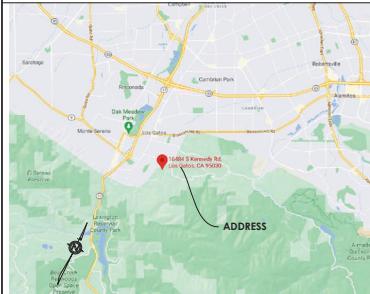


PROJECT DIRECTORY		PROJECT DATA		SHEET INDEX											
<p>OWNER / DEVELOPER: TONE DEVELOPMENT GROUP JOHN ATALA AND ANTHONY VALENTI, OWNERS 497 N SANTA CRUZ AVE, LOS GATOS, CA 95030 E-MAIL: TONEDEV@GMAIL.COM PHONE: 408-600-8244 (JOHN)</p> <p>ARCHITECT: ROBIN MCCARTHY, AIA, CGP ROBIN@ARCHSTUDIOINC.COM 1155 MERIDIAN AVE, SUITE 207 SAN JOSE, CA 95125 PH: (408) 859-8723 EMAIL: robin@archstudioinc.com</p> <p>LANDSCAPE ARCHITECT: DAVID COX - COX COMPANY LANDSCAPE ARCHITECTURE 1188 KOTENBURG AVENUE SAN JOSE, CA 95125 PH: (408) 903-2552 EMAIL: daivid@cox.net</p> <p>STRUCTURAL ENGINEER: STEVEN J. COX, #48940 PARKER - RESNICK STRUCTURAL ENGINEERS, INC. 1927 FORTUNA AVENUE LOS ANGELES CA 90025 PH: 310.478.6372</p>	<p>GEOTECHNICAL ENGINEER: C2EARTH INC. 750 CAMDEN AVENUE, SUITE A CAMDEN, NJ 08808 PHONE: (848) 540-0124 EMAIL: C2EARTH@GMAIL.COM PHONE: 408-600-8244 (JOHN)</p> <p>CIVIL ENGINEER & LAND SURVEYOR: VELIMIR SUIC LAND SURVEYOR MANAGER PEOPLES ASSOCIATES 1150 CAMPBELL AVENUE SAN JOSE, CA 95126 PHONE: (408) 946-2552 CELL PH: (408) 946-0165</p> <p>ENERGY CONSULTANT: ALLIANCE 24 TITLE ENERGY CONSTRUCTION JAN HEAN J.D. LEED - AP 325 BERRY STREET, SUITE 624 SAN FRANCISCO, CA 94158 PH: (510) 903-4587 EMAIL: c24@alliance24.com</p>	<p>PROJECT ADDRESS & ZONING: PARCEL 1 MAIN ADDRESS: 16484 S. KENNEDY RD., LOS GATOS, CA 95030 JADU ADDRESS: 16484-A S. KENNEDY RD., LOS GATOS, CA 95030 APN#: 532-20-012 ZONING: HR-1</p> <p>NET LOT AREA: 34,883 SQ. FT. (0.801 ACRES) GROSS LOT AREA: 46,673 SQ. FT. (1.072 ACRES) AVERAGE LOT SLOPE: 17.63%</p> <p>PROJECT DESCRIPTION: CONSTRUCTION OF A NEW 2-STORY RESIDENCE, ATTACHED 3-CAR GARAGE, COVERED PATIOS, LANDSCAPE AND HARDSCAPE.</p> <p>OTHER INFO.: FIRE SPRINKLERS REQUIRED: YES FLOOD ZONE: NO HISTORIC: NO</p> <p>DEFERRED SUBMITTALS: FIRE SPRINKLERS NOTE: A SEPARATE BUILDING IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.</p>	<p>ZONING REQUIREMENTS:</p> <p>SETBACKS FOR MAIN RESIDENCE:</p> <p>FRONT: 30 FT. SIDES: 20 FT. REAR: 25 FT.</p> <p>MAXIMUM FLOOR AREA RATIO (F.A.R.): 6,000 SQ. FT. INCLUDING GARAGES EXCEDING 400 SQ. FT. JADU MAX. 500 SQ. FT. / TOTAL ADU ON PROPERTY 1,200 SQ. FT.</p> <p>MAXIMUM HEIGHT: 25 FT. FOR MAIN RESIDENCE, 15 FT. FOR SECONDARY DWELLING UNIT OR STRUCTURE</p> <p>BUILDING CODE INFORMATION:</p> <p>OCCUPANCY TYPE: R-3 / U CONSTRUCTION TYPE: V-B STORIES: TWO-STORY TOTAL NEW FLOOR AREA: 6,387 (SQ. FT.)</p>	<p>FLOOR AREA CALCULATIONS:</p> <p>MAIN FLOOR AREA: 3,123 SQ. FT. UPPER FLOOR AREA: 2,370 TOTAL: 5,493 SQ. FT.</p> <p>GARAGE AREA: 894 TOTAL: 6,387 SQ. FT.</p> <p>GARAGE REDUCTION: (400 SQ. FT.) FLOOR AREA MAX. NET: 5,987 SQ. FT.</p> <p>JUNIOR ADU: 500 SQ. FT.</p> <p>NOTE: THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.70.020 AND 6.120.020.</p>	<p>ARCHITECTURAL:</p> <p>CS-1 COVER SHEET ARB-1 ARBORIST RECOMMENDATIONS ARB-2 ARBORIST RECOMMENDATIONS ARB-3 ARBORIST RECOMMENDATIONS ARB-4 ARBORIST RECOMMENDATIONS ARB-5 ARBORIST RECOMMENDATIONS A1-0 PROPOSED OVERALL SITE PLAN A1-1 PROPOSED ENLARGED SITE PLAN A1-2 NEIGHBORHOOD AREA PLAN A1-3 STREETSCAPE ILLUSTRATIONS A1-4 SECTION PLAN A1-5 SHADOW STUDY DIAGRAM A1-6 SHADOW STUDY DIAGRAM A1-7 SHADOW STUDY DIAGRAM A1-8 SHADOW STUDY DIAGRAM A1-9 SHADOW STUDY DIAGRAM A3-1 PROPOSED MAIN FLOOR PLAN A3-2 PROPOSED UPPER FLOOR PLAN A3-3 SECTION PLAN A4-1 PROPOSED ROOF PLAN A5-1 PROPOSED EXTERIOR ELEVATIONS A5-2 PROPOSED EXTERIOR ELEVATIONS A5-3 DESIGN REVIEW COMPLIANCE A5-4 PROPOSED EXTERIOR PERSPECTIVES A6-1 BUILDING SECTIONS A6-2 BUILDING SECTIONS A7-1 ELEC., MECH., PLUMBING PLAN - MAIN FLOOR A7-2 ELEC., MECH., PLUMBING PLAN - UPPER FLOOR A8-1 ARCHITECTURAL DETAILS A8-2 ARCHITECTURAL DETAILS A8-3 ARCHITECTURAL DETAILS</p> <p>CIVIL:</p> <p>C-1 TITLE SHEET C-2 BLUEPRINT FOR A CLEAN BAY C-3 EXISTING CONDITIONS & DEMOLITION PLAN C-4 PLAT PLAN C-5 GRADING & DRAINAGE PLAN C-6 UTILITY PLAN C-7 SECTIONS & DETAILS C-8 EROSION CONTROL PLAN & TREE PROTECTION DETAILS C-9 CONSTRUCTION MANAGEMENT PLAN</p> <p>LANDSCAPE:</p> <p>L1.0 LAYOUT & UTILITY PLAN L2.0 DETAIL CALL-OUTS L3.0 TREE PLAN L4.0 PLANTING PLAN L5.0 IRRIGATION PLAN</p>										
LEGEND		FRONT STREET VIEW RENDERING													
															
VICINITY MAP		GENERAL NOTES & CERTIFICATIONS			SPECIAL NOTES										
		<ol style="list-style-type: none"> ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL STEEL FRAMING AND SUB-CONTRACTORS SHALL ACT IN DESIGN / BUILD CAPACITY. THEY SHALL PROVIDE, SEPARATELY, ANY DRAWINGS, SPECIFICATIONS OR INFORMATION REQUIRED BY BUILDING DEPARTMENTS. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LOCAL ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS: <ul style="list-style-type: none"> CALIFORNIA BUILDING CODE 2022 EDITION (CBC) CALIFORNIA MECHANICAL CODE 2022 EDITION CALIFORNIA ELECTRICAL CODE 2022 EDITION CALIFORNIA EXISTING BUILDING CODE 2022 EDITION CALIFORNIA FIRE CODE 2022 EDITION CALIFORNIA RESIDENTIAL CODE 2022 EDITION CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) 2022 EDITION 2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 STRUCTURAL ENGINEER SHALL FIELD INSPECT FOUNDATION FOOTINGS AND WALLS PRIOR TO CONCRETE POUR AND ALL SHEAR WALLS, HOLD-DOWNS AND FRAMING. ALL TELEPHONE, ELECTRIC WIRES, AND OTHER SUCH SERVICE FACILITIES TO NEW CONSTRUCTION SHALL MEET CITY REQUIREMENTS. ANY OMISSION, CONFLICT, OR AMBIGUITY FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL EQUIPMENT SHALL BE LISTED BY THE APPROVED LISTING AGENCY AND INSTALLED PER MANUFACTURER SPECIFICATIONS. "HERS" VERIFICATION REQUIRED FOR THE HVAC HEATING & COOLING DISTRIBUTION, AND FAN SYSTEMS. PROVIDE EVIDENCE OF 3RD PARTY VERIFICATION (HERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION. 			<ol style="list-style-type: none"> PER A CONDITION OF THE LOT LINE ADJUSTMENT APPROVAL, THE EXISTING STRUCTURES MUST BE DEMOLISHED PRIOR TO THE RECORDATION OF THE LOT LINE ADJUSTMENT. AN APPLICATION FOR ARCHITECTURAL AND SITE APPROVAL AND BUILDING PERMIT FOR THE NEW RESIDENCE MUST BE OBTAINED PRIOR TO DEMOLITION OF EXISTING STRUCTURES ON LOT. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS SITE BY: C2EARTH, INC. SEE ARBORIST REPORT BY AESCULUS ARBORICULTURAL CONSULTING ON 9/1/2021. 										
<p>COVER SHEET, PROJECT INFORMATION</p> <table border="1"> <tr> <td>DATE: 01-16-24</td> <td>SCALE: SEE DRAWINGS</td> </tr> <tr> <td colspan="2">SUBMITTER: DESIGN REVIEW PLAN SET</td> </tr> <tr> <td colspan="2">01-16-24 DESIGN REVIEW PLAN SET</td> </tr> <tr> <td colspan="2">ALL DRAWINGS AND WRITTEN MATERIAL AFFIRMING THESE COPIESEZ ORIGIN AND UNPUBLISHED AND MAY NOT BE REPLICATED WITHOUT THE WRITTEN CONSENT OF ROBIN MCCARTHY.</td> </tr> <tr> <td colspan="2">CS-1</td> </tr> </table>						DATE: 01-16-24	SCALE: SEE DRAWINGS	SUBMITTER: DESIGN REVIEW PLAN SET		01-16-24 DESIGN REVIEW PLAN SET		ALL DRAWINGS AND WRITTEN MATERIAL AFFIRMING THESE COPIESEZ ORIGIN AND UNPUBLISHED AND MAY NOT BE REPLICATED WITHOUT THE WRITTEN CONSENT OF ROBIN MCCARTHY.		CS-1	
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MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
 LOS GATOS, CA 95025

01-16-24 DESIGN REVIEW PLAN SET

COVER SHEET,
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CS-1



ARBORIST REPORT



<div style="border: 1px solid black; height: 100px; margin-bottom: 10px;"></div> <p>ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Call (408) 203-0090 / Email: walterlevisor@ymail.com</p> <p>Assessment of Trees in the Tag Range #1 Through #44 (Except for Non-fruiting, Non-flowering, and Nut Trees) 16484 S. Kennedy PARCEL 1 Los Gatos, California</p> <p>Prepared for: Mr. Sean Mullin, Associate Planner Town of Los Gatos Community Development Department 110 E. Main Street Los Gatos, CA 95050</p> <p>Field Visit: Walter Levisor, Contract Town Arborist (CTA) 10/20/2021</p> <p>Report by CTA 10/30/2021</p>	<div style="border: 1px solid black; height: 100px; margin-bottom: 10px;"></div> <p>ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Call (408) 203-0090 / Email: walterlevisor@ymail.com</p> <p>Table of Contents</p> <table border="0"> <tr><td>1.0 Summary</td><td style="text-align: right;">3</td></tr> <tr><td>2.0 Assignment & Background</td><td style="text-align: right;">11</td></tr> <tr><td>3.0 Town of Los Gatos - What Trees are Protected?</td><td style="text-align: right;">12</td></tr> <tr><td>4.0 Recommendations</td><td style="text-align: right;">14</td></tr> <tr><td>5.0 Tree Protection and Maintenance Directions per Town Code</td><td style="text-align: right;">20</td></tr> <tr><td>6.0 Tree Replacement Standards - Los Gatos Town Code</td><td style="text-align: right;">23</td></tr> <tr><td>7.0 Author's Qualifications</td><td style="text-align: right;">26</td></tr> <tr><td>8.0 Assumptions and Limiting Conditions</td><td style="text-align: right;">27</td></tr> <tr><td>9.0 Certification</td><td style="text-align: right;">28</td></tr> <tr><td>10.0 Digital Images</td><td style="text-align: right;">29</td></tr> <tr><td>11.0 Tree Data Table</td><td style="text-align: right;">32</td></tr> <tr><td>12.0 Tree Location & Protection Fence Map-<u>Mark</u>-up</td><td style="text-align: right;">36</td></tr> </table>	1.0 Summary	3	2.0 Assignment & Background	11	3.0 Town of Los Gatos - What Trees are Protected?	12	4.0 Recommendations	14	5.0 Tree Protection and Maintenance Directions per Town Code	20	6.0 Tree Replacement Standards - Los Gatos Town Code	23	7.0 Author's Qualifications	26	8.0 Assumptions and Limiting Conditions	27	9.0 Certification	28	10.0 Digital Images	29	11.0 Tree Data Table	32	12.0 Tree Location & Protection Fence Map- <u>Mark</u> -up	36	<div style="border: 1px solid black; height: 100px; margin-bottom: 10px;"></div> <p>ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Call (408) 203-0090 / Email: walterlevisor@ymail.com</p> <p>1.0 Summary</p> <p>a. Below is a matrix style overview of protected-size trees (non-exempt species, 4-inches diameter at 4.5 feet above grade). In the table, the CTA (Contract Town Arborist) has outlined expected impacts to each tree, along with suggestions for adjustments to the plan (if applicable) that will optimize tree survival over the long term.</p> <p>b. Tree heights are estimated heights and tree heights were not determined for this report. Only a stripped-down, limited set of data was determined for the survey trees and shown in section 11.0, given the large number of tree specimens on site.</p> <p>c. Mitigation replacement rate and size is noted for each tree in the case that removal or damage to trees occurs.</p> <p>d. Note: Only trees within relatively close proximity of proposed work are included in this tree study (e.g. tree trunks located between approximately zero and 30 linear feet of current proposed new grading, utility trenching, excavation, haul roads, landscaping, etc. as shown on proposed plans, and trees with canopy overlap).</p> <p>e. Per my communications with Town Planning Division Staff in 2021, all trees with a TRAO risk rating of "high" or "extreme", and all trees in "head" (i.e. 0 to 5% overall condition rating) are allowed to be removed as no-fee removals, without any canopy replacement fees or plantings required, when a site is undergoing entitlement review. The references for this no-fee/no-replacement removal standard is tree ordinance section 29.10.005.</p> <p>f. Per this new protocol, trees #36 and #42 are considered no-fee, and can be removed without fees or replacement plantings.</p> <p>Tree #42 is one of the applicant's requested removal tree specimens.</p> <p>Tree #36 is located on a neighboring site, and is likely not able to be removed by the applicant of 16484 S. Kennedy. This tree presents a high risk to life or property. The applicant will have to deal with this situation as an owner-owner communication, separate from their proposed site plan project.</p>
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MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
LOS GATOS, CA 95050

SUBMITTAL	
Date: <u>01-16-24</u> Description: <u>DESIGN REVIEW PLAN SET</u>	
ARBORIST REPORT	
DATE: 01-16-24	SCALE: SEE DRAWINGS
All drawings and written material appearing herein constitute original and unpublished work of the author and may not be copied without the written consent of Sean McCarthy.	
ARB-1	

ARBORIST REPORT

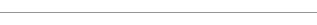
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Line Number	Tree Tag Number	Expected Tree Disposition	Suggested Change to Applicant's Proposed Plans to Boost Tree Conservation/Suitability Rating (TCB) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Tree
39	43	Retain	<p>Tree to be retained.</p> <p>Tree is offset from proposed work such that little or no impact is expected to occur as a result of site plan work activities. Therefore, no adjustment to the proposed plan is recommended. A red highlighted note is enclosed as shown on the CTA's tree map markups.</p>	(\$250) per each 24" Box X 6 = \$1,500.	24" Box
40	44	Retain	<p>Tree is probably the most important and valuable tree in this study.</p> <p>Actual appraised value per the CTA is \$40,200, versus the AAC arborist report stated value of \$1,900, which is impossible to be derived for a tree of this size and condition.</p> <p>The CTA's recommended official root zone protection radius for new construction gives that value as a species is especially susceptible to construction activity, per Matthew Tracy and Development, 2007, "Pruning and Root Protection for Trees 10 x 10' (Box)." Instead of 6' of diameter, as an offset from trunk edge. This would be a 24" offset from trunk edge. The CTA's tree map markups distance noted as a heavy red highlighted line on the CTA's tree map markups.</p> <p>The applicant's proposed "vegetated swale" works in the west corner of the site appears to conflict with this red line. The CTA suggests that the vegetated swale be moved to the east side of the site plan, such that the swale is pulled much further away from the trunk edge. The CTA also suggests to plant at a greater distance, and erect the vegetated swale at a 30 foot offset distance from trunk edge of valley oak 44.</p>	(\$250 per each 24" Box X 10 = \$2,500.	24" Box

2021-22 Town of Los Gatos in-situ fee equivalent = \$250 per each required 24" box mitigation tree planting not installed on the site. 15-gallon size trees are only allowed to be planted on the site. The in-situ fee equivalent is the same \$250 per tree fee but applies when calculating the total cost for all required canopy replacement trees that will not actually be installed on the site by the applicant. This particular property measures greater than 10,000 square feet, and is therefore not eligible for the 15-gallon size replacement tree fee.

Site Address: 1000 E. Kennedy PARCEL 1, Los Gatos, CA
Registration Number: American Society of Consulting Arborists and Member of the International Society of Arboriculture
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Version: 10/20/2021

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<p>10. Exceptions</p> <p>Severe Pruning Exception in Town Code section 29-10-10(2) "...except for pollarding of fruitless mulberry (<i>Morus alba</i>) or other species approved by the Town Arborist..."</p> <p>Protected Tree Exceptions:</p> <ul style="list-style-type: none"> a. Edible fruit or nut bearing trees less than 18 inches diameter (multistem total or single stem), including fruiting olive trees. b. Trees with a trunk diameter less than 18 inches (multistem total or single stem). c. Liriodendron tulipifera (Tulip tree) less than 18 inches (multistem total or single stem). d. Alnus glutinosa (Birch) less than 24 inches (multistem total or single stem). e. Betula nigra (River birch) less than 24 inches (multistem total or single stem). f. Eucalyptus camaldulensis (River red gum) less than 24 inches (multistem total or single stem). g. REMOVAL Q. ONLY AT HILLSIDE AREA LOCATIONS PER OFFICIAL TOWN MAP: h. All palm species (except <i>Phoenix canariensis</i>) less than 24 inches (multistem total or single stem). i. Liquidambar styraciflua (Sweetgum) less than 24 inches (multistem total or single stem). <p>Note that the exception in part 'a' above, fruiting olive trees with multistem totaling less than 18 inches are considered non-pollarded.</p>					
<p>1. Project Arborist (PA)</p> <p>Initial Signoff</p> <p>It is recommended that a third party ASCA registered consulting arborist or ISA Certified Arborist with good experience with tree protection during construction be retained by the applicant to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to. Periodic (e.g. monthly) inspections and maintenance are recommended. If required as a project condition, an agreement should be made with the arborist to provide a written report of the inspection results to the CTA. The PA should monitor soil moisture within the root protection zones of trees being protected from construction activities. If any significant damage is observed, the PA should immediately contact the CTA. All inspection reports shall be sent to Mr. Sean Mullin, Associated Planner (smullin@americana.com). Sample verbiage for the contract and approval regarding protection of the protection and tree condition:</p> <p>"The tree protection fencing shall remain in place until final landscaping and grading is completed. The CTA will review the final landscape and grading plans and the arborist's final inspection report sent to the Town. A mandatory <i>Tree Activity Report</i> shall be sent at least once monthly to the CTA. The CTA will review the report and provide comments (walterlevison@ yahoo.com) beginning with the initial tree protection verification approval letter."</p> <p>2. Project Pre-Project Adjustments, Clarifications, and Letters Supplied or Required:</p> <p>2a. PROPOSED NEW WATER SERVICE PIPE INSTALL METHOD FOR PARCELS 1 AND 2:</p> <p>For both water service pipes for parcels 1 and 2, the alignments can remain basically as currently proposed. However, in order to avoid moderate to severe root damage to trees #1 through #10, the water service pipe for parcel 1 should be buried in a trench and backfilled to "directional bore" (see sample image at right). The pit in the image is the "send pit" for a 240 volt electrical conduit installed in Santa Clara, CA on a project overseen by the CTA.</p> <p>The send pit and the receiver pit shall both be located outside of the chain link root protection zone (RLP) as shown on the CTA's tree map markup at the end of the CTA arborist report.</p> <p>Note that the excavation of soil for creation of the send pit and receiver pit in itself could cause significant root loss to one or more of the trees in the grouping #1 through #10. Both water service pipes for parcels 1 and 2 should be able to be buried starting from a single "send pit".</p>					
<p>2b. PROPOSED NEW DRIVEWAY ALIGNMENT AND WIDTH:</p> <p>The proposed new driveway alignment and width should be considered for adjustment, in order to save trees #23 and #29 from unnecessary severe root loss during excavation and grading for the roadway section.</p> <p>The optional location for the driveway would be approximately 10' feet of horizontal offset from the trunk edge of tree #29, and 15 feet horizontal offset from the trunk edge of tree #23.</p> <p>The proposed driveway alignment should be pulled eastward beyond its current line, thereby destroying tree #22, a low value pine specimen. This is an acceptable tradeoff for providing better root zone protection around native oaks #23 and #29.</p> <p>2c. NEIGHBOR VALLEY OAK #44, A VEGGATED SWALE:</p> <p>The most important, and most valuable tree in this study is the CTA's neighbor-owned native oak (<i>Quercus lobata</i>) specimen #44.</p> <p>The vegetated swale proposed on the applicant's 2021 submitted site plan is within the CTA-calculated "critical root zone" of 25 feet of the trunk edge of tree #44, and may cause significant root loss or damage to the tree's east side of root system if built as currently proposed.</p> <p>The applicant shall pull the proposed vegetated swale out to 20' horizontal feet east of the tree's trunk edge, so that chain link root protection zone (RJP) fencing can be erected at the 25' foot RJP area offset mark, thereby protecting the full RJP area from construction-related impacts.</p> <p>2d. COMMON TREES (CT):</p> <p>Common trees are those that do not extend from street to residence, the applicant shall use "directional bore" or other trenchless technology to avoid trenching along the plan sheet indicated alignment. The send pit and the receiver pit used for the directional bore shall be located outside the chain link root protection zone (RJP) fence exclusion. This will not be causing varying degrees of negative impact to the root systems of the common trees.</p>					

<div style="text-align: center; margin-bottom: 10px;">   </div> <div style="text-align: center; margin-bottom: 5px;"> ASCA Registered Consulting Arborist #401 ISA Tree Risk Assessment Qualified ISA Certified Arborist #WE-3172A </div> <div style="text-align: center; margin-bottom: 5px;"> Call (415) 203-0090 Email: walterlevison@ yahoo.com </div> <div style="text-align: center; margin-bottom: 5px;">  </div> <div style="text-align: center; margin-bottom: 5px;"> ASCA Registered Consulting Arborist #401 ISA Tree Risk Assessment Qualified ISA Certified Arborist #WE-3172A </div> <div style="text-align: center; margin-bottom: 5px;"> Call (415) 203-0090 Email: walterlevison@ yahoo.com </div> <div style="text-align: center; margin-bottom: 5px;">  </div> <div style="text-align: center; margin-bottom: 5px;"> ASCA Registered Consulting Arborist #401 ISA Tree Risk Assessment Qualified ISA Certified Arborist #WE-3172A </div> <div style="text-align: center; margin-bottom: 5px;"> Call (415) 203-0090 Email: walterlevison@ yahoo.com </div>					
<p>3. Tree Buffer Zone Type Protection:</p> <p>Prior to demolition commencement, install trunk buffers around all trees being retained on-site:</p> <p>Wrap one full roll of orange plastic snow fencing around the trunk of each single on-site tree. Between the trunk and the above ground portion of the tree, lay the plastic snow fencing on the ground, and each trunk. Stand 2x4 wood boards upright, side by side, around the entire circumference of the orange plastic wrap. After using that tape or use wires or rebar. See spc. image above right showing the wooden boards being held against one entire roll of orange snow fencing, such that the wood does not actually touch the trunk at all.</p> <p>Trees to be wrapped at this site: All trees being retained.</p> <p>4. Chain Link Fencing Type, Lateral Type, Box Protection Zone (RPZ):</p> <p>Prior to demolition commencement, wrap thin link fencing panels on reusable concrete block footings (see sample image below right). When the fence panels to top link panels pounded 24 inches into the ground at the ends of each fence panel to keep the fence row stabilized in its correct position. Do not use the fence panels to stabilize the fence panels for the purpose of parking.</p> <p>Alternative Fencing: Tube Posts and Edged LInk. Using a prefabricated ground anchor, pound 7' long 2x4 diameter tube posts 24 inches into the ground, at 6' to 10' foot spacing maximum on-center, and hang steel chain link fencing material minimum 5' feet high on the tube posts. These materials are available for purchase at many retail and wholesale construction supply houses such as Home Depot, Lowes, Granger, Home Depot, Harbor Freight, etc.</p> <p>Pre-construction fence routes:</p> <p>Per the red dashed lines on the tree map markup attached to the WLCA arborist report.</p> <p>(Routes may be subject to change, depending on the finalized alignments of work items.)</p> <p>This fencing must be temporarily removed during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the no protection zone or "RPZ".</p>					
<p>5. Signage:</p> <p>The RPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 20 to 30 linear feet of fencing.</p> <p>5. Signage: The RPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 20 to 30 linear feet of fencing.</p> <p>The CTA's further recommendation of removal of trees #22 and #23 to allow for driveway grading and excavation, assuming that the applicant will adjust the driveway alignment slightly eastward to better root zone preservation.</p> <p>The CTA also recommends removal of high risk neighbor tree #36 which is a dead standing specimen for no fee is required.</p> <p>The total canopy replacement equivalency cost for the above-mentioned removals is installation of seven (7) 24" box size trees on site, or an in-lieu fee of \$4,750, or a combination of in-lieu fees and plantings totaling \$6,750 equivalency (to be determined during a discussion between the applicant and the Town Planner).</p> <p>7. Bond Posting for Potential Construction-Related Tree Damage:</p> <p>The total appraised value of trees being retained on site and in close proximity to proposed work, as determined by the applicant's arborist, ARA, or ISA Certified Arborist, is \$1,000,000. The CTA suggests that a tree protection bond be posted with the Town of Los Gatos to hedge against possible construction-related damages to one or more trees being preserved and protected during construction.</p> <p>The bond amount is typically a fraction of the total value of the trees. The CTA suggests that the applicant pay 25% of the value of all trees being retained and protected in close proximity to the proposed site work, which would be \$250,000 to \$300,000 = \$30,000.</p> <p>8. Tree Protection and Maintenance:</p> <p>Retain the services of an ISA Certified Arborist to perform pruning work on trees requiring clearance pruning or other tree maintenance.</p> <p>All pruning work on trees in this project will need to be performed directly by an ISA Certified Arborist, or under full-time on-site direct supervision of an ISA Certified Arborist.</p> <p>Arborists shall conform to the most current iteration (2017) of ANSI/A303 tree shrub, and other woody plant species and the Best Management Practices companion manual published by International Society of Arboriculture.</p> <p>Tree work, pruning should be limited to 25% removal of live wood and foliage in a green-sprig growing season, and should focus on removing dead, diseased, or damaged wood. The CTA suggests the use of "lightweight reduction pruning" or "reduction pruning", which involves removing the uppermost and outermost segments of a canopy to effectively shorten limbs and reduce load forces acting on the limb attachment points.</p>					



ROBIN McCARTHY, AIA
Associate Principal
1155 MERIDIAN AVE. #210
SAN JOSE, CA 95125
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NOV 17 2021
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NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
**MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.**
LOS GATOS, CA 95030

<p>SUBMITTER: Date: 01-16-24 Description: DESIGN REVIEW PLAN SET</p>	
<p>2. PROPOSED NEW DRIVEWAY ALIGNMENT AND WIDTH:</p> <p>The proposed new driveway alignment and width should be considered for adjustment, in order to save trees #23 and #29 from unnecessary severe root loss during excavation and grading for the roadway section.</p> <p>The optional location for the driveway would be approximately 10' feet of horizontal offset from the trunk edge of tree #29, and 15 feet horizontal offset from the trunk edge of tree #23.</p> <p>The proposed driveway alignment should be pulled eastward beyond its current line, thereby destroying tree #22, a low value pine specimen. This is an acceptable tradeoff for providing better root zone protection around native oaks #23 and #29.</p> <p>2c. NEIGHBOR VALLEY OAK #44, A VEGGATED SWALE:</p> <p>The most important, and most valuable tree in this study is the CTA's neighbor-owned native oak (<i>Quercus lobata</i>) specimen #44.</p> <p>The vegetated swale proposed on the applicant's 2021 submitted site plan is within the CTA-calculated "critical root zone" of 25 feet of the trunk edge of tree #44, and may cause significant root loss or damage to the tree's east side of root system if built as currently proposed.</p> <p>The applicant shall pull the proposed vegetated swale out to 20' horizontal feet east of the tree's trunk edge, so that chain link root protection zone (RJP) fencing can be erected at the 25' foot RJP area offset mark, thereby protecting the full RJP area from construction-related impacts.</p> <p>2d. COMMON TREES (CT):</p> <p>Common trees are those that do not extend from street to residence, the applicant shall use "directional bore" or other trenchless technology to avoid trenching along the plan sheet indicated alignment. The send pit and the receiver pit used for the directional bore shall be located outside the chain link root protection zone (RJP) fence exclusion. This will not be causing varying degrees of negative impact to the root systems of the common trees.</p>	
<p>3. Tree Removal Permit / Removal of Protected Specimen Trees / Mitigation:</p> <p>The applicant's project plan shows removal of eight (8) trees 24, 30, 33, 37, 38, 40, 41, and #42, some of which are no-fee removals due to tree size.</p> <p>The CTA's further recommendation of removal of trees #22 and #23 to allow for driveway grading and excavation, assuming that the applicant will adjust the driveway alignment slightly eastward to better root zone preservation.</p> <p>The CTA also recommends removal of high risk neighbor tree #36 which is a dead standing specimen for no fee is required.</p> <p>The total canopy replacement equivalency cost for the above-mentioned removals is installation of seven (7) 24" box size trees on site, or an in-lieu fee of \$4,750, or a combination of in-lieu fees and plantings totaling \$6,750 equivalency (to be determined during a discussion between the applicant and the Town Planner).</p>	
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<p>5. PRUNING:</p> <p>Retain the services of an ISA Certified Arborist to perform pruning work on trees requiring clearance pruning or other tree maintenance.</p> <p>All pruning work on trees in this project will need to be performed directly by an ISA Certified Arborist, or under full-time on-site direct supervision of an ISA Certified Arborist.</p> <p>Arborists shall conform to the most current iteration (2017) of ANSI/A303 tree shrub, and other woody plant species and the Best Management Practices companion manual published by International Society of Arboriculture.</p>	
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ARBORIST REPORT



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Do not perform lateral tree pruning which involves removal of lower elevation and inner canopy live wood and foliage. Roughly 90% of all Bay Area tree pruning consists of isolating and topping pruning work, which is incorrect and non-industry conforming work contrary to the ANSI A303 pruning standard. Please refer to the care work in the United States.

Tree tag numbers to receive limb length reduction pruning: (None noted at time of writing, except possibly tree #44 which is located on the neighboring property 'off-site').

Right: Limb Length Reduction Pruning Mockup for Reference (Walter Levison, Consulting Arborist). The limb extending left was pruned to remove the outmost (furthest) end of the limb system, resulting in a shorter limb with less load force on the limb attachment point, and less mass at the extended end, reducing risk of limb-slip.

9. Irrigation Temporarily During Work Period:

Water volume and frequency to be determined by the project arborist (PAB)

Apply water over a large square footage of the trees' root zones (i.e. not at trunk base)

For most trees, irrigation should occur between zero and 20 feet out from trunk edge.

For natural areas and/or areas, irrigation should be restricted to at least 20 or 25 feet out from the trunk edge.

Volume: +/- 100 gallons per each single tree, applied on a single day, 1/month. Volume typically depends on trunk diameter. Large mature trees typically receive roughly 200 gallons per each soaking.



Right: Image of a spray truck, appearance of one of the CTA's projects, used to irrigate tree specimens on the one end.

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Sec. 29.10.005. Protection of trees during construction.

(a) Protection from felling shall satisfy the following:

(1) Six (6) feet 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 to no more than 10-foot spacing. For paving areas that will not be demolted and when stipulated in a tree protection plan, the height of the fence shall be reduced to 4 feet.

(2) Areas to be fenced: Type I: Enclosure with chain-link fencing of either the entire drainage area or the entire protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip; chain-link fence around the entire drainage area or the entire protection zone (TPZ) shall be required. Type III: Enclosure for trees located in a planter strip; chain-link fence shall be wrapped around the trunk from the ground to the first branch with two (2) large wooden boards bound securely on the outside. Callouts for Type I, II, and III fencing are shown in Figure 29.10.005.

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

(4) Warning sign: Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone! This fence shall not be removed until the project is submitted for review to Town Code 29.10.102*."

(5) Areas around trees that comply with the following procedures:

(i) Prior to the commencement of construction, install the fence at the site(s), 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, equipment, or vehicles within 10 feet of the trunk or, parking of vehicles within the TPZ. The fence shall not be altered in any way so as to increase the encroachment of the construction.

(ii) Prohibit all construction activity within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the drip line of the tree(s) or tree protection zone (TPZ) unless specifically approved by the project arborist.

(iii) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the drip line or in drainage channels, swales or any other area within the TPZ.

(iv) Prohibit the attachment of wires, signs or ropes to any portion of the fence.

(5) Design utility services and irrigation lines to be located outside of the drip line whenever feasible.

(6) Retain 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 the trees to be preserved and shall be responsible for the removal of any tree(s) or part of a tree(s) 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 taken.

(Ord. No. 2114, §§ 1, 8-4-03)

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Sec. 29.10.007. Special Provisions—Hillsides

The Town of Los Gatos recognizes the hillsides as an important natural resource and sensitive habitat which is also a key component of the Town's natural resources. To protect the natural resources and sensitive habitat environment to its natural state, the Town has established the following special provisions for tree removal and replacement in the hillsides.

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

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

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

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

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

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

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

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

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Sec. 29.10.008. Special Provisions—Hillsides

The Town of Los Gatos recognizes the hillsides as an important natural resource and sensitive habitat which is also a key component of the Town's natural resources. To protect the natural resources and sensitive habitat environment to its natural state, the Town has established the following special provisions for tree removal and replacement in the hillsides.

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

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

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

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

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

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

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

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

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5.0 Tree Protection and Maintenance Directions per Town

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

Sec. 29.10.100. New property development.

(a) A tree survey shall be conducted prior to submission of a permit or report of impact or to one or more protected trees. The survey shall be conducted by a certified or consulting arborist. The survey shall be submitted to the Director on a final survey report based on the 2015 iteration of the Town of Los Gatos tree ordinance sections. The tree survey inventory numbers shall correspond to a numbered master tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by or certified by a consulting arborist and shall include the following information:

(1) Location of existing trees on the property as described in section 29.10.005;

(2) The potential risk that could potentially be posed by the project (directly or indirectly—immediately or in long term), such as uprooting or compaction outside of the dripline;

(3) Number of all trees to be removed or retained;

(4) A diagram showing four (4) inches in diameter or larger, trunk, height, spread and the species, size (diameter, height, crown spread) and condition of the tree;

(5) The final approved tree plan shall be reviewed by the Town's consulting arborist who, after making a field visit to the property, indicate any or as shown on the tree survey plan, any changes to the tree survey plan;

(6) The tree survey plan shall be reviewed by the Director and approved as part of the staff report to the Town reviewing body upon its consideration of the application.

(c) When development impacts are within the dripline or will affect any protected tree, the applicant shall submit a tree preservation report prepared by a certified or consulting arborist. The report, based on the findings of the tree survey plan and other relevant information, shall be used to determine the health of the tree(s) and the potential risk to the tree(s) from the proposed development. The applicant shall be responsible for the preservation of the tree(s) necessary for their preservation during all phases of development (construction, grading, during construction, landscaping), and shall also indicate the location of any trees to be removed or retained. The tree survey plan shall be submitted to the Director on a final survey report based on the 2015 iteration of the Town of Los Gatos tree ordinance sections. The tree survey inventory numbers shall correspond to a numbered master tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by or certified by a consulting arborist and shall include the following information:

(1) The final approved tree preservation report shall be included in the building permit of development plans and printed on a sheet titled "Tree Preservation Report (Sheet T-1)" shall be referenced on all relevant sheets (civil, demolition, utility, landscape, etc.);

(2) The Town's reviewing body through its site and design plan review shall endeavor to protect all trees recommended for preservation by the Director's consulting arborist. The Town reviewing body may determine if any trees listed in the tree preservation report should be removed. If based on the tree survey plan, the Director's consulting arborist determines that no tree size grading or other relevant changes are necessary for the protection of the tree(s), the property owner shall be responsible for the protection of the tree(s) as described in section 29.10.005;

(3) The approved tree plan shall be submitted to the Director for review and approval. The Director shall be responsible for the protection of the tree(s) as described in section 29.10.005;

(4) Prior to acceptance of proposed development or subdivision improvements, the developer shall submit to the Director a final tree preservation report prepared by a certified or consulting arborist. The report shall be submitted to the Director on a final survey report based on the 2015 iteration of the Town of Los Gatos tree ordinance sections. The tree survey inventory numbers shall correspond to a numbered master tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by or certified by a consulting arborist and shall include the following information:

(a) A tree plan shall, within ninety (90) days of final approval or prior to issuance of a permit or building permit, whichever occurs first, be submitted to the Director for review and approval. The developer shall be responsible for the protection of the tree(s) as described in section 29.10.005;

(b) The site or landscape plans shall indicate which trees are to be removed. However, the plans do not constitute approval to remove a tree until a separate permit is granted. The property owner or applicant shall obtain a protected tree removal permit, as outlined in section 29.10.005;

(c) Prior to acceptance of proposed development or subdivision improvements, the developer shall submit to the Director a final tree preservation report prepared by a certified or consulting arborist. The report shall be submitted to the Director on a final survey report based on the 2015 iteration of the Town of Los Gatos tree ordinance sections. The tree survey inventory numbers shall correspond to a numbered master tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by or certified by a consulting arborist and shall include the following information:

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Call (415) 203-0990 | Email: walterlevison@yahoo.com

10 Digital Images

Below: Digital Images by the CTA archived October 2021

Tag	Image	Tag	Image
8		9	
3 to 18		13 to 25	

11.0 Tree Data Table

Tag Number	Common Name	Diameter at 4.5 feet above grade (in.)	Crown Total Spread Diameter in Feet	Health Rating	Structural Rating	Overall Condition Rating	NOTES
1	Coast live oak	4.2	15	40%	30%	34% Poor	Topped by PG&E
2	Quercus agrifolia	13.8	15	50%	30%	40% Poor	Topped by PG&E
3	Coast live oak	10.8	20	45%	30%	36% Poor	Topped by PG&E
4	Quercus agrifolia	7.6	15	40%	25%	30% Poor	Topped by PG&E
5	Coast live oak	7.2	10	40%	25%	29% Poor	Topped by PG&E
6	Coast live oak	9.8	20	45%	30%	36% Poor	Topped by PG&E
7	Deciduous cedar	17.2	20	75%	75%	75% Good	
8	Valley oak	15.7	40	60%	50%	55% Fair	Leans 45 degrees off vertical - hangs down to 18 feet above grade elevation
9	Quercus agrifolia	23.2	30	80%	60%	70% Good	Lop-sided west. Recently pruned by owner to remove all lower elevation limbs.
10	Deciduous cedar	11.8	10	65%	60%	63% Good	
11	Coast live oak	7.0	10	40%	30%	32% Poor	Topped by PG&E
12	Coast live oak	16.7	20	75%	65%	70% Good	

12.0 Tree Location & Protection Fence Map-Up

The CTA marked up the applicant's sheet C-4 grading and drainage plan dated 08/02/21 by Peoples Associates, Structural Engineers of San Jose, California as the tree locations and protection fence may not be consistent with the CTA's arborist report.

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

- Tag numbers are indicated using large font size numbers indicating from "1" to "44" (non-regulated trees #27, 31, 35, and 39 were eliminated from the tree map).
- There was no shown anything as to actual tree locations in the area of the proposed Parcel 1 water service pipe line (i.e. trees #1, 2, 3, 4, 5, 6, 10), and tree #44 is not shown anywhere by any applicant map or plan sheet.
- It may be beneficial for the applicant to create a "bowtie map" of this area, showing accurate locations of trees at #1 through #10, and the two proposed water service pipe lines, so that the impacts may be more easily assessed in terms of expected impacts to the trees from the pipe trenching.
- Alternatively, Town planning staff could suggest that the applicant use a trenchless technology (i.e. "directional bore") to install the two (2) water service pipes without causing any substrate impacts to the trees' root systems, other than dug pits at each end of each pipe line, which are called "send pits". This would reduce the potential for any substrate impacts to the trees, and would reduce the potential for infiltration of utility pipes and conduits near to trees, when the pipe alignments are within the critical root offset distances from tree trunk edges.
- Yellow highlight indicates the applicant's proposed graded driveway footprint.
- Magenta highlight indicates the applicant's proposed two (2) water service pipe trenches, which will have to be installed using a trenchless directional bore method, to avoid severe damage to tree #1 through #10.
- Orange highlight indicates the applicant's proposed "chain link fence" (CT), also spanning from east to residence, which will have to be installed in a line that is parallel to the trunk edge of the tree, so as to not impact the tree trunk edge.
- The red dashed line indicates the CTA's rough outline of the chain link tree protection zone (RPZ or TPS) fencing panels or rolls hung on tube posts. These alignments are rough only, and are expected to be adjusted by the field construction team prior to the start of the site plan project on the ground.
- The heavy red highlighting along neighbor valley oak #44 is the CTA's suggested "special critical root zone" measuring 25 feet radius offset distance from the trunk edge of this high value tree, based on a special calculation of (10 x trunk diameter) instead of the standard critical root zone of (6 x diameter as an offset radius from trunk edge), to ensure that the tree is not impacted by site work at 16484 S. Kennedy.

ARCH
STUDIO

ROBIN McCARTHY, AIA
Associate Member
1155 MERIDIAN AVE. #210
SAN JOSE, CA 95125
9-30-27
NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
LOS GATOS, CA 95030

NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:

MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.

LOS GATOS, CA 95030

SUBMITTER:
01-16-24 DESIGN REVIEW PLAN SET

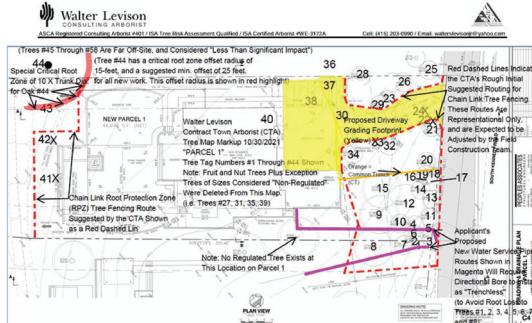
Date Description

01-16-24 DESIGN REVIEW PLAN SET

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ARBORIST REPORT

ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A	Call (408) 323-0990 Email: walterlevison@yandex.com
SIDE NOTE ON TREE REMOVALS: The author (CTA) recommends removal of #32 to allow for pulling the proposed driveway footprint further eastward to allow for better root zone protection for trees #22 and #29. This may or may not involve a narrowing the total width of the driveway (to be determined). The author (CTA) also recommends a no-fee removal of neighbor-owned tree #36 as soon as possible, for risk reduction purposes.	



SITE PLAN GENERAL NOTES:

1. SEE A1-1 FOR NOTES.
2. SEE CIVIL ENGINEERING PLANS FOR GRADING, PAVING & DRAINAGE INFORMATION; AND ADDITIONAL UTILITIES.
3. SEE LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPE INFO.
4. SEE SEPARATE PERMIT FOR SITE RETAINING WALLS.

5. SOILS ENGINEER FOR THIS PROJECT SHALL BE RETAINED TO PROVIDE SOIL SAMPLING, TESTING AND PROVIDE THE GRADING AND RETAINING WALL FOUNDATION PHASE OF CONSTRUCTION PER SOIL ENGINEER RECOMMENDATIONS AND THAT INSPECTION & TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

ARCH
STUDIO Inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #210
SAN JOSE, CA 95125



NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
LOS GATOS, CA 95030

LOS GATOS, CA 95030

SOUTH KENNEDY ROAD

PROPOSED OVERALL SITE PLAN

PROPOSED OVERALL SITE PLAN

DATE:

5-26

INGS AND WRITTEN MATERIAL APPEAR
CONSTITUTE ORIGINAL AND UNPUBLISHED

ROBIN McCARTHY ARCH STUDIO, INC.
DO NOT DUPLICATE WITHOUT THE
EXPLICIT CONSENT OF ROBIN McCARTHY

1000

A1.0

AT-0

1000

1000

SITE PLAN GENERAL NOTES:

1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
2. BEFORE ANY EXCAVATION, COORDINATE LOCATION OF ALL EXISTING SITE UTILITIES.
3. EXCAVATION, FILLS, AND UTILITIES FOR ALL BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY.
4. CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN DURING EXCAVATION AND CONSTRUCTION, U.O.N.
5. FOR ALL FINISH GRADES, SEE GRADING AND DRAINAGE PLANS PREPARED BY CIVIL ENGINEER.
6. FOR ALL EXTERIOR HARD SURFACES, SEE GRADING AND DRAINAGE PLANS PREPARED BY CIVIL ENGINEER.
7. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPES TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.

8. FOR ALL NEW RAINWATER DOWNSPOUTS, SEE GRADING AND DRAINAGE PLANS PREPARED BY CIVIL ENGINEER.

9. IMPLEMENTATION OF "BEST MANAGEMENT PRACTICES" SHALL BE USED TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC RIGHT-OF-WAY. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION "BEST MANAGEMENT PRACTICES" WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

10. PROVIDED EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS, SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARDS.

11. TRENCHES SHALL BE LOCATED OUTSIDE OF THE DRIP LINES OF EXISTING TREES IN ORDER TO MINIMIZE NEGATIVE IMPACTS.

12. SEE COVER SHEET, FLOOR PLAN, AND BEST PRACTICES MANAGEMENT SHEET FOR ADDITIONAL PROJECT INFORMATION.

13. NATURAL GRADE AND VEGETATION SHALL BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.

14. SEE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER FOR ADDITIONAL INFORMATION.

LANDSCAPE GENERAL NOTES:

LANDSCAPE IRRIGATION:

1. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A PERMANENT IRRIGATION SYSTEM AND AUTOMATIC IRRIGATION SYSTEMS SHALL BE DESIGNED AND MAINTAINED TO PREVENT WATER WASTE (E.G. RUNOFF OR OVER-SPRAY). IRRIGATION CONTROLLERS SHALL BE CAPABLE OF MULTIPLE PROGRAMMING AND INCORPORATE SENSORS TO OVERRIDE THE CALL FOR WATER DURING RAIN OR IF THE SOIL IS STILL MOIST. IRRIGATION CONTROLLERS AND BACK-FLOW DEVICES SHALL BE SCREENED FROM PUBLIC VIEW. IRRIGATION SHALL ONLY OCCUR BETWEEN 8 P.M. AND 10 A.M.

PLANTING, SOIL MANAGEMENT AND WATER FEATURES:

1. PLANT SELECTION AND INSTALLATION MUST BE DONE IN ACCORDANCE WITH ACCEPTED HORTICULTURAL INDUSTRY PRACTICES. SEE LANDSCAPING PLANS.

3. TALL FESCUE OR SIMILAR TURF REQUIRING LESS WATER MUST BE USED FOR TURF TURF MUST NOT BE PLANTED ON SLOPES GREATER THAN 10%.

4. A MINIMUM 2-IN. LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL.

5. SOIL AMENDMENTS (I.E. USE OF COMPOST) AND STRUCTURED SOIL SHALL BE INCORPORATED BASED ON WHAT IS APPROPRIATE FOR SELECTED PLANTS.

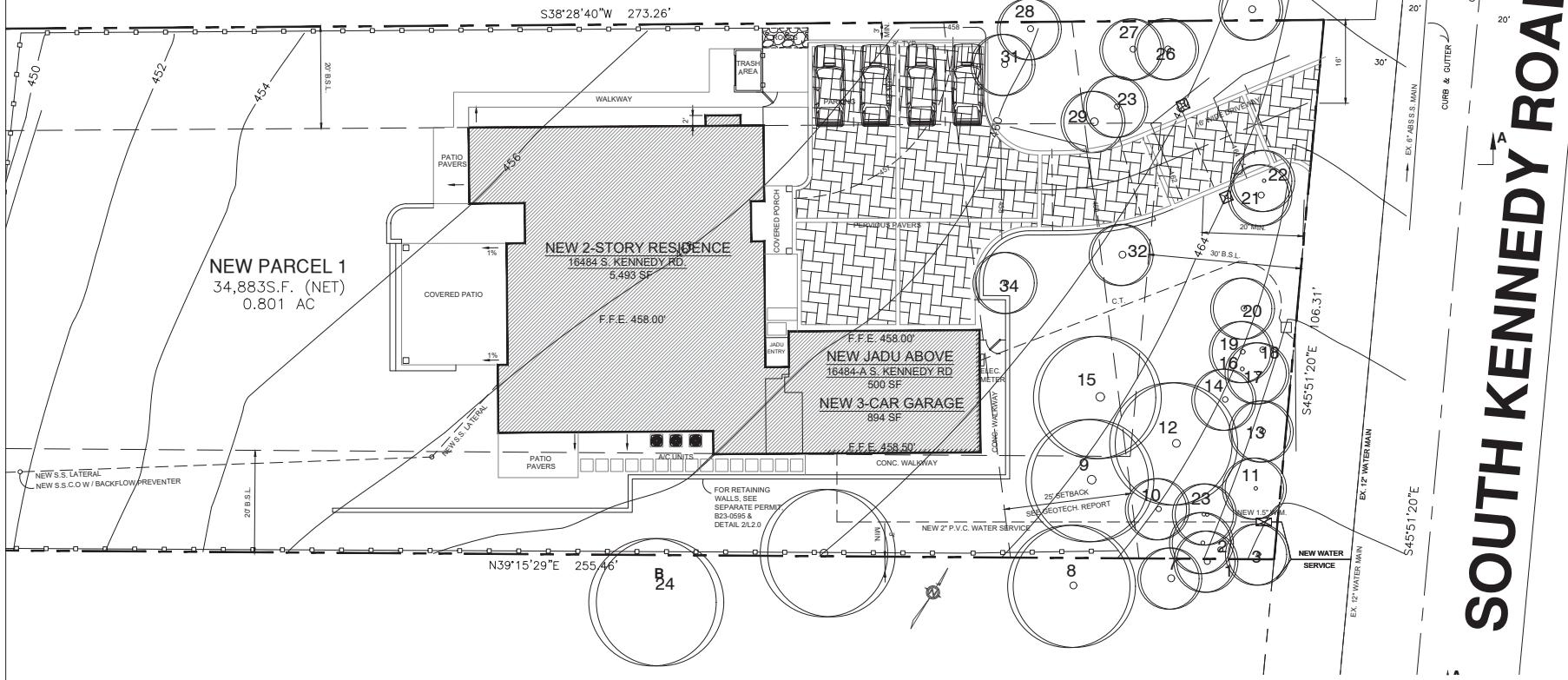
6. WATER FEATURES (I.E. FOUNTAINS) MUST HAVE A RECYCLING WATER SYSTEM AND USE RECYCLED WATER IF AVAILABLE. COVERS ARE STRONGLY RECOMMENDED FOR POOLS AND SPAS.

SITE DRAINAGE:

1. SITE DRAINAGE SHALL NOT BE DIRECTED ACROSS ANY PROPERTY LINES.

PLANT MATERIAL:

1. SEE LANDSCAPE PLANS.



PARTIAL PROPOSED SITE PLAN

**MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.**
LOS GATOS, CA 95030

PARTIAL
PROPOSED
SITE PLAN

DATE:
01-16-26
SCALE:
1" = 10'

ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED
HEREIN COSECTIVE ORIGINAL AND UNPUBLISHED
AND MAY NOT BE REPLICATED WHICHEVER THE
WRITER CONSENTS OR IS UNCONCERNED.

A1-1

ARCH
STUDIO





NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
 LOS GATOS, CA 95030

SUBMITTEE	
Date: 01-16-26	Description: DESIGN REVIEW PLAN SET

NEIGHBORHOOD AREA PLAN

Date: 01-16-26	Scale: 1/64" = 1'-0"
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A1-2

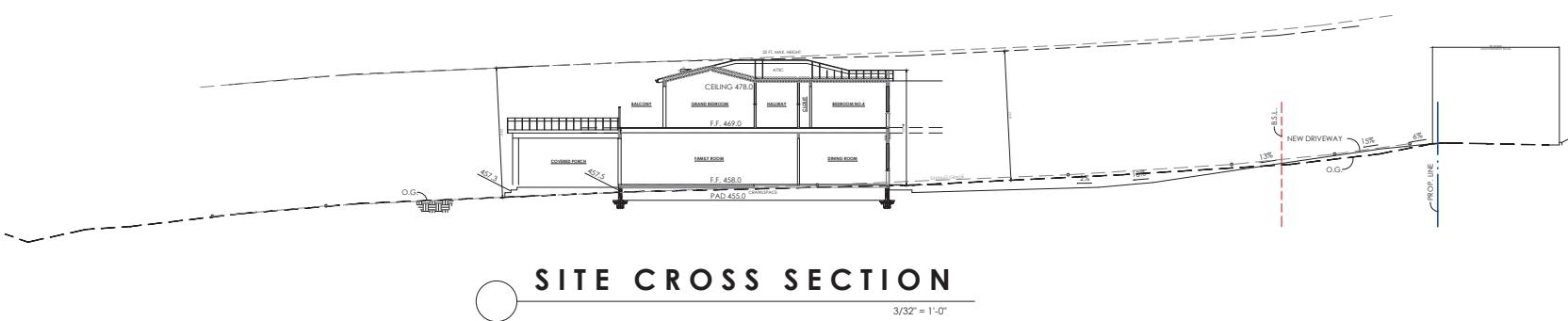
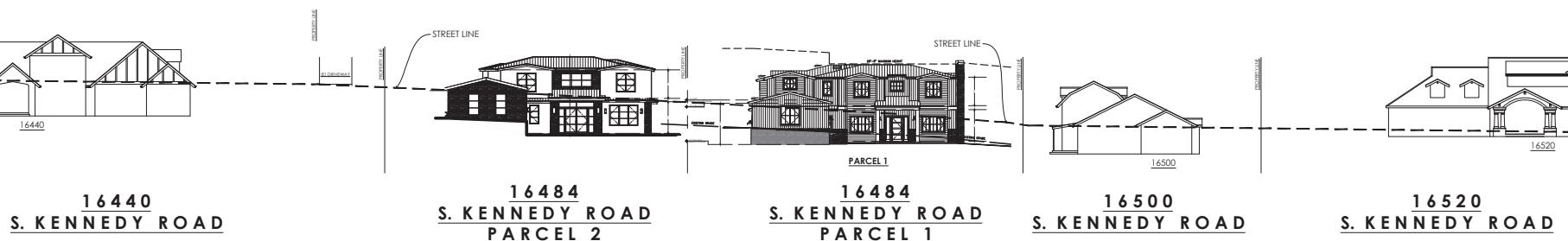
■ PROPOSED TWO-STORY RESIDENCE
 ■ EXISTING TWO-STORY RESIDENCE
 □ EXISTING ONE-STORY RESIDENCE



NEIGHBORHOOD AREA PLAN



NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
 LOS GATOS, CA 95030



PROPOSED STREETSCAPE ILLUSTRATIONS

SUBMITTER:
 Date: 01-16-26 Description: DESIGN REVIEW PLAN SET

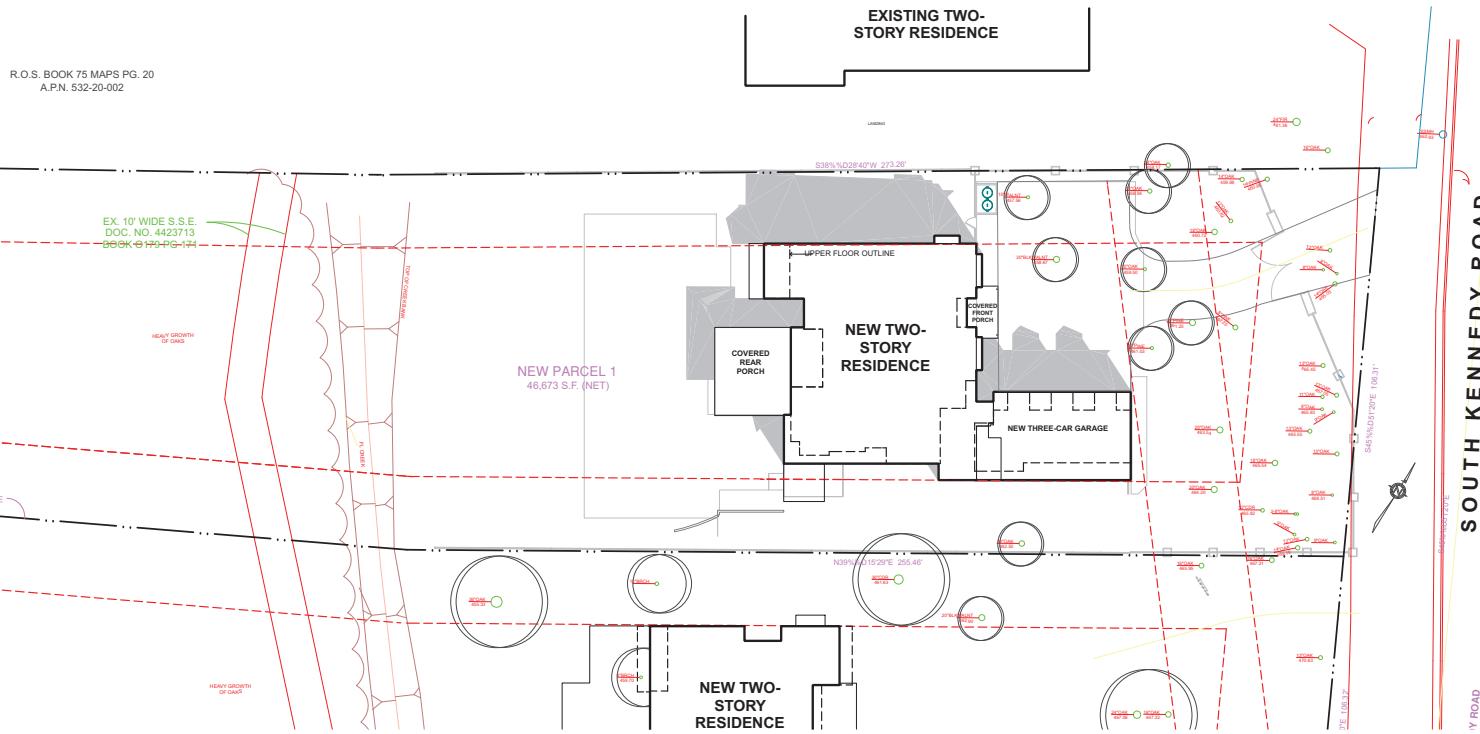
PROPOSED
 STREETSCAPE
 & SITE SECTION

DATE: 01-16-26
 SCALE: SEE PLAN

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DESIGN REVIEW SET

R.O.S. BOOK 75 MAPS PG. 20
A.P.N. 532-20-002



SOLAR STUDY - SUMMER [JUNE 21, 9 AM]

ARCH
STUDIO, INC.

ROBIN McCARTHY, AIA
ARCHITECT #29767
1155 MERIDIAN AVE. #210
SAN JOSE, CA 95125



PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS	
DATE:	DESCRIPTION
01/16/26	DESIGN REVIEW SET

SOLAR STUDY - SUMMER, 9AM

DATE:
01/16/26

SCALE:
1/16 IN. = 1 FT.

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A1-4

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ARCH
STUDIO, INC.

ROBIN McCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #210
SAN JOSE, CA 95125



PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS	
DATE:	DESCRIPTION
01/16/26	DESIGN REVIEW SET

SOLAR STUDY - SUMMER, 12PM

DATE:	01/16/26
SCALE:	1/16 IN. = 1 FT.

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R.O.S. BOOK 75 MAPS PG. 20
A.P.N. 532-20-002

EXISTING TWO-STORY RESIDENCE

NEW TWO-STORY RESIDENCE

NEW PARCEL 1
46,673 S.F. (NET)

COVERED REAR PORCH

COVERED FRONT PORCH

NEW THREE-CAR GARAGE



SOLAR STUDY - SUMMER [JUNE 21, 12PM]

A1-5



DESIGN REVIEW SET

PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

NEW 2-STORY RESIDENCE:

SUBMITTALS	
DATE:	DESCRIPTION
01/16/26	DESIGN REVIEW SET

SOLAR STUDY - SUMMER, 3PM

DATE:
01/16/26

SCALE:
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A1-6

R.O.S. BOOK 75 MAPS PG. 20
A.P.N. 532-20-002

SOLAR STUDY - SUMMER [JUNE 21, 3PM]

EXISTING TWO-STORY RESIDENCE

LANDSCAPE



No. C29767

RECEIVED - APPROVED - INDEXED

9-30-27

DESIGN REVIEW SET

PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS	
DATE:	DESCRIPTION
01/16/26	DESIGN REVIEW SET

SOLAR STUDY - WINTER, 9AM

DATE:
01/16/26

SCALE:
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R.O.S. BOOK 75 MAPS PG. 20
A.P.N. 532-20-002

S39°15'48.92" W 199.27"

EX. 10' WIDE S.S.E.
DOC. NO. 4423713
BOOK 019 PG 111

MAIN ROAD

HEAVY GROWTH

OF OAKS

NEW LOT LINE

S43°15'22.86" W 209.25"

HEAVY GROWTH

OF OAKS

NEW PARCEL 1
46,673 S.F. (NET)

MAIN ROAD

EXISTING TWO-STORY RESIDENCE

UPPER FLOOR OUTLINE
COVERED REAR PORCH
NEW THREE-CAR GARAGE

NEW TWO-STORY RESIDENCE

MAIN ROAD

LANDS



NEW 2-STORY RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

DESIGN REVIEW SET

SUBMITTALS	
DATE:	DESCRIPTION
01/16/26	DESIGN REVIEW SET

SOLAR STUDY - WINTER, 12PM

DATE:
01/16/26

SCALE:
1/16 IN. = 1 FT.

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A1-8

R.O.S. BOOK 75 MAPS PG. 20
A.P.N. 532-20-002

SOLAR STUDY - WINTER [DECEMBER 21, 12PM]

EXISTING TWO-STORY RESIDENCE

NEW PARCEL 1
46,673 S.F. (NET)

NEW TWO-STORY
RESIDENCE

COVERED REAR
PORCH

NEW THREE-CAR GARAGE

UPPER FLOOR OUTLINE

EX. 10' WIDE S.E.
DOC. NO. 4423713
BOOK 0179 PG 11

HEAVY GROWTH
OF OAKS

NEW LOT LINE

S43%N32'8"E 209.25'

HEAVY GROWTH
OF OAKS

NEW LOT LINE

S39%N48'9"E 198.27'

HEAVY GROWTH
OF OAKS

NEW LOT LINE

S38%N39'2"E 273.26'

HEAVY GROWTH
OF OAKS

NEW LOT LINE

S46%N45'12"E 169.31'

HEAVY GROWTH
OF OAKS

NEW LOT LINE

S43%N32'8"E 209.25'

HEAVY GROWTH
OF OAKS

NEW LOT LINE

S43%N32'8"E 209.25'

HEAVY GROWTH
OF OAKS

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OF OAKS

NEW LOT LINE

S43%N32'8"E 209.25'

HEAVY GROWTH
OF OAKS

NEW LOT LINE

S43%N32'8"E 209.25'

HEAVY GROWTH
OF OAKS

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OF OAKS

NEW LOT LINE

S43%N32'8"E 209.25'</

ROBIN MCCARTHY, AIA
ARCH STUDIO INC.
1155 MERIDIAN AVE. #210
SAN JOSE, CA 95125



NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
 LOS GATOS, CA 95030

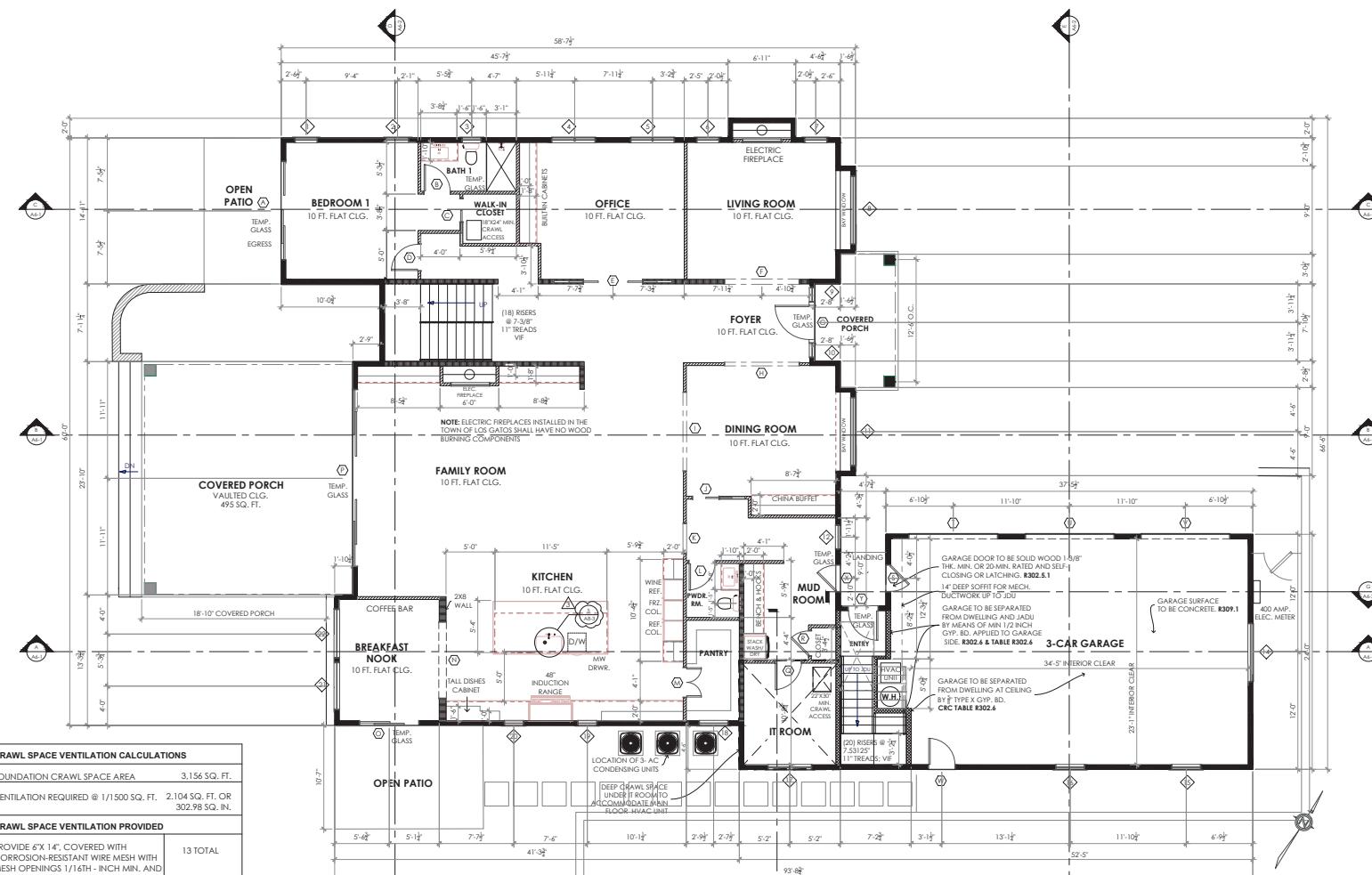
SUBMITTEE:	
Date: 01-16-26	Description: DESIGN REVIEW PLAN SET

**PROPOSED
MAIN FLOOR
PLAN**

DATE: 01-16-26
SCALE: 3/16" = 1'-0"

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A3-1



FLOOR PLAN NOTES:

1. REVIEW PROJECT PLANS, SITE CONDITIONS, AND VERIFY SITE DIMENSIONS, SETBACKS, AND SITE INFORMATION. CONDITIONS OF APPROVAL SHEETS (COA), GREEN BUILDING STANDARDS AND GENERAL NOTES PRIOR TO BEGINNING CONSTRUCTION.

2. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: NEW RESIDENTIAL UNITS SHALL BE DESIGNED WITH ADAPTABLE FEATURES FOR SINGLE-FAMILY RESIDENCES PER TOWN RESOLUTION 1994-41 AS FOLLOWS:

2.1. WOOD OR CONCRETE (OR SIMILAR) SHALL BE PROVIDED IN ALL BATHROOM, WALK-IN CLOSETS, SHOWERS, AND BATHTUBS LOCATED 34-INCHES FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE INSTALLATION OF GRAB BARS IF NEEDED IN THE FUTURE.

2.2. ALL PASSAGE DOORS SHALL BE AT LEAST 32-INCHES WIDE ON THE ACCESSIBLE FLOOR LEVEL.

2.2.C. THE PRIMARY ENTRANCE SHALL BE A 36-INCH WIDE DOOR WITH A 5 X 5' LEVEL LANDING NO MORE THAN 1-INCH OUT OF PLANE WITH THE IMMEDIATE FLOOR LEVEL AND WITH AN 18-INCH CLEARANCE ON THE INTERIOR STRIKE EDGE.

2.2.D. A DOOR BUZZER, BELL OR CHIME SHALL BE HARD-SIDED AT THE PRIMARY ENTRANCE.

WILDFIRE URBAN INTERFACE, 2019 HIGH-FIRE REQUIREMENTS (CRC SECTION R337):

UNDERFLOOR PROTECTION - 702A.7/R337.7

THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS OR SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH 702A.8 EXCEPT WHERE THE UNDERSIDE OF ALL EXPOSED FLOORS, EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE

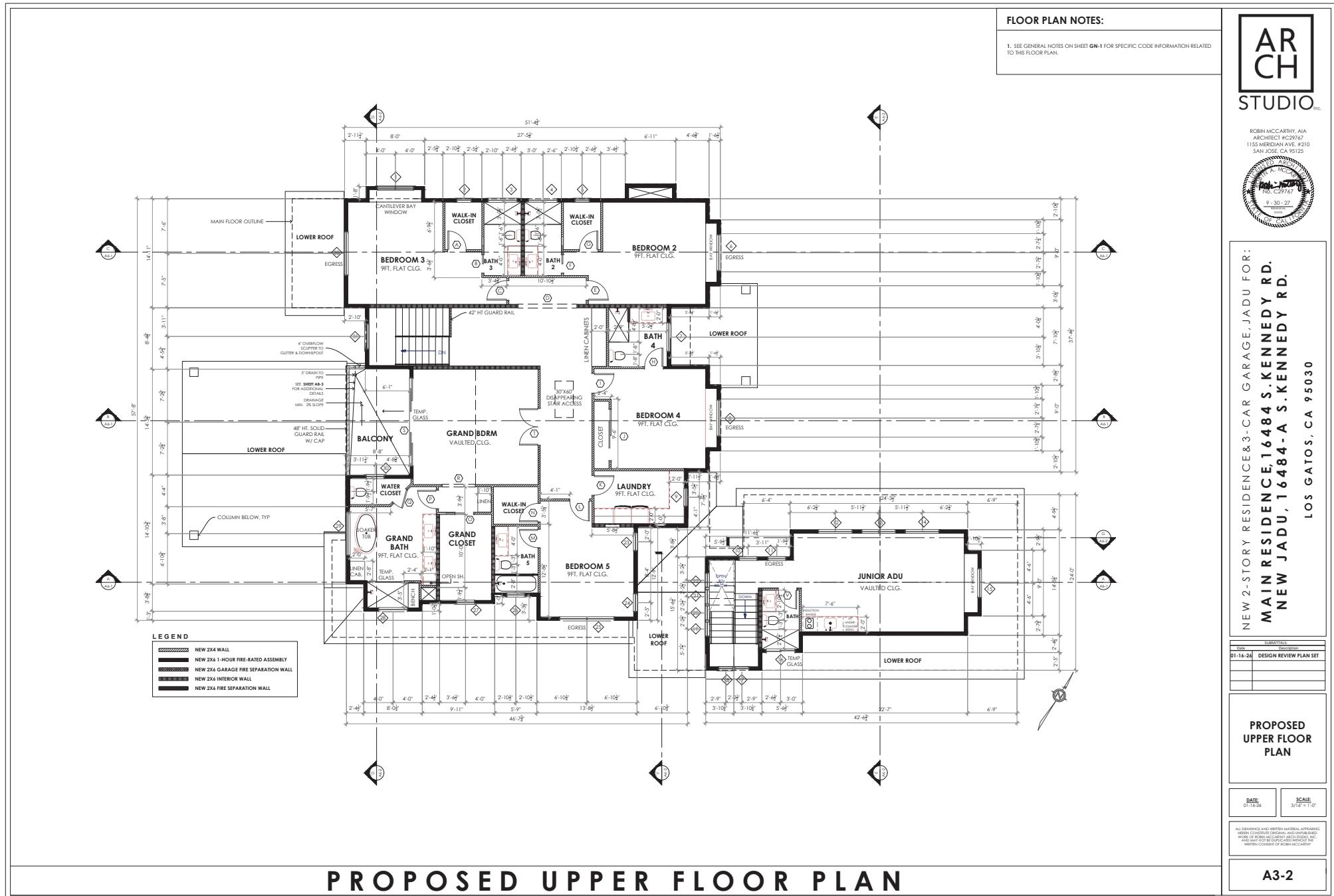
PROTECTED AS REQUIRED WITH IGNITION-RESISTANT MATERIAL CONSTRUCTION OR BE HEAVY TIMBER™.

*HEAVY TIMBER - FOR THE PURPOSE OF THIS CHAPTER, HEAVY TIMBER SHALL BE SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. 702A/337.2

DECKING - 702A.8/337.8

WHICH WITHIN 10 FEET OF THE PRIMARY STRUCTURE, THE CONSTRUCTION OF DECKING SURFACES, STAIR TREADS AND RISERS AND LANDINGS OF DECKS, PORCHES AND BALCONIES SHALL COMPLY WITH ONE OF THE FOLLOWING:

- a) FIRE RETARDANT TREATED WOOD,
- b) NON-COMBUSTIBLE
- c) ANY MATERIAL THAT COMPLIES WITH SFM 12-7A-4A





NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
 LOS GATOS, CA 95030

DOOR SCHEDULE ◊								
MAIN FLOOR								
NO.	LOCATION	THK.	SIZE OPNG.	SPEC. NOTES	EXT- FRAME	GLAZING	SPEC. NOTES	REMARKS
A	BEDROOM NO. 1	1-3/4"	10'-0" x 8'-0"	EXT. S.C. W/D.G. D.G. TEMP. GLASS	SLIDING DOORS SYSTEM			
B	BATH NO. 1	1-3/8"	2'-8" x 8'-0"	INT. S.C.-PANELLED				
C	BEDROOM NO. 1	1-3/8"	2'-4" x 8'-0"	INT. S.C.-PANELLED	POCKET DOOR			
D	BEDROOM NO. 1	1-3/8"	2'-8" x 8'-0"	INT. S.C.-PANELLED				
E	OFFICE	1-3/8"	6'-8" x 8'-0"	INT. S.C.-PANELLED	DOUBLE POCKET DOOR			
F	LIVING ROOM		7'-7" x 8'-0"		CASED OPENING			
G	EXT. ENTRY DOOR	1-3/4"	3'-4" x 8'-0"	EXT. S.C. W/D.G. D.G. TEMP. GLASS	STAIN-GRADE ENTRY DOOR			
H	DINING ROOM		7'-7" x 8'-0"		CASED OPENING			
I	DINING ROOM		8'-0" x 9'-0"		CASED OPENING			
J	DINING ROOM	1-3/8"	2'-8" x 8'-0"	INT. S.C.-PANELLED	POCKET DOOR			
K	MUD ROOM		3'-0" x 8'-0"		CASED OPENING			
L	POWDER ROOM		2'-8" x 8'-0"	INT. S.C.-PANELLED				
M	PANTRY	1-3/8"	3'-0" x 8'-0"	INT. S.C.-PANELLED	FRENCH DOOR			
N	BREAKFAST Nook		7'-9" x 9'-0"		CASED OPENING			
O	BREAKFAST Nook	1-3/4"	6'-0" x 8'-0"	EXT. S.C. W/D.G. D.G. TEMP. GLASS	SLIDING DOORS SYSTEM			
P	FAMILY ROOM	1-3/4"	18'-0" x 9'-0"	EXT. S.C. W/D.G. D.G. TEMP. GLASS	SLIDING DOORS SYSTEM			
Q	IT ROOM	1-3/8"	2'-8" x 8'-0"	INT. S.C.-PANELLED				
R	MUD ROOM	1-3/8"	2'-6" x 8'-0"	INT. S.C.-PANELLED				
S	GARAGE	1-3/8"	2'-8" x 8'-0"	EXT. S.C.-PANELLED	20-MIN. FIRE-RATED WITH SELF-CLOSING LATCH			
T	GARAGE		9'-0" x 9'-0"	EXT. S.C.	OVERHEAD GARAGE DOOR			
U	GARAGE		9'-0" x 9'-0"	EXT. S.C.	OVERHEAD GARAGE DOOR			
V	GARAGE		9'-0" x 9'-0"	EXT. S.C.	OVERHEAD GARAGE DOOR			
W	GARAGE	1-3/4"	2'-8" x 8'-0"	EXT. S.C.				
X	MUD ROOM	1-3/8"	2'-8" x 8'-0"	EXT. S.C. W/D.G. D.G. TEMP. GLASS				
Y	JADU ENTRY	1-3/8"	3'-0" x 8'-0"	EXT. S.C. W/D.G. D.G. TEMP. GLASS				

GENERAL NOTES:

- ALL DOORS INCLUDING GARAGE DOOR SHALL COMPLY WITH THE WUI REQUIREMENTS **CRC SECTION R337**. SEE GENERAL NOTES.
- PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT
- ALL EXTERIOR DOORS ARE PAINT-GRADE SOLID WOOD DOORS
- HEADER HT. @ 8'-0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS
- CARAGE DOOR MUST COMPLY WITH **CRC SECTION R337A**
- FOR THE EXTERIOR GARAGE VEHICULAR DOORS, WHEN VISIBLE GAPS EXCEED 1/8-INCH BETWEEN DOORS AND DOOR OPENINGS AT THE BOTTOM, SIDES AND TOPS OF DOORS, SUCH GAPS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
 - WEATHER-STRIPPING LISTED IN ACCORDANCE WITH THE TESTING CRITERIA OF CRC SECTION R337-B.4. PROVIDE MANUFACTURER'S SPECIFICATIONS SHOWING COMPLIANCE WITH CRITERIA AND NOT THE MANUFACTURER NAME AND WEATHER-STRIPPING TYPE ON THE PLANS. CRC SECTION R337-B.4, OPTION #1
 - DOOR OVERLAPS onto JAMB AND HEADERS. CRC SECTION R337-B.4, OPTION #2
 - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING. CRC SECTION R337-B.4, OPTION #3
- DOOR OVERLAPS onto JAMB AND HEADERS COVERED WITH METAL FLASHING. CRC SECTION R337-B.4, OPTION #2
- DOOR OVERLAPS onto JAMB AND HEADERS COVERED WITH METAL FLASHING. CRC SECTION R337-B.4, OPTION #3

WINDOW & SKYLIGHT SCHEDULE ◊						
MAIN FLOOR						
NO.	SIZE OF OPENING	TYPE	EXT- FRAME	GLAZING	SPEC. NOTES	REMARKS
1	2'-4" X 5'-0"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
2	2'-4" X 5'-0"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
3	2'-0" X 4'-0"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
4	4'-4" X 5'-0"	DBL. CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
5	4'-4" X 5'-0"	DBL. CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
6	2'-4" X 5'-0"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
7	2'-4" X 5'-0"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
8	7'-0" X 5'-0"	TRP. CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
9	1'-4" X 8'-0"	FIXED	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
10	1'-4" X 8'-0"	FIXED	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
11	7'-0" X 5'-0"	TRP. CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
12	2'-4" X 4'-6"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
13	NOT IN USE					
14	6'-0" X 5'-0"	DBL. CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
15	3'-0" X 3'-0"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
16	3'-0" X 3'-0"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
17	4'-4" X 5'-0"	DBL. CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
18	3'-0" X 3'-0"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
19	2'-4" X 5'-6"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
20	2'-4" X 5'-6"	CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
21	5'-0" X 5'-0"	DBL. CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		
22	5'-0" X 5'-0"	DBL. CSMT.	VNYL-CLAD	D.G., LOW-E4 TEMP. GLASS		

DOOR SCHEDULE ◊								
UPPER FLOOR								
NO.	LOCATION	THK.	SIZE OPNG.	SPEC. NOTES	EXT- FRAME	GLAZING	SPEC. NOTES	REMARKS
A	BEDROOM NO. 3	1-3/8"	2'-6" x 8'-0"	INT. S.C.-PANELLED				
B	BATH NO. 3	1-3/8"	2'-6" x 8'-0"	INT. S.C.-PANELLED	POCKET DOOR			
C	BEDROOM NO. 3	1-3/8"	2'-8" x 8'-0"	INT. S.C.-PANELLED				
D	HALL		2'-0" x 8'-0"		CASED OPENING			
E	BEDROOM NO. 2	1-3/8"	2'-6" x 8'-0"	INT. S.C.-PANELLED				
F	BATH NO. 2	1-3/8"	2'-4" x 8'-0"	INT. S.C.-PANELLED	POCKET DOOR			
G	BEDROOM NO. 2	1-3/8"	2'-6" x 8'-0"	INT. S.C.-PANELLED				
H	BATH NO. 4	1-3/8"	2'-4" x 8'-0"	INT. S.C.-PANELLED				
I	BEDROOM NO. 4	1-3/8"	2'-8" x 8'-0"	INT. S.C.-PANELLED				
J	BEDROOM NO. 4	1-3/8"	7'-0" x 8'-0"	INT. S.C.-PANELLED	B/PASS SLIDING DOORS			
K	LAUNDRY ROOM	1-3/8"	2'-8" x 8'-0"	INT. S.C.-PANELLED				
L	BEDROOM NO. 5	1-3/8"	2'-8" x 8'-0"	INT. S.C.-PANELLED				
M	BATH NO. 5	1-3/8"	2'-6" x 8'-0"	INT. S.C.-PANELLED				
N	BEDROOM NO. 5	1-3/8"	2'-6" x 8'-0"	INT. S.C.-PANELLED				
O	GRAND CLOSET	1-3/8"	2'-6" x 8'-0"	INT. S.C.-PANELLED	POCKET DOOR			
P	GRAND BATH	1-3/8"	2'-4" x 8'-0"	INT. S.C.-PANELLED				
Q	GRAND BATH	1-3/8"	2'-6" x 8'-0"	INT. S.C.-PANELLED				
R	GRAND BEDROOM		4'-6" x 8'-0"		CASED OPENING			
S	GRAND BEDROOM	1-3/8"	12'-0" x 8'-0"	EXT. S.C. W/D.G. D.G. TEMP. GLASS	SLIDING DOORS SYSTEM			
T	GRAND BEDROOM	1-3/8"	5'-0" x 8'-0"	INT. S.C.-PANELLED	FRENCH DOOR			
U	NOT IN USE							
V	JUNIOR A.D.U.	1-3/8"	2'-6" x 8'-0"	INT. S.C.-PANELLED				

GENERAL NOTES:

- ALL DOORS INCLUDING GARAGE DOOR SHALL COMPLY WITH THE WUI REQUIREMENTS **CRC SECTION R337**. SEE GENERAL NOTES.
- PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT
- ALL EXTERIOR DOORS ARE PAINT-GRADE SOLID WOOD DOORS
- HEADER HT. @ 8'-0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS
- GARAGE DOOR SHALL COMPLY WITH **CRC SECTION R337A**
- FOR THE EXTERIOR GARAGE VEHICULAR DOORS, WHEN VISIBLE GAPS EXCEED 1/8-INCH BETWEEN DOORS AND DOOR OPENINGS AT THE BOTTOM, SIDES AND TOPS OF DOORS, SUCH GAPS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
 - WEATHER-STRIPPING LISTED IN ACCORDANCE WITH THE TESTING CRITERIA OF CRC SECTION R337-B.4. PROVIDE MANUFACTURER'S SPECIFICATIONS SHOWING COMPLIANCE WITH CRITERIA AND NOT THE MANUFACTURER NAME AND WEATHER-STRIPPING TYPE ON THE PLANS. CRC SECTION R337-B.4, OPTION #1
 - DOOR OVERLAPS onto JAMB AND HEADERS. CRC SECTION R337-B.4, OPTION #2
 - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING. CRC SECTION R337-B.4, OPTION #3
- DOOR OVERLAPS onto JAMB AND HEADERS COVERED WITH METAL FLASHING. CRC SECTION R337-B.4, OPTION #2
- DOOR OVERLAPS onto JAMB AND HEADERS COVERED WITH METAL FLASHING. CRC SECTION R337-B.4, OPTION #3

SCHEDULE NOTES:								
1. SEE FLOOR PLANS FOR IDENTIFICATION SYMBOLS FOR SCHEDULE ITEMS.								
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE ORDERING ALL CONSTRUCTION MATERIALS, PRODUCTS, AND FINISHES.								
3. FURNACE (S) AND WATER HEATER (S) SHALL BE REQUIRED TO COMPLY WITH TITLE 24 ENERGY COMPLIANCE. SEE SHEETS T24-1 AND T24-2 FOR ADDITIONAL INFORMATION.								
4. ALL WINDOWS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE TITLE 24 COMPLIANCE. SEE SHEETS T24-1 AND T24-2 FOR ADDITIONAL INFORMATION.								
WILDFIRE URBAN INTERFACE, 2019 HIGH-FIRE REQUIREMENTS CRC SECTION R337.								
EXTERIOR WINDOWS, WINDOW WALL, GLAZED DOORS AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL GLAZED WITH A MINIMUM OF ONE TEMPERED PANE DUAL GLAZING, OR BE GLASS BLOCK UNITS, OR BE 20 MINUTE FIRE-RATED OR MEET THE REQUIREMENTS OF SFM STANDARD 12A-1.								

ALL EXTERIOR DOORS (INCLUDING GARAGE DOORS) TO COMPLY WITH ONE OF THE FOLLOWING:								
1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR								
14.2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:								
14.2.1. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.								
14.2.2. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR DOOR OF THE GARAGE.								
14.3. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 MINUTES.								
14.4. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12A-1.								
EXTERIOR GARAGE DOORS SHALL BE PROVIDED WITH WEATHER STRIPPING TO RESIST THE INTRUSION OF EMBERS FROM ENTERING THROUGH GAPS BETWEEN DOORS AND DOOR OPENINGS WHEN VISIBLE GAPS EXCEED 1/8". WEATHER STRIPPING OR SEALS SHALL BE INSTALLED ON THE BOTTOM, SIDES AND TOPS OF DOORS TO REDUCE GAPS BETWEEN DOORS AND DOOR OPENINGS TO 1/8" OR LESS. (CRC R337.8 A)								

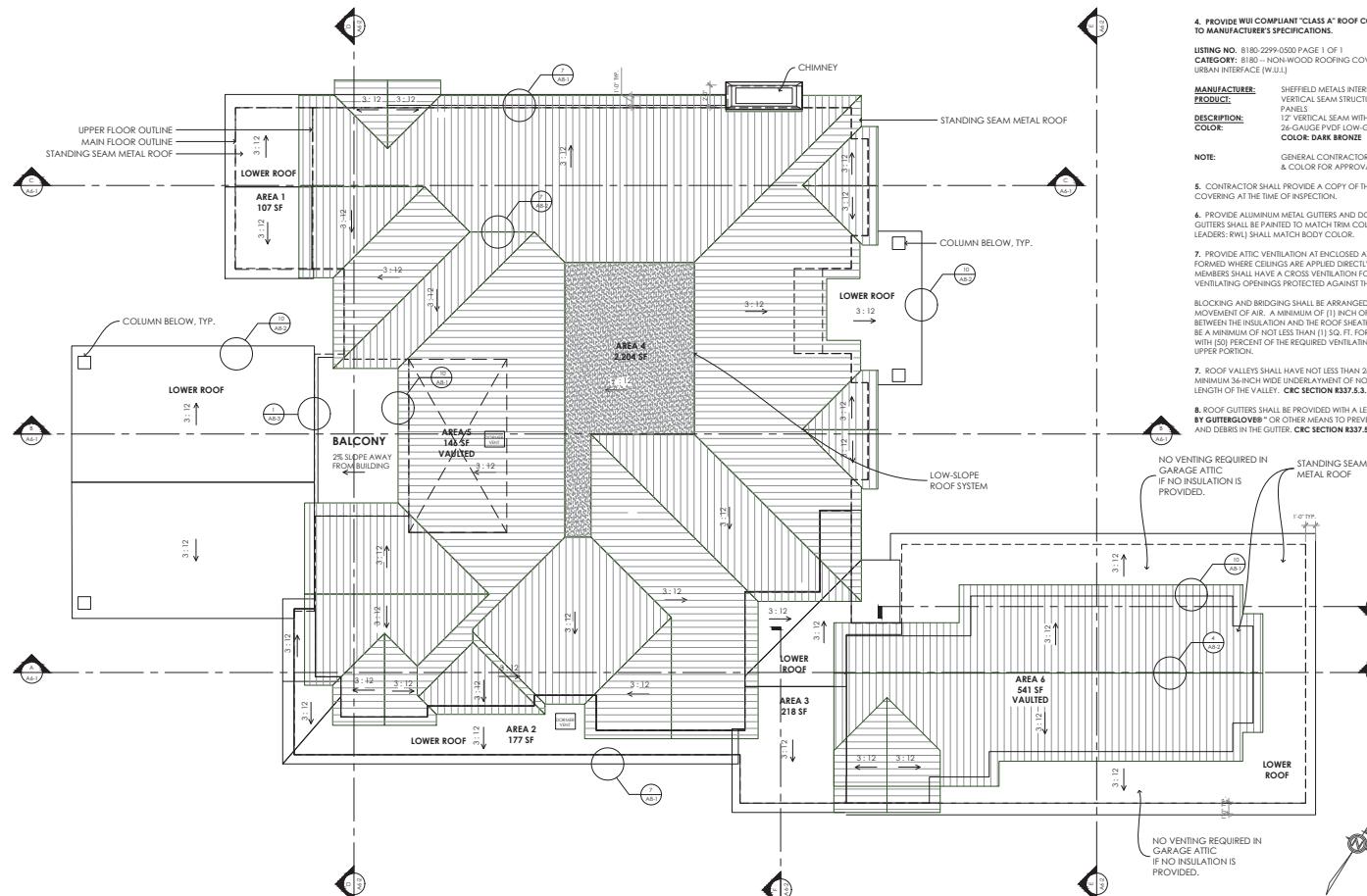
EXTERIOR GARAGE DOORS								
1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR								
14.2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:								
14.2.1. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.								
14.2.2. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR DOOR OF THE GARAGE.								
14.3. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 MINUTES WHEN TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12A-1.								
14.4. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12A-1.								

EXTERIOR GARAGE DOORS SHALL BE PROVIDED WITH WEATHER STRIPPING TO RESIST THE INTRUSION OF EMBERS FROM ENTERING THROUGH GAPS BETWEEN DOORS AND DOOR OPENINGS WHEN VISIBLE GAPS EXCEED 1/8". WEATHER STRIPPING OR SEALS SHALL BE INSTALLED ON THE BOTTOM, SIDES AND TOPS OF DOORS TO REDUCE GAPS BETWEEN DOORS AND DOOR OPENINGS TO 1/8" OR LESS. **(CRC R337.8 A)**

ROBIN MCCARTHY, AIA
115 MERIDIAN AVE. #210
SAN JOSE, CA 95120

9-30-27

9-30-27



PROPOSED ROOF PLAN

AREA 1	
ATTIC SPACE VENTILATION CALCULATIONS	
ATTIC AREA	107 SQ. FT.
VENTILATION REQUIRED @ 1/150 SQ. FT. PER FT. @ 8 LIN FT.	0.71 SQ. FT. OR 102.72 SQ. IN.
ATTIC VENTILATION PROVIDED	
CONTINUOUS RIDGE VENT - 16 SF NFVA PER FT. @ 8 LIN FT.	128 SQ. IN.
CONTINUOUS 2' EAVE VENT - 120 SF NFVA PER FT. @ 16 LIN FT.	1,920 SQ. IN.
TOTAL VENTILATION PROVIDED	
2,048 SQ. IN.	
AREA 2	
ATTIC SPACE VENTILATION CALCULATIONS	
ATTIC AREA	177 SQ. FT.
VENTILATION REQUIRED @ 1/150 SQ. FT. PER FT. @ 8 LIN FT.	1.18 SQ. FT. OR 169.92 SQ. IN.
ATTIC VENTILATION PROVIDED	
CONTINUOUS RIDGE VENT - 16 SF NFVA PER FT. @ 8 LIN FT.	80 SQ. IN.
CONTINUOUS 2' EAVE VENT - 120 SF NFVA PER FT. @ 16 LIN FT.	5,400 SQ. IN.
CMI LPN18 180° DORMER VENTS PROVIDE 81 SF NFVA PER VENT - 1 VENT	81 SQ. IN.
TOTAL VENTILATION PROVIDED	
5,561 SQ. IN.	
AREA 3	
ATTIC SPACE VENTILATION CALCULATIONS	
ATTIC AREA	218 SQ. FT.
VENTILATION REQUIRED @ 1/150 SQ. FT. PER FT. @ 8 LIN FT.	1.45 SQ. FT. OR 209.28 SQ. IN.
ATTIC VENTILATION PROVIDED	
CONTINUOUS RIDGE VENT - 16 SF NFVA PER FT. @ 9 LIN FT.	144 SQ. IN.
CONTINUOUS 2' EAVE VENT - 120 SF NFVA PER FT. @ 8 LIN FT.	940 SQ. IN.
TOTAL VENTILATION PROVIDED	
1,104 SQ. IN.	
AREA 4	
ATTIC SPACE VENTILATION CALCULATIONS	
ATTIC AREA	2,204 SQ. FT.
VENTILATION REQUIRED @ 1/150 SQ. FT. PER FT. @ 10 LIN FT.	1.69 SQ. FT. OR 211.58 SQ. IN.
ATTIC VENTILATION PROVIDED	
CONTINUOUS RIDGE VENT - 16 SF NFVA PER FT. @ 10 LIN FT.	2,560 SQ. IN.
CONTINUOUS 2' EAVE VENT - 120 SF NFVA PER FT. @ 143 LIN FT.	17,160 SQ. IN.
TOTAL VENTILATION PROVIDED	
19,720 SQ. IN.	
AREA 5	
ATTIC SPACE VENTILATION CALCULATIONS	
ATTIC AREA	146 SQ. FT.
VENTILATION REQUIRED @ 1/150 SQ. FT. PER FT. @ 8 LIN FT.	0.97 SQ. FT. OR 146.16 SQ. IN.
ATTIC VENTILATION PROVIDED	
CMI LPN18 180° DORMER VENTS PROVIDE 81 SF NFVA PER VENT - 1 VENT	81 SQ. IN.
CONTINUOUS 2' EAVE VENT - 120 SF NFVA PER FT. @ 45 LIN FT.	5,400 SQ. IN.
TOTAL VENTILATION PROVIDED	
5,481 SQ. IN.	
AREA 6	
ATTIC SPACE VENTILATION CALCULATIONS	
ATTIC AREA	541 SQ. FT.
VENTILATION REQUIRED @ 1/150 SQ. FT. PER FT. @ 10 LIN FT.	3.61 SQ. FT. OR 519.34 SQ. IN.
ATTIC VENTILATION PROVIDED	
CONTINUOUS RIDGE VENT - 16 SF NFVA PER FT. @ 46 LIN FT.	736 SQ. IN.
CONTINUOUS 2' EAVE VENT - 120 SF NFVA PER FT. @ 68 LIN FT.	8,160 SQ. IN.
TOTAL VENTILATION PROVIDED	
8,894 SQ. IN.	

NOTES:

- ALL SCAFF VENTS & LEAVES SHALL BE A W.U. COMPLIANT EAVE VENT BY BRANSCLOUD BRAND MODEL #S2031-4F.
- CALIFORNIA STATE FIRE MARSHAL, BML APPROVAL # B165-223232502
- COMPLIES WITH ASTM E2884/212 TESTS FOR FLAMES, EMMBERS AND RADIANT HEAT
- PROVIDE THE FOLLOWING DORMER VENTS:

 - MANUFACTURER: CONSTRUCTION METALS, INC.
 - PRODUCT: CMI/PN18 180° LOW PROFILE DORMER VENT. PROVIDE 81 SF NFVA PER VENT - 1 VENT
 - ATTIC VENT OPENINGS MUST REEDUCE THE INTRUSION OF FLAME AND EMMBERS BY SHALF A MINIMUM OF 4" AND NOT EXCEED A MAXIMUM OF 12" AND BE MADE OF NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT.
 - PAINT TO MATCH ROOF COLOR.
 - FOLLOW MANUF. SPECIFICATIONS.



NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
 LOS GATOS, CA 95030

SUBMITTED:
 Date: 01-16-26 Description: DESIGN REVIEW PLAN SET

PROPOSED ROOF PLAN

DATE: 01-16-26 SCALE: 3/16" = 1'-0"

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MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
LOS GATOS, CA 95030

NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU, FOR:

SUBMITTALS:
DATE: 01-16-26
DESCRIPTION: DESIGN REVIEW PLAN SET

PROPOSED EXTERIOR ELEVATIONS

DATE: 24/6/21
SCALE: 3/6" = 40'

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A5-1

EXTERIOR ELEVATION NOTES:

1. SEE SHEET AS-1 FOR GENERAL EXTERIOR ELEVATION NOTES.
2. SEE SHEET AS-3 FOR SPECIFICATION OF EXTERIOR MATERIALS.



WEST ELEVATION
REAR YARD VIEW



SOUTH ELEVATION
SIDE YARD VIEW

PROPOSED EXTERIOR ELEVATIONS



MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
LOS GATOS, CA 95030



EAST ELEVATION

FRONT STREET VIEW



NORTH ELEVATION

SIDE YARD VIEW



WEST ELEVATION

REAR YARD VIEW



SOUTH ELEVATION

SIDE YARD VIEW

DESIGN REVIEW COMPLIANCE

EXTERIOR MATERIALS

NO.	NAME/MATERIAL	MANUFACTURER	DESCRIPTION/PRODUCT NAME	SPECIFICATIONS	LEV	AREA, SQ. FT.	TOTAL AREA, SQ. FT. MULTIPLIED BY UV	AREA, SQ. FT.	TOTAL AREA, SQ. FT. MULTIPLIED BY UV	AREA, SQ. FT.	TOTAL AREA, SQ. FT. MULTIPLIED BY UV
1	VERTICAL SIDING	ARTISAN LUXURY SERIES BY JAMES HARDIE	ARTISAN V-GROOVE FIBER CEMENT SIDING	SIZE: 5.5" EXPOSURE, PRIMED COLOR: BENJAMIN MOORE CHARCOAL SLATE	1.33	450.15	23106.20	672.41	34514.81	472.60	24258.56
2	HORIZONTAL SIDING	ARTISAN LUXURY SERIES BY JAMES HARDIE	ARTISAN V-GROOVE FIBER CEMENT SIDING	SIZE: 7" EXPOSURE, PRIMED COLOR: BENJAMIN MOORE CHARCOAL SLATE	12.71	316.54	4023.22	131.34	1669.33	218.28	2774.34
3	STONE VENEER	PERFORMANCE BUILDING MATERIALS CO.	THIN VENEER STONE	STYLE: VICTORIA 2-6	14	119.42	1361.88	448.84	4283.76	158.14	2213.76
4	FRONT DOOR	SIMPSON DOOR CO.	7404 CONTEMPORARY THERMAL	COLOR: NATURAL DOUGLAS FIR OR WHITE OAK W/ SEALER	26	29.57	748.82				
	COLUMNS & BEAMS			NATURAL DOUGLAS FIR OR WHITE OAK	26	33.65	874.90	36.32	944.32	47.56	1736.56
6	WINDOW	ANDERSON	FARMHOUSE GRID	COLOR: BLACK	0.8	34.52	28.65	61.81	51.30	71.77	59.57
	GLASS WINDOW				11	179.89	1978.79	185.39	2029.29	359.72	3956.92
	EXTERIOR TRIM			COLOR: BENJAMIN MOORE HALF MOON CREST	1.33	13.23	679.10	62.62	3214.28	35.46	1830.16
	EXTERIOR TRIM			COLOR: BENJAMIN MOORE CHARCOAL SLATE	12.71	27.32	347.24	11.29	143.50	8.19	104.09
7	Garage door	SOLID WOOD, OVERHEAD DOOR		WEATHERED OAK W/ SEALER	10			278.03	2780.50		
8	EXT. LIGHT FIXTURE	SHADES OF LIGHT	OUTRIGGER CONE OUTDOOR LIGHT	FINISH: BRONZE							

NOTE: ALL MATERIALS LISTED ABOVE SHALL BE AS SPECIFIED. DEVIATION FROM THE PROPOSED MATERIALS SHALL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR HEARING BODY.

LIGHT REFLECTIVE VALUE CALCULATIONS

		EAST ELEVATION		NORTH ELEVATION		WEST ELEVATION		SOUTH ELEVATION		
NO.	NAME/MATERIAL	LEV	AREA, SQ. FT.	AREA, SQ. FT. MULTIPLIED BY UV	NO.	AREA, SQ. FT.	AREA, SQ. FT. MULTIPLIED BY UV	NO.	AREA, SQ. FT. MULTIPLIED BY UV	
1	VERTICAL SIDING	1.33	450.15	23106.20	2	672.41	34514.81	3	472.60	24258.56
2	HORIZONTAL SIDING	12.71	316.54	4023.22	3	131.34	1669.33	4	218.28	2774.34
3	STONE VENEER	14	119.42	1361.88	4	448.84	4283.76	5	158.14	2213.76
4	FRONT DOOR	26	29.57	748.82	5			6		
	COLUMNS & BEAMS	26	33.65	874.90	6	36.32	944.32	7	47.56	1736.56
6	WINDOW	0.8	34.52	28.65	7	61.81	51.30	8	71.77	59.57
	GLASS WINDOW	11	179.89	1978.79	9	185.39	2029.29	10	359.72	3956.92
	EXTERIOR TRIM	1.33	13.23	679.10	11	62.62	3214.28	12	35.46	1830.16
	EXTERIOR TRIM	12.71	27.32	347.24	13	11.29	143.50	14	8.19	104.09
7	Garage door	10			15	278.03	2780.50	16		
8	EXT. LIGHT FIXTURE				17			18		

LRV AVERAGE*

EAST ELEVATION	27.80
NORTH ELEVATION	27.35
WEST ELEVATION	26.55
SOUTH ELEVATION	32.94
AVERAGE TOTAL	28.44

*ROOFING MATERIAL NOT INCLUDED IN CALCULATION

ROOF MATERIAL

NO.	NAME/MATERIAL	MANUFACTURER	DESCRIPTION/PRODUCT NAME	SPECIFICATIONS	LEV	AREA, SQ. FT.	TOTAL AREA, SQ. FT. MULTIPLIED BY UV	AREA, SQ. FT.	TOTAL AREA, SQ. FT. MULTIPLIED BY UV	AREA, SQ. FT.	TOTAL AREA, SQ. FT. MULTIPLIED BY UV	
5	ROOFING MATERIAL	SHEFFIELD METALS INT.	VERTICAL SEAM STRUCTURAL STANDING SEAM STEEL ROOF PLATE	MIN: 26-GAUGE PVC LOW-GLOSS COLOR: DARK BRONZE	0.27	188.24	50.82	342.04	97.76	151.20	40.82	413.35

NOTE: ALL MATERIALS LISTED ABOVE SHALL BE AS SPECIFIED. DEVIATION FROM THE PROPOSED MATERIALS SHALL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR HEARING BODY.

DESIGN REVIEW COMPLIANCE

SUBMITTALS:

DATE:	DESCRIPTION:
01/16/26	DESIGN REVIEW PLAN SET

DATE: 01/16/26

SCALE: 3/16 IN. = 1 FT.

WATER CREST OF ROBIN McCARTHY

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DESIGN REVIEW MATERIAL COMPLIANCE



FRONT PERSPECTIVE



REAR PERSPECTIVE 01



REAR PERSPECTIVE 02

PROPOSED EXTERIOR PERSPECTIVES

ARCH
STUDIO inc.

ROBIN McCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #210
SAN JOSE, CA 95125



NEW 2-STORY RESIDENCE & 3-CAR GARAGE JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
LOS GATOS, CA 95030

SUBMITTALS:	
DATE	DESCRIPTION
16-26	DESIGN REVIEW PLAN S

PROPOSED EXTERIOR PERSPECTIVES

DATE: 10/10/10 SCALE: 100

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A5-4



BUILDING SECTION NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
2. SEE STRUCTURAL DRAWINGS AND DETAILS FOR CONSTRUCTION INFORMATION.
3. SEE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION.
4. SEE CIVIL ENGINEERING DRAWINGS FOR GRADES, ELEVATIONS AND ADDITIONAL INFORMATION.

NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
 LOS GATOS, CA 95030

01-16-26 DESIGN REVIEW PLAN SET

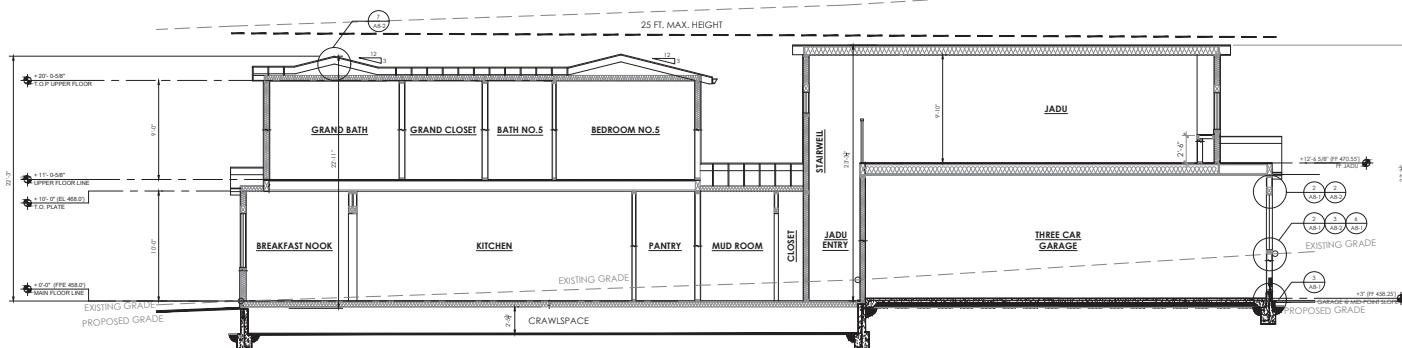
BUILDING
SECTIONS

DATE: 01-16-26

SCALE: 3/16" = 1'-0"

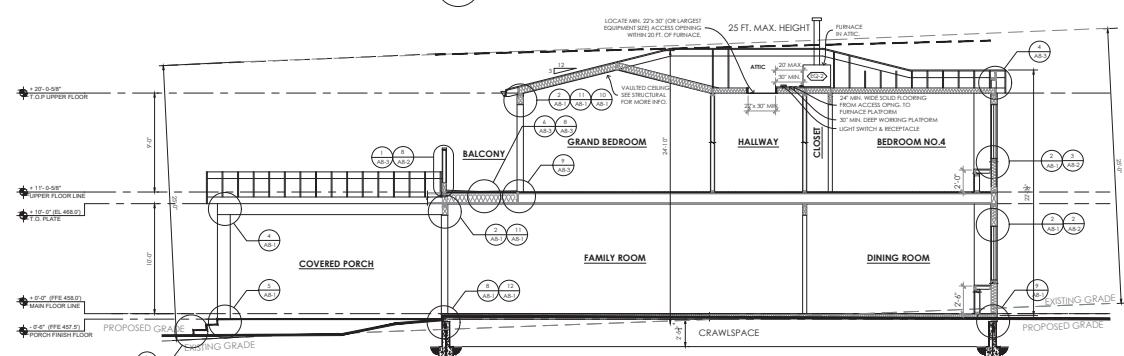
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A6-1



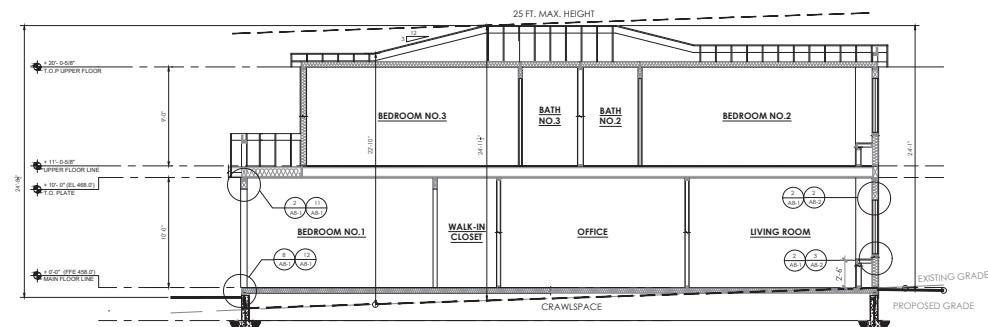
SECTION A-A

3/16" = 1'-0"



SECTION B-B

3/16" = 1'-0"



SECTION C-C

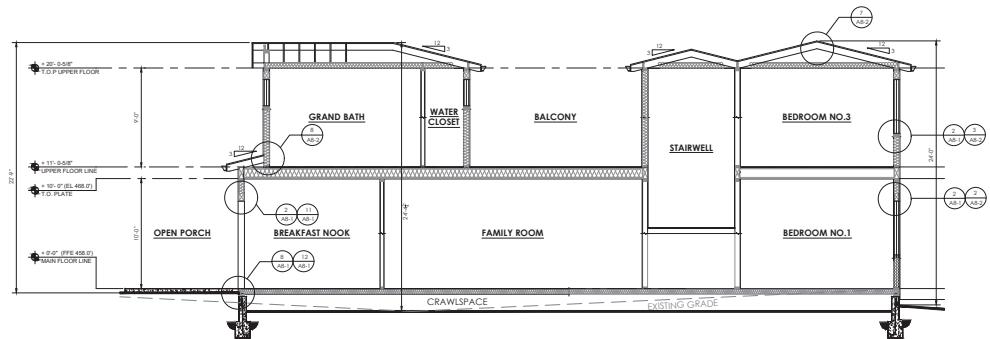
3/16" = 1'-0"

BUILDING SECTIONS

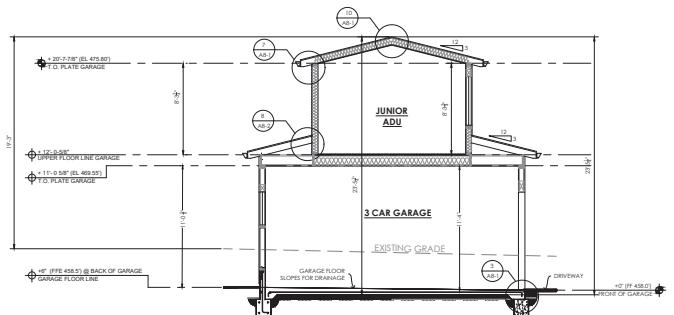
NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
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 LOS GATOS, CA 95030

BUILDING SECTION NOTES:

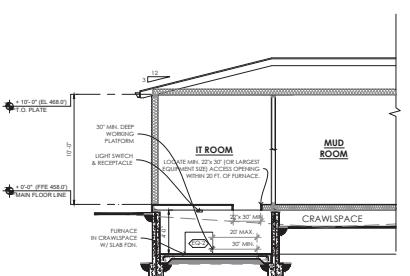
1. SEE SHEET A6-1 FOR BUILDING SECTION NOTES.
2. SEE CIVIL ENGINEERING DRAWINGS FOR GRADES, ELEVATIONS AND ADDITIONAL INFORMATION.



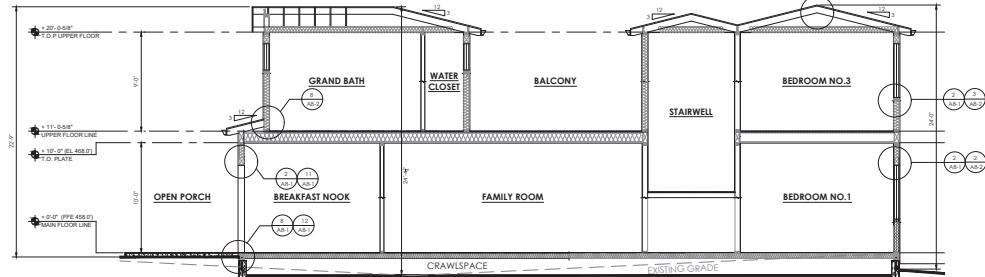
SECTION D-D



SECTION E-E



SECTION F-F



SECTION G-G

BUILDING SECTIONS

BUILDING SECTIONS

DATE:
01-16-26

SCALE:
3/16" = 1'-0"

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A6-2



NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
LOS GATOS, CA 95030

ELECTRICAL LEGEND

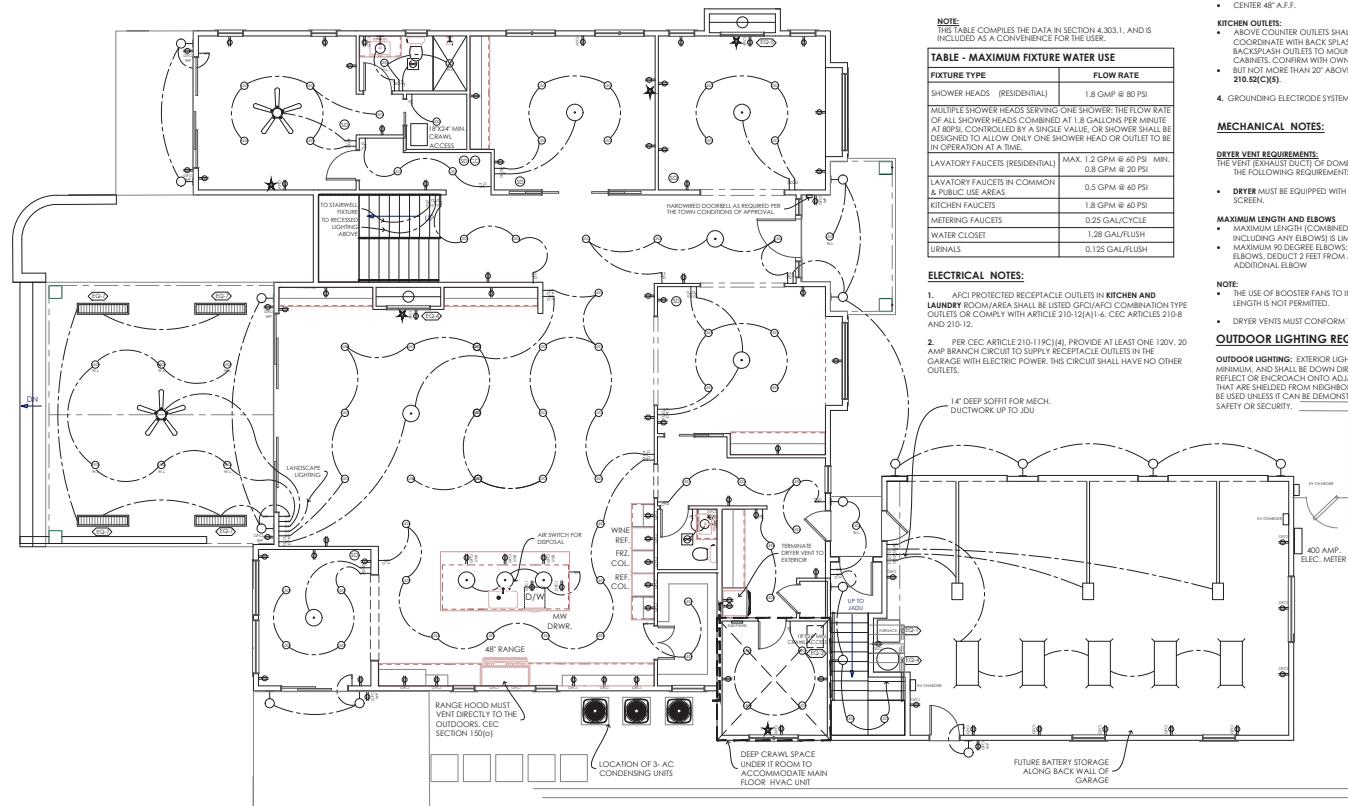
+	SINGLE-POLE SWITCH
3-WAY SWITCH	
4-WAY SWITCH	
VACANCY SENSOR SWITCH	
DIMMER SWITCH	
3-WAY DIMMER SWITCH	
WATERPROOF SWITCH	
JAMB-SWITCH	
FAN-SWITCH	
110V DUPLEX OUTLET	
110V DUPLEX OUTLET - HIDDEN	
110V FOURPLEX OUTLET	
110V DUPLEX OUTLET - HALF HOT	
220 V OUTLET	
240 V OUTLET	
GFCI OUTLET	
GROUND-FAULT CIRCUIT INTERRUPTER (WATER PROOF)	
GROUND-FAULT CIRCUIT INTERRUPTER (WATER PROOF)	
ARC-FAULT CIRCUIT INTERRUPTER	
WALL MOUNT FIXTURE	
FLUORESCENT	
TRACK LIGHTING	
CEILING MOUNT OR PENDANT FIXTURE	
RECESSED LED FIXTURE	
RECESSED FLUORESCENT FIXTURE	
RECESSED ADJUSTABLE FIXTURE	
LOW VOLTAGE	
RECESSED LED FIXTURE AT WET LOCATION	
EXHAUST FAN	
EXHAUST FAN & LIGHT	
UNDER CABINET LINEAR FLUORESCENT	
UNDER CABINET PLUG LIGHT	
(2) CAT 5 CABLES & (2) R-64 COAXIAL CABLES 80 FT PARALLEL TO EACH OTHER (NOT TO BE COILED) TO 4-PORT CONNECTOR (FACE PLATE) (FOR TV, PHONE, MODEM, OTHER LOW VOLTAGE, T.V., PC, ETC.)	
SMOKE DETECTOR	
CARBON MONOXIDE ALARM	
THERMOSTAT	
SPEAKER WIRE TERMINAL	
5-SCENE DIMMER, LIGHTCUE MULTI-SET PRO	
REMOTE-MULTI-SET DIMMER LOCATIONS	
ELECTRIC METER	
GAS METER	
AIR CONDITIONING UNIT	
TANKLESS WATER HEATER	
ELECTRIC VEHICLE CHARGER	
GARAGE DOOR OPENER	

MECHANICAL LEGEND

FLOOR OR CEILING REGISTER
TOE-KICK OR RETURN AIR REGISTER

PLUMBING LEGEND

HOSE BIB



EQUIPMENT SCHEDULE		INDOOR AIR QUALITY VENTILATION CALCULATIONS WORKSHEET	
NO.	LOCATION	ITEM	MANUF.
ED-1	GARAGE	HYAC UNIT	MITUBISHI
ED-2	ATTIC	HYAC UNIT	MITUBISHI
ED-3	ATTIC	HYAC UNIT	MITUBISHI
ED-4	GARAGE	WATER HEATER	AO SMITH
ED-5	LIVING ROOM	FIREFPLACE	180
ED-6	FAMILY ROOM	FIREFPLACE	180
ED-7	PORCH	PATIO HEATERS	180
ED-8	UPPER HALL	VENTILATION FAN	PANASONIC
NOTE:	1. DUCT FAN SIZING IS BASED ON TOTAL FLOOR AREA OF THE HOME AND NUMBER OF BEDROOMS.		
	The formula is: (total square footage of the home) 607×0.025 / (number of bedrooms) $(71 \times 70) \times 0.025$ = 601.625 = 24.625 cfm.		
2. SEE OTHER SHEETS FOR ADDITIONAL EQUIPMENT SCHEDULE.			

ASHRAE STANDARD 62.2 TABLE 7.1
Table 7.1 Prescriptive Duct Sizing Requirements

Duct Type	Flex Duct			Smooth Duct				
	50	80	100	125	50	80	100	125
Maximum Allowable Duct Length (ft)								
Diameter (in)								
0	X	X	X	X	X	X	X	
1								
2								
3								
4								
5	HL	70	35	20	HL	135	85	55
6	HL	HL	125	95	HL	HL	145	105
7 and above	HL	HL	HL	HL	HL	HL	HL	HL

This table assumes no elbows. Deduct 1/8 of allowable duct length for each turn, elbow or fitting.
NL = No limit on length of this duct.
X = Not allowed, any length of duct of this size with no elbows, fittings, will exceed the maximum allowable duct length.

NOTE:
1. MOVEABLE LAMPS AT A RADIAL ACCESSIBLE CONTROL SWITCH WHICH READS "PAN" TO BE LEFT ON FOR
INDOOR AIR QUALITY OR SIMILAR WORDING.
2. VENTILATION FAN SIZING IS BASED ON TOTAL FLOOR AREA OF THE HOME AND NUMBER OF
BEDROOMS.
3. VENTILATION SOUND RATING G-13 FOR CONTINUOUS FAN IS 3.0 SONES MAX. FOR INDEPENDENT
FAN. VENTILATION FAN AND AIR CONDITIONING SYSTEMS SHALL HAVE 0.75 SONES OR BETTER AS
PER CEC 150.0m/12C.
4. FOR DUCT DIAMETER AND MAXIMUM DUCT LENGTH, SEE TABLE 7.1 PROVIDED BELOW.
5. VENTILATION FAN AND AIR CONDITIONING SYSTEMS SHALL HAVE 0.75 SONES OR BETTER AS
PER CEC 150.0m/12C.

* MUST HAVE A SOUND RATING OF THREE SONES OR LESS, OR IS CAPABLE OF PROVIDING AT LEAST 5 AIR
CHANGES PER HOUR. CEC SECTION 130-102.9 AND 130-102.10.

MECHANICAL, ELECTRICAL & PLUMBING GENERAL NOTES:

ELECTRICAL NOTES (CONT.):

3. AT LEAST ONE OUTLET NOT MORE THAN 5'-6" ABOVE THE FLOOR, SHALL BE INSTALLED FOR EACH CAR SPACE IN GARAGE. CEC ARTICLE 210.52(G).

4. A GROUNDING ELECTRODE SYSTEM IS REQUIRED AS PER CEC 250.050. OUTLETS, TYPICAL, UNLESS OTHERWISE NOTED. HEIGHT OF OUTLETS AND SWITCHES WILL BE AS FOLLOWS:

- CENTER 12" A.F.F. - COORDINATE WITH BASEBOARD HEIGHT AS NECESSARY.
- SWITCHES: CENTER 48" A.F.F.

KITCHEN OUTLETS:
• ABOVE CABINET OUTLETS SHALL BE CENTERED 7" ABOVE COUNTER CENTER LINE. BACK-PLATE IS NECESSARY. RECOMMEND BACK-PLATE OUTLETS TO MOUNT ON UNDERSIDE OF UPPER CABINETS, CONFORM WITH OWNER.
• BUT NOT LESS THAN 20" ABOVE THE COUNTER (CEC SECTION 210.52(C)(6)).

4. GROUNDING ELECTRODE SYSTEM IS REQUIRED AS PER CEC 410.10(A).

MECHANICAL NOTES:

DRYER VENT REQUIREMENTS:
THE VENT (EXHAUST DUCT) OF DOMESTIC CLOTHES DRYERS MUST MEET THE FOLLOWING REQUIREMENTS:

- DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN.
- MAXIMUM LENGTH AND BENDS:
MAXIMUM LENGTH IS COMBINED HORIZONTAL AND VERTICAL AND INCLUDING ANY ELBOWS IS LIMITED TO 14 FEET.

• MAXIMUM 90 DEGREE ELBOWS: 2 IF MORE THAN TWO 90-DEGREE ELBOWS, BEND 2 FEET FROM ALLOWED VENT LENGTH FOR EACH ADDITIONAL ELBOW.

NOTE:
1. AFCI PROTECTED RECEPTACLE OUTLETS IN KITCHEN AND LAUNDRY ROOM/AREA SHALL BE LISTED GFCI/AFCI COMBINATION TYPE OUTLETS OR COMPLY WITH ARTICLE 210.12(A)-6, CEC ARTICLES 210-8 AND 210-12.

2.

PER CEC ARTICLE 210.11(C)(4), PROVIDE AT LEAST ONE 120V, 20A, MAXIMUM CIRCUIT TO SUPPLY RECEPTACLE OUTLETS IN THE GARAGE WITH ELECTRIC POWER. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

OUTDOOR LIGHTING REQUIREMENT:
OUTDOOR LIGHTING EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM. DEDICATED BRANCH CIRCUITS SHALL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES AND BULBS THAT ARE SHIELDED FROM NEIGHBORS VIEW. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY.

ELECTRIC VEHICLE CHARGER NOTES:

1. THE SERVICE OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMP, 240V, 3-PHASE, 4-WIRE, 120/240V, 60 HZ, DEDICATED CIRCUIT. FOR EACH PLUG-IN AND TWO PLUG-IN CIRCUITS, THE SERVICE PANEL SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL ALSO BE PERMANENTLY AND CLEARLY MARKED AS "EV CAPABLE".

2. PROVIDE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. RACEWAY SHALL NOT BE LESS THAN 1" INSIDE DIAMETER AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUB-PANEL AND SHALL TERMINATE IN A LISTED CABLE GUTTER OR CONDUIT BOX IN CONFORMITY TO THE PROVIDED DRAWINGS. A CABLE GUTTER RACEWAY IS REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.

3. THE SERVICE OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMP, 240V, 3-PHASE, 4-WIRE, 120/240V, 60 HZ, DEDICATED CIRCUIT. THE SERVICE PANEL SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE".

4. THE EV CHARGING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE ARTICLE 425.

5. THE DWELLING SHALL BE PREWIRING FOR THE INSTALLATION OF BATTERY STORAGE. SEE FUTURE LOCATION ON THE PLANS. THE PREWIRING SHALL BE IN ACCORDANCE WITH CALIFORNIA BUILDING, RESIDENTIAL AND PLUMBING CODES. THE PREWIRING SHALL BE LISTED AND LICENSED BY A PROFESSIONAL TO PROVIDE A CHARGE. A RACEWAY IS REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.

ELECTRICAL LEGEND

+	SINGLE-POLE SWITCH
+	3-WAY SWITCH
+	4-WAY SWITCH
+	VACANCY SENSOR SWITCH
+	DIMMER SWITCH
+	3-WAY DIMMER SWITCH
+	WATERPROOF SWITCH
+	JAMB-SWITCH
+	FAN-SWITCH
110V	110V DUPLEX OUTLET
110V	110V DUPLEX OUTLET - HIDDEN
110V	110V FOURPLEX OUTLET
220V	220 V OUTLET
240V	240 V OUTLET
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER (WATER PROOF)
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER (WATER PROOF)
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AFCI	WALL MOUNT FIXTURE
FLUORESCENT	FLUORESCENT
TRACK	TRACK LIGHTING
CEILING	CEILING MOUNT OR PENDANT FIXTURE
RECESSED	RECESSED LED FIXTURE
RECESSED	RECESSED FLUORESCENT FIXTURE
RECESSED	RECESSED ADJUSTABLE FIXTURE
LOW	LOW VOLTAGE
RECESSED	RECESSED LED FIXTURE AT WET LOCATION
EXHAUST	EXHAUST FAN
EXHAUST	EXHAUST FAN & LIGHT
UNDER CABINET	UNDER CABINET LINEAR LED OR FLUORESCENT
UNDER CABINET	UNDER CABINET PLUG LIGHT
(2)	(2) CAT 5 CABLES & (2) R-64 COAXIAL CABLES 80 FT PARALLEL CABLES (NOT PROVIDED) TO 4-PORT CONNECTOR FACE PLATE (FOR TV, PHONE, MODEM, OTHER LOW VOLTAGE, ETC.)
SMOKE	SMOKE DETECTOR
CARBON	CARBON MONOXIDE ALARM
THERMOSTAT	THERMOSTAT
WIRE	SPEAKER WIRE TERMINAL
5-SCENE	5-SCENE DIMMER, LIGHTQUIET MULTI-SET PRO
REMOTE	REMOTE MULTI-SET DIMMER LOCATIONS
ELECTRIC	ELECTRIC METER
GAS	GAS METER
AIR	AIR CONDITIONING UNIT
TANKLESS	TANKLESS WATER HEATER
ELECTRIC	ELECTRIC VEHICLE CHARGER
AC	GARAGE DOOR OPENER

MECHANICAL LEGEND

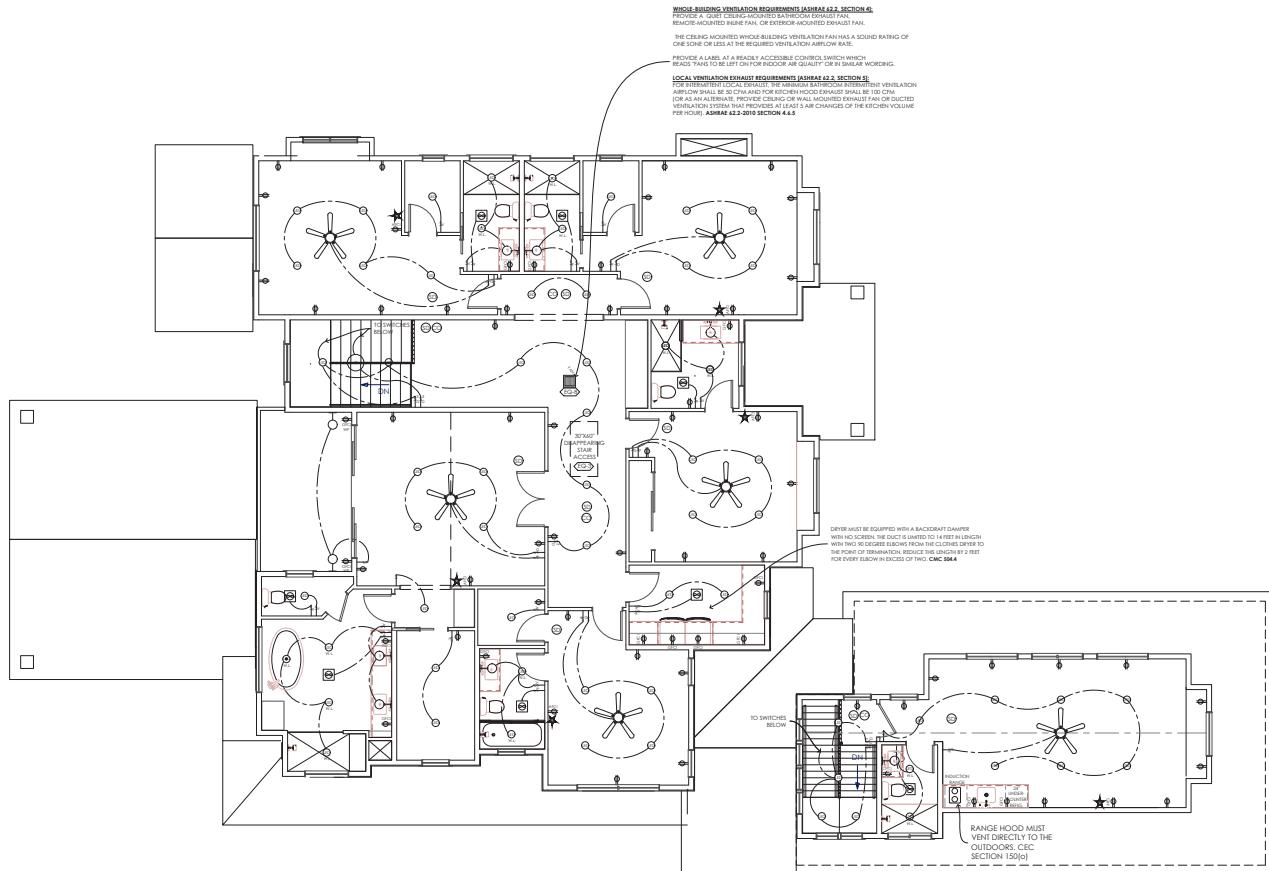
+	FLOOR OR CEILING REGISTER
+	TOE-KICK OR RETURN AIR REGISTER

PLUMBING LEGEND

+	HOSE BIB
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MECHANICAL, ELECTRICAL & PLUMBING GENERAL NOTES:

1. SEE SHEET A7-1 FOR NOTES.



ELECTRICAL, MECHANICAL, PLUMBING PLAN - UPPER FLOOR

NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
MAIN RESIDENCE, 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.
LOS GATOS, CA 95030

SUBMITTED
01-16-26 DESIGN REVIEW PLAN SET

ELECTRICAL,
MECHANICAL, &
PLUMBING PLAN -
UPPER FLOOR

DATE:
01-16-26
SCALE:
1/8" = 1'-0"

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WRITTEN CONSENT OF THE ARCHITECT AND
ENGINEER.

A7-2





NEW 2-STORY RESIDENCE & 3-CAR GARAGE, JADU FOR:
**MAIN RESIDENCE 16484 S. KENNEDY RD.
NEW JADU, 16484-A S. KENNEDY RD.**
LOS GATOS, CA 95030

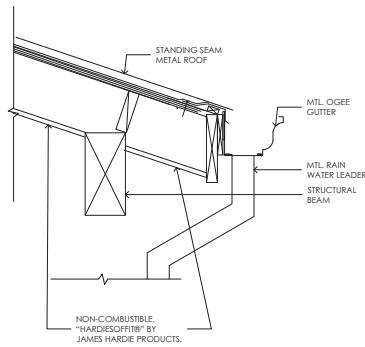
SUBMITTALS
01-16-24 DESIGN REVIEW PLAN SET

ARCHITECTURAL DETAILS

DATE
01-16-24
SCALE
SEE DRAWINGS

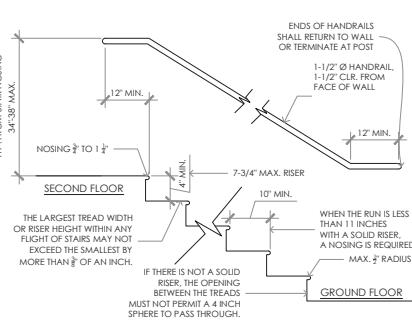
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORKS OWNED BY ROBIN McCARTHY, AIA
AND MAY NOT BE DUPLICATED WITHOUT
WRITTEN CONSENT OF ROBIN McCARTHY, AIA

A8-2



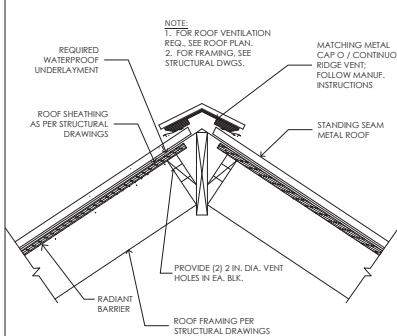
10 FRONT PORCH EAVE DETAIL

1-1/2" = 1'-0"



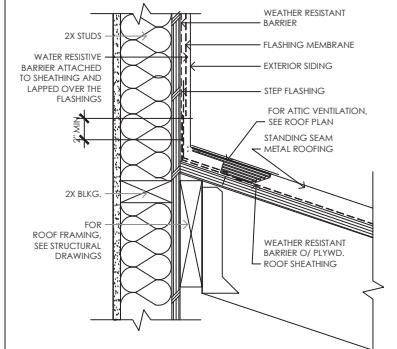
11 HANDRAIL & STAIRS, TYPICAL

3/4" = 1'-0"



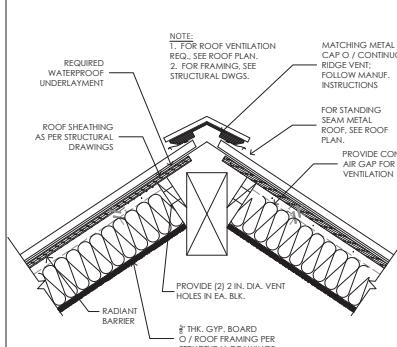
7 ROOF RIDGE @ STANDING SEAM METAL ROOF

1-1/2" = 1'-0"



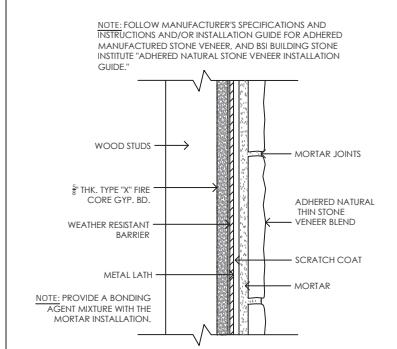
8 ROOF-TO-WALL AT STANDING SEAM METAL ROOF

1-1/2" = 1'-0"



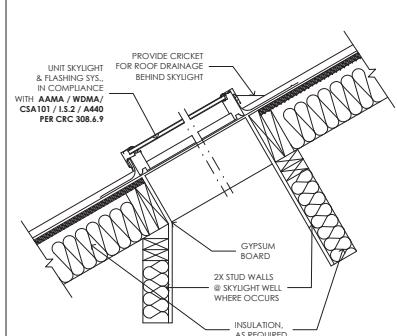
4 ROOF RIDGE, TYP. @ VAULTED CLG.

1-1/2" = 1'-0"



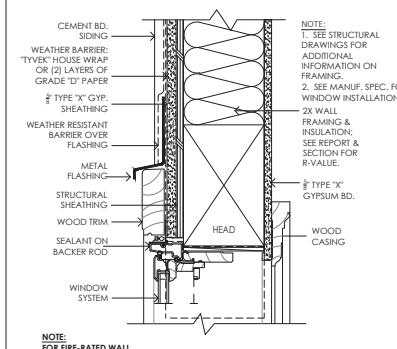
5 STONE VENEER, TYPICAL

3" = 1'-0"



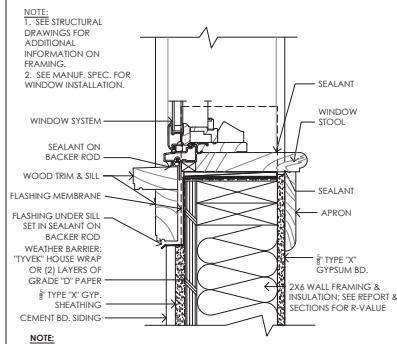
1 SKYLIGHT DETAIL, TYPICAL

1-1/2" = 1'-0"



2 WINDOW HEAD, TYPICAL

3" = 1'-0"



3 EXTERIOR STAIR & HANDRAIL, TYP.

3/4" = 1'-0"

12 INTERIOR STAIR & HANDRAIL, TYP.

3/4" = 1'-0"

9 GUARD, TYPICAL

3/4" = 1'-0"

3/4" = 1'-0"

6 EXTERIOR STAIR & HANDRAIL, TYP.

3/4" = 1'-0"

3/4" = 1'-0"

GA FILE NO. WP 8105	GENERAL	1 HOUR FIRE
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS Fire Design: EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer board applied parallel or at right angles to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)		
10	NOT USED	7
11	NOT USED	8
12	NOT USED	9

NOT TO SCALE - DIAGRAMMATIC

<img alt="Diagram 54: PATIO DOOR SILL @ BALCONY. Shows a cross-section of a patio door sill with labels: MAX. 1/2" RADIUS, NOSE TO 1 1/2", SLO

PLANS FOR THE GRADING PERMIT GR22-432

NEW SINGLE FAMILY RESIDENCE - PARCEL 1

LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD (MAIN RESIDENCE)
16484-A S. KENNEDY ROAD (NEW JADU)
PORTION OF A.P.N. 532-20-012



ABBREVIATIONS	
A.C. OR A.	ASBESTOS
A.C. OR C.	ASPHALT CONCRETE
B.S.L.	BUILDING SETBACK LINE
B.W.	BRICK OR STONE WALL
C.B.	CATCH BASIN
C.O.	CLEAN OUT
CONC.	CONCRETE
C.T.	CONCRETE TRENCH
D.B.	DRIVEWAY
D.S.	DOWN SPOUT
D.W.	DRIVEWAY
E.P.	EDGAR PAVEMENT
EX. OR EXIST.	EXISTING
F.F.	FEET
F.H.	FEET HYDRANT
F.L.	FLOW LINE
FND.	FOUNDRY
IPD.	IRON PIPE
MAX.	MAXIMUM
M.H.	MATERIAL
MIN.	MINIMUM
M.M.	MONUMENT
N.M.T.S.	NOT MEASURABLE
NAT.	NATURAL
P.W. OR PROP.	PAVEMENT
R.W.	RIGHT-OF-WAY
RET.	RETAINING
S.S.	SEWER
S.T.W.	TOP OF WALL
T.Y.P.	TYPE
W.	WATER
W.M.	WATER METER

GENERAL NOTES

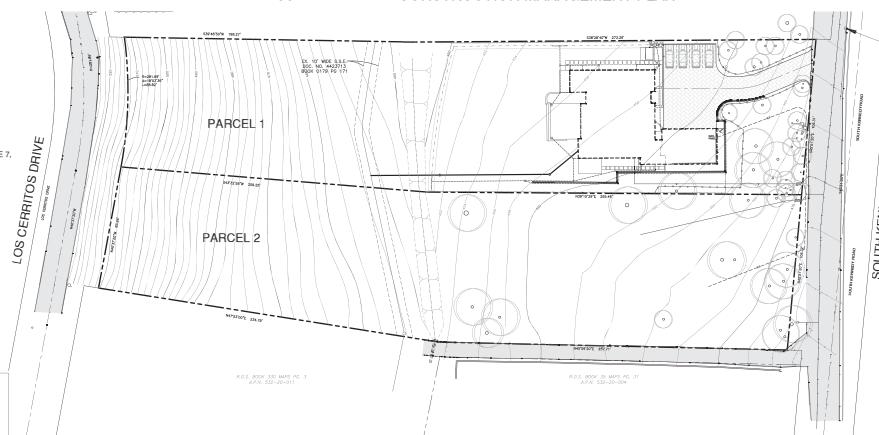
1. THE DATE OF THE FIELD SURVEY WAS SEPTEMBER 2018 & OCTOBER 2020.
2. CONTOUR INTERVAL IS 2-FOOT WITH SPOT ELEVATIONS.
3. THIS TOPOGRAPHIC MAP REFLECTS THE SURFACE FEATURES ONLY.
4. BASE ELEVATION IS THAT OF LOS GATOS BENCHMARK.
5. PROPERTY LINES SHOWN ARE RECORD DATA.
6. ALL ELEVATIONS ARE FEET ABOVE海平面.
7. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY GEARTH, INC. DATED JUNE 7, 2020.
8. THE DRIVEWAY SHALL BE 16' WIDE MIN. OR PER TOWN OF LOS GATOS STANDARDS.
9. THE CONTINUAL PROFILE OF THE DRIVEWAY SHALL FOLLOW THE EXISTING TERRAIN TO MINIMIZE GRADING.
10. MAINTAIN NATURAL DRAINAGE PATTERNS AND EXISTING SHEET-FLOW INTO THE NEARBY CERROS CREEK AND ASSOCIATED SWALES.
11. ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA.
12. ALL NEW UTILITIES SHALL BE UNDERGROUND.

PARKING NOTES:

TOWN OF LOS GATOS LG46
ELEVATION: 498.32

GRADING NOTE:

ALL GRADING SHALL BE IN ACCORDANCE WITH "GEOTECHNICAL INVESTIGATION" PREPARED FOR THIS SITE BY: GEARTH, INC. DATED JUNE 7, 2021



SITE MAP

SCALE: 1:400

TOWN OF LOS GATOS STANDARD GRADING NOTES

1. All work shall conform to Chapter 12 of the Town of Los Gatos Grading Ordinance, the adopted California Building Code and the latest edition of the Standard Specifications for Public Works Construction except as specified otherwise on these plans and details.

2. No work may be started on-site without an approved Grading Plan and a Grading Permit issued by the Town of Los Gatos, Public Works Department located at 41 Miles Avenue, Los Gatos, CA 95030.

3. A Grade-Job meeting shall be held with the Town Engineer prior to the issuance of the Grading Permit for any work being done. The Contractor shall call the Inspection Line at 408-399-5771 at least 48 hours prior to any grading or onsite work. The meeting should include:

a. A discussion of the project conditions of approval, working hours, and the duration of construction.

b. Acknowledgment in writing that Contractor and Applicant have read and understand the project conditions of approval, and will make sure that any project sub-contractors are also made aware and understand the project conditions of approval and that a copy of the project conditions of approval will be posted on site at all times during construction.

4. Approval of plans does not release the developer or the responsibility for the correction of mistakes, errors, or omissions contained therein. If, during the course of construction of the improvements, public works and safety conditions change, the developer shall update the project specifications or these improvement plans. The Town Engineer shall have full authority to require such modification or departure and to specify the manner in which the same is to be made.

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

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

7. It shall be the responsibility of the Permittee or Contractor to identify, locate and protect all underground utility lines. The Permittee or Contractor shall use USCS (Underground Service Alert) at 1-800-227-7000 a minimum of 48 hours but not more than 14 days prior to commencing all work.

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

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

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

11. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following:

a. Retaining wall-top of wall elevations and locations (all walls to be permanent and fully applied for at the Town of Los Gatos Building Department).

b. Toe and top or cut and toe slopes.

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

Soils Engineer **C2EARTH, INC.**
Reference Report No. **201606-01R1**, dated **JUNE 7, 2021**

Letter No. **16484-A** dated **20** shall be thoroughly complied with. Both the mentioned report and all updates/addendum/letters are hereby appended and made a part of this grading plan.

13. During construction, all excavations and grading shall be inspected by the applicant's soils engineer within 48 hours of the start of work and within 48 hours before beginning any grading. The engineer shall be onsite to verify that the actual conditions are as anticipated in the design/level/geotechnical report and/or provide appropriate changes to the report recommendations, as necessary. All unapproved and/or unimproved grading shall be removed and corrected under the direction of the soils engineer. The soils engineer shall be made aware of any required changes prior to work being performed.

14. The results of the construction observation and grading shall be documented in a report letter prepared by the applicant's soils engineer and submitted for the Town's review and acceptance before final release of any occupancy permit is granted.

15. All private and public streets accessing Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice to the adjacent neighbors and the Town of Los Gatos Public Works Department shall be provided at least one week in advance of closure and no closure shall be granted without the express written approval of the Town. No material or equipment shall be stored in the public or private right-of-way.

16. The contractor shall install and maintain fences, barriers, lights and signs that are necessary to give adequate warning and protection to the public at all times.

17. Owner/Applicant: **16484 S. KENNEDY, LLC** Phone: **(408) 482-1033**

18. General Contractor (If available): **BROOKE SHAW BUILDER** Phone: **(650) 941-3223**

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

20. a. Cut: **427** CY Export: **361**
b. Fill: **66** CY Import: **0**

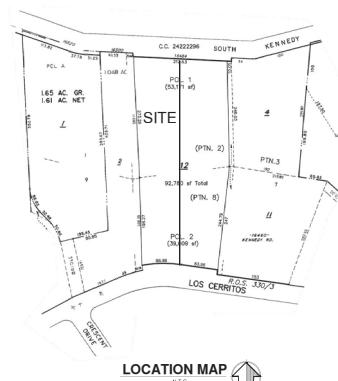
21. Water shall be available on the site at all times during grading operations to properly maintain dust control.

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

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

24. Cross lot drainage will be permitted without satisfactory storm water acceptance deed/facilities. All drainage shall be directed to the street or

SHEET NO.	SHEET INDEX	DESCRIPTION
C1	TITLE SHEET	
C2	BLUEPRINT FOR A CLEAN BAY	
C3	EXISTING CONDITIONS & DEMOLITION PLAN	
C4	SITE PLAN	
C5	GRADING & DRAINAGE PLAN	
C6	UTILITY PLAN	
C7	SECTIONS AND DETAILS	
C8	EROSION CONTROL PLAN & TREE PROTECTION DETAILS	
C9	CONSTRUCTION MANAGEMENT PLAN	



LOCATION MAP

CONSTRUCTION BENCHMARK

EXISTING SANITARY SEWER M.H.
TOP OF RIM S. KENNEDY ROAD
ELEVATION: 498.32
TOWN OF LOS GATOS DATUM

PROPERTY INFORMATION

EX. ZONING: HP-1
SETBACKS: FRONT - 20'
SIDE - 25'
REAR - 25'

PROPERTY ADDRESS: 16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

EXISTING ZONING: HR-1

PROPOSED ZONING: HR-1

ACREAGE: 46,673 S.F. (1.072 Acre)

EXISTING USE: SINGLE FAMILY RESIDENCE

PROPOSED USE: SINGLE FAMILY RESIDENCE

STORY: EXISTING TERRAIN DRAINAGE PATTERNS

WATER: EXISTING IN S. KENNEDY ROAD AND ON-SITE

WATER: EXISTING IN LOS CERRITOS CO.

WATER: EXISTING IN S. KENNEDY ROAD AND ON-SITE

GAS: P.G.E.
EXISTING IN S. KENNEDY ROAD AND ON-SITE

ELECTRIC: EXISTING IN S. KENNEDY ROAD AND ON-SITE

TELEPHONE: AT&T
EXISTING IN S. KENNEDY ROAD AND ON-SITE

CABLE TV: COMCAST
EXISTING IN S. KENNEDY ROAD AND ON-SITE

A.P.N.: PORTION OF 532-20-012

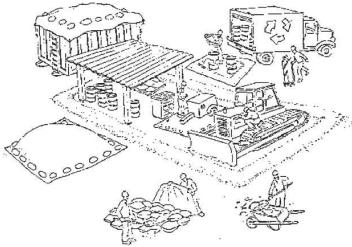
DATE: 07-01-2022

EX-SDIN: AS-SDIN

EX-SDIN: 07-01-2022

EX-SDIN: 07

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 grade 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.



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.



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.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off-site.

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.



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.



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

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING STRUCTURES
- MAJOR CONTOUR
- MINOR CONTOUR
- NEW CONTOUR

NOTE

TOWN OF LOS GATOS ARCHITECTURE AND SITE APPROVAL (A.S.A.)
APPLICATION NO. S-21-031 APPROVED JULY 13, 2022.

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
PRE-CONSTRUCTION (EXISTING)	
EX. PORTION OF HOUSE ROOF	1,190
EX. PORTION OF WOOD DECK	225
EX. PORTION OF BRICK WALKWAY	387
TOTAL	1,802

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION (NEW)	
RESIDENCE/GARAGE	4,163
COVERED PATIOS/PORCHES	602
CONC. WALKWAY/TRASH ENCLOSURE	385
RETAINING WALL	145
TOTAL	5,295
3,493 S.F. MORE THAN PRE-CONSTRUCTION (EXISTING)	

PREVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION	
DRIVEWAY	3,210
PATIO	170
STONE PAVERS	339
TOTAL	3,719

GRADING QUANTITIES

LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)	MAX. CUT (In Feet)	MAX. FILL (In Feet)
WITHIN STRUCTURE				
HOUSE TO PAD 455.0	343	0	-	-
GARAGE TO PAD 457.5	114	0	4.6	-
TOTAL	457	0		
OUTSIDE OF STRUCTURE				
DRIVEWAY/PARKING TO SUB-GRADE	301	16	4.0	1.8
SIDE YARDS	53	0	2.9	-
REAR YARD	27	48	1.3	1.1
GARAGE WALKWAY	46	0	3.6	-
TOTAL	427	66		
GRAND TOTAL	884	66		

818 C.Y. OVERCUT SPREAD ON SITE OR TO BE HAULED AWAY
GRADING PERMIT IS REQUIRED.

A circular registration stamp for Robert H. Okano. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom. The center of the circle contains "ROBERT H. OKANO" at the top and "CIVIL" at the bottom. Below the name is the registration number "C59765". The stamp is signed "Robert H. Okano" in cursive script at the bottom.

Robert K. Okuno

SOUTH KENNEDY ROAD

SITE PLAN - PARCEL 1

SITE PLAN - PARCEL 1

SHEET NUMBER
C4
OF 9 SHEETS
DRAWING NO.
22023-C4

PLANVIEW

PLAN VIEW

GRAPHIC SCALE

DRATTING SCALE

LEGEND

—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	CENTERLINE
—	RIGHT-OF-WAY LINE
—	BUILDING SETBACK LINE
—	EXISTING STRUCTURES
570	MAJOR CONTOUR
—	MINOR CONTOUR
570	NEW CONTOUR
—	WATER LINE
—	SANITARY SEWER
—	COMMON TRENCH
—	GRADING ENVELOPE
—	TREE PROTECTION FENCE

BENCHMARK

TOWN OF LOS GATOS LG46
ELEVATION: 498.32

CONSTRUCTION BENCHMARK

EXISTING SANITARY SEWER M.H.
TOP OF RIM IN S. KENNEDY ROAD
ELEVATION: 462.93
TOWN OF LOS GATOS DATUM

GRADING NOTE:

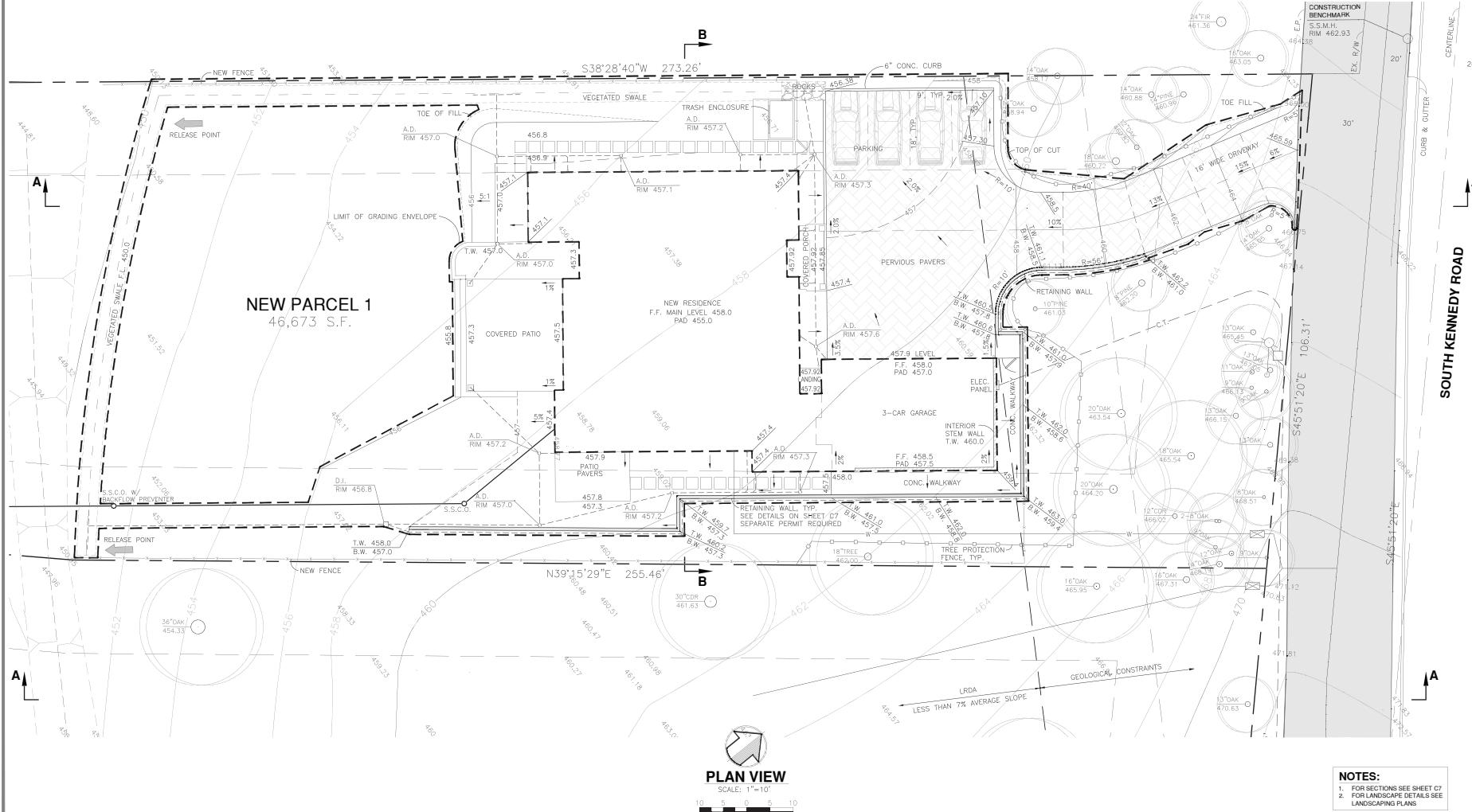
GRADING NOTE:
ALL GRADING SHALL BE IN ACCORDANCE
WITH "GEOTECHNICAL INVESTIGATION"
PREPARED FOR THIS SITE BY:
C2EARTH, INC. DATED JUNE 7, 2021

GRADING QUANTITIES

LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)	MAX. CUT (In Feet)	MAX. FILL (In Feet)
WITHIN STRUCTURE				
HOUSE TO PAD 455.0	343	0	5.0	-
GARAGE TO PAD 457.0	114	0	4.6	-
TOTAL	457	0		
OUTSIDE OF STRUCTURE				
DRIVeway/PARKING TO SUB-GRADE	301	18	4.0	1.8
SIDE YARDS	53	0	2.9	-
REAR YARD	27	48	1.3	1.1
GARAGE WALKWAY	46	0	3.6	-
TOTAL	427	66		
GRAND TOTAL	884	66	-	-

818 C.Y. OVERCUT SPREAD ON SITE OR TO BE HAULED AWAY
GRADING PERMIT IS REQUIRED.

GRADING PERMIT IS REQUIRED



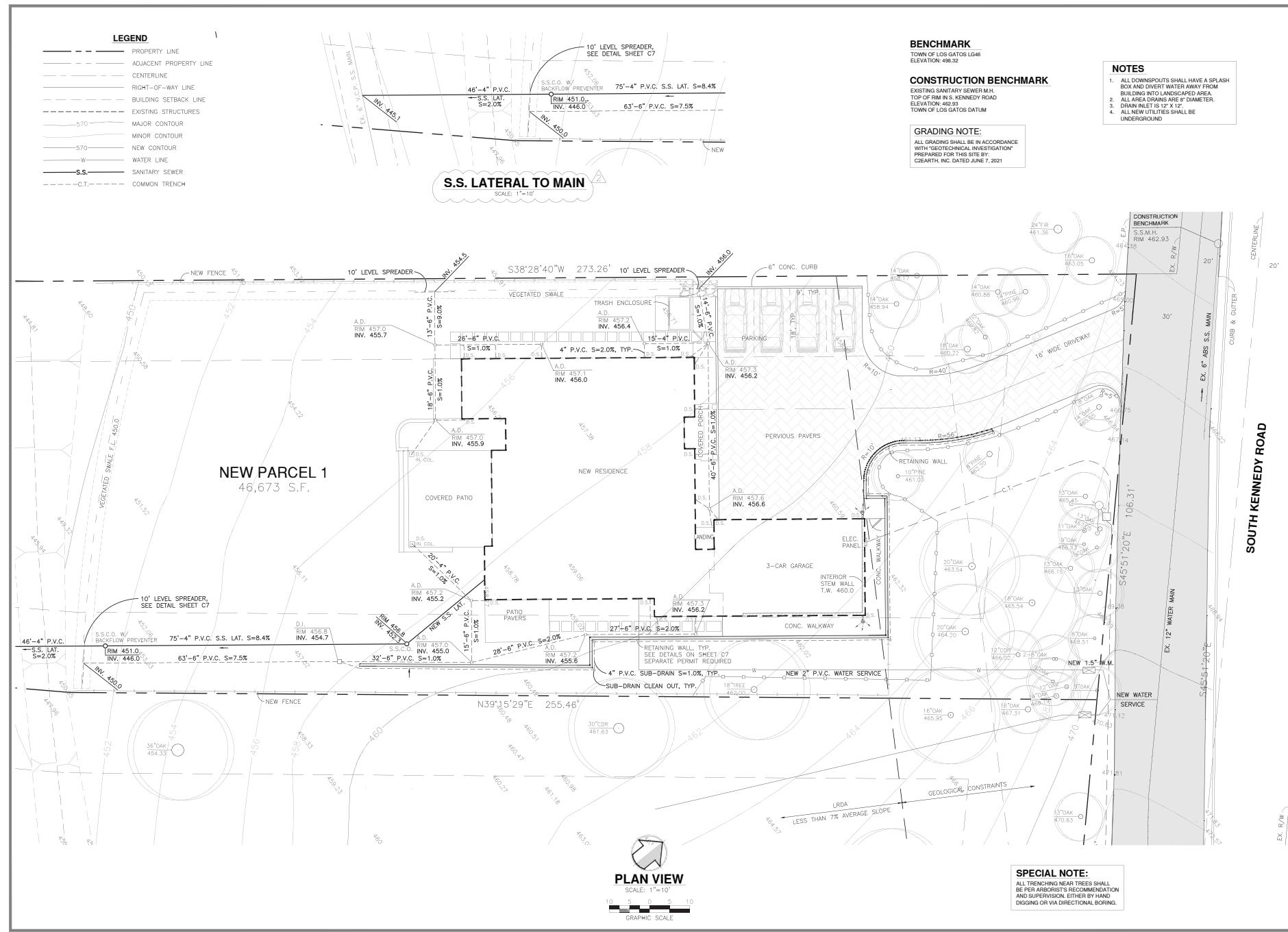
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
400-072-2000

GRADING & DRAINAGE PLAN

SHEET NUMBER
C5
OF 9 SHEETS
DRAWING NO.
22023-C5

NOTES:

NOTES:



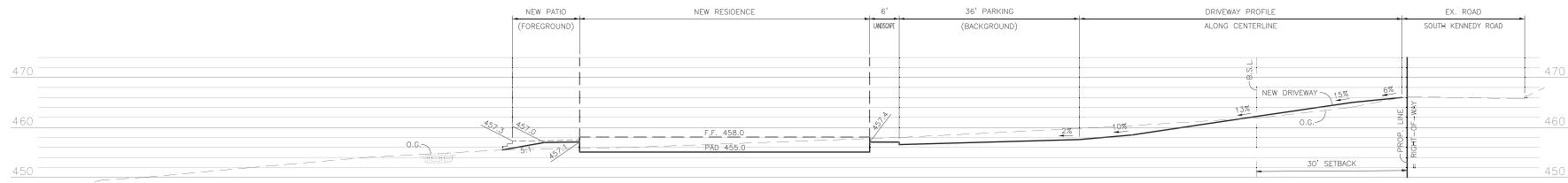
Robert H. Okuno



UTILITY PLAN

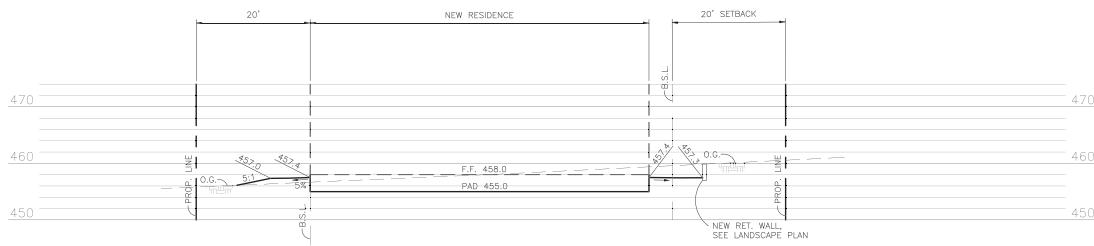
TRADEING PERMIT APPLICATION NO. GR222432
LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY, LLC (MAILING ADDRESS)
16484 S. KENNEDY, LLC (NEW ADDRESS)
LOS GATOS, CALIFORNIA





SECTION A-A

SCALE: 1°=10' HOR. & VERT.



SECTION B-B

SCALE: 1"=10' HOR. & VERT.

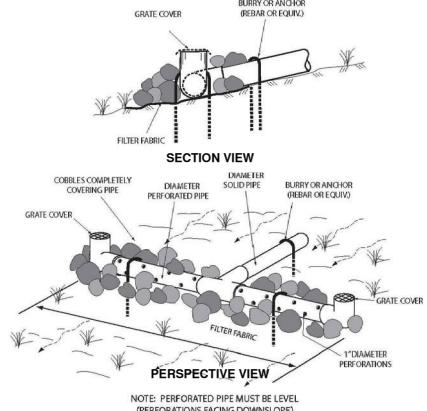


TYPICAL SPLASH BOX

U.S.

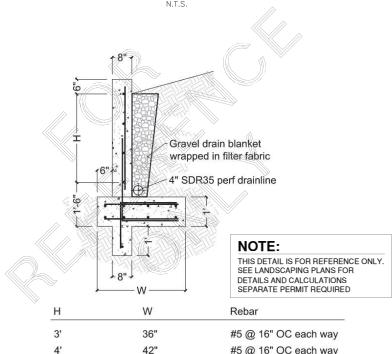


(INTO HARD SURFACE)

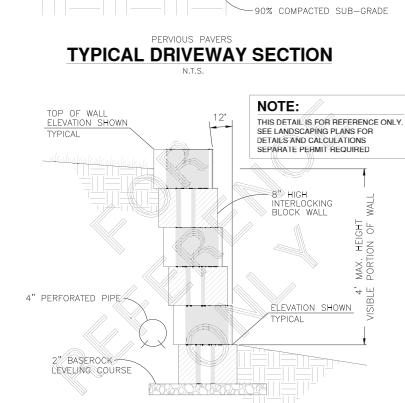


LEVEL SPREADER

N.



CONCRETE WALL DETAIL



INTERLOCKING BLOCK WALL DETAIL



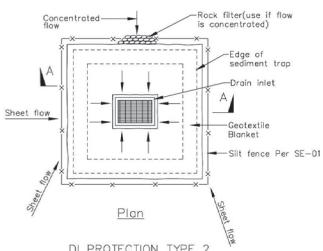
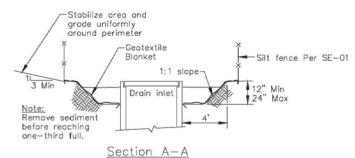
Robert K. Okuno

DETAILS & SECTIONS

GRADING PERMIT APPLICATION NO. GR22-432
LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD (MAIN RESIDENCE)

SHEET NUMBER
C7
OF 9 SHEETS
DRAWING NO.
22023-C7

Storm Drain Inlet Protection SE-10

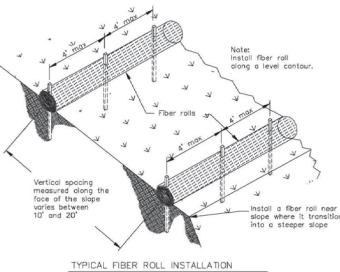


CALIFORNIA STORMWATER BMP HANDBOOK

JANUARY 2003

SE-5

Fiber Rolls



CALIFORNIA STORMWATER BMP HANDBOOK

JANUARY 2003

TOWN OF LOS GATOS NPDES NOTES

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.

2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.

3. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.

4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.

5. ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPs) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL INDUSTRIAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, AND LIQUIDS; PAPER, PLASTIC, FIBERS, FERTILIZERS, WOOD PRESERVATIVES, ASBESTOS, FIBERS, PAINT FLAKES, METAL COFRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CEMENT OR CURE RESIDUES; FLOOR CLEANERS; SPENT FUEL OIL; EQUIPMENT WASHING; CLEANING OR CHEMICAL DEGREASING WASTES; FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPOTWISE, CONTAINED, TEMPORARY, AND GUTTERALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS FILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED WATERS DURING EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL CONFORM WITH ABAG STANDARDS OR TOWN OF LOS GATOS STANDARDS.
2. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON.
3. IN THE EVENT THAT GRAZING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
4. THE EROSION CONTROL SYSTEMS SHALL BE MAINTAINED AND PREPARING EROSION CONTROL SYSTEMS AFTER EACH STORM.
5. ALL CUT AND FILL SLOPES SHALL BE PROTECTED BY SEEDING AND COVERED WITH STRAW MULCH.
6. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE SOILS ENGINEER IN FIELD.
7. CONTRACTOR SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY PAVED ROAD.

EROSION PROTECTION MEASURES:

1. INSTALL SEDIMENT ROLLS (FIBER ROLLS), OR SILT FENCE, OR STRAW BALE CHECKS WHERE APPROPRIATE.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
3. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.

SPECIAL NOTE:

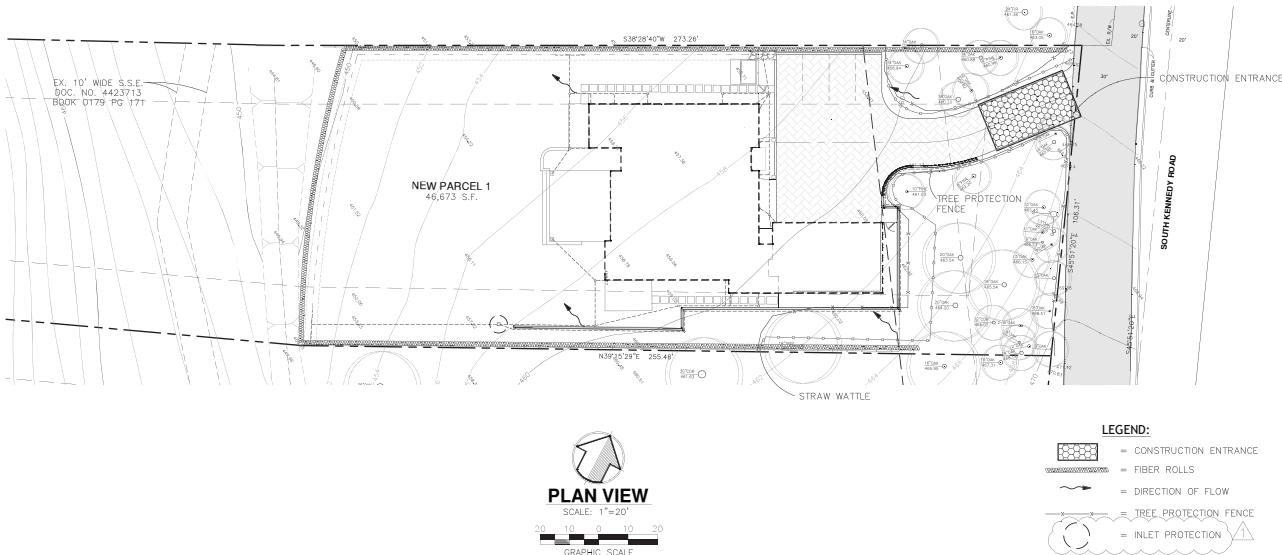
GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE TOWN OF LOS GATOS.

SEEDING NOTES:

1. SEED AND MULCH WILL BE APPLIED BY OCTOBER 15 TO ALL DISTURBED AREAS. SEEDING IS TO BE APPLIED AT A RATE OF 3 FEET, AND TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO EXISTING ROAD AS DIRECTED BY THE TOWN INSPECTOR.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW ON SLOPES. STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING.

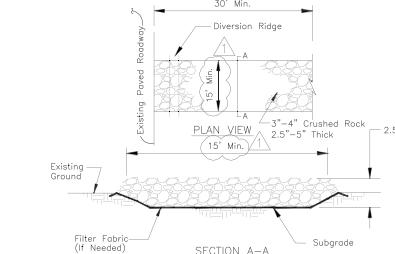
ITEM	POUNDS PER ACRE
"BLANDO" BROME	30
ANNUAL RYE GRASS	20
FERTILIZER (16-20-0 & 15% SULFUR)	500
STRAW MULCH	4,000

3. SEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED IF DAMAGED.

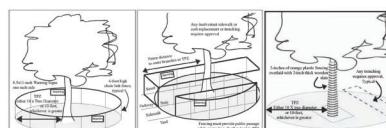


PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-967-0220 • www.peas.com
Foothill, California
SANTA CLARA COUNTY
SACRAMENTO COUNTY
San Jose, California
San Francisco, California
Los Angeles, California
San Diego, California

EROSION CONTROL PLAN & TREE PROTECTION DETAILS
GRADING PERMIT APPLICATION NO. GR2-32
LANDS OF 1648 S. KENNEDY, LLC.
1648 S. KENNEDY ROAD (MAP NO. 1000, SECTION 1, T1, R1, S4)
LOS GATOS, CALIFORNIA
Foothill, California



Temporary Gravel Construction Entrance/Exit
N.T.S.



TREE PROTECTION DETAILS
N.T.S.

SHEET NUMBER
C8
OF 9 SHEETS
DRAWING NO.
22023-C8



