

SITEPLAN

PROJECT DESCRIPTION
REMODEL NON-HISTORIC HOME
WITH 2ND FLOOR ADDITION.

OWNERS
JIM \$ SARA MCMANIS
216 GLENRIDGE AVENUE
LOS GATOS, CA 95030

SITE PARTICULARS APN: 510-16-022 ZONING: R-1D LHP AVE S: 9.6%

AREA SUMMARY

SITE

5,243 SF

FAR = .35 ALLOWED FLOOR AREA

1,835 SF

PROPOSED FLOOR AREAS

	EXISTING	ADDED	TOTALS		
GROUND	953	224.5	1,177.5	_	
UPPER	0	224.5 1,1° 536.5 53 761.0	536.5	S	
TOTAL ADI					
TOTAL FLO	OR AREA		1,714.0	S	
PROPOSE	D FAR = 33		11000		

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1AV PLF

JAY PLET

01/19/24

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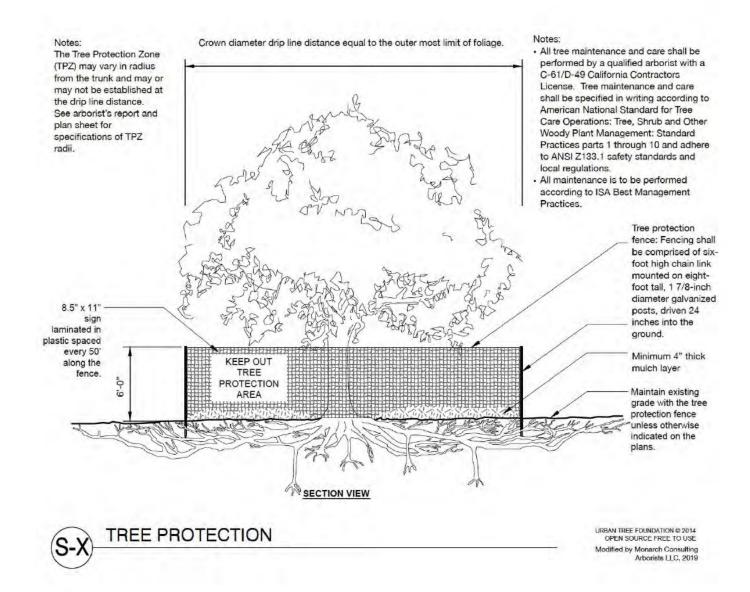
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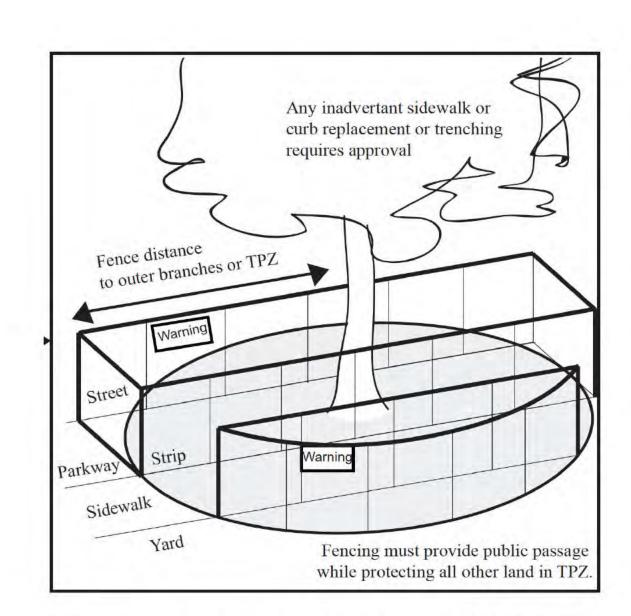


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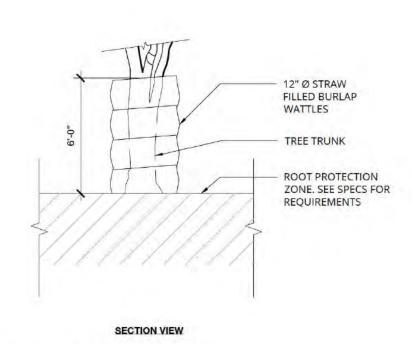
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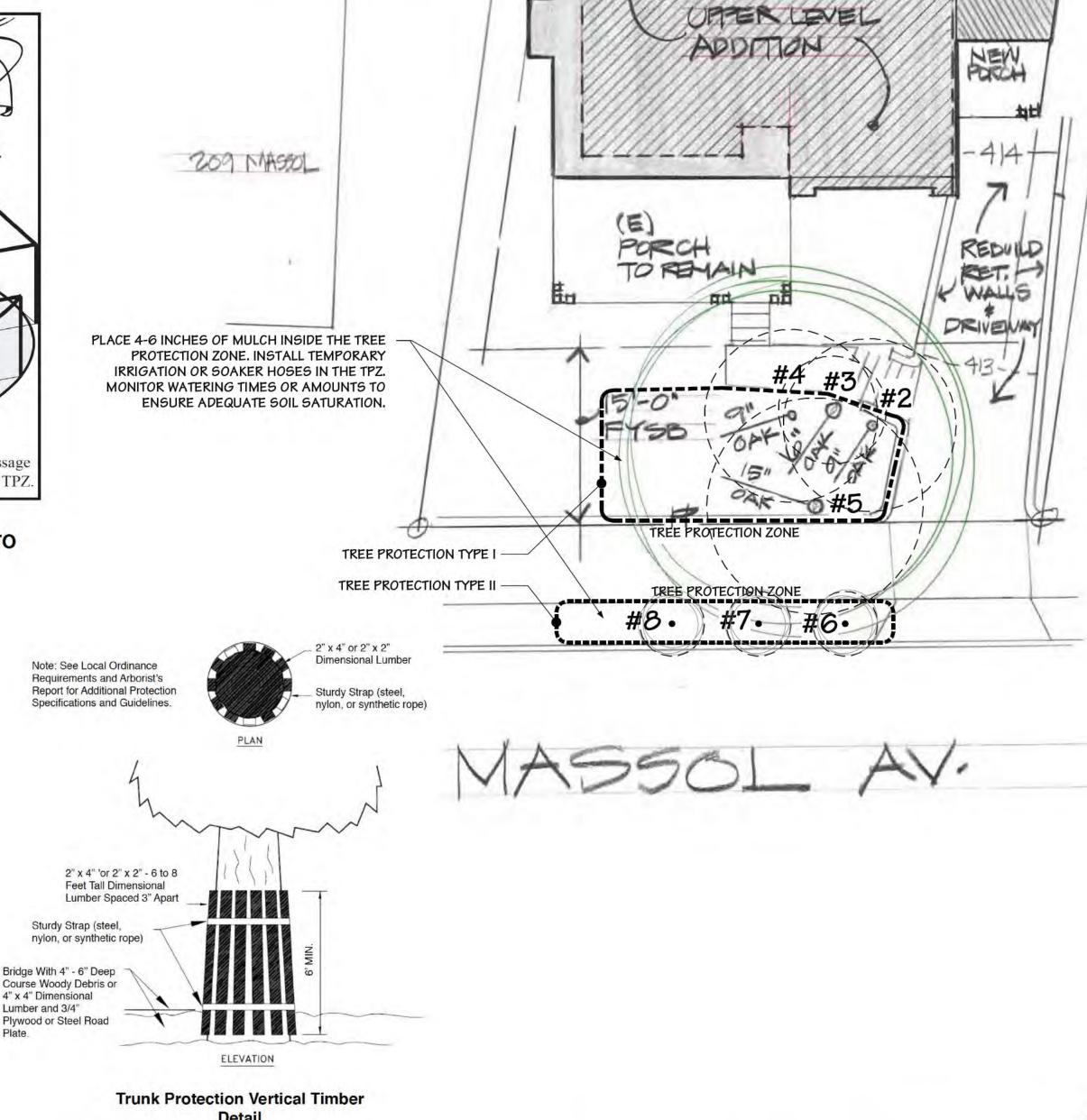
TYPE I PROTECTION SCHEME



TYPE II PROTECTION SCHEME (CITY OF PALO ALTO DRAWING)



TRUNK PROTECTION WITH WATTLE



TREE PROTECTION ZONES AND FENCE SPECIFICATIONS

- SIZE AND MATERIALS: SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE
- 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.
- 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.

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

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.

THE FOLLOWING ARE PROHIBITED ACTIVITIES WITHIN THE TPZ:

• GRADE CHANGES (E.G. SOIL CUTS, FILLS); • TRENCHES:

• PEDESTRIAN AND EQUIPMENT TRAFFIC THAT COULD COMPACT THE SOIL OR PHYSICALLY DAMAGE ROOTS;

 PARKING VEHICLES OR EQUIPMENT; BURNING OF BRUSH AND WOODY DEBRIS;

• STORING SOIL, CONSTRUCTION MATERIALS, PETROLEUM PRODUCTS, WATER, OR BUILDING REFUSE; AND,

• DISPOSING OF WASH WATER, FUEL OR OTHER POTENTIALLY DAMAGING LIQUIDS.

5-0"5TSB

ADDITION

CALCULATED RADIUS, TYP.

ANY TRENCHING, CONSTRUCTION OR DEMOLITION THAT IS EXPECTED TO DAMAGE OR ENCOUNTER TREE ROOTS SHOULD BE MONITORED BY THE PROJECT ARBORIST OR A QUALIFIED ISA CERTIFIED ARBORIST AND SHOULD BE DOCUMENTED. THE SITE SHOULD BE EVALUATED BY THE PROJECT ARBORIST OR A QUALIFIED ISA CERTIFIED ARBORIST AFTER CONSTRUCTION IS COMPLETE, AND ANY NECESSARY REMEDIAL WORK THAT NEEDS TO BE PERFORMED SHOULD BE NOTED.

ROOTS GREATER THAN TWO INCHES IN DIAMETER SHALL NOT BE CUT. WHEN ROOTS OVER TWO INCHES IN DIAMETER ARE ENCOUNTERED AND ARE AUTHORIZED TO BE CUT OR REMOVED, THEY SHOULD BE PRUNED BY HAND WITH LOPPERS, HANDSAW, RECIPROCATING SAW, OR CHAIN SAW RATHER THAN LEFT CRUSHED OR TORN, ROOTS SHOULD BE CUT BEYOND SINKER ROOTS OR OUTSIDE ROOT BRANCH JUNCTIONS AND BE SUPERVISED BY THE PROJECT ARBORIST. WHEN COMPLETED, EXPOSED ROOTS SHOULD BE KEPT MOIST WITH BURLAP OR BACKFILLED WITHIN ONE HOUR.

BORING OR TUNNELING

BORING MACHINES SHOULD BE SET UP OUTSIDE THE DRIP LINE OR ESTABLISHED TREE PROTECTION ZONE. BORING MAY ALSO BE PERFORMED BY DIGGING A TRENCH ON BOTH SIDES OF THE TREE UNTIL ROOTS ONE INCH IN DIAMETER ARE ENCOUNTERED AND THEN HAND DUG OR EXCAVATED WITH AN AIR SPADE® OR SIMILAR AIR OR WATER EXCAVATION TOOL. BORE HOLES SHOULD BE ADJACENT TO THE TRUNK AND NEVER GO DIRECTLY UNDER THE MAIN STEM TO AVOID OBLIQUE (HEART) ROOTS. BORE HOLES SHOULD BE A MINIMUM OF THREE FEET DEEP.

TREE PRUNING AND REMOVAL OPERATIONS

ALL TREE PRUNING OR REMOVALS SHOULD BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREATMENT, INCLUDING PRUNING, SHALL BE SPECIFIED IN WRITING ACCORDING TO THE MOST RECENT ANSI A-300A STANDARDS AND LIMITATIONS AND PERFORMED ACCORDING TO ISA BEST MANAGEMENT PRACTICES WHILE ADHERING TO ANSI Z133.1 SAFETY STANDARDS. TREES THAT NEED TO BE REMOVED OR PRUNED SHOULD BE IDENTIFIED IN THE PRE-CONSTRUCTION

TREE INVENTORY AND ASSESSMENT TABLE

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii (ft.)
coast live oak (<i>Quercus agrifolia</i>)	1	38	35	Good	Low	Large Protected	\$30,200.00	25
coast live oak (Quercus agrifolia)	2	9	20	Good	Low	Protected	\$1,690.00	8
coast live oak (Quercus agrifolia)	3	16	20	Good	Low	Protected	\$750.00	5
coast live oak (Quercus agrifolia)	4	9	20	Good	Low	Protected	\$1,690.00	8
coast live oak (Quercus agrifolia)	5	15	20	Good	Low	Protected	\$3,010.00	10
crape myrtle (Lagerstroemia fauriei)	6	3	6	Good	Low	Street Tree	\$270.00	3
crape myrtle (<i>Lagerstroemia fauriei</i>)	7	3	6	Good	Low	Street Tree	\$270.00	3
crape myrtle (Lagerstroemia fauriei)	8	3	6	Good	Low	Street Tree	\$270.00	3

ALL TREE MAINTENANCE AND CARE SHALL BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREE MAINTENANCE AND CARE SHALL BE SPECIFIED IN WRITING ACCORDING TO AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS: TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT: STANDARD PRACTICES, PARTS 1 THROUGH 10, AND ADHERE TO ANSI Z133.1 SAFETY STANDARDS AND LOCAL REGULATIONS. ALL MAINTENANCE IS TO BE PERFORMED ACCORDING TO ISA BEST MANAGEMENT PRACTICES

TREE PROTECTION PLAN

1/8" = 1'-0"

408.354.4551 jay@plett-arc.com www.plett-arc.com 213 Bean Avenue Los Gatos, CA 95030

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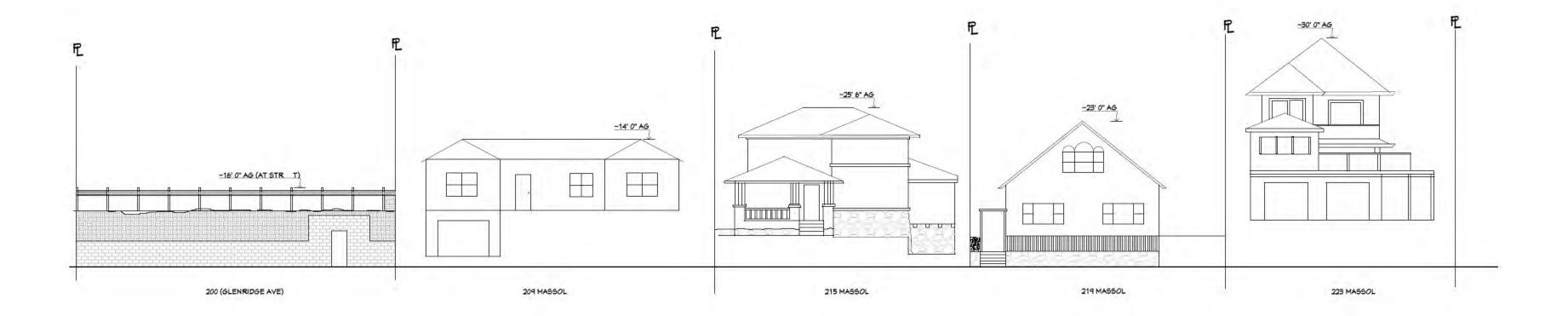
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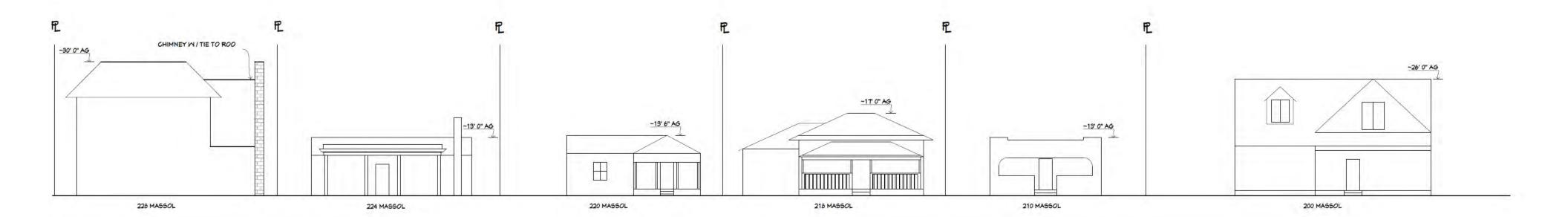
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STREETSCAPE LOOKING MEST



STREETSCAPE LOOKING EAST

FLOOR AREA 2,411 ADDRESS 223 MASSOL LOT SIZE 6,975 NET FAR 0.33 219 MASSOL 209 MASSOL 200 GLEN RIDGE 9,548 200 MASSOL 210 MASSOL 218 MASSOL 220 MASSOL 224 MASSOL 228 MASSOL 7,100 1,759 0.36 8,165 2,964 PROJECT HOUSE 215 MASSOL 5,243 1,714 **ALLOWED** 0.35

FLOOR AREA / FAR COMPARISONS



NEIGHBORHOOD CONTEXT PLAN 1" = 50'

NEIGHBORHOOD CONTEXT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

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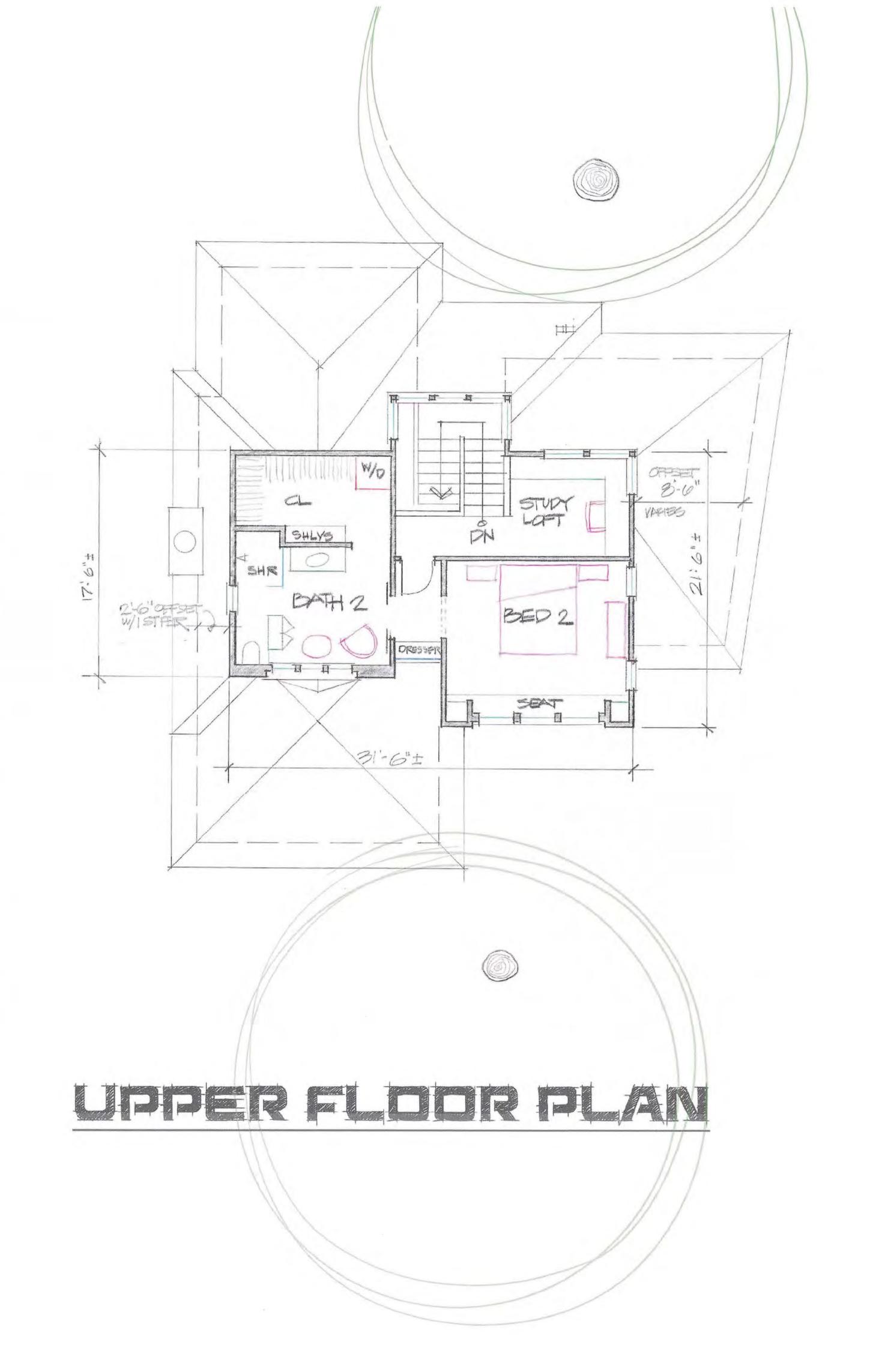
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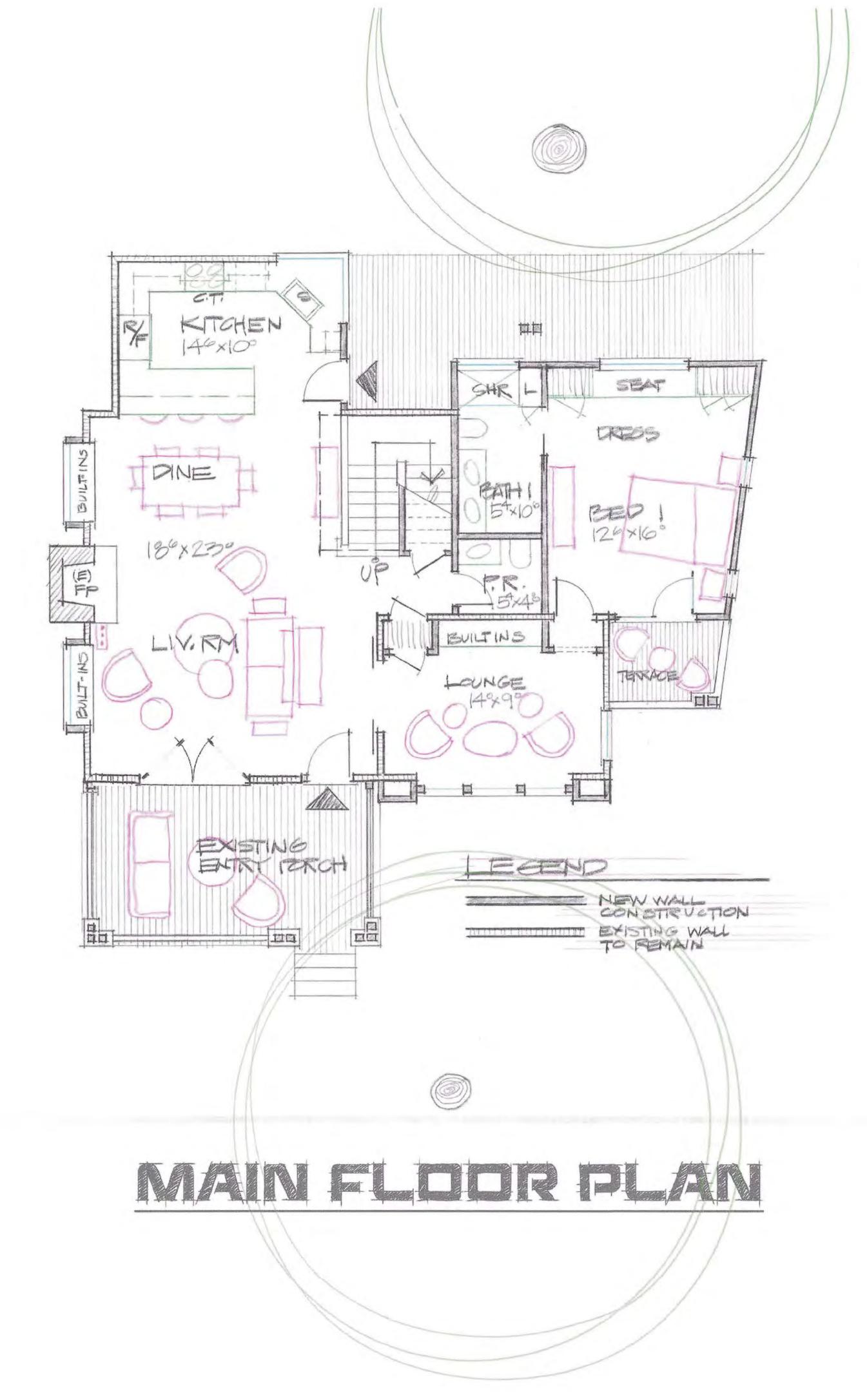
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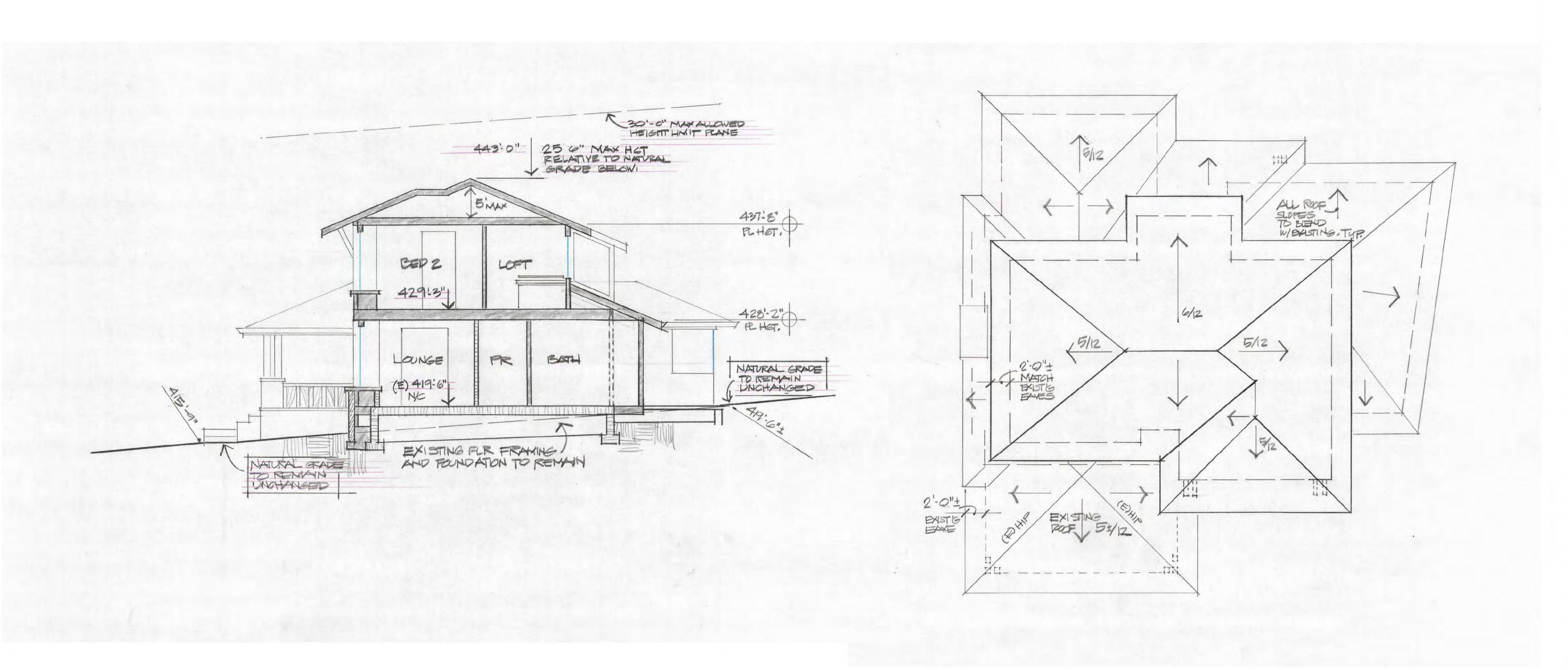
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1/4"=1'-0"

1/4" = 1'-0"

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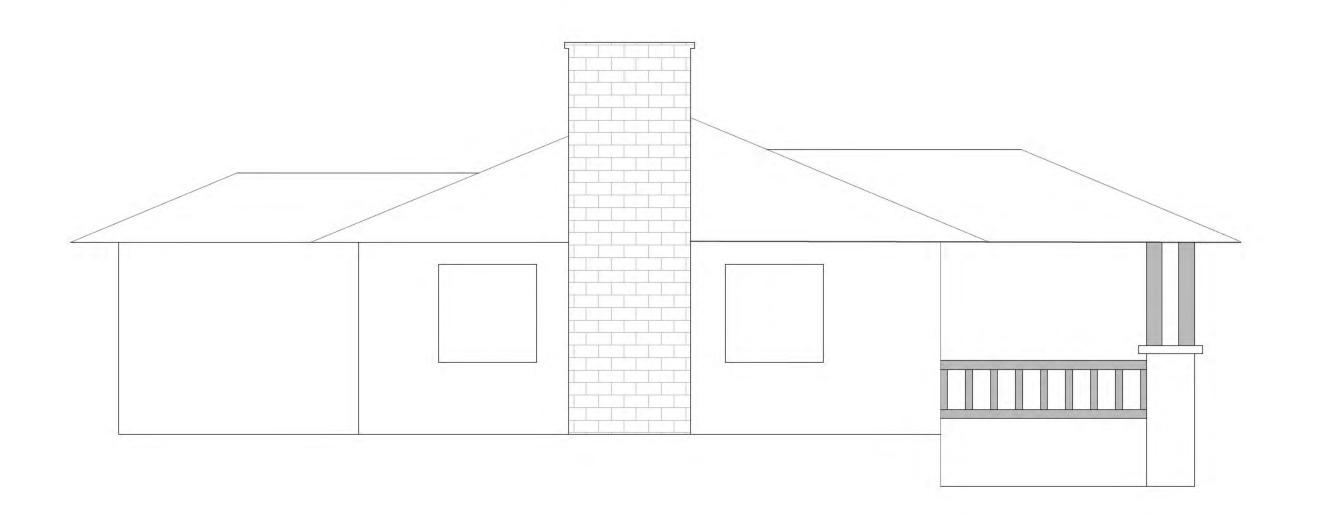
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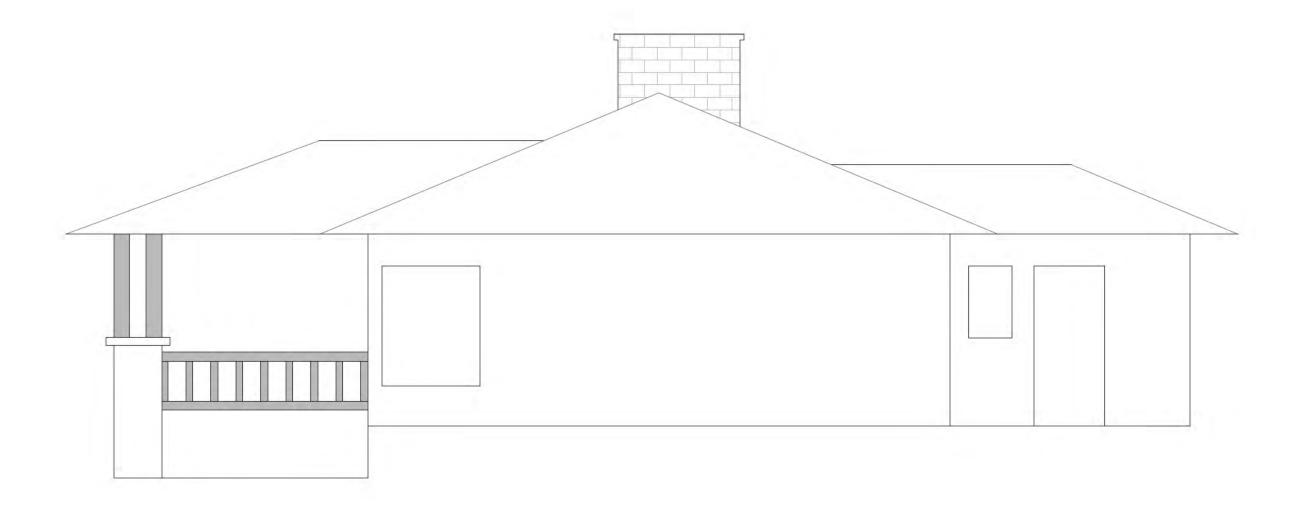
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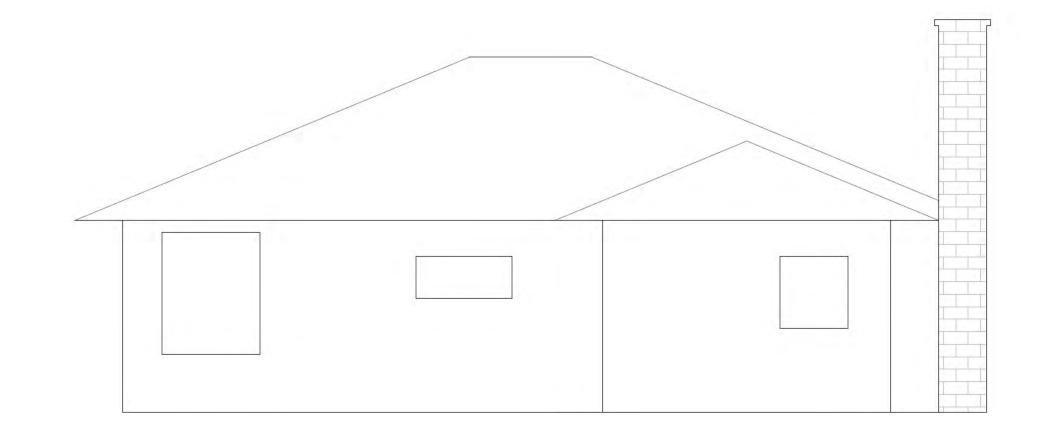
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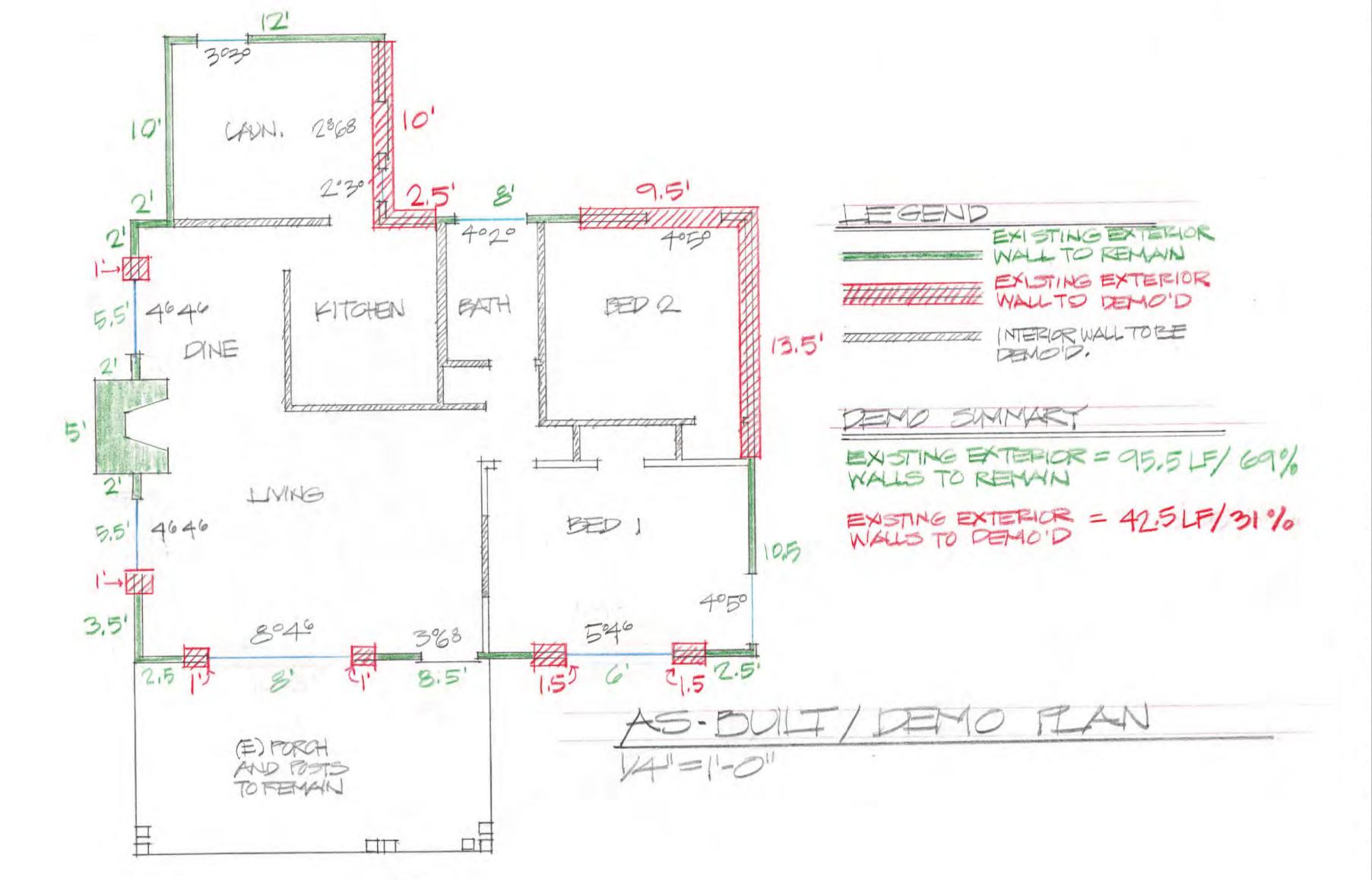
SOUTH/LEFT



NORTH / RIGHT



WEST / REAR





EAST / FRONT

ASBUILT ELEVATIONS & DEMO PLAN

SCALE: 1/4" = 1'

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EMODEL & ADDITION
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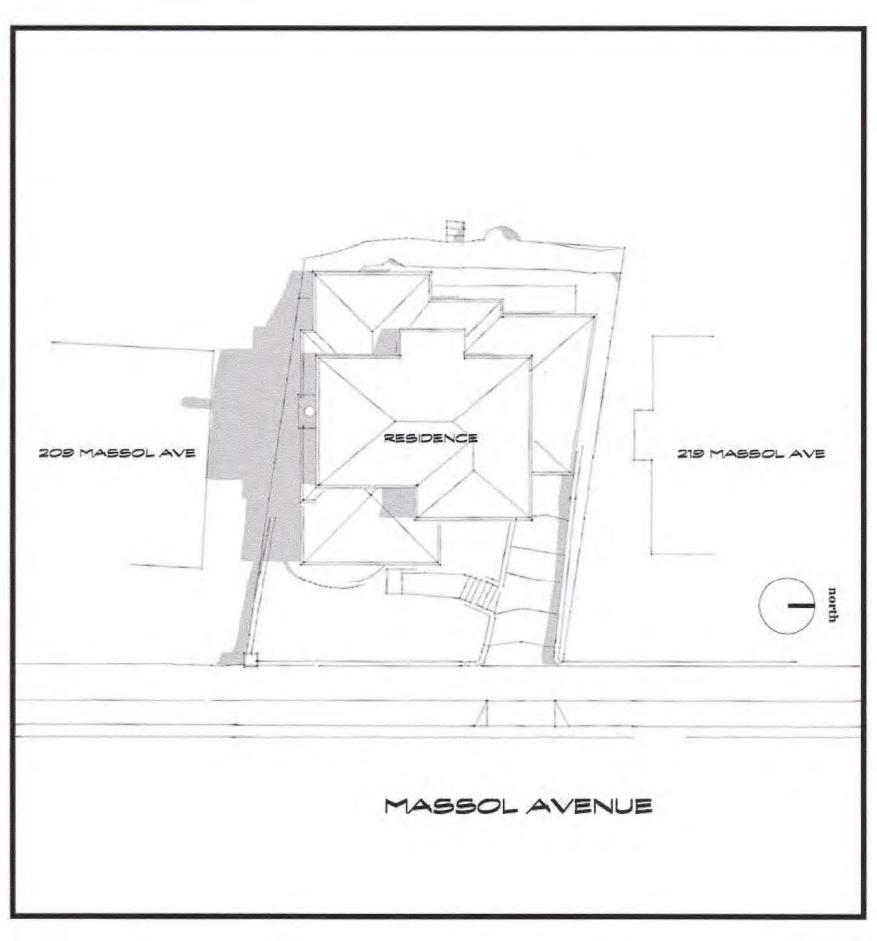
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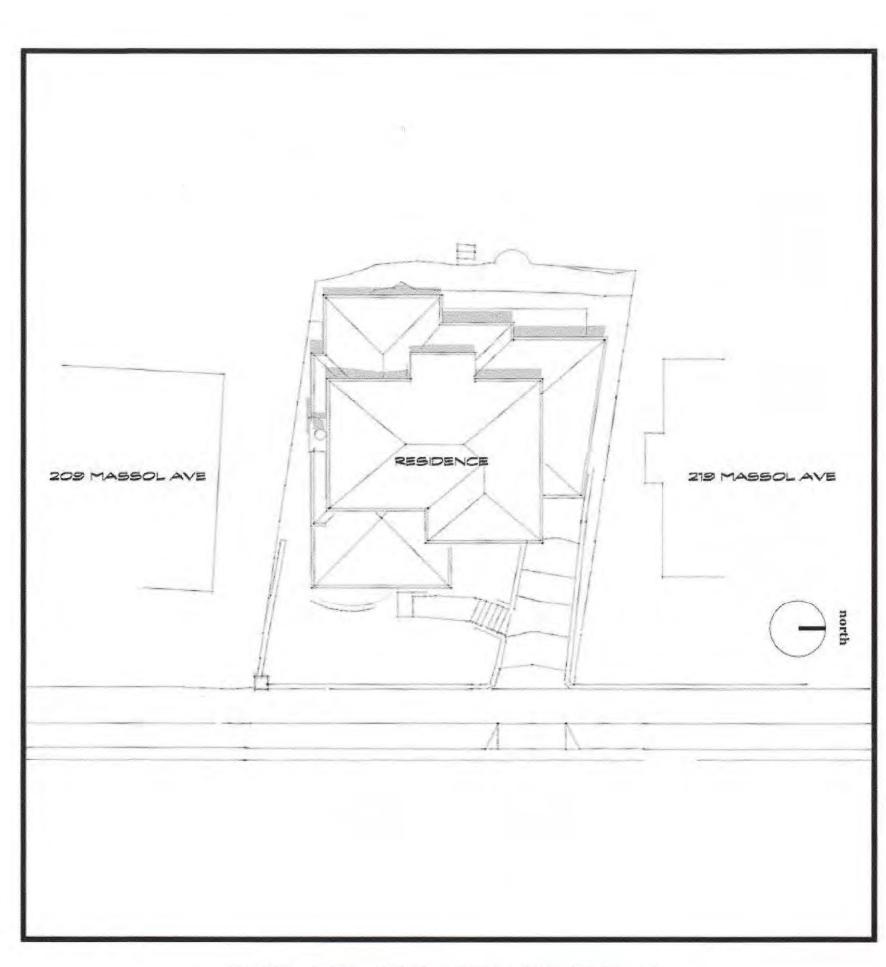
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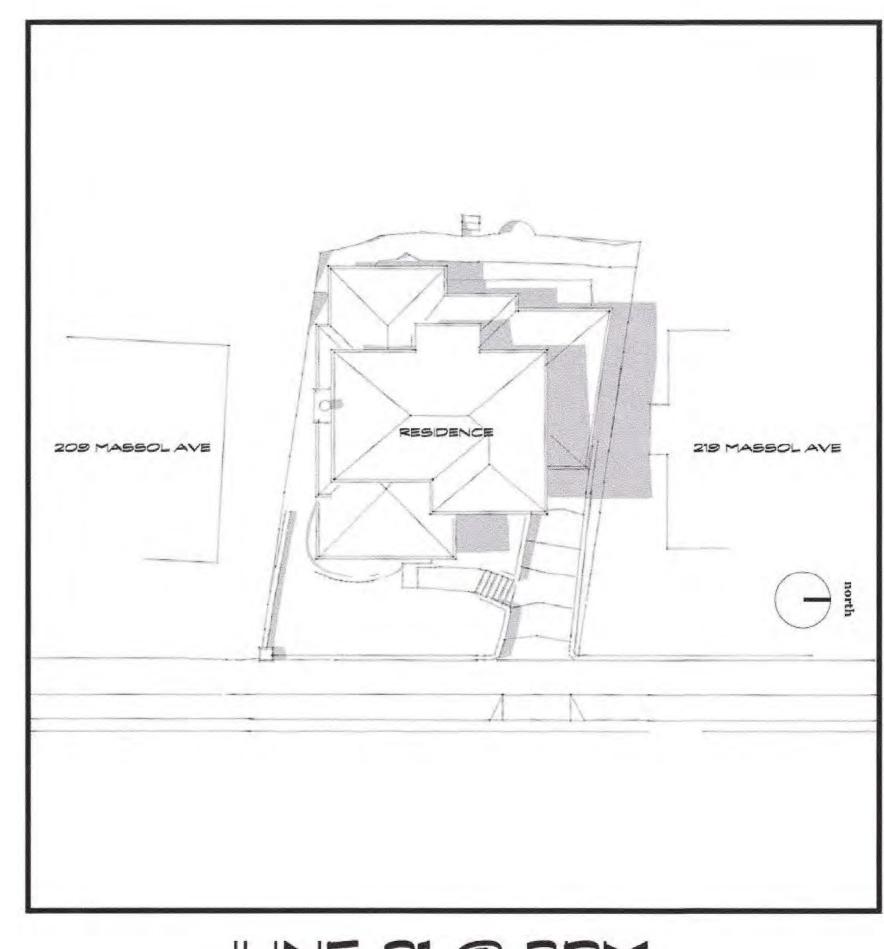
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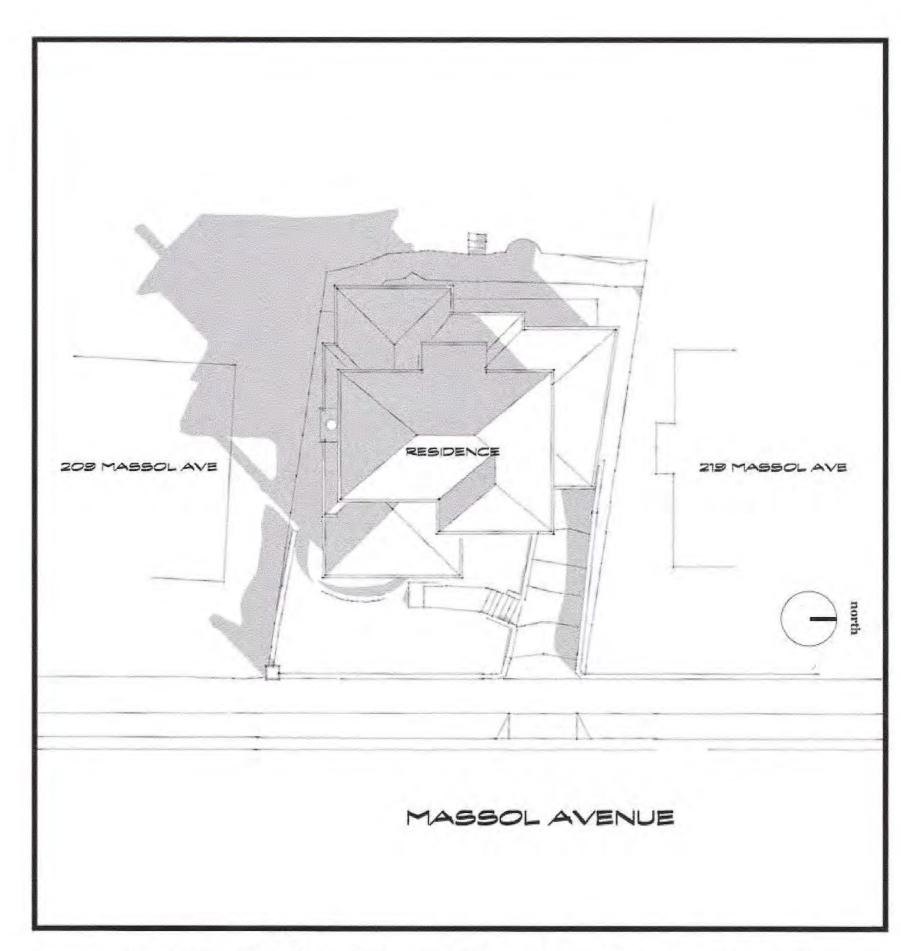
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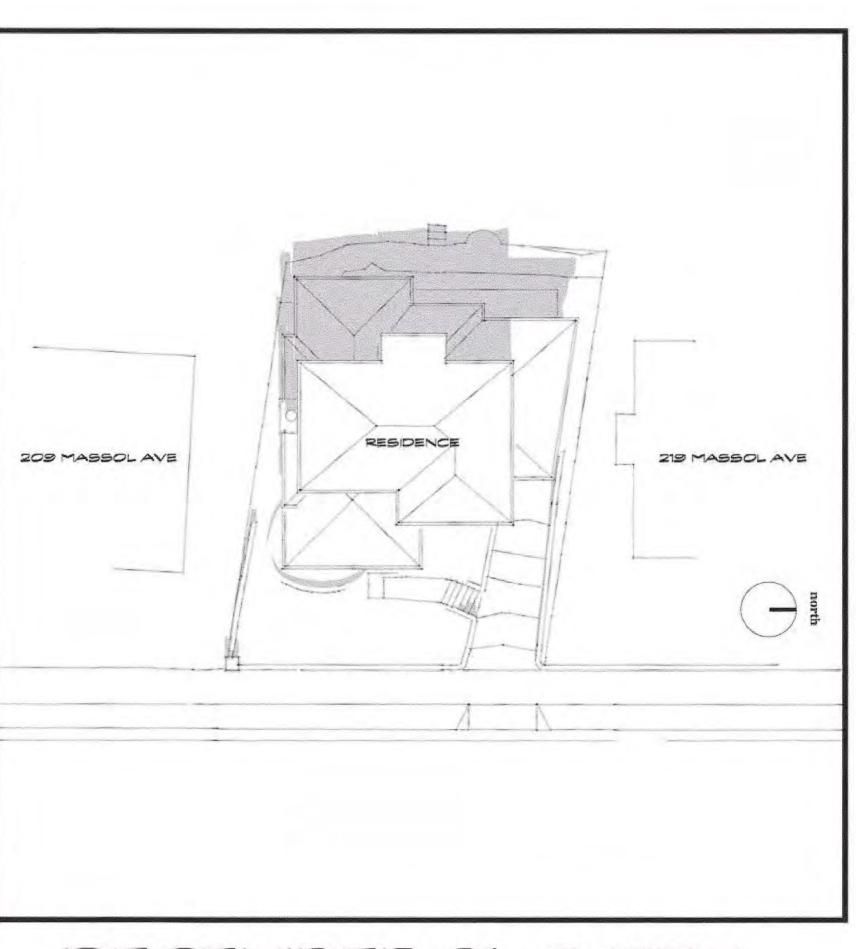
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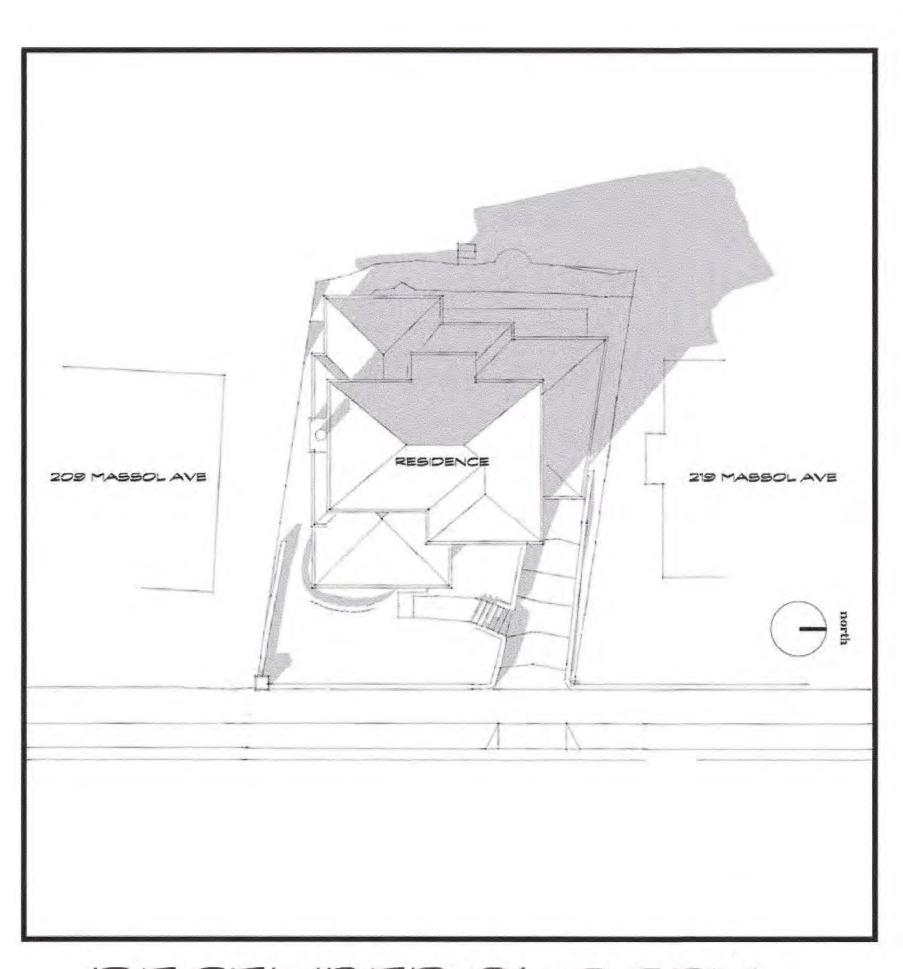
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DECEMBER 21 @ 9AM



DECEMBER 21 @ 12PM



DECEMBER 21 @ 3PM

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