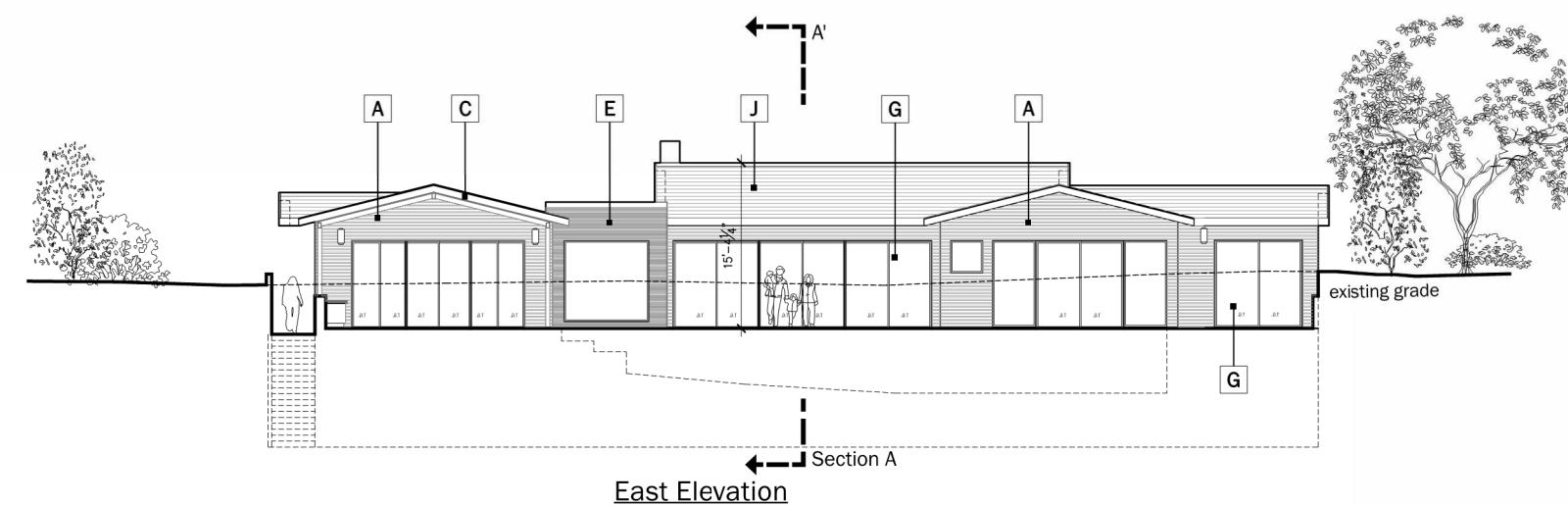
0 6 12 18  
3/16" = 1' at full size (36 x 24")

Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
<b>Total</b>	<b>6,156 sf</b>	<b>768 sf</b>	<b>775 sf</b>





West Elevation



East Elevation

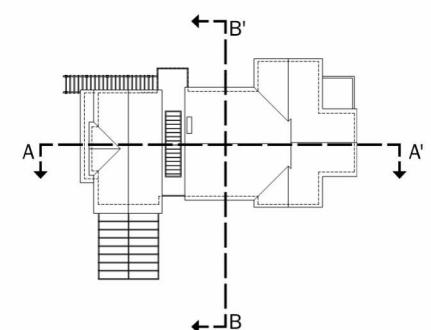
NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24  
1" = 8' at full size (36 x 24")



1" = 8' at full size (36 x 24")

<b>A</b> Wood Siding	<b>F</b> Stone Veneer Accent
30 LRV Horizontal Wood Siding Weathered Cedar Clear Satin	30 LRV Manufactured Stone Veneer El Dorado 'Sierra Cut'
<b>B</b> Painted Metal Railing	<b>G</b> Fiberglass Windows
LRV 10 Architectural Grade Painted Metal	LRV 10 Slim Profile Section
<b>C</b> Painted Trim	<b>H</b> Painted Entry Door
LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish	Varies - Min LRV 30
<b>D</b> Cedar Posts	<b>I</b> Roll-Up Garage Door
Weathered Finish to meet min LRV 30 standards	LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites
<b>E</b> Stone Veneer	<b>J</b> Concrete Tile Roofs
Natural Stone Exterior Tile. Flemish Bond	LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.
<b>K</b> Wall Sconce 1	<b>L</b> Wall Sconce 2
Rejuvenation 'Dyer' Sconce	'Allegheny' - Outdoor Wall Sconce
<b>M</b> Wall Sconce 3	<b>1</b> Body Color 1
Rejuvenation 'Silas' Outdoor Wall Sconce	LRV 10%
<b>2</b> Body Color 2	LRV 30%
<b>3</b> Body Color 3	LRV 20%



0 8 16 24  
1" = 8' at full size (36 x 24")

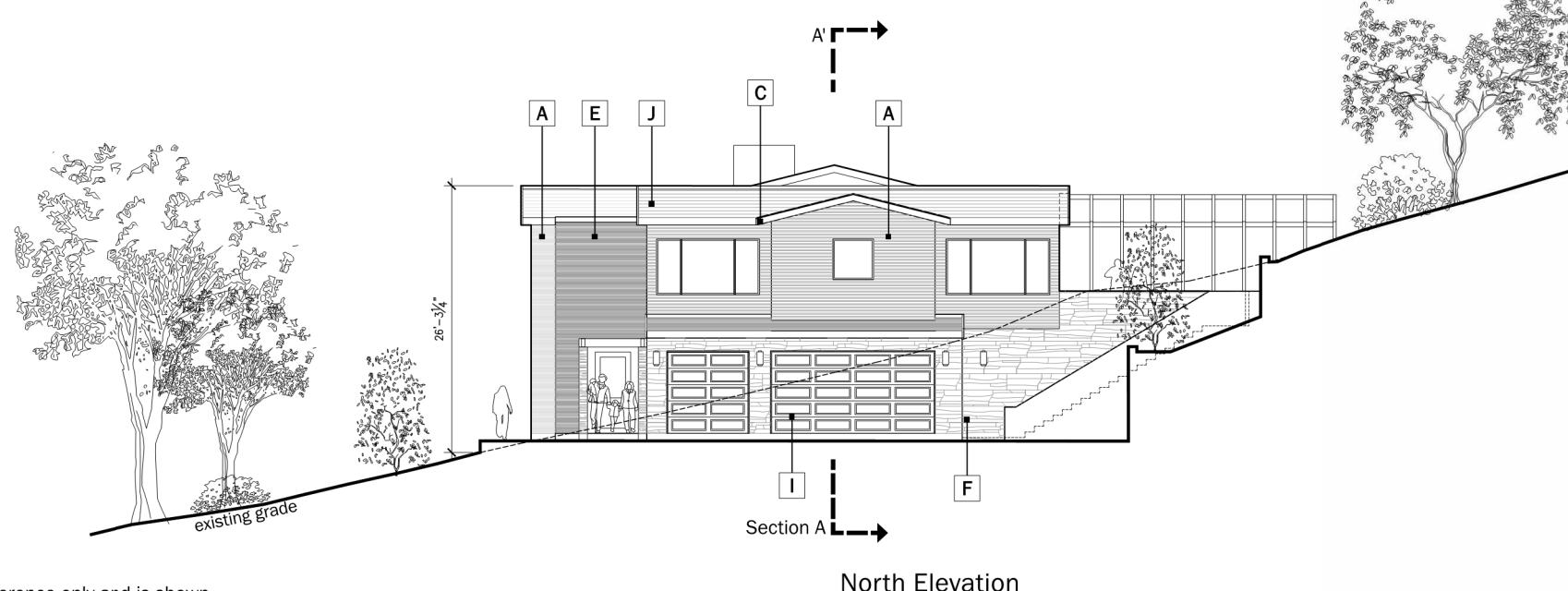


NOTES:

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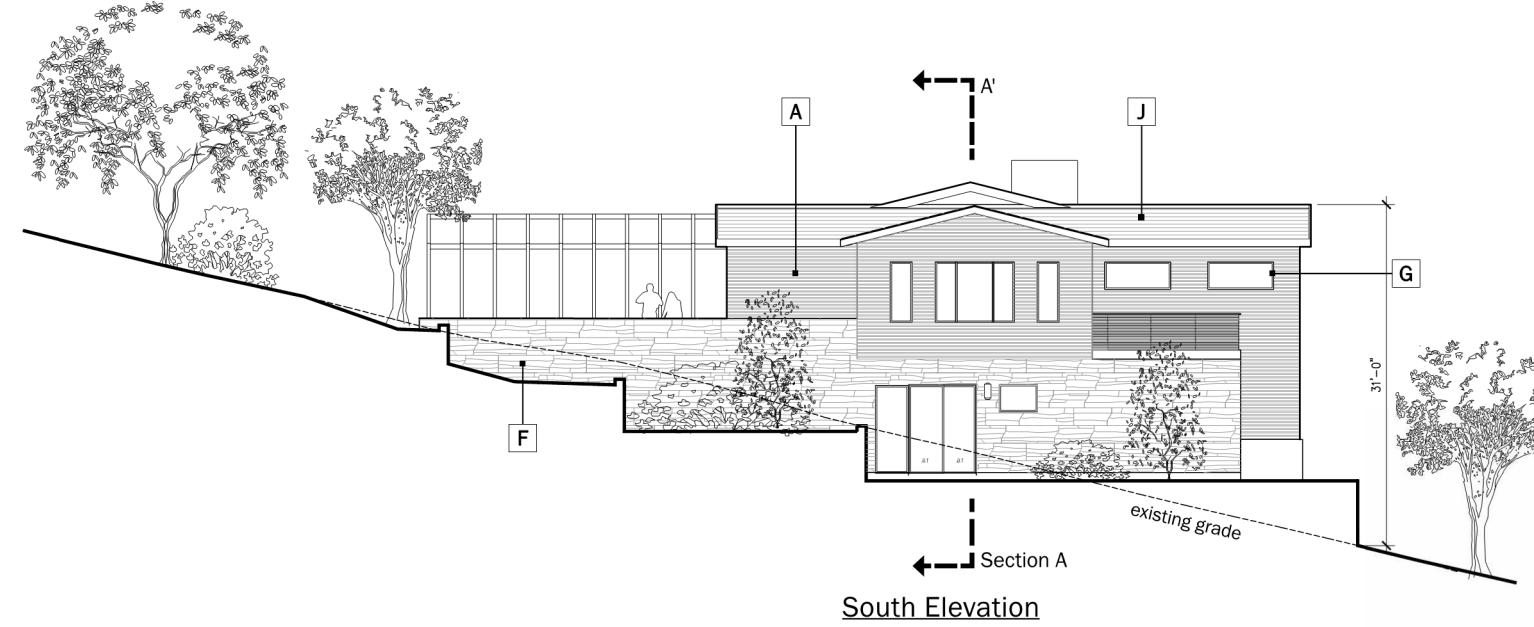
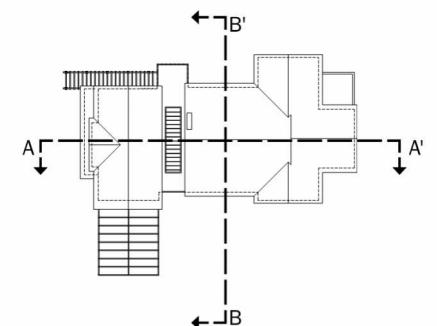
Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.



North Elevation

0 8 16 24  
1" = 8' at full size (36 x 24")



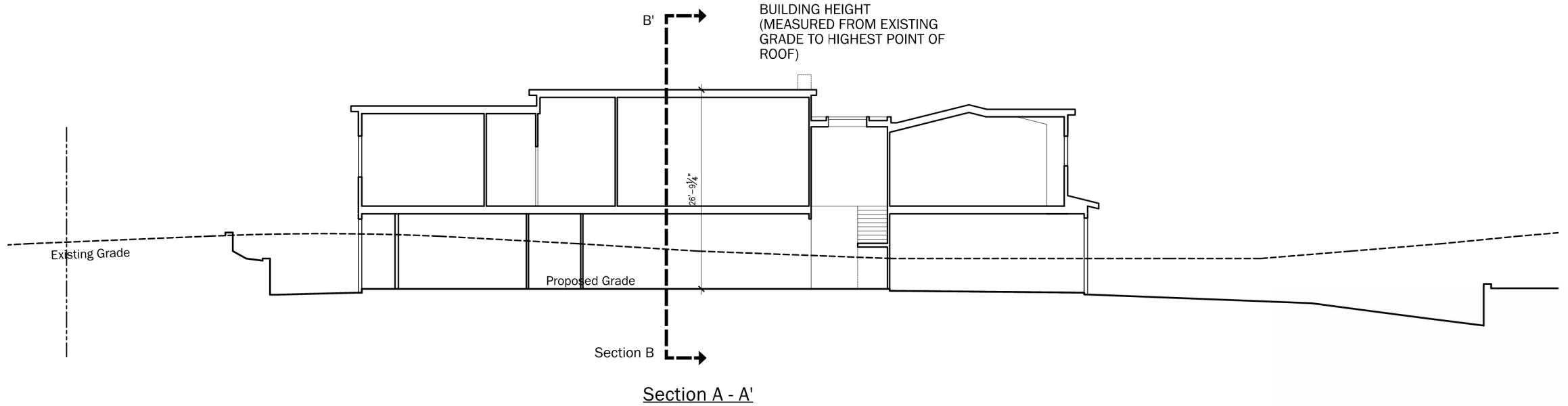
South Elevation

0 8 16 24  
1" = 8' at full size (36 x 24")

<b>A</b> Wood Siding	<b>F</b> Stone Veneer Accent
30 LRV Horizontal Wood Siding Weathered Cedar Clear Satin	30 LRV Manufactured Stone Veneer El Dorado 'Sierra Cut'
<b>B</b> Painted Metal Railing	<b>G</b> Fiberglass Windows
LRV 10 Architectural Grade Painted Metal	LRV 10 Slim Profile Section
<b>C</b> Painted Trim	<b>H</b> Painted Entry Door
LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish	Varies - Min LRV 30
<b>D</b> Cedar Posts	<b>I</b> Roll-Up Garage Door
Weathered Finish to meet min LRV 30 standards	LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites
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Natural Stone Exterior Tile. Flemish Bond	LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.
<b>K</b> Wall Sconce 1	<b>L</b> Wall Sconce 2
Rejuvenation 'Dyer' Sconce	'Allegheny' - Outdoor Wall Sconce
<b>M</b> Wall Sconce 3	<b>M</b> Wall Sconce 3
Rejuvenation 'Silas' Outdoor Wall Sconce	Rejuvenation 'Silas' Outdoor Wall Sconce
<b>1</b> Body Color 1	<b>2</b> Body Color 2
LRV 10%	LRV 30%
<b>3</b> Body Color 3	<b>3</b> Body Color 3
LRV 20%	LRV 20%

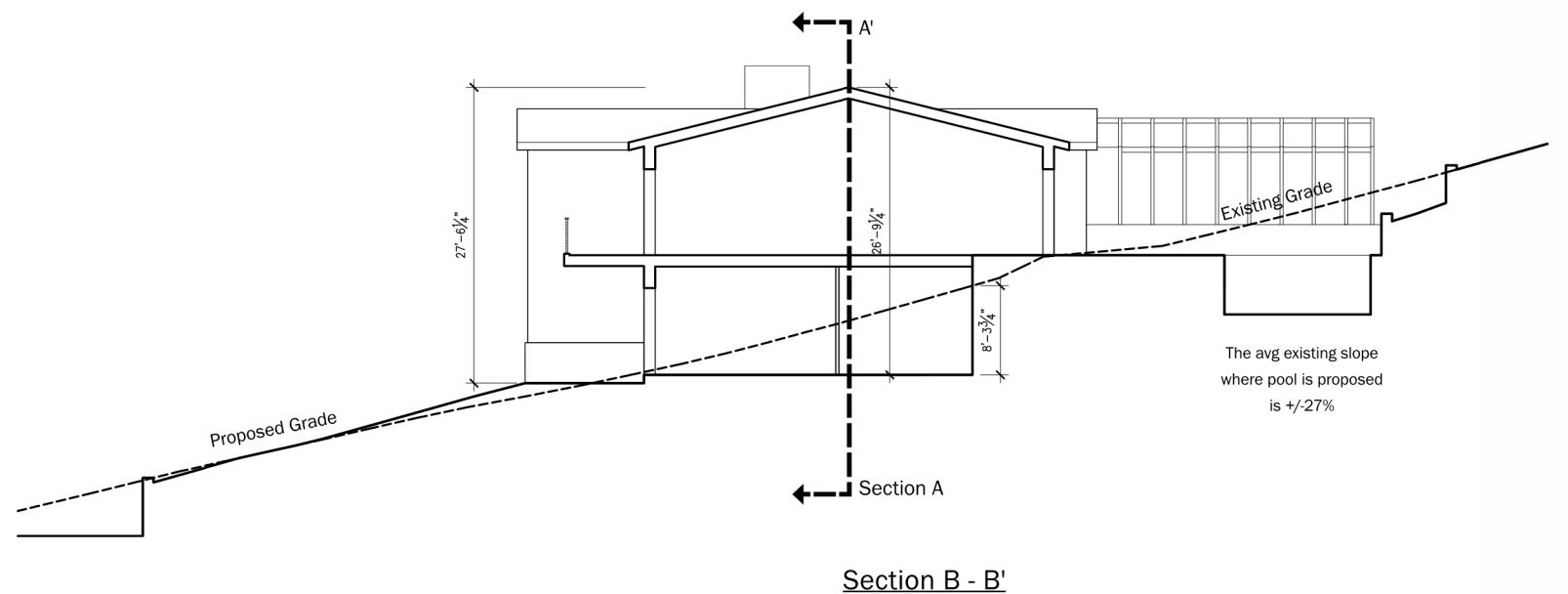
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<b>M</b> Wall Sconce 3	
Rejuvenation 'Silas' Outdoor Wall Sconce	
<b>1</b> Body Color 1	<b>2</b> Body Color 2
LRV 10%	LRV 30%
<b>3</b> Body Color 3	
LRV 20%	

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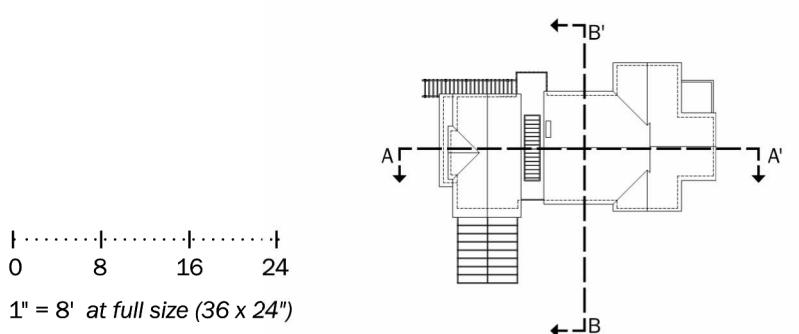


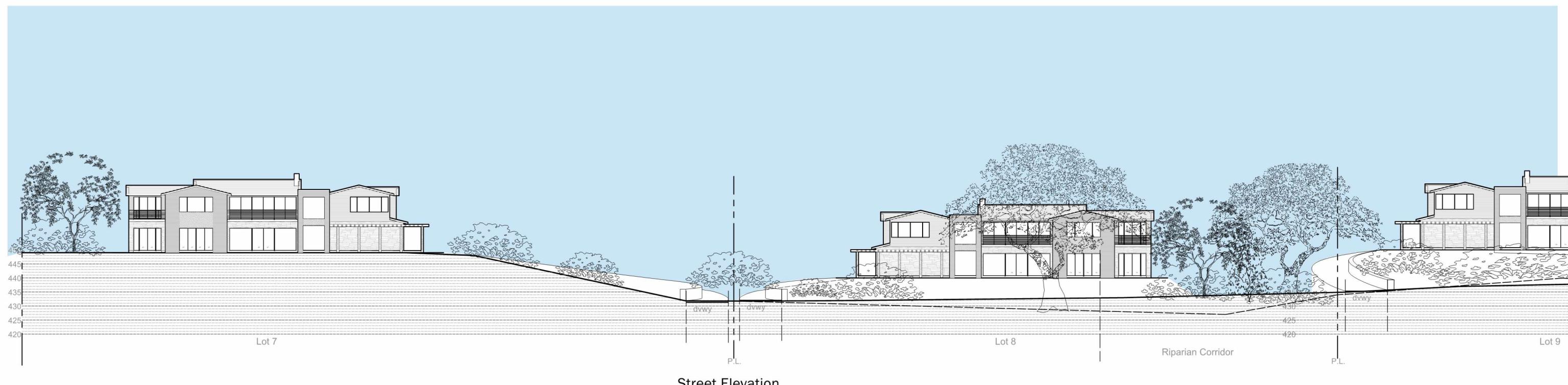
NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

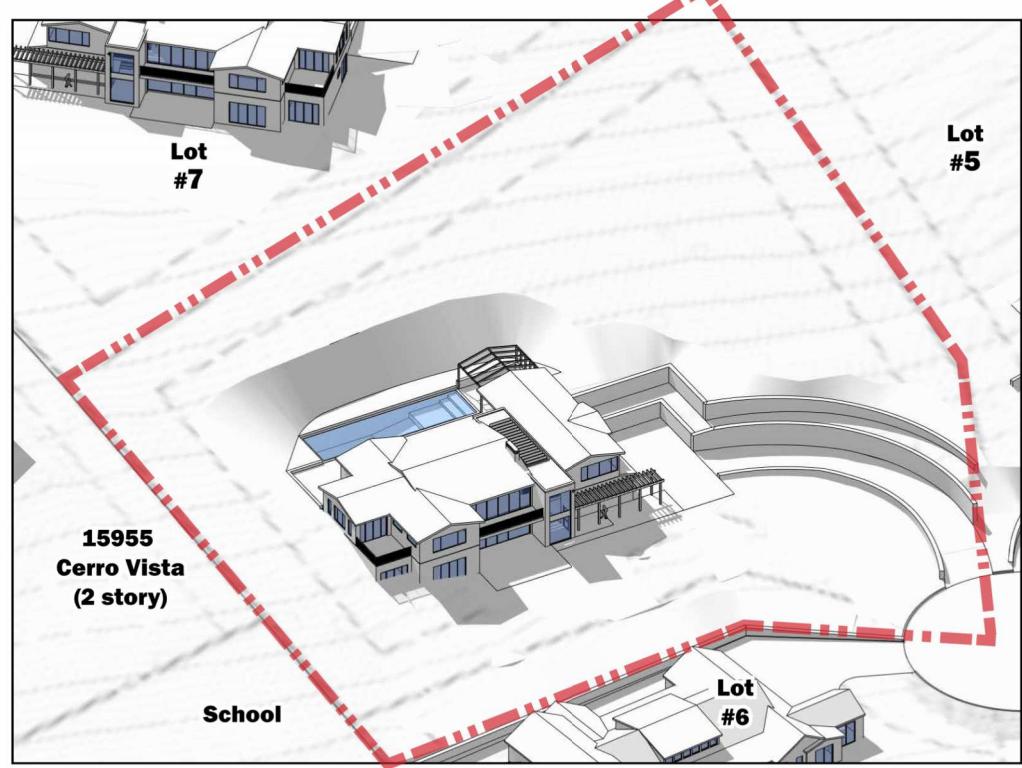
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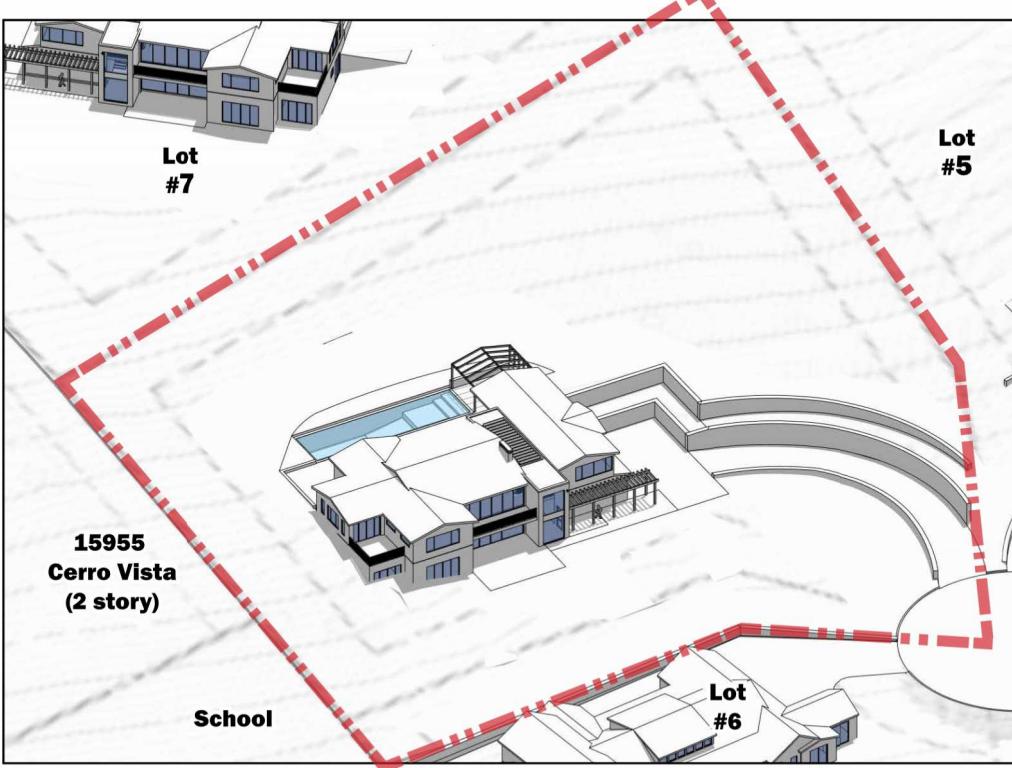


Bldg Height Information Table						
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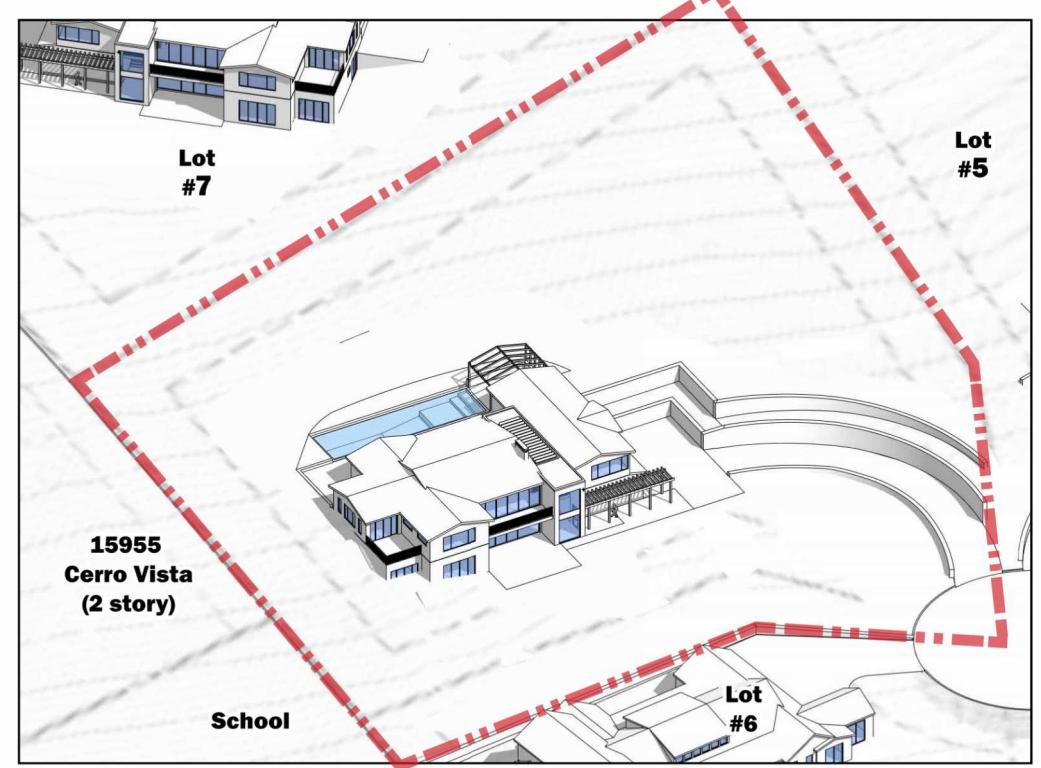




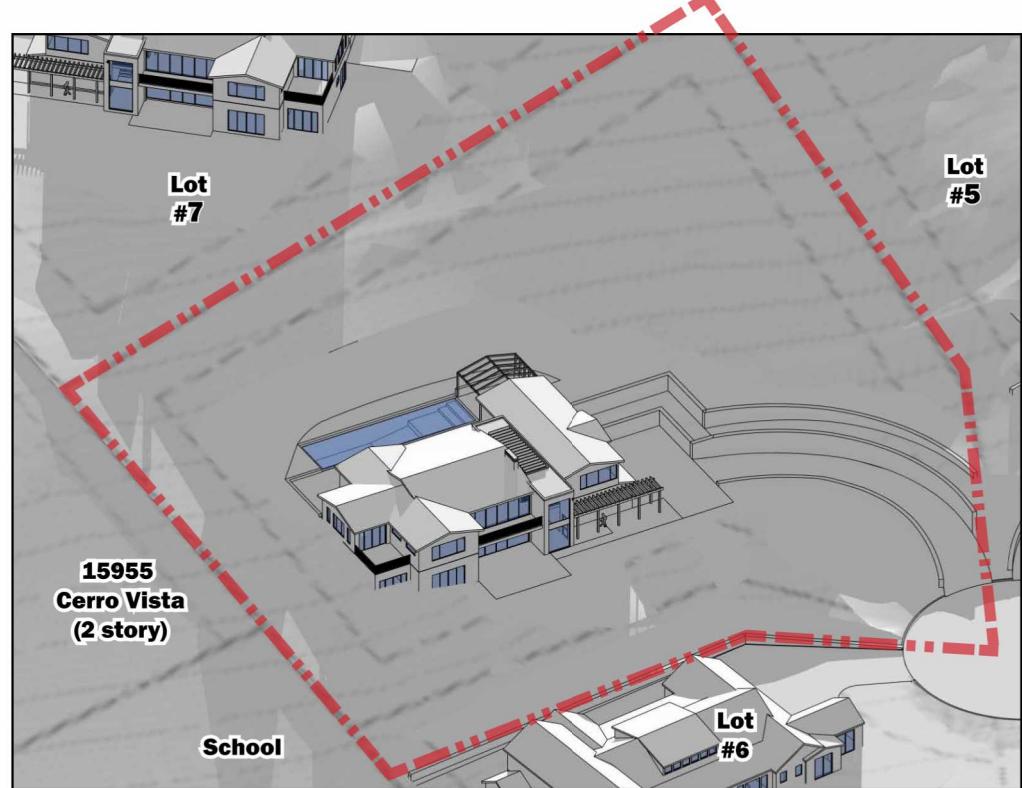
June 21st 9 AM



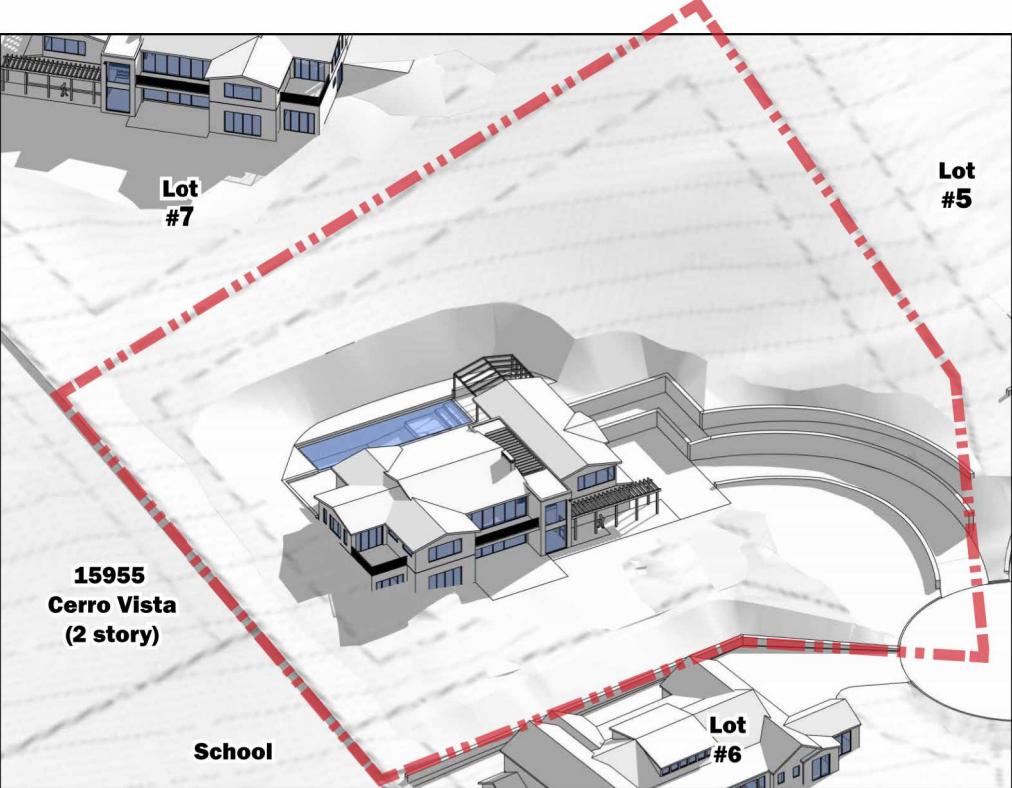
June 21st 12 PM



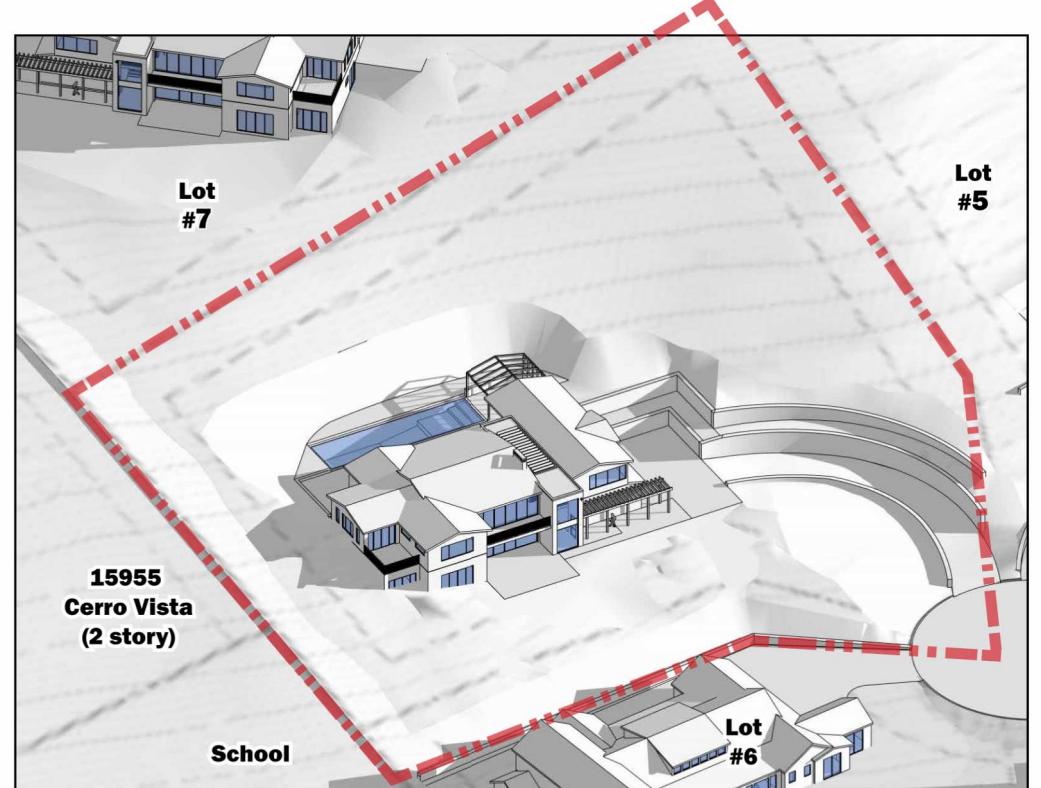
June 21st 3 PM



December 21st 9 AM



December 21st 12 PM



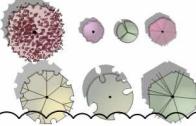
December 21st 3 PM

NOTES:  
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.  
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.  
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	●
TREE TO BE REMOVED	✗
OFF-SITE TREE TO REMAIN / PROTECT	●
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	---

PROPOSED TREES. SEE LANDSCAPE PLAN  
AND LANDSCAPE LEGEND



ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	5	TWO - 24" BOX	15 - 24" BOX
	11' - 25'	1	THREE - 24" BOX	3 - 24" BOX
	26' - 40'	1	FOUR - 24" BOX OR TWO - 36" BOX	2 - 36" BOX
	41' - 55'	0	SIX - 24" BOX OR THREE - 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE - 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JUNE 4, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	18	24" BOX
	2	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	4	24" BOX
	10	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	14	24" BOX
	0	36" BOX

NOTES:

1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

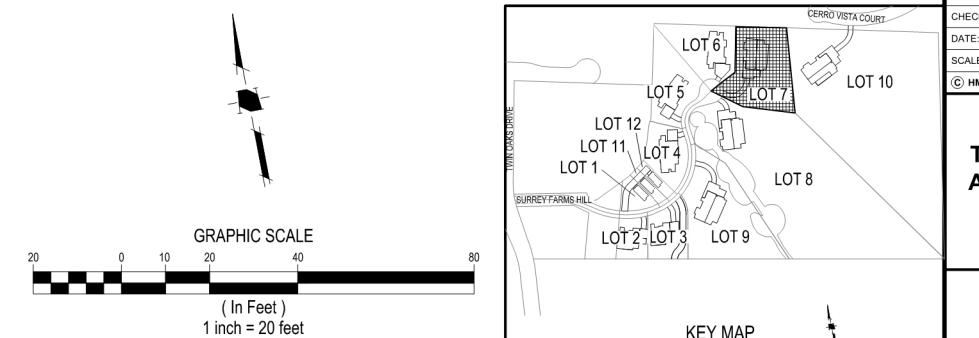
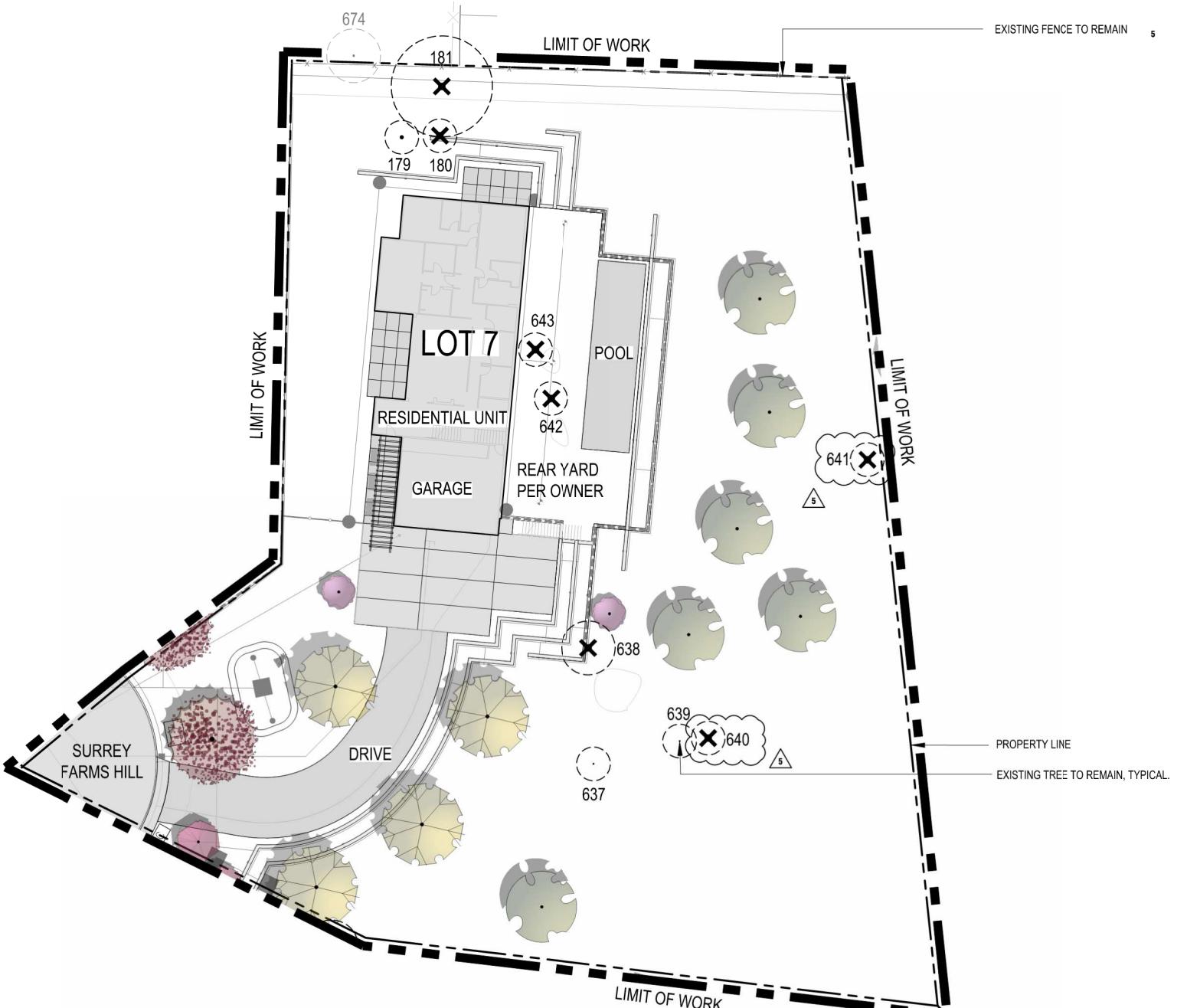
EXISTING ON-SITE TREES TO REMAIN / PROTECT	3

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	418510
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

**SURREY FARMS ESTATES  
TWIN OAKS DRIVE, LOS GATOS  
DEVELOPMENT REVIEW PLAN SET  
LOT 7 | APP #S-24-029**

**TREE MITIGATION  
AND PROTECTION  
PLAN**

T-1



**LOT 7**  
**TREE EVALUATION TABLE**

Tree-ID	Existing Tree	Tag Number	SPP	Species Rate To										COND OVRL w										COND OVRL w										SAVE, REMOVE, REASON FOR REMOVAL**				TREE PROTECTION REQUIREMENT*	
				protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD_FT	SPREAD_FT	Const	Impact	NOTE	PROTECTED	PROTECTED	HEALTH	STRUCTURE	COND OVRL	Rate To	construction	CRZ_FT_R	ADIUS	DBH x15	Const	Impact	MOC	Min Offset	Min IN	Depth	IN	RETENTION	Rating	HHWIRES	Inv Date	DT	TM	Notes	OFF-SITE	REASON FOR REMOVAL	PROTECTION REQUIREMENT
179	Quercus agrifolia		X	12	37.69911184	16	10	8		X	5	4	4.5	No	G	5	4.75	6	15	HDD	12	#N/A	HIGH	0	40375	41878	22:33:34		SAVE	None									
180	Quercus agrifolia			6	18.8495592	13	10	7		X	5	4	4.5	No	G	5	4.75	3	7.5	HDD	6	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	4									
181	Olea europaea		X	13	40.8407045	22	28	20		X	4	4	4	No	M	3	3.5	6.5	16.25	HDD	13	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	4									
637	Prunus domestica			4	12.56637061	8	8	4	Severe Decline	X	1	1	1	No	P-M	2	1.5	2	5	HDD	4	#N/A	LOW							SAVE	None								
638	Prunus domestica			5	15.70796327	15	12	15		X	5	5	5	No	M	3	4	2.5	6.25	HDD	5	#N/A	HIGH							REMOVE	4								
639	Prunus domestica			4	12.56637061	6	4	3	Canker	X	1	1	1	No	P-M	2	1.5	2	5	HDD	4	#N/A	LOW							SAVE	None								
640	Prunus domestica			3	9.424777961	5	8	8	Dead	EXEMPT	1	1	1	No	P-M	2	1.5	1.5	3.75	HDD	3	#N/A	LOW							REMOVE	1								
641	Prunus domestica			3	9.424777961	5	8	2	Dead	EXEMPT	1	1	1	No	P-M	2	1.5	1.5	3.75	HDD	3	#N/A	LOW							REMOVE	1								
642	Prunus domestica			3	9.424777961	8	6	4	Drought Stress	EXEMPT	2	1	1.5	No	P-M	2	1.75	1.5	3.75	HDD	3	#N/A	LOW							REMOVE	4								
643	Prunus domestica	142		4	12.56637061	7	4	4	Canker	X	2	1	1.5	No	P-M	2	1.75	2	5	HDD	4	#N/A	LOW							REMOVE	4								

**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
**LOT 7 | APP #S-24-029**

PROJECT NO: 4185.10  
CAD DWG FILE: 418510CL - LOT 7.DWG  
DESIGNED BY: JN  
DRAWN BY: JN  
CHECKED BY: ST  
DATE: JUNE 6, 2025  
SCALE: NONE  
© HMM

9/15/2025 PER CITY COMMENTS  
7/25/2025 PER CITY COMMENTS  
4/18/2025 PER CITY COMMENTS  
3/31/2025 PER CITY COMMENTS  
1/8/2025 PER CITY COMMENTS  
NO DATE DESCRIPTION

TREE EVALUATION TABLE

T-2

PROJECT TS418510CL PLANNING (418510CL - LOT 7.DWG)

PLOTTED: 8/13/2025 2:35 PM

**LOT 7**

**TREE APPRAISAL TABLE**  
**REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE**

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	SUBJECT TREE						REPLACEMENT TREE				CALCULATIONS			TOTAL	SAVE, REMOVE, OFF-SITE	
				CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST		
179	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	70	80	80%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 2,991.69	\$ 2,393	\$ 600.00	\$ 3,000 <b>SAVE</b>
180	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	70	80	80%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 747.92	\$ 598	\$ 600.00	\$ 1,200 <b>REMOVE</b>
181	Olea europaea	Olive	13.0	132.73	70	70	80	73%	70%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 3,511.08	\$ 1,802	\$ 600.00	\$ 2,400 <b>REMOVE</b>
637	Prunus domestica	Plum	4.0	12.57	10	10	10	10%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 956.63	\$ 96	\$ 600.00	\$ 700 <b>SAVE</b>
638	Olea europaea	Olive	5.0	19.64	90	90	90	90%	100%	100%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 519.39	\$ 467	\$ 600.00	\$ 1,100 <b>REMOVE</b>
639	Prunus domestica	Plum	4.0	12.57	10	10	10	10%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 956.63	\$ 96	\$ 600.00	\$ 700 <b>SAVE</b>
640	Prunus domestica	Plum	3.0	7.07	0	0	0	0%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 538.11	\$ -	\$ 600.00	\$ 600 <b>REMOVE</b>
641	Prunus domestica	Plum	3.0	7.07	0	0	0	0%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 538.11	\$ -	\$ 600.00	\$ 600 <b>REMOVE</b>
642	Prunus domestica	Plum	3.0	7.07	30	10	10	17%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 538.11	\$ 90	\$ 600.00	\$ 700 <b>REMOVE</b>
643	Prunus domestica	Plum	4.0	12.57	30	10	10	17%	100%	100%	24" Box	2.24	3.94	\$ 300.00	\$ 76.13	\$ 956.63	\$ 159	\$ 600.00	\$ 800 <b>REMOVE</b>

**SURREY FARMS ESTATES**  
**TWIN OAKS DRIVE, LOS GATOS**  
**DEVELOPMENT REVIEW PLAN SET**  
**LOT 7 | APP #S-24-029**

9/15/2025	PER CITY COMMENTS
7/25/2025	PER CITY COMMENTS
4/18/2025	PER CITY COMMENTS
3/31/2025	PER CITY COMMENTS
1/8/2025	PER CITY COMMENTS
NO	DATE
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
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**TREE APPRAISAL  
TABLE**



# SURREY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS

## DEVELOPMENT REVIEW PLAN SET LOT 7 | APP #S-24-029



#### PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND Hardscape SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF Hardscape OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

#### Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



#### Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

#### Zone 2, extends 30 feet out: The Clean and Green Zone

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

CONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:

15 GALLON: 0.75-1.25"

24" BOX: 1.25-2"

36" BOX: 2-3.5"

48" BOX: 3.5-5"

60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	PERCENTAGE OF ET <sub>0</sub>
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

#### PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
<b>TREES</b>									
	1	ARUBITUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	2	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	1	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	4	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	6	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
<b>SHRUBS</b>									
	42	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	12	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	9	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	21	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	5	CEANOOTHUS 'CONCHA' *	CONCHA CEANOOTHUS	1 GALLON	6' X 8'	L		X	
	0	CEANOOTHUS 'DARK STAR' *	DARK STAR CEANOOTHUS	1 GALLON	5' X 6'	L		X	
	15	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L		X	
	8	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	18	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	27	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L		X	
	47	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L		X	
	22	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	7	RHAMNUS CALIFORNICA *	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	13	SALVIA SPATHACEA *	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM	X	
	11	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
<b>GROUNDCOVERS</b>									
		ARCTOSTAPHYLOS UVA-URSI *	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		DECORATIVE GRAVEL							
		SLOPE STABILIZING - NATIVE HYDROSEED HYDROSEED							
<b>BIOTREATMENT</b>									
	54	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				
<b>VINE</b>									
	4	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	CLIMBING				

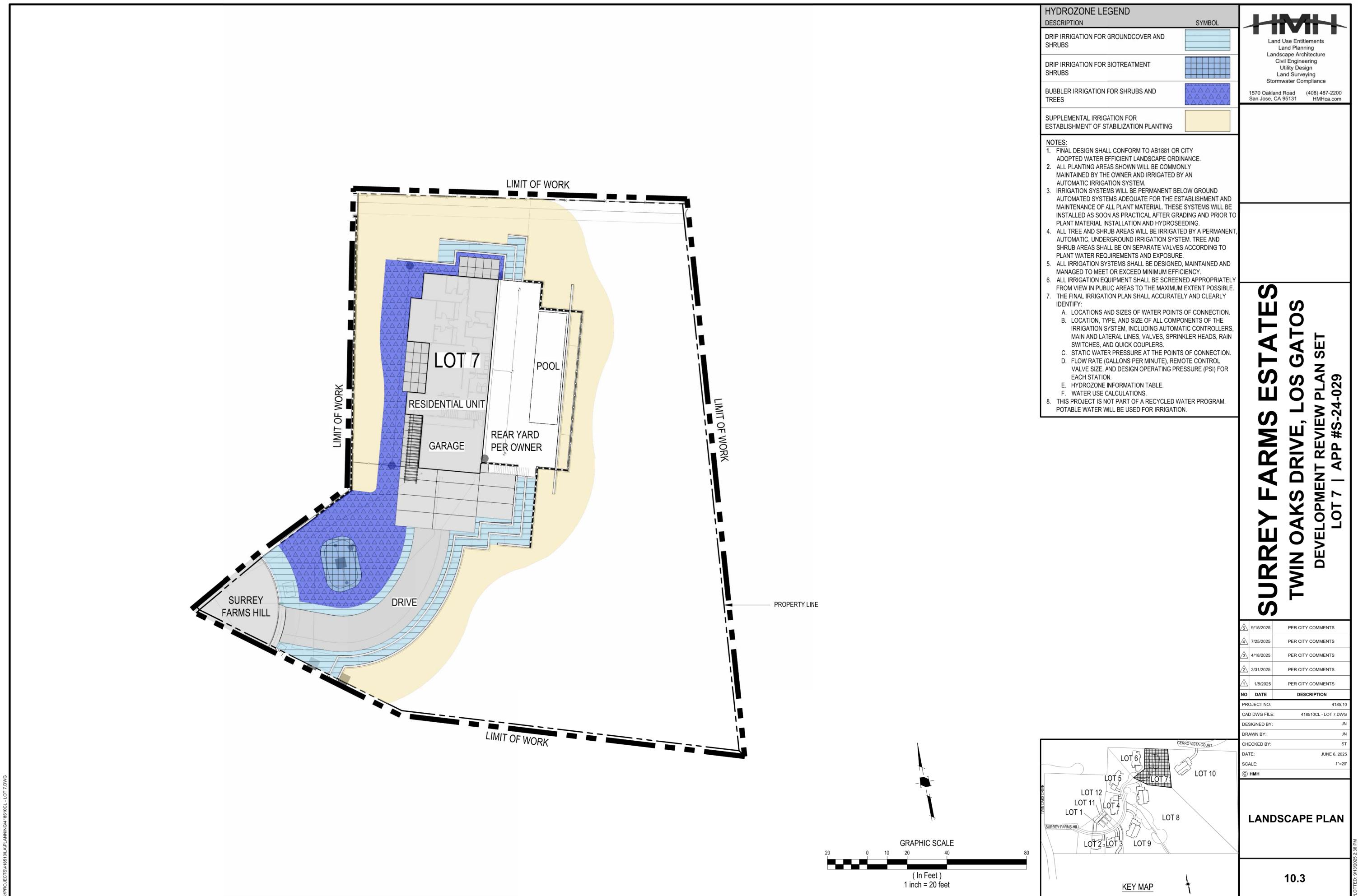
NOTES:

- \*NATIVE PLANT
- \*\*ADAPTIVE PLANT
- Biotreatment planting areas to receive a 3" thick layer of non-floatable bark mulch.
- Tree species to be approved by town arborist.

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CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
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#### PLANTING LEGEND AND NOTES





# SURREY FARMS ESTATES

## TWIN OAKS DRIVE, LOS GATOS

### DEVELOPMENT REVIEW PLAN SET

LOT 7 | APP #S-24-029

<p><b>I</b> DRIPLINE INSTALLED ON GRADE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SEE IRRIGATION LEGEND SPECIFICATION 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS</p>	<p><b>F</b> ON GRADE TREE BUBBLER</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER. 2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH. 3. SEE IRRIGATION LEGEND FOR SPECIFICATION. 4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.</p>	<p><b>C</b> ANTI-SIPHON PLASTIC CONTROL VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE. 2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.</p>
<p><b>H</b> DRIPLINE OPERATION INDICATOR</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. USE ONE OPERATION INDICATOR PER ZONE. 2. PLACE AT FLUSH END OF ZONE. 3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION. 4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.</p>	<p><b>E</b> QUICK COUPLING VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE 2. SEE IRRIGATION LEGEND FOR SPECIFICATION 3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS</p>	<p><b>B</b> BALL VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX 2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDCAPE</p>
<p><b>J</b> DRIPLINE CENTER - FEED LAYOUT</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS 3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH</p>	<p><b>G</b> DRIPLINE FLUSH VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION 2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS 3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.</p>	<p><b>D</b> DRIP ANTI-SIPHON PLASTIC CONTROL VALVE</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE 2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES</p>
<p><b>A</b> WALL MOUNT CONTROLLER</p> <p>SCALE: N.T.S.</p>  <p>NOTES: 1. VERIFY LOCATION WITH PROJECT ELECTRICIAN 2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL</p>	<p>9/15/2025 PER CITY COMMENTS 7/25/2025 PER CITY COMMENTS 4/18/2025 PER CITY COMMENTS 3/31/2025 PER CITY COMMENTS 1/8/2025 PER CITY COMMENTS NO DATE DESCRIPTION PROJECT NO: 418510CL-10 CAD DWG FILE: 418510CL-10.DWG DESIGNED BY: HMH DRAWN BY: HMH CHECKED BY: ST DATE: JUNE 6, 2025 SCALE: NONE © HMH</p>	<p><b>IRRIGATION DETAILS</b></p>



E VINE ON POST



F ACCENT PLANTER



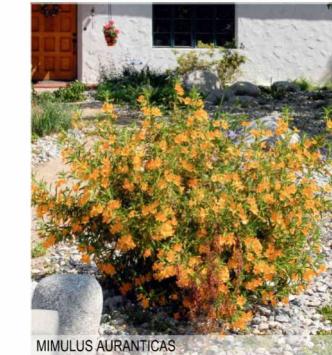
C 6' ALUMINUM PRIVACY FENCE AND GATE  
COLOR SHALL BE BLACK



D 6' CLEAR VIEW FENCE  
COLOR SHALL BE BLACK



A RETAINING WALL  
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARSCAPE  
COLOR SHALL BE BORREGO  
SPLIT FACE ON EXPOSED SURFACE  
LRV SHALL BE MAX 30%



MIMULUS AURANTIACUS



ANIGOZANTHOS FLAVIDUS 'BIG RED'



CEANOTHUS 'CONCHA'



CAREX DIVULSA

B PLANTING PALETTE

**SURREY FARMS ESTATES  
TWIN OAKS DRIVE, LOS GATOS  
DEVELOPMENT REVIEW PLAN SET  
LOT 7 | APP #S-24-029**

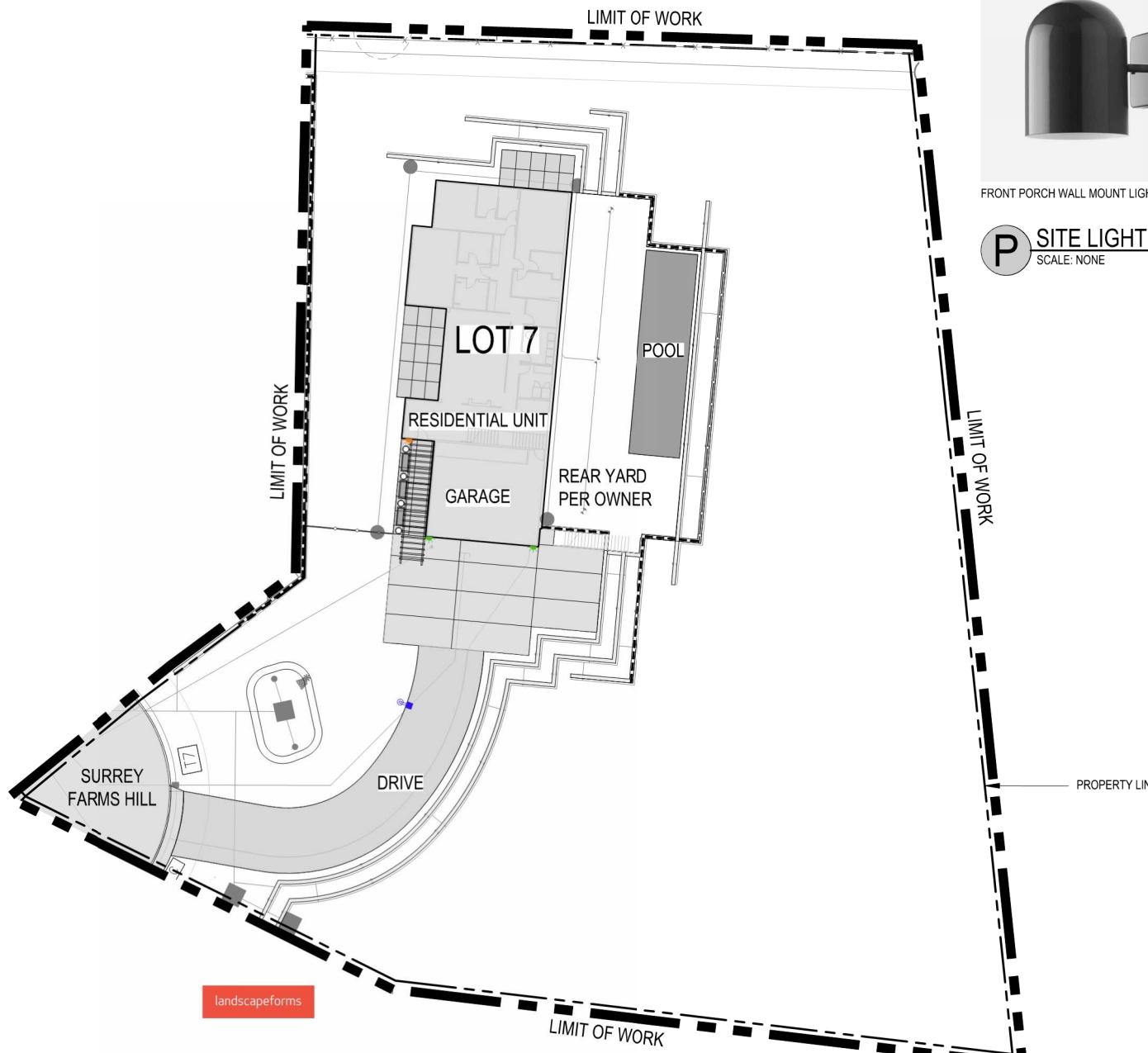
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(C) HMH	

CONCEPT IMAGERY

10.5

# SURREY FARMS ESTATES TWIN OAKS DRIVE, LOS GATOS

## DEVELOPMENT REVIEW PLAN SET LOT 7 | APP #S-24-029

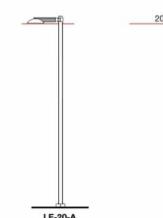


LEO

Specification Sheet | LE300

### Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.



FRONT PORCH WALL MOUNT LIGHT



OUTDOOR WALL MOUNT LIGHT



POST LIGHT

### P SITE LIGHTING

SCALE: NONE

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
●	FRONT PORCH WALL MOUNT LIGHT
●	OUTDOOR WALL MOUNT LIGHT
●	POST LIGHT

### SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

### SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.
2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

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