



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 11/13/2024

ITEM NO: 2

DATE: November 8, 2024
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. **Located at 15411 National Avenue.** APN 424-12-140. Architecture and Site Application S-23-033. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owner: Vyankatesh and Rammy Muddada. Applicant: Jose Rama. Project Planner: Erin Walters.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8, Single-Family Residential
Applicable Plans and Standards: General Plan, Residential Design Guidelines
Gross Parcel Size: 13,209 square feet
Net Parcel Size: 10,729 square feet

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential and Office	Low Density Residential and Office Professional	R-1:8 and O
West	Residential	Low Density Residential	O:PD

PREPARED BY: Erin Walters
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 15411 National Avenue/S-23-033

DATE: November 8, 2024

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, 15303: New Construction.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project complies with the Residential Design Guidelines.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The subject 13,209 square-foot vacant rear flag lot is located on National Avenue between Los Gatos-Almaden Road and Blackwell Drive (Exhibit 1). The applicant submitted an Architecture and Site application for the construction of a single-family residence and associated site grading. The proposed project would result in the largest residence in terms of square footage, by 511 square feet, and the largest garage in terms of square footage, by 124 square feet, in the immediate neighborhood. The applicant has not addressed all of the Consulting Architect's recommendations. Public comment has also raised concerns regarding neighborhood compatibility, privacy, and landscaping. Due to the reasons listed above, the application has been referred to the Planning Commission for consideration.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is 13,209 square feet, located on the westside of National Avenue approximately 152 feet south of Blackwell Drive (Exhibit 1). The property is a vacant rear flag lot, located behind a property with an existing one-story single-family residence. Single-family residential development surrounds the property with office and multi-family development located across the street on National Avenue, east of the subject site.

B. Project Summary

The applicant proposes construction of a two-story residence and site improvements requiring a Grading Permit (Exhibit 4).

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The proposed residence is in compliance with the maximum allowable floor area, building height, setbacks, lot coverage, and on-site parking requirements for the property.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes construction of a new 3,240-square foot, two-story residence with an attached 901-square foot, three car garage. The residence also includes 1,700 square feet of below grade square footage which includes a proposed 500-square foot Junior Accessory Dwelling Unit (JADU). The proposed JADU is not part of this application and requires a ministerial building permit. The height of the proposed residence is 30 feet, where a maximum of 30 feet is allowed. The applicant proposes a future detached 900 square foot Accessory Dwelling Unit (ADU). The proposed ADU is not part of this application and requires a ministerial building permit.

A summary of the floor area for the proposed residence is included in the table below.

Floor Area Summary		
	Proposed SF	Maximum Allowed SF
Main Residence		
Second Floor	1,518	--
First Floor	1,722	--
Total Countable	3,240	3,263
Attached Garage	901	901
Below-Grade Area	1,700	Exempt
Below-Grade JADU	500	Located in Below Grade 500 max. Not part of this application.
Detached ADU	900	1,073 s.f. max. Not part of this application.

The applicant has provided a Scope of Work and a Letter of Justification summarizing the project (Exhibits 4 and 5), photographs of the existing site (Exhibit 6), and Development Plans included as Exhibit 11.

B. Building Design

The proposed two-story contemporary style residence has been designed with contrasting colors and materials. Proposed exterior materials include: a concrete tile roof; smooth stucco siding with stone wainscot sills; metal-clad wood windows with wood trim; iron doors; and metal garage doors (Sheet A4.3, Exhibit 11). The upper floor of the residence includes the main bedroom suite, and two-bedroom suites. The second-story bedroom windows on the north elevation include obscure glass for privacy. The lower floor of the residence includes a living room, additional bedroom suite and the attached three-car garage with storage. A covered patio is located off the lower rear elevation from the kitchen and great room space.

The Town's Consulting Architect reviewed the proposed residence in October 2023 and noted that the neighborhood contains a predominance of one-story homes designed in traditional styles. These homes are modest in scale and mass and have simple roof forms (Exhibit 7). The Town's Consulting Architect stated that the proposed house design appears to emulate a traditional Mediterranean home style, but is designed in much more generic design style with lack of consistency in its design treatment. This would not appear to be consistent with the Town's Residential Design Guidelines 3.2.1 and 3.2.2.

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

3.2.2 Design for architectural integrity
Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style.

The Consulting Architect made eight recommendations to simplify the design and bring it into greater compliance with the Town's Residential Design Guidelines. In response to these recommendations, the applicant made several modifications to the design of the residence, summarizing the changes in a written response (Exhibit 8). The Consulting Architect's issues and recommendations are provided below, followed by the applicant's response in italics.

Issues and Recommendations:

1. Provide an under-the-eave entry in lieu of the proposed stone tower.
 - *Revised the entry way from large tower to smaller stone entry way. Applicant investigated multiple homes in the surrounding that have been approved by the Town, that have a stone tower as an entry way. See Letter of Justification for image of house (Exhibit 8).*
2. Match the lower first floor roofing to the shingles on the main roof.
 - *Lower first floor roofing revised to match the shingles on the main roof.*

3. Add a projecting balcony at the second-floor elevation.
 - *Revised front elevation by removing the JADU from the second floor over the garage, reducing the bulky design and redesigned the roofline to accommodate a smoother transition.*
4. Extend the main roof form over the bay windows on the side elevations and use stucco in lieu of the proposed wood siding.
 - *Revised the north elevation by relocating the JADU to the basement level. That reduces the massing and blends the JADU entrance with the façade. Extended the main roof form over the bay windows on side elevations and use stucco in lieu of proposed wood siding. Revised the roof line to accommodate the extension of the bay windows at all locations.*
5. Provide projecting trim at the second-floor line around all sides of the home.
 - *The applicant investigated multiple homes in the surrounding area that do not have a belly band trim at the break of the first and second floors. See Letter of Justification for image of house (Exhibit 8).*
6. Provide a projecting stucco base around all façades.
 - *Revised the base to project from wall with a wainscot profile.*
7. Integrate the stair on the right-side elevation into the main building form.
 - *Stairs removed.*
8. Provide a visual screen on the deck side nearest the adjacent property line.
 - *Second story rear deck removed to address privacy.*

The applicant responded to the Consulting Architect's issues and recommendations through design revisions with the exception meeting the following recommendations:

- Recommendation 1 - Provide an under-the-eave entry in lieu of the proposed stone tower.
- Recommendation 5 - Provide projecting trim at the second-floor line around all sides of the home.

C. Neighborhood Compatibility

The subject rear flag lot has a net lot size of 10,728 square feet and the maximum allowable floor area is 3,263 square feet for the residence, and 901 square feet for the garage. The maximum allowable FAR for the residence and any accessory structure is 0.30. The table

below reflects the current conditions of the residences in the immediate neighborhood based on County records.

FAR Comparison - Neighborhood Analysis							
Address	Zoning	Residential SF	Garage SF	Total SF	Lot Area SF	Residential FAR	No. of Stories
373 Blackwell Dr.	R-1:8	2,693	489	3,182	10,180	0.26	2
377 Blackwell Dr.	R-1:8	2,693	468	3,161	9,883	0.27	2
381 Blackwell Dr.	R-1:8	2,173	411	2,584	10,303	0.21	1
15385 National Ave.	R-1:8	1,056	128	1,184	10,707	0.10	1
15415 National Ave.	R-1:8	1,719	317	2,036	8,060	0.21	1
15425 National Ave.	R-1:8	1,357	483	1,840	20,727	0.07	1
15439 National Ave.	R-1:8	2,386	777	3,163	9,655	0.25	1
15461 National Ave.	R-1:8	2,729	693	3,422	7,439	0.37	2
15899 Los Gatos Almaden Rd.	O	--	--	--	--	--	--
15400 National Ave.	O	--	--	--	--	--	--
279 De Soto Dr.	R-M: 5-12	--	--	--	--	--	--
15411 National Ave. (E)	R-1:8	--	--	--	10,729	0.00	--
15411 National Ave. (P)	R-1:8	3,240	901	4,141	10,729	0.30	2
* Residential square footage includes the residence and detached accessory structures, except garages.							
** The total square footage numbers do not include below grade square footage.							

The eight properties in the immediate neighborhood are developed with one- and two-story single-family residences located in the Single-Family Residential zone. The three properties located across the street from the subject property on National Avenue and are zoned Office and Multi-Family residential. These properties are not included in the immediate neighborhood comparison as they are not zoned single-family residential and are different uses, office and multi-family.

The property sizes within the immediate neighborhood range from 7,439 square feet to 20,727 square feet. Based on Town and County records, the residences in the immediate neighborhood range in size from 1,056 square feet to 2,729 square feet. The FAR of the residences in the immediate neighborhood range from 0.07 to 0.37. The applicant is proposing a 3,240-square foot residence and a FAR of 0.30 on a 10,729-square foot parcel. The proposed project has the second largest FAR in the immediate neighborhood. The proposed project would result in the largest residence in terms of square footage, by 511 square feet, and the largest garage in terms of square footage, by 124 square feet, in the immediate neighborhood.

The applicant has provided justification for proposing the largest residence and largest garage, in terms of square footage, in the immediate neighborhood (Exhibit 5). The applicant notes that the immediate neighborhood isn't uniform in terms of building age, style, or size. The presence of both older and newer structures with varying FARs can make it challenging to establish a benchmark for comparison structures. There is a two-story residence in the immediate neighborhood, built in 2017, that exceeds the maximum allowable FAR for the site. The applicant also describes that the immediate neighborhood includes a large hospital building at 15400 National Avenue. The justification includes that the uses on National Avenue are commercial, including multiple multi-story buildings, adding another layer of complexity to the neighborhood's composition and that the commercial nature of the area might further impact the comparison of FARs, especially when assessing residential properties.

The applicant's justification states that the unique configuration of the rear flag lot presents distinctive challenges and opportunities in adhering to zoning regulations while ensuring the proposed structure harmonizes with the immediate neighborhood. The applicant describes that the proposed design does not exceed the stipulated FAR and it remains in reasonable limits and is the result of conscientious planning to accommodate the needs of the multi-generational household without compromising the neighborhood's integrity. The applicant states that the design integrates architectural elements that contribute positively to the visual appeal and uniqueness of the area, aligning with the overarching aim of the Residential Design Guidelines.

D. Neighbor Outreach

The property owners have been in communication with the surrounding neighbors regarding the proposed project. A summary of their outreach efforts is included as Exhibit 10. Neighbors have provided public comment and raised concerns regarding the proposed two-story residence (Exhibit 12).

Based on the applicant's neighborhood outreach and the public comments received by staff three main issues have been raised:

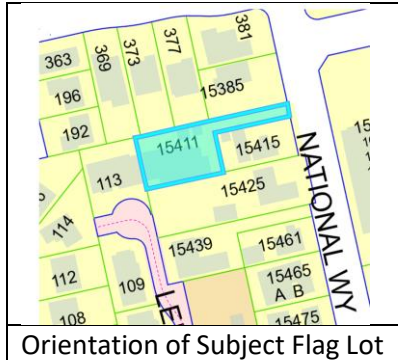
1. Neighborhood Compatibility – Height, bulk, and mass.
2. Privacy – Window placement, and balcony placement.
3. Landscaping – Location, height and maintenance of proposed trees.

The following sections discuss each topic.

E. Neighborhood Compatibility

Public comments include concerns regarding neighborhood compatibility with regards to height, bulk, and mass (Exhibit 12). The subject property is a rear flag lot. Three properties

located on Blackwell Drive, north of the subject flag lot, have rear yards that face the side of the proposed property and proposed residence.



The applicant has modified the second-floor massing on the northern elevation to reduce the bulk and mass of the building that faces the rear properties along Blackwell Drive. The applicant has removed the second-story rear balcony to further reduce massing and address privacy concerns.

F. Privacy

Public comments include concerns regarding privacy, including window placement, and balcony placement (Exhibit 12). To address privacy concerns the applicant has incorporated the following into the proposed design (Exhibit 10):

- Removal of second-story rear balcony;
- Use of obscure/frosted glass on the two-story bedroom windows located on north elevation facing the Blackwell Drive rear yards;
- Planting of evergreen trees to provide screening along the northern fence line;
- Retention and trimming of the existing large Oak tree at rear corner of the lot; and
- Proposed side yard setback provides between 80 to 120 feet of distance between the proposed two-story windows on the subject property and the existing two-story elevation windows at the rear of the Blackwell Avenue residences.

Exhibit 3 includes Condition of Approval #11, requiring the two second floor bedroom windows located on the northern elevation of the residence have frosted or obscure glass to provide privacy between the properties.

G. Landscaping

Public comments include concerns regarding proposed landscaping, including location of screening trees and species (Exhibit 12). To address privacy concerns the applicant has proposed planting five screening trees along the Blackwell Drive fence line (Sheet A0.12,

Exhibit 11). The proposed tree species is Leyland Cypress. Leyland Cypress trees are fast growing, upright in growth, and evergreen. Mature height can reach 50 to 60 feet tall with a mature spread of 15 to 20 feet.

Staff received two public comments expressing the following concerns about the proposed privacy trees to be planted along the Blackwell Drive fence:

- Drainage of rainwater onto the adjacent property;
- Ongoing maintenance of the trees;
- Tree height will not adequately screen the view from the second story; and
- Future detached ADU construction may interfere with the proposed privacy trees.

Exhibit 3 includes Condition of Approval #10, requiring that prior to obtaining a building final the property owner must plant five 24-gallon Leyland Cypress trees along the northern fence line to address privacy concerns. Privacy trees must be maintained by the property owner.

H. Tree Impacts

The Town's Consulting Arborist prepared a report for the site and made recommendations for the project (Exhibit 9). The project site contains six protected trees. Four trees are proposed to be removed due to the proposed location of the house and to accommodate the new driveway. Arborist recommendations for tree protection have been included in the Conditions of Approval (Exhibit 9). Tree #67 is located on the front parcel and is not part of this application.

I. Grading

The project includes site improvements with grading quantities exceeding 50 cubic yards, which requires approval of a Grading Permit. The Town's Parks and Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 3).

J. Off-Site Improvements

The project includes off-site improvements requiring the applicant to install a new sidewalk, curb, and gutter along frontage of the parcel along National Avenue, tying into the existing condition to the north. In addition, applicant shall pave and/or restore pavement from the centerline to the newly constructed gutter along the National Avenue frontage per Condition of Approval 73, Exhibit 3.

K. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. Public comments received by 11:00 A.M., Friday, November 8, 2024, are included as Exhibit 12.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for construction of a new two-story single-family residence. The project is consistent with the Zoning and General Plan Land Use designation for the property. The project is in compliance with the objective standards of the Town Code related to allowable floor area, height, setbacks, lot coverage, and on-site parking requirements. The proposed project would result in the largest residence in terms of square footage, by 511 square feet, and the largest garage in terms of square footage, by 124 square feet, in the immediate neighborhood. The project was reviewed by the Town's Consulting Architect who provided recommendations to address the consistency of the project with the Residential Design Guidelines. The applicant responded to the Consulting Architect's issues and recommendations through design revisions with the exception meeting two recommendations. Public comment has raised outstanding concerns regarding neighborhood compatibility, privacy, and landscaping.

The applicant has provided a Scope of Work and a Letter of Justification for the proposed two-story residence, speaking to the design's compatibility with the immediate and surrounding neighborhood (Exhibits 4 and 5).

B. Recommendation

Based on the analysis above, staff recommends denial of the Architecture and Site application based on concerns related to size, neighborhood compatibility, and consistency with the Residential Design Guidelines, as discussed in this report.

C. Alternatives

Alternatively, the Commission can:

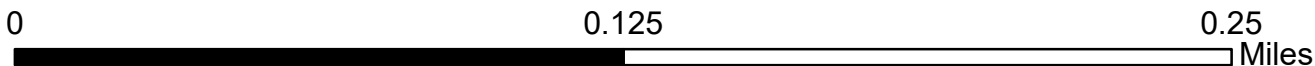
1. Approve the application by taking the following actions:
 - a. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
 - b. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
 - c. Make the finding that the project complies with the Residential Design Guidelines (Exhibit 2);
 - d. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
 - e. Approve Architecture and Site application S-23-033 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.
2. Approve the applications with additional and/or modified conditions; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Scope of Work
5. Letter of Justification
6. Photographs of Site
7. Consulting Architect's Report
8. Applicant's Response to Consulting Architect
9. Consulting Arborist's Report
10. Applicant's Summary of Neighborhood Outreach
11. Development Plans
12. Public Comments received by 11:00 a.m., Friday, November 8, 2024

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15411 National Avenue



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**PLANNING COMMISSION – November 13, 2024
REQUIRED FINDINGS and CONSIDERATIONS FOR:**

**15411 National Avenue
Architecture and Site Application S-23-033**

Requesting Approval for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. APN 424-12-140. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.

Property Owner: Vyankatesh and Rammy Muddada.

Applicant: Jose Rama.

Project Planner: Erin Walters.

FINDINGS

Required findings for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas.

CONSIDERATIONS

Required considerations in review of Architecture & Site applications:

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

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PLANNING COMMISSION – November 13, 2024
CONDITIONS OF APPROVAL

15411 National Avenue
Architecture and Site Application S-23-033

Requesting Approval for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. APN 424-12-140. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.

Property Owner: Vyankatesh and Rammy Muddada.

Applicant: Jose Rama.

Project Planner: Erin Walters.

TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the building permit plans and completed prior to issuance of a building permit where applicable.
7. TREE FENCING: Protective tree fencing and other protection measures consistent with Section 29.10.1005 of the Town Code shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
8. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
9. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
10. PRIVACY TREE PLANTING: Prior to obtaining a building final the property owner must plant

five 24-gallon Leyland Cypress trees along the northern fence line. Privacy trees must be maintained by the property owner.

11. FROSTED/OBSCURE PRIVACY WINDOWS – The two second floor bedroom windows located on the northern elevation of the residence shall have frosted or obscure glass to provide privacy between properties.
12. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
13. STORY POLES/PROJECT IDENTIFICATION SIGNAGE: Story poles and/or project identification signage on the project site shall be removed within 30 days of approval of the Architecture & Site application.
14. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement (“the Project”) from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods (“Challenge”). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney’s fees on a fully-loaded basis, attorney’s fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge (“Costs”), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant’s sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant’s indemnity obligation.

15. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

16. PERMITS REQUIRED: A Building Permit is required for the construction of the new single-family residence and attached garage. An additional Building Permit will be required for the PV System that is required by the California Energy Code.
17. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Reach Codes.
18. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
19. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
20. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
21. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation, and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
22. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth, or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall conform to the Cal/OSHA regulations.
23. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items: Building pad elevation
 - a. Finish floor elevation
 - b. Foundation corner locations
 - c. Retaining wall(s) locations and elevations
24. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e., directly printed, onto a plan sheet.
25. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
 - a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
 - b. All passage doors shall be at least 32-inch-wide doors on the accessible floor level.
 - c. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.

- d. A door buzzer, bell or chime shall be hard wired at primary entrance.
26. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.40.020. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
27. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
28. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
29. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available online at www.losgatosca.gov/building.
30. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
- a. Community Development – Planning Division: (408) 354-6874
 - b. Engineering/Parks & Public Works Department: (408) 399-5771
 - c. Santa Clara County Fire Department: (408) 378-4010
 - d. West Valley Sanitation District: (408) 378-2407
 - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division

31. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner's expense.

32. PAYMENT OPTIONS:

- a. All payments regarding fees and deposits can be mailed to:

Town of Los Gatos PPW – Attn: Engineering Dept
41 Miles Avenue
Los Gatos, CA 95030

Or hand deliver/drop off payment in engineering lock box

Checks made out to **“Town of Los Gatos”** and should mention **address and application number** on memo/note line.

33. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
34. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town’s Engineering Design Standards, which are [available for download from the Town’s website](#).
35. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
36. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town’s right-of-way.
37. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
38. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor’s sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the

Engineering Construction Inspector before the start of construction to verify existing conditions.

39. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
40. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
41. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of permits or recordation of maps.
42. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
43. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
44. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: All grading work taking place with this application and related applications/projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. In the event that, during the production of construction drawings and/or during construction of the plans approved with this application by the Town of Los Gatos, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner for review and approval by the Development Review Committee prior to applying for a grading permit.
45. GRADING: Any grading work, cut/fill, earthwork or combination thereof (completed or proposed on submitted plans) on the parcel over the upcoming two-year period are combined with regards to grading permit thresholds. This also applies to adjacent parcels with identical owners, applicants and or developers.
46. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.
47. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street

sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered. For sites greater than four (4) acres in area:

- a. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
 - b. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
 - c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - d. Replant vegetation in disturbed areas as quickly as possible.
 - e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
48. **CONSTRUCTION ACTIVITIES:** All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
49. **SILT AND MUD IN PUBLIC RIGHT-OF-WAY:** It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
50. **COVERED TRUCKS:** All trucks transporting materials to and from the site shall be covered.
51. **GOOD HOUSEKEEPING:** Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner's expense
52. **SITE DESIGN MEASURES:** All projects shall incorporate at least one of the following measures:
- a. Protect sensitive areas and minimize changes to the natural topography.
 - b. Minimize impervious surface areas.
 - c. Direct roof downspouts to vegetated areas.
 - d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
 - e. Use landscaping to treat stormwater.
53. **CONSTRUCTION HOURS:** All improvements and construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner,

Applicant and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.

54. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
55. DELAYED/DEFERRED REPORTS AND REVIEWS: TLGPPW strongly recommend that reports requiring a peer review be submitted and completed prior to committee approval/building permit stage. Note that these reviews may require a design change by the applicant and/or additional studies. Applicants who chose to defer assume risk that required changes may send project back to planning stage.
56. WATER METER: Water meters currently in public right-of-way shall be relocated within the property in question, within 30" of the property line / the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
57. SANITARY SEWER CLEANOUT: Sanitary sewer cleanouts currently in public right-of-way shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
58. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
 - a. Along with the Owner, Applicant and/or Developer, setup a pre-construction meeting with Eric Christianson, Senior Public Works Inspector echristianson@losgatosca.gov (408) 354-6824 to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
 - b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
59. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
60. FOR PLANTERS: The Owner, Applicant and/or Developer shall apply for an encroachment permit for the proposed planters within the public sidewalk and/or Town's right-of-way. The Owner, Applicant and/or Developer shall work with Parks and Public Works Department staff to arrive at a mutually agreeable solution that addresses safety and aesthetic issues. If no solution is reached, the vegetative screening requirement shall be waived. A Private Improvements in the Public Right-of-Way (formerly Indemnity)

Agreement will be required if planters are proposed to be located within the Town's right-of-way. A copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any grading or building permits.

61. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any grading or building permits.
62. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
63. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). All grading work taking place with this application and related applications /projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. After the preceding Architecture and Site Application has been approved by the respective deciding body and the appeal period has passed, the grading permit application with grading plans and associated required materials shall be submitted via email to the PPW engineer assigned to the A&S review. Plan check fees (determined after initial submittal) shall be sent to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.
64. SECURITY OF PERFORMANCE: Prior to approval of the grading permit, the applicant shall provide security for the performance of the work described and delineated on the approved grading plans, encroachment plans and or public improvement plans. The form of security shall be one (1) or a combination of the following to be determined by the Town Engineer and subject to the approval of the Town Attorney
 - Bond or bonds issued by one (1) or more duly authorized corporate sureties on a form approved by the Town.
 - Deposit, with the Town, money, negotiable bonds of the kind approved for securing deposits of public monies, or other instrument of credit from one (1) or more financial

institutions subject to regulation by the State or Federal Government wherein such financial institution pledges funds are on deposit and guaranteed for payment.

65. DRIVEWAY: The driveway conform to existing pavement on National Avenue shall be constructed in a manner such that the existing drainage patterns will not be obstructed. The Owner, Applicant and/or Developer shall install a Town standard residential driveway approach. The new driveway approach shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
66. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner, Applicant and/or Developer to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.
67. DRAINAGE STUDY: Prior to the issuance of any grading or building permits, the following drainage studies shall be submitted to and approved by the Town Engineer: a drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; a drainage study evidencing that the proposed drainage patterns will not overload the existing storm drain facilities; and detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems (including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding) will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
68. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit. An arborist report may be necessary. Please contact Tammy Robnett-Illges, Engineering Administrative Assistant trobnett-illges@losgatosca.gov (408) 399-5771 for more information.
69. DEDICATIONS: The following shall be dedicated by separate instrument. The dedications shall be recorded before any grading or building permits are issued:
 - a. A 10-foot street right-of-way shall be dedicated in fee.
 - b. A 5-foot Public Service Easement.
70. DEMOLITION: Within 60-days of the Development Review Committee approval action being final (i.e. after the 10-day appeal period and no requested appeals being submitted to the Town), the Property Owner shall record a Deed Restriction on each of the number (#) parcels in question which prohibits the recording of a Certificate of Compliance until one of the two (2) prerequisite actions occurs prior to the proposed recordation: 1) removal of any structures which cross lot/property lines or 2) the Property Owner successfully obtaining an Architecture & Site approval from the Town of Los Gatos for the demolition of the existing house and construction of a replacement house.
71. IMPROVEMENT AGREEMENT: The Owner, Applicant and/or Developer shall enter into an agreement to construct public improvements in accordance with Town Code Section

24.40.020. The Owner, Applicant and/or Developer shall supply suitable securities for all public improvements that are part of the development in a form acceptable to the Town in the amount of 100% performance and 100% labor and materials prior to the issuance of any encroachment, grading or building permit. The Owner, Applicant and/or Developer shall provide two (2) copies of documents verifying the cost of the public improvements to the satisfaction of the Engineering Division of the Parks and Public Works Department. An electronic copy (PDF) of the executed agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any encroachment, grading or building permit.

72. JOINT TRENCH PLANS: Joint trench plans shall be reviewed and approved by the Town prior to recordation of a map. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public street light billing will be by Rule LS2A, and that private lights shall be metered with billing to the homeowners' association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.
73. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner and/or Applicant. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
 - a. National Avenue: New curb, gutter, sidewalk, streetlights, tie-in paving, signing, striping, utility pole relocation, as required.
 - b. National Ave: 2" overlay from the centerline to the edge of pavement, or alternative pavement restoration measure as approved by the Town Engineer.
74. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
75. FRONTAGE IMPROVEMENTS: The Owner and/or Applicant shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
76. PARKING LOTS: Parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other Low Impact Development (LID) treatment devices that can be integrated into required landscaping areas and traffic islands prior to discharge into the storm drain system and/or public right-of-way. The amount of impervious area associated with parking lots shall be minimized by utilizing design features such as providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, using permeable pavement where feasible, and

adhering to the Town's [Parking Development Standards](#). The use of permeable paving for parking surfaces is encouraged to reduce runoff from the site. Such paving shall meet Santa Clara County Fire Department requirements and be structurally appropriate for the location.

77. UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
78. TRENCHING MORATORIUM: Trenching within a newly paved street will be allowed subject to the following requirements:
 - a. The Town standard "T" trench detail shall be used.
 - b. A Town-approved colored controlled density backfill shall be used.
 - c. All necessary utility trenches and related pavement cuts shall be consolidated to minimize the impacted area of the roadway.
 - d. The total asphalt thickness shall be a minimum of three (3) inches, meet Town standards, or shall match the existing thickness, whichever is greater. The final lift shall be 1.5-inches of one-half ($\frac{1}{2}$) inch medium asphalt. The initial lift(s) shall be of three-quarter ($\frac{3}{4}$) inch medium asphalt.
 - e. The Contractor shall schedule a pre-paving meeting with the Town Engineering Construction Inspector the day the paving is to take place.
 - f. A slurry seal topping may be required by the construction inspector depending their assessment of the quality of the trench paving. If required, the slurry seal shall extend the full width of the street and shall extend five (5) feet beyond the longitudinal limits of trenching. Slurry seal materials shall be approved by the Town Engineering Construction Inspector prior to placement. Black sand may be required in the slurry mix. All existing striping and pavement markings shall be replaced upon completion of slurry seal operations. All pavement restorations shall be completed and approved by the Inspector before occupancy.
79. VALLEY GUTTER REPAIR: The Owner/Applicant shall repair and replace to existing Town standards any valley gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New valley gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of valley gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.

80. BICYCLE FACILITIES: Bicycle facilities including, but may not be limited to, bike lanes and bike boxes will be provided in all directions and approaches of improved streets and intersections as directed by Town Engineer.
81. TRAFFIC STUDY: Any development of land use that generates greater traffic impacts than those assumed in the traffic study report may require an updated traffic study in accordance with the Town's traffic impact policy. Applicant can receive proposals from vendors through the Town or submit studies from other consultants and pay for peer review. For more information please contact Mike Vroman, Senior Traffic Engineer MVroman@losgatosca.gov (408) 399-5777.
82. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any building or grading permits, the Owner shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The amount based on the current resolution is **\$10,457.76**.
83. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
84. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's [Construction Management Plan Guidelines](#) document for additional information.
85. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
86. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures,

to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

87. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
 - All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
 - All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
 - As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
 - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
 - All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
 - All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
 - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
 - Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
88. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. On-site drainage systems for all projects shall include one of the

alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

89. GENERAL REVIEW: 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.
90. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet CS) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. 1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows: a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area. b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area. c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following: i. Noncombustible construction. ii. Maximum 5,000 square feet in building area. iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter. iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying.
91. 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.

92. 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.
93. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
94. FIRE APPARATUS (ENGINE)ACCESS DRIVEWAY REQUIRED: An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 40 feet outside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.
95. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

SCOPE OF WORK

LOT SIZE AND DRIVEWAY: VACANT LOT IS APPROXIMATELY 13,209 SQUARE FEET, WITH 2,480 SQUARE FEET DESIGNATED FOR THE PROPOSED DRIVEWAY TO ACCOMMODATE ENTRANCES FOR BOTH PROPERTIES.

MAIN STRUCTURE: THE MAIN STRUCTURE WILL BE A TWO-FLOOR SINGLE-FAMILY RESIDENCE. THE FIRST FLOOR WILL HAVE 1,722 SQUARE FEET OF LIVING SPACE AND A GARAGE TOTALING 901 SQUARE FEET. THE SECOND FLOOR WILL HAVE THREE BEDROOMS AND THREE FULL BATHROOMS, INCLUDING A MASTER BEDROOM SUITE. LIVING SPACE ON THE SECOND FLOOR WILL BE 1,518 SQUARE FEET. THE TOTAL FLOOR AREA RATIO (FAR) WILL BE 3,240 SQUARE FEET,

BASEMENT AND JADU: THE MAIN STRUCTURE WILL HAVE A BASEMENT BELOW GRADE AND AN ATTACHED JUNIOR ACCESSORY DWELLING UNIT (JADU) OF 500 SQUARE FEET (NOT PART OF THIS APPLICATION), WITH WINDOWS MEETING ALL REQUIREMENTS FROM THE RESIDENTIAL BUILDING CODE (RBC). THE BASEMENT WILL ALSO INCLUDE A CELLAR OF 1,200 SQUARE FEET FOR WINE, DRY FOOD, AND GENERAL STORAGE.

DETACHED ADU: UNDER A SEPARATE PERMIT NOT INCLUDED IN THIS SUBMITTAL, A DETACHED ACCESSORY DWELLING UNIT (ADU) WILL BE PROPOSED. THE ADU WILL MEET THE TOWN CODE AND WILL HAVE A TOTAL AREA OF 900 SQUARE FEET.

TREE PRESERVATION AND REPLACEMENT: SIX TREES IDENTIFIED IN THE ARBORIST REPORT WILL BE REPLACED, AND THE OWNER WILL FOLLOW REPLACEMENT REQUIREMENTS MANDATED BY CITY ORDINANCES.

OVERALL, THE SCOPE OF WORK INCLUDES (UNDER SEPERATE PERMIT), GRADING, CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND JADU, PRESERVATION AND REPLACEMENT OF TREES

THE PROJECT MEETS' SETBACKS, LOT COVERAGE, HEIGHT, PARKING AND IS LESS THAN THE MAXIMUM ALLOWABLE FAR AND SQUARE FOOTAGE ALLOWED BY TOWN CODE FOR A R1:8 ZONED PARCEL.

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24.08.28

Jose Rama 15919 Village Way Morgan Hill, Ca. 95037 jer@jerdesigngroup.com 408.843.8067

Property Owner Vyankatesh and Rammy Muddada 15411 National Ave. Los Gatos, Ca.

Subject: Justification for Project Adherence to Zoning Regulations and Residential Design Guidelines

I am writing to provide a comprehensive justification for the design aspects of 15411 National Ave. as it pertains to the zoning regulations and residential design guidelines of our neighborhood. The proposed structure has been meticulously designed to comply with the prescribed Floor Area Ratio formula, that is, as established by **Los Gatos Residential Design Guidelines**, on sheet 12.

The structure is designed to meet the allowable formula for building size in conjunction with the design guidelines. We are pleased to report that our design is under the allowable limit by 23 sq. ft.

FAR calculation of .304 was derived from neighboring houses, predominantly over 20 years old, with some even older than 50 years and having diverse styles. However, there are a few outliers in the neighborhood, notably a 2-story building constructed in 2017 (15461 National Avenue) with an FAR of .37, which exceeds the city's FAR limit of .35. Additionally, there's a large hospital building (Mission Oaks Medical Plaza, 15400 National Ave) nearby that also contributes significantly to the area.

Considering the context you've provided, it appears that the neighborhood isn't uniform in terms of building age, style, or size. The presence of both older and newer structures with varying FARs can make it challenging to establish a standard or benchmark for comparison.

Furthermore, the use of National Avenue for commercial purposes, hosting multiple multi-story buildings, adds another layer of complexity to the neighborhood's composition. The commercial nature of this area might further impact the comparison of FARs, especially when assessing residential properties.

a. Justification for Largest House in the Immediate Neighborhood:

We understand the significance of conforming to the Residential Design Guidelines while addressing the project's unique requirements. The lot is on the rear side of the property that was divided as a flag lot. The following points elucidate the justification for the size of the house:

The unique positioning of our lot, situated on the rear side and designated as a flag lot, necessitates considerations in conforming to the F.A.R. requirement in comparison to neighboring properties. Our adherence to the Residential Design Guidelines remains paramount, and the following elucidates the justification for the size of the proposed house:

Compliance with F.A.R.: While the design marginally doesn't exceed the stipulated F.A.R. it remains within reasonable limits and is a result of conscientious planning to accommodate the needs of our multi-generational household without compromising the neighborhood's integrity.

Flag Lot Dynamics: The unique configuration of our flag lot presents distinctive challenges and opportunities in adhering to zoning regulations while ensuring that the proposed structure harmonizes with the immediate surroundings.

Residential Design Guidelines: Our design integrates architectural elements that contribute positively to the visual appeal and uniqueness of the area, aligning with the overarching aim of the Residential Design Guidelines.

Family Needs: The expanded size of the house is necessitated by the specific requirements of our family structure, including multi-generational living arrangements that demand additional space for comfort and functionality.

Architectural Design: The design incorporates innovative architectural elements that enrich the character of the neighborhood, aligning with the guidelines while contributing positively to the visual appeal and uniqueness of the area.

Privacy: To ensure privacy between adjacent properties, the design incorporates several elements:

1. **Fencing:** Installing high-quality fences or walls to create a physical barrier.
2. **Landscaping:** Using trees, shrubs, and hedges to create natural screens.
3. **Window:** Will use opaque glass for the second-floor windows by incorporate first two divider panels.
4. **Setbacks:** Ensuring sufficient distance between structures and property lines.

These elements collectively enhance privacy while maintaining the aesthetic harmony of the neighborhood.

b. Justification for Largest Garage in the Immediate Neighborhood:

The design for 15411 National Ave. includes a larger garage, compliant with city regulations allowing for a maximum of 901 sq. ft., as specified on the cover sheet. The reasons supporting this decision are as follows:

Functional Necessity: The larger garage is essential to accommodate multiple vehicles, including recreational and utility vehicles, aligning with the needs of our household, and ensuring adequate storage space.

Aesthetic Integration: The design integrates the garage seamlessly into the overall architectural concept, maintaining aesthetic harmony with the house and neighborhood.

Sustainability Measures: The larger garage will include eco-friendly features such as battery solar panels and other systems, contributing to the neighborhood's sustainability goals and aligning with green initiatives.

Safety and Security: Enhanced security measures within the larger garage will ensure the safety of stored items and vehicles, thereby contributing to the overall safety of the neighborhood.

We recognize the significance of conforming to zoning regulations and residential design guidelines while addressing the specific attributes of our property. Our aim remains to create a residence that not only meets our family's needs but also contributes positively to the character and aesthetics of the neighborhood.

Should you require further clarification or additional information regarding our design approach and its adherence to regulations, we would be more than willing to provide it.

Sincerely,

Jose Rama

We have collaborated closely with our planning team to address each critical requirement outlined in the town's guidelines. This partnership has enabled us to design a project that fully meets the town's standards, from lot coverage and building height to setback and landscaping specifications.



Given the unique challenges of the flag lot configuration, we have carefully crafted a design that addresses access, privacy, and spatial constraints, ensuring full compliance with town code guidelines. Our approach balances functionality and aesthetic appeal, enhancing both the character and usability of the space, and contributing positively to the community. Through detailed planning and a commitment to quality, our design integrates seamlessly with the surrounding environment and meets all technical requirements.

Our design considers the following key areas to meet town standards:

1. Access and Driveway Requirements
 - We've incorporated a driveway that meets the town's width and length specifications, ensuring safe and convenient access to the main portion of the lot while minimizing impact on neighboring properties.
2. Setback and Privacy Considerations
 - Despite the limited lot shape, we've maintained all required setbacks, which helps to maximize privacy for both this lot and adjacent properties. The positioning of windows and landscaping further enhances privacy while adhering to the code.
 - We have met all side, front, and rear setback requirements, ensuring that the building has the proper spacing from property lines and neighboring structures. This compliance fosters adequate spacing, privacy, and safety.
3. Building Orientation and Lot Coverage
 - The building orientation has been carefully planned to optimize light and airflow while staying within the maximum allowable lot coverage. This layout provides an efficient use of space while maintaining open areas as required.
4. Height and Massing Compliance
 - The design meets the town's height restriction, ensuring the building is in harmony with the scale of surrounding properties and does not overpower the narrow lot.
 - The building height does not exceed 30 feet from grade, adhering to the town's height restriction. This maintains compatibility with the surrounding neighborhood structures and prevents visual obstruction.
5. Landscape, Buffer Zones and Open Spcae
 - Landscaping and buffer zones have been integrated to enhance aesthetics and maintain neighborhood character, meeting the town's design guidelines and environmental considerations.
 - Landscaped areas and open spaces, creating a balance between natural and built environments that enhances the visual appeal and ecological function of the site.
6. Lot Coverage
 - Our design respects the town's maximum lot coverage limit, ensuring the total built area remains well within the allowed percentage, which maintains the balance of built and open space as per the town's standards.
7. Floor Area Ratio (FAR)
 - The design is under the allowable FAR by 100 square feet, following the density formula prescribed by the town. This compliance ensures that our building mass is appropriate for the area and aligns with density limitations.
8. Architectural Design Guidelines
 - The exterior design aligns with the town's architectural guidelines, incorporating approved materials, color schemes, facade treatments, and window configurations. Our design choices support the town's aesthetic goals and enhance neighborhood cohesion.
9. Stormwater Management
 - Stormwater systems are designed according to town specifications, including provisions for adequate drainage to prevent runoff and manage water flow effectively on-site.
10. Energy and Sustainability Standards
 - The building is designed to meet or exceed the town's energy efficiency requirements, incorporating sustainable materials and systems to reduce environmental impact and support town sustainability goals.
11. Light Restrictions

- We have included measures to meet town standards for lighting control, ensuring minimal impact on surrounding properties and a comfortable environment for residents

By thoughtfully addressing these elements, our design effectively overcomes the challenges of the flag lot and ensures compliance with town codes and guidelines.



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15415 National Avenue - Site Photos – 08-27-24



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October 13, 2023

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

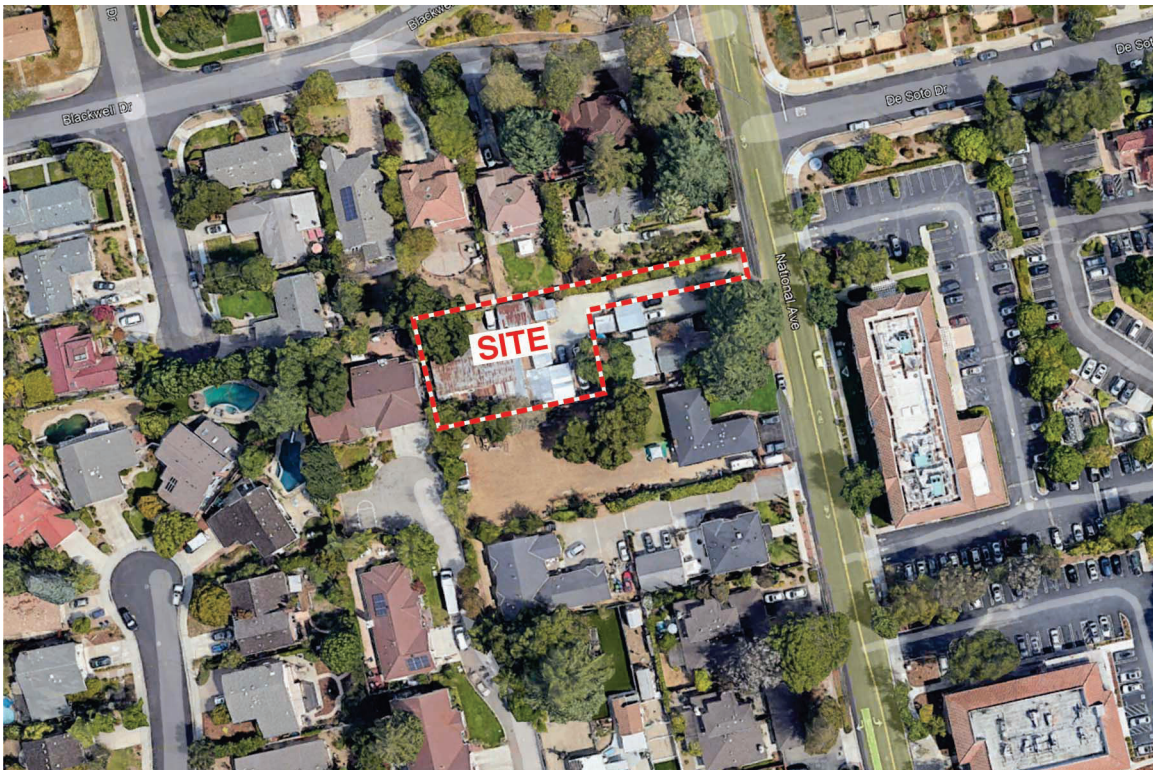
RE: 15411 National Avenue

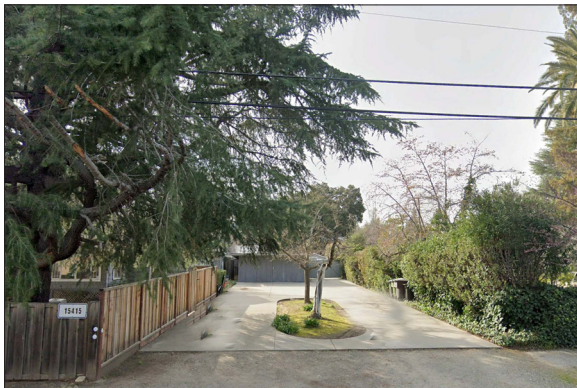
Dear Erin:

I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

NEIGHBORHOOD CONTEXT

The site is located in a mixed use neighborhood with mostly one story traditional homes on the west side of National Avenue and taller office structures and parking lots on the east side. Photos of the site and its surrounding neighborhood are shown on the following page.





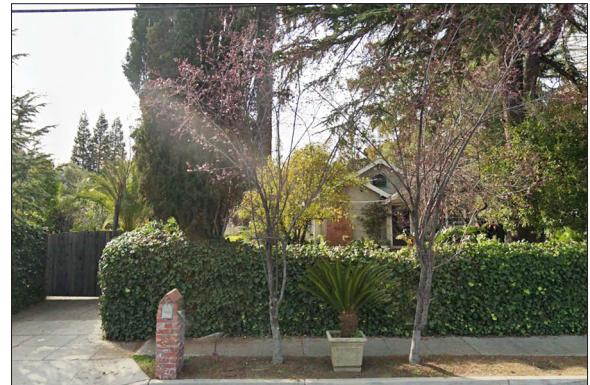
THE SITE



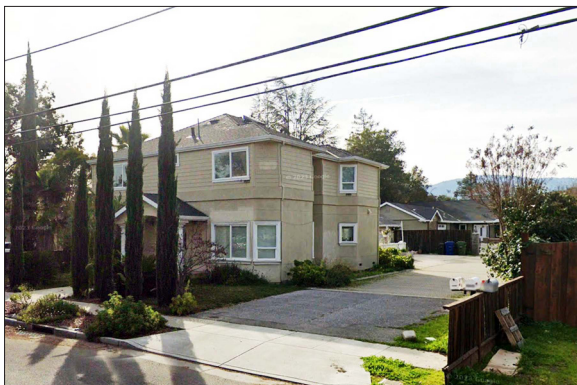
Office building across National Avenue



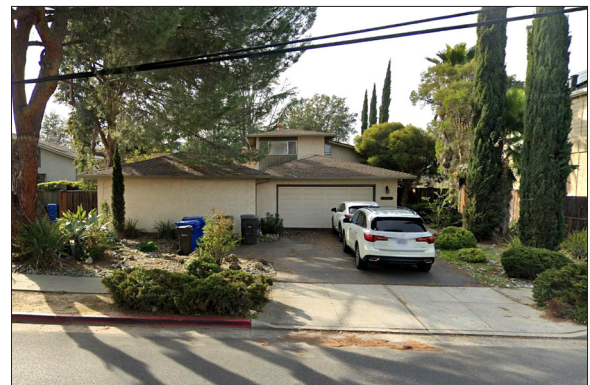
House immediately to the left



House immediately to the right



Nearby two story house



Nearby house



Proposed Front Elevation



Proposed Rear Elevation



Proposed Left Side Elevation



Proposed Right Side Elevation

ISSUES AND CONCERNS

The immediate neighborhood contains a predominance of one story homes designed in traditional styles. These homes are modest in scale and mass and have simple roof forms. The proposed house appears to emulate a traditional Mediterranean home style but is designed in a much more generic design style with a lack of consistency in its design treatment. This would appear to not be consistent with the Town's Residential Design Guidelines 3.2.1 and 3.2.2.

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

3.2.2 Design for architectural integrity

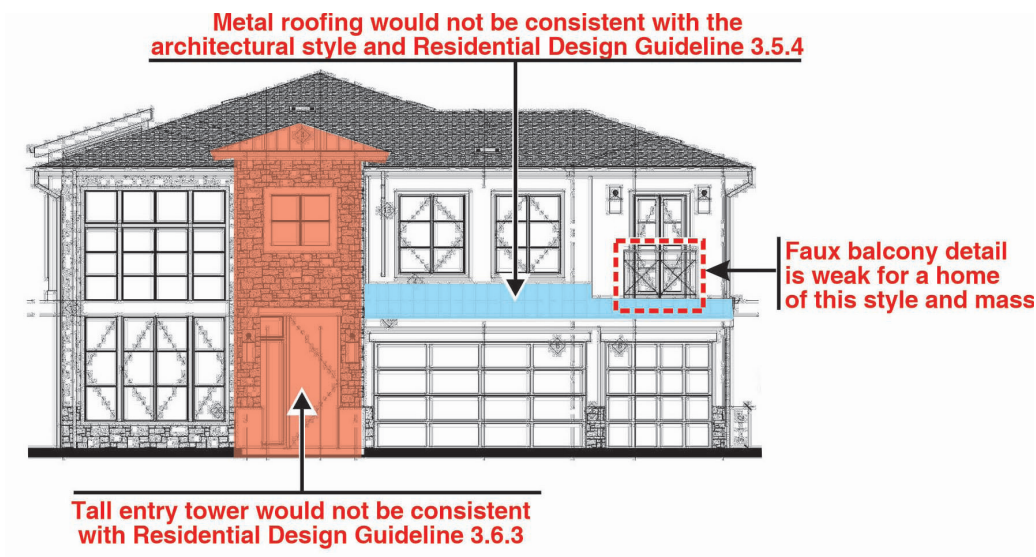
- *Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style*

Some specific issues include the following:

1. The tall home entry is not the norm of the immediate neighborhood and would not be consistent with Residential Design Guideline 3.6.3.

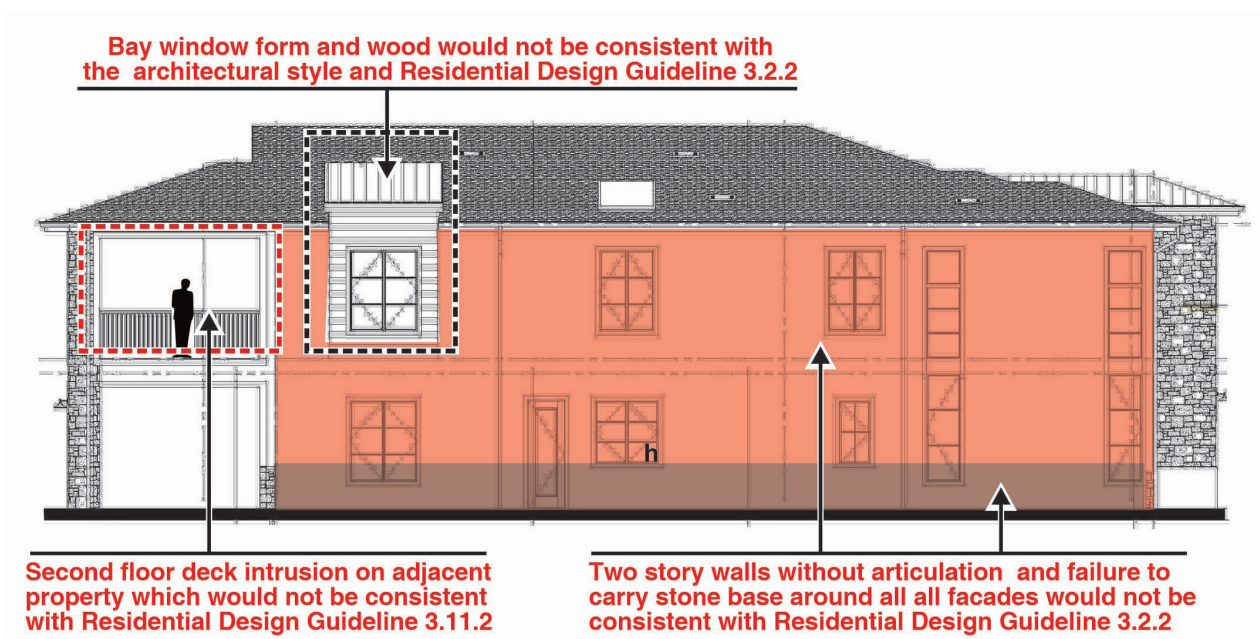
3.6.3 Design entries with sensitivity to the surrounding neighborhood

- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*
2. The proposed metal roofing would not be consistent with the proposed architectural style and Residential Design Guideline 3.6.3.
 3. The faux balcony detail on the front facade is weak for a home of this style and mass.



3. The forms and wood siding on the second story bay windows on the side elevations would not be consistent with the architectural style

3.5.4 Design dormers with attention to the architectural style and the neighborhood



4. The two story wall on the left side facade lacks articulation and would not be consistent with Residential Design Guidelines 3.3.3.

3.3.3 Provide visual relief for two story walls

Some techniques include:

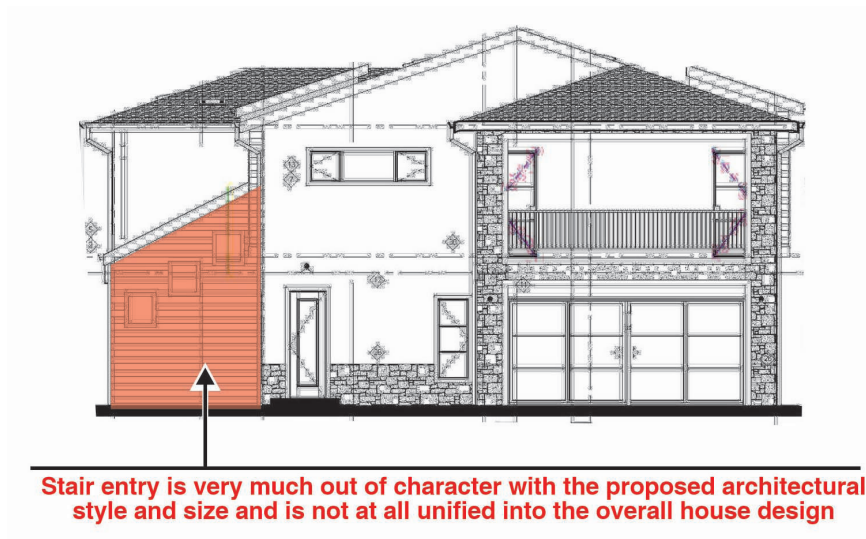
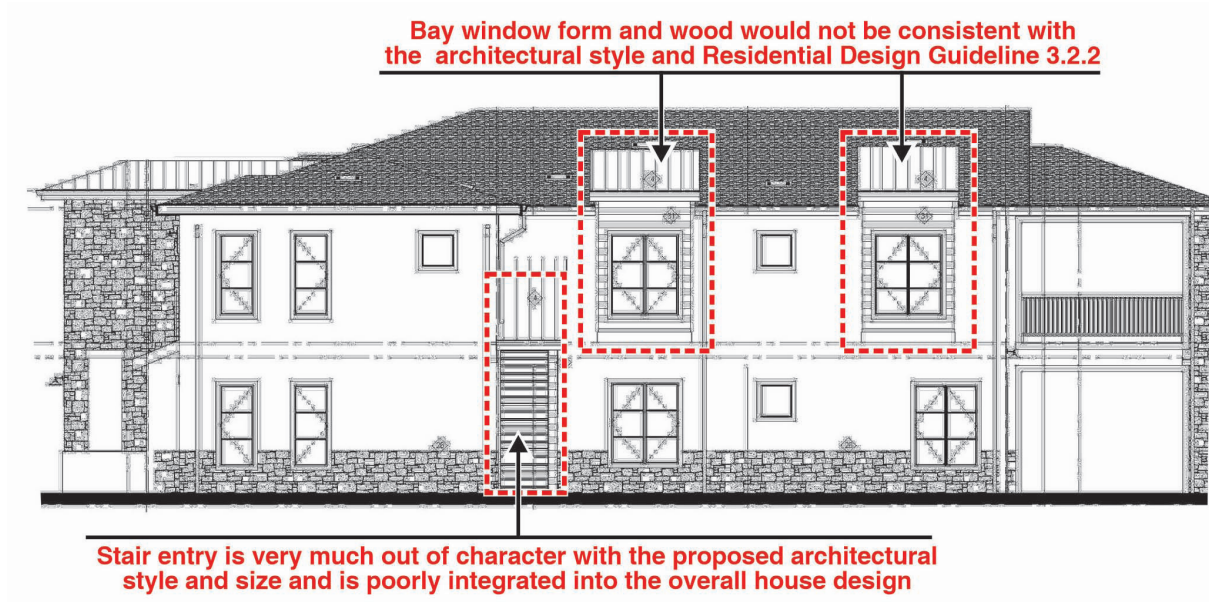
- *Belly bands (see photo below left)*
- *Pop outs and bay windows*
- *Material and color changes*
- *Chimneys*
- *Wide overhangs with projecting brackets*
- *Juliet balconies*
- *Window boxes and pot shelves*
- *Landscaped trellises and lattices*

5. The failure to carry the building base around on all four facades would not be consistent with Residential Design Guidelines 3.2.2.

3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

6. The stair entry to the second floor on the right side elevation is very much out of character with the proposed architectural style and size, and it is poorly integrated into the overall design.



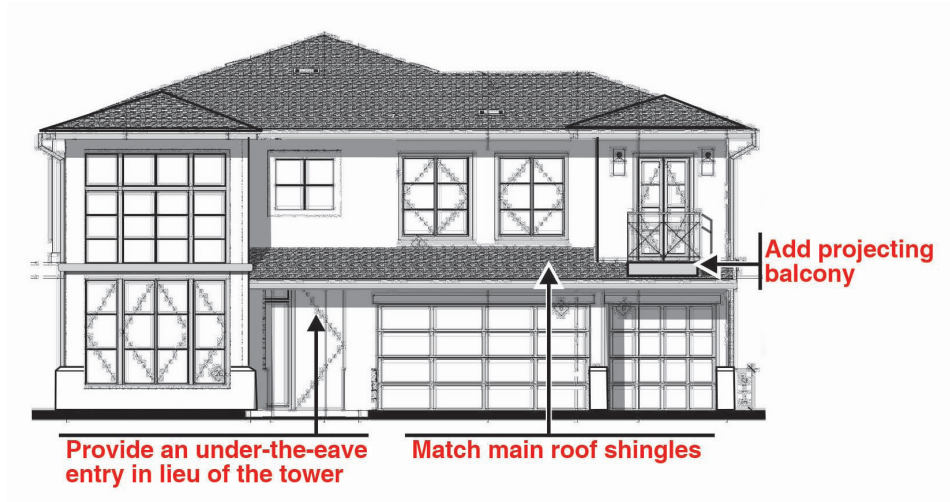
7. The large second floor deck probably does not pose a privacy intrusion impact on nearby properties at present, but could in the future if the large adjacent property were to be developed in a similar manner with a home at the rear of the property.



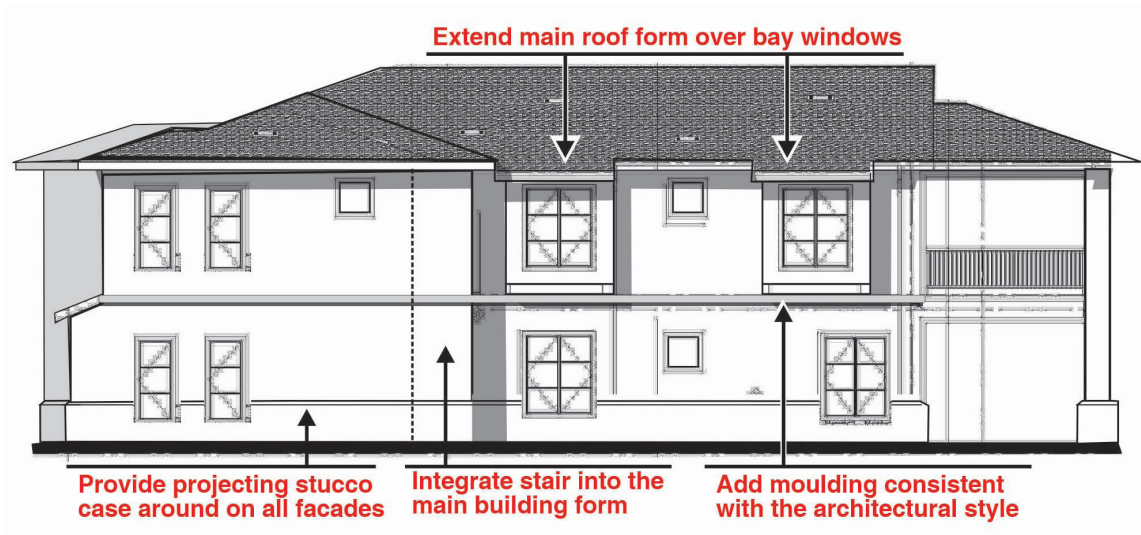
RECOMMENDATIONS

The following recommendations are intended to simplify the design and bring it into a greater compliance with the Town's Residential Design Guidelines.

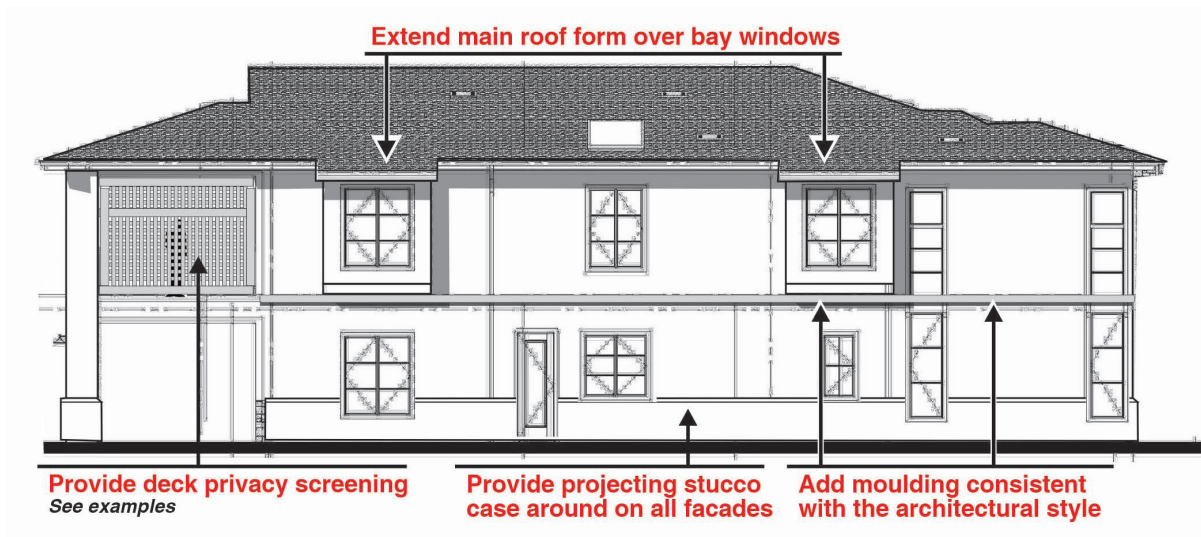
1. Provide an under-the-eave entry in lieu of the proposed stone tower.
2. Match the lower first floor roofing to the shingles on the main roof.
3. Add a projecting balcony at the second floor on the front elevation.



4. Extend the main roof form over the bay windows on the side elevations and use stucco in lieu of the proposed wood siding.
5. Provide projecting trim at the second floor line around all sides of the home.
6. Provide a projecting stucco base around on all facades.
7. Integrate the stair on the right side elevation into the main building form.



8. Provide a visual screen on the deck side nearest the adjacent property line - some photo examples are shown below.



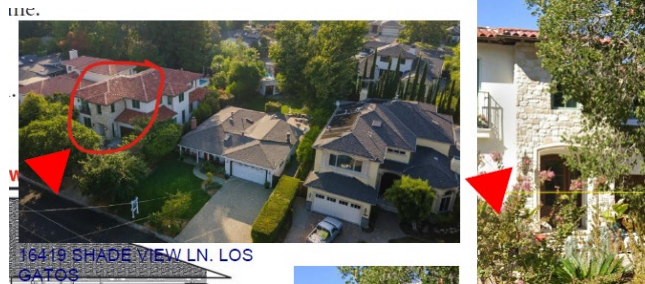
Erin, please let me know if you have any questions or if there are any issues that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

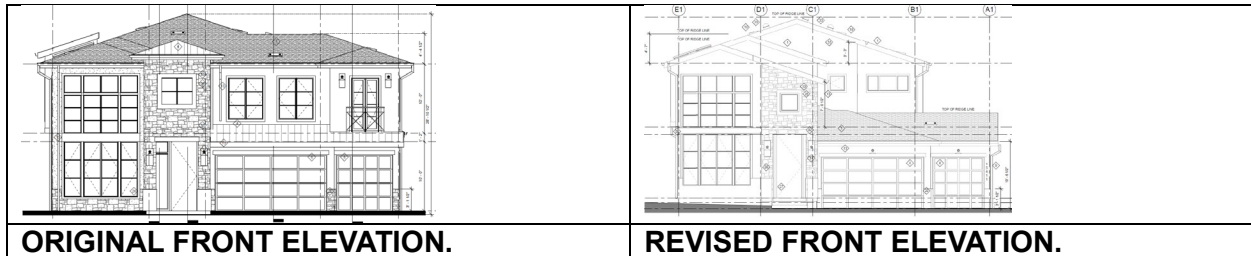
**15411 NATIONAL AVENUE
RESPONSE TO TOWN'S CONSULTING ARCHITECT'S REPORT RECOMMENDATIONS**

- 1. Provide an under-the-eave entry in lieu of the proposed stone tower.**
REVISED THE ENTRY WAY FROM LARGE TOWER TO SMALLER STONE ENTRY WAY - INVESTIGATED MULTIPLE HOMES IN THE SURROUNDING THAT HAVE BEEN APPROVED BY THE ARCHITECTURAL BOARD, THAT HAVE A STONE TOWER AS AN ENTRY WAY, HAVE PROVIDED PICTURES AND ADDRESS FOR REFERENCE BELOW



- 2. Match the lower first floor roofing to the shingles on the main roof.**
LOWER FIRST FLOOR ROOFING REVISED TO MATCH THE SINGLES ON THE MAIN ROOF.

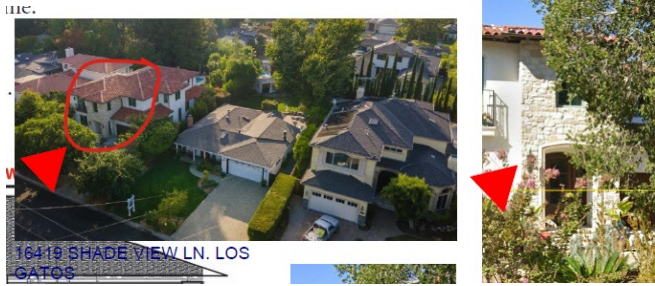
- 3. Add a projecting balcony at the second floor on the front elevation.**
REVISED FRONT ELEVATION BY REMOVING THE JADU FROM THE SECOND FLOOR OVER THE GARAGE, REDUCING THE BULKY DESIGN AND REDESIGNED THE ROOF LINE TO ACCOMMODATE A SMOOTHER TRANSITION.



- 4. Extend the main roof form over the bay windows on the side elevations and use stucco in lieu of the proposed wood siding.**

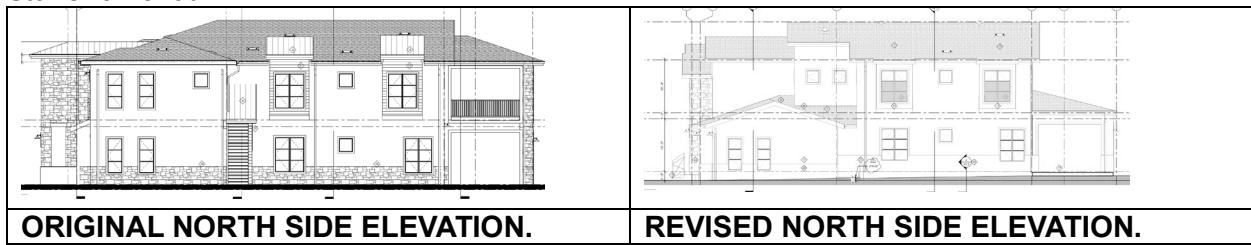
REVISED NORTH ELEVATION BY RELOCATING THE JADU TO THE BASEMENT LEVEL THAT ALSO REDUCES THE MASSING AND BLENDS THE JADU ENTRANCE WITH THE FAÇADE. EXTENDED MAIN ROOF FORM OVER BAY WINDOWS ON SIDE ELEVATIONS AND USE STUCCO IN LIEU OF THE PROPOSED WOOD SIDING. REVISED THE ROOF LINE TO ACCOMMODATE THE EXTENSION OF THE BAY WINDOWS AT ALL LOCATIONS.

- 5. Provide projecting trim at the second-floor line around all sides of the home.**
INVESTIGATED MULTIPLE HOMES IN THE SURROUNDING THAT HAVE BEEN APPROVED BY THE ARCHITECTURAL BOARD, THAT DO NOT HAVE A BELLY BAND TRIM AT THE BREAK OF THE FIRST AND SECOND FLOORS AND ALSO THE FRONT ENTRANCE DESIGN. HAVE PROVIDED PICTURES AND ADDRESS FOR REFERENCE BELOW.

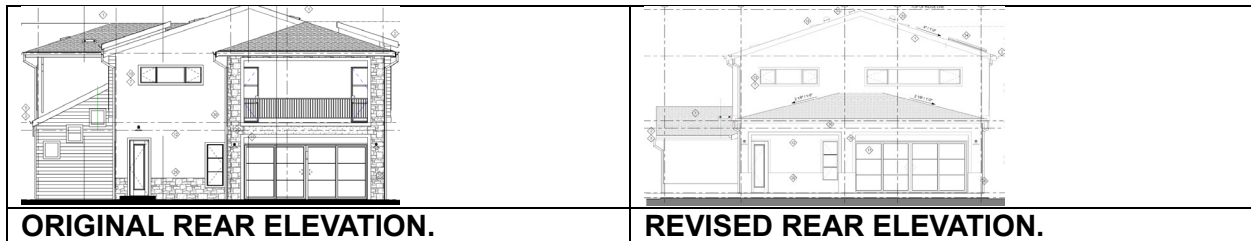
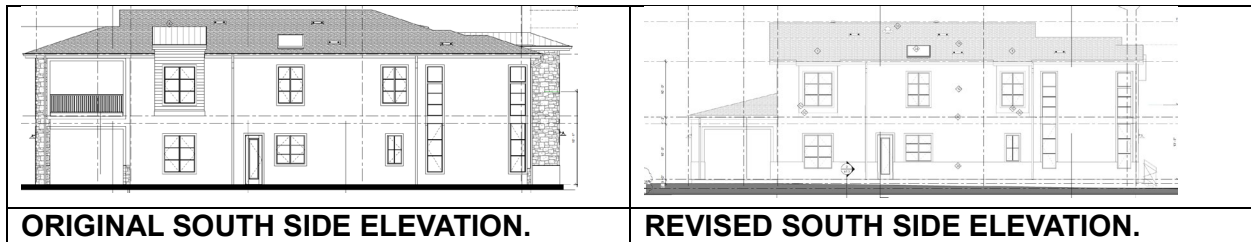


6. Provide a projecting stucco base around on all facades.
REVISED THE BASE TO PROJECT FROM WALL WITH A WAINSCOT PROFILE.

7. Integrate the stair on the right-side elevation into the main building form.
Stairs removed.



8. Provide a visual screen on the deck side nearest the adjacent property line.
SECOND STORY DECK REMOVED TO ADDRESS PRIVACY.



**Tree Inventory, Assessment,
and
Protection Report**

**15411 National Avenue
Los Gatos, CA 95032**

Prepared for:

Town of Los Gatos

October 22, 2023

Prepared By:



Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

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Summary

The applicant is requesting approval to construct a new single-family residence on a vacant property zoned R-1:8. APN 424-12-140. Categorically exempt pursuant to CEQA guidelines section 15303: new construction.

The inventory contains twelve (12) trees comprised of seven (7) different species. There is one Large Protected coast live oak (*Quercus agrifolia*) #72, none are Exempt fruit trees or species listed in 29.10.0970 subsection (2) and there are no Street Trees.

Five trees are in good condition, two fair, two poor, and three very poor including mulberries (*Morus alba*) #61, #62, and pepper (*Schinus molle*) #71.

Four trees will be highly impacted, one moderate, and seven not affected. The applicant will be required to replace four protected trees.

There were twelve trees (12) protected trees appraised for a rounded depreciated value of \$120,330.00.

Two trees need access to assess on the adjacent property. There should be an attempt to retain deodar cedar (*Cedrus deodara*) #67 by modifying the alignment of the walkway and the joint trench.

Introduction

Background

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

Assignment

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

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on October 20, 2023. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.



- The plans reviewed for this assignment were as follows (Table 1)

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic	2023	TM2	Yes	JER Group
Proposed Site Plan	2023	A1.0	Yes	JER Group
Erosion Control			No	
Grading and Drainage			No	
Utility Plan and Hook-up locations			No	
Exterior Elevations			No	
Landscape Plan			No	
Irrigation Plan			No	
T-1 Tree Protection Plan			No	

Purpose and use of the report

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

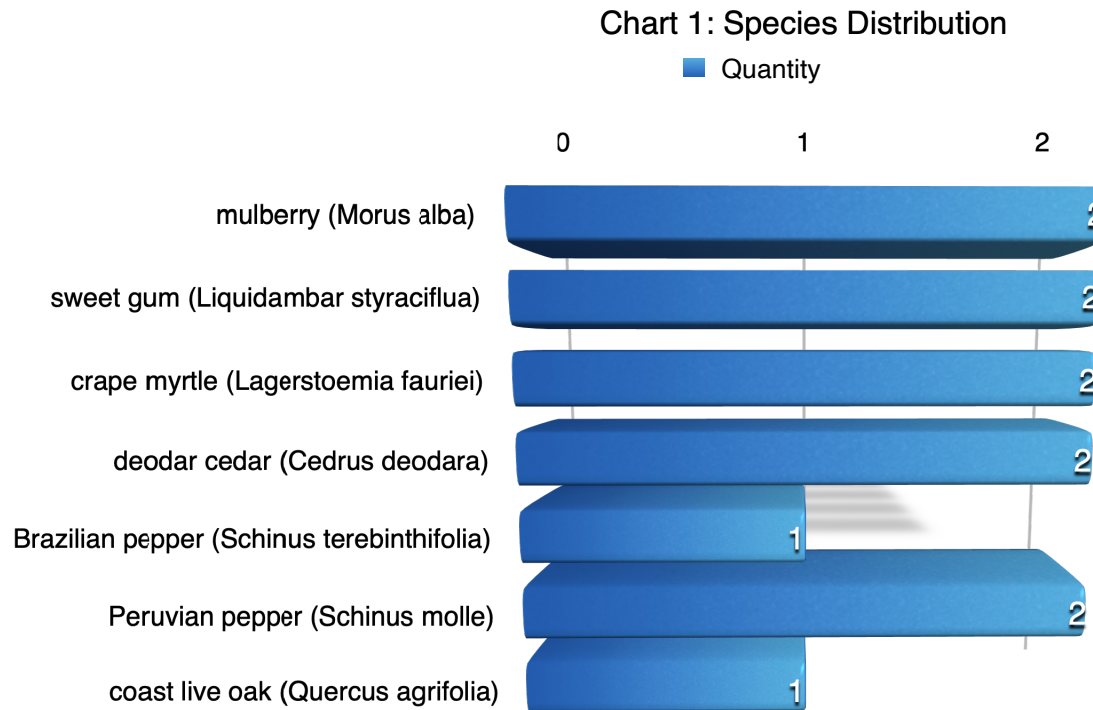
Observations

Tree Inventory

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



The inventory contains twelve (12) trees comprised of seven (7) different species (Chart 1). There is one Large Protected¹ coast live oak #72, none are Exempt² fruit trees or species listed in 29.10.0970 subsection (2) and there are no Street Trees³. There are potentially two more coast live oaks that were inaccessible to the south of the site.



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

² A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference). Species listed in 29.10.0970 subsection (2).

³ Street tree means a tree in a public place, or along or within a public street or right-of-way.



Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the “Cost Approach” and more specifically the “Trunk Formula Technique” (Appendix B).

“Trunk Formula Technique” is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

The trunk formula valuations are based on four tree factors; size (trunk cross sectional area), condition, functional limitations, and external limitations. There are two steps to determine the overall value. The first step is to determine the “Basic Tree Cost” based on size and unit tree cost. Unit tree cost is calculated by dividing the nursery wholesale cost of a 24 inch box specimen and its replacement size (cost per square inch trunk caliper) which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*. The cost of the 24 inch box wholesale specimen was determined through personal communications with BrightView and Normans nurseries in Farmington and Central Wholesale in San Jose for an average of \$214.00.

The second part is to depreciate the tree’s Basic Cost through an assessment of condition, functional limitations, and external limitations. The condition assessment guidelines and percentages are defined in the “Condition Rating” section of this report. Functional limitations are based on factors associated with the tree’s interaction to its planting site that would affect condition, limit development, or reduce the utility in the future and include genetics, placement, and site conditions for the individual tree. External limitations are outside the property, out of control of the owner and also affect condition, limit development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests).

There were twelve trees (12) protected trees appraised for a rounded depreciated value of \$120,330.00.

Appraisal worksheets are available upon request.



Discussion

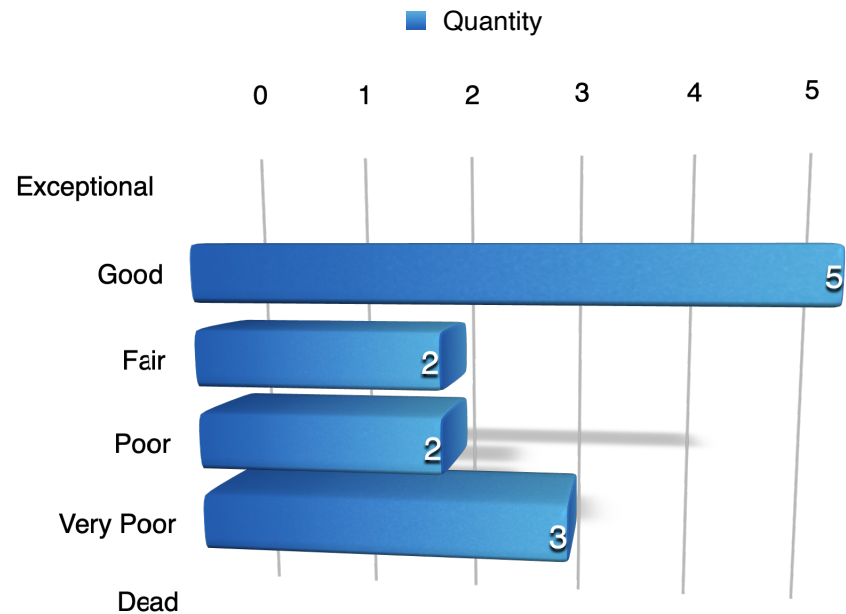
Condition Rating

A tree’s condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating.

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

Five trees are in good condition, two fair, two poor, and three very poor including mulberries #61, #62, and pepper #71 (Chart 2).

Chart 2: Condition Ratings



Expected Impact Level

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

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

Based on the plans and the tree conditions mulberries #61 and #62, and pepper #71 should be removed and replaced regardless.

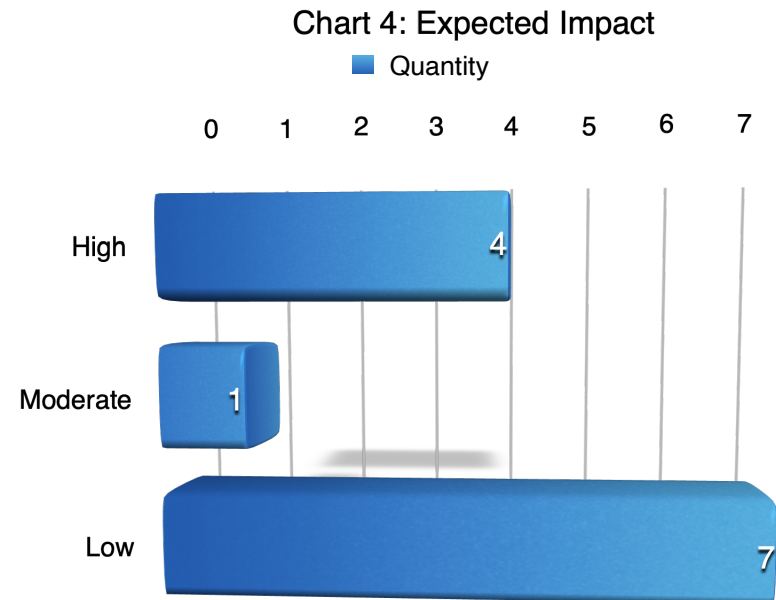
The most significant tree indicated for removal is deodar cedar #67. Deodar cedar #67 is proposed for removal to accommodate improvements along the road frontage including the extension of the footpath and a joint trench. In this instance it would appear public works is requiring the removal of this tree somewhat unrelated to the proposed plan by the applicant.

There are at least two coast live oaks along the south side of the property which could be on the adjacent site or on the property line. However, I could not assess these trees because the only

access is through the adjacent property, which I do not have permission to enter. It would appear based on the existing building locations and infrastructure the proposed plan could go forward without further damaging these trees because the new structures are actually farther away.

Coast live oak #72 is large and near the proposed ADU. The plans do not actually provide enough detail to determine what the impacts could be, including exact location and foundation design.

Four trees will be highly impacted, one moderate, and seven not affected.



Mitigation for Removals

The table below indicates the recommended replacement values (Table 2). The applicant will be required to replace four protected trees. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. The landscape plan does not indicate any replacement trees.

Table 2: Town of Los Gatos Tree Canopy - Replacement Standard

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

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

²Often, 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.

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

⁴Replacement 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 Hillside shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions—Hillsides.



Tree Protection

Typically there are three different tree protection schemes which are called Type I (Appendix D1), Type II and Type III (Appendix D2) trunk protection only. The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree and should encompass the critical root zone. There are two tree protection zones determined which include the “calculated” and “specified” tree protection zones. The “calculated” tree protection zone is determined by a multiplication factor based on species tolerance, tree age/vigor/health, and trunk diameter (Table 3). The “specified” tree protection zone is adjusted in size and shape to accommodate the existing infrastructure, planned construction, and specific site constraints. This “specified” zone includes tree canopy conformation, visible root orientation, size, condition, maturity, and species tolerances (Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. 2023).

Tree protection will consist primarily of protection around the coast live oak #72 because there is already fence around deodar cedar #68. Once plans indicated building and infrastructure proximities more clearly a better specified tree protection plan can be developed.



Conclusion

The applicant is requesting approval to construct a new single-family residence on a vacant property zoned R-1:8. APN 424-12-140. Categorically exempt pursuant to CEQA guidelines section 15303: new construction.

The inventory contains twelve (12) trees comprised of seven (7) different species. There is one Large Protected coast live oak #72, none are Exempt fruit trees or species listed in 29.10.0970 subsection (2) and there are no Street Trees. There are potentially two more coast live oaks that were inaccessible to the south of the site.

Five trees are in good condition, two fair, two poor, and three very poor including mulberries #61, #62, and pepper #71.

Based on the plans and the tree conditions mulberries #61 and #62, and pepper #71 should be removed and replaced regardless. The most significant tree indicated for removal is deodar cedar #67. Deodar cedar #67 is proposed for removal to accommodate improvements along the road frontage including the extension of the footpath and a joint trench. In this instance it would appear public works is requiring the removal of this tree somewhat unrelated to the proposed plan by the applicant.

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Coast live oak #72 is large and near the proposed ADU. The plans do not actually provide enough detail to determine what the impacts could be, including exact location and foundation design.

Four trees will be highly impacted, one moderate, and seven not affected. The applicant will be required to replace four protected trees.

There were twelve trees (12) protected trees appraised for a rounded depreciated value of \$120,330.00.



Recommendations

1. Place tree numbers on all the plans including the Grading and Drainage plans. Make sure the plans and tree removals are consistent between the plan sets. Provide access to trees not assessed through the property on the south side.
2. Re-review plans once greater detail is provided. Consider realigning or reconfiguring the walkway and joint trench to preserve deodar cedar #67.
3. Place 4-6 inches of mulch inside the tree protection zone. Install temporary irrigation or soaker hoses in the TPZ. Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about ½ GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred.
4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.
6. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan."
7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document. 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.



Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. *Managing trees during construction*, Third edition. Champaign, IL: International Society of Arboriculture, 2023.

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



Glossary of Terms

calculated tree protection zone: A TPZ calculated using the trunk diameter and a multiplication factor based on species tolerance to construction and tree age. It is often plotted on a plan as a circle or other arbitrary shape and can be used as a guide for establishing the specified TPZ.

critical root zone: a conceptual soil area containing the minimal amount of all the essential parts of the root zone needed to sustain tree health and structural integrity. There are no universally accepted methods to calculate the CRZ.

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

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

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

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

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

form: Describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease

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



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

specified tree protection zone (specified TPZ): a TPZ that is adjusted in size or shape to accommodate the existing infrastructure, planned construction, and aspects of the site, as well as the tree canopy conformation, visible root orientation, size, condition, maturity, and species response to construction.

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

structure: Evaluation focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

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

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

trunk: Stem of a tree.

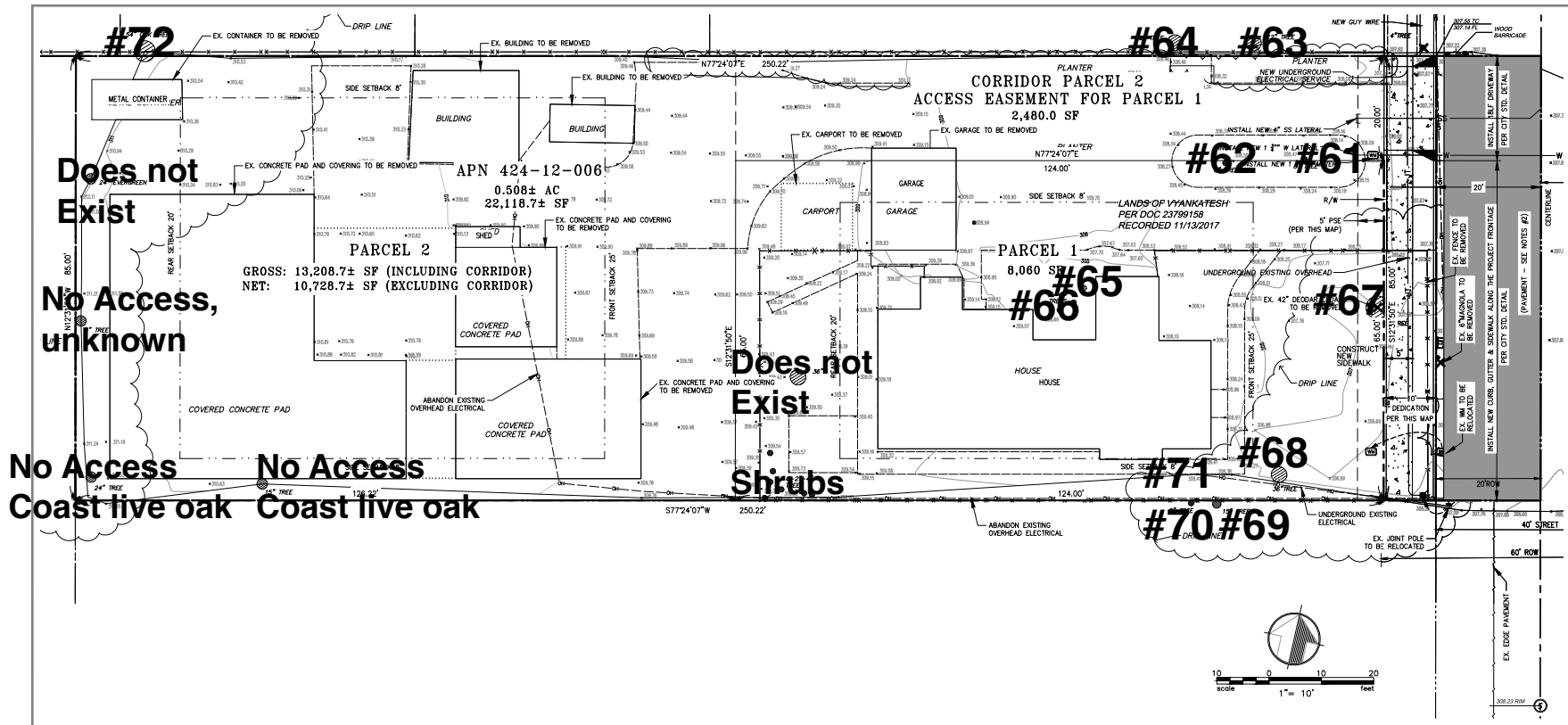
Trunk Formula Technique: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation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

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

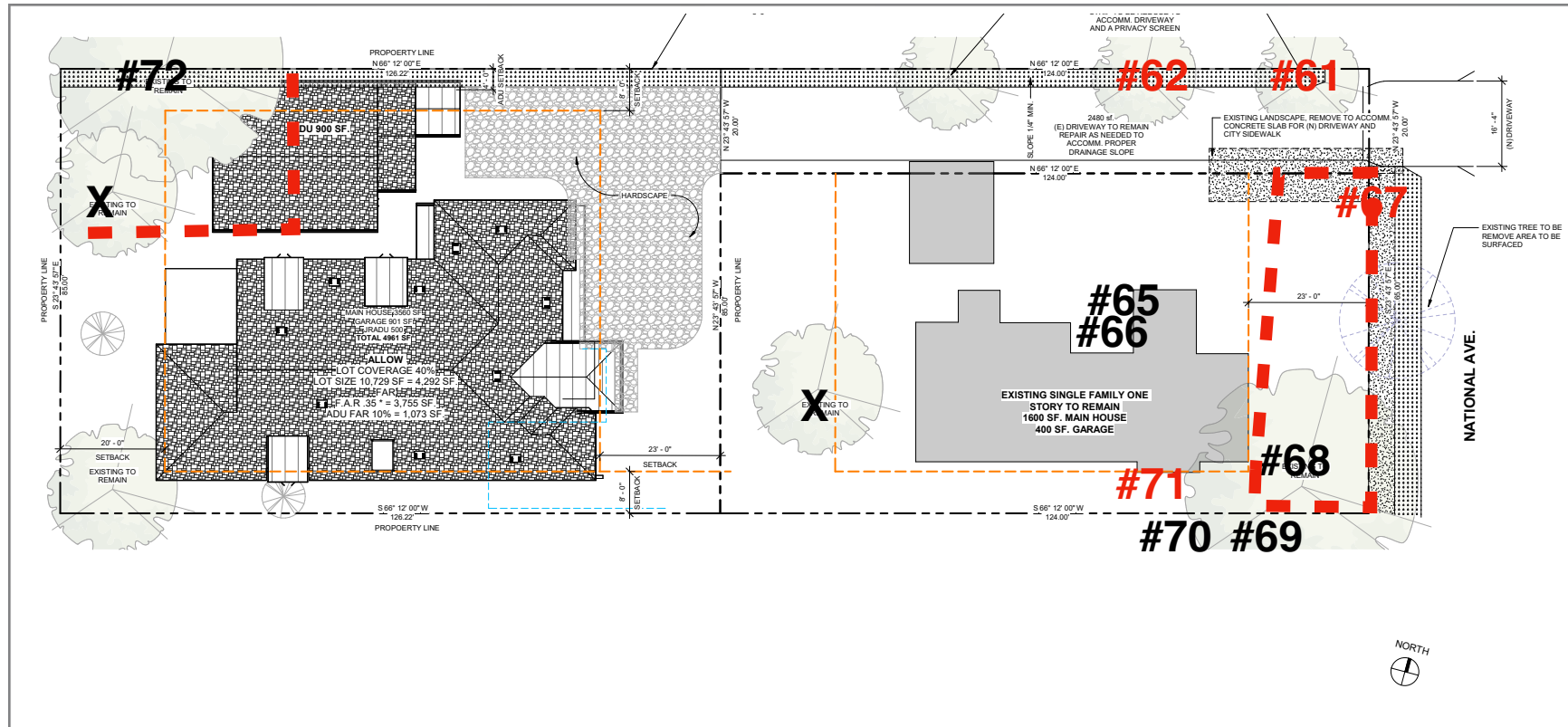


Appendix A: Tree Inventory Map and Site Plan

A1: Existing Site Plan and Tree Locations



A2: Propose Site Plan and Tree Protection Configuration



Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii (ft.)
mulberry (<i>Morus alba</i>)	61	9	8	Very poor	High	Protected	\$130.00	8
mulberry (<i>Morus alba</i>)	62	9	10	Very poor	High	Protected	\$200.00	8
sweet gum (<i>Liquidambar styraciflua</i>)	63	12	15	Poor	Low	Protected	\$1,210.00	10
sweet gum (<i>Liquidambar styraciflua</i>)	64	12	10	Poor	Low	Protected	\$1,210.00	10
crape myrtle (<i>Lagerstoemia fauriei</i>)	65	2, 2, 3, 3, 3	8	Fair	Low	Protected	\$980.00	5
crape myrtle (<i>Lagerstoemia fauriei</i>)	66	2, 2, 2, 3, 3	8	Fair	Low	Protected	\$980.00	5
deodar cedar (<i>Cedrus deodara</i>)	67	46	45	Good	High	Protected	\$34,400.00	38
deodar cedar (<i>Cedrus deodara</i>)	68	42	35	Good	Low	Protected	\$28,700.00	35
Brazilian pepper (<i>Schinus terebinthifolia</i>)	69	12, 10	15	Good	Low	Protected	\$3,260.00	13
Peruvian pepper (<i>Schinus molle</i>)	70	10	15	Good	Low	Protected	\$1,160.00	8
Peruvian pepper (<i>Schinus molle</i>)	71	18	8	Very poor	High	Protected	\$0.00	15
coast live oak (<i>Quercus agrifolia</i>)	72	48	55	Good	Moderate	Large Protected	\$48,100.00	40



Appendix C: Photographs

C1: Trees #61, #62, #65, #66, #67, #68



C2: Coast live oak #72



C3: Peppers #69, #70, and #71

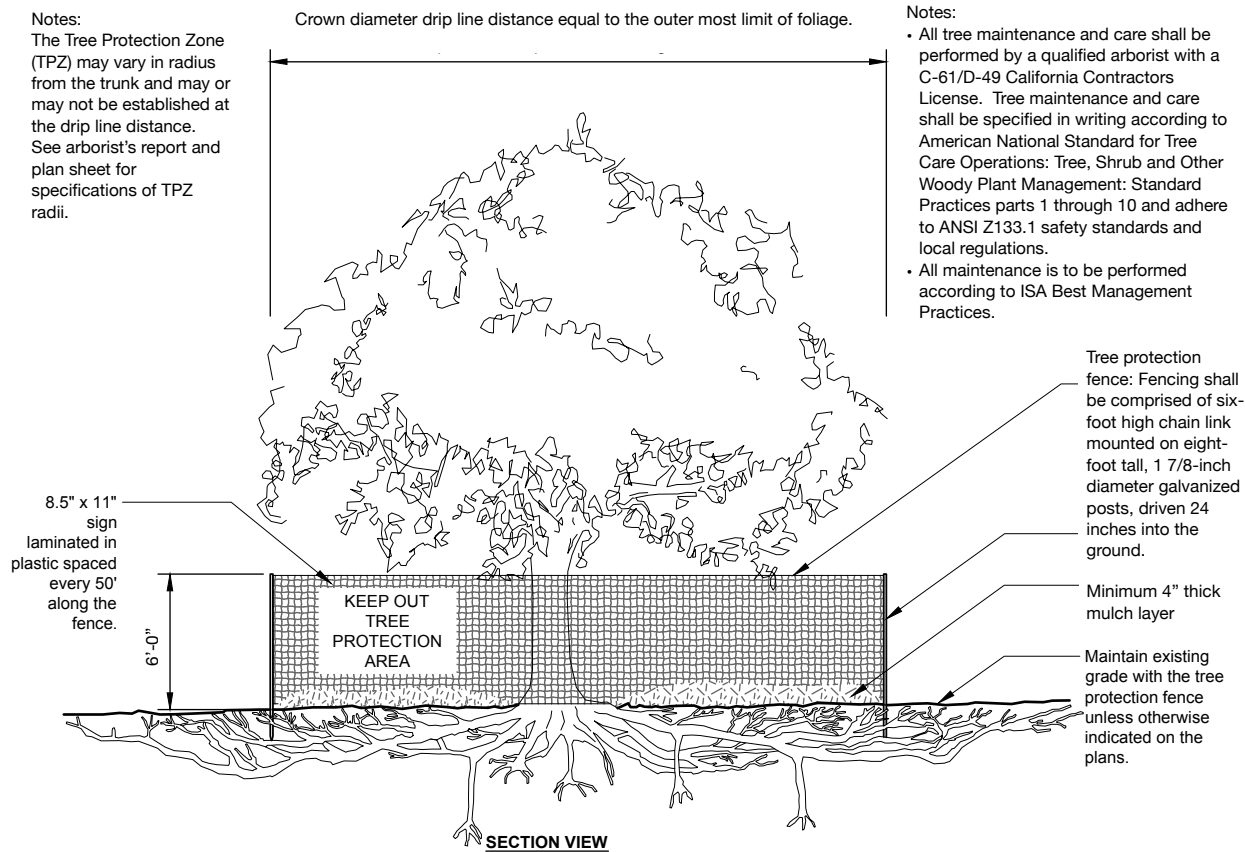


C4: Sweetgums #63 and #64



Appendix D: Tree Protection Guidelines

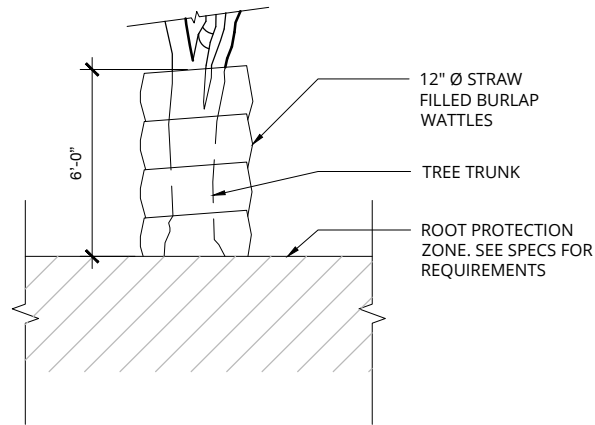
D1: Plan Sheet Detail S-X (Type I)



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



D2: Plan Sheet Detail S-Y (Type III)

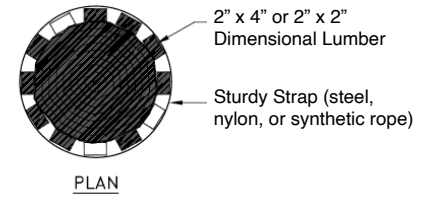


SECTION VIEW

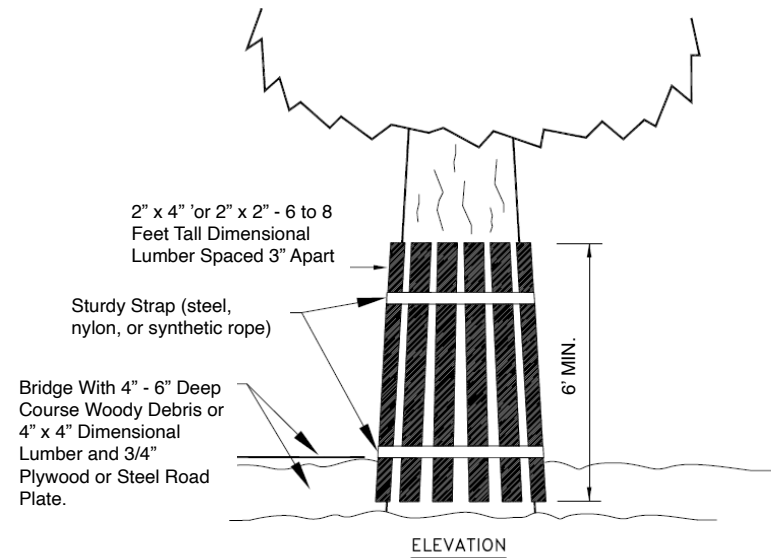
S-Y

TRUNK PROTECTION WITH WATTLE

Note: See Local Ordinance Requirements and Arborist's Report for Additional Protection Specifications and Guidelines.



PLAN



ELEVATION

Trunk Protection Vertical Timber Detail



D3: Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

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



All persons, shall comply with the following precautions

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

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.



Monitoring

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

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

Root Pruning

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

Boring or Tunneling

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

Tree Pruning and Removal Operations

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



Appendix E: Tree Protection Signs
E1: English

Warning

Tree Protection Zone

**This Fence Shall Not Be Removed
And Is Subject To Penalty According To
Town Code 29.10.1025**



E2: Spanish

Cuidado Zona De Arbol Pretejido

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



Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

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

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



Certification of Performance

I Richard Gessner, Certify:

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

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

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

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

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

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

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

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B



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Summary of the privacy concerns from the neighbors

Hello Erin,

Below are the 2 major concerns for privacy from the neighbors,

1. Balcony facing Leila Ct.
2. The 2 windows facing Blackwell Dr.

After multiple email communications and lot of discussion, we have proceeded to address the concerns as below,

1. Removing the balcony from the plans, which eliminates all privacy concerns from 113 Leila Ct as there are no major windows facing Leila Ct.
2. Adding 5 Leyland trees along the fence facing Blackwell Dr., these trees are known to create privacy, they are evergreen and doesn't have a canopy for drip issues.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines), updated the plans showing the change.
4. The existing large Oak tree has been trimmed and should be considered as an instrument which provides privacy.
5. The distance between the 2 windows and the neighboring property windows on Blackwell Dr is between 80ft to 120ft, which should be considered while discussing privacy.

Summary of the privacy concerns from the neighbors

All the comments addressing privacy concerns were sent to below address,

377 Blackwell Dr – Owner [REDACTED]

373 Blackwell Dr – Owner [REDACTED]

369 Blackwell Dr – Owner [REDACTED]

113 Leila Ct – Owner [REDACTED]

Please let me know if you have any more questions or concerns,

Best,

Ramya Muddada

[REDACTED]

Correspondence with 369 Blackwell Drive

From: Ramya Muddada <[REDACTED]>
Sent: Wednesday, July 31, 2024 4:06 PM
To: Erin Walters <EWalters@losgatosca.gov>; Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>
Subject: Fw: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

Email sent to 369 Blackwell Drive,

Best,

Ramya

--- Forwarded Message -----

From: Ramya Muddada <[REDACTED]>
To: [REDACTED]
Cc: Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>
Sent: Wednesday, July 31, 2024 at 01:45:51 PM PDT
Subject: Re: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

Hello [REDACTED]

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines).
4. The current oak tree will be trimmed and will be the best privacy screen even after the trim.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

Please let me know if you have any more questions or concerns,

Best,

Ramya

On Sunday, May 12, 2024 at 03:13:18 PM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

We have decided to take more steps to mitigate the privacy concerns by adding a privacy layer to cover line of sight of the window, this is one of the mitigations that can be used according to the city housing development guidelines - please see the attached (please note this is reference only not exact).

Below are all the things done/available to address privacy concerns of the neighbors with regards to the two windows and balcony:

1. Adding 3-4 Leyland trees – Know as best trees to create privacy.
2. Privacy layer to cover line of sight of the window – mentioned in the housing development guidelines.
3. Adding a permanent privacy screens to the balcony.
4. Current Oak tree – which will be trimmed and would be the best privacy screen even after the trim.
5. The distance between windows (yours's and proposed) is over 100ft, which should be considered while discussing privacy.

I would like to request your contact (phone #) again - as we need to coordinate with regards to Oak tree trimming,

Please let me know if you any more concerns,

Best,

Ramya

On Tuesday, May 7, 2024 at 01:43:31 AM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

Thank you for the response. We thought we would talk to you last Saturday, as per the email received on 05.02.24, but unfortunately, it couldn't happen; please share your phone number so we can communicate better,

As mentioned in my last email, we have been getting quotes from different arborist teams to trim the big oak tree. Since we need access to your property, please provide us with your number so we can communicate the trimming dates/times.

Your additional comments/concerns/suggestions are addressed below and highlighted in Green:

Leyland trees are known to be used for blocking out unwanted noise, shield a view of a busy street, and also act as a privacy shield from neighbors as they are evergreen trees that do not shade in winter and grow up to 40-60 feet in height and 3-4 feet in width,

1. Window Adjustment: Would it be possible to consider removing or relocating the windows that directly overlook my master bedroom and bathroom? Installing the windows on a different side of the house could help mitigate privacy issues while still allowing for natural light and ventilation. - The Windows will not be directly looking into your property due to the big oak tree in the back and also due to privacy trees that will be planted; even after a good trim, the tree canopy will act as a privacy screen. Unfortunately, the windows can not be moved to another side of the property as we have 2 windows there, too. The window closer to you can not be moved to the back of the property as the sunlight during summer (after 3 PM) will be so strong that the room will become a sauna; I have been enduring it for the past 3 years, as my office window is exactly in the same position and it gets unbearably hot during summer, it is one of the main reasons to have a much smaller window and nearer to the ceiling at the back of the property, with regards to the small window in between-its too high (over 6ft) to consider as privacy issue, please also consider the distance between properties (the estimated distance is about 100 ft for one window and over 100 on the other).

2. Skylights: Instead of traditional windows, could we explore the possibility of installing skylights for ventilation in the affected areas? Skylights would allow for ample natural light without compromising privacy, as they are typically positioned high on the ceiling and do not provide direct sightlines into neighboring properties. - The rooms with windows facing Blackwell Drive are very small, and Skylights will make them super hot during summer.

3. Improved Privacy Screen: If a permanent privacy screen is deemed necessary, could we explore options for a screen that offers better coverage and privacy? Perhaps a solid black filter without any holes would be more effective in blocking visibility from your balcony while still allowing for airflow. Yes, we can add black insect netting/mesh to our chosen privacy screen.

I have CCed our designer/architect to this email so he can provide insight if needed,

As always, all suggestions/concerns regarding the project are most welcome and open for further discussion,

Best,

Ramya

[REDACTED]

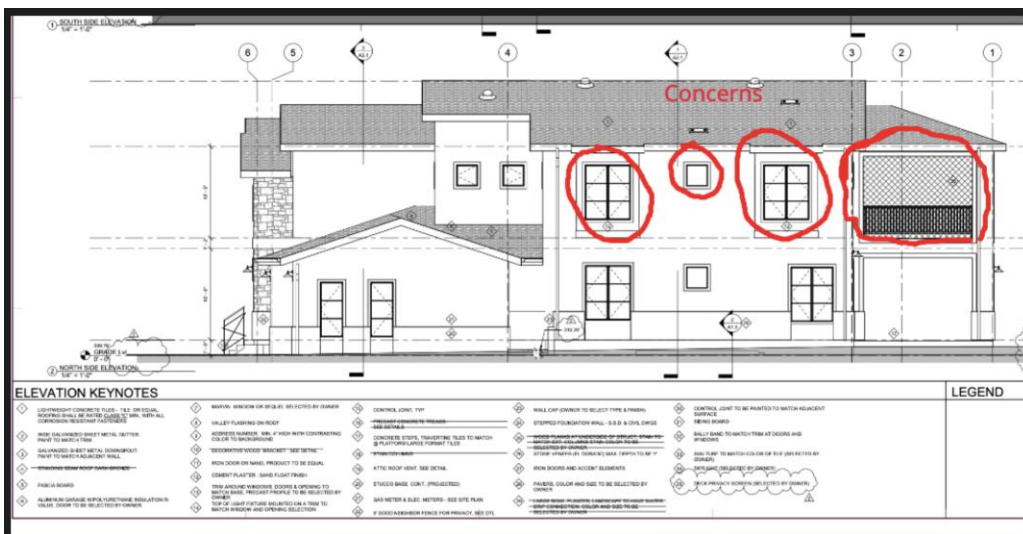
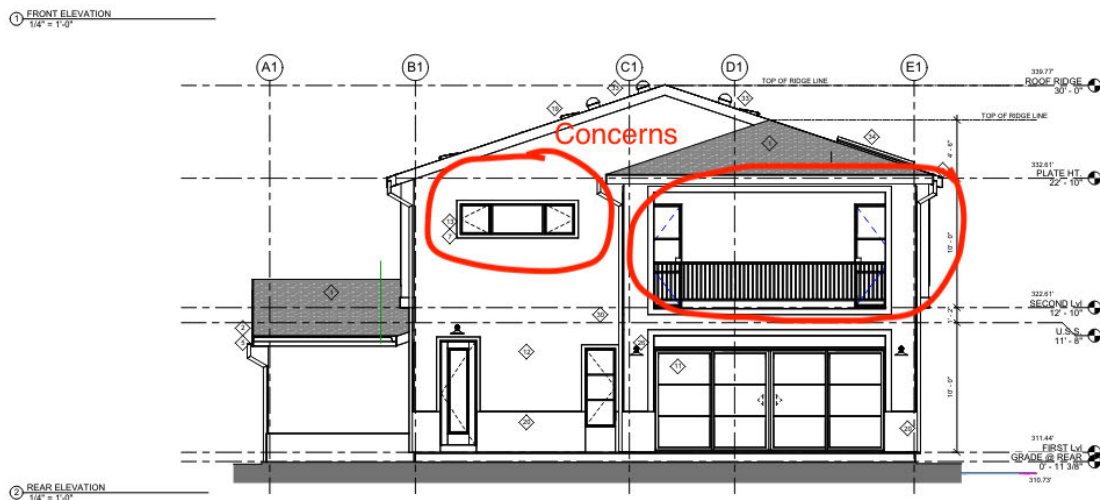
(Please leave a voice mail - if I don't pick up, I may be driving or in a meeting)

On Monday, May 6, 2024 at 02:22:37 PM PDT, [REDACTED] > wrote:

Hi Ramya and Venkat,

Thank you for your response and for considering my concerns regarding the privacy implications of your construction plans. I appreciate your efforts to address the issue by adding a permanent privacy screen to the balcony and planting Leyland Cypress Trees for additional privacy.

However, after carefully reviewing the proposed solutions and the attached renderings, I still have some reservations about the effectiveness of these measures in ensuring our privacy. Upon closer inspection, it seems that the permanent privacy screen may not provide adequate coverage, as there are visible gaps that could allow for sightlines into my **master bedroom and bathroom**. Additionally, the placement of the privacy trees may not fully block the view from your balcony and windows, especially during certain times of the year when foliage is sparse.



ELEVATION KEYNOTES			LEGEND
1. LIGHTWEIGHT CONCRETE FLOOR, TILE OR CERAMIC, FINISHED SURFACE TO BE FINISHED TO MATCH ADJACENT EXTERIOR SURFACE. SEE DETAIL.	2. MAINT. WINDOW OR DOOR, SEE NOTES BY OWNER.	3. CONTROL JANT, TYP.	4. WALL CAP FINISH TO SELECT TYPE & FINISH.
5. PAINT TO MATCH ADJACENT EXTERIOR SURFACE. SEE DETAIL.	6. VALLEY FLASHING ON ROOF.	7. FINISH TO MATCH ADJACENT EXTERIOR SURFACE.	8. EXTERIOR FOUNDATION WALL, SEE S.D. & CIVIL ENGINEER.
9. PAINT TO MATCH ADJACENT EXTERIOR SURFACE. SEE DETAIL.	10. CONCRETE FINISH, FIN. WITH MATCHING CONTRASTING COLOR TO FINISH SURFACE.	11. CONCRETE FINISH, FIN. WITH MATCHING CONTRASTING COLOR TO FINISH SURFACE.	12. FINISH TO MATCH ADJACENT EXTERIOR SURFACE.
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Considering these concerns, I would like to explore alternative options that could better address our privacy needs. Here are a few suggestions:

1. **Window Adjustment:** Would it be possible to consider removing or relocating the windows that directly overlook my master bedroom and bathroom? Installing the windows on a different side of the house could help mitigate privacy issues while still allowing for natural light and ventilation.
2. **Skylights:** Instead of traditional windows, could we explore the possibility of installing skylights for ventilation in the affected areas? Skylights would allow for ample natural light without compromising privacy, as they are typically positioned high on the ceiling and do not provide direct sightlines into neighboring properties.
3. **Improved Privacy Screen:** If a permanent privacy screen is deemed necessary, could we explore options for a screen that offers better coverage and privacy? Perhaps a solid black filter without any holes would be more effective in blocking visibility from your balcony while still allowing for airflow.

I understand that making changes to the construction plans may require additional time and resources, but I believe that finding a mutually satisfactory solution is important for maintaining positive relationships within our neighborhood.

I am open to further discussion and collaboration to find the best possible solution that respects the rights and privacy of both parties. Please let me know your thoughts on the proposed alternatives, and if there are any other ideas you would like to explore.

Thank you for your understanding and cooperation.

Best regards,
Dev

On Mon, 6 May 2024 at 11:14, Vyankatesh B [REDACTED] > wrote:

Hello [REDACTED]

Please share your contact phone number so that we can connect in person as well.

Regards,

Venky
[REDACTED]

On Saturday, May 4, 2024, 12:18 AM, Ramya Muddada [REDACTED] wrote:

Hello [REDACTED]

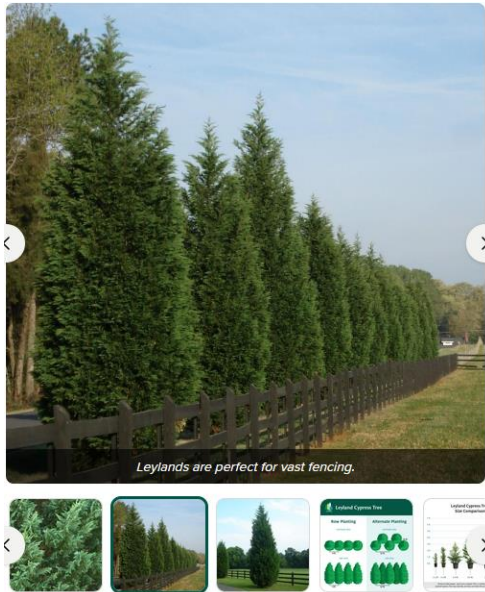
My sincere apology to have missed your email - I think it went into spam by accident,

We appreciate you bringing your concerns to our attention; we take the privacy concerns of all our neighbors very seriously,

We are doing a few things to mitigate this issue, like adding a permanent privacy screen to the balcony and planting a minimum of 3-4 privacy trees (Leyland Cypress Trees) where the windows are currently situated.

We have also done some rendering of the proposed building, which I have attached to show where the trees would be placed (please note that the trees in the rendering and the proposed screen trees are different),

Below are the pictures of the proposed screening trees/material to be used,



EVERGREEN TREES

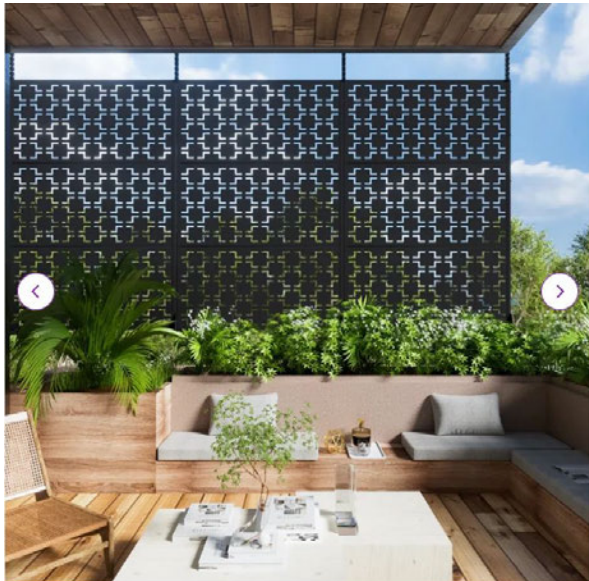
Leyland Cypress Tree

Cupressus × leylandii

★★★★★ 593 reviews

Reaching impressive heights of 40 to 60 feet, the Leyland Cypress Tree is an ideal privacy screen.

- ✓ Thick foliage ensures a dense screen for any space around your home.
- ✓ This hardy tree will stay green and strong down to temperatures as low as 0 degrees.



Per our conversation when we met last time, we also know you have concerns about the big oak tree in the back, which will be trimmed very soon (we are in the process of getting a few quotes).

Please feel free to reach out if you have any questions or additional concerns, your patience and cooperation is highly appreciated.

Looking forward to talking to you,

Best,
Ramya

On Thursday, May 2, 2024 at 07:55:43 AM PDT, [REDACTED] wrote:

Hi Venky,

I hope this email finds you well. Thank you for reaching out, and I appreciate your willingness to discuss the concerns I've raised regarding the construction project.

It's unfortunate that my original email didn't reach you. I've attached a PDF copy of the email for your reference. Please let me know if you encounter any issues accessing it.

I'm glad to hear that you're open to discussing the concerns further. I agree that a conversation would be beneficial to address any questions or issues that may arise. I'm available to chat this Saturday, and I'll give you a call on your phone to discuss in more detail.

Looking forward to our conversation.

Best regards,

[REDACTED]

On Wed, 1 May 2024 at 10:13, Vyankatesh B [REDACTED] wrote:

Hi [REDACTED]

Hope, everything is going well with you! I received email from Erin about the concern you have. Unfortunately, your original email to us, we never received it. Not sure, if you have the correct email.

We would like to discuss with you on your concerns and would be happy to provide you more details.

Let's connect when you have time. You can call me anytime and/or we can meetup in person. Thank you!

Best,

Venky

[REDACTED]

Correspondence with 373 Blackwell Drive

From: Ramya Muddada <[REDACTED]>
Sent: Wednesday, July 31, 2024 4:11 PM
To: Erin Walters <EWalters@losgatosca.gov>; Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>
Subject: Fw: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

Email chain sent to 373Blackwell Drive,

Best,

Ramya

----- Forwarded Message -----

From: Ramya Muddada <[REDACTED]>
To: [REDACTED]
Cc: Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>
Sent: Wednesday, July 31, 2024 at 01:49:03 PM PDT
Subject: Re: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

Hello [REDACTED]

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines).
4. The current oak tree will be trimmed and will be the best privacy screen even after the trim.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

Please let me know if you have any more questions or concerns,

Best,

Ramya

On Sunday, May 12, 2024 at 02:48:07 PM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

Thank you for the comments sent to the planning, we take privacy concerns of 15411 and all immediate neighborhood very seriously as mentioned on the email sent to you early morning of May 7th,

Below are the responses to the comments sent (**bold**):

1. Concerned about the privacy due to a big two storied building. As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.

We are mitigating the privacy concern by planting 3-4 Leyland trees which are commonly used to create privacy, this would cover all of the view from the 2 windows you see in the plan- These are evergreen trees with minimal maintenance, in addition to the Leyland trees we are going put privacy layer to cover line of sight of the window please see the attached (please note this reference only not exact). I would also bring to your attention that the proposed structure of 15411 is similar to your two storied structure, but due to the placement of site location the house might look big.

2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.

All most all the mountain viewing is obstructed by the tree in your backyard or trees on my other side of my property and with regards to claustrophobic - your neighboring house which is of same height as yours's much closer to you (approx.10ft) then 15411 structure (over 80ft in distance from your structure to the purposed structure).

3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward. Looking at the situation now, we are concerned about the maintenance.

As mentioned in my previous email and above Leyland trees are evergreen trees with minimal maintenance, and as we are going to be living on that property, we would be maintaining the Leyland trees. With regards to balcony - 80 % of the view from balcony will be blocked by the huge oak tree we share in the back yard and then for the remaining % we are going to install privacy screen on the balcony mentioned in my previous email. (please see the attached for the balcony screening)

4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern. Another concern about the flying barn roof iron sheets during the storm and not maintaining them.

As we are proposing to build a beautiful house replacing all the sheds there wouldn't be any flying barns roofs - this proposal would improve/enhance the neighborhood and also increase the value of the properties in the immediate neighborhood, with regards to bobcats and snakes - was the animal control called as this is first time I am hearing about it, please let me know immediately when you see any sighting of either bobcats or snakes as we all have kids and pets and need immediate attention, but all of this wouldn't be problem once the purposed plan comes to fruition results.

5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.

This shouldn't be a concern - as you and I are working on getting a new fence on a different email, the only request I had made was that we trim the Oak tree we share first.

6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...This situation gives rise to considerable privacy concerns for my family.

Addressed on Comment # 3.

Correspondence with 377 Blackwell Drive

From: Ramya Muddada [REDACTED]
Sent: Wednesday, July 31, 2024 4:02 PM
To: Erin Walters <EWalters@losgatosca.gov>; Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>
Subject: Fw: Your neighbor at 15411 National Ave - New construction

[EXTERNAL SENDER]

Hello Erin,

Please see the email chain for the emails sent/corresponded with our neighbors (377 Blackwell Drive)

please let me know if you have questions or concerns,

Best,

Ramya

----- Forwarded Message -----

From: Ramya Muddada [REDACTED]
To: [REDACTED]
Cc: Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>
Sent: Wednesday, July 31, 2024 at 01:53:05 PM PDT
Subject: Re: Your neighbor at 15411 National Ave - New construction

Hello [REDACTED]

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines).
4. The current oak tree will be trimmed and will be the best privacy screen even after the trim.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

Please let me know if you have any more questions or concerns,

Best,

Ramya

On Tuesday, May 7, 2024 at 02:14:56 AM PDT, Ramya Muddada [REDACTED] wrote:

Hello [REDACTED]

I emailed you the proposed plans in February 2024 and was hoping you would reach out to us with any questions or concerns; my husband had also tried to reach you via text but didn't get any feedback.

However, the other 2 neighbors made some comments on privacy issues, and we are trying to address them, as we take the privacy concerns of all our neighbors very seriously.

We are doing a few things to mitigate this issue, like adding a permanent privacy screen to the balcony and planting a minimum of 3-4 privacy trees (Leyland Cypress Trees) where the windows are currently situated.

We have also done some rendering of the proposed building, which I have attached to show where the trees would be placed (please note that the trees in the rendering and the proposed screen trees are different; we are working on getting the correct trees on to the rendering),

Below are the pictures of the proposed screening trees/material to be used,



EVERGREEN TREES

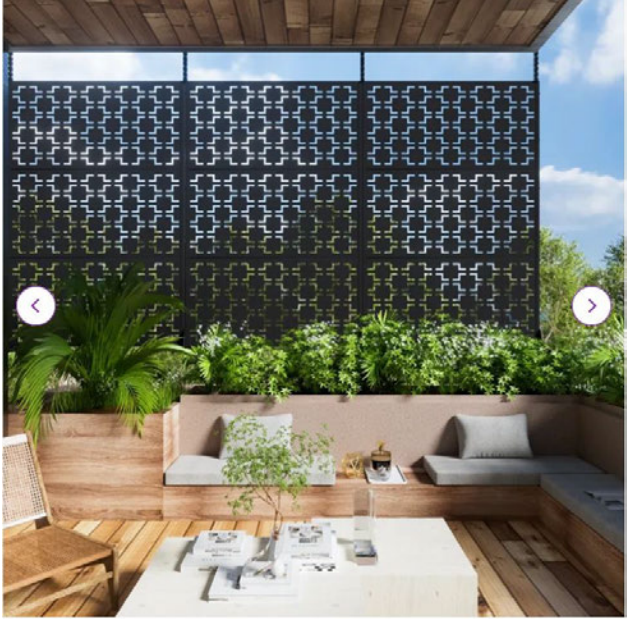
Leyland Cypress Tree

Cupressus × leylandii

★★★★★ 593 reviews

Reaching impressive heights of 40 to 60 feet, the Leyland Cypress Tree is an ideal privacy screen.

- ✓ Thick foliage ensures a dense screen for any space around your home.
- ✓ This hardy tree will stay green and strong down to temperatures as low as 0 degrees.



Please feel free to ask questions or express any additional concerns; your patience and cooperation are highly appreciated. I have also CCed my designer/architect so he can add to the discussion when needed,

Looking forward to talking to you,

Best,
Ramya

[Redacted signature]

(Please leave a voice mail - if I don't pick up, I may be driving or in a meeting)

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

VYANKATESH B. & RAMYA MUDDADA RES.
 15411 NATIONAL AVE. LOS GATOS, CA.
 424-12-140
PROPOSED BUILDING ELEVATIONS

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

PROJECT NO: 424-12-140
 CAD DWG FILE: Y:\Shared\Project\154111\National Ave. Los Gatos.dwg
 DRAWN BY: Author\WG\S240610 - Rev. 1
 CHK'D BY: Ramya Resl.rvt - Checker
 COPYRIGHT: 2023
 JER DESIGN GROUP

SHEET TITLE
A4.1



ELEVATION KEYNOTES

- | | | | | |
|---|--|--|---|--|
| 1 LIGHTWEIGHT CONCRETE TILES - TILE OR EQUAL. ROOFING SHALL BE RATED CLASS "C" MIN., WITH ALL CORROSION RESISTANT FASTENERS | 7 MARVIN WINDOW OR SEQUEL SELECTED BY OWNER | 15 CONTROL JOINT, TYP. | 23 WALL CAP (OWNER TO SELECT TYPE & FINISH) | 30 CONTROL JOINT TO BE PAINTED TO MATCH ADJACENT SURFACE |
| 2 WIDE GALVANIZED SHEET METAL GUTTER. PAINT TO MATCH TR M | 8 VALLEY FLASHING ON ROOF | 16 PRECAST CONCRETE TREADS. SEE DETAILS | 24 STEPPED FOUNDATION WALL - S.S.D. & CIVIL DWGS | 31 SIDING BOARD |
| 3 GALVANIZED SHEET METAL DOWNSPOUT. PAINT TO MATCH ADJACENT WALL | 9 ADDRESS NUMBER. MIN. 4" HIGH WITH CONTRASTING COLOR TO BACKGROUND | 17 CONCRETE STEPS, TRAVERTINE TILES TO MATCH @ PLATFORM LARGE FORMAT TILES | 25 WOOD PLANKS AT UNDERSIDE OF STRUCT. STAIN TO MATCH EXT. COLUMNS STAIN COLOR TO BE SELECTED BY OWNER | 32 BALLY BAND TO MATCH TRIM AT DOORS AND WINDOWS |
| 4 STANDING SEAM ROOF DARK-BRONZE | 10 DECORATIVE WOOD BRACKET. SEE DETAIL | 18 STAIN COLUMNS | 26 STONE VENEER (EL DORADO) MAX. DEPTH TO BE 1" | 33 SUN TUBE TO MATCH COLOR OF TILE (SELECTED BY OWNER) |
| 5 FASCIA BOARD | 11 IRON DOOR OR NANO, PRODUCT TO BE EQUAL | 19 ATTIC ROOF VENT. SEE DETAIL | 27 IRON DOORS AND ACCENT ELEMENTS | 34 SKYLIGHT (SELECTED BY OWNER) |
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LEGEND

MARK	DESCRIPTION
1	Lightweight concrete tiles - tile or equal. Roofing shall be rated class "C" min., with all corrosion resistant fasteners
2	Wide galvanized sheet metal gutter. Paint to match TR M
3	Galvanized sheet metal downspout. Paint to match adjacent wall
4	Standing seam roof dark-bronze
5	Fascia board
6	Aluminum garage w/polyurethane insulation R-value.
7	Marvin window or sequel selected by owner
8	Valley flashing on roof
9	Address number. Min. 4" high with contrasting color to background
10	Decorative wood bracket. See detail
11	Iron door or nano, product to be equal
12	Cement plaster : sand float finish
13	Trim around windows, doors & opening to match base, precast profile to be selected by owner
14	Top of light fixture mounted on a trim to match window and opening selection
15	Control joint, typ.
16	Precast concrete treads. See details
17	Concrete steps, travertine tiles to match @ platform large format tiles
18	Stain columns
19	Attic roof vent. See detail
20	Stucco base cont. (projected)
21	Gas meter & elec. meters - see site plan
22	6" good neighbor fence for privacy, see dtl
23	Wall cap (owner to select type & finish)
24	Stepped foundation wall - s.s.d. & civil dwgs
25	Wood planks at underside of struct. stain to match ext. columns stain color to be selected by owner
26	Stone veneer (el dorado) max. depth to be 1"
27	Iron doors and accent elements
28	Pavers, color and size to be selected by owner
29	Large bowl planter. Landscape to have water drip connection. Color and size to be selected by owner
30	Control joint to be painted to match adjacent surface
31	Siding board
32	Bally band to match trim at doors and windows
33	Sun tube to match color of tile (selected by owner)
34	Skylight (selected by owner)

Correspondence with 113 Lelia Ct

From: Ramya Muddada <[REDACTED]>
Sent: Wednesday, July 31, 2024 4:38 PM
To: Erin Walters <EWalters@losgatosca.gov>; Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>
Subject: Fw: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

Email sent to 113 Leila Ct

----- Forwarded Message -----

From: Ramya Muddada <[REDACTED]>
To: [REDACTED]
Cc: Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>
Sent: Wednesday, July 31, 2024 at 02:03:33 PM PDT
Subject: Re: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

Hello [REDACTED],

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 4 Leyland trees in the back – Know as the best trees to create privacy; they are evergreen, so this mitigates the issue of foliage dripping onto your property.
3. The current oak tree will be trimmed, and the privacy screen will be the best even after the trim.
4. There are currently NO big windows that would look into your side of the property, which should be considered when discussing privacy.

Please let me know if you have any more questions or concerns,

Best,

Ramya

On Tuesday, May 7, 2024 at 01:07:33 PM PDT, Ramya Muddada [REDACTED] wrote:

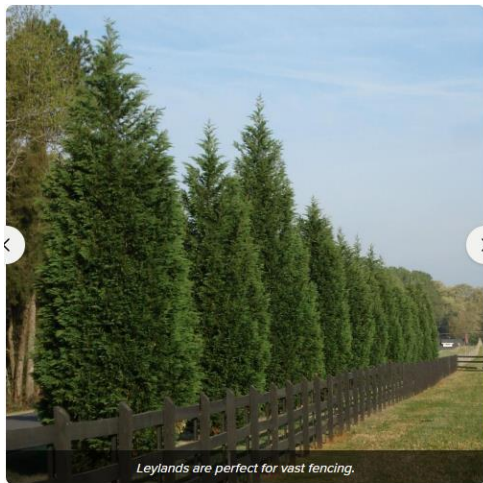
Hello [REDACTED],

I visited your house and emailed you the proposed plans for 15411 National Ave (APN 424-12-40 Site application S-23-033). I was hoping you would contact us with any questions or concerns; we received your concerns through the city and are trying to address them, as we take the privacy concerns of all our neighbors very seriously.

We are doing a few things to mitigate the privacy issue, like adding a permanent privacy screen to the balcony and planting a minimum of 3-4 privacy trees (Leyland Cypress Trees) where the 2nd-floor porch is situated.

We have also done some rendering of the proposed building, which I have attached to show where the trees would be placed (please note that the trees in the rendering and the proposed screen trees are different; we are working on getting the correct trees on to the rendering),

Below are the pictures of the proposed screening trees/material to be used,



EVERGREEN TREES

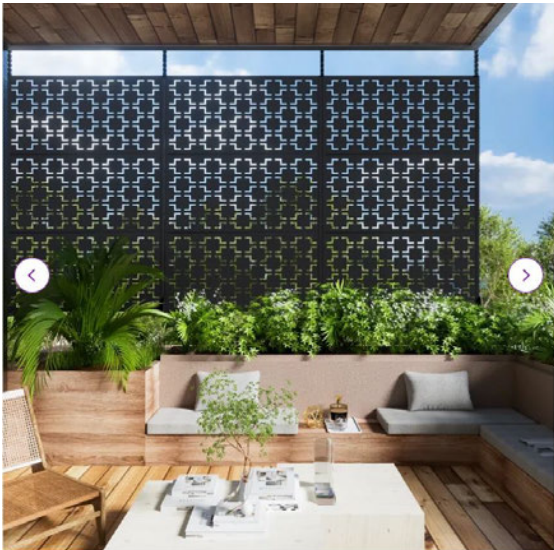
Leyland Cypress Tree

Cupressus × leylandii

★★★★★ 593 reviews

Reaching impressive heights of 40 to 60 feet, the Leyland Cypress Tree is an ideal privacy screen.

- ✓ Thick foliage ensures a dense screen for any space around your home.
- ✓ This hardy tree will stay green and strong down to temperatures as low as 0 degrees.



Please feel free to ask questions or express any additional concerns; your patience and cooperation are highly appreciated. I have also CCed my designer/architect so he can add to the discussion when needed,

I would like to bring to your attention that we are getting quotes to trim the big oak tree in the back and will contact you in a separate email as we will need access to your property when the date is fixed,

Looking forward to talking to you,

Best,
Ramya



(Please leave a voice mail - if I don't pick up, I may be driving or in a meeting)

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OWNER

VYANKATESH B. & RAMYA MUDDADA RES.
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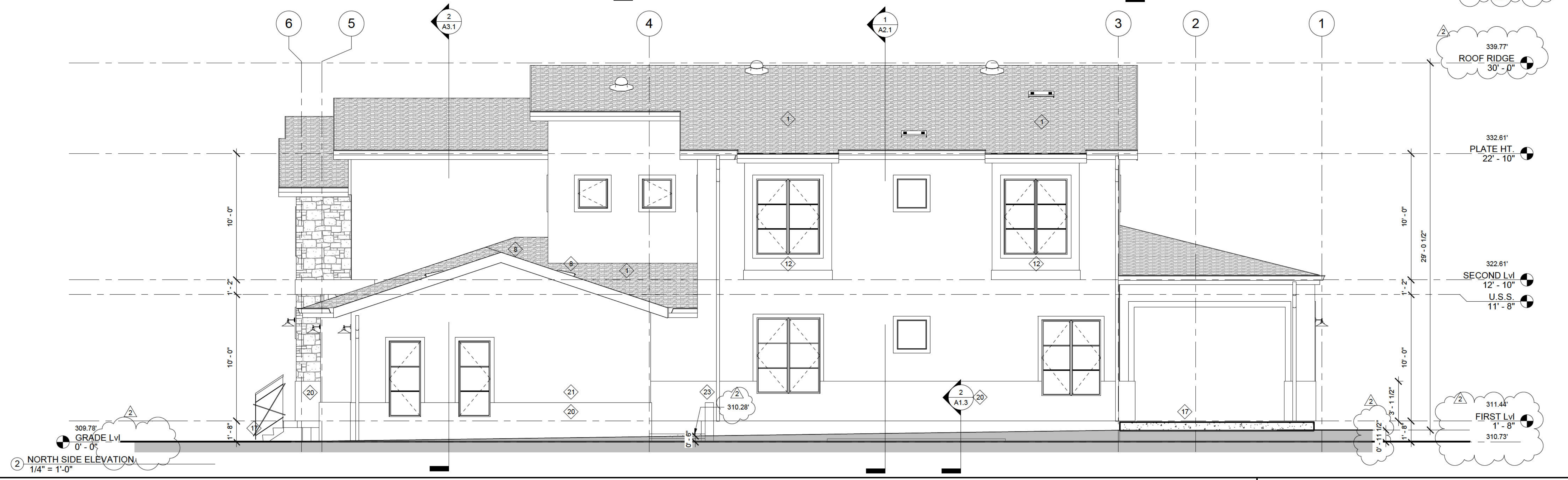
MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

PROJECT NO: 424-12-140
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SHEET OF



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7	Marvin window or sequel selected by owner
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30	Control joint to be painted to match adjacent surface
31	Siding board
32	Bally band to match trim at doors and windows
33	Sun tube to match color of tile (selected by owner)
34	Skylight (selected by owner)

From: Ramya Muddada [REDACTED]
Sent: Thursday, November 7, 2024 9:35 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>
Subject: Fw: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

[REDACTED]-Blackwell Dr - a response was sent to neighbors based on emails received from the city.

Best,

Ramya

----- Forwarded Message -----

From: Ramya Muddada [REDACTED]
To: [REDACTED]
Cc: Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>
Sent: Tuesday, November 5, 2024 at 08:45:17 PM PST
Subject: Re: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

Hi [REDACTED]

This email addresses the concerns/comments sent to the city on 10.29.24

The image on the architectural drawing may not provide an accurate picture of the tree; it just shows the placement of the trees. The proposed privacy trees can easily grow in a 4x4 area and will grow within our property line; said that the photos you shared show plants near the fence. Will you also ensure the drip line of those plants, when grown, is within your property

Our first-floor windows shouldn't be a concern due to the fence. Still, I think you meant 2nd floor - The two windows combined on our property are smaller than the combined two windows on your home; even though you have more windows than us,

However, we've ensured we provide additional privacy, which was addressed in my 07.31.24 email. I am also repeating them below

1. Removing the balcony from the plans.
2. Adding five non-deciduous trees – Know the best trees to create privacy (less debry as they are non-deciduous trees)

3. A privacy layer (blurred windows) covers the window's line of sight (mentioned in the housing development guidelines).
4. The current giant oak tree will be the best privacy screen.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

I would like to point out that one of your neighbors, who is also two-story, has a clear view of your bedrooms and backyard through their side window, which is less than 20 feet in distance.

So, as you know, ADUs are not part of this application.

Again, I think you meant two-story and not three. I also want to point out that our property is just a little over 500 sqft larger than your property, which doesn't qualify as gigantic.

Please let me know if you have any additional questions or concerns.

Best,

Ramya

On Wednesday, July 31, 2024 at 01:49:03 PM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines).
4. The current oak tree will be trimmed and will be the best privacy screen even after the trim.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

Please let me know if you have any more questions or concerns,

Best,

Ramya

On Sunday, May 12, 2024 at 02:48:07 PM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

Thank you for the comments sent to the planning, we take privacy concerns of 15411 and all immediate neighborhood very seriously as mentioned on the email sent to you early morning of May 7th,

Below are the responses to the comments sent (**bold**):

1. Concerned about the privacy due to a big two storied building. As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.

We are mitigating the privacy concern by planting 3-4 Leyland trees which are commonly used to create privacy, this would cover all of the view from the 2 windows you see in the plan- These are evergreen trees with minimal maintenance, in addition to the Leyland trees we are going put privacy layer to cover line of sight of the window please see the attached (please note this refence only not exact). I would also bring to your attention that the proposed structure of 15411 is similar to your two storied structure, but due to the placement of site location the house might look big.

2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.

All most all the mountain viewing is obstructed by the tree in your backyard or trees on my other side of my property and with regards to claustrophobic - your neighboring house which is of same height as yours's much closer to you (appro.10ft) then 15411 structure (over 80ft in distance from your structure to the purposed structure).

3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward. Looking at the situation now, we are concerned about the maintenance.

As mentioned in my previous email and above Leyland trees are evergreen trees with minimal maintenance, and as we are going to be living on that property, we would be maintaining the Leyland trees. With regards to balcony - 80 % of the view from balcony will be blocked by the huge oak tree we share in the back yard and then for the remaining % we are going to install privacy screen on the balcony mentioned in my previous email. (please see the attached for the balcony screening)

4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern. Another concern about the flying barn roof iron sheets during the storm and not maintaining them.

As we are proposing to build a beautiful house replacing all the sheds there wouldn't be any flying barns roofs - this proposal would improve/enhance the neighborhood and also increase the value of the properties in the immediate neighborhood, with regards to bobcats and snakes - was the animal control called as this is first time I am hearing about it, please let me know immediately when you see any sighting of either bobcats or snakes as we all have kids and pets and need immediate attention, but all of this wouldn't be problem once the purposed plan comes to fruition results.

5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.

This shouldn't be a concern - as you and I are working on getting a new fence on a different email, the only request I had made was that we trim the Oak tree we share first.

6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...This situation gives rise to considerable privacy concerns for my family.

Addressed on Comment # 3.

From: Ramya Muddada [REDACTED]
Sent: Thursday, November 7, 2024 9:32 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]
Subject: Fw: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033) - Comments received in Oct-2024

[EXTERNAL SENDER]

113 LEILA CT - a response was sent to neighbors based on emails received from the city.

Best,
Ramya

----- Forwarded Message -----

From: Ramya Muddada [REDACTED]
To: [REDACTED]
Cc: Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]
Sent: Monday, November 4, 2024 at 11:36:16 AM PST
Subject: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033) - Comments received in Oct-2024

Hello [REDACTED]

We got your comments sent to the city; thank you for your concerns/comments.

We will not have any new trees in the back, and we haven't had a chance to revise the landscape design yet as we have not finalized the landscaping.

Regarding the cellar/basement, we have proposed it based on the city code. The proposed basement is almost 50 feet away from your garage wall, so this should not affect your foundation.

Please let me know if you have any additional questions or concerns,

Best,
Ramya

From: Ramya Muddada [REDACTED]
Sent: Thursday, November 7, 2024 9:33 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]
Subject: Fw: 15411 National Ave. - Addressing comments received on 10.29.24

[EXTERNAL SENDER]

369 Blackwell Dr - a response was sent to neighbors based on emails received from the city.

----- Forwarded Message -----

From: Ramya Muddada [REDACTED] >
To: Devavrath S. [REDACTED]
Cc: Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]

Sent: Monday, November 4, 2024 at 11:02:14 AM PST
Subject: 15411 Nationa Ave. - Addressing comments received on 10.29.24

Good Morning [REDACTED]

Thank you for the comments/concerns sent to the city, which will be addressed below:

1. Privacy: The current design of the second-floor windows, based on the story poles, continues to present a privacy issue. The placement and height of the windows appears to allow direct visibility into my master bedroom, bathroom (particularly the shower area), and backyard. Given the proximity, this remains a significant concern for my family's privacy. Additionally, the proposed new trees do not adequately shield the second-floor view. I've attached a few pictures below from my bathroom to illustrate this issue:

Thank you for the picture - which clearly shows that the Oak tree branch obstructs the bedroom window from 15411. The only clear structure visible from your photo is the garage; we have also addressed the privacy concern in the email sent on 07.31.2024

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. A privacy layer (blurred windows) covers the window's line of sight (mentioned in the housing development guidelines).
4. The giant oak tree will be the best privacy screen.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

I also want to add that you have a neighbor with a two-story building with three windows facing your property, and the distance between the windows is less than 20f

3. Neighborhood Comparisons:

We need not replicate any construction style in the neighborhood as it is not a community-based construction; we have used our neighbors on Blackwell Dr as an example to propose the 2-story (one of them is your neighbor).

4. Tree Placement:

The image on the architectural drawing may not provide an accurate image of the tree; it just shows the placement of the trees. The proposed privacy trees can easily grow in a 4x4 area. Adequacy of privacy is also addressed in my first point and on my 07.31.2024 email.

3. Basement Impact:

The basement/cellar is proposed according to town codes.

Please let me know if you have any additional questions or concerns,

Best,
Ramya

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MUDDADA RESIDENCE ARCHITECTURE & SITE APPLICATION ONLY

NEW SINGLE-FAMILY
15411 NATIONAL AVE..
LOS GATOS, CA 95032
APN:424-12-140



SHEET INDEX

ARCHITECTURE	
-CS	COVER SHEET
A0.1	GENERAL NOTES
A0.3A	ARIEL VIEWPOINTS
A0.6	3D VIEWS
A0.7	SHADOW STUDY
A0.8	SITE PLAN DIAGRAM
A0.9	DIAGRAM BUILDING STRUCTURE'S ADJACENT
A0.10	STREETSCAPE
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A1.0	SITE PLAN
A1.1	FIRST Lvl - FLOOR PLAN
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A2.1	BUILDING SECTIONS
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A4.0	PROPOSED BUILDING ELEVATIONS
A4.1	PROPOSED BUILDING ELEVATIONS
A4.3	COURTYARD ELEVATIONS / MAT.
A8.0	DETAILS - SITE
A8.2	WINDOW DETAILS

PROJECT INFORMATION

APN#: 424 12 140
ADDRESS: 15411 NATIONAL AVE. LOS GATOS, CA.
ZONING: R-1.8 **MAX. ALLOWABLE**
FLOOD ZONE: D
LOT COVERAGE: 40% 5,283 SF. (LOT SIZE 13,209 SF.)
FAR: (.35 - (10.7 - 5)/25 x .20) = .3044 (3,263 SF. FAR)
OCCUPANCY GROUP: R3 AND U
FIRE SPRINKLER: YES
TYPES OF CONSTRUCTION: VB

15411 NATIONAL AVENUE - NEW SINGLE - FAMILY RESIDENCE APN: 424-12-140			
	EXISTING	PROPOSED	MAXIMUM ALLOWABLE
GP LAND USE DESIGNATION	Low Density Res.	SAME	Same
Zoning	R-1.8	SAME	Same
Gross Lot Size	13,209	SAME	Same
Net Lot size	10,729	SAME	Same
Average Slope	10% less	SAME	Same
Use	Flag Lot W/ Accessory Struct.	Single Family Residence	
Floor Area			
Attic Non-Habitable	0	0	
2nd. Floor	0	1,518	
1st. Floor	0	1,722	
Total Countable FAR - Sub	N/A	3,240	3263 Max. Allowable FAR
Garage Attached	0	901	901 SF. Max.
Covered Porche Front		36	
Covered Porche Rear	0	570	
Total - Sub		1,507	
Total		4,747	
Below Grade		1200	Exempt
Below Grade JADU, SEPARATE PERMIT, NOT PART OF THIS APP.		500	Exempt Max. 500 SF. (FAR)
Detached ADU, SEPARATE PERMIT, NOT PART OF THIS APP.		900	1,073 SF. Max. 10% FAR Bump
Lot coverage			
Porches, First Floor, & Garage		3,229	5,284
		24%	40%
Struct. Height			
Main Structure Height	N/A	30 SF.	30 SF.
Main Struct. Setback			
Front		25'	25'
Side		8'	8'
Rear		20'	20'
Tree Removal		#61,62, 2 additional trees at rear = Total 4	Tree Removal Permit
Tree Replacement		2,3,3 = Total 8	Per Tree Removal Permit

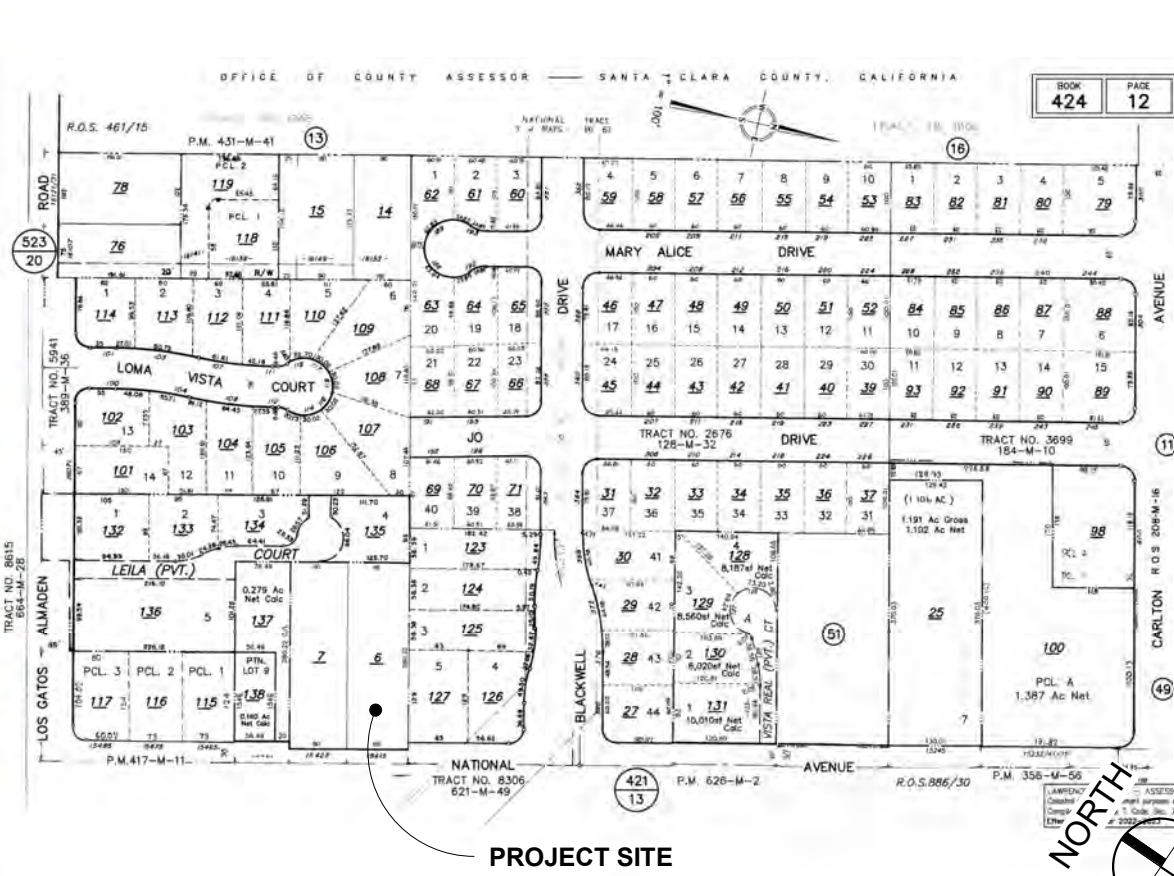
VYANKATESH B. & RAMYA
MUDDADA RES.
15411 NATIONAL AVE. LOS GATOS, CA.
424-12-140
COVER SHEET

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2
PROJECT NO: 424-12-140 CAD DWG FILE: Y:\Shared\Project\15411 National Ave. Los Gatos\15411 National Ave. Los Gatos.dwg DRAWN BY: Author\WG\S240610 - Rev. Ramya Resi.rvt CHK'D BY: Ramya Resi.rvt CHECKER: Ramya Resi.rvt COPYRIGHT: 2023 JER DESIGN GROUP		
SHEET TITLE		
-CS		
SHEET		OF

VICINITY MAP



APN MAP



APPLICABLE CODE

2022 CBC CALIFORNIA BUILDING CODE
2022 CRC CALIFORNIA RESIDENTIAL CODE
2022 CEC CALIFORNIA ELECTRICAL CODE
2022 CPC CALIFORNIA PLUMBING CODE
2022 CMC CALIFORNIA MECHANICAL CODE
2022 CEMC CALIFORNIA ENERGY CODE
2022 CALG CALIFORNIA GREEN BUILDING STANDARD CODE
2022 CALG MINIMUM DESIGN LOADS FOR BUILDING
2022 SDPWS SPACEIAL DESIGN PROVISIONS FOR WIND & SEISMIC
2019 CFC CALIFORNIA FIRE CODE

DEFERRED SUBMITTAL

FIRE SPRINKLER SYSTEM
PV SYSTEM *A separate building permit is required for the PV system that is required by the California Energy Code Performance or Prescriptive standards. The separate PV System permit must be finalized prior to issuance of Certificate of Occupancy.

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T-24
NRG SOLUTIONS, LLC

SCOPE OF WORK

LOT SIZE AND DRIVEWAY: VACANT LOT IS APPROXIMATELY 13,209 SQUARE FEET, WITH 2,480 SQUARE FEET DESIGNATED FOR THE PROPOSED DRIVEWAY TO ACCOMMODATE ENTRANCES FOR BOTH PROPERTIES.

MAIN STRUCTURE: THE MAIN STRUCTURE WILL BE A TWO-FLOOR SINGLE-FAMILY RESIDENCE. THE FIRST FLOOR WILL HAVE 1,722 SQUARE FEET OF LIVING SPACE AND A GARAGE TOTALING 901 SQUARE FEET. THE SECOND FLOOR WILL HAVE THREE BEDROOMS AND THREE FULL BATHROOMS, INCLUDING A MASTER BEDROOM SUITE. LIVING SPACE ON THE SECOND FLOOR WILL BE 1,518 SQUARE FEET. THE TOTAL FLOOR AREA RATIO (FAR) WILL BE 3,240 SQUARE FEET.

BASEMENT AND JADU: THE MAIN STRUCTURE WILL HAVE A BASEMENT BELOW GRADE AND AN ATTACHED JUNIOR ACCESSORY DWELLING UNIT (JADU) OF 500 SQUARE FEET NOT PART OF THIS APPLICATION. WITH WINDOWS MEETING ALL REQUIREMENTS FROM THE RESIDENTIAL BUILDING CODE (RBC). THE BASEMENT WILL ALSO INCLUDE A CELLAR OF 1,200 SQUARE FEET FOR WINE, DRY FLOOR, AND GENERAL STORAGE.

DETACHED ADU: UNDER A SEPARATE PERMIT NOT INCLUDED IN THIS SUBMITTAL. A DETACHED ACCESSORY DWELLING UNIT (ADU) WILL BE PROPOSED. THE ADU WILL MEET THE TOWN CODE AND WILL HAVE A TOTAL AREA OF 900 SQUARE FEET.

TREE PRESERVATION AND REPLACEMENT: SIX TREES IDENTIFIED IN THE ARBORIST REPORT WILL BE REPLACED, AND THE OWNER WILL FOLLOW REPLACEMENT REQUIREMENTS MANDATED BY CITY ORDINANCES.

OVERALL, THE SCOPE OF WORK INCLUDES (UNDER SEPARATE PERMIT), GRADING, CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND JADU, PRESERVATION AND REPLACEMENT OF TREES

THE PROJECT MEETS SETBACKS, LOT COVERAGE, HEIGHT, PARKING AND IS LESS THAN THE MAXIMUM ALLOWABLE FAR AND SQUARE FOOTAGE ALLOWED BY TOWN CODE FOR A R1.8 ZONED PARCEL.

NOTE: THIS RESIDENCE WILL COMPLY WITH TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE.

ABBREVIATIONS

A	AMPERES	DR	DOOR	INCL	"INCLUDE, INCLUSIVE"	R	RADIUS
A.B.	ANCHOR BOLT	E.A.	EXPANSION ANCHOR	INSUL	INSULATION	R.D.L.	ROOF DRAIN LEADER
A.F.F.	ABOVE FINISHED FLOOR	E.F.	EXHAUST FAN	INT.	INTERIOR	R.D.O.	ROOF DRAIN OVERFLOW
A.F.G.	ABOVE FINISHED GRADE	E.J.	EXPANSION JOINT	J-BOX	JUNCTION BOX	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	E.N.	END NAILING	JCT	JUNCTION	R.O.W. or RW	RIGHT OF WAY
ABC	AGGREGATE BASE COURSE	E.W.	EACH WAY	JST.	JOIST	REF	REFRIGERATOR
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	EA	EACH	JT.	JOINT	REF.	REFERENCE
ABV.	ABOVE	EL	ELEVATION	K-D	KNOCK DOWN	REINF.	REINFORCED
ACB	ASBESTOS-CEMENT BOARD	ELECT.	"ELECTRIC, ELECTRICAL"	KD	KILN DRIED	REQ'D.	REQUIRED
ACOU.	ACOUSTIC	ELEV.	ELEVATOR	KO	KNOCK OUT	RET.	RETURN
ACT	ACOUSTICAL CEILING TILE	EMC	ELECTRICAL METALLIC CONDUIT	L.E.D.	LIGHT EMITTING DIODE	REV.	REVISION
ADD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	L.F.T.	LINEAR FEET	RM	ROOM
AG	ABOVE GRADE	ENT	ELECTRICAL NON-METALLIC TUBING	LAM	LAMINATE	RMV.	REMOVE
AHU	AIR HANDLER UNIT	EQ.	EQUAL	LAT.	LATERAL	S.C.	SOLID CORE
AL. or ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	LAV	LAVATORY	S.D.	SMOKE DETECTOR
ALT.	ALTERNATE	EST.	ESTIMATE	LD.	LEAD	S.O.V.	SHUT OFF VALVE
ANL	ANNEALED	EVAP.	EVAPORATIVE COOLER	LIN.	LINEAR	S/L	SKYLIGHT
ASPH.	ASPHALT	EWC	ELECTRIC DRINKING COOLER	LINO.	LINOLEUM	S/S	STAINLESS STEEL
AVG	AVERAGE	EXC	EXCAVATE	LT.	LIGHT	SC	SELF CLOSING
AWG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LTG.	LIGHTING	SCHED.	SCHEDULE
∠	ANGLE	EXIST. or E	EXISTING	LVL	LAMINATED VENEER LUMBER	SECT.	SECTION
B.M.	BENCH MARK	EXT.	EXTERIOR	M.B.	MACHINE BOLT	SES	SERVICE ENTRANCE SECTION
B.N.	BOUNDARY NAILING	F.A.	FIRE ALARM	M.H.	MANHOLE	SH	SHEET
B.O.	BOTTOM OF	F.C.	FAN COIL	M.I.	MALLEABLE IRON	SHT'G.	SHEATHING
B.O.F.	BOTTOM OF FOOTING	F.C.O.	FLOOR CLEAN OUT	M.O.	MASONRY OPENING	SIM.	SIMILAR
B.U.	BUILT UP	F.D.	FLOOR DRAIN	MAR.	MARBLE	SPA	SPACE
B/C	BACK OF CURB	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SPECS	SPECIFICATIONS
BD.	BOARD	F.N.	FIELD NAILING	MATL	MATERIAL	SPKR.	SPEAKER
BLDG	BUILDING	F.O.	FACE OF	MAX.	MAXIMUM	SQ. FT.	SQUARE FEET
BLK.	BLOCK	F.S.	FLOOR SINK	MECH.	MECHANICAL	SQ. IN.	SQUARE INCHES
BLKG.	BLOCKING	F/G	FIBERGLASS	MED.	MEDIUM	STC	SOUND TRANSMISSION CLASS
BM.	BEAM	FAB.	FABRICATE	MFG.	MANUFACTURING	STD.	STANDARD
BR	BRASS	FACP	FIRE ALARM CONTROL PANEL	MFR.	MANUFACTURER	STL.	STEEL
BRG.	BEARING	FDC	FIRE DEPARTMENT CONNECTION	MIN.	MINIMUM	SUSP.	SUSPENDED
BRZ	BRONZE	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SW	SWITCH
C.A.P.	CONCRETE ASBESTOS PIPE	FHC	FIRE HOSE CABINET	MOD	MODULAR	SYM	SYMMETRICAL
C.D.	CONSTRUCTION DOCUMENTS	FIN.	FINISH	MTL.	METAL	SYS.	SYSTEM
C.I.P.	CAST IN PLACE	FL	FLOOR	MUL	MULLION	T & G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	FLG.	FLOORING	N.I.C.	NOT IN CONTRACT	T.B.	THROUGH BOLT
C.O.	CLEAN OUT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	T.M.B.	TELEPHONE MOUNTING BOARD
C.T.	CERAMIC TILE	FP	FIRE PROOF	NCM	NON-CORROSIVE METAL	T.O.	TOP OF
CAB	CABINET	FTG.	FOOTING	NFC	NOT FOR CONSTRUCTION	T.O.B.	TOP OF BEAM
CAM.	CAMBER	FURN.	FURNISH	NLR.	NAILER	T.O.C.	TOP OF CURB
CCTV	CLOSED CIRCUIT TELEVISION	G.I.	GALVANIZED IRON	NO.	NUMBER	T.O.F.	TOP OF FOOTING
CEM.	CEMENT	GA.	GAUGE	NOM.	NOMINAL	T.O.J.	TOP OF JOIST
CER	CERAMIC	GALV.	GALVANIZED	O.C.	ON CENTER	T.O.M.	TOP OF MASONRY
CFM	CUBIC FEET PER MINUTE	GAR.	GARAGE	O.D.	OUTSIDE DIAMETER	T.O.S.	TOP OF SLAB
CH or C	CHANNEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OVER HANG	T.O.W.	TOP OF WALL
CKT. BKR	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	O.I.	ORNAMENTAL IRON	T.S.	TUBE STEEL
CL or C	CENTERLINE	GL	GLASS	O.R.	OUTSIDE RADIUS	T.V.	TELEVISION OUTLET
CLG.	CEILING	GLB	GLUE LAMINATED BEAM	OAI	OUTSIDE AIR INTAKE	TEL.	TELEPHONE
CLKG.	CAULKING	GM	GRADE MARK	OH	OVER HEAD	TH.	THRESHOLD
CLO.	CLOSET	GM	GATE VALVE	OPNG.	OPENING	THD.	THREADED
CLR.	CLEAR	GRC	GALVANIZED RIGID TUBING	OPPO.	OPPOSITE	THK.	THICK
CMU	CONCRETE MASONRY UNIT	GYP.	GYPSPUM	P.C.	PRECAST CONCRETE	THRU	THROUGH
CNTRD.	CENTERED	GYP. BD.	GYPSPUM BOARD	P.L. or P	PROPERTY LINE	TLT.	TOILET
COL.	COLUMN	H.B.	HOSE BIBB	P.LAM.	PLASTIC LAMINATE	TRANS.	TRANSFORMER
COMB.	COMBINATION	H.C.	HOLLOW CORE	P.O.C.	POINT OF CONNECTION	TYP.	TYPICAL
CONC.	CONCRETE	H.M.	HOLLOW METAL	PERF.	PERFORATED	UNF.	UNFINISHED
CONST.	CONSTRUCTION	HIC	HANDICAPPED	PERP. or L	PERPENDICULAR	UR	URINAL
CONT.	CONTINUOUS	HDBD.	HARDBOARD	PH or Ø	PHASE	V.B.	VAPOR BARRIER
CONTR.	CONTRACTOR	HDW	HARDWARE	PL.	PLASTER	V.I.F.	VERIFY IN FIELD
CU	COPPER	HGT.	HEIGHT	PL. or P	PLATE	VA	VOLT AMPERE
d	PENNY	HOR.	HORIZONTAL	PLAS.	PLASTIC	VCT	VINYL COMPOSITION TILE
D.F.	DRINKING FOUNTAIN	HTR	HEATER	PLUMB.	PLUMBING	VERT.	VERTICAL
D.G.	DECOMPOSED GRANITE	HVAC	"HEATING, VENTILATING & AIR CONDITIONING"	PLYWD.	PLYWOOD	W/C	WATER CLOSET
D.S.	DOWN SPOUT	HW	HOT WATER	PORC.	PORCELAIN	WDW	WINDOW
D/W	DISHWASHER	HYD.	HYDRAULIC	PREFAB.	PREFABRICATED	WCT	WAINSCOT
DBL.	DOUBLE	I.C.	INTERCOM OUTLET	PSF	POUNDS PER SQUARE FOOT	WP	WEATHER PROOF
DEMO	DEMOLITION	I.D.	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	WT.	WEIGHT
DIA. or Ø	DIAMETER	I.F.	INSIDE FACE	PTN.	PARTITION	W/	WITH
DIAG.	DIAGONAL	ID	IDENTIFICATION	PVC	POLYVINYLCHLORIDE	W/O	WITHOUT
DIM.	DIMENSION	IG	ISOLATED GROUND	PWR.	POWER	WD.	WOOD
DL	DEAD LOAD	IMC	INTERMEDIATE METALLIC CONDUIT	Q.T.	QUARRY TILE	W.I.	WROUGHT IRON
DN.	DOWN	IMPG	IMPREGNATED	QTY.	QUANTITY	YD.	YARD

SYMBOLS

	NORTH ARROW INDICATES REFERENCE NORTH		REVISION CLOUD AROUND REVISION
	COLUMN OR GRID LINE POINT OF CIRCLE QUAD TO COLUMN LINE. LETTERS LEFT TO RIGHT. NUMBERS TOP TO BOTTOM		WORK POINT. CONTROL POINT OR DATUM POINT REFERENCE ELEVATION DIMENSION ABOVE FLOOR
	BUILDING SECTIONS SECTION IDENTIFICATION (LETTERS) SHEET WHERE SECTION IS SHOWN		WALL TYPE
	SECTION CUT SECTION IDENTIFICATION (LETTERS)		ROOF ACCESS HATCH
	ELEVATION ELEVATION IDENTIFICATION (NUMBERS)		GUTTER AND DOWNSPOUT FOR MTL. AWNING ON FRONT FAÇADE ONLY. PAINT DS TO MATCH EXTERIOR WALL
	DETAIL REFERENCE DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN		
	INTERIOR ELEVATION		
	KEY NOTE CORRESPONDING NUMBER		
	OPENING INDICATIONS DOOR OPENING DOOR MARK		
	WINDOW OPENING		
	DIMENSION TO CENTER		
	DIMENSION TO ROUGH FACE		

GENERAL NOTES

- ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE SUBCONTRACTORS'S WORK. THE CONTRACTOR SHALL CLOSELY COORDINATE WORK WITH THAT OF SUBCONTRACTORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH PLANS & SPECS.xxxx
- ALL MATERIALS, LABOR, INSTALLATION, FABRICATIONS, ETC. SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS INCLUDING BUT NOT LIMITED TO THOSE LISTED UNDER PROJECT DATA IN THESE DRAWINGS, AND ALL LOCAL CODES. CONTRACTOR SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY LOCAL & STATE AUTHORITIES AND THE LANDLORD.
- ALL CONSTRUCTION SHALL COMPLY WITH ENERGY STANDARDS IN TITLE 24 OF THE CALIFORNIA STATE BUILDING CODE AS OUTLINED IN THE ENERGY CERTIFICATES PROVIDED BY THE ENERGY CONSULTANT.
- ALL MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, FIRE-PROTECTION ENGINEERING TO BE "DESIGN BUILD" BY OTHERS. OTHERS RESPONSIBLE FOR ENGINEERING, PERMITS, FEES, CALCULATIONS, REPORTS, DRAWINGS, ETC. REQUIRED BY LOCAL AND ALL OTHER GOVERNING AGENCIES. SUCH DESIGN SHALL BE FULLY COORDINATED WITH ALL INFORMATION PROVIDED IN THIS DRAWSET.
- ALL "DESIGN-BUILD" SUBCONTRACTORS SHALL OBTAIN PERMITS AND PAY PERMIT FEES FOR THEIR RESPECTIVE FIELDS OF WORK.
- EXAMINATIONS OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. THEY SHALL ASCERTAIN AND
- CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT, AND ALL CONDITIONS DURING CONSTRUCTION WHICH MAY AFFECT THEIR WORK. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE REPORTED TO THE DESIGNER BEFORE BIDDING OR PROCEEDING WITH ANY WORK.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS.
- DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE. DETAILS SHALL TAKE PRECEDENCE OVER GENERAL FLOOR PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. PRIOR TO START OF PROJECT, THE GENERAL CONTRACTOR SHALL VERIFY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULE REQUIRES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE DESIGNER AND TENANTS IMMEDIATELY OF ANY POTENTIAL DELAYS.
- CERTAIN MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING AT LEAST TWO WEEKS PRIOR TO ORDERING OR INSTALLATION. REQUESTS WILL BE CONSIDERED ONLY IF A BETTER PRODUCT, A MORE ADVANTAGEOUS DELIVERY DATE OR A LOWER PRICE WITH CREDIT TO THE TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS NOT EQUAL QUALITY TO THE PRODUCT SPECIFIED. SUBSTITUTE MATERIALS SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THE DESIGNER'S WRITTEN APPROVAL.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUESTED FOR FABRICATION ITEMS, CUT SHEETS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION. BY APPROVING AND SUBMITTING SHOP DRAWINGS AND SAMPLES, CONTRACTOR REPRESENTS THAT HE DETERMINED AND VERIFIED FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS, AND SIMILAR DATA AND THAT EACH SUBMITTAL
- SUBMITTAL HAS BEEN CHECKED AND COORDINATED WITH CONTRACT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF SHOP DRAWINGS, PROPER FITTINGS, COORDINATION OF WORK, CONSTRUCTION TECHNIQUES, MATERIALS, AND WORK REQUIRED BY CONTRACT DOCUMENTS. SUBMITTALS WILL BE REQUIRED FOR: - PAINT.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. NOR WILL PRESENCE OF INSPECTORS ON WORK RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK. AS REQUIRED BY CONTRACT. DEFECTIVE WORK SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS. CONTRACTOR SHALL PROTECT WORK AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC.. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/ OR SUBCONTRACTORS, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOBSITE.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. ONE SET OF RECORD DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AT COMPLETION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND/ OR DEMOLITION.
- CONTRACTOR SHALL PROVIDE ALL CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY THE AIR CONDITIONING, PLUMBING, AND ELECTRICAL SYSTEM. PROVIDE APPROVED ASSEMBLIES WITH SELF CLOSING DEVICES IN RATED CONSTRUCTION.
- ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS NOTED "CLEAR" OR "CLR" ARE FOR MINIMUM CLEARANCES AND MUST BE FIELD VERIFIED AND STRICTLY MAINTAINED.
- ALL DIMENSIONS NOTED "VERIFY" OR "VIF" ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCES SHOULD BE REPORTED TO THE ADESIGNER IMMEDIATELY FOR RESOLUTIONS.
- ABBREVIATIONS USED ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE INTENT OF ANY QUESTIONS.
- ALL ELECTRICAL OUTLETS & CONTROLS SHALL COMPLY WITH ARTICLES 3-210 & 3-380 OF THE STATE ELECTRICAL CODE.



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OWNER

VYANKATESH B. & RAMYA MUDDADA RES.
15411 NATIONAL AVE. LOS GATOS, CA.
424-12-140
GENERAL NOTES

MARK	DATE	DESCRIPTION

PROJECT NO: 424-12-140
CAD DWG FILE: Y:\Shared\Project\sl15411 National Ave. Los
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SHEET TITLE

A0.1



NORTH STREET COMMERCIAL BUILDING
(NATIONAL AVE.)

CONTINUE



NORTH STREET COMMERCIAL BUILDING
(NATIONAL AVE.)

CONTINUE



NORTH STREET COMMERCIAL BUILDING
(NATIONAL AVE.)



SOUTH STREET COMMERCIAL BUILDING
(NATIONAL AVE.)



SOUTH STREET COMMERCIAL BUILDING
(NATIONAL AVE.)

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MUDDADA RES.**
15411 NATIONAL AVE. LOS GATOS, CA.
424-12-140
STREETSCAPE

MARK	DATE	DESCRIPTION

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CAD DWG FILE: Y:\Shared\Project\sl15411
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 424-12-140

CONCEPTUAL LANDSCAPE

MARK	DATE	DESCRIPTION

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 DRAWN BY: Author\WG\S240610 - Rev. 1
 CHK'D BY: Ramya Resi.rvt - Checker

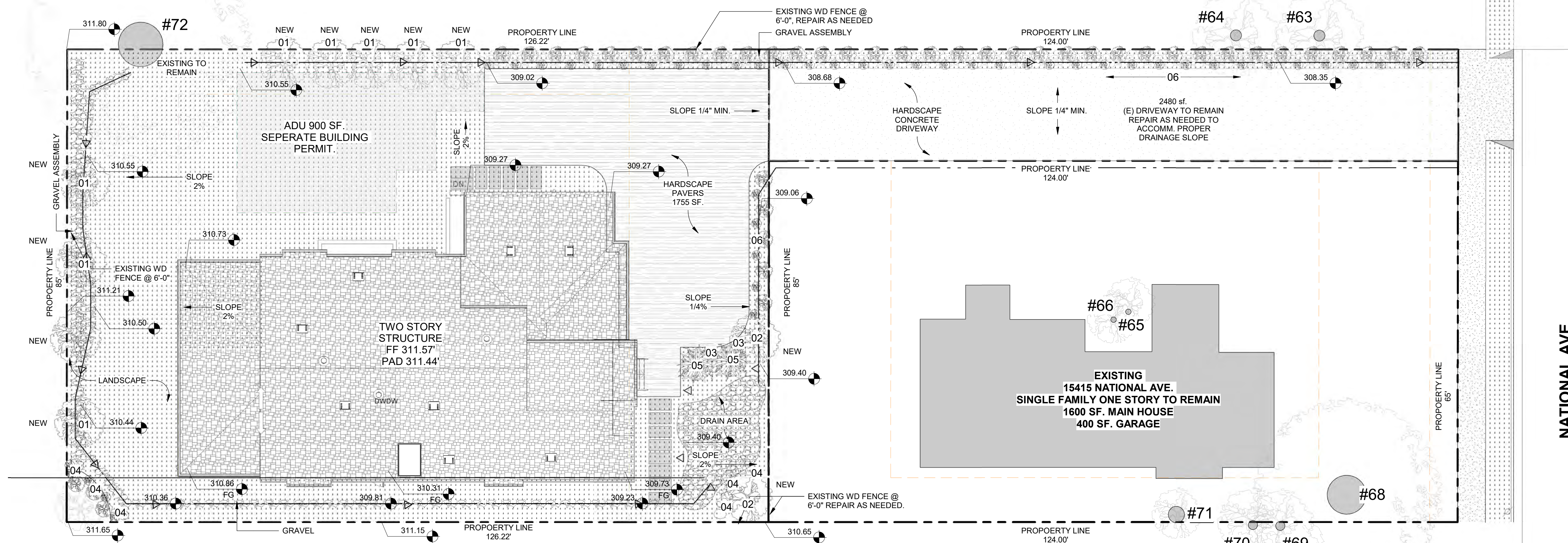
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SHEET OF

09/03/2024

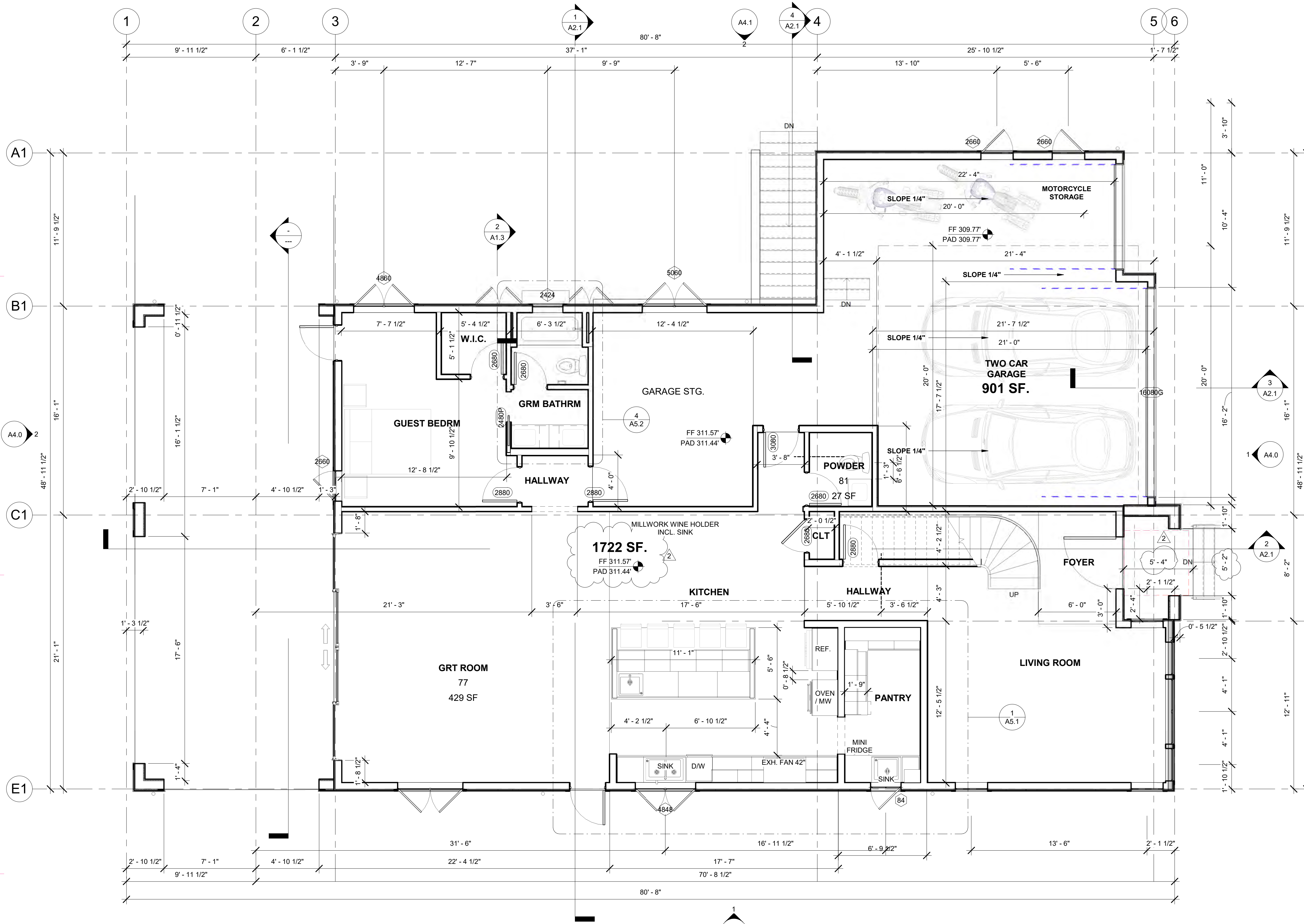


1 SITE PROJECT LANDSCAPE
 3/32" = 1'-0"

TREE SPECIES	I.D.#	TRUNK DIAM.	CANOPY DIAM.	HEIGHT	CONDUCTION	SAVE OR REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	72	48"	55'	N/A	GOOD	SAVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	NO ACCESS	24"	14'	NO ACCESS	NO ACCESS	SAVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	NO ACCESS	15"	10'	NO ACCESS	NO ACCESS	REMOVE
NO ACCESS	NO ACCESS	8"	8'	NO ACCESS	NO ACCESS	REMOVE

LANDSCAPE PLAN LEGEND

- #01 - LEYLAND CYPRESS, ZONES 4-9)
 TOTAL 9
- #02 - CORAL BARK JAPANESE MAPLE TREE (5-9) - 24" BOX
 TOTAL 2
- #03 - BLUE RUG JUNIPER JUNIPERUS HORIZONTALIS 'WILTONII' ZONE 3-9 - 24" BOX
 TOTAL 4
- #04 - ORANGE NEW ZEALAND SEDGE (CAREX TESTACEA, ZONES 6-10)
 TOTAL 50
- #05 - SUNDOWNER' NEW ZEALAND FLAX (PHORMIUM 'SUNDOWNER', ZONES 8B-11)
 TOTAL 6
- #06 - ELIJAH BLUE' BLUE FESCUE (FESTUCA GLAUCA 'ELIJAH BLUE', ZONES 4-9)
 TOTAL 60



FLOOR PLAN NOTES

- ALL FLOOR PLAN DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.O.N. WHERE CLEAR DIMENSION IS INDICATED, IT SHALL BE FROM FACE OF FINISH TO FACE OF FINISH, WHERE CENTERLINE DIMENSION IS INDICATED, IT SHALL BE FROM CENTERLINE OF OBJECT NOTED.
- CONTRACTOR TO PROVIDE RECESSED BOXES BEHIND ALL REFRIGERATORS, ICE-MAKERS & WATER LINE AND WASHER/DRYER, CAULKING ALL AROUND RECESSED BOXES
- REFER TO PROJECT INFORMATION SHEET FOR ROOF/ATTIC & UNDERFLOOR VENTILATION CALCULATIONS.
- PROVIDE FLOORING TRANSITION STRIP BETWEEN DISSIMILAR MATERIALS.
- MECHANICAL & PLUMBING VENTS THROUGH EXTERIOR WALLS SHALL BE EQUIPPED WITH WALL CAP, BUILT-IN BACKDRAFT DAMPER & BIRD SCREEN.
 - WILDLAND URBAN INTERFACE FIRE HAZARD AREA**
 - A. EXTERIOR WALL COVERING ARE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
 - B. EXTERIOR WALL VENTS (CRAWL SPACE VENTS, COMBUSTION AIR VENTS, ETC.) SPECIFY SUCH OPENING SHALL BE COVERED W/CORROSION-RESISTANT NON-COMBUSTIBLE WIRE MESH WITH MESH OPENINGS OF 1/8 INCH MAX. PER CRC R337.6.2.
- FOR ROOM FINISHES, SEE ROOM FINISH SCHEDULE SHEET
- SEE INTERIOR ELEVATION SHEETS FOR MOUNTING HEIGHTS OF BATHROOM ACCESSORIES, COUNTERTOP HEIGHTS
- SEE SHEET A-0.1 FOR ABBREVIATIONS, LEGENDS, SYMBOLS.
- WHERE DOOR LOCATIONS ARE NOT SPECIFIED, CENTER IN WALL OR INSTALL 4" FROM FACE OF ADJACENT WALL FRAMING.
- ALL INTERIOR WALLS TO BE WALL TYPE C U.O.N. - SEE WALL LEGEND.
- EACH BEDROOM AND OUTSIDE SLEEPING AREA, PROVIDED WITH A SMOKE AND CARBON MONOXIDE DETECTORS INSTALLED IN ACCORDANCE WITH CRC. R.315 CARBON MONOXIDE ALARMS COMBINED WITH SMOKE SHALL COMPLY WITH SECTION R315, ALL APPLICABLE STANDARD, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARM.

- FLOOR PLAN KEYNOTES**
- 01 TOILET- SELECTED BY OWNER
 - 02 TOILET-PAPER HOLDER - SELECTED BY OWNER
 - 03 PEDESTAL SINK - SELECTED BY OWNER
 - 04 MIRROR - SEE INTERIOR ELEVATIONS FOR DIMENSIONS
 - 05 TOWEL BAR TO BE SELECTED - PROVIDE BLKG IN WALL
 - 06 COUNTER TOP - SELECTED BY OWNER
 - 07 SHOWER, SEE DTL. AND SHOWER SURROUND - SELECTED BY OWNER
 - 08 SHOWER SHELF - SELECTED BY OWNER
 - 09 SHOWER HEAD - SELECTED BY OWNER
 - 10 PULL DOWN ATTIC ACCESS, SEE DTL.
 - 11 LAVATORY AND FAUCET - SELECTED BY OWNER
 - 12 GAS FIREPLACE - SELECTED BY OWNER
 - 13 ADJUSTABLE SHOWER HEAD W/HANDSHOWER - SELECTED BY OWNER
 - 14 WALK-IN BATH TUB EQUIPPED WITH EXTENSION BOX TO FIT OPENING, SEE DTL.
 - 15 DISHWASHER - SEE APPLIANCE & EQUIPMENT SCHEDULE
 - 16 REFRIGERATOR SPACE, PROVIDE RECESSED BOX FOR WATERLINE & SHUT-OFF VALVE IN WALL FOR ICE MAKER - SEE APPLIANCE & EQUIPMENT SPEC.
 - 17 UNDERMOUNT FARM SINK, KITCHEN SINK WITH GARBAGE DISPOSAL - SELECTED BY OWNER
 - 18 GAS RANGE COOKTOP - SEE APPLIANCE & EQUIPMENT SCHEDULE
 - 19 KITCHEN ISLAND
 - 20 WINE COOLER - SELECTED BY OWNER
 - 21 MILLWORK FINISH TO BE SELECTED BY OWNER - SEE INTERIOR ELEVATIONS
 - 22 UNDERMOUNT VANITY SINK - SELECTED BY OWNER
 - 23 BAR SINK - SELECTED BY OWNER, SEE DTL.
 - 24 WALL-MOUNTED RANGE HOOD - SEE APPLIANCE & EQUIPMENT SCHEDULE
 - 25 TEMPERED GLASS SHOWER SCREEN & DOOR
 - 26 CLOTHES DRYER - PROVIDE VENT TO EXTERIOR WITH BACKDRAFT DAMPER IN ACCORDANCE WITH CMC 504.3.2 - SEE APPLIANCE & EQUIPMENT SCHEDULE
 - 27 CLOTHES WASHER - PROVIDE PLUMBING & GALVANIZED FLASHING PAN UNDER UNIT & RECESSED VALVE AND DRAIN BOX IN WALL
 - 28 PROVIDE NEW TEMPERED SHOWER GLASS DOOR WITH TOWEL BAR
 - 29 CABINET SYSTEMS - N.I.C. TO BE PROVIDED & INSTALLED BY OWNER
 - 30 DOWNSPOUT
 - 31 BUILT-IN MICROWAVE & OVEN - SELECTED BY OWNER
 - 32 UNDERCOUNTER LAZY SUSAN UNIT
 - 33 TEMPER GLASS PANEL DOOR
 - 34 BUILT-IN CABINET FOR TELEVISION
 - 35 LAUNDRY SINK - SELECTED BY OWNER
 - 36 PROVIDE HOT & COLD WATER ROUGH-IN FOR N.I.C. WATER SOFTENER
 - 37 CLOTHES ROD WITH 12" DEEP FIXED SHELF ABOVE, SEE DTL.
 - 38 HANDRAIL - SEE DTL.
 - 39 BUILT-IN MILLWORK - SEE INTERIOR ELEVATIONS. REFER TO MILLWORK DESIGN
 - 40 COLUMNS MDO WITH STONE VENEER BASE, SEE DTL.
 - 41 ROOF LINE ABOVE
 - 42 LINEN CLOSET - PROVIDE 5-20" DEEP SHELVES - DETERMINE SPACING ON JOB WITH ARCHITECT & CLIENT.
 - 43 PANTRY SHELVES - PROVIDE ADJUSTABLE SHELVES
 - 44 CRAWL SPACE VENTILATION AREAWAY - EXISTING LOCATION
 - 45 PATIO DECK CONCRETE OR COMPOSITE ASSEMBLY BY TREX OR EQUAL. COLOR TO BE SELECTED BY OWNER. (TO BE DETERMINED BY OWNER).
 - 46 ROOF VENT (VENTILATION) OHAGIN 72 SQ.IN. NFVA. OR EQUAL, SEE DTL.
 - 47 CONCRETE SLAB
 - 48 PRE-FABRICATED COLUMN COVER, SEE DTL.

1 FIRST Lvl
1/4" = 1'-0"

FIRST FLOOR: 1,722 SF.
GARAGE: 901 SF.
TOTAL: 2,623 SF.



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OWNER

VYANKATESH B. & RAMYA MUDDADA RES.
15411 NATIONAL AVE. LOS GATOS, CA.
424-12-140

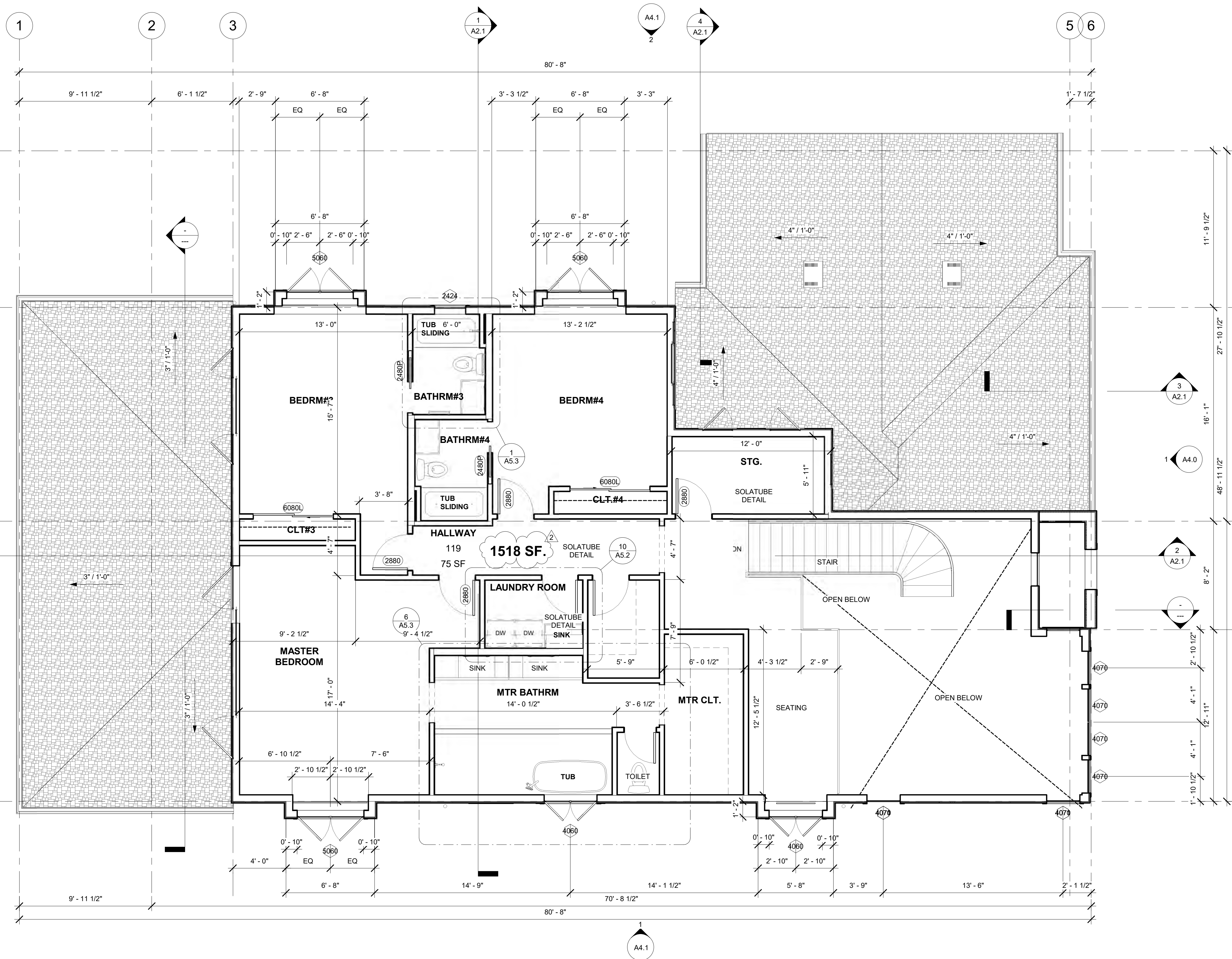
FIRST Lvl - FLOOR PLAN

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

PROJECT NO: 424-12-140
CAD DWG FILE: Y:\Shared\Project\sl15411 National Ave. Los
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SHEET TITLE

A1.1



① SECOND Lvl
1/4" = 1'-0"

② SECOND FLOOR: 1,518 SF.

- ### FLOOR PLAN NOTES
- ALL FLOOR PLAN DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.O.N. WHERE CLEAR DIMENSION IS INDICATED, IT SHALL BE FROM FACE OF FINISH TO FACE OF FINISH. WHERE CENTERLINE DIMENSION IS INDICATED, IT SHALL BE FROM CENTERLINE OF OBJECT NOTED.
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 - SHOWER HEAD - SELECTED BY OWNER
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MUDDADA RES.
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 424-12-140

SECOND Lvl - FLOOR PLAN

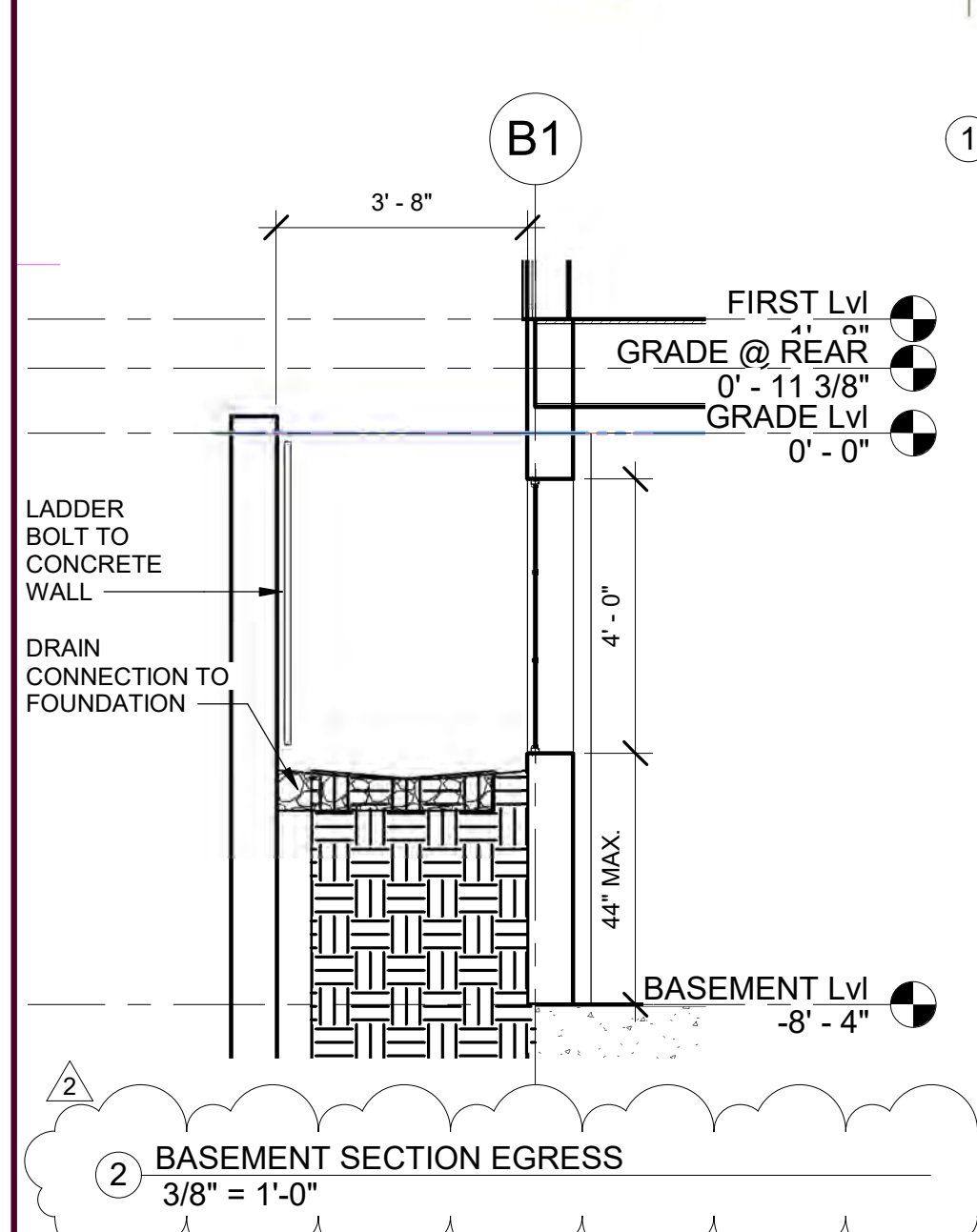
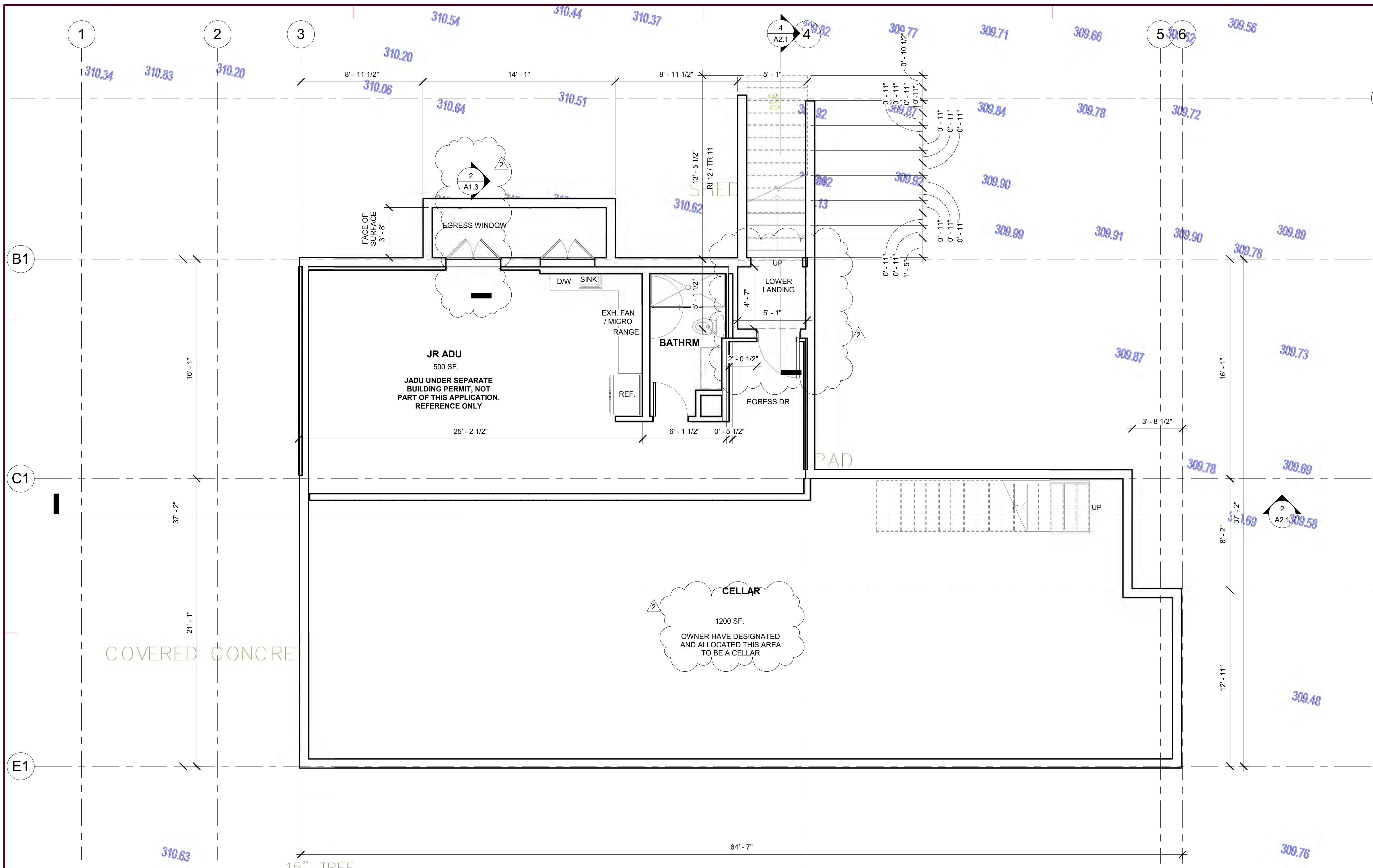
MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

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 CAD DWG FILE: National Ave. Los
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 CHK'D BY: Ramya Resi.rvt
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A1.2

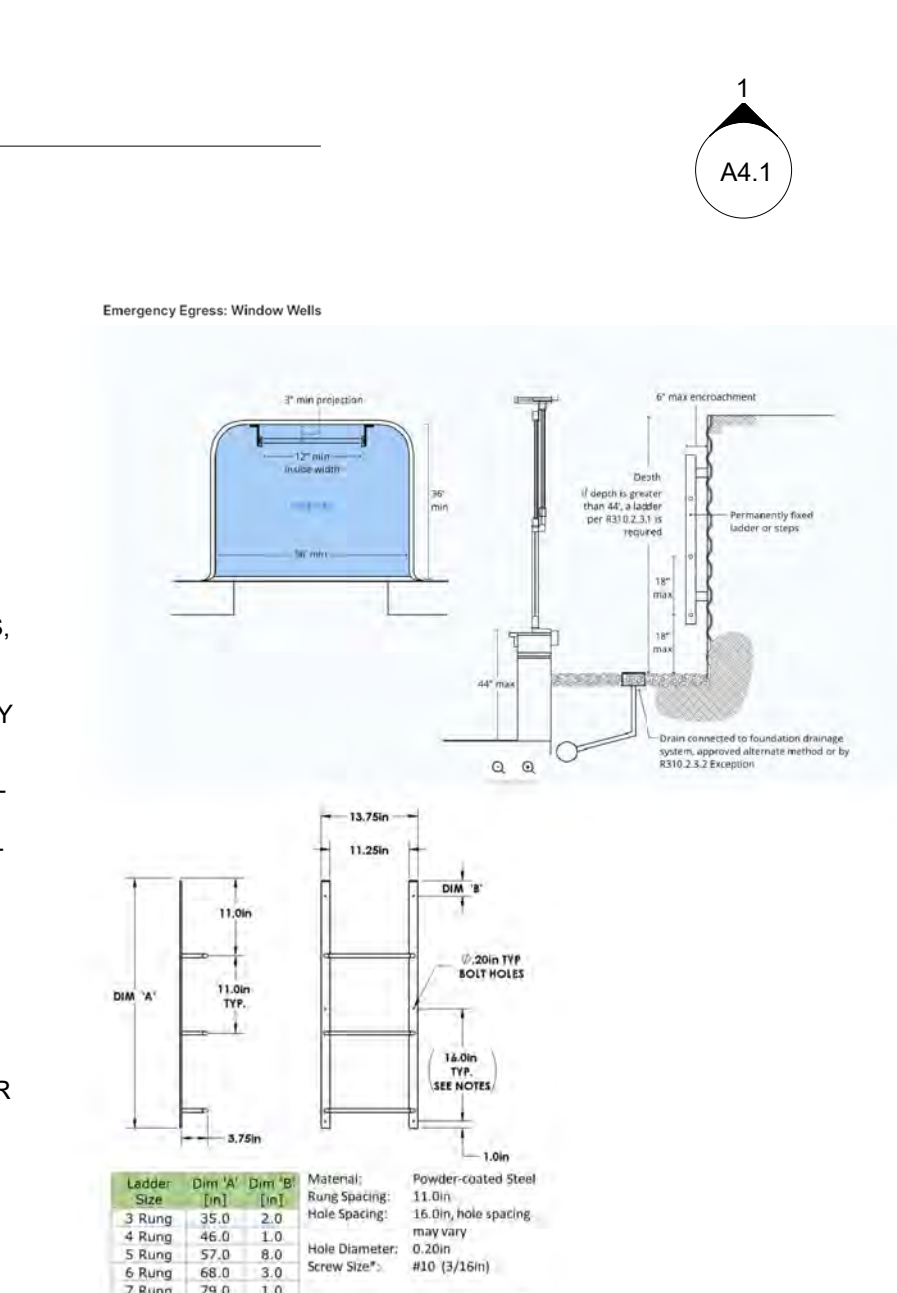


1 BASEMENT Lvl
1/4" = 1'-0"

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY.

EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT REQUIRED FROM BASEMENTS OR SLEEPING ROOMS THAT HAVE AN EXIT DOOR OR EXIT ACCESS DOOR THAT OPENS DIRECTLY INTO A PUBLIC WAY OR TO A YARD, COURT OR EXTERIOR EGRESS BALCONY THAT OPENS TO A PUBLIC WAY.

AN EGRESS LADDER OR STEP MAY ENCR OACH INTO WELL UP TO 6". STEPS AND/OR DISTANCE BETWEEN RUNGS OF THE LADDER CAN'T EXCEED 18". THE RUNGS OF AN EGRESS LADDER MUST BE 12" WIDE OR GREATER AND MUST PROJECT A MINIMUM OF 3" AWAY FROM THE BACK WALL, BUT CAN'T EXCEED 6" FROM THE BACK OF THE WALL.



2 BASEMENT SECTION EGRESS
3/8" = 1'-0"

JADU UNDER SEPARATE BUILDING PERMIT, NOT PART OF THIS APPLICATION. REFERENCE ONLY

CELLAR : 1,200 SF.
JADU : 500 SF.

- ### FLOOR PLAN NOTES
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 - CONCRETE SLAB
 - PRE-FABRICATED COLUMN COVER, SEE DTL.

PLANNING-DESIGN-RENDERING
email: jer@jerdesigngroup.com
408.843.8067 c

OWNER

VYANKATESH B. & RAMYA MUDDADA RES.
15411 NATIONAL AVE. LOS GATOS, CA.
424-12-140

BASEMENT Lvl

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

PROJECT NO: 424-12-140
CAD DWG FILE: Y:\Shared\Project\115411
DRAWN BY: Author\WG\S240610 - Rev.
CHK'D BY: Ramya Resi.rvt
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A1.3

SHEET OF

09/03/2024



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424-12-140
BUILDING SECTIONS

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

PROJECT NO: 424-12-140
CAD DWG FILE: Y:\Shared\Project\15411 National Ave. Los Gatos\15411 National Ave. Los Gatos.dwg
DRAWN BY: Author\WG\S240610 - Rev. Ramya Resi.rvt
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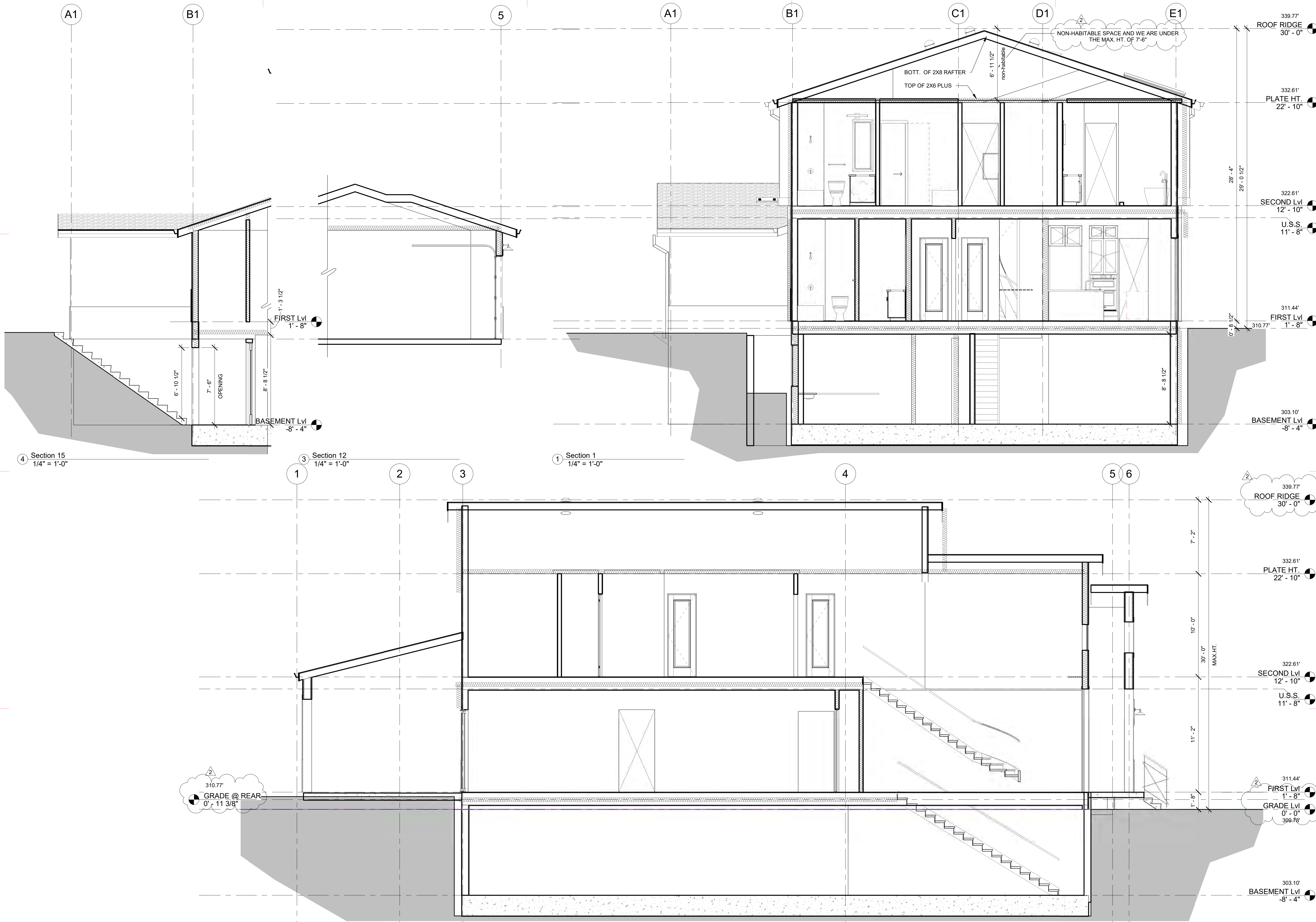
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SHEET TITLE

A2.1

SHEET OF

09/03/2024



4 Section 15
1/4" = 1'-0"

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

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

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

310.77'
GRADE @ REAR
0'-11 3/8"

311.44'
FIRST Lvl
1'-8"

303.10'
BASEMENT Lvl
-8'-4"

339.77'
ROOF RIDGE
30'-0"

332.61'
PLATE HT.
22'-10"

322.61'
SECOND Lvl
12'-10"

U.S.S.
11'-8"

311.44'
FIRST Lvl
1'-8"

303.10'
BASEMENT Lvl
-8'-4"

311.44'
FIRST Lvl
1'-8"

310.77'
GRADE Lvl
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12'-10"

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PLATE HT.
22'-10"

339.77'
ROOF RIDGE
30'-0"

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 15411 NATIONAL AVE. LOS GATOS, CA.
 424-12-140

SITE SECTION

MARK	DATE	DESCRIPTION

PROJECT NO: 424-12-140
 CAD DWG FILE: Y:\Shared\Project\sl15411
 National Ave. Los
 DRAWN BY: Author\WG\S240610 - Rev.
 Ramya Resi.rvt
 CHK'D BY: Checker

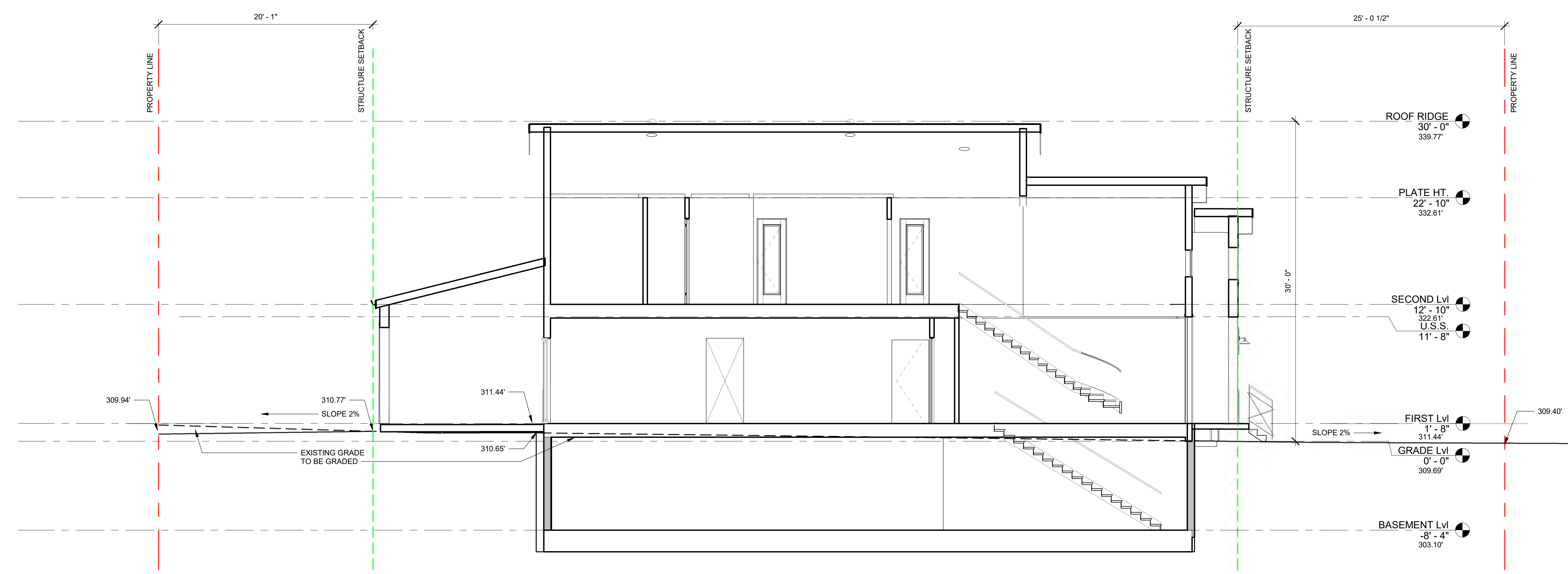
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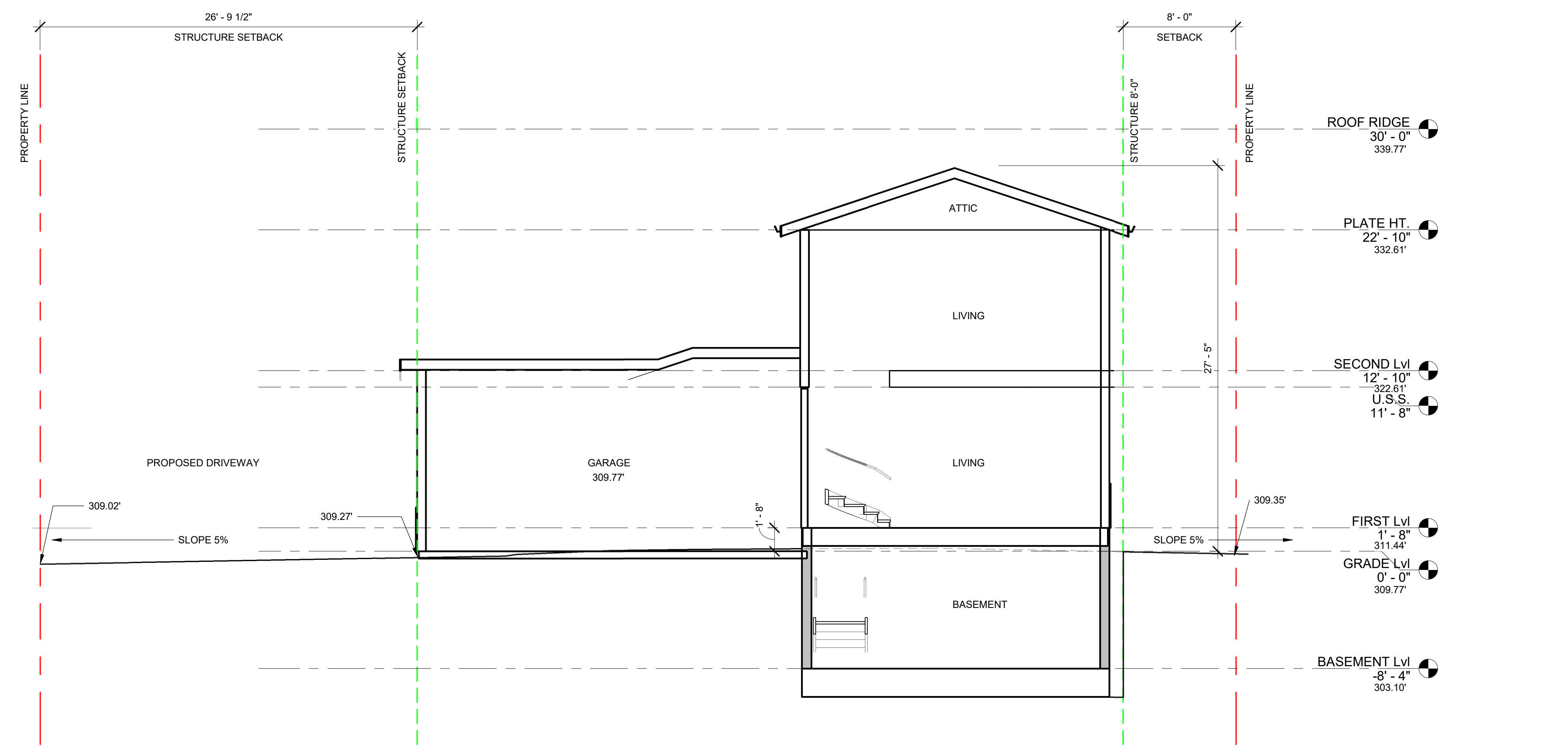
A3.1

SHEET OF

09/03/2024



① SITE SECTION
 3/16" = 1'-0"



② SITE SECTION 02
 3/16" = 1'-0"

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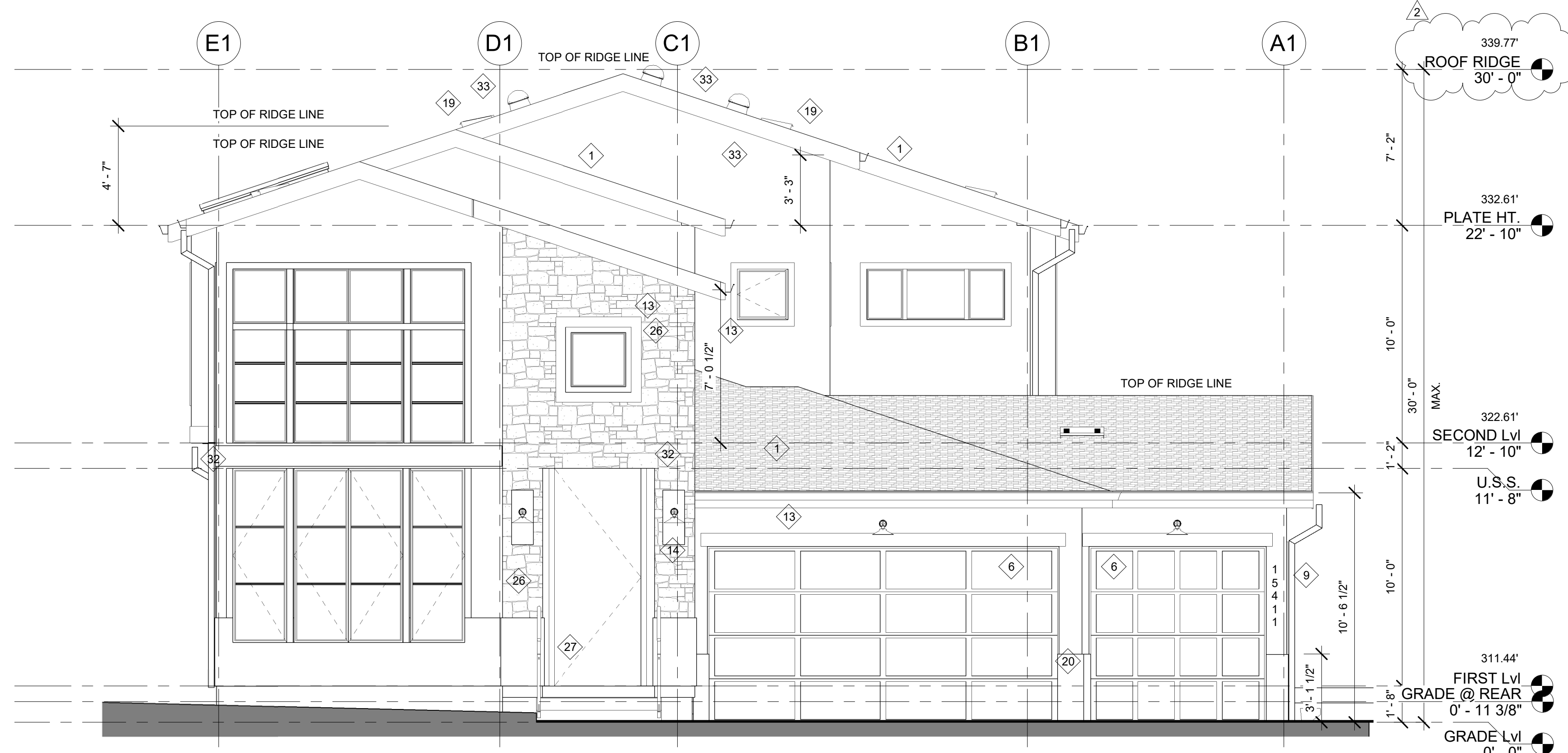
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 15411 NATIONAL AVE. LOS GATOS, CA.
 424-12-140
PROPOSED BUILDING ELEVATIONS

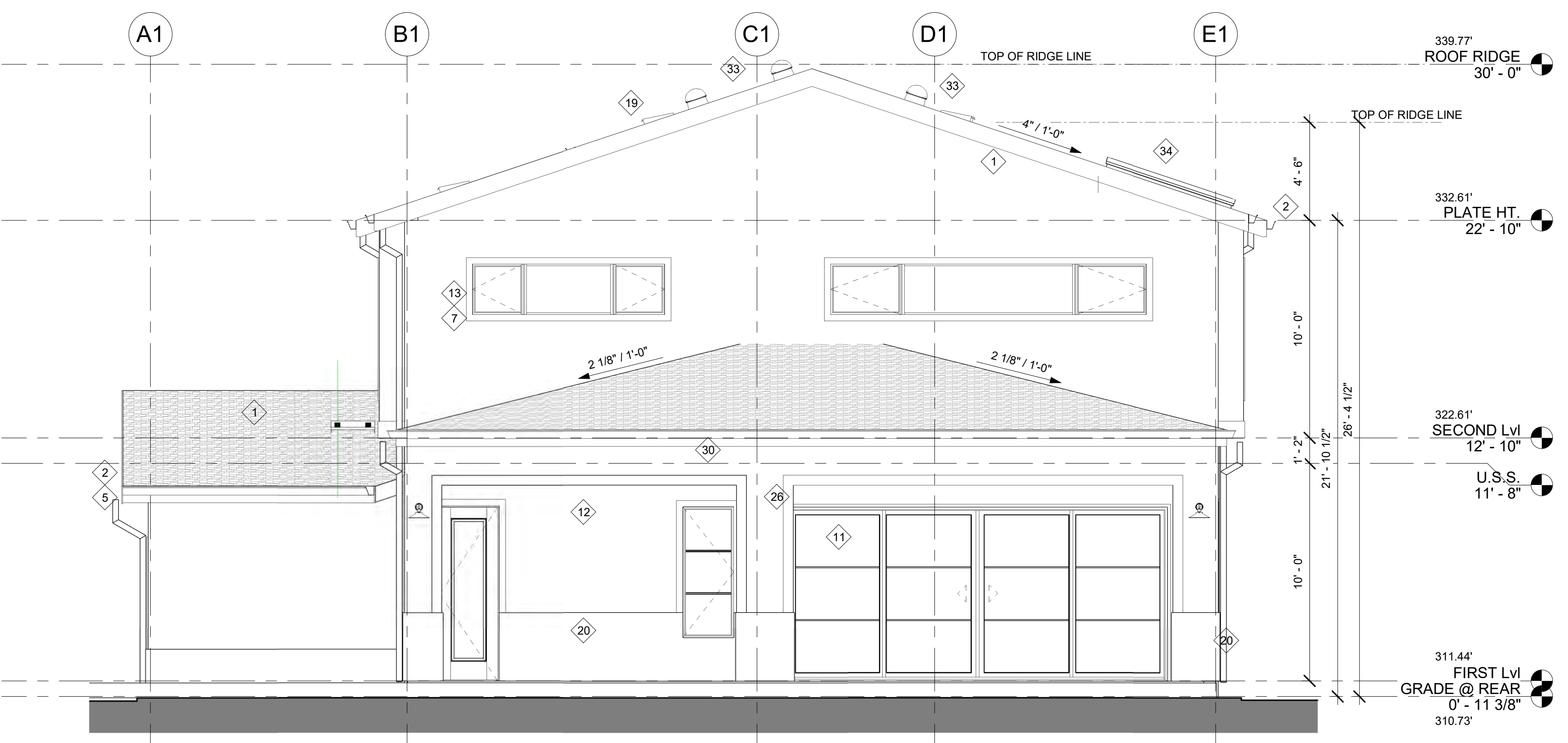
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PROJECT NO: 424-12-140
 CAD DWG FILE: Y:\Shared\Project\sl15411 National Ave. Los
 DRAWN BY: Author\WG\S240610 - Rev.
 CHK'D BY: Ramya Resi.rvt - Checker
 COPYRIGHT: 2023
 JER DESIGN GROUP
 SHEET TITLE

A4.0
 SHEET OF



① FRONT ELEVATION
 1/4" = 1'-0"



② REAR ELEVATION
 1/4" = 1'-0"

ELEVATION KEYNOTES

1 LIGHTWEIGHT CONCRETE TILES - TILE OR EQUAL. ROOFING SHALL BE RATED CLASS "C" MIN., WITH ALL CORROSION RESISTANT FASTENERS	7 MARVIN WINDOW OR SEQUEL SELECTED BY OWNER	15 CONTROL JOINT, TYP.	23 WALL CAP (OWNER TO SELECT TYPE & FINISH)
2 WIDE GALVANIZED SHEET METAL GUTTER. PAINT TO MATCH TRIM	8 VALLEY FLASHING ON ROOF	16 PRECAST CONCRETE TREADS. SEE DETAILS	24 STEPPED FOUNDATION WALL - S.S.D. & CIVIL DWGS
3 GALVANIZED SHEET METAL DOWNSPOUT. PAINT TO MATCH ADJACENT WALL	9 ADDRESS NUMBER. MIN. 4" HIGH WITH CONTRASTING COLOR TO BACKGROUND	17 CONCRETE STEPS, TRAVERTINE TILES TO MATCH @ PLATFORM LARGE FORMAT TILES	25 WOOD PLANKS AT UNDERSIDE OF STRUCT. STAIN TO MATCH EXT. COLUMNS STAIN COLOR TO BE SELECTED BY OWNER
4 STANDING SEAM ROOF DARK BRONZE	10 DECORATIVE WOOD BRACKET. SEE DETAIL	18 STAIN COLUMNS	26 STONE VENEER (EL DORADO) MAX. DEPTH TO BE 1"
5 FASCIA BOARD	11 IRON DOOR OR NANO, PRODUCT TO BE EQUAL	19 ATTIC ROOF VENT. SEE DETAIL	27 IRON DOORS AND ACCENT ELEMENTS
6 ALUMINUM GARAGE W/POLYURETHANE INSULATION R-VALUE. DOOR TO BE SELECTED BY OWNER	12 CEMENT PLASTER : SAND FLOAT FINISH	20 STUCCO BASE CONT. (PROJECTED)	28 PAVERS, COLOR AND SIZE TO BE SELECTED BY OWNER
	13 TRIM AROUND WINDOWS, DOORS & OPENING TO MATCH BASE, PRECAST PROFILE TO BE SELECTED BY OWNER	21 GAS METER & ELEC. METERS - SEE SITE PLAN	29 LARGE BOWL PLANTER, LANDSCAPE TO HAVE WATER DRIP CONNECTION. COLOR AND SIZE TO BE SELECTED BY OWNER
	14 TOP OF LIGHT FIXTURE MOUNTED ON A TRIM TO MATCH WINDOW AND OPENING SELECTION	22 6' GOOD NEIGHBOR FENCE FOR PRIVACY, SEE DTL	

LEGEND

30 CONTROL JOINT TO BE PAINTED TO MATCH ADJACENT SURFACE	33 SUN TUBE TO MATCH COLOR OF TILE (SELECTED BY OWNER)
31 SIDING BOARD	34 SKYLIGHT (SELECTED BY OWNER)
32 BALLY BAND TO MATCH TRIM AT DOORS AND WINDOWS	35 PLAIN FROSTED, LIGHT DIFFUSE & ETCHED WINDOW FILM



PLANNING-DESIGN-RENDERING
email: jer@jerdesigngroup.com
408.843.8067 c

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

VYANKATESH B. & RAMYA MUDDADA RES.
15411 NATIONAL AVE. LOS GATOS, CA.
424-12-140
PROPOSED BUILDING ELEVATIONS

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

PROJECT NO: 424-12-140
 CAD DWG FILE: Y:\Shared\Project\15411\National Ave. Los
 DRAWN BY: Author\WG\S240610 - Rev.
 CHK'D BY: Ramya Resl.rvt - Checker
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 SHEET TITLE

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SHEET OF

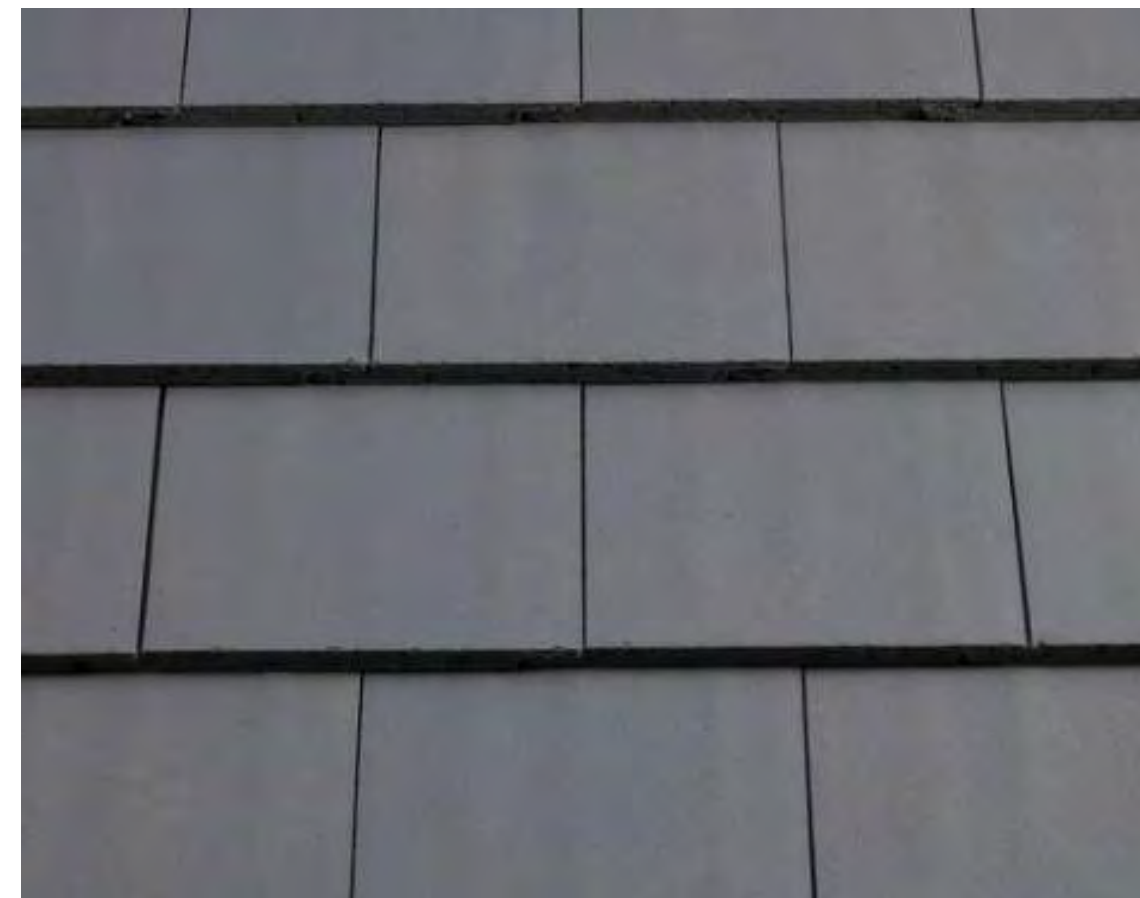


ELEVATION KEYNOTES

- | | | | | |
|---|--|--|---|--|
| 1 LIGHTWEIGHT CONCRETE TILES - TILE OR EQUAL. ROOFING SHALL BE RATED CLASS "C" MIN., WITH ALL CORROSION RESISTANT FASTENERS | 7 MARVIN WINDOW OR SEQUEL SELECTED BY OWNER | 15 CONTROL JOINT, TYP. | 23 WALL CAP (OWNER TO SELECT TYPE & FINISH) | 30 CONTROL JOINT TO BE PAINTED TO MATCH ADJACENT SURFACE |
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| | 14 TOP OF LIGHT FIXTURE MOUNTED ON A TRIM TO MATCH WINDOW AND OPENING SELECTION | 22 6' GOOD NEIGHBOR FENCE FOR PRIVACY, SEE DTL | | |

LEGEND

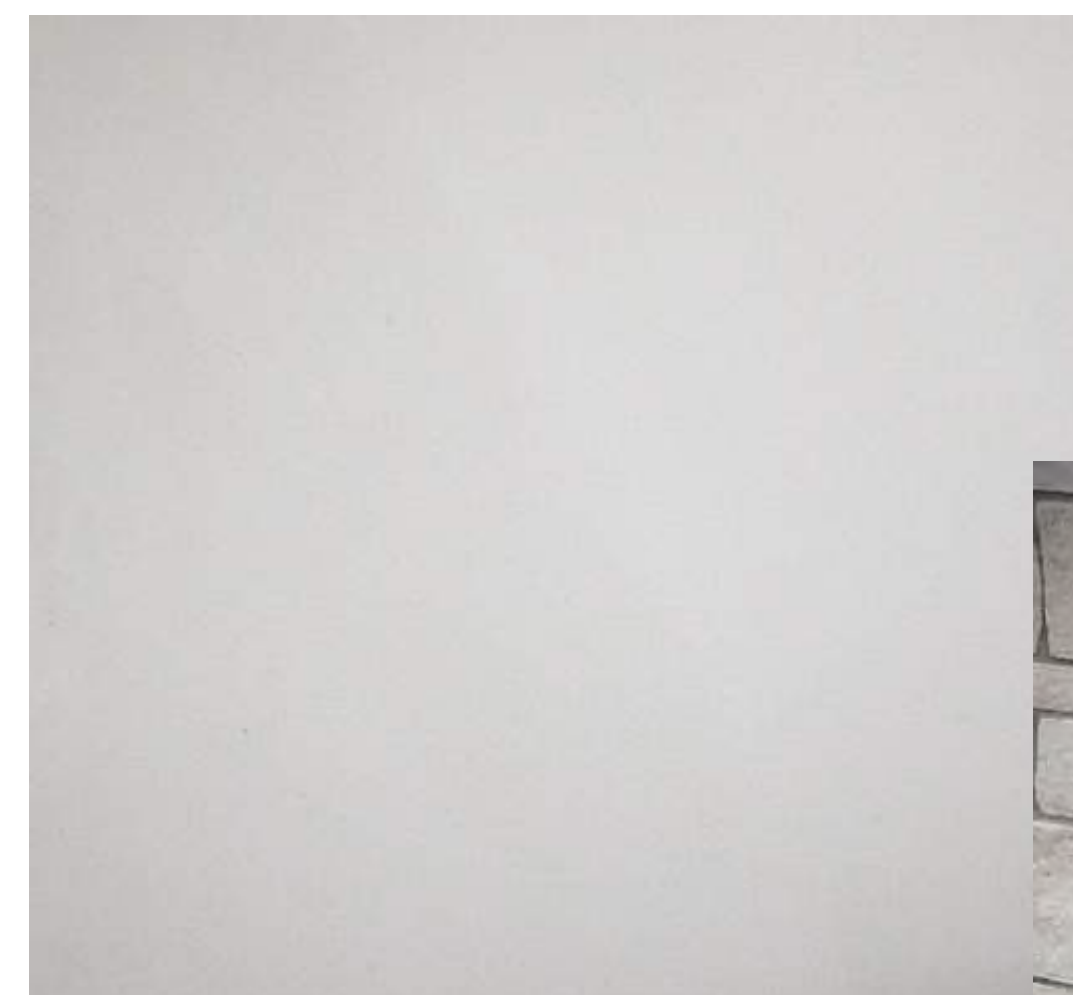
MARK	DATE	DESCRIPTION
2	010924	PLANNING 2



CONCRETE LIGHT TILES ROOF
ROOF TYPE CLASS A



WALL MOUNTED SCONCE
DOWN-LIGHT



SMOOTH STUCCO FINISH
SIMPLY ELEGANT APPEARANCE



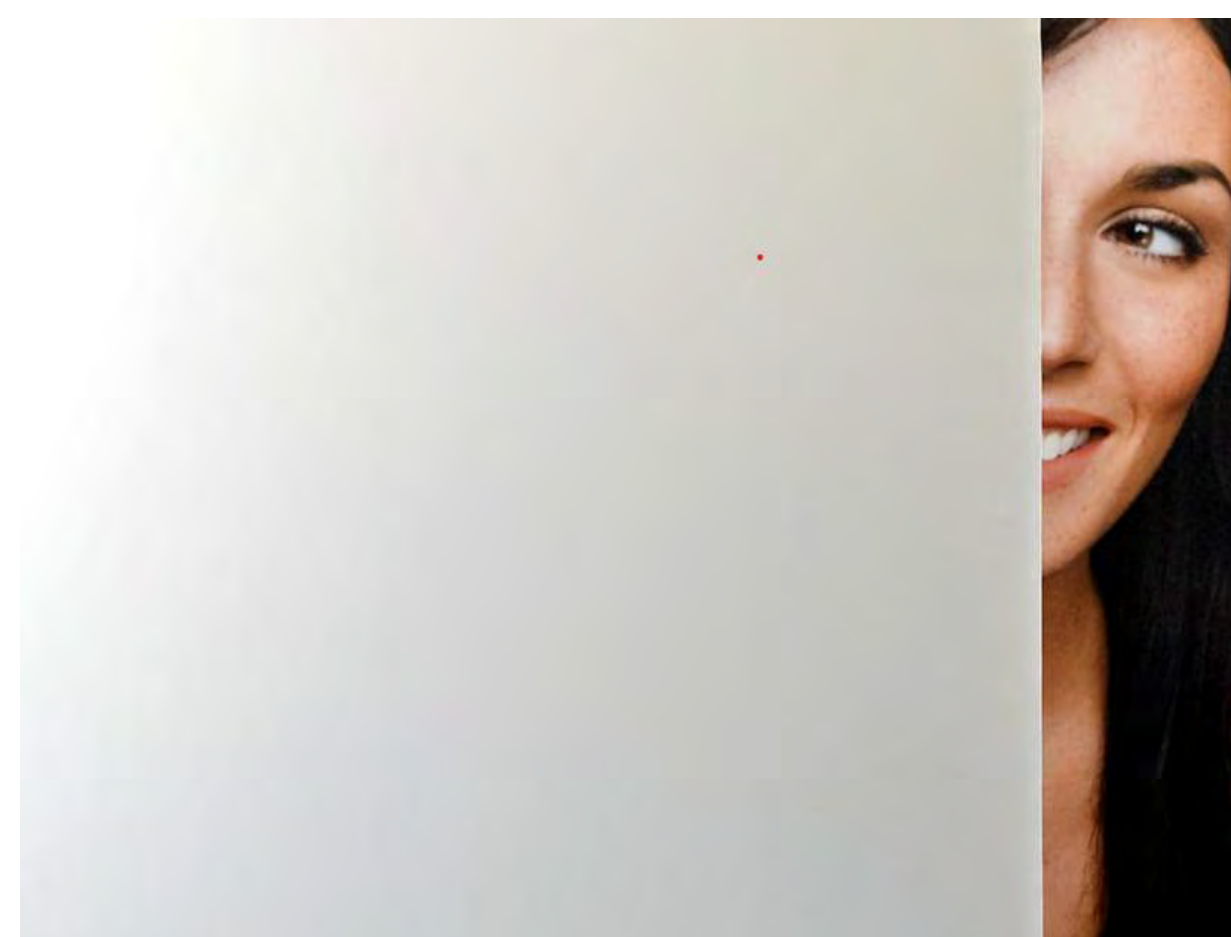
FACADE NATURAL STONE
VENEER MAX. 2" THK



WAINSCOT SILL



FRONT ENTRANCE



WINDOWS PANEL DIFFUSE
EXTERIOR SIDE WINDOW PANELS, ON THE NORTH SIDE ELEVATION TO BE PLAIN FROSTED, LIGHT DIFFUSING & ETCHED FILM. THE TWO LOWER PANEL ON BOTH WINDOWS.



EXTERIOR WITH WOOD TRIM
MOLDING



MARVIN OR EQUEL SLIDING
DOORS

MARK	DATE	DESCRIPTION
01	231025	PLANNING

PROJECT NO: 424-12-140
CAD DWG FILE: Y:\Shared\Project\slNew
folder\DWG\Slopt. two...
DRAWN BY: Authorn Ramya. - Rev.
CHK'D BY: Two.rvt
Checker
COPYRIGHT: 2019
JER DESIGN GROUP

SHEET TITLE
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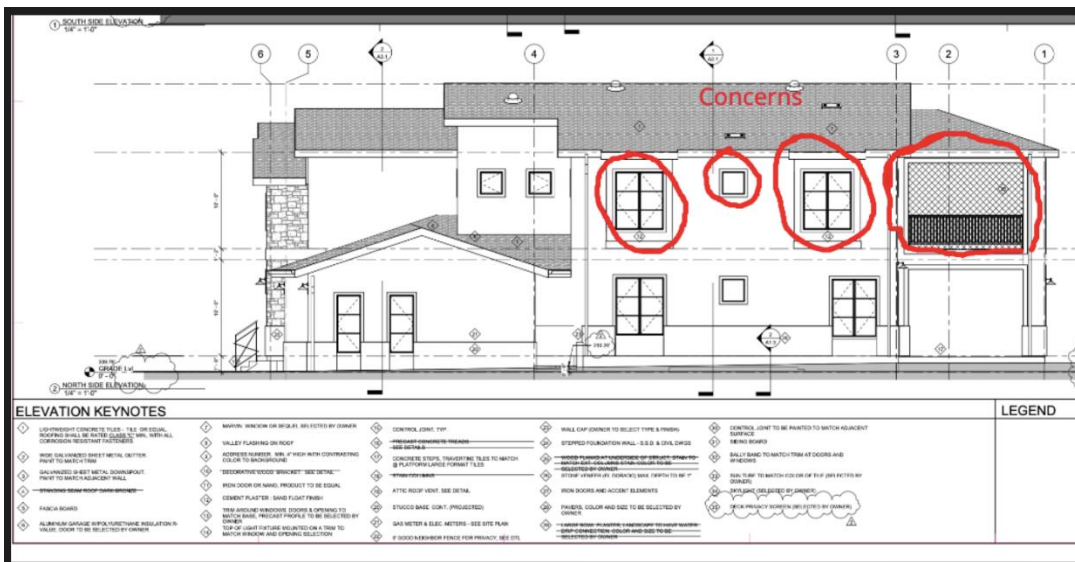
From: [REDACTED]
Sent: Wednesday, May 1, 2024 8:23 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Concerns Regarding Construction Project at 15411 National Avenue, Los Gatos

[EXTERNAL SENDER]

Hi Erin,

I hope this email finds you well. I am writing to formally express my concerns regarding the construction project at 15411 National Avenue, Los Gatos.

Upon reviewing the architectural plans for the project, I noticed that the placement of windows and balcony on the second floor directly overlooks my master bedroom and master bathroom. As a result, my family's privacy is significantly compromised by this design.



Concerns marked in red

I have attempted to address this matter directly with the applicants, but unfortunately, I have not received a response to my previous communication. I reached out to them via email on 9th April, 2024 (attached email PDF), outlining my concerns and expressing my willingness to discuss potential adjustments to the design to mitigate the privacy implications for my family. However, I have not received any acknowledgement or response from them.

I believe that open communication and mutual consideration are essential in addressing neighborhood concerns and ensuring positive outcomes for all parties involved. Therefore, I am providing this email as part of the public comment for the project file and public hearing, as requested by your office.

I am hopeful that this email will prompt the applicant's team to engage in constructive dialogue to find a mutually satisfactory solution that respects the rights and privacy of both parties.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

[REDACTED]
[REDACTED], Los Gatos – 95032



Respectful Request Regarding Privacy Concerns



9 April 2024 at 05:34

Hi Ramya and Venkat,

I hope this email finds you well. I am writing to you with a matter of mutual consideration and respect in mind regarding the construction plans for your upcoming house.

While I understand the excitement and importance of your new project, I wanted to raise a concern that directly impacts my family's privacy. Upon reviewing the architectural plans, I noticed that the placement of windows and balcony on the second floor directly overlooks my master bedroom and master bathroom. As you can imagine, this prospect raises some privacy concerns for us.

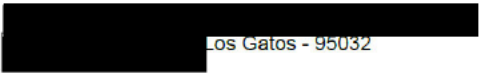
I believe that open communication is key to maintaining positive relationships within our neighborhood, which is why I wanted to bring this matter to your attention early on. I am hopeful that we can find an amicable solution that addresses both our needs and respects each other's privacy.

Would it be possible to discuss potential adjustments to the design that could mitigate the privacy implications for my family?

I want to emphasize that my intention in reaching out is not to hinder your construction plans but rather to find a mutually satisfactory resolution that respects the rights and privacy of both parties. I am open to discussing this matter further and finding a solution that works for everyone involved.

Thank you for taking the time to consider my concerns. I look forward to hearing from you and discussing this matter further.

Best regards,



Los Gatos - 95032

From: LLL <[REDACTED]>
Sent: Monday, May 6, 2024 10:22 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: [REDACTED]
Subject: re: APN424-12-40 Architecture site application S-23-033

[EXTERNAL SENDER]

Hello Erin,

We, Valeria Simets and Leo Rabinovich – owners of the property at [REDACTED] (APN 424-12-135) neighboring the parcel APN 424-12-40 have looked at the proposed building development plan site application S-23-033 and are concerned about the 2nd story porch overlooking the east side our property. The 2nd story porch is looking directly into our backyard with the family room and bathroom windows impeding on our privacy.

The trees proposed to be planted along the property line to create privacy will take years to mature, and when they do, the drip line will fall onto our property creating lots foliage like the existing oak trees from that property that we have to pay for to trim and constantly clean after. We propose to not build the 2nd story porch at all, or if it must be built, completely cover the West and North West facing sides of the porch.

We also propose for the trees to be planted further away from the property line fence so that the drip line is inside the property line of APN 424-12-40.

Thank you for your consideration,

[REDACTED]

Sent from [Mail](#) for Windows

From [REDACTED]
Sent: Tuesday, May 7, 2024 10:45 AM
To: Erin Walters <EWalters@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>
Subject: Privacy Concerns Regarding Construction Project at Backside of [REDACTED] Blackwell., Los Gatos, CA - 95032

[EXTERNAL SENDER]

Dear Erin Walters,

I hope this email finds you well. I am writing to formally express concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032

After examining the architectural plans for the project, my family is

1. Concerned about the privacy due to a big two storied building.
As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.
2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.
3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward.
Looking at the situation now, we are concerned about the maintenance.
4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern.
Another concern about the flying barn roof iron sheets during the storm and not maintaining them.
5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.
6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...
<https://www.losgatosca.gov/2380/N>
Development-Plans---15411-National-Avenue-PDF (03/29/2024)



This situation gives rise to considerable privacy concerns for my family.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,
Venkat and Sahithi

Ph: [REDACTED]
[REDACTED] Blackwell., Los Gatos, CA - 95032

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Monday, October 28, 2024 11:34 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: APN424-12-40 Architecture site application S-23-033

[EXTERNAL SENDER]

Helow Erin,

After our first letter, see blow, our neighbors removed a balcony from plans and in our direct conversation promised to remove trees, however

I looked at existing plans and noticed that all trees are still present. If it is a plan to keep them, trees need to be move them from a fence, so all dripping area would be inside neighbor's yard.

Also, we would like to see engineering justification for prosed basement. We have concern that it can affect structural integrity of our house foundation.

Thank you for your consideration,

[REDACTED]
[REDACTED]

From: LLL <[REDACTED]>
Sent: Monday, May 6, 2024 10:22 PM
To: EWalters@losgatosca.gov
Cc: [REDACTED]
Subject: re: APN424-12-40 Architecture site application S-23-033

Hello Erin,

We, Valeria Simets and Leo Rabinovich – owners of the property at [REDACTED] (APN 424-12-135) neighboring the parcel APN 424-12-40 have looked at the proposed building development plan site application S-23-033 and are concerned about the 2nd story porch overlooking the east side our property. The 2nd story porch is looking directly into our backyard with the family room and bathroom windows impeding on our privacy.

The trees proposed to be planted along the property line to create privacy will take years to mature, and when they do, the drip line will fall onto our property creating lots foliage like the existing oak trees from that property that we have to pay for to trim and constantly clean after. We propose to not build the 2nd story porch at all, or if it must be built, completely cover the West and North West facing sides of the porch.

We also propose for the trees to be planted further away from the property line fence so that the drip line is inside the property line of APN 424-12-40.

Thank you for your consideration,

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows

From: [REDACTED] >

Sent: Tuesday, October 29, 2024 9:26 AM

To: [REDACTED]

Cc: Erin Walters <EWalters@losgatosca.gov>

Subject: Re: Privacy Concerns Regarding Construction Project at Backside of [REDACTED] Blackwell., Los Gatos, CA - 95032

[EXTERNAL SENDER]

Dear Erin Walters,

I am writing again to rise our concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032 about the following issues after looking at the plans and letter with my neighbors.

My concern are

1. Privacy trees is a concerns as they are in our property. Rain water is going to drip into my property and it's a concern about the dry leaves(debris).
2. Privacy with the first floor gigantic 2 windows looking directly at my bedrooms is a big concern. We can't have any kind of privacy in backyard with these big windows.
3. We are concerned about the ADU on the plan next to my fence and the space space is very limited.
4. We are concerned about the underground ADU that is on the plan.
5. Overall having this gigantic 3 storied gigandintc structure between us (talking to neighbors also as they are also concerned).

I'm also attaching the pictures after they have this high preview from my bedrooms and backyard.









This situation gives rise to considerable privacy concerns for my family.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

[REDACTED]

[REDACTED]
[REDACTED] Blackwell., Los Gatos, CA - 95032

On May 7, 2024, at 10:44 AM, [REDACTED] > wrote:

Dear Erin Walters,

I hope this email finds you well. I am writing to formally express concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032

After examining the architectural plans for the project, my family is

1. Concerned about the privacy due to a big two storied building.

As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.

2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.

3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward.

Looking at the situation now, we are concerned about the maintenance.

4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern.

Another concern about the flying barn roof iron sheets during the storm and not maintaining them.

5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.

6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...

<https://www.losgatosca.gov/2380/N>

Development-Plans---15411-National-Avenue-PDF (03/29/2024)

<image001.png>

This situation gives rise to considerable privacy concerns for my family.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

[REDACTED]

[REDACTED]

[REDACTED] Blackwell., Los Gatos, CA - 95032

— [REDACTED]

[REDACTED]

From: [REDACTED]

Sent: Tuesday, October 29, 2024 11:44 AM

To: Erin Walters <EWalters@losgatosca.gov>

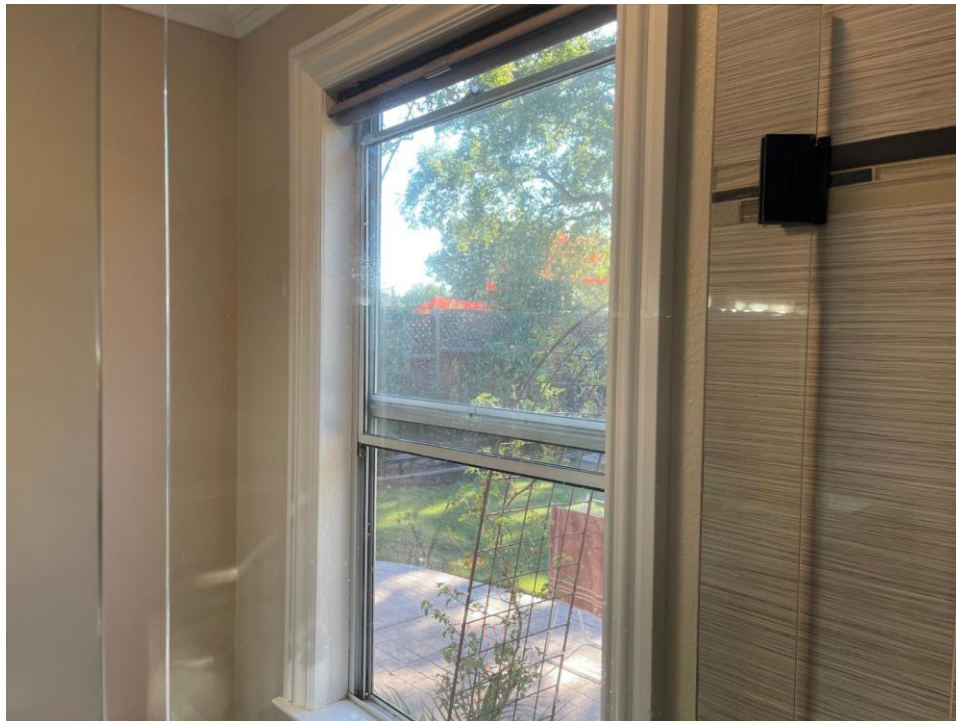
Subject: Re: Concerns Regarding Construction Project at 15411 National Avenue, Los Gatos

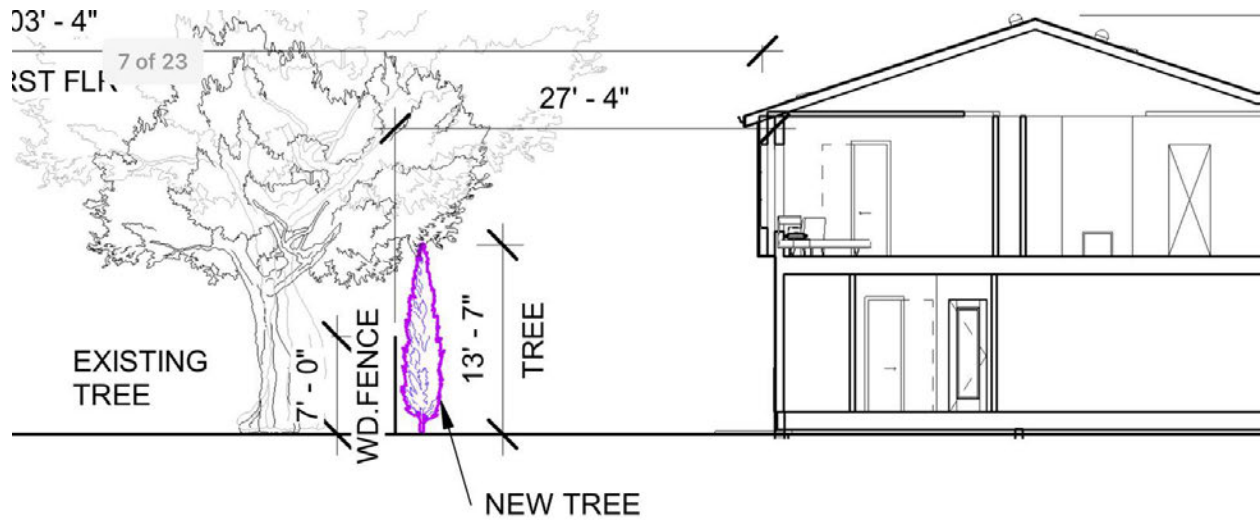
[EXTERNAL SENDER]

Hi Erin,

I hope you're well. I'm following up regarding my concerns on the construction project at 15411 National Avenue. I appreciate that story poles have been added to help visualize the structure's impact on the surrounding properties. However, after further assessment, I still have several concerns I'd like to raise:

1. Privacy: The current design of the second-floor windows, based on the story poles, continues to present a privacy issue. The placement and height of the windows appears to allow direct visibility into my master bedroom, bathroom (particularly the shower area), and backyard. Given the proximity, this remains a significant concern for my family's privacy. Additionally, the proposed new trees do not adequately shield the second-floor view. I've attached a few pictures below from my bathroom to illustrate this issue:





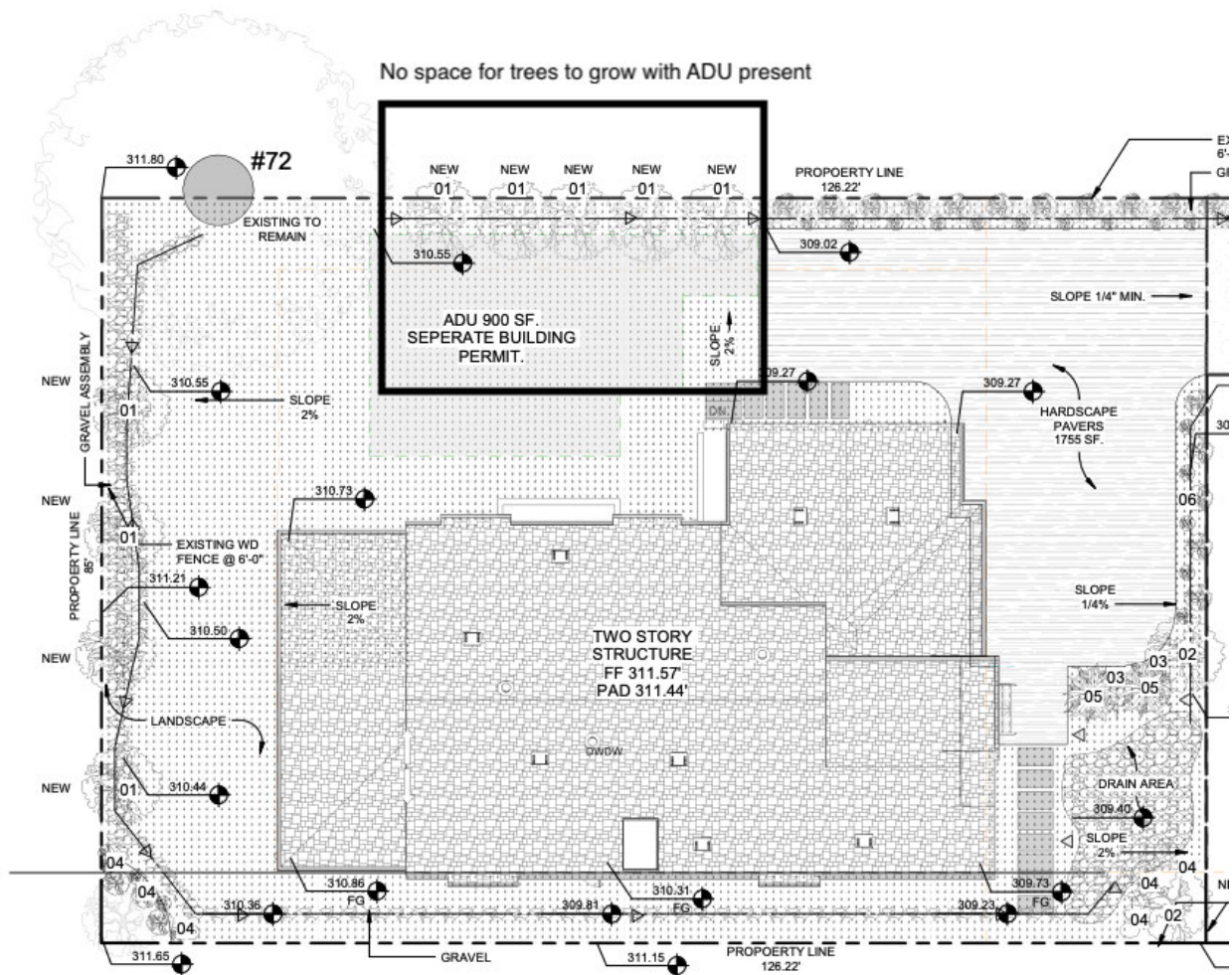
2. FAR Justification: The [justification letter](#) for this project refers to a few structures in the area to support the construction of a two-story building with a basement. However, I believe the examples used are not fully comparable. While the letter references Mission Oaks Medical Plaza (15400 National Ave) as an example of nearby multi-story construction, the plaza is a large hospital with a significantly different use case and footprint. The construction project at 15411 National is behind the front lot with no direct relation to the hospital, so quoting it as a basis for building a two-story structure plus a basement doesn't align with the property's context.



3. Neighborhood Comparisons: A more fitting comparison is with nearby flag lot properties. For example:

- 15439 National Avenue (Behind Lot): Constructed as a single-story, respecting the privacy of surrounding properties.
- 15461 National Avenue (Lot Facing National Avenue): Constructed as a two-story building, positioned in a more suitable location that aligns with the neighboring two-story medical plaza.

This example demonstrates a balanced approach in terms of height and placement for properties in similar configurations. It would be beneficial if the plans for 15411 National Avenue could similarly consider the neighborhood's layout and aim to maintain harmony in both design and privacy.



3. Basement Impact: Finally, I understand the project includes a basement. I am concerned about potential effects on my property’ s foundation, as the excavation and subsequent construction could impact soil stability and drainage patterns.

I hope these additional observations provide helpful context for evaluating the project and its potential impacts. I am more than willing to discuss any of these points further to find an effective solution that protects my family’ s privacy and maintains neighborhood harmony.

Thank you for considering these concerns, and please let me know if I can provide any further information.

Best regards,

[Redacted Signature]

[Redacted Address] Blackwell Drive, Los Gatos - 95032

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