

A Planning Application For:

475-485 ALBERTO WAY

LOS GATOS, CA 95032

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW TWO STORY COMMERCIAL OFFICE BUILDING.
SITE WORK WILL INCLUDE LANDSCAPING, OPEN PARKING, AND A TRASH ENCLOSURE

PROJECT TEAM

OWNER:	NEARON ENTERPRISES 500 La Gonda Way, Suite 210 Danville, CA 94526 PHONE: 925.743.3300 CONTACT: Dan Rosenbaum EMAIL: drosenbaum@nearon.com	ARCHITECT:	ARC TEC INC. 99 Almaden Boulevard, Suite 840 San Jose, CA 95113 PHONE: 408.496.0678 CONTACT: Craig Almeleh EMAIL: craiga@arctecinc.com
LANDSCAPE ARCHITECT:	KLA, INC. 151 N. Norlin Street Sonoma, 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:	NEARON ENTERPRISES	FIRST FLOOR AREA:	10,562 S.F.
PROJECT ADDRESS:	475-485 ALBERTO WAY LOS GATOS, CA 95032	SECOND FLOOR AREA:	10,562 S.F.
		BUILDING AREA:	21,124 S.F.
		NUMBER OF STORIES:	2
		CONSTRUCTION TYPE:	II B
		FIRE SPRINKLERS:	YES
		OCCUPANCY TYPE:	B

APPLICABLE CODES

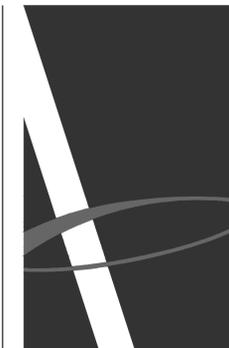
2013 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2013 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2013 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2013 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2013 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2013 CALIFORNIA FIRE CODE (CCR TITLE 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.

DRAWING INDEX AND ISSUE DATES

		ISSUE DATES AND DESCRIPTIONS
○	PRELIMINARY OR PRICING PLANS	
●	FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE	
+	MODIFICATIONS SINCE PREVIOUS ISSUE	
		04.28.16 PLANNING DEPT. SUBMITTAL
		07.28.16 PLANNING DEPT. RESUBMITTAL
COVER SHEET		
ARCHITECTURAL		
A1.00	DEMOLITION SITE PLAN	● ●
A1.01	SITE PLAN	● ●
A1.02	SITE AND PARKING DETAILS	● ●
A1.03	NEIGHBORHOOD CONTEXT	● ●
A2.11	FIRST FLOOR PLAN	● ●
A2.12	SECOND FLOOR PLAN	● ●
A2.31	ROOF PLAN	● ●
A3.01	EXTERIOR ELEVATIONS	● ●
A3.11	RENDERED EXTERIOR ELEVATIONS	● ●
A4.01	BUILDING SECTIONS	● ●
A4.02	SITE SECTION	● ●
LANDSCAPE		
L0.1	LANDSCAPE SITE PLAN	● ●
L0.2	PRELIMINARY LANDSCAPE PLAN	● ●
L0.3	PRELIMINARY PLANTING PLAN	● ●
L0.4	EXISTING TREES AND ARBORIST REPORT	● ●
L0.5	PRELIMINARY IRRIGATION PLAN	● ●
L0.6	PRELIMINARY LANDSCAPE LIGHTING PLAN	● ●
CIVIL		
C1.0	TOPOGRAPHIC AND BOUNDARY SURVEY	● ●
C2.0	CONCEPTUAL GRADING AND UTILITY PLAN	● ●
C3.0	CONCEPTUAL STORMWATER CONTROL PLAN	● ●
C3.1	STORMWATER CONTROL CALCULATIONS	● ●

VICINITY MAP



ARC TEC
ARCHITECTURAL TECHNOLOGIES

Arizona California
2960 E. Northern Avenue 99 Almaden Boulevard
Building C Suite 840
Phoenix, AZ 85028 San Jose, CA 95113
602.953.2355 t 408.496.0676 f
602.953.2988 f 408.496.1121 f
www.arctecinc.com

A Planning Application for:
475 & 485 ALBERTO WAY
LOS GATOS, CA 95032



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The user, in possession of this documentation acknowledges that ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The user, in possession of this documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultant's instruments of service. Reuse without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC's consultants. The user, in possession of this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorneys' fees, arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants' instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING to accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2015

In Association with:

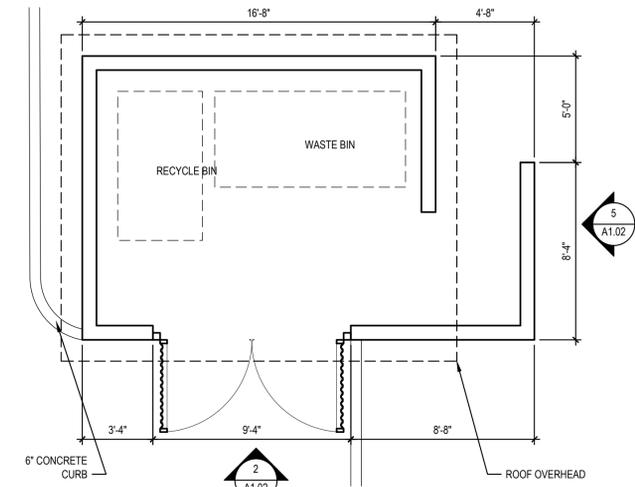
A Planning Application for:
475-485 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL

SITE AND PARKING DETAILS

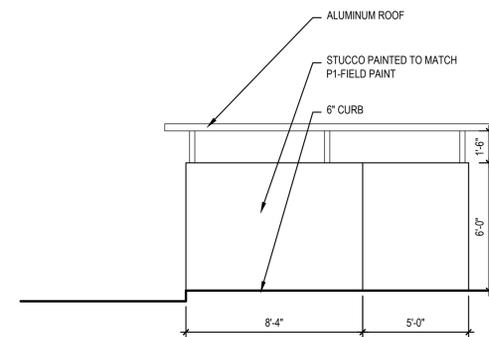
A1.02

PROJECT NO: 154135



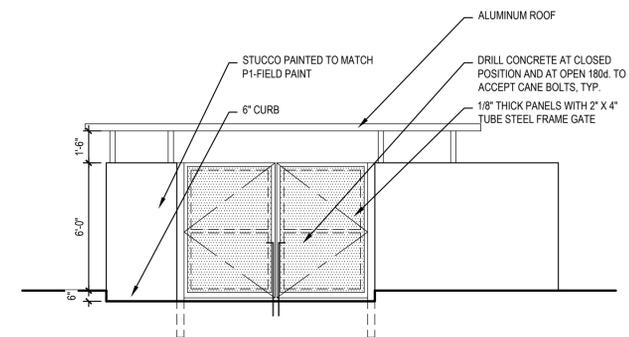
1 TRASH ENCLOSURE

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



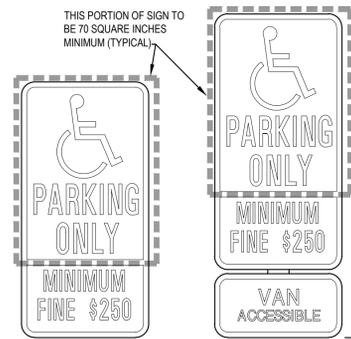
5 TRASH ENCLOSURE - SIDE ELEVATION

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



2 TRASH ENCLOSURE - FRONT ELEVATION

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

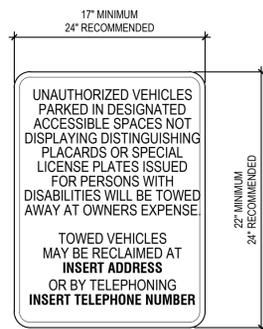


ACCESSIBLE PARKING IDENTIFICATION SIGNAGE

- REFLECTORIZED SIGN SHALL BE CONSTRUCTED OF PORCELAIN STEEL WITH BEADED TEXT OR EQUAL
- LETTERS AND SYMBOLS TO BE WHITE ON A DARK BLUE BACKGROUND
- SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
- 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.

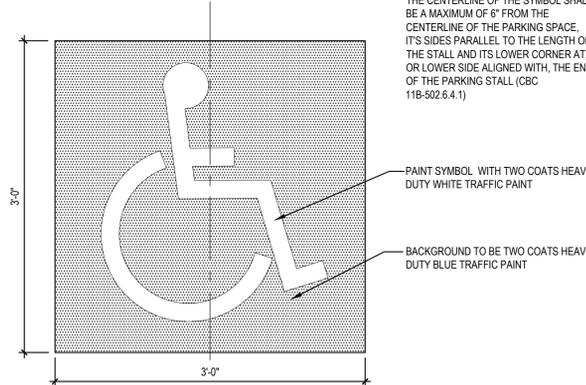
WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE



UNAUTHORIZED VEHICLE WARNING SIGNAGE

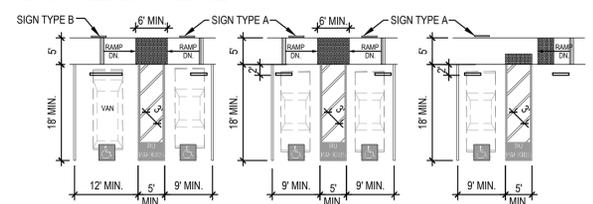
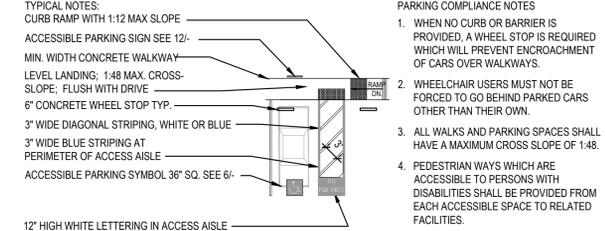
- MUST BE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR
- POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE.
- THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.
- THE SIZE OF THE LETTERING IS A MINIMUM OF 1" IN HEIGHT.

NOTE:
THE CENTERLINE OF THE SYMBOL SHALL BE A MAXIMUM OF 6" FROM THE CENTERLINE OF THE PARKING SPACE, ITS 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)



6 ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.



3 ACCESSIBLE PARKING SPACES

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

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

12 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

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



RESIDENTIAL BUILDING



ADJACENT HILLSIDE



EXISTING OFFICE BUILDING



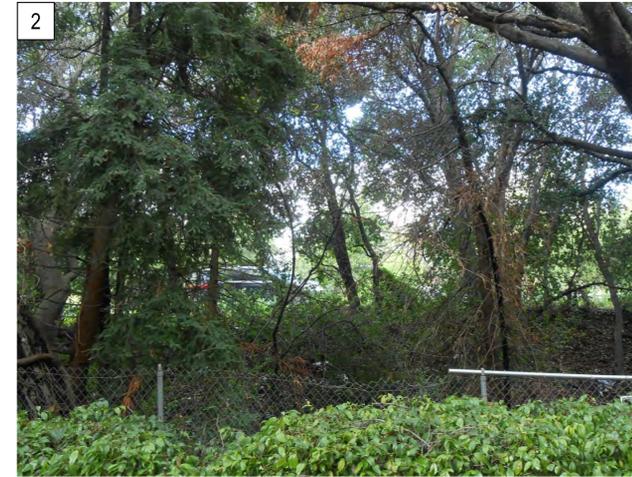
ADJACENT HILLSIDE



RESIDENTIAL BUILDING



EXISTING OFFICE BUILDING



ADJACENT FREEWAY



EXISTING OFFICE BUILDING AND MONUMENT SIGN



ADJACENT HILLSIDE



3 REFERENCE SITE PLAN

SCALE: 1" = 60'-0"

NORTH



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arcotecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The user, in possession of this documentation acknowledges that ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The user, in possession of this documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultant's instruments of service. Reuse without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC's consultants. The user's possession of this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorneys' fees, arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants' instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING to accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2015

In Association with:

A Planning Application for:
475-485 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL

SITE CONTEXT PHOTOS

A1.03
PROJECT NO: 154135



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arcotecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

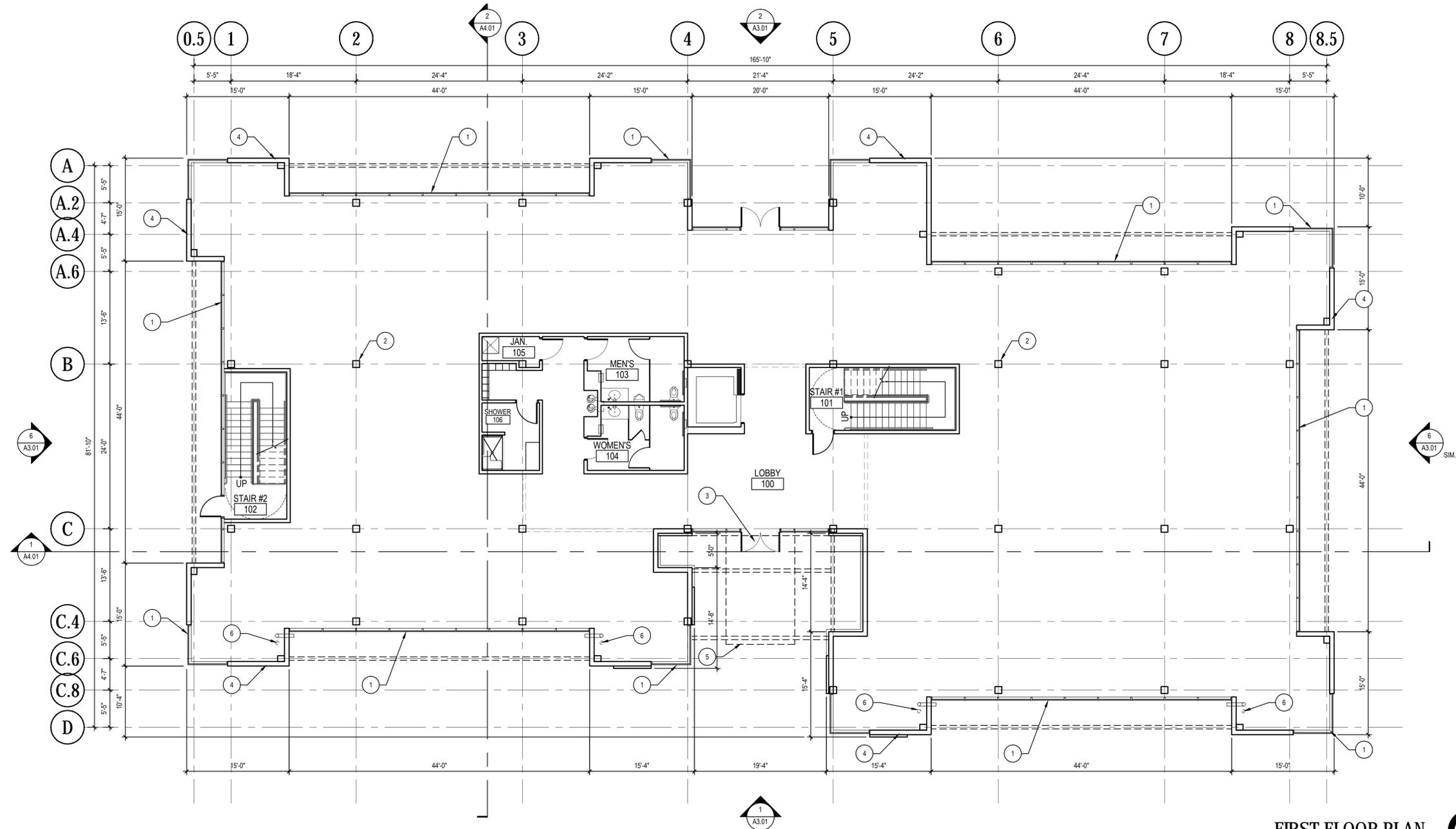
California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The user, in possession of this documentation acknowledges that ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The user, in possession of this documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultant's instruments of service. Reuse without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC consultants. The user's possession of this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants' instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2015

In Association with:

A Planning Application for:
475-485 ALBERTO WAY
LOS GATOS, CA 95032



FIRST FLOOR PLAN

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



FLOOR PLAN SYMBOLS LEGEND

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS DRAWING

- PARTITION OR WALL (UNRATED)
- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- FURNISH AND INSTALL DOOR & FRAME

KEYNOTES

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

- 1 EXTERIOR GLAZING SYSTEM; REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATIONS
- 2 STRUCTURAL COLUMN
- 3 ENTRY/EXIT DOOR
- 4 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 ALUMINUM CANOPY ABOVE SHOWN DASHED
- 6 RAIN WATER LEADER

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL

FIRST FLOOR PLAN

A2.11

PROJECT NO: 154135



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arcotecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

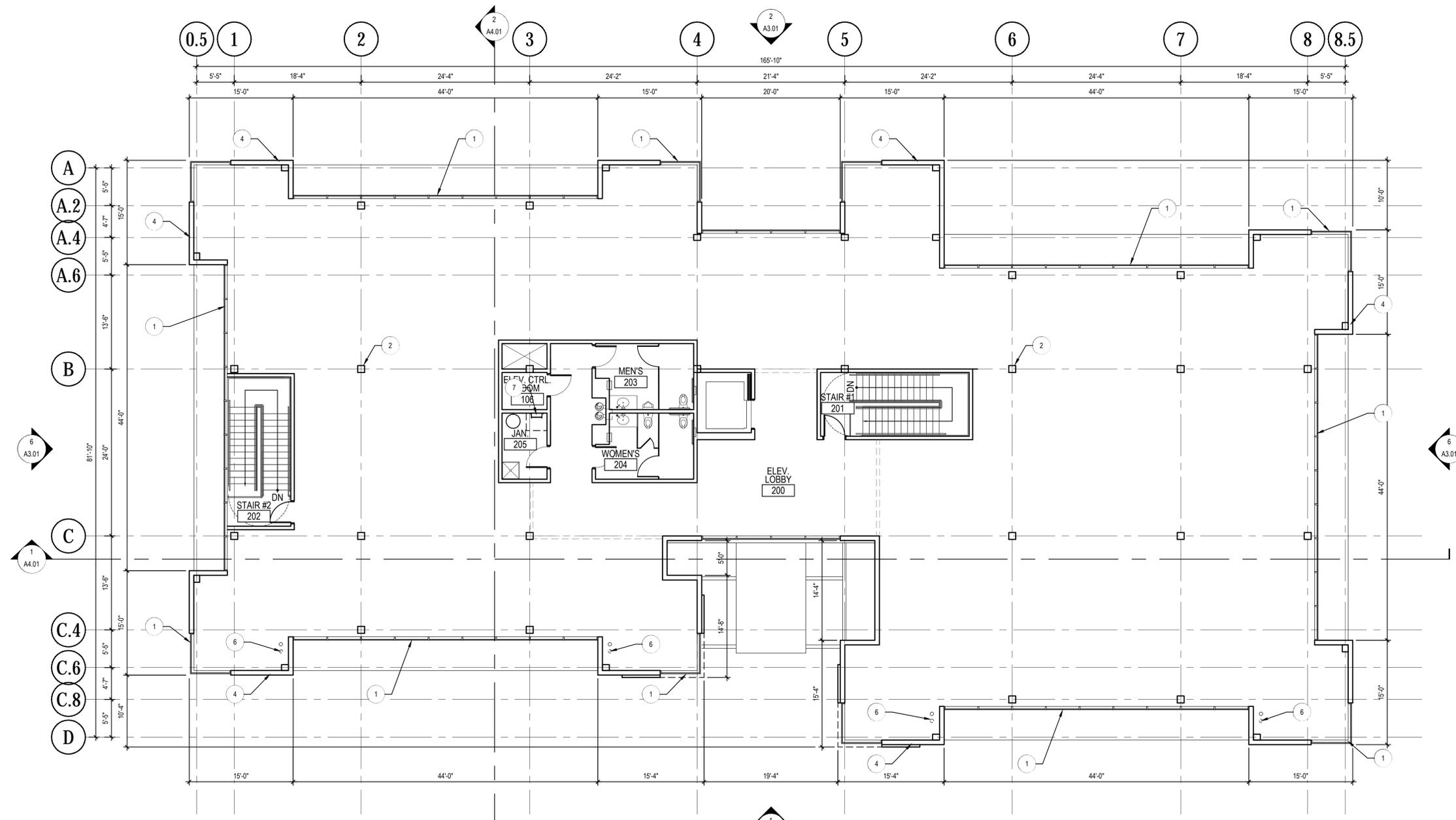
California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The user, in possession of this documentation acknowledges that ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The user, in possession of this documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultant's instruments of service. Reuse without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC consultants. The user's possession of this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants' instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING to accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2015

In Association with:

A Planning Application for:
475-485 ALBERTO WAY
LOS GATOS, CA 95032



SECOND FLOOR PLAN

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



FLOOR PLAN SYMBOLS LEGEND

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS DRAWING

- PARTITION OR WALL (UNRATED)
- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- FURNISH AND INSTALL DOOR & FRAME

KEYNOTES

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

- 1 EXTERIOR GLAZING SYSTEM; REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATIONS
- 2 STRUCTURAL COLUMN
- 3 ENTRY/EXIT DOOR
- 4 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 ALUMINUM CANOPY ABOVE SHOWN DASHED
- 6 RAIN WATER LEADER
- 7 ROOF ACCESS LADDER

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL

SECOND FLOOR PLAN

A2.12

PROJECT NO: 154135



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The user, in possession of this documentation acknowledges that ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The user, in possession of this documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultant's instruments of service. Reuse without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC's consultants. The user's possession of this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants' instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING to accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2015

In Association with:

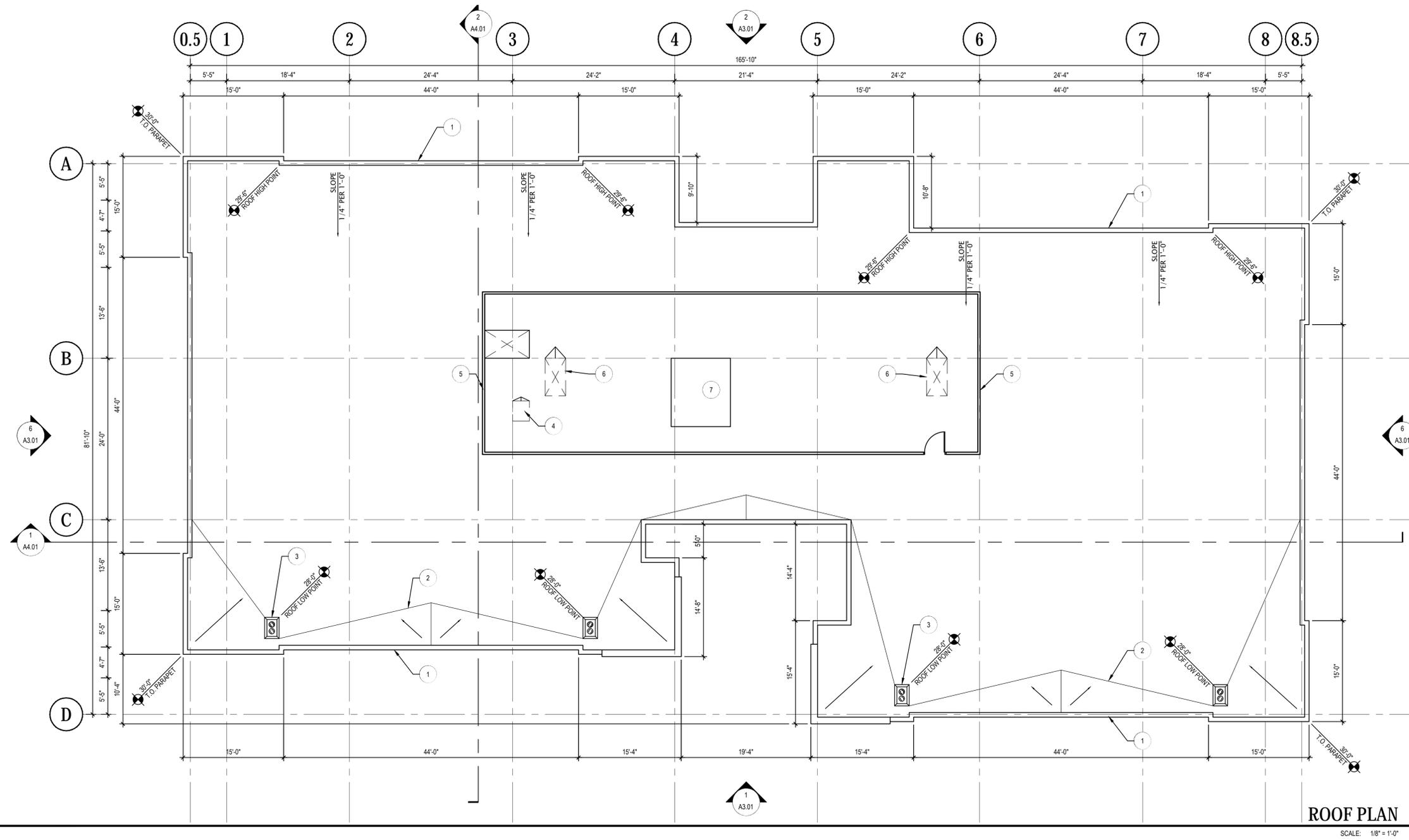
A Planning Application for:
475-485 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL

ROOF PLAN

A2.31

PROJECT NO: 154135



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

KEYNOTES

- NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.
- 1 PARAPET
 - 2 ROOF CRICKET
 - 3 ROOF DRAINS AND OVERFLOW
 - 4 ROOF ACCESS HATCH
 - 5 ROOF SCREEN
 - 6 MECHANICAL UNITS ON CONCRETE PAD, SIZE AND LOCATION TO BE DETERMINED
 - 7 ELEVATOR OVERRUN

P:\2015\080114\475-485 Alberto Way\Planning\092015\150_Review\PS_Submittal\150_A231.dwg - Jul 27, 2016, 2:20pm - perry



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The user, in possession of this documentation (hereinafter referred to as "documentation") shall be deemed to have accepted the accuracy of such documentation. The user, in possession of this documentation shall not sue or authorize any other person to sue ARC TEC or ARC TEC consultant instruments of service. Reuse without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC consultants. The user's possession of this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2015

In Association with:

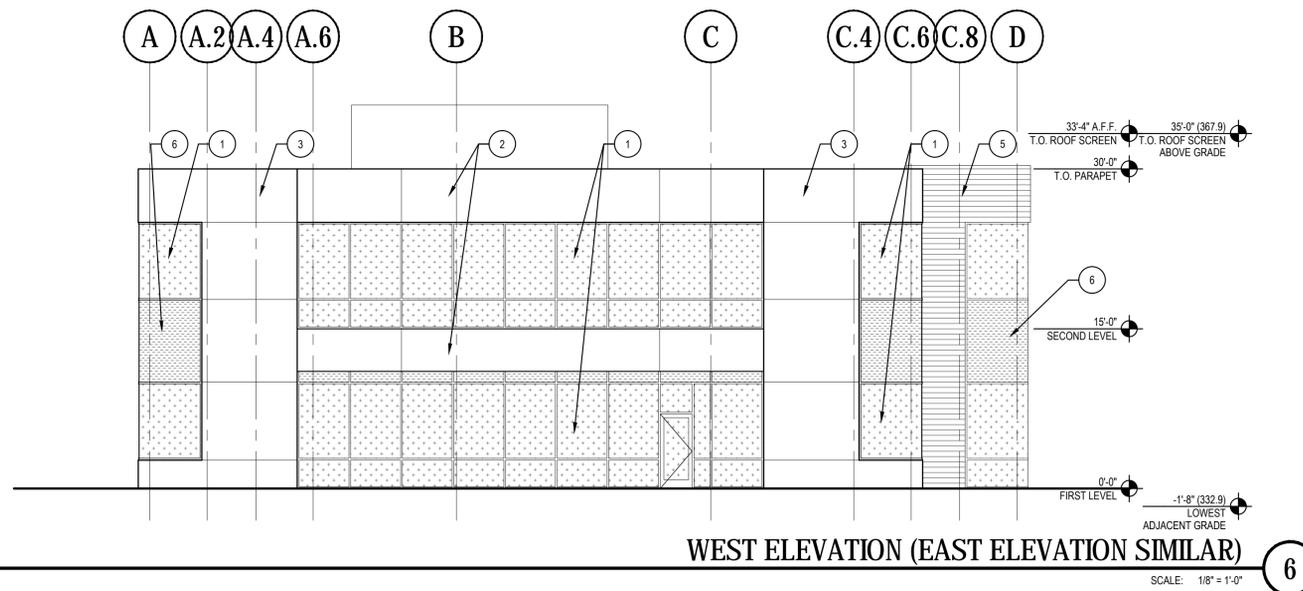
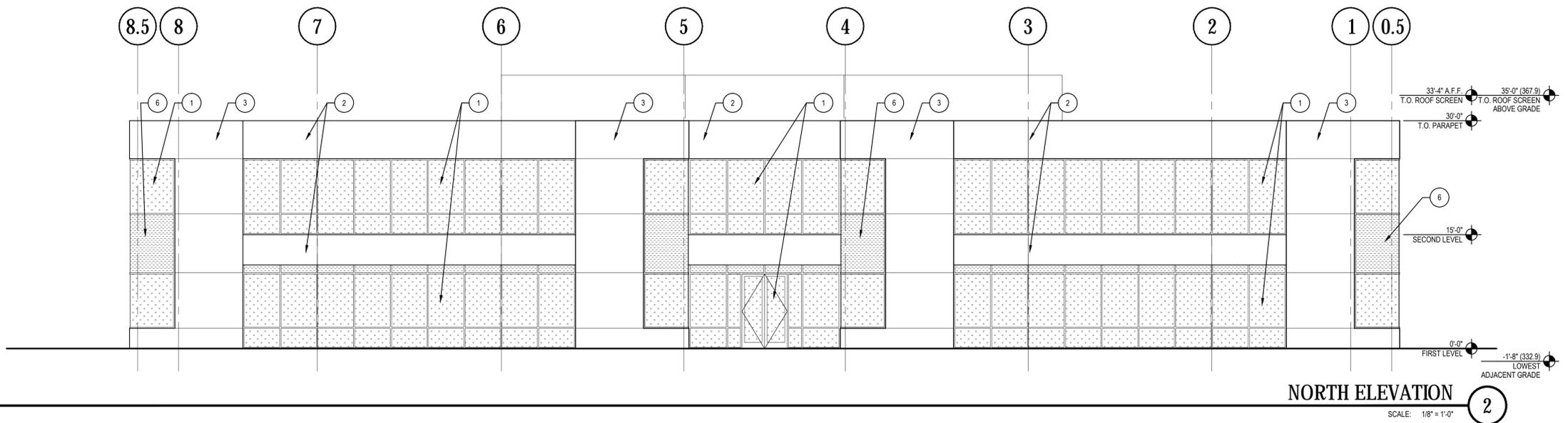
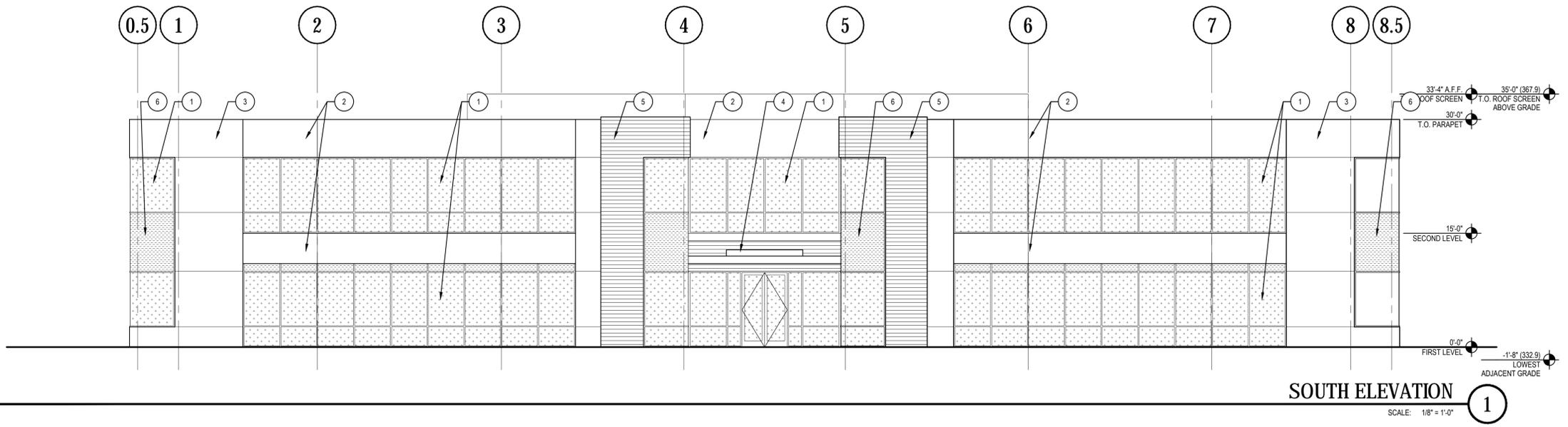
A Planning Application for:
475-485 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL

EXTERIOR ELEVATIONS

A3.01

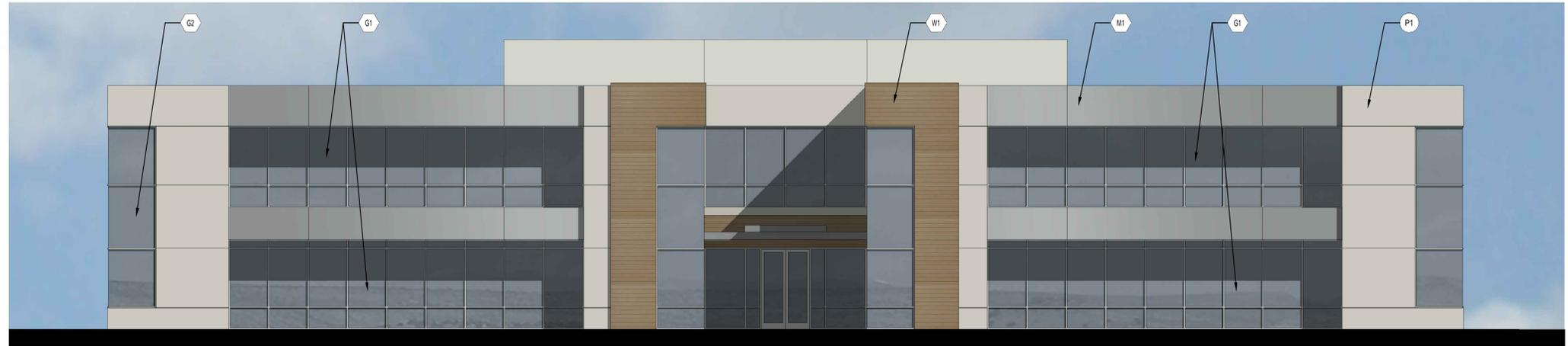
PROJECT NO: 154135



KEYNOTES

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

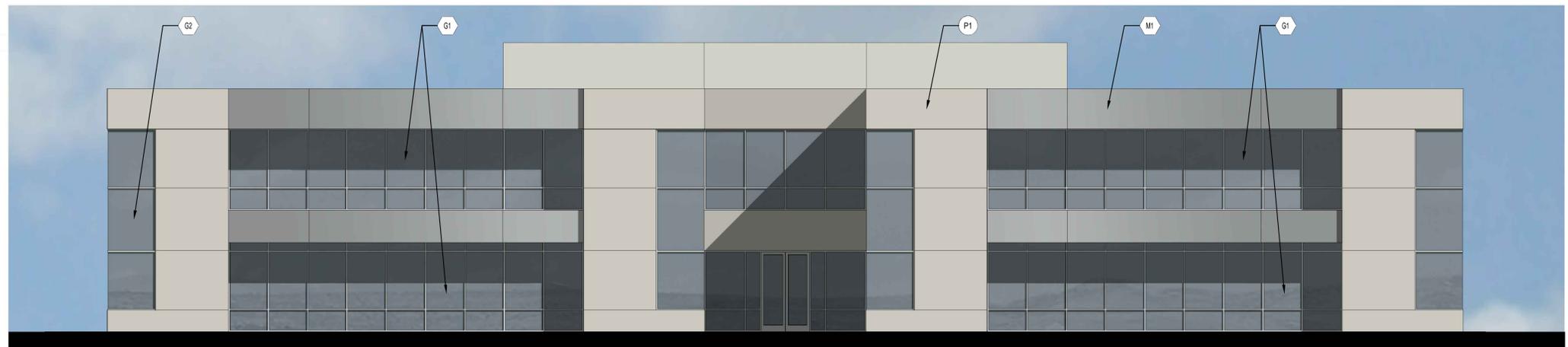
- 1 1" INSULATED GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES TO MATCH EXISTING
- 2 ALUMINUM COMPOSITE METAL PANELS
- 3 STUCCO TO MATCH EXISTING
- 4 ALUMINUM COMPOSITE METAL CANOPY
- 5 WOOD SLAT RAINSCREEN
- 6 1" INSULATED SPANDREL GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES



SOUTH ELEVATION

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

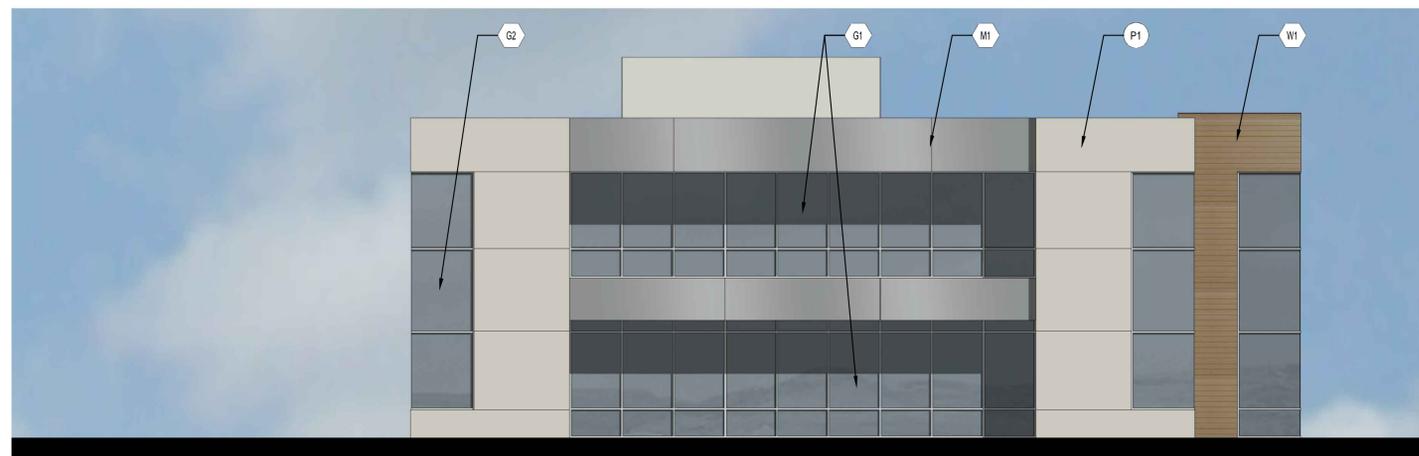
1



NORTH ELEVATION

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

2



WEST ELEVATION (EAST ELEVATION SIMILAR)

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

6

MATERIAL PALETTE

- G1 GLAZING TO MATCH EXISTING
- G2 SPANDREL GLAZING
- P1 PAINT TO MATCH EXISTING
- M1 COMPOSITE ALUMINUM METAL PANEL
MANUFACTURER: ALUMAWALL
PAINT SYSTEM: BRIGHT SILVER METALLIC
TYPE: ANODIC CLEAR
- W1 BLACK LOCUST WOOD SIDING WITH SHIPLAP JOINERY
STAINED TO MATCH
MANUFACTURER: WILSONART LAMINATE
TYPE: TUSCAN WALNUT



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arcotecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The user, in possession of this documentation acknowledges that ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The user, in possession of this documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultant's instruments of service. Reuse without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC consultants. The user's possession of this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized reuse of ARC TEC or ARC TEC consultants instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2015

In Association with:

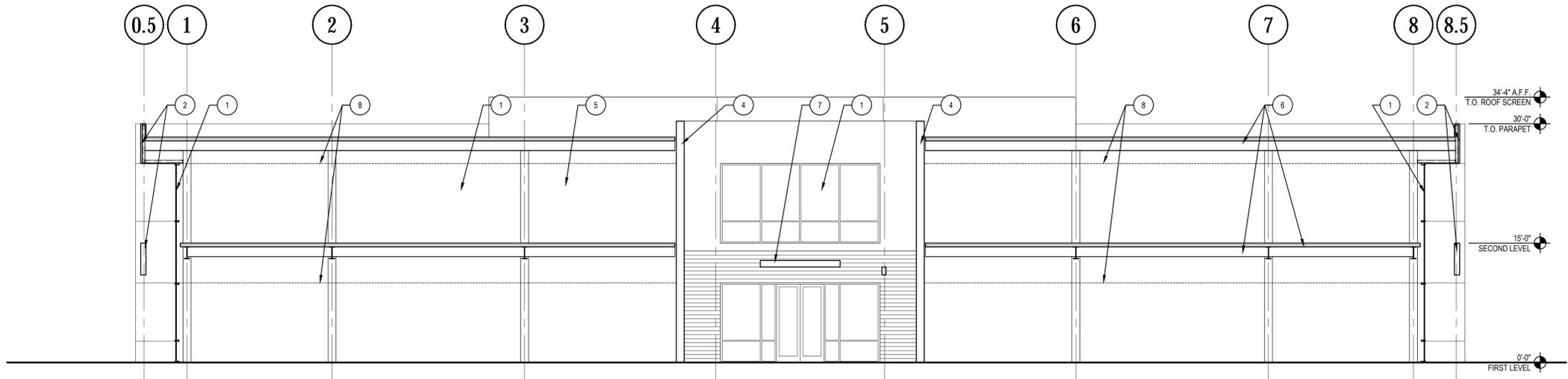
A Planning Application for:
475-485 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL

RENDERED EXTERIOR
ELEVATIONS

A3.11

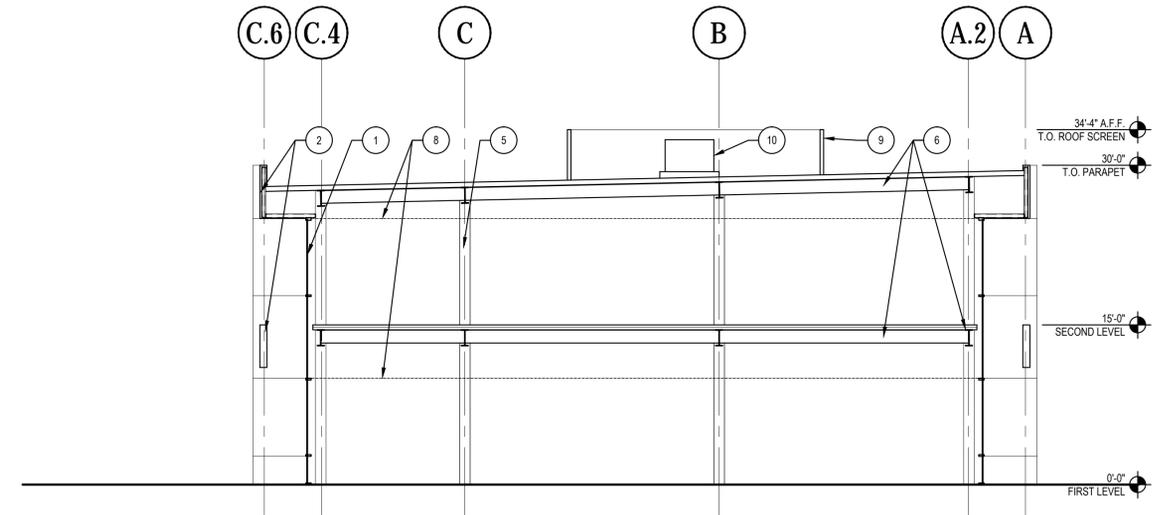
PROJECT NO: 154135



BUILDING SECTION 1

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

1



BUILDING SECTION 2

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

2

KEYNOTES

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

- 1 1" INSULATED GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES TO MATCH EXISTING
- 2 ALUMINUM COMPOSITE METAL PANELS OVER METAL FRAMING
- 3 STUCCO TO MATCH EXISTING
- 4 WOOD SLATS OVER METAL FRAMING
- 5 STEEL COLUMN
- 6 STEEL BEAM
- 7 ALUMINUM COMPOSITE METAL CANOPY
- 8 FUTURE TENANT CEILING
- 9 ROOF SCREEN
- 10 HVAC UNIT, FINAL LOCATION TO BE DETERMINED



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The user, in possession of this documentation acknowledges that ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The user, in possession of this documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultant's instruments of service. Reuse without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC consultants. The user's possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING to accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2015

In Association with:

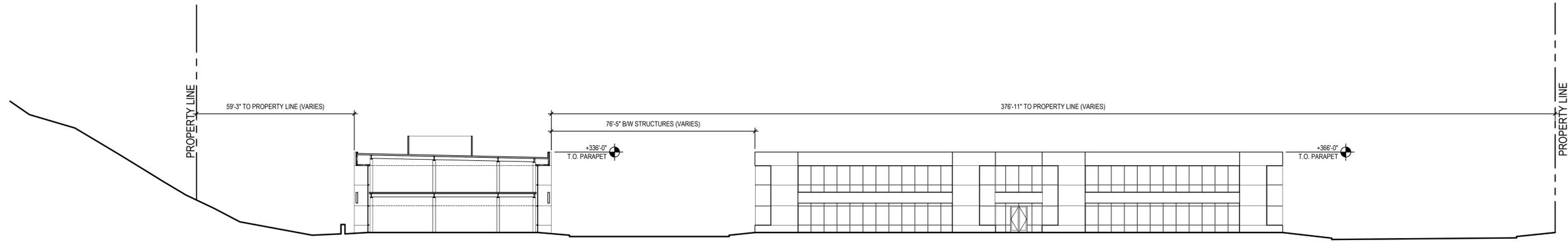
A Planning Application for:
475-485 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL

BUILDING SECTIONS

A4.01

PROJECT NO: 154135



SITE SECTION

SCALE: 1" = 20'-0"

1



ARC TEC
 ARCHITECTURAL TECHNOLOGIES
 www.arctecinc.com

Arizona
 2960 East Northern Avenue, Building C
 Phoenix, Arizona 85028
 P 602.953.2355 F 602.953.2988

California
 99 Almaden Boulevard, Suite 840
 San Jose, California 95113
 P 408.496.0676 F 408.496.1121

The user, in possession of this documentation acknowledges that ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The user, in possession of this documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultant instruments of service. Reuse without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC consultants. The user's possession of this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorneys' fees, arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING to accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2015
 In Association with:

A Planning Application for:
475-485 ALBERTO WAY
 LOS GATOS, CA 95032

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL

SITE SECTION

A4.02

PROJECT NO: 154135



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arcotecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The users' in possession of this documentation acknowledge that the ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The users' in possession of this documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the users' sole risk and without liability to ARC TEC and ARC TEC's consultants. The users' possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorneys' fees, arising out of unauthorized reuse of ARC TEC and ARC TEC's consultants' instruments of service. Within dimensions on this drawing shall have precedence over any scaled dimension. 50% NOT SCALE 1/4"=1'-0" DRAWING TO ACCURATE DIMENSIONS AND NOTIFY ARC TEC OF ANY DISCREPANCIES.

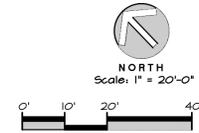
© Copyright ARC TEC, Inc. 2015
In Association with:



KLA
LANDSCAPE
ARCHITECTURE
PLANNING
www.knola.com
151 N. Norlin St., Sonoma, CA 95370
(209)532-2856 (209)532-9510 fax

A Planning Application for:
475-485 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.15.16	PLANNING DEPT. RESUBMITTAL



Concept Images



Aggregate and Decomposed Granite (DG) Paving



Stone Gabion Seat walls and walls

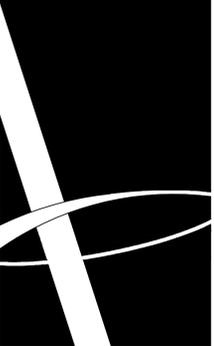


Large umbrellas with grid concrete paving



Preliminary Landscape Plan

L0.2
PROJECT NO: 16-1801



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The user's possession of this documentation does not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, claims, losses and expenses, including but not limited to attorneys fees, arising out of unauthorized reuse of this documentation. The user's possession of this documentation shall not constitute an agreement or contract between the user and ARC TEC. ARC TEC shall be held harmless for any and all damages, psi

© Copyright ARC TEC, Inc. 2015

In Association with:



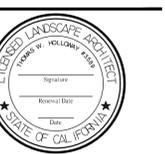
LANDSCAPE
ARCHITECTURE
PLANNING

www.knola.com

151 N. Nolan St., Sonoma, CA 95070
(209)532-2856 (209)532-9510

A Planning Application for:
475-485 ALBERTO WAY
LOS GATOS, CA 95032

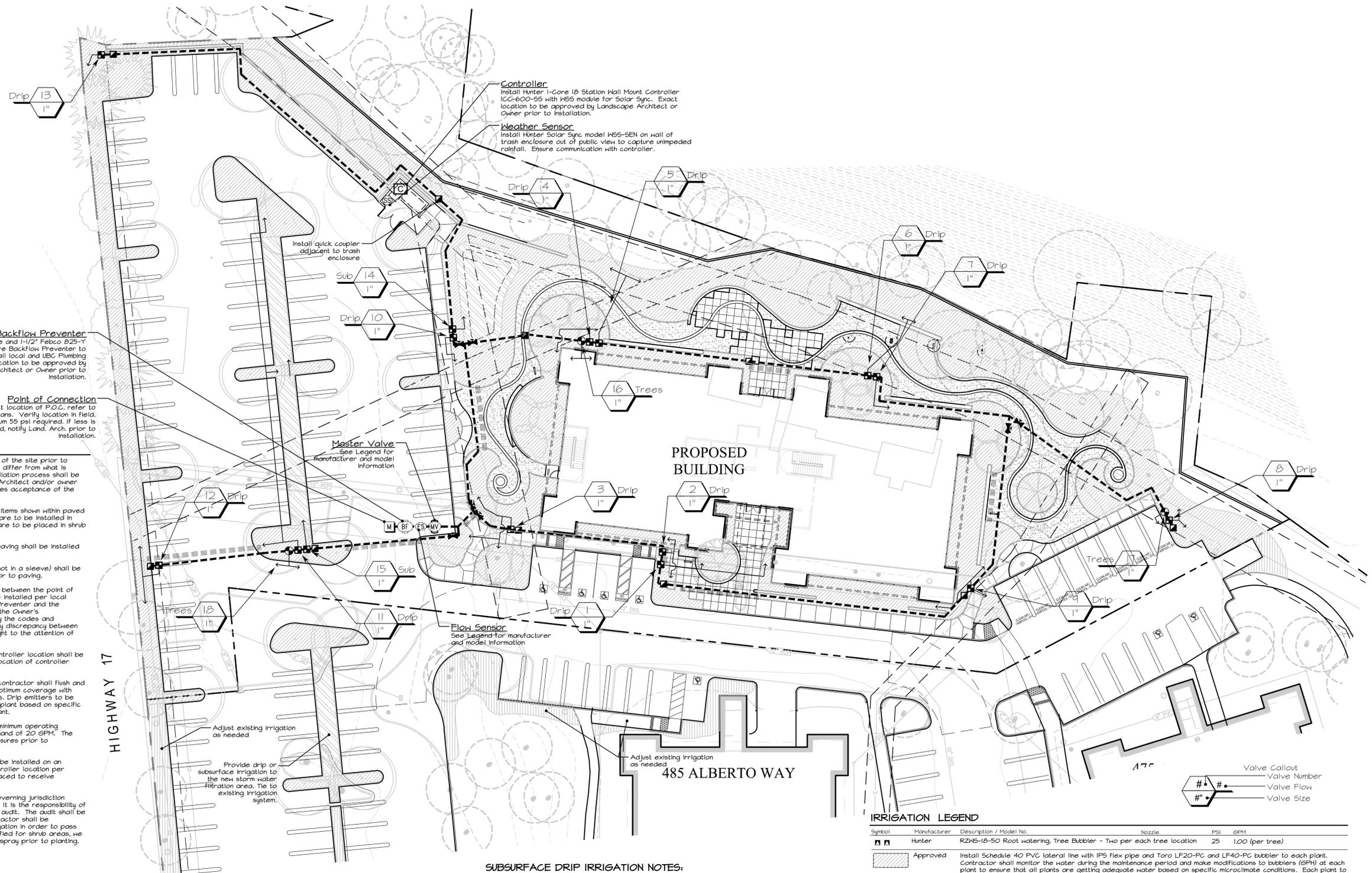
DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
04.29.16	PLANNING DEPT. SUBMITTAL
07.15.16	PLANNING DEPT. RESUBMITTAL



Preliminary Irrigation Plan

L0.5

PROJECT NO: 16-1801



GENERAL IRRIGATION NOTES

- 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.
- 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.
- All mainline piping and control wires under paving shall be installed in separate schedule 40 PVC sleeves.
- All lateral line piping under paving (that is not in a sleeve) shall be schedule 40 PVC and shall be installed prior to paving.
- 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.
- 120 VAC electrical power source at the controller location shall be provided by electrical contractor. Verify location of controller prior to installation.
- 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.
- 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.
- 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.
- 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 ETW

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	ETAF	ETAF x Area (square feet)	Type of Irrigation	Irrig. eff.	ETW
1	I-13	Shrubs	Medium	.4	18,848 sf	72.0%	0.45	8,567.3	Low Flow Bubbler/Emitter	.88	227,872.3
2	14-15	Shrubs	Medium	.5	1,875 sf	7.2%	0.59	1,102.9	Subsurface	.85	29,336.0
4	16-18	Trees	Medium	.5	1,200 sf	4.6%	0.51	601.8	Root Bubblers	.88	18,135.0
3	O	D.G.	None	0	4,251 sf	16.2%	0.0	0.0	None	1.0	0.0
Total Ornamental					26,174 sf	100%		10,352.0			275,343.3 gal.

Landscape Area - Ornamental Landscape 26,174 sf
 ETAF x Area - Ornamental Landscape 10,352.0 sf
 Ornamental Landscape Irrigation Efficiency 0.90 efficient
 Estimated Total Water Usage (ETW) - No SLA 275,343.6 gallons
 Maximum Applied Water Allowance (MAWA) 313,274.2 gallons
 MAWA = (ETo)(.62)((.45xLA)+(55xSLA))
 MAWA = 42.9 * .62 * ((.45 x 26,174)+(55x0))
 MAWA = 26,548 * (11,718.3)(0)
 MAWA = 313,274.2 + 0
 MAWA = 313,274.2

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

SUBSURFACE DRIP IRRIGATION NOTES:

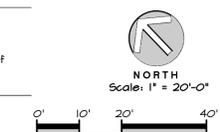
- Subsurface irrigation system shall be installed per the manufacturer's recommendations. It is the responsibility of the landscape contractor to ensure that layout is done properly and effective spacing is maintained so that all plant material receives adequate water. The layout as shown on the plan 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.
- 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.
- All lateral feed line piping (source from valve) shall be 1" SCH 40 PVC.
- 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.
- Subsurface circuit valve to include a manufacturer installed pressure reducer and a wye filter with 155 mesh stainless steel screen, or equal.
- 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.

IRRIGATION LEGEND

Symbol	Manufacturer	Description / Model No.	Nozzle	PSI	GPM
	Hunter	RZ45-18-50 Root watering, Tree Bubbler - Two per each tree location		25	1.00 (per tree)
	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/0.061 GPM) 15 Gallon shrubs, espaliers (2) Toro LF40-PC Bubbler (4.0 GPH/0.061 GPM) Bubblers to be spaced equally around plant.			
	Toro	DL2000-RSP-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.			
	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.			
	Febco	LF825Y Reduced Pressure Backflow Preventer (lead free) - see plan for size.			
	Hunter	ICV Series Automatic Remote-Control Valve - See Plan for size.			
	Nibco	IC2-101 for 1" drip valve kit			
	Superior	T-113 Gate Valve, Line size.			
	GST	3100 Series Master Valve. Install per manufacturer's specifications.			
	Hunter	PSI Flow Sensor. Install per manufacturer's specifications.			
	Hunter	I-Core 24 Station Exterior Wall-Mount Controller; ICG-600-55 with quantity ICM-600 module as needed to meet quantity of stations as specified. Include W55 module for Solar-Sync.			
	Hunter	Solar-Sync - model W55-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			
	Approved	Schedule 40 PVC Lateral Line			
	Approved	Schedule 40 PVC Sleeve (two per location).			





LEGEND

PROPERTY LINE	---	SIGN	⊕
ADJACENT PROPERTY LINE	- - - - -	POST	⊙
CENTERLINE	—+—+—+—	BOLLARD	⊕
EASEMENT	—+—+—+—	TREE W/ SIZE, TAG AND ELEVATION	⊕ 10" #222 100.0 100.00
BUILDING LINE	—+—+—+—	SPOT ELEVATION	⊕ 32.1
BUILDING OVERHANG	—+—+—+—	AERIAL SPOT ELEVATION	⊕ 15
FOUND MONUMENT AS NOTED	⊕	CONTOUR	—+—+—+—
FOUND IRON PIPE OR AS NOTED	⊕	INDEX CONTOUR	—+—+—+—
TRANSFORMER	⊕	CURB	—+—+—+—
FIRE HYDRANT	⊕	CURB & GUTTER	—+—+—+—
STORM DRAIN MANHOLE	⊕	CONCRETE	—+—+—+—
MANHOLE	⊕	FENCE	—+—+—+—
CLEAN OUT	⊕	RETAINING WALL	—+—+—+—
GAS METER	⊕	EDGE OF PAVEMENT	—+—+—+—
UTILITY POLE	⊕	SINGLE TREE	⊕
VALVE	⊕	TREES AND BRUSH	⊕
CATCH BASIN / DROP INLET	⊕	SANITARY SEWER	—+—+—+—
WATER METER	⊕	STORM DRAIN	—+—+—+—
FIRE DEPARTMENT CONNECTION	⊕	WATER	—+—+—+—
BACK FLOW PREVENTER	⊕	UNDERGROUND ELECTRIC	—+—+—+—
POST INDICATOR VALVE	⊕	OVERHEAD	—+—+—+—
AUTOMATIC SPRINKLER RISER	⊕	TITLE REPORT EXCEPTION NUMBER	⊕ 1 1 1
UTILITY BOX (SIZE VARIES)	⊕		

LINE TABLE

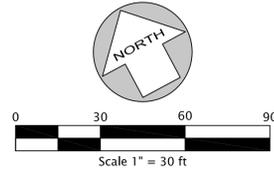
LINE	BEARING	DISTANCE
L1	S 59°07'27" W	71.68'
	(S 57°11'17" W) ①	
L2	S 16°00'25" W	79.11'
	(S 16°04'15" W) (79.32') ①	
L3	S 88°36'21" E	96.77'
	(S 88°37'43" E) (96.90') ①	
L4	S 36°09'51" W	30.83'
	(S 36°14'03" W) (30.89') ①	
	(S 35°10'39" W) (30.72') ①	
L5	N 35°31'33" W	64.00'
	(N 35°32'34" W) (64.00') ①	
	(N 36°19'16" W) (64.21') ①	
L6	N 47°12'21" W	60.25'
	(N 47°14'29" W) (60.25') ①	
	(N 48°50'28" W) (60.18') ②	
L7	N 55°57'44" W	53.89'
	(N 56°06'29" W) ①	
	(N 57°05'41" W) ②	
L8	S 16°00'25" W	10.60'
	(S 16°04'15" W) ①	
L9	N 04°32'52" E	45.08'
	(N 06°46'00" E) (45.74') ①	
L10	N 75°40'51" W	35.95'
	(N 74°37'19" W) (37.35') ①	
L11	N 38°05'29" W	23.42'
	(N 38°09'58" W) ①	
L12	S 69°36'37" W	10.00'
L13	N 75°40'51" W	30.13'
	(N 76°15'29" W) (30.26') ③	
L14	N 69°36'37" E	24.00'
	(N 69°31'38" E) ③	
L15	N 04°32'52" E	43.39'
	(N 56°23'37" W) ③	
L16	N 55°44'28" W	6.60'
	(N 42°20'20" W) ③	
L17	N 33°51'33" W	70.33'
L18	N 54°19'07" W	0.57'
	(N 54°21'26" W) ①	
L19	N 24°11'55" E	42.41'
	(N 24°10'23" E) ①	
L20	S 45°08'51" W	32.87'
	(S 45°07'19" W) ①	
L21	N 46°18'47" W	106.94'
	(N 46°21'56" W) ①	
L22	N 83°48'39" W	17.81'
	(N 83°48'39" W) ①	
L23	N 64°20'02" W	74.43'
	(N 64°22'21" W) ①	
L24	N 46°20'05" W	10.64'
	(N 46°22'24" W) ①	
L25	N 23°56'12" E	21.62'
	(N 24°10'23" E) ①	
L26	S 55°29'38" E	150.98'
	(S 55°32'34" E) (151.01') ①	

REFERENCES

- ① PARCEL MAP (517 M 22-23)
- ② TRACT NO. 5133 (299 M 47)
- ③ PARCEL MAP (464 M 18-19)
- ④ TRACT NO. 6222 (408 M 1-7)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	HSBIB	HOSEBIB
ACP	ASBESTOS CEMENT PIPE	LIP	LIP OF GUTTER
AD	AREA DRAIN	LT	LIGHT
BL	BUILDING	O.R.	OFFICIAL RECORD
BS	BOTTOM OF STEP	P.U.E.	PUBLIC UTILITY EASEMENT
BTM	BOTTOM	P.O.B.	POINT OF BEGINNING
C	CONCRETE	PIV	POST INDICATOR VALVE
CL	CENTERLINE	P.S.E.	PUBLIC SERVICE EASEMENT
CB	CATCH BASIN	PV	PAVEMENT
CIP	CAST IRON PIPE	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RIM	RIM ELEVATION
DICL	DUCTILE IRON CEMENT LINED	SDMH	STORM DRAIN MANHOLE
DIP	DUCTILE IRON PIPE	S.D.E.	STORM DRAIN EASEMENT
DK	DECK	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	S.S.E.	SANITARY SEWER EASEMENT
EV	ELECTRIC VAULT	TC	TOP OF CURB
EW	EDGE OF WALK	TE	TRASH ENCLOSURE
FF	FINISH FLOOR	TOP	TOP OF SLOPE
FH	FIRE HYDRANT	TRN	TRANSFORMER
FL	FLOW LINE	TS	TOP OF STEP
FNC	FENCE	TW	TOP OF WALL
FP	FLAG POLE	UP	UTILITY POLE
FW	FACE OF WALL	WD	WOOD
GRN	GROUND	WM	WATER METER
INV	INVERT ELEVATION	WB	WATER BOX
I.P.	IRON PIPE	W.L.E.	WATER LINE EASEMENT
I.E.E.	INGRESS & EGRESS EASEMENT	WV	WATER VALVE



NOTES

1. This survey was prepared from information furnished in a
 - ① Preliminary Title Report, prepared by Stewart Title of California, Inc, Filed No. 7911-397571 dated August 09, 2011 (FOR PARCEL B),
 - ② Commitment for Title Insurance, prepared by First American Title Insurance Company, Commitment No. NCS-398751-CC, dated May 27, 2011 (FOR PARCEL A)
 - ③ Preliminary Title Report, prepared by Chicago Title Company, Title No. 11-32015128-KMB dated November 1, 2011 (FOR PARCEL A).
- No liability is assumed for matters of record not stated in said reports 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 and boundary 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 known 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: LG 44; Brass Disk in monument well stamped "LG#44" at the intersection of Saratoga-Los Gatos Road and Alberto Way. Elevation: 353.33
4. A.P.N.: 529-21-039, 529-21-042, 529-21-043 & 529-21-044
5. Flood Zone Note: This site is in Flood Zone "B"; Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. Per Flood Insurance Rate Map Community Panel No. 060343 003 A, dated January 17, 1979.
6. Basis of Bearings: The bearing of South 22°08'01" West taken on the westerly line of Parcel A as shown on that certain Parcel Map filed for record on September 7, 1983 in Book 517 of Maps at Pages 22 and 23, Santa Clara County Records, was taken as the Basis of all Bearings shown hereon.
7. This map was prepared using computer assisted, photogrammetric methods by HW GeoSpatial, Inc., in Oakland California. In areas of dense vegetation, accuracy of contours may deviate from accepted accuracy standards. The date of Photography was March 27, 2006 as Job No. 06-100.



ARC TEC
ARCHITECTURAL TECHNOLOGIES

www.arcotecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988
California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The "user" in possession of this document acknowledges that ARC TEC and ARC TEC consultants are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and creator of such documents. The "user" in possession of this document shall not sue or attribute any other person to ARC TEC or ARC TEC consultants instruments of service. Release without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC consultants. The user's possession of this document shall not constitute an endorsement of any product, service, or company. ARC TEC and ARC TEC consultants are not responsible for the accuracy of any information, including but not limited to attorney's fees, arising out of unauthorized use of ARC TEC or ARC TEC consultants instruments of service. Written dimensions on the drawing shall have precedence over any scaled dimensions. DO NOT SCALE THIS DRAWING! Do accurate dimensions and verify ARC TEC of any dimensions.
© Copyright ARC TEC, Inc. 2015
In Association with:

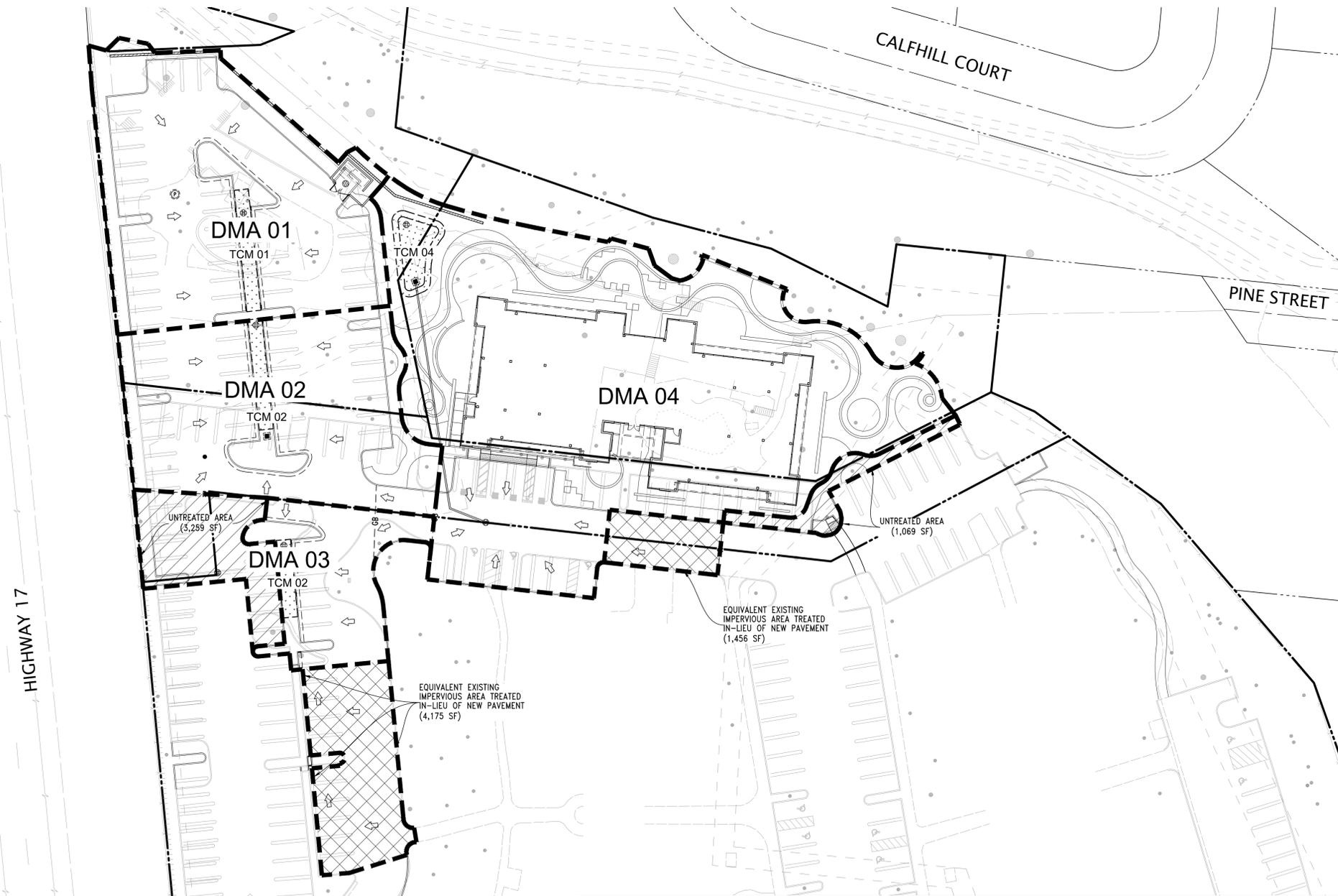


A Project Review Application for CDAC:
475-485 ALBERTO WAY
 LOS GATOS, CA 95032

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL



TOPOGRAPHIC SURVEY
C1.0



STORMWATER CONTROL NOTES

- THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE D) SOILS.
- THE SITE STORM DRAIN RUNOFF WILL BE FILTERED BY BIOTREATMENT AREAS. ALL STORM WATER DRAINS TO THE PUBLIC STORM DRAIN SYSTEM.
- 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 SWEEPED REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
- BIOTREATMENT AREA SHOWN ARE SCHEMATIC AND WILL BE ADJUSTED DURING FINAL DESIGN.
- BIOTREATMENT SIZING IS BASED COMBINATION FLOW/VOLUME BASED 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.
- 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.

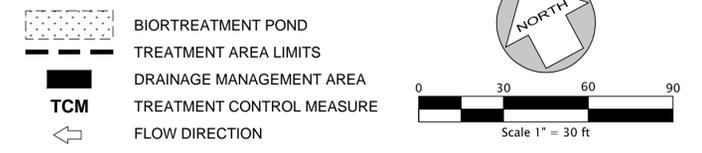
SITE DESIGN MEASURES

- DISCONNECTED DOWNSPOUTS/DIRECT ROOF RUNOFF TO VEGETATED AREAS

SOURCE CONTROL MEASURES IMPLEMENTED

- COVERED DUMPSTER AREA, DRAIN TO SANITARY SEWER
- BENEFICIAL LANDSCAPING (MINIMIZE IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)
- STORM DRAIN LABELING

LEGEND

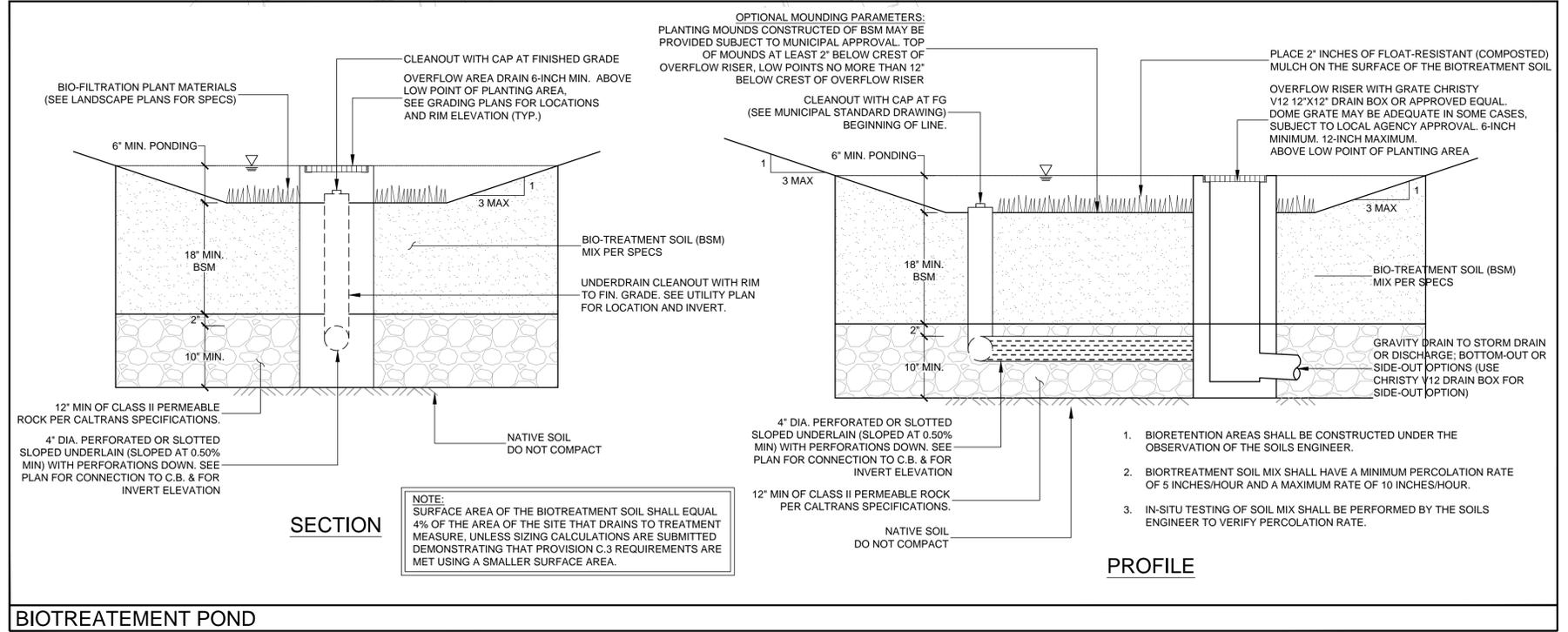


2. Project Size

	a. Total Site Area: 6.752 acre	b. Total Site Area Disturbed: 1.607 acre (including clearing, grading, or excavating)		
		Existing Area (ft ²)	Proposed Area (ft ²)	Total Post-Project Area (ft ²)
Impervious Area				
Roof (not Green Roof)	2,633	2,633	9,452	12,085
Parking	16,810	16,810	14,432	31,242
Sidewalks and Streets	21,420	8,688	-	8,688
Other (e.g. tennis court)	-	-	-	-
c. Total Impervious Area	40,863	28,131	23,884	52,015
d. Total new and replaced impervious area		52,015		
Pervious Area				
Landscaping	29,155	18,003	-	18,003
Pervious Paving	-	-	-	-
Other (e.g. Green Roof)	-	-	-	-
e. Total Pervious Area	29,155	18,003	-	18,003
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% =				%

BIOTREATMENT MAINTENANCE

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
<ul style="list-style-type: none"> INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES. 	POST-CONSTRUCTION
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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)
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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)
<ul style="list-style-type: none"> 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. ROTTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF IF THE TREATMENT AREA DOES NOT DRAW DOWN WITHIN 48 HOURS. 	AS NEEDED (INFREQUENT)



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

California
99 Almaden Boulevard, Suite 640
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The "user" in possession of this documentation acknowledges that ARC TEC and ARC TEC consultant drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user" in possession of this documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultant instruments of service. The user possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC consultants and agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of unauthorized reuse of ARC TEC or ARC TEC consultant instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING FOR accurate dimensions and verify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2015



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727 6665
Fax (408) 727 5641

A Project Review Application for CDAC:
475-485 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
08.24.15	CDAC SUBMITTAL
07.28.16	PLANNING DEPT. RESUBMITTAL



CONCEPTUAL STORMWATER CONTROL PLAN
C3.0

PROJECT NO: 154047

