METRO DESIGN GROUP

ARCHITECTURE- PLANNING- INTERIORS

1475 S BASCOM AVE SUITE 208
CAMPBELL, CA 95008
(408)871-1071 phone
www.metroarchitects.com

PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

GENERAL NOTES

1. CODES AND REGULATIONS — ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE
STATE CODES & LOCAL CITY ORDINANCES,
2022 CALIFORNIA BUILDING CODE (C.B.C.)
2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2022 CALIFORNIA PLUMBING CODE (C.P.C.)
2022 CALIFORNIA MECHANICAL CODE (C.M.C.)
2022 CALIFORNIA FIRE CODE (C.F.C.)
2022 CALIFORNIA ENERGY CODE (C.E.C.)
2022 CALIFORNIA GREEN CODE (C.G.C.)
NOTHING ON THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES & REGULATIONS.

2. SITE VERIFICATION — GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.

3. MEASUREMENTS — CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.

4. DIMENSIONS — DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

5. DISCREPANCIES — MINOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

6. MANUFACTURER'S SPECIFICATIONS — CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS & INSTRUCTIONS, TYPICAL. ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURER'S FOR PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.

7. WINDOWS AND DOORS — CONTRACTOR SHALL VERIFY THE QUANTITY, ROUGH OPENINGS AND TYPES OF DOORS AND WINDOW AND DOOR SCHEDULES IN RELATION TO FRAMING PER FIELD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

8. CALGREEN STANDARDS — ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. PER CGBSC SEC. 4.504.2.4

PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER) PROJECTS MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.

9. TOWN OF LOS GATOS ENERGY REACH CODE — THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.70.020 AND 6.120.020.

CONSULTANT DIRECTORY

ARCHITECT

METRO DESIGN GROUP
CONTACT :TOM SLOAN A.I.A.
1475 S. BASCOM AVE. # 208
CAMPBELL, CALIFORNIA 95008
(408) 871-1071 PHONE

TOPO SURVEY, BOUNDARIES & CIVIL ENGINEER

HANNA-BRUNETTI
CIVIL ENGINEERS, LAND SURVEYORS,
CONSTRUCTION MANAGER
CONTACT: AMANDA (WILSON) MUSY-VERDEL P.E., QSD
7651 EIGLEBERRY STREET GILROY 95020 CALIFORNIA
OFFICE (408) 842-2173 FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI

CONSULTING ARBORIST

MONARCH CONSULTING ARBORIST LLC
RICHARD GESSNER,
ASCA - REGISTERED CONSULTING ARBORIST
ISA - CERTIFIED ARBORIST
P.O. BOX 1010, FELTON, CA 95018
(831) 331-8982 PHONE

GEOTECHNICAL ENGINEERING

GeoForensics Inc.
CONSULTING SOIL ENGINEERING
CONTACT: DANIEL F. DYCKMAN, PE, GE
303 VINTAGE PARK DRIVE #220
FOSTER CITY, CA 94404
(650) 349-3369 PHONE
(650) 571-1878 FAX

LANDSCAPE ARCHITECT

KAREN AITKEN & ASSOCIATES LANDSCAPE ARCHITECTS
CONTACT: KAREN AITKEN
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 842-0245
karen@kaa.design

PROJECT DESCRIPTION

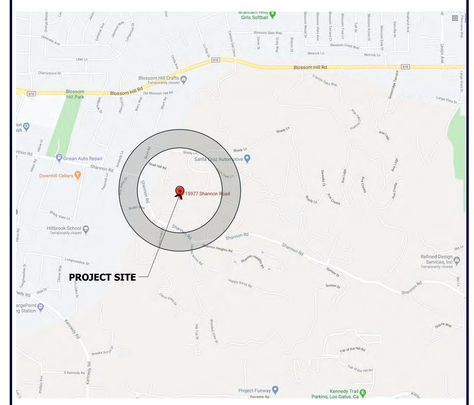
THIS IS AN APPLICATION FOR DEVELOPEMENT APPROVAL FOR THE REMODELING AND ADDITIONS TO AN EXISTING SINGLE FAMILY RESIDENCE.
THE EXISTING RESIDENCE DOES NOT COMPLY WITH THE HDS&G, AS IT STANDS 3-STORIES TALL AND EXCEEDS THE MAXIMUM ALLOWABLE HEIGHT FOR A VISIBLE SITE IN THE HR ZONING. PROJECT APPROVAL REQUIRES BEEING GRANTED A HEIGHT EXCEPTION.
THE SITE IS LOCATED WITHIN THE VHFHZ -WILD FIRE URBAN INTERFACE ZONE AND AS SUCH AN ATTEMPT BY THE OWNERS TO CONSTRUCT A NEW ONE-STORY DWELLING WAS NOT POSSIBLE.
THE OWNER'S OBJECTIVE IS TO DESIGN A FIRE SAFE, MODERNIZED HOME THAT IS SUSTAINABLE WHILE ALSO CREATING AN INDOOR OUTDOOR LIVING ENVIRONMENT THAT PROMOTES A HEALTHLY LIFESTYLE. THE PROPOSED PROJECT ENTAILS THE REMODLING AND ADDITIONS TO CONVERT AN EXISTING GARAGE INTO AN ACCESSORY DWELLING UNIT (* NOTE: ONLY A BUILDING PERMIT IS REQUIRED FOR THE ADU - NOT PART OF THIS APPLICATION) AND ADD A NEW 3-CAR GARAGE TO THE MAIN FLOOR LEVEL.
THE SITE IMPROVEMENTS INVOLVE THE REGRADING OF THE DRIVEWAY AND NEW EMERGENCY TURN AROUND IN ORDER TO BRING THE SITE INTO COMPLIANCE WITH SCCFD STANDARDS. A NEW POOL WILL BE CONSTRUCTED AWAY FROM THE EDGE OF A 30% SLOPED BANK AND CONVERTING IT INTO A KITCHEN GARDEN SPACE. EXISTING TREES ADJACENT TO THE NEW AND PROPOSED RESIDENCE WILL BE REMOVED TO PROVIDE AN ACCEPTIBLE "DEFENSIBLE SPACE".

PROJECT DATA

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
ZONING DISTRICT	HR-1	SAME	-
LAND USE	SINGLE FAMILY HOME	SINGLE FAMILY HOME	-
GENERAL PLAN DESIGNATION	HILLSIDE RESIDENTIAL	SAME	-
LOT SIZE (SF)			
ACRES	2.11	SAME	0.92 ACRES MINIMUM
GROSS LOT AREA	92,152 SF	SAME	40,000 SF MINIMUM
AVERAGE SLOPE	GREATER THAN 30 %	SAME	
NET LOT AREA EXCLUDES DRIVEWAY EASEMENT AFTER 60 % SLOPE REDUCTION	90,262 SF (2.072 AC.) 36,105 SF (0.829 AC.)	SAME SAME	
BUILDING FLOOR AREA			
UPPER LEVEL	1,486 SF	1,896 SF	6,000 SF MAX.
MAIN LEVEL	2,466 SF	2,606 SF	
LOWER LEVEL (INCLUIDING GARAGE #2 & POOL EQUIPMENT RM.)	995 SF	512 SF	
BELOW GRADE SF (BGSF)	423 SF	905 SF	BGSF EXEMPT
ACCESSORY STRUCTURE	306 SF	495 SF	-
(E) GARAGE /3 CAR GARAGE	422 SF	888 SF	400 SF EXEMPTION
ADU (NOT PART OF THIS APPLICATION)	------	860 SF	1,200 SF MAX.
TOTAL (EXCLUDING BGSF, 400 SF @ GARAGE & ADU)	5,275 SF	5,997 SF	6,000 SF MAX.
SETBACKS:			
FRONT:	103'-2"	95'- 7"	30' MINIMUM
REAR:	103'-3"	64'- 0"	25' MINIMUM
SIDE (N):	67'-7"	77'-10"	20' MINIMUM
SIDE (S):	142'-8"	116'- 3"	20' MINIMUM
MAXIMUM HEIGHT:	30'-3"	25'-0"	18'-0" MAX.
MAXIMUM LOW TO HIGH HEIGHT:	34'-8"	29'-2"	28'-0" MAX.
BUILDING COVERAGE:			
RESIDENCE FOOTPRINT:	2,466 SF	2,606 SF	NO MAXIMUM
GARAGE:	0 SF (BELOW FOOTPRINT)	1,028 SF	
ACCESSORY BUILDING:	306 SF	495 SF	
TOTAL:	2,772 SF (3.07 %)	4,129 SF (4.57 %)	
IMPERVIOUS COVERAGE:			NO MAXIMUM REDUCE WHEN POSSIBLE
BUILDING COVERAGE:	2,772 SF	4,129 SF	
WOOD DECKS:	1,952 SF	0 SF	
CONCRETE PATIOS, TERRACES:	2,653 SF	4,706 SF	
POOL:	693 SF	848 SF	
DRIVEWAY:	5,448 SF	6,557 SF	
TOTAL:	13,518 SF (14.98 %)	16,240 SF (17.99 %)	
PARKING:			
GARAGE SPACES:	2 COVERED AT GARAGE	4 COVERED AT GARAGES	2 COVERED MIN.
UNCOVERED SPACES:	-	3 ON-SITE GUEST	4 UNCOVERED MIN. GUEST
TOTAL:		7 SPACES	6 SPACES MIN.
SEWER OR SEPTIC:	SEWER	SEWER	-

SHEET INDEX

VICINITY MAP



PROJECT INFORMATION

PROPERTY OWNERS	JART, LLC
PHONE	(408) 674-6643
MAILING ADDRESS	15977 SHANNON ROAD LOS GATOS, CA 95032
PROJECT ADDRESS	15977 SHANNON ROAD LOS GATOS, CA 95032
A.P.N.	527-01-002
LOCATED WITHIN DESIGNATED WILDLAND URBAN INTERFACE FIRE AREA	YES - STATE MANDATED LRA (VHFHA)
CONSTRUCTION TYPE	III-B
OCCUPANCY	R-3/U
FIRE SPRINKLERS	REQUIRED (NFPA-13D)
APPROVED AMMR	YES - SEE SHEET A-0.1

COVER SHEET

DATE : 6/22/2023

SCALE : AS-NOTED

DRAWN BY : T J S , DZ

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 19685

SHEET NUMBER

A-0.0

EXHIBIT 10

6/22/2023 2:24 PM
THORNTON 5-24-23.pln

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 23 1771
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:
The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:
Alternate Means/Methods Request Application - Proposed remodel and 3,948 SF addition including covered loggia, porch and terrace to an existing 5,332 SF three-story single-family residence with attached garage. On the same site, propose 189 SF addition to an existing 306 SF detached accessory structure.

Plan Status:
The alternate means/methods request is **APPROVED** with the following conditions.

Plan Review Comments:'
Discussion: This application proposes to mitigate deficiencies to a non-conforming fire apparatus access road. The existing roadway is currently not paved to a width of 20 feet, exceed 23% in slope and the surface are filled with pot-holes.

In order to mitigate the non-conforming road, the applicant proposes the following:
-Modified NFPA 13D sprinkler system for the entire main house and along the eaves.
-The roadway will be reconstructed to be capable of supporting 75,000 lbs.
-The roadway will be reduced to a maximum of 19% slope.
-A SCCFD standard turnout will be installed in the middle of the roadway
-Widening of the driveway at the top last turn to accommodate fire engine turning radius.
-Removed existing tree to provide width and aerial clearance of the roadway.

Proposals intend to offer code equivalence by:
- The increased sprinkler design intends to provide additional fire control, therefore allowing more time for fire crews to respond and set up operations.
- The increased fire control is anticipated to minimize the quantity of emergency resources required thus mitigating access challenges presented by the existing, non-conforming road.
- The widen road provide better fire access although it's not conforming 20ft.
- Turnout will be utilized for a non-conforming 20 ft road.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	☒	☐	☒	☒	☒	R-3/U	VB	Metro Design Group	05/30/2023	1 OF 2

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
3	9278		Residential Development	Application for Use of Alternate Materials

NAME OF PROJECT	LOCATION
SFR	15977 Shannon Road Los Gatos

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
2500	50%	1250	Ip, Kenny

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 23 1771
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Comments:

1. Roadway improvement including paving, width widening and slope reduction shall be implemented prior to combustible construction.

2. Turnout shall be installed prior to combustible construction.

3. Modified fire sprinklers shall be installed throughout the residence in accordance with 2016 NFPA 13D and Santa Clara County Fire Department Standard Details and Specification SP-6. Additional sprinklers shall be installed throughout combustible concealed spaces not otherwise specified by these standards. Combustible concealed spaces to be sprinklered include bathrooms, closets and not otherwise required by 13D.

4. The 4 most hydraulically remote sprinklers are proposed to be included in the system design.

5. A Knox switch shall be provided if automatic gate is installed.

6. A copy of the Alternate Means/Methods application form, with approval signature shall be made part of the planning drawing set, to be routed to Santa Clara County Fire Department for final approval.

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].

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	☒	☐	☒	☒	☒	R-3/U	VB	Metro Design Group	05/30/2023	2 OF 2

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
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Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

23-1771

FIRE DEPARTMENT
SANTA CLARA COUNTY
14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 ♦(408) 378-9342 (fax) ♦www.sccfd.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Address: 15977 Shannon Road

Applicant's Name: Hanna-Brunetti

Applicant's Address: 7651 Eigleberry Street, Gilroy, CA 95020 Suite

Telephone: 408-842-2173 Fax:

The applicant hereby requests the following:

☐ Use of Alternate Materials or Method of Construction

☒ Modification of Code $120.00 Cash

PAID
Santa Clara County Fire Department
Fire Prevention Division
Ref #: 195358
Date: 5/10/23 Initials: TF

Codes Affected:

☐ Building Code
☒ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Other:

Specific section(s) of the code involved: Fire Department Details and Specifications Sheet A-1 and D-1; California Fire Code Section 503

Brief description of the request: The existing roadway is currently not paved to a width of 20 feet. The Roadway and Turnaround on-site will be widened and regarded to reduce the slope. The existing roof and wood siding and decking will be replaced with fire- resistant materials such as stone decking and siding. Upon completion the Fire Resistance of the existing residence will be one-hour construction.

The Building and Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the intent of the code in strength, effect, fire- resistance, durability, safety, etc.

RECEIVED
MAY 10 2023
SANTA CLARA COUNTY
FIRE DEPARTMENT

Organized as the Santa Clara County Central Fire Protection District
Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga

23-1771

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: All Work will be performed and completed by a licensed General Contractor an approved by the Town of Los Gatos Building and Engineering Departments.
2. Strength The road way will be reconstructed to be capable of supporting 75,000 lbs.
3. Effectiveness: Upon completion the on-site roadways will include a compliant driveway, turnaround, improving the overall effectiveness of the ingress and egress for fire safety.
4. Fire Resistance: The exterior building materials for the buildings will be substituted with non-flammable materials that include metal siding, stone veneers and stucco plaster. All exposed wood / flammable siding, deck and roof materials will removed.
5. Durability: The existing roadway is currently filled with pot-holes. Prior to occupancy the roadway will be repaired to remove all defective portions of the entire roadway to the satisfaction of the Fire Department.
6. Safety: (1) The site contains private Fire Hydrant that has a fire flow of 1133 gpm at 20 psi. (2) Fire Sprinkler System – 13D modified to mitigate for the fire hydrant flow will be installed throughout the house and along the eaves. (3) Existing trees have been removed in order to provide the required height and width clearances. (4) Existing Roadway grades exceed 23% and have been reduced to a maximum of 19% grade. (5) Existing driveways along the access road will act as turnouts in areas of the access road being less than 20 feet. (6) Widening of the driveway at the top last turn to accommodate fire truck turning radius

Additional evidence of proof: The remodeling of the proposed project maintains greater than 50% of the existing exterior walls and is therefore considered a remodel per the Town of Los Gatos Municipal Code Section 29.10.020 and thus not subject to PRC 4290

Applicant Signature: Amanda Mr Date: 5/9/23

****

The above application has been reviewed and has been:

ACCEPTED REJECTED

Signature:

Fire Official: Date: 5/25/2023

Building Official: Date:

Alternativematerials/ss/12.31.14

METRO DESIGN GROUP
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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

AMMR

DATE : 6/22/2023
SCALE : N/A
DRAWN BY : N/A
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-0.1

6/22/2023 2:24 PM
THORNTON_5-24-23.pln

GreenPoint Rated Existing Home Checklist

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each lable are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

Instructions: Column A is a dropdown menue with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the apropriate points will appear in the yellow "points acheived" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated

GreenPoint Rated Existing Home Checklist Version 2.1.3

Build It Green

Enter Label: **Whole House**

Points Achieved: **52**

Community	Energy	IAQ/Health	Resources	Water
0	1	5	6	8
20	20	9	8	14

THORNTON RESIDENCE

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY			Possible Points				
No	**1. Home is Located within 1/2 Mile of a Major Transit Stop**		2				
	2. Compact Development & House Size						
	a. Density of 10 Units per Acre or Greater **(Enter units/acre)**		2			2	
TBD	b. Home Size Efficiency **(5 points is average, points awarded based on home size)**					1--9	
	3. Pedestrian and Bicycle Access/ Alternative Transportation						
	a. Site has Pedestrian Access Within ½ Mile of neighborhood services:						
	TIER 1: 1) Day Care 2) Community Center 3) Public Park						
	4) Drug Store 5) Restaurant 6) School						
	7) Library 8) Farmer's Market 9) After School Programs						
	10) Convenience Store Where Meat & Produce are Sold						
	TIER 2: 1) Bank 2) Place of Worship 3) Laundry/Cleaners						
	4) Hardware 5) Theater/Entertainment 6) Fitness/Gym						
	7) Post Office 8) Senior Care Facility 9) Medical/Dental						
	10) Hair Care 11) Commercial Office of Major Employer 12) Full Supermarket						
TBD	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
TBD	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
TBD	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile		1				
TBD	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:		1				
	Designated Bicycle Lanes are Present on Roadways;						
	Ten-Foot Vehicle Travel Lanes;						
	Street Crossings Closest to Site are Located Less Than 300 Feet Apart;						
	Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands						
	4. Safety & Social Gathering						
TBD	a. Front Entrance Has Views from the Inside to Outside Callers		1				
TBD	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors		1				
TBD	c. Porch (min. 100sf) Oriented to Streets and Public Spaces		1				
	5. Diverse Households						
TBD	a. Home Has at Least One Zero-Step Entrance (prerequisite for 5b. And 5c.)		1				
Yes	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space		1				
TBD	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars		1				
TBD	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 26						
A. SITE			Possible Points				
TBD	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**		1				1
	2. Divert Construction and Demolition Waste						
Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals **(Required for both Whole House and Elements, if Applicable)**	Y				R	
TBD	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals					2	
TBD	**3. Construction IAQ Management Plan**				2		

THORNTON RESIDENCE

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	Total Points Available in Site = 6						
B. FOUNDATION			Possible Points				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
TBD	a. Minimum 20% Flyash and/or Slag Content					1	
TBD	b. Minimum 30% Flyash and/or Slag Content					1	
Yes	**2. Moisture Source Verification and Correction (Required for Whole House)**	Y				R	R
	3. Retrofit Crawl Space to Control Moisture						
TBD	a. Control Ground Moisture with Vapor Barrier				2		
TBD	b. Foundation Drainage System					2	
TBD	**4. Pest Inspection and Correction**					1	
	5. Design and Build Structural Pest Controls						
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers					1	
Yes	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1	
TBD	**6. Radon Testing and Correction or Radon Resistant Construction**				1		
	Total Points Available in Foundation = 10	1					
C. LANDSCAPE			Possible Points				
Yes	**Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)**						
	1. Resource-Efficient Landscapes						
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
TBD	b. No Plant Species Require Shearing					1	
Yes	c. 50% of Plants Are California Natives or Mediterranean Cimate Species	2					3
Yes	**2. Fire-Safe Landscaping Techniques**			1			
	3. Minimal Turf Areas						
TBD	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide						2
TBD	b. Turf is <25% of Landscaped Area						2
TBD	c. Turf is <10% of Landscaped Area or eliminated						2
TBD	**4. Shade Trees Planted**		1	1			1
TBD	**5. Plants Grouped by Water Needs (Hydrozoning)**						2
	6. High-Efficiency Irrigation Systems Installed						
TBD	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers						2
TBD	b. System Has Smart Controllers						3
TBD	**7. Compost and Recycle Garden Trimmings on Site**						1
TBD	**8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**						2
TBD	**9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing**					1	
Yes	**10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward**		1				
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)						
TBD	a. Cistern(s) is Less Than 750 Gallons						1
TBD	b. Cistern(s) is 750 to 2,500 Gallons						1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons						1
TBD	**12. Soil Amended with Compost**					1	1
	Total Points Available in Landscape = 32	3					
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points				
	1. Optimal Value Engineering						
TBD	a. Place Rafters & Studs at 24-Inch On Center Framing						1
75%	b. Size Door & Window Headers for Load	0.75					1
TBD	c. Use Only Jack & Cripple Studs Required for Load						1
	2. Use Engineered Lumber						
TBD	a. Engineered Beams & Headers						1
TBD	b. Insulated Headers			1			
TBD	c. Engineered Lumber for Floors						1
TBD	d. Engineered Lumber for Roof Rafters						1
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications						1
TBD	f. Oriented Strand Board for Subfloor						1
TBD	g. Oriented Strand Board Wall and Roof Sheathing						1
	3. FSC Certified Wood						
TBD	a. Dimensional Lumber, Studs, and Timber						4
TBD	b. Panel Products						2
	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
TBD	a. Floors			2			2
TBD	b. Walls			2			2
TBD	c. Roofs			2			2

THORNTON RESIDENCE

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	5. Reduce Pollution Entering the Home from the Garage						
Yes	a Tightly Seal the Air Barrier between Garage and Living Area	1			1		
Yes	b. Install Garage Exhaust Fan OR Have a Detached Garage	1			1		
TBD	**6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**				1		
	7. Overhangs and Gutters						
TBD	a. Minimum 16-Inch Overhangs and Gutters					1	
TBD	b. Minimum 24-Inch Overhangs and Gutters				1		
	8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic						
TBD	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits					1	
TBD	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home					2	
Yes	**9. Sound Exterior Assemblies (Required for Whole House)**	Y				R	
	Total Points Available in Structural Frame & Building Envelope = 36	2.75					
E. EXTERIOR FINISH			Possible Points				
TBD	**1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**					2	
10%	**2. Rain Screen Wall System Installed**	0.2				2	
75%	**3. Durable & Noncombustible Cladding Materials**	0.75				1	
≥90%	**4. Durable & Fire-Resistant Roofing Materials or Assembly**	2				2	
	Total Points Available in Exterior Finish = 7	2.95					
F. INSULATION			Possible Points				
	1. Install Insulation with 30% Post-Consumer Recycled Content						
TBD	a. Walls and Floors						1
TBD	b. Ceilings						1
	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)						
TBD	a. Walls and Floors				1		
TBD	b. Ceilings				1		
≥90%	**3. Inspect Quality of Insulation Installation before Applying Drywall**	1			1		
	Total Points Available in Insulation = 5	1					
G. PLUMBING			Possible Points				
	1. Distribute Domestic Hot Water Efficiently						
≥50%	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)	2			1		1
TBD	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan				1		1
TBD	c. Install On-Demand Circulation Control Pump				1		1
≥90%	**2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)**	2					2
	3. Water Efficient Fixtures						
Yes	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) **(Required For Whole House)**	Y					R
≥90%	b. High-Efficiency Showerheads Use ≤ 1.8 gpm at 80 psi	3					3
≥90%	c. Bathroom Faucets Use ≤ 1.2 gpm	2		1			1
Yes	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	Y					R
	Total Points Available in Plumbing = 13	9					
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points				
	1. General HVAC Equipment Verification and Correction						
Yes	a. Visual Survey of Installation of HVAC Equipment **(Required for Whole House and Elements)**	Y		R			
Yes	b. Conduct Diagnostic Testing to Evaluate System	2		2			
Yes	c. Conduct Flow Hood Test and Assess Delivery of Air	1		1			
Yes	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal	1		1			
TBD	**2. Design and Install HVAC System to ACCA Manuals J, D and S**			4			
	3. Sealed Combustion Units						
TBD	a. Furnaces				2		
TBD	b.Water heaters				2		
TBD	**4. Zoned, Hydronic Radiant Heating**				1	1	
Yes	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**	1	1				
	6. Effective Ductwork Installation						
Yes	a. New Ductwork and HVAC unit Installed Within Conditioned Space	1		1			
Yes	b. Duct Mastic Used on All Ducts, Joints and Seams	1		1			
Yes	c. Ductwork System is Pressure Relieved	1		1			
Yes	**7. High Efficiency HVAC Filter (MERV 13+)**	1				1	
Yes	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**	1				1	
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens						
≥90%	a. ENERGY STAR Bathroom Fans Vented to the Outside	1				1	
TBD	b. All Bathroom Fans are on Timer or Humidistat					1	
Yes	c. Kitchen Range Hood Vented to the Outside	1				1	

THORNTON RESIDENCE

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	10. Mechanical Ventilation System for Cooling Installed						
Yes	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms	1		1			
Yes	b. Whole House Fan	1		1			
	11. Mechanical Ventilation for Fresh Air Installed						
Yes	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)	1			1		
Yes	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	1			1		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home			1	1		
	12. Carbon Monoxide						
Yes	a. Carbon Monoxide Testing and Correction **(Required for Whole House)**	Y			R		
Yes	b. Carbon Monoxide Alarm(s) Installed	1			1		
Yes	**13. Combustion Safety Backdraft Test (Required for Whole House and Elements)**	Y			R		
	Total Points Available in Heating, Ventilation and Air Conditioning = 30	17					
I. RENEWABLE ENERGY			Possible Points				
	1. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset, 1 point per 4% offset			25			
	Total Points Available in Renewable Energy = 25						
J. BUILDING PERFORMANCE			Possible Points				
Yes	**1. Energy Survey and Education (Required for Elements or Meet J3)**	Y		R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)						
	TIER 1: Practices in Tier 1 Are Worth Full Value (1 point)						
TBD	a) Attic Insulation up to or Exceeding Current Code			1			
TBD	b) Crawl Space Insulation up to or Exceeding Current Code			1			
TBD	c) Wall Insulation up to or Exceeding Current Code			1			
TBD	d) High Efficiency Furnace (90% AFUE Minimum)			1			
TBD	e) Seal Ducts and Duct Leakage is <15%			1			
TBD	f) 15 SEER, 12 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1			
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1			
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)						
TBD	h) High Efficiency Water Heater ≥.67EF			0.5			
TBD	i) Radiant Barrier in Attic			0.5			
TBD	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane			0.5			
TBD	k) Duct insulation to Code			0.5			
TBD	l) ENERGY STAR Thermostat			0.5			
TBD	m) 15 SEER, 12 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			0.5			
	3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)			10+			
TBD	**4. Design and Build Zero Energy Homes**			5			
TBD	**5. Comprehensive Utility Bill Analysis**			1			
	Total Points Available in Building Performance = 16+						
K. FINISHES			Possible Points				
TBD	**1. Entryways Designed to Reduce Tracked in Contaminants**				1		
	2. Low/No-VOC Paint						
TBD	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)				1		
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))				2		
TBD	**3. Coatings Meet SCAQMD Rule 1113 for Low VOCs**				2		
TBD	**4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)**				2		
TBD	**5. Recycled-Content Paint**					1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local						
75%	a. Cabinets	0.75				1	
75%	b. Interior Trim	0.75				1	
75%	c. Shelving	0.75				1	
75%	d. Doors	0.75				1	
TBD	e. Countertops					1	
Yes	**7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements) (EPA IAP)**	Y			R		

THORNTON RESIDENCE

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
TBD	a. Doors				1		
TBD	b. Cabinets and Countertops				2		
TBD	c. Interior Trim and Shelving				1		
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**				3		
	Total Points Available in Finishes = 21	3					
L. FLOORING			Possible Points				
TBD	**1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local** *Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.*					4	
TBD	**2. Thermal Mass Floors**			1			
TBD	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**				2		
	Total Points Available in Flooring = 7						
M. APPLIANCES AND LIGHTING			Possible Points				
Yes	**1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)**	2		1			1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 3.2 or Less						
Yes	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.92, Water Factor 3.2)	3		1			2
TBD	b. Meets CEE Advanced Tier Requirements (Modified Energy Factor 3.10, Water Factor 3.0)						2
	3. ENERGY STAR Refrigerator Installed						
Yes	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity **(Mutually Exclusive with J3)**	1		1			
Yes	b. ENERGY STAR Qualified & < 20 cu.ft.Capacity **(Mutually Exclusive with J3)**	1		1			
	4. Built-In Recycling & Composting Center						
TBD	a. Built-In Recycling Center					2	
TBD	b. Built-In Composting Center					1	
Yes	**5. Electrical Survey (Required for Whole House)**	Y				R	
TBD	**6. Verification of Entire Electrical System**					2	
≥90%	**7. Energy Efficient Lighting**	1		1			
TBD	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**					1	
≥90%	**9. Lighting Controls Installed**	1		1			
	Total Points Available in Appliances and Lighting = 13+	9					
N. OTHER			Possible Points				
Yes	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	Y		R			
Yes	**2. Develop Homeowner Manual of Green Features/Benefits**	2		1			1
	3. Hazardous Waste Testing						
TBD	a. Lead Testing Interior, Exterior and Soil				1		
TBD	b. Asbestos Testing and Remediation				1		
TBD	**4. Gas Shut Off Valve (motion/ non-motion)**				1	1	
	Total Points Available in Other = 6	2					
P. INNOVATIONS			Possible Points				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
TBD	1. Cool Site		1				
	B. Foundation: No Innovation Measures At This Time						
	C. Landscaping						
TBD	1. Irrigation System Uses Recycled Wastewater						1
	D. Structural Frame and Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil					1	
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood				1		
TBD	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements				1		
	3. Use FSC-Certified Engineered Lumber						
TBD	a. Engineered Beams and Headers					1	
TBD	b. Insulated Engineered Headers					1	
TBD	c. Wood I-Joists or Web Trusses for Floors					1	
TBD	d. Wood I-Joists for Roof Rafters					1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
TBD	f. Roof Trusses					1	

THORNTON RESIDENCE

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	E. Exterior Finish						
TBD	1. Green Roofs (25% or Roof Area Minimum)		2	2			
	F. Insulation: No Innovation Measures At This Time						
	G. Plumbing						
TBD	1. Graywater Pre-Plumbing (Includes Clothes Washer at Minimum)						1
TBD	2. Graywater System Operational (Includes Clothes Washer at Minimum)						2
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
TBD	4. Composting or Waterless Toilet						1
TBD	5. Install Drain Water Heat-Recovery System				1		
	H. Heating, Ventilation and Air Conditioning (HVAC)						
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)					1	
	I. Renewable Energy: No Innovation Measures At This Time						
	J. Building Performance						
Yes	1. Test Total Supply Air Flow Rates	1		1			
TBD	2. Energy Budget Analysis (J3) Completed By CEPE			1			
	K. Finishes: No Innovation Measures At This Time.						
	L. Flooring: No Innovation Measures At This Time.						
	M. Appliances: No Innovation Measures At This Time.						
	N. Other						
TBD	1. Homebuilder's Management Staff Are Certified Green Building Professionals		1				
TBD	2. Comprehensive Owner's Manual and Homeowner Education Walkthroughs		1				
	3. Additional Innovations: List innovative measures that meet green building objectives. Points will be assessed by Build It Green and the GreenPoint Rater.						
TBD	a. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	b. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	c. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	d. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	e. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	f. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	g. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	h. Describe Innovation Here and Enter Possible Points in Columns L-P						
	Total Points Available in Innovation = 26+	1					
Summary							
	Total Available Points	224+	25	83	46	76	47
	Minimum Points Required (Whole House)	50		20	5	6	8
	Minimum Points Required (Elements)	25		8	2	2	4
	Total Points Achieved	**52**	**1.0**	**20.0**	**9.0**	**7.7**	**14.0**

METRO DESIGN GROUP

ARCHITECTURE· PLANNING· INTERIORS

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

BUILD IT GREEN

DATE : 6/22/2023
SCALE : N/A
DRAWN BY : DZ
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-0.2

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PLAN FOR THE IMPROVEMENT OF

GRADING & DRAINAGE PLANS

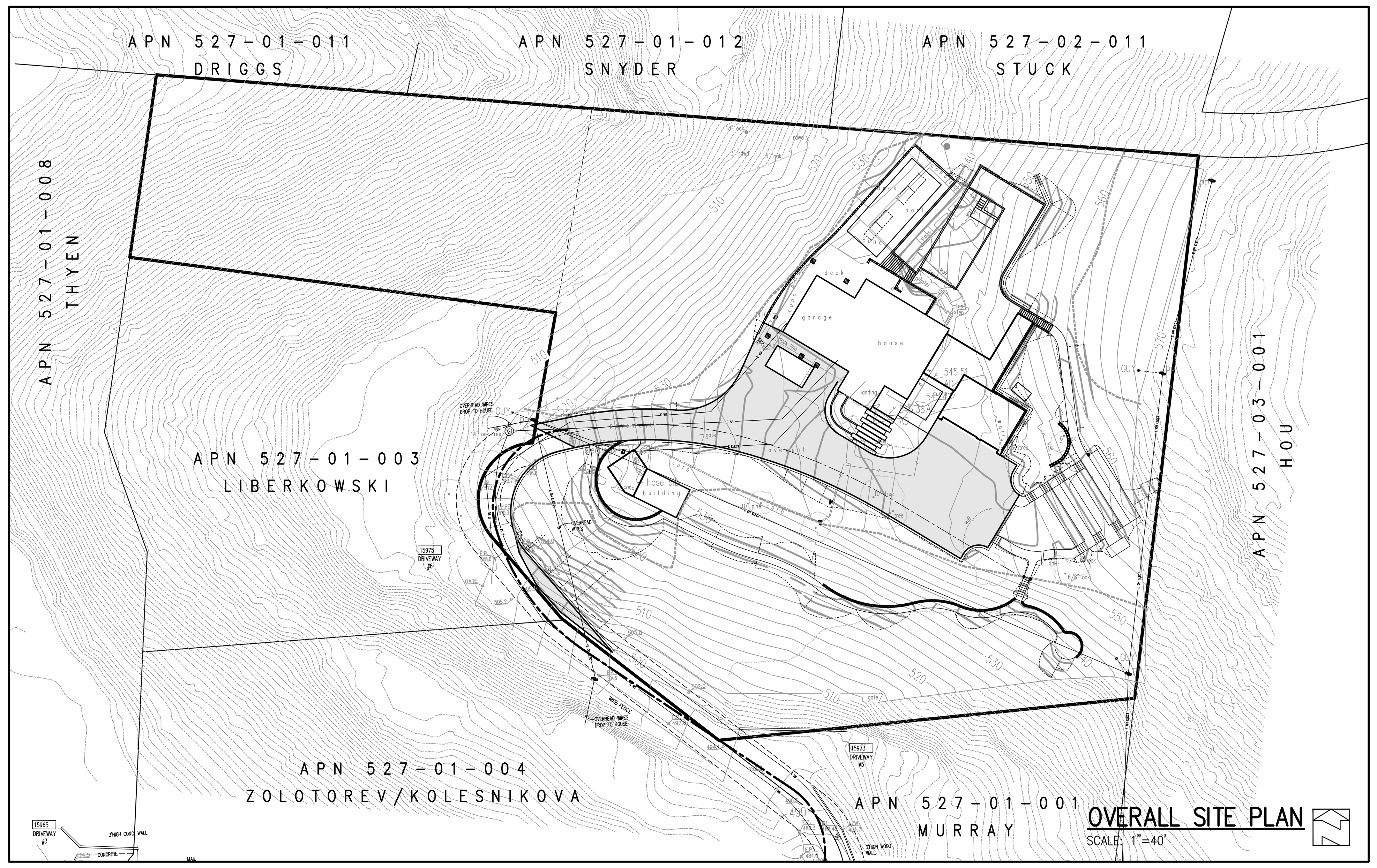
TOWN OF LOS GATOS
ARCHITECTURE AND SITE APPLICATION NO. S-20-017

TOWN OF LOS GATOS STANDARD PUBLIC IMPROVEMENT NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
   a. TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS).
   b. ALL TOWN OF LOS GATOS CONDITIONS OF APPROVAL RELATED TO THE PROJECT.
   c. THESE PLANS AND DETAILS.
   d. RECOMMENDATIONS OF THE PROJECT SOILS INVESTIGATION
   SOILS ENGINEER GEO FORENSICS INC.
   REFERENCE REPORT NO. 220063, DATED 3/10/23
   LETTER NO. __________, DATED ____________, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THESE PLANS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
3. A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (4080 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
   a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
   b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
7. ALL WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
8. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
9. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, SURFACE IMPROVEMENTS, DRAINAGE, WATER, SEWER, ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.
12. DURING CONSTRUCTION, ALL APPLICABLE WORK (SUBGRADE, PAVING, ETC.) SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING SUCH WORK. THE ENGINEER SHALL BE ON-SITE TO VERIFY CONDITIONS AS REQUIRED IN HIS REPORT. SHOULD ANY CHANGES TO THE REPORT RECOMMENDATIONS BE NECESSARY, TOWN APPROVAL SHALL BE OBTAINED PRIOR TO ANY ASSOCIATED WORK.
13. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHALL BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
14. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE WEEK IN ADVANCE OF CLOSURE, AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND PROTECTION TO THE PUBLIC AT ALL TIMES.
16. OWNER/APPLICANT: ____________________________ PHONE:_____________
17. GENERAL CONTRACTOR: _________________________ PHONE:_____________
18. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
19. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.

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

REV.: DEC. 2015



OVERALL SITE PLAN
SCALE: 1"=40'

TOWN OF LOS GATOS NPDES NOTES

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

NOTE:

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

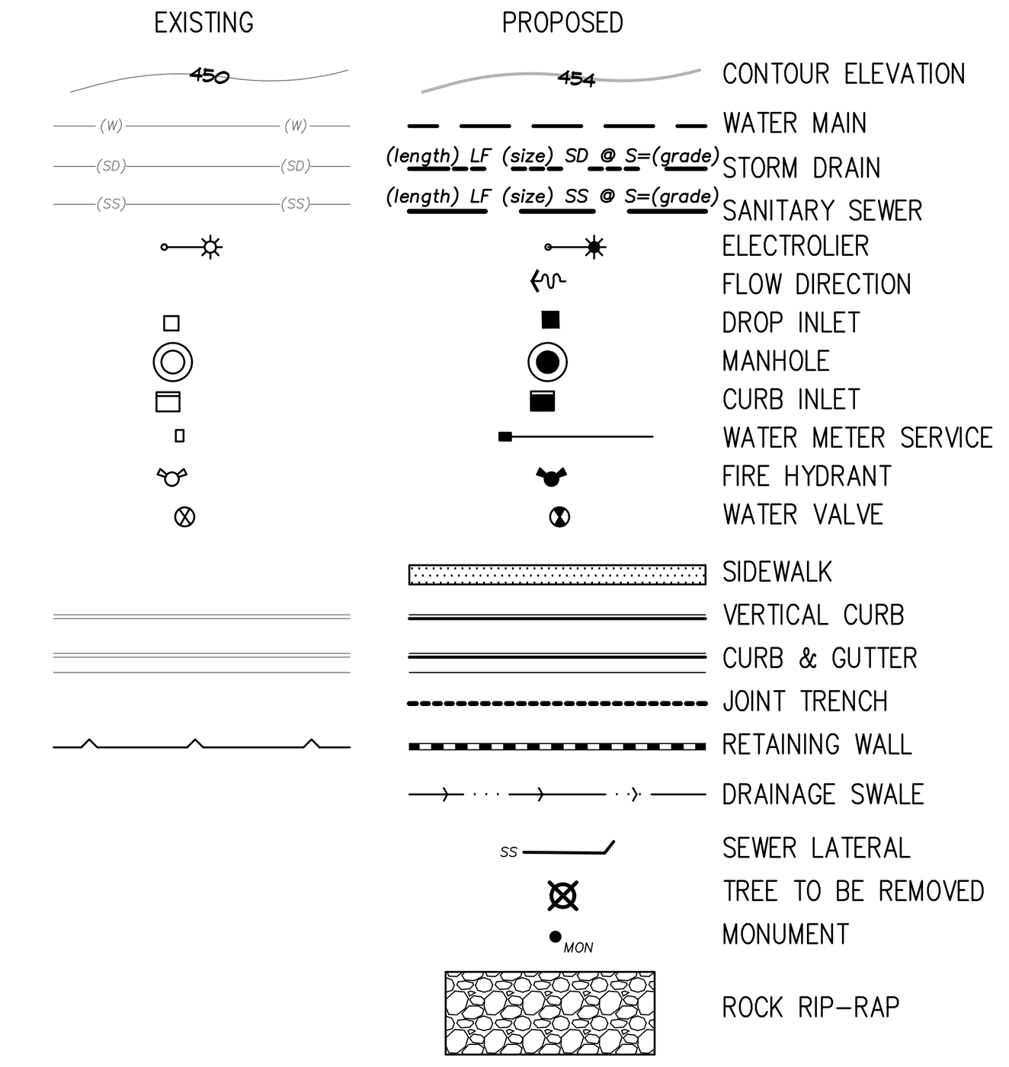
NOTE TO CONTRACTOR

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

NOTE:

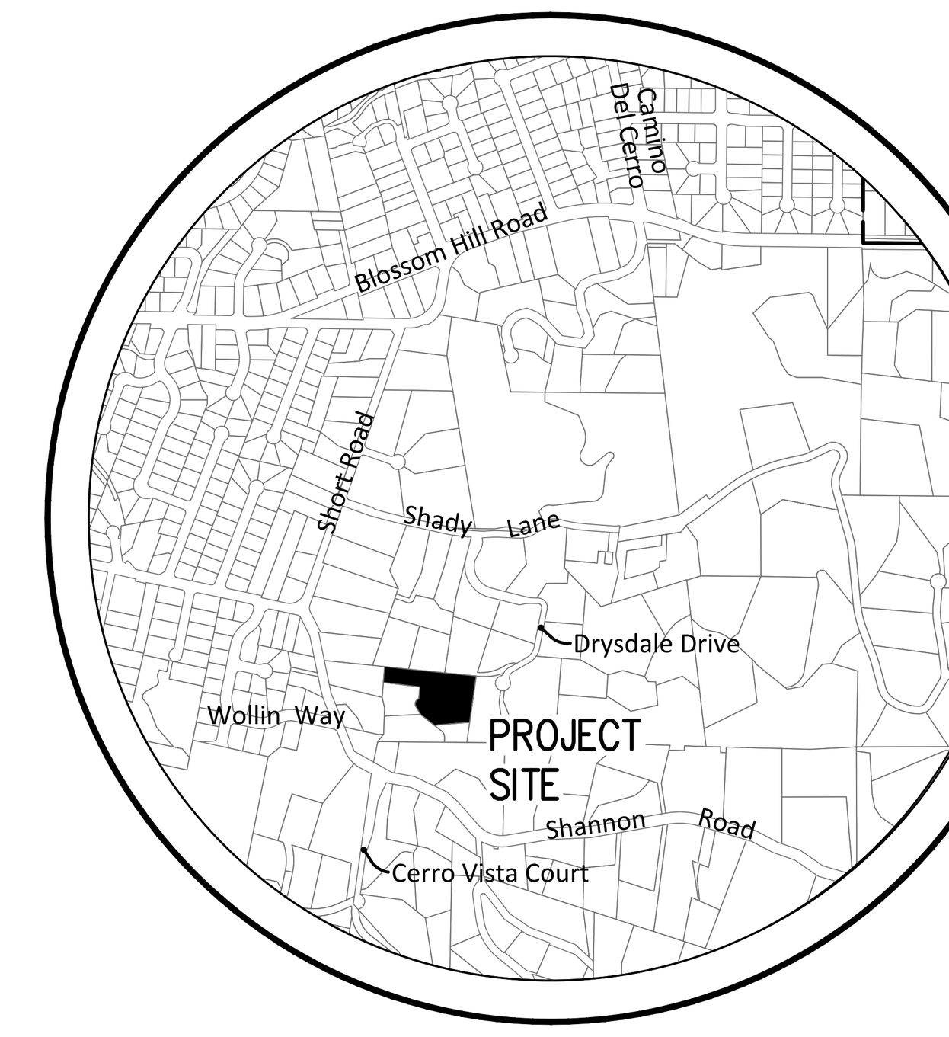
ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

LEGEND



ABBREVIATIONS

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



VICINITY MAP

SHEET INDEX

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE AREA: 92,152 SF	TOTAL SITE AREA DISTURBED: 39,087 SF *(INCLUDING CLEARING, GRADING OR EXCAVATING)*			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	13,518	13,518	2,722	16,240
TOTAL NEW & REPLACED IMPERVIOUS AREA		16,240		
PERVIOUS AREA	78,634			75,912

TABLE 1 - MAXIMUM GRADED CUTS AND FILLS

SITE ELEMENT	CUT	FILL
ADDITION	11.7'	0
GARAGE	4.6'	0
POOL	4'	3'
YARD	2'	3'
DRIVEWAY	2'	5'

REGISTERED PROFESSIONAL ENGINEER ★ AMANDA JOY MUSY-VERDEL NO. 69278 CIVIL ★ STATE OF CALIFORNIA

DATE:	MAY 2023
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22083

PARKS AND PUBLIC WORKS DEPARTMENT

PLAN FOR THE IMPROVEMENT OF
LANDS OF THORTON - 15977 SHANNON ROAD
APN 527-01-002
COVER SHEET
ARCHITECTURE AND SITE APPLICATION NO. S-20-017

TOWN OF LOS GATOS

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET · GILROY · 95020 · CALIFORNIA
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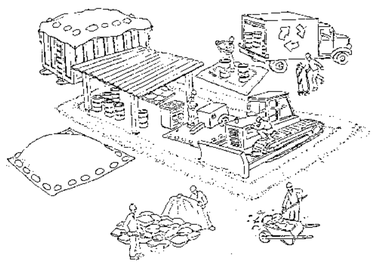
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

REVISIONS | BY | DATE

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

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

Paving/asphalt work

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

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

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

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

REV.: SEPT. 2016

◇		
REVISIONS	BY	DATE

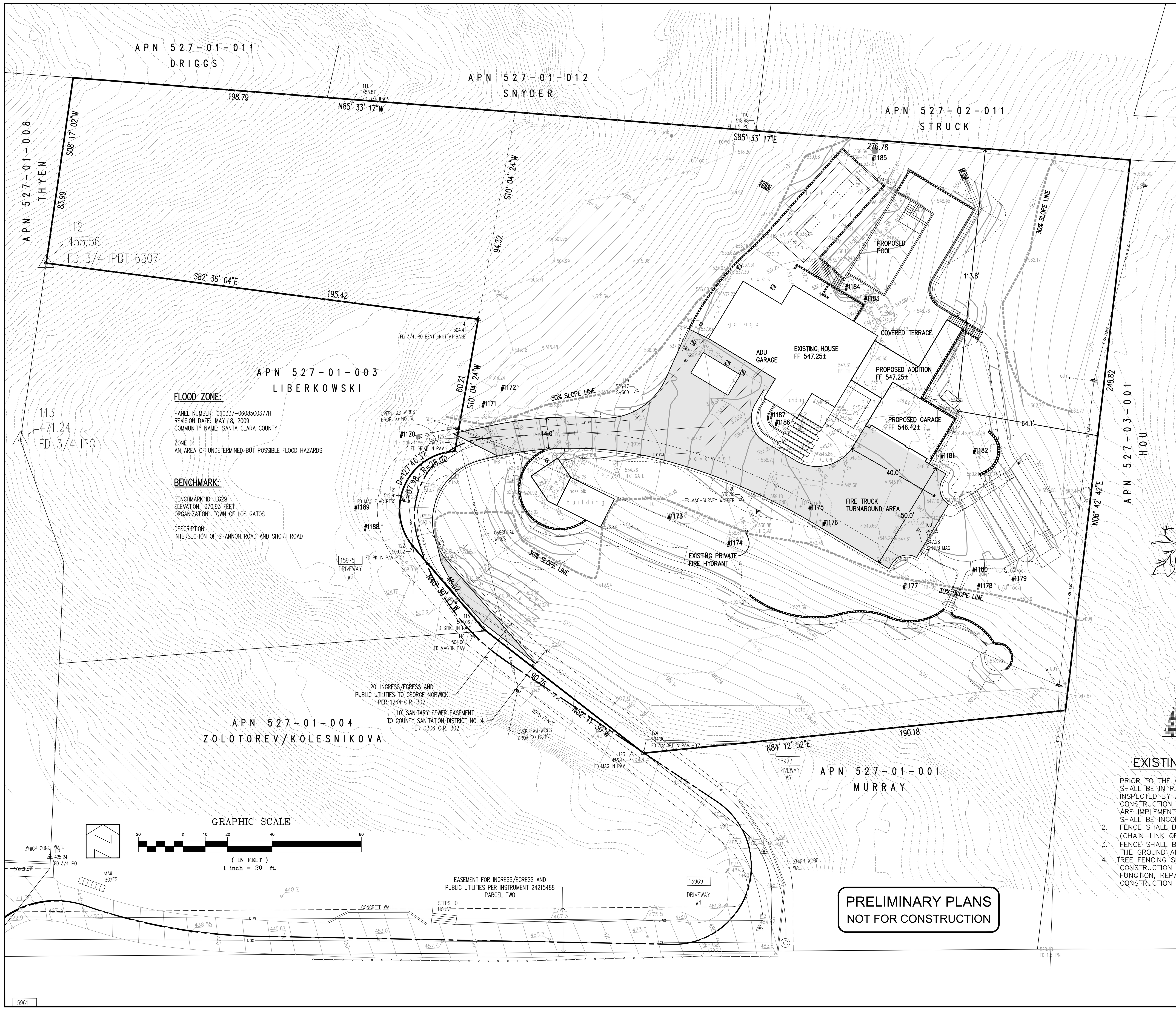
HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

GRADING & DRAINAGE PLANS
LANDS OF THORTON - 15977 SHANNON ROAD
APN 527-01-002
BLUEPRINT FOR A CLEAN BAY
ARCHITECTURE AND SITE APPLICATION NO. S-20-017
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

DATE: MAY 2023
SCALE: NONE
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 22083

AMANDA JOY MUSY-VERDEL
NO. 69278

SHEET 2 OF 8



Slope Density of Proposed Pool Area

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

S = the slope density
I = the contour interval in feet = 2 ft
L = the sum length of contour lines in feet = 122
A = the area in acres = 0.019

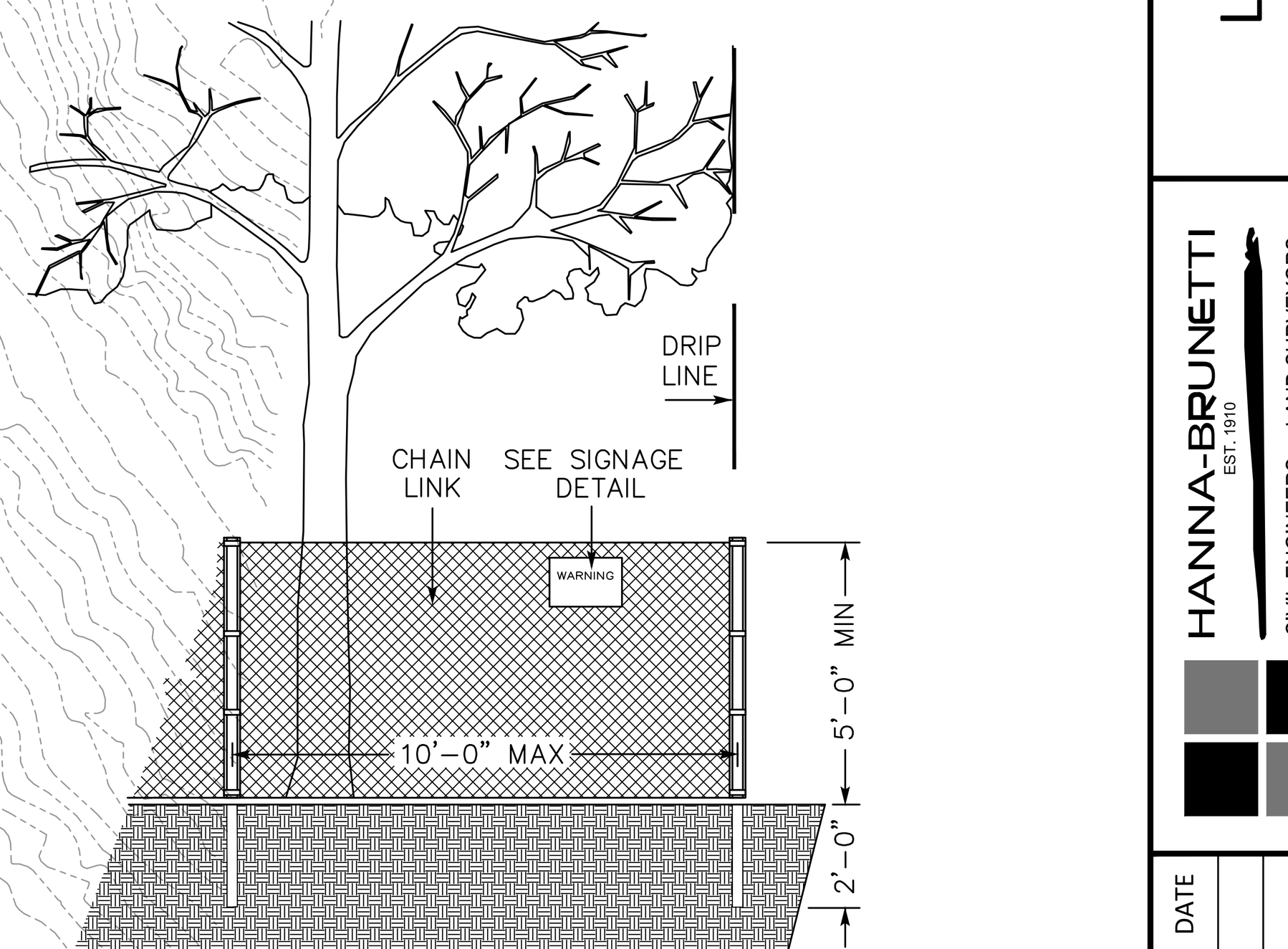
$$S = \frac{0.0023\ (2 \times 122)}{0.019} = 29.5\%$$

Slope Density of Proposed Developed Area

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

S = the slope density
I = the contour interval in feet = 1 ft
L = the sum length of contour lines in feet = 32,314
A = the area in acres = 2.12

$$S = \frac{0.0023\ (1 \times 32314)}{2.12} = 35\%$$



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.

PLAN FOR THE IMPROVEMENT OF
LANDS OF THORTON - 15977 SHANNON ROAD
APN 527-01-002
EXISTING TOPOGRAPHIC SURVEY & SITE PLAN
ARCHITECTURE AND SITE APPLICATION NO. S-20-017
TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

DATE:	MAY 2023
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22083

REGISTERED PROFESSIONAL ENGINEER ★ AMANDA JOY MUSY-VERDEL ★ NO. 69278 ★ CIVIL ★ STATE OF CALIFORNIA

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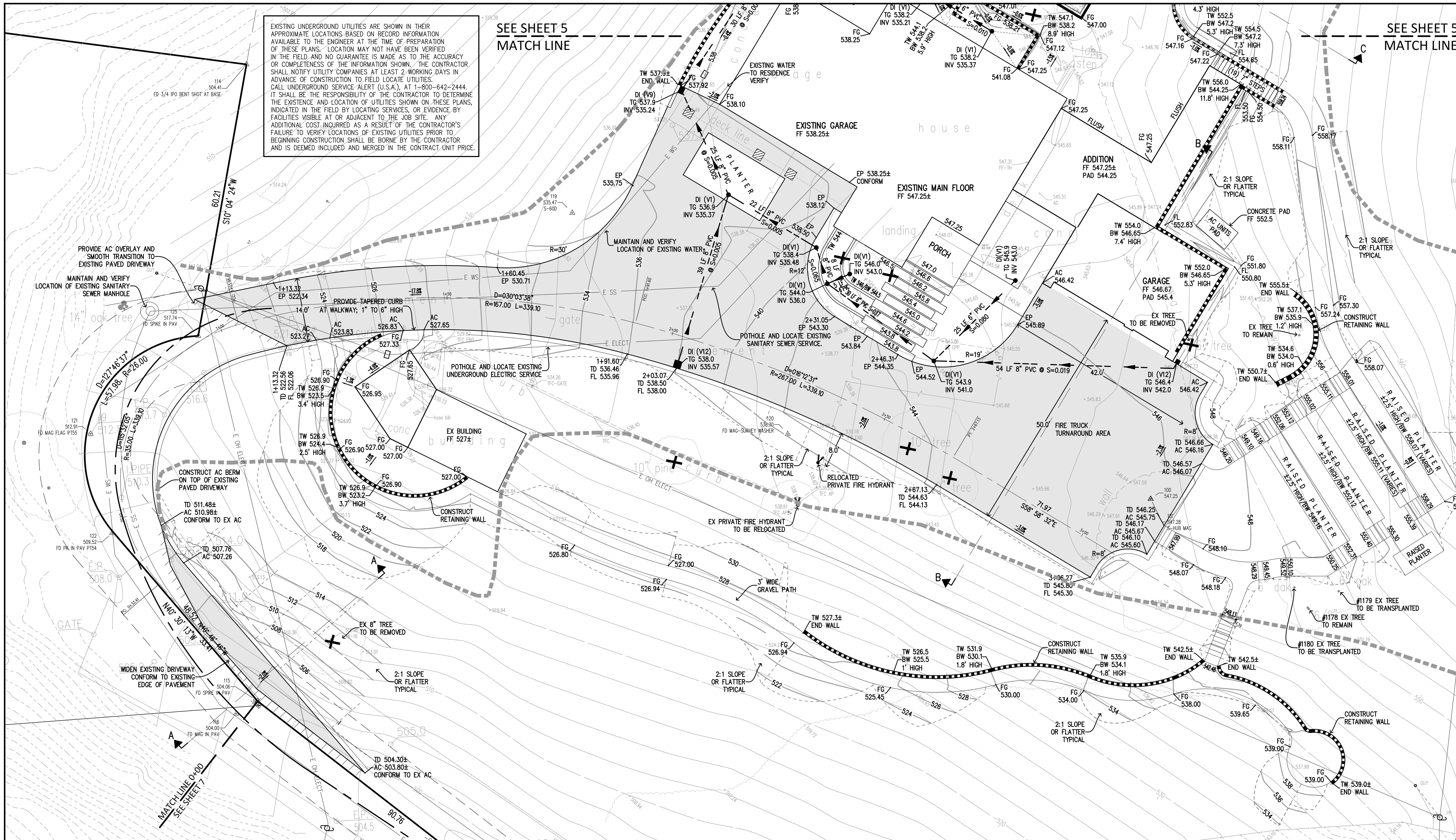
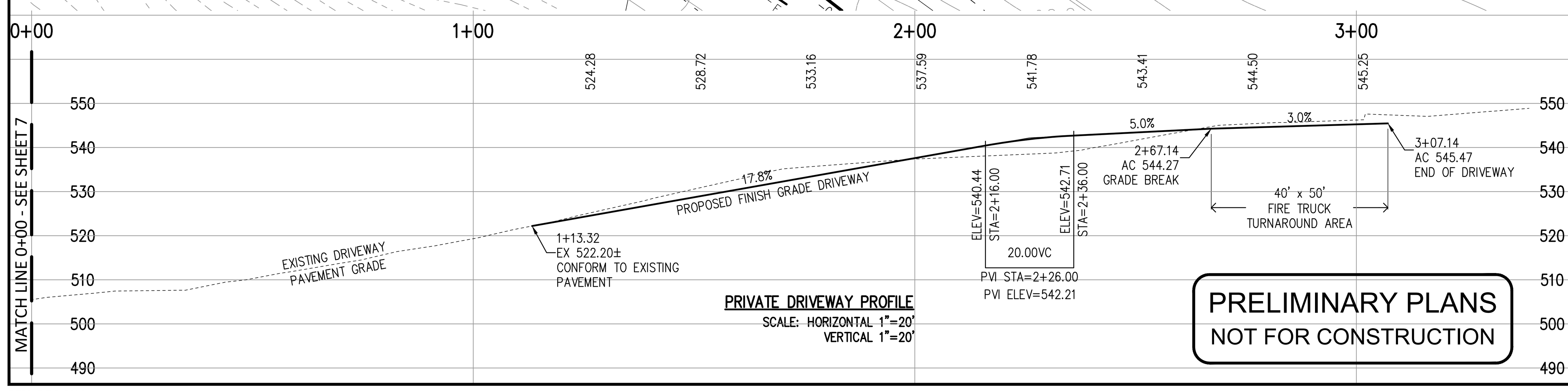
REVISIONS | BY | DATE

REV.: DEC. 2015

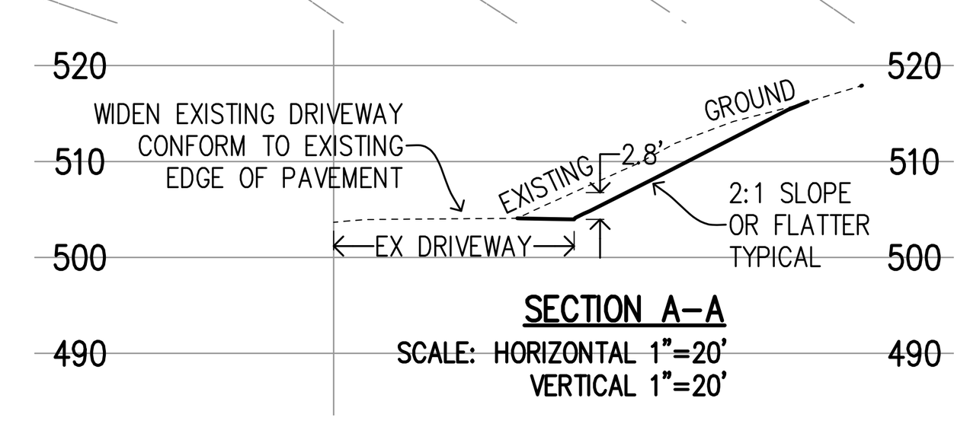


EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

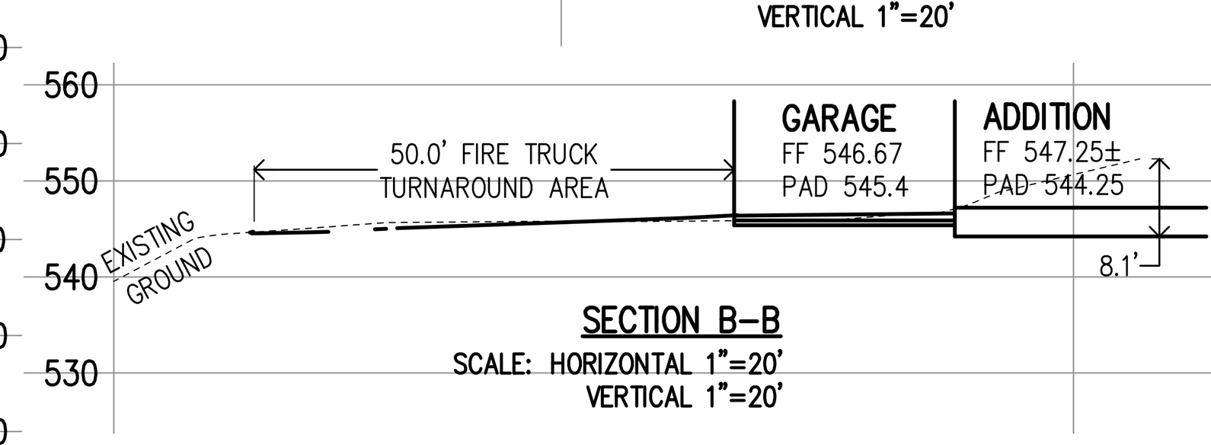


PRIVATE DRIVEWAY PROFILE
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



SECTION A-A
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



SECTION B-B
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'

GRADING

DRIVEWAY		DRIVEWAY (WIDENING)		LANDSCAPING		POOL		TOTAL	
CUT	326± C.Y.	CUT	67± C.Y.	CUT	264± C.Y.	CUT	106± C.Y.	CUT	764± C.Y.
FILL	99± C.Y.	FILL	0± C.Y.	FILL	130 C.Y.	FILL	5± C.Y.	FILL	234± C.Y.

EXCAVATION

HOUSE (UNDER SEPARATE PERMIT)
CUT 220± C.Y.
FILL 0± C.Y.

PROJECT TOTAL
CUT 984± C.Y.
FILL 234± C.Y.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

DATE:	MARCH 2023
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22083

PLAN FOR THE IMPROVEMENT OF
LANDS OF THORTON - 15977 SHANNON ROAD
APN 527-01-002
DRIVEWAY - GRADING & DRAINAGE PLAN
ARCHITECTURE AND SITE APPLICATION NO. S-20-017
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
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CIVIL ENGINEERS · LAND SURVEYORS
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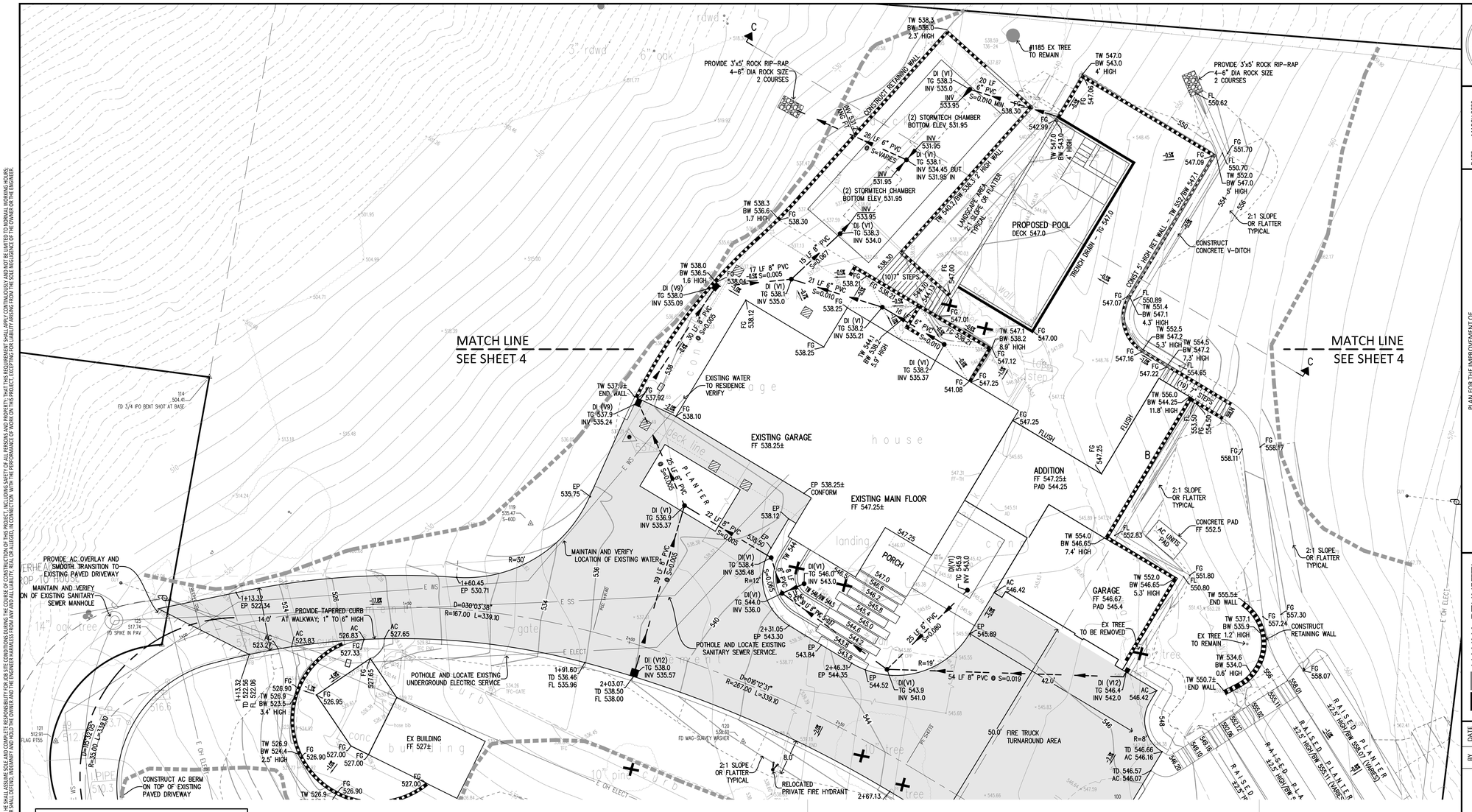
REVISIONS | BY | DATE



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

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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

NOTE:
FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL-WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.

TYPICAL 14' DRIVEWAY
NO SCALE

SECTION C-C
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=10'

REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

DATE:	MARCH 2023
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22083

PLAN FOR THE IMPROVEMENT OF

LANDS OF THORTON - 15977 SHANNON ROAD

APN 527-01-002

YARD - GRADING & DRAINAGE PLAN

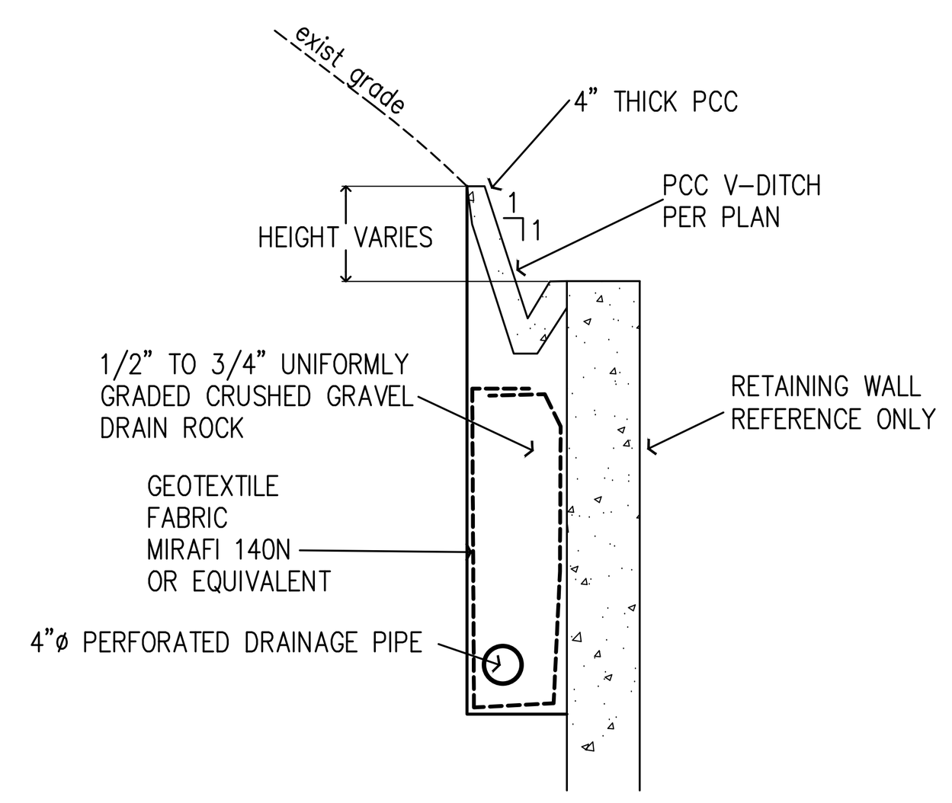
ARCHITECTURE AND SITE APPLICATION NO. S-20-017

TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

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

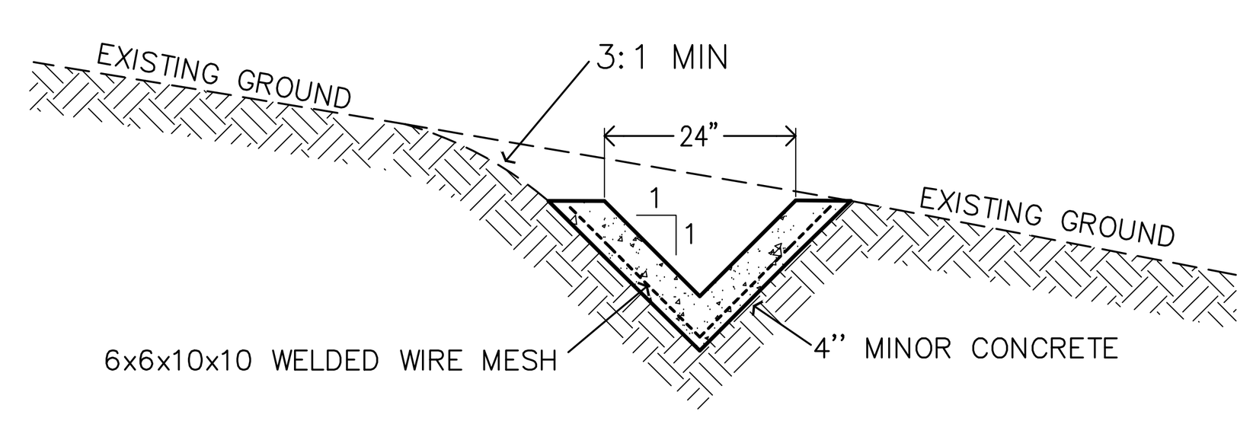
REVISIONS	BY	DATE

SHEET 5 OF 8



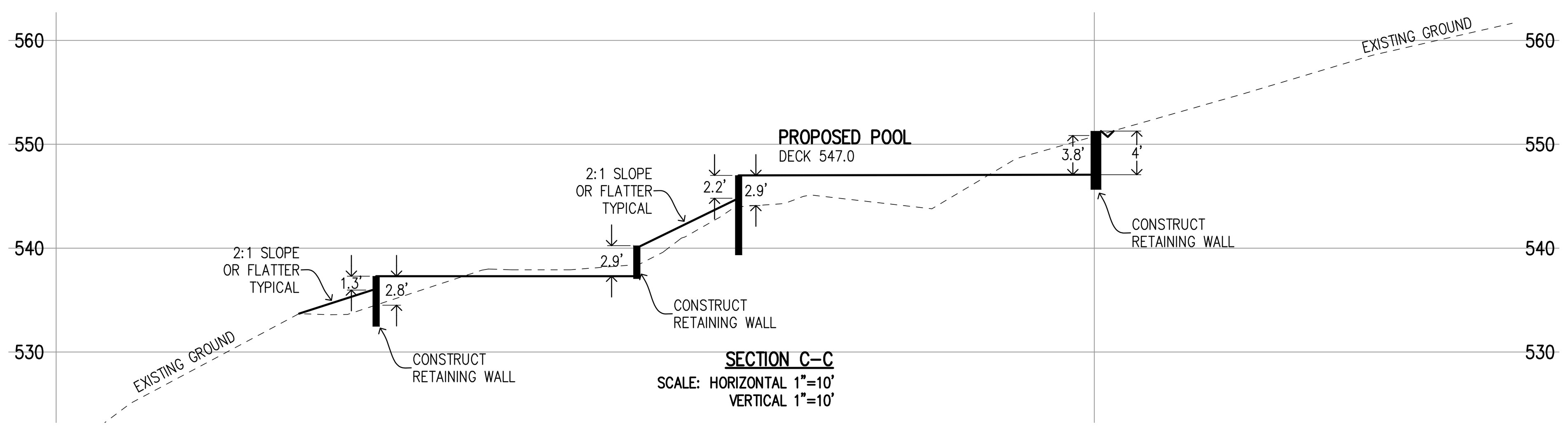
CONCRETE-LINED DITCH AT BACK OF RETAINING WALL

NO SCALE



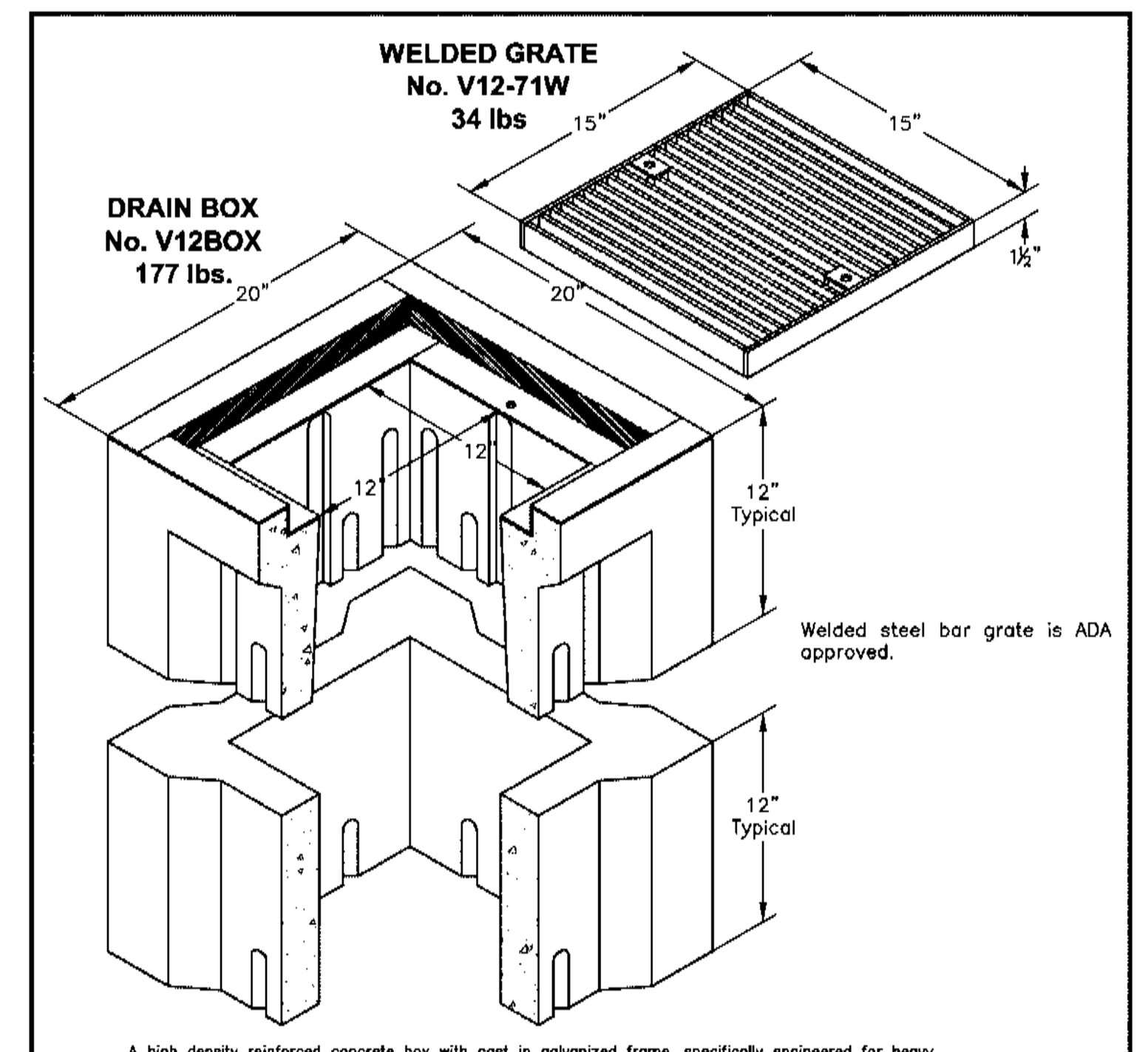
CONCRETE-LINED DITCH

NO SCALE



SECTION C-C

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=10'



A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177	V12 Drain Box (12 x 12") H/20 Loading, bolt down Interchangeable with Brooks #1212 Box– 12 per pallet
V12-71W	GRATE	34	Welded, steel cross bars, H/20 loading, galvanized
V12X12	EXTENSION	120	12" Reinforced concrete– 12 per pallet

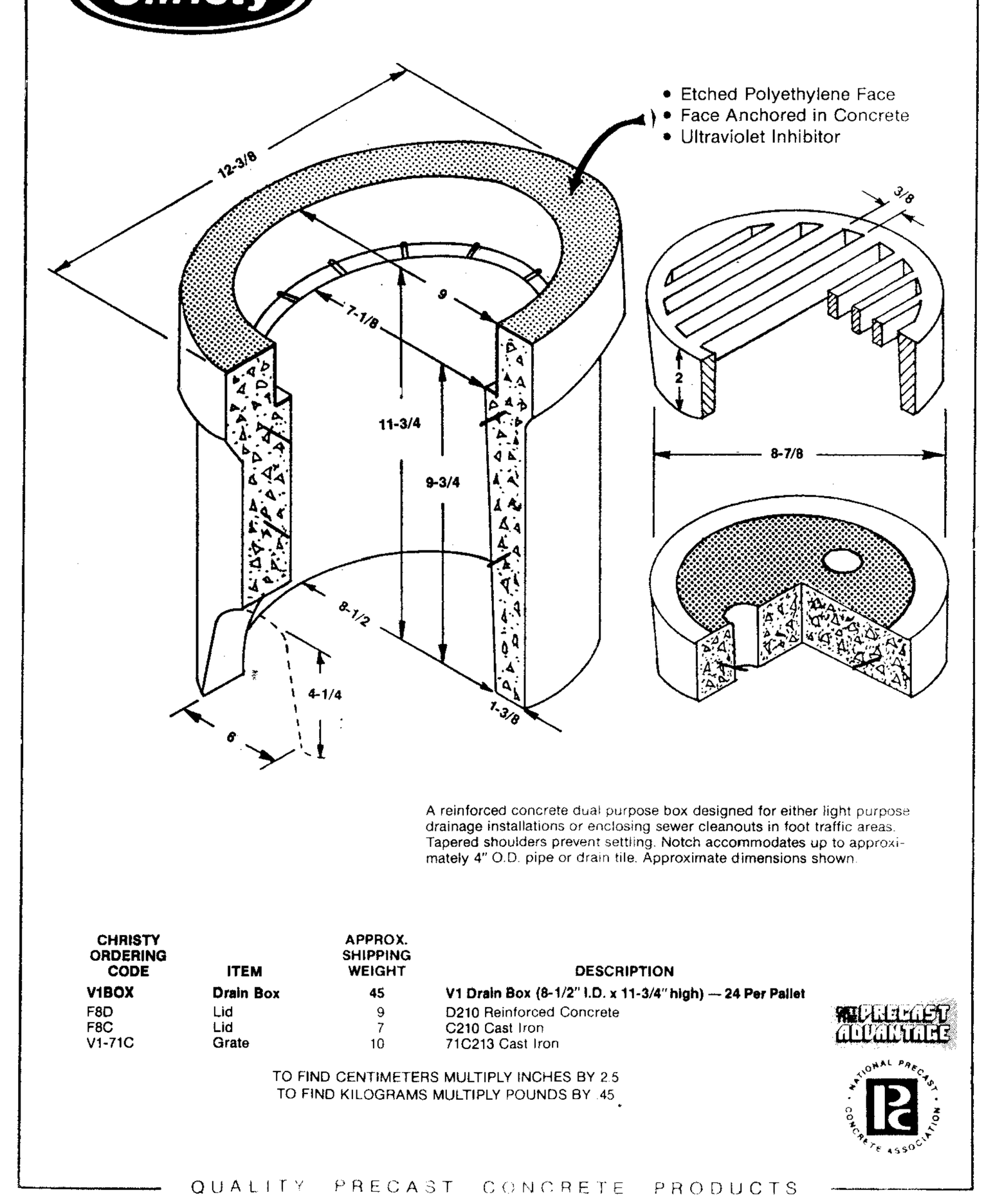
Oldcastle Precast® Enclosure Solutions
MADERA/TRACY/ROSEVILLE/PHOENIX
Phone: (800) 486-7070 Fax: (800) 486-6804
Copyright © 2009 Oldcastle Precast Inc.

V12 DRAIN BOX
FILE NAME: V12_ISO
ISSUE DATE: January, 2009
www.oldcastleprecast.com

V12 DRAIN BOX 12" x 12"
Christy

Christy

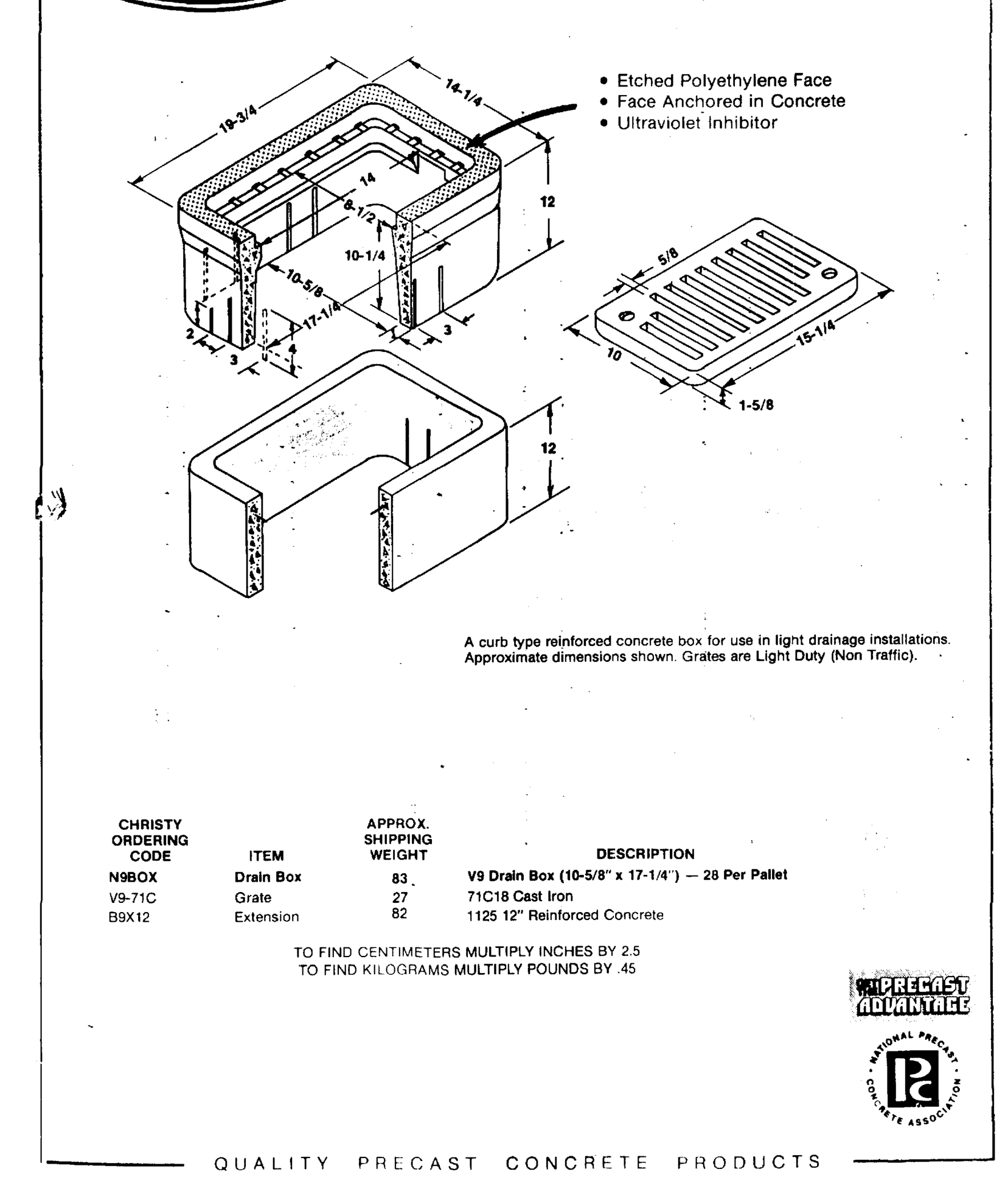
V1 Drain Box 8-5/8" I.D. x 12"



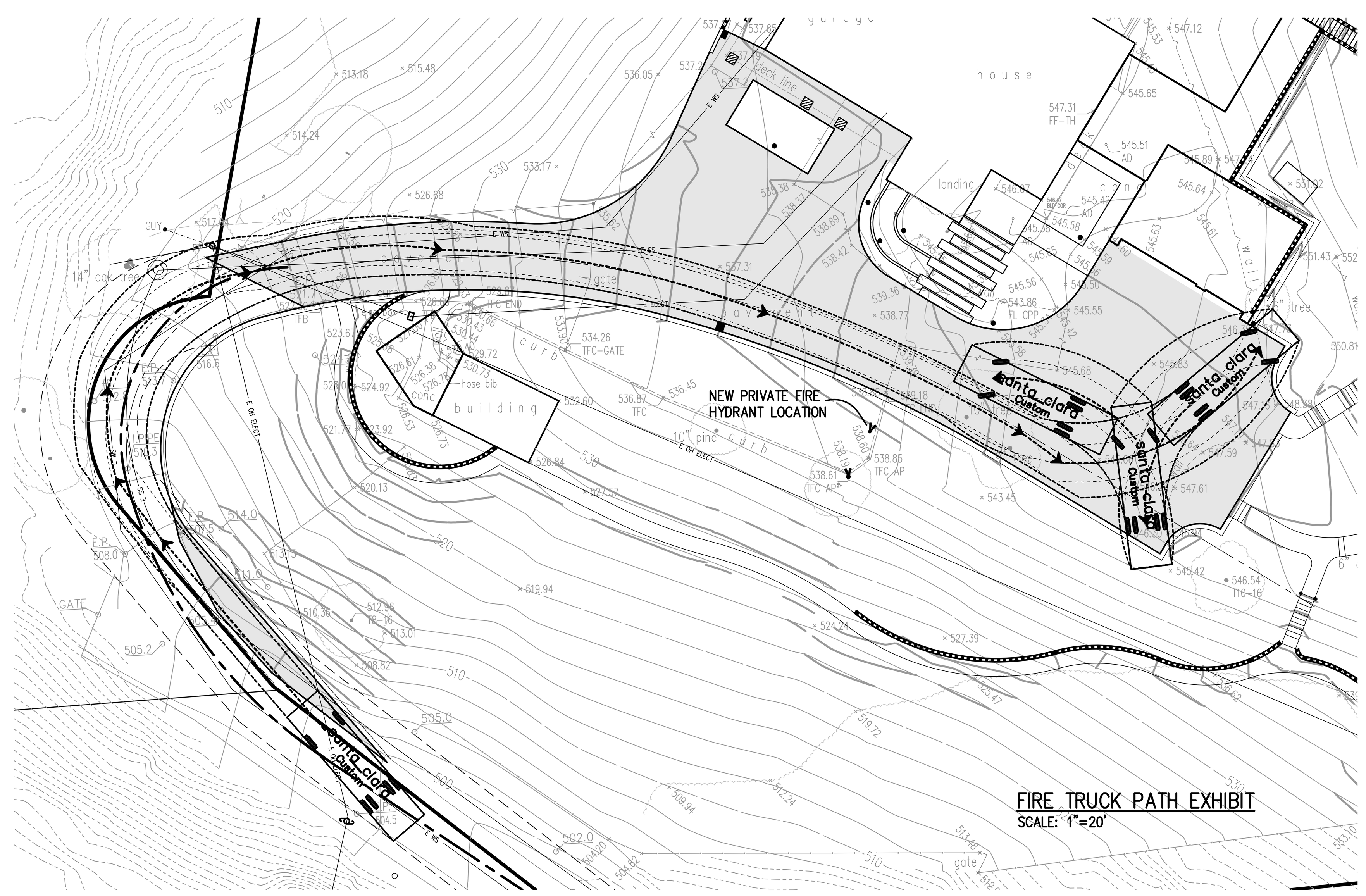
QUALITY PRECAST CONCRETE PRODUCTS

Christy

V9 Drain Box 10-5/8" x 17-1/4"



QUALITY PRECAST CONCRETE PRODUCTS



FIRE TRUCK PATH EXHIBIT

SCALE: 1"=20'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS	BY	DATE

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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EMAIL: ENGINEERING @ HANNABRUNETTI.COM

PLAN FOR THE IMPROVEMENT OF
LANDS OF THORTON - 15977 SHANNON ROAD
APN 527-01-002
SECTIONS & DETAILS
ARCHITECTURE AND SITE APPLICATION NO. S-20-017

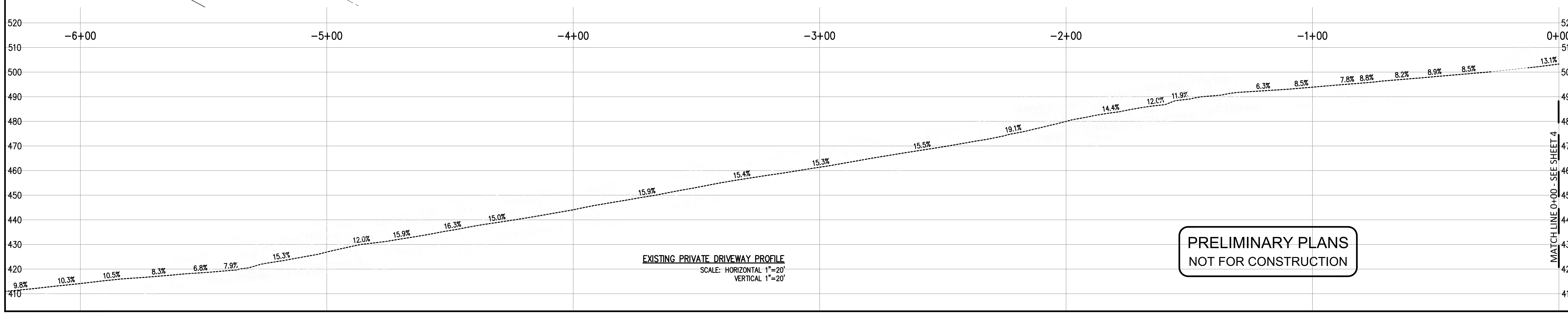
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

DATE:	MARCH 2023
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22083

REGISTERED PROFESSIONAL ENGINEER ★ AMANDA JOY MUSY-VERDEL ★ NO. 69278 ★ CIVIL ★ STATE OF CALIFORNIA

REV.: DEC. 2015

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



REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER ★ STATE OF CALIFORNIA ★ AMANDA JOY MUSY-VERDEL NO. 69278 CIVIL

DATE:	MARCH 2023
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22083

PLAN FOR THE IMPROVEMENT OF

LANDS OF THORTON - 15977 SHANNON ROAD

APN 527-01-002

EXISTING DRIVEWAY - PLAN & PROFILE

ARCHITECTURE AND SITE APPLICATION NO. S-20-017

TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT

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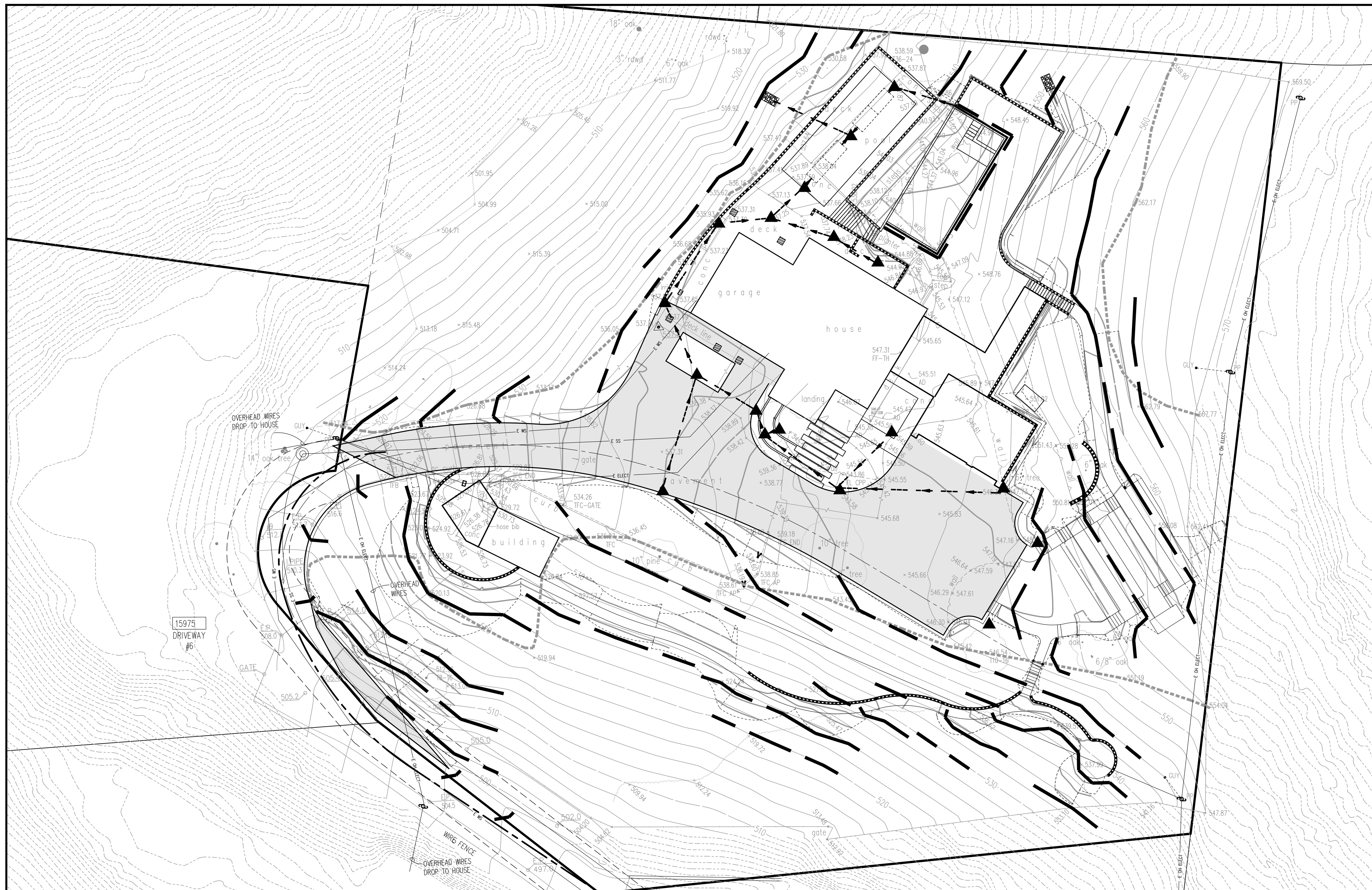
REVISIONS	BY	DATE



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.

2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.

3. A FIBER ROLL PER "FIBER ROLL DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.

4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.

5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.

6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.

7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED OR NON-VEGETATIVE STABILIZATION PER EC-16, PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION.
ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE QSD.
THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL CITY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO CITY ENGINEER'S APPROVAL.

8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.

10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBILE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.

11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.

12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM.
IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE CITY ENGINEER.

13. IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

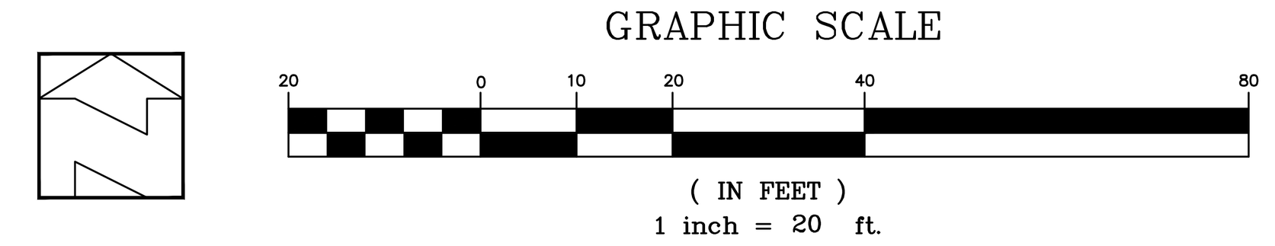
HYDROSEED TABLE

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

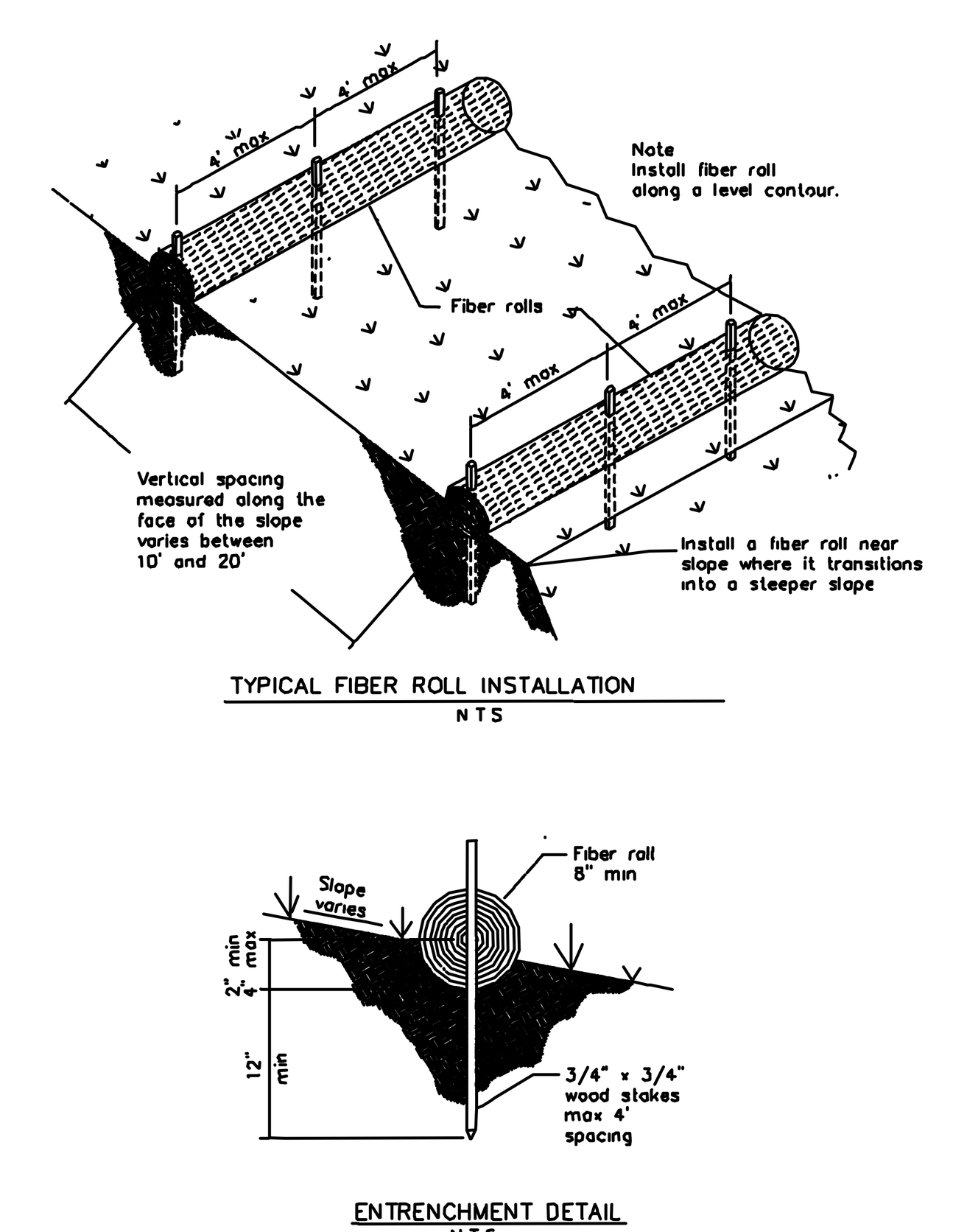
LEGEND

FIBER ROLL BARRIER PER DETAIL SE-5

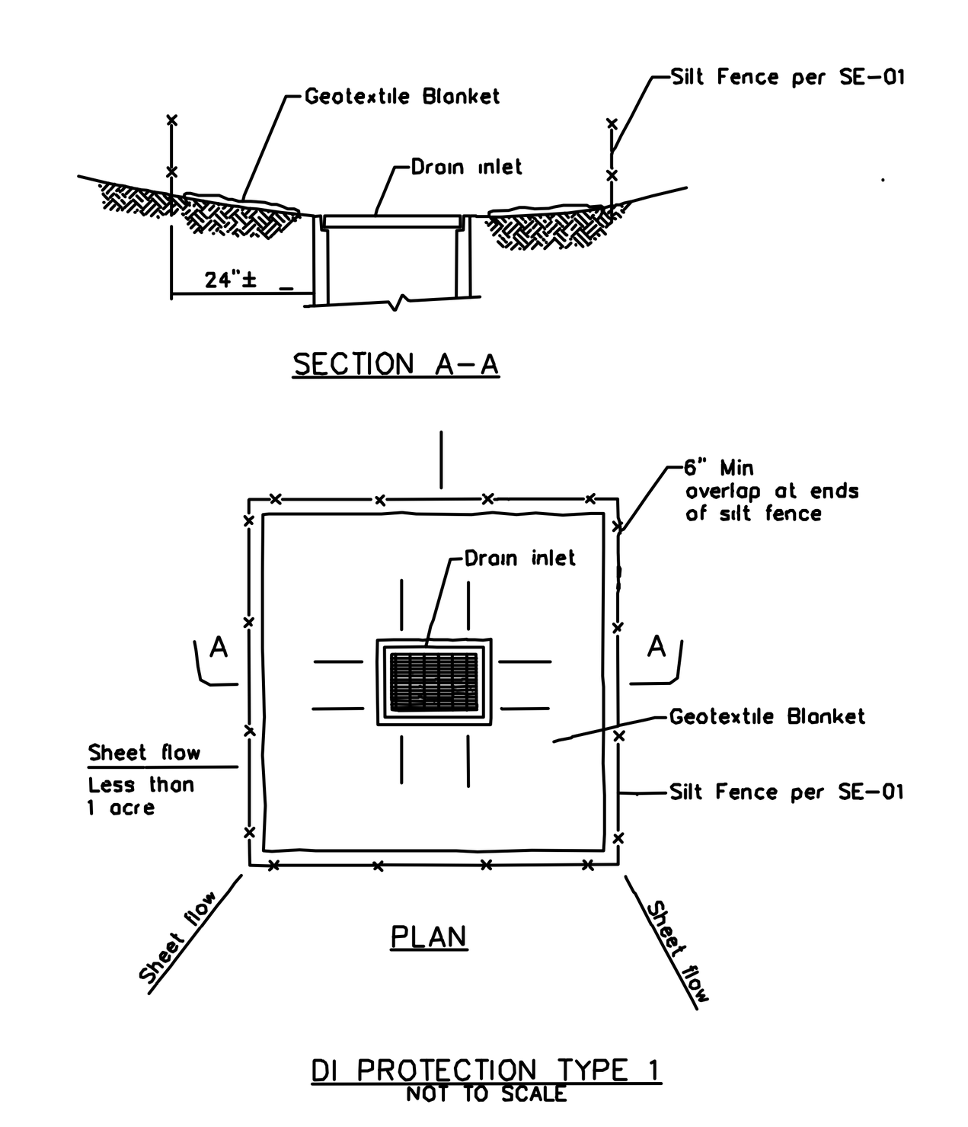
STORM DRAIN INLET PROTECTION PER DETAIL SE-10



SE-5 Fiber Rolls



SE-10 Storm Drain Inlet Protection



NOTES
1 For use in areas where grading has been completed and final soil stabilization and seeding are pending
2 Not applicable in paved areas
3 Not applicable with concentrated flows.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER ★ AMANDA JOY MUSY-VERDEL NO. 69278 CIVIL ★ STATE OF CALIFORNIA

DATE:	MARCH 2023
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22083

PLAN FOR THE IMPROVEMENT OF

LANDS OF THORTON - 15977 SHANNON ROAD

APN 527-01-002

EROSION CONTROL PLAN

ARCHITECTURE AND SITE APPLICATION NO. S-20-017

TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET · GILROY · 95020 · CALIFORNIA
OFFICE (408) 842-2173 · FAX (408) 842-3662
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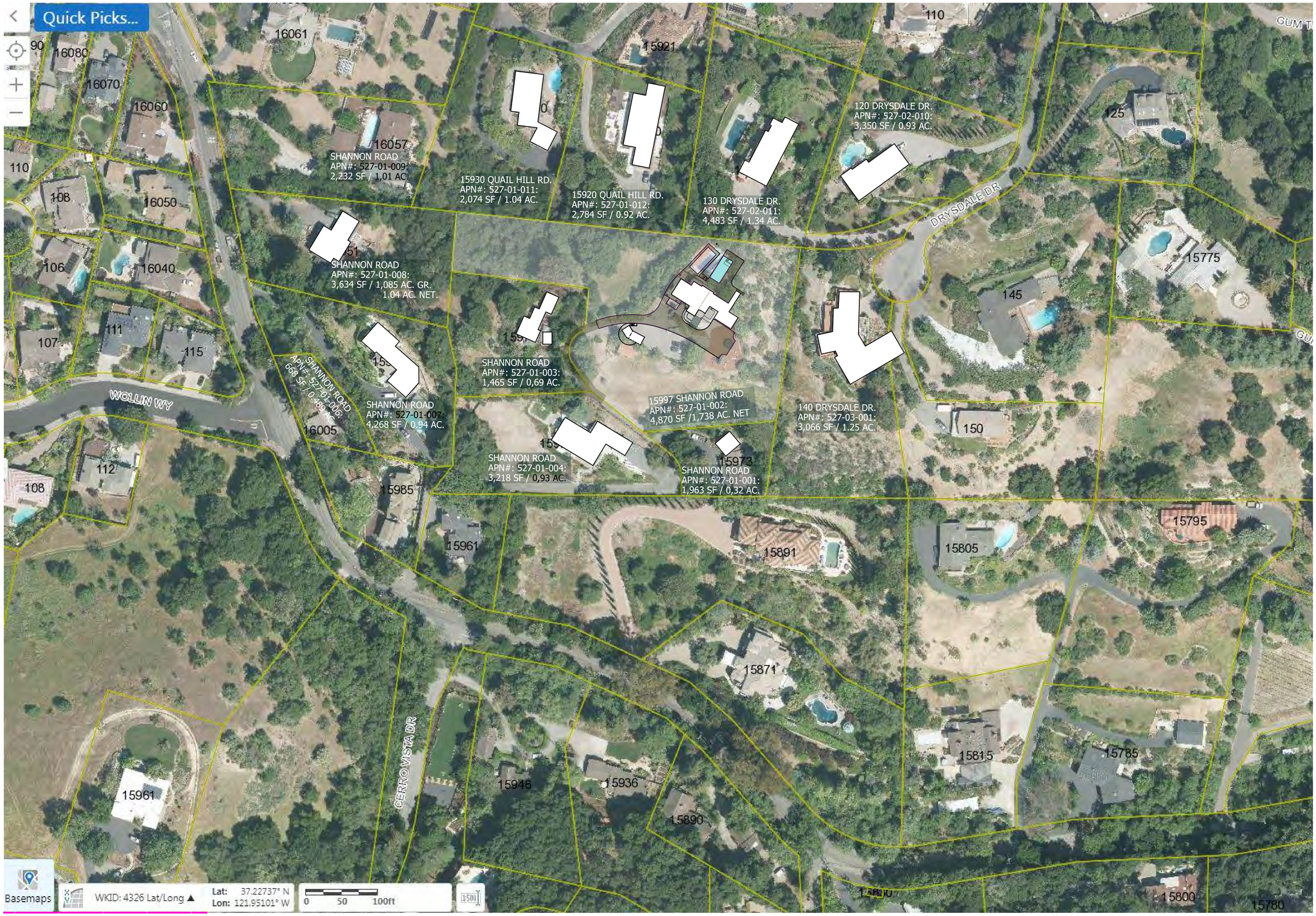
REVISIONS	BY	DATE

REV.: DEC. 2015



METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS

1475 S BASCOM AVE SUITE 208
CAMPBELL, CA 95008
(408)871-1071 phone
www.metroarchitects.com

PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

NEIGHBORHOOD PLAN

DATE :	6/22/2023
SCALE :	AS SHOWN
DRAWN BY :	T J S, DZ
CHECKED BY :	TS
ARCHITECT :	TOM SLOAN
PROJECT NO :	19685

SHEET NUMBER

A-1.0

6/22/2023 2:25 PM
THORNTON 5.24-23.dwg

APN 527-02-011
STRUCK
LOT 7
TRACT NO. 3973
207 MAPS 41-42

APN 527-01-012
SNYDER

APN 527-01-011
DRIGGS

APN 527-01-008
THYEN

APN 527-01-003
LIBERKOWSKI

APN 527-01-004
ZOLOTOREV/KOLESNIKOVA

APN 527-01-001
MURRAY

APN 527-03-001
HOU
LOT 3
TRACT NO. 3973
207 MAPS 41-42

JART, LLC
INSTRUMENT: 24215488 (PARCEL ONE)
APN 527-01-002

INDICATES 20'-0" REQUIRED SIDE SETBACK
(E) CHAIN-LINK FENCE
INDICATES 25'-0" REQUIRED REAR SETBACK
(E) HARDSCAPE TO BE REMOVED -TYP.
30 % SLOPE LINE
S85° 33' 17"E 276.76
N85° 33' 17"W 198.79
S10° 04' 24"W 94.32
S06° 17' 02"W 83.99
S82° 36' 04"E 195.42
S10° 04' 24"W 60.21
N06° 42' 42"E 248.62
N84° 12' 52"E 190.18
N52° 11' 30"W 90.76
N40° 30' 13"W 48.52
D=12°46'37" L=57.98' R=26.00
67.77' EXISTING SIDE SETBACK
103'-3" EXISTING REAR SETBACK
103'-3" EXISTING FRONT SETBACK
142.98' EXISTING SIDE SETBACK
INDICATES EXISTING TREE TO REMAIN, TYP.
TREE DRIP LINE
(E) HOUSE TO REMAIN
INDICATES (E) RETAINING WALL TO BE REMOVED - TYP.
POWER POLE
(E) WIRE FENCE
WOOD DECK TO BE REMOVED - TYP..
(E) ELECTRIC SERVICE TO BE RELOCATED - SEE SITE PLAN FOR NEW LOCATION
(E) GAS METER TO BE ABANDONED
INDICATES (E) TREE TO BE TRANSPLANTED
INDICATES TREE PROTECTION FENCING PER TOWN OF LOS GATOS GENERAL TREE PROTECTION DIRECTIONS AND PER ARBORIST REPORT RECOMMENDATION - SEE SHEET L-4
POWER POLE W/ TRANSFORMER
(E) GATE TO BE REMOVED
(E) FDC
INDICATES EXISTING DRIVEWAY TO BE REMOVED
INDICATES EXISTING ACCESSORY BUILDING TO REMAIN
EXISTING PRIVATE FIRE HYDRANT TO BE RELOCATED
INDICATES EXISTING RETAINING WALLTO BE REMOVED - TYP.
INDICATES EXISTING PAVEMENT AT THE DRIVEWAY TO BE REMOVED AND REPLACED WITH NEW ASPHALT
PINE TREES 1168 & 1169 HAVE BEEN REMOVED PER TREE REMOVAL PERMIT
(E) 8" TREE TO BE REMOVED
INDICATES 20'-0" REQUIRED SIDE SETBACK
INDICATES 30'-0" REQUIRED FRONT SETBACK
INDICATES 30'-0" REQUIRED FRONT SETBACK
INDICATES 30'-0" REQUIRED FRONT SETBACK
19.9' EASEMENT FOR INGRESS/EGRESS AND PUBLIC UTILITIES PER INSTRUMENT 24215488 (PARCEL TWO)
EASEMENT FOR INGRESS/EGRESS AND PUBLIC UTILITIES PER INSTRUMENT: 24215488 (PARCEL TWO)
EASEMENT FOR INGRESS/EGRESS AND PUBLIC UTILITIES PER INSTRUMENT: 24215488 (PARCEL TWO)
1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189

EXISTING / DEMOLITION SITE PLAN LEGEND

PROPERTY LINE
SETBACK LINE
(E) MINOR GRADE CONTOUR LINE
(E) MAJOR GRADE CONTOUR LINE
EXISTING FENCE TO REMAIN
EXISTING FENCE TO BE REMOVED
(E) HARDSCAPE TO BE REMOVED
(E) SITE RETAINING WALL TO BE REMOVED -TYP
(E) EDGE OF PAVEMENT
(E) OVERHEAD POWER LINE TO BE UNDERGROUNDED
INDICATES AREA WITHIN LRDA LIMIT LINE (SLOPE UNDER 30 %) LINE (TYP.)
PORTION OF (E) BUILDING TO BE REMOVED
EXISTING BUILDING TO REMAIN
(E) DRIVEWAY TO BE REMOVED
AREA OF EXISTING PAVEMENT AT (E) DRIVEWAY TO BE REMOVED
EXISTING HARDSCAPE TO BE REMOVED - TYP. U.N.O.
TREE PROTECTION FENCING
STRAW WATTLE
(E) TREE TO REMAIN
(E) TREE TO BE REMOVED
(E) TREE TO BE TRANSPLANTED 1180
TREE NUMBER - SEE SHEET T-1 FOR MORE INFO 1189

FLOOD ZONE:

PANEL NUMBER: 060337-0608SC0377H
REVISION DATE: MAY 18, 2009
COMMUNITY NAME: SANTA CLARA COUNTY
ZONE D
AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS

BENCHMARK:

BENCHMARK ID: LG29
ELEVATION: 370.93 FEET
ORGANIZATION: TOWN OF LOS GATOS
DESCRIPTION: INTERSECTION OF SHANNON ROAD AND SHORT ROAD

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS
1475 S BASCOM AVE SUITE 208
CAMPBELL, CA 95008
(408)871-1071 phone
www.metroarchitects.com

PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

EXISTING / DEMOLITION SITE PLAN

DATE : 6/22/2023
SCALE : 1/16" = 1'- 0"
DRAWN BY : T J S, DZ
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-1.1

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THORNTON 5-24-23.dwn

FIRE DEPARTMENT NOTES

FIRE PROTECTION WATER
AN AUTOMATIC NFPA 13D FIRE SPRINKLER SYSTEM APPROVED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT SHALL BE INCLUDED IN ALL PORTIONS OF THE BUILDING. THREE SETS OF PLANS PREPARED BY A SPRINKLER CONTRACTOR SHALL BE SUBMITTED TO THE SANTA CLARA COUNTY FIRE DEPARTMENT (14700 WINCHESTER BLVD., LOS GATOS, CA 95032) FOR REVIEW AND APPROVAL. THE SPRINKLERS SHALL BE INSPECTED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION AND OCCUPANCY OF THE BUILDING.

A. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, HYDRAULICALLY DESIGNED IN ACCORDANCE WITH **NFPA STANDARD 13D -2019 EDITION** AND LOCAL ORDINANCES SHALL BE INSTALLED THROUGHOUT THE ENTIRE STRUCTURE. THE FIRE SPRINKLER SYSTEM SUPPLY VALVING, FIRE DEPARTMENT CONNECTION (FDC), ETC., SHALL BE INSTALLED AS REQUIRED TO COMPLY WITH **NFPA 13D** REQUIREMENTS.
B. FAST RESPONSE FIRE SPRINKLER HEADS SHALL BE INSTALLED THROUGHOUT THE GARAGE AND ALL CONTIGUOUS AREAS WITHIN THE STRUCTURE.
C. A STATE OF CALIFORNIA LICENSED FIRE PROTECTION CONTRACTOR SHALL PROVIDE (3) COPIES OF THE WORKING DRAWINGS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING OF WORK.
D. THE FIRE DISTRICT MUST ISSUE A PERMIT PRIOR TO THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM.
E. THE SPRINKLER CONTRACTOR MUST HAVE A CITY BUSINESS LICENSE AND WORKER'S COMPENSATION CERTIFICATE.
F. A FLAT CEILING IS REQUIRED IN AREAS INCORPORATING AN AUTOMATIC FIRE SPRINKLER SYSTEM TO ASURE PROPER FUNCTIONING OF THE SPRINKLER HEADS.
G. THE BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. SPRINKLER CONTROL VALVES SHALL BE LOCATED TO ALLOW CONTROL OF THE SPRINKLER RISER FROM OUTSIDE THE BUILDING. SUBMIT SHOP DRAWINGS (3 SETS) AND A PERMIT APPLICATION TO THE FIRE PREVENTION DIVISION FOR REVIEW AND APPROVAL BEFORE INSTALLING THE SYSTEM. CALL (408) 378-4010 FOR MORE INFORMATION.

SMOKE ALARMS
PER CBC #907.2.9.2, SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH CBC #907.2.11.

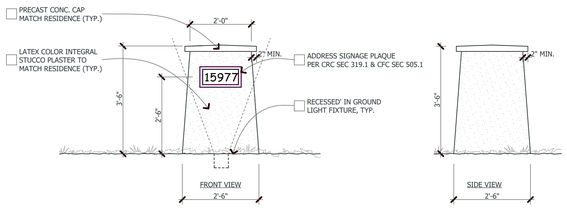
EGRESS DOORS
EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, THUMB TURN, OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED, UNLESS ANY OF THE EXCEPTIONS TO THE SECTION 1008.1.9.4 ARE MET. (CBC #1008.1.9)

PREMISES IDENTIFICATION / PROJECT ADDRESS
APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF 0.5 INCH. (CFC/505.1)

WILDLAND / URBAN INTERFACE FIRE AREA
THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND URBAN INTERFACE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A. & R337
THE FOLLOWING CONDITIONS SHALL APPLY
A. CLASS 'A' ROOF ASSEMBLY IS REQUIRED. SEE PROVIDED DETAILS ON AD SHEETS.
B. MIN. 1/2" SPARK ARRESTOR SHALL BE PROVIDED FOR EACH CHIMNEY.
C. COMBUSTIBLE VEGETATION SHALL BE REMOVED WITHIN 30FT TO 100FT. OF STRUCTURE AND BE IN COMPLIANCE WITH CBC SEC 701A.3.2.4 PRIOR TO PROJECT FINAL APPROVAL.

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.

CONSTRUCTION SITE FIRE SAFETY
ALL CONSTRCUTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND THE FIRE DEPARTMENT'S STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33



1 ADDRESS COLUMN DETAIL
SCALE: 1/2"= 1'-0"

APN 527-02-011
STRUCK
LOT 7
TRACT NO. 3973
207 MAPS 41-42
JART, LLC
INSTRUMENT: 24215488 (PARCEL ONE)
APN 527-01-002

APN 527-01-012
SNYDER

APN 527-01-011
DRIGGS

APN 527-01-003
LIBERKOWSKI

APN 527-01-008
THYEN

APN 527-03-001
HOU
LOT 3
TRACT NO. 3973
207 MAPS 41-42

APN 527-01-001
MURRAY

APN 527-01-004
ZOLOTOREV/KOLESNIKOVA

S85° 33' 17"E 276.76
N85° 33' 17"W 198.79
S10° 04' 24"W 94.22
S10° 04' 24"W 60.21
S08° 17' 02"W 83.99
S82° 36' 04"E 195.42
D=127°46'37" R=26.00 L=57.98
N40° 30' 13"W 48.52
N52° 11' 30"W 90.76
N84° 12' 52"E 190.18
N06° 42' 42"E 249.93

EXISTING RESIDENCE
FF MAIN FLOOR 547.25'
GARAGE 2 FF LOWER FLOOR 538.25'
one parking stall

PROPOSED ADDITION
FF = 547.25'

3- CAR GARAGE
GARAGE FLOOR sloped 1% three parking stalls

MAIN TERRACE
COVERED PATIO
POOL 18' x 42'
SPA
ORGANIC KITCHEN GARDEN
29.50% AVERAGE SLOPE AT POOL
POOL EQUIPMENT VAULT
(E) TERRACE DECK (ABOVE)
ENTRY PORCH
LANDSCAPED GARDEN
4' H RET. WALL
3- GUEST PARKING STALLS
TURNAROUND PER SCCFD STANDARD 1
INDICATES (N) ELEC. METER LOCATION
(E) FDC
(E) TREE TO BE REMOVED
NEW RELOCATED PRIVATE FIRE HYDRANT (TYP.) U.N.O. PER SCCFD STANDARDS
LOCATION OF EXISTING PRIVATE FIRE HYDRANT (TYP.) U.N.O.
RELOCATE (E) WATER METER
EXISTING ACCESSORY STRUCTURE FF =527.00'
PROPOSED ADDITION
INDICATES EXISTING HARDSCAPE AT ACCESSORY BUILDING TO BE REMOVED
(E) 8" TREE TO BE REMOVED
PINE TREES 1168 & 1169 HAVE BEEN REMOVED PER TREE REMOVAL PERMIT
INDICATES NEW 14' WIDE AC DRIVEWAY W/ 13'-6" MIN. VERTICAL CLEARANCE - TYP.
POLE W/SERVICE DROPS & UNDERGROUND RISER 518.8
RELOCATE EX. WATER METER
TREE PROTECTION STRAW WATTLE PER ARBORIST REPORT RECOMMENDATION - SEE DET S-Y/AR-4 -TYP. (SHEET 27 OF 34)
INDICATES NEW PAVEMENT AT EXISTING DRIVEWAY MIN. 12' WIDE AC DRIVEWAY W/ 13'-6" MIN. VERTICAL CLEARANCE - TYP.
INDICATES EXISTING EDGE OF PAVEMENT
(N) ADDRESS SIGNAGE/ IDENTIFICATION COLUMN
19.9' EASEMENT FOR INGRESS/EGRESS AND PUBLIC UTILITIES PER INSTRUMENT 24215488 (PARCEL TWO)
INDICATES 30'-0" REQUIRED FRONT SETBACK
EASEMENT FOR INGRESS/EGRESS AND PUBLIC UTILITIES PER INSTRUMENT: 24215488 (PARCEL TWO)
EASEMENT FOR INGRESS/EGRESS AND PUBLIC UTILITIES PER INSTRUMENT: 24215488 (PARCEL TWO)
20'
INDICATES 20'-0" REQUIRED SIDE SETBACK
INDICATES 30'-0" REQUIRED FRONT SETBACK
INDICATES 30'-0" REQUIRED FRONT SETBACK
INDICATES 25'-0" REQUIRED REAR SETBACK
INDICATES (N) RETAINING WALL - TYP.
POWER POLE
INDICATES PROPOSED RESIDENCE, TYP.
INDICATES (N) AC PADS
(E) WIRE FENCE
3 - PROPOSED PARKING SPACES 10'-0" x 18'-0"
INDICATES PROPOSED 32'-0" WIDE x 21'-6" DEEP INSIDE DIM. - THREE CAR GARAGE (TYP.) U.N.O.
INDICATES (E) RETAINING WALL TO BE REMOVED
INDICATES (E) TREE TO BE TRANSPLANTED
INDICATES TREE PROTECTION FENCING PER TOWN OF LOS GATOS GENERAL TREE PROTECTION DIRECTIONS AND PER ARBORIST REPORT RECOMMENDATION - SEE DET S-X/AR-4 (SHEET 26 OF 34)
POWER POLE W/ TRANSFORMER
INDICATES EXISTING TREE TO REMAIN, TYP.
TREE DRIP LINE
INDICATES 20'-0" REQUIRED SIDE SETBACK
30 % SLOPE LINE
PROPOSED FRONT SETBACK
PROPOSED REAR SETBACK
PROPOSED SIDE SETBACK
PROPOSED FRONT SETBACK FOR ACCESSORY STRUCTURE
PROPOSED SIDE SETBACK FOR ACCESSORY STRUCTURE
N

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- (E) MINOR GRADE CONTOUR LINE
- (E) MAJOR GRADE CONTOUR LINE
- PROPOSED GRADE CONTOUR LINE
- EXISTING FENCE TO REMAIN
- EXISTING FENCE TO BE REMOVED
- (E) HARDSCAPE TO BE REMOVED
- (E) SITE WALL TO BE REMOVED -TYP
- (E) EDGE OF PAVEMENT
- JOINT TRENCH
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- FIRE SPRINKLER LINE
- FIRE HYDRANT
- INDICATES AREA WITHIN LRDA LIMIT LINE (SLOPE UNDER 30 %) (TYP.)
- INDICATES AREA OUTSIDE LRDA LIMIT LINE (SLOPE 30 % OR MORE) (TYP.)
- PORTION OF (E) BUILDING TO BE REMOVED
- EXISTING BUILDING TO REMAIN
- PROPOSED ADDITION
- PROPOSED ASPHALT DRIVEWAY AT (E) DRIVEWAY LOCATION
- INDICATES NEW AREA OF AC DRIVEWAY
- PROPOSED HARDSCAPE
- PROPOSED KITCHEN VEGETABLE GARDEN
- TREE PROTECTION FENCING
- STRAW WATTLE
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- (E) TREE TO BE TRANSPLANTED
- TREE NUMBER - SEE SHEET T-1 FOR MORE INFO

FLOOD ZONE:
PANEL NUMBER: 060337-0608C0377H
REVISION DATE: MAY 18, 2009
COMMUNITY NAME: SANTA CLARA COUNTY
ZONE D
AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS

BENCHMARK:
BENCHMARK ID: LG29
ELEVATION: 370.93 FEET
ORGANIZATION: TOWN OF LOS GATOS
DESCRIPTION: INTERSECTION OF SHANNON ROAD AND SHORT ROAD

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS
1475 S BASCOM AVE SUITE 208
CAMPBELL, CA 95008
(408)871-1071 phone
www.metroarchitects.com

PROJECT NAME
THORNTON RESIDENCE
15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

SITE PLAN

DATE : 6/22/2023
SCALE : 1/16" = 1'- 0"
DRAWN BY : T J S, DZ
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER
A-1.2

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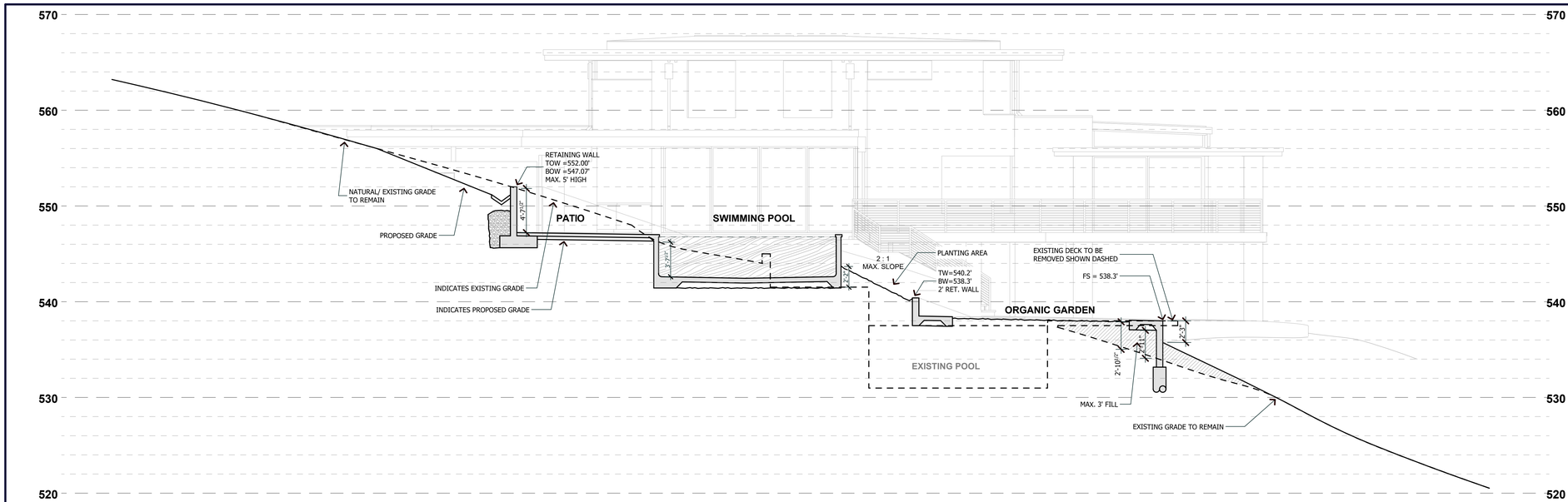
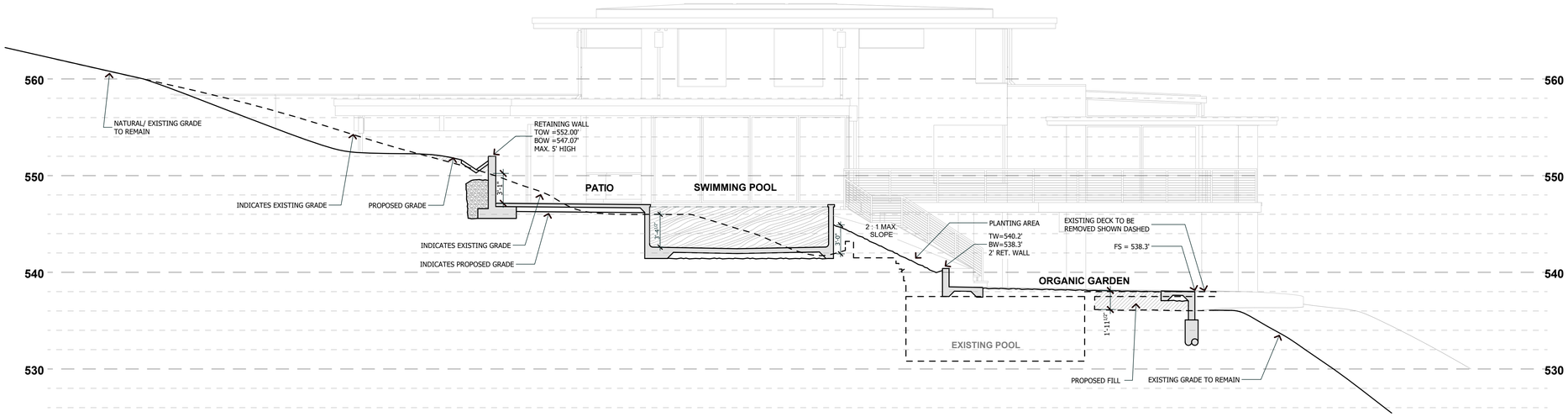


SECTION S1



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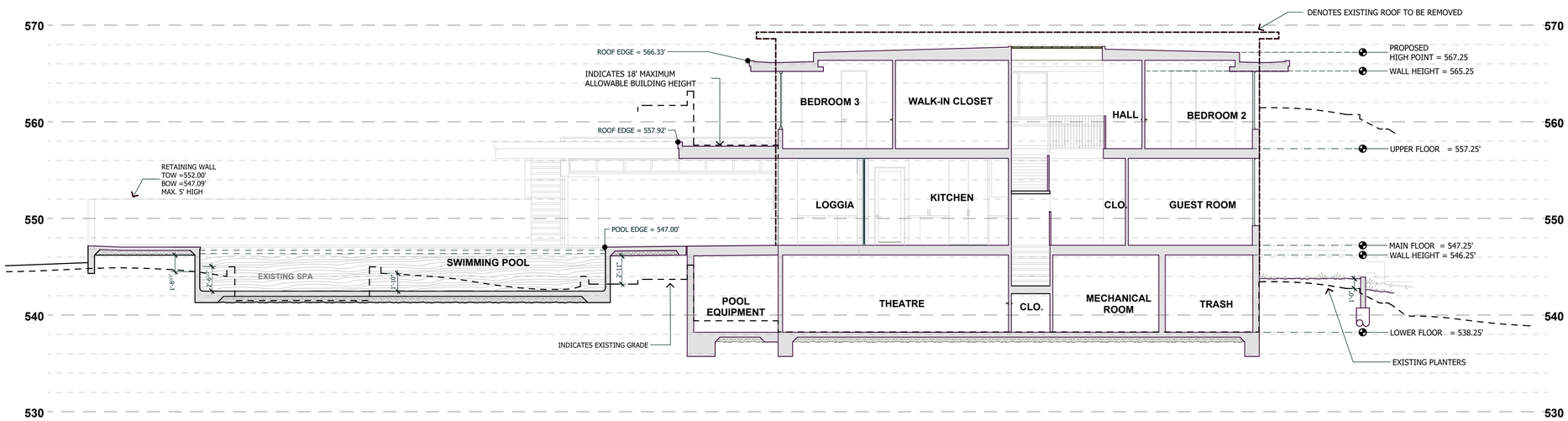

SECTION S3

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

SITE SECTIONS

SECTION 'S1'
SECTION 'S2'
SECTION 'S3'

DATE : 6/22/2023
SCALE : 3/16" = 1'-0"
DRAWN BY : T J S , D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-1.3

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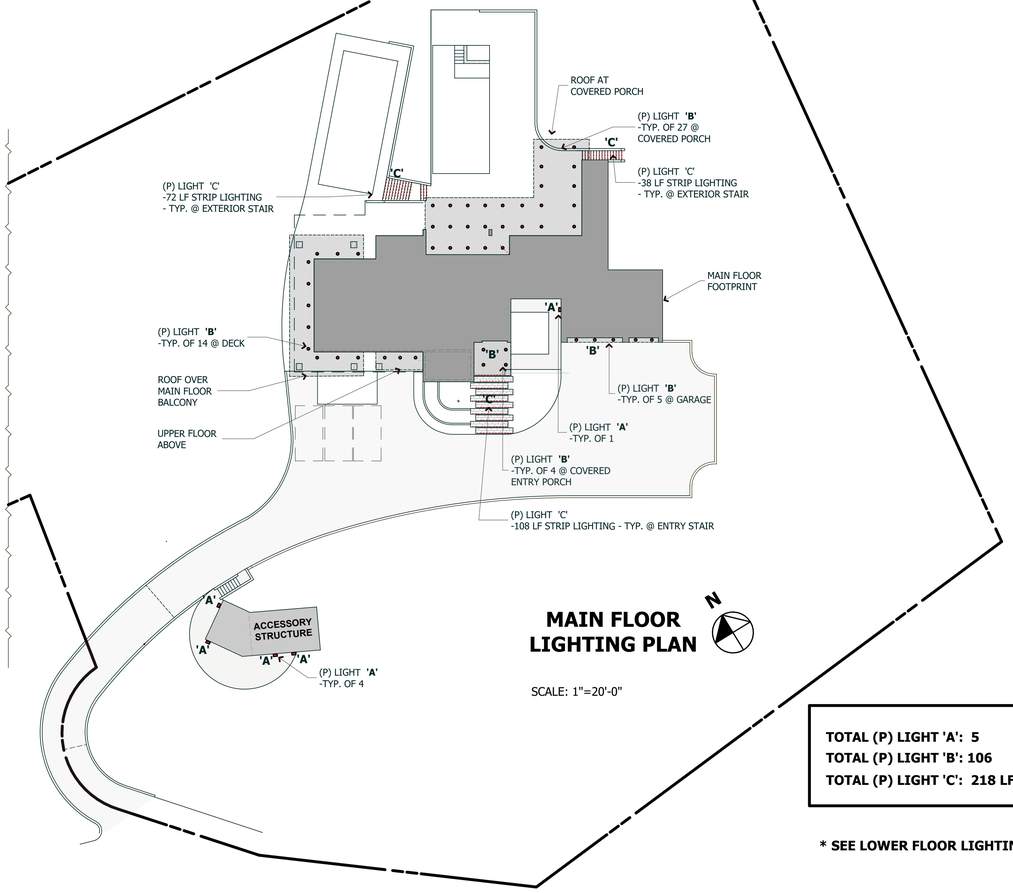
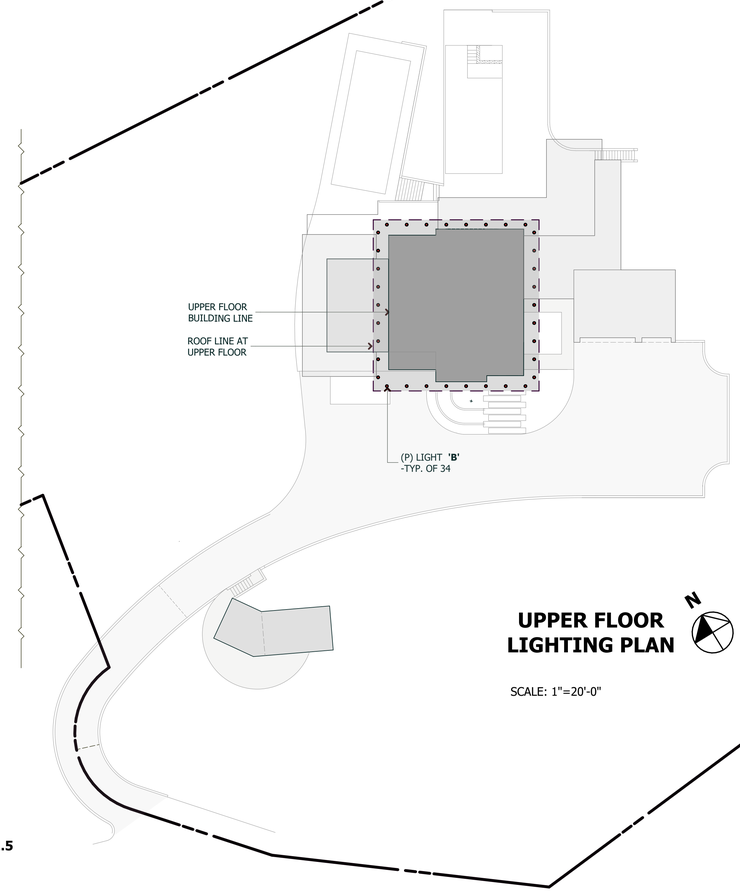


MAIN FLOOR LIGHTING PLAN

SCALE: 1"=20'-0"



UPPER FLOOR LIGHTING PLAN

SCALE: 1"=20'-0"

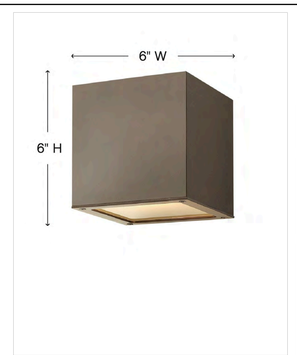
TOTAL (P) LIGHT 'A': 5
TOTAL (P) LIGHT 'B': 106
TOTAL (P) LIGHT 'C': 218 LF

*** SEE LOWER FLOOR LIGHTING PLAN ON SHEET A-1.5**

NOTE: EXTERIOR FIXTURES WILL COMPLY WITH TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED.

PROPOSED WALL MOUNTED LIGHT 'A'

HINKLEY LIGHTING 1768BZ-LED BRONZE
6" HEIGHT - DARK SKY LED OUTDOOR SMALL DOWN LIGHT WALL MOUNT LANTERN - KUBE COLLECTION



KUBE

1768BZ

SMALL DOWN LIGHT WALL MOUNT LANTERN

A collection of sleek designs, Kube's contemporary style featuring solid aluminum construction provides a chic, minimalist statement to complement a variety of exteriors.

DETAILS	
FINISH:	Bronze
MATERIAL:	Extruded Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	6"
HEIGHT:	6"
WEIGHT:	3.5lb
BACK PLATE:	4.5" Sq.
EXTENSION:	6.8"
TOP TO OUTLET:	3"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LC1-60
WATTAGE:	7.50w LED "Included
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	600
CRI:	96
INCANDESCENT EQUIVALENCY:	1 x 60w
DIMMABLE:	Yes - CL Type Dimmer (SSL7A), 0-10V on 277VAC

SHIPPING	
CARTON LENGTH:	8.5
CARTON WIDTH:	8.5
CARTON HEIGHT:	9.5
CARTON WEIGHT:	4

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- Meets California Energy Commission 2013 & 2016 Title regulations/JA8
- Equipped with a 120/277 universal driver. 0-10 dimming.
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Warm rich light bronze tone

HINKLEY

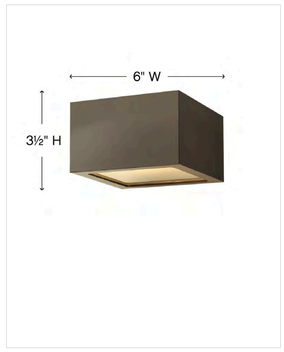
HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

PROPOSED FLUSH MOUNTED LIGHT 'B'

HINKLEY LIGHTING 1765BZ-LED BRONZE
31/2" HEIGHT - DARK SKY LED OUTDOOR SMALL FLUSH MOUNT - KUBE COLLECTION



KUBE

1765BZ

SMALL FLUSH MOUNT

A collection of sleek designs, Kube's contemporary style featuring solid aluminum construction provides a chic, minimalist statement to complement a variety of exteriors.

DETAILS	
FINISH:	Bronze
MATERIAL:	Extruded Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	6"
HEIGHT:	3.5"
WEIGHT:	2lb

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LC1-60
WATTAGE:	7.50w LED "Included
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	600
CRI:	96
INCANDESCENT EQUIVALENCY:	1 x 60w
DIMMABLE:	Yes - CL Type Dimmer (SSL7A), 0-10V on 277VAC

MOUNTING	
CANOPY:	6" Sq.

SHIPPING	
CARTON LENGTH:	8.5
CARTON WIDTH:	6
CARTON HEIGHT:	9
CARTON WEIGHT:	3

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
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hinkley.com

PROPOSED EXTERIOR LINEAR STEP LIGHT 'C'

AQLIGHTING - LED OUTDOOR STEP LIGHT

AQLIGHTING

150ft Reel - 120V Flexible Rope/Tape Light Hybrid Outdoor Rated Kit - HYBRID2

Material	Pure Copper Strip w/ Heat Dissipating Polyimide Film
Voltage	120V 60Hz AC
Power Draw	2.3w per foot
Light Output	~ Lumens per Foot (varies per color)
Color Temperature	Warm White (2700K) / Bright White (5000K) / Colored
Light Source	LED SMD5050 Diodes
Diode Spacing	0.3" Apart
Cut Marks	Every 18"
Dimensions	150.9" Length X 0.625" Width X 0.3125" Height
Certifications	cULus cETLus Listed for Indoor/Outdoor Use (5006083)

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

PROPOSED EXTERIOR LIGHTING PLAN

SITE LEGEND

DATE : 6/22/2023
SCALE : 1/16" = 1'-0"
DRAWN BY : T J S , DZ
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-1.4

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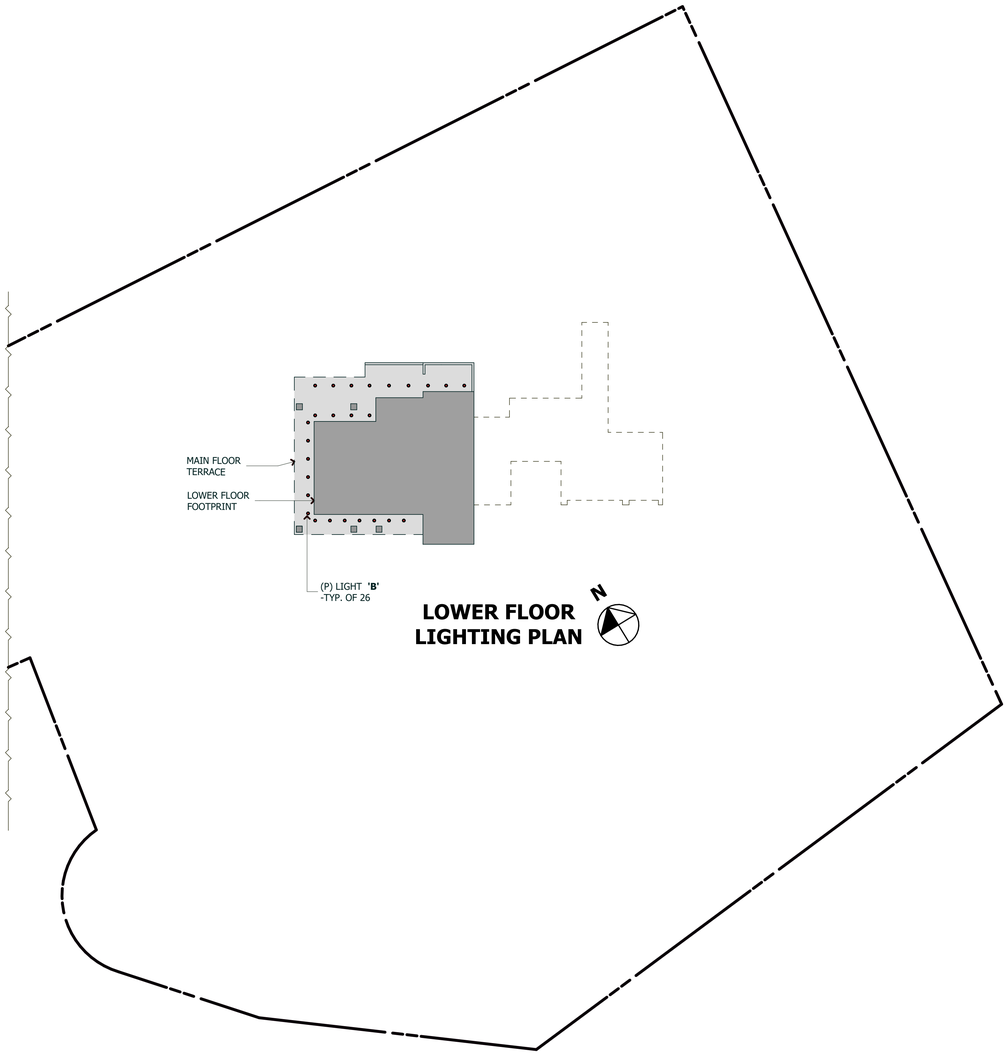
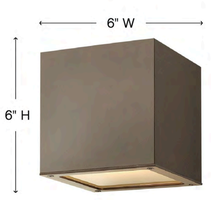


LOWER FLOOR LIGHTING PLAN

PROPOSED WALL MOUNTED LIGHT 'A'

HINKLEY LIGHTING 1768BZ-LED BRONZE 6" HEIGHT - DARK SKY LED OUTDOOR SMALL DOWN LIGHT WALL MOUNT LANTERN - KUBE COLLECTION



KUBE

1768BZ

SMALL DOWN LIGHT WALL MOUNT LANTERN

A collection of sleek designs, Kube's contemporary style featuring solid aluminum construction provides a chic, minimalist statement to complement a variety of exteriors.

DETAILS	
FINISH:	Bronze
MATERIAL:	Extruded Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	6"
HEIGHT:	6"
WEIGHT:	3.5lb
BACK PLATE:	4.5" Sq.
EXTENSION:	6.8"
TOP TO OUTLET:	3"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LC1-60
WATTAGE:	7.50w LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	600
CRI:	96
INCANDESCENT EQUIVALENCY:	1 x 60w
DIMMABLE:	Yes - CL Type Dimmer (SSL7A), 0-10V on 277VAC

SHIPPING	
CARTON LENGTH:	8.5
CARTON WIDTH:	8.5
CARTON HEIGHT:	9.5
CARTON WEIGHT:	4

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- Meets California Energy Commission 2013 & 2016 Title regulations/JA8
- Equipped with a 120/277 universal driver. 0-10 dimming.
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Warm rich light bronze tone

HINKLEY

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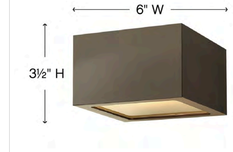
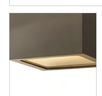
Toll Free: 1 (800) 446-5539

hinkley.com

PROPOSED FLUSH MOUNTED LIGHT 'B'

HINKLEY LIGHTING 1765BZ-LED BRONZE 31/2" HEIGHT - DARK SKY LED OUTDOOR SMALL FLUSH MOUNT - KUBE COLLECTION





KUBE

1765BZ

SMALL FLUSH MOUNT

A collection of sleek designs, Kube's contemporary style featuring solid aluminum construction provides a chic, minimalist statement to complement a variety of exteriors.

DETAILS	
FINISH:	Bronze
MATERIAL:	Extruded Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	6"
HEIGHT:	3.5"
WEIGHT:	2lb

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
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WATTAGE:	7.50w LED *Included
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LUMENS:	600
CRI:	96
INCANDESCENT EQUIVALENCY:	1 x 60w
DIMMABLE:	Yes - CL Type Dimmer (SSL7A), 0-10V on 277VAC

MOUNTING	
CANOPY:	6" Sq.

SHIPPING	
CARTON LENGTH:	8.5
CARTON WIDTH:	6
CARTON HEIGHT:	9
CARTON WEIGHT:	3

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
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PROPOSED EXTERIOR LINEAR STEP LIGHT 'C'

AQLIGHTING - LED OUTDOOR STEP LIGHT

AQLIGHTING

150ft Reel - 120V Flexible Rope/Tape Light Hybrid Outdoor Rated Kit - HYBRID2

Material	Pure Copper Strip w/ Heat Dissipating Polyimide Film
Voltage	120V 60Hz AC
Power Draw	2.3w per foot
Light Output	~ Lumens per Foot (varies per color)
Color Temperature	Warm White (2700K) / Bright White (5000K) / Colored
Light Source	LED SMD5050 Diodes
Diode Spacing	0.3" Apart
Cut Marks	Every 18"
Dimensions	150.9" Length X 0.625" Width X 0.3125" Height
Certifications	cULus cETLus Listed for Indoor/Outdoor Use (5006083)

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PROJECT NAME

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REVISIONS

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SITE LEGEND

DATE : 6/22/2023
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DRAWN BY : T J S, DZ
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ARCHITECT : TOM SLOAN
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SHEET NUMBER

A-1.5

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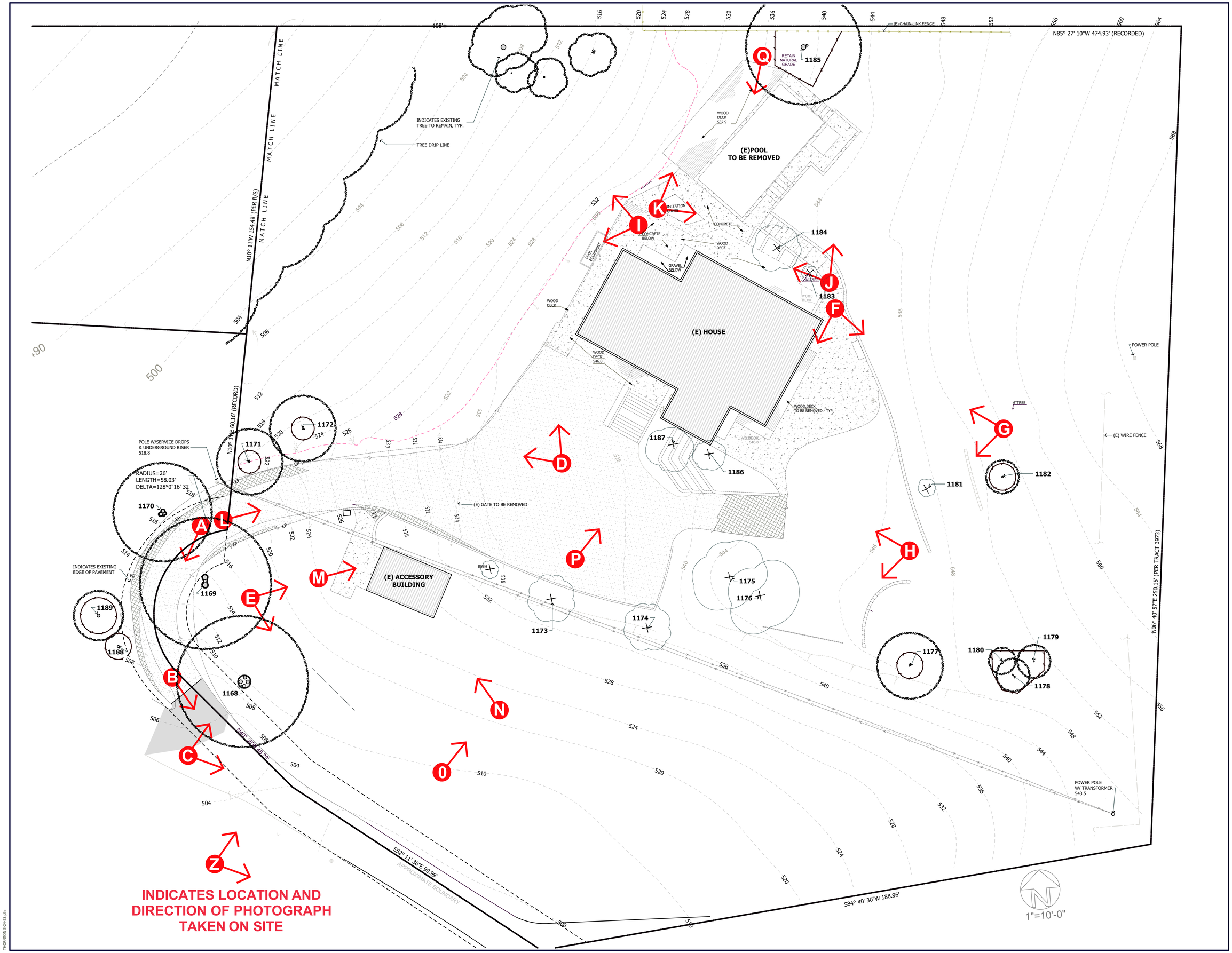

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

LEGEND FOR SITE PHOTOS

DATE :	6/22/2023
SCALE :	1" = 20' - 0"
DRAWN BY :	T J S
CHECKED BY :	TS
ARCHITECT :	TOM SLOAN
PROJECT NO :	19685

SHEET NUMBER

A-1.6

6/22/2023 2:25 PM
THORNTON 5.24-23.pln

VIEW A - LOWER DRIVEWAY - LOOKING SOUTH

VIEW B - DRIVEWAY BELOW PROPERTY - LOOKING SOUTHEAST

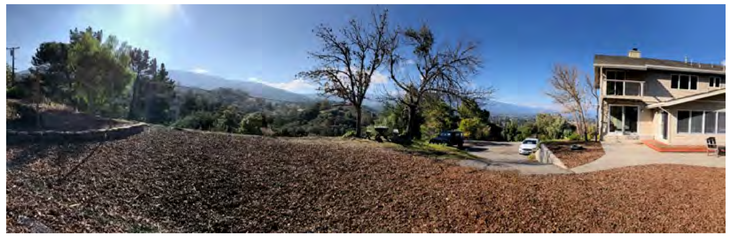
VIEW C - WIDE ANGLE VIEW OF LOWER DRIVEWAY - LOOKING SOUTHEAST

VIEW D - WIDE ANGLE VIEW AT TOP OF DRIVEWAY - LOOKING NORTHWEST

VIEW E - WIDE ANGLE VIEW OF SOUTH FACING HILLSIDE BELOW BUILDING SITE - LOOKING SOUTHEAST

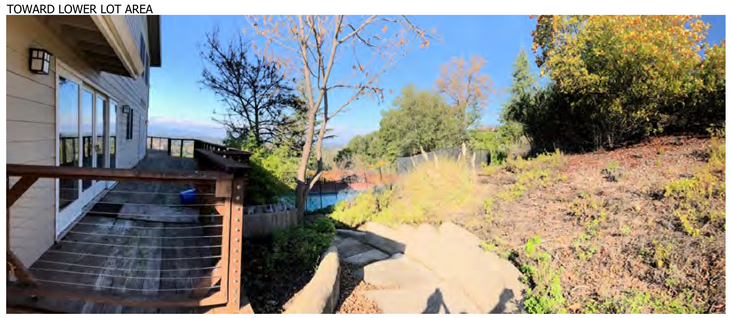
VIEW F - WIDE ANGLE VIEW OF UPPER PORTION OF BUILDING SITE - LOOKING SOUTH

VIEW G - WIDE ANGLE VIEW OF UPPER PORTION OF BUILDING SITE - LOOKING WEST



VIEW H - WIDE ANGLE VIEW OF THE UPPER BUILDING SITE LOOKING WEST

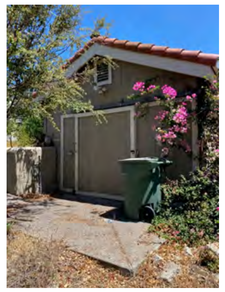
VIEW I - WIDE ANGLE VIEW OF FROM BUILDING SITE LOOKING NORTHWEST TOWARD LOWER LOT AREA



VIEW J - WIDE ANGLE VIEW FROM BUILDING SITE - LOOKING NORTH

VIEW K - WIDE ANGLE VIEW FROM BUILDING SITE - LOOKING NORTH EAST

VIEW L - LOWER DRIVEWAY TOWARD BUILDING SITE - LOOKING NORTHEAST



VIEW M - SHED - LOOKING SOUTH

VIEW N - SHED - HILLSIDE BELOW BUILDING SITE - LOOKING NORTH

VIEW O - VIEW OF SITE LOOKING NORTHEAST

VIEW P - VIEW OF SITE LOOKING NORTHEAST

VIEW Q - VIEW OF SITE LOOING SOUTH

METRO DESIGN GROUP

ARCHITECTURE- PLANNING- INTERIORS

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

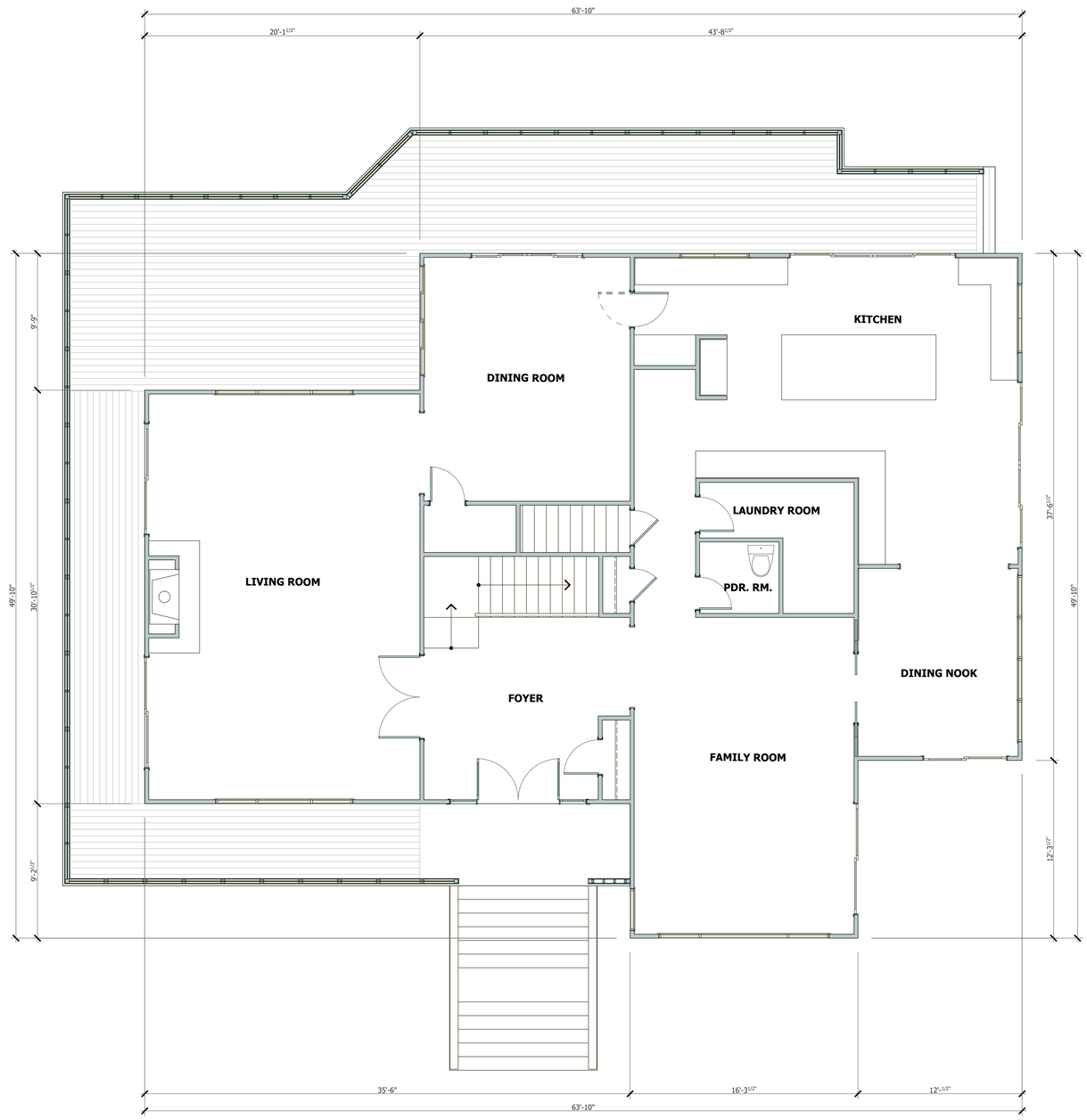
SITE PHOTOS

DATE : 6/22/2023
SCALE : N.T.S.
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-1.7

6/22/2023 2:55 PM
THORNTON 5-24-23.dwg



EXISTING MAIN FLOOR AREA: 2,507 SF

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

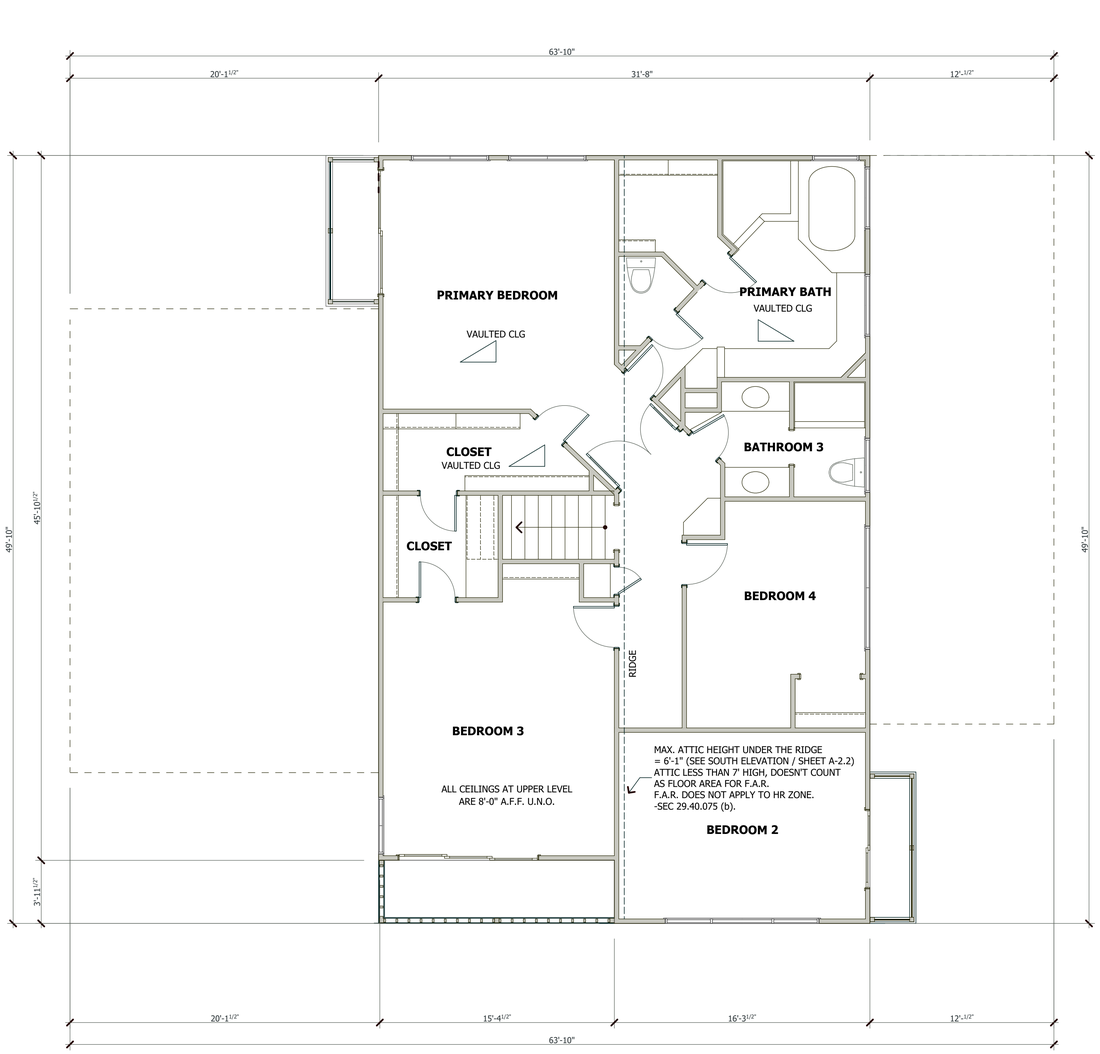
EXISTING RESIDENCE MAIN FLOOR PLAN

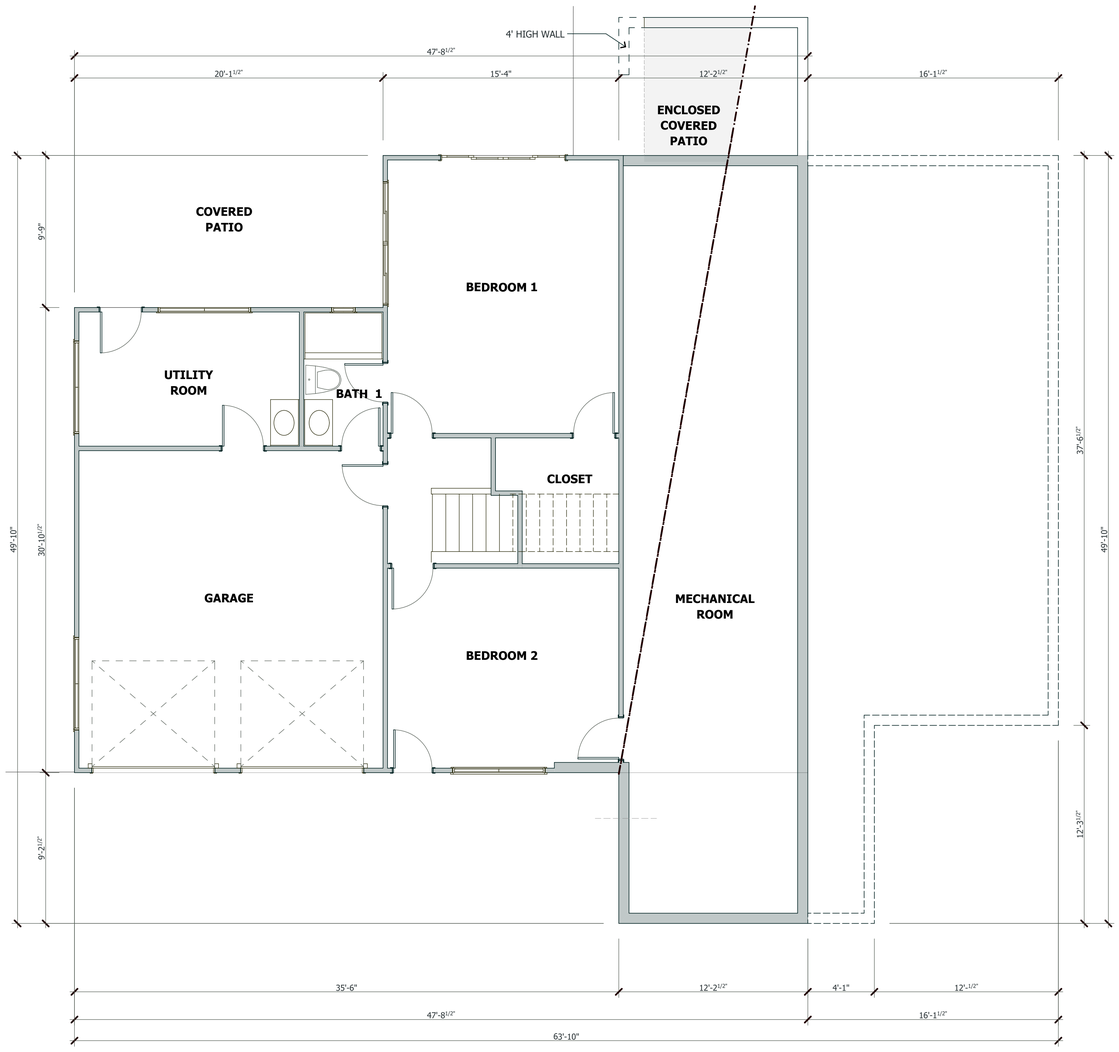
DATE :	6/22/2023
SCALE :	1/4" = 1'- 0"
DRAWN BY :	CS
CHECKED BY :	TS
ARCHITECT :	TOM SLOAN
PROJECT NO :	19685

SHEET NUMBER

A-2.0

6/22/2023 2:35 PM
THORNTON 5-24-23.pln





UPPER FLOOR PLAN

EXISTING UPPER FLOOR AREA: 1,511 SF

LOWER FLOOR PLAN

EXISTING LOWER FLOOR AREA: 950 SF

EXISTING GARAGE FLOOR AREA: 422 SF

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

EXISTING RESIDENCE FLOOR PLANS

UPPER FLOOR PLAN
LOWER FLOOR PLAN

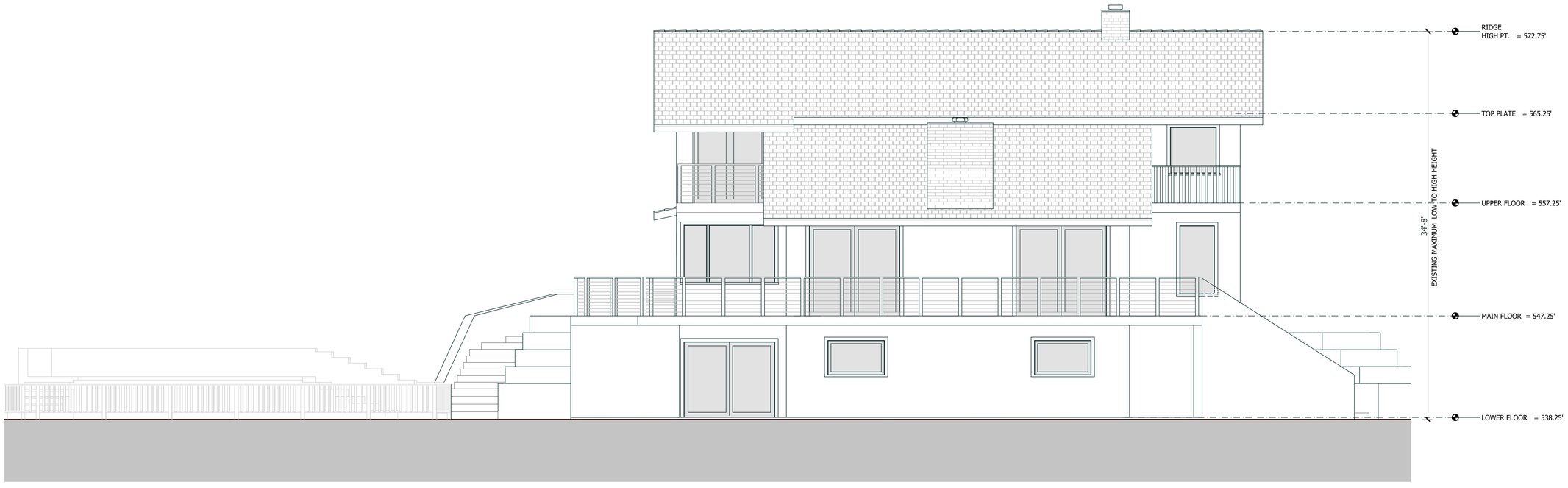
DATE : 6/22/2023
SCALE : 1/4" = 1'- 0"
DRAWN BY : CS
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-2.1

6/22/2023 2:25 PM
THORNTON 5-24-23.pln

EXISTING SOUTH ELEVATION (FRONT)



EXISTING WEST ELEVATION (SIDE)

6/22/2023 2:25 PM
THORNTON 5-24-23.pln

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

EXISTING EXTERIOR ELEVATIONS

EXISTING SOUTH ELEVATION
EXISTING WEST ELEVATION

DATE : 6/22/2023
SCALE : 1/4" = 1'- 0"
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-2.2

EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

EXISTING EXTERIOR ELEVATIONS

EXISTING EAST ELEVATION
EXISTING NORTH ELEVATION

DATE : 6/22/2023
SCALE : 1/4" = 1'- 0"
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

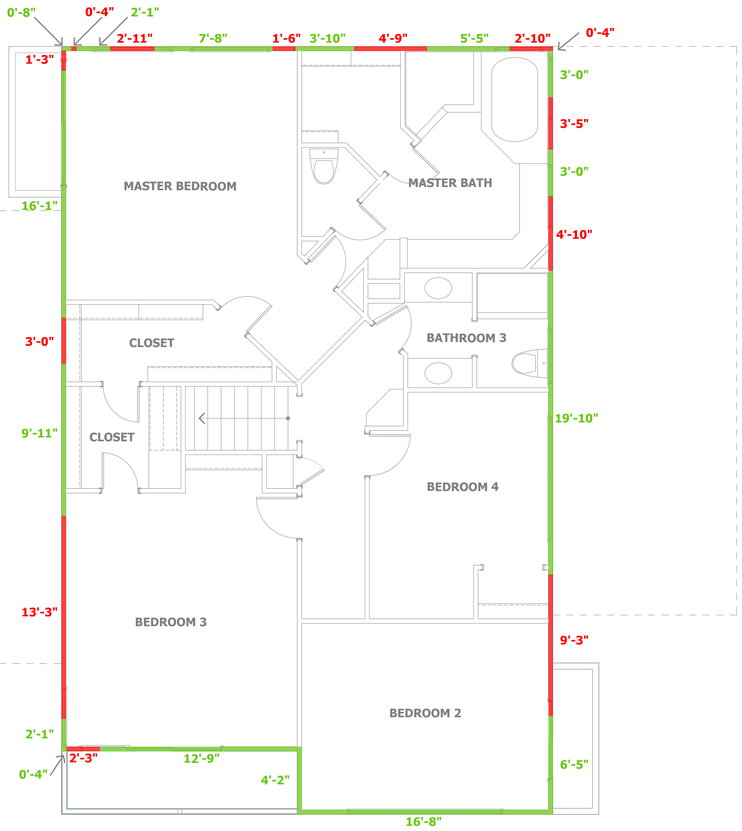
A-2.3

6/22/2023 2:25 PM
THORNTON 5-24-23.pln

MAIN FLOOR LEVEL

DEMOLISHED WALL FRAMING

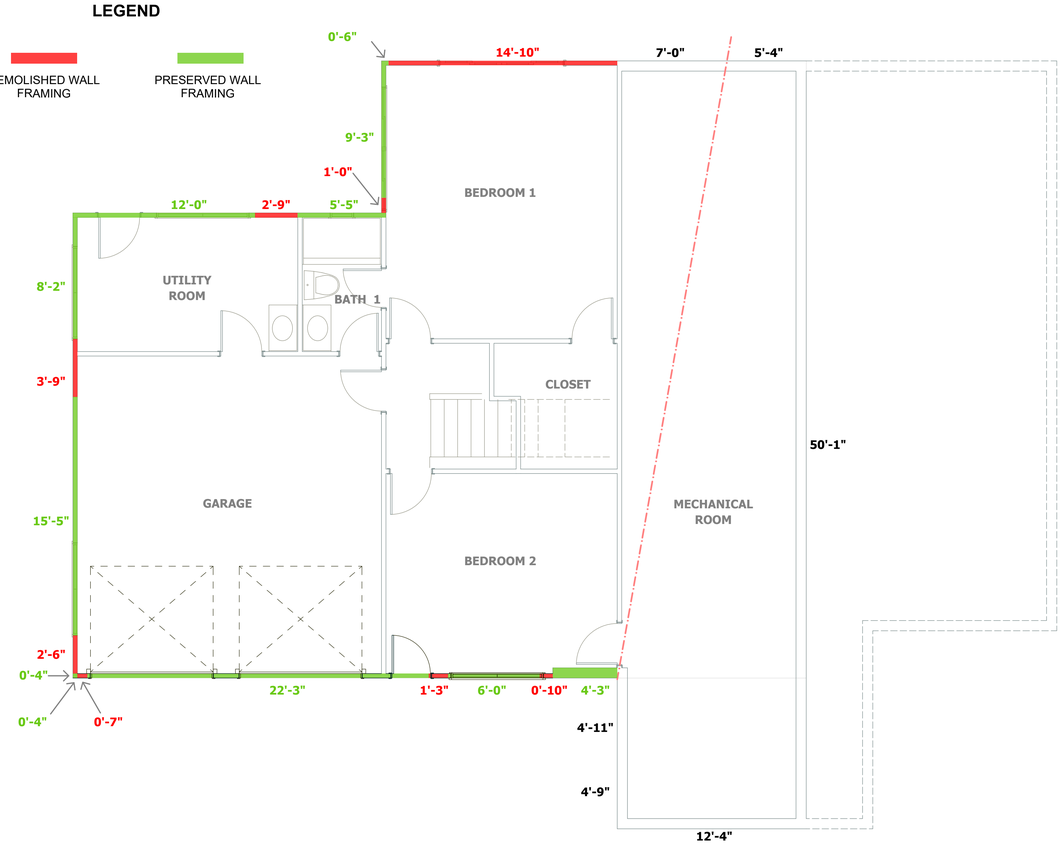
PRESERVED WALL FRAMING



LEGEND

DEMOLISHED WALL FRAMING

PRESERVED WALL FRAMING



	EXISTING FOOT PRINT (LINEAR FEET)	WIDTH OF PRESERVED WALL FRAMING IN LINEAR FEET (INCLUDING EXISTING OPEININGS)	WIDTH OF DEMOLISHED WALL FRAMING IN LINEAR FEET (INCLUDING EXISTING OPEININGS)
UPPER FLOOR	164'-2"	114'-3"	49'-11"
MAIN FLOOR	228'-6"	107'-4"	121'-2"
LOWER FLOOR	111'-5"	83'-11"	27'-6"
TOTAL	504'-1"	305'-6"	198'-7"

SINCE 305'-6" IS GREATER THAN 198'-7", THEN NO TECHNICAL DEMOLITION

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PROJECT NAME

THORNTON RESIDENCE

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LOS GATOS, CA 95032

REVISIONS

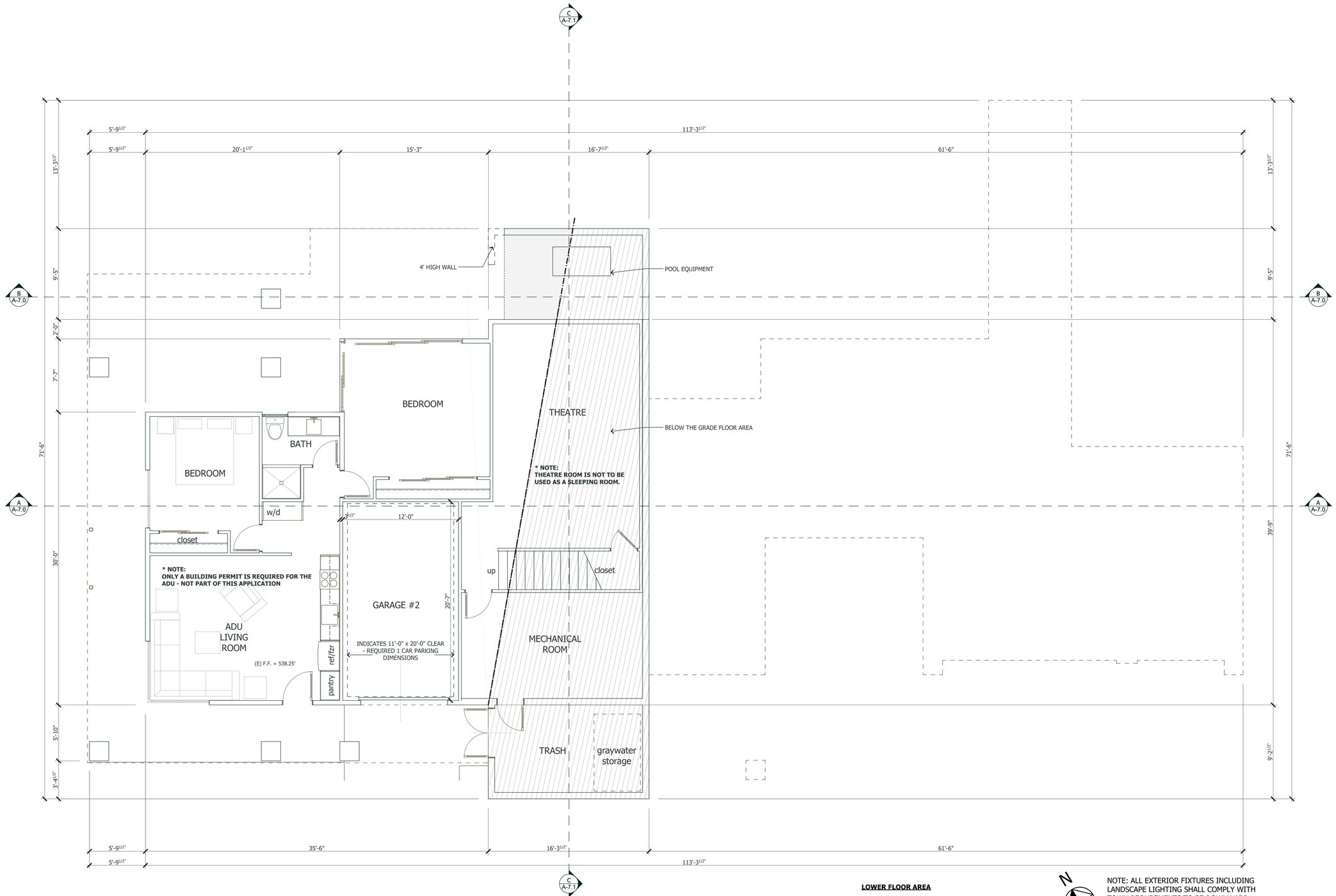
PROPOSED VERSUS DEMOLITION ANALYSIS

DATE : 6/22/2023
SCALE : 1/4" = 1'- 0"
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-3.0

6/22/2023 2:25 PM
THORNTON 5-24-23.pln



LOWER FLOOR AREA

LOWER LEVEL (INCLUDING GARAGE #2 & POOL EQUIPMENT-60 SF)	512 SF	
BELOW GRADE SF (BGSF)	765 SF	BGSF EXEMPT
ADU (NOT PART OF THIS APPLICATION)	860 SF	1,200 SF MAX.

N

NOTE: ALL EXTERIOR FIXTURES INCLUDING LANDSCAPE LIGHTING SHALL COMPLY WITH TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED AND THE GLASS SHALL BE OBSCURED, NOT CLEAR.

METRO DESIGN GROUP

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

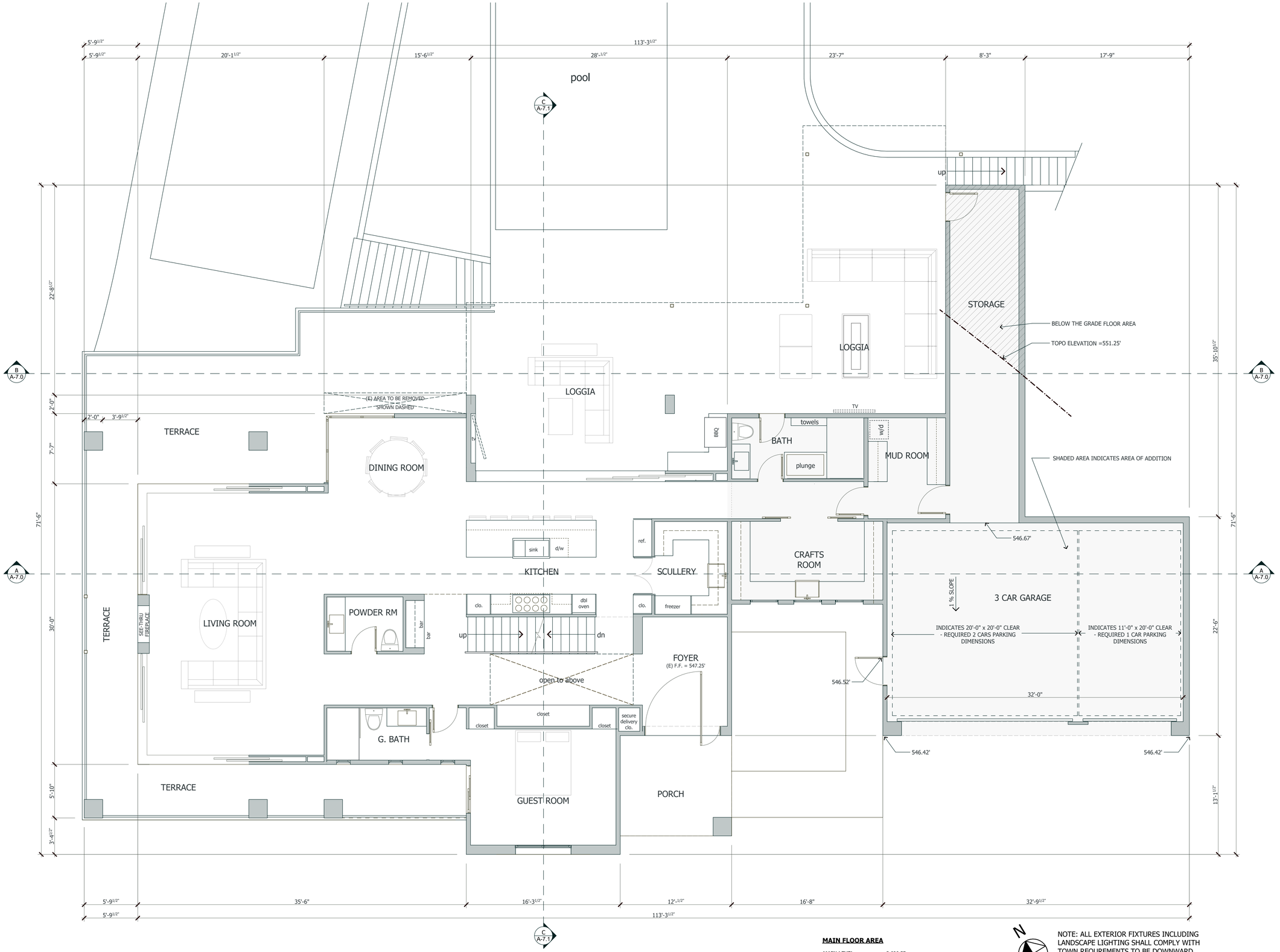
REVISIONS

PROPOSED LOWER FLOOR PLAN

DATE : 6/22/2023
SCALE : 1/4" = 1'- 0"
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-4.0



MAIN FLOOR AREA

MAIN LEVEL	2,606 SF	
BELOW GRADE SF (BGSF)	140 SF	BGSF EXEMPT
3 CAR GARAGE	888 SF	400 SF EXEMPTION

N

NOTE: ALL EXTERIOR FIXTURES INCLUDING LANDSCAPE LIGHTING SHALL COMPLY WITH TOWN REQUREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED AND THE GLASS SHALL BE OBSCURED, NOT CLEAR.

METRO DESIGN GROUP

ARCHITECTURE- PLANNING- INTERIORS

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

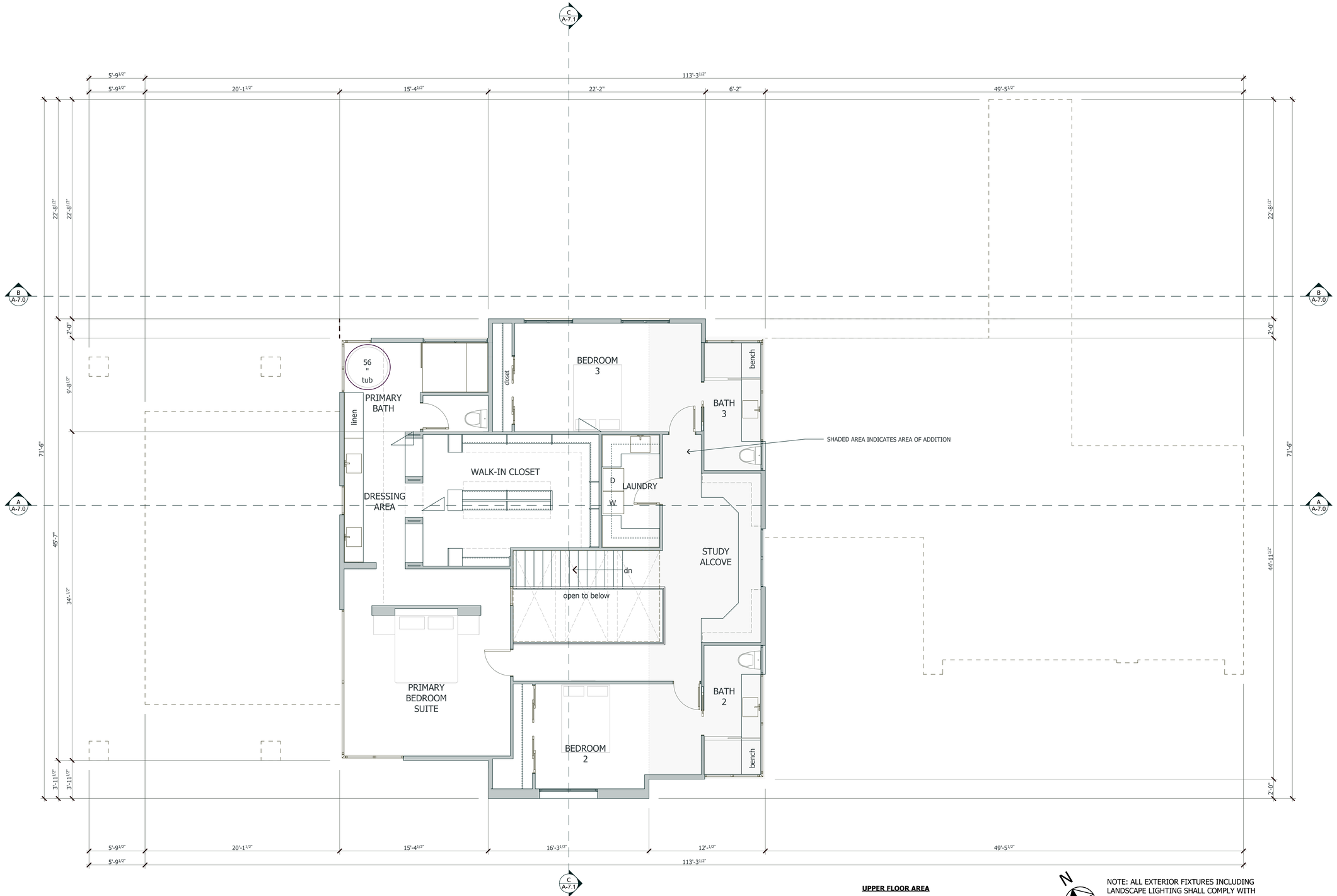
PROPOSED MAIN FLOOR PLAN

DATE :	6/22/2023
SCALE :	1/4" = 1'- 0"
DRAWN BY :	T J S
CHECKED BY :	TS
ARCHITECT :	TOM SLOAN
PROJECT NO :	19685

SHEET NUMBER

A-4.1

6/22/2023
2:35 PM
THORNTON 5-24-23.pln



UPPER FLOOR AREA

UPPER LEVEL 1,896 SF

N

NOTE: ALL EXTERIOR FIXTURES INCLUDING LANDSCAPE LIGHTING SHALL COMPLY WITH TOWN REQUREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED AND THE GLASS SHALL BE OBSCURED, NOT CLEAR.

6/22/2023 2:55 PM
THORNTON 5-24-23.pln

METRO DESIGN GROUP

ARCHITECTURE- PLANNING- INTERIORS

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

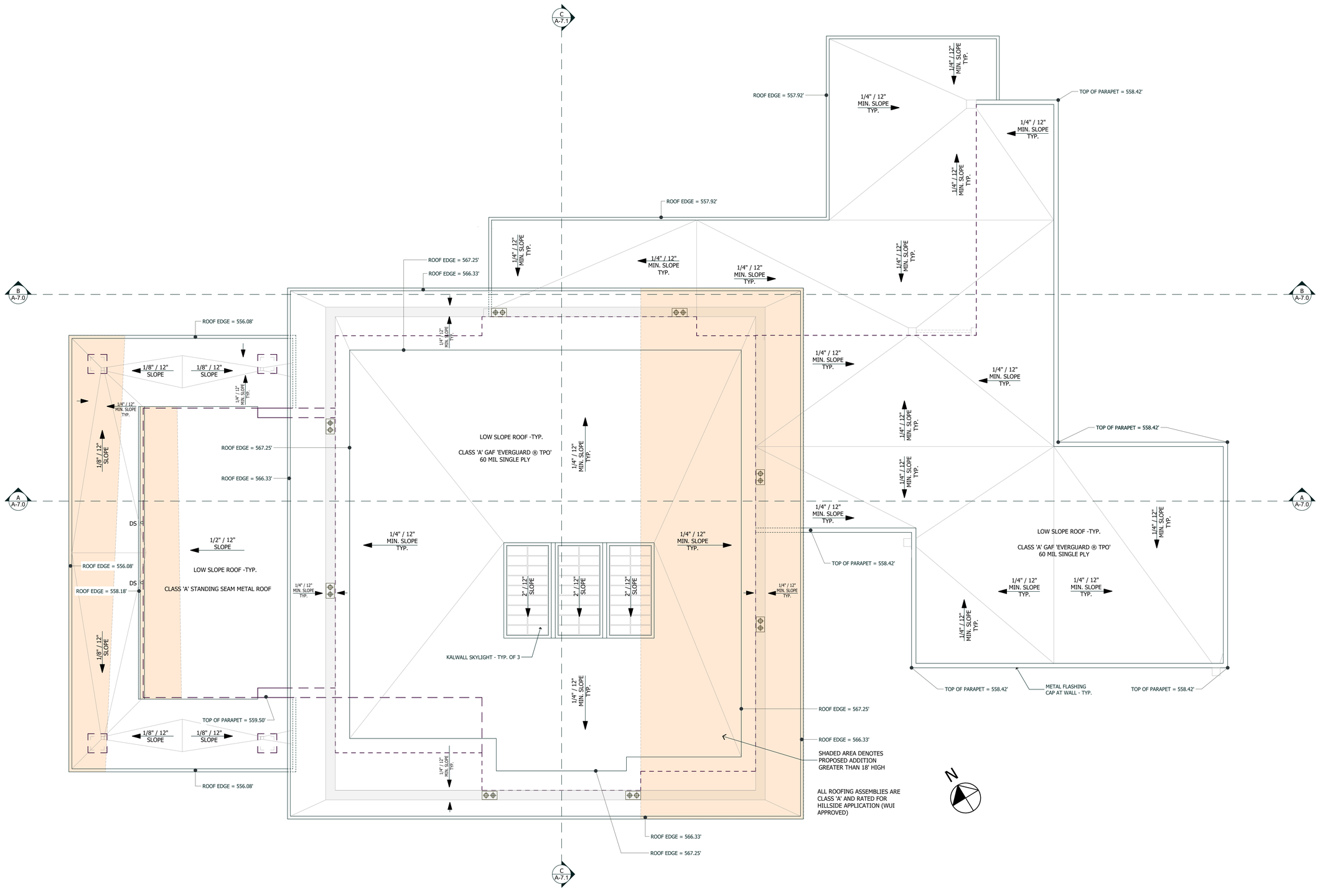
REVISIONS

PROPOSED UPPER FLOOR PLAN

DATE : 6/22/2023
SCALE :1/4" = 1'- 0"
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-4.2



METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

PROPOSED ROOF PLAN

DATE : 6/22/2023
SCALE : 1/4" = 1'- 0"
DRAWN BY : T J S , D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-5.0

6/22/2023 2:25 PM
THORNTON 5-24-23.pln

FRONT SOUTH VIEW-1

FRONT SOUTH VIEW-2

METRO DESIGN GROUP

ARCHITECTURE- PLANNING- INTERIORS

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

ARCHITECTURAL RENDERINGS

DATE :	6/22/2023
SCALE :	N.T.S.
DRAWN BY :	T J S
CHECKED BY :	TS
ARCHITECT :	TOM SLOAN
PROJECT NO :	19685

SHEET NUMBER

A-6.0

6/22/2023 2:25 PM
THORNTON 5-24-23.pln

REAR NORTH VIEW-1

REAR NORTH VIEW-2

METRO DESIGN GROUP

ARCHITECTURE- PLANNING- INTERIORS

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PROJECT NAME

THORNTON RESIDENCE

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LOS GATOS, CA 95032

REVISIONS

ARCHITECTURAL RENDERINGS

DATE :	6/22/2023
SCALE :	N.T.S.
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ARCHITECT :	TOM SLOAN
PROJECT NO :	19685

SHEET NUMBER

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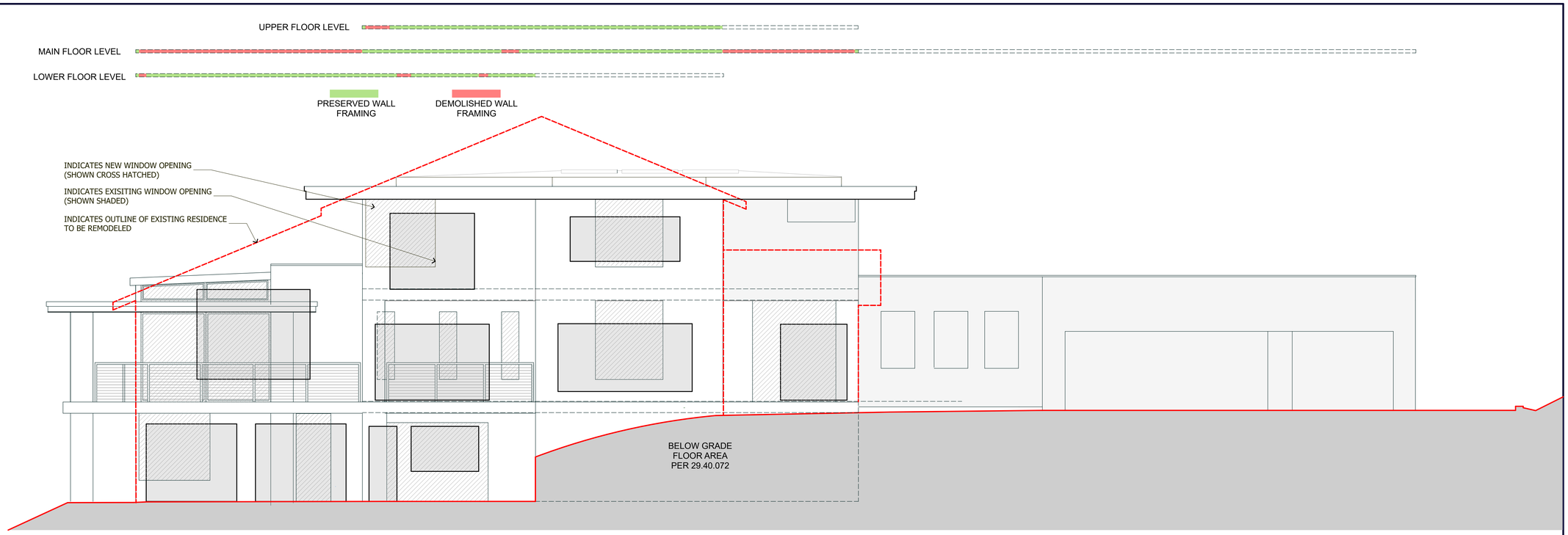
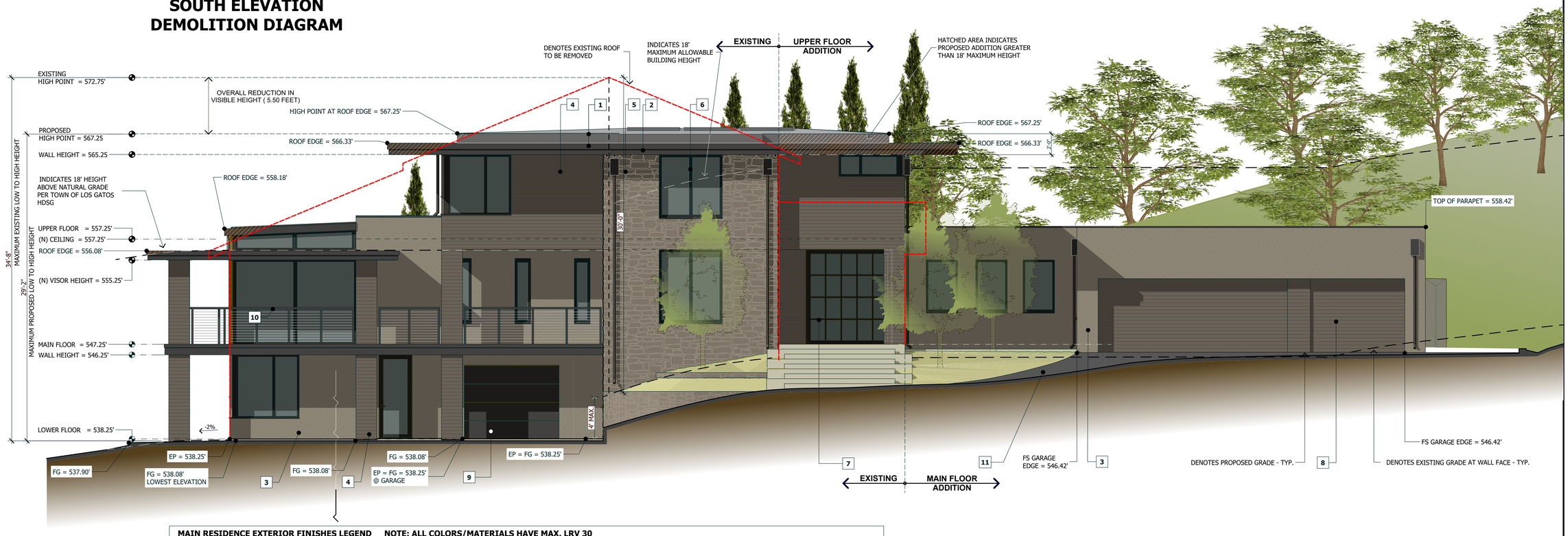
6/22/2023 2:25 PM
THORNTON 5-24-23.pln



SOUTH ELEVATION DEMOLITION DIAGRAM



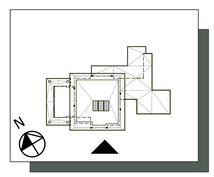
MAIN RESIDENCE EXTERIOR FINISHES LEGEND

NOTE: ALL COLORS/MATERIALS HAVE MAX. LRV 30

1	ROOF	GAF 'EVERGUARD ® TPO', CLASS "A" AT LOW SLOPE, DESERT TAN COLOR, LRV 27	
2	STANDING SEAM METAL ROOF & TRIMS, FASCIA, GUTTERS, DOWNSPOUTS, SCUPPERS:	CUSTOM 26 GA. PRE-PAINTED 'GALVALUME' METAL - DARK BRONZE COLOR, LRV 8	
3	EXTERIOR WALLS:	LATEX COLOR INTEGRAL STUCCO PLASTER - COLOR SIMILAR TO SW 2855 SYCAMORE TAN - LRV 28	
4	EXTERIOR WALLS:	'LONGBOARD' METAL SIDING -LIGHT NATIONAL WALNUT COLOR, LRV 11	
5	EXTERIOR WALLS:	GAUGED NATURAL ROCK SIDING LRV, 30	
6	WINDOWS/EXTERIOR DOORS, EXTERIOR WALLS, METAL CLAD	ALUMINUM WOOD CLAD / ALUMINUM CLAD 'DARK BRONZE' ANODIZED ALUMINUM, LRV 5	
7	ENTRY DOOR:	CUSTOM WOOD PIVOT DOOR MEDIUM DARK COLOR, LRV 8	
8	GARAGE DOOR:	NATURAL WOOD VENEER, LRV 11	
9	GARAGE DOOR: @ ADU	ALUMINUM DOOR -DARK BRONZE COLOR, LRV 8	
10	GUARDRAIL:	ALUMINUM FRAME WITH CABLE RAILING - DARK BRONZE COLOR, LRV 8	
11	DRIVEWAY:	ASPHALT	
12	PATIOS:	2' x 4' - PORCELAN TILE	

EXTERIOR LEGEND

FG = FINISHED GRADE
NG = NATURAL GRADE
EP = EXISTING GRADE POINT
TP = TOP PLATE
FF = FINISHED FLOOR
FS = FINISHED CONCRETE SLAB



SOUTH ELEVATION

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS
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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

PROPOSED SOUTH ELEVATION

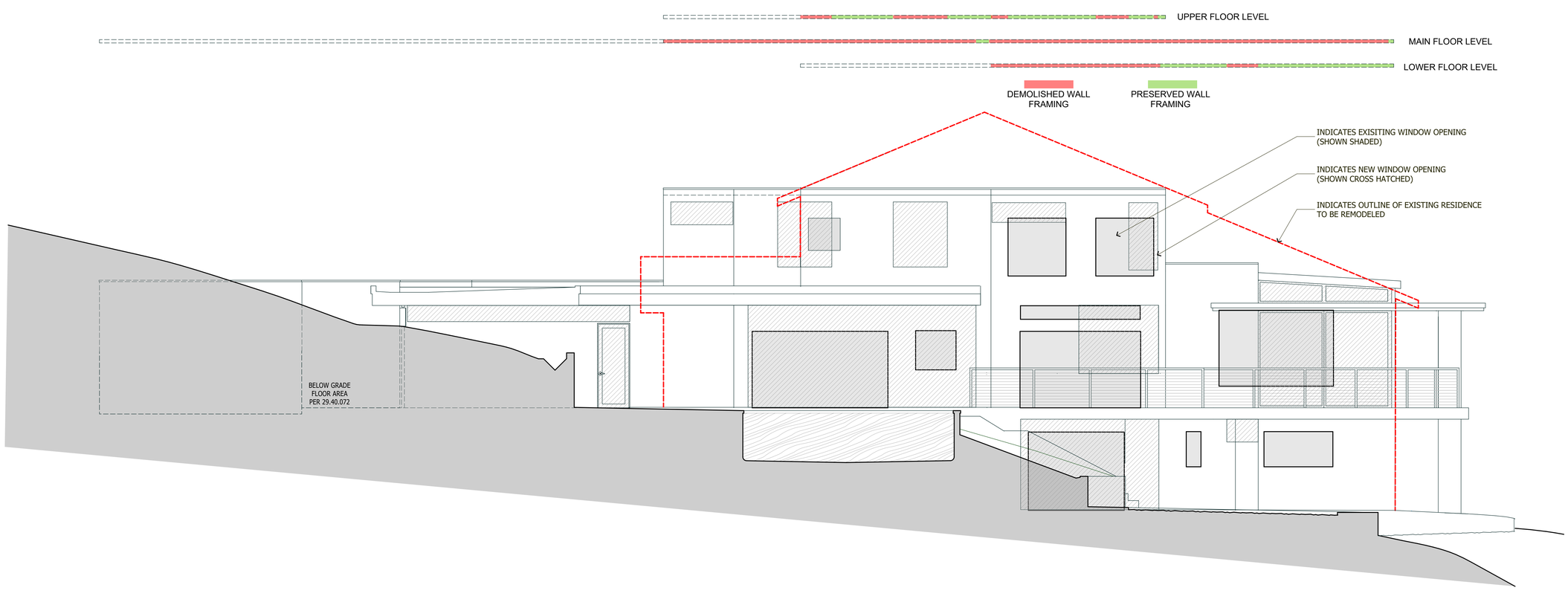
SOUTH ELEVATION DEMOLITION DIAGRAM

DATE : 6/22/2023
SCALE : 1/4" = 1'-0"
DRAWN BY : T J S , D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-6.2

6/22/2023 2:25 PM
THORNTON 5-24-23.pln



NORTH ELEVATION DEMOLITION DIAGRAM

MAIN RESIDENCE EXTERIOR FINISHES LEGEND NOTE: ALL COLORS/MATERIALS HAVE MAX. LRV 30

1	ROOF	GAF 'EVERGUARD ® TPO', CLASS "A" AT LOW SLOPE, DESERT TAN COLOR, LRV 27	6	WINDOWS/EXTERIOR DOORS, EXTERIOR WALLS, METAL CLAD	ALUMINUM WOOD CLAD / ALUMINUM CLAD 'DARK BRONZE' ANODIZED ALUMINUM, LRV 5	11	DRIVEWAY: ASPHALT
2	STANDING SEAM METAL ROOF & TRIMS, FASCIA, GUTTERS, DOWNSPOUTS, SCUPPERS:	CUSTOM 26 GA. PRE-PAINTED 'GALVALUME' METAL - DARK BRONZE COLOR, LRV 8	7	ENTRY DOOR:	CUSTOM WOOD PIVOT DOOR MEDIUM DARK COLOR, LRV 8	12	PATIOS: 2' x 4' - PORCELAN TILE
3	EXTERIOR WALLS:	LATEX COLOR INTEGRAL STUCCO PLASTER - COLOR SIMILAR TO SW 2855 SYCAMORE TAN - LRV 28	8	GARAGE DOOR:	NATURAL WOOD VENEER, LRV 11		
4	EXTERIOR WALLS:	'LONGBOARD' METAL SIDING -LIGHT NATIONAL WALNUT COLOR, LRV 11	9	GARAGE DOOR: @ ADU	ALUMINUM DOOR -DARK BRONZE COLOR, LRV 8		
5	EXTERIOR WALLS:	GAUGED NATURAL ROCK SIDING LRV, 30	10	GUARDRAIL:	ALUMINUM FRAME WITH CABLE RAILING - DARK BRONZE COLOR, LRV 8		

EXTERIOR LEGEND

FG = FINISHED GRADE
NG = NATURAL GRADE
EP = EXISTING GRADE POINT
TP = TOP PLATE
FF = FINISHED FLOOR
FS = FINISHED CONCRETE SLAB

NORTH ELEVATION

METRO DESIGN GROUP
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PROJECT NAME

THORNTON RESIDENCE

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LOS GATOS, CA 95032

REVISIONS

PROPOSED NORTH ELEVATION

NORTH ELEVATION DEMOLITION DIAGRAM

DATE : 6/22/2023
SCALE : 1/4" = 1'-0"
DRAWN BY : T J S , D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-6.3

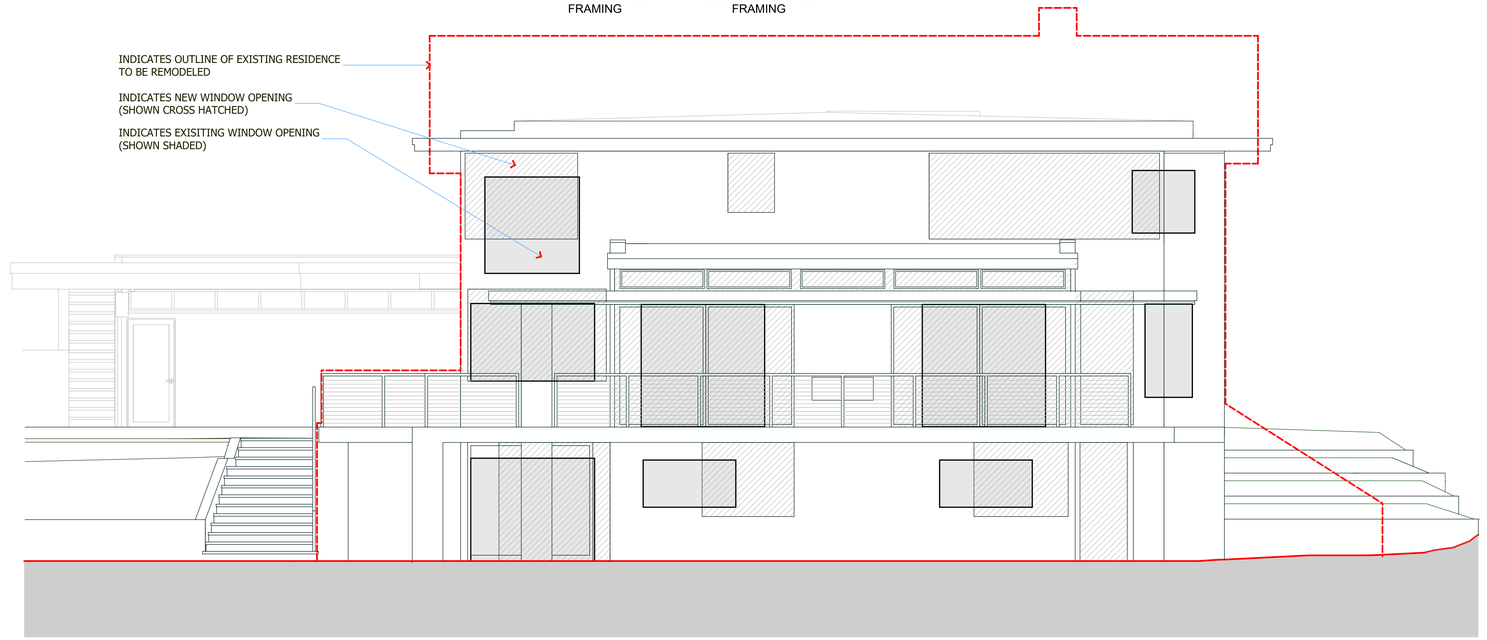
UPPER FLOOR LEVEL

MAIN FLOOR LEVEL

LOWER FLOOR LEVEL

PRESERVED WALL FRAMING

DEMOLISHED WALL FRAMING



WEST ELEVATION DEMOLITION DIAGRAM

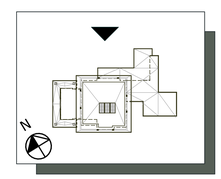
MAIN RESIDENCE EXTERIOR FINISHES LEGEND

NOTE: ALL COLORS/MATERIALS HAVE MAX. LRV 30

1	ROOF	GAF 'EVERGUARD ® TPO', CLASS "A" AT LOW SLOPE, DESERT TAN COLOR, LRV 27	
2	STANDING SEAM METAL ROOF & TRIMS, FASCIA, GUTTERS, DOWNSPOUTS, SCUPPERS:	CUSTOM 26 GA. PRE-PAINTED 'GALVALUME' METAL - DARK BRONZE COLOR, LRV 8	
3	EXTERIOR WALLS:	LATEX COLOR INTEGRAL STUCCO PLASTER - COLOR SIMILAR TO SW 2855 SYCAMORE TAN - LRV 28	
4	EXTERIOR WALLS:	'LONGBOARD' METAL SIDING -LIGHT NATIONAL WALNUT COLOR, LRV 11	
5	EXTERIOR WALLS:	GAUGED NATURAL ROCK SIDING LRV, 30	
6	WINDOWS/EXTERIOR DOORS, EXTERIOR WALLS, METAL CLAD	ALUMINUM WOOD CLAD / ALUMINUM CLAD 'DARK BRONZE' ANODIZED ALUMINUM, LRV 5	
7	ENTRY DOOR:	CUSTOM WOOD PIVOT DOOR MEDIUM DARK COLOR, LRV 8	
8	GARAGE DOOR:	NATURAL WOOD VENEER, LRV 11	
9	GARAGE DOOR: @ ADU	ALUMINUM DOOR -DARK BRONZE COLOR, LRV 8	
10	GUARDRAIL:	ALUMINUM FRAME WITH CABLE RAILING - DARK BRONZE COLOR, LRV 8	
11	DRIVEWAY:	ASPHALT	
12	PATIOS:	2' x 4' - PORCELAN TILE	

EXTERIOR LEGEND

FG = FINISHED GRADE
NG = NATURAL GRADE
EP = EXISTING GRADE POINT
TP = TOP PLATE
FF = FINISHED FLOOR
FS = FINISHED CONCRETE SLAB



WEST ELEVATION

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS
1475 S BASCOM AVE SUITE 208
CAMPBELL, CA 95008
(408)871-1071 phone
www.metroarchitects.com

PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

PROPOSED WEST ELEVATION

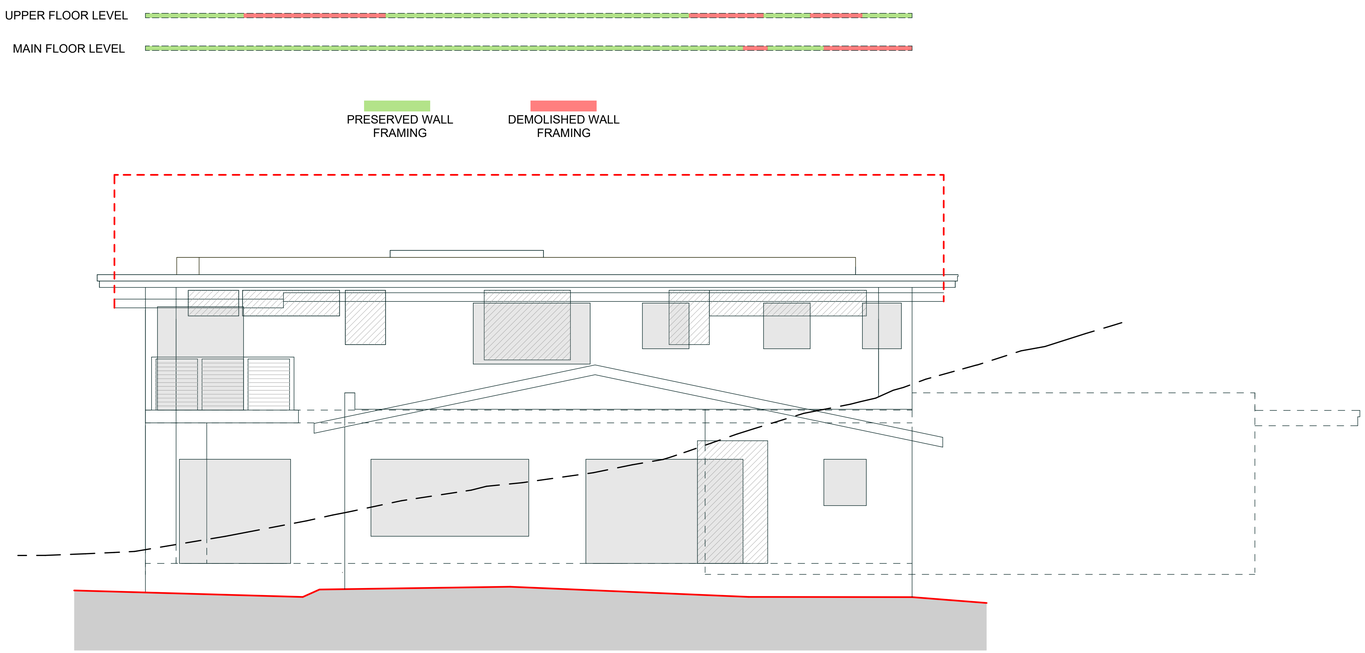
WEST ELEVATION
DEMOLITION DIAGRAM

DATE : 6/22/2023
SCALE : 1/4" = 1'-0"
DRAWN BY : T J S , D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

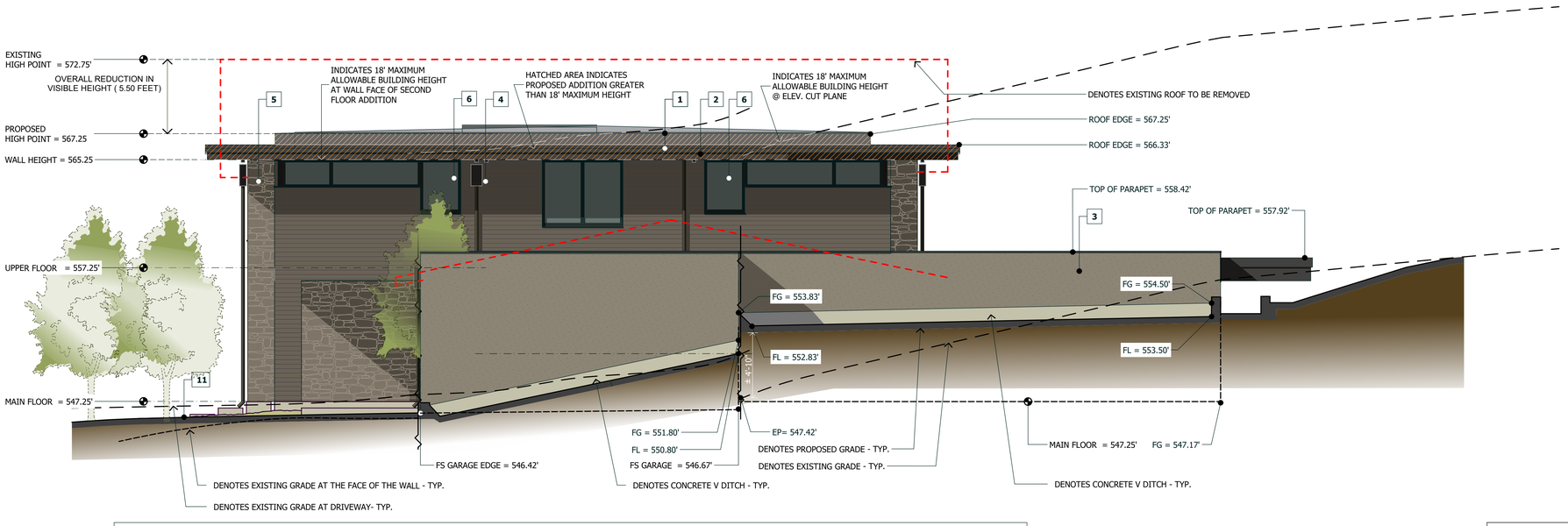
SHEET NUMBER

A-6.4

6/22/2023 2:25 PM
THORNTON 5-24-23.pln



EAST ELEVATION DEMOLITION DIAGRAM

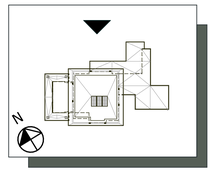


MAIN RESIDENCE EXTERIOR FINISHES LEGEND **NOTE: ALL COLORS/MATERIALS HAVE MAX. LRV 30**

1	ROOF	GAF 'EVERGUARD ® TPO', CLASS "A" AT LOW SLOPE, DESERT TAN COLOR, LRV 27	6	WINDOWS/EXTERIOR DOORS, EXTERIOR WALLS, METAL CLAD	ALUMINUM WOOD CLAD / ALUMINUM CLAD 'DARK BRONZE' ANODIZED ALUMINUM, LRV 5
2	STANDING SEAM METAL ROOF & TRIMS, FASCIA, GUTTERS, DOWNSPOUTS, SCUPPERS:	CUSTOM 26 GA. PRE-PAINTED 'GALVALUME' METAL - DARK BRONZE COLOR, LRV 8	7	ENTRY DOOR:	CUSTOM WOOD PIVOT DOOR MEDIUM DARK COLOR, LRV 8
3	EXTERIOR WALLS:	LATEX COLOR INTEGRAL STUCCO PLASTER - COLOR SIMILAR TO SW 2855 SYCAMORE TAN - LRV 28	8	GARAGE DOOR:	NATURAL WOOD VENEER, LRV 11
4	EXTERIOR WALLS:	'LONGBOARD' METAL SIDING -LIGHT NATIONAL WALNUT COLOR, LRV 11	9	GARAGE DOOR: @ ADU	ALUMINUM DOOR -DARK BRONZE COLOR, LRV 8
5	EXTERIOR WALLS:	GAUGED NATURAL ROCK SIDING LRV, 30	10	GUARDRAIL:	ALUMINUM FRAME WITH CABLE RAILING - DARK BRONZE COLOR, LRV 8
11	DRIVEWAY:	ASPHALT			
12	PATIOS:	2' x 4' - PORCELAN TILE			

EXTERIOR LEGEND

FG = FINISHED GRADE	TP = TOP PLATE
NG = NATURAL GRADE	FF = FINISHED FLOOR
EP = EXISTING GRADE POINT	FS = FINISHED CONCRETE SLAB



EAST ELEVATION

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS
1475 S BASCOM AVE SUITE 208
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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

PROPOSED EAST ELEVATION

EAST ELEVATION
DEMOLITION DIAGRAM

DATE : 6/22/2023
SCALE : 1/4" = 1'-0"
DRAWN BY : T J S , D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-6.5

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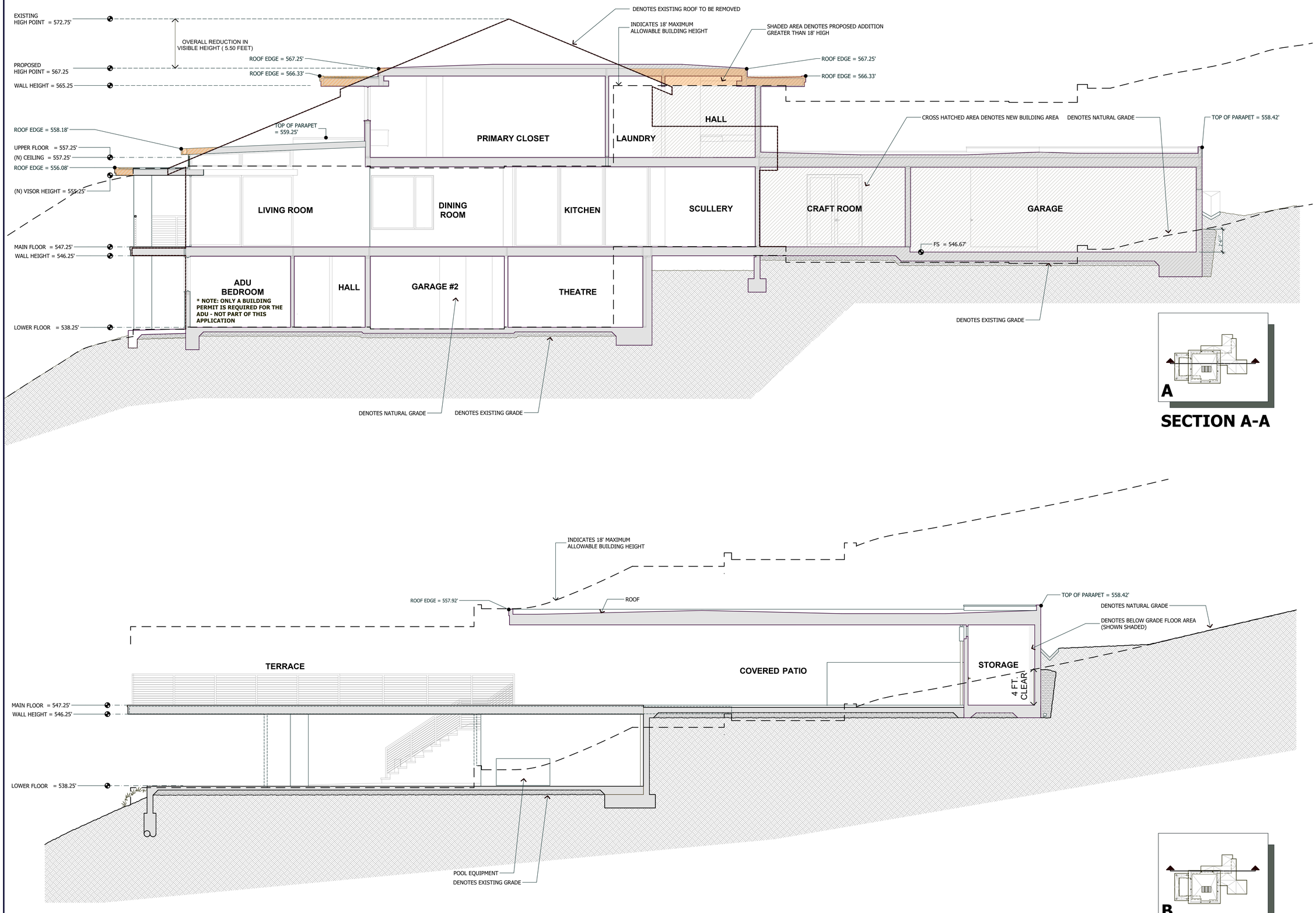

SECTION A-A

SECTION B-B

METRO
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GROUP
ARCHITECTURE- PLANNING- INTERIORS

1475 S BASCOM AVE SUITE 208
CAMPBELL, CA 95008
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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

PROPOSED SECTIONS

SECTION 'A'
SECTION 'B'

DATE : 6/22/2023
SCALE : 1/4" = 1'-0"
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

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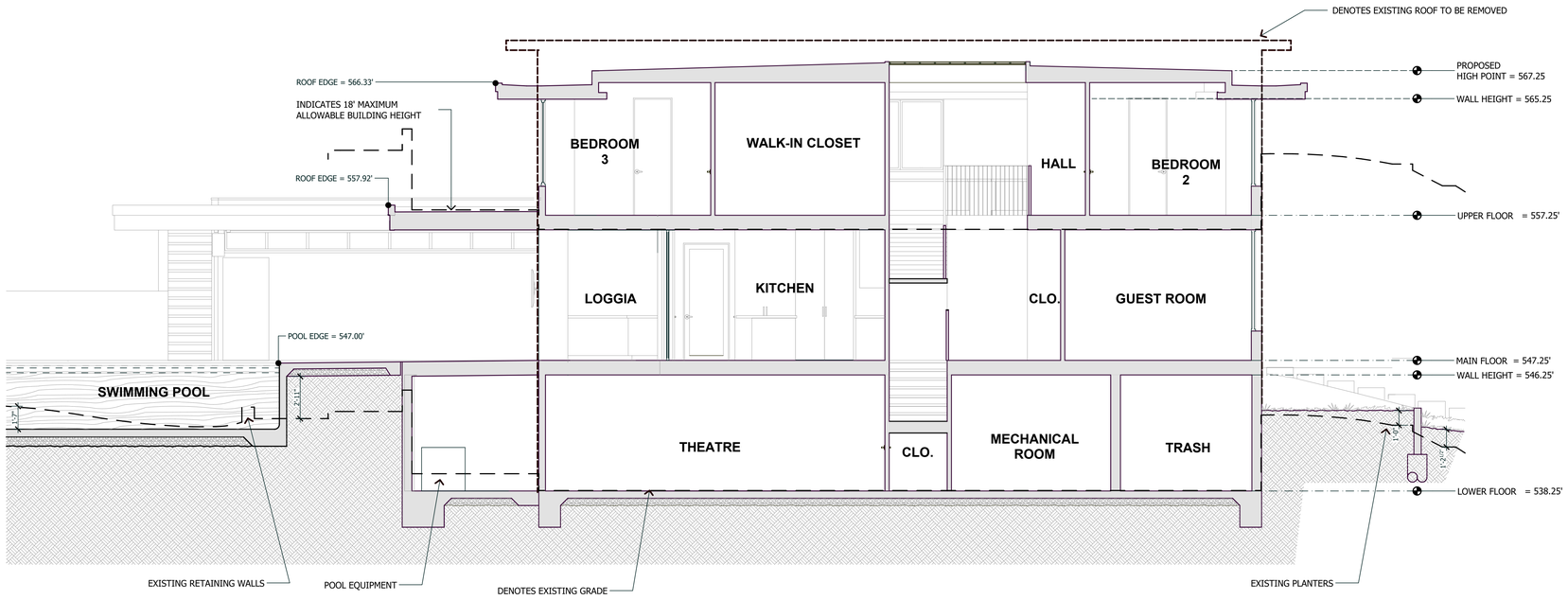

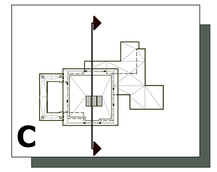

SECTION C-C

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS

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CAMPBELL, CA 95008
(408)871-1071 phone
www.metroarchitects.com

PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

PROPOSED SECTIONS

SECTION 'C'

DATE : 6/22/2023
SCALE : 1/4" = 1'-0"
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-7.1

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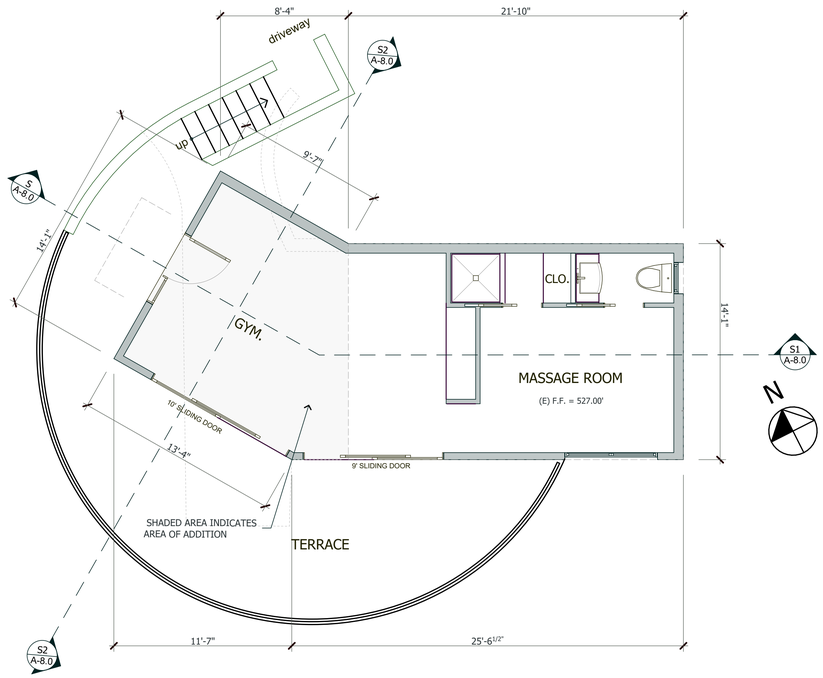
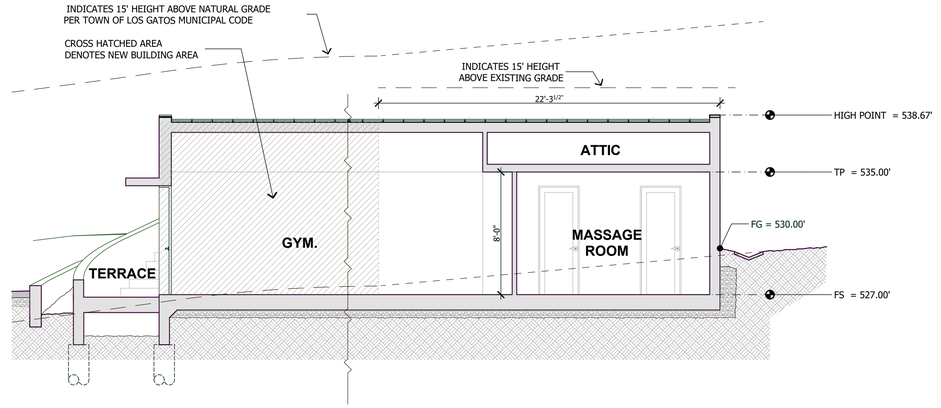
THORNTON 5-24-23.pln

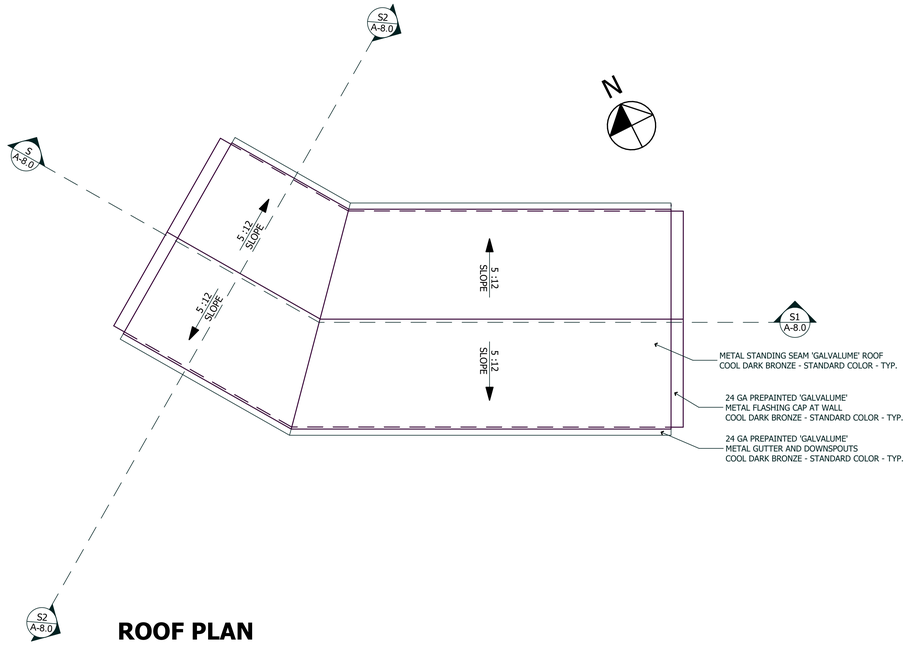


FLOOR PLAN

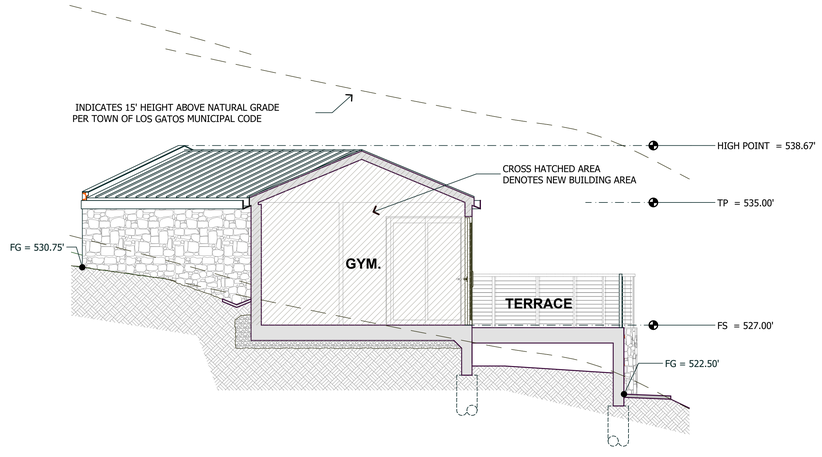
ACCESSORY STRUCTURE FLOOR AREA = 495 SF



SECTION S1



ROOF PLAN



SECTION S2

METRO
DESIGN
GROUP

ARCHITECTURE- PLANNING- INTERIORS

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CAMPBELL, CA 95008
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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

ACCESSORY BUILDING

FLOOR PLAN
ROOF PLAN
SECTIONS

DATE : 6/22/2023
SCALE : 1/4" = 1'-0"
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-8.0

6/22/2023 2:26 PM
THORNTON 5-74-23.pln

SOUTH ELEVATION

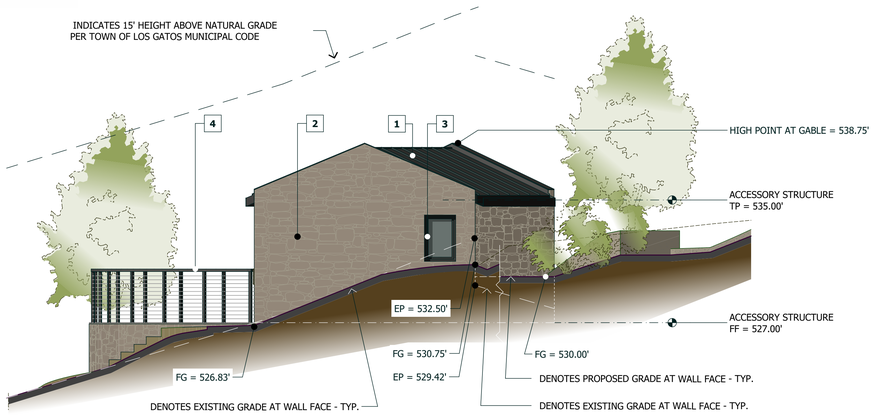
ACCESSORY STRUCTURE EXTERIOR FINISHES

1	STANDING SEAM METAL ROOF & TRIMS, FASCIA, GUTTERS, DOWNSPOUTS, SCUPPERS:	CUSTOM 26 GA. PRE-PAINTED 'GALVALUME' METAL - DARK BRONZE COLOR, LRV 8
2	EXTERIOR WALLS:	GAUGED NATURAL ROCK SIDING LRV, 30
3	WINDOWS/EXTERIOR DOORS, EXTERIOR WALLS, METAL CLAD	ALUMINUM WOOD CLAD / ALUMINUM CLAD 'DARK BRONZE' ANODIZED ALUMINUM, LRV 5
4	GUARDRAIL:	ALUMINUM FRAME WITH CABLE RAILING - DARK BRONZE COLOR, LRV 8

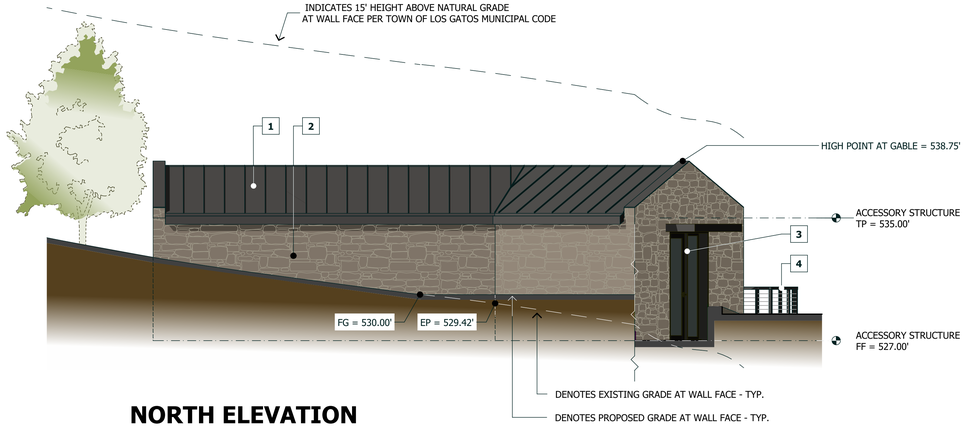
EXTERIOR LEGEND

FG = FINISHED GRADE
NG = NATURAL GRADE
EP = EXISTING GRADE POINT
TP = TOP PLATE
FF = FINISHED FLOOR
FS = FINISHED CONCRETE SLAB

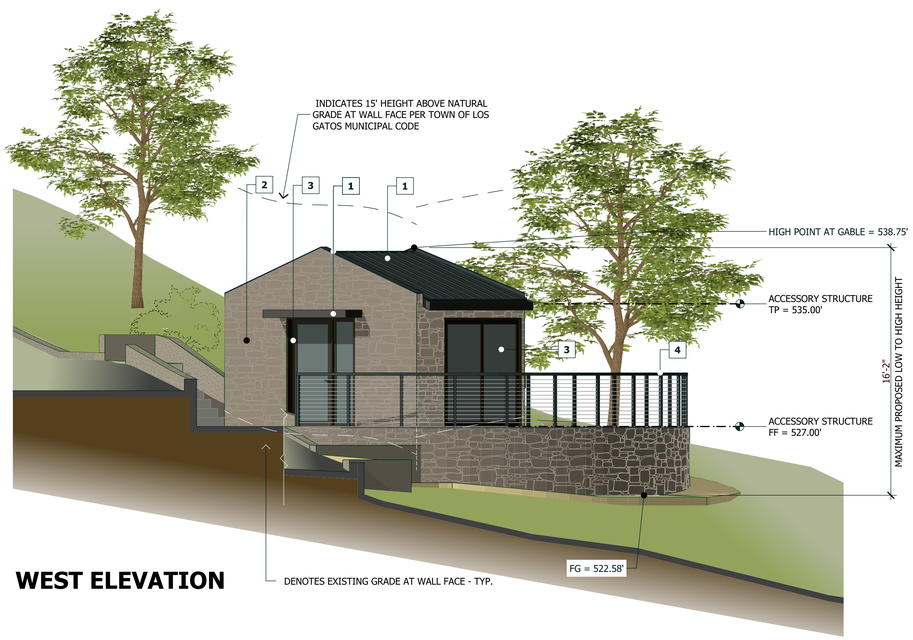
NOTE: ALL COLORS/MATERIALS HAVE MAX. LRV 30



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS

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(408)871-1071 phone
www.metroarchitects.com

PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

ACCESSORY BUILDING

EXTERIOR ELEVATIONS

DATE : 6/22/2023
SCALE : 1/4" = 1'-0"
DRAWN BY : T J S , D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-8.1

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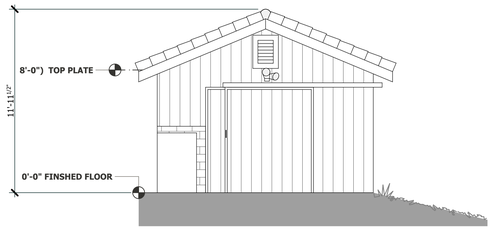
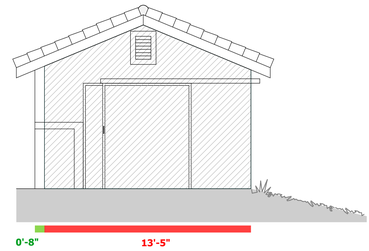
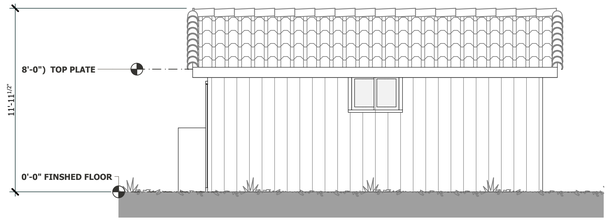
THORNTON 5-24-23.pln



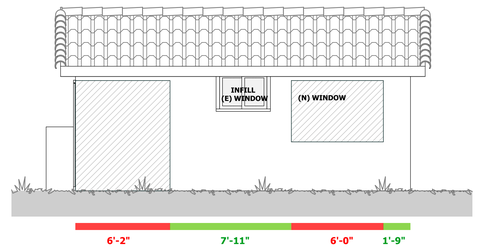
(E) WEST ELEVATION



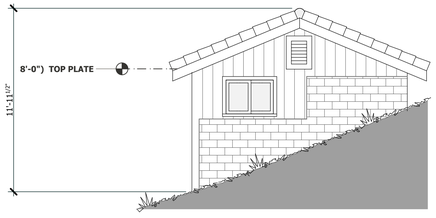
(E) WEST DEMOLITION ELEVATION



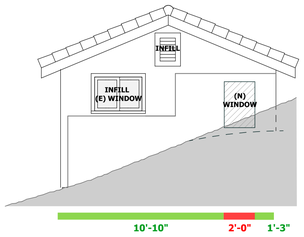
(E) SOUTH ELEVATION



(E) SOUTH DEMOLITION ELEVATION

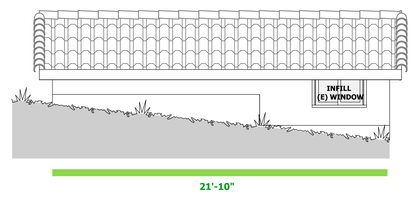


(E) EAST ELEVATION

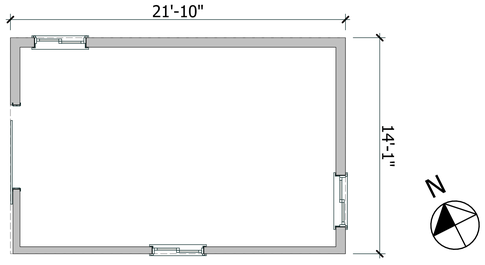


(E) EAST DEMOLITION ELEVATION

(E) NORTH ELEVATION



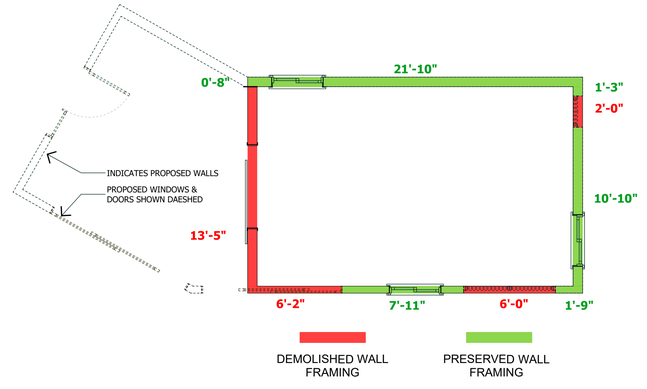
(E) NORTH DEMOLITION ELEVATION



(E) FLOOR PLAN

EXISTING FOOT PRINT (LINEAR FEET)	WIDTH OF PRESERVED WALL FRAMING IN LINEAR FEET (INCLUDING EXISTING OPEININGS)	WIDTH OF DEMOLISHED WALL FRAMING IN LINEAR FEET (INCLUDING EXISTING OPEININGS)
71'-10"	44'-3"	27'-7"

SINCE 44'-3" IS GREATER THAN 27'-7", THEN NO TECHNICAL DEMOLITION



DEMOLITION CALCULATION

METRO
DESIGN
GROUP
ARCHITECTURE- PLANNING- INTERIORS

1475 S BASCOM AVE SUITE 208
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(408)871-1071 phone
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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

EXISTING ACCESSORY STRUCTURE

EXISTING FLOOR PLAN
EXISTING ELEVATIONS
DEMOLITION CALCULATION

DATE : 6/22/2023
SCALE :1/4" = 1'- 0"
DRAWN BY : CS / DZ
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

A-8.2

6/22/2023 2:26 PM
THORNTON 5-24-23.pln

VISIBILITY ANALYSIS: SITE PLAN WITH VIEWING AREA

EXISTING CONDITIONS - 50 MM LENS

EXISTING CONDITIONS - 300 MM LENS

METRO DESIGN GROUP
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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

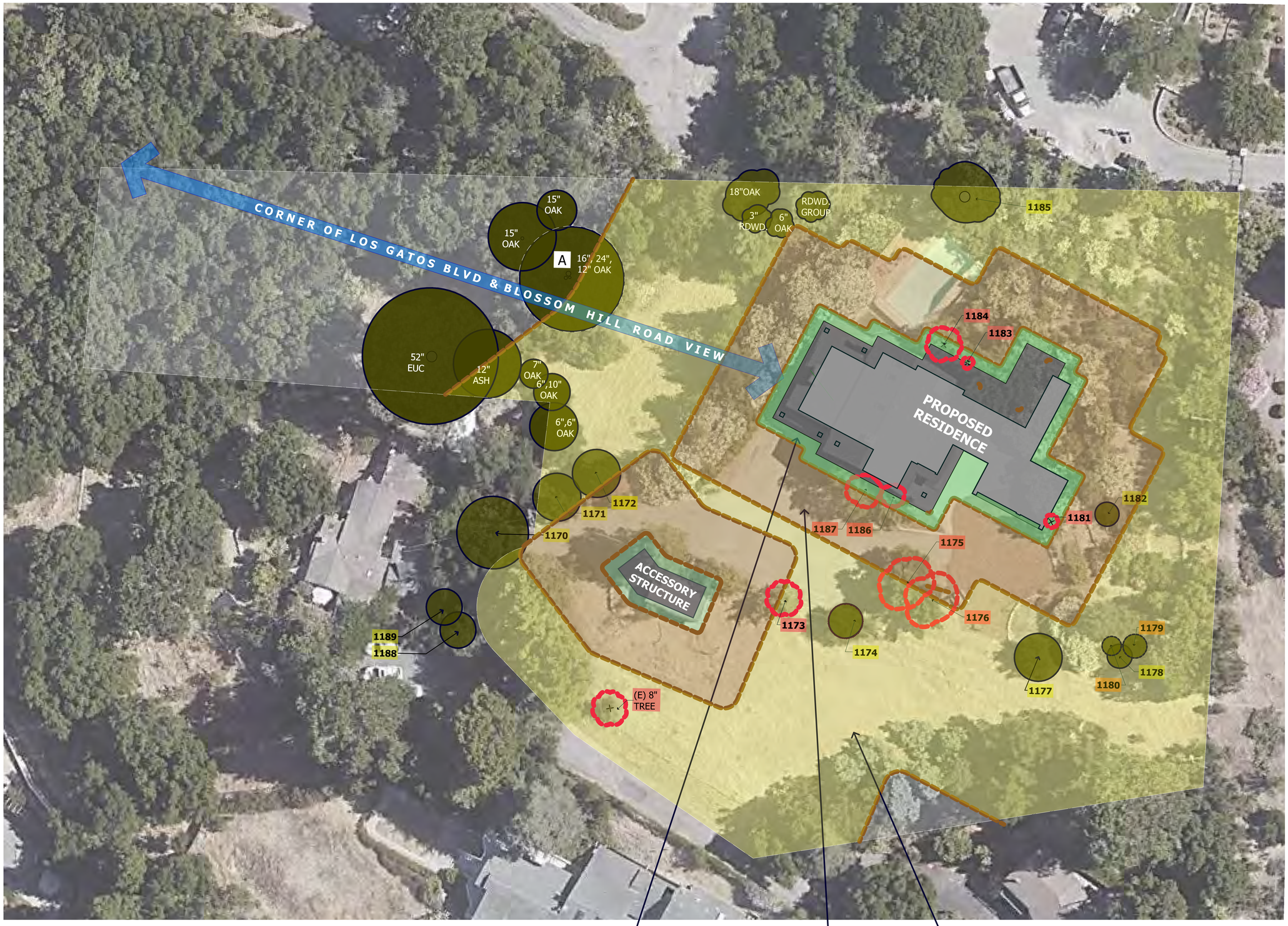
VISIBILITY ANALYSIS

DATE : 6/22/2023
SCALE : AS SHOWN
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

VA-1

6/22/2023 2:26 PM
THORNTON 5-24-23.pln



TREE LEGEND

EXISTING TREES TO REMAIN **1189**

EXISTING TREES TO REMAIN NOT INCLUDED IN THE ARBORIST REPORT 6",6" OAK A

EXISTING TREES TO BE TRANSPLANTED **1180**

EXISTING TREES TO BE REMOVED **1173**

VISIBILITY ANALYSIS
SITE PLAN WITH TREES AND DEFENSIBLE SPACE

6/22/2023 2:26 PM
THORNTON-5-24-23.pln

METRO DESIGN GROUP
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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

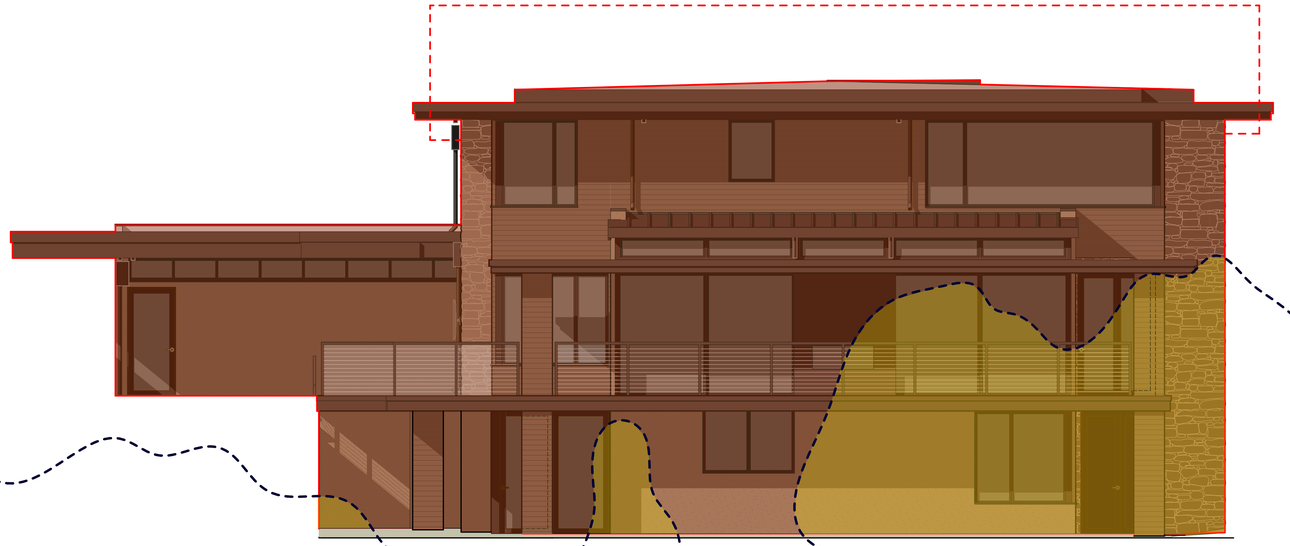
REVISIONS

VISIBILITY ANALYSIS

DATE : 6/22/2023
SCALE : 1/16" = 1'-0"
DRAWN BY : T J S, DZ
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

VA-2



INDICATES OUTLINE OF TREES LOCATED
ON-SITE AND OFF-SITE -TYP.

1. WEST ELEVATION
SCALE: 1/4" = 1'-0"

VISIBLE AREA	NON-VISIBLE AREA*	TOTAL AREA
1,372 SF	431 SF	1,803 SF
76.10%	23.90%	100.0%

* NON-VISIBLE AREA DUE TO EXISTING TREE COVERAGE

VISIBLE AREA IS 75.73 %, THIS SINGLE- FAMILY RESIDENCE IS A VISIBLE HOME PER TOWN OF LOS GATOS DEFINITION.
NO OTHER ELEVATION OF THE HOUSE IS VISIBLE FROM THE REQUIRED VISIBILITY PLATFORMS

VISIBILITY ANALYSIS: VISIBLE ELEVATION FROM VIEWING PLATFORM LOCATED AT THE CORNER OF BLOSSOM HILL ROAD AND LOS GATOS BOULEVARD

16", 12", 12" OAK TREE "A"
LOCATED ON THE PROPERTY
SHOWN ON SHEET VA-2

2. REMODELED RESIDENCE - 300 MM LENS

3. EXISTING RESIDENCE - NO SCREENING - 300 MM LENS

METRO DESIGN GROUP
ARCHITECTURE- PLANNING- INTERIORS

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PROJECT NAME

THORNTON RESIDENCE

15977 SHANNON ROAD
LOS GATOS, CA 95032

REVISIONS

VISIBILITY ANALYSIS

DATE : 6/22/2023
SCALE : N.T.S.
DRAWN BY : T J S
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 19685

SHEET NUMBER

VA-3

6/22/2023 2:26 PM
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DEFENSIBLE SPACE

Zone 0 – Ember-Resistant Zone

Zone 0 extends 5 feet from buildings, structures, decks, etc.

Use hardscape like gravel, pavers, concrete and other noncombustible mulch materials. No combustible bark or mulch

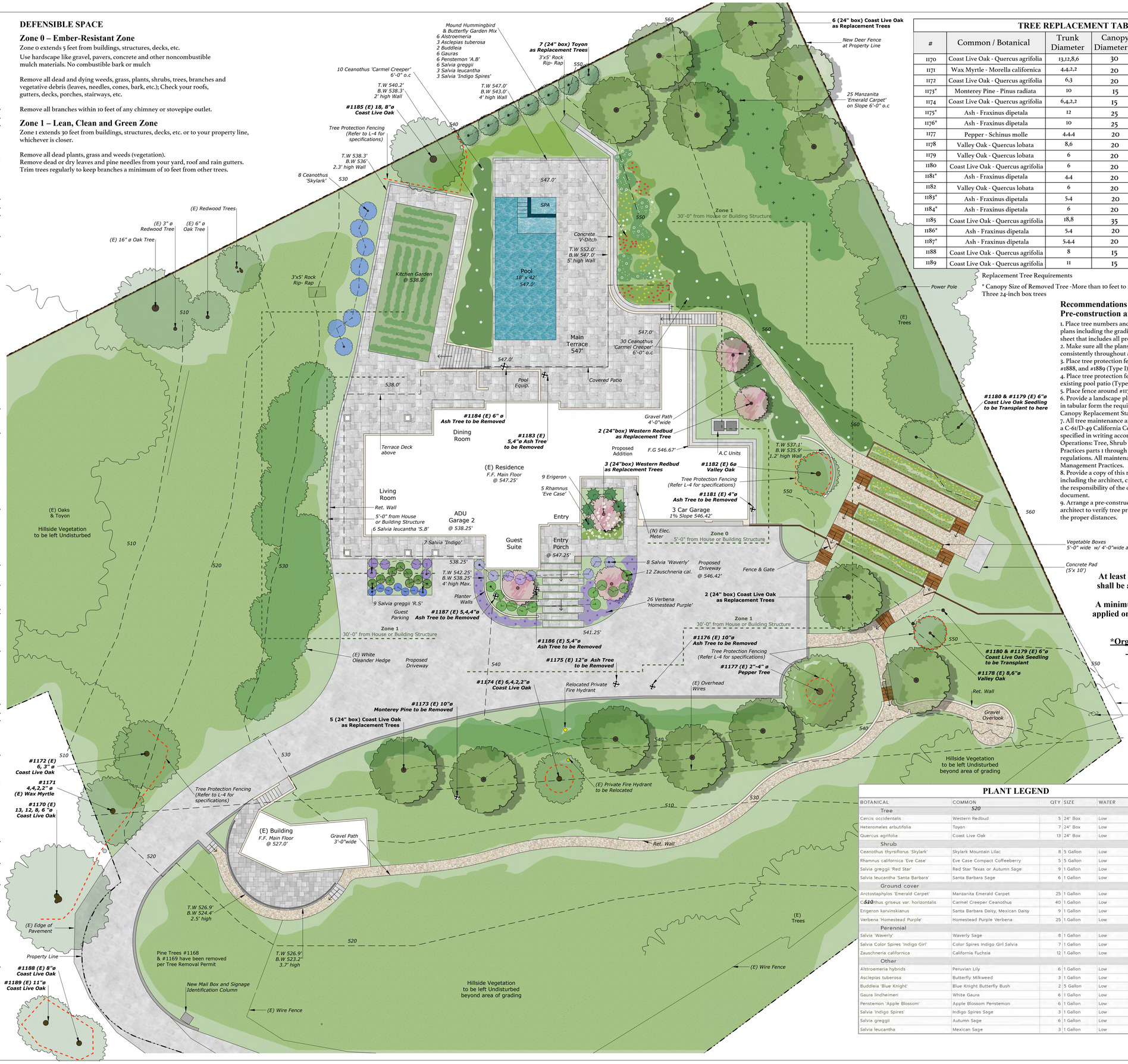
Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.); Check your roofs, gutters, decks, porches, stairways, etc.

Remove all branches within 10 feet of any chimney or stovepipe outlet.

Zone 1 – Lean, Clean and Green Zone

Zone 1 extends 30 feet from buildings, structures, decks, etc. or to your property line, whichever is closer.

Remove all dead plants, grass and weeds (vegetation).
Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
Trim trees regularly to keep branches a minimum of 10 feet from other trees.



TREE REPLACEMENT TABLE

#	Common / Botanical	Trunk Diameter	Canopy Diameter ft.	Remove	R. Rplc. # of 24"box	TPZ Radio ft.
1170	Coast Live Oak - Quercus agrifolia	13,12,8,6	30	No		5
1171	Wax Myrtle - Morella californica	4.4,2,2	20	No		3.5
1172	Coast Live Oak - Quercus agrifolia	6,3	20	No		3.5
1173*	Monterey Pine - Pinus radiata	10	15	Yes	3	5
1174	Coast Live Oak - Quercus agrifolia	6,4,2,2	15	No		4
1175*	Ash - Fraxinus dipetala	12	25	Yes	3	-
1176*	Ash - Fraxinus dipetala	10	25	Yes	3	-
1177	Pepper - Schinus molle	4.4.4	20	No		3.5
1178	Valley Oak - Quercus lobata	8,6	20	No		5
1179	Valley Oak - Quercus lobata	6	20	No		3
1180	Coast Live Oak - Quercus agrifolia	6	20	No		3
1181*	Ash - Fraxinus dipetala	4.4	20	Yes	3	-
1182	Valley Oak - Quercus lobata	6	20	No		3
1183*	Ash - Fraxinus dipetala	5.4	20	Yes	3	-
1184*	Ash - Fraxinus dipetala	6	20	Yes	3	-
1185	Coast Live Oak - Quercus agrifolia	18,8	35	No		-
1186*	Ash - Fraxinus dipetala	5.4	20	Yes	3	-
1187*	Ash - Fraxinus dipetala	5.4.4	20	Yes	3	-
1188	Coast Live Oak - Quercus agrifolia	8	15	No		4
1189	Coast Live Oak - Quercus agrifolia	11	15	No		5.5

Replacement Tree Requirements
* Canopy Size of Removed Tree -More than 10 feet to 25 feet Three 24-inch box trees

Total Replacement Trees Require 24 - 24" box Trees

Recommendations
Pre-construction and Planning Phase

1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all protection measures labeled "T-1 Tree Protection Plan."
2. Make sure all the plans have the existing trees and indicate the removals consistently throughout all drawings (civil, architectural, and landscape)
3. Place tree protection fence along the driveway adjacent to #1170, #1171, #1172, #1888, and #1889 (Type I)
4. Place tree protection fence around coast live oak #1185 at the edge of the existing pool patio (Type I).
5. Place fence around #1177 and #1178 individually at the required radii (Type I).
6. Provide a landscape plan that accounts for the loss in tree canopy to include in tabular form the required replacements in accordance with the Town's Tree Canopy Replacement Standard.
7. 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 regularions. All maintenance is to be performed according to ISA Best Management Practices.
8. 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.
9. 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.

At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas.

<u>*Organic mulch is not allowed within 5'-0" of the house or building structure.</u>

Refer to L-3 for Planting Details

PLANT LEGEND

BOTANICAL	COMMON	QTY	SIZE	WATER	REMARKS
Tree					
Cercis occidentalis	Western Redbud	5	24" Box	Low	Replacement Trees
Heteromeles arbutifolia	Toyon	7	24" Box	Low	Replacement Trees
Quercus agrifolia	Coast Live Oak	13	24" Box	Low	Replacement Trees
Shrub					
Ceanothus thyrsiflorus 'Skylark'	Skylark Mountain Lilac	8	5 Gallon	Low	
Rhamnus californica 'Eve Case'	Eve Case Compact Coffeeberry	5	5 Gallon	Low	
Salvia greggii 'Red Star'	Red Star Texas or Autumn Sage	9	1 Gallon	Low	
Salvia leucantha 'Santa Barbara'	Santa Barbara Sage	6	1 Gallon	Low	
Ground cover					
Arctostaphylos 'Emerald Carpet'	Manzanita Emerald Carpet	25	1 Gallon	Low	
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	40	1 Gallon	Low	
Erigeron karvinskianus	Santa Barbara Daisy, Mexican Daisy	9	1 Gallon	Low	
Verbena 'Homestead Purple'	Homestead Purple Verbena	25	1 Gallon	Low	
Perennial					
Salvia 'Waverly'	Waverly Sage	8	1 Gallon	Low	
Salvia Color Spires 'Indigo Girl'	Color Spires Indigo Girl Salvia	7	1 Gallon	Low	
Zauschneria californica	California Fuchsia	12	1 Gallon	Low	
Other					
Alstroemeria hybrids	Peruvian Lily	6	1 Gallon	Low	
Asclepias tuberosa	Butterfly Milkweed	3	1 Gallon	Low	
Buddleia 'Blue Knight'	Blue Knight Butterfly Bush	2	5 Gallon	Low	
Gaura lindheimeri	White Gaura	6	1 Gallon	Low	
Penstemon 'Apple Blossom'	Apple Blossom Penstemon	6	1 Gallon	Low	
Salvia 'Indigo Spires'	Indigo Spires Sage	3	1 Gallon	Low	
Salvia greggii	Autumn Sage	6	1 Gallon	Low	
Salvia leucantha	Mexican Sage	3	1 Gallon	Low	

SCALE 1"=10'
0 10 20

*** NOTES (E) = Existing**

REVISIONS	BY

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karen@kaa.design

THORNTON RESIDENCE
15977 Shannon Road, Los Gatos, CA.

LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE	04-24-23
SCALE	1"=10'-0"
DRAWN	SL - AD
JOB	THORNTON

L-1

IRRIGATION KEY

———	Irrigation Lateral Line: 1 in. PVC Class 200
- - - -	Irrigation Mainline: 1 in. PVC Schedule 40
= = = =	Pipe Sleeve: PVC Class 200 - Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
	Hunter HFS-150 Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.
	Hunter Dripline HDL-06-12-CV Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings. Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outter ring 30" from plant. Place tie down every 4' in loam and 5' in clay.
C	**Hunter ACC-1200** 12 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
WS	**Hunter SOIL-CLIK** The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
SS	**Hunter Solar-Sync** Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and 1-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
	Shut Off Valve
M	**IRRIGATION WATER METER 1- 1/2"**
B	**FEBCO 825Y 1-1/2"** Reduced Pressure Backflow Preventer

Color Indicates the Irrigated Area — 1 — 100 SF Med Water Drip — Water Use (Very Low, Low, Moderate or High)

Hydrozone Number (Valve)

Hydrozone - Valves

1	30 SF Med. Water Drip (Trees)	4	840 SF Low Water Drip	8	15 SF Med. Water Drip (Trees)
2	770 SF Low Water Drip (Gcr.)	5	950 SF Low Water Drip (Gcr.)	9	1,000 SF Low Water Drip
3	45 SF Med. Water Drip (Trees)	6	35 SF Med. Water Drip (Trees)	10	795 SF Med. Water Drip
		7	510 SF Low Water Drip	11	250 SF Low Water Drip
				12	756 SF High Pool - Hose

Total Irrigated Landscape Area Represent 5,240 sf.

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the landscape & irrigation design plans."

Karen Aitken

Refer to L-3 for Irrigation Details & Water Calculations

N

SCALE 1"=10'
0 10 20

*** NOTES (E) = Existing**

REVISIONS	BY

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Landscape Architecture & Design

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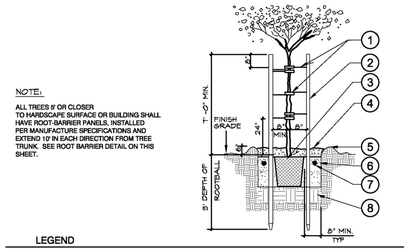
THORNTON RESIDENCE
15977 Shannon Road, Los Gatos, CA.

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE	04-24-23
SCALE	1"=10'-0"
DRAWN	AD
JOB	THORNTON

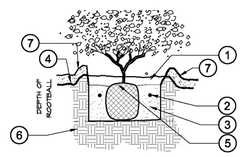
L-2



LEGEND

1. "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURE'S RECOMMENDATIONS. PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES: 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
4. 2" SHREDDED BARK MULCH, (APPROX. 3' DIA. RING)
5. WATER BASIN (SHRUB AREAS ONLY)
6. BACKFILL MIX- 1/3 SITE SOIL 1/3 SAND, 1/3 GROW MULCH
7. PLANTING FERTILIZER TABLETS (SEE DETAIL/CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATIONS.
8. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE



1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
3. BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

TYPICAL SHRUB PLANTING

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.

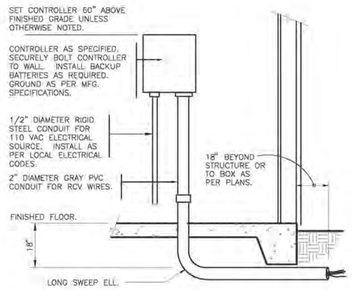
B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

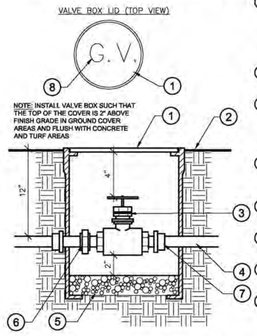
D) A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5 % OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.
6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION



INTERIOR WALL MOUNT CONTROLLER



1. CARSON ROUND VALVE BOX (SEE IRRIGATION EQUIPMENT SCHEDULE) INSTALL FLUSH W/ FINISH GRADE
2. FINISH GRADE
3. GATE VALVE (SEE IRRIGATION LEGEND AND IRRIGATION EQUIPMENT SCHEDULE)
4. PRESSURIZED PVC MAINLINE
5. 1 CU CRUSHED GRAVEL
6. BRASS UNION
7. SCH 80 PVC NIPPLE
8. HEAT BRAND "G.V." IN 2" TALL CHARACTERS ON TOP CENTER OF VALVE BOX LID

ISOLATION SHUT OFF VALVE

MAWA EPPT and ETWU Calculations

Project Name:	Thornton House
Project Location:	15977 Shannon Road, Los Gatos, CA.
Total Landscape Area:	5,996.0 sq. ft.
Date:	4/24/2023

MAWA CALCULATION

MAWA = (Eto)(.62)[(.0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	42.9		
Conversion	0.62		
ETAF	0.55		
LA =	5,201		
SLA =	0		
MAWA =		76,084.9	gallons per year
		10,171.8	cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation

Eto =	42.9		
Eppt=	5		
ETAF=	0.55		
LA =	5,201		
SLA =	0		
MAWA w/ EPPT =		67,240.7	gallons per year
		8,989.4	cubic feet

ETWU CALCULATION

ETWU = (Eto)(.62)((PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	42.9	Los Gatos, CA.

REGULAR LANDSCAPE AREAS

Hydrozone # / Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	30.0	14.8	394.0
2.) Low Water Use/ Groundcovers	Drip	0.2	0.81	0.24691358	770.0	190.1	5,056.9
3.) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	45.0	22.2	591.1
4.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	840.0	311.1	8,274.9
5.) Low Water Use/ Groundcovers	Drip	0.2	0.81	0.24691358	950.0	234.6	6,239.0
6.) Med Water Use/ Trees	Drip	0.6	0.81	0.740740741	35.0	25.9	689.6
7.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	510.0	188.9	5,024.1
8.) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	15.0	7.4	197.0
9.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,000.0	370.4	9,851.1
11.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	250.0	92.6	2,462.8
12.) High Water Use / Pool	Hose	0.8	0.81	0.98765432	756.0	746.7	19,859.8
					Total sf ft.	Totals	Totals
					5,201.0	2,204.7	58,640.4
						ETWU TOTAL	58,640.4
						MAWA	76,084.9

SPECIAL LANDSCAPE AREAS

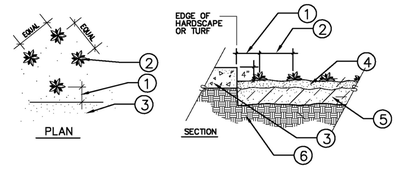
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
10.) Med Water Use/ Kitchen Garden	Drip	0.4	0.81	0.49382716	795	392.6	10,442.2
					Totals	Totals	Totals
					795.0	392.6	10,442.2
						ETWU TOTAL	30,549.8
						MAWA	34,194.2

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	2,204.7
Total Area	5,201.0
Average ETAF	0.42

Special Landscape Areas	
Total ETAF x Area	392.6
Total Area	795.0
Sitewide ETAF	0.49

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

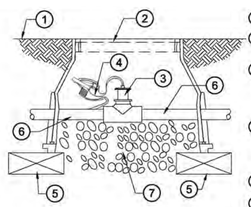


LEGEND

1. 1/2 TIMES O.C.SPACING
2. GROUNDCOVER PLANTS / SEE LEGEND FOR TYPE, SIZE AND SPACING SPEC.
3. HARDSCAPE OR TURF
4. 3" DEEP SHREDDED BARK MULCH LAYER 3/4" MINUS SIZE
5. TILLED AND AMENDED PLANTING BED PER PLANTING NOTES.
6. UNDISTURBED NATIVE SOIL SUBGRADE

NOTE: ESTABLISH FINISH GRADE 2" BELOW FINISH SURFACE OF HARDSCAPE/CURB. ROTOTILL AREAS BEING AMENDED TO A DEPTH OF 6". BLEND AMENDMENTS INTO NATIVE SOIL TO AVOID ANY DISTINCT SOIL HORIZON.

GROUNDCOVER PLANTING DETAIL



NOTES:

1- FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

2- INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

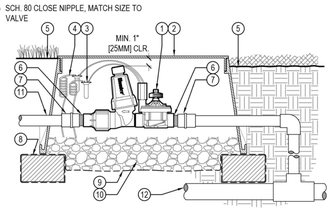
3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBRY-6 CONNECTORS OR APPROVED EQUAL.

1. FINISH GRADE
2. CARSON VALVE BOX WITH LOCKING LID
3. FLOW SENSOR (SEE IRRIGATION LEGEND FOR MANUFACTURER, MODEL AND SIZE)
4. IRRIGATION CONTROL WIRES WITH MINIMUM 12" COIL OF WIRE
5. (4) BRICKS
6. MAINLINE PIPE FROM MASTER VALVE
7. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

FLOW SENSOR

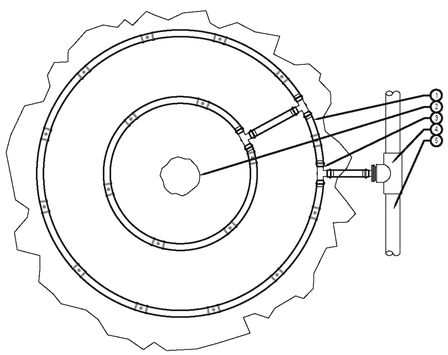
LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE LATERAL AND FITTINGS



DRIP CONTROL ZONE KIT (ICZ-101-LF)

Hunter V.ICZ.01 NO SCALE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. TREE (SEE PLANTING PLAN)
3. FLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (FLD OR PLD-LOC FITTINGS) TYP.
5. PVC LATERAL LINE

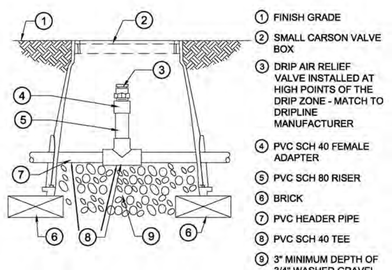
NOTES:
AIR RELIEF VALVE (FLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

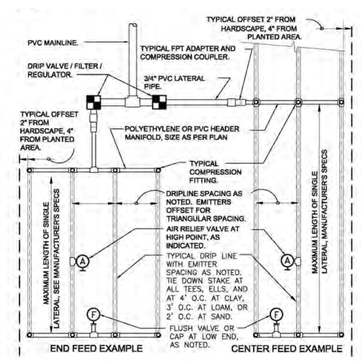
XX HUNTER DRIPLINE - TREE RING LARGE SPECIMEN

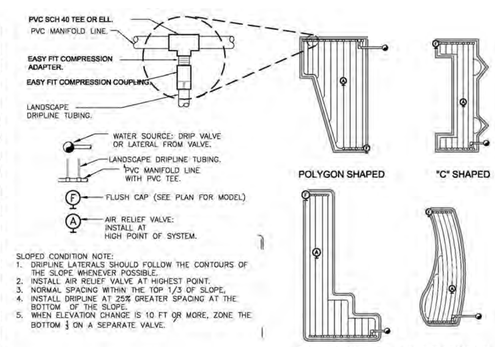
Hunter HM.HDL.10 NOT TO SCALE



1. FINISH GRADE
2. SMALL CARSON VALVE BOX
3. DRIP AIR RELIEF VALVE INSTALLED AT HIGH POINTS OF THE DRIP ZONE - MATCH TO DRIPLINE MANUFACTURER
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

AIR RELIEF VALVE IN PVC HEADER





TYPICAL DRIPLINE LAYOUT

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KAREN JONES AITKEN
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DATE	04-24-23
SCALE	N.T.S
DRAWN	AD
JOB	THORNTON

L-3

LOS GATOS TOWN CODE
SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:

(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

(B) 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 DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED.

TREE PROTECTION NOTES

FENCING AROUND TREES DURING CONSTRUCTION:
A TEMPORARY FENCE SHALL BE ERECTED AROUND EACH TREE TO BE RETAINED. THE FENCE SHOULD BE LOCATED AT THE DRIP LINE OR A MINIMUM OF 5' FROM THE TRUNK WHICH EVER IS GREATER. THE FENCE SHOULD BE ERECTED SO IT WILL NOT BE EASY FOR CONSTRUCTION WORKERS TO REMOVE OR RELOCATE.

THIS FENCING MUST BE ERECTED BEFORE ANY CONSTRUCTION EQUIPMENT ENTERS THE SITE AND MUST NOT BE REMOVED UNTIL FINAL LANDSCAPE GRADING IS COMPLETE. SOIL COMPACTION AND TRENCHING THROUGH ROOT ZONES ARE THE MAJOR CAUSES OF TREE STRESS IN THE CONSTRUCTION PERIOD.

IT SHOULD BE EXPLAINED CLEARLY TO ALL CONTRACTORS AND WORKERS ON SITE THAT THESE FENCES ARE IMPORTANT AND ARE NOT TO BE REMOVED. TRENCHING OF ANY SORT AND FOR ANY REASON MUST BE PLANNED TO AVOID TRAVERSING AREAS WITHIN THE TREE DRIP LINES.

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.

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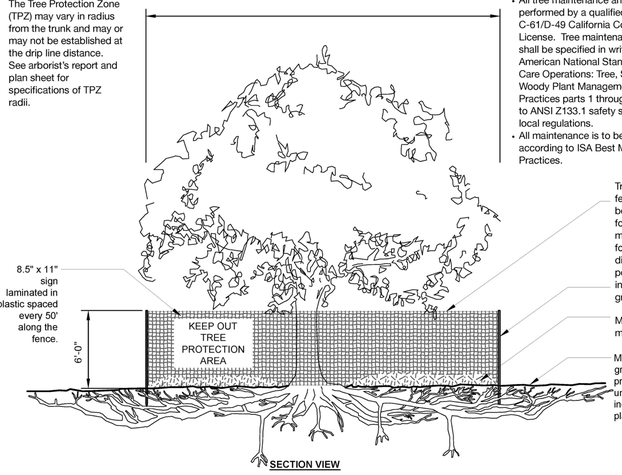
REFER TO TREE INVENTORY, ASSESSMENT AND PROTECTION REPOR
GESSNER,AUGUST 26, 2020 ON SHEETS A0-1 TO A0-4.

Notes:
The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.



SECTION VIEW

Notes:
- 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.

TREE PROTECTION DETAIL (TYPE I)

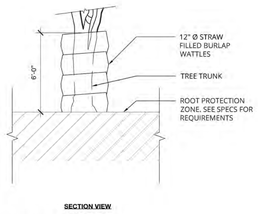
Warning
Tree Protection Zone

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

Cuidado
Zona De Arbol Pretejido

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

TREE PROTECTION SIGNS



SECTION VIEW

TRUNK PROTECTION WITH WATTLE

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TREE PROTECTION MEASURES, NOTES & DETAILS

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