



**SURVEYOR'S NOTE**

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

08/30/2023

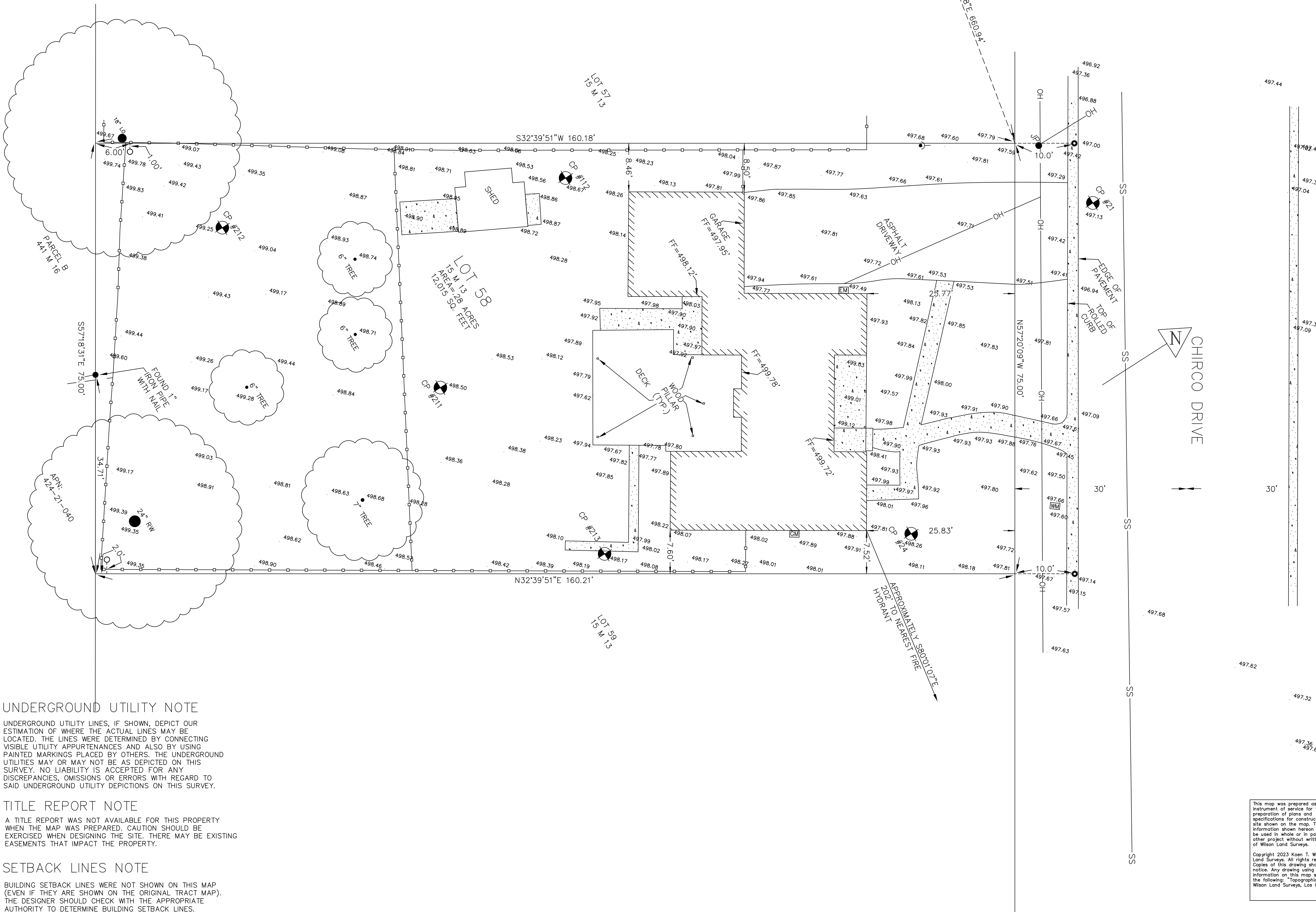
KOEN T. WILSON LS 9440

**SITE BENCHMARK**

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 497.13' AT CONTROL POINT #21.

**GENERAL NOTES**

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).
4. LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.



- LEGEND**
- FOUND 1" IRON PIPE OPEN IN MONUMENT WELL UNLESS OTHERWISE NOTED
  - SET 5/8" REBAR WITH PLASTIC CAP "WILSON L 9440"
  - SET NAIL AND 1" BRASS TAG "WILSON L 9440" IN CONCRETE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - JOINT POLE
  - ⊕ GUYWIRE
  - W — BLUE PAINT, EVIDENCE OF UNDERGROUND WATER LINE
  - ⊕ ELECTRIC METER
  - ⊕ GAS METER
  - ⊕ MONITORING WELL
  - G — YELLOW PAINT, EVIDENCE OF UNDERGROUND GAS LINE
  - ⊕ A/C AIR CONDITIONING UNIT
  - ⊕ UTILITY BOX
  - ⊕ PH PHONE BOX
  - P — EVIDENCE OF UNDERGROUND PHONE LINE
  - ⊕ TV TV BOX
  - OH — OVERHEAD LINE
  - TV — EVIDENCE OF UNDERGROUND TV LINE
  - ⊕ DROP INLET
  - ⊕ M MANHOLE
  - ⊕ S SEWER MANHOLE
  - ⊕ C SEWER CLEANOUT
  - SS — GREEN PAINT, EVIDENCE OF UNDERGROUND SEWER LINE
  - ⊕ SIGN
  - △ CONTROL POINT
  - ☆ LAMP POST
  - ⊕ E ELECTRIC BOX
  - ⊕ C COMMUNICATION BOX
  - WOOD FENCE
  - 4 CONCRETE
  - LO LIVE OAK
  - WO WHITE OAK
  - RW REDWOOD
  - TYP. TYPICAL
  - PROPERTY LINE
  - CHAIN LINK FENCE
  - /// BUILDING
  - STREET CENTER LINE
  - - - TIE LINE
  - FF FINISH FLOOR ELEVATION

**UNDERGROUND UTILITY NOTE**

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

**TITLE REPORT NOTE**

A TITLE REPORT WAS NOT AVAILABLE FOR THIS PROPERTY WHEN THE MAP WAS PREPARED. CAUTION SHOULD BE EXERCISED WHEN DESIGNING THE SITE. THERE MAY BE EXISTING EASEMENTS THAT IMPACT THE PROPERTY.

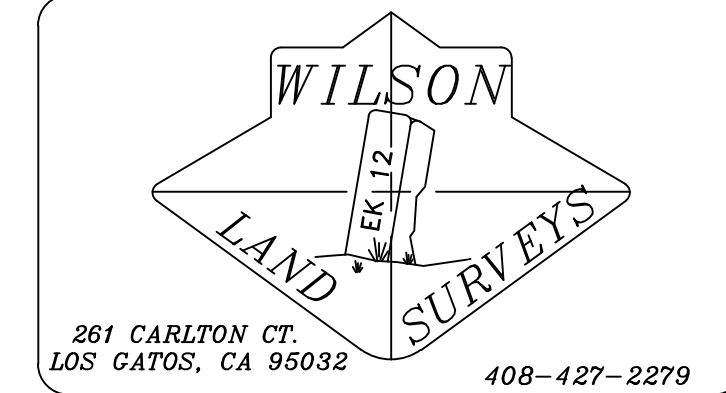
**SETBACK LINES NOTE**

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

Copyright 2023 Koen T. Wilson Wilson Land Surveys. All rights reserved. Copies of this drawing shall have this notice. Any drawing using the information on this map shall contain the following: "Topographic Survey by Wilson Land Surveys, Los Gatos, CA"

Email: [koenw@wilsonlandsurveys.com](mailto:koenw@wilsonlandsurveys.com)  
[www.wilsonlandsurveys.com](http://www.wilsonlandsurveys.com)



**BOUNDARY AND TOPOGRAPHIC SURVEY**

AS REQUESTED BY:  
**ZAHRA KASSAM**

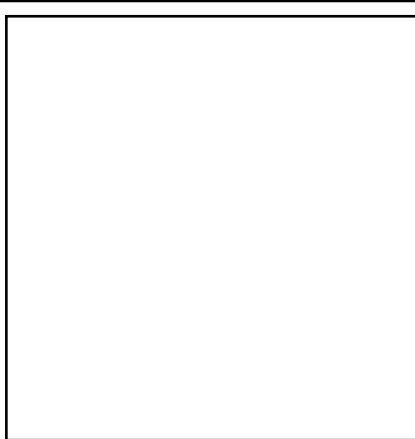
LEGAL DESCRIPTION: LOT 58, TRACT 391, 15 M 13, TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

C0

APN: 424-21-025  
 DATE: AUGUST 2023  
 FILENAME: P-115 CHIRCO K  
 ADDRESS: 16724 CHIRCO DR, LOS GATOS, CA 95032

DRAWN BY: ARD	SCALE: 1"=10'	PROJECT: P-115	JOB NUMBER: L-114	SHEET: 1 OF 1
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Dates & Revisions	
1	Planning Commission Clarification 03/25/2026
2	Tech Review Resubmittal (S-25-002) 02/24/2026
3	Tech Review Resubmittal (S-25-002) 01/23/2026
4	Tech Review Resubmittal (S-25-002) 12/09/2025
5	Architecture & Site Application Submittal 12/20/2024

Rev. Description Date:

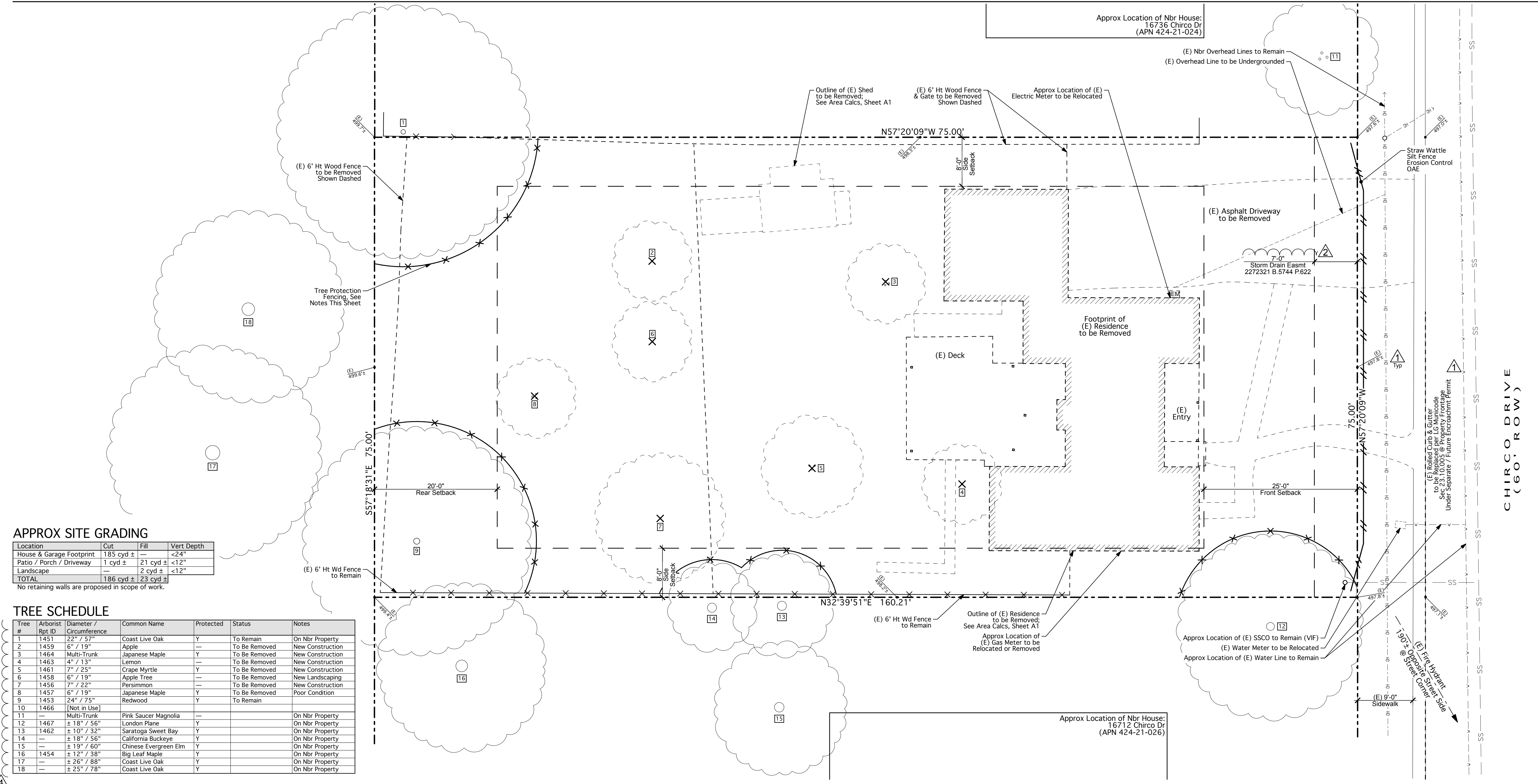
**Chirco Dr Residence**  
Custom One-Story Home  
16724 Chirco Dr  
Los Gatos, CA 95032

Project

Print Date: 03/25/2026  
Project: #25011  
Scale: 1/16" = 1'  
Drawn by: TJ, RTP

Sheet Title:  
**EXISTING & DEMOLITION SITE PLAN**

**A-2.1**



**APPROX SITE GRADING**

Location	Cut	Fill	Vert Depth
House & Garage Footprint	185 cyd ±	—	<24"
Patio / Porch / Driveway	1 cyd ±	21 cyd ±	<12"
Landscape	—	23 cyd ±	<12"
<b>TOTAL</b>	<b>186 cyd ±</b>	<b>23 cyd ±</b>	

No retaining walls are proposed in scope of work.

**TREE SCHEDULE**

Tree #	Arborist Rpt ID	Diameter / Circumference	Common Name	Protected	Status	Notes
1	1451	22" / 57"	Coast Live Oak	Y	To Remain	On Nbr Property
2	1459	6" / 19"	Apple	—	To Be Removed	New Construction
3	1464	Multi-Trunk	Japanese Maple	Y	To Be Removed	New Construction
4	1463	4" / 13"	Lemon	—	To Be Removed	New Construction
5	1461	7" / 25"	Crape Myrtle	Y	To Be Removed	New Construction
6	1458	6" / 19"	Apple Tree	—	To Be Removed	New Landscaping
7	1456	7" / 22"	Persimmon	—	To Be Removed	New Construction
8	1457	6" / 19"	Japanese Maple	Y	To Be Removed	Poor Condition
9	1453	24" / 75"	Redwood	Y	To Remain	
10	1466	(Not in Use)				
11	—	Multi-Trunk	Pink Saucer Magnolia	—		On Nbr Property
12	1467	± 18" / 56"	London Plane	Y		On Nbr Property
13	1462	± 10" / 32"	Saratoga Sweet Bay	Y		On Nbr Property
14	—	± 18" / 56"	California Buckeye	Y		On Nbr Property
15	—	± 19" / 60"	Chinese Evergreen Elm	Y		On Nbr Property
16	1454	± 12" / 38"	Big Leaf Maple	Y		On Nbr Property
17	—	± 26" / 88"	Coast Live Oak	Y		On Nbr Property
18	—	± 25" / 78"	Coast Live Oak	Y		On Nbr Property

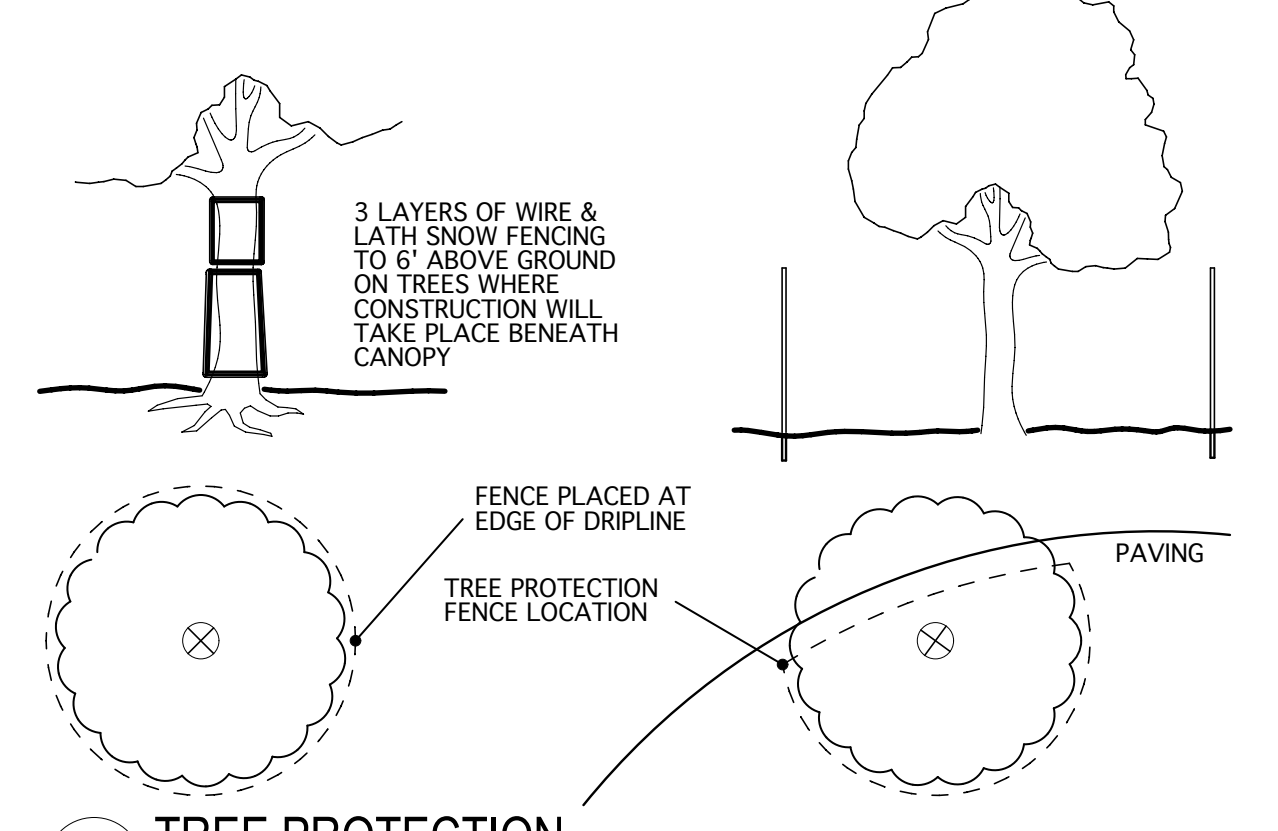
**TREE PROTECTION NOTES**

- These notes supplement other portions of construction documents. See Cover Sheet, General Notes & Arborist Report for additional reprints.
- Provide & erect tree protection fencing prior to commencing any demolition, grading, and/or construction activity. No equipment or materials are allowed on site until tree protection is in place. Tree protection shall remain in place at all times until final completion / final landscaping. Contact Project Arborist, AHJ, & Architect prior to performing work within fenced area. Obtain approval of project arborist & AHJ prior to removing tree protection.
- Existing trees to remain that are near proposed construction shall be fenced off from such construction to greatest extent possible. Place fencing as far from tree trunks as possible while still allowing site work to take place. Tree dipline shall not be altered in any way so as to increase encroachment of construction. Use caution to avoid damaging any bark or branches. See Tree Protection detail this sheet and Arborist Report for calculated & specific TPZ (Tree Protection Zone).
- Provide fencing to enclose:  
Type I: Entire dripline area or tree protection zone (TPZ)  
Type II: Entire planter strip to outer branches  
Type III: Trunk from ground to first branch
- Size & materials:  
Type I & II: 6' high chain link fencing, mounted on 2" galv steel posts driven into ground to min 2' depth at 10-foot max spacing  
Type III: Orange plastic fencing wrapped around trunk from ground to first branch with 2-inch wooden boards bound securely on outside
- At each tree fence, provide prominent 8.5x11-inch warning sign stating: "WARNING - TREE PROTECTION ZONE. THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025"
- When construction is to take place beneath a tree canopy on one side, the fence should be sited 2 to 3' beyond that construction, but between construction & tree trunk.
- If construction or paving is to take place throughout area beneath tree canopy when approved by AHJ, and drip line fencing is not practical, provide Type III fencing to protect trunk from damage.
- The following activities are prohibited:  
A. Storage of construction materials, other materials, or vehicles within tree dripline / tree protection fence  
B. Excavation, grading, & drainage within dripline unless approved by AHJ  
C. Disposal or depositing of oil, gasoline, chemicals or other harmful materials within tree dripline or in drainage channels, swales or areas that may lead to dripline of a protected tree  
D. Attachment of wires, signs or ropes to any protected tree
- Pruning & maintenance:  
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 Standards 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 (International Society of Arboriculture) Best Management Practices.
- Refer to Arborist Report Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.

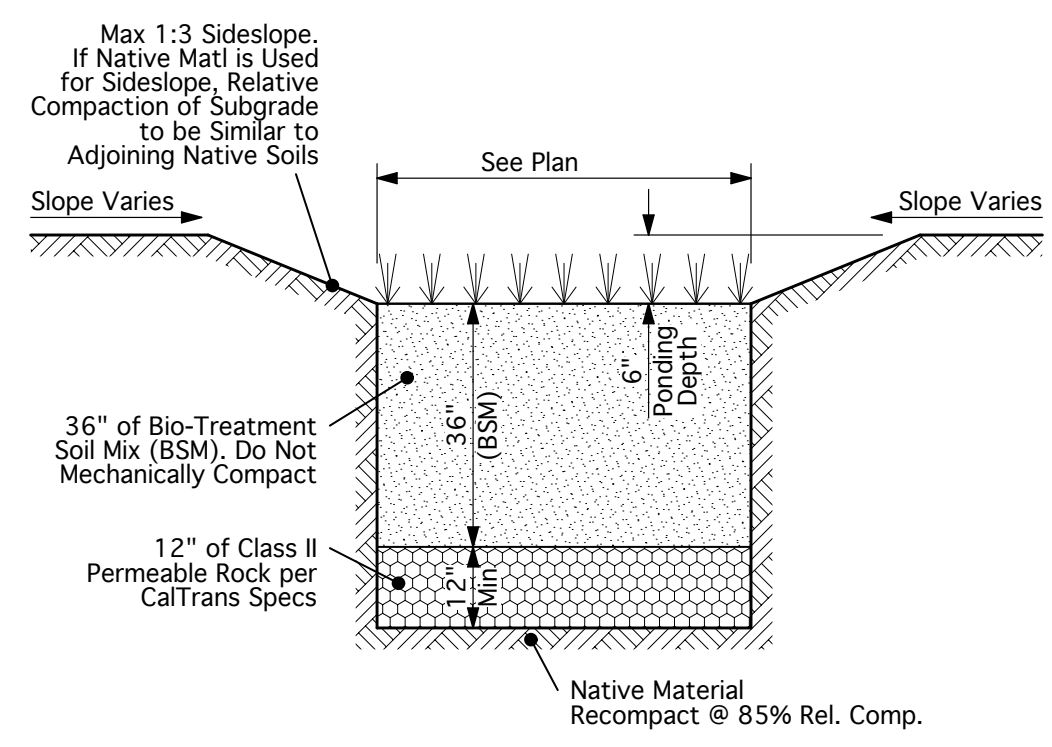
**EXISTING & DEMOLITION SITE PLAN**

Prep Site for Construction of Addition. Verify All Dimensions & Site Conditions in Field. Notify Architect of Discrepancies Immediately in Writing. Final landscape plan & WELO documentation shall be reviewed and approved by AHJ prior to issuance of Building Permit.

APN: 424-21-025  
Lot Size: 12,013 Sq Ft ± / 0.28 Acres, Gross & Net  
Zoning: R-1:8 - Single Family Residential  
Average Site Slope: <10%



**1 TREE PROTECTION**  
For Reference Only. See Arborist Report NOT TO SCALE



**STORMWATER RETENTION BASIN**

Verify required size prior to installation

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19-26	—	(N) 15 Gal	Crape Myrtle		Replacement Trees	Verify w/ Arboret	

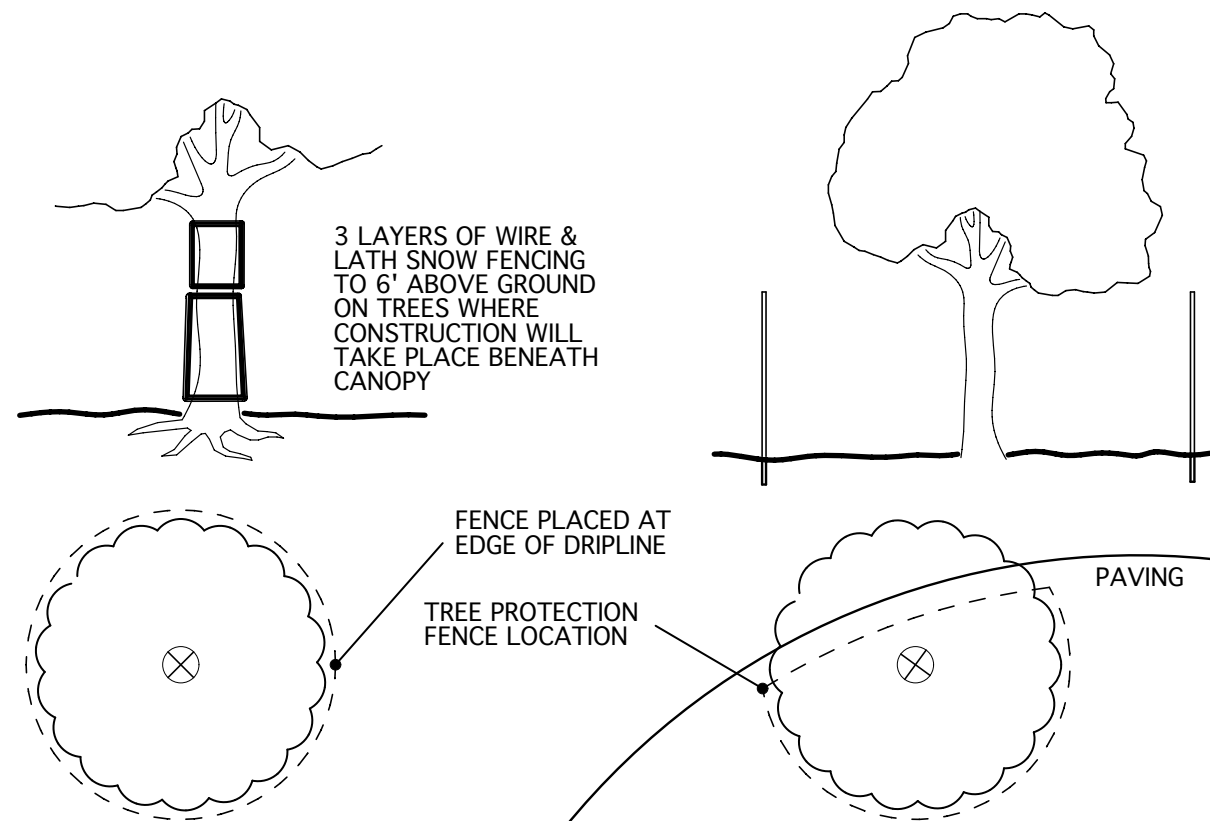
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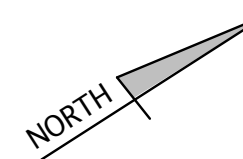
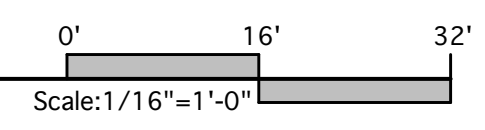
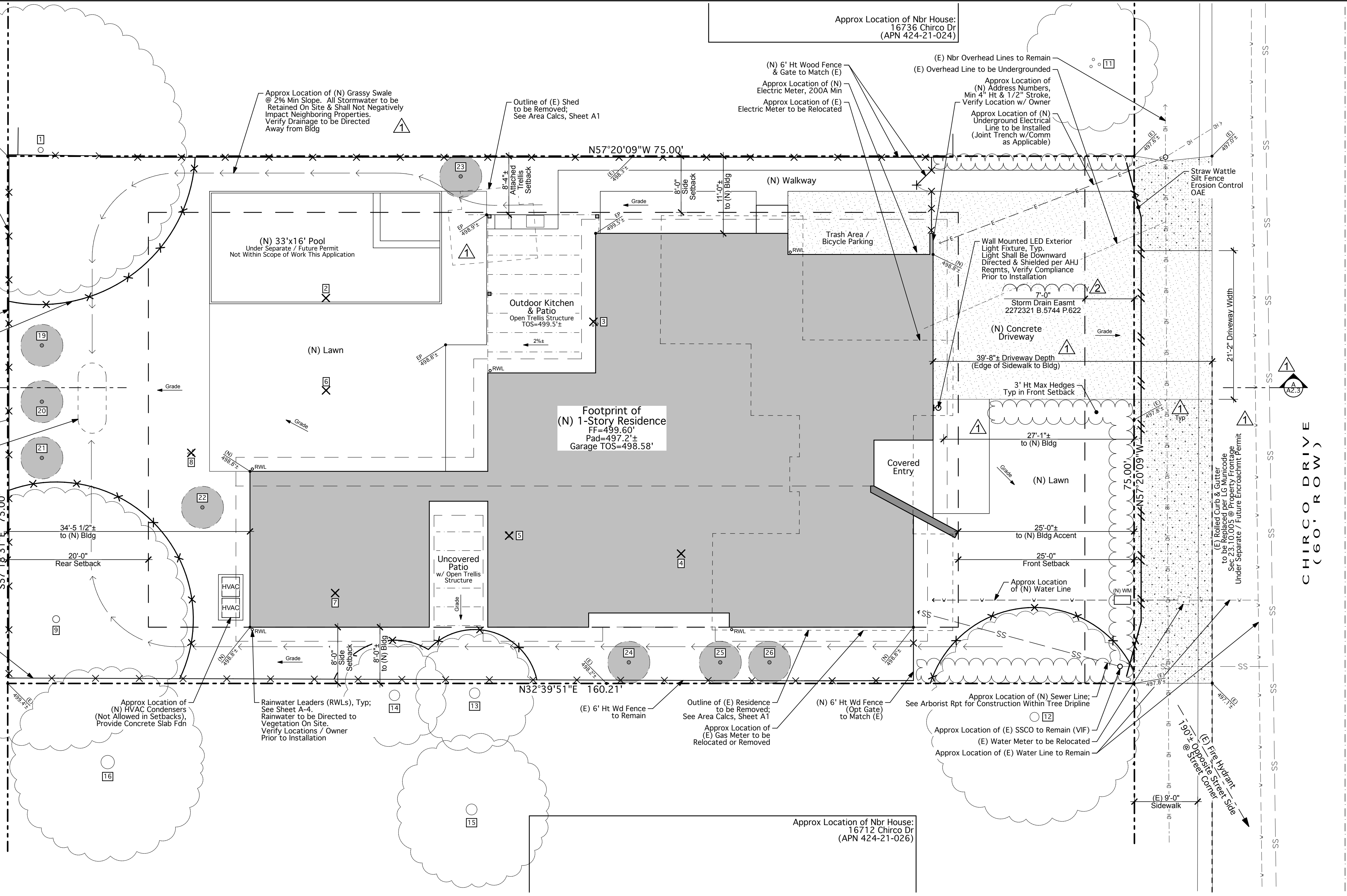
APN: 424-21-025  
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 Average Site Slope: <10%



**1 TREE PROTECTION**  
 For Reference Only. See Arboist Report NOT TO SCALE



Wall Mounted LED Exterior Light Fixture  
 Breshwana Aluminum Outdoor Armed Sconce, SKU A110533742 by AllModern, OAE  
 Verify Compliance w/ AHJ Reqmts to be Downward Directed & Shielded



Los Gatos Stamps

161 S. Westwood Drive  
 San Jose, CA 95125  
 Phone: 408-209-5152  
 terry@tjma-arch.com

**TERRY J. MARTIN ASSOCIATES, A.I.A.**  
 RESIDENTIAL & COMMERCIAL ARCHITECTURE  
 License # 622621

**Dates & Revisions**

Rev.	Description	Date
1	Planning Commission Clarification	03/25/2026
2	Tech Review Resubmittal (S-25-002)	02/24/2026
3	Tech Review Resubmittal (S-25-002)	01/23/2026
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**Project**

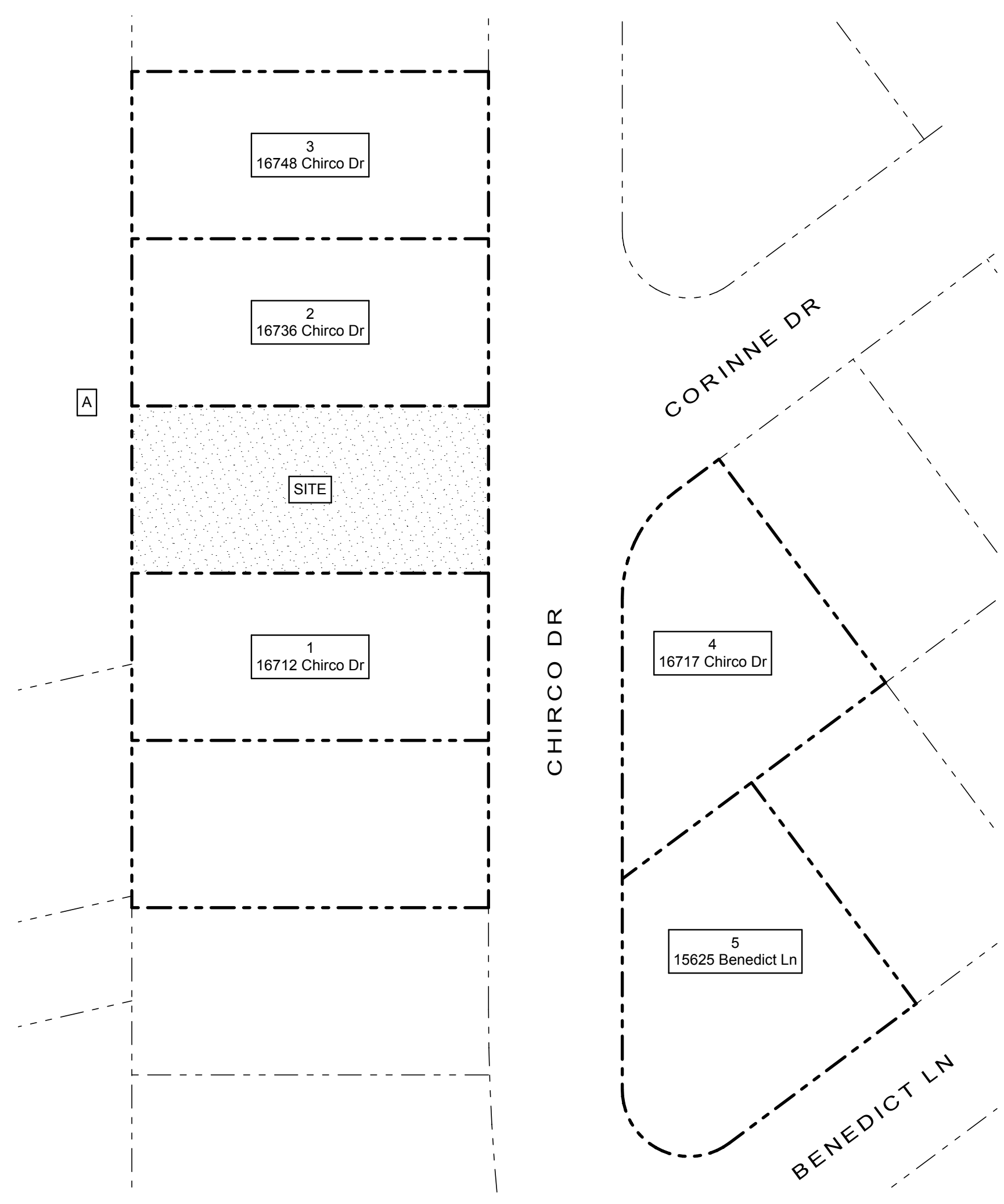
**Chirco Dr Residence**  
 Custom One-Story Home  
 16724 Chirco Dr  
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Print Date: 03/25/2026  
 Project: #25011  
 Scale: 1/16" = 1'  
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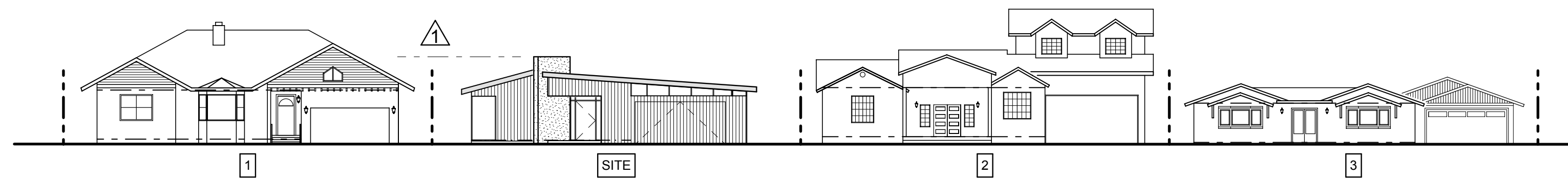
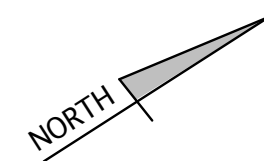
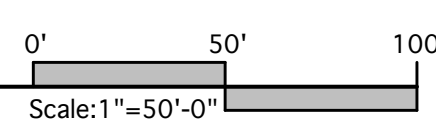
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**PROPOSED SITE PLAN**

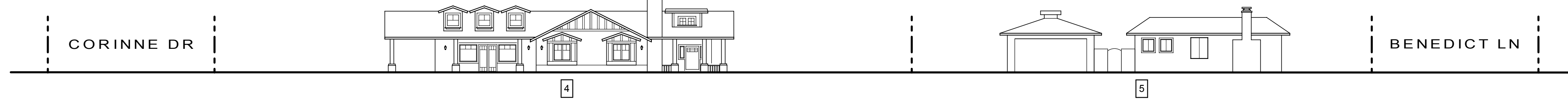
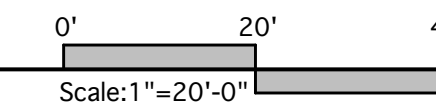
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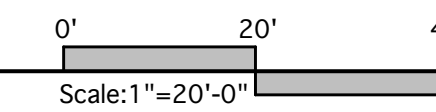
NEIGHBORHOOD CONTEXT MAP



STREETSCAPE A - CHIRCO DR (SAME SIDE)

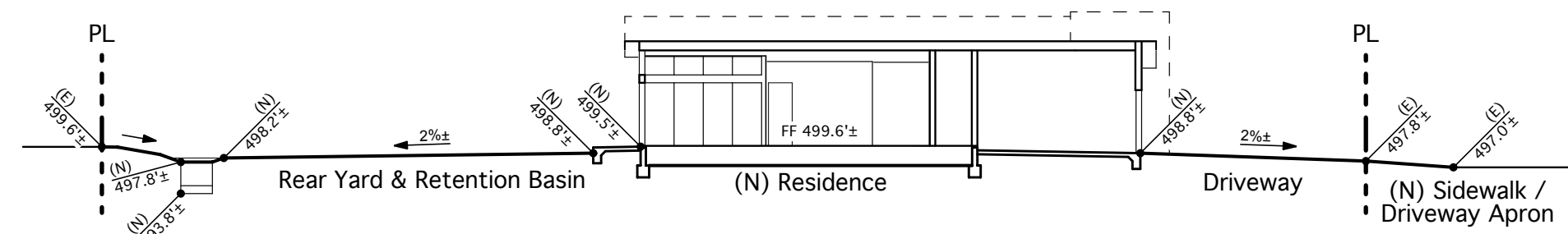


STREETSCAPE B - CHIRCO DR (OPPOSITE SIDE)

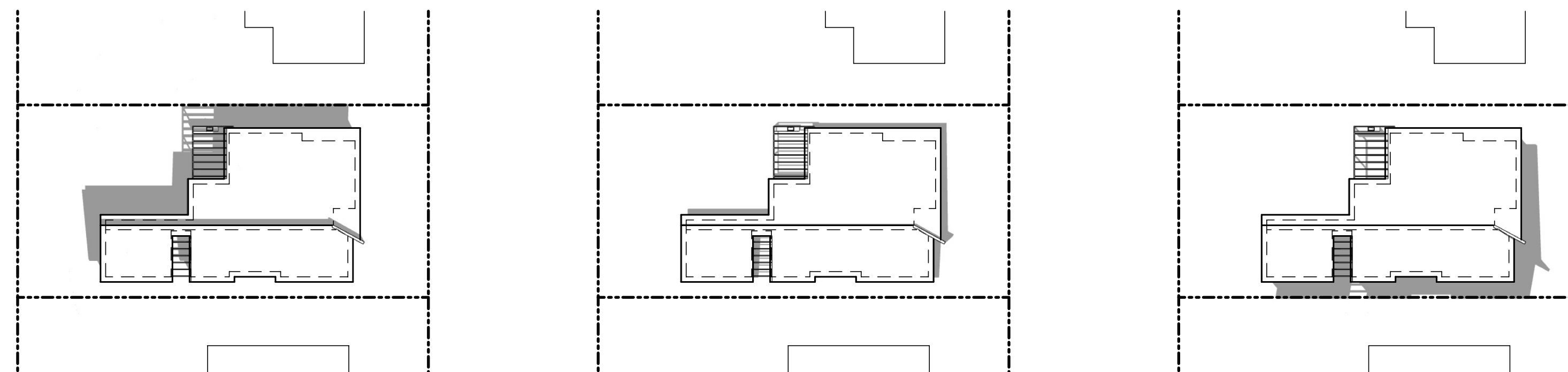
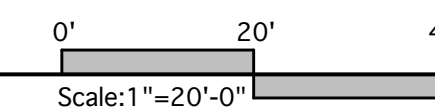


NEIGHBORHOOD STUDY

	SITE	1	2	3	4	5
Address	16724 Chirco Dr	16769 Farley Rd	16712 Chirco Dr	16736 Chirco Dr	16748 Chirco Dr	15625 Benedict Ln
APN	424-21-025	West Valley	424-21-026	424-21-024	424-21-023	424-21-013
Building Height	1 Story (17'-10"±)	Muslim Assoc.	1 Story (23'-4"±)	2 Story (27'-6"±)	1 Story (13'-4"±)	1 Story (16'-6"±)
Architectural Style	Modern / Eichler	(For Reference)	Ranch	Builder Contemporary	Ranch	Craftsman
Garage Location	2 Car Front	Only, Not Included in Nbrhd Study	2 Car Front	2 Car Front	2 Car Back	2 Car Side (Detached)
Primary Wall Mats	Vertical Siding w/ Concrete Accent		Stucco w/ Siding	Stucco w/ Siding	Stucco w/ Siding	Stucco w/ Stone Accents
Roof Type	Gable / Shed		Mixed Hip / Gable	Gable	Gable	Mixed Hip / Gable
Roof Mats	Asphaltic Shingle		Asphaltic Shingle	Asphaltic Shingle	Asphaltic Shingle	Asphaltic Shingle
Roof Pitch	Low (1:12 & 2.5:12)		Moderate (6:12 ±)	Moderate (6:12 ±)	Moderate (4:12 ±)	Moderate (4:12 ±)
Window / Door Style	Vertical, Dark Frames, Wood Trim (Minimal)		Horizontal, White Frames, Minimal / No Trim	Vertical, White Frames & Grid, Minimal / No Trim	Horizontal, White Frames, Painted Wood Trim	Vertical, White Frames, Painted Wood Trim



SITE SECTION A-A

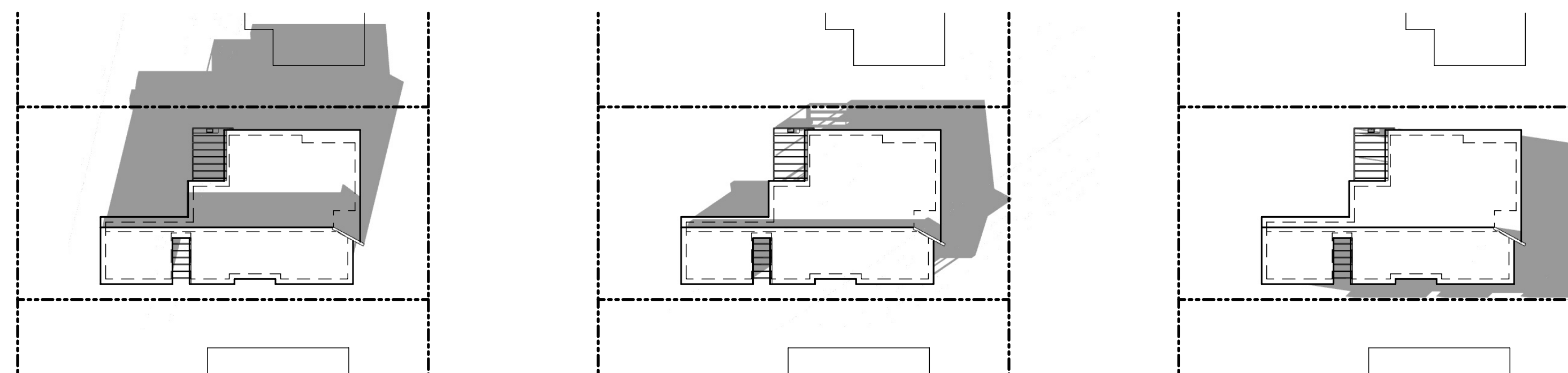
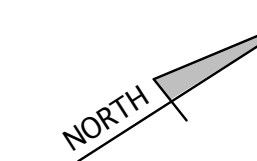
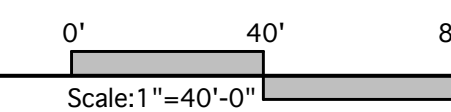


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SHADOW STUDY - SUMMER SOLSTICE (6/21)

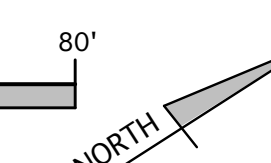
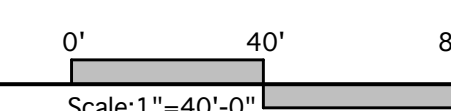


9:00 AM

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SHADOW STUDY - WINTER SOLSTICE (12/21)



161.5 Westwood Drive  
San Jose, CA 95125  
Phone: 408-209-5152  
terry@tjma-arch.com

**TERRY J. MARTIN ASSOCIATES, A.I.A.**  
RESIDENTIAL & COMMERCIAL ARCHITECTURE  
License # 622621

Dates & Revisions	
3	Tech Review Resubmittal (S-25-002) 02/24/2026
2	Tech Review Resubmittal (S-25-002) 01/23/2026
1	Tech Review Resubmittal (S-25-002) 12/09/2025
	Architecture & Site Application Submittal 12/20/2024

Rev. Description Date:

**Chirco Dr Residence**  
Custom One-Story Home  
16724 Chirco Dr  
Los Gatos, CA 95032

Print Date:	02/24/2026
Project:	#25011
Scale:	As Noted
Drawn by:	TJ, RTP

Los Gatos Stamps

Sheet Title:

**SCHEMATIC  
STREETSCAPE /  
SITE SECTION &  
SUN STUDIES**

Tree Species	I.D. #	Trunk Diameter (in.)	Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Ratio (R)
Japanese maple ( <i>Acer palmatum</i> )	1464	Mult 3	15	Fair	High	Protected	\$1,140.00	4
Japanese maple ( <i>Acer palmatum</i> )	1465	4, 3, 3, 4	15	Fair	High	Protected	\$1,270.00	5
spruce ( <i>Picea purpurea</i> )	1466	10	10	Fair	High	Protected	\$1,690.00	7
London plane ( <i>Platanus x hybridus</i> )	1467	18	25	Fair	Moderate-High	Protected	\$4,510.00	12
laurel hedge ( <i>Prunus laurocerasus</i> )	1468	8	15	Good	Moderate-High	Protected	\$2,270.00	5

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**Appendix C: Photographs**  
**C1: Coast live oak #1451**



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**Glossary of Terms**

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

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

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

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

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

**diameter at breast height (DBH):** Measures at 4 feet (4.5 feet) above ground in the United States, Australia (arbutus), New Zealand, and when using the Guide for Plant Appraisal, 9th edition, at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

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

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

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

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

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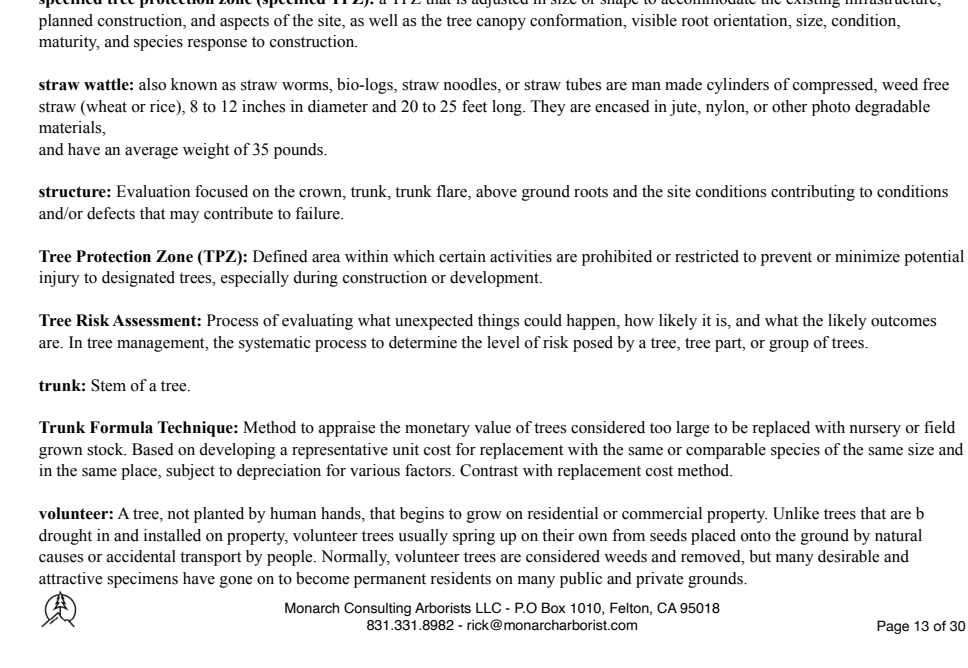
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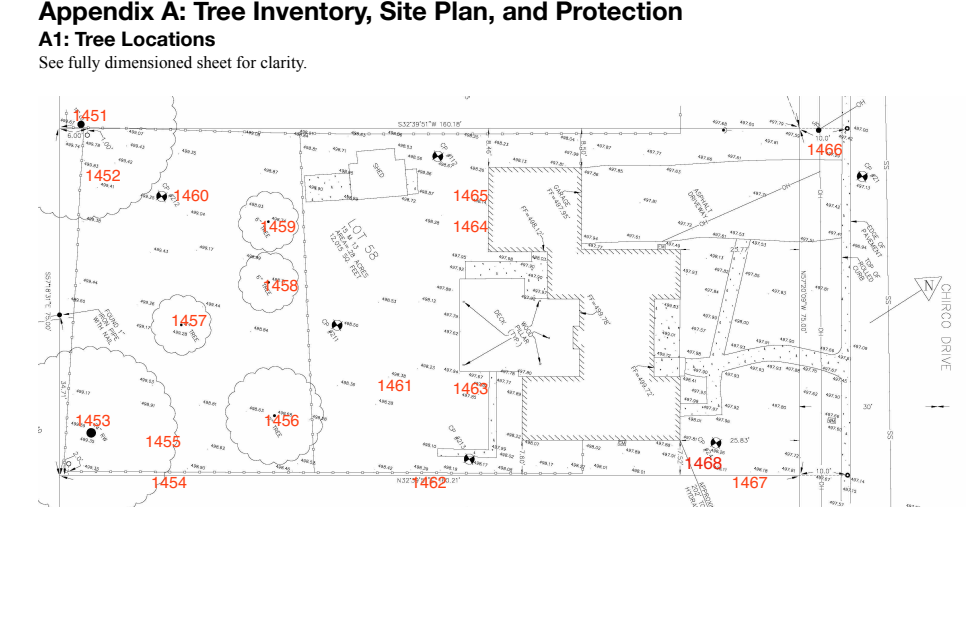
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**Appendix A: Tree Inventory, Site Plan, and Protection**  
**A1: Tree Locations**



**Appendix A: Tree Inventory, Site Plan, and Protection**  
**A2: Site Plan and Proposed Tree Protection**



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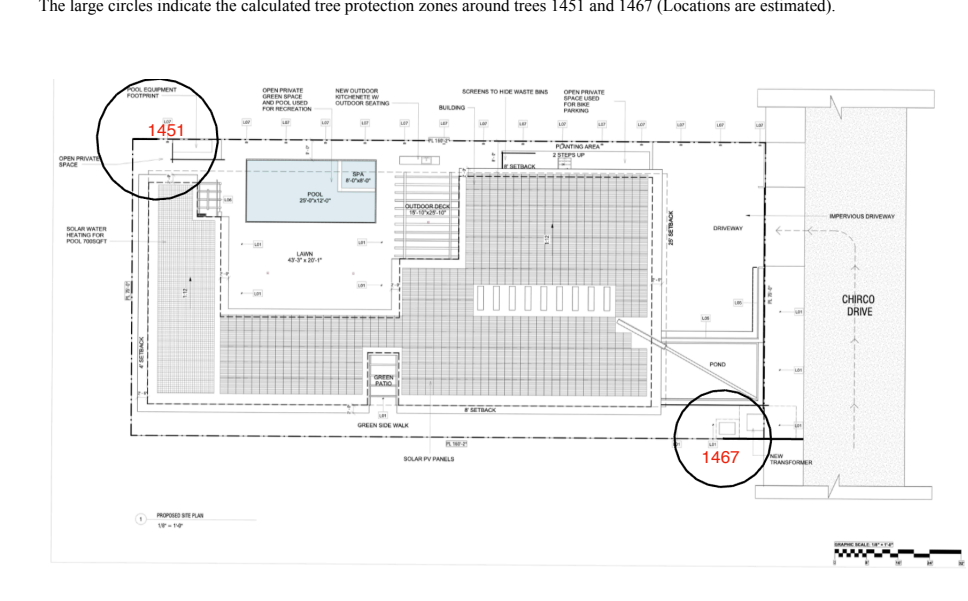
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**Appendix B: Tree Inventory and Assessment Tables**

Table 3: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Ratio (R)
coast live oak ( <i>Quercus agrifolia</i> )	1451	22	30	Fair	Moderate-High	Protected	\$8,790.00	15
Phoenix ( <i>Phoenix x ferox</i> )	1452	3, 3, 2, 2	15	Fair	High	Protected	\$660.00	3
coast redwood ( <i>Sequoia sempervirens</i> )	1453	26	30	Good	High	Protected	\$10,300.00	17
maple ( <i>Acer circinnatum</i> )	1454	12	20	Fair	High	Protected	\$3,490.00	8
walnut ( <i>Juglans regia</i> )	1455	24	0	Dead	High	Dead		16
persimmon ( <i>Diospyros kaki</i> )	1456	6	15	Good	High	Exempt		4
Japanese maple ( <i>Acer palmatum</i> )	1457	6	8	Very poor	High	Protected	\$270.00	4
apple ( <i>Malus domestica</i> )	1458	6	10	Fair	High	Exempt		4
apple ( <i>Malus domestica</i> )	1459	6	10	Fair	High	Exempt		4
Japanese maple ( <i>Acer palmatum</i> )	1460	6	10	Very poor	High	Protected	\$270.00	4
straw myrtle ( <i>Laguncularia foeniculata</i> )	1461	7	15	Good	High	Protected	\$1,740.00	5
bay ( <i>Laurus nobilis</i> )	1462	10	20	Fair	Moderate	Protected	\$2,360.00	7
lemon ( <i>Citrus limon</i> )	1463	4, 4, 3	10	Fair	High	Exempt		4

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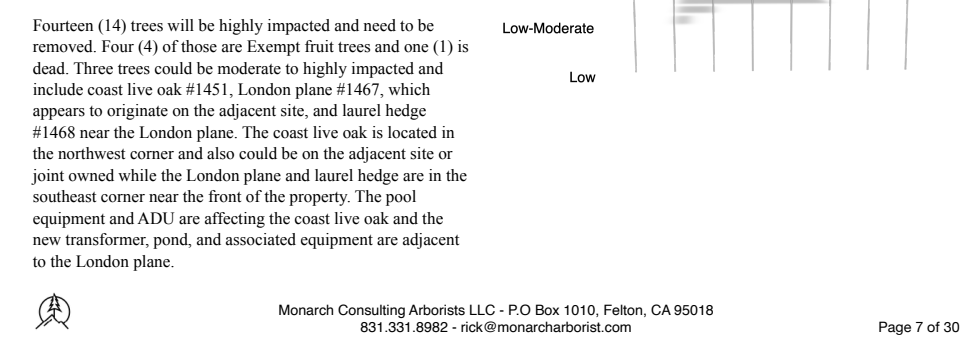
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**Expected Impacts**

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

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

Fourteen (14) trees will be highly impacted and need to be removed. Four (4) of those are Exempt fruit trees and one (1) is dead. Three trees could be moderately to highly impacted and include coast live oak #1451, London plane #1467, which appear to originate on the adjacent site, and laurel hedge #1468 near the London plane. The coast live oak is located in the northwest corner and also could be on the adjacent site or joint owned while the London plane and laurel hedge are in the southeast corner and the front of the property. The pool equipment and ADU are affecting the coast live oak, and the new transformer, pond, and associated equipment are adjacent to the London plane.



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**Tree Protection**

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

Calculated tree protection zones would be six to eight times the trunk diameter in radius (R) for young trees and eight times the trunk diameter distance for those considered "Large Protected" or mature. The radii are provided in Appendix B. The specified tree protection will need to conform to proposed construction when the calculated distance cannot be achieved, and trees should be fenced as groups wherever possible. These tree protection fence location must be placed on a T-1 Sheet with this report included on those plan sheets.

For this project only two trees are likely to be protected which are coast live oak #1451 and London plane #1467.

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**Conclusion**

The inventory contains eighteen (18) trees comprised of fourteen (14) different species. There are no Large Protected trees and four are Exempt fruit with no Street Trees (Chart 1) (one tree is dead). Four (4) trees are in good condition, eleven (11) fair, two (2) very poor, and one (1) walnut is dead.

Fourteen (14) trees will be highly impacted and need to be removed. Four (4) of those are Exempt fruit trees and one (1) is dead. Three trees could be moderately to highly impacted and include coast live oak #1451, London plane #1467, which appear to originate on the adjacent site, and laurel hedge #1468 near the London plane. The coast live oak is located in the northwest corner and also could be on the adjacent site or joint owned while the London plane and laurel hedge are in the southeast corner near the front of the property. The pool equipment and ADU are affecting the coast live oak and the new transformer, pond, and associated equipment are adjacent to the London plane. The fourteen trees affected are within the footprint of the improvements and proposed structures on the site.

The applicant will be required to replace at least nine (9) protected trees based on this review.

For this project only two trees are likely to be protected which are coast live oak #1451 and London plane #1467.

There were thirteen (13) protected trees appraised for a rounded depreciated value of \$38,780.00.

Appraisal worksheets are available upon request.

**Analysis**

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

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

The Trunk Formula calculations are based on four tree factors: size (trunk cross sectional area), condition, functional limitations, and extremal limitations. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and unit tree cost. Unit tree cost is calculated by dividing the survey wholesale cost of a 24 inch live specimen and its replacement size cost per square inch trunk caliper (which is determined by the Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. The cost of the 24 inch box wholesale specimen was determined through personal communication with BigTreeView and Normans nurseries in Eureka and Central Wholesale in San Jose for an average of \$214.00.

There were thirteen (13) protected trees appraised for a rounded depreciated value of \$38,780.00.

Appraisal worksheets are available upon request.

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**Recommendations**

- Place tree protection fence around the trees to be retained as specified in Appendix A.
- Locate coast live oak #1451 and London plane #1467 accurately on the site plan. Move facilities as necessary to reduce impacts within the calculated tree protection zones, establish protection fence or have the arborist establish new tree protection specifications for trees to be retained.
- Indicate tree replacements on a landscape plan sheet and in tabular form to conform with Town of Los Gatos Tree Canopy - Replacement Standard (Canopy diameters provided in Appendix B).
- Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan" sheet based on the information in this report and in Appendix A and B.
- All tree maintenance and care shall be performed by a qualified arborist with a C-6109-49 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 where ANSI Z39.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
- Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.
- Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document. Arrange a pre-construction meeting with the project architect or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

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**Mitigation for Removals**

The table below indicates the recommended replacement values (Table 2). The applicant will be required to replace at least nine (9) protected trees based on this review. Alternatively it may be possible to create an approved landscape plan or provide an in-situ payment. The landscape plan does not indicate any replacement trees.

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

Canopy Size of Removed Tree (ft)	Replacement Requirement (2024)	Single Family Residential Replacement Option (2024)
10 feet or less trees	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees or two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees or three 36 inch box trees	Not available
Greater than 55 feet	Ten 24 inch box trees or five 36 inch box trees	Not available

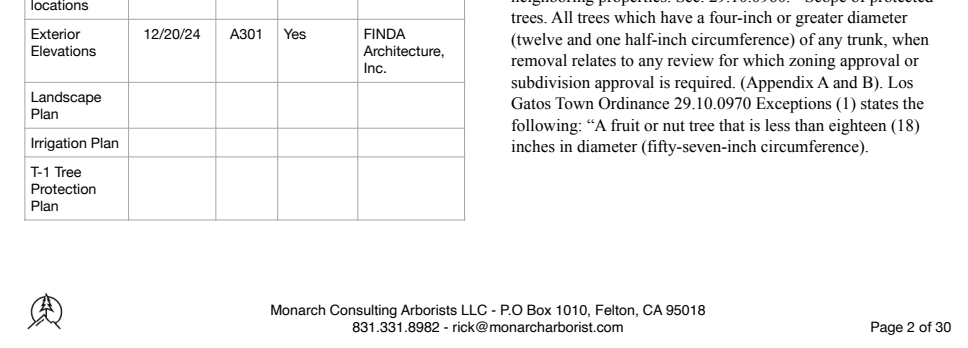
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**Table 1: Plans Reviewed Checklist**

Plan	Date	Sheet	Reviewed	Source
Existing Site Topography	08/23	A004	Yes	Water Land Services
Proposed Site Plan	12/00/24	A101	Yes	FINDA Architecture, Inc.
Erosion Control				
Grading and Drainage				
Utility Plan and Hook-up Locations				
Exterior Elevations	12/00/24	A301	Yes	FINDA Architecture, Inc.
Landscape Plan				
Irrigation Plan				
T-1 Tree Protection Plan				



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**Discussion**

**Condition Rating**

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

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

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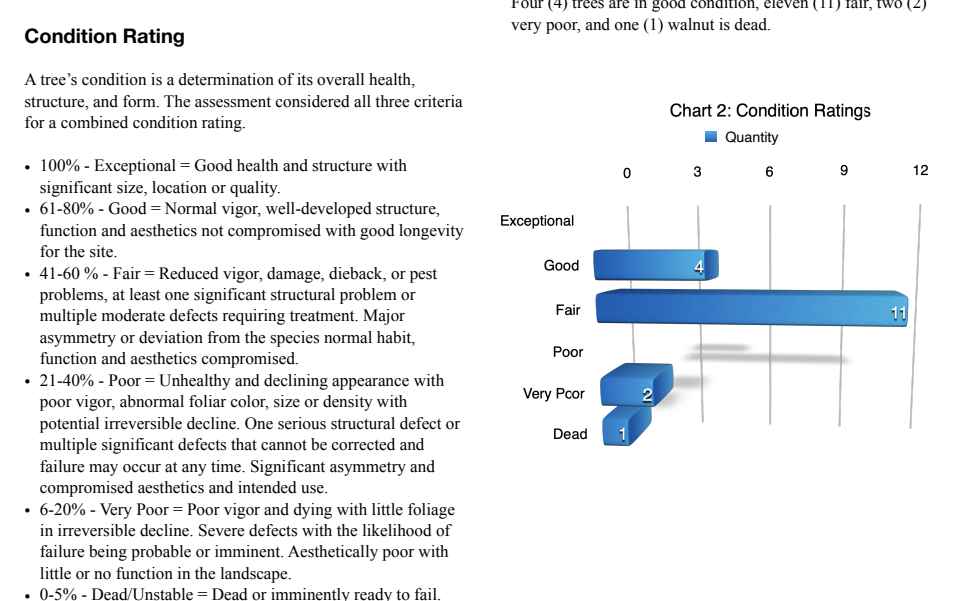
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**Tree Inventory, Assessment, and Protection Report**

**16724 Chirco Avenue**  
**Los Gatos, CA 95**

Monitoring

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

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, hand saw, reciprocating saw, or chains saw rather than left crushed or torn.

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 are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61-DD-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.

Appendix E: Tree Protection Signs

E1: English

Warning Tree Protection Zone

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

E2: Spanish

Cuidado Zona De Arbol Pretejido

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

Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

Certification of Performance

I Richard Gessner, certify:

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

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

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

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

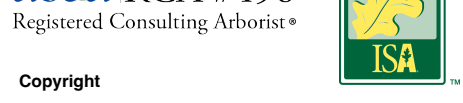
That no one provided significant professional assistance to the consultant, except as indicated within the report.

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

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

Richard J. Gessner

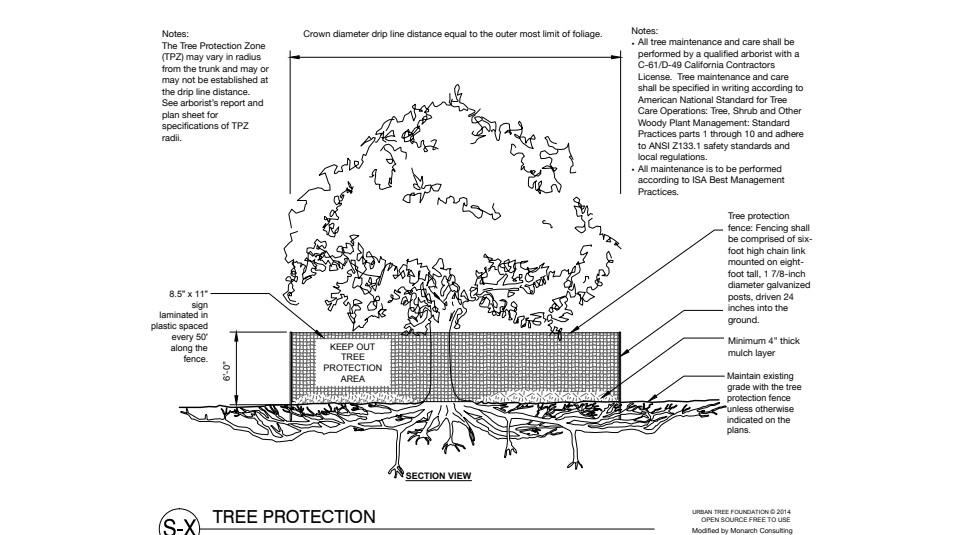
ASCA Registered Consulting Arborist® #496 ISA Board Certified Master Arborist® WE-4341B ISA Tree Risk Assessment Qualified



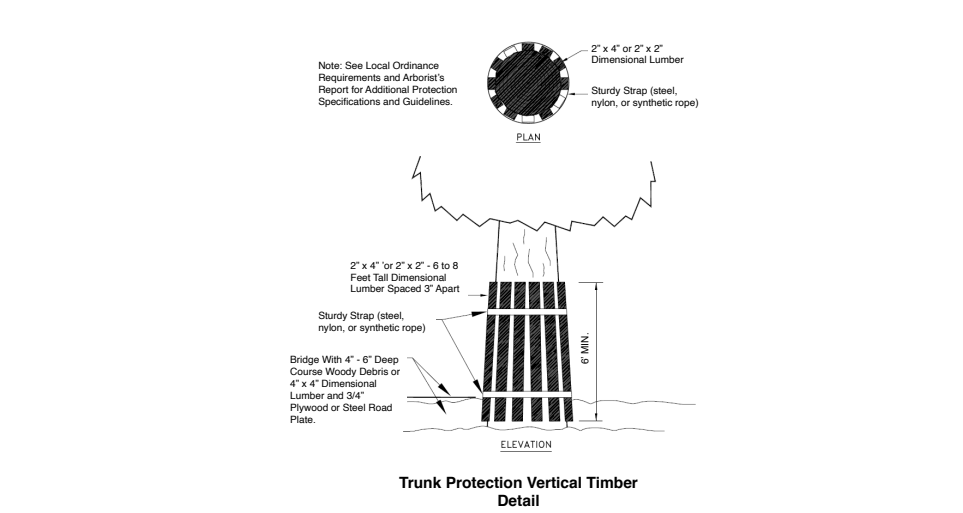
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Appendix D: Tree Protection Guidelines

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



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



D3: Section 29.10.1005 - Protection of Trees During Construction

- Tree Protection Zones and Fence Specifications
1. Size and materials: Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than two-foot spacing.

All persons, shall comply with the following precautions

- 1. Prior to the commencement of construction, install the fence at the drip-line, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which would be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ.

Prohibited Activities

- The following are prohibited activities within the TPZ:
• Grade changes (e.g. soil cuts, fills);
• Trenches;
• Root cuts;
• Pedestrian and equipment traffic that could compact the soil or physically damage roots;

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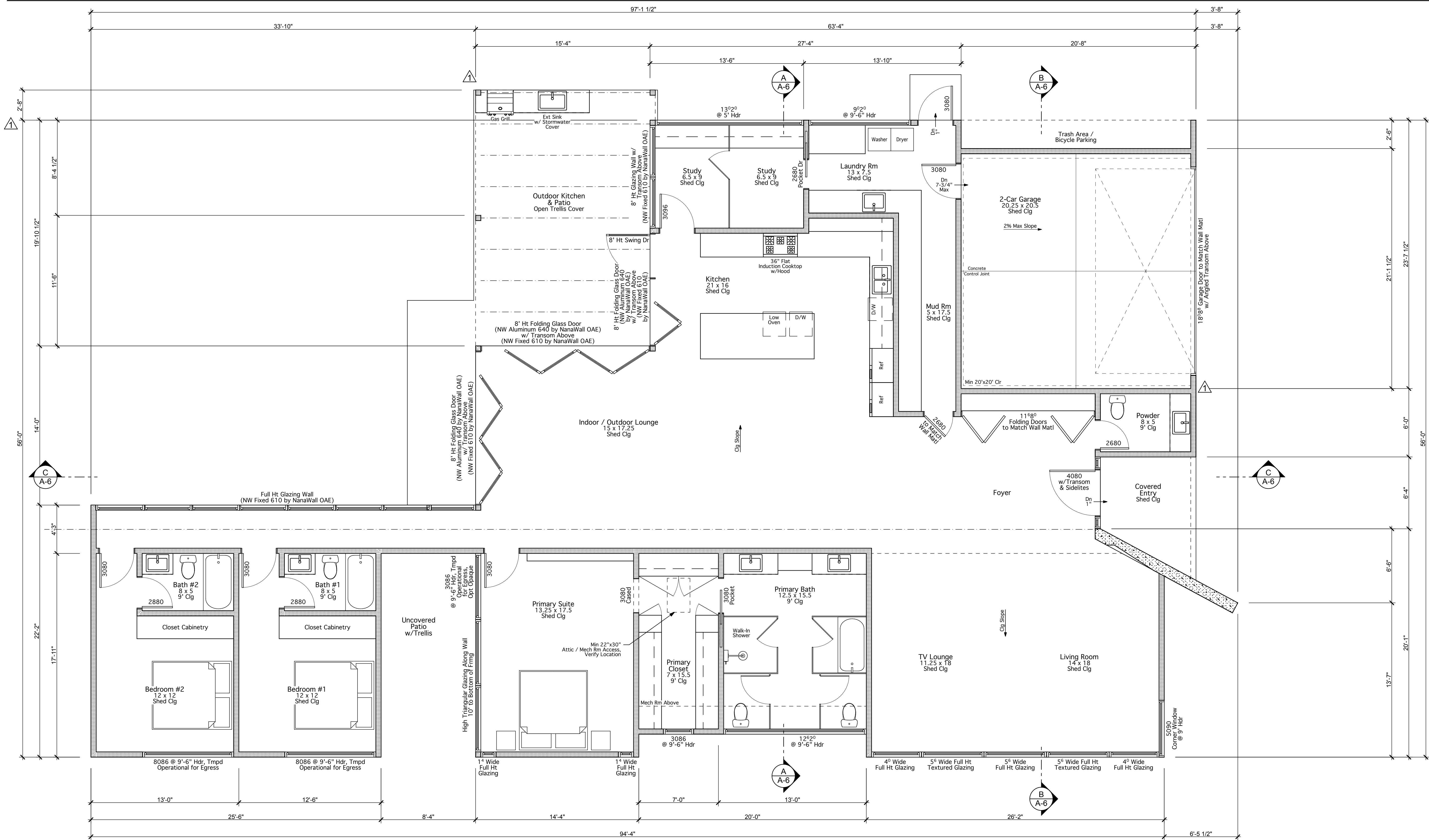
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Chirco Dr Residence Custom One-Story Home 16724 Chirco Dr Los Gatos, CA 95032

Print Date: 02/24/2026 Project: #25011 Scale: N/A Drawn by: RTP

Sheet Title: ARBORIST REPORT

L0.2



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Rev. Description Date:

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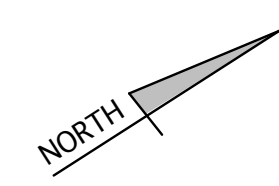
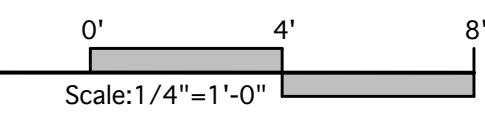
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**FLOOR PLAN**

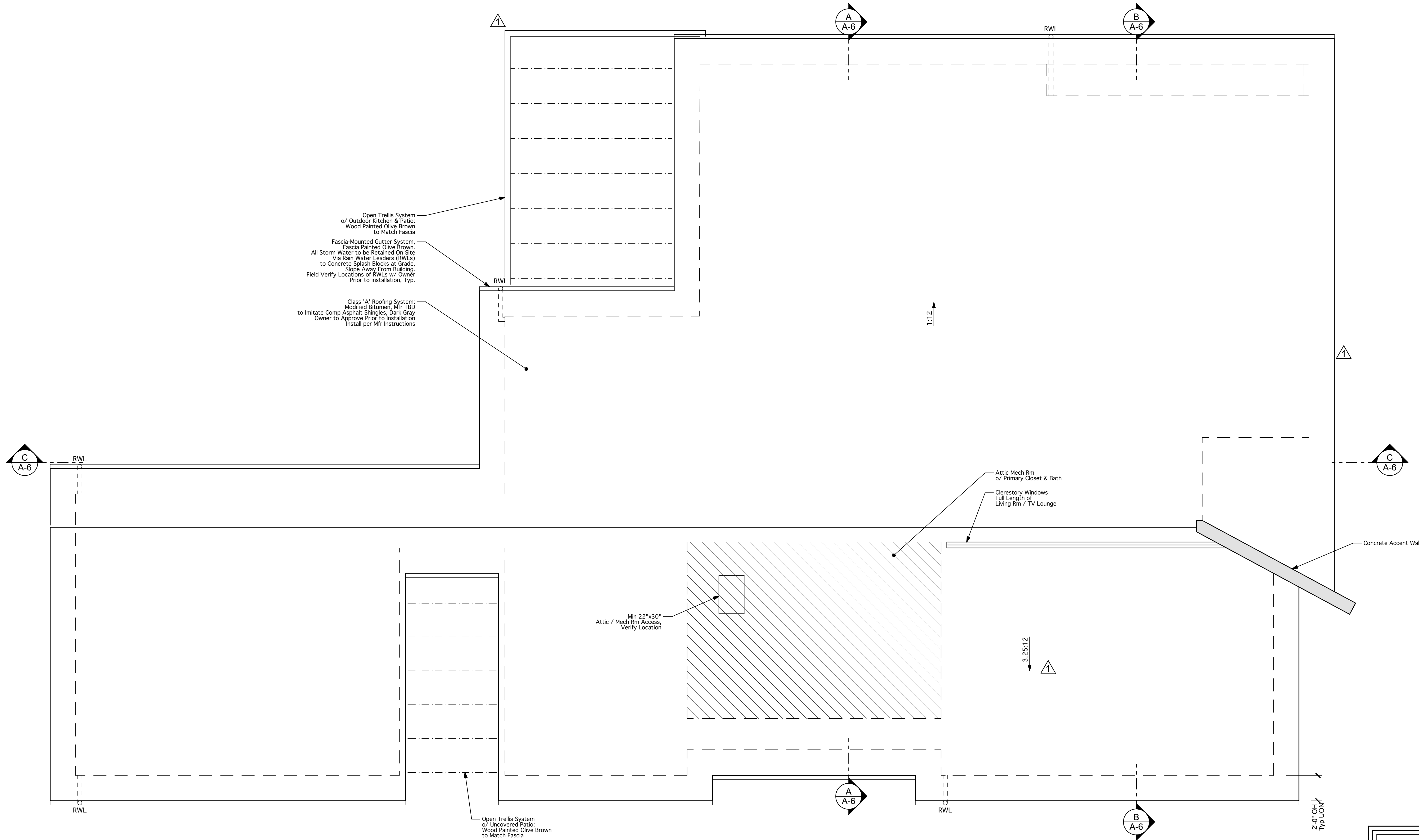
**A-3**

**PROPOSED FLOOR PLAN**

(N) Main Level	3,196 Sq Ft
<b>Total Living Area</b>	<b>3,196 Sq Ft</b>
+ Covered Entry	74 Sq Ft
Enclosed on 3 Sides	
+ Trash Area / Bicycle Parking	52 Sq Ft
Enclosed on 3 Sides	
<b>Total Floor Area</b>	<b>3,322 Sq Ft @ 27.7%</b>
<b>Allowable Floor Area</b>	<b>3,484 Sq Ft @ 29.0%</b>
+ (N) Attached 2-Car Garage	445 Sq Ft
<b>Allowable Garage Area</b>	<b>961 Sq Ft @ 8.0%</b>



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Open Trellis System  
or Outdoor Kitchen & Patio:  
Wood Painted Olive Brown  
to Match Fascia

Fascia-Mounted Gutter System,  
Fascia Painted Olive Brown.  
All Storm Water to be Retained On Site  
(Via Rain Water Loaders (RWLs)  
to Concrete Splash Blocks at Grade,  
Slope Away From Building.  
Field Verify Locations of RWLs w/ Owner  
Prior to Installation, Typ.

Class 'A' Roofing System:  
Modified Bitumen, Mfr TBD  
to Imitate Comp Asphalt Shingles, Dark Gray  
Owner to Approve Prior to Installation.  
Install per Mfr Instructions

Attic / Mech Rm Access,  
Verify Location

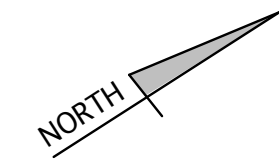
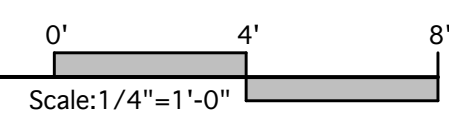
Open Trellis System  
or Uncovered Patio:  
Wood Painted Olive Brown  
to Match Fascia

Attic Mech Rm  
or Primary Closet & Bath

Clerestory Windows  
Full Length of  
Living Rm / TV Lounge

Concrete Accent Wall

ROOF PLAN



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Sheet Title:

ROOF PLAN

**A-4**

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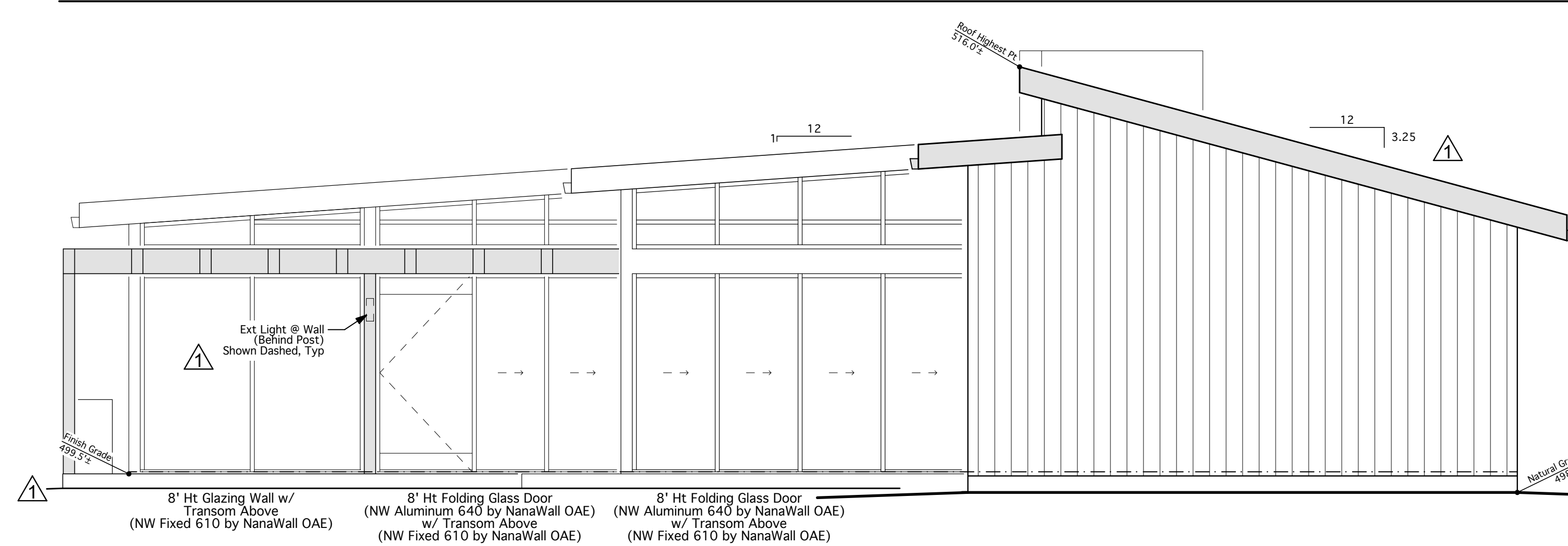
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1	Tech Review Resubmittal (S-25-002)	12/09/2025	
	Architecture & Site Application Submittal	12/20/2024	

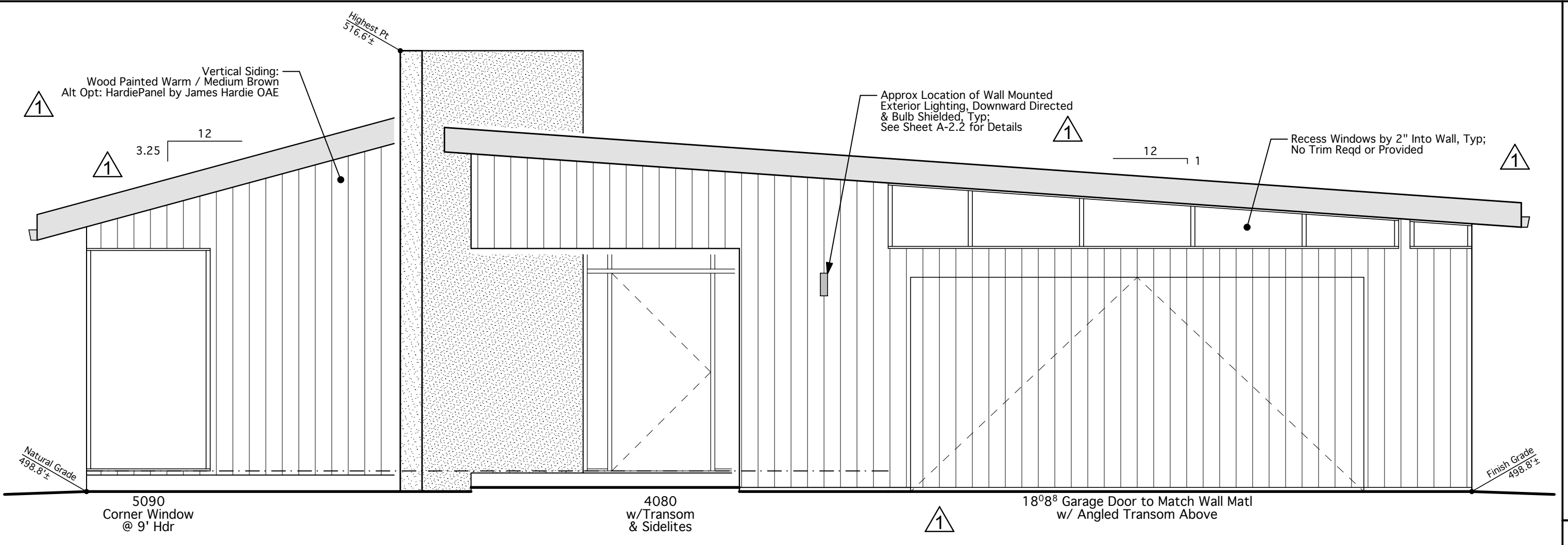
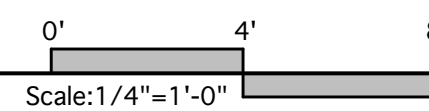
Project

**Chirco Dr Residence**  
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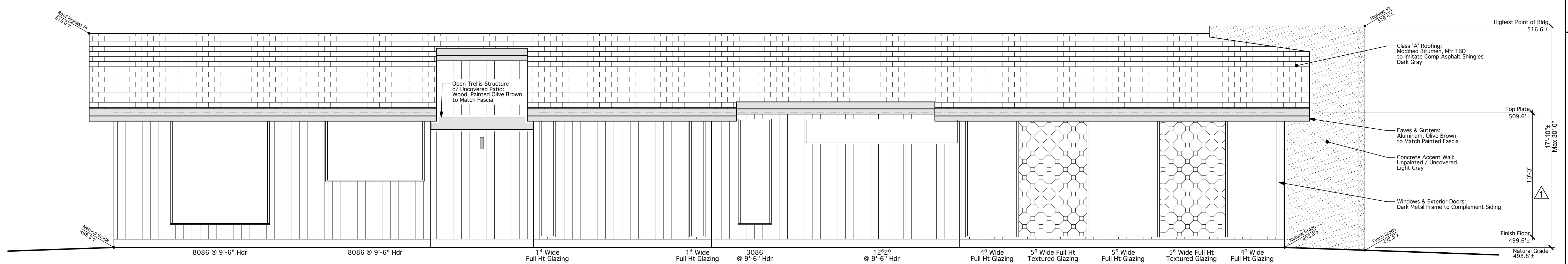
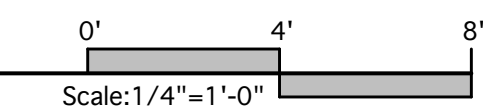
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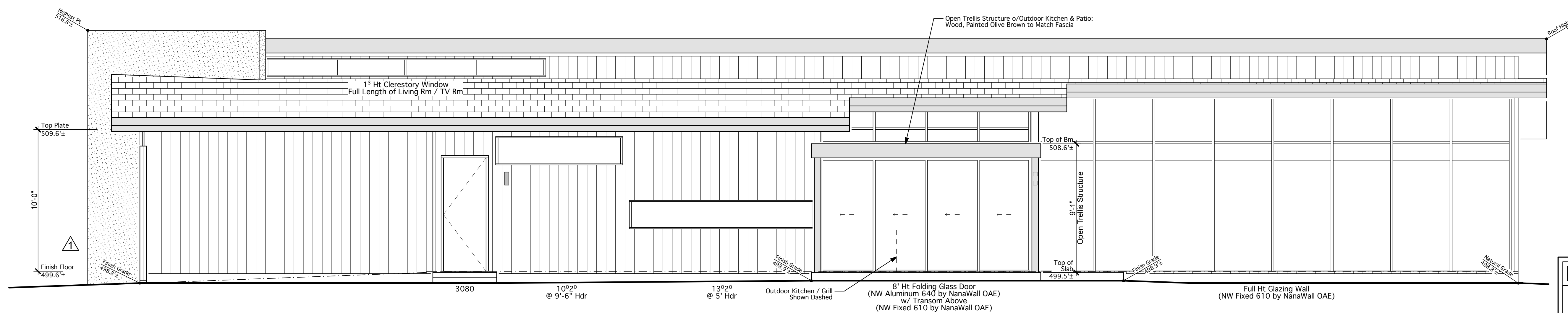
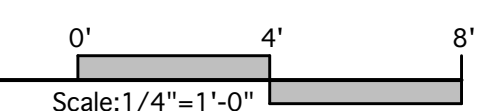
REAR (SOUTHWEST) ELEVATION



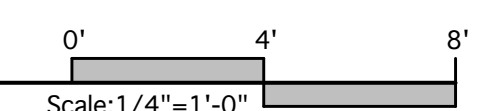
FRONT (NORTHEAST) ELEVATION



LEFT SIDE (SOUTHEAST) ELEVATION



RIGHT SIDE (NORTHWEST) ELEVATION



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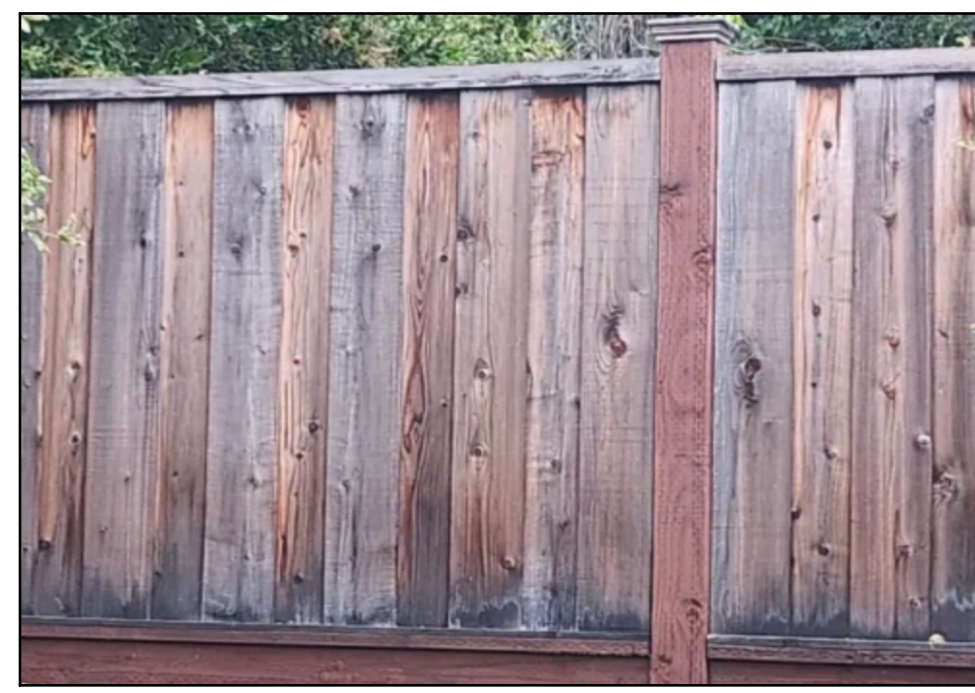
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Sheet Title:

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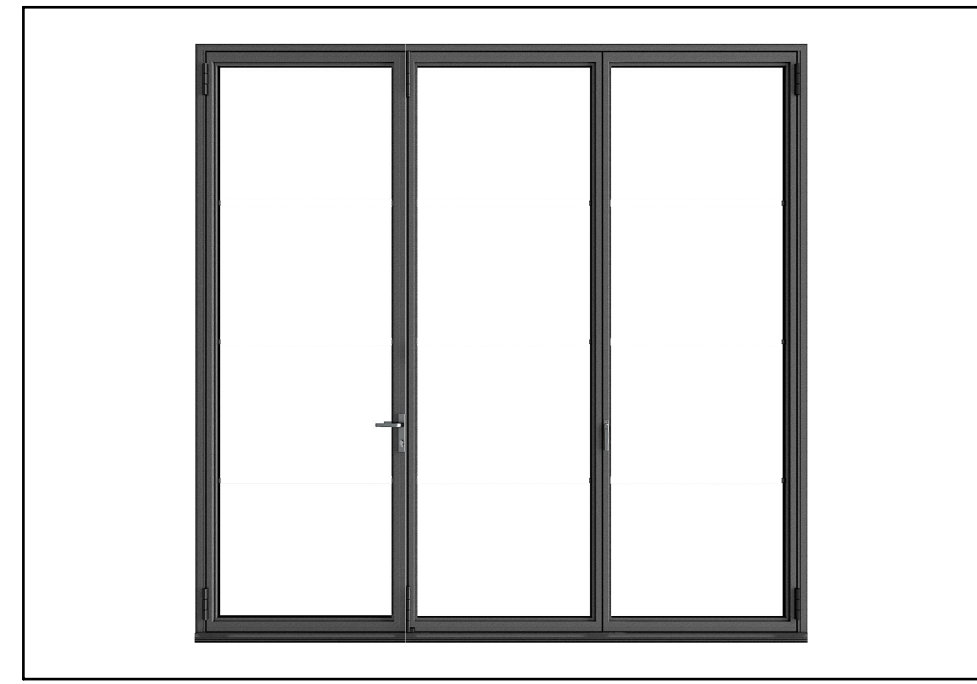
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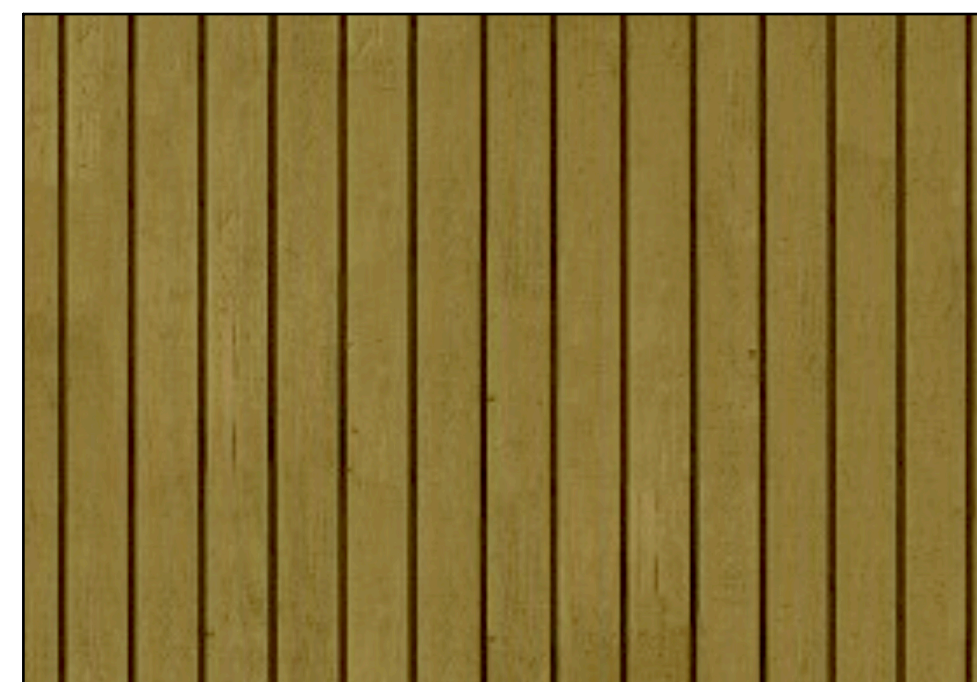
Exterior Fencing:  
6' Ht Wood Fence to Match Existing, Typ



Class 'A' Roofing:  
Modified Bitumen, Mfr TBD  
to Imitate Composite Asphalt Shingles  
Dark Gray



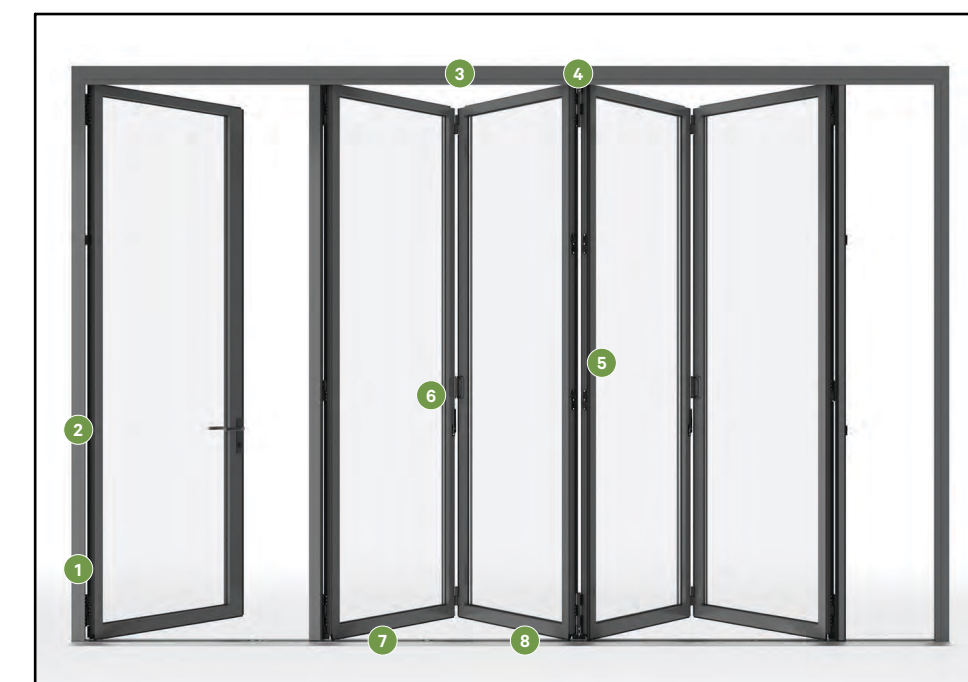
Windows & Exterior Doors:  
Dark Metal Frame to Complement Siding



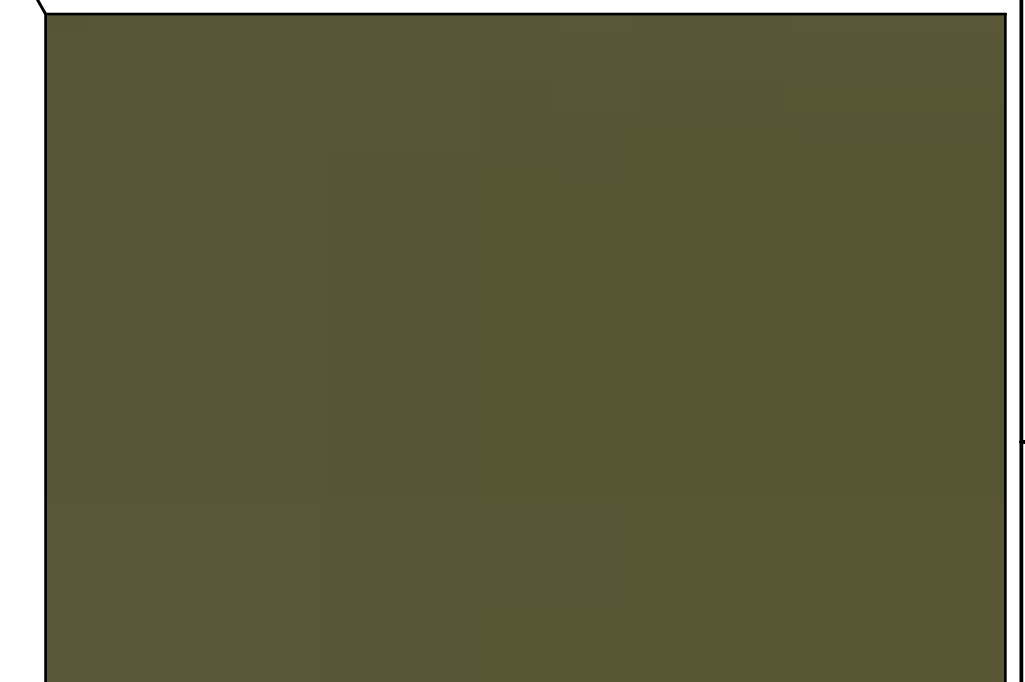
Vertical Siding:  
Wood Painted Warm / Medium Brown  
Alt Opt: HardiePanel by James Hardie OAE



Concrete Accent Wall:  
Unpainted / Uncovered  
Light Gray



Folding Glass Doors (@ Rear):  
NW Aluminum 640 by NanaWall OAE  
Dark Metal Frame to Complement Siding



Eaves, Fascia, & Open Trellis Structures:  
Wood Painted Olive Brown  
Gutters:  
Aluminum, Olive Brown to Match Fascia

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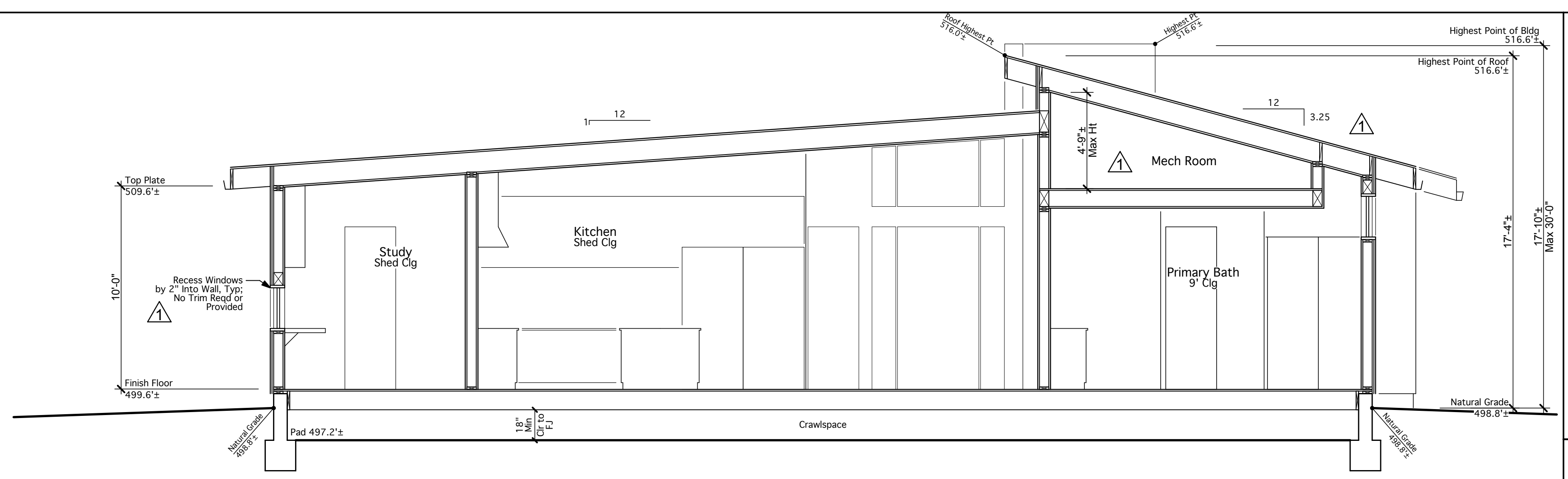
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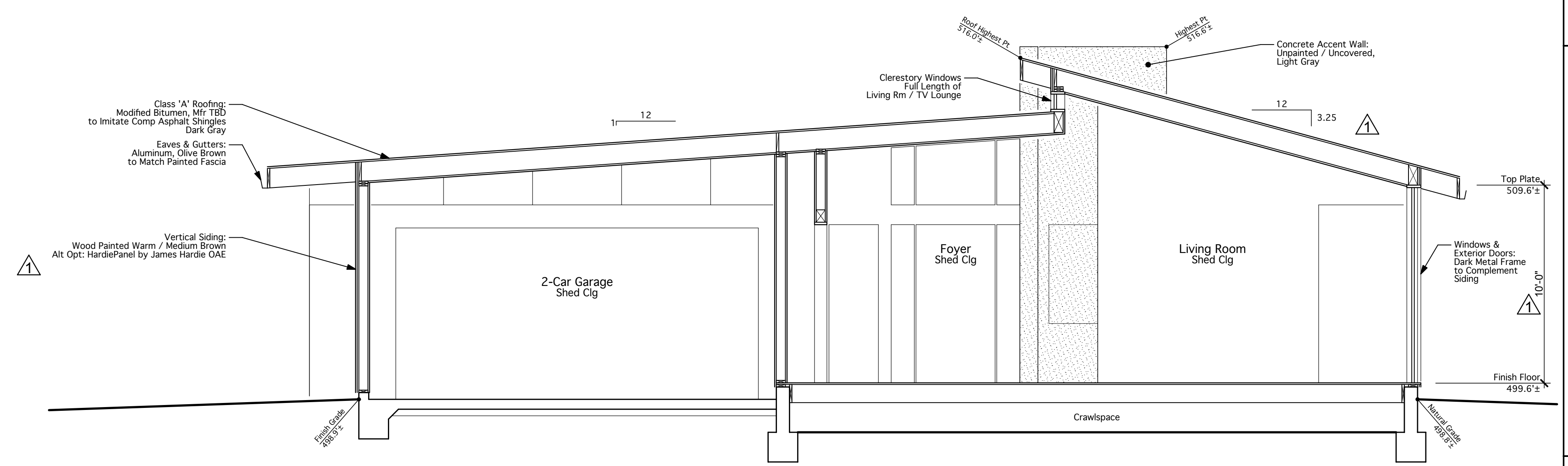
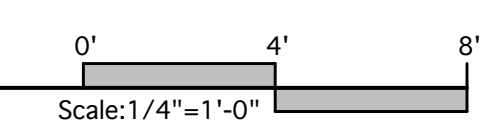
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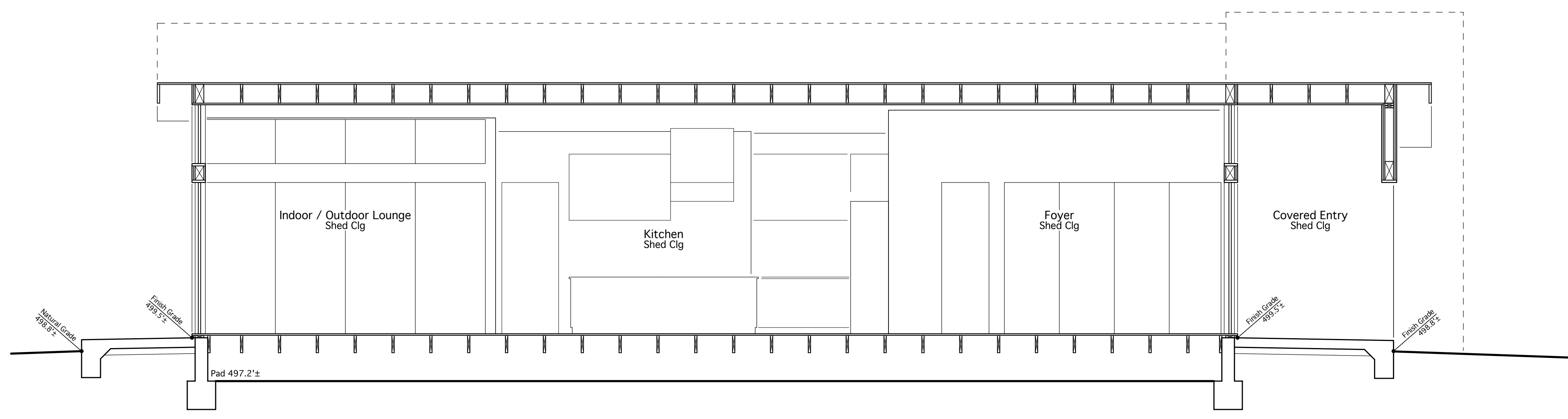
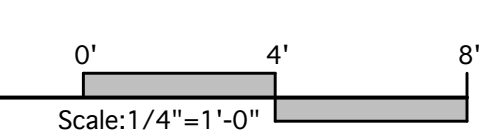
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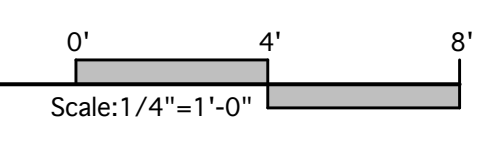
CROSS SECTION A-A



CROSS SECTION B-B



CROSS SECTION C-C



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**CROSS SECTIONS A-A & B-B**

**A-6**