TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 01/8/2020

ITEM NO: 2

DATE: January 3, 2020

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Architecture and Site Application S-18-052. Project Location: **15365 Santella Court**. Applicant: Hari Sripadanna. Property Owner: Christian and Hellen Olgaard. Project Planner: Erin Walters.
Requesting approval for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD. APN 527-09-036.

RECOMMENDATION:

Approval, subject to the recommended Conditions of Approval.

PROJECT DATA:

General Plan Designation: Hillside Residential
Zoning Designation: HR-2½:PD
Applicable Plans & Standards: General Plan; Hillside Development Standards and Guidelines
Parcel Size: 2 acres
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Hillside Residential	HR-2½
South	Residential	Hillside Residential	HR-2½:PD
East	Residential	Hillside Residential	HR-2½:PD
West	Undeveloped	Hillside Residential	HR-2½:PD

PREPARED BY: Erin Walters
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

An Environmental Impact Report (EIR) was prepared for the Planned Development and was certified by the Town Council on December 19, 2005. No further environmental analysis is required for the individual lot development.

FINDINGS:

- As required by the Hillside Development Standards and Guidelines that the project complies with the Hillside Development Standards and Guidelines.
- As required by the Hillside Specific Plan.
- As required by Planned Development Ordinance 2237.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is lot 9 in the Highlands of Los Gatos, a 19-lot Planned Development (PD), originally approved by the Town Council in 2005. On March 17, 2015, the Town Council approved Ordinance 2237, a request to modify the existing PD to allow the use of color averaging for non-visible homes within the development. The property is at the north end of Santella Court (see Exhibit 1). The Architecture and Site application has been referred to the Planning Commission to allow additional consideration of the hillside home, which is the largest in terms of square footage in the Highlands PD and approaches the threshold for a visible home per the Hillside Development Standards and Guidelines (HDS&G).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject site is a vacant lot located on the northern end of Santella Court (Exhibit 1). Single-family homes are located to the north, east, and south of the subject property. Vacant property is located to the west of the subject property.

PROJECT DESCRIPTION (continued):

B. Project Summary

The applicant is proposing to construct a new 5,840-square foot two-story single-family residence with an attached garage. The proposed house would be located at the northern end of the vacant hillside property. The proposed residence would have a maximum height of 22 feet. The project does not require any exceptions to the HDS&G.

C. Zoning Compliance

A single-family residence is permitted in the HR-2½:PD zone. The proposed residence is in compliance with the allowable floor area for the property. Additionally, the proposed residence is in compliance with height, setbacks, and on-site parking requirements.

DISCUSSION:

A. Architecture and Site Analysis

The applicant is proposing to construct a new 5,840-square foot single-family home, with 5,529 square feet of living area, 756 square feet of below grade area, and a 711- square foot attached garage. A floor area table for countable square footage for the proposed home is shown below.

Floor Area Table		
	Proposed Square Footage	**Counts as FAR**
Lower Level	2,696	2,696
Upper Level	2,833	2,833
Subtotal	5,529	5,529
Below Grade*	756	0
Attached Garage**	711	311
Total		**5,840 s.f.**

** Pursuant to Sec. 29.10.020, floor area means the entire enclosed area of all floors that are more than four feet above the proposed grade, measured from the outer face of exterior walls or in the case of party walls from the centerline.*
*** Pursuant to the HDS&G a garage up to 400 square feet in area is not included in the floor area ratio calculation.*

DISCUSSION (continued):

The project proposes a contemporary architectural style to blend with the natural surroundings. Proposed materials include a green roof with single ply membrane roofing, steel fascia, iron and gray colored stone cladding panels, and oxidized metal aluminum doors and windows, see Sheet A118 of Exhibit 12. A color and materials board will be available at the public hearing. Please see the applicant's project description (Exhibit 4) and letter of justification (Exhibit 5) for additional information regarding the proposed project.

B. Building Design

The Town's Consulting Architect reviewed the proposed contemporary style project (Exhibit 7). The Consulting Architect had no issues or concerns and stated in the report, "that the proposed design would be similar to the recently approved home at 15358 Santella Court." The Consulting Architect also stated, "that in contrast to the adjacent house which has its upper floor at street level, this proposed house would be located substantially down the hillside and the house forms step down the hillside slopes, as specified in the HDS&G." Additionally, the Consulting Architect reported the project incorporates high quality materials and details and had no recommendations for changes.

C. Height

The proposed location of the residence is at a lower grade than the street level and appears as one-story from Santella Court and two-stories at the side and rear elevations. The maximum height of the proposed residence is 22 feet where the maximum allowed height for homes in the hillside area is 25 feet. Per the HDS&G, the maximum height of a building's tallest elevation shall not exceed 35 feet measured from the lowest part of the building to the highest point. The proposed residence would have a maximum low to high height of 28 feet.

Building Height		
	Proposed	**Allowed per HDS&G**
Height	22 ft.	25 ft. max.
Low to High Height	28 ft.	35 ft. max.

DISCUSSION (continued):

D. Neighborhood Compatibility

The Highlands PD contains one and two-story residences and includes a mix of architectural styles. Lot sizes within the Planned Development and immediate area range from 1.09 to 5.05 acres. Based on Town and County records, the total countable square footage for residences located in the Highlands PD and the immediate area range from 4,881 square feet to 6,009 square feet. The applicant is proposing a residence with 5,840 of total countable square footage on a two-acre parcel, resulting in the largest home in terms of square footage in the Highlands PD.

The adjacent residence at 15500 Francis Oaks Way, located outside of the Highlands PD to the north and at a grade approximately 110 feet below subject property, is larger than the proposed house with 6,009 of countable square feet.

Pursuant to the HDS&G, the maximum house square footage for the lot size is 6,000 square feet. The table below reflects current conditions of the homes in the immediate area and in the Highlands PD. The homes in the immediate area are highlighted.

Immediate Area and Highlands Planned Development						
PD Lot	**Address**	**House SF**	***Garage SF**	****Total Countable SF**	**Site SF**	**FAR**
1	15685 Shady Ln.	4,457	904	4,961	89,226	0.05
2	15672 Shady Ln.	4,652	737	4,989	94,220	0.05
3	15644 Shady Ln.	4,796	1,172	5,568	176,242	0.03
4	15657 Shady Ln.	4,169	1,120	4,889	99,566	0.04
5	15615 Shady Ln.	4,658	740	4,989	80,730	0.06
6	15315 Santella Ct.	4,534	817	4,951	75,006	0.06
7	15343 Santella Ct. *Vacant*	N/A	N/A	N/A	66,336	N/A
8	15371 Santella Ct. *Vacant*	N/A	N/A	N/A	65,886	N/A
10	15358 Santella Ct. *Under Construction*	4,401	876	4,877	114,871	0.04
11	15330 Santella Ct.	4,625	746	4,971	60,493	0.08
12	15310 Santella Ct.	4,660	1,011	5,271	60,493	0.08
13	15415 Santella Ct. *Vacant*	N/A	N/A	N/A	45,467	N/A
14	15574 Shady Ln.	4,574	784	4,958	83,402	0.05
15	15588 Shady Ln.	4,508	802	4,910	62,078	0.07
16	15602 Shady Ln.	4,331	950	4,881	65,913	0.07

17	15630 Shady Ln.	4,712	686	4,998	92,771	0.05
18	15685 Gum Tree Ln.	4,590	807	4,997	179,921	0.03
19	15675 Gum Tree Ln.	4,602	765	4,967	93,552	0.05
9	**15365 Santella Ct**.	**5,530**	**711**	**5,840**	**87,475**	**0.06**
N/A	15500 Francis Oaks Wy	5,897	512	6,009	219,978	0.03

**The garage square footage numbers in the table include 400 square feet of exempt square footage.*
***The total square footage numbers in the table do not include below grade square footage or a garage up to 400 square feet in area.*

The proposed residence would not be the largest FAR in the Highlands PD or the immediate neighborhood. The proposed residence would be the largest home in terms of square footage in the Highlands PD, however, it would not be the largest in terms of square footage in the immediate neighborhood.

The applicant has provided justification for proposing the largest home in terms of square footage in the Highlands PD in Exhibit 5. The proposed location of the house is at a lower elevation than the existing homes located at street level, therefore reducing the visibility of the residence from street view.

E. Site Design

The subject property is a triangular-shaped corridor lot sloping downward from the north end of Santella Court. The property takes access though a private driveway downhill to the proposed site of the residence. A performance standard of the Highlands Planned Development requires, "new homes to be sited within the grading envelopes shown of the Official Development Plans unless it can be demonstrated that another location is more appropriate for the lot. The burden of proof is on the applicant to justify any deviation from the approved grading envelope." The applicant has provided justification for siting the home north of the approved grading envelope (Page 5 of Exhibit 5). Due to the corridor lot shape and length of the private driveway, the Santa Clara County Fire Department requires a fire engine turnaround area that does not exceed five percent slope. The building was sited further north to accommodate the required fire engine turnaround area and to accommodate a 17-percent driveway slope for fire engine access, which has been approved by the Santa Clara County Fire Department. The applicant designed a linear mass for the home to minimize impact to existing trees and reduce site grading. The proposed building location is located within the site's Least Restrictive Development Area (LRDA) per the HDS&G.

DISCUSSION (continued):

F. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist (Exhibit 8). The project proposes to remove fourteen protected trees, of which five are considered to be large protected trees. The initial arborist report included fifteen trees to be removed; however, the applicant has since modified the plans to retain tree #665.

The fourteen protected trees (Blue Oaks - #652, #653, #656, #660, #662, #668, #671, #675, #676, #677, #679, #680, and #690 and Coast Live Oak - #691), are proposed to be removed to accommodate the proposed residence, driveway, and fire truck turn around.
If the project is approved, replacement trees would be required to be planted pursuant to Town Code.

An Addendum report was prepared by the Consulting Arborist regarding the health of the existing trees located along the rear and side downward slope of the lot proposed to remain. The Consulting Arborist was not able to get close enough to inspect the health and condition of each individual tree due to the dense and nearly impenetrable brush. However, the Consulting Arborist was able to provide an evaluation of the grouping of trees based on their size, color, and crown. The Arborist stated that the area contains a stand of Coast Live Oaks, approximately 25 to 35 feet tall that would appear to be considered to be in good condition with dense crowns and normal foliar color and size. Along the northwest portion on the lower slope there are three Blue Oaks, approximately 30 feet tall, that are in fair to good condition (Exhibit 9).

Tree protection measures are incorporated as conditions of approval (Exhibit 3) to protect the trees proposed to remain on the subject property and within the development area.

G. Visibility

Pursuant to the HDS&G, a visible home is defined as a single-family residence where 24.5 percent or more of an elevation can be seen from any of the Town's established viewing areas. The applicant's visibility analysis illustrates that the proposed home would not be visible from the southwest corner of the intersection of Blossom Hill Road and Los Gatos Boulevard viewing area and would be 24 percent visible from the northwest corner of the of Selinda Way and Los Gatos - Almaden Road viewing area (Exhibit 10).

Pursuant to the requirements of the View Analysis section of the HDS&G, the applicant installed story poles on-site that identified the proposed building.

DISCUSSION (continued):

The applicant took photographs of the project site from the established viewing platform located at the Northwest corner of Los Gatos-Almaden Road and Selinda Way with a 50 MM and a 300 MM lens. The photographs and computer modeling were then aligned to determine the areas of the proposed residence that would be visible, excluding any trees that are proposed to be removed or are in poor condition (Exhibit 10). The existing trees that have been identified in the photographs as providing screening for the proposed single-family residence are rated in good or fair condition and are proposed to remain.

As discussed in the Tree section of the report, the Consulting Arborist was not able to get close enough to the stand of trees along the rear and side downward slope to inspect the health and condition of each individual tree; however, overall, he found the grouping of Coast Live Oaks and Blue Oaks to be in fair to good condition with dense crowns and normal foliar color and size. The applicant has labeled the trees included on the subject property in the Visibility Analysis as X1, X2, Y1, Y2, Y3, Z5, and Z3. Three trees used in the Visibility Analysis, trees Z2, Z4, and Z6 are not located on the subject property (Sheet 17 of Exhibit 10).

The applicant's methodology complies with the current methodology to not use trees in poor condition in the Visibility Analysis.

H. Neighbor Outreach

The applicant reached out to their neighbors and provided copies of the three responses they received (Exhibit 11).

I. CEQA Determination

An Environmental Impact Report was prepared for the Planned Development and was certified by the Town Council on December 19, 2005. No further environmental analysis is required for the individual lot development.

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 500 feet of the subject property. No public comments were received by 11:00 a.m., Friday, January 3, 2020.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application to construct a single-family residence on a vacant lot within the Highlands PD. As proposed, the project would create the largest home in terms of countable square footage in the Highlands PD with a proposed 5,840-square foot residence. However, the proposed project would not be the largest home in terms of square footage in the immediate area as the adjacent downhill residence is larger. Due to the property configuration and downward sloping topography of the subject site the proposed residence would be located below street level from Santella Court. The project is consistent with the Zoning, General Plan, applicable HDS&G, Hillside Specific Plan, and Highlands PD Ordinance 2237. The proposed project does not request any exceptions.

B. Recommendation

Based on the analysis above, staff recommends approval of the Architecture and Site application subject to the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that no further environmental analysis is required (Exhibit 2);
2. Make the finding that the project is in compliance with the Hillside Development Standards and Guidelines (Exhibit 2);
3. Make the finding that the project is in compliance with the Hillside Specific Plan (Exhibit 2);
4. Make the finding that the project is in compliance with the Highlands Planned Development Ordinance 2237 (Exhibit 2);
5. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
6. Approve Architecture and Site Application S-18-052 with the conditions contained in Exhibit 3 and the development plans in Exhibit 12.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations (one sheet)
3. Recommended Conditions of Approval (16 sheets)
4. Project Description, received on December 11, 2019 (two sheets)
5. Letter of Justification, received December 16, 2019 (14 sheets)
6. Project Data (one sheet)
7. Consulting Architect's Report, received November 14, 2018 (six sheets)
8. Consulting Arborist's Report, dated November 29, 2018 (37 sheets)
9. Consulting Arborist's Addendum Report, dated August 20, 2019 (eight sheets)
10. Visibility Analysis, received December 10, 2019 (28 sheets)
11. Applicant's neighbor outreach efforts, received November 18, 2019 (four sheets)
12. Development Plans, received November 15, 2019 (29 sheets)

15365 Santella Court

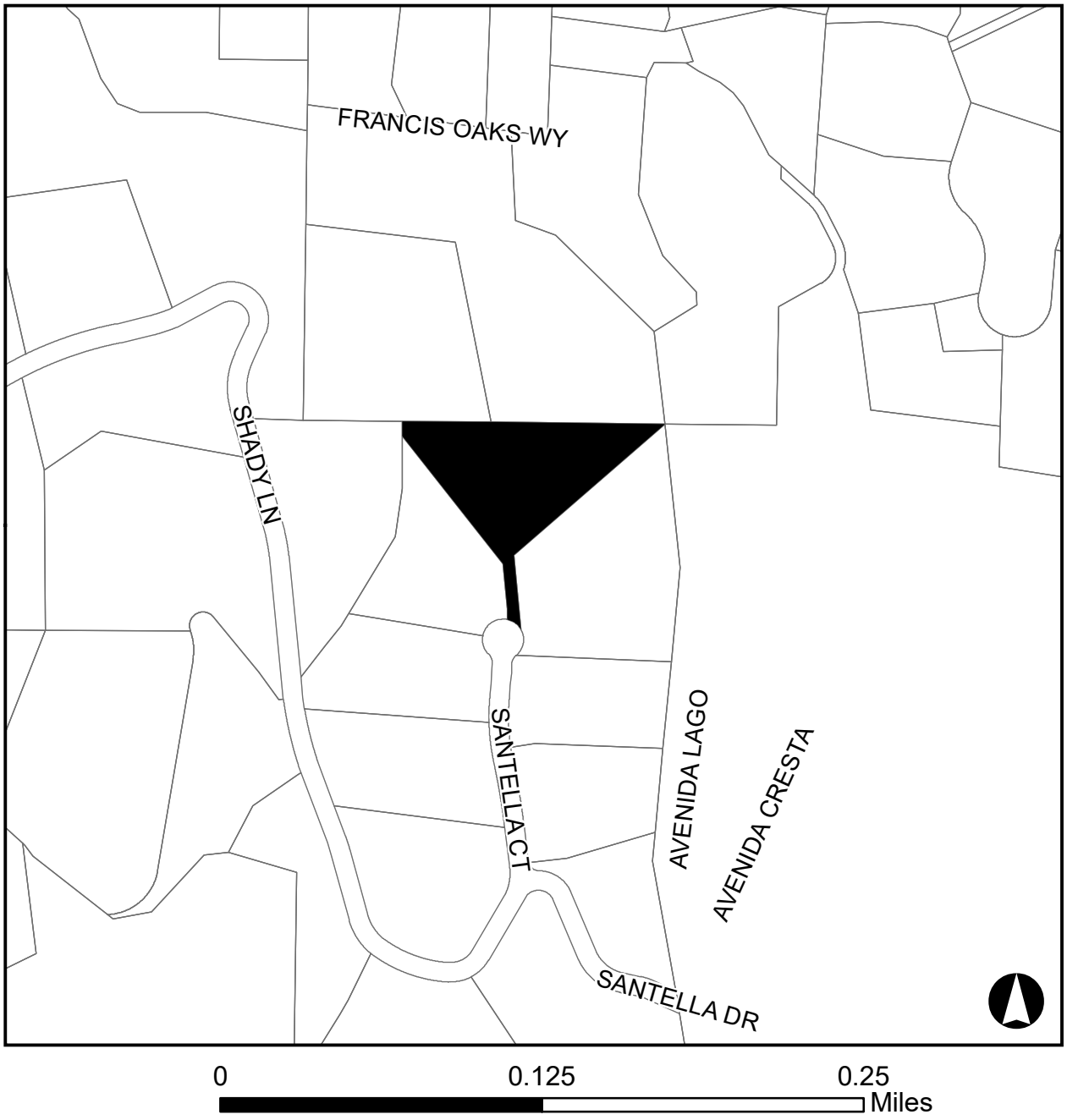

EXHIBIT 1

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PLANNING COMMISSION –*January 8, 2020*
REQUIRED FINDINGS & CONSIDERATIONS FOR:

15365 Santella Court
Architecture and Site Application S-18-052

Requesting approval for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD. APN 527-09-036.
PROPERTY OWNER: Christian and Hellen Olgaard
APPLICANT: Hari Sripadanna

FINDINGS

Required findings for CEQA:

- An Environmental Impact Report (EIR) was prepared for the Planned Development and was certified by the Town Council on December 19, 2005. Required technical reviews (arborist, architect and geotechnical) have been completed for the project and no further environmental analysis is required for this application.

Compliance with Hillside Development Standards and Guidelines (HDS&G):

- The project is in compliance with the HDS&G.

Compliance with Hillside Specific Plan

- The project is in compliance with the Hillside Specific Plan in that it is a single-family residence being developed on an existing parcel. The proposed development is consistent with the development criteria included in the Specific Plan.

Compliance with the approved Planned Development

- The project is in compliance with the approved Planned Development (Ordinance 2237).

CONSIDERATIONS:

Considerations in review of Architecture & Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

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PLANNING COMMISSION – *January 8, 2020*
CONDITIONS OF APPROVAL

15365 Santella Court
Architecture and Site Application S-18-052

Requesting approval for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD.
APN 527-09-036.
PROPERTY OWNER: Christian and Hellen Olgaard
APPLICANT: Hari Sripadanna

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the plans approved and noted as received by the Town on November 15, 2019. Any changes or modifications to the approved plans shall be approved by the Community Development Director, the Development Review Committee, the Planning Commission, or Town Council, depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.
4. EXTERIOR COLOR: The exterior colors of the house shall not exceed an average light reflectivity value of 30 and shall blend with the natural vegetation in conformance with the approved PD Ordinance 2237.
5. LRV DEED RESTRICTION: Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior colors to be maintained in conformance with the approved PD Ordinance.
6. GENERAL: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
7. MAINTENANCE AGREEMENT: Following the issuance of a certificate of occupancy, the property owner shall execute a five-year maintenance agreement with the Town that the property owner agrees to protect and maintain the trees shown to remain on the approved plans, trees planted as part of the tree replacement requirements, and guarantees that said trees will always be in a healthy condition during the term of the maintenance agreement.
8. TREE DEED RESTRICTION: Prior to issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that identifies the on-site trees that were used to provide screening in the visibility analysis

and requires their replacement if they die or are removed.

9. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
10. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations made by Richard Gessner, identified in the Arborist report, dated as received November 29, 2018, and the supplemental Arborist report, dated as received August 20, 2019, respectively, on file in the Community Development Department. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
11. TREE FENCING: Protective tree fencing shall be placed at the drip line of existing trees and shall remain through all phases of construction. Fencing shall be six-foot-high cyclone attached to two-inch diameter steel posts drive 18 inches into the ground and spaced no further than 10 feet apart. Include a tree protection fencing plan with the construction plans.
12. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code. Town Code requires a minimum 24-inch box size replacement tree. New trees shall be double staked with rubber ties and shall be planted prior to final inspection and issuance of occupancy permits.
13. LANDSCAPE PLAN: The final landscape plan shall comply with the Hillside Development Standards and Guidelines criteria for planting (ornamental planting shall be confined to areas within 30 feet of the house, inclusive of decks, patios and driveway).
14. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of building permits. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
15. BMP IN-LIEU FEE: A Below Market Price (BMP) in-lieu fee (6% of the building valuation as determined by the Building Official) shall be paid by the developer prior to issuance of an occupancy permit for the new residence.
16. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
17. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
18. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
19. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with

the building plans detailing how the Conditions of Approval will be addressed.

Building Division

20. PERMITS REQUIRED: A Building Permit is required for the construction of the new single-family residence and attached garage. Additional Building permits will be required for all detached structures such as swimming pools and retaining walls supporting a surcharge.
21. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2017, are the 2016 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12. These codes are applicable on Building Applications up to December 20, 2019. Effective January 1, 2020 the 2019 California Building Standard Code, California Code of Regulations Title 24, Parts 1-12, as amended by the Town of Los Gatos, will be applicable.
22. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue-lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
23. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
24. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
25. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
26. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
27. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
28. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
29. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:

a. Wood backing (2” x 8” minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
b. All passage doors shall be at least 32-inch doors on the accessible floor level.
c. The primary entrance door shall be a 36-inch-wide door including a 5’x 5’ level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18 inch clearance at interior strike edge.
d. A door buzzer, bell or chime shall be hard wired at primary entrance.

30. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
31. TOWN FIREPLACE STANDARDS: New wood burning fireplaces shall be an EPA Phase II approved appliance or gas appliance per Town Ordinance 1905. Tree limbs shall be cut within 10 feet of chimneys.
32. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
33. WILDLAND-URBAN INTERFACE: This project is located in a Wildland-Urban Interface High Fire Area and must comply with Section R337 of the 2016 California Residential Code, Public Resources Code 4291 and California Government Code Section 51182.
34. PROVIDE DEFENSIBLE SPACE/FIRE BREAK LANDSCAPING PLAN: Prepared by a California licensed Landscape Architect in conformance with California Public Resources Code 4291 and California Government Code Section 51182.
35. PRIOR TO FINAL INSPECTION: Provide a letter from a California licensed Landscape Architect certifying the landscaping and vegetation clearance requirements have been completed per the California Public Resources Code 4291 and Government Code Section 51182.
36. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.
37. BLUE PRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of $2 or at ARC Blue Print for a fee or online at www.losgatosca.gov/building.
38. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771

c. Santa Clara County Fire Department: (408) 378-4010
d. West Valley Sanitation District: (408) 378-2407
e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:

Engineering Division

39. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner and/or Applicant's expense.
40. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
41. PRIOR APPROVALS: All conditions per prior approvals (including Ordinance 2147, etc.) shall be deemed in full force and affect for this approval.
42. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
43. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over $5,000 will require construction security. It is the responsibility of the Owner/Applicant to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
44. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
45. PUBLIC WORKS INSPECTIONS: The Owner and/or Applicant or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work

pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.

46. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner and/or Applicant or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner and/or Applicant or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner and/or Applicant or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
47. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
48. STREET CLOSURE: Any proposed blockage or partial closure of the street requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
49. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
50. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits.
51. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner and/or Applicant's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
52. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.
53. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). After the preceding Architecture and Site Application has been approved by the respective deciding body, the grading permit application (with grading plans and associated required materials and plan check fees) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall

location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner/Applicant's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.

54. GRADING ACTIVITY RESTRICTIONS: Upon receipt of a grading permit, any and all grading activities and operations shall not commence until after/occur during the rainy season, as defined by Town Code of the Town of Los Gatos, Sec. 12.10.020, (October 15-April 15), has ended.
55. COMPLIANCE WITH HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES: All grading activities and operations shall be in compliance with Section III of the Town's Hillside Development Standards and Guidelines. All development shall be in compliance with Section II of the Town's Hillside Development Standards and Guidelines.
56. DRIVEWAY: The driveway conform to existing pavement on Santella Court shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
57. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner and/or Applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.
58. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading/improvement permits, whichever comes first, the Owner and/or Applicant shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
59. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
60. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
    a. Retaining wall: top of wall elevations and locations.
    b. Toe and top of cut and fill slopes.
61. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
    a. Along with the Owner and/or Applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the

project conditions of approval will be posted on-site at all times during construction.

62. RETAINING WALLS: A building permit, issued by the Building Department, located at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
63. SOILS REPORT: One copy of the soils and geologic report shall be submitted with the application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
64. GEOLOGY AND SOILS MITIGATION MEASURE: A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. All recommendations of the investigation shall be incorporated into project plans.
65. SOILS REVIEW: Prior to Town approval of a development application, the Owner and/or Applicant's engineers shall prepare and submit a design-level geotechnical and geological investigation for review by the Town's consultant, with costs borne by the Owner and/or Applicant, and subsequent approval by the Town. The Owner and/or Applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. Approval of the Owner and/or Applicant's soils engineer shall then be conveyed to the Town either by submitting a Plan Review Letter prior to issuance of grading or building permit(s).
66. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner and/or Applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner and/or Applicant's soils engineer and submitted to the Town before a certificate of occupancy is granted.
67. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner and/or Applicant's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner and/or Applicant.
68. DEDICATIONS: The following shall be dedicated by separate instrument. The dedication shall be recorded before any grading or building permits are issued:
    a. A Private Ingress Egress Easement (PIEE), twenty (20) feet in width, for the benefit of the neighboring Lot 8 to the west (15371 Santella Court; APN 527-09-035).

b. Storm drainage and sanitary sewer easements, as required.

69. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner and/or Applicant. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
    a. Santella Court: 2" overlay from the middle of the cul-de-sac to the northern lip of gutter, or alternative pavement restoration measure as approved by the Town Engineer.
70. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
71. FRONTAGE IMPROVEMENTS: The Owner and/or Applicant shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
72. UTILITIES: The Owner and/or Applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner and/or Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
73. PRIVATE EASEMENTS: Agreements detailing rights, limitations and responsibilities of involved parties shall accompany any proposed private easement. Access driveway shall be within the recorded access easement. A new private access easement shall be recorded, and a copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to issuance of a grading or building permit. A realigned access driveway shall be completed prior to the issuance of grading or building permit.
74. CURB AND GUTTER REPAIR: The Owner and/or Applicant shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair

will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.

75. DRIVEWAY APPROACH: The Owner and/or Applicant shall install one (1) Town standard residential driveway approach. The new driveway approach shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
76. SIGHT TRIANGLE AND TRAFFIC VIEW AREA: Any proposed improvements, including but not limiting to trees and hedges, will need to abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
77. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any building or grading permits, the Owner/Applicant shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of any grading or building permit. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time the building permit is issued, using a comparison between the existing and proposed uses.
78. PRECONSTRUCTION PAVEMENT SURVEY: Prior to issuance of any grading or building permit, the Owner and/or Applicant shall complete a pavement condition survey documenting the extent of existing pavement defects using a smartphone video (in Landscape orientation only) or digital video camera. The survey shall extend through the Highlands of Los Gatos, from entry to the end of the Santella Court cul-de-sac. The results shall be documented in a report and submitted to the Town for review.
79. POSTCONSTRUCTION PAVEMENT SURVEY: The Owner and/or Applicant shall complete a pavement condition survey to determine whether road damage occurred as a result of project construction. Rehabilitation improvements required to restore the pavement to pre-construction condition and strength shall be determined using State of California procedures for deflection analysis. The results shall be documented in a report and submitted to the Town for review and approval before a Certificate of Occupancy for any new building can be issued. The Owner and/or Applicant shall be responsible for completing any required road repairs prior to release of the faithful performance bond.
80. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
81. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited

to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.

82. CONSTRUCTION HOURS: All construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner and/or Applicant shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.

83. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.

84. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Project Schedule, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse location(s). Please refer to the Town's Construction Management Plan Guidelines document for additional information.

85. WVSD (West Valley Sanitation District): A Sanitary Sewer Clean-out is required for each property at the property line, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town.

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

87. BEST MANAGEMENT PRACTICES (BMPs): The Owner and/or Applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to

comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.

88. STORMWATER DEVELOPMENT RUNOFF: All new development and redevelopment projects are subject to the stormwater development runoff requirements. The Owner and/or Applicant or their design consultant shall submit a stormwater control plan and implement conditions of approval that reduce stormwater pollutant discharges through the construction, operation and maintenance of treatment measures and other appropriate source control and site design measures. Increases in runoff volume and flows shall be managed in accordance with the development runoff requirements.

89. REGULATED PROJECT: The project is classified as a Regulated Project per Provision C.3.b.ii. and is required to implement LID source control, site design, and stormwater treatment on-site in accordance with Provisions C.3.c. and C.3.d..

90. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas.
    d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
    e. Use landscaping to treat stormwater.

91. GREEN ROOF: A Green roof may be considered biotreatment systems that treat roof runoff only if they meet certain minimum specifications. The green roof system planting media shall be sufficiently deep to provide capacity within the pore space of the media for the required runoff volume specified by Provision C.3.d.i.(1), in addition to supporting the long-term health of the vegetation selected for the green roof, as specified by a landscape architect or other knowledgeable professional.

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

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

94. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

95. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.

b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.

c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.

d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.

e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.

f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.

g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.

j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

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

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

98. WATER FEATURES: New swimming pools, hot tubs or spas shall have a connection to the sanitary sewer system, subject to West Valley Sanitation District's authority and standards, to facilitate draining events. Discharges from these features shall be directed to the sanitary sewer and are not allowed into the storm drain system.

99. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

100. STORM WATER MANAGEMENT PLAN: A storm water management shall be included with the grading permit application for all Group 1 and Group 2 projects as defined in the amended provisions C.3 of the Municipal Regional Stormwater NPDES Permit, Order R2-2015-0049, NPDES Permit No. CAS612008. The plan shall delineate source control measures and BMPs together with the sizing calculations. The plan shall be certified by a professional pre-qualified by the Town. In the event that the storm water measures proposed on the Planning approval differ significantly from those certified on the Building/Grading Permit, the Town may require a modification of the Planning approval prior to release of the Building Permit. The Owner and/or Applicant may elect to have the Planning submittal certified to avoid this possibility.

101. STORM WATER MANAGEMENT PLAN CERTIFICATION: Certification from the biotreatment soils provider is required and shall be given to Engineering Division Inspection staff a minimum of thirty (30) days prior to delivery of the material to the job site. Additionally deliver tags from the soil mix shall also be provided to Engineering Division Inspection staff. Sample Certification can be found here: http://www.scvurppp-w2k.com/nd_wp.shtml?zoom_highlight=BIOTREATMENT+SOIL.

102. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up

on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.

103. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner and/or Applicant's expense.
104. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
105. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

106. FIRE SPRINKLERS REQUIRED: An automatic residential fire-sprinkler system shall be installed in one-and two-family dwellings as follows: In all new one-and two-family dwellings and in existing one-and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. Note: The owner(s), occupant(s), and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modifications or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application, and appropriate fees to this department for review and approval prior to beginning their work. CFC Section 313.2 as adopted and amended by LGTC.
107. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7
108. CONSTRUCTION FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter 33.
109. FIRE DEPARTMENT (ENGINE) DRIVEWAY TURNAROUND REQUIREMENT: Provide an approved fire department engine driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Maximum grade in any direction shall be a maximum of 5%.

Installations shall conform with Fire Department Standard Details and Specifications D-1. CRF Sec. 503.

110. FIRE APPARATUS (Engine) ACCESS DRIVEWAY REQUIRED: Provide an access driveway with a paved all-weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, and a maximum slope of 15%. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503. The proposed driveway slope of 17.2% exceeds the maximum of 15% and has received approval for a variance from the Fire Marshal's Office on 04/18/18.

111. WILDLAND-URBAN INTERFACE: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of Section R327 of the California Residential Code or the California Building Code (CBC) Chapter 7A., as applicable. Note that vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.

112. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other signs or means shall be used to identify the structure. Address numbers shall be maintained. CFC Section 505.1

Srusti Architects
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18524 Montpere Way, Saratoga, CA 95070 ph.: 408 507-8138 www.srustiarchitects.com

Dec,11 2019

Re: Olgaard Residence-Project Description Letter.
Site Address:15365 Santella Court; APN: 527-09-036 Architecture and Site Application:S-18-052.

Dear Planning Commissioners
Community Development Department.
Town of Los Gatos

The project scope involves development of a downward sloping, south facing, 2-acre vacant lot. This natural setting of an undulating hillside with existing mature oak trees, offers city views from specific locations. The site features a long narrow area from the Santella Court cul-de- sac, toward the south, that widens to a triangular shape spreading in the east-west direction. The site is in a HR-2½: Planned Development Zone at the end of Santella Court.

The proposed site design features a private driveway from Santella Court, sloping down about 30 feet to the fire truck turn around space, in front of the home's garage. From here a winding stair path leads to the front entrance and a side yard that opens to a patio and pool towards the north-east side of the property.

This low-profile home with a linear building form follows the site contours and levels so that the structure appears integrated into the hill side. This two-level home will appear as a single-story home, to most of the neighbors as 3 sides of the lower level are tucked the into the hill. The roof rises with the hill and most of the roof would be only 15 feet from the grade level. This house siting has minimal impact to the existing grading and vegetation.

The north south orientation of the home harvests the maximum amount of solar energy to achieve net zero energy use. This two-level, 4 bed, 4 1/2 bath and 3 car garage, single family dwelling of has 5,840 sf. of countable floor area including 756 sf below grade space (exempt from countable floor area), in an HR-2½: Planned Development Zone, would be a LEED certified home as well.

Much of the home space will be at the lower level with private spaces such as bedrooms, media and family rooms and a wine cellar in addition to a garage. The upper level will have an entry foyer, kitchen, dining and living spaces.

This building will be clad with sintered stone panels of natural, earth toned colors. The entry door will have a wood finish and the windows and garage door frames will feature a dark oxidized metal finish. A majority of the landscaping adjacent to the building will include native, drought tolerant plants and most of the site will remain in its natural state preserving the existing oak trees and other surrounding vegetation.

Thank you for the project review. If you have any questions, or need any additional information please contact me at your earliest convenience.

Sincerely

Hari Sripadanna AIA

Srusti Architects

P - 408-507-8138 **hari@srustiarchitects.com**

We collaborate to create sustainable spaces.

www.srustiarchitects.com

Re: Olgaard Residence- Project Justification Letter
Site Address:15365 Santella Court; APN: 527-09-036. Architecture & Site Application# S-18-052.

Date:
Dec 16, 2019

Dear Planning Commissioners
Community Development Department.
Town of Los Gatos

On behalf of Christian and Helen Olgaard, I am pleased to present this new sustainable (green) design project, featuring net zero energy use. From the very beginning of our collaboration with the Town of Los Gatos, your knowledgeable planning and engineering staff helped us understand the Hillside Development Standards and Guidelines and the Town's desire to preserve the natural hillside environment.

We consulted with your staff early on and through our frequent meetings, they prepared us for this comprehensive compliance design review process. Our design team also had the support and willingness of our clients to design a creative and innovative contemporary sustainable home that brings the outdoor natural hillside environment, indoors in a seamless way. As a result of this collaborative process we had minimal revisions to the overall original design concept and are able to create a home design that meets all requirements without any exceptions.

The proposed single-family home design to be developed on a vacant lot has two-levels, 4 bedrooms, 4 1/2 baths and a 3 car-garage, and has 5,840 sf. of countable floor area including 756 sf below grade space (exempt from countable floor area), in an HR-2½: Planned Development Zone

This letter details the factors that lead to this design, how it complies with the Hillside Development Standards and Guidelines and addresses any specific concerns raised by the planning staff. The attached building plans and additional exhibits are provided as supporting information.

EXISTING PROPERTY DESCRIPTION

The site is a part of the planned development of Highlands of Los Gatos subdivision that includes approximately 66 acres of custom hillside residential lots, accessed from Shady Lane and Gum Tree Lane. This 2-acre vacant property, located on the north end of Santella Court, presents great opportunities and some constraints that we carefully studied and mapped before any placement of the proposed home was considered.

The project scope involves development of a downward sloping, south facing flag lot with a natural setting of undulating hillsides and mature oak trees. In contrast to the other street level homes on Santella court, this proposed house would be located substantially lower on the hillside and accessed through a private driveway. From here, the lot widens to a triangular shape spreading in the east-west direction. The site is surrounded by dense clusters of mature coast live oak and blue oak trees along its slopes with a small relatively clear and level area in the middle that extends to the rear. The tree inventory by the arborist contains 44 trees (with some undocumented along inaccessible slopes) in either good or fair condition, 4 trees in poor health, and one that fell due to natural causes after

the arborist report was prepared. The land tapers off to a steeper slope along the perimeter of the property. Due to these steep 30% slopes surrounding the site, the LRDA is limited to the level area in the midsection of the property.

DESCRIPTION OF PROPOSED DESIGN

Site design

Given all the opportunities and constraints, and with considerable deliberation, we chose a linear form for the house, and a winding sloped driveway. We chose these forms for their adaptability to the shape of the site grading contours and to minimize tree removal.

The private driveway from Santella Court slopes down to the fire truck turnaround/visitor parking area in front of the home's garage. From here a winding stair path leads to the front entrance located on the upper level. The visitor parking area also leads to a side yard at the lower level that opens to a patio and pool towards the north-east side of the property.

The site and hillside slopes are stable and geotechnically suitable for the proposed structure as outlined in the geologist report, which has been approved through the peer review.

Articulation of the building mass

We designed the linear form to start as a single story at the garage, and to rise to a two-story volume towards the rear. This shape enables screening of the larger mass by tall trees along the north and the west property lines, that form a dense cluster around the building. There are 15 trees, including the 4 trees in poor health, mostly along the interior of the site that shall be removed to construct the residence and driveway.

This low-profile home with a linear horizontal building form follows the site contours and levels so that the structure appears integrated into the hill side. At the north end of the property, as the site grading contours turn, so does the building form, creating a backdrop for the terraces and patio areas to follow. This approach i.e. stepping the terrain along the contours reduces the amount of grading required and integrates the building into the site.

Building Features

The building roof form picks up on the undulating site profile, combining sloped and flat roofs in an alternating rhythm. The alternating flat roof sections as one continuous sculptural unifying roof form, feature live green roofing and the sloped roof sections provide for photovoltaics.

Much of the home will be at the lower level with private spaces such as bedrooms, media and family rooms and a wine cellar in addition to a garage. The upper level will have an entry foyer, kitchen, dining and living spaces that offer spectacular views of the distant hills.

The contemporary home design with doors and windows that open to the outdoor spaces merge them seamlessly with the indoors to take advantage of the natural beauty of the site and the moderate weather we all enjoy in California. The house wraps around the entry courtyard with operable windows situated to catch the summer breezes from the west to naturally cool the house.

The exterior skin of the home consists of an insulated rain-screen system clad with sintered stone panels. These earth toned panels run every 2 ft. with varying widths throughout the home to emphasize horizontal nature of the building form.

The aluminum windows and door frames will feature a dark oxidized metal finish with similar interplay of horizontal and vertical lines of the stone cladding system. The glazing will have low light and heat reflective coating to reduce glare and increase the thermal performance of the home.

Site grading

The driveway design became a critical factor in site layout, and was defined by the narrow and steep terrain, existing trees, firetruck turnaround space requirements.

We took advantage of the level changes in the terrain to create floor levels that closely followed the adjacent grades. As the land dipped and flattened out at the firetruck turn around space, we set the lower floor garage height 4ft. (max. allowed cut) below grade to reduce the appearance of a larger mass. Then as the terrain rose higher to towards the rear of the property, we set the upper floor level close to the higher terrain level. A series of serpentine shaped steps rise with the existing grade to access the upper level concealing the lower level floor below and effectively making the building appear as a single-story home.

As the terrain slopes more gradually on the east side of the home, we created terraces that follow contour grades, that open to the lower floor level. The upper floor level was able to access the outdoor deck set close to the higher terrain level on the west side of the home. This approach reduced the cut and fill volumes and height of retaining walls.

Sustainable (green) design

As all sustainable efforts should begin with passive strategies our initial efforts focused on the sustainable site design practices such as

- Building orientation, passive solar design and shading and cooling from existing vegetation.
- High performance thermal envelope (insulated building skin),

- Low reflective, dual glazed, low E windows, and doors that allow natural light natural and cross ventilation,
- Green roof to keep the home cool protect from forest fires and filter the roof rain runoff.

In addition, our clients have set project goals for LEED Gold or Platinum (green building) certification and a net zero energy use for the home. As these are highly ambitious goals, we incorporated a photovoltaic system and a geothermal system combined with a ceiling radiant heating and cooling system.

COMPLIANCE WITH HILLSIDE DEVELOPMENT STANDARDS & GUIDELINES

In addition to what was identified above, the proposed home specifically addresses the Hillside Development Standards and Guidelines as follows:

Justification for home size in the immediate neighborhood

The proposed home is both smaller in total size and smaller in appearance compared to others in the neighborhood. This home area when below grade area is also considered, is smaller than the neighborhood homes. To illustrate the point, we have attached a neighborhood floor area comparison sheet that show the floor areas including below grade area. For example, the home at 15310 Santella Ct. has 5,671 sf. Floor area, which is smaller to the proposed home with 5,840 sf. of floor area. However, if the below grade area is included the total home floor area for 15310 Santella Ct. is 7,425 sf. which is larger than the total area of this proposed home of 6,596 sf.

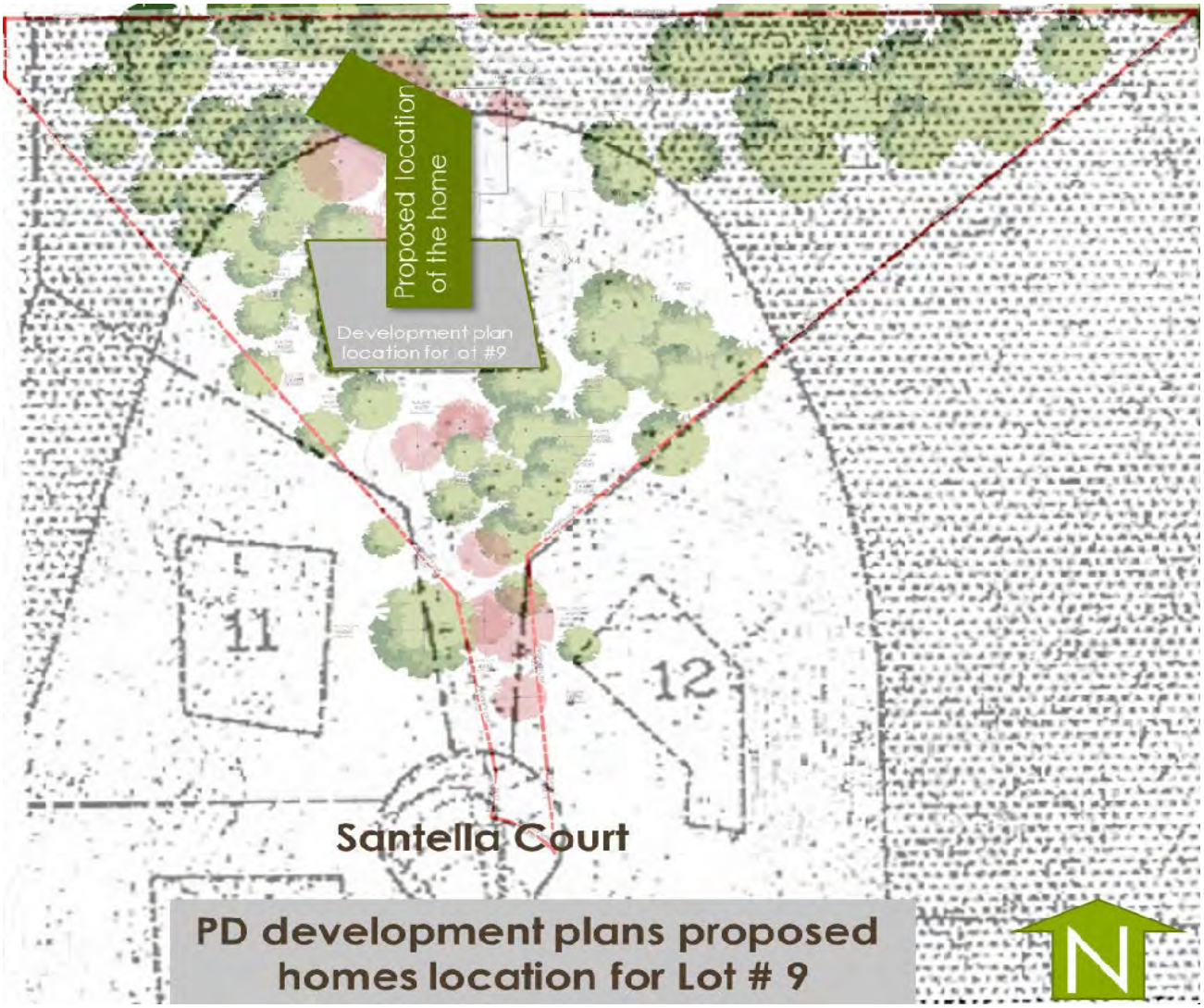
This neighborhood home is on a relatively level lot and all of the home's upper mass is visible to the observer. Therefore, to reduce the appearance of a large home size, more of the area was allocated to the below grade. See picture below (courtesy -Redfin website).

This proposed home would be located substantially lower on the hillside in contrast to the other street level homes on Santella court. This home is on a sloped lot and the design reduces the appearance of a larger home due to the home siting and the articulation of the massing. (see rendering on previous page). This slender shape, split-level design and low-profile home with the roof close to the ground, will appear smaller than a traditional home with traditional hip and gable roofs, even with a large below grade area.
We have attached the neighborhood comparison data for your reference.

Siting of the home

After detailed evaluation of the site conditions, we situated the home further north than the location indicated in the approved PD development plans. The image below shows the original location shown in the PD development plans overlaid by our proposed home location.

Below are several compelling reasons:



- Due to the flag lot shape and the narrow access exceeding 150 ft. in length, we were required by the Santa Clara County Fire Department to create a fire engine truck turn around space of 55 ft. X 75 ft. with the grade level of the turnaround space not to exceed 5%.

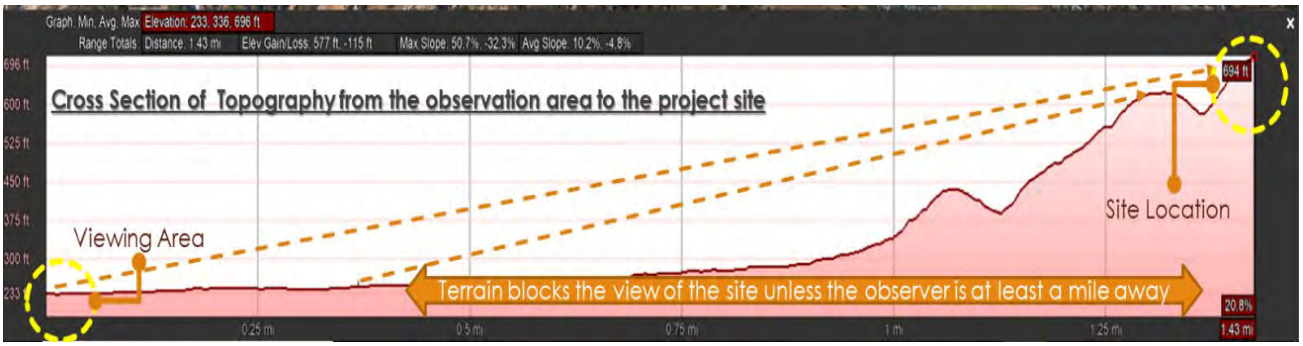
- The building location was pushed further north to accommodate the required the firetruck turnaround space and driveway length at the maximum allowed 17% grade slope.
- We chose a linear mass for the home to minimize the impact of the building footprint on the existing tree locations. This enabled us to preserve many native oak trees, increase the tree screening and reduce visibility of the home to the neighborhood.
- The linear building form also followed the site grading contour levels to have the house sit at a lower level, reduce site grading and overall building height. We achieved this by partially building into the hill side to maximum depth of 4 ft. cut at the exterior patios and driveways so that the structure appears as an integrated part of the environment.
- The north south orientation of the home allows the maximum amount of solar energy to be harvested.

Project visibility analysis

We have done an exhaustive study of the site, the surrounding topography, screening of the matures trees in the vicinity, and the visibility of the project from the viewing areas. **Blossom Hill/LG Blvd.** and **Selinda Way/LG Almaden Rd.** viewing areas were identified as the two viewing areas nearest to the project from where the home could be potentially seen.

Our initial studies with the computer model indicated that the project wouldn't be seen from **Blossom Hill /LG Blvd intersection** viewing area due to dense tree cover. This fact was later confirmed by the subsequent pictures taken after the story-poles are installed.

We then focused on our study on the Selinda Way/LG Almaden Rd. viewing area. When we studied the cross section of the topography of the hillsides and the ridges from the Selinda Way/LG Almaden Rd., it became obvious why this project site wouldn't be seen from anywhere nearby. Due to a secondary ridge in front of the site, the home wouldn't be seen, unless the observer is a mile or more away. As shown in the illustration below, the view is blocked when an observer comes within a mile of the project.



The property it is barely visible with a naked eye when seen from **a mile away**. This picture below is taken from Selinda Way/LG Almaden Rd. intersection, which is further than a mile away. To get an unobstructed view we took the 50mm lens picture (below) from the Lee high school fence.

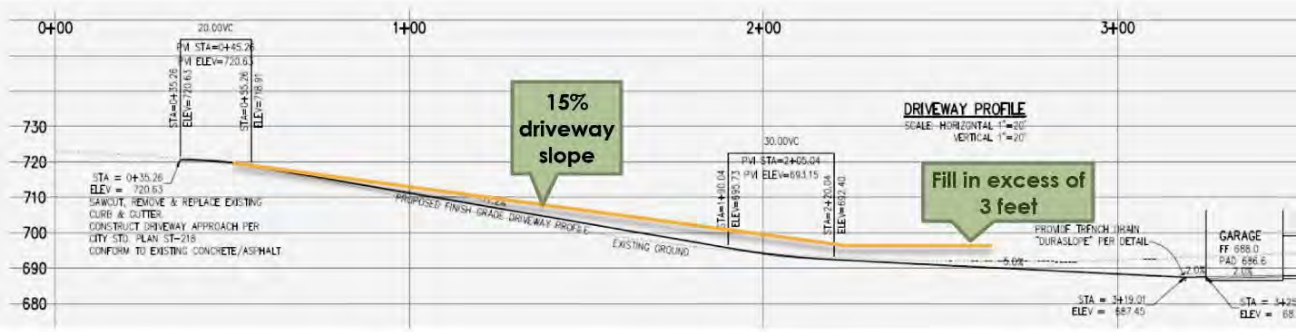
To clearly see this site, one would need 300 mm telephoto lens standing a mile or more away, as it is not possible to see it closer due to the ridge in the front.
Our subsequent detailed analysis indicated that only a portion of the home that is less than 24% would be seen with a 300 mm telephoto lens. This fact was confirmed by subsequent pictures taken after story-poles were installed as shown in the image below. Therefore, this home would not be considered a visible home per the HDS&G.

A full and comprehensive visibility screening analysis is provided along with this letter.

Grading for driveway and visitor parking

As previously mentioned, the narrow and steep terrain at the entrance of the site effects the configuration of the driveway.

- As the land dips and flattens out after the driveway, we utilized the shallow terrain to create the firetruck turn around space, and guest parking. Staying close to the terrain and utilizing the shallow grade allowed us to meet the fire truck turn-around space clearances and grading slope (5% maximum) and the HDS&G cut and fill requirements.
- The 5% slope of the firetruck turn around space enabled us to set the home's lower floor height 4ft. below grade to reduce the appearance of a larger mass.
- Then as the terrain rose higher to towards the rear of the property, we set the upper floor level close to the higher terrain level.
- A series of serpentine shaped steps rise with the existing grade to access the upper level masking the lower level floor below and effectively making the building appear as a single-story home.



We requested a driveway slope of 17%, versus the typical 15%, for the following reasons;

- A driveway slope of 15% would cause the lower parts of the driveway at the fire truck turnaround space to exceed the 3ft. maximum fill requirement of HDS&G.
- A driveway slope of 15% would also require the home to move further north due to fire truck turnaround space requirements and that would encroach into the rear setback area. A 17% slope brings the firetruck turn around space closer to the cul-de-sac and locates it in the shallow existing terrain area (relatively free of mature trees) and makes the grading compliant with HDS&G requirements.
- We met with the Fire Marshal early in the design process and have his consent for a 17% slope for the driveway, We worked with the lot #8 design team to facilitate a lower desired driveway access level for their site, as it is shared with this neighbor.

Neighbor friendly, site design

- Privacy of the neighbors is protected by dense surrounding vegetation and the additional landscape screening proposed along the north property line.
- All the upper level doors windows and outdoor areas face away from neighbors' properties.
- Outdoor activity areas at the lower level are designed to face eastern side of the property which is further away from the immediate neighbors. These outdoor activity areas are also surrounded by dense vegetation.
- All four adjacent neighbors have reviewed the design drawings and have no concerns regarding the design.

Sustainable design

The sustainable design features of this home include a net zero energy design and LEED certification. The homes orientation takes advantage of the clear area in front of the home for integrating the photovoltaic system into the sloping roof. All the living and active spaces at the upper level open to the south-southeast orientation to allow winter sun in and the deep overhangs over openings protect them from summer heat gain. The home wraps around the entry courtyard to capture summer breezes for cross ventilation. The clearstory windows at the high level create a stack effect like a chimney to let warm air out while drawing in cooler air from the lower level.

The home has a rainscreen wall system with sintered stone panel cladding. It breathes much like our skin, with an airgap behind the exterior cladding to let moisture

accumulated within the building to escape outside while the inner layers of high-performance insulation reduce building heat gain or loss.

The live roof will feature succulent plants that collect and filter rainwater, while keeping the home cool. Once these plants are well established, they can survive with minimal irrigation.

To reduce the overall carbon footprint of the building, all systems shall be run only with electricity, and no natural gas HVAC equipment shall be utilized. This 48,400 kwh/year photovoltaic (PV) system for the home shall be designed to offset 100% of the anticipated energy usage of the home its occupants, on an annual basis. In other words, the roof mounted photovoltaic system will generate enough electricity for heating of domestic hot water, pool and jacuzzi, cooking, heating /cooling of the house, lighting and other home energy loads, and two electric vehicles.

The geothermal system utilizes the earth's constant temperature of 60° F to pre-heat or cool the water for the electric heat pump and domestic hot water. This pump further cools or warms this water and circulates it throughout the house ceiling panels. This radiant heating and cooling system is highly energy efficient.

Among all other stringent requirements for the LEED certification we are considering rainwater harvesting and grey water for toilets & landscape irrigation. Our current estimation of LEED V4 for Homes certification credits totaled 76.5 points, close to certification thresholds for LEED Gold or Platinum.

Fire safety

The home design incorporates the following fire safety measures and complies with stringent Wildlife Urban Interface standards and HDS&G;

- Fire rated exterior envelope with ceramic panel exterior cladding.
- All steel structure with concrete slab foundation and retaining walls.
- Fire sprinkler system.
- Tempered exterior glazing.
- Undersides of roofs and decks are either enclosed or protected with noncombustible materials.
- Live green roof with succulent plants.
- The 100 feet defensible space for landscaping.
- An18 ft. wide firetruck access road and location of turn-around space deep into the property for firefighting access.
- Drought tolerant landscaping with underbrush cleared.

Building height, bulk and mass

This home is on a sloped lot and can reduce the appearance of larger home due to the home siting and the articulation of the massing. This low-profile home with slender shape, split-level design and a continuous roof that stays closer to the ground, will appear like a single-story home. The following design strategies are utilized to minimize bulk and mass:

- The linear form of the home starts at the garage as a single story and rises up to a two-story volume towards the rear. This shape enables screening of the larger mass

by tall trees along the north and the west property lines, reducing the impact of a taller mass.

- The varying flat and sloped roof forms follow the hill slopes with deep overhangs to reinforce horizontality, making the home appear smaller.
- The live roof blends with varied site terrain patterns in its form, color and texture.
- Most of the roof follows the site slopes at a 17 ft maximum height from the adjacent grade. A small portion culminates as a clearstory element in the roof composition at 22 ft from the adjacent grade. This small clearstory roof area is only 15% of the overall roof area and is setback from the exterior face. This is the only element of the building that is higher than the rest of the roof but is very critical to the roof form, massing composition and indoor air circulation.

Selective use of glazing

This contemporary home is designed to have a strong connection to outdoor spaces and bring in the natural beauty of the site. The doors and windows with dark oxidized aluminum frames are integrated with the rhythms and patterns of the exterior sintered stone panels to articulate the exterior massing and make the home appear smaller, lighter, slender and delicate. They are integral part of the exterior building skin and the architectural composition. The solid surface of the exterior panels with low LRV surface material values is punctuated by the window openings used selectively at critical locations. The solid form with its projections, roof awnings and recesses reduces the continuity of the glazing. They are deliberately placed to frame the views of the distant hills and away from neighbors to protect their privacy. The dense tree cover and surrounding hill side ridges also shields them from all lower level views.

Materials and colors

All materials colors and textures conform with HDS&G. See images above.
The two primary exterior sintered stone (like ceramic tile) cladding panels are of earth tones and warm gray and oxidized iron colors and have only LRV values of only 17 and 12. Stained concrete retaining wall have a LRV value of 13. All are maintenance free durable materials. Exposed metal surfaces shall be painted to compliment adjacent materials or anodized to a dark color. The glazing we specified is a low reflective and energy efficient coating. The live roof system will have the same colors and textures of the native vegetation. The cumulative LRV of the home is 13.

Landscaping & retaining walls

The landscape design plays a key role in creating the seamless merger of indoor-outdoor spaces. The interior spaces open directly to the terraces covered with natural travertine stone or wood decking. The terrace levels set closely to the existing grades minimize cut and fill quantities and reduce the height of the retaining walls.
The driveway surface is asphalt up to the home's entry gate, and then paved tile to support the fire trucks and vehicular traffic in front of the home.
All site retaining walls are equal to or less than 4 ft in height. They will be constructed with stained textured concrete walls that have a natural appearance and allow water to seep through weep holes.
Most of the landscaping is specified to be native Californian, deer resistant and drought tolerant. The landscaping is also designed to blend in with the native landscaping and

most of the property will kept in its natural state in perpetuity. The underbrush will be cleared to reduce wildfire hazard including the creation of 100 ft defensible space for planting. All outdoor spaces, seating areas and the pool are located away from the neighbors to maintain privacy of the neighbors as well as the homeowners.

CONCLUSION

This design has been envisioned and developed from the beginning to enhance and elevate the natural beauty of the hill side environment. The home is designed to integrate into the land become part of the harmonious natural order. The design closely follows Hillside Development Standards and Guidelines in its intent, scale, colors, massing and overall design.

Sincerely

Hari Sripadanna AIA C-30730

Srusti Architects

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We collaborate to create sustainable spaces.

www.srustiarchitects.com

Neighborhood Compatibility- 15365 Santella Ct. (Lot 9)

Lot	Address	Date Approved	House	Garage Area (400sf. exempt)	Floor Area	Below Grade Area	Current Status
1	15685 Shady Lane	4/29/2014	4,457	504	4,961	3,191	Occupied
2	15672 Shady Lane	7/3/2012	4,652	337	4,989	1,490	Occupied
3	15644 Shady Lane	12/11/2013	4,796	1,172	5,568	3,224	Occupied
4	15657 Shady Lane	7/30/2013	4,169	1,120	4,889	4,519	Occupied
5	15615 Shady Lane	12/18/2012	4,658	340	4,998	2,370	Occupied
6	15315 Santella Ct.	7/30/2012	4,534	417	4,951		Occupied
7	15343 Santella Ct.	N/A	N/A	N/A	N/A	N/A	Vacant
8	15371 Santella Ct.	N/A	N/A	N/A	N/A	N/A	Vacant
10	15358 Santella Ct	11/03/2017	4,401	476	4,877	965	Under Construction
11	15330 Santella Ct.	1/8/2013	4,625	346	4,971	2,566	Occupied
12	15310 Santella Ct.	2/13/2013	4,660	611	5,271	2,154	Occupied
13	15415 Santella Ct.	N/A	N/A	N/A	N/A	N/A	Vacant
14	15574 Shady Lane	7/10/2012	4,574	384	4,958	2,583	Occupied
15	15588 Shady Lane	12/18/2012	4,508	402	4,910	3,190	Occupied
16	15602 Shady Lane	8/14/2012	4,331	550	4,881	1,429	Occupied
17	15630 Shady Lane	8/20/2013	4,712	286	4,998	2,390	Occupied
18	15685 Gum Tree Lane	7/3/2012	4,590	407	4,997	2,048	Occupied
19	15675 Gum Tree Lane	2/26/2013	4,602	365	4,967	3,039	Occupied
9	**15365 Santella Ct.**	**Proposed Project**	**5,530**	**310**	**5,840**	**756**	**Pending**

15500 Francis Oaks Way	11/06/00	5,897	512	6,409	790	Occupied

15365 Santella Court – Lot 9 PROJECT DATA			
	EXISTING CONDITIONS	**PROPOSED PROJECT**	**REQUIRED/ PERMITTED**
Zoning district	HR-2 1/2 : PD	same	-
Land use	Vacant	single family residence	-
General Plan Designation	Hillside Residential	same	
Lot size (sq. ft.)			
Gross Lot Area	87,475 sq. ft.	same	40,000 sq. ft. minimum
Driveway Arm	6,797 sq. ft.	same	
Gross Lot Area minus arm	80,678 sq. ft.	same	
Average Slope	31.18%	same	
Net Lot Area	32,271 sq. ft.	same	
Exterior materials:			
siding	-	stone cladding paneling	
window	-	aluminum dark oxidized metal finish	
roofing	-	single ply membrane/green roof	
Building floor area:			
Lower Level	-	2,696 sq. ft.	-
Upper Level	-	2,833 sq. ft.	-
garage	-	711 sq. ft.-400 sq. ft.= 311 sq. ft.	400 sq. ft. exempt
total (excluding 400 s.f. garage)	-	5,840 sq. ft.	6,000 s.f. max
Below grade square footage (BGSF)	-	756 sq. ft.	exempt
House Setbacks (ft.):			
front	-	266 ft	30 ft min.
rear	-	25 ft	25 ft min.
side	-	66 ft	20 ft min.
side	-	106 ft.	20 ft min.
House Max. Height (ft)	-	22 ft.	25 ft. max.
Parking:			
Garage Parking Spaces	-	3	
Uncovered Guest Parking Spaces	-	3	
Total Parking Spaces		6	4 min.
Sewer or septic	-	Sewer	-
Protected Tree Removal	-	14	-

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CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 14, 2018

Mr. Azhar Kahn
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 15365 Santella Court

Dear Azhar:

I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

Neighborhood Context

The site is located at the end of Santella Court, a cul-de-sac at the top of this planned hillside subdivision. Several Estate Style homes have already been constructed and there is one other vacant parcel at the end of this cul-de-sac to be developed in the future. Photographs of the site and surrounding neighborhood are shown on the following page.

EXHIBIT 7

View to this Lot and Adjacent Lot 8 to the left

Adjacent Lot 10 to the Right

Nearby House on Santella Court

Nearby House on Santella Court

House on Santella Court

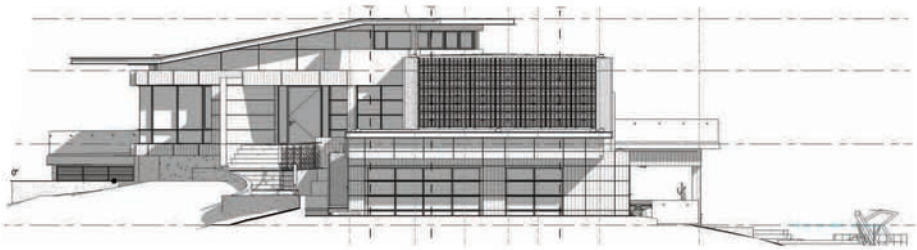
Another Subdivision home

Another Subdivision home

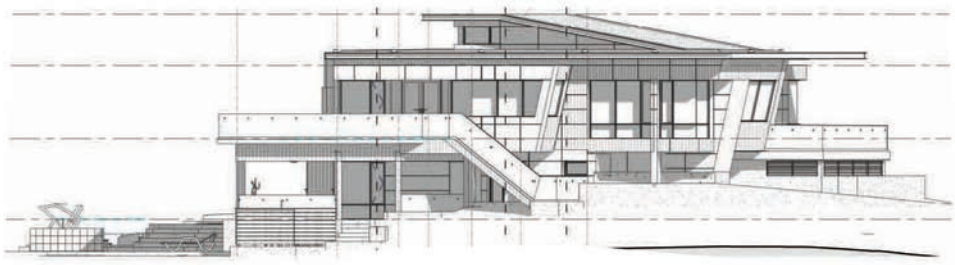
Concerns and Recommendations

The house would be located on one of the lots at the end of the Santella Court cul-de-sac. It would be similar in site footprint to other nearby completed homes, as shown on the air photo diagram below.

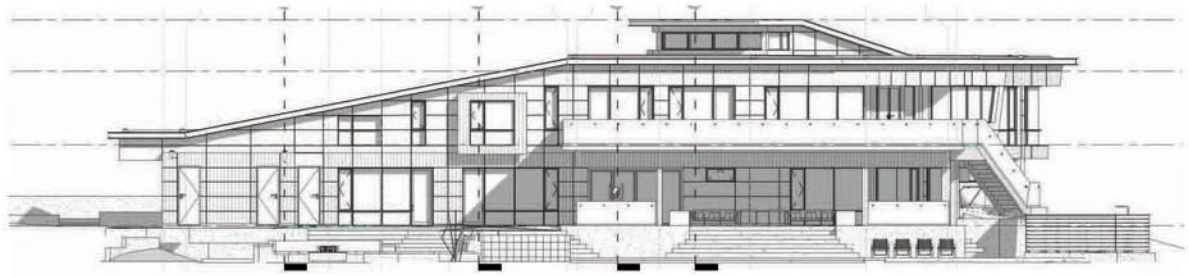
The proposed house is designed in a Contemporary Style, as shown in the applicant's elevations and sketch renderings below and on the following pages.



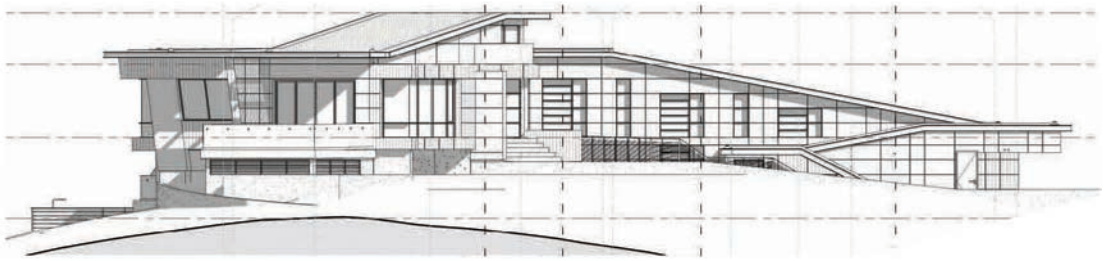
Proposed Front Elevation facing Santella Court



Proposed Rear Elevation facing Downhill



Proposed Right Side Elevation

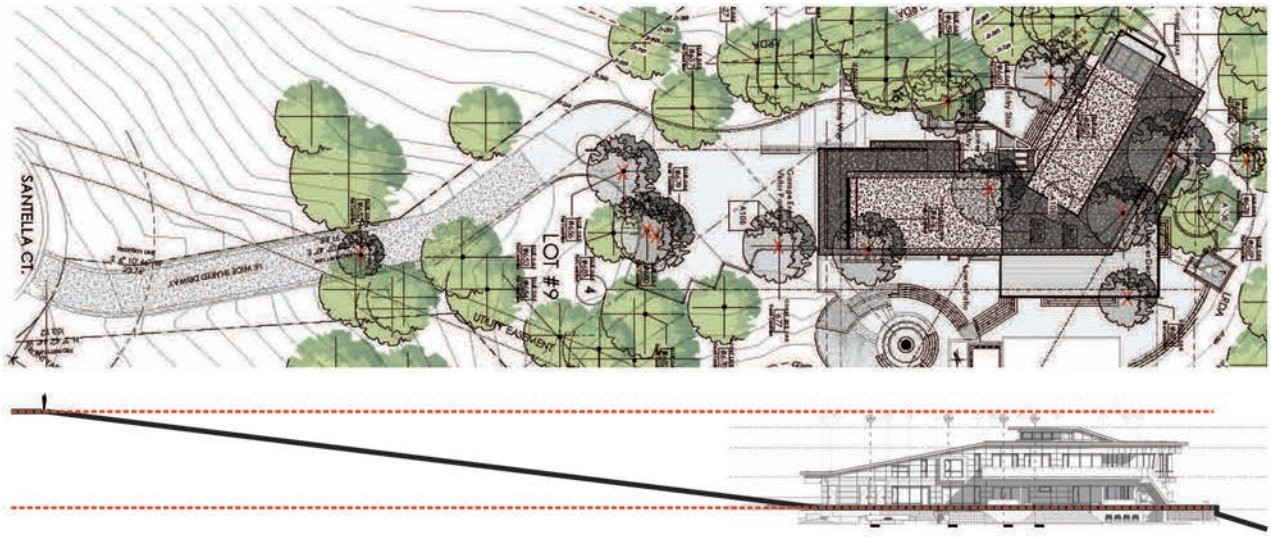


Proposed Left Side Elevation

The proposed design would be similar to the recently approved home at 15358 Santella Court (see sketch below).

Front Elevation of New House to the Immediate Right

In contrast to the adjacent house which has its upper floor at street level, this proposed house would be locate substantially down the hillside, as shown on the site section below.



Proposed Site Section

The house forms step down the hillside slopes, as specified in the Hillside Standards and Design Guidelines, and it incorporates high quality materials and details.

I have no recommendations for changes.

Azhar, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

Tree Inventory, Assessment, and Protection

15365 Santella Court
Los Gatos, CA 95032

Prepared for:

Town of Los Gatos

November 29, 2018

Prepared By:

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Table of Contents

Summary

The proposed project is located at the end of Santella Court on the vacant lot. The inventory contains 44 trees comprised of 2 different species (coast live oak (*Quercus agrifolia*) and blue oak (*Quercus douglasii*)). Nine oaks are considered Large Protected, thirty-five are Protected, and none are Exempt. Most of the trees are in either good or fair condition and the suitability ratings mirror the condition ratings. Fifteen trees will require removal to construct the residence and driveway as proposed. One tree was rated as moderate-highly impacted, 7 moderate, 5 moderate-low and 16 will not be affected. Five of the fifteen to be highly impacted are Large Protected Trees (668, 675, 676, 677 and 691). The removals would require some combination of sixty-eight 24 inch box or thirty-four 36 inch box replacements. Tree protection for this project would consist of a modified Type I scheme with the retained trees all located around the perimeter of the site. A total of 44 trees were appraised for a rounded depreciated value of $242,700.00 using the Trunk Formula Method.

Introduction

Background

The Town of Los Gatos asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist's report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health and structure), and suitability for preservation ratings. Affix aluminum number tags on the trees for reference on site and on plans.
- Provide tree protection specifications, guidelines, and impact ratings for trees that may be affected by the project.
- Provide appraised values.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on November 26, 2018. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.
- The plans reviewed for this assignment were as follows (Table 1).

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source	Notes
Existing Site Topographic Map or A.L.T.A with tree locations			No		
Proposed Site Plan	October 19, 2018	A101		Sruti Architects	
Demolition Plan			No		
Construction Staging			No		
Grading and Drainage	August 5, 2018	L1.0 L2.0 L2.2		David Fox & Company	
Utility Plan and Hook-up locations			No		
Exterior Elevations					
Landscape Plan					
Irrigation Plan			No		
T-1 Tree Protection Plan			No		

Purpose and use of the report

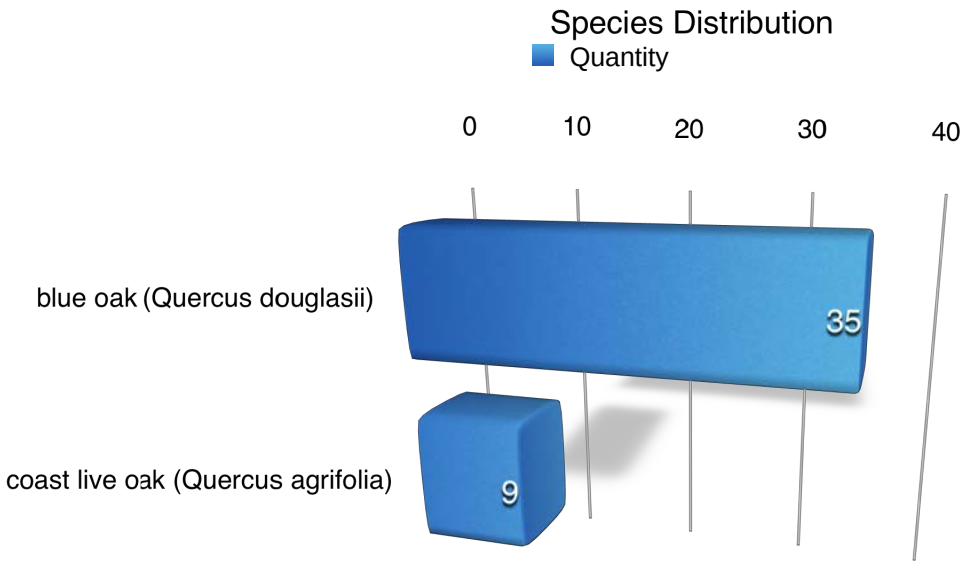
The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the Town of Los Gatos and the property owners as a reference for existing tree conditions to help satisfy planning requirements.

Observations

Tree Inventory

The inventory consists of trees protected by the Town of Los Gatos located on site and those in close proximity on neighboring properties. Sec. 29.10.0960. - Scope of protected trees. All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required. (Appendix A and B). Los Gatos Town Ordinance 29.10.0970 Exceptions (1) states the following: "A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).

The inventory contains 44 trees comprised of 2 different species. Nine oaks are considered Large Protected[1], thirty-five are Protected[2], and none are Exempt[3]. The chart below list the species and their relative quantities (Chart 1).



[1] Large protected tree means any oak (*Quercus spp.*), California buckeye (*Aesculus californica*), or Pacific madrone (*Arbutus menziesii*) which has a 24-inch or greater diameter (75-inch circumference); or any other species of tree with a 48-inch or greater diameter (150-inch circumference).

[2] Protected tree means a tree regulated by the Town of Los Gatos as set forth in Section. 29.10.0960, Scope of protected trees.

[3] A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 9th Edition, 2000* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Method" (Appendix B).

"Trunk Formula Method" is calculated as follows: Basic Tree Cost = (Appraised tree trunk increase X Unit tree cost + Installed tree cost) Appraised Value = (Basic tree cost X Species % X Condition % X Location %).

The trunk formula valuations are based on four tree factors; species, size (trunk cross sectional area), condition, and location. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and species rating which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*.

The second part is to depreciate the value according to the location and condition of the trees.

The condition assessment and percentages are defined in the "Condition Rating" section of this report. The condition ratings deviate from the Guide's condition assessment numerical rating system. The reason for this deviation is the Guide's assessment criteria fails to account for significant health or structural issues creating high percentages for tree with either significant structural defects or health problems that could ultimately lead to failure or irreversible decline.

Location rating is an average of three factors; site, contribution, and placement. Site is determined by the relative property value where the trees are planted. The residential site would be classified as "very high" value with a 90 percent rating compared to similar sites in the area (ISA, 2000).

Contribution and placement is determined by the function and aesthetics the trees provide for the site and their location on the property. The percent of contribution and placement can range from 10 to 100 percent depending on the trees influence to the value of the property. These percentages ranged from 0 to 90 percent in my assessment.

A total of 44 trees were appraised for a rounded depreciated value of $242,700.00 using the Trunk Formula Method (Appendix B2).

Appraisal worksheets are available upon request.

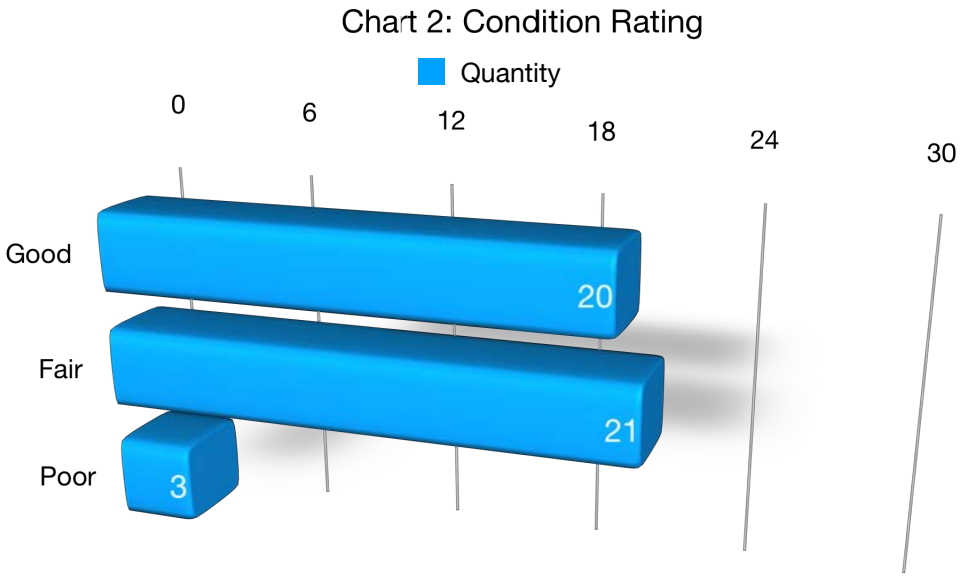
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered both the health and structure for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Most of the trees are in either good or fair condition and three are simply in poor shape. The tree composition is typical for the area with naturally occurring mostly unmaintained oaks.

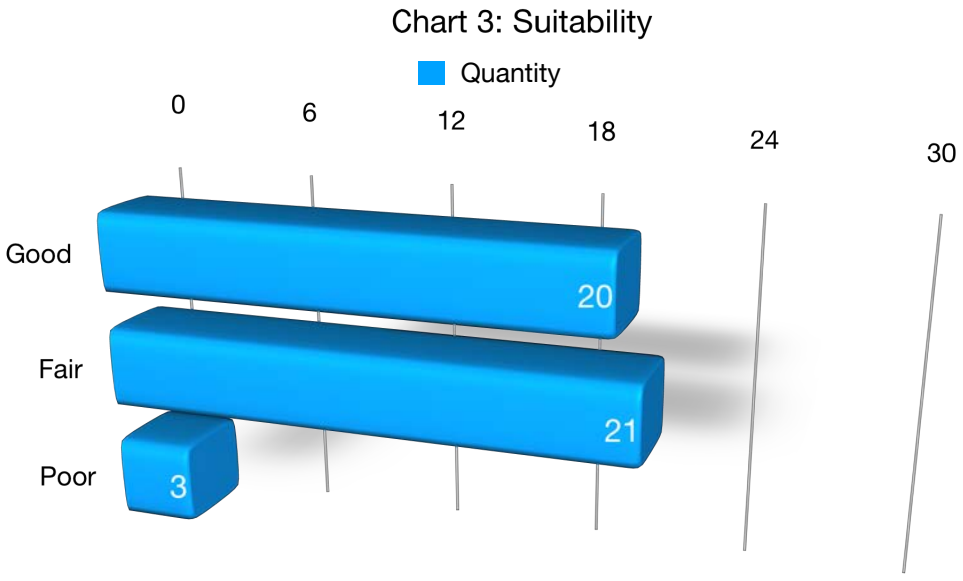


Suitability for Conservation

A tree's suitability for conservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to cutting and filling, proximity to construction or demolition, and potential longevity using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016). Trees with good suitability have good vigor, structural stability, and potential longevity after construction.

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The suitability ratings mirror the condition ratings for this assignment. I did not consider construction impact as part of the suitability rating at this point. The trees grow here naturally and would be considered to have relatively good suitability for retention absent of significant health or structural problems.

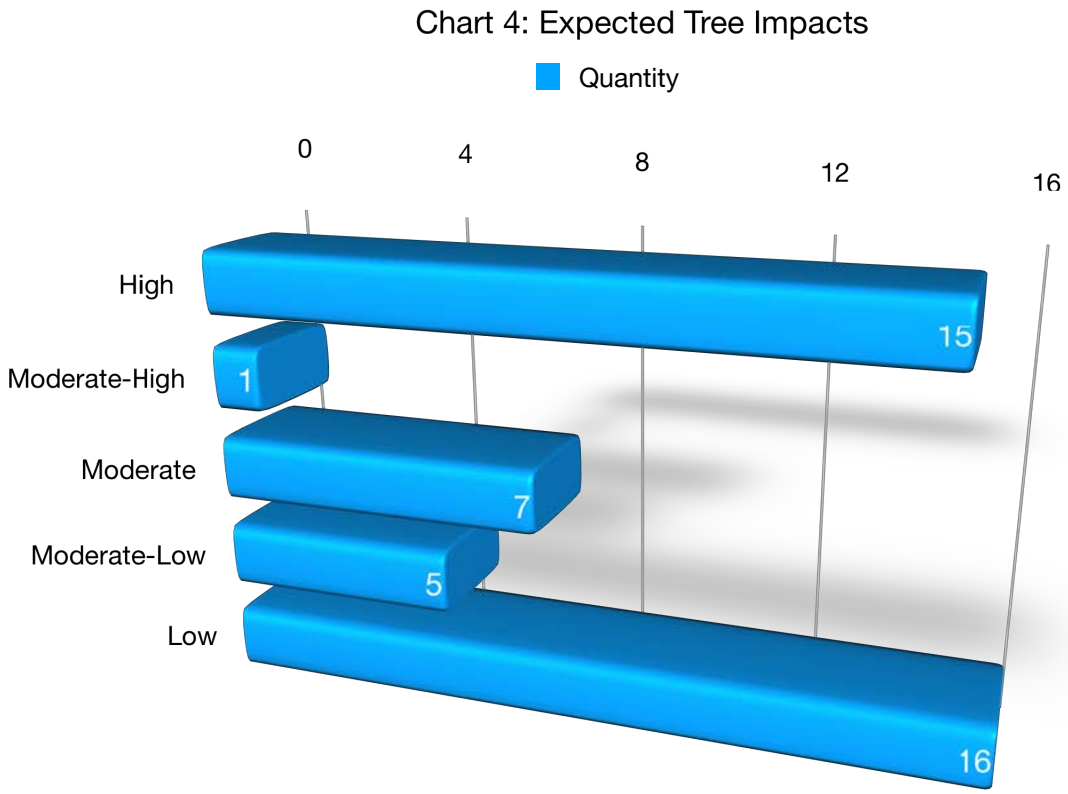


Expected Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

There are fifteen trees that will require removal to construct the residence and driveway as constituted (Chart 4). One tree was rated as moderate-highly impacted, 7 moderate, 5 moderate-low and 16 will not be affected. Five of the fifteen to be highly impacted are Large Protected Trees (668, 675, 676, 677 and 691).



The table below lists the trees that will be required to be removed (Table 2).

Table 2: Trees Expected to be Removed

Tree Species	Number	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition and Suitability	Whats Causing Impact	Potential Mitigation
blue oak (Quercus douglasii)	652	12	25	Fair	Driveway	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	653	13	30	Fair	Driveway	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	656	16.5	30	Fair	Driveway	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	660	12	30	Good	Wall - Construction	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	662	19	40	Good	Building footprint	Six 24 inch box trees; or three 36 inch box trees
blue oak (Quercus douglasii)	665	12	25	Good	Retaining wall and Construction	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	668	10, 18	35	Poor	Building footprint	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	671	12	25	Fair	Building footprint	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	675	13, 12	30	Fair	Building footprint	Four 24 inch box trees or two 36 inch box trees
coast live oak (Quercus agrifolia)	676	24	40	Poor	Construction - Retaining Wall - Marked Retain	Six 24 inch box trees; or three 36 inch box trees
coast live oak (Quercus agrifolia)	677	19, 20, 18	50	Fair	House	Six 24 inch box trees; or three 36 inch box trees

Tree Species	Number	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition and Suitability	Whats Causing Impact	Potential Mitigation
blue oak (Quercus douglasii)	679	13	25	Good	Driveway - Tag missing	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	680	14	25	Fair	Driveway - Tag missing	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	690	16	30	Fair	Driveway	Four 24 inch box trees or two 36 inch box trees
coast live oak (Quercus agrifolia)	691	24	45	Poor	Driveway	Six 24 inch box trees; or three 36 inch box trees

Mitigation for Removals

The table below indicates the recommended replacement values (Table 3). There are nine trees that would require either four 24 inch box or two 36 inch box per tree and four requiring six 24 inch box or three 36 inch box replacements. The removals would require some combination of sixty-eight 24 inch box or thirty-four 36 inch box replacements. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment.

Table 3: Town of Los Gatos Tree Canopy - Replacement Standard

Canopy Size of Removed Tree (1)	Replacement Requirement (2) (4)	Single Family Residential Replacement Option (3) (4)
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees or two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or three 36 inch box trees	Not available
Greater than 55 feet	Ten 24 inch box trees; or five 36 inch box trees	Not available

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

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

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

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

Tree Protection

Typically there are three different tree protection schemes which are called Type I, Type II and Type III trunk protection only (Figures 1, 2, and 3). Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Figure 3).

Both the ISA *Best Management Practices: Root Management*, 2017 and ISA *Best Management Practices: Managing trees during construction, second edition*, 2016 indicate linear cuts should be beyond six times the trunk diameter distance when affected on only one side.

Tree protection for this project would consist of a modified Type I scheme with the retained trees all located around the perimeter of the site. The tree protection fence should be placed no closer than six times the trunk diameter distances in feet and preferably twelve.

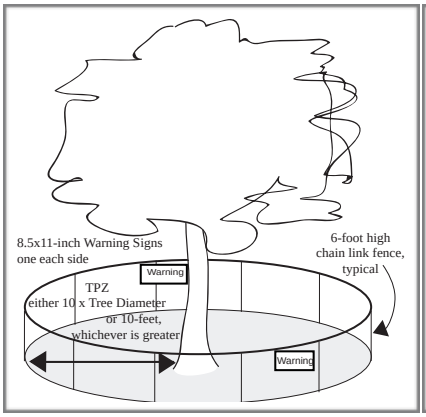


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

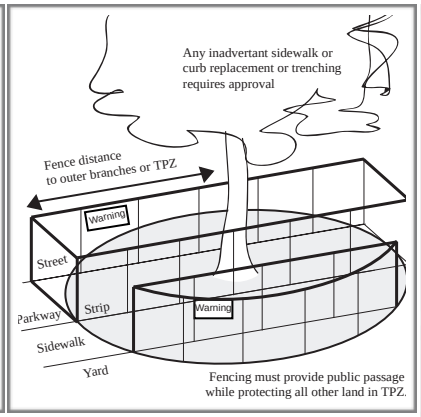


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.

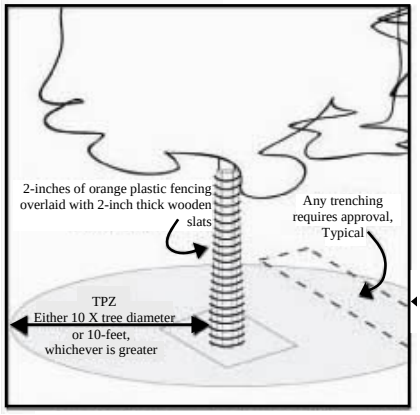


Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage. Image City of Palo Alto 2006.

The table below lists the trees and the recommended protection distances or zones of no disturbance (Table 4).

Table 4: Recommended Protection Distances

Tree Species	Number	Trunk Diameter (in.)	Expected Impact	Whats Causing Impact	6 X DBH Radius (ft.)	12 times DBH Radius (ft.)
blue oak (Quercus douglasii)	1	15	Low		7.5	15
blue oak (Quercus douglasii)	2	13	Low		6.5	13
blue oak (Quercus douglasii)	620	11	Low		5.5	11
blue oak (Quercus douglasii)	622	13	Moderate	Driveway Wall	6.5	13
blue oak (Quercus douglasii)	623	11	Low		5.5	11
blue oak (Quercus douglasii)	624	11	Low		5.5	11
blue oak (Quercus douglasii)	626	10, 8	Low		5	10
blue oak (Quercus douglasii)	627	12	Low		6	12
blue oak (Quercus douglasii)	628	15	Moderate-Low	Driveway	7.5	15
blue oak (Quercus douglasii)	629	17	Moderate-Low	Driveway	8.5	17
coast live oak (Quercus agrifolia)	630	12	Moderate-Low	Driveway	6	12
coast live oak (Quercus agrifolia)	634	16, 13, 15,16	Low		8	16
blue oak (Quercus douglasii)	652	12	High	Driveway	6	12
blue oak (Quercus douglasii)	653	13	High	Driveway	6.5	13
blue oak (Quercus douglasii)	654	14	Low		7	14
blue oak (Quercus douglasii)	655	12	Moderate	Driveway	6	12

Tree Species	Number	Trunk Diameter (in.)	Expected Impact	Whats Causing Impact	6 X DBH Radius (ft.)	12 times DBH Radius (ft.)
blue oak (Quercus douglasii)	656	16.5	High	Driveway	8.25	16.5
blue oak (Quercus douglasii)	657	7, 11, 10	Moderate	Driveway Wall	5	10
blue oak (Quercus douglasii)	658	21	Moderate	Driveway Wall	10.5	21
blue oak (Quercus douglasii)	659	12	Low		6	12
blue oak (Quercus douglasii)	660	12	High	Wall - Construction	6	12
blue oak (Quercus douglasii)	661	18	Low		9	18
blue oak (Quercus douglasii)	662	19	High	Building footprint	9.5	19
blue oak (Quercus douglasii)	663	12	Low		6	12
blue oak (Quercus douglasii)	664	18	Low		9	18
blue oak (Quercus douglasii)	665	12	High	Retaining wall and Construction	6	12
blue oak (Quercus douglasii)	666	18	Low		9	18
coast live oak (Quercus agrifolia)	667	14	Low		7	14
blue oak (Quercus douglasii)	668	10, 18	High	Building footprint	9	18
blue oak (Quercus douglasii)	669	19	Moderate-High	Retaining wall and Construction	9.5	19
coast live oak (Quercus agrifolia)	670	18, 12, 6, 12	Low		6	12
blue oak (Quercus douglasii)	671	12	High	Building footprint	6	12

Tree Species	Number	Trunk Diameter (in.)	Expected Impact	Whats Causing Impact	6 X DBH Radius (ft.)	12 times DBH Radius (ft.)
blue oak (Quercus douglasii)	675	13, 12	High	Building footprint	6	12
coast live oak (Quercus agrifolia)	676	24	High	Construction - Retaining Wall - Marked Retain	12	24
coast live oak (Quercus agrifolia)	677	19, 20, 18	High	House	9	18
coast live oak (Quercus agrifolia)	678	19, 21,16, 24	Moderate		8	16
blue oak (Quercus douglasii)	679	13	High	Driveway - Tag missing	6.5	13
blue oak (Quercus douglasii)	680	14	High	Driveway - Tag missing	7	14
blue oak (Quercus douglasii)	681	12	Moderate	Driveway - Tag missing	6	12
blue oak (Quercus douglasii)	682	15	Moderate	Driveway Hammerhead	7.5	15
blue oak (Quercus douglasii)	690	16	High	Driveway	8	16
coast live oak (Quercus agrifolia)	691	24	High	Driveway	12	24
coast live oak (Quercus agrifolia)	692	18	Moderate-Low	Driveway	9	18
blue oak (Quercus douglasii)	693	17	Moderate-Low	Driveway	8.5	17

Conclusion

The inventory contains 44 trees comprised of 2 different species (coast live oak and blue oak). Nine oaks are considered Large Protected, thirty-five are Protected, and none are Exempt. Most of the trees are in either good or fair condition and three are simply in poor shape and the suitability ratings mirror the condition ratings. The trees grow here naturally and would be considered to have relatively good suitability for retention absent of significant health or structural problems. There are fifteen trees that will require removal to construct the residence and driveway as proposed. One tree was rated as moderate-highly impacted, 7 moderate, 5 moderate-low and 16 will not be affected. Five of the fifteen to be highly impacted are Large Protected Trees (668, 675, 676, 677 and 691). The removals would require some combination of sixty-eight 24 inch box or thirty-four 36 inch box replacements. Tree protection for this project would consist of a modified Type I scheme with the retained trees all located around the perimeter of the site. The tree protection fence should be placed no closer than six times the trunk diameter distances in feet and preferably twelve. A total of 44 trees were appraised for a rounded depreciated value of $242,700.00 using the Trunk Formula Method.

Recommendations

Pre-construction and Planning Phase

1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all protection measures labeled “T-1 Tree Protection Plan.”

2. Place tree protection fence around those to remain a radial distance of 6 to 12 times the trunk diameter distances (Table 4, Pg 12).

3. Provide a landscape plan that accounts for the loss in tree canopy to include in tabular form the required replacements in accordance with the Town’s Tree Canopy Replacement Standard.

4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.

6. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.

7. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

Construction and Post-Construction Phase

1. Monitor the health and structure of all trees for any changes in condition.

2. Perform any other mitigation measures to help ensure long term survival.

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Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment:* International Society of Arboriculture, 2017. Print

Glossary of Terms

Basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross sectional area prior to location and condition depreciation.

Cost Approach: An indication of value by adding the land value to the depreciated value of improvements.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants. The outer extent of the tree crown.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Topping: Inappropriate pruning technique to reduce tree size. Cutting back a tree to a predetermined crown limit, often at internodes.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.

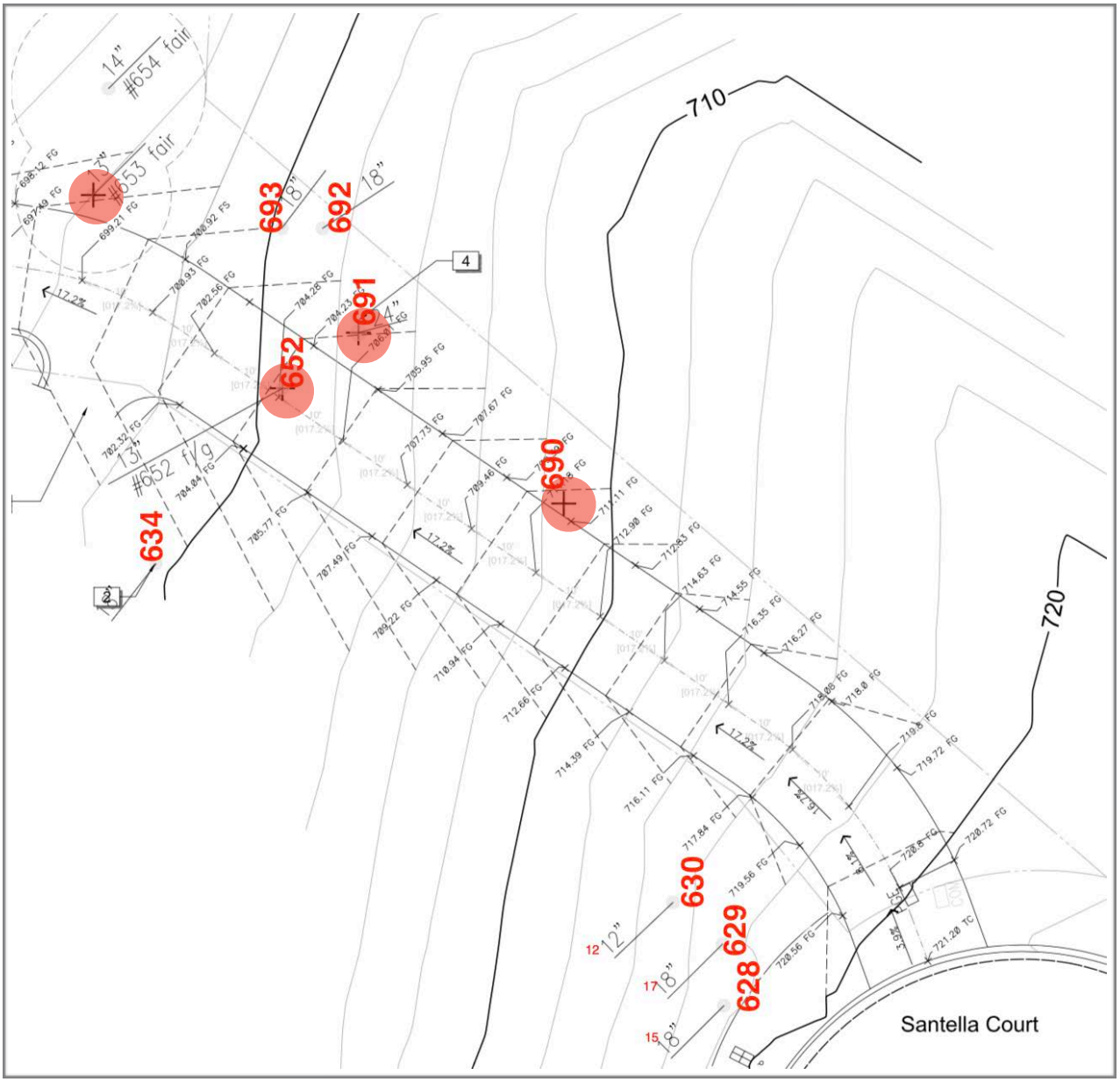
Trunk Formula Method: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.

Volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.

Appendix A: Tree Inventory Map and Site Plan

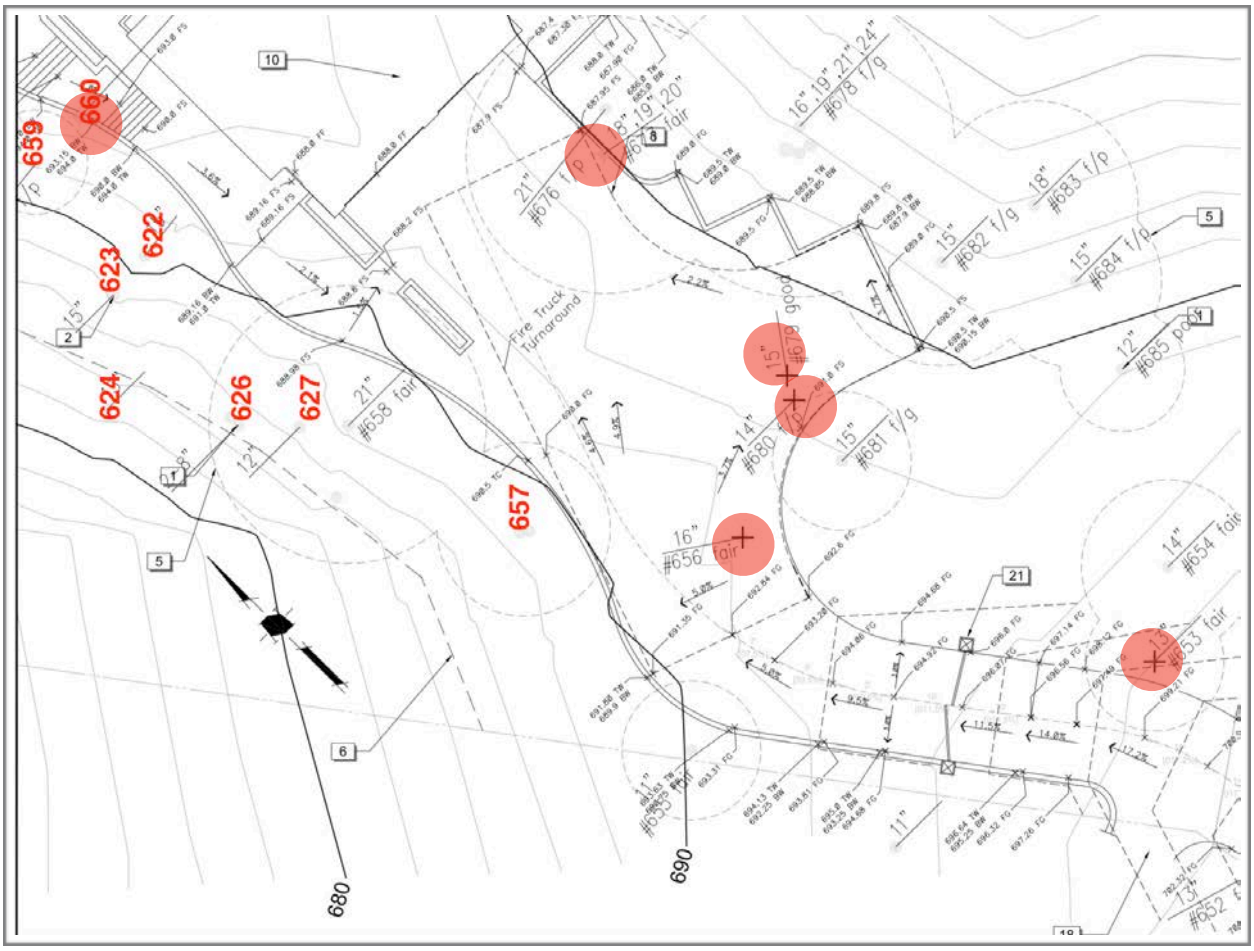
A1: Driveway entrance

Sheet taken from L1 (Red circles indicate removals/highly impacted)



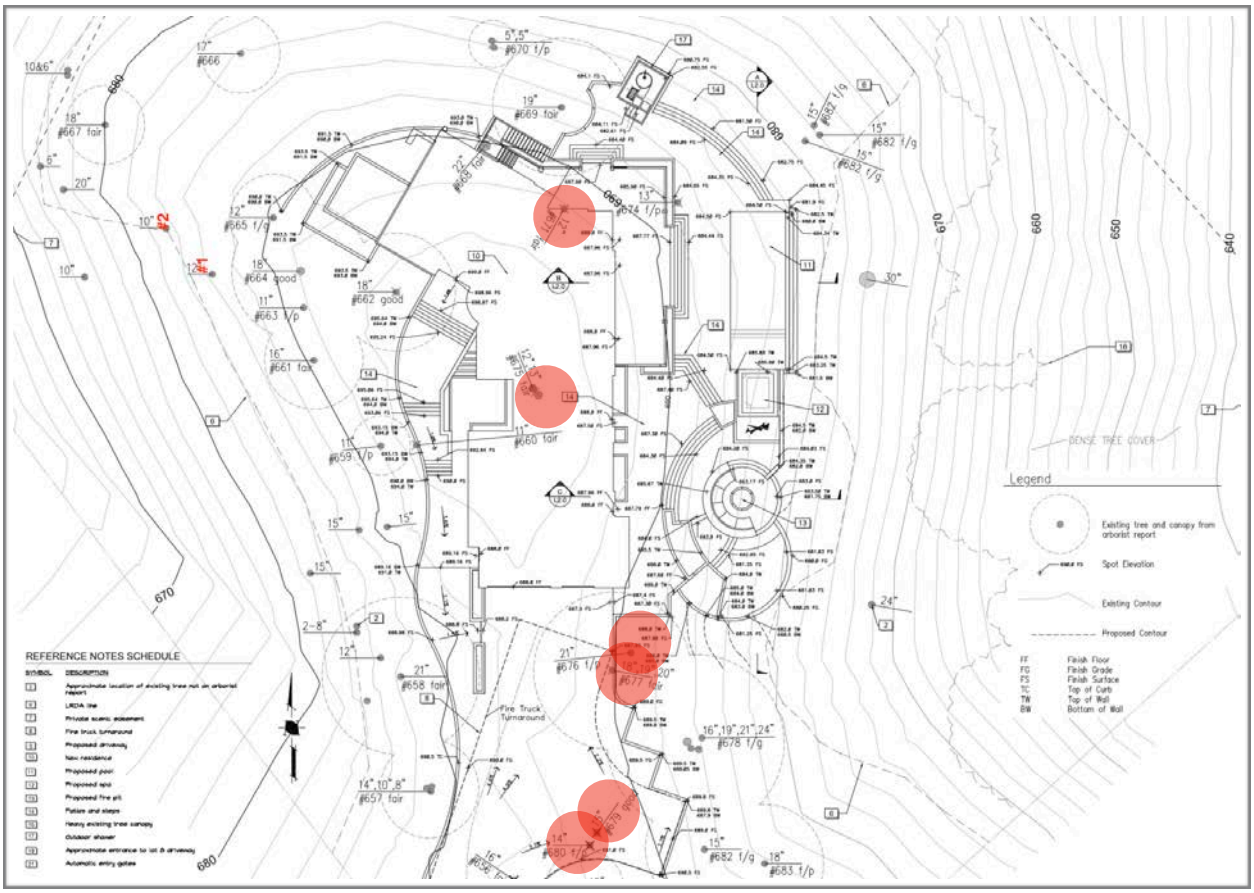
A2: Driveway and Hammerhead

Sheet taken from L1 (Red circles indicate removals/highly impacted)



A3: Residence

Sheet taken from L2 (Red circles indicate removals/highly impacted)



Appendix B: Tree Inventory and Assessment Tables

B1: Inventory and Assessment

Table 5: Inventory and Assessment

Tree Species	Number	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition and Suitability	Expected Impact	Los Gatos Large Protected Tree
blue oak (Quercus douglasii)	1	15	30	Good	Low	No
blue oak (Quercus douglasii)	2	13	30	Good	Low	No
blue oak (Quercus douglasii)	620	11	25	Good	Low	No
blue oak (Quercus douglasii)	622	13	25	Good	Moderate	No
blue oak (Quercus douglasii)	623	11	25	Good	Low	No
blue oak (Quercus douglasii)	624	11	25	Good	Low	No
blue oak (Quercus douglasii)	626	10, 8	25	Fair	Low	No
blue oak (Quercus douglasii)	627	12	25	Good	Low	No
blue oak (Quercus douglasii)	628	15	35	Fair	Moderate-Low	No
blue oak (Quercus douglasii)	629	17	40	Good	Moderate-Low	No
coast live oak (Quercus agrifolia)	630	12	18	Fair	Moderate-Low	No
coast live oak (Quercus agrifolia)	634	16, 13, 15,16	45	Fair	Low	Yes
blue oak (Quercus douglasii)	652	12	25	Fair	High	No
blue oak (Quercus douglasii)	653	13	30	Fair	High	No
blue oak (Quercus douglasii)	654	14	25	Good	Low	No
blue oak (Quercus douglasii)	655	12	25	Good	Moderate	No
blue oak (Quercus douglasii)	656	16.5	30	Fair	High	No
blue oak (Quercus douglasii)	657	7, 11, 10	35	Good	Moderate	Yes
blue oak (Quercus douglasii)	658	21	40	Good	Moderate	No
blue oak (Quercus douglasii)	659	12	30	Good	Low	No
blue oak (Quercus douglasii)	660	12	30	Good	High	No
blue oak (Quercus douglasii)	661	18	35	Good	Low	No
blue oak (Quercus douglasii)	662	19	40	Good	High	No

Tree Species	Number	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition and Suitability	Expected Impact	Los Gatos Large Protected Tree
blue oak (Quercus douglasii)	663	12	25	Fair	Low	No
blue oak (Quercus douglasii)	664	18	40	Good	Low	No
blue oak (Quercus douglasii)	665	12	25	Good	High	No
blue oak (Quercus douglasii)	666	18	30	Fair	Low	No
coast live oak (Quercus agrifolia)	667	14	30	Fair	Low	No
blue oak (Quercus douglasii)	668	10, 18	35	Poor	High	Yes
blue oak (Quercus douglasii)	669	19	45	Fair	Moderate-High	No
coast live oak (Quercus agrifolia)	670	18, 12, 6, 12	45	Fair	Low	Yes
blue oak (Quercus douglasii)	671	12	25	Fair	High	No
blue oak (Quercus douglasii)	675	13, 12	30	Fair	High	Yes
coast live oak (Quercus agrifolia)	676	24	40	Poor	High	Yes
coast live oak (Quercus agrifolia)	677	19, 20, 18	50	Fair	High	Yes
coast live oak (Quercus agrifolia)	678	19, 21,16, 24	50	Fair	Moderate	Yes
blue oak (Quercus douglasii)	679	13	25	Good	High	No
blue oak (Quercus douglasii)	680	14	25	Fair	High	No
blue oak (Quercus douglasii)	681	12	25	Fair	Moderate	No
blue oak (Quercus douglasii)	682	15	35	Fair	Moderate	No
blue oak (Quercus douglasii)	690	16	30	Fair	High	No
coast live oak (Quercus agrifolia)	691	24	45	Poor	High	Yes
coast live oak (Quercus agrifolia)	692	18	35	Fair	Moderate-Low	No
blue oak (Quercus douglasii)	693	17	35	Good	Moderate-Low	No

B2: Appraisal Summary

Table 6: Appraisal Summary

Tree Species	Number	Trunk Diameter	Condition	Location	Species Rating	Rounded Value
blue oak (Quercus douglasii)	1	15	75.0%	63.33%	90.00%	$6,000.00
blue oak (Quercus douglasii)	2	13	75.0%	63.33%	90.00%	$4,520.00
blue oak (Quercus douglasii)	620	11	75.0%	63.33%	90.00%	$3,280.00
blue oak (Quercus douglasii)	622	13	75.0%	63.33%	90.00%	$4,520.00
blue oak (Quercus douglasii)	623	11	75.0%	63.33%	90.00%	$3,280.00
blue oak (Quercus douglasii)	624	11	75.0%	63.33%	90.00%	$3,280.00
blue oak (Quercus douglasii)	626	10, 8	50.0%	63.33%	90.00%	$3,020.00
blue oak (Quercus douglasii)	627	12	75.0%	63.33%	90.00%	$3,870.00
blue oak (Quercus douglasii)	628	15	50.0%	63.33%	90.00%	$3,980.00
blue oak (Quercus douglasii)	629	17	75.0%	63.33%	90.00%	$7,600.00
coast live oak (Quercus agrifolia)	630	12	50.0%	63.33%	90.00%	$1,560.00
coast live oak (Quercus agrifolia)	634	16, 13, 15,16	75.0%	63.33%	90.00%	$15,460.00
blue oak (Quercus douglasii)	652	12	50.0%	63.33%	90.00%	$3,010.00
blue oak (Quercus douglasii)	653	13	50.0%	63.33%	90.00%	$5,200.00
blue oak (Quercus douglasii)	654	14	75.0%	63.33%	90.00%	$5,200.00
blue oak (Quercus douglasii)	655	12	75.0%	63.33%	90.00%	$4,800.00
blue oak (Quercus douglasii)	656	16.5	50.0%	63.33%	90.00%	$1,420.00
blue oak (Quercus douglasii)	657	7, 11, 10	75.0%	63.33%	90.00%	$18,750.00
blue oak (Quercus douglasii)	658	21	75.0%	63.33%	90.00%	$3,870.00
blue oak (Quercus douglasii)	659	12	75.0%	63.33%	90.00%	$8,500.00
blue oak (Quercus douglasii)	660	12	75.0%	63.33%	90.00%	$9,500.00
blue oak (Quercus douglasii)	661	18	75.0%	63.33%	90.00%	$2,580.00
blue oak (Quercus douglasii)	662	19	75.0%	63.33%	90.00%	$8,500.00
blue oak (Quercus douglasii)	663	12	50.0%	63.33%	90.00%	$3,870.00
blue oak (Quercus douglasii)	664	18	75.0%	63.33%	90.00%	$5,700.00
blue oak (Quercus douglasii)	665	12	75.0%	63.33%	90.00%	$3,480.00

Tree Species	Number	Trunk Diameter	Condition	Location	Species Rating	Rounded Value
blue oak (Quercus douglasii)	666	18	50.0%	63.33%	90.00%	$910.00
coast live oak (Quercus agrifolia)	667	14	50.0%	63.33%	90.00%	$3,770.00
blue oak (Quercus douglasii)	668	10, 18	25.0%	63.33%	90.00%	$8,300.00
blue oak (Quercus douglasii)	669	19	50.0%	63.33%	90.00%	$720.00
coast live oak (Quercus agrifolia)	670	18, 12, 6, 12	50.0%	63.33%	90.00%	$12,200.00
blue oak (Quercus douglasii)	671	12	50.0%	63.33%	90.00%	$6,300.00
blue oak (Quercus douglasii)	675	13, 12	75.0%	63.33%	90.00%	$12,200.00
coast live oak (Quercus agrifolia)	676	24	25.0%	63.33%	90.00%	$2,090.00
coast live oak (Quercus agrifolia)	677	19, 20, 18	50.0%	63.33%	90.00%	$6,700.00
coast live oak (Quercus agrifolia)	678	19, 21,16, 24	50.0%	63.33%	90.00%	$11,300.00
blue oak (Quercus douglasii)	679	13	75.0%	63.33%	90.00%	$2,580.00
blue oak (Quercus douglasii)	680	14	50.0%	63.33%	90.00%	$2,580.00
blue oak (Quercus douglasii)	681	12	50.0%	63.33%	90.00%	$5,000.00
blue oak (Quercus douglasii)	682	15	50.0%	63.33%	90.00%	$5,700.00
blue oak (Quercus douglasii)	690	16	50.0%	63.33%	90.00%	$4,510.00
coast live oak (Quercus agrifolia)	691	24	25.0%	63.33%	90.00%	$5,600.00
coast live oak (Quercus agrifolia)	692	18	50.0%	63.33%	90.00%	$2,980.00
blue oak (Quercus douglasii)	693	17	75.0%	63.33%	90.00%	$4,510.00

Appendix C: Photographs

C1: Existing access

C2: Building area

C3: Building area

C4: Building area

Appendix D: Tree Protection Guidelines

Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

1. **Size and materials:** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
2. **Area type to be fenced:** Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
3. **Duration of Type I, II, III fencing:** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
4. **Warning Sign:** Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish (Appendix E).

All persons, shall comply with the following precautions

1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
4. Prohibit the attachment of wires, signs or ropes to any protected tree.
5. Design utility services and irrigation lines to be located outside of the dripline when feasible.

6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Appendix E: Tree Protection Signs

E1: English

E2: Spanish

Cuidado
Zona De Arbol Pretejido

Esta valla no podrán ser sacados
Y está sujeta a sanción en función de
Código Ciudad del 29.101025

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

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

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

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified
CA Qualified Applicators License QL 104230

Copyright

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August 15, 2019

Erin Walters
Associate Planner
Community Development Department
110 E Main Street
Los Gatos CA 95030

Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831. 331. 8982

I was asked to locate and inspect the indicated additional trees down slope on 15365 Santella Court (Appendix A). The trees were to be assessed as part of the visibility analysis to help determine their condition. One tree had previously been labeled #244 "blue oak" which is in fact a 36 inch trunk diameter coast live oak (*Quercus agrifolia*).

I tried to locate the trees based on the provided map but the area is very dense with poison oak (*Toxicodendron diversilobum*) and is nearly impenetrable without a machete and/or Tyvek suit.

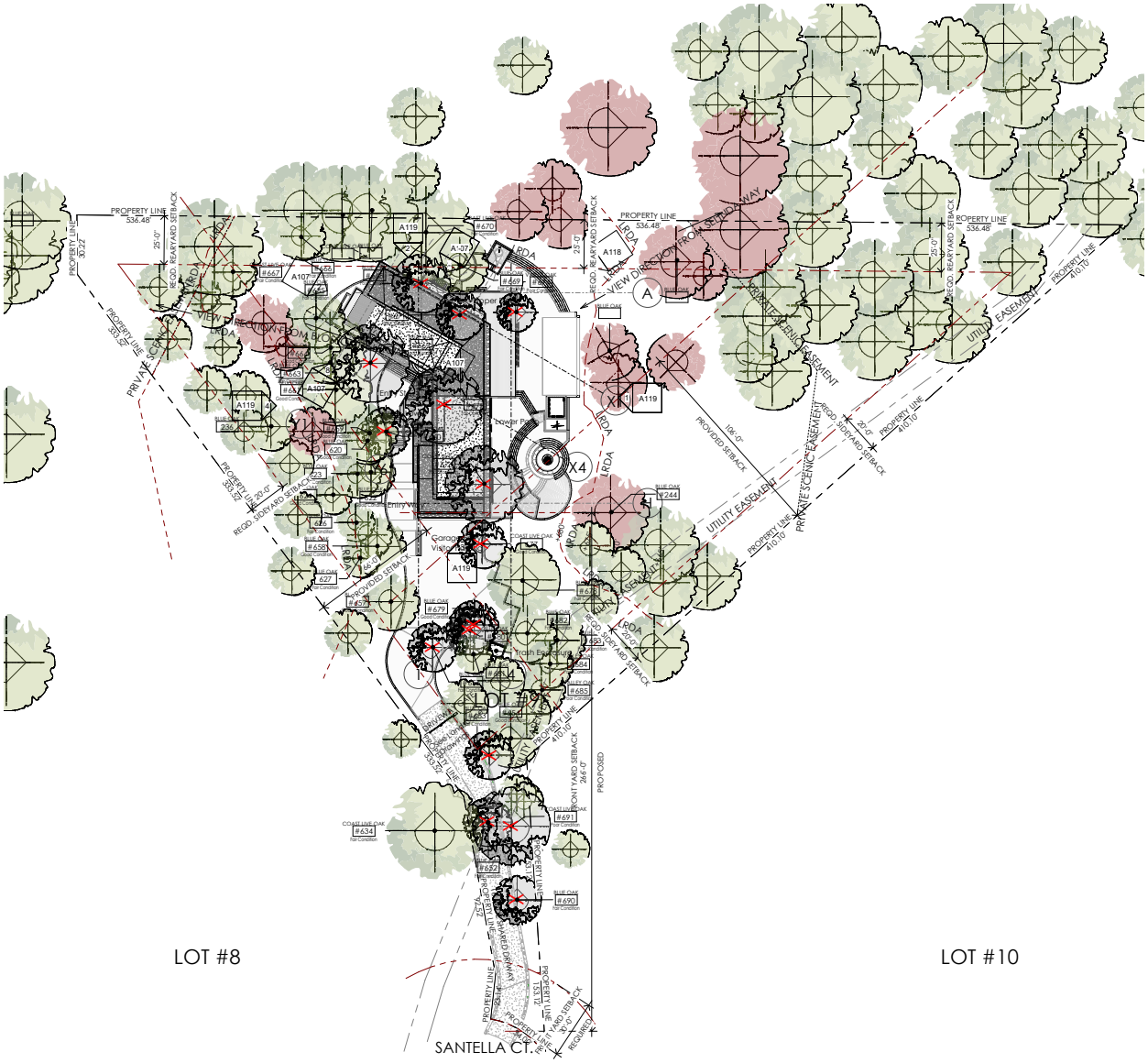
The area where the trees are located to the northeast is a dense stand of coast live oaks (*Quercus agrifolia*). The composition of plants are typical for this area and there are the usual oak woodland species such as poison oak, manzanita (*Arctostaphylos sp.*), and coyote brush (*Baccharis pilularis*). The majority of trees are naturally occurring coast live oaks, most with multiple trunks approximately 8-10 inches in diameter, and are about 25 to 35 feet tall with 25 to 35 foot canopy diameters. This is stand of trees along the northeast portion of the site is in good condition with dense crowns and normal foliar color and size (Appendix B). Along the northwest portion there were three trees on the lower slope indicated in the plan which are all blue oak (*Quercus douglasii*) with trunk diameters about 10 to 12 inches and are approximately 30 feet tall with crown diameters of about 30 feet. These trees are in fair to good condition growing amongst the stand indicated as #1 and #2 in my original report.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified
CA Qualified Applicators License QL 104230

Appendix A: Aerial image provided for assessment

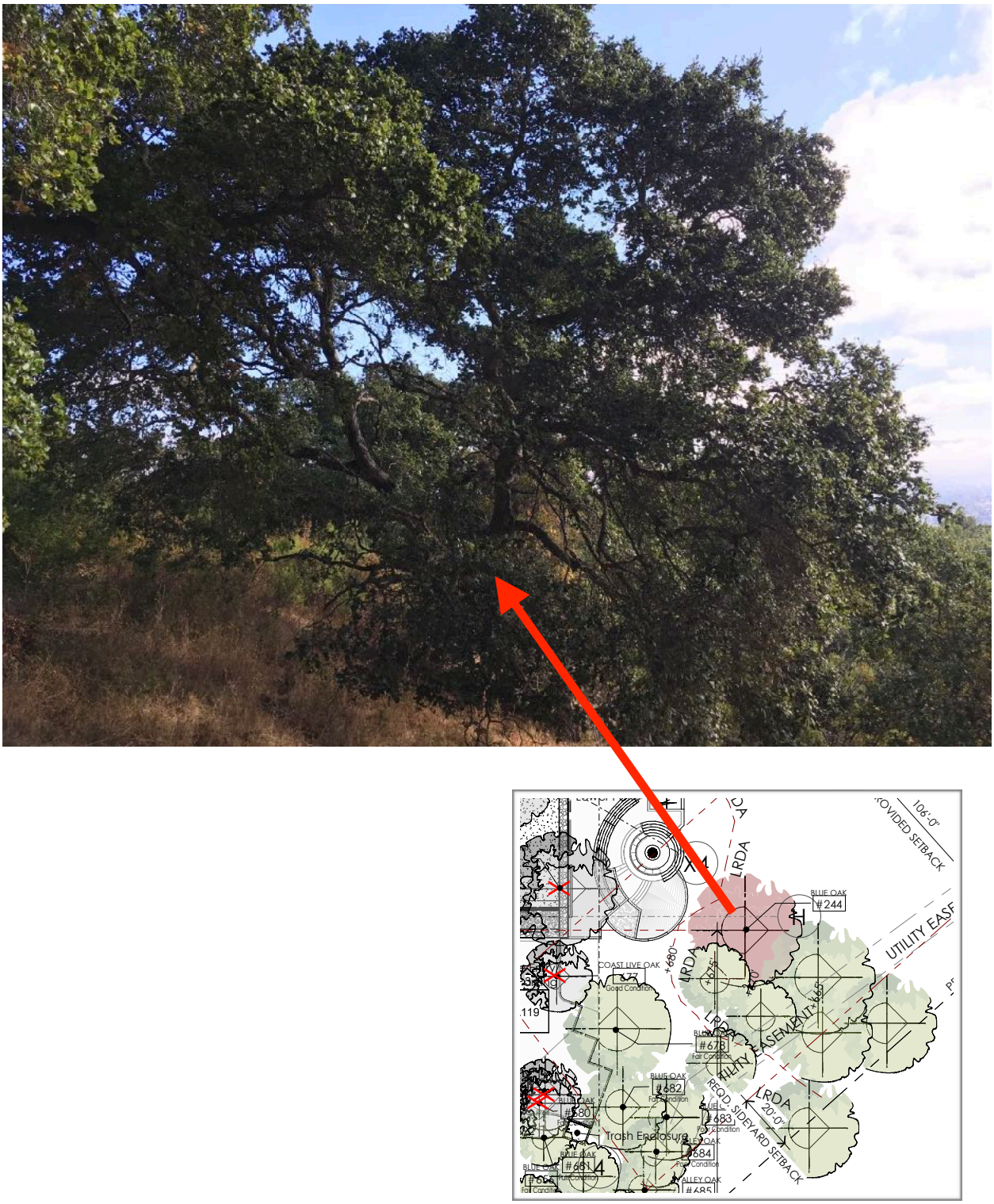
Snapshot not to scale from A120 dated October 19, 2018 provided by Srusti Architecture. The trees in pink are indicated in this report.



1 Site Plan with missing arborist information
1" = 30'-0"

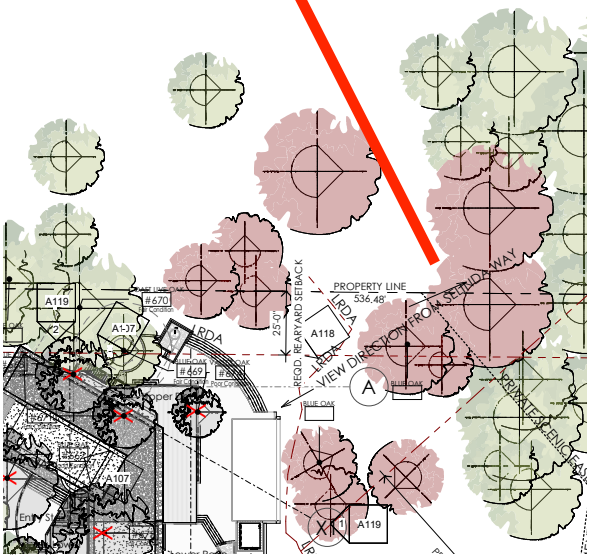
Appendix B: Photographs

B1:Tree 244

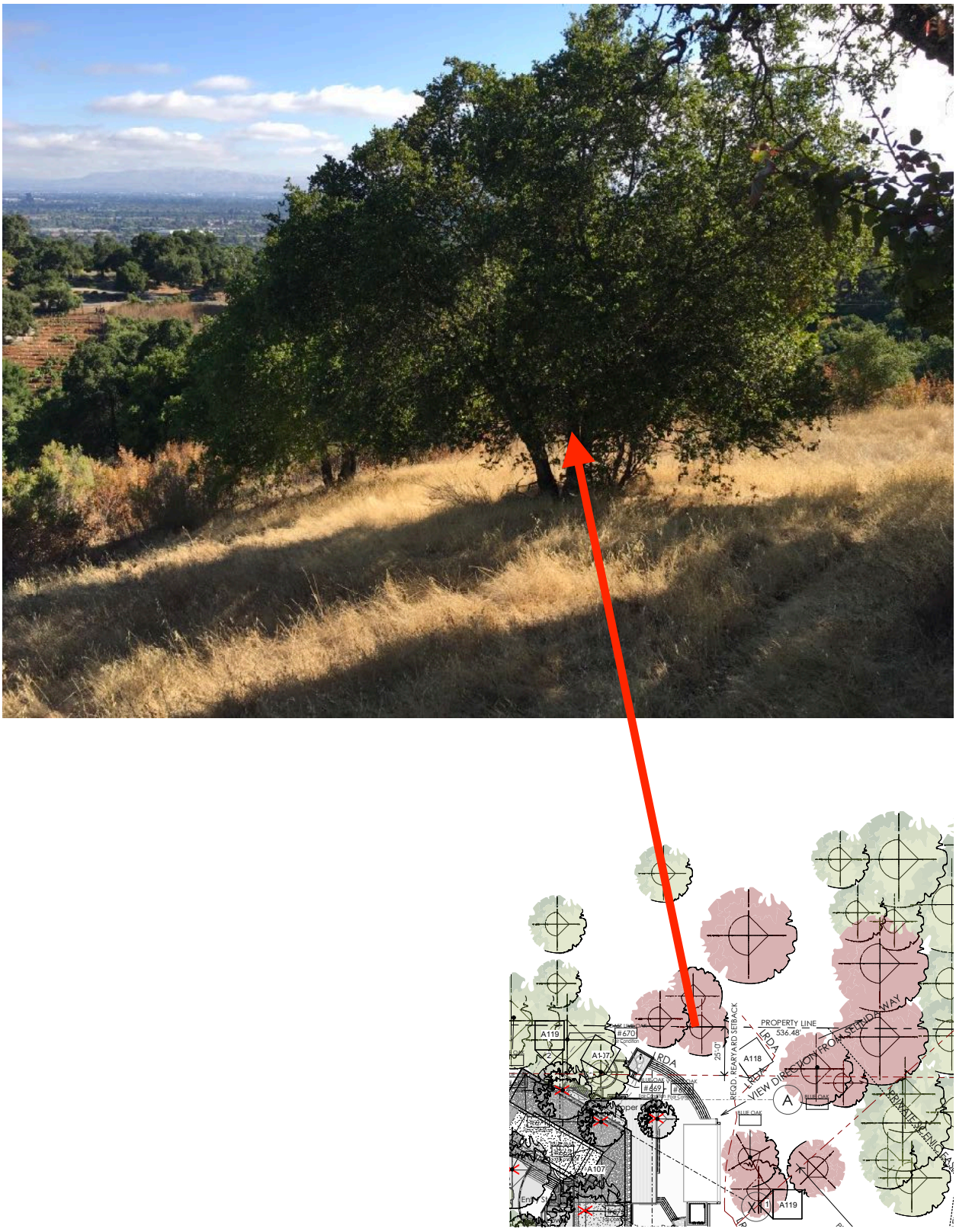


B2: Oaks along the west side

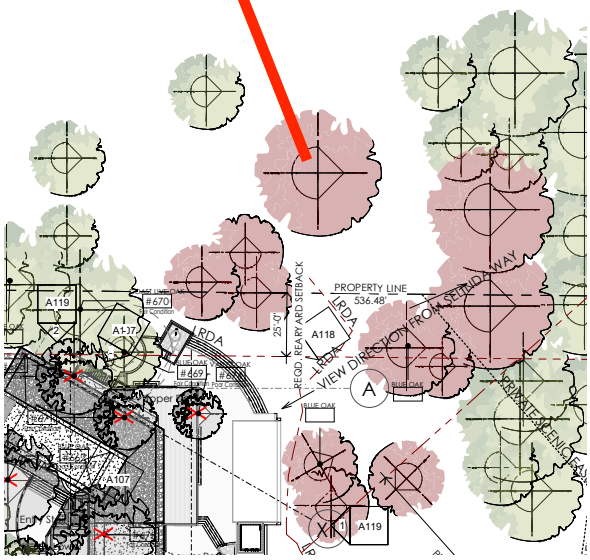
B3: Northeast area



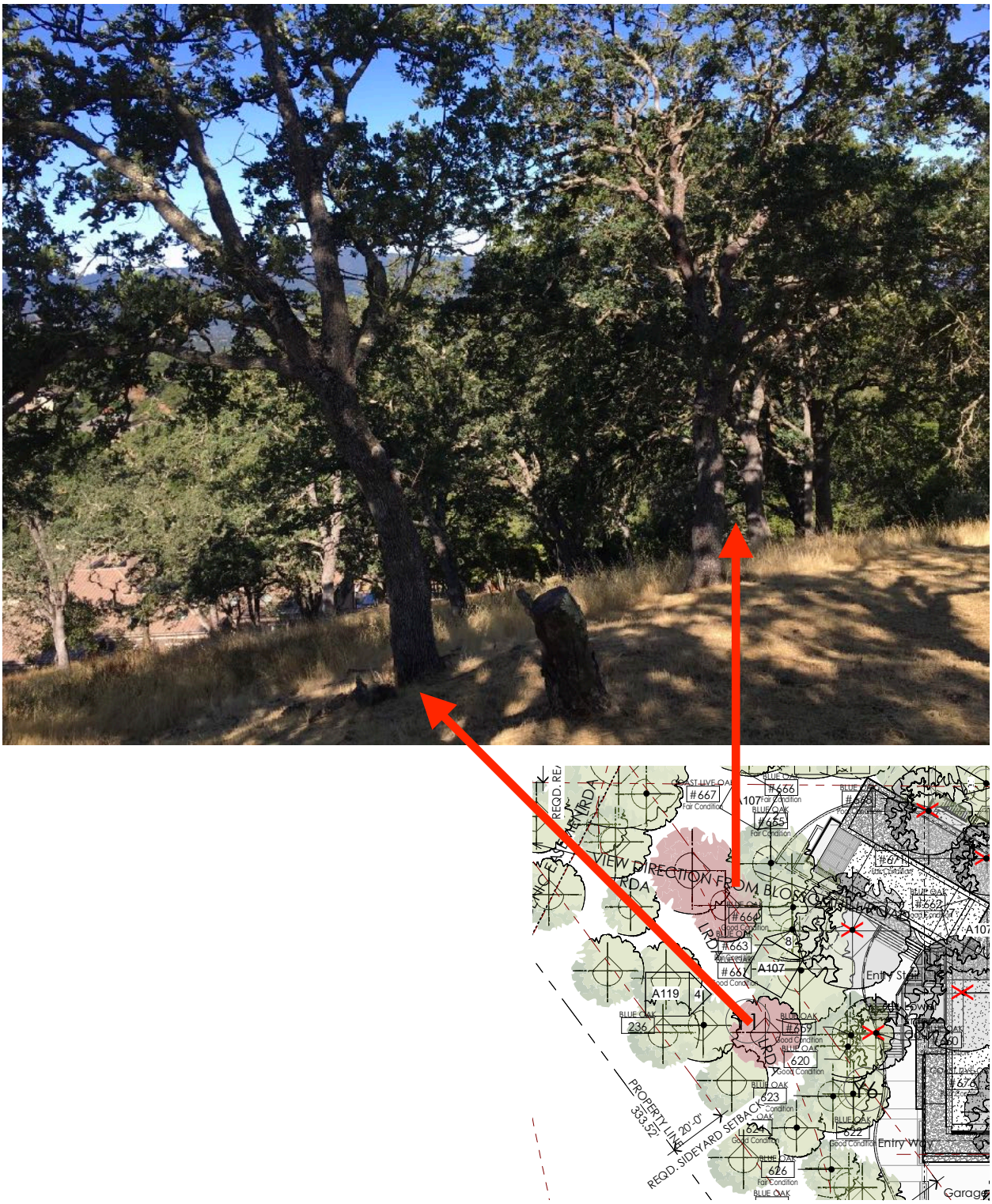
B4: North side beyond the fence

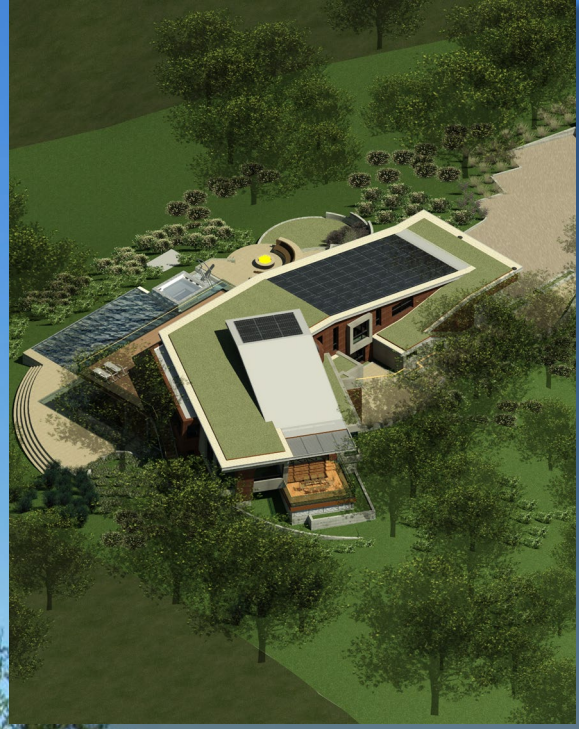


B5: North side down slope



B6: Blue oaks west side





OLGAARD RESIDENCE

Existing Site Conditions & Visibility / Tree Screening Analysis

EXHIBIT 10

Srusti Architects
(408) 507 8138 www.srustiarchitects.com

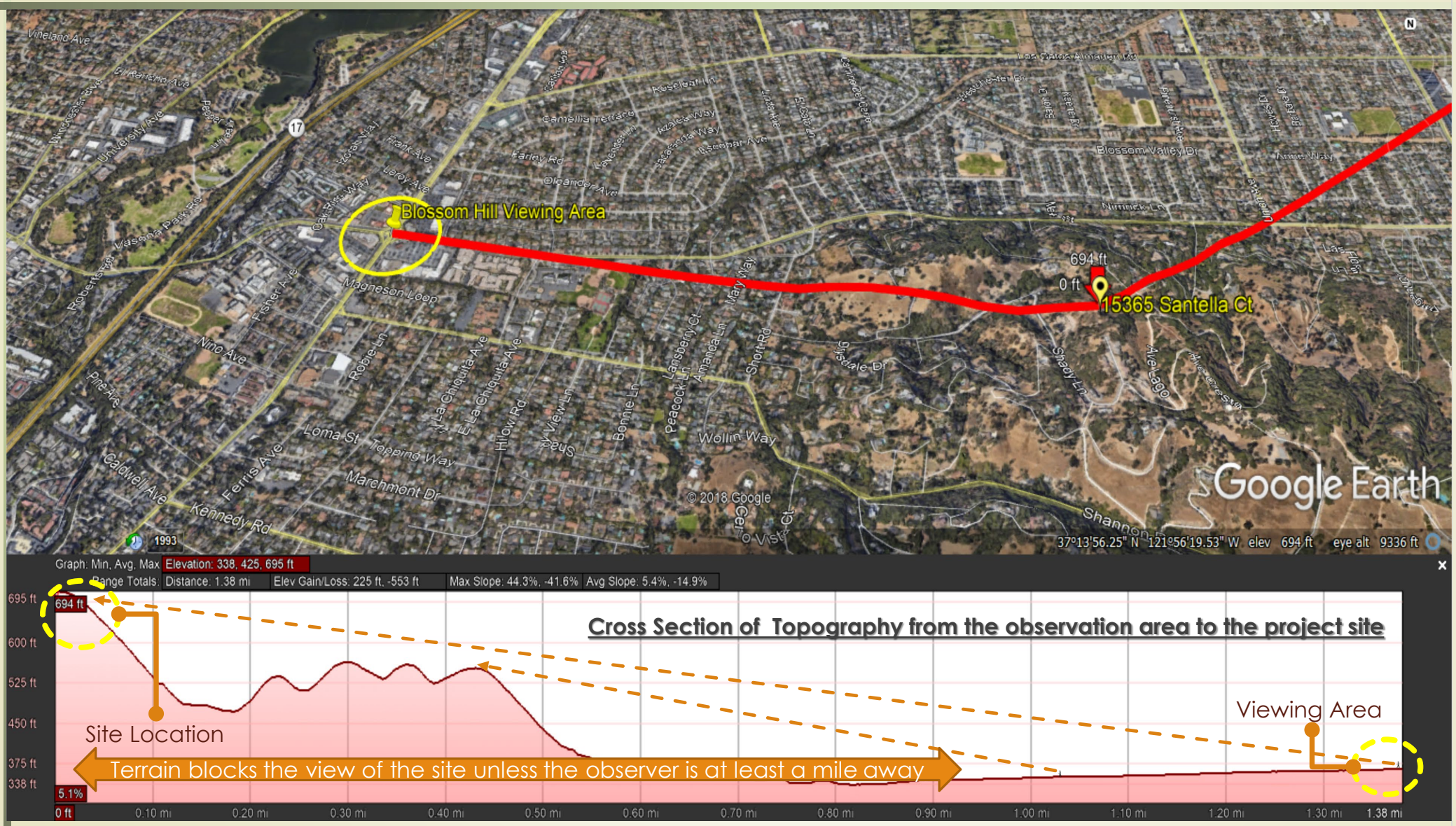
Location of Viewing Areas & Project Site

- Blossom Hill/LG Blvd. and Selinda Way/LG Almaden Rd. viewing areas were identified as the nearest to the project from where the home could be potentially seen.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

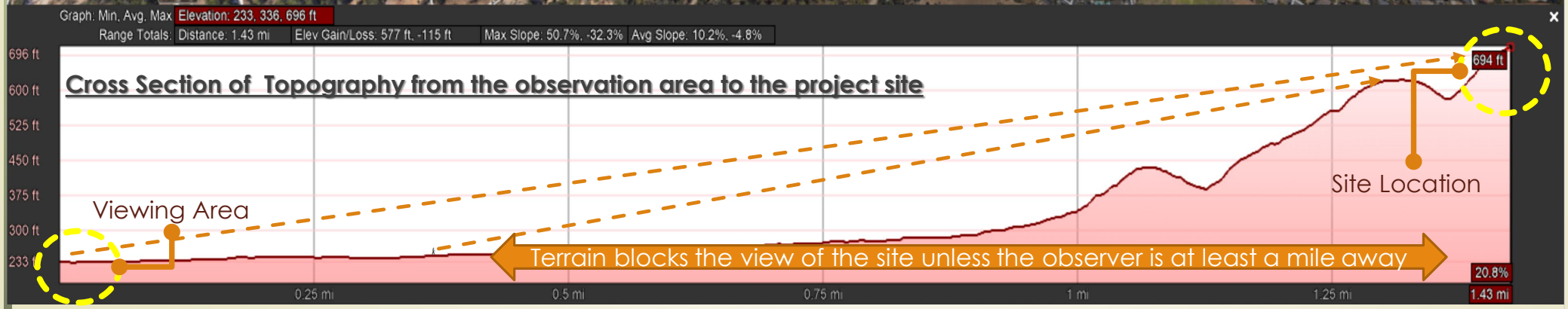
Location of Viewing Areas & Project Site

- Blossom Hill/LG Blvd. viewing Area is about 1.36 miles away & 316 feet lower than project site



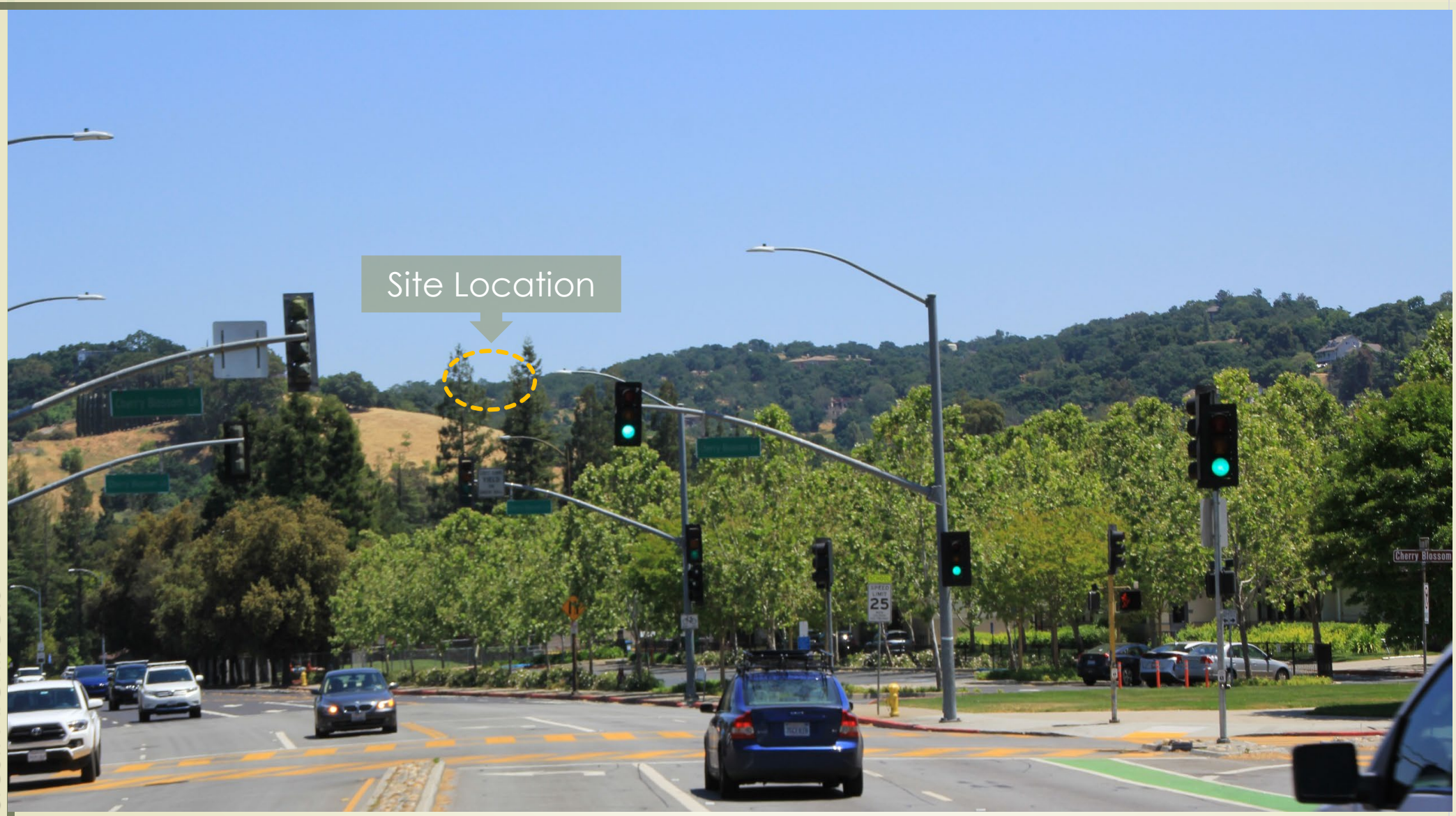
Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Selinda Wy/LG Almaden Rd. viewing Area is about 1.43 miles away & 462 feet lower than project site



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a naked eye (50 mm lens), 500 feet closer from Blossom Hill /LG Blvd intersection.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens, 500 feet closer from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a naked eye (50 mm lens) at Blossom Hill /LG Blvd intersection.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a naked eye (50 mm lens), 500 feet away from Blossom Hill /LG Blvd intersection.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

Project Site Photographs from Viewing Areas

- Project site seen with a telephoto (300 mm) lens, 500 feet away from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a naked eye (50 mm lens), 500 feet closer from Selinda Way/LG Almaden Rd. intersection.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens, 500 feet closer from Selinda Way/LG Almaden Rd. intersection.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a naked eye (50 mm lens) at Selinda Way/LG Almaden Rd. intersection. This picture was taken at Lee Highschool fence (near the observation area) to get a clear view of the site

Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens, from Selinda Way/LG Almaden Rd. intersection. This picture was taken at Lee Highschool fence (near the observation area) to get a clear view of the site.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

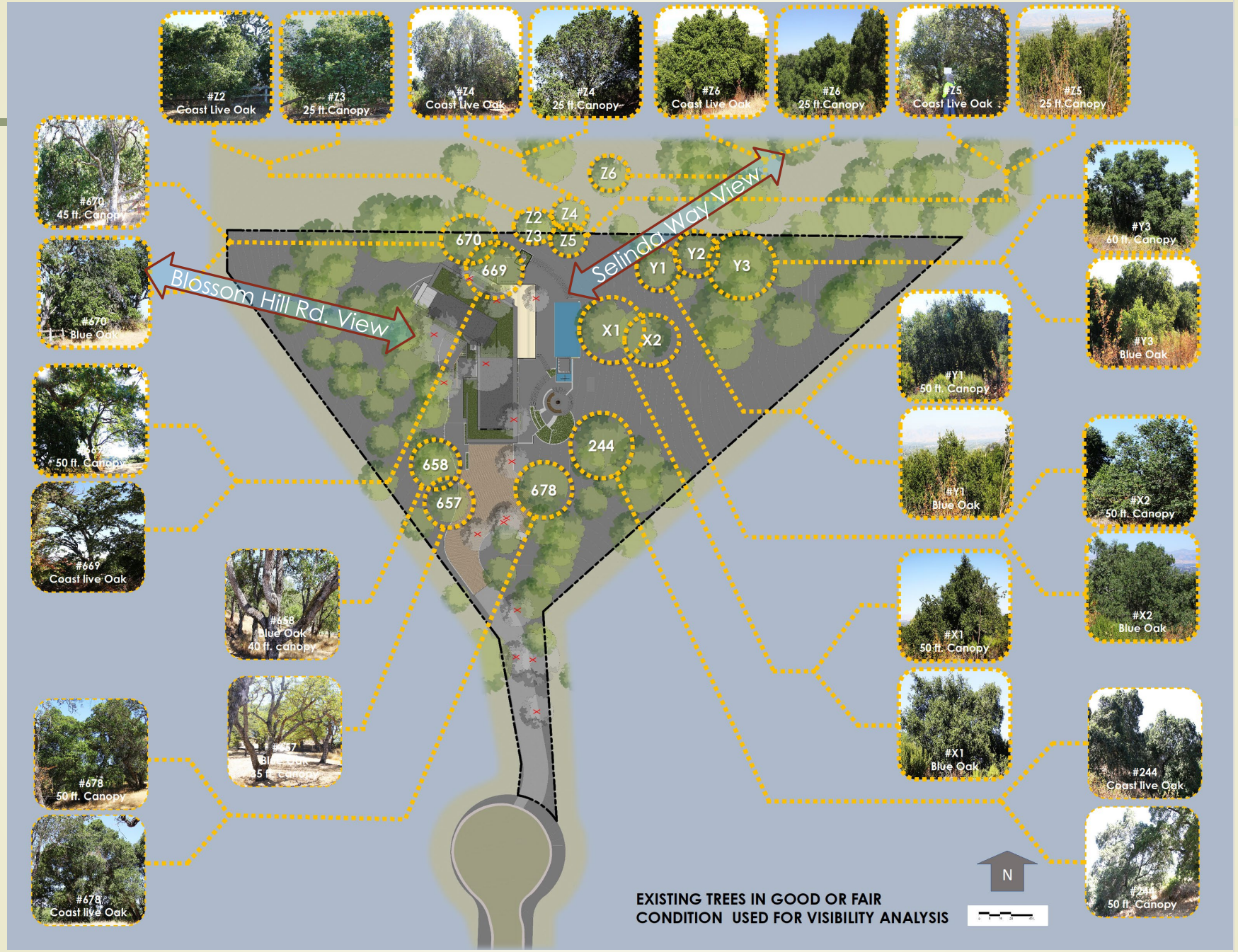
- Project site seen with a naked eye (50 mm lens) 500 feet away from Selinda Way/LG Almaden Rd. intersection.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

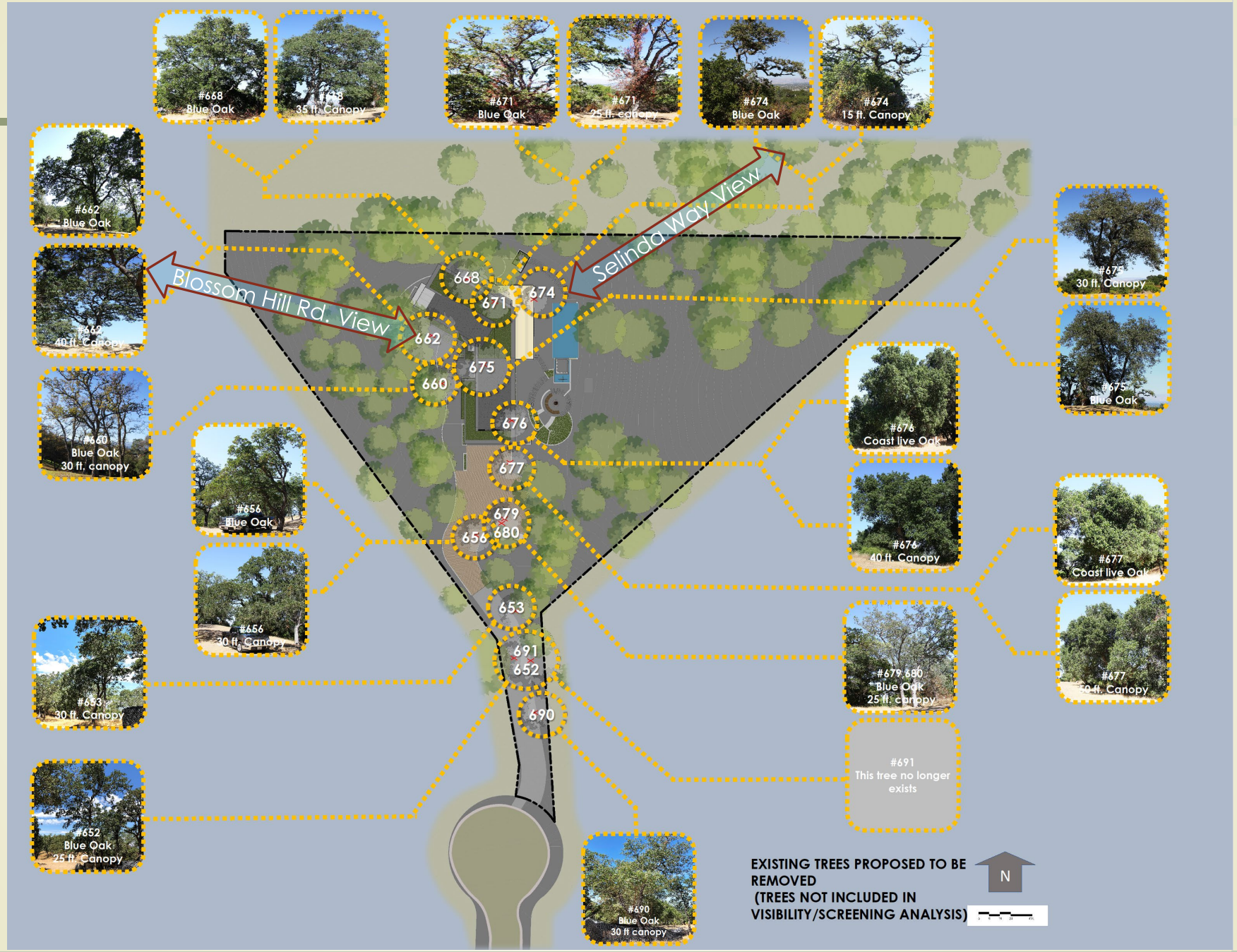
- Project site seen with a telephoto (300 mm) lens, 500 feet away from Selinda Way/LG Almaden Rd. intersection.

Srusti Architects (408) 507 8138 www.srustiarchitects.com

Site Plan (Trees used for Visibility Analysis)



Srusti Architects (408) 507 8138 www.srustiarchitects.com



Site Plan (Trees used for Visibility Analysis)

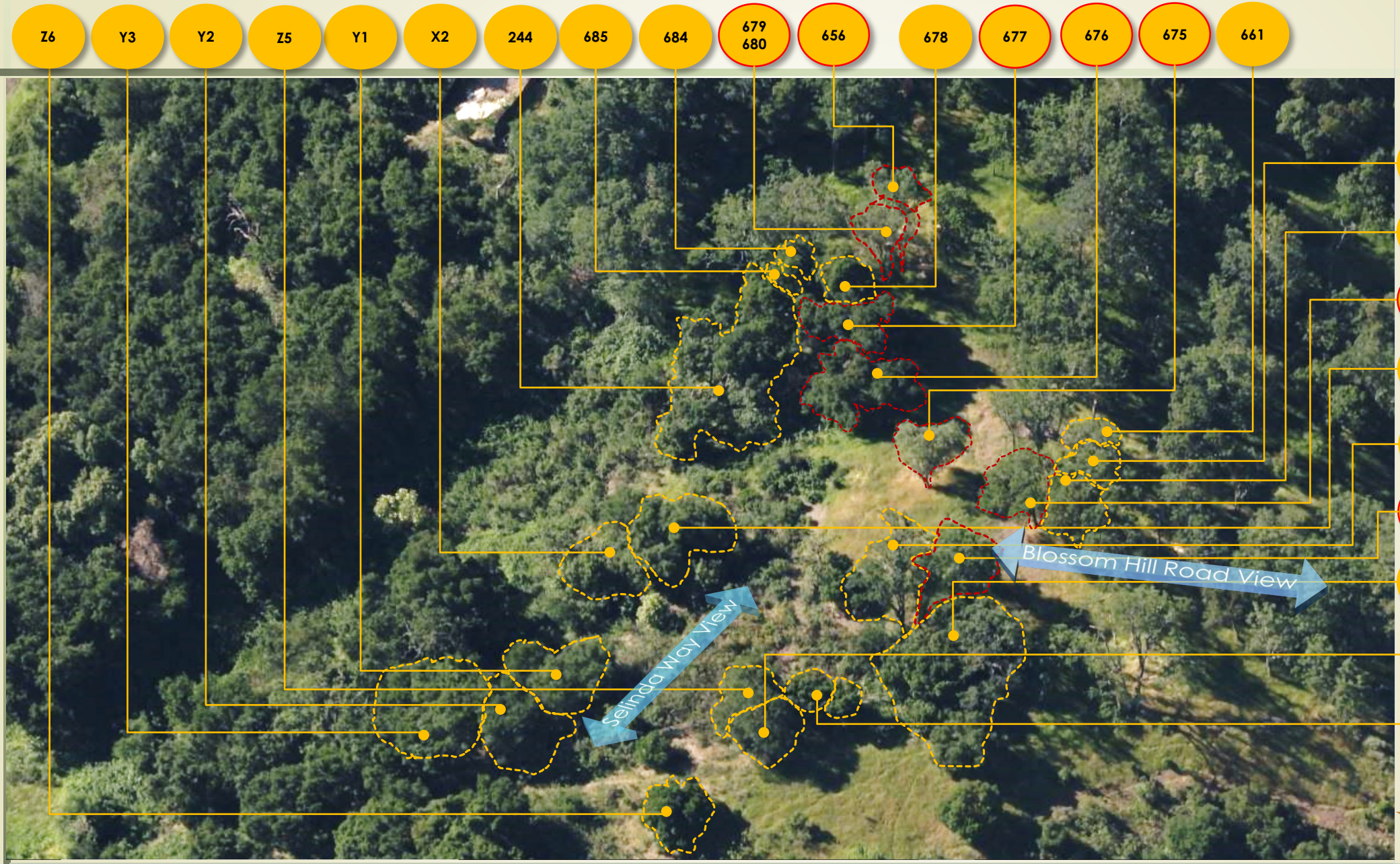
Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS

15365 Santella Court-Los Gatos-CA 95032

12/9/2019

- Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline



Aerial View from North

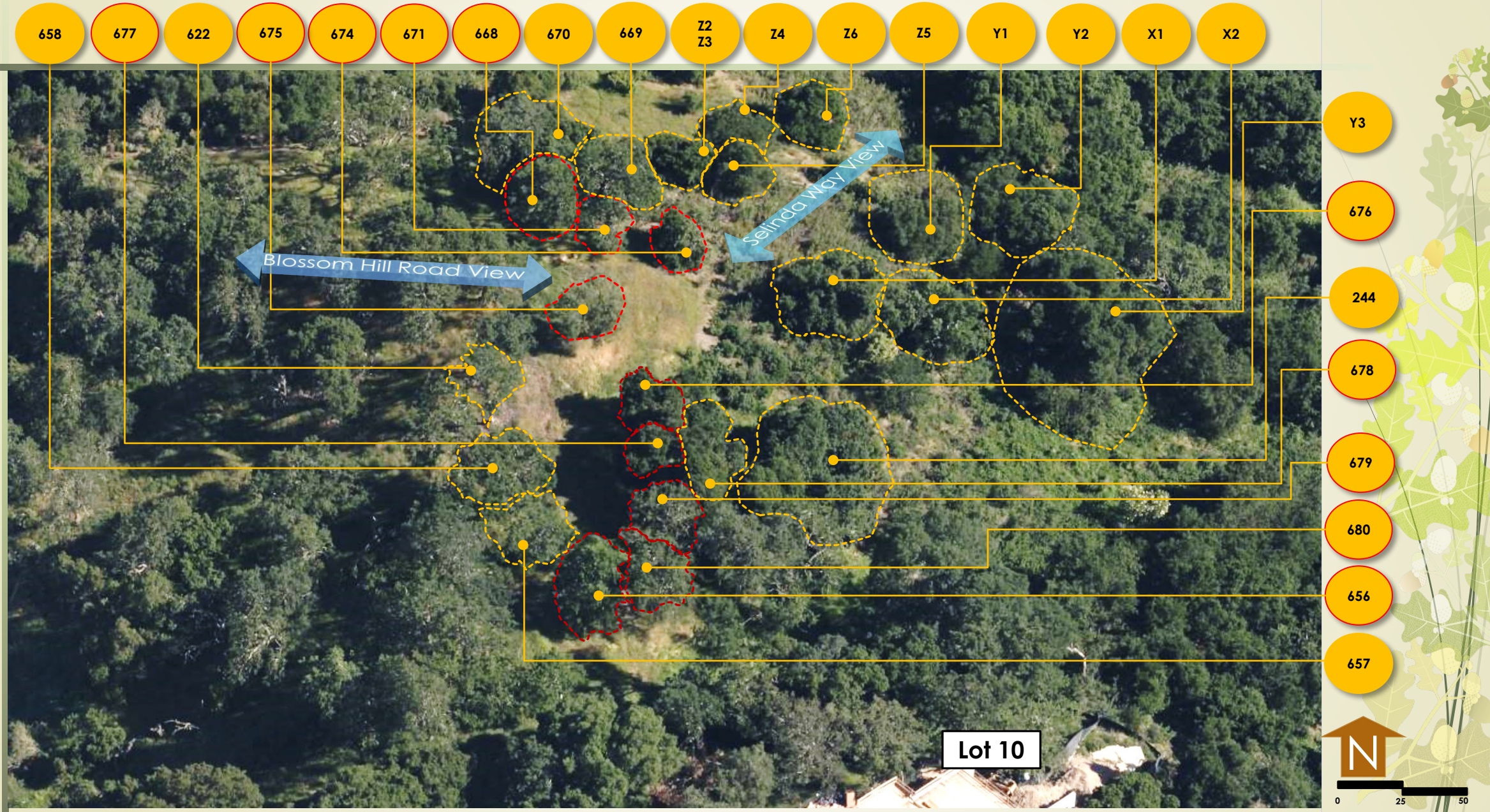
Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS

15365 Santella Court-Los Gatos-CA 95032

12/9/2019

- Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline



Aerial view from South

Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS

15365 Santella Court-Los Gatos-CA 95032

12/9/2019

Blossom Hill 300 mm telephoto lens View

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- Due to dense healthy tree cover & only a few trees proposed to be removed, 0% of the home surface would be seen from Blossom Hill Observation Area

Area of Visible Home =0 sf= 0%

Blossom Hill 300 mm telephoto lens View

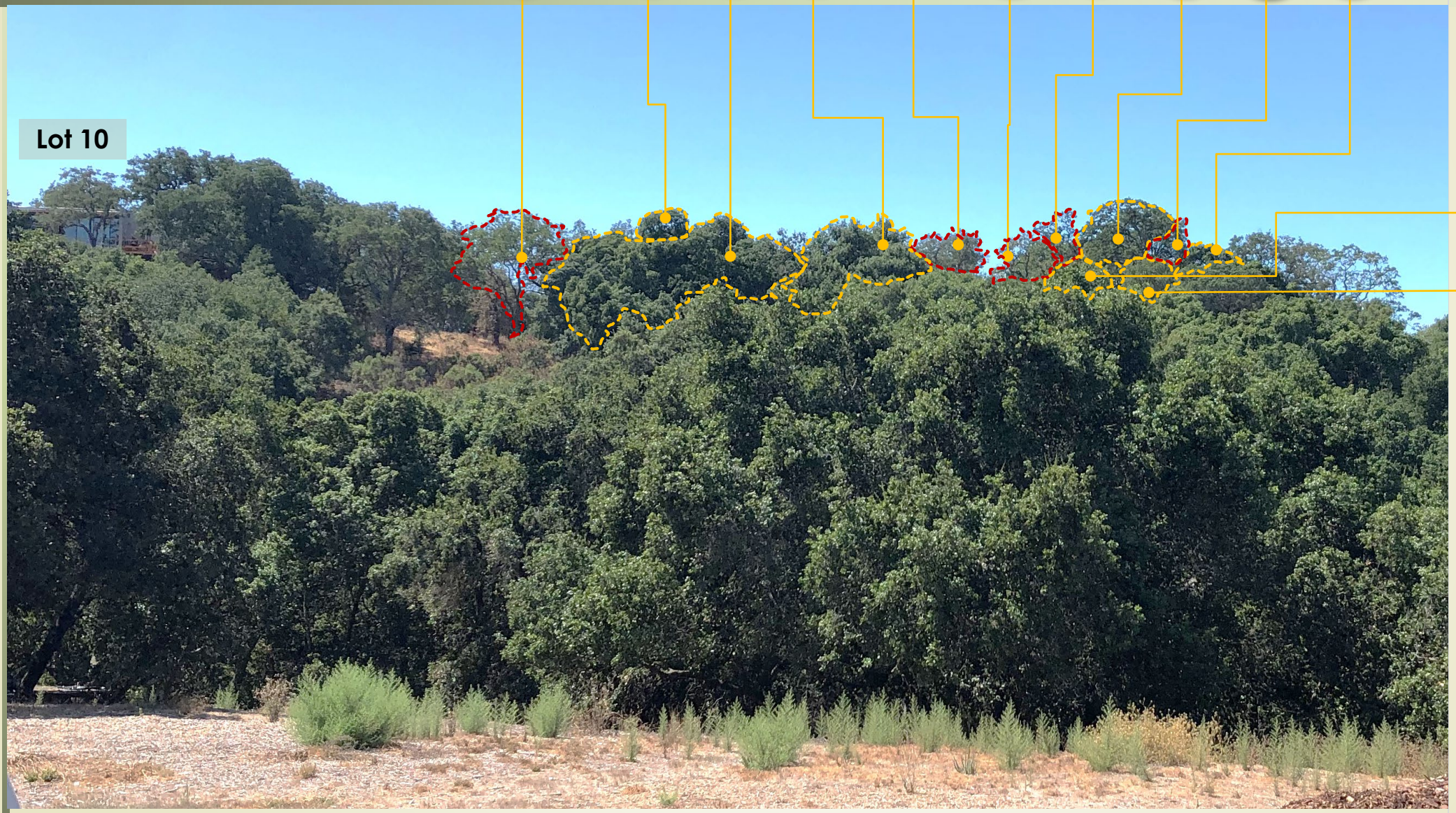
Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

Blossom Hill Rd. Way View Analysis

12/9/2019

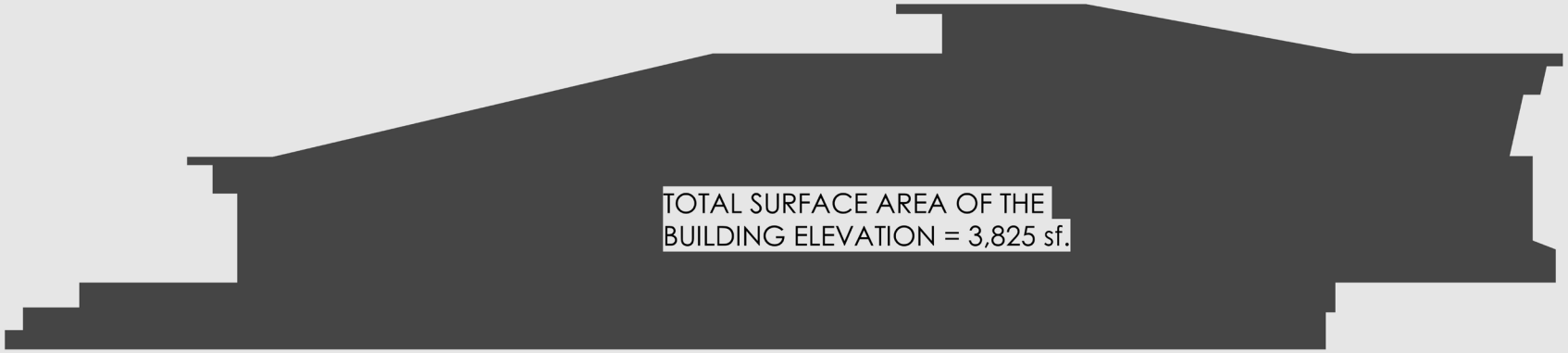
- Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline



View from Francis Oaks Road

Srusti Architects (408) 507 8138 www.srustiarchitects.com

Srusti Architects (408) 507 8138 www.srustiarchitects.com



Elevation from Selinda Way Observation Area

Existing Grade
+694'0"

Roofline
+710'0"

Selinda Way 300 mm telephoto lens View

Srusti Architects (408) 507 8138 www.srustiarchitects.com

Building Area
3,825 sf.

Building Area seen
917 sf. < 24%

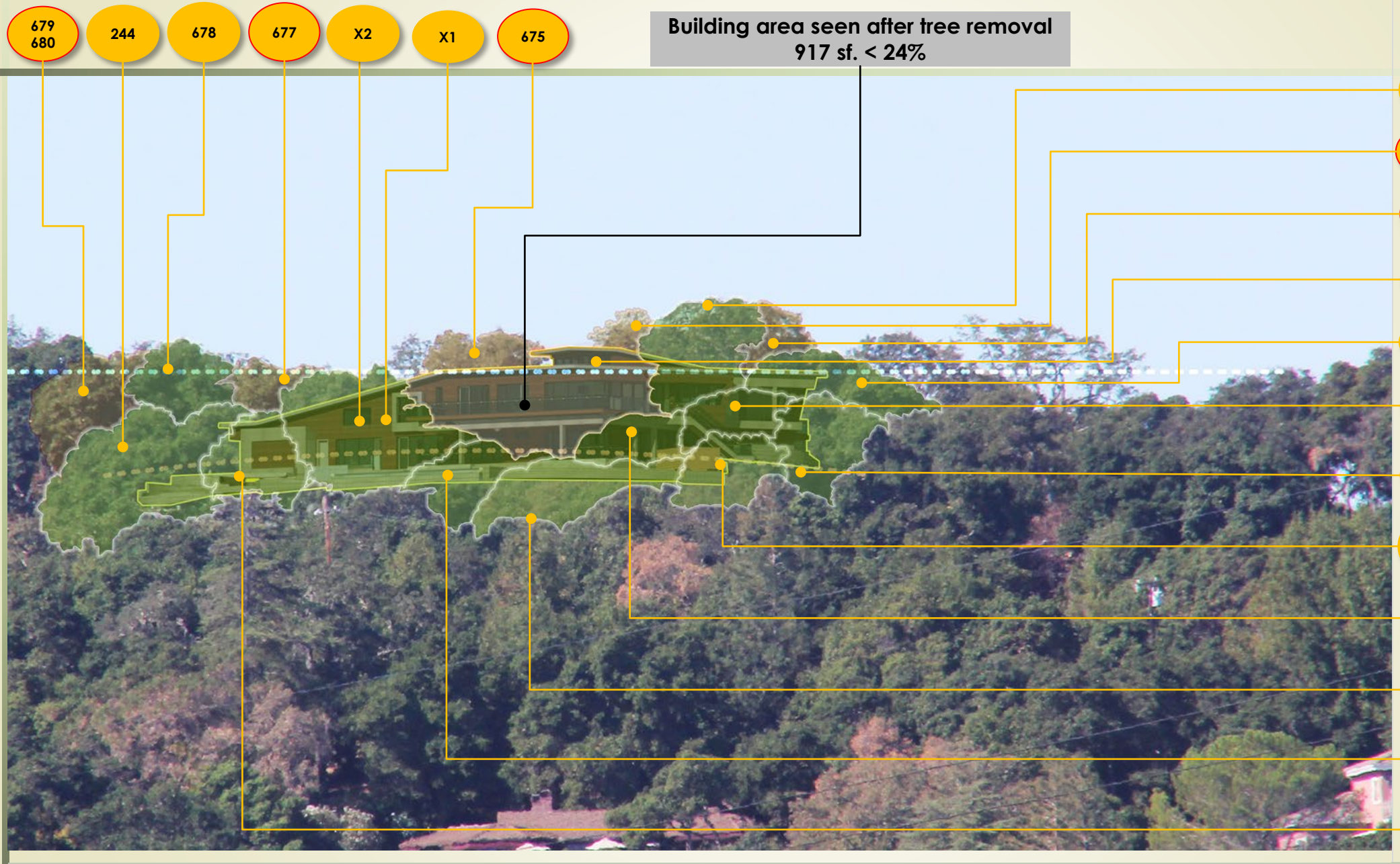
Existing Grade
+694'0"

Roofline
+710'0"

Selinda Way 300 mm telephoto lens View

Srusti Architects (408) 507 8138 www.srustiarchitects.com

Total surface area of the building elevation = 3,825 sf. Area of Visible Home =917 sf= 24%



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Enlarged Selinda Way Telephoto Lens View

- Unless the observer is at least a mile away from the site, it cannot be seen. Given that distance one cannot distinguish the home with a naked eye. This home with low LRV surface material values, **even when seen with 300 mm telephoto lens**, it will have very little impact to the hillside views, from Selinda Way viewing area.

Rendering of the home seen by 300 mm lens

Srusti Architects (408) 507 8138 www.srustiarchitects.com

Re: Olgaard Residence- Neighborhood Outreach for the Proposed Design
Site Address:15365 Santella Court; APN: 527-09-036. Architecture & Site Application# S-18-052.

Date:
Nov 18, 2019

Dear Planning Commissioners
Community Development Department.
Town of Los Gatos

Below is the summary of neighborhood outreach.
We have communicated with neighbors on all adjacent properties and sent them the drawings for review. They are

- Rizwan Ahmed on Lot # 8,15371 Santella Ct.
- Luis Felipe Visoso Lomelin on Lot #10, 15358 Santella Ct.
- Tina and Eldon Mayer at Lot #4, 15657 Shady Lane.
- Mark Russell at 15500 Francis Oaks way.

All of them received the design drawings and did not express any concerns regarding the project design. We have attached all neighborhood notification letters we received so far.

Sincerely

Hari Sripadanna AIA C-30730
Srusti Architects
P - 408-507-8138 **hari@srustiarchitects.com**
We collaborate to create sustainable spaces.
www.srustiarchitects.com

Secretary – Design Review Committee

NEIGHBOR ACKNOWLEDGMENT: I have reviewed the plans of Olgaard Residence and am aware of all their proposed alterations/improvements shown on the attached plan.

LOT NO.	NAME (PRINT)	SIGNATURE	PHONE NO.	DATE
8	Rizwan Ahmed	Rizwan Ahmed	408-667-6503	09/19/2019

Please forward Home Improvement Request Application and two sets of plans to:

LOS GATOS HIGHLANDS
MAINTENANCE CORPORATION

_____
_____
_____

Signature of Applicant

Secretary – Design Review Committee

NEIGHBOR ACKNOWLEDGMENT: I have reviewed the plans of Olgaard Residence and am aware of all their proposed alterations/improvements shown on the attached plan.

LOT NO.	NAME (PRINT)	SIGNATURE	PHONE NO.	DATE
10	Luis Viseo	[signature]	408-6056798	9/20/2019

Please forward Home Improvement Request Application and two sets of plans to:

LOS GATOS HIGHLANDS
MAINTENANCE CORPORATION

_____
_____
_____

_____
Signature of Applicant

Secretary – Design Review Committee

NEIGHBOR ACKNOWLEDGMENT: I have reviewed the plans of Olgaard Residence and am aware of all their proposed alterations/improvements shown on the attached plan.

LOT NO.	NAME (PRINT)	SIGNATURE	PHONE NO.	DATE
	Mark Russell		408 316 5311	9-27-19

Please forward Home Improvement Request Application and two sets of plans to:

LOS GATOS HIGHLANDS
MAINTENANCE CORPORATION

_____

_____

_____

_____
Signature of Applicant

OLGAARD RESIDENCE

(APN): 527-09-036.
15365 SANTELLA COURT,
LOS GATOS CALIFORNIA 95032

PLANNING DEPARTMENT DEVELOPMENT APPLICATION

11/14/2019 2:21:57 PM

Srusti Architects
We collaborate to create sustainable spaces
408-507-8138
info@srustiarchitects.com

LICENSED ARCHITECT
BHAGAVAN SRIPADANNA
NO. C-30730
REN. 01-31-2001
STATE OF CALIFORNIA

ARCHITECT:
HARI SRIPADANNA AIA LEED AP
SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:
Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker
Planning Submittal 01:	Oct19 2018
Planning Backcheck Submittal 02:	June12 2019
Planning Backcheck Submittal 03:	Sep16 2019
Planning Backcheck Submittal 04:	Oct 25 2019
HOA Backcheck Submittal 04:	Nov 01 2019
Planning Backcheck Submittal 04:	Nov 15 2019

SHEET TITLE

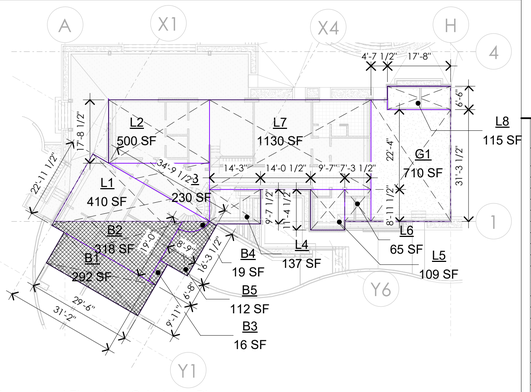
Title Sheet

A000

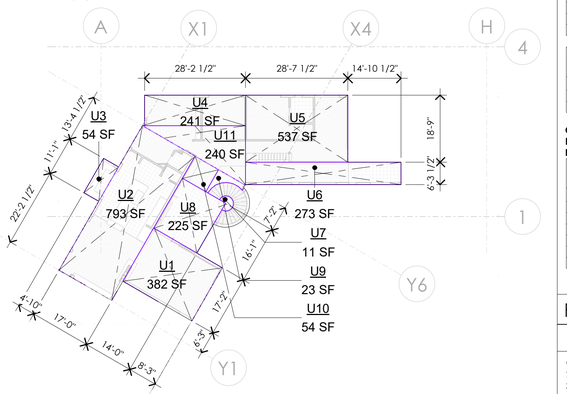
SHEET OF

EXHIBIT 12

FLOOR AREA CALCULATION DIAGRAM



1 Lower Level Floor Area Calculation Diagram
1" = 20'-0"



2 Upper Level Floor Area Calculation Diagram
1" = 20'-0"

Allowable Floor Area & Calculation Table

Name	Area	Comments
L1	410.11 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L2	499.68 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L3	229.70 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L4	136.86 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L5	108.77 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L6	65.41 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L7	1130.27 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L8	114.84 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)	2695.65 SF	
U1	381.96 SF	Upper Floor Area
U2	793.33 SF	Upper Floor Area
U3	53.57 SF	Upper Floor Area
U4	241.28 SF	Upper Floor Area
U5	536.87 SF	Upper Floor Area
U6	273.46 SF	Upper Floor Area
U7	10.86 SF	Upper Floor Area
U8	225.17 SF	Upper Floor Area
U9	22.63 SF	Upper Floor Area
U10	54.34 SF	Upper Floor Area
U11	239.96 SF	Upper Floor Area
Upper Floor Area	2833.42 SF	
Total Enclosed Gross Floor Area	5529.07 SF	

Garage Floor Area & Calculation Table

Name	Area	Comments
G1	710.44 SF	Garage /Utilities Area (enlcosed area over 400 sf, shall be counted towards F.A.R)
Total Enclosed Garage Floor Area	710.44 SF	

Garage Floor area Exemption 400.00 SF
Remaing Garage Floor Area after Exemption= 310.44 SF
PROPOSED TOTAL ALLWABLE FLOOR AREA=5529.07+310.44= 5,840 SF.

Basement Floor Area & Calculation Table

Name	Area	Comments
B1	292.24 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B2	318.14 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B3	15.58 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B4	18.58 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B5	111.71 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
Total Enclosed Basement Floor Area	756.25 SF	

DEVELOPMENT OF A NEW, TWO LEVEL, SINGLE FAMILY DWELLING

OLGAARD RESIDENCE

(APN): 527-09-036. Address: Lot 9,15365 Santella Court, Los Gatos CA 95032

PROJECT DESCRIPTION

The Project scope involves site development, design and construction of a two level, 4 bed, 4 1/2 bath and 3 car garage, single family dwelling of 6285 sf floor area on a 2 acre, hill side, vacant lot .

PROPERTY & BUILDING DIMENSIONAL COMPLIANCE

ZONING	**HR-2 1/2; PD**	**CITY:**	**Los Gatos**
ASSESSOR PARCEL NUMBER:	527-09-036	**ADDRESS**	**15365 Santella Court**
CONSTRUCTION	**V-NR/ Sprinklered - V-B**	**TOTAL SITE AREA:**	**2 Acres**
OCCUPANCY TYPE:	**R-3 Single Family Dwelling**	**LOT NO.:**	**9**

BUILDING DATA		REQ'D /ALLOWED	PROPOSED
GROSS LOT SIZE		NA	87,475 SF
DRIVEWAY PORTION OF LOT AREA (Narrow Width)			6,797 SF
GROSS LOT SIZE MINUS DRIVEWAY ARM			**80,678 SF**
NET LOT SIZE			32,271 SF
AVERAGE LOT SLOPE			31.18%
ALLOWABLE FLOOR AREA		6,000 SF	5,840SF
BELOW GRADE AREA			756 SF
FLOOR AREA RATIO (F.A.R)		NA	7.3%
TOTAL HABITABLE BUILDING AREA (including Basement Area)			6285 SF
GARAGE AREA		400 SF	711 SF
TOTAL UPPER LEVEL DECK AREAS			1447 SF
LOWER (BELOW DECK) PATIO AREA			890 SF
FRONT DRIVE WAY AREA			3174 SF
FRONT PARKING AND FIRE TRUCK TURN AROUND AREA			3956 SF
REMAINING HARDSCAPE AREA			5882 SF
TOTAL IMPERVIOUS SURFACE (LOT COVERAGE) AREA			17,617 SF
COVERED PARKING		2	3
OFF STREET (UNENCLOSED) PARKING		2	3
SETBACKS: MINIMUM FRONT YARD - ROAD	South	30'0"	266'0"
SETBACKS: MINIMUM SIDE YARD	East	20'0"	106'0"
SETBACKS: MINIMUM SIDE YARD	West	20'0"	66'0"
SETBACKS: MINIMUM REAR YARD	North	25'0"	25'0"
MAXIMUM BUILDING HEIGHT		25'-0"	22'

Fire sprinkler system (NFPA 13-D 2016 Addition Standard) shall be installed throughout the entire structure under a separate permit. Fire Sprinkler Contractor shall obtain a prior approval from **Water Utility Company** before installation.

SHEET NUMBER	SHEET NAME
A000	Title Sheet
A100	Project Data Sheet
A102	Siteplan
A103	Lower Level Floor Plan
A104	Upper Level Floor Plan
A105	Roof Plan
A106	Building Elevations
A108	Building Sections
A109	Building Sections
A110	Building Sections
A115	Perspective Views-01
A116	Perspective Views 02
A117	Axonometric Views
A118	Elevations with Exterior Materials Identified
C1	Cover Sheet
C2	Stormwater Pollution Prevention Plan
C3	Existing Topography
C4	Grading and Drainage Plan
C5	Driveway Plan and Profile
C6	Grading and Drainage Plan
C7	Section and Details
C8	Erosion Control Plan
L1.0	Planting Plan
L2.0	Fence Plan and Wall Details
L2.1	Driveway Gate Plan and Details
L2.2	Details
L3.0	Tree Plan

PROJECT DIRECTORY

OWNER
CHRISTIAN OLGAARD & HELEN OLG
21355 SARATOGA HILLS ROAD
SARATOGA CA 95070

PHONE:(408) 505 7715
EMAIL: CHRISTIAN@OLGAARD.CO

ARCHITECT
HARI SRIPADANNA AIA LEEDAP
SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070

PHONE:(408) 507 8138
EMAIL: HARI@SRUSTIARCHITECTS.COM

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12930 SARATOGA AVENUE, STE B9,
SARATOGA, CA 95070

PHONE:(408) 517 0373
EMAIL: DOUG@DAEDALUS-ENG.COM

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DAVID R FOX & COMPANY,
1188 KOTENBURG AVE,
SAN JOSE, CA 95125

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EMAIL: DAVID@FOXLA.NET

CIVIL ENGINEER
AMANDA (WILSON) MUSY-VERDEL
HANNA- BRUNETTI
7651 EIGLEBERRY STREET,
GILROY ,CA 95020

PHONE: (408) 842-2173
EMAIL: AMANDA@HANNABRUNETTI.COM

MECH. & PLUMB. ENGINEER
SHANNON ALLISON
ALTER CONSULTING ENGINEERS
1091 56th STREET
OAKLAND CA, 94608

PHONE: (510)-406-8535
EMAIL: SHANNON@ALTERENGINEERS.COM

ELECTRICAL ENGINEER
DAVID MAINO
ATIUM ENGINEERING
3533 YORK LN
SAN RAMON, CA 94582

PHONE: (913) 961-1658
EMAIL: MAINO@ATIUMENG.COM

LEED CONSULTANT
DEVIN (KURTZ) JOHNSON
BRIGHT GREEN STRATEGIES INC.
1717 SEABRIGHT AVE. SUITE 4,
SANTA CRUZ, CA 95062

PHONE: (510) 863-1109 ext. 1006
EMAIL: DEVIN@BRIGHTGREENSTRATEGIES.COM

ABBREVIATIONS

"	INCH/INCHES	CLKG.	CAULKING	F.F.	FINISH FLOOR	NA	NOT APPLICABLE
#	POUND/NUMBER	CLO.	CLOSET	F.H.M.S.	FLAT HEAD MACHINE SCREW	O.C.	ON CENTER
'	FOOT/FEET	CLR.	CLEAR	F.H.W.S.	FLAT HEAD WOOD SCREW	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
(E)	EXISTING	CMU	CONCRETE MASONRY UNIT	F.O.	FACE OF	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
(N)	NEW	COL.	COLUMN	F.O.C.	FACE OF CONCRETE	O.H.	OPPOSITE HAND
X	BY	CONC.	CONCRETE	F.O.F.	FACE OF FINISH	O/	OVER
°	DEGREES	CONN.	CONNECTION	F.O.P.	FACE OF PLYWOOD	OPP.	OPPOSITE
±	PLUS/MINUS	CONT.	CONTINUOUS	F.O.S.	FACE OF STUD	P.H.	PANIC HARDWARE
@	AT	CTR.	CENTER	FDN.	FOUNDATION	P.U.E	PUBLIC UTILITY EASEMENT
A.B.	ANCHOR BOLT	CTSK.	COUNTERSUNK	FIN.	FINISH	PAV.	PAVING
A.C.	ASPHALTIC CONCRETE	D.L.	DOOR LOUVER	FT.	FOOT	PLYWD.	PLYWOOD
A.F.F.	ABOVE FINISH FLOOR	D.S.	DOWNSPOUT	FURR.	FURRING	R.D./O.D.	ROOF DRAIN/OVERFLOW DRAIN
ARCH.	ARCHITECTURAL	DBL.	DOUBLE	G.I.	GALVANIZED IRON	R.H.M.S.	ROUND HEAD MACHINE SCREW
B.O.	BOTTOM OF	DEMO.	DEMOLITION	GA.	GAUGE	R.H.S.M.S	ROUND HEAD SHEET METAL SCREW
B.O.F.	BOTTOM OF FOOTING	DET.	DETAIL	GALV.	GALVANIZED	R.H.W.S.	ROUND HEAD WOOD SCREW
B.S.	BOTH SIDES	DIA	DIAMETER OR ROUND	GYP.BD.	GYPSUM BOARD	R.W.L.	RAIN WATER LEADER
BD.	BOARD	DIA.	DIAMETER	H.B.	HOSE BIB	RAD.	RADIUS
BLDG.	BUILDING	DIM.	DIMENSION	HGT.	HEIGHT	REF.	REFERENCE
BLK.	BLOCK	DISP.	DISPENSER	INFO.	INFORMATION	REFR.	REFRIGERATOR
BLKG.	BLOCKING	DN	DOWN	INSUL.	INSULATION	REQ.	REQUIRED
C.D.	CIVIL DRAWINGS	DR.	DOOR	INT.	INTERIOR	S.C.	SOLID CORE
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	E.J.	EXPANSION JOINT	JB.	JUNCTION BOX	S.F.	SQUARE FOOTAGE
C.G.	CORNER GUARD	E.O.S.	EDGE OF SLAB	L.D.	LANDSCAPE DRAWINGS	SCD	SEE CIVIL DRAWINGS
C.I.	CAST IRON	E.W.	EACH WAY	L.H.	LEFT HAND	SECT.	SECTION
C.J.	CONTROL JOINT	EA.	EACH	MAX.	MAXIMUM	SED	SEE ELECTRICAL DRAWINGS
C.O.	CLEAN OUT	ELEC.	ELECTRICAL	MECH.	MECHANICAL	SHT.	SHEET
C.W.	COLD WATER	ELEV.	ELEVATION	MET.	METAL	SIM.	SIMILAR
CAB.	CABINET	EQ.	EQUAL	MFR.	MANUFACTURER	SMD	SEE MECHANICAL DRAWINGS
CEM.	CEMENT	EQPT.	EQUIPMENT	MIN.	MINIMUM	SMS	SHEET METAL SCREW
CER.	CERAMIC	EXT.	EXTERIOR	MISC.	MISCELLANEOUS	SPD	SEE PLUMBING DRAWINGS
CL	CENTER LINE	F.A.	FIRE ALARM	MTD.	MOUNTED	SPEC.	SPECIFICATION
CLG.	CEILING	F.D.	FLOOR DRAIN	N.I.C.	NOT IN CONTRACT	SS	STAINLESS STEEL
				N.T.S.	NOT TO SCALE	SSD	SEE STRUCTURAL DRAWINGS
						STD	STANDARD
						STL	STEEL
						STRUCT.	STRUCTURAL
						SYM.	SYMMETRICAL
						T&B	TOP & BOTTOM
						T.C.	TOP OF CURB
						T.O.	TOP OF
						T.O.C.	TOP OF CURB/CONCRETE
						T.O.G.	TOP OF GRADE
						T.O.P.	TOP OF PARAPET/TOP OF PLATE
						T.O.S.	TOP OF STEEL/TOP OF SLAB
						T.O.W.	TOP OF WALL
						T.P.D.	TOILET PAPER DISPENSER
						T.S.	TUBE STEEL
						T.V.	TELEVISION
						THK.	THICK
						TYP.	TYPICAL
						U.O.N.	UNLESS OTHERWISE NOTED
						UC.	UNDERCUT
						V.I.F.	VERIFY IN FIELD
						W.C.	WATER CLOSET
						W.H.	WATER HEATER
						W.P.	WATER PROOF
						W.S.	WEATHER STRIPPING
						W/	WITH
						W/O	WITHOUT
						WD	WOOD
						WDW	WINDOW
						WSCT	WAINSCOT
						WWM	WELDED WIRE MESH

GOVERNING CODES

APPLICABLE BUILDING CODES - 2016 CALIFORNIA BUILDING CODE:

Part 1 Administrative Code
Part 2 California Building Code (CBC), VOL. 1 & 2
Part 2.5 California Residential Code (CRC)
Part 3 California Electrical Code (CEC)
Part 4 California Mechanical Code (CMC)
Part 5 California Plumbing Code (CPC)
Part 6 California Energy Code
Part 8 California Historical Building Code
Part 9 California Fire Code (CFC)
Part 11 California Green Building Standards Code (CAL Green)
Part 12 California Reference Standards Code
Nation 2009 Los Gatos Town Code

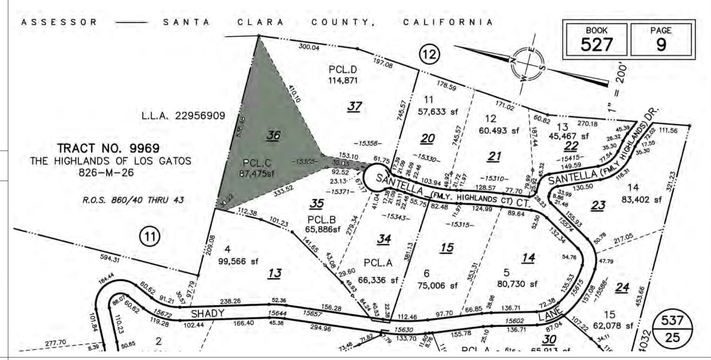
And all other local and state laws and regulations

DEFERRED SUBMITTALS

1. Fire sprinkler system (NFPA 13-D 2016 Addition Standard) shall be installed throughout the entire structure under a separate permit. Fire Sprinkler Contractor shall obtain a prior approval from **Water Utility Company** before installation.

2. Contractor shall furnish the design and construction and installation of an approved fire sprinkler system. The design shall be provided by an approved fire sprinkler contractor that is licensed to work in the state.
3. All labor, materials, valves, equipment and services necessary to complete the project shall be included. Layout drawings, design and equipment lists must be reviewed and approved by the Fire Marshall and the building Department prior to installation. Drawings shall show the building to be completely sprinklered throughout, all concealed areas including attic and garages.

PARCEL MAP



SYMBOL LEGEND

GENERAL NOTES

1 EXISTING CONSTRUCTION DATA SHOWN ON THE DRAWINGS WAS OBTAINED FROM AVAILABLE DRAWINGS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.
2 SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND ELEVATIONS EXCEPT WHERE INDICATED OTHERWISE.
3 ALL DISCREPANCIES BETWEEN DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
4 IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
5 DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR. ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED
6 VERIFY ELECTRICAL, MECHANICAL, FIRE ALARM, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
8 CONTRACTOR SHALL DISPOSE OF ALL REMOVED AND/ OR DEMOLISHED MATERIAL, WASTE AND DEBRIS CAUSED BY WORK
9 WORK INDICATED AS "OWNER FURNISHED, CONTRACTOR INSTALLED" (O.F.C.I.) SHALL MEET ALL APPLICABLE CODES AND REGULATORY REQUIREMENTS INDICATED WITHEIR THESE DOCUMENTS AND SHALL BE INSTALLED AND FULLY OPERATIONAL PRIOR TO FINAL APPROVAL AND OCCUPANCY OF THIS PROJECT
10 ALL UTILITY TRENCHES AND BUILDING PADS SHALL BE PROPERLY BACK FILLED AND COMPACTED
11 PRIOR TO BUILDING PERMIT FINAL APPROVAL THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906.INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5
12 THIS PROJECT IS IN WILDLAND URBAN INTERFACE HIGH FIRE AREA AND MUST COMPLY WITH SECTION R337 OF THE 2016 CALIFORNIA RESIDENTIAL CODE PUBLIC RESOURCES CODE 4291 AND CALIFORNIA GOVERNMENT CODE SECTION 51182. ALL EXTERIOR BUILDING MATERIALS SHALL CONFORM TO SFM CHAPTER 12-7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE SYSTEM

VICINITY MAP

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LICENSED ARCHITECT BHAGAVAN SRIPADANNA NO. C-30730 REN. 01-31-2021 STATE OF CALIFORNIA

ARCHITECT:
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SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:
Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker

Planning Submittal 01: Oct19 2018
Planning Backcheck Submittal 02: June12 2019
Planning Backcheck Submittal 03: Sep16 2019
Planning Backcheck Submittal 04: Oct 25 2019
HOA Backcheck Submittal 04: Nov 01 2019
Planning Backcheck Submittal 04: Nov 15 2019

SHEET TITLE

Project Data Sheet

A100

SHEET OF

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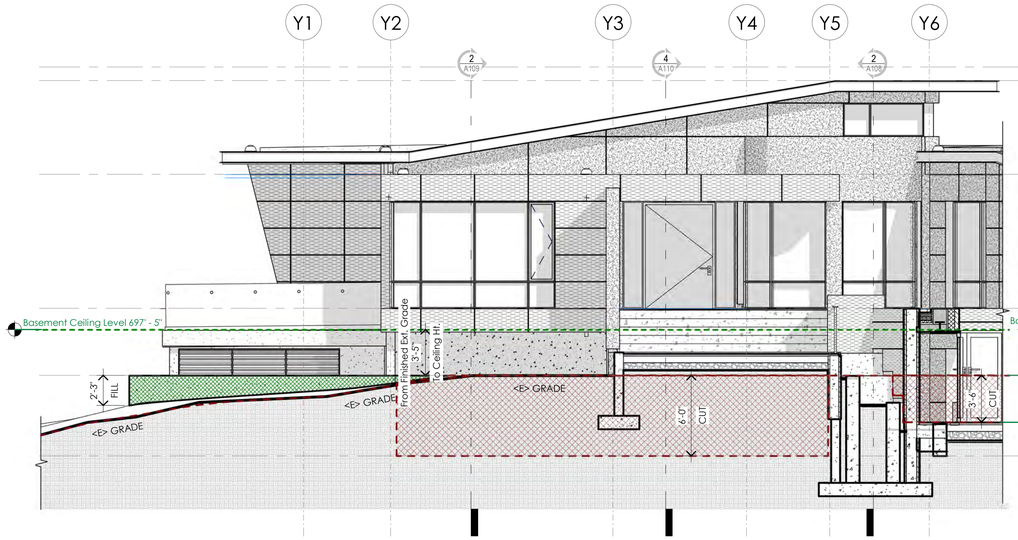
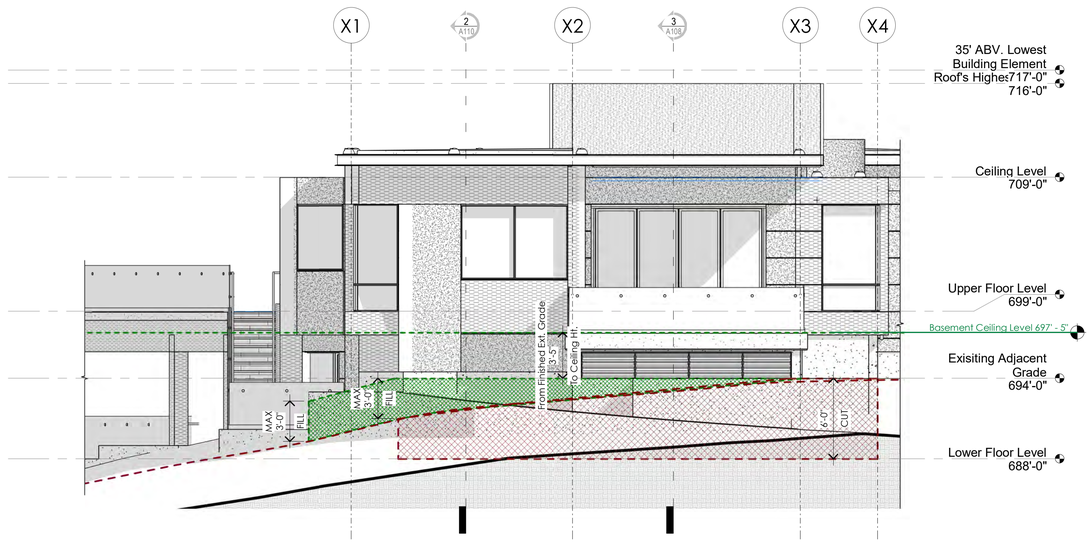
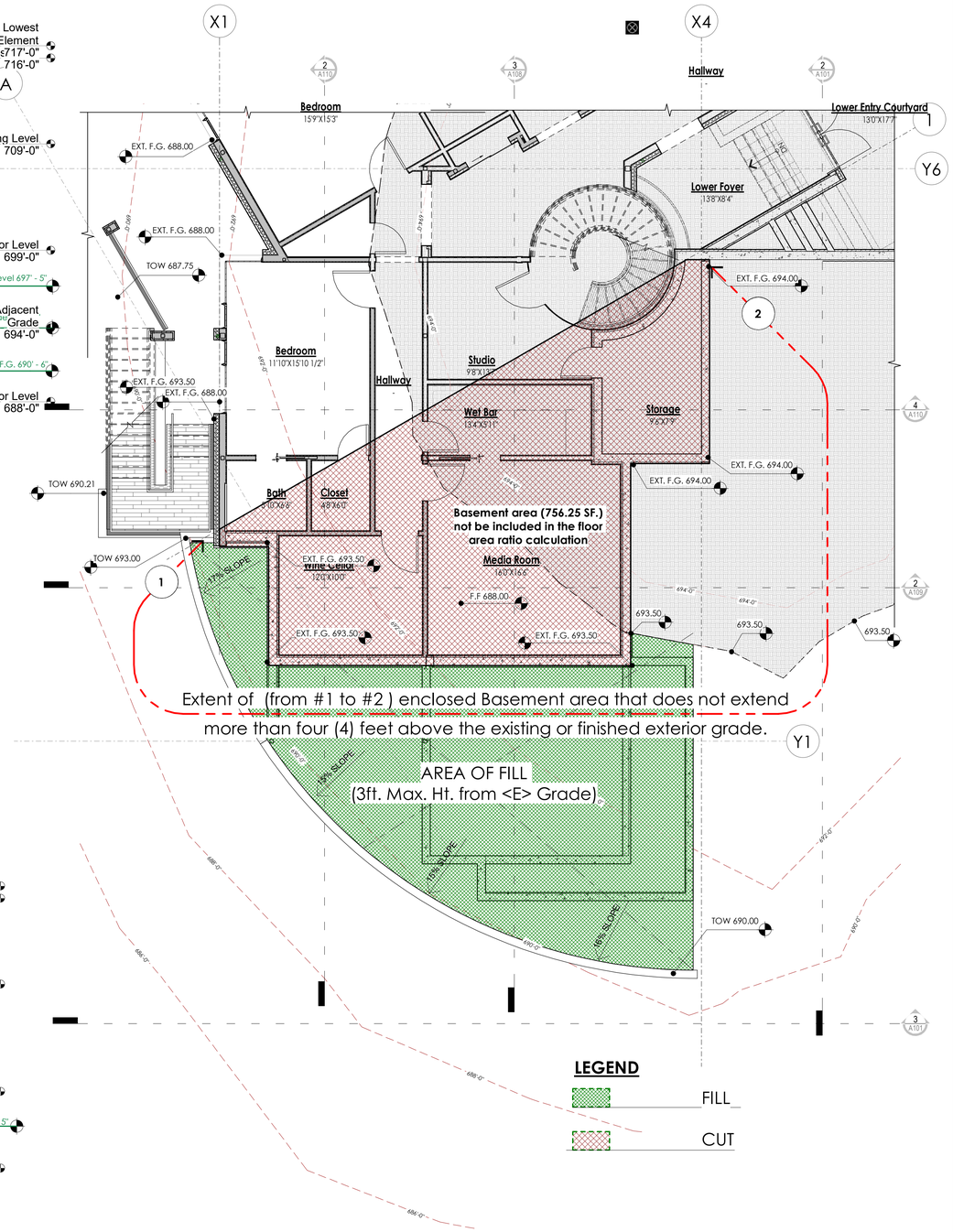


2 Partial Southwest Elevation
3/16" = 1'-0"



3 Partial Northwest Elevation
3/16" = 1'-0"



1 Enlarged Basement Floor Plan
3/16" = 1'-0"

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SHEET TITLE

Basement Diagrams

A101

SHEET OF

1 Site Plan
1" = 20'-0"

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N

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SHEET TITLE

Siteplan

A102

SHEET OF

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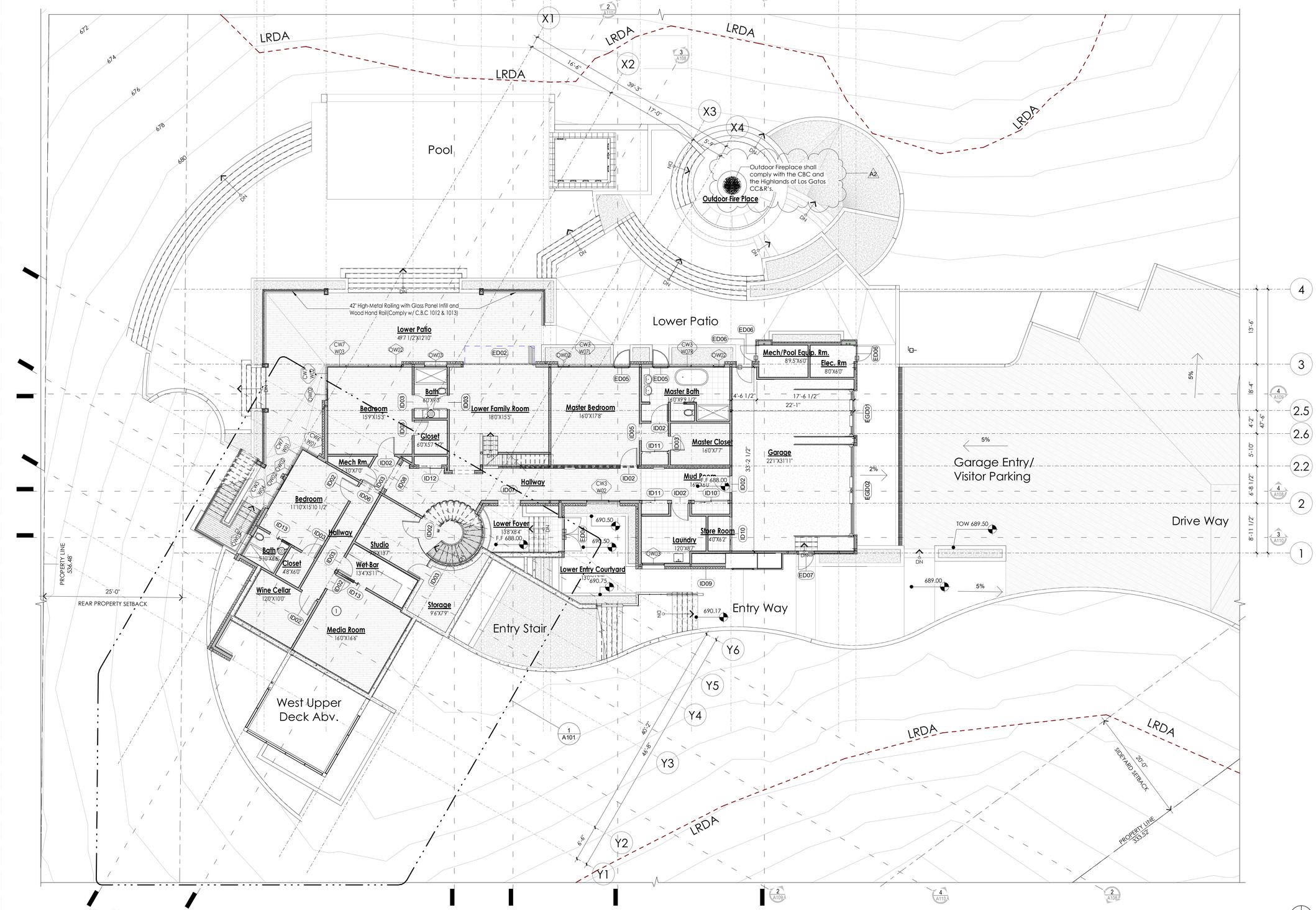
Key Notes

1. Provide Signage that this room will not be used for sleeping



1 Lower Level Floor Plan
1/8" = 1'-0"

11/14/2019 2:53:50 PM

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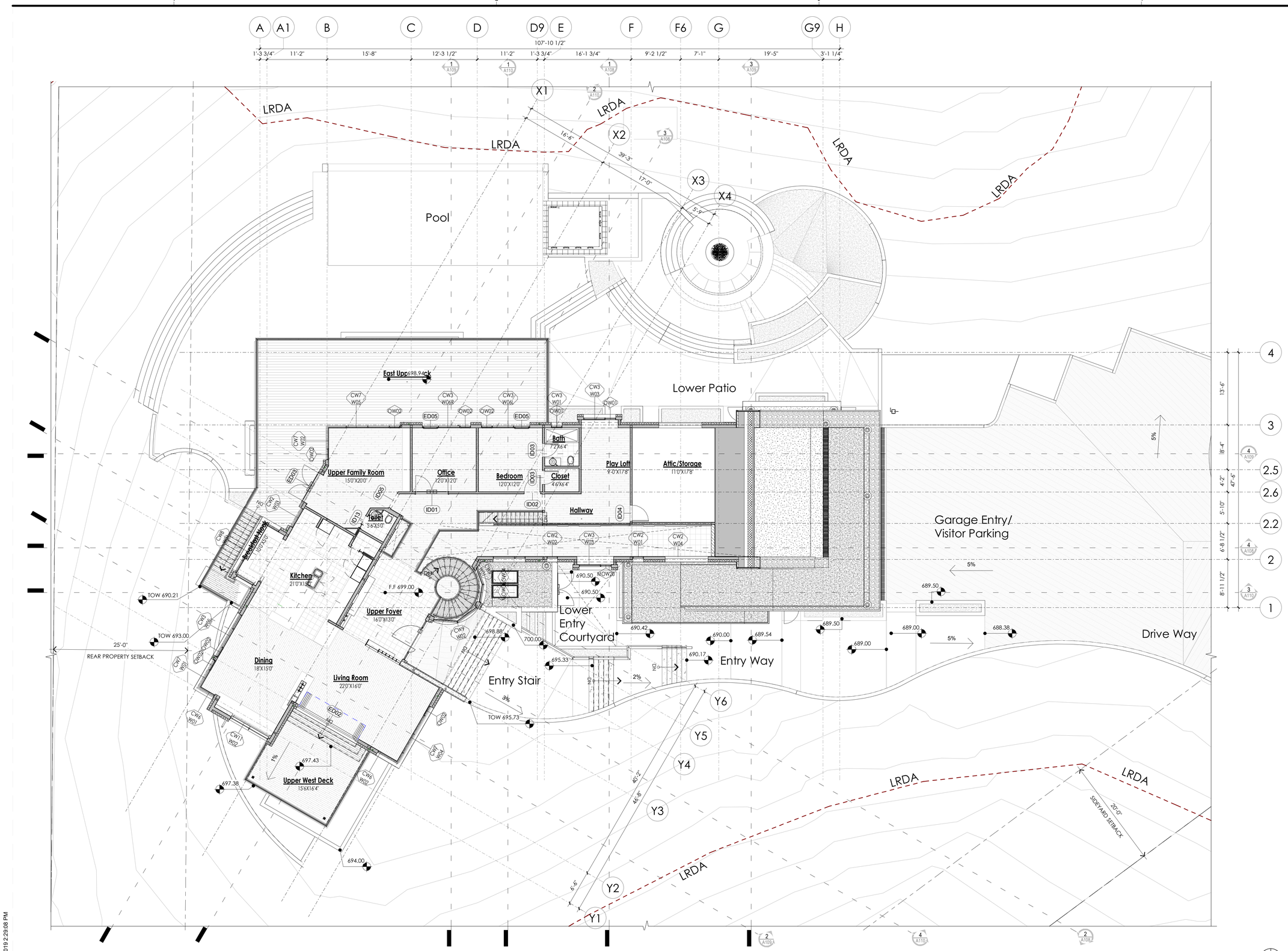
SHEET TITLE

Lower Level Floor Plan

A103

SHEET OF



1 Upper Level Floor Plan
1/8" = 1'-0"

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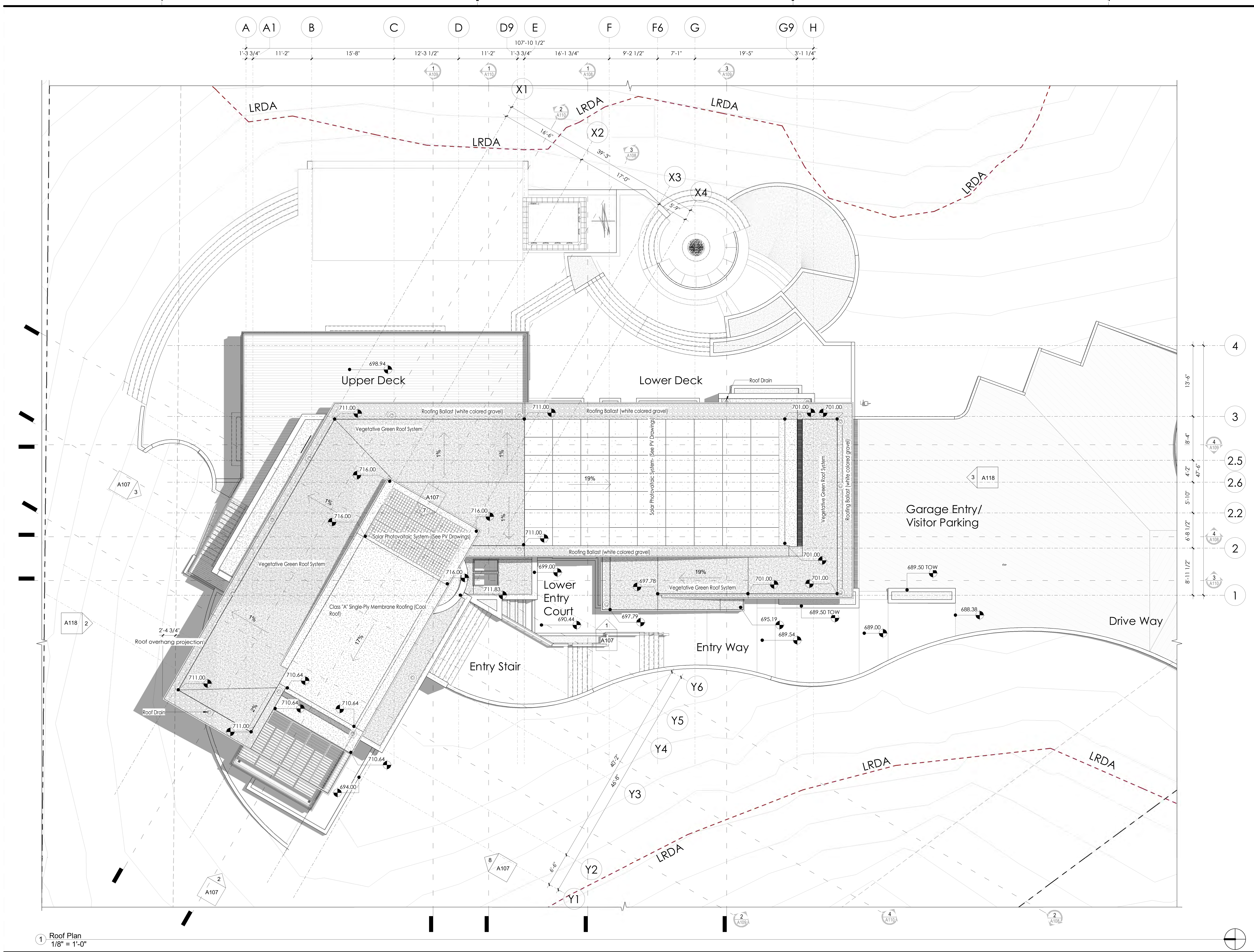
SHEET TITLE

Upper Level Floor Plan

A104

SHEET OF



1 Roof Plan
1/8" = 1'-0"

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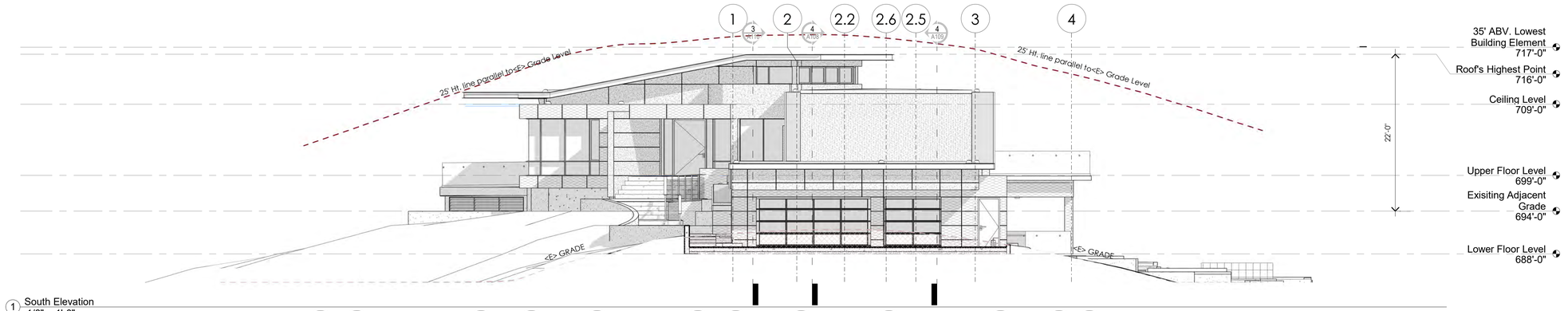
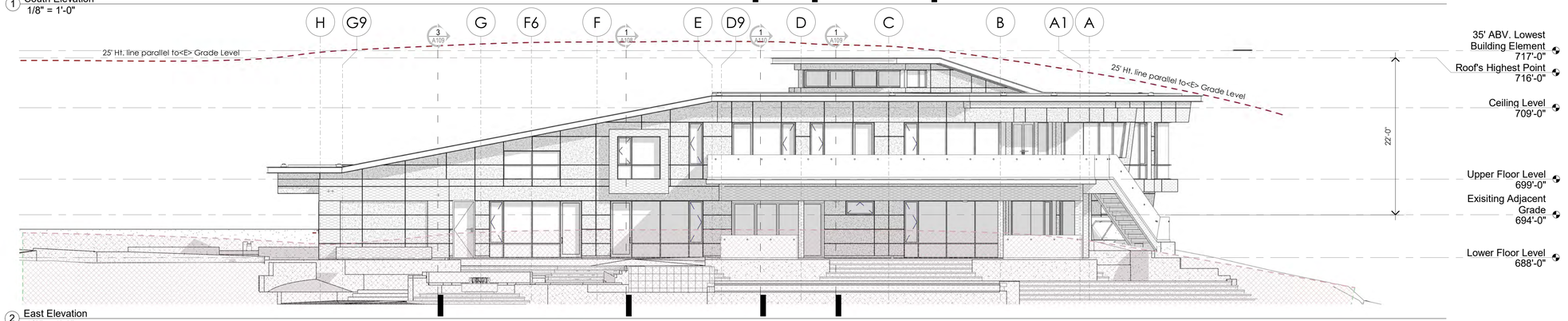
SHEET TITLE
Roof Plan

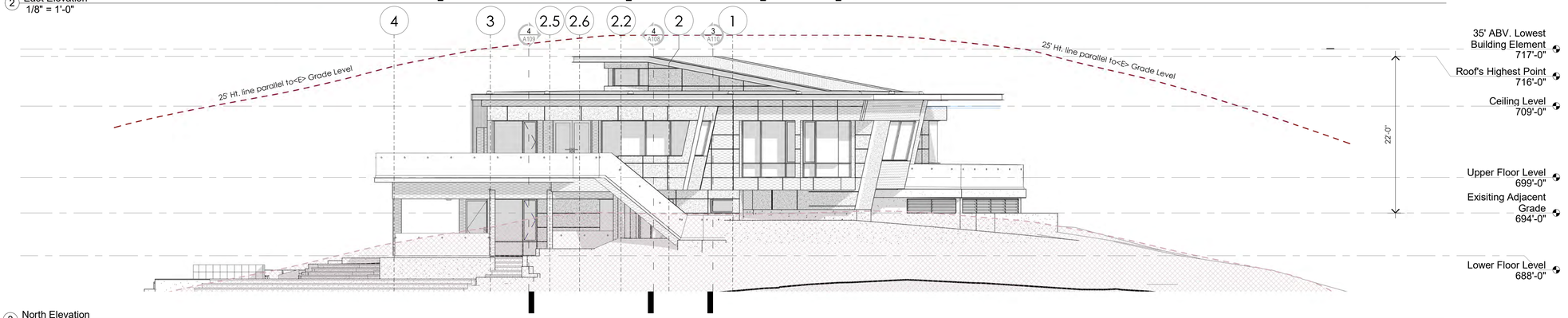
A105
SHEET OF



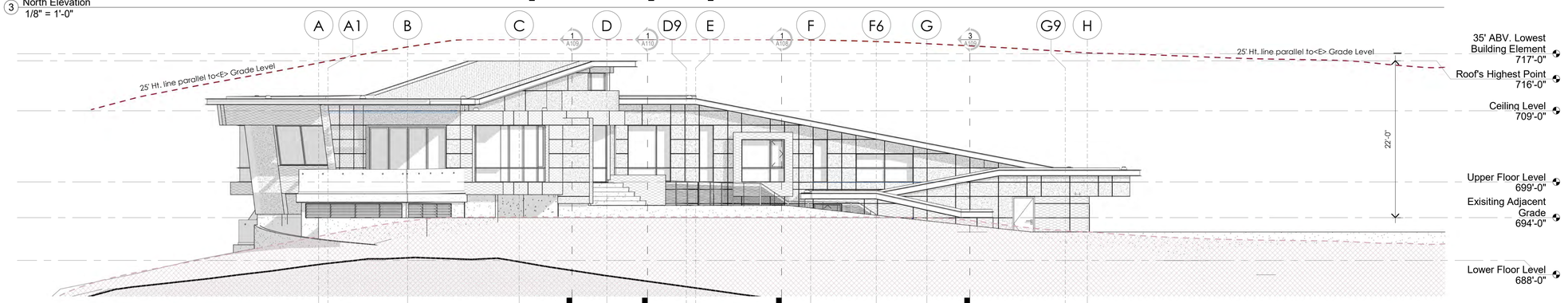
1 South Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

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SHEET TITLE

Building Elevations

A106

SHEET OF

5 South Garage Door Elevation
1/4" = 1'-0"

Door Schedule

Mark	Width	Height	Function	Count	Description	Comments
ED01	5' - 0"	7'-9"	Exterior	1	Entry Pivot Door with Side Lites	
ED02	13' - 0"	8'-0"	Exterior	2	Aluminum Insulated Glazed Sliding Folding Door	
ED03	6' - 0"	8'-0"	Exterior	1	Aluminum Narrow Style Insulated Glazed Swing Double Door	
ED04	6' - 0"	6'-8"	Exterior	1	Aluminum Narrow Style Interior Glazed Swing Double Door	
ED05	2' - 10 3/4"	7'-10 1/2"	Exterior	4	Aluminum Narrow Style Insulated Glazed Swing Single Door	
ED06	3' - 0"	8'-0"	Exterior	3	Aluminum Framed Flush Exterior Metal Door	
ED07	3' - 0"	7'-4"	Exterior	1		
EGD01	8' - 0"	8'-6"	Exterior	1	Aluminum Glazed Garage Door	
EGD02	16' - 0"	8'-6"	Exterior	1	Aluminum Glazed Garage Door	
ID01	6' - 0"	8'-0"	Interior	1	Aluminum Narrow Style Interior Glazed Swing Double Door	
ID02	3' - 0"	8'-0"	Interior	10	Solidcore Flush Wood Door	
ID03	2' - 6"	8'-0"	Interior	10	Solidcore Flush Wood Door	
ID04	3' - 0"	6'-8"	Interior	1	Solidcore Flush Wood Door	
ID05	3' - 0"	8'-0"	Interior	3	Cased Opening	
ID06	3' - 6"	8'-0"	Interior	1	Cased Opening	
ID07	4' - 0"	8'-0"	Interior	1	Cased Opening	
ID08	5' - 0"	8'-0"	Interior	1	Cased Opening	
ID09	5' - 0"	3'-8 1/2"	Interior	1	Cased Opening	
ID10	6' - 0"	8'-0"	Interior	2	Glass Sliding Double Door	
ID11	4' - 6"	8'-0"	Interior	2	Glass Sliding Double Door	
ID12	4' - 0"	8'-0"	Interior	1	Glass Sliding Double Door	
ID13	2' - 6"	8'-0"	Interior	4	Sliding Pocket Door	
ID14	2' - 4"	8'-0"	Interior	1	Glass SlidingPocket Door	
ID19	4' - 0"	8'-0"	Interior	1	Cased Opening	
ID22	6' - 10"	6'-0"	Interior	1		
ID24	6' - 10"	6'-0"	Interior	1		

Grand total: 57

Curtain Wall Schedule

Mark	Length	Height	Count	Description	Comments
CW1 W01L	6' - 0"	2'-6"	1	Fixed window with no interior horizontal mullions	
CW1 W01R	6' - 0"	2'-6"	1	Fixed window with no interior horizontal mullions	
CW2 W01	2' - 0"	6'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W02	2' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W03	4' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W04	8' - 0"	4'-0"	2	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W05	6' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW3 W01	2' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W02	6' - 0"	5'-6"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W03	6' - 0"	6'-0"	2	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W04	6' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W05	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W06L	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W06R	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W07L	13' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W07R	13' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW4 W01	15' - 8"	2'-6"	1	Curtain Wall inset with motorized clearstory awning windows	
CW5 W01	3' - 0"	5'-0"	1	Fixed window without corner vertical mullion	
CW6 W01	3' - 0"	8'-0"	2	Interior horizontal mullion at 2ft. Ht. & without corner vertical mullion	
CW6 W02	4' - 0"	8'-0"	1	Interior horizontal mullion at 2ft. Ht. & without corner vertical mullion	
CW7 W01	5' - 5 1/2"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W01	5' - 7"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W02	6' - 0"	8'-0"	2	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W03	13' - 4"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W04	12' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W05	13' - 4"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW8 W01	11' - 8 1/2"	5'-0"	1	Slanted mullion on one side & without corner vertical mullion	
CW9 W01	6' - 9"	8'-0"	1	Segmented along a curved wall & horizontal mullion at 2'-0"Ht.	
CW9 W02	9' - 0"	8'-0"	1	Segmented along a curved wall & horizontal mullion at 2'-0"Ht.	
CW10 W01	4' - 0"	2'-0"	3	Inset Awning window	
CW11 C01	3' - 6"	5'-0"	1	Curtain Wall-Slanted	
CW11 W02	8' - 0"	5'-8"	1	Curtain Wall-Slanted	
CW12 W01	8' - 0"	2'-0"	1	Louvered vents	
CW12 W02	12' - 0"	2'-0"	1	Louvered vents	
CW12 W03	15' - 8"	2'-0"	1	Louvered vents	

Grand total: 41

Window Schedule

Mark	Width	Height	Count	Description	Comments
MOW01	3' - 9 3/4"	2'-4 1/2"	4	Motorized Awning Window	
MOW04	2' - 4"	4'-10"	1	Operable Skylight with curb	
MOW06	2' - 4"	4'-10"	1	Operable Skylight with curb	
MOW14	2' - 0"	6'-0"	1	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
MOW15	2' - 0"	4'-0"	1	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
MOW16	4' - 0"	2'-0"	1	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
MOW20	1' - 10 3/4"	3'-10 3/4"	1	Casement Window	
OW01	1' - 10 1/2"	3'-10 3/4"	3		
OW02	1' - 10 3/4"	5'-10 3/4"	13	Casement Window	
OW03	3' - 10 1/2"	1'-10 1/2"	3	Awning Window	
WN01	2' - 0"	4'-0"	3	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
WN02	2' - 0"	6'-0"	3	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
WN03	4' - 0"	2'-0"	3	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	

Grand total: 38

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LICENSED ARCHITECT HARI KRISHNA SRIPADANNA BHAGAVAN NO. C-30730 RENEWAL 01-31-2021 STATE OF CALIFORNIA

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SHEET TITLE

Door Window Schedules

A107

SHEET OF

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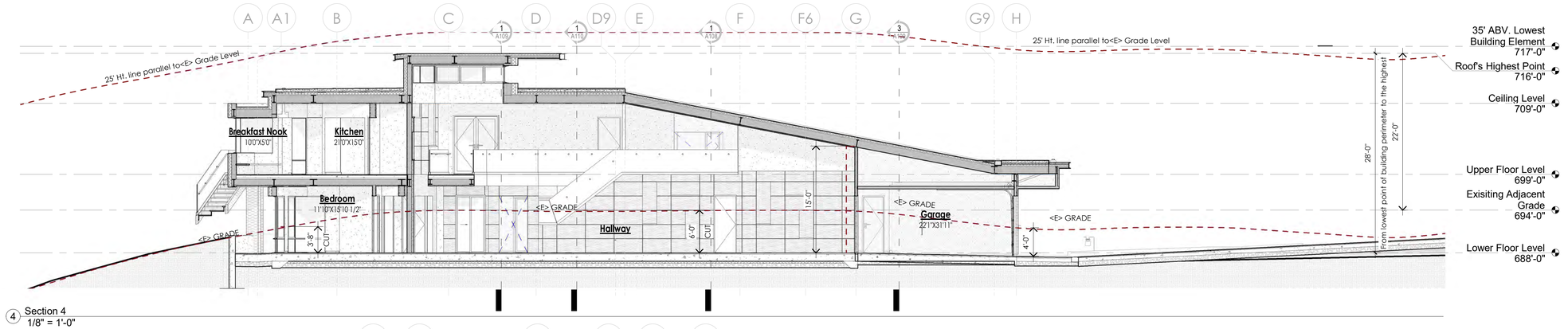
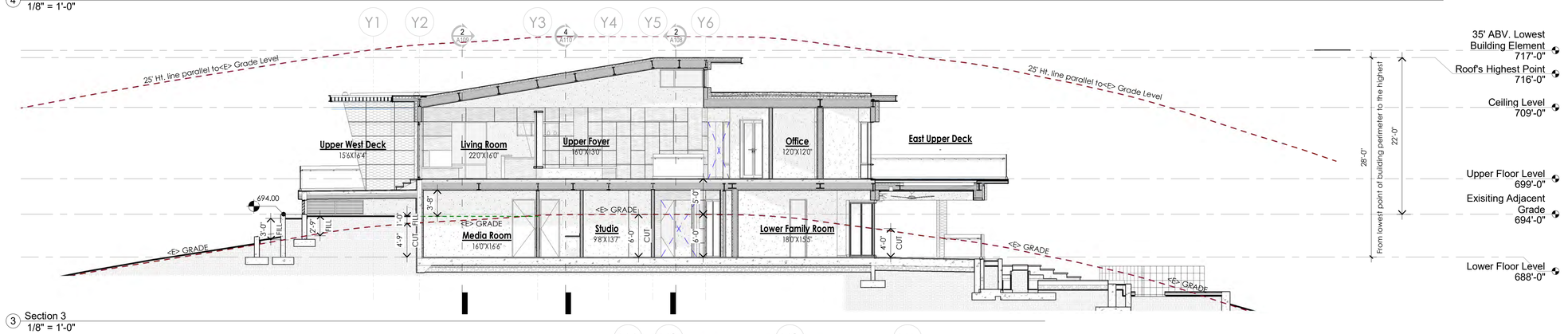
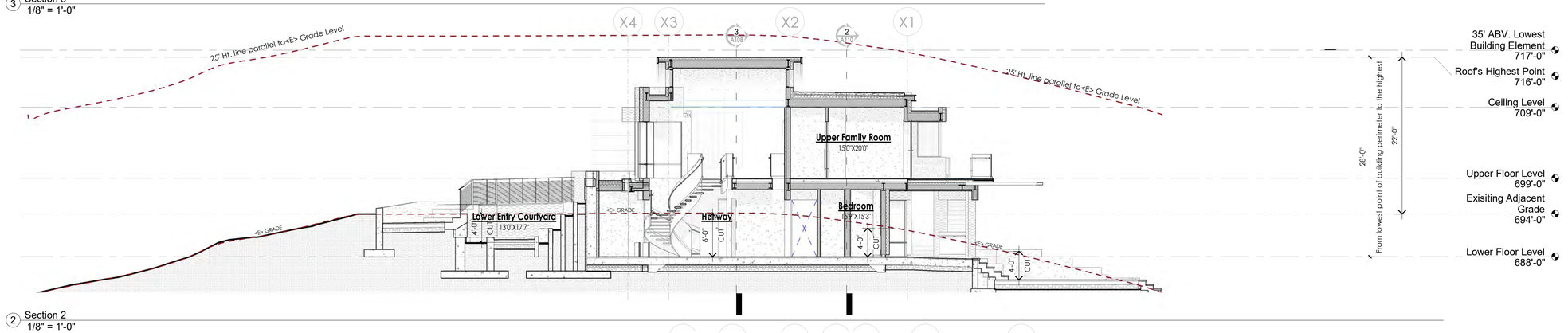


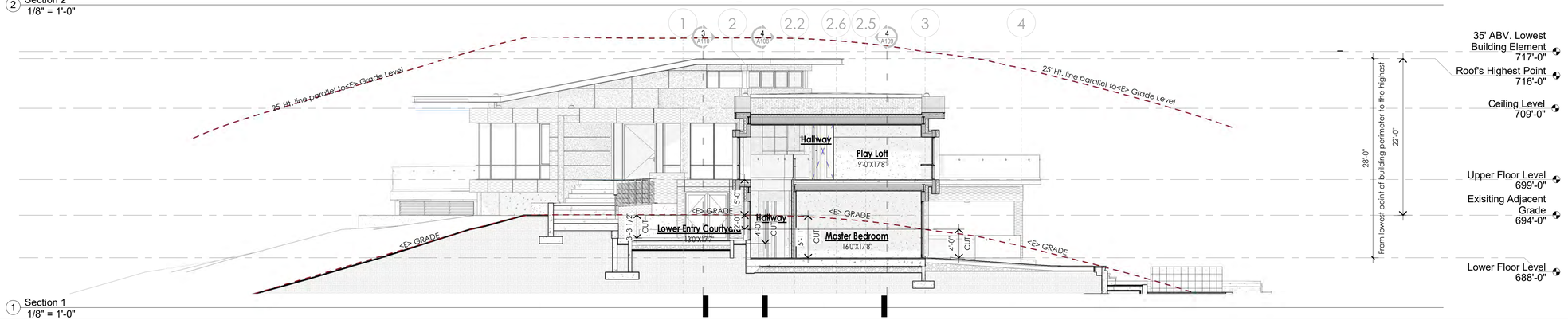
4 Section 4
1/8" = 1'-0"



3 Section 3
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



1 Section 1
1/8" = 1'-0"

11/14/2019 2:29:44 PM

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LICENSED ARCHITECT HARI KRISHNAN SRIPADANNA NO. C-30730 REN. 01-31-2021 STATE OF CALIFORNIA

ARCHITECT:
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SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:

Christian & Helen Olgaard

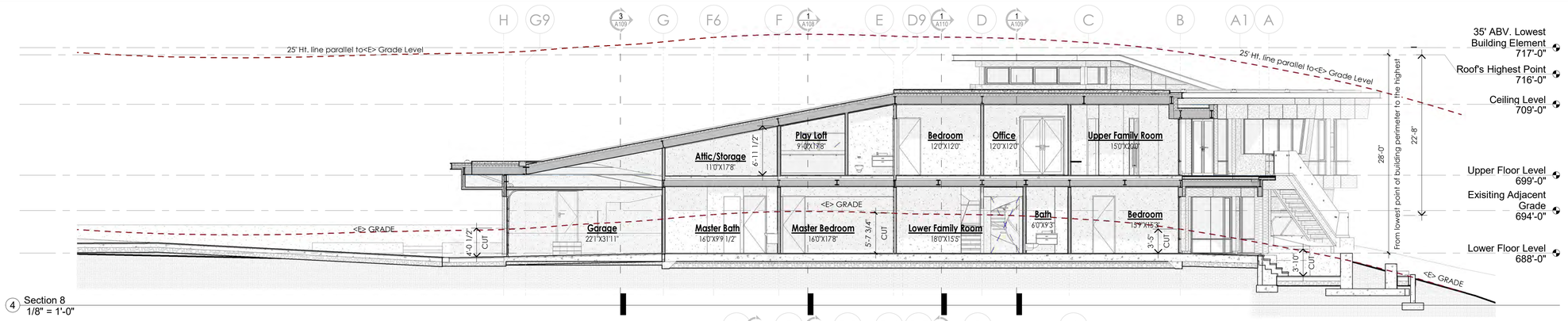
PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker
Planning Submittal 01:	Oct19 2018
Planning Backcheck Submittal 02:	June12 2019
Planning Backcheck Submittal 03:	Sep16 2019
Planning Backcheck Submittal 04:	Oct 25 2019
HOA Backcheck Submittal 04:	Nov 01 2019
Planning Backcheck Submittal 04:	Nov 15 2019

SHEET TITLE

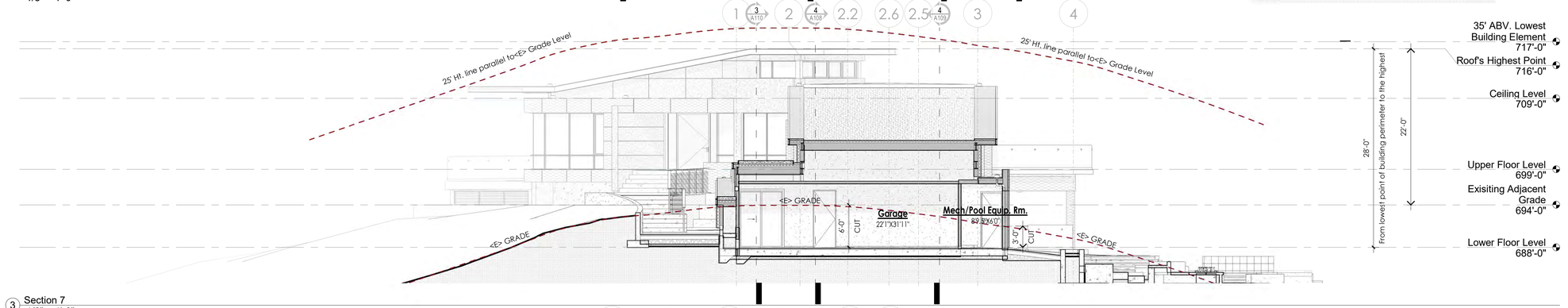
Building Sections

A108

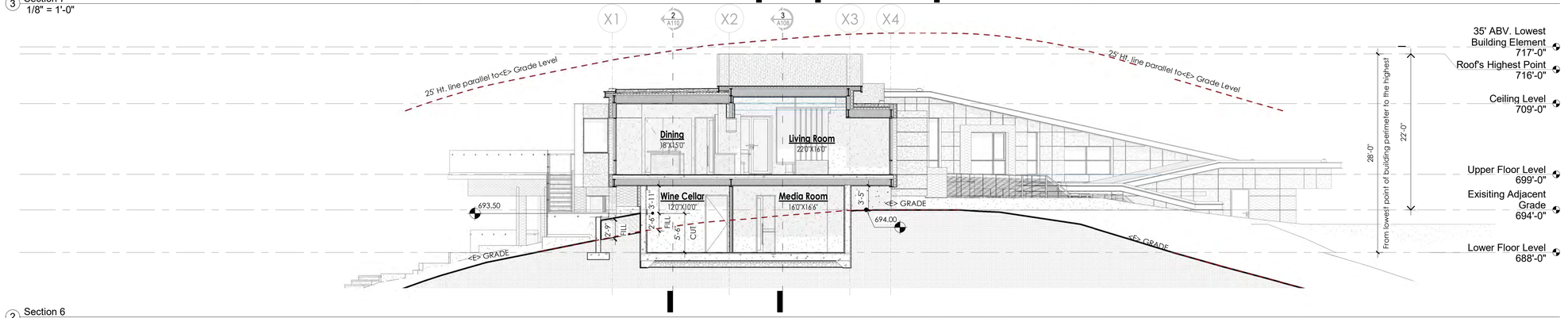
SHEET OF



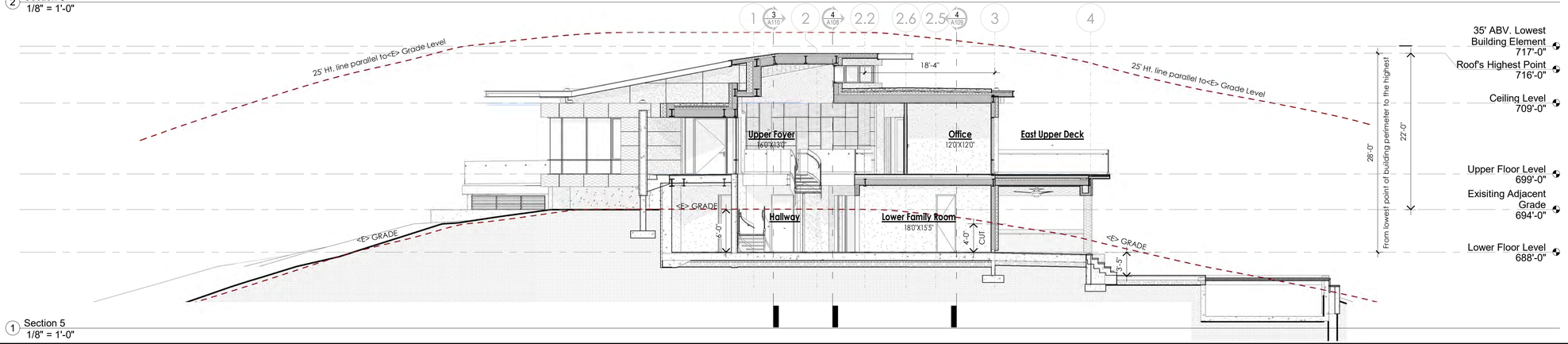
4 Section 8
1/8" = 1'-0"



3 Section 7
1/8" = 1'-0"



2 Section 6
1/8" = 1'-0"



1 Section 5
1/8" = 1'-0"

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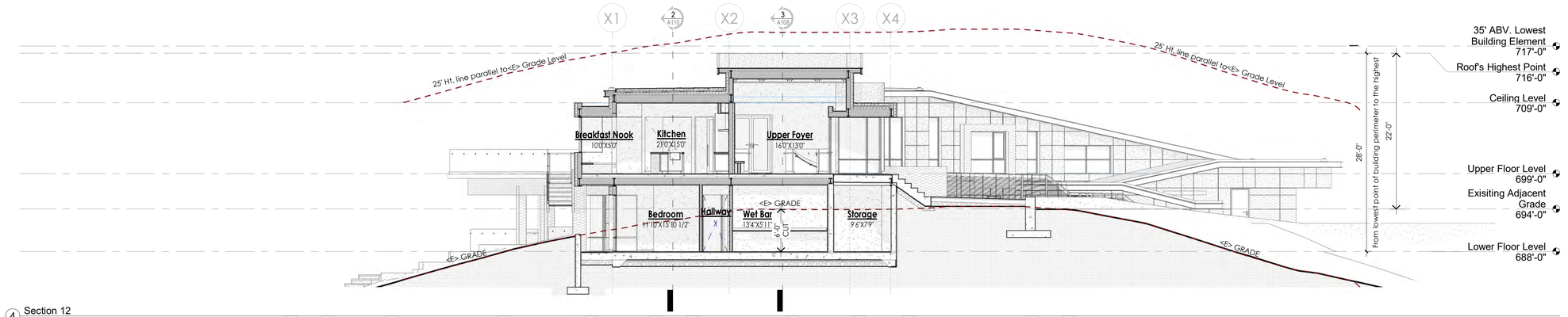
SHEET TITLE

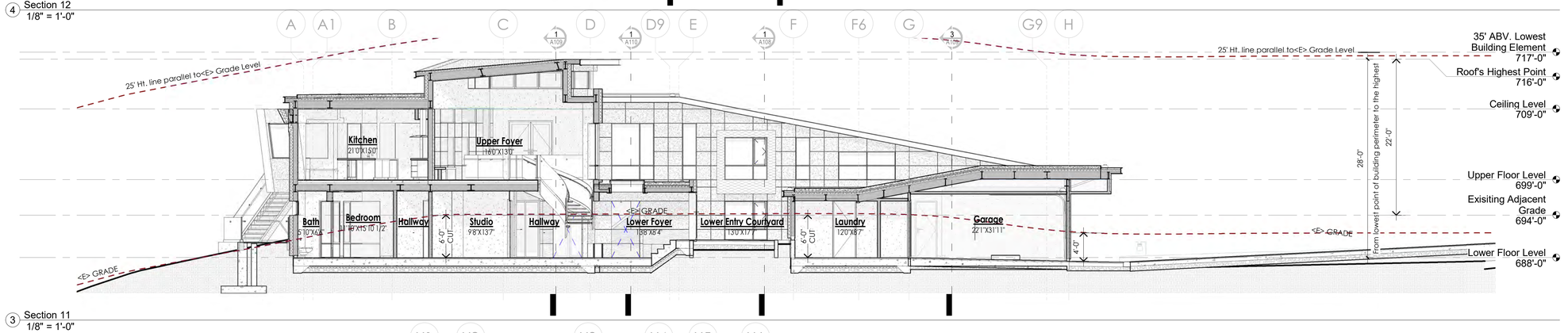
Building Sections

A109

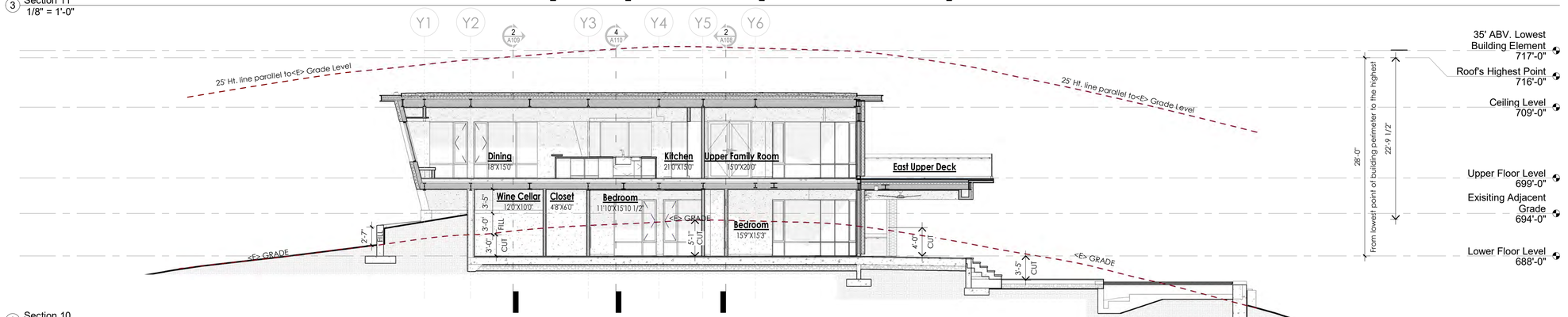
SHEET OF



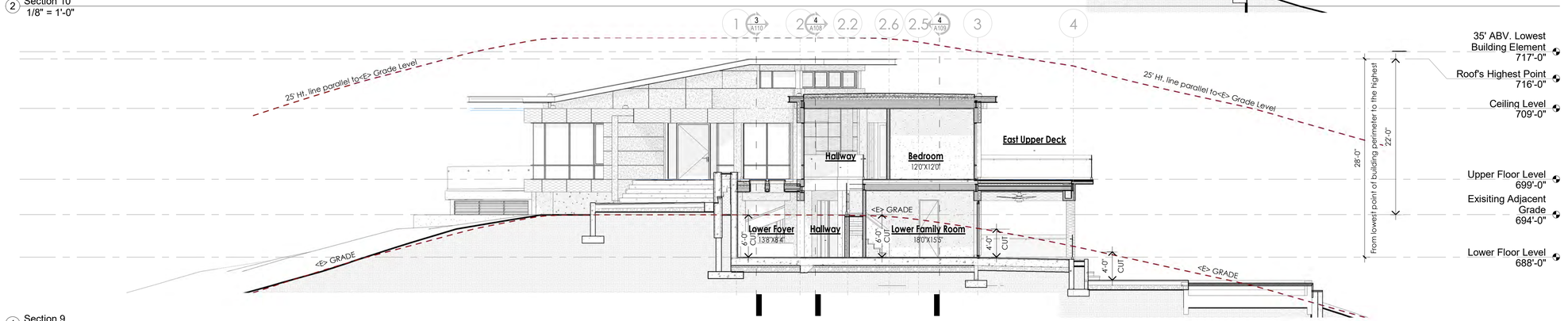
4 Section 12
1/8" = 1'-0"



3 Section 11
1/8" = 1'-0"



2 Section 10
1/8" = 1'-0"



1 Section 9
1/8" = 1'-0"

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SHEET TITLE

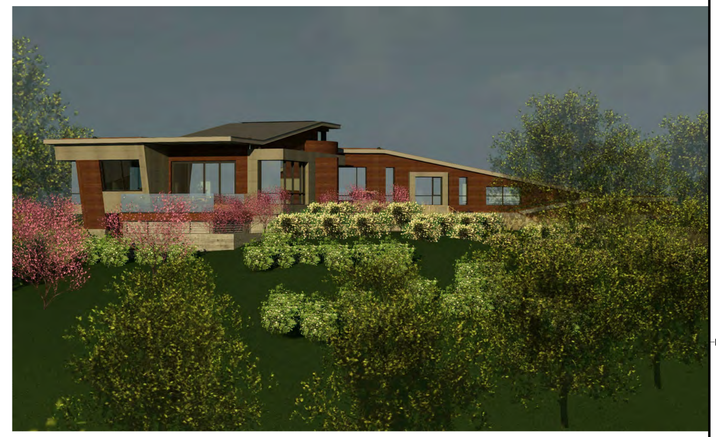
Building Sections

A110

SHEET OF

AERIAL VIEW FROM NORTH EAST

VIEW FROM NORTH



VIEW FROM WEST

VIEW FROM RIGHT SIDE YARD

VIEW TOWARDS FRONT ENTRY

11/14/2019 2:30:41 PM

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Planning Backcheck Submittal 04:	Nov 15 2019

SHEET TITLE

Perspective Views-01

A115

SHEET OF

VIEW FROM EAST

VIEW FROM DRIVEWAY

VIEW FROM SOUTH WEST

VIEW FROM NORTH WEST

VIEW FROM SOUTH EAST

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LICENSED ARCHITECT
BHAGAVAN SRIPADANNA
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REN. 01-31-2021
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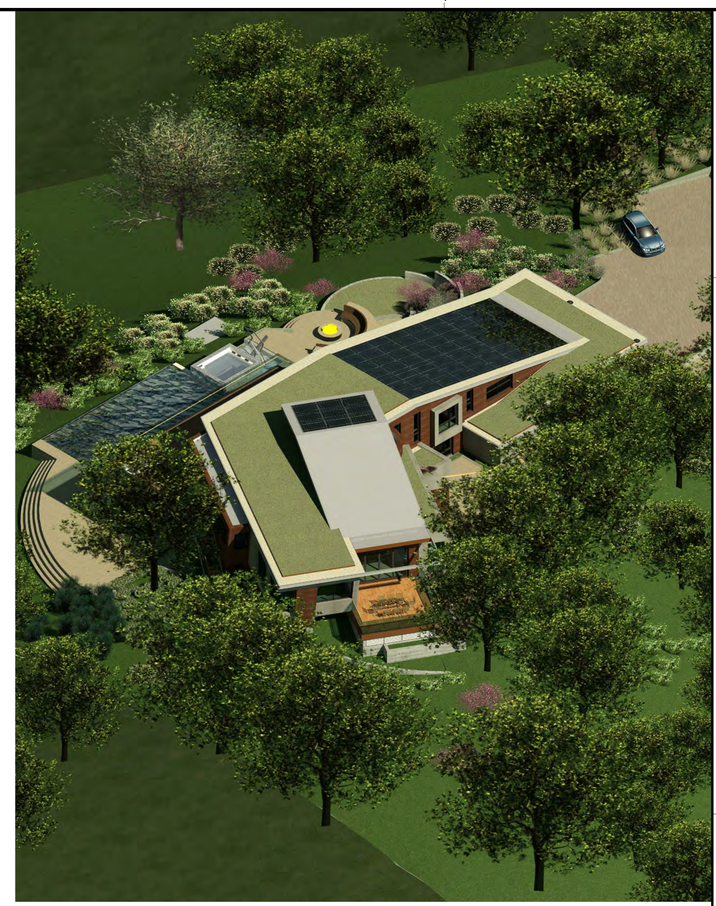
SHEET TITLE

Perspective Views 02

A116

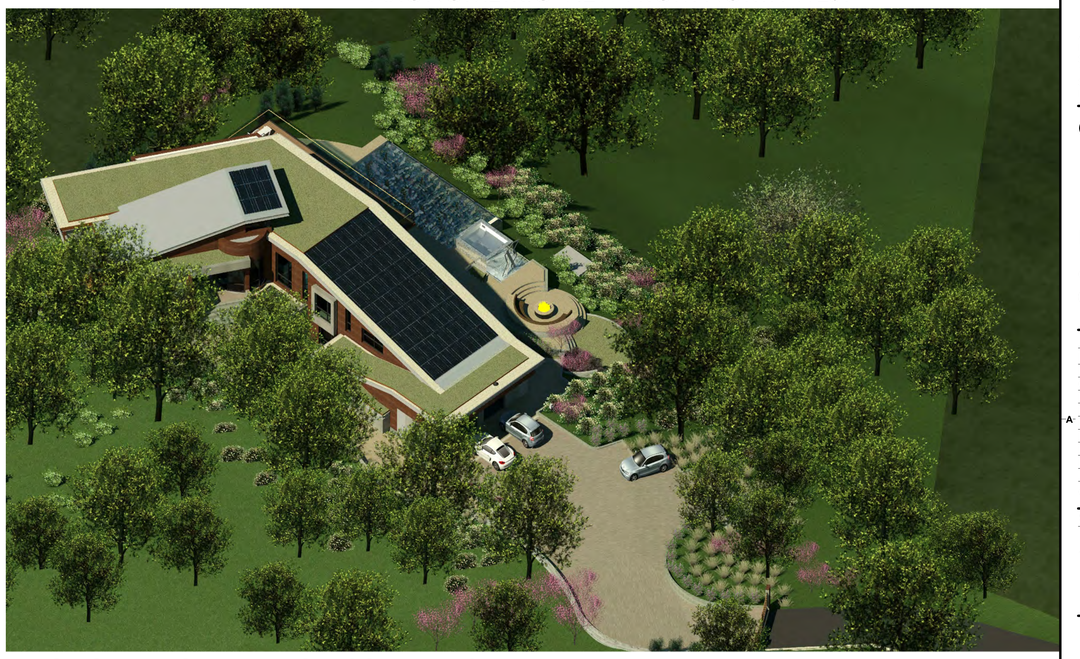
SHEET OF

AXONOMETRIC VIEW FROM NORTH EAST



AXONOMETRIC VIEW FROM NORTH WEST

AXONOMETRIC VIEW FROM SOUTH EAST



AXONOMETRIC VIEW FROM SOUTH WEST

11/14/2019 2:30:46 PM

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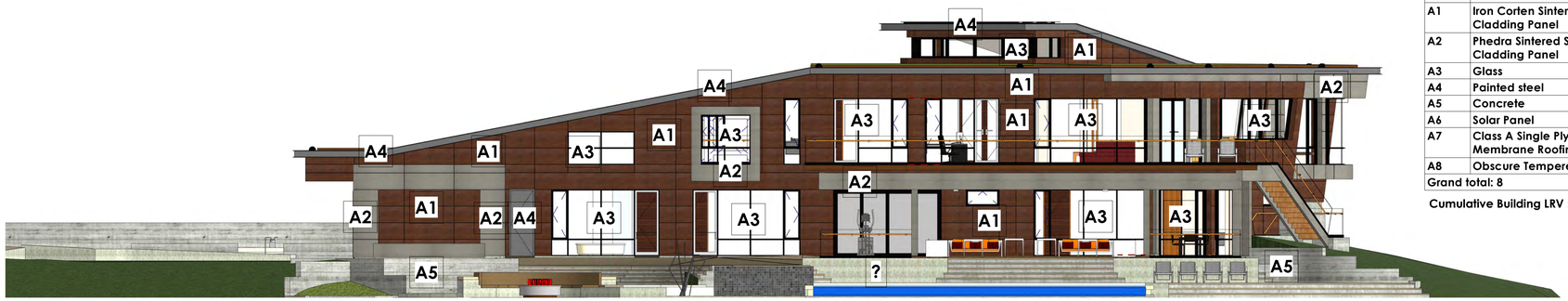
SHEET TITLE

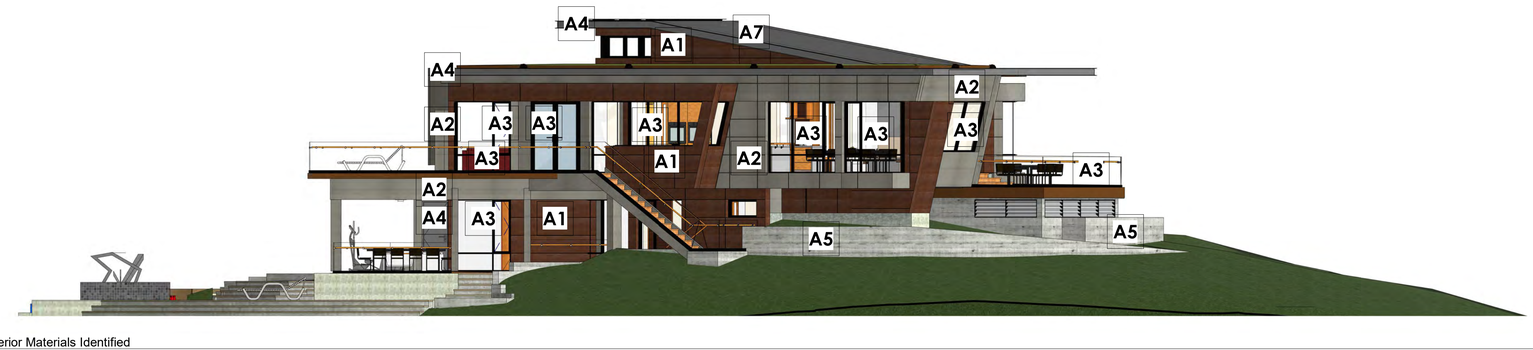
Axonometric Views

A117

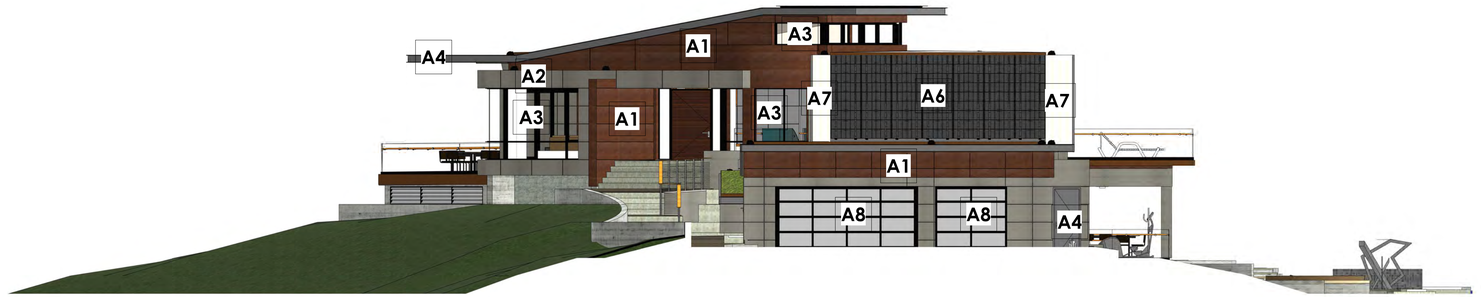
SHEET OF



1 East Elevation with Exterior Materials Identified
1/8" = 1'-0"



2 North Elevation with Exterior Materials Identified
1/8" = 1'-0"



3 South Elevation with Exterior Materials Identified
1/8" = 1'-0"

4 West Elevation with Exterior Materials Identified
1/8" = 1'-0"

LRV table					
Key Name	Material	Total SF of Material	% of total SF	LRV	SF% x LRV
A1	Iron Corten Sintered Stone Cladding Panel	2154 SF	28.28	12.1	342.18
A2	Phedra Sintered Stone Cladding Panel	1228 SF	16.12	17	274.04
A3	Glass	2214 SF	29	11	319
A4	Painted steel	439 SF	5.7	12.64	72.04
A5	Concrete	1027 SF	13.48	13.7	184.67
A6	Solar Panel	232 SF	3	10	30
A7	Class A Single Ply Membrane Roofing	184 SF	2.41	18.1	43.62
A8	Obscure Tempered Glass	138 SF	1.81	20	36.2
Grand total: 8		7616 SF			1301.75

Cumulative Building LRV : 13.01

East Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	759 SF
A2	Phedra Sintered Stone Cladding Panel	303 SF
A3	Glass	964 SF
A4	Painted steel	139 SF
A5	Concrete	471 SF

North Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	332 SF
A2	Phedra Sintered Stone Cladding Panel	358 SF
A3	Glass	630 SF
A4	Painted Metal	86 SF
A5	Concrete	176 SF
A7	Class A Single Ply Membrane Roofing	49 SF

South Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	364 SF
A2	Phedra Sintered Stone Cladding Panel	248 SF
A3	Glass	224 SF
A4	Painted steel	79 SF
A5	Concrete	78 SF
A6	Solar Panel	232 SF
A7	Class A Single Ply Membrane Roofing	50 SF
A8	Obscure Tempered Glass	138 SF

West Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	699 SF
A2	Phedra Sintered Stone Cladding Panel	319 SF
A3	Glass	396 SF
A4	Painted steel	135 SF
A5	Concrete	302 SF
A7	Class A Single Ply Membrane Roofing	85 SF

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Iron Corten Sintered Stone Cladding Panel
Type: Stone Cladding Panel
Color: Iron corten
LRV: 12.1
Source: Neolith

Phedra Sintered Stone Cladding Panel
Type: Stone Cladding Panel
Color: Light Gray
LRV: 17
Source: Neolith

Glass
Type: Cardinal LoE 366 dual pane
Color: Clear
LRV: 11
Source: Cardinal Glass Industries

Painted Steel
Type: N/A
Color: City shadow
LRV: 12.64
Source: Benjamin Moore

Concrete
Type: Board formed concrete
Color: Dark gray
LRV: 13.7
Source: Polyflor

Solar Panel
Type: Solar Photovoltaic system
Color: N/A
LRV: 10
Source: SunPower

Class A Single Ply Membrane Roofing
Type: N/A
Color: Gray
LRV: 18.1
Source: IB Roof systems

LICENSED ARCHITECT BHAGAVAN SRIPADANNA NO. C-30730 REN. 01-31-2001 STATE OF CALIFORNIA

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SHEET TITLE

Elevations with Exterior Materials Identified

A118

SHEET OF

11/14/2019 2:31:25 PM

PLAN FOR THE IMPROVEMENT OF

GRADING & DRAINAGE PLANS

TOWN OF LOS GATOS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052

TOWN OF LOS GATOS STANDARD GRADING NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
3. A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (4080 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
   a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
   b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
7. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
   a. RETAINING WALL: TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION).
   b. TOE AND TOP OF CUT AND FILL SLOPES.
12. PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS.
    SOILS ENGINEER ______________________________
    REFERENCE REPORT NO. ____________, DATED ____________, 20 ______
    LETTER NO. __________, DATED ____________, 20 ___, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/ LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
13. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
14. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
15. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
17. OWNER/APPLICANT: CHRISTIAN & HELEN OLGAARD PHONE: 408 505-7715
18. GENERAL CONTRACTOR: ____________________ PHONE: ____________
19. GRADING CONTRACTOR: ____________________ PHONE: ____________
20. CUT: ±2,348 CY EXPORT: ±2,154 CY
    FILL: ±194 CY IMPORT: 0 CY
21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
22. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.
23. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
24. NO CROSS-LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORMWATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.
25. IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR INTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORMWATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

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 RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.
5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPS) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING 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.

GENERAL NOTES

1. PROPERTY ADDRESS: 15365 SANTELLA COURT
2. PROPERTY OWNER: CHRISTIAN & HELEN OLGAARD
3. ASSESSORS PARCEL NUMBER: 527-09-018
4. EXISTING USE: VACANT
5. EXISTING ZONING: HR-2 $\frac{1}{2}$: PD
6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
7. PROPOSED ZONING: HR-2 $\frac{1}{2}$: PD
8. SITE AREA: 87,475 SQ. FT. (GROSS); DRIVEWAY: 6,797 SQ. FT.; 80,678 SQ. FT. (NET)
9. APPLICANT/DEVELOPER: CHRISTIAN & HELEN OLGAARD
10. CONSULTANTS:
11. WATER SUPPLY: SAN JOSE WATER COMPANY
12. SANITARY SEWER DISPOSAL: WEST VALLEY SANITATION DISTRICT
13. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
14. TELEPHONE: FRONTIER COMMUNICATIONS
15. CABLE: XFINITY
16. STORM DRAIN: TOWN OF LOS GATOS
17. FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
18. DATUM:
19. BASIS OF BEARINGS: BEARINGS AND DISTANCES ON THESE PLANS ARE BASED ON THE "CERTIFICATE OF LOT LINE ADJUSTMENT" DOCUMENT NO. 22956909; DATED MAY 19, 2015. SANTA CLARA COUNTY RECORDER.
20. BENCHMARK INFORMATION: TOPOGRAPHIC SURVEY PROVIDED BY OWNER AND PERFORMED BY OTHERS. PROJECT BENCHMARK SET IN CULDESAC OF SANTELLA COURT A NAIL AND SHINER AT ELEVATION OF 721.01 FEET.

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE AREA: 87,475 SF	TOTAL SITE AREA DISTURBED: 24,043 SF *(INCLUDING CLEARING, GRADING OR EXCAVATING)*			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	0	0	16,957	16,957
TOTAL NEW & REPLACED IMPERVIOUS AREA		16,957		
PERVIOUS AREA	88,135		0	

TABLE OF PROPOSED EARTHWORK QUANTITIES

AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (SF)	FILL (CY)	MAX FILL DEPTH (SF)	EXPORT (CY)
HOUSE FOOTPRINT	±771	8.0	0	0	±771
CELLAR	N/A		N/A		
ATTACHED GARAGE	±253	7.9	0	0	±253
ACCESSORY BUILDING	N/A		N/A		
POOL	±189	11.8	0	0	±189
DRIVEWAY / ACCESS	±472	2.6	±121	2.5	±351
LANDSCAPE / OUTDOOR	±663	4	±73	3	±590
TOTAL	±2,348		±194		±2,154

NOTE:

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTE:

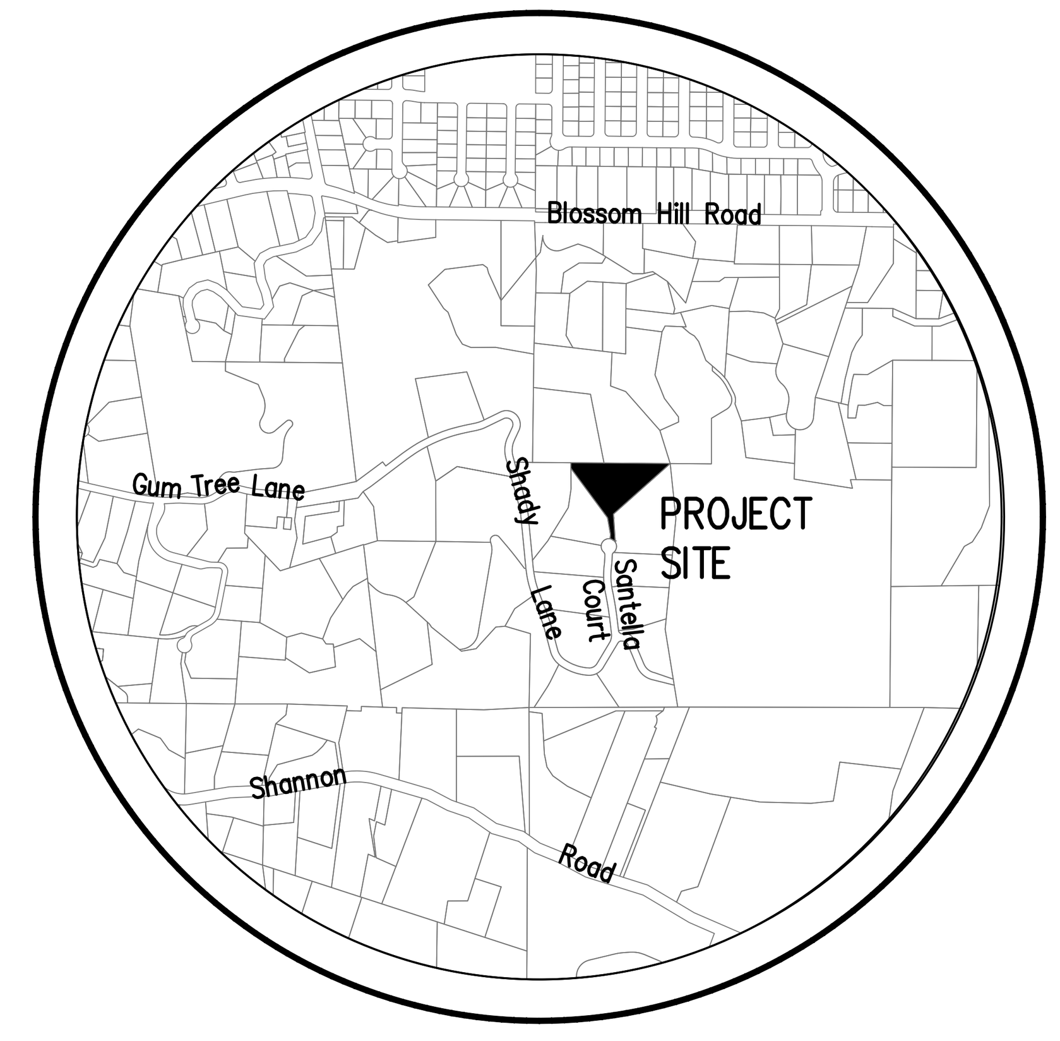
ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 06085C0377H
MAP REVISED: MAY 18, 2009

PROJECT IS LOCATED IN ZONE X

ZONE X
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



VICINITY MAP

LEGEND

EXISTING / PROPOSED

- CONTOUR ELEVATION
- WATER MAIN
- STORM DRAIN — (length) LF (size) SD @ S=(grade)
- SANITARY SEWER — (length) LF (size) SS @ S=(grade)
- ELECTROLIER
- FLOW DIRECTION
- DROP INLET
- MANHOLE
- CURB INLET
- WATER METER SERVICE
- FIRE HYDRANT
- WATER VALVE
- SIDEWALK
- VERTICAL CURB
- CURB & GUTTER
- JOINT TRENCH
- RETAINING WALL
- DRAINAGE SWALE
- SEWER LATERAL
- TREE TO BE REMOVED
- MONUMENT
- ROCK RIP-RAP

SHEET INDEX

ABBREVIATIONS

AB	AGGREGATE BASE	G	GAS	RCP	REINFORCED CONCRETE PIPE
AC	ASPHALT CONCRETE	GA	GAUGE	RIM	RIM ELEVATION
AD	AREA DRAIN	GB	GRADE BREAK	R/W	RIGHT-OF-WAY
ARV	AIR RELEASE VALVE	GM	GAS METER	(S)	SOUTH
BC	BACK OF CURB	GS	GAS SERVICE	S	SLOPE
BFP	BACKFLOW PREVENTER	HDPE	HIGH-DENSITY POLYETHYLENE	SCC	SANTA CLARA COUNTY
BW	BOTTOM OF WALL	HP	HIGH POINT	SCCFD	SANTA CLARA COUNTY FIRE DEPARTMENT
CATV	CABLE TELEVISION	IEE	INGRESS/EGRESS EASEMENT	SD	STORM DRAIN
CB	CATCH BASIN	IN	INCH	SDCO	STORM DRAIN CLEANOUT
CFS	CUBIC FEET PER SECOND	INV	INVERT ELEVATION	SDE	STORM DRAIN EASEMENT
C/L	CENTERLINE	LAT	LATERAL	SDMH	STORM DRAIN MANHOLE
CMP	CORRUGATED METAL PIPE	LG	LIP OF GUTTER	SDR	STANDARD DIMENSION RATIO
CO	CLEANOUT	LP	LOW POINT	SF	SQUARE FEET
CY	CUBIC YARD	MAX	MAXIMUM	SJWC	SAN JOSE WATER COMPANY
DCVA	DOUBLE CHECK VALVE ASSEMBLY	MH	MANHOLE	SS	SANITARY SEWER
DI	DROP INLET	MIN	MINIMUM	SSCO	SANITARY SEWER CLEANOUT
DIA	DIAMETER	MPH	MILES PER HOUR	SSE	SANITARY SEWER EASEMENT
DIP	DUCTILE IRON PIPE	(N)	NORTH	SSMH	SANITARY SEWER MANHOLE
DWY	DRIVEWAY	N.T.S.	NOT TO SCALE	STD	STANDARD
(E)	EAST	O.C.	ON CENTER	S/W	SIDEWALK
EG	EXISTING GRADE	O.D.	OUTSIDE DIAMETER	TC	TOP OF CURB
ELEC	ELECTRICAL	PAD	PAD ELEVATION	TELE	TELEPHONE
EP	EDGE OF PATH	PCC	PORTLAND CEMENT CONCRETE	TLG	TOWN OF LOS GATOS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PERF	PERFORATED	TW	TOP OF WALL
EX	EXISTING	PG&E	PACIFIC GAS & ELECTRIC COMPANY	TYP	TYPICAL
FC	FACE OF CURB	PIEE	PRIVATE INGRESS/EGRESS EASEMENT	VCP	VITRIFIED CLAY PIPE
FDC	FIRE DEPARTMENT CONNECTION	PL	PROPERTY LINE	(W)	WEST
FF	FINISHED FLOOR ELEVATION	PR	PROPOSED	W	WATER
FG	FINISHED GRADE	PSDE	PRIVATE STORM DRAIN EASEMENT	WM	WATER METER
FH	FIRE HYDRANT	PSE	PUBLIC SERVICE EASEMENT	WS	WATER SERVICE
FL	FLOW LINE	PSSE	PRIVATE SANITARY SEWER EASEMENT	WV	WATER VALVE
FM	FORCED MAIN	PUE	PUBLIC UTILITY EASEMENT	WVSD	WEST VALLEY SANITATION DISTRICT
FS	FIRE SERVICE	PVC	POLYVINYL CHLORIDE	XING	CROSSING
FT	FEET	R	RADIUS		

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REGISTERED PROFESSIONAL ENGINEER — AMANDA JOY MUSY-VERDEL — NO. 69278 — EXP. 6-30-20 — CIVIL — STATE OF CALIFORNIA

DATE:	OCTOBER 22, 2019
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18080

PLAN FOR THE IMPROVEMENT OF
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

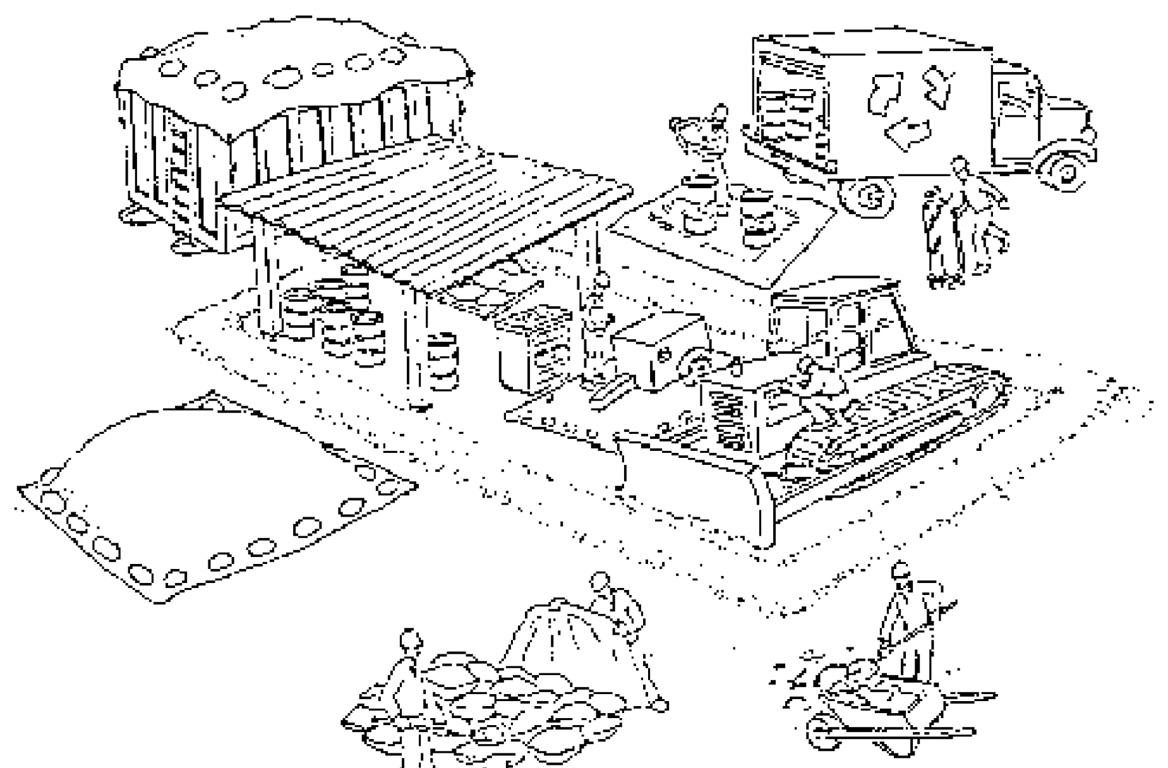
REVISIONS | BY | DATE

SHEET C1 OF 8

REV.: DEC. 2015

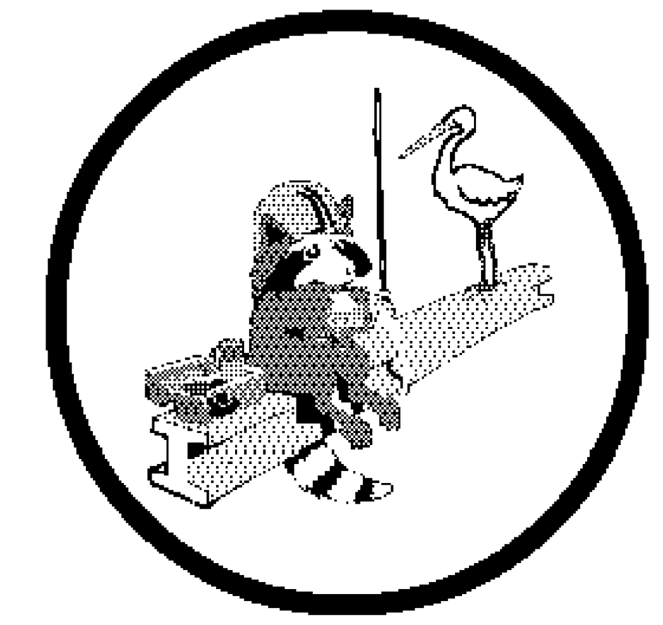
HB JOB NO. 18080

Pollution Prevention — It's Part of the Plan



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.



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.

Vehicle and equipment maintenance & cleaning

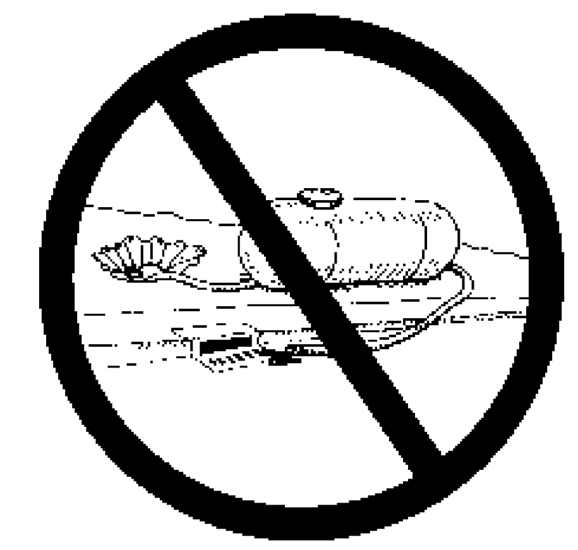
- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site,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

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

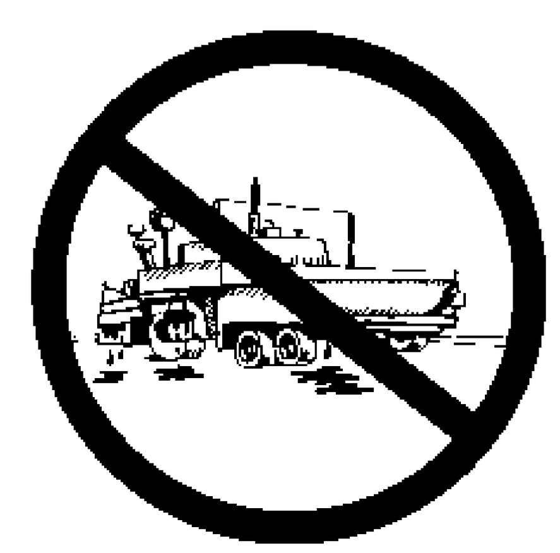


- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ 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 spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

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

REGISTERED PROFESSIONAL ENGINEER · AMANDA JOY MUSY-VERDEL · NO. 69278 · EXP. 6-30-20 · CIVIL · STATE OF CALIFORNIA

DATE:	OCTOBER 22, 2019
SCALE:	NONE
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
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PROJECT NO.:	18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
BLUEPRINT FOR A CLEAN BAY
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
TOWN OF LOS GATOS · PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS · CONSTRUCTION MANAGERS
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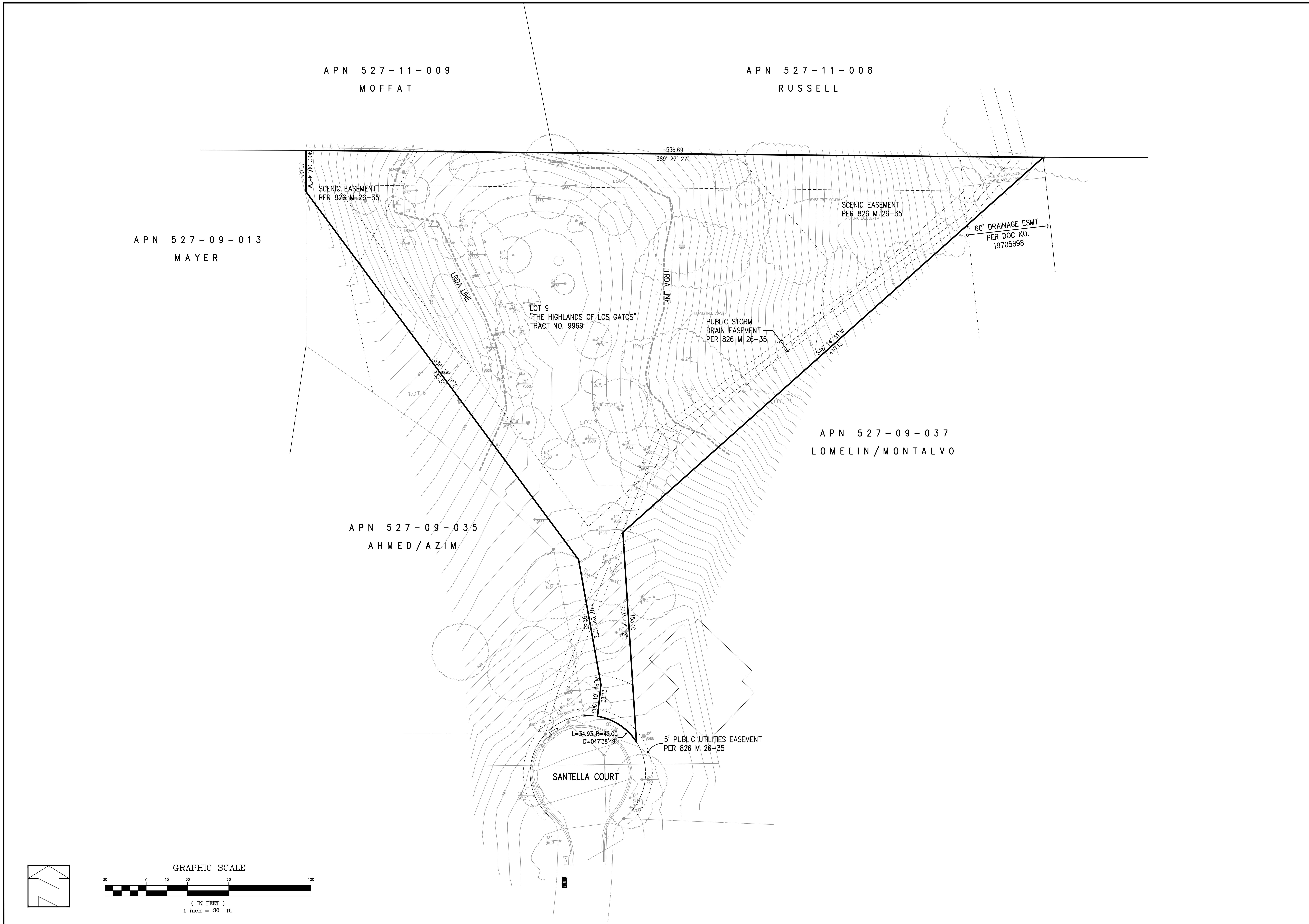
REVISIONS	BY	DATE

SHEET C2 OF 8

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



GRADING & DRAINAGE PLANS

LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
EXISTING TOPOGRAPHY

ARCHITECTURE AND SITE APPLICATION NO. S-18-052

TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

DATE:	OCTOBER 22, 2019
SCALE:	1"=30'
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REGISTERED PROFESSIONAL ENGINEER — AMANDA JOY MUSY-VERDEL — NO. 69278 — EXP. 6-30-20 — CIVIL — STATE OF CALIFORNIA

HANNA-BRUNETTI
EST. 1910
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BY	DATE	REVISIONS

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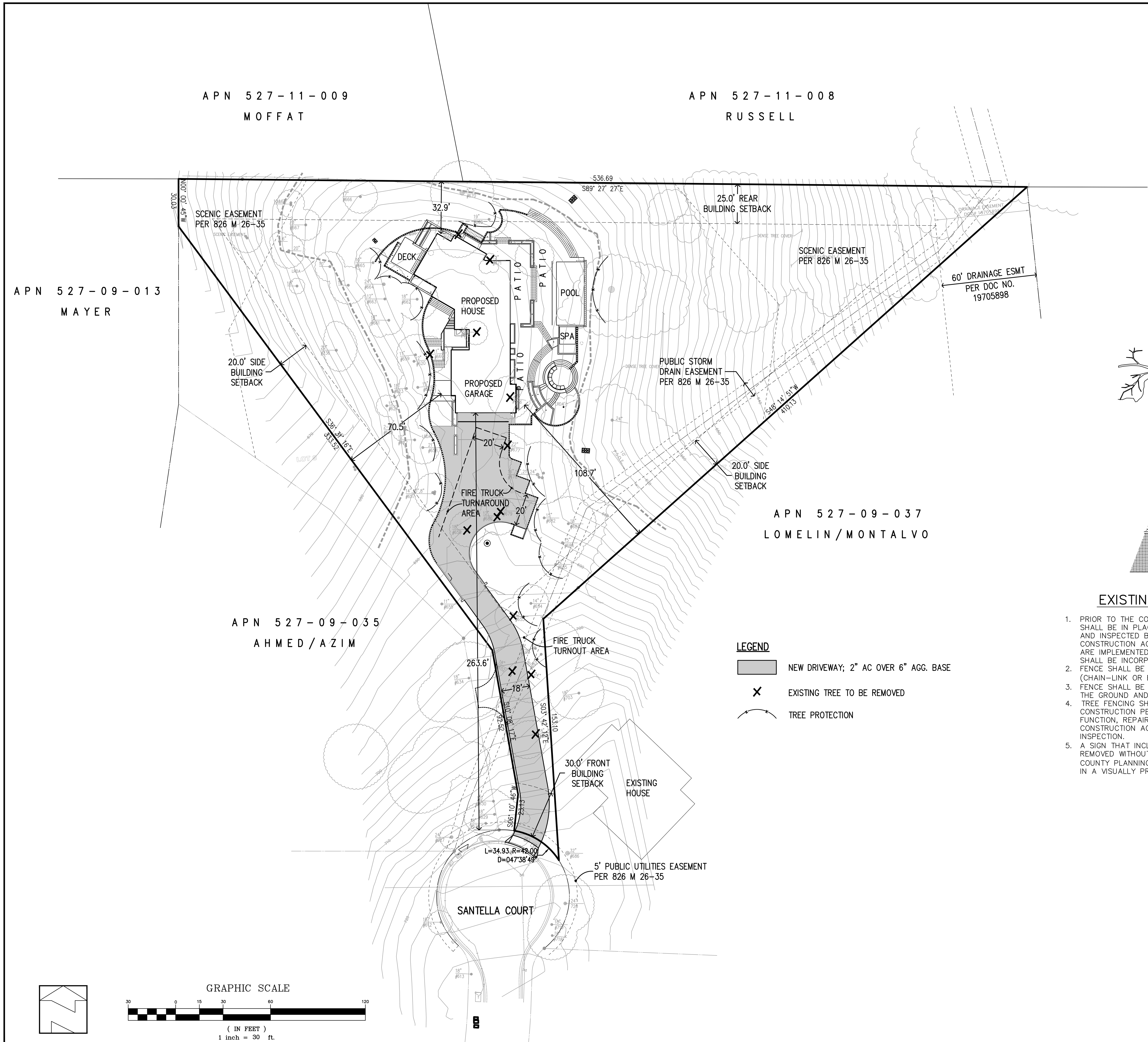
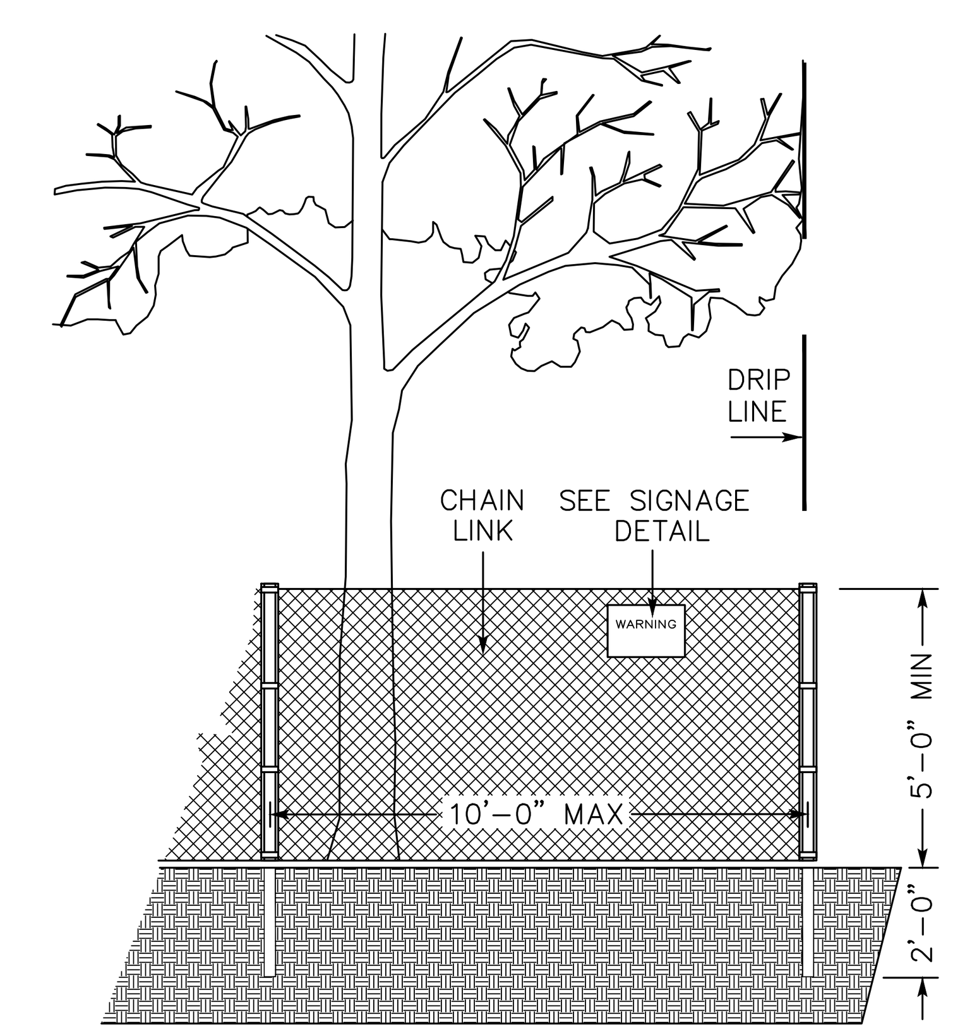




EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

DATE:	OCTOBER 22, 2019
SCALE:	1"=30'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18080

GRADING & DRAINAGE PLANS

LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
GRADING & DRAINAGE PLAN

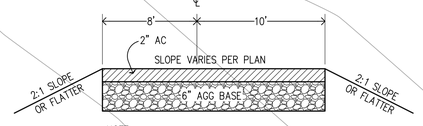
ARCHITECTURE AND SITE APPLICATION NO. S-18-052

TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET · GILROY · 95020 · CALIFORNIA
OFFICE (408) 842-2173 · FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

REVISIONS	BY	DATE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



NOTE:
DRIVEWAY SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

DRIVEWAY SECTION
NOT TO SCALE

MATCH LINE
SEE SHEET C6

LRDA LINE

GATE AND COLUMNS SEE LANDSCAPE PLANS FOR DIMENSIONS & DETAILS

LANDSCAPE WALL

FOUND 3/4" IP OPEN

EX CURB INLET

EXISTING 5' PUBLIC UTILITIES EASEMENT PER 826 M 26-35

EX WATER METER

FOUND IP LS 5615

EX TC 720.53± CONFORM

EX SS LATERAL

EX WATER MAIN

EX TC 721.74± CONFORM

EX WATER METER

EX CURB & GUTTER

CONNECT TO EXISTING SS CLEAN OUT & LATERAL STUB IN FRONT LOT 12, 300 FT± SOUTH ON SANTELLA COURT

PROPOSED JOINT TRENCH WATER, ELECTRIC & TELEPHONE

2:1 SLOPE OR FLATTER TYPICAL

LIMITS OF DISTURBED AREA

2" AC OVER 6" CL AGG. BASE

1-1/2" PVC FORCE MAIN

FURNISH & INSTALL SANITARY SEWER LIFT STATION; CONTRACTOR TO PROVIDE DETAILS

EX TREES TO BE REMOVED

EX TREE TO BE REMOVED

FIRE TURNAROUND AREA

83 LF 4" PVC SDR 26 @ 2%

TRENCH DRAIN - TG 687.45

GARAGE
FF 688.0
PAD 686.6

TRASH ENCLOSURE

18 LF

STEPS

PLANTER

14 LF 4" PVC @ S=0.10

52 LF 6" PVC @ S=0.10

30 LF 6" PVC @ S=0.008

PROVIDE 3'x5' ROCK RIP-RAP
6" MIN DIA ROCK SIZE
2 COURSES

EXISTING 10' PUBLIC STORM DRAIN EASEMENT PER 826 M 26-35

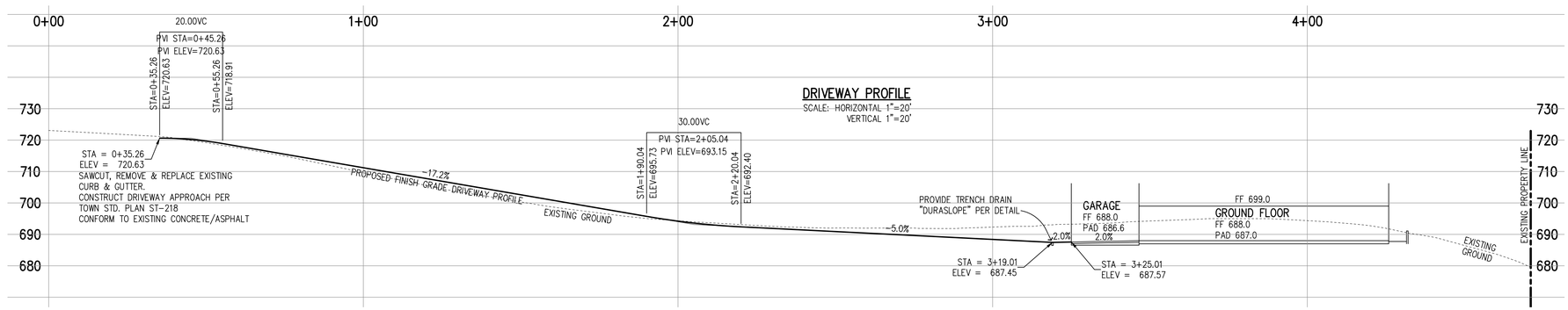
FOUND IP LS 5615

LRDA LINE

MATCH LINE
SEE SHEET C6

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 811/1-800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

DRIVEWAY PROFILE
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



CONSTRUCTION NOTES

1. CONNECT RETAINING WALL SUBDRAIN TO NEW STORM DRAIN SYSTEM; TYPICAL
2. CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS; TYPICAL
3. FURNISH & INSTALL TRENCH DRAIN "DURASLOPE"; SEE SHEET C7 FOR DETAIL OR APPROVED EQUAL
4. JOINT TRENCH TO HOUSE; WATER, GAS, ELECTRIC & TELEPHONE
5. PLANTER; SEE LANDSCAPE PLANS FOR DETAILS TOP OF PLANTER PER LANDSCAPE PLAN
6. EXISTING UTILITY BOXES; ADJUST TO NEW FINISH GRADE AND UPGRADE TO TRAFFIC RATED LID
7. EXISTING TREE TO REMAIN; PROVIDE TREE PROTECTION PER DETAIL SEE SHEET C4
8. NEW 4" PVC STORM DRAIN PIPE AT MINIMUM 0.5 PERCENT SLOPE
9. EXISTING TREE TO BE REMOVED
10. PROPOSED OUTDOOR SHOWER AREA PLUMBING TO BE CONNECTED TO MAIN HOUSE PLUMBING FOR WATER SUPPLY AND DRAINAGE. SEE PLUMBING PLANS FOR DETAILS.
11. FURNISH & INSTALL 1.5" PVC FORCE MAIN ALONG SANTELLA COURT TO EX CLEANOUT LOCATED 300 FT± SOUTH
12. SAWCUT, REMOVE & REPLACE EXISTING SECTION OF CURB & GUTTER CONSTRUCT 16' WIDE DRIVEWAY APPROACH PER TOWN STD. PLAN NO. ST-219; CONFORM TO EXISTING CONCRETE/ASPHALT.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

REV.: SEPT. 2016

REGISTERED PROFESSIONAL ENGINEER * VANESSA MUST-VERDEL * No. 69278 * EXP. 6-30-20 * CIVIL * STATE OF CALIFORNIA

DATE:	OCTOBER 22, 2019
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GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
DRIVEWAY PLAN & PROFILE
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1990
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CONSTRUCTION MANAGERS
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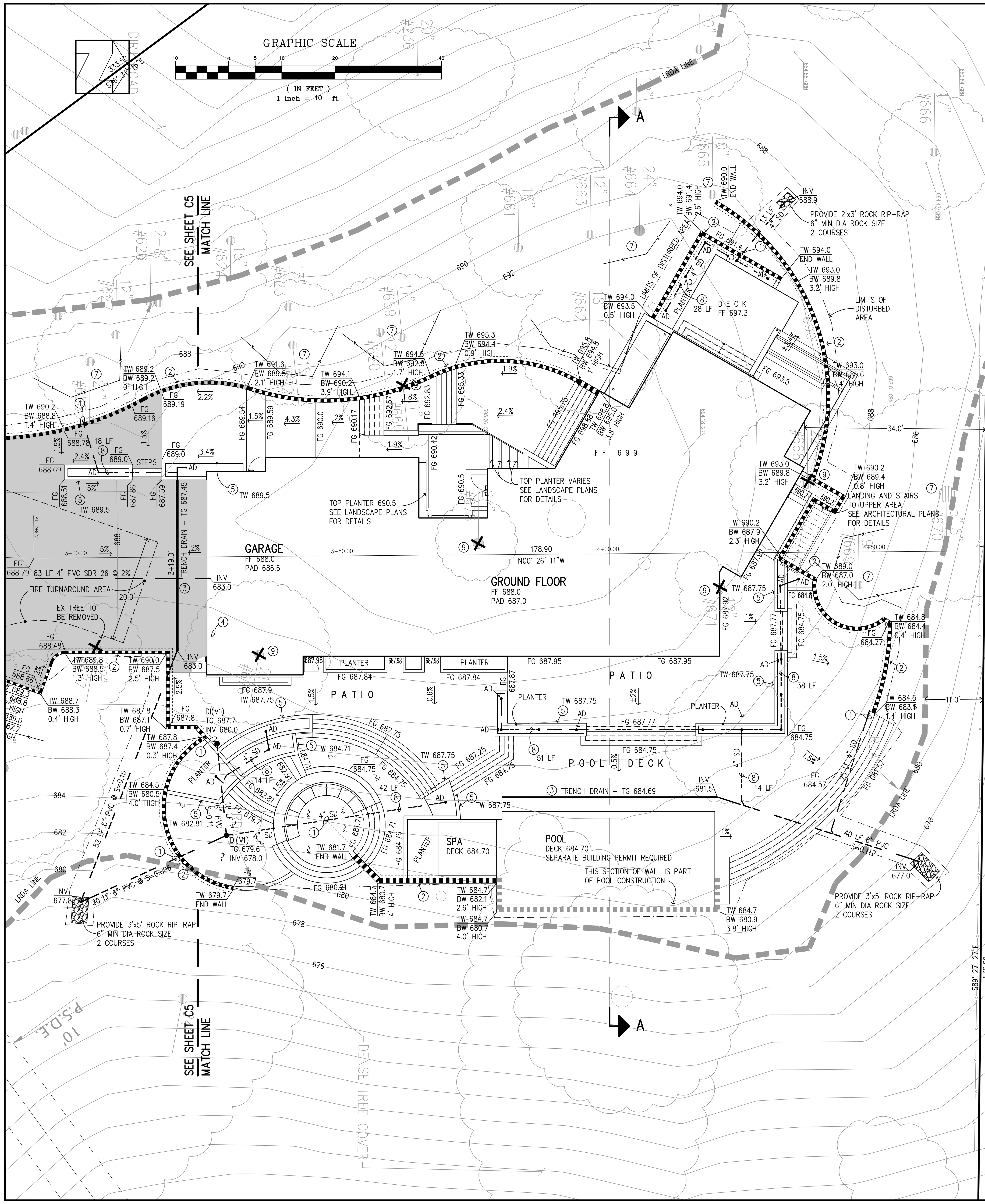
DATE	BY	REVISIONS

SHEET C5 OF 8

HB JOB NO. 18080



Slope Density of Proposed Developed Area

$$S = \frac{0.0023\ (I \times L)}{A}$$

S = the slope density
I = the contour interval in feet = 1 ft
L = the sum length of contour lines in feet = 25,080
A = the area in acres = 1.85

$$S = \frac{0.0023\ (1 \times 25080)}{1.85} = 31.18\%$$

CONSTRUCTION NOTES

1. CONNECT RETAINING WALL SUBDRAIN TO NEW STORM DRAIN SYSTEM; TYPICAL
2. CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS; TYPICAL
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NOTES

1. AREA DRAINS (AD) FOR PLANTER AREAS SHALL BE CONNECTED TO STORM DRAIN SYSTEM WITH 4" PVC STORM DRAIN PIPE (4" SD) AT A MINIMUM OF 0.5 PERCENT SLOPE WITH MINIMUM 18 INCH OF COVER.
2. CONNECT RAINWATER LEADERS TO STORM DRAIN SYSTEM OR DRAIN TO SPLASH BLOCKS INTO LANDSCAPE AREAS.
3. PROVIDE SANITARY SEWER LIFT STATION AND FORCE MAIN TO MANHOLE/LATERAL IN STREET. CONTRACTOR TO PROVIDE DETAILS AND SPECIFICATIONS TO TOWN.
4. HARDSCAPE (FRONT ENTRANCE, PATIO AND POOL DECK AREA): 4" CONCRETE OVER 4" GRAVEL OR PER OWNER'S DIRECTION
5. HOUSE OUTLINE SHOWN FOR REFERENCE ONLY; PRIOR TO CONSTRUCTION STAKING VERIFY WITH ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. RETAINING WALL SUBDRAINS TO EITHER CONNECT TO NEW STORM DRAIN SYSTEM OR DRAIN TO DAYLIGHT WITH ROCK RIP-RAP AT END OF PIPE.

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MISSY-VERDEL
NO. 69278
EXP. 6-30-20
CIVIL
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REV.: SEPT. 2016

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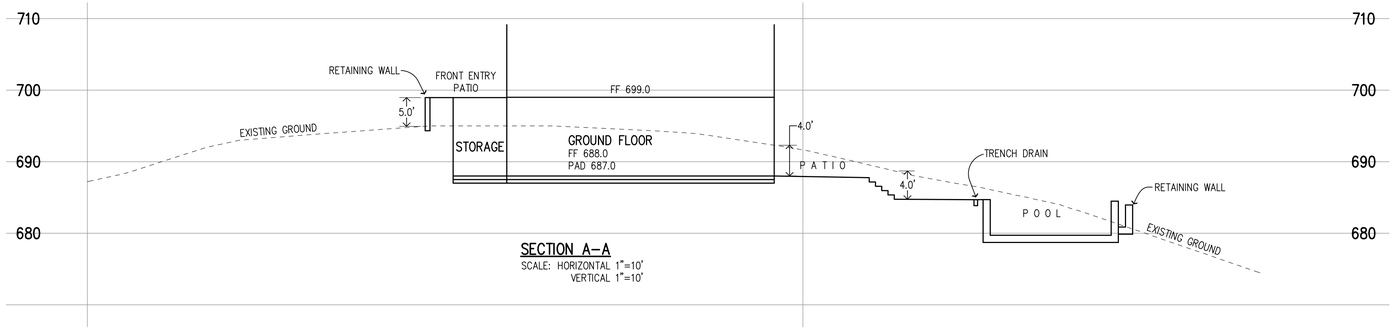
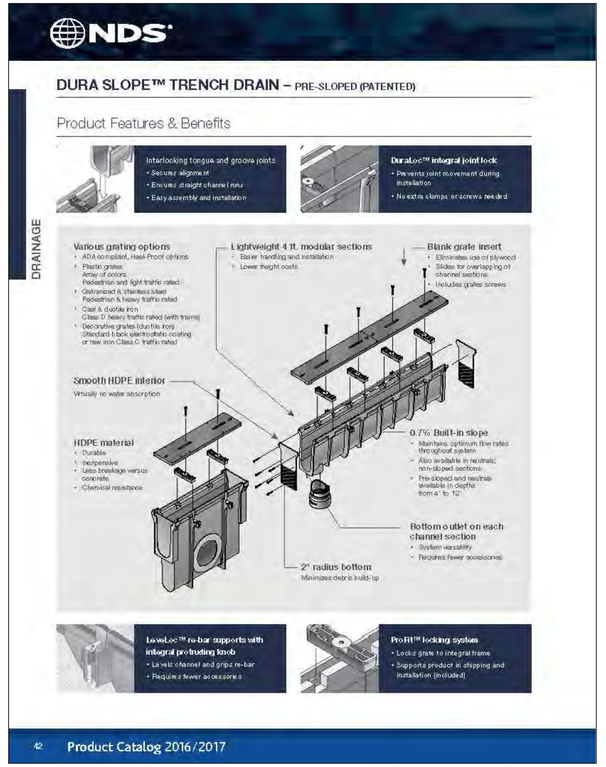
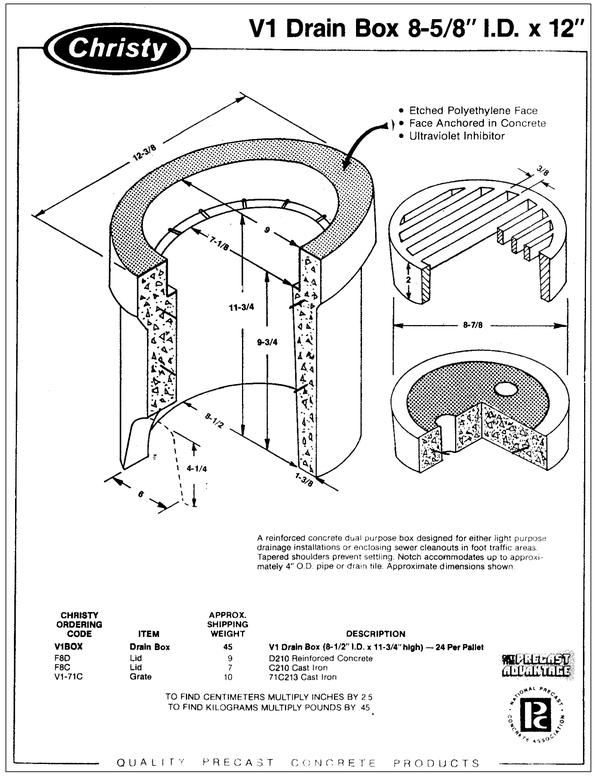


SECTION A–A
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=10'





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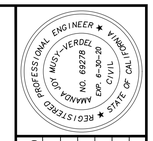

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GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
SECTION AND DETAILS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1989
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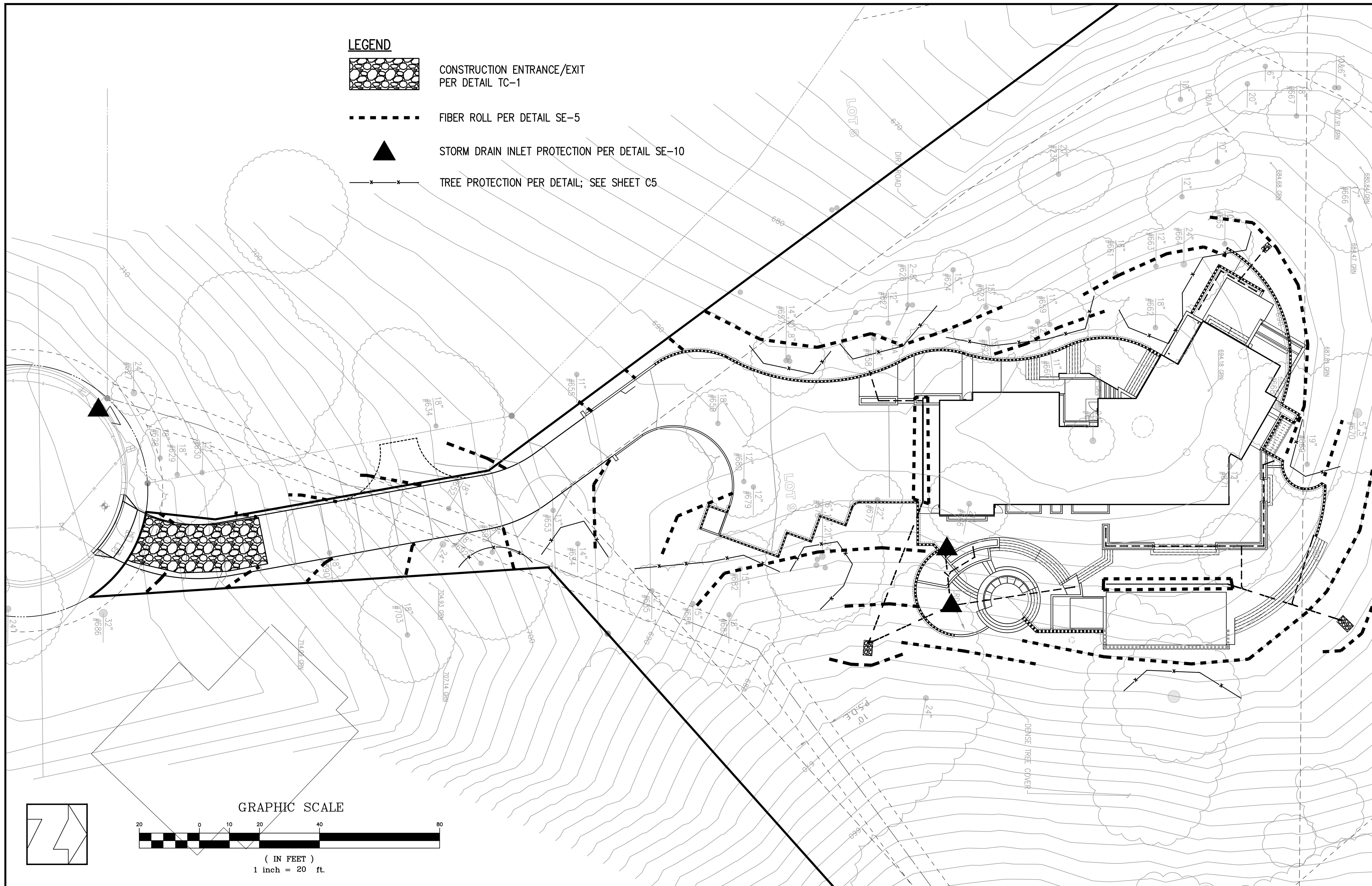
REVISIONS	BY	DATE

SHEET C7 OF 8

HB JOB NO. 18080



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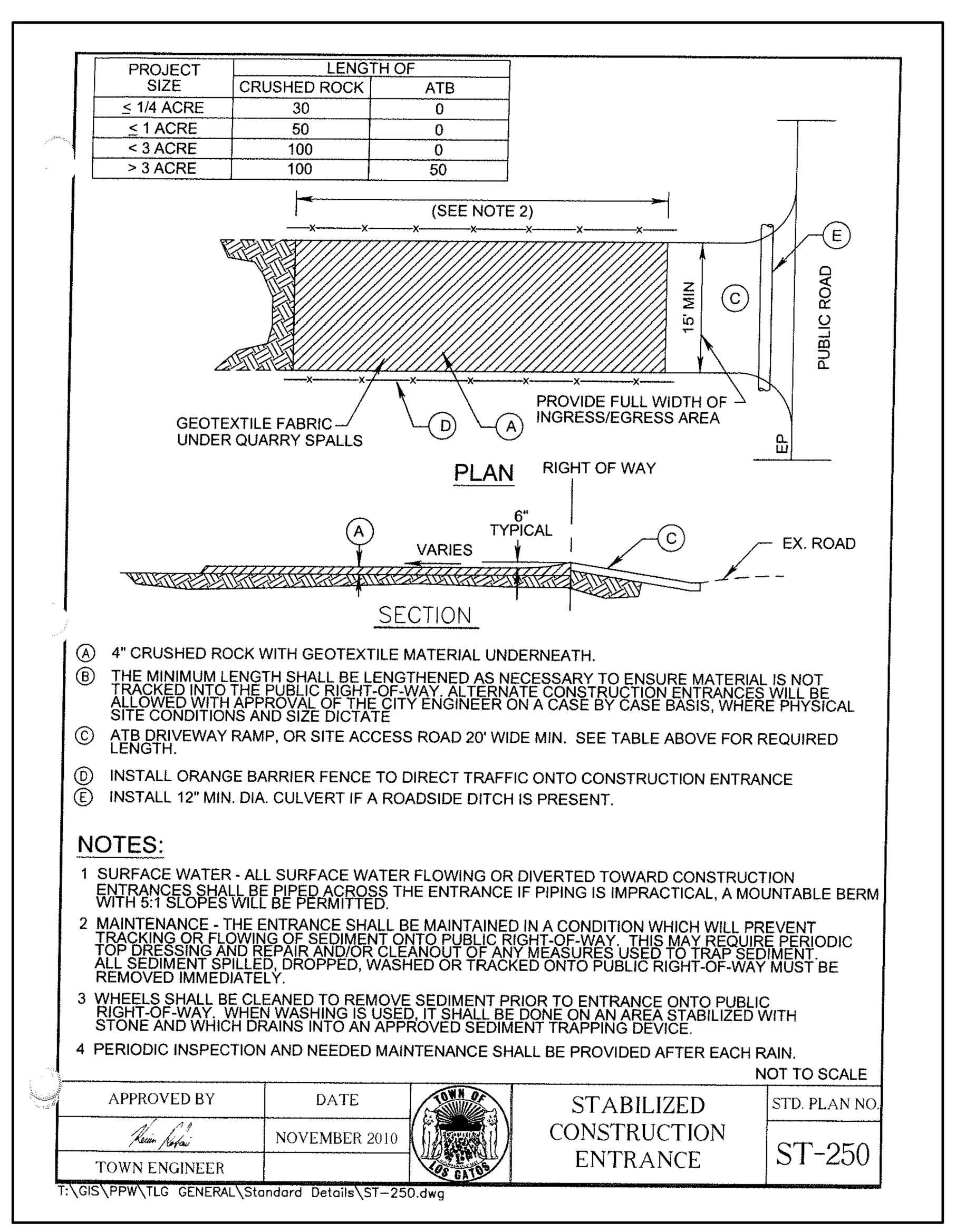

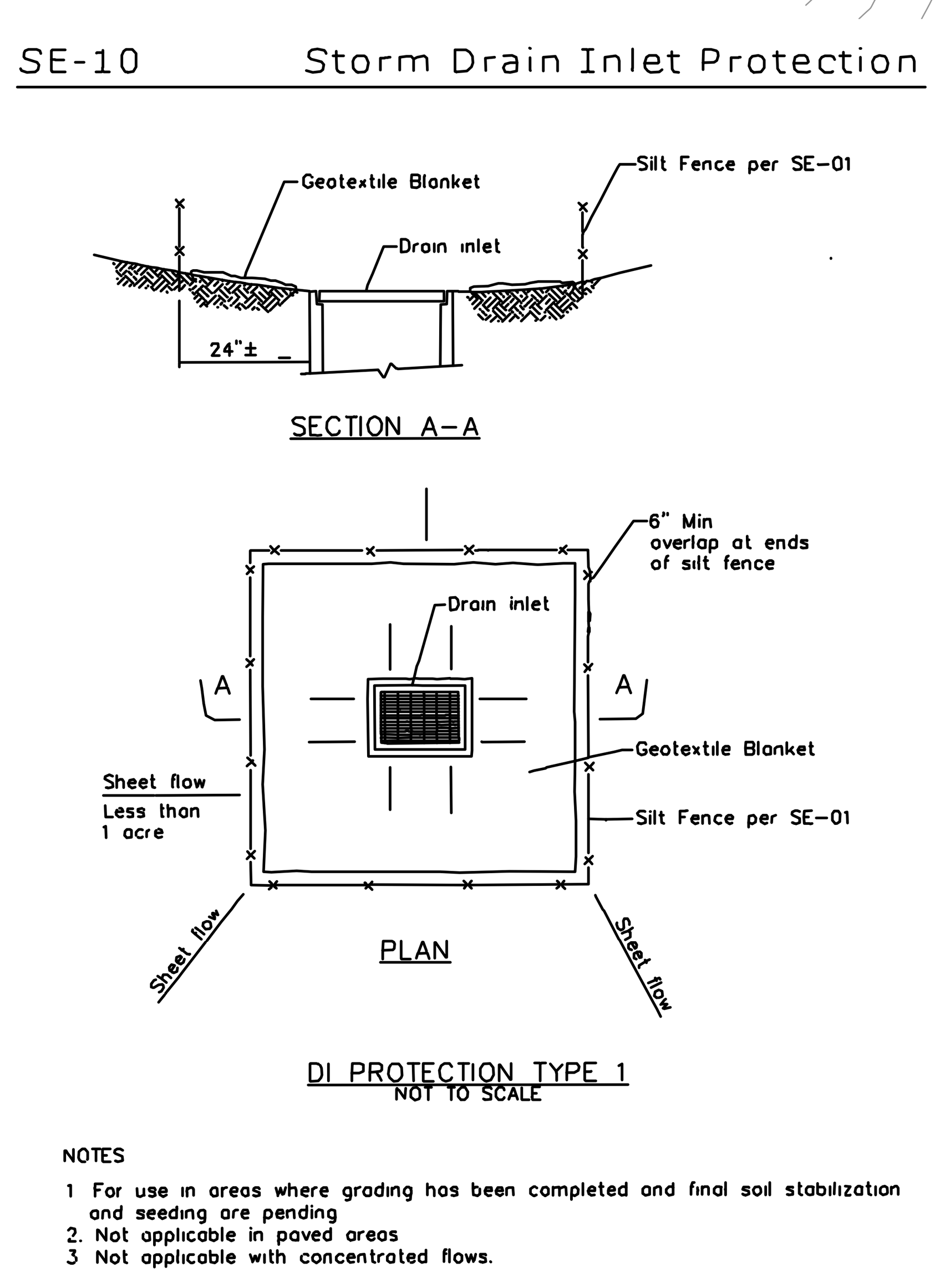

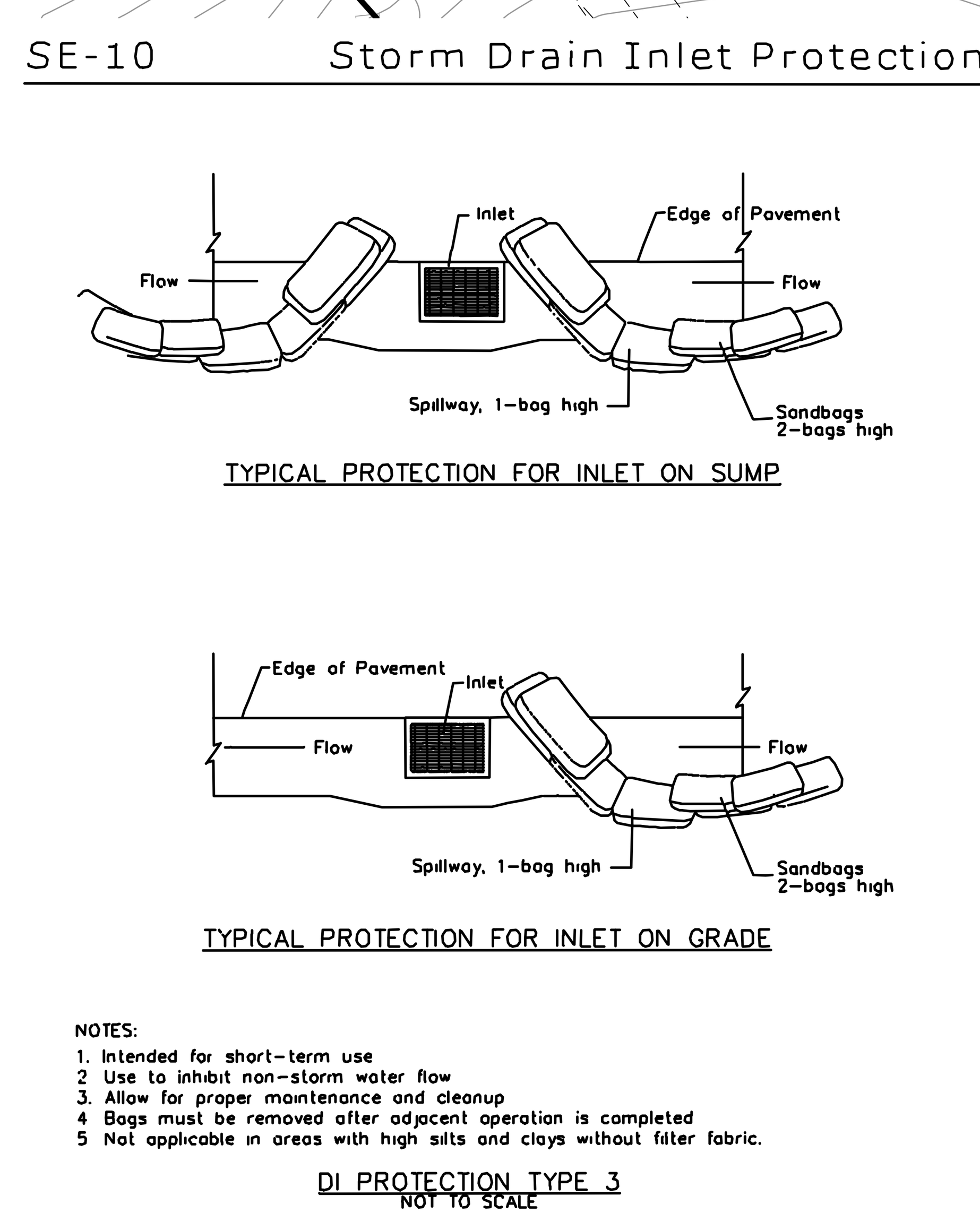

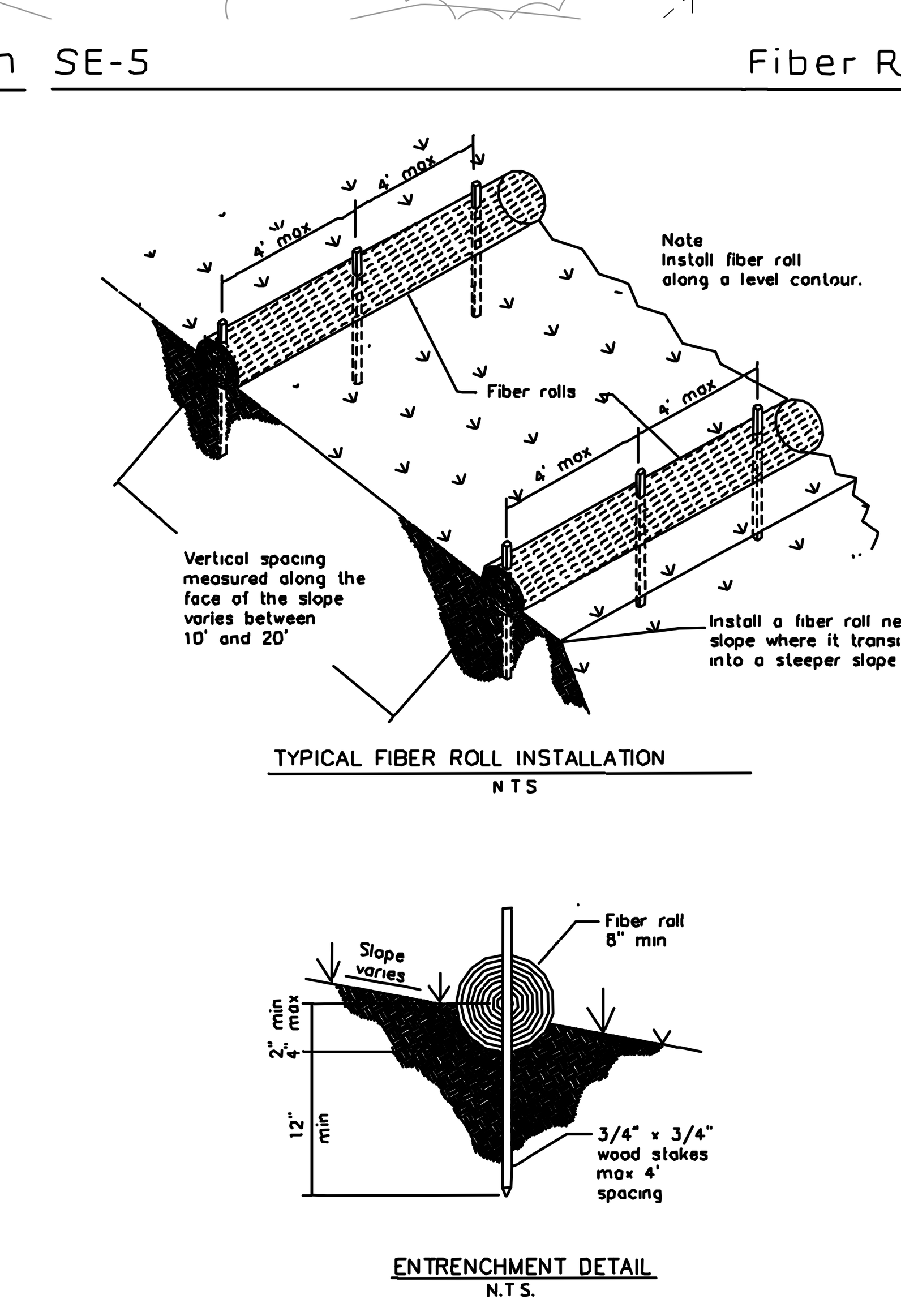

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
3. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.
6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.
7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.
8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
13. F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE CITY INSPECTOR.
15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
    A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
    B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
    C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE CITY RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE CITY RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

REGISTERED PROFESSIONAL ENGINEER · AMANDA JOY MUSY-VERDEL · NO. 69278 · EXP. 6-30-20 · CIVIL · STATE OF CALIFORNIA

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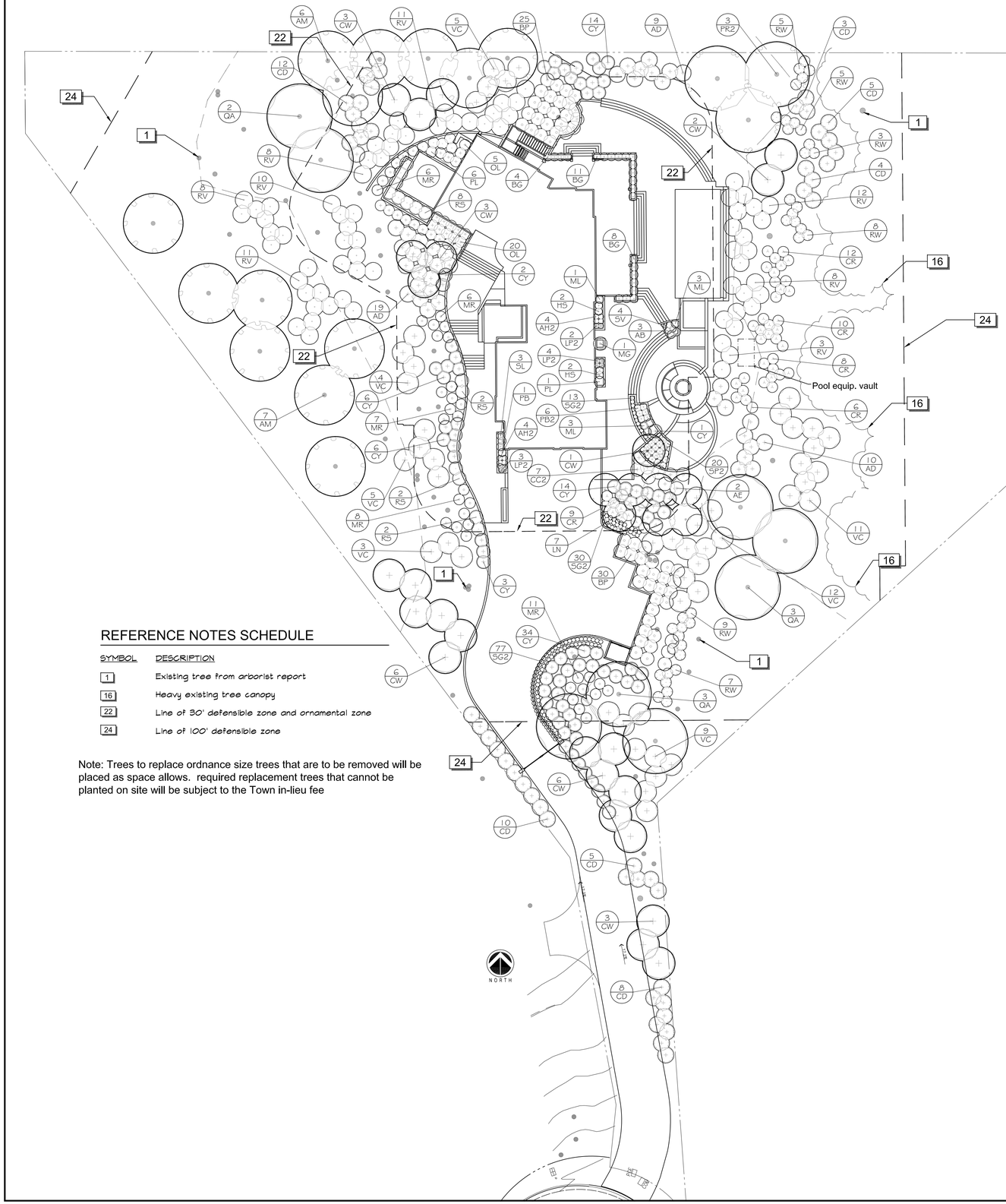
REVISIONS | BY | DATE

SHEET C8 OF 8

REV.: SEPT. 2016

HB JOB NO. 18080



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
16	Heavy existing tree canopy
22	Line of 30' defensible zone and ornamental zone
24	Line of 100' defensible zone

Note: Trees to replace ordnance size trees that are to be removed will be placed as space allows. required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee

Note: This plant list is in conformance with low fuel varieties and the installation of the landscape shall comply with California Public Resources Code section 4291 numbers 1-6 and sections and California Government Code section 51882 numbers 1-6. Regular maintenance shall be performed by the homeowner as per cited code sections in this note. See calfire.ca.gov for information regarding creating defensible space.

86% of all spcified trees are California natives
86% of all specified shrubs are California natives 1

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Acer macrophyllum / Big Leaf Maple	24"box	13
	CW	Cercis occidentalis / Western Redbud Multi-trunk	15 gal	24
	LN	Lagerstroemia indica fauriei 'Natchez' Multi / Crape Myrtle	36"box	7
	FR2	Platanus racemosa / California Sycamore	15 gal	3
	QA	Quercus agrifolia / Coast Live Oak	36"box	8

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AB	Agave x 'Blue Glow' / Blue Glow Agave	5 gal	3
	AE	Alyogyne huegelii / Blue Hibiscus	5 gal	2
	AH2	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	5 gal	8
	AD	Arctostaphylos x 'John Dourley' / John Dourley Manzanita	5 gal	38
	BP	Baccharis pilularis 'Pigeon Point' / Coyote Brush	5 gal	55
	BG	Buxus x 'Green Mountain' / Boxwood	5 gal	23
	CR	Ceanothus rigidus 'Snowball' / Ceanothus Snowball	1 gal	45
	CC2	Ceanothus x 'Concha' / California Lilac	5 gal	7
	CD	Ceanothus x 'Dark Star' / California Lilac	5 gal	47
	CY	Ceanothus 'Yankee Point' / California Lilac	1 gal	80
	HS	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal	4
	LP2	Limonium perezii / Statice	1 gal	9
	MG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal	1
	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	1 gal	7
	MR	Muhlenbergia rigens / Deer Grass	1 gal	38
	OL	Olea europaea 'Little Ollie' / Dwarf Olive	5 gal	25
	PL	Perovskia atriplicifolia 'Lacey Blue' / Russian Sage	5 gal	7
	PB2	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	1 gal	6
	PB	Phormium x 'Black Adder' / New Zealand Flax	5 gal	1
	RV	Ribes viburnifolium / Evergreen Currant	5 gal	71
	RW	Romneya coulteri 'White Cloud' / White Cloud Matilija Poppy	5 gal	37
	RS	Rosa x 'Sally Holmes' / Adelaide Hoodless Rose	5 gal	14
	SL	Salvia leucantha / Mexican Bush Sage	5 gal	3
	SG2	Salvia x 'Gracias' / Sage	1 gal	120
	SP2	Salvia 'Celestial Blue' / Santa Rosa Island Sage	1 gal	20
	SV	Senecio vitalis / Blue Chalk Fingers	1 gal	4
	VC	Vitis californica 'Roger's Red' / California Wild Grape	1 gal	49

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1968/5053
Signature
08/31/20
Renewal Date
Date
STATE OF CALIFORNIA

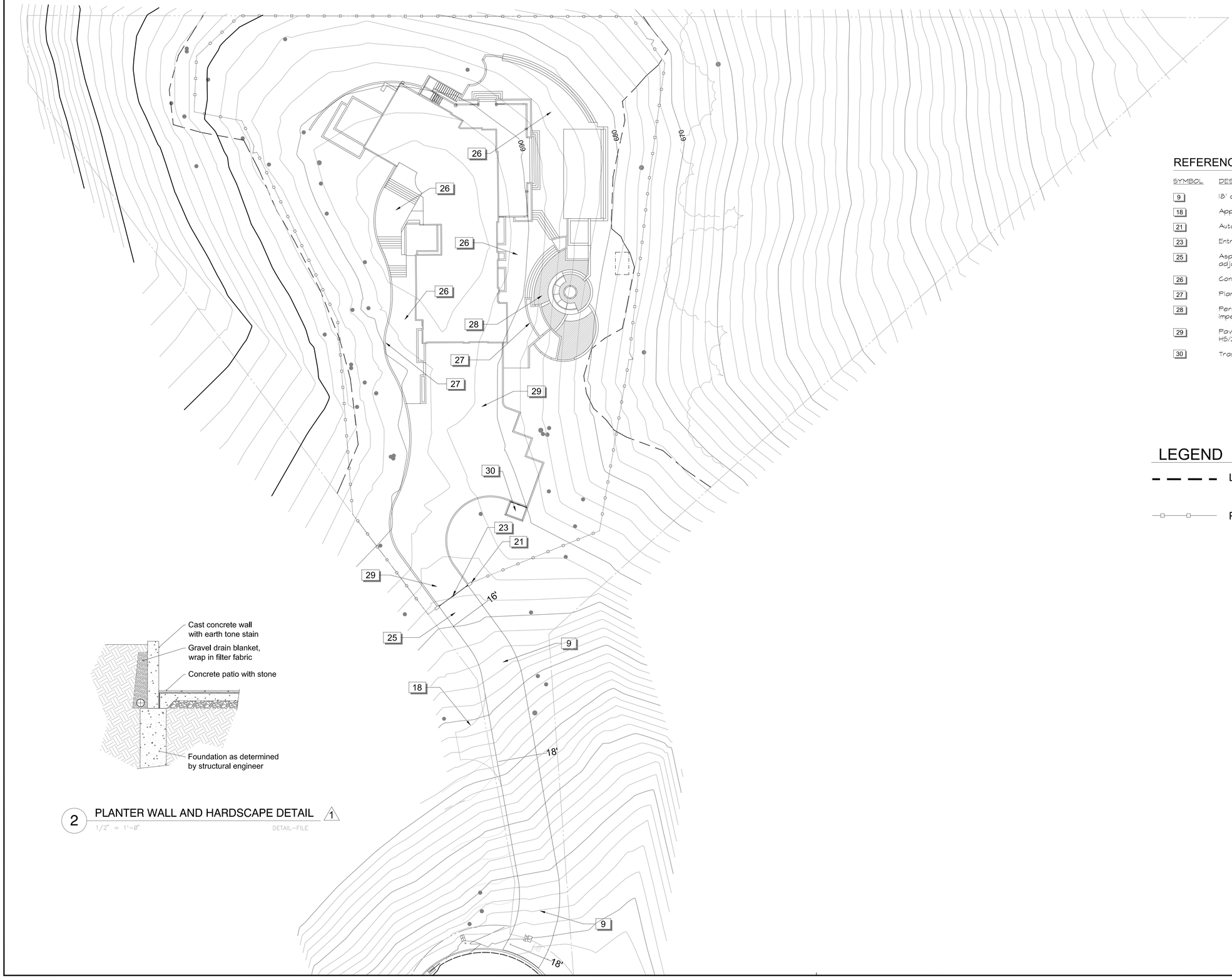
REVISIONS	BY
1 Per town comments	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california, 95030
408-761-0212 phone
dav46@foxla.net

Planting Plan
WUI Plan and Notes

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date 10-1-19
Scale 1"=10'-0"
Drawn DRF
Job Olgaard
Sheet L1.0
Of . Sheets



REFERENCE NOTES SCHEDULE 1

SYMBOL	DESCRIPTION
9	18' asphalt entry driveway section
18	Approximate entrance to lot & driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Asphalt drive transitions to 16' wide after entry to adjacent residence
26	Concrete patios with stone
27	Planter wall, typical all walls. See detail this sheet
28	Permeable paving in hatched area to reduce impervious surface, ie. ECO pavers, gravel, etc.
29	Paver driveway with installation that meets H/20 and HS/20 load standards
30	Trash enclosure, see detail sheet L2.2

LEGEND

LRDA line

Proposed fence line

2 PLANTER WALL AND HARDSCAPE DETAIL 1

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

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1998/2008
Signature
09/30/20
Renewal Date
State
STATE OF CALIFORNIA

REVISIONS	BY
1 Per town comments	DRF

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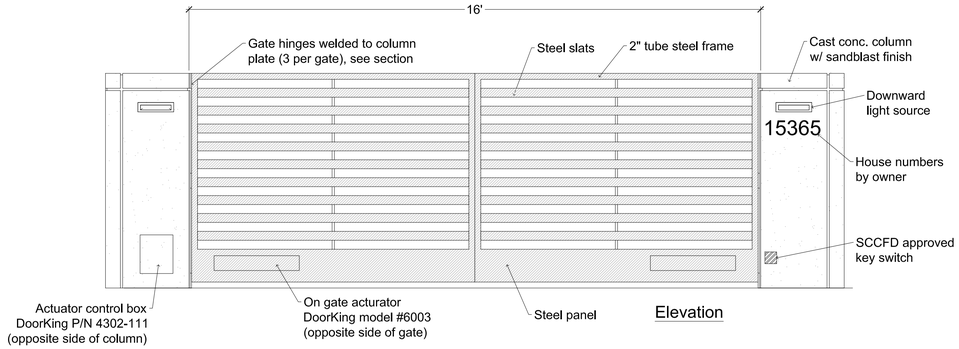
408-761-0212 phone
dav46@foxla.net

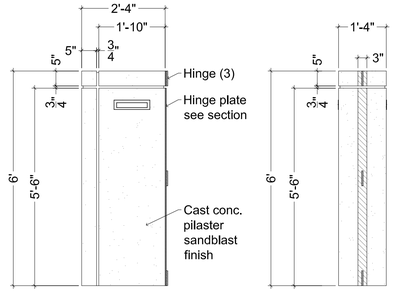
Perimeter Fence and Details
Planter Wall Detail

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

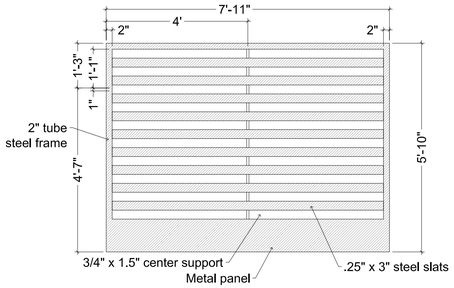
Date 10/1/19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L2.0
Of . Sheets



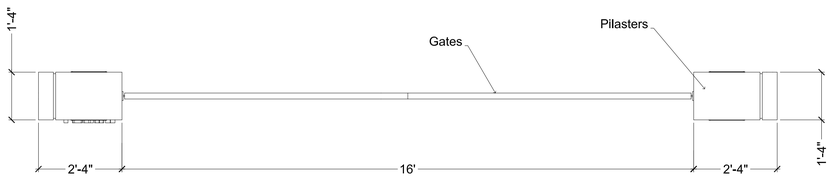
Elevation



Main Pilasters



Main Gates (2)



Plan View

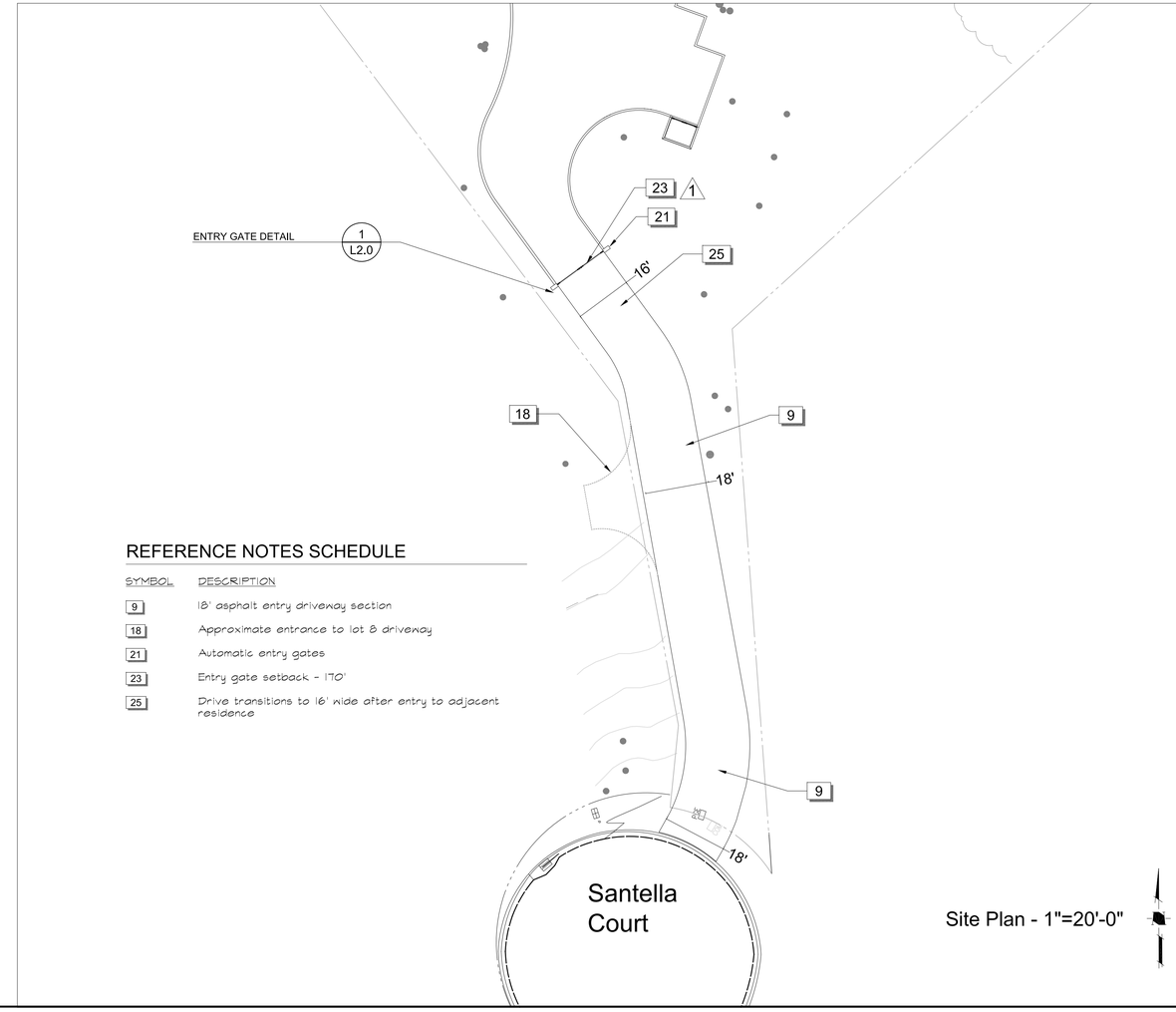
1 ENTRY GATE DETAIL

1/2" = 1'-0"

OLGRD-METAL-Ø1

Notes:

1. No gate may be installed across a required fire department access road or driveway without prior approval of the Fire Department. A detailed plan shall be submitted for review and approval prior to commencing any work. This requirement may be modified depending upon the complexity of the installation.
2. When padlocks are used to secure gates, they shall only be of a type approved by the Fire Department. (See also #4)
3. Gates equipped with electric control devices also shall have an override key switch installed. The key switch shall be of a type approved by the Fire Department. (See also #4 and #10)
4. Authorization forms for ordering fire department approved key switches and padlocks shall be obtained by contacting the Fire Prevention Division of the Fire Department.
5. All electrically controlled gates shall be provided with a manual override to allow operation of the gate during a power outage.
6. When open, gates shall not obstruct any portion of the required width of the driveway or access road.
7. Gates shall be adequately supported to prevent dragging.
8. Gates shall be operable by one person.
9. Swing-style gates shall open a full 90 degrees and may swing in either direction. Sliding gates shall slide parallel to the security fence.
10. All manually operated gates shall be designed so they remain in the open position when left unattended. Electrically operated gates shall be equipped with a fire department approved key switch. Activation of the switch shall open the gate(s) and cause it to remain in the open position until reset by emergency response personnel.
11. Vertical clearance over the required vehicular access road or driveway shall be not less than 13 feet 6 inches.



Site Plan - 1"=20'-0"

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
9	18' asphalt entry driveway section
18	Approximate entrance to lot 8 driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Drive transitions to 16' wide after entry to adjacent residence

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1988/5053
Signature
09/30/2020
Renewal Date
State
STATE OF CALIFORNIA

REVISIONS	BY
1 Per town comments	DRF

David R. Fox & Company-Landscape Architecture
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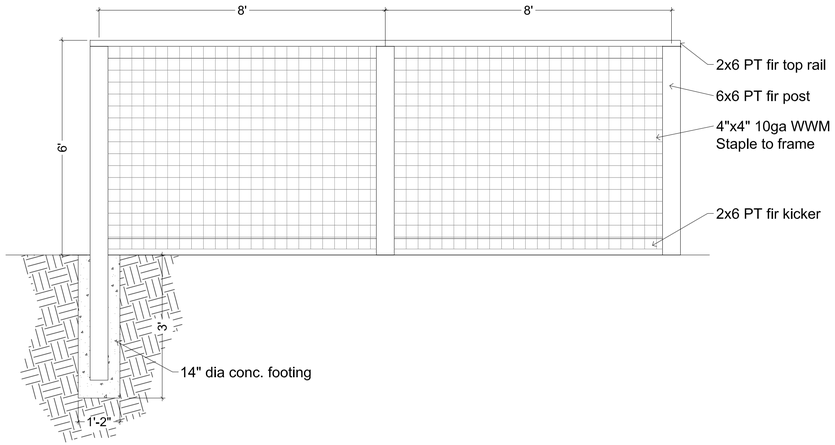
Entry Gate Plan and Details

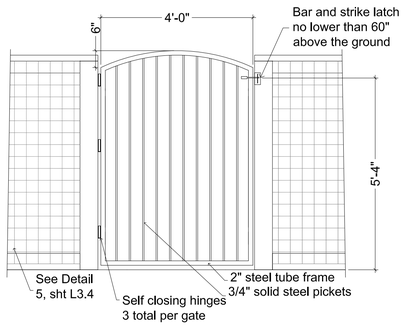
The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date 10/1/19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L2.1
Of . Sheets



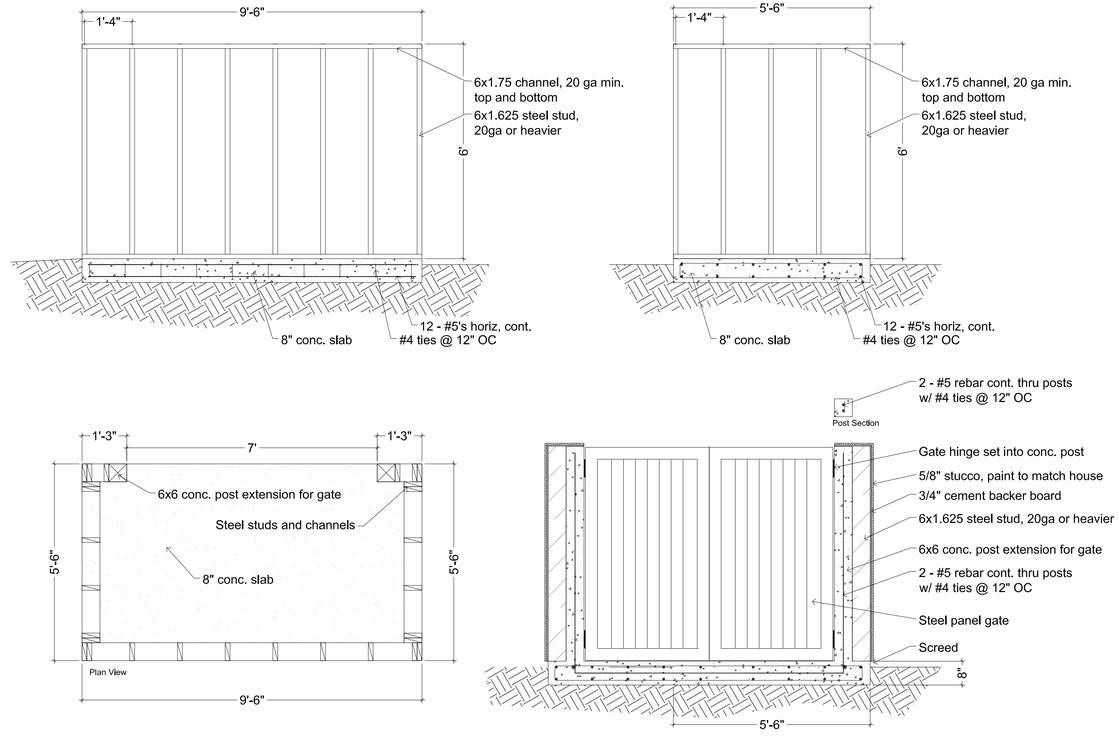
1 WOOD AND WIRE FENCE

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



2 SELF-CLOSING GATE

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



3 TRASH ENCLOSURE STRUCTURE

1/2" = 1'-0" MERIT-METAL-Ø1

LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1988/5089
Signature
09/31/20
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS	BY

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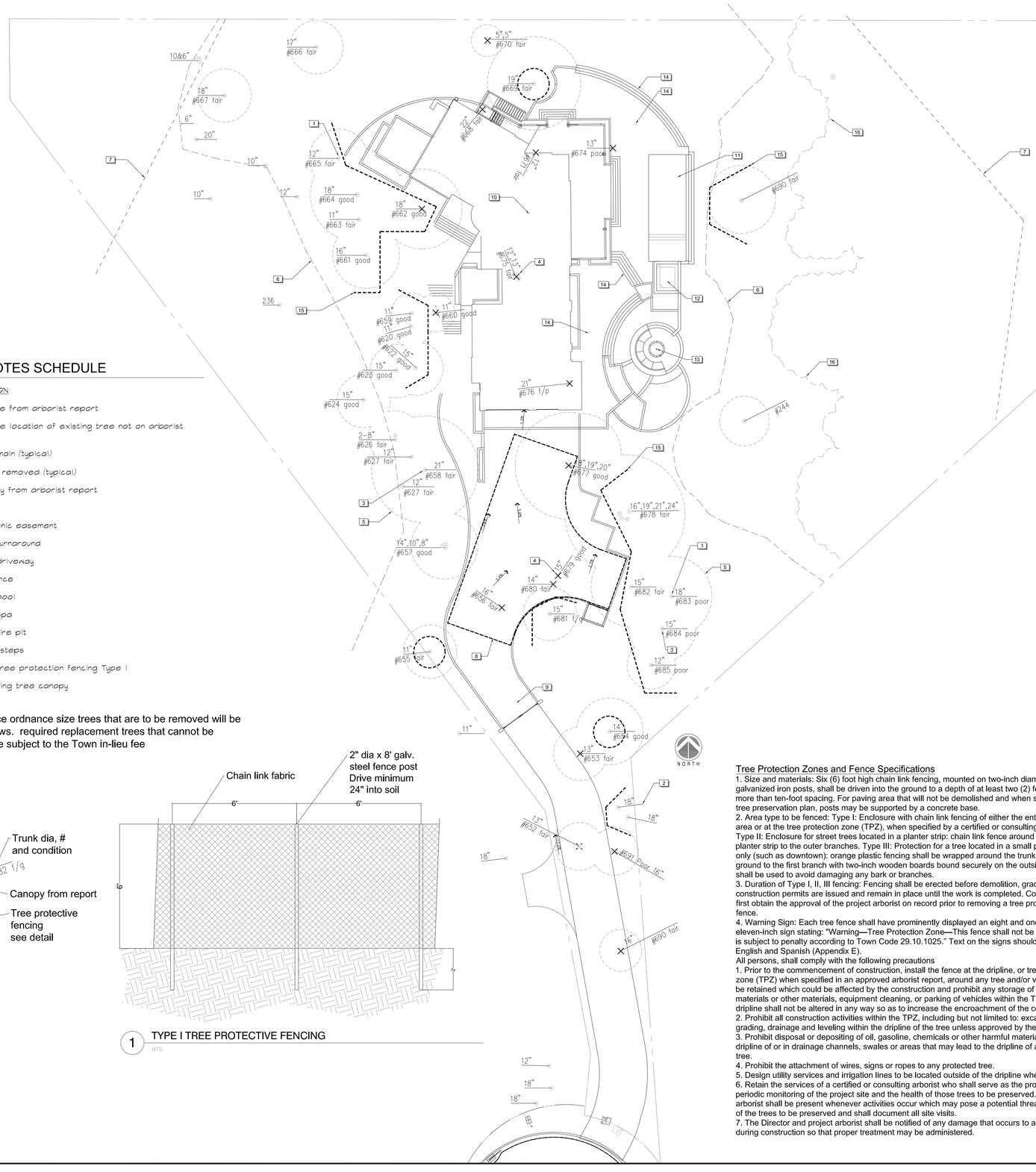
Details

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

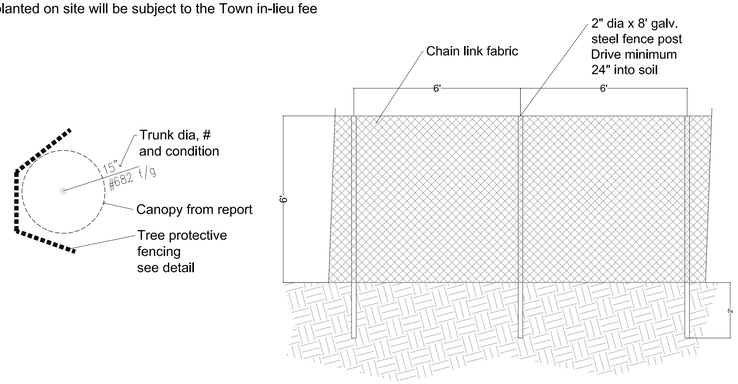
Date	10/1/19
Scale	1"=20'-0"
Drawn	DRF
Job	Olgaard
Sheet	L2.2
Of	. Sheets



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
2	Approximate location of existing tree not on arborist report
3	Tree to remain (typical)
4	Tree to be removed (typical)
5	Tree canopy from arborist report
6	LRDA line
7	Private scenic easement
8	Fire truck turnaround
9	Proposed driveway
10	New residence
11	Proposed pool
12	Proposed spa
13	Proposed fire pit
14	Patios and steps
15	Proposed tree protection fencing Type I
16	Heavy existing tree canopy

Note: Trees to replace ordnance size trees that are to be removed will be placed as space allows. required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee



1 TYPE I TREE PROTECTIVE FENCING
NTS

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1968/5069
Signature
08/31/20
Renewal Date
Date
STATE OF CALIFORNIA

Tree Protection Zones and Fence Specifications

1. Size and materials: Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
2. Area type to be fenced: Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
3. Duration of Type I, II, III fencing: Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
4. Warning Sign: Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish (Appendix E).

All persons, shall comply with the following precautions

1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
4. Prohibit the attachment of wires, signs or ropes to any protected tree.
5. Design utility services and irrigation lines to be located outside of the dripline when feasible.
6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Note: SPC=Species QD=Quercus Douglasii QA=Quercus Agrifolia

Trees To Remain

Tree #	SPC	DIA	H/W	Condition
620	QD	11	25	Good
622	QD	13	25	Good
623	QD	11	25	Good
624	QD	11	25	Good
626	QD	8,10	25	Fair
627	QD	12	25	Fair
654	QD	14	40x25	Good
655	QD	11	20x20	Fair
657	QD	8,10,14	25x25	Good
658	QD	21	40x40	Good
659	QD	11	25x15	Good
660	QD	12	30	Good
661	QD	16	30x25	Good
662	QD	19	40	Good
663	QD	11	35x15	Fair
664	QD	18	38x35	Good
665	QD	12	25x22	Fair
666	QD	17	18x20	Fair
667	QA	18	20x20	Fair
668	QD	10,18	35	Poor
669	QD	19	45x35	Fair
670	QA	18,12,6,12	45	Fair
671	QD	12	40	Fair
672	QD	5	10x10	Fair
673	QD	13,12	9x10	Fair
675	QD	5,5	30	Fair
676	QA	24	40	Poor
678	QA	16,19,21,24	45x45	Fair
681	QD	12	40x20	Fair
682	QD	15	45x30	Fair
683	QD	18	45x30	Poor
684	QD	15	40x25	Poor
685	QD	12	35x18	Poor

Note: SPC=Species QD=Quercus Douglasii QA=Quercus Agrifolia

Trees To Be Removed

Tree #	SPC	DIA	H/W	Condition
652	QD	13	40x25	Fair
653	QD	13	30x20	Fair
656	QD	16	30x20	Fair
660	QD	11	25x18	Fair
662	QD	18	30x30	Good
668	QD	22	40x30	Fair
670	QD	5,5	12x12	Fair/Poor
671	QD	12	28x18	Fair
674	QD	13	22x20	Fair/Poor
675	QD	12,13	30x25	Fair
676	QD	21	22x30	Fair/Poor
677	QA	18,19,20	30x40	Good
679	QD	15	40x22	Good
680	QD	14	40x22	Fair
691	QA	16	30	Poor
690	QD	16	30	Fair

REVISIONS	BY

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Tree Plan

The Olgaard Residence
15365 Santella Court
Los Gatos California

Date 10-1-19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L3.0
Of . Sheets

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