

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



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:sh
400 Surmont Dr.doc
cc: Fire Flow File

PROJECT DATA

PROJECT ADDRESS: 400 SURMONT DRIVE, PARCEL #2
A.P.N. : 527-20-003
LOT AREA (FROM COUNTY RECORD) 57,840 SF (1.328 AC)
ZONING = HR-2.5
FLOOD ZONE = ZONE X
HISTORIC ZONE = NO
OCCUPANCY = R3/U (SINGLE FAMILY DWELLING / UTILITY)
WUI FIRE AREA = YES
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: 57,840 SF
Ave. Slope: 27.3%
Net Lot Size: 57,840 SF x (1-30% + 3% x 7) OR 57,840 x 49% = 28,342 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 = 28,342 x 19% = 5,500 SF

FLOOR AREA RATIO	ALLOWED	PROPOSED
HABITABLE HOUSE	5,500 SF	3,450 SF
ATTIC AREA OVER 7-FEET		713 SF

GARAGE:		671 SF
TOTAL	5,500 SF	4,834 SF

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C-8	Parcel 1 Site Plan
C-9	Parcel 2 Site Plan

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. Szweczyk
terry@tscivil.com
1776 Technology Drive
San Jose, California 95110
ph: (408) 452-9300 EXT 220
Contractor: The Building Works
Contact: Robert O. Hughes
bldgworks@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 Existing Building Code
2019 California Residential Code	2018 International Existing Building Code
2019 California Electrical Code	2019 California Green Building Standards Code
2019 California Mechanical Code	Town of Los Gatos New Energy Reach Codes
2019 California Plumbing Code	
2019 California Energy Code	
2019 California Fire Code	

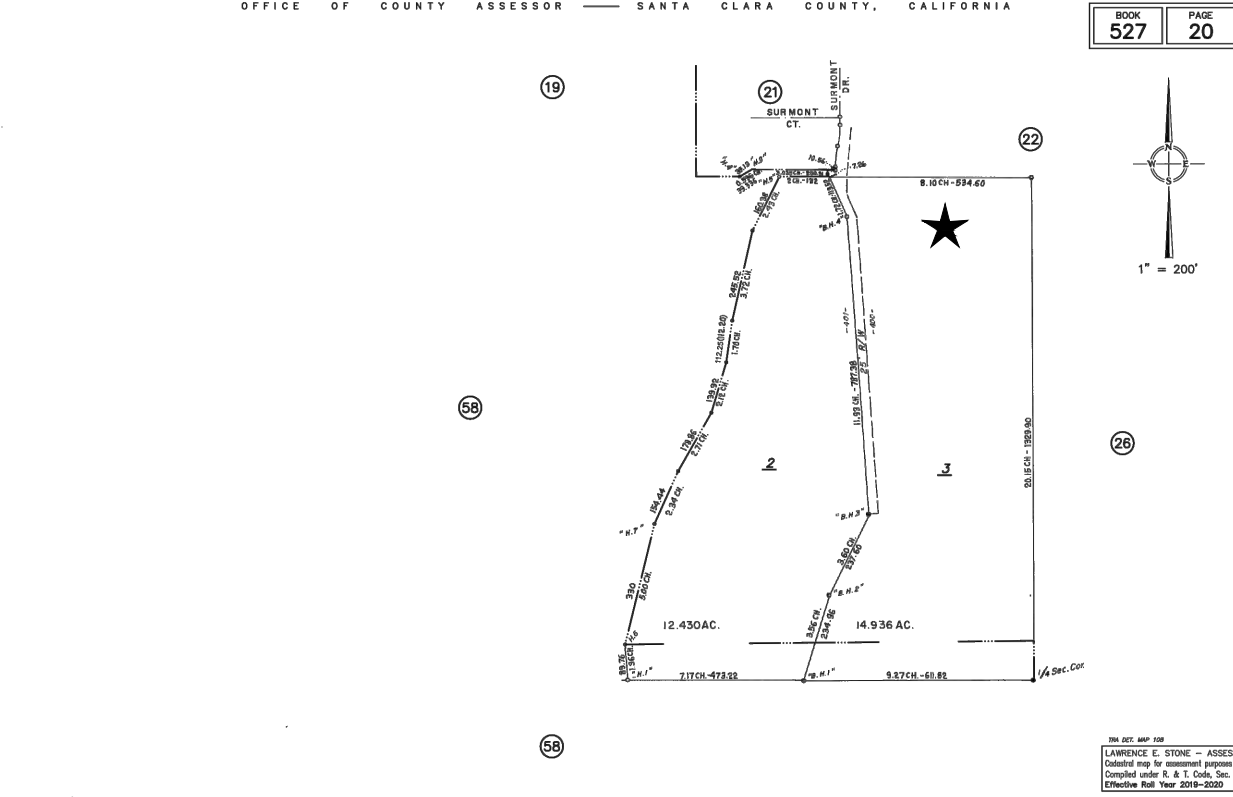
PROJECT DESCRIPTION

This project is a new, one-story, single-family residence with a attached garage.

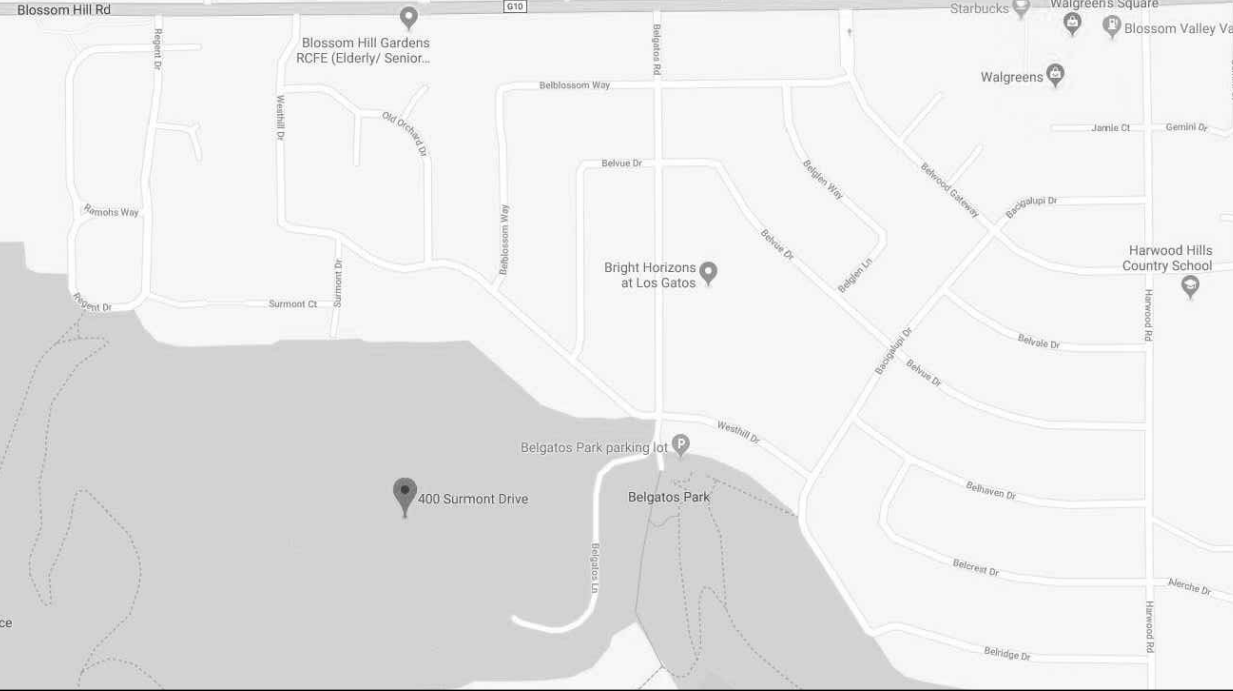
DEFERRED SUBMITTAL(S)

- 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

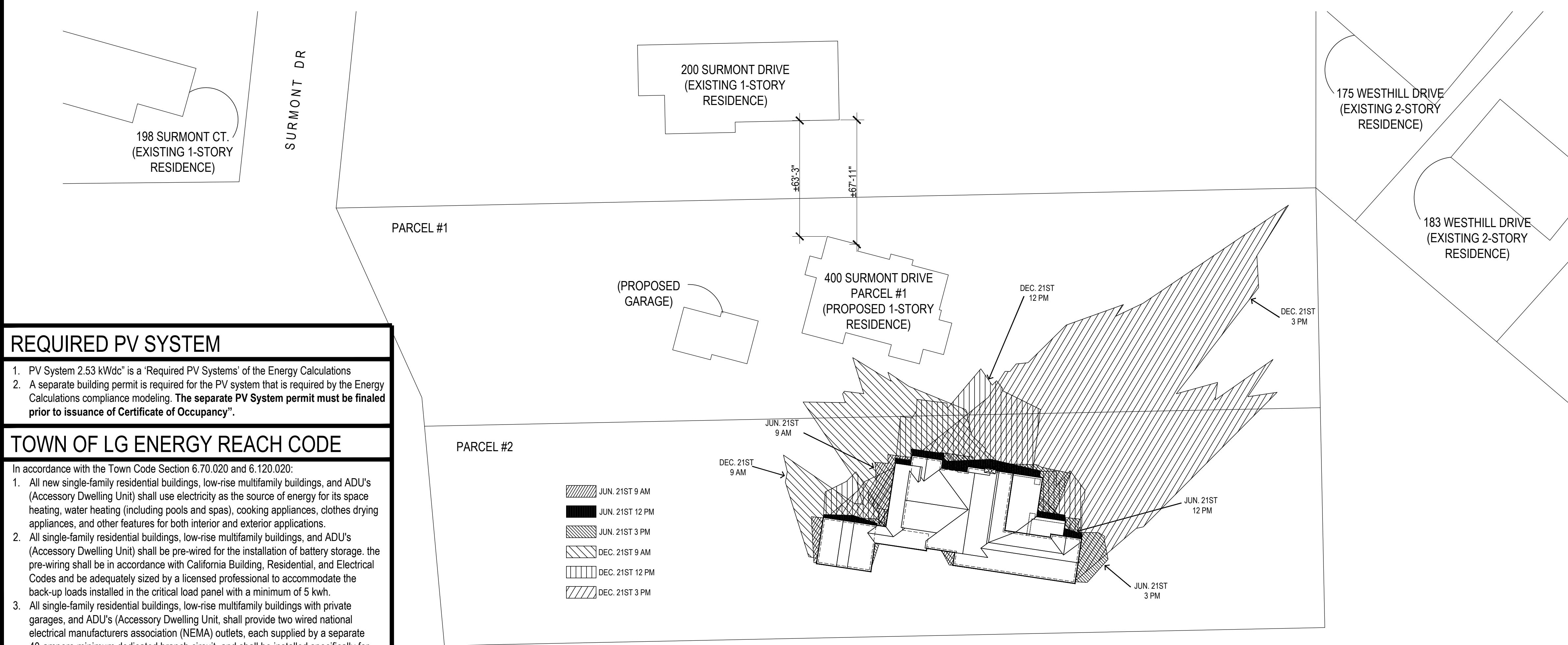
PARCEL MAP



VICINITY MAP



SHADOW STUDY



REQUIRED PV SYSTEM

- PV System 2.53 kWdc" is a "Required PV Systems" of the Energy Calculations
- 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 finalized 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:
- 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.
 - 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.
 - 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.



INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

400 SURMONT DRIVE
PARCEL #2
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019

17 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 16

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:

- All trees which have a 12 inch or greater diameter on developed residential property.
- All trees which have an 8 inch or greater diameter on developed Hillside residential property
- All trees of the following species which have an 8 inch or greater diameter located on any developed residential property:
 - Blue Oak (*Quercus douglasii*)
 - Black Oak (*Quercus kelloggii*)
 - California Buckeye (*Aesculus californica*)
 - Pacific Madrone (*Arbutus menziesii*)
- All trees which have a 4 inch or greater diameter on vacant or non-residential property.
- All trees which have a 4 inch or greater diameter when removal relates to any development review.
- 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:

- A fruit or nut tree less than 18 inches in diameter.
- 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:

- 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.
- Photos and/or a site plan of the tree(s) proposed for removal or pruning (for pruning, proposed cuts should be indicated on photo).
- A completed tree replacement worksheet (located on the reverse side of the application).
- 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).
- If required by the Town Arborist following initial inspection, a certified or consulting arborist's written report.
- If part of a development application, a copy of the associated tree report.
- 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.
- 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).
- 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.

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.

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*

- 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.
- 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"
- Labeled photographs of the installed fencing shall be emailed to the project planner prior to issuance of permits.
- 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:

- 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.
- 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:
 - Add or replace trees on public property in the vicinity of the subject property; or
 - Add or replace trees or landscaping on other Town property; or
 - 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

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

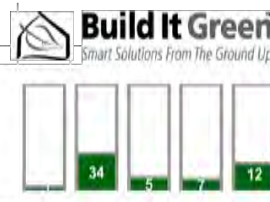
Replacement with native species is strongly encouraged. Most fruit and nut trees, palm trees, or "nuisance" species (see section 29.10.0970(2) of the Town Code) are generally not considered suitable replacement trees. If a tree or trees cannot be reasonably replanted on the subject property, the Town 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

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 (20), Indoor Air Quality (Health) (5), Resources (6), and Water (6). Please contact Build It Green for a list of qualified GreenPoint Rated if you are interested in pursuing Energy verification.

The green building practices listed below are described in the New Home Construction Green Building Guidelines. Inquire at www.builditgreen.org.



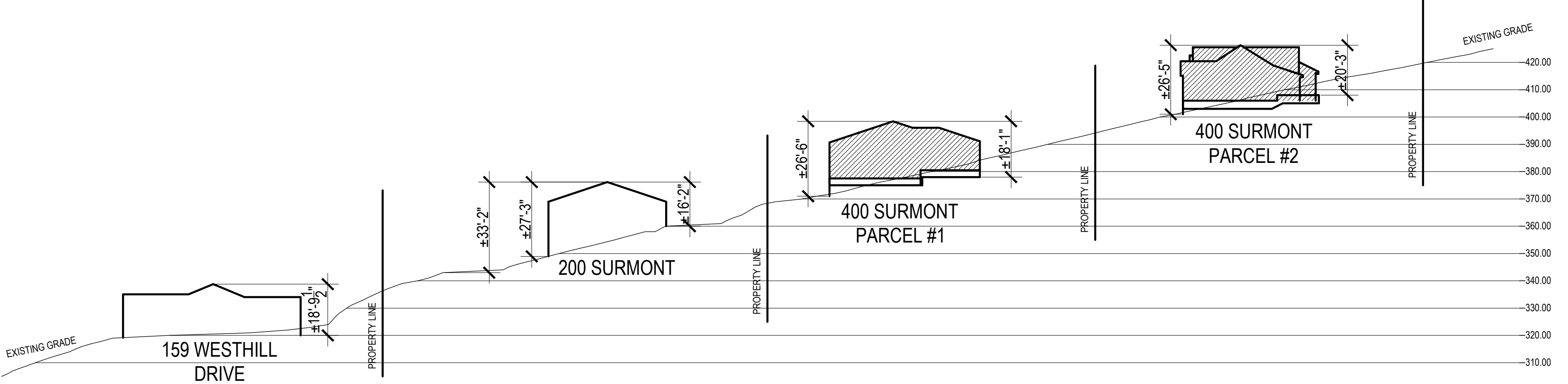
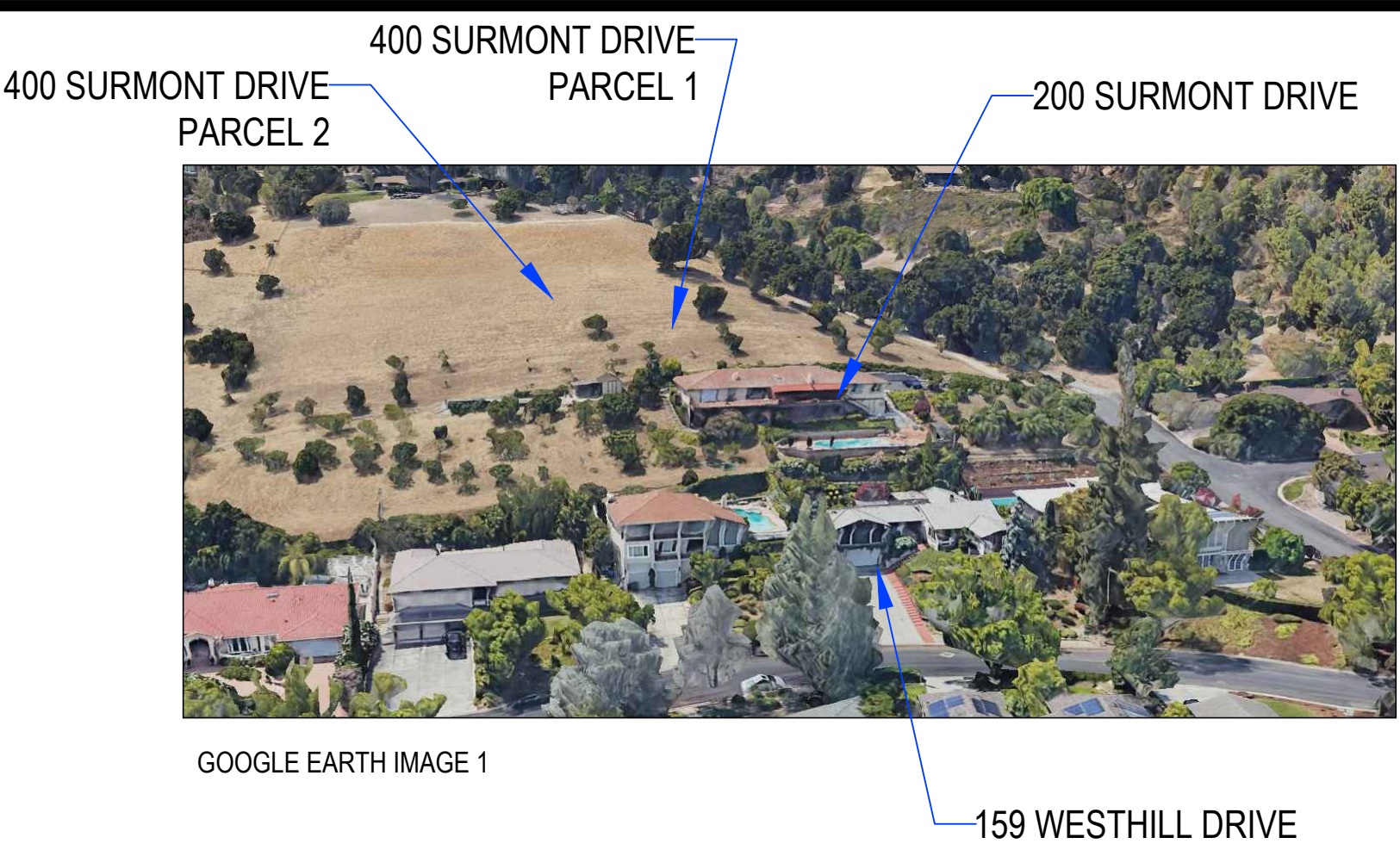
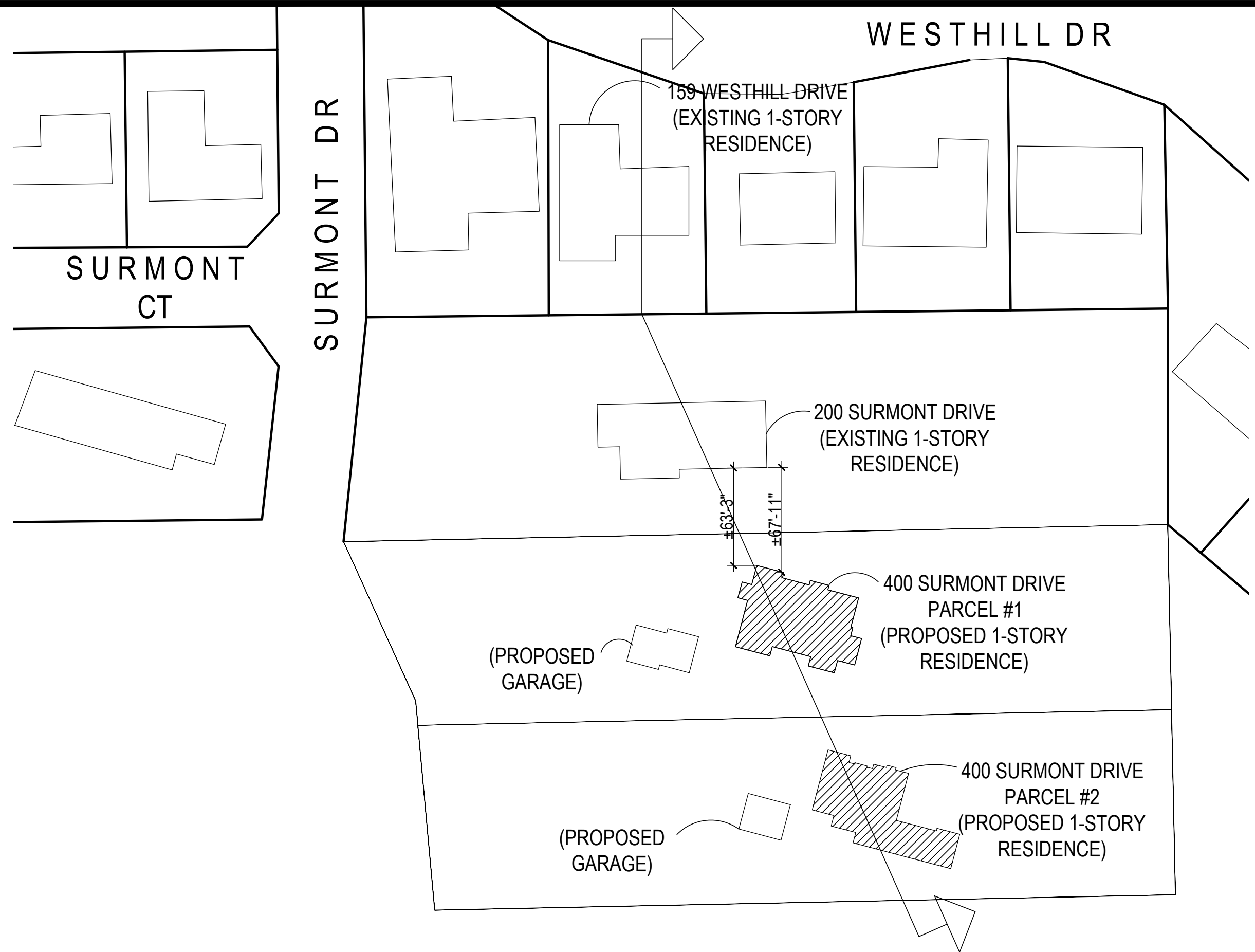
400 Surmont Drive - Parcel 2

	Points Achieved	Community	Energy	Indoor Air Quality	Resources	Water
A. SITE						
1. Protect Topsoil and Minimize Disturbance of Existing Plants & Trees						
a. Protect Topsoil from Erosion and Reuse after Construction	0	1		1		
b. Limit and Detach Construction Equipment from Minimum Protection	0					
2. Dismantled Instead of Demolishing Existing Buildings On Site	0		3			
3. Recycle Job Site Construction Waste (Excluding Green Waste)						
a. Minimum 50% Recycle Diversion by Weight (Recycling or Reuse) - Required	0			2		
b. Minimum 60% Diversion by Weight (Recycling or Reuse)	0			2		
c. Minimum 80% Diversion by Weight (Recycling or Reuse)	0			2		
4. Use Recycled Content Materials (Minimum 20%)						
a. Walkway and Driveway	1			1		
b. Roadway Base	1			1		
Total Points Available in Site = 12						
B. FOUNDATION						
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		
c. Use Fresh Portland Cement Foundation in Cold Areas (E.C.E. Climate Zone III)	0			3		
d. Use Radon Resistant Construction (in At-Risk Locations Only)	0			1		
4. Design and Build Structural Pest Controls						
a. Install Termite Shields & Separate All Contact for 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 = 6						
C. LANDSCAPING						
1. Construct Resource-Efficient Landscapes						
a. No Invasive Species Listed in California Invasive Plant Species List	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 Fine Scale Landscaping Techniques	0			1		
3. Minimize Turf Areas in Landscapes Installed by Builder						
a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue (5.0 gal/ft factor)	0			2		
b. Turf Shall Not be Installed on Slopes Exceeding 10% or on Areas Less than 10 Feet Wide	0			2		
c. Turf is 50% of Landscaped Area (total 2 points)	0			2		
d. Turf is 25% of Landscaped Area (total 4 points)	0			3		
4. Plant Shade Trees						
a. Group Plants by Water Needs (Hydrozoning)	2			2		
b. Install High-Efficiency Irrigation Systems						
a. System Uses Only Low-Flow Drip, Subirrigation, or Low-Rate Sprinklers	0			3		
b. System Uses Smart Controllers	0			3		
3. Incorporate Two Inches of Compact in the Top 6 to 12 Inches of Soil	0			3		
6. Match All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement	0			2		
8. Use 5% Salvaged or Recycled-Content Materials for 80% of Non-Floor Landscaping Elements	0			1		
10. Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward	1			1		
Total Points Available in Landscaping = 37						
D. STRUCTURAL FRAME & BUILDING ENVELOPE						
1. Apply Optimal Value Engineering						
a. Place Rafters and Studs at 24 Inch On Center Framing	0			1		
b. Size Doors 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 Joists for Roof Rafters	1			1		
d. Engineered or Finger-Jointed Studs for Vertical Applications	0			1		
e. Oriented Strand Board for Subfloor	0			1		
f. Oriented Strand Board for Wall and Roof Sheathing	0			1		
3. Use FSC-Certified Wood						
a. Structural 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		

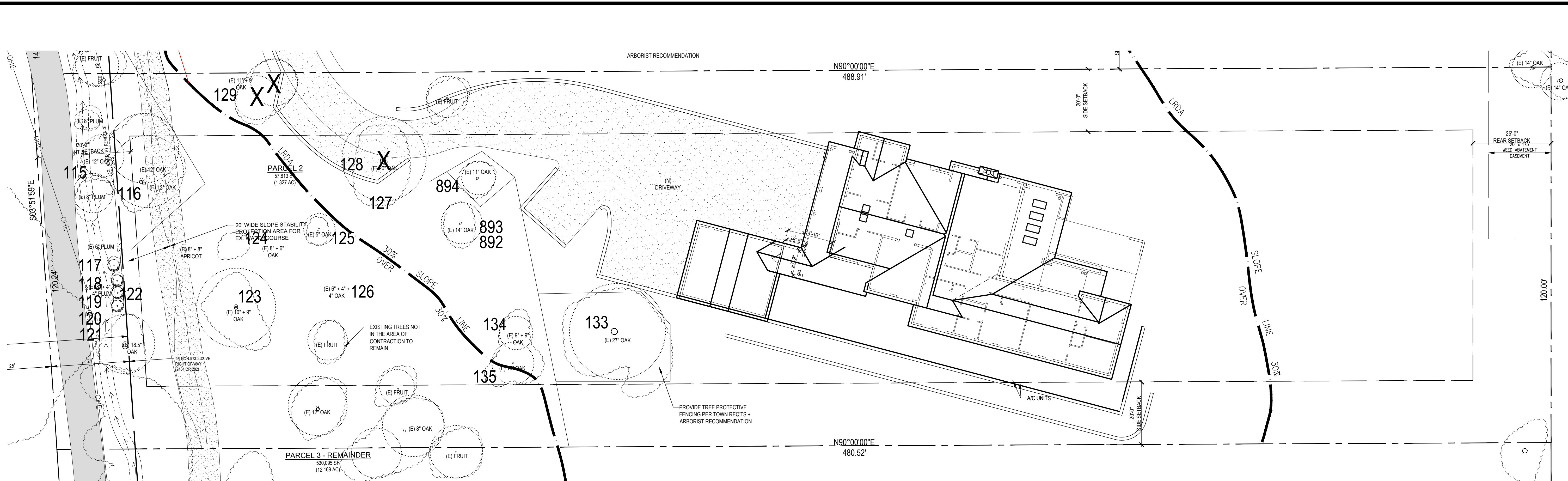
400 Surmont Drive - Parcel 2	Points Achieved	Community	Energy	Indoor Air Quality	Resources	Water
4. Use Solid Wall Systems (Includes SIPs, ICFs, Any Non-Stick Frame Assembly)						
a. Floors	0		2	2		
b. Walls	0		2	2		
c. Roofs	0		2	2		
5. Reduce Pollution Entering the Home from the Garage						
a. Tightly Seal the Air Barrier between Garage and Living Area	0			1		
6. Design Energy House on Basis of 20% of Air Infiltration Height at Outside Edge of Exterior Wall	1		1			
7. Design Roof Trusses to Accommodate Downspout	0			1		
8. Use Recycled-Content Steel Studs for 90% of Interior Wall Framing	0		1	1		
9. Thermal Mass Walls: 18 Inch Drywall or All Interior Walls or Walls Weighing more than 40 lbs/sf.	0					
10. Install Overhangs and Outlets						
a. Minimum 18-inch Overhangs and Outlets	0			1		
b. Minimum 24-inch Overhangs and Outlets	0			1		
Total Points Available in Structural Building Frame and Envelope = 30						
E. EXTERIOR FINISH						
1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Siding	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						
F. INSULATION						
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 01330)						
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 = 6						
G. PLUMBING						
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 Shrouded Piping with Demand Controlled Circulation Loop	0			1		
f. Use Central Core Piping	0			1		
2. Install Only High Efficiency Toilets (Dual-Flush or 0.8 gpf)	4			1		
Total Points Available in Plumbing = 12						
H. HEATING, VENTILATION & AIR CONDITIONING						
1. Design and Install HVAC System to ASHRAE Manual J, D, and S Recommendations						
a. Install Sealed Combustion Units						
a. Furnaces	0			2		
b. Water Heaters	0			2		
3. Install Ducted, Hydraulic Radiant Heating with Slab Edge Insulation	0			1		
4. Install High Efficiency Air Conditioning with Environmentally Responsible Refrigerants	0			1		
5. Design and Install Effective Downspout						
a. Install HVAC Units and Outlets within Conditioned Space	0			3		
b. Use Duct Mats and Air Duct Joints and Seams	0			1		
c. Install Downspout under A/C Insulation (Buried Duct)	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 Water-Fired Water Heaters	0			1		
7. Don't Install Fireplace or Install Sealed Gas Fireplaces with Efficiency Rating Not Less Than 80% 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 Cooking (Maximum 4 Points)						
a. Install ENERGY STAR Ceiling Fans in Living Area & Bedrooms	0			1		
b. Install Whole House Fan with Variable Speed	1			1		
c. Automatically Controlled Integrated System with Variable Speed Control	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 As-Air Heat Exchanger that Meets ASHRAE 62.2	0			1		
c. Install Carbon Monoxide Alarm(s)	0			1		
Total Points Available in Heating, Ventilation and Air Conditioning = 30						
I. RENEWABLE ENERGY						
1. Pre-Plan for Solar Hot Water Heating	0			4		

400 Surmont Drive - Parcel 2	Points Achieved	Community	Energy	Indoor Air Quality	Resources	Water
2. Install Solar Water Heating System	0			10		
3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft ² 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. 40% of electric needs OR 2.4 kW (total 12 points)	0			6		
c. 50% of electric needs OR 3.6 kW (total 18 points)	0			6		
Total Available Points in Renewable Energy = 28						
J. BUILDING PERFORMANCE						
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			230		
3. House Obtains ENERGY STAR with Indoor Air Package Certification - Pilot Measure (Total 48 points; real comment)	0			5	2	
Total Available Points in Building Performance = 30						
K. FINISHES						
1. Design Entrances 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 (Fini) and <150 gpl VOCs (Non-Fini)	0			1		
b. Zero-VOC Interior Wall/Ceiling Paints (<2 gpl VOCs (Fini)	0			3		
3. Use Low-VOC, Water-Based Wood Finishes (<200 gpl VOCs)	0			2		
4. Use Low-VOC Caulks and Construction Adhesives (<70 gpl VOCs) for All Adhesives	0			2		
5. Use Recycled-Content Paint	0			2		
6. Use Environmentally Preferable Materials for Interior Finishes: A) FSC-Certified Wood, B) Recycled, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed						
a. Cabinets (50% Minimum)	0			1		
b. Interior Trim (50% Minimum)	0			1		
c. Cabinets & Countertops (50% Minimum)	0			1		
d. Doors (50% Minimum)	0			1		
e. Countertops (50% Minimum)	0			1		
7. Reduce Formaldehyde in Interior Finishes (See Section 01330)						
a. Subfloor & Slat Tracks (50% Minimum)	0			1		
b. Cabinets & Countertops (50% Minimum)	0			1		
c. Interior Trim (50% Minimum)	0			1		
d. Sheathing (50% Minimum)	0			1		</

SITE LINE STUDY / MASSING RELATIONSHIP



SITE PLAN



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

SE
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 #2
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95032

20 AUGUST 2019
17 JANUARY 2020
PLANNING SUBMITTAL
23 AUGUST 2021
PLANNING SUBMITTAL II
16 NOVEMBER 2021
PLANNING SUBMITTAL III
29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: AS NOTED

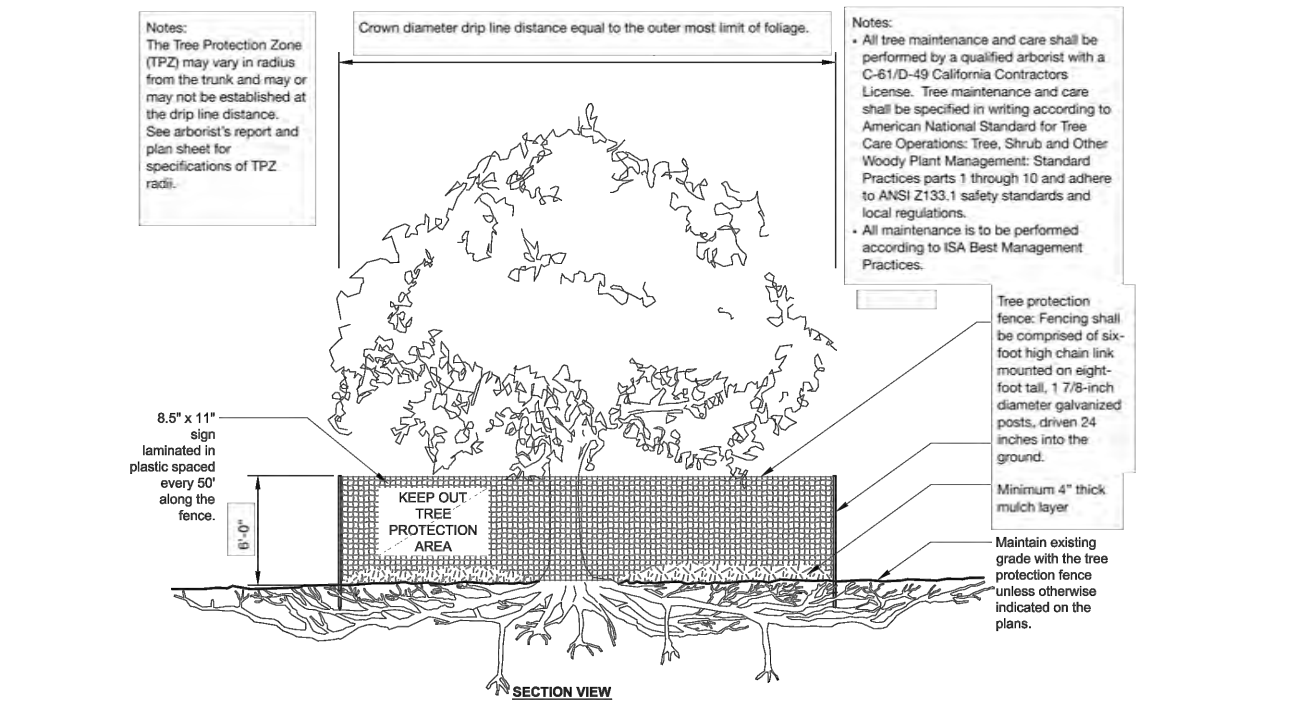
PROPOSED SITE PLAN +
SITE LINE STUDY/
MASSING RELATIONSHIP

APPENDIX A, B, D + DETAILS

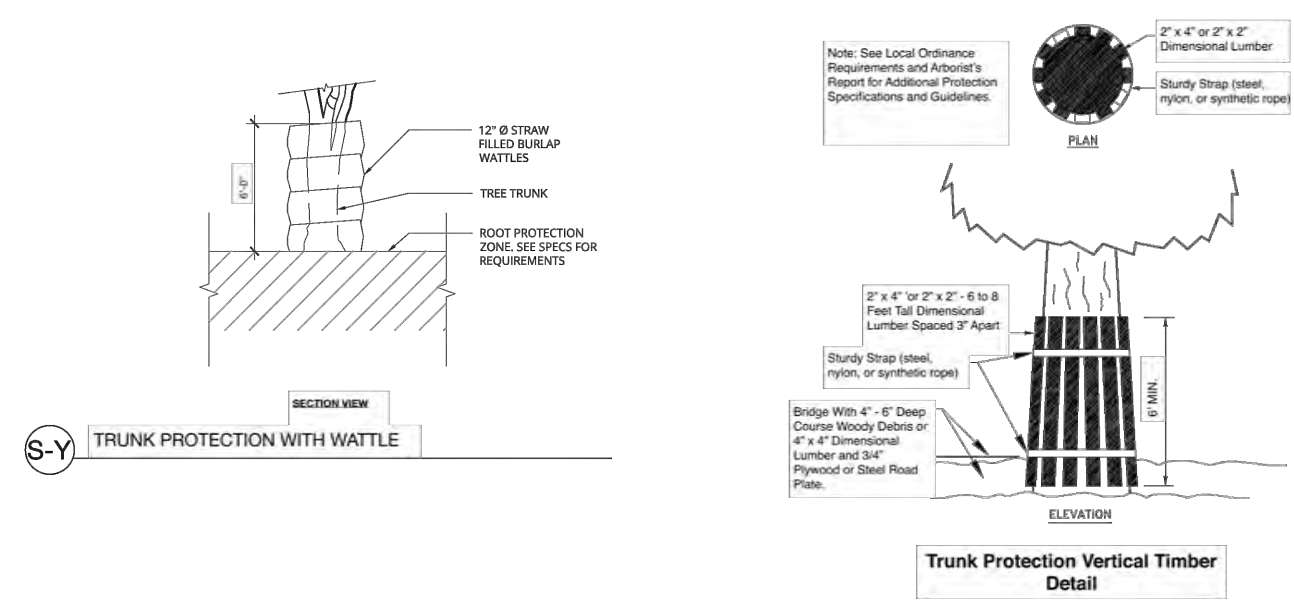
Appendix A: Site Plan and Tree Locations Site plan not to scale. Trees with an "X" next to them are highly impacted. The blue dash represents the tree protection fence.



Appendix D: Tree Protection Guidelines D1: Fence Specifications



D2: Trunk Protection Specifications



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 (<i>Prunus armeniaca</i>)	110	8	10	15	Poor	Poor	High	\$470.00	Exempt
coast live oak (<i>Quercus agrifolia</i>)	111	6, 5	15	15	Fair	Fair	High	\$750.00	Protected
apricot (<i>Prunus armeniaca</i>)	112	7, 7	15	15	Poor	Poor	High	\$710.00	Exempt
holly oak (<i>Quercus ilex</i>)	113	13	30	30	Fair	Fair	Low	\$2,340.00	Protected
coast live oak (<i>Quercus agrifolia</i>)	114	14, 9	35	30	Fair	Fair	Low	\$2,700.00	Protected
coast live oak (<i>Quercus agrifolia</i>)	115	14	35	35	Good	Good	Low	\$1,380.00	Protected
coast live oak (<i>Quercus agrifolia</i>)	116	13, 15	35	35	Fair	Fair	Low	\$2,090.00	Large Protected
wild plum (<i>Prunus sp.</i>)	117	8	25	25	Good	Poor	Low	\$620.00	Exempt
wild plum (<i>Prunus sp.</i>)	118	8	25	25	Good	Poor	Low	\$620.00	Exempt
wild plum (<i>Prunus sp.</i>)	119	6	25	25	Good	Poor	Low	\$390.00	Exempt
wild plum (<i>Prunus sp.</i>)	120	8, 4, 3	25	25	Good	Poor	Low	\$770.00	Exempt
coast live oak (<i>Quercus agrifolia</i>)	121	18.5	35	35	Good	Good	Low	\$5,400.00	Protected
apricot (<i>Prunus armeniaca</i>)	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 (<i>Quercus agrifolia</i>)	123	10, 9	35	35	Fair	Fair	Low	\$1,820.00	Protected
holly oak (<i>Quercus ilex</i>)	124	8, 6	25	25	Fair	Fair	Low	\$1,420.00	Protected
holly oak (<i>Quercus ilex</i>)	125	5	20	20	Good	Good	Low	\$620.00	Protected
holly oak (<i>Quercus ilex</i>)	126	6, 4, 4	20	20	Fair	Fair	Low	\$940.00	Protected
coast live oak (<i>Quercus agrifolia</i>)	127	14	30	30	Good	Good	High	\$3,140.00	Protected
coast live oak (<i>Quercus agrifolia</i>)	128	11	30	30	Good	Good	High	\$1,990.00	Protected
coast live oak (<i>Quercus agrifolia</i>)	129	11, 9	25	25	Good	Good	High	\$3,140.00	Protected
stone pine (<i>Pinus pinea</i>)	130	9	25	15	Good	Poor	High	\$880.00	Protected
toyon (<i>Heteromeles arbutifolia</i>)	131	7, 7, 7	25	25	Fair	Fair	Moderate	\$2,150.00	Protected
coast live oak (<i>Quercus agrifolia</i>)	132	8, 5, 5	30	30	Fair	Fair	Moderate	\$1,120.00	Protected
coast live oak (<i>Quercus agrifolia</i>)	133	27	55	55	Good	Good	Moderate	\$11,300.00	Large Protected
coast live oak (<i>Quercus agrifolia</i>)	134	9, 9	25	25	Good	Good	Low	\$2,730.00	Protected
coast live oak (<i>Quercus agrifolia</i>)	135	13	25	25	Good	Good	Low	\$2,730.00	Protected
wild plum (<i>Prunus sp.</i>)	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 (<i>Prunus armeniaca</i>)	506	3, 3, 3,	10	8	Good	Poor	High	\$1,100.00	Exempt
apricot (<i>Prunus armeniaca</i>)	699	7, 7	10	8	Poor	Poor	High	\$710.00	Exempt
apricot (<i>Quercus agrifolia</i>)	700	6	15	10	Fair	Fair	High	\$460.00	Protected
apricot (<i>Prunus armeniaca</i>)	892	4, 4, 4, 6	10	8	Dead	Poor	Low	\$0.00	Exempt
coast live oak (<i>Quercus agrifolia</i>)	893	13	25	15	Good	Good	Low	\$2,730.00	Protected
coast live oak (<i>Quercus agrifolia</i>)	894	9	15	10	Good	Good	Moderate	\$1,380.00	Protected
apricot (<i>Prunus armeniaca</i>)	895	6, 4, 3	10	8	Poor	Poor	High	\$470.00	Exempt
coast live oak (<i>Quercus agrifolia</i>)	896	6	15	10	Poor	Poor	High	\$290.00	Protected
apricot (<i>Prunus armeniaca</i>)	897	4	10	8	Poor	Poor	High	\$150.00	Exempt
apricot (<i>Prunus armeniaca</i>)	898	10	10	8	Poor	Poor	High	\$710.00	Exempt
apricot (<i>Prunus armeniaca</i>)	899	8	10	8	Poor	Poor	High	\$470.00	Exempt
apricot (<i>Prunus armeniaca</i>)	900	12	10	8	Poor	Poor	High	\$1,000.00	Exempt

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

- 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.
- 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."
- 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').
- 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..
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- 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.
- Prohibit the attachment of wires, signs or ropes to any protected tree.
- Design utility services and irrigation lines to be located outside of the dripline when feasible.
- 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.
- 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.



INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
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CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

400 SURMONT DRIVE
PARCEL #2
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019

17 JANUARY 2020
PLANNING SUBMITTAL

23 AUGUST 2021
PLANNING SUBMITTAL II

16 NOVEMBER 2021
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

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

TREE PROTECTION
REQUIREMENTS

T-1



INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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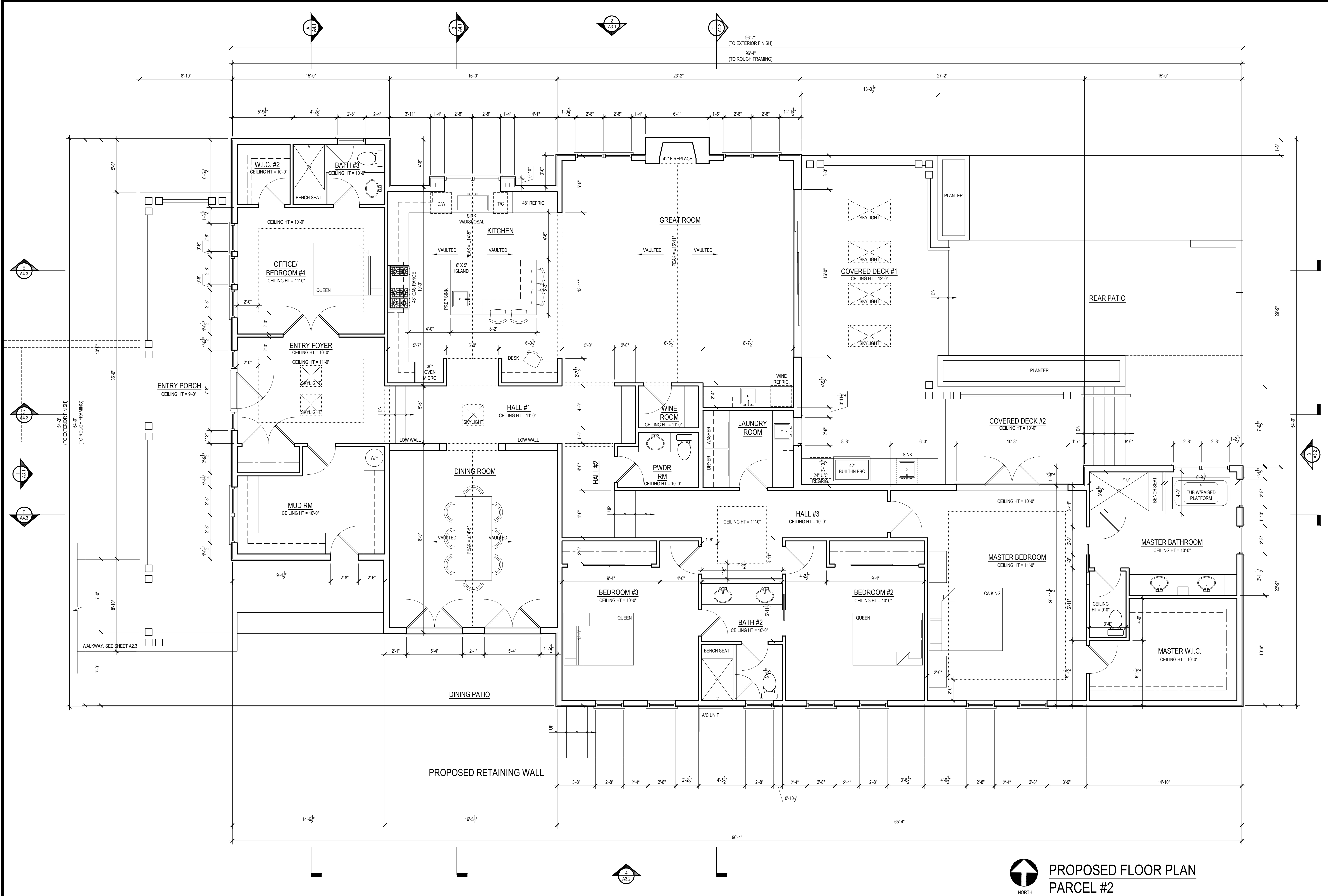
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PLANNING SUBMITTAL
23 AUGUST 2021
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16 NOVEMBER 2021
PLANNING SUBMITTAL III
29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: 1/4" = 1'-0"

PROPOSED FLOOR PLAN

A2.1



PROPOSED FLOOR PLAN
PARCEL #2



INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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20 AUGUST 2019

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23 AUGUST 2021
PLANNING SUBMITTAL II

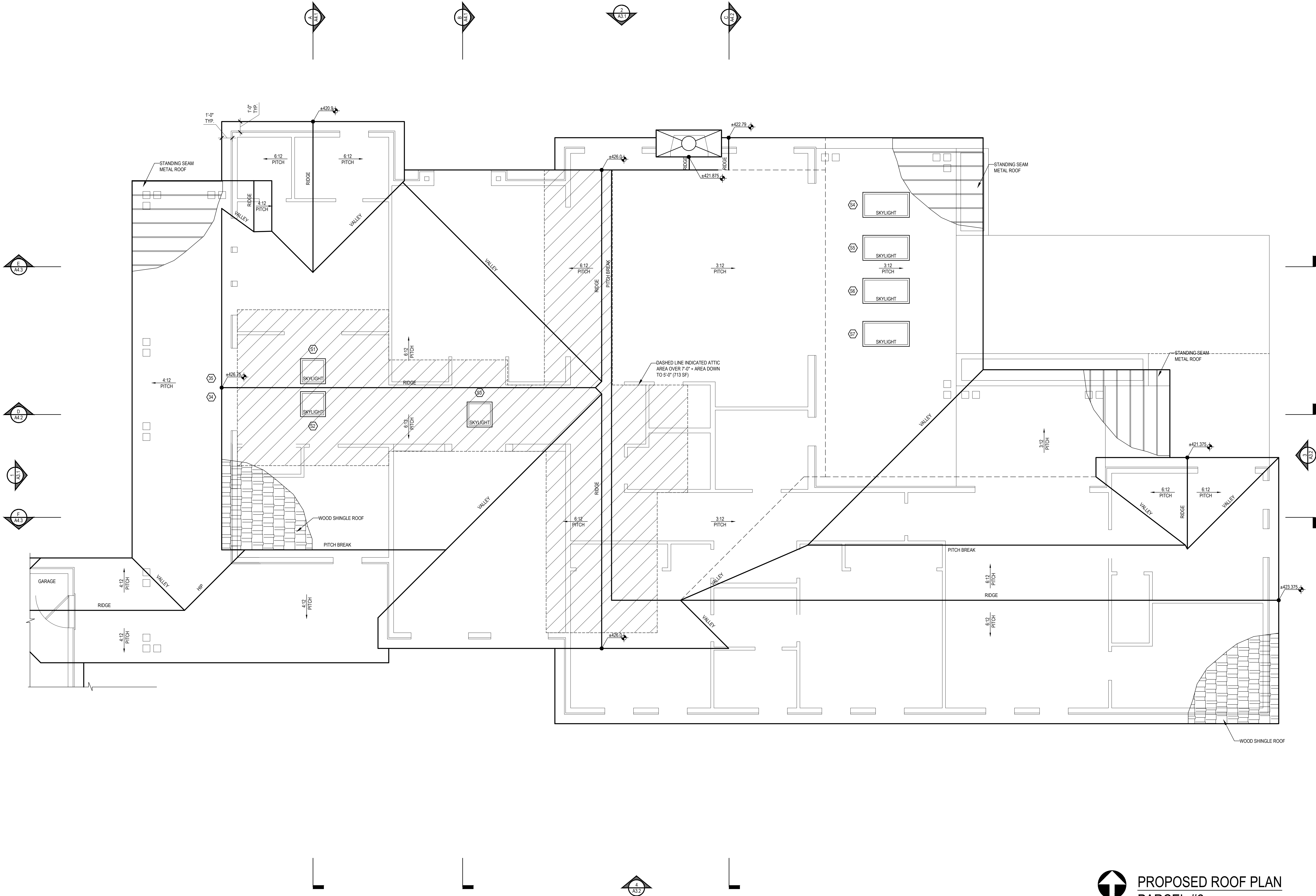
16 NOVEMBER 2021
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: 1/4" = 1'-0"

PROPOSED ROOF PLAN

A2.2

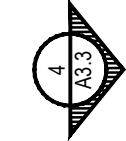


PROPOSED ROOF PLAN
PARCEL #2

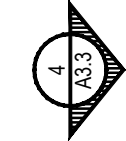


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CALIFORNIA
95032

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PROPOSED GARAGE PLAN



PROPOSED GARAGE ROOF PLAN

00 SUIRMONT DRIVE

PARCEL #2

0 AUGUST 2019

7 JANUARY 2020

3 AUGUST 2021

6 NOVEMBER 2021

9 APRIL 2022

1 E: 1" = 1' 0"

ROSED GARAGE



T 408.292.3252
F 253.399.1125

400 SURMONT DRIVE
PARCEL #2
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019

17 JANUARY 2020
PLANNING SUBMITTAL

23 AUGUST 2021
PLANNING SUBMITTAL II

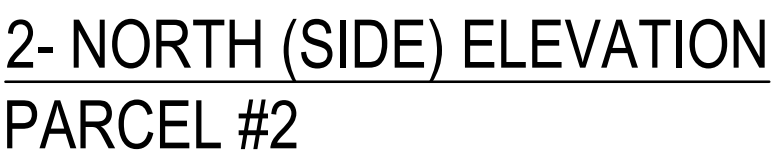
16 NOVEMBER 2021
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

ANTERIOR ELEVATIONS

A3.1

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.



SCALE: $\frac{1}{4}" = 1'-0"$



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20 AUGUST 2019

17 JANUARY 2020
PLANNING SUBMITTAL

23 AUGUST 2021
PLANNING SUBMITTAL II

16 NOVEMBER 2021
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

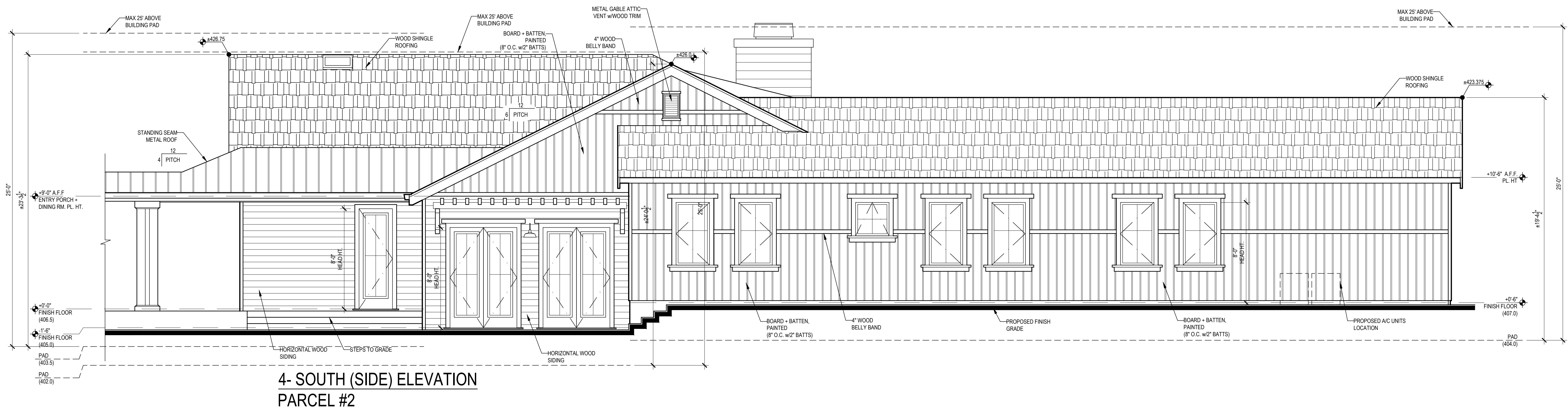
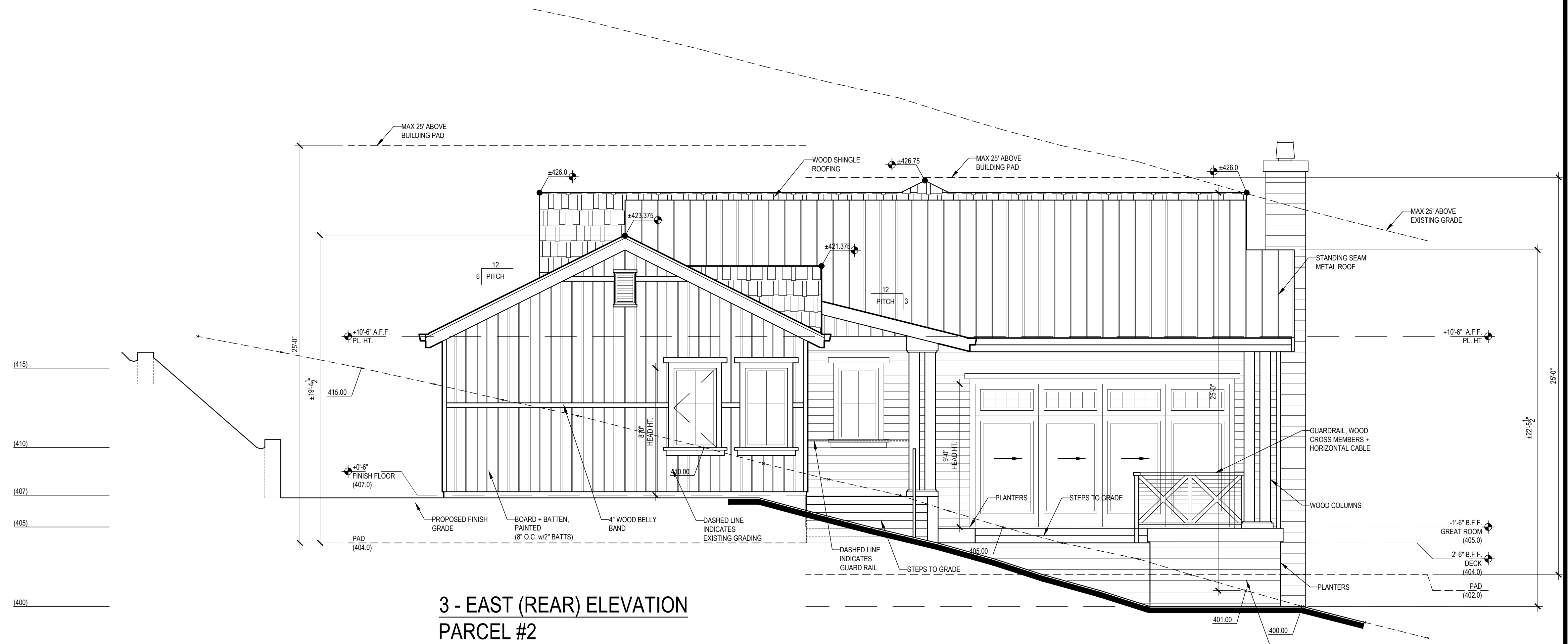
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ANTERIOR ELEVATIONS

A3.2

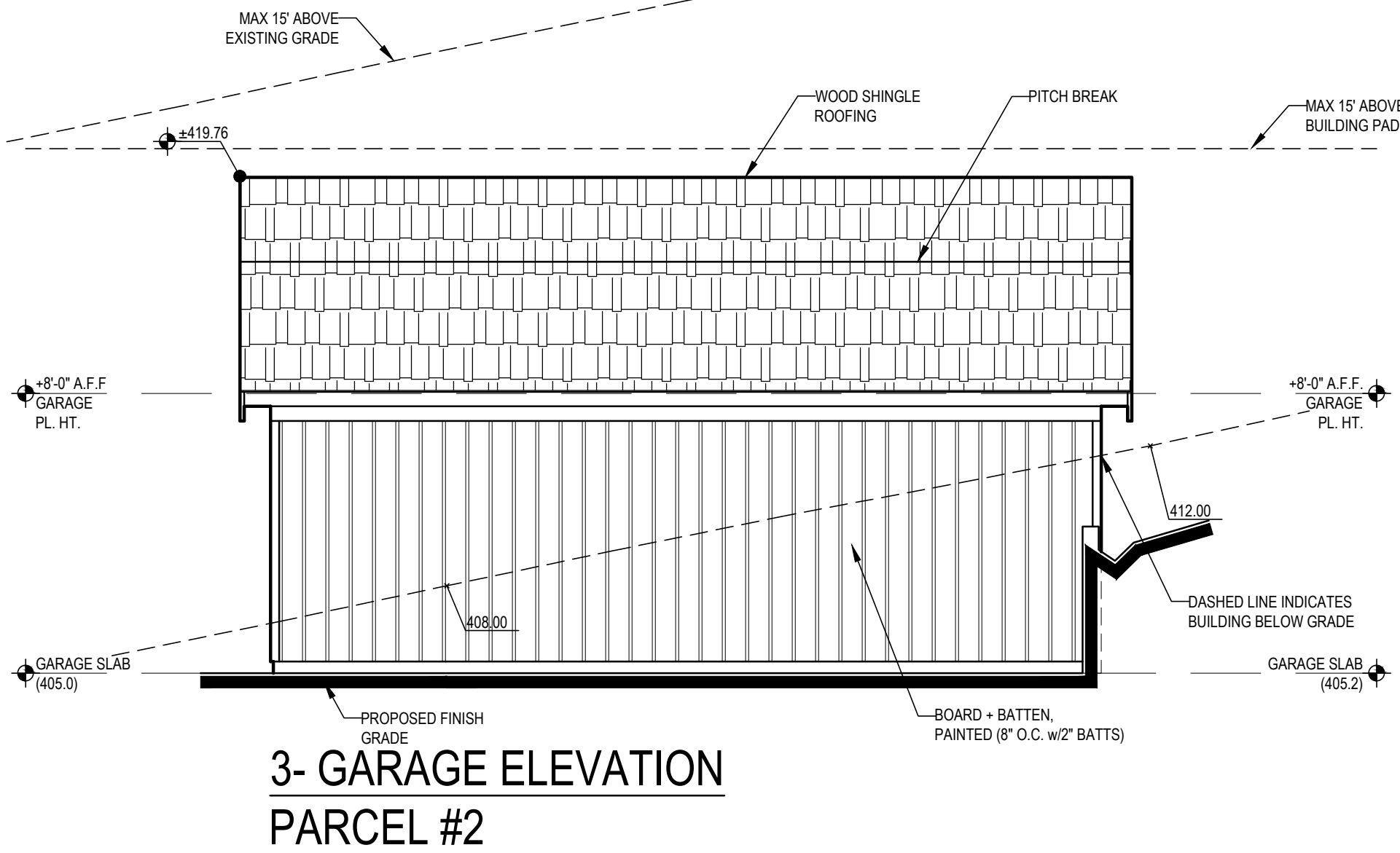
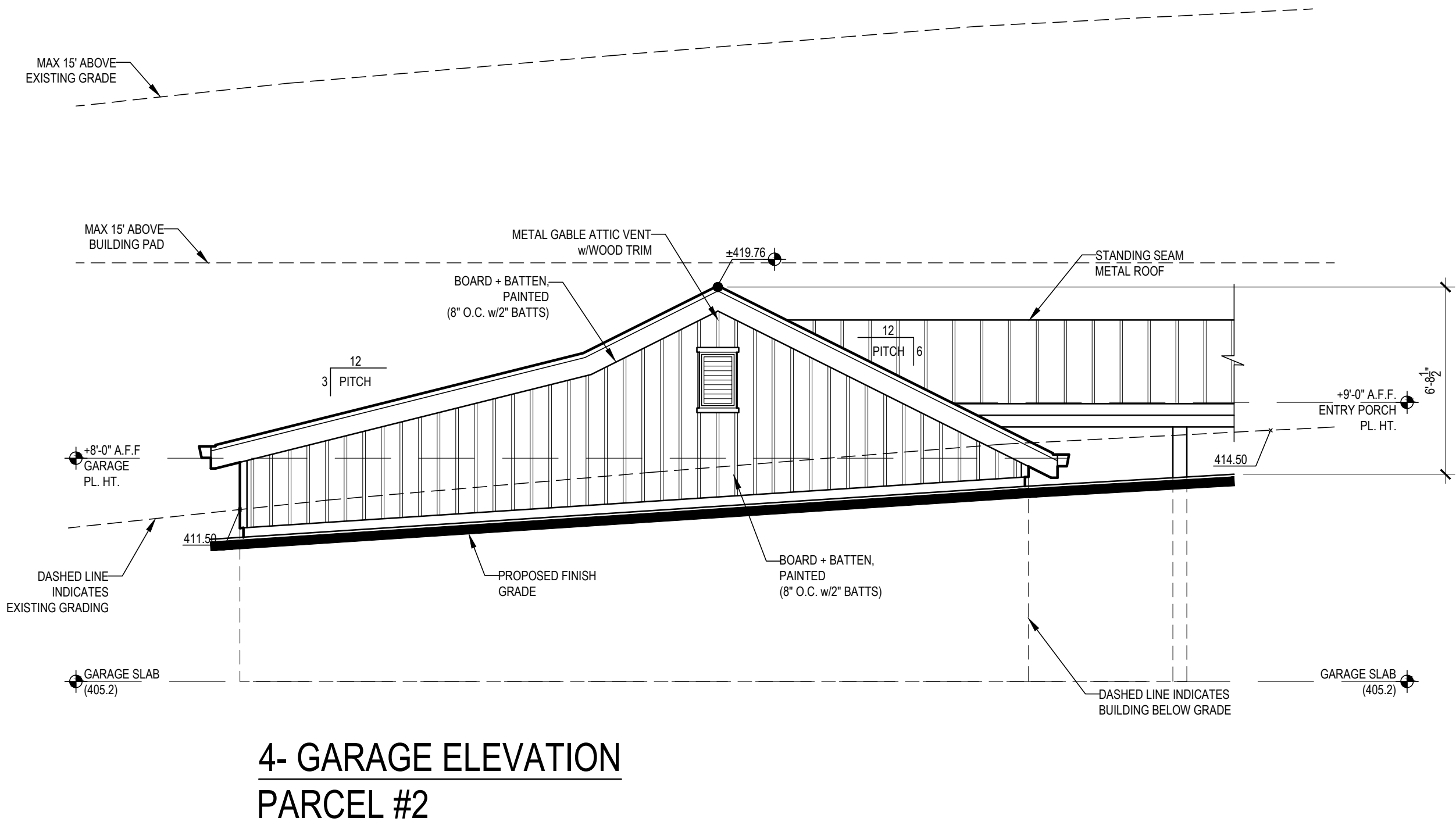
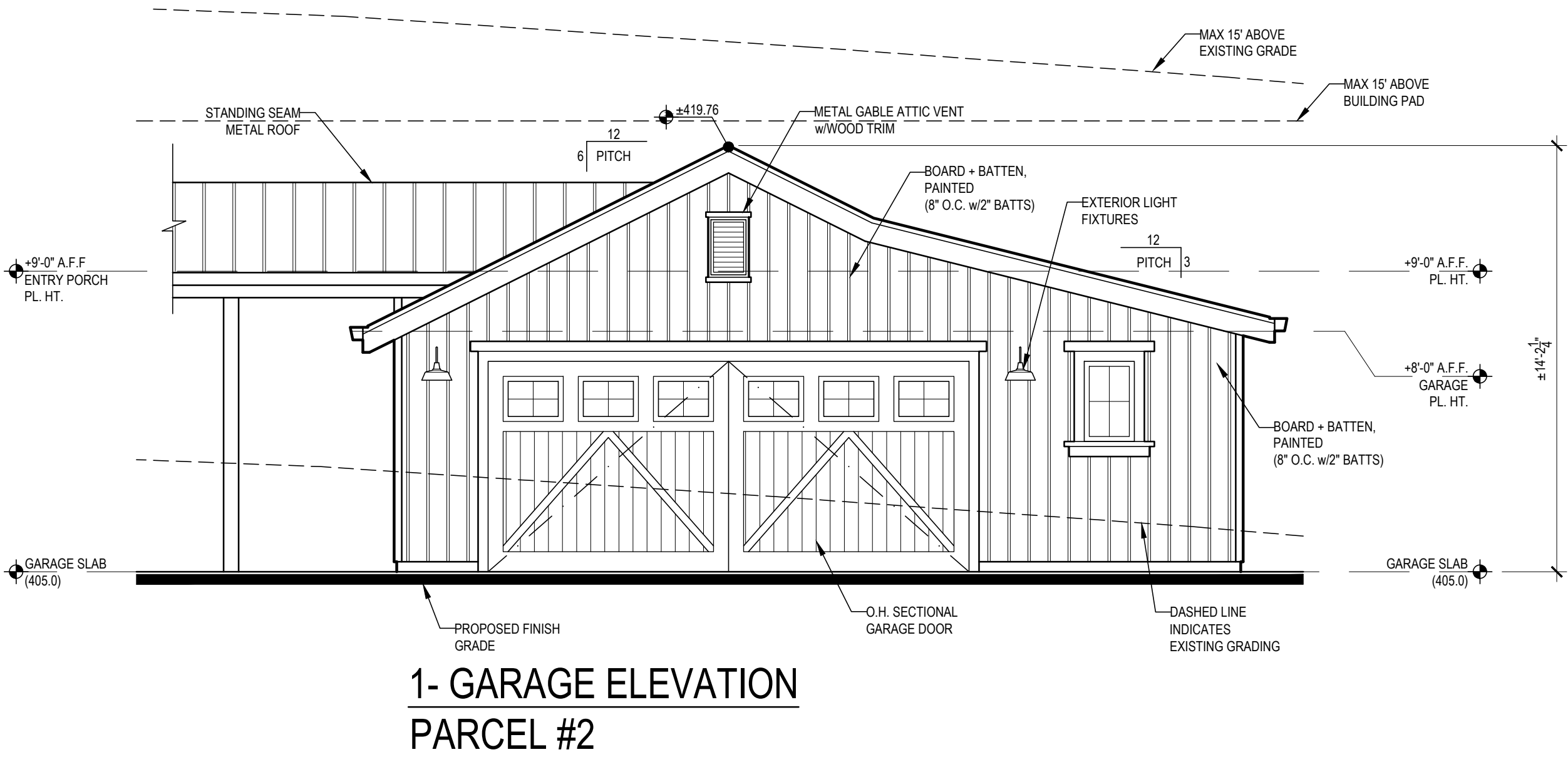
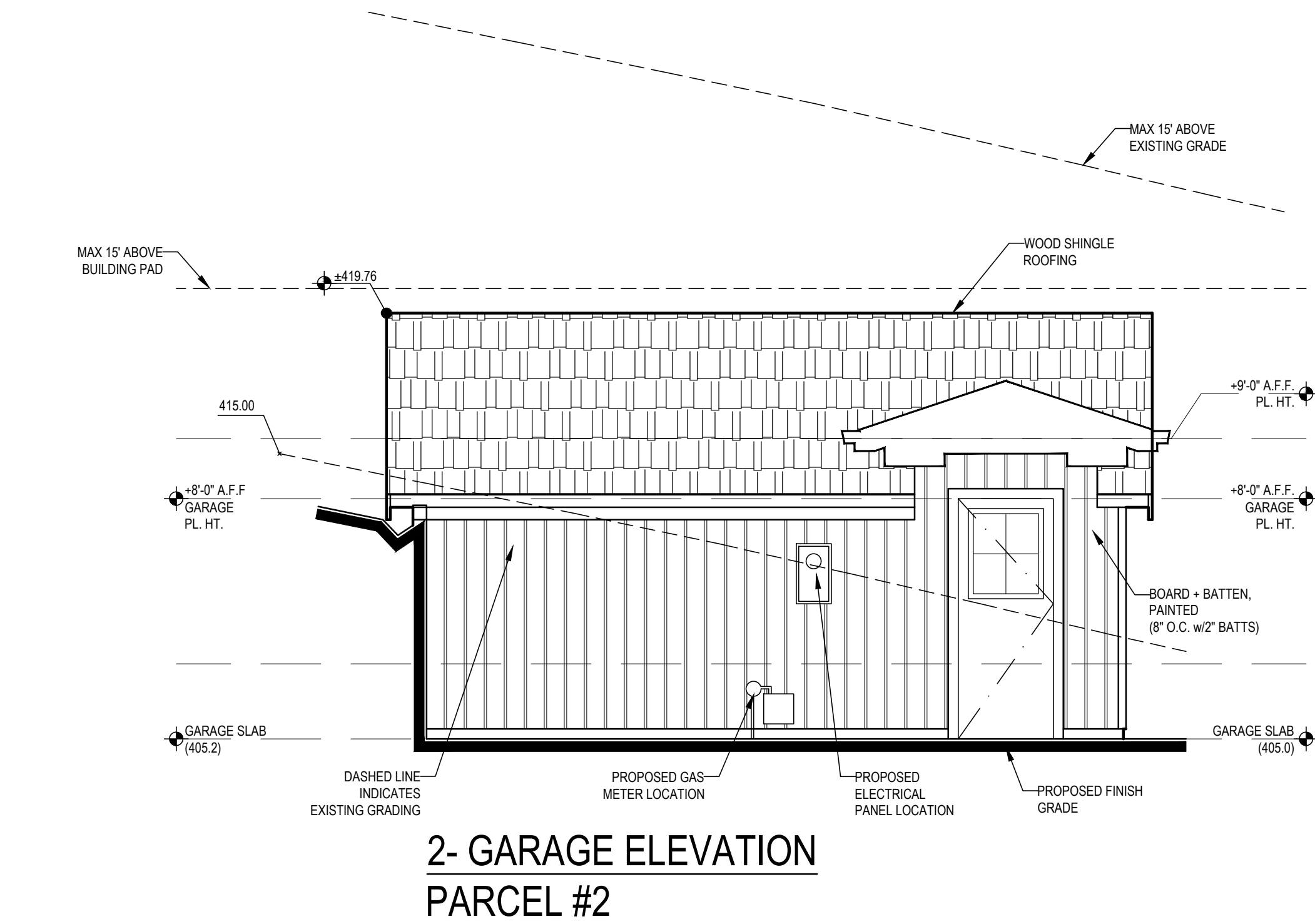
PROPOSED MATERIALS	
WINDOWS:	KOLBE, OR APPROVED EQ. BLACK ALUMINUM CLAD EXTERIOR, WOOD INTERIOR
WINDOW TRIM:	PAINTED WOOD, BENJAMIN MOORE HC-190, BLACK
ROOFING MATERIAL:	METAL STANDING SEAM ROOF, CHARCOAL GRAY, WOOD ROOF SHINGLES, TREATED
SIDING:	BOARD & BATTEN VERTICAL SIDING, HORIZONTAL SIDING, BENJAMIN MOORE HC-168, CHELSEA GRAY
WOOD COLUMNS:	DARK WOOD STAIN
RETAINING WALLS:	BOARD FORM FINISH

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.



PROPOSED MATERIALS	
WINDOWS:	KOLBE, OR APPROVED EQ. BLACK ALUMINUM CLAD EXTERIOR, WOOD INTERIOR
WINDOW TRIM:	PAINTED WOOD, BENJAMIN MOORE HC-190, BLACK
ROOFING MATERIAL:	METAL STANDING SEAM ROOF, CHARCOAL GRAY; WOOD ROOF SHINGLES, TREATED
SIDING:	BOARD + BATTEN VERTICAL SIDING, HORIZONTAL SIDING, BENJAMIN MOORE HC-168, CHELSEA GRAY
WOOD COLUMNS:	DARK WOOD STAIN
RETAINING WALLS:	BOARD FORM FINISH

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.



INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

400 SURMONT DRIVE
PARCEL #2
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019

17 JANUARY 2020
PLANNING SUBMITTAL

23 AUGUST 2021
PLANNING SUBMITTAL II

16 NOVEMBER 2021
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
(GARAGE)

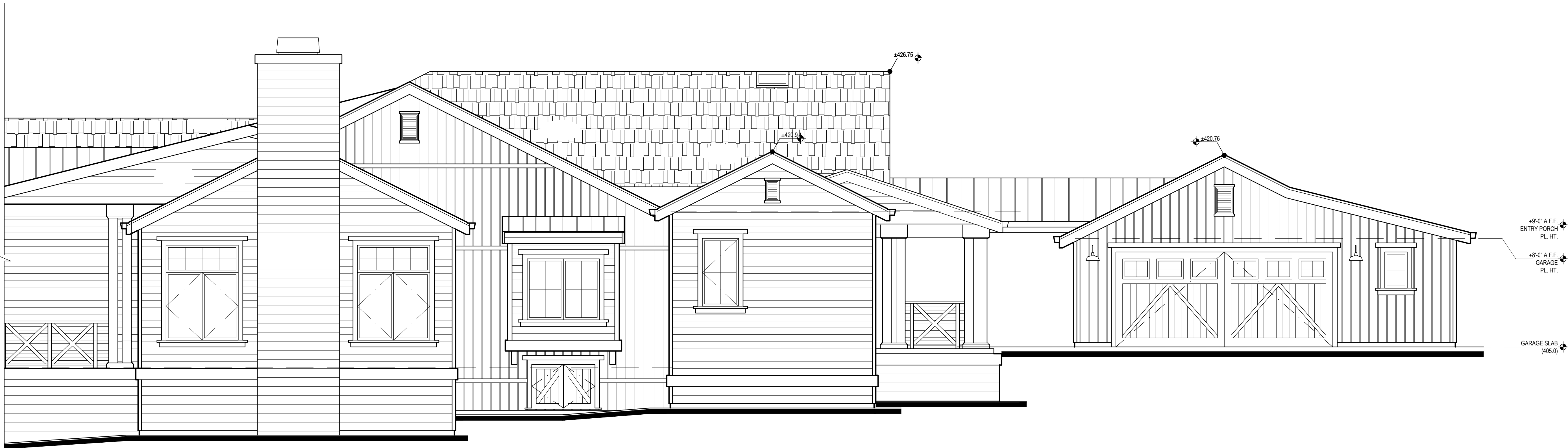
A3.3

PROPOSED MATERIALS	
WINDOWS:	KOLBE, OR APPROVED EQ. BLACK ALUMINUM CLAD EXTERIOR, WOOD INTERIOR
WINDOW TRIM:	PAINTED WOOD, BENJAMIN MOORE HC-190, BLACK
ROOFING MATERIAL:	METAL STANDING SEAM ROOF, CHARCOAL GRAY; WOOD ROOF SHINGLES, TREATED
SIDING:	BOARD - BATTEN VERTICAL SIDING, HORIZONTAL SIDING, BENJAMIN MOORE HC-168, CHELSEA GRAY
WOOD COLUMNS:	DARK WOOD STAIN
RETAINING WALLS:	BOARD FORM FINISH

TOWN NOTES:	
1.	ALL EXTERIOR FIXTURES WILL COMPLY WITH TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED FROM NEIGHBORS VIEW.
2.	ALL EXTERIOR FIXTURES, LOCATIONS, TYPE AND NUMBER WILL COMPLY WITH TOWN REQUIREMENTS.



1a- WEST (FRONT) ELEVATION W/GARAGE
PARCEL #2



2a- NORTH (SIDE) ELEVATION W/GARAGE
PARCEL #2



INTERIORS
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ADDITIONS
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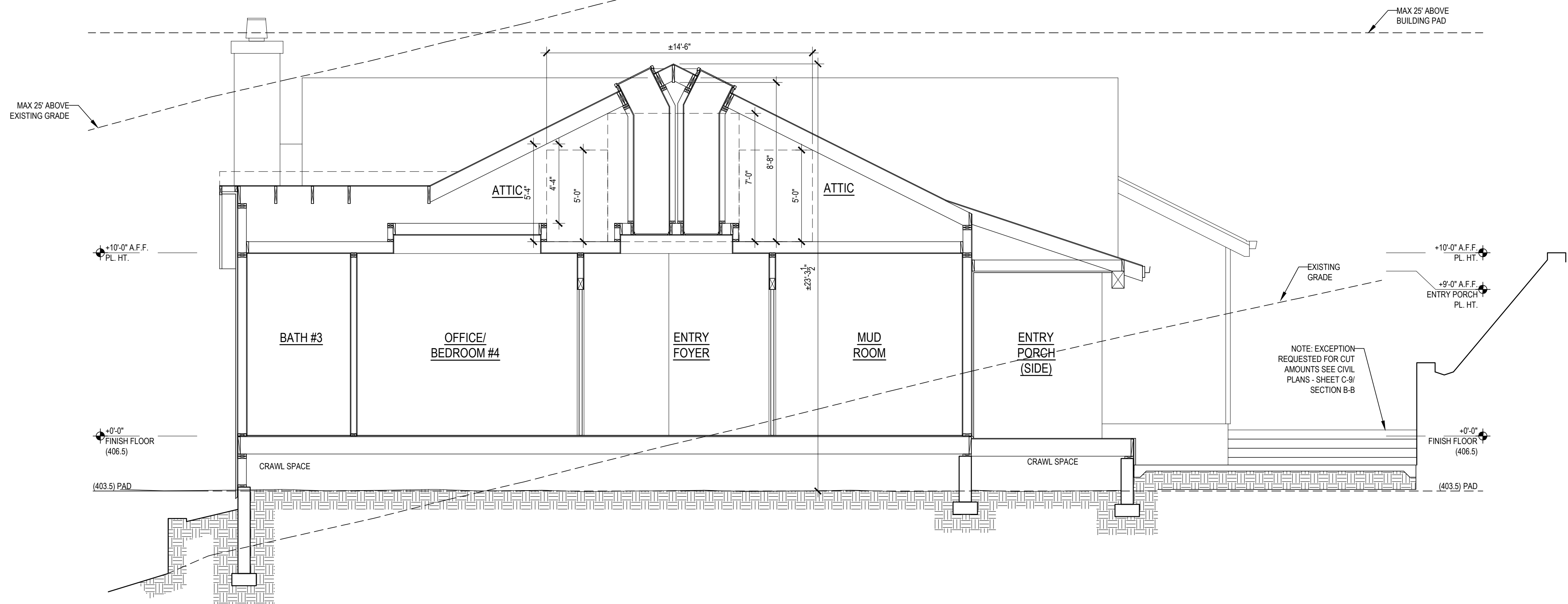
400 SURMONT DRIVE
PARCEL #2
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019
17 JANUARY 2020
PLANNING SUBMITTAL
23 AUGUST 2021
PLANNING SUBMITTAL II
16 NOVEMBER 2021
PLANNING SUBMITTAL III
29 APRIL 2022
PLANNING SUBMITTAL IV

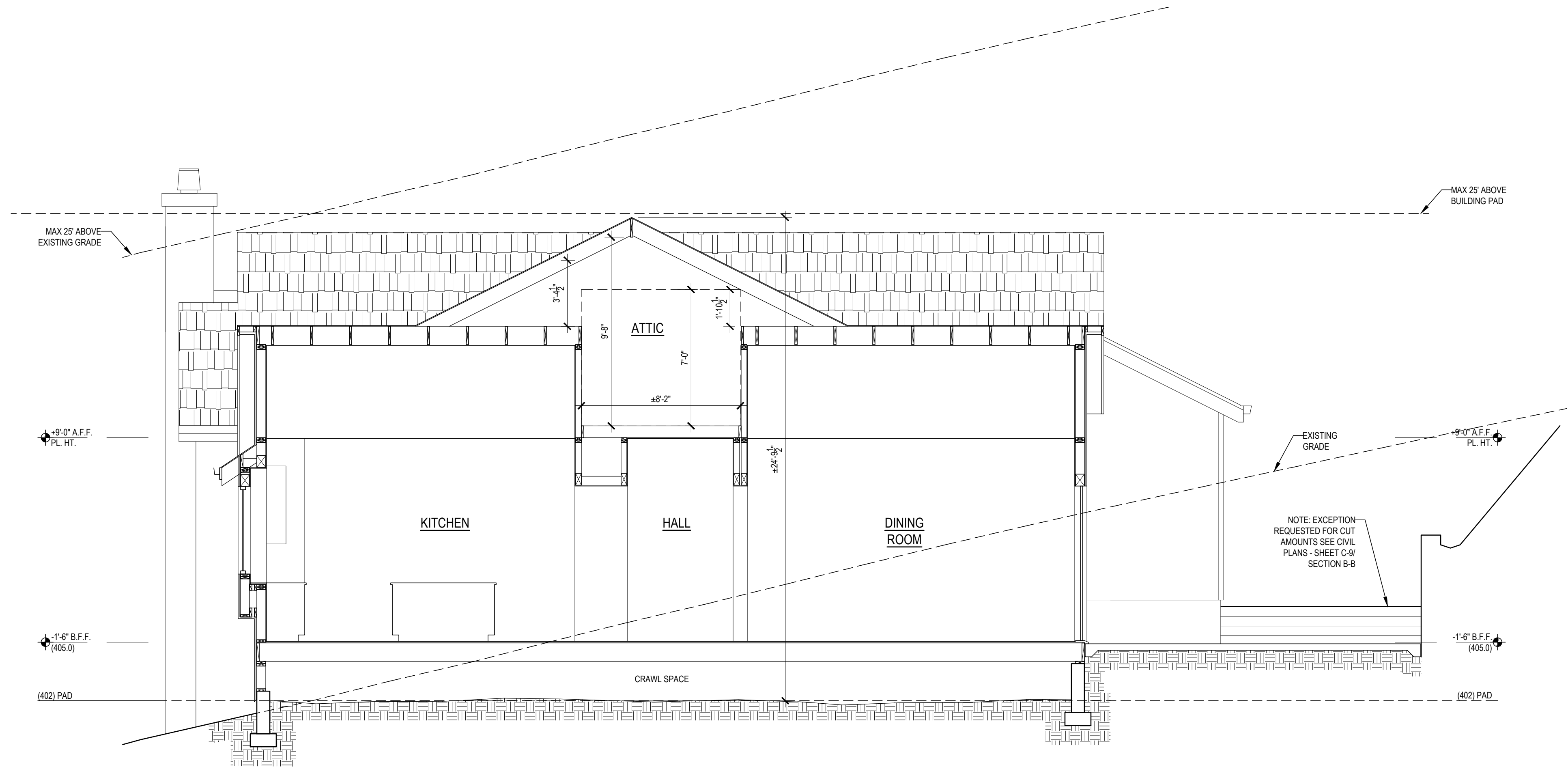
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

A3.4



A - BUILDING SECTION



B - BUILDING SECTION

400 SURMONT DRIVE
PARCEL #2
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019
17 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: 1/4" = 1'-0"

BUILDING SECTIONS

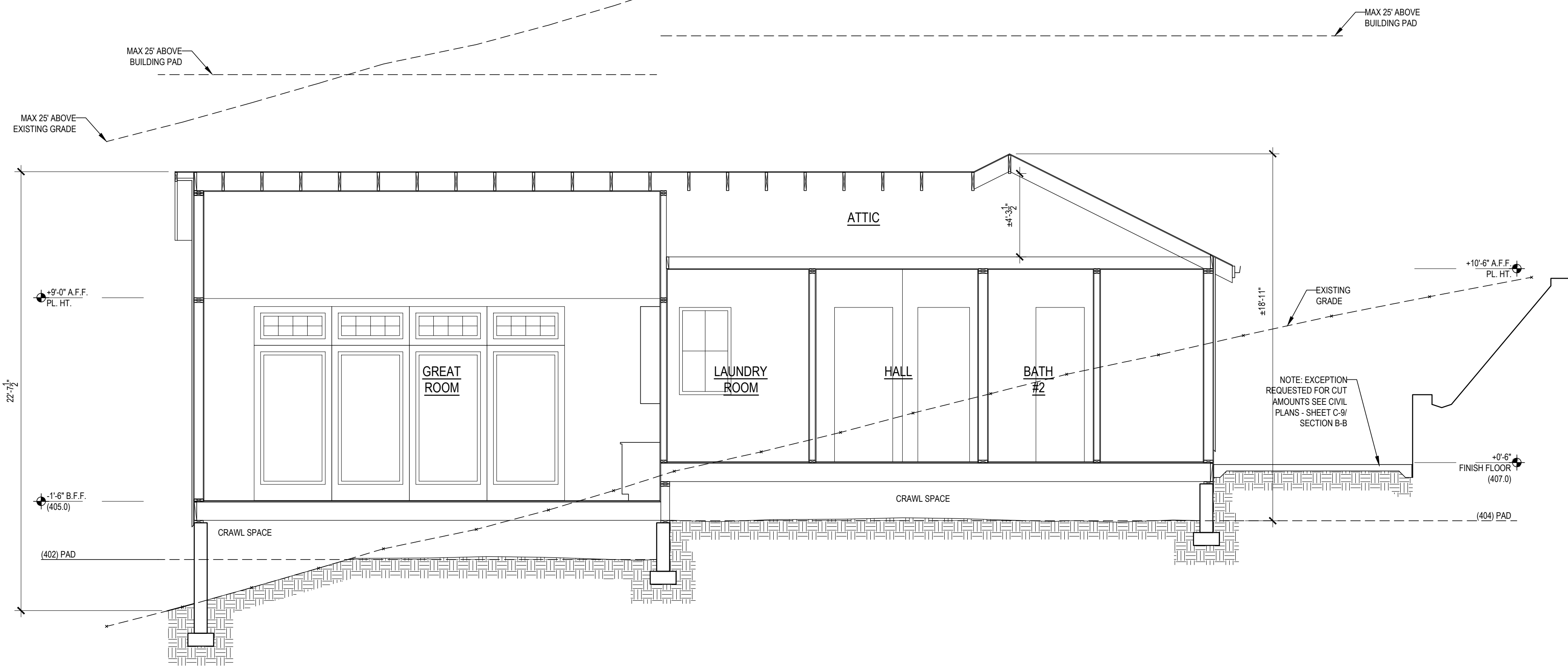


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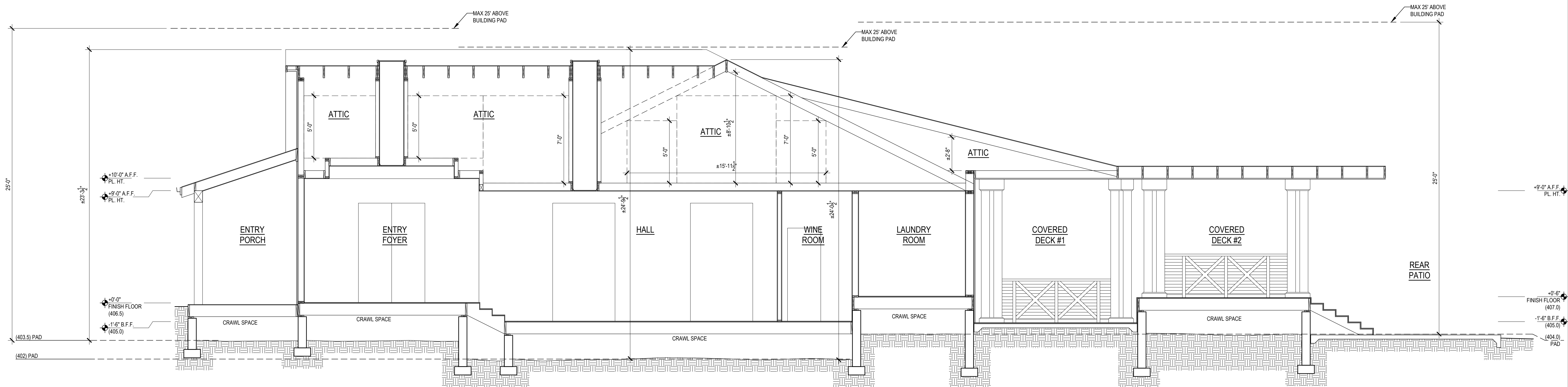
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ADDITIONS
NEW CONSTRUCTION

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C - BUILDING SECTION



D - BUILDING SECTION

400 SURMONT DRIVE
PARCEL #2
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019
17 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: 1/4" = 1'-0"

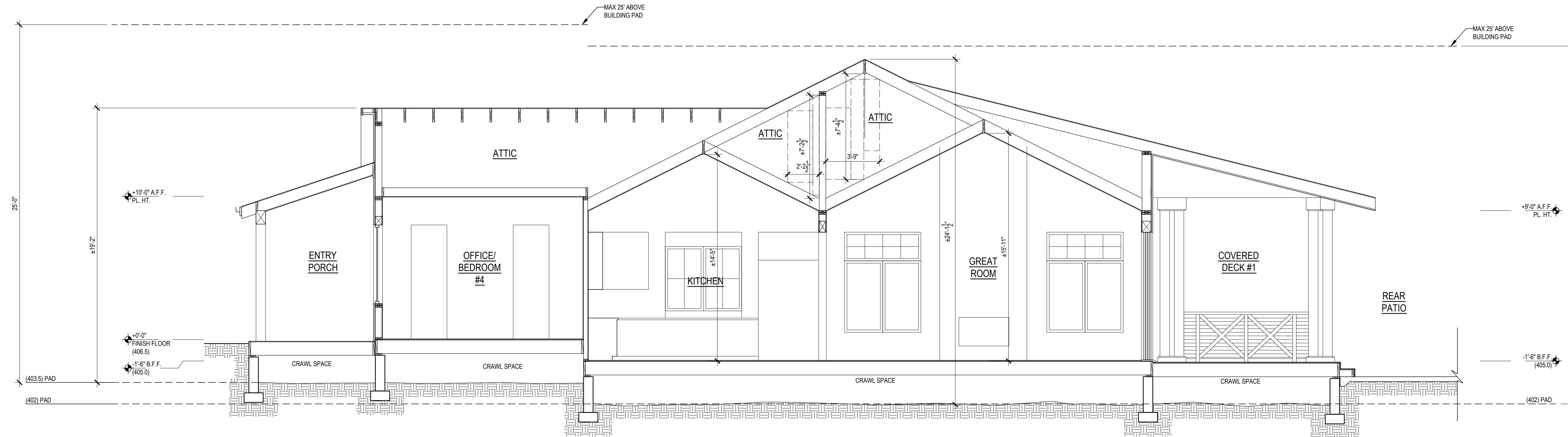
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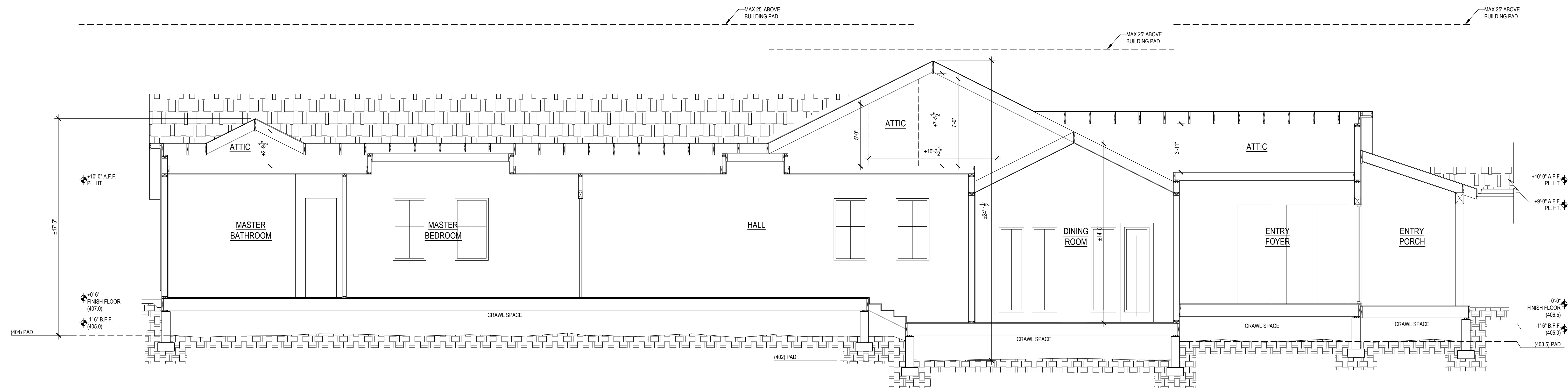
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REMODELS +
ADDITIONS
NEW CONSTRUCTION

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E - BUILDING SECTION



F - BUILDING SECTION

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PARCEL #2
LOS GATOS
CALIFORNIA
95032

20 AUGUST 2019

17 JANUARY 2020
PLANNING SUBMITTAL

23 AUGUST 2021
PLANNING SUBMITTAL II

16 NOVEMBER 2021
PLANNING SUBMITTAL III

29 APRIL 2022
PLANNING SUBMITTAL IV

SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

A4.3

PROJECT ADDRESS

400 SURMONT DRIVE, LOS GATOS, CA 95032

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

PARCEL 1 AND 2

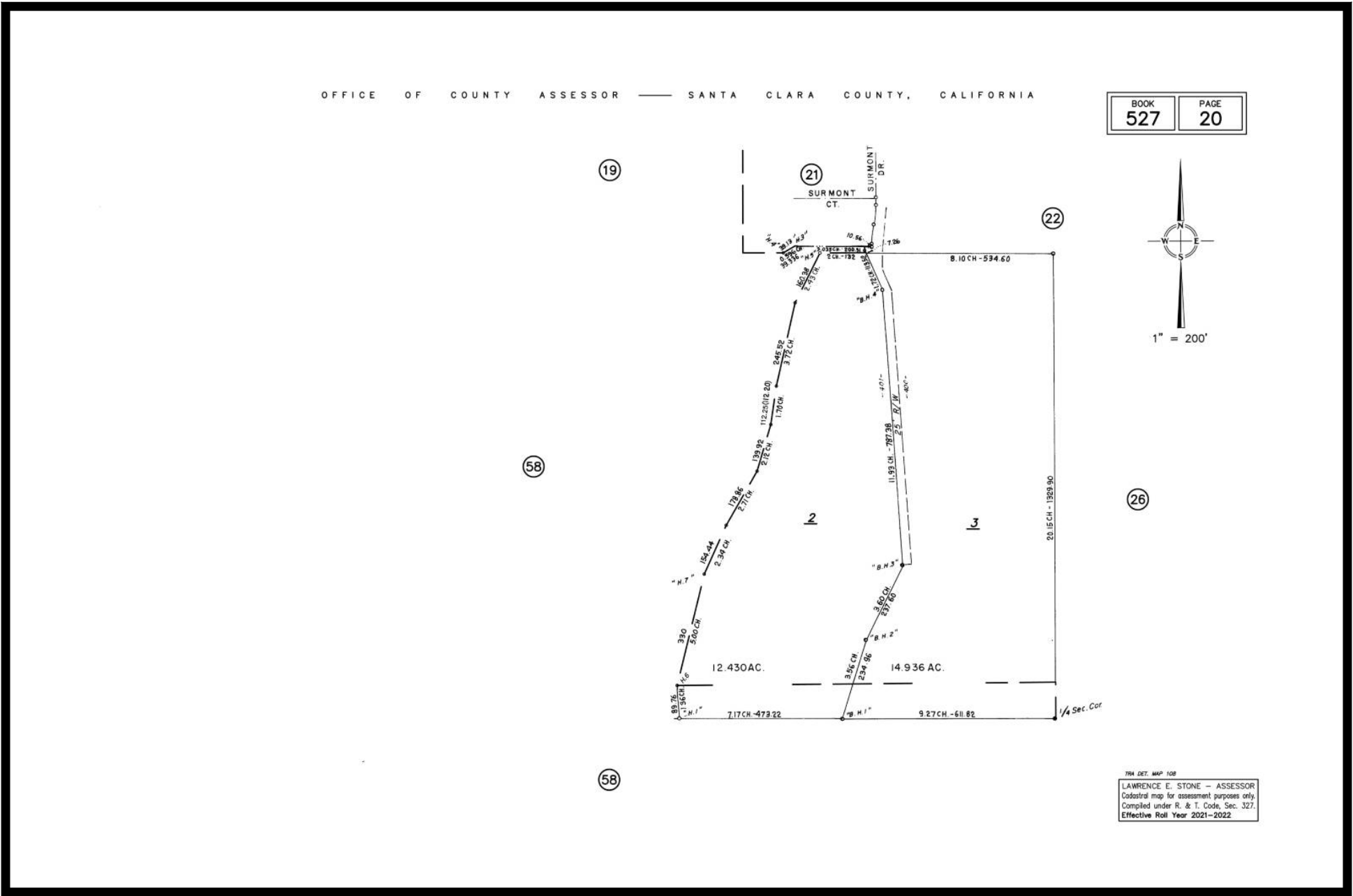
INDEX

- L1 Cover Sheet
- L2 Frontage and Driveway Proposed Trees and Planting Parcel 1 and 2
- L3 Parcel 1 Proposed Trees and Planting
- L4 Parcel 2 Proposed Trees and Planting
- L5 Tree Table

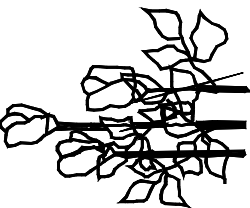
SUMMARY/AMENDMENTS

- *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.

PARCEL MAP



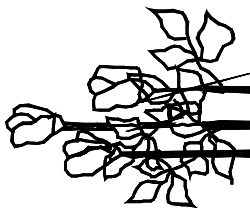
ALYSON FLYNN
LANDSCAPE ARCHITECT & ASSOCIATES
50 San Tropez Drive
Hollister, CA 95023
Phone (408) 274-4114
Landscape Architect No. 3074



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

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

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



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

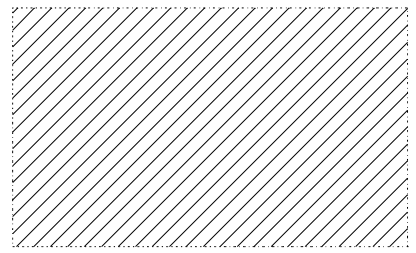
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Drawn	AF
Sheet	L 2
of	2 Sheets

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PROPOSED LANDSCAPE AREA
(Frontage Parcel 1) 4532 Sq. Ft.
(Frontage Parcel 2) 1214 Sq. Ft.

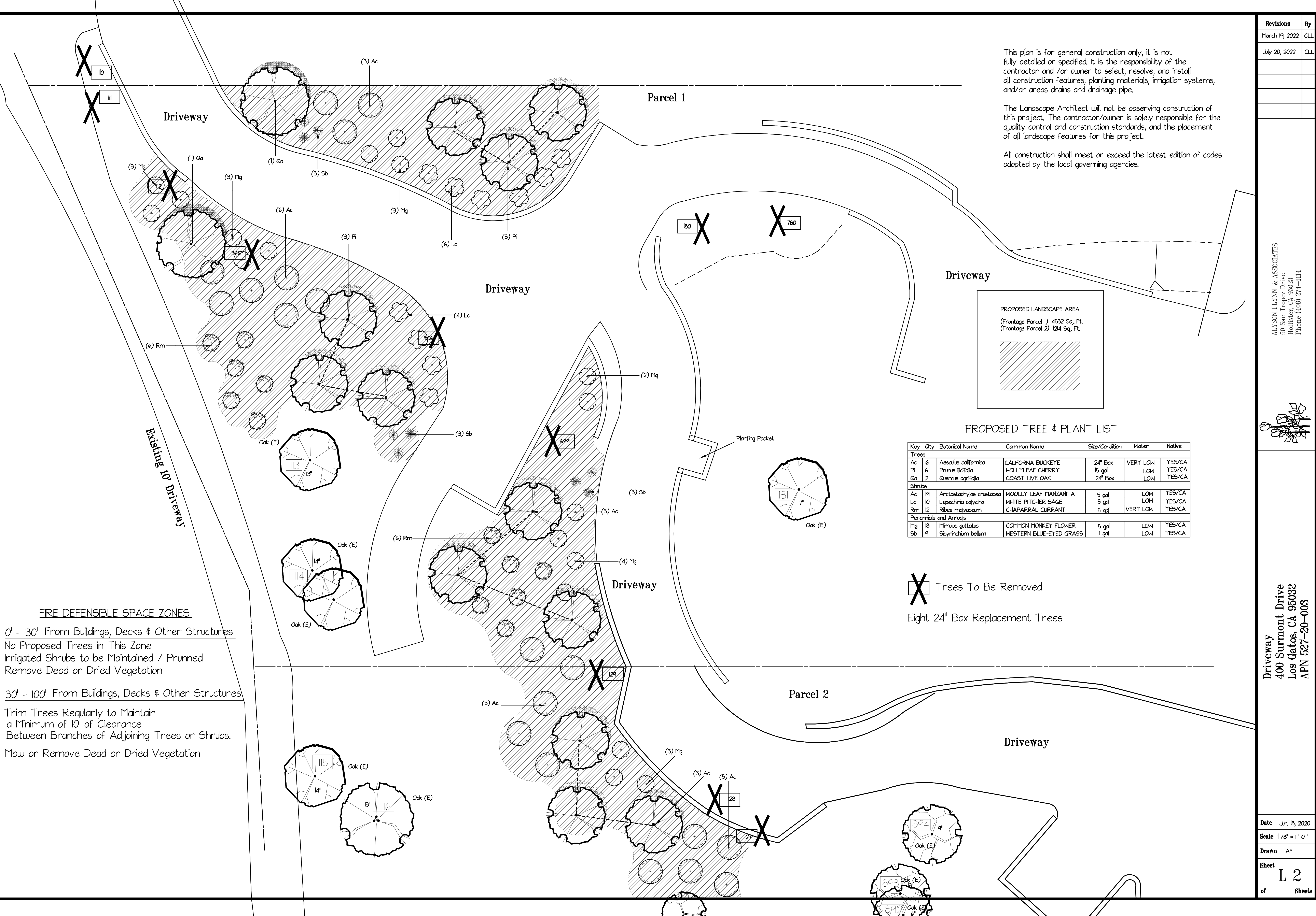


PROPOSED TREE & PLANT LIST

Key	Qty	Botanical Name	Common Name	Size/Condition	Water	Native
Trees						
Ac	6	Aesculus californica	CALIFORNIA BUCKEYE	24" Box	VERY LOW	YES/CA
Pt	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	Lepachia calycina	WHITE FITCHER SAGE	5 gal	LOW	YES/CA
Rm	12	Ribes malvaceum	CHAPARRAL CURRANT	5 gal	VERY LOW	YES/CA
Perennials and Annuals						
Mg	18	Mirulus 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



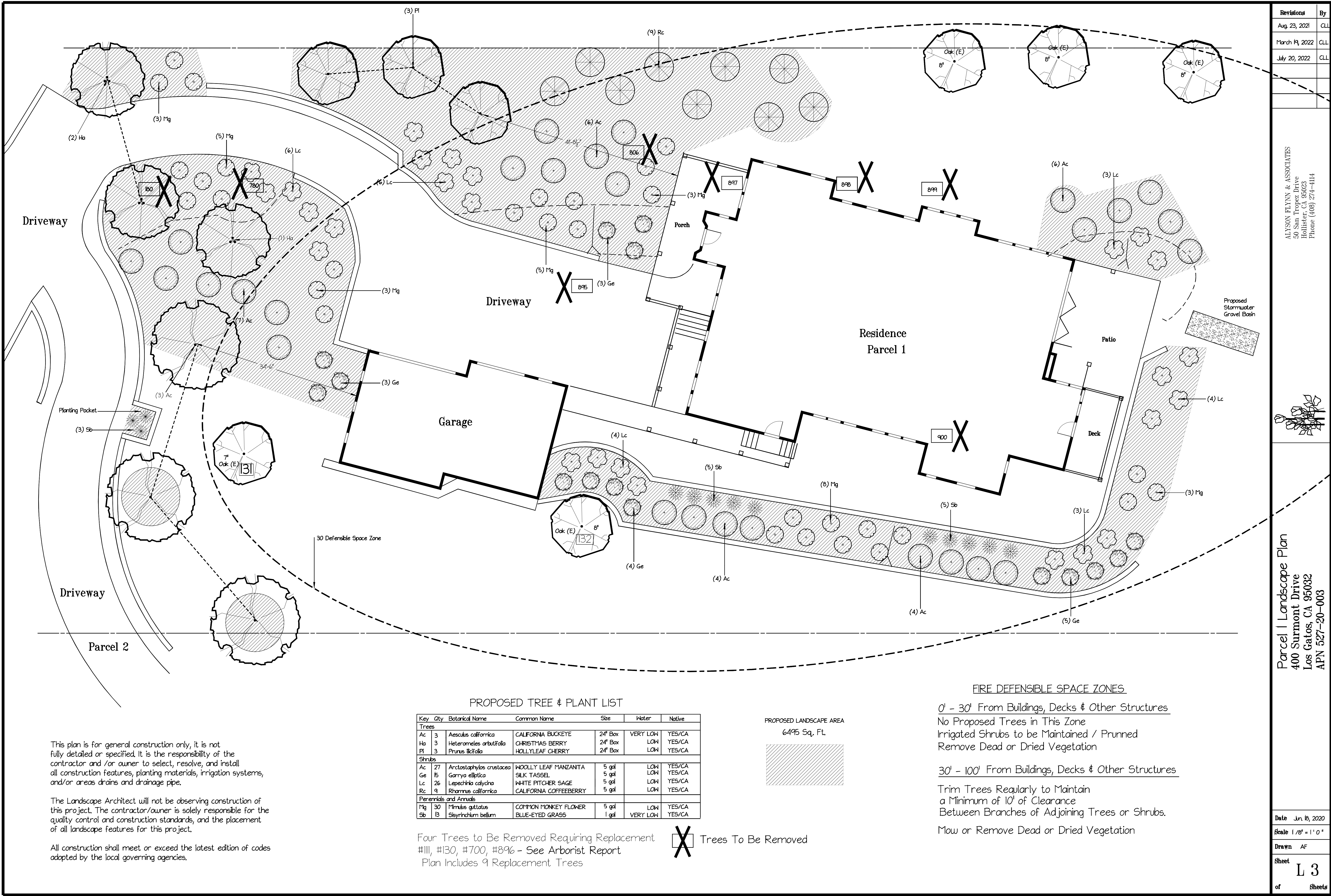
FIRE DEFENSIBLE SPACE ZONES

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

No Proposed Trees in This Zone
Irrigated Shrubs to be Maintained / Pruned
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



Key	Qty	Botanical Name	Common Name	Size	Water	Native
Trees						
Ac	3	Aesculus californica	CALIFORNIA BUCKEYE	24" Box	VERY LOW	YES/CA
PI	1	Prunus ilicifolia	HOLLYLEAF CHERRY	24" Box	LOW	YES/CA
Shrubs						
Ac	23	Arctostaphylos crustacea	WOLLY LEAF MANZANITA	5 gal	LOW	YES/CA
CDS	4	Ceanothus x 'Dark Star'	DARK STAR CEANOTHUS	5 gal	LOW	YES/CA
Cs	3	Calandrinia spectabilis	CALANDRINA SPECTABILIS	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

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

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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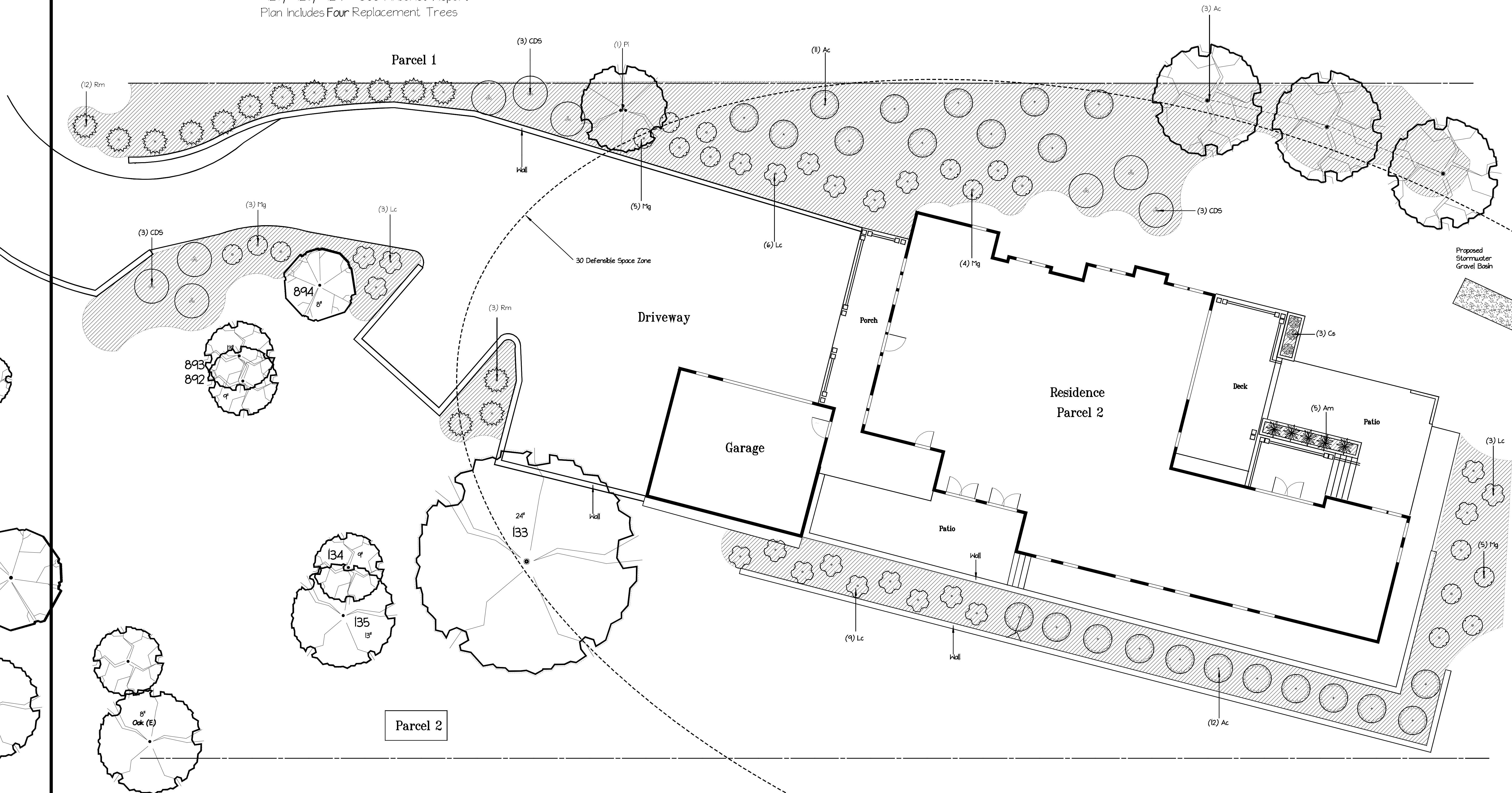
Revisions	By
on 3/1, 2022	CLL
March 19, 2022	CLL

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

Sheet L 4
Sheets



TREE LOCATIONS - ARBORIST REPORT

400 Surmont Drive, Los Gatos

Tree Inventory and Assessment

September 27, 2019
Revised February 11, 2022

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.



Monarch Consulting Arborists LLC - P.O. Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

14 of 30
X Trees To Be Removed

TREE TABLE

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
Pt	6	Prunus ilicifolia	HOLLYLEAF CHERRY	15 gal	LOW	YES/CA
Ga	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
Pt	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
Pt	1	Prunus ilicifolia	HOLLYLEAF CHERRY	24" Box	LOW	YES/CA

EXISTING TREE INVENTORY

400 Surmont Drive, Los Gatos

Tree Inventory and Assessment

September 27, 2019
Revised February 11, 2022

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	\$600.00	Exempt
wild plum (Prunus sp.)	118	8	25	25	Good	Poor	Low	\$600.00	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

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EXISTING TREE INVENTORY

400 Surmont Drive, Los Gatos

Tree Inventory and Assessment

September 27, 2019
Revised February 11, 2022

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	\$1,960.00	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

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EXISTING TREE INVENTORY

400 Surmont Drive, Los Gatos

Tree Inventory and Assessment

September 27, 2019
Revised February 11, 2022

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

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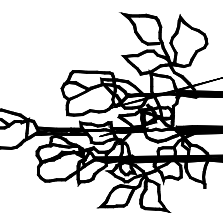
19 of 30

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50 San Tropez Drive
Hollister, CA 95023
Phone (408) 271-4114



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

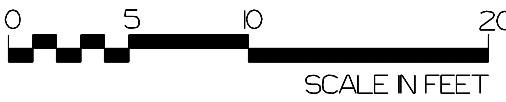
Date March 22, 2022

Scale 1/8" = 1' 0"

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Sheet L 5

of Sheets



EXISTING TREE INVENTORY FROM ARBORIST REPORT

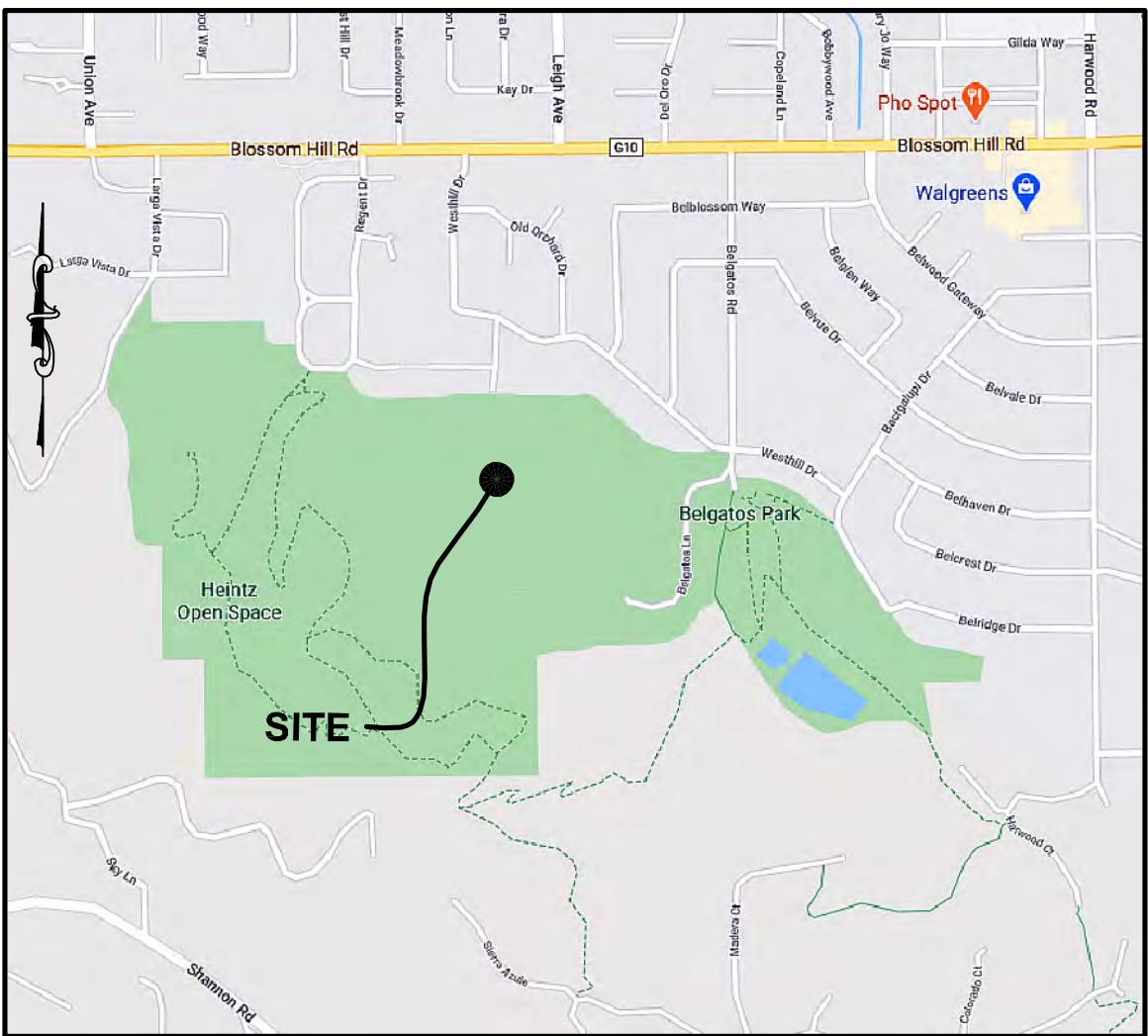
400 SURMONT DRIVE
LOS GATOS, CALIFORNIA
ARCHITECTURE AND SITE APPLICATION

- 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 AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO 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 ZEHPBACH, REFERENCE REPORT NUMBER SH-11172SA, DATED MARCH 10, 2010
LETTER NUMBER 303158, DATED MAY 24, 2019, SHALL BE THOROUGHLY COMPLIED WITH.
BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENEDED AND MADE A PART OF THIS GRADING PLAN.
13. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ONSITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL CEO TECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMIAENDATIONS AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (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.

- 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 AND 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.
- 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.
- APPLICANT: SANDRA ANDERSON PHONE: (408) 559-8850
- GENERAL CONTRACTOR: THE BUILDING WORKS PHONE: (408) 391-8130
- GRADING CONTRACTOR: TBD PHONE: _____
- a) CUT: 2,432 CY EXPORT: 1833 CY
b) FILL: 599 CY IMPORT: 0 CY (SEE SHEETS C-8 & C-9)
- WATER SHALL BE AVAILABLE ON SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO APPROVAL OF ALL PLANS.
- 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 APPUCAILE), THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENT AGENCIES.
- 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 ME11HOE AD APPROVED BY THE TOWN ENGINEER.
- 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 DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
- GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR 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 REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENCE
- 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.

DESCRIPTION

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE			AC BERM		
ADJACENT PROPERTY LINE			TOP OF BANK		
STREET CENTER LINE			TOE OF BANK		
BUILDING SETBACK LINES			WIRE FENCE		
EASEMENT			CHAIN LINK FENCE		
DIRT ROAD			WOOD FENCE		
ROAD/PAVEMENT			SANITARY SEWER LINE		
CURB			PERFORATED SEPTIC LINE		
CURB AND GUTTER			ELECTRIC LINE		
CONCRETE			GAS LINE		
CONTOUR MAJOR			STORM DRAIN LINE		
CONTOUR MINOR			WATER LINE		
LIMIT OF GRADING			OVERHEAD WIRE		
BLOCK RETAINING WALL			SWALE/FLOWLINE		
ROCK RETAINING WALL			PROP. GRASSY SWALE		
DRIVEWAY			LEAST RESTRICTIVE DEVELOPMENT AREA		
BUILDING					
BUILDING 2nd FLOOR					



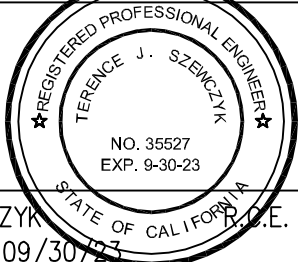
VICINITY MAP

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	N	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	POV	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	ROP	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	CTY OF PALO ALTO UTILITIES	SB	SEDIMENT BASIN
D	DOOR	SD	STORM DRAIN
DI	DROP INLET	SDDI	STORM DRAIN DROP INLET
DIP	DUCTILE IRON PIPE	SFI	SILT FENCE
DOM	DOMESTIC	S.L.D.	SEE LANDSCAPE DRAWINGS
DW	DOMESTIC WATER	SMH	SIGNAL MANHOLE
DWG	DRAWING	SS	SANITARY SEWER
E	EAST	STN	STATION
E	END OF CURVE	STD	STANDARD
EP	EDGE OF PAVEMENT	TYP	TYPICAL
ER	END OF RETURN	TC	TOP OF CURB
EVCC	END VERTICAL CURVE	TPZ	TREE PROTECTION ZONE
ELEV	ELEVATION	TS	TOP OF SLAB
EX, EXIST	EXISTING	T/W	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	U/G	UNDERGROUND
FC	FACE OF CURB	UNC	UNLESS OTHERWISE NOTED
FF	FINISHED FLOOR	V	VERTICAL CURVE
FG	FINISHED GRADE	W	WEST
FH	FIRE HYDRANT	WELL T	TREE WELL
FL	FLOW LINE	WCW	WATER, GAS, WASTEWATER
FOUND	FOUNDATION	WM	WATER METER
FS	FINISHED SURFACE	WV	WATER VALVE
FT	FOOT	WWF	WELDED WIRE FABRIC
FW	FIREF WATER	W/W	WITH
GB	GRADE BREAK		
GV	GATE VALVE		
HCC	HANDICAP		
HP	HIGH POINT		
INV	INVERT ELEVATION		

ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS
AND ARE BASED ON DAVD88

C-0	COVER SHEET
C-1	TENTATIVE MAP (PREVIOUSLY APPROVED)
C-2	ACCESS ROAD PLAN AND PROFILE
C-3	UTILITY PLAN
C-4	(NOT INCLUDED IN THIS SUBMISSION)
C-5	ACCESS ROAD PLAN AND PROFILE
C-6	EROSION CONTROL PLAN
C-7	EROSION CONTROL AND CONSTRUCTION DETAILS
C-8	PARCEL 1 SITE PLAN
C-9	PARCEL 2 SITE PLAN

DESIGNED UNDER THE SUPERVISION OF:



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

LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 2
GRADING AND SITE
IMPROVEMENT

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

6			
5			
4			
3			
2			
1			
		REVISIONS	DATE

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

SHEET NO.

C-0

OF 9 SHEETS

JOB NO.

16-233

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110

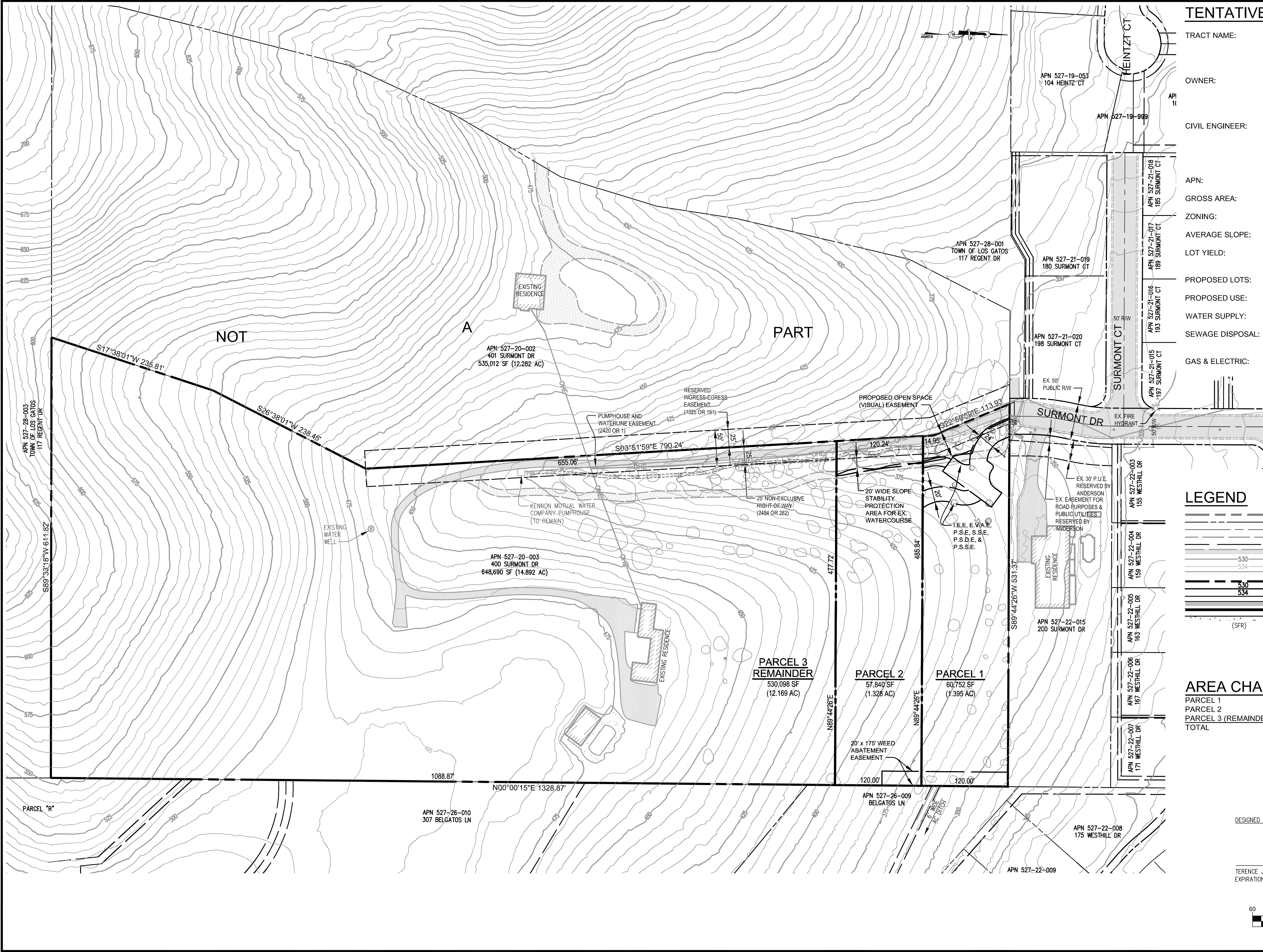
The logo for Z-Civil Engineering features a large, stylized 'Z' in a bold, sans-serif font. The 'Z' is white and set against a dark, textured background that resembles a close-up of a brick wall. To the right of the 'Z', the text 'Z-CIVIL ENGINEERING' is written in a smaller, white, sans-serif font, stacked in three lines: 'Z-CIVIL', 'ENGINEERING', and 'INC.' on the next line. The overall design is modern and industrial.

Z-CIVIL ENGINEERING
INC.

FAX: 408.837.7550

PH: 408.452.9300

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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

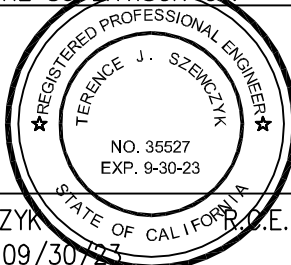
LEGEND

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

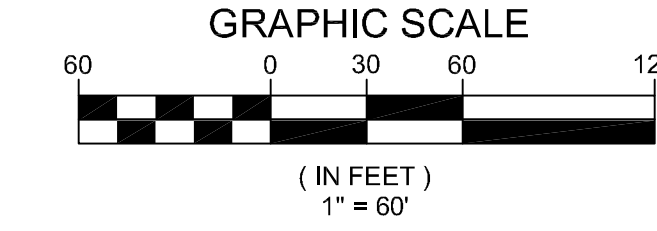
AREA CHART

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)

DESIGNED UNDER THE SUPERVISION OF:



TERENCE J. SZEWCZYK
EXPIRATION DATE: 09/30/23



TS CIVIL ENGINEERING

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

TENTATIVE MAP
(PREVIOUSLY APPROVED)

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

NO.	DATE	REVISIONS	BY
6			
5			
4			
3			
2			
1			

DATE: 8-3-22

SCALE: 1"=60'

DRAWN BY: DKH

SURVEYED BY: TJS

PROJ ENGR: TJS

CHECK BY: TJS

SHEET NO.

C-1

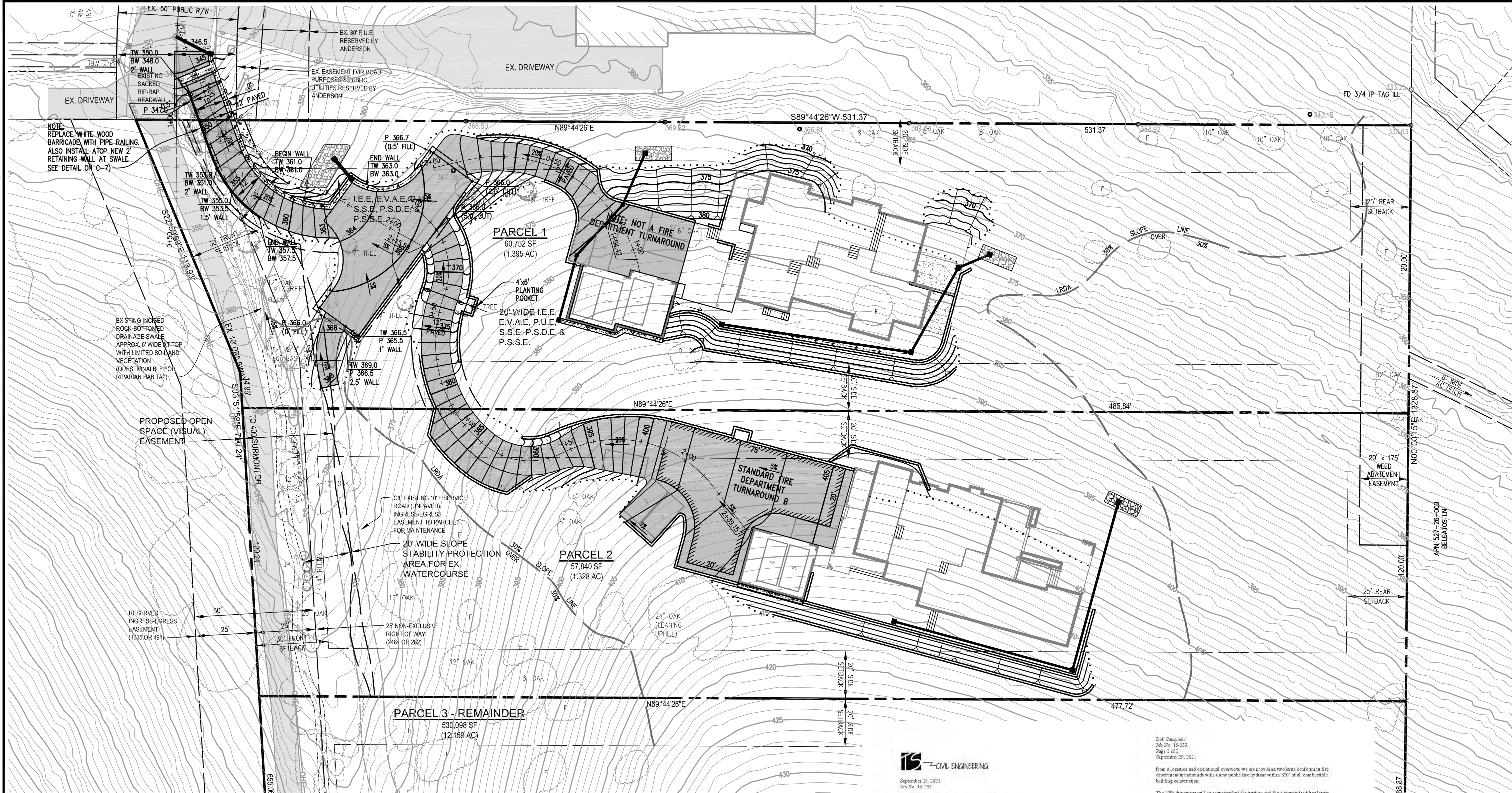
OF 9 SHEETS

JOB NO.

16-233

08/05/2022 9:05pm - N: \2016 JOBS\16-233\DWG\16-233_P2 C1 TENTATIVE MAP.DWG - C1

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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			



September 29, 2021
Job No. 16-233

Robert L. Campbell, PE - Civil Engineer
Santa Clara County Fire Department
14700 Winchester Blvd
Los Gatos, CA 95033

Subject: Justification For 20% Sloped Driveways
Architecture & Site Application for Grading 2-21-04
400 Summit Drive, Los Gatos

Drew M. Campbell

Pursuant to the Staff technical review comments and the Architecture & Site Application (2-21-04), we are submitting the following additional justification for the access road and individual lot driveways for slopes over 15% and designs 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 maximize grading and the protection of roadways through shared use driveways. The specific terms of this site development are under 20% slope, which is an unofficial threshold adopted by the Town in 2014 per the Hillside Specific Plan (HSP) Ordinance (HSP-03). Note that the Town has never properly called these 2014 conditions with the planning agency - Santa Clara County, as such the authority here is deficient. If approved, the use of 10% driveways versus 20% would have the following impacts:

- The current 450 combined driveway length for 20% would increase to 975 at 15% resulting in an additional impervious area of 1716 SF (plus 39%) and increase earthwork volume to 520 CY of grading (plus 30%).

B. The County Fire Department Specification for the Driveway Requirements, Section III (attached) allow for driveways up to 10% 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,

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

From a scientific and operational overview, we are providing two-stage conforming fire department turnarounds with a new public fire hydrant within 300' of all combustible building construction.

The 20% driveways will be slope marked for tractors and the alignment shall be larger than minimum inside turn radii of 40' minimum. The three driveways at 20% are 165', 65' & 200' respectively which are easily less than 300' and represent moderate change of 33', 13' & 40' in elevation, respectively. The point is that on this low fuel (grass) and front lawn 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: terence@tscivil.com or cell phone at (408) 916-3895

Terence J. Szwed

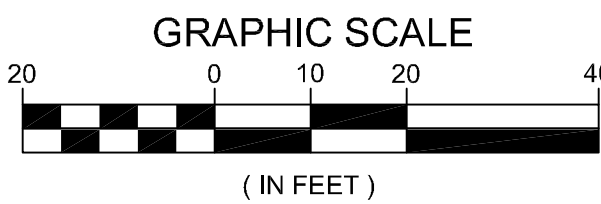
TS CIVIL ENGINEERING, INC.
Terence J. Szwed, P.E. 035527
Principal Engineer

1776 TECHNOLOGY DRIVE, SAN JOSE, CA 95110
408-443-7838 FAX: 408-587-1550
WWW.TSCIVIL.COM

DESIGNED UNDER THE SUPERVISION OF:



TERENCE J. SZWED, P.E.
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 2
GRADING AND SITE
IMPROVEMENT

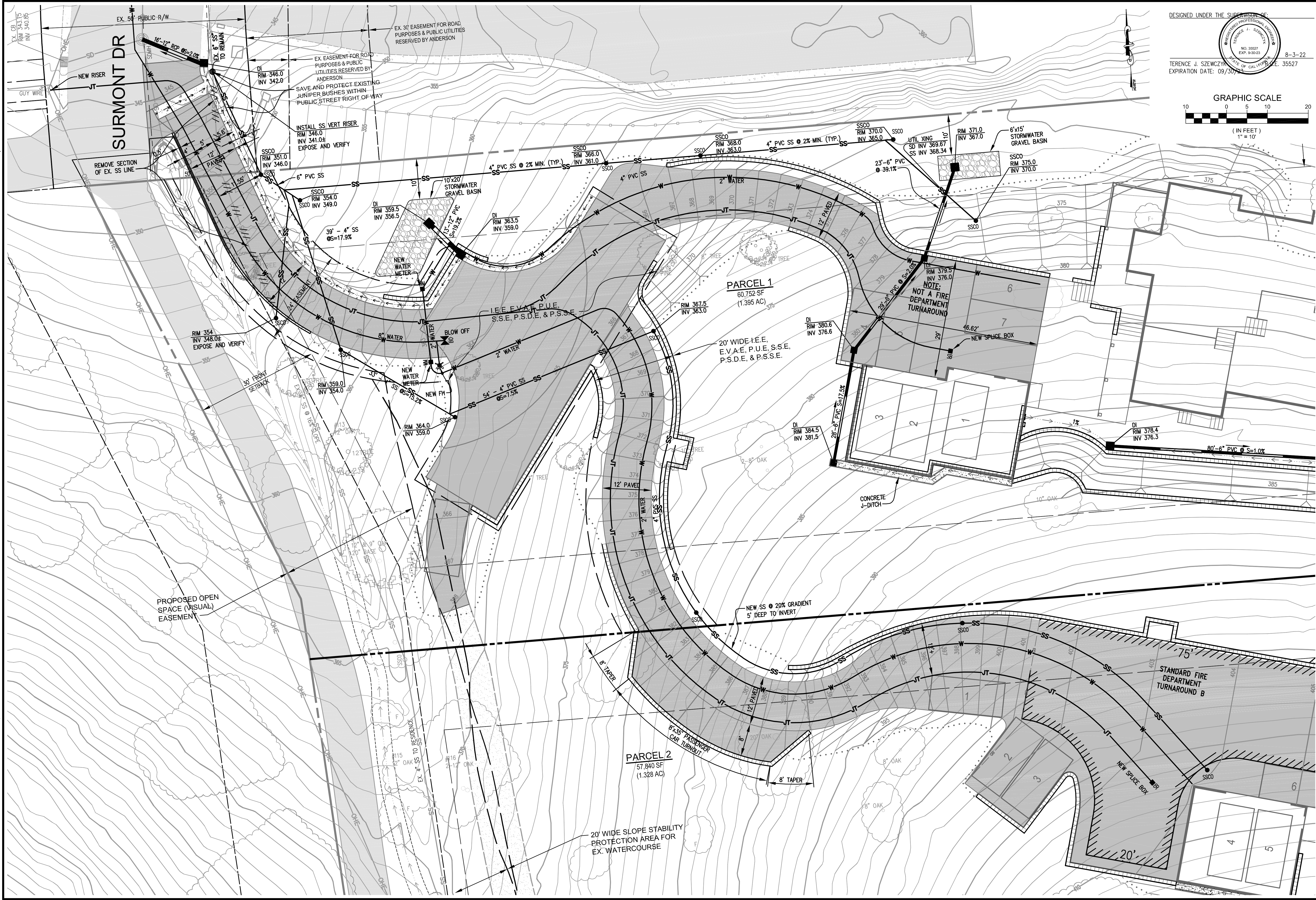
**LOT LAYOUT PLAN AND
ACCESS ROAD PLAN AND PROFILE**
400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

	6	5	4	3	2	1	BY	REVISIONS	DATE

DATE: 8-3-22
SCALE: 1"=20'
DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO.
C-2
OF 9 SHEETS
JOB NO.
16-233

08/05/2022 9:05pm - N:\2016 JOBS\16-233\DWG\16-233_P2_C2_ACCESS ROAD.DWG - C2

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DESIGNED UNDER THE SUPERVISION OF:
TERENCE J. SZEWCZYK
EXPIRATION DATE: 09/30/2022
NO. 35527
EXP. 9-30-23
STATE OF CALIFORNIA
8-3-22
35527

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

LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 2
GRADING AND SITE
IMPROVEMENT

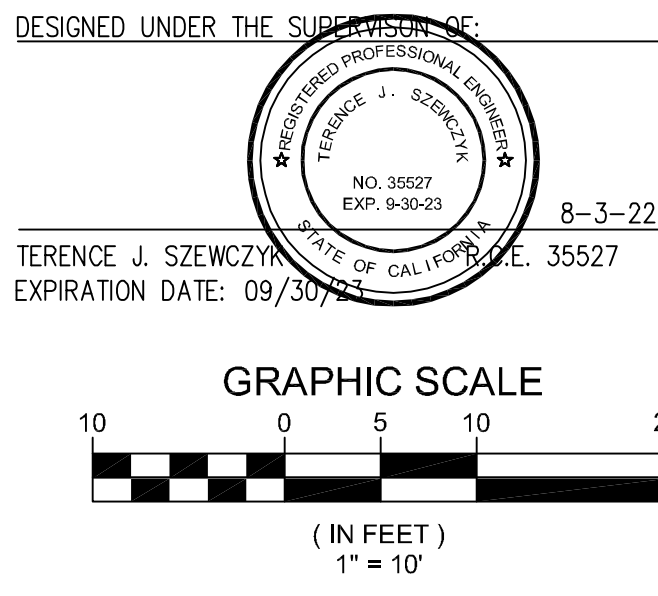
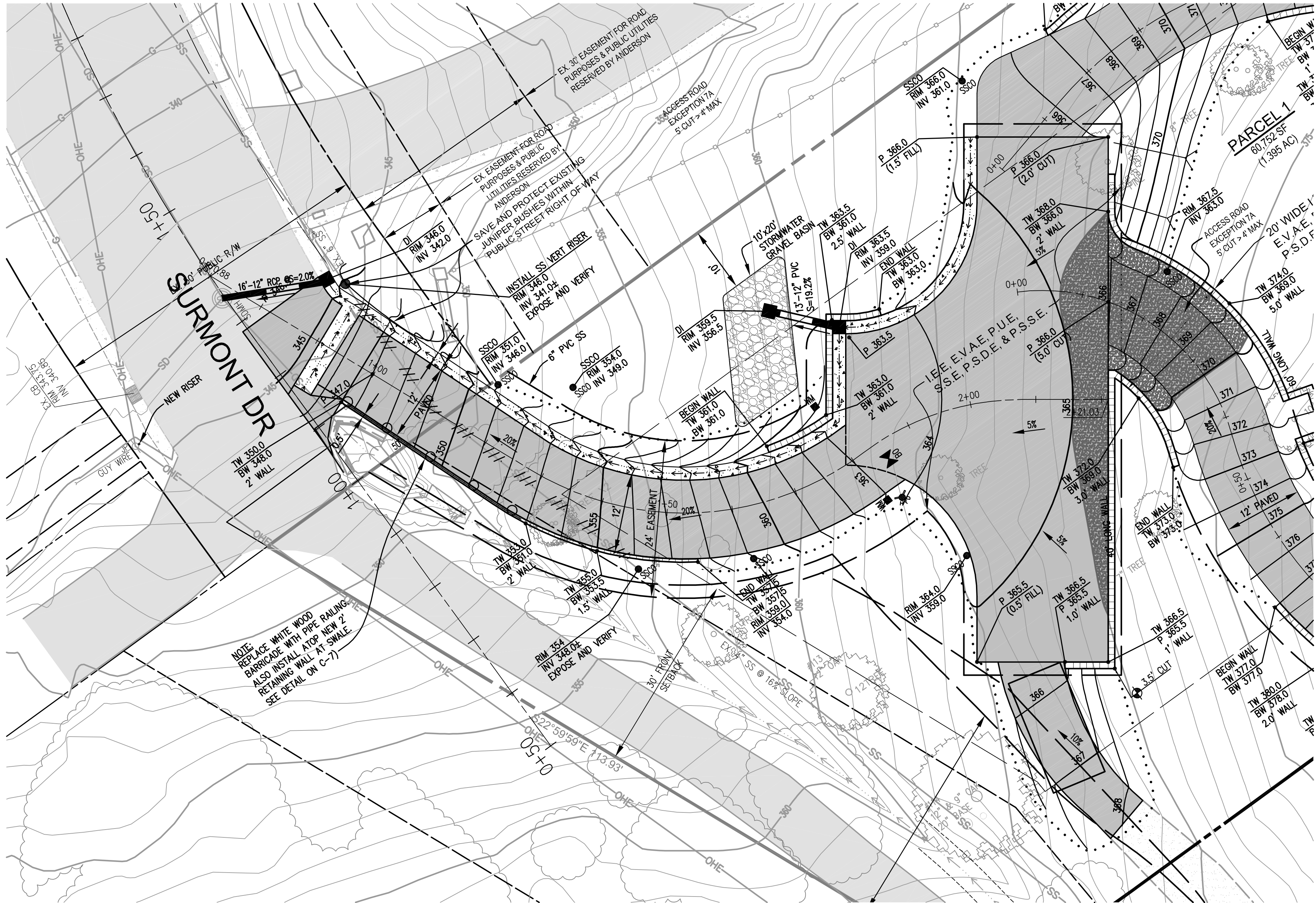
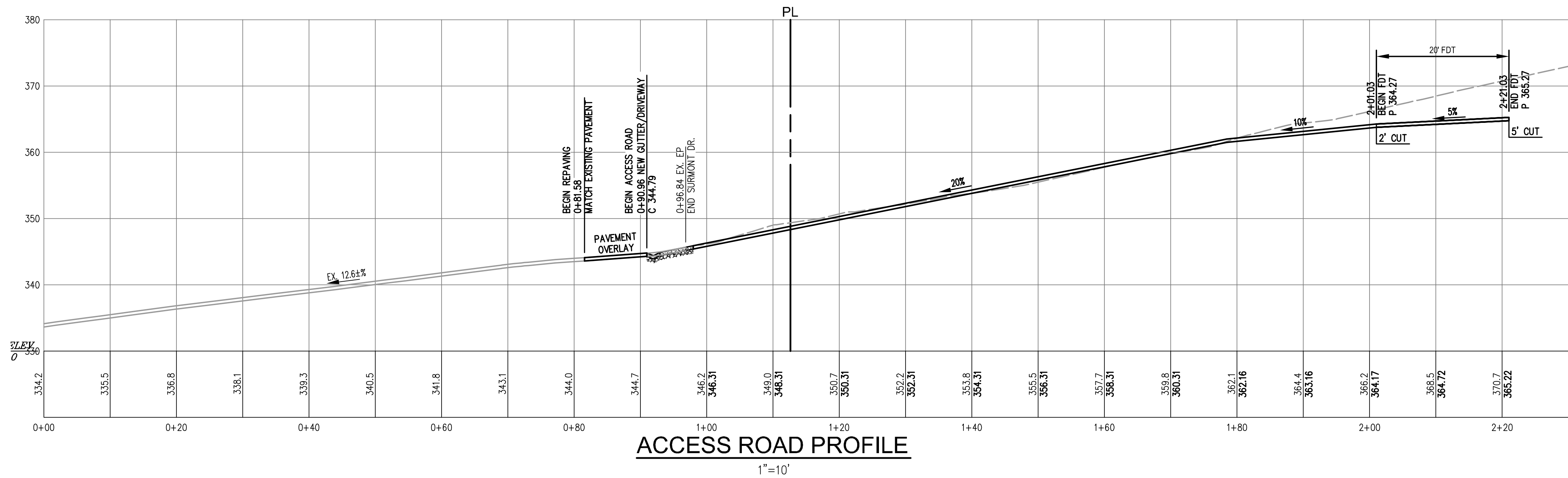
UTILITY PLAN
400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

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

DATE	BY	REVISIONS
8-3-22	DKH	1
		2
		3
		4
		5
		6

DATE: 8-3-22
SCALE: 1"=10'
DRAWN BY: DKH
SURVEYED BY: TJS
PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO. C-3
OF 9 SHEETS
JOB NO. 16-233

DISCLAIMER: TS CIVIL ENGINEERING, INC. ONLY ACKNOWLEDGES ORIGINAL SIGNED AND STAMPED PLANS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS.



DATE	BY	REVISIONS	DATE
8-3-22			
AS NOTED			
DKH			
TJS			
TJS			
C-5			
16-233			

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

LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 2
GRADING AND SITE
IMPROVEMENT

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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:

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

EROSION CONTROL LEGEND

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

DESIGNED UNDER THE SUPERVISION OF:

TERENCE J. SZEWOCZYK
STATE OF CALIFORNIA
NO. 35527
EXP. 9-30-23
8-3-22

TERENCE J. SZEWOCZYK
EXPIRATION DATE: 09/30/24

GRAPHIC SCALE
(IN FEET)
1" = 20'

20 0 10 20 40

TS CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110

PH: 408.452.9300
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LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 2
GRADING AND SITE
IMPROVEMENT

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

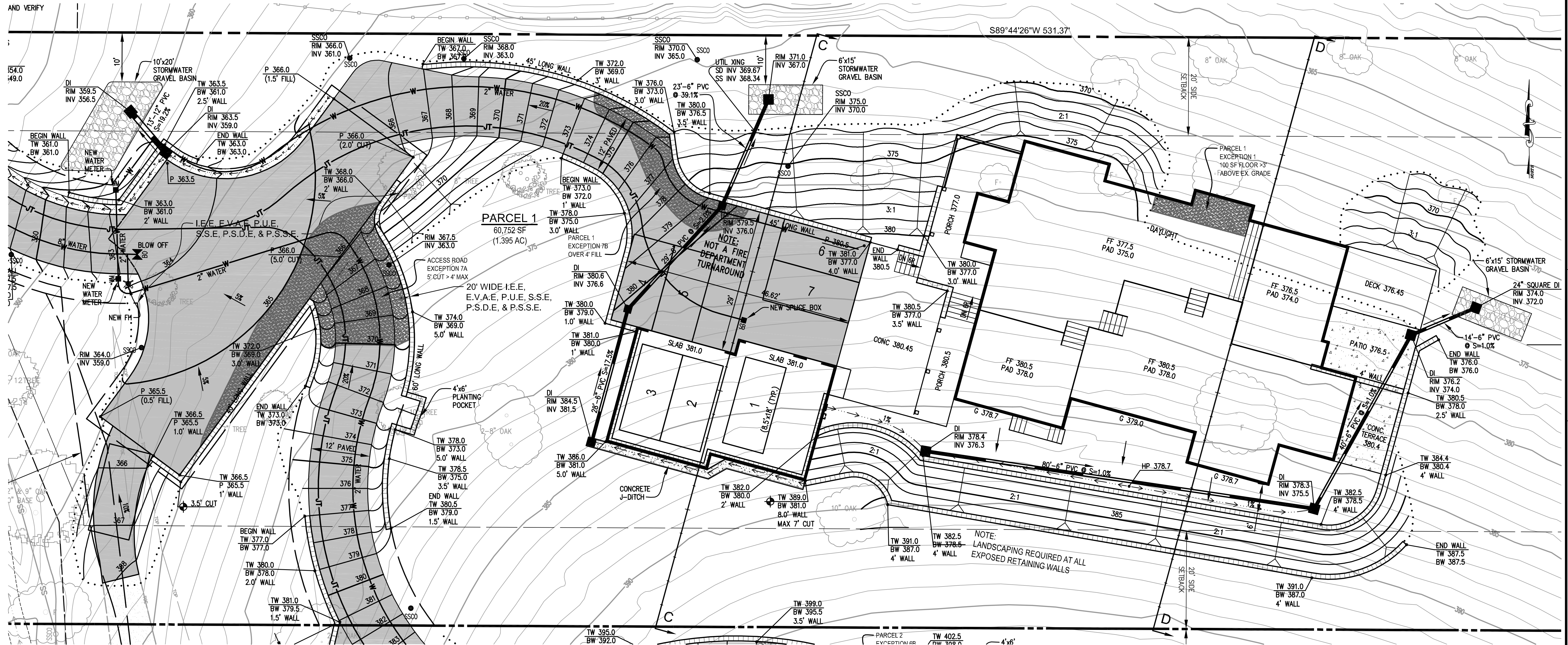
NO.	DATE	REVISIONS	BY
6			
5			
4			
3			
2			
1			

DATE: 8-3-22
SCALE: 1"=20'
DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO.
C-6
OF 9 SHEETS
JOB NO.
16-233

08/05/2022 9:05pm - N:\2016 JOBS\16-233\DWG\16-233_P2 C6 EROSION CONTROL PLAN.DWG - C6

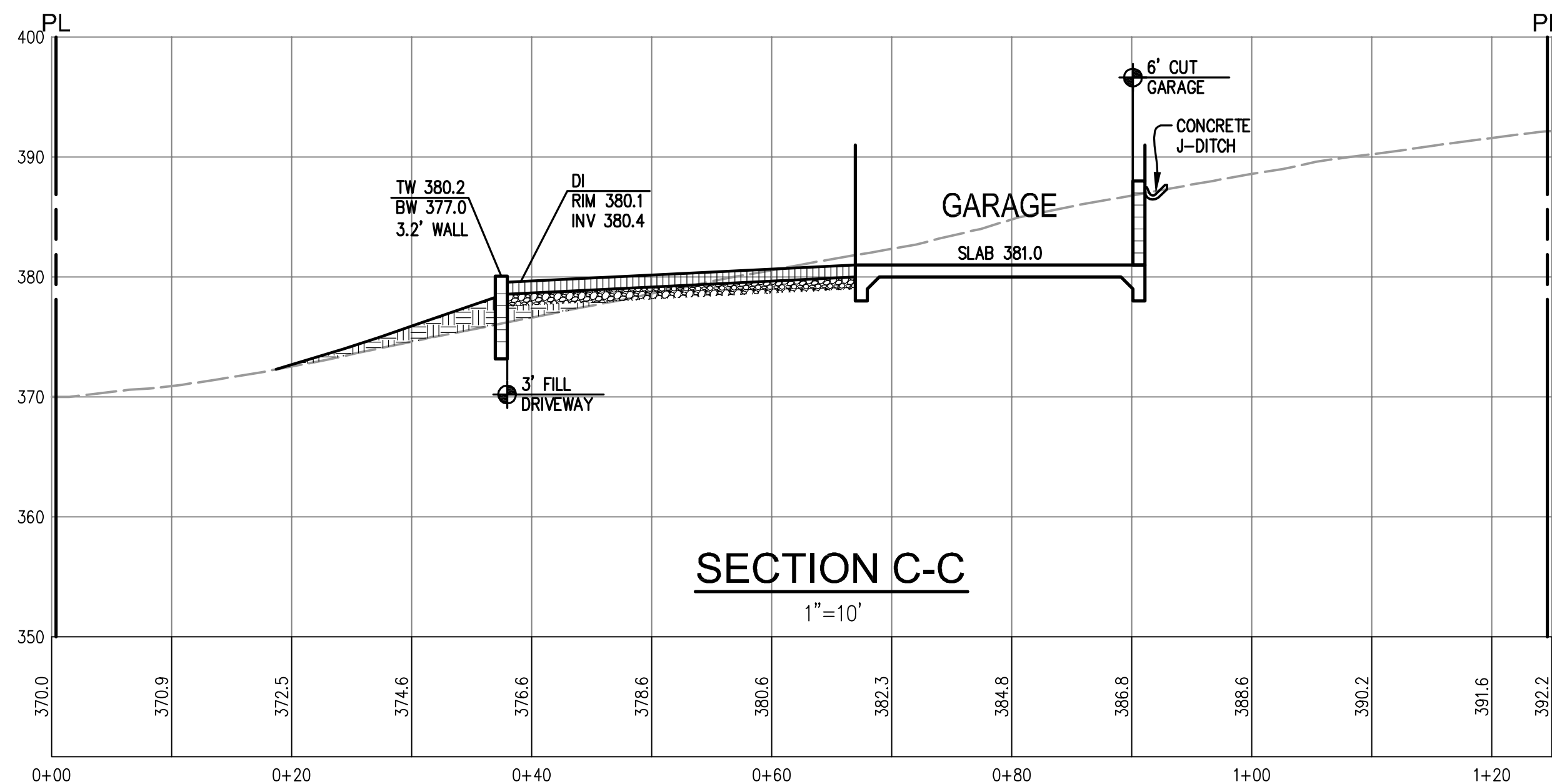
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SEE SHEET C-2 FOR DRIVEWAY, C-3 FOR UTILITIES



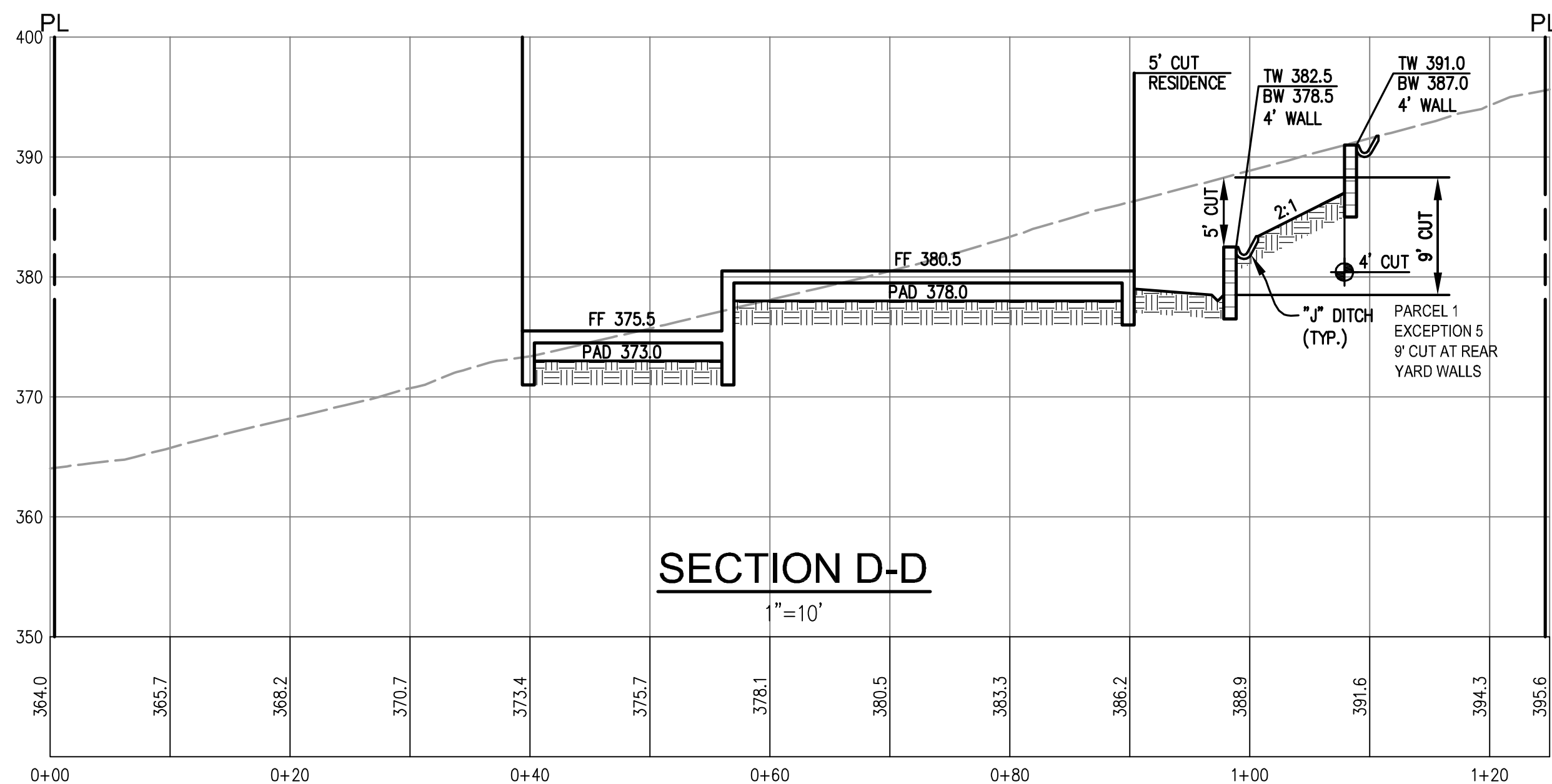
SEE SHEET C-9 FOR PARCEL 2

NOTE:
WALKWAYS AND PATIOS ARE REQUIRED TO BE
CONSTRUCTED OF PERVIOUS MATERIALS



SECTION C-C

1"=10'

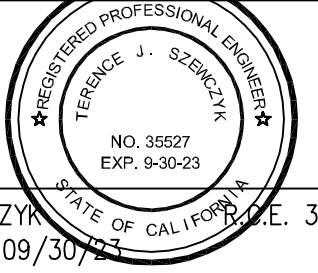


SECTION D-D

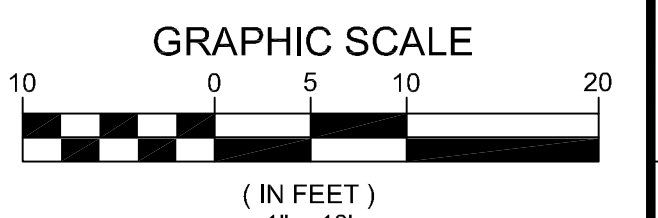
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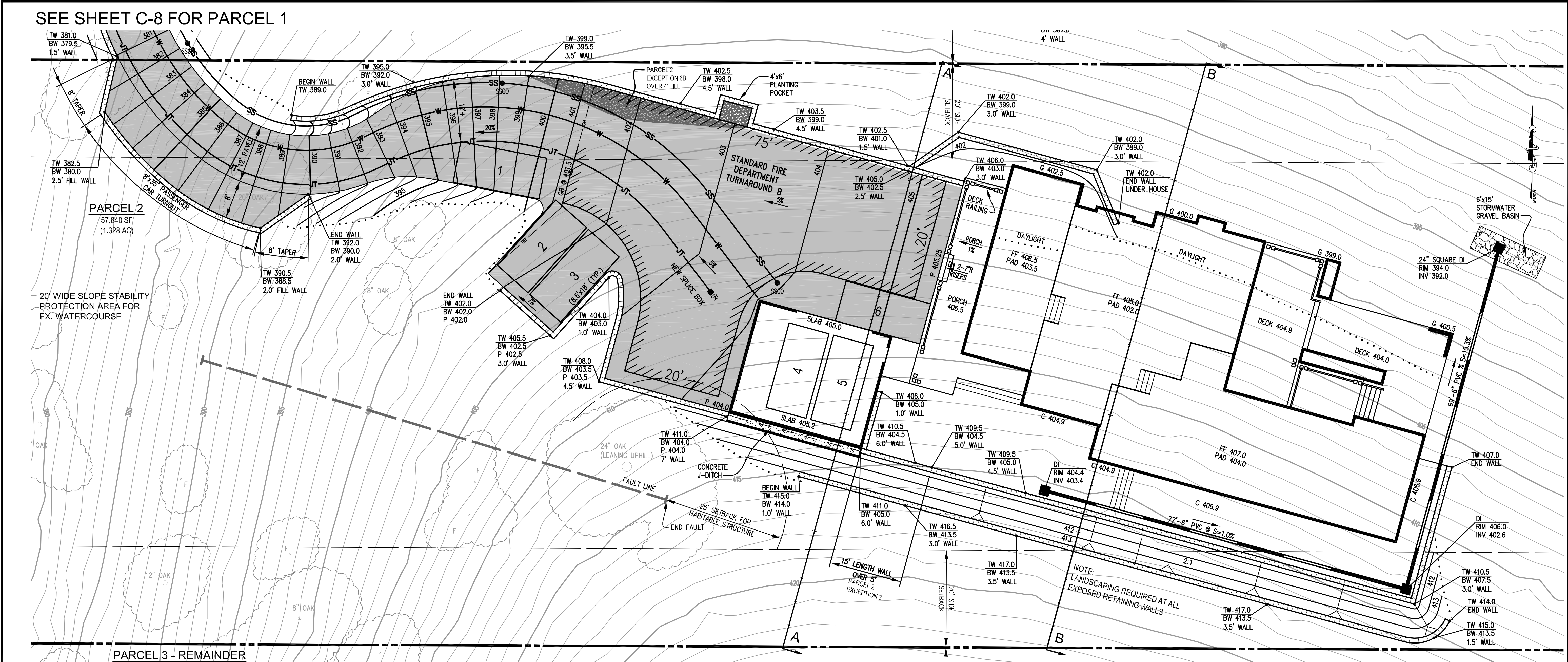
EARTHWORK SUMMARY				
	CUT (CY)	MAX DEPTH	FILL (CY)	MAX DEPTH
ACCESS ROAD	74	5'	40	2'
DRIVEWAY	80	4'	218	4'
RESIDENCE	589	8'	100	4'
GARAGE	192	7'	0	0
REAR YARD	320	6'	0	0
TOTAL	1,255		358	
897 CY TO BE HAULED OFF SITE				

DESIGNED UNDER THE SUPERVISION OF:

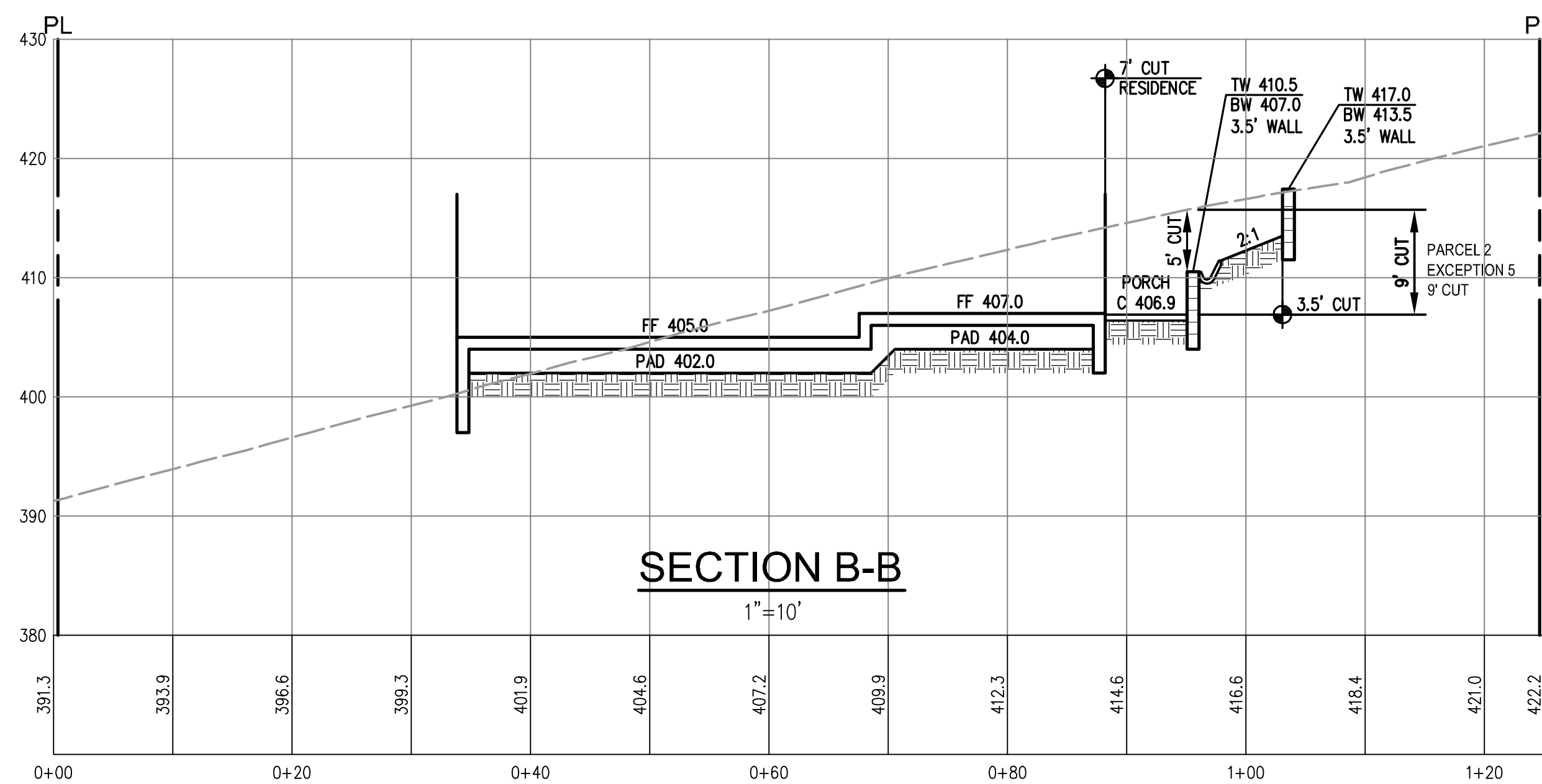
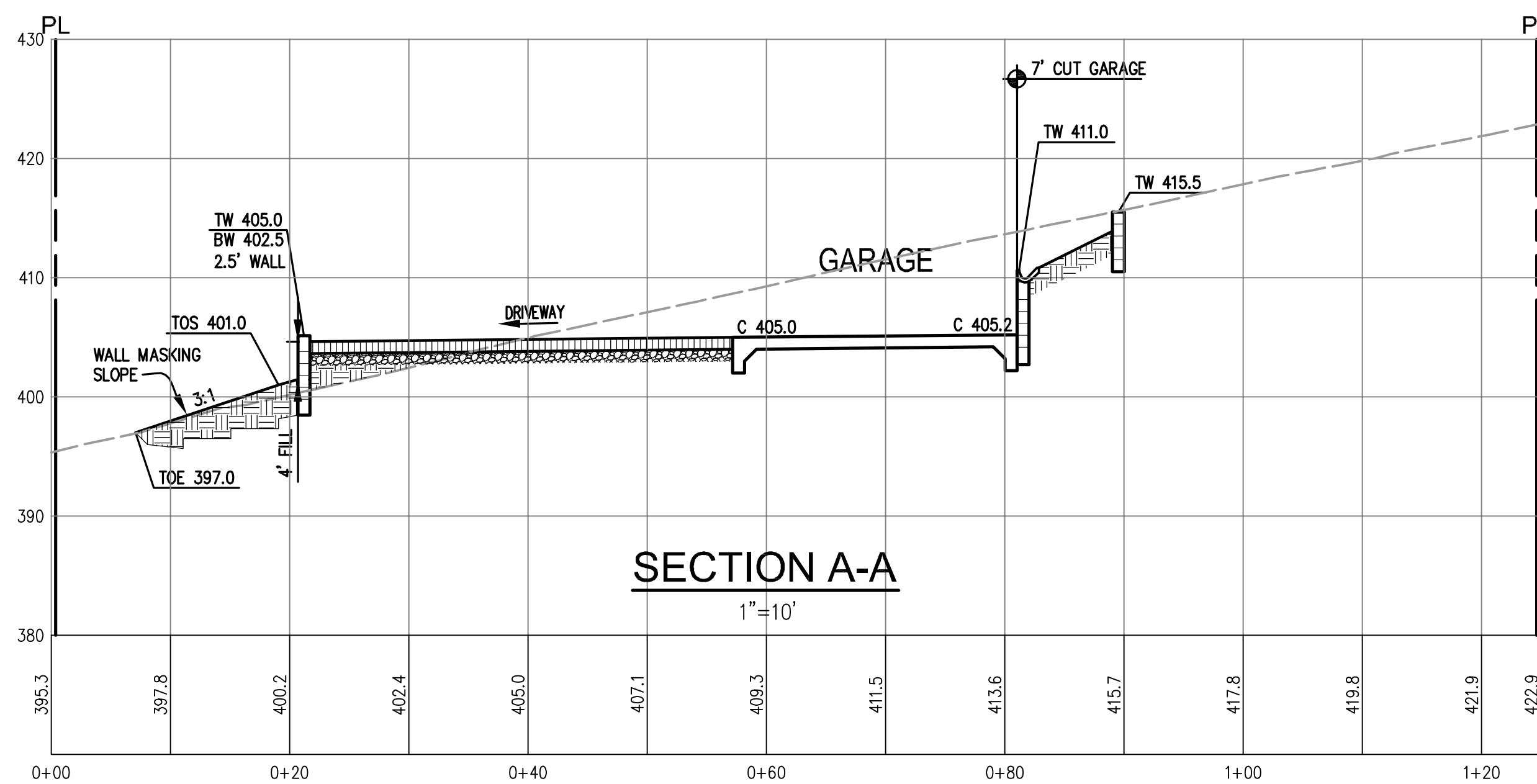


TERENCE J. SZCZITY
EXPIRATION DATE: 09/30/23





NOTE:
WALKWAYS AND PATIOS ARE REQUIRED TO BE
CONSTRUCTED OF PERVIOUS MATERIALS



EARTHWORK SUMMARY				
	CUT (CY)	MAX DEPTH	FILL (CY)	MAX DEPTH
DRIVEWAY	205	5'	75	3'
RESIDENCE	525	8'	-	-
TURNAROUND	-	-	166	5'
GARAGE	162	7.3'	-	-
REAR YARD	285	5'	-	-
TOTAL	1,177		241	
863 CY TO BE HAULED OFF SITE				

DESIGNED UNDER THE SUPERVISION OF:



NO 35527

EXP. 9-30-23 8-3-22

TERENCE J. SZEWCZYK R.C.E. 35527

EXPIRATION DATE: 09/30/23

GRAPHIC SCALE

(IN FEET)

$$1'' = 10'$$

LANDS OF ANDERSON
400 SURMONT DRIVE
PARCEL 2
GRADING AND SITE
IMPROVEMENT

TS → **CIVIL ENGINEERING**

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110

PH: 408.452.9300 FAX: 408.837.7550

PARCEL 2 SITE PLAN
400 SURMONT DR
LOS GATOS, CA 95032
APN 527-20-003

[illegible]

08/05/2022 9:04pm - N:\2016 JOBS\16-233\DWG\16-233_P2_C9 PARCEL 2 SITE PLAN.DWG - C9