

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 210 SAN JOSE, CA 95125 (408) 859-8723 EMAIL: robin@archstudioinc.com</p> <p>LANDSCAPE ARCHITECT: DAVID FOX LANDSCAPE ARCHITECTURE (408) 761-0212</p> <p>ARBORIST: AESCULUS ARBORICULTURAL CONSULTING, LLC 5040 N HANCOCK, CONSULTING ARBORIST AESCULUS ARBORICULTURAL CONSULTING, LLC (650) 209-0683</p> <p>STRUCTURAL ENGINEER: SEVEN EIGHT CO., INC. PARKER - RESNICK STRUCTURAL ENGINEERING 1927 PONTIUS AVENUE, LOS ANGELES CA 90025 TEL 310 478 8372</p>	<p>GEOTECHNICAL ENGINEER: C2EARTH, INC. 750 CAMDEN AVENUE, SUITE A CAMPBELL, CA 95008 PHONE: 408-252-0144 EMAIL: C2EARTH@GMAIL.COM</p> <p>CIVIL ENGINEER & LAND SURVEYOR: VELMIR SILVEIRA SENIOR PROJ. MANAGER PROPSYS CONSULTANT 1150 CAMPBELL AVENUE SAN JOSE, CA 95126 office: (408) 255-2552 cell: (408) 966-0145</p> <p>ENERGY CONSULTANT: AVERAGE 24 TITLE ENERGY CONSULTING JAN REED, I.D., LEED - AP 325 BERRY STREET, SUITE A24 SAN FRANCISCO, CA 94158 PH: (530) 920-4387 EMAIL: c24title.net</p> <p>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>PROJECT ADDRESS & ZONING: ADDRESS: 16484 S. KENNEDY ROAD, LOS GATOS, CA 95030 PARCEL 2 APN#: 532-20-012 ZONING: HR-1</p> <p>NET LOT AREA: 34,883 SQ. FT. (.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 RESIDENCE WITH A 3-CAR ATTACHED PARKING GARAGE, COVERED PATIOS, LANDSCAPE, AND HARDCAPES.</p> <p>OTHER INFO: FIRE SPRINKLERS REQUIRED: YES FLOOD ZONE: NO HISTORIC: NO DEFERRED SUBMITTALS: FIRE SPRINKLERS</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 6.120.20.</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: 5,975 (SQ. FT.)</p>	<p>FLOOR AREA CALCULATIONS:</p> <p>MAIN FLOOR AREA: 3,110 SQ. FT. UPPER FLOOR AREA: 2,355 TOTAL: 5,465 SQ. FT.</p> <p>GARAGE AREA: 910 TOTAL: 6,375 SQ. FT.</p> <p>GARAGE REDUCTION: (400 SQ. FT.) FLOOR AREA MAX. NET: 5,975 SQ. FT.</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 SHADOW STUDY DIAGRAM 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 SCHEDULES 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 SECTION 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>SURVEY</p> <p>T-1 TOPOGRAPHIC SURVEY</p> <p>CIVIL:</p> <p>C-1 TITLE SHEET C-2 EXISTING CONDITIONS & DEMOLITION PLAN C-3 SITE PLAN C-4 GRADING & DRAINAGE PLAN C-5 UTILITY PLAN - PARCEL C-6 DETAILS & SECTIONS C-7 EROSION CONTROL PLAN & TREE PROTECTION DETAILS C-8 CONSTRUCTION MANAGEMENT PLAN</p> <p>LANDSCAPE:</p> <p>L1.0 LOT 1 - AND LOT 2 OVERALL SITE PLAN L1.2 LOT 2 - PRELIMINARY LANDSCAPE PLAN L2.0 SECTIONS L3.0 TREE PLAN L3.2 LOT 2 - TREE TABLES L4.1 LOT 2 - PLANTING 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 PLUMBING CODE 2022 EDITION CALIFORNIA MECHANICAL CODE 2022 EDITION CALIFORNIA ELECTRICAL CODE, 2022 EDITION CALIFORNIA EXISTING BUILDING CODE 2022 EDITION INTERNATIONAL EXISTING BUILDING 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. PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF LEMAPS INSTALLED IN THE LUMINAIRES. THE COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR PRIOR TO FINAL INSPECTION. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS AND AEROSOL COATINGS, CARPET SYSTEMS, VINYL FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS INSTALLED ON HIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBC SECTION 4.504. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER MUST BE PROVIDED TO THE CITY BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS AND AEROSOL COATINGS, CARPET SYSTEMS, VINYL FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS INSTALLED ON HIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBC SECTION 4.504. 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">ALL DRAWINGS AND WRITTEN MATERIAL AFFIRMING THESE COPIES ARE ORIGINALLY 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	ALL DRAWINGS AND WRITTEN MATERIAL AFFIRMING THESE COPIES ARE ORIGINALLY UNPUBLISHED AND MAY NOT BE REPLICATED WITHOUT THE WRITTEN CONSENT OF ROBIN MCCARTHY.		CS-1	
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CS-1											

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

01-16-24	DESIGN REVIEW PLAN SET
SUBMITTALS	
DATE: 01-16-24	
SCALE: SEE DRAWINGS	
ALL DRAWINGS AND WRITTEN MATERIAL AFFIRMING THESE COPIES ARE ORIGINALLY UNPUBLISHED AND MAY NOT BE REPLICATED WITHOUT THE WRITTEN CONSENT OF ROBIN MCCARTHY.	
CS-1	



ARBORIST REPORT



CONSULTING ARBORIST

ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-31726

Call: (415) 203-0990 | Email: walter@wle.com

Assessment of Trees in the Tag Range #1 Through #35
(Except for Non-Regulated Size Fruit and Nut Trees)

at
16484 S. Kennedy / PARCEL 2
Los Gatos, California

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

Field Visit:
Walter Levison, Contract Town Arborist (CTA)
10/20/2021

Report by CTA
Revised 11/8/2021

Site Address: 16484 S. Kennedy PARCEL 2, Los Gatos, CA

Report prepared by American Society of Consulting Arborists and Member of the International Society of Arboriculture

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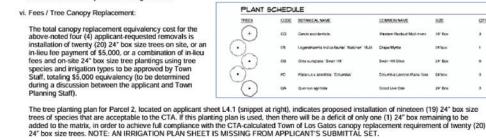
Walter Levison
CONSULTING ARBORIST
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b. MASTER SUMMARY OF EXPECTED TREE DISPOSITION

1.000

- Total trees surveyed: Tags #1 through #35, minus "non-regulated trees" (e.g. fruit and nut trees <18" total diameter, etc.) = 35 minus 3 non-regulated trees = 32.
- Total of 32 regulated size trees assessed in this CTA arborist report.
- Non-regulated trees: Three (3) trees #16 (tag duplicate tag by another arborist), #26, and #23, all excluded from this CTA study.
- Regulated trees: 32 of 35 trees = #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 34, 35.
- Protect-in (PIP) trees: 28 total trees = #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29, 32, 34, 35.
- Removal trees requested by applicant: 4 of 32 trees = #17, 27, 30, 31.
- Protect-in (PIP) trees that will be significantly impacted by proposed tree cut, if any, are currently shown in plans. 14 of 28 regulated trees are proposed to be removed. Note that the chain link tree protection fence routing shown on the last page of this report is not optimal in terms of root zone protection and would have to be greatly increased in terms of offset distances from trunk in order to achieve "optimal" protection for many of the trees, given that the applicant's proposed build lines encroach into the trees' critical root zone areas.
- See summary table 1 (c) below for details of specific site plan elements that are suggested to be pulled to further offset from tree trunk edges of the above noted 12 tree specimens being retained.



The tree planting plan for Parcel 2 located on applicant sheet L4 (facing right), indicates proposed installation of nineteen (19) 24" box size trees of species that are acceptable to the CTA. If this planting plan is used, then there will be a deficit of only one (1) 24" box remaining to be installed. The applicant has indicated that all trees will be planted in the proposed town of Los Gatos canopy replacements requirement of twenty (20) 24" box size trees. Note: AN IRIGATION PLAN SHEET IS MISSING FROM APPLICANT'S SUBMITTAL TA-541.

Site Address: 16484 S. Kennedy PARCEL 2, Los Gatos, CA

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1.0 Summary

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

Appraised dollar values of trees 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 to be assessed, this is a conservative estimate.

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

New Staff Protocols / High Risk Trees and Dead Trees

Per my communications with Town Planning Division Staff in 2021, all trees with a TRAQ risk rating of "High" or "Extreme", and all trees in "dead" (i.e. 0 to 25% live canopy) or "dying" (i.e. 26 to 50% live canopy) categories are to be removed, unless otherwise specified, when a site is undergoing entitlement review. The reference for this no-faithful-replacement standard is tree ordinance section 29.10.008.



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

SUBMITTAL	
Name: Description: 01-16-24 DESIGN REVIEW PLAN SET	
DATE: 01-16-24	
SCALE: SEE DRAWINGS	
ALL DRAWINGS AND WRITTEN MATERIAL ATTACHED HEREIN COPIESE AND UNPUBLISHED MATERIAL ARE THE PROPERTY OF THE TOWN OF LOS GATOS AND MAY NOT BE COPIED WHICHEVER MEDIUM CONVEYED BY WHICHEVER METHOD.	
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ARB-1

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For areas of the Parcel 2 site that will require irrigation within these minimum suggested offset distances, the CTA suggests that the applicant be required to use only rigid irrigation piping (e.g. black PVC) and not flexible (e.g. black PVC) flexible irrigation piping that can be solvent-welded (blue glue) to all PVC based irrigation components (see sample image at right) and not latex based flexible irrigation piping that can be easily compressed for full lateral ground use. This material is relatively very thick-walled, and is therefore highly resistant to kinking and collapse. It is also relatively flexible and can be "bent" in diameter flex irrigation tubing sold by irrigation supply houses.

Depth of cover for flex tubing: 6 to 8 inches max, for areas within 25 horizontal feet of trees being protected in place (PPI).

3. Trunk Buffer Zone Type III Protection:

Prior to construction commencement, install trunk buffers around all trees being removed on site.

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

Trees to be wrapped at this site: All trees being retained.



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4. Chain Link Fence Protection Zone (Type II):

Price for demolition commencement, install chain link fencing panels w/ on reusable concrete block footings (see sample image below right). Wire the fence panels to iron rebar staked pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Also wire the fence panels to the trunks of the trees. These panels are available for rent or purchase.

Alternative Fencing / T-Post Panels and Rusted Chain Link: Using a professional grade post holder, install 6' tall T-Post panels (e.g. 6' tall x 4' wide) in 10' foot spacing maximum on-center, and having steel chain link fencing material minimum 5-foot high. The T-Post panels are available for rent or purchase. These panels are available for rent or purchase from wholesale construction supply houses such as Home Depot, Lowe's, Granger's, White Cap, Harbor Freight, etc.

Height of fence alignments: Tree fencing alignments should be not dashed lines on the CTA, tree map markup on the last page of this report are "non-optimal", and would have to be pulled out to make room for the fence. To achieve optimal fence alignment, the fence should be built in line with the protection of the trees. "Optimal" not necessarily means the fence is in the best location, in many cases encroach into the critical root zones of some of the largest and most important trees on the property. The fence should be built in line with the CTA, tree map markup on the last page of this report are "non-optimal", and would have to be pulled out to make room for the fence. See spec image above right showing the wooden boards correctly mounted against one entire roll of orange tree fencing that the wood does not actually touch the trunk at all.

Pre-construction fence routes:

For the red dashed lines on the tree map-mark up attached to this WLCA arborist report:

(PA) may be required to change, depending on the finalized alignments of work items.

The fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The pre-existing fence must not be permanently moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, except temporarily, inside the root protection zone or "RPZ".

No storage, staging, work, or other activities are to be performed within the RPZ except with PA monitoring.

5. Surface: The RPZ fencing shall have one sign affixed with UV-stabilized pig to the trunk at eye level for every 20' to 30' linear feet of fencing.

Surface sign shall read: "THIS IS A PROTECTED TREE. DO NOT DAMAGE IT". (see sample paper, tree storage that includes the Town Code section that refers to tree fence protection requirements (wordage can be adjusted).

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TREE PROTECTION ZONE FENCE ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO-
-LLAME EL ARBOLISTA-

REMOVAL OF THIS FENCE IS
SUBJECT TO PENALTY ACCORDING TO
LOS GATOS TOWN CODE 29.10.025

PROJECT ARBORIST:
TELEFONO CELL:

EMAIL:

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

6. Tree Removal / Removal of Protected-Size Trees / Mitigation:

Applicant proposed trees to be removed include trees #12, 21, 30, and #41. The total canopy replacement mitigation required for removal of these four trees is \$5,000, or installation of twenty (20) 24" box size trees.

The applicant's planting plan (see image below) illustrates installation of nineteen (19) 24" box size trees of species that are appropriate for the Los Gatos area.

Therefore, the applicant's project for Parcel 2 will be at a single tree deficit. This means only one additional planting or payment of \$500 to the Town of Los Gatos planning division will be required in order for Parcel 2 to be in full compliance with the tree canopy replacement code.

Site Address: 16484 S. Kennedy PARCEL 2, Los Gatos, CA
Version: 11/02/2021

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7. Tree Pruning and Maintenance:

PRUNING:

Retain services of an ISA Certified Arborist to perform pruning work on trees requiring clearance pruning or other tree maintenance.

All pruning work on trees at this project will be performed directly by an ISA Certified Arborist, or under full-time on-site direct supervision of an ISA Certified Arborist.

All pruning shall conform to the most current (2017) of ANSI/A300 tree, shrub, and other woody plant maintenance / pruning and the Best Management Practices companion published to the ANSI/A300 pruning standards, published by International Society of Arboriculture.

Toward this end, pruning should be limited to 25% max removal of live wood and foliage in a given single growing season, and should occur in a manner that preserves the structural integrity of the tree, and not remove more than 25% of the live wood and foliage, removing the uppermost and outermost sections of a canopy, to effectively shorten limbs and reduce load forces acting on the limb attachment points.

Do not perform long-term type pruning which removes residual lower elevation and inner canopy live wood and foliage. Roughly 90% of all Bay Area tree removals are performed by contractors who do not follow these standards and non-random confirming work contrary to the ANSI/A300 pruning standards documents that govern tree care work in the United States.

Tree tag numbers to receive limited length reduction pruning to achieve airspace clearance (horizontal clearance):

* Tree #18 (clearance requirements will depend on finalized location of the proposed new footpath).

* Tree #19 (call the project now for new footpath).

* Tree #24: This tree will be severely damaged by pruning if the proposed residence footprint were built as currently shown on plan sheets. The CTA suggests pulling the residence footprint to at least 20 feet distance from trunk edge.

* Tree #25: The canopy of this tree currently extends over the proposed pool and pool surround areas. Extensive limb length reduction will be required to clear the airspace of these areas.

* Tree #26: This valley oak specimen exhibits a 50 foot canopy spread diameter that will conflict with proposed pool, pool surround, and patio areas. Extreme pruning of a potentially severe degree may be required to avoid leaf drop issues in the future. This airspace clearance requirement will be addressed by pruning the canopy to a 20' diameter and removing the lower hanging branches and limbs below ground that are expected to occur, unless the project applicant can pull proposed pool and adjacent patio areas to further offset distances from the trunk edge of this tree, such as 20 feet minimum offset distance from proposed limits of work.

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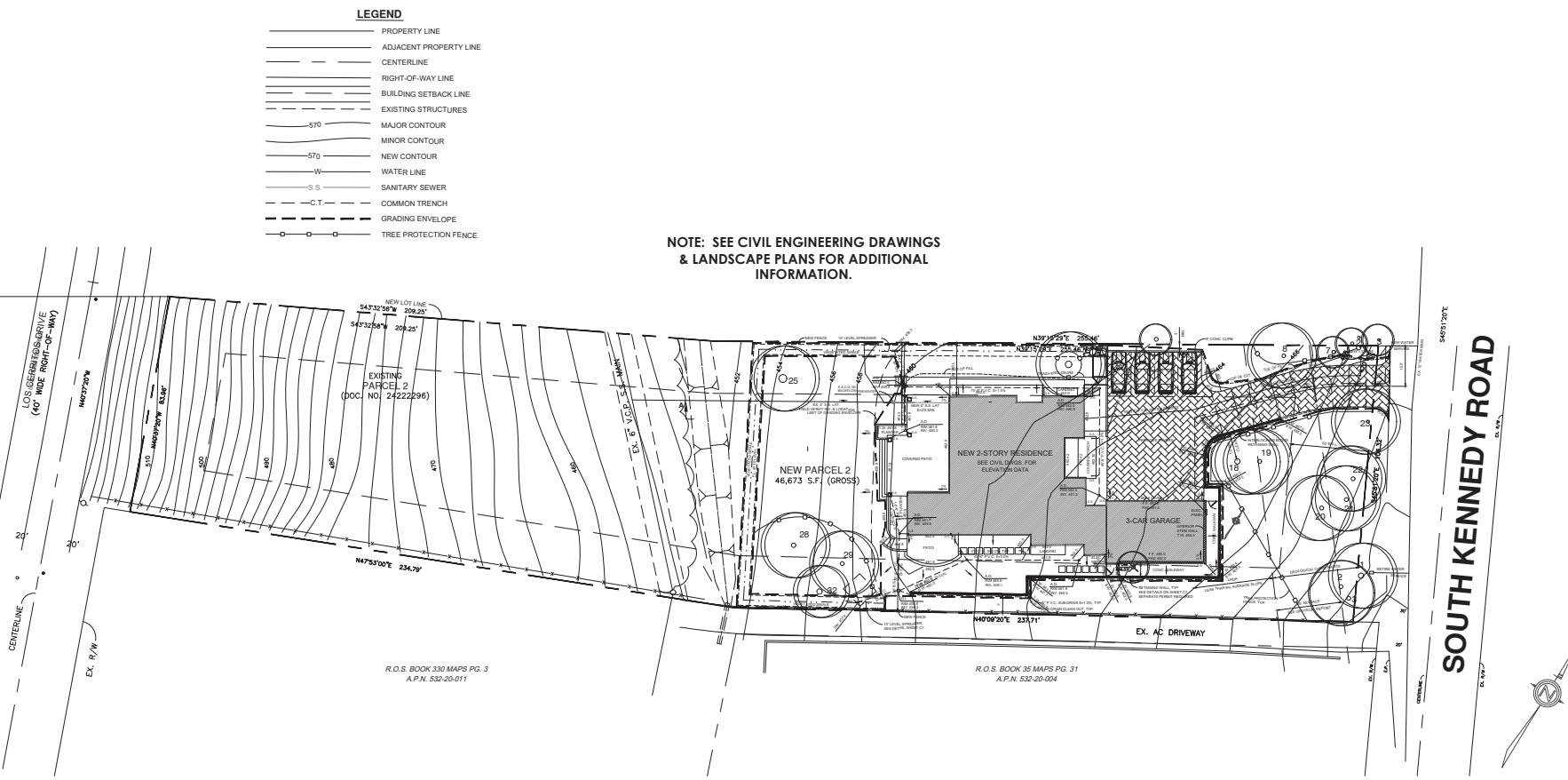
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NEW 2-STORY RESIDENCE FOR:
PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030



SUBMISSION	
Name	Description

**PROPOSED
OVERALL
SITE PLAN**

0 20 40

A1-0

DATE: 01-16-26
SCALE: 1" = 20'

ALL DRAWINGS AND WRITTEN MATERIAL AFFIRMED
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
INFORMATION OF THE ARCHITECTURE FIRM
AND MAY NOT BE REPLICATED WITHOUT THE
WRITTEN CONSENT OF ROBIN McCARTHY

PROPOSED OVERALL SITE PLAN

SITE PLAN GENERAL NOTES:

1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE AMERICA (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 SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH COULD 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 STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION "BEST MANAGEMENT PRACTICES" WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.
10. PROVIDE 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 FOR ALL USES. 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.

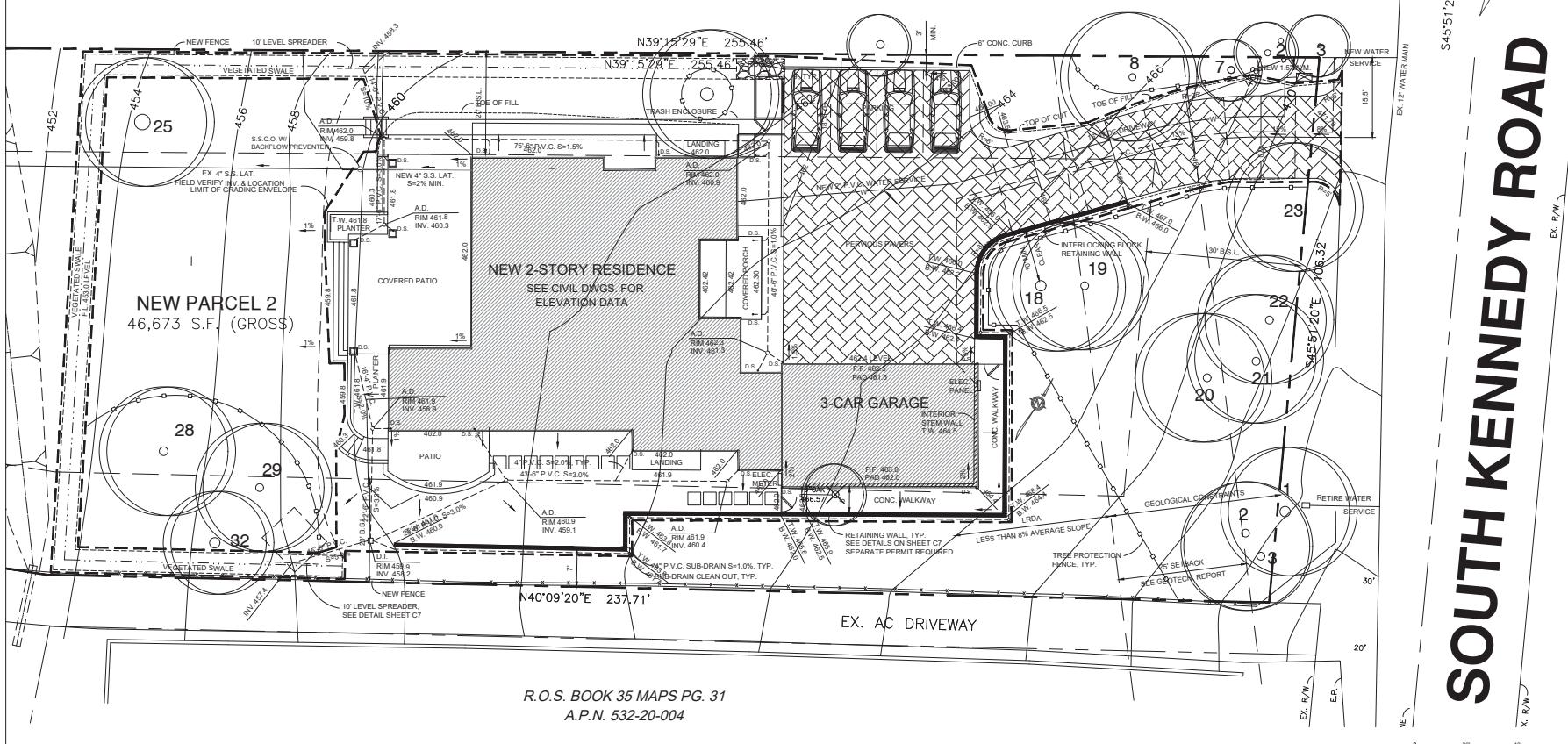
SITE DRAINAGE

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

PLANT MATERIAL:

1. SEE LANDSCAPE PLAN

**NOTE: SEE CIVIL ENGINEERING DRAWINGS
& LANDSCAPE PLANS FOR ADDITIONAL
INFORMATION.**



PARTIAL PROPOSED SITE PLAN

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

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

PARTIAL
PROPOSED
SITE PLAN

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

A1-1



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

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

NEIGHBORHOOD AREA PLAN

DATE: 01-14-07

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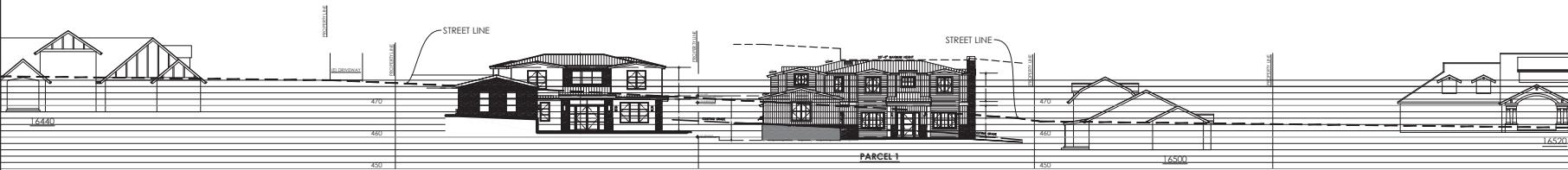
A1-2



NEIGHBORHOOD AREA PLAN



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



16440
S. KENNEDY ROAD

16484
S. KENNEDY ROAD
PARCEL 2

16484
S. KENNEDY ROAD
PARCEL 1

16500
S. KENNEDY ROAD

16520
S. KENNEDY ROAD

STREETScape

1/16" = 1'-0"



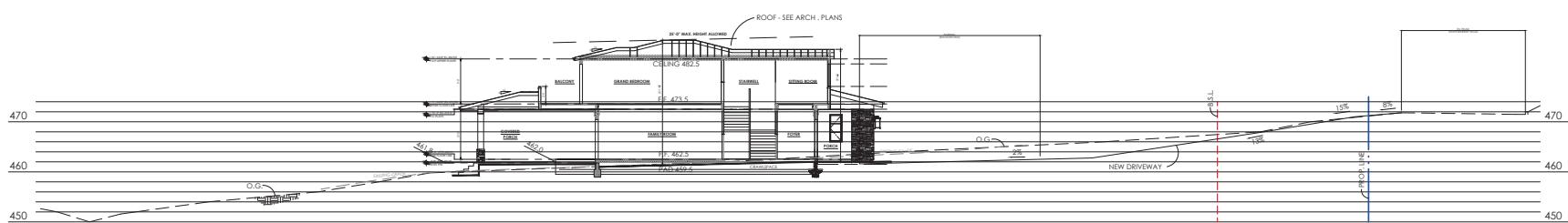
16484
S. KENNEDY ROAD
PARCEL 2

16484
S. KENNEDY ROAD
PARCEL 1

16500
S. KENNEDY ROAD

STREETScape

1/8" = 1'-0"



CROSS SECTION

3/32" = 1'-0"

PROPOSED STREETScape & SITE SECTION

SUBMITTAL
01-16-26 DESIGN REVIEW PLAN SET

**PROPOSED
STREETScape
& SITE SECTION**

DATE:
01-16-26
SCALE:
SEE PLAN

ALL DRAWINGS AND WRITTEN MATERIAL AFFIRMED
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A1-3

DESIGN REVIEW SET

ARCH
STUDIO

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



PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD,
LOS GATOS, CA 95030

111

SUBMITTALS:

SOLAR STUDY SUMMER, 3PM

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

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A1-6

R.O.S. BOOK 330 MAPS PG. 3
APN 532-20-011

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

NEW PARCEL 2
46,107 S.F. (NET)

NEW TWO
STORY
RESIDEN

NEW THREE-CAR GARAGE

R.O.S. BOOK 35 MAPS PG. 31
A.P.N. 532-20-004

**EXISTING
TWO-STORY
RESIDENCE**

SOLAR STUDY - SUMMER [JUNE 21, 3PM]

DESIGN REVIEW SET

ARCH
STUDIO

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



PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD,
LOS GATOS, CA 95030

NEW RESIDENCE:

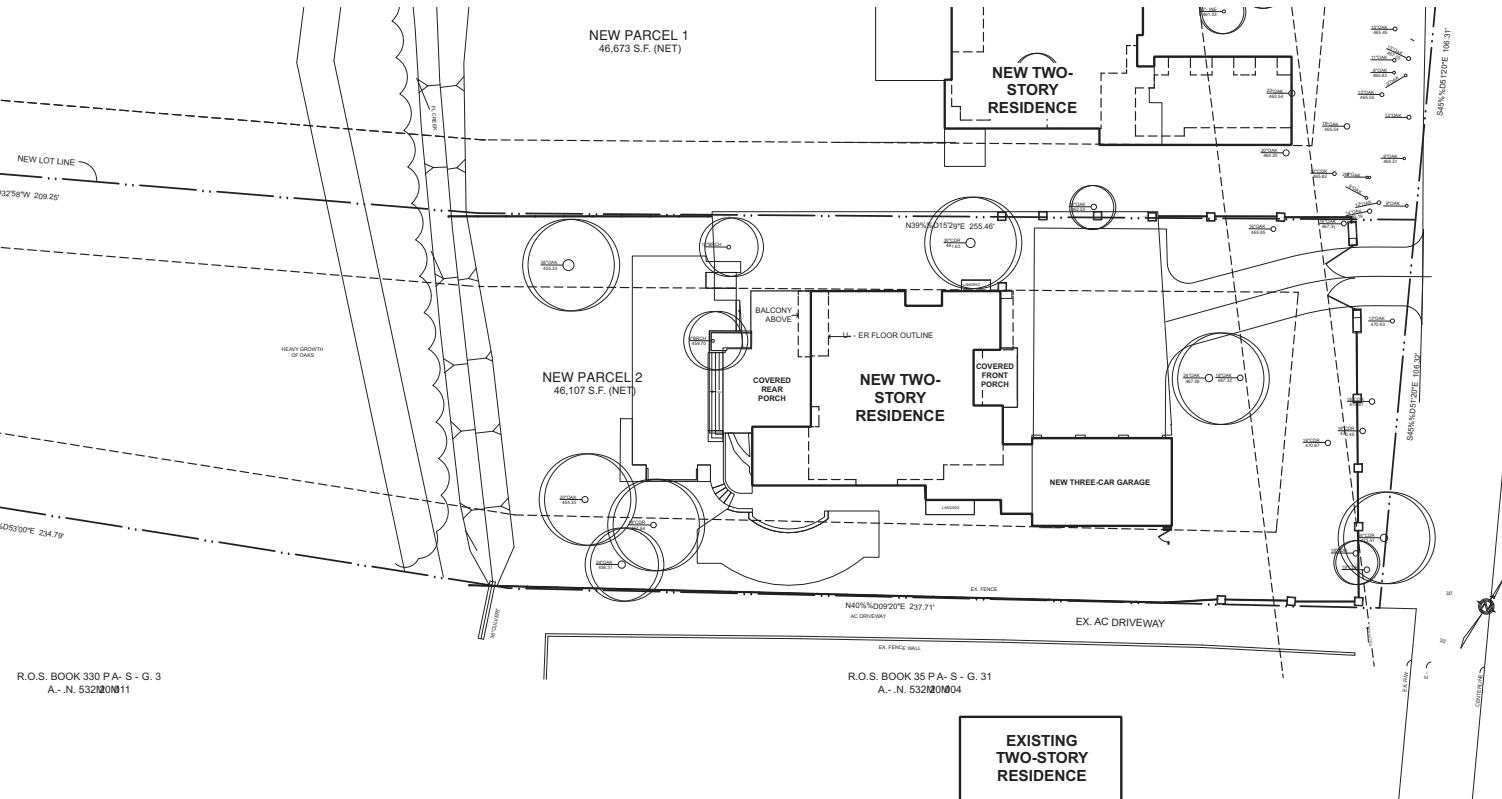
SUBMITTALS	
DATE: 01/16/26	DESCRIPTION: DESIGN REVIEW PLAN SET

SOLAR STUDY - WINTER, 9AM

DATE: 01/16/26	SCALE: 1/16 IN. = 1 FT.
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SOLAR STUDY - WINTER [DECEMBER 21, 9AM]

DESIGN REVIEW SET

ARCH
STUDIO, INC.

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



PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD,
LOS GATOS, CA 95030

NEW RESIDENCE:

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

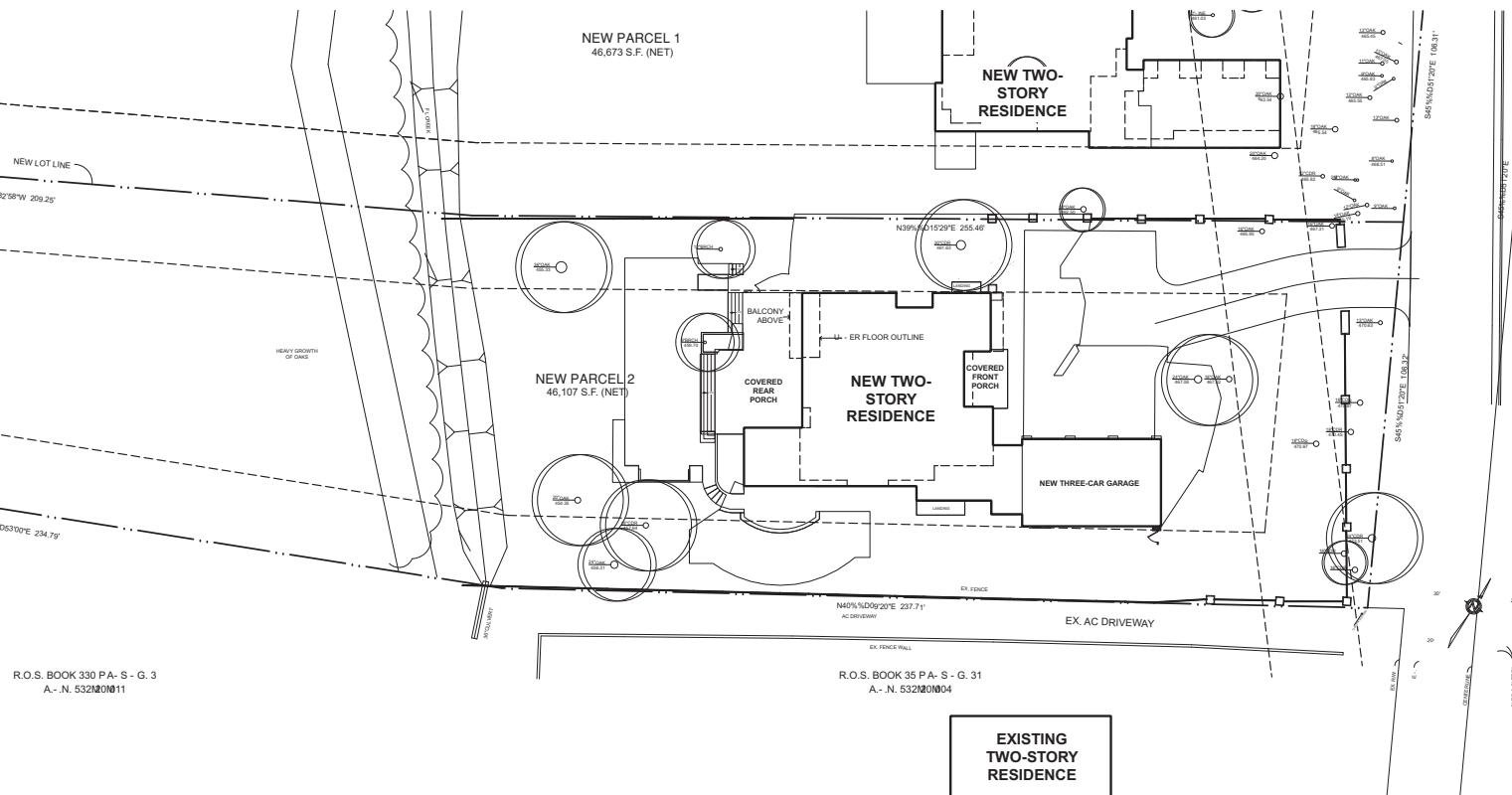
SOLAR STUDY -
WINTER, 12PM

DATE:
01/16/26

SCALE:
1/16 IN. = 1 FT.

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SOLAR STUDY - WINTER [DECEMBER 21, 12PM]

DESIGN REVIEW SET

ARCH
STUDIO, INC.

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



PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD,
LOS GATOS, CA 95030

NEW RESIDENCE:

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

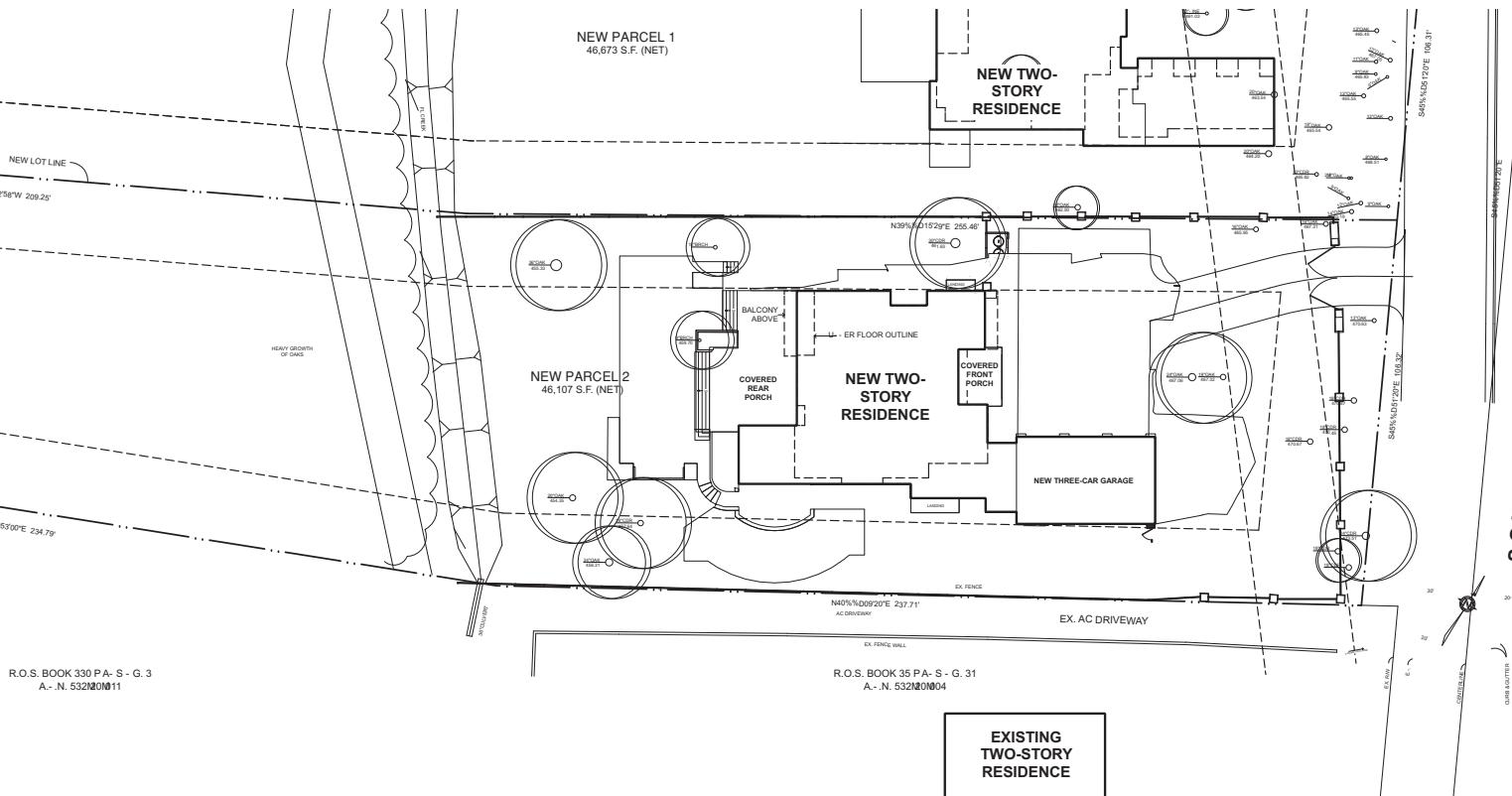
SOLAR STUDY -
WINTER, 3PM

DATE:
01/16/26

SCALE:
1/16 IN. = 1 FT.

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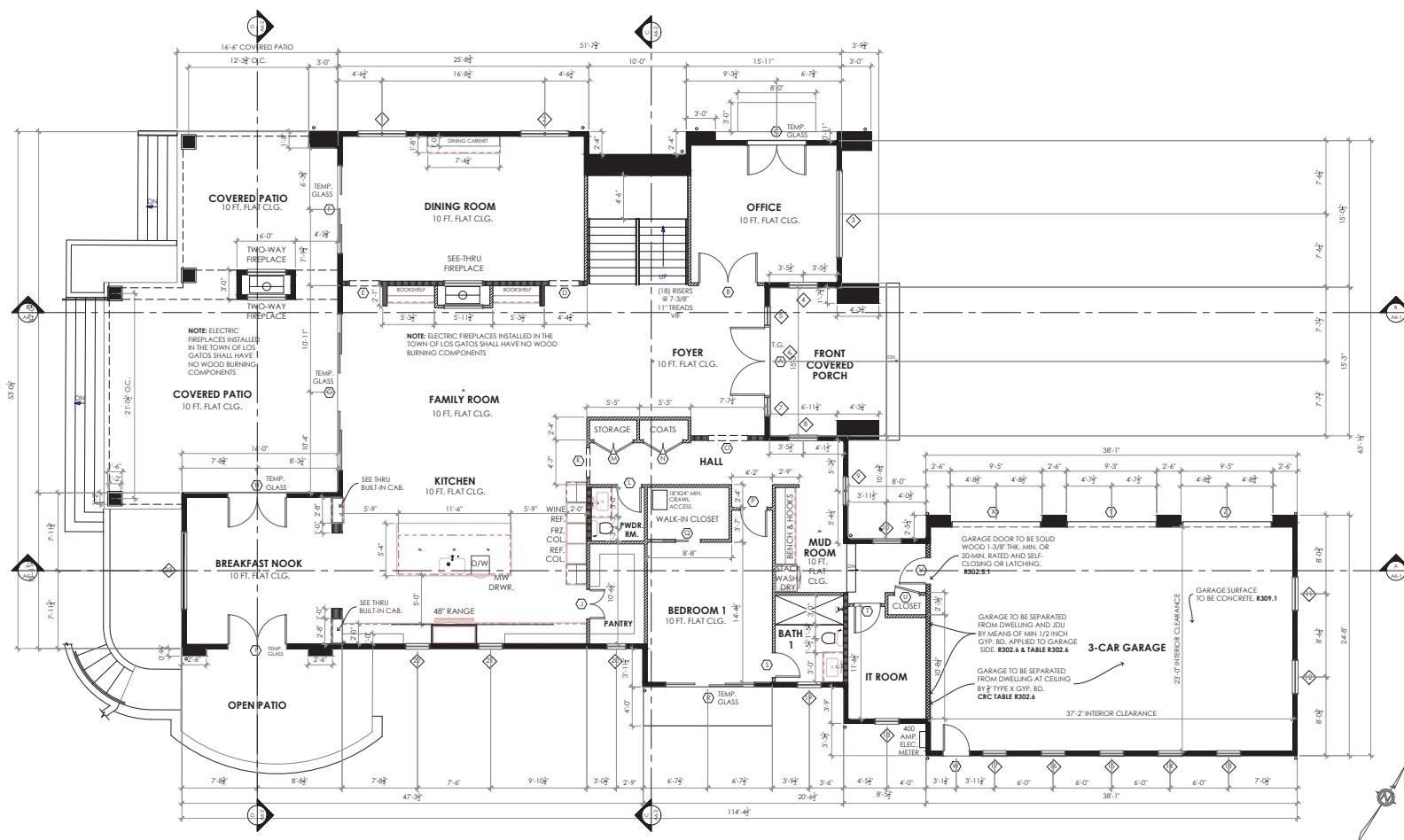
A1-9



SOLAR STUDY - WINTER [DECEMBER 21, 3PM]



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



CRAWL SPACE VENTILATION CALCULATIONS

FOUNDATION CRAWL SPACE AREA 3,110 SQ. FT.
VENTILATION REQUIRED @ 1/1500 SQ. FT. 2.07 SQ. FT. OR 298.56 SQ. IN.

CRAWL SPACE VENTILATION PROVIDED

PROVIDE 6' x 14' 28-GA. GALVANIZED STEEL VENTS W/ $\frac{1}{2}$ " GALV. MESH SIZE, MAX. VENT COMPLIES w/ 6' x 14" FOUNDATION VENT REQUIREMENT. EACH VENT PROVIDES 23.4 S.F. OF VENTILATION. WUI COMPLIANT AND MEETS CH. 7A BUILDING CODE
TOTAL VENTILATION PROVIDED 304.20 SQ. IN.

NOTE: SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF VENTS.

PROVIDE THE FOLLOWING:

1. CLASS 1[®] VAPOR RETARDER MATERIAL (SUCH AS VISQUEEN) AT GROUND OVER CRAWL SPACE.

COORDINATE VENTS WITH STRUCTURAL PLANS.

MAIN FLOOR AREA: 3,110 SQ. FT.
UPPER FLOOR AREA: 2,355

TOTAL: 5,465 SQ. FT.

GARAGE AREA: 910

TOTAL: 6,375 SQ. FT.

GARAGE REDUCTION: 100 SQ. FT.

FLOOR AREA MAX. NET: 5,775 SQ. FT.

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 1994-61 AS FOLLOWING:

2.A. BATHROOMS AND SHOWER ROOMS (WHICH SHALL BE PROVIDED IN ALL BATHROOMS) SHALL HAVE A 30-INCH BY 60-INCH MINIMUM CLEARANCE FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE INSTALLATION OF GRAB BARS IF NEEDED IN THE FUTURE.

2.B. DOOR SWINGS SHALL BE AT LEAST 32 INCHES WIDE ON THE ACCESSIBLE FLOOR LEVEL.

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

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

UNDERFLOOR PROTECTION - 707A.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 704A.3. EXCEPT WHERE THE UNDERSIDE OF ALL EXPOSED FLOORS, EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTS ARE PROTECTED BY EXTERIOR WALLS OR BY EXPOSED CONCRETE, THE UNDERSIDE OF ALL EXPOSED FLOORS, EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTS SHALL BE 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 - 707A.8/R337.8

WHEN 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) IGNITION RESISTANT.
- b) FIRE RETARDANT TREATED WOOD.
- c) NON-COMBUSTIBLE.
- d) ANY MATERIAL THAT COMPLIES WITH 5FM 12-7A-4.

**PROPOSED
MAIN FLOOR
PLAN**

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

ALL DRAWINGS AND WRITTEN MATERIAL AFFIRMED
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
INFORMATION OWNED BY THE ARCHITECT
AND MAY NOT BE REPLICATED WHICHEVER THE
WritteN CONSTITUTS AN INFRINGEMENT.

A3-1

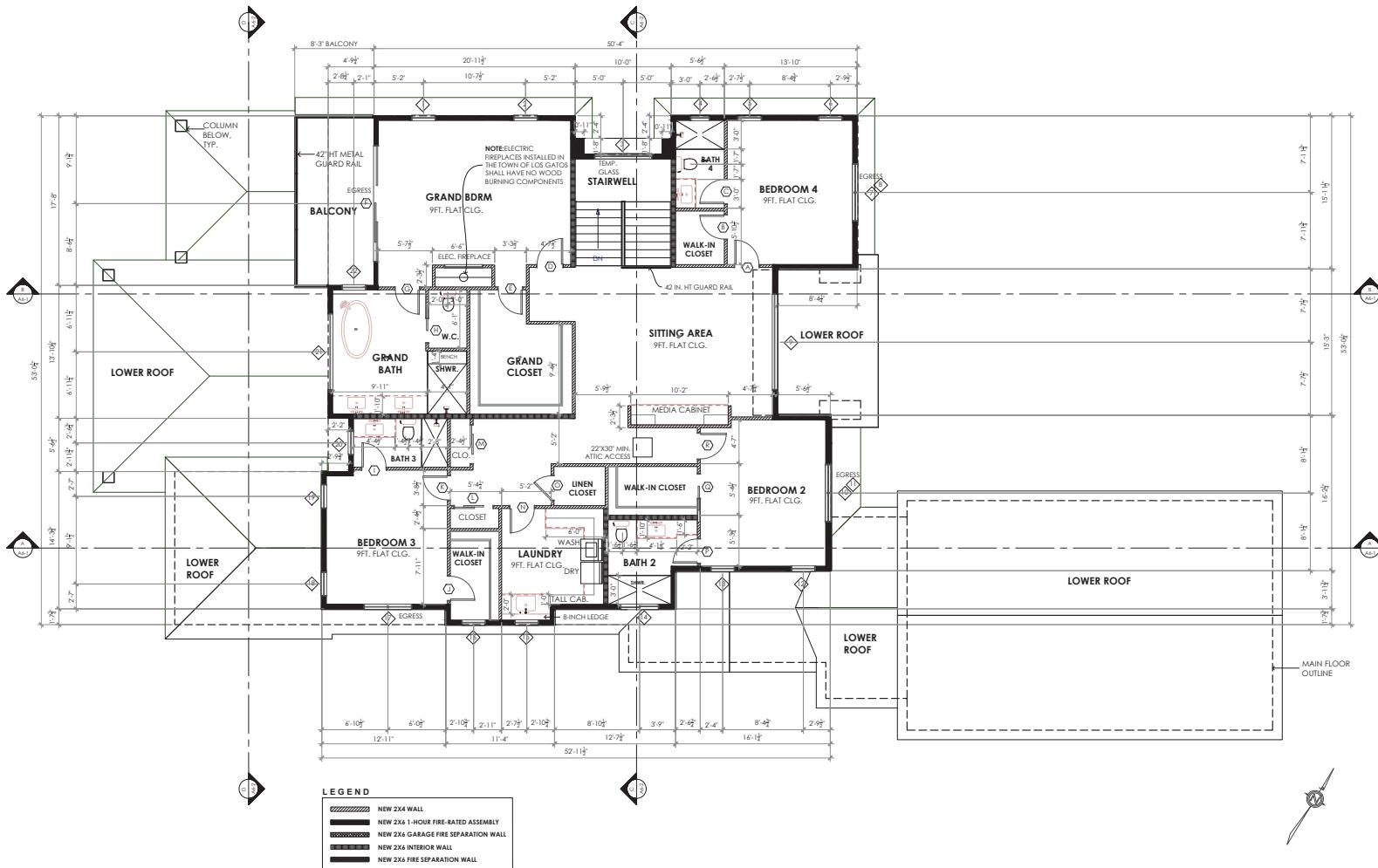
PROPOSED MAIN FLOOR PLAN



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

FLOOR PLAN NOTES:

- SEE GENERAL NOTES ON SHEET **GN-1** FOR SPECIFIC CODE INFORMATION RELATED TO THIS FLOOR PLAN.
- SEE SHEET **A3-1** FOR ADDITIONAL NOTES.



PROPOSED UPPER FLOOR PLAN

01-16-26 DESIGN REVIEW PLAN SET

PROPOSED
UPPER FLOOR
PLAN

DATE: 01-16-26

SCALE: 3/8" = 1'-0"

ALL DRAWINGS AND WRITTEN MATERIAL AFFIRMED
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF ROBIN McCARTHY, AIA, AND
MAY NOT BE REPLICATED WHICHEVER THE
WILLING CONSENT OF ROBIN McCARTHY.

A3-2



**PARCEL 2 RESIDENCE FOR:
16484 S.KENNEDY ROAD**
LOS GATOS, CA 95030

DOOR SCHEDULE					
MAIN FLOOR					
NO.	LOCATION	THK.	SIZE OPNG.	SPEC. NOTES	REMARKS
A	EXT. ENTRY DOOR	—	7'-0" x 8'-0"	EXT. S.C. W/ D.G. TEMP. GLASS	—
B	FOYER	1-3/8"	6'-0" x 8'-0"	INT. S.C. TEMP. GLASS	FRENCH DOORS
C	OFFICE	—	6'-0" x 8'-0"	EXT. S.C. W/ D.G. TEMP. GLASS	—
D	DINING ROOM	—	3'-0" x 9'-0"	—	CASED OPENING
E	DINING ROOM	—	3'-0" x 9'-0"	—	CASED OPENING
F	DINING ROOM	—	9'-0" x 9'-0"	EXT. D.G. TEMP. GLASS	SLIDING GLASS DOOR SYSTEM
G	FAMILY ROOM	—	16'-0" x 9'-0"	EXT. D.G. TEMP. GLASS	SLIDING GLASS DOOR SYSTEM
H	BREAKFAST NOOK	—	6'-0" x 9'-0"	EXT. D.G. TEMP. GLASS	FRENCH DOORS
I	BREAKFAST NOOK	—	6'-0" x 9'-0"	EXT. D.G. TEMP. GLASS	—
J	PANTRY	1-3/8"	3'-0" x 8'-0"	INT. S.C. PANELED	—
K	HALL	—	3'-0" x 9'-0"	—	CASED OPENING
L	POWDER ROOM	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
M	STORAGE CLOSET	1-3/8"	4'-0" x 8'-0"	INT. S.C. PANELED	—
N	COAT CLOSET	1-3/8"	4'-0" x 8'-0"	INT. S.C. PANELED	—
O	FOYER	—	4'-0" x 8'-0"	—	CASED OPENING
P	BEDROOM 1	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
Q	BR 1 WALK-IN CLOSET	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	POCKET DOOR
R	BEDROOM 1	—	9'-0" x 8'-0"	EXT. D.G. TEMP. GLASS	SLIDING GLASS DOOR SYSTEM
S	BATH 1	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
T	IT ROOM	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
U	MUD RM. CLOSET	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
V	MUD ROOM	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	24 MIN. FIRE-RATING SELF-CLOSING, SELF-LATCHING
W	GARAGE	1-3/4"	2'-6" x 8'-0"	EXT. S.C. PAINT-GRADE	—
X	GARAGE	—	9'-0" x 10'-0"	EXT. S.C.	OVERHEAD GARAGE DOOR
Y	GARAGE	—	9'-0" x 10'-0"	EXT. S.C.	OVERHEAD GARAGE DOOR
Z	GARAGE	—	9'-0" x 10'-0"	EXT. S.C.	OVERHEAD GARAGE DOOR

GENERAL NOTES:

1. ALL DOORS INCLUDING GARAGE DOOR SHALL COMPLY WITH THE WUI REQUIREMENTS **CRC SECTION R337**. SEE GENERAL NOTES.
2. PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT.
3. ALL INTERIOR DOORS ARE PAINT-GRADE SOLID WOOD DOORS.
4. HEADER HT. @ 8'-0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS
5. GARAGE DOOR MUST COMPLY WITH **CRC SECTION R337**.
6. FOR THE EXTERIOR GARAGE VEHICULAR DOORS, WHEN VISIBLE GAPS EXCEED 1/8-INCH BETWEEN DOORS AND DOOR OPENINGS, 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 R337.8.4**, PROVIDED MANUFACTURER SHOWS COMPLIANCE WITH CRITERIA AND NOT THE MANUFACTURER NAME AND WEATHER-STRIPPING TYPE ON THE PLANS. **CRC SECTION R337.8.4**, OPTION #1
 - DOOR OVERLAPS ONTO JAMBS AND HEADERS. **CRC SECTION R337.8.4**, OPTION #4
 - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING. **CRC SECTION R337.8.4**, OPTION #3

WINDOW SCHEDULE					
MAIN FLOOR					
NO.	SIZE OF OPENING	TYPE	EXT. FRAME	GLAZING	SPEC. NOTES
1	5'-0" x 5'-4"	DBL. CSM	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
2	5'-0" x 6'-0"	DBL. CSM	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
3	9'-0" x 6'-4"	DOO CSM	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
4	3'-0" x 6'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
5	2'-0" x 8'-0"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	ENTRY DOOR SIDE-LITE
6	11'-4" x 2'-0"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	TRANSOM ABOVE ENTRY
7	2'-0" x 8'-0"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	ENTRY DOOR SIDE-LITE
8	3'-0" x 5'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
9	3'-0" x 6'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
10	3'-0" x 6'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
11	3'-6" x 7'-0"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
12	3'-6" x 7'-0"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
13	2'-6" x 2'-4"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
14	2'-6" x 2'-4"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
15	2'-6" x 2'-4"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
16	2'-6" x 2'-4"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
17	2'-6" x 2'-4"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	POCKET DOOR
18	2'-6" x 4'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
19	2'-6" x 4'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
20	2'-0" x 3'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
21	2'-4" x 5'-4"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
22	2'-4" x 5'-4"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
23	8'-0" x 6'-4"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—

NOTE:
 1. ALL GLAZING SHALL BE TEMPERED GLASS TO MEET THE REQUIREMENTS OF **WUI CRC SECTION R337**. SEE GENERAL NOTES.
 2. PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT.
 3. ALL INTERIOR DOORS ARE PAINT-GRADE SOLID WOOD DOORS.
 4. HEADER HT. @ 8'-0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS

SCHEDULES

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, T24-2, AND T24-3 FOR ADDITIONAL INFORMATION.					
4. ALL WINDOWS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE TITLE 24 COMPLIANCE. SEE SHEETS T24-1, T24-2, AND T24-3 FOR ADDITIONAL INFORMATION.					
WILDFIRE URBAN INTERFACE, 2019 HIGH-FIRE REQUIREMENTS CRC SECTION R337:					
EXTERIOR WINDOWS, WINDOW WALLS, 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 12-7A-2.					
EXTERIOR GARAGE DOORS: SHALL BE PROVIDED WITH WEATHER STRIPPING TO RESIST THE INTRUSION OF EMBERS FROM ENTERING THRU 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 R337.8.4)					
ALL EXTERIOR DOORS (INCLUDING GARAGE DOORS) TO COMPLY WITH ONE OF THE FOLLOWING:					
14.1. 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 FRAME.					
14.3. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 MINUTES WHEN TESTED ACCORDING TO NFPA 252					
14.4. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-8A-1.					
DOOR SCHEDULE					
UPPER FLOOR					
NO.	LOCATION	THK.	SIZE OPNG.	SPEC. NOTES	REMARKS
A	BEDROOM 4	1-3/8"	2'-8" x 8'-0"	INT. S.C. PANELED	—
B	BR 4 CLOSET	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
C	BATH 4	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
D	GRAND BEDROOM	1-3/8"	2'-8" x 8'-0"	INT. S.C. PANELED	—
E	GRAND CLOSET	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
F	GRAND BATH	—	12'-0" x 8'-0"	EXT. D.G. TEMP. GLASS	SLIDING GLASS DOOR SYSTEM
G	GRAND BATH	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
H	WATER CLOSET	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	POCKET DOOR
I	BATH 3	1-3/8"	2'-5" x 8'-0"	INT. S.C. PANELED	—
J	BR 3 CLOSET	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
K	BEDROOM 3	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	POCKET DOOR
L	CLOSET	1-3/8"	4'-0" x 8'-0"	INT. S.C. PANELED	SLIDING B-PASS DOORS
M	CLOSET	1-3/8"	4'-0" x 8'-0"	INT. S.C. PANELED	SLIDING B-PASS DOORS
N	LAUNDRY	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
O	LINEN CLOSET	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
P	BATH 2	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	—
Q	BR 2 CLOSET	1-3/8"	2'-6" x 8'-0"	INT. S.C. PANELED	POCKET DOOR
R	BEDROOM 2	1-3/8"	2'-8" x 8'-0"	INT. S.C. PANELED	—

GENERAL NOTES:

1. ALL DOORS INCLUDING GARAGE DOOR SHALL COMPLY WITH THE WUI REQUIREMENTS **CRC SECTION R337**. SEE GENERAL NOTES.
2. PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT.
3. ALL INTERIOR DOORS ARE PAINT-GRADE SOLID WOOD DOORS.
4. HEADER HT. @ 8'-0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS

5. GARAGE DOOR MUST COMPLY WITH **CRC SECTION R337.8.4.**

6. FOR THE EXTERIOR GARAGE VEHICULAR DOORS, WHEN VISIBLE GAPS EXCEED 1/8-INCH BETWEEN DOORS AND DOOR OPENINGS, 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 R337.8.4**, PROVIDED MANUFACTURER SHOWS COMPLIANCE WITH CRITERIA AND NOT THE MANUFACTURER NAME AND WEATHER-STRIPPING TYPE ON THE PLANS. **CRC SECTION R337.8.4**, OPTION #1
- DOOR OVERLAPS ONTO JAMBS AND HEADERS. **CRC SECTION R337.8.4**, OPTION #2
- DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING. **CRC SECTION R337.8.4**, OPTION #3

WINDOW SCHEDULE					
UPPER FLOOR					
NO.	SIZE OF OPENING	TYPE	EXT. FRAME	GLAZING	SPEC. NOTES
1	2'-4" x 5'-6"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
2	2'-4" x 5'-6"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
3	6'-0" x 12'-0"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
4	2'-0" x 3'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
5	2'-4" x 5'-6"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
6	2'-4" x 5'-6"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	EGRESS COMPLIANT
7	6'-0" x 4'-0"	DBL. CSM	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	EGRESS COMPLIANT
8	6'-0" x 1'-6"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	TRANSOM WINDOW
9	10'-0" x 4'-4"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	TRANSOM WINDOW
10	6'-0" x 4'-0"	DBL. CSM	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	EGRESS COMPLIANT
11	6'-0" x 1'-6"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	TRANSOM WINDOW
12	2'-4" x 4'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
13	2'-4" x 4'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
14	4'-0" x 2'-6"	SLIDE	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
15	2'-4" x 4'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
16	2'-4" x 4'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
17	5'-0" x 5'-0"	DBL. CSM	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	EGRESS COMPLIANT
18	2'-4" x 5'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
19	2'-4" x 5'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
20	2'-4" x 4'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
21	8'-0" x 5'-0"	FIXED	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—
22	2'-4" x 5'-0"	CSMT	VINY-CLAD	D.G., LOW-E4 TEMP. GL.	—

NOTE:

1. ALL GLAZING SHALL BE TEMPERED GLASS TO MEET THE REQUIREMENTS OF **WUI CRC SECTION R337**. SEE GENERAL NOTES.
2. PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT.
3. HEADER HT. @ 8'-0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS

DATE: 01-16-26	SCALE: 1/4" = 1'-0"
ALL DRAWINGS AND WRITTEN MATERIAL AFFIRM THIS COPIE IS THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND IS THE PROPERTY OF THE ARCHITECT. IT MAY NOT BE COPIED OR REPRODUCED WHOLLY OR PARTIALLY, OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	
A3-3	

ROOF PLAN GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
2. PROVIDE ROOF SLOPE AS INDICATED ON PLANS. THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD.
3. PROVIDE NEW STANDING SEAM METAL ROOF "CLASS A" ROOF COVERING. STY AND COLOR TO BE DETERMINED BY OWNER.
4. CONTRACTOR SHALL PROVIDE A COPY OF THE ICC REPORT FOR THE ROOF COVERING AT THE TIME OF INSPECTION.

VENTILATION REQUIREMENTS FOR ROOF

- A. SEE ROOF VENTILATION CALCULATIONS ON ROOF PLAN.
 - B. PROVIDE LOW EAVE AND RIDGE LINE VENTILATION.
1. PROVIDE 2'2" x 30' MINIMUM OPENING FOR ATTIC ACCESS OR AS LARGE AS THE LARGEST COMPONENT OF APPLIANCE LOCATED IN ATTIC.
2. PROVIDE DIMENSIONS FOR ALL ROOF OVERHANGS AS INDICATED ON THE PLANS AND DETAILS.
3. SEE STRUCTURAL DRAWINGS AND ARCHITECTURAL DETAILS FOR ADDITIONAL DOCUMENTATION. COORDINATE STRUCTURAL SYSTEM WITH ARCHITECTURAL DRAWINGS. IF THERE ARE ANY DISPARANCES, PLEASE REFER TO THE ARCHITECT AS NECESSARY.

ATTIC SPACE VENTILATION CALCULATIONS	
ATTIC AREA	156 SQ. FT.
VENTILATION REQUIRED @ 1/150 SQ. FT.	1.04 SQ. FT. OR 149.76 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	189 SQ. FT.

VENTILATION REQUIRED @ 1/150 SQ. FT.	1.26 SQ. FT. OR 181.44 SQ. IN.
ATTIC VENTILATION PROVIDED	
CMI LPDH18 18X7 DORMER VENTS PROVIDE 81 SI NFVA PER VENT - 2 VENT	162 SQ. IN.
CONTINUOUS Z EAVE VENT - 120 SI NFVA	3,360 SQ. IN.

PER FT. @ 28 LIN FT.	
TOTAL VENTILATION PROVIDED	3,522 SQ. IN.
AREA 3	

ATTIC SPACE VENTILATION CALCULATIONS	
ATTIC AREA	266 SQ. FT.
VENTILATION REQUIRED @ 1/150 SQ. FT.	1.77 SQ. FT. OR 255.36 SQ. IN.
ATTIC VENTILATION PROVIDED	

CONTINUOUS RIDGE VENT - 16 SI NFVA PER FT. @ 6 LIN FT.	96 SQ. IN.
CONTINUOUS 2" EAVE VENT - 120 SI NFVA PER FT. @ 58 LIN FT.	6,960 SQ. IN.
TOTAL VENTILATION PROVIDED	7,056 SQ. IN.

AREA 4	
ATTIC SPACE VENTILATION CALCULATIONS	
ATTIC AREA	2.475 SQ. FT.
VENTILATION REQUIRED @ 1/150 SQ. FT.	16.50 SQ. FT. OR 0.021400 SF.

ATTIC VENTILATION PROVIDED		2,576 SQ. IN.
CONTINUOUS RIDGE VENT - 16 SF NFVA PER FT. @ 77 LIN FT.		1,232 SQ. IN.
CONTINUOUS 2" EAVE VENT - 120 SF NFVA PER FT. @ 0.049 LIN FT.		17,160 SQ. IN.

- CALIFORNIA STATE FIRE MARSHAL: BML APPROVAL # 8165-2232-0502
- COMPLIANT WITH ASTM E2886/2912 TESTS FOR FLAMES, EMBERS AND RADIANT HEAT

2. PROVIDE THE FOLLOWING DORMER VENTS:

- MANUFACTURER: CONSTRUCTION METALS, INC.
- PRODUCT: CMILPDH18 18"X LOW PROFILE DORMER

- ATTIC VENT OPENINGS MUST RESIST THE INTRUSION OF FLAME AND EMBERS OR SHALL BE A MINIMUM OF $\frac{1}{4}$ " AND MAXIMUM OF $\frac{1}{2}$ " CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT.
- PAINT TO MATCH ROOF COLOR.
- 3. FOLLOW MANUF. SPECIFICATIONS. SEE DETAILS 4/A8-1 & 7/A8-1 FOR ADDITIONAL INFORMATION.

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

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

**PROPOSED
ROOF PLAN**

DATE: 01-16-26

PROPOSED ROOF PLAN



EAST ELEVATION

FRONT STREET VIEW

EXTERIOR ELEVATION NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
2. SEE ROOF PLAN SHEET FOR ADDITIONAL INFORMATION ON ROOF COVERING, GUTTERS & DOWNSPOUTS.
3. EXTERIOR WALL COVERING: (SEE EXTERIOR ELEVATIONS FOR LOCATION OF MATERIALS, AND DETAILS FOR ADDITIONAL INFORMATION). SEE SHEETS A5-3 AND A5-5 FOR MORE INFORMATION.

GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL BY OWNER AND ARCHITECT FOR THE FOLLOWING:

- A. THREE COAT (7/8 inch) PLASTER OVER SHEATHING - WOOD-BASED SHEATHING (PEA APA) EXTERIOR SHEATHING BOARD WITH 1 SHEET OF A5-3 AND 2 SHEETS OF A5-4 APPROXIMATELY 10' X 48' AT ALL HORIZONTAL SURFACES. UNDER 2 SHEETS OF BLACK, GRADE "D" BUILDING (KRAFT) PAPER AS A WEATHER-RESISTIVE BARRIER; GUTTER, DOWNSPOUT, ACCESSORIES, AND GATE, A CONVENTIONAL PLASTER SCRATCH AND BROWN COATING BEING ASTM C 926. SEE EXTERIOR MATERIALS SPECIFICATIONS ON SHEETS A5-3 AND A5-4.

- B. PROVIDED ADHERED NATURAL THIN STONE VENEER AT ALL BASE COLUMNS AND BASE OF PORCH. SEE EXTERIOR MATERIALS SPECIFICATIONS ON SHEETS A5-3 AND A5-4.

- C. EXTERIOR LIGHT FIXTURES TO BE SHIELDED AND DIRECTED DOWNWARD IN ACCORDANCE WITH THE CALIFORNIA STATE AND LOCAL HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES.

- D. EXTERIOR ENTRY DOOR, OVERHEAD GARAGE DOOR, AND OTHER MASS ACCENTS. ALL MATERIALS TO THE EXTENT POSSIBLE SHALL BE CEMENT BOARD OR SIMILAR WITH PAINTED COLOR FINISH. SHALL BE SELECTED BY OWNER AND ARCHITECT.

- E. EXTERIOR DOOR, OVERHEAD GARAGE DOOR. SEE EXTERIOR MATERIALS SPECIFICATIONS ON SHEETS A5-3 AND A5-4.

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

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

- H. BUILDING ADDRESS: SHALL BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET. ADDRESS LETTERS / NUMBERS SHALL BE MINIMUM 4-INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2-INCH. ALSO, CONTRAST WITH BACKGROUND COLOR. IF BUILDING IS NOT CANNOT BE VIEWED FROM THE PUBLIC WAY, AND ACCESS TO THE DWELLING IS PROVIDED BY A PRIVATE ROAD, THEN SHOW LOCATION OF A MONUMENT OR POLE SIGN USED TO IDENTIFY THE SITE ADDRESS. CRC SECTION R319.

ROBIN McCARTHY, AIA
ARCHITECT #29767
1155 MERIDIAN AVE. #210
SAN JOSE, CA 95130



NEW RESIDENCE:
PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD,
LOS GATOS, CA 95030



NORTH ELEVATION

SIDE YARD VIEW

PROPOSED EXTERIOR ELEVATIONS

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

PROPOSED EXTERIOR ELEVATIONS

DATE:
01/16/26

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

ALL DRAWINGS AND RELATED MATERIAL APPEARING ON THIS SHEET ARE THE PROPERTY OF ROBIN McCARTHY, AIA, AND MAY NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF ROBIN McCARTHY.

A5-1

EXTERIOR ELEVATION NOTES:

1. SEE SHEET A5-1 FOR GENERAL EXTERIOR ELEVATION NOTES.
2. SEE SHEET A5-3 AND A5-4 FOR SPECIFICATION OF EXTERIOR MATERIALS.



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



PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD,
LOS GATOS, CA 95030

PROPOSED EXTERIOR ELEVATIONS

DATE: 26/6/11

DRAWINGS AND WRITTEN MATERIAL APPEARING
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A5-1



WEST ELEVATION

REAR YARD VIEW



SOUTH ELEVATION

SIDE YARD VIEW

PROPOSED EXTERIOR ELEVATIONS



EAST ELEVATION



WEST ELEVATION

REAR YARD VIEW



NORTH ELEVATION

SIDE YARD VIEW



SOUTH ELEVATION

SIDE YARD VIEW

DESIGN REVIEW COMPLIANCE

EXTERIOR MATERIALS

NO.	NAME/MATERIAL	MANUFACTURER	DESCRIPTION/PRODUCT NAME	SPECIFICATIONS	LRV	EAST ELEVATION		NORTH ELEVATION		WEST ELEVATION		SOUTH ELEVATION		
						AREA SQ. FT.	BY MULTIPLIED BY LRV	AREA SQ. FT.	BY MULTIPLIED BY LRV	AREA SQ. FT.	BY MULTIPLIED BY LRV	AREA SQ. FT.	BY MULTIPLIED BY LRV	
1	STUCCO	SMOOTH FINISH CUSTOM STUCCO	SMOOTH FINISH CEMENT PLASTER	SMOOTH FINISH COLOR: BENJAMIN MOORE 1473 GRAY HUSHNE	45.83	351.64	16115.66	771.2	35344.10	495.39	22703.72	1129.3	51755.82	
2	STONE VENEER	PENINSULA BUILDING MATERIALS CO.	NATURAL THIN VENEER STONE	CULTURE STONE BY BORAL STONE: HEHN STONE: COLOR: TALUS	14	349.25	4889.50	505.9	7082.60	152.88	2140.32	187.97	2631.58	
3	FRONT DOOR	EROLINE WINDOWS & DOORS	STEEL, CONTEMPORARY STYLE	COLOR: BLACK	0.85	35.39	30.08							
4	WINDOWS	EROLINE WINDOWS & DOORS	STEEL, CONTEMPORARY STYLE	SASH COLOR: BLACK	0.85	41.37	35.16	49.03	41.68	68.00	57.80	52.71	0.00	
	GLASS WINDOW					11	273.99	3013.89	217.47	2392.17	342.08	3762.88	233.66	2570.26
6	EXT. LIGHT FIXTURE	RESTORATION HARDWARE	CHAMPEAUX LINEAR SCONCE	FINISH: BRONZE										
7	GARAGE DOOR		PAINT-GRADE: SOLID WOOD, OVERHEAD DOOR	COLOR: BENJAMIN MOORE 2120-10 JET BLACK	2.64			277.37	732.26					
	COLUMNS & BEAMS			NATURAL DOUGLAS FIR OR WHITE OAK	26			25.35	659.10	52.50	1365.00			
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.					SUB TOTAL	24084.30	SUB TOTAL	45592.80	SUB TOTAL	28664.72	SUB TOTAL	56957.66		
					DIVIDED BY TOTAL AREA	1051.64	DIVIDED BY TOTAL AREA	1820.97	DIVIDED BY TOTAL AREA	1058.35	DIVIDED BY TOTAL AREA	1613.64		
					TOTAL LRV	22.90	TOTAL LRV	25.04	TOTAL LRV	27.08	TOTAL LRV	35.30		

LRV AVERAGE	
EAST ELEVATION	22.90
NORTH ELEVATION	25.04
WEST ELEVATION	27.08
SOUTH ELEVATION	35.30
AVERAGE TOTAL	27.58

*DOES NOT INCLUDE ROOFING MATERIAL

PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD,
LOS GATOS, CA 95030

NEW RESIDENCE:

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

DESIGN REVIEW COMPLIANCE

ROOF MATERIAL					EAST ELEVATION		NORTH ELEVATION		WEST ELEVATION		SOUTH ELEVATION		
NO.	NAME/MATERIAL	MANUFACTURER	DESCRIPTION/PRODUCT NAME	SPECIFICATIONS	LRV	AREA SQ. FT.	BY MULTIPLIED BY LRV	AREA SQ. FT.	BY MULTIPLIED BY LRV	AREA SQ. FT.	BY MULTIPLIED BY LRV	AREA SQ. FT.	BY MULTIPLIED BY LRV
5	ROOFING MATERIAL		STANDING SEAM METAL ROOF	COLOR: CHARCOAL GRAY	0.27	171.20	46.22	373.44	100.83	226.28	61.10	415.98	112.31
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.					SUB TOTAL	46.22	SUB TOTAL	100.83	SUB TOTAL	61.10	SUB TOTAL	112.31	
					DIVIDED BY TOTAL AREA	171.2	DIVIDED BY TOTAL AREA	373.44	DIVIDED BY TOTAL AREA	226.28	DIVIDED BY TOTAL AREA	415.98	
					TOTAL LRV	0.27							

DATE: 01/16/26

SCALE: 3/16 IN. = 1 FT.

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FRONT PERSPECTIVE



REAR PERSPECTIVE 01



REAR PERSPECTIVE 02

PROPOSED EXTERIOR PERSPECTIVES

NOTE THAT THESE PERSPECTIVES ARE ILLUSTRATED FOR THE PURPOSE OF THE ARCHITECTURAL RENDERING OF THE MAIN RESIDENCE ONLY AND DOES NOT INCLUDE THE FINAL LANDSCAPE DESIGN, HARDCAPE AND PLANTINGS.

ARCH
STUDIO, INC.

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



NEW RESIDENCE:
PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD,
LOS GATOS, CA 95030

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

PROPOSED
EXTERIOR
PERSPECTIVES

DATE:
01/16/26

SCALE:
NO SCALE

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OR USED, EXCEPT AS AUTHORIZED IN THE
WORKING CONTRACT.



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.

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

NEW 2-STORY RESIDENCE FOR:
PARCEL 2 RESIDENTIAL
16484 S. KENNEDY R.
LOS GATOS, CA 95030

SUBMITTALS:

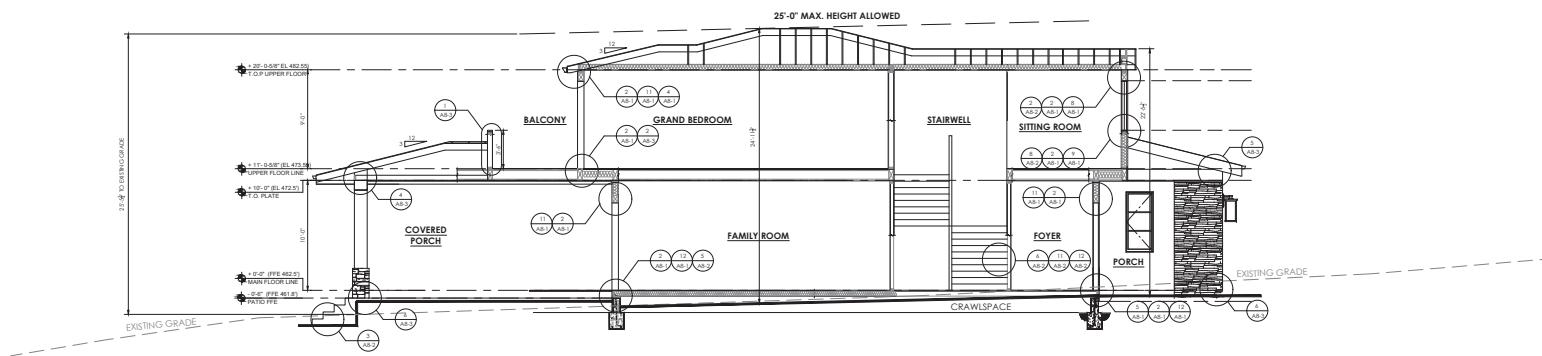
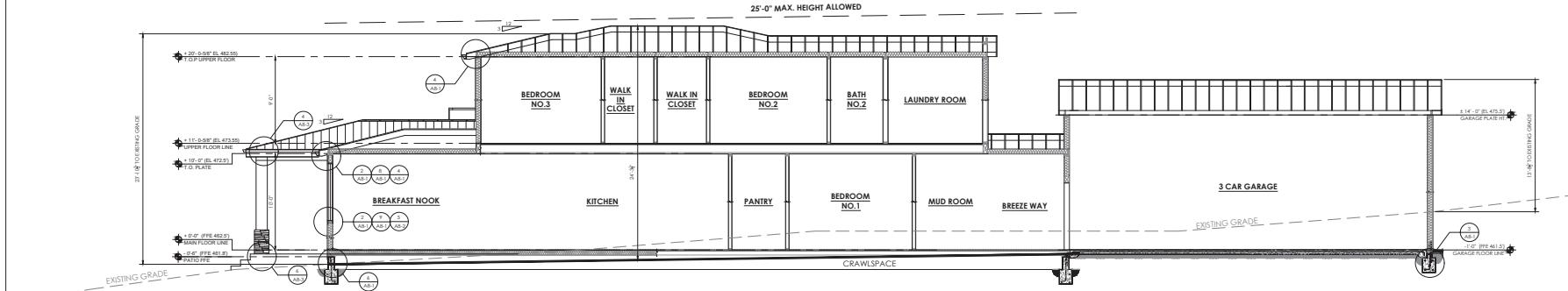
SECTION A-A

$3/16'' = 1'-0''$

SECTION B - B

3/16" = 1.0"

BUILDING SECTIONS



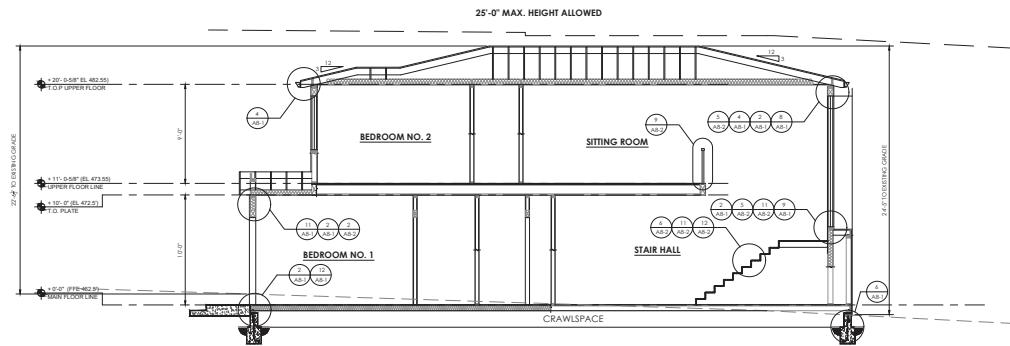
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WRITTEN CONSENT OF ROBIN McCARTHY

A6-1



BUILDING SECTION NOTES:

SEE SHEET A6-1 FOR BUILDING SECTION NOTES.



SECTION C-C

3/16" = 1'-0"



SECTION D-D

3/16" = 1'-0"

BUILDING SECTIONS

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

01-16-26 DESIGN REVIEW PLAN SET

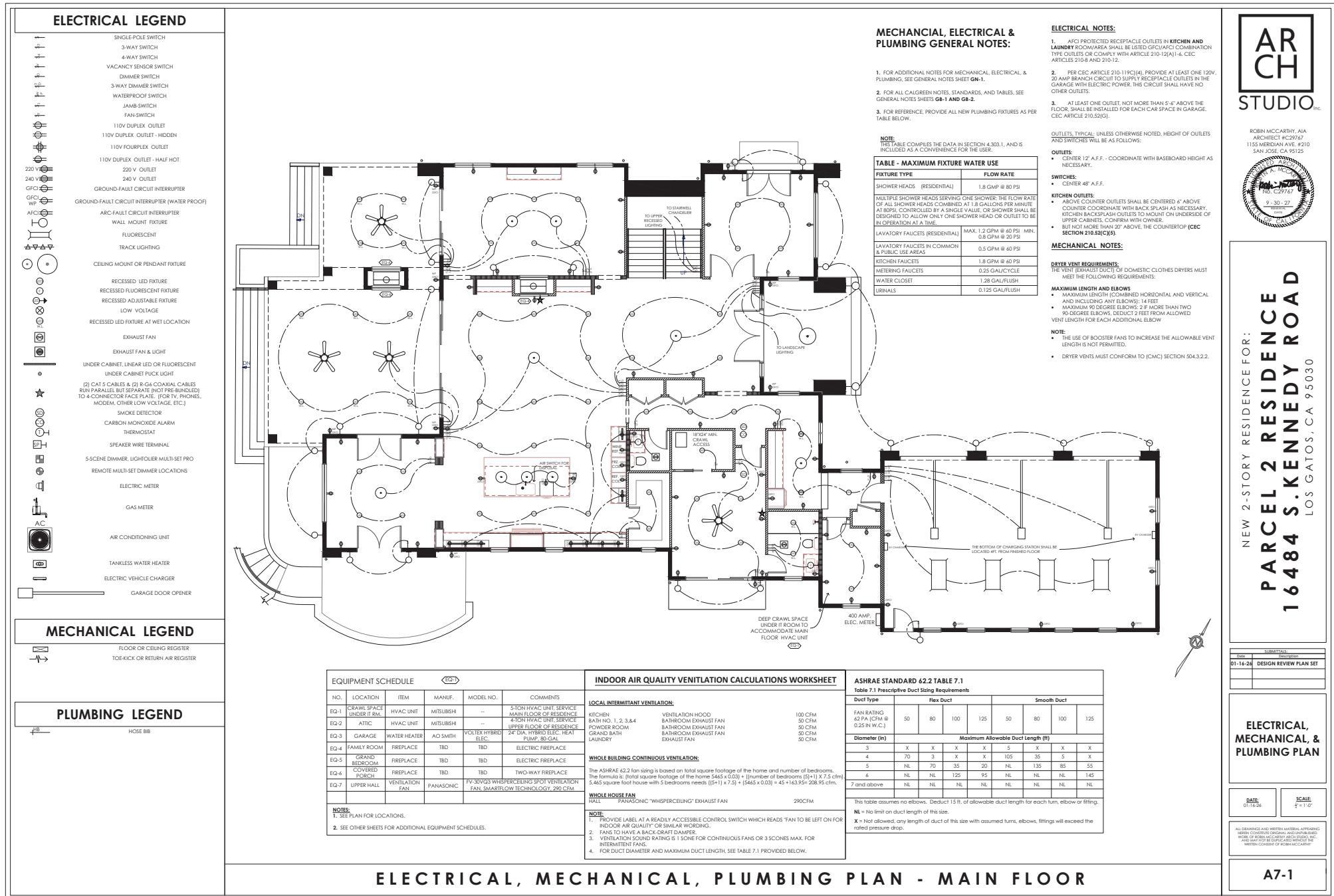
BUILDING
SECTIONS

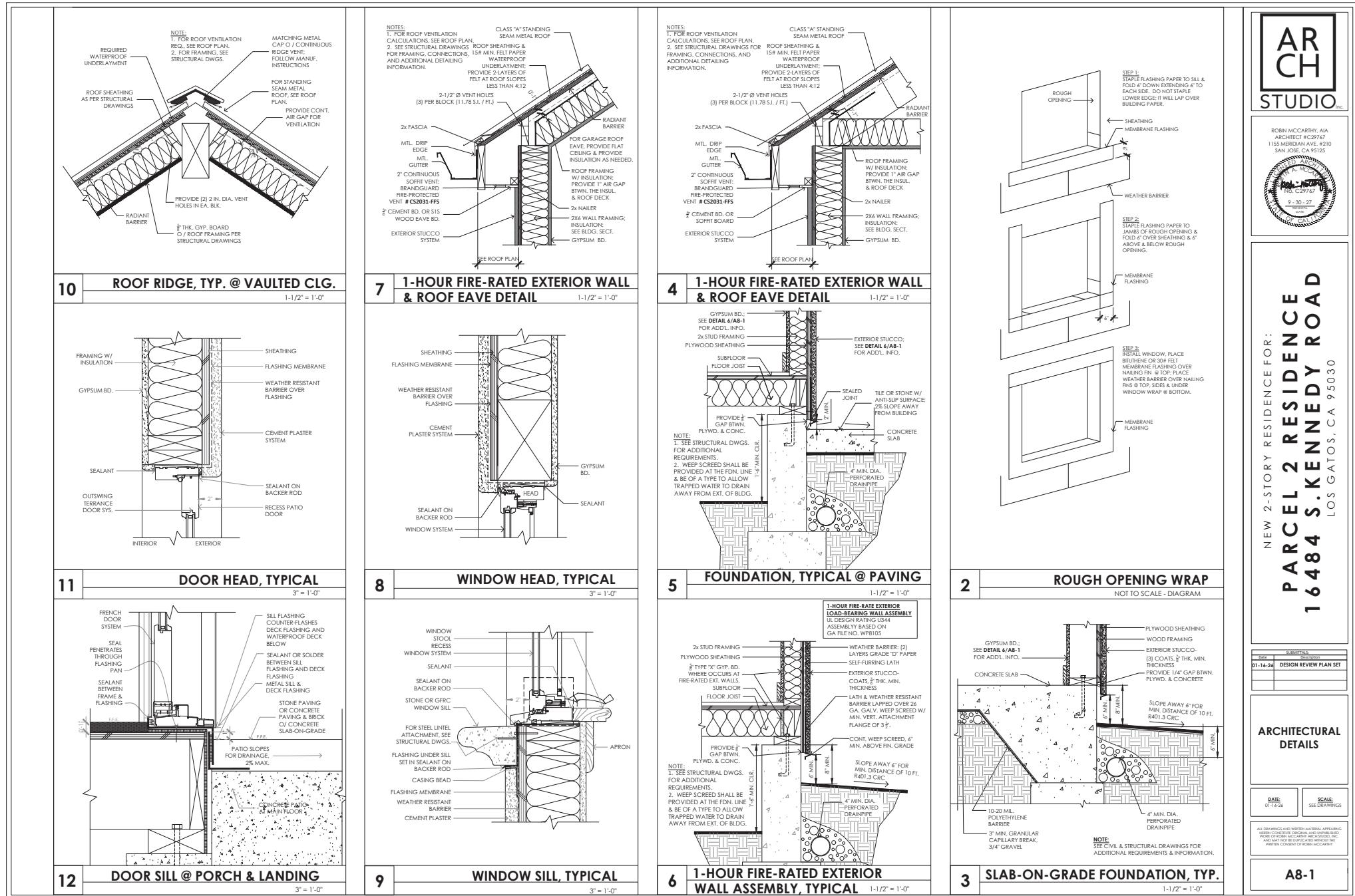
DATE:
01-16-26

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

ALL DRAWINGS AND WRITTEN MATERIAL AFFIRMED
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
INFORMATION OF THE ARCHITECT AND
MAY NOT BE REPLICATED WHOLLY OR
PARTIALLY, OR IN WHOLE OR IN PART,
WITHOUT CONSENT OF THE ARCHITECT.

A6-2

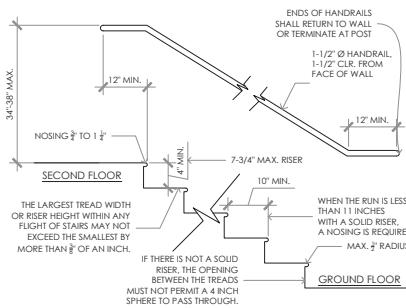




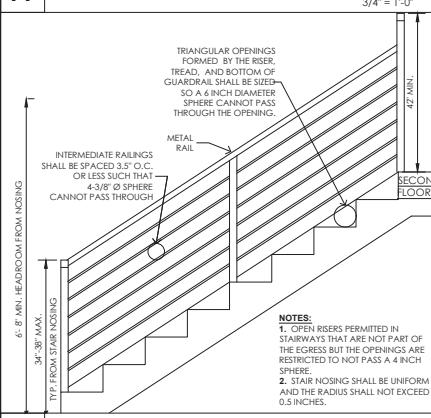


NEW 2-STORY RESIDENCE FOR:
**PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD**
LOS GATOS, CA 95030

10 NOT USED



11 HANDBRIL & STAIRS, TYPICAL

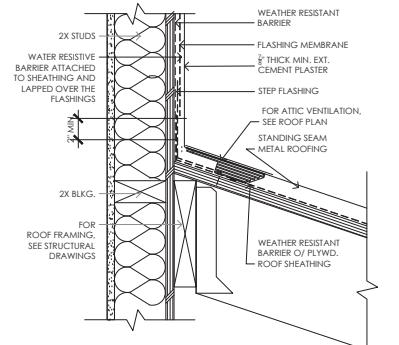


12 INTERIOR STAIR & HANDBRIL, TYP.

3/4" = 1'-0"

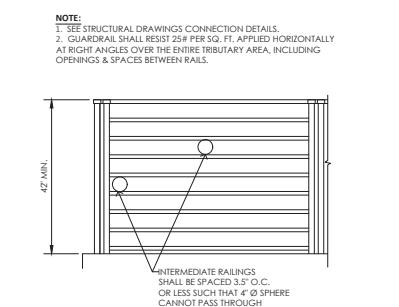
7 ROOF RIDGE @ STANDING SEAM METAL ROOF

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



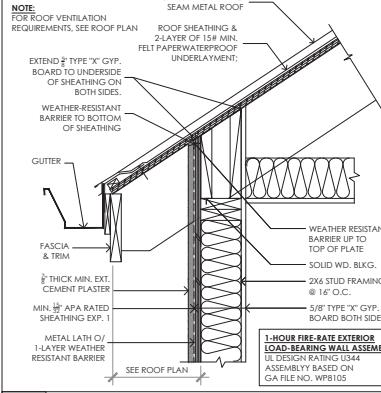
8 ROOF-TO-WALL AT STANDING SEAM METAL ROOF

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



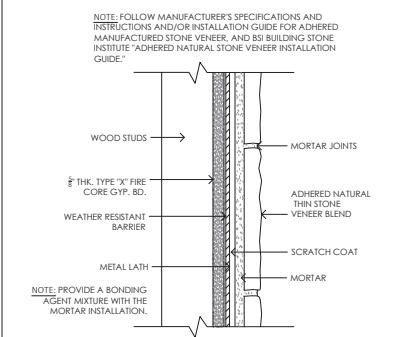
9 GUARD, TYPICAL

3/4" = 1'-0"



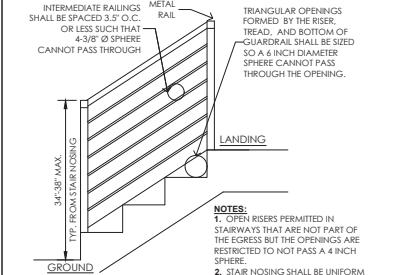
4 1-HOUR FIRE-RATED EXTERIOR WALL & EAVE STANDING SEAM ROOF

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



5 STONE VENEER, TYPICAL

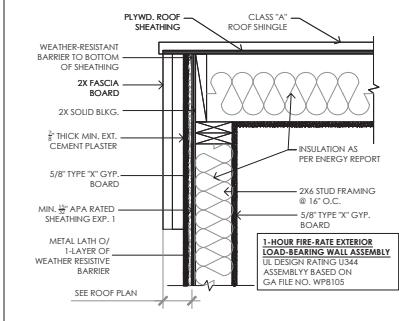
3" = 1'-0"



6 EXTERIOR STAIR & HANDBRIL, TYP.

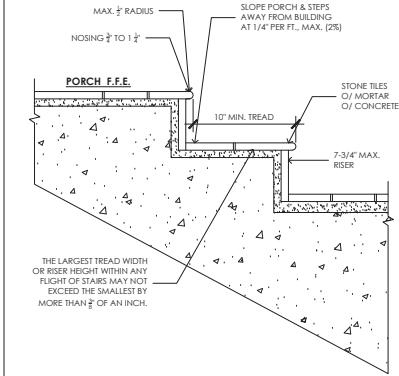
3/4" = 1'-0"

1 NOT USED



2 1-HOUR FIRE-RATED GABLED END

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



3 PORCH STEPS, TYPICAL

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

SUBMITTALS
01-16-26 DESIGN REVIEW PLAN SET

ARCHITECTURAL DETAILS

DATE
01-16-26

SCALE
SEE DRAWINGS

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A8-2

GA FILE NO.	GENERAL	1 HOUR FIRE	
WP 8105	NOT USED	NOT USED	
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 may be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum board, or gypsum veneer base 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)			
Thickness: 4-3/4" without cladding (Fire) Approx. Weight: 6 psf without cladding (Fire) Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309, UL R1319-129, 7-22-70, UL Design U314)			
10	NOT USED	7	NOT USED
11	NOT USED	8	NOT USED
12	NOT USED	9	NOT USED
4 REAR PORCH EAVE DETAIL 1-1/2" = 1'-0"			
5 FRONT PORCH EAVE DETAIL 1-1/2" = 1'-0"			
6 PATIO COLUMN, TYP. 1-1/2" = 1'-0"			
1 UPPER BALCONY GUARDRAIL 1' = 1'-0"			
2 PATIO DOOR SILL @ BALCONY 3" = 1'-0"			
3 STONE VENEER, TYP.			

ARCH STUDIO

ROBIN McCARTHY, AIA
ARCHITECT #C29767
1155 MERRILL AVE #207
SAN JOSE, CA 95125
NO. C29767
9-30-27

PARCEL 2 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS
01-16-26 DESIGN REVIEW PLAN SET

ARCHITECTURAL DETAILS

DATE: 01-16-26 **SCALE:** SEE DRAWINGS

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A-8-3

PLANS FOR THE GRADING PERMIT GR23-112

NEW SINGLE FAMILY RESIDENCE - PARCEL 2

LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
PORTION OF A.P.N. 532-20-012



VICINITY MAP
N.T.S.

ABBREVIATIONS

GENERAL NOTES	
AC.	ACRE
AC.GR.A.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.	COMMON TRENCH
D.S.	DRIVEAWAY
D.S.W.	DOWN SPOUT
D.W.	DRIVEWAY
EX. OR EXIST.	EXISTING
F.P.	EXISTING PAVEMENT
F.H.	FIREFIGHTING HYDRANT
F.L.	FLOW LINE
H.W.D.	HIGHWAY
I.P.	IRON PIPE
MAX.	MAXIMUM
M.H.	MATERIAL
MIN.	MINIMUM
M.M.	MONUMENT
M.T.S.	MOTORIZED
NAT.	NATURAL
P.W. OR PROP.	PAVEMENT
R.W.	RIGHT-OF-WAY
RST.	RIGHT-OF-WAY
S.S.	SEWER
S.T.W.	STORMWATER
T.Y.P.	TYPE
W.	WATER
W.M.	WATER METER

NOTE

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

TOWN OF LOS GATOS STANDARD GRADING NOTES

- 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.
- 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 11 Miller Avenue, Los Gatos, CA 95030.
- A Pre-Grade meeting shall be held with the Town Engineering Department at least 14 days prior to the start of construction. The Contractor shall call the telephone line at 408-356-6771 at least 48 hours prior to any grading or earthwork. This meeting should include:
 - A discussion of the project conditions of approval, working hours, and site access.
 - Assurances in writing that Contractor and Applicant have read and understand the project conditions of approval, and will make certain that all project sub-contractors have read and understand the project conditions of approval. A copy of the project conditions of approval will be posted on site at all times during construction.
- Approval of plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If, during the course of construction of the improvements, public interest and safety require that the improvements be altered or modified, or if their 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.
- Approval of plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If, during the course of construction of the improvements, public interest and safety require that the improvements be altered or modified, or if their 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.
- 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 other public property or the private property of others and does not constitute approval of any other improvements.
- Excavated material shall be placed in the fill areas designated or shall be heated away from the site to be disposed of in a proper location.
- It shall be the responsibility of the Permittee or Contractor to identify, locate and protect all underground utilities. Permittee or Contractor shall be responsible for any damage to these utilities. The Permittee or Contractor shall be liable for all costs of repair or replacement of these utilities. The Inspector shall be made aware of any required changes prior to work being performed.

6. All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Management District for ultimate protection.

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

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

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

a. Retaining wall-top or real shoulders and locations (all walls to be planned, graded and applied for at the Town of Los Gatos Building Department).

b. Top and top of rail fill slopes.

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

13. Site Engineer: C2EARTH, INC.
Reference Report No. 201606-01B, dated JUNE 7, 2021
Letter No. _____ dated _____ shall be thoroughly

completed with. Both the mentioned report and all updates/editions/wheres are hereby approved and made a part of this grading plan.

14. During construction, all excavations and grading shall be inspected by the applicant's civil engineer. The engineer shall be notified at least 48 hours before any work is to be performed. The engineer shall be advised that the actual grading plans are as reflected in the design-level geotechnical report and/or provide appropriate changes to the report recommendations. All unobserved and/or unapproved grading shall be removed and corrected by the contractor. The engineer and the Town Inspector shall be made aware of any required changes prior to work being performed.

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

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

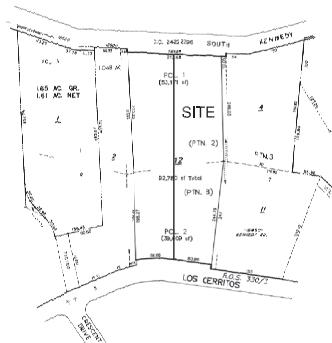
24. Grade lot changes will be permitted without satisfactory slope and/or acceptance details. All drainage shall be directed to the street or

SHEET NO.

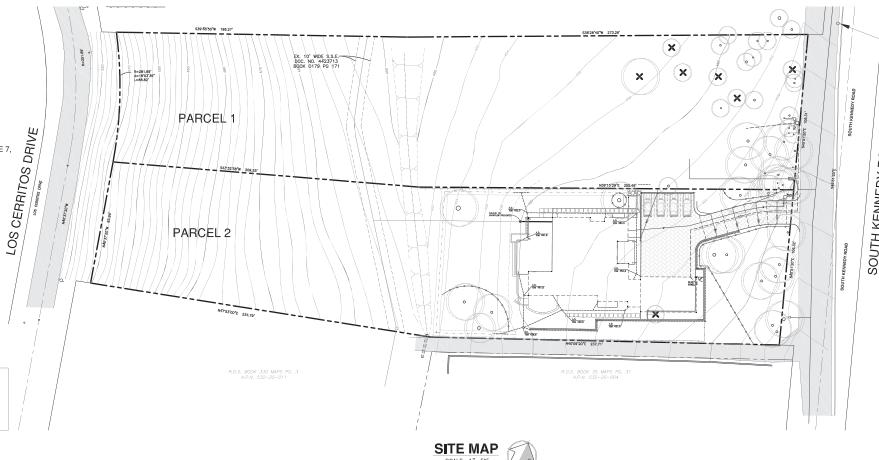
SHEET INDEX

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
N.T.S.



SITE MAP
SCALE: 1"=40'

GRADING NOTE:

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

CONSTRUCTION BENCHMARK

EXISTING SANITARY SEWER M.H.
TOP OF RM IN S. KENNEDY ROAD
ELEVATION-482.35
TOWN OF LOS GATOS DATUM

PROPERTY INFORMATION

EX. ZONING: HP-1
SETBACKS: SIDE 30'
SIDE 30'
REAR 25'

AVERAGE SLOPE (NEW PARCEL 2)

FORMULA	$S = 0.0023 \times I \times L$
S =	A
OVERALL SITE	$S = 0.0023 \times 2,826$
	1,059
	S = 16.62%
DEVELOPMENT AREA	$S = 0.0023 \times 2,625$
	0.374
	S = 7.69%

GENERAL NOTES

OWNERS: 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
SAN JOSE, CA 95125

DEVELOPER: 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD

ENGINEER: PEOPLES ASSOCIATES
(SEE TITLE BLOCK)

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

EXISTING ZONING: HR-1

PROPOSED ZONING: HR-1

NET ACREAGE: 46,107 S.F. (1.059 Acre)

EXISTING SITE: SINGLE FAMILY RESIDENCE

PROPOSED USE: SINGLE FAMILY RESIDENCE

STORM: EXISTING NATURAL DRAINAGE PATTERNS

SANITARY: WEST BAY SANITATION DISTRICT

EXISTING: IN S. KENNEDY ROAD AND ON-SITE

WATER: SAN JOSE WATER CO.

EXISTING: IN S. KENNEDY ROAD AND ON-SITE

GAS: PG&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

AS SHOWN

NPDES NOTES

1. Sediment from areas disturbed by construction shall be retained on site using sediment controls as required by the materials General Construction Stormwater Permit.

2. Sediment or 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 materials General Construction Stormwater Permit.

3. Appropriate BMPs for construction-related materials, wastes, spill or runoff shall be implemented to minimize transport from the site to streets, drainage facilities, or adjacent properties via runoff as required by the materials General Construction Stormwater Permit.

4. Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters or to the local storm drain system.

5. All construction contractor and subcontractor personnel are to be made aware of the required Stormwater and General Construction Stormwater BMPs and good housekeeping measures for the project site and any associated contractor 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 wastes or pollutants off the site. Discharges of materials other than stormwater from construction areas and/or materials shall be addressed in an individual NPDES permit or the statewide General Construction Stormwater Permit. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes (paints, solvents, adhesives, detergents, oil, tar, paint thinner, paint strippers, wood preservatives, asbestos, asbestos fiber, asphalt, mineral aggregate, asphalt emulsion, fuel, oil, lubricants, and hydraulic, radiator or battery fluids); concrete and related debris; debris from earthmoving operations; trash; street cleaning; and unpaved construction areas.

During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from stormwater runoff, with debris disposed in accordance with local, state and federal requirements.

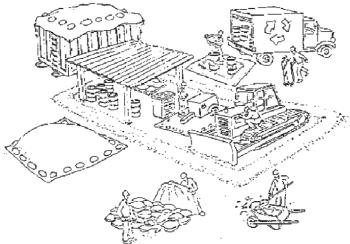
8. Discharging contaminated groundwater produced by deionizing generators that has infiltrated into the construction site is prohibited. Discharging of contaminated water from deionizing generators to receiving waters is prohibited. Deionizing additives required in National Pollutant Discharge Elimination System (NPDES) permits from the respective State Regional Water Quality Control Board

TITLE SHEET

GRADING PERMIT APPLICATION NO. GR23-112,
16484 S. KENNEDY ROAD,
LOS GATOS, CALIFORNIA

SHEET NUMBER
C1
OF 9 SHEETS
DRAWING NO.
22023-C1

Pollution Prevention — It's Part of the Plan



Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Make sure your crews and subs do the job right!

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

Vehicle and equipment maintenance & cleaning

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



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discolored, 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.



Saw cutting

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

Paving/asphalt work

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



Concrete, grout, and mortar storage & waste disposal

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



- ✓ 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.

Painting

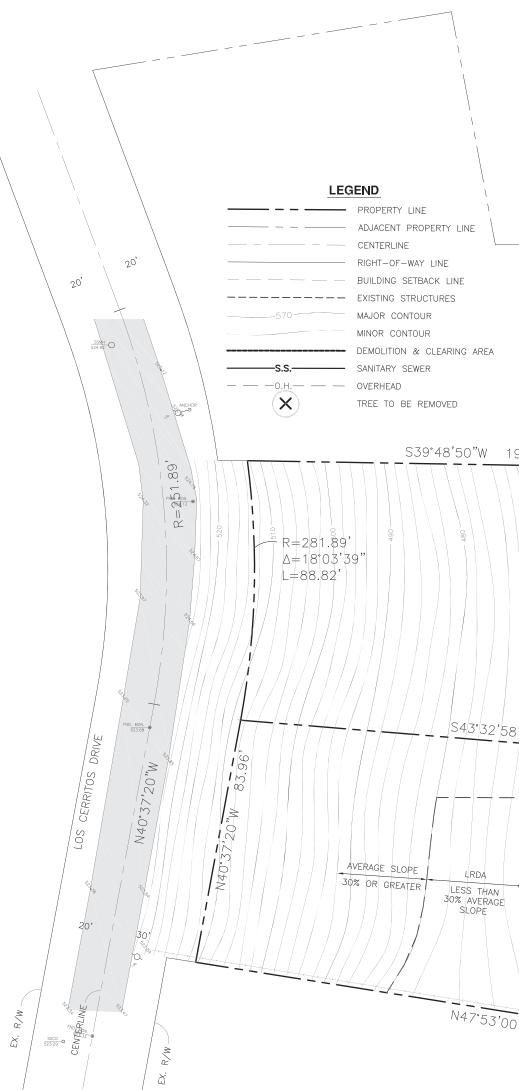
- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spray it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in 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!



WORK SCHEDULE
A.S.A.P. UPON APPROVAL OF PERMIT



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

R.O.S. BOOK 330 MAPS PG. 3
A.P.N. 532-20-011

PLAN VIEW

SCALE: 1"=20'

GRAPHIC SCALE

SPECIAL NOTES

PRE-CONSTRUCTION MEETINGS:
1. PRIOR TO COMMENCEMENT OF ANY PERMIT OR THE COMMENCEMENT OF ANY SITE WORK, THE GENERAL CONTRACTOR SHALL:

- ALONG WITH THE PROJECT APPLICANT, ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEER TO DISCUSS THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS.
- ACKNOWLEDGE IN WRITING THAT THEY HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL AND WILL FOLLOW THEM. THE GENERAL CONTRACTOR AND SUBCONTRACTORS HAVE READ AND UNDERSTAND THEM AS WELL. PRICES TO COMMENCING ANY WORK, AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.

CONSTRUCTION VEHICLE PARKING:
1. CONSTRUCTION VEHICLE PARKING WITHIN THE PUBLIC RIGHT-OF-WAY WILL ONLY BE ALLOWED IF IT DOES NOT CAUSE ACCESS OF SAFETY PROBLEMS AS DETERMINED BY THE TOWN.

A.P.N. 532-20-001

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

R.O.S. BOOK 330 MAPS PG. 3
A.P.N. 532-20-011

CONSTRUCTION HOURS:
1. ALL CONSTRUCTION ACTIVITIES, INCLUDING THE DELIVERY OF CONSTRUCTION MATERIALS, LABORS, HEAVY EQUIPMENT, SUPPLIES, ETC., SHALL BE LIMITED TO THE HOURS OF 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY. ON SATURDAYS, THE TOWN MAY AUTHORIZE, ON CASE-BY-CASE BASIS, ALTERNATE CONSTRUCTION HOURS. THE OWNER OR APPLICANT SHALL PROVIDE THE ENGINEER WITH THE CONSTRUCTION HOURS IN ADVANCE OF MODIFIED CONSTRUCTION HOURS APPROVAL OF THIS REQUEST IS AT DISCRETION OF THE TOWN.

CONSTRUCTION NOISE:
1. BETWEEN THE HOURS OF 8:00 AM TO 6:00 PM, HEAVYDAYS AND 8:00 AM TO 4:00 PM SATURDAYS, CONSTRUCTION, ALTERATION OR REPAIR ACTIVITIES SHALL BE ALLOWED. NO INDIVIDUAL PIECE OF EQUIPMENT SHALL PRODUCE A NOISE LEVEL EXCEEDING EIGHT-FIVE (85) DBA. IF THE DEVICE IS LOCATED WITHIN A STRUCTURE ON THE PROPERTY, THE MEASUREMENT SHALL BE MADE AT DISTANCE OF FIVE FEET (5') FROM THE EXTERIOR OF THE DEVICE AS POSSIBLE. THE NOISE LEVEL AT ANY POINT OUTSIDE OF THE PROPERTY PLANE SHALL NOT EXCEED EIGHT-FIVE (85) DBA.

DEMOLITION NOTES:

- REMOVE AND HAUL AWAY ALL DEBRIS WITHIN DEMOLITION AND CLEARING AREA.
- EXISTING RESIDENCE, GARAGE, AND SHED AS SHOWN.
- ALL CONCRETE, BRICK PATIOS, TILES AND WALKWAYS AS SHOWN.
- ALL EXISTING ASPHALT DRIVEWAY AS SHOWN.
- ALL EXISTING CONCRETE PATIOS.
- TREES AS SHOWN.
- FENCE AS SHOWN.
- REMOVE OVERHEAD LINES FOR ELEC., TEL., CATV & JOINT POLE.

DUST CONTROL NOTES:

- DUST GENERATED ON THE PROJECT SITE SHALL BE CONTROLLED BY WATERING OR APPLYING APPROVED DUST PALLIATIVE ON ALL EXPOSED AREAS AT LEAST TWICE DAILY DURING DEMOLITION, EXCAVATION AND ESPECIALLY DURING CLEARING AND GROUNDS OPERATIONS.
- ALL HAUL TRUCKS TRANSPORTING LOOSE MATERIAL OFF-SITE SHALL BE COVERED.
- ALL VISIBLE MUD OR DIRT TRACKED OUT ON ADJACENT ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS.

SOUTH KENNEDY ROAD

20'

20'

20'

**EXISTING CONDITIONS
& DEMOLITION PLAN**

GRADING PERMIT APPLICATION NO. GR2-112
LANDS OF 1648 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-259-0220 • www.paceinc.com
Santa Clara, California

SHEET NUMBER
C3
OF 9 SHEETS
DRAWING NO.
22023-C3



54976

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LEGEND

— — — — —	PROPERTY LINE
— — — — —	ADJACENT PROPERTY LINE
— — — — —	CENTERLINE
— — — — —	RIGHT-OF-WAY LINE
— — — — —	BUILDING SETBACK LINE
— — — — —	EXISTING STRUCTURES
— — — — —	MAJOR CONTOUR
— — — — —	MINOR CONTOUR
— — — — —	NEW CONTOUR
— — — — —	570
— — — — —	570

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
PRE-CONSTRUCTION (EXISTING)	
EX. PORTION OF HOUSE ROOF	1,028
EX. PORTION OF WOOD DECK(S)	772
EX. PORTION OF BRICK WALKWAY	668
EX. GARAGE ROOF	1,146
EX. SHED	80
EX. AC DRIVeway/PARKING	3,065
TOTAL	6,759

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION (NEW)	
RESIDENCE/GARAGE	4,007
COVERED PATIOS/PORCHES	969
CONC. WALKWAY/TRASH ENCLOSURE	437
RETAINING WALL	142
TOTAL	5,555

PREVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION	
DRIVEWAY	3,270
STONE PAVERS	306
TOTAL	3,576

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

GRADING QUANTITIES

LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)	MAX. CUT (In Feet)	MAX. FILL (In Feet)
WITHIN STRUCTURE				
HOUSE TO PAD 459.5	286	0	5.0	-
GARAGE TO PAD 462.0	169	0	4.8	-
TOTAL	455	0	-	-
OUTSIDE OF STRUCTURE				
DRIVEWAY/PARKING	138	13	4.0	0.3
SIDE YARDS	56	0	3.5	-
REAR YARD	0	57	-	1.5
GARAGE WALKWAY	44	0	4.0	-
TOTAL	238	70	-	-
GRAND TOTAL	693	70	-	-



PLANVIEW

PLAN VIEW

GRAPHIC SCALE

ANSWER

SITEM PLAN - PABCEI 2

TRADING PERMIT APPLICATION NO. GR23-112 LANDS OF 16484 S. KENNEDY, LLC. **STIE PLAN - PARCEL 2**

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

A circular registration stamp for Robert H. Okada, Professional Engineer, State of California. The stamp is circular with a double-lined border. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains "ROBERT H. OKADA" at the top and "S4976" at the bottom. The entire stamp is set against a white background.

PEOPLES ASSOCIATES STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS
	STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS
STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS
STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS
STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS	STRUCTURAL ENGINEERS



GRADING QUANTITIES

LOCATION	CUT (In-Cut Yards)	FILL (In-Cut Yards)	MAX. CUT (ft.)	MAX. FILL (ft.)
WITHIN STRUCTURE				
HOUSE TO PAD 480.5	285	0	5.0	-
GARAGE TO PAD 482.0	169	0	4.8	-
TOTAL	455	0	-	-
OUTSIDE OF STRUCTURE				
DRIVEWAY/PARKING	138	13	4.0	0.3
SIDE YARDS	56	0	3.5	-
REAR YARD	0	57	-	1.5
GARAGE WALKWAY	44	0	4.0	-
TOTAL	238	70	-	-
GRAND TOTAL	693	70	-	-

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

CONTRACTOR NOTE-

BENCHMARK

CONSTRUCTION BENCHMARK

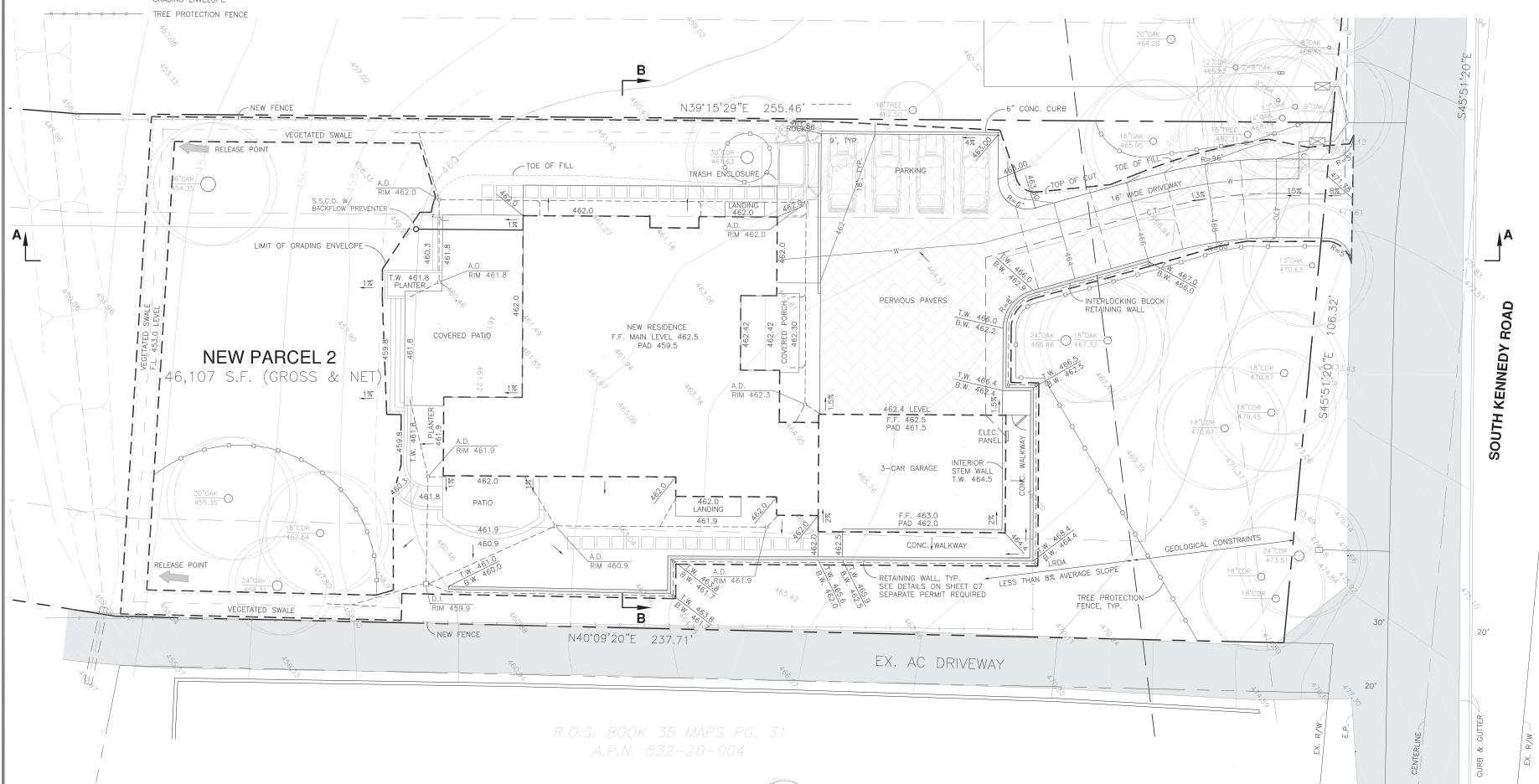
EXISTING SANITARY SEWER M.H.
TOP OF RIM IN S. KENNEDY ROAD
ELEVATION: 482.93
TOWN OF LORAIN, OHIO

GRADING NOTE:

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

SPECIAL NOTE:

ALL TRENCHING NEAR TREES SHALL BE PER ARBORIST'S RECOMMENDATION AND SUPERVISION, EITHER BY HAND DIGGING OR VIA DIRECTIONAL BORING.



PLANVIEW

PLAN VIEW

SCALE: 1 = 10

5 6 7

GRAPHIC SCALE

Page 1 of 1

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

NOTES:

GRADING & DRAINAGE PLAN

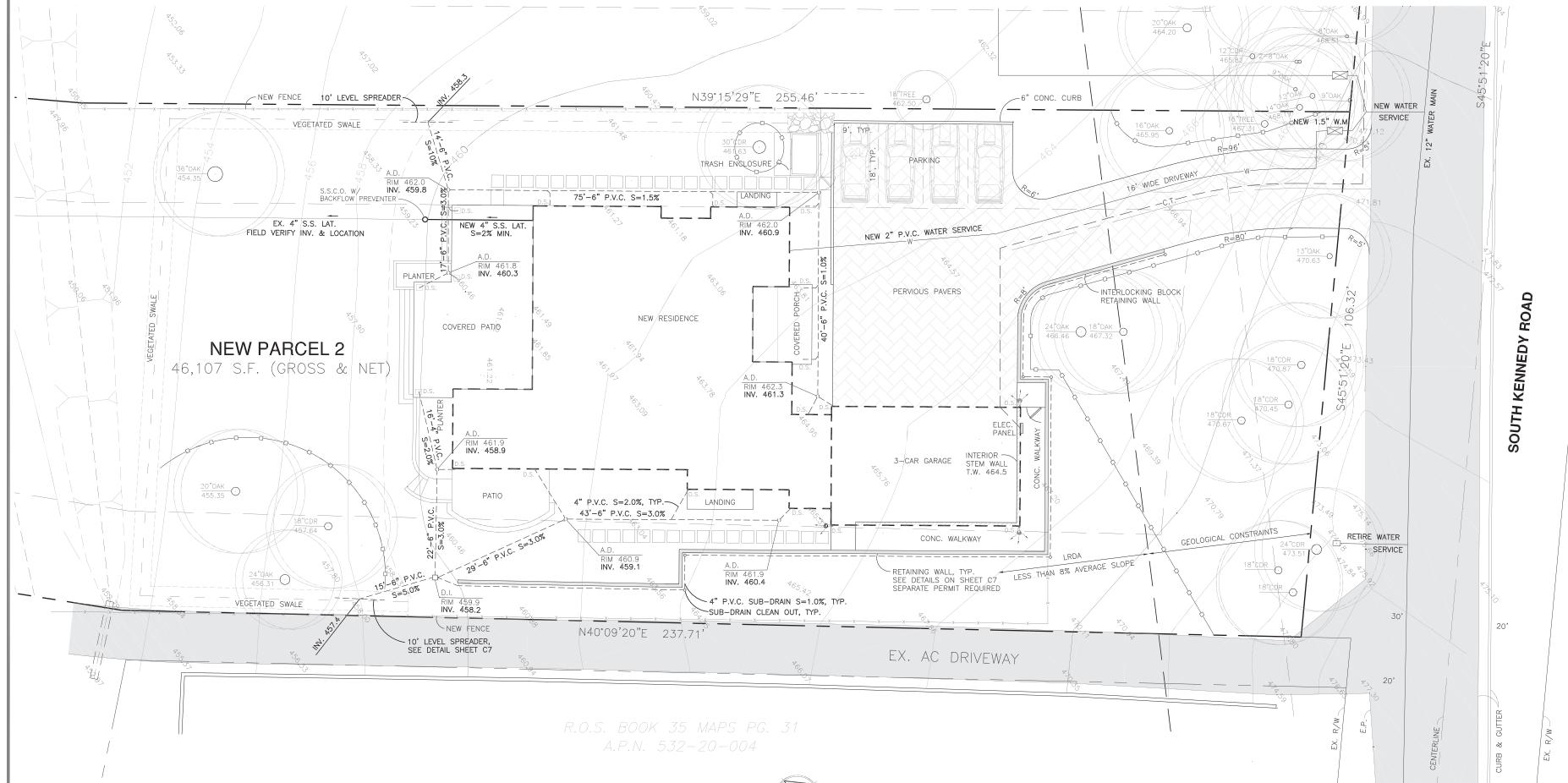
ADING PERMIT APPLICATION NO. GR23-112
ANDS OF 16484 S. KENNEDY, LLC.

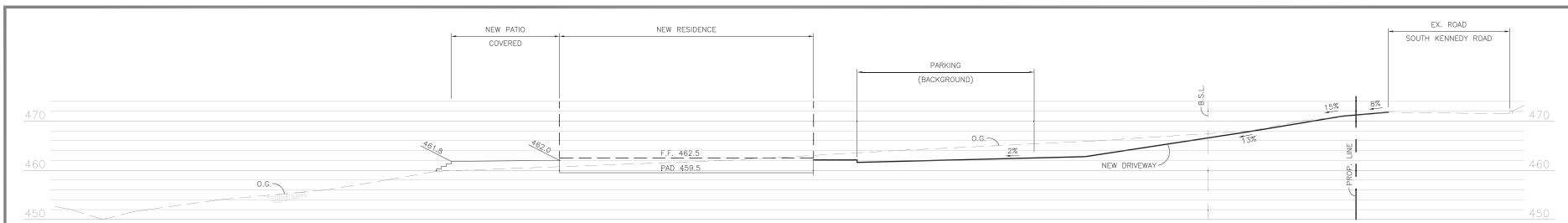
SHEET NUMBER
C5
OF 9 SHEETS
DRAWING NO.
22023-C5



SPECIAL NOTE:
ALL TRENCHING NEAR TREES SHALL BE PERFORMED BY A PROFESSIONAL CONTRACTOR AND SUPERVISION, EITHER BY HAND DIGGING OR VIA DIRECTIONAL BORING.

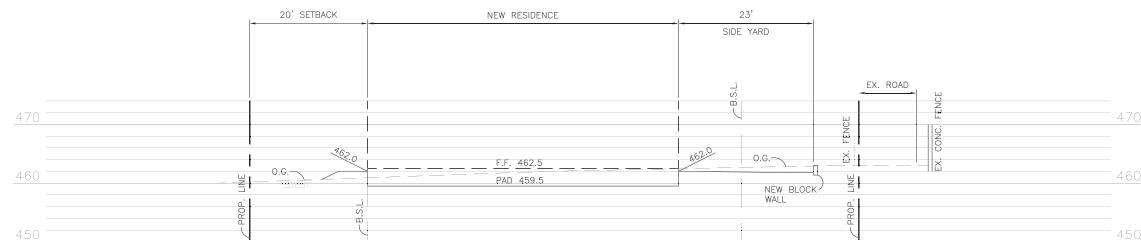
SOUTH KENNEDY ROAD





SECTION A-A

SCALE: 1'-0" HOR. & VERT.



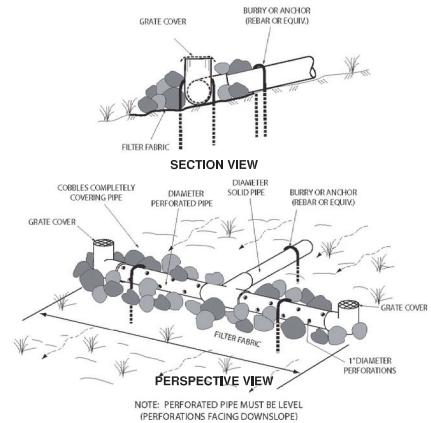
SECTION B-B

SCALE: 1'-0" HOR. & VERT.



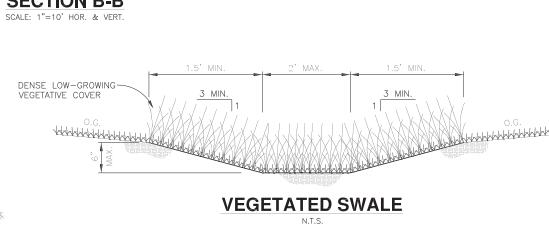
TYPICAL SPLASH BOX

N.T.S.



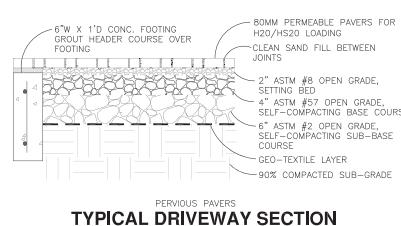
LEVEL SPREADER

N.T.S.



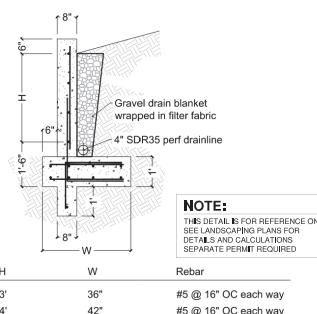
VEGETATED SWALE

N.T.S.



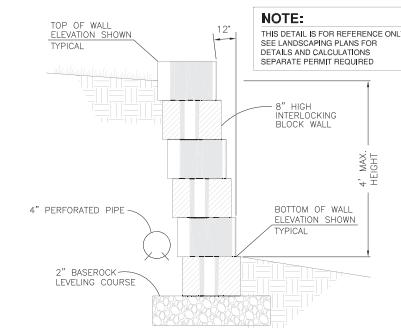
TYPICAL DRIVEWAY SECTION

N.T.S.



CONCRETE WALL DETAIL

N.T.S.



INTERLOCKING BLOCK WALL DETAIL

N.T.S.

DETAILS & SECTIONS

GRADING PERMIT APPLICATION NO. GRS-112
16-84 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

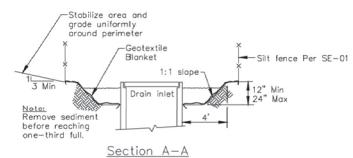
SHEET NUMBER
C7
OF 9 SHEETS
DRAWING NO.
22023-C7



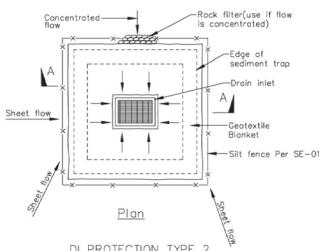
REGISTERED PROFESSIONAL ENGINEER
ROBERT H. ODELL
54976
STRUCTURAL
STATE OF CALIFORNIA
PERIODIC EXAMINATION
RECEIVED
PEPSO
V.S.
R.C.C.
CIVIL
V.S.
0 2/23 RELEASED TO CLIENT & OWNER
REV. DATE
SCALE
AS SHOWN
DATE 2-27-23
Comments: N/A

Storm Drain Inlet Protection

SE-10



Section A-A



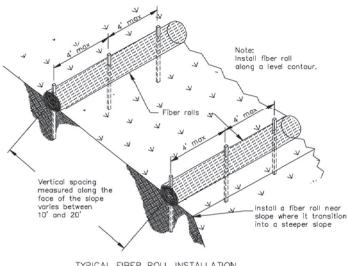
Notes

1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

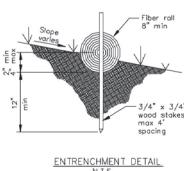
CALIFORNIA STORMWATER BMP HANDBOOK
JANUARY 2003

SE-5

Fiber Rolls



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

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 FAMILIAR WITH THE RELATED 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 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENT, OILS, FUEL, PESTICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS; PAINT FLAKES, STUCCO, WOOD FRAGMENTS; FUEL OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR, OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLUID-CONTAMINATED WASTES FROM CONCRETE, METAL, PLASTIC, CLEANING OR CHEMICAL DEGREASING WASTES FROM STREET CLEANING, AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED CONTAINMENT AREA AND SHOULD BE GROWTH-CYCLICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER OR THAT HAS FILTERED THROUGH THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED WATERS DURING CONSTRUCTION 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 SEASONS.
3. IN THE EVENT THAT ALL 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 CONTRACTOR SHALL SHUT DOWN CONSTRUCTION FOR REPAIRING AND REPAIRING 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 BALLOONS 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.

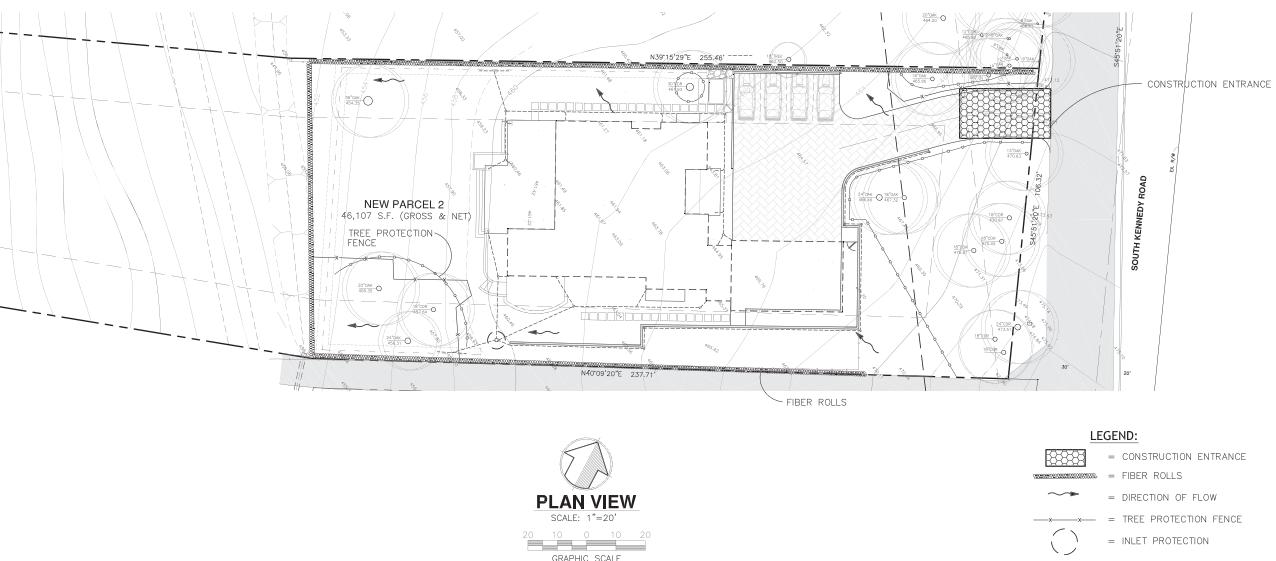
SPECIAL NOTE:

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

SEEDING NOTES:

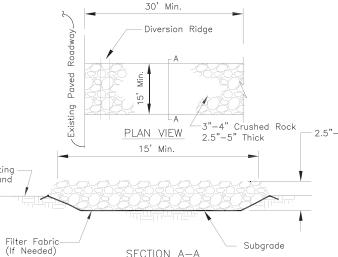
1. SEED AND MULCH WILL BE APPLIED BY OCTOBER 15 TO ALL DUG-OUT AREAS, STANDING HILLSIDE SLOPES UP TO 15 FEET, AND TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO EXISTING ROAD AS DIRECTED BY THE TOWN INSPECTOR.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW ON SLOPES. STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING.
3. SEDED AREAS WILL BE REPAVED, RESEEDED AND MULCHED IF DAMAGED.

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



PLAN VIEW
SCALE: 1"=20'
GRAPHIC SCALE

LEGEND:
 = CONSTRUCTION ENTRANCE
 = FIBER ROLLS
 = DIRECTION OF FLOW
 = TREE PROTECTION FENCE
 = INLET PROTECTION



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

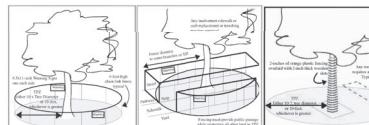


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

Figure 2: Type II Tree protection with fence placed along the sidewalk and used to enclose the tree. Image City of Palo Alto 2006.

Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage. Image City of Davis.

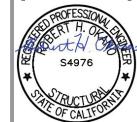
TREE PROTECTION DETAILS

N.T.S.

EROSION CONTROL PLAN & TREE PROTECTION DETAILS

GRADING PERMIT APB4 S. KENNEDY ROAD
LANDING PERMIT APB4 S. KENNEDY ROAD
16-84 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

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



TRAFFIC CONTROL NOTES
CONSTRUCTION CREWS WILL BE ADVISED TO USE KENNEDY ROAD AS AN APPROACH TO JOBSITE. PARKING WILL BE ON SITE ONLY. NO PARKING AND NO STOPPING SIGNS WILL BE POSTED ON KENNEDY ROAD. DURING CONSTRUCTION, TRAFFIC WILL BE DIVERTED DURING HIGH VOLUME CONSTRUCTION TRAFFIC ON SOUTH KENNEDY ROAD, THERE WILL BE TWO (2) FLAGGED ROAD WORKERS ON THE DIVERTED ROAD. CONTRACTOR WILL NOTIFY RESIDENTS, BUSINESS, AND SCHOOLS, AT LEAST ONE WEEK PRIOR TO ANY TRAFFIC DIVERSION. DURING CONSTRUCTION, THE DIVERSION, COORDINATION OF CONSTRUCTION TRAFFIC WILL BE TIMED TO LIMIT DISRUPTION. CONSTRUCTION TRAFFIC WILL FOLLOW ONE WAY OPERATION, SPECIFYING DATE AND TIME OF OPERATION. TRAFFIC WILL BE DISTRIBUTED TO RESIDENTS AND EMERGENCY SERVICE PRIOR TO CONSTRUCTION.

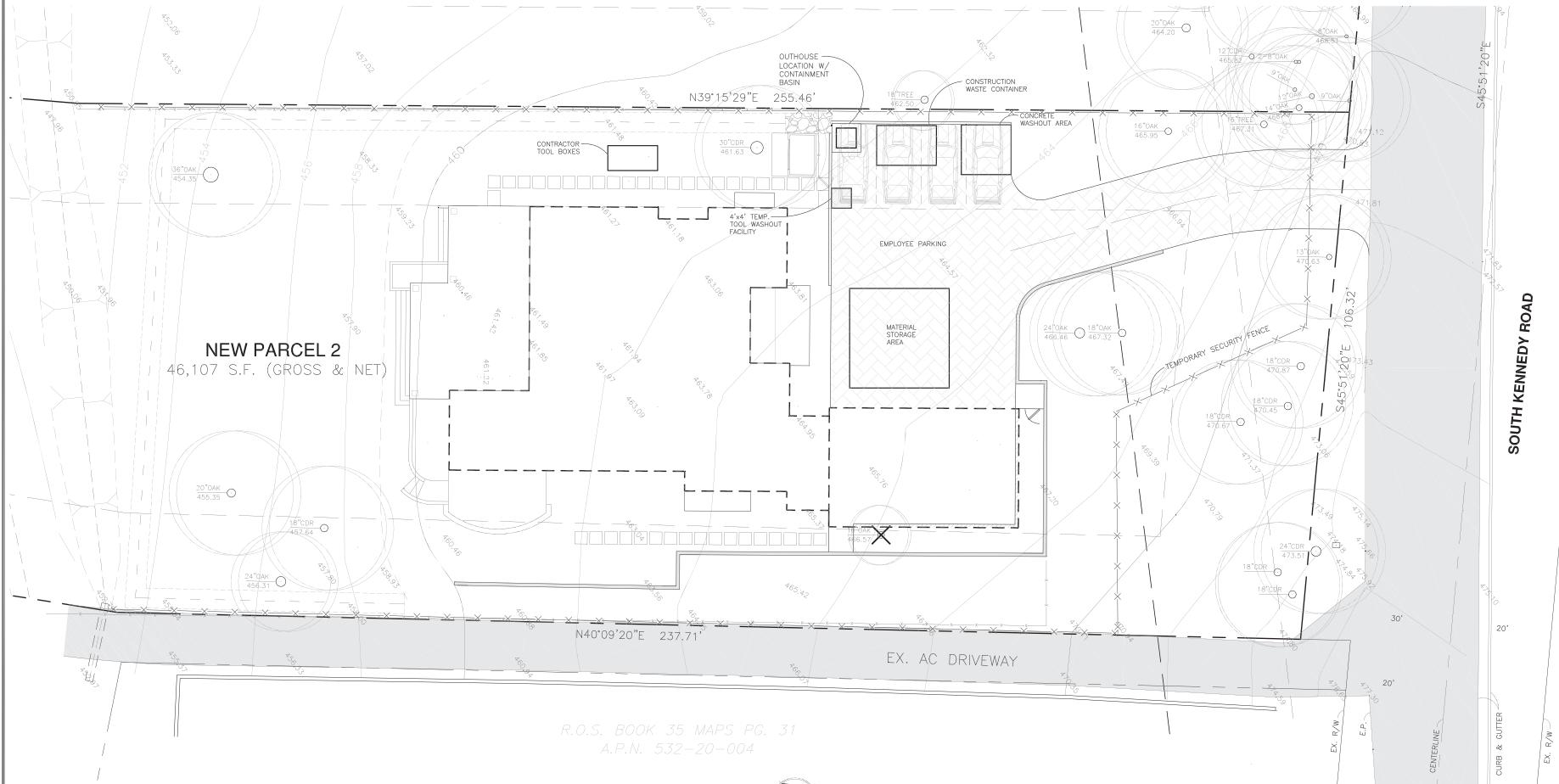
PRELIMINARY PROJECT SCHEDULE/CONSTRUCTION SEQUENCING
SITE PREPARATION, PUT UP SIGNAGE, NOTIFY NEIGHBORS (2 DAYS). SITE WILL BE CLEARED, AND EXISTING HOUSE WILL BE DEMOLISHED AND REMOVED (4 DAYS).
INTEGRATE TROSSES AND CONTROL MEASURES (2 DAYS).
DUGOUT GRAVEL (2 MONTHS).
LAYOUT AND FORM FOUNDATION (3 WEEKS).
POUR CONCRETE FOUNDATION (1 WEEK).
TRENCH FOR WATER AND UTILITY LINES (1 WEEK).
ROUGH FRAMING (34 MONTHS).
ROUGH MECHANICAL, PLUMBING, ELECTRICAL (2-3 MONTHS).
FINISHES (4 MONTHS).
LANDSCAPE/DRIVeway (2 MONTHS).

CONSTRUCTION HOURS

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



PLANVIEW

PLAN VIEW

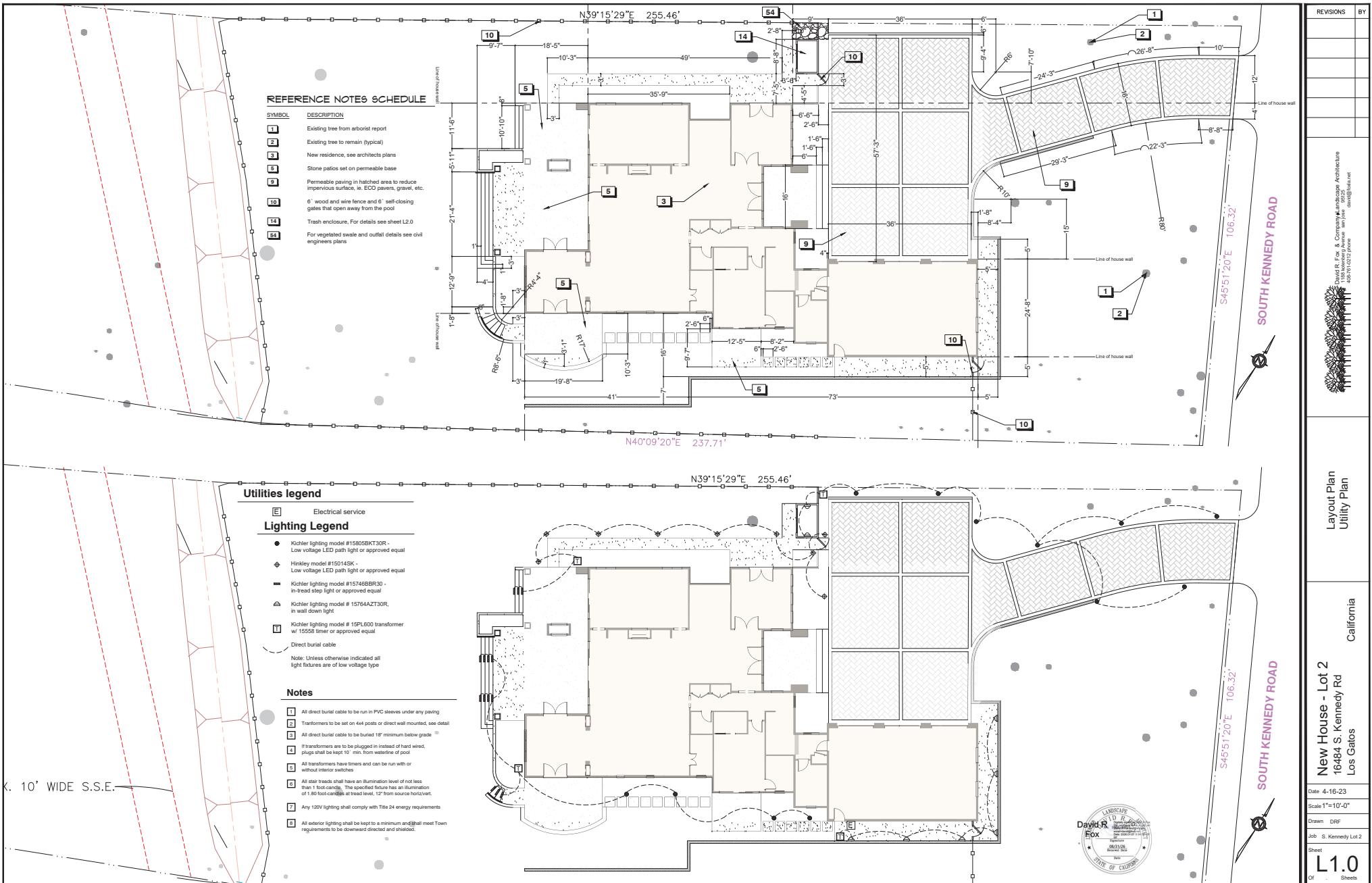
GRAPHIC SCALE

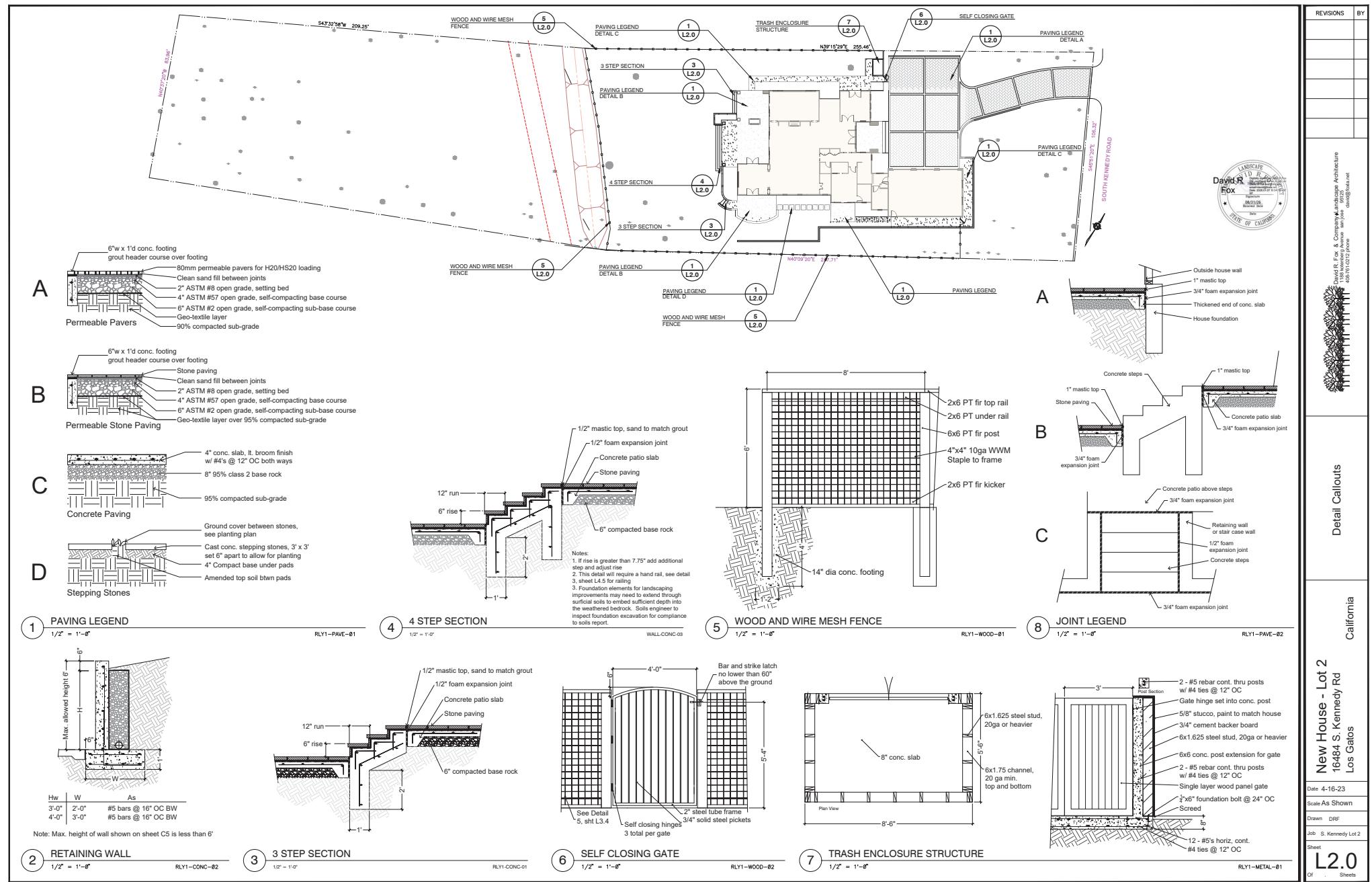
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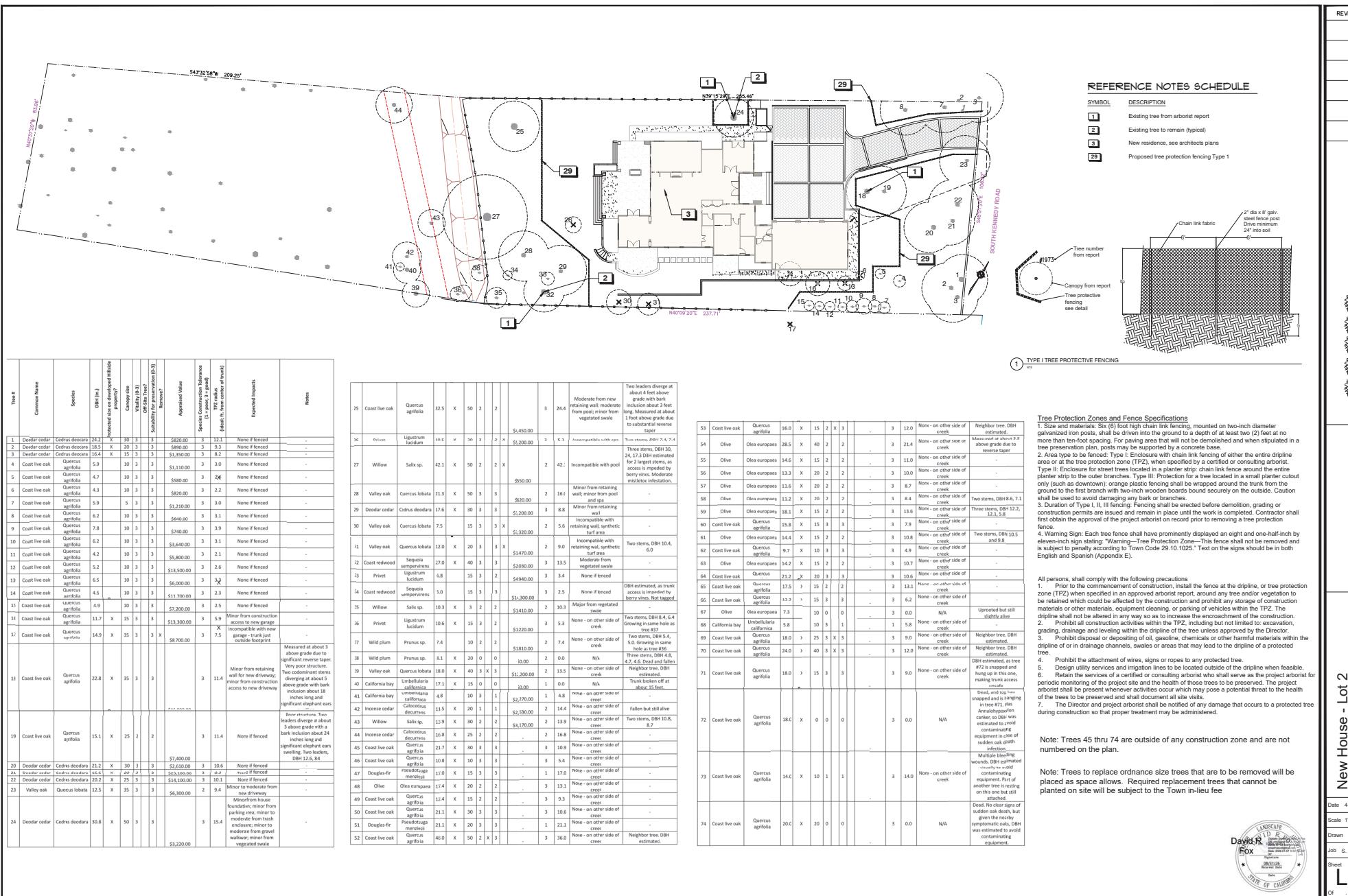
CONSTRUCTION MANAGEMENT PLAN

ADVERTISING PERMIT APPLICATION NO. GR23-112
LANDS OF 16484 S. KENNEDY, LLC.

HEET NUMBER
C9
9 SH
RAWING NO.
2023-CS







New House - Lot 2

date 4-16
scale 1"=2'
drawn D

L3

