

FRONT PERSPECTIVE

PROPERTY INFORMATION:

APN:	517-35-005
ZONING DISTRICT:	RHS-d1
LOT AREA (GROSS):	2.43 ACRES (105,980.00 SQ. FT.)
ALLOWABLE BUILDING AREA:	UNLIMITED
ALLOWABLE SDU AREA:	1,000 SF + 400 SF (GARAGE)
ALLOWABLE LOT COVERAGE:	UNLIMITED
SETBACKS MAIN HOUSE AND SDU:	
• FRONT SETBACK	30 FT
• SIDE SETBACK	20 FT
• REAR SETBACK	25 FT
MAXIMUM BUILDING HEIGHT:	
• MAIN HOUSE	35 FT
• SDU	21 FT
MAXIMUM NUMBER OF STORIES:	
• MAIN HOUSE	3 STORIES (EXCL. BASEMENT)
• SDU	1 STORY
OFF STREET PARKING:	
• MAIN HOUSE	2 SPACES (1 COVERED)
• SDU	1 SPACE
WALL PLANE:	
• MAXIMUM WALL PLANE LENGTH	80 FT
• MAXIMUM WALL PLANE HEIGHT	24 FT
• REQUIRED HORIZONTAL OFFSET BETWEEN WALLS	5 FT

THE JOYS OF TRINITY RESIDENCE

16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

ORIGINAL SUBMITTAL 06.12.2019

OWNER:	**THE JOYS OF TRINITY, LLC**
ARCHITECT:	**PACIFIC PENINSULA ARCHITECTURE, INC.** 650-323-7900
LANDSCAPE ARCHITECT:	**THOMAS KLOPE ASSOCIATES, INC.** 650-691-1000
CIVIL CONSULTANT:	**LEA AND BRAZE ENGINEERS, INC.** 510-887-4086
GEOTECHNICAL ENGINEER:	**GEOFORENSICS, INC** 650-349-3369
ENGINEERING GEOLOGIST:	**STEVEN F. CONNELLY, C.E.G.** 408-392-9999
ARBORIST:	**URBAN TREE MANAGEMENT, INC.** 650-321-0202

SHEET INDEX

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BMF-1	BEST MANAGEMENT PRACTICES
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SU2	TOPOGRAPHIC SURVEY PARTIAL
SU3	TOPOGRAPHIC SURVEY OVERALL
AVG 1.0	AVERAGE SLOPE EXHIBIT

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VICINITY MAP

PLANNING DATA

ZONING DISTRICT:	RHS-d1
LOT AREA (GROSS):	2.43 ACRES (105,980.00 SQ. FT.)
FLOOR AREAS: (SEE DRAWING DR17 FOR CALCULATIONS)	
(N) MAIN RESIDENCE FLOOR AREA:	32,044 SQ. FT
(N) SECOND DWELLING UNIT FLOOR AREA:	1,141 SQ. FT
(N) COVERED PORCH AREA:	566 SQ. FT
(N) DRIVEWAY AREA:	10,436 SQ. FT

GRADING QUANTITIES: (CUBIC YARDS)

	CUT	FILL	HEIGHT
MAIN RESIDENCE:	5,500	0	20 FT
S.D.U.:	0	250	7 FT
POOL / HARDSCAPE:	135	885	5.5 FT
LANDSCAPE:	560	1,020	7 FT
DRIVEWAY:	585	345	6FT

LEGEND

INDICATES EXISTING TREE TO REMAIN

INDICATES TREE TO BE REMOVED

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THE JOYS OF TRINITY RESIDENCE

16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

SITE PLAN

Date: 06.12.19
Job: 1901

DR1

APN: 517-35-005

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PERIMETER FENCING ELEVATION

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

RETAINING WALL ELEVATION

SCALE: 3/4"=1'-0"

PROJECT NORTH

N

0' 3' 16' 32'

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

THOMAS KLOPE ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

THE JOYS OF TRINITY RESIDENCE

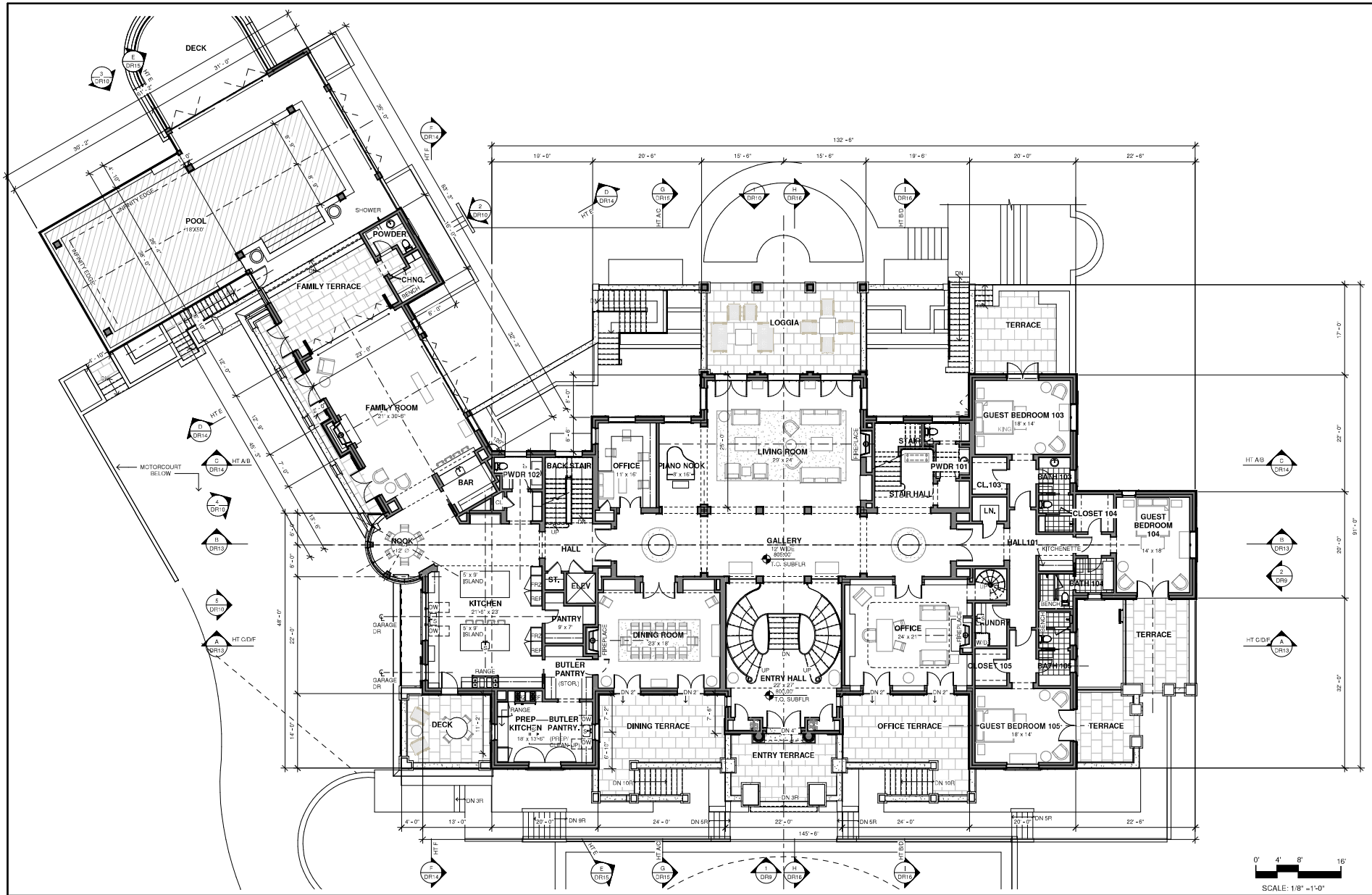
16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

Date: 06.12.'19
Job: 1901

DR2

APN: 517-35-005



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THE JOYS OF TRINITY RESIDENCE

16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

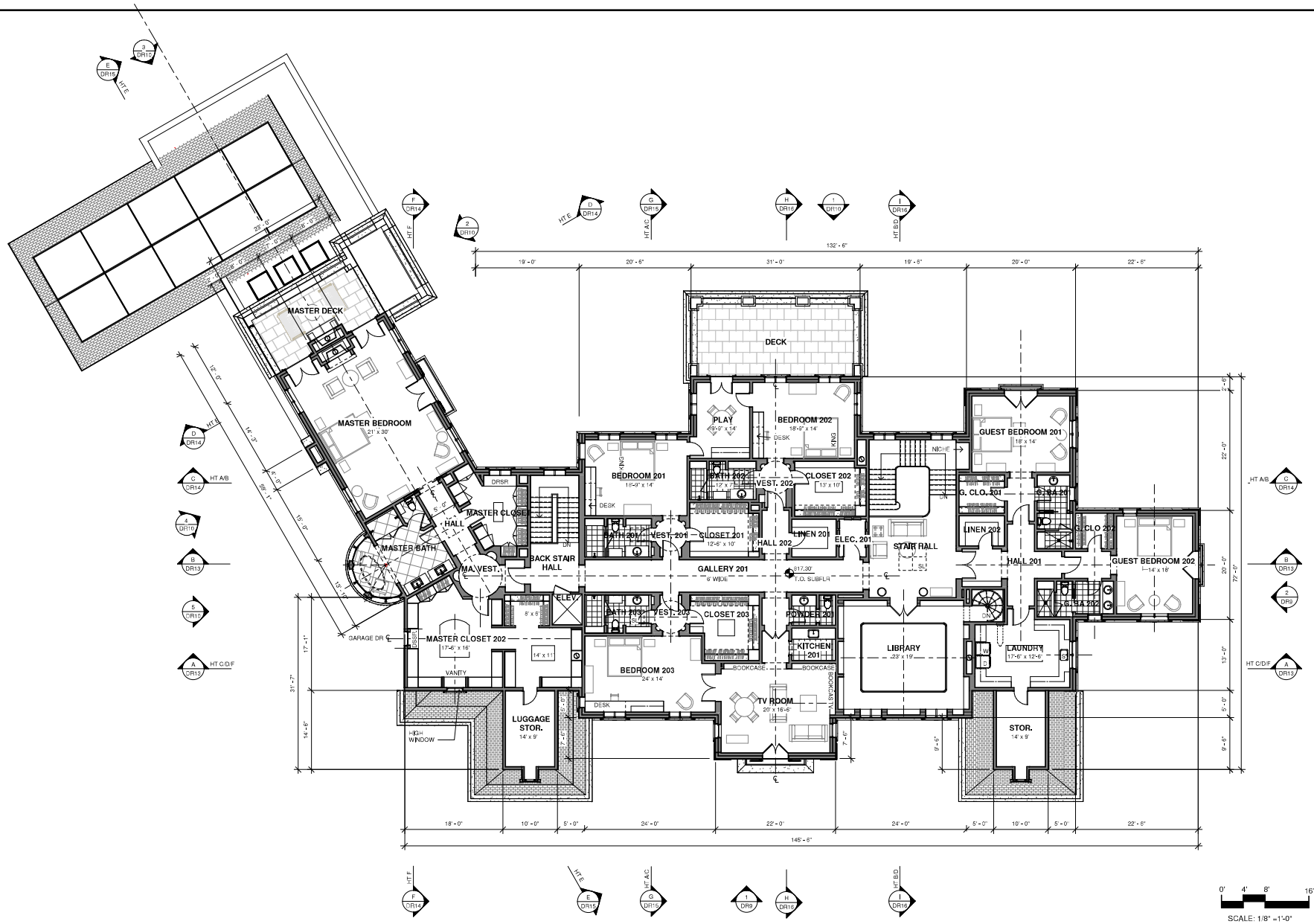
FIRST FLOOR PLAN

Date: 06.12.19
Job: 1901

DR3

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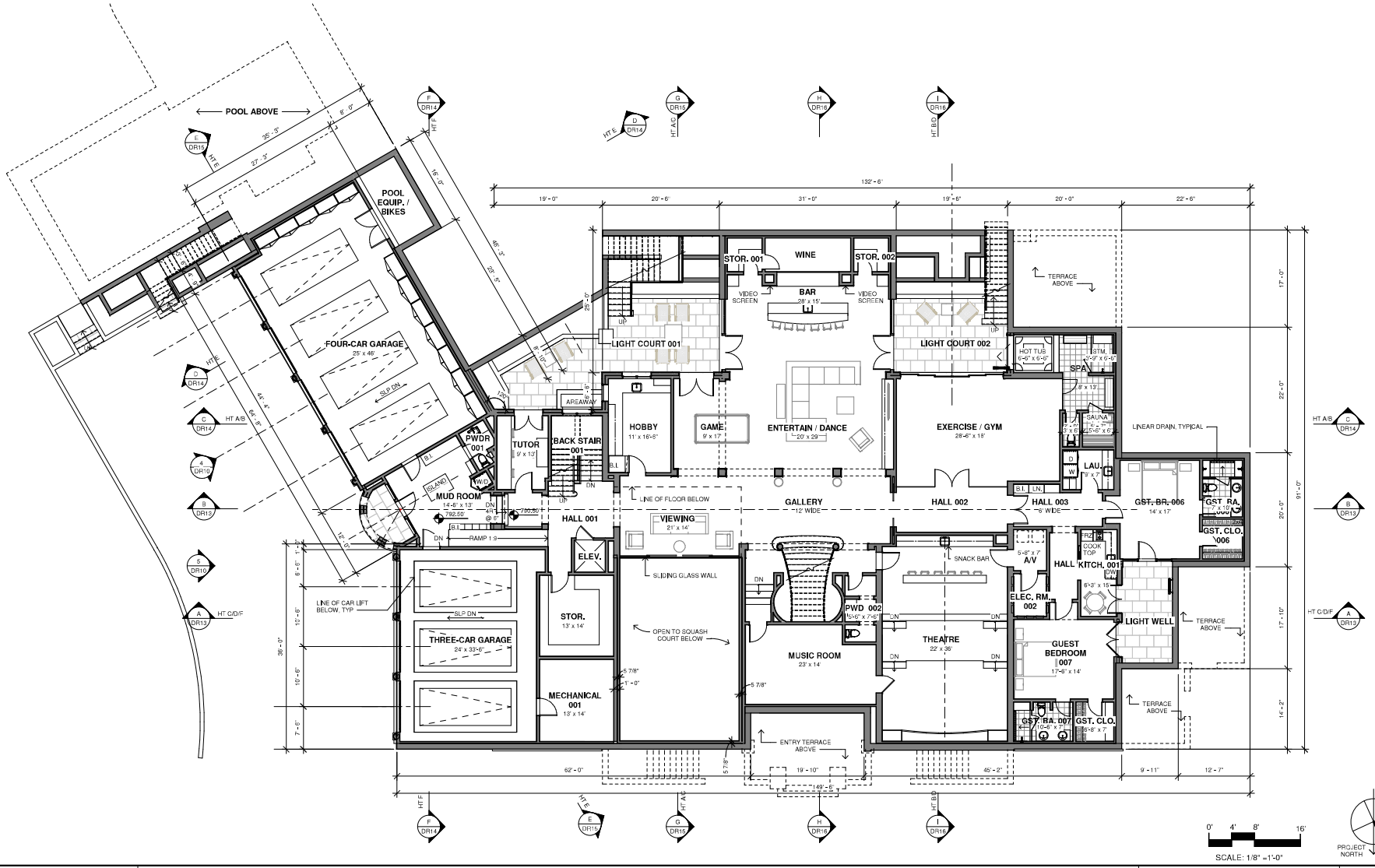
SECOND FLOOR PLAN

Date: 06.12.19
Job: 1901

DR4

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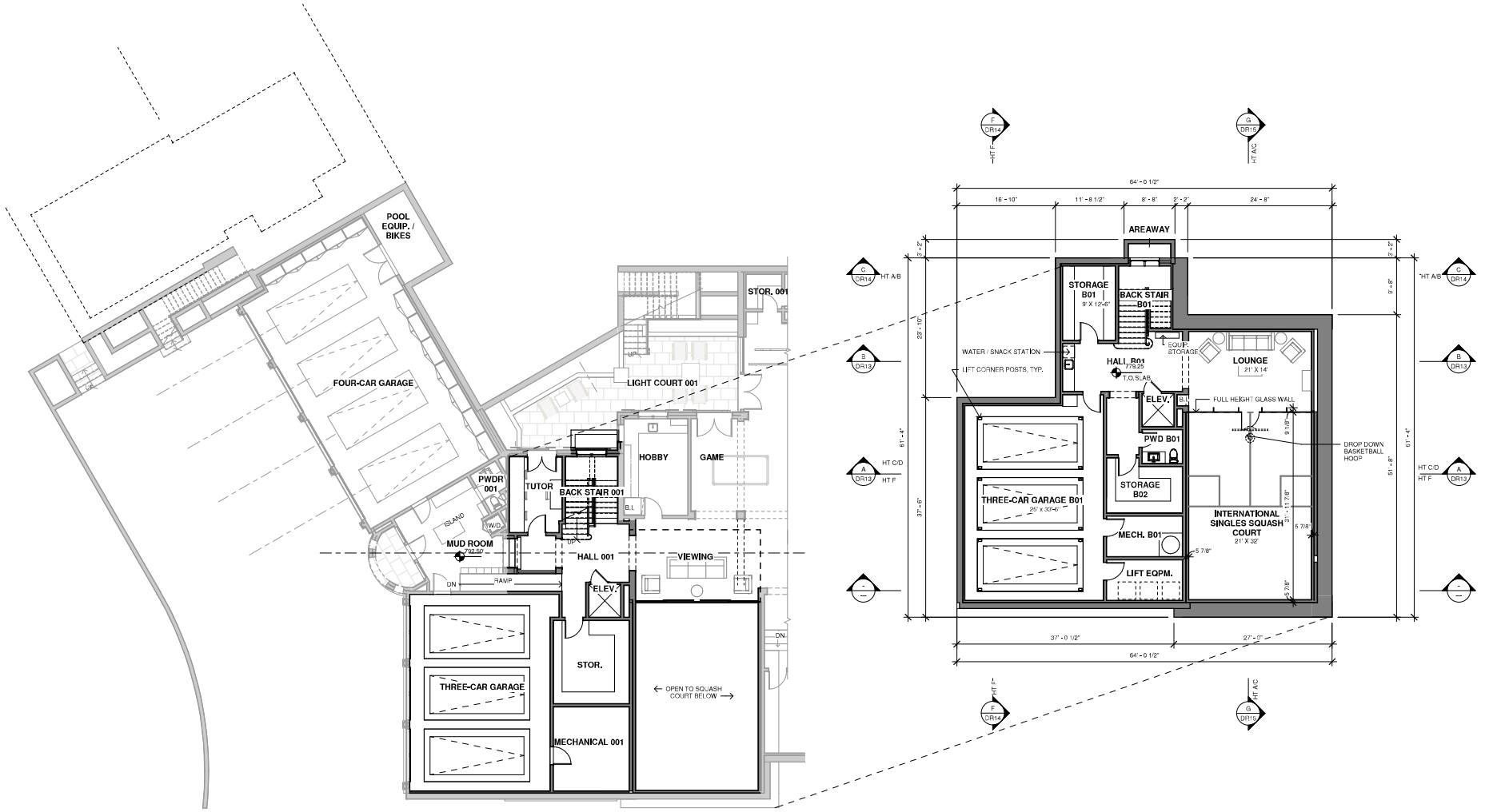
LOWER LEVEL I PLAN

Date: 06.12.19
Job: 1901

DR5

APN: 517-35-005

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PARTIAL LOWER LEVEL I PLAN

FOR REFERENCE - SEE DR5 FOR LOWER LEVEL I PLAN

LOWER LEVEL II PLAN

0' 4' 8' 16'

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

PROJECT NORTH

N

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LOS GATOS, CALIFORNIA

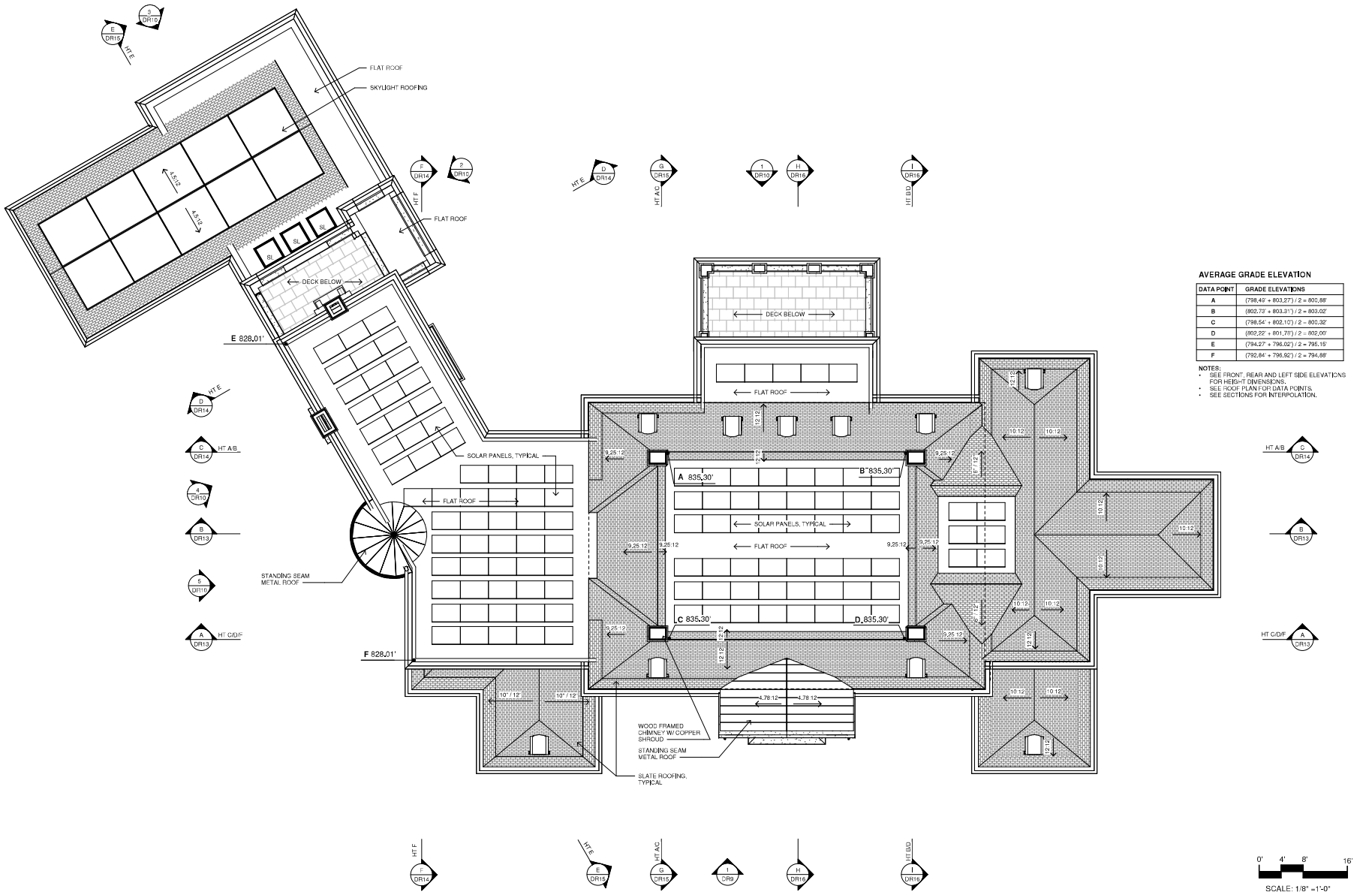
LOWER LEVEL II PLAN

Date: 06.12.19
Job: 1901

DR6

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AVERAGE GRADE ELEVATION

DATA POINT	GRADE ELEVATIONS
A	(798.49' + 803.27') / 2 = 800.88'
B	(802.73' + 803.31') / 2 = 803.02'
C	(798.54' + 802.10') / 2 = 800.32'
D	(802.22' + 801.78') / 2 = 802.00'
E	(794.27' + 796.02') / 2 = 795.15'
F	(792.84' + 796.92') / 2 = 794.88'

NOTES:
- SEE FRONT, REAR AND LEFT SIDE ELEVATIONS FOR HEIGHT DIMENSIONS.
- SEE ROOF PLAN FOR DATA POINTS.
- SEE SECTIONS FOR INTERPOLATION.

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

PROJECT NORTH

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THE JOYS OF TRINITY RESIDENCE

16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

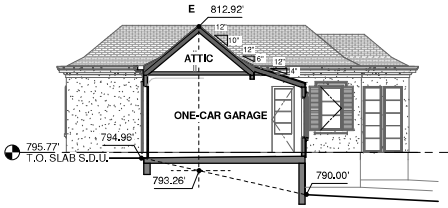
ROOF PLAN

Date: 06.12.19
Job: 1901

DR7

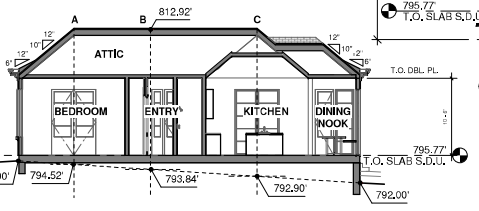
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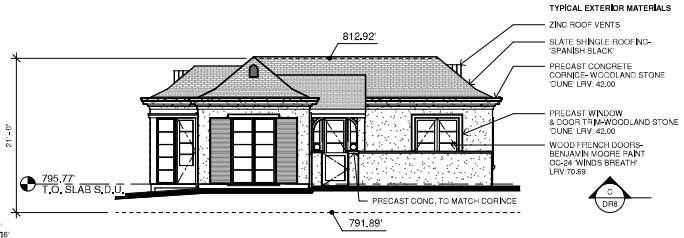
SECTION A-A

SECTION @ 'E'



SECTION B-B

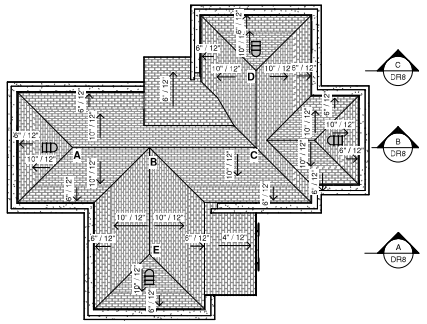
SECTION @ 'A' / 'C' & 'B'



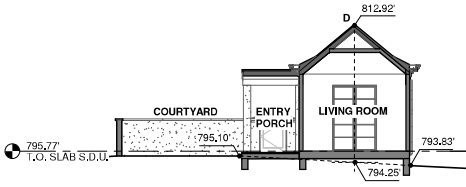
1 FRONT ELEVATION (SOUTHWEST)



2 RIGHT ELEVATION (SOUTHEAST)

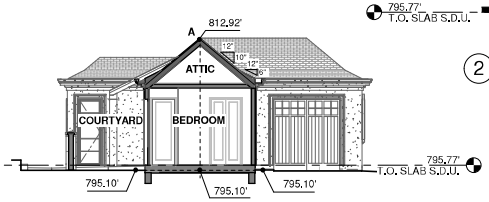


ROOF PLAN



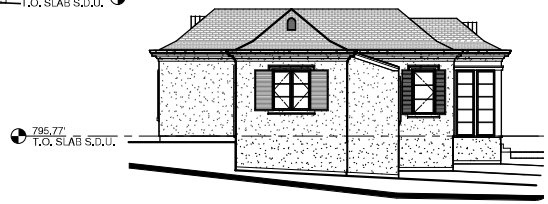
SECTION C-C

SECTION @ 'D'

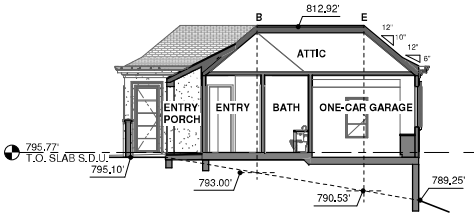


SECTION D-D

SECTION @ 'A'

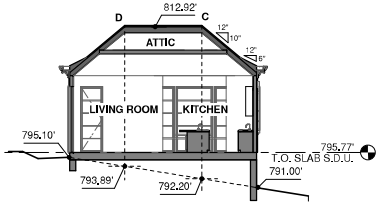


3 REAR ELEVATION (NORTHEAST)



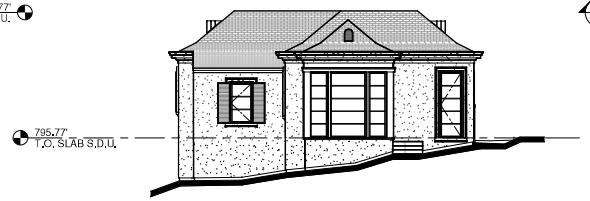
SECTION E-E

SECTION @ 'B' / 'E'



SECTION F-F

SECTION @ 'D' / 'C'

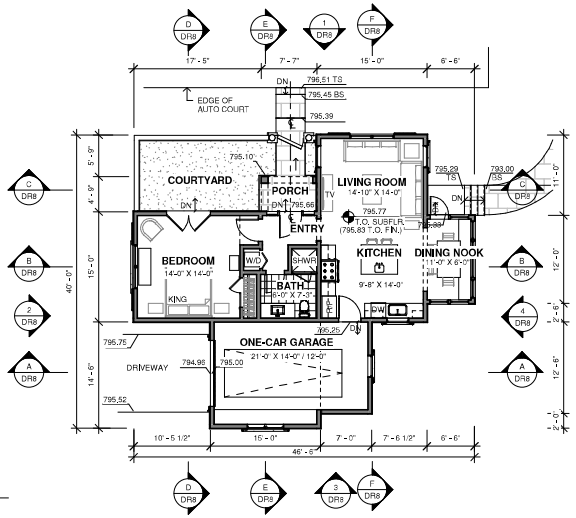


4 LEFT ELEVATION (NORTHWEST)

AVERAGE GRADE ELEVATION

A	(794.52' + 795.10') / 2 = 794.81'
B	(793.84' + 793.00') / 2 = 793.42'
C	(792.90' + 792.20') / 2 = 792.55'
D	(794.25' + 793.89') / 2 = 794.07'
E	**(793.26' + 790.53') / 2 = 791.89'**

NOTES:
- SEE FRONT ELEVATION #1 FOR HEIGHT DIMENSION.
- SEE ROOF PLAN FOR DATA POINTS.
- SEE SECTIONS FOR INTERPOLATION.



FLOOR PLAN

0' 4' 8' 16'

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

N

PROJECT NORTH

PACIFIC PENINSULA ARCHITECTURE, inc.
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THE JOYS OF TRINITY RESIDENCE

16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

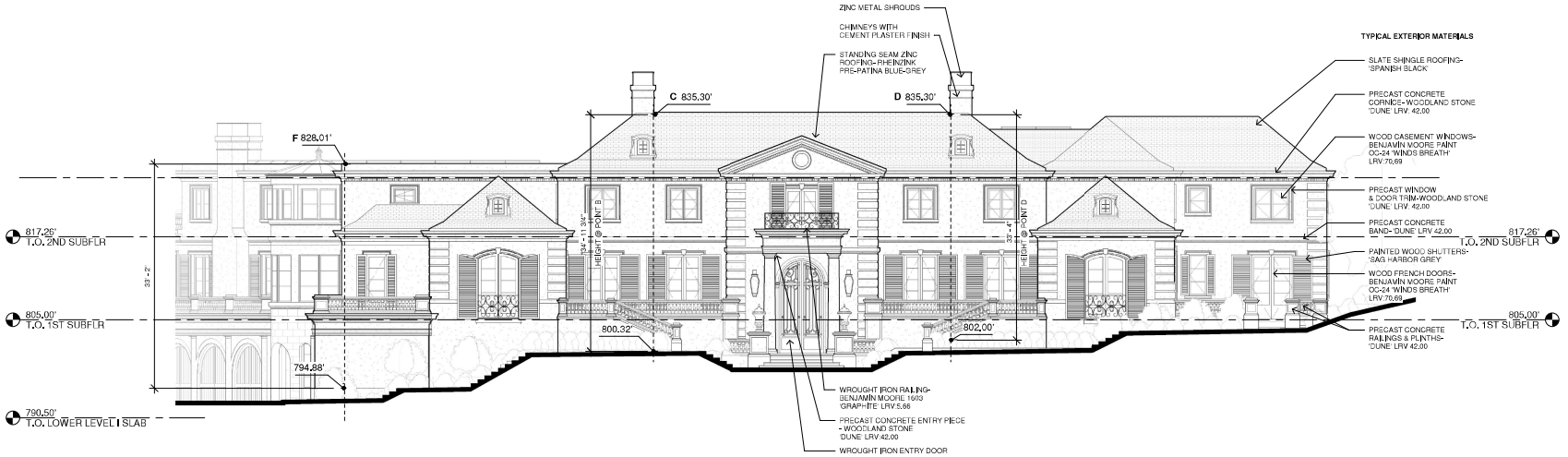
SECONDARY DWELLING UNIT

Date: 06.12.19
Job: 1901

DR8

APN: 517-35-005

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1 FRONT ELEVATION (NORTHEAST)



2 RIGHT SIDE ELEVATION (NORTHWEST)

0' 4' 8' 16'

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

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THE JOYS OF TRINITY RESIDENCE

16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

EXTERIOR ELEVATIONS

Date: 06.12.19
Job: 1901

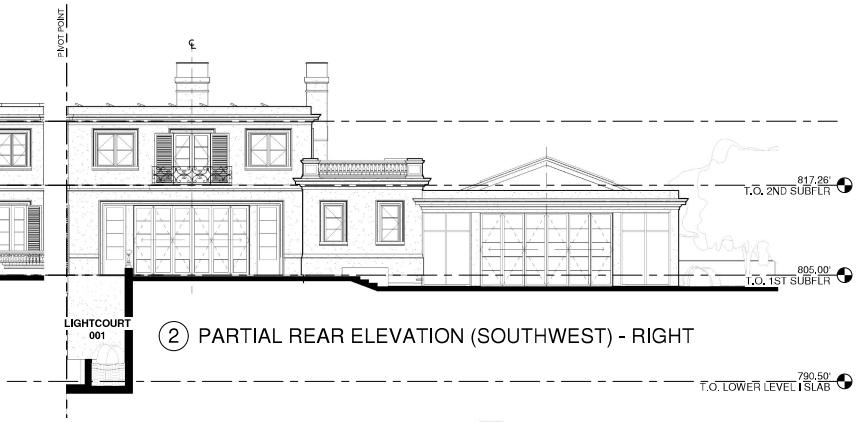
DR9

APN: 517-35-005

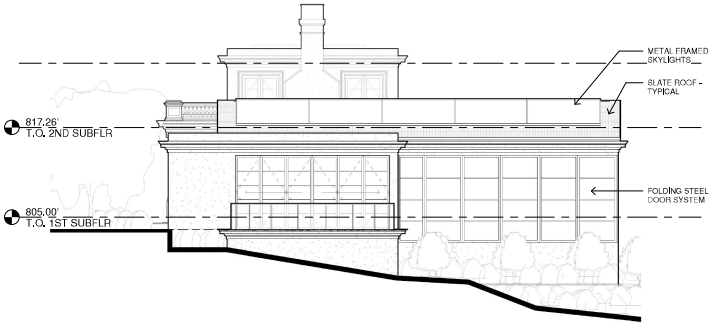
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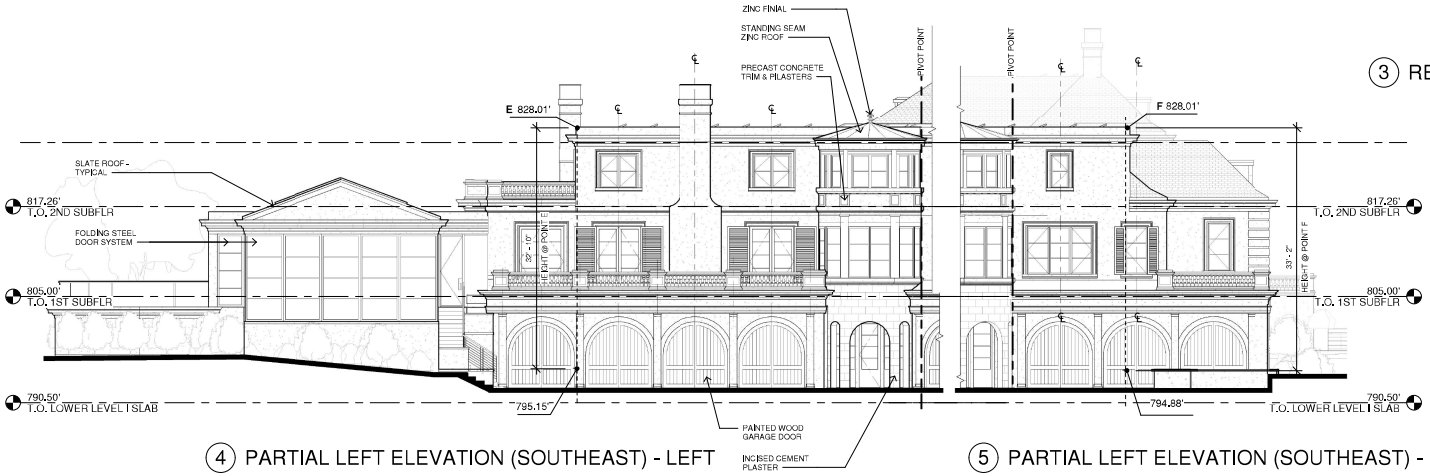
1 PARTIAL REAR ELEVATION (SOUTHWEST) - LEFT



2 PARTIAL REAR ELEVATION (SOUTHWEST) - RIGHT



3 REAR ELEVATION (POOL SIDE)



4 PARTIAL LEFT ELEVATION (SOUTHEAST) - LEFT

5 PARTIAL LEFT ELEVATION (SOUTHEAST) - RIGHT

0' 4' 8' 16'

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

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THE JOYS OF TRINITY RESIDENCE

16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

EXTERIOR ELEVATIONS

Date: 06.12.19
Job: 1901

DR10

APN: 517-35-005

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REAR VIEW

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THE JOYS OF TRINITY RESIDENCE

16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

PERSPECTIVE VIEWS

Date: 06.12.19
Job: 1901

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VIEW FROM MOTOR COURT

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LOS GATOS, CALIFORNIA

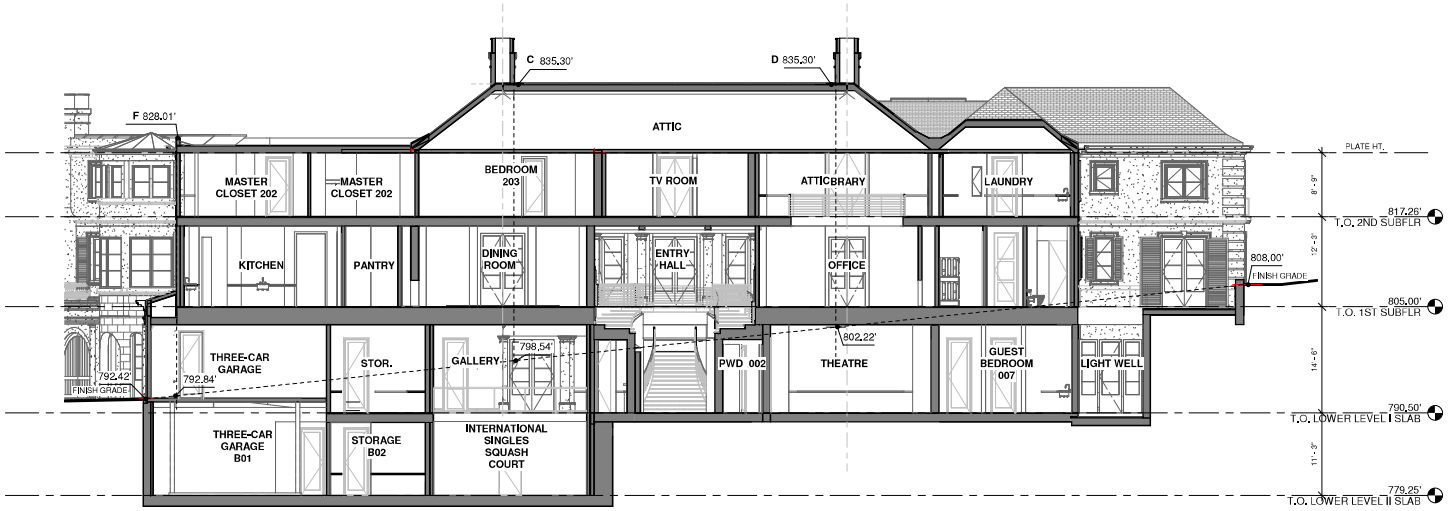
PERSPECTIVE VIEWS

Date: 06.12.19
Job: 1901

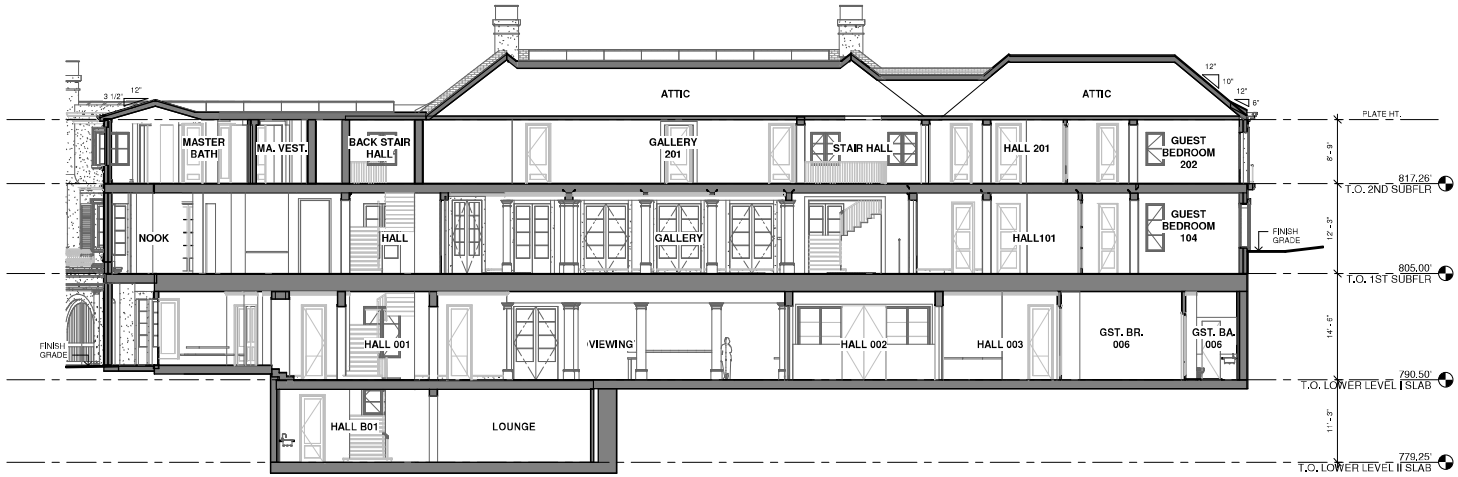
DR12

APN: 517-35-005

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SECTION A-A (GRADE @ C D F)



SECTION B-B

0' 4' 8' 16'

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

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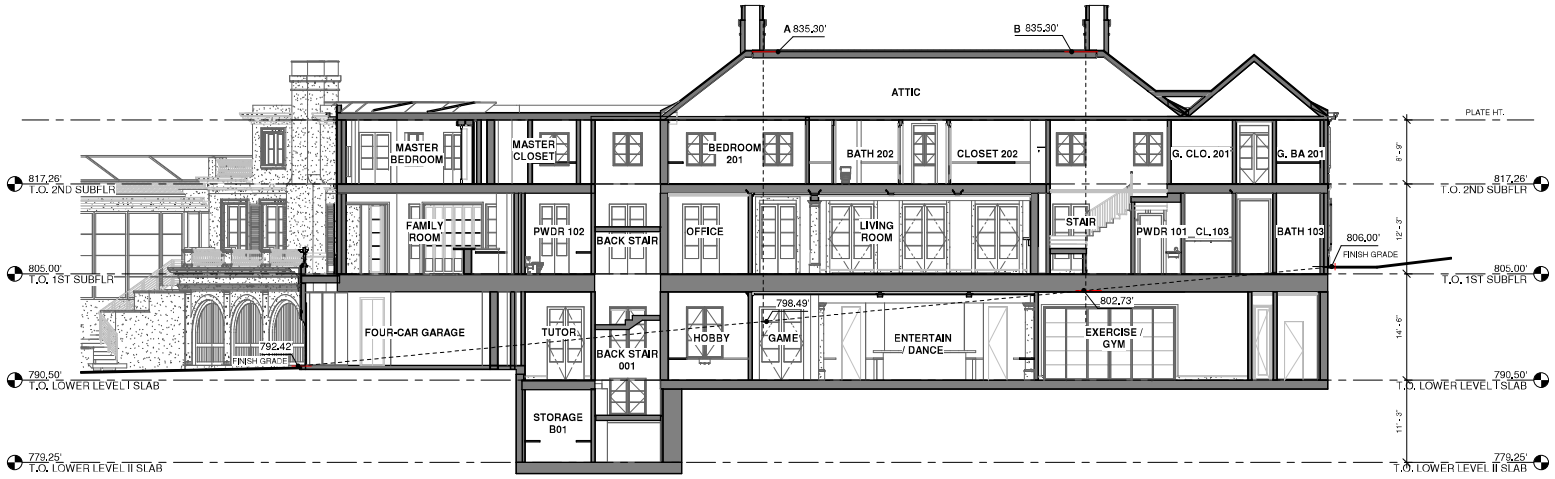
BUILDING SECTIONS

Date: 06.12.19
Job: 1901

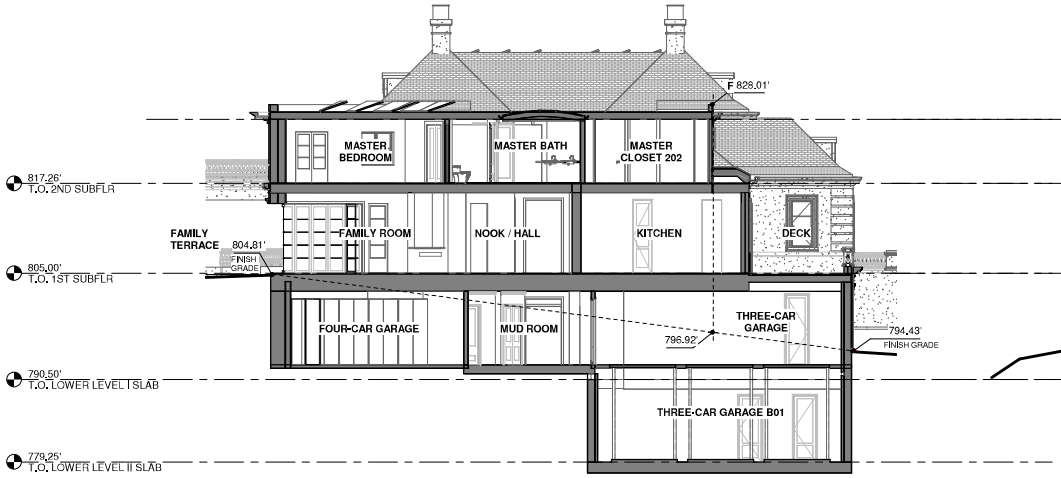
DR13

APN: 517-35-005

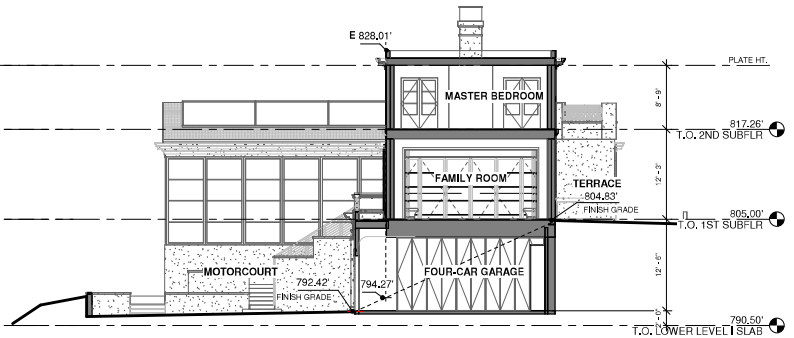
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SECTION C-C (GRADE A/B)



SECTION F-F (GRADE @ F)



SECTION D-D (GRADE E)

0' 4' 8' 16'

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

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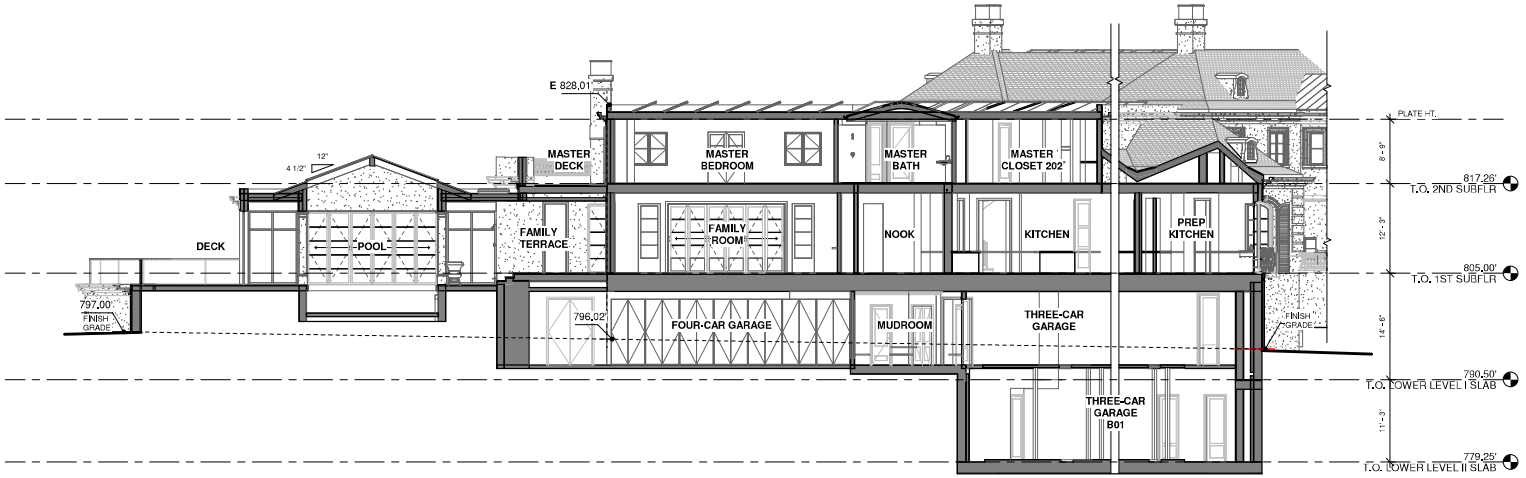
BUILDING SECTIONS

Date: 06.12.19
Job: 1901

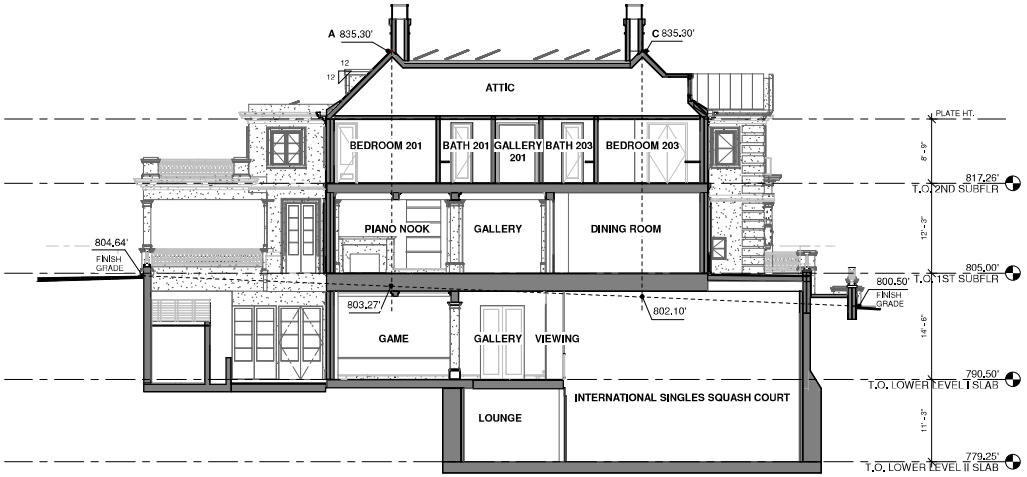
DR14

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SECTION E-E (GRADE E)



SECTION G-G (GRADE @ A / C)

0' 4' 8' 16'

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

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THE JOYS OF TRINITY RESIDENCE

16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

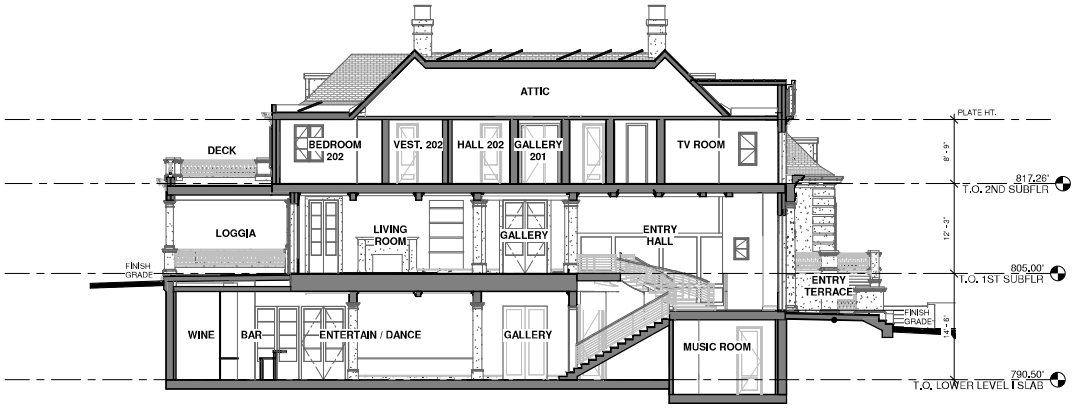
BUILDING SECTION

Date: 06.12.19
Job: 1901

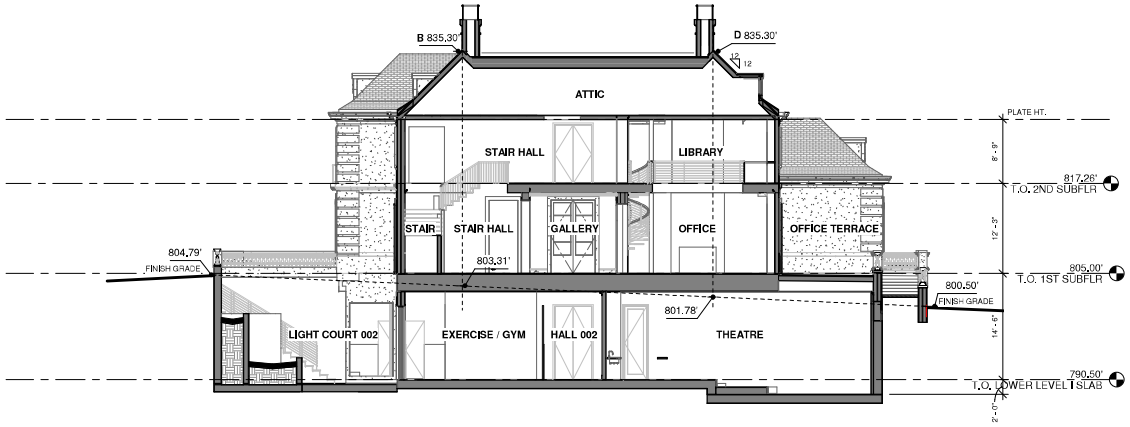
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APN: 517-35-005

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SECTION H-H



SECTION I-I (GRADE B/D)

0' 4' 8' 16'

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

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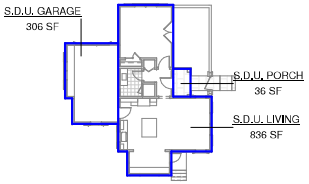
BUILDING SECTIONS

Date: 06.12.19
Job: 1901

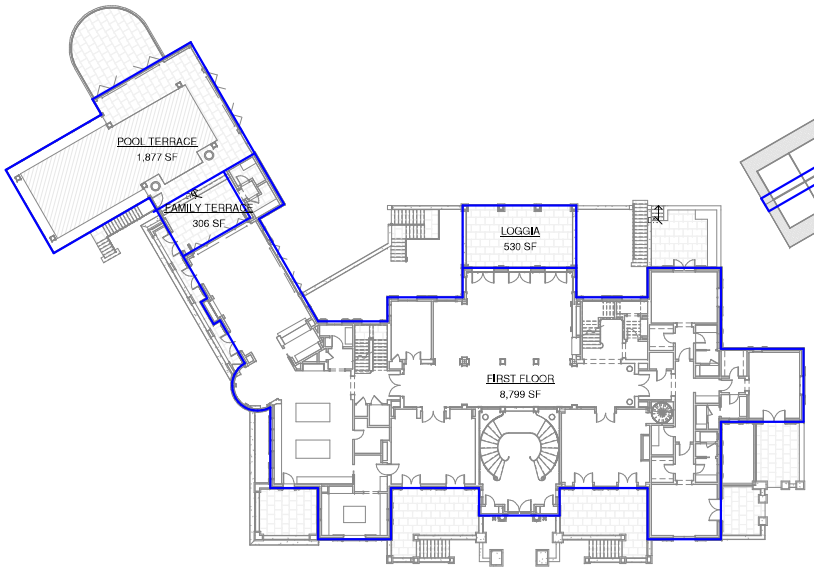
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APN: 517-35-005

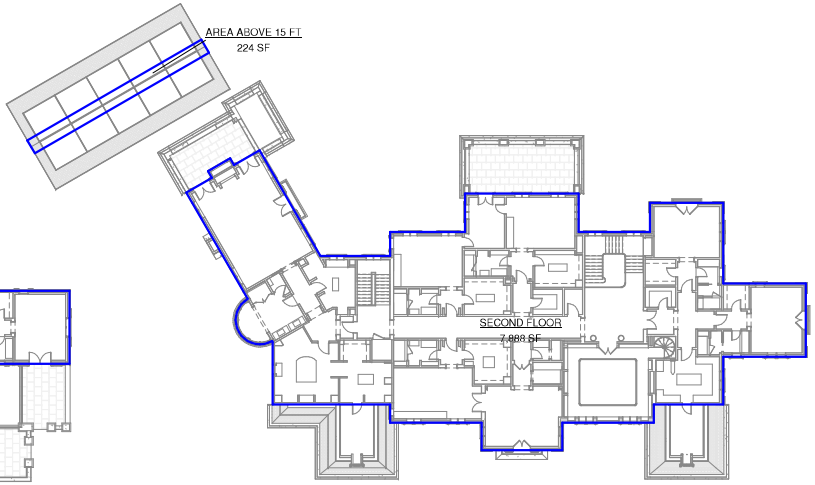
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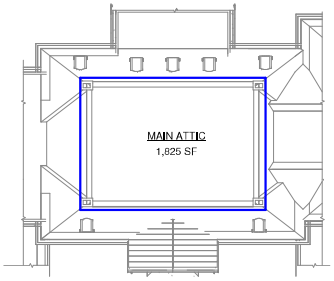
S.D.U. FLOOR AREA



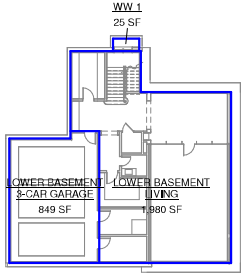
FIRST FLOOR AREA PLAN



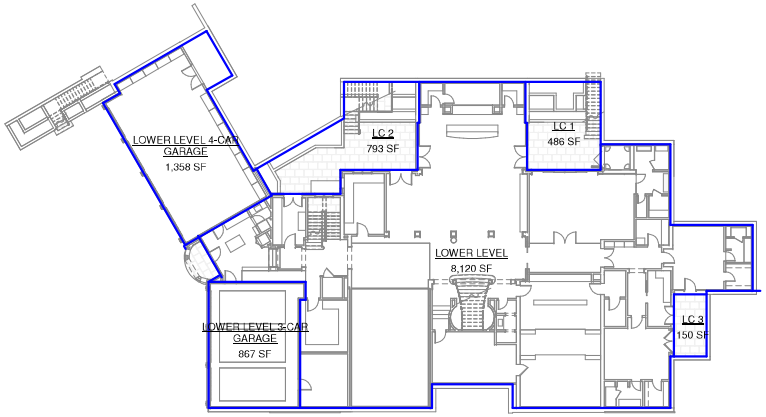
SECOND FLOOR AREA PLAN



ATTIC AREA



LOWER LEVEL II AREA PLAN



LOWER LEVEL I AREA PLAN

AREA CALCULATIONS

BUILDING AREAS	
NAME	AREA
LOWER BASEMENT LIVING	1,980 SF
LOWER BASEMENT 3-CAR GARAGE	849 SF
LOWER LEVEL	8,120 SF
LOWER LEVEL 4-CAR GARAGE	1,358 SF
LOWER LEVEL 3-CAR GARAGE	867 SF
FIRST FLOOR	8,799 SF
SECOND FLOOR	7,888 SF
FAMILY TERRACE	306 SF
POOL TERRACE	1,877 SF
TOTAL	32,044 SF

SDU AREAS	
Name	Area
S.D.U. LIVING	836 SF
S.D.U. GARAGE	306 SF
TOTAL	1,141 SF

ATTIC AREAS	
Name	Area
MAIN ATTIC	1,825 SF
AREA ABOVE 15 FT	224 SF
TOTAL	2,049 SF

PORCH AREAS	
Name	Area
S.D.U. PORCH	36 SF
LOGGIA	530 SF
TOTAL	566 SF

LIGHT WELL AREAS	
Name	Area
WW 1	25 SF
LC 1	486 SF
LC 2	793 SF
LC 3	150 SF
TOTAL	1,454 SF

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AREA CALCULATION SHEET

Date: 06.12.19
Job: 1901

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PERCENTAGE OF OAK CANOPY LOSS	
EXISTING CANOPY AREA	77,658 SF OR 1.78 ACRES
PROPOSED AREA OF CANOPY REMOVAL	**-35,320 SF OR 81.7% ACRE**
REMAINING CANOPY AREA	42,338 SF OR 97.9% ACRE
PERCENTAGE OF CANOPY LOSS	45.5 %

SYMBOL LEGEND	
OAK CANOPY TO BE REMOVED	
ENCROACHMENT INTO OAK CANOPY	
TREES PROPOSED FOR REMOVAL	⊠
ARBORIST RECOMMENDS REMOVAL	

DEAD TREES		
TREE No.	OAK	PROTECTED
5	X	X
(32)	X	X
49	X	X
55	X	X
85		X

HAZARDOUS LOCATION TREES		
TREE No.	OAK	PROTECTED
(1)	X	X
6	X	X
7	X	X
10	X	X
12	X	X
89	X	X
90	X	X
94	X	X
95	X	X

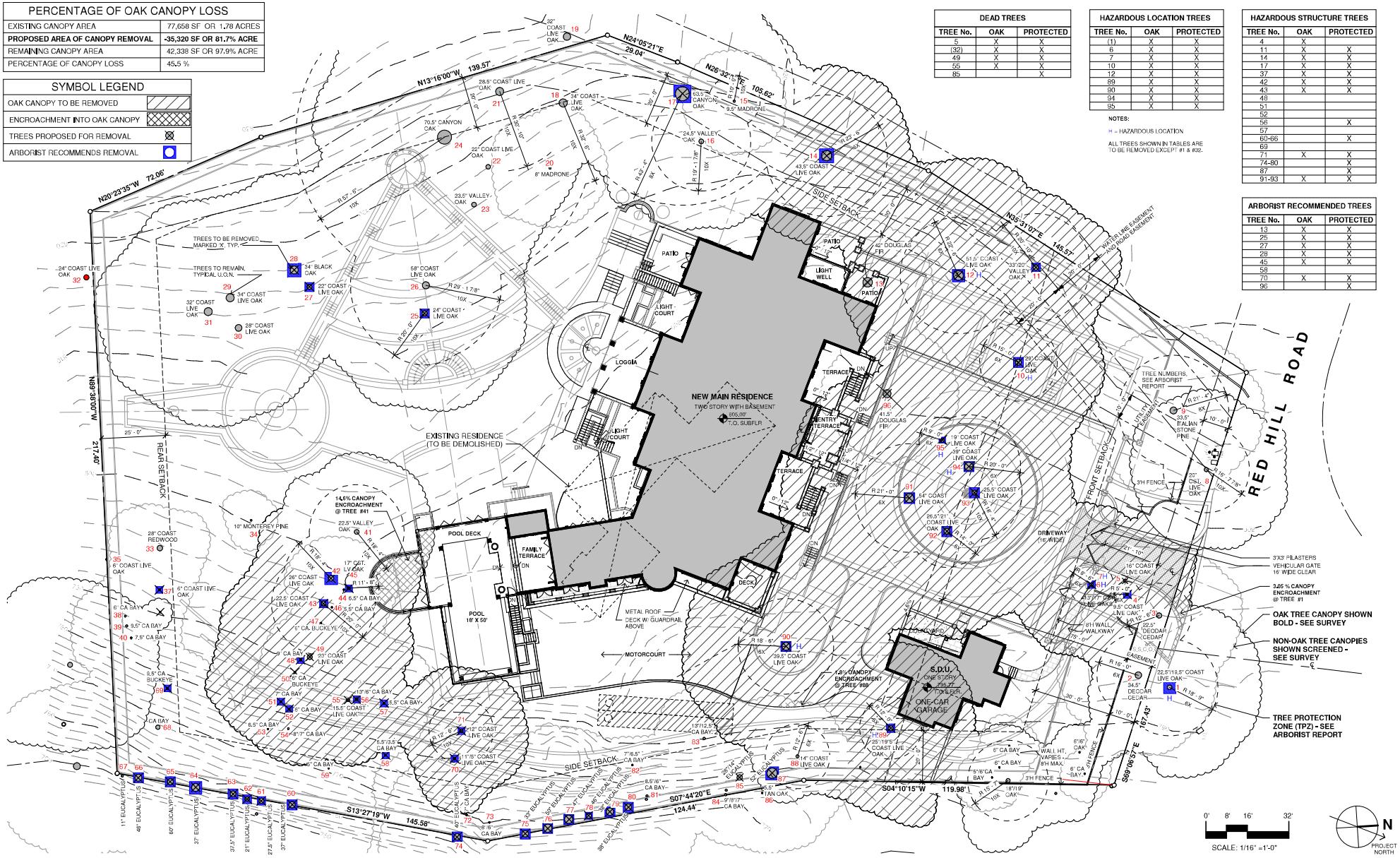
NOTES:

H = HAZARDOUS LOCATION.

ALL TREES SHOWN IN TABLES ARE TO BE REMOVED EXCEPT #1 & #32.

HAZARDOUS STRUCTURE TREES		
TREE No.	OAK	PROTECTED
4	X	
11	X	X
14	X	X
17	X	X
37	X	X
42	X	X
43	X	X
48		
51		
52		
56		X
57		
60-66		X
69		
71	X	X
74-80		X
87		X
91-93	X	X

ARBORIST RECOMMENDED TREES		
TREE No.	OAK	PROTECTED
13	X	X
25	X	X
27	X	X
28	X	X
45	X	X
58		
70	X	X
96		X



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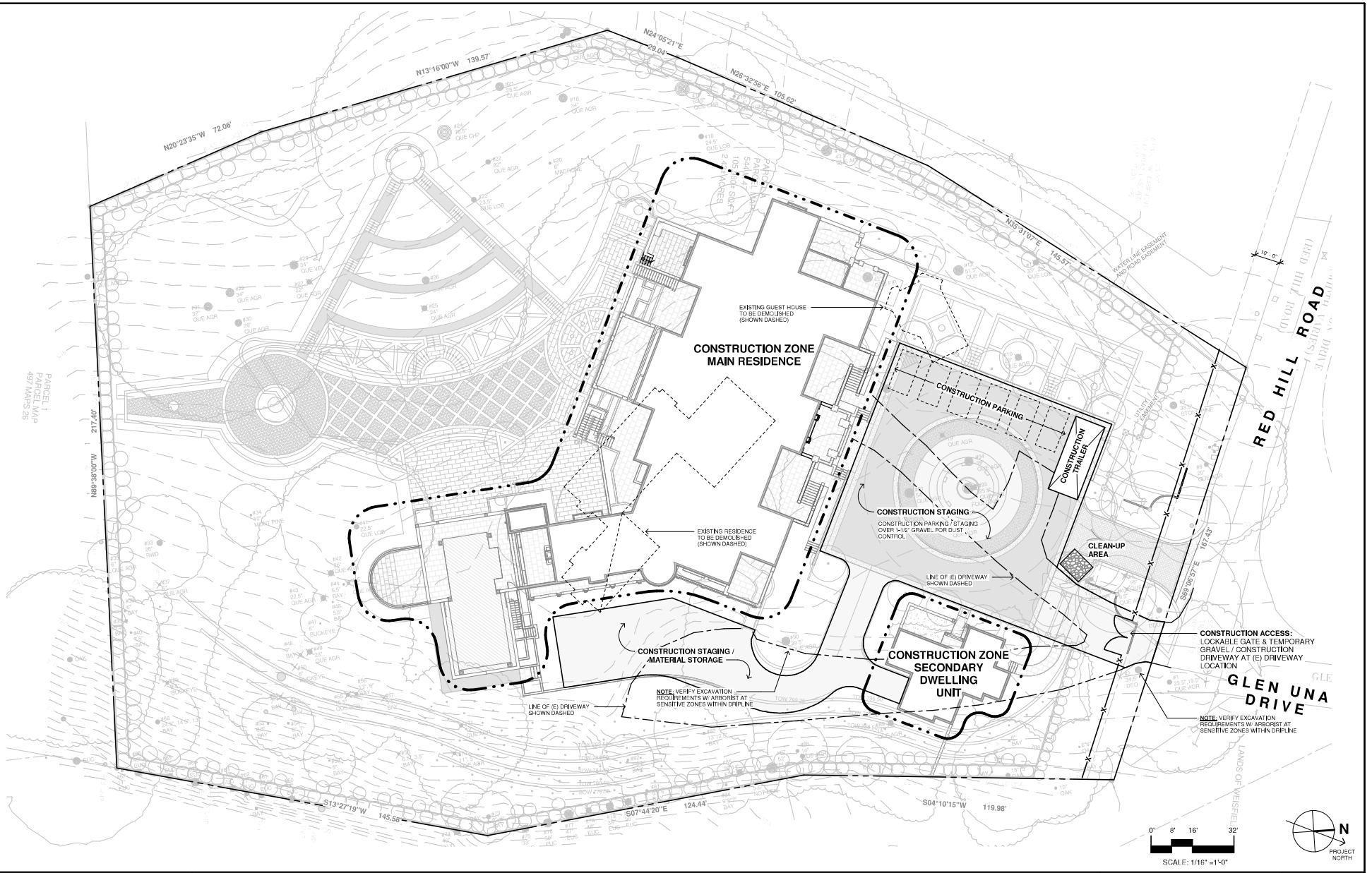
TREE CANOPY PLAN

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Job: 1901

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THE JOYS OF TRINITY RESIDENCE

16000 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

CONSTRUCTION OPERATION PLAN

Date: 06.12.19
Job: 1901

DR19

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