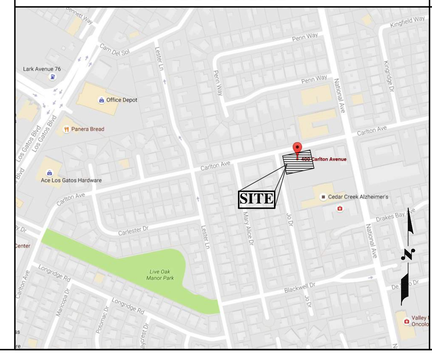
THE CARLTON BUILDING

400 CARLTON AVENUE
LOS GATOS, CA 95032

VICINITY MAP



DIRECTORY

OWNER:
T & M PROPERTIES LLC.
6904 MAIDEN LANE
SAN JOSE, CA 95120
TEL: (408) 497-5906

ARCHITECT:
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVENUE, SUITE L
LOS GATOS, CA 95030
TEL: (408) 395-2555

CIVIL ENGINEER & SURVEYOR:
HANNA & BRUNETTI, CIVIL ENG.
7651 EIGLEBERRY STREET
GILROY, CA 95020
TEL: (408) 842-2173
FAX: (408) 842-3662

LANDSCAPE ARCHITECT:
DAVID FOX
50 UNIVERSITY AVENUE,
SUITE B142
LOS GATOS, CA 95030
TEL: (408) 354-4577

PROJECT DATA

PROJECT ADDRESS:	400 CARLTON AVENUE LOS GATOS, CA 95032
APN:	424-12-098
ZONING:	O - OFFICE
OCCUPANCY GROUP:	B (MEDICAL OFFICE), WITH ACCESSORY
(EXISTING AND NEW)	USES S1 (STORAGE) & S2 (PARKING)
CONSTRUCTION TYPE:	V-B, SPRINKLERED
GROSS & NET SITE AREA:	19,466 SF
PARKING SPACES:	~~26 SPACES, INCLUDING 2 ACCESSIBLE~~ [THIS MEDICAL OFFICE BUILDING WILL NOT CONTAIN ANY TENANT SPACES THAT ARE: 1) A HOSPITAL OUTPATIENT FACILITY/FREE-STANDING BUILDING PROVIDING OUTPATIENT CLINICAL SERVICES OF A HOSPITAL. 2) A REHABILITATION FACILITY/OUTPATIENT PHYSICAL THERAPY FACILITY. CBC AAB-208.2.1 AND 11B-502] 1
FIRE SPRINKLERS:	WILL BE PROVIDED, SEE FIRE NOTES
EXISTING BUILDING BUILT:	1967

ALLOWED FLOOR AREAS (FOR PLANNING USE):

PER PARKING RATIO FOR MEDICAL OFFICE: 1 SPACE / 250SF OR 6 PARKING SPACES PER DOCTOR, WHICHEVER IS MORE RESTRICTIVE.
PROVIDED PARKING SPACES: 26
ALLOWED BUILDING AREA: 26 x 250 = 6,500SF
NO MORE THAN 4 DOCTORS WOULD BE PERMITTED ON SITE AT ANY GIVEN TIME.

	PROPOSED
MAIN FLOOR	
TENANT SUITE	866 SF
STAIRS + ELEVATOR (COUNTED ONCE)	612 SF
SECOND FLOOR	
TENANT SUITE	5,022 SF
TOTAL	6,500 SF
EXISTING / DEMOLISHED BUILDING 1 STORY MEDICAL OFFICE BUILDING	3,160 SF

LOT AREA (BUILDING) COVERAGE

	EXISTING	PROPOSED	
FIRST FLOOR			
TENANT SUITE	3,160 SF	866 SF	
STAIRS AND ELEVATOR	- SF	612 SF	
BALCONY OVERHANG	- SF	272 SF	
COVERED COURT YARD	1909 SF	1244 SF	
COVERED PARKING	- SF	2,845 SF	
TOTAL	5,069 SF	5,889 SF	
LOT COVERAGE	26 %	30%	(LIMIIT 40%)

IMPERVIOUS AREAS CALCULATIONS:

	EXISTING	PROPOSED
BUILDING COVERAGE (SEE LOT COVERAGE ABOVE)	5,069 SF	5,889 SF
UNCOVERED PARKING	2,484 SF	2,569 SF
DRIVEWAY	5,021 SF	5,369 SF
WALKWAYS	408 SF	398 SF
TOTAL	12,982 SF	14,175 SF

INTERIOR LANDSCAPED AREA CALCULATIONS

PROPOSED AREA	5,291 SF (27%)

SCOPE OF WORK

SCOPE TO INCLUDE CONSTRUCTION OF A NEW COMMERCIAL MEDICAL OFFICE BUILDING, INCLUDING:
- TWO STORIES MEDICAL OFFICES
- COVERED/UNCOVERED PARKING ON GROUND FLOOR
- NEW LANDSCAPE, GRADING AND DRAINAGE WORK
- UPGRADE AND (N) UTILITIES MODIFICATIONS (SEE CIVIL)

SIGNAGE WILL BE UNDER A SEPARATE PERMIT AND IS NOT PART OF THIS APPLICATION.

REVISION: TO REMOVE BASEMENT FROM ORIGINAL APPROVED DESIGN. REDUCE/RE-CONFIGURE PARKING SPACES ON GROUND LEVEL AND ADJUST ALLOWABLE OFFICE SPACE ACCORDINGLY.

SHEET INDEX

A-1 COVER SHEET, PROJECT DATA & EXTERIOR PERSPECTIVES
A-2 EXISTING/DEMO SITE PLAN & EXISTING BUILDING PHOTOS
A-3 NEW SITE PLAN
C 1 TOWN NOTES, PROJECT DATA, LEGEND AND ABBREVIATIONS
C 2 BLUEPRINT FOR A CLEAN BAY
C 3 EXISTING TOPOGRAPHY AND DEMOLITION PLAN
C 4 GRADING AND DRAINAGE PLAN
C 5 EROSION CONTROL PLAN
L 1 TREE PLAN, TREE PROTECTION
L 2 PRELIMINARY LANDSCAPE PLAN
L 3 ARBORIST REPORT AND TREE PROTECTION
A-4 FIRST & SECOND FLOOR PLANS
A-5 ROOF PLAN & BUILDING SECTIONS
A-6 BUILDING ELEVATIONS
A-7 NEIGHBORHOOD PLOT MAP AND STREETSCAPES
A-8 SHADOW DIAGRAMS

REAR VIEW - FACING PARKING LOT

FRONT VIEW - FACING CARLTON AVE.

SIDE VIEW - FACING PARKING LOT

SIDE VIEW - FACING JO DRIVE

REVISIONS

1	7/17/19 TECH REVIEW

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA • 95030 • (408) 395-2555

CARLTON MEDICAL BUILDING
400 CARLTON AVENUE
LOS GATOS, CA 95032

NOTE:
•The Contractor shall verify all dimensions, elevations and conditions, prior to starting any work.
•Any deviation called by field conditions, or any conditions different from those indicated on the plans, must be brought to the Architect's attention prior to installation.

COVER, PROJECT DATA AND EXTERIOR PERSPECTIVES

DATE: 7/18/19

SCALE: AS SHOWN

SHEET
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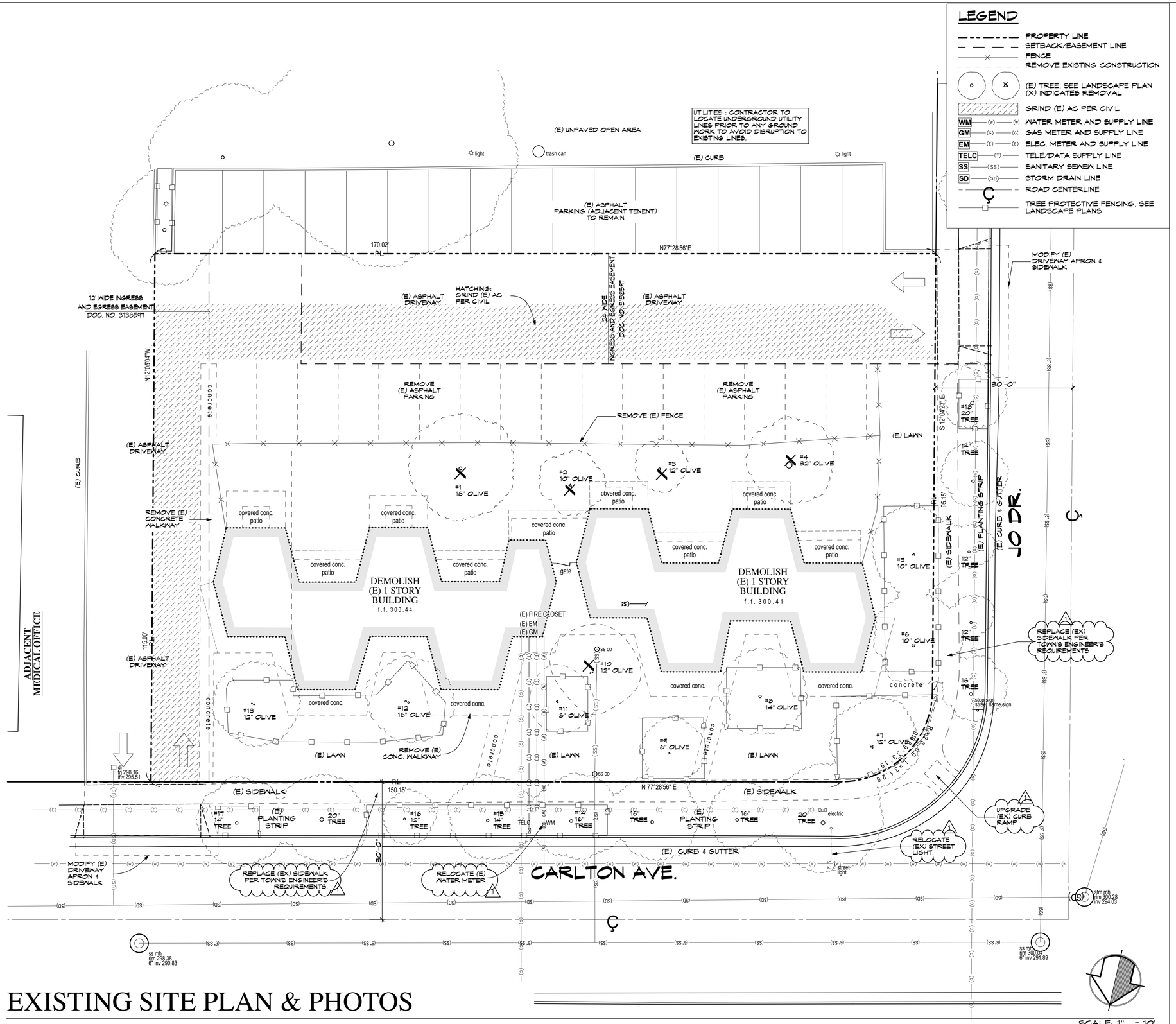
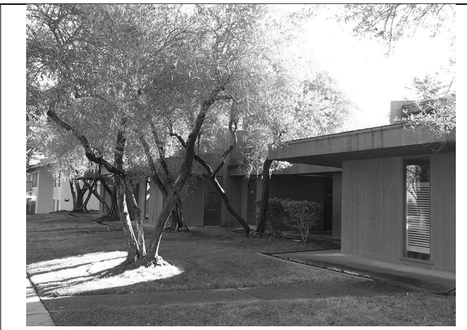
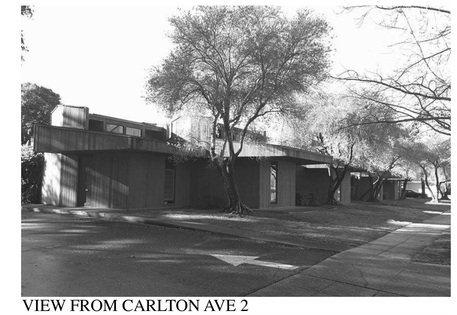
1 OF - 16

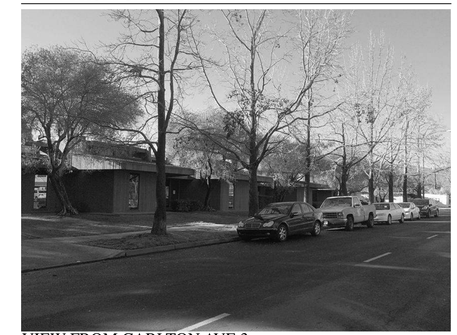
EXHIBIT 7

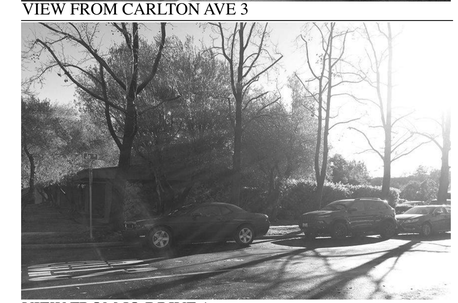


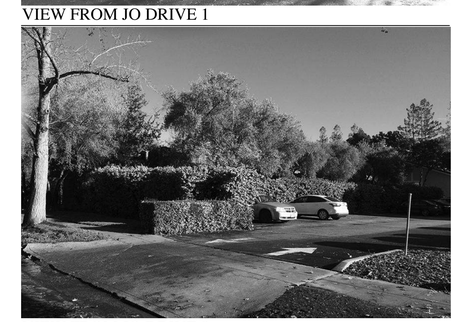
EXISTING SITE PLAN & PHOTOS


VIEW FROM CARLTON AVE 1


VIEW FROM CARLTON AVE 2


VIEW FROM CARLTON AVE 3


VIEW FROM JO DRIVE 1


VIEW FROM JO DRIVE 2

REVISIONS	
1	7/17/19 TECH REVIEW

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CARLTON MEDICAL BUILDING

400 CARLTON AVENUE
LOS GATOS, CA 95032

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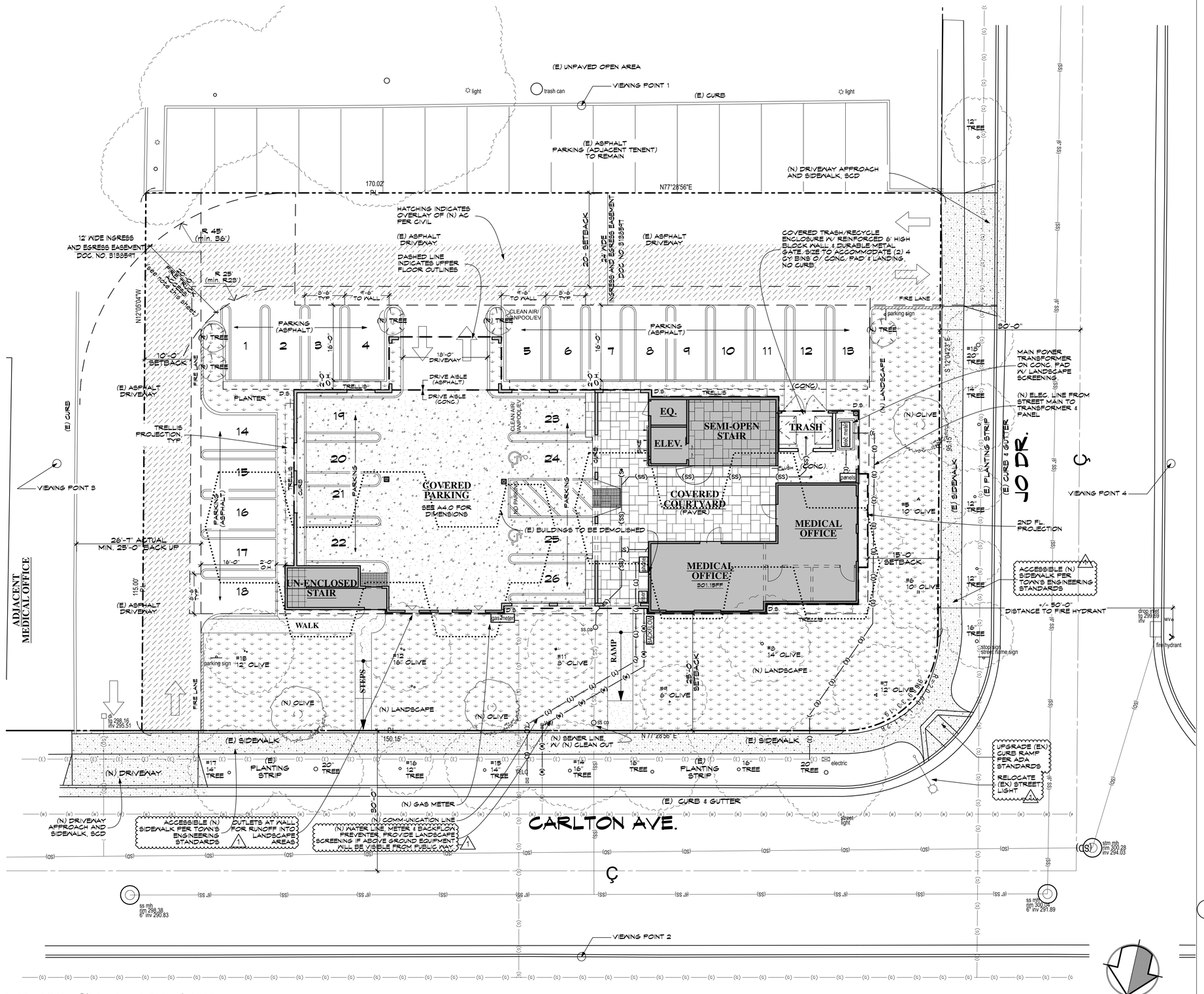
EXISTING/ DEMO SITE PLAN

DATE: 7/18/19

SCALE: AS SHOWN

SHEET
A-2



NEW SITE PLAN

SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- SETBACK/EASEMENT LINE
- BUILDING AREAS
- LANDSCAPE AREAS
- OUTLINE FOR DEMOLISHED BUILDING
- STRUCTURAL COLUMN
- STAMPED CONCRETE, COVERED WALKWAY,
- BRUSHED CONCRETE, COVERED WALKWAY & COVERED PARKING
- CONCRETE, NON-COVERED WALKWAY
- DRIVEWAY, PAVERS FINISH
- (N) AC OVERLAY
- STRIPED PARKING STALL, CURB AT LANDSCAPE AREA NEXT TO PARKING

(EXISTING)	(NEW)	
WM —(w)—	WM —(w)—(w)—	WATER METER & LINE
GM —(G)—	GM —(G)—(G)—	GAS METER & LINE
EM —(E)—	EM —(E)—(E)—	ELEC. METER & LINE
TEL —(T)—	TEL —(T)—(T)—	TELE/DATA LINE
SS —(SS)—	SS —(SS)—	SANITARY SEWER LINE
SD —(SD)—	SD —(SD)—	STORM DRAIN LINE

ROAD CENTERLINE

(N) & (E) TREE, SEE LANDSCAPE PLAN

GENERAL NOTES

1. SEE LANDSCAPE PLAN FOR TREE STATUS TABLE
2. SEE AS UNDERGROUND PARKING PLAN FOR ADDITIONAL PARKING
3. SEE CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFO, INCLUDING TREE INVENTORY LIST AND PROTECTION PLAN.
4. SEE CIVIL PLANS FOR SITE AVERAGE SLOPE CALCULATIONS.
5. SEE CIVIL PLANS FOR EARTHWORK QUANTITY CUT AND FILL CALCULATIONS.
6. PARKING SIGNS SHOWN ON PLAN ARE FORMATTED PER CALIFORNIA BUILDING CODES. ADDITIONAL SIGNS NOT REGULATED BY CODES ARE RESTRICTED TO A MAX. OF 2 SQUARE FEET PER TOWN OF LOS GATOS MUNICIPAL CODE 29.10.1110(11).

FIRE NOTES

1. FIRE APPARATUS (ENGINE) ACCESS ROAD: PROVIDE ACCESS ROADWAYS WITH A PAVED ALL WEATHER SURFACE, VERTICAL CLEARANCE OF 13'-6", DIMENSIONS AS SHOWN ON SITE PLAN, WITH A MAX. SLOPE OF 15%.
2. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDING SHALL BE PROVIDED IN THE LOCATIONS PER SECTIONS 903.2.1 THROUGH 903.2.18 WHICHEVER IS THE MORE RESTRICTIVE.

REVISIONS

1	7/17/19 TECH REVIEW

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SITE PLAN

DATE: 7/18/19

SCALE: AS SHOWN

SHEET
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PLAN FOR THE IMPROVEMENT OF

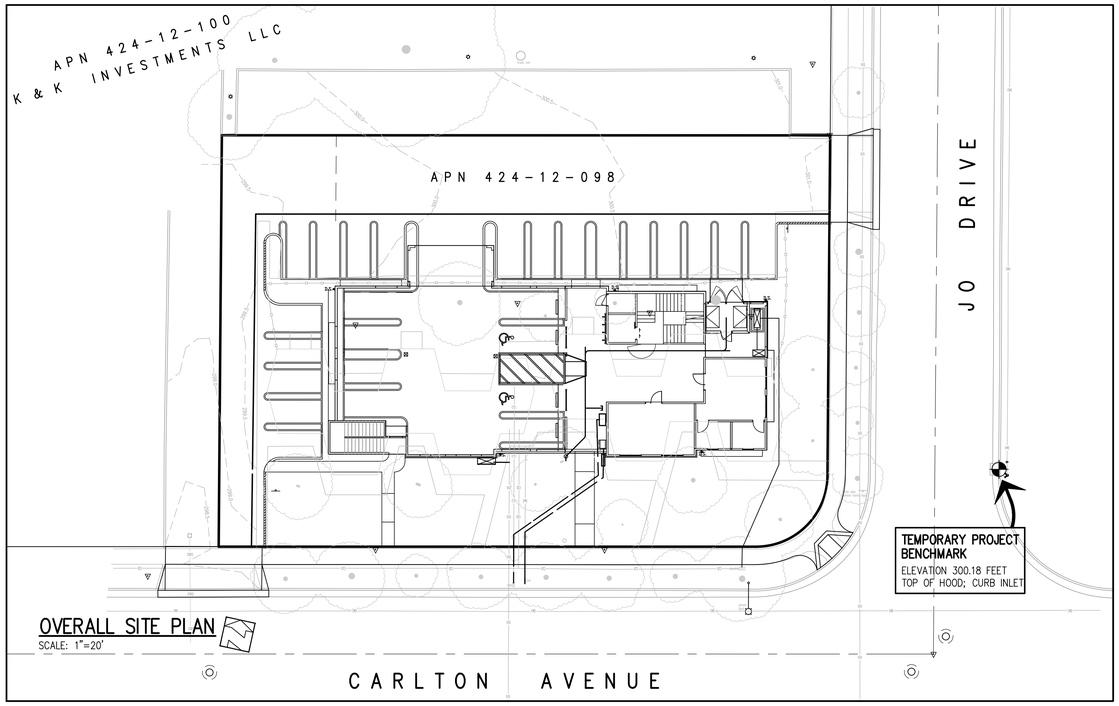
GRADING & DRAINAGE PLANS

TOWN OF LOS GATOS
APPLICATION NO. [S-19-032]

TOWN OF LOS GATOS STANDARD PUBLIC IMPROVEMENT NOTES

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

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



OVERALL SITE PLAN
SCALE: 1"=20'

TOWN OF LOS GATOS NPDES NOTES

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

NOTE:

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

NOTE TO CONTRACTOR

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

NOTE:

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

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 060343–06085C0377H
MAP REVISED: MAY 18, 2009

PROJECT IS LOCATED IN ZONE X

ZONE X
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

VICINITY MAP

SHEET INDEX

1. TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
2. BLUEPRINT FOR A CLEAN BAY SHEET
3. EXISTING TOPOGRAPHY AND DEMOLITION PLAN
4. GRADING & DRAINAGE PLAN
5. EROSION CONTROL PLAN

GRADING QUANTITIES

	CUT	FILL
STRUCTURES	±45 C.Y.	±0 C.Y.
SIDEWALK, PARKING AREA	±33 C.Y.	±6 C.Y.
LANDSCAPE	±2 C.Y.	±9 C.Y.
TOTAL	±80 C.Y.	±15 C.Y.

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE AREA: 19,466 SF	TOTAL SITE AREA DISTURBED: 12,090 SF *(INCLUDING CLEARING, GRADING OR EXCAVATING)*			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	7,538 SF	6,521 SF	2,928 SF	12,090 SF
TOTAL NEW & REPLACED IMPERVIOUS AREA	9,449 SF			
PERVIOUS AREA	4,552 SF	1,624 SF	1,017 SF	

ABBREVIATIONS

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

REGISTERED PROFESSIONAL ENGINEER MUSY-VERDEL NO. 69278 EXP. 6-30-19 CIVIL STATE OF CALIFORNIA

DATE:	JULY 12, 2019
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	SW
CHECK:	XX
ENGR:	AM
PROJECT NO.:	16062

PLAN FOR THE IMPROVEMENT OF
T&M PROPERTIES - 400 CARLTON AVENUE
COVER SHEET
[APPLICATION TYPE] APPLICATION NO. [S-19-032]
TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

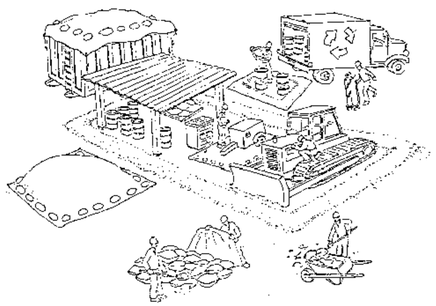
HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

REVISIONS	BY	DATE

SHEET 1 OF 5

REV.: DEC. 2015

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

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

Saw cutting

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

Paving/asphalt work

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

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

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

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

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

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

REV.: SEPT. 2016

REGISTERED PROFESSIONAL ENGINEER — JULIANNA JO MUSY-VERDEL — NO. 69278 — CIVIL — EXP. 6-30-18 — STATE OF CALIFORNIA

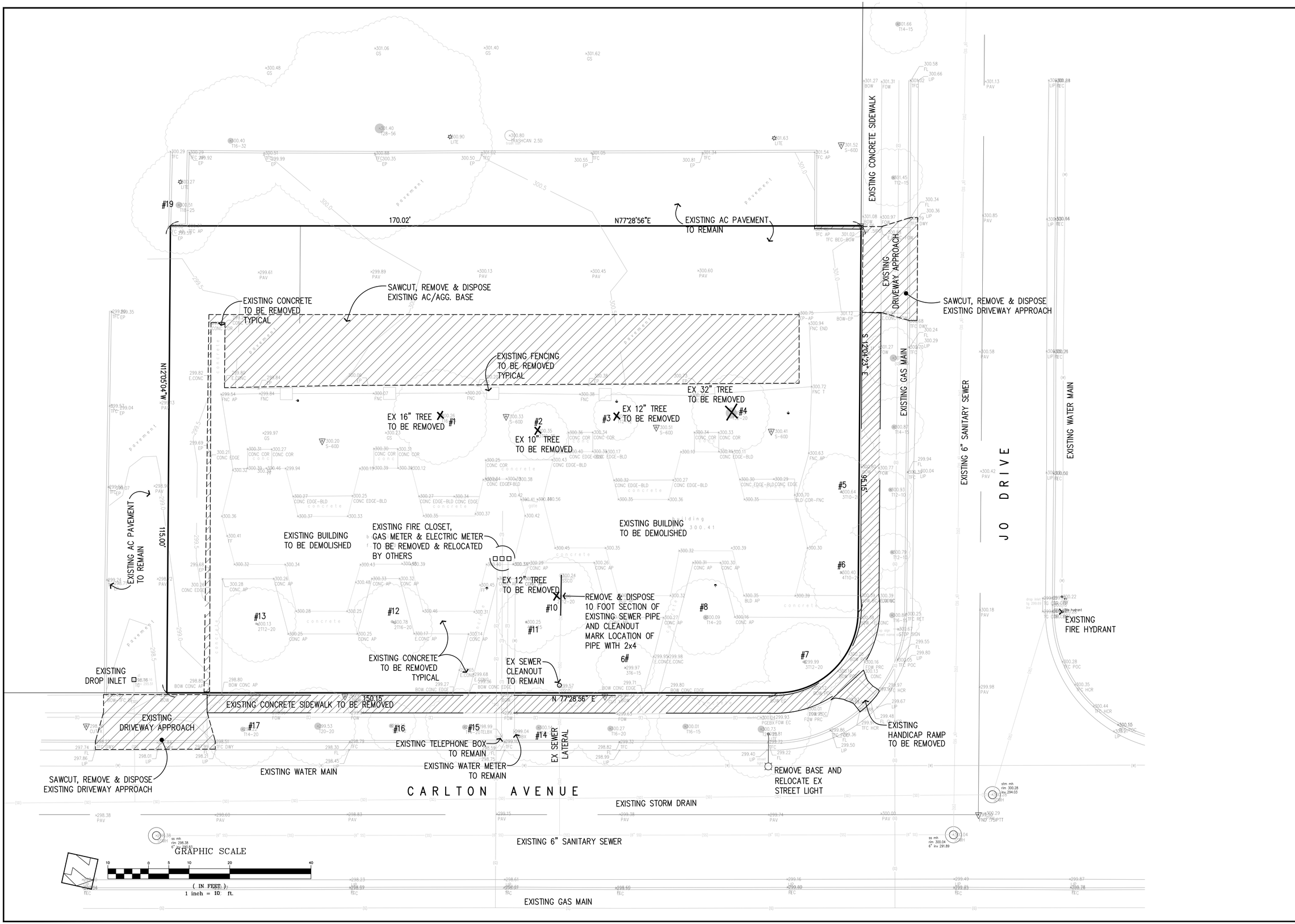
DATE:	JULY 12, 2019
SCALE:	NONE
DESIGN:	AM
DRAWN:	SW
CHECK:	XX
ENGR:	AM
PROJECT NO.:	16062

GRADING & DRAINAGE PLANS
T&M PROPERTIES - 400 CARLTON AVENUE
BLUEPRINT FOR A CLEAN BAY
[APPLICATION TYPE] APPLICATION NO. S-19-032
TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

CONSULTANT'S INFORMATION

◇	REVISIONS	BY	DATE



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REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER
JAMONA JO MUSI-VERDEL
NO. 69278
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE:	JULY 12, 2019
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	SW
CHECK:	XX
ENGR:	AM
PROJECT NO.:	16062

PLAN FOR THE IMPROVEMENT OF

T&M PROPERTIES - 400 CARLTON AVENUE
EXISTING TOPOGRAPHY AND DEMOLITION PLAN

[APPLICATION TYPE] APPLICATION NO. [S-19-032]

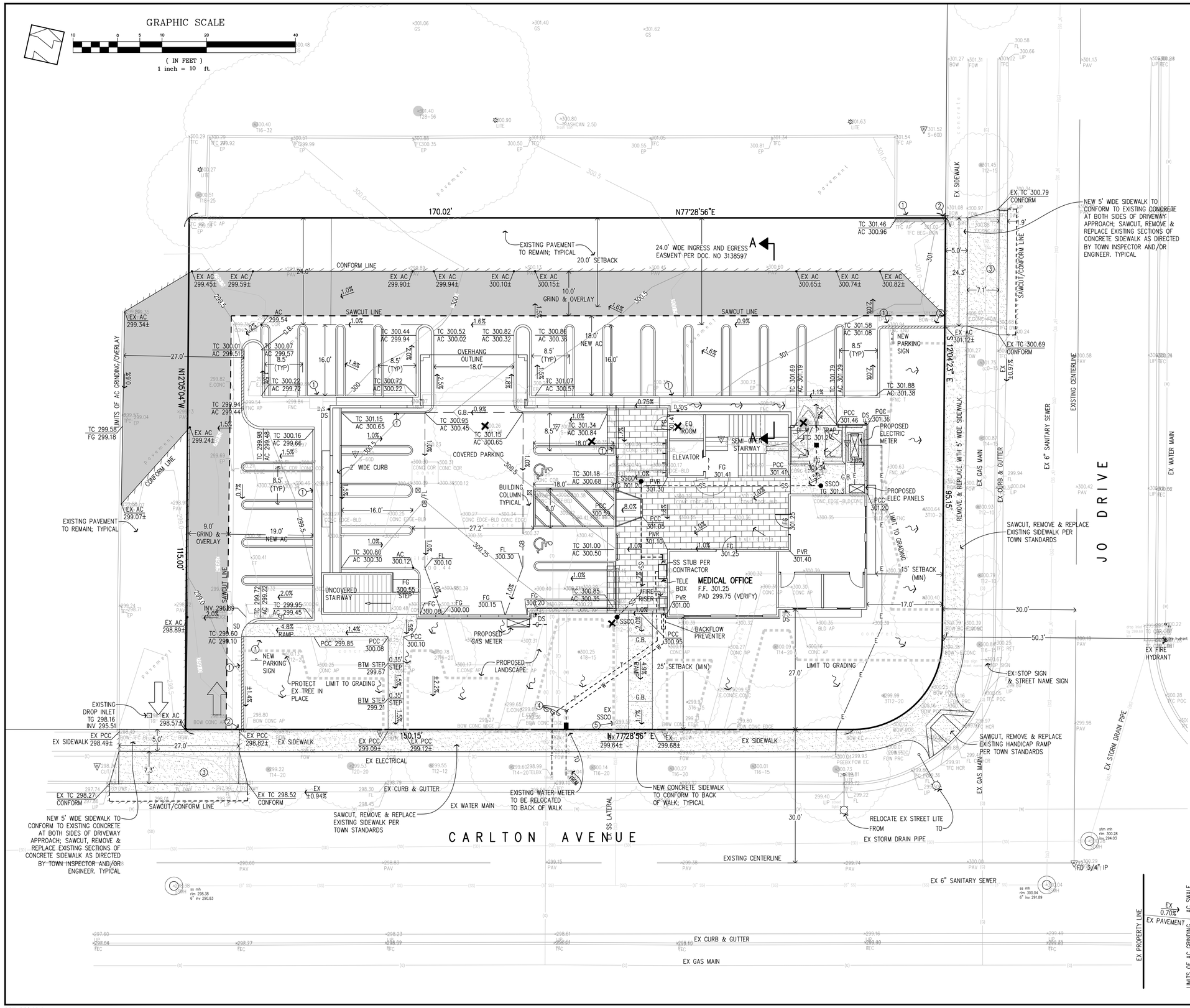
PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

TOWN OF LOS GATOS

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

SHEET 3 OF 5



NOTES:

1. AT DOWNSPOUT LOCATIONS; PROVIDE SPLASH BLOCKS TO DIVERT RUNOFF ONTO VEGETATED AREAS

CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE VERTICAL CURB PER TOWN STD. ST-211
2. PROVIDE CONCRETE CURB TAPER PER TOWN STD ST-213
3. SAWCUT, REMOVE & REPLACE EXISTING DRIVEWAY APPROACH CONSTRUCT DRIVEWAY APPROACH PER TOWN STD ST-218 CONFORM TO EXISTING CONCRETE/AC
4. EXISTING UNDERGROUND UTILITIES; DOMESTIC WATER; FIRE SERVICE; GAS AND ELECTRIC TO BE CONNECTED TO NEW POINT OF CONNECTION LOCATIONS SEE ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY LOCATION, ELEVATION & TYPE PRIOR TO CONSTRUCTION.
5. INSTALL SAN SEWER BACKWATER VALVE PER LOS GATOS TOWN ORDINANCE 6.50.025. CONTRACTOR TO VERIFY LOCATION, ELEVATION & TYPE PRIOR TO CONSTRUCTION.

Slope Density of Proposed Developed Area

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

S = the slope density

I = the contour interval in feet = 0.5 ft

L = the sum length of contour lines in feet = 873

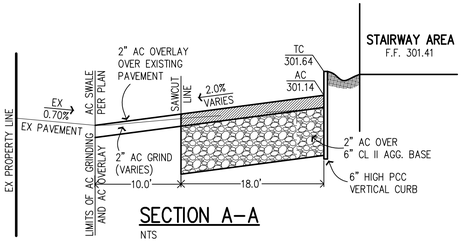
A = the area in acres = 0.446

$$S = \frac{0.0023\ (0.5 \times 873)}{0.446} = 2.25\%$$

LEGEND

- EXISTING CONTOUR / ELEVATION
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING ELECTROLIER
- EXISTING DROP INLET
- EXISTING MANHOLE
- EXISTING CURB INLET
- EXISTING WATER METER SERVICE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING VERTICAL CURB
- EXISTING CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED NEW AC PAVEMENT
- PROPOSED AC GRIND AND AC OVERLAY
- PROPOSED CONCRETE VERTICAL CURB
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED SUMP PUMP DRAIN LINE
- PROPOSED LIMITS OF GRADING
- PROPOSED CONFORM TO EXISTING
- PROPOSED CONTOUR
- PROPOSED DOWNSPOUT
- PROPOSED SEWER CLEANOUT

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



SECTION A-A
NTS

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

REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER — MANAVI-VERDEL — NO. 69278 — EXP. 6-30-18 — CIVIL — STATE OF CALIFORNIA

DATE:	JULY 12, 2019
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	SW
CHECK:	XX
ENGR:	AM
PROJECT NO.:	16062

PLAN FOR THE IMPROVEMENT OF

T&M PROPERTIES - 400 CARLTON AVENUE GRADING & DRAINAGE PLAN

[APPLICATION TYPE] APPLICATION NO. [S-19-032]

PARKS AND PUBLIC WORKS DEPARTMENT

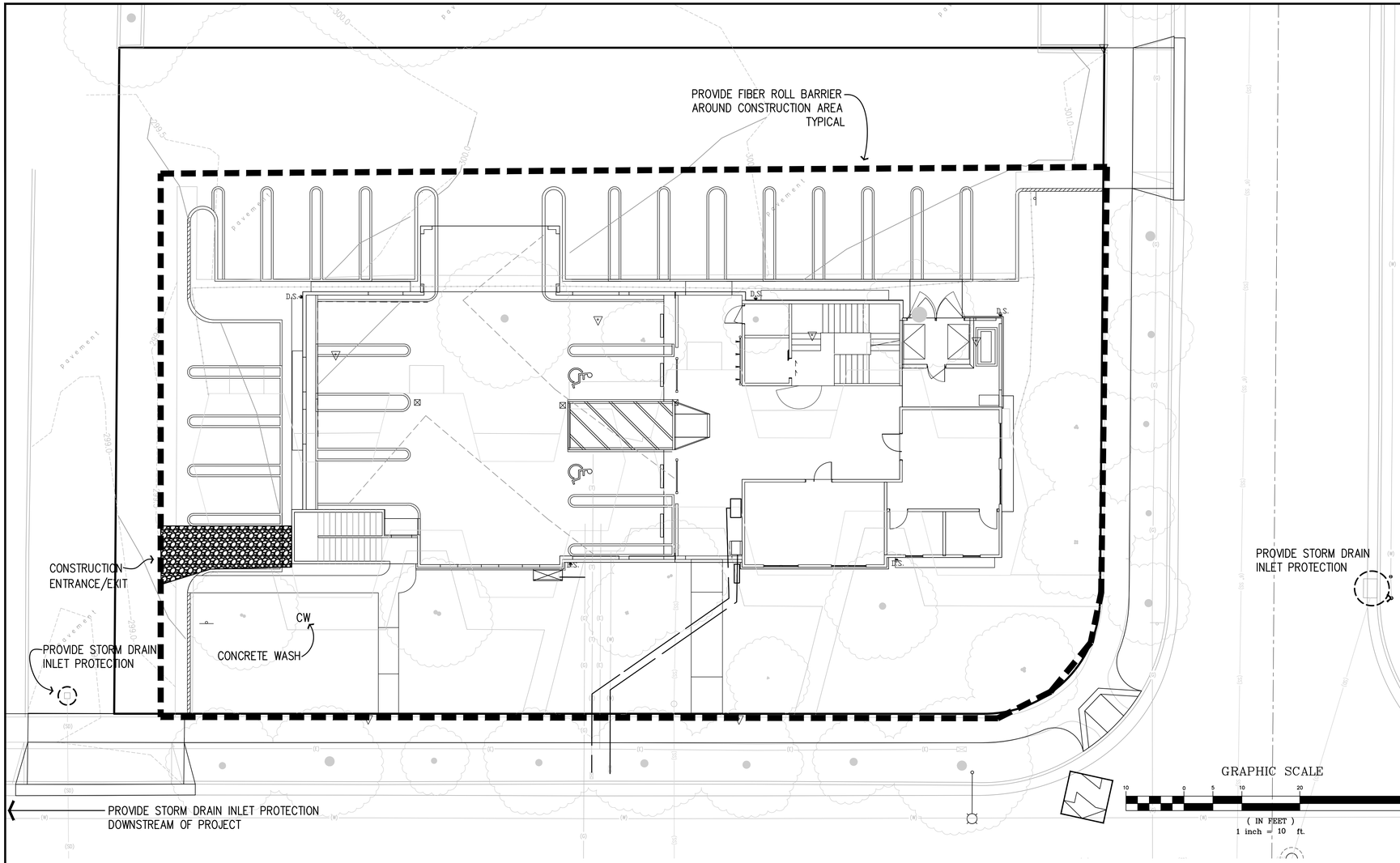
TOWN OF LOS GATOS

TOWN OF LOS GATOS — ESTABLISHED 1887

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

REVISIONS	BY	DATE

SHEET 4 OF 5



EROSION CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

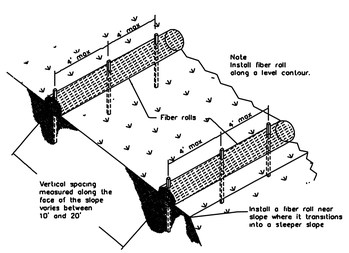
HYDROSEED TABLE

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

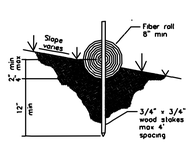
LEGEND

- FIBER ROLL BARRIER PER DETAIL SE-5
- STORM DRAIN INLET PROTECTION PER DETAIL SE-10
- CW — CONCRETE WASHOUT AREA
- CONSTRUCTION ENTRANCE/EXIT

SE-5 Fiber Rolls

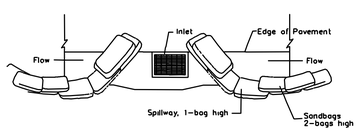


TYPICAL FIBER ROLL INSTALLATION
N.T.S.

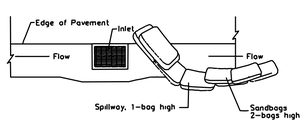


ENTRENCHMENT DETAIL
N.T.S.

SE-10 Storm Drain Inlet Protection



TYPICAL PROTECTION FOR INLET ON SUMP

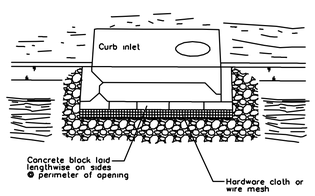


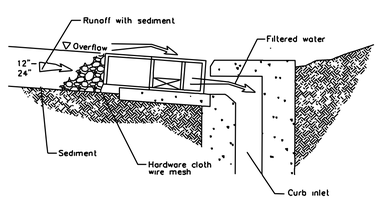
TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. Intended for short-term use
2 Use to inhibit non-storm water flow
3. Allow for proper maintenance and cleanup
4 Bags must be removed after adjacent operation is completed
5 Not applicable in areas with high silts and clays without filter fabric.

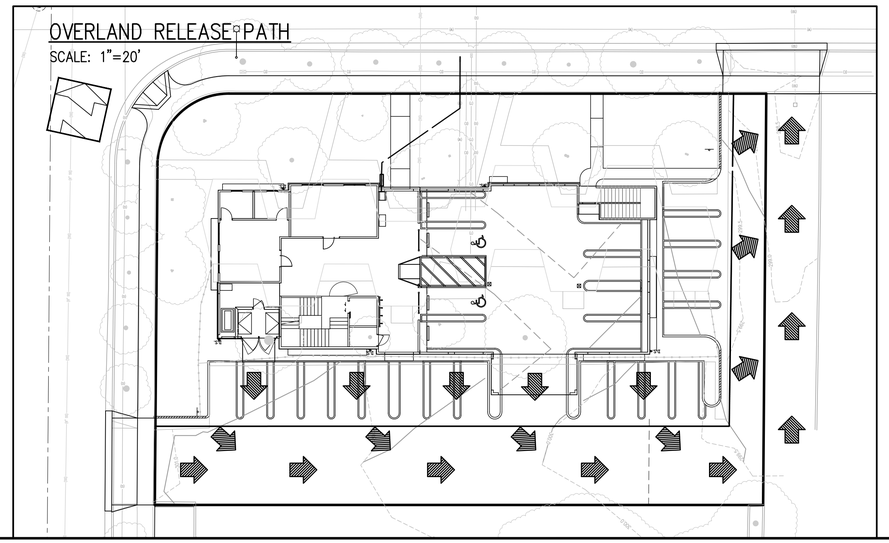
DI PROTECTION TYPE 3
NOT TO SCALE

Storm Drain Inlet Protection SE-10





DI PROTECTION – TYPE 4
NOT TO SCALE



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

REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER
MARK J. MUSY-VERDEL
NO. 69278
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE:	JULY 12, 2019
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	SW
CHECK:	XX
ENGR:	AM
PROJECT NO.:	16062

PLAN FOR THE IMPROVEMENT OF
T&M PROPERTIES - 400 CARLTON AVENUE
EROSION CONTROL PLAN
[APPLICATION TYPE] APPLICATION NO. [S-19-032]

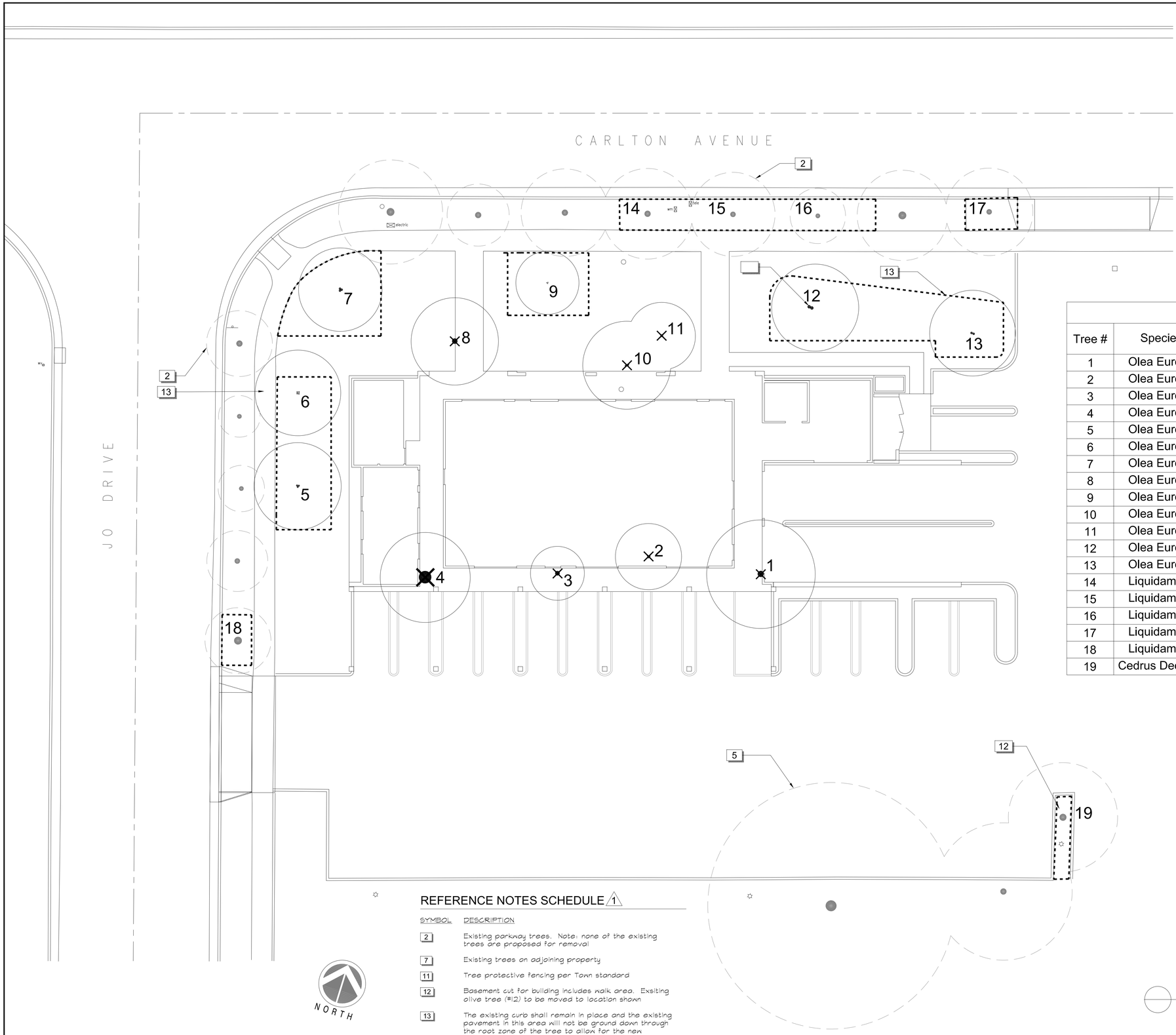
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

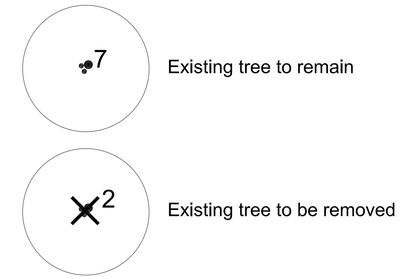
TOWN OF LOS GATOS

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

REVISIONS	BY	DATE

SHEET 5 OF 5



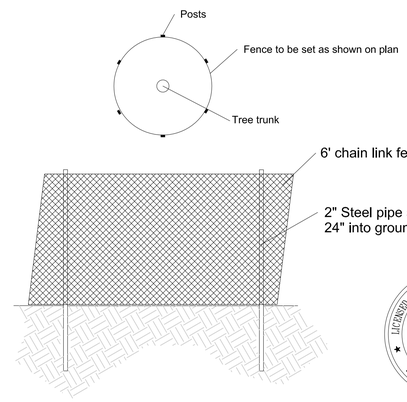


Tree Table 1

Tree #	Species	Condition	Trunk(in)	Canopy(ft)	Remove/Remain
1	Olea Europa	Fair	13.7	22	Remove
2	Olea Europa	Fair	21	21	Remove
3	Olea Europa	Fair	12	17	Remove
4	Olea Europa	Fair	16.5	20	Remove
5	Olea Europa	Fair	29	22	Remain
6	Olea Europa	Fair	35	21	Remain
7	Olea Europa	Poor	24	18	Remain
8	Olea Europa	Poor	16.6	18	Remove
9	Olea Europa	Fair	17	20	Remain
10	Olea Europa	Poor	16.3	18	Remove
11	Olea Europa	Poor	26	21	Remove
12	Olea Europa	Fair	19.8	24	Remain
13	Olea Europa	Fair	17.7	20	Remain
14	Liquidamber	Fair	16	22	Remain
15	Liquidamber	Very poor	14.5	25	Remain
16	Liquidamber	Fair	12.7	21	Remain
17	Liquidamber	Fair	13.6	20	Remain
18	Liquidamber	Fair	19.9	20	Remain
19	Cedrus Deodara	Good	16.8	30	Remain

REFERENCE NOTES SCHEDULE 1

SYMBOL	DESCRIPTION
2	Existing parkway trees. Note: none of the existing trees are proposed for removal
7	Existing trees on adjoining property
11	Tree protective fencing per Town standard
12	Basement cut for building includes walk area. Exsiting olive tree (#12) to be moved to location shown
13	The existing curb shall remain in place and the existing pavement in this area will not be ground down through the root zone of the tree to allow for the new pavement overlay



Tree Protection Fencing 1

NTS

Note: No equipment or materials are to be on site until the tree protection is in place including any demolition work. Tree protection is to remain in place at all times

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1966/5053
Signature
08/31/18
Renewal Date
Date
STATE OF CALIFORNIA

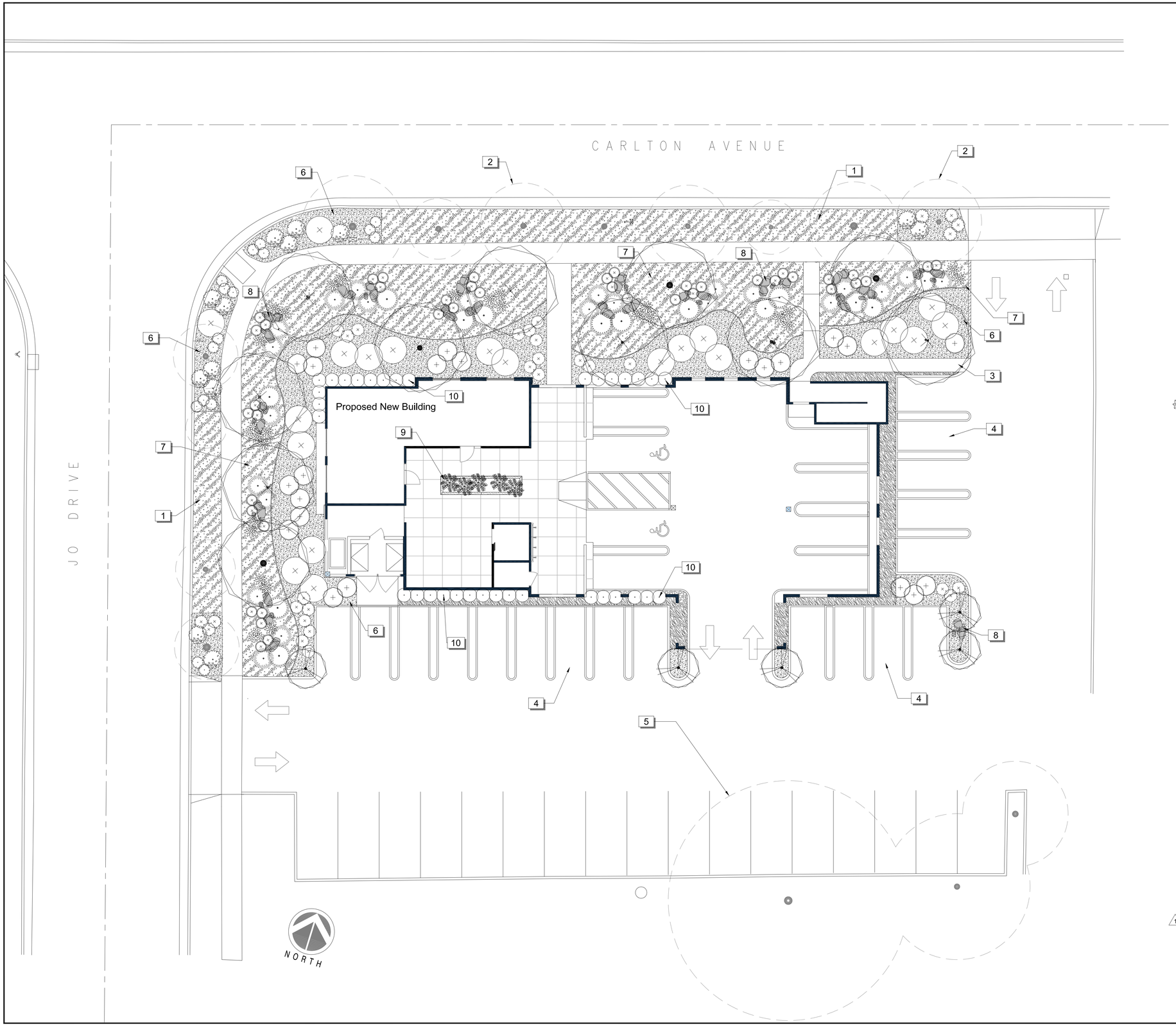
REVISIONS	BY
1 Revs per town comments 4-8-17	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california 95030
408-761-0221 phone
davw@lcoatx.net

Tree plan

T&M Properties
400 Carlton Avenue
Los Gatos California

Date 1-17-2017
Scale 1"=10'-0"
Drawn DRF
Job Carlton
Sheet L1.0
Of . Sheets



Concept Plant Schedule

Existing Olive Trees to remain (8 total)

New Olive Trees 24" box (3 total)

Existing Parkway Trees
Note: None of the existing trees are proposed for removal

Small Flowering Tree 24" box (5 total)
Cercis Canadensis

Grasses
Miscanthus species / Eulalia
Pennisetum Rubrum / Fountain Grass
Helictotrichon Sempervirens / Blue Oat Grass
Festuca species / Fescue

Boulder Group Shrubs
Agave attenuata / Agave
Anigozanthos / Kangaroo Paw
Lithodora diffusa / Lithodora
Echium candicans / Pride of Madeira
Phormium tenax / Flax

Flowering Shrubs
Salvia clevelandii / Cleveland Sage
Perovskia atriplicifolia / Russian Sage
Lagerstroemia dwarf white / Dwarf Crape Myrtle
Jasminum Asiatica / Asian Jasmine
Callistemon citrinus / Dwarf Bottle Brush
Ceanothus 'Frosty Blue' / Mountain Lilac
Lagerstroemia dwarf white / Dwarf Crape Myrtle

Gravel mulch

Black wood mulch

Low groundcover plantings
Dymondia Margaretea / Silver Carpet
Litohodora 'Grace Ward' / Lithodora

Slate mulch

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Gravel mulch in parkway
2	Existing parkway trees. Note: none of the existing trees are proposed for removal
3	New walkway, see engineers plans
4	Surface parking, see engineers plans
5	Existing trees on adjoining property
6	Black wood mulch where gravel mulch is not used
7	Gravel mulch
8	Boulders
9	Planter with synthetic plantings
1 10	Screening shrubs - Podocarpus Macrophyllus 'Maki'

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1966/5053
Signature
08/31/18
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS	BY
1 Screening shrubs added per town comment	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california 95030
408-761-0212 phone
davw@lowtx.net

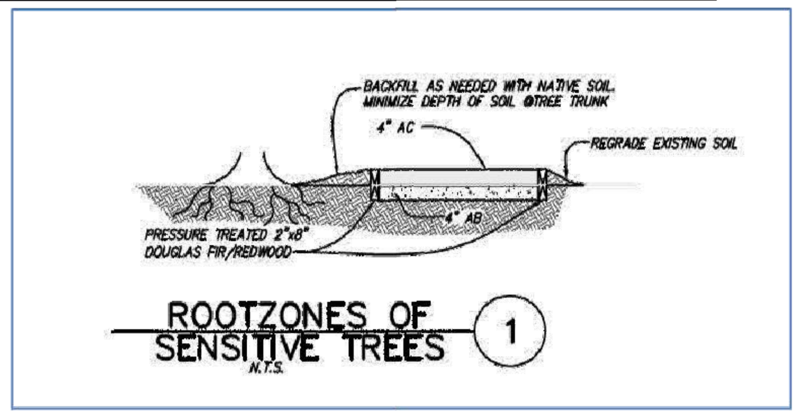
Preliminary Landscape Plan

T&M Properties
400 Carlton Avenue
Los Gatos California

Date 5-26-19
Scale 1"=10'-0"
Drawn DRF
Job Carlton
Sheet L2.0
Of . Sheets

9. Walkway Sample Spec / "Minimal Dig":

At right is a sample image of a minimal-dig type tree root-friendly walkway which uses only a 4 inch depth of cut for both the baserock base section and the header board burial. A similar spec could be utilized for the proposed new walkways near trees #9 and #12 at this site.



10. Water Spray:

Spray off foliage of all trees within 30 feet of construction activity using a very high power garden hose or a pressure washer system set on low pressure to wash both the upper and lower surfaces of foliage. This helps keep the gas portals (stomata) unclogged for better gas exchange which is crucial for normal tree function (see image at right in which a fire hose system was used to wash approximately 50 redwood tree specimens in Sunnyvale during a one-year demolition period).

Spray should be applied approximately twice yearly, or when ambient airborne dust concentration is unusually high.

6.0 Tree Protection and Maintenance Directions per Town Code

The following is excerpted directly from the 2015 iteration of the Town of Los Gatos tree ordinance sections which provide specific tree protection directions and limitations on root pruning and above-ground pruning:

Sec. 29.10.1000. New property development.

(a) A tree survey shall be conducted prior to submittal of any development application proposing the removal of or impact to one or more protected trees. The development application shall include a Tree Survey Plan and Tree Preservation Report based on this survey. The tree survey inventory numbers shall correspond to a numbered metal tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by a certified or consulting arborist, and shall include the following information:

(1) Location of all existing trees on the property as described in section 29.10.0995;

(2) Identify all trees that could potentially be affected by the project (directly or indirectly- immediately or in long term), such as upslope grading or compaction outside of the dripline;

(3) Notation of all trees classified as protected trees;

(4) In addition, for trees four (4) inches in diameter or larger, the plan shall specify the precise location of the trunk and crown spread, and the species, size (diameter, height, crown spread) and condition of the tree.

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(b) The tree survey plan shall be reviewed by the Town's consulting arborist who shall, after making a field visit to the property, indicate in writing or as shown on approved plans, which trees are recommended for preservation (based on a retention rating of high/moderate/low) using, as a minimum, the Standards of Review set forth in section 29.10.0990. This plan shall be made part of the staff report to the Town reviewing body upon its consideration of the application for new property development;

(c) When development impacts are within the dripline of or will affect any protected tree, the applicant shall provide a tree preservation report prepared by a certified or consulting arborist. The report, based on the findings of the tree survey plan and other relevant information, shall be used to determine the health and structure of existing trees, the effects of the proposed development and vegetation removal upon the trees, recommendations for specific precautions necessary for their preservation during all phases of development (demolition, grading, during construction, landscaping); and shall also indicate which trees are proposed for removal. The tree preservation report shall stipulate a required tree protection zone (TPZ) for trees to be retained, including street trees, protected trees and trees whose canopies are hanging over the project site from adjacent properties. The TPZ shall be fenced as specified in section 29.10.1005:

(1) The final approved tree preservation report shall be included in the building permit set of development plans and printed on a sheet titled: Tree Preservation Instructions (Sheet T-1). Sheet T-1 shall be referenced on all relevant sheets (civil, demolition, utility, landscape, irrigation) where tree impacts from improvements may be shown to occur;

(2) The Town reviewing body through its site and design plan review shall endeavor to protect all trees recommended for preservation by the Town's consulting arborist. The Town reviewing body may determine if any of the trees recommended for preservation should be removed, if based upon the evidence submitted the reviewing body determines that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property as described in section 29.10.0990;

(3) Approval of final site or landscape plans by the appropriate Town reviewing body shall comply with the following requirements and conditions of approval:

a. The applicant shall, within ninety (90) days of final approval or prior to issuance of a grading or building permit, whichever occurs first, secure an appraisal of the condition and value of all trees included in the tree report affected by the development that are required to remain within the development using the Tree Value Standard methodology as set forth in this Chapter. The appraisal of each tree shall recognize the location of the tree in the proposed development. The appraisal shall be performed in accordance with the current edition of the Guide for Plant Appraisal published by the Council of Tree and Landscape Appraisers (CTLA) and the Species and Group Classification Guide published by the Western Chapter of the International Society of Arboriculture. The appraisal shall be performed at the applicant's expense, and the appraisal shall be subject to the Director's approval.

b. The site or landscape plans shall indicate which trees are to be removed. However, the plans do not constitute approval to remove a tree until a separate permit is granted. The property owner or applicant shall obtain a protected tree removal permit, as outlined in section 29.10.0980, for each tree to be removed to satisfy the purpose of this division.

(d) Prior to acceptance of proposed development or subdivision improvements, the developer shall submit to the Director a final tree preservation report prepared by a certified or consulting arborist. This report shall consider all trees that were to remain within the development. The report shall note the trees' health in relation to the initially reported condition of the trees and shall note any changes in the trees' numbers or physical conditions. The applicant will then be responsible for the loss of any tree not previously approved for removal. For protected trees, which were removed, the developer shall pay a penalty in the amount of the appraised value of such tree in addition to replacement requirements contained in section 29.10.0985 of this Code. The applicant shall remain responsible for the health and survival of all trees within the development for a period of five (5) years

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following acceptance of the public improvements of the development or certificate of occupancy.

(e) Prior to issuance of any demolition, grading or building permit, the applicant or contractor shall submit to the Building Department a written statement and photographs verifying that the required tree protection fence is installed around street trees and protected trees in accordance with the tree preservation report.

(f) If required by the Director and conditioned as part of a discretionary approval, a security guarantee shall be provided to the Town. Prior to the issuance of any permit allowing construction to begin, the applicant shall post cash, bond or other security satisfactory to the Director, in the penal sum of five thousand dollars ($5,000.00) for each tree required to be preserved, or twenty-five thousand dollars ($25,000.00), whichever is less. The cash, bond or other security shall be retained for a period of one (1) year following acceptance of the public improvements for the development and shall be forfeited in an amount equal to five thousand dollars ($5,000.00) per tree as a civil penalty in the event that a tree or trees required to be preserved are removed, destroyed or severely damaged.

(g) An applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the dripline of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done using directional boring, air-spade excavation or by hand, taking extreme caution to avoid damage to the root structure. Work within the dripline of existing trees shall be supervised at all times by a certified or consulting arborist.

(h) It shall be a violation of this division for any property owner or agent of the owner to fail to comply with any development approval condition concerning preservation, protection, and maintenance of any protected tree.

(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1005. Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-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 2-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 8.5 x 11-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".

(b) All persons, shall comply with the following precautions:

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(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.

(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1010. Pruning and maintenance.

All pruning shall be in accordance with the current version of the International Society of Arboriculture Best Management Practices—Tree Pruning and ANSI A300-Part 1 Tree, Shrub and Other Woody Plant Management—Standard Practices, (Pruning) and any special conditions as determined by the Director. For developments, which require a tree preservation report, a certified or consulting arborist shall be in reasonable charge of all activities involving protected trees, including pruning, cabling and any other work if specified.

(1) Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tree shall obtain permission from the Director before performing any work, including pruning, which may cause injury to a protected tree. (e.g. cable TV/fiber optic trenching, gas, water, sewer trench, etc.).

(2) Pruning for clearance of utility lines and energized conductors shall be performed in compliance with the current version of the American National Standards Institute (ANSI) A300 (Part 1)- Pruning, Section 5.9 Utility Pruning. Using spikes or gaffs when pruning, except where no other alternative is available, is prohibited.

(3) No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for pollarding of fruitless mulberry trees (*Morus alba*) or other species approved by the Town Arborist. Applications for a pruning permit shall include photographs indicating where pruning is proposed.

(4) No person shall remove any Heritage tree or large protected tree branch or root through pruning or other method greater than four (4) inches in diameter (12.5" in circumference) without first obtaining a permit pursuant to this division.

(Ord. No. 2114, §§ I, II, 8-4-03)

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1

Sec. 29.10.1005. - Protection of trees during construction.

(a) Protective tree fencing shall specify the following:
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(b) All persons, shall comply with the following precautions:
(1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

(3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

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(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.

REVISIONS	BY
1 Revs per town comments 9/12/17	DRF

David R. Fox & Company • Landscape Architecture
50 university ave - ste. b142, los gatos, california 95030
408-761-0212 phone david@foxla.net

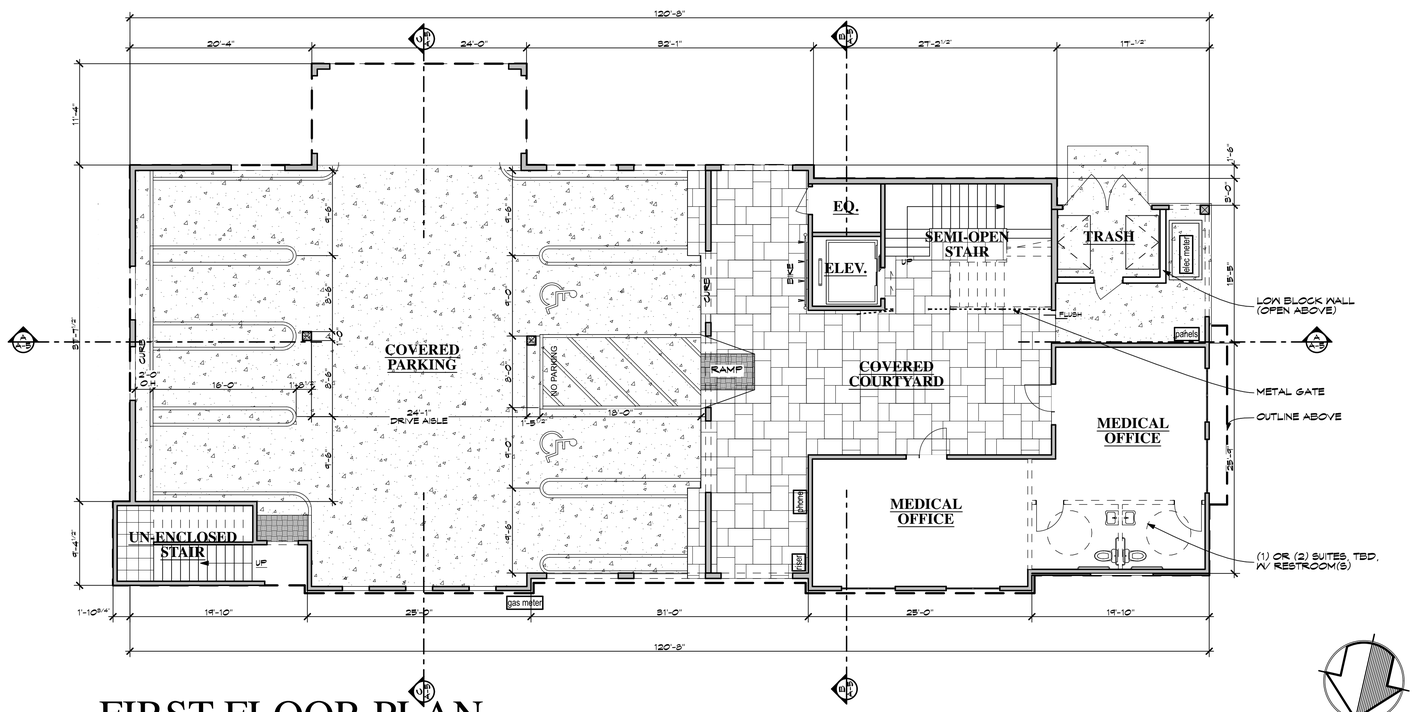
Arborist Report and Tree Protection

T&M Properties
400 Carlton Avenue
Los Gatos California

Date 9-12-2017
Scale
Drawn DRF
Job Carlton
Sheet L3.0
Of . Sheets

SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

REVISIONS

1	7/17/19 TECH REVIEW

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "I" • LOS GATOS, CA. • 95030 • (408) 395-2555

CARLTON MEDICAL BUILDING

400 CARLTON AVENUE
LOS GATOS, CA 95032

NOTE:
•The Contractor shall verify all dimensions, elevations and conditions, prior to starting any work.
•Any deviation called by field conditions, or any conditions different from those indicated on these plans, shall be brought to the Architect's attention prior to installation.

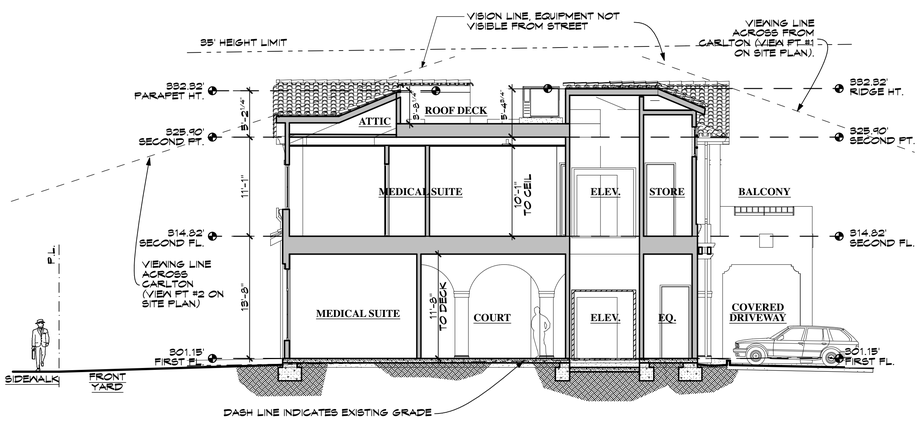
FIRST & SECOND FLOOR PLANS

DATE: 7/18/19

SCALE: AS SHOWN

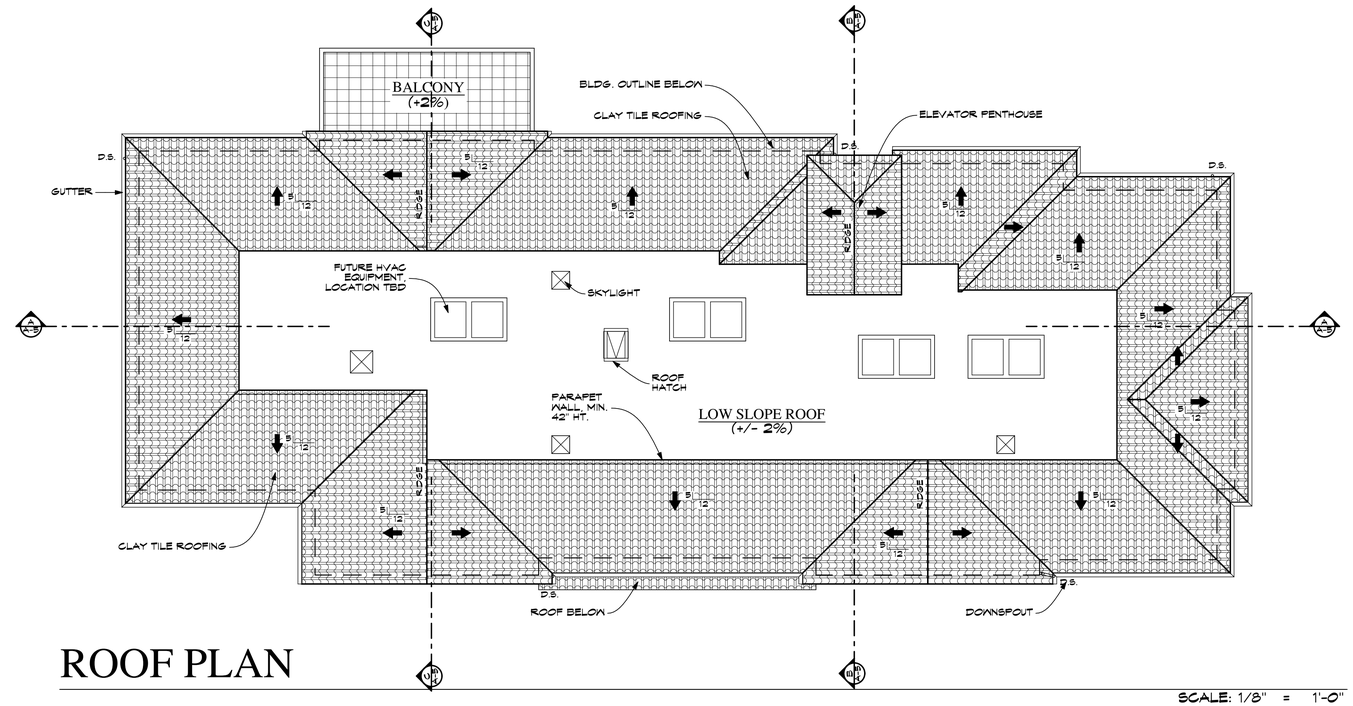
SHEET

A-4



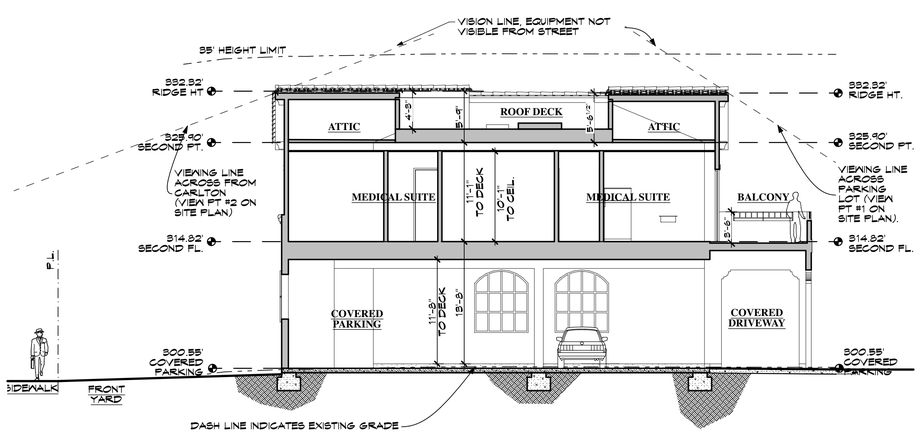
SECTION B-B

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



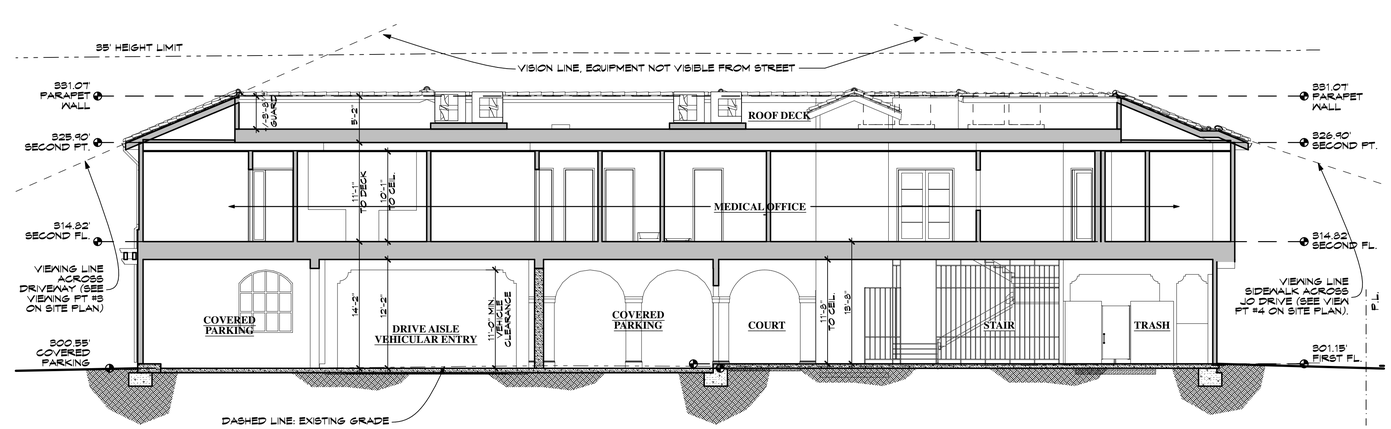
ROOF PLAN

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



SECTION C-C

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



SECTION A-A

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

REVISIONS

1	7/17/19 TECH REVIEW

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CARLTON MEDICAL BUILDING

400 CARLTON AVENUE
LOS GATOS, CA 95032

NOTE:
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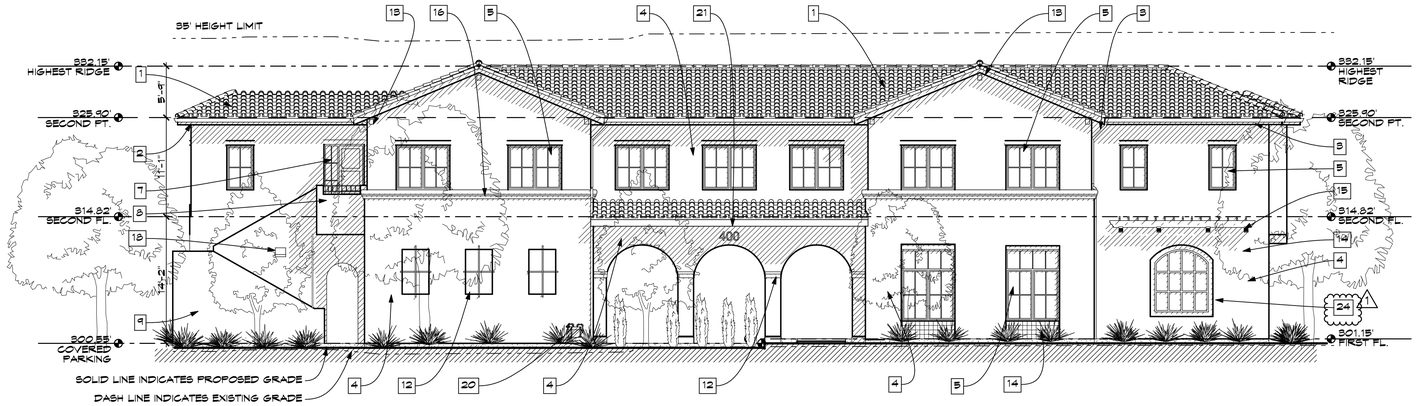
ROOF PLAN & CROSS SECTIONS

DATE: 7/18/19

SCALE: AS SHOWN

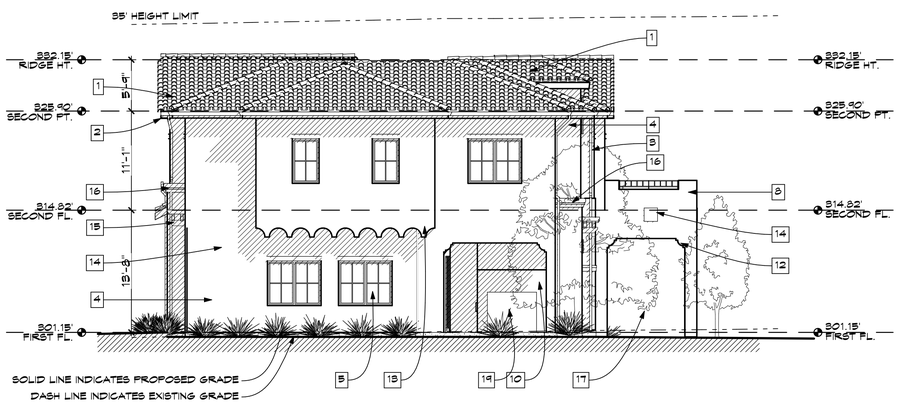
SHEET

A-5



FRONT ELEVATION (FACING CARLTON AVENUE)

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

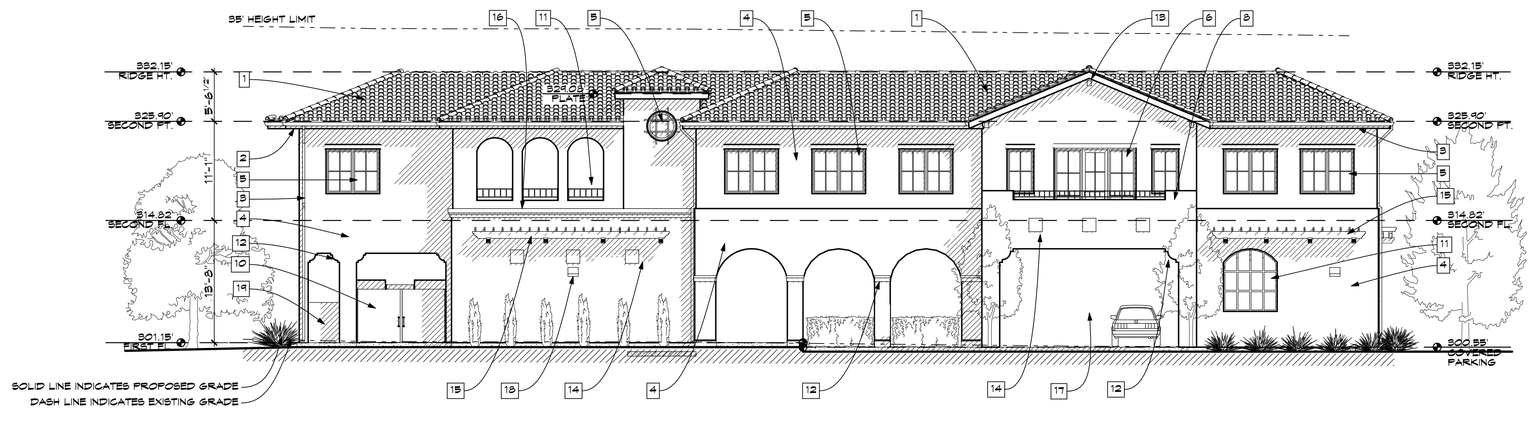


RIGHT ELEVATION (FACING JO DRIVE)

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

LEFT ELEVATION

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



REAR ELEVATION

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

ELEVATION KEYNOTES

1. TERRA COTTA BARREL S-SHAPE TILE ROOFING
2. DECORATIVE BARGE RAFTER
3. BOX PROFILE GUTTER W/ MATCHING DOWNSPOUTS
4. STUCCO SIDING W/ SMOOTH FINISH
   - EXPANSION JOINT LINE AS SHOWN.
5. ALUMINUM WINDOW WITH INTEGRAL GRILLE & PAINTED TRIM
6. ALUMINUM PATIO DOOR W/ INTEGRAL GRILLE & PAINTED TRIM
7. SOLID WOOD ENTRY DOOR W/ SIDELITE
8. BALCONY WALL W/ STUCCO FINISH AND METAL RAILING
   - 3'-0" SOLID WALL WITH 9" OPEN METAL RAILING ABOVE. TOTAL HT. AT 3'-9".
9. EXTERIOR STAIR W/ PAVER FINISH
   - INSTALL W/ GUARD WALL W/ SMOOTH STUCCO FINISH
10. TRASH ENCLOSURE WITH STUCCO FINISH AND METAL GATE
    - 6'-0" HIGH BLOCK WALL ENCLOSURE W/ DURABLE GATE.
11. STUCCO OPENING
    - WITH DECORATIVE METAL RAILING/SCREENING AS SHOWN.
12. DECORATIVE TRIM DETAIL AT OPENING
13. DECORATIVE CORBEL
14. DECORATIVE TILE ACCENT
15. DECORATIVE WOOD TRELLIS
16. DECORATIVE BAND
17. COVERED PARKING ON GROUND LEVEL
18. EXTERIOR LIGHT FIXTURE
    - WALL SCONES W/ SHIELDED LIGHT SOURCE
19. ELECTRICAL TRANSFORMER
    - SCREEN W/ LANDSCAPE FENCE
20. (N) GAS METER
21. ADDRESS NUMBER
    MATERIAL AND STYLE TBD. POSITION TO BE VISIBLE FROM THE MAIN STREET. MIN 4" TALL W/ 1/2" WIDE STROKE FONT AND CONTRAST W/ BACKGROUND.
22. HEIGHT BUMPER TO GARAGE
    BOTTOM OF BUMPER AT 7'-6".
23. EXTERIOR STAIR
    WITH STUCCO FINISH WALL AS GUARDS.
24. DECORATIVE NICHE
    WITH DECORATIVE METAL RAIL ACCENT

REVISIONS

1	7/17/19 TECH REVIEW

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CARLTON MEDICAL BUILDING

400 CARLTON AVENUE
LOS GATOS, CA 95032

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EXTERIOR ELEVATIONS

DATE: 7/18/19

SCALE: AS SHOWN

SHEET

A-6

PLOT PLAN

SCALE: 1/32" = 1'-0"

3.STREETSCAPE - ACROSS THE STREET

SCALE: 1/32" = 1'-0"

1. STREETSCAPE - FACING PROJECT SITE

SCALE: 1/32" = 1'-0"

2. STREETSCAPE - ACROSS THE STREET

SCALE: 1/32" = 1'-0"

REVISIONS

1	7/17/19 TECH REVIEW

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CARLTON MEDICAL BUILDING

400 CARLTON AVENUE
LOS GATOS, CA 95032

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NEIGHBOR-HOOD PLOT PLAN, STREETSCAPE

DATE: 7/18/19

SCALE: AS SHOWN

SHEET

A-7

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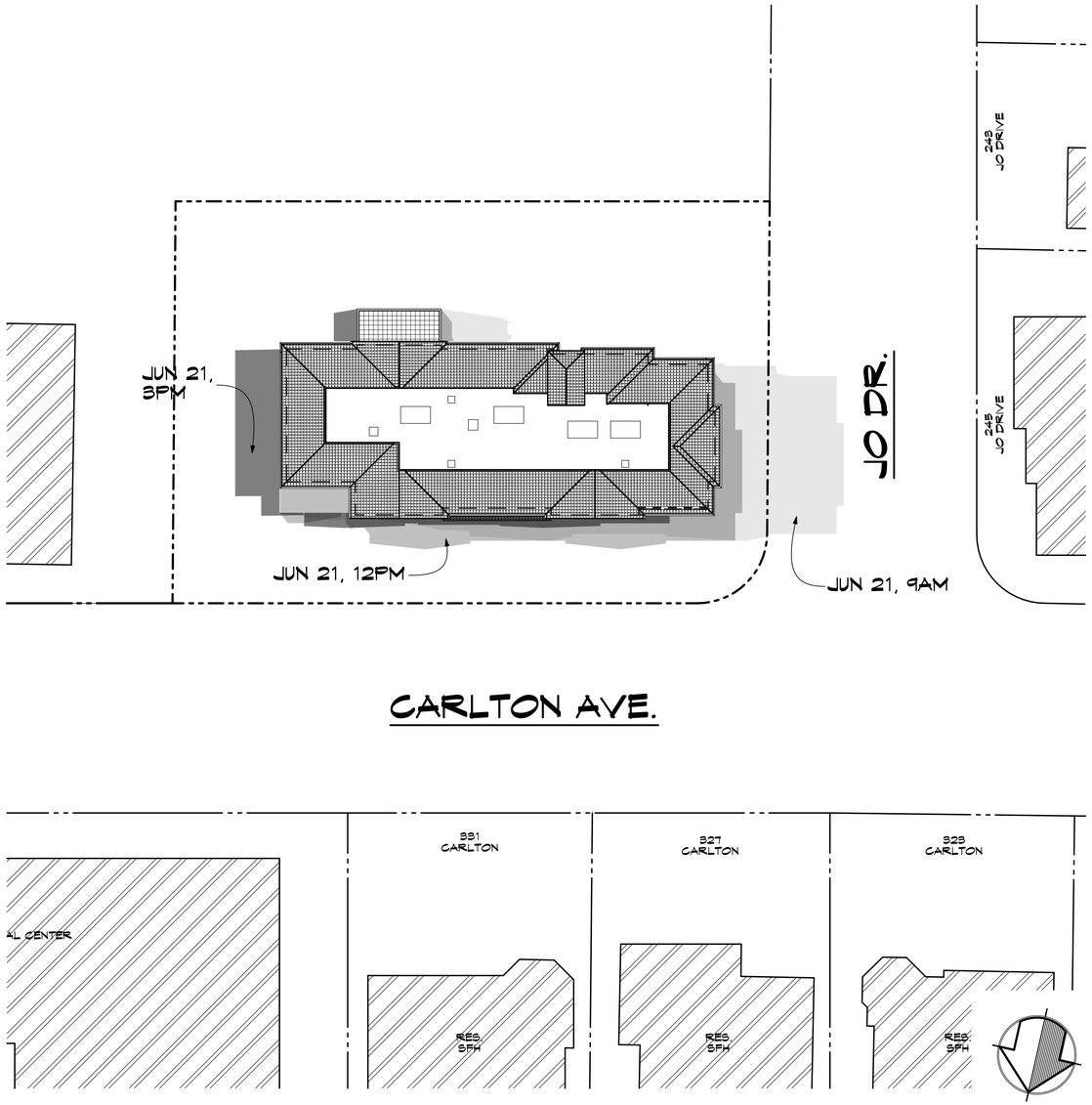
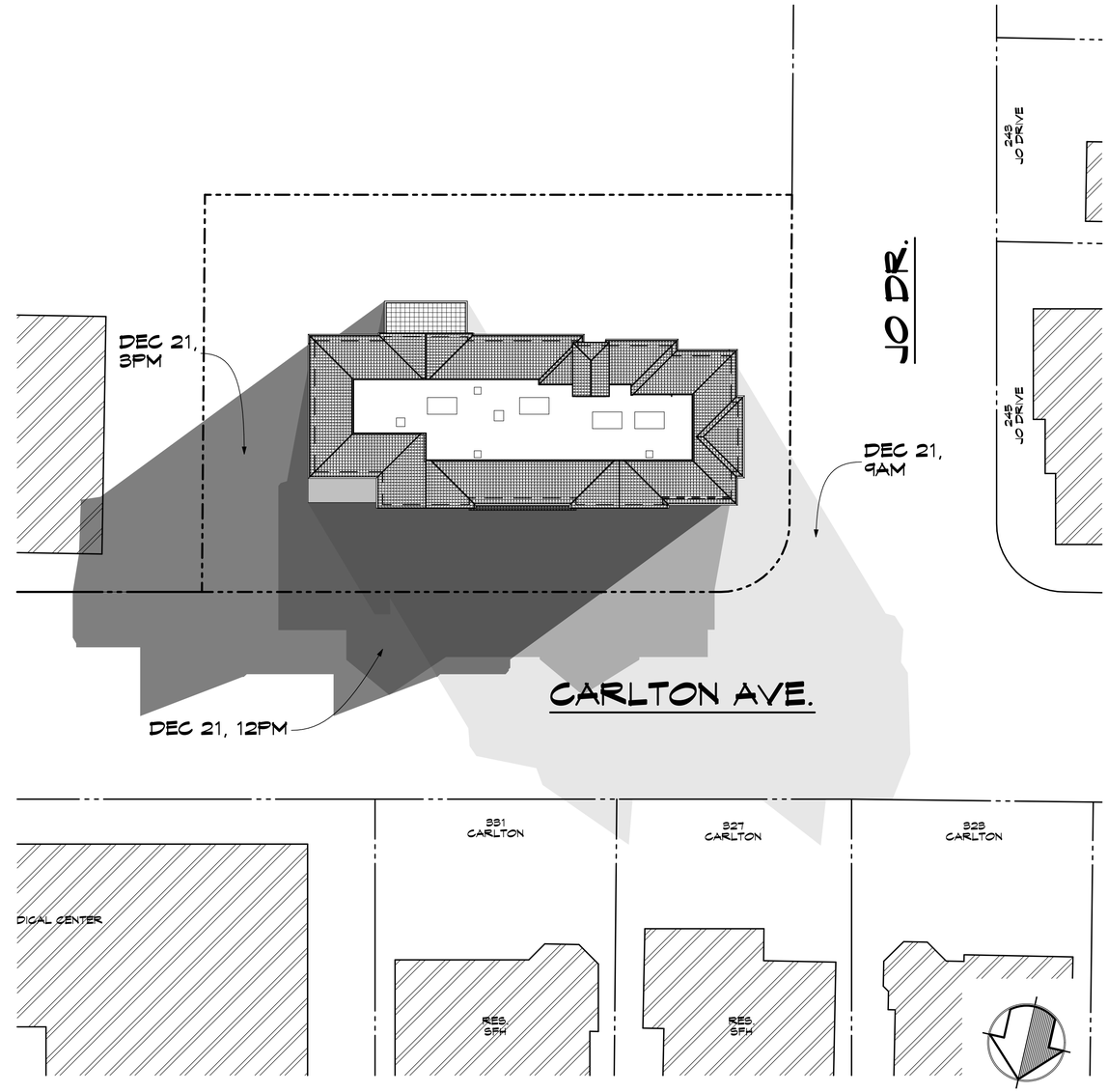


SHADOW DIAGRAM IN JUNE

SCALE: 1" = 20'



SHADOW DIAGRAM IN DECEMBER

SCALE: 1" = 20'

REVISIONS

1	7/17/19 TECH REVIEW

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CARLTON MEDICAL BUILDING
400 CARLTON AVENUE
LOS GATOS, CA 95032

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SHADOW DIAGRAMS

DATE: 7/18/19

SCALE: AS SHOWN

SHEET
A-8
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