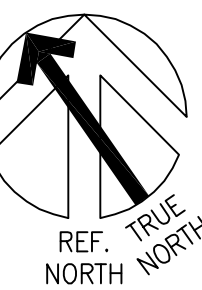
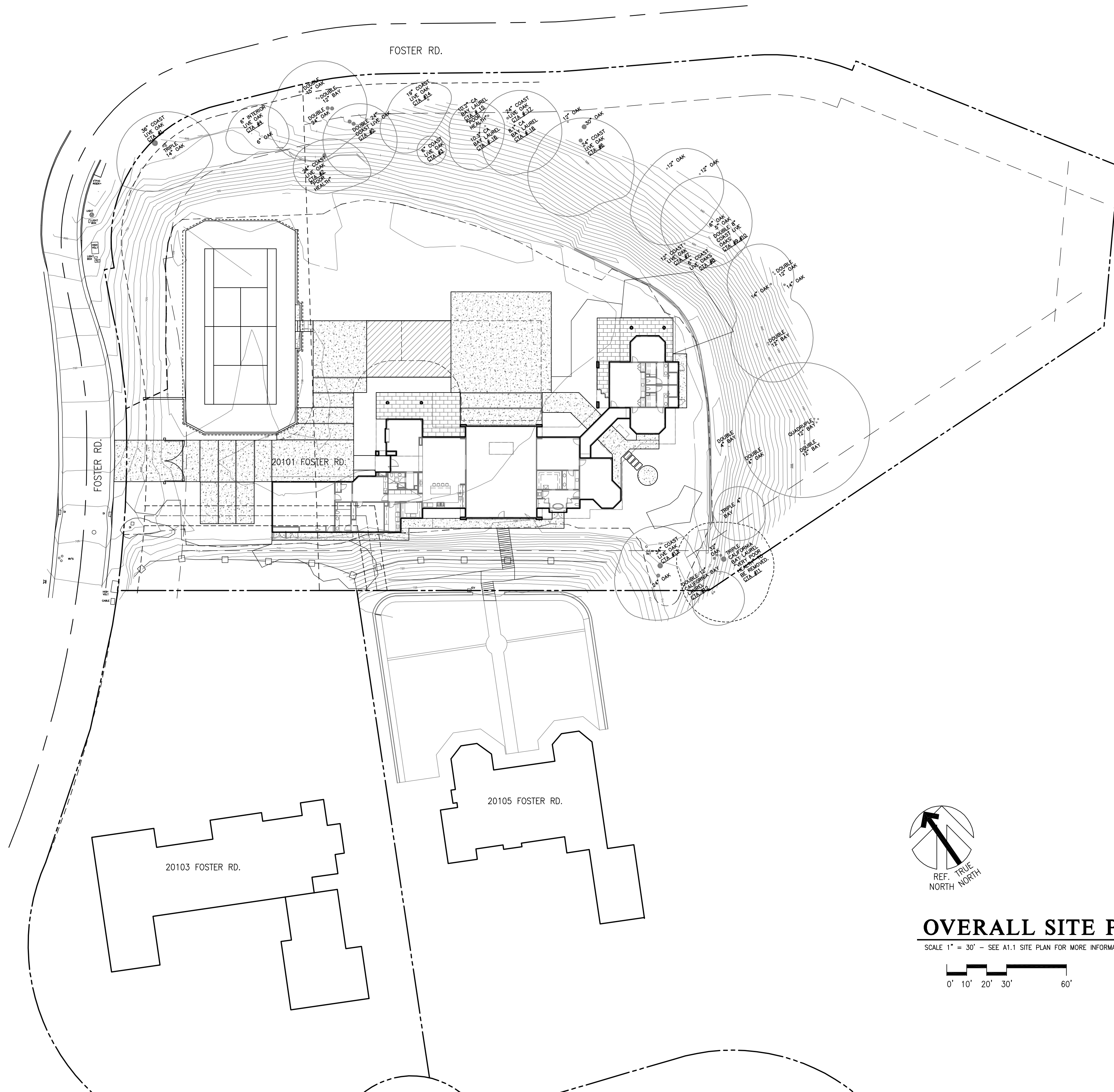


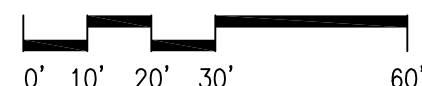
HSING RESIDENCE

20101 FOSTER ROAD
LOS GATOS, CA 95030
APN: 537-33-001



OVERALL SITE PLAN

SCALE 1" = 30' - SEE A1.1 SITE PLAN FOR MORE INFORMATION



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ARCHITECTURAL

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A-1.2 AREA CALCULATIONS
A-1.3 LOT COVERAGE CALCULATIONS
A-1.4 EXTERIOR LIGHTING PLAN
A-1.5 ARBORIST REPORT
A-1.6 ARBORIST REPORT
A-1.7 FLOOR PLAN
A-3.1 SECTIONS
A-3.2 SECTIONS
A-3.3 SECTIONS
A-4.1 ELEVATIONS
A-5.1 ROOF PLAN

LANDSCAPE

L-1 LANDSCAPE PLAN

TOPOGRAPHIC SURVEY

1 TOPOGRAPHIC MAP

CIVIL

C-0 PROJECT INFO, NOTES & LEGEND
C-1 SITE GRADING PLAN
C-2 SITE GRADING SECTIONS
C-3.1 SITE DRAINAGE PLAN-SUBSURFACE
C-3.2 SITE DRAINAGE PLAN-RAT SLAB
C-3.3 SITE DRAINAGE PLAN-GROUND SURFACE
C-3.4 SITE DRAINAGE PLAN-ROOF
C-4.1 DRAINAGE DETAILS
C-4.2 DRAINAGE DETAILS
C-5 SITE EROSION CONTROL PLAN
C-6 SITE EROSION CONTROL NOTES
CONSTRUCTION BEST MGMT PRACTICES

PROJECT INFORMATION

OWNER: MICHAEL HSING
ADDRESS: 20101 FOSTER ROAD
LOS GATOS, CA 95030
ZONING: HR
CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED
ASSESSORS PARCEL NUMBER: 537-33-001
CONTACT PERSON: LOUIE LEU ARCHITECT
408-399-2222
louie@louieleuarch.com

PROJECT DESCRIPTION

NEW 1-STORY HOME WITH APPROXIMATELY 5,600 SQUARE FEET OF LIVING SPACE, ATTACHED GARAGE, ATTACHED ADU AND TENNIS COURT.

PROJECT DATA

OWNER: MICHAEL HSING
ADDRESS: 20101 FOSTER ROAD, LOS GATOS, CA.
APN: 537-33-001
LOT SIZE: (GROSS): 2.56 ACRES / 111,513 S.F.
AVERAGE SLOPE > 30%
NET LOT SIZE: 80 X 2.56 ACRES = 1.54 ACRES / 66,908 S.F.
ZONING: HR 2 1/2

PROPOSED BUILDING

HOUSE:	5,595 S.F.
ATTACHED GARAGE:	394 S.F.
(794 S.F. - 400 S.F. OF GARAGE NOT COUNTED IN F.A.R.)	
HOUSE SUB TOTAL: (6,000 S.F. ALLOWED)	5,989 S.F.

ATTACHED ADU NOT INCLUDED IN THE APPLICATION, REQUIRES SEPARATE PERMIT: (1,200 S.F. ALLOWED)	1,195 S.F.
TOTAL BUILDING	7,184 S.F.

PROPOSED LOT COVERAGE: (SEE A1.3 LOT COVERAGE CALCULATIONS)

IMPERVIOUS AREA	
BUILDING FOOTPRINT 5,595 ± 794 GARAGE ± 1,195 ADU	7,584 SQ.FT.
TENNIS COURT - SYNTHETIC TURF	5,735 SQ.FT.
CONCRETE DRIVEWAY & WALKWAYS	11,227 SQ.FT.
TOTAL IMPERVIOUS AREA	24,546 SQ.FT.

POROUS AREA (OVER NON COMPACTED SUB-BASE)

POROUS PAVING PATIO (1,198 S.F. X .50)	599 SQ.FT.
TOTAL POROUS AREA	599 SQ.FT.

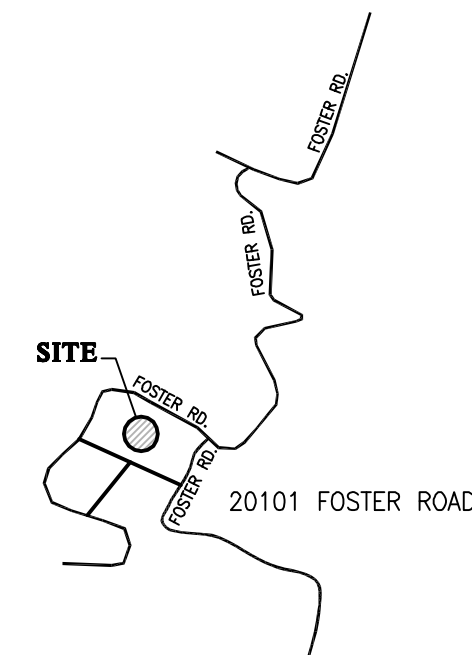
VEGETATIVE AREA

LAWN AREAS - IRRIGATED	0 SQ.FT.
LANDSCAPE AREA - IRRIGATED	12,985 SQ.FT.
MEADOW & NATURAL STATE - NON IRRIGATED	73,383 SQ.FT.
TOTAL VEGETATIVE AREA	86,368 SQ.FT.

BUILDING HEIGHT

FINISH FLOOR ELEVATION	709.0'
PLATE	720.0'
TOP OF BUILDING	726.0'
TOTAL BUILDING HEIGHT	17'-0"

VICINITY MAP



PROJECT DIRECTORY

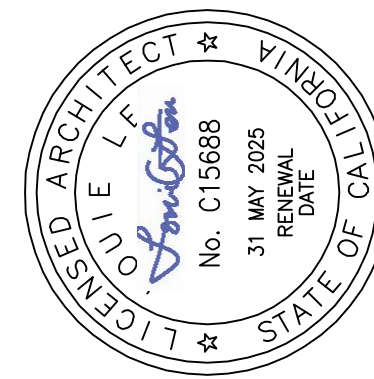
OWNER:
MICHAEL HSING
20105 FOSTER ROAD
LOS GATOS, CA 95030

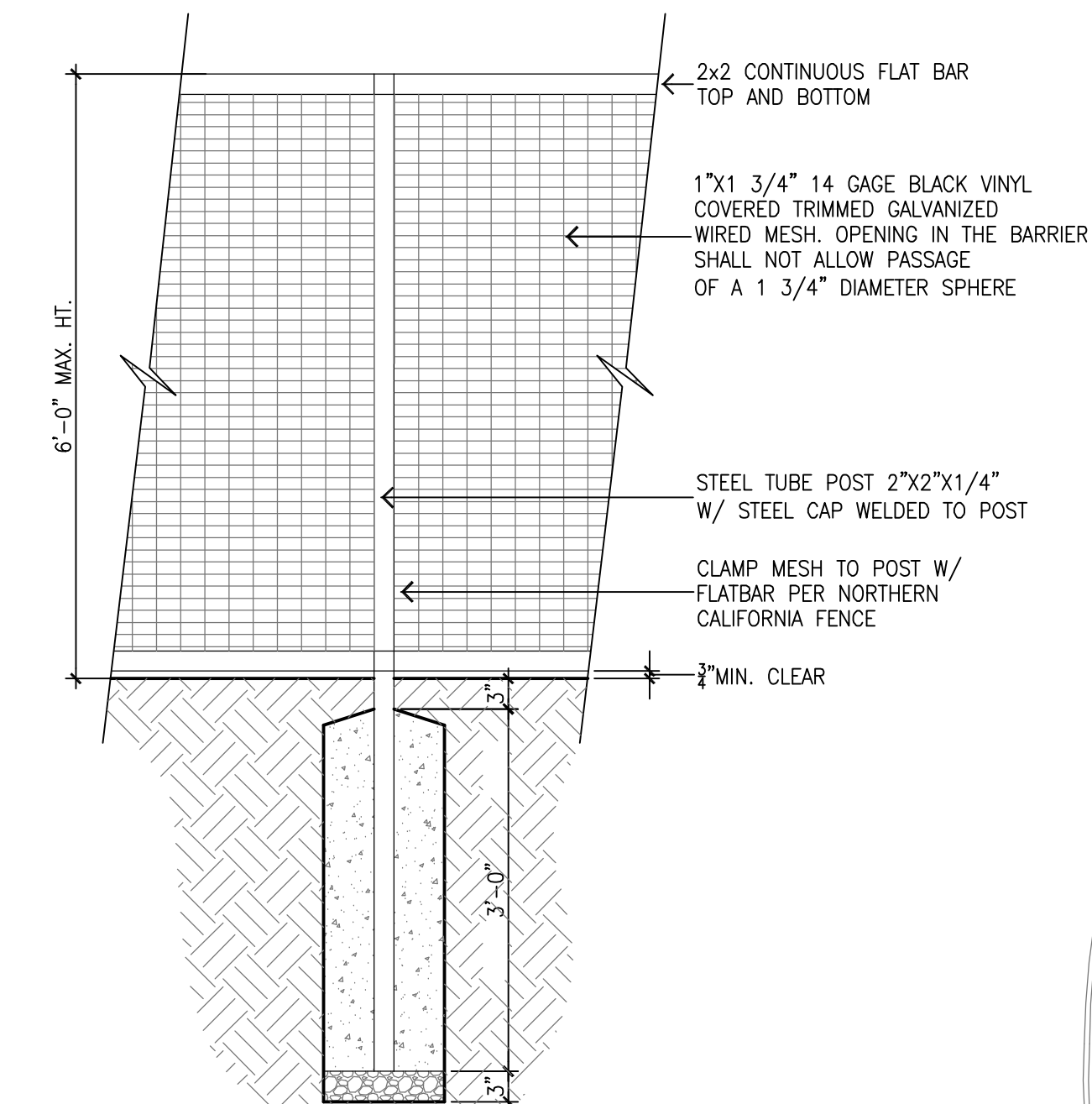
GEOTECH ENGINEER:
UPP GEOTECHNOLOGY
750 CAMDEN AVE. SUITE A
CAMPBELL, CA 95008
(408) 866-5436

ARCHITECT:
LOUIE LEU ARCHITECT, INC.
236 N. SANTA CRUZ AVENUE, SUITE 210
LOS GATOS, CA 95030
(408) 399-2222
louie@louieleuarch.com

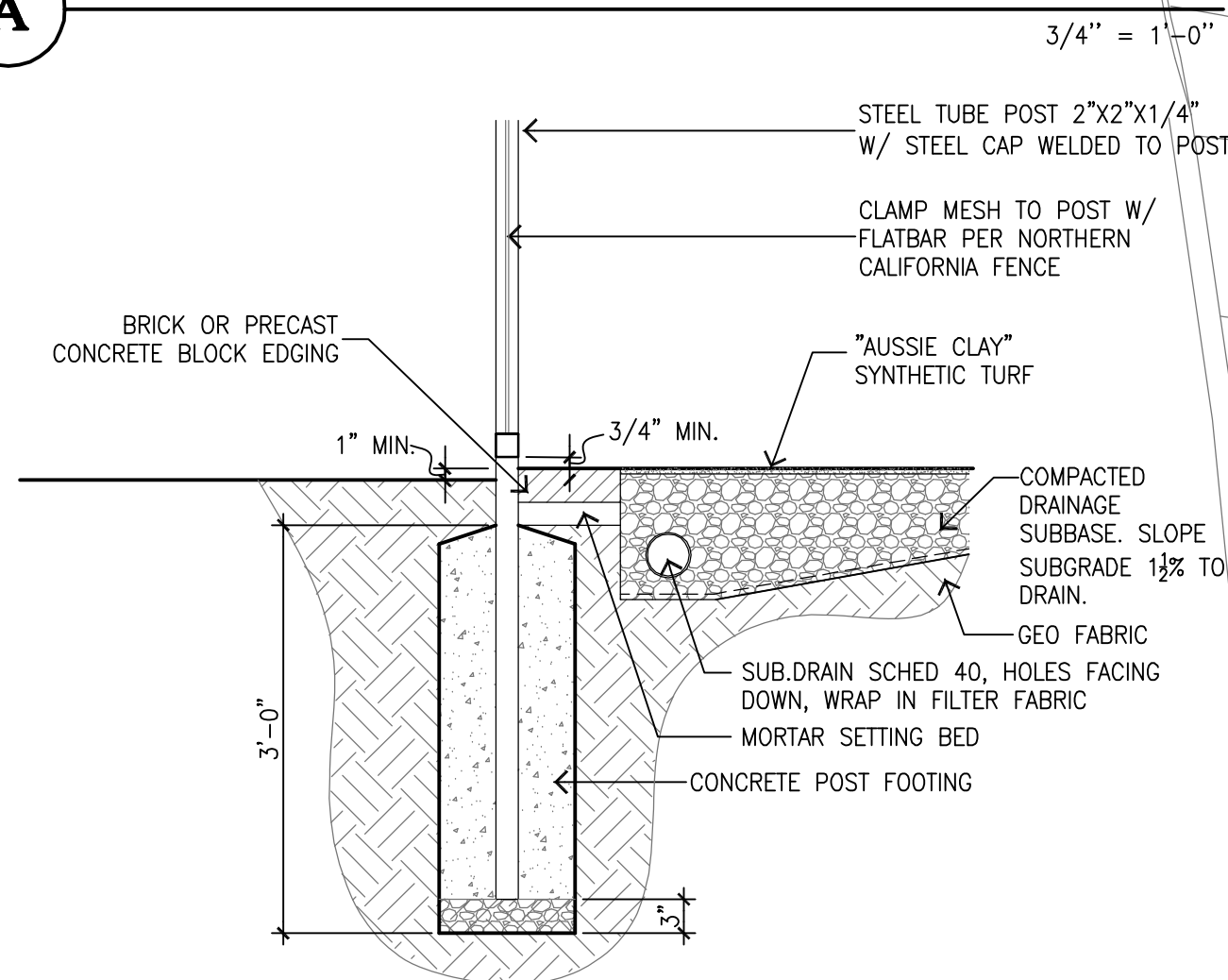
LAND SURVEYOR:
ALPHA LAND SURVEYS
4444 SCOTTS VALLEY DR #7
SCOTTS VALLEY, CA 95066
831-438-4453

CIVIL:
SILICON VALLEY CIVIL AND
STRUCTURAL ENGINEERS
30 UNION AVENUE, SUITE 200
CAMPBELL, CA 95008
(408)583-0323

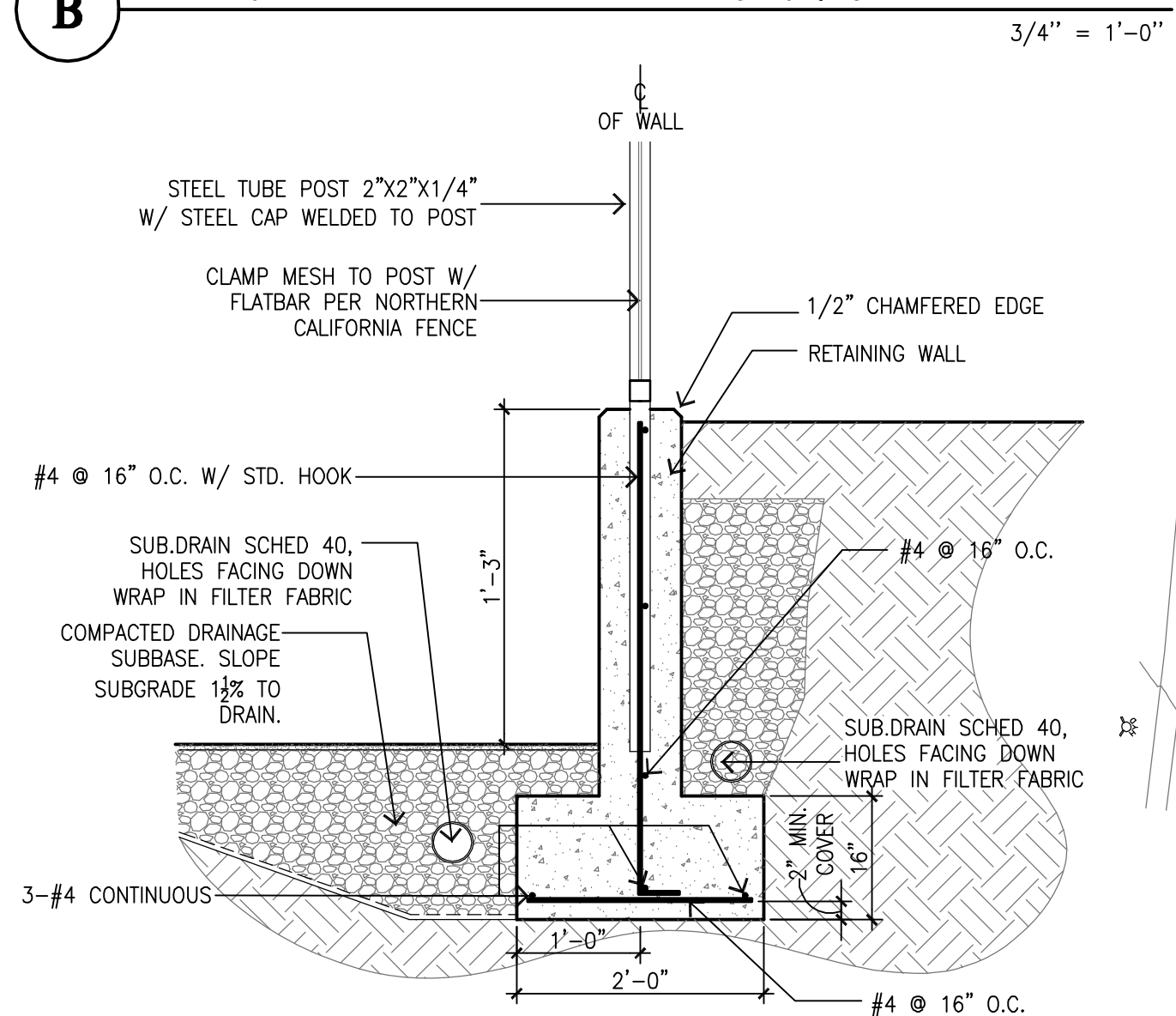




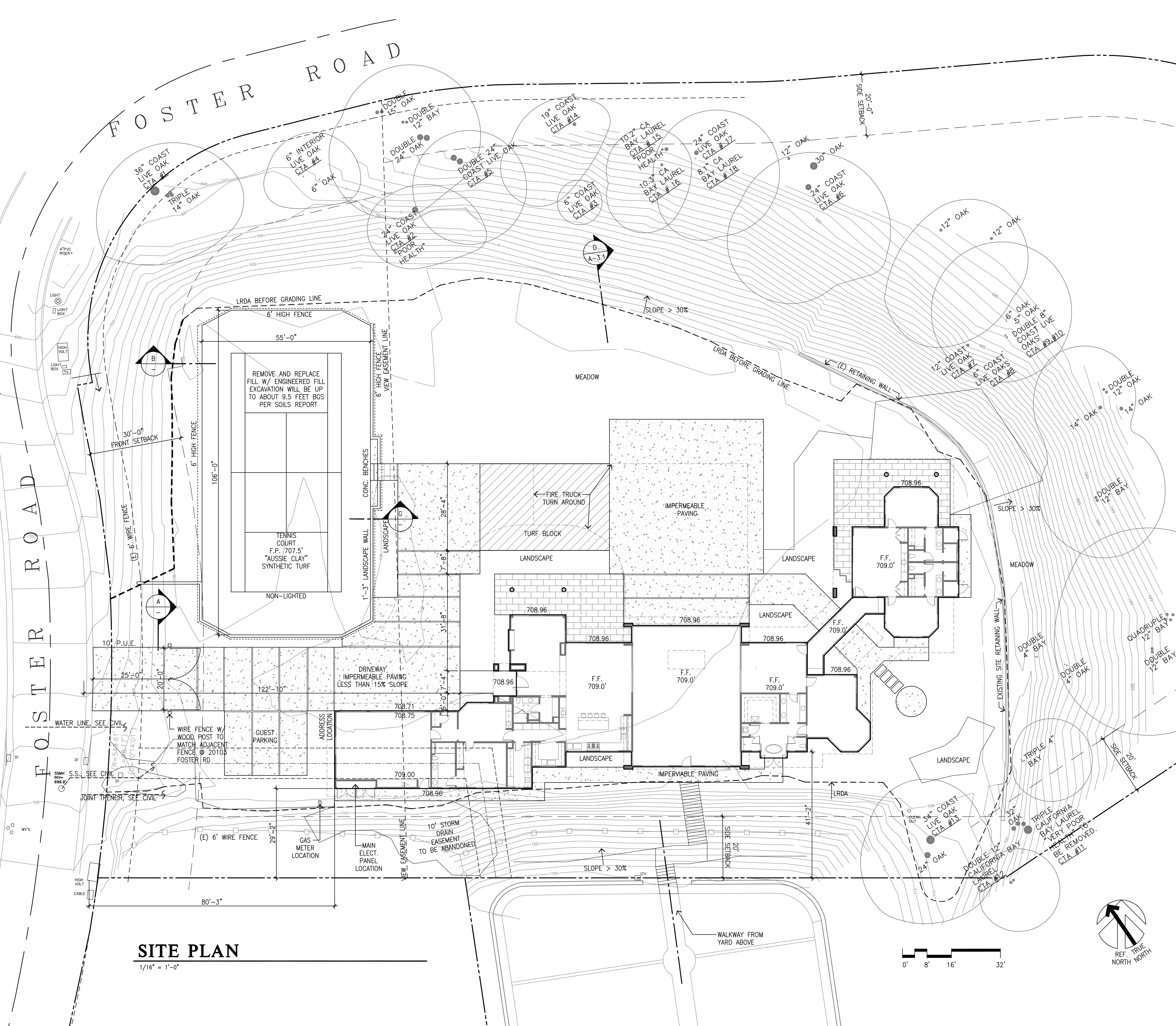
A FENCE DETAIL



B FENCE DETAIL @ TENNIS COURT

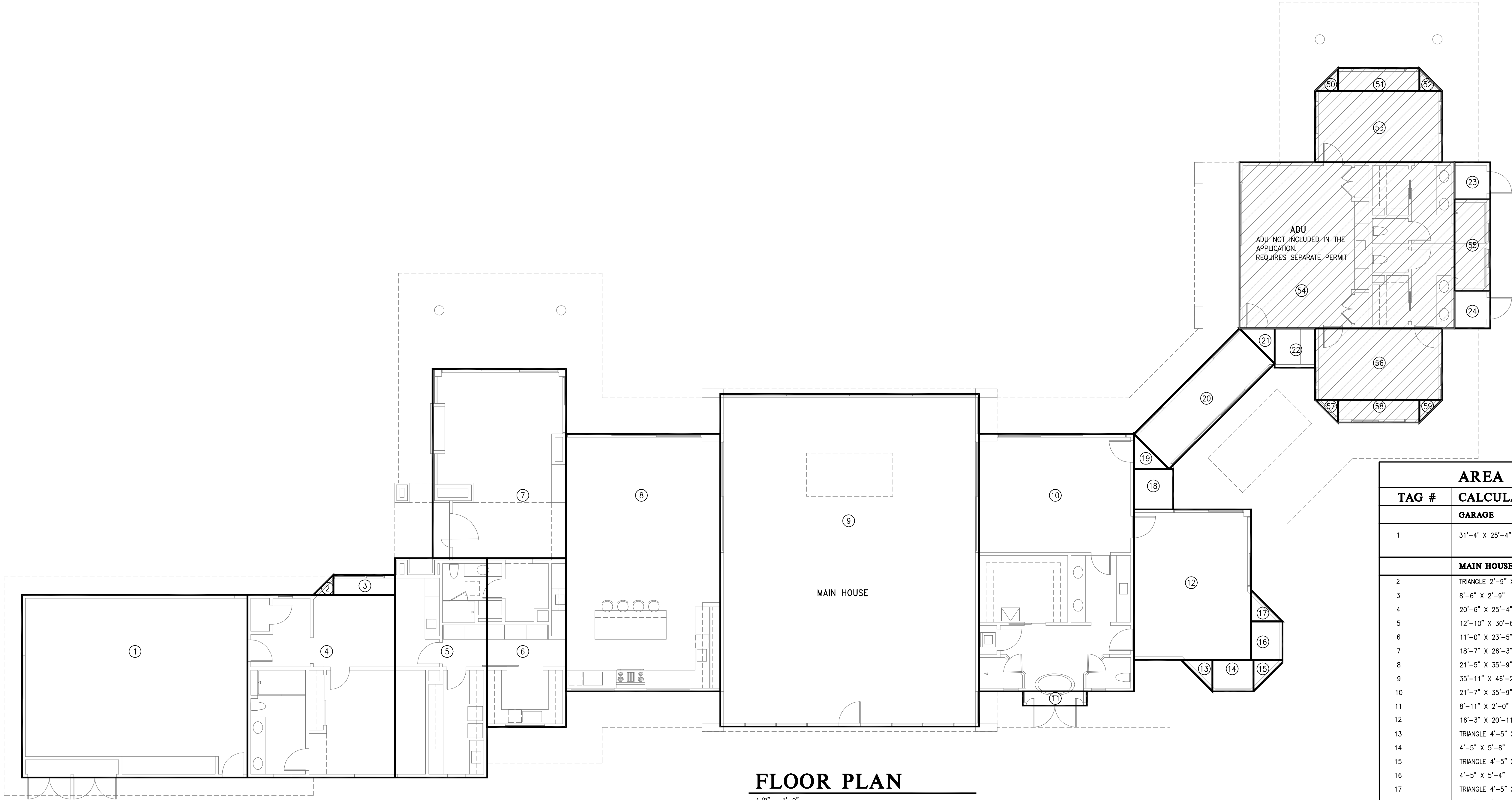


C DETAIL @ TENNIS COURT WALL



SITE PLAN

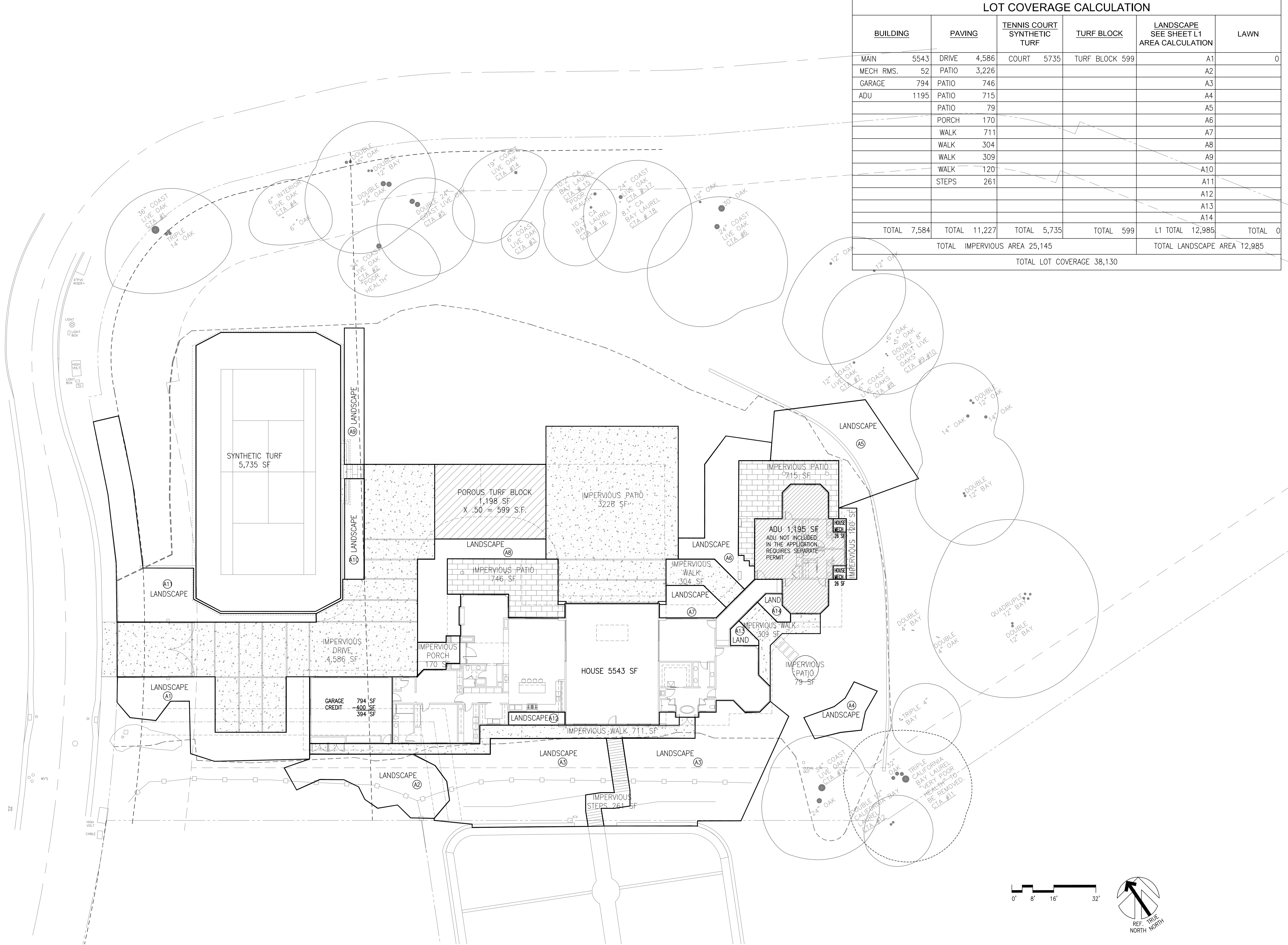
1/16" = 1'-0"



FLOOR PLAN

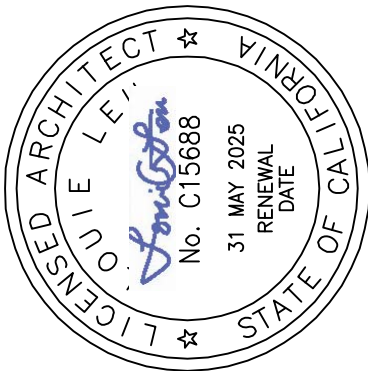
1/8" = 1'-0"

AREA CALCULATIONS		
TAG #	CALCULATION	AREA
GARAGE		
1	31'-4" X 25'-4"	794 SQ. FT.
MAIN HOUSE		
2	TRIANGLE 2'-9" X 2'-9"/2	4 SQ. FT.
3	8'-6" X 2'-9"	24 SQ. FT.
4	20'-6" X 25'-4"	519 SQ. FT.
5	12'-10" X 30'-6"	391 SQ. FT.
6	11'-0" X 23'-5"	257 SQ. FT.
7	18'-7" X 26'-3"	488 SQ. FT.
8	21'-5" X 35'-9"	766 SQ. FT.
9	35'-11" X 46'-2"	1659 SQ. FT.
10	21'-7" X 35'-9"	771 SQ. FT.
11	8'-11" X 2'-0"	18 SQ. FT.
12	16'-3" X 20'-11"	339 SQ. FT.
13	TRIANGLE 4'-5" X 4'-5"/2	10 SQ. FT.
14	4'-5" X 5'-8"	25 SQ. FT.
15	TRIANGLE 4'-5" X 4'-5"/2	10 SQ. FT.
16	4'-5" X 5'-4"	23 SQ. FT.
17	TRIANGLE 4'-5" X 4'-5"/2	10 SQ. FT.
18	5'-6" X 5'-7"	31 SQ. FT.
19	TRIANGLE 4'-10" X 4'-10"/2	12 SQ. FT.
20	6'-11" X 20'-8"	143 SQ. FT.
21	TRIANGLE 4'-10" X 4'-10"/2	12 SQ. FT.
22	5'-6" X 5'-7"	31 SQ. FT.
23	4'-11" X 5'-2"	26 SQ. FT.
24	4'-11" X 5'-2"	26 SQ. FT.
	TOTAL MAIN HOUSE	5,595 SQ. FT.
ADU		
50	TRIANGLE 3'-2"x 3'-2"/2	5 SQ. FT.
51	3'-2" X 11'-4"	36 SQ. FT.
52	TRIANGLE 3'-2"x 3'-2"/2	5 SQ. FT.
53	9'-11" X 17'-8"	175 SQ. FT.
54	23'-1" X 29'-10"	689 SQ. FT.
55	12'-9" X 5'-0"	64 SQ. FT.
56	9'-11" X 17'-8"	175 SQ. FT.
57	TRIANGLE 3'-2"x 3'-2"/2	5 SQ. FT.
58	3'-2" X 11'-4"	36 SQ. FT.
59	TRIANGLE 3'-2"x 3'-2"/2	5 SQ. FT.
	TOTAL ADU	1,195 SQ. FT.
	TOTAL GARAGE	794 SQ. FT.
	GARAGE EXCLUSION	-400 SQ. FT.
	TOTAL MAIN HOUSE	5,595 SQ. FT.
	TOTAL MAIN HOUSE + GARAGE	5,989 SQ. FT.
	MAXIMUM HOUSE FLOOR AREA ALLOWED	6,000 SQ. FT.
	TOTAL ADU	1,195 SQ. FT.
	MAXIMUM ADU FLOOR AREA ALLOWED	1,200 SQ. FT.



LOT COVERAGE CALCULATION											
BUILDING		PAVING		TENNIS COURT SYNTHETIC TURF		TURF BLOCK		LANDSCAPE SEE SHEET L1 AREA CALCULATION		LAWN	
MAIN	5543	DRIVE	4,586	COURT	5735	TURF BLOCK	599		A1		0
MECH RMS.	52	PATIO	3,226						A2		
GARAGE	794	PATIO	746						A3		
ADU	1195	PATIO	715						A4		
		PATIO	79						A5		
		PORCH	170						A6		
		WALK	711						A7		
		WALK	304						A8		
		WALK	309						A9		
		WALK	120						A10		
		STEPS	261						A11		
									A12		
									A13		
									A14		
TOTAL 7,584		TOTAL 11,227		TOTAL 5,735		TOTAL 599		L1 TOTAL 12,985		TOTAL 0	
TOTAL IMPERVIOUS AREA 25,145								TOTAL LANDSCAPE AREA 12,985			
TOTAL LOT COVERAGE 38,130											

LOUIE LEU ARCHITECT INC



Project No: 22412

HSING RESIDENCE

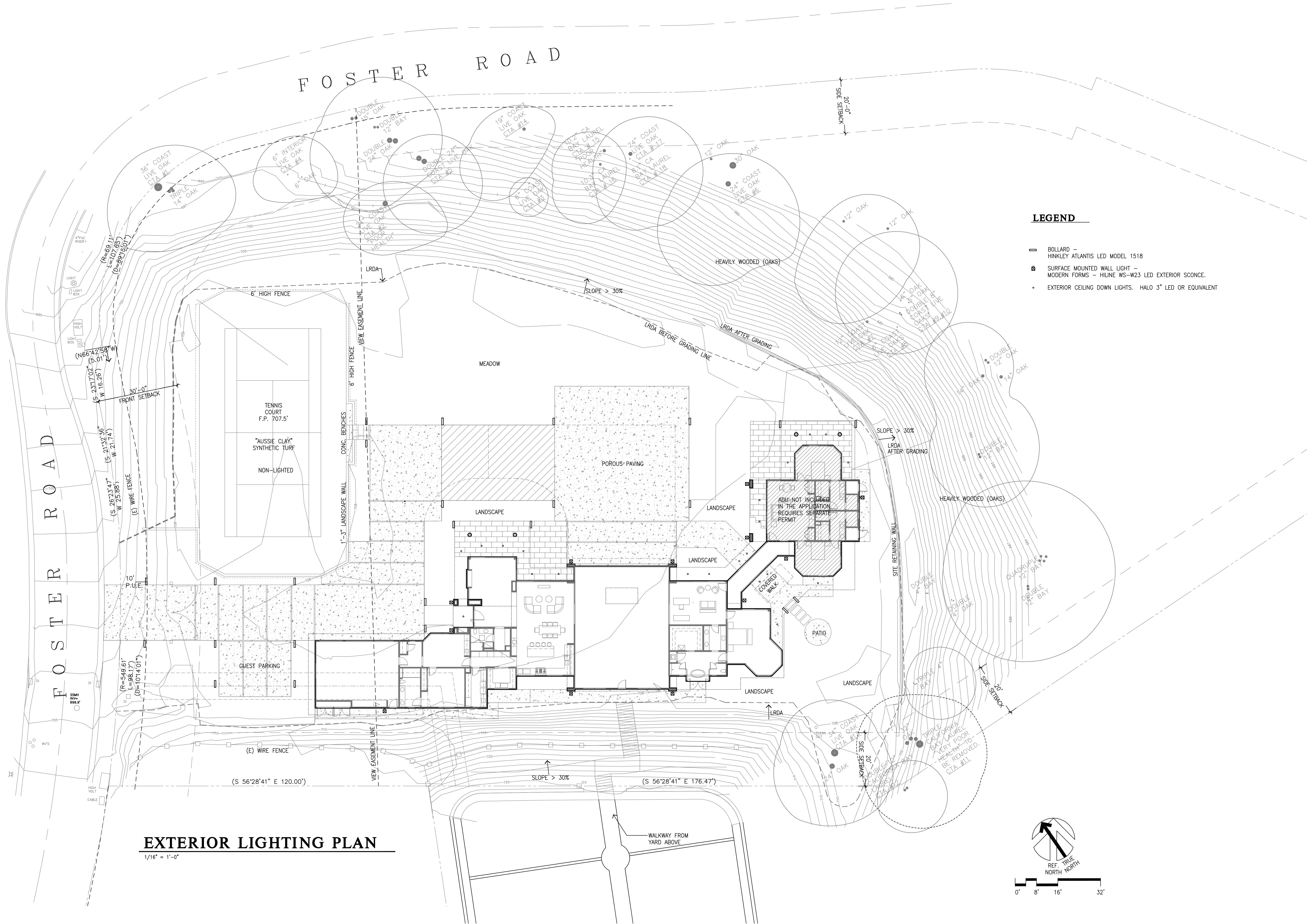
20101 FOSTER ROAD, LOS GATOS, CA 95030

LOT COVERAGE CALCULATIONS

Date/Revisions:
02-24-25 PLANNING SUBMITTAL

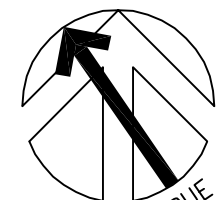
Sheet No:

A - 1.3



EXTERIOR LIGHTING PLAN

1/16" = 1'-0"



0' 8' 16' 32'

LEGEND

- BOLLARD - HINKLEY ATLANTIS LED MODEL 1518
- SURFACE MOUNTED WALL LIGHT - MODERN FORMS - HILINE WS-W23 LED EXTERIOR SCONCE.
- EXTERIOR CEILING DOWN LIGHTS. HALO 3" LED OR EQUIVALENT

HSING RESIDENCE

Project No: 22412

20101 FOSTER ROAD, LOS GATOS, CA 95030

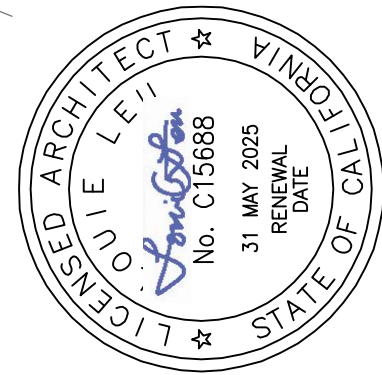
EXTERIOR LIGHTING PLAN

Date/Revisions:
02-24-25 PLANNING SUBMITAL

Sheet No:

A - 1.4

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LOUIE LEU ARCHITECT INC.

236 N. Santa Cruz Ave., Suite 210, Los Gatos, Ca 95030
Ph. (408) 399-2222 Fax (408) 399-2223 www.louieleuarch.com

SIGNATURE DATE: 02-24-25

Walter Levison
CONSULTING ARBORIST
ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist WVC-3172
cell (415) 203-0960 / dlewis@bigbigbl.net

Assessment of Thirteen (13) Protected-Size Trees at 20101 Foster Road, Los Gatos, California

Prepared for:
Ms. Erin Walters, Associate Planner
Town of Los Gatos Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Field Visit:
Walter Levison, Contract Town Arborist (CTA)
6/13/2017

Report by CTA
Version: 6/19/2017

Site Address: 20101 Foster Road, Los Gatos, CA
Registered Member, American Society of Consulting Arborists and Member of the International Society of Arboriculture
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Line Number	Tree Tag Number	Common Name	Large Protected Tree (LPT)?	Appraised Value	Site plan changes or restrictions required to reduce impacts to "less than significant"	Replacement Rate Per Canopy Lost	Replacement Size Tree
12	12	California bay laurel	-----	\$910.	No plan changes required, other than erecting chain link fencing as a root protection zone to block off the entire south corner of the project site to exclude all access by construction personnel.	2	24" box
13	13	Coast live oak	YES	\$27,700.	Erect chain link fencing as a root protection zone to block off the entire south corner of the project site to exclude all access by construction personnel. Note that this tree will require extensive root crown excavation by an ISA-Certified Arborist using small hand tools, out to at least three (3) feet radius from the trunk edges in all directions. The depth of fill soil covering the root flares as of today is not known.	6	24" box

2017 Town of Los Gatos In-lieu fee equivalent = \$250 per each required 24" box mitigation tree planting not installed on the site.

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2.0 Assignment & Background

Walter Levison, Contract Town Arborist (CTA) was directed to tag and assess all Protected-Size (6 inch diameter and greater) trees both on the property proposed for site plan work and (in some cases) adjacent to the site plan area within 10 linear feet of property lines, when proposed work is to occur within approximately 25 to 25 feet of the tree(s).

Note that "exception" trees not protected under the current Town tree ordinance (e.g. fruit and nut trees <18 inches diameter, and Tamar, blue gum, and gum, blackwood, sycamores, tulip tree, tree of heaven, palms (except Phoenix carolinensis), and privet <24 inches diameter, etc.) were tagged or assessed by the CTA.

"Large protected tree" (LPT) as noted in the tree table below in this report means any oak (Quercus), California buckeye (Aesculus californica), or Pacific madrone (Arbutus menziesii) which has a 24 inch or greater diameter (75 inches circumference), or any other species of tree with a 48 inch or greater diameter (153 inches circumference). Trunk measurement in the case of a multiple stem tree is the sum of all main stem diameters.

The author tagged the study trees at eye level using racetrack shaped aluminum nail numbering "1" through "13". Trees included in this initial study are those specimens with tree trunks approximately 20 feet from slumping fill soil that was graded in 2016, and trees with canopy dripelines within approximately 20 feet of proposed new site plan related work.

3.0 Tree Location & Protection Fence Map

The CTA mapped up the applicant's landscape plan sheet L-1 (not dated) referred to by Ms. Erin Walters, Associate Planner, Town of Los Gatos, California. The tree trunk plot dot locations indicated by the CTA are rough approximate only, and are not considered accurate. Town Staff will need to have the applicant accurately plot the tree trunk locations on the residential site plan sheets for more accurate analysis of proposed project impacts to trees.

The plan sheets will indicate the CTA's suggested chain link root protection fence locations, based on available open soil root zone areas that are probable (assuming the scope of site plan work will occur as currently proposed).

Clouding around the trees indicates the CTA's approximation of actual canopy dripeline dimensions to scale as they appear today.

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v. Security Bond:

It is suggested that Town Staff condition this project on receiving security bond monetary funds from the applicant in the amount of **\$25,000**, as a hedge against potential decline or death of one or more of the survey trees to remain in close proximity to the proposed site plan project. Staff may choose to reduce this fee to a lesser amount. Actual appraised value of the trees being retained at this site (not including tree #11) is approximately \$105,000.

vi. Alternative A-Pre-Construction Root Crown Excavation:

Retain an ISA-Certified Arborist to perform root crown excavation between the trunk edges of trees #1, 7, 8, 9, 10, 15, and approximately three lateral feet outward from the trunks. Tree #1 excavation will need to be much more significant than three feet in terms of excavation radius, to adequately achieve original grade around the tree.

Use small controlled hand tools such as hand axes and wheelbarrows to remove soil down to original grade elevation per the spec diagram at right.

If possible, some type of crane or other long arm machine should be parked up on the level pad, with the arm reaching over the retaining wall and down the slope to the excavation area so that personnel working on root crown excavation can "offload" the waste excavation soil by placing it in a receptacle hanging down from the crane (the new retaining wall built at the edge of the level pad is a physical barrier to root cut all access to the root crown excavation area).

Additionally, there are five to ten oaks that were not surveyed by the CTA in the "magenta zone" as shown on the CTA's tree map markup in this report south of tree #10 which require tree root crown excavation by hand.

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cell (415) 203-0960 / dlewis@bigbigbl.net

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Site Address: 20101 Foster Road, Los Gatos, CA
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cell (415) 203-0960 / dlewis@bigbigbl.net

1.0 (b) Summary of tree disposition and tree issues, based on the set of plans dated May 2017:

1. TREE PLOTTING:
The CTA was directed by Town Staff to assess recent 2016 grading work at this site, the extent of which was not completely authorized by the Town. The CTA plotted rough approximate locations (not accurate) of thirteen (13) trees on a proposed landscape plan sheet provided by the applicant. The trees are suggested to be accurately plotted by the applicant's team as part of their resubmittal to Town Staff.

2. DAMAGES & MITIGATION:
The CTA was directed by Town Staff to determine if damages to the thirteen survey trees occurred during 2016 grading activities. The damages determined to have occurred were related to loss to trees #7 and #11, and fill soil slumping over the trees' root crowns. In the area of trees #7, #8, #9, #10, and approximately five to ten additional non-surveyed oaks located south of tree #10 where soil apparently fowed downhill during intense rainstorms from the graded slope down into the oak forest. This zone of soil slumping extends possibly as much as 70 feet south of tree #10, and may be up to 50 feet wide or more.

It is not known if mitigation is possible in soil flow area, since the new retaining wall at the top of slope (i.e. at the level pad area) precludes access to the slope by machinery, and prevents use of hand tools such as wheelbarrows from being wheeled uphill to the pad during area removal activities. Suggested damage mitigation measures:

- Remove tree #11, and levy a fee in the amount of the pre-damage appraised value of the tree, or a fraction thereof, as noted above on page 4 of this report.
- Retain an ISA-Certified Arborist to perform hand tool root crown excavation of oaks #1, 7, 8, 9, 10, 13, and approximately five to ten additional oaks located south of tree #10 in the soil slumping area. If this work is deemed to be "non-feasible", then removal fees can be levied and the trees removed per the table in the recommendations section item #20 ("alternative B").
- Perform extensive multi-tiered slope stabilization along the area shown in magenta on the CTA's tree map markup below in this report in order to prevent continued downhill migration of unconsolidated fill soil pushed down over the east facing slope (methods and materials to be determined by Town Staff, the applicant's project engineer, etc. Actions may include installation of additional permanent wall systems).
- Erect chain link fencing as root protection zone fencing along the alignments shown as red dashed lines on the CTA's tree map markup in this report, to prevent further encroachments into the canopy dripelines of the thirteen trees during site plan development work.

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The magenta zone is an area where (graded slope soil) migrated downhill and forced over the root crowns of various oak trees. This area will require both extensive slope stabilization, arming, etc. plus extensive root crown excavation to remove the soil down to original soil grade elevations to prevent the trees from dying due to a smothered crown.

4.0 Town of Los Gatos - What Trees are Protected?

Per the most recent (2016) iteration of the Town of Los Gatos tree ordinance (Town Code Chapter 29 - Zoning Regulations, Article 1), the following regulations apply to all trees within the Town's jurisdiction (nondiscriminatory):

- All trees with at least a single mainstem measuring four (4) inches diameter or greater at 4.5 feet above grade are considered "Protected Trees" when removal relates to any development project.
- 12 inch diameter (18 inch maximum total) trees on developed residential property not currently subject to development removal.
- 8 inch diameter (8 inch maximum total) black oak (Quercus douglasii), black oak (Quercus kelloggii), California buckeye (Aesculus californica), and Pacific madrone (Arbutus menziesii) on developed residential lots not currently subject to development removal.
- 8 inch diameter (8 inch maximum total) trees on developed residential property not currently subject to development removal, on lots in the designated Hillside Area per the Official Town Map.
- All trees with a single mainstem or sum of mainstem diameter(s) totaling 48 inches diameter or greater at 4.5 feet above grade are considered "Large Protected Trees" (LPT).
- All oak species (Quercus sp.), California buckeye (Aesculus californica), and Pacific madrone (Arbutus menziesii) with one or more mainstems totaling 24 inches diameter or more at 4.5 feet above grade are considered "Large Protected Trees" (LPT).
- Section 29.10.0965. Prohibitions: A permit is required to prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting 25% or more of any Protected Tree (including below ground root system).
- Section 29.10.0965. Prohibitions: A permit is required to prune, trim, or cut any branch or root greater than four (4) inches in diameter of a Large Protected Tree (LPT).
- Section 29.10.0965. Prohibitions: A permit is required to conduct severe pruning on any protected tree. Severe pruning is defined in section 29.10.0955 as "topping or removal of foliage or significant scaffold limbs or large diameter branches as to cause permanent damage and/or displacement of a tree, and/or which does not meet specific pruning goals and objectives as set forth in 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)".
- Exceptions:

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vi. Alternative B: Fees for Removing Oaks #7, 8, 9, 10, & the "Magenta Zone" South of Tree #10:

One option suggested by the CTA would be to simply remove the five to ten additional non-surveyed oaks in the "magenta zone" if it is determined that root crown excavation at that area would be too difficult to perform (i.e. non-feasible). The value of these additional non-surveyed trees is estimated to be **\$19,000 to \$14,000**.

If trees #7, 8, 9, & 10 were to be removed, the removal fees would be per the above summary table in this report:

Tree #	Appraised Value	Canopy Replacement Value
7	\$1,670	\$1,000.
8	\$1,670	\$750.
9	\$1,670	\$750.
10	\$230.	\$500.

vii. A Note Regarding Landscape Plan Tree Values:

The applicant's landscape plan sheet L-1 version (no date) shows planned installation of thirteen (13) new 24" box size trees, in addition to a number of smaller 15-gallon size tree plantings.

The value of installing these thirteen (13) 24" box size trees is equivalent to \$250/tree, and is roughly equivalent to the value of canopy replacement for oaks #7, 8, 9, and #10 as noted above in this section. Therefore, the value of new plantings as currently proposed would cancel out any canopy replacement fees required. If these four trees were to be removed.

However, installation of these proposed new landscape trees would not cancel out the requirement for the applicant to mitigate in terms of root crown excavation in the CTA's tree map "magenta zone", or the requirement to mitigate for loss of these additional non-surveyed oak trees in the magenta zone, if the non-surveyed oak trees were to simply be removed instead of retained and their root crowns excavated.

ix. Pre-Construction Slope Stabilization:

It is suggested that Town Staff request that the applicant's project team of engineers devise a solution for arming or stabilizing the unconsolidated fill soil that is migrating downhill along the (2016 graded) slope in the "magenta zone" as indicated on the CTA's tree map markup in this report. If this area is not stabilized, the slope soil will continue to slump downhill and cause continued long term arboristic root zone conditions throughout a large portion of the native oak forest downhill from the graded slope.

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1.0 Summary

a. Main style overview of protected-size trees (non-worm-eaten species, 4 inches diameter at 4.5 feet above grade). Below, the CTA (Contract Town Arborist) has outlined expected impacts to each tree, along with suggestions for adjustments to the plan set (if applicable) that will optimize tree survival over the long term. Removal trees, if any proposed by the applicant and/or by the CTA, are noted as such in the matrix.

The CTA calculated the appraised value of each tree, which can be used as a tool for determining the proper security bond amount to have the applicant post with the Town as a hedge against site plan-related tree damages (if applicable). Appraised values can also be used to determine damage fees if trees are determined during or after construction to have been damaged such that mitigation is required.

Mitigation replacement rate and size is noted for each tree in the case that removal or damage to trees occurs.

Note: Only trees within relatively close proximity of proposed work and previously performed grading work to date are included in this initial tree study (e.g. the trunk located between zero and 20 linear feet of grading that occurred in 2016, and tree canopy dripelines within 20 to 30 feet of proposed work as shown on the applicant's plan sheets dated May 2017).

Note: Only trees within relatively close proximity of proposed work and previously performed grading work to date are included in this initial tree study (e.g. the trunk located between zero and 20 linear feet of grading that occurred in 2016, and tree canopy dripelines within 20 to 30 feet of proposed work as shown on the applicant's plan sheets dated May 2017).

Line Number	Tree Tag Number	Common Name	Large Protected Tree (LPT)?	Appraised Value	Site plan changes or restrictions required to reduce impacts to "less than significant"	Replacement Rate Per Canopy Lost	Replacement Size Tree
1	1	Coast live oak	YES	\$21,100.	(Tree requires extensive root crown excavation to unbury the root flares covered in historical fill). No plan changes required.	6	24" box
2	2	Coast live oak	YES	\$5,800.	No plan changes required.	4	24" box
3	3	Coast live oak	---	\$840.	No plan changes required.	3	24" box
4	4	Interior live oak hybridized with other oak species	---	\$880.	No plan changes required.	3	24" box
5	5	Coast live oak	YES	\$34,600.	No plan changes required.	6	24" box

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3. REMOVALS (APPLICANT):

No trees are proposed by the applicant to be removed. However, there may be conflicts between the proposed new valley gutter, cleanup, and sanitary sewer pipe trench as shown on this snippet showing the southeast corner of the applicant's proposed preliminary grading and drainage plan sheet dated 5/20/2017. In this snippet, the new valley gutter is shown as a double solid line to the right of the sewer pipe trench.

Because the very large oak specimen #13 has not yet been plotted accurately onto the plan sheets by the project team, it is not clear whether the proposed gutter, proposed sewer, or the cleanout as shown on the grading and drainage plan sheet will impact tree #13. This is a subject for further review. Note: drawing "UP" is East, on this snippet.

4. REMOVALS (CTA):

The CTA suggests removing bay tree #11 due to very poor condition and limited long-term issues. This tree has been severely damaged by previous work to the applicant team, including retaining wall construction, fill soil placement over the root crown, drainage pipe trenching, and topping pruning which may or may not have been performed by the applicant team.

The applicant will need to pay damage fees for this removal.

5. TREE CANOPY REPLACEMENT:

There are no removal fees required to be paid by the applicant for this site plan project, since the applicant is not requesting any tree removals. However, tree #11 is suggested to be removed by the CTA due to damages to the tree's root system during the applicant's construction of a retaining wall in close proximity to the tree.

Note that mitigation measures are suggested by the CTA to be performed by the applicant team to mitigate damages to the root systems of various oaks that exhibit buried root crowns. See item #6 below for an explanation of why root crown excavation is necessary around trees that exhibit dumped soil over the root systems.

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Severe Pruning Exemption in Town Code section 29.10.101(9)(3) "...except for pollarding of fruitless mulberry (Morus alba) or other species approved by the Town Arborist..."

Protected Tree Exceptions:

- Edible fruit or nut bearing trees less than 18 inches diameter (maximum total or single stem)
- Acacia melanorhiza (blackwood acacia) less than 24 inches (maximum total or single stem)
- Liquidambar styraciflua (sweet gum) less than 24 inches (maximum total or single stem)
- Albizia julibrissin (rose of sharon) less than 24 inches (maximum total or single stem)
- Eucalyptus globulus (Tasmanian blue gum) less than 24 inches (maximum total or single stem)
- Eucalyptus camaldulensis (river red gum) less than 24 inches (maximum total or single stem)
- Other eucalyptus species (E. sp.) not noted above, less than 24 inches (maximum total or single stem)

(REMOVAL O.K. ONLY AT HILLSIDE AREA LOCATIONS PER OFFICIAL TOWN MAP)

www.townoflosgatos.ca.gov/documents/ordinances/175

- All palm species (except Phoenix carolinensis) less than 24 inches (maximum total or single stem)
- Liquidambar styraciflua (sweet gum) less than 24 inches (maximum total or single stem)

Note that per the exception in part "a" above, fruiting olive trees with stems totaling less than 18 inches are considered non-protected.

5.0 Recommendations

1. Project Arborist ("PA"):

Initial Signoff

It is suggested that a third party ASCA registered consulting arborist or ISA Certified Arborist with good experience with tree protection during construction be retained by the applicant, to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to (through monthly) inspections and summary reporting, if required as a project condition of approval, as suggested in order to verify contractor compliance with tree protection throughout the site plan project. This person will be referred to as the project arborist (PA). The PA should monitor soil moisture within the root protection zones of trees being retained, using a Lincoln soil moisture probe/meter or equivalent. If required, inspection reports shall be sent to Ms. Erin Walters, Associate Planner, at ewalters@losgatos.ca.gov.

Sample workday for a condition of approval regarding monitoring of tree protection and tree condition:

"The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in a monthly site activity report that shall be sent at least once monthly to the Town planner associated with the project (quallan@losgatos.ca.gov) beginning with the initial tree protection verification approval letter."

The PA shall work with the project team to ensure that root crown excavation occurs around trees #1, 7, 8, 9, 10, 11, and throughout the soil slumping zone that extends south/southeast of tree #10 (measuring approximately 70 feet x 30 feet, not including the slope area to be stabilized).

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3. Trunk Buffer Wire Type III Protection:

Prior to demolition commencement, install a trunk buffer around the lowermost 8 to 10 feet of the trunk of oak #13.

Wrap approximately 10 to 15 wraps of orange plastic snow fencing around the trunk between grade and 8 feet above grade to create a padding at least 1 to 2 inches thickness.

Stand 2x4 wood boards upright, side by side, around the entire circumference of the tree trunk. Affix using duct tape (do not use wires or ropes). See spec image at right.

4. Chain Link Fencing Type I and/or Type II Protection with Self-Fencing Addition:

Prior to commencing site demolition, erect chain link fencing panels set on movable concrete block footings. Wire the fence panels to iron I-beam stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence panels stabilized and in the correct position. Do not wire the fence panels to the trunks of the trees.

Pre-construction fence: Per the red dashed lines on the tree map markup on the CTA's arborist report (routes may be subject to change, depending on the finalized alignments of work items).

This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The protective fencing must not be temporarily moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or "RPZ".

No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.

5. Signage: The RPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link rope level for every 20 linear feet of fencing, minimum 6'X11" size each plastic laminated, with wording that includes the Town Code section that refers to tree protection requirements (wordings can be adjusted).

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Line Number	Tree Tag Number	Common Name	Large Protected Tree (LPT)?	Appraised Value	Site plan changes or restrictions required to reduce impacts to "less than significant"	Replacement Rate Per Canopy Lost	Replacement Size Tree
6	6	Coast live oak	-----	\$9,000.	No plan changes required.	4	24" box
7	7	Coast live oak	-----	\$1,870.	No plan changes required.	4	24" box
8	8	Coast live oak	-----	\$910.	No plan changes required. However, root crown excavation and slope stabilization will be required over a large area, starting from tree #8 and extending southwest and eastward roughly 70 feet. The stabilization area may be 60 feet in width. Root crown excavation may be required around as many as 10 to 12 trees in this area.	3	24" box
9	9	Coast live oak	-----	\$1,320.	No plan changes required, but extensive root crown excavation required in this area and south/southeast of this tree.	3	24" box
10	10	Coast live oak	-----	\$330.	No plan changes required, but extensive root crown excavation required in this area and south/southeast of this tree.	2	24" box
11	11	California bay laurel	-----	(Pre-damage value: \$7,700.)	CTA suggests that this tree be removed, and a damage fee assessed in the amount of the pre-damage appraised value of the tree, which is \$7,700. Alternatively, the Town could have the applicant pay a fraction of the appraised value such as 50% X \$7,700 = \$3,850 for reasonableness. The canopy replacement value of this tree is \$250 X 4 = \$1,000.	4	24" box

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6. ROOT CROWN EXCAVATION / WHY IS IT NECESSARY?

Root root systems join the trunk tissue at the "root crown": a zone of furring buttress roots that extend in all directions beyond the trunk base (see image at right). Trunk tissue is located above the flares, and is not accustomed to being constantly buried and moist, unlike roots. This leads to oxygen and carbon dioxide exchange problems in both the root system and the trunk, and eventually to tree decline or even death.

The correct soil level allows the buttress root flares to be viable around the trunk base (see Bartlett Labs sketch at right).

It is not clear if soil levels can be excavated by hand back down to original grade elevations around oaks #7, 8, 9, 10, and the five or ten additional oaks south and southeast of tree #10 where graded fill has migrated down the slope and over the root systems of the trees. The presence of the new retaining wall at the level pad of the site suggests that this is not a normal access to the slope by machinery or wheelbarrows from the past. It may or may not be possible for laborers to work with hand shovels under the dirt on site supervision of an ISA-Certified Arborist to dig out the excess fill soil and place it on a receptacle of some sort, possibly hanging down from a crane arm reaching over the slope while the crane sits on the level pad above.

The lateral distance required to be dug out during root crown excavation is typically from trunk edge and out to at least two to three feet radius out from trunk, in all directions.

7. SECURITY BONDING:

The new 2015 iteration of the Town tree ordinance section 29.10.1000 (3) includes wording that requires that all trees being retained on a development site need to be appraised for dollar value at the applicant's expense prior to building or grading permits being issued by the Town. Part 7 of this same tree ordinance section states that the Town may condition a security bond prior to issuance of a permit, in the sum of \$5,000 per each tree being preserved, or \$25,000, whichever is less. The ordinance does not contain wording as to whether this includes neighbor-owned trees adjacent to construction. Therefore, the CTA will assume that neighbor-owned trees are included as trees "required to be preserved" (if applicable).

Note that the total appraised value of trees being retained at this site per the CTA's determination above in table 1.0(a) is greater than \$112,000, or approximately \$105,000. I say tree #11 (assumed to be removed) is subtracted from the total. Therefore, if applicable, it would be reasonable, based on the actual appraised values of trees being retained at this site, for the Town to condition the project approval upon posting of a security bond in the amount of **\$35,000, which is less than 25% of the actual appraised value of the trees to be retained in the immediate vicinity of proposed site work.**

Bartlett Tree Research Labs Technical Report on Root Crown Excavation (available on Bartlett official website as a free technical report, 1 page)

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2. Project Tree Plan-Project Actions or Clarifications Requested:

i. Tree Plotting:

It is suggested that Town Staff request that the applicant's team accurately survey the thirteen survey trees #1 through #13, and include both those trunk plot locations and accurate canopy dripeline clouding on the resubmittal set of plan sheets, so that Staff (and/or the CTA) can more precisely review expected impacts to the trees from proposed new construction.

Staff may want the CTA to review the project plan set again, once the thirteen trees have been accurately located on the resubmittal set of plan sheets.

ii. Mitigation for Damages to Oak #7:

The CTA suggests that Staff levy a fee in the amount of 50% of the appraised value of oak #7 as a damage assessment against the applicant for installing riprap up to the trunk of this tree.

The pre-damage appraised value is \$1,870. The CTA suggests a damage fee of 50% X \$1,870 = \$935.

iii. Removal of Bay Laurel #11:

The CTA suggests that tree #11 be removed at this time due to various damages that have occurred to the canopy and the root system of the tree. Root system damages are related to applicant's construction of a retaining wall, plan, etc.

The CTA suggests that the removal fee be the appraised value of the tree (\$7,700), or a portion thereof, such as 50% X \$7,700 = \$3,850.

iv. Patchwork Oak #13:

After the accurate trunk plot location has been determined, Town Staff will need to note the proposed distances of new sanitary sewer pipe trenching, valley gutter excavation, and cleanout opening in relation to the trunk of patchwork oak #13.

If any of these proposed new items are shown on the applicant's plans to occur within 25 feet of the trunk edge of oak #13 the cleanup may be an existing item already built out, then they should be adjusted by the applicant to that minimum distance from trunk edge (to avoid unnecessary root cut).

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TREE PROTECTION ZONE FENCE ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO-LLAME EL ARBOLISTA-

REMOVAL OF THIS FENCE IS SUBJECT TO PENALTY ACCORDING TO LOS GATOS TOWN CODE 29.10.1025





PROJECT ARBORIST: TELEFONO CELL: EMAIL:

6. Water Source:



Spray off foliage of all trees within 25 feet of construction activity using a very high power garden hose or a pressure washer system set on low pressure to wash both the top and lower surfaces of foliage. This helps keep the gas particles (aerosols) unclogged for better gas exchange which is crucial for normal tree function.

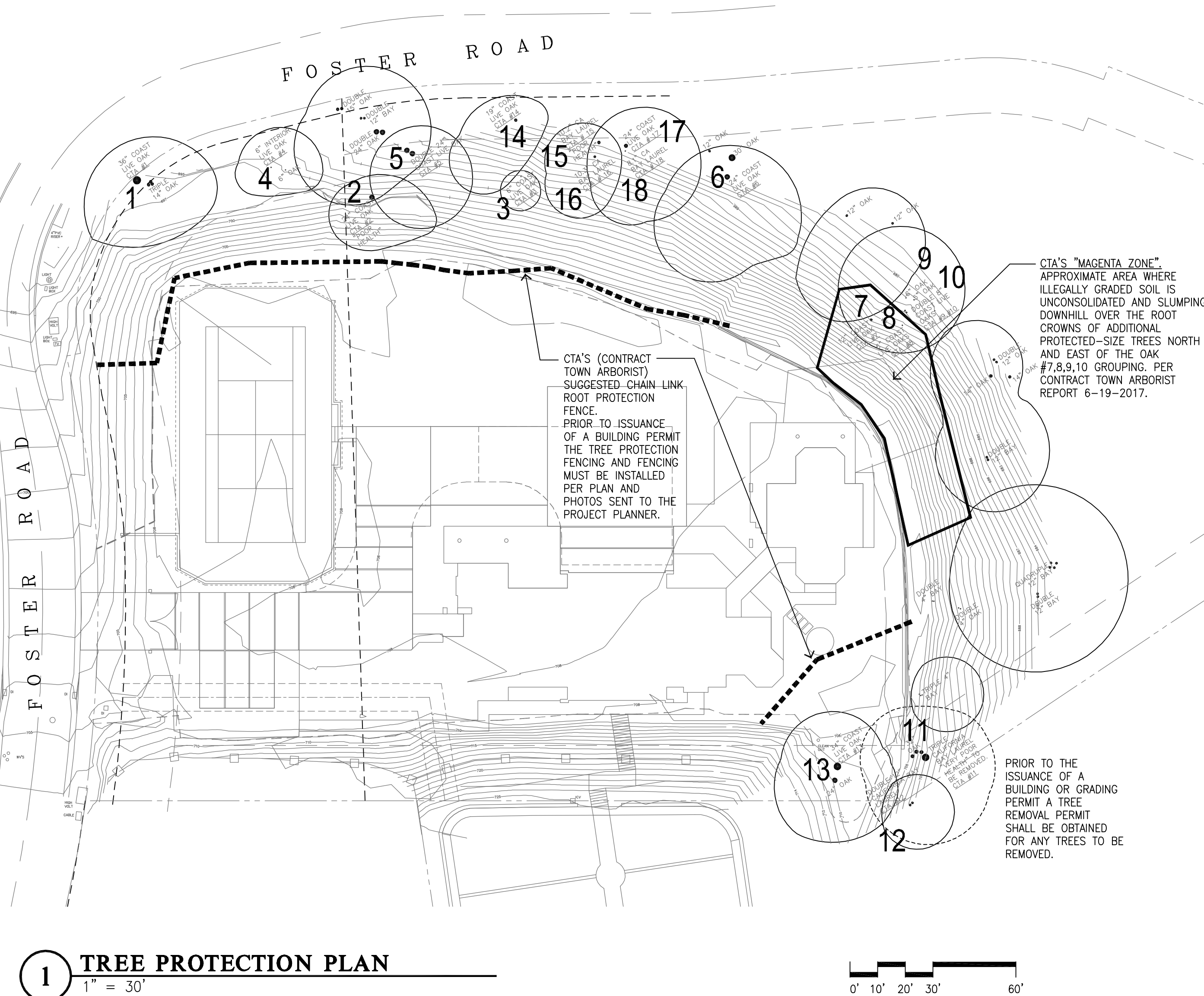
Spray should be applied approximately twice yearly, or when ambient airborne dust concentration is unusually high.

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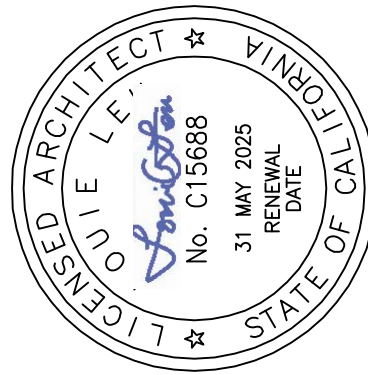
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<div> <div>6.0 Tree Protection and Maintenance Directions per Town Code</div> <p>The following is excerpted directly from the 2015 iteration of the Town of Los Gatos Tree Ordinance sections which provide specific tree protection directions and limitations on new property and above-ground pruning.</p> <p>Sec. 29.10.1000. New tree protection.</p> <p>(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:</p> <ol style="list-style-type: none"> Location of all existing trees on the property as described in section 29.10.1005. 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 driveway. Notation of all trees classified as protected by the Code. In addition, for trees 4 (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. <p>(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 29.10.1090. This plan shall be made part of the staff report to the Town reviewing body upon its consideration of the application for new project development.</p> <p>(c) When development impacts are within the drip-line of or will affect any protected tree, the applicant shall prepare 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 and trees whose complex and/or hanging over the project site from adjacent properties. The TPZ shall be defined as specified in section 29.10.1005.</p> <p>(1) The first 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.</p> <p>(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 29.10.1090.</p> </div>	<div> <div>3) Approval of final site or landscape plans by the appropriate Town reviewing body shall comply with the following requirements and conditions of approval:</div> <ol style="list-style-type: none"> 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. 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 29.10.0860, for each tree to be removed to satisfy the purpose of this division. 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 tree's health in relation to the initially reported condition of the trees and shall note any changes in the trees' number 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 29.10.0865 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 following acceptance of the public improvements of the development or certificate of occupancy. Prior to issuance of any demolition, grading or building permit, the applicant or contractor shall submit to the Building Department a written statement and photographic verifying that the required tree protection fence is installed around street trees and protected trees in accordance with the tree preservation report. 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 the thousand dollars (\$5,000.00) for each tree that is 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. An applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the drip-line 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 drip-line of existing trees shall be supervised at all times by a certified or consulting arborist. If 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, §§ 1.1, 8.4-0.3) </div>	<div> <div>Sec. 29.10.1005. Protection of trees during construction.</div> <p>(a) Protective tree fencing shall specify the following:</p> <ol style="list-style-type: none"> 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 areas that will not be demolished and when situated in a tree preservation plan, posts may be supported by a concrete base. Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire drip-line area or at the tree protection zone (TPZ), when protected 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 downspout). Orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards secured securely on the outside. Caution shall be used to avoid damaging any bark or branches. 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 or record prior to removing a tree protection fence. Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11 inch sign stating: "Warning—Tree Protection Zone—this fence shall be removed and is subject to penalty according to Town Code 29.10.1025" <p>(b) All persons, shall comply with the following precautions:</p> <ol style="list-style-type: none"> 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 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 drip-line shall not be altered in any way so as to increase the encroachment of the construction. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the drip-line of the tree trees approved by the Director. Prohibit deposit or depositing of all pesticides, chemicals or other harmful materials within the drip-line of or in drainage channels, swales or areas that may lead to the drip-line of a protected tree. Prohibit the attachment of wires, signs or ropes to any protected tree. Design utility services and irrigation lines to be located outside of the drip-line whenever feasible. 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. 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, §§ 1.1, 8.4-0.3) </div>	<div> <div>Sec. 29.10.1010. Pruning and maintenance.</div> <p>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 specified.</p> <p>(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/reroute overhead pipes, water, sewer, trash, etc.)</p> <p>(2) Pruning for clearance of utility lines and energized conduits 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 gauges when pruning, except where no other alternative is available, is prohibited.</p> <p>(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 hollies, mulberry trees (Morus alba) or other species approved by the Town Arborist. Applications for a pruning permit shall include photographic evidence of the pruning of the crown.</p> <p>(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, §§ 1.1, 8.4-0.3)</p> </div>										
<div> <div>Walter Levison Consulting Arborist</div> <div>ASCA Registered Consulting Arborist #4011 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist WVC-3172</div> <div>cell (415) 203-0960 / @wlevisonarb</div> </div> <table border="1"> <thead> <tr> <th>Canopy Size of Removed Tree 1</th> <th>Staff is using 24" box size as the Replacement Standard for SRP Projects as of 2/16/18 2, 4</th> <th>Single Family Residential Replacement 4</th> </tr> </thead> <tbody> <tr> <td>10 feet or less</td> <td>Two 24 inch box trees</td> <td>Two 15 gallon trees</td> </tr> <tr> <td>More than 10 feet to 25 feet</td> <td>Three 24 inch box trees</td> <td>Three 15 gallon trees</td> </tr> <tr> <td>More than 25 feet to 40 feet</td> <td>Four 24 inch box trees or Three 36 inch box trees</td> <td>Four 15 gallon trees</td> </tr> <tr> <td>More than </td></tr></tbody></table>	Canopy Size of Removed Tree 1	Staff is using 24" box size as the Replacement Standard for SRP Projects as of 2/16/18 2, 4	Single Family Residential Replacement 4	10 feet or less	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 Three 36 inch box trees	Four 15 gallon trees	More than
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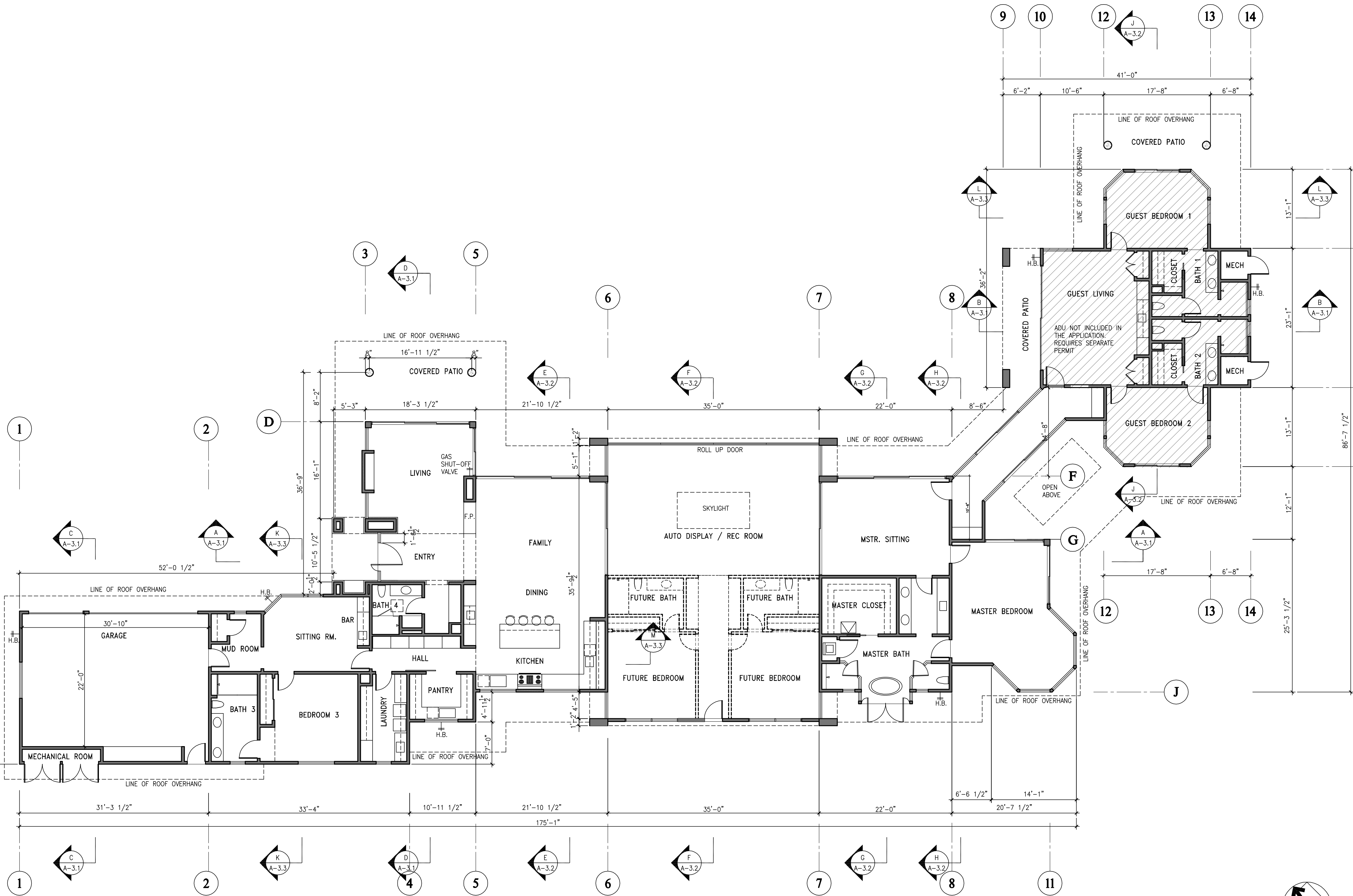
[illegible][illegible]

 <p>ASDA Tree Risk Consulting Arborist #1574 (ISA Tree Risk Assessment Qualified / ISA Certified Arborist #901-5172)</p>	 <p>cell (415) 250-0691 email proffess@asda.net</p>
<h2>Tree Maintenance and Protection Codes on Table A:</h2>	
<p>RP2: Root protection zone fence, chain link, with 2" diameter iron posts driven 24" into the ground, 6 to 8 ft on center max. spacing. Alternative material: chain link fence panels set over concrete block-type pilings, with the fence panels wired to steel pins pounded 24 inches into the ground at both ends of each panel.</p>	
<p>RB: Root barrier consisting of wood chip mulch high over existing soil as a 12 inch thick barrier, overlain with 1 inch of graney plywood stretched together with metal plates. This root barrier or soil buffer should be placed over the entire width of the construction corridor between tree trunks and construction.</p>	
<p>RP: Root pruning. Prune woody roots measuring greater than or equal to 1 inch diameter by carefully back-digging into the soil around each root using small hand tools until an area of root is undamaged. Carefully cut the root on the right angle to the root growth direction, using professional grade pruning equipment and a Sawzall with wood pruning blade. Backfill around the cut root immediately (same day), and thoroughly irrigate the area to saturate the soil profile to a depth of 24 inches of soil.</p>	
<p>BDPP: Back-digging root pruning: Hand-dig around the broken root, digging horizontally into the open soil zone until a clean, unobstructed section of the root is visible. Proceed as per "root pruning".</p>	
<p>R/CX: Root cross-section. Retain an experienced ISA-Certified arborist to perform careful hand-digging using small trowels or other cut digging tools to uncover carefully-buried buttress roots. Digging shall occur between trunk edge and at least two (2) feet from trunk edge. The final soil elevation will be at a level such that the tree's buttresses visibly flare out from the vertical trunk.</p>	
<p>TB: Trunk bruck consists of 20-40 wraps of orange plastic spool fencing to create a 2 inch thick buffer over the lowest 8 feet of tree trunk (usually takes at least 2000 ft of orange fencing per tree). Lay 2x4 wood boards vertically, side by side, around the entire circumference of the trunk. Secure buttress using square end caps (not wires).</p>	
<p>F: Fertilization with slow-release Greenst 22-14-14 tree formula, as a soil injection application using a fertilizer injection gun. This brand and formulation is commonly used by reputable tree care companies in the Bay Area. Apply at label rate and injection hole spacing.</p>	
<p>M: 4-inch thick layer of chipper truck type natural wood chips (example source: Lyngs Garden Supply, self pick-up). Do not use bark chips or shredded rebarbed bark.</p>	
<p>W: Irrigate using various methods to be determined through discussion with General Contractor. Irrigation frequency and duration to be determined through discussion with arborist or per directions in this report. Native oak species typically require 1x/month irrigation, while other tree species tend to prefer 2x/month or 3x/month moderate to heavy irrigation.</p>	
<p>P: Pruning per specifications noted elsewhere. All pruning must be performed only under direct site supervision of an ISA Certified Arborist, or performed directly by an ISA Certified Arborist, and shall conform to all current ANSI A300 standards.</p>	
<p>MON: A Project Arborist must be present to monitor specific work as noted for each tree.</p>	
<p align="center">- 27 -</p> <p><small>© Walter Levinson, 2010. Foster Road, Los Gatos, CA Registered Member, American Society of Consulting Arborists and Member of the International Society of Arboriculture ASDA Tree Risk Consulting Arborist #1574 (ISA Tree Risk Assessment Qualified / ISA Certified Arborist #901-5172) All Rights Reserved</small></p>	



1 TREE PROTECTION PLAN





OVERALL FLOOR PLAN

1/8" = 1'-0"

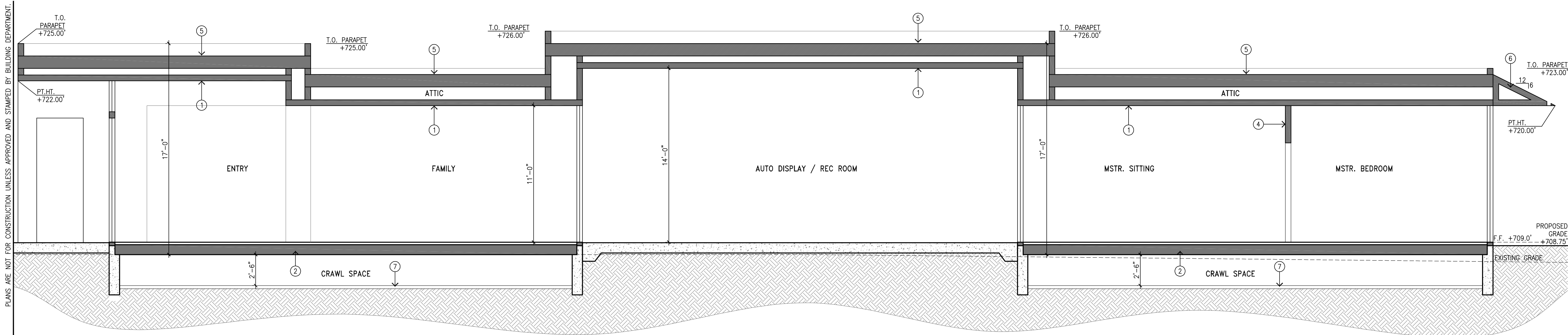
WALL LEGEND

- REINFORCED CONCRETE, S.S.D.
- 5 1/2" STUDS WALLS, 16 GA. METAL STUDS
- 3 1/2" STUDS STAGGERED @ 8" O.C. W/ 5 1/2" PLATE, W/ SPRAYED CLOSED CELL INSULATION. R- VALUE PER TITLE 24 REPORT
- FUTURE 5 1/2" STUDS WALLS, 16 GA. METAL STUDS
- FUTURE 3 1/2" STUDS STAGGERED @ 8" O.C. W/ 5 1/2" PLATE, W/ SPRAYED CLOSED CELL INSULATION. R- VALUE PER TITLE 24 REPORT
- HOSE BIBB, W/ BACKFLOW PREVENTOR

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

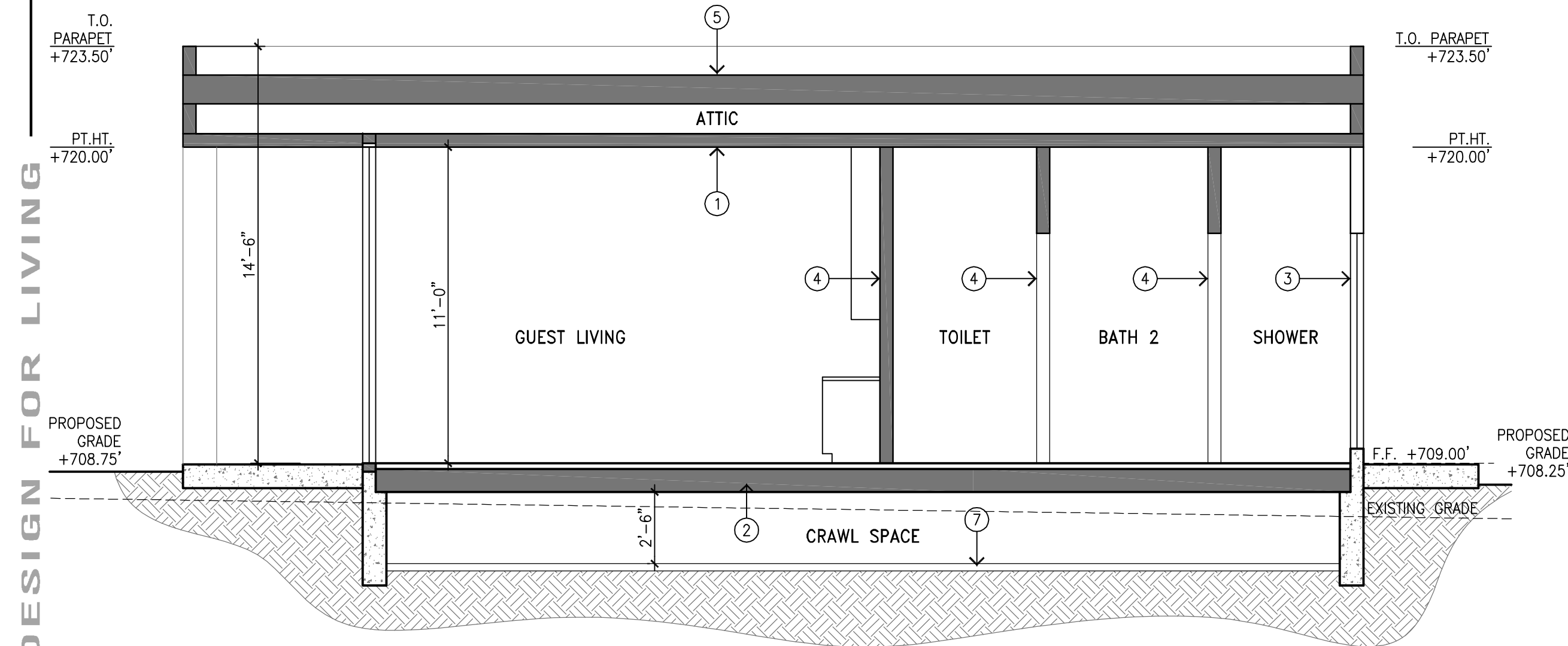
DESIGN FOR LIVING

P:\22412-Hsing-New Drawings\CAD\A3.1-3.3-Sections.dwg - 02.24.2025 - 1:53pm



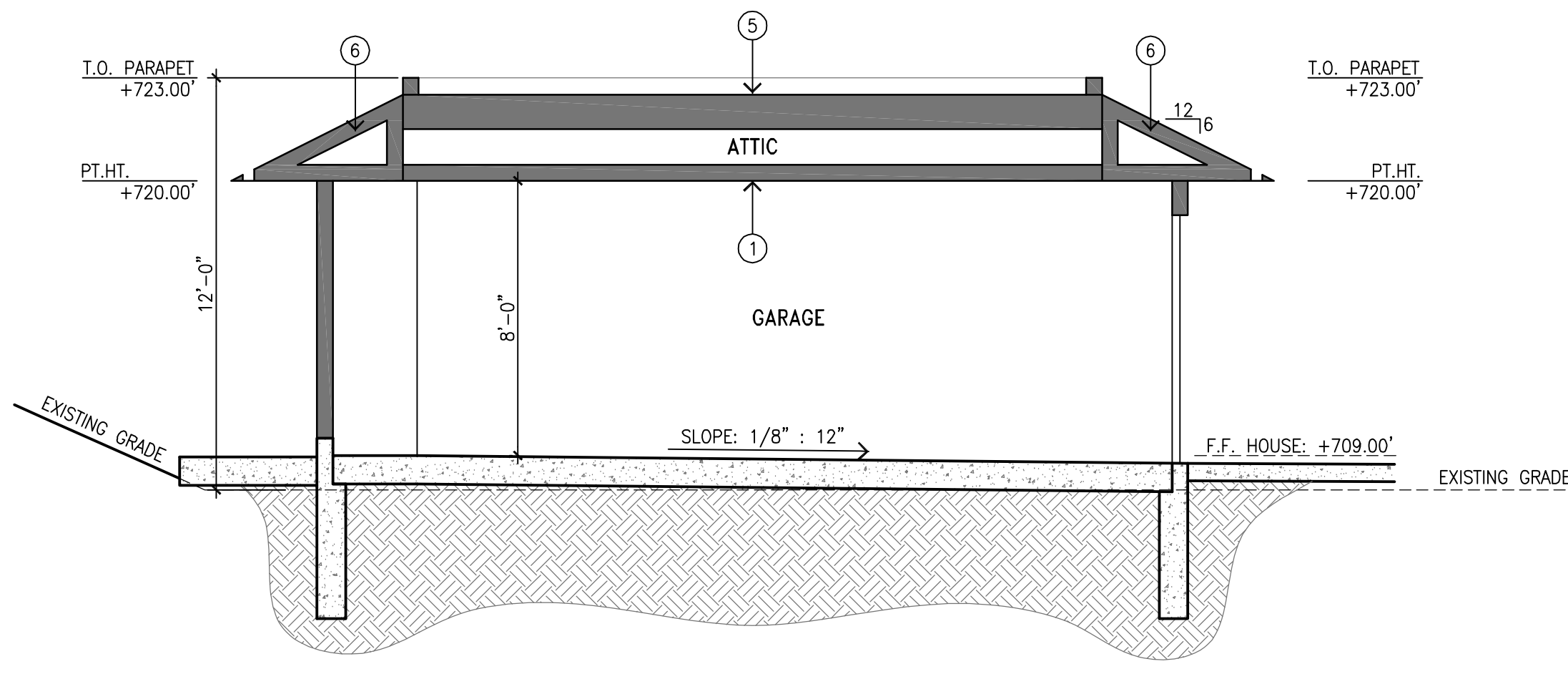
SECTION A

1/4" = 1'-0"



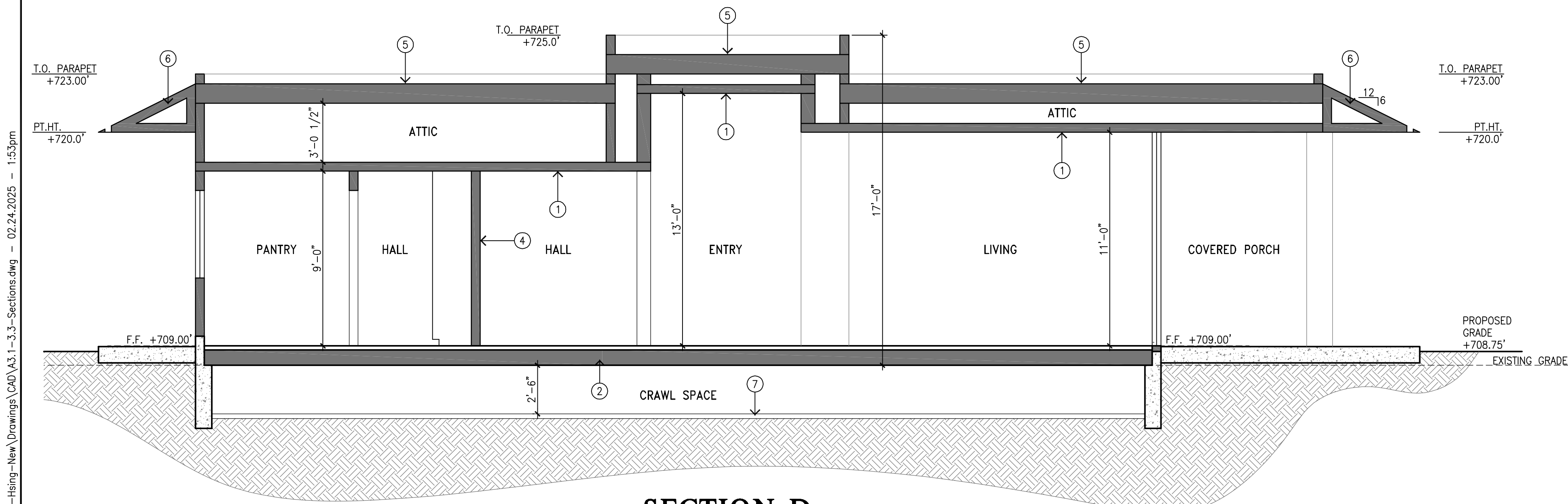
SECTION B

1/4" = 1'-0"



SECTION C

1/4" = 1'-0"

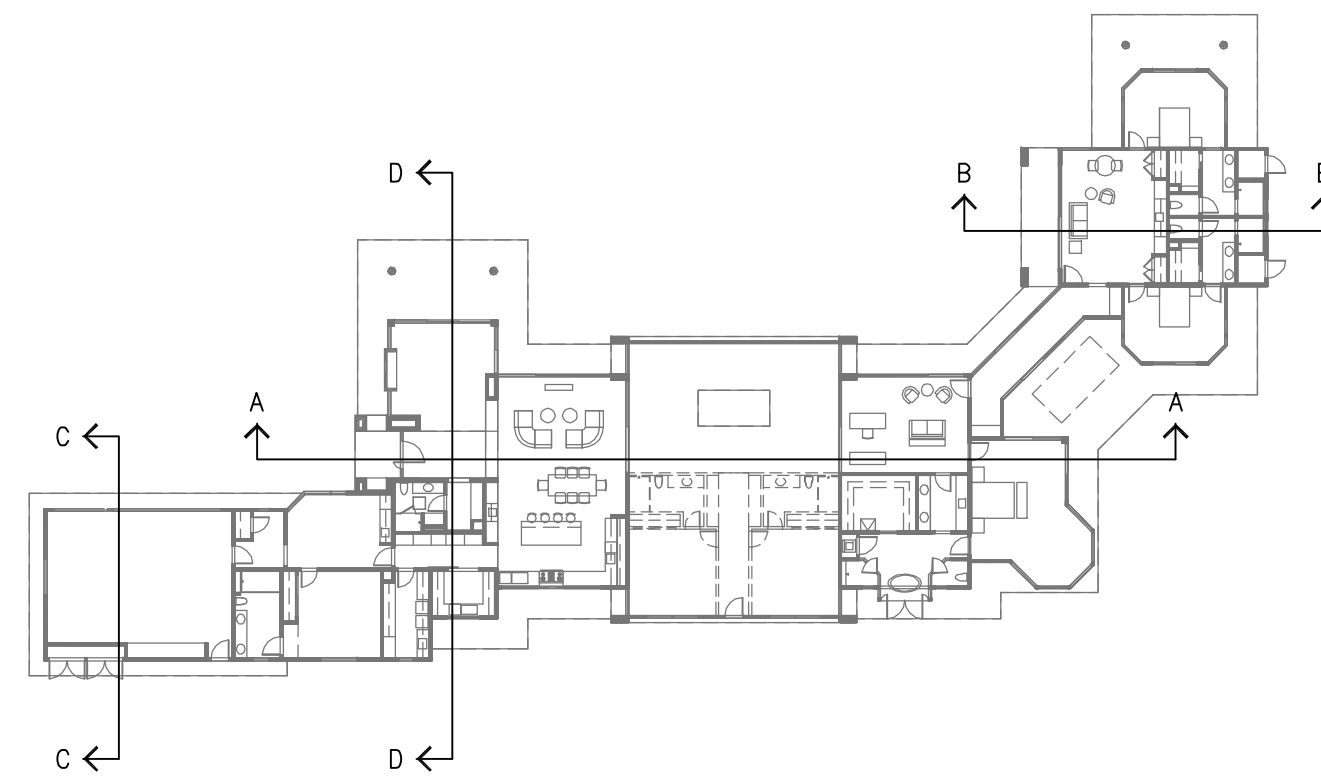


SECTION D

1/4" = 1'-0"

KEY NOTES

- UNDERSIDE OF ROOF 2" CLOSED CELL FOAM, 3 1/2" ROCK WOOL BATT INSULATION (R-15+R-15) R30 TOTAL
- UNDERFLOOR INSULATION R-30 BATT INSULATION
- EXTERIOR WALLS - CLOSED CELL SPRAY FOAM, R VALUE PER TITLE 24. INSULATION TO ACHIEVE R-33 MIN. IN 2X6 WALLS
- INTERIOR WALLS - 5 1/2" UNFACED SOUND BATT INSULATION R-21
- CLOSED CELL TAPERED SLOPED INSULATION @ ROOF SLOPED 1/4" PER FOOT
- EXTERIOR VENTED EAVE, NO INSULATION REQUIRED.
- PROVIDE 2" SUB-SLAB 0/ 'CLASS 1' 6 MIL. MOISTURE BARRIER MEMBRANE IN CRAWL SPACE. LAP MEMBRANE 2" MIN. & TAPE ALL JOINTS. EXTEND MEMBRANE UP 6" @ SIDES OF FOUNDATIONS & TAPE, TYP.
- NO INSULATION REQUIRED - EXTERIOR VENTED CEILING/SOFFT



KEY PLAN

NOT TO SCALE

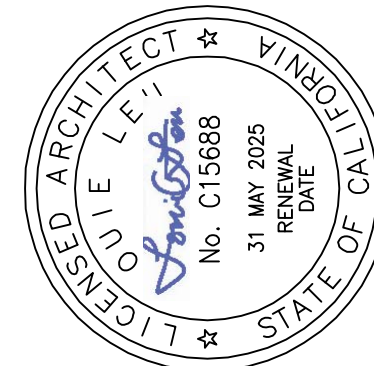
GENERAL NOTES

- PROVIDE FIREBLOCKING IN SPACES OF WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING LEVELS @ 10' MAX. INTERVALS, HORIZONTALLY & VERTICALLY.
- SEE TITLE 24 ENERGY COMPLIANCE SHEET FOR INSULATION REQUIREMENTS.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- CONTRACTOR TO HAVE BLDG. ELEVATION HEIGHTS SURVEYED BY R.C.E. OR LLS OF RECORD FOR CONFORMANCE W/ HEIGHT RESTRICTIONS, PRIOR TO COMMENCEMENT OF UPPER FLOOR WALL AND ROOF FRAMING.

SPRAY FOAM INSULATION NOTES

- SPRAY FOAM PRODUCT, HEAT-LOK SOY 200, ICC-ES REPORT # ESR-3210 PROVIDE CLOSED CELL FOAM @ ROOF & OPEN CELL @ ALL OTHER LOCATIONS
- CONTRACTOR TO PROVIDE EVIDENCE OF INSTALLER'S NOZZLEMEN'S EXPERIENCE AS REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTION. EXPERIENCE MUST MEET OR EXCEED MIN. REQUIRED BY THE MANUFACTURER. INSTALLER SHALL BE PRE-QUALIFIED BY MANUFACTURER.
- COMPLY WITH MANUFACTURER SPECS RECOMMENDATIONS FOR PROPER INSTALLATION
- PREScriptive IGNITION BARRIER IS REQUIRED FOR SPRAY FOAM INSULATION AT ENCLOSED ATTIC SPACES.
- SPRAY FOAM PASS THICKNESS MIN. 1/2-INCH, MAX. 3-INCH, OR PER MANUF. SPECS
- 12% MAX. MOISTURE CONTENT ON SPRAY FOAM PERMITTED FOR WOOD
- IF BUILDING CONTAINS FIRE SPRINKLER SYSTEM, WRAP ALL SPRINKLER PIPES & JOINTS WITH 6 MIL PLASTIC FOR SPRAY FOAM APPLICATION
- UNFACED FIBERGLASS BATTS OR BLOWN FIBER INSULATION MAY BE SUBSTITUTED IN LIEU OF FIRE BARRIER FOR SPRAY FOAM APPLICATION

LOUIE LEU ARCHITECT INC.



Project No: 22412

HSING RESIDENCE

20101 FOSTER ROAD, LOS GATOS, CA 95030

SECTIONS

Date/Revisions:
02-24-25 PLANNING SUBMITAL

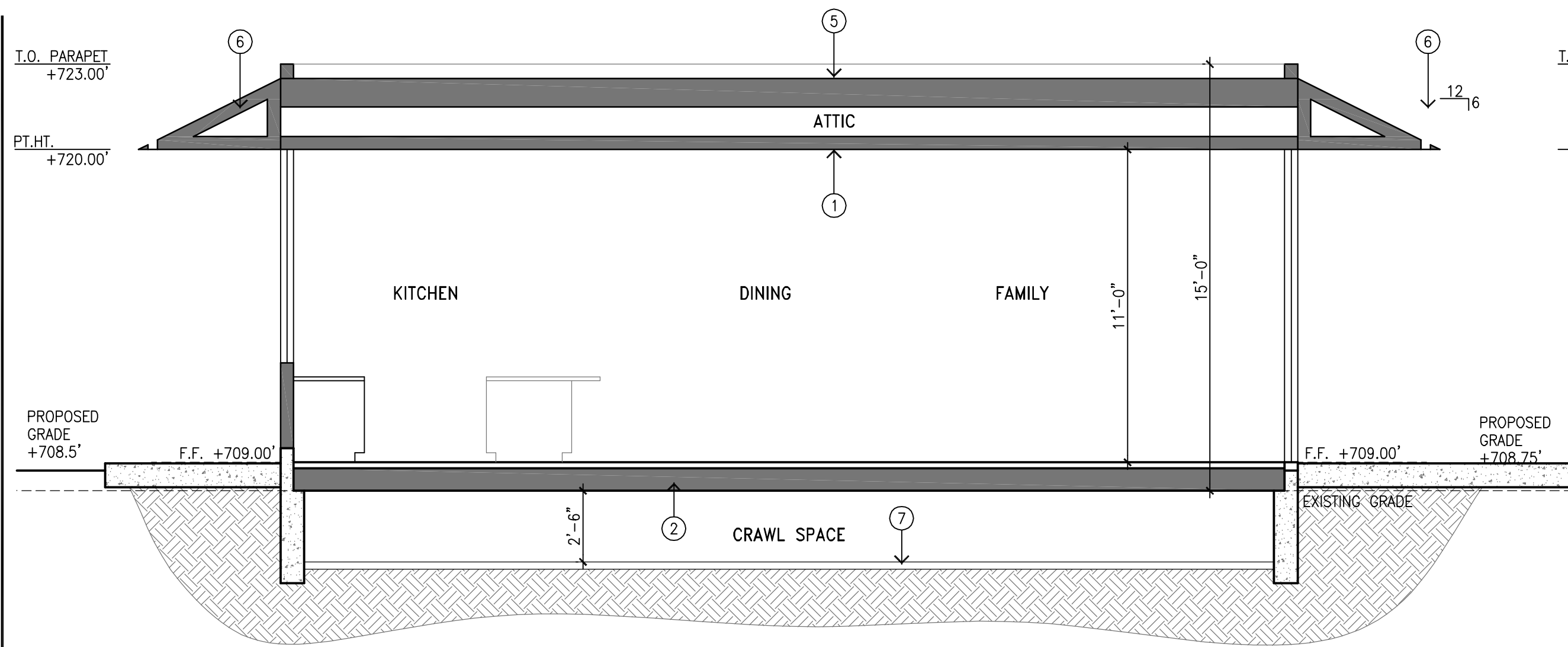
Sheet No:

A - 3.1

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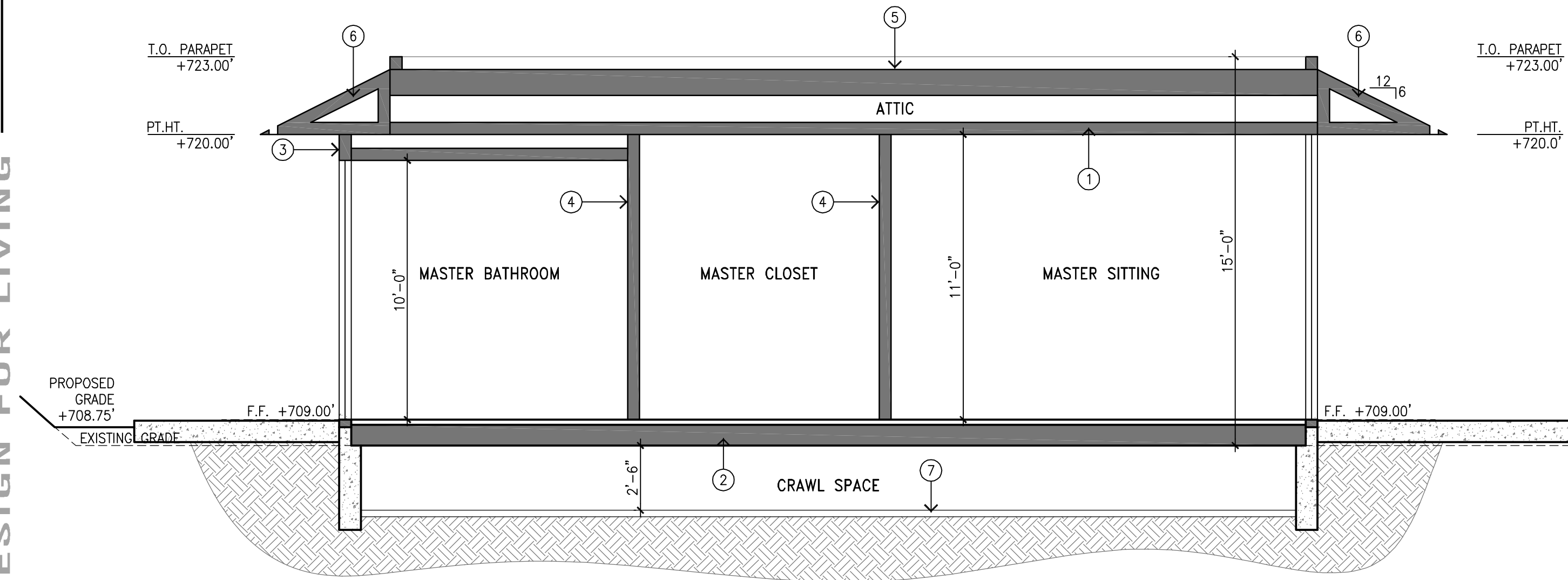
236 N. Santa Cruz Ave., Suite 210, Los Gatos, Ca 95030
Ph. (408) 399-2222 Fax (408) 399-2223 www.louieleuarch.com

SIGNATURE DATE: 02-24-25



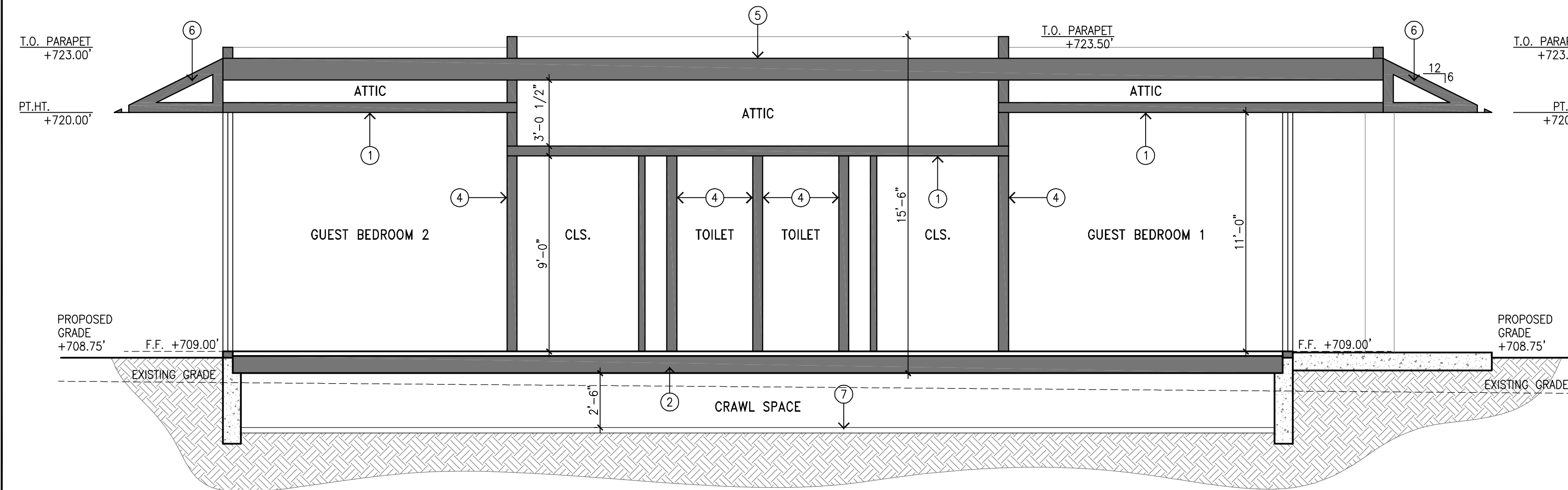
SECTION E

1/4" = 1'-0"



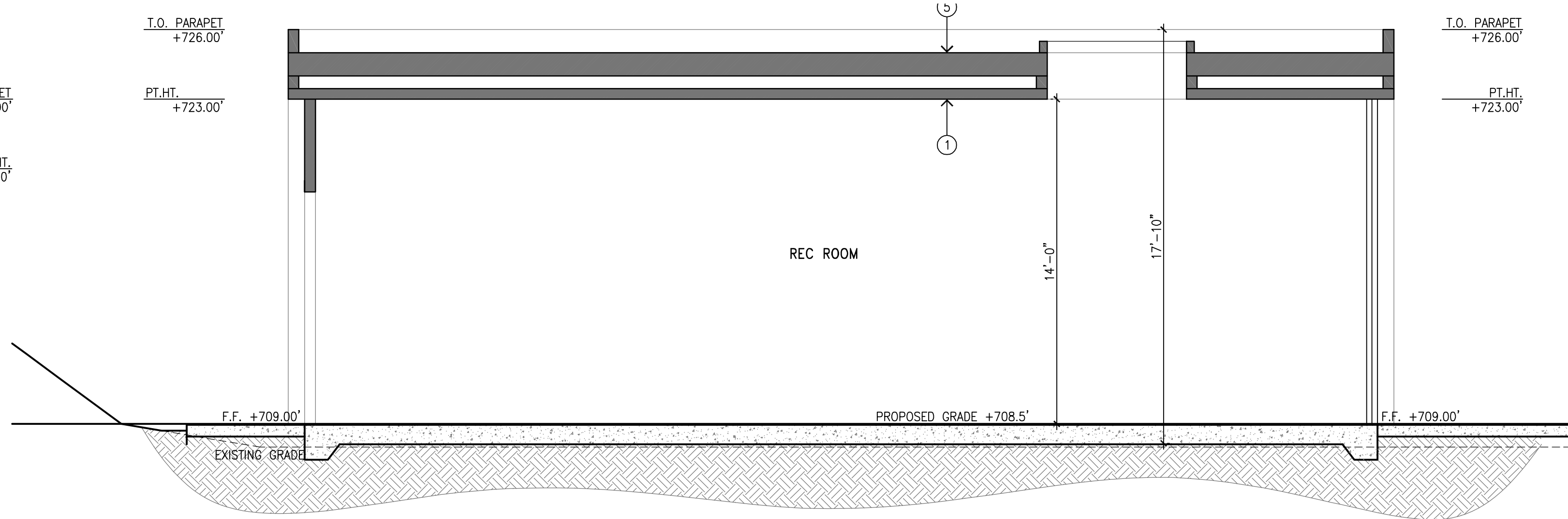
SECTION G

1/4" = 1'-0"



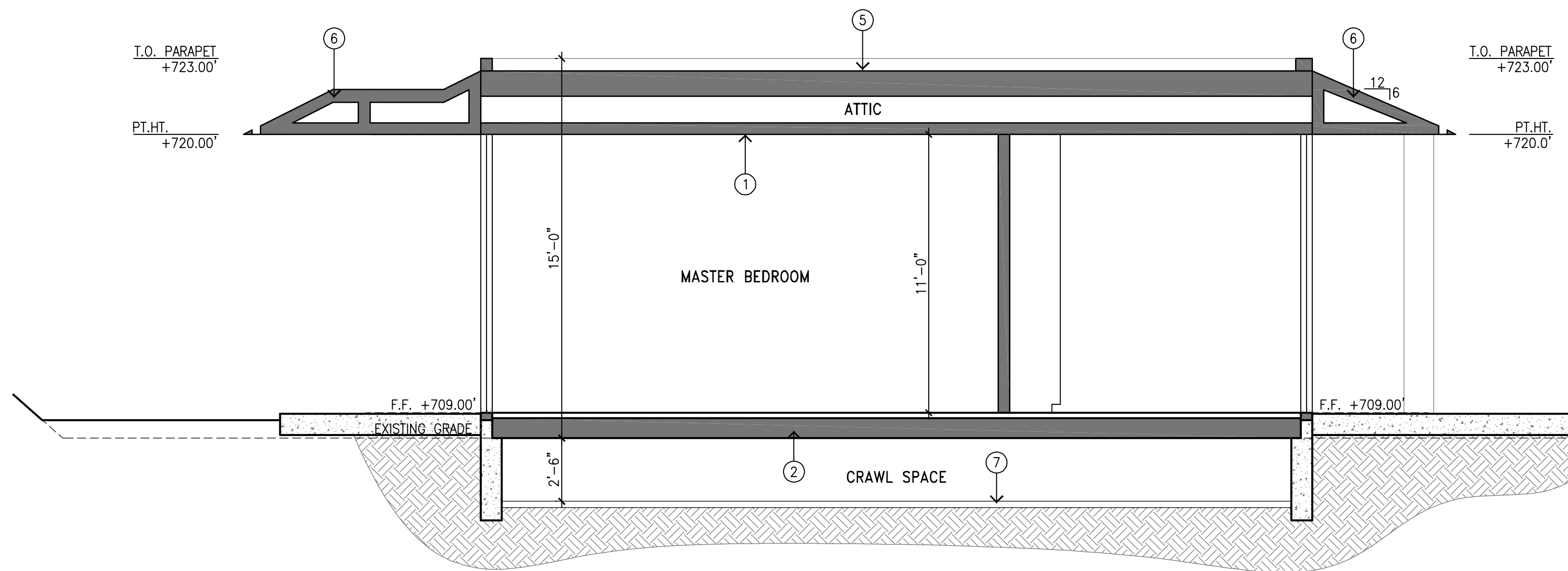
SECTION J

1/4" = 1'-0"



SECTION F

1/4" = 1'-0"



SECTION H

1/4" = 1'-0"

GENERAL NOTES

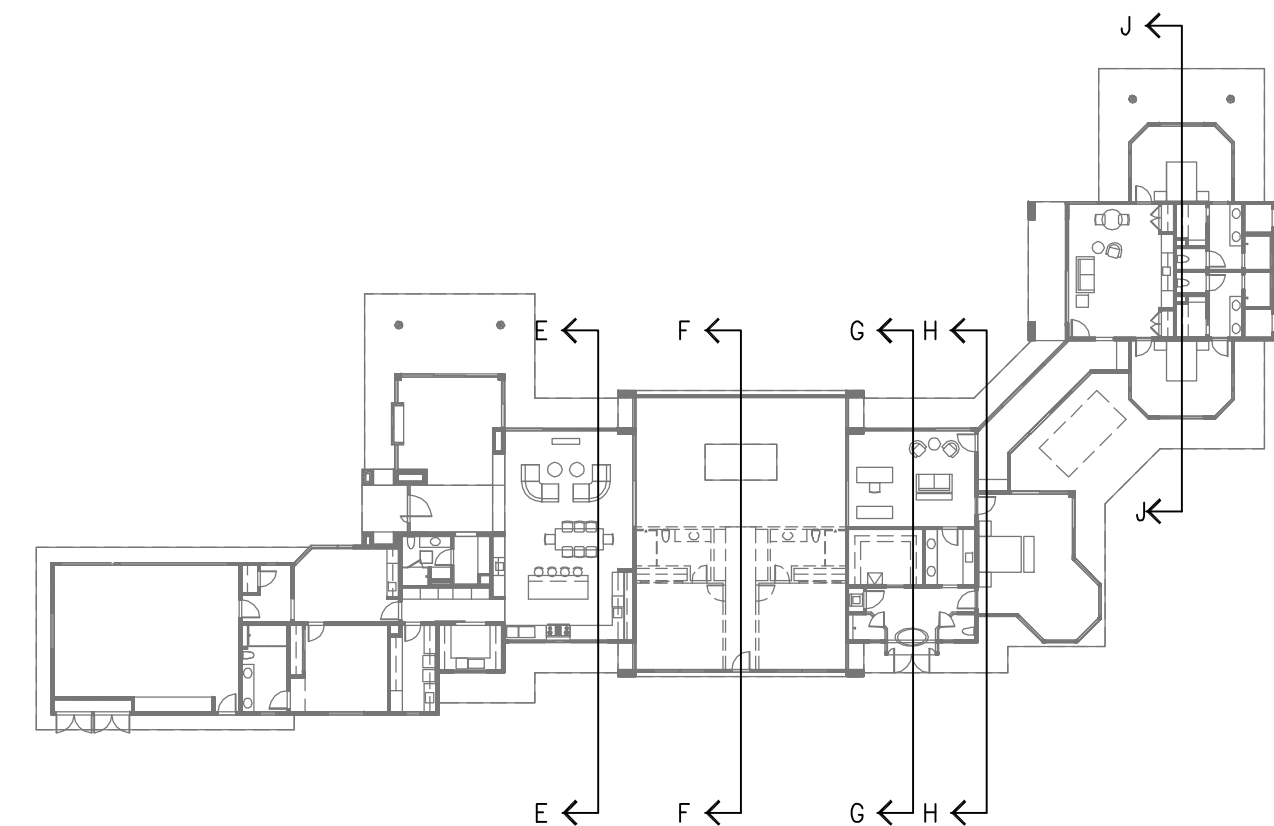
SEE SHEET A-3.1

SPRAY FOAM INSULATION NOTES

SEE SHEET A-3.1

KEY NOTES

- UNDERSIDE OF ROOF 2" CLOSED CELL FOAM, 3 1/2" ROCK WOOL BATT INSULATION (R-15+R-15) R30 TOTAL
- UNDERFLOOR INSULATION R-30 BATT INSULATION
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- NO INSULATION REQUIRED - EXTERIOR VENTED CEILING/SOFFIT

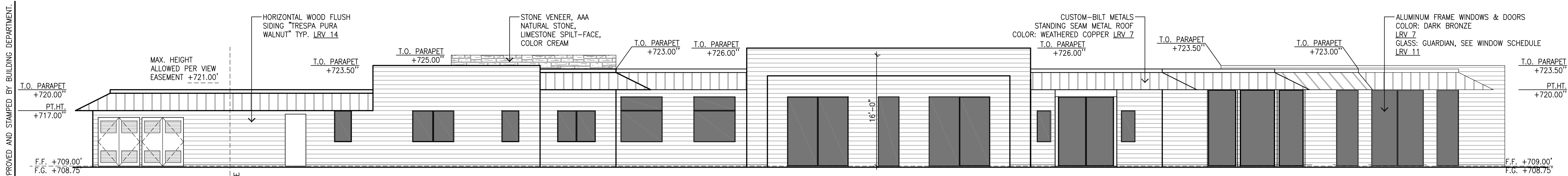


KEY PLAN

NOT TO SCALE



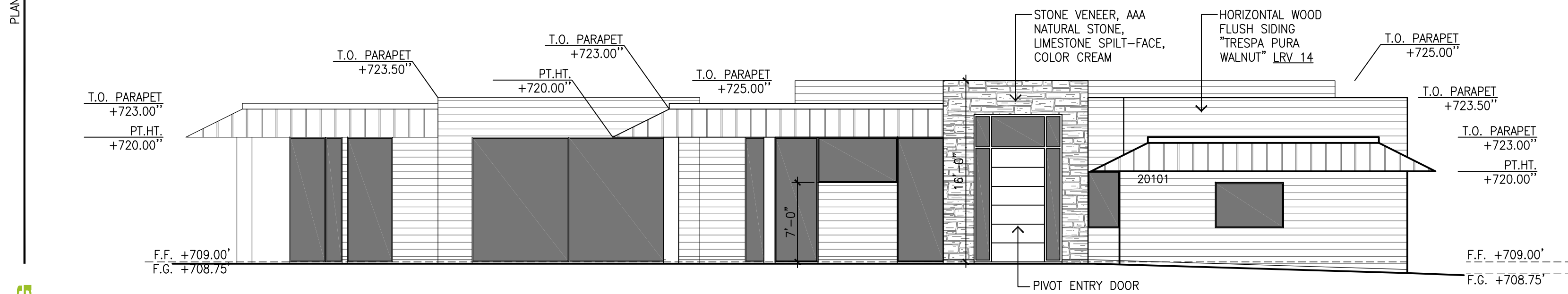
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SOUTH ELEVATION

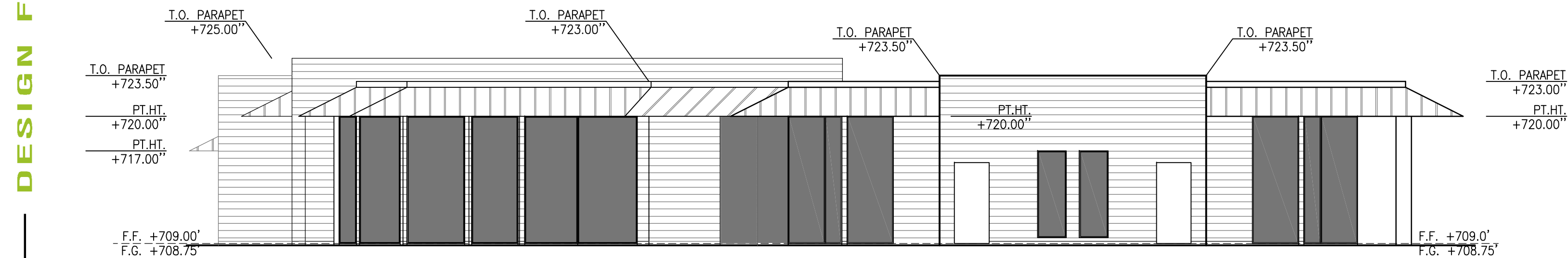
1/8" = 1'-0"

VIEW EASEMENT AREA, TO A HEIGHT NOT EXTENDING ABOVE A HORIZONTAL PLANE TWENTY-ONE (21) FEET ABOVE AN ELEVATION WHICH IS 700 FEET ABOVE MEAN SEA LEVEL
GRANT DEED OF VIEW EASEMENT
AUGUST 29, 2006



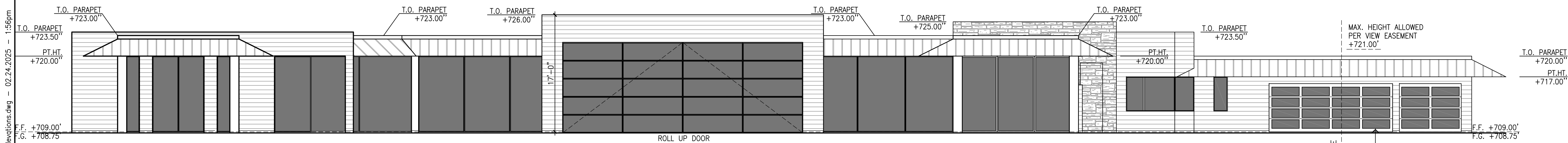
WEST ELEVATION

1/8" = 1'-0"



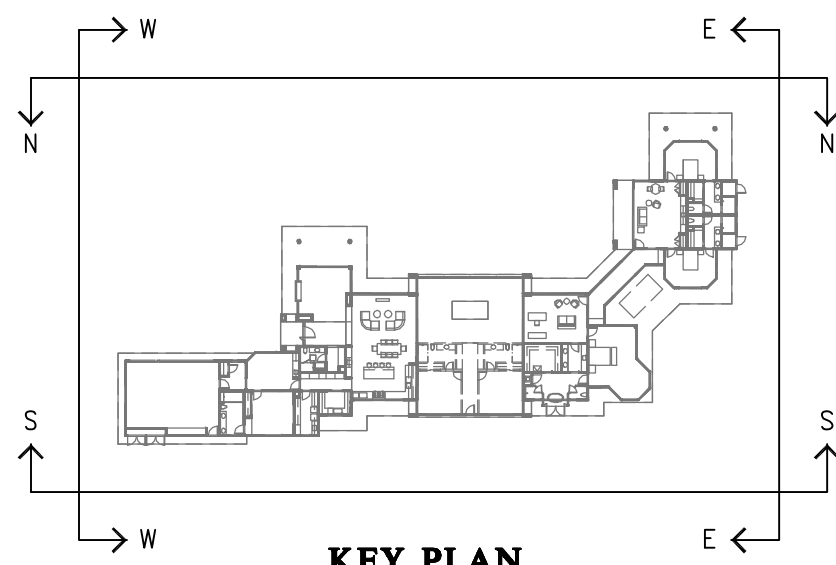
EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



KEY PLAN



WILDLAND URBAN INTERFACE NOTES

1. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MIN. 72 LBS. MINERAL-SURFACED, NON-PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC
2. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 LB. MINERAL-SURFACED, NON-PERFORATED CAP SHEET, AT LEAST 36 INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER PER CRC

GENERAL NOTES - ROOF

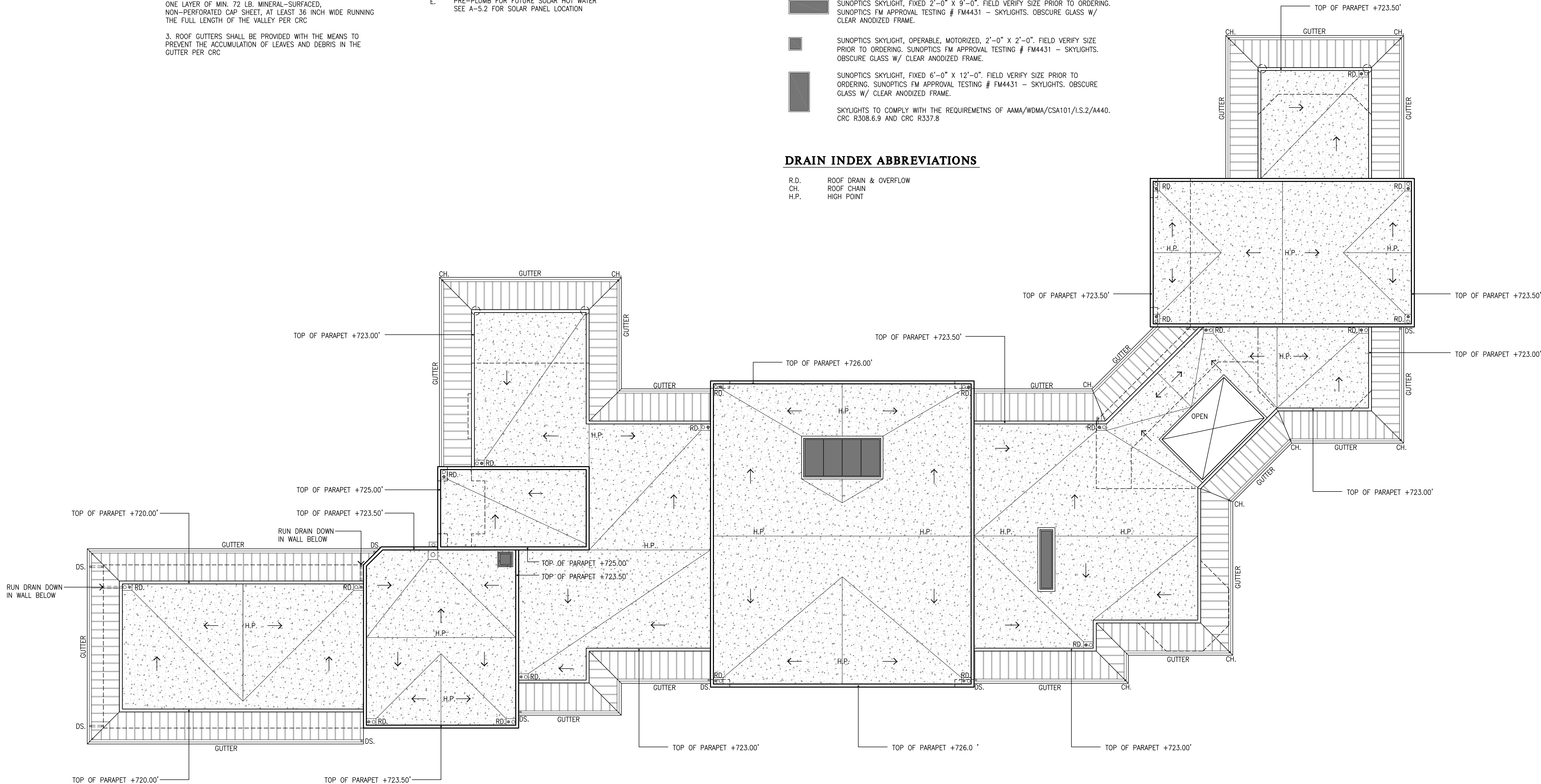
- A. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- B. INSTALL "GRACE" ICE AND WATERSHIELD FLEXIBLE MEMBRANE FLASHING @ RIDGES, HIPS, EAVES, VALLEYS, SKYLIGHTS & ROOF PROTRUSIONS, A 36" WIDE, 72# SHEET SHALL BE PLACED IN ALL VALLEYS PRIOR TO ANY OTHER UNDERLAYMENT ROOFING MATERIAL
- C. ALL ROOF DOWNSPOUTS TO BE CONNECTED TO STORM SYSTEM
- D. SEE TITLE 24 ENERGY COMPLIANCE SHEET FOR INSULATION REQUIREMENTS
- E. PRE-PLUMB FOR FUTURE SOLAR HOT WATER SEE A-5.2 FOR SOLAR PANEL LOCATION

LEGEND

- CLASS 'A' RATED MEMBRANE ROOF ASSEMBLY, SEE DETAIL A/A-9.3
SLOPE 1/4":FT. TYP. W/ TAPERED INSULATION
- EAVES WITH STANDING SEAM METAL ROOF CUSTOM BUILT METAL-TITAN SL 1750, 14" WIDTH INSTALL OVER 30# ROOF FELTS, CLASS 'A' RATED. COLOR: WEATHERED COPPER
SEE DETAIL B/A-9.2
- SUNOPTICS SKYLIGHT, FIXED 2'-0" X 9'-0". FIELD VERIFY SIZE PRIOR TO ORDERING. SUNOPTICS FM APPROVAL TESTING # FM4431 - SKYLIGHTS. OBSCURE GLASS W/ CLEAR ANODIZED FRAME.
- SUNOPTICS SKYLIGHT, OPERABLE, MOTORIZED, 2'-0" X 2'-0". FIELD VERIFY SIZE PRIOR TO ORDERING. SUNOPTICS FM APPROVAL TESTING # FM4431 - SKYLIGHTS. OBSCURE GLASS W/ CLEAR ANODIZED FRAME.
- SUNOPTICS SKYLIGHT, FIXED 6'-0" X 12'-0". FIELD VERIFY SIZE PRIOR TO ORDERING. SUNOPTICS FM APPROVAL TESTING # FM4431 - SKYLIGHTS. OBSCURE GLASS W/ CLEAR ANODIZED FRAME.
- SKYLIGHTS TO COMPLY WITH THE REQUIREMETS OF AAMA/WDMA/CSA101/1.S.2/A440. CRC R308.6.9 AND CRC R337.8

DRAIN INDEX ABBREVIATIONS

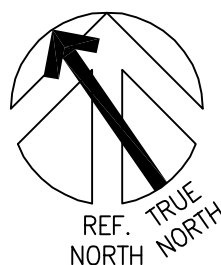
- R.D. ROOF DRAIN & OVERFLOW
CH. ROOF CHAIN
H.P. HIGH POINT



ROOF PLAN

1/8" = 1'-0"

0' 4' 8' 16'



HSING RESIDENCE

Project No: 22412

20101 FOSTER ROAD, LOS GATOS, CA 95030

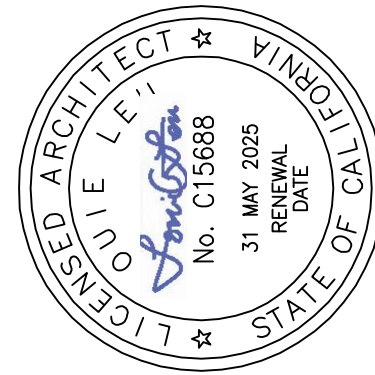
ROOF DRAINAGE PLAN

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

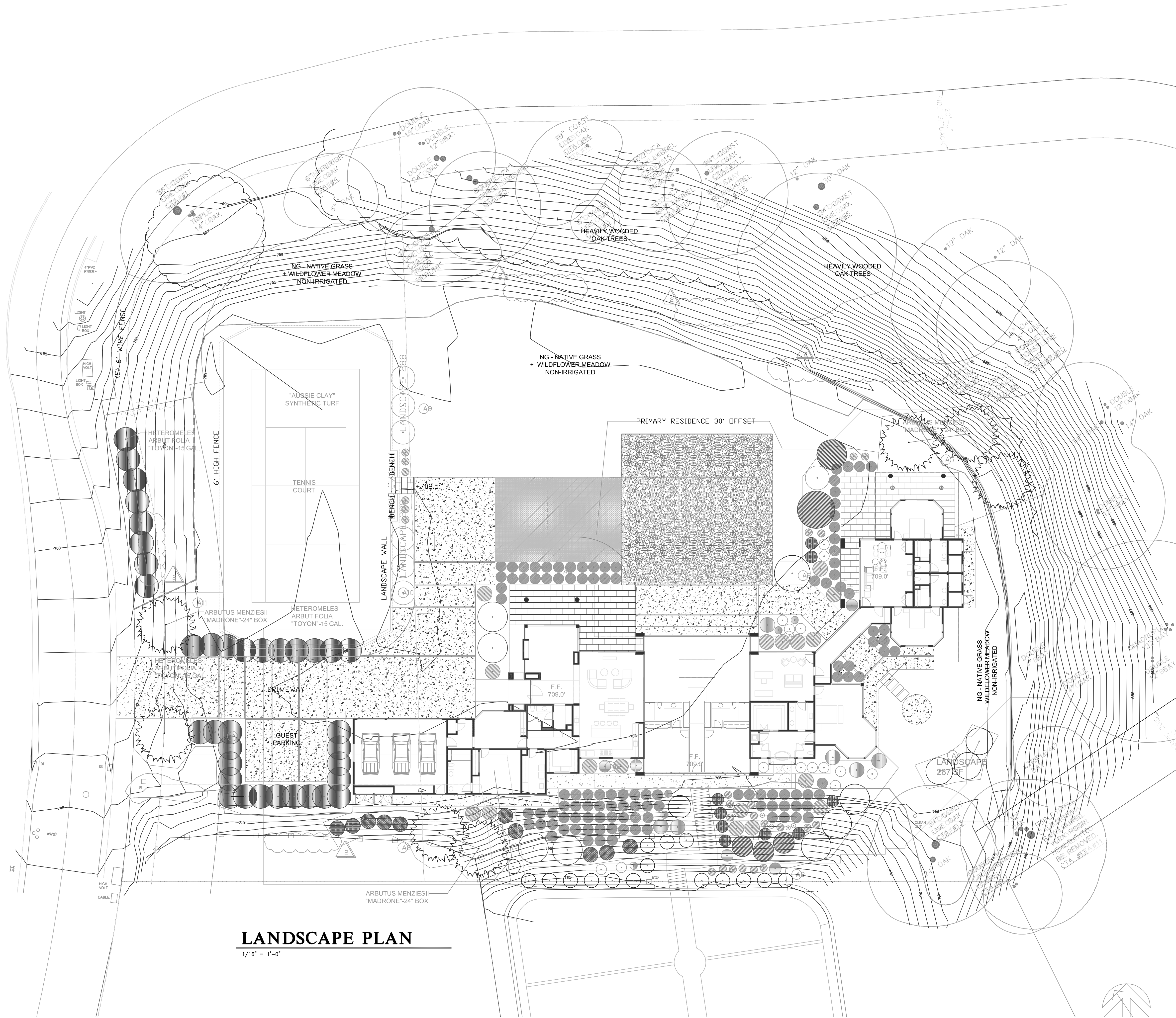
Date/Revisions:
02-24-25 PLANNING SUBMITAL

Sheet No:

A - 5.1



DESIGN FOR LIVING



1/16" = 1'-0"

- OVER FIRE ACCESS ROADS AND DRIVEWAYS.
2. IN LANDSCAPED AREAS THE MAJORITY OF THE PLANTING SHALL BE NATIVE PLANT SPECIES INDIGENOUS TO THE IMMEDIATE AREA. LARGE AREAS OF FORMAL LANDSCAPING ARE PROHIBITED.
3. PLANT SPECIES LOCATED FURTHER THAN 30 FEET FROM THE PRIMARY RESIDENCE SHALL BE INDIGENOUS AND APPROPRIATE FOR THE IMMEDIATE NATURAL HABITAT.
4. THE FINAL LANDSCAPE & IRRIGATION PLAN SHALL BE SUBMITTED FOR REVIEW PRIOR TO BUILDING PERMIT ISSUE. AND MEET THE TOWN OF LOS GATOS WATER CONSERVATION ORDINANCE OR THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE, WHICHEVER IS MORE RESTRICTIVE

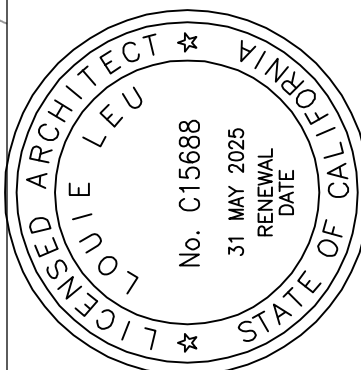
PLANTING NOTES

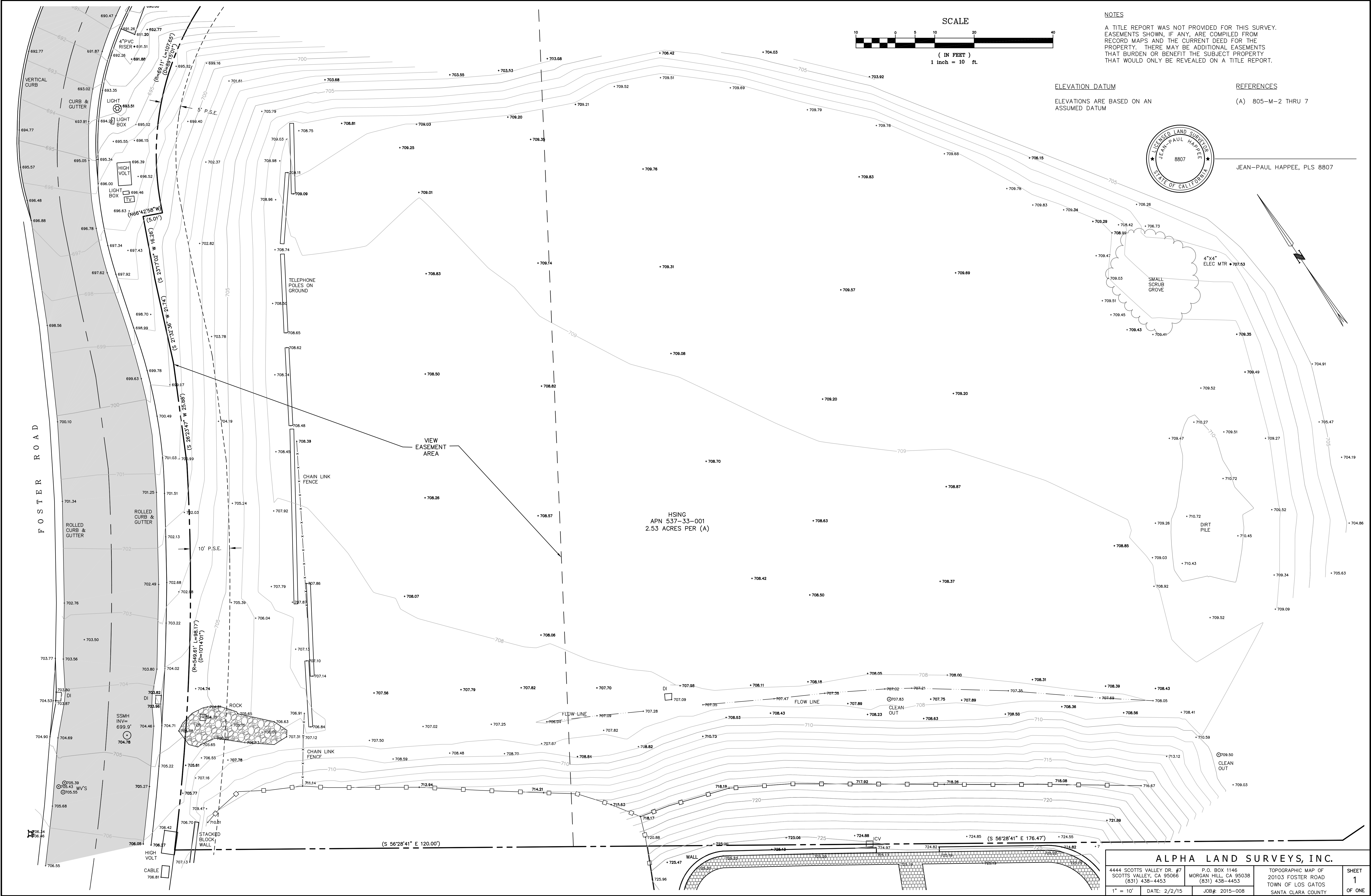
- A. ALL NEW PLANTING AREAS SHALL RECEIVE A 2" LAYER OF ORGANIC AMENDMENTS INCORPORATED INTO THE TOP 6" OF SOIL.
- B. ~~ALL PLANTING AREAS SHALL RECEIVE A 3" DEEP LAYER OF MULCH PER SPEC'S~~
- C. ALL TURF AREAS SHALL BE UNDERLAIN WITH A CONTINUOUS LAYER OF GALVANIZED HARDWARE MESH AS A MEANS TO CONTROL GOPHER DAMAGE. HARDWARE MESH SHALL BE INSTALLED BETWEEN PREPARED SUBGRADE AND SOD. STAKE AS REQUIRED TO INSURE FULL CONTACT OF SOD TO SOIL.
- D. FINAL PLANT LOCATIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT PIT EXCAVATION.
- E. ALL GROUND COVERS PLANTED FROM 1 GALLON CANS SHALL BE INSTALLED MIN 36" CLEAR FROM ADJACENT PAVING OR TURF AREAS

LANDSCAPE AREAS		
A01	PLANTED AREA	1,219 SQ.FT.
A02	PLANTED AREA	923 SQ.FT.
A03	PLANTED AREA	4,094 SQ.FT.
A04	PLANTED AREA	287 SQ.FT.
A05	PLANTED AREA	1,281 SQ.FT.
A06	PLANTED AREA	833 SQ.FT.
A07	PLANTED AREA	237 SQ.FT.
A08	PLANTED AREA	1,947 SQ.FT.
A09	PLANTED AREA	288 SQ.FT.
A10	PLANTED AREA	288 SQ.FT.
A11	PLANTED AREA	1332 SQ.FT.
A12	PLANTED AREA	105 SQ.FT.
A13	PLANTED AREA	68 SQ.FT.
A14	PLANTED AREA	83 SQ.FT.
TOTAL LANDSCAPED AREA		12,985 SQ.FT.

NATIVE PLANT LIST

- YERBA BUENA "CLINOPODIUM DOUGLASSII" 10 GAL.
- ADENOSTOMA FASCICULATUM "CHAMISE" 10 GAL.
- LUPINUS ARBOREUS "BUSH LUPINE" 10 GAL.
- SALVIA CLEVELANDII "CHAPARRAL SAGE" 10 GAL.
- SYMPHORICARPOS ALBUS "SNOWBERRY" 10 GAL.
- DEDROMECON RIGIDA "BUSH POPPY" 10 GAL.
- EPILOBIUM CANUM "CALIFORNIA FUCHSIA" 10 GAL.
- MONARDELLA VILLOSA "COYOTE MINT" 10 GAL.
- SALVIA SPATHECEA "HUMMINGBIRD SAGE" 10 GAL.
- ACHILLEA MILLEFOLIUM "YARROW" 10 GAL.
- CEANOTHUS "DARK STAR" "DARK STAR CEANOTHUS" 10 GAL.
- ERIOIDICTION CALIFORNICUM "YERBA SANTA" 10 GAL.
- RHUS OVATA "SUGAR BUSH" 10 GAL.
- LONICERA HISPIDULA "CALIFORNIA HONEYSUCKLE" 10 GAL.
- RIBES SANGUINEUM "PINK FLOWERING CURRANT" 10 GAL.
- ARTEMISIA CALIFORNICA "CALIFORNIA SAGEBRUSH" 10 GAL.
- CEANOTHUS CUNEATUS "BUCKBRUSH" 10 GAL.
- PETEROMELES ARBUTIFOLIA "TOYON" 10 GAL.
- ADENOSTOMA FASCICULATUM "RAY HARTMAN CEANOTHUS" 10 GAL.
- ADENOSTOMA FASCICULATUM "BLUE BLOSSOM CEANOTHUS" 10 GAL.
- CUPRESSUS SEMPREVIRENS "ITALIAN CYPRESS" 30 GAL.
- ARCTOSTAPHYLOS MANZANITA "COMMON MANZANITA" 15 GAL.
- AESCULUS CALIFORNICA "CALIFORNIA BUCKEYE" 15 GAL.





NOTES

A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORD MAPS AND THE CURRENT DEED FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.

ELEVATION DATUM

ELEVATIONS ARE BASED ON AN ASSUMED DATUM

REFERENCES

(A) 805-M-2 THRU 7



JEAN-PAUL HAPPEE, PLS 8807

ALPHA LAND SURVEYS, INC.

4444 SCOTT'S VALLEY DR. #7 SCOTT'S VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1148 MORGAN HILL, CA 95038 (831) 438-4453	TOPOGRAPHIC MAP OF 20103 FOSTER ROAD TOWN OF LOS GATOS SANTA CLARA COUNTY	SHEET 1 OF ONE
1" = 10'	DATE: 2/2/15	JOB#: 2015-008	

GENERAL NOTES:

These plans are intended for use by only knowledgeable licensed contractors familiar with all applicable building codes and other governmental requirements, and able and willing to provide workmanship and materials of high quality. They shall be interpreted so as to incorporate all applicable building codes and other governmental requirements. All ambiguities and doubts shall be resolved, unless the Engineer specifies otherwise in writing, in favor of the construction or material of the highest quality.

Written information and dimensions shall take precedence over graphic information. Do not scale drawings.

All dimensions are to take precedence over scale shown on plans, elevations, sections and details.

Any discrepancies on the plans or any deviations from the plans which are necessitated by field conditions or any condition different from those indicated on the plans, shall be called to the attention of Engineer of Record prior to continuing construction. All work is to be coordinated so that cooperation between the trades, where required, is accomplished.

The Builder shall take full and final responsibility for constructing a final product of appropriate quality and serviceability consistent with the information and requirements contained in the construction documents or reasonably inferable therefrom, and/or contained in the requirements of any governmental entity with jurisdiction over the project; and in this regard the Builder shall take full responsibility for all construction means, methods, techniques, sequences or procedures including without limitation demolition, excavation and erection procedures; for safety precautions and programs in connection with the project; and for the timeliness or quality of all the work performed pursuant to this agreement. In this regard, the Builder shall indemnify to the fullest extent allowed by law the project's design team, and their respective officers, directors, principals and employees, of and from any and all claims, liability and/or losses which are caused or contributed to by the failure of the builder to honor these obligations, including even liability claims and/or losses involving any indemnitees' actual or alleged active negligence or design defects, and excluding only any indemnitee's sole negligence or willful misconduct.

REFERENCE TO OTHER DRAWINGS

See Landscape Architect Drawings for kinds and sizes of finishes, and all other information

OMISSIONS

In the event that certain features of the construction are not fully shown on the drawings or called for in the general notes, then their construction shall be of the same character as for similar conditions that are shown or called for.

CODES

All materials and workmanship shall conform to the California Building Code 2022 Edition and all applicable local codes and ordinances.

CONSTRUCTION LIABILITY

General contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

REQUESTS FOR INFORMATION

All questions, comments, alternate details, and requests for information, etc. are most expeditiously processed by submittal to the Engineer of Record in writing or via facsimile. Meeting, verbal, or telephone requests will be given lowest priority, as they require the most administration and time to properly document. Upon receipt of written requests for information, the Engineer shall process the requests in writing and copy the response to the design team. Alternate details requiring the Engineer of Record's review and acceptance, supplemental calculations, drawing revisions, construction bulletins, or other approvals may result in time delay as the owner's authorization for additional engineering services will be required.

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2022 EDITION AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL CHECK ALL DRAWINGS IMMEDIATELY UPON THE RECEIPT AND SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- DIMENSIONS PROVIDED ARE FROM DRAWINGS BY OTHERS, FIELD CONDITIONS MAY VARY GREATLY. CONTRACTOR IS RESPONSIBLE FOR FIELD CHECKING ALL DIMENSIONS AND ANY FIELD CONDITIONS WHICH MAY AFFECT THE CONSTRUCTION PROCESS. ALL DEVIATIONS FROM PLANS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
- BID TO BE BASED ON PRIMARY DETAIL, UNIT PRICE TO BE PROVIDED FOR ALTERNATE DETAIL. CONSTRUCTION MANAGER TO INDICATE APPROPRIATE DETAIL DURING CONSTRUCTION.
- CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.
- WHEN DETAILS LABELED "TYPICAL" OR "SIMILAR" ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION.
- WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS.
- ANY DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATED ON PLAN, SHALL BE CALLED TO THE ATTENTION OF ENGINEER OF RECORD PRIOR TO CONTINUING CONSTRUCTION. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED IS ACCOMPLISHED.
- TRADE NAMES AND MANUFACTURES REFERRED TO ARE FOR QUALITY STANDARDS ONLY, EQUIVALENT SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY THE ENGINEER.

GRADING NOTES:

- SEE DRAWINGS BY THE LANDSCAPE ARCHITECT FOR ADDITIONAL INFORMATION. COORDINATE DISCREPANCIES WITH ENGINEERS.
- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE SHALL NOTIFY THE CITY AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTING OF NATURAL EARTH MATERIALS. LANDSCAPE ARCHITECT DOES NOT CONFER ANY RIGHTS OR ENTRY TO EITHER PUBLIC OR PRIVATE PROPERTY OF THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

NOTE:

- CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE 811 / (800)642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FIELD DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.

Pipe: (4" & 6" dia. P.V.C.)	SDR 35 smooth, solid wall PVC pipe conforming to ASTM D3034, perforated or non-perforated, as required. Perforated pipe shall have holes at 4 and 8 o'clock that are 1/2" in Dia. (Max.) 6"o.c. (Max.). Smaller Dia. holes (1/4" Min.) on shorter spacing (3" Min.) are preferred. Pipe shall have integral bell joint gaskets, factory installed, conforming w/ ASTM F477. Pipe shall be made of PVC plastic having a cell classification of 12454B or 12364B as defined by ASTM D1784 and shall have SDR of 35 and minimum pipe stiffness of 46 psi according to ASTM D2411.
Fittings & Cleanouts: (4" & 6" Dia. P.V.C.)	SDR 35 smooth, solid wall pipe fittings conforming w/ ASTM D3034, w/ integral bell or bell & spigot joints, and bell joints having an integral factory-installed gasket conforming w/ ASTM F477-- except for cleanouts and downspout adapters which may be ungasketed, but glued instead.
P.V.C. Cement:	Unkasket w/ ASTM 2564.
Base Rock:	Class II Permeable
Drain Rock (3/4"):	3/8" to 3/4" clean drain rock for subdrains and planting areas. Or submit sieve analysis for engineer's review.
Drain Rock (1-1/2"):	1" to 1-1/2" coarse, clean drain rock for detention/absorption trenches.
Geotextile Fabric:	Mirafi 140N or engineer approved equal.
Visqueen:	10 Mil vapor barrier
Back-Fill:	Non-expansive on site soil or non-expansive imported soil, free and clean of organic material.
GEOTECHNICAL DRAINAGE MAT:	MIRAFI MIRADRAIN PER MANUFACTURER'S RECOMMENDATIONS
ROCK DITCH PROTECTION:	SHALL BE CLASS LIGHT, METHOD B PER SECTION 72 OF STATE STANDARD SPECIFICATIONS.
CORRUGATED METAL PIPE:	SHALL BE BITUMINOUS DIPPED.
Pipe: (Greater than 4" & 8" dia. P.V.C. smooth wall)	SCHEDULE 80 WHERE VEHICLE LOAD OCCURS SCHEDULE 40 WHERE NO VEHICLE LOAD OCCURS
Trench Drain Grate:	ABT, INC. MODEL 410 POLY DRAIN HEEL--PROOF METAL GRATE OF APPROVED EQUAL. CONTACT KLUMAN SALES, INC. FOR MORE INFORMATION (408) 275-1784. TRENCH DRAIN MAY BE SET LEVEL.

DRAWING INDEX	
C0	PROJECT INFO & NOTES
C1	SITE GRADING PLAN
C2	SITE GRADING SECTIONS
C3.1	SITE DRAINAGE PLAN – SUBSURFACE DRAINAGE SYSTEM
C3.2	SITE DRAINAGE PLAN – RAT SLAB DRAINAGE SYSTEM
C3.3	SITE DRAINAGE PLAN – GROUND SURFACE DRAINAGE SYSTEM
C3.4	SITE DRAINAGE PLAN – ROOF DRAINAGE SYSTEM
C4.1	DRAINAGE DETAILS
C4.2	DRAINAGE DETAILS
C5	SITE EROSION CONTROL PLAN
C6	SITE EROSION CONTROL DETAILS

UPP GEOTECHNOLOGY – C2 EARTH, INC.
PROJECT NO. 16167C-01R1 & 17167C-02L
MAY 16, 2018 & FEBRUARY 22, 2019



- CONTACT THE SENIOR INSPECTOR BY OCTOBER 15 TO ARRANGE FOR INSPECTION OF EROSION CONTROL MEASURES.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
- THE CONTRACTOR SHALL ENSURE THAT ANY EROSION THAT OCCURS DOES NOT LEAVE THE SITE OR ENTER ANY WATERCOURSE, INCLUDING ON-SITE STORM DRAINAGE SYSTEMS. THIS REQUIREMENT SHALL REMAIN IN EFFECT ON A 24 HOUR PER DAY, 7 DAY PER WEEK BASIS AND SHALL NOT BE LIMITED IN ANY WAY TO THE HOURS OF WORK FOR THE PROJECT. IF, AT THE DISCRETION OF THE DIRECTOR OF PARKS & PUBLIC WORKS, ADDITIONAL EROSION CONTROL MEASURES ARE DEEMED TO BE REQUIRED, THE CONTRACTOR SHALL AT HIS/HER SOLE EXPENSE TAKE SUCH MEASURES AS DIRECTED BY THE DIRECTOR. IF THE CONTRACTOR IS DEEMED TO BE NON-RESPONSIVE TO THE DIRECTION OF THE DIRECTOR OF PARKS & PUBLIC WORKS, THE DIRECTOR SHALL HAVE THE AUTHORITY TO TAKE ALL MEASURES REQUIRED TO CORRECT ANY SITUATION WHICH DOES NOT MEET THE REQUIREMENTS OF COMPLIANCE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND LIABLE TO THE TOWN MUNICIPALITY FOR ALL COSTS ASSOCIATED WITH THE ACTIONS TAKEN BY THE DIRECTOR OF PARKS & PUBLIC WORKS TO CORRECT ANY NON-COMPLIANT SITUATION ARISING FROM THE WORK AREA.
- EROSION CONTROL MEASURES MUST BE IN PLACE BY OCTOBER 15TH, AND INSTALLED IMMEDIATELY FOLLOWING EACH CONSTRUCTION PHASE WHICH OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH.
- CALL THE SENIOR INSPECTOR BY OCTOBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. YOU MUST CALL 24 HOURS BEFORE THE DATE REQUESTED FOR AN INSPECTION. INCLUDE YOUR GRADING PERMIT NUMBER.
- IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE RESTORED.
- ALL BARE SLOPES SHALL BE COVERED WITH PLASTIC SHEETING.
- ALL DISTURBED EARTH MUST BE RESEEDING WITH A MINIMUM OF 30 LBS/ACRE "BLANDO" BROME, 20 LBS/ACRE ANNUAL RYE GRASS, 500 LBS/ACRE 16-20-0 FERTILIZER WHICH CONTAINS 15% SULFUR, AND 4000 LBS/ACRE OF STRAW ANCHORED IN PLACE BY PUNCHING OR WITH JUTE NETTING.
- ALL DRAIN INLETS SHALL BE PROTECTED WITH A COMBINATION OF STRAW BALES AND FILTER FABRIC FENCES TO PREVENT SEDIMENT FROM ENTERING.
- ALL STREET DRAINS SHALL BE PROTECTED FROM SEDIMENT DURING CONSTRUCTION.
- ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
- INSTALL FIBER ROLL OR SILT FENCES AS REQUIRED.
- SEED EXPOSED AREAS PER CITY MUNICIPALITY STANDARD SEEDING SPECIFICATIONS.
- INSTALL DRAINAGE MEASURES INCLUDING CATCH BASINS, ENERGY DISSIPATORS, ETC. AS SHOWN ON PLANS AND NOTES.
- INSTALL RETAINING WALLS IMMEDIATELY FOLLOWING GRADING OPERATIONS AT WALL LOCATIONS (WITH APPROPRIATE INSPECTIONS BY BUILDING INSPECTOR).
- INSTALL CHECK DAMS, SEDIMENT TRAPS, BASINS, AND TEMPORARY SWALES WHERE REQUIRED.

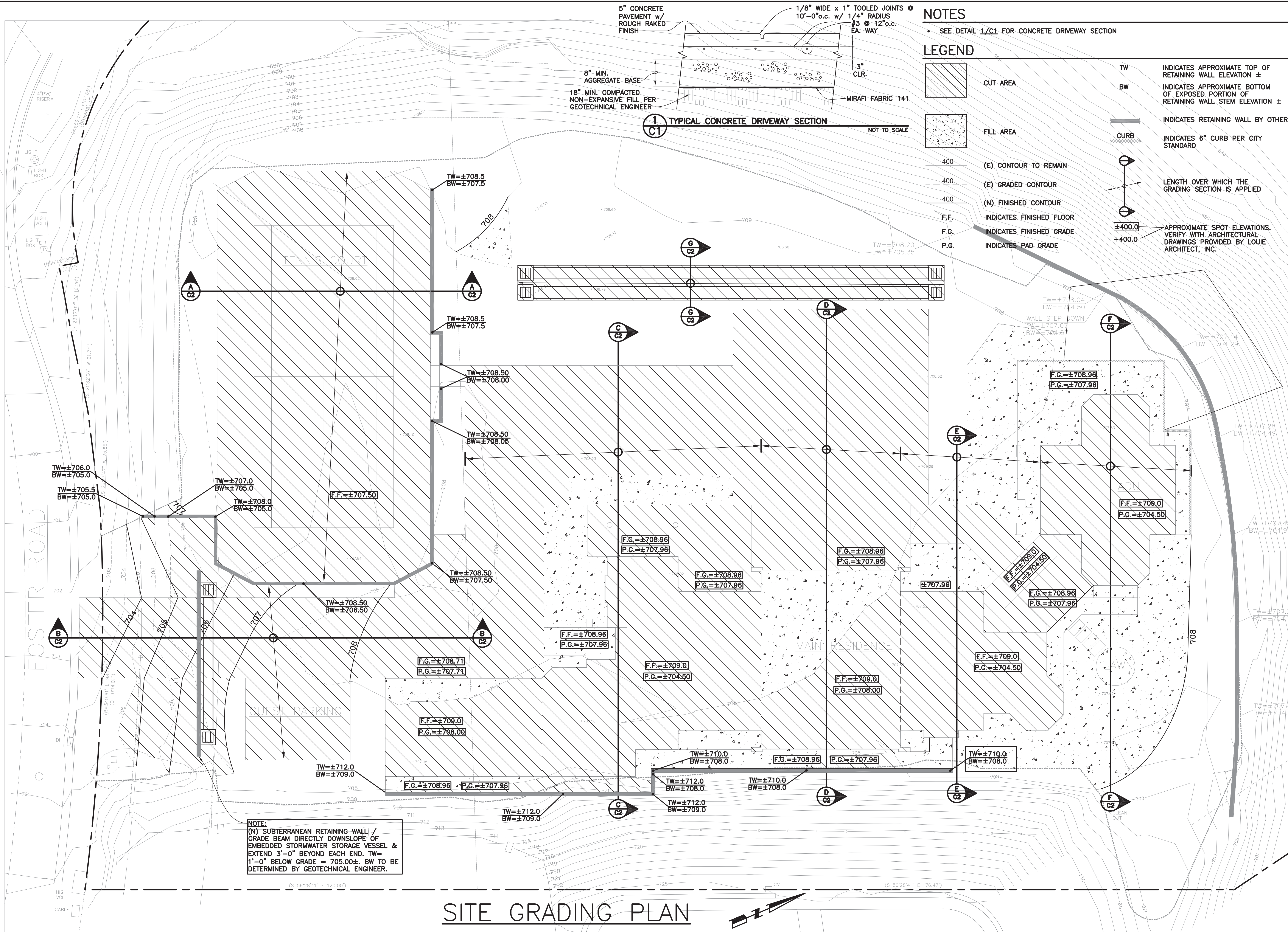
- SEE GRADING NOTES FOR ADDITIONAL INFORMATION
- EROSION AND SEDIMENT CONTROL PLAN TO BE PROVIDED BY CONTRACTOR AND IS TO BE IMPLEMENTED FOR CONSTRUCTION ACTIVITIES PERFORMED BETWEEN OCTOBER 1ST AND APRIL 15TH. THE PURPOSE OF EROSION CONTROL IS TO KEEP EXISTING SOIL IN PLACE.
- EROSION AND SEDIMENT CONTROL FEATURES SHALL REMAIN IN PLACE AND MAINTAINED UNTIL THE PERMANENT LANDSCAPING IS INSTALLED.
- CONTRACTOR TO ARRANGE A PRE-JOB MEETING WITH TOWN INSPECTOR TO REFINE THE FEATURES OF THE EROSION AND SEDIMENT CONTROL PLAN.

- CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
- WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SIGHTED 2 TO 3' BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
- THE TOP OF FENCE HUNG WITH FLUORESCENT FLAGGING TAPE EVERY 10 FEET.
- 6' CHAIN LINK OR WELDED WIRE MESH.
- 8' FENCE POSTS OF 2" DIAMETER GI PIPE OR T-ANGLE POST.
- INSTALL FENCE AT DRIP LINE.
- IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH THE CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT TRUNK FROM DAMAGE.
- THREE LAYERS OF WIRE & LATH SNOW FENCING TO 8' ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.

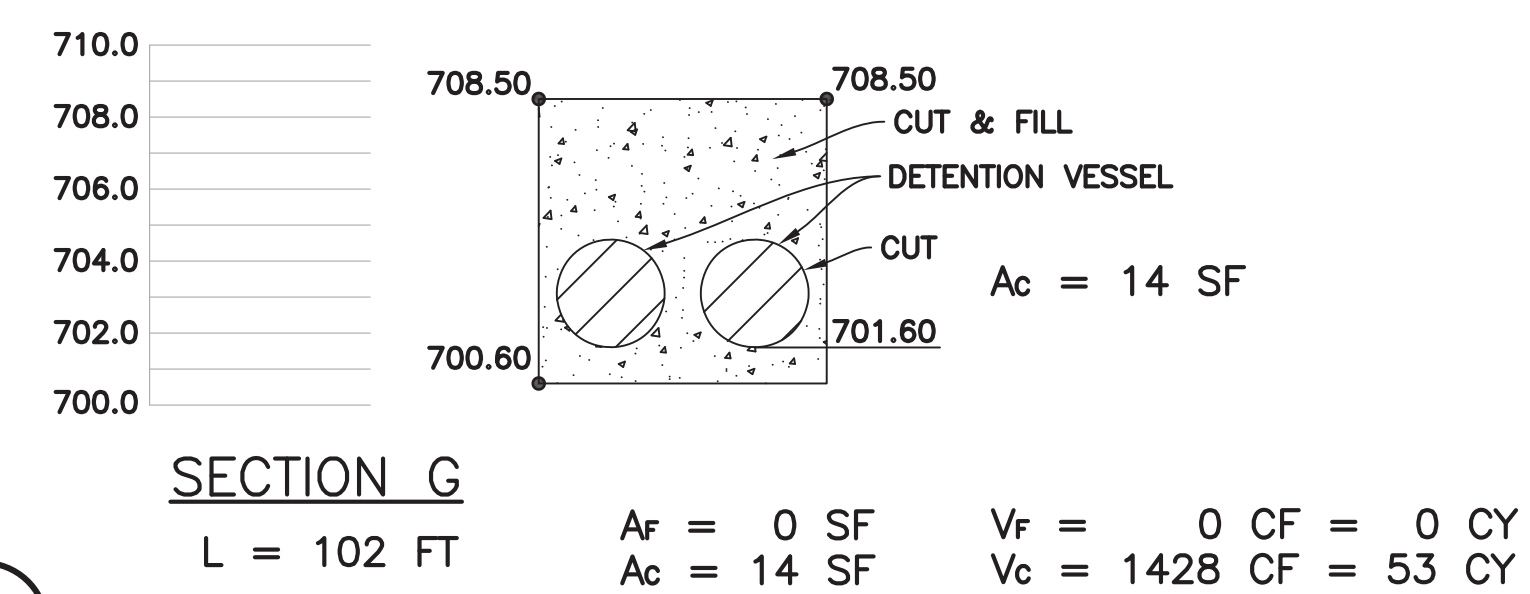
AC	ASPHALTIC CONCRETE	FL	FLOW LINE
AD	AREA DRAIN	G	GAS
ADS	ADVANCED DRAINAGE SYSTEM	GB	GRADE BREAK
BFP	BACK FLOW PREVENTOR	GM	GAS METER
BOA	BLOW-OFF ASSEMBLY	INV	PIPE INVERT
CB	CATCH BASIN	LRDA	LEAST RESTRICTIVE DEVELOPMENT AREA
CL	CENTER LINE	MH	MAN HOLE
CLF	CHAIN LINK FENCE	MON	MONUMENT
CO	CLEAN OUT	OHW	OVERHEAD WIRE
COTG	CLEAN OUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PVC	POLYVINYL CHLORISIDE
DIP	DUCTILE IRON PIPE	RM	TOP OF GRADE
DS	DOWN SPOUT	SD	STORM DRAIN
DWY	DRIVEWAY	SDCO	STORM DRAIN CLEANOUT
FC	FACE OF CURB	SS	SANITARY SEWER
FCD	FACE OF CURB DRAIN	SSCO	SANITARY SEWER CLEANOUT
FF	FINISH FLOOR	TC	TOP OF CURB
FG	FINISH GRADE	W	WATER
FH	FIRE HYDRANT	WM	WATER METER
		WV	WATER VALVE

A circular professional engineer seal for the State of California. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. Inside the ring, the name "MICHAEL J. KOONTZ" is written in an arc. In the center, the license number "C78932" is printed, with a blue ink signature written over it.

<p>SITE GRADING, DRAINAGE, & EROSION CONTROL NOTES</p> <p>20101 FOSTER ROAD LOS GATOS, CA 95030</p>		<p>MICHAEL HSING</p> <p>20101 FOSTER ROAD LOS GATOS, CA 95030</p>	
<p>SCALE 1/4" = 1'-0"</p> <p>DATE 02/06/25</p> <p>PROJECT NO. 241016</p>		<p>SHEET NO. C0</p>	
<p>1 OF 11 SHEETS</p>			



DATE	02/06/25
FOR APPROVAL	NO. REVISION
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30 Union Avenue, Suite 200 Campbell, Ca 95008	
T(408)563-0323 WWW.SYSCSE.COM	
SILICON VALLEY CIVIL & STRUCTURAL ENGINEERS	
REGISTERED PROFESSIONAL ENGINEER MICHAEL J. HSING C78932 CIVIL STATE OF CALIFORNIA	
MICHAEL HSING 20101 FOSTER ROAD LOS GATOS, CA 95030	
SITE GRADING PLAN 20101 FOSTER ROAD LOS GATOS, CA 95030	
SCALE 3/32" = 1'-0"	
DATE 02/06/25	
PROJECT NO. 241016	
SHEET NO. C1	
2 OF	11 SHEETS



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MICHAEL HSING
20101 FOSTER ROAD
LOS GATOS, CA 95030

20101 FOSTER ROAD
LOS GATOS, CA 95030

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

DATE	02/06/25
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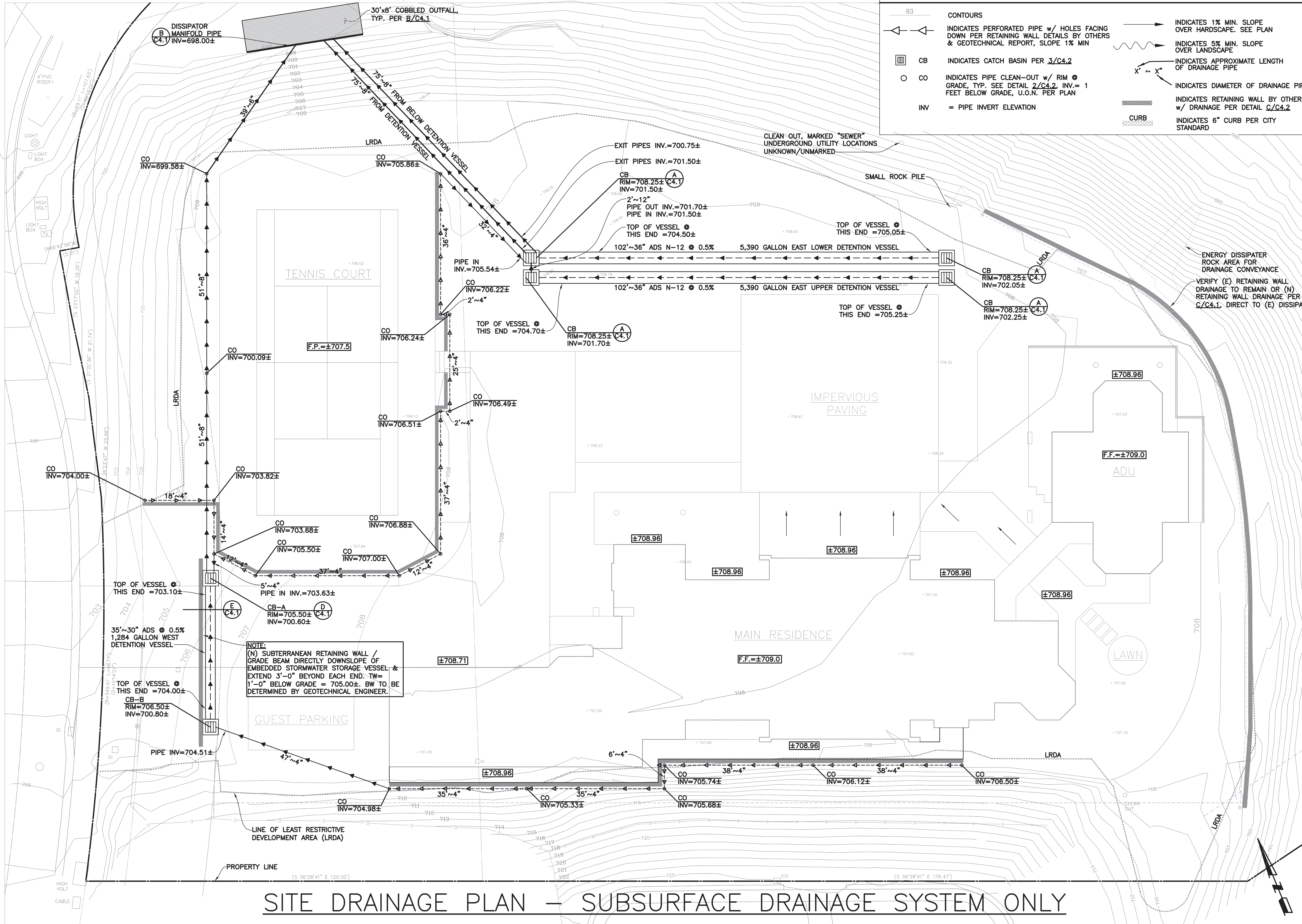
PROJECT NO.	241016
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SHEET NO. 02

SHEET NO. C2

3 OF 11 SHEETS

11 SHEETS



LEGEND

93 CONTOURS

INDICATES PERFORATED PIPE w/ HOLES FACING DOWN PER RETAINING WALL DETAILS BY OTHERS & GEOTECHNICAL REPORT, SLOPE 1% MIN

CB INDICATES CATCH BASIN PER 3/C4.2

CO INDICATES PIPE CLEAN-OUT w/ RIM @ GRADE, TYP. SEE DETAIL 2/C4.2, INV. = 1 FEET BELOW GRADE, U.O.N. PER PLAN

INV = PIPE INVERT ELEVATION

INDICATES 1% MIN. SLOPE OVER HARDSCAPE. SEE PLAN

INDICATES 5% MIN. SLOPE OVER LANDSCAPE

INDICATES APPROXIMATE LENGTH OF DRAINAGE PIPE

INDICATES DIAMETER OF DRAINAGE PIPE

INDICATES RETAINING WALL BY OTHERS w/ DRAINAGE PER DETAIL C/C4.2

INDICATES 6" CURB PER CITY STANDARD

NO.	REVISION	DATE
1	FOR APPROVAL	02/06/25

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Campbell, Ca 95008

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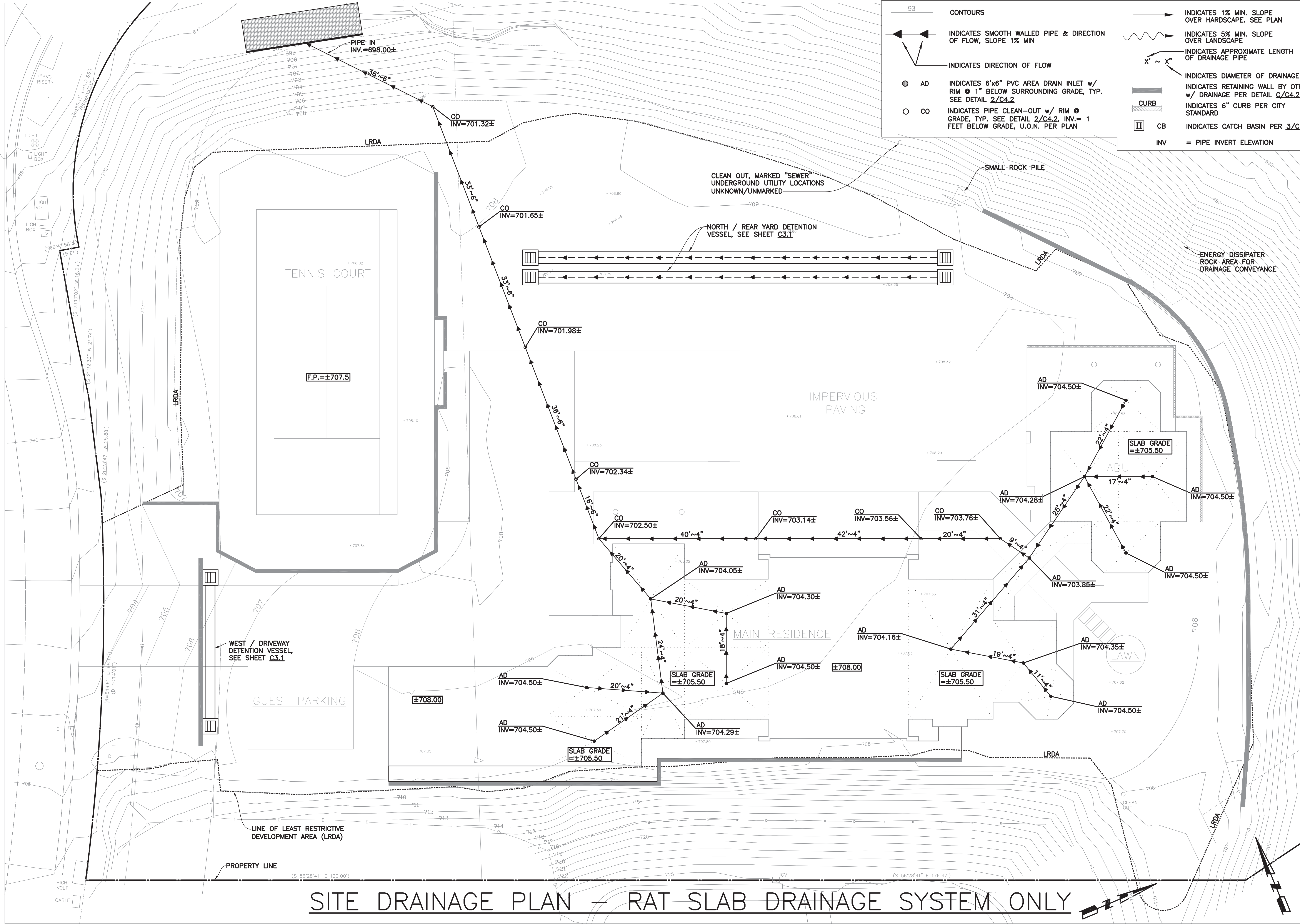


MICHAEL HSING
20101 FOSTER ROAD
LOS GATOS, CA 95030

SITE DRAINAGE PLAN - SUBSURFACE DRAINAGE SYSTEM ONLY
20101 FOSTER ROAD
LOS GATOS, CA 95030

SCALE 3/32" = 1'-0"
DATE 02/06/25
PROJECT NO. 241016
SHEET NO. C3.1

4 OF 11 SHEETS



LEGEND

93

CONTOURS

INDICATES SMOOTH WALLED PIPE & DIRECTION OF FLOW, SLOPE 1% MIN

INDICATES DIRECTION OF FLOW

AD

INDICATES 6"x6" PVC AREA DRAIN INLET w/ RIM 1" BELOW SURROUNDING GRADE, TYP. SEE DETAIL 2/C4.2

CO

INDICATES PIPE CLEAN-OUT w/ RIM 1" BELOW GRADE, TYP. SEE DETAIL 2/C4.2, INV. = 1 FEET BELOW GRADE, U.O.N. PER PLAN

INDICATES 1% MIN. SLOPE OVER HARDSCAPE. SEE PLAN

INDICATES 5% MIN. SLOPE OVER LANDSCAPE

INDICATES APPROXIMATE LENGTH OF DRAINAGE PIPE

INDICATES DIAMETER OF DRAINAGE PIPE

INDICATES RETAINING WALL BY OTHERS w/ DRAINAGE PER DETAIL C/C4.2

INDICATES 6" CURB PER CITY STANDARD

INDICATES CATCH BASIN PER 3/C4.2

INV = PIPE INVERT ELEVATION

02/06/25

DATE

FOR APPROVAL

NO. REVISION

30 Union Avenue, Suite 200
Campbell, Ca 95008

SILICON VALLEY

CIVIL & STRUCTURAL ENGINEERS

T(408)583-0323

WWW.SVCE.COM

MICHAEL HSING

20101 FOSTER ROAD
LOS GATOS, CA 95030

SITE DRAINAGE PLAN -
RAT SLAB DRAINAGE
SYSTEM ONLY

20101 FOSTER ROAD
LOS GATOS, CA 95030

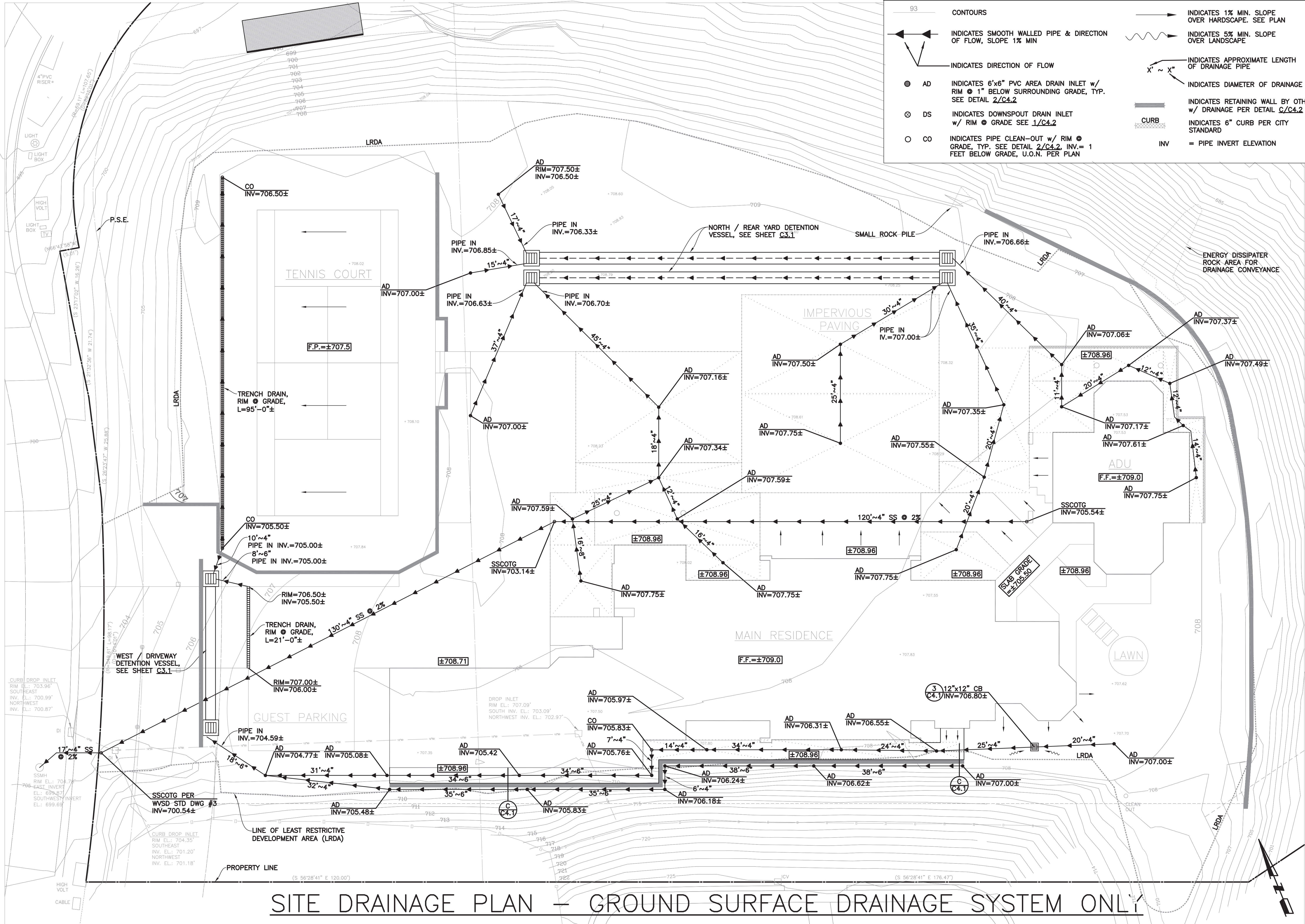
SCALE 3/32" = 1'-0"

DATE 02/06/25

PROJECT NO. 241016

SHEET NO. C3.2

5 OF 11 SHEETS



LEGEND

93 CONTOURS

INDICATES SMOOTH WALLED PIPE & DIRECTION OF FLOW, SLOPE 1% MIN

INDICATES DIRECTION OF FLOW

AD INDICATES 6"x6" PVC AREA DRAIN INLET w/ RIM @ 1" BELOW SURROUNDING GRADE, TYP. SEE DETAIL 2/C4.2

DS INDICATES DOWNSPOUT DRAIN INLET w/ RIM @ GRADE SEE 1/C4.2

CO INDICATES PIPE CLEAN-OUT w/ RIM @ GRADE, TYP. SEE DETAIL 2/C4.2, INV.= 1 FEET BELOW GRADE, U.O.N. PER PLAN

INDICATES 1% MIN. SLOPE OVER HARDSCAPE. SEE PLAN

INDICATES 5% MIN. SLOPE OVER LANDSCAPE

INDICATES APPROXIMATE LENGTH OF DRAINAGE PIPE

INDICATES DIAMETER OF DRAINAGE PIPE

INDICATES RETAINING WALL BY OTHERS w/ DRAINAGE PER DETAIL C/C4.2

INDICATES 6" CURB PER CITY STANDARD

INV = PIPE INVERT ELEVATION

NO.	REVISION	DATE
02	06/25	

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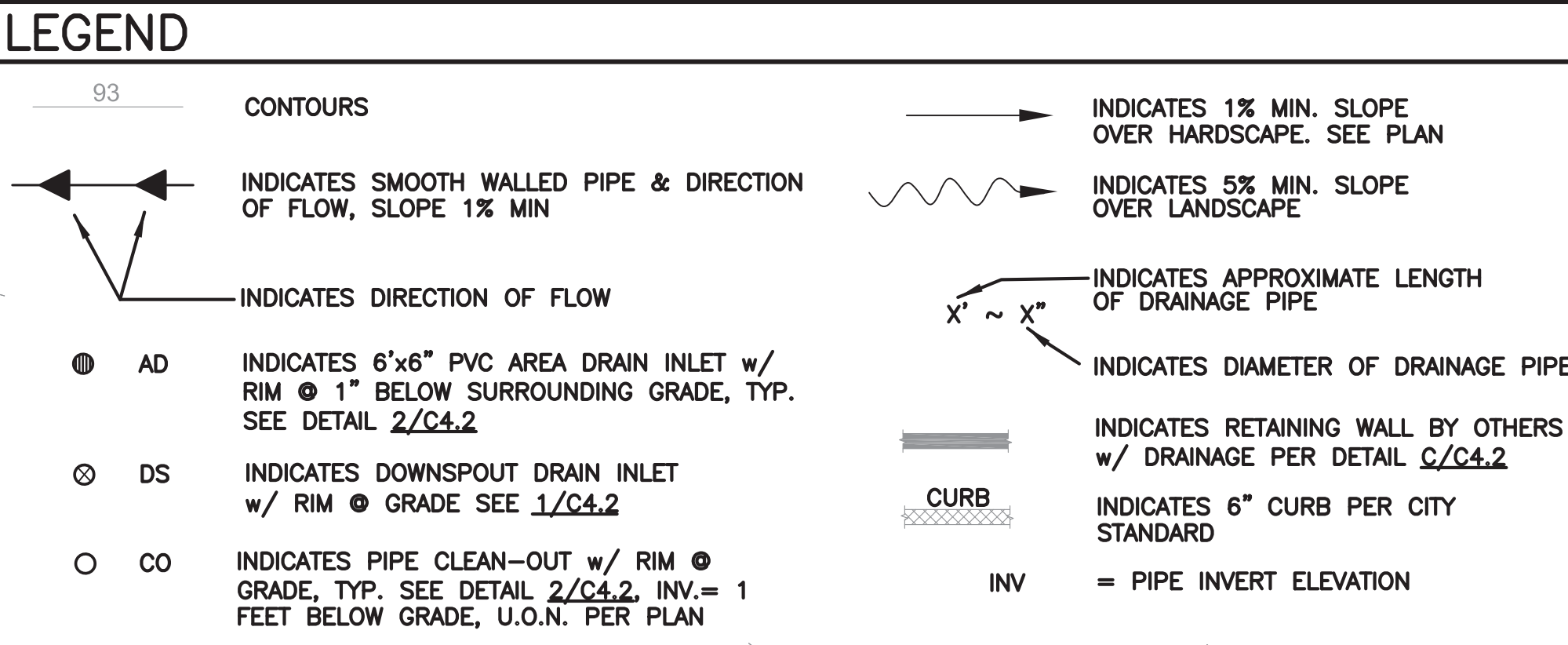


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**SITE DRAINAGE PLAN -
SURFACE DRAINAGE
SYSTEM ONLY**

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LOS GATOS, CA 95030

SCALE 3/32" = 1'-0"
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SHEET NO. C3.3



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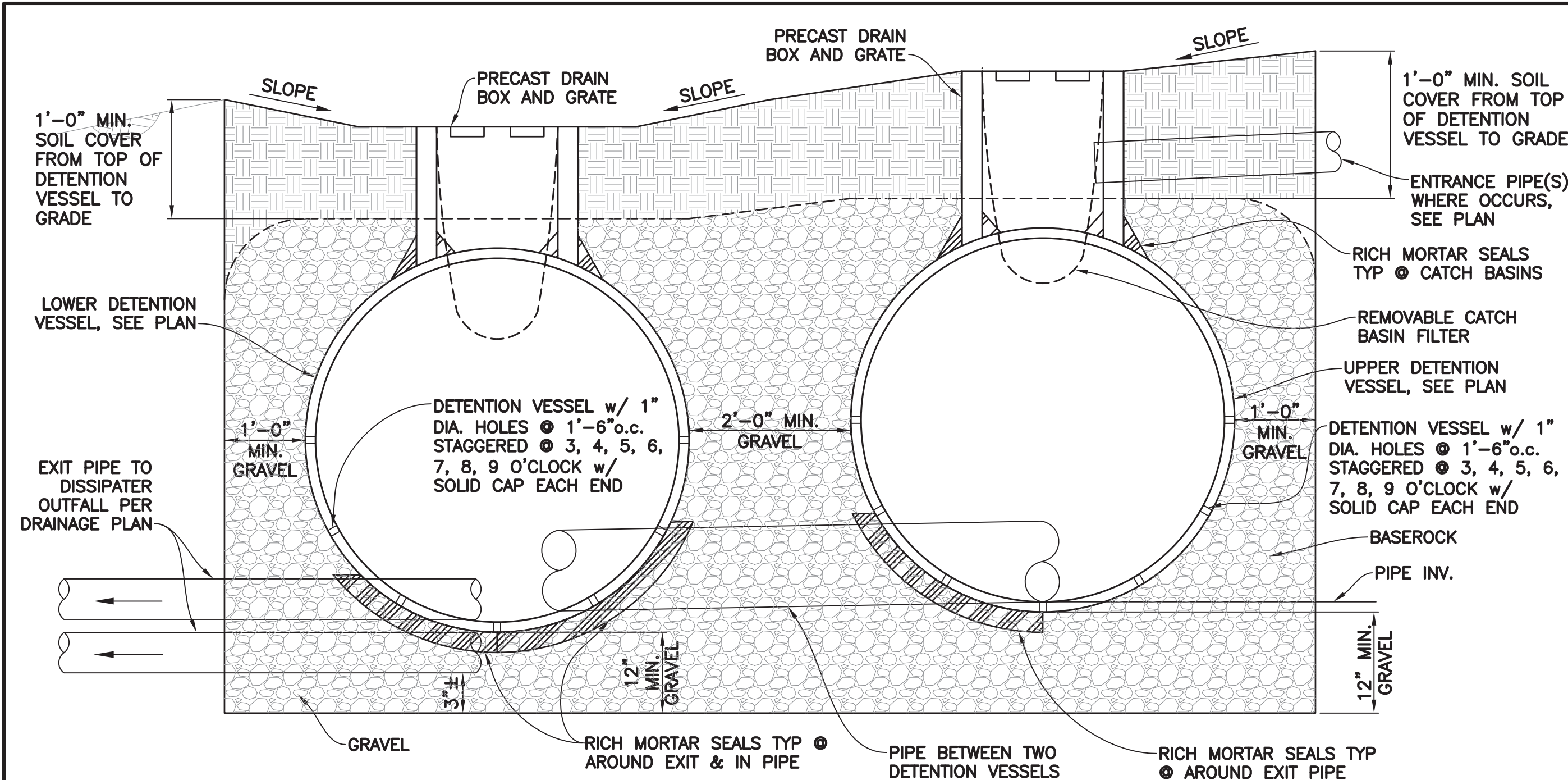
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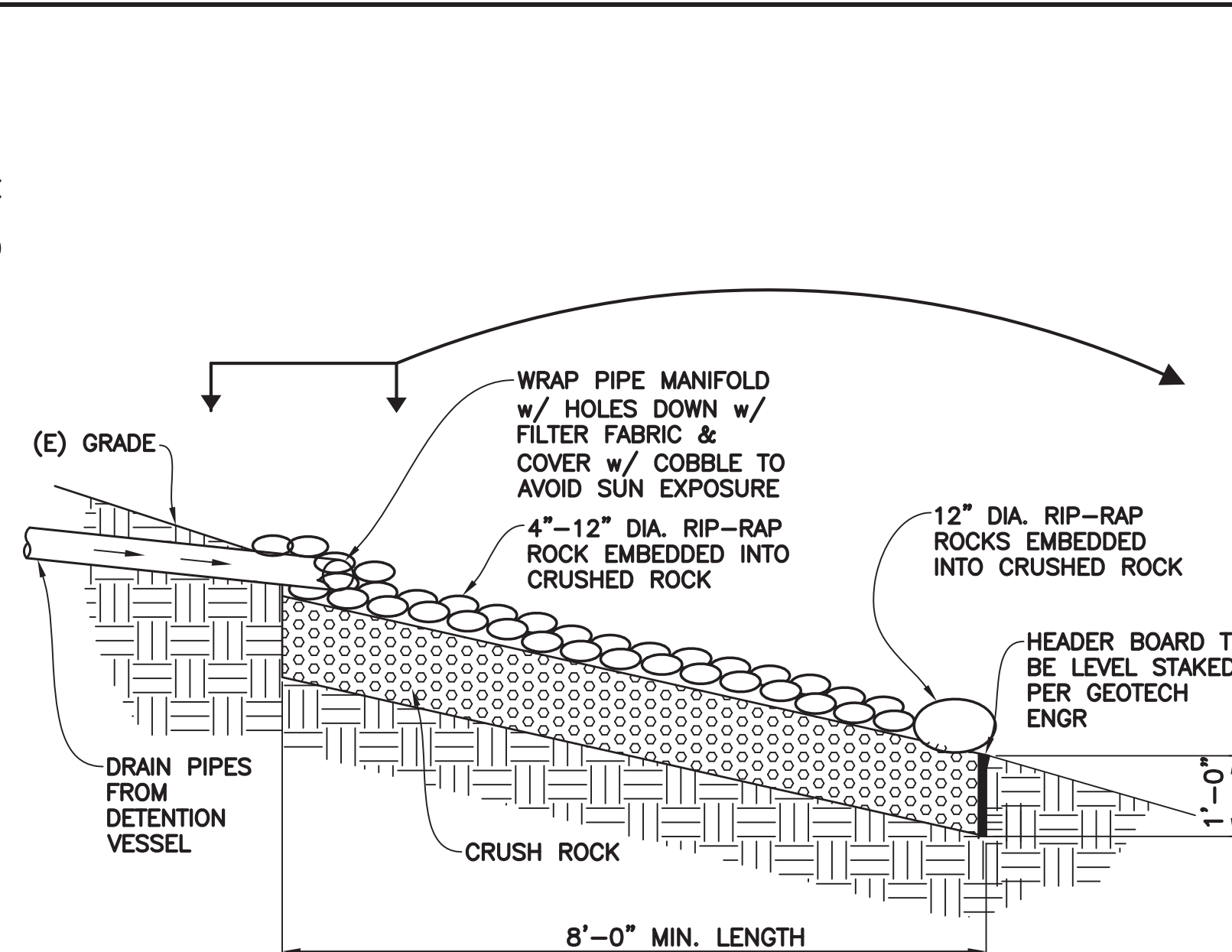
**SITE DRAINAGE PLAN –
SURFACE DRAINAGE
SYSTEM ONLY**

SCALE	$3/32" = 1'-0"$
DATE	02/06/25
PROJECT NO.	241016
SHEET NO.	C3.4
7 OF 11 SHEETS	



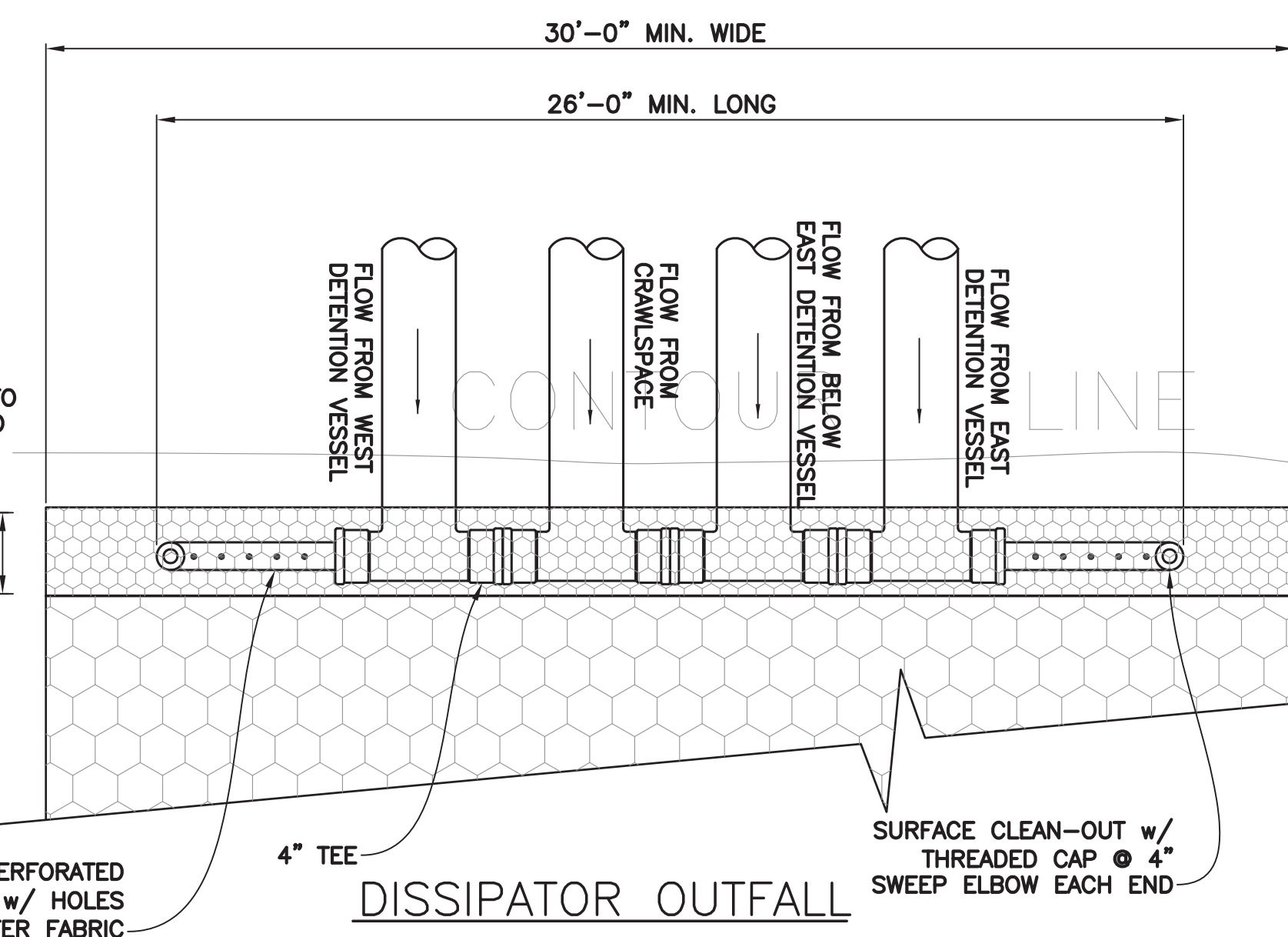
DETENTION VESSEL
SECTION VIEW

A
C4.1



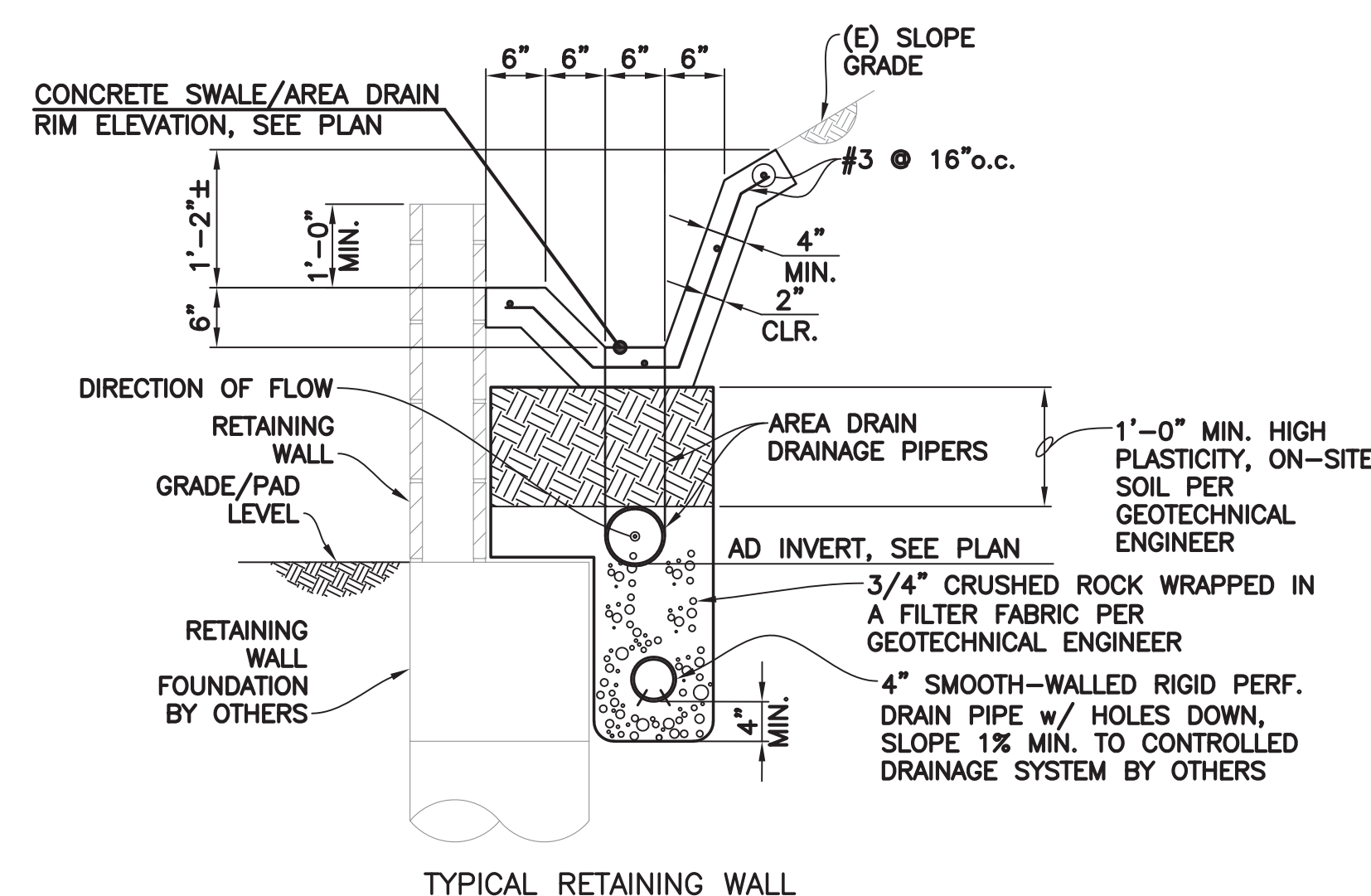
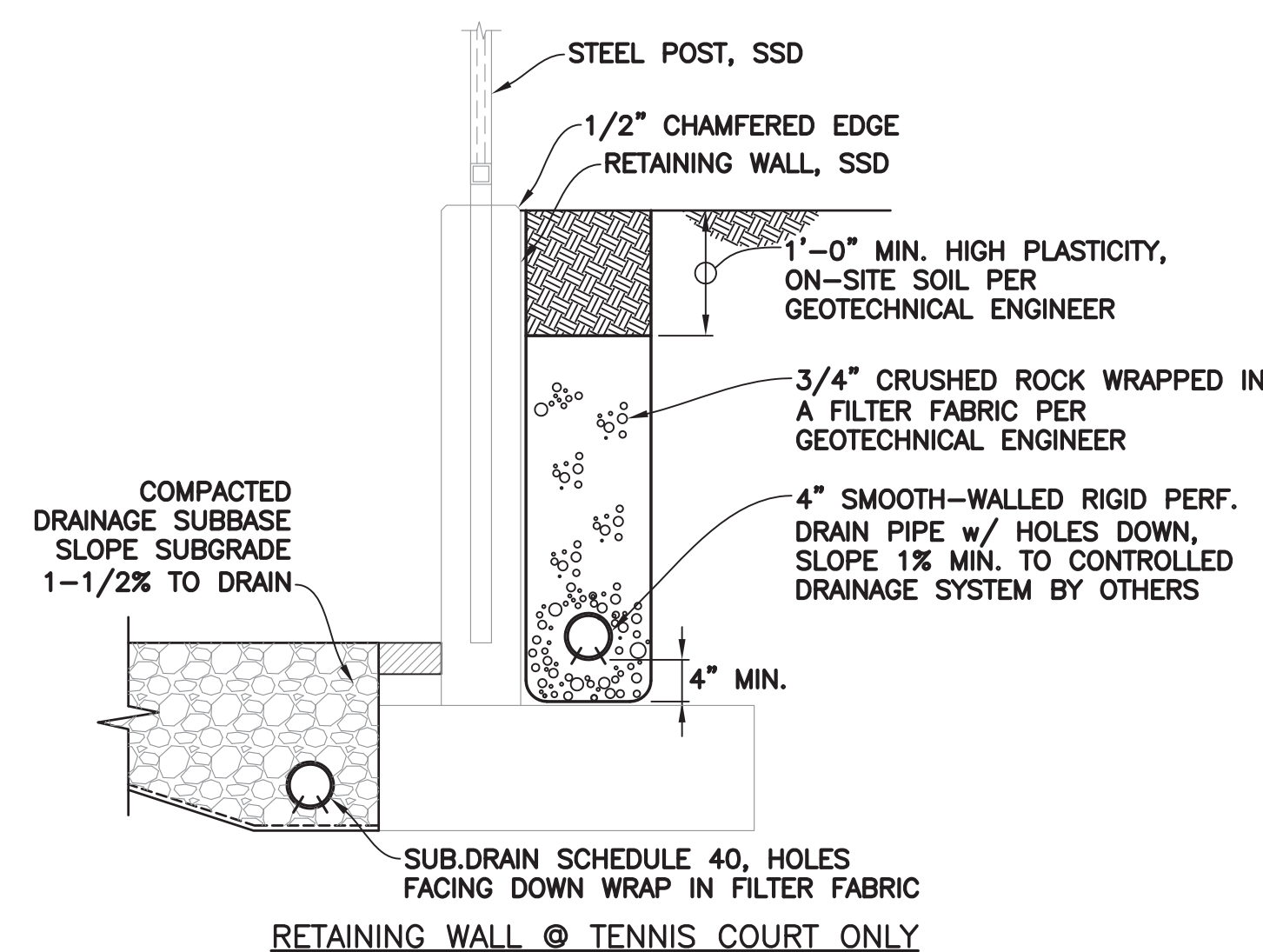
DISSIPATOR OUTFALL
SECTION VIEW

B
C4.1



DISSIPATOR OUTFALL
PLAN VIEW

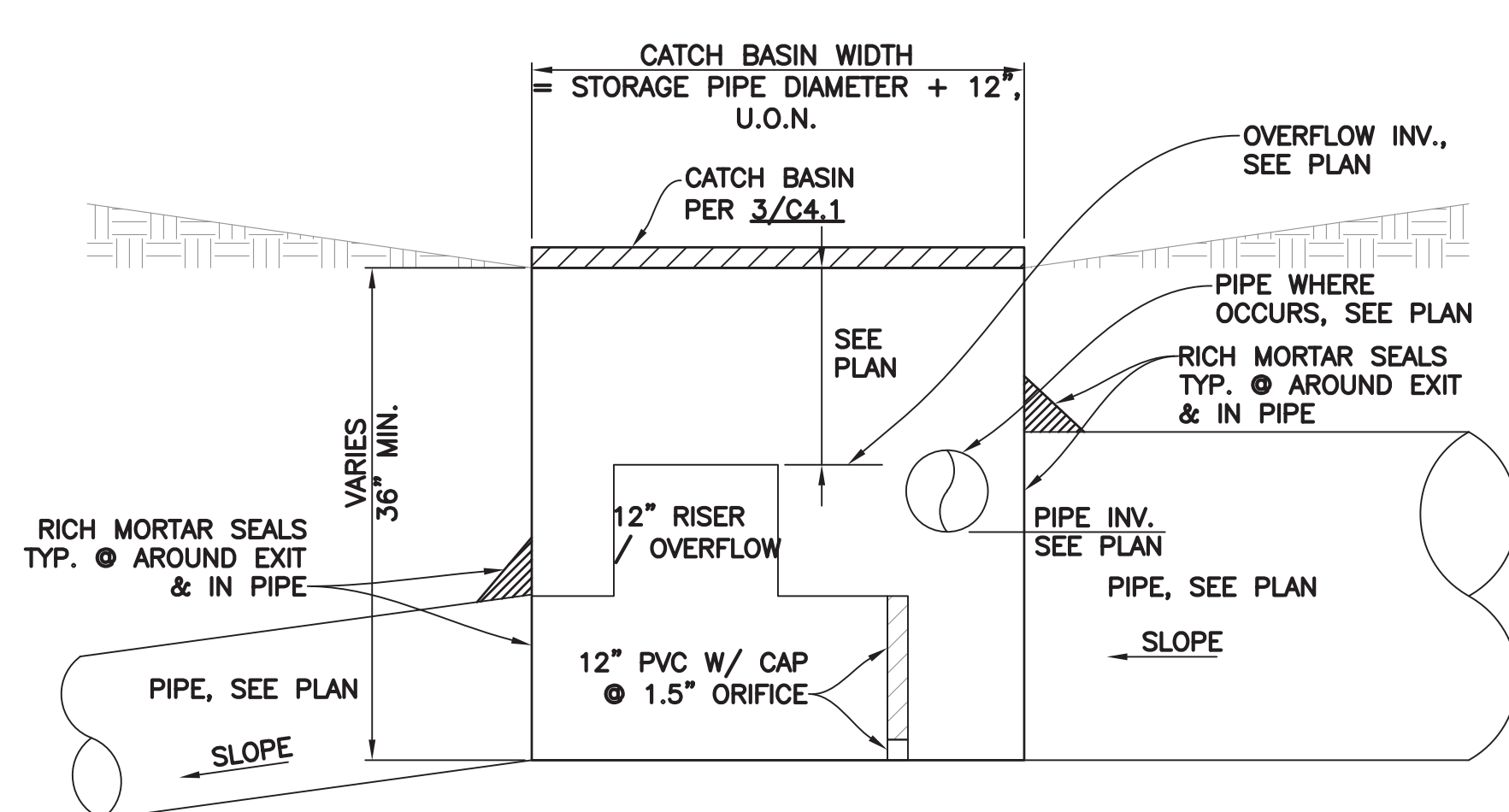
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TYPICAL RETAINING WALL

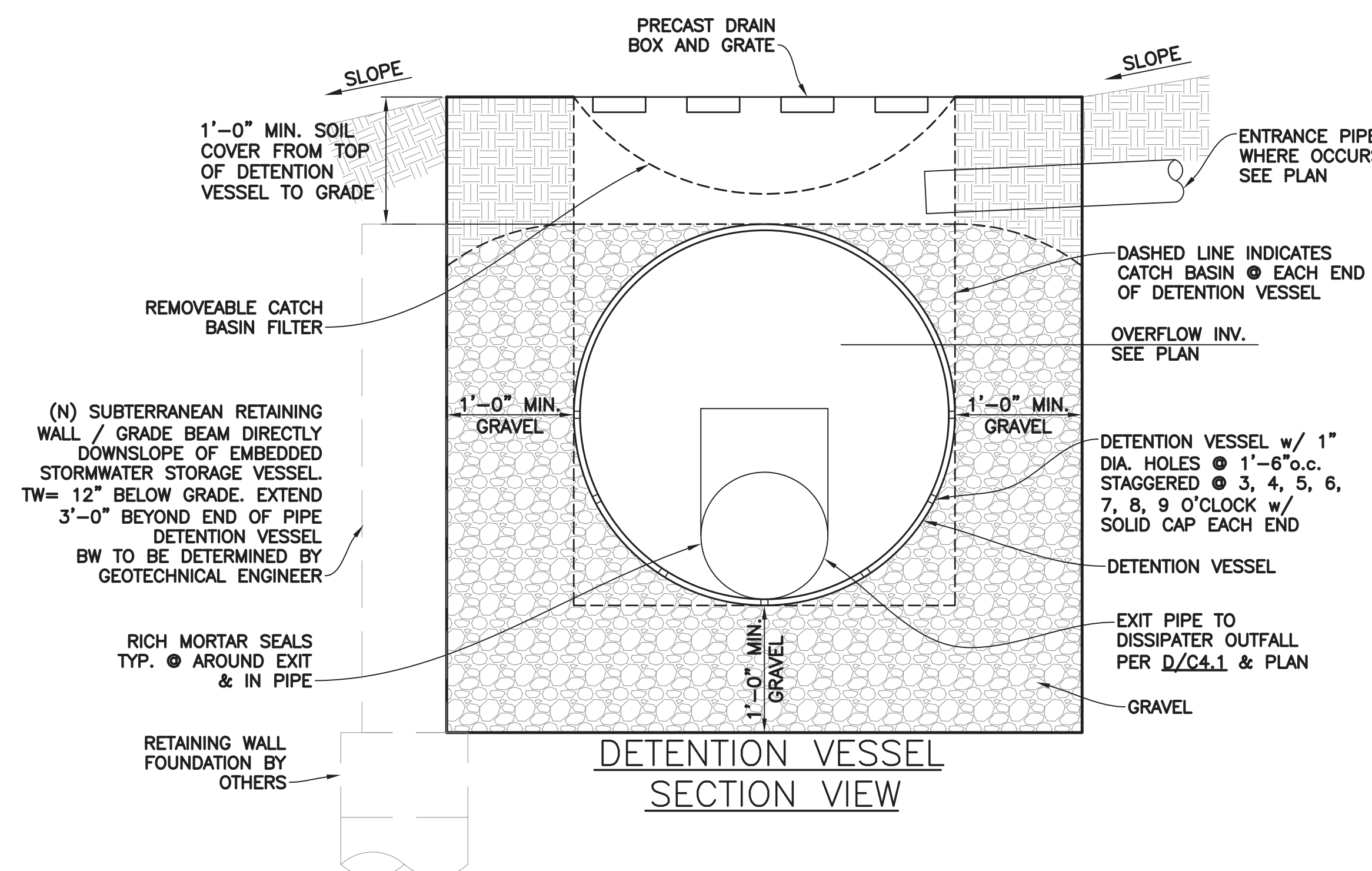
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C4.1

N.T.S.



D
C4.1

N.T.S.



DETENTION VESSEL
SECTION VIEW

E
C4.1

N.T.S.

DATE	02/06/25
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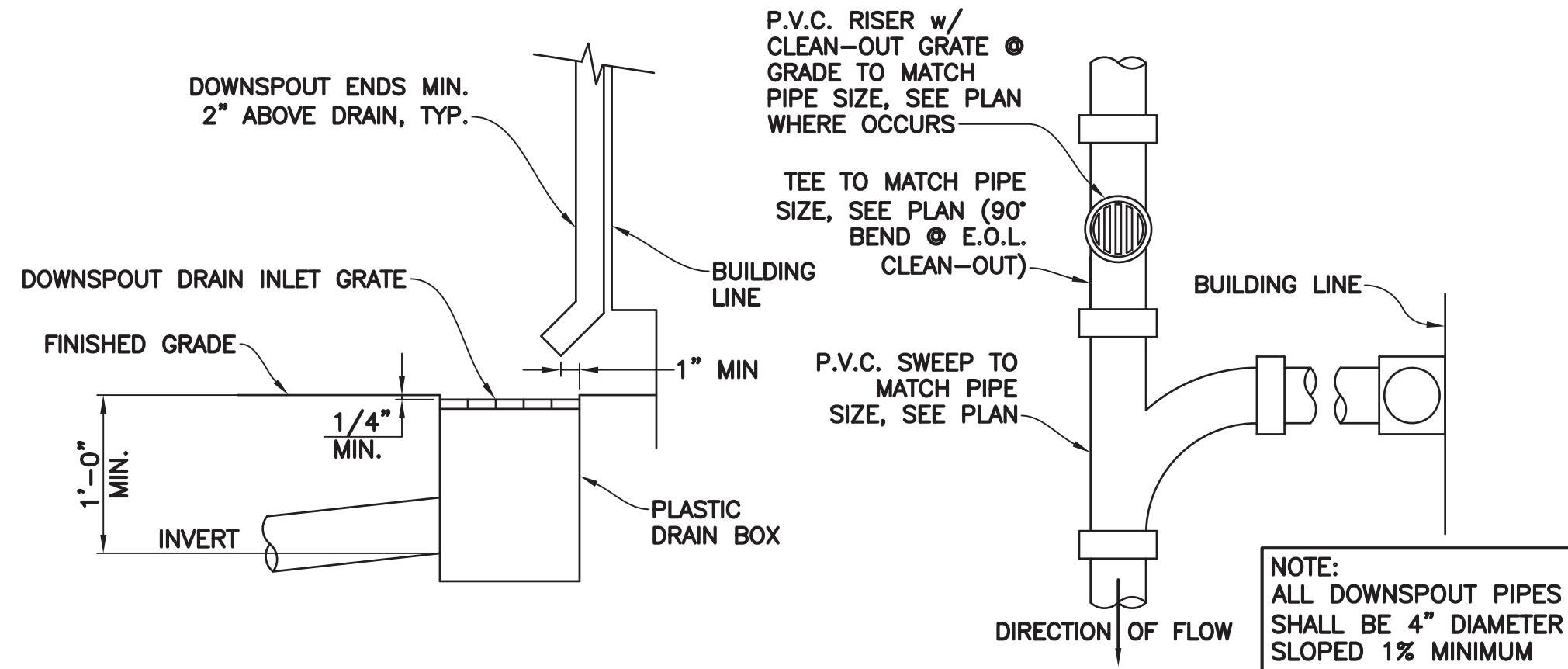


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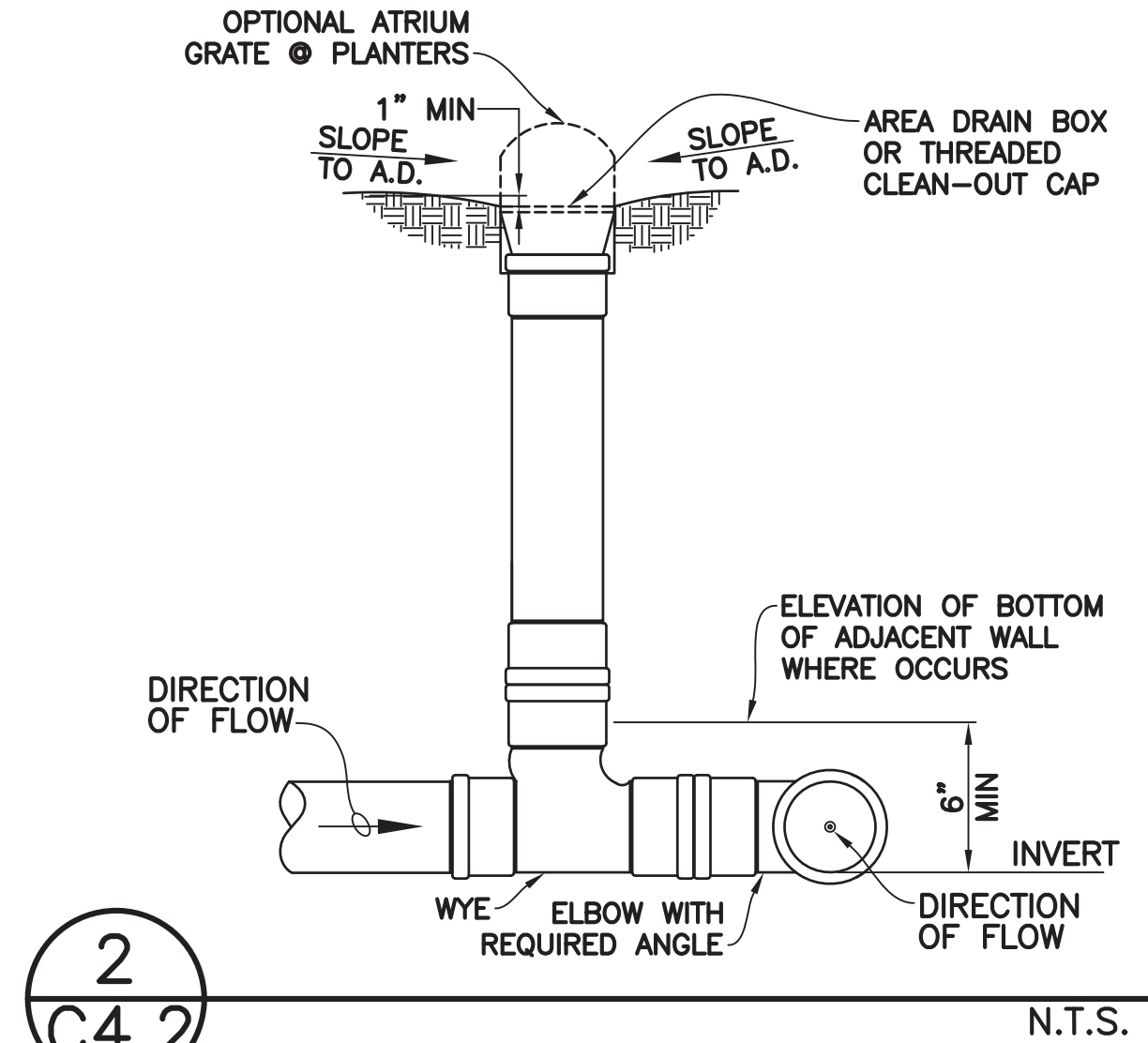
SITE DRAINAGE DETAILS
20101 FOSTER ROAD
LOS GATOS, CA 95030

SCALE 3/4" = 1'-0"
DATE 02/06/25
PROJECT NO. 241016
SHEET NO. C4.1

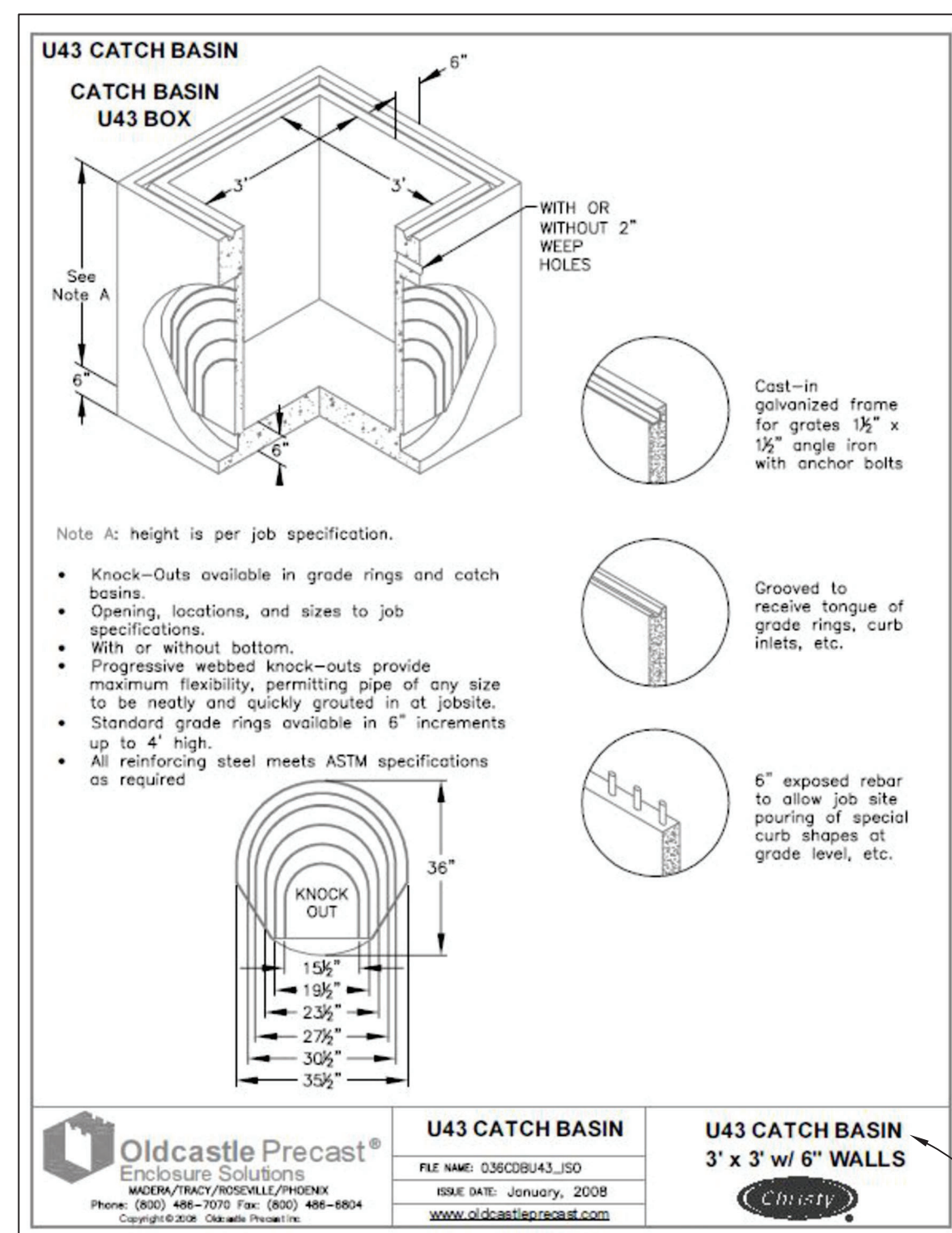
8 OF 11 SHEETS



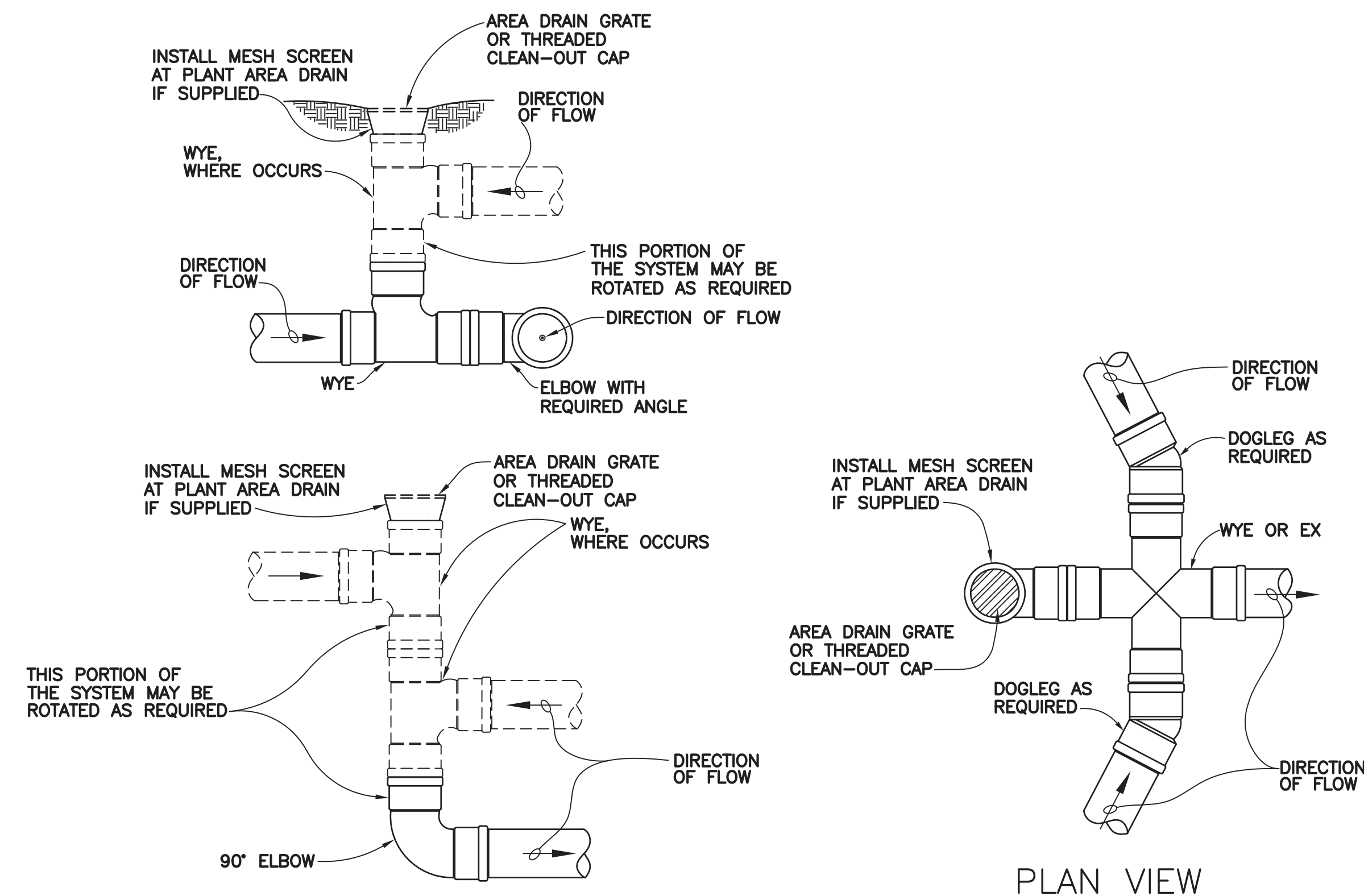
1
C4.2 TYPICAL DOWNSPOUT CONNECTION PLAN N.T.S.



2
C4.2 TYPICAL DRAIN PIPE FITTINGS N.T.S.



3
C4.2 MULTIPLE PIPE CATCH BASIN N.T.S.



4
C4.2 TYPICAL DRAIN PIPE FITTINGS N.T.S.

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FOR APPROVAL	NO. REVISION
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<p>SCALE 3/4" = 1'-0"</p> <p>DATE 02/06/25</p> <p>PROJECT NO. 241016</p> <p>SHEET NO. C4.2</p> <p>9 OF 11 SHEETS</p>	

SEDIMENT CONTROL NOTES

- THE EROSION AND SEDIMENT CONTROL PLAN IS TO BE IMPLEMENTED FOR CONSTRUCTION ACTIVITIES PERFORMED BETWEEN OCTOBER 1ST AND APRIL 15TH. THE PURPOSE OF EROSION CONTROL IS TO KEEP EXISTING SOIL IN PLACE.
- EROSION AND SEDIMENT CONTROL FEATURES SHALL REMAIN IN PLACE AND MAINTAINED UNTIL THE PERMANENT LANDSCAPING IS INSTALLED.
- CONTRACTOR TO ARRANGE A PRE-JOB MEETING WITH TOWN INSPECTOR TO REFINE THE FEATURES OF THE EROSION AND SEDIMENT CONTROL PLAN.
- PROVIDE GRAVEL BAGS AROUND NEAREST DRAINAGE INLET

LEGEND



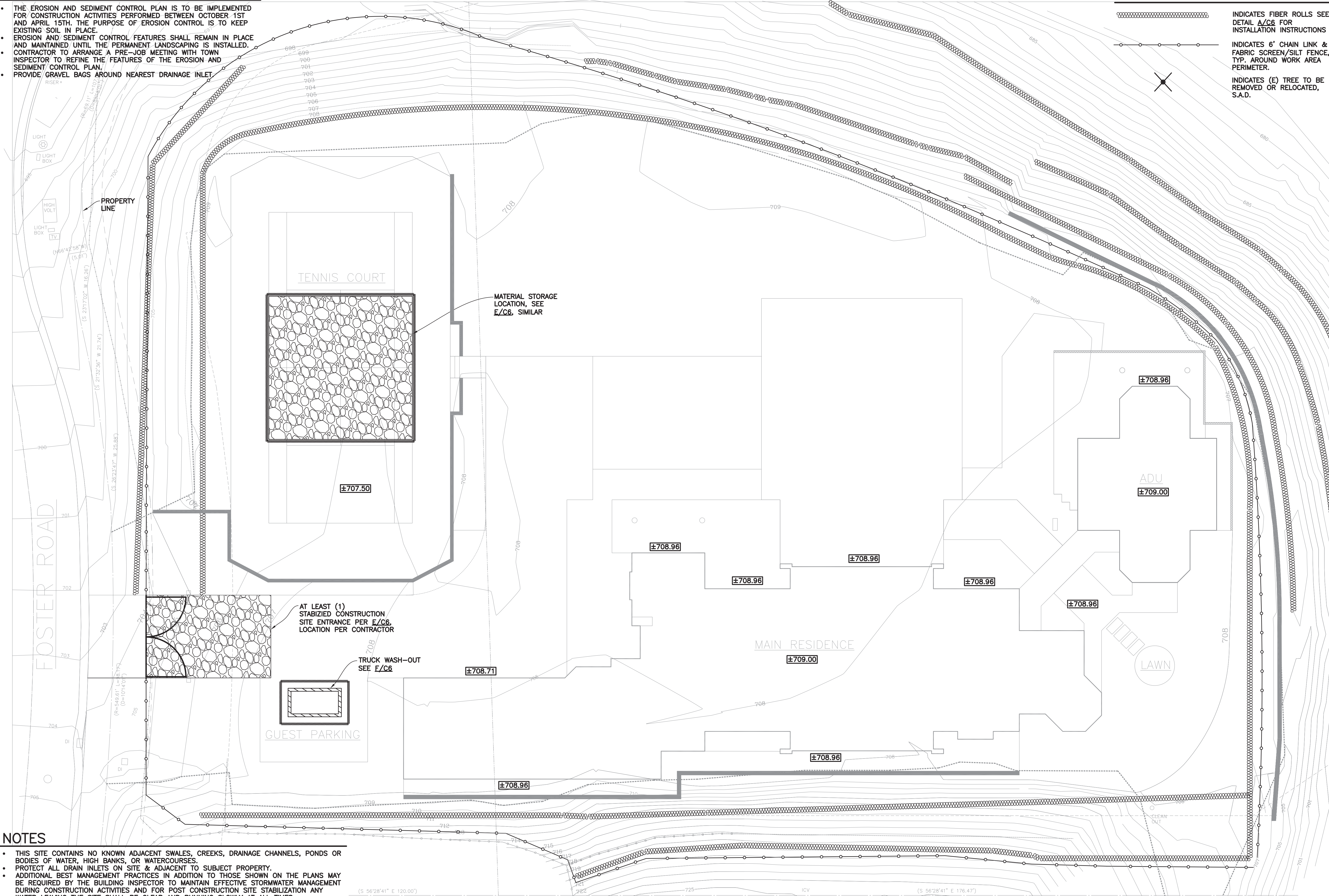
INDICATES FIBER ROLLS SEE
DETAIL A/C6 FOR
INSTALLATION INSTRUCTIONS



INDICATES 6' CHAIN LINK &
FABRIC SCREEN/SILT FENCE,
TYP. AROUND WORK AREA
PERIMETER.



INDICATES (E) TREE TO BE
REMOVED OR RELOCATED,
S.A.D.



NOTES

- THIS SITE CONTAINS NO KNOWN ADJACENT SWALES, CREEKS, DRAINAGE CHANNELS, PONDS OR BODIES OF WATER, HIGH BANKS, OR WATERCOURSES.
- PROTECT ALL DRAIN INLETS ON SITE & ADJACENT TO SUBJECT PROPERTY.
- ADDITIONAL BEST MANAGEMENT PRACTICES IN ADDITION TO THOSE SHOWN ON THE PLANS MAY BE REQUIRED BY THE BUILDING INSPECTOR TO MAINTAIN EFFECTIVE STORMWATER MANAGEMENT DURING CONSTRUCTION ACTIVITIES AND FOR POST CONSTRUCTION SITE STABILIZATION ANY WATER LEAVING THE SITE SHALL BE CLEAR AND RUNNING SLOWLY AT ALL TIMES.
- PRESERVE ALL (E) VEGETATION WHERE POSSIBLE.
- INSTALL FENCE AROUND ALL TREES ADJACENT TO CONSTRUCTION ACCESS & WORK AREA.
- INSTALL, MAINTAIN, AND REMOVE TEMPORARY STABILIZED CONSTRUCTION ENTRANCE.
- RESTORE CONSTRUCTION ENTRANCE AREA BACK TO A VEGETATED AREA.
- REPLACE/RESTORE ANY PORTIONS OF CONCRETE ROLLED CURB, GUTTER, AND SIDEWALK IN KIND AND TO COUNTY STANDARD B88 DAMAGED DURING CONSTRUCTION OPERATIONS AND AS REQUESTED BY COUNTY INSPECTOR AND/OR ENGINEER.

SITE EROSION CONTROL PLAN

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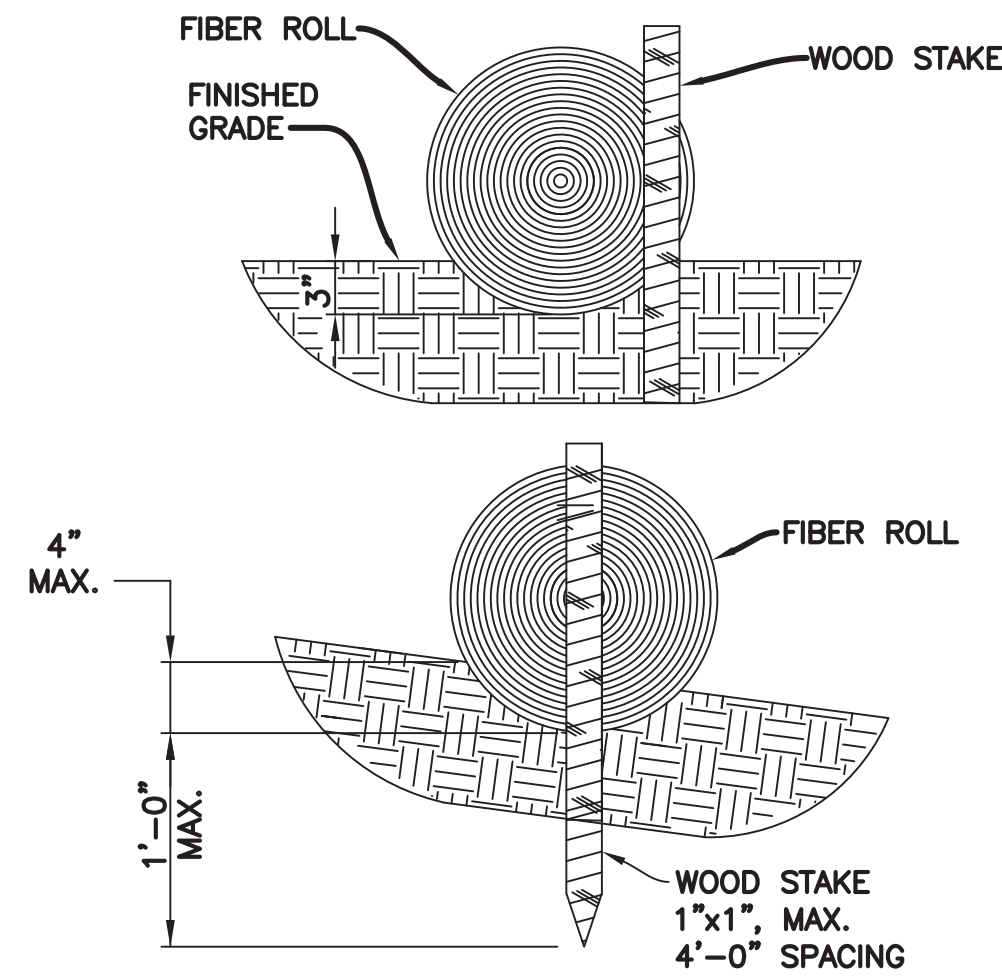
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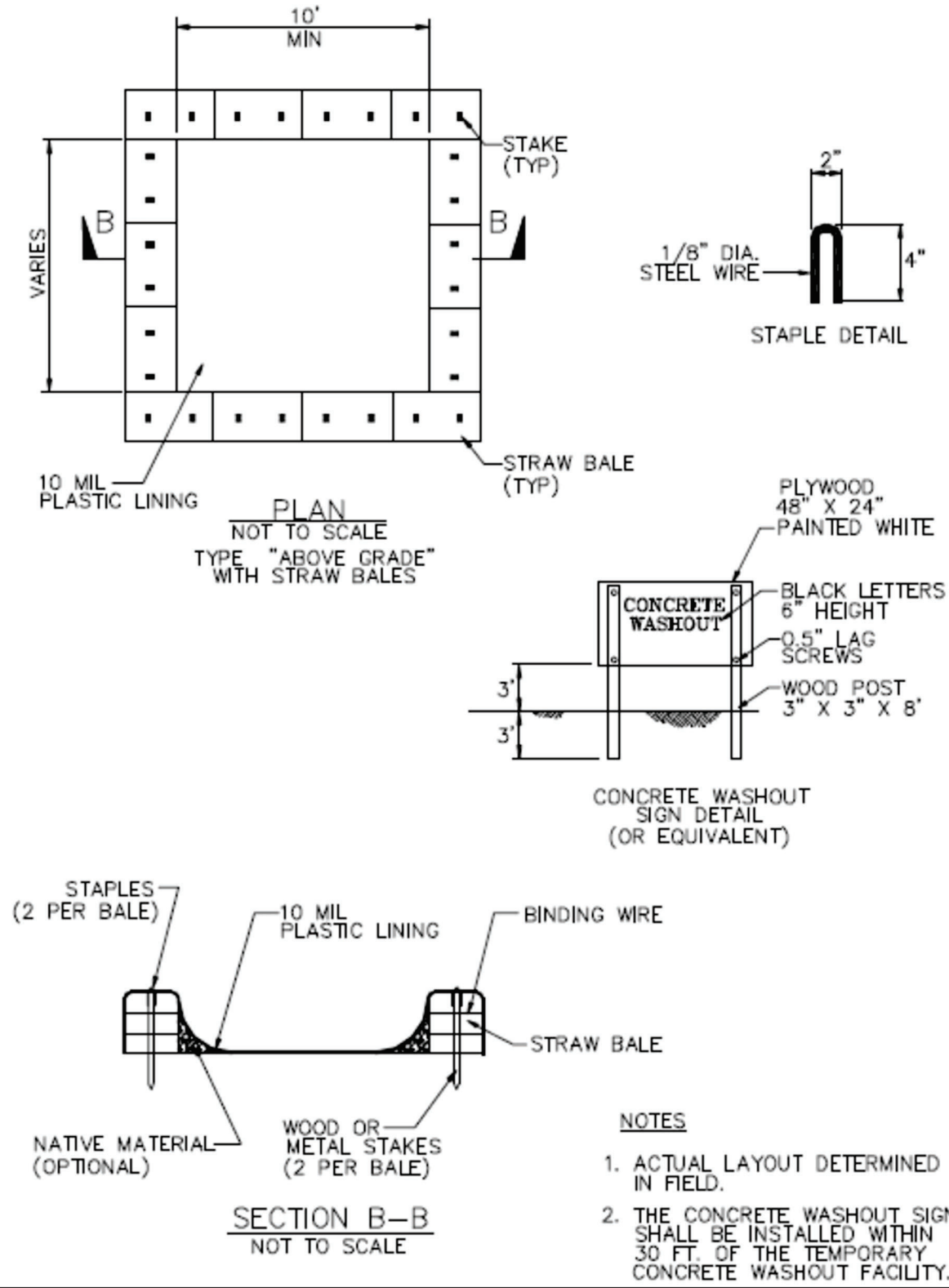
SITE EROSION
CONTROL PLAN
20101 FOSTER ROAD
LOS GATOS, CA 95030

SCALE	3/32" = 1'-0"
DATE	02/06/25
PROJECT NO.	241016
SHEET NO.	C5



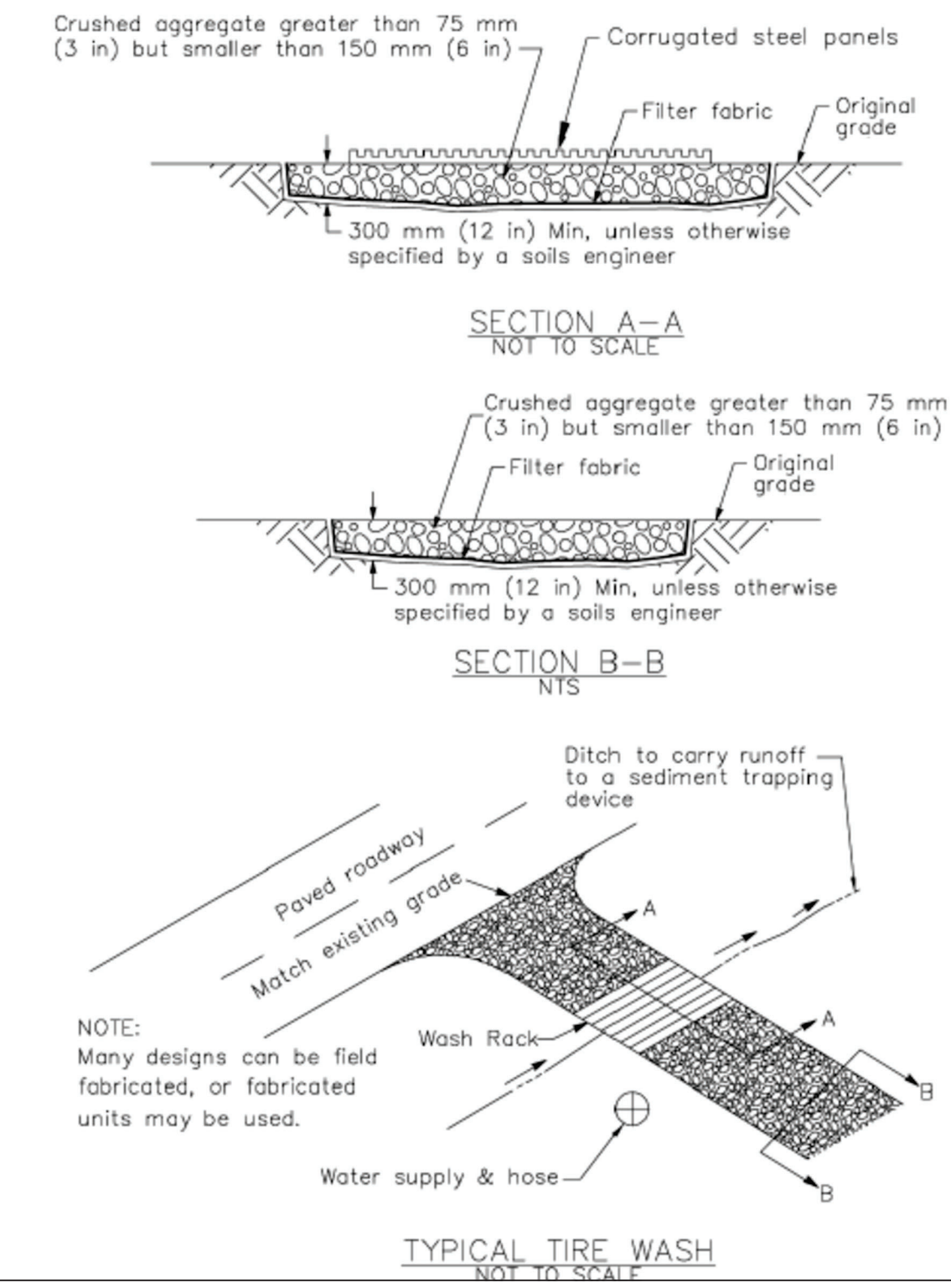
A
C6

Concrete Waste Management WM-8



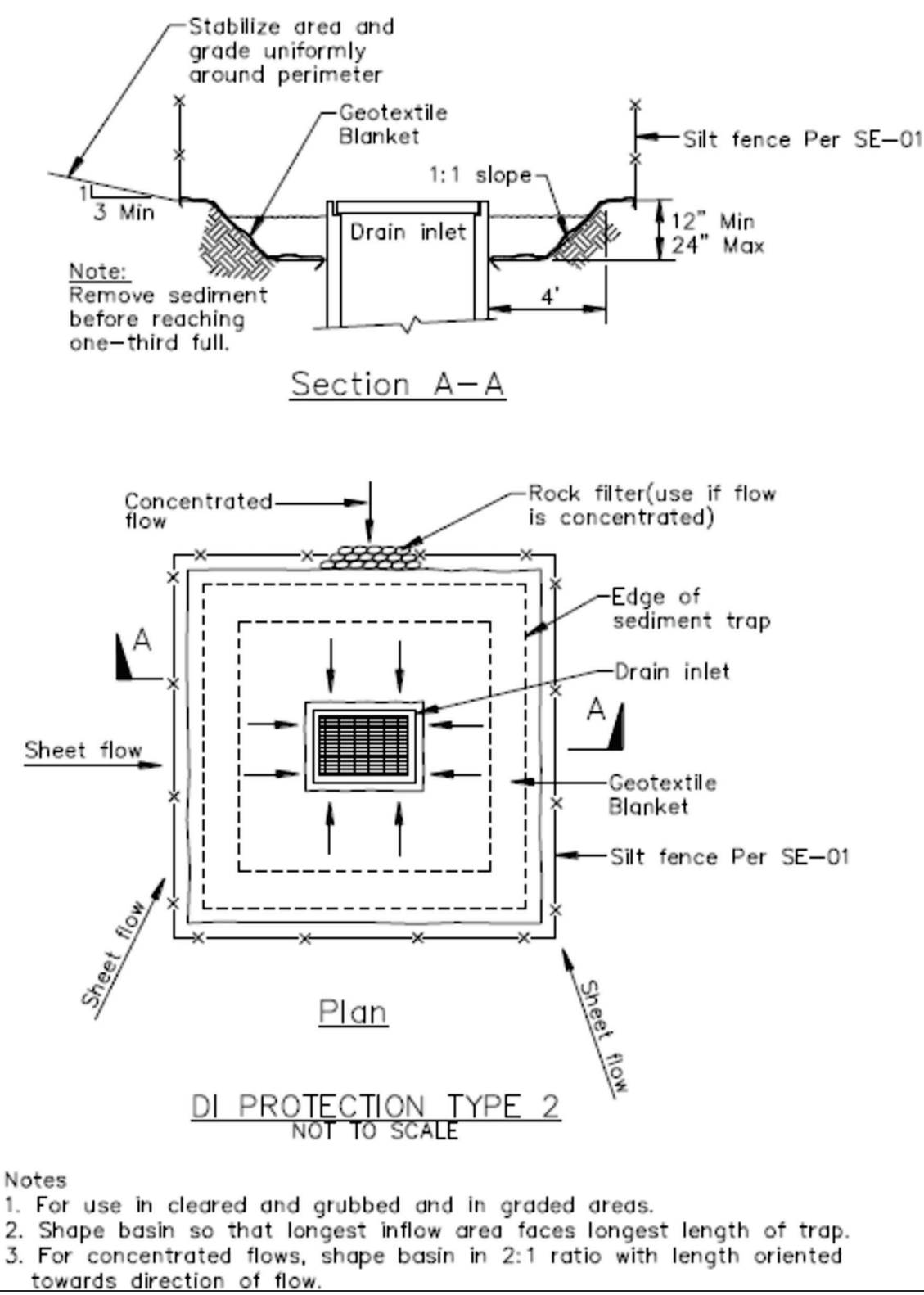
B
C6

Entrance/Outlet Tire Wash TC-3



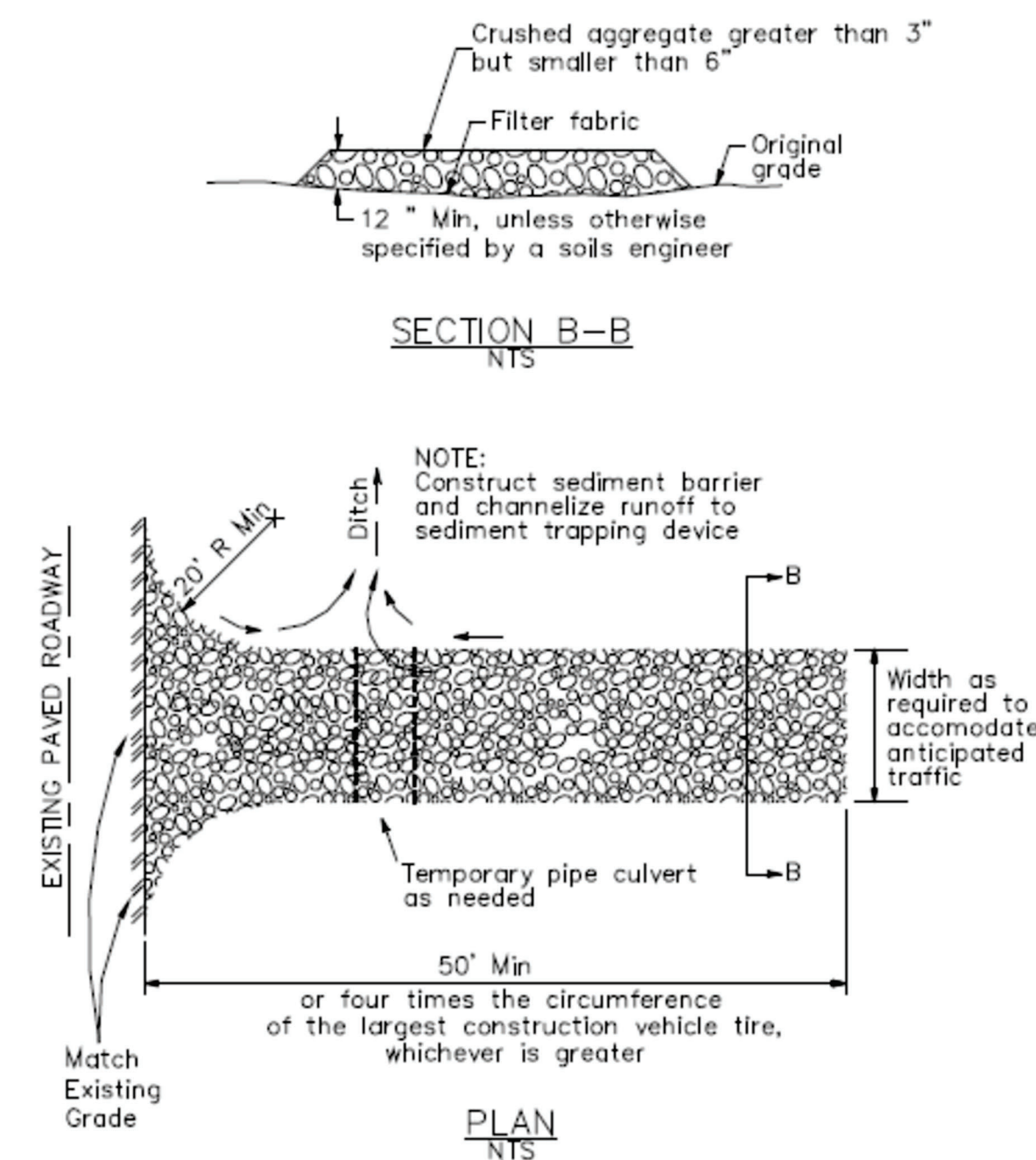
C
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Storm Drain Inlet Protection SE-10

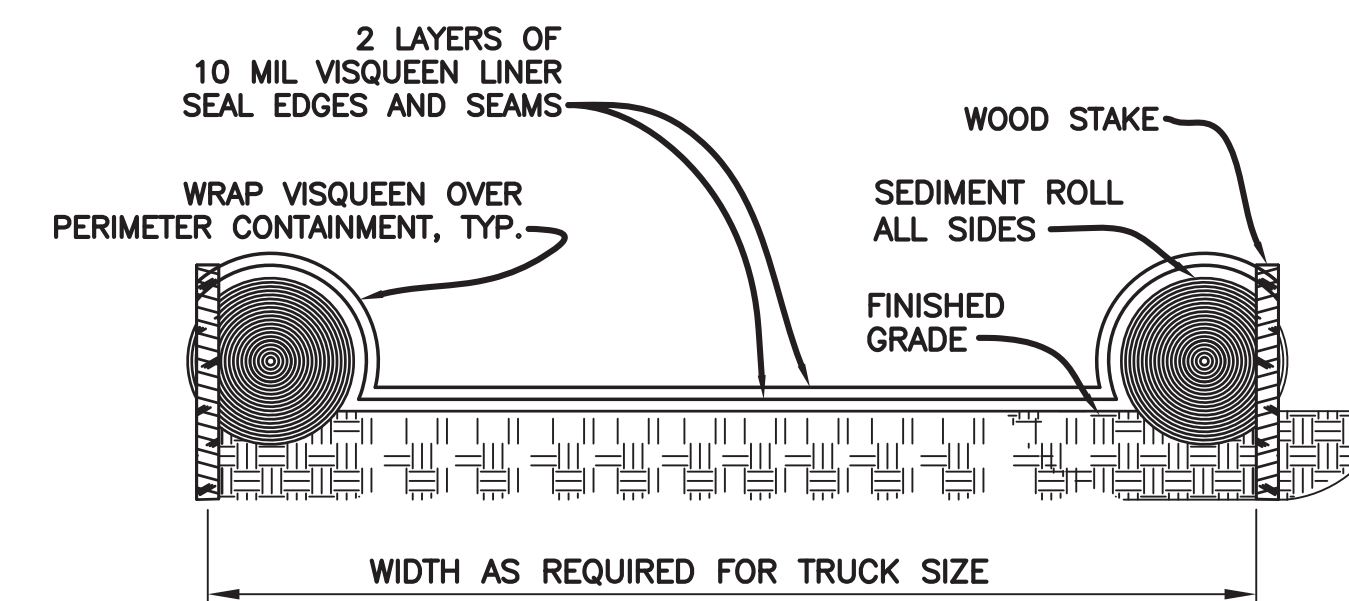


D
C6

Stabilized Construction Entrance/Exit TC-1



E
C6



F
C6

SEE A/C6 FOR ADDITIONAL INFORMATION

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SITE EROSION CONTROL DETAILS
20101 FOSTER ROAD
LOS GATOS, CA 95030

SCALE 3/16" = 1'-0"

DATE 02/06/25

PROJECT NO. 241016

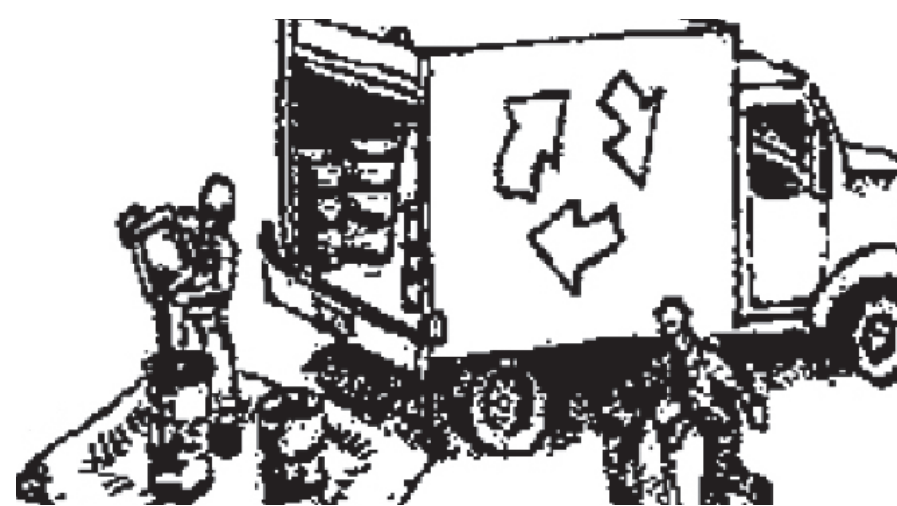
SHEET NO. C6

11 OF 11 SHEETS

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- ❑ Ensure all subcontractors working onsite are implementing appropriate BMPs.

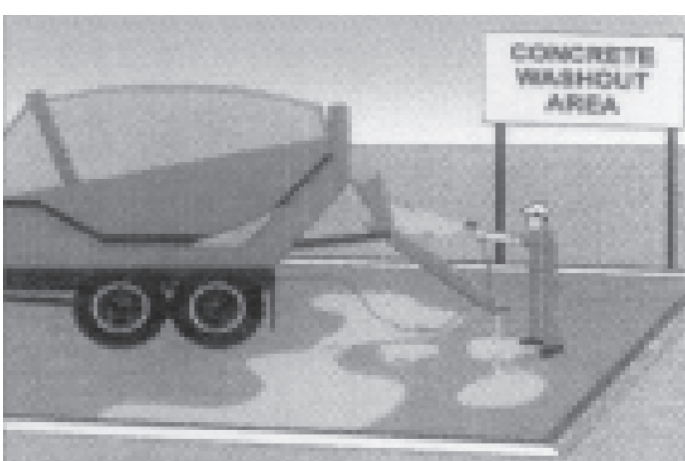
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality 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 or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



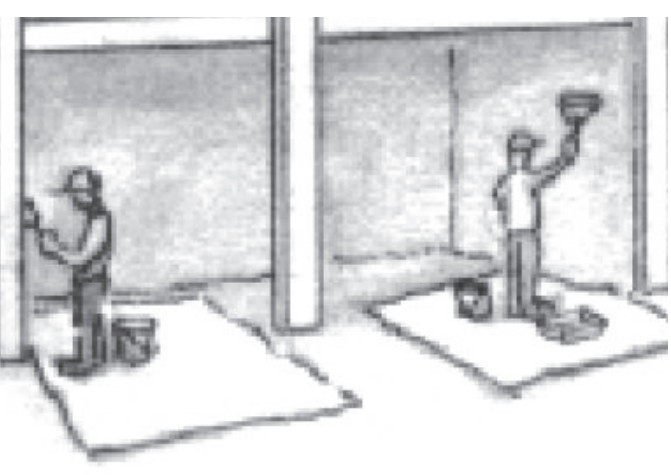
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

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



Santa Clara Valley
Urban Runoff
Pollution Prevention Program

April 2024