PROJECT DIRECTORY

OWNER / DEVELOPER:
16484 S. KENNEDY, LLC
JUSTIN REILLY
2267 GUNDERSON DRIVE
SAN JOSE, CA 95125
EMAIL: justin.reilly@colliers.com

ARCHITECT:
ROBIN MCCARTHY, AIA, CGBP
ARCHITECT CA. LIC. C29767
1155 MERIDIAN AVE., SUITE 207
SAN JOSE, CA 95125
(408) 859-8723
EMAIL: robin@archstudioinc.com

LANDSCAPE ARCHITECT
DAVID FOX LANDSCAPE ARCHITECTURE
(408) 761-0212

ARBORIST:
KATHERINE NAEGELE
CONSULTING ARBORIST
AESCULUS ARBORICULTURAL
CONSULTING, LLC.
PH. (650) 209-0631

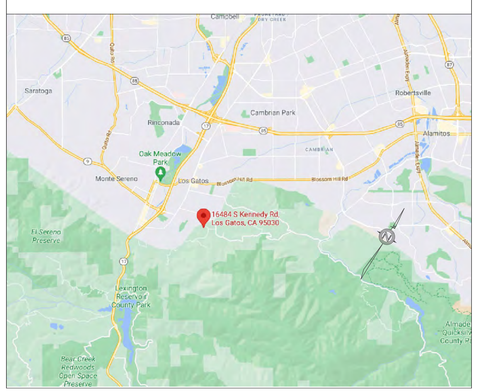
GEOTECHNICAL ENGINEER:
C2EARTH, INC.
750 CAMDEN AVENUE, SUITE A
CAMPBELL, CA 95008
PH. (408) 866-5436
EMAIN: C2@C2EARTH.COM

CIVIL ENGINEER & LAND SURVEYOR:
VELIMIR SULIĆ
SENIOR PROJECT MANAGER
PEOPLES ASSOCIATES
1150 CAMPBELL AVENUE
SAN JOSE, CA 95126
office: (408) 520-2552
cell: (408) 966-0165

LEGEND

- (N) FULL-HEIGHT WALL
- (N) PARTIAL HEIGHT WALL
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- 1 — DOOR SYMBOL, SEE SCHEDULE
- 2 — WINDOW SYMBOL AND SKYLIGHT SYMBOL, SEE SCHEDULE
- 9 / A2 — DETAIL NUMBER / SHEET NUMBER
- A / A2 — SECTION LETTER / SHEET NUMBER
- X — SPECIFIC OR KEY NOTE
- OFFICE / EL. + X'-X" / CARPET — ROOM NAME / ROOM FINISH FLOOR ELEVATION / ROOM FINISH FLOORING
- 4 1 3 2 — INTERIOR ELEVATION IDENTIFICATION
- 1 — REVISION
- ℄ — CENTER LINE
- DATUM LINE

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS & ZONING:
ADDRESS: 16484 S. KENNEDY ROAD , LOS GATOS, CA 95030
PARCEL 1
APN#: 532-20-012
ZONING: HR-1

NET LOT AREA: 34,883 SQ. FT. (.801 ACRES) 2
GROSS LOT AREA: 46,673 SQ. FT. (1.072 ACRES)
AVERAGE LOT SLOPE: 17.63%

PROJECT DESCRIPTION:
DEMOLITION OF AN EXISTING RESIDENCE, AND CONSTRUCTION OF A NEW RESIDENCE, COVERED PATIOS, LANDSCAPE, SWIMMING POOL, AND HARDSCAPE.
OTHER INFO.:

FIRE SPRINKLERS REQUIRED:	YES
FLOOD ZONE:	NO
HISTORIC:	NO

DEFERRED SUBMITTALS: FIRE SPRINKLERS

NOTE: A SEPARATE BUILDING IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

ZONING REQUIREMENTS:

SETBACKS FOR MAIN RESIDENCE:

FRONT:	30 FT.
SIDES:	20 FT.
REAR:	25 FT.

MAXIMUM FLOOR AREA RATIO (F.A.R.):
6,000 SQ. FT. INCLUDING GARAGES EXCEEDING 400 SQ. FT.
JADU MAX. 500 SQ. FT. / TOTAL ADU ON PROPERTY 1,200 SQ. FT.

MAXIMUM HEIGHT: 25 FT. FOR MAIN RESIDENCE, 15 FT. FOR SECONDARY DWELLING UNIT OR STRUCTURE

BUILDING CODE INFORMATION :

OCCUPANCY TYPE:	R-3 / U
CONSTRUCTION TYPE:	V-B
STORIES:	TWO-STORY
TOTAL NEW FLOOR AREA:	6,460 (SQ. FT.)

FLOOR AREA CALCULATIONS:

MAIN FLOOR AREA:	3,200 SQ. FT.
UPPER FLOOR AREA:	2,350
TOTAL:	5,550 SQ. FT.
GARAGE AREA:	850
TOTAL:	6,400 SQ. FT.
GARAGE REDUCTION:	(400 SQ. FT.)
FLOOR AREA MAX. NET:	6,000 SQ. FT.
JUNIOR ADU:	460 SQ. FT.

NOTE:
THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.70.020 AND 6.120.020.

GENERAL NOTES & CERTIFICATIONS

1. ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL STEEL FRAMING AND SUB-CONTRACTORS SHALL ACT IN DESIGN / BUILD CAPACITY. THEY SHALL PROVIDE, SEPARATELY, ANY DRAWINGS, SPECIFICATIONS OR INFORMATION REQUIRED BY BUILDING DEPARTMENTS.
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LOCAL ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:

- CALIFORNIA BUILDING CODE 2019 EDITION (CBC)
- CALIFORNIA PLUMBING CODE,2019 EDITION
- CALIFORNIA MECHANICAL CODE,2019 EDITION
- CALIFORNIA ELECTRICAL CODE,2019 EDITION
- CALIFORNIA EXISTING BUILDING CODE2019 EDITION
- CALIFORNIA FIRE CODE2019 EDITION
- INTERNATIONAL EXISTING BUILDING CODE2019 EDITION
- CALIFORNIA RESIDENTIAL CODE 2019 EDITION
- CALIFORNIA GREEN BUILDING STANDARDS,(CALGREEN) 2019 EDITION
- 2019 CALIFORNIA ENERGY CODE,PART 6, TITLE 24

3. STRUCTURAL ENGINEER SHALL FIELD INSPECT FOUNDATION FOOTINGS AND WALLS PRIOR TO CONCRETE POUR AND ALL SHEAR WALLS, HOLD-DOWNS AND FRAMING.
4. ALL TELEPHONE, ELECTRIC WIRES, AND OTHER SUCH SERVICE FACILITIES TO NEW CONSTRUCTION SHALL MEET CITY REQUIREMENTS.
5. ANY OMISSION, CONFLICT, OR AMBIGUITY FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
6. ALL EQUIPMENT SHALL BE LISTED BY THE APPROVED LISTING AGENCY AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
7. **"HERS" VERIFICATION REQUIRED** FOR THE HVAC HEATING & COOLING, DISTRIBUTION, AND FAN SYSTEMS. PROVIDE EVIDENCE OF 3RD PARTY VERIFICATION (HERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.

1. PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF LEMAPS INSTALLED IN THE LUMINAIRES.
2. THE COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
3. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR
4. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER MUST BE PROVIDED TO THE CITY BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AEROSOL PAINTS AND AEROSOL COATINGS, CARPET SYSTEMS RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS INSTALLED ONT HIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.

SHEET INDEX

SPECIAL NOTES

1. THIS PROPERTY LOT LOCATED AT **16484 S. KENNEDY ROAD, LOS GATOS, CA** HAS AN APPROVED 2-LOT LOT LINE ADJUSTMENT APPLICATION AT TOWN OF LOS GATOS **FILE NO. M-20-006 DATED NOVEMBER 10, 2020.**
2. PER A CONDITION OF THE LOT LINE ADJUSTMENT APPROVAL, THE EXISTING STRUCTURES MUST BE DEMOLISHED PRIOR TO THE RECORDATION OF THE LOT LINE ADJUSTMENT.
3. AN APPLICATION FOR ARCHITECTURAL AND SITE APPROVAL AND BUILDING PERMIT FOR THE NEW RESIDENCE MUST BE OBTAINED PRIOR TO DEMOLITION OF EXISTING STRUCTURES ON LOT.
4. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS SITE BY: **C2EARTH, INC. DATED FEBRUARY 2021.**
5. **SEE ARBORIST REPORT BY AESCULUS ARBORICULTURAL CONSULTING ON 9/1/2021.**

ARCH STUDIO inc.
ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9 - 30 - 23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE FOR:
PARCEL 1 RESIDENCE
16484 S.KENNEDY ROAD
LOS GATOS, CA 95030

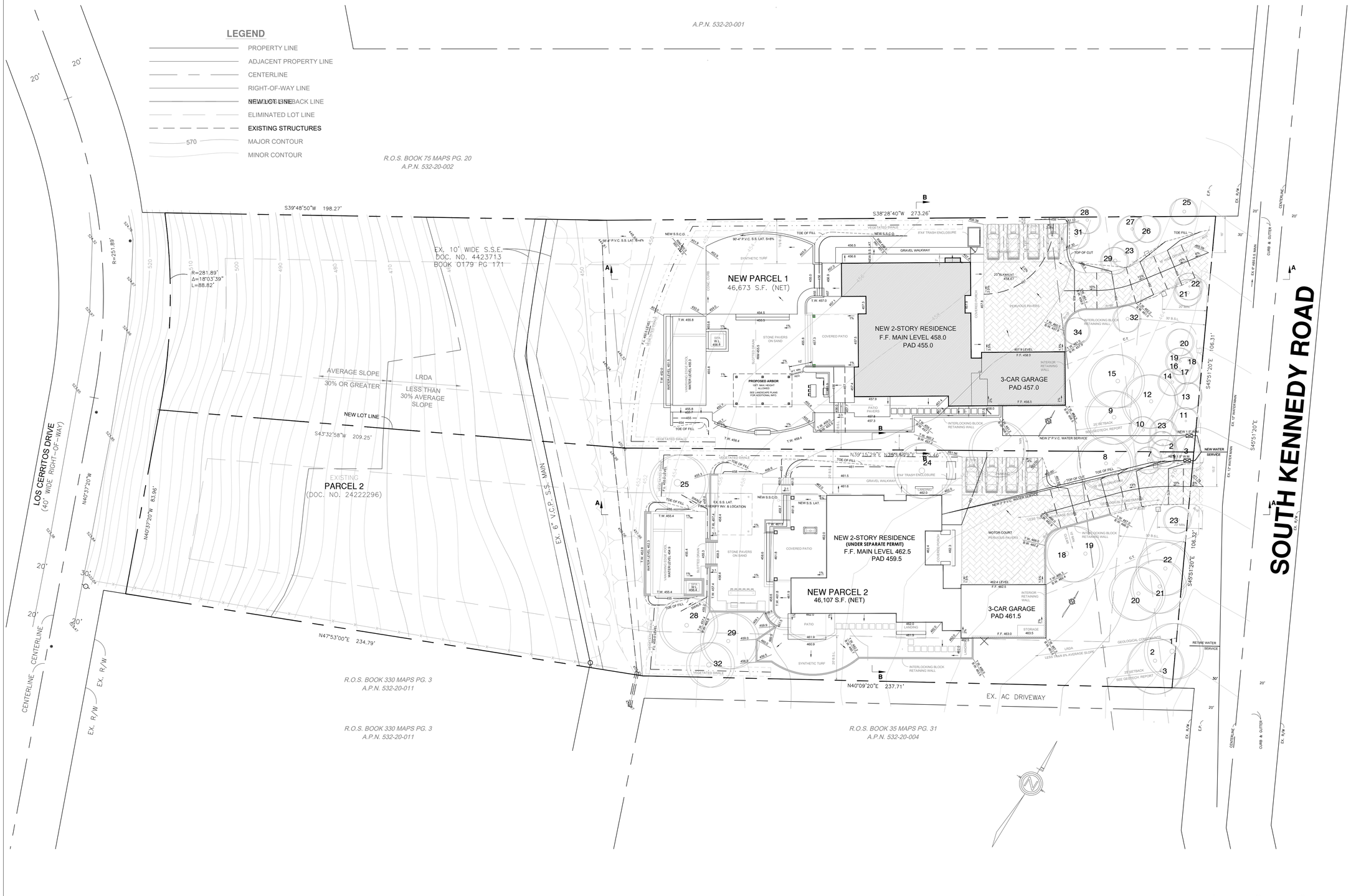
SUBMITTALS:

Date	Description
9-02-21	DESIGN REVIEW SET
12-10-21	1 PLAN CHK. COMMENTS
2-23-22	2 PLAN CHK. COMMENTS

COVER SHEET, PROJECT INFORMATION

DATE: 09-02-21
SCALE: SEE DRAWINGS

CS-1



PROPOSED OVERALL SITE PLAN

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9 - 30 - 23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE FOR:

PARCEL 1
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS:	
Date	Description
09-02-21	DESIGN REVIEW SET
12-10-21	1 PLAN CHK. COMMENTS
2-23-22	2 PLAN CHK. COMMENTS

PROPOSED OVERALL SITE PLAN

DATE: 09-02-21

SCALE: 1" = 20'

A1-0

SITE PLAN GENERAL NOTES:

1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.

2. BEFORE ANY EXCAVATION, COORDINATE LOCATION OF ALL EXISTING SITE UTILITIES.

3. EXCAVATION, FILLS, AND UTILITIES FOR ALL BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY.

4. CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN DURING EXCAVATION AND CONSTRUCTION, U.O.N.

5. FOR ALL FINISH GRADES, SEE GRADING AND DRAINAGE PLANS PREPARED BY CIVIL ENGINEER.

6. FOR ALL EXTERIOR HARD SURFACES, SEE GRADING AND DRAINAGE PLANS PREPARED BY CIVIL ENGINEER.

7. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.

8. FOR ALL NEW RAINWATER DOWNSPOUTS, SEE GRADING AND DRAINAGE PLANS PREPARED BY CIVIL ENGINEER.

9. IMPLEMENTATION OF "BEST MANAGEMENT PRACTICES" SHALL BE USED TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION "BEST MANAGEMENT PRACTICES" WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

10. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARDS.

11. TRENCHES SHALL BE LOCATED OUTSIDE OF THE DRIP LINES OF EXISTING TREES IN ORDER TO MINIMIZE NEGATIVE IMPACTS.

12. SEE COVER SHEET, FLOOR PLAN, AND BEST PRACTICES MANAGEMENT SHEET FOR ADDITIONAL PROJECT INFORMATION.

13. NATURAL GRADE AND VEGETATION SHALL BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.

14. SEE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER FOR ADDITIONAL INFORMATION.

15. THE BUILDING SHALL HAVE THE ADDRESS AND BUILDING NUMBER IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AS REQUIRED BY CBC.

16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY.

17. ALL CONSTRUCTION AND RELATED ACTIVITIES SHALL BE ALLOWED ONLY DURING THE HOURS OR 8:00AM TO 5:00PM MONDAY THROUGH FRIDAY, AND 10:00AM TO 5:00PM ON SATURDAY. NO CONSTRUCTION ACTIVITY OR RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE AFOREMENTIONED HOURS OR ON SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEARS DAY, 4TH OF JULY, LABOR DAY, THANKSGIVING AND CHRISTMAS DAY.

LANDSCAPE GENERAL NOTES:

LANDSCAPE IRRIGATION:

1. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A PERMANENT IRRIGATION SYSTEM FOR ALL USES. IRRIGATION SYSTEMS SHALL BE DESIGNED AND MAINTAINED TO PREVENT WATER WASTE (E.G. RUNOFF OR OVER-SPRAY). IRRIGATION CONTROLLERS SHALL BE CAPABLE OF MULTIPLE PROGRAMMING AND INCORPORATE SENSORS TO OVERRIDE THE CALL FOR WATER DURING RAIN OR IF THE SOIL IS STILL MOIST. IRRIGATION CONTROLLERS AND BACK-FLOW DEVICES SHALL BE SCREENED FROM PUBLIC VIEW. IRRIGATION SHALL ONLY OCCUR BETWEEN 8 P.M. AND 10 A.M.

PLANTING, SOIL MANAGEMENT AND WATER FEATURES:

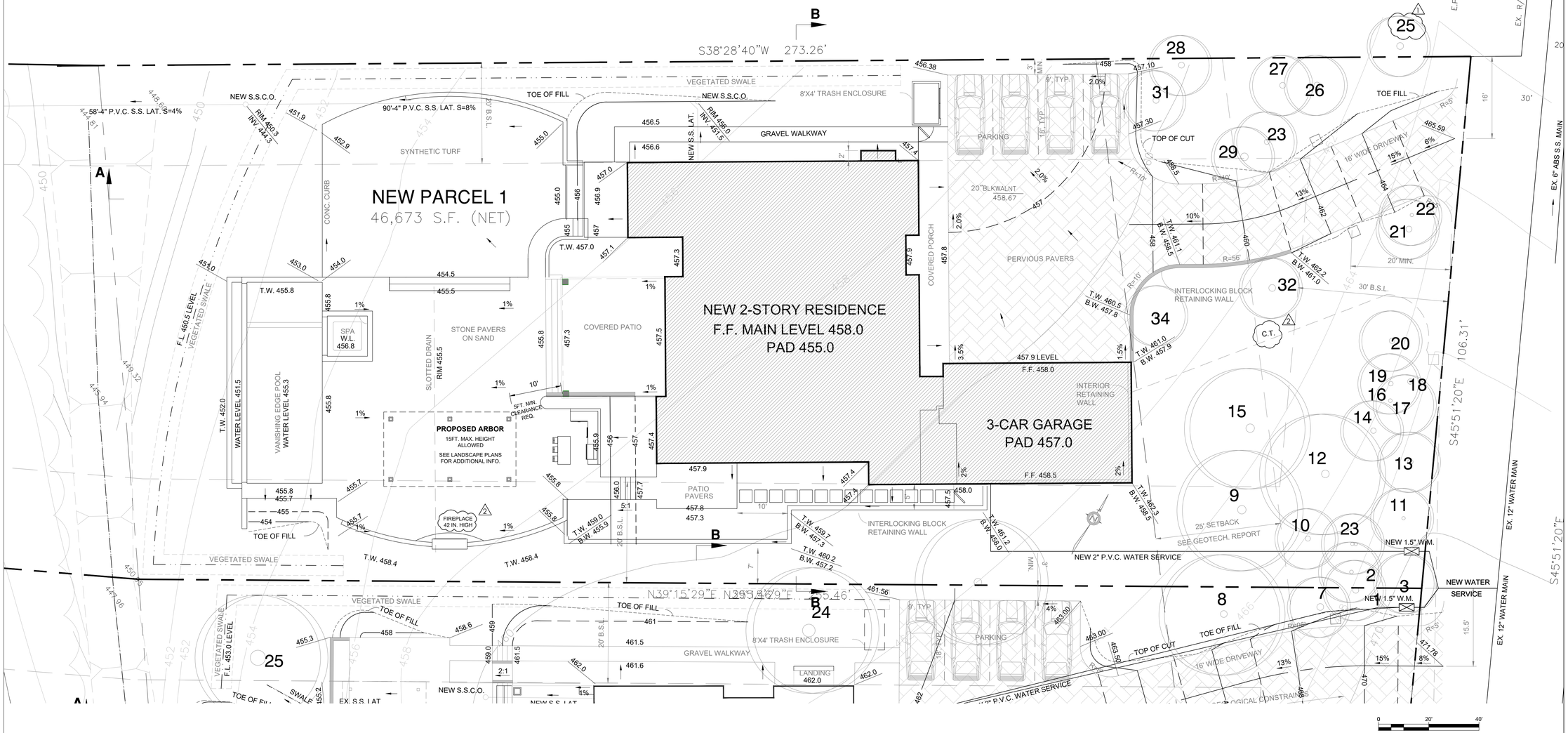
1. PLANT SELECTION AND INSTALLATION MUST BE DONE IN ACCORDANCE WITH ACCEPTED HORTICULTURAL INDUSTRY PRACTICES. SEE LANDSCAPING PLANS.

3. TALL FESCUE OR SIMILAR TURF REQUIRING LESS WATER MUST BE USED FOR TURF TURF MUST NOT BE PLANTED ON SLOPES GREATER THAN 10%.
4. A MINIMUM 2-IN. LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL.
5. SOIL AMENDMENTS (I.E. USE OF COMPOST) AND STRUCTURED SOIL SHALL BE INCORPORATED BASED ON WHAT IS APPROPRIATE FOR SELECTED PLANTS.
6. WATER FEATURES (I.E. FOUNTAINS) MUST HAVE A RECIRCULATING WATER SYSTEM AND USE RECYCLED WATER IF AVAILABLE. COVERS ARE STRONGLY RECOMMENDED FOR POOLS AND SPAS.

SITE DRAINAGE:
1. SITE DRAINAGE SHALL NOT BE DIRECTED ACROSS ANY PROPERTY LINES.

PLANT MATERIAL:
1. SEE LANDSCAPE PLANS.

NOTE: SEE CIVIL ENGINEERING DRAWINGS & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



PARTIAL PROPOSED SITE PLAN

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT ROBIN A. MCCARTHY No. C29767 9 - 30 - 23 RENEWAL DATE STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE FOR:

PARCEL 1
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS:	
Date	Description
09-02-21	DESIGN REVIEW SET
12-10-21	1 PLAN CHK. COMMENTS
2-23-22	2 PLAN CHK. COMMENTS

PARTIAL PROPOSED SITE PLAN

DATE: 09-02-21

SCALE: 1" = 10'

A1-1

NEIGHBORHOOD AREA PLAN

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9 - 30 - 23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE FOR:

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LOS GATOS, CA 95030

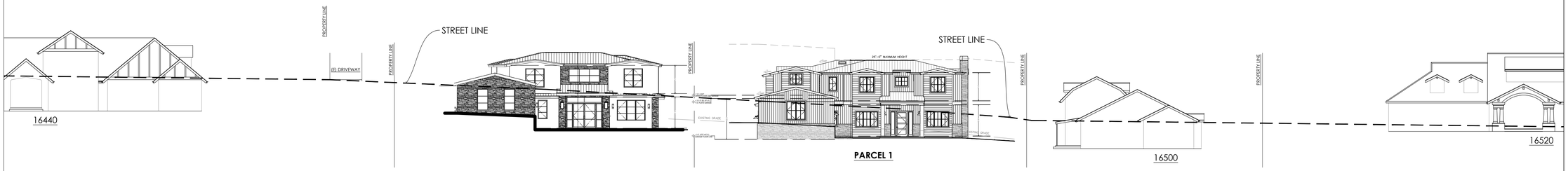
SUBMITTALS:	
Date	Description
9-02-21	DESIGN REVIEW SET
12-10-21	1 PLAN CHK. COMMENTS
2-23-22	2 PLAN CHK. COMMENTS

NEIGHBORHOOD AREA PLAN

DATE: 09-02-21

SCALE: 60' = 1'-0"

A1-2



16440 S. KENNEDY ROAD

16484 S. KENNEDY ROAD PARCEL 2

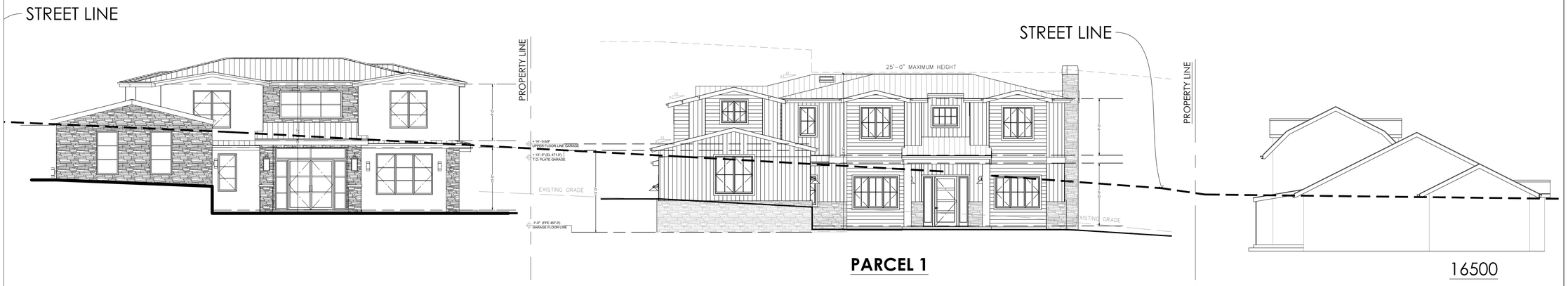
16484 S. KENNEDY ROAD PARCEL 1

16500 S. KENNEDY ROAD

16520 S. KENNEDY ROAD

STREETSCAPE

1/16" = 1'-0"



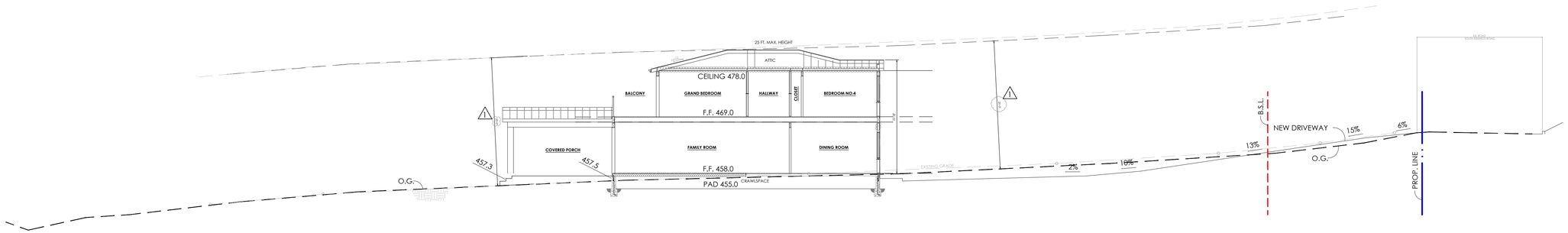
16484 S. KENNEDY ROAD PARCEL 2

16484 S. KENNEDY ROAD PARCEL 1

16500 S. KENNEDY ROAD

STREETSCAPE

1/8" = 1'-0"



SITE CROSS SECTION

3/32" = 1'-0"

PROPOSED STREETSCAPE ILLUSTRATIONS

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
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SAN JOSE, CA 95125

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NEW 2-STORY RESIDENCE FOR:

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16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

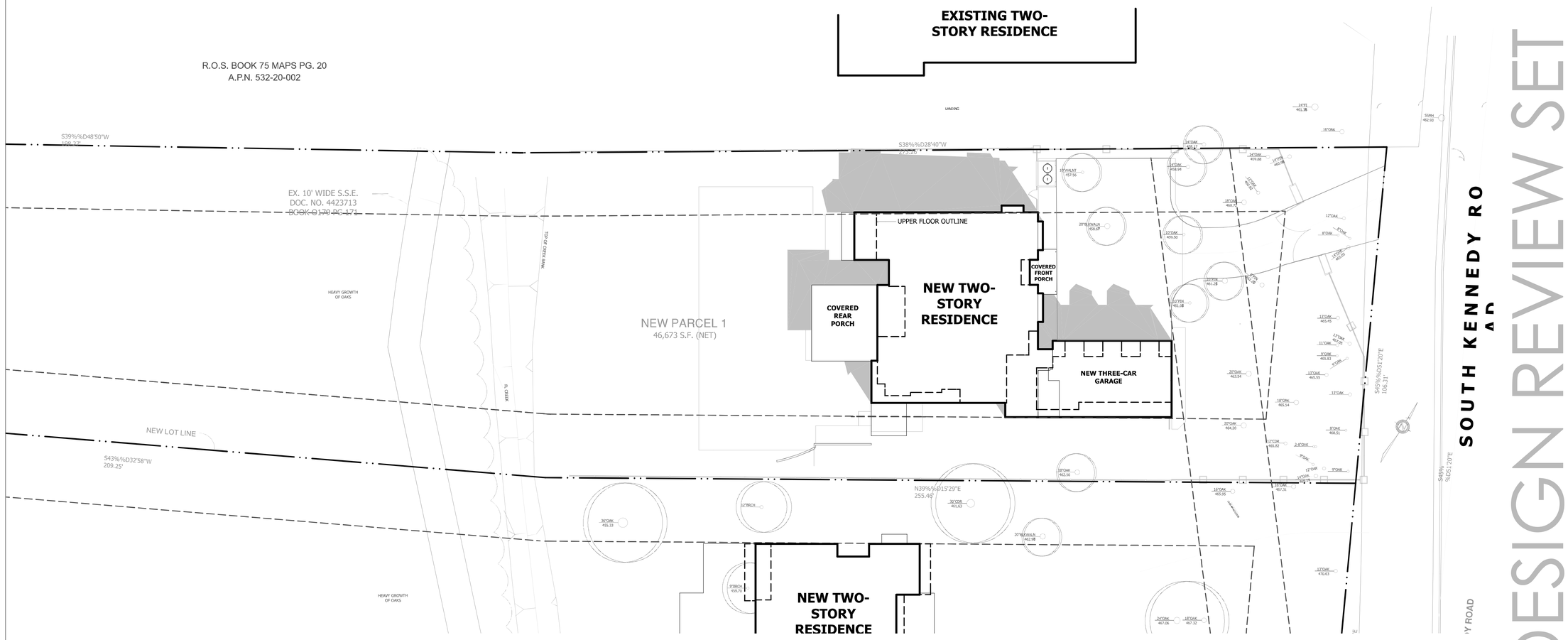
SUBMITTALS:	
Date	Description
9-02-21	DESIGN REVIEW SET
12-10-21	1 PLAN CHK. COMMENTS
2-23-22	2 PLAN CHK. COMMENTS

PROPOSED STREETSCAPE & SITE SECTION

DATE: 09-02-21

SCALE: SEE DRAWINGS

A1-3



SOLAR STUDY - SUMMER [JUNE 21, 9AM]

DESIGN REVIEW SET

SOUTH KENNEDY ROAD

NEW 2-STORY RESIDENCE:

PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS:		
DATE		DESCRIPTION
09-02-21		DESIGN REVIEW SET
12-10-21	1	PLAN CHK. COMMENTS
02-22-22	2	PLAN CHK. COMMENTS

SOLAR STUDY - SUMMER, 9AM

DATE: 09/02/21

SCALE: 1/16 IN. = 1 FT.

A1-4

ARCH STUDIO Inc.

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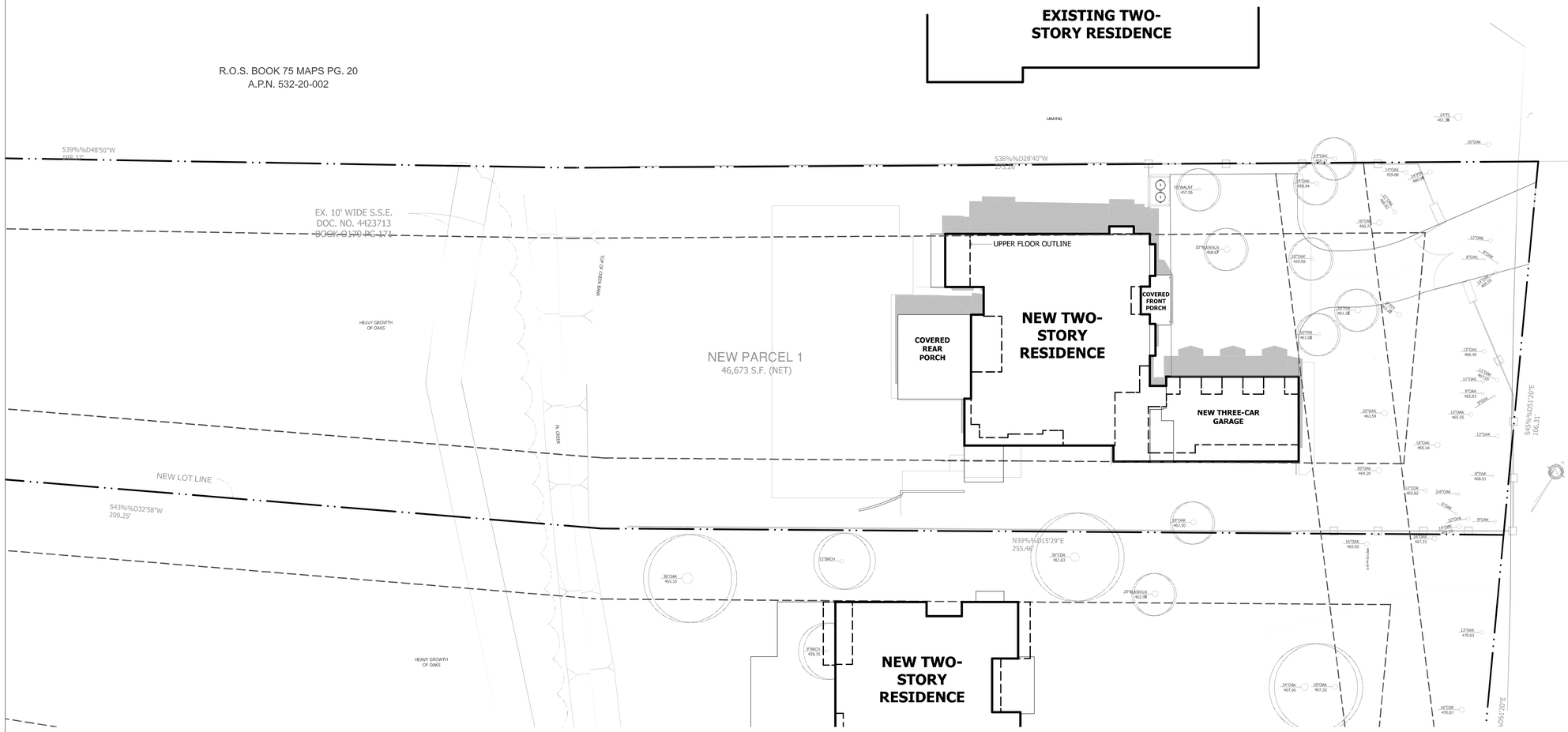
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-23
RENEWAL DATE
STATE OF CALIFORNIA



SOLAR STUDY - SUMMER [JUNE 21, 12PM]

DESIGN REVIEW SET

SOUTH KENNEDY ROAD

NEW 2-STORY RESIDENCE:

PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

ARCH STUDIO inc.

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LICENSED ARCHITECT
ROBIN A. MCCARTHY
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9-30-23
RENEWAL DATE
STATE OF CALIFORNIA

SUBMITTALS:

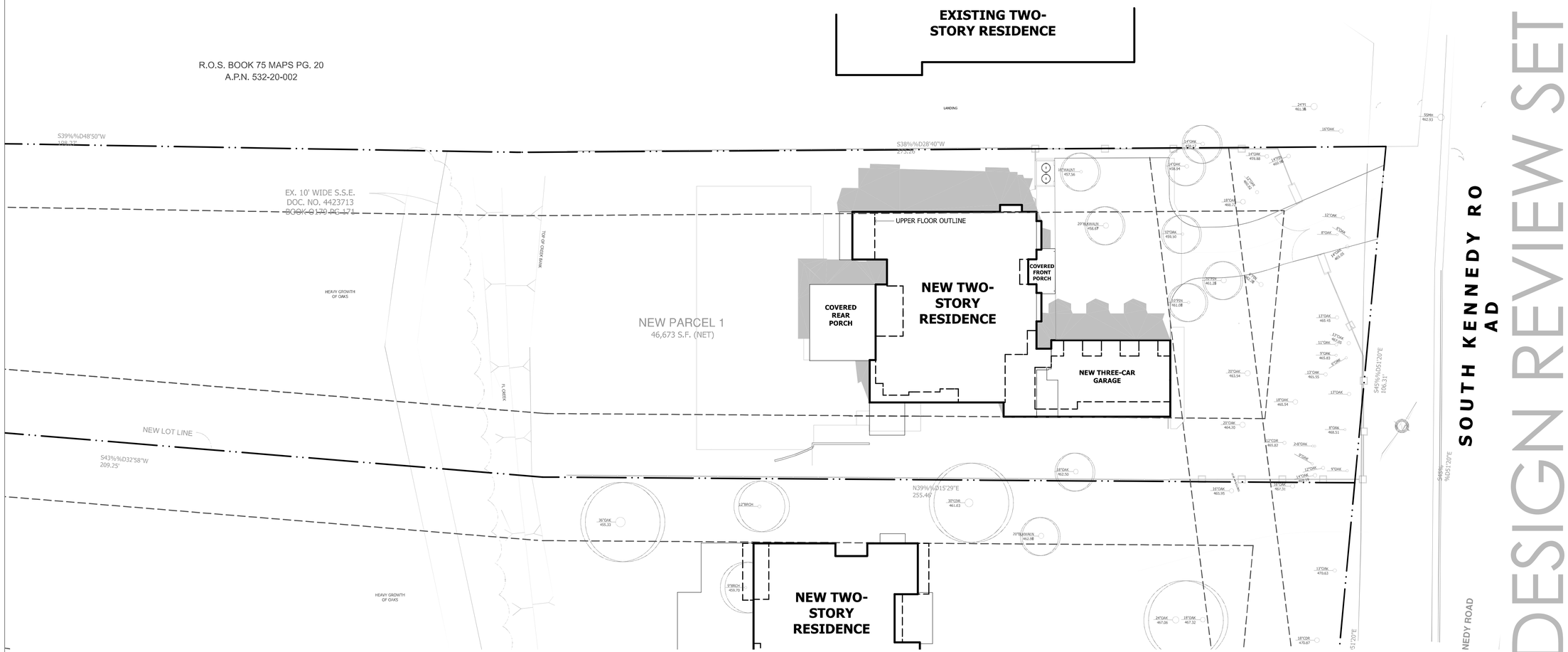
DATE		DESCRIPTION
09-02-21		DESIGN REVIEW SET
12-10-21	1	PLAN CHK. COMMENTS
02-22-22	2	PLAN CHK. COMMENTS

SOLAR STUDY - SUMMER, 12PM

DATE: 09/02/21

SCALE: 1/16 IN. = 1 FT.

A1-5



SOLAR STUDY - SUMMER [JUNE 21, 3PM]

DESIGN REVIEW SET

SOUTH KENNEDY ROAD

NEW 2-STORY RESIDENCE:

PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

ARCH STUDIO, Inc.

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ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-23
RENEWAL DATE
STATE OF CALIFORNIA

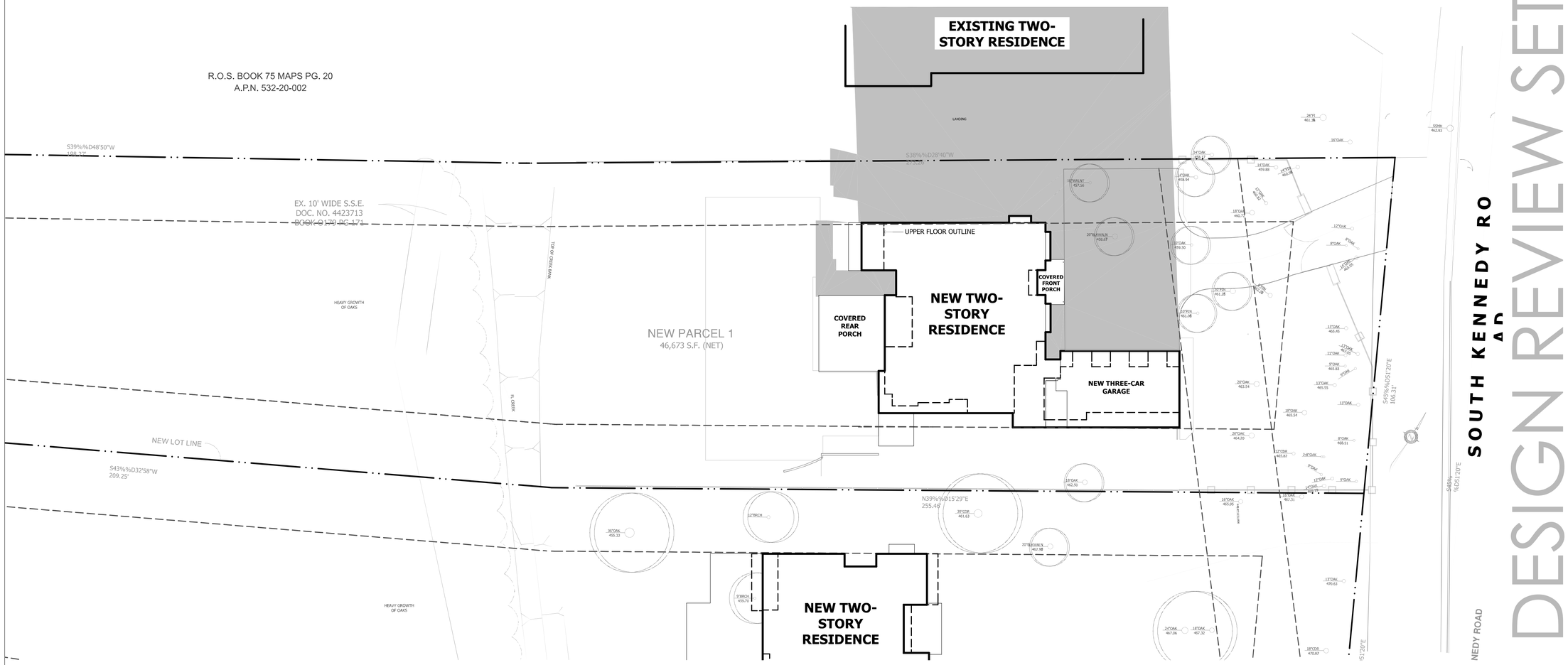
SUBMITTALS:		
DATE		DESCRIPTION
09-02-21		DESIGN REVIEW SET
12-10-21	1	PLAN CHK. COMMENTS
02-22-22	2	PLAN CHK. COMMENTS

SOLAR STUDY - SUMMER, 3PM

DATE: 09/02/21

SCALE: 1/16 IN. = 1 FT.

A1-6



DESIGN REVIEW SET

SOLAR STUDY - WINTER [DECEMBER 21, 9AM]

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE:

PARCEL 1 RESIDENCE
16484 S.KENNEDY ROAD
LOS GATOS, CA 95030

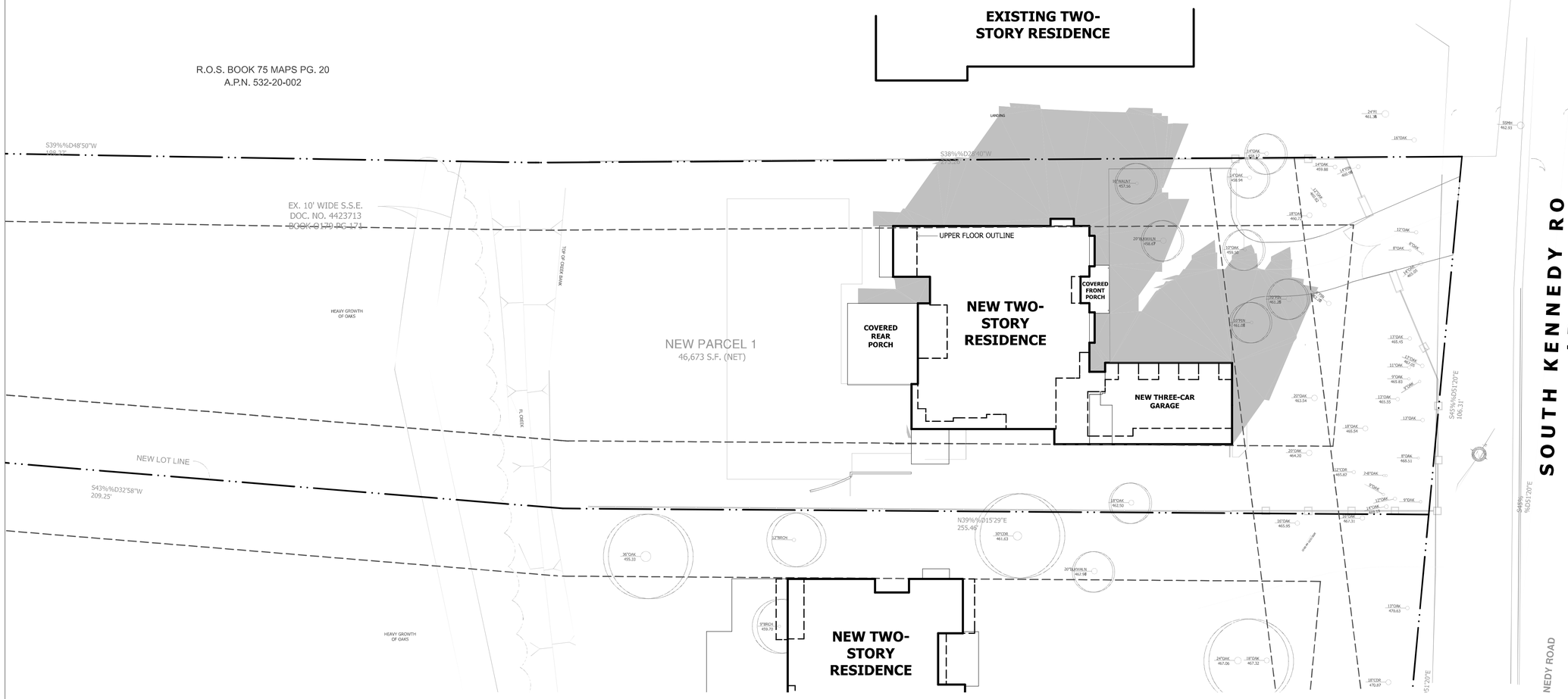
SUBMITTALS:		
DATE		DESCRIPTION
09-02-21		DESIGN REVIEW SET
12-10-21	1	PLAN CHK. COMMENTS
02-22-22	2	PLAN CHK. COMMENTS

SOLAR STUDY - WINTER, 9AM

DATE: 09/02/21

SCALE: 1/16 IN. = 1 FT.

A1-7



SOLAR STUDY - WINTER [DECEMBER 21, 12PM]

DESIGN REVIEW SET

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-23
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STATE OF CALIFORNIA

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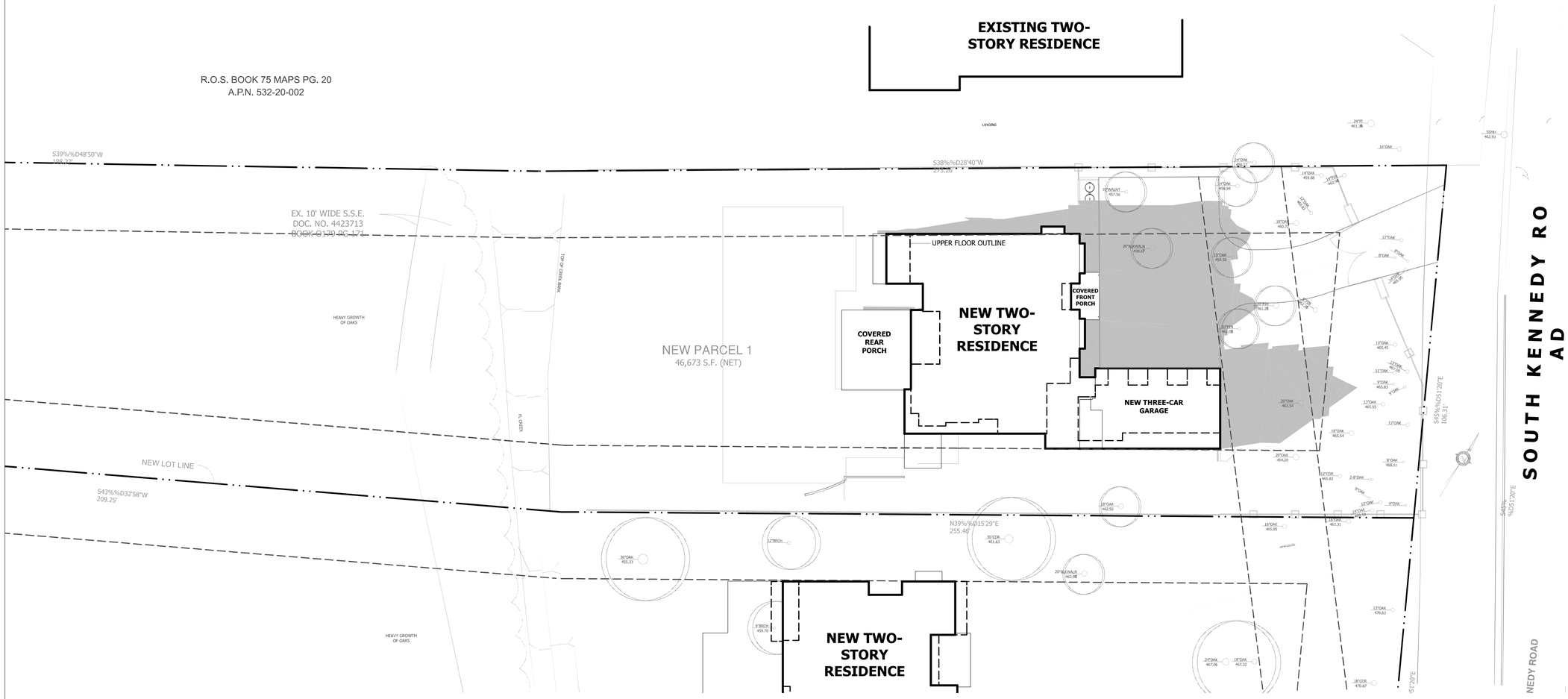
SOLAR STUDY - WINTER, 12PM

DATE: 09/02/21

SCALE: 1/16 IN. = 1 FT.

A1-8



SOLAR STUDY - WINTER [DECEMBER 21, 3PM]

DESIGN REVIEW SET

SOUTH KENNEDY ROAD

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE:

PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

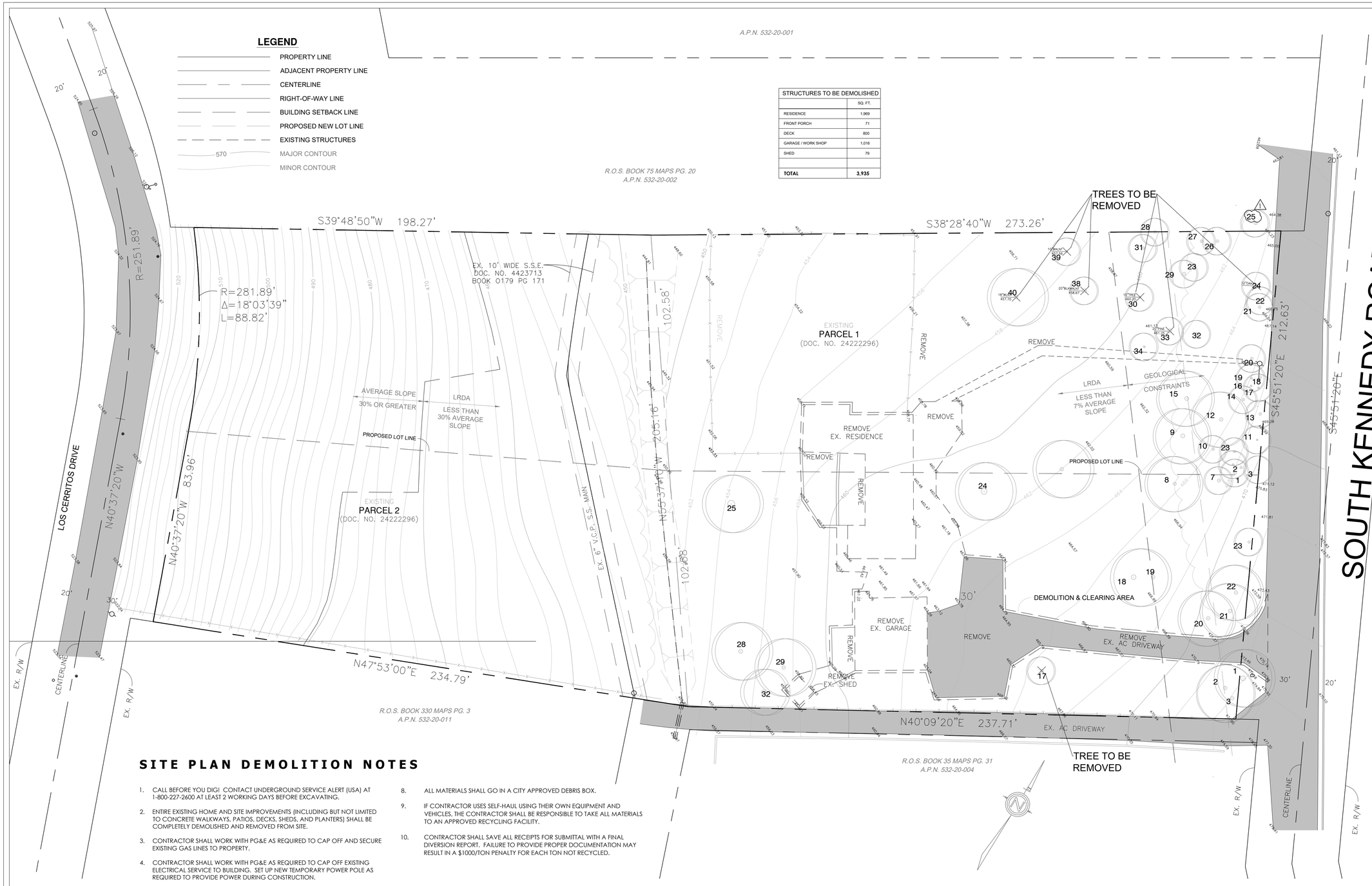
SUBMITTALS:		
DATE		DESCRIPTION
09-02-21		DESIGN REVIEW SET
12-10-21	1	PLAN CHK. COMMENTS
02-22-22	2	PLAN CHK. COMMENTS

SOLAR STUDY - WINTER, 3PM

DATE: 09/02/21

SCALE: 1/16 IN. = 1 FT.

A1-9



STRUCTURES TO BE DEMOLISHED	
	SQ. FT.
RESIDENCE	1,969
FRONT PORCH	71
DECK	800
GARAGE / WORK SHOP	1,016
SHED	79
TOTAL	**3,935**

SITE PLAN DEMOLITION NOTES

1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
2. ENTIRE EXISTING HOME AND SITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CONCRETE WALKWAYS, PATIOS, DECKS, SHEDS, AND PLANTERS) SHALL BE COMPLETELY DEMOLISHED AND REMOVED FROM SITE.
3. CONTRACTOR SHALL WORK WITH PG&E AS REQUIRED TO CAP OFF AND SECURE EXISTING GAS LINES TO PROPERTY.
4. CONTRACTOR SHALL WORK WITH PG&E AS REQUIRED TO CAP OFF EXISTING ELECTRICAL SERVICE TO BUILDING. SET UP NEW TEMPORARY POWER POLE AS REQUIRED TO PROVIDE POWER DURING CONSTRUCTION.
5. CONTRACTOR TO SAFE OFF EXISTING WATER SERVICE AS REQUIRED TO UPGRADE WATER SERVICE TO NEW HOME. PROVIDE TEMPORARY WATER ACCESS AT SITE AS REQUIRED FOR USE DURING CONSTRUCTION.
6. STOCKPILING OF MATERIALS IS NOT ALLOWED ON SITE. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM SITE PROMPTLY.
7. PER THE MOST CURRENT CALGREEN BUILDING CODE, THE GENERAL CONTRACTOR SHALL SUBMIT A WASTE HANDLING PLAN AND RECYCLING DEBRIS FOR THE FOLLOWING:
   - 7.1. RECYCLE 100% OF ASPHALT AND CONCRETE;
   - 7.2. RECYCLE UNIVERSAL WASTE PROPERLY;
   - 7.3. RECYCLE 65% OF THE REMAINING MATERIALS GENERATED BY THE
   - 7.4. PROJECT; AND
   - 7.5. SEPARATE PLANT/TREE DEBRIS FROM OTHER MATERIAL, AND
   - 7.6. COMPOST 100% OF PLANT DEBRIS.
8. ALL MATERIALS SHALL GO IN A CITY APPROVED DEBRIS BOX.
9. IF CONTRACTOR USES SELF-HAUL USING THEIR OWN EQUIPMENT AND VEHICLES, THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE ALL MATERIALS TO AN APPROVED RECYCLING FACILITY.
10. CONTRACTOR SHALL SAVE ALL RECEIPTS FOR SUBMITTAL WITH A FINAL DIVERSION REPORT. FAILURE TO PROVIDE PROPER DOCUMENTATION MAY RESULT IN A $1000/TON PENALTY FOR EACH TON NOT RECYCLED.

SITE DEMOLITION PLAN

ARCH STUDIO inc.
ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
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ROBIN A. MCCARTHY
No. C29767
9 - 30 - 23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE FOR:

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16484 S.KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS:	
Date	Description
09-02-21	DESIGN REVIEW SET
12-10-21	1 PLAN CHK. COMMENTS
2-23-22	2 PLAN CHK. COMMENTS

SITE DEMOLITION PLAN

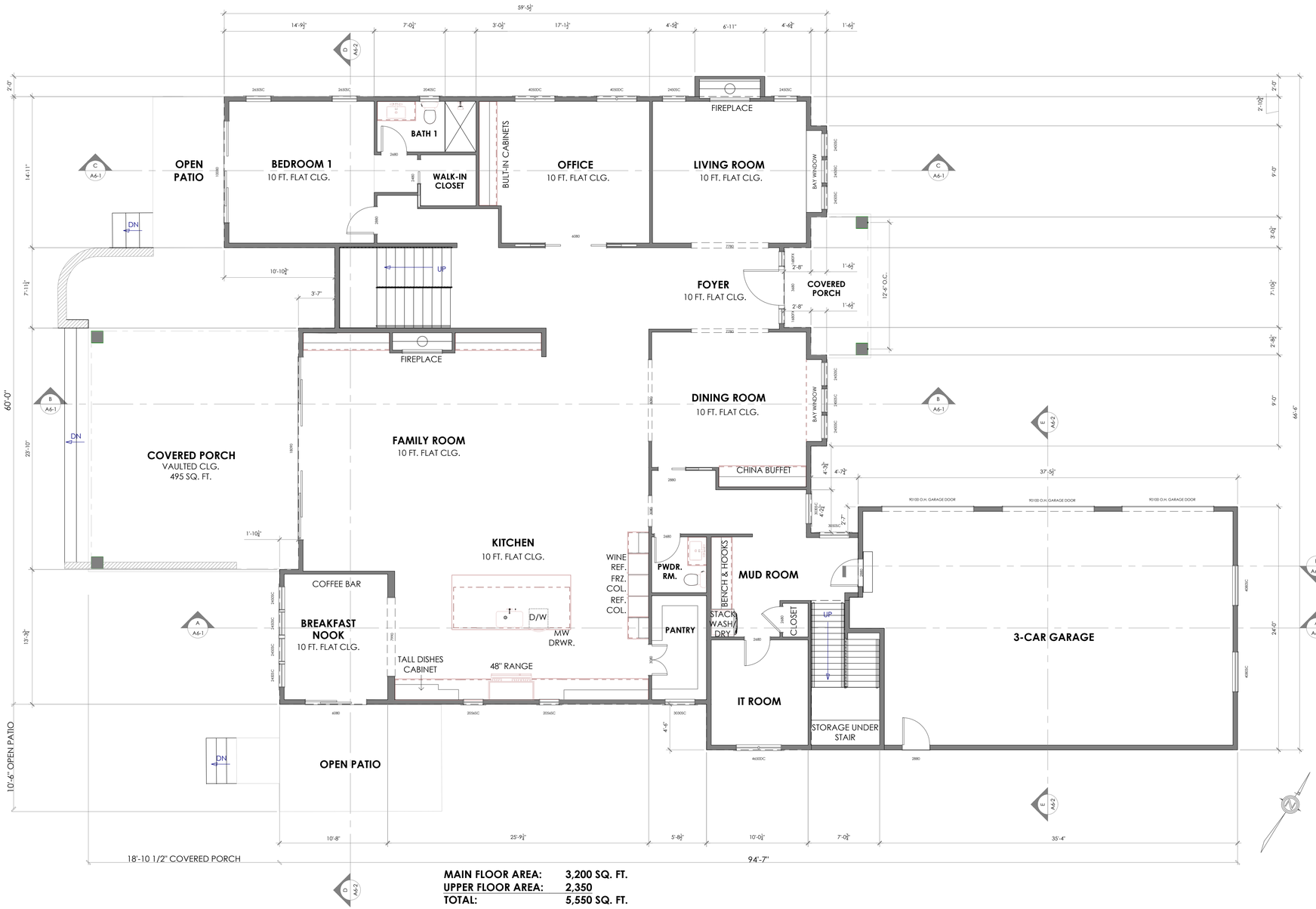
DATE: 09-02-21

SCALE: 1" = 10'

A2-1

FLOOR PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET **GN-1** FOR SPECIFIC CODE INFORMATION RELATED TO THIS FLOOR PLAN.



MAIN FLOOR AREA: 3,200 SQ. FT.
UPPER FLOOR AREA: 2,350
TOTAL: 5,550 SQ. FT.

GARAGE AREA: 850
TOTAL: 6,400 SQ. FT.

GARAGE REDUCTION: (400 SQ. FT.)
FLOOR AREA MAX. NET: 6,000 SQ. FT.

JUNIOR ADU: 460 SQ. FT.

PROPOSED MAIN FLOOR PLAN

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9 - 30 - 23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE FOR:

PARCEL 1 RESIDENCE
16484 S.KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS:	
Date	Description
9-02-21	DESIGN REVIEW SET
12-10-21	1 PLAN CHK. COMMENTS
2-23-22	2 PLAN CHK. COMMENTS

PROPOSED MAIN FLOOR PLAN

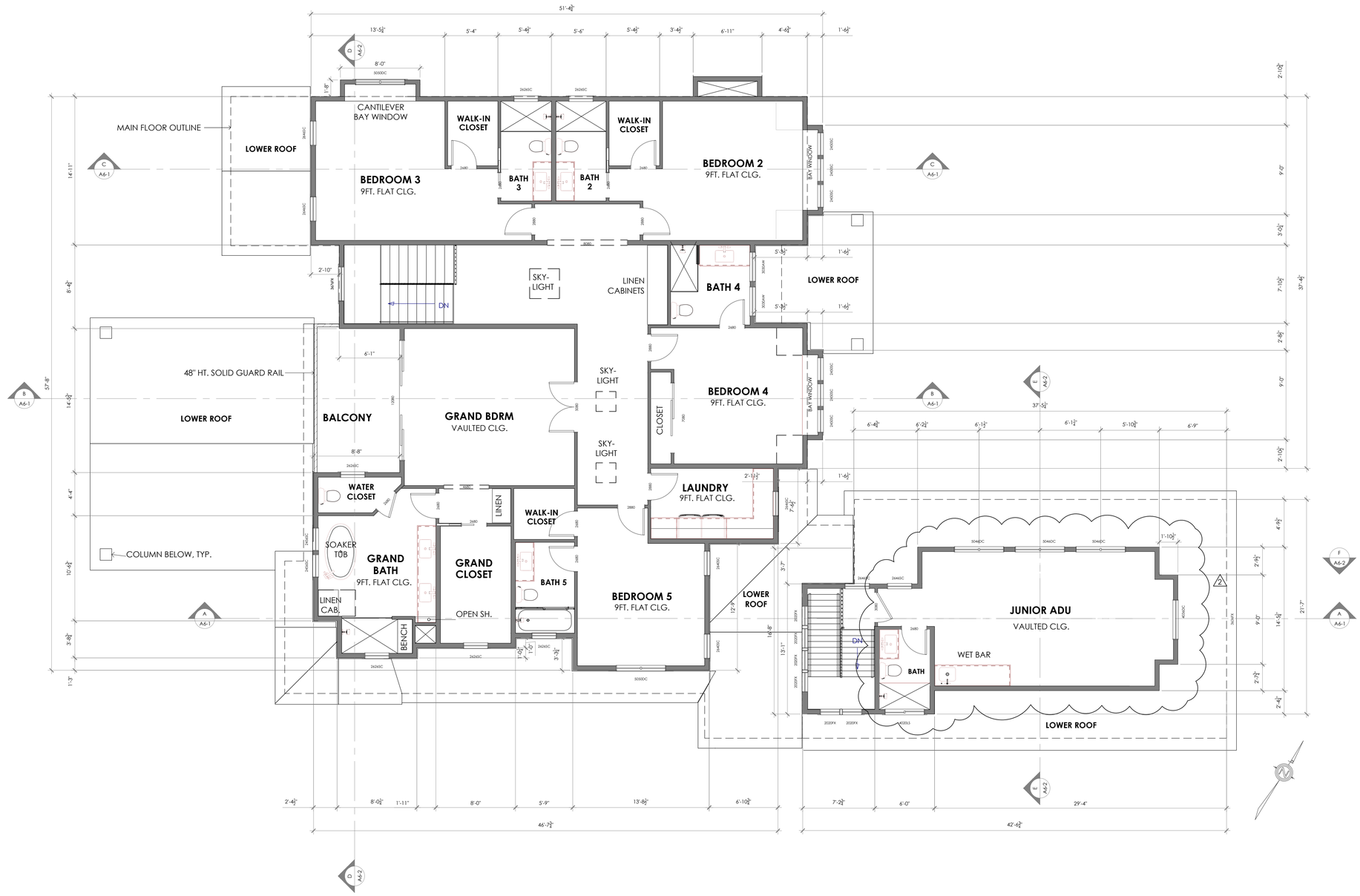
DATE: 09-02-21

SCALE: 3/16" = 1'-0"

A3-1

FLOOR PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET **GN-1** FOR SPECIFIC CODE INFORMATION RELATED TO THIS FLOOR PLAN.



PROPOSED UPPER FLOOR PLAN

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9 - 30 - 23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE FOR:

PARCEL 1 RESIDENCE
16484 S.KENNEDY ROAD
LOS GATOS, CA 95030

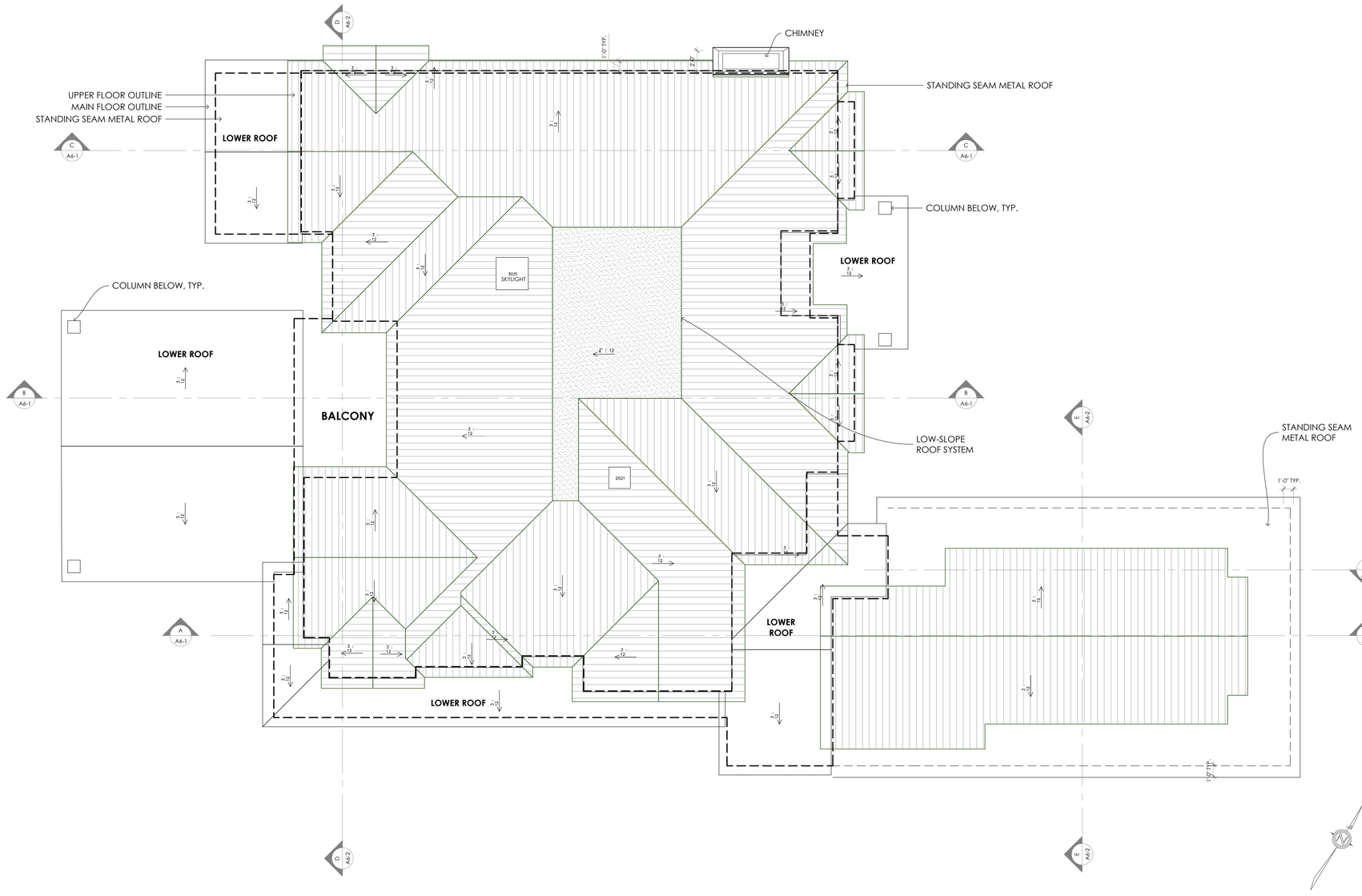
SUBMITTALS:	
Date	Description
9-02-21	DESIGN REVIEW SET
12-10-21	1 PLAN CHK. COMMENTS
2-23-22	2 PLAN CHK. COMMENTS

PROPOSED UPPER FLOOR PLAN

DATE: 09-02-21

SCALE: 3/16" = 1'-0"

A3-2



PROPOSED ROOF PLAN

ROOF PLAN GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.

2. PROVIDE ROOF SLOPE AS INDICATED ON PLANS. THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD.

3. PROVIDE NEW STANDING SEAM METAL ROOF "CLASS A" ROOF COVERING. STYLE AND COLOR TO BE DETERMINED BY OWNER.

4. CONTRACTOR SHALL PROVIDE A COPY OF THE ICC REPORT FOR THE ROOF COVERING AT THE TIME OF INSPECTION.

5. PROVIDE ALUMINUM METAL GUTTERS AND DOWNSPOUTS THAT SHALL BE PAINTED. GUTTERS SHALL BE PAINTED TO MATCH TRIM COLOR AND DOWNSPOUTS (RAIN WATER LEADERS: RWL) SHALL MATCH BODY COLOR.

6. PROVIDE ATTIC VENTILATION AT ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW.

BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF (1) INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING SHALL BE A MINIMUM OF NOT LESS THAN (1) SQ. FT. FOR EACH (150) SQ. FT. OF ATTIC AREA WITH (50) PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED LOCATED NEAR THE UPPER PORTION.

VENTILATION REQUIREMENTS FOR ROOF:

A. SEE ROOF VENTILATION CALCULATIONS ON ROOF PLAN.
B. PROVIDE LOW EAVE AND RIDGE LINE VENTILATION.

1. PROVIDE 22"X 30" MINIMUM OPENING FOR ATTIC ACCESS OR AS LARGE AS THE LARGEST COMPONENT OF APPLIANCE LOCATED IN ATTIC.

2. PROVIDE DIMENSIONS FOR ALL ROOF OVERHANGS AS INDICATED ON THE PLANS AND DETAILS.

3. SEE STRUCTURAL DRAWINGS AND ARCHITECTURAL DETAILS FOR ADDITIONAL LAYOUT INFORMATION. COORDINATE STRUCTURAL SYSTEM WITH ARCHITECTURAL DRAWINGS. IF THERE ANY DISCREPANCIES, PLEASE REPORT TO THE ARCHITECT AS NECESSARY.

ARCH STUDIO inc.

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LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9 - 30 - 23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE FOR:

PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS:	
Date	Description
9-02-21	DESIGN REVIEW SET
12-10-21	1 PLAN CHK. COMMENTS
2-23-22	2 PLAN CHK. COMMENTS

PROPOSED ROOF PLAN

DATE: 09-02-21

SCALE: 3/16" = 1'-0"

A4-1

EAST ELEVATION

VIEW FROM FRONT - STREET VIEW

NORTH ELEVATION

SIDE YARD VIEW

PROPOSED EXTERIOR ELEVATIONS

EXTERIOR ELEVATION NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.

2. SEE ROOF PLAN SHEET FOR ADDITIONAL INFORMATION ON ROOF COVERING, GUTTERS & DOWNSPOUTS.

3. EXTERIOR WALL COVERING: (SEE EXTERIOR ELEVATIONS FOR LOCATION OF MATERIALS, AND DETAILS FOR ADDITIONAL INFORMATION). SEE SHEETS A5-3 AND A5-3 FOR MORE INFORMATION.

GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL BY OWNER AND ARCHITECT OF THE FOLLOWING:

A. PROVIDE CEMENT BOARD, HardieShingle® Siding STRAIGHT EDGE PANEL BY JAMES HARDIE PRODUCTS OR SIMILAR AT ALL LOCATIONS SHOWN ON ELEVATIONS. SEE AND FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION DETAILS. SEE EXTERIOR MATERIALS SPECIFICATIONS ON SHEETS A5-3 AND A5-4.

B. PROVIDE ADHERED NATURAL THIN STONE VENEER AT ALL BASE COLUMNS AND BASE OF PORCH. SEE EXTERIOR MATERIALS SPECIFICATIONS ON SHEETS A5-3 AND A5-4.

4. **TRIMS, EXTERIOR DOORS, SHUTTERS, CORBALS AND OTHER MISC. ACCENTS:** ALL MATERIALS TO THE EXTENT POSSIBLE SHALL BE CEMENT BD. OR SIMILAR WITH PAINTED COLOR FINISH; SHALL BE SELECTED BY OWNER AND ARCHITECT.

5. **EXTERIOR ENTRY DOOR, OVERHEAD GARAGE DOOR:** SEE EXTERIOR MATERIALS SPECIFICATIONS ON SHEETS A5-3 AND A5-4.

6. **PATIO DOORS & WINDOWS:** SEE EXTERIOR MATERIALS SPECIFICATIONS ON SHEETS A5-3 AND A5-4.

7. **CHIMNEY / FLUE:** SHALL EXTEND AT LEAST 2 FT. ABOVE THE HIGHEST ELEVATION OF ANY PORTION OF THE BUILDING WITHIN 10 FT. OF THE CHIMNEY.

8. **PROVIDE VAPOR BARRIER:** (TYVEK OR EQUAL) OVER THE WALL SHEATHING. SEE DETAILS FOR ADDITIONAL INFORMATION.

9. **BUILDING ADDRESS:** SHALL BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET. ADDRESS LETTERS / NUMBERS SHALL BE MINIMUM 4-INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2-INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. IF BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AND ACCESS TO THE DWELLING IS PROVIDED BY A PRIVATE ROAD, THEN SHOW LOCATION OF A MONUMENT OR POLE SIGN USED TO IDENTIFY THE SITE ADDRESS. CRC SECTION R319.

ARCH STUDIO Inc.

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1155 MERIDIAN AVE, #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9-30-23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE:

PARCEL 1 RESIDENCE
16484 S.KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS:		
DATE		DESCRIPTION
09-02-21		DESIGN REVIEW SET
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PROPOSED EXTERIOR ELEVATIONS

DATE: 09/02/21

SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. SEE SHEET A5-1 FOR GENERAL EXTERIOR ELEVATION NOTES.
2. SEE SHEET A5-3 AND A5-4 FOR SPECIFICATION OF EXTERIOR MATERIALS.

WEST ELEVATION

REAR YARD VIEW

SOUTH ELEVATION

SIDE YARD VIEW

PROPOSED EXTERIOR ELEVATIONS

ARCH STUDIO Inc.

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PROPOSED EXTERIOR ELEVATIONS

DATE: 09/02/21

SCALE: 3/16" = 1'-0"

EAST ELEVATION

FRONT STREET VIEW

NORTH ELEVATION

SIDE YARD VIEW

WEST ELEVATION

REAR YARD VIEW

SOUTH ELEVATION

SIDE YARD VIEW

DESIGN REVIEW COMPLIANCE

EXTERIOR MATERIALS

NO.	NAME/MATERIAL	MANUFACTURER	DESCRIPTION/PRODUCT NAME	SPECIFICATIONS	LRV
1	VERTICAL SIDING	ARTISAN LUXURY SERIES BY JAMES HARDIE	ARTISAN V-GROOVE FIBER CEMENT SIDING	SIZE: 5.5" EXPOSURE, PRIMED; COLOR: BENJAMIN MOORE GRAY OWL	64.64
2	HORIZONTAL SIDING	ARTISAN LUXURY SERIES BY JAMES HARDIE	ARTISAN V-GROOVE FIBER CEMENT SIDING	SIZE: 7" EXPOSURE, PRIMED; COLOR: BENJAMIN MOORE KENDALL CHARCOAL	12.96
3	STONE VENEER	PENINSULA BUILDING MATERIALS CO.	THIN VENEER STONE	STYLE: VICTORIA 2-6	14
4	FRONT DOOR	SIMPSON DOOR CO.	7404 CONTEMPORARY THERMAL	COLOR: NATURAL DOUGLAS FIR OR WHITE OAK W/ SEALER	26
	COLUMNS & BEAMS			NATURAL DOUGLAS FIR OR WHITE OAK	26
5	ROOFING MATERIAL		STANDING SEAM METAL ROOF	COLOR: BLACK	5
6	WINDOWS	ANDERSON	FARMHOUSE GRID	COLOR: BLACK	0.83
	GLASS WINDOW				11
	EXTERIOR TRIMS			COLOR: BENJAMIN MOORE GRAY OWL	64.64
	EXTERIOR TRIMS			COLOR: BENJAMIN MOORE KENDAL CHARCOAL	12.96
7	GARAGE DOOR		SOLID WOOD, OVERHEAD DOOR	WEATHERED OAK W/ SEALER	10
8	EXT. LIGHT FIXTURE	SHADES OF LIGHT	OUTRIGGER CONE OUTDOOR LIGHT	FINISH: BRONZE	

NOTE: ALL MATERIALS LISTED ABOVE SHALL BE AS SPECIFIED. DEVIATION FROM THE PROPOSED MATERIALS SHALL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR HEARING BODY.

LIGHT REFLECTIVE VALUE CALCULATIONS

	EAST ELEVATION		NORTH ELEVATION		WEST ELEVATION		SOUTH ELEVATION	
NO.	AREA BY SQ. FT.	TOTAL AREA MULTIPLIED BY LRV	AREA BY SQ. FT.	TOTAL AREA MULTIPLIED BY LRV	AREA BY SQ. FT.	TOTAL AREA MULTIPLIED BY LRV	AREA BY SQ. FT.	TOTAL AREA MULTIPLIED BY LRV
1	450.15	29097.70	672.41	43464.58	472.60	30548.86	874.18	56507.00
2	301.14	3902.77	131.34	1702.17	166.28	2154.99	223.10	2891.38
3	119.42	1671.88	455.24	6373.36	158.14	2213.96	361.05	5054.70
4	29.57	768.82						
	33.65	874.90	36.32	944.32	47.56	1236.56	26.3	683.80
5	182.9	914.50	362.06	1810.30	142.20	711.00	413.35	2066.75
6	34.52	28.65	61.81	51.30	76.30	63.33	48.5	40.26
	179.89	1978.79	185.39	2039.29	381.43	4195.73	151.03	1661.33
	13.23	855.19	62.62	4047.76	35.46	2292.13	37.28	2409.78
	27.32	354.07	11.29	146.32	14.28	185.07	17.72	229.65
7			278.05	2780.50				
8								
	SUB TOTAL	40447.27	SUB TOTAL	63359.90	SUB TOTAL	43601.64	SUB TOTAL	**71544.64**
	DIVIDED BY TOTAL AREA	1371.79	DIVIDED BY TOTAL AREA	2256.53	DIVIDED BY TOTAL AREA	1494.25	DIVIDED BY TOTAL AREA	**2152.51**
	TOTAL LRV	**29.49**	**TOTAL LRV**	**28.08**	**TOTAL LRV**	**29.18**	TOTAL LRV	**33.24**

2

LRV AVERAGE	
EAST ELEVATION	29.49
NORTH ELEVATION	28.08
WEST ELEVATION	29.18
SOUTH ELEVATION	33.24
AVERAGE TOTAL	**30.00**

DESIGN REVIEW MATERIAL COMPLIANCE

DESIGN REVIEW SET

NEW 2-STORY RESIDENCE:

PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
LOS GATOS, CA 95030

ARCH STUDIO Inc.

ROBIN MCCARTHY, AIA
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1155 MERIDIAN AVE, #207
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9-30-23
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SUBMITTALS:		
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02-22-22	2	PLAN CHK. COMMENTS

DESIGN REIVEW COMPLIANCE

DATE: 09/02/21

SCALE: 3/16 IN. = 1 FT.

NOTE THAT THESE PERSPECTIVES ARE ILLUSTRATED FOR THE PURPOSE OF THE ARCHITECTURAL RENDERING OF THE MAIN RESIDENCE ONLY AND DOES NOT INCLUDE THE FINAL LANDSCAPE DESIGN HARDSCAPE AND PLANTINGS.

FRONT PERSPECTIVE

REAR PERSPECTIVE 01

REAR PERSPECTIVE 02

DESIGN REVIEW SET

ARCH STUDIO Inc.

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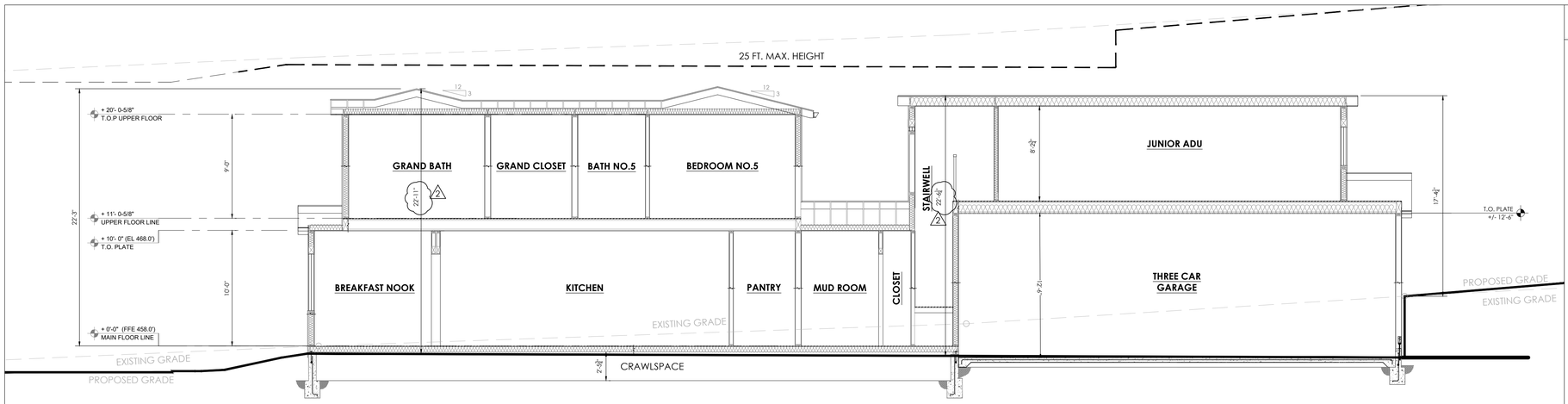
PROPOSED EXTERIOR PERSPECTIVES

DATE: 09/02/21

SCALE: NO SCALE

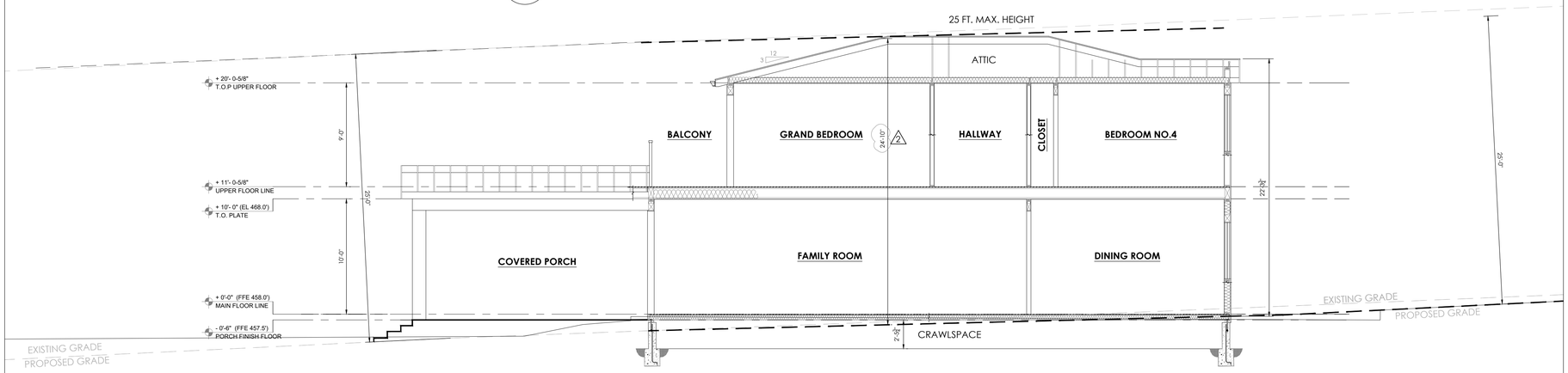
A5-4

PROPOSED EXTERIOR PERSPECTIVES



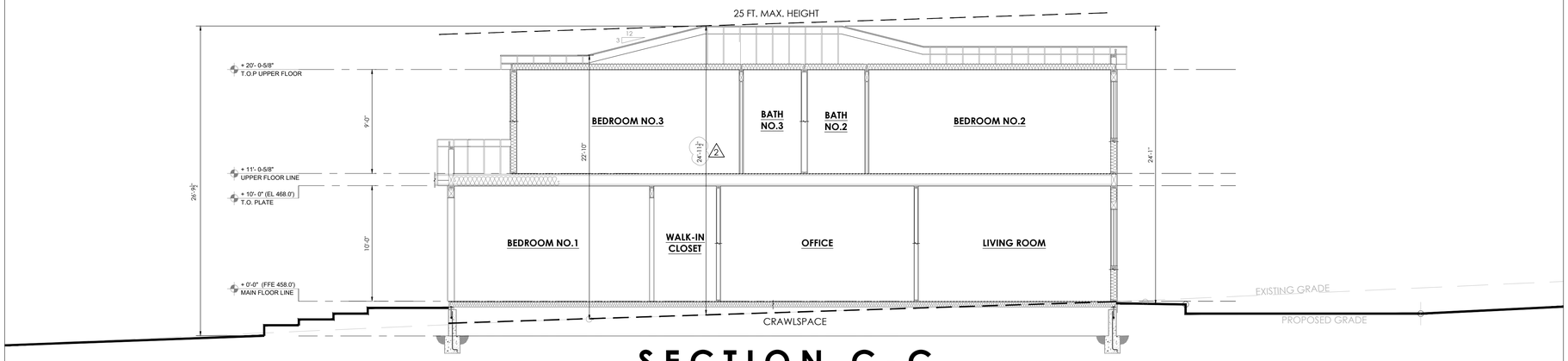
SECTION A-A

3/16" = 1'-0"



SECTION B-B

3/16" = 1'-0"



SECTION C-C

3/16" = 1'-0"

BUILDING SECTIONS

BUILDING SECTION NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
2. SEE STRUCTURAL DRAWINGS AND DETAILS FOR CONSTRUCTION INFORMATION.
3. SEE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION.
4. SEE CIVIL ENGINEERING DRAWINGS FOR GRADES, ELEVATIONS AND ADDITIONAL INFORMATION.

ARCH STUDIO inc.

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ROBIN A. MCCARTHY
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9 - 30 - 23
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PARCEL 1 RESIDENCE
16484 S. KENNEDY ROAD
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SUBMITTALS:	
Date	Description
9-02-21	DESIGN REVIEW SET
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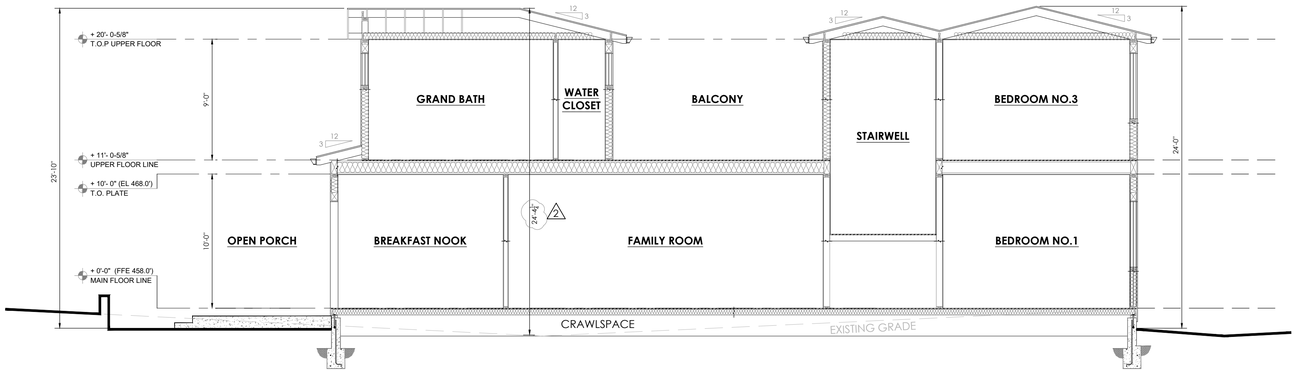
2-23-22	2 PLAN CHK. COMMENTS

BUILDING SECTIONS

DATE: 09-02-21

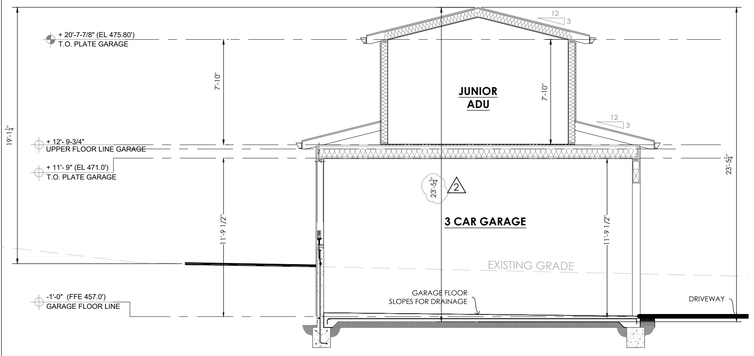
SCALE: 3/16" = 1'-0"

A6-1



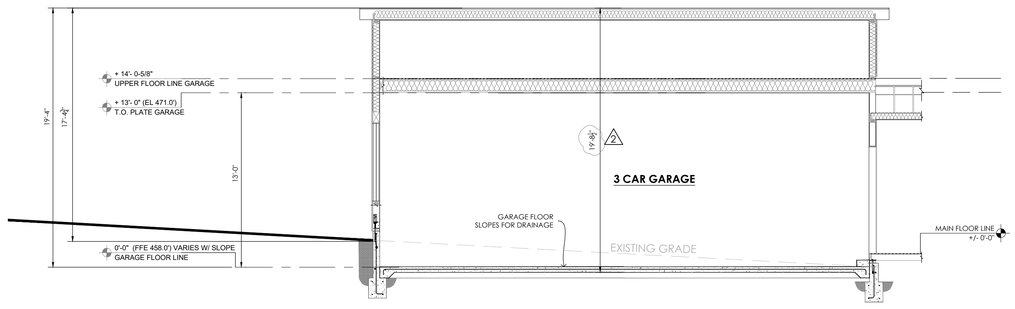
SECTION D-D

3/16" = 1'-0"



SECTION E-E

3/16" = 1'-0"



SECTION F-F

3/16" = 1'-0"

BUILDING SECTION NOTES:

1. SEE SHEET A6-1 FOR BUILDING SECTION NOTES.
2. SEE CIVIL ENGINEERING DRAWINGS FOR GRADES, ELEVATIONS AND ADDITIONAL INFORMATION.

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1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT
ROBIN A. MCCARTHY
No. C29767
9 - 30 - 23
RENEWAL DATE
STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE FOR:

PARCEL 1 RESIDENCE
16484 S.KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS:	
Date	Description
9-02-21	DESIGN REVIEW SET
12-10-21	1 PLAN CHK. COMMENTS
2-23-22	2 PLAN CHK. COMMENTS

BUILDING SECTIONS

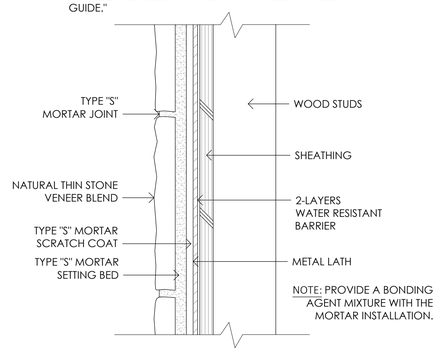
DATE: 09-02-21

SCALE: 3/16" = 1'-0"

A6-2

BUILDING SECTIONS

NOTE: FOLLOW MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AND/OR INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, AND BSI BUILDING STONE INSTITUTE "ADHERED NATURAL STONE VENEER INSTALLATION GUIDE."

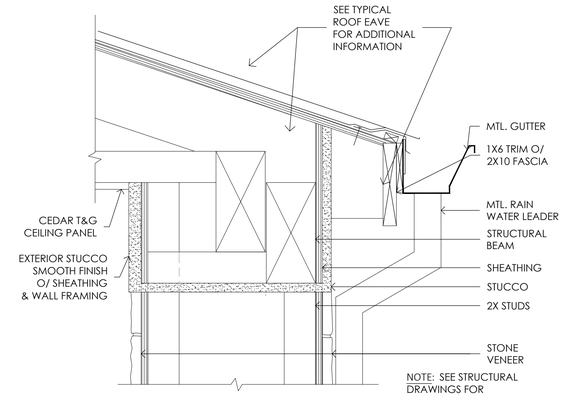


4 STONE VENEER, TYPICAL

3" = 1'-0"

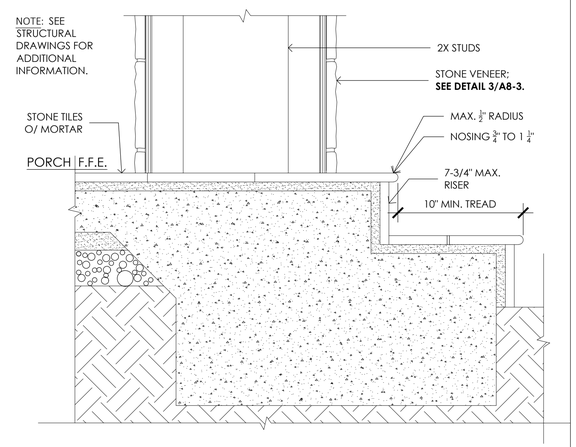
5 NOT USED

6 NOT USED



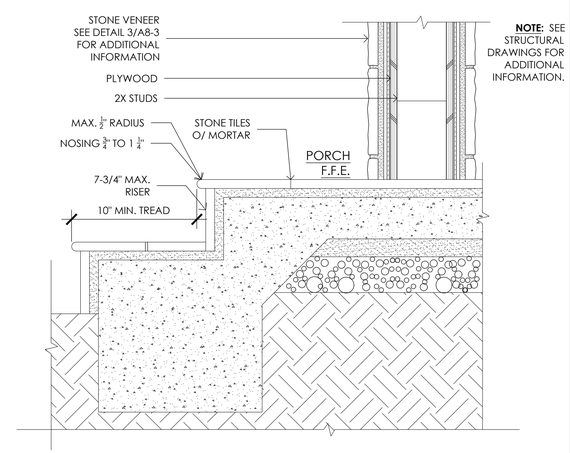
1 REAR PATIO COLUMN & ROOF EAVE

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



2 REAR PATIO COLUMN & STEPS

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



3 FRONT PORCH STEPS & WALL

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

ARCH STUDIO inc.

ROBIN MCCARTHY, AIA
ARCHITECT #C29767
1155 MERIDIAN AVE. #207
SAN JOSE, CA 95125

LICENSED ARCHITECT ROBIN A. MCCARTHY No. C29767 9 - 30 - 23 RENEWAL DATE STATE OF CALIFORNIA

NEW 2-STORY RESIDENCE FOR:

PARCEL 1 RESIDENCE
16484 S.KENNEDY ROAD
LOS GATOS, CA 95030

SUBMITTALS:	
Date	Description
9-02-21	DESIGN REVIEW SET
12-10-21	PC RESPONSE

ARCHITECTURAL DETAILS

DATE: 04/17/2019

SCALE: SEE DRAWINGS

A8-1

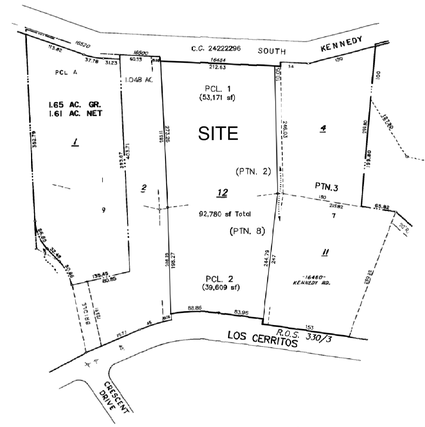
PLANS FOR THE ARCHITECTURE AND SITE APPROVAL (ASA)

NEW SINGLE FAMILY RESIDENCE - PARCEL 1

LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
A.P.N. 532-20-012

VICINITY MAP
N.T.S.

SHEET INDEX



LOCATION MAP
N.T.S.

ABBREVIATIONS

A.D.	= AREA DRAIN
AC. OR A.C.	= ASPHALT CONCRETE
B.S.L.	= BUILDING SETBACK LINE
B.W.	= BOTTOM OF WALL
C.B.	= CATCH BASIN
C.O.	= CLEAN OUT
CL	= CENTERLINE
CONC.	= CONCRETE
C.T.	= COMMON TRENCH
D/W	= DRIVEWAY
E.P.	= EDGE OF PAVEMENT
EX. OR EXIST.	= EXISTING
F.F.	= FINISH FLOOR
F.H.	= FIRE HYDRANT
F.L.	= FLOW LINE
FND.	= FOUND
IP.	= IRON PIPE
MAX.	= MAXIMUM
M.H.	= MANHOLE
MIN.	= MINIMUM
MON.	= MONUMENT
N.T.S.	= NOT TO SCALE
NAT.	= NATURAL
PAV.	= PAVEMENT
PL OR PROP.	= PROPERTY LINE
R/W	= RIGHT-OF-WAY
RET.	= RETAINING
S.S.	= SANITARY SEWER
T.W.	= TOP OF WALL
TYP.	= TYPICAL
W	= WATER
W.M.	= WATER METER

PARKING NOTES:

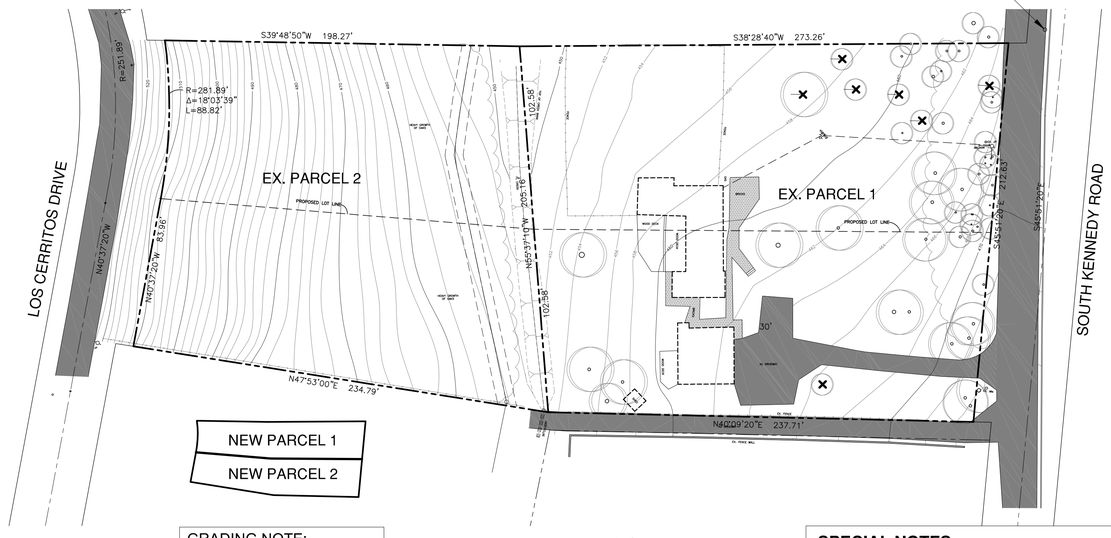
IN GARAGE	3
ON DRIVEWAY	4

BENCHMARK

TOWN OF LOS GATOS LG46
ELEVATION: 498.32

CONSTRUCTION BENCHMARK

EXISTING SANITARY SEWER M.H. TOP OF RIM IN S. KENNEDY ROAD
ELEVATION: 462.93
TOWN OF LOS GATOS DATUM



SITE MAP
SCALE: 1"=40'

GRADING NOTE:

ALL GRADING SHALL BE IN ACCORDANCE WITH "GEOTECHNICAL INVESTIGATION" PREPARED FOR THIS SITE BY: C2EARTH, INC. DATED FEBRUARY 2021

GENERAL NOTES

OWNERS:	16484 S. KENNEDY, LLC. 2267 GUNDERSEN DRIVE SAN JOSE, CA 95125
DEVELOPER:	16484 S. KENNEDY, LLC. (SAME AS OWNER)
ENGINEER:	PEOPLES ASSOCIATES (SEE TITLE BLOCK)
PROPERTY ADDRESS:	16484 S. KENNEDY ROAD LOS GATOS, CA 95030
EXISTING ZONING:	HR-1
PROPOSED ZONING:	HR-1
NET ACREAGE:	46,673 S.F. (1.072 Ac.)
EXISITNG USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	SINGLE FAMILY RESIDENCE
STORM:	EXISTING NATURAL DRAINAGE PATTERNS EXISTING SWALE
SANITARY:	WEST VALLEY SANITATION DISTRICT EXISTING IN S. KENNEDY ROAD AND ON-SITE
WATER:	SAN JOSE WATER CO. EXISTING IN S. KENNEDY ROAD AND ON-SITE
GAS:	P.G.&E. EXISTING IN S. KENNEDY ROAD AND ON-SITE
ELECTRIC:	P.G.&E. EXISTING IN S. KENNEDY ROAD AND ON-SITE
TELEPHONE:	AT&T EXISTING IN S. KENNEDY ROAD AND ON-SITE
CABLE TV:	COMCAST EXISTING IN S. KENNEDY ROAD AND ON-SITE
A.P.N.	532-20-012

PROPERTY INFORMATION

EX. ZONING:	HR-1
SETBACKS:	FRONT = 30' SIDE = 20' REAR = 25'

PRIMARY BLDG. MAX. HEIGHT: 25' FROM NATURAL OR FINISH GRADE
SECONDARY BLDG. MAX. HEIGHT:15' FROM NATURAL OR FINISH GRADE

SPECIAL NOTES

1. THE SITE HAS AN APPROVED 2-LOT LOT LINE ADJUSTMENT APPLICATION, TOWN OF LOS GATOS FILE NO. M-20-006 DATED NOVEMBER 10, 2020.
2. PER A CONDITION OF THE LOT LINE ADJUSTMENT APPROVAL, THE EXISTING STRUCTURES MUST BE DEMOLISHED PRIOR TO THE RECORDATION OF THE LOT LINE ADJUSTMENT.
3. AN APPLICATION FOR ARCHITECTURAL AND SITE APPROVAL AND BUILDING PERMIT FOR THE NEW RESIDENCE MUST BE OBTAINED PRIOR TO DEMOLISHING OF EXISTING STRUCTURES. (RESIDENCE)

GENERAL NOTES

1. THE DATE OF THE FIELD SURVEY WAS SEPTEMBER 2018 & OCTOBER 2020.
2. CONTOUR INTERVAL IS 2-FOOT WITH SPOT ELEVATIONS.
3. THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
4. BASIS OF ELEVATION: TOWN OF LOS GATOS BENCHMARK: "LG46" ELEVATION: 498.32
5. PROPERTY LINES SHOWN ARE RECORD DATA.
6. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
7. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY C2EARTH, INC. DATED FEBRUARY 2021.
8. THE DRIVEWAY SHALL BE 16' WIDE MIN. OR PER TOWN OF LOS GATOS STANDARDS.
9. THE LONGITUDINAL PROFILE OF THE DRIVEWAY SHALL FOLLOW THE EXISTING TERRAIN TO MINIMIZE GRADING.
10. MAINTAIN NATURAL DRAINAGE PATTERN AND EXISTING SHEET-FLOW INTO EXISTING SWALE OR NEW VEGETATED SWALES.
11. ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA.
12. ALL NEW UTILITIES SHALL BE UNDERGROUND

AVERAGE SLOPE (NEW PARCEL 1)

FORMULA

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

OVERALL SITE

$$S = \frac{0.0023 \times 2 \times 4{,}109}{1.072}$$

S = 17.63%

DEVELOPMENT AREA

$$S = \frac{0.0023 \times 2 \times 572}{0.387}$$

S = 6.80%

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
PRE-CONSTRUCTION (EXISTING)	
EX. PORTION OF HOUSE ROOF	1,190
EX. PORTION OF WOOD DECK	225
EX. PORTION OF BRICK WALKWAY	387
TOTAL	1,802

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION (NEW)	
RESIDENCE/GARAGE	4,196
COVERED PATIOS/PORCHES	602
WALKWAY/TRASH ENCLOSURE	57
INTERLOCKING BLOCK WALL	157
POOL/SPA	882
TOTAL	5,894

4,092 S.F. MORE THAN PRE-CONSTRUCTION (EXISTING)

PERVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION	
DRIVEWAY	3,210
PATIOS	190
STONE PAVERS	2,677
TOTAL	6,077

GRADING QUANTITIES

LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)
WITHIN STRUCTURE		
HOUSE TO PAD 455.0	343	0
GARAGE TO PAD 457.0	114	0
TOTAL	457	0
OUTSIDE OF STRUCTURE		
DRIVEWAY/PARKING	196	18
SIDE YARDS	57	94
REAR YARD	134	102
TOTAL	387	214
GRAND TOTAL	844	214

630 C.Y. OVERCUT SPREAD ON SITE OR TO BE HAULED AWAY. GRADING PERMIT IS REQUIRED.

REGISTERED PROFESSIONAL ENGINEER
DONALD R. PEOPLES
C 29588
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

REV.	DATE	REVISION DESCRIPTION	BY
3	01.22	REVISED PER TOWN COMMENTS #2	V.S.
2	12.21	REVISED PER TOWN COMMENTS	V.S.
1	08.21	RELEASED TO CLIENT & TOWN	V.S.
0			

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 8-23-21

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9220 • www.pase.com
San Jose, California • Pleasanton, California
R.C.E. NO. 29,588

APPROVED BY:

TITLE SHEET

LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
C1
OF 8 SHEETS

DRAWING NO.
20032-C1

DEMOLITION NOTES:

1. REMOVE AND HAUL AWAY ALL DEBRIS WITHIN DEMOLITION AND CLEARING AREA:
   a. EXISTING RESIDENCE, GARAGE AND SHED AS SHOWN
   b. ALL CONCRETE, BRICK PATIOS, TILES AND WALKWAYS AS SHOWN
   c. ALL EXISTING ASPHALT DRIVEWAY AS SHOWN
   d. ALL PORCHES AND PATIOS
   e. TRESS AS SHOWN
   f. FENCE AS SHOWN
   g. REMOVE OVERHEAD LINES FOR ELEC., TEL., CATV & JOINT POLE

DUST CONTROL NOTES:

1. DUST GENERATED ON THE PROJECT SITE SHALL BE CONTROLLED BY WATERING OR APPLYING APPROVED DUST PALLIATIVE ON ALL EXPOSED AREAS AT LEAST TWICE DAILY DURING DEMOLITION, EXCAVATION AND ESPECIALLY DURING CLEARING AND GRADING OPERATIONS.
2. ALL HAUL TRUCKS TRANSPORTING LOOSE MATERIAL OFF-SITE SHALL BE COVERED.
3. ALL VISIBLE MUD OR DIRT TRACKED OUT ONTO ADJACENT ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- PROPOSED NEW LOT LINE
- EXISTING STRUCTURES
- 570 MAJOR CONTOUR
- MINOR CONTOUR

A.P.N. 532-20-001

R.O.S. BOOK 75 MAPS PG. 20
A.P.N. 532-20-002

S39°48'50"W 198.27'

S38°28'40"W 273.26'

EX. 10' WIDE S.S.E.
DOC. NO. 4423713
BOOK 0179 PG 171

R=281.89'
Δ=18°03'39"
L=88.82'

R=281.89'

102.58'

EXISTING
PARCEL 1
(DOC. NO. 24222296)

AVERAGE SLOPE
30% OR GREATER

LRDA
LESS THAN
30% AVERAGE
SLOPE

PROPOSED LOT LINE

EXISTING
PARCEL 2
(DOC. NO. 24222296)

N40°37'20"W 83.96'

N40°37'20"W

N55°37'40"W 205.16'

102.88'

EX. 6" VCP S.S. MAIN

HEAVY GROWTH OF OAKS

LOS CERRITOS DRIVE

EX. R/W

CENTERLINE

20'

30'

N47°53'00"E 234.79'

REMOVE
EX. RESIDENCE

REMOVE
BRICK

REMOVE
WOOD DECK

REMOVE
WOOD DECK

REMOVE
EX. GARAGE

REMOVE
AC DRIVEWAY

REMOVE
EX. SHED

REMOVE
EX. AC DRIVEWAY

REMOVE

LRDA
LESS THAN
7% AVERAGE
SLOPE

GEOLOGICAL
CONSTRAINTS

PROPOSED LOT LINE

DEMOLITION & CLEARING AREA

EX. FENCE

N40°09'20"E 237.71'

EX. AC DRIVEWAY

EX. FENCE WALL

S45°51'20"E 212.63'

SOUTH KENNEDY ROAD

CENTERLINE

EX. R/W

NEW PARCEL 1

NEW PARCEL 2

R.O.S. BOOK 330 MAPS PG. 3
A.P.N. 532-20-011

R.O.S. BOOK 35 MAPS PG. 31
A.P.N. 532-20-004

PLAN VIEW
SCALE: 1"=20'

20 10 0 10 20
GRAPHIC SCALE

REGISTERED PROFESSIONAL ENGINEER
DONALD R. PEOPLES
C 29588
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

BY	REVISION DESCRIPTION	DATE	REV
V.S.	REVISED PER TOWN COMMENTS #2	01.22	3
V.S.	REVISED PER TOWN COMMENTS	12.21	1
V.S.	RELEASED TO CLIENT & TOWN	08.21	0

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 8-23-21

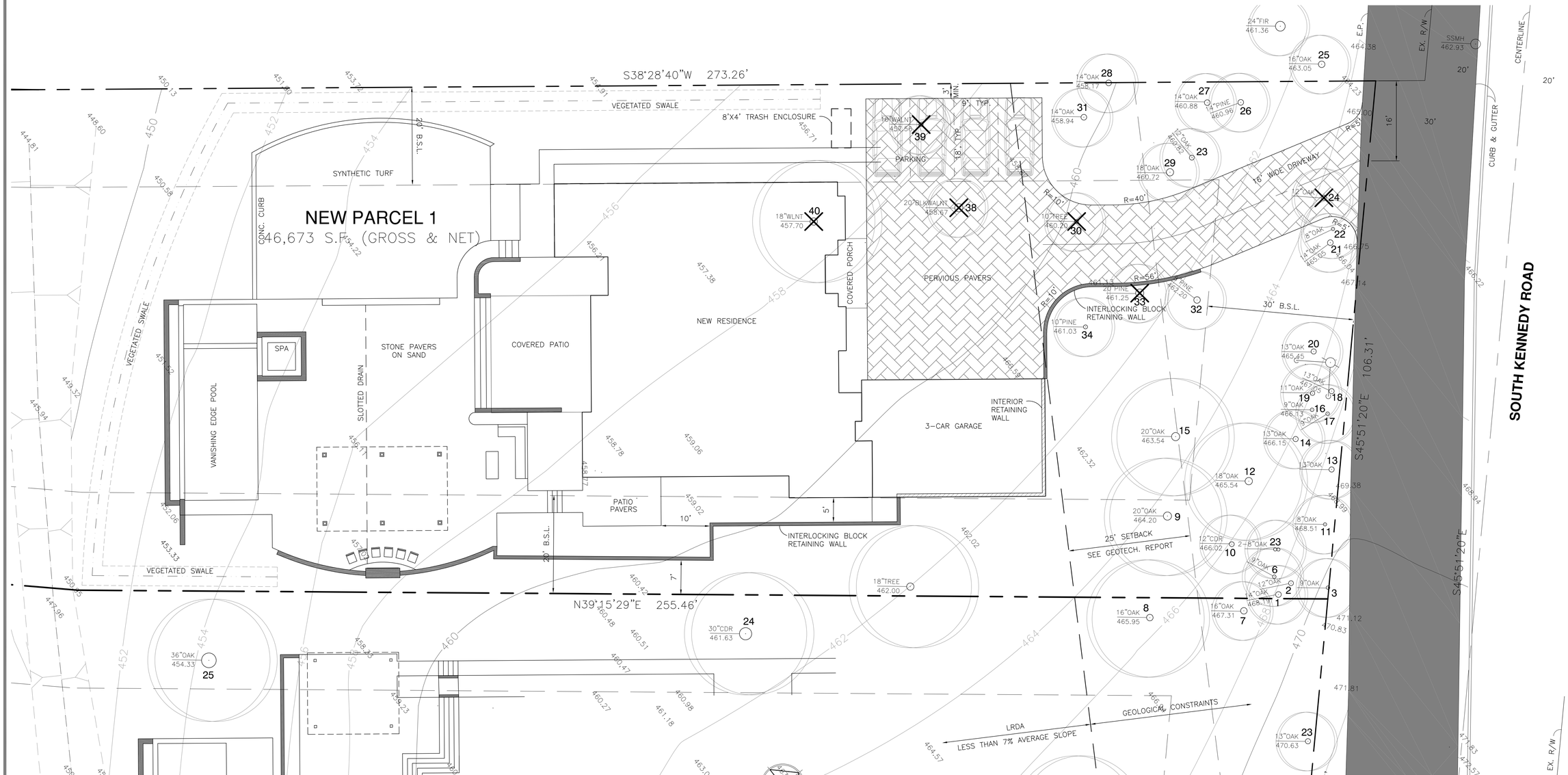
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9220 • www.pase.com
San Jose, California • Pleasanton, California

APPROVED BY:
P.E.E. NO. 29,588
DATE: 8-23-21

EXISTING CONDITIONS & DEMOLITION PLAN

LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
C2
OF 8 SHEETS
DRAWING NO.
20032-C2



PLAN VIEW

SCALE: 1"=10'

10 5 0 5 10

GRAPHIC SCALE

REGISTERED PROFESSIONAL ENGINEER
DONALD R. PEOPLES
C 29588
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

BY	REVISION DESCRIPTION	DATE
V.S.	RELEASED TO CLIENT & TOWN	08.21
V.S.	REVISED PER TOWN COMMENTS	12.21
V.S.	REVISED PER TOWN COMMENTS #2	01.22

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 8-23-21

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9220 · www.pase.com
San Jose, California · Pleasanton, California
R.C.E. No. 29,588
APPROVED BY:

SITE PLAN - PARCEL 1

LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
C3
OF 8 SHEETS
DRAWING NO.
20032-C3

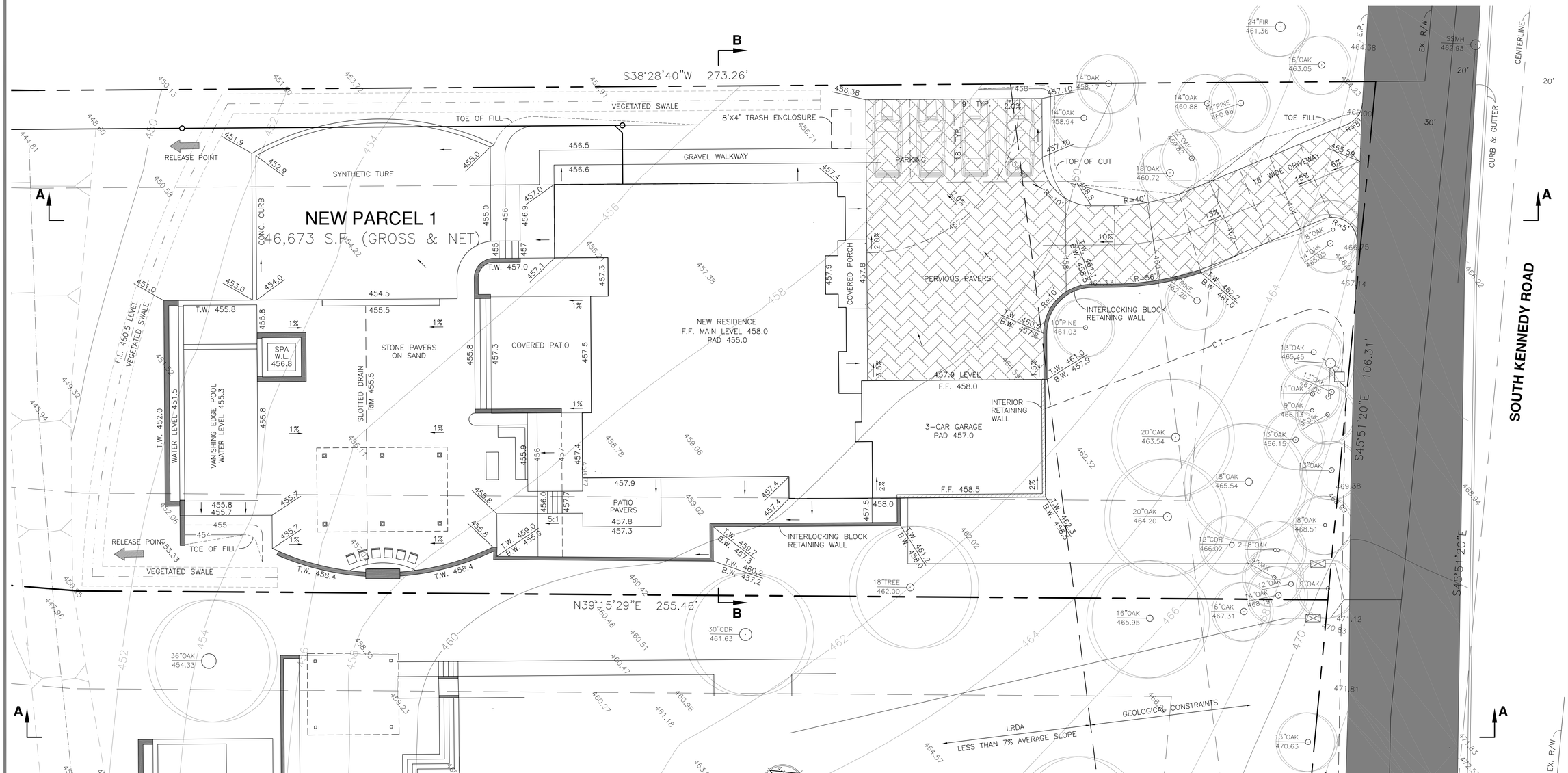
NOTE:
MAXIMUM HEIGHT OF CUT AND FILL TO BE DETERMINED AT THE GRADING PERMIT APPLICATION.

SPECIAL NOTE:
ALL TRENCHING NEAR TREES SHALL BE PER ARBORIST'S RECOMMENDATION AND SUPERVISION. EITHER BY HAND DIGGING OR VIA DIRECTIONAL BORING.

GRADING QUANTITIES

LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)
WITHIN STRUCTURE		
HOUSE TO PAD 455.0	343	0
GARAGE TO PAD 457.0	114	0
TOTAL	457	0
OUTSIDE OF STRUCTURE		
DRIVEWAY/PARKING	196	18
SIDE YARDS	57	94
REAR YARD	134	102
TOTAL	387	214
GRAND TOTAL	844	214

630 C.Y. OVERCUT SPREAD ON SITE OR TO BE HAULED AWAY.



PLAN VIEW
SCALE: 1"=10'

10 5 0 5 10
GRAPHIC SCALE

GRADING NOTE:
ALL GRADING SHALL BE IN ACCORDANCE WITH "GEOTECHNICAL INVESTIGATION" PREPARED FOR THIS SITE BY: C2EARTH, INC. DATED FEBRUARY 2021

NOTES:
1. FOR SECTIONS SEE SHEET C6
2. FOR LANDSCAPE DETAILS SEE LANDSCAPING PLANS

REGISTERED PROFESSIONAL ENGINEER
DONALD R. PEOPLES
C 29588
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

BY	DATE	REVISION DESCRIPTION
V.S.	01.22	REVISED PER TOWN COMMENTS #2
V.S.	12.21	REVISED PER TOWN COMMENTS
V.S.	08.21	RELEASED TO CLIENT & TOWN

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 8-23-21

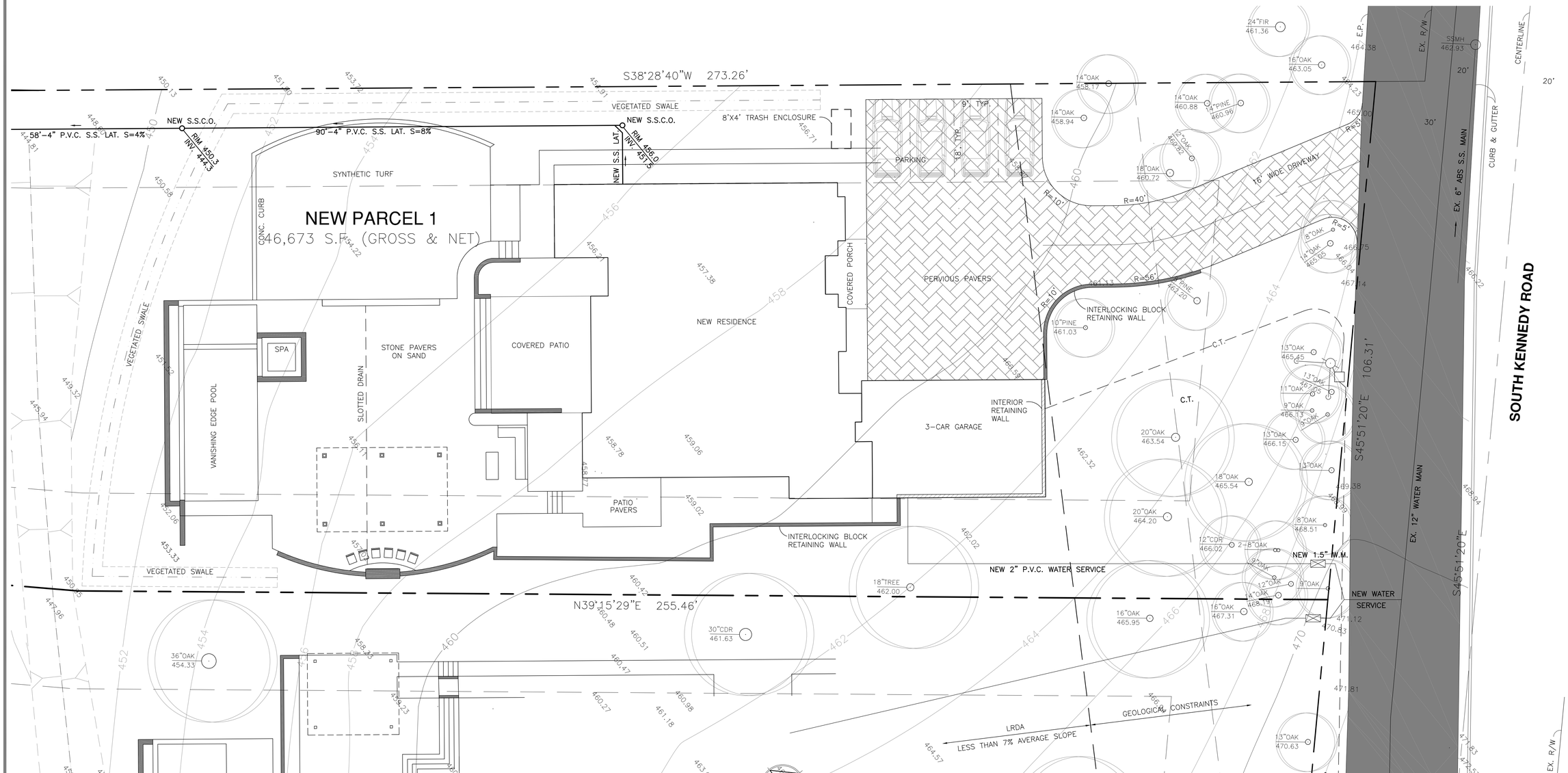
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9220 · www.pase.com
San Jose, California · Pleasanton, California

K.E. NO. 29,588
APPROVED BY:

GRADING & DRAINAGE PLAN
PARCEL 1

LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
C4
OF 8 SHEETS
DRAWING NO.
20032-C4



PLAN VIEW

SCALE: 1"=10'

10 5 0 5 10

GRAPHIC SCALE

SPECIAL NOTE:

ALL TRENCHING NEAR TREES SHALL BE PER ARBORIST'S RECOMMENDATION AND SUPERVISION. EITHER BY HAND DIGGING OR VIA DIRECTIONAL BORING.

NOTE:

ALL NEW UTILITIES SHALL BE UNDERGROUND

REGISTERED PROFESSIONAL ENGINEER
DONALD R. PEOPLES
C 29588
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

REV	DATE	REVISION DESCRIPTION	BY
3	01.22	REVISED PER TOWN COMMENTS #2	V.S.
1	12.21	REVISED PER TOWN COMMENTS	V.S.
0	08.21	RELEASED TO CLIENT & TOWN	V.S.

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 8-23-21

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9220 · www.pase.com
San Jose, California · Pleasanton, California

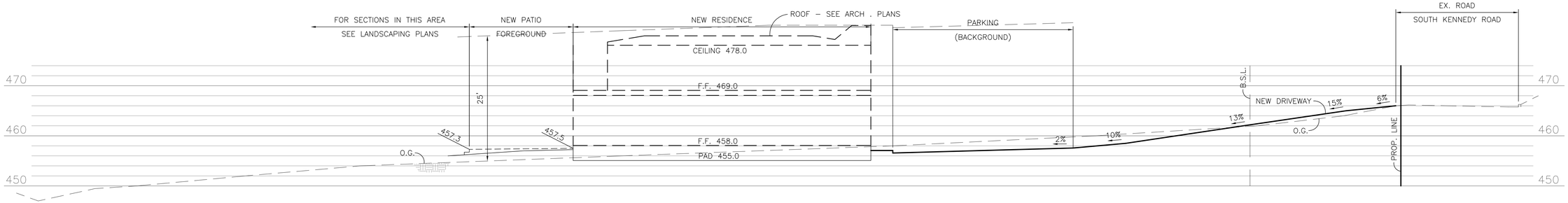
K.E. NO. 29,588

APPROVED BY:

UTILITY PLAN
PARCEL 1

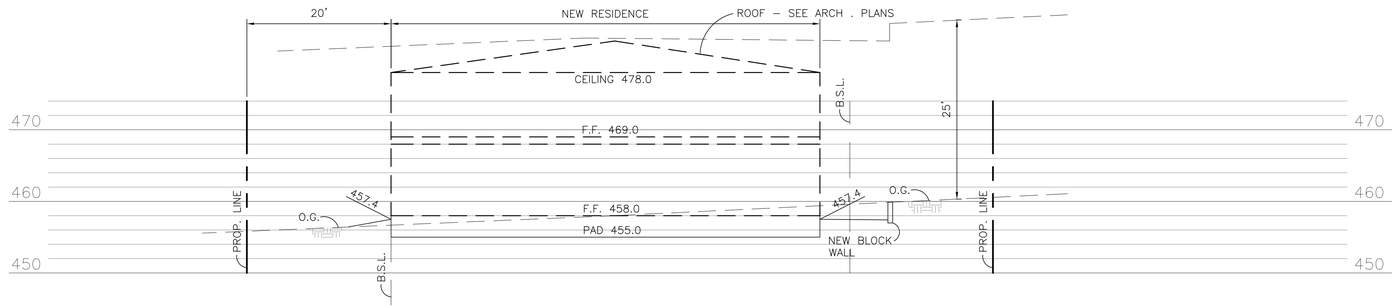
LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
C5
OF 8 SHEETS
DRAWING NO.
20032-C5



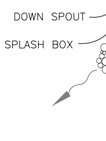
SECTION A-A

SCALE: 1"=10' HOR. & VERT.



SECTION B-B

SCALE: 1"=10' HOR. & VERT.



DOWN SPOUT

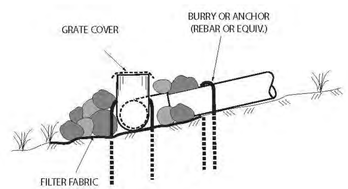
N.T.S.

(INTO LANDSCAPE AREA)

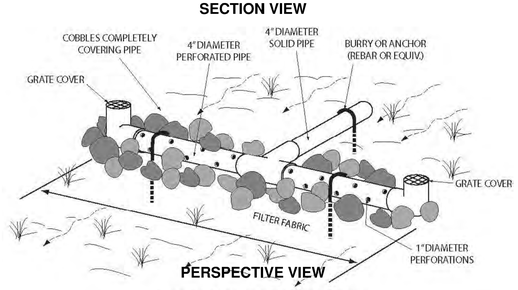
(INTO HARD SURFACE)

TYPICAL SPLASH BOX

N.T.S.



SECTION VIEW

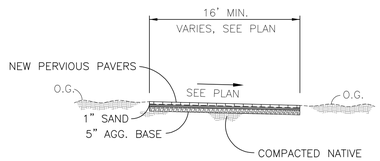


PERSPECTIVE VIEW

NOTE: PERFORATED PIPE MUST BE LEVEL (PERFORATIONS FACING DOWNSLOPE)

LEVEL SPREADER

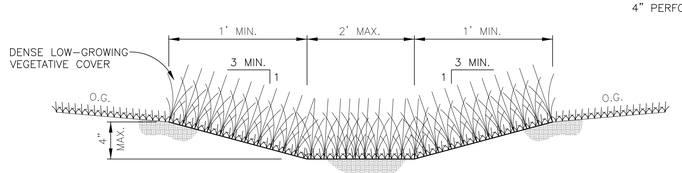
N.T.S.



PERVIOUS PAVERS

TYPICAL DRIVEWAY SECTION

N.T.S.



VEGETATED SWALE

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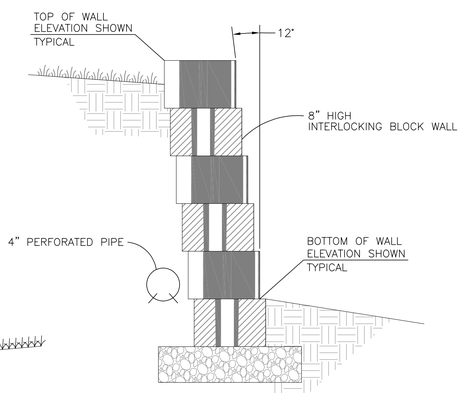


INTERLOCKING BLOCK WALL DETAIL

N.T.S.

REGISTERED PROFESSIONAL ENGINEER
DONALD R. PEOPLES
C 29588
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

REV	DATE	REVISION DESCRIPTION	BY
3	01.22	REVISED PER TOWN COMMENTS #2	V.S.
2	12.21	REVISED PER TOWN COMMENTS	V.S.
1	08.21	RELEASED TO CLIENT & TOWN	V.S.
0			

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 8-23-21

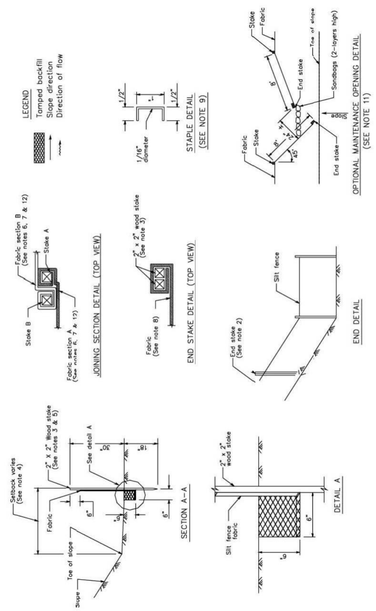
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9220 • www.pase.com
San Jose, California • Pleasanton, California
R.C.E. NO. 29,588
APPROVED BY:

PARCEL 1
DETAILS & SECTIONS

LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

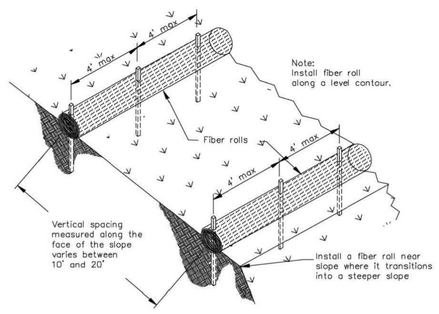
SHEET NUMBER
C6
OF 8 SHEETS
DRAWING NO.
20032-C6

SE-1 Silt Fence

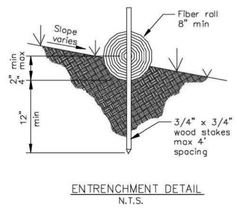


CALIFORNIA STORMWATER BMP HANDBOOK
JANUARY 2003

SE-5 Fiber Rolls



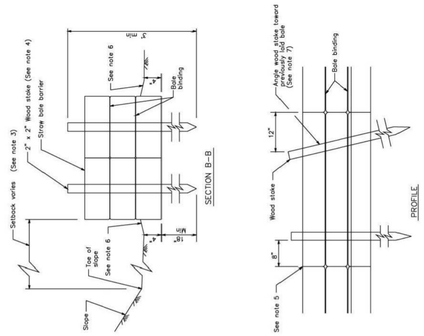
TYPICAL FIBER ROLL INSTALLATION
N.T.S.

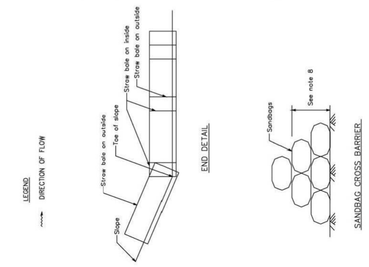


ENTRENCHMENT DETAIL
N.T.S.

CALIFORNIA STORMWATER BMP HANDBOOK
JANUARY 2003

SE-9 Straw Bale Barrier





CALIFORNIA STORMWATER BMP HANDBOOK
JANUARY 2003

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL CONFORM WITH ABAG STANDARDS OR TOWN OF LOS GATOS STANDARDS.
2. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON.
3. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
5. ALL CUT AND FILL SLOPES SHALL BE PROTECTED BY SEEDING AND COVERED WITH STRAW MULCH.
6. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE SOILS ENGINEER IN FIELD.
7. CONTRACTOR SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY PAVED ROAD.

EROSION PROTECTION MEASURES:

1. INSTALL SEDIMENT ROLLS (FIBER ROLLS), OR SILT FENCE, OR STRAW BALE DIKES WHERE SHOWN.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
3. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.

SPECIAL NOTE:

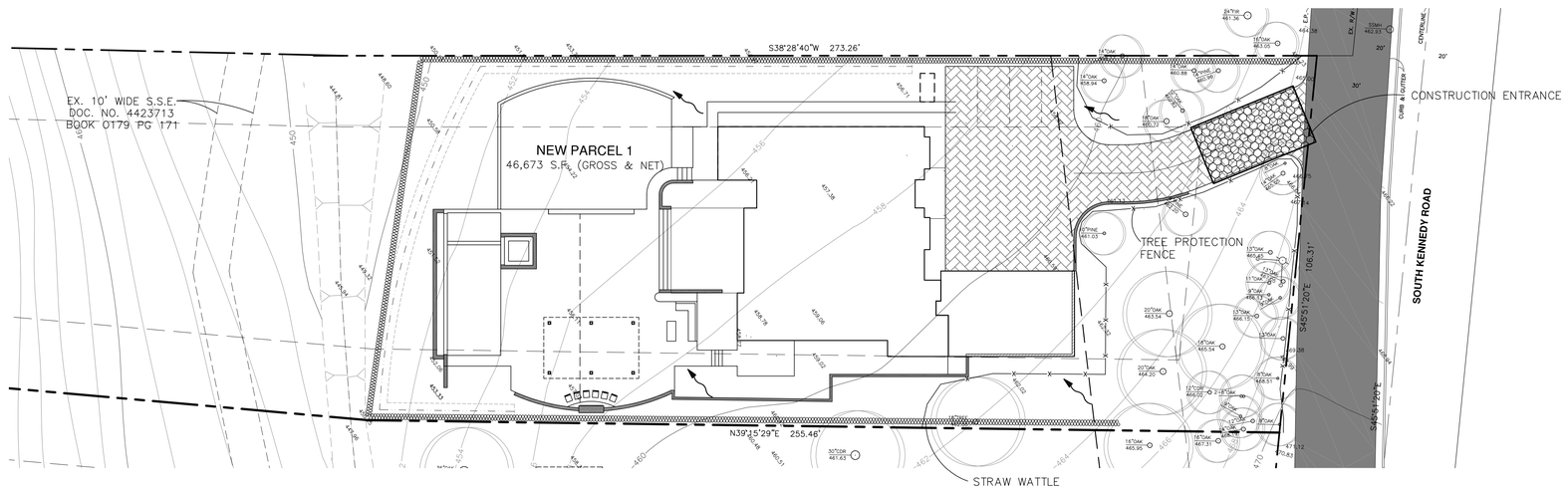
GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE TOWN OF LOS GATOS.

SEEDING NOTES:

1. SEED AND MULCH WILL BE APPLIED BY OCTOBER 15 TO ALL DISTURBED SLOPES STEEPER THAN 5% AND HIGHER THAN 3 FEET, AND TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO EXISTING ROAD AS DIRECTED BY THE TOWN INSPECTOR.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING

ITEM	POUNDS PER ACRE
"BLANDO" BROME	30
ANNUAL RYE GRASS	20
FERTILIZER (16-20-0 & 15% SULFUR)	500
STRAW MULCH	4,000

3. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED IF DAMAGED



PLAN VIEW

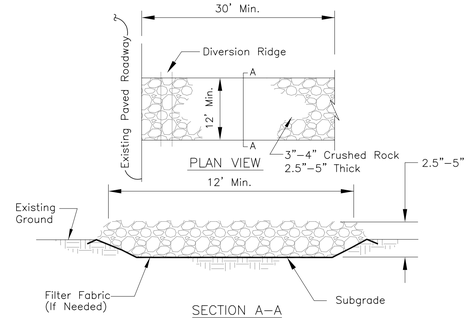
SCALE: 1"=20'

20 10 0 10 20

GRAPHIC SCALE

LEGEND:

= CONSTRUCTION ENTRANCE
= STRAW WATTLES
= DIRECTION OF FLOW
= TREE PROTECTION FENCE



Notes:
1. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require top dressing, repair and/or cleanout of any measures used to trap sediment.

Temporary Gravel Construction Entrance/Exit
N.T.S.

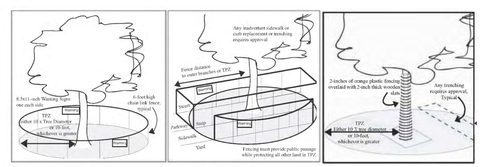


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

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

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

TREE PROTECTION DETAILS
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
DONALD R. PEOPLES
C 29588
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

BY	REVISION DESCRIPTION	DATE	REV
V.S.	RELEASED TO CLIENT & TOWN	08.21	0
V.S.	REVISED PER TOWN COMMENTS #2	12.21	1
V.S.	REVISED PER TOWN COMMENTS	01.22	3

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 8-23-21
R.C.E. NO. 29,588
APPROVED BY:

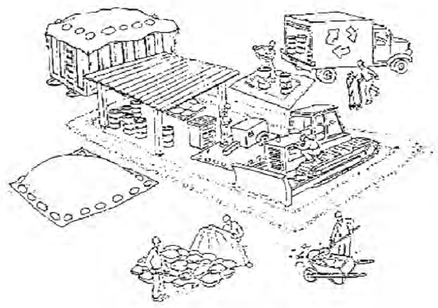
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9220 • www.pase.com
San Jose, California • Pleasanton, California

EROSION CONTROL PLAN & TREE PROTECTION DETAILS

LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
C7
OF 8 SHEETS
DRAWING NO.
20032-C7

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 offsite 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!

REGISTERED PROFESSIONAL ENGINEER DONALD R. PEOPLES C 29588 CIVIL & STRUCTURAL STATE OF CALIFORNIA

REV	DATE	REVISION DESCRIPTION	BY
3	01.22	REVISED PER TOWN COMMENTS #2	V.S.
1	12.21	REVISED PER TOWN COMMENTS	V.S.
0	08.21	RELEASED TO CLIENT & TOWN	V.S.

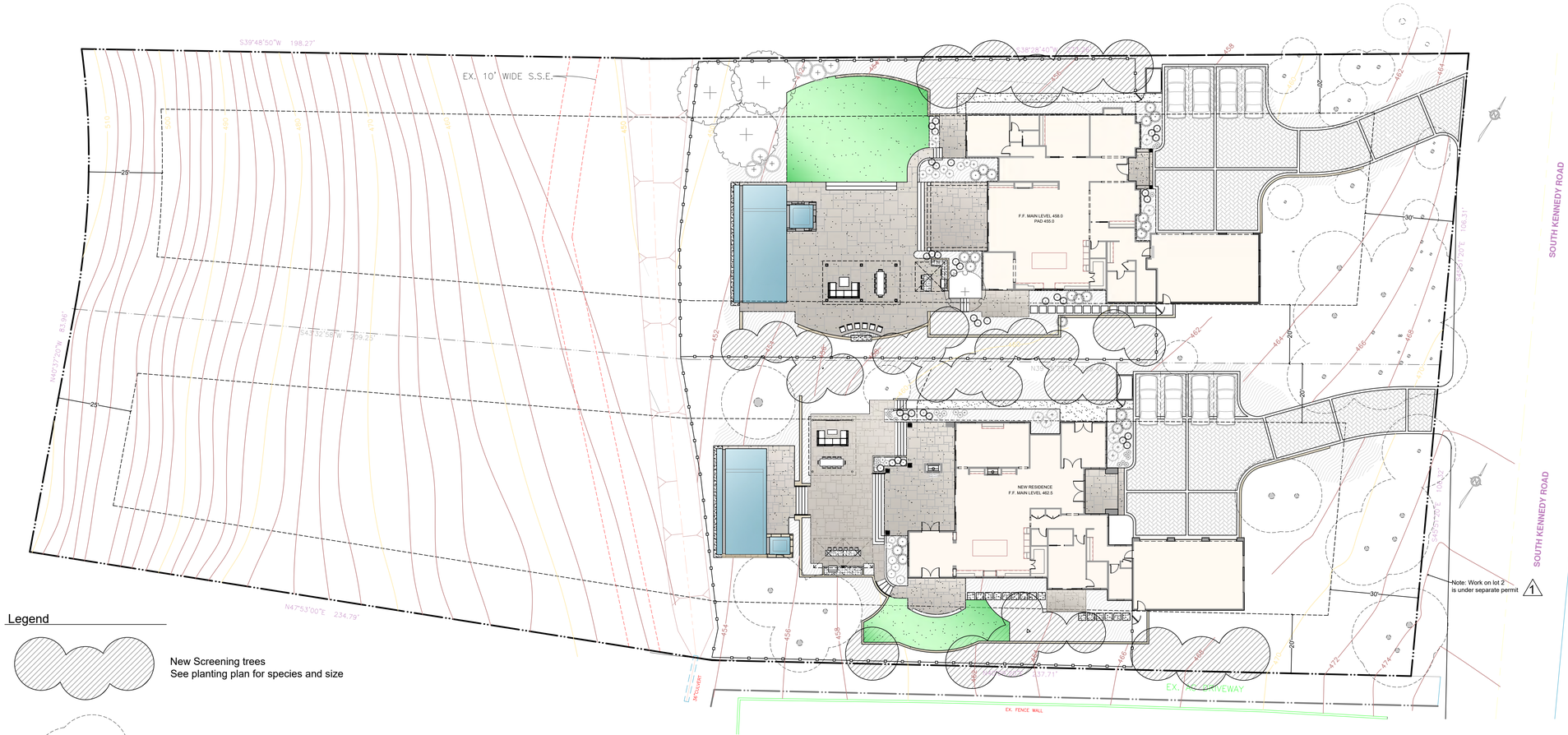
DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9220 · www.pase.com
San Jose, California · Pleasanton, California
APPROVED BY: R.C.E. no. 29,588
DATE: 8-23-21

BLUEPRINT FOR CLEAN BAY

LANDS OF 16484 S. KENNEDY, LLC.
16484 S. KENNEDY ROAD
LOS GATOS, CALIFORNIA

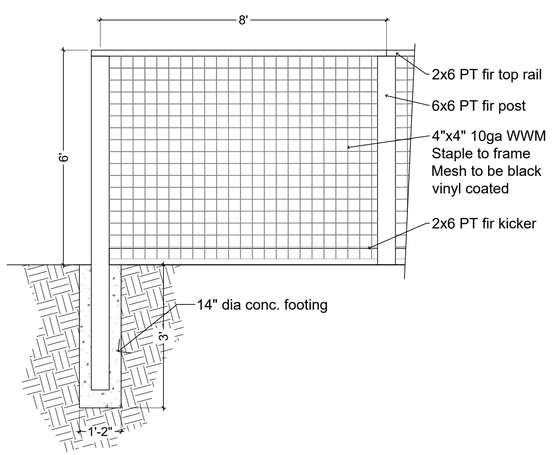
SHEET NUMBER C8
OF 8 SHEETS
DRAWING NO. 20032-C8



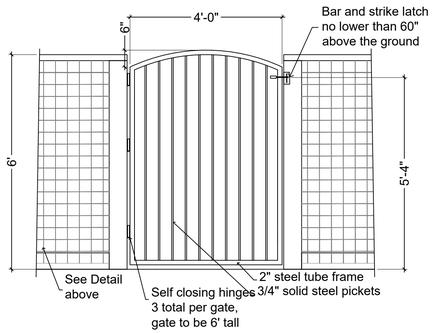
Legend

New Screening trees
See planting plan for species and size

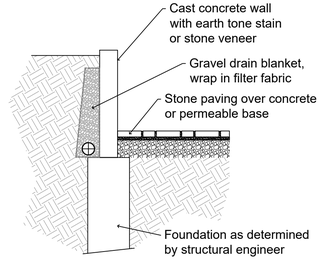
Existing trees to remain
See Tree Plan for tree tables



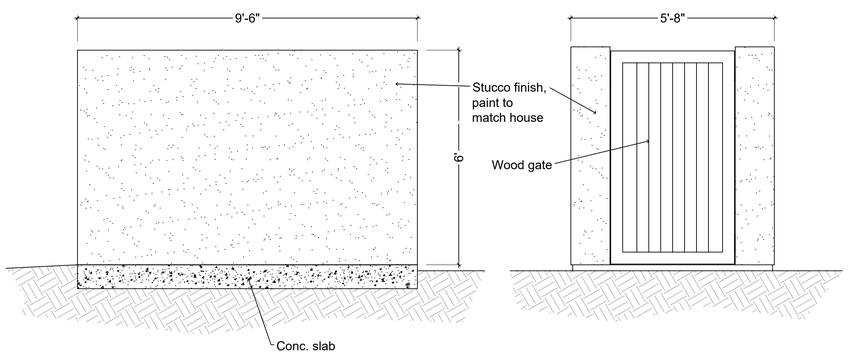
1 WOOD AND WIRE FENCE
1/2" = 1'-0"



2 SELF-CLOSING GATE
1/2" = 1'-0"



3 RETAINING WALL MATERIALS
1/2" = 1'-0"



4 TRASH ENCLOSURE
1/2" = 1'-0"
1

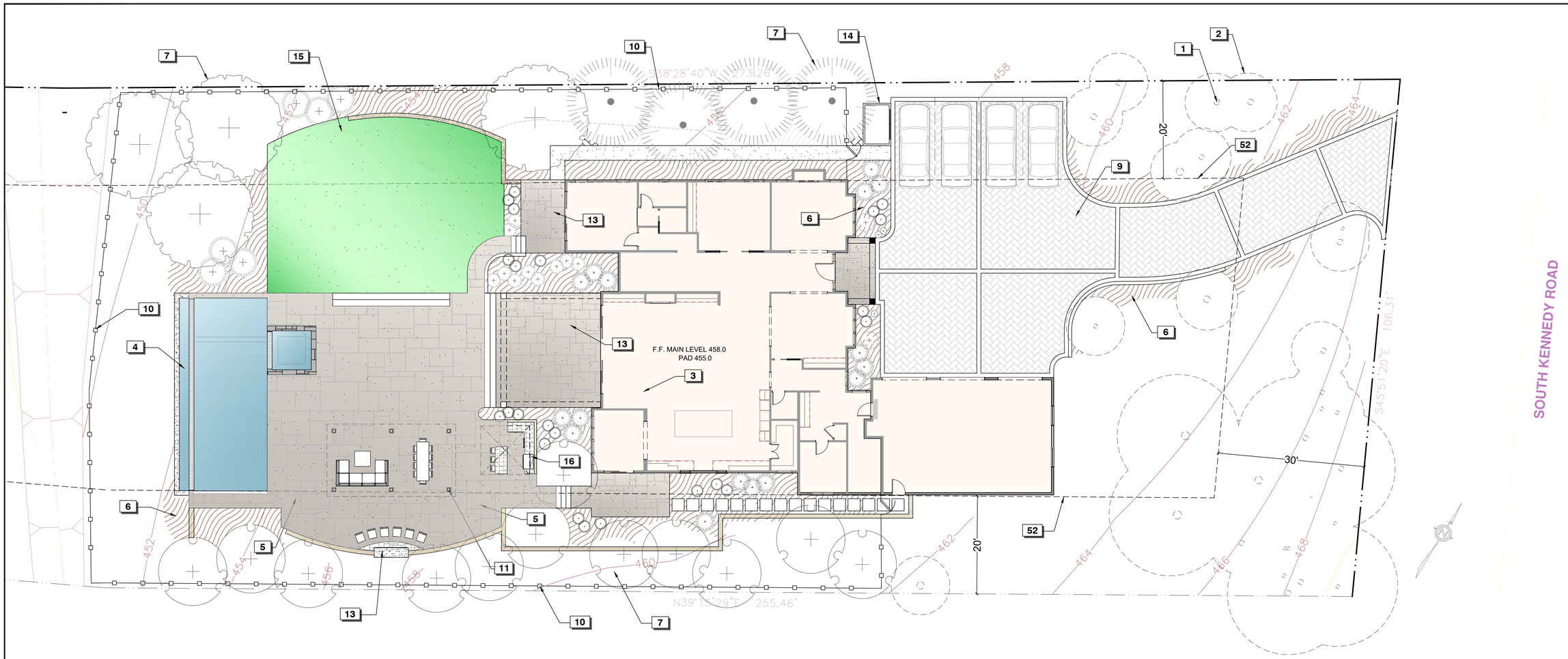
REVISIONS	BY
1 Per plan check comments	DRF

David R. Fox & Company-Landscape Architecture
95125
1188 Kolenberg Avenue san jose
david@foxla.net
408-761-0212 phone

Lots 1 and 2 Overall Site and Screening Plan

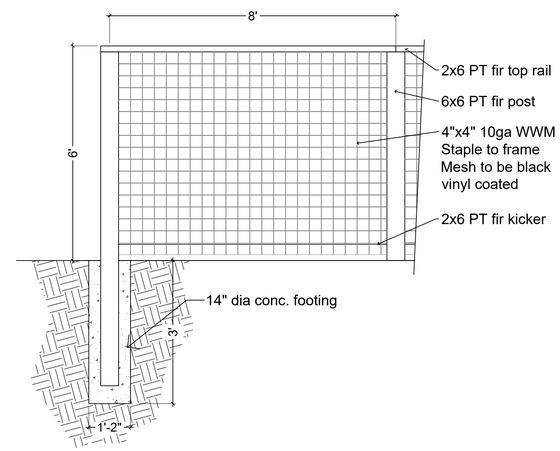
Lot Split and New Houses
16484 S. Kennedy Road
Los Gatos California

Date 8-12-21
Scale 1"=20'-0"
Drawn DRF/ MCF
Job South Kennedy
Sheet L1.0
Of . Sheets

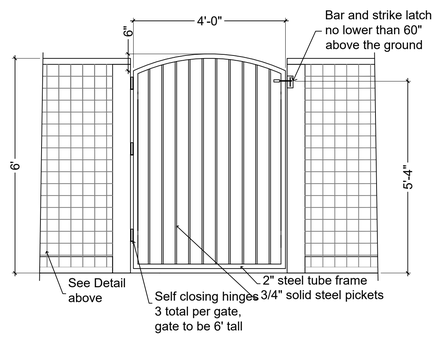


REFERENCE NOTES SCHEDULE 1

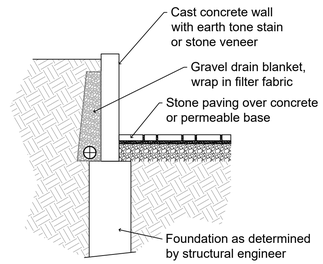
SYMBOL	DESCRIPTION
1	Existing tree from arborist report
2	Existing tree to remain (typical)
3	New residence, see architects plans
4	Proposed pool and spa
5	Stone patios set on permeable base
6	Shrubs and ground covers areas. For exact species, size and count see planting plan
7	New trees. For exact species, size and count see planting plan
9	Permeable paving in hatched area to reduce impervious surface, ie. ECO pavers, gravel, etc.
10	6` wood and wire fence and 6` self-closing gates that open away from the pool
11	Proposed trellis
13	Proposed electric fireplace insert. The fireplace insert and the surround would have a total height of 3`-6"
14	Trash enclosure, For elevations see sheet L1.0
15	Synthetic turf lawn
16	BBQ and counters. The area is covered by an umbrella(s), there is not structure over this item.
52	20` setback



1 WOOD AND WIRE FENCE
1/2" = 1'-0"



2 SELF-CLOSING GATE
1/2" = 1'-0"



3 RETAINING WALL MATERIALS
1/2" = 1'-0"

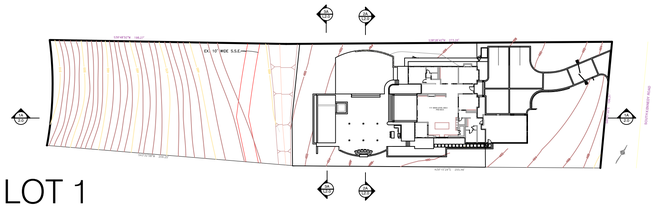
REVISIONS	BY
1 Per plan check comments	DRF

David R. Fox & Company-Landscape Architecture
1188 Kotenberg Avenue San Jose 95125
408-761-0212 phone david@foxla.net

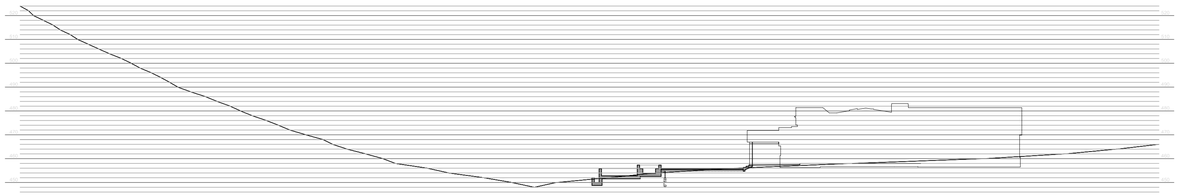
Lot 1 Preliminary Landscape Plan

Lot Split and New Houses
16484 S. Kennedy Road
Los Gatos California

Date 8-12-21
Scale 1"=10'-0"
Drawn DRF/ MCF
Job South Kennedy
Sheet L1.1
Of . Sheets

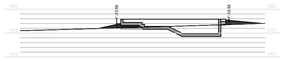


LOT 1

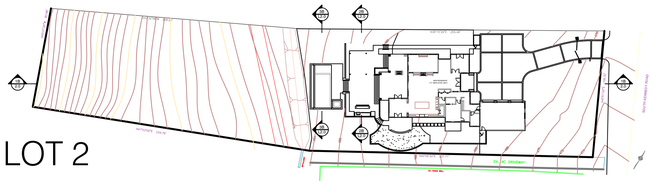


LOT 1 - Section A

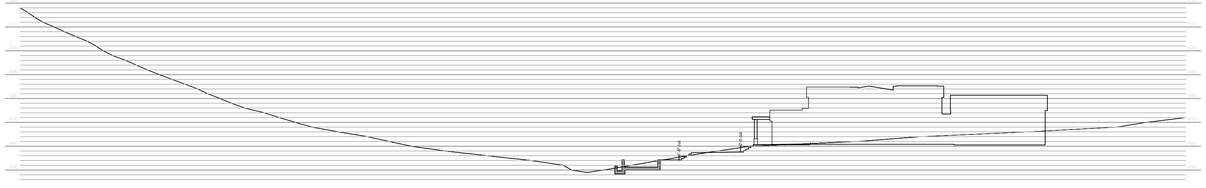
LOT 1 - Section B



LOT 1 - Section C



LOT 2



LOT 2 - Section A

LOT 2 - Section B

REVISIONS	BY

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1188 Kotenberg Avenue san jose 95125
408-761-0212 phone david@foxla.net

Sections

Lot Split and New Houses

16484 S. Kennedy Road
Los Gatos California

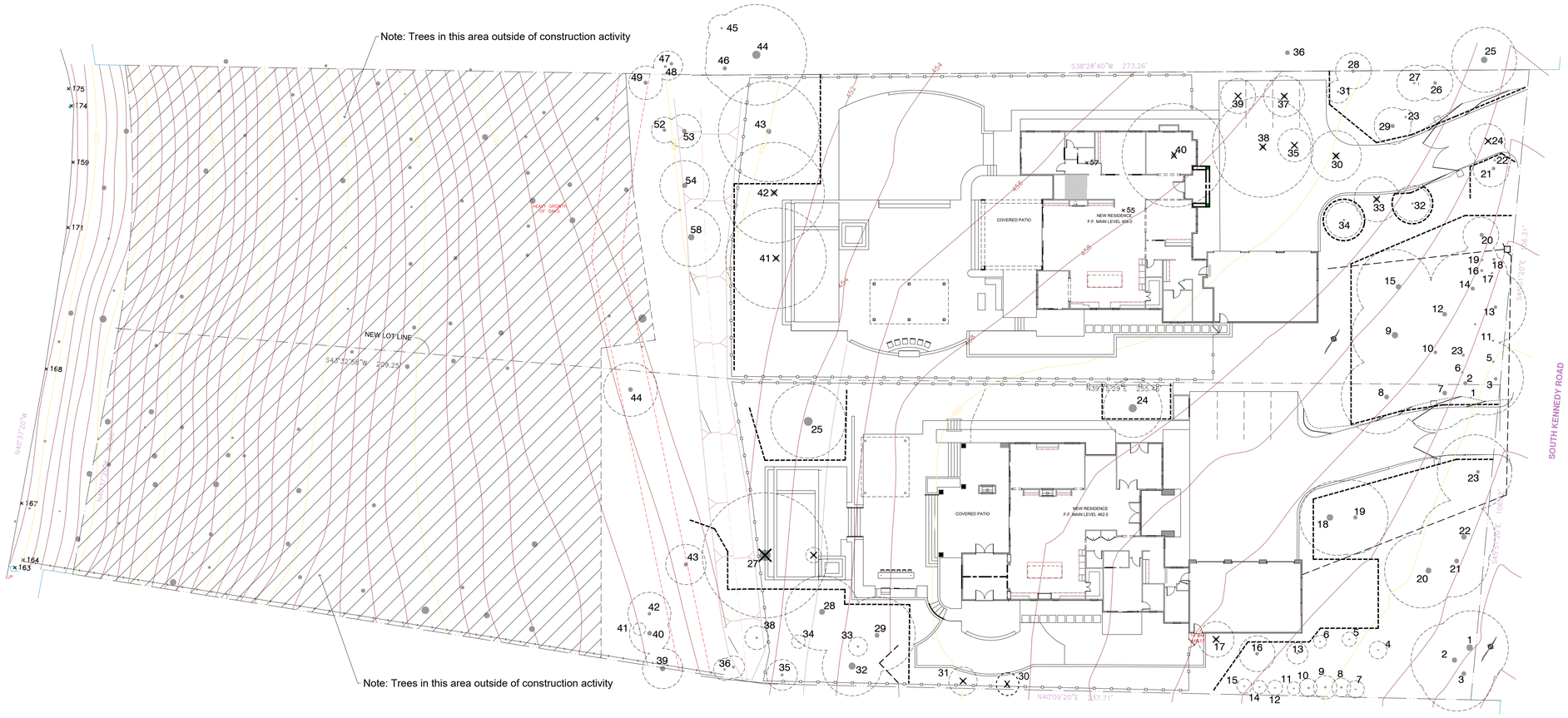
Date 8-24-21

Scale 1"=30'-0"

Drawn DRF/ MCF

Job South Kennedy

Sheet
L2.0
Of . Sheets



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
3	Existing tree to remain (typical)
4	Tree to be removed (typical)
5	Tree canopy from arborist report
8	Fire truck turnaround
10	New residence
14	Stone patios set on permeable base
15	Proposed tree protection fencing Type 1
29	Driveway paving with installation that meets H/20 and HS/20 load standards
30	Driveway to garage
49	This section of path to be deferred until tree fencing can be removed

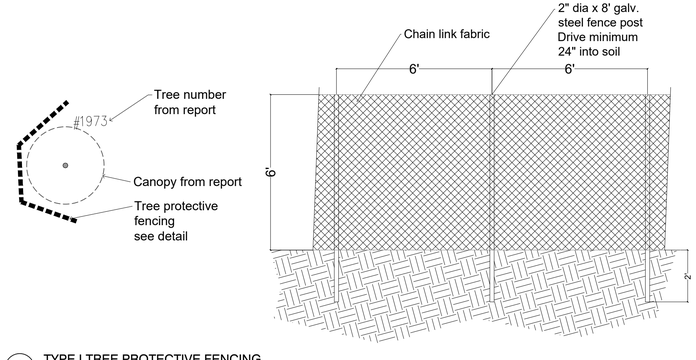
Note: Trees to replace ordnance size trees that are to be removed will be placed as space allows. Required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee

Tree Protection Zones and Fence Specifications

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

All persons, shall comply with the following precautions

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



1 TYPE I TREE PROTECTIVE FENCING
NTS

REVISIONS	BY
1 Per Town comments 2-24-21	DRF

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Tree Plan

Lot Split and New Houses
16484 S. Kennedy Road
Los Gatos California

Date 8-24-21
Scale 1"=20'-0"
Drawn DRF/ MCF
Job South Kennedy
Sheet L3.0
Of . Sheets

Tree #	Common Name	Species	DBH (in.)	Canopy size	Vitality (0-3)	Off-Site Tree?	Suitability for preservation (0-3)	Remove?	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (ideal; ft. from center of trunk)	Appraised Value	Expected Impacts	Notes
1	Coast live oak	Quercus agrifolia	4.2	10	1		1		3	4.2	$1,040.00	None from this project if fenced (see Parcel 2 report for impacts from that project)	-
2	Coast live oak	Quercus agrifolia	13.5	15	1		1		3	13.5	$540.00	Moderate from water line if installed via trenching (see Parcel 2 report for impacts from that project)	-
3	Coast live oak	Quercus agrifolia	10.8	20	2		2		3	8.1	$890.00	Moderate from water line if installed via trenching (see Parcel 2 report for impacts from that project)	-
4	Coast live oak	Quercus agrifolia	7.6	15	2		2		3	5.7	$2,030.00	Moderate from water line if installed via trenching (see Parcel 2 report for impacts from that project)	-
5	Coast live oak	Quercus agrifolia	7.2	10	2		2		3	5.4	$4,810.00	Incompatible with water line if installed via trenching	Two stems, DBH 5.3, 4.8
6	Coast live oak	Quercus agrifolia	9.8	20	2		2		3	7.4	$8,400.00	Moderate from water line if installed via trenching	Two stems, DBH 7, 6.9. Two leaders diverge at ground level
7	Deodar cedar	Cedrus deodara	17.2	20	3		3		3	8.6	$15,500.00	None from this project if fenced (see Parcel 2 report for impacts from that project)	-
8	Valley oak	Quercus lobata	15.7	40	3		3		2	11.8	$5,100.00	Minor from water line if installed via trenching (see Parcel 2 report for impacts from that project)	-
9	Coast live oak	Quercus agrifolia	23.2	30	3		3		3	11.6	$770.00	Minor from water line if installed via trenching	Two stems, DBH 15.0, 17.7. Diameter measured at about 4 above grade due to reverse taper. Poor attachment between leaders.
10	Deodar cedar	Cedrus deodara	11.8	10	3		3		3	5.9	$8,100.00	Moderate from water line if installed via trenching	-
11	Coast live oak	Quercus agrifolia	7.0	10	2		2		3	5.3	$2,180.00	None if fenced	-
12	Coast live oak	Quercus agrifolia	16.7	20	2		2		3	12.5	$4,310.00	None if fenced	-
13	Coast live oak	Quercus agrifolia	11.5	15	3		3		3	5.7	$8,100.00	None if fenced	Two stems, DBH 9.1, 7.0
14	Coast live oak	Quercus agrifolia	14.5	15	2		2		3	10.9	$1,120.00	None if fenced	Three stems, DBH 9.0, 8.4, 7.7
15	Coast live oak	Quercus agrifolia	20.0	30	3		3		3	10.0	$850.00	None if fenced	Four stems, DBH 11.2, 9.3, 11.5, 7.4. Poor attachments at all leader unions, particularly primary union about 6 inches above grade.
16	Coast live oak	Quercus agrifolia	8.6	10	2		2		3	6.5	$2,180.00	None if fenced	-
17	Coast live oak	Quercus agrifolia	7.4	15	3		3		3	3.7	$1,530.00	None if fenced	-
18	Coast live oak	Quercus agrifolia	10.2	20	3		3		3	5.1	$4,300.00	None if fenced	-
19	Coast live oak	Quercus agrifolia	7.4	15	3		3		3	3.7	$4,330.00	None if fenced	-
20	Coast live oak	Quercus agrifolia	14.3	30	3		3		3	7.2	$630.00	None if fenced	Diameter taken at about 2 above grade due to reverse taper. Poor leader union on side facing street about 6 above grade.
21	Coast live oak	Quercus agrifolia	12.8	30	2		2		3	9.6	$730.00	Moderate to major from new driveway and associated grading	-
22	Coast live oak	Quercus agrifolia	7.1	10	2		2		3	5.3	$2,460.00	Major from new driveway and associated grading	-
23	Coast live oak	Quercus agrifolia	6.4	10	3		3		3	3.2	$14,900.00	None if fenced	-
24	Coast live oak	Quercus agrifolia	12.2	20	3		3	X	3	6.1	$2,770.00	Incompatible with new driveway	-
25	Coast live oak	Quercus agrifolia	24.0	25	2	X	3		3	18.0	$1,110.00	Minor from new driveway and associated grading	Neighbor tree. DBH estimated.
26	Deodar cedar	Cedrus deodara	11.4	15	3		3		3	5.7	$4,180.00	None if fenced	-
27	Olive	Olea europaea	8.0	15	2		2		3	6.0	$3,030.00	None if fenced	Four stems, DBH 5.4, 4.3, 3.6, 2.0
28	Coast live oak	Quercus agrifolia	11.9	15	3		3		3	6.0	$9,200.00	None if fenced	-
29	Coast live oak	Quercus agrifolia	14.4	20	3		3		3	7.2	$840.00	Minor to moderate from new driveway and associated grading	Two stems, DBH 10.9, 9.4
30	Coast live oak	Quercus agrifolia	18.8	35	3		3	X	3	9.4	$510.00	Incompatible with new driveway	Poor attachment between leaders. 14.0, 12.6
31	Olive	Olea europaea	6.1	15	3		3		3	3.0	$3,500.00	None if fenced	Four stems, DBH 3.5, 3.4, 3.1, 1.9
32	Italian stone pine	Pinus pinea	6.2	10	3		3		3	3.1	$1,440.00	None if fenced	-
33	Italian stone pine	Pinus pinea	15.8	30	3		3	X	3	7.9	$1,520.00	Incompatible with retaining wall for new driveway	-
34	Italian stone pine	Pinus pinea	8.0	15	3		3		3	4.0	$6,700.00	None if fenced	-
35	Plum	Prunus sp.	8.4	20	2		2	X	2	8.4	$6,000.00	Incompatible with new driveway	Four stems, DBH 4.9, 4.8, 3.7, 3.2
36	Coast live oak	Quercus agrifolia	16.0	20	0	X	0		3	0.0	$0.00	N/A	Neighbor tree. DBH estimated. Nearly dead.
37	Valley oak	Quercus lobata	14.0	30	3		3	X	2	10.5	$1,690.00	Incompatible with new parking area	-
38	Almond	Prunus dulcis	16.8	15	1		1	X	2	21.0	$1,790.00	Incompatible with new driveway	Three stems, DBH 11.4, 10.2, 6.9. Largest leader measured at about 3 above grade due to reverse taper.
39	English walnut	Juglans regia	7.8	15	2		2	X	1	9.7	$4,650.00	Incompatible with new parking area	Two stems, DBH 5.9, 5.1
40	Northern california black walnut	Juglans hindsii	20.3	50	3		3	X	1	20.3	$8,300.00	Incompatible with new driveway	Trunk diameter measured at about 2 above grade due to reverse taper. Moderate mistletoe infestation.
41	Northern california black walnut	Juglans hindsii	17.9	20	2		2	X	1	22.4	$6,900.00	Incompatible with new pool	Three stems, DBH 11.5, 10.1, 9.3
42	Northern california black walnut	Juglans hindsii	18.1	40	2		2	X	1	22.6	$27,300.00	Incompatible with new pool	Two stems, DBH 14.0, 11.5
43	Northern california black walnut	Juglans hindsii	19.5	40	2		2		1	24.4	$600.00	Minor from new pool and synthetic turf; moderate to major from vegetated swale	Two stems, DBH 13.9, 13.7
44	Valley oak	Quercus lobata	30.0	50	3	X	3		2	22.5	$7,600.00	Minor from vegetated swale	Neighbor tree. DBH estimated.
45	Willow	Salix sp.	6.0	5	1	X	3		2	7.5	-	None - entire TPZ on other side of property line	Nearly dead. Neighbor tree. DBH estimated.
46	California bay	Umbellularia californica	14.0	0	0		0		1	0.0	-	N/A	Uprooted and cut down long ago, but retained onsite.
47	Coast live oak	Quercus agrifolia	11.0	15	3		3		3	5.5	-	None - on other side of ditch	Base is growing in contact with base of tree #46
48	California bay	Umbellularia californica	9.5	20	3		1		1	9.5	-	None - on other side of ditch	Two stems, DBH 7.0, 6.4. Base is growing in contact with the base of tree #47. DBH estimated, as annulohypoxylon cankers indicate possible sudden oak death
49	Coast live oak	Quercus agrifolia	14.0	0	0		0		3	0.0	-	N/A	Dead, trunk failed at about 6 feet above grade, and debris has been kept on site.
50	Coast live oak	Quercus agrifolia	11.0	15	1		1		3	11.0	-	None - on other side of ditch	Symptomatic for sudden oak death. DBH estimated to avoid contaminating equipment.
51	Coast live oak	Quercus agrifolia	12.0	20	3		3		3	6.0	-	None - on other side of ditch	Asymptomatic for sudden oak death, but a separate, dead coast live oak growing from base has annulohypoxylon cankers. DBH estimated to avoid contaminating equipment.
52	Coast live oak	Quercus agrifolia	12.0	15	3		3		3	6.0	-	None - on other side of ditch	Possible symptoms of sudden oak death. DBH estimated to avoid contaminating equipment.
53	Coast live oak	Quercus agrifolia	16.0	15	3		3		3	8.0	-	None - on other side of ditch	DBH estimated, because although tree is asymptomatic for sudden oak death, its base is growing in contact with that of tree #52
54	Coast live oak	Quercus agrifolia	18.2	20	3		3		3	9.1	-	None - on other side of ditch	-
55	Coast live oak	Quercus agrifolia	16.7	20	3		3		3	8.4	-	None - on other side of ditch	-
56	Coast live oak	Quercus agrifolia	16.3	0	0		0		3	0.0	-	N/A	Dead or nearly so. Most of tree is covered with ivy, with some possible live sprouts high in the canopy.
57	Coast live oak	Quercus agrifolia	20.6	30	3		3		3	10.3	-	None - on other side of ditch	Four stems, DBH 14.4, 11.8, 6.6, 6.0. Two smaller leaders are dead
58	Coast live oak	Quercus agrifolia	23.7	40	3		3		3	11.9	-	None - on other side of ditch	-
59	Coast live oak	Quercus agrifolia	30.0	40	0		0		3	0.0	-	None - on other side of ditch	Dead and symptomatic for sudden oak death. DBH estimated to avoid contaminating equipment.
60	Coast live oak	Quercus agrifolia	8.0	0	0		0		3	0.0	-	None - on other side of ditch	Dead and trunk failed long ago. DBH estimated due to close proximity to tree #59
61	Coast live oak	Quercus agrifolia	9.0	5	0		0		3	0.0	-	None - on other side of ditch	Dead, and trunk failed long ago. DBH estimated due to proximity to tree #59
62	Coast live oak	Quercus agrifolia	18.4	25	2		2		3	13.8	-	None - on other side of ditch	-
63	Coast live oak	Quercus agrifolia	12.2	10	1		1		3	12.2	-	None - on other side of ditch	Two stems, DBH 11.4, 4.4. Main stem is dead, apparently girdled by a wire or rope wrapped around the tree at about 4 feet above grade. The smaller stem is still alive and appears healthy.
64	Coast live oak	Quercus agrifolia	12.6	20	2		2		3	9.5	-	None - on other side of ditch	-
65	Coast live oak	Quercus agrifolia	21.6	30	2		2		3	16.2	-	None - on other side of ditch	Two leaders, 19.4, 9.5. Very large elephant ears swelling at union between the two leaders of the main trunk. this indicates internal weakness, and this tree will likely fail in the near future. Smallest leader is dead.
66	Coast live oak	Quercus agrifolia	14.8	15	3		3		3	7.4	-	None - on other side of ditch	-
67	Coast live oak	Quercus agrifolia	10.4	10	3		3		3	5.2	-	None - on other side of ditch	-
68	Coast live oak	Quercus agrifolia	12.0	0	0		0		3	0.0	-	None - on other side of ditch	Dead and falling apart. DBH estimated visually.
69	California bay	Umbellularia californica	10.2	20	3		1		1	10.2	-	None - on other side of ditch	-
70	Coast live oak	Quercus agrifolia	16.0	20	3	X	3		3	8.0	-	None - on other side of ditch	Neighbor tree. DBH estimated
71	Coast live oak	Quercus agrifolia	10.0	0	0		0		3	0.0	-	None - on other side of ditch	Dead. Trunk failed just above grade, and tree is hanging in tree #70
72	California black oak	Quercus kelloggii	22.6	40	3		3		2	16.9	-	None - on other side of ditch	Three stems, DBH 13.1, 9.9, 15.5
73	Coast live oak	Quercus agrifolia	12.8	20	3		3		3	6.4	-	None - on other side of ditch	-
74	Coast live oak	Quercus agrifolia	13.8	20	3		3		3	6.9	-	None - on other side of ditch	-
75	Coast live oak	Quercus agrifolia	14.1	15	2		2		3	10.6	-	None - on other side of ditch	-
76	Coast live oak	Quercus agrifolia	14.9	20	2		2		3	11.2	-	None - on other side of ditch	-
77	Coast live oak	Quercus agrifolia	15.1	30	3		3		3	7.6	-	None - on other side of ditch	-
78	Coast live oak	Quercus agrifolia	7.4	10	0		0		3	0.0	-	None - on other side of ditch	Dead
79	Coast live oak	Quercus agrifolia	12.3	15	3		3		3	6.2	-	None - on other side of ditch	-
80	Coast live oak	Quercus agrifolia	12.9	15	3		3		3	6.5	-	None - on other side of ditch	-
81	California bay	Umbellularia californica	7.1	15	3		1		1	7.1	-	None - on other side of ditch	-
82	California bay	Umbellularia californica	6.0	20	3		1		1	6.0	-	None - on other side of ditch	Two stems, DBH 5.0, 3.3
83	Coast live oak	Quercus agrifolia	14.4	20	3		3		3	7.2	-	None - on other side of ditch	Two leaders, DBH 12.0, 7.9
84	Olive	Olea europaea	9.6	15	2		2		3	7.2	-	None - on other side of ditch	Four stems, DBH 8.4, 3, 3, and 2. Diameters of 3 smaller stems were estimated
85	Coast live oak	Quercus agrifolia	12.8	15	2		2		3	9.6	-	None - on other side of ditch	-
86	Coast live oak	Quercus agrifolia	17.3	40	2		2		3	13.0	-	None - on other side of ditch	Three leaders, DBH 15.0, 7.0, 5.1. Smallest leader is dead and prone
87	Olive	Olea europaea	10.0	0	0		0		3	0.0	-	None - on other side of ditch	Dead and prone
88	Coast live oak	Quercus agrifolia	12.7	20	2		2		3	9.5	-	None - on other side of ditch	Two leaders, DBH 10.2, 7.6
89	Coast live oak	Quercus agrifolia	20.0	0	0		0		3	0.0	-	None - on other side of ditch	Dead, and trunk failed about 5 feet above grade. DBH estimated
90	California bay	Umbellularia californica	5.0	10	2		1		1	6.3	-	None - on other side of ditch	Failed about 9 feet above grade when struck by tree #89
91	California black oak	Quercus kelloggii	6.0	15	3		3		2	4.5	-	None - on other side of ditch	Below hanging trunk of tree #89. DBH estimated.
92	Coast live oak	Quercus agrifolia	19.0	30	1		1		3	19.0	-	None - on other side of ditch	Two stems, DBH 18 and 6. Possible symptoms of sudden oak death. Smaller leader is dead. DBH estimated to avoid contaminating equipment
93	California bay	Umbellularia californica	8.0	20	3		1		1	8.0	-	None - on other side of ditch	Failed stem of tree #89 resting on this tree. DBH estimated.
94	Silver wattle	Acacia dealbata	6.0	10	1		1		2	7.5	-	None - on other side of ditch	DBH estimated, as trunk access was impeded by fallen trees, limbs, and undergrowth
95	Silver wattle	Acacia dealbata	14.8	50	2		1		2	14.8	-	None - on other side of ditch	Two stems, DBH 12.0, 8.6. Additional small, prone leaders were not measured
96	Silver wattle	Acacia dealbata	7.2	10	3		1		2	5.4	-	None - on other side of ditch	-
97	Silver wattle	Acacia dealbata	7.7	40	3		1		2	5.8	-	None - on other side of ditch	-
98	Silver wattle	Acacia dealbata	16.0	30	3		1		2	12.0	-	None - on other side of ditch	DBH estimated, as soft slope impeded trunk access
99	Coast live oak	Quercus agrifolia	18.7	30	3		3		3	9.4	-	None - on other side of ditch	Large leader failed at grade long ago on downhill side, but appears to have been removed from the site
100	California bay	Umbellularia californica	8.8	30	3		1		1	8.8	-	None - on other side of ditch	-
P2 24	Deodar cedar	Cedrus deodara	30.8	50	3	X	3		3	15.4	$3,220.00	None if fenced (see Parcel 2 report for impacts from that project)	-
P2 25	Coast live oak	Quercus agrifolia	32.5	50	2	X	2		3	24.4	$4,450.00	Minor from vegetated swale; minor from construction access for retaining wall for pool patio (see Parcel 2 report for impacts from that project)	Two leaders diverge at about 4 feet above grade with bark inclusion about 3 feet long. Measured at about 1 foot above grade due to substantial reverse taper

REVISIONS	BY

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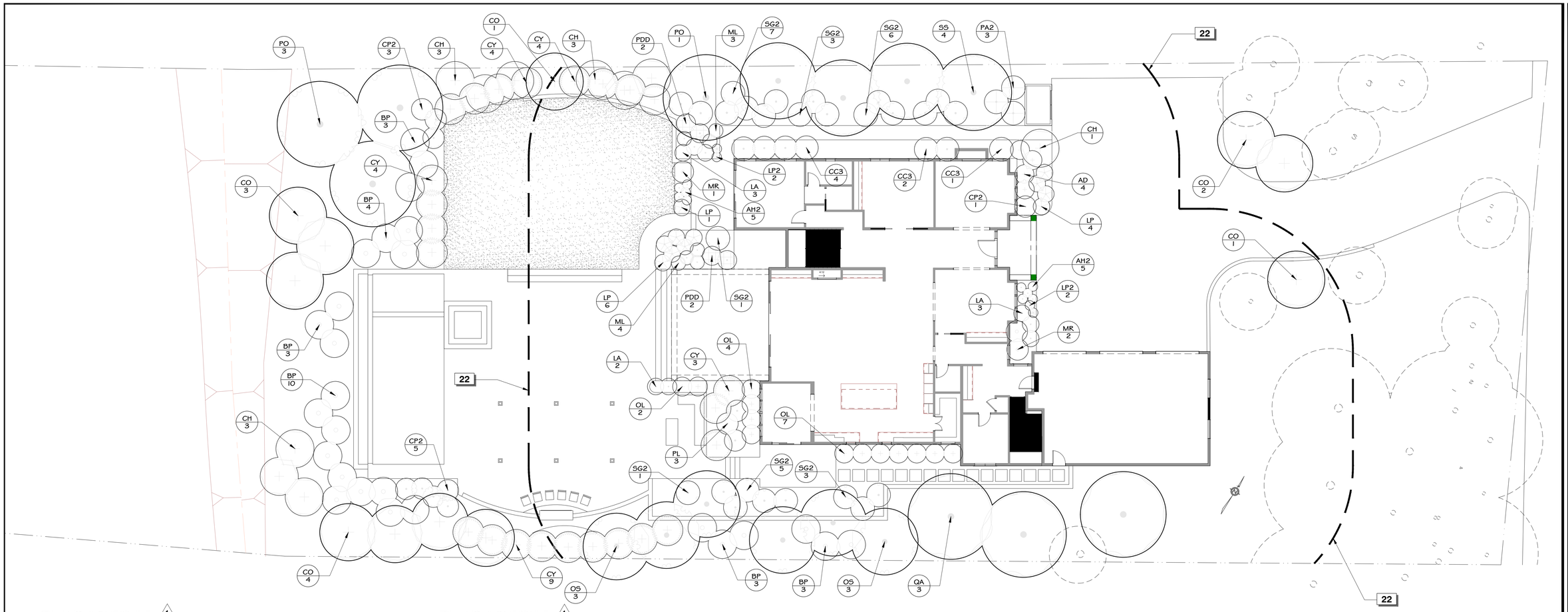
Tree Tables Lot 1

Lot Split and New Houses
16484 S. Kennedy Road
Los Gatos California

Date 8-24-21
Scale
Drawn DRF/ MCF
Job South Kennedy
Sheet L3.1
Of . Sheets



PLANT SCHEDULE 1

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AH2	Anigozanthos x `Big Red`	Big Red Kangaroo Paw	5 gal	10
	AD	Arctostaphylos x `John Dourley`	John Dourley Manzanita	5 gal	4
	BP	Baccharis pilularis `Pigeon Point`	Coyote Brush	5 gal	26
	CY	Ceanothus `Yankee Point`	California Lilac	1 gal	24
	CP2	Ceanothus griseus `Point Sal`	Point Sal Carmel Ceanothus	1 gal	9
	CH	Ceanothus x 'Ray Hartman'	Ray Hartman Wild Lilac	15 gal.	10
	CC3	Cotoneaster apiculatus	Cranberry Cotoneaster	1 gal	7
	LP	Lantana montevidensis	Trailing Lantana	1 gal	11
	LA	Lantana montevidensis `Alba`	White Trailing Lantana	1 gal	8
	LP2	Limonium perezii	Statice	1 gal	4
	ML	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	5 gal	7
	MR	Muhlenbergia rigens	Deer Grass	1 gal	3
	OL	Olea europaea `Little Ollie`	Dwarf Olive	5 gal	13
	PL	Perovskia atriplicifolia `Lacey Blue`	Russian Sage	5 gal	3
	PA2	Phormium tenax `Apricot Queen`	New Zealand Flax	5 gal	3
	PDD	Phormium x `Dark Delight`	New Zealand Flax	5 gal	4
	SG2	Salvia clevelandii x sonomensis `Gracias`	Sage	1 gal	26

PLANT SCHEDULE 1

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	CO	Cercis occidentalis	Western Redbud Multi-trunk	24" Box	11	Could be used for replacement trees
	OS	Olea europaea `Swan Hill`	Swan Hill Olive	24" Box	6	
	PO	Platanus occidentalis	American Sycamore	24"box	4	
	QA	Quercus agrifolia	Coast Live Oak	24" Box	3	Could be used for replacement trees
	SS	Sequoia sempervirens	Coast Redwood	24" Box	4	Could be used for replacement trees

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	TS	Turf-Synthetic	Synthetic turf	Roll		1,585 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
22	Line of 30` defensible zone and ornamental zone

1 Note: There are 200 plants total in the plan.
Of these 200, 121 are native species.
60% of the total is native plantings.

REVISIONS	BY
1 Per plan check comments	DRF

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Lot 1 Planting Plan

Lot Split and New Houses
16484 S. Kennedy Road
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Date 8-24-21
Scale 1"=10'-0"
Drawn DRF/ MCF
Job South Kennedy
Sheet L4.0
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