SCC FIRE DEPARTMENT NOTES

1. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

2. Fire Sprinklers Required: An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) 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 SF whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling Unit. 2) In all new basements and in existing basements that are expanded by more than 50%. 3) In all attached ADUs, additions or alterations to an existing one- and two-family dwelling that have an existing fire sprinkler system. **Please indicate on the cover sheet that an automatic fire sprinkler system shall be provided and installed per NFPA 13D.**

3. Fire Apparatus (Engine) Access Driveways 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, minimum outside turning radius of 36-feet and a maximum slope of 15%. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503.

4. Fire Department (Engine) Driveway Turnaround Required: 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. CFC Sec. 503 Driving surface shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34050 kg).

5. Fire Hydrant Systems Required: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement *shall be not more than 600 feet.* [CFC, Section 507.5.1].

6. 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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

7. 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 sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

8. Construction Site 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 Chp. 33.

WATER FLOW LETTER

SAN JOSE WATER
1265 S. Bascom Avenue
San Jose, CA 95128-3514

Writer's Direct Line: (408) 279-7821
Email: marty.henderson@sjwater.com

April 23, 2021

Northern California Fire Protection Services, Inc.
16480 Joleen Way, Building A
Morgan Hill, CA 95037

Attention: Rocci Cetani III, CET

Subject: 400 Surmont Dr., Los Gatos, CA

Dear Mr. Cetani:

On April 22, 2021, you requested fire protection water supply from a single outlet. Based on the information that was supplied by you, the table below provides the results of a water supply computer simulation at the location indicated. These results are valid for one year from the date of the simulation. Flow data is from the water distribution main, not from the meter connection. Elevations are interpolated from United States Geological Survey contours.

Flow Location:	**Surmont Dr., approx. 165' S/S Surmont Ct.**
Main Size:	**Proposed 8 in.**
Elevation:	**364 ft.**
Date of Computer Simulation:	**April 23, 2021**
Static Pressure:	**82 psi**
Residual Pressure:	**75 psi**
Simulation Discharge:	**750 gpm**

Determining the size of a Private Fire Protection Service or adequacy of a private fire protection system from the information provided herein is the responsibility of those qualified to do so. San Jose Water Company undertakes to supply only such water at such pressure as may be available any time through the normal operation of its system. Section 774 of the Public Utilities Code limits the liability of the utility resulting from a claim regarding the provision or maintenance of an adequate water supply, water pressure, equipment or other fire protection facility or service.

Sincerely,

Marty Henderson
Engineering Support Supervisor

For additional information
Backflow: 408-279-7872
Map requests: 408-918-7360
Static water pressure: 408-918-7361
Water meter sizing: 408-279-7839

MH:mh
400 Surmont Dr.doc
cc: Fire Flow File

PROJECT DATA

PROJECT ADDRESS:	**400 SURMONT DRIVE** *(CROSS STREET, WESTHILL DRIVE)*
A.P.N. :	**527-20-003**
LOT AREA (FROM COUNTY RECORD)	60,752 SF (1.395 AC)
ZONING =	HR-2.5
LAND USE =	HILLSIDE RESIDENTIAL
FLOOD ZONE =	ZONE X
HISTORIC ZONE =	NO
FIRE SPRINKLERS =	YES
OCCUPANCY =	R3/U (SINGLE FAMILY DWELLING / UTILITY)
WUI FIRE AREA =	YES (WILDLAND URBAN INTERFACE)
HAZARD ZONE =	COUNTY FAULT RUPTURE HAZARD ZONE
CONSTRUCTION TYPE=	V-B
REQUIRED PARKING:	2 OFF STREET SPACES

SETBACKS	**ALLOWED**
FRONT:	30'
SIDE (INTERIOR):	20'
REAR:	25'

BUILDING HEIGHT	**ALLOWED**	**PROPOSED**
HOUSE:	25' - 0" (MAX.)	± 25'-0"

FLOOR AREA RATIO (FAR) CALCULATION

Gross Lot Size: 60,752 SF
Ave. Slope: 27.3%
Net Lot Size: 60,752 SF x (1-30% + 3% x 7) OR 60,752 x 49% = 29,768 SF

Reduction of net site area on sloping lots
Average lot slope: 20.01 - 30%

Percentage of net lot area to be deducted (30% = 3% for each 1% of slope over 20%)
As Los Gatos IV Development Intensity Table 2, FAR = 19%
Allowable Floor Area = 29,768 x 19% = 5,700SF

FLOOR AREA RATIO	**ALLOWED**	**PROPOSED**
HABITABLE HOUSE	5,700 SF	**3,683 SF**
ATTIC AREA OVER 7-FEET		**N/A**
GARAGE:		
GARAGE		996 SF
COVERED WALKWAY		106 SF
TOTAL	5,700 SF	4,785 SF

INDEX

PROJECT INFO.

Owner:
Sandra K. Anderson, Trustee
400 Surmont Drive
Los Gatos, CA 95032
C/O Bob Hughes (408) 559-8850

Designer:
Studio 3 Design
Contact: Bess Wiersema
bess@studio-three.com
638 University Avenue
Los Gatos, California 95032
ph: (408) 292-3252
fax: (253) 399-1125

Civil Engineer:
TS/Civil Engineering
Contact: Terrance J. Szewczyk
terry@tscivil.com
1776 Technology Drive
San Jose, California 95110
ph: (408) 452-9300 EXT 220

Contractor:
The Building Works
Contact: Robert O. Hughes
bldngworks@aol.com
2730 Union Avenue; Suite B
San Jose, California 95124
ph: (408) 559-8850
fax: (408) 559-3075

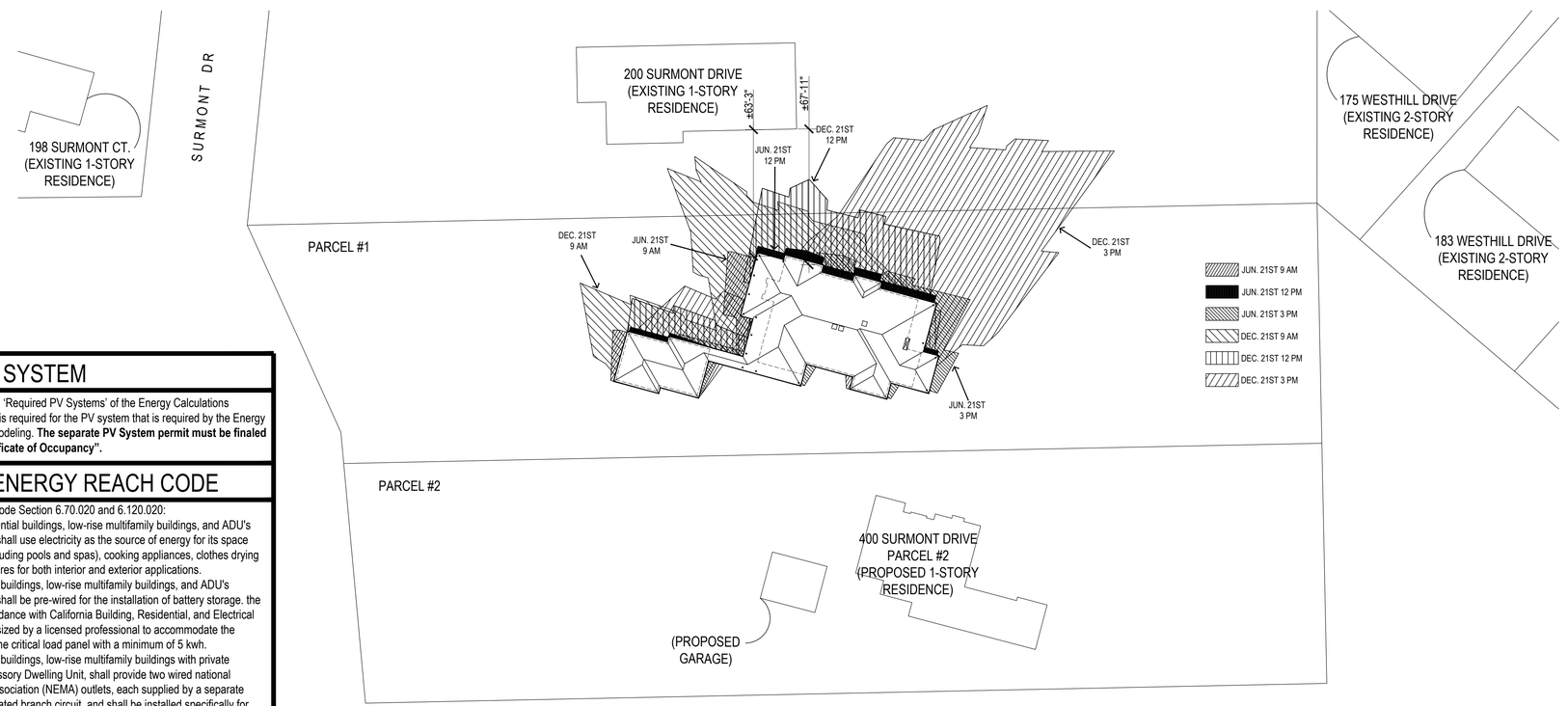
Landscape Architect:
Alyson Flynn
Landscape Architect & Associates
Contact: Alyson Flynn
50 San Tropez Drive
Hollister, California 95023
ph: (408) 274-4114

CODES USED

The following codes are currently in effect:

2019 California Building Code
2019 California Residential Code
2019 California Electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Energy Code
2019 California Fire Code
2019 California Existing Building Code
2018 International Existing Building Code
2019 California Green Building Standards Code
Town of Los Gatos New Energy Reach Codes

SHADOW STUDY



REQUIRED PV SYSTEM

1. PV System 2.53 kWdc" is a 'Required PV Systems' of the Energy Calculations
2. A separate building permit is required for the PV system that is required by the Energy Calculations compliance modeling. **The separate PV System permit must be finaled prior to issuance of Certificate of Occupancy".**

TOWN OF LG ENERGY REACH CODE

In accordance with the Town Code Section 6.70.020 and 6.120.020:

1. All new single-family residential buildings, low-rise multifamily buildings, and ADU's (Accessory Dwelling Unit) shall use electricity as the source of energy for its space heating, water heating (including pools and spas), cooking appliances, clothes drying appliances, and other features for both interior and exterior applications.
2. All single-family residential buildings, low-rise multifamily buildings, and ADU's (Accessory Dwelling Unit) shall be pre-wired for the installation of battery storage. the pre-wiring shall be in accordance with California Building, Residential, and Electrical Codes and be adequately sized by a licensed professional to accommodate the back-up loads installed in the critical load panel with a minimum of 5 kwh.
3. All single-family residential buildings, low-rise multifamily buildings with private garages, and ADU's (Accessory Dwelling Unit, shall provide two wired national electrical manufacturers association (NEMA) outlets, each supplied by a separate 40-ampere minimum dedicated branch circuit, and shall be installed specifically for supplying electrical power to an electric vehicle charger. One outlet shall be installed inside the garage and the other outlet shall be installed outside the garage.

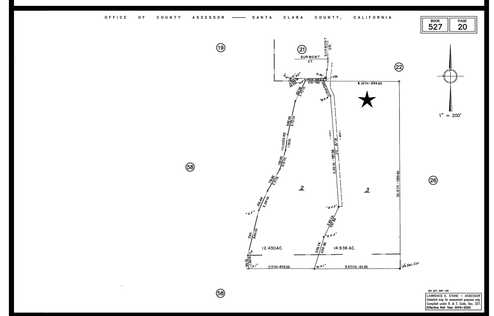
PROJECT DESCRIPTION

This project is a new, one-story, single-family residence with an attached garage (connected via partially enclosed, covered walkway).

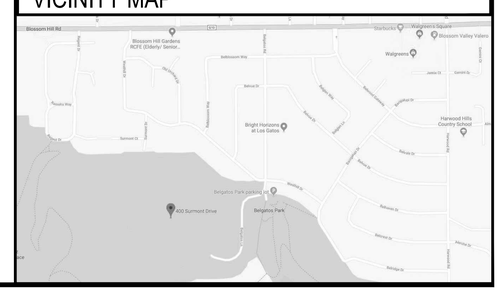
DEFERRED SUBMITTAL(S)

- FIRE HYDRANT *(PC 19-2053)* - Hydrant installation shall occur prior to the commencement of combustible construction.
- AUTOMATIC FIRE SPRINKLER SYSTEM - PROVIDED + INSTALLED PER NFPA 13D

PARCEL MAP



VICINITY MAP



STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

400 SURMONT DRIVE
PARCEL #1
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019

31 JANUARY 2020
PLANNING SUBMITTAL

23 AUGUST 2021
PLANNING SUBMITTAL II

16 NOVEMBER 2021
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

08 JULY 2022
PLANNING SUBMITTAL V

SCALE: N/A

COVER SHEET

A1.1

EXHIBIT 15

TREE PRESERVATION INSTRUCTIONS

The Los Gatos Town Code requires a tree removal permit in order to remove any tree designated as a Protected Tree under the Town Code. The Town Code also requires a permit to prune more than 25% of a Protected Tree within a 3-year period, or to remove or cut any branch or root greater than 4 inches in diameter of any Large Protected Tree or Heritage Tree (see definitions below). Property owners may be subject to significant fines and civil actions by the Town if removal or pruning requiring a permit is done without first obtaining a permit.

Protected Tree(s)
Protected Trees are defined in the Town Code as any of the following:

1. All trees which have a 12 inch or greater diameter on developed residential property.
2. All trees which have an 8 inch or greater diameter on developed Hillside residential property
3. All trees of the following species which have an 8 inch or greater diameter located on any developed residential property:
   a- Blue Oak (*Quercus douglasii*)
   b- Black Oak (*Quercus kellogii*)
   c- California Buckeye (*Aesculus californica*)
   d- Pacific Madrone (*Arbutus menziesii*)
4. All trees which have a 4 inch or greater diameter on vacant or non-residential property.
5. All trees which have a 4 inch or greater diameter when removal relates to any development review.
6. Any tree that was required to be planted or retained by the terms and conditions of a development approval, building permit, tree removal permit or code enforcement action.

Large Protected Tree(s) or a Heritage Tree (s)
A *Large Protected Tree* is any tree with a diameter of 48 inches or more. In addition, all Oak, California Buckeye, and Pacific Madrone with a diameter of 24 inches or more are considered Large Protected Trees.

A *Heritage Tree* is a tree specifically designated by action of the Town Council which possesses exceptional aesthetic, biological, cultural, or historic value to the community.

Diameter of a Tree(s)
Diameter is measured at a height of 4.5 feet above the average natural grade. For multi-trunked trees, diameter is the sum of all trunk diameters measured at 4.5 feet above the average natural grade.

A permit is not required for removal or major pruning of any of the following trees:
1. A fruit or nut tree less than 18 inches in diameter.
2. Any of the following trees that are less than 24 inches in diameter:
   - Black Acacia (Acacia *melanoxylon*)
   - Tulip Tree (Liriodendron *tulipifera*)
   - Tree of Heaven (Ailanthus *altissima*)
   - Blue Gum Eucalyptus (E. *globulus*)
   - Red Gum Eucalyptus (E. *camaldulensis*)
   - Other Eucalyptus (E. spp.)--**Hillsides only**
   - Palm (except Phoenix *canariensis*)
   - Privet (Ligustrum *lucidum)*

Dangerous Tree(s)
A tree may be removed or severely pruned without a permit when there is an imminent danger to life, property, utilities or essential transportation facilities. Property owners are still required to notify the Town prior to any removal or pruning and must receive approval from the Town before taking any emergency action. Contact the Parks and Public Works Department at (408) 399-5770 Monday through Friday between the hours of 7:00 a.m. to 4:00 p.m. or the Police Department at (408) 354-8600 after hours or on weekends to report a dangerous tree and request approval for removal or pruning without a permit. Within 72 hours following removal or pruning, photos and a description of the emergency action taken must be submitted to the Department of Parks and Public Works.

Requirements for a Removal or Pruning Permit *
The following items are required to apply for a tree removal or pruning permit:
1. A completed application signed by the property owner. Applications are available online at http://www.losgatosca.gov/DocumentCenter/View/14925 or at the Parks and Public Works Department, Monday through Friday between the hours of 8:00 a.m. and 1:00 p.m.
2. Photos and/or a site plan of the tree(s) proposed for removal or pruning (for pruning, proposed cuts should be indicated on photo).
3. A completed tree replacement worksheet (located on the reverse side of the application).
4. Inspect trees prior to removal or major pruning to confirm the absence of active bird nests, particularly during the spring/summer nesting season (February 1 through August 31).
5. If required by the Town Arborist following initial inspection, a certified or consulting arborist's written report.
6. If part of a development application, a copy of the associated tree report.
7. If structural damage to a building, major landscape feature or utilities is the basis for the request, a report from a licensed architect or engineer may be required describing what modifications to buildings, structures, improvements or utilities would be necessary to mitigate the damages caused by the tree.
8. For Large Protected Tree or Heritage Tree removal or pruning permits, notification will be sent to neighboring residents and property owners prior to issuance by the Parks and Public Works Department (more information on noticing is provided on page 4 of this FAQ).
9. Payment of a permit fees, as established by Town resolution. The current fee is $130 for one tree, plus $65 for each additional tree included in the same application.

**Pruning or root pruning must be supervised by an ISA-certified arborist or an ASCA-Registered Arborist. See Section 29.10.1010 of the Town Code for specifications to determine if a pruning permit is required.*

Tree Protection Zone
The tree protection zone (TPZ) means the area of a temporary fenced tree enclosure at or beyond the tree's dripline or as specified in a report prepared by a certified or consulting arborist. The TPZ is a restricted activity zone before and after construction where no soil disturbance is permitted unless approved and supervised by the certified or consulting arborist.

Tree Protection Fencing Requirements*
1. Six-foot high chain link fencing mounted on two-inch diameter galvanized iron posts shall be driven into the ground at least two-feet deep at no more than ten-foot spacing. When stipulated, for existing paving areas that will not be demolished, posts may be supported by concrete base.
2. Posted eight and one-half-inch by eleven-inch sign on each tree fence stating: "Warning - Tree Protection Zone - This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025"
3. Labeled photographs of the installed fencing shall be emailed to the project planner prior to issuance of permits.
4. Tree protection fencing is required to remain in place throughout construction.

**Any protected tree on-site will require replacement according to its appraised value if it is damaged beyond repair as a result of construction.*

Sec. 29.10.0985. - Determination and conditions of permit.

The Director shall determine whether to grant a permit. The Director may consult with other Town departments or outside agencies at his/her discretion. When a development application for any zoning approval, or subdivision of land, including lot line adjustment, is under consideration by the Planning Commission, the determination on the tree removal permit shall be made concurrently by the Planning Commission with the related matter. The Director or the deciding body shall impose, except when removal is permitted if the tree is dead or a Tree Risk Rating of Extreme or High is present, as a condition on which a protected tree removal permit is granted that two (2) or more replacement trees of a species and a size designated by the Director or designee, shall be planted in the following order of preference:

(1) Two (2) or more replacement trees, of a species and size designated by the Director, shall be planted on the subject private property. Table 3-1, Tree Canopy-Replacement Standard shall be used as a basis for this requirement. The person requesting the permit shall pay the cost of purchasing and planting the replacement trees.

(2) If a tree or trees cannot be reasonably planted on the subject property, an in-lieu payment in an amount set forth by the Town Council by resolution shall be paid to the Town Tree Replacement Fund to:

a. Add or replace trees on public property in the vicinity of the subject property; or

b. Add or replace trees or landscaping on other Town property; or

c. Support the Town's urban forestry management program.

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

Notes

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 n thousand (10,000) square feet that are not subject to the Town's Hillside Development Standards and Guidelines. All fifteen-gallon trees must be planted on-site. Any in-lieu fees for single family residential shall be based on twenty-four-inch 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.

Replacement with native species is strongly encouraged. Most fruit and nut trees, palm trees, or "nuisance" species (see section 29.10.0970(2) of the Town Code) are generally not considered suitable replacement trees. If a tree or trees cannot be reasonably replanted on the subject property, the Town Arborist may approve a full or partial in-lieu fee payment. Where the payment of in-lieu fees are approved, permits will not be issued until all in-lieu fees are paid in full. If approved by the Town Arborist, in-lieu fees are as follows: 24 inch box tree = $250, 36 inch box tree = $500

GREENPOINT CHECKLIST

Single Family GreenPoint Checklist date: ___________

The GreenPoint Checklist is based on the various green features incorporated into the home and is the basis for the GreenPoint Rated program. A home can be considered green if it fulfills the prerequisites, earns at least 50 points, and meets the minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9). Please contact Build It Green for a list of qualified GreenPoint Raters if you are interested in pursuing third-party verification.
The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org.

Build It Green
Smart Solutions From The Ground Up

400 Surmont Drive - Parcel 1

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	A. SITE		Points Available Per Measure				
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
☐	a. Protect Topsoil from Erosion and Reuse after Construction	0	1				1
☐	b. Limit and Delineate Construction Footprint for Maximum Protection	0					1
☐	2. Deconstruct Instead of Demolishing Existing Buildings On Site	0				3	
	3. Recycle Job Site Construction Waste (Including Green Waste)						
☑	*a. Minimum 50% Waste Diversion by Weight (Recycling or Reuse) - Required*	0				R	
☐	b. Minimum 65% Diversion by Weight (Recycling or Reuse)	0				2	
☐	c. Minimum 80% Diversion by Weight (Recycling or Reuse)	0				2	
	4. Use Recycled Content Aggregate (Minimum 25%)						
☑	a. Walkway and Driveway	1				1	
☑	b. Roadway Base	1				1	
	Total Points Available in Site = 12	2					
	B. FOUNDATION		Points Available Per Measure				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
☐	a. Minimum 20% Flyash or Slag	0				1	
☐	b. Minimum 25% Flyash or Slag	0				1	
☐	2. Use Frost-Protected Shallow Foundation in Cold Areas (C.E.C. Climate Zone 16)	0				3	
☐	3. Use Radon Resistant Construction (In At-Risk Locations Only)	0			1		
	4. Design and Build Structural Pest Controls						
☐	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	0				1	
☐	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0				1	
	Total Points Available in Foundation = 8	0					
	C. LANDSCAPING		Points Available Per Measure				
	1. Construct Resource-Efficient Landscapes						
☑	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
☐	b. No Plant Species Will Require Hedging	0				1	
☐	c. 75% of Plants Are Drought-tolerant California Natives, Mediterranean, or Other Appropriate Species	0					3
☑	2. Use Fire-Safe Landscaping Techniques	1	1				
	3. Minimize Turf Areas in Landscape Installed by Builder						
☐	a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue (≤0.8 plant factor)	0					2
☐	b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	0					2
☐	c. Turf is ≤33% of Landscaped Area (total 2 points)	0					2
☐	d. Turf is ≤10% of Landscaped Area (total 4 points)	0					2
☑	4. Plant Shade Trees	3					3
☑	5. Group Plants by Water Needs (Hydrozoning)	2					2
	6. Install High-Efficiency Irrigation Systems						
☐	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	0					2
☐	b. System Has Smart Controllers	0					3
☐	7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	0					3
☐	8. Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement	0					2
☐	9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements	0				1	
☑	10. Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward	1	1				
	Total Points Available in Landscaping = 31	8					
	D. STRUCTURAL FRAME & BUILDING ENVELOPE		Points Available Per Measure				
	1. Apply Optimal Value Engineering						
☐	a. Place Rafters and Studs at 24-Inch On Center Framing	0				1	
☐	b. Size Door and Window Headers for Load	0				1	
☐	c. Use Only Jack and Cripple Studs Required for Load	0				1	
	2. Use Engineered Lumber						
☐	a. Beams and Headers	0				1	
☐	b. Insulated Engineered Headers	0		1			
☑	c. Wood I-Joists or Web Trusses for Floors	1				1	
☐	d. Wood I-Joists for Roof Rafters	0				1	
☐	e. Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
☐	f. Oriented Strand Board for Subfloor	0				1	
☐	g. Oriented Strand Board for Wall and Roof Sheathing	0				1	
	3. Use FSC-Certified Wood						
☐	a. Dimensional Lumber, Studs and Timber: Minimum 40%	0				2	
☐	b. Dimensional Lumber, Studs and Timber: Minimum 70%	0				2	
☐	c. Panel Products: Minimum 40%	0				1	
☐	d. Panel Products: Minimum 70%	0				1	

400 Surmont Drive - Parcel 1

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	4. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
☐	a. Floors	0		2		2	
☐	b. Walls	0		2		2	
☐	c. Roofs	0		2		2	
	5. Reduce Pollution Entering the Home from the Garage						
☐	a. Tightly Seal the Air Barrier between Garage and Living Area	0			1		
☑	b. Install Garage Exhaust Fan OR Build a Detached Garage	1			1		
☐	6. Design Energy Heels on Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1			
☐	7. Design Roof Trusses to Accommodate Ductwork	0		1			
☐	8. Use Recycled-Content Steel Studs for 90% of Interior Wall Framing	0				1	
☐	9. Thermal Mass Walls: 5/8-Inch Drywall on All Interior Walls or Walls Weighing more than 40 lb/cu.ft.	0		1			
	10. Install Overhangs and Gutters						
☐	a. Minimum 16-Inch Overhangs and Gutters	0				1	
☐	b. Minimum 24-Inch Overhangs and Gutters	0		1			
	Total Points Available in Structural Building Frame and Envelope = 36	2					
	E. EXTERIOR FINISH		Points Available Per Measure				
☐	1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking	0				2	
☐	2. Install a Rain Screen Wall System	0				2	
☑	3. Use Durable and Noncombustible Siding Materials	1				1	
☑	4. Select Durable and Noncombustible Roofing Materials	2				2	
	Total Points Available in Exterior Finish = 7	3					
	F. INSULATION		Points Available Per Measure				
	1. Install Insulation with 75% Recycled Content						
☐	a. Walls and/or Floors	0				1	
☐	b. Ceilings	0				1	
	2. Install Insulation that is Low-Emitting (Certified Section 01350)						
☐	a. Walls and/or Floors	0			1		
☐	b. Ceilings	0			1		
☐	3. Inspect Quality of Insulation Installation before Applying Drywall	0		1			
	Total Points Available in Insulation = 5	0					
	G. PLUMBING		Points Available Per Measure				
	1. Distribute Domestic Hot Water Efficiently (Maximum 7 Points)						
☑	a. Insulate Hot Water Pipes from Water Heater to Kitchen	2		1			1
☑	b. Insulate All Hot Water Pipes	2		1			1
☐	c. Use Engineered Parallel Piping	0					1
☐	d. Use Engineered Parallel Piping with Demand Controlled Circulation Loop	0					1
☐	e. Use Structured Plumbing with Demand Controlled Circulation Loop	0		1			2
☐	f. Use Central Core Plumbing	0		1		1	2
☑	2. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 gpf)	4					4
	Total Points Available in Plumbing = Total 12	8					
	H. HEATING, VENTILATION & AIR CONDITIONING		Points Available Per Measure				
☐	1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations	0		4			
	2. Install Sealed Combustion Units						
☐	a. Furnaces	0			2		
☐	b. Water Heaters	0			2		
☐	3. Install Zoned, Hydronic Radiant Heating with Slab Edge Insulation	0		1	1		
☐	4. Install High Efficiency Air Conditioning with Environmentally Responsible Refrigerants	0	1				
	5. Design and Install Effective Ductwork						
☐	a. Install HVAC Unit and Ductwork within Conditioned Space	0		3			
☐	b. Use Duct Mastic on All Duct Joints and Seams	0		1			
☐	c. Install Ductwork under Attic Insulation (Buried Ducts)	0		1			
☐	d. Pressure Balance the Ductwork System	0		1			
☐	e. Protect Ducts during Construction and Clean All Ducts before Occupancy	0		1			
☐	6. Install High Efficiency HVAC Filter (MERV 6+)	0			1		
☐	7. Don't Install Fireplace or Install Sealed Gas Fireplaces with Efficiency Rating Not Less Than 60% using CSA Standards	0			1		
	8. Install Effective Exhaust Systems in Bathrooms and Kitchens						
☑	a. Install ENERGY STAR Bathroom Fans Vented to the Outside	1			1		
☑	b. All Bathroom Fans Are on Timer or Humidistat	1			1		
☑	c. Install Kitchen Range Hood Vented to the Outside	1			1		
	9. Install Mechanical Ventilation System for Cooling (Maximum 4 Points)						
☐	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms	0		1			
☑	b. Install Whole House Fan with Variable Speeds	1		1			
☐	c. Automatically Controlled Integrated System	0		2			
☐	d. Automatically Controlled Integrated System with Variable Speed Control	0		3			
	10. Install Mechanical Fresh Air Ventilation System (Maximum 3 Points)						
☐	a. Any Whole House Ventilation System That Meets ASHRAE 62.2	0			2		
☐	b. install Air-to-Air Heat Exchanger that meets ASHRAE 62.2	0		1	2		
☑	11. Install Carbon Monoxide Alarm(s)	1			1		
	Total Points Available in Heating, Ventilation and Air Conditioning = 30	5					
	I. RENEWABLE ENERGY		Points Available Per Measure				
☐	1. Pre-Plumb for Solar Hot Water Heating	0		4			

400 Surmont Drive - Parcel 1

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
☐	2. Install Solar Water Heating System	0		10			
☐	3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof	0		2			
	4. Install Photovoltaic (PV) Panels						
☐	a. 30% of electric needs OR 1.2 kW (total 6 points)	0		6			
☐	b. 60% of electric needs OR 2.4kW (total 12 points)	0		6			
☐	c. 90% of electric need OR 3.6 kW (total 18 points)	0		6			
	Total Available Points in Renewable Energy = 28	0					
	J. BUILDING PERFORMANCE		Points Available Per Measure				
	1. Diagnostic Evaluations						
☐	a. House Passes Blower Door Test	0		1			
☐	b. House Passes Combustion Safety Backdraft Test	0			1		
15%	2. Design and Build High Performance Homes - % above Title 24 - minimum 15% *Required*	30		≥30			
☐	3. House Obtains ENERGY STAR with Indoor Air Package Certification - *Pilot Measure* (Total 45 points; read comment)	0			5	2	
	Total Available Points in Building Performance = 39	30					
	K. FINISHES		Points Available Per Measure				
☐	1. Design Entryways to Reduce Tracked in Contaminants	0			1		
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)						
☐	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))	0			1		
☐	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (Flat))	0			3		
☐	3. Use Low VOC, Water-Based Wood Finishes (<250 gpl VOCs)	0			2		
☐	4. Use Low-VOC Caulk and Construction Adhesives (<70 gpl VOCs) for All Adhesives	0			2		
☐	5. Use Recycled-Content Paint	0				1	
	6. Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed						
☐	a. Cabinets (50% Minimum)	0				1	
☐	b. Interior Trim (50% Minimum)	0				1	
☐	c. Shelving (50% Minimum)	0				1	
☐	d. Doors (50% Minimum)	0				1	
☐	e. Countertops (50% Minimum)	0				1	
	7. Reduce Formaldehyde in Interior Finish (CA Section 01350)						
☐	a. Subfloor & Stair Treads (50% Minimum)	0			1		
☐	b. Cabinets & Countertops (50% Minimum)	0			1		
☐	c. Interior Trim (50% Minimum)	0			1		
☐	d. Shelving (50% Minimum)	0			1		
☐	8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	0			3		
	Total Available Points in Finishes = 21	0					
	L. FLOORING		Points Available Per Measure				
	1. Use Environmentally Preferable Flooring: A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete. *Flooring Adhesives Must Have <50 gpl VOCs.*						
☐	a. Minimum 15% of Floor Area	0				1	
☐	b. Minimum 30% of Floor Area	0				1	
☐	c. Minimum 50% of Floor Area	0				1	
☐	d. Minimum 75% of Floor Area	0				1	
☐	2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors	0		1			
☐	3. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)	0			2		
	Total Available Points in Flooring = 7	0					
	M. APPLIANCES AND LIGHTING		Points Available Per Measure				
	1. Install Water and Energy Efficient Dishwasher						
☑	a. ENERGY STAR (total 1 point)	1		1			
☐	b. Dishwasher Uses No More than 6.5 Gallons/Cycle (total 2 points)	0					1
	2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
☐	a. Meets Energy Star and CEE Tier 2 requirements (modified energy factor 2.0, Water Factor 6.0) (total 3 points)	0		1			2
☐	b. Meets Energy Star and CEE Tier 3 requirements (modified energy factor 2.2, Water Factor 4.5 or less) (total 5 points)	0					2
	3. Install ENERGY STAR Refrigerator						
☐	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	0		1			
☐	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1			
	4. Install Built-In Recycling Center	0					
☐	a. Built-In Recycling Center	0				2	
☐	b. Built-In Composting Center	0				1	
	Total Available Points in Appliances and Lighting = 12	1					
	N. OTHER		Points Available Per Measure				
☑	1. Incorporate GreenPoint Rated Checklist in Blueprints - *Required*	0				R	
☐	2. Develop Homeowner Manual of Green Features/Benefits	0		1	1		1
	3. Community Design Measures & Local Priorities: See the Community Planning & Design section in Chapter 4 of the New Home Guidelines for measures. Maximum of 20 points for suggested measures. Local requirements may also be listed here.						
☐	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
☐	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
☐	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0		0	0	0

400 Surmont Drive - Parcel 1

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
☐	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
	4. Innovation: List innovative measures that meet the green building objectives of the Guidelines. Enter up to a maximum combined total of 20 pts. See Innovation Checklist for suggested measures, using the link to the right.		Build It Green Checklists and Guidelines				
☐	Innovation in **Community**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
☐	Innovation in **Energy**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
☐	Innovation in **IAQ/Health**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
☐	Innovation in **Resources**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
☐	Innovation in **Water**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
	Total Available Points in Other = 43	0					
	Summary						
	Total Available Points in Specific Categories*		4+	96+	42+	66+	43+
	Minimum Points Required in Specific Categories		0	30	5	6	9
	Total Points Achieved	59	2	34	5	6	12

Project has not yet met the following recommended minimum requirements:
- Total Project Score of At Least 50 Points

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

400 SURMONT DRIVE
PARCEL #1
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019

31 JANUARY 2020
PLANNING SUBMITTAL

23 AUGUST 2021
PLANNING SUBMITTAL II

16 NOVEMBER 2021
PLANNING SUBMITTAL III

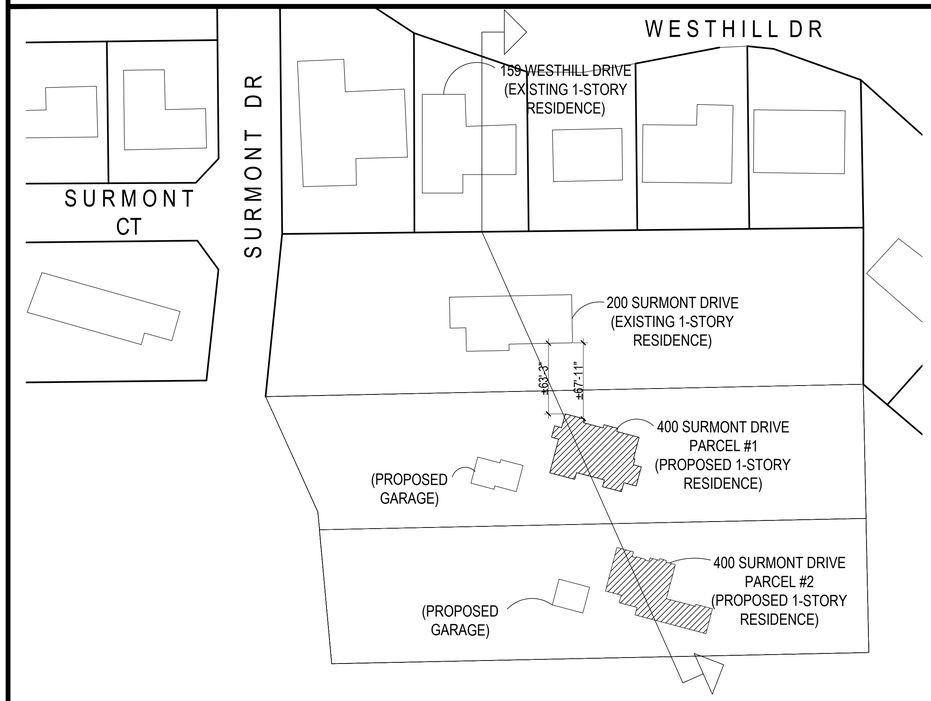
29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: N/A

TREE PRESERVATION
INSTRUCTIONS +
GREENPOINT CHECKLIST

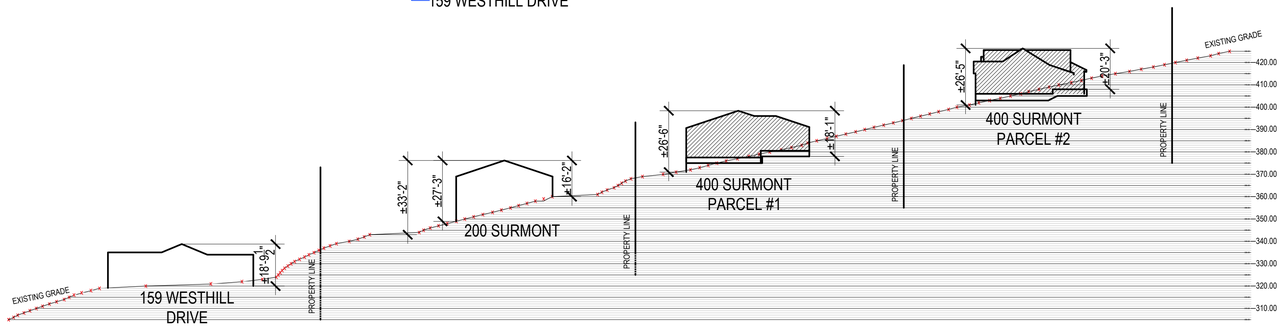
A1.2

SITE LINE STUDY / MASSING RELATIONSHIP

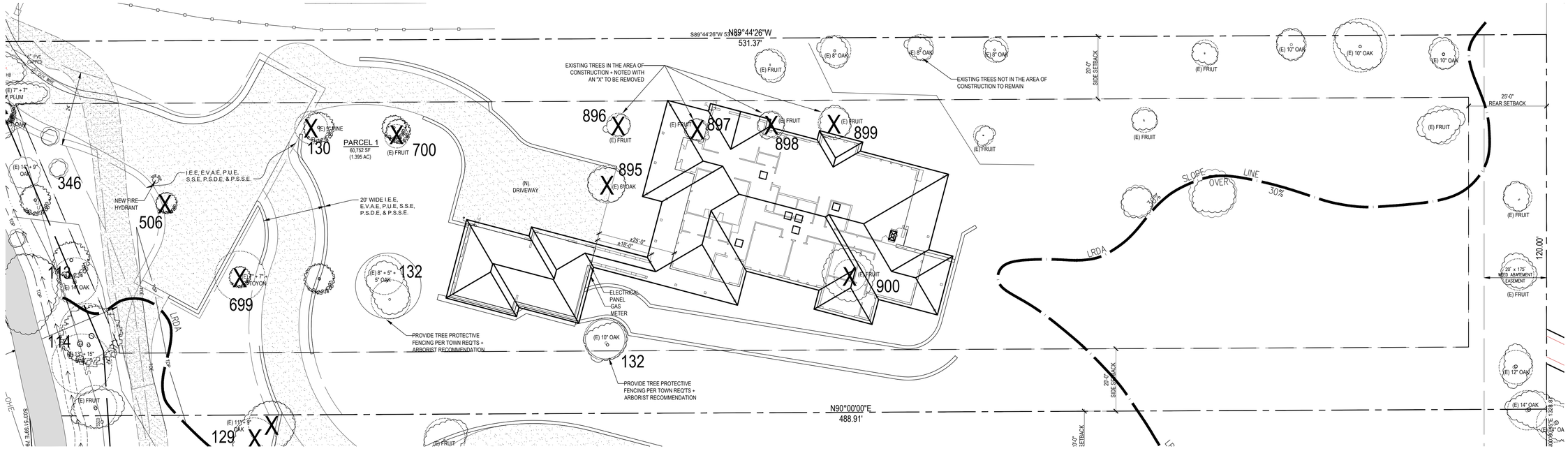


GOOGLE EARTH IMAGE 1

GOOGLE EARTH IMAGE 2



SITE PLAN



PROPOSED SITE PLAN

NORTH

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

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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PLANNING SUBMITTAL

23 AUGUST 2021
PLANNING SUBMITTAL II

16 NOVEMBER 2021
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: AS NOTED

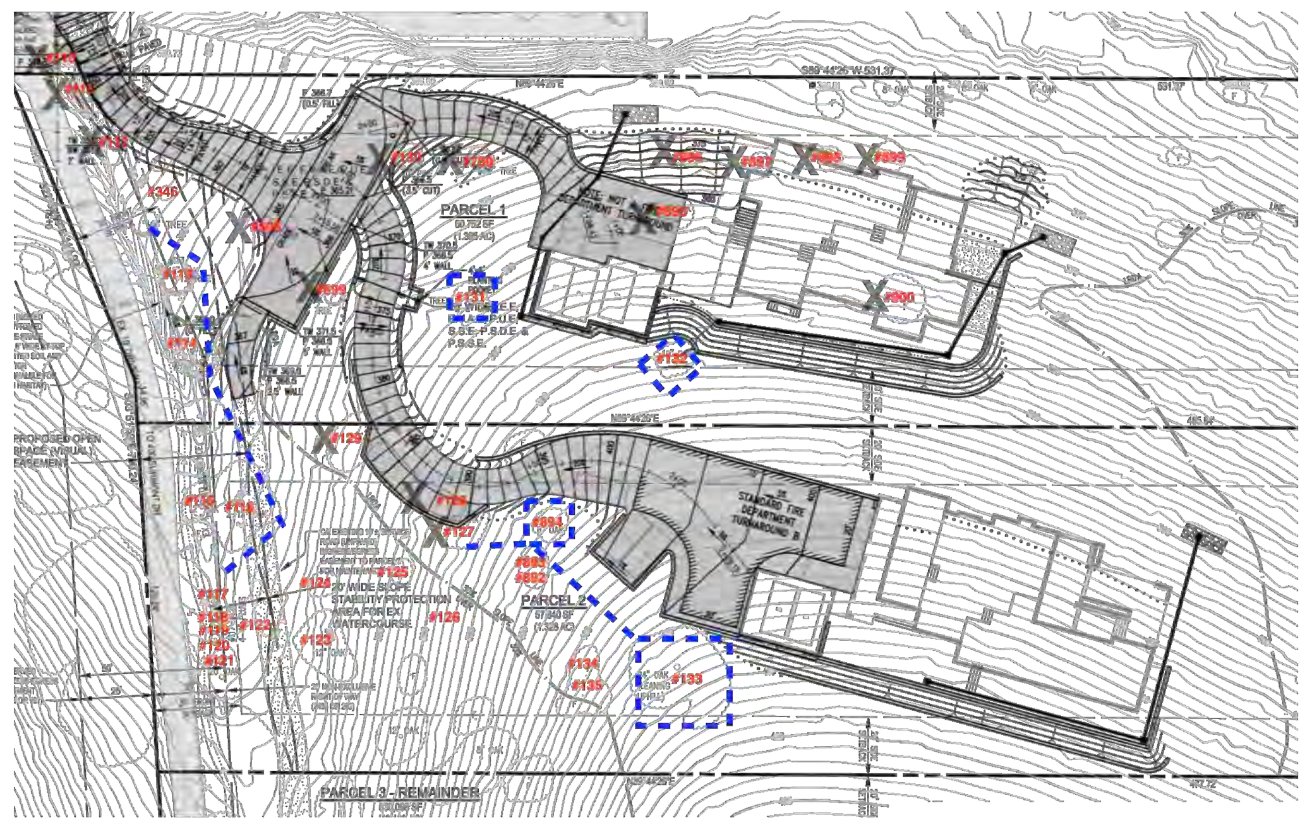
PROPOSED SITE PLAN +
SITE LINE STUDY/
MASSING RELATIONSHIP

A1.3

APPENDIX A, B, D + DETAILS

Appendix A: Site Plan and Tree Locations

Site plan not to scale. Trees with an 'X' next to them are highly impacted. The blue dash represents the tree protection fence.



Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory Summary

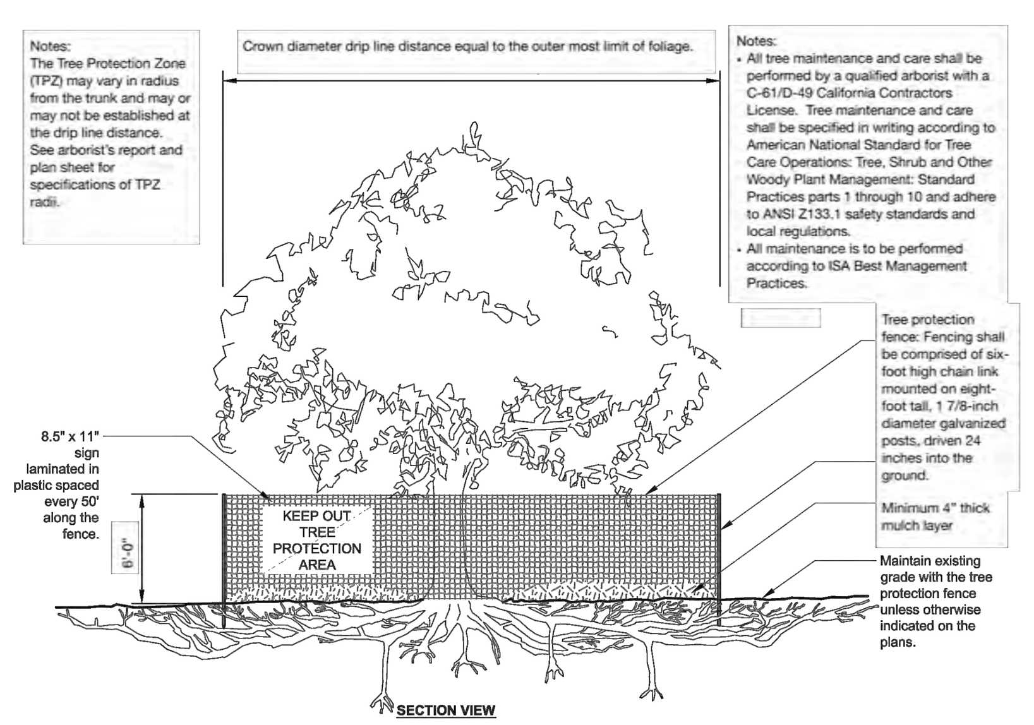
Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability for Preservation	Expected Impact	Rounded Value	Status
apricot (*Prunus armeniaca*)	110	8	10	15	Poor	Poor	High	$470.00	Exempt
coast live oak (*Quercus agrifolia*)	111	6, 5	15	15	Fair	Fair	High	$750.00	Protected
apricot (*Prunus armeniaca*)	112	7, 7	15	15	Poor	Poor	High	$710.00	Exempt
holly oak (*Quercus ilex*)	113	13	30	30	Fair	Fair	Low	$2,340.00	Protected
coast live oak (*Quercus agrifolia*)	114	14, 9	35	30	Fair	Fair	Low	$2,700.00	Protected
coast live oak (*Quercus agrifolia*)	115	14	35	35	Good	Good	Low	$1,380.00	Protected
coast live oak (*Quercus agrifolia*)	116	13, 15	35	35	Fair	Fair	Low	$2,090.00	Large Protected
wild plum (*Prunus sp.*)	117	8	25	25	Good	Poor	Low	$620.00	Exempt
wild plum (*Prunus sp.*)	118	8	25	25	Good	Poor	Low	$620.00	Exempt
wild plum (*Prunus sp.*)	119	6	25	25	Good	Poor	Low	$390.00	Exempt
wild plum (*Prunus sp.*)	120	8, 4, 3	25	25	Good	Poor	Low	$770.00	Exempt
coast live oak (*Quercus agrifolia*)	121	18.5	35	35	Good	Good	Low	$5,400.00	Protected
apricot (*Prunus armeniaca*)	122	8, 8	15	15	Fair	Poor	Low	$1,700.00	Exempt

Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability for Preservation	Expected Impact	Rounded Value	Status
coast live oak (*Quercus agrifolia*)	123	10, 9	35	35	Fair	Fair	Low	$1,820.00	Protected
holly oak (*Quercus ilex*)	124	8, 6	25	25	Fair	Fair	Low	$1,420.00	Protected
holly oak (*Quercus ilex*)	125	5	20	20	Good	Good	Low	$620.00	Protected
holly oak (*Quercus ilex*)	126	6, 4, 4	20	20	Fair	Fair	Low	$940.00	Protected
coast live oak (*Quercus agrifolia*)	127	14	30	30	Good	Good	High	$3,140.00	Protected
coast live oak (*Quercus agrifolia*)	128	11	30	30	Good	Good	High	$1,990.00	Protected
coast live oak (*Quercus agrifolia*)	129	11, 9	25	25	Good	Good	High	$3,140.00	Protected
stone pine (*Pinus pinea*)	130	9	25	15	Good	Poor	High	$880.00	Protected
toyon (*Heteromeles arbutifolia*)	131	7, 7, 7	25	25	Fair	Fair	Moderate	$2,150.00	Protected
coast live oak (*Quercus agrifolia*)	132	8, 5, 5	30	30	Fair	Fair	Moderate	$1,120.00	Protected
coast live oak (*Quercus agrifolia*)	133	27	55	55	Good	Good	Moderate	$11,300.00	Large Protected
coast live oak (*Quercus agrifolia*)	134	9, 9	25	25	Good	Good	Low	$2,730.00	Protected
coast live oak (*Quercus agrifolia*)	135	13	25	25	Good	Good	Low	$2,730.00	Protected
wild plum (*Prunus sp.*)	346	4, 4, 4, 4	10	8	Good	Poor	Low	$930.00	Exempt

Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability for Preservation	Expected Impact	Rounded Value	Status
apricot (*Prunus armeniaca*)	506	3, 3, 3,	10	8	Good	Poor	High	$1,100.00	Exempt
apricot (*Prunus armeniaca*)	699	7, 7	10	8	Poor	Poor	High	$710.00	Exempt
coast live oak (*Quercus agrifolia*)	700	6	15	10	Fair	Fair	High	$460.00	Protected
apricot (*Prunus armeniaca*)	892	4, 4, 4, 6	10	8	Dead	Poor	Low	$0.00	Exempt
coast live oak (*Quercus agrifolia*)	893	13	25	15	Good	Good	Low	$2,730.00	Protected
coast live oak (*Quercus agrifolia*)	894	9	15	10	Good	Good	Moderate	$1,380.00	Protected
apricot (*Prunus armeniaca*)	895	6,4, 3	10	8	Poor	Poor	High	$470.00	Exempt
coast live oak (*Quercus agrifolia*)	896	6	15	10	Poor	Poor	High	$230.00	Protected
apricot (*Prunus armeniaca*)	897	4	10	8	Poor	Poor	High	$150.00	Exempt
apricot (*Prunus armeniaca*)	898	10	10	8	Poor	Poor	High	$710.00	Exempt
apricot (*Prunus armeniaca*)	899	8	10	8	Poor	Poor	High	$470.00	Exempt
apricot (*Prunus armeniaca*)	900	12	10	8	Poor	Poor	High	$1,000.00	Exempt

Appendix D: Tree Protection Guidelines

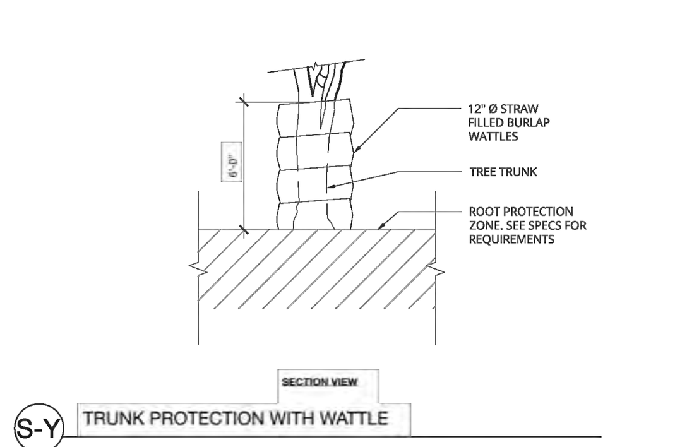
D1: Fence Specifications



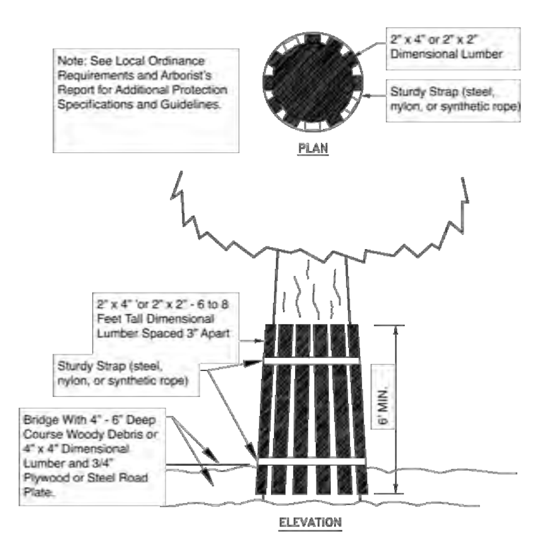
S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE
Modified by Monarch Consulting Arborists LLC, 2019

D2: Trunk Protection Specifications



S-Y TRUNK PROTECTION WITH WATTLE



Trunk Protection Vertical Timber Detail

TREE PROTECTION REQUIREMENTS

Tree Protection

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.

Trees #131, #332, #133 and #894 are all located close to proposed construction and will require tree protection fence around them to help prevent damage. There are four trees in close proximity to these including #134, #135, #892 and #893 which will be enclosed as a group with #131 and #132. Tree #133 will need a minimum of eighteen feet of protection radii to help ensure its survival. The remaining three trees are small and ten feet of protection radii would be ideal.

Conclusion

The inventory contains 39 trees comprised of 6 different species. Two coast live oaks are considered Large Protected, and sixteen fruit trees are Exempt. Eighteen trees are in good condition, eleven fair, nine in poor shape and one is dead. Most of the trees in poor condition are remnant orchard trees. The best specimen in the building area is coast live oak #133. Eighteen trees are poorly suited for retention which are primarily fruit trees. Ten trees have fair suitability for preservation and the remaining eleven have good suitability. Sixteen trees will be highly impacted and are expected to be removed, four moderately affected and nineteen are not near the improvements. Seven trees will require replacements (#111, #127, #128, #129, #130, #700, and #896) resulting is twenty-one (21) 24 inch box specimens.. Seven of the sixteen trees expected to be highly impacted are Protected (#111, #127, #128, #129, #130, #700, and #896) while the remaining are Exempt fruit trees. Trees #131, #332, #133 and #894 are all located close to proposed construction and will require tree protection fence around them to help prevent damage. There are four trees in close proximity to #131 and #132 including #134, #135, #892 and #893 which will be enclosed as a group. Tree #133 will need a minimum of eighteen feet of protection radii to help ensure its survival. The remaining three trees are small and ten feet of protection radii would be ideal. A total of 39 trees were appraised for a rounded depreciated value of $64,260.00 using the Trunk Formula Method.

Recommendations

1. Update the site plans and survey to show the current existing conditions and corrected locations (Appendix A) of the trees and their trunks, including those along the drainage and their associated numbers.

2. 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."

3. Place tree protection fence along the service road near the drainage outside the tree dip lines (#113, #114, #115, and #116), around #133 at eighteen feet (18'), and around #332, #133 (#134 and #135) and #894 (#892 and #893) at a radius of ten feet (10').

4. 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. Seven trees will require replacements (#111, #127, #128, #129, #130, #700, and #896) resulting is twenty-one (21) 24 inch box specimens..

5. 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.

6. 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.

7. 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.

8. 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.

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.

TREE INVENTORY, ASSESSMENT + PROTECTION REPORT
400 SURMONT DRIVE, LOS GATOS
PREPARED FOR: TOWN OF LOS GATOS, DATED SEPTEMBER 27, 2019,
REVISED FEBRUARY 11, 2022
PREPARED BY: MONARCH CONSULTING ARBORISTS, RICHARD GESSNER

STUDIO THREE DESIGN
INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

400 SURMONT DRIVE
PARCEL #1
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019

31 JANUARY 2020
PLANNING SUBMITTAL

23 AUGUST 2021
PLANNING SUBMITTAL II

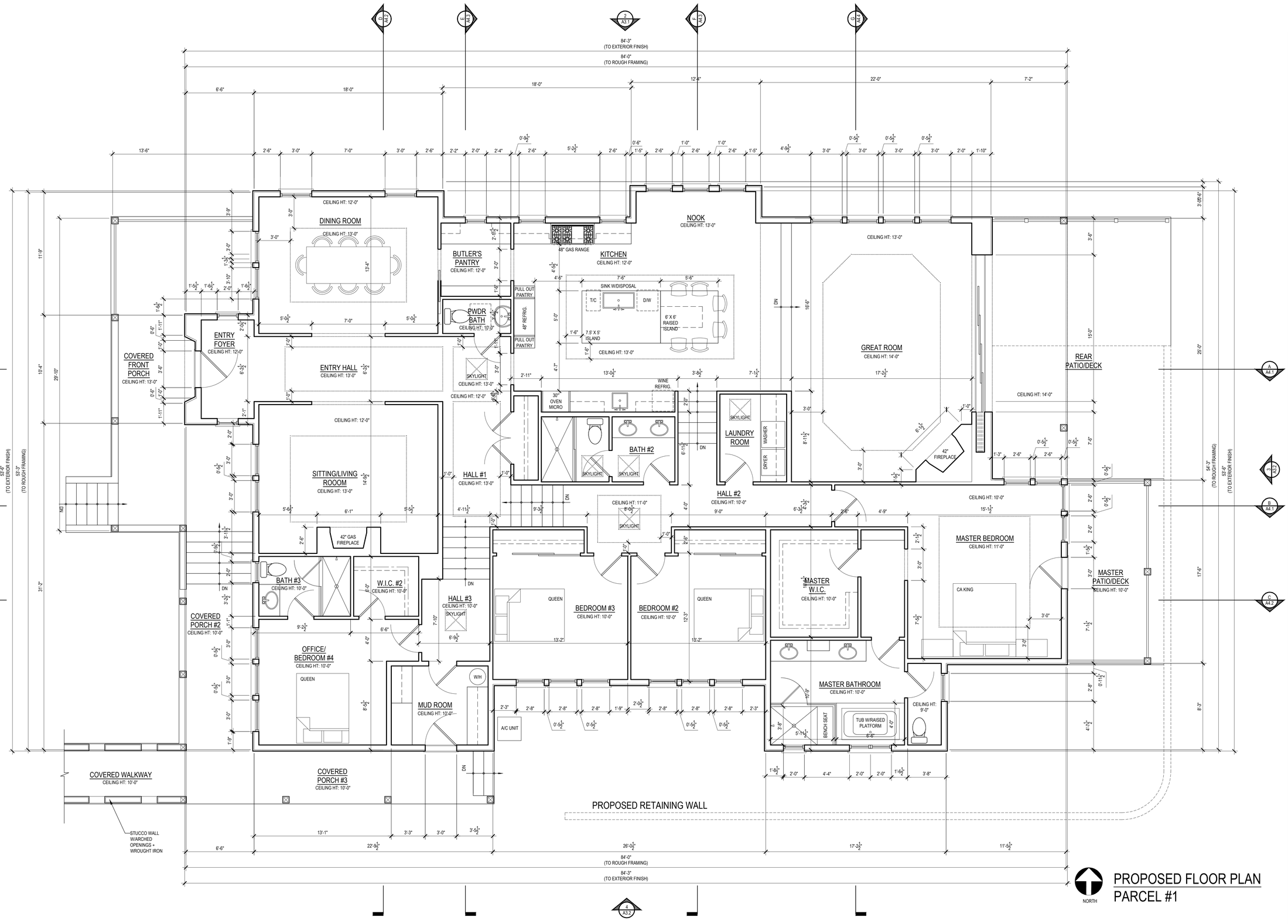
16 NOVEMBER 2021
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: N/A

TREE PROTECTION
REQUIREMENTS

T-1



PROPOSED FLOOR PLAN
PARCEL #1

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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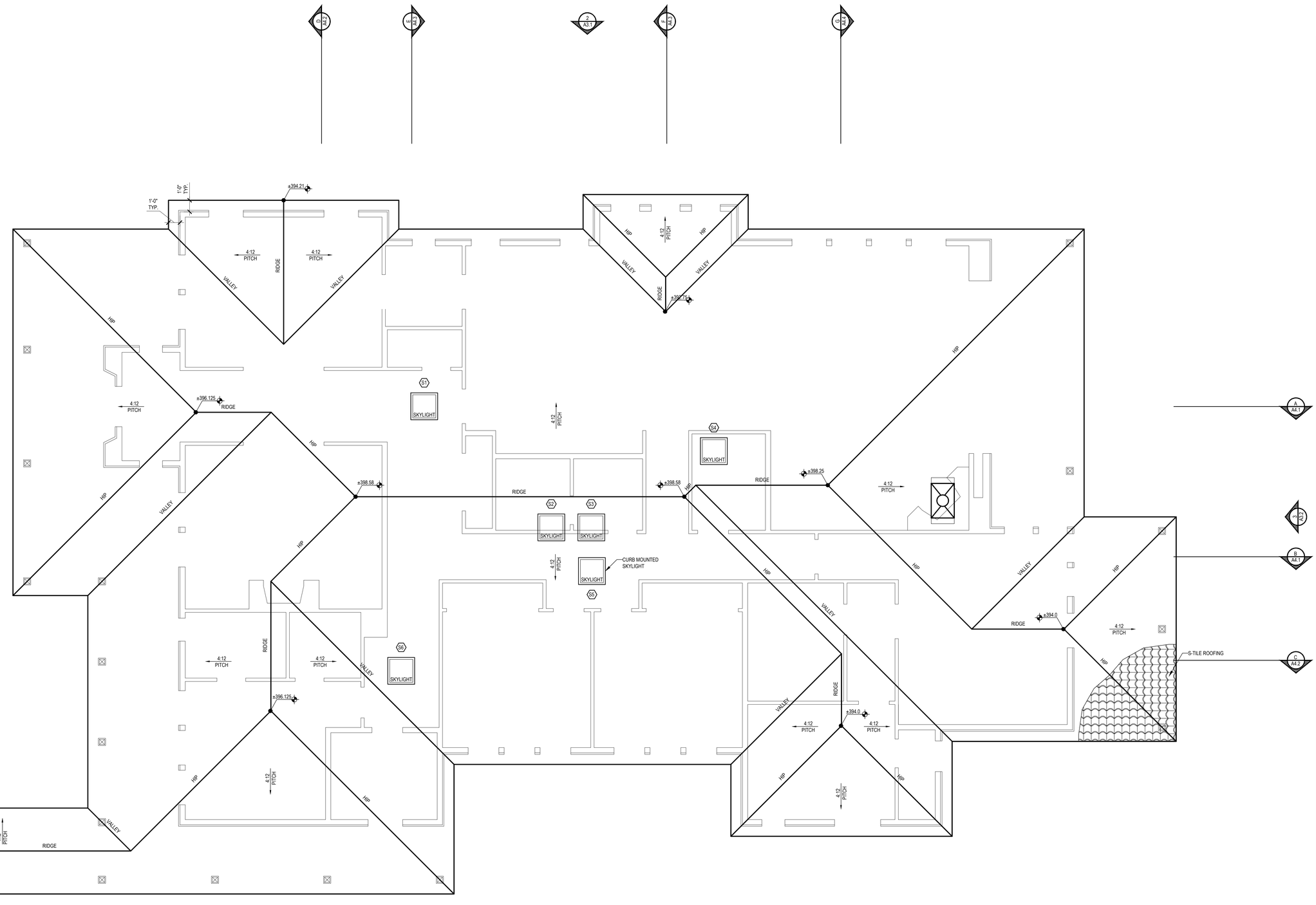
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: ⅛" = 1'-0"

PROPOSED FLOOR PLAN

A2.1



NORTH

PROPOSED ROOF PLAN
PARCEL #1

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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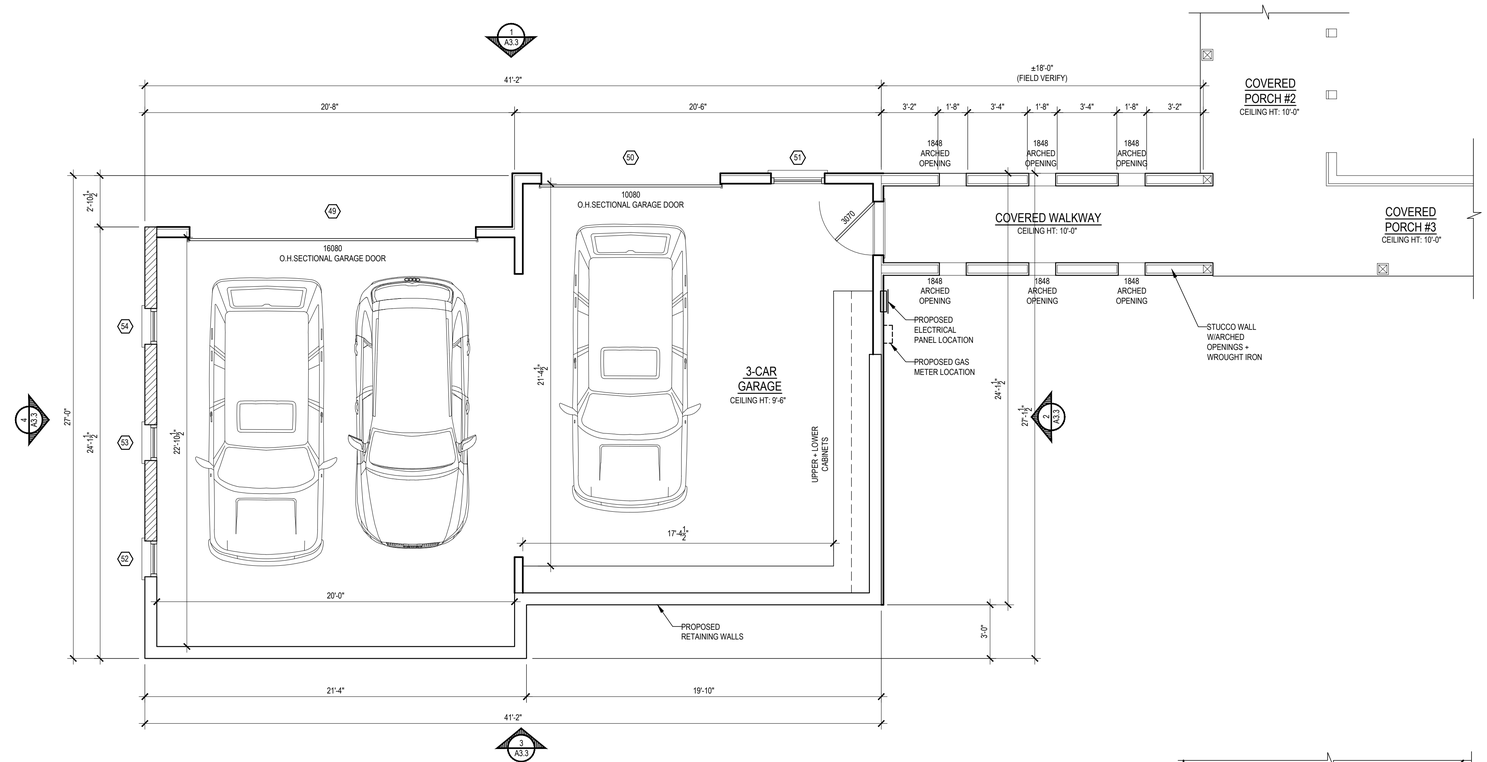
29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: ¼" = 1'-0"

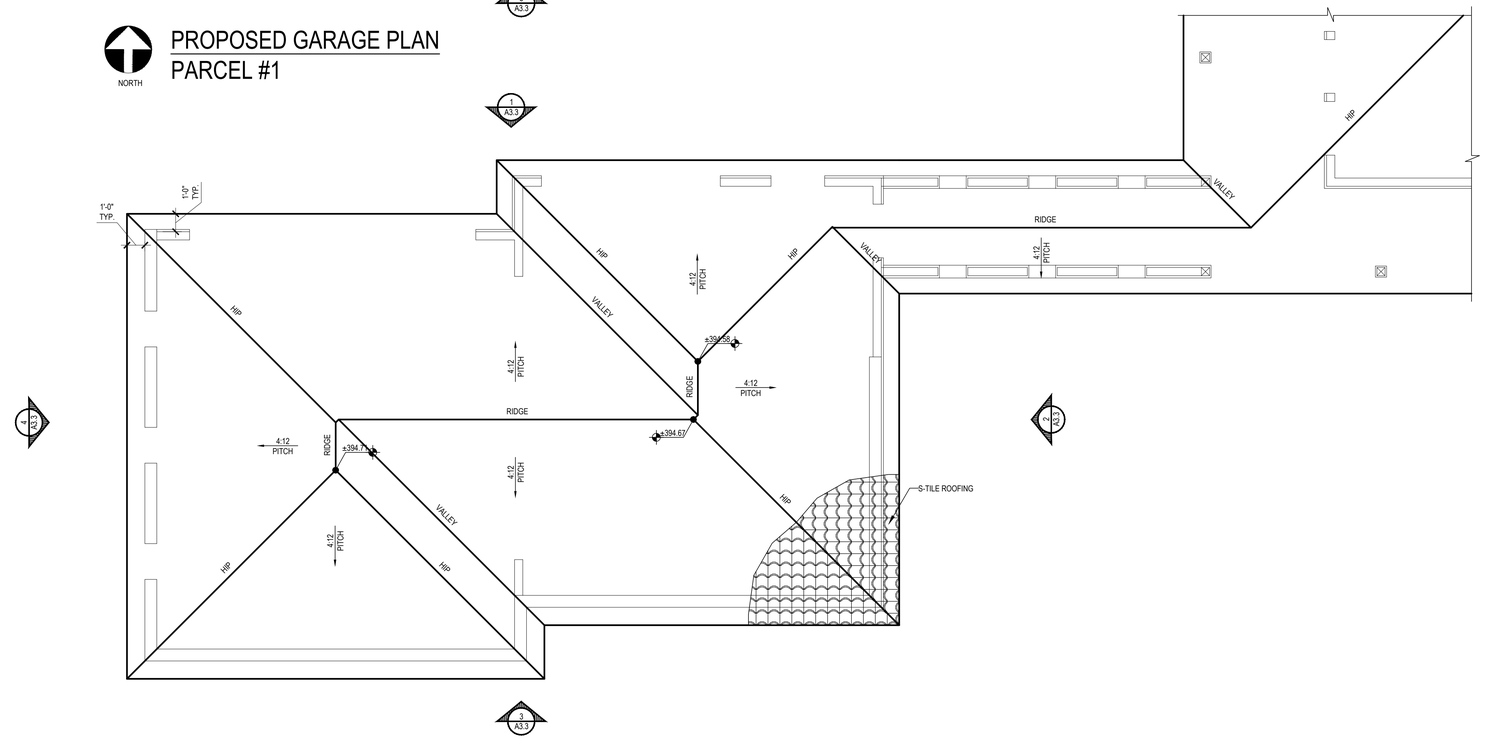
PROPOSED ROOF PLAN

A2.2



NORTH

PROPOSED GARAGE PLAN
PARCEL #1



NORTH

PROPOSED GARAGE ROOF PLAN
PARCEL #1

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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PLANNING SUBMITTAL IV

SCALE: ½" = 1'-0"

PROPOSED GARAGE
FLOOR + ROOF PLANs

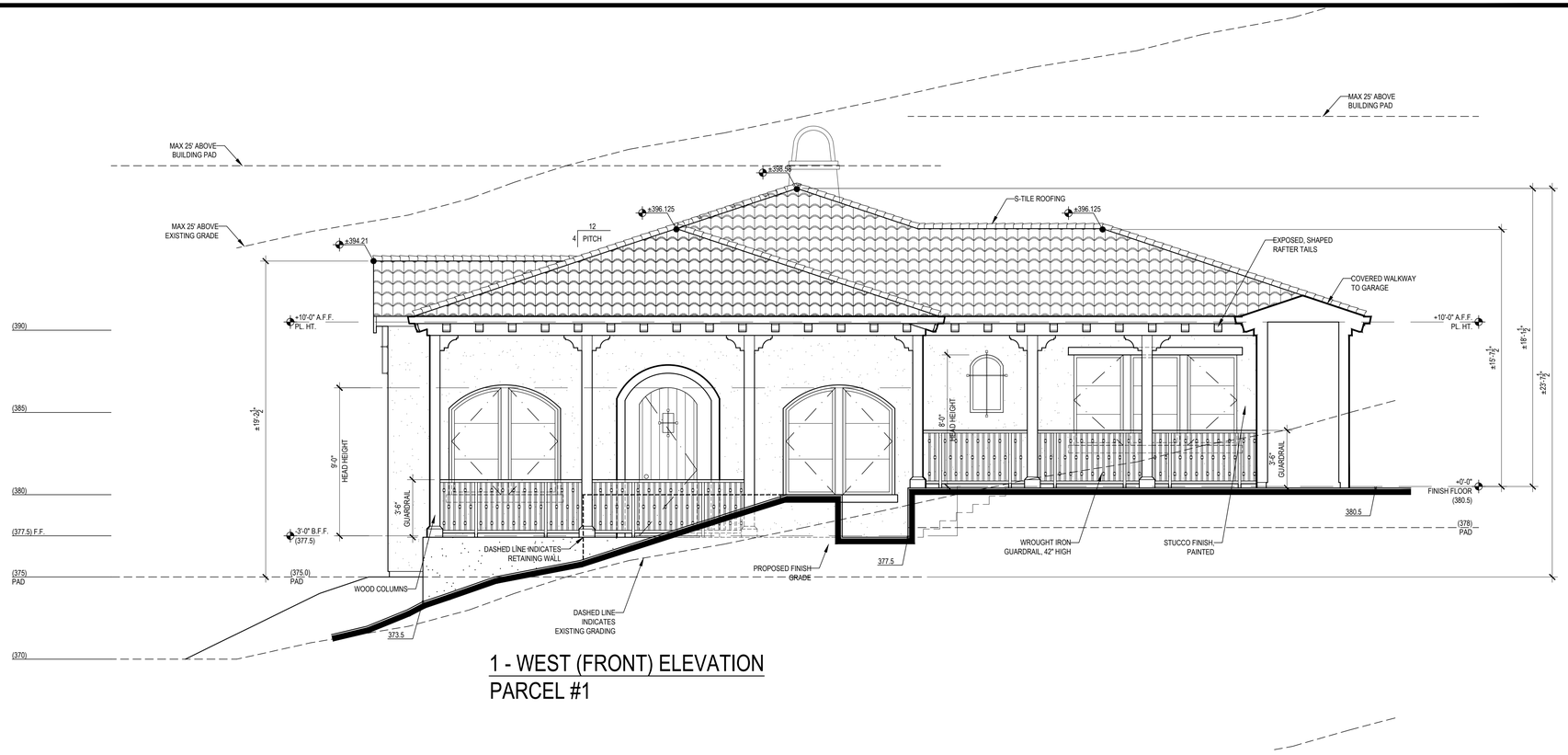
A2.3

PROPOSED MATERIALS

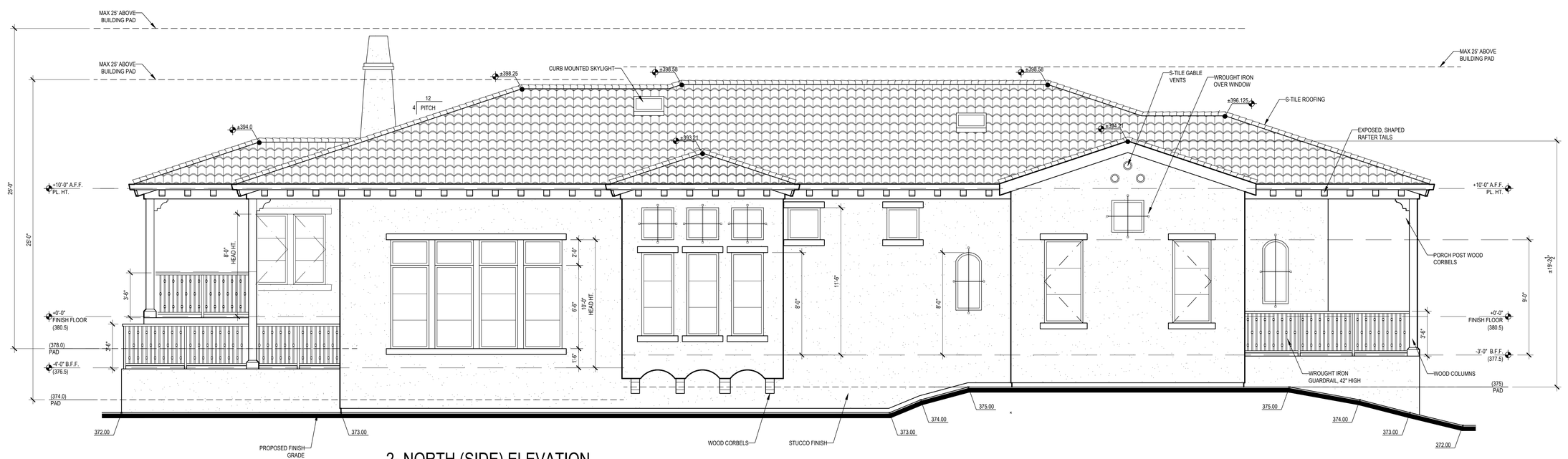
WINDOWS:	KOLBE, OR APPROVED EQ. GREEN TEA LEAF ALUMINUM CLAD EXTERIOR, WOOD INTERIOR
WINDOW TRIM:	CAST STONE
ROOFING MATERIAL:	CLAY ROOF TILE, MCA B330-R, OLD SANTA BARBARA BLEND, OR APPROVED EQ.
STUCCO:	SMOOTH FINISH, BENJAMIN MOORE HC-25, QUINCY TAN, OR APPROVED EQ.
WOOD COLUMNS:	DARK WOOD STAIN
RETAINING WALLS:	STUCCO FINISH O/CONCRETE (POURED IN PLACE)

TOWN NOTES:

1. ALL EXTERIOR FIXTURES WILL COMPLY WITH TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED FROM NEIGHBOR'S VIEW.
2. ALL EXTERIOR FIXTURES, LOCATIONS, TYPE AND NUMBER WILL COMPLY WITH TOWN REQUIREMENTS.



1 - WEST (FRONT) ELEVATION
PARCEL #1



2- NORTH (SIDE) ELEVATION
PARCEL #1

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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PLANNING SUBMITTAL IV

SCALE: ⅛" = 1'-0"

EXTERIOR ELEVATIONS

A3.1

PROPOSED MATERIALS

WINDOWS:	KOLBE, OR APPROVED EQ. GREEN TEA LEAF ALUMINUM CLAD EXTERIOR, WOOD INTERIOR
WINDOW TRIM:	CAST STONE
ROOFING MATERIAL:	CLAY ROOF TILE, MCA B330-R, OLD SANTA BARBARA BLEND, OR APPROVED EQ.
STUCCO:	SMOOTH FINISH, BENJAMIN MOORE HC-25, QUINCY TAN, OR APPROVED EQ.
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RETAINING WALLS:	STUCCO FINISH O/CONCRETE (POURED IN PLACE)

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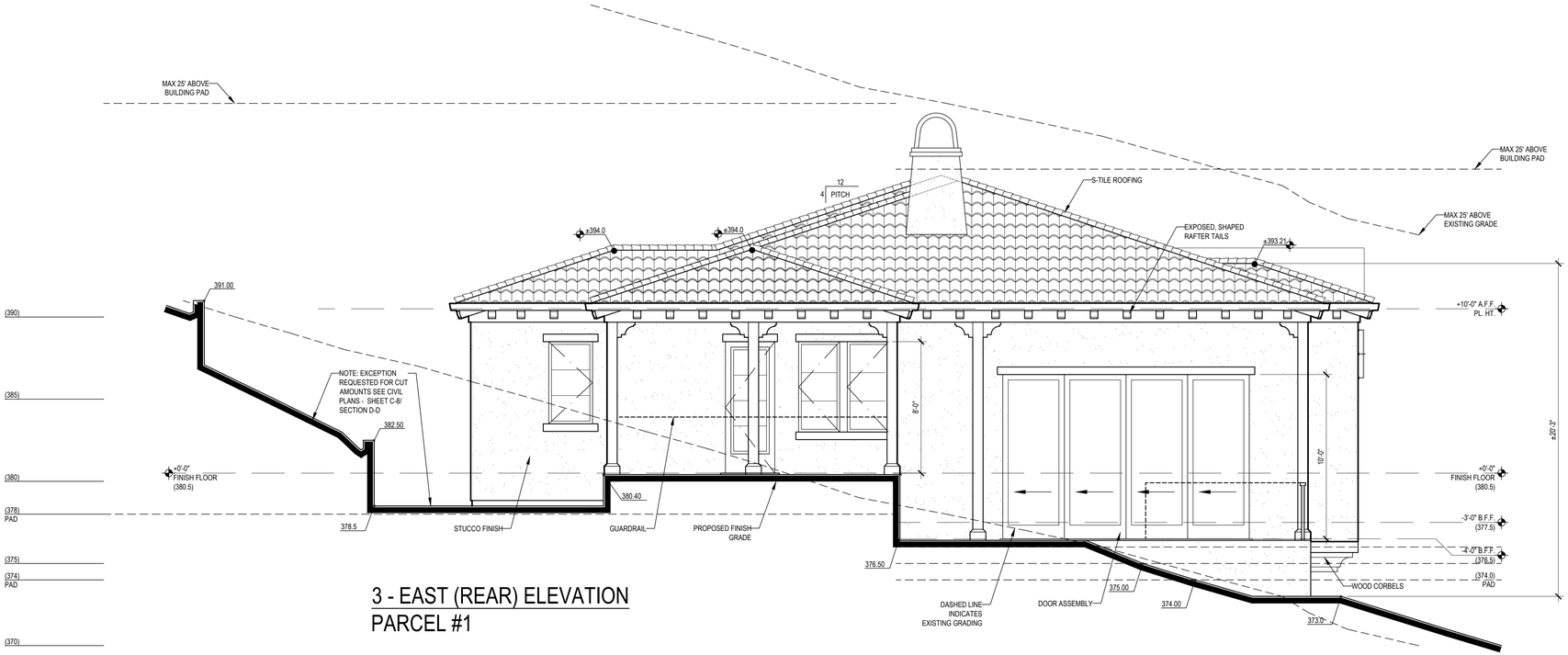
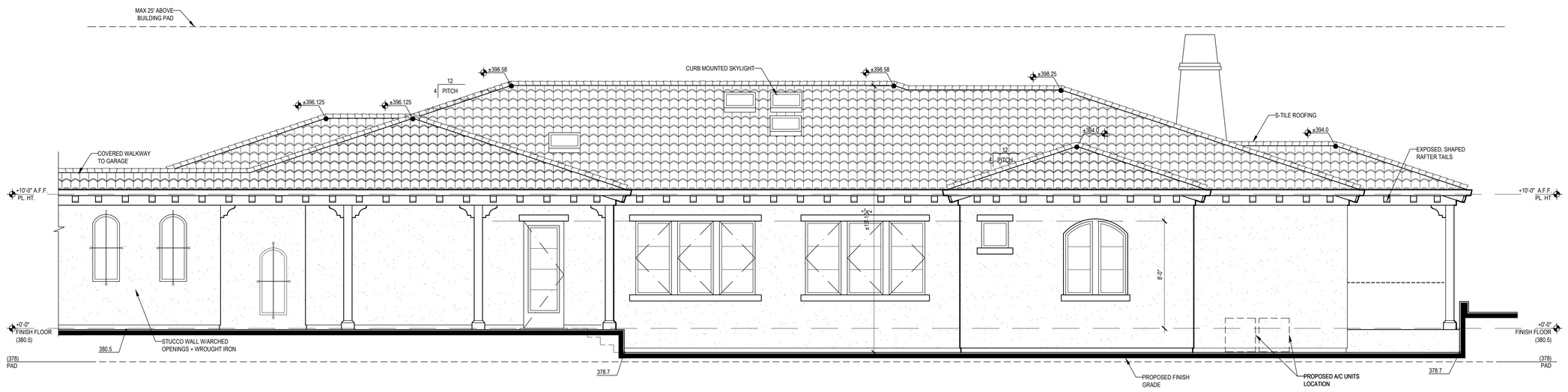


3 - EAST (REAR) ELEVATION
PARCEL #1



4- SOUTH (SIDE) ELEVATION
PARCEL #1

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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29 APRIL 2022
PLANNING SUBMITTAL IV

08 JULY 2022
PLANNING SUBMITTAL V

SCALE: ½" = 1'-0"

EXTERIOR ELEVATIONS

A3.2

PROPOSED MATERIALS

WINDOWS:	KOLBE, OR APPROVED EQ. GREEN TEA LEAF ALUMINUM CLAD EXTERIOR, WOOD INTERIOR
WINDOW TRIM:	CAST STONE
ROOFING MATERIAL:	CLAY ROOF TILE, MCA B330-R, OLD SANTA BARBARA BLEND, OR APPROVED EQ.
STUCCO:	SMOOTH FINISH, BENJAMIN MOORE HC-25, QUINCY TAN, OR APPROVED EQ.
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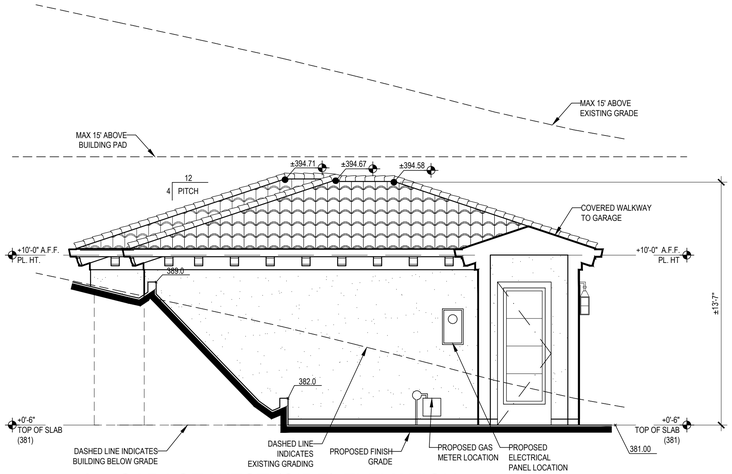
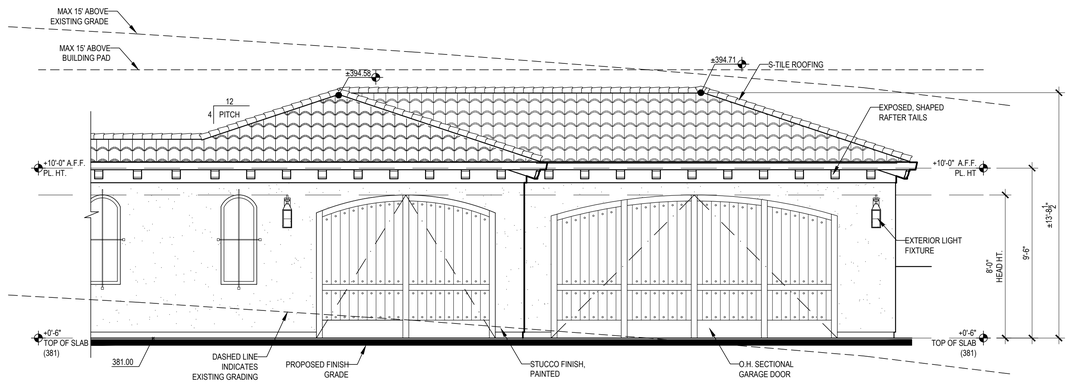
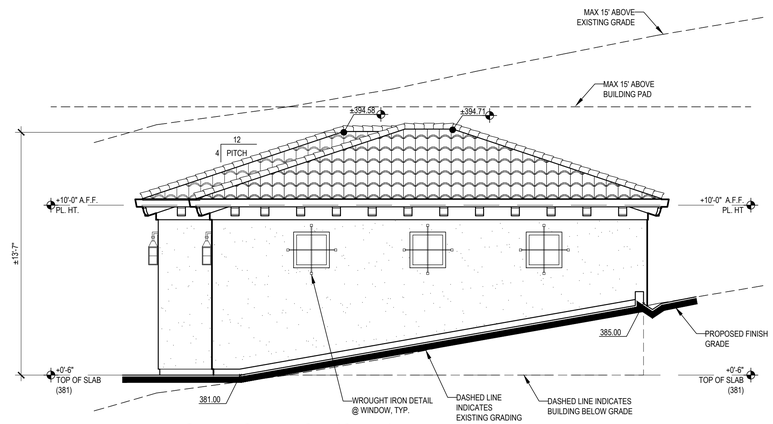


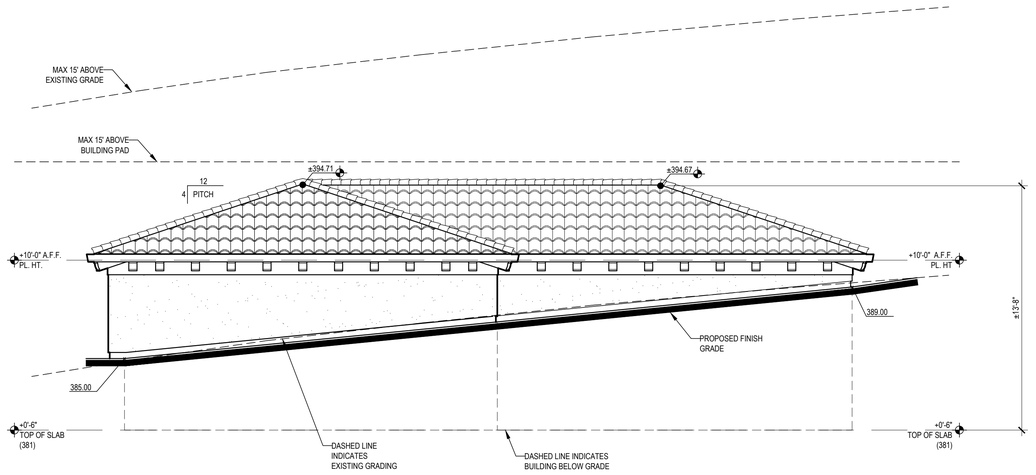
2 - GARAGE WEST (SIDE) ELEVATION
PARCEL #1



1- GARAGE NORTH (FRONT) ELEVATION
PARCEL #1



4 - GARAGE EAST (SIDE) ELEVATION
PARCEL #1



3 - GARAGE SOUTH (REAR) ELEVATION
PARCEL #1

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: ¼" = 1'-0"

EXTERIOR ELEVATIONS (GARAGE)

A3.3

PROPOSED MATERIALS

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WINDOW TRIM:	CAST STONE
ROOFING MATERIAL:	CLAY ROOF TILE, MCA B330-R, OLD SANTA BARBARA BLEND, OR APPROVED EQ.
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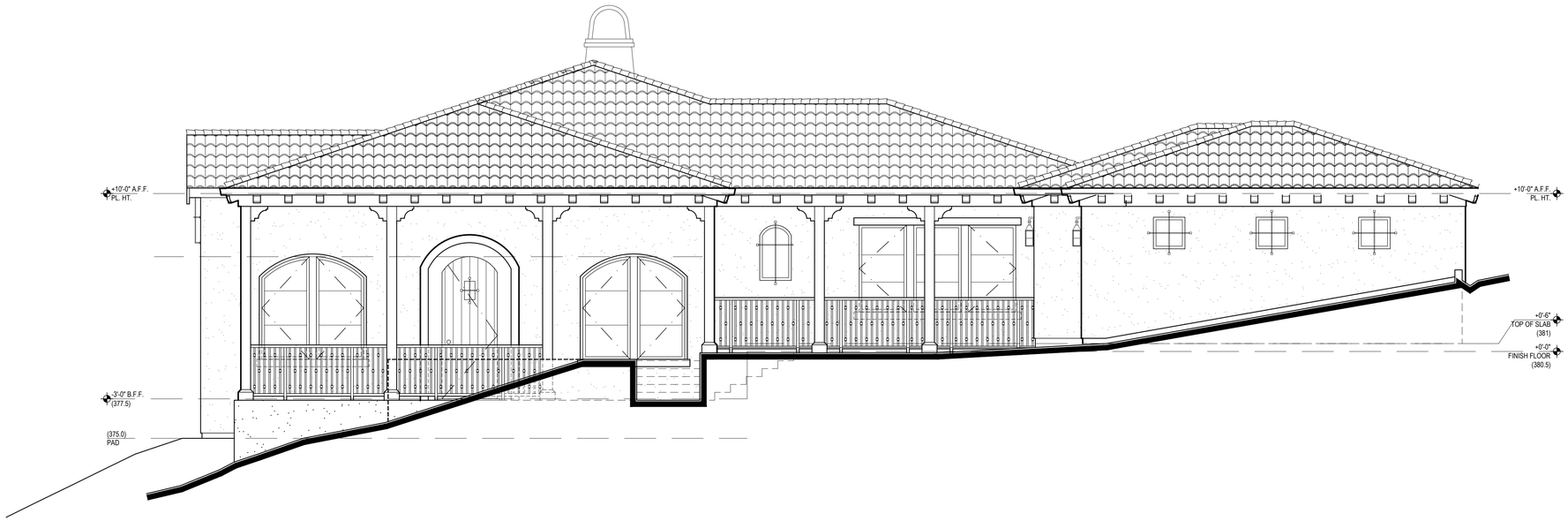

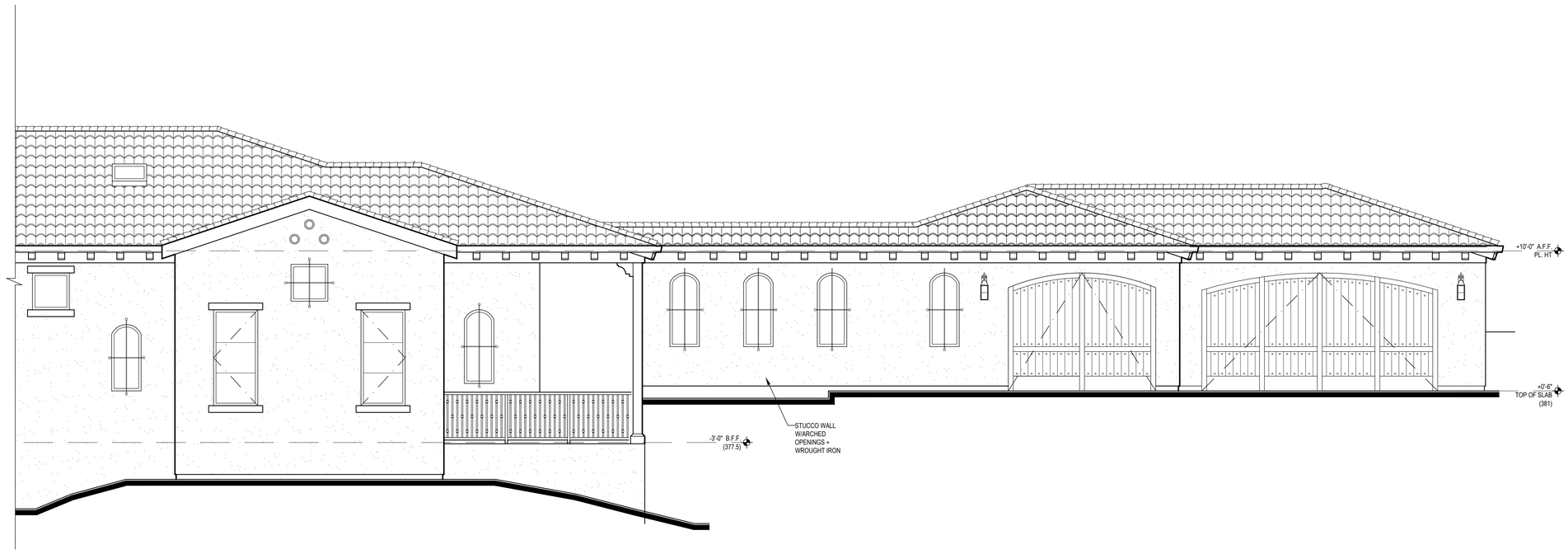

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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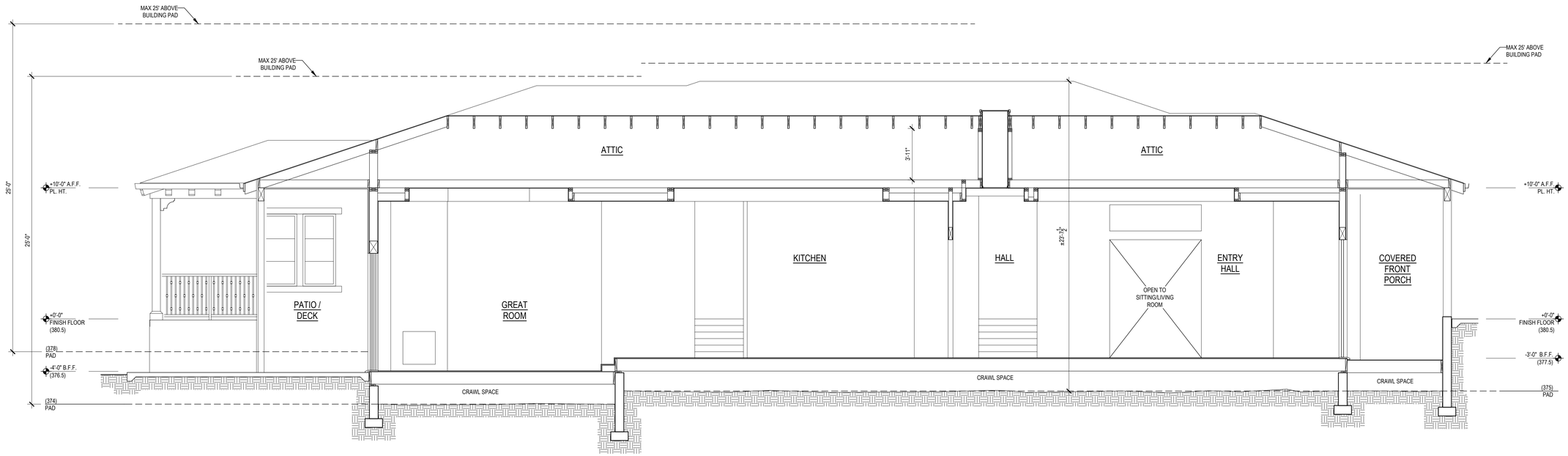
29 APRIL 2022
PLANNING SUBMITTAL IV

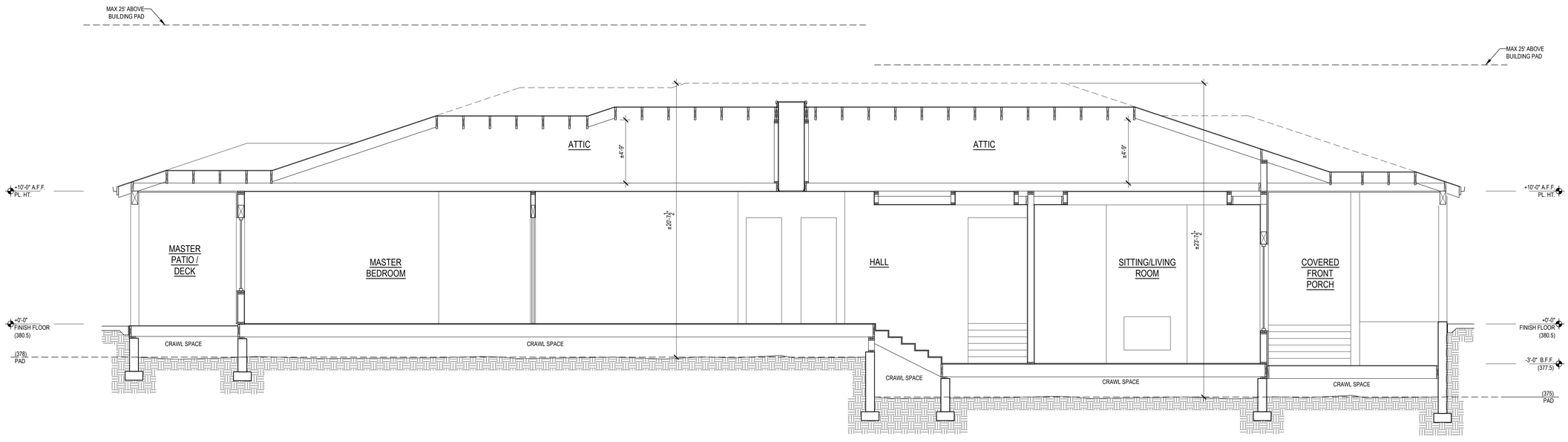
SCALE: ½" = 1'-0"

EXTERIOR ELEVATIONS

A3.4



A - BUILDING SECTION



B - BUILDING SECTION

STUDIO ..... DESIGN

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REMODELS +
ADDITIONS
NEW CONSTRUCTION

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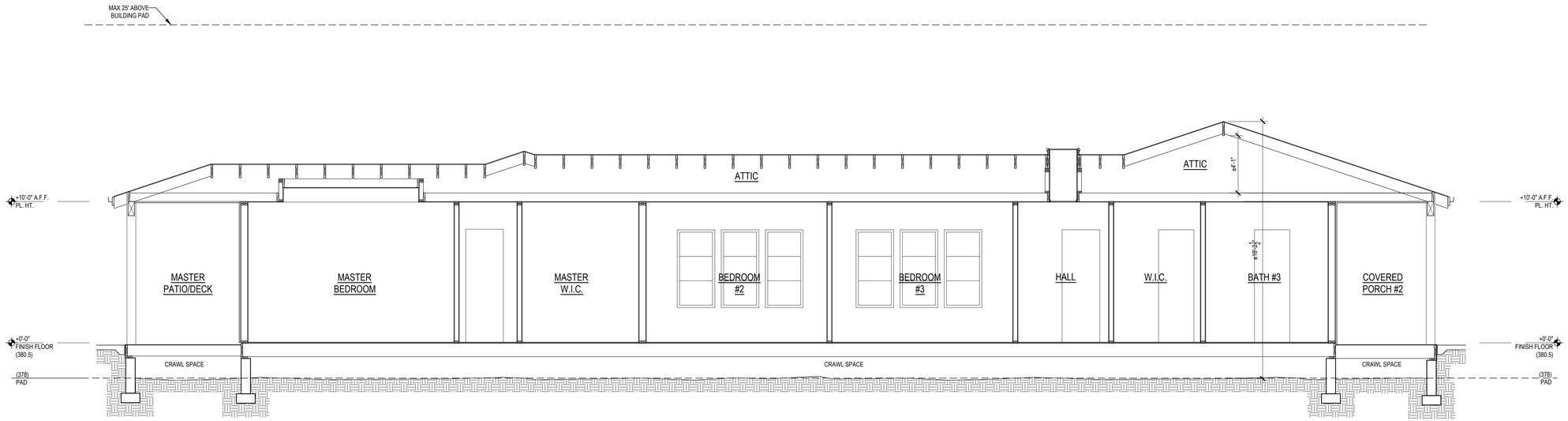
29 APRIL 2022
PLANNING SUBMITTAL IV

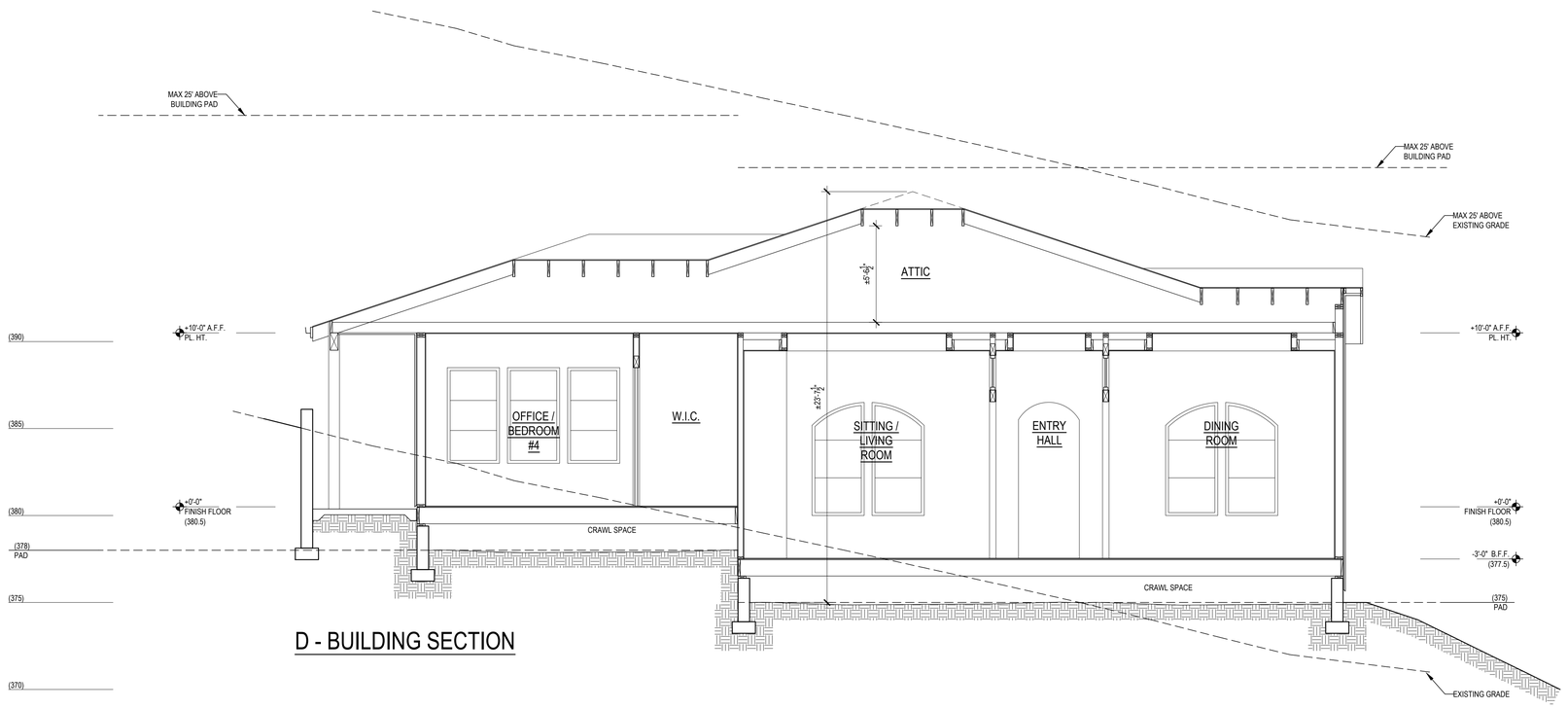
SCALE: ½" = 1'-0"

BUILDING SECTIONS

A4.1



C - BUILDING SECTION



D - BUILDING SECTION

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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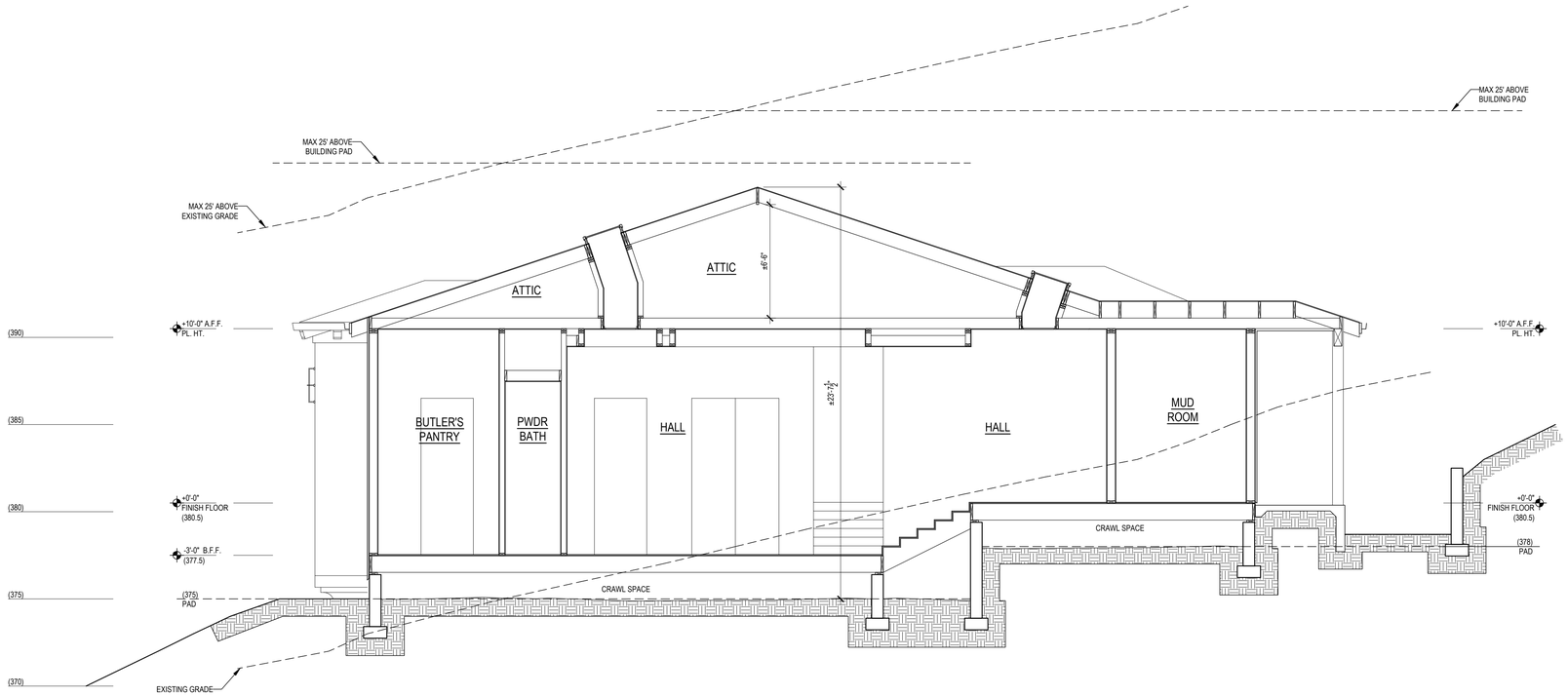
29 APRIL 2022
PLANNING SUBMITTAL IV

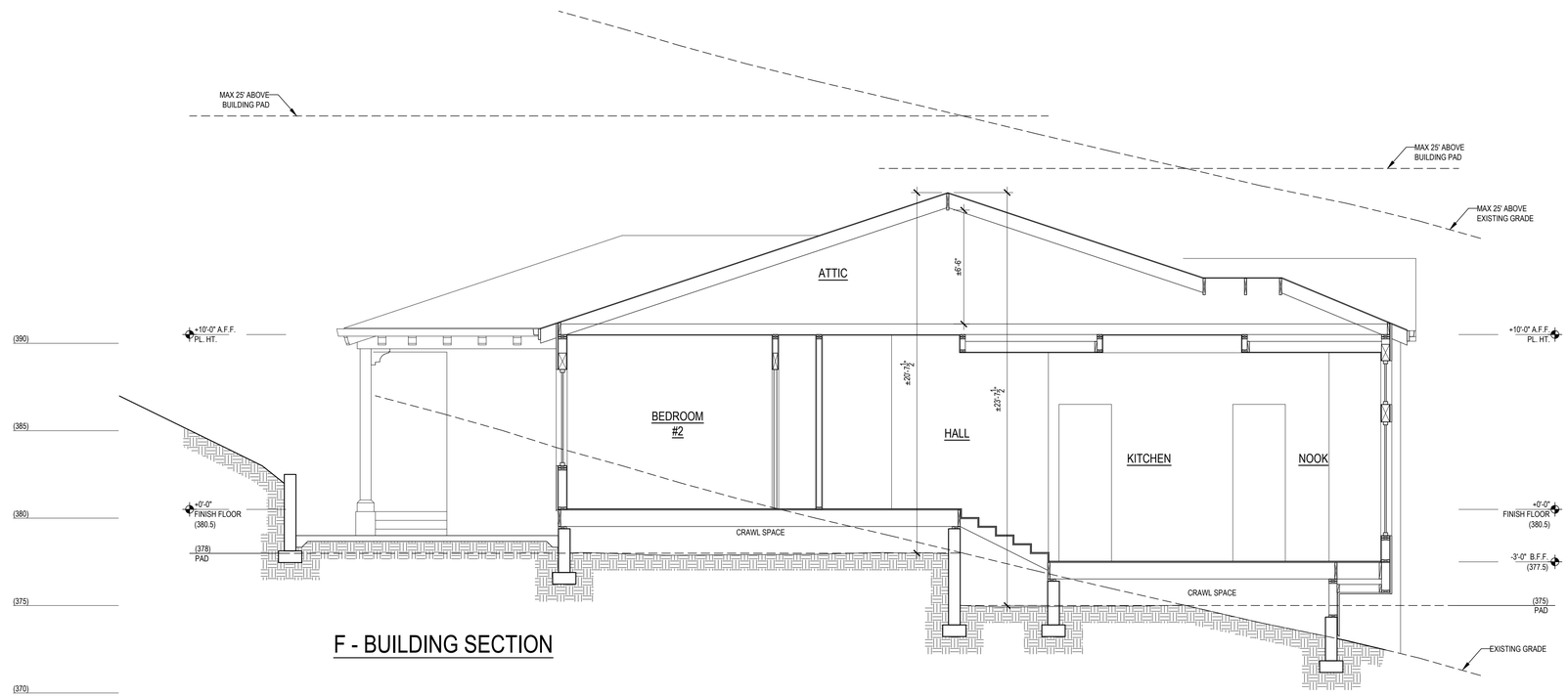
SCALE: ½" = 1'-0"

BUILDING SECTIONS

A4.2



E - BUILDING SECTION



F - BUILDING SECTION

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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23 AUGUST 2021
PLANNING SUBMITTAL II

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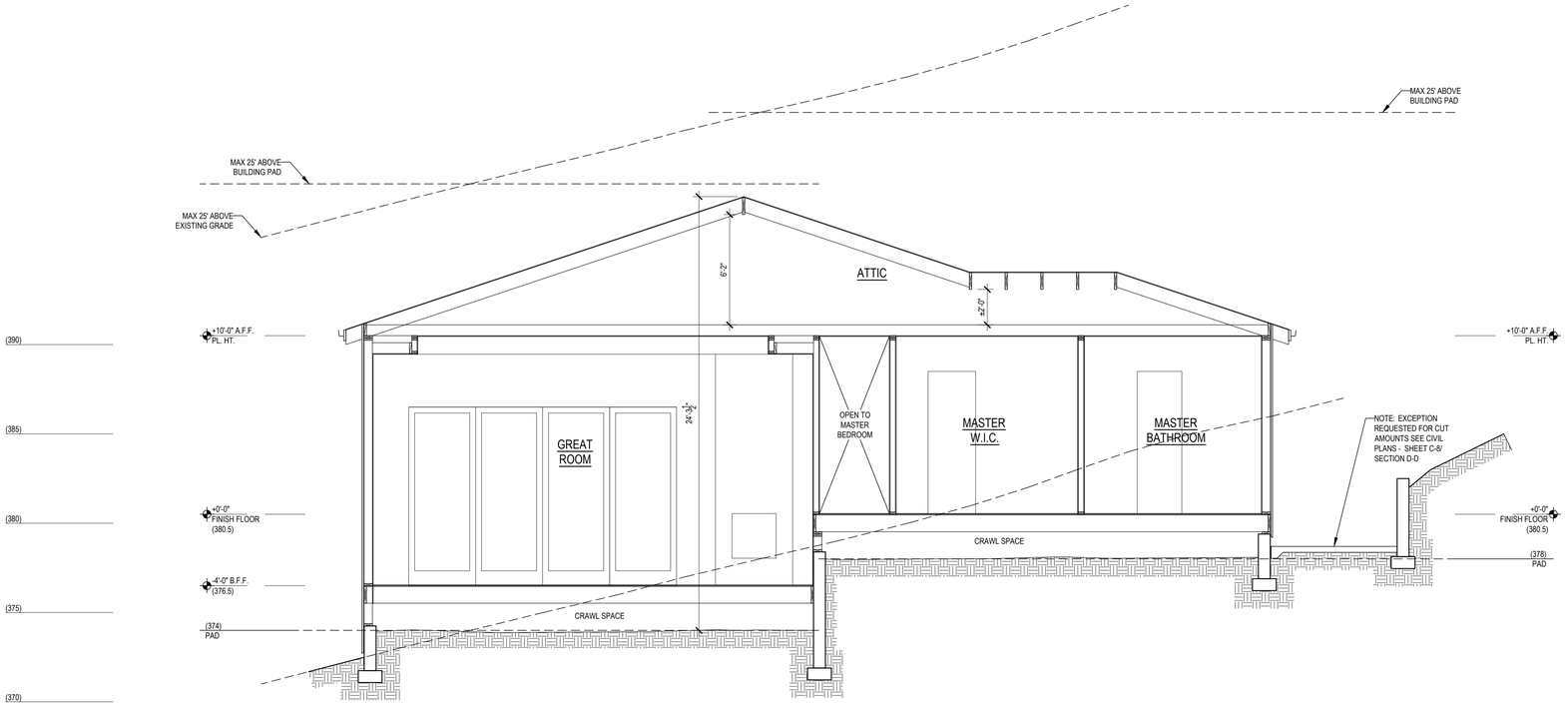
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: ½" = 1'-0"

BUILDING SECTIONS

A4.3



G - BUILDING SECTION

STUDIO ..... DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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29 APRIL 2022
PLANNING SUBMITTAL IV

08 JULY 2022
PLANNING SUBMITTAL V

SCALE: ½" = 1'-0"

BUILDING SECTIONS

A4.4

PROJECT ADDRESS

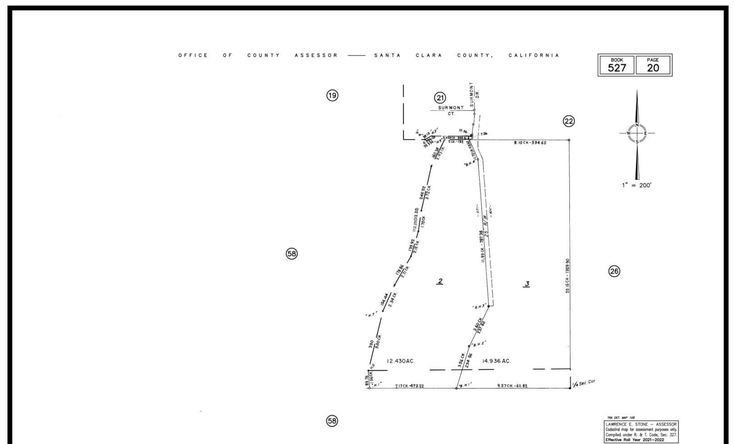
400 SURMONT DRIVE, LOS GATOS, CA 95032

A.P.N. : 527-20-003

PARCEL 1 AND 2

INDEX

PARCEL MAP



SUMMARY/AMENDMENTS

*Proposed Planting Pocket Shown on L2, L3, and L4

*Tree Table, Showing Existing and Proposed Trees

*Trees Numbered Per Arborist Report

*Tree and Plant Species Adjacent to The Driveway Approach off of Surmont Are Native.

*All Plants and Trees Used Are Native of California

*Fire Defensible Space Zones.

*All Proposed Trees Are 30' Away From Residence

*All Proposed Trees and Shrubs Are Native.

ALYSON FLYNN
LANDSCAPE ARCHITECT & ASSOCIATES
50 San Tropez Drive
Hollister, CA 95023
Phone (408) 274-4114
Landscape Architect No. 3074

Driveway
400 Surmont Drive
Los Gatos, CA 95032
APN 527-20-003

Date Aug. 08, 2021

Scale 1/8" = 1'0"

Drawn AF

Sheet L 1

of Sheets

Driveway

Parcel 1

Driveway

Driveway

Existing 10' Driveway

Planting Pocket

Driveway

Parcel 2

Driveway

(3) Ac
(1) Qa
(3) Sb
(3) Mg
(3) Mg
(1) Qa
(3) Mg
(6) Ac
(3) Pi
(6) Lc
(3) Pi
(4) Lc
(6) Rm
(3) Sb
(2) Mg
(3) Sb
(3) Ac
(6) Rm
(4) Mg
(5) Ac
(3) Mg
(3) Ac
(5) Ac

110
111
112
346
180
780
506
699
129
28
127

Oak (E) 113 13"
Oak (E) 114 14"
Oak (E)
Oak (E) 115 14"
Oak (E) 116 13"
Oak (E) 131 7"
Oak (E) 894 9"
Oak (E) 893 8"
Oak (E) 892 6"

PROPOSED LANDSCAPE AREA

(Frontage Parcel 1) 4532 Sq. Ft.
(Frontage Parcel 2) 1214 Sq. Ft.

PROPOSED TREE & PLANT LIST

Key	Qty	Botanical Name	Common Name	Size/Condition	Water	Native
Trees						
Ac	6	Aesculus californica	CALIFORNIA BUCKEYE	24" Box	VERY LOW	YES/CA
Pl	6	Prunus ilicifolia	HOLLYLEAF CHERRY	15 gal	LOW	YES/CA
Qa	2	Quercus agrifolia	COAST LIVE OAK	24" Box	LOW	YES/CA
Shrubs						
Ac	19	Arctostaphylos crustacea	WOOLLY LEAF MANZANITA	5 gal	LOW	YES/CA
Lc	10	Lepechinia calycina	WHITE PITCHER SAGE	5 gal	LOW	YES/CA
Rm	12	Ribes malvaceum	CHAPARRAL CURRANT	5 gal	VERY LOW	YES/CA
Perennials and Annuals						
Mg	18	Mimulus guttatus	COMMON MONKEY FLOWER	5 gal	LOW	YES/CA
Sb	9	Sisyrinchium bellum	WESTERN BLUE-EYED GRASS	1 gal	LOW	YES/CA

Trees To Be Removed

Eight 24" Box Replacement Trees

FIRE DEFENSIBLE SPACE ZONES

0' - 30' From Buildings, Decks & Other Structures

No Proposed Trees in This Zone
Irrigated Shrubs to be Maintained / Prunned
Remove Dead or Dried Vegetation

30' - 100' From Buildings, Decks & Other Structures

Trim Trees Regularly to Maintain
a Minimum of 10' of Clearance
Between Branches of Adjoining Trees or Shrubs.

Mow or Remove Dead or Dried Vegetation

This plan is for general construction only, it is not fully detailed or specified. It is the responsibility of the contractor and /or owner to select, resolve, and install all construction features, planting materials, irrigation systems, and/or areas drains and drainage pipe.

The Landscape Architect will not be observing construction of this project. The contractor/owner is solely responsible for the quality control and construction standards, and the placement of all landscape features for this project.

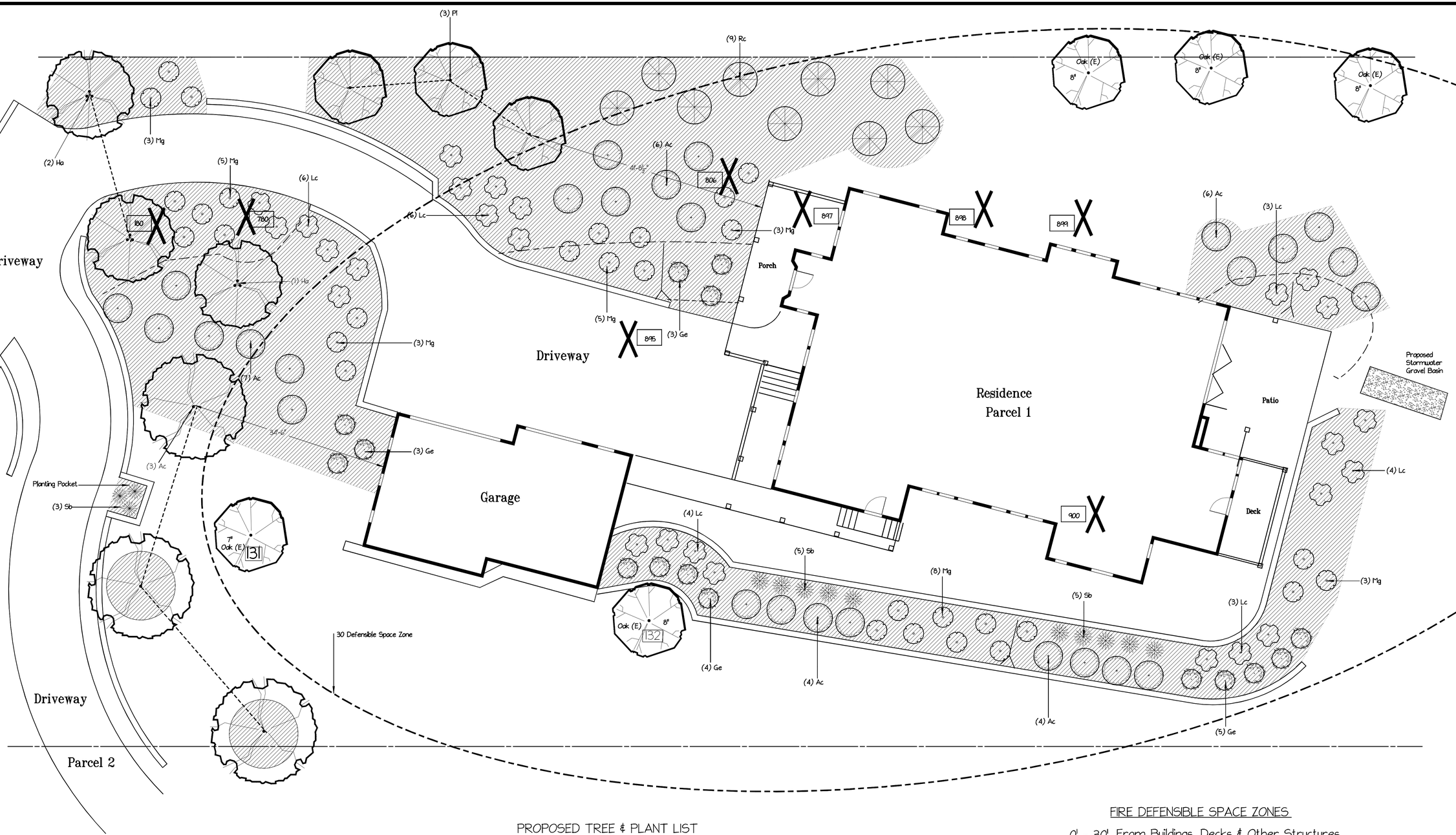
All construction shall meet or exceed the latest edition of codes adopted by the local governing agencies.

Revisions	By
March 19, 2022	CLL
July 20, 2022	CLL

ALYSON FLYNN & ASSOCIATES
50 San Tropez Drive
Hollister, CA 95023
Phone (408) 271-4114

Driveway
400 Surmont Drive
Los Gatos, CA 95032
APN 527-20-003

Date Jun. 18, 2020
Scale 1/8" = 1'0"
Drawn AF
Sheet L 2
of Sheets



This plan is for general construction only, it is not fully detailed or specified. It is the responsibility of the contractor and /or owner to select, resolve, and install all construction features, planting materials, irrigation systems, and/or areas drains and drainage pipe.

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PROPOSED TREE & PLANT LIST

Key	Qty	Botanical Name	Common Name	Size	Water	Native
Trees						
Ac	3	Aesculus californica	CALIFORNIA BUCKEYE	24" Box	VERY LOW	YES/CA
Ha	3	Heteromeles arbutifolia	CHRISTMAS BERRY	24" Box	LOW	YES/CA
Pl	3	Prunus ilicifolia	HOLLYLEAF CHERRY	24" Box	LOW	YES/CA
Shrubs						
Ac	27	Arctostaphylos crustacea	WOOLLY LEAF MANZANITA	5 gal	LOW	YES/CA
Ge	15	Garrya elliptica	SILK TASSEL	5 gal	LOW	YES/CA
Lc	26	Lepechinia calycina	WHITE PITCHER SAGE	5 gal	LOW	YES/CA
Rc	9	Rhamnus californica	CALIFORNIA COFFEEBERRY	5 gal	LOW	YES/CA
Perennials and Annuals						
Mg	30	Mimulus guttatus	COMMON MONKEY FLOWER	5 gal	LOW	YES/CA
Sb	13	Sisyrinchium bellum	BLUE-EYED GRASS	1 gal	VERY LOW	YES/CA

Four Trees to Be Removed Requiring Replacement
#111, #130, #700, #896 - See Arborist Report
Plan Includes 9 Replacement Trees

Trees To Be Removed

PROPOSED LANDSCAPE AREA
6495 Sq. Ft.

FIRE DEFENSIBLE SPACE ZONES

0' - 30' From Buildings, Decks & Other Structures
No Proposed Trees in This Zone
Irrigated Shrubs to be Maintained / Prunned
Remove Dead or Dried Vegetation

30' - 100' From Buildings, Decks & Other Structures
Trim Trees Regularly to Maintain
a Minimum of 10' of Clearance
Between Branches of Adjoining Trees or Shrubs.
Mow or Remove Dead or Dried Vegetation

Revisions	By
Aug. 23, 2021	CLL
March 19, 2022	CLL
July 20, 2022	CLL

ALYSON FLYNN & ASSOCIATES
50 San Tropez Drive
Hollister, CA 95023
Phone (408) 274-4114

Parcel 1 Landscape Plan
400 Surmont Drive
Los Gatos, CA 95032
APN 527-20-003

Date Jun. 18, 2020
Scale 1/8" = 1'-0"
Drawn AF
Sheet L 3
of Sheets

PROPOSED LANDSCAPE AREA
5,612 Sq. Ft.

PROPOSED TREE & PLANT LIST

Key	Qty	Botanical Name	Common Name	Size	Water	Native
Trees						
Ac	3	Aesculus californica	CALIFORNIA BUCKEYE	24" Box	VERY LOW	YES/CA
Pl	1	Prunus ilicifolia	HOLLYLEAF CHERRY	24" Box	LOW	YES/CA
Shrubs						
Ac	23	Arctostaphylos crustacea	WOLLY LEAF MANZANITA	5 gal	LOW	YES/CA
CDS	9	Ceanothus x 'Dark Star'	DARK STAR CEANOTHUS	5 gal	LOW	YES/CA
Cs	3	Calandrinia spectabilis	CALANDRINA SPECTABILLIS	5 gal	LOW	YES/CA
Lc	21	Lepechinia calycina	WHITE PITCHER SAGE	5 gal	LOW	YES/CA
Rm	15	Ribes malvaceum	CHAPARRAL CURRANT	5 gal	VERY LOW	YES/CA
Perennials and Annuals						
Am	5	Achillea millefolium	YARROW	1 gal	LOW	YES/CA
Mg	17	Mimulus guttatus	COMMON MONKEY FLOWER	5 gal	LOW	YES/CA

Three Trees to Be Removed Requiring Replacement
#127, #128, #129 - See Arborist Report
Plan Includes Four Replacement Trees

FIRE DEFENSIBLE SPACE ZONES

0' - 30' From Buildings, Decks & Other Structures
No Proposed Trees in This Zone
Irrigated Shrubs to be Maintained / Prunned
Remove Dead or Dried Vegetation

30' - 100' From Buildings, Decks & Other Structures
Trim Trees Regularly to Maintain
a Minimum of 10' of Clearance
Between Branches of Adjoining Trees or Shrubs.
Mow or Remove Dead or Dried Vegetation

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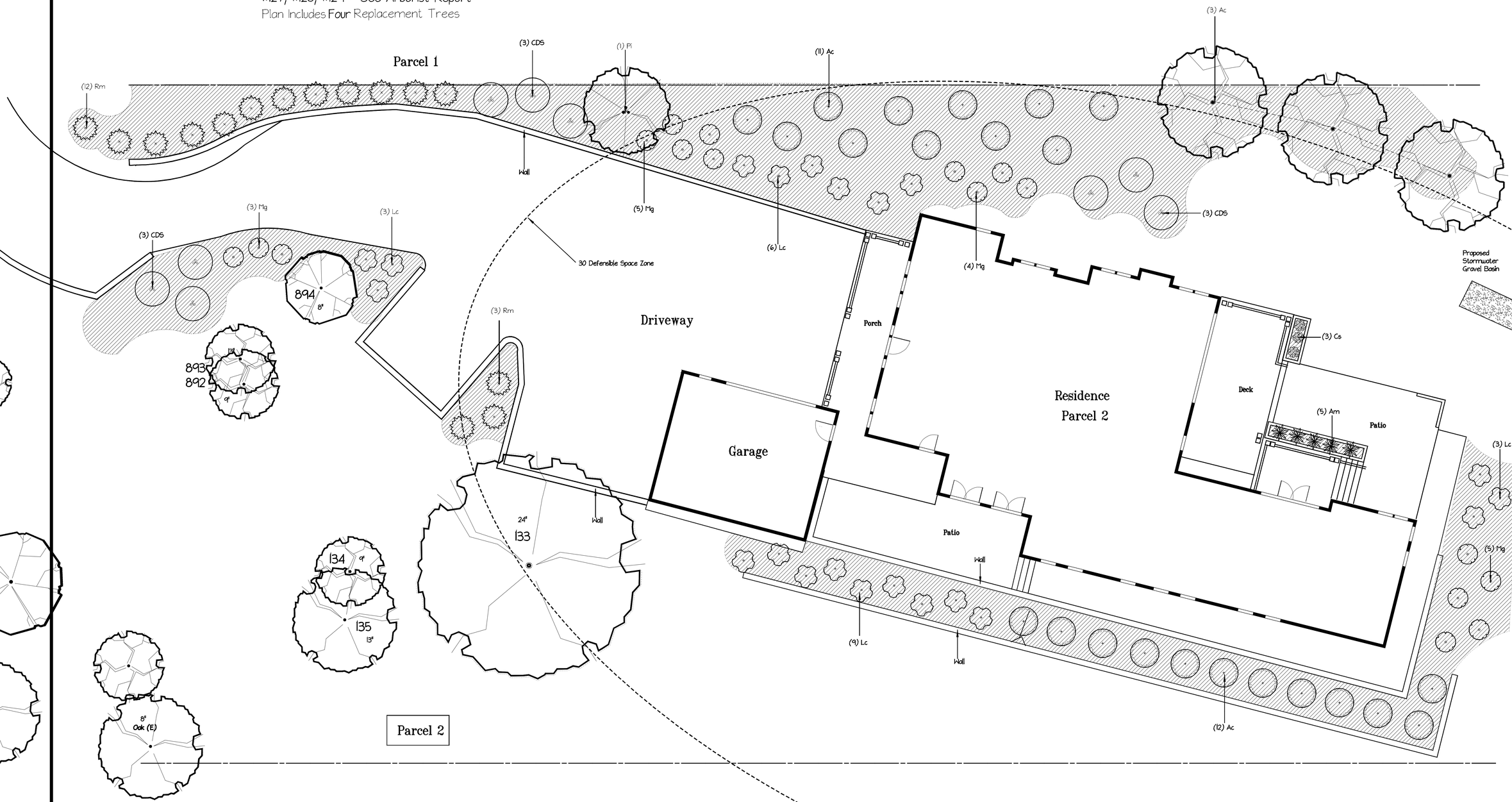

Revisions	By
Jan. 31, 2022	CLL
March 19, 2022	CLL

ALYSON FLYNN & ASSOCIATES
50 San Tropez Drive
Hollister, CA 95023
Phone (408) 274-4114

Parcel 2 Landscape Plan
400 Surmont Drive
Los Gatos, CA 95032
APN 527-20-003

Date Jan. 18, 2020
Scale 1/8" = 1'0"
Drawn AF/CLL
Sheet L 4
of Sheets

TREE LOCATIONS - ARBORIST REPORT

Appendix A: Site Plan and Tree Locations

Site plan not to scale. Trees with an 'X' next to them are highly impacted. The blue dash represents the tree protection fence.

X Trees To Be Removed

EXISTING TREE INVENTORY

Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory Summary

Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability for Preservation	Expected Impact	Rounded Value	Status
apricot (*Prunus armeniaca*)	110	8	10	15	Poor	Poor	High	$470.00	Exempt
coast live oak (*Quercus agrifolia*)	111	6, 5	15	15	Fair	Fair	High	$750.00	Protected
apricot (*Prunus armeniaca*)	112	7, 7	15	15	Poor	Poor	High	$710.00	Exempt
holly oak (*Quercus ilex*)	113	13	30	30	Fair	Fair	Low	$2,340.00	Protected
coast live oak (*Quercus agrifolia*)	114	14, 9	35	30	Fair	Fair	Low	$2,700.00	Protected
coast live oak (*Quercus agrifolia*)	115	14	35	35	Good	Good	Low	$1,380.00	Protected
coast live oak (*Quercus agrifolia*)	116	13, 15	35	35	Fair	Fair	Low	$2,090.00	Large Protected
wild plum (*Prunus sp.*)	117	8	25	25	Good	Poor	Low	$620.00	Exempt
wild plum (*Prunus sp.*)	118	8	25	25	Good	Poor	Low	$620.00	Exempt
wild plum (*Prunus sp.*)	119	6	25	25	Good	Poor	Low	$390.00	Exempt
wild plum (*Prunus sp.*)	120	8, 4, 3	25	25	Good	Poor	Low	$770.00	Exempt
coast live oak (*Quercus agrifolia*)	121	18.5	35	35	Good	Good	Low	$5,400.00	Protected
apricot (*Prunus armeniaca*)	122	8, 8	15	15	Fair	Poor	Low	$1,700.00	Exempt

EXISTING TREE INVENTORY

Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability for Preservation	Expected Impact	Rounded Value	Status
coast live oak (*Quercus agrifolia*)	123	10, 9	35	35	Fair	Fair	Low	$1,820.00	Protected
holly oak (*Quercus ilex*)	124	8, 6	25	25	Fair	Fair	Low	$1,420.00	Protected
holly oak (*Quercus ilex*)	125	5	20	20	Good	Good	Low	$620.00	Protected
holly oak (*Quercus ilex*)	126	6, 4, 4	20	20	Fair	Fair	Low	$940.00	Protected
coast live oak (*Quercus agrifolia*)	127	14	30	30	Good	Good	High	$3,140.00	Protected
coast live oak (*Quercus agrifolia*)	128	11	30	30	Good	Good	High	$1,990.00	Protected
coast live oak (*Quercus agrifolia*)	129	11, 9	25	25	Good	Good	High	$3,140.00	Protected
stone pine (*Pinus pinea*)	130	9	25	15	Good	Poor	High	$880.00	Protected
toyon (*Heteromeles arbutifolia*)	131	7, 7, 7	25	25	Fair	Fair	Moderate	$2,150.00	Protected
coast live oak (*Quercus agrifolia*)	132	8, 5, 5	30	30	Fair	Fair	Moderate	$1,120.00	Protected
coast live oak (*Quercus agrifolia*)	133	27	55	55	Good	Good	Moderate	$11,300.00	Large Protected
coast live oak (*Quercus agrifolia*)	134	9, 9	25	25	Good	Good	Low	$2,730.00	Protected
coast live oak (*Quercus agrifolia*)	135	13	25	25	Good	Good	Low	$2,730.00	Protected
wild plum (*Prunus sp.*)	346	4, 4, 4, 4	10	8	Good	Poor	Low	$930.00	Exempt

EXISTING TREE INVENTORY

Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Suitability for Preservation	Expected Impact	Rounded Value	Status
apricot (*Prunus armeniaca*)	506	3, 3, 3,	10	8	Good	Poor	High	$1,100.00	Exempt
apricot (*Prunus armeniaca*)	699	7, 7	10	8	Poor	Poor	High	$710.00	Exempt
coast live oak (*Quercus agrifolia*)	700	6	15	10	Fair	Fair	High	$460.00	Protected
apricot (*Prunus armeniaca*)	892	4, 4, 4, 6	10	8	Dead	Poor	Low	$0.00	Exempt
coast live oak (*Quercus agrifolia*)	893	13	25	15	Good	Good	Low	$2,730.00	Protected
coast live oak (*Quercus agrifolia*)	894	9	15	10	Good	Good	Moderate	$1,380.00	Protected
apricot (*Prunus armeniaca*)	895	6,4, 3	10	8	Poor	Poor	High	$470.00	Exempt
coast live oak (*Quercus agrifolia*)	896	6	15	10	Poor	Poor	High	$230.00	Protected
apricot (*Prunus armeniaca*)	897	4	10	8	Poor	Poor	High	$150.00	Exempt
apricot (*Prunus armeniaca*)	898	10	10	8	Poor	Poor	High	$710.00	Exempt
apricot (*Prunus armeniaca*)	899	8	10	8	Poor	Poor	High	$470.00	Exempt
apricot (*Prunus armeniaca*)	900	12	10	8	Poor	Poor	High	$1,000.00	Exempt

EXISTING TREE INVENTORY FROM ARBORIST REPORT

TREE TABLE

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All construction shall meet or exceed the latest edition of codes adopted by the local governing agencies.

TREES TO BE REMOVED REQUIRING REPLACEMENTS

ID #	Tree Species	Canopy Size	Replacement Requirement
111	Coast Live Oak	15	All Require 3 - 24" Box
127	Coast Live Oak	30	
128	Coast Live Oak	30	
129	Coast Live Oak	25	
130	Stone Pine	15	
700	Coast Live Oak	10	
896	Coast Live Oak	10	

PROPOSED TREES

Key	Qty	Botanical Name	Common Name	Size/Condition	Water	Native
Trees (L2 Frontage)						
Ac	6	Aesculus californica	CALIFORNIA BUCKEYE	24" Box	VERY LOW	YES/CA
Pi	6	Prunus ilicifolia	HOLLYLEAF CHERRY	15 gal	LOW	YES/CA
Qa	2	Quercus agrifolia	COAST LIVE OAK	24" Box	LOW	YES/CA
Trees (L3 Parcel 1)						
Ac	3	Aesculus californica	CALIFORNIA BUCKEYE	24" Box	VERY LOW	YES/CA
Ha	3	Heteromeles arbutifolia	CHRISTMAS BERRY	24" Box	LOW	YES/CA
Pi	3	Prunus ilicifolia	HOLLYLEAF CHERRY	24" Box	LOW	YES/CA
Trees (L4 Parcel 2)						
Ac	3	Aesculus californica	CALIFORNIA BUCKEYE	24" Box	VERY LOW	YES/CA
Pi	1	Prunus ilicifolia	HOLLYLEAF CHERRY	24" Box	LOW	YES/CA

ALYSON FLYNN & ASSOCIATES
50 San Tropez Drive
Hollister, CA 95023
Phone (408) 274-4114

400 Surmont Drive
Los Gatos, CA 95032
APN 527-20-003

0 5 10 20
SCALE IN FEET

Date March 22, 2022
Scale 1/8" = 1'0"
Drawn CLL
Sheet L 5
of Sheets

PLANS FOR THE CONSTRUCTION OF TWO NEW HOMES

400 SURMONT DRIVE
LOS GATOS, CALIFORNIA

ARCHITECTURE AND SITE APPLICATION

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 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 FIELD 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 (408)399-5771 AT LEAST FORTY--EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHALL 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 APPUCANT 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 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 AUTHORTiY 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 ME GRADING. EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY RO EITHER PUBLIC PROPERTY OR 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. PERMITEE 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 ESTABUSHED BY THE AIR DUALITY MANAGEMENT DISTRICT FOR AIR BORN PARTICULATES.

9. THE CONTRACTOR SHALL 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 OUAUFIED 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 ADN APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION) b.) TOE AND TOP OF FILL SLOPES.

12. PRIOR TO ISSUANCE OF ANY PERMIT, THE APPUCANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THE 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: EARTHSYSTEMS PACIFIC, BILL ZEHFBACH, REFERENCE REPORT NUMBER SH-11172SA, DATED MARCH 10, 2010
    LETTER NUMBER 303158, DATED MAY 24, 2019, SHALL BE THOROUGHLY COMPLIED WITH.
    BOTH THE MENTIONENED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENEDED AND MADE A PART OF THIS GRADING PLAN.

13. DURING CONSTRUCTION, ALL EXCVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE SHALL BE NOTIFIED AT LEAST FORTY--EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ONSITE TO VERIFY THAT THE ACTUAL CONDITONS ARE AS ANTICIPATED IN THE DESIGN--LEVEL CEO TECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMIAENDAIONS AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVNCE (THE TOWN INSPECTOR SHALL BE MADE AWARE Or ANY REQUIRED CHANGES PRIOR TO PRIOR TO WORK BEING PERFORMED).

14. THE RESULTS OF THE CONSTRUCTION OBSERVATION ADN 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 AN PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED. THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE ANO NO CLOSURE SHALL BE GRANTED WITHOUT 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. APPLICANT: SANDRA ANDERSON PHONE: (408) 559-8850

18. GENERAL CONTRACTOR: THE BUILDING WORKS PHONE: (408) 391-8130

19. GRADING CONTRACTOR: TBD PHONE: ____

20. a) CUT: 2,432 CY EXPORT: 1833 CY (SEE SHEET C-8)
    b) FILL: 599 CY IMPORT: 0 CY

21. WATER SHALL BE AVAILABLE ON 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 REOUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO APPROVAL OF ALL PLANS.

23. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBUC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPUCAEILE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENT 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 ME1HOE AD APPROVED BY THE TOWN ENGINEER.

25. IT IS THE RESPONSIBIUTY OF THE CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO NE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILIY BASIS. MUD, SILT. CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.

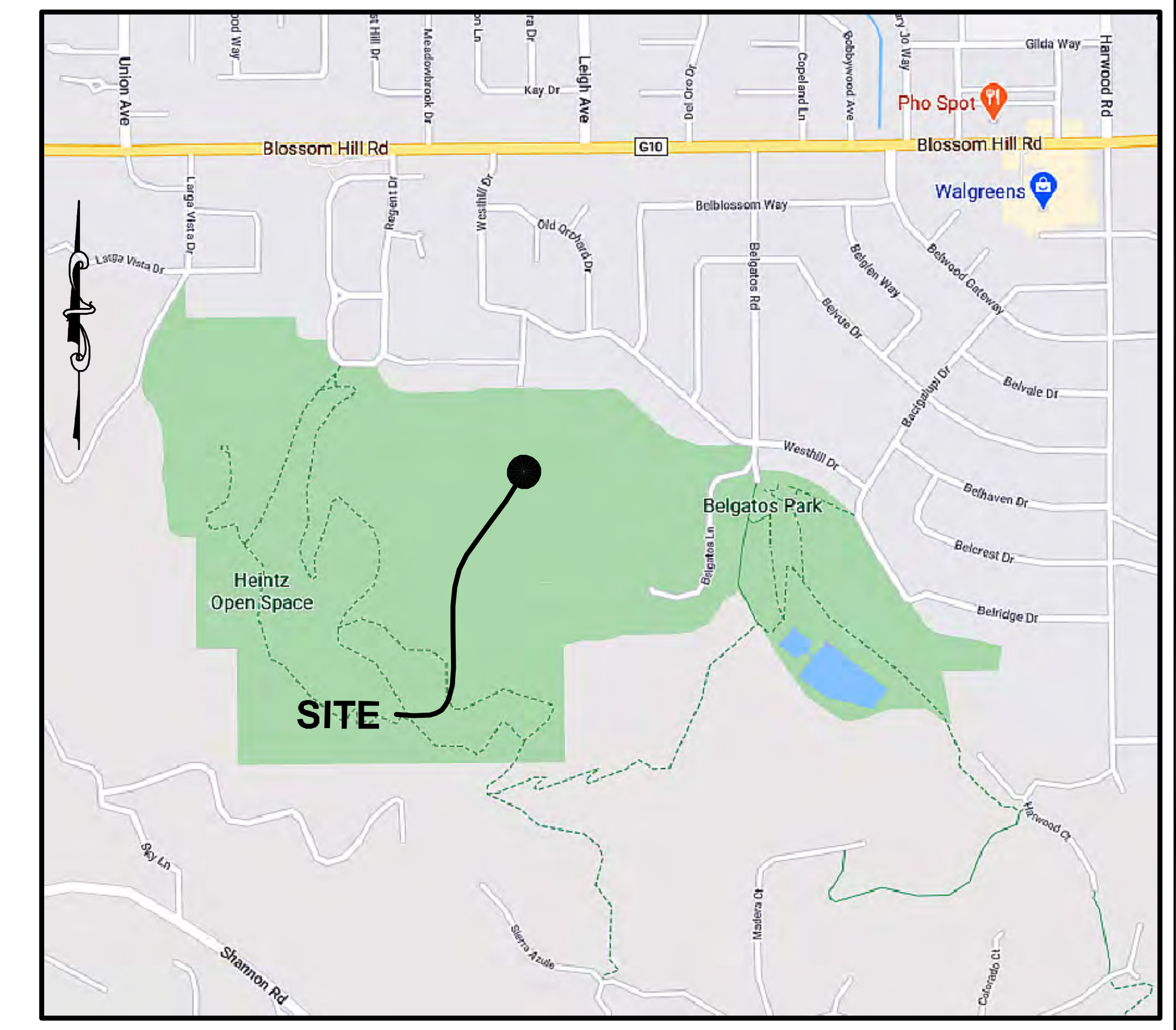
26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OF PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR STREET WILL NOT BE ALLOWEDUNLESS 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 REOUIRED MAINTENANCE AT THE DEVELOPER'S EXPENCE

27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STOR1A 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. PLAN (INCLUDING ALL UPDATES) SHALL BE ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWEDONTO TOWN STREETS OR INTO THE PUBUC STORM DRAIN SYSTEM WITHOUT TREATME11.I BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBIUTY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AN ADQUATELY 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.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ADJACENT PROPERTY LINE		
STREET CENTER LINE		
BUILDING SETBACK LINES		
EASEMENT		
DIRT ROAD		
ROAD/PAVEMENT		
CURB		
CURB AND GUTTER		
CONCRETE		
CONTOUR MAJOR	530	530
CONTOUR MINOR	534	534
LIMIT OF GRADING		
BLOCK RETAINING WALL		
ROCK RETAINING WALL		
DRIVEWAY		
BUILDING		
BUILDING 2nd FLOOR		

DESCRIPTION	EXISTING	PROPOSED
AC BERM		
TOP OF BANK	TOP	TOP
TOE OF BANK	TOE	TOE
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
SANITARY SEWER LINE	SS	SS
PERFORATED SEPTIC LINE		
ELECTRIC LINE	E	E
GAS LINE	G	G
STORM DRAIN LINE		
WATER LINE	W	W
OVERHEAD WIRE	OH	OH
SWALE/FLOWLINE		
PROP. GRASSY SWALE		
LEAST RESTRICTIVE DEVELOPMENT AREA		LRDA



VICINITY MAP
N.T.S.

ABBREVIATIONS

AB	AGGREGATE BASE	JP	JOINT POLE
AC	ASPHALTIC CONCRETE	MAX	MAXIMUM
AD	AREA DRAIN	MIN	MINIMUM
APT	ANGLE POINT	MPVC	MIDPOINT OF VERTICAL CURVE
AS	AGGREGATE SUBBASE	MH	MANHOLE
BC	BEGINNING OF CURVE	N	NORTH
BFP	BACK FLOW PREVENTOR	NO	NUMBER
BOW	BOTTOM OF WALL	OH	OVERHANG
BVC	BEGIN VERTICAL CURVE	OHE	OVERHEAD ELECTRIC
BW	BACK OF WALK	NTS	NOT TO SCALE
C	CONCRETE	P	PAVEMENT ELEVATION
COL	COLUMN	PCC	PORTLAND CEMENT CONCRETE
CY	CUBIC YARD	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PL	PROPERTY LINE
C&G	CURB AND GUTTER	PMH	POWER MANHOLE
CI	CURB INLET	PP	POWER POLE
CIP	CAST IRON PIPE	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTER LINE OR CLASS	R	RADIUS
CLF	CHAIN LINK FENCE	RC	RELATIVE COMPACTION
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC	CONCRETE	SW	SIDEWALK
CONST	CONSTRUCTION OR CONSTRUCT	S	SLOPE OR SOUTH
CPAU	CITY OF PALO ALTO UTILITIES	SB	SEDIMENT BASIN
D	DOOR	SD	STORM DRAIN
DI	DROP INLET	SDDI	STORM DRAIN DROP INLET
DIP	DUCTILE IRON PIPE	SF	SILT FENCE
DOM	DOMESTIC	S.L.D.	SEE LANDSCAPE DRAWINGS
DW	DOMESTIC WATER	SMH	SIGNAL MANHOLE
DWG	DRAWING	SS	SANITARY SEWER
E	EAST	STA	STATION
EC	END OF CURVE	STD	STANDARD
EP	EDGE OF PAVEMENT	TYP	TYPICAL
ER	END OF RETURN	TC	TOP OF CURB
EVC	END VERTICAL CURVE	TPZ	TREE PROTECTION ZONE
ELEV	ELEVATION	TS	TOP OF SLAB
EX, EXIST	EXISTING	TOW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	U/G	UNDERGROUND
FC	FACE OF CURB	UON	UNLESS OTHERWISE NOTED
FF	FINISHED FLOOR	VC	VERTICAL CURVE
FG	FINISHED GRADE	W	WEST
FH	FIRE HYDRANT	WELL T	TREE WELL
FL	FLOW LINE	WGW	WATER, GAS, WASTEWATER
FOUND	FOUNDATION	WM	WATER METER
FS	FINISHED SURFACE	WV	WATER VALVE
FT	FOOT	WWF	WELDED WIRE FABRIC
FW	FIRE WATER	W/	WITH
GB	GRADE BREAK		
GV	GATE VALVE		
HC	HANDICAP		
HP	HIGH POINT		
INV	INVERT ELEVATION		

BENCHMARK

ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS
AND ARE BASED ON DAVD88

SHEET INDEX

DESIGNED UNDER THE SUPERVISON OF:

REGISTERED PROFESSIONAL ENGINEER TERENCE J. SZEWCZYK NO. 35527 EXP. 9-30-23 STATE OF CALIFORNIA

8-3-22

TERENCE J. SZEWCZYK R.C.E. 35527
EXPIRATION DATE: 09/30/23

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
TS CIVIL ENGINEERING
PH: 408.452.9300
FAX: 408.837.7550

LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 1
GRADING AND SITE
IMPROVEMENT

COVER SHEET
400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

BY	REVISIONS	DATE
6		
5		
4		
3		
2		
1		

DATE:	8-3-22
SCALE:	AS NOTED
DRAWN BY:	DKH
SURVEYED BY:	JMS
PROJ ENGR:	TJS
CHECK BY:	TJS

SHEET NO.
C-0
OF 8 SHEETS

JOB NO.
16-233

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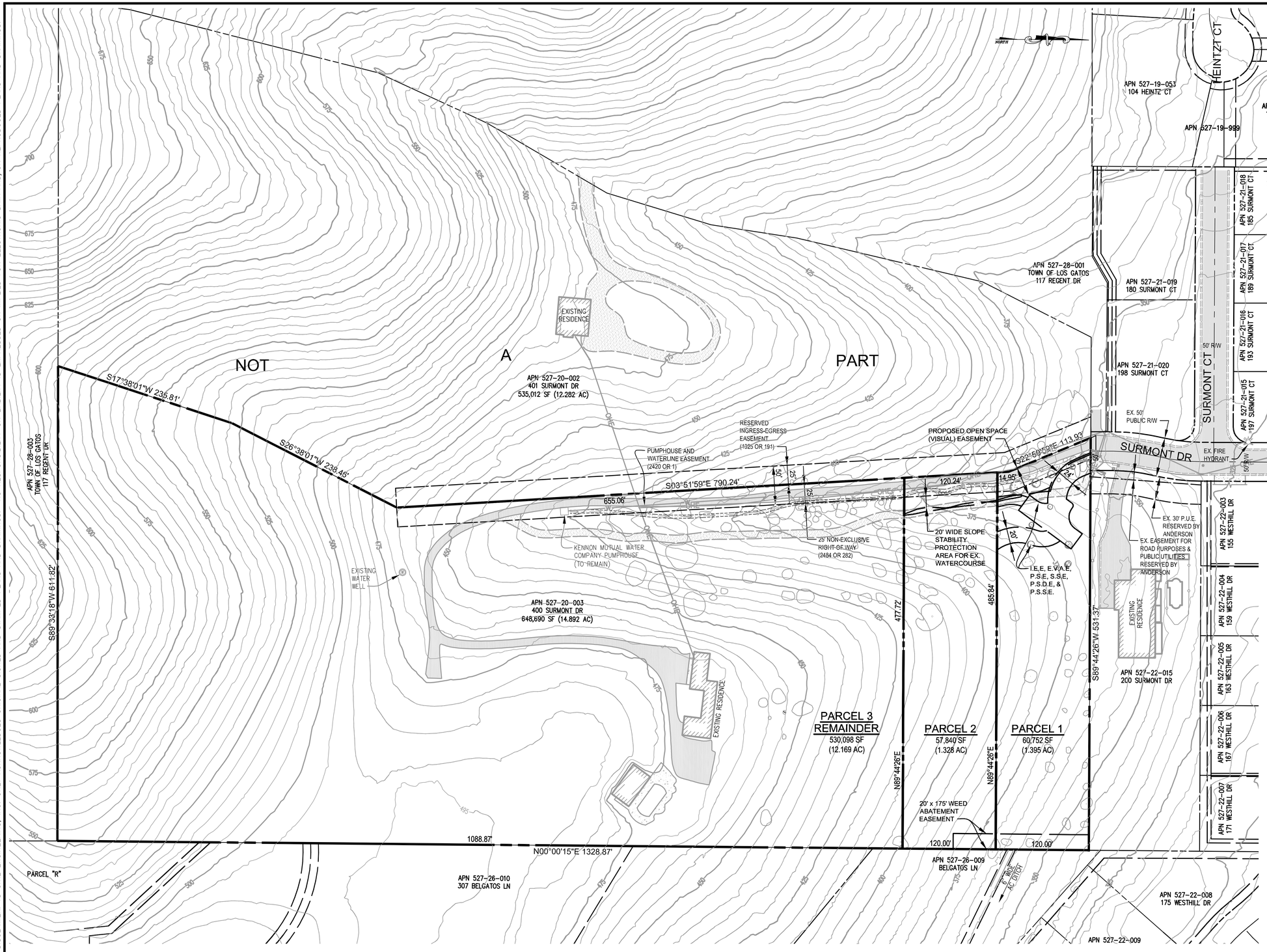

TENTATIVE MAP NOTES

TRACT NAME:	400 SURMONT DRIVE MINOR SUBDIVISION 2 PARCELS AND DESIGNATED REMAINDER
OWNER:	SANDRA K. ANDERSON, TRUSTEE 400 SURMONT DRIVE LOS GATOS, CA 85032 C/O BOB HUGHES (408) 559-8850
CIVIL ENGINEER:	TERENCE J. SZEWCZYK TS/CIVIL ENGINEERING, INC. 1776 TECHNOLOGY DRIVE SAN JOSE, CA 95110 (408) 452-9300 EXT 220
APN:	527-20-003
GROSS AREA:	648,690 SF (14.892 ACRES)
ZONING:	HR-2.5
AVERAGE SLOPE:	27.3%
LOT YIELD:	14.89 AC / 2.72 AC/DU = 5.5 DU'S OR LOTS
PROPOSED LOTS:	2 + DESIGNATED REMAINDER
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
WATER SUPPLY:	SAN JOSE WATER COMPANY
SEWAGE DISPOSAL:	WEST VALLEY SANITATION DISTRICT
GAS & ELECTRIC:	PG&E

LEGEND

- EX. PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- BUILDING SETBACK LINES
- EX. EASEMENT
- EX. ROAD
- 530 EX. CONTOUR MAJOR
- 534 EX. CONTOUR MINOR
- EX. DRIVEWAY
- 530 PROP. PROPERTY LINE
- 534 PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- PROP. DRIVEWAY
- PROP. BUILDING
- PROP. CONCRETE
- (SFR) SINGLE FAMILY RESIDENTIAL USE

AREA CHART

PARCEL 1	60,752 SF	(1.395 AC)
PARCEL 2	57,840 SF	(1.328 AC)
PARCEL 3 (REMAINDER)	530,098 SF	(12.169 AC)
TOTAL	648,690 SF	(14.892 AC)

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1" = 60'

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8-3-22

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CIVIL ENGINEERING

LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 1
GRADING AND SITE
IMPROVEMENT

TENTATIVE MAP
(PREVIOUSLY APPROVED)
400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

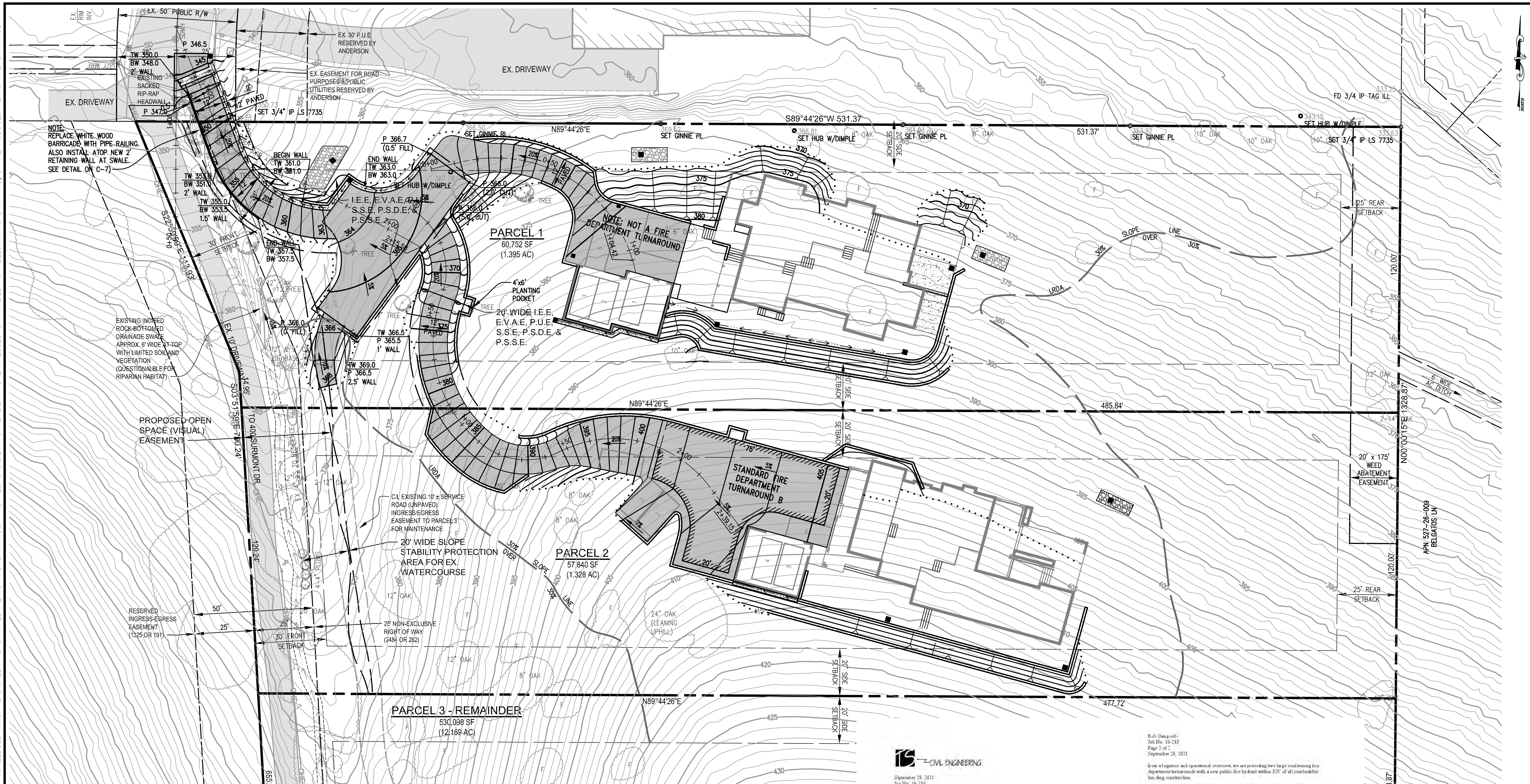
	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

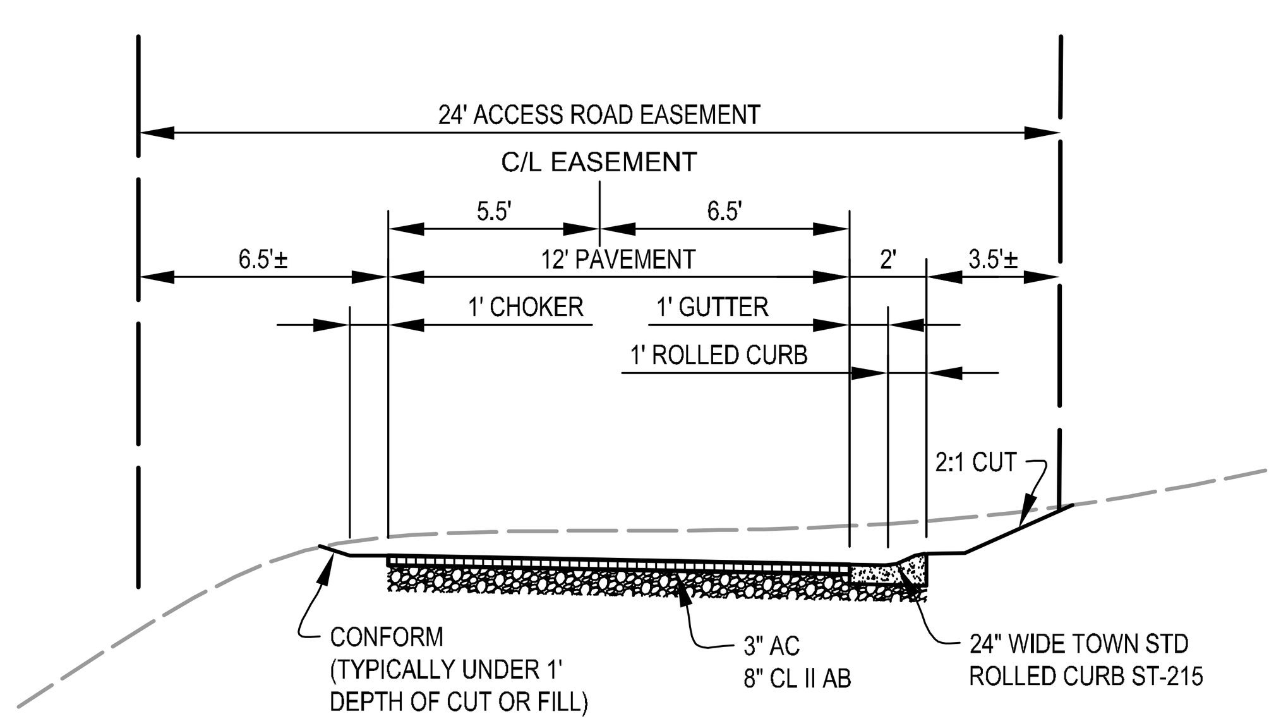
DATE:	8-3-22
SCALE:	1"=60'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS

SHEET NO.
C-1
OF 8 SHEETS

JOB NO.
16-233

08/05/2022 9:07pm – N:\2016 JOBS\16-233\DWG\16-233_P1 C1 TENTATIVE MAP.DWG – C1





ACCESS ROAD TYPICAL SECTION (LOOKING NORTH)

1" = 5'

IMPERVIOUS COVERAGE	PARCEL 1 (SF)	PARCEL 2 (SF)	TOTAL (SF)
ACCESS ROAD	7,950	900	8,850
DRIVEWAY	600	1,520	2,120
DRIVEWAY (IN LOT 1)		900	900
TURNAROUND	1,350		1,350
F.D. TURNAROUND		2,150	2,150
HOUSE AND GARAGE	5600	5,100	10,700
IMPERVIOUS TOTAL	15,500	9,670	25,170
DISTURBED AREA	19,750	12,020	31,770

TOTAL DISTURBED AREA: 31,770 SF < 1 ACRE

TS CIVIL ENGINEERING

September 29, 2021
Job No. 16-233

Robert L. Campbell, PE - Sr. Fire Protection Engineer
Santa Clara County Fire Department
14700 Winchester Blvd
Los Gatos, CA 95035

Subject: Justification For 20% Sloped Driveways
Architecture & Site Application for Grading S-21-004
400 Surmont Drive, Los Gatos

Dear Mr. Campbell,

Pursuant to the Staff technical review comments and the Architecture & Site Approval Application (S-21-004) we are submitting the following additional justification for the access road and individual lot driveways for slopes over 15% and design at a maximum of 20%

A. **The Town Hillside Specific Plan (HSP) is the paramount authority as it is both legislative zoning and general plan document adopted by the Town Council and the Santa Clara County Board of Supervisors.**

The HSP provides for 20% sloped driveways to minimize grading and the proliferation of roadways through shared use driveways. The specific terrain of this site development area is under 25% slope, which is an unofficial threshold adopted by the Town in 2014 per the Hillside Standards & Design Guidelines(HS&DG). (Note that the Town has never properly ratified these 2014 modifications with the partner agency- Santa Clara County, as such the authority here is dubious). Regardless, the use of 15% driveways versus 20% would have the following site impacts

- The current 430 combined driveway length for 20% would increase to 573 at 15% resulting in an additional impervious area of 1716 SF (plus 33%) and increased earthwork volume to 320 CY of grading (plus 30%).

B. **The County Fire Department Specification for the Driveway Requirements, Section III (attached) allow for driveways up to 20% provided they are no … longer than 300'.**

We have taken our previous "Fire service versus on-site parking" exhibit and highlighted it in green and numbered each issue to restate the previous justification. Furthermore,

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WWW.TSCIVIL.COM

Rob Campbell
Job No. 16-233
Page 2 of 2
September 29, 2021

from a logistics and operational overview, we are providing two large conforming fire department turnarounds with a new public fire hydrant within 320' of all combustible building construction.

The 20% driveways will be score marked for traction and the alignments utilize larger than minimum inside turn radii at 40' minimum. The three driveways at 20% are 165', 65' & 200' respectively which are easily less than 300' and represent moderate climbs of 33', 13' &40' in elevation, respectively. The point is that on this low fuel (grasses and fruit trees) hillside of moderate slope (25%), we are not creating a dangerously remote and elevated fire risk for these structures, adjacent residences, or firefighters. The Parcel 2 fire department turnaround provides an excellent staging location for both residences.

Finally, both residences will be equipped with full fire sprinklers inside the residences which exceed the current standards of which every other existing residence within the immediate neighborhood.

Should you require additional information please contact me by email terry@tscivil.com or cell phone at (408) 316-2696

[illegible]

TS/CIVIL ENGINEERING, INC
Terence J. Szewczyk, P.E. C35527
Principal Engineer

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STATE OF CALIFORNIA

8-3-22

TERENCE J. SZEWCZYK R.C.E. 35527
EXPIRATION DATE: 09/30/23

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 20'

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LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 1
GRADING AND SITE IMPROVEMENT

LOT LAYOUT PLAN AND ACCESS ROAD PLAN AND PROFILE
400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

REVISIONS	DATE	BY
6		
5		
4		
3		
2		
1		

DATE:	8-3-22
SCALE:	1"=20'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS

SHEET NO.
C-2
OF 8 SHEETS

JOB NO.
16-233

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SURMONT DR

EX. 54' PUBLIC R/W

EX. CB RIM 343.75 INV 340.85

16'-12" RCP @S=2.0%

EX. 6" SS TO REMAIN

EX. 30' EASEMENT FOR ROAD PURPOSES & PUBLIC UTILITIES RESERVED BY ANDERSON

EX. EASEMENT FOR ROAD PURPOSES & PUBLIC UTILITIES RESERVED BY ANDERSON

SAVE AND PROTECT EXISTING JUNIPER BUSHES WITHIN PUBLIC STREET RIGHT OF WAY

NEW RISER

GUY WIRE

DI RIM 346.0 INV 342.0

INSTALL SS VERT RISER RIM 346.0 INV 341.0± EXPOSE AND VERIFY

REMOVE SECTION OF EX. SS LINE

SSCO RIM 351.0 INV 346.0

0.5%

4' 5' 12' PAVED 5' 4'

3.6%

55'

6" PVC SS

SSCO RIM 354.0 INV 349.0

39' – 4" SS @S=17.9%

DI RIM 359.5 INV 356.5

10'x20' STORMWATER GRAVEL BASIN

13'-12" PVC @S=19.2%

DI RIM 363.5 INV 359.0

4" PVC SS @ 2% MIN. (TYP.)

SSCO RIM 366.0 INV 361.0

SSCO RIM 368.0 INV 363.0

SSCO RIM 370.0 INV 365.0

SSCO

UTIL XING SD INV 369.67 SS INV 368.34

23'–6" PVC @ 39.1%

RIM 371.0 INV 367.0

6'x15' STORMWATER GRAVEL BASIN

SSCO RIM 375.0 INV 370.0

4" PVC SS

2" WATER

12' PAVED

24' EASEMENT

I.E.E, E.V.A.E, P.U.E, S.S.E, P.S.D.E, & P.S.S.E.

PARCEL 1
60,752 SF
(1.395 AC)

DI RIM 379.5 INV 376.0

NOTE: NOT A FIRE DEPARTMENT TURNAROUND

29'–6" PVC @ S=2.0%

46.62'

NEW SPLICE BOX

RIM 354 INV 348.0± EXPOSE AND VERIFY

8" WATER

2" WATER

BLOW OFF

NEW WATER METER

NEW FH

30' FRONT SETBACK

RIM 359.0 INV 354.0

54' – 4" PVC SS @S=7.5%

RIM 364.0 INV 359.0

20' WIDE I.E.E, E.V.A.E, P.U.E, S.S.E, P.S.D.E, & P.S.S.E.

RIM 367.5 INV 363.0

DI RIM 380.6 INV 376.6

DI RIM 384.5 INV 381.5

28'–6" PVC S=17.5%

DI RIM 378.4 INV 376.3

80'–6" PVC @ S=1.0%

CONCRETE J-DITCH

12' PAVED

4" PVC SS

2" WATER

NEW SS @ 20% GRADIENT 5' DEEP TO INVERT

14'

12' PAVED

8' TAPER

8'x35' PASSENGER CAR TURNOUT

8' TAPER

PARCEL 2
57,840 SF
(1.328 AC)

STANDARD FIRE DEPARTMENT TURNAROUND B

75'

20'

NEW SPLICE BOX

EX. 4" SS TO RESIDENCE

PROPOSED OPEN SPACE (VISUAL) EASEMENT

20' WIDE SLOPE STABILITY PROTECTION AREA FOR EX. WATERCOURSE

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EXP. 9-30-23
STATE OF CALIFORNIA

8-3-22

TERENCE J. SZEWCZYK P.E. 35527
EXPIRATION DATE: 09/30/23

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1" = 10'

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LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 1
GRADING AND SITE IMPROVEMENT

UTILITY PLAN

400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

DATE: 8-3-22
SCALE: 1"=10'
DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
CHECK BY: TJS

SHEET NO.
C-3
OF 8 SHEETS

JOB NO.
16-233

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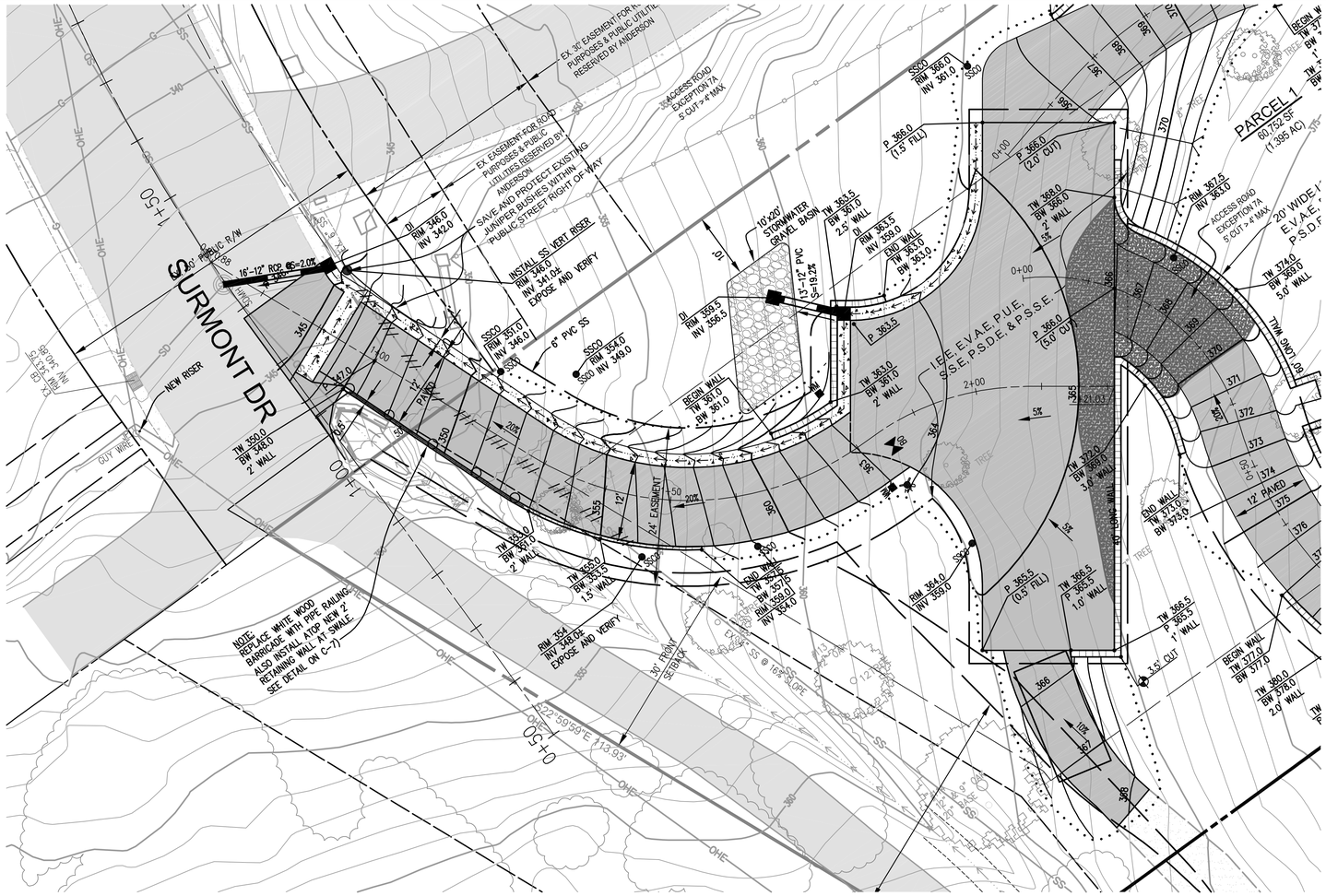
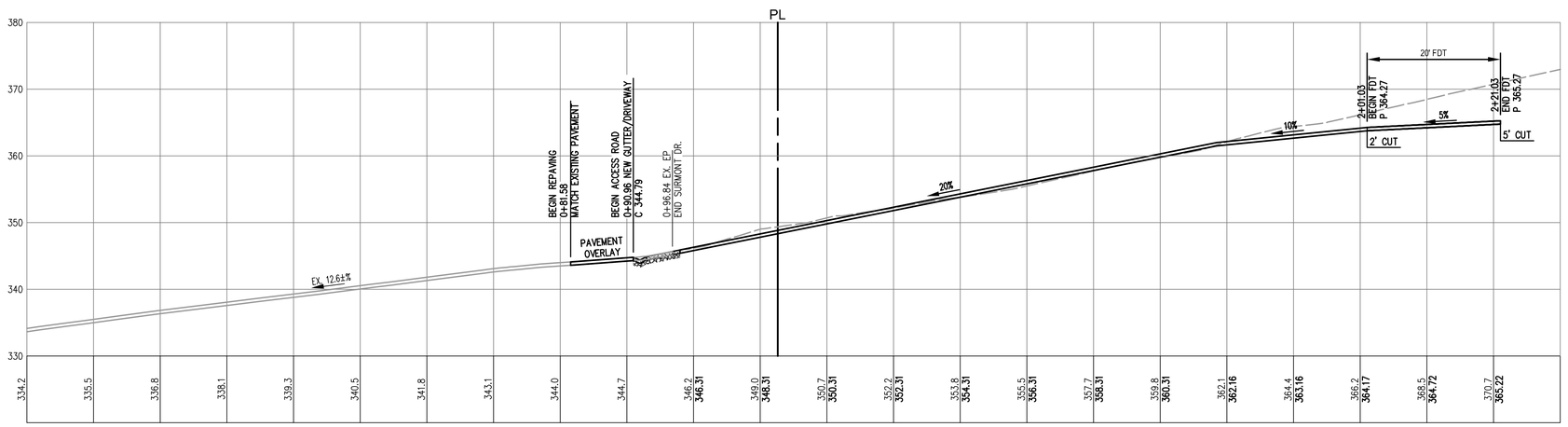


ACCESS ROAD PLAN

1"=10'



ACCESS ROAD PROFILE

1"=10'

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GRAPHIC SCALE

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(IN FEET)
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ACCESS ROAD
PLAN AND PROFILE
400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

												DATE
												REVISIONS
6	5	4	3	2	1							BY

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IMPROVEMENT

CIVIL ENGINEERING

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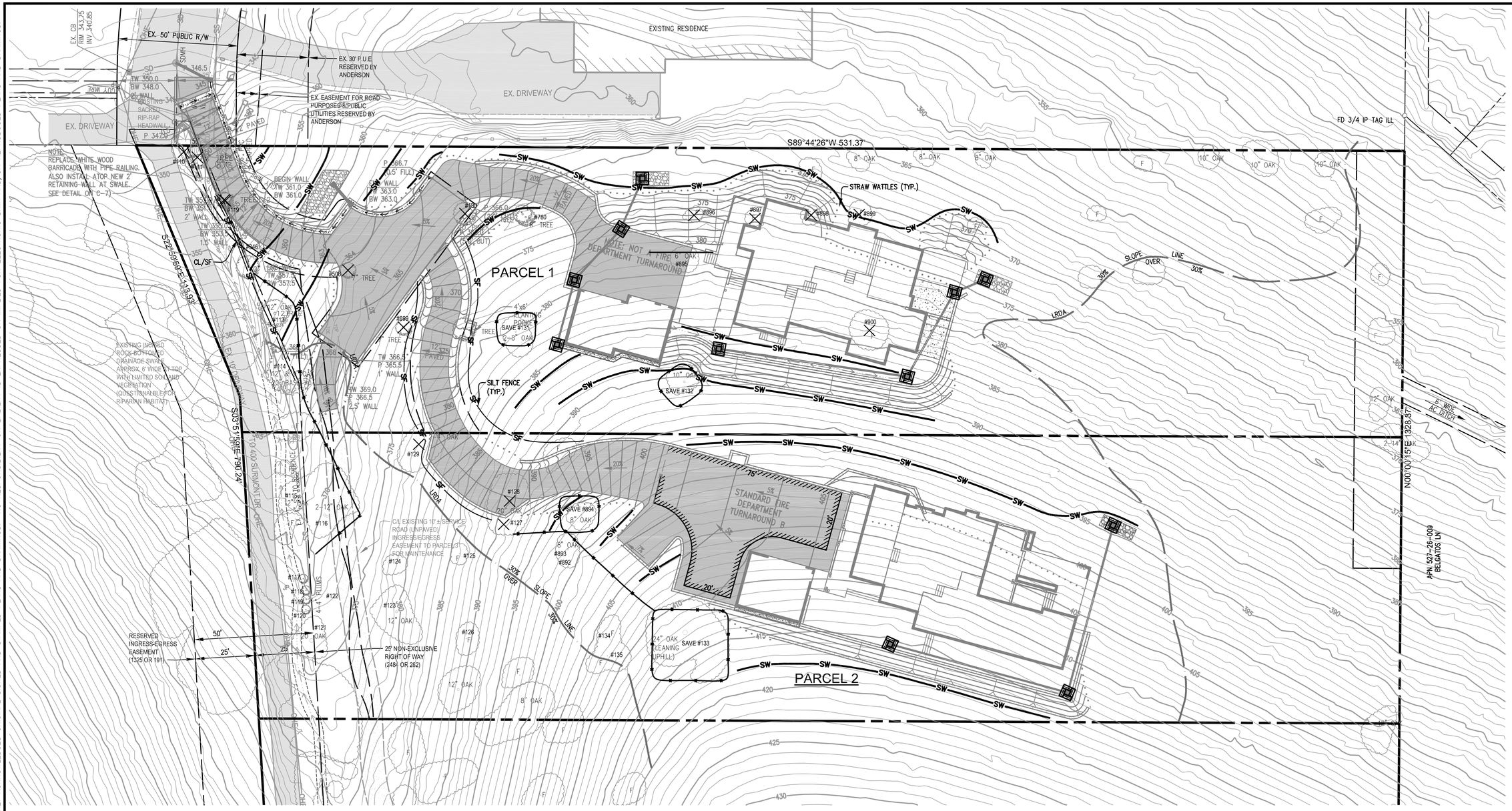

TREE REMOVAL TABLE

PARCEL 1

#130	9" STONE PINE AT HAMMERHEAD
#131	3-7" TOYON AT HAMMERHEAD
#111	6" & 9" LIVE OAK AT ACCESS ROAD NEAR SURMONT

PARCEL 2

# 129	9" & 11" LIVE OAK UPHILL FROM DRIVEWAY

NOTES:

1. THERE ARE MERELY 4 PROTECTED REMOVALS
2. ALL OTHER TREES ARE UNPROTECTED FRUIT TREES, GENERALLY IN POOR HEALTH

EROSION CONTROL LEGEND

- GRAVEL CONSTRUCTION ENTRANCE
- CONCRETE TRUCK WASH-OUT BASIN
- STRAW BALES
- x — CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED INCLUDING ASSOCIATED ROOT BALL.
- SF — CHAIN LINK FENCE WITH SILT FENCE (CL/SF)
- SF — SILT FENCE
- SW — STRAW WATTLES
- INLET PROTECTION
- PORT -O- POTTY — PORT-O-POTTY
- LIMIT OF WORK

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LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 1
GRADING AND SITE IMPROVEMENT

TREE PROTECTION AND EROSION CONTROL PLAN
400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

DATE:	8-3-22
SCALE:	1"=20'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS

SHEET NO.
C-6
OF 8 SHEETS

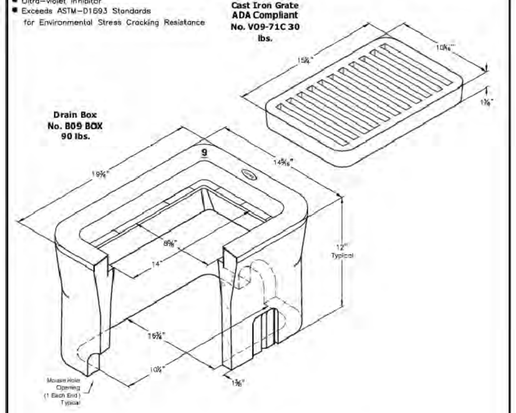
JOB NO.
16-233

08/05/2022 9:08pm - N:\2016 JOBS\16-233\DWG\16-233_P1 C6 EROSION CONTROL PLAN.DWG - C6

- Etched polypropylene face
- Face anchored in concrete
- Ultra-Violet Inhibitor
- Exceeds ASTM-D1693 Standards for Environmental Stress Cracking Resistance

Cast Iron Grate
ADA Compliant
No. V09-71C 30
lbs.

Drain Box
No. B09 BOX
90 lbs.



A curb type reinforced box for use in light drainage installations. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
B09BOX	BOX	90 lbs.	B09 Drain Box (10⅜" x 16⅝") – 28 per pallet
V09-71C	LID	30 lbs.	Cast Iron Grate - ADA Compliant
B09X12	EXTENSION	87 lbs.	12" Reinforced Concrete Box Extension – 28 per pallet
B09SL	SLAB	32 lbs.	Reinforced Concrete Slab (1 3/4" x 19 3/4")

Oldcastle Enclosure Solutions
Phone: (800) 735-3566 Fax: (800) 486 6806
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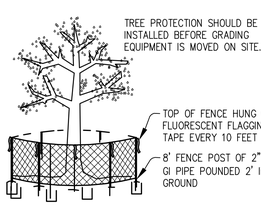
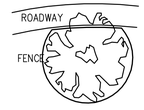
V09 BOX	V09 DRAIN BOX 10-1/4" x 16-3/4"
FILE NAME: V09_150	CHRISTY
ISSUE DATE: January, 2011	
OldcastleEnclosures.com	

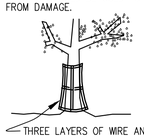


WHERE CONSTRUCTION IS TO TAKE PLACE UNDER THE CANOPY, THE FENCE SHOULD BE CONSTRUCTED 2 TO 3 FEET FROM THE LIMIT OF WORK BUT IN FRONT OF THE TRUNK.



ONLY IF APPROVED BY CITY ARBORIST

IF DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT TRUNKS FROM DAMAGE.



TREE PROTECTIVE NOTES:

1.) TREE PROTECTIVE FENCING SHALL BE INSTALLED AS SHOWN ON THE PLAN AND ESTABLISHED PRIOR TO THE ARRIVAL OF CONSTRUCTION EQUIPMENT OR MATERIALS ON SITE. IT SHALL BE COMPRISED OF SIX-FOOT HIGH CHAIN LINK FENCING MOUNTED ON EIGHT-FOOT TALL, TWO-INCH DIAMETER GALVANIZED POSTS, DRIVEN 24 INCHES INTO THE GROUND AND SPACED NO MORE THAN 10 FEET APART. ONCE ESTABLISHED, THE FENCING MUST REMAIN UNDISTURBED AND BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL FINAL INSPECTION

2.) UNLESS OTHERWISE APPROVED, ALL CONSTRUCTION ACTIVITES MUST BE CONDUCTED OUTSIDE THE DESIGNATED FENCED AREA (EVEN AFTER FENCING IS REMOVED). THESE ACTIVITIES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING: DEMOLTION, GRADING, TRENCHING, EQUIPMENT CLEANING, STOCKPILING, AND DUMPING MATERIALS (INCLUDING SOIL FILL), AND EQUIPMENT/VEHICLE OPERATION AND PARKING.

3.) ANY APPROVED GRADING OR TRENCHING BENEATH THE TREES' CANOPIES SHALL BE MANUALLY PERFORMED USING SHOVELS.

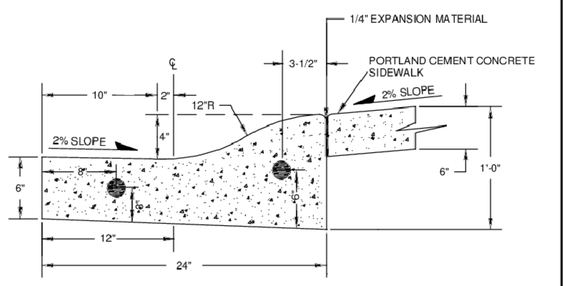
4.) ANY PRUNING OF TREES ON SITE MUST BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST AND ACCORDING TO ISA STANDARDS.

5.) THE DISPOSAL OF HARMFUL PRODUCTS (SUCH AS CHEMICALS, OIL AND GASOLINE) IS PROHIBITED BENEATH TREE CANOPIES OR ANYWHERE ON SITE THAT ALLOWS DRAINAGE BENEATH TREE CANOPIES. ADDITIONALLY, FUEL SHALL NOT BE STORED NOR SHALL ANY REFUELING OR MAINTENANCE OF EQUIPMENT OCCUR WITHIN 20 FEET OF THE TREES' TRUNKS.

6.) HERBICIDES SHALL NOT BE APPLIED BENEATH THE TREE CANOPIES. WHERE USED ON SITE, THEY MUST BE LABELED FOR SAFE USE NEAR TREES.

TREE PROTECTION DETAIL

NOT TO SCALE



NOTES:

1. CONTRACTION JOINTS OF ONE OF THESE TYPES SHOWN ABOVE TO BE PLACED 10' C/C. COMPLETELY SEVER THE STRUCTURE TO THE POINTS SHOWN. JOINTS MAY BE MADE BY INSERTING MIN. 3/16" BITUMINOUS FILLER DUMMY JOINTS. JOINTS SHALL BE CLEANED AND EDGED.
2. FINISHED WORK SHALL NOT VARY MORE THAN 1/8" IN GRADE AND 1/4" IN ALIGNMENT.
3. EXPOSED SURFACES SHALL BE LIGHT BROOM FINISH.
4. SIDEWALKS BEHIND ROLLED CURBS SHALL BE A MINIMUM OF 6" THICK.
5. CONCRETE SHALL INCLUDE ONE (1) POUND OF LAMP BLACK PER CUBIC YARD OF CONCRETE.
6. #4 REBAR SHALL BE EXTENDED ALONG LENGTH OF GUTTER.

NOT TO SCALE

APPROVED BY	DATE		CONCRETE ROLLED CURB	STD. PLAN NO.
Project #16.813.0021 TOWN ENGINEER	NOVEMBER 2010	TOWN OF LOS GATOS	Project Specific Detail 11	ST-215

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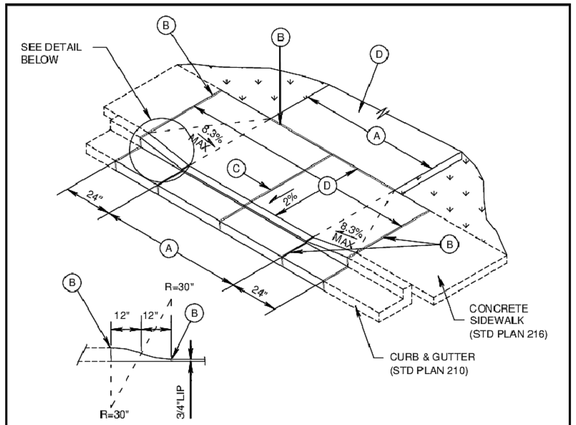

CURB TRANSITION DETAIL

(A) EQUALS WIDTH OF DRIVEWAY AT PROPERTY LINE. MINIMUM WIDTH = 14'.

(B) 1/2" WIDE FULL DEPTH EXPANSION JOINT.

(C) FULL DEPTH EXPANSION JOINT IF (A) IS 15' OR GREATER.

(D) DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.

(E) DRIVEWAY CONCRETE SHALL BE A MIN. OF 6" THICK FOR RESIDENTIAL AND 8" THICK FOR COMMERCIAL AND IS TO BE PLACED ON A MINIMUM OF 6" CLASS II AGGREGATE BASE 95% MAXIMUM COMPACTION ASTM D1557, OVER COMPACTED SUBGRADE.

(F) ALL CONCRETE SHALL BE CLASS A, PER CALTRANS SPECS, WITH 1 LB. (MIN.) LAMP BLACK PER CUBIC YARD.

(G) ALL WORK SHALL COMFORM TO CURRENT ADA REQUIREMENTS.

NOT TO SCALE

APPROVED BY	DATE		CONCRETE DRIVEWAY WITHOUT PLANTER	STD. PLAN NO.
Project #16.813.0021 TOWN ENGINEER	NOVEMBER 2010	TOWN OF LOS GATOS	Project Specific Detail 23	ST-219

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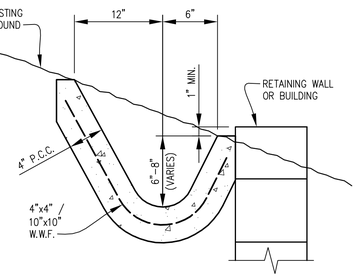
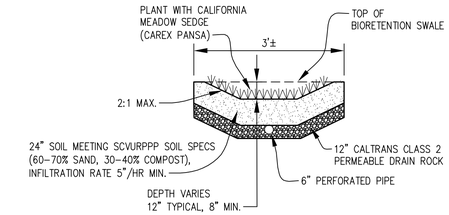


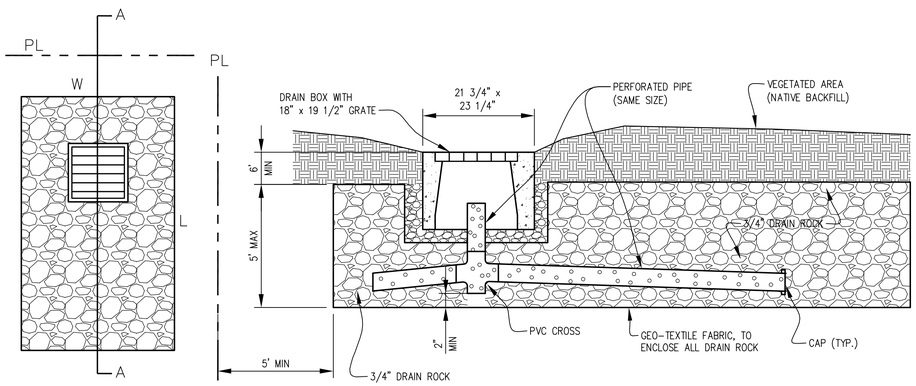
"J" DITCH DETAIL

NOT TO SCALE



BIORETENTION SWALE DETAIL

NOT TO SCALE

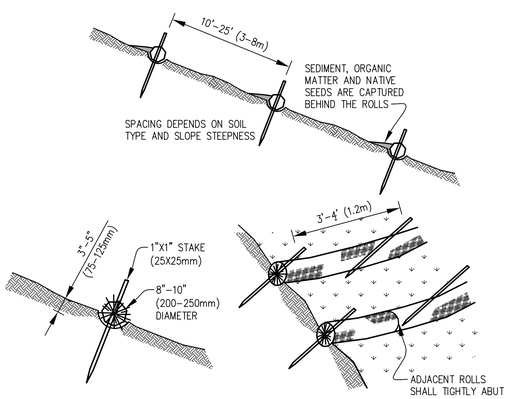


PLAN

SECTION A - A

GRAVEL BASIN DETAIL

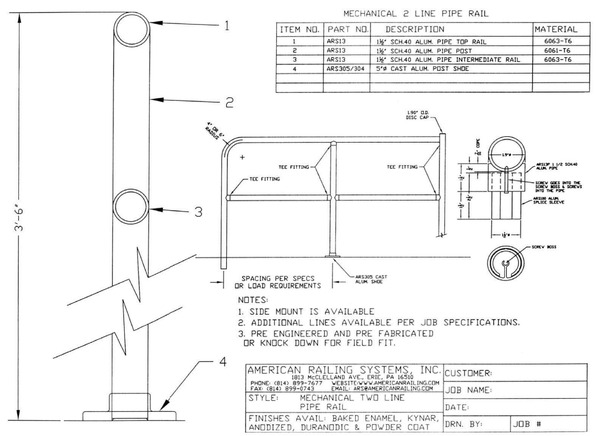
NOT TO SCALE



STRAW WATTELS MUST BE PLACED ALONG SLOPE CONTOURS

STRAW WATTLE DETAIL

NOT TO SCALE



DESIGNED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER — TERENCE J. SZEWCZYK — NO. 35527, EXP. 9-30-23 — STATE OF CALIFORNIA

8-3-22

TERENCE J. SZEWCZYK, P.E. NO. 35527
EXPIRATION DATE: 09/30/23

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550
TS CIVIL ENGINEERING

LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 1
GRADING AND SITE IMPROVEMENT

EROSION CONTROL AND CONSTRUCTION DETAILS
400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

BY	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

DATE: 8-3-22
SCALE: AS NOTED
DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
CHECK BY: TJS

SHEET NO.
C-7
OF 8 SHEETS

JOB NO.
16-233

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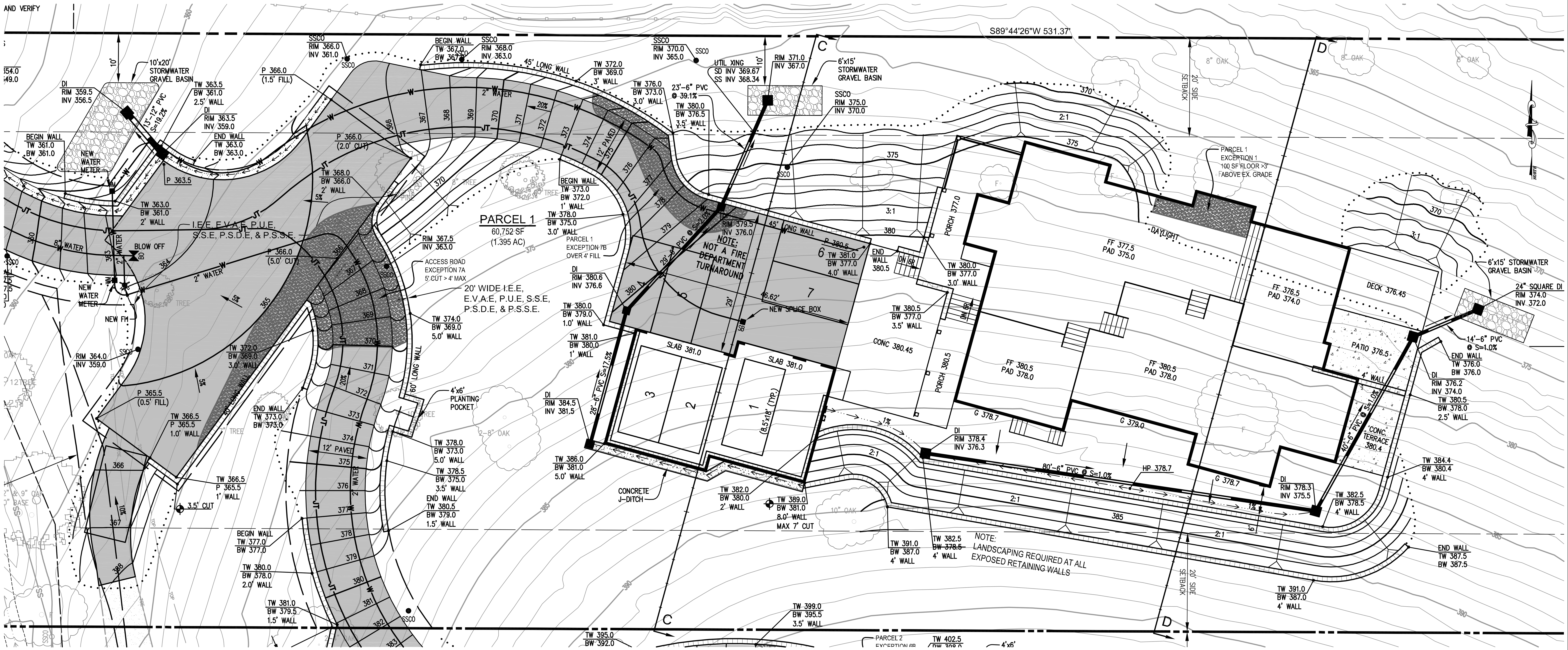
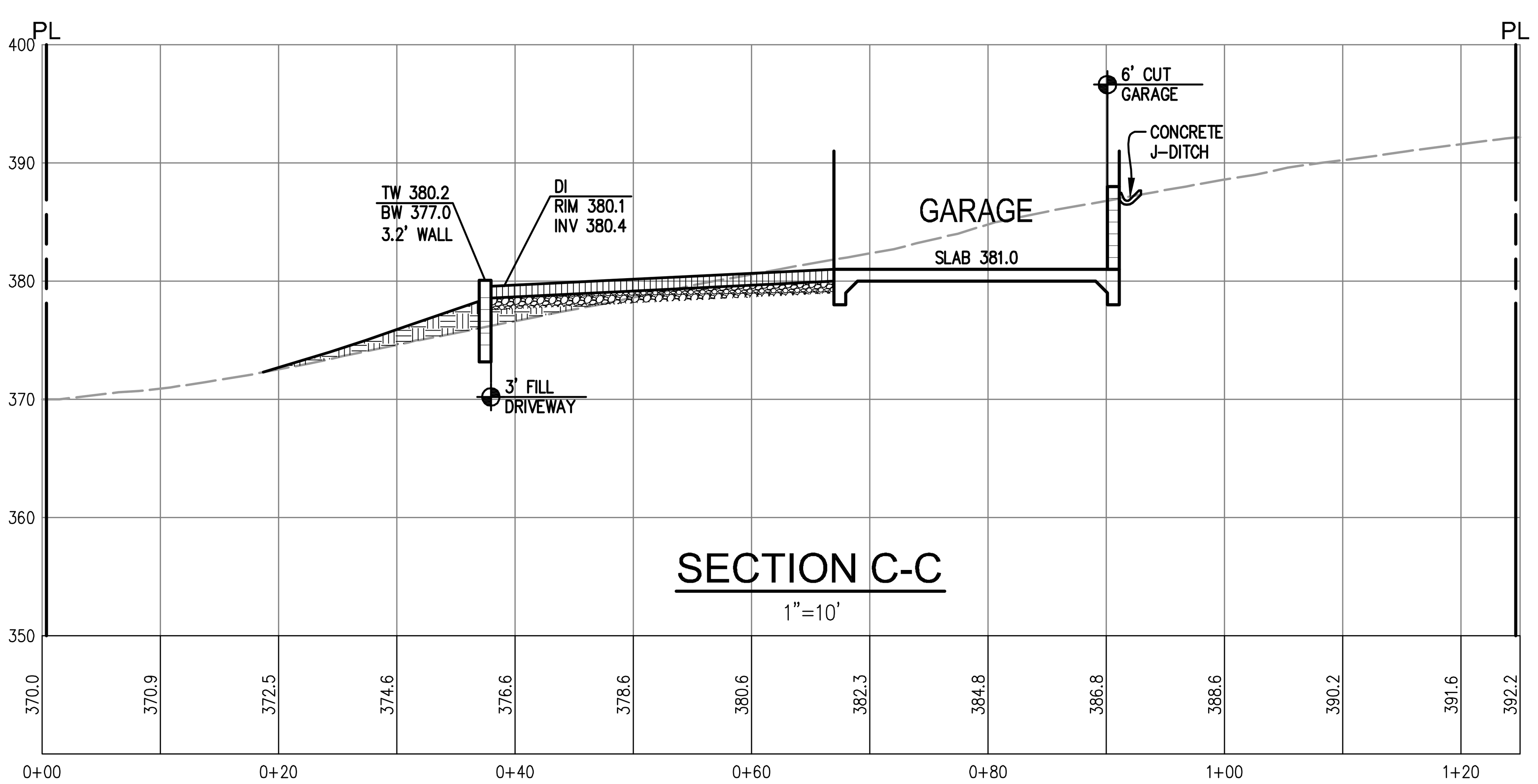
SEE SHEET C-2 FOR DRIVEWAY, C-3 FOR UTILITIES



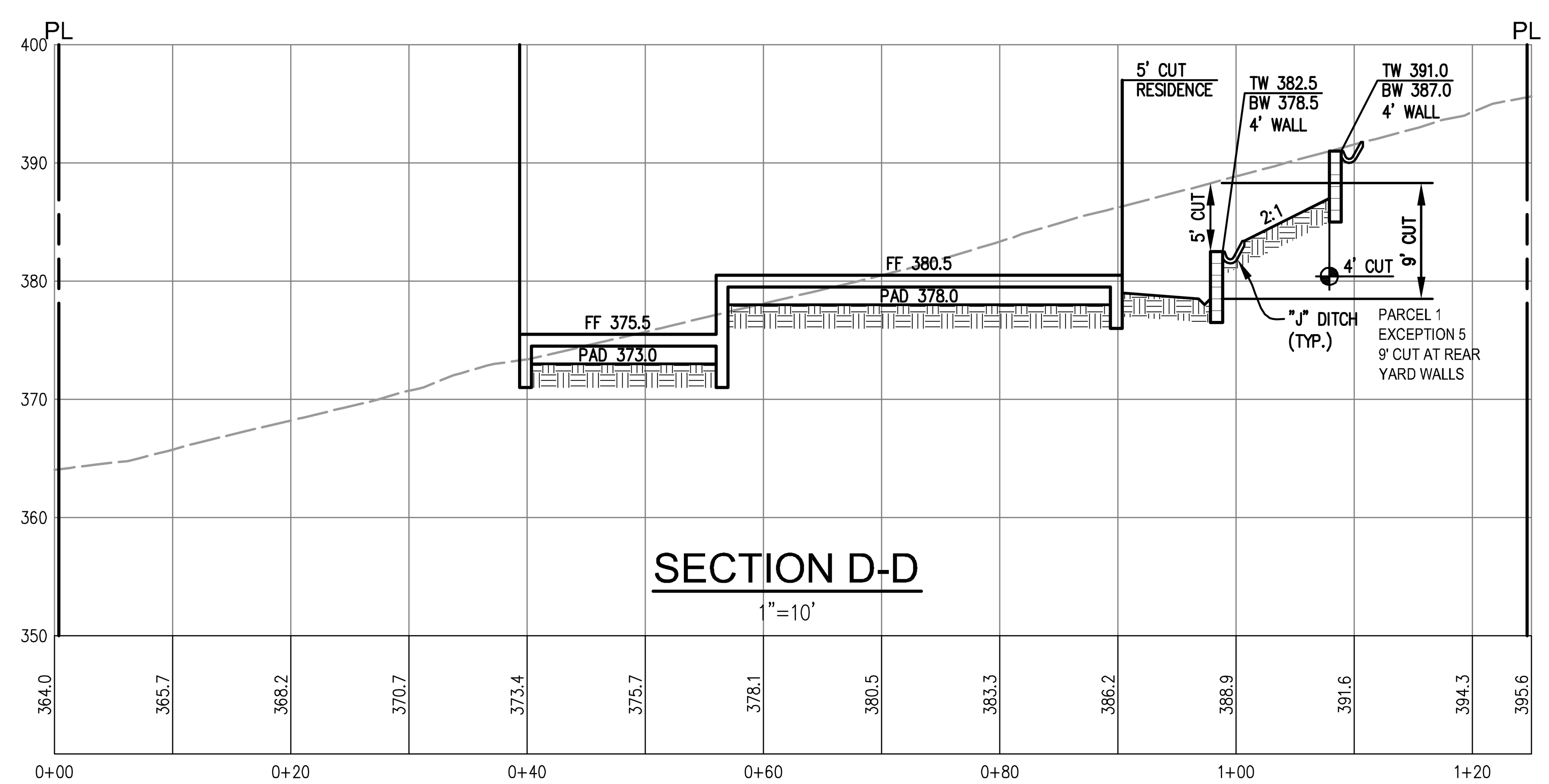
SEE SHEET C-9 FOR PARCEL 2

NOTE:

WALKWAYS AND PATIOS ARE REQUIRED TO BE CONSTRUCTED OF PERVIOUS MATERIALS



SECTION C-C
1"=10'



SECTION D-D
1"=10'

EARTHWORK SUMMARY				
	CUT (CY)	MAX DEPTH	FILL (CY)	MAX DEPTH
ACCESS ROAD	74	5'	40	2'
DRIVEWAY	80	4'	218	4'
RESIDENCE	589	8'	100	4'
GARAGE	192	7'	0	0
REAR YARD	320	6'	0	0
TOTAL	1,255		358	

897 CY TO BE HAULED OFF SITE

DESIGNED UNDER THE SUPERVISON OF:

REGISTERED PROFESSIONAL ENGINEER
TERENCE J. SZEWCZYK
NO. 35527
EXP. 9-30-23
STATE OF CALIFORNIA

8-3-22

TERENCE J. SZEWCZYK R.C.E. 35527
EXPIRATION DATE: 09/30/23

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1" = 10'

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
TS CIVIL ENGINEERING
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LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 1
GRADING AND SITE IMPROVEMENT

PARCEL 1 SITE PLAN
400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

REVISIONS		
	BY	DATE
6		
5		
4		
3		
2		
1		

DATE:	8-3-22
SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS

SHEET NO.
C-8
OF 8 SHEETS

JOB NO.
16-233

08/05/2022 9:08pm – N:\2016 JOBS\16-233\DWG\16-233_P1 C8 PARCEL 1 SITE PLAN.DWG – C8