A Planning Application For:

401 & 405 ALBERTO WAY

LOS GATOS, CA 95032

1. VIEW FROM THE NORTH EAST CORNER

PROJECT DESCRIPTION

THIS IS A NEW CAMPUS WITH TWO 2-STORY WARM SHELL OFFICE BUILDINGS WITH A 2-LEVEL PARKING STRUCTURE BELOW GRADE. SCOPE OF WORK SHALL INCLUDE THE CONSTRUCTION OF THE BUILDING SHELL AND CORE AS WELL AS SITE IMPROVEMENTS SUCH AS SIDEWALKS, CURB/GUTTER, BICYCLE RACKS, STREET TREES, ETC.

PROJECT TEAM

OWNER:	LP ACQUISITIONS, LLC ('LP') 525 Middlefield Road, Suite 118 Menlo Park, CA 94025 PHONE: 650.326.1600 CONTACT: Shane Arters EMAIL: shane.arters@dragoonre.com	ARCHITECT:	ARC TEC INC. 99 Almaden Boulevard, Suite 840 San Jose, CA 95113 PHONE: 408.496.0676 CONTACT: John Duquette EMAIL: johnd@arctecinc.com
LANDSCAPE ARCHITECT:	KLA, INC. 151 N. Norlin Street Sonora, CA 95370 PHONE: 209.532.2856 CONTACT: Tom Holloway EMAIL: tom@knoxla.com	CIVIL ENGINEER:	KIER & WRIGHT 3350 Scott Blvd., Building 22 Santa Clara, CA 95054 PHONE: 408.727.6665 CONTACT: Mark Knudsen EMAIL: mknudsen@kierwright.com

PROJECT DATA

OWNER NAME: LP ACQUISITIONS, LLC (LP)

PROJECT ADDRESS: 401 & 405 ALBERTO WAY
LOS GATOS, CA 95032

401 ALBERTO WAY

BUILDING AREA:	44,415 S.F.
NUMBER OF STORIES:	2
CONSTRUCTION TYPE:	III-B
FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	B

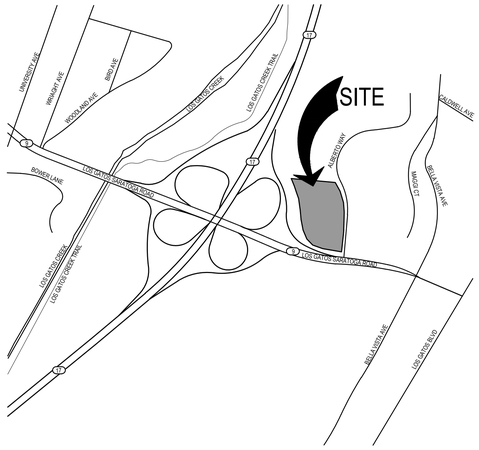
405 ALBERTO WAY

BUILDING AREA:	47,550 S.F.
NUMBER OF STORIES:	2
CONSTRUCTION TYPE:	III-B
FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	B

GARAGE

BUILDING AREA:	156,200 S.F.
NUMBER OF STORIES:	2 (BELOW GRADE)
CONSTRUCTION TYPE:	I-B
FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	S-2

VICINITY MAP



APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2013 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2013 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2013 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2010 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2013 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND THE TOWN OF LOS GATOS STANDARD DETAIL AND SPECIFICATION S107.

DRAWING INDEX AND ISSUE DATES

- ○ PRELIMINARY OR PRICING PLANS
- ● FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- ✚ MODIFICATIONS SINCE PREVIOUS ISSUE

		ISSUE DATES AND DESCRIPTIONS				
		05.15.15 PRELIM. PLANNING SUBMITTAL	07.23.15 PLANNING DEPT. SUBMITTAL	10.05.15 PLANNING DEPT. RESUBMITTAL	02.05.16 PLANNING DEPT. RESUBMITTAL	02.19.16 PLANNING DEPT. RESUBMITTAL
COVER SHEET			●	●	●	●
ARCHITECTURAL						
A1.01	SITE PLAN	●	●	●	●	●
A1.02	SITE AND PARKING DETAILS			●	●	●
A3.01	401 & 405 ALBERTO WAY - ALBERTO WAY STREET ELEVATIONS AND SITE SECTION	●	●	●	●	●
A3.02	401 & 405 ALBERTO WAY - SITE CONTEXT SECTIONS			●	●	●
A3.03	405 ALBERTO WAY - SITE CONTEXT SECTION				●	●
A3.31	EXTERIOR RENDERINGS		●	●	●	●
A3.32	SHADOW STUDIES			●	●	●
A3.33	SITE CONTEXT PHOTOS				●	●
A2.11a	401 ALBERTO WAY - FIRST FLOOR PLAN		●	●	●	●
A2.12a	401 ALBERTO WAY - SECOND FLOOR PLAN		●	●	●	●
A2.31a	401 ALBERTO WAY - ROOF PLAN		●	●	●	●
A3.01a	401 ALBERTO WAY - EXTERIOR ELEVATIONS		●	●	●	●
A3.11a	401 ALBERTO WAY - RENDERED EXTERIOR ELEVATIONS		●	●	●	●
A2.11b	405 ALBERTO WAY - FIRST FLOOR PLAN		●	●	●	●
A2.12b	405 ALBERTO WAY - SECOND FLOOR PLAN		●	●	●	●
A2.31b	405 ALBERTO WAY - ROOF PLAN		●	●	●	●
A3.01b	405 ALBERTO WAY - EXTERIOR ELEVATIONS		●	●	●	●
A3.11b	405 ALBERTO WAY - RENDERED EXTERIOR ELEVATIONS		●	●	●	●
AP2.11	PARKING LEVEL -1	●	●	●	●	●
AP2.12	PARKING LEVEL -2	●	●	●	●	●

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LANDSCAPE						
L0.1	PRELIMINARY LANDSCAPE PLAN			●	●	●
L0.2	SITE CROSS SECTIONS			●	●	●
L0.2a	CROSS SECTIONS / ELEVATIONS				●	●
L0.2b	CROSS SECTIONS / ELEVATIONS				●	●
L0.2c	PAVING MATERIALS				●	●
L0.2d	PRELIMINARY LANDSCAPE LIGHTING				●	●
L0.3	PRELIMINARY LANDSCAPE PLAN			●	●	●
L0.3a	PLANT IMAGES				●	●
L0.4	EXISTING TREE PLAN			●	●	●
L0.5	PRELIMINARY IRRIGATION PLAN				●	●
CIVIL						
C1.0	TOPOGRAPHIC AND BOUNDARY SURVEY	●	●	●	●	●
C2.0	PRELIMINARY GRADING DRAINAGE AND UTILITY PLAN	●	●	●	●	●
C3.0	PRELIMINARY STORMWATER MANAGEMENT PLAN	●	●	●	●	●
C3.1	PRELIMINARY STORMWATER MANAGEMENT PLAN				●	●
C4.0	PRELIMINARY EROSION CONTROL PLAN	●	●	●	●	●
C5.0	EXCAVATION PLAN				●	●
C6.0	DETAILS				●	●

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PROJECT NUMBER: 153948

DATE: 2/19/16 PRINTED BY: Paul Cotty PAGESETUP: DWG TO PDF PEN SETTING: ARCTEC.ctb
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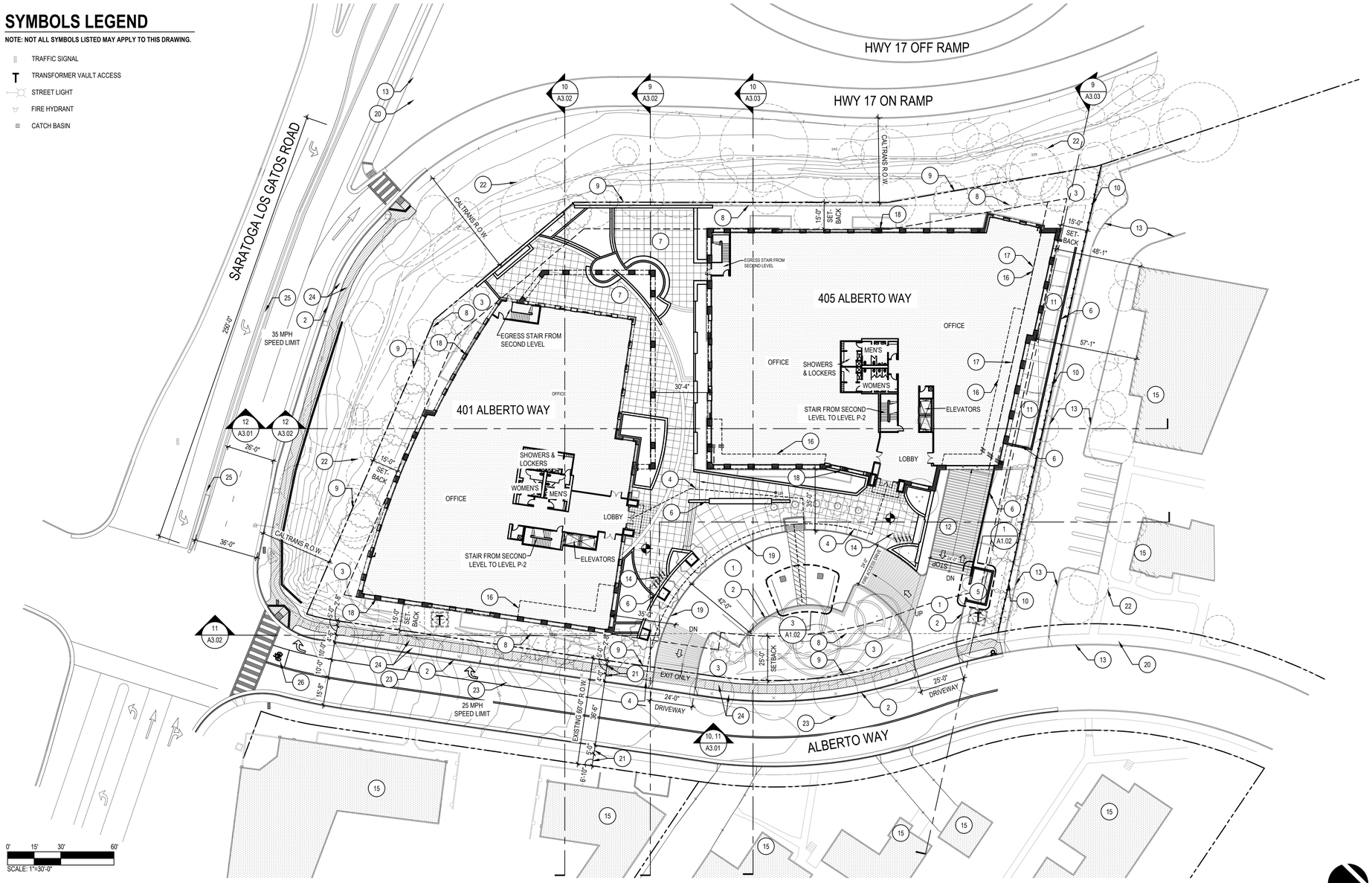
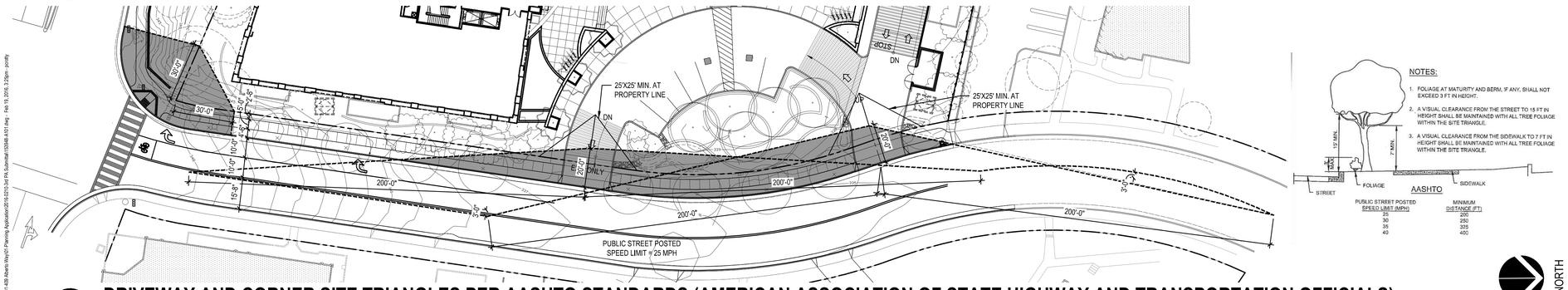
SYMBOLS LEGEND

NOTE: NOT ALL SYMBOLS LISTED MAY APPLY TO THIS DRAWING.

- TRAFFIC SIGNAL
- T — TRANSFORMER VAULT ACCESS
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN



1 SITE PLAN



2 DRIVEWAY AND CORNER SITE TRIANGLES PER AASHTO STANDARDS (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS)

PROJECT DATA

ASSESSOR'S PARCEL NO.:	APN 529-23-018
ZONING:	CH - RESTRICTED COMMERCIAL HIGHWAY
SITE AREA:	93,573 S.F. / 2.15 ACRES
BUILDING '401' FOOTPRINT:	22,500 S.F.
BUILDING '405' FOOTPRINT:	23,900 S.F.
TOTAL BUILDING FOOTPRINT AREA:	46,400 S.F.
SITE COVERAGE:	46,400 S.F. / 93,573 S.F. = 49.6%
BUILDING '401' AREA:	
FLOOR 1	22,500 S.F.
FLOOR 2	21,915 S.F.
TOTAL AREA	44,415 S.F.
BUILDING '405' AREA:	
FLOOR 1	23,900 S.F.
FLOOR 2	23,650 S.F.
TOTAL AREA	47,550 S.F.
TOTAL BUILDING AREA:	91,965 S.F.
FLOOR AREA RATIO (FAR)	91,965 S.F. / 93,573 S.F. = 98%

PARKING ANALYSIS

TOTAL PARKING REQUIRED PER LOS GATOS MUNICIPAL CODE CHAPTER 29 - ARTICLE I, DIVISION 4

GROSS AREA IS DEFINED AS THE TOTAL HORIZONTAL FLOOR AREA IN SQUARE FEET OF ALL STORIES OF ALL BUILDINGS MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS. STAIRWAYS AND ELEVATOR SHAFTS SHALL BE INCLUDED ON ALL FLOORS

PARKING REQUIRED (SEC. 29.10.145)	
91,965 / 250 =	368 SPACES
PARKING PROVIDED - GRADE LEVEL	
STANDARD PARKING PROVIDED	5 SPACES
ACCESSIBLE PARKING PROVIDED	1 SPACES
VAN ACCESSIBLE PARKING PROVIDED	1 SPACES
PARKING PROVIDED - PARKING LEVEL P-1	
STANDARD PARKING PROVIDED	185 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
PARKING PROVIDED - PARKING LEVEL P-2	
STANDARD PARKING PROVIDED	192 SPACES
TOTAL PARKING PROVIDED	**390 SPACES**

AUTOMOBILE PARKING STALL DIMENSIONS (TABLE 3-2)

STALL TYPE	WIDTH	DEPTH	AISLE	COMPLIANT
UNISTALL	8'-6"	18'-0"	25'-0"	YES

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
301-400	8	YES

REQUIRED NUMBER OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN PARKING STALLS (CALGREEN TABLE 5.106.5.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
201 AND OVER	8% OF TOTAL = 32	YES

TOTAL BICYCLE PARKING REQUIRED PER CALGREEN SECTION 5.106.4

SHORT-TERM BICYCLE PARKING*	
REQUIRED: 5% OF 390 PARKING SPACES = 19.5	20 SPACES
PROVIDED:	20 SPACES
LONG-TERM BICYCLE PARKING**	
REQUIRED: 5% OF 390 PARKING SPACES = 19.5	20 SPACES
PROVIDED:	20 SPACES

* SHORT TERM BICYCLE PARKING TO BE PERMANENTLY ANCHORED WITHIN 200 FEET OF THE VISITOR'S ENTRANCE
** LONG TERM BICYCLE PARKING TO BE COVERED AND LOCKABLE WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. PAVED PARKING AND DRIVES, REFER TO CIVIL AND LANDSCAPE DRAWINGS
2. 6" CURB, TYP.
3. LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
4. ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
5. TRASH ENCLOSURE PER LOS GATOS ZONING CODE SEC. 29.10.09010
6. RETAINING WALL
7. SHARED COURTYARD AMENITY SPACE
8. LINE OF PARKING GARAGE BELOW SHOWN DASHED
9. PROPERTY LINE SHOWN DASHED
10. EXISTING 6'-0" CMU WALL AT EDGE OF PROPERTY TO REMAIN
11. EXPOSED PARKING BELOW
12. RAMP TO PARKING LEVEL P-1
13. EXISTING CURB
14. SHORT TERM BICYCLE PARKING
15. NEIGHBORING BUILDING SHOWN SHADED
16. LINE OF BALCONY ABOVE
17. ADDITIONAL HEIGHT SETBACK TO BE 1 ADDITIONAL FOOT FOR EACH FOOT THE BUILDING EXCEEDS 20 FEET IN HEIGHT.
18. ROOF DRAIN AND OVERFLOW DISCHARGE TO LANDSCAPE AREA AT GROUND FLOOR FOR STORM WATER FILTRATION; REFER TO CIVIL DRAWINGS
19. FIRE ACCESS DRIVE WITH 88'-0" OUTSIDE RADIUS
20. EXISTING SIDEWALK
21. R.O.W. AND UTILITY EASEMENT
22. EXISTING TREE CANOPY SHOWN DASHED, TYP. REFER TO LANDSCAPE DRAWINGS FOR SPECIFICATIONS
23. PROPOSED TREE CANOPY, TYP. REFER TO LANDSCAPE DRAWINGS FOR SPECIFICATIONS
24. SIDEWALK (SHOWN SHADED) WITH 4'-0" LANDSCAPE BUFFER
25. RAISED MEDIAN
26. BIKE BOX

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SITE PLAN

A1.01

PROJECT NO: 153948

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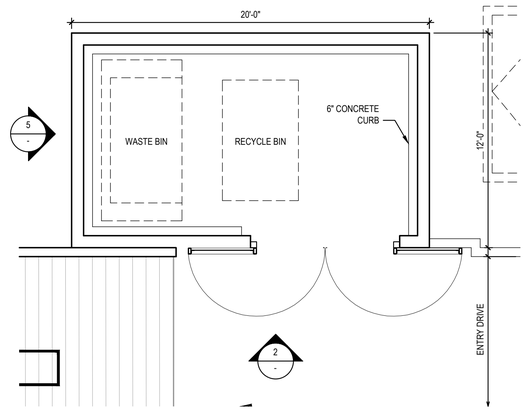
FRONT VIEW

PERSPECTIVE VIEW

WALL MOUNTED "FEISS - MERRILL" HERITAGE BRONZE 1-LIGHT WALL SCONCE; "OL7502HTBZ" AT MAIN ENTRY ELEMENT AND GARAGE ENTRY; "OL7501HTBZ" TYPICAL

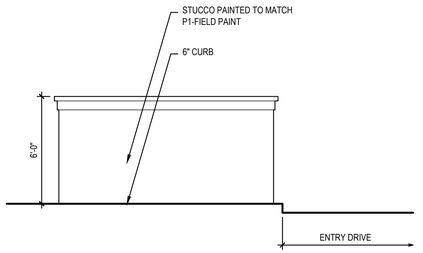
4 WALL SCONCE

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



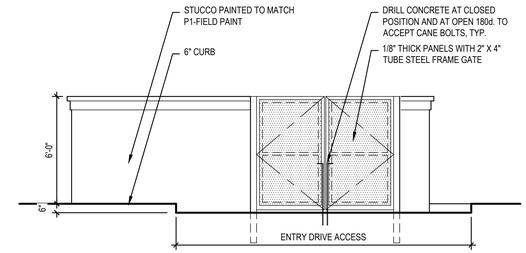
1 TRASH ENCLOSURE

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



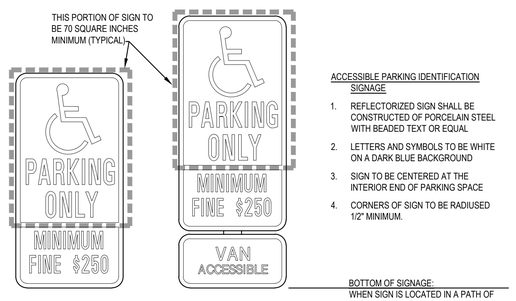
5 TRASH ENCLOSURE - EAST ELEVATION

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



2 TRASH ENCLOSURE - NORTH ELEVATION

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



SIGN TYPE A:
ACCESSIBLE CAR PARKING SPACE IDENTIFICATION

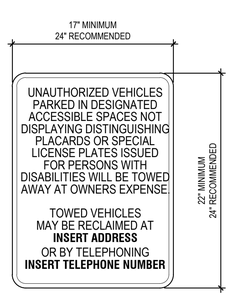
SIGN TYPE B:
ACCESSIBLE VAN PARKING SPACE IDENTIFICATION

ACCESSIBLE PARKING IDENTIFICATION SIGNAGE

1. REFLECTORIZED SIGN SHALL BE CONSTRUCTED OF PORCELAIN STEEL WITH BEADED TEXT OR EQUAL
2. LETTERS AND SYMBOLS TO BE WHITE ON A DARK BLUE BACKGROUND
3. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
4. CORNERS OF SIGN TO BE RADIUSED 1/2" MINIMUM.

BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE



SIGN TYPE C:
UNAUTHORIZED VEHICLE WARNING SIGN

UNAUTHORIZED VEHICLE WARNING SIGNAGE

1A. MUST BE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR

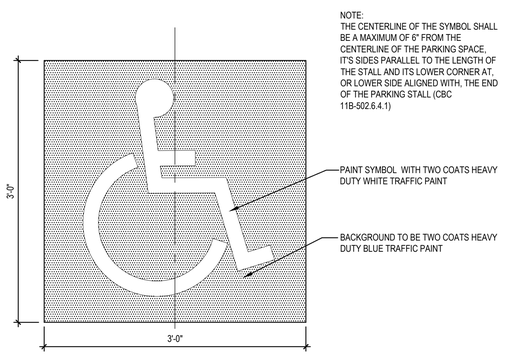
1B. POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE.

2. THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.

3. THE SIZE OF THE LETTERING IS A MINIMUM OF 1" IN HEIGHT.

12 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

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



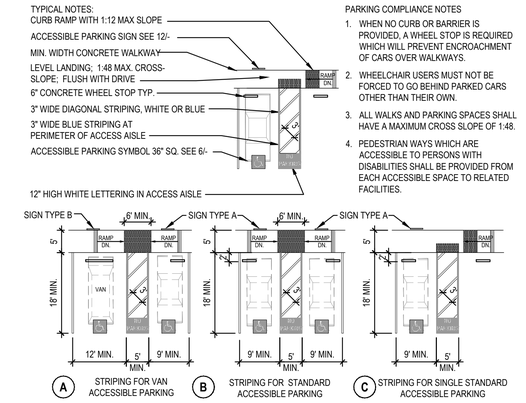
NOTE:
THE CENTERLINE OF THE SYMBOL SHALL BE A MAXIMUM OF 6" FROM THE CENTERLINE OF THE PARKING SPACE, IT'S SIDES PARALLEL TO THE LENGTH OF THE STALL AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING STALL (CBC 11B-502.6.4.1)

PAINT SYMBOL WITH TWO COATS HEAVY DUTY WHITE TRAFFIC PAINT

BACKGROUND TO BE TWO COATS HEAVY DUTY BLUE TRAFFIC PAINT

6 ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.



PARKING COMPLIANCE NOTES

1. WHEN NO CURB OR BARRIER IS PROVIDED, A WHEEL STOP IS REQUIRED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
2. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
3. ALL WALKS AND PARKING SPACES SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48.
4. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE SPACE TO RELATED FACILITIES.

A STRIPING FOR VAN ACCESSIBLE PARKING

B STRIPING FOR STANDARD ACCESSIBLE PARKING

C STRIPING FOR SINGLE STANDARD ACCESSIBLE PARKING

VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9'-0") WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" (8'-0") WIDE MINIMUM

3 ACCESSIBLE PARKING SPACES

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

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SITE AND PARKING DETAILS

A1.02

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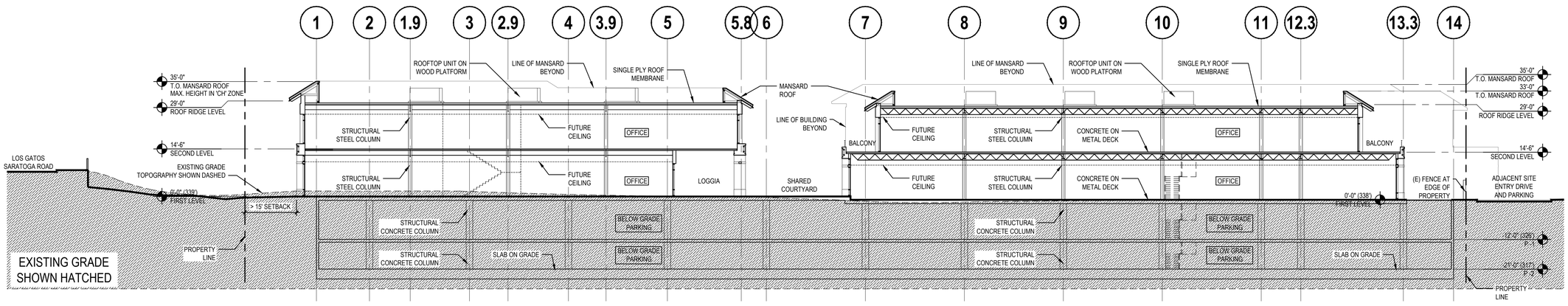
10 401 & 405 ALBERTO WAY STREET ELEVATION

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

11 401 & 405 ALBERTO WAY RENDERED STREET ELEVATION

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



12 401 & 405 ALBERTO WAY SITE SECTION

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

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02.05.16	PLANNING RESUBMITTAL
02.19.16	PLANNING RESUBMITTAL

401 & 405 ALBERTO WAY -
ALBERTO WAY STREET
ELEVATIONS AND SITE SECTION

A3.01

PROJECT NO: 153948

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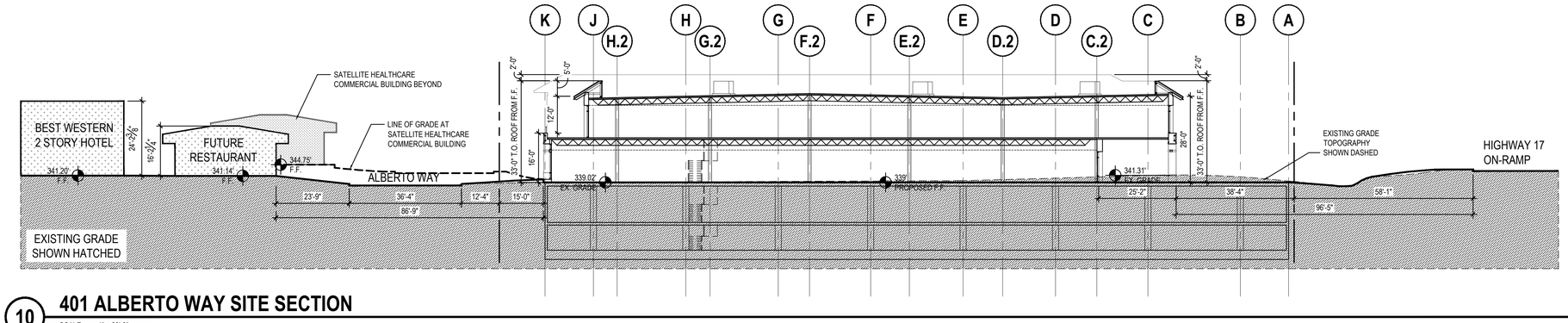
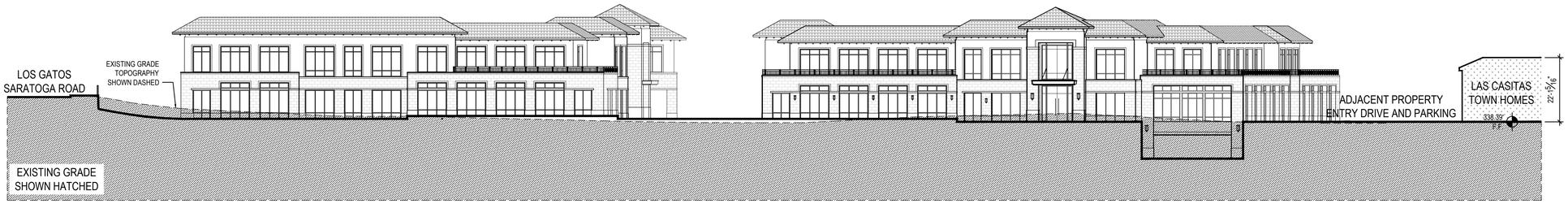
9 401 ALBERTO WAY SITE ELEVATION

SCALE: 1" = 20'-0"



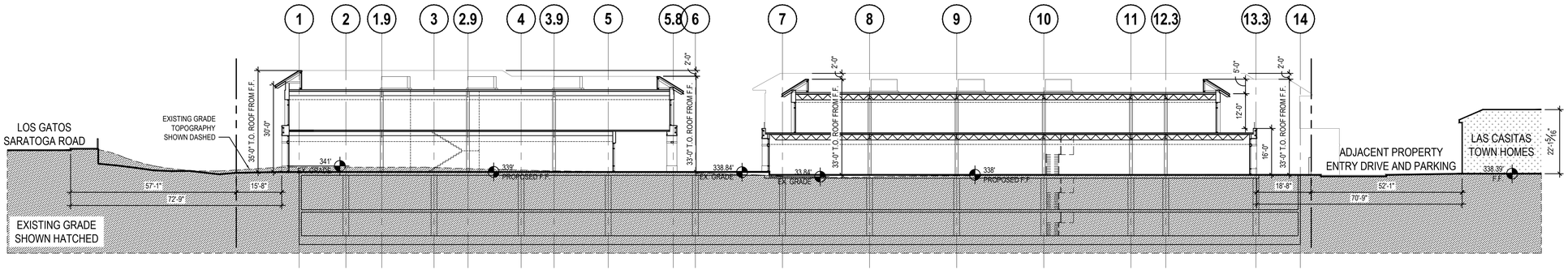
10 401 ALBERTO WAY SITE SECTION

SCALE: 1" = 20'-0"



11 401 & 405 ALBERTO WAY SITE ELEVATION

SCALE: 1" = 20'-0"



12 401 & 405 ALBERTO WAY SITE SECTION

SCALE: 1" = 20'-0"

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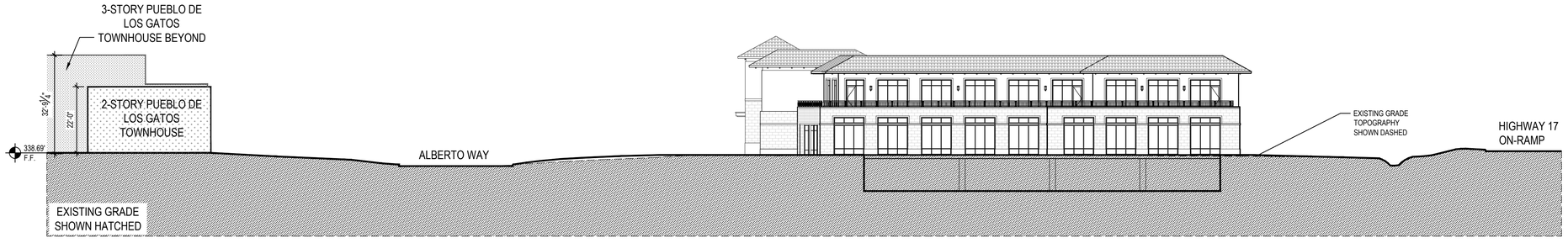
401 & 405 ALBERTO WAY - SITE CONTEXT SECTIONS

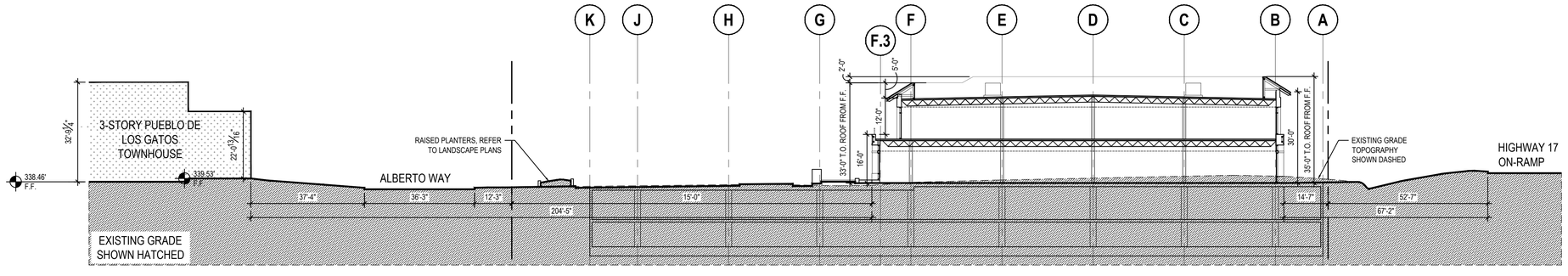
A3.02

PROJECT NO: 153948



9 405 ALBERTO WAY SITE ELEVATION

SCALE: 1" = 20'-0"



10 405 ALBERTO WAY SITE SECTION

SCALE: 1" = 20'-0"

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405 ALBERTO WAY -
SITE CONTEXT SECTIONS

A3.03

PROJECT NO: 153948

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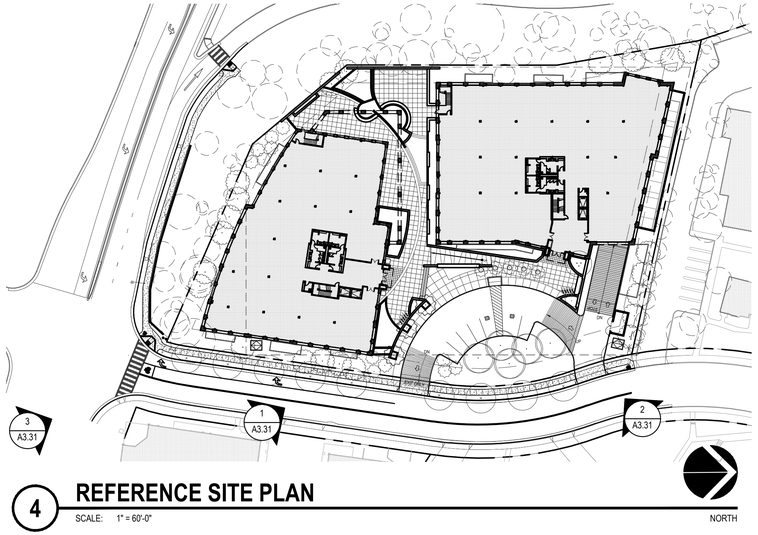
3 VIEW FROM SOUTH EAST OF SITE

SCALE: N.T.S.

1 VIEW FROM SOUTH EAST OF SITE

SCALE: N.T.S.



4 REFERENCE SITE PLAN

SCALE: 1" = 60'-0"

2 VIEW FROM NORTH EAST OF SITE AT 5 YEARS TREE GROWTH

SCALE: N.T.S.

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EXTERIOR RENDERINGS

A3.31

PROJECT NO: 153948

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10 **AUTUMN 9 A.M.**
SCALE: N.T.S.

7 **WINTER 9 A.M.**
SCALE: N.T.S.

4 **SPRING 9 A.M.**
SCALE: N.T.S.

1 **SUMMER 9 A.M.**
SCALE: N.T.S.

11 **AUTUMN 12 P.M.**
SCALE: N.T.S.

8 **WINTER 12 P.M.**
SCALE: N.T.S.

5 **SPRING 12 P.M.**
SCALE: N.T.S.

2 **SUMMER 12 P.M.**
SCALE: N.T.S.

12 **AUTUMN 4 P.M.**
SCALE: N.T.S.

9 **WINTER 4 P.M.**
SCALE: N.T.S.

6 **SPRING 4 P.M.**
SCALE: N.T.S.

3 **SUMMER 4 P.M.**
SCALE: N.T.S.

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SHADOW STUDIES

A3.32
PROJECT NO: 153948

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HIGHWAY 17 ON-RAMP

LOS GATOS LODGE

FUTURE RESTAURANT

LAS CASITAS TOWNHOUSE COMPLEX

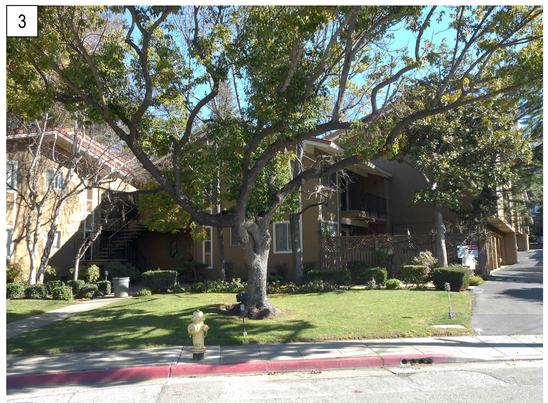
SARATOGA LOS GATOS ROAD

LOS GATOS LODGE

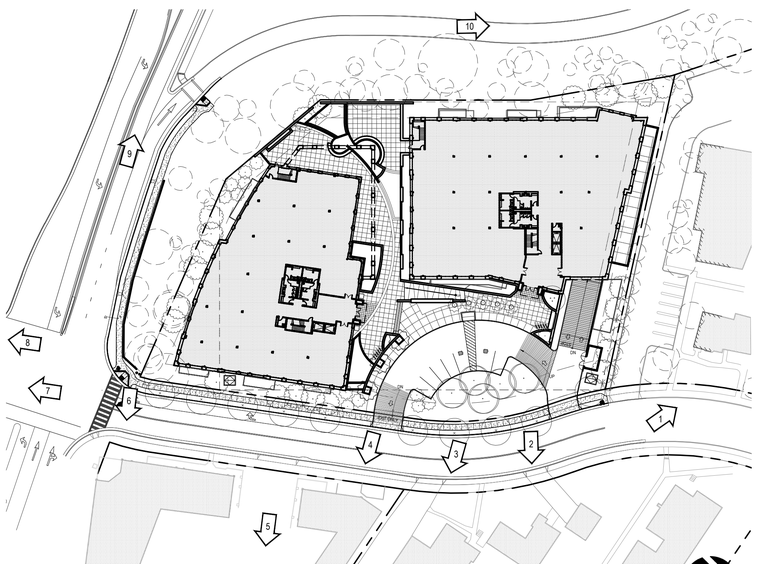
BEST WESTERN 2 STORY HOTEL WITH ELEVATED LOBBY

PUEBLO DE LOS GATOS 2 STORY TOWNHOUSE COMPLEX

SATELLITE HEALTHCARE COMMERCIAL BUILDING



PUEBLO DE LOS GATOS 3 STORY TOWNHOUSE COMPLEX



3 **REFERENCE SITE PLAN**

SCALE: 1" = 60'-0"

NORTH

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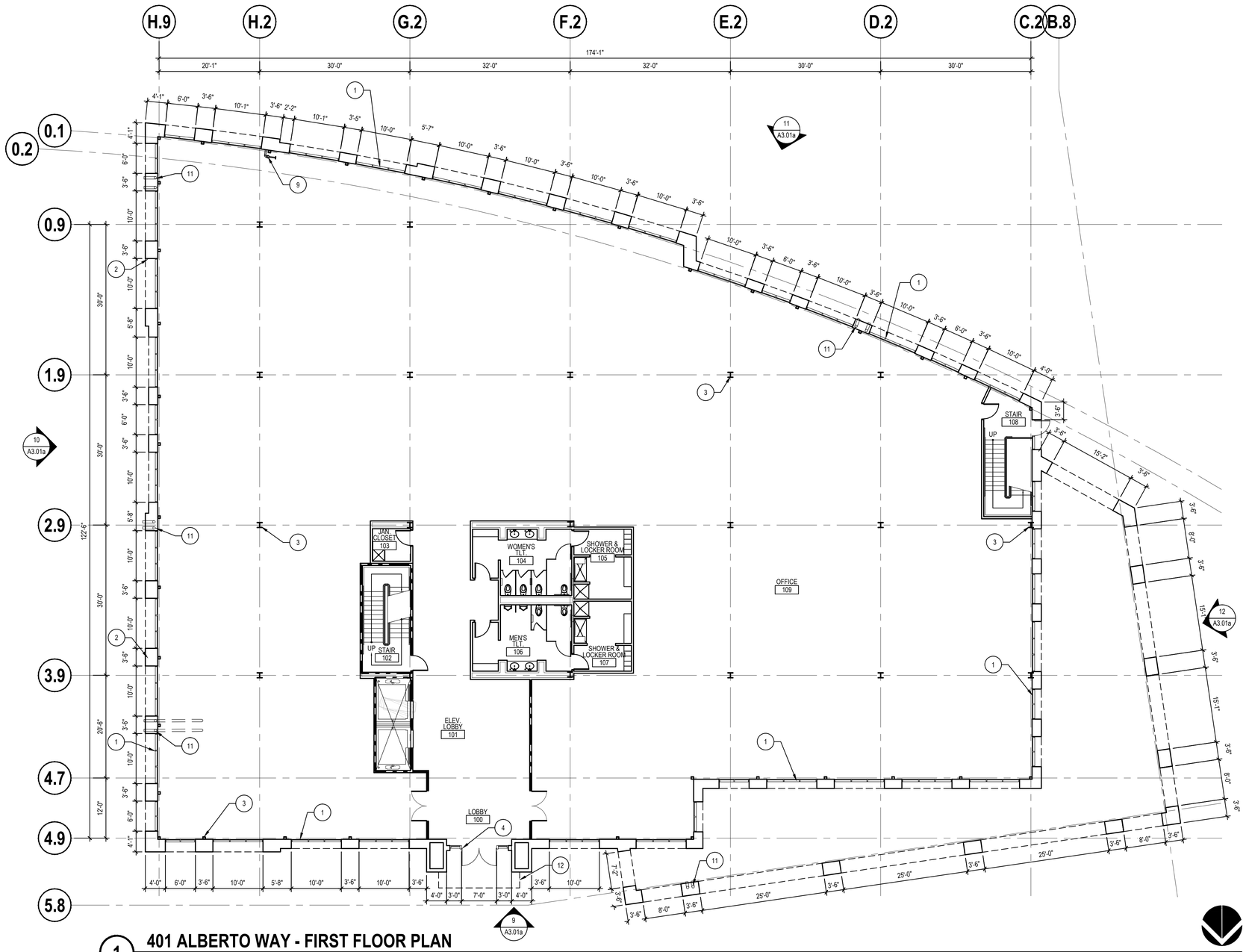
SITE CONTEXT PHOTOS

A3.33

PROJECT NO: 153948



1 401 ALBERTO WAY - FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. EXTERIOR GLAZING SYSTEM; SEE BUILDING ELEVATIONS FOR DETAILED DESCRIPTION
2. STONE TILE AND EXTERIOR SHEATHING OVER METAL STUD FRAME
3. STRUCTURAL STEEL COLUMN
4. ENTRY DOORS
5. EDGE OF BALCONY AND WROUGHT IRON GUARDRAIL
6. MECHANICAL SHAFT
7. LINE OF MANSARD ROOF ABOVE
8. LINE OF RAISED CEILING ABOVE
9. FIRE RISER
10. ROOF ACCESS LADDER
11. ROOF DRAIN AND OVERFLOW DISCHARGE TO LANDSCAPE AREA AT GROUND FLOOR FOR STORM WATER FILTRATION
12. METAL CANOPY

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401 ALBERTO WAY -
FIRST FLOOR PLAN

A2.11a

PROJECT NO: 153948

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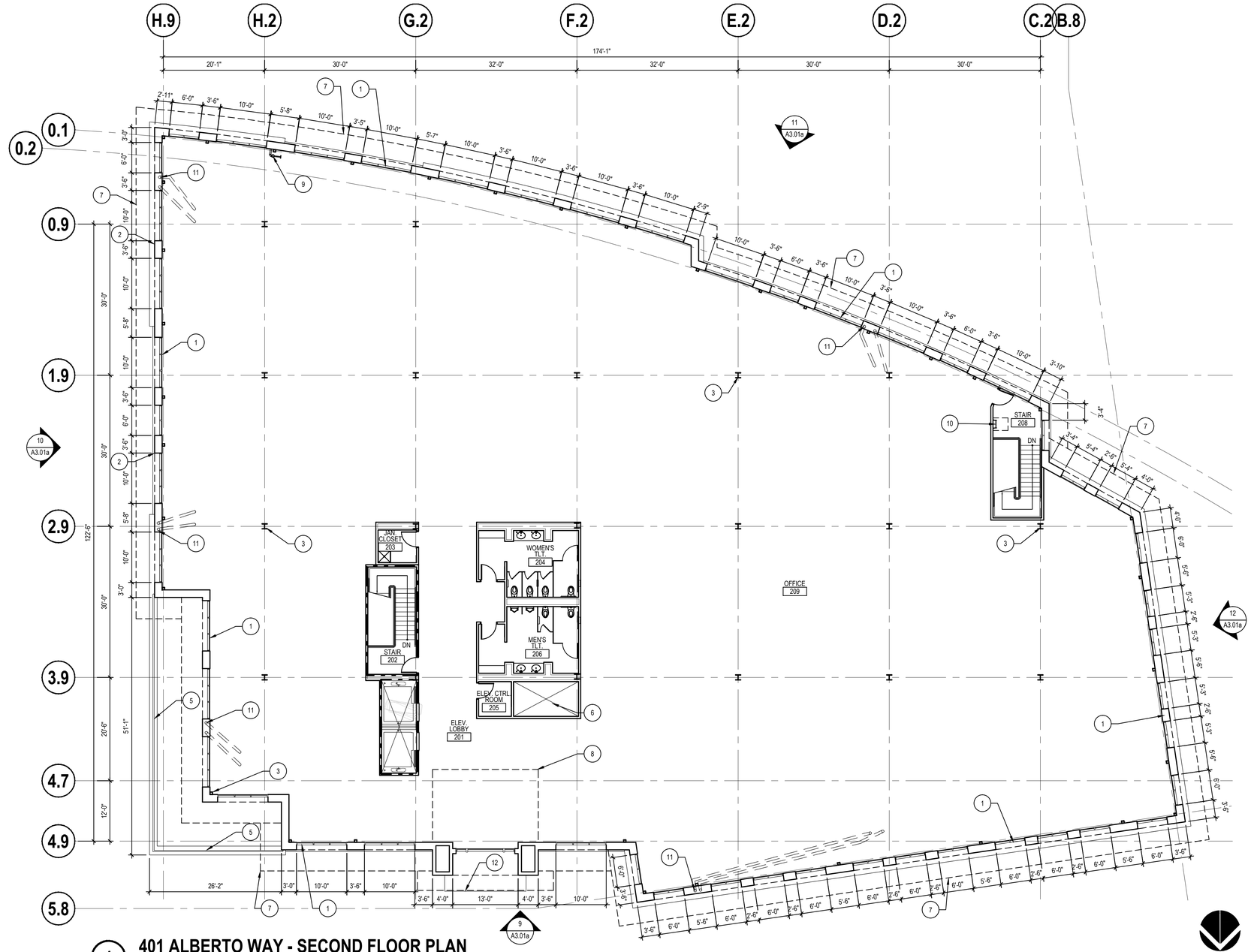

1 401 ALBERTO WAY - SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. EXTERIOR GLAZING SYSTEM; SEE BUILDING ELEVATIONS FOR DETAILED DESCRIPTION
2. STONE TILE AND EXTERIOR SHEATHING OVER METAL STUD FRAME
3. STRUCTURAL STEEL COLUMN
4. ENTRY DOORS
5. EDGE OF BALCONY AND WROUGHT IRON GUARDRAIL
6. MECHANICAL SHAFT
7. LINE OF MANSARD ROOF ABOVE
8. LINE OF RAISED CEILING ABOVE
9. FIRE RISER
10. ROOF ACCESS LADDER
11. ROOF DRAIN AND OVERFLOW DISCHARGE TO LANDSCAPE AREA AT GROUND FLOOR FOR STORM WATER FILTRATION
12. METAL CANOPY

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401 ALBERTO WAY -
SECOND FLOOR PLAN

A2.12a

PROJECT NO: 153948

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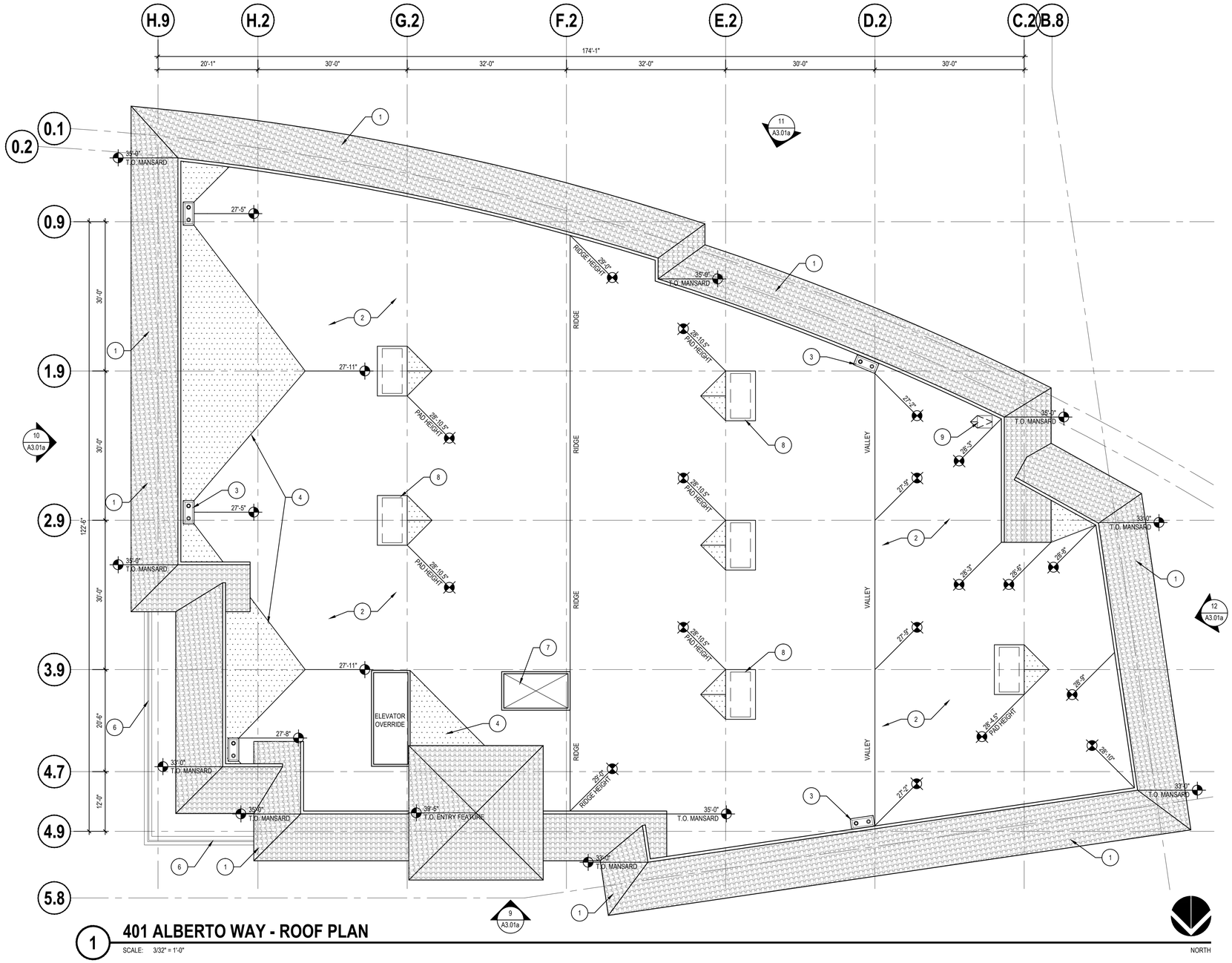

1 401 ALBERTO WAY - ROOF PLAN

SCALE: 3/32" = 1'-0"

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. SLOPED MANSARD ROOF WITH SPANISH TILE
2. SINGLE PLY ADHERED MEMBRANE ROOFING SYSTEM
3. ROOF DRAINS AND OVERFLOW DRAINS DISCHARGE TO RAISED PLANTER AT GROUND FLOOR FOR STORM WATER FILTRATION
4. RIGID INSULATION TAPERED CRICKET
5. NOT USED
6. EDGE OF BALCONY AT SECOND LEVEL
7. MECHANICAL DUCT DOG HOUSE
8. ROOF TOP UNITS ON WOOD PLATFORM
9. ROOF ACCESS LADDER HATCH

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401 ALBERTO WAY - ROOF PLAN

A2.31a

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9 401 ALBERTO WAY - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

10 401 ALBERTO WAY - EAST ELEVATION

SCALE: 3/32" = 1'-0"

11 401 ALBERTO WAY - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

12 401 ALBERTO WAY - WEST ELEVATION

SCALE: 3/32" = 1'-0"

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. CLAY TILE MANSARD ROOF
2. STUCCO
3. WROUGHT IRON GUARD RAIL
4. STONE TILE
5. 1" INSULATED LOW E GLAZING SYSTEM WITH CLEAR GLASS IN BRONZE ANODIZED FRAMES WITH EXPRESSED MULLIONS
6. 1" INSULATED LOW E GLAZING SYSTEM WITH CLEAR GLASS WITH BUTT GLAZED MULLIONS
7. FRAMELESS DOOR/ENTRY
8. WALL MOUNTED SCONCE; SEE 4/A1.02 FOR SPECIFICATION
9. METAL CANOPY
10. LINE OF EXISTING GRADE SHOWN DASHED

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02.19.16	PLANNING RESUBMITTAL

401 ALBERTO WAY -
EXTERIOR ELEVATIONS

A3.01a

PROJECT NO: 153948

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9 **401 ALBERTO WAY - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

10 **401 ALBERTO WAY - EAST ELEVATION**

SCALE: 3/32" = 1'-0"

11 **401 ALBERTO WAY - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

12 **401 ALBERTO WAY - WEST ELEVATION**

SCALE: 3/32" = 1'-0"

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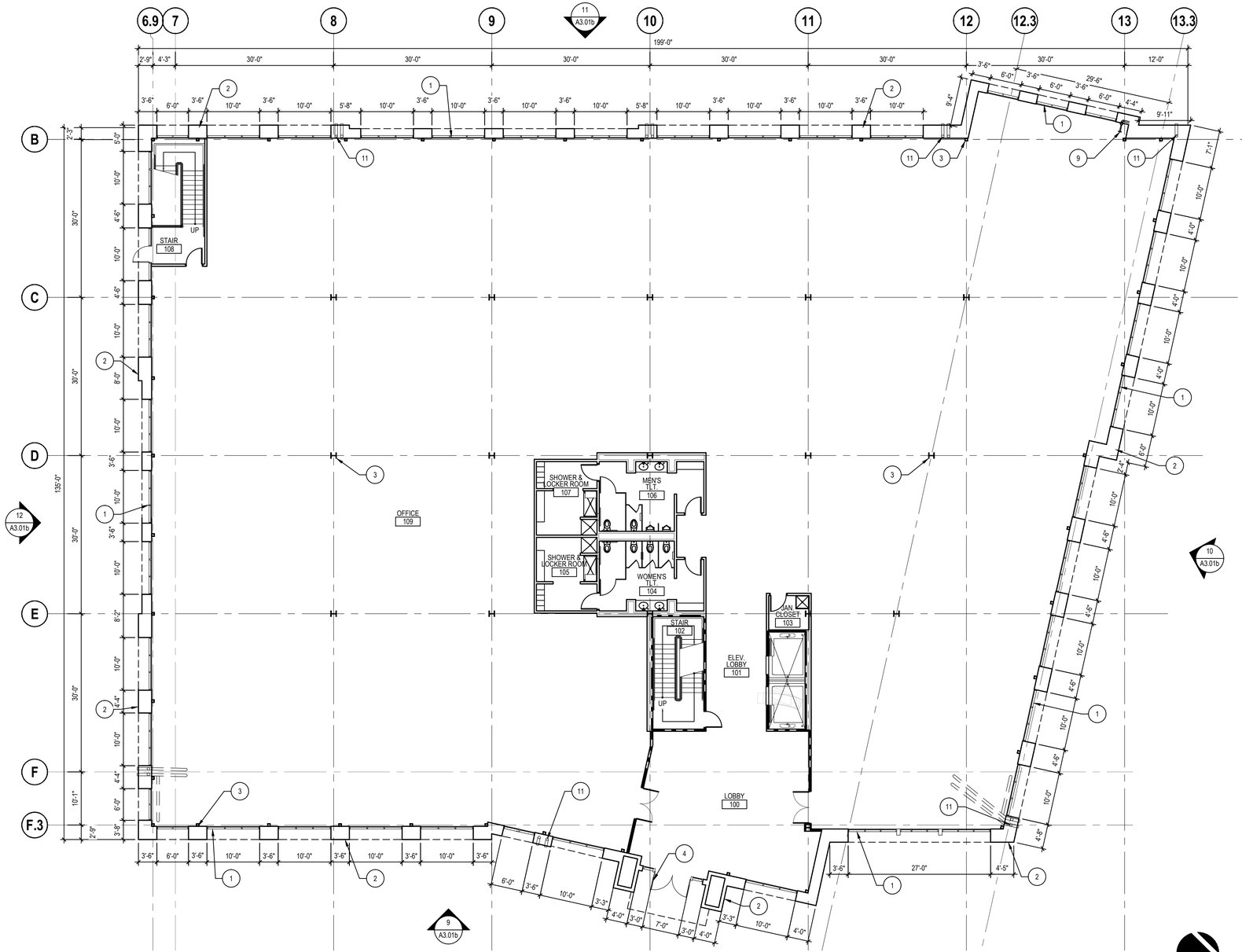
401 ALBERTO WAY -
RENDERED EXTERIOR ELEVATIONS

A3.11a

PROJECT NO: 153948



1 405 ALBERTO WAY - FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. EXTERIOR GLAZING SYSTEM; SEE BUILDING ELEVATIONS FOR DETAILED DESCRIPTION
2. STONE TILE AND EXTERIOR SHEATHING OVER METAL STUD FRAME
3. STRUCTURAL STEEL COLUMN
4. ENTRY DOORS
5. EDGE OF BALCONY AND WROUGHT IRON GUARDRAIL
6. MECHANICAL SHAFT
7. LINE OF MANSARD ROOF ABOVE
8. LINE OF RAISED CEILING ABOVE
9. FIRE RISER
10. ROOF ACCESS LADDER
11. ROOF DRAIN AND OVERFLOW DISCHARGE TO LANDSCAPE AREA AT GROUND FLOOR FOR STORM WATER FILTRATION
12. METAL CANOPY

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405 ALBERTO WAY - FIRST FLOOR PLAN

A2.11b

PROJECT NO: 153948

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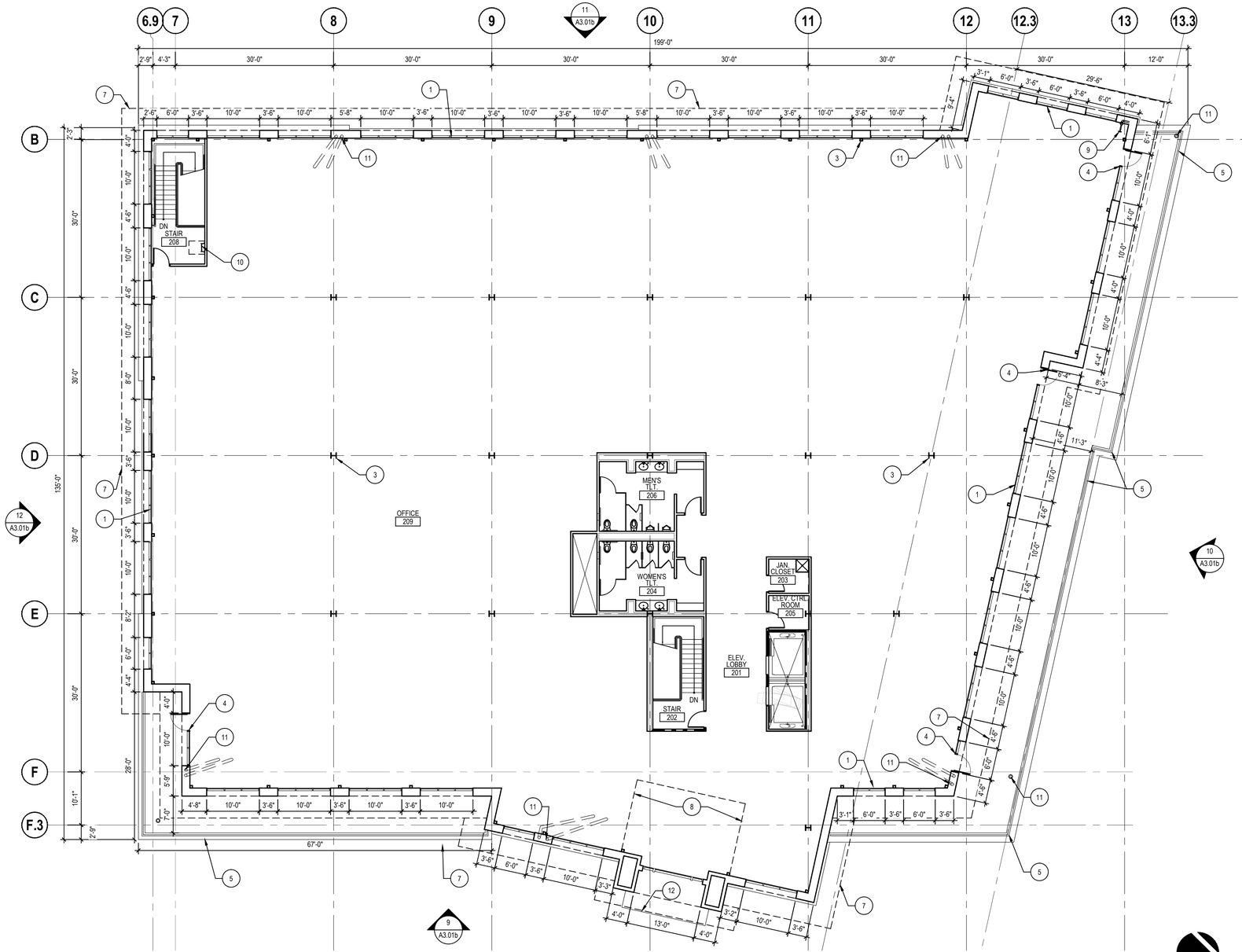

1 405 ALBERTO WAY - SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. EXTERIOR GLAZING SYSTEM; SEE BUILDING ELEVATIONS FOR DETAILED DESCRIPTION
2. STONE TILE AND EXTERIOR SHEATHING OVER METAL STUD FRAME
3. STRUCTURAL STEEL COLUMN
4. ENTRY DOORS
5. EDGE OF BALCONY AND WROUGHT IRON GUARDRAIL
6. MECHANICAL SHAFT
7. LINE OF MANSARD ROOF ABOVE
8. LINE OF RAISED CEILING ABOVE
9. FIRE RISER
10. ROOF ACCESS LADDER
11. ROOF DRAIN AND OVERFLOW DISCHARGE TO LANDSCAPE AREA AT GROUND FLOOR FOR STORM WATER FILTRATION
12. METAL CANOPY

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405 ALBERTO WAY -
SECOND FLOOR PLAN

A2.12b

PROJECT NO: 153948

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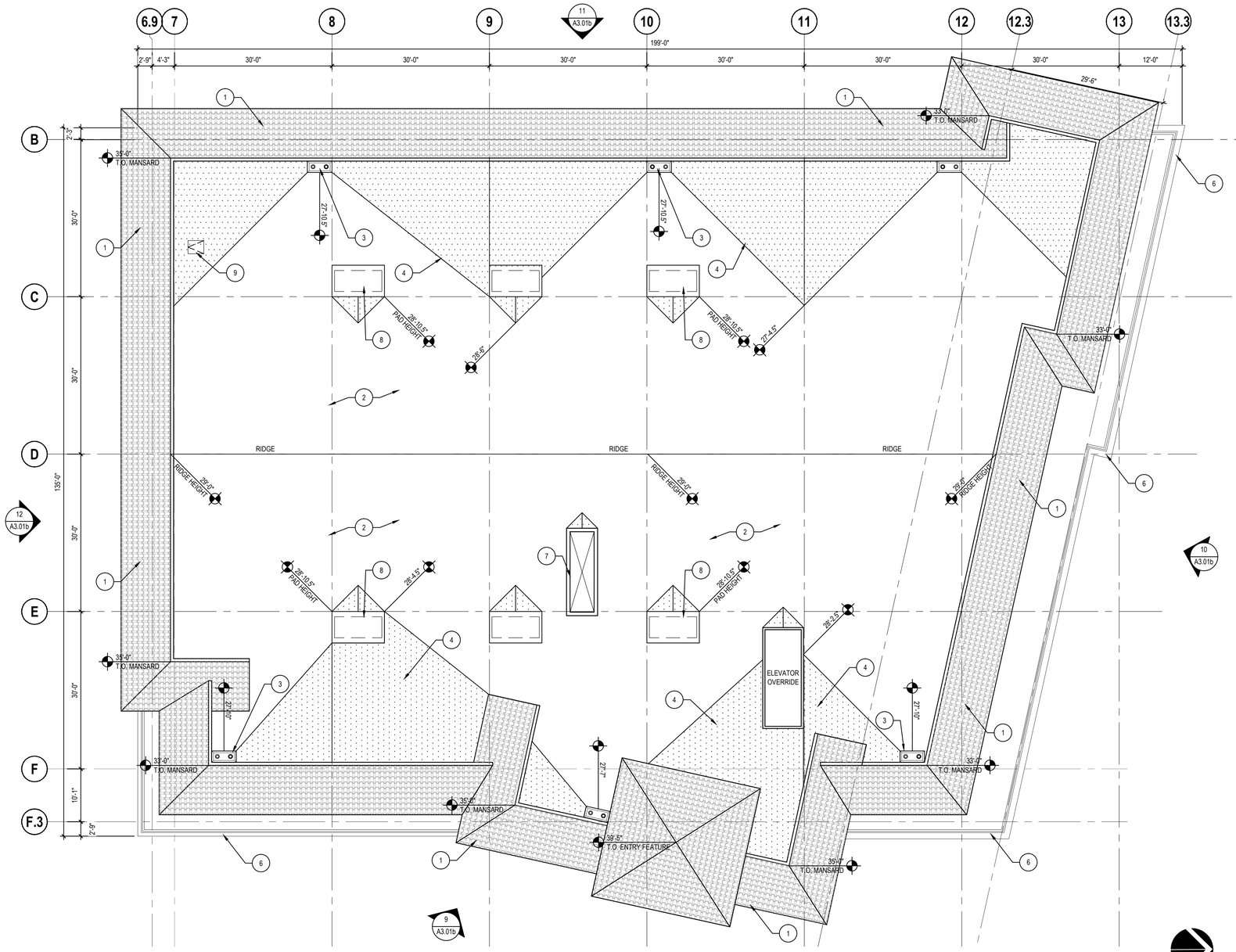

1 405 ALBERTO WAY - ROOF PLAN

SCALE: 3/32" = 1'-0"

NORTH

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. SLOPED MANSARD ROOF WITH SPANISH TILE
2. SINGLE PLY ADHERED MEMBRANE ROOFING SYSTEM
3. ROOF DRAINS AND OVERFLOW DRAINS DISCHARGE TO RAISED PLANTER AT GROUND FLOOR FOR STORM WATER FILTRATION
4. RIGID INSULATION TAPERED CRICKET
5. NOT USED
6. EDGE OF BALCONY AT LOWER LEVELS
7. MECHANICAL DUCT DOG HOUSE
8. ROOF TOP UNITS ON WOOD PLATFORM
9. ROOF ACCESS LADDER HATCH

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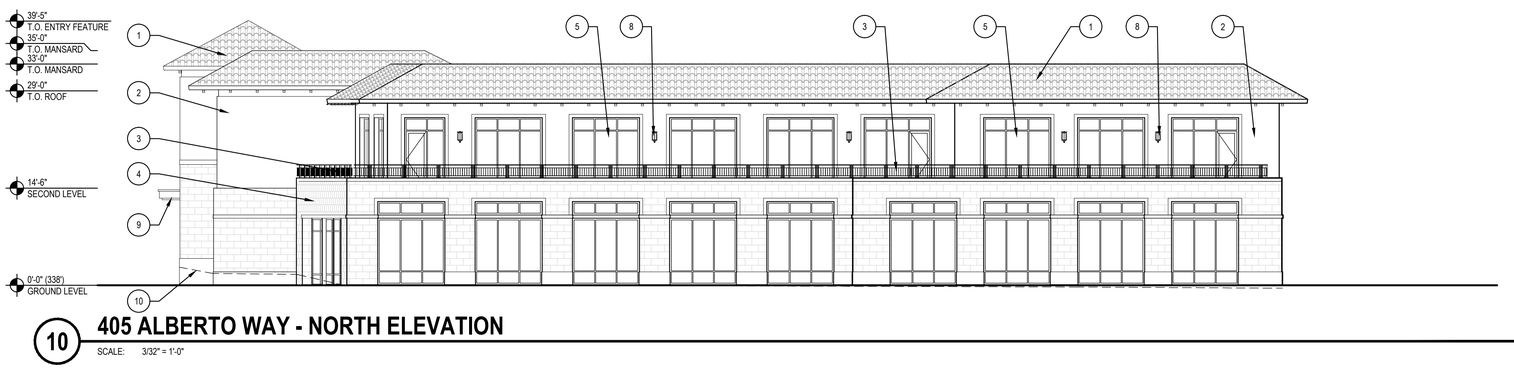
405 ALBERTO WAY - ROOF PLAN

A2.31b

PROJECT NO: 153948

9 405 ALBERTO WAY - EAST ELEVATION

SCALE: 3/32" = 1'-0"

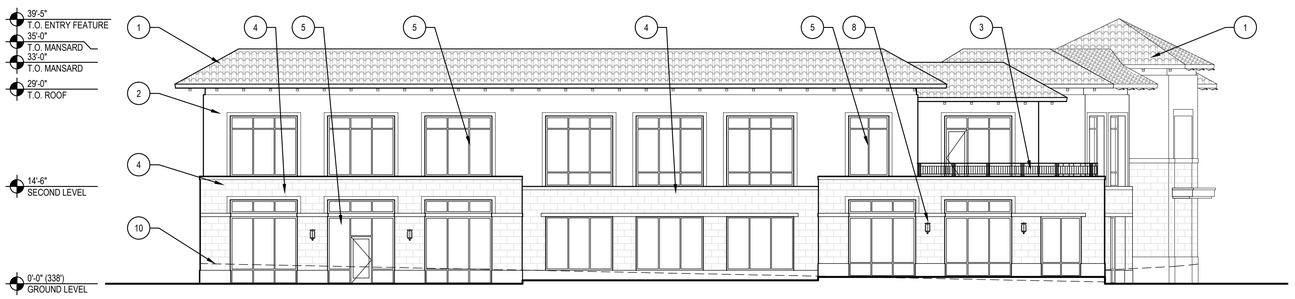


10 405 ALBERTO WAY - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

11 405 ALBERTO WAY - WEST ELEVATION

SCALE: 3/32" = 1'-0"



12 405 ALBERTO WAY - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. CLAY TILE MANSARD ROOF
2. STUCCO
3. WROUGHT IRON GUARD RAIL
4. STONE TILE
5. 1" INSULATED LOW E GLAZING SYSTEM WITH CLEAR GLASS IN BRONZE ANODIZED FRAMES WITH EXPRESSED MULLIONS
6. 1" INSULATED LOW E GLAZING SYSTEM WITH CLEAR GLASS WITH BUTT GLAZED MULLIONS
7. FRAMELESS DOOR/ENTRY
8. WALL MOUNTED SCONCE; SEE 4/A1.02 FOR SPECIFICATION
9. METAL CANOPY
10. LINE OF EXISTING GRADE SHOWN DASHED

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405 ALBERTO WAY -
EXTERIOR ELEVATIONS

A3.01b

PROJECT NO: 153948

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9 **405 ALBERTO WAY - EAST ELEVATION**

SCALE: 3/32" = 1'-0"

10 **405 ALBERTO WAY - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

11 **405 ALBERTO WAY - WEST ELEVATION**

SCALE: 3/32" = 1'-0"

12 **405 ALBERTO WAY - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

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405 ALBERTO WAY -
RENDERED EXTERIOR ELEVATIONS

A3.11b

PROJECT NO: 153948

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KEY NOTES

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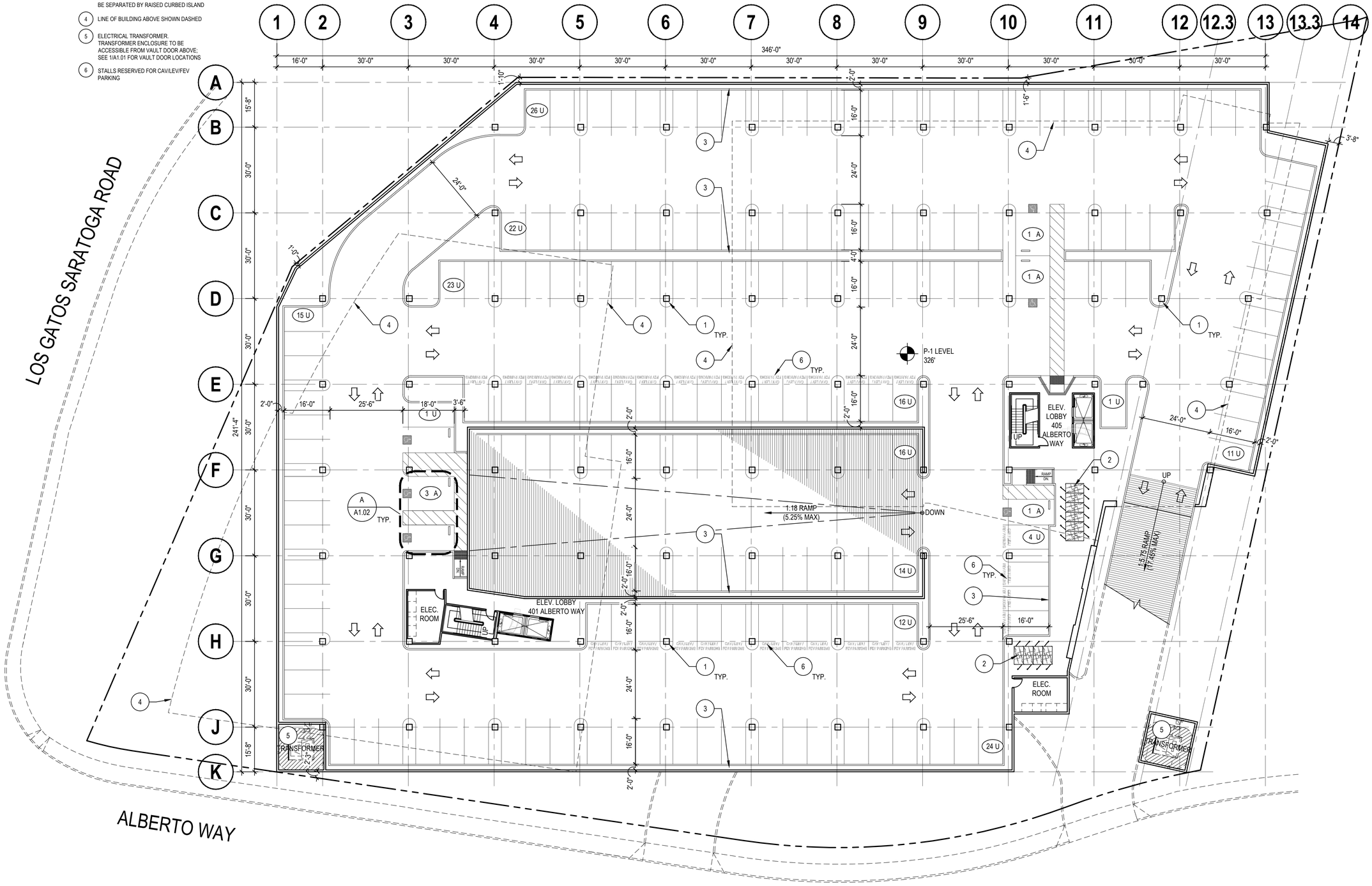
1. STRUCTURAL CONCRETE COLUMN
2. LONG TERM BICYCLE STORAGE
3. CONTINUOUS CURB WHEEL STOP; OPPOSING RANKS OF PARKING STALLS TO BE SEPARATED BY RAISED CURBED ISLAND
4. LINE OF BUILDING ABOVE SHOWN DASHED
5. ELECTRICAL TRANSFORMER. TRANSFORMER ENCLOSURE TO BE ACCESSIBLE FROM VAULT DOOR ABOVE; SEE 1/A1.01 FOR VAULT DOOR LOCATIONS
6. STALLS RESERVED FOR CAV/LEV/FEV PARKING



1 **PARKING LEVEL -1**

SCALE: 1" = 20'-0"

NORTH

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PARKING LEVEL -1

AP2.11

PROJECT NO: 153948

KEY NOTES

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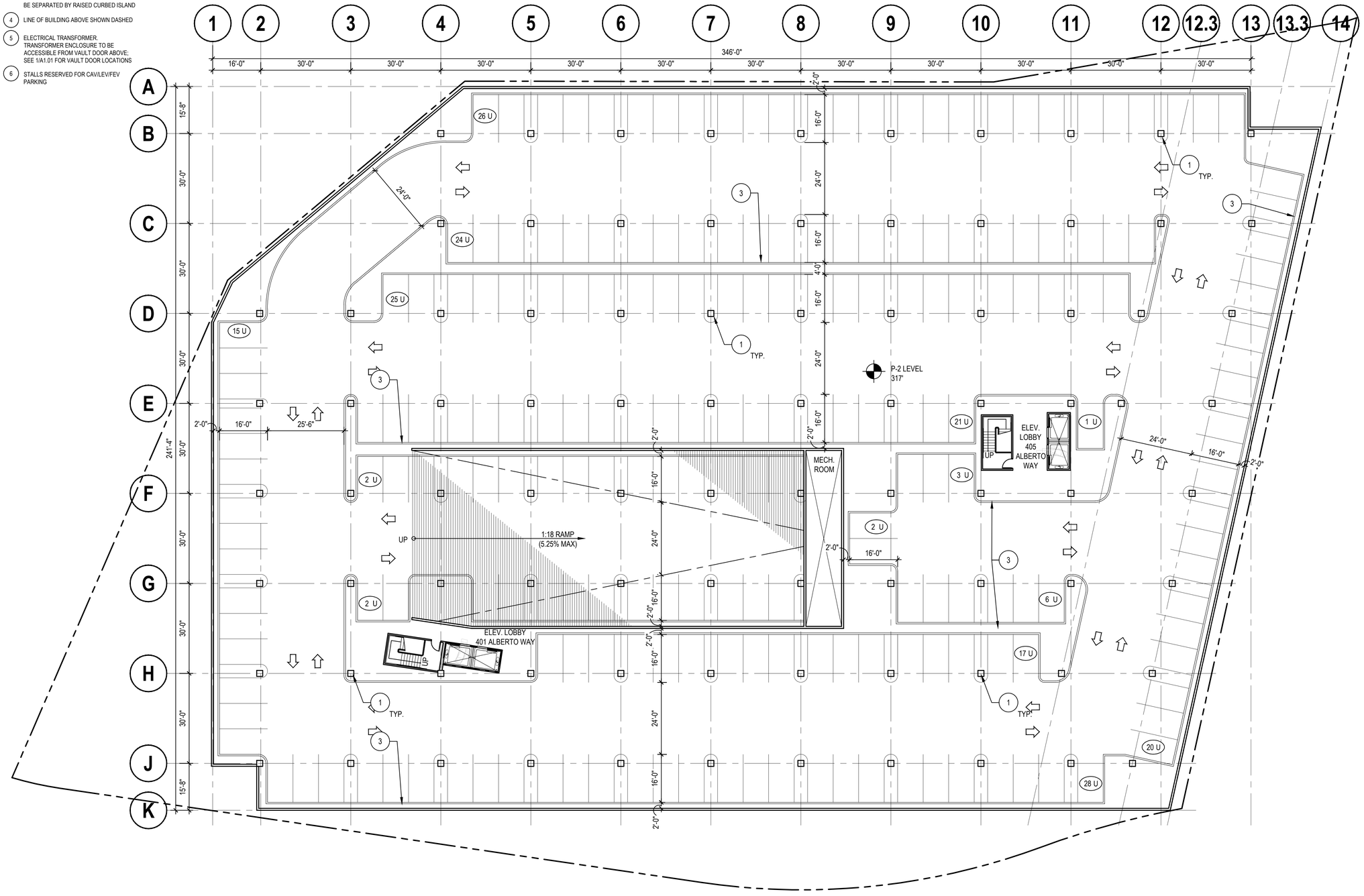
4. LINE OF BUILDING ABOVE SHOWN DASHED
5. ELECTRICAL TRANSFORMER. TRANSFORMER ENCLOSURE TO BE ACCESSIBLE FROM VAULT DOOR ABOVE; SEE 1/A1.01 FOR VAULT DOOR LOCATIONS
6. STALLS RESERVED FOR CAV/LEV/FEV PARKING



1 **PARKING LEVEL -2**

SCALE: 1" = 20'-0"

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PARKING LEVEL -2

AP2.12

PROJECT NO: 153948

Raised synthetic lawn area with steps on each side - creates informal separation between amenity spaces

Focal shade trees with up-ligthing

Clusters of patio seating under the roof cover - cushion chairs and tables

Linear fire pit in front of screen/buffer wall - tile veneer and movable cushion seating

Evergreen hedge to provide buffer to the adjacent roadways

Small accent shade trees

Grasses and groundcover in raised planters to provide storm water filtration - over garage structure

Existing street frontage trees to remain - upgrade shrubs and groundcover

Layers of drought tolerant shrubs and groundcover and screen trees

Wall at the rear of the property with elements on the wall to create a 'white noise' - Artistic treatment

TV / multi-media on wall for entertainment and collaborative meetings

Grasses and groundcover in raised planters to provide storm water filtration - over garage structure

Highway 17 On-Ramp

Layers of drought tolerant shrubs and groundcover and screen trees

Dense planting of clumping timber bamboo in raised planter with groundcover

Long communal dining table - also collaborative space

Planter wall built-in seating around the architectural columns at the corner of the building

Containers

Planter wall built-in seating and movable tables and chairs

Taller portion of wall - 36" - 42" high - to create separation between amenity spaces

Precast concrete pavers on pedestals

Dense planting of clumping timber bamboo in raised planter with groundcover

Continuous band that arches though the plaza spaces linking everything together - possible written text or images in the band

Raised synthetic lawn area with steps on each side - creates informal separation between amenity spaces

Seat wall with raised planter around the architectural columns at the corner of the building

Continuous raised planter wall with wall light that aligns with the columns

Clusters of patio seating under the roof cover - cushion chairs and tables

Main entry with enhanced paving

Linear water wall with low fountain pool - Location of signage

Building 405

Building 401

Existing masonry wall and Olives to remain

Lower level garage with retaining wall and shrubs along the top

Upright evergreen screen shrubs to buffer the edge of the building/garage Saratoga Laurel

Low raised planter with formal layout of bunch grasses along the edge of the building

Main building entry with enhanced paving

Raised planter with groundcover and narrow upright accent tree Flowering Magnolia

Retaining wall along descending driveway - vine covered with accent planting

Storm water filtration - bio-filtration

Evergreen screen trees

Existing masonry wall and Olives to remain

Formal paving leading to the front door of building 1

Formal semi-circular planting of narrow up-right conifers in containers to reinforce driveway circle and formalize entry to buildings

Tall wall to separate from garage driveway - cascading water wall on entry side

Evergreen vine covered wall to screen trash and focus views to building entry

Existing Drive Aisle

Los Gatos Saratoga Road

Clear Vision Triangle - plants to be less than 36" in height with trees pruned above 7'-0" typ.

Layers of shrubs, grasses, and groundcover to to create a tapestry of form color and texture along the street frontage

Large specimen shade trees to reinforce the architectural character
Red Maple - Autumn Blaze

Storm water filtration basins (bio-filters)

Bicycle parking

Layers of planting with grasses and groundcover providing focus to the main entry of building 2

Bicycle parking

Trash

Clear Vision Triangle - plants to be less than 36" in height with trees pruned above 7'-0" typ.

Below grade transformers to be screened with plantings

Large specimen shade trees with simple palette of shrubs and groundcover beneath

Alberto Way

Layers of shrubs, grasses, and groundcover to to create a tapestry of form color and texture along the street frontage

Large street/shade trees in the parkway strip between the sidewalk and street

Raised planter wall to create separation with street frontage - planted with evergreen ornamental grasses

Pedestrian sidewalk access

Storm water filtration basins (bio-filters)

Layers of retaining walls with mixture of plant masses with a variety of leaf color, form, and texture

Trees as shown on this exhibit represent growth approximately 5-7 years after installation

NORTH
Scale: 1" = 20'-0"

0' 10' 20' 40'

Scale: 1" = 20'-0"
February 19, 2016
15-1726

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A Planning Application For:

401-409 ALBERTO WAY

LOS GATOS, CA 95032

DATE	DESCRIPTION
5-15-15	PRELIM_PLANNING_SUBMITTAL
7-23-15	PLANNING_SUBMITTAL
10-05-15	PLANNING_RESUBMITTAL
2-5-16	PLANNING_RESUBMITTAL
2-19-16	PLANNING_RESUBMITTAL

PRELIMINARY LANDSCAPE PLAN

L0.1

Project No: 15-1726

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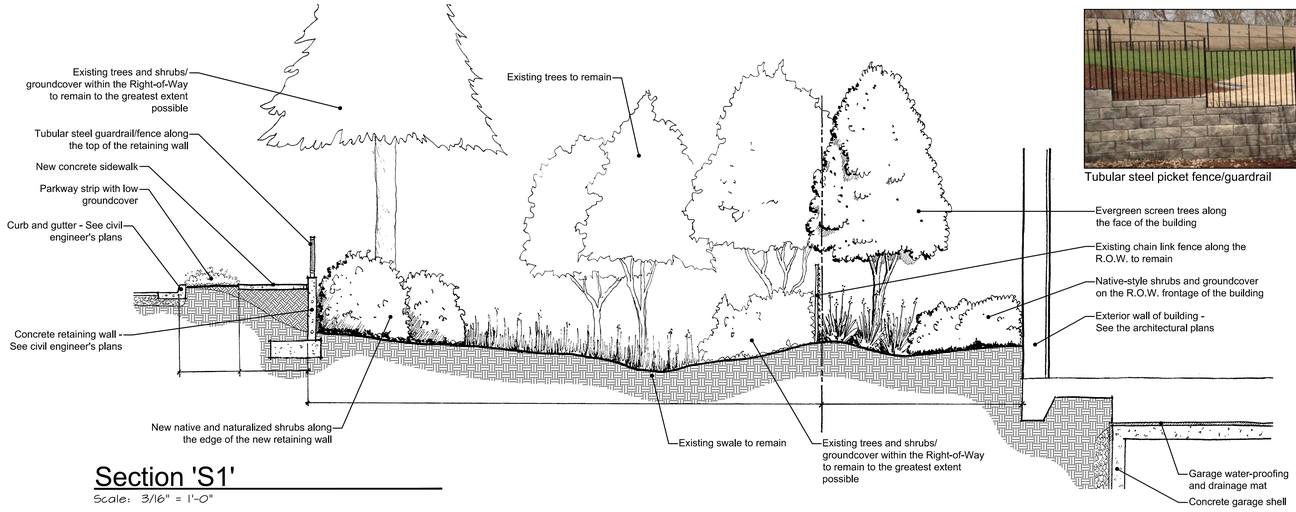


Section 'S1'

Scale: 3/16" = 1'-0"

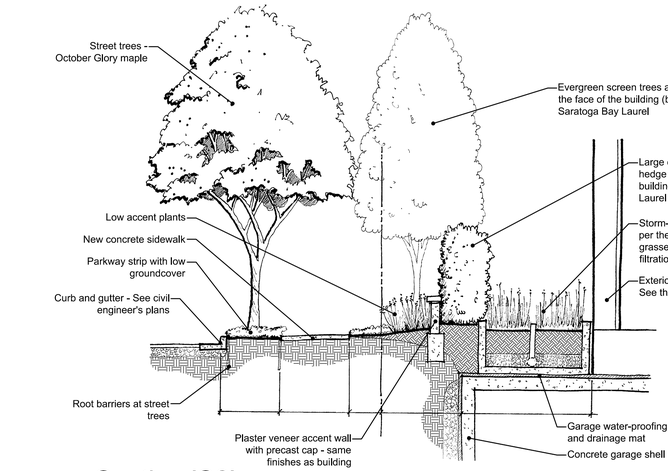
Tubular steel picket fence/guardrail

Existing conditions looking west from Alberto Way at Los Gatos Saratoga Road

Existing landscape between project site and Los Gatos Saratoga Road

Existing landscape along the edge Los Gatos Saratoga Road

California Pepper Tree



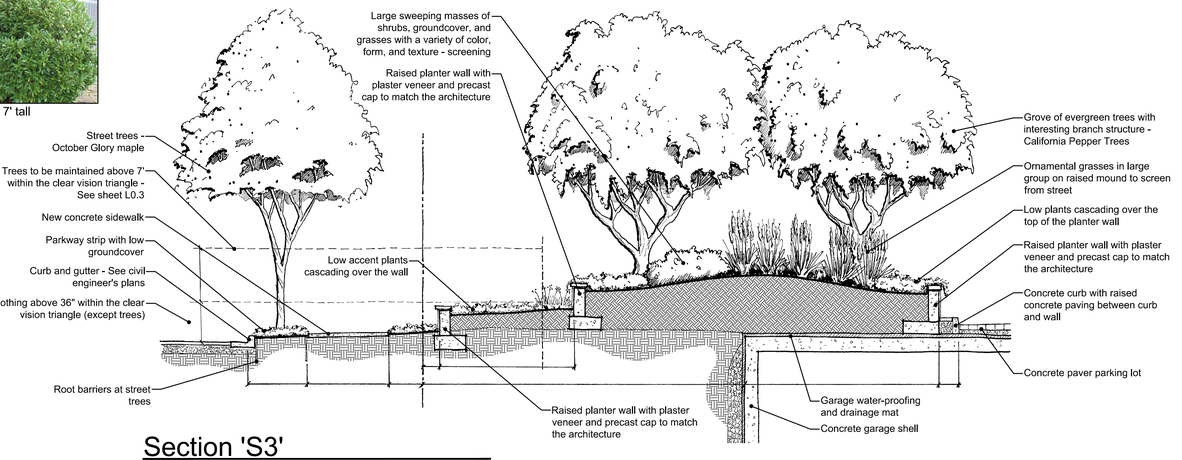
Section 'S2'

Scale: 3/16" = 1'-0"

Saratoga Bay Laurel

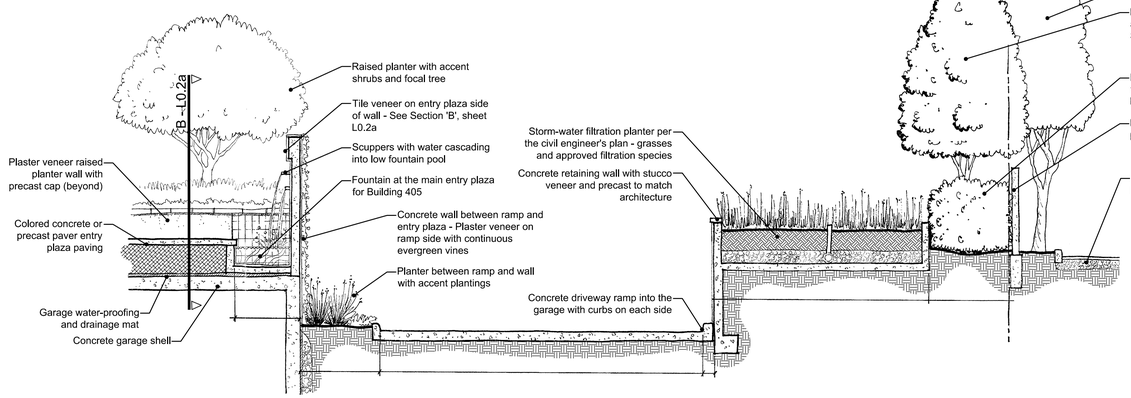
Laurel hedge - 5' - 7' tall

October Glory Maple



Section 'S3'

Scale: 3/16" = 1'-0"



Section 'S4'

Scale: 3/16" = 1'-0"

Existing masonry wall along north property line

Existing Olives and masonry wall along north property line - to remain

Trees as shown on this exhibit represent growth approximately 5-7 years after installation

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2-19-16	PLANNING_RESUBMITTAL

SITE CROSS SECTIONS

L0.2

Project No: 15-1726

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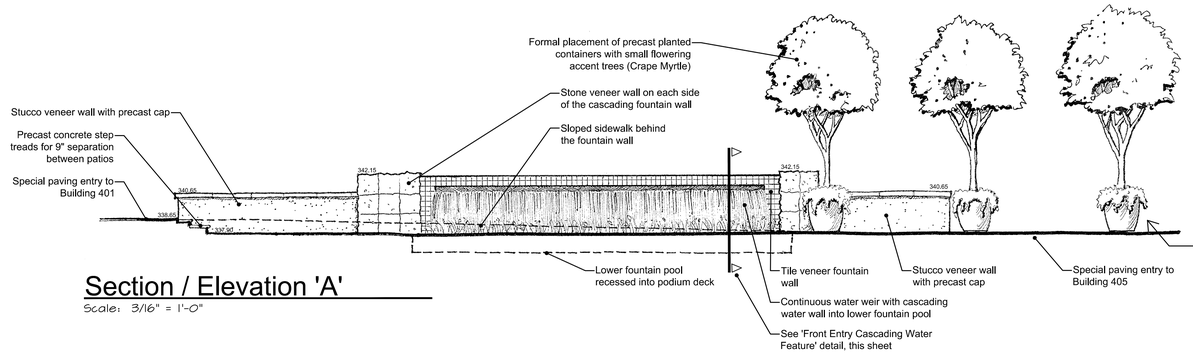
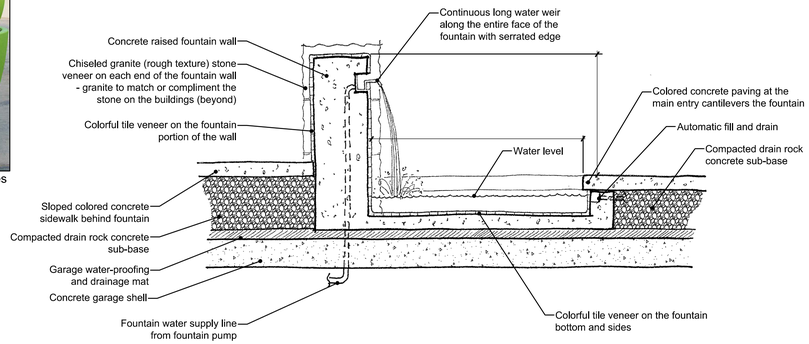
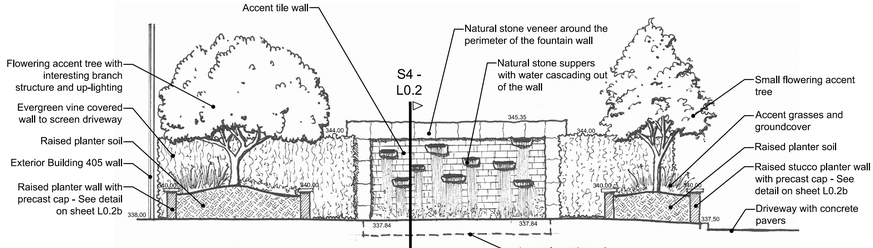


Section / Elevation 'A'

Scale: 3/16" = 1'-0"

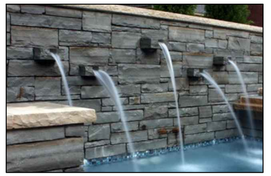
Large Containers with small trees (color to be selected)





Section / Elevation 'B'

Scale: 3/16" = 1'-0"



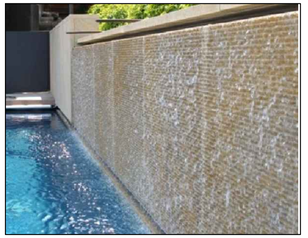
Scupper waterfalls (schematic concept example)

Scupper waterfalls (schematic concept example)

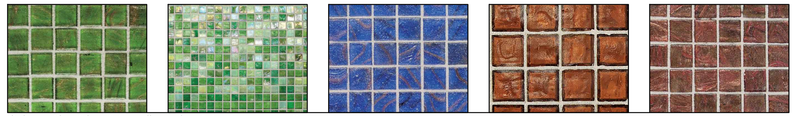
Scupper

Cascading water weir

Cascading water weir (schematic example)

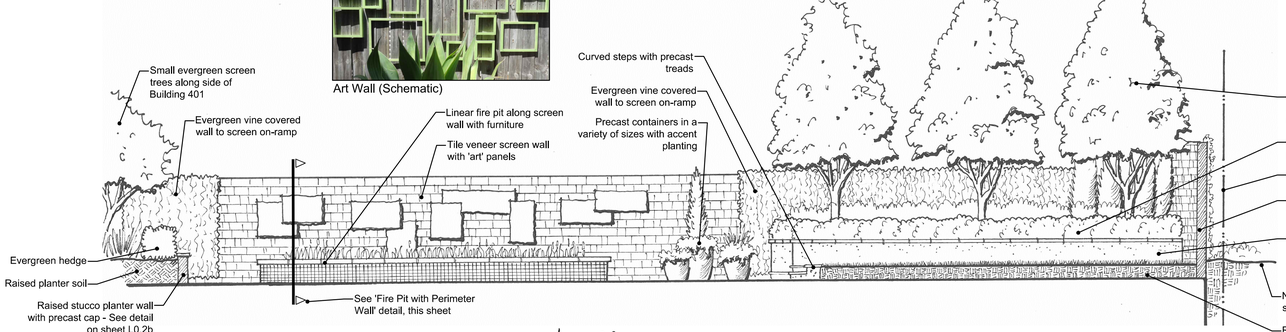


Cascading water weir (schematic example)



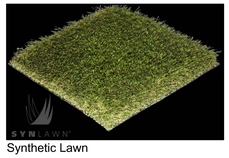
Colored tile at fountain wall and fountain sides and bottom

Art Wall (Schematic)



Front Entry Cascading Water Feature

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



Synthetic Lawn

Synthetic Lawn

Section / Elevation 'C'

Scale: 3/16" = 1'-0"

Gas Fire Pit Insert

Fire Pit (Schematic)

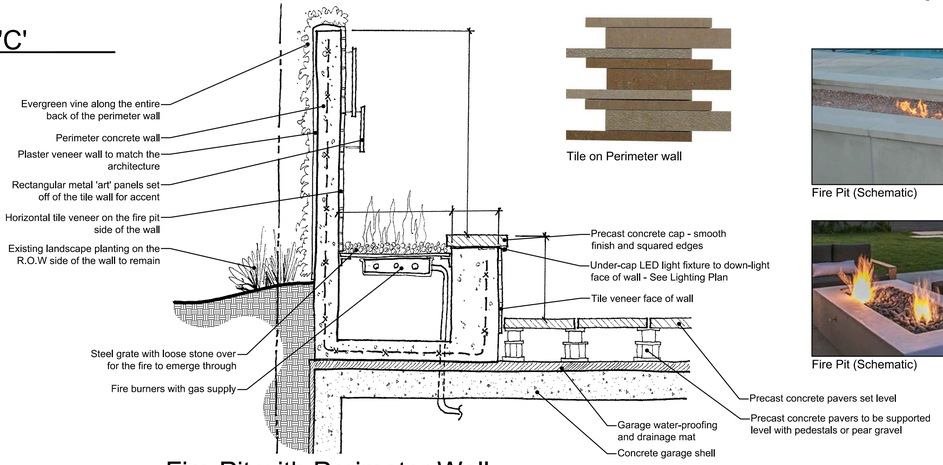
Tile on Perimeter wall

Fire Pit (Schematic)

Fire Pit (Schematic)

Fire Pit (Schematic)

Fire Pit (Schematic)



Fire Pit with Perimeter Wall

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

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2-19-16	PLANNING_RESUBMITTAL

CROSS SECTIONS/ ELEVATIONS

L0.2a

Project No: 15-1726

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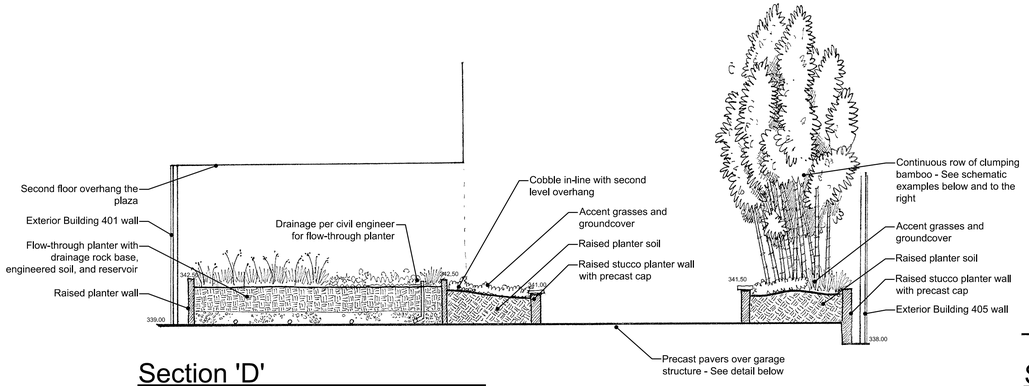
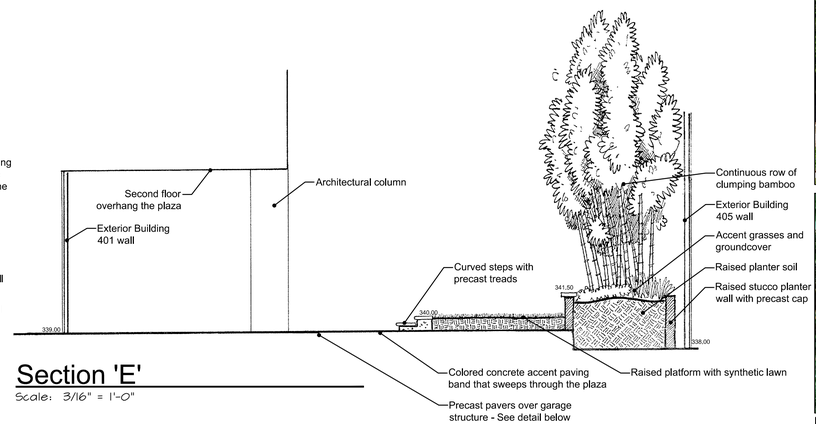


Section 'D'

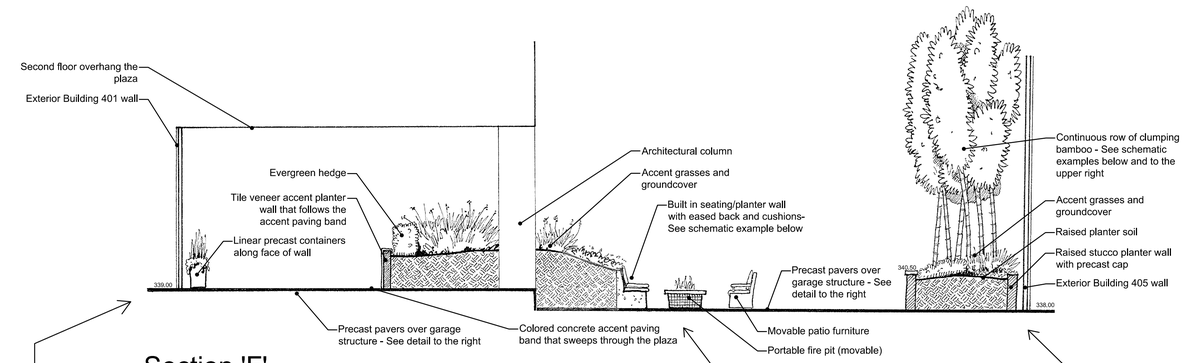
Scale: 3/16" = 1'-0"



Section 'E'

Scale: 3/16" = 1'-0"

Bamboo in the planter along the edge of Building 405 (Schematic example)



Section 'F'

Scale: 3/16" = 1'-0"

Rectangular containers along the Bldg. wall

Built-In Seating and Fire Pit (schematic example)

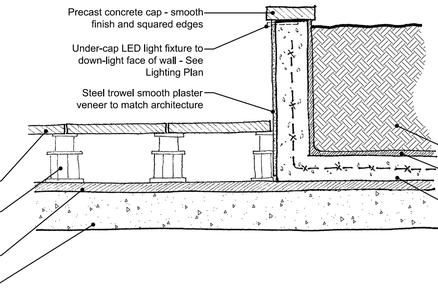
Bamboo in the planter along the edge of Building 405

Precast concrete pavers (color to be selected to match arch)

Plaster veneer wall with cap

Precast wall cap

Paver pedestals



Plaster wall with cap

Typical Planter Walls and Plaza Paving

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

Site Furnishings - Permanent (mounted)

Below are examples of site furnishings proposed for the public areas of the site in the parking area between Bldg. 401 and 405. Final location and quality will be determined - See Key Map to the right for intended locations.

Bollard

Bench and Trash Receptacle

Bench

Bike Rack

Bike Rack

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CROSS SECTIONS/ ELEVATIONS

L0.2b

Project No: 15-1726

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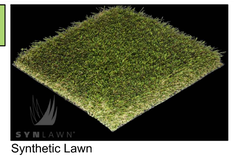
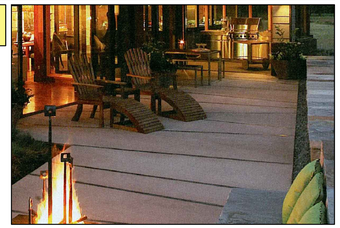


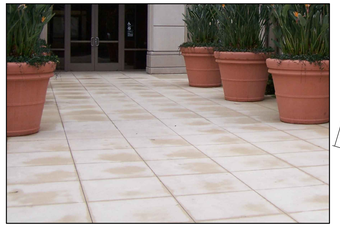
Synthetic Lawn

Synthetic Lawn

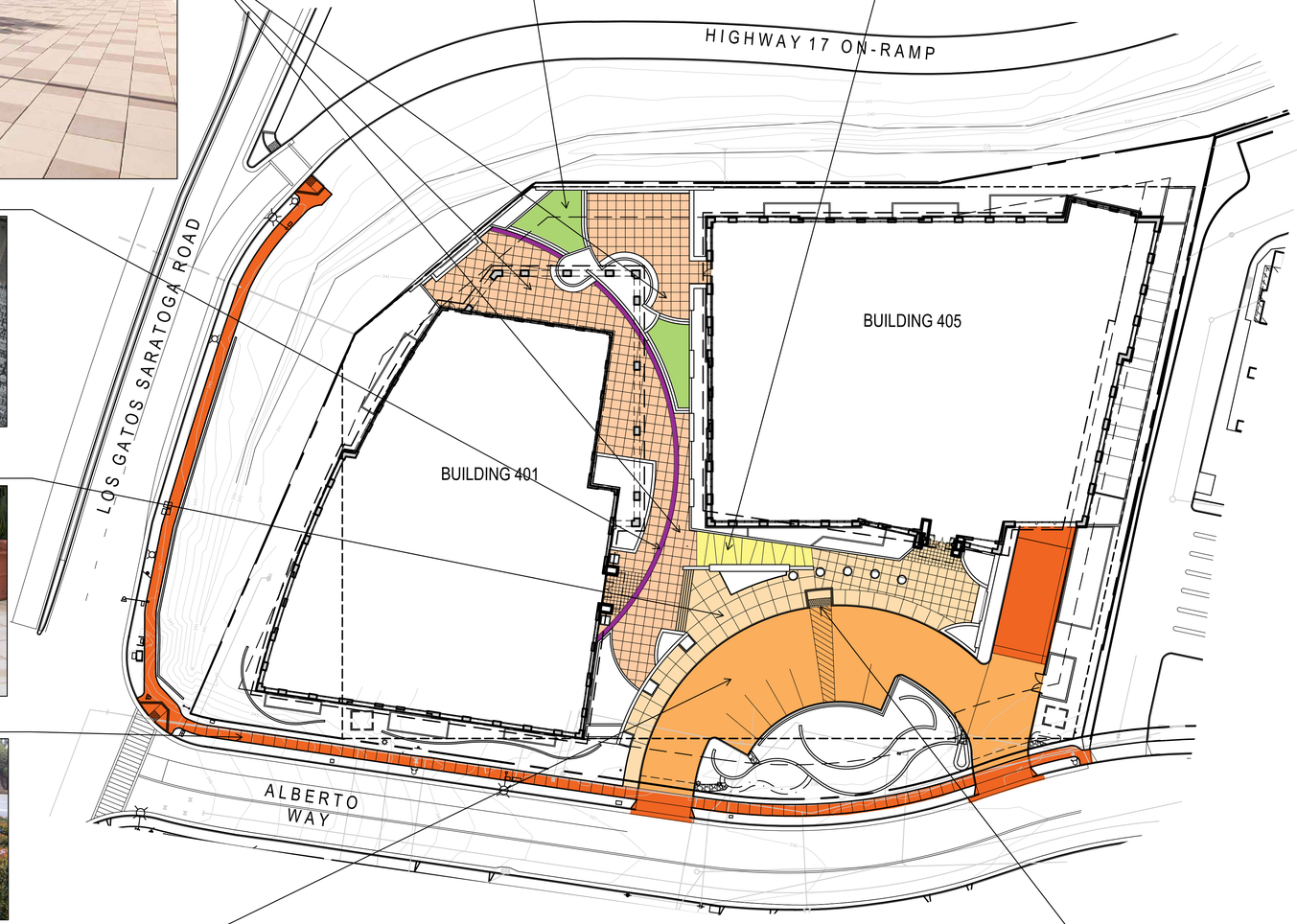

Colored concrete with 2-3 different colors and angled score joints - Sloped sidewalk

Precast concrete paver on pedestals or pea gravel

Curved linear band with lettering (to be determined)


Curved linear band with lettering (to be determined)

Separated natural gray concrete sidewalk



Permeable concrete paver over pea gravel

Truncated Domes

NORTH
Scale: 1" = 30'-0"
0' 15' 30' 60'
Scale: 1" = 30'-0"
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PAVING MATERIALS

L0.2c

Project No: 15-1726

Landscape Lighting Legend

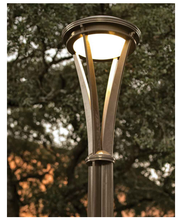
Symbol Type

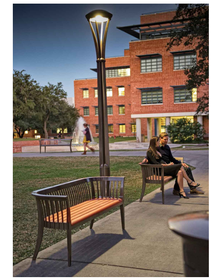
Low voltage underwater fountain up-light - FX LL-3LED-B5 - 4.2 Watts

Low voltage bullet up-light - FX NP-3LED-B2 - 4.2 Watts

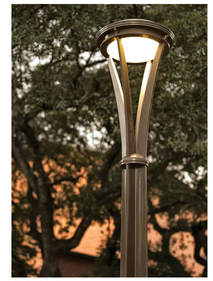
Low voltage low profile under-cap wall down light - FX LF-ILED-AL - 2.0 Watts

Pedestrian scale 10' pole light - Landscape Forms Alcott fixture with LED lamp - 57.4 watts, 120 VAC.

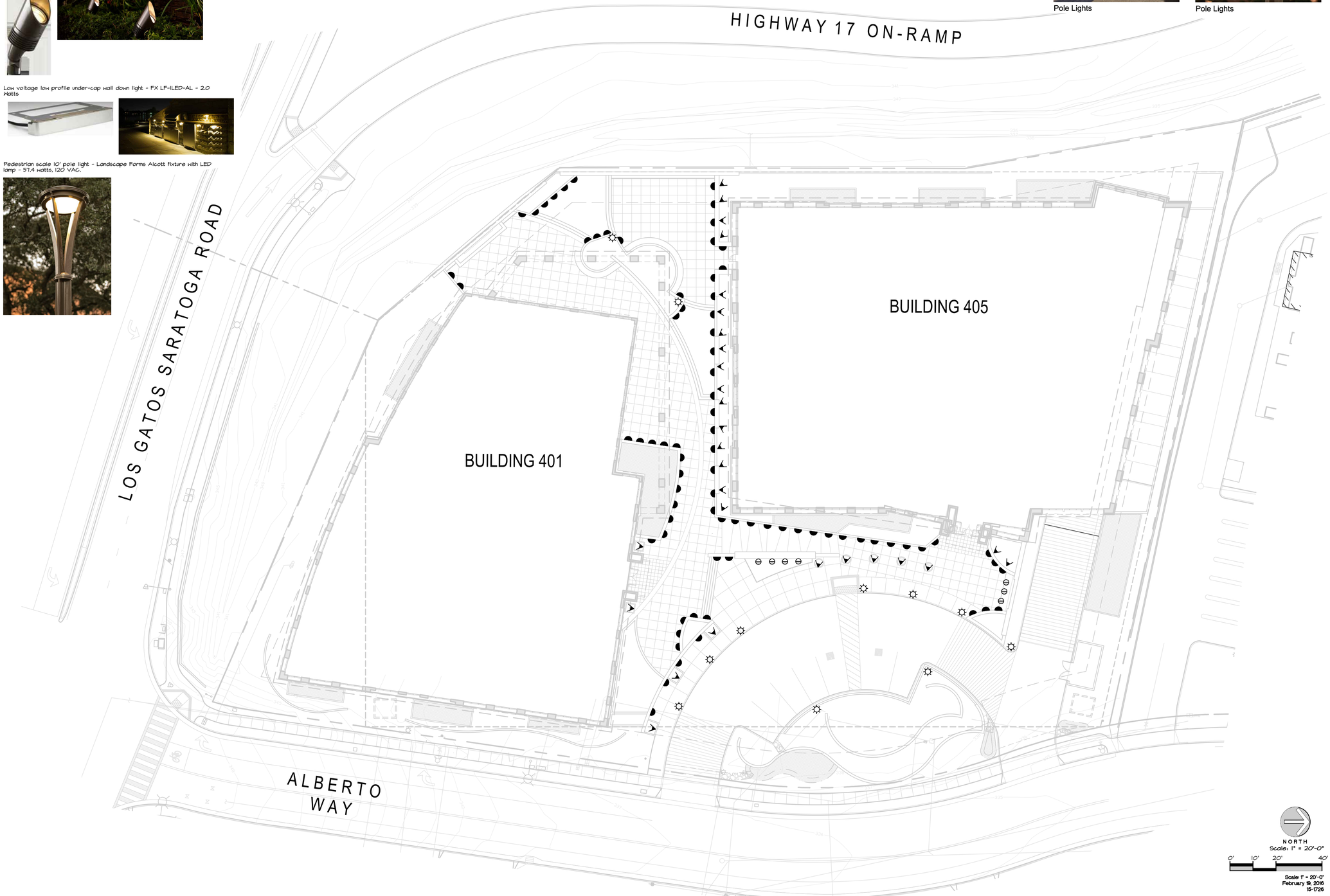




Pole Lights



Pole Lights



NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

Scale: 1" = 20'-0"
February 19, 2016
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(209)532-2856 (209)532-9510 fax

A Planning Application For:
401-409 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
5-15-15	PRELIM_PLANNING_SUBMITTAL
7-23-15	PLANNING_SUBMITTAL
10-05-15	PLANNING_RESUBMITTAL
2-5-16	PLANNING_RESUBMITTAL
2-19-16	PLANNING_RESUBMITTAL

PRELIMINARY
LANDSCAPE LIGHTING

L0.2d

Project No: 15-1726

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PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	Size (HxD)
TREES						
ACE AB	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	36" box	10	Low	40'x30'
ARB HYB	Arbutus x 'Marina'	Arbutus Standard	24" box	3	Low	25'x25'
BAM ALP	Bambusa multiplex 'Alphonse Karr'	Alphonse Karr Bamboo	24" box	16	Low	15'x5'
LAG TUS	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	24" box	18	Medium	22'x12'
LAU SAR	Laurus nobilis 'Saratoga'	Sweet Bay	24" box	22	Low	25'x25'
MAG SOU	Magnolia x soulangiana	Saucer Magnolia	36" box	1	Medium	20'x20'
SCH MOL	Schinus molle	California Pepper	36" box	5	Low	30'x30'
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**	**Water Use**	**Size (HxD)**
BUX BEA	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	5 gal	87	Low	5'x5'
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	177	Low	3'x3'
CEA YAN	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	5 gal	63	Low	3'x8'
CIS PUR	Cistus x purpureus	Orchid Rockrose	5 gal	68	Low	4'x4'
JUN CON	Juniperus conferta	Shore Juniper	1 gal	215	Low	1'x7'
JUN MED	Juniperus scopulorum 'Medora'	Medora Juniper	15 gal	7	Low	10'x2'
OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	38	Low	5'x5'
PIT VAR	Pittosporum tobira 'Variegata'	Variegated Mock Orange	5 gal	32	Low	5'x6'
PRU ETN	Prunus laurocerasus 'Etna'	Etna English Laurel	15 gal	33	Medium	6'x6'
RHA EVE	Rhamnus californica 'Eve Case'	California Coffeeberry	5 gal	15	Low	8'x8'
RHA BAL	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	134	Low	2'x4'
ROS WHI	Rosa x 'Flower Carpet White'	Rose	2 gal	79	Medium	2'x3'
THU EME	Thuja occidentalis 'Emerald'	Emerald Arborvitae	15 gal	42	Low	12'x4'
VINE/ESPALIER	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**	**Water Use**	
FIC PUM	Ficus pumila	Creeping Fig	1 gal	5	Medium	
PAR TRI	Parthenocissus tricuspidata	Japanese Creeper	1 gal	6	Medium	

Biofiltration planter with engineered soil and drainage per the Civil Engineer's plans - see sheet C6.0

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

PLANT SCHEDULE

	GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
	ARC UVA	Arctostaphylos uva-ursi	Kinnikinnick	1 gal	36" o.c.	103	Low
	ARM MAR	Armeria maritima	Common Thrift	4" pots	8" o.c.	984	Low
	AST NIV	Astelia nivicola 'Red Gem'	Astelia	1 gal	30" o.c.	643	Medium
	BAC TWI	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks Coyote Brush	1 gal	42" o.c.	46	Low
	HEM MON	Hemerocallis x 'Monie'	Starburst Evergreen Daylily	1 gal	28" o.c.	88	Low
	JUN GM	Juniperus procumbens 'Green Mound'	Green Mound Juniper	1 gal	42" o.c.	26	Low
	LIR MUS	Liriope muscari	Lily Turf	1 gal	24" o.c.	286	Medium
	LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	36" o.c.	439	Low

Non-Living Groundcover

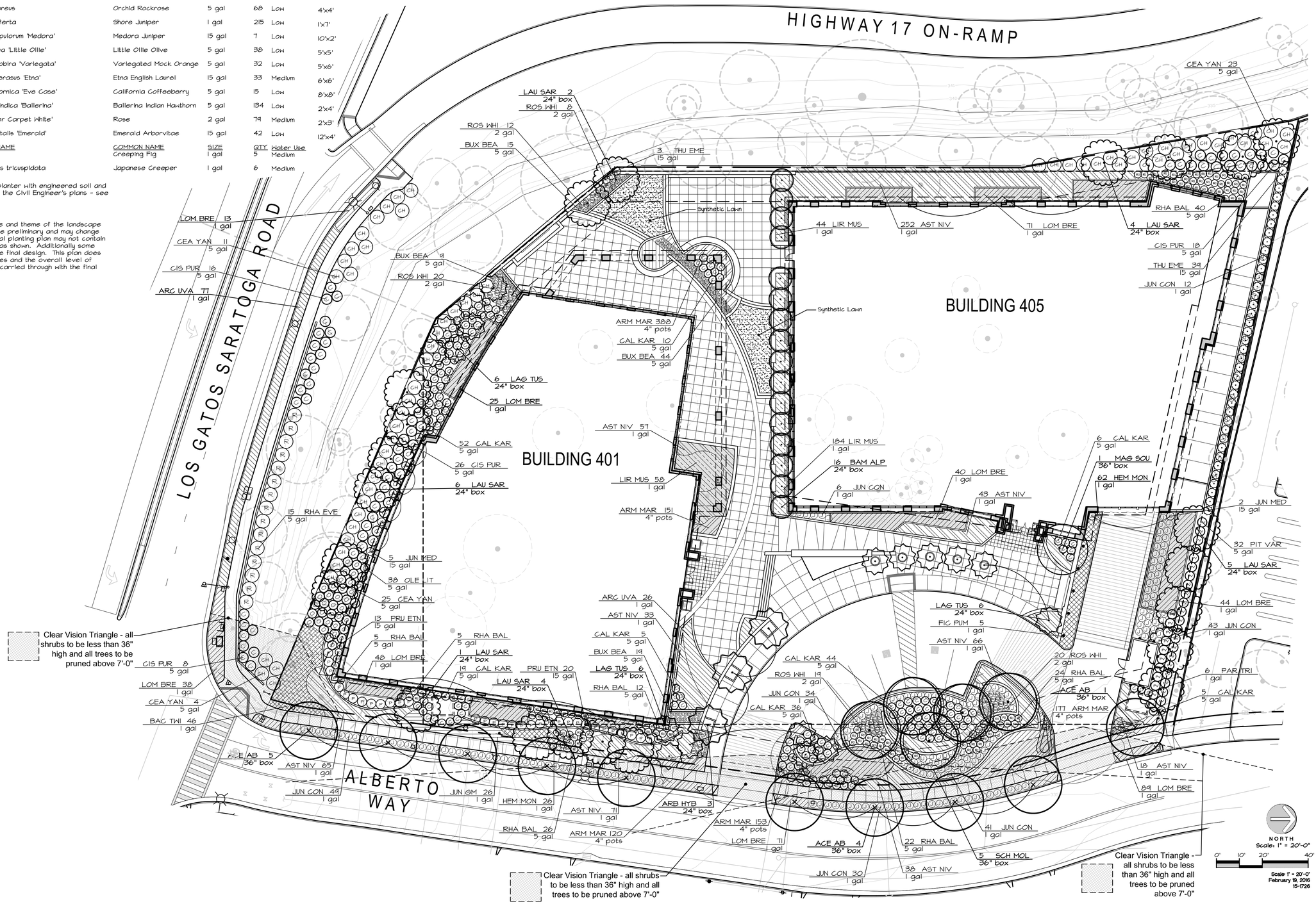
Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

TREE ROOT BARRIERS

All trees within 5' of a curb or paving are to have a linear DeepRoot Model #UB 18-2 root barriers installed during tree installation along the inside edge of the adjacent curb or sidewalk. The following minimum number of panels are to be installed with each tree on each side of the tree that has sidewalk or curb as denoted on the plans:

15 gallon trees	5 panels
24" box trees	6 panels

Tree sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.



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PRELIMINARY LANDSCAPE PLAN

L0.3

Project No: 15-1726

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Trees

ACE AB
Acer rubrum 'Autumn Blaze'
Autumn Blaze Red Maple

ARB HYB
Arbutus x 'Marina'
Arbutus Standard

BAM ALP
Bambusa multiplex 'Alphonse Karr'
Alphonse Karr Bamboo

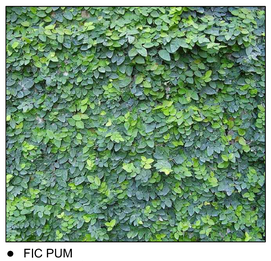
LAG TUS
Lagerstroemia x 'Tuscarora'
Crape Myrtle Coral Pink

LAU SAR
Laurus nobilis 'Saratoga'
Sweet Bay

MAG SOU
Magnolia x soulangiana
Saucer Magnolia

SCH MOL
Schinus molle
California Pepper

Vines



● FIC PUM
Ficus pumila
Creeping Fig

▲ PAR TRI
Parthenocissus tricuspidata
Boston Ivy

Shrubs

(B) BUX BEA
Buxus microphylla japonica 'Green Beauty'
Breen Beauty Boxwood

(C) CAL KAR
Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass

(CH) CEA YAN
Ceanothus griseus horizontalis 'Yankee Point'
California Lilac

(C) CIS PUR
Cistus x purpureus
Orchid Rockrose

(J) JUN CON
Juniperus conferta
Shore Juniper

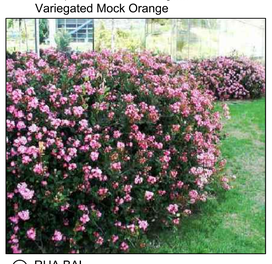
(JS) JUN MED
Juniperus scopulorum 'Medora'
Medora Juniper

(O) OLE LIT
Olea europaea 'Little Ollie'
Little Ollie Olive

(PV) PIT VAR
Pittosporum tobira 'Variegata'
Variegated Mock Orange

(P) PRU ETN
Prunus laurocerasus 'Etna'
Etna English Laurel

(R) RHA EVE
Rhamnus californica 'Eve Case'
California Coffeeberry



(RI) RHA BAL
Rhaphiolepis indica 'Ballerina'
Ballerina Indian Hawthorn

(ROS) ROS WHI
Rosa x 'Flower Carpet White'
Rose

(T) THU EME
Thuja occidentalis 'Emerald'
Emerald Arborvitae

Groundcover

ARC UVA
Arctostaphylos uva-ursi
Kinnikinnick

ARM MAR
Armeria maritima
Common Thrift

AST NIV
Astelia nivicola 'Red Gem'
Astelia

BAC TWI
Baccharis pilularis 'Twin Peaks #2'
Twin Peaks Coyote Brush

HEM MON
Hemerocallis x 'Monie'
Starburst Evergreen Daylily

JUN GM
Juniperus procumbens 'Green Mound'
Green Mound Juniper

LIR MUS
Liriope muscari
Lily Turf

LOM BRE
Lomandra longifolia 'Breeze'
Dwarf Mat Rush

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

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PLANT IMAGES

L0.3a

Project No: 15-1726

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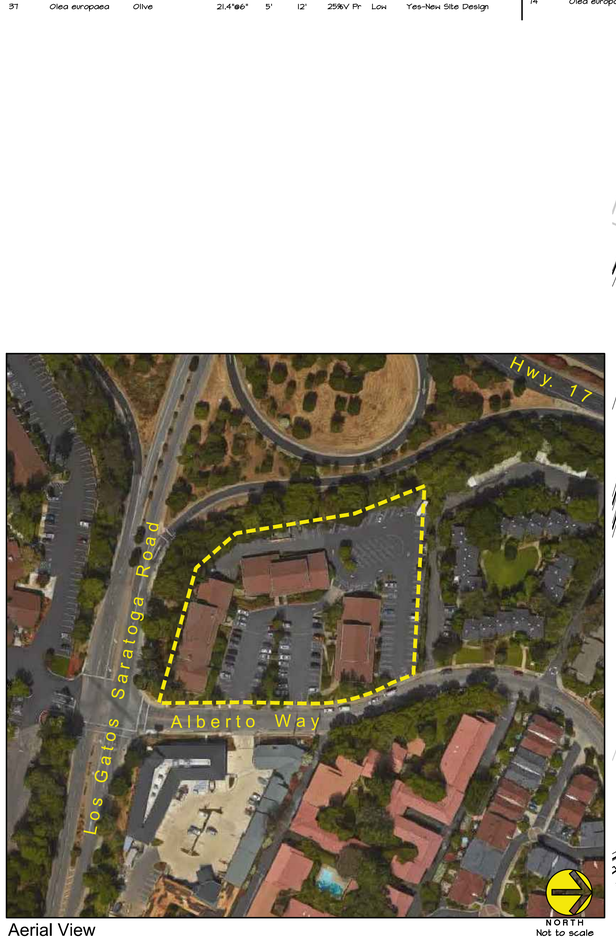
EXISTING TREE TABLE From arborist report prepared by Ray Morneau, dated 9-27-15

Tree No.	Botanical Name	Common Name	DBH	Crown Radius	Height	Rating	Aptitude	Removed/Reason
1	Olea europea	Olive	24.9"@6"	8'	11'	25%V Pr	Low	Yes-New Site Design
2	Olea europea	Olive	26.8"@6"	7'	14'	25%V Pr	Low	Yes-New Site Design
3	Liquidambar styraciflua	Sweet Gum	14.8"	15'	48'	65% Fair	Mod.	Yes-New Site Design
4	Betula alba	White Birch	10.7"	15'	70'	0% Dead	NA	Yes-New Site Design
5	Liquidambar styraciflua	Sweet Gum	14.9"	13'	48'	65% Fair	Mod.	Yes-New Site Design
6	Olea europea	Olive	24.9"@1'	10'	12'	25%V Pr	Low	Yes-New Site Design
7	Olea europea	Olive	24.1"@1'	7'	11'	20%V Pr	Low	Yes-New Site Design
8	Liquidambar styraciflua	Sweet Gum	13.6"	14'	45'	55% Fair	Mod.	Yes-New Site Design
9	Liquidambar styraciflua	Sweet Gum	10.9"	12'	38'	55% Fair	Mod.	Yes-New Site Design
10	Olea europea	Olive	24.5"@6"	10'	15'	35% Poor	Low	Yes-New Site Design
11	Koelreuteria paniculata	Golden Rain Tree	2.3"	4'	10'	70% Good	High	Yes-New Site Design
12	Acer palmatum	Japanese Maple	6.4"@6"	5'	10'	65% Fair	High	Remains
13	Schinus molle	California Pepper	19.9"	18'	45'	45% Poor	Mod.	Remains
14	Sequoia sempervirens	Coast Redwood	62.8"@3'	25'	80'	70% Good	High	Remains
15	Sequoia sempervirens	Coast Redwood	24.0"@1'	13'	55'	30% Poor	Very Low	Yes-New Site Design
16	Quercus agrifolia	Coast Live Oak	13.9"	15'	50'	70% Good	High	Remains
17	Ailanthus altissima	Tree of Heaven	18"@6"	10'	35'	25%V Pr	Very Low	Remains
18	Ailanthus altissima	Tree of Heaven	20"@6"	6'	30'	25%V Pr	Very Low	Remains
19	Arbutus unedo	Strawberry Tree	12.2"@6"	7'	8'	47% Poor	Low	Remove due to poor health
20	Arbutus unedo	Strawberry Tree	6.2"@1'	5'	8'	47% Poor	Low	Remove due to poor health
21	Quercus agrifolia	Coast Live Oak	6"	8'	30'	50% Fair	Mod.	Remains
22	Arbutus unedo	Strawberry Tree	5.0"@1'	6'	8'	47% Poor	Low	Remove due to poor health
23	Arbutus unedo	Strawberry Tree	11.2"@6"	8'	9'	37% Poor	Low	Remove due to poor health
24	Quercus agrifolia	Coast Live Oak	7"	7'-0"	40'	60% Fair	High	Yes-New Site Design
25	Pinus radiata	Monterey Pine	22.4"	60'	60'	25%V Pr	Very Low	Yes-New Site Design
26	Pinus radiata	Monterey Pine	16.9"	13'	55'	12%V Pr	Very Low	Yes-New Site Design
27	Pinus radiata	Monterey Pine	27.9"	25'	65'	40% Poor	Very Low	Yes-New Site Design
28	Quercus agrifolia	Coast Live Oak	36"	25'	38'	65% Fair	High	Yes-New Site Design
29	Quercus agrifolia	Coast Live Oak	30"	27'	60'	65% Fair	High	Remains
30	Quercus agrifolia	Coast Live Oak	16.3"@1'	20'	33'	55% Fair	High	Remains
31	Quercus agrifolia	Coast Live Oak	6.5"	8'	30'	35% Poor	Low	Yes-New Site Design
32	Platanus acerifolia	London Plane	13"	15'	60'	60% Fair	High	Remains
33	Quercus agrifolia	Coast Live Oak	18"	25'	47	75% Good	High	Remains
34	Quercus agrifolia	Coast Live Oak	20"	27'	40'	60% Fair	High	Yes-New Site Design
35	Platanus acerifolia	London Plane	12"	15'	40'	60% Fair	High	Yes-New Site Design
36	Quercus agrifolia	Coast Live Oak	14.8"	15'	33'	65% Fair	High	Yes-New Site Design
37	Olea europaea	Olive	21.4"@6"	5'	12'	25%V Pr	Low	Yes-New Site Design

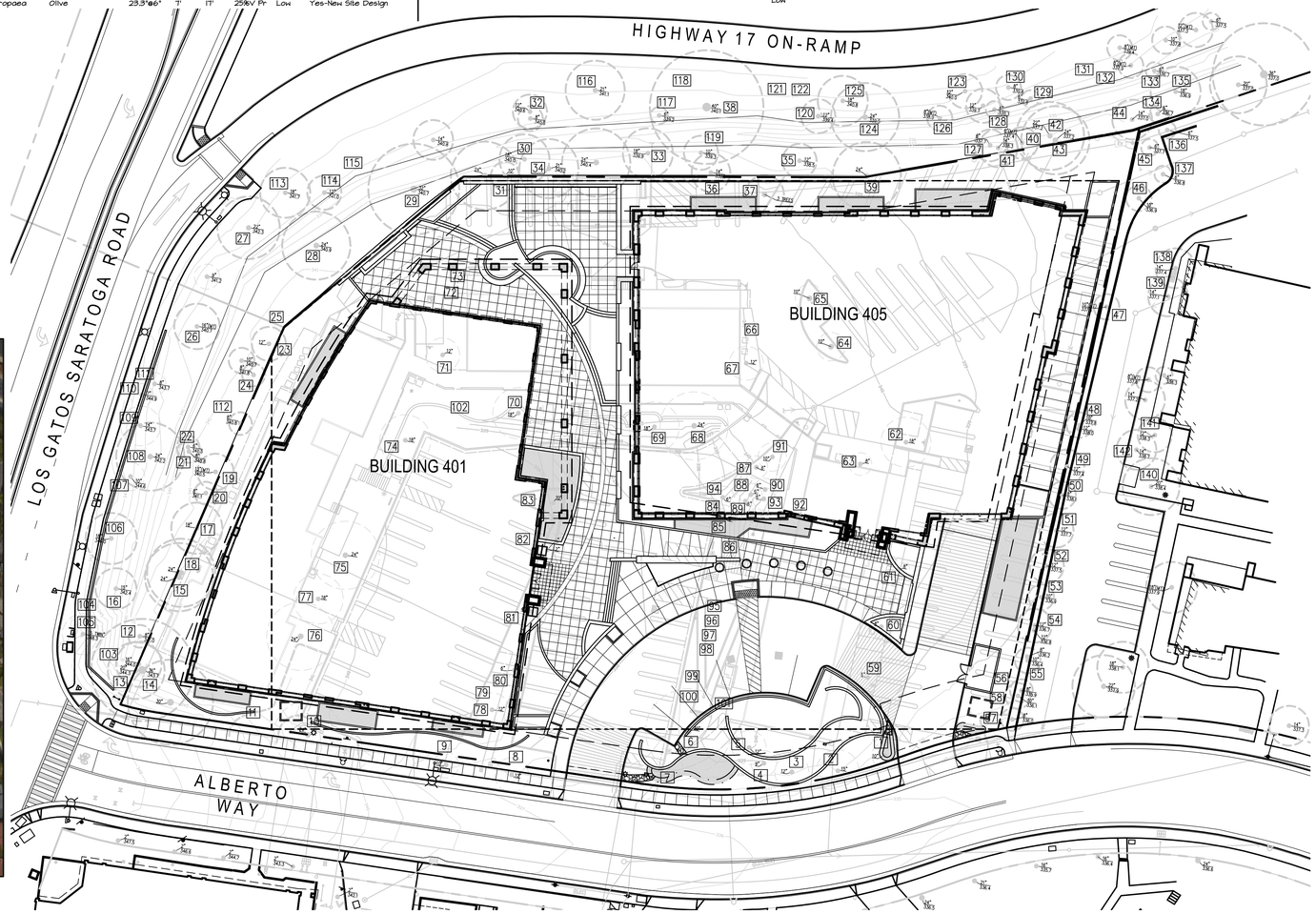
Tree No.	Botanical Name	Common Name	DBH	Crown Radius	Height	Rating	Aptitude	Removed/Reason
38	Olea europaea	Olive	33"@6"	17'	28'	40% Poor	High	Remains
39	Quercus agrifolia	Coast Live Oak	23.7"@2'	26'	45'	70% Good	High	Yes-New Site Design
40	Prunus lllicifolia	Hollyleaf Cherry	5"	8'	20'	50% Fair	Mod.	Remains
41	Sequoia sempervirens	Coast Redwood	11"	1'	30'	0% Dead	NA	Remains
42	Olea europaea	Olive	25"	15'	22'	40% Poor	Low	Remains
43	Sequoia sempervirens	Coast Redwood	50"	20'	75'	65% Fair	Mod.	Remains
44	Platanus acerifolia	London Plane	12"	18'	25'	65% Fair	High	Remains
45	Pyrus kawakamll	Evergreen Pear	6"	12'	28'	20%V Pr	High	Remains
46	Pyrus kawakamll	Evergreen Pear	9"	17'	30'	35% Poor	High	Remains
47	Olea europaea	Olive	30"@6"	20'	20'	45% Poor	High	Remains
48	Olea europaea	Olive	36"@6"	25'	25'	45% Poor	High	Remains
49	Olea europaea	Olive	15"	15'	18'	45" Poor	High	Remains
50	Olea europaea	Olive	10"	15'	22'	45" Poor	High	Remains
51	Olea europaea	Olive	15"	15'	25'	45" Poor	High	Remains
52	Olea europaea	Olive	20"	15'	25'	45" Poor	High	Remains
53	Olea europaea	Olive	20"	18'	28'	45" Poor	High	Remains
54	Olea europaea	Olive	36"		24'	45" Poor	High	Remains
55	Olea europaea	Olive	40"	15'	22'	45" Poor	High	Remains
56	Olea europaea	Olive	8"	6'	23'	45" Poor	High	Remains
57	Quercus agrifolia	Coast Live Oak	7.4"	8'	38'	67% Fair	High	Remains
58	Quercus lobata	Valley Oak	11.1"	13'	42'	47% Poor	High	Remains
59	Lagerstroemia Indica	Crape Myrtle	8.1"@3'	8'	25'	74% Good	High	Yes-New Site Design
60	Lagerstroemia Indica	Crape Myrtle	8.3"@3"	7'	18'	77% Good	High	Yes-New Site Design
61	Lagerstroemia Indica	Crape Myrtle	8.6"@6"	7'	20'	75% Good	High	Yes-New Site Design
62	Olea europaea	Olive	15.3"@3'	7'	9'-0"	12%V Pr	Very Low	Yes-New Site Design
63	Prunus cerasifera	Purple Leaf Plum	5.9"@6"	7'	17'	60% Fair	Very Low	Yes-New Site Design
64	Magnolia grandiflora	Southern Magnolia	6.8"	8'	18'	31% Poor	Very Low	Yes-New Site Design
65	Magnolia grandiflora	Southern Magnolia	8.6"	10'	20'	42% Poor	Very Low	Yes-New Site Design
66	Pittosporum species	Pittosporum	4.4"	2'	10'	29%V Pr	NA	Yes-New Site Design
67	Pittosporum species	Pittosporum	10.5"@1'	16'	19'	45% Poor	Low	Yes-New Site Design
68	Olea europaea	Olive	17.4"@6"	17'	28'	60% Fair	Mod.	Yes-New Site Design
69	Olea europaea	Olive	10.5"@3'	15'	25'	60% Fair	Mod.	Yes-New Site Design
70	Olea europaea	Olive	12.1"	9'	22'	65% Fair	Mod.	Yes-New Site Design
71	Olea europaea	Olive	13.6"@3'	7'	18'	20%V Pr	Low	Yes-New Site Design
72	Lagerstroemia Indica	Crape Myrtle	1.3"	2'	9'	60% Fair	Mod.	Yes-New Site Design
73	Liquidambar styraciflua	Sweet Gum	3.0"	4'	10'	65% Fair	Mod.	Yes-New Site Design
74	Olea europaea	Olive	23.3"@6"	7'	17'	25%V Pr	Low	Yes-New Site Design

Tree No.	Botanical Name	Common Name	DBH	Crown Radius	Height	Rating	Aptitude	Removed/Reason
75	Schinus terebinthefolius	Brazilian Pepper	35.8"@6"	16'	30'	61% Fair	Mod.	Yes-New Site Design
76	Olea europaea	Olive	32.5"@6"	10'	28'	41% Poor	Mod.	Yes-New Site Design
77	Olea europaea	Olive	14.7"	9'	17'	41% Poor	Mod.	Yes-New Site Design
78	Fraxinus oxycarpa 'Raywood'	Raywood Ash	13.5"	17'	38'	30% Poor	Very Low	Yes-New Site Design
79	Lagerstroemia Indica	Crape Myrtle	7.1"	8'	26'	75% Good	High	Yes-New Site Design
80	Malus communis	Apple	4.0"@2'	6'	10'	65% Fair	High	Yes-New Site Design
81	Pyrus kawakamll	Evergreen Pear	2.8"	3'	10'	60% Fair	Mod.	Yes-New Site Design
82	Lagerstroemia Indica	Crape Myrtle	6.5"	9'	25'	70% Good	High	Yes-New Site Design
83	Magnolia grandiflora	Southern Magnolia	11.7"	12'	20'	35% Poor	Very Low	Yes-New Site Design
84	Betula alba	White Birch	4.9"	6'	35'	55% Fair	Mod.	Yes-New Site Design
85	Betula alba	White Birch	5.6"	7'	30'	60% Fair	Mod.	Yes-New Site Design
86	Betula alba	White Birch	2.5"	3'	18'	50% Fair	Mod.	Yes-New Site Design
87	Betula alba	White Birch	4.8"	6'	33'	50% Fair	Mod.	Yes-New Site Design
88	Betula alba	White Birch	5.6"	6'	33'	60% Fair	Mod.	Yes-New Site Design
89	Olea europaea	Olive	14.4"	3'	4'	5%V Pr	Very Low	Yes-New Site Design
90	Pittosporum species	Pittosporum	6.7"@1'	4'	6'	20%V Pr	Very Low	Yes-New Site Design
91	Pittosporum species	Pittosporum	9.2"@6"	3'	7'	20%V Pr	Very Low	Yes-New Site Design
92	Betula alba	White Birch	4.7"	8'	35'	60% Fair	Mod.	Yes-New Site Design
93	Betula alba	White Birch	6.2"	8'	30'	60% Fair	Mod.	Yes-New Site Design
94	Olea europaea	Olive	20.7"@6"	3'	2'	5%V Pr	Mod.	Yes-New Site Design
95	Betula alba	White Birch	5.8"@1'	7'	30'	60% Fair	Mod.	Yes-New Site Design
96	Betula alba	White Birch	4.3"@6"	4'	16'	50% Fair	Mod.	Yes-New Site Design
97	Betula alba	White Birch	4.5"@1'	5'	15'	40% Poor	Mod.	Yes-New Site Design
98	Betula alba	White Birch	3.5"@1'	4'	15'	35% Poor	Mod.	Yes-New Site Design
99	Betula alba	White Birch	4.6"@6"	6'	17'	52% Fair	Mod.	Yes-New Site Design
100	Betula alba	White Birch	4.4"@6"	5'	15'	50% Fair	Mod.	Yes-New Site Design
101	Lagerstroemia Indica	Crape Myrtle	7.4"@6"	3'	12'	55% Fair	Mod.	Yes-New Site Design
102	Acer palmatum	Japanese Maple	5"@1'	12'	17'	45% Poor	High	Yes-New Site Design
103	Malus communis	Apple	10.4"@2'	12'	12'	10%V Pr	Very Low	Remains-Off Prop.
104	Cedrus deodara	Cedar	32.2"@1'	18'	15'	71% Good	High	Remains-Off Prop.
105	Pinus canariensis	Canary Island Pine	15.2"	15'	55'	65% Fair	High	Remains-Off Prop.
106	Pinus canariensis	Canary Island Pine	19.1"	20'	60'	61% Fair	High	Remains-Off Prop.
107	Quercus agrifolia	Coast Live Oak	10.3"	22'	45'	78% Good	High	Remains-Off Prop.
108	Pinus halepensiss	Aleppo Pine	26.1"	25'	70'	60% Fair	High	Remains-Off Prop.
109	Pinus canariensis	Canary Island Pine	9.2"	7'	50'	41% Poor	High	Remains-Off Prop.
110	Ailanthus altissima	Tree of Heaven	5.5"	6'	38'	25%V Pr	Very Low	Remains-Off Prop.
111	Ailanthus altissima	Tree of Heaven	5.2"	6'	40'	20%V Pr	Very Low	Remains-Off Prop.

Tree No.	Botanical Name	Common Name	DBH	Crown Radius	Height	Rating	Aptitude	Removed/Reason
112	Quercus agrifolia	Coast Live Oak	9.4"	18'	40'	77% Good	High	Remains-Off Prop.
113	Sequoia sempervirens	Redwood Coast	1'-6.10000 0"	6'	40'	0% Dead	Very Low	Remains-Off Prop.
114	Olea europea	Olive	9.5"	5'	30'	17%V Pr	Low	Remains-Off Prop.
115	Olea europaea	Olive	4.3"	5'	30'	25%V Pr	Low	Remains-Off Prop.
116	Quercus agrifolia	Coast Live Oak	30"	25'	45'	55% Fair	High	Remains-Off Prop.
117	Olea europaea	Olive	5.2"	8'	20'	25%V Pr	Low	Remains-Off Prop.
118	Quercus agrifolia	Coast Live Oak	34.3"@3'	25'	55'-0	72% Good	High	Remains-Off Prop.
119	Quercus agrifolia	Coast Live Oak	9.6"	18'	45'	67% Fair	High	Remains-Off Prop.
120	Olea europaea	Olive	13.8"@6"	8'	30'	40% Poor	Low	Remains-Off Prop.
121	Olea europaea	Olive	4.6"	6'	22'	40% Poor	Low	Remains-Off Prop.
122	Olea europaea	Olive	4.0"@2'	5'	20'	20%V Pr	Low	Remains-Off Prop.
123	Quercus agrifolia	Coast Live Oak	12.2"@3'	20'	35'	40% Poor	Mod.	Remains-Off Prop.
124	Quercus agrifolia	Coast Live Oak	22.5"	25'	45'	62% Fair	High	Remains-Off Prop.
125	Olea europaea	Olive	21.2"@0"	15'	38'	41% Poor	Mod.	Remains-Off Prop.
126	Quercus agrifolia	Coast Live Oak	10.6"	17'	33'	61% Flar	High	Remains-Off Prop.
127	Olea europaea	Olive	9.3"	8'	40'	41% Poor	Mod.	Remains-Off Prop.
128	Olea europaea	Olive	5.8"	6'	35'	30% Poor	Low	Remains-Off Prop.
129	Quercus agrifolia	Coast Live Oak	9.1"@2'	8'	20'	34% Poor	Mod.	Remains-Off Prop.
130	Olea europaea	Olive	4.9"	7'	30'	35% poor	Mod.	Remains-Off Prop.
131	Quercus agrifolia	Coast Live Oak	21.2"@6"	17'	45'	72% Good	High	Remains-Off Prop.
132	Olea europaea	Olive	22.7"@6"	18'	32'	41% Poor	Mod.	Remains-Off Prop.
133	Quercus agrifolia	Coast Live Oak	7.8"	15'	38'	75% Good	High	Remains-Off Prop.
134	Quercus agrifolia	Coast Live Oak	4.7"	6'	33'	51% Fair	Mod.	Remains-Off Prop.
135	Platanus acerifolia	London Plane	16.1"	25'	50'	70% Good	High	Remains-Off Prop.
136	Pyrus kawakamll	Evergreen Pear	5.7"	11'	20'	32% Poor	High	Remains-Off Prop.
137	Pyrus kawakamll	Evergreen Pear	6.8"	12'	18'	30% Poor	High	Remains-Off Prop.
138	Pyrus kawakamll	Evergreen Pear	13.5"	17'	38'	32% Poor	High	Remains-Off Prop.
139	Pyrus kawakamll	Evergreen Pear	12.1"	16'	40'	30% Poor	High	Remains-Off Prop.
140	Cupressus sempervirens	Italian Cypress	36"@0"	5'	60'	67% Fair	High	Remains-Off Prop.
141	Liquidambar styraciflua	Sweet Gum	12.9"	8'	30'	70% Good	High	Remains-Off Prop.
142	Liquidambar styraciflua	Sweet Gum	14.5"	8'3	5'	72% Good	High	Remains-Off Prop.



Aerial View



NORTH
Scale: 1" = 30'-0"
0' 15' 30' 60'

Scale 1" = 30'-0"
February 19, 2016
15-1726

Tree locations are from the Site Survey that was conducted by Kier and Wright in June of 2015 with supplemental trees information provided in August 2015.

The specific tree information is taken directly from the Arborist report prepared for this project by Ray Morneau dated May 30, 2015. Supplemental information was provided regarding trees within 30' of the project boundary dated September 27, 2015.

The information contained within this plan is a synthesis of the surveys and the arborist reports. More detailed information regarding the survey and the arborist report can be found in the respective documents. The purpose of this plan is to graphically show the relationship of the existing site, the proposed project, and the location of existing trees. This has been prepared for reference only and does not supplant the arborist report, nor the site survey.

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In Association with:

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(209)532-2856 (209)532-9510 fax

A Planning Application For:

401-409 ALBERTO WAY

LOS GATOS, CA 95032

DATE	DESCRIPTION
5-15-15	PRELIM_PLANNING_SUBMITTAL
7-23-15	PLANNING_SUBMITTAL
10-05-15	PLANNING_RESUBMITTAL
2-5-16	PLANNING_RESUBMITTAL
2-19-16	PLANNING_RESUBMITTAL

EXISTING TREE PLAN

L0.4

Project No: 15-1726

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IRRIGATION LEGEND

Symbol	Manufacturer	Description / Model No.	Nozzle	PSI	GPM
	Hunter	RZWS-18-50 Root watering, Tree Bubbler - Two per each tree location		25	1.00 (per tree)
	Approved	Drip tubing connection at container			
	Approved	Install Schedule 40 PVC lateral line with IPS flex pipe and Toro LF20-PC and LF40-PC bubbler to each plant. Contractor shall monitor the water during the maintenance period and make modifications to bubblers (GPH) at each plant to ensure that all plants are getting adequate water based on specific microclimate conditions. Each plant to receive the following minimum number of bubblers: 4" and 1 Gallon shrubs (1) Toro LF20-PC Bubbler (2.0 GPH/0.033 GPM) 2 and 5 Gallon shrubs (1) Toro LF40-PC Bubbler (4.0 GPH/0.067 GPM) 15 Gallon shrubs, espaliers (2) Toro LF40-PC Bubbler (4.0 GPH/0.067 GPM) 15 Gallon trees (3) Toro LF40-PC Bubbler (4.0 GPH/0.067 GPM) 24" Box Trees (4) Toro LF40-PC Bubbler (4.0 GPH/0.067 GPM) 36" Box Trees (4) Toro LF40-PC Bubbler (4.0 GPH/0.067 GPM) Bubblers to be spaced equally around plant.			
	Toro	DL2000-RGP-412 5/8" diameter tubing with 1 GPH emitters placed at 12" O.C. with tubing spaced in parallel lines at 12" on center for turf and other areas listed as 12" on center - see plan.			
M	Approved	1" Point of Connection - See the civil engineer's plan and verify in field the location and size of the water meter and service. POC shall meet all governmental code requirements.			
BF	Febco	LF825Y Reduced Pressure Backflow Preventer (lead free) - see plan for size.			
	Hunter	V Series Automatic Remote-Control Valve: See Plan for size.			
	Hunter	ICZ-101 for 1" drip valve kit			
	Nibco	T-113 Gate Valve: Line size.			
C	Hunter	I-Core 24 Station Exterior Wall-Mount Controller; ICC-600-SS with quantity ICM-600 module as needed to meet quantity of stations as specified. Include WSS module for Solar-Sync.			
SS	Hunter	Solar-Sync - model WSS-SEN; Install on wall of trash enclosure away from drip line of trees. Install per manufacturer's specifications. Controller and Solar-Sync to be installed with modules and receivers as needed for operation.			
	Approved	Schedule 40 PVC Pressurized Mainline: See Plan for size.			
	Approved	Schedule 40 PVC Pressurized Mainline in garage with connections through the podium to provide irrigation to the planters over the garage structure. This irrigation mianline will be coordinated with the mechanical engineer's plumbing plans.			
	Approved	Schedule 40 PVC Lateral Line: See Plan for size.			

Valve Callout
Valve Number
Valve Flow
Valve Size

GENERAL IRRIGATION NOTES

1. The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Landscape Architect and/or owner prior to work. Commencement of work implies acceptance of the conditions of the site.
2. Piping layout is diagrammatic. All irrigation items shown within paved areas are for design clarification only and are to be installed in planting areas where possible. All valves are to be placed in shrub or groundcover areas.
3. All mainline piping and control wires under paving shall be installed in separate schedule 40 PVC sleeves.
4. All lateral line piping under paving (that is not in a sleeve) shall be Schedule 40 PVC and shall be installed prior to paving.
5. All Backflow Prevention Devices and piping between the point of connection and Backflow Preventer shall be installed per local codes. The final location of the Backflow Preventer and the Automatic Controller shall be approved by the Owner's Representative. The contractor is to verify the codes and requirements of all governing agencies. Any discrepancy between requirements and the plans are to be brought to the attention of the Land. Arch. immediately.
6. 120 VAC electrical power source at the controller location shall be provided by electrical contractor. Verify location of controller prior to installation.
7. Prior to turnover of project, the irrigation contractor shall flush and adjust all irrigation heads and valves for optimum coverage with minimal over spray onto hardscape elements. Drip emitters to be adjusted to provide optimal water to each plant based on specific site conditions and water needs of each plant.
8. The irrigation system design is based on a minimum operating pressure of 55 PSI and a maximum flow demand of 20 GPM. The irrigation contractor shall verify water pressures prior to installation.
9. Weather sensor/automatic rain shutoff shall be installed on an exposed wall or soffit adjacent to the controller location per manufacturer's specifications. It must be placed to receive unimpeded rain and free from vandalism.
10. An irrigation audit may be needed by the governing jurisdiction before an occupancy permit can be issued. It is the responsibility of the contractor to schedule and pay for the audit. The audit shall be conducted by a certified auditor. The contractor shall be responsible for making revisions to the irrigation in order to pass the audit. If pop-up spray heads are specified for shrub areas, we recommend that the auditor audit the shrub spray prior to planting.

Hydrozone Table and ETWU

Annual ETo for Los Gatos - 42.9

Ornamental Landscape

Hydro-zone	Valves	Planting Type	Water Use	Plant Factor	Hydrozone Area (square feet)	Percentage of Landscape	PF x HA (square feet)	Type of Irrigation	Irrig. effic.	ETWU
1	1	Shrubs	Medium	.4	16,766 sf	67.6%	6,706.4	Low Flow Bubbler	.88	202,290.3
2	2	Shrubs	Medium	.5	8,018 sf	32.4%	4,009.0	Subsurface	.85	125,204.5
Total Ornamental					24,784 sf	100%	10,715.4			327,484.8

Landscape Area - Ornamental Landscape 24,784 sf

PF x HA - Ornamental Landscape 10,715.4 sf

Ornamental Landscape Irrigation Efficiency 0.87 efficient

Estimated Total Water Usage (ETWU) 327,484.8 gallons

ETWU = (ETo)(.62)((PFxHA/IE)+SLA)
ETWU = 42.9 * .62 *((10,715.4/.87)
ETWU = 26.6 *12,312.4
ETWU = 327,484.8

Maximum Applied Water Allowance (MAWA) 461,443.4 gallons

MAWA = (ETo)(.62)((.7xLA)+(.3xSLA))
MAWA = 42.9 * .62 *((.7 x 24,784)
MAWA = 26.6 *(17,348.8)
MAWA = 501,938.84

The landscape is projected to use 29% less water than is allowed per WELO.

ETWU is less than MAWA - System meets Water Efficient Landscape Ordinance

SUBSURFACE DRIP IRRIGATION NOTES:

1. Subsurface irrigation system shall be installed per the manufacturer's recommendations. It is the responsibility of the landscape contractor to ensure that layout is done properly and effective spacing is maintained so that all plant material receives adequate water. The layout as shown on the plan is to be used as a guide. Trees, utilities, and other items may require an adjustment of the layout, but effective coverage and spacing must be maintained.
2. Inpipe tubing is to be installed 2" below finish grade and min. 12" on center. Inpipe tubing must be buried within the soil and is not to be simply placed under the mulch.
3. All lateral feed line piping (source from valve) shall be 1" SCH 40 PVC.
4. The contractor is to install at least one Air Vacuum Relief Valve per subsurface circuit. An additional Air Vacuum Relief Valve is to be installed at every individual high point within the circuit to ensure that air does not hinder the flow of irrigation water.
5. Subsurface circuit valve to include a manufacturer installed pressure reducer and a wye filter with 155 mesh stainless steel screen, or equal.
6. An automatic flush valve shall be located at the end of all subsurface line runs, min. one flush valve per circuit. Refer to plan for location.

BAY FRIENDLY LANDSCAPE

The landscape and irrigation has been designed to comply with the Bay Friendly Landscape Design Guidelines, CalGreen code requirements, and Water Efficient Landscape Ordinance (WELO) requirements.

NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

Scale: 1" = 20'-0"
February 19, 2016
15-1726

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2-5-16	PLANNING_RESUBMITTAL
2-19-16	PLANNING_RESUBMITTAL

PRELIMINARY IRRIGATION PLAN

L0.5

Project No: 15-1726

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NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE COMPANY, DATED DECEMBER 19, 2014, ORDER NO. FWPS-2989141041MC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNKNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

3. BENCHMARK:
TOWN OF LOS GATOS BM LG#44; A BRASS DISK IN A MONUMENT WELL IN LOS GATOS-SARATOGA ROAD AT ALBERTO WAY;
ELEVATION: 353.33 FEET (DATUM) TOWN OF LOS GATOS DATUM

4. A.P.N.: 529-23-018

5. FLOOD ZONE NOTE:
THIS SITE IS IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP COMMUNITY NO. 060343 0375 H, DATED MAY 18, 2009.

6. BASIS OF BEARINGS:
THE BEARING OF NORTH 74°01'05" WEST TAKEN ON THE MONUMENT LINE OF SARATOGA LOS-GATOS ROAD AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD ON JANUARY 24, 1963 IN BOOK 156 OF MAPS AT PAGE 33, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

6. THE SIGHTS OVERALL SLOPE IS 1.79% IN THE NORTH-EAST ( ) DIRECTION.

CURVE TABLE			
CURVE	RADIUS	DEGREE	LENGTH
C1	114.53'	8°08'44"	16.28'
C2	114.53'	18°39'40"	47.07'
C3	289.77'	9°40'16"	48.91'

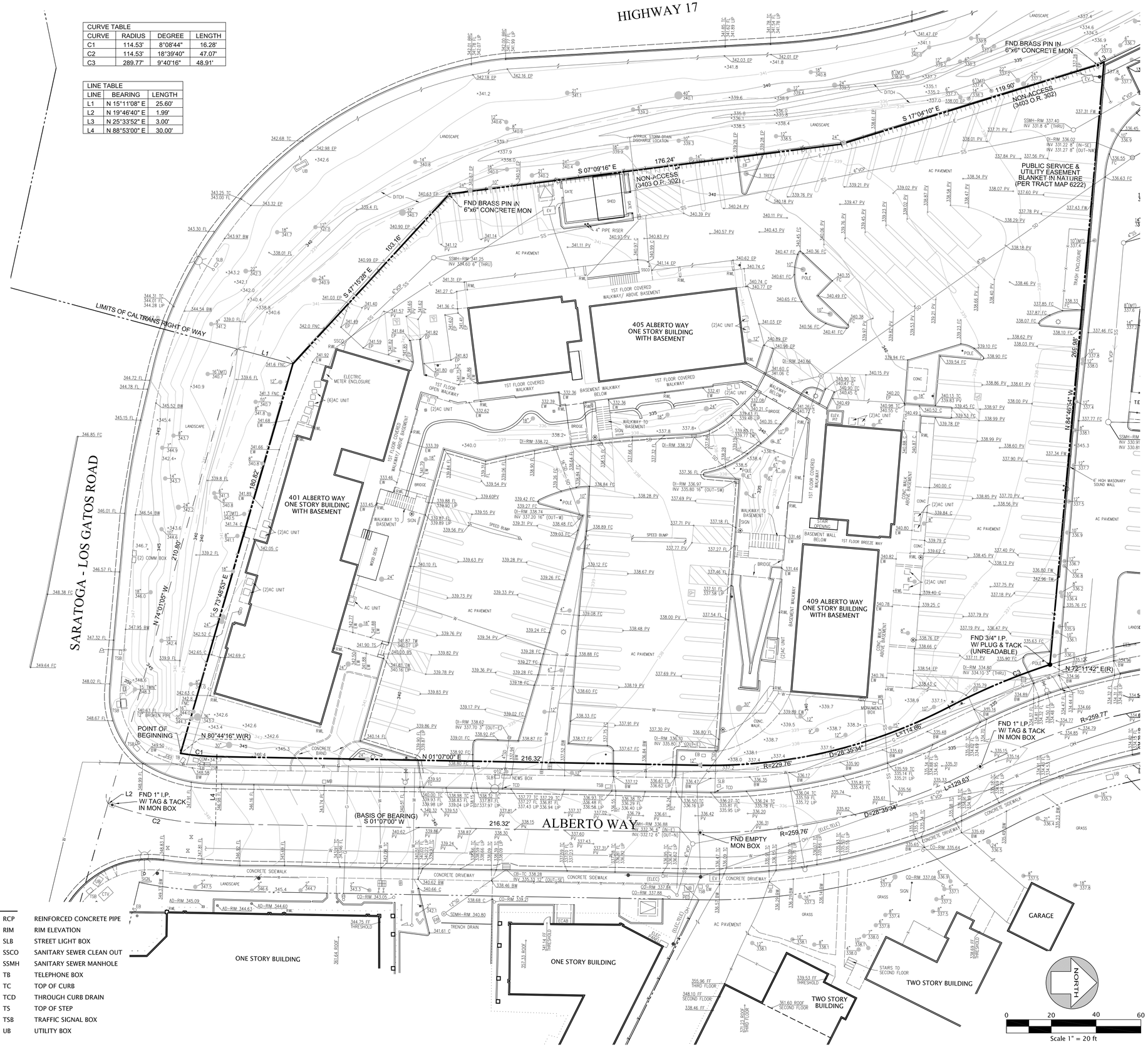
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 15°11'08" E	25.60'
L2	N 19°46'40" E	1.99'
L3	N 25°33'52" E	3.00'
L4	N 88°53'00" E	30.00'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- MONUMENT LINE
- NON-ACCESS
- BUILDING LINE
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- BOLLARD LIGHT
- LIGHT
- STREET LIGHT
- TRANSFORMER
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- BACK FLOW PREVENTER
- UTILITY BOX (SIZE VARIES)
- SIGN
- BOLLARD
- TREE W/ SIZE (10")
- SPOT ELEVATION (100.00)
- CONTOUR
- INDEX CONTOUR (15)
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- SANITARY SEWER (SS)
- STORM DRAIN (SD)
- WATER (W)
- GAS (G)
- UNDERGROUND ELECTRIC (E)
- OVERHEAD (OH)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	EW	EDGE OF WALK	RCP	REINFORCED CONCRETE PIPE
BS	BOTTOM OF STEP	FC	FACE OF CURB	RIM	RIM ELEVATION
BW	BACK OF WALK	FF	FINISH FLOOR	SLB	STREET LIGHT BOX
COM	COMMUNICATION	FL	FLOW LINE	SSCO	SANITARY SEWER CLEAN OUT
CONC	CONCRETE	FNC	FENCE	SSMH	SANITARY SEWER MANHOLE
CTV	CABLE TELEVISION BOX	FW	FACE OF WALL	TB	TELEPHONE BOX
DI	DROP INLET	INV	INVERT ELEVATION	TC	TOP OF CURB
EB	ELECTRIC BOX	LIP	LIP OF GUTTER	TCD	THROUGH CURB DRAIN
ECAB	ELECTRIC CABINET	MB	MAIL BOX	TS	TOP OF STEP
EP	EDGE OF PAVEMENT	(MT)	MULTIPLE TRUNKS	TSB	TRAFFIC SIGNAL BOX
EV	ELECTRIC VAULT	PV	PAVEMENT	UB	UTILITY BOX



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LOS GATOS, CA 95032

DATE	DESCRIPTION
05.15.15	PRELIM PLANNING SUBMITTAL
07.23.15	PLANNING SUBMITTAL
10.05.15	PLANNING RESUBMITTAL
02.18.16	PLANNING RESUBMITTAL

Topographic & Boundary Survey

C1.0

PROJECT NO: A15062

LEGEND

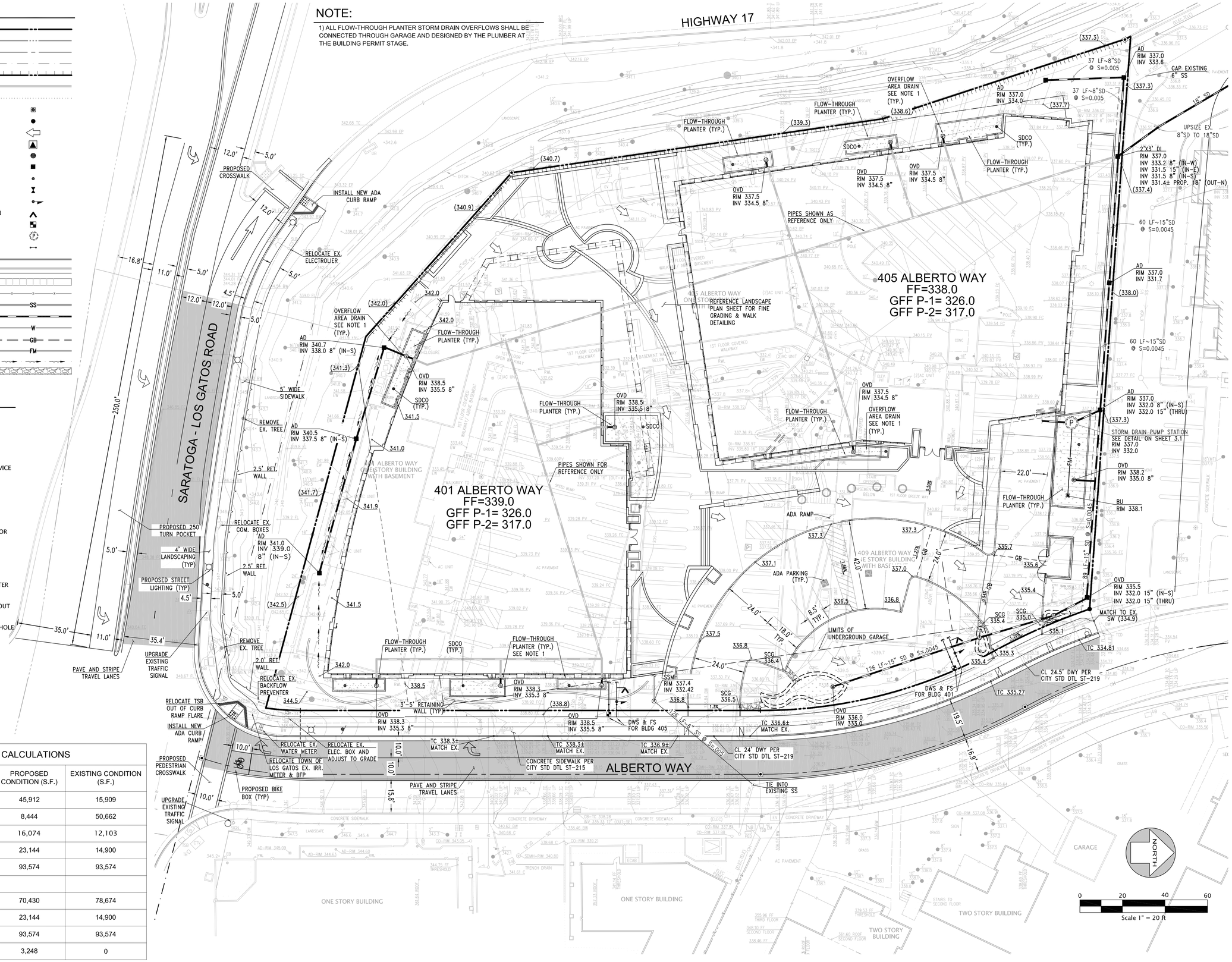
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- MONUMENT LINE
- NON-ACCESS
- BUILDING LINE
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- OVERLAND RELEASE
- TRANSFORMER
- MANHOLE
- AREA DRAIN
- CLEAN OUT
- VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- WATER PUMP
- BACK FLOW PREVENTER
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- SANITARY SEWER (SS)
- STORM DRAIN
- WATER (W)
- GRADE BREAK (GB)
- FORCE MAIN (FM)
- FLOW LINE
- RIP RAP

ABBREVIATIONS

AD	AREA DRAIN
BLDG	BUILDING
BU	BUBBLER
CL	CENTERLINE
DTL	DETAIL
DWS	DOMESTIC WATER SERVICE
DWY	DRIVEWAY
EX.	EXISTING
FF	FINISHED FLOOR
FS	FIRE SERVICE
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
INV	INVERT ELEVATION
OVD	OVERFLOW DRAIN
LF	LINEAR FEET
RIM	RIM ELEVATION
SCG	SLOTTED CURB & GUTTER
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
TC	TOP OF CURB
TYP.	TYPICAL

NOTE:

1) ALL FLOW-THROUGH PLANTER STORM DRAIN OVERFLOWS SHALL BE CONNECTED THROUGH GARAGE AND DESIGNED BY THE PLUMBER AT THE BUILDING PERMIT STAGE.



AREA CALCULATIONS

AREA	PROPOSED CONDITION (S.F.)	EXISTING CONDITION (S.F.)
BUILDING FOOTPRINT	45,912	15,909
STREETS & PARKING	8,444	50,662
S/W, PATIOS, PATHS ETC.	16,074	12,103
LANDSCAPE	23,144	14,900
TOTAL	93,574	93,574
IMPERVIOUS SURFACES	70,430	78,674
PERVIOUS SURFACES	23,144	14,900
TOTAL	93,574	93,574
BIO-TREATMENT AREA	3,248	0

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In Association with:

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401 & 405 ALBERTO WAY

LOS GATOS, CA 95032

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02.18.16	PLANNING RESUBMITTAL

Preliminary Grading Drainage & Utility Plan

C2.0

PROJECT NO: A15062

LEGEND

DRAINAGE AREA LIMITS

BIOTREATMENT AREA

DRAINAGE MANAGEMENT AREA — **DMA**

TREATMENT CONTROL MEASURE — **TCM**

TCM-01 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	3598	0.08
PERVIOUS SURFACES	0	0.00
TOTAL	3598	0.08
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	144	4.0%
BMP SIZE PROVIDED	146	4.1%
PROVIDED AREA >4%		YES

TCM-02 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	3246	0.07
PERVIOUS SURFACES	0	0.00
TOTAL	3246	0.07
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	130	4.0%
BMP SIZE PROVIDED	132	4.1%
PROVIDED AREA >4%		YES

TCM-03(a & b) CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	14306	0.33
PERVIOUS SURFACES	4218	0.10
TOTAL	18524	0.43
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	572	4.0%
BMP SIZE PROVIDED	701	4.9%
PROVIDED AREA >4%		YES

TCM-04 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	3080	0.07
PERVIOUS SURFACES	0	0.00
TOTAL	3080	0.07
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	123	4.0%
BMP SIZE PROVIDED	273	8.9%
PROVIDED AREA >4%		YES

TCM-05 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	5994	0.14
PERVIOUS SURFACES	0	0.00
TOTAL	5994	0.14
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	240	4.0%
BMP SIZE PROVIDED	243	4.1%
PROVIDED AREA >4%		YES

TCM-06 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	5189	0.12
PERVIOUS SURFACES	0	0.00
TOTAL	5189	0.12
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	208	4.0%
BMP SIZE PROVIDED	208	4.0%
PROVIDED AREA >4%		YES

TCM-07 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	5352	0.12
PERVIOUS SURFACES	0	0.00
TOTAL	5352	0.12
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	214	4.0%
BMP SIZE PROVIDED	628	11.7%
PROVIDED AREA >4%		YES

TCM-08 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	2911	0.07
PERVIOUS SURFACES	0	0.00
TOTAL	2911	0.07
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	116	4.0%
BMP SIZE PROVIDED	120	4.1%
PROVIDED AREA >4%		YES

TCM-09 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	4715	0.11
PERVIOUS SURFACES	0	0.00
TOTAL	4715	0.11
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	189	4.0%
BMP SIZE PROVIDED	191	4.1%
PROVIDED AREA >4%		YES

TCM-10 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	2177	0.05
PERVIOUS SURFACES	0	0.00
TOTAL	2177	0.05
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	87	4.0%
BMP SIZE PROVIDED	88	4.0%
PROVIDED AREA >4%		YES

TCM-11 CALCULATIONS

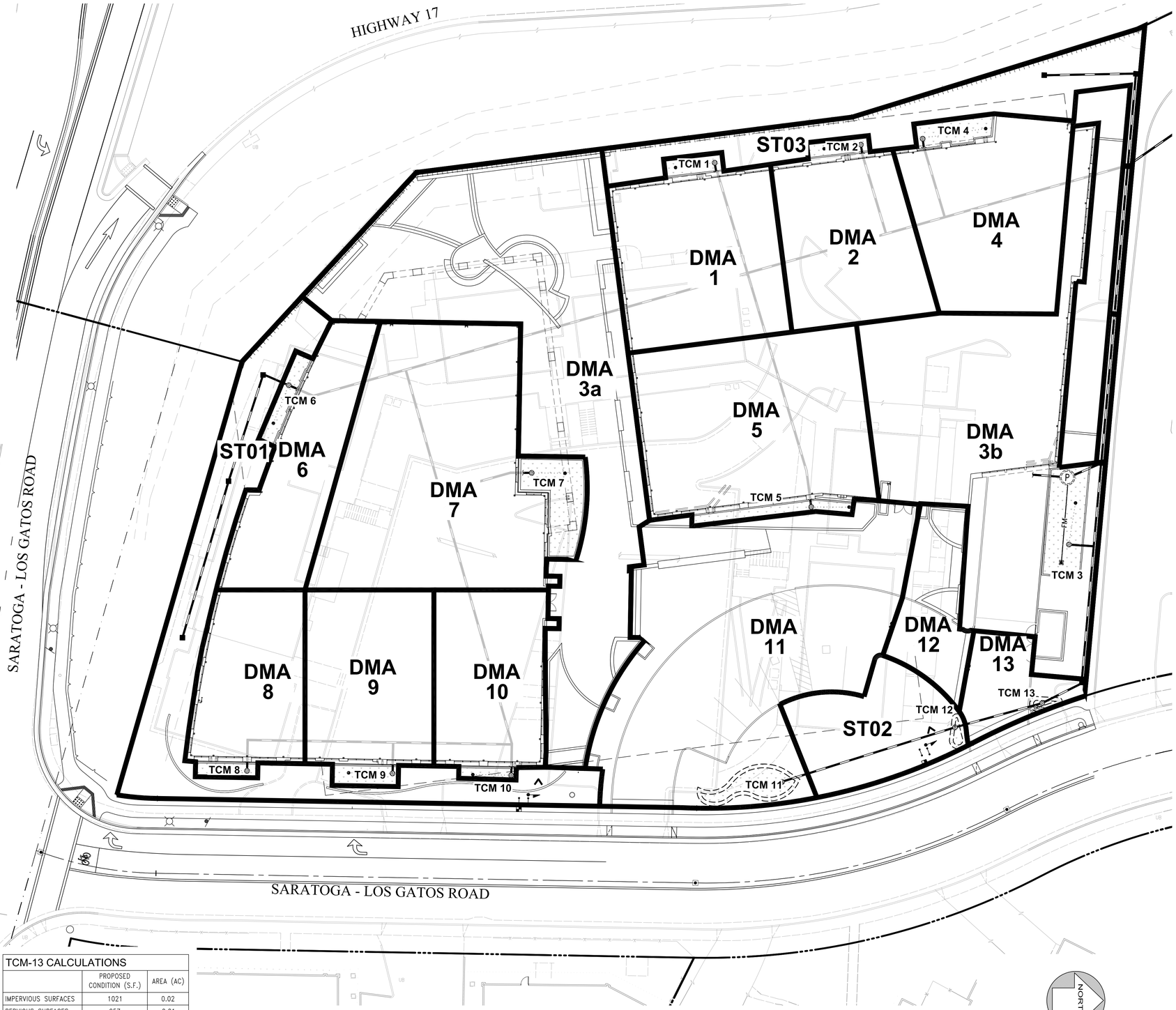
	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	9438	0.22
PERVIOUS SURFACES	1862	0.04
TOTAL	11300	0.26
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	378	4.0%
BMP SIZE PROVIDED	390	4.1%
PROVIDED AREA >4%		YES

TCM-12 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	1396	0.03
PERVIOUS SURFACES	395	0.01
TOTAL	1791	0.04
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	56	4.0%
BMP SIZE PROVIDED	70	5.0%
PROVIDED AREA >4%		YES

TCM-13 CALCULATIONS

	PROPOSED CONDITION (S.F.)	AREA (AC)
IMPERVIOUS SURFACES	1021	0.02
PERVIOUS SURFACES	257	0.01
TOTAL	1278	0.03
BIORETENTION SIZING CALCULATIONS		
	4% OF IMPERVIOUS AREA REQ'D (S.F.)	AREA (%)
BMP SIZE REQUIRED	41	4.0%
BMP SIZE PROVIDED	53	5.2%
PROVIDED AREA >4%		YES



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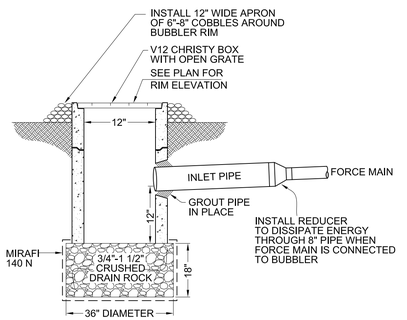
Preliminary Stormwater Management Plan

C3.0

PROJECT NO: A15062

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES.	POST-CONTRUCTION
• INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION. PERFORM INSPECTIONS AT THE BEGINNING AND END OF THE WET SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE.	SEMI-ANNUAL
• INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SAND/SOIL BED FOR EROSION PROBLEMS.	ANNUAL
MAINTENANCE ACTIVITIES	**SUGGESTED FREQUENCY**
• MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES, FOR SAFETY, AESTHETIC, OR OTHER PURPOSES. LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED. • IRRIGATE DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION. • PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES.	AS NEEDED (FREQUENT, SEASONALLY)
• REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY. • REPAIR ANY DAMAGED AREAS IDENTIFIED DURING INSPECTIONS. EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY.	SEMI-ANNUAL
• CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED. • PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS.	ANNUAL (AS NEEDED)
• REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BIO TREATMENT POND. SEDIMENT SHOULD BE REMOVED WHEN IT BUILDS UP TO 3 IN. AT ANY SPOT, OR COVERS VEGETATION, OR ONCE IT HAS ACCUMULATED TO 10% OF THE ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS. • ROTOTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF IF THE TREATMENT AREA DOES NOT DRAW DOWN WITHIN 48 HOURS.	AS NEEDED (INFREQUENT)

BIOTREATMENT MAINTENANCE



BUBBLER

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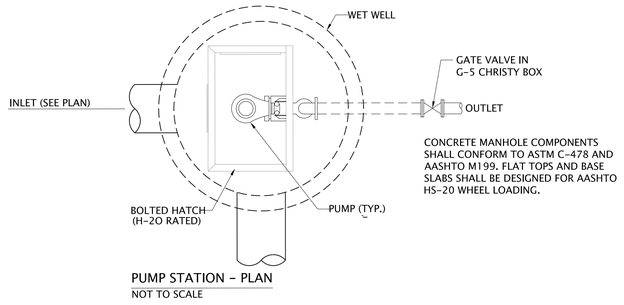
STORMWATER CONTROL NOTES

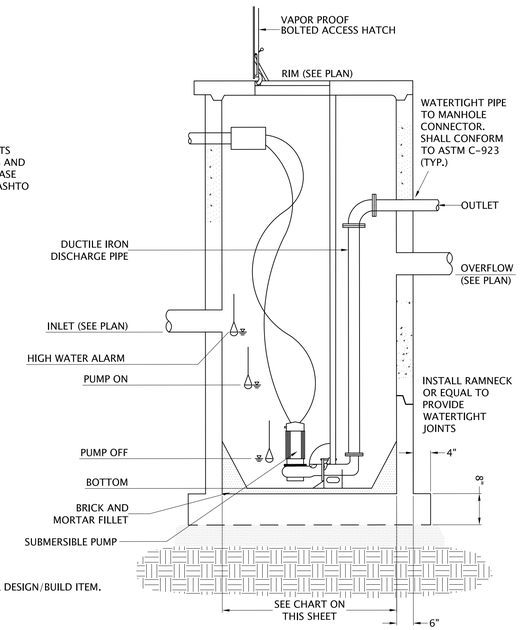
1. THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE D) SOILS.
2. THE SITE STORM DRAIN RUNOFF WILL BE FILTERED BY BIOTREATMENT AREAS. ALL STORM WATER DRAINS TO THE PUBLIC STORM DRAIN SYSTEM AT THE NORTHWEST PORTION OF THE SITE.
3. POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEPT REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
4. BIOTREATMENT AREA SHOWN ARE SCHEMATIC AND WILL BE ADJUSTED DURING FINAL DESIGN.
5. BIOTREATMENT SIZING IS BASED ON THE FLOW BASED CALCULATIONS METHOD (SIMPLIFIED SIZING METHOD) PER SCVURPPP HANDBOOK CHAPTER 5. FINAL SIZING MAY BE BASED ON EITHER THE FLOW BASED OR COMBINATION FLOW/VOLUME BASED METHOD ALLOWED IN CHAPTER 5.
6. STORMWATER IS INTENDED TO ENTER BIOTREATMENT AREAS FROM PAVED AREAS VIA CURB SLOTS ADJACENT TO POND. DOWNSPOUTS WILL BE DISCONNECTED AND DISCHARGE TO FLOW THROUGH PLANTERS AROUND PERIMETER OF BUILDING AS MAIN SOURCE OF TREATMENT FOR ROOF AREAS.
7.
8. MAINTENANCE OF STORMWATER TREATMENT MEASURES AND SOURCE CONTROLS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, THE TOWN SHOULD REQUIRE A MAINTENANCE AGREEMENT ESTABLISHING THE PROPERTY OWNER'S RESPONSIBILITY.



PUMP STATION - PLAN

NOT TO SCALE

STORMWATER PUMP STATION	SIMPLEX	
PUMP MODEL	MYERS	4VX15M6-43 6.625" Imp.
PUMP FLOW RATE (CFS)	0.29	
PS MANHOLE DIAMETER (FT)	4	
PS MH RIM (ELEV)	SEE CIVIL	
LOW INFLOW PIPE INV (ELEV)	471.9	12" IN-N
GRAVITY OUTFLOW PIPE INV (ELEV)	0.08	8" OUT-W
WETWELL INVERT (ELEV)	468.17	
PUMP ON (ELEV)	471.4	
PUMP OFF (ELEV)	469.17	
HIGH LEVEL OFF (ELEV)	474.65	
HIGH LEVEL ON (ELEV)	474.15	
POND BUBBLE UP RIM (ELEV)	477.9	



PUMP NOTES:

1. VAULT, LID, BASE, ACCESS OPENING, CONTROLS, ELECTRICAL SUPPLY, AND FLOAT SWITCHES, SHALL BE A CONTRACTOR DESIGN/BUILD ITEM.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERMIT PROCESSING AS REQUIRED FOR INSTALLATION OF THE PUMP STATIONS.
3. THE CONTRACTOR, AS REQUIRED BY THE REVIEWING AGENCY, SHALL SUPPLY DRAWINGS, DOCUMENTATION, AND CUT SHEETS.
4. PUMPS SHALL BE A SUBMERSIBLE TYPE CAPABLE OF PASSING 2" SOLIDS.
5. PUMPS SHALL BE SIZED TO DELIVER REQUIRED GPM PER TABLE TO THE STRUCTURE SHOWN ON THE PLAN.
6. PUMPS SHALL BE MOUNTED ON STAINLESS STEEL RAILS WITH ATTACHED CHAIN FOR DISCONNECTION AND RECOVERY OF THE PUMP ASSEMBLY WITHOUT ENTERING THE VAULT.
7. PUMP STATION SHALL BE DESIGNED AS A SIMPLEX (ONE PUMP) OR DUPLEX (TWO PUMP) FOR A NON-EXPLOSIVE ENVIRONMENT.
8. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

CONCEPTUAL STORM DRAIN PUMP STATION

N.T.S.

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Preliminary Stormwater Management Plan

C3.1

PROJECT NO: A15062

LEGEND

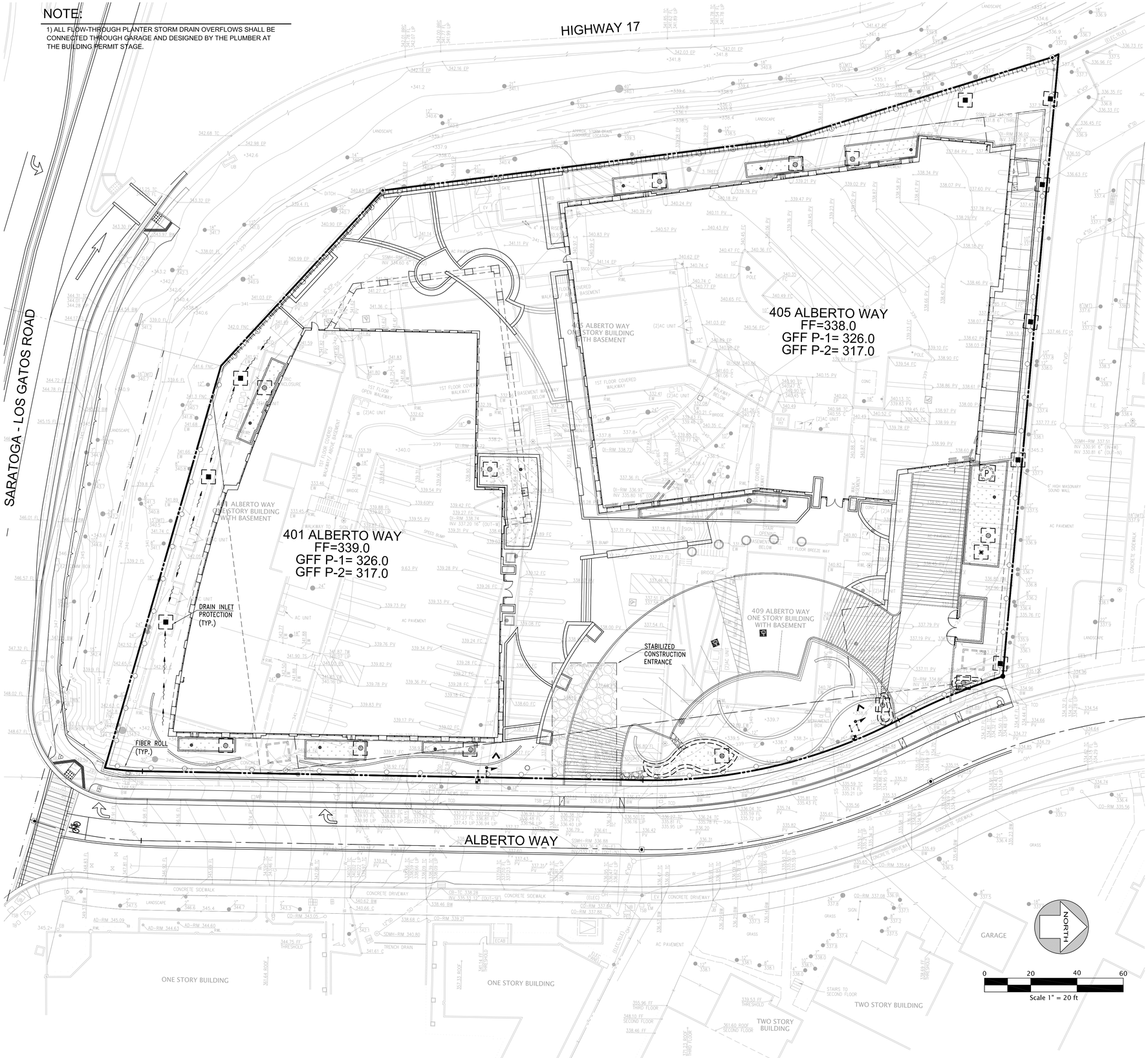
FIBER ROLL EROSION BARRIER

DRAIN INLET PROTECTION

STABILIZED CONSTRUCTION ENTRANCE

NOTE:

1) ALL FLOW-THROUGH PLANTER STORM DRAIN OVERFLOWS SHALL BE CONNECTED THROUGH GARAGE AND DESIGNED BY THE PLUMBER AT THE BUILDING PERMIT STAGE.



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Preliminary
Erosion Control Plan

C4.0

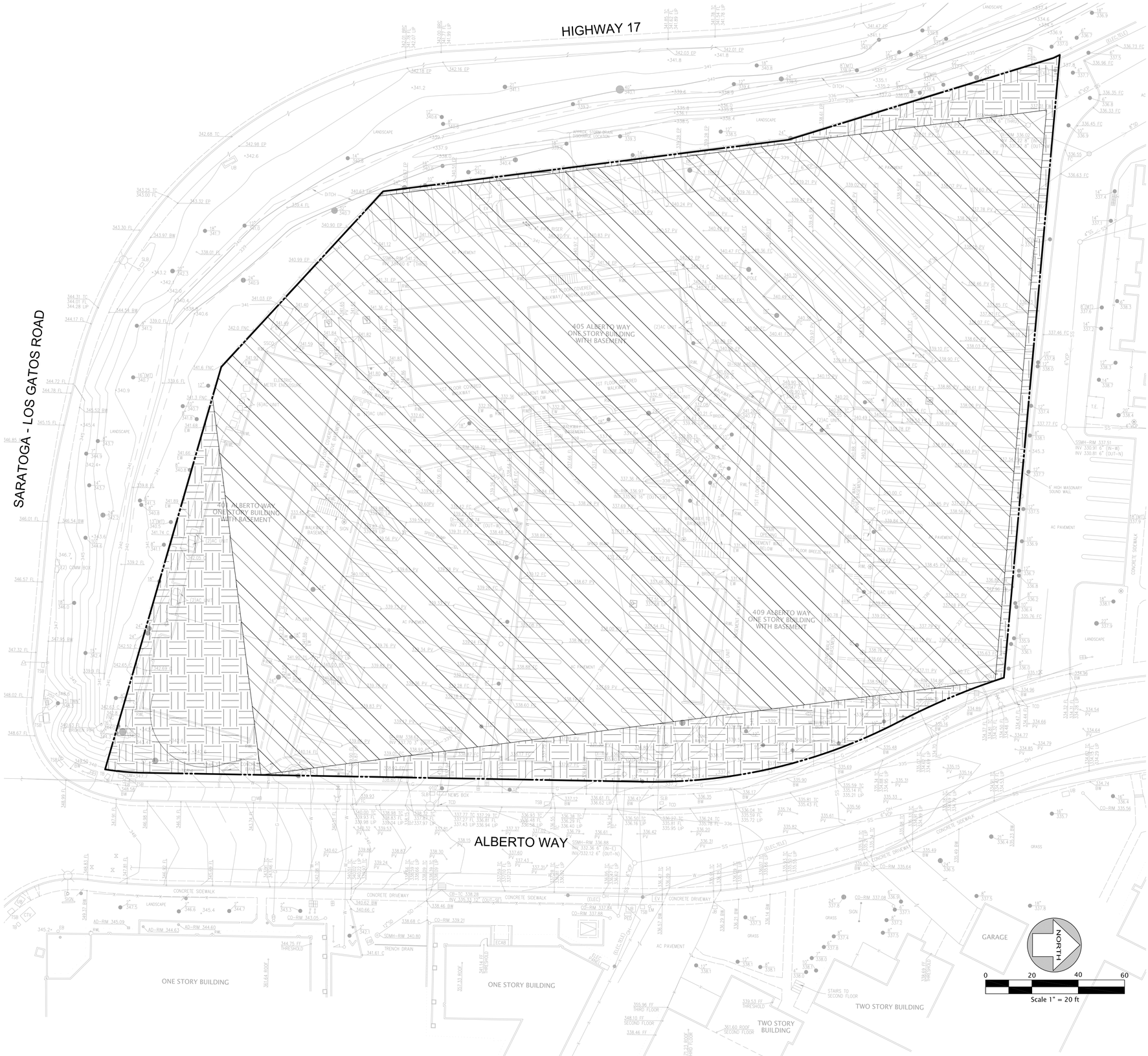
PROJECT NO: A15062

LEGEND

FILL

CUT

EARTHWORK		
	CUT (C.Y.)	FILL (C.Y.)
GARAGE	0	62,000
DRIVEWAY	100	0
LANDSCAPE	250	7,700
TOTAL	350	69,700



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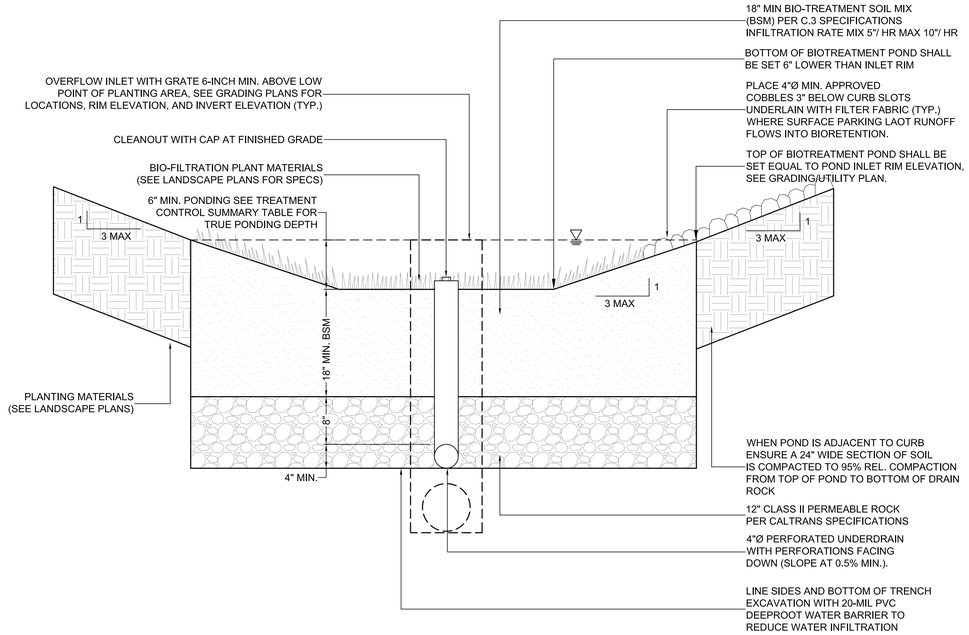
Excavation Plan

C5.0

PROJECT NO: A15062



1. BIORETENTION AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITU TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.
4. SEE TREATMENT CONTROL SUMMARY TABLE ON SHEET C3.3 FOR REQUIRED PONDING DEPTH OF EACH BIOTREATMENT POND.

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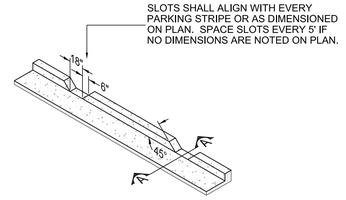
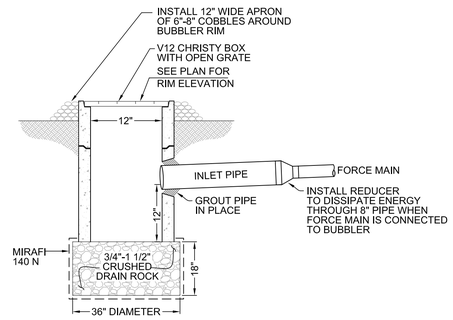
BIORETENTION AREA



SECTION A

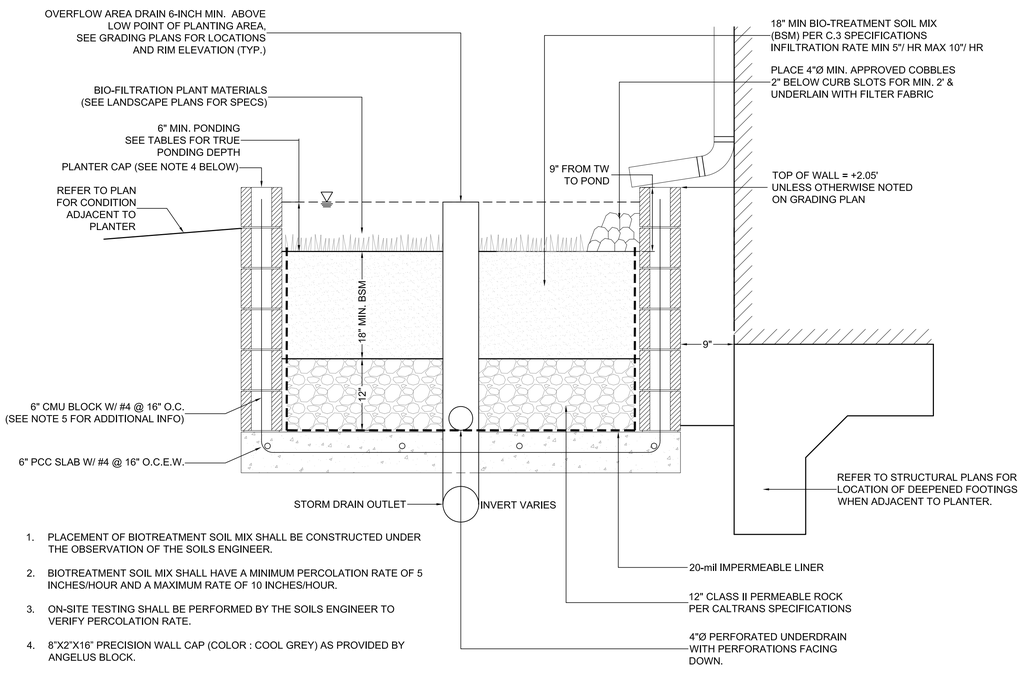
NOT TO SCALE

SLOTTED CURB & GUTTER



NOT TO SCALE

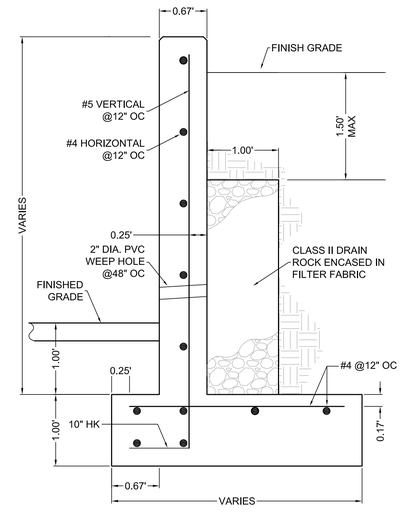
BUBBLER



1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. BIOTREATMENT SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. ON-SITE TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.
4. 8"X2"X16" PRECISION WALL CAP (COLOR : COOL GREY) AS PROVIDED BY ANGELUS BLOCK.
5. USE SINGLE SIDED SPLIT FACE BLOCK (COLOR : COOL GREY) BY ANGELUS BLOCK FOR ABOVE GRADE PLANTER.
6. REFER TO GRADING PLANS FOR CLEANOUT LOCATION.
7. MAINTENANCE OF STORMWATER TREATMENT MEASURES AND SOURCE CONTROLS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOT TO SCALE

FLOW-THROUGH PLANTER



NOT TO SCALE PER SW STRUCTURAL INC. DETAIL

3' TO 5' RETAINING WALL

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In Association with:

A Planning Application for:
401 & 405 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
05.15.15	PRELIM PLANNING SUBMITTAL
07.23.15	PLANNING SUBMITTAL
10.05.15	PLANNING RESUBMITTAL
02.18.16	PLANNING RESUBMITTAL

Details

C6.0

PROJECT NO: A15062