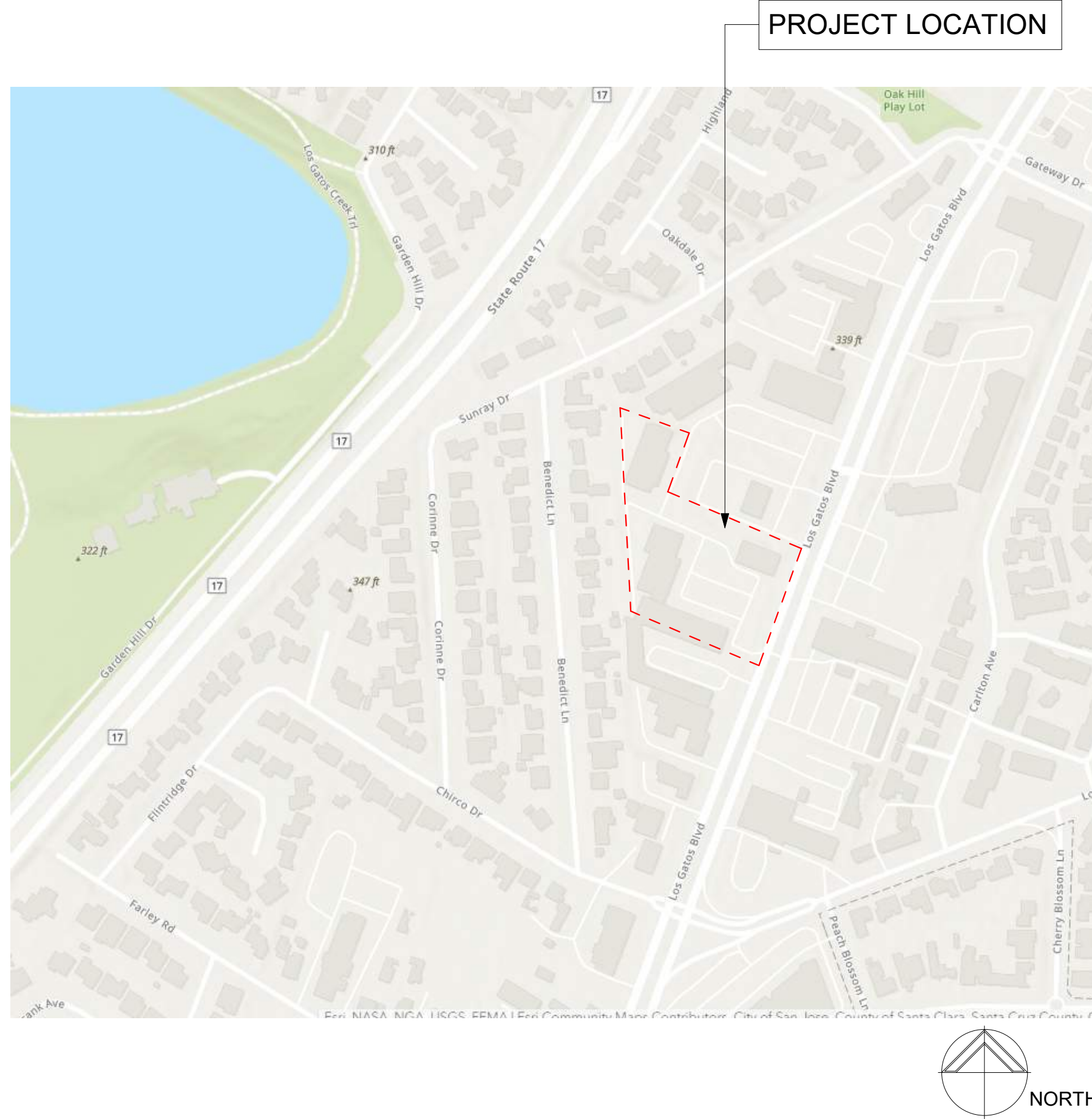




RESIDENCE AT NEWTOWN

15495 LOS GATOS BLVD, LOS GATOS, CA 95032

VICINITY MAP



SCOPE OF WORK

THE PROJECT PROPOSES THE DEVELOPMENT OF 80 THREE-STORY TOWNHOME UNITS, INCLUDING 33 THREE-BEDROOM UNITS AND 47 FOUR-BEDROOM UNITS, OF WHICH 13 UNITS WILL BE DESIGNATED AS AFFORDABLE HOUSING. THE PROJECT INCLUDES THE DEMOLITION OF ALL EXISTING ON-SITE STRUCTURES, COMPRISING FOUR BUILDINGS WITH A COMBINED TOTAL FLOOR AREA OF 51,012 SF. THE PROJECT IS FULLY SPRINKLER PER NFPA 13

PROJECT INFORMATION:

APN#: 424-22-030
ADDRESS: 15495 LOS GATOS BLVD, CA 95032
EXISTING ZONING: CH - RESTRICTED COMMERCIAL HIGHWAY
CONSTRUCTION TYPE: TYPE V-B, FULLY SPRINKLERED
OCCUPANCY TYPE: R-3

SITE AREA (ACRES): 166,659 SF (3.82 ACRES)
TOTAL BUILDING AREA: 192,199 SF

BUILDING HEIGHT: 37'-3"
BUILDING EAVE HEIGHT: 29'-2"

EXISTING FLOOR AREA RATIO (FAR): 51012/166,659 = 0.30
EXISTING LOT COVERAGE (BLDG FOOTPRINT): (40,132)/166,659 = 24%
PROPOSED FLOOR AREA RATIO (FAR): 192,199/166,659 = 1.15
PROPOSED LOT COVERAGE (BLDG FOOTPRINT): (62,524+5382)/166,659 = 40%
EXISTING PARKING SPACES: 208 SPACES
PROPOSED PARKING SPACES: 168 (160 SPACE IN GARAGE, 8 VISITOR PARKING ON SITE)
10% OF THE TOTAL UNITS TO BE ACCESSIBLE: 80X 0.10= 8 UNITS
AFFORDABLE UNITS PROVIDED: 13 UNITS

GROSS BUILDING AREA SUMMARY

1ST FLOOR	
BUILDING 1	6,314 SF
BUILDING 2	8,443 SF
BUILDING 3	6,976 SF
BUILDING 4	8,652 SF
BUILDING 5	8,444 SF
BUILDING 6	7,231 SF
BUILDING 7	3,074 SF
BUILDING 8	6,355 SF
BUILDING 9	3,181 SF
BUILDING 10	3,854 SF
	62,524 SF
2ND FLOOR	
BUILDING 1	5,867 SF
BUILDING 2	9,742 SF
BUILDING 3	6,561 SF
BUILDING 4	8,008 SF
BUILDING 5	9,743 SF
BUILDING 6	6,737 SF
BUILDING 7	3,004 SF
BUILDING 8	7,319 SF
BUILDING 9	2,893 SF
BUILDING 10	3,634 SF
	63,509 SF

GROSS BUILDING AREA SUMMARY

3RD FLOOR	
BUILDING 1	6,613 SF
BUILDING 2	8,760 SF
BUILDING 3	7,425 SF
BUILDING 4	9,090 SF
BUILDING 5	8,787 SF
BUILDING 6	7,963 SF
BUILDING 7	3,468 SF
BUILDING 8	6,627 SF
BUILDING 9	3,302 SF
BUILDING 10	4,131 SF
	66,166 SF
TOTAL GROSS AREA	192,199 SF

PROJECT DIRECTORY

DEVELOPMENT
GREEN VALLEY CORPORATION
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CIVIL
LANGAN ENGINEERING
1 S ALMADEN BLVD SUITE 590, SAN JOSE, CA 95113
CONTACT: ANDREW TURNER
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aturner@langan.com

APPLICABLE CODES:

- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2025 CALIFORNIA ENERGY CODE - CALIFORNIA CODE OF REGULATIONS TITLE 24, PARTS 1-12

CONDITION OF APPROVAL:

- A DEMOLITION PERMIT IS REQUIRED FOR THE DEMOLITION OF EACH INDIVIDUAL STRUCTURE.
- A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF EACH NEW MULTI-FAMILY STRUCTURE.
- A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR THE PV SYSTEM ON EACH INDIVIDUAL MULTIFAMILY STRUCTURE AND MUST BE FINALED PRIOR TO CERTIFICATE OF OCCUPANCY OF THE PRIMARY STRUCTURE.

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Consultant:

Revision Schedule:

#	Description	Date
1	PLANNING REV #1	01.30.26

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RESIDENCE AT NEWTOWN

15495 LOS GATOS BOULEVARD LOS GATOS, CA 95032

TITLE SHEET

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

A- 0.00

Construction Best Management Practices (BMPs)

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

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

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

Non-Hazardous Materials and Dust Control

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

Hazardous Materials

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

Waste Management

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

Equipment Management & Spill Control



Vehicle and Equipment Maintenance

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

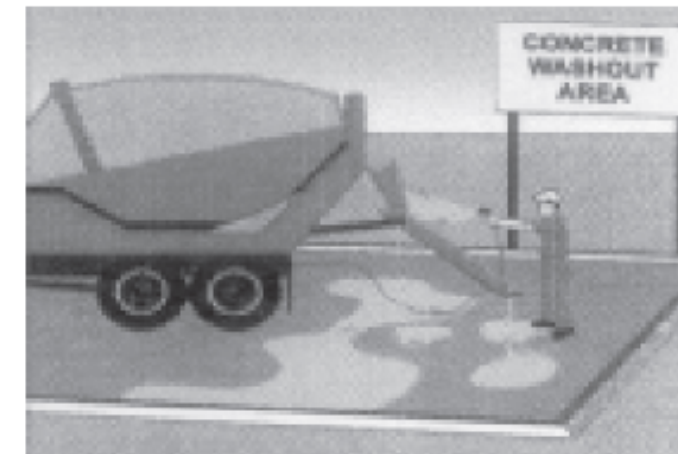
Contaminated Soils

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

Landscaping

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

Concrete Management & Dewatering



Concrete Management

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

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

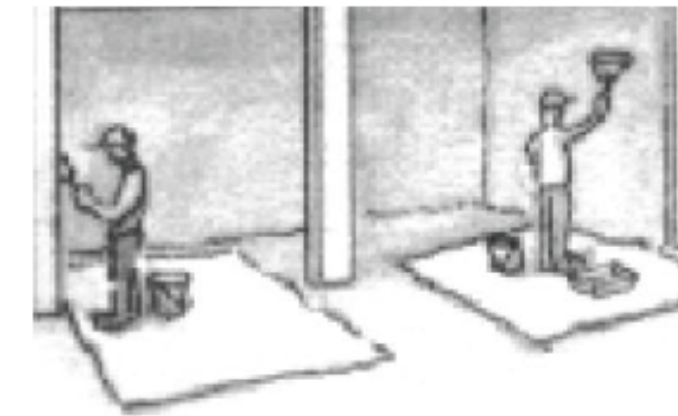
During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
 1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Painting & Paint Removal



Painting Cleanup and Removal

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



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

Consultant:

Revision Schedule:

#	Description	Date
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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
BLUEPRINT FOR A CLEAN BAY SHEET

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

A- 0.02

- BUILDING & SUITE NUMBERS: SUBMIT REQUESTS FOR NEW BUILDING ADDRESSES TO THE BUILDING DIVISION PRIOR TO SUBMITTING FOR THE BUILDING PERMIT APPLICATION PROCESS.
- REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: OBTAIN A BUILDING DEPARTMENT DEMOLITION APPLICATION AND A BAY AREA AIR QUALITY MANAGEMENT DISTRICT APPLICATION FOR THE REMOVAL OF EACH EXISTING STRUCTURE. ONCE THE DEMOLITION FORM HAS BEEN COMPLETED, ALL SIGNATURES OBTAINED, AND WRITTEN VERIFICATION FROM PG&E THAT ALL UTILITIES HAVE BEEN DISCONNECTED, SUBMIT THE COMPLETED FORM TO THE BUILDING DEPARTMENT WITH THE AIR DISTRICT'S J# CERTIFICATE, PG&E VERIFICATION, AND SITE PLANS SHOWING ALL EXISTING STRUCTURES, EXISTING UTILITY SERVICE LINES SUCH AS WATER, SEWER, AND PG&E. NO DEMOLITION WORK SHALL BE DONE WITHOUT FIRST OBTAINING A PERMIT FROM THE TOWN.
- AIR QUALITY: TO LIMIT THE PROJECT'S CONSTRUCTION-RELATED DUST AND CRITERIA POLLUTANT EMISSIONS, THE FOLLOWING THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD)-RECOMMENDED BASIC CONSTRUCTION MEASURES SHALL BE INCLUDED IN THE PROJECT'S GRADING PLAN, BUILDING PLANS, AND CONTRACT SPECIFICATIONS:
- IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO 2 MINUTES. CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
- ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED VISIBLE EMISSIONS EVALUATOR. ALL NON-ROAD DIESEL CONSTRUCTION EQUIPMENT SHALL AT A MINIMUM MEET TIER 3 EMISSION STANDARDS LISTED IN THE CODE OF FEDERAL REGULATIONS TITLE 40, PART 89, SUBPART B, §89.112.
- DEVELOPER SHALL DESIGNATE AN ON-SITE FIELD SUPERVISOR TO PROVIDE WRITTEN NOTIFICATION OF CONSTRUCTION SCHEDULE TO ADJACENT RESIDENTIAL PROPERTY OWNERS AND TENANTS AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF DEMOLITION AND ONE WEEK PRIOR TO COMMENCEMENT OF GRADING WITH A REQUEST THAT ALL WINDOWS REMAIN CLOSED DURING DEMOLITION, SITE GRADING, EXCAVATION, AND BUILDING CONSTRUCTION ACTIVITIES IN ORDER TO MINIMIZE EXPOSURE TO NOX AND PM10. THE ON-SITE FIELD SUPERVISOR SHALL MONITOR CONSTRUCTION EMISSION LEVELS WITHIN FIVE FEET OF THE PROPERTY LINE OF THE ADJACENT RESIDENCES FOR NOX AND PM10 USING THE APPROPRIATE AIR QUALITY AND/OR PARTICULATE MONITOR.
- SOILS REPORT: A SOILS REPORT, PREPARED TO THE SATISFACTION OF THE BUILDING OFFICIAL, CONTAINING FOUNDATION, AND RETAINING WALL DESIGN RECOMMENDATIONS, SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION. THIS REPORT SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER SPECIALIZING IN SOILS MECHANICS.
- SHORING: SHORING PLANS AND CALCULATIONS WILL BE REQUIRED FOR ALL EXCAVATIONS WHICH EXCEED FIVE (5) FEET IN DEPTH, OR WHICH REMOVE LATERAL SUPPORT FROM ANY EXISTING BUILDING, ADJACENT PROPERTY, OR THE PUBLIC RIGHT-OF-WAY. SHORING PLANS AND CALCULATIONS SHALL BE PREPARED BY A CALIFORNIA LICENSED ENGINEER AND SHALL CONFORM TO THE CAL/OSHA REGULATIONS.
- FOUNDATION INSPECTIONS: A PAD CERTIFICATE PREPARED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR SHALL BE SUBMITTED TO THE PROJECT BUILDING INSPECTOR AT FOUNDATION INSPECTION. THIS CERTIFICATE SHALL CERTIFY COMPLIANCE WITH THE RECOMMENDATIONS AS SPECIFIED IN THE SOILS REPORT, AND THAT THE BUILDING PAD ELEVATIONS AND ON-SITE RETAINING WALL LOCATIONS AND ELEVATIONS HAVE BEEN PREPARED ACCORDING TO THE APPROVED PLANS. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER FOR THE FOLLOWING ITEMS:
 - BUILDING PAD ELEVATION
 - FINISH FLOOR ELEVATION
 - FOUNDATION CORNER LOCATIONS
 - RETAINING WALL(S) LOCATIONS AND ELEVATIONS
- TITLE 24 ENERGY COMPLIANCE: ALL REQUIRED CALIFORNIA TITLE 24 ENERGY COMPLIANCE FORMS MUST BE DIRECTLY PRINTED ONTO A PLAN SHEET.
- SITE ACCESSIBILITY: AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THAT THEY SERVE. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE.
- ACCESSIBLE PARKING: THE PARKING LOTS, AS WELL AS THE PARKING STRUCTURE, WHERE PARKING IS PROVIDED FOR THE PUBLIC AS CLIENTS, GUESTS, OR EMPLOYEES, SHALL PROVIDE ACCESSIBLE PARKING. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES.
- BACKWATER VALVE: AS REQUIRED BY TOWN ORDINANCE 6.40.020, PROVIDE DETAILS FOR ANY REQUIRED SANITARY SEWER BACKWATER VALVE ON THE PLANS AND PROVIDE ITS LOCATION. THE TOWN OF LOS GATOS ORDINANCE AND WEST VALLEY SANITATION DISTRICT (WVSD) REQUIRE BACKWATER VALVES ON DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12 INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE.
- HAZARDOUS FIRE ZONE: ALL PROJECTS IN THE TOWN OF LOS GATOS REQUIRE CLASS A ROOF ASSEMBLIES.
- SPECIAL INSPECTIONS: WHEN A SPECIAL INSPECTION IS REQUIRED BY CBC SECTION 1704, THE ARCHITECT OR ENGINEER OF RECORD SHALL PREPARE AN INSPECTION PROGRAM THAT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO ISSUANCE OF THE BUILDING PERMIT. THE TOWN SPECIAL INSPECTION FORM MUST BE COMPLETELY FILLED OUT AND SIGNED BY ALL REQUESTED PARTIES PRIOR TO PERMIT ISSUANCE. SPECIAL INSPECTION FORMS ARE AVAILABLE ONLINE AT WWW.LOSGATOSCA.GOV/BUILDING.
- APPROVALS REQUIRED: THE PROJECT REQUIRES THE FOLLOWING DEPARTMENTS AND AGENCIES' APPROVAL BEFORE ISSUING A BUILDING PERMIT:
 - COMMUNITY DEVELOPMENT – PLANNING DIVISION: (408) 354-6874
 - ENGINEERING/PARKS & PUBLIC WORKS DEPARTMENT: (408) 399-5771
 - SANTA CLARA COUNTY FIRE DEPARTMENT: (408) 378-4010
 - WEST VALLEY SANITATION DISTRICT: (408) 378-2407
 - SANTA CLARA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT: (408) 918-3479
 - LOCAL SCHOOL DISTRICT: THE TOWN WILL FORWARD THE PAPERWORK TO THE APPROPRIATE SCHOOL DISTRICT(S) FOR PROCESSING. A COPY OF THE PAID RECEIPT IS REQUIRED PRIOR TO PERMIT ISSUANCE.



Consultant:

Revision Schedule:

#	Description	Date
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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
CONDITIONS OF APPROVAL

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228

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Revision Schedule:

#	Description	Date
1	PLANNING REV #1	01.30.26

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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
GROSS BUILDING & OPEN AREA

Date:
OCT. 22, 2025
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PF
Job #:
24-9228
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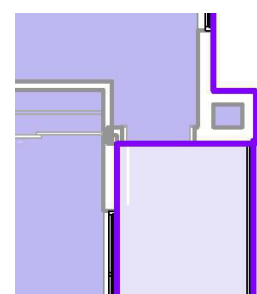
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1 1ST FLOOR GROSS BUILDING AREA
1/32" = 1'-0"

LEGEND:

- GROSS AREA BOUNDARY LINE
- EXTERIOR WALL FINISH
- OUTLINE OF BALCONIES COVERAGE ABOVE
- CENTER OF WALL BETWEEN DIFFERENT OCCUPANCY TYPES
- PROPERTY LINE



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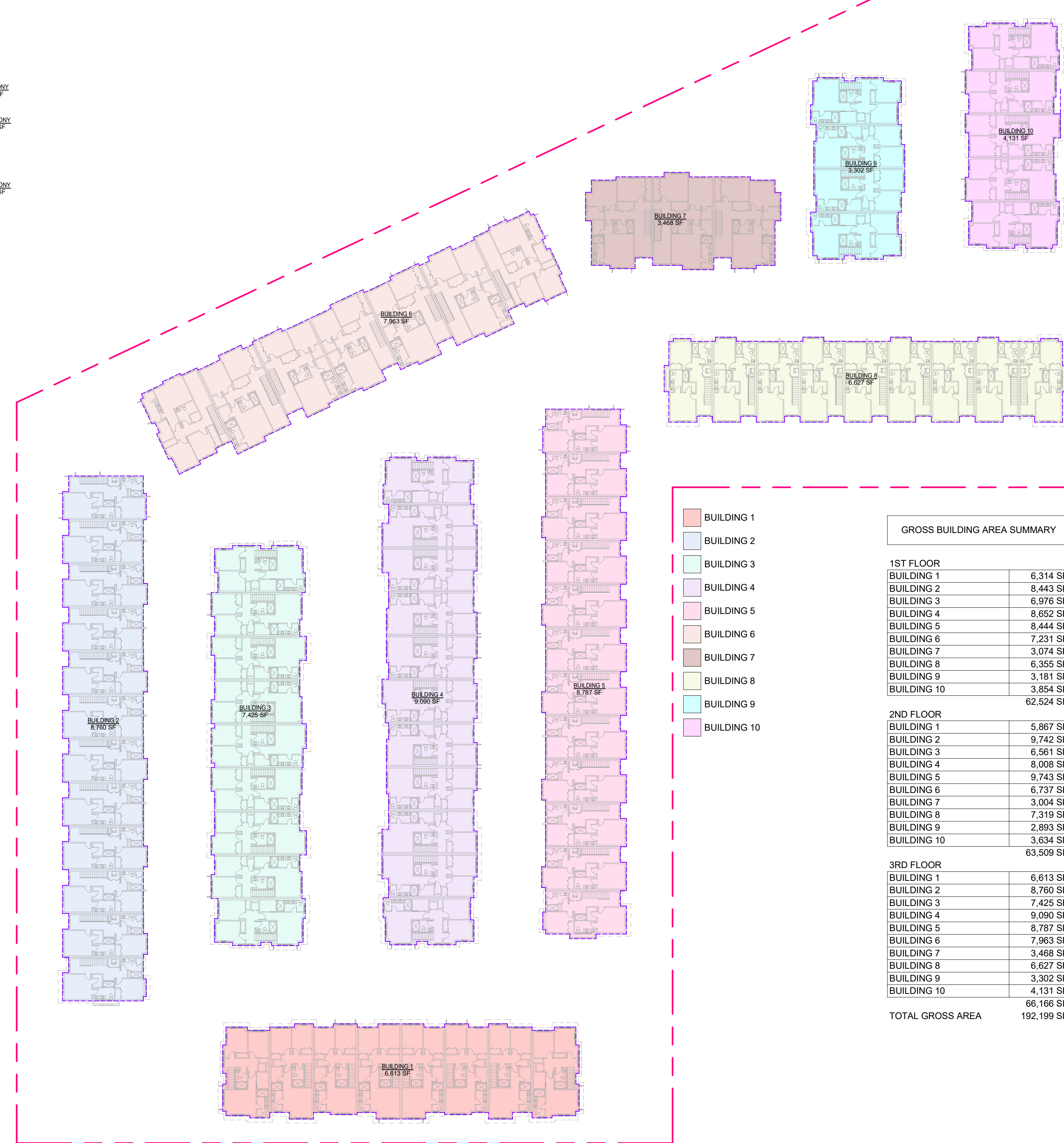
RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
GROSS BUILDING & OPEN AREA

Date:
OCT. 22, 2025
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24-9228
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1 2ND FLOOR GROSS BUILDING AREA
1/32" = 1'-0"

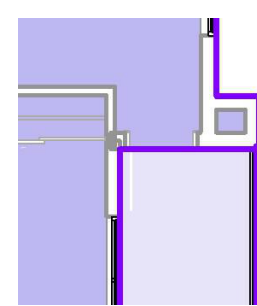
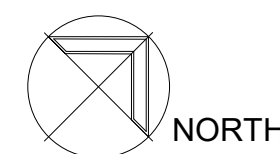


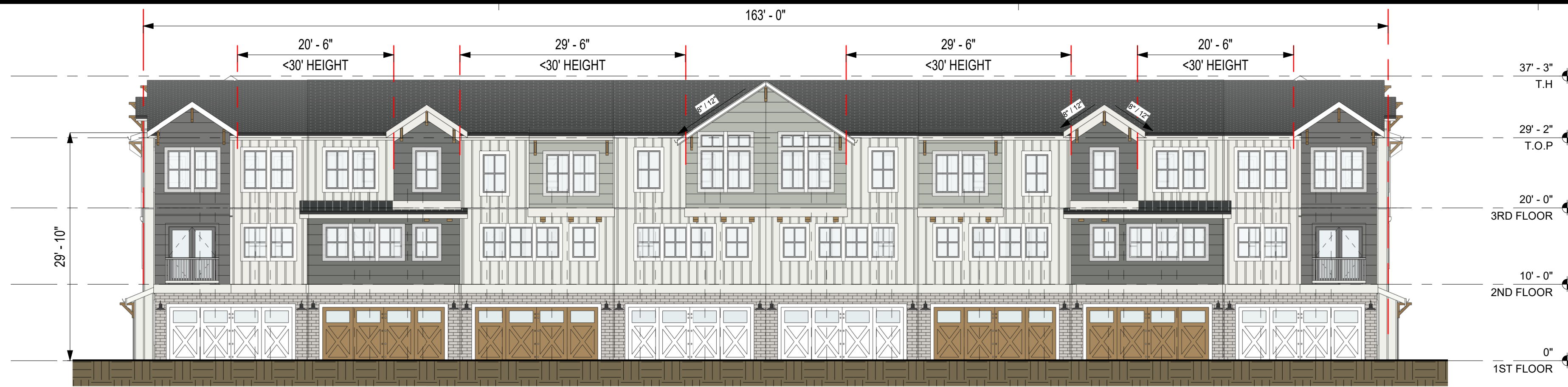
2 3RD FLOOR GROSS BUILDING AREA
1/32" = 1'-0"

OPEN SPACE AREA

LEGEND:

- GROSS AREA BOUNDARY LINE
- EXTERIOR WALL FINISH
- OUTLINE OF BALCONIES COVERAGE ABOVE
- CENTER OF WALL BETWEEN DIFFERENT OCCUPANCY TYPES
- PROPERTY LINE





1 BUILDING 1 - NORTH ELEVATION - AERIAL ACCESS DIAGRAM
3/32" = 1'-0"



2 BUILDING 1 - SOUTH ELEVATION - AERIAL ACCESS DIAGRAM
3/32" = 1'-0"



3 BUILDING 2 - EAST ELEVATION - AERIAL ACCESS DIAGRAM
3/32" = 1'-0"



4 BUILDING 2 - WEST ELEVATION - AERIAL ACCESS DIAGRAM
3/32" = 1'-0"

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15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
AERIAL ACCESS CALCULATION

Date: OCT. 22, 2025
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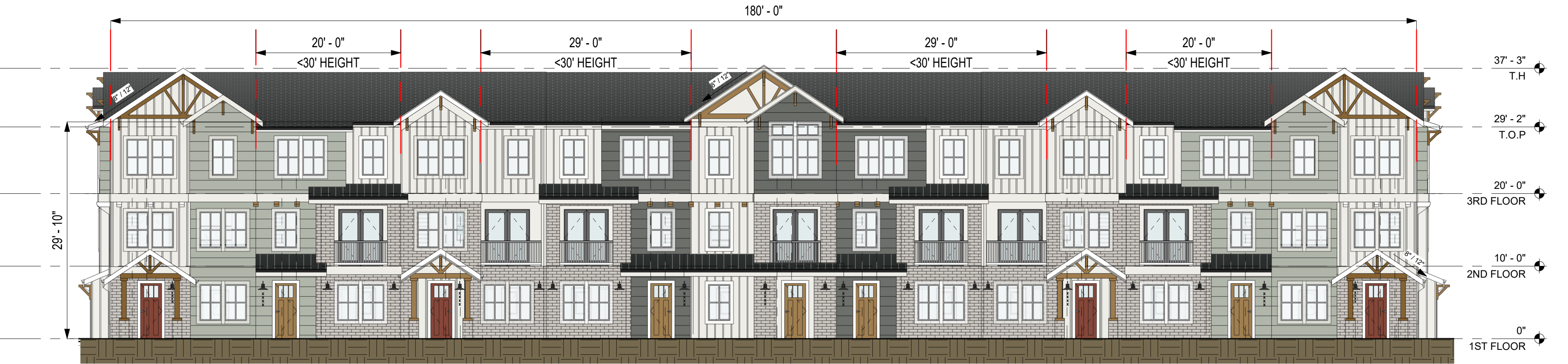
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- THE TOTAL LENGTH OF THE ROOF LINE FOR EACH BUILDING: 180'-0"
- THE PERCENTAGE OF THAT LENGTH THAT IS LESS THAN 30 FEET IN HEIGHT : (121'/180') X 100 = 67% > 50%

3 BUILDING 3 - WEST ELEVATION - AERIAL ACCESS DIAGRAM
3/32" = 1'-0"



- THE TOTAL LENGTH OF THE ROOF LINE FOR EACH BUILDING: 180'-0"
- THE PERCENTAGE OF THAT LENGTH THAT IS LESS THAN 30 FEET IN HEIGHT : (98'/180') X 100 = 54% > 50%

4 BUILDING 3 - EAST ELEVATION - AERIAL ACCESS DIAGRAM
3/32" = 1'-0"



- THE TOTAL LENGTH OF THE ROOF LINE FOR EACH BUILDING: 220'-0"
- THE PERCENTAGE OF THAT LENGTH THAT IS LESS THAN 30 FEET IN HEIGHT : (136'/220') X 100 = 62% > 50%

1 BUILDING 4 - EAST ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"



- THE TOTAL LENGTH OF THE ROOF LINE FOR EACH BUILDING: 220'-0"
- THE PERCENTAGE OF THAT LENGTH THAT IS LESS THAN 30 FEET IN HEIGHT : (118'/220') X 100 = 53% > 50%

2 BUILDING 4 - WEST ELEVATION - AERIAL ACCESS DIAGRAM
3/32" = 1'-0"

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LOS GATOS, CA 95032
AERIAL ACCESS CALCULATION

Date: OCT. 22, 2025
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1 BUILDING 5 - WEST ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"

THE TOTAL LENGTH OF THE ROOF LINE FOR EACH BUILDING: 240'-0
THE PERCENTAGE OF THAT LENGTH THAT IS LESS THAN 30 FEET IN HEIGHT :
(163'/240') X 100 = 68%



3 BUILDING 5 - EAST ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"

THE TOTAL LENGTH OF THE ROOF LINE FOR EACH BUILDING: 240'-0
THE PERCENTAGE OF THAT LENGTH THAT IS LESS THAN 30 FEET IN HEIGHT :
(143'/240') X 100 = 59%



2 BUILDING 6 - EAST ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"

THE TOTAL LENGTH OF THE ROOF LINE FOR EACH BUILDING: 196'-0
THE PERCENTAGE OF THAT LENGTH THAT IS LESS THAN 30 FEET IN HEIGHT :
(111'/196') X 100 = 56.6% > 50%



4 BUILDING 6 - WEST ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"

THE TOTAL LENGTH OF THE ROOF LINE FOR EACH BUILDING: 196'-0
THE PERCENTAGE OF THAT LENGTH THAT IS LESS THAN 30 FEET IN HEIGHT :
(116'/196') X 100 = 59% > 50%

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#	Description	Date
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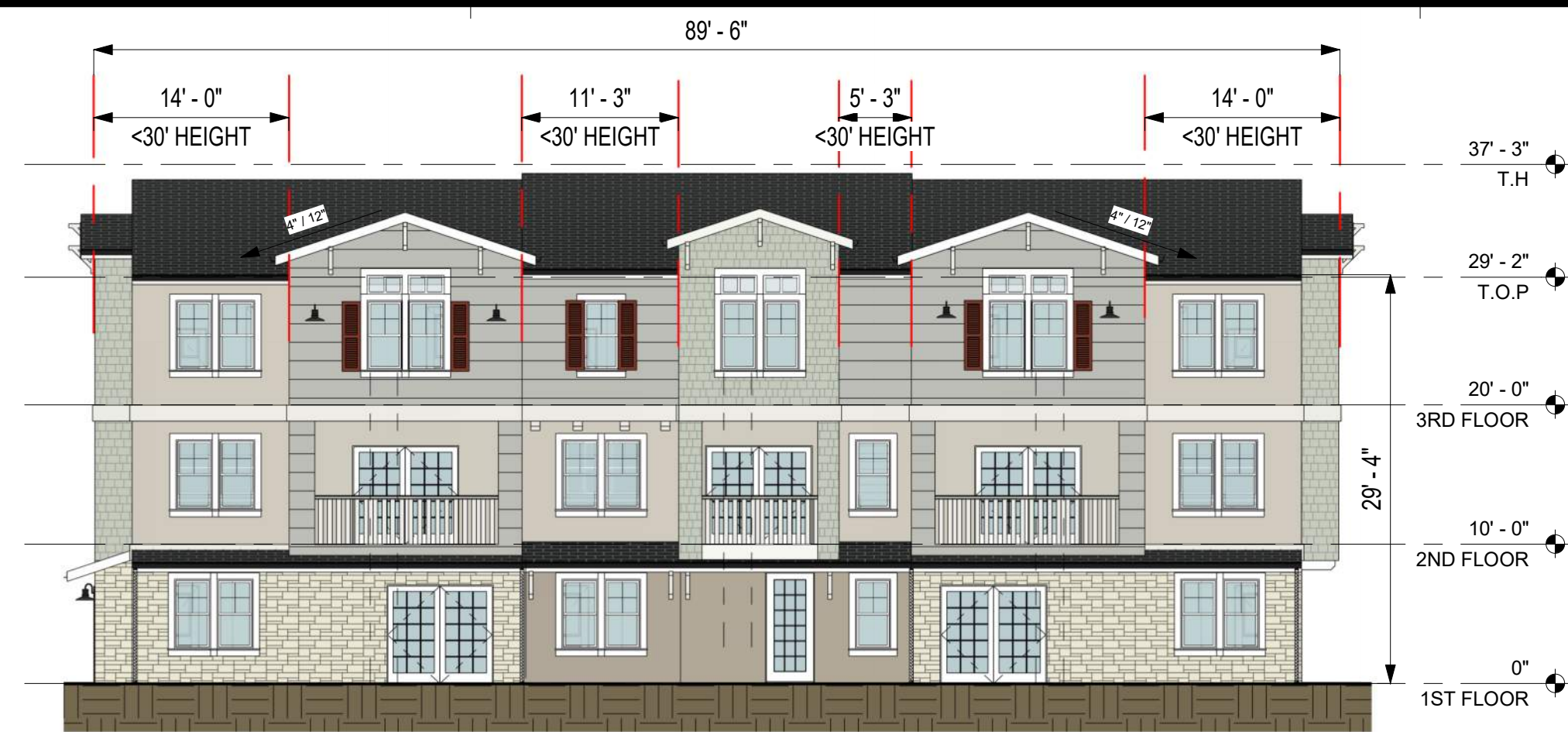
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LOS GATOS, CA 95032
AERIAL ACCESS CALCULATION

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Job #: 24-9228
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1 BUILDING 7 - SOUTH ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"



2 BUILDING 7 - NORTH ELEVATION - AERIAL ACCESS DIAGRAM
3/32" = 1'-0"



3 BUILDING 8 - NORTH ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"



4 BUILDING 8 - SOUTH ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"



5 BUILDING 9 - EAST ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"



6 BUILDING 9 - WEST ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"

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LOS GATOS, CA 95032
AERIAL ACCESS CALCULATION

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Job #: 24-9228
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- THE TOTAL LENGTH OF THE ROOF LINE FOR EACH BUILDING: 100'-0
- THE PERCENTAGE OF THAT LENGTH THAT IS LESS THAN 30 FEET IN HEIGHT : (70'/100') X 100 = 68% > 50%

1 BUILDING 10 - WEST ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"



- THE TOTAL LENGTH OF THE ROOF LINE FOR EACH BUILDING: 100'-0
- THE PERCENTAGE OF THAT LENGTH THAT IS LESS THAN 30 FEET IN HEIGHT : (52'/100') X 100 = 50.4% > 50%

2 BUILDING 10 - EAST ELEVATION - AERIAL ACCESS CALCULATION
3/32" = 1'-0"

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AERIAL ACCESS CALCULATION

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CONTEXT PHOTOS - ADJACENT
PROPERTIES

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2 **STREETSCAPE A**
1" = 60'-0"

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STREETSCAPE

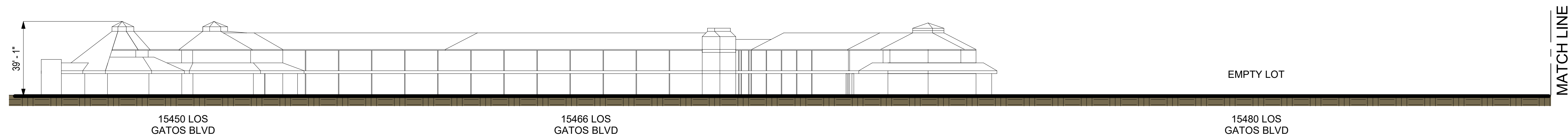
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Job #: 24-9228

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STREET SCAPE A - ADJACENT BUILDINGS

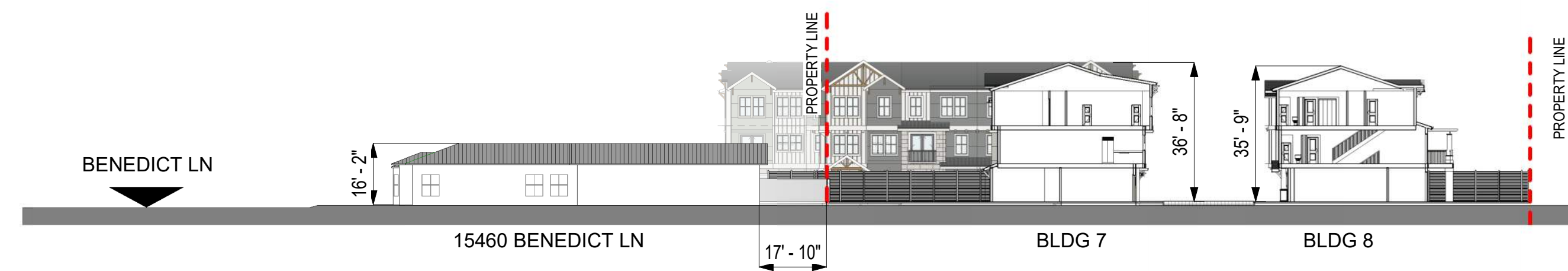


STREET SCAPE B - OPPOSITE SIDE OF STREET

2 STREET SCAPE
1" = 30'-0"



3 STREET SCAPE - SECTION A
1" = 30'-0"



4 STREET SCAPE - SECTION B
1" = 30'-0"

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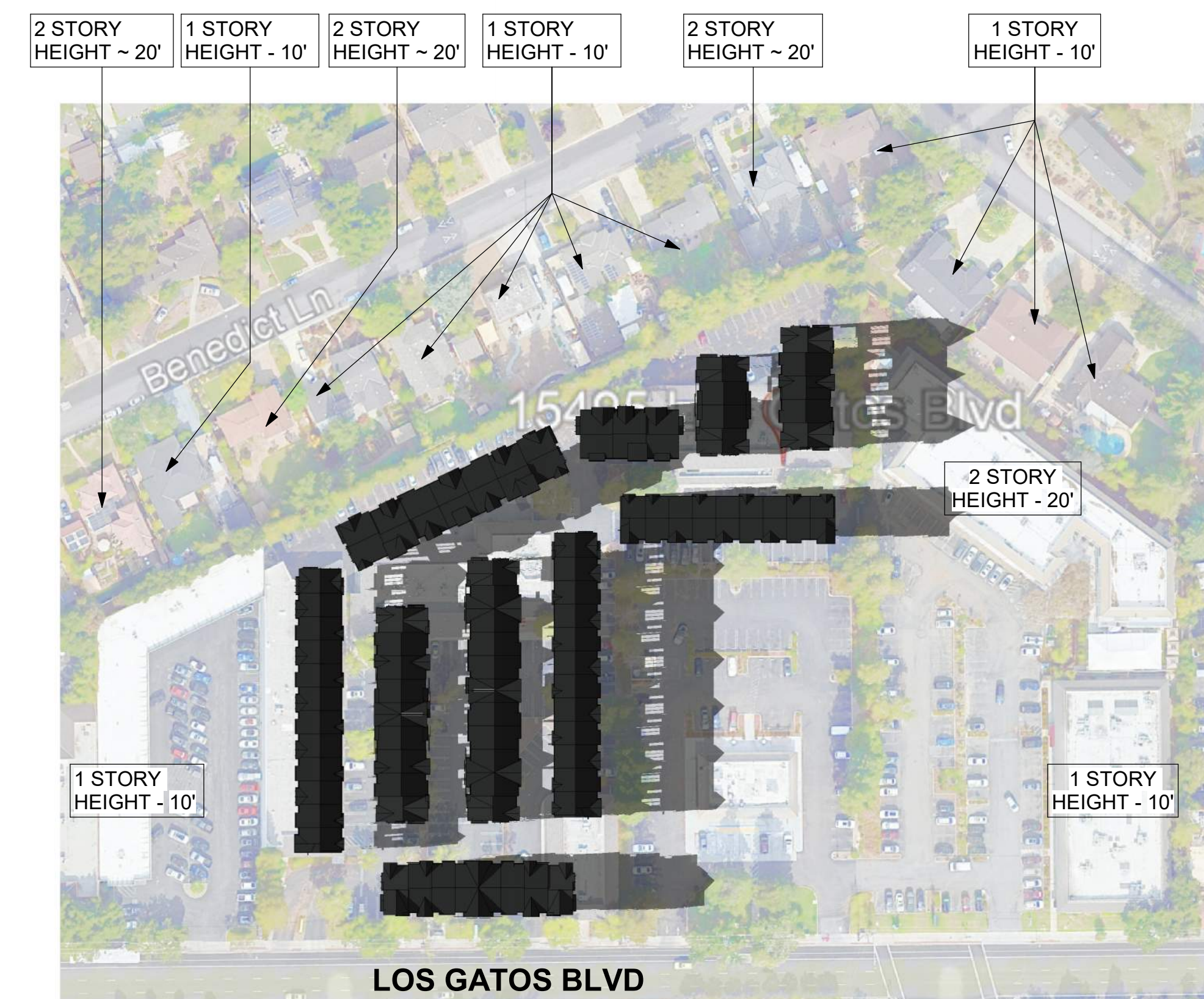
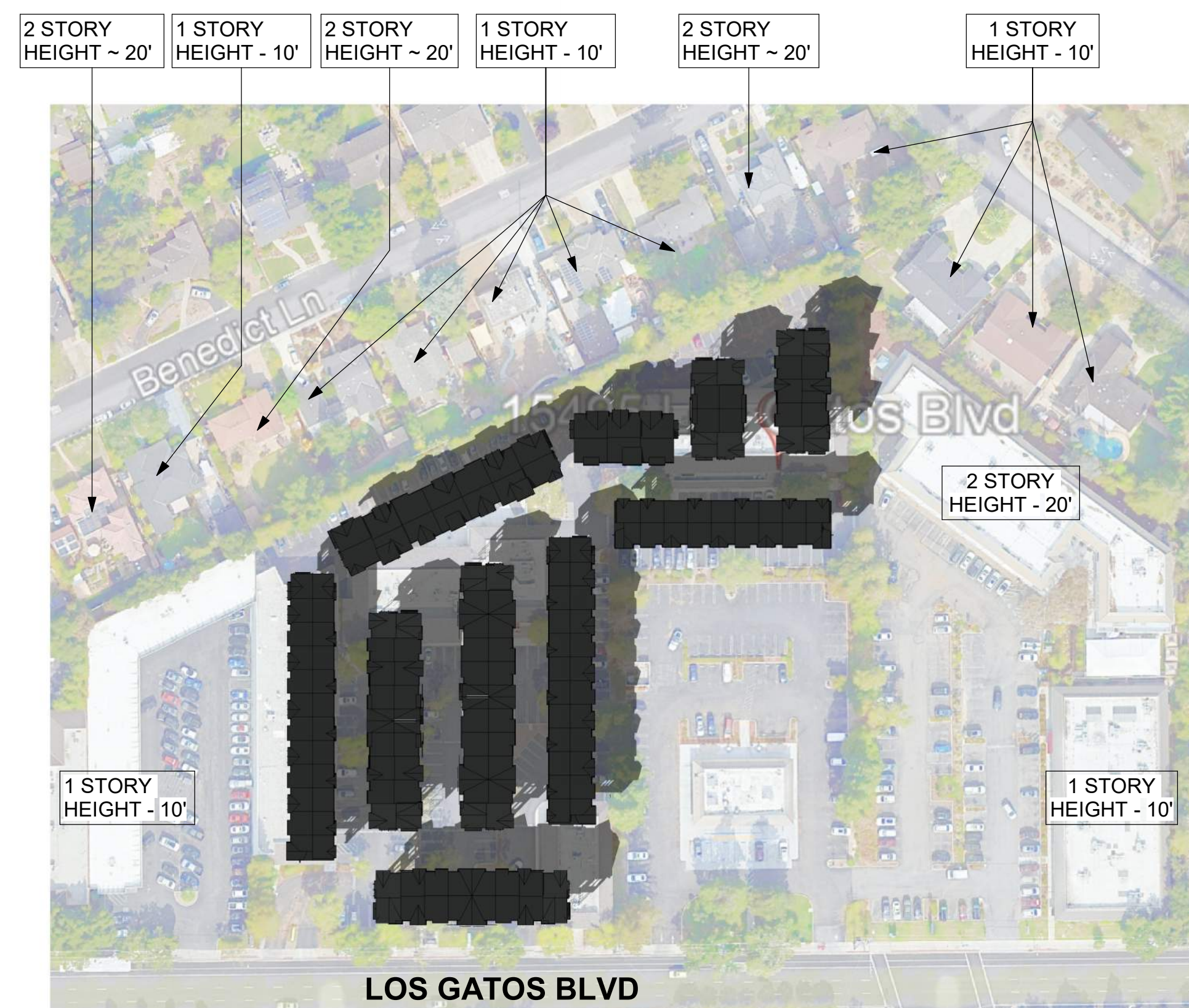
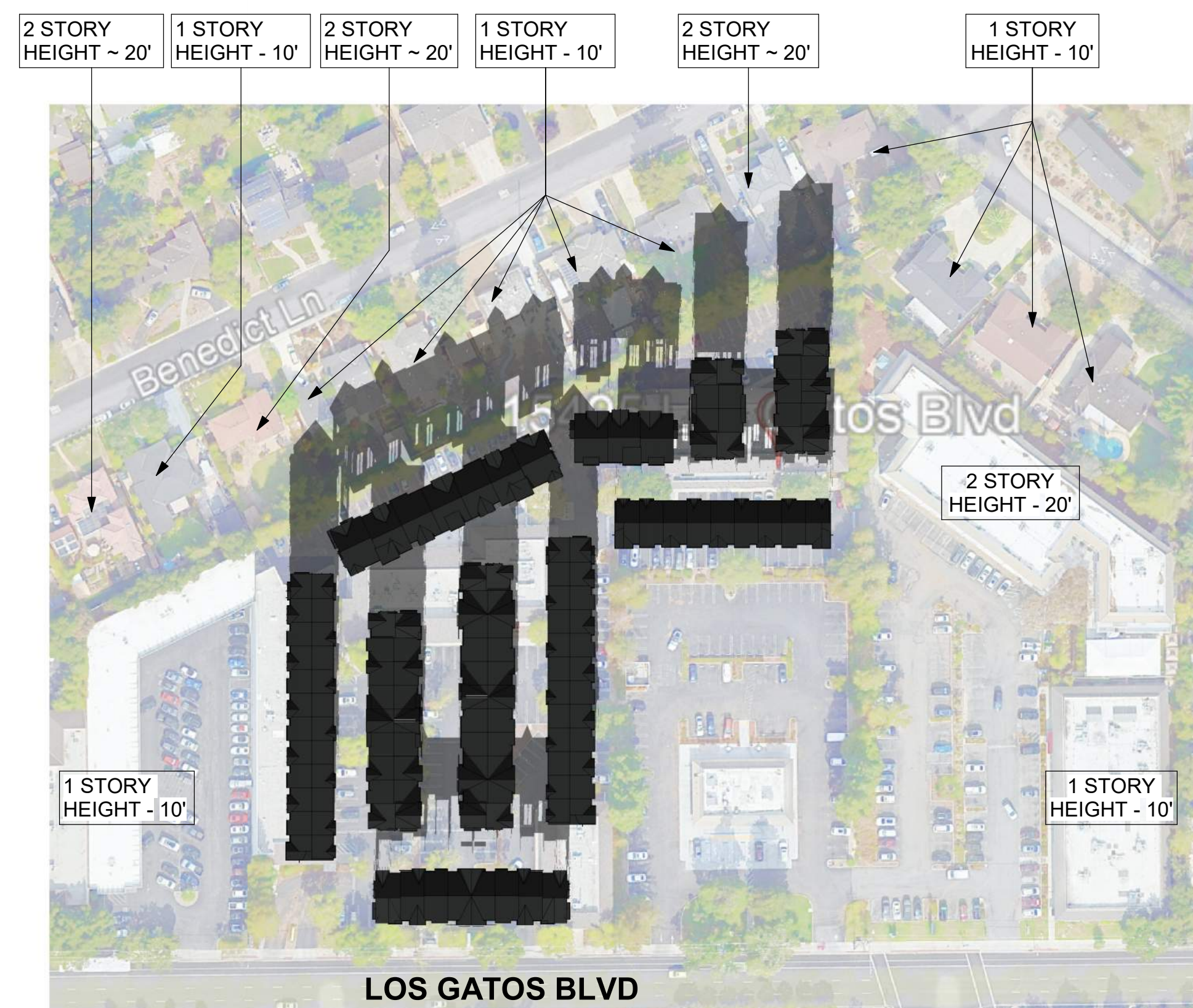
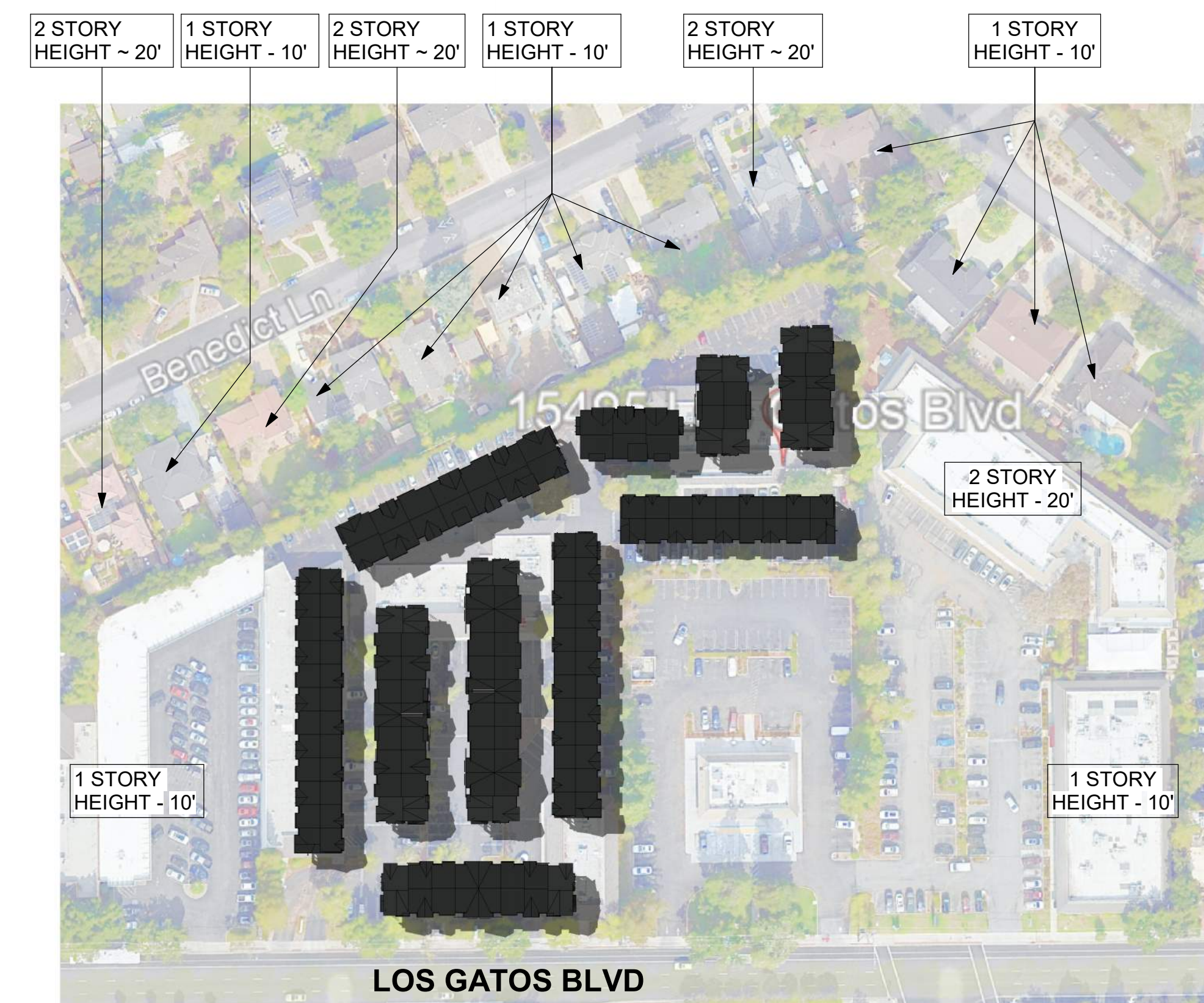
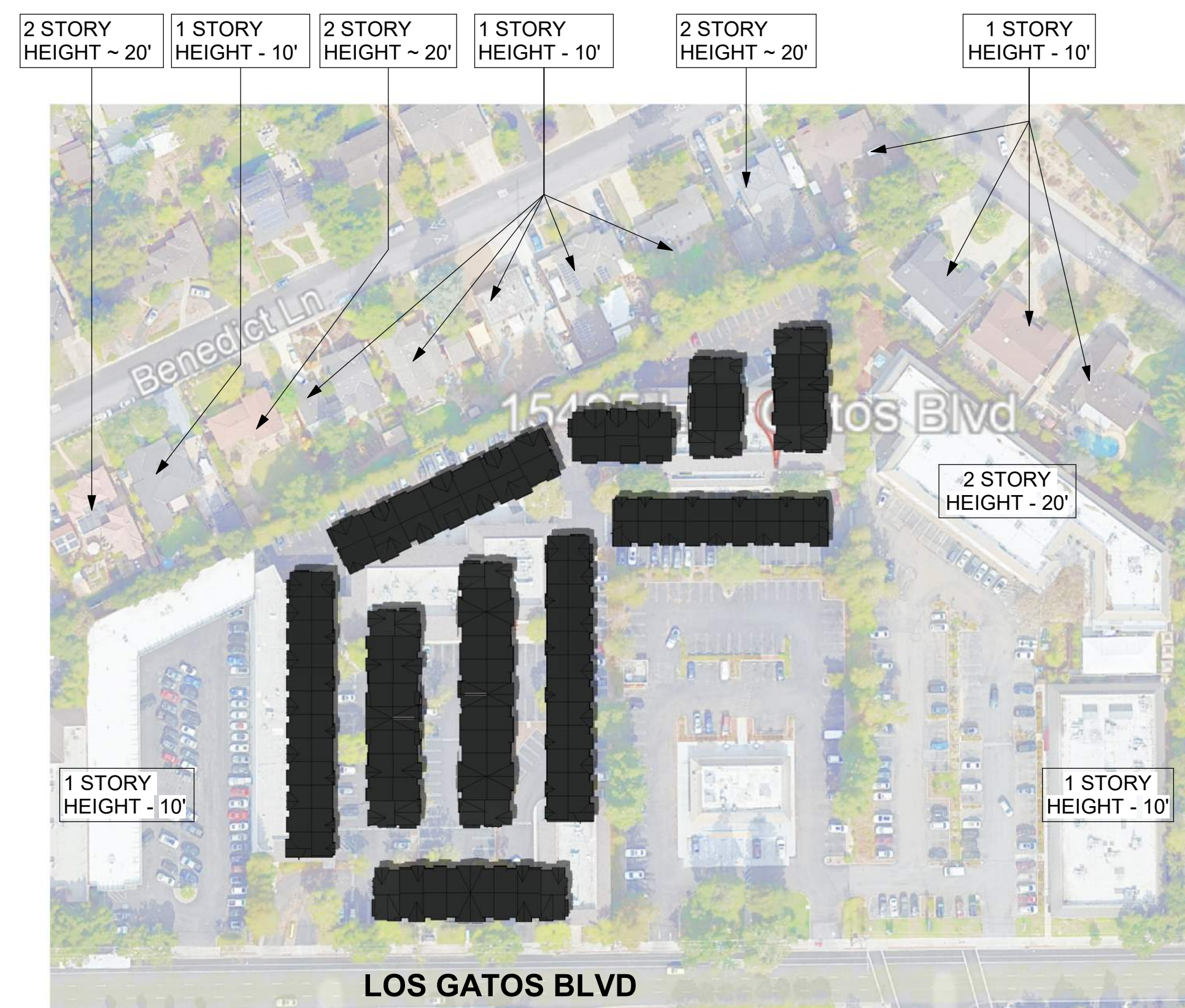
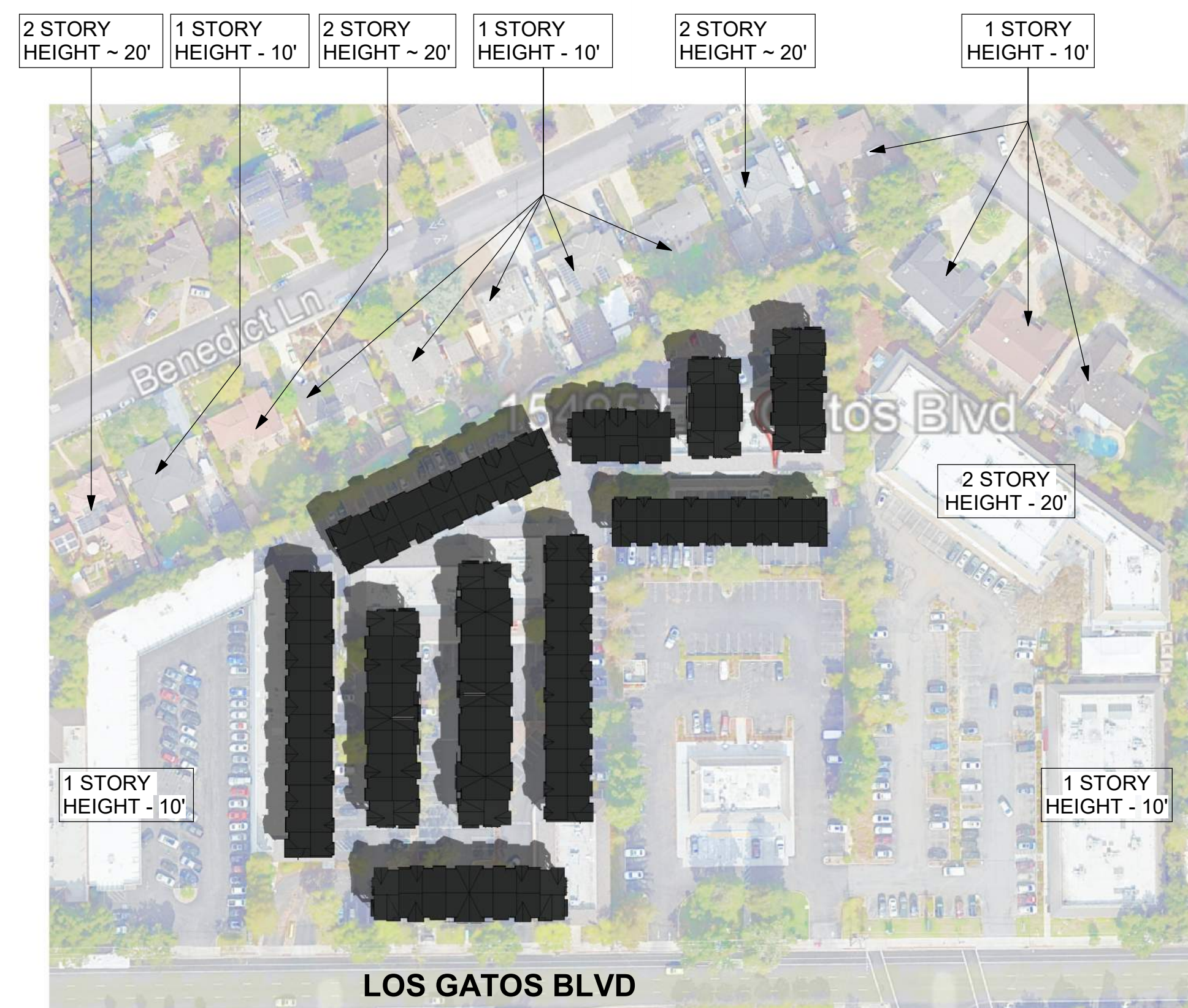
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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
STREETSCAPE

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PLANNING REV.#1	01.30.26

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RESIDENCE AT NEWTOWN
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LOS GATOS, CA 95032

SHADOW STUDY

Date: OCT. 22, 2025
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Job #: 24-9228

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FLOOR AREA RATIO CALCULATION								
NUMBER	APN	PROPERTY ADDRESS	LOT AREA	USE	BUILDING AREA	GARAGE AREA	TOTAL FLOOR AREA	FAR
1	42422010	15572 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	1056	400	1456	15.12
2	42422011	15560 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	1879	360	2239	23.26
3	42422012	15544 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	2876	380	3256	33.82
4	42422013	15530 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	2242	441	2683	27.87
5	42422014	15514 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	2049	--	2049	21.28
6	42422015	15500 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	1478	360	1838	19.09
7	42422016	15486 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	2085	360	2445	25.40
8	42422017	15472 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	836	288	1124	11.67
9	42422018	15460 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	1539	264	1803	18.73
10	42422019	15442 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	978	360	1338	13.90
11	42422020	15428 BENEDICT LN	9625	SINGLE FAMILY RESIDNETIAL	3180	468	3648	37.90
12	42422021	15414 BENEDICT LN	12250	SINGLE FAMILY RESIDNETIAL	1314	480	1794	14.64

FLOOR AREA RATIO CALCULATION								
NUMBER	APN	PROPERTY ADDRESS	LOT AREA	USE	BUILDING AREA	GARAGE AREA	TOTAL FLOOR AREA	FAR
13	42419061	253 GARDEN LN	10148	SINGLE FAMILY RESIDNETIAL	1781	437	2218	21.85
14	42419062	249 GARDEN LN	9086	SINGLE FAMILY RESIDNETIAL	1781	437	2218	24.41
15	42419063	245 GARDEN LN	13850	SINGLE FAMILY RESIDNETIAL	1965	528	2493	18.00
16	42419068	15445 LOS GATOS BLVD	67082	OFFICE BLDG.	27732	--	27732	41.34
17	42419067	15425 LOS GATOS BL	48352	RETAIL	15292	--	15292	31.62
18	42419065	15475 LOS GATOS BL	57934	RETAIL	3168	--	3168	5.46
19	42422027	15553 LOS GATOS BL	41474	RETAIL / OFFICE BUILDING	12024	--	12024	28.99
20	42422033	15575 LOS GATOS BL	42514	RETAIL / OFFICE BUILDING	12031	--	12031	28.29
21	42414035	15500 LOS GATOS BL	169448	RETAIL	29886	--	29886	17.63
22	42414034	15480 LOS GATOS BL	24710	VACANT LAND	--	--	--	--
23	42415044	15466 LOS GATOS BL	164221	RETAIL	46235	--	46235	28.15



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LOS GATOS, CA 95032
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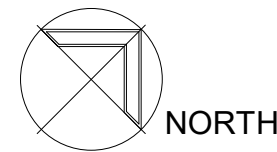
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Los gatos blvd



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RESIDENCE AT NEWTOWN
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LOS GATOS, CA 95032
EXISTING SITE PLAN

Date: OCT. 22, 2025

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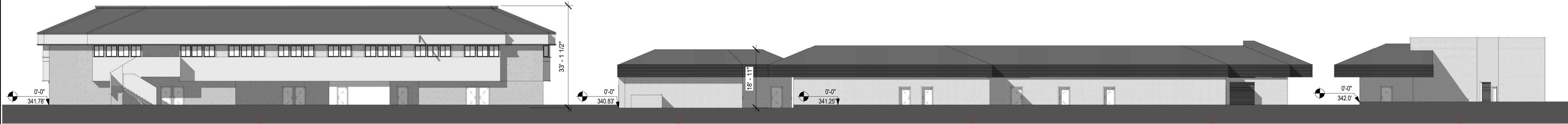
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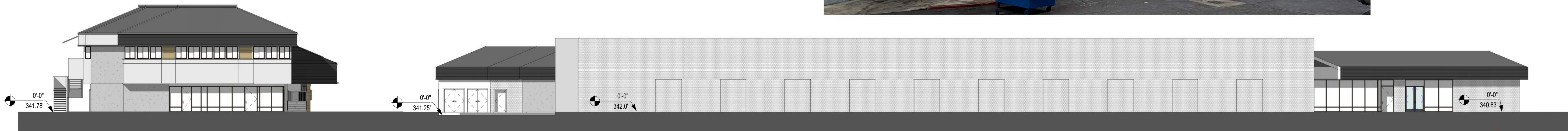
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① NORTH ELEVATION
1/16" = 1'-0"



② WEST ELEVATION
1/16" = 1'-0"



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LOS GATOS, CA 95032
EXISTING ELEVATIONS

Date: OCT. 22, 2025
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① SOUTH ELEVATION
1/16" = 1'-0"



② EAST ELEVATION
1/16" = 1'-0"



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LOS GATOS, CA 95032
EXISTING ELEVATIONS

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RESIDENCE AT NEWTOWN
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LOS GATOS, CA 95032
SITE PLAN - FIRE ACCESS

Date:
OCT. 22, 2025
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24-9228
Sheet

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FIRE DEPARTMENT GENERAL NOTES:

1. FIRE SPRINKLERS REQUIRED: APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW AND EXISTING BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION OR IN SECTIONS 903.2.1 THROUGH 903.2.19 WHICHEVER IS THE MORE RESTRICTIVE. FOR THE PURPOSES OF THIS SECTION, FIREWALLS AND FIRE BARRIERS USED TO SEPARATE BUILDING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND SHALL BE WITHOUT OPENINGS OR PENETRATIONS. 1. IN OTHER THAN RESIDENTIAL BUILDINGS WHICH REQUIRE THE INSTALLATION OF FIRE SPRINKLERS FOR ALL NEW BUILDINGS ACCORDING TO THE CALIFORNIA RESIDENTIAL CODE, AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL NEW BUILDINGS AND STRUCTURES.

2. FIRE ALARM SYSTEM REQUIRED: A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP R-2, R-2.1, R-2.2 OCCUPANCIES.

3. TIMING OF INSTALLATION: WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES IN ACCORDANCE WITH SECTION 506.2, CONSTRUCTION DOCUMENTS. CONSTRUCTION DOCUMENTS FOR PROPOSED FIRE APPARATUS ACCESS, LOCATION OF FIRE LANES, SECURITY GATES ACROSS FIRE APPARATUS ACCESS AND CONSTRUCTION DOCUMENTS AND HYDRAULIC CALCULATIONS FOR FIRE HYDRANT SYSTEMS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CFC SEC. 501.3, 501.4.

4. TWO-WAY COMMUNICATION SYSTEM: TWO-WAY COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL CURRENT EDITIONS OF NFPA 72, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA BUILDING CODE, AND THE CITY OR TOWN ORDINANCES, POLICIES, AND STANDARDS WHERE A TWO-WAY SYSTEM IS BEING INSTALLED. [SCCFD STANDARD DETAILS & SPECIFICATIONS, C-1]. OTHER STANDARDS ALSO CONTAIN DESIGN/INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT, THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.1

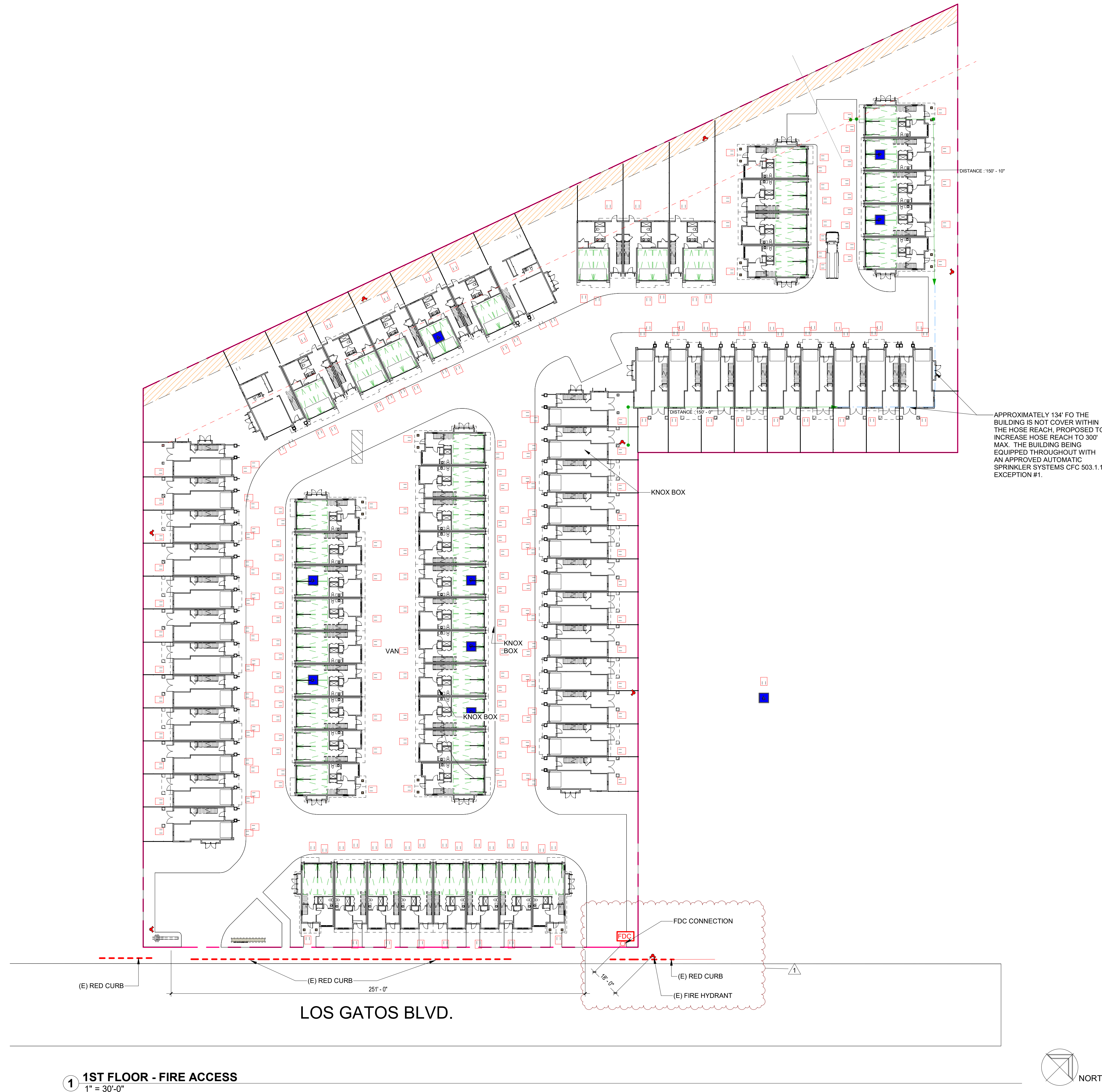
5. EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS: ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS. EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS APPLIES TO ALL BUILDINGS. [SCCFD STANDARD DETAILS & SPECIFICATIONS, C-2].

6. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

7. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1

LEGEND:

FIRE HYDRANT	F.H.
FIRE LANE	
HOSE REACH	
NOT COVER HOSE REACH	



1 1ST FLOOR - FIRE ACCESS
1" = 30'-0"

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Revision Schedule:

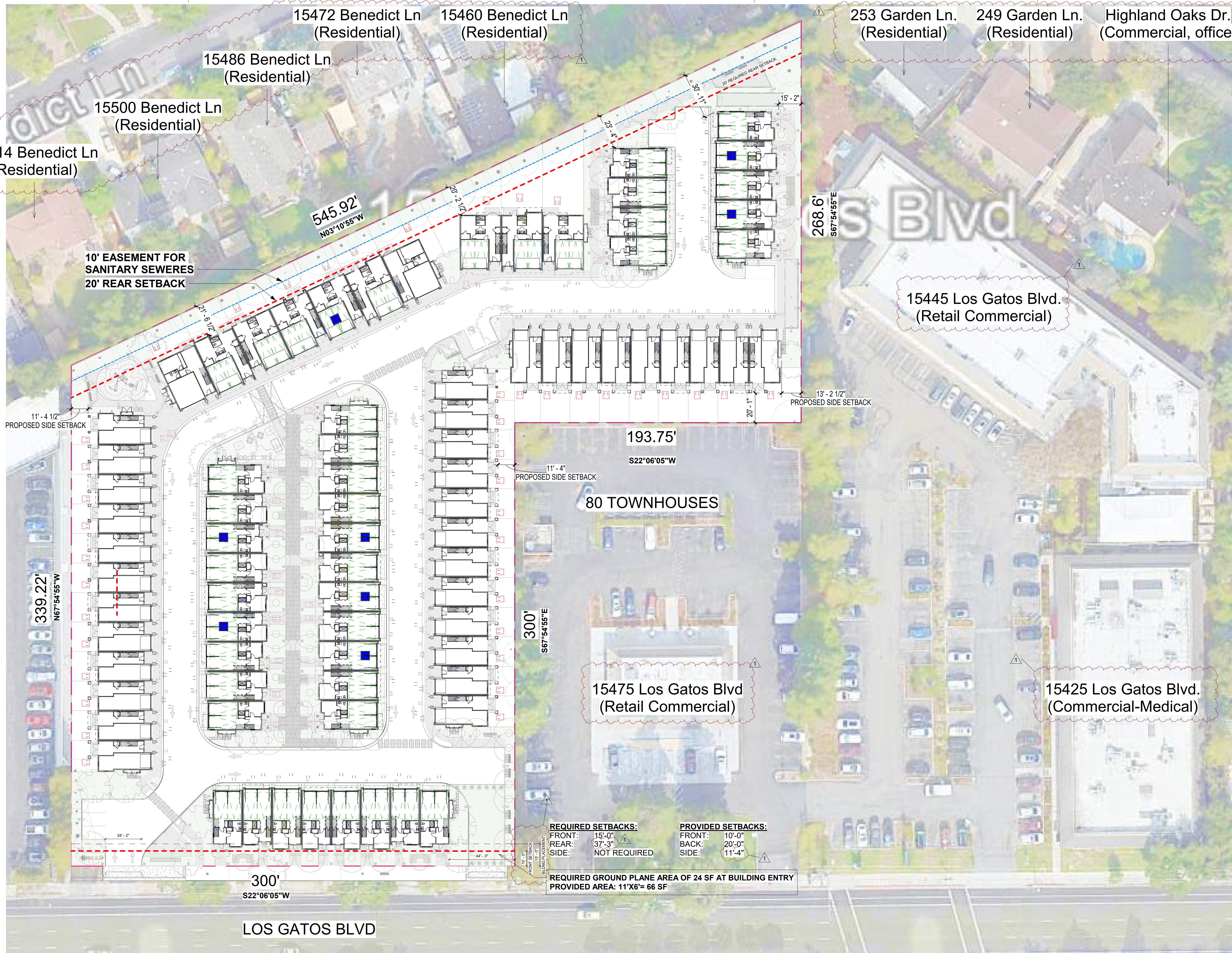
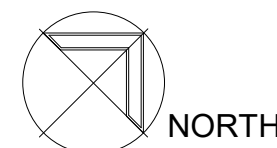
#	Description	Date
1	PLANNING REV #1	01.30.26

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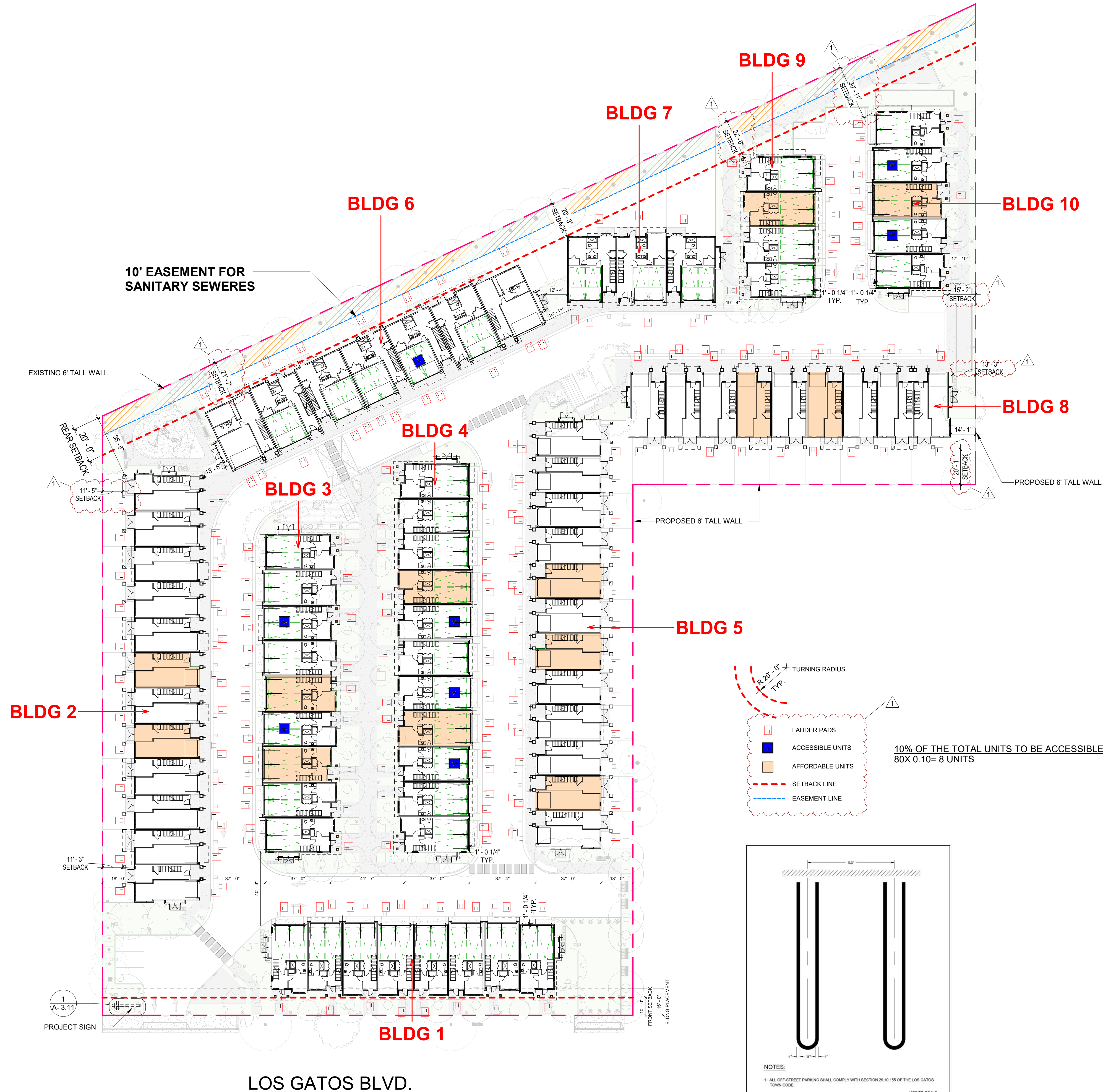
RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
SITE PLAN

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

A- 1.00



1 SITE PLAN - AERIAL VIEW
1" = 30'-0"



1 1ST FLOOR - OVERALL BUILDING PLAN
1" = 30'-0"

2 TYPICAL PARKING SPACE DETAIL - ST-264
6" = 1'-0"

Consultant:

Revision Schedule:

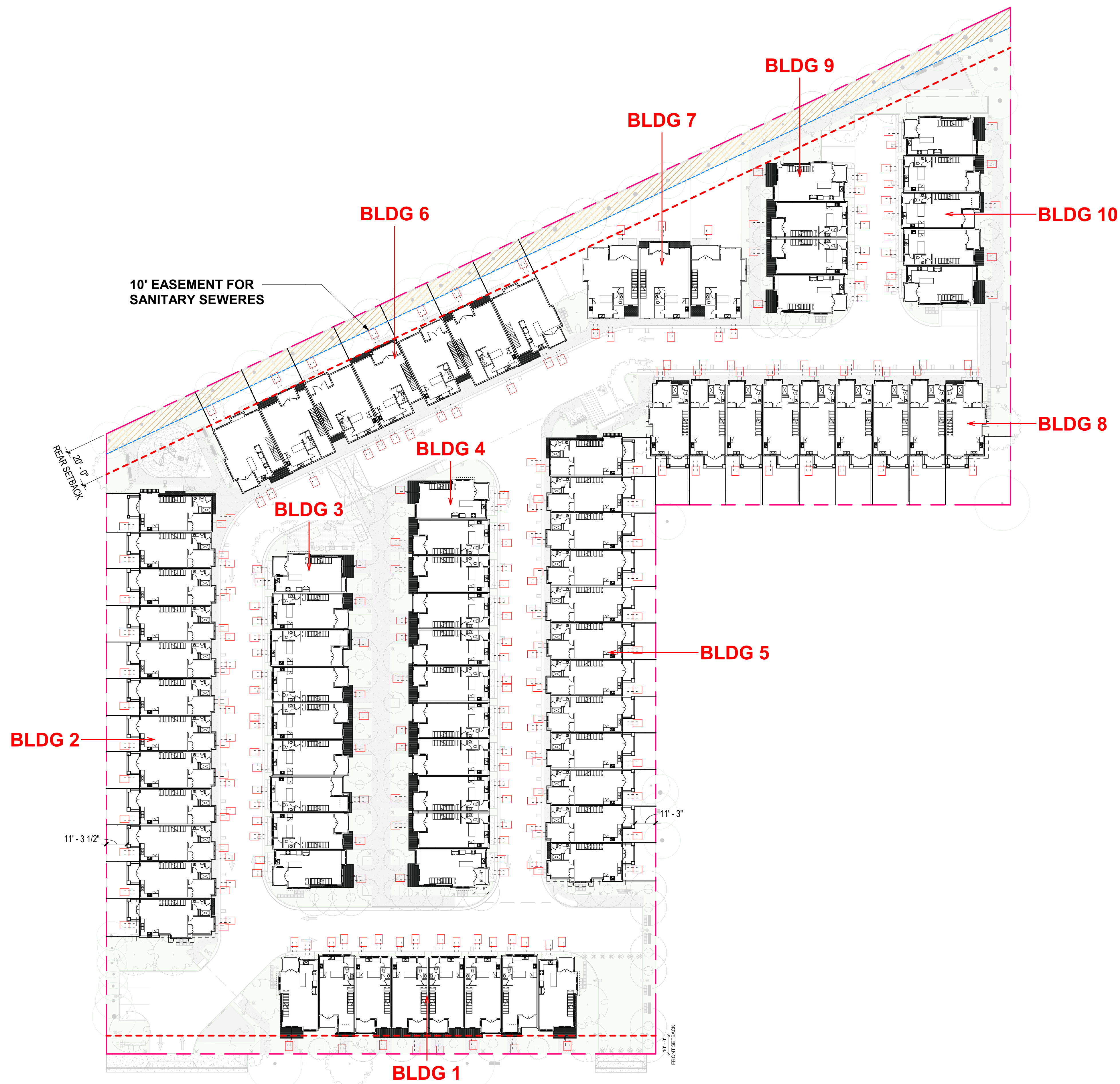
#	Description	Date
1	PLANNING REV #1	01.30.26

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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
OVERALL PLAN - 1ST FLOOR

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet





1 2ND FLOOR - OVERALL BUILDING PLAN
1" = 30'-0"

- LEGEND**
- LADDER PADS
 - AFFORDABLE UNITS
 - SETBACK LINE
 - EASEMENT LINE



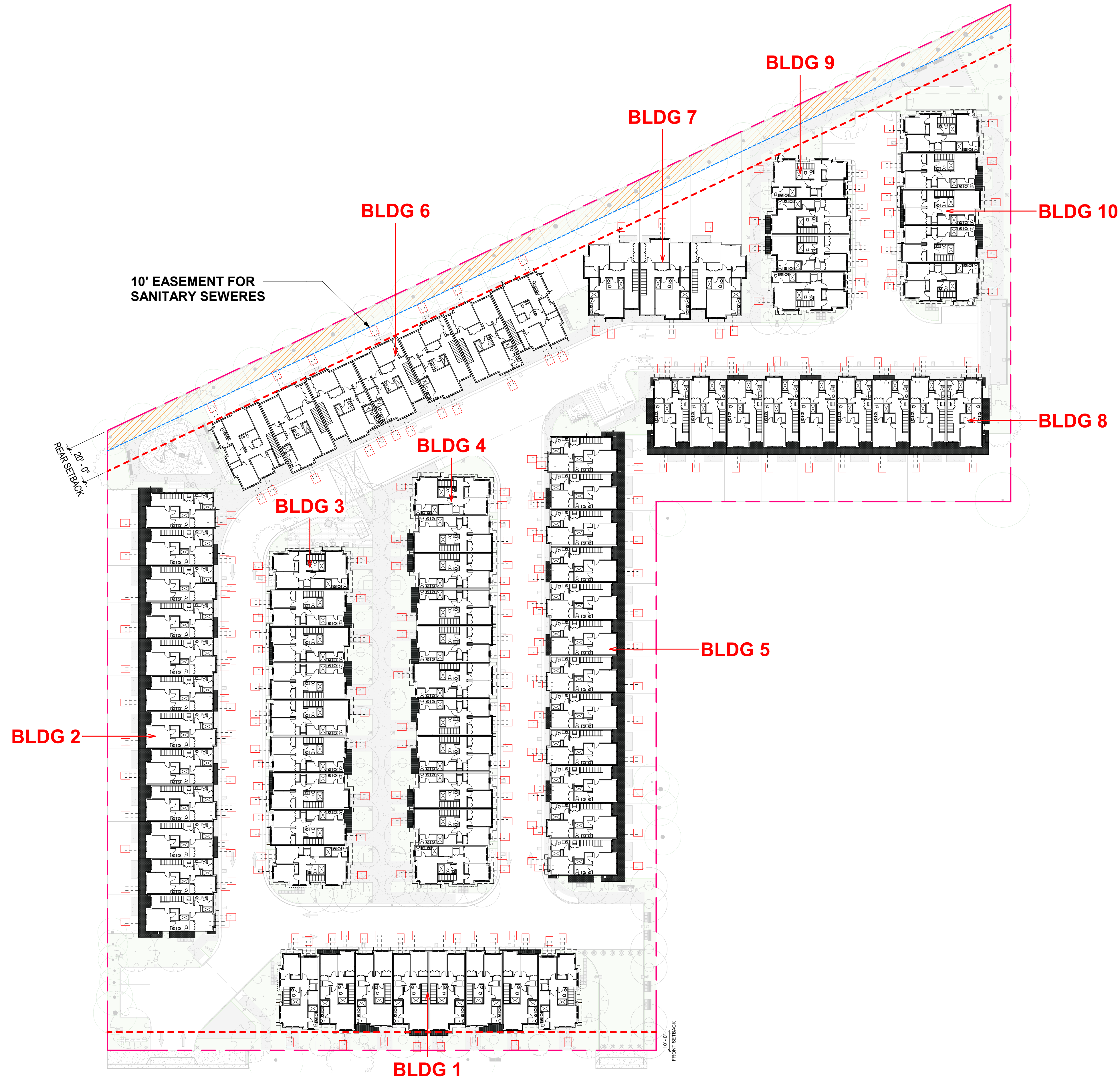
Consultant:

Revision Schedule:		
#	Description	Date

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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
OVERALL PLAN - 2ND FLOOR

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet



1 3RD - 6TH FLOOR - OVERALL BUILDING PLAN
1" = 30'-0"

- LEGEND**
- LADDER PADS
 - AFFORDABLE UNITS
 - SETBACK LINE
 - EASEMENT LINE



Consultant:

Revision Schedule:

#	Description	Date
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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
OVERALL PLAN - 3RD FLOOR

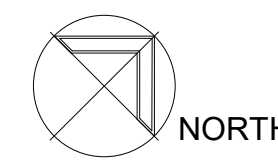
Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

A- 2.03



1 ROOF PLAN
1" = 30'-0"

NOTE:
ALL PROJECTS IN THE TOWN OF LOS GATOS REQUIRE
CLASS A ROOF ASSEMBLIES.



Consultant:

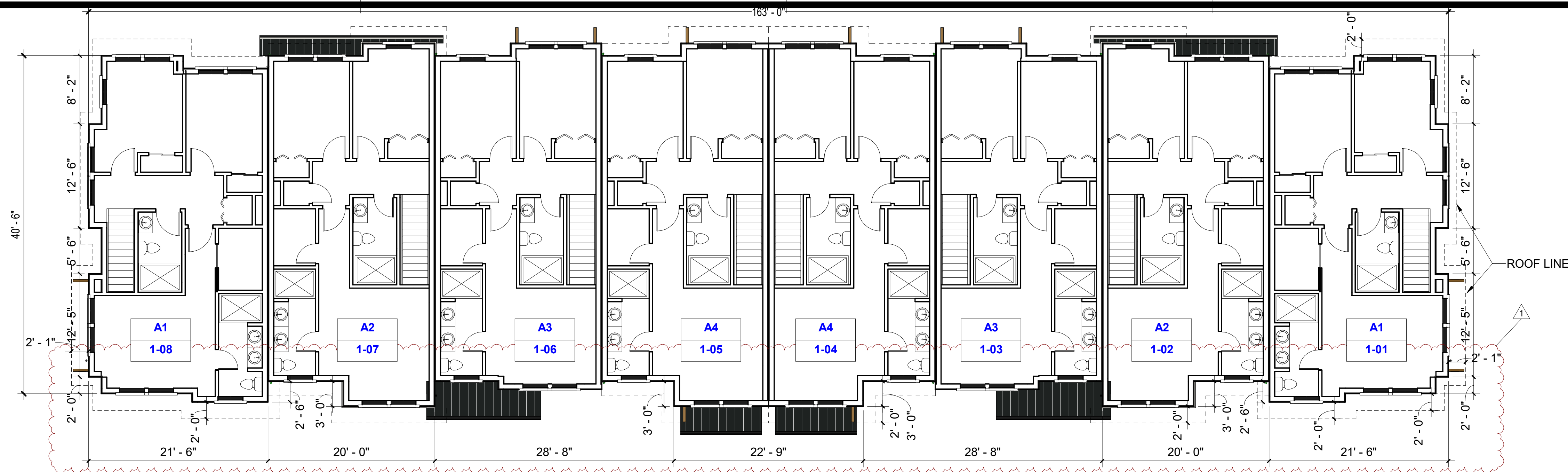
Revision Schedule:		
#	Description	Date
1	PLANNING REV #1	01.30.26

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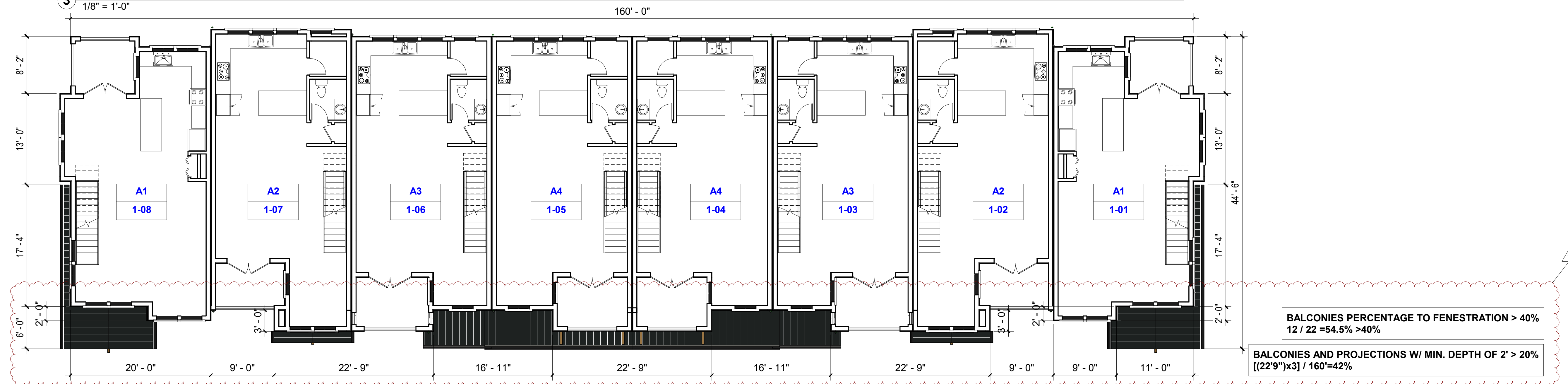
RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
OVERALL PLAN - ROOF

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

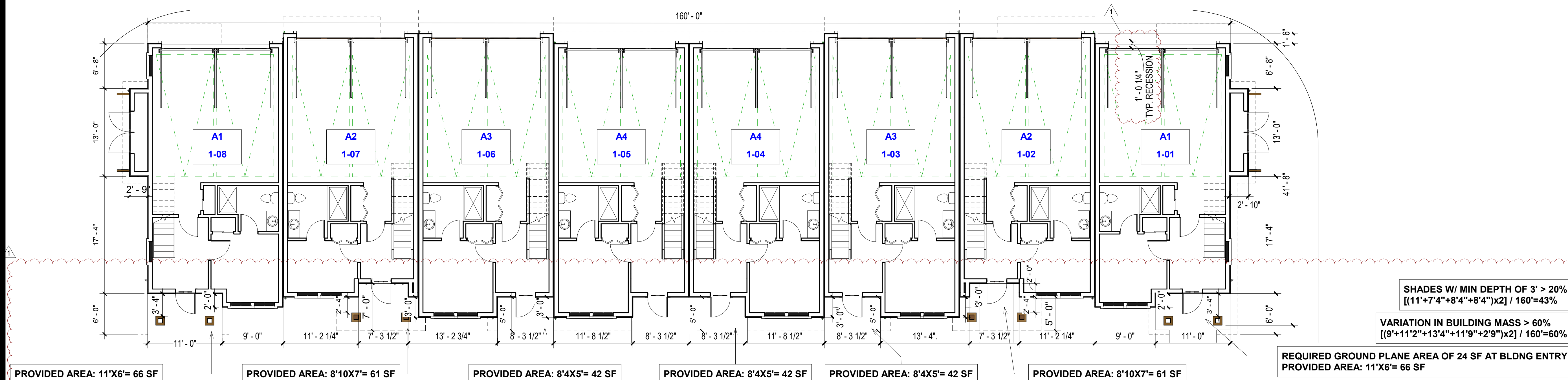
#	Description	Date
1	PLANNING REV #1	01.30.26



3 3RD FLOOR - BUILDING 1 FLOOR PLAN
1/8" = 1'-0"



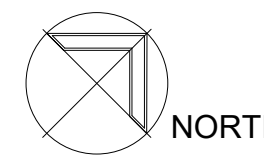
2 2ND FLOOR - BUILDING 1 FLOOR PLAN
1/8" = 1'-0"

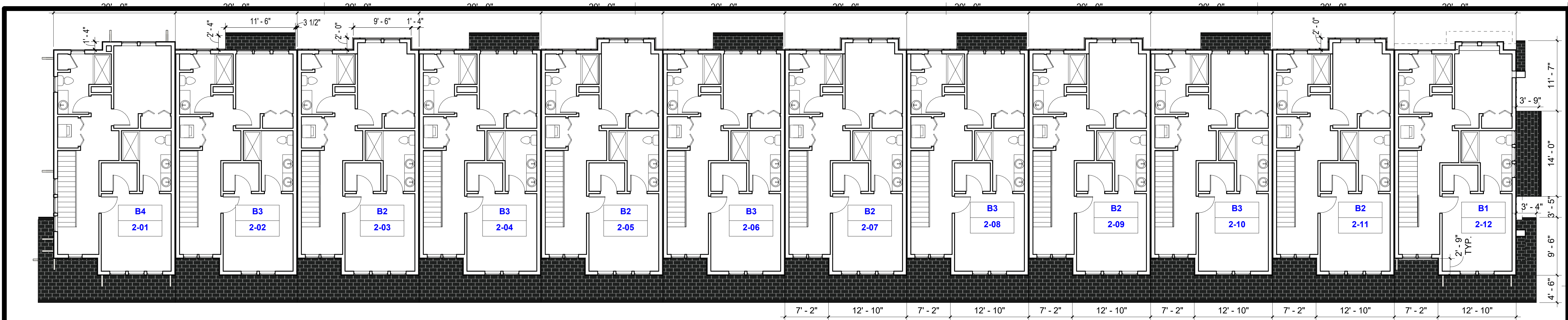


1 1ST FLOOR - BUILDING 1 FLOOR PLAN
1/8" = 1'-0"

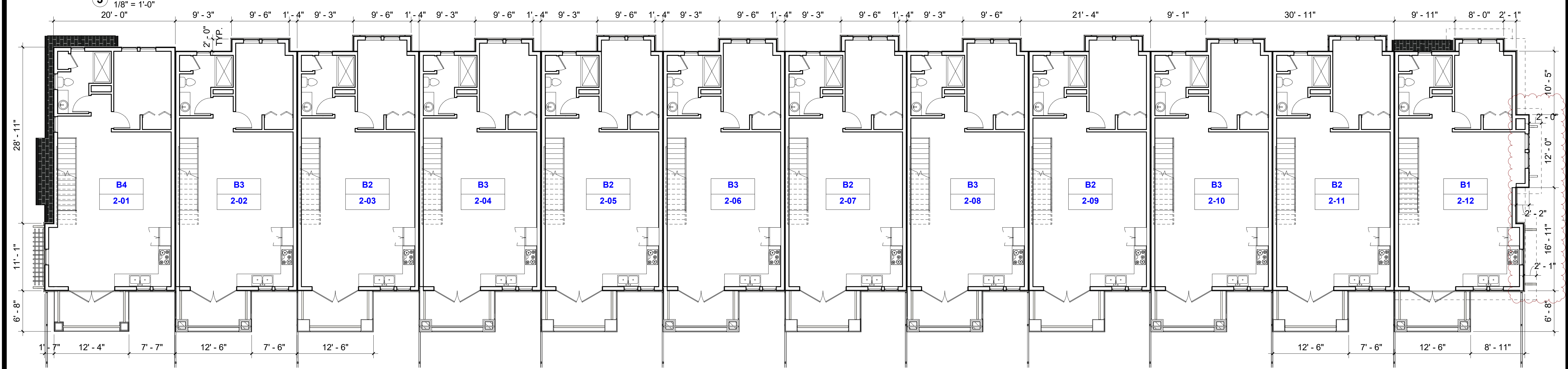
LEGEND

A1	UNIT TYPE
1-01	UNIT NUMBER
	BUILDING NUMBER

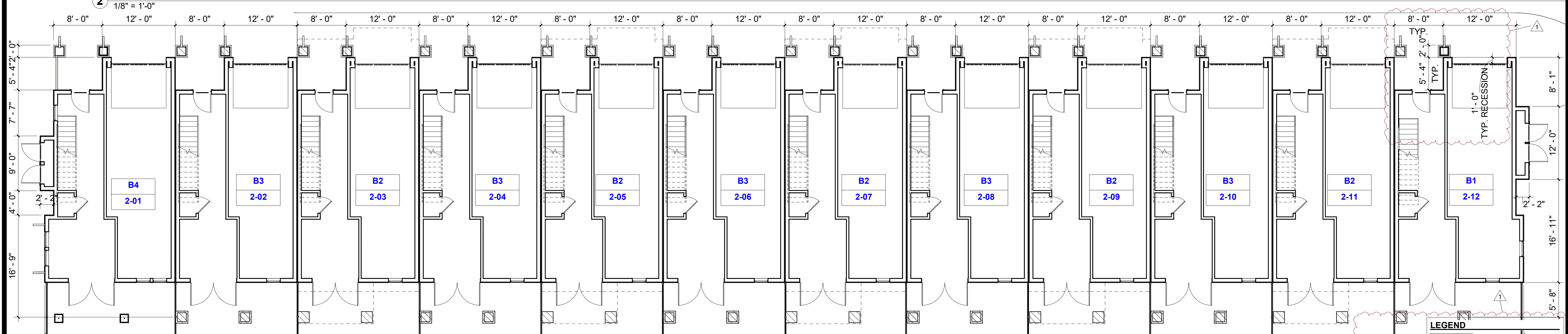




3 3RD FLOOR - BUILDING 2 FLOOR PLAN



2 2ND FLOOR - BUILDING 2 FLOOR PLAN



1 1ST FLOOR - BUILDING 2 FLOOR PLAN

Consultant:

Revision Schedule:		
#	Description	Date
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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
BUILDING 2 FLOOR PLANS

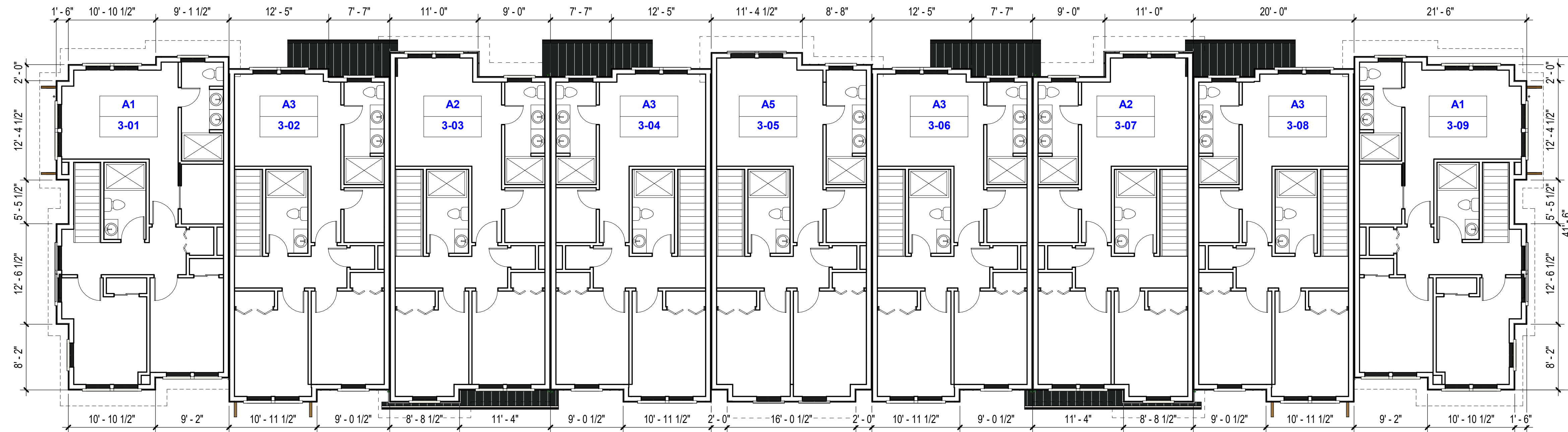
Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

A- 2.11

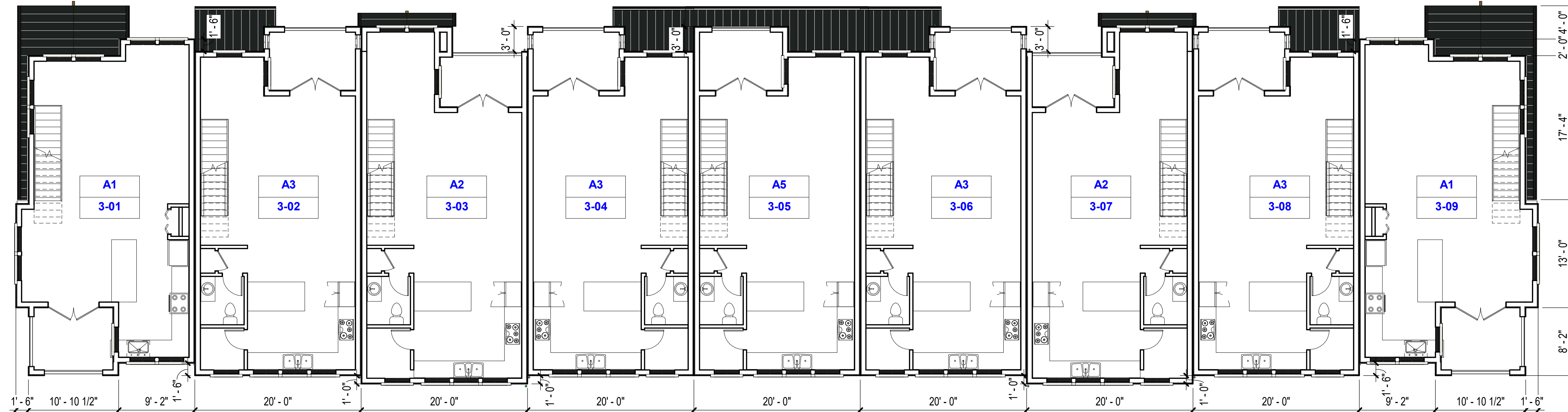
LEGEND

A1	UNIT TYPE
1-01	UNIT NUMBER
	BUILDING NUMBER

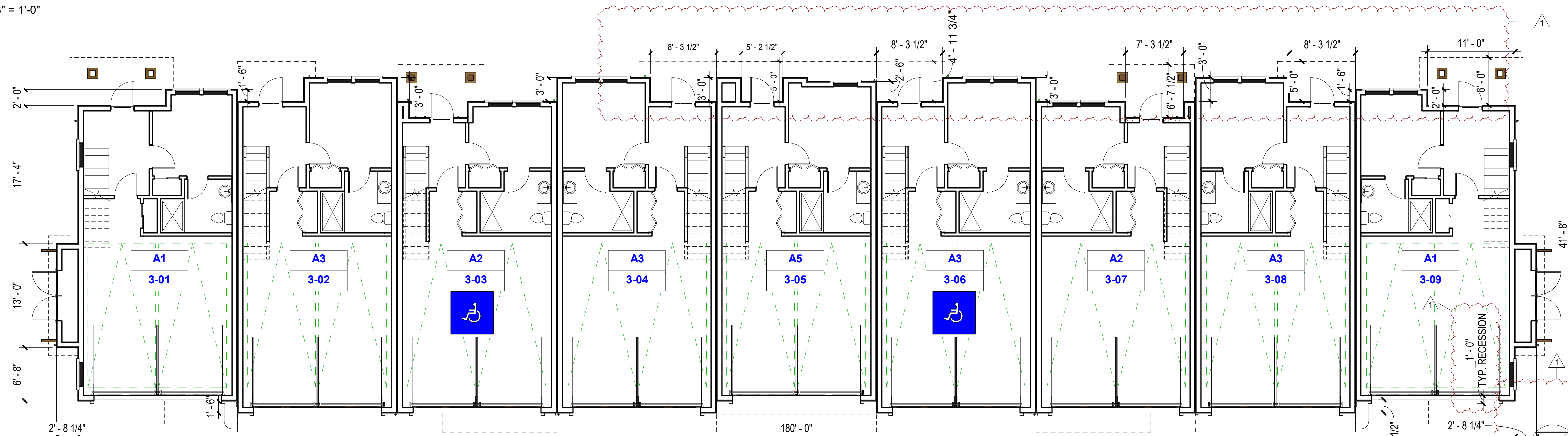
NORTH



3 3RD FLOOR - BUILDING 3 FLOOR PLAN
1/8" = 1'-0"



2 2ND FLOOR - BUILDING 3 FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR - BUILDING 3 FLOOR PLAN
1/8" = 1'-0"

LEGEND	
A1	UNIT TYPE
1-01	UNIT NUMBER
	BUILDING NUMBER

Consultant:

Revision Schedule:

#	Description	Date
1	PLANNING REV #1	01.30.26

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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
BUILDING 3 FLOOR PLANS

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

A- 2.12

Consultant:

Revision Schedule:

#	Description	Date
1	PLANNING REV #1	01.30.26

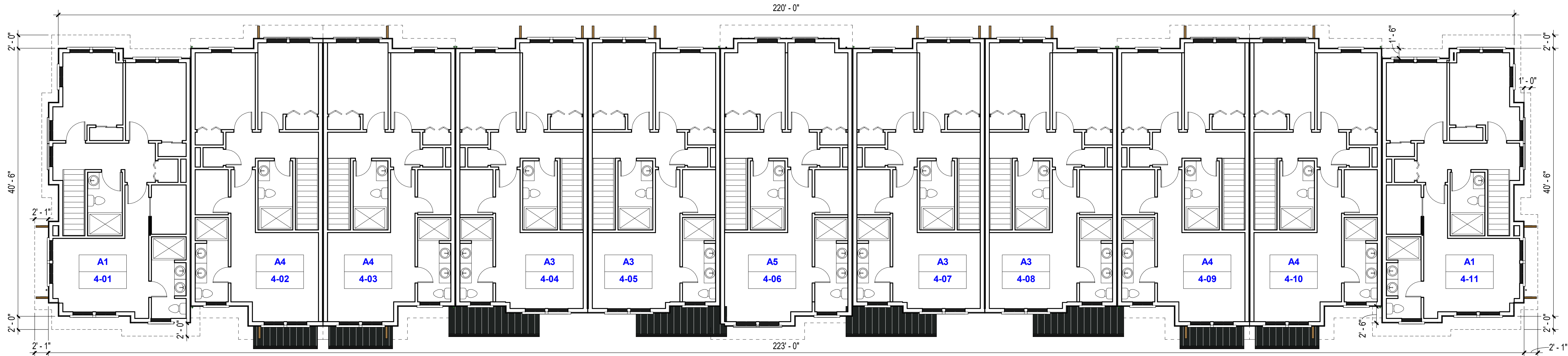
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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
BUILDING 4 FLOOR PLANS

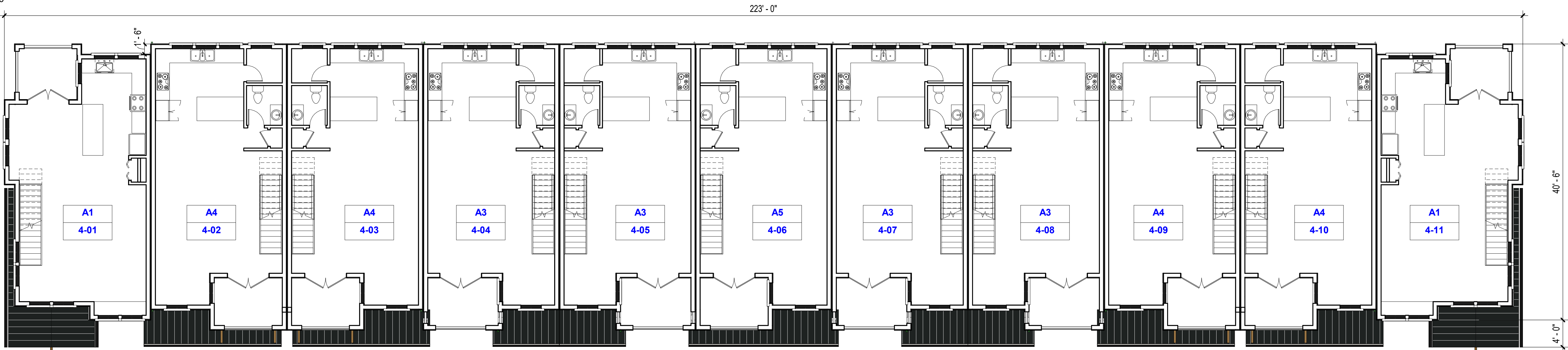
Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

A- 2.13

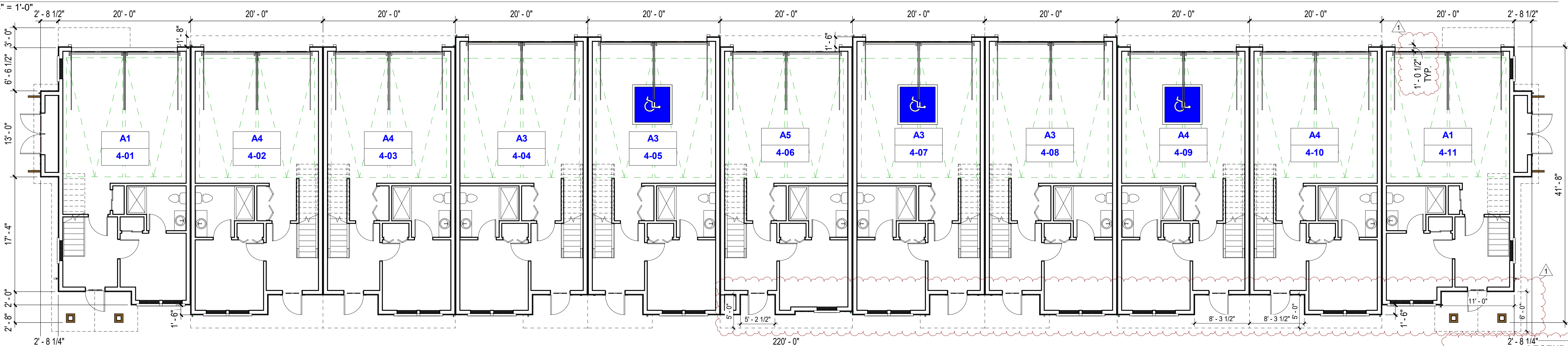
PRELIMINARY PLANNING RESUBMITTAL : JAN 30, 2026



3 3RD FLOOR - BUILDING 4 FLOOR PLAN
1/8" = 1'-0"



2 2ND FLOOR - BUILDING 4 FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR - BUILDING 4 FLOOR PLAN
1/8" = 1'-0"

LEGEND

A1	UNIT TYPE
1-01	UNIT NUMBER
	BUILDING NUMBER

Consultant:

Revision Schedule:

#	Description	Date
1	PLANNING REV #1	01.30.26

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RESIDENCE AT NEWTOWN

15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032

BUILDING 5 FLOOR PLANS

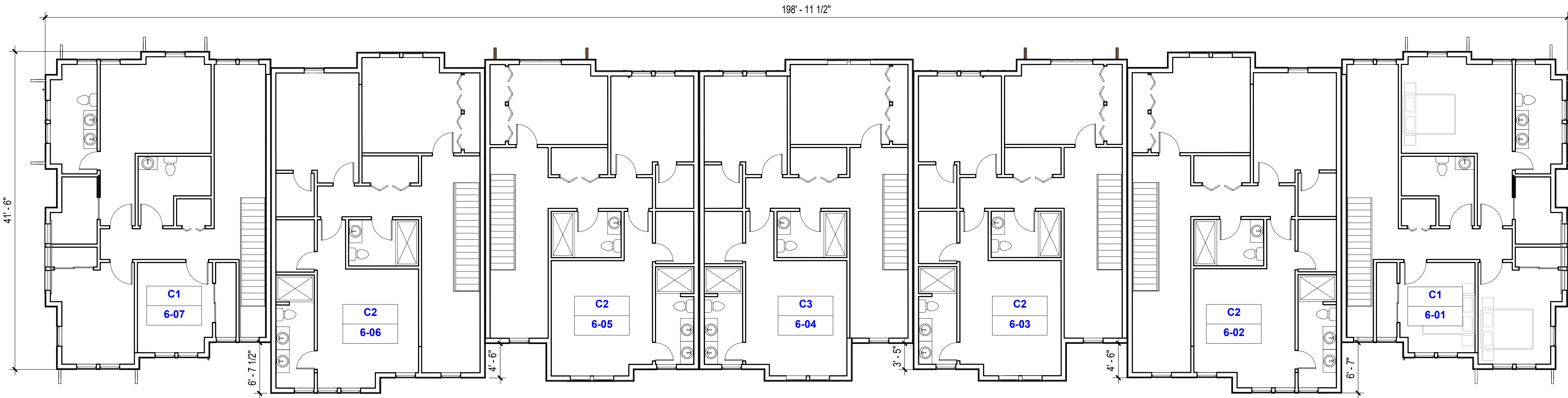
Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

A- 2.14

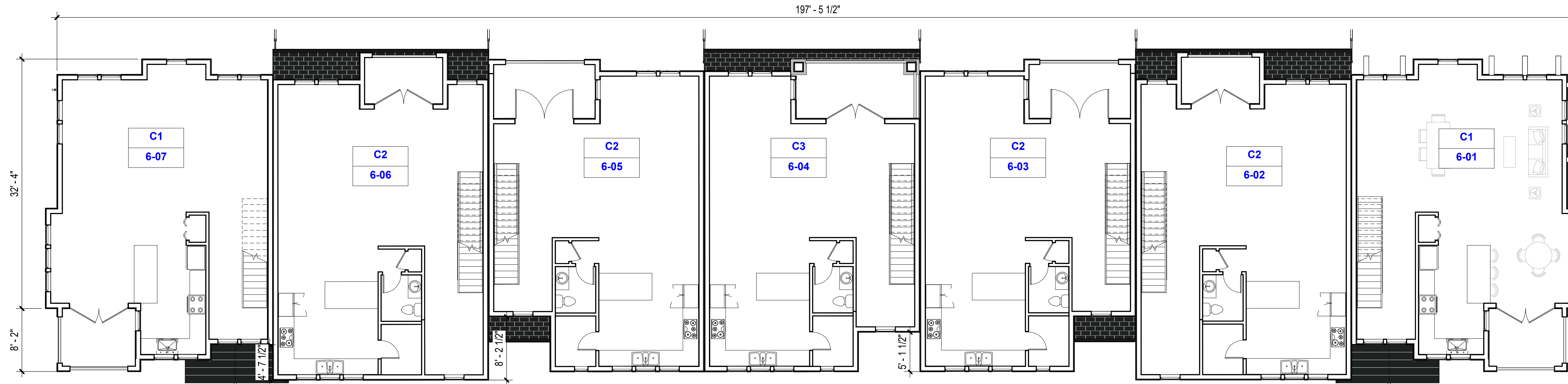
3 3RD FLOOR - BUILDING 5 FLOOR PLAN
1/8" = 1'-0"

2 2ND FLOOR - BUILDING 5 FLOOR PLAN
1/8" = 1'-0"

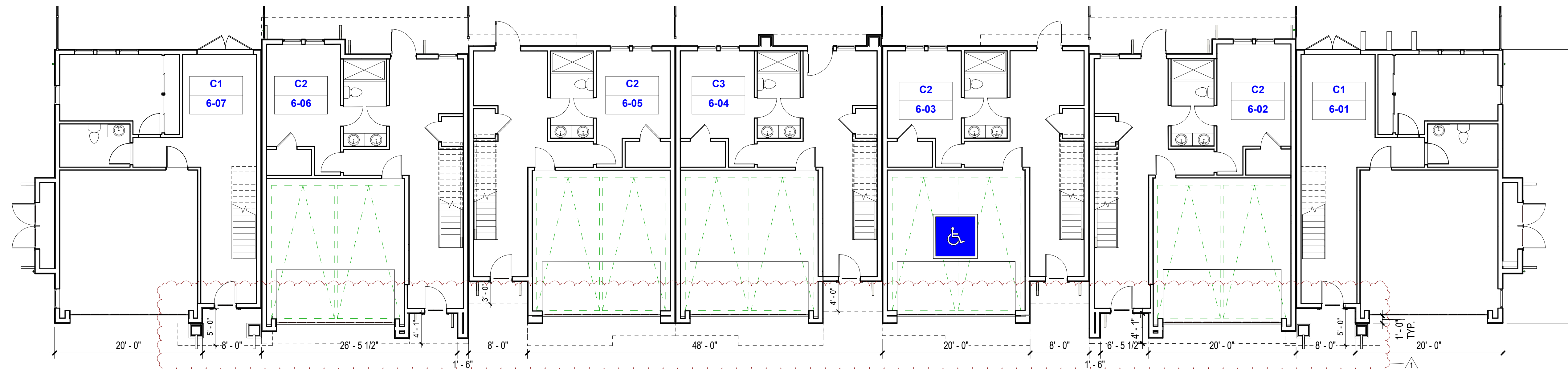
1 1ST FLOOR - BUILDING 5 FLOOR PLAN
1/8" = 1'-0"



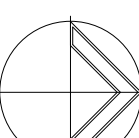
3 3RD FLOOR - BUILDING 6 FLOOR PLAN
1/8" = 1'-0"



2 2ND FLOOR - BUILDING 6 FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR - BUILDING 6 FLOOR PLAN
1/8" = 1'-0"

 NORTH

LEGEND

- A1 → UNIT TYPE
- 1-01 → UNIT NUMBER
- BUILDING NUMBER

Consultant:

Revision Schedule:

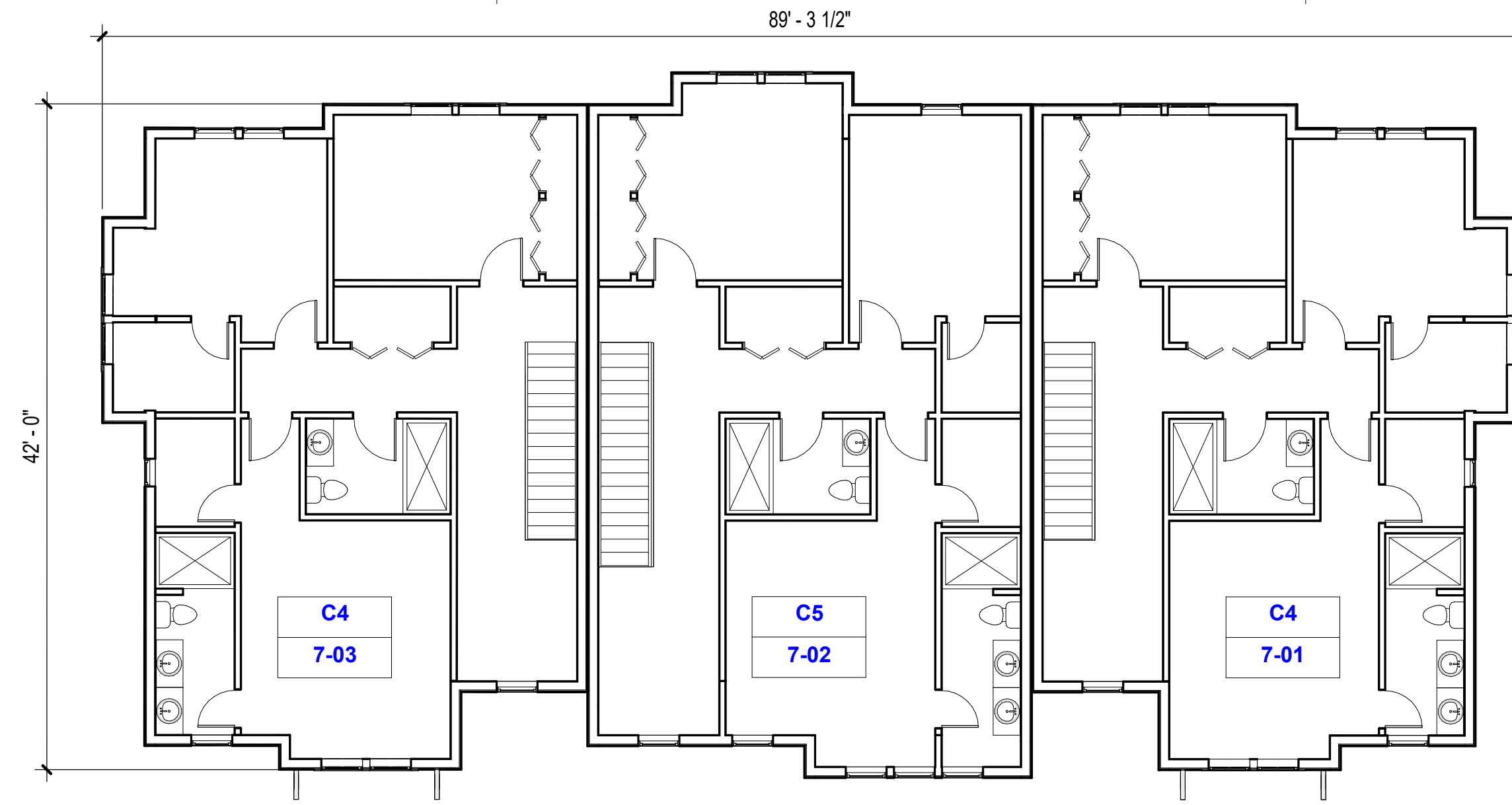
#	Description	Date
1	PLANNING REV #1	01.30.26

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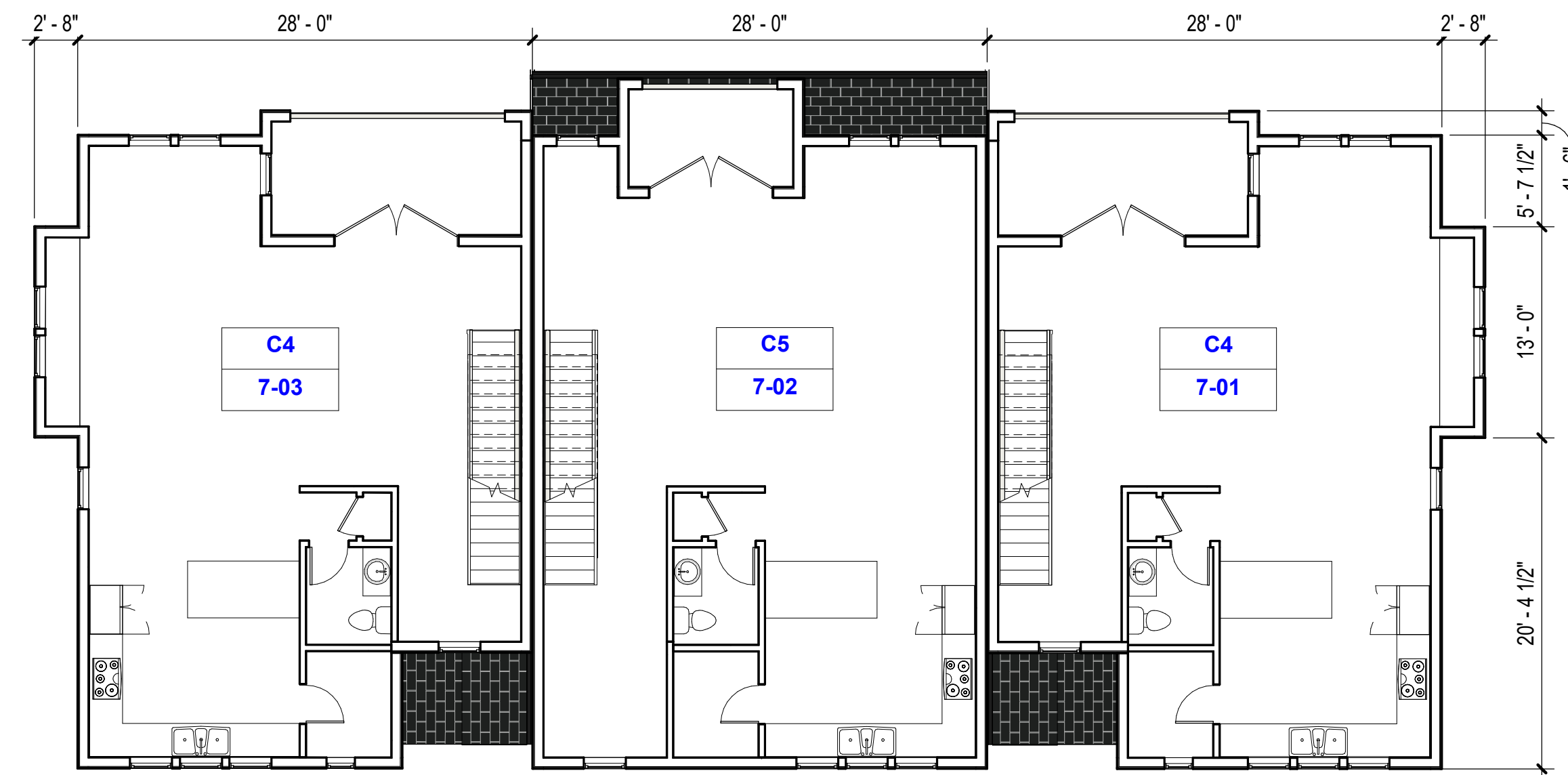
RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
BUILDING 6 FLOOR PLANS

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

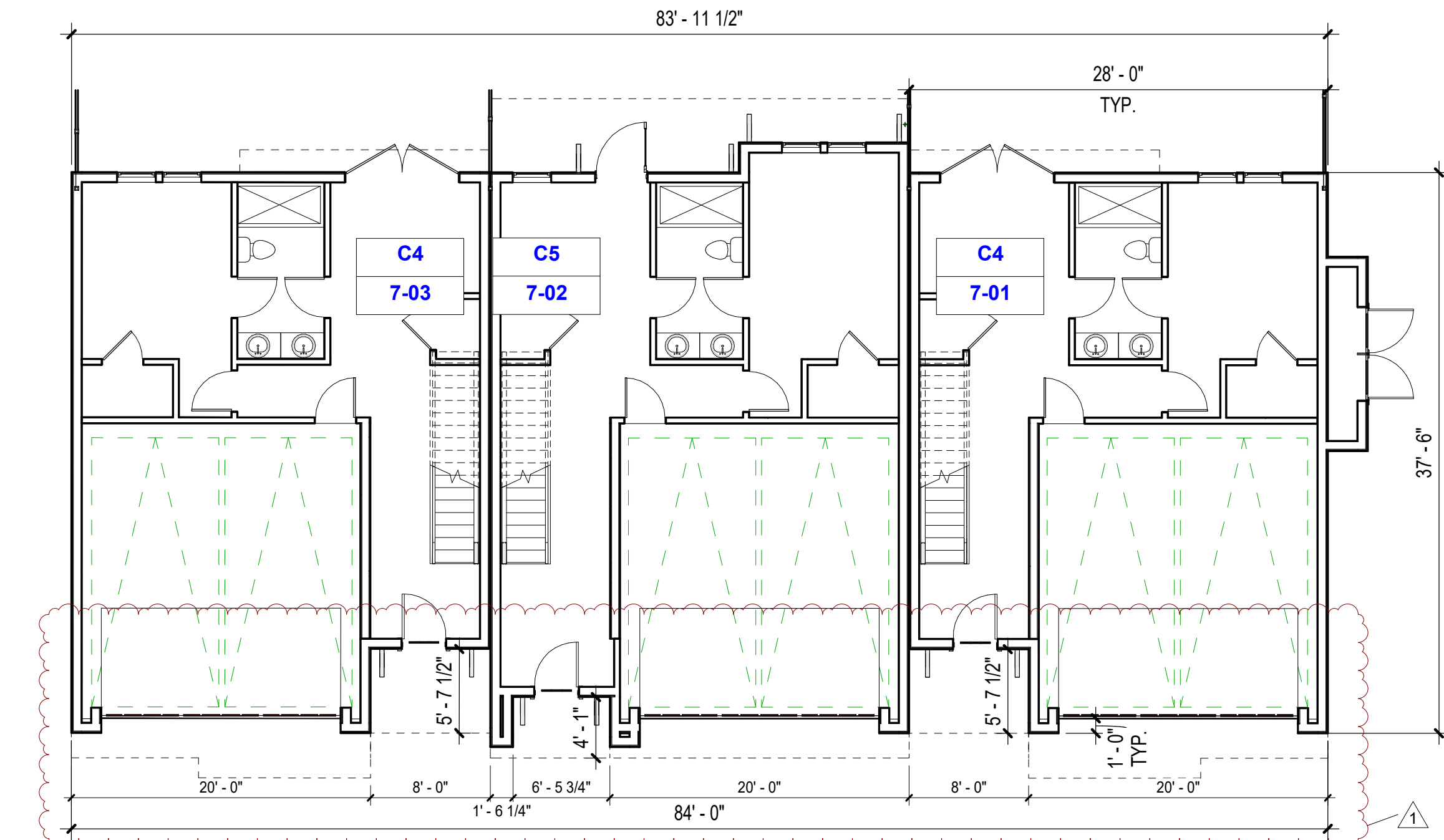
A- 2.15



3 3RD FLOOR - BUILDING 7 FLOOR PLAN
1/8" = 1'-0"



2 2ND FLOOR - BUILDING 7 FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR - BUILDING 7 FLOOR PLAN
1/8" = 1'-0"

LEGEND

A1 → UNIT TYPE

1-01 → UNIT NUMBER

→ BUILDING NUMBER

Consultant:

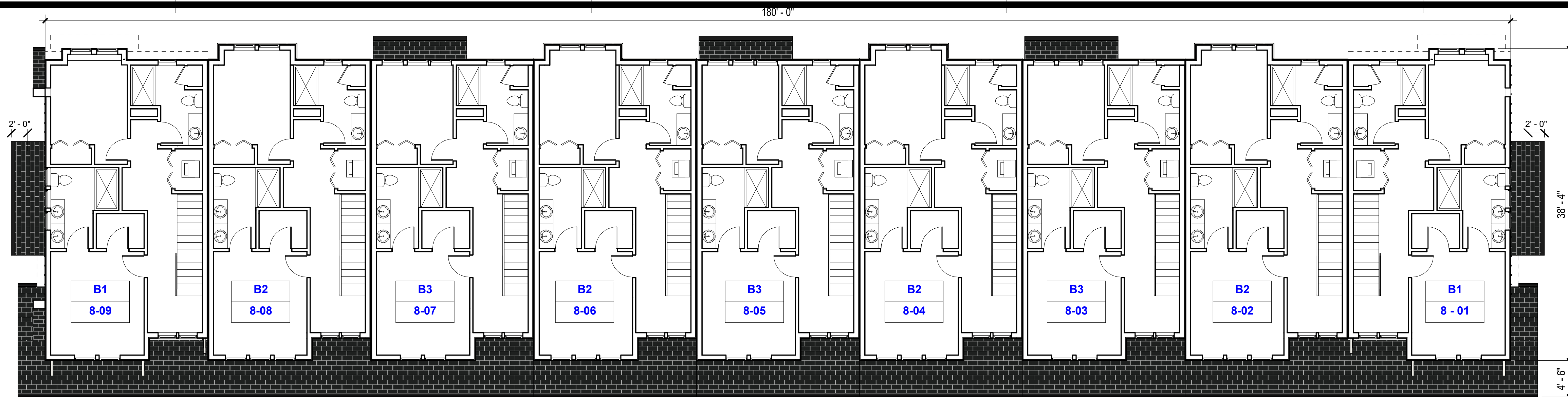
Revision Schedule:

#	Description	Date
1	PLANNING REV #1	01.30.26

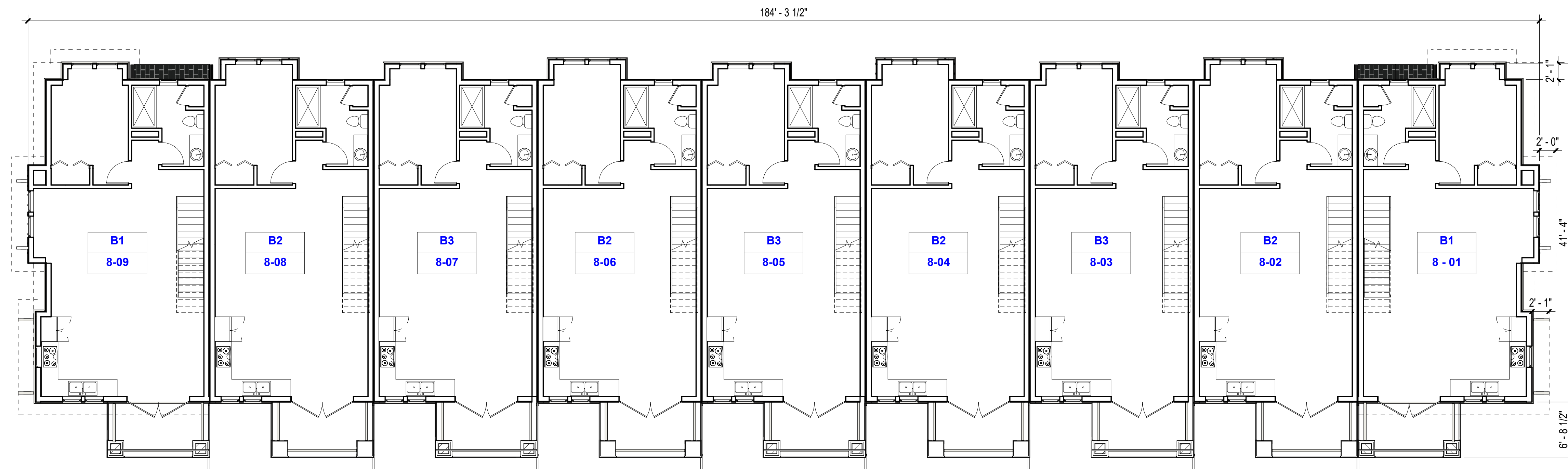
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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
BUILDING 7 FLOOR PLANS

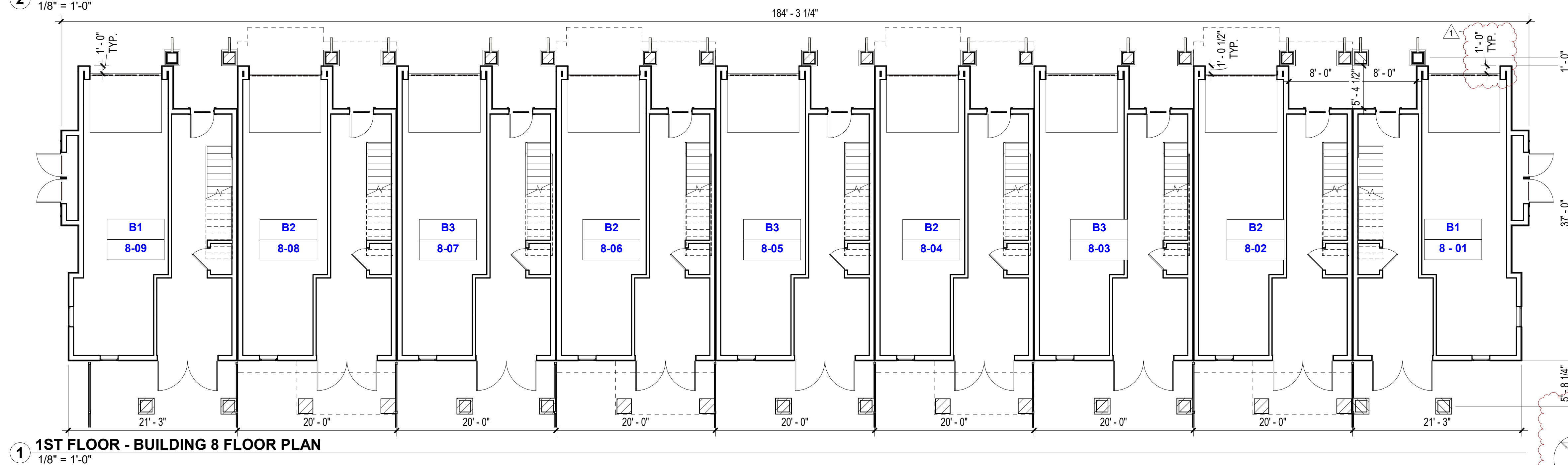
Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet



3 3RD FLOOR - BUILDING 8 FLOOR PLAN
1/8" = 1'-0"



2 2ND FLOOR - BUILDING 8 FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR - BUILDING 8 FLOOR PLAN
1/8" = 1'-0"

LEGEND	
A1	UNIT TYPE
1-01	UNIT NUMBER
	BUILDING NUMBER

#	Description	Date
1	PLANNING REV #1	01.30.26

Consultant:

Revision Schedule:

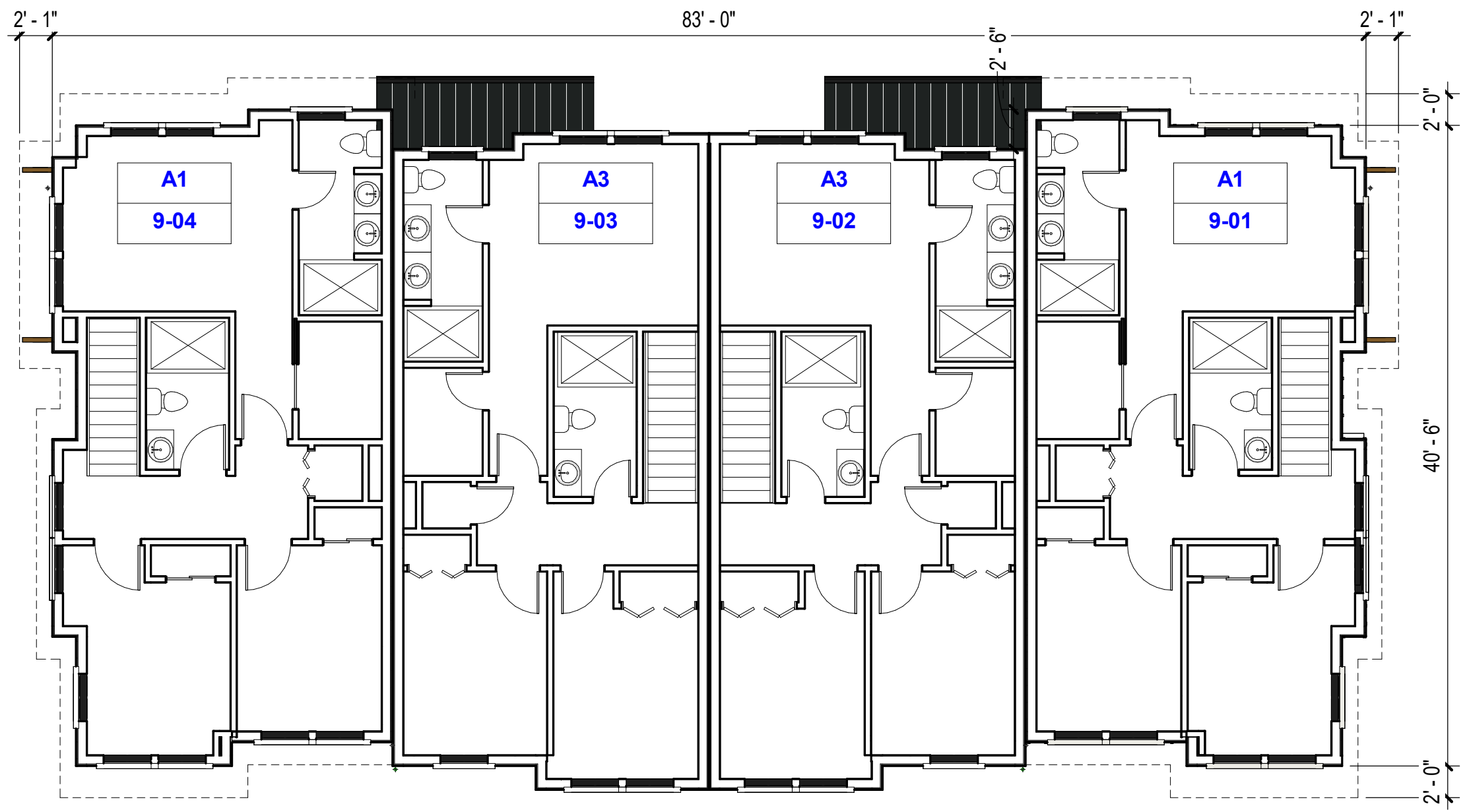
#	Description	Date
1	PLANNING REV #1	01.30.26

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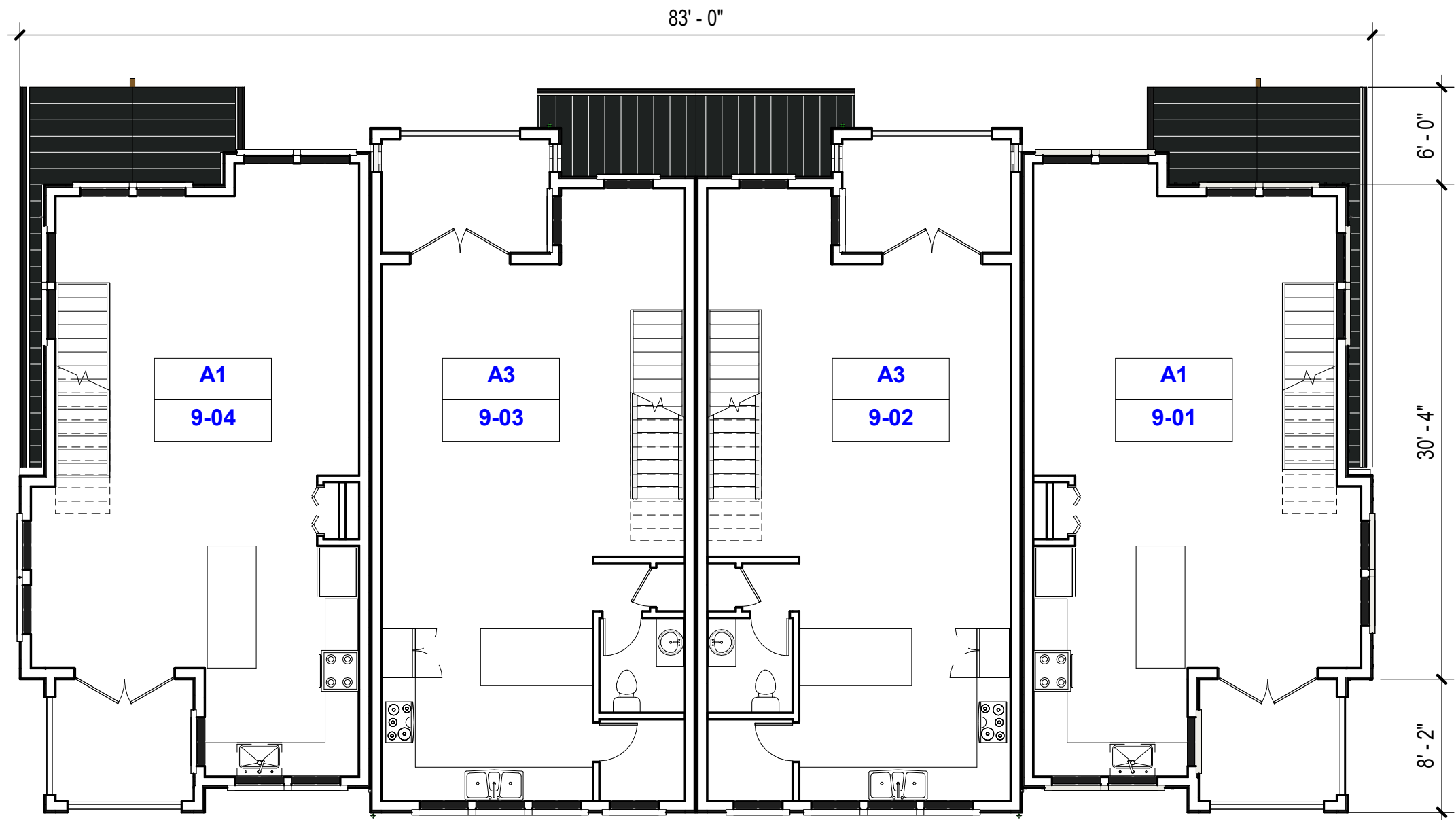
RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
BUILDING 9 FLOOR PLANS

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
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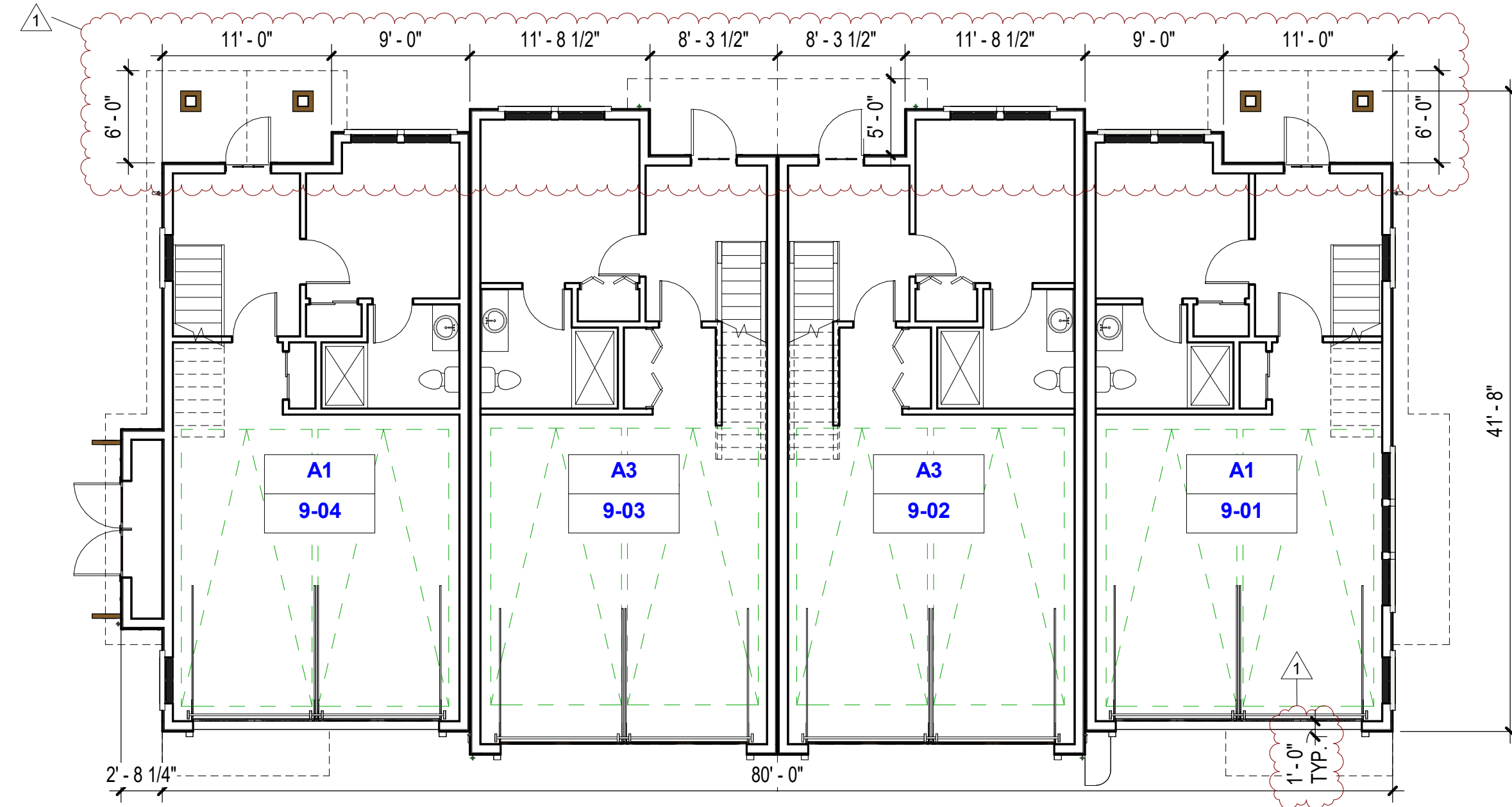
A- 2.18



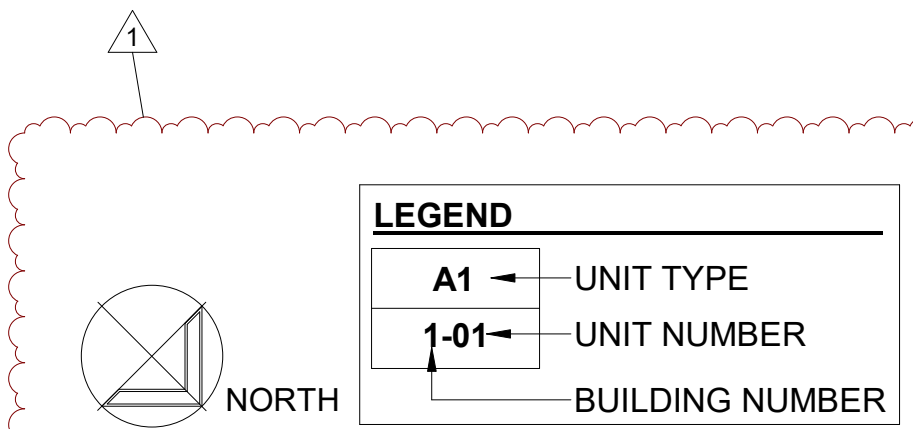
③ 3RD FLOOR - BUILDING 9 FLOOR PLAN
1/8" = 1'-0"

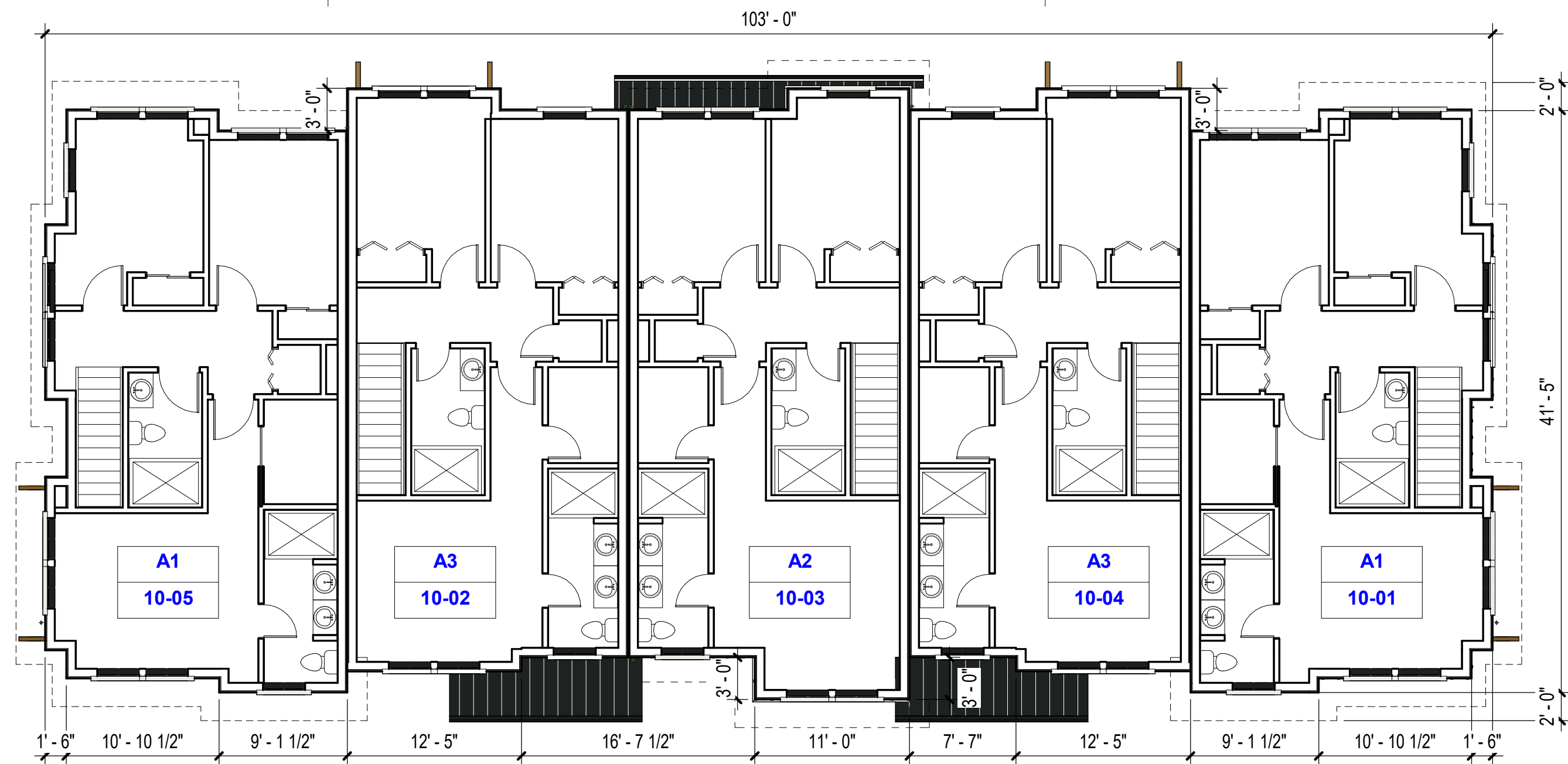


② 2ND FLOOR - BUILDING 9 FLOOR PLAN
1/8" = 1'-0"

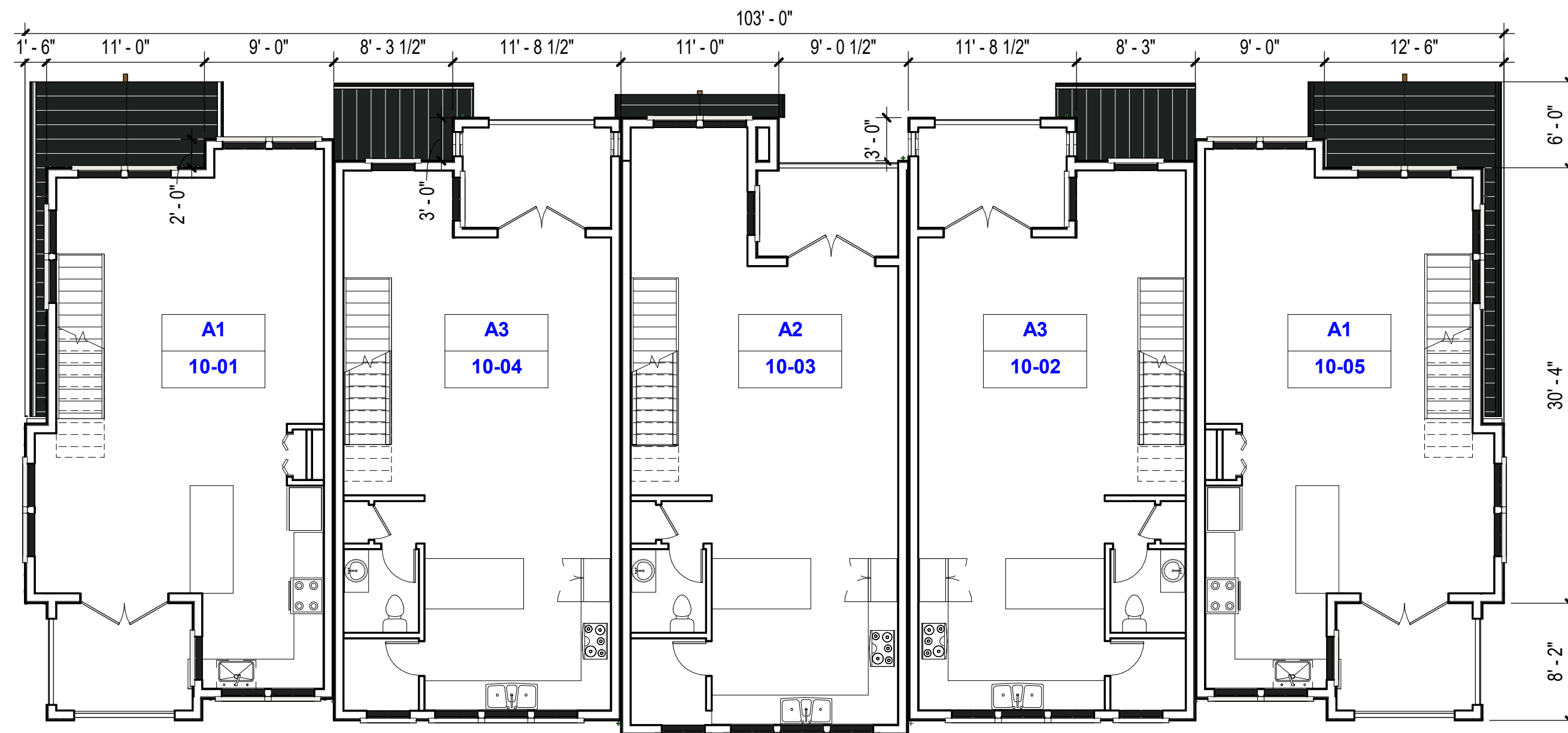


① 1ST FLOOR - BUILDING 9 FLOOR PLAN
1/8" = 1'-0"

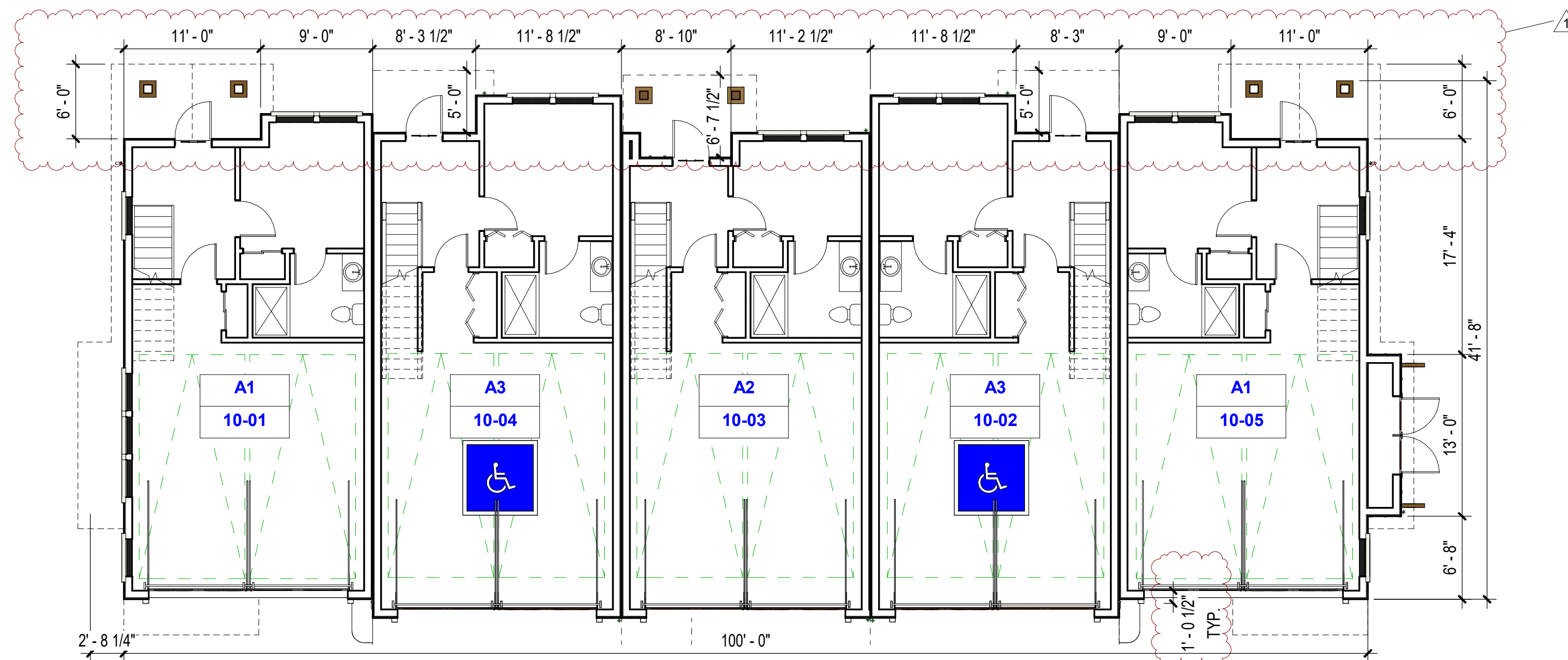




3 3RD FLOOR - BUILDING 10 FLOOR PLAN
1/8" = 1'-0"



2 2ND FLOOR - BUILDING 10 FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR - BUILDING 10 FLOOR PLAN
1/8" = 1'-0"

LEGEND

A1 ← UNIT TYPE

1-01 ← UNIT NUMBER

← BUILDING NUMBER

Consultant:

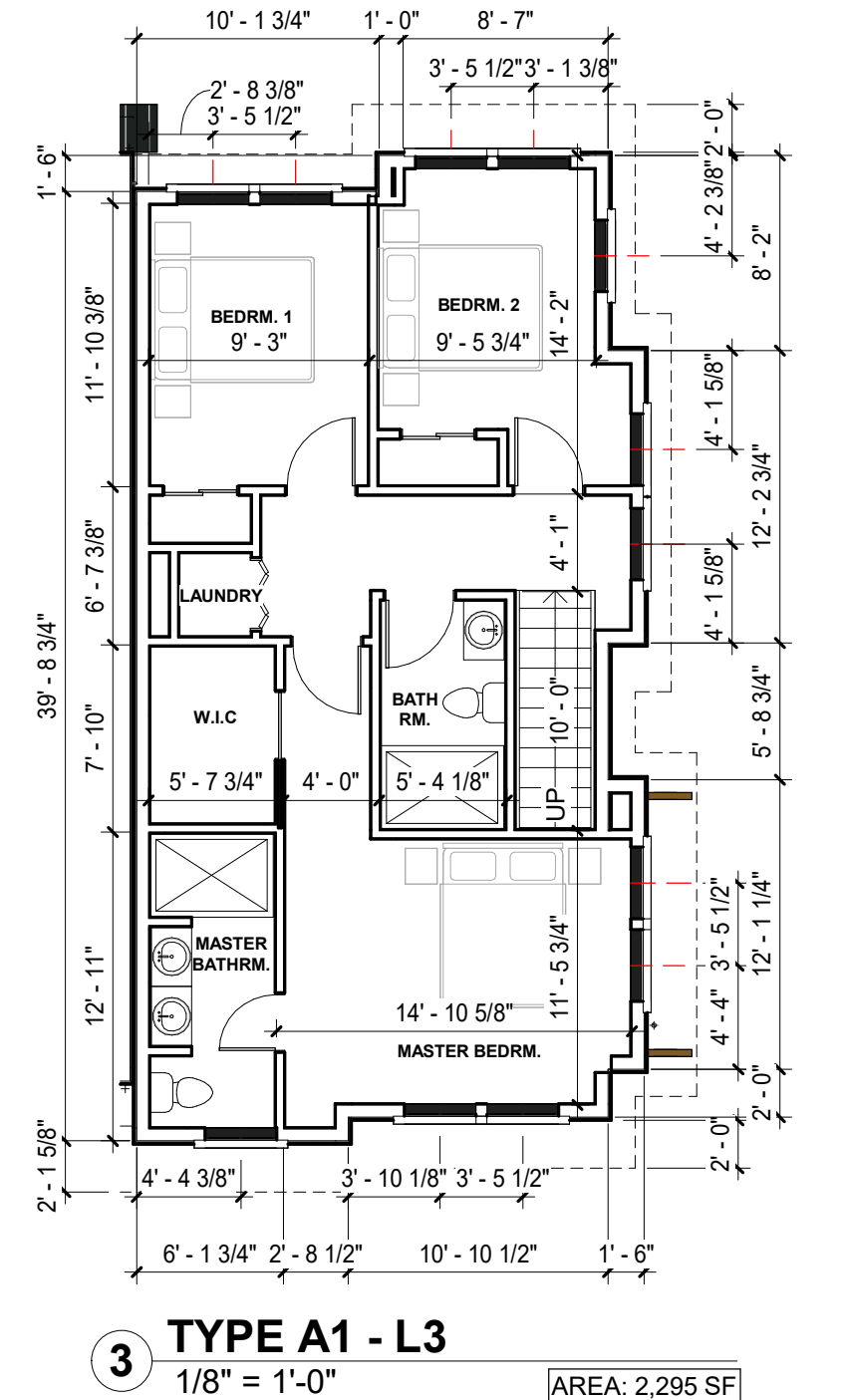
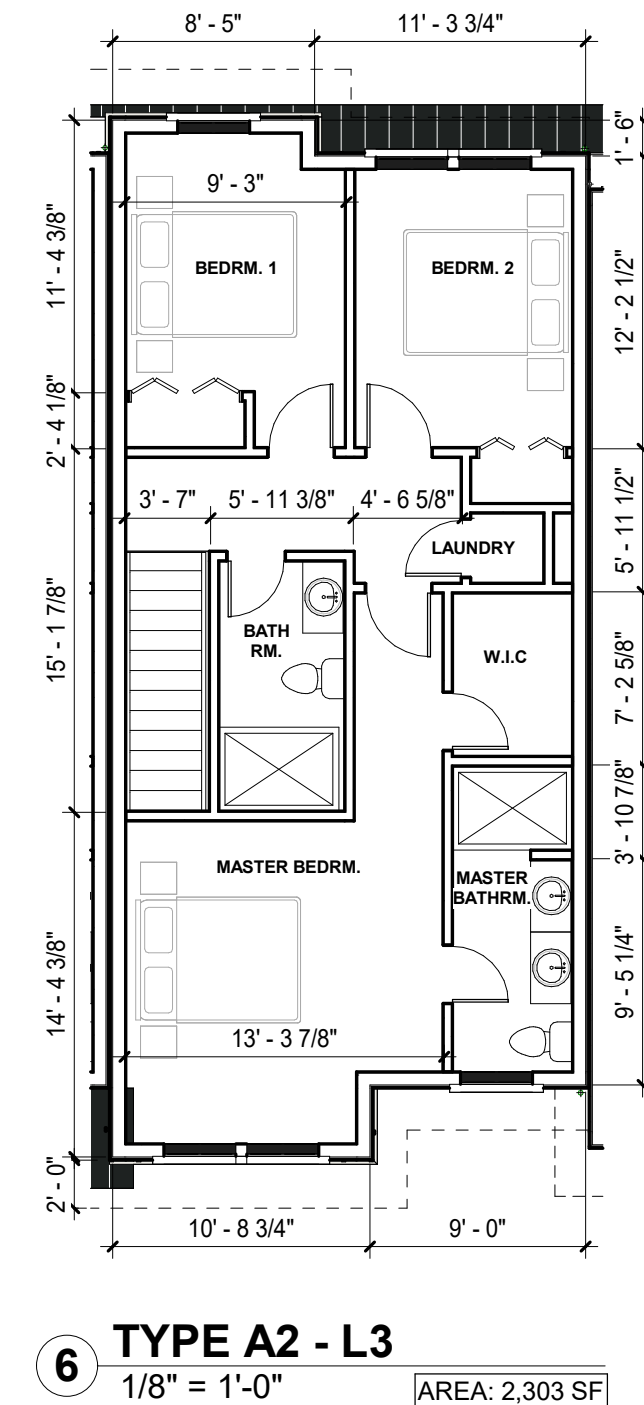
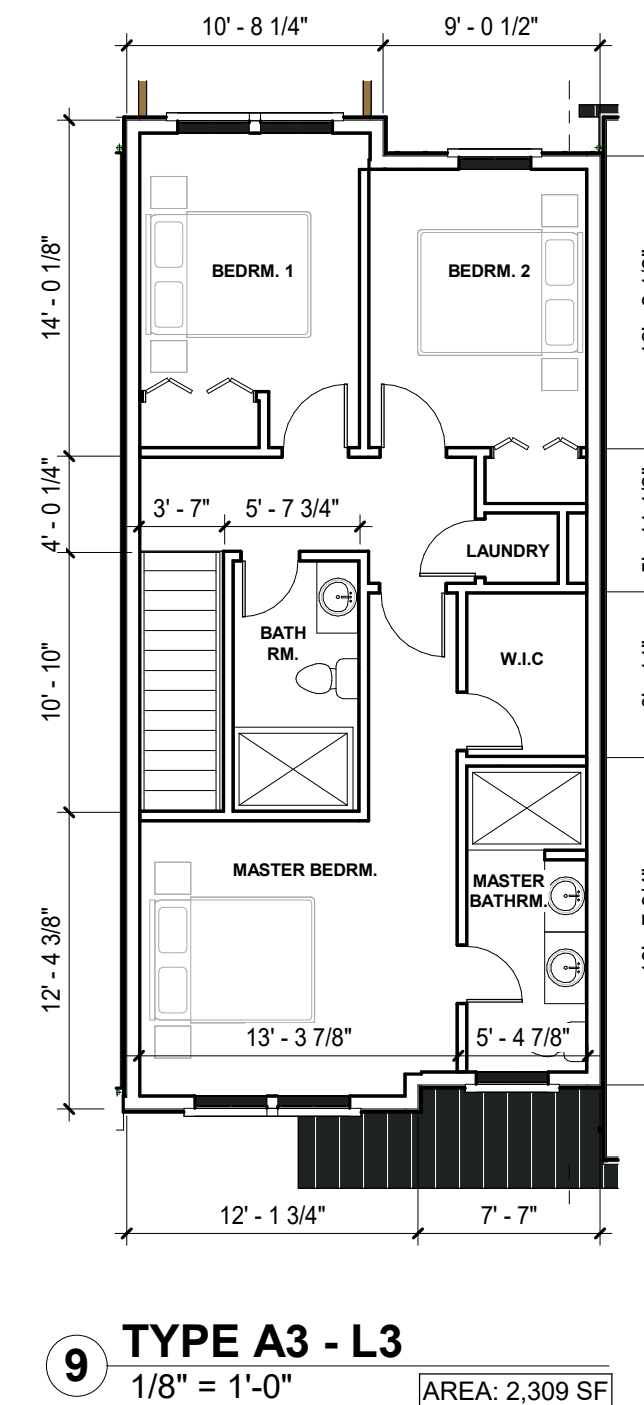
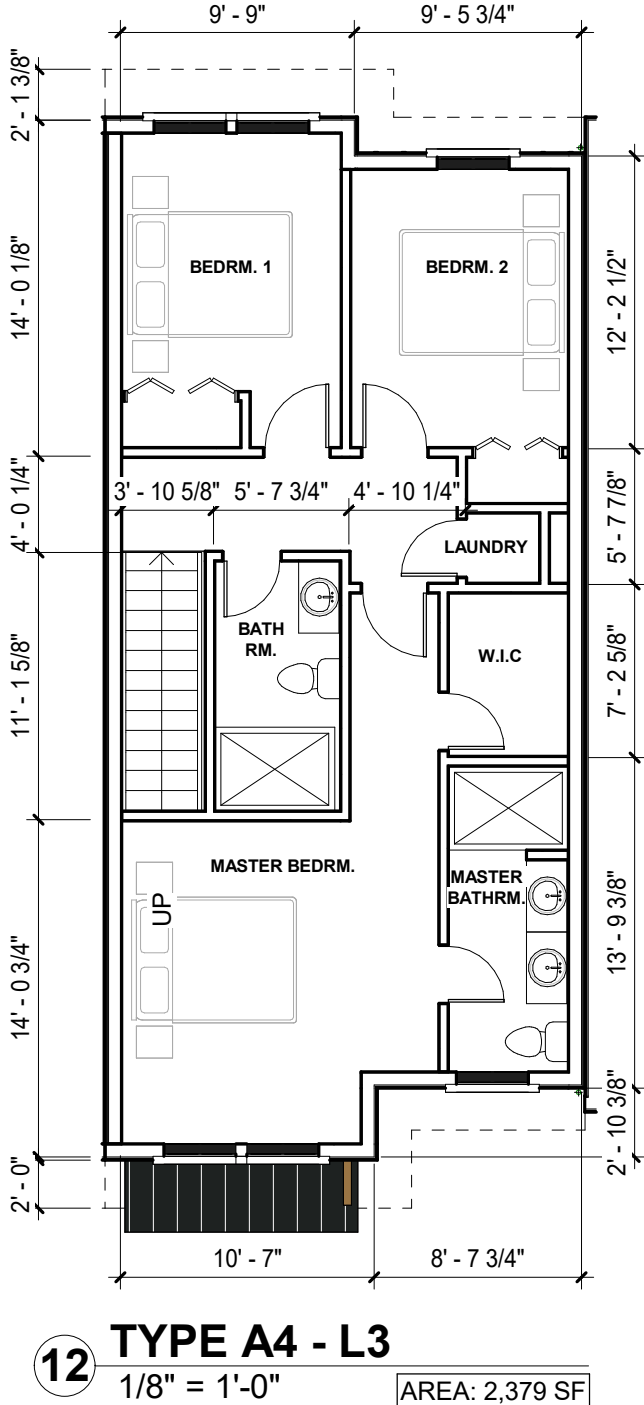
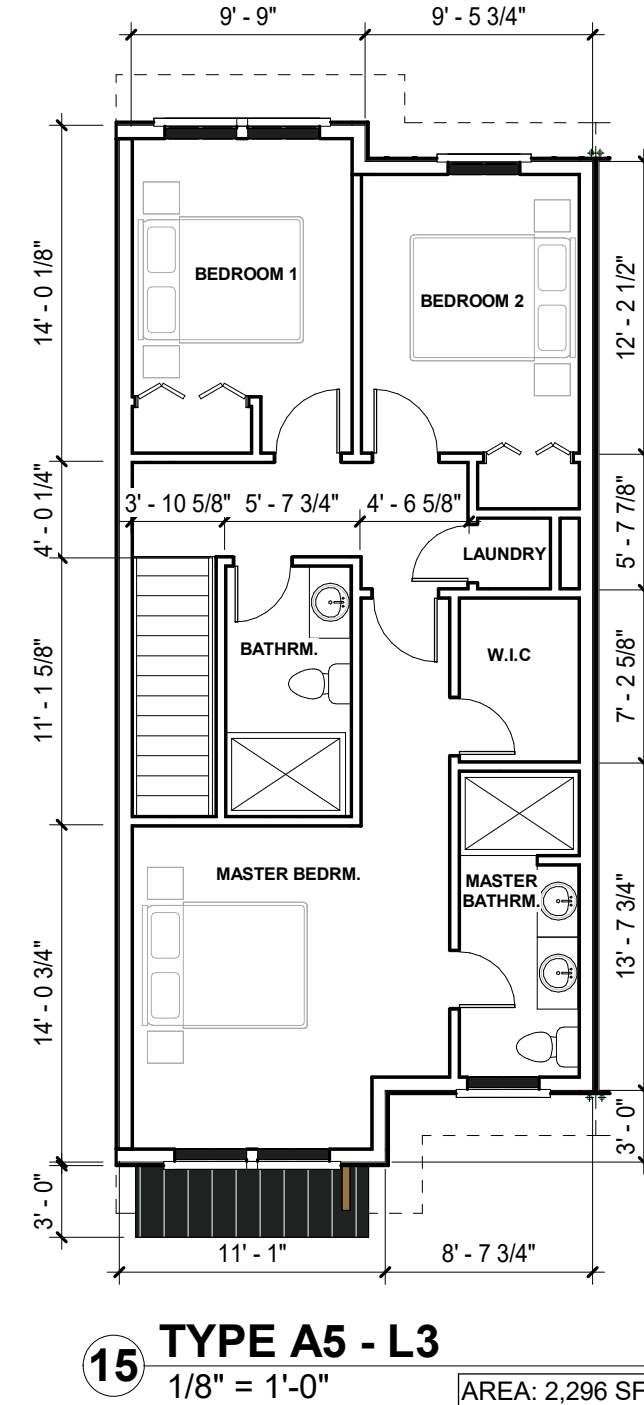
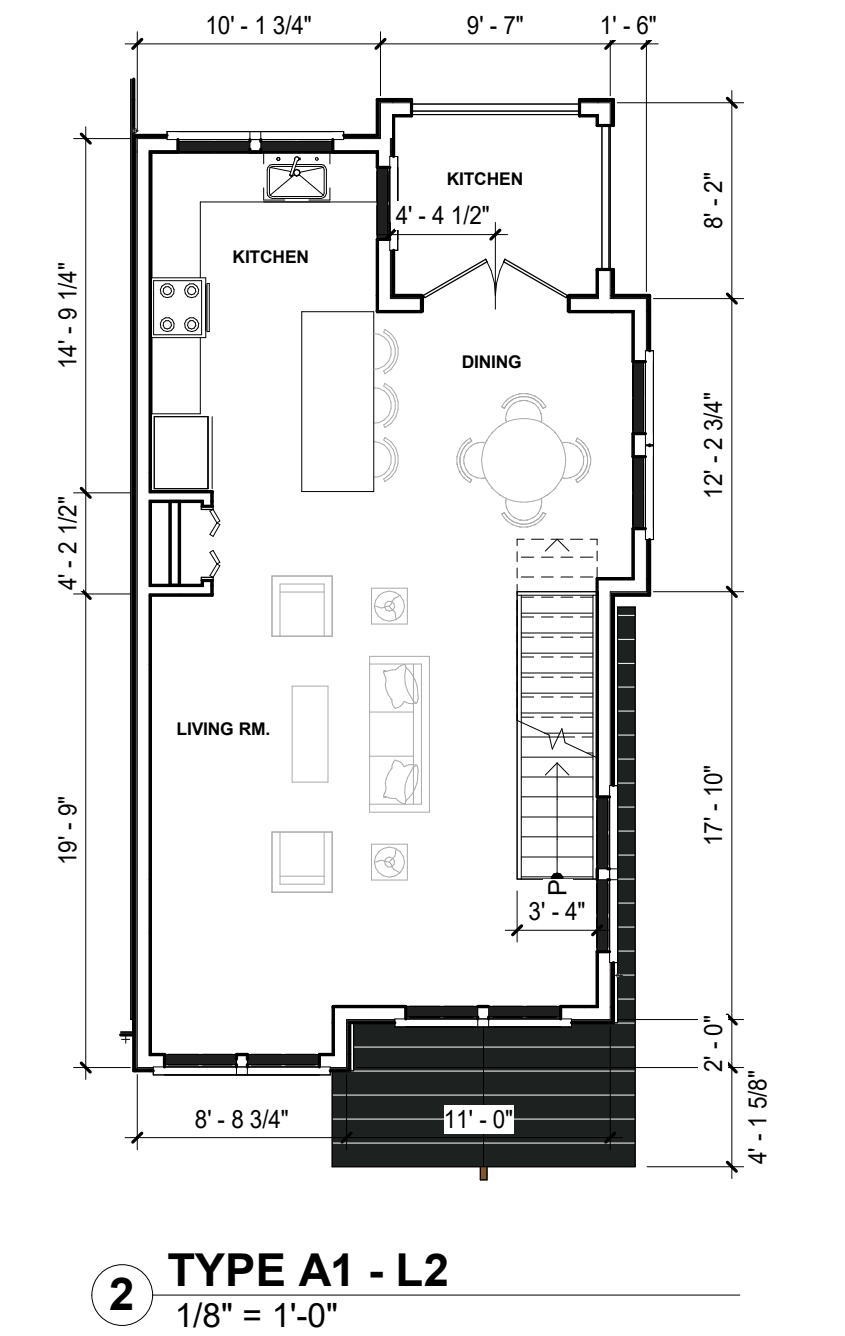
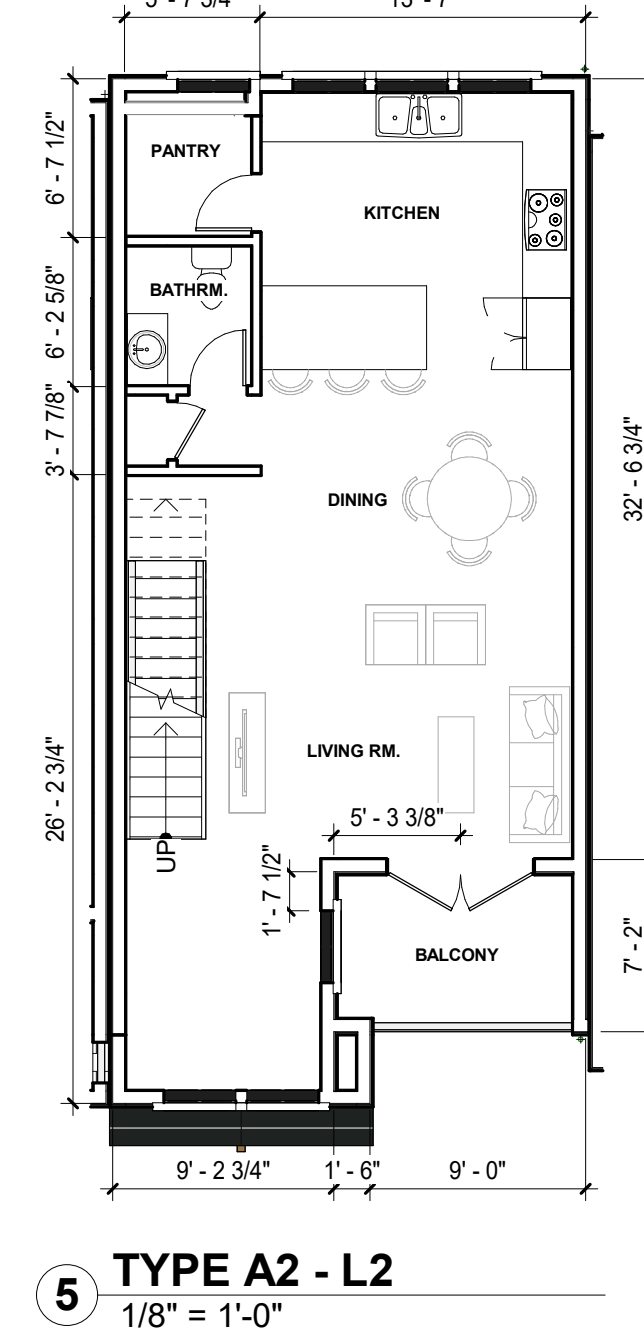
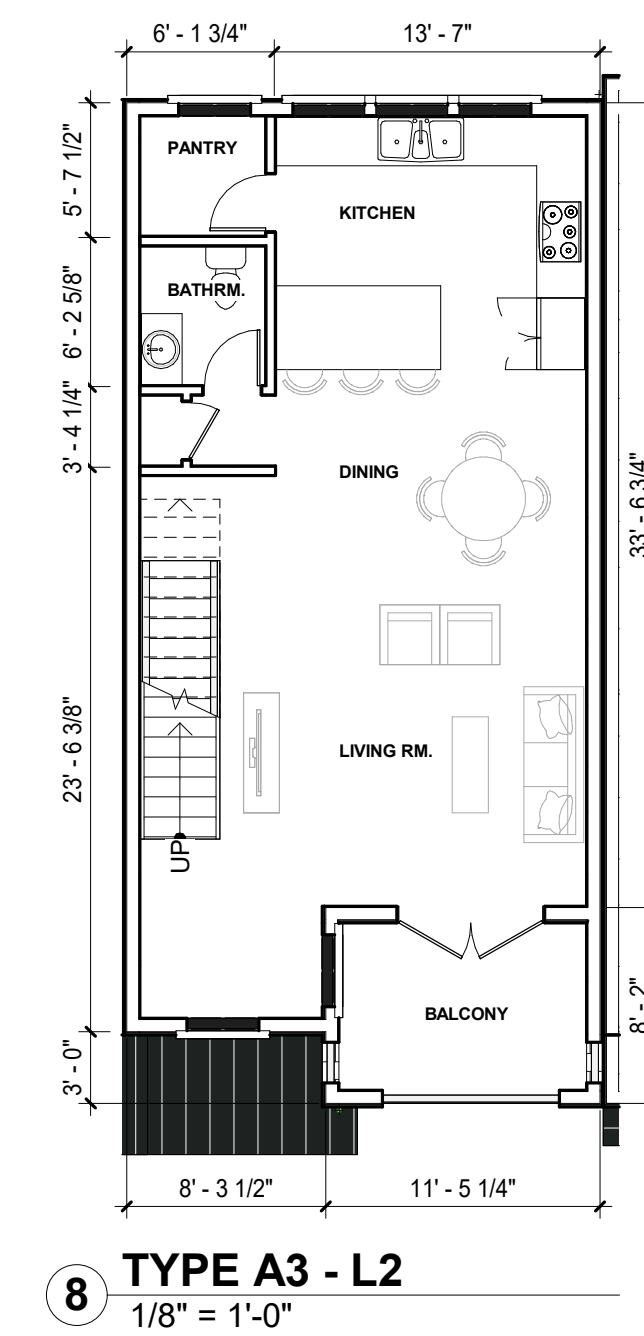
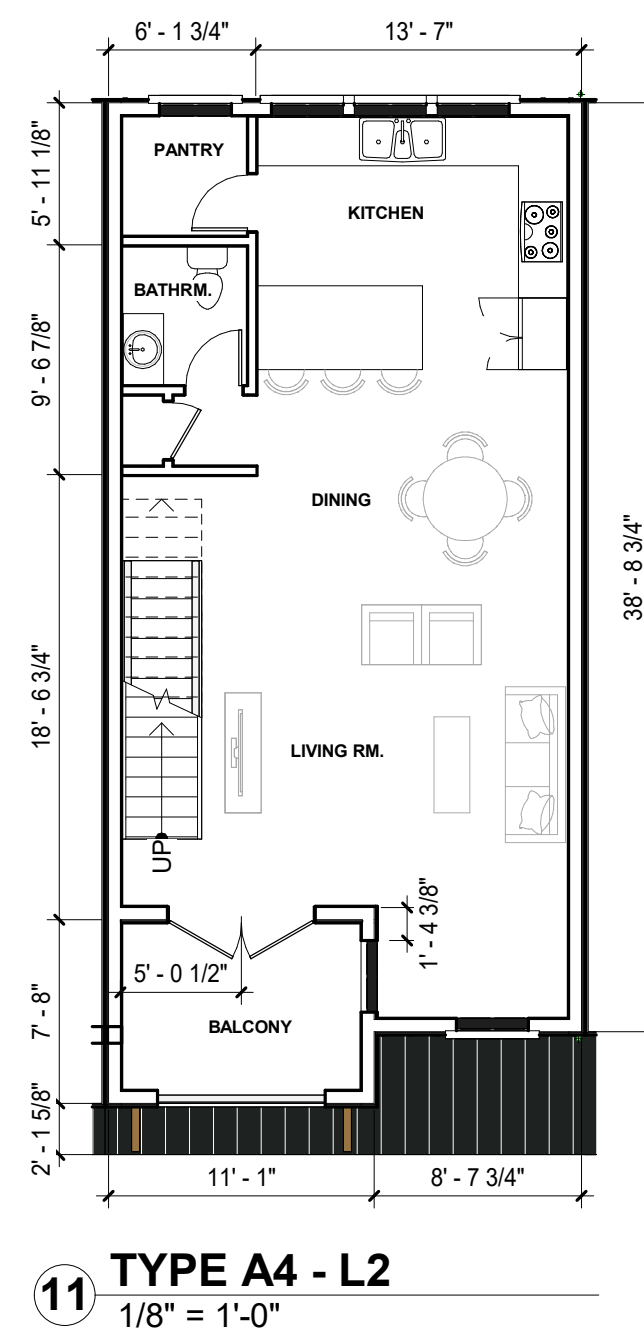
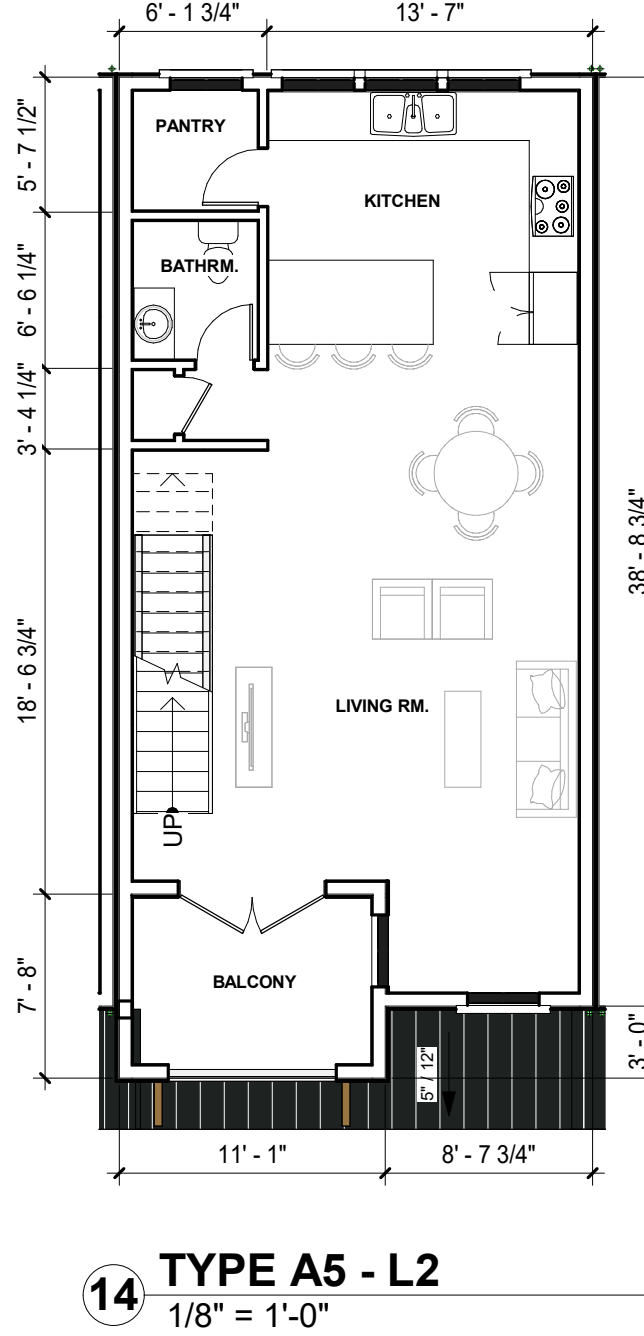
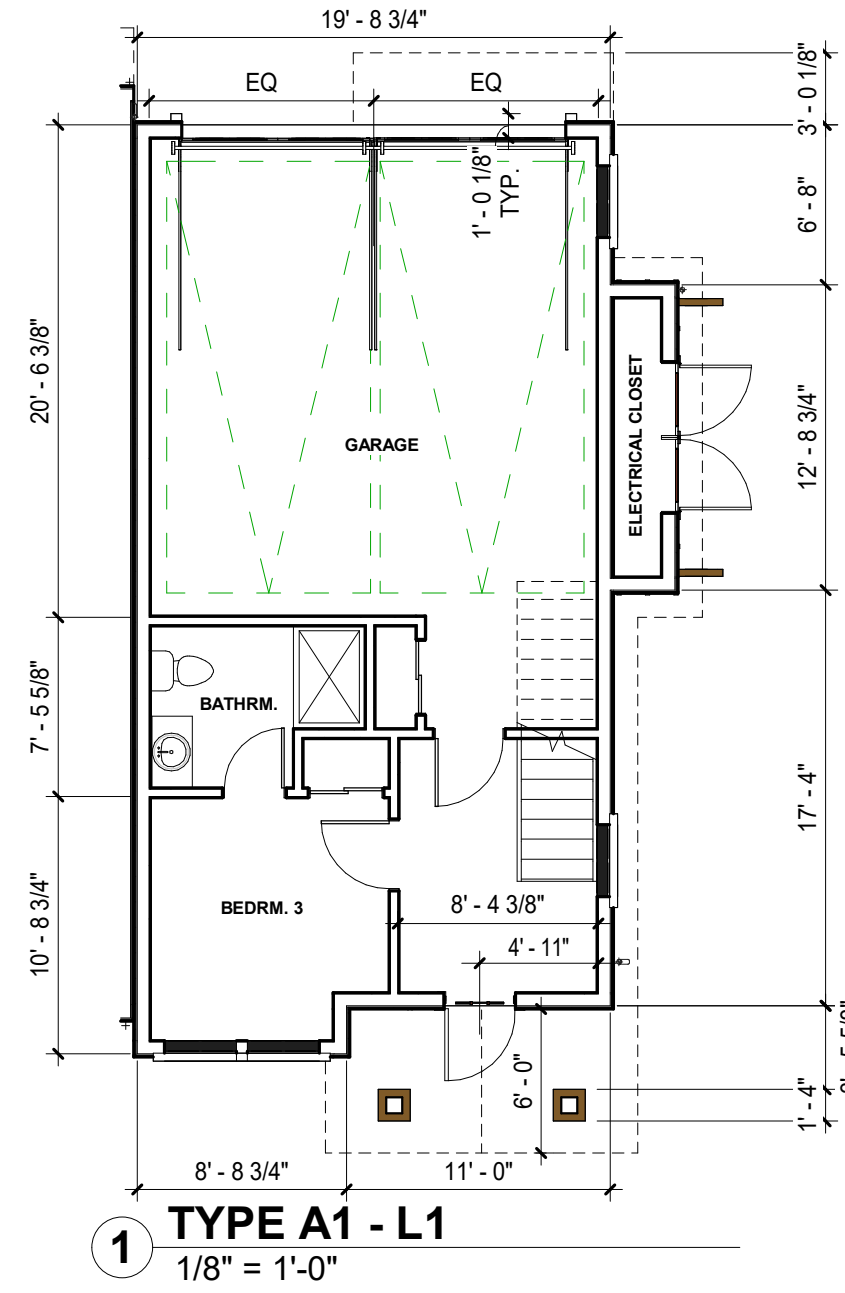
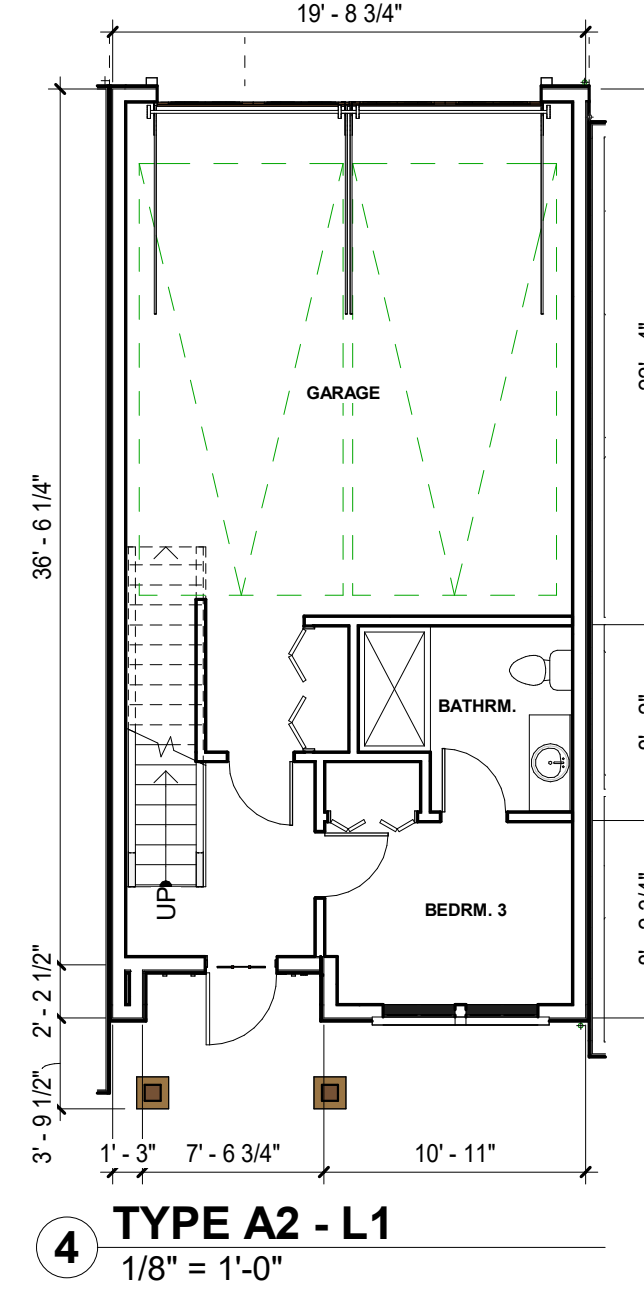
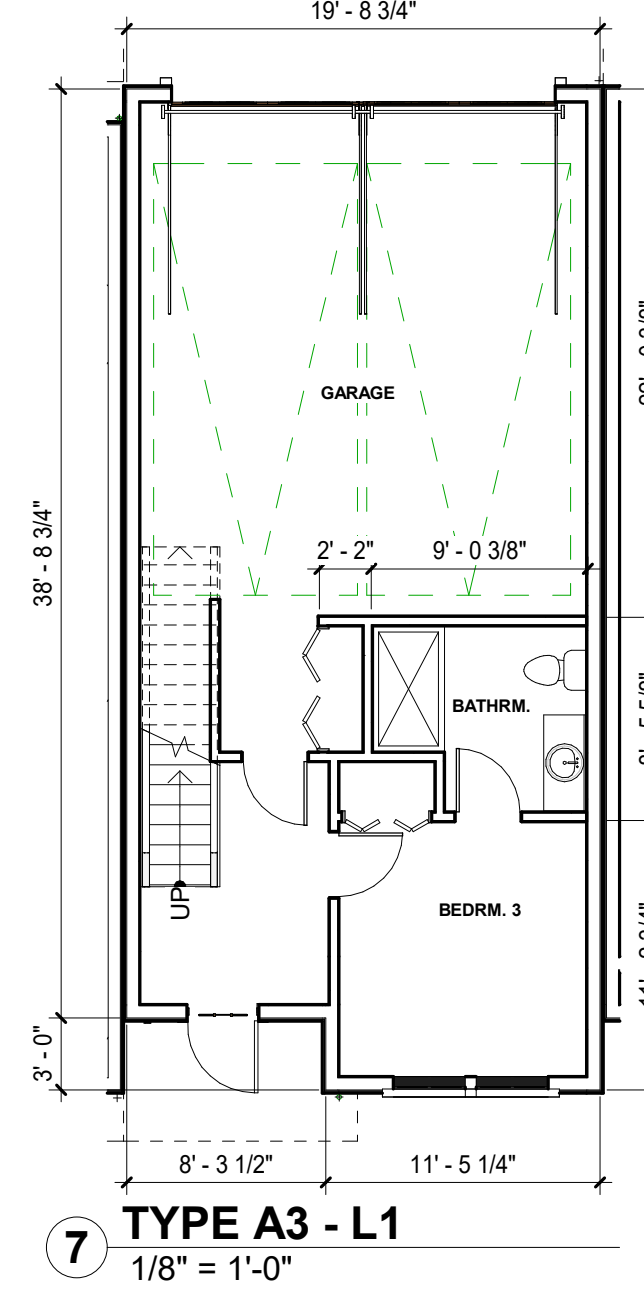
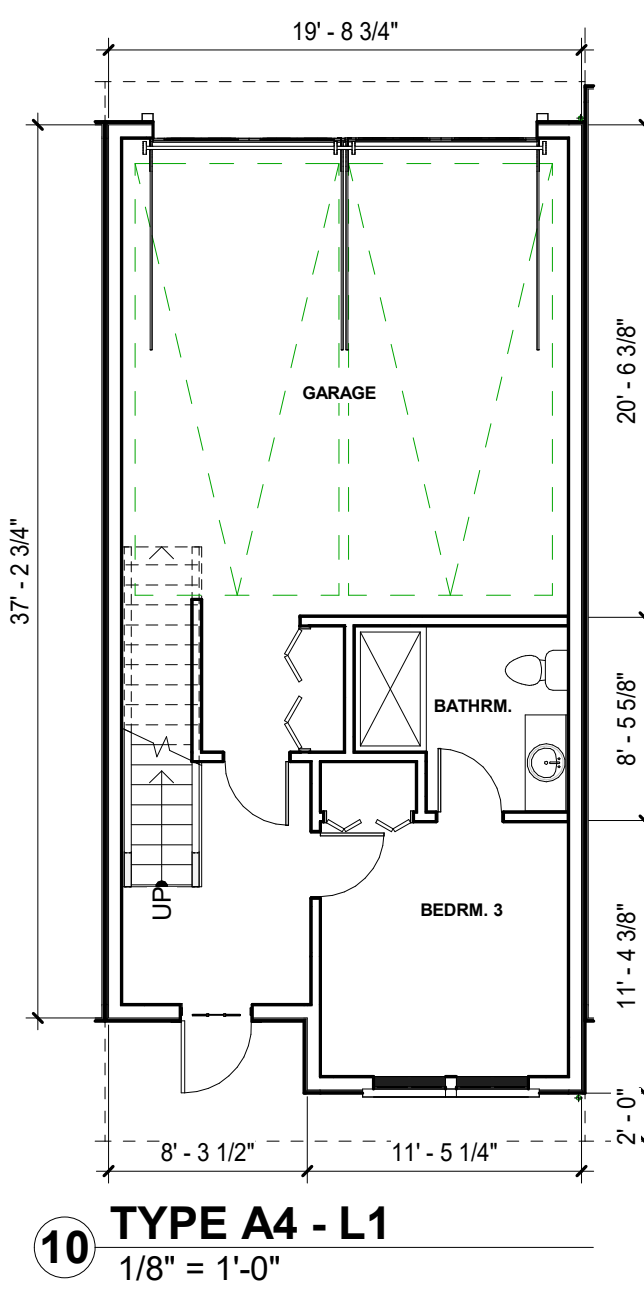
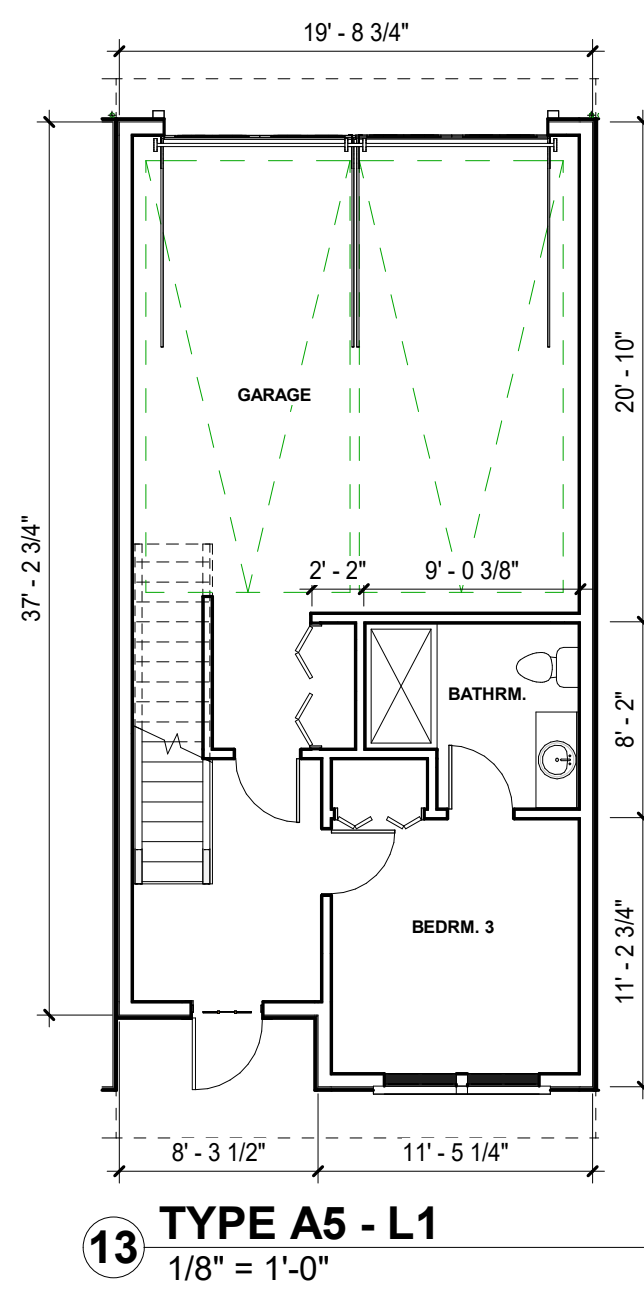
Revision Schedule:

#	Description	Date
1	PLANNING REV #1	01.30.26

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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
BUILDING 10 FLOOR PLANS

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet



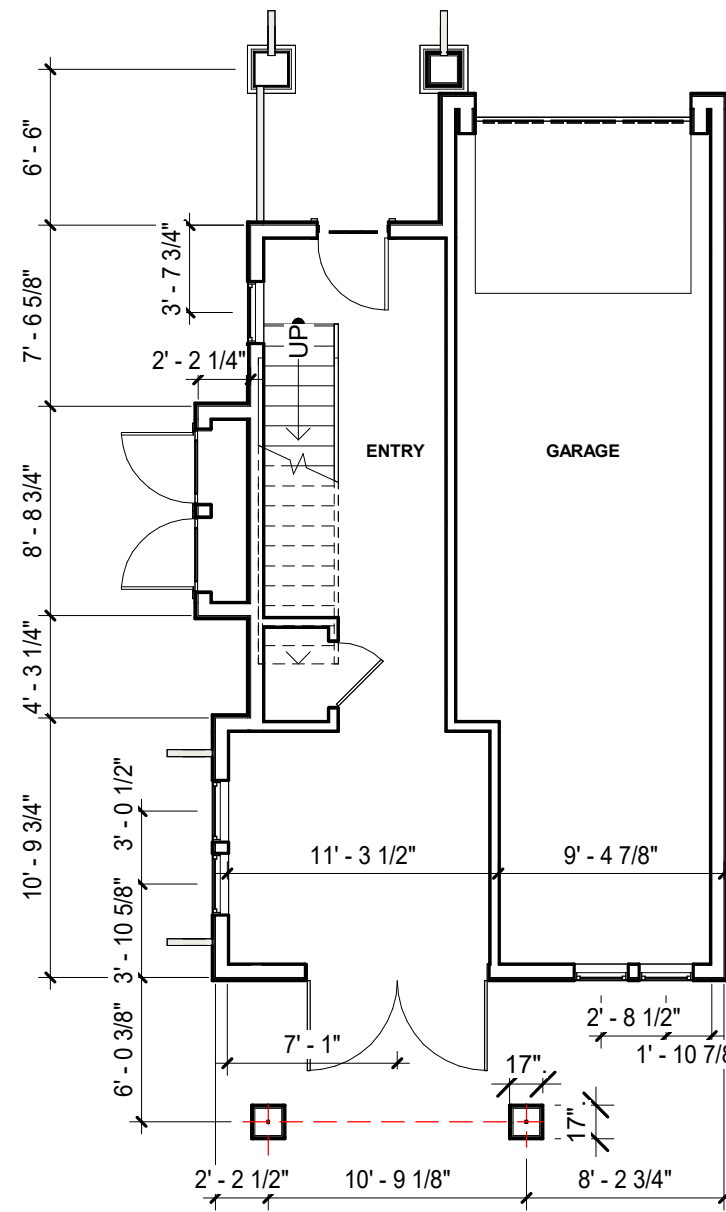
Consultant:

Revision Schedule:		
#	Description	Date

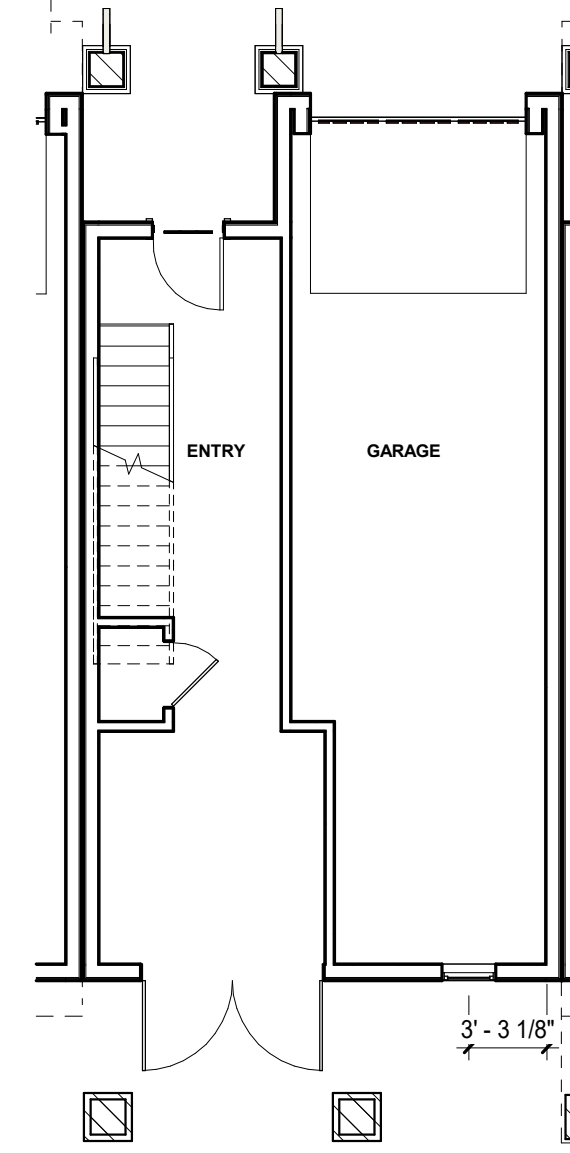
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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
A TYPE UNITS

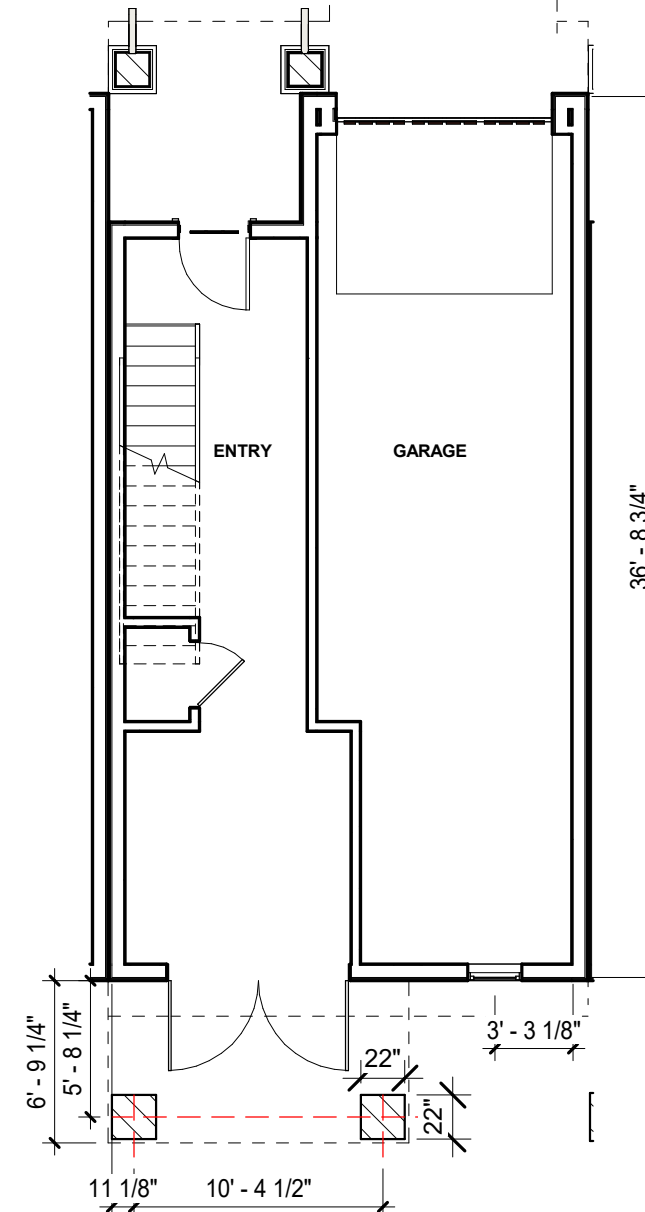
Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet



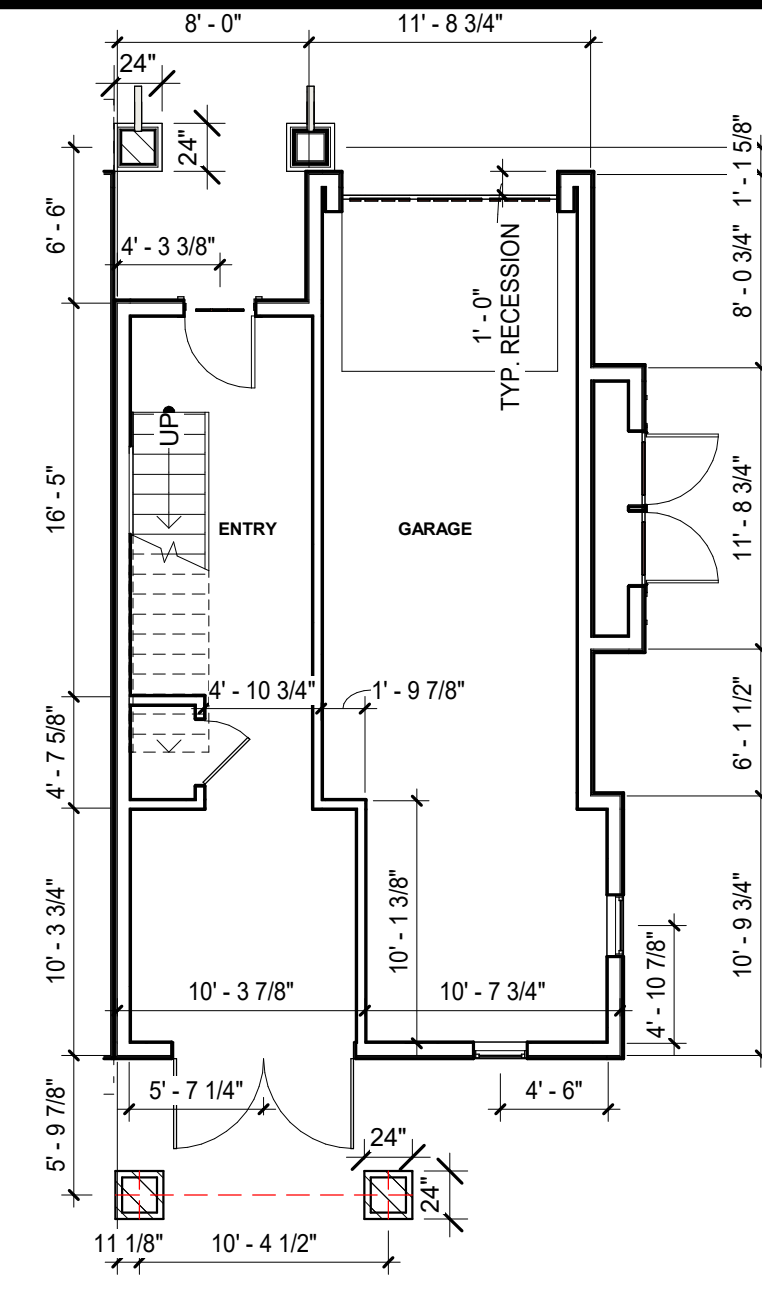
10 TYPE B4 - L1
1/8" = 1'-0"



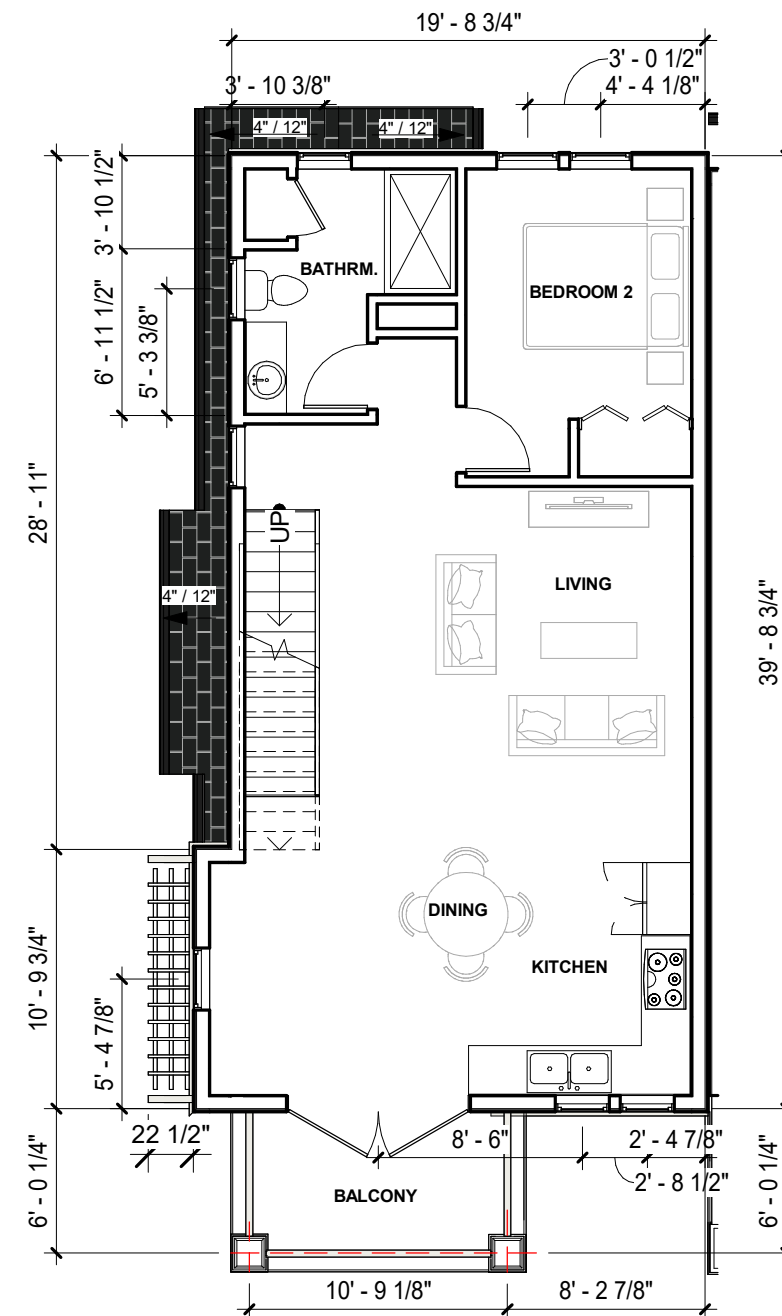
7 TYPE B3 - L1
1/8" = 1'-0"



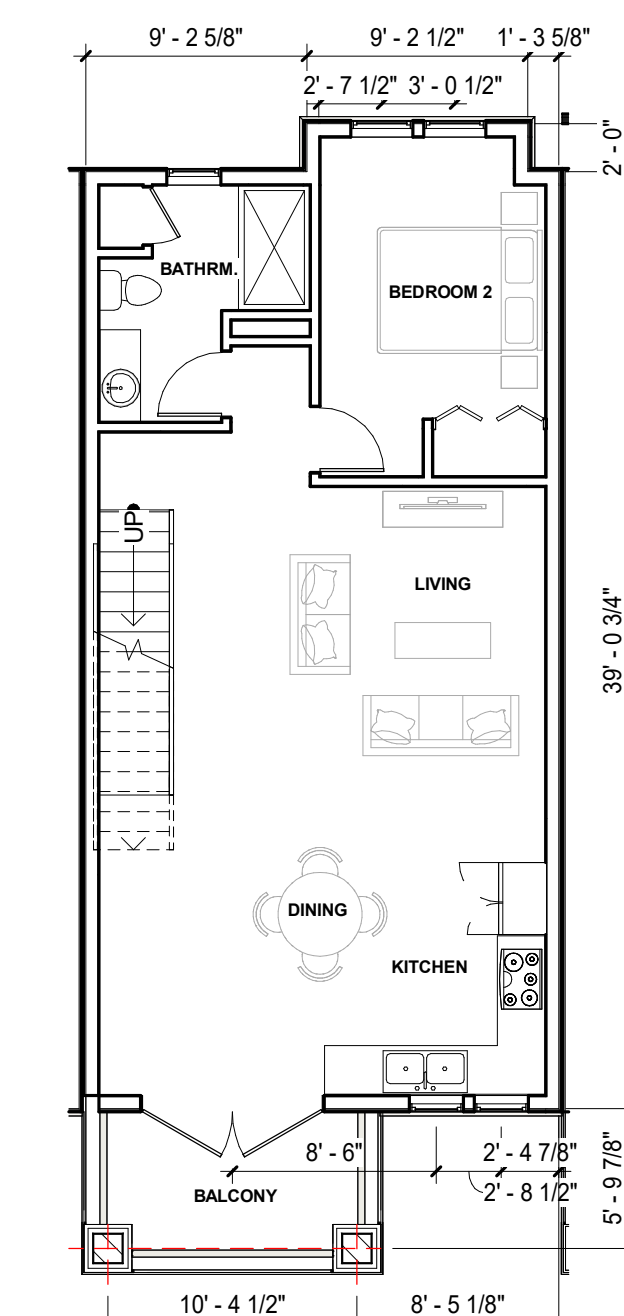
4 TYPE B2 - L1
1/8" = 1'-0"



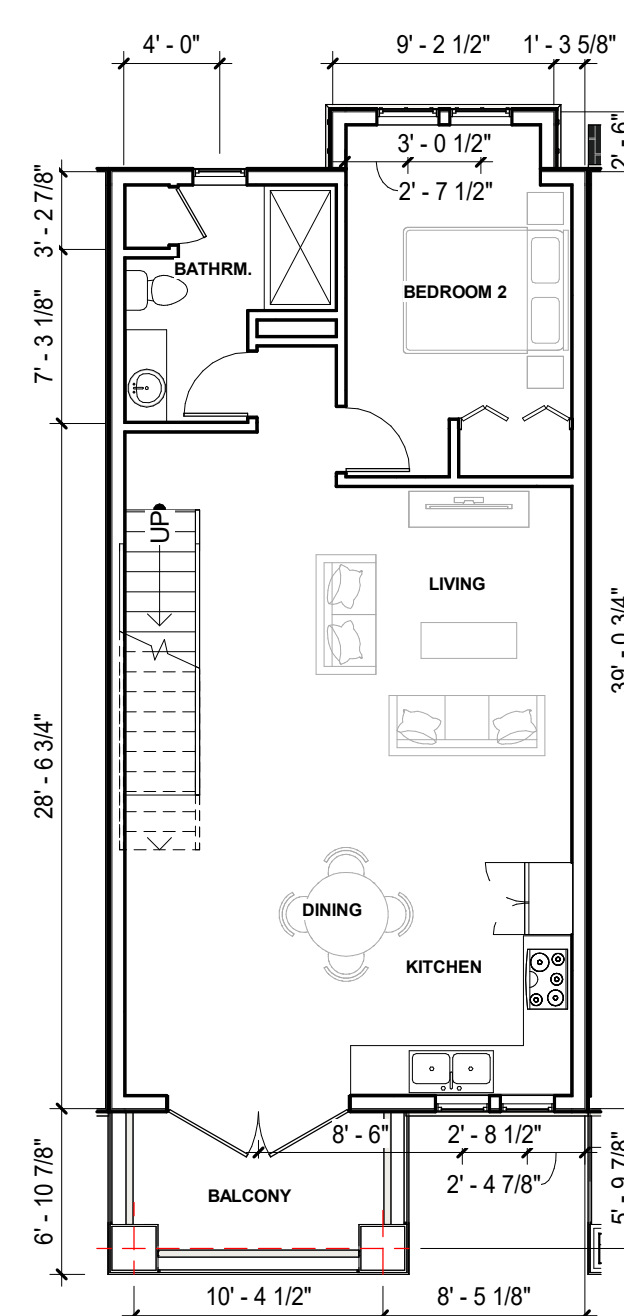
1 TYPE B1 - L1
1/8" = 1'-0"



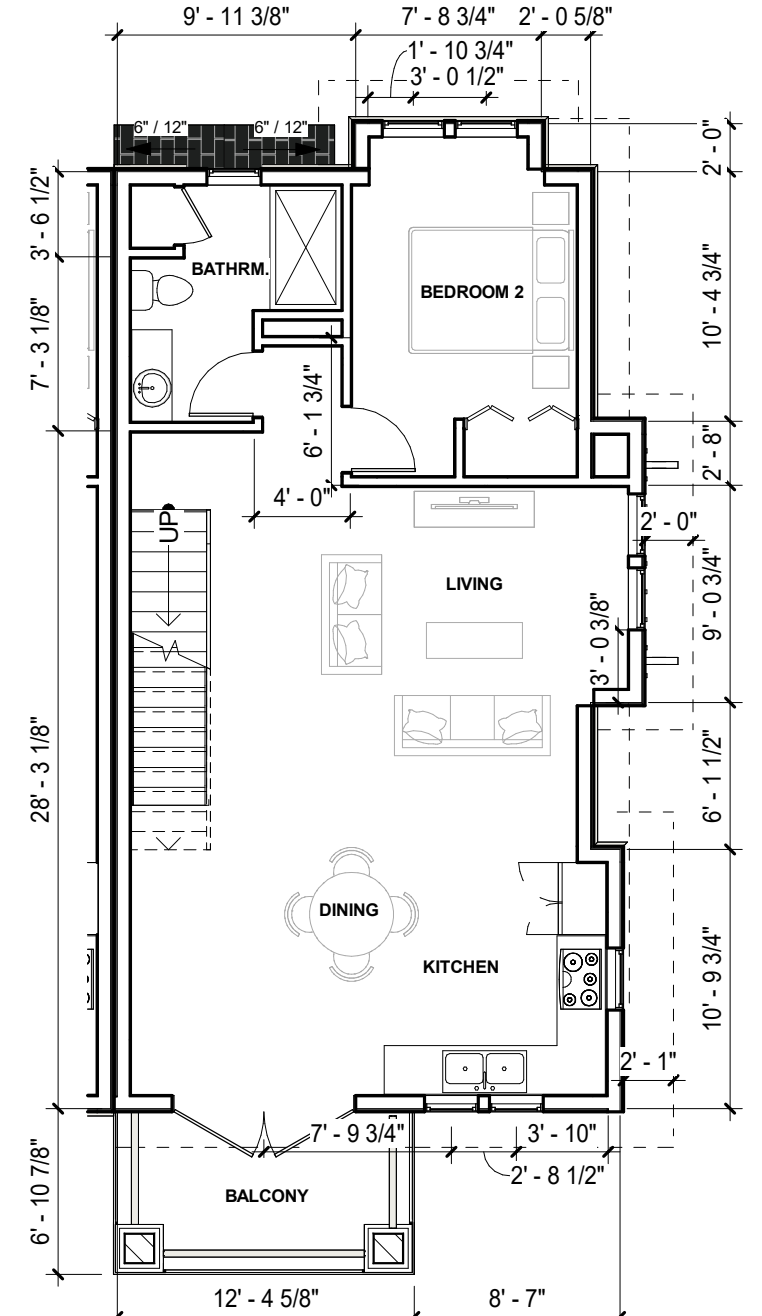
11 TYPE B4 - L2
1/8" = 1'-0"



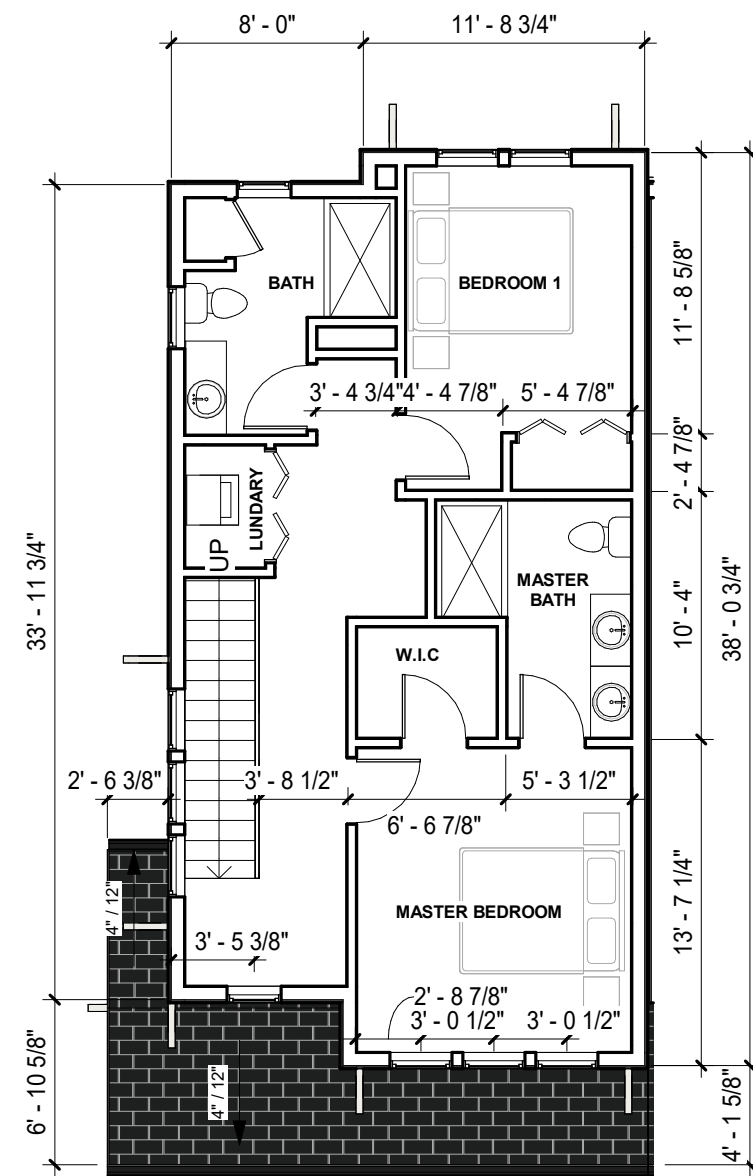
8 TYPE B3 - L2
1/8" = 1'-0"



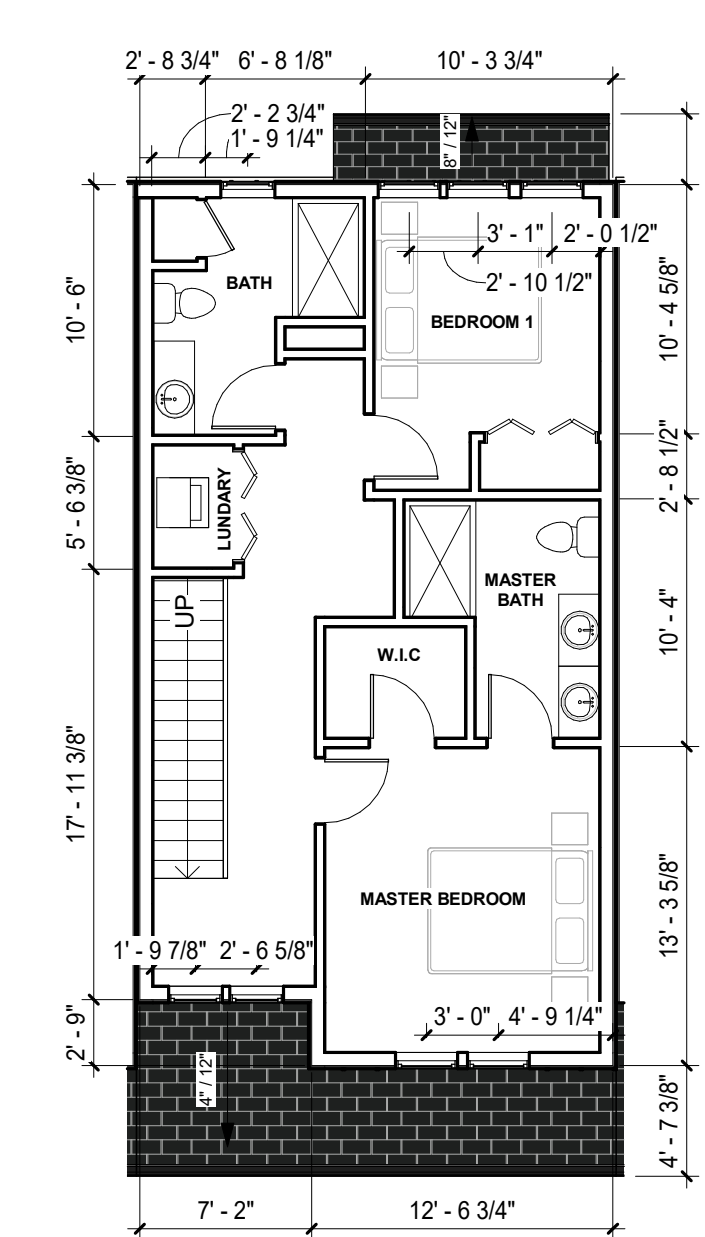
5 TYPE B2 - L2
1/8" = 1'-0"



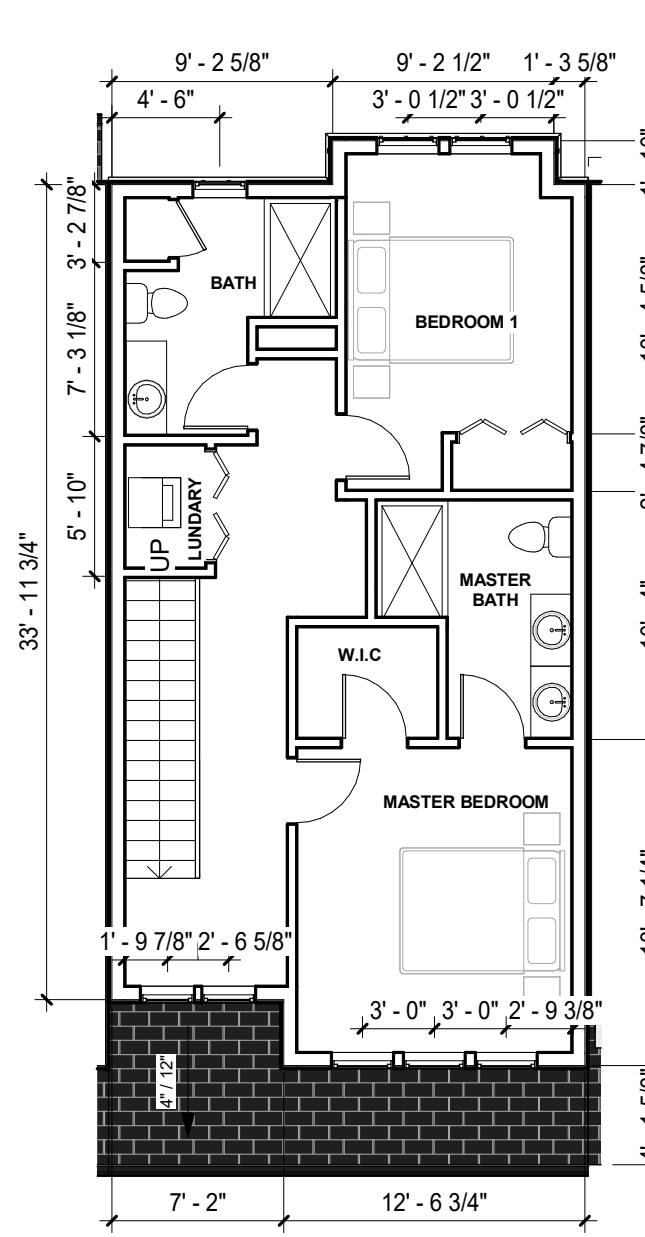
2 TYPE B1 - L2
1/8" = 1'-0"



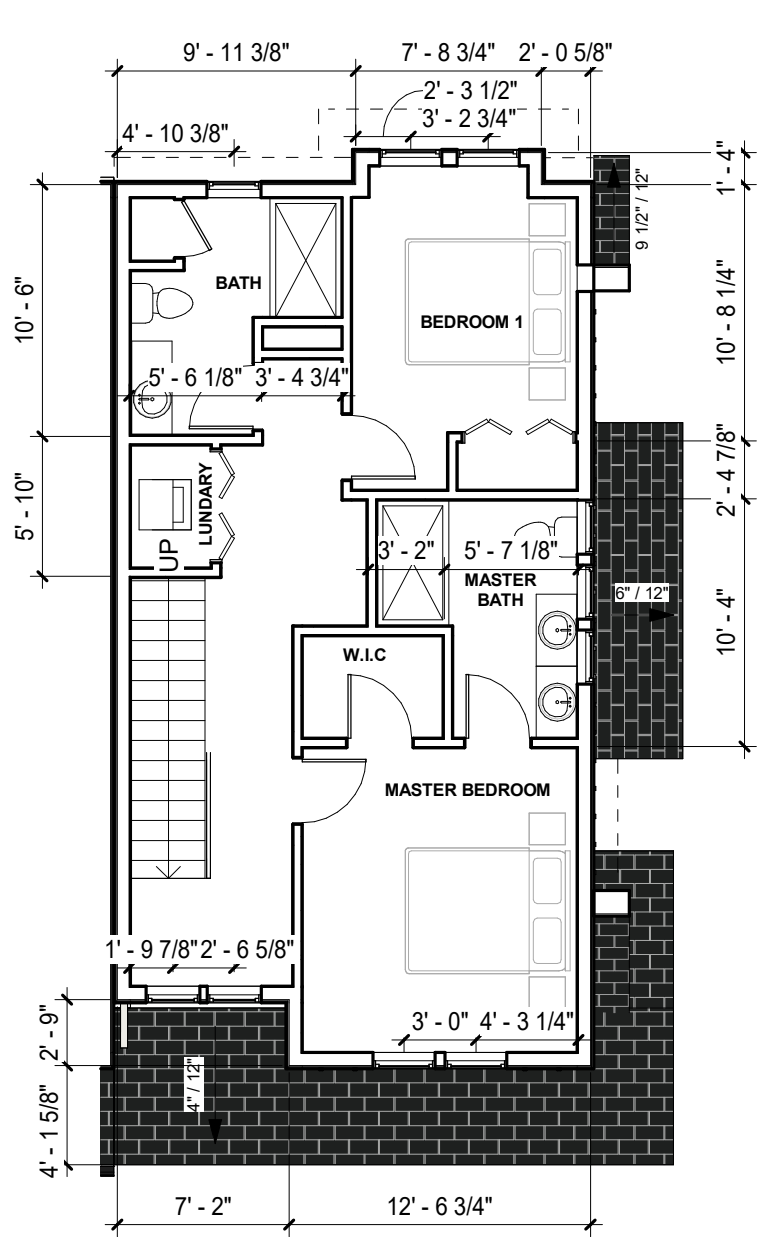
12 TYPE B4 - L3
1/8" = 1'-0" AREA: 2,237 SF



9 TYPE B3 - L3
1/8" = 1'-0" AREA: 2,173 SF



6 TYPE B2 - L3
1/8" = 1'-0" AREA: 2,168 SF



3 TYPE B1 - L3
1/8" = 1'-0" AREA: 2,250 SF

Consultant:

Revision Schedule:

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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
B TYPE UNITS

Date: OCT. 22, 2025

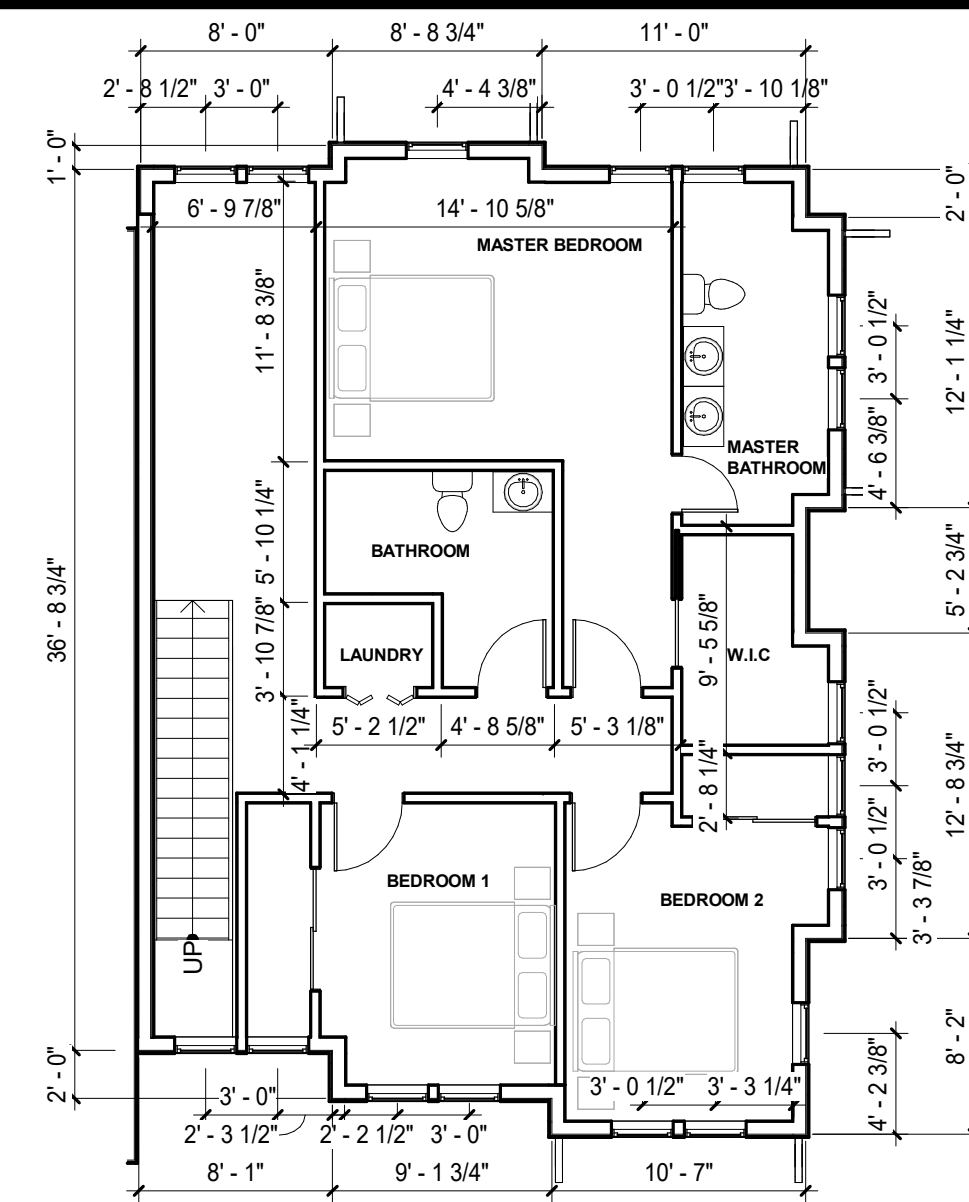
Scale: AS NOTED

Drawn by:

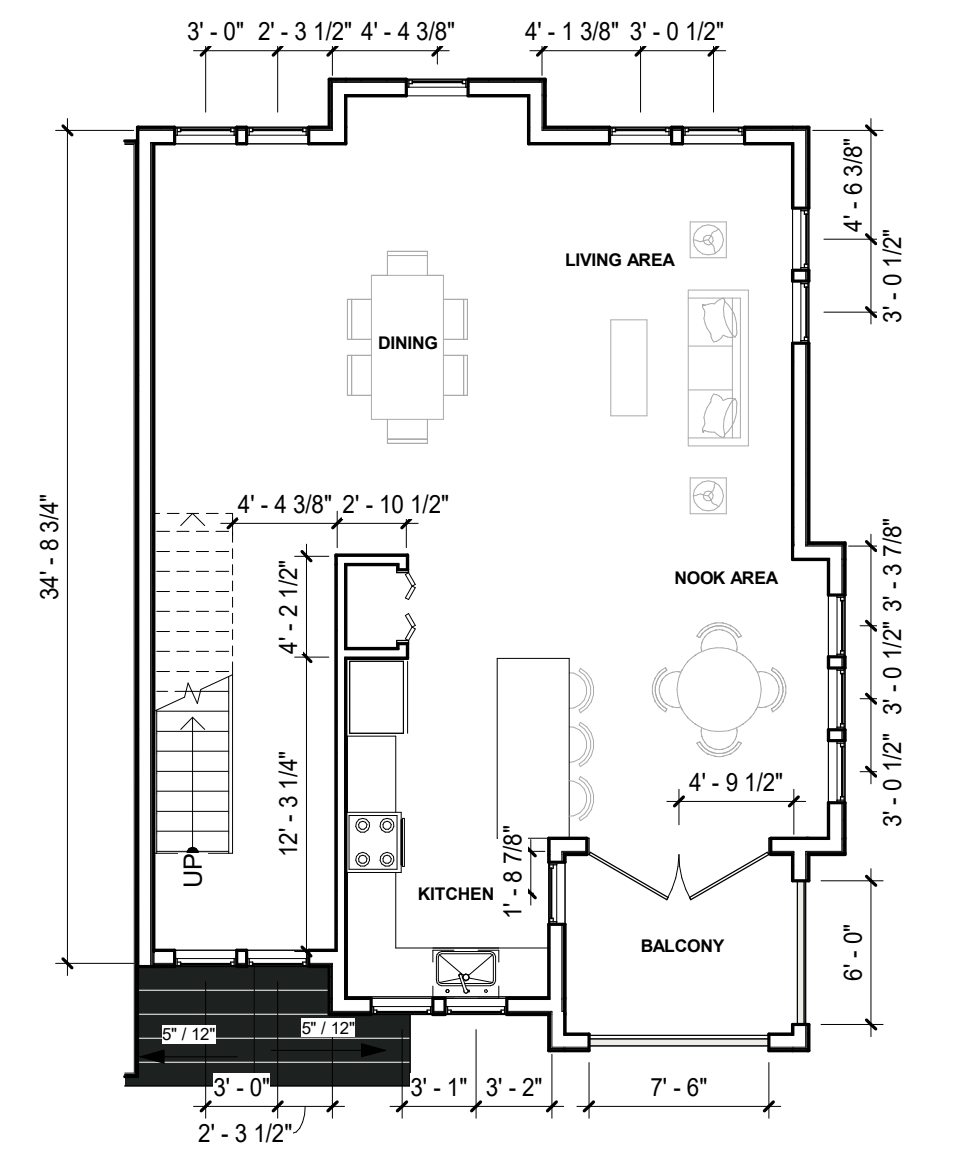
PF

Job #: 24-9228

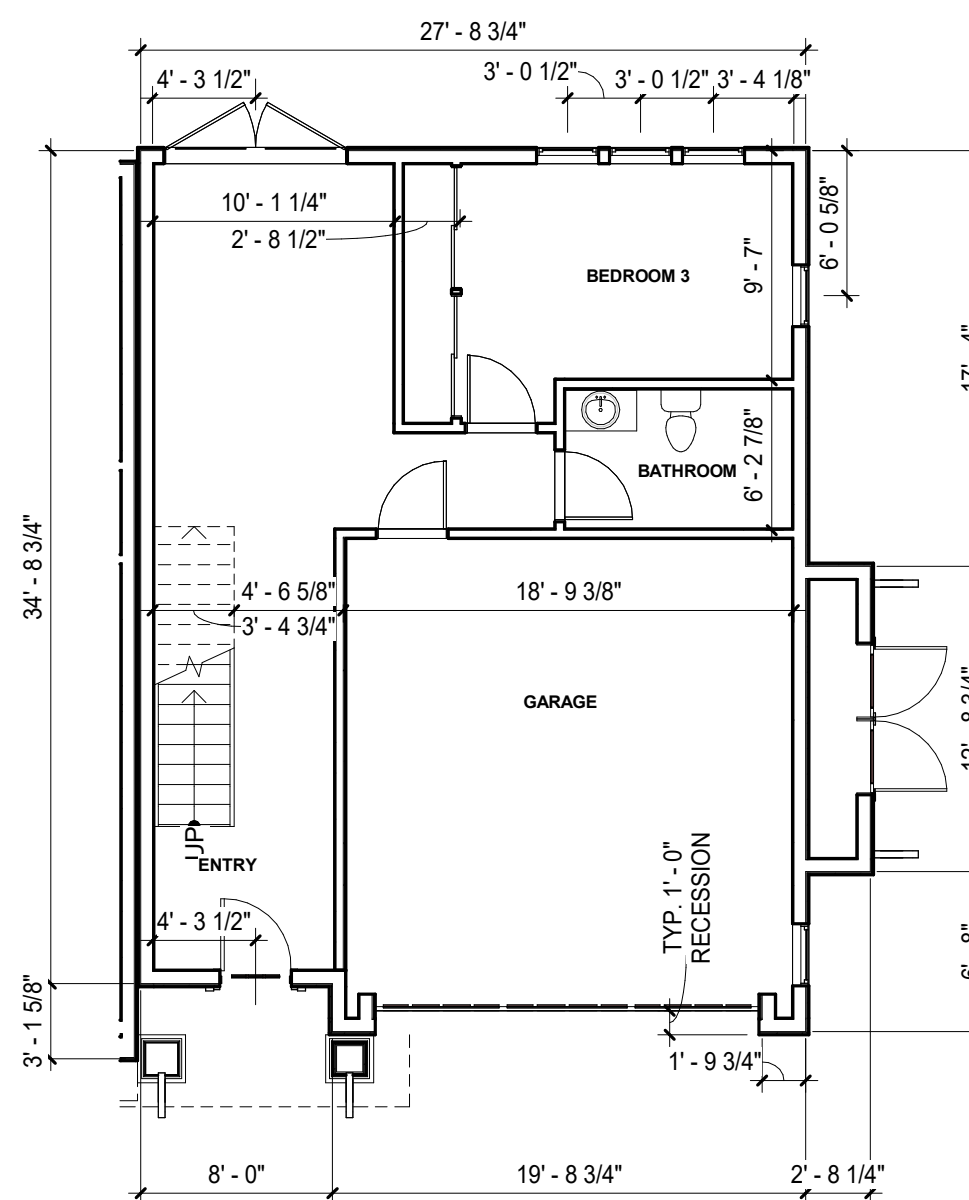
Sheet



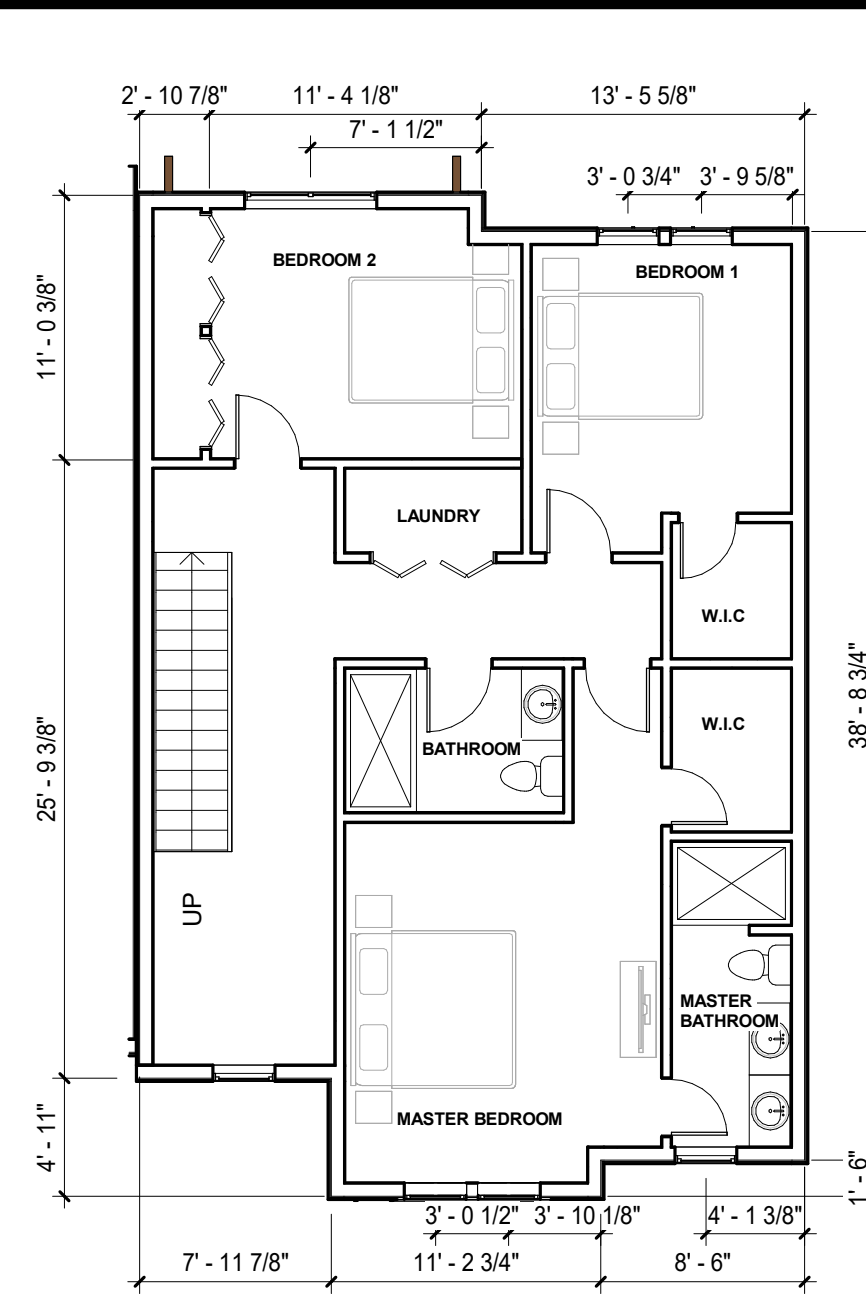
3 TYPE C1 - L3
1/8" = 1'-0"



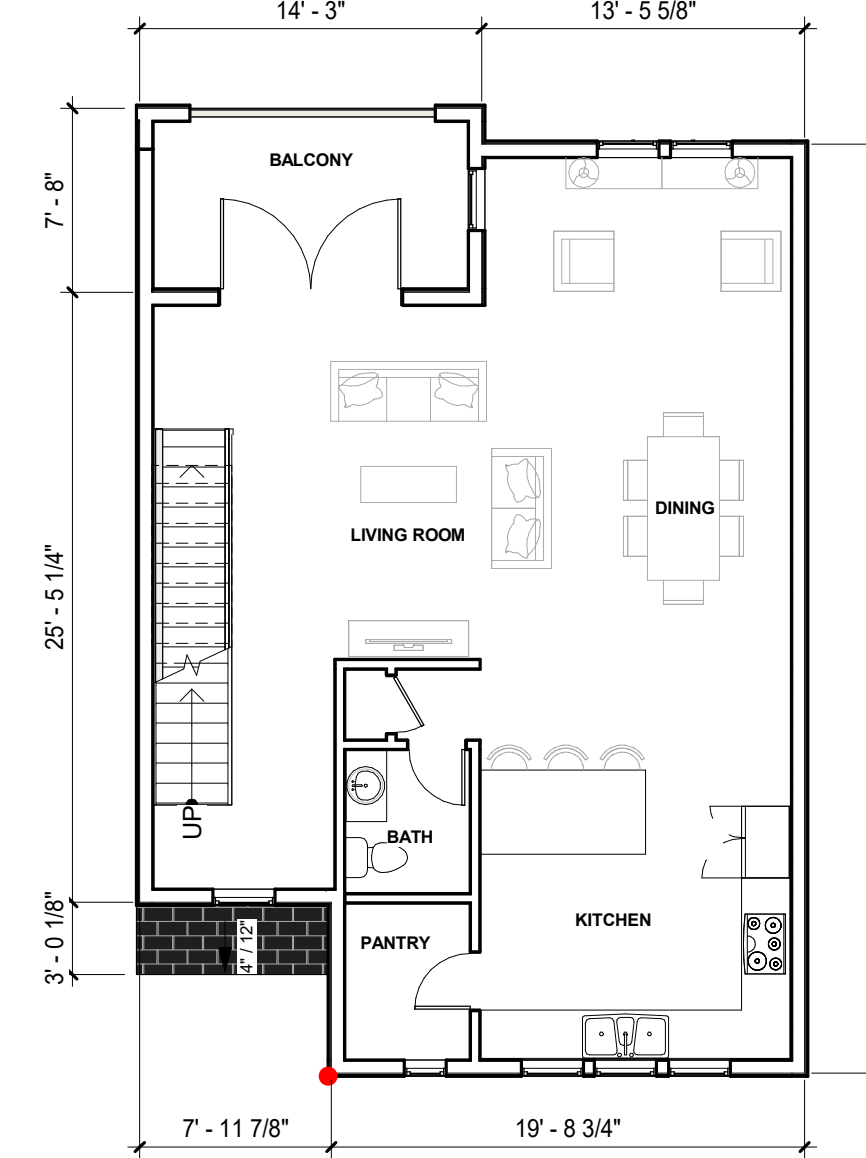
2 TYPE C1 - L2
1/8" = 1'-0"



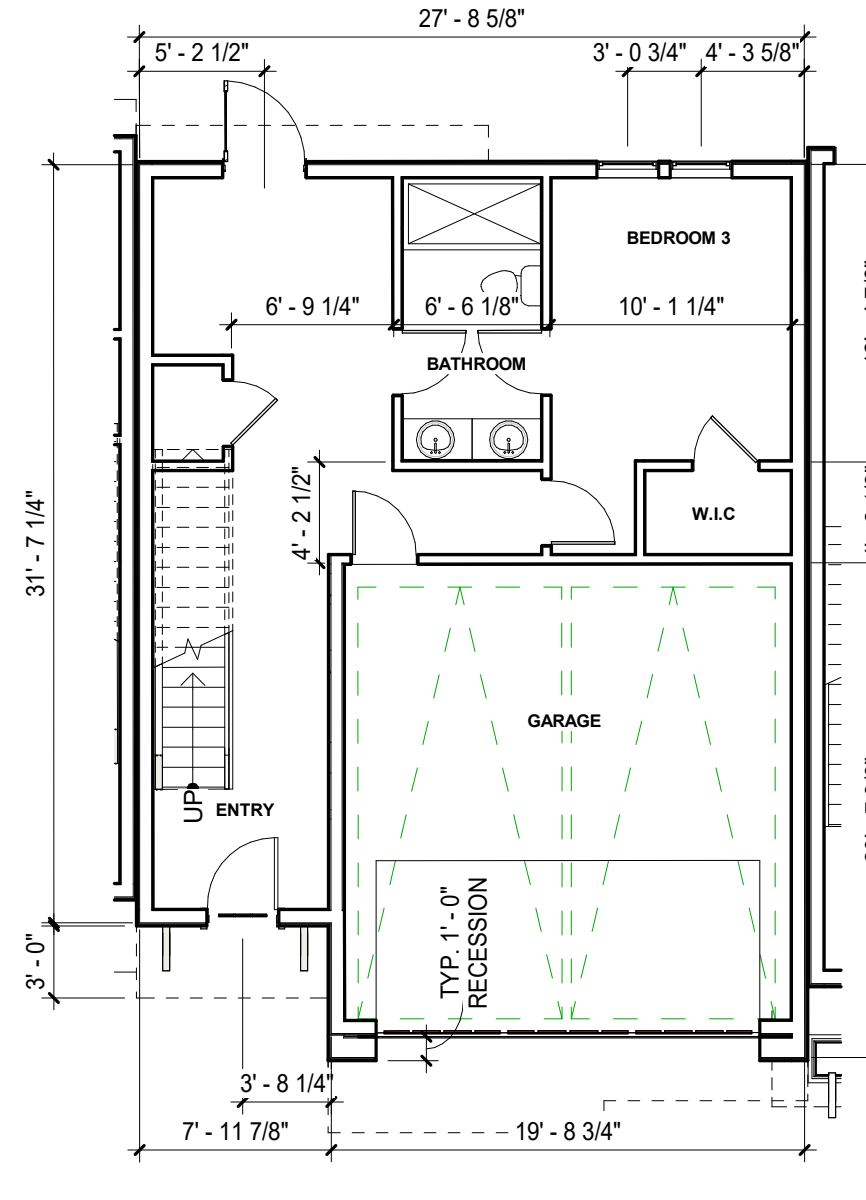
1 TYPE C1 - L1
1/8" = 1'-0" AREA: 3,137 SF



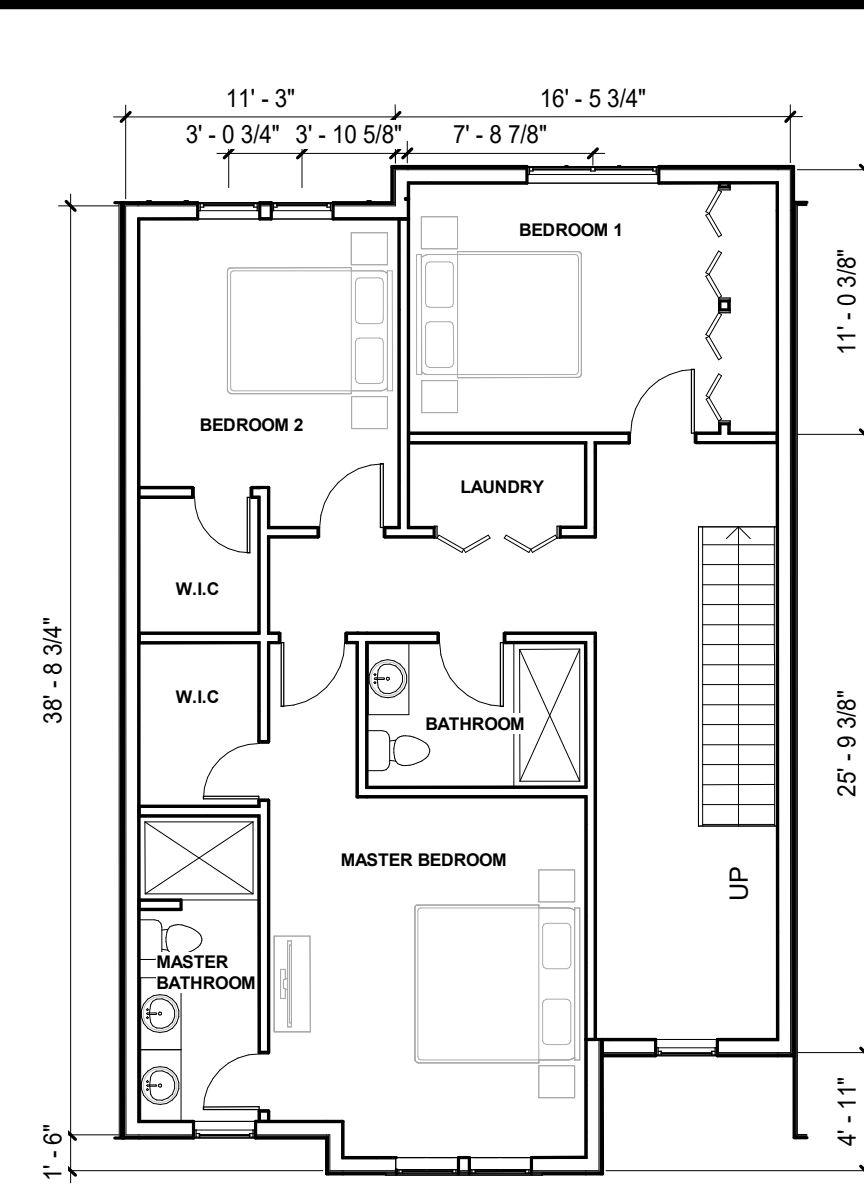
6 TYPE C2 - L3
1/8" = 1'-0"



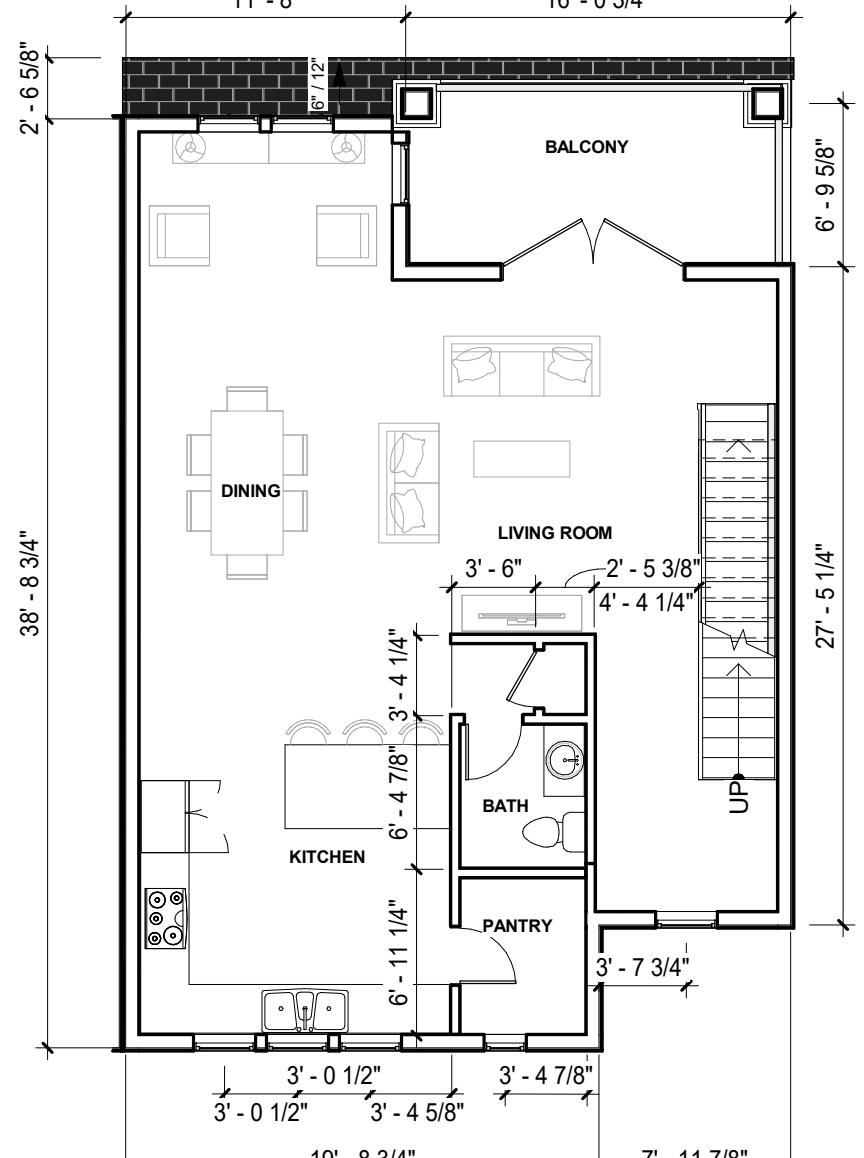
5 TYPE C2 - L2
1/8" = 1'-0"



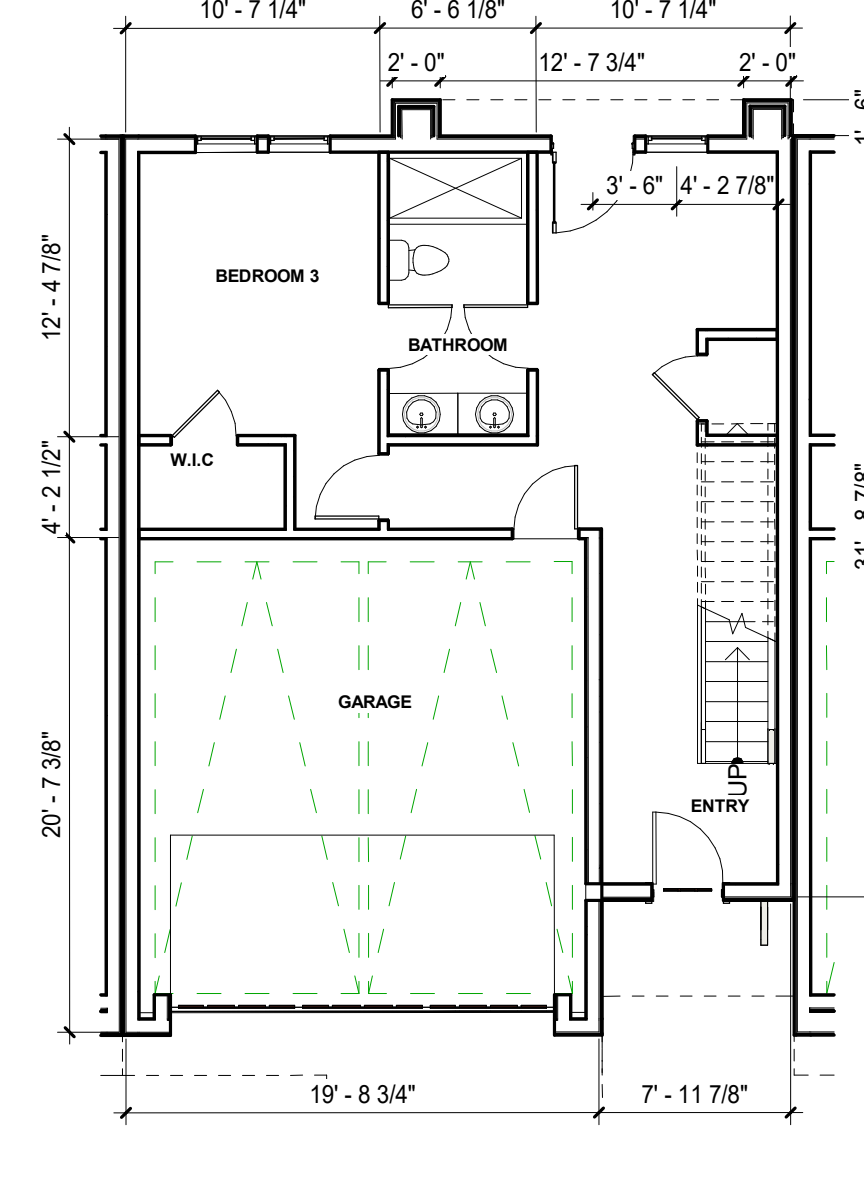
4 TYPE C2 - L1
1/8" = 1'-0" AREA: 3,003 SF



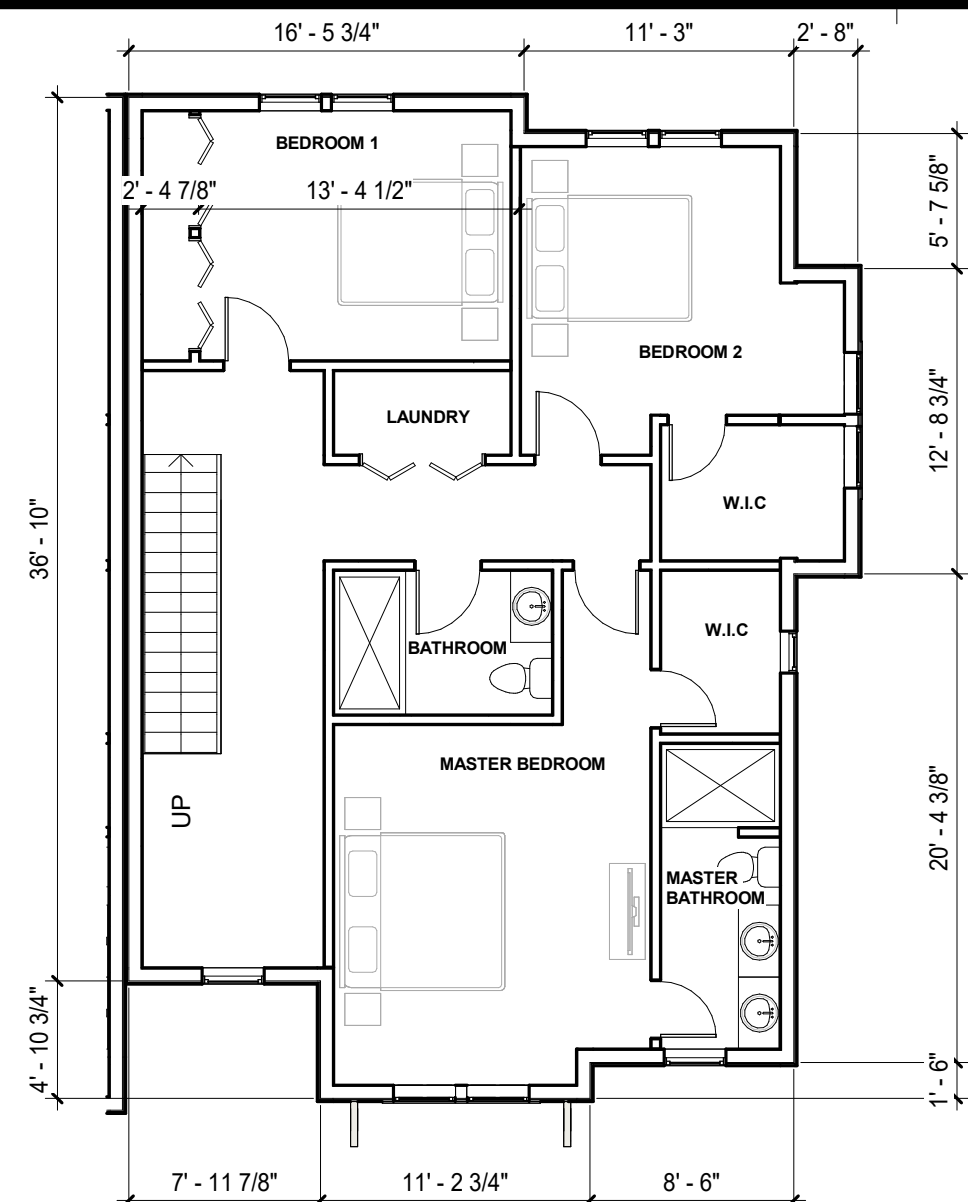
9 TYPE C3 - L3
1/8" = 1'-0"



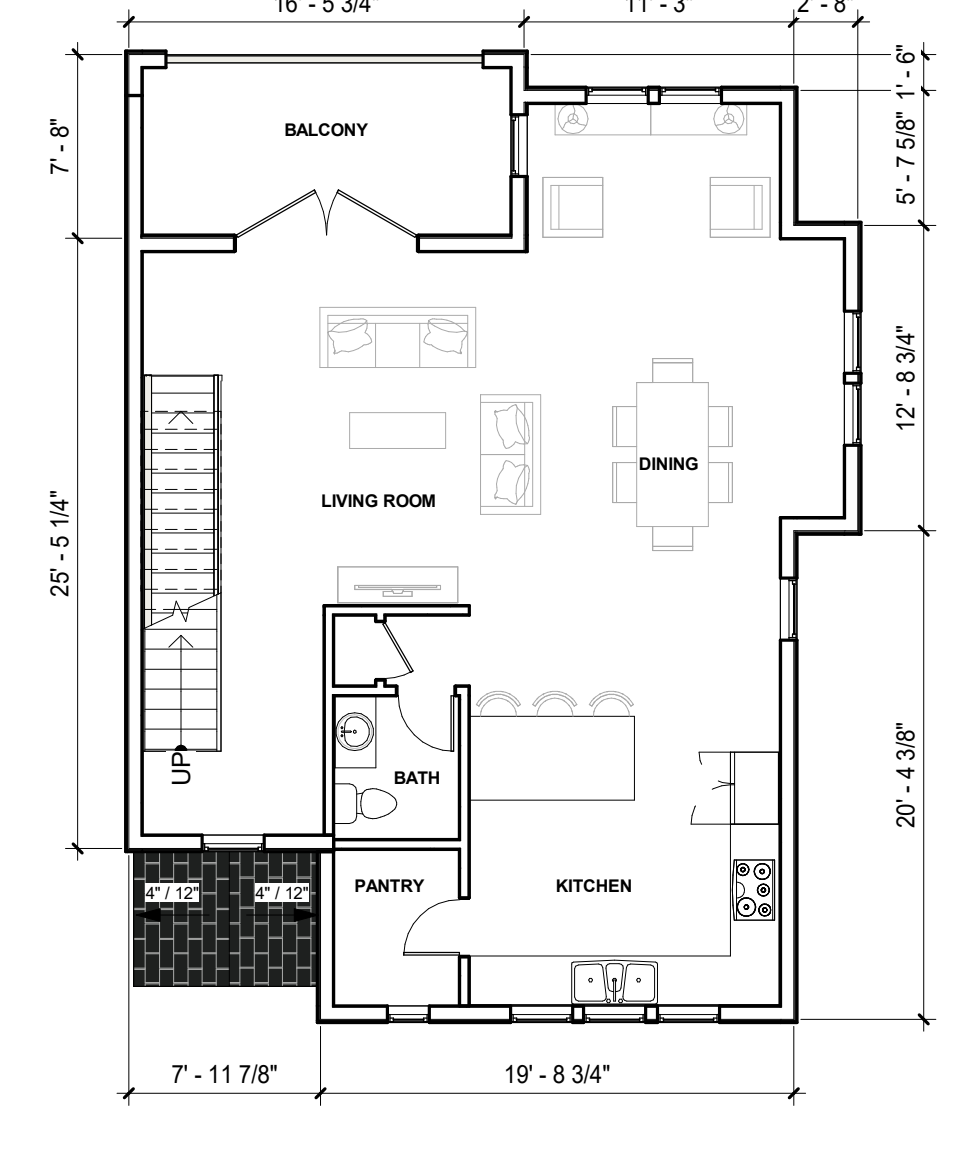
8 TYPE C3 - L2
1/8" = 1'-0"



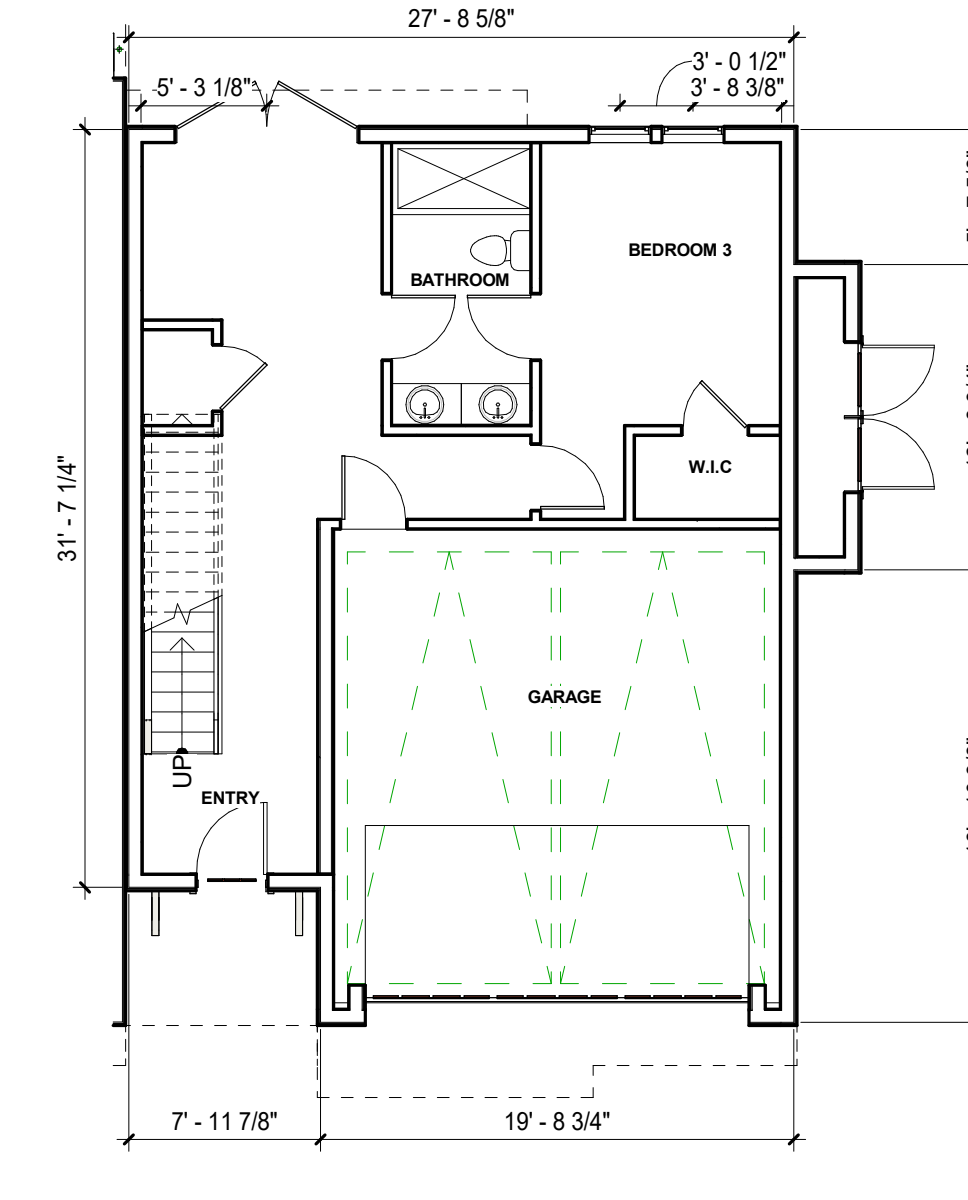
7 TYPE C3 - L1
1/8" = 1'-0" AREA: 3,009 SF



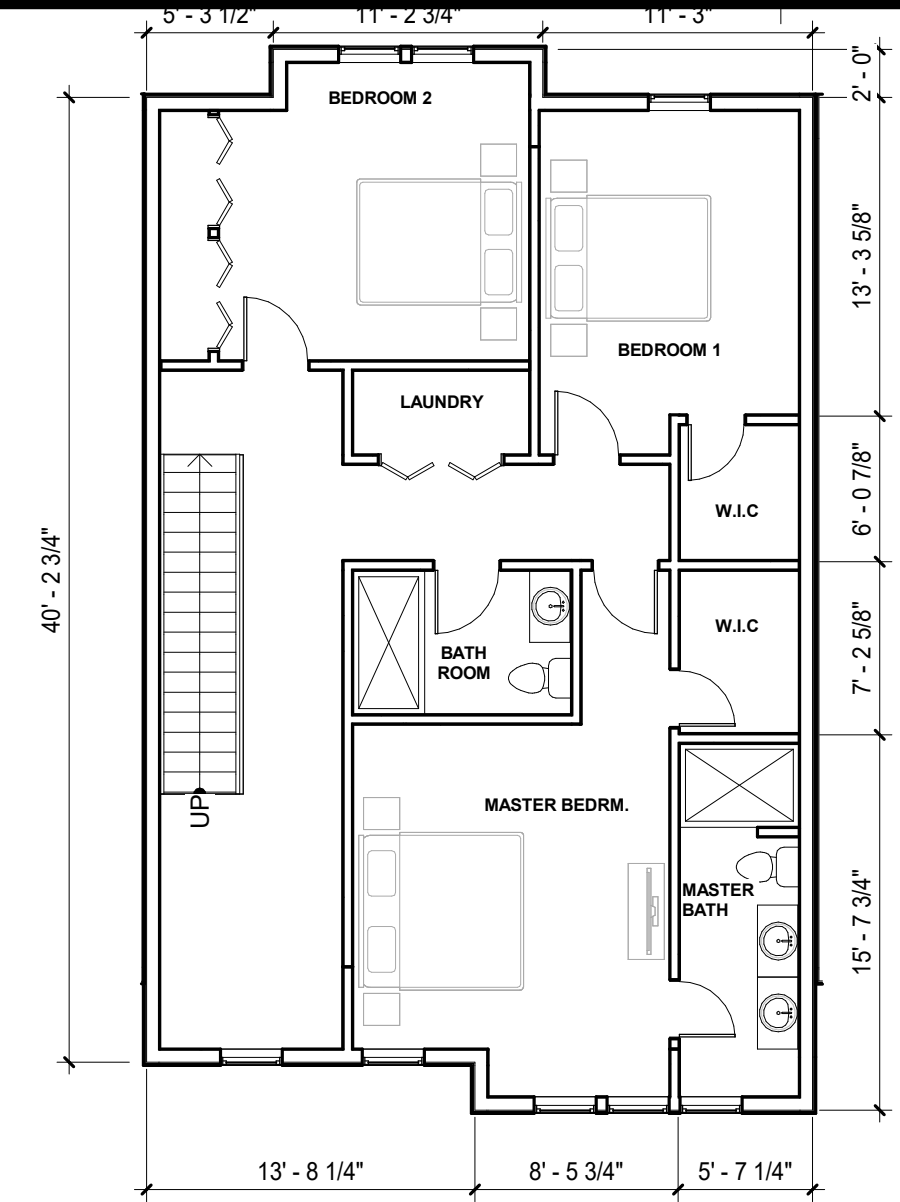
12 TYPE C4 - L3
1/8" = 1'-0"



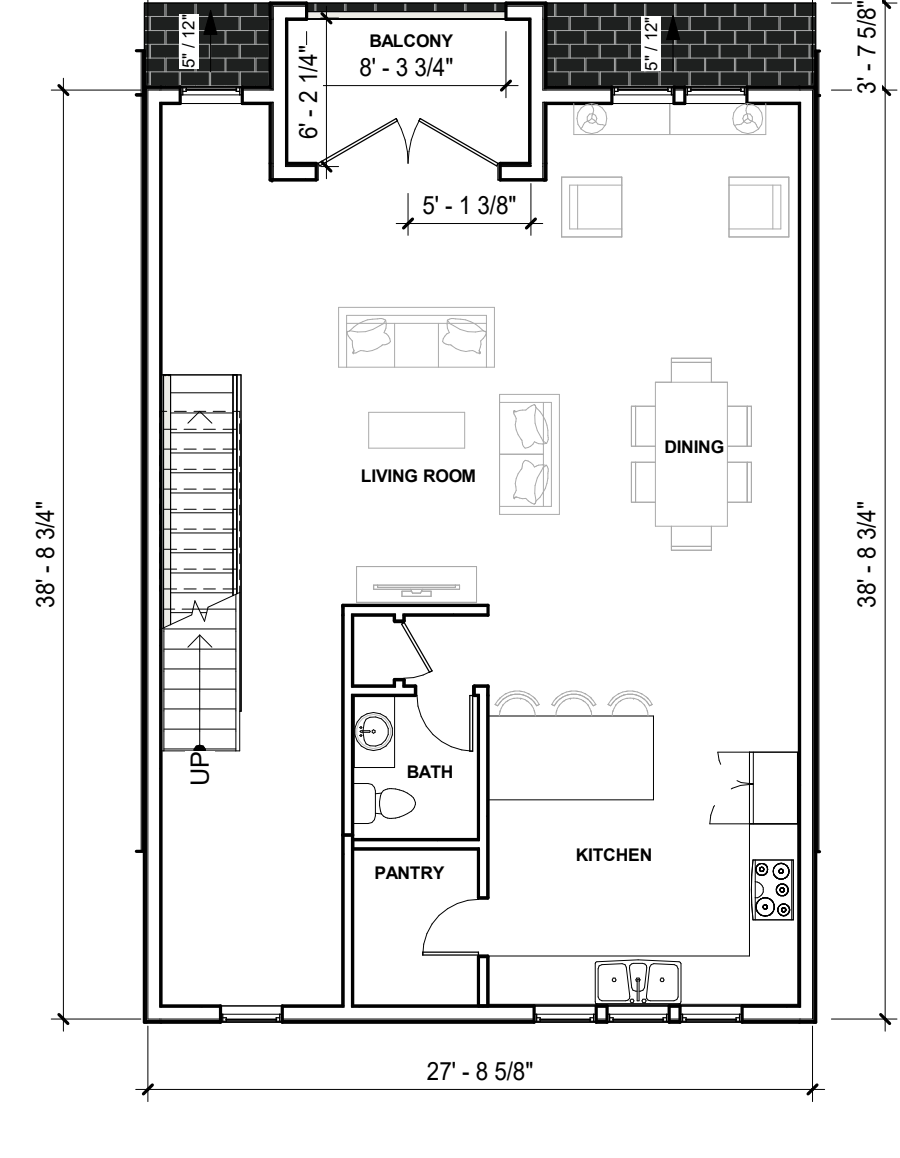
11 TYPE C4 - L2
1/8" = 1'-0"



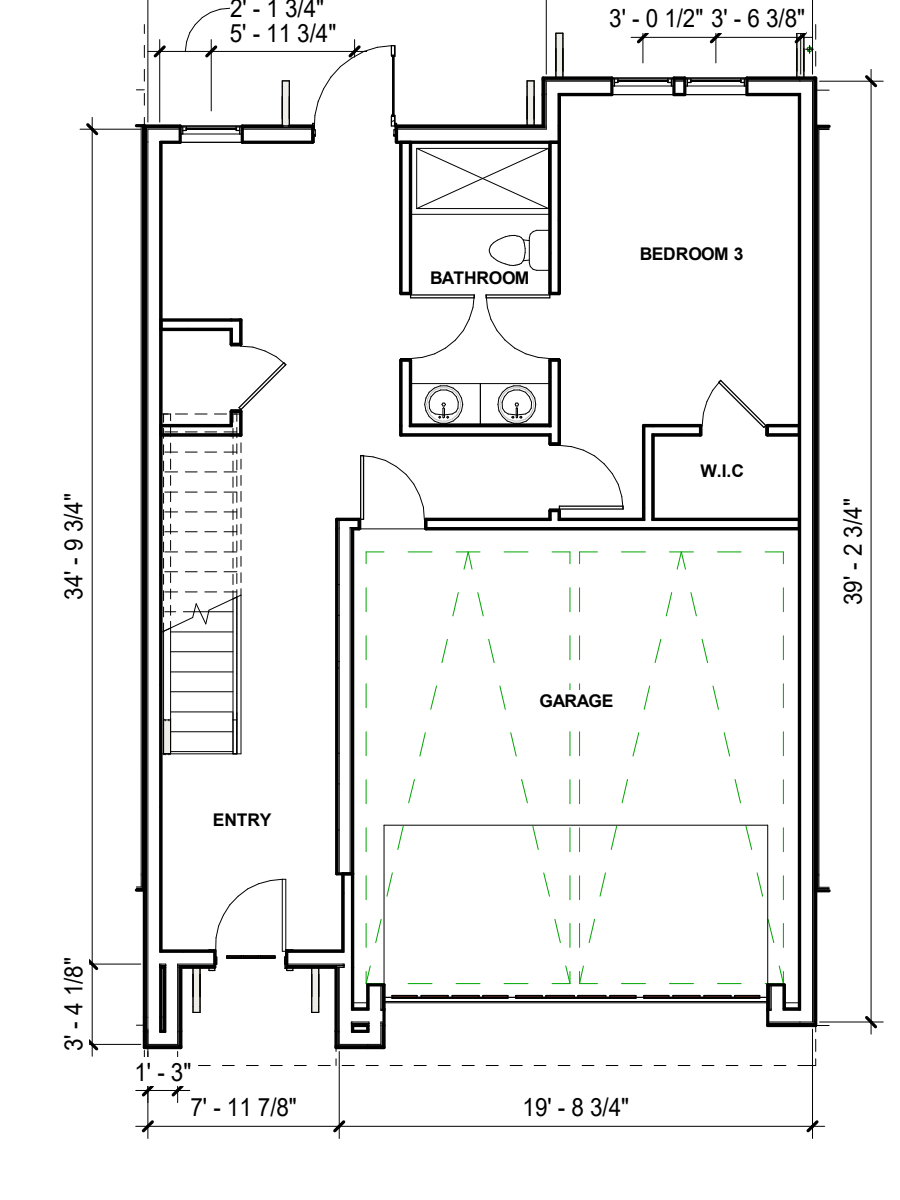
10 TYPE C4 - L1
1/8" = 1'-0" AREA: 3,061 SF



15 TYPE C5 - L3
1/8" = 1'-0"



14 TYPE C5 - L2
1/8" = 1'-0"



13 TYPE C5 - L1
1/8" = 1'-0" AREA: 3,268 SF

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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
**BUILDING 1 - EXTERIOR
ELEVATIONS**

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

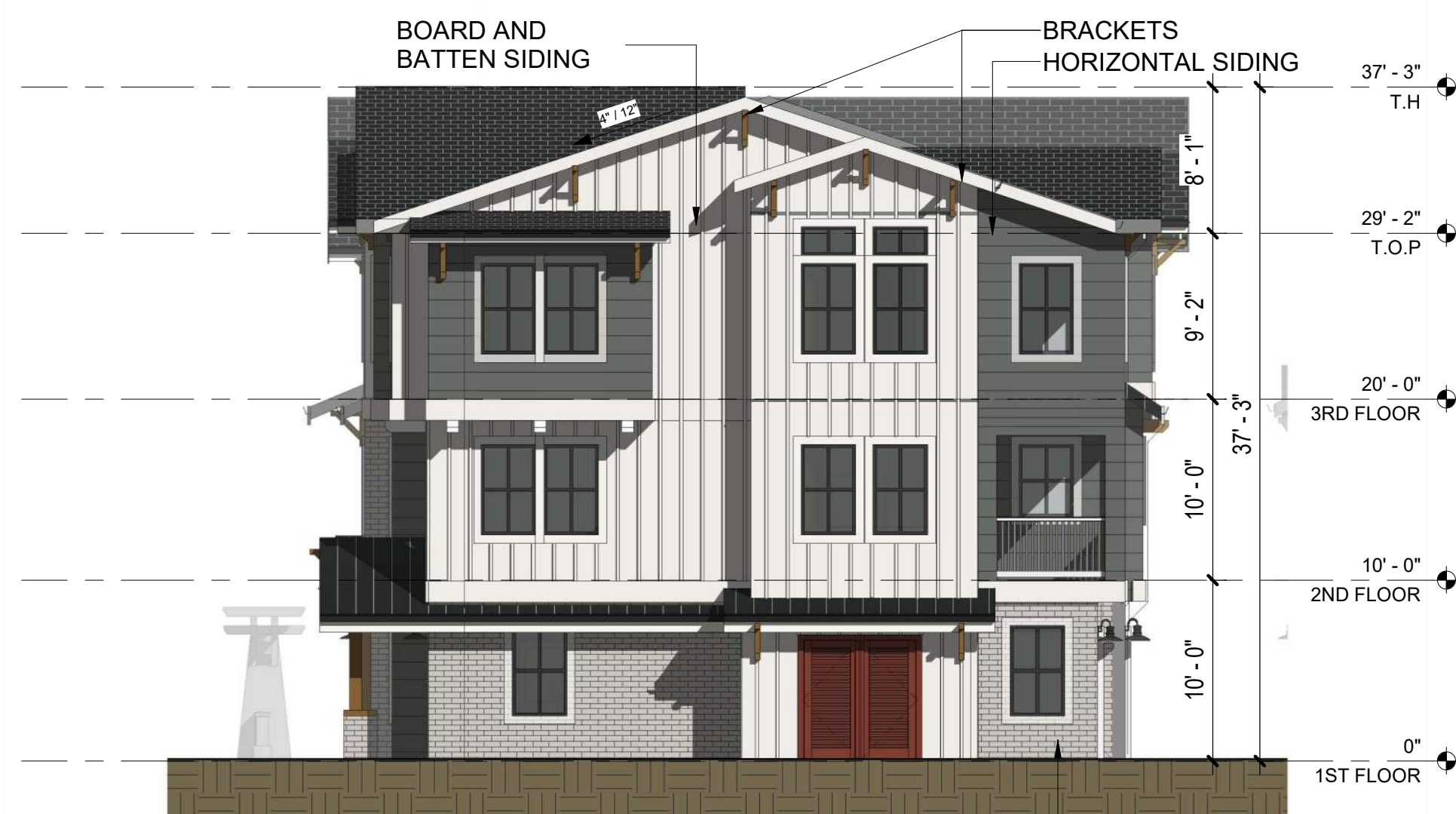
A- 3.01



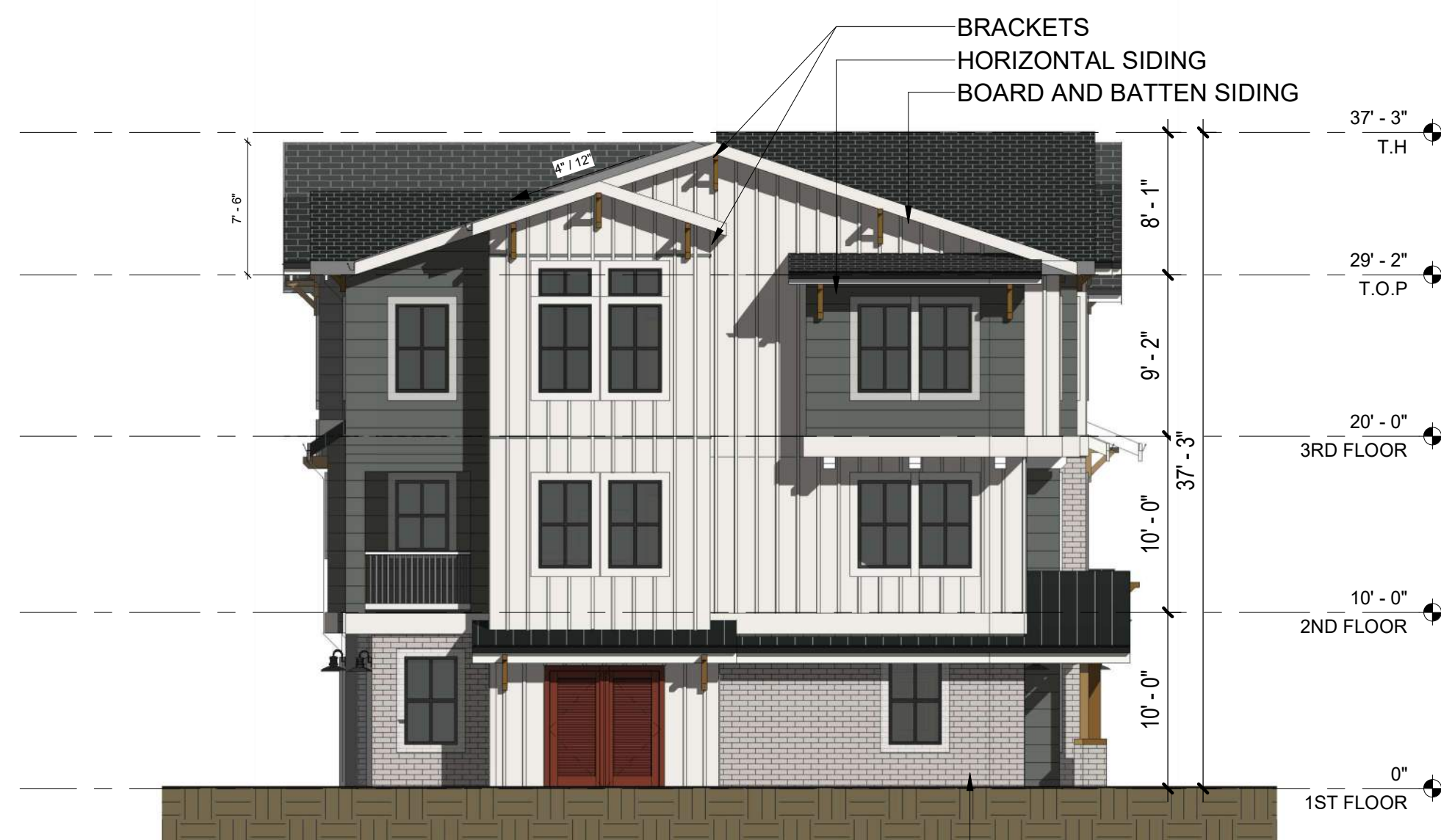
A BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"



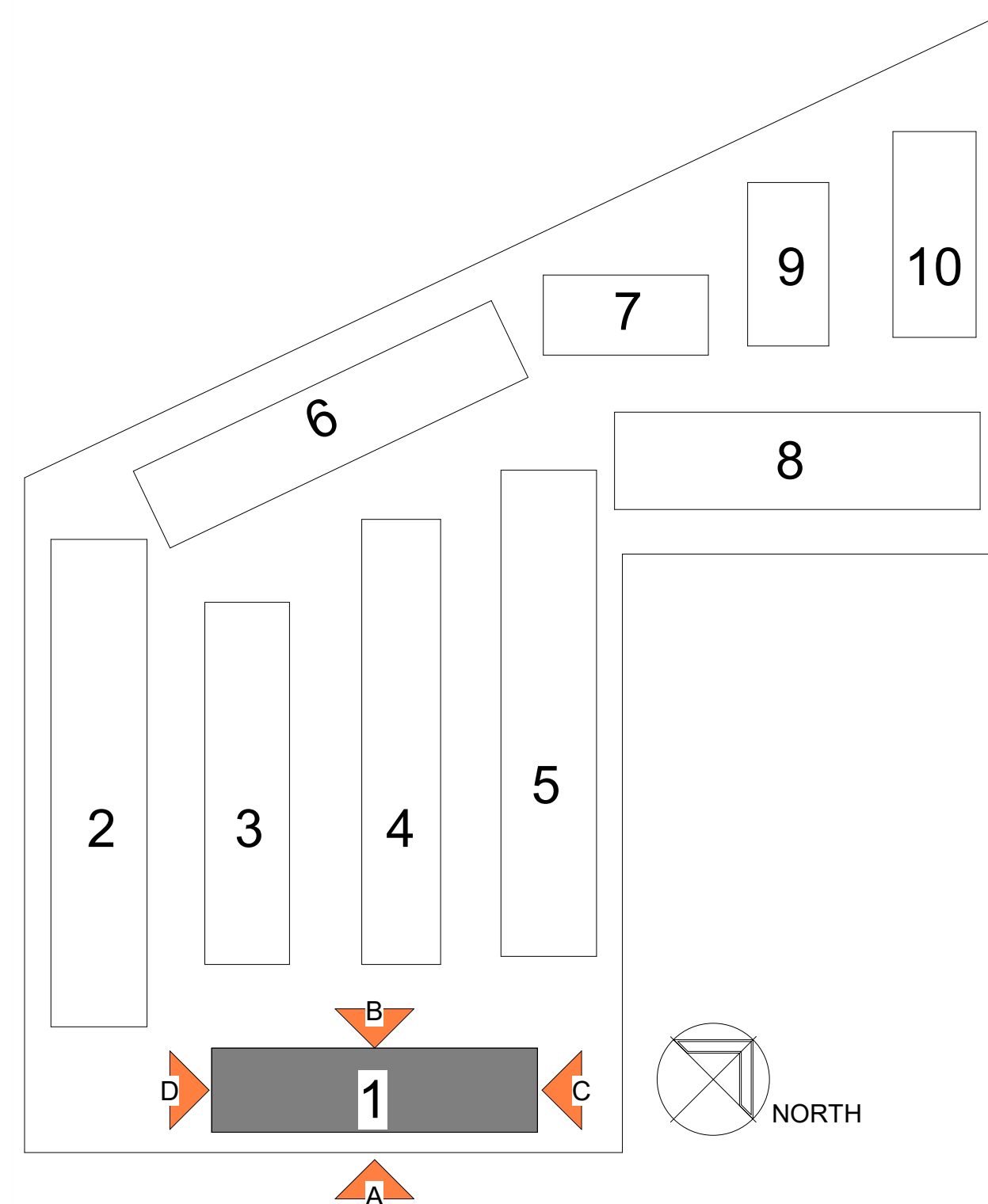
B BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"



C BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"



D BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"

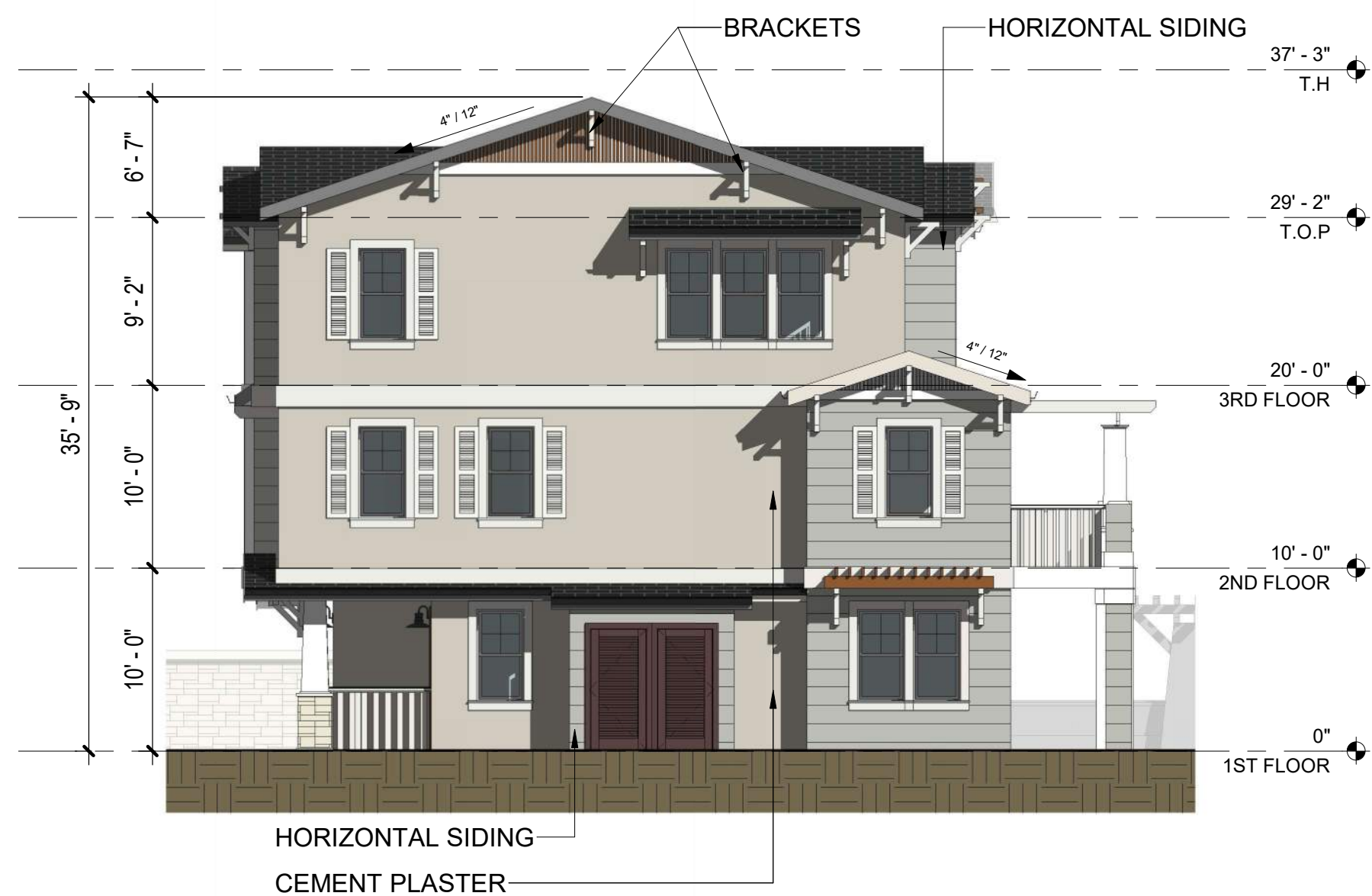




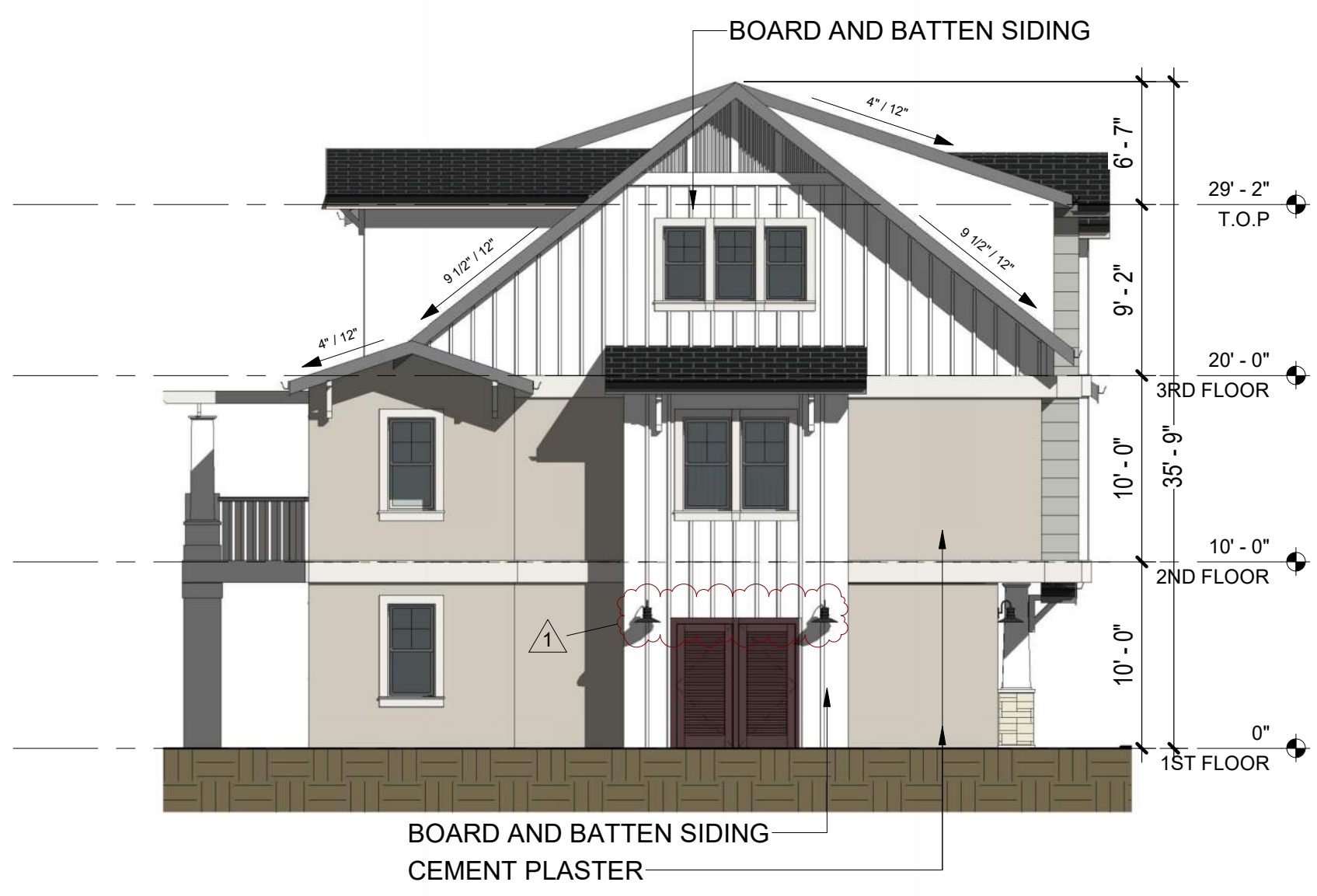
A BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"



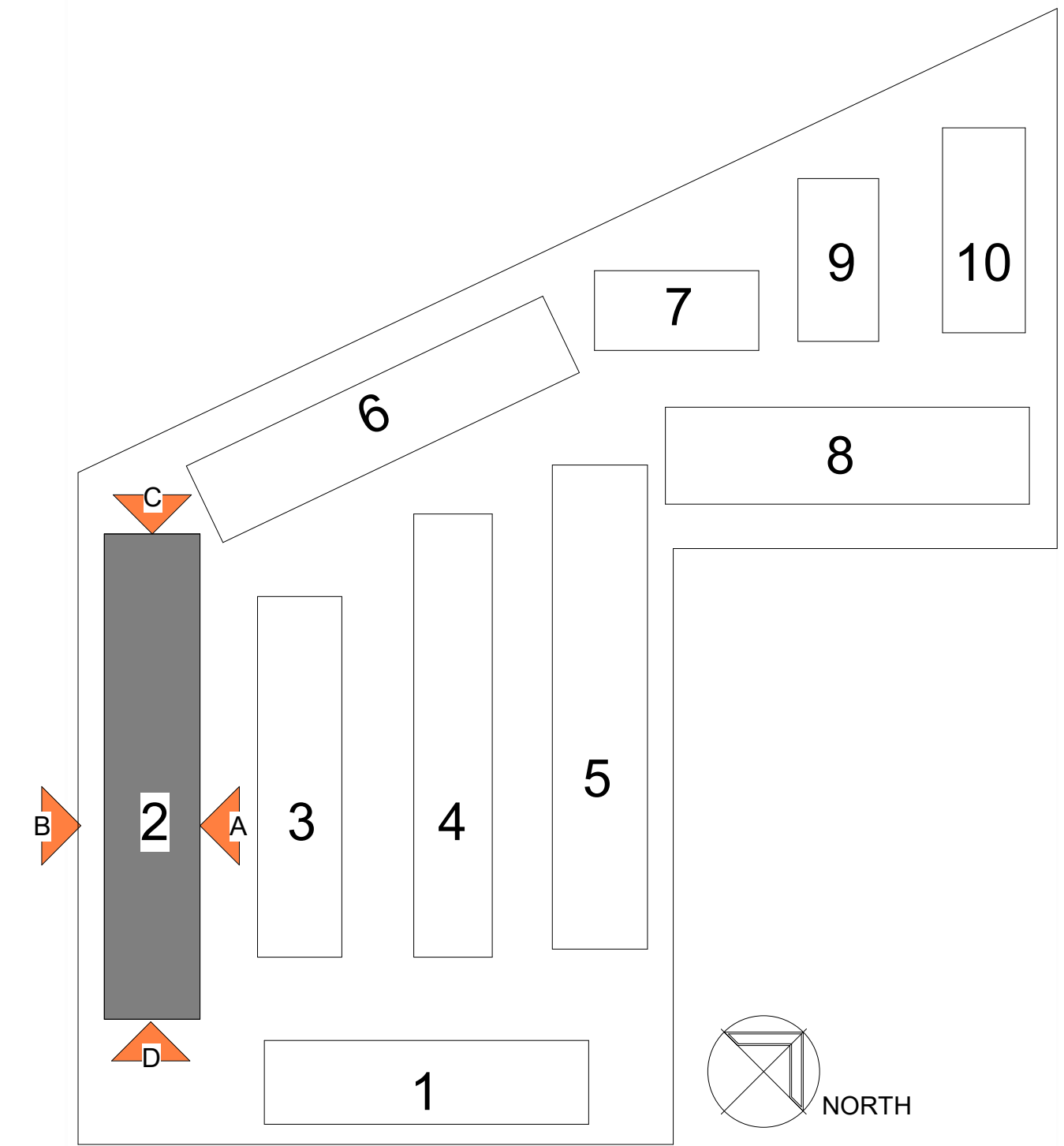
B BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"



C BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



D BUILDING 2 - SOUTH ELEVATIONS
1/8" = 1'-0"



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**BUILDING 2 - EXTERIOR
ELEVATIONS**

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

Consultant:

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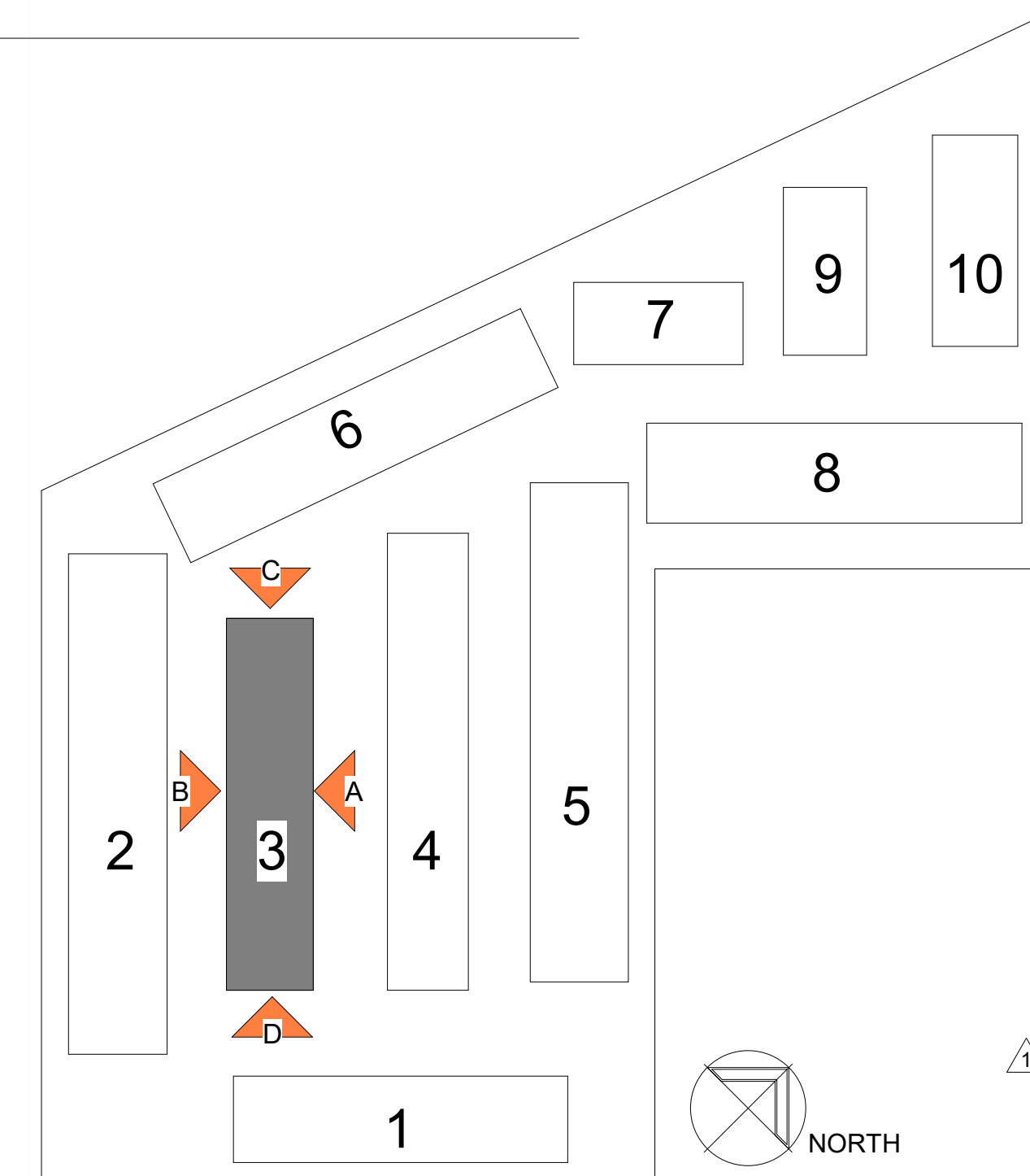
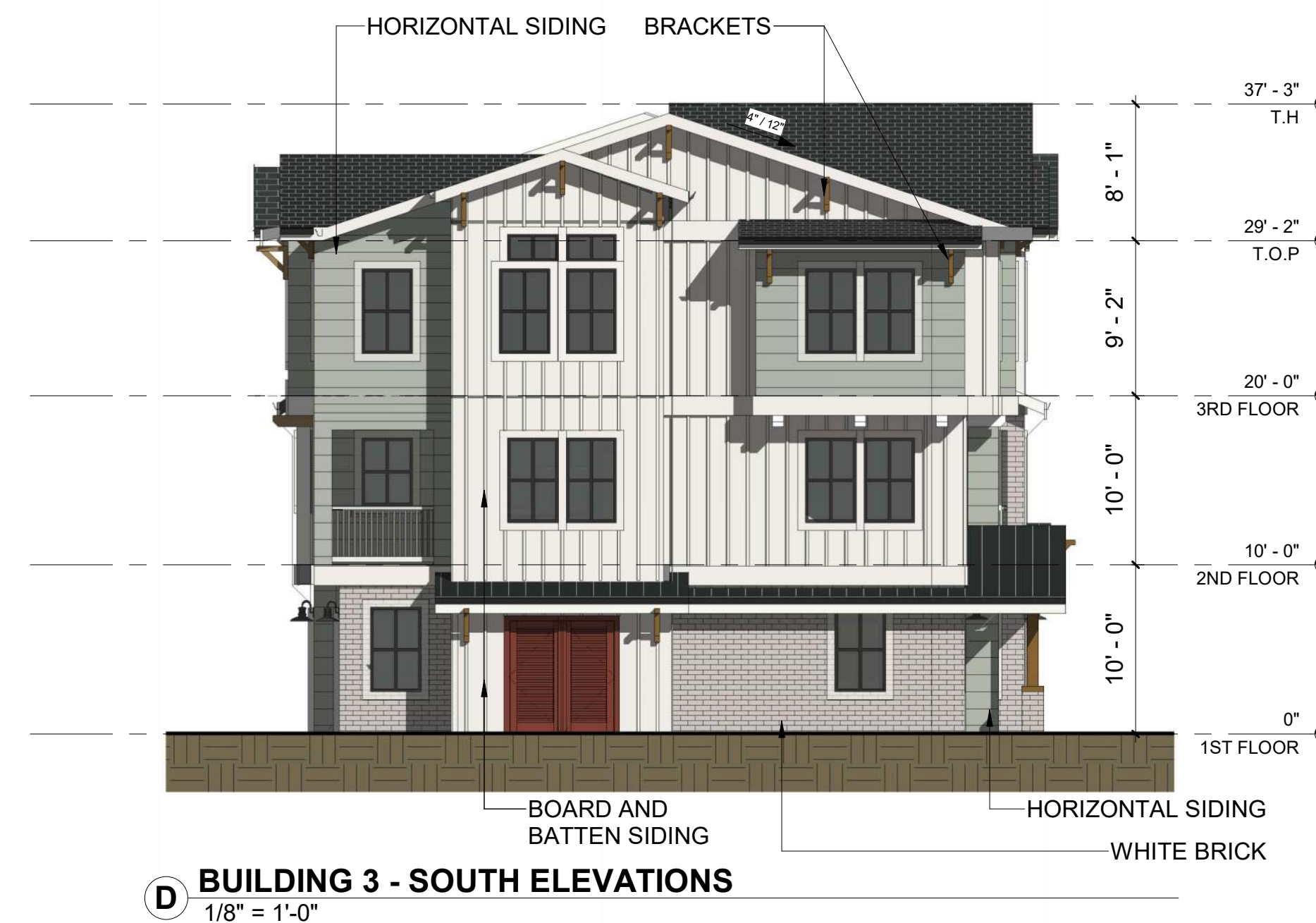
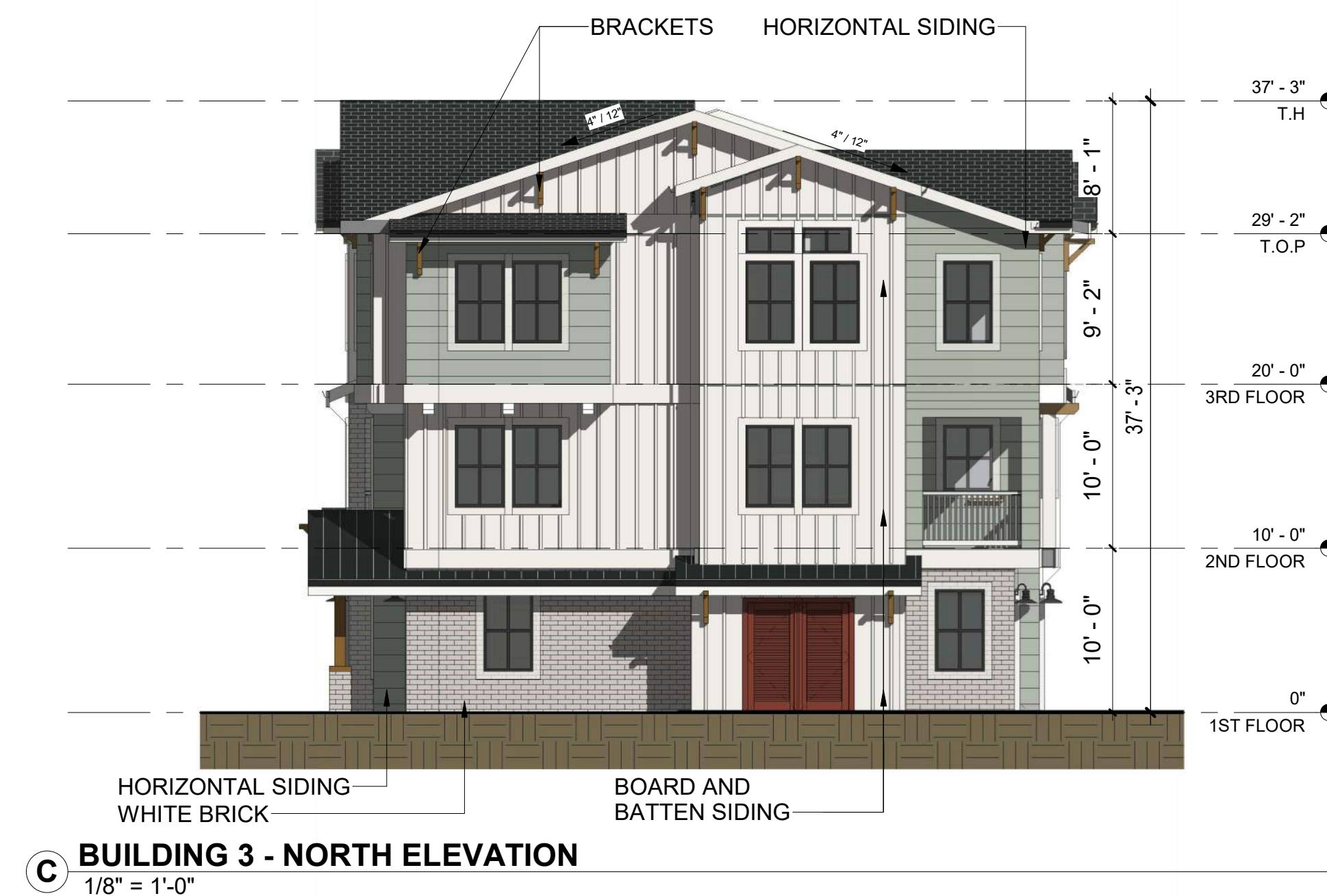
#	Description	Date
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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
**BUILDING 3 - EXTERIOR
ELEVATIONS**

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Sheet

A- 3.03



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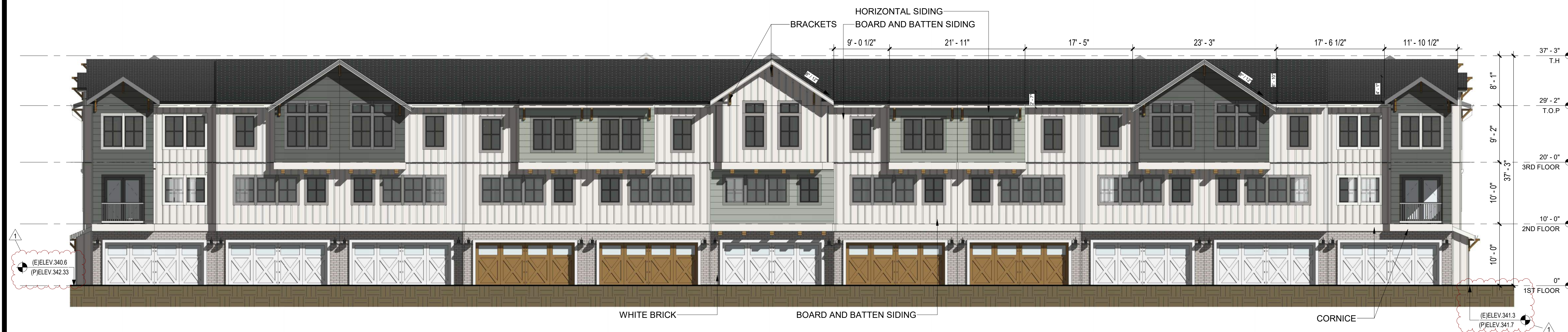
RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032

BUILDING 4 - EXTERIOR
ELEVATIONS

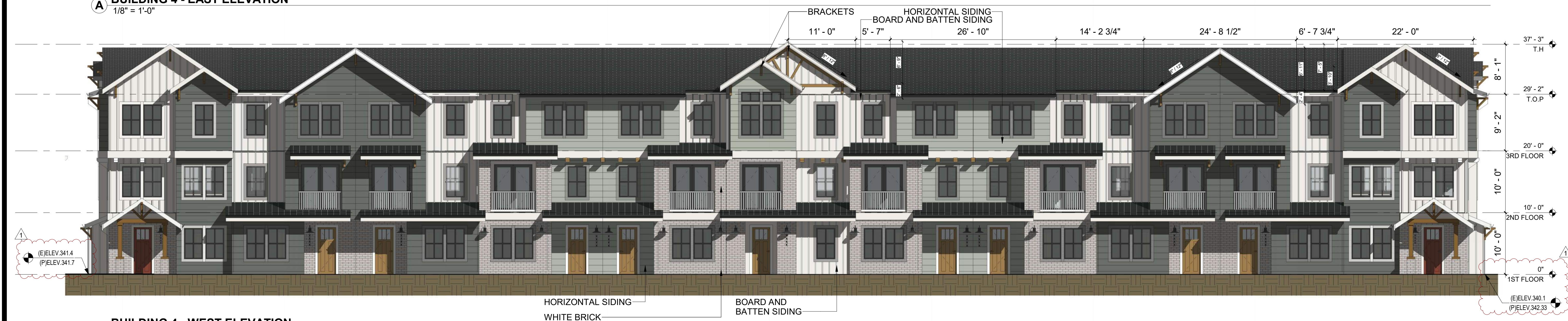
Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228

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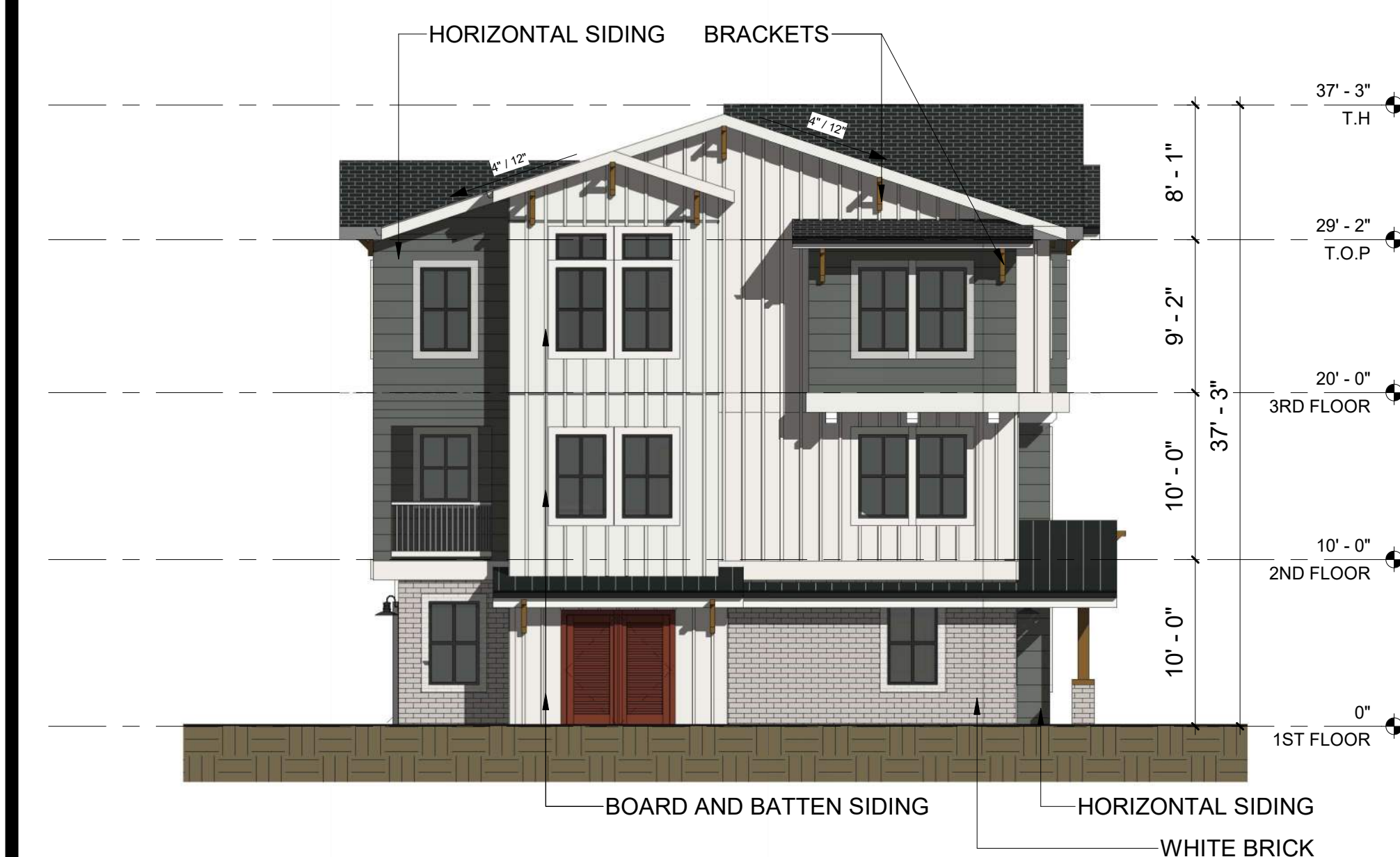
A- 3.04



A BUILDING 4 - EAST ELEVATION
1/8" = 1'-0"



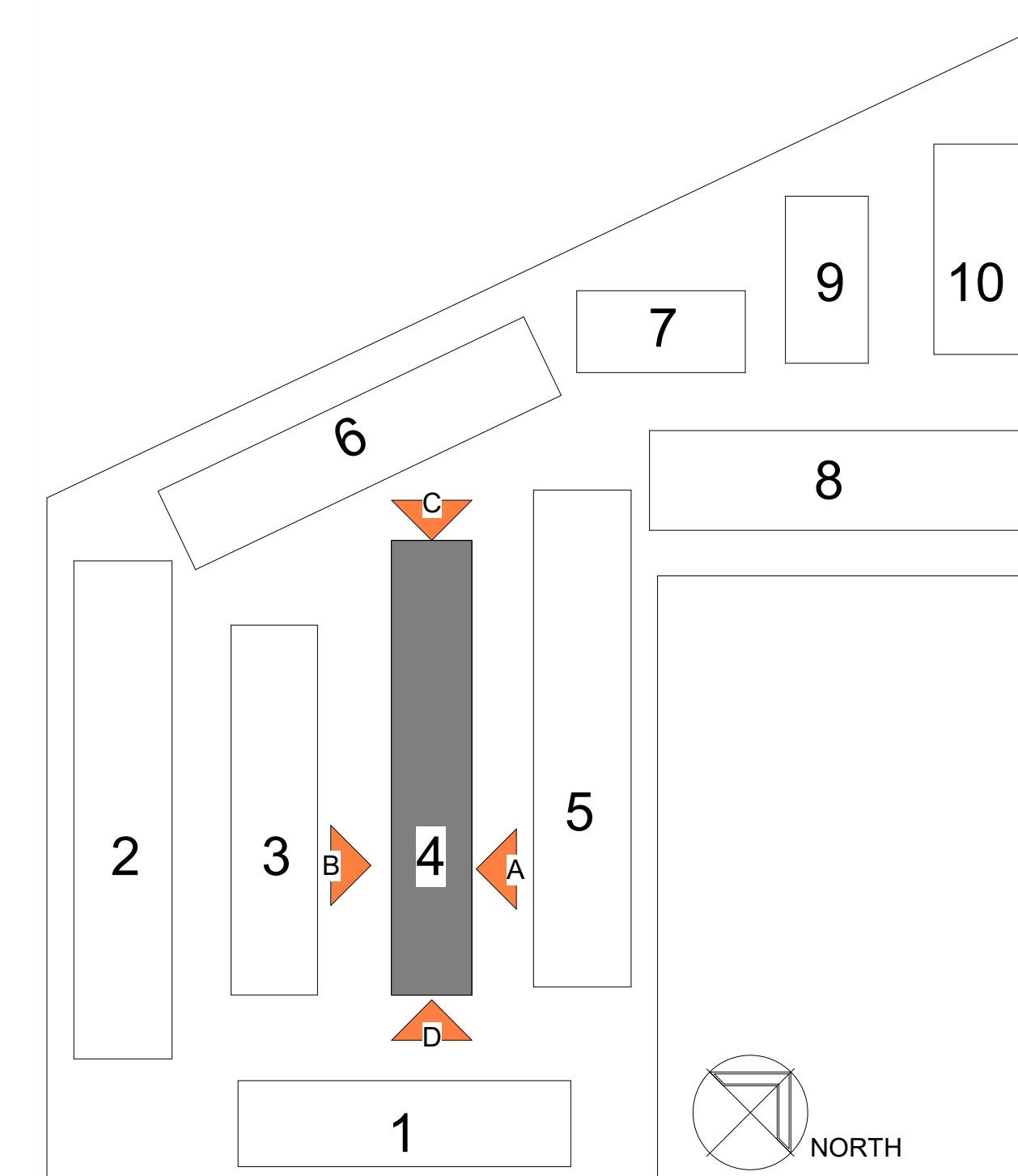
B BUILDING 4 - WEST ELEVATION
1/8" = 1'-0"



C BUILDING 4 - NORTH ELEVATION
1/8" = 1'-0"



(D) BUILDING 4 - SOUTH ELEVATIONS
1/8" = 1'-0"



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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
BUILDING 5 - EXTERIOR
ELEVATIONS

Date:
OCT. 22, 2025
Scale:
AS NOTED
Drawn by:
PF
Job #:
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Sheet

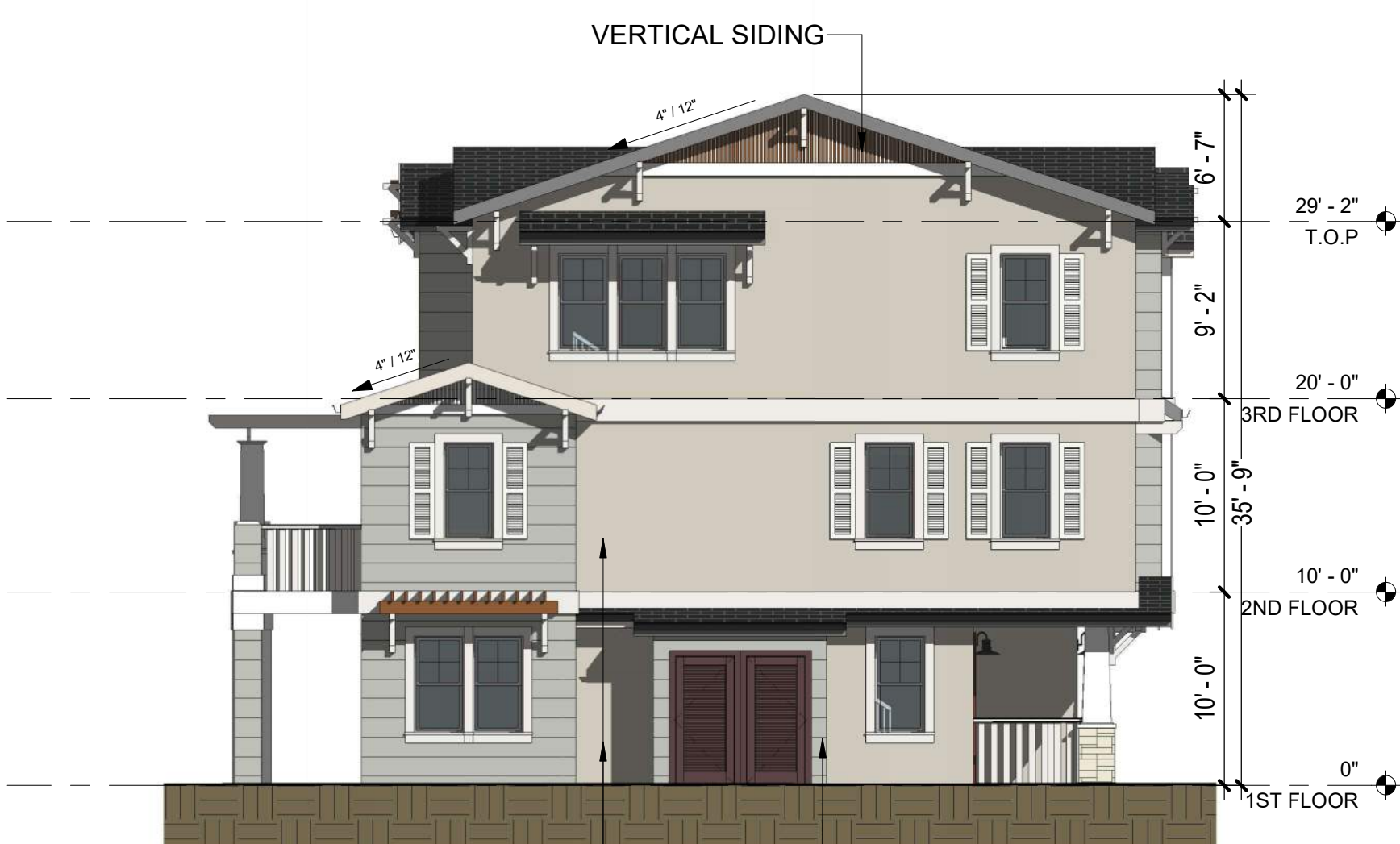
A- 3.05



A BUILDING 5 - EAST ELEVATION
1/8" = 1'-0"



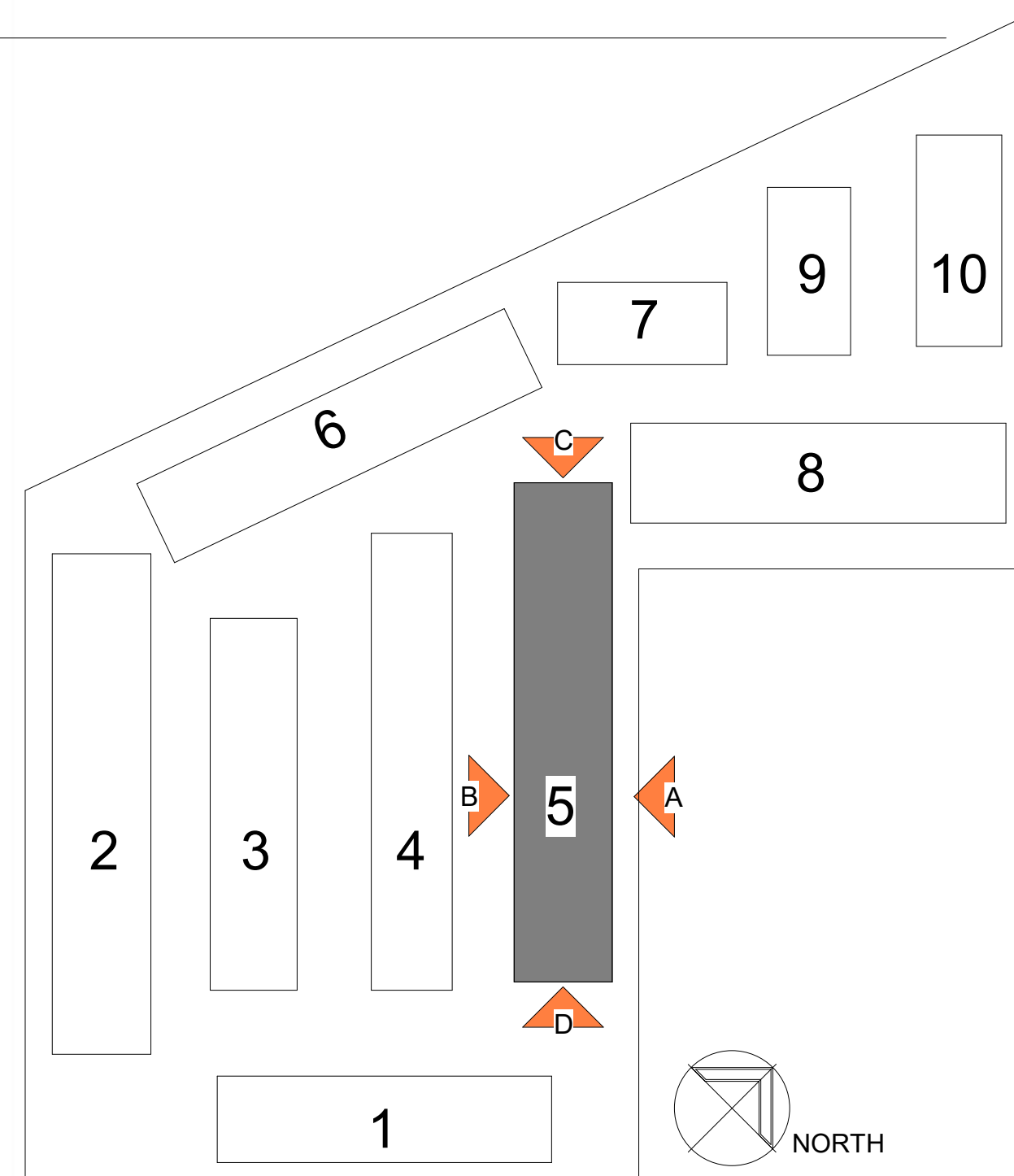
B BUILDING 5 - WEST ELEVATION
1/8" = 1'-0"



C BUILDING 5 - NORTH ELEVATION
1/8" = 1'-0"



D BUILDING 5 - SOUTH ELEVATIONS
1/8" = 1'-0"



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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
BUILDING 6 - EXTERIOR
ELEVATIONS

Date:
OCT. 22, 2025
Scale:
AS NOTED
Drawn by:
PF
Job #:
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Sheet

A- 3.06



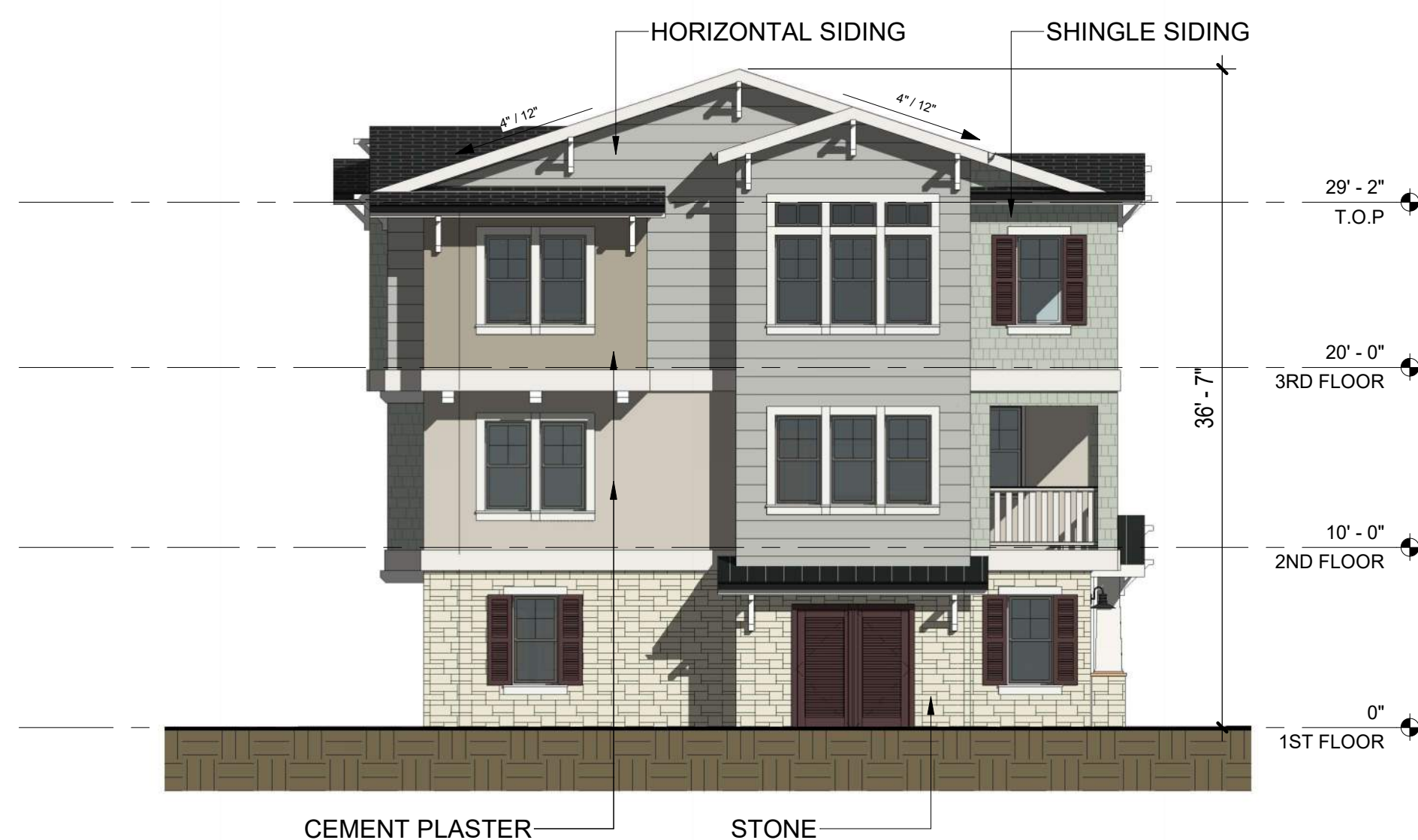
A BUILDING 6 - WEST ELEVATION
1/8" = 1'-0"



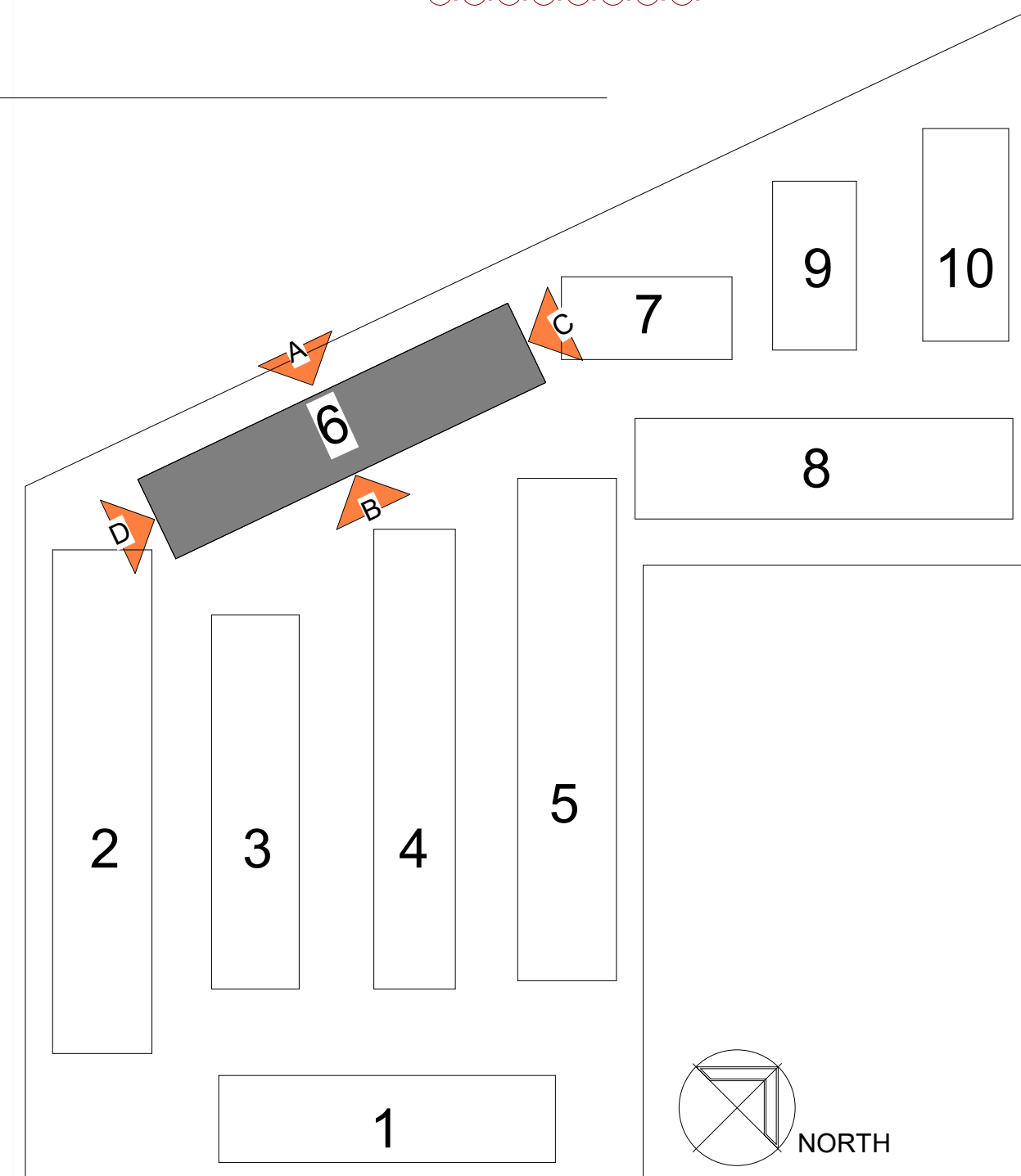
B BUILDING 6 - EAST ELEVATION
1/8" = 1'-0"



C BUILDING 6 - NORTH ELEVATION
1/8" = 1'-0"



D BUILDING 6 - SOUTH ELEVATION
1/8" = 1'-0"



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RESIDENCE AT NEWTOWN
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LOS GATOS, CA 95032
**BUILDING 7 - EXTERIOR
ELEVATIONS**

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

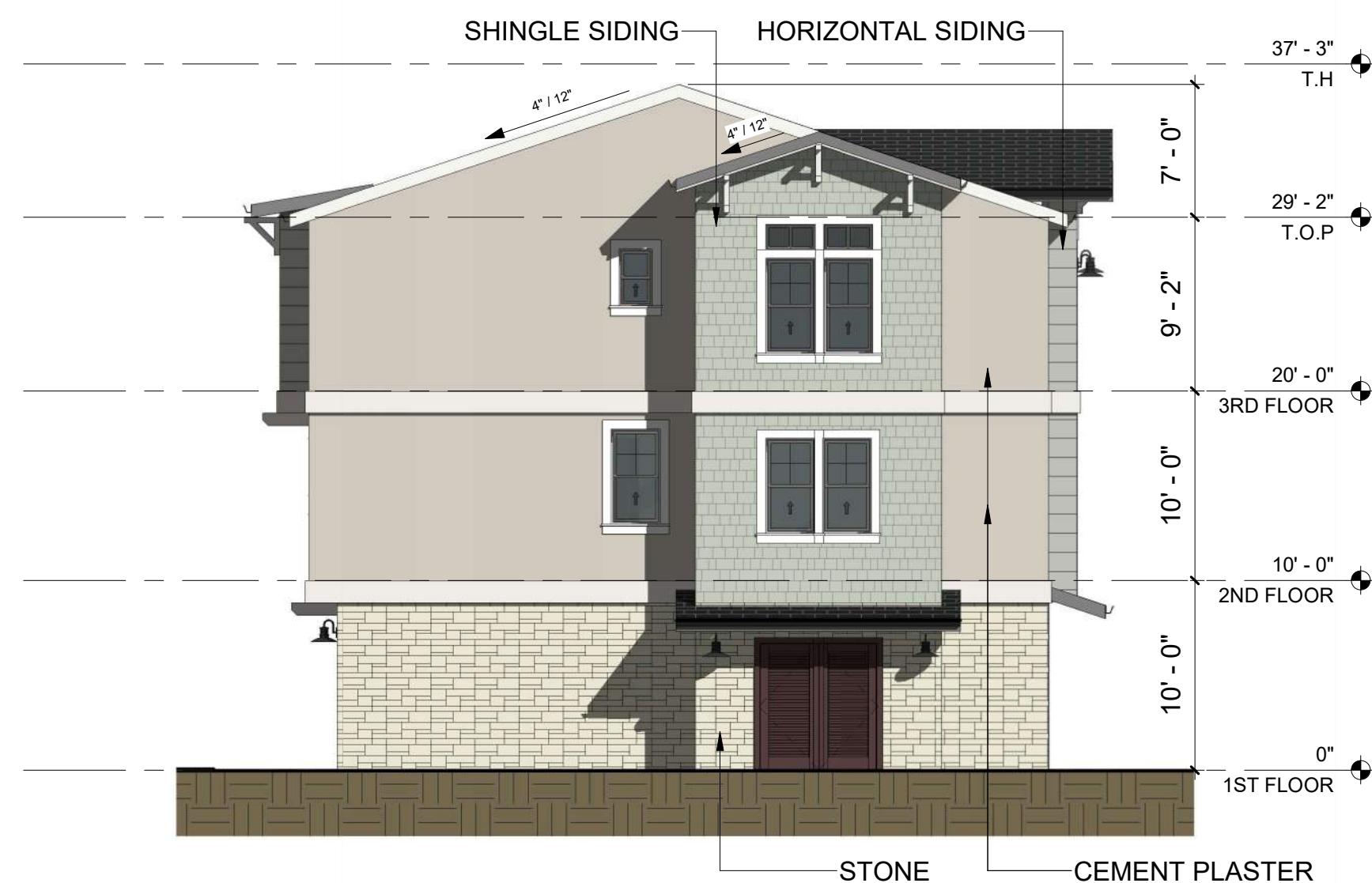
A- 3.07



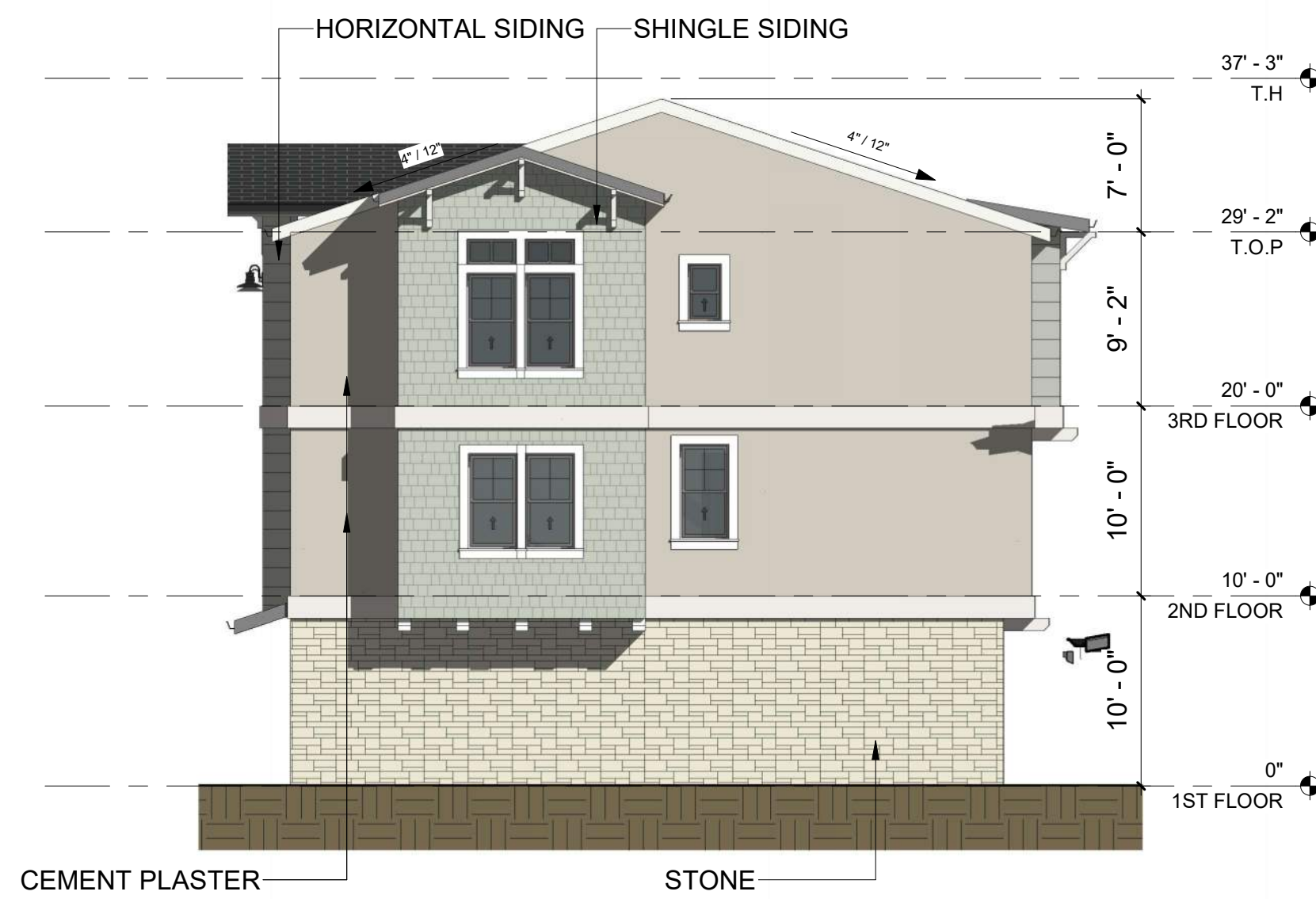
A BUILDING 7 - NORTH ELEVATION
1/8" = 1'-0"



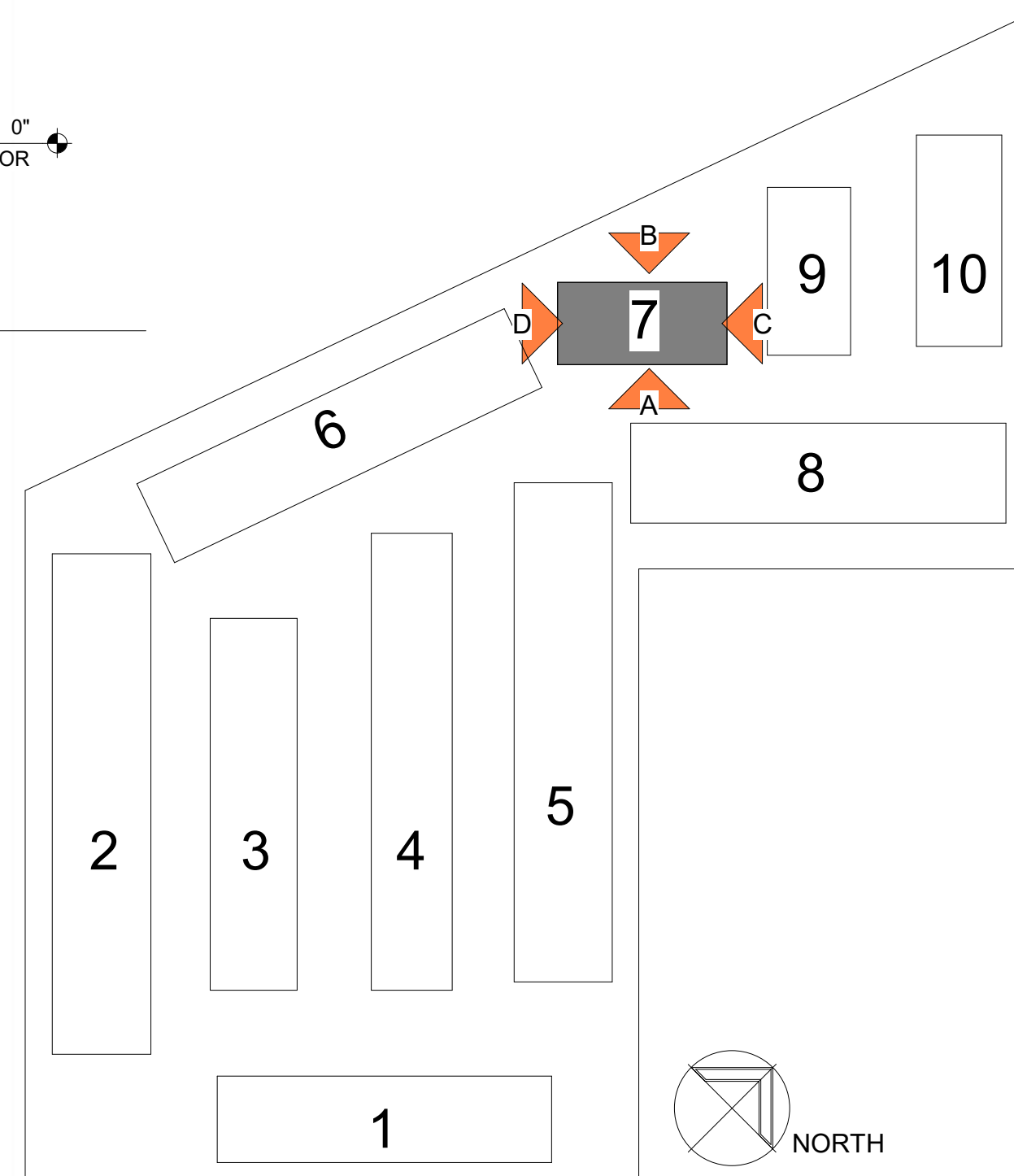
B BUILDING 7 - SOUTH ELEVATION
1/8" = 1'-0"



C BUILDING 7 - EAST ELEVATION
1/8" = 1'-0"



D BUILDING 7 - WEST ELEVATION
1/8" = 1'-0"



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A BUILDING 8 - SOUTH ELEVATION
1/8" = 1'-0"



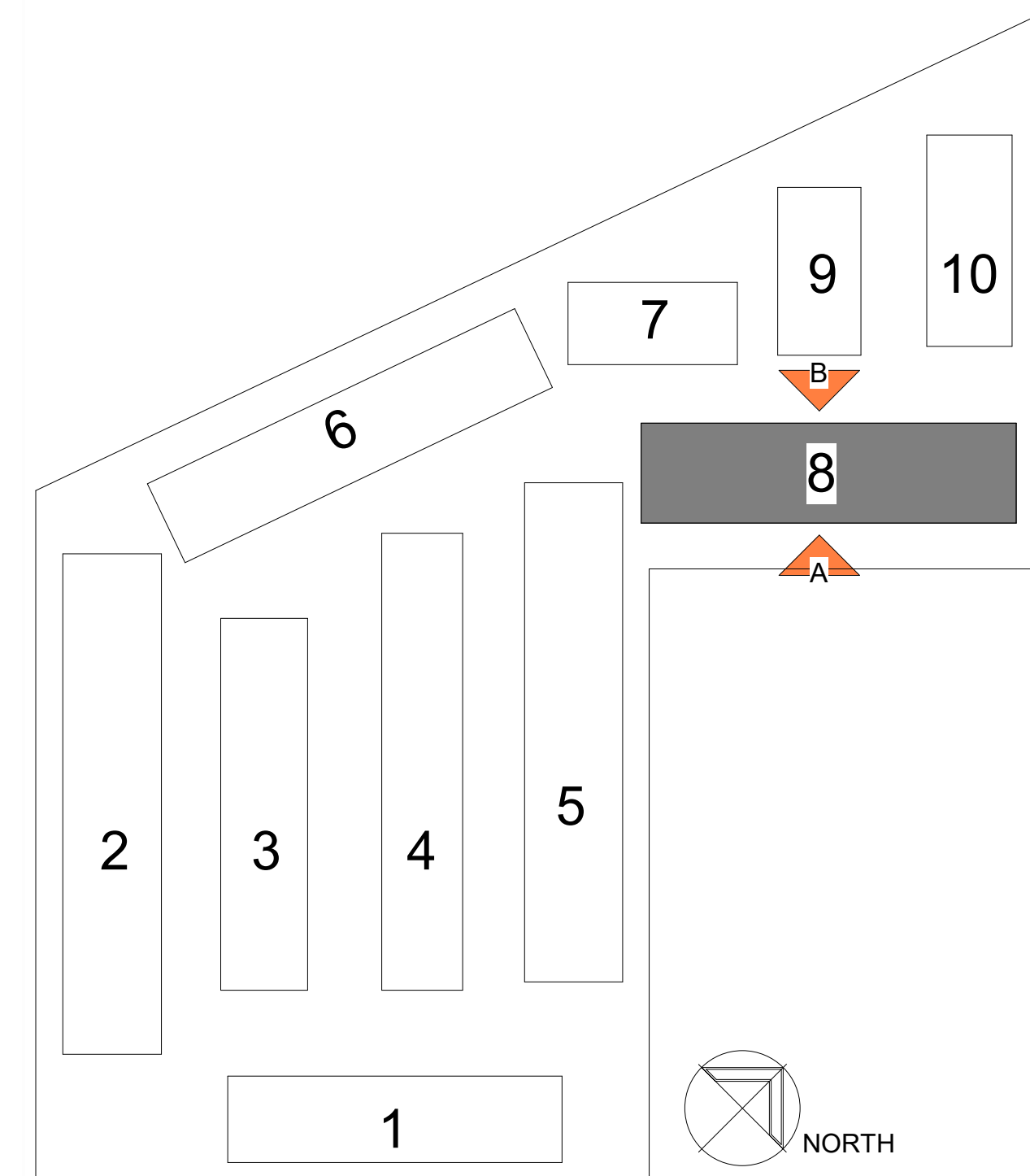
B BUILDING 8 - NORTH ELEVATION
1/8" = 1'-0"



C BUILDING 8 - EAST ELEVATION
1/8" = 1'-0"



D BUILDING 8 - WEST ELEVATION
1/8" = 1'-0"



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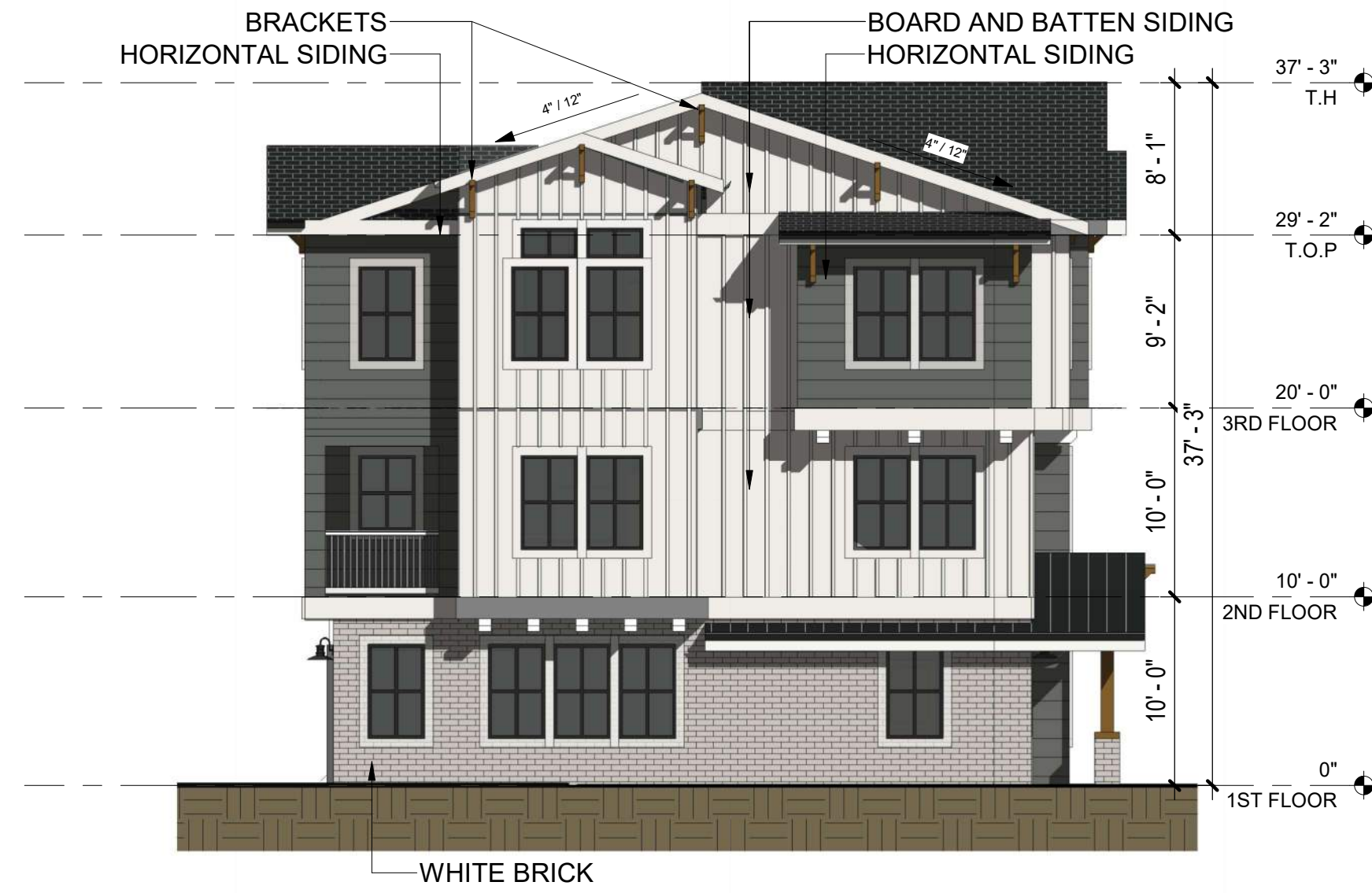
A BUILDING 9 - EAST ELEVATION
1/8" = 1'-0"



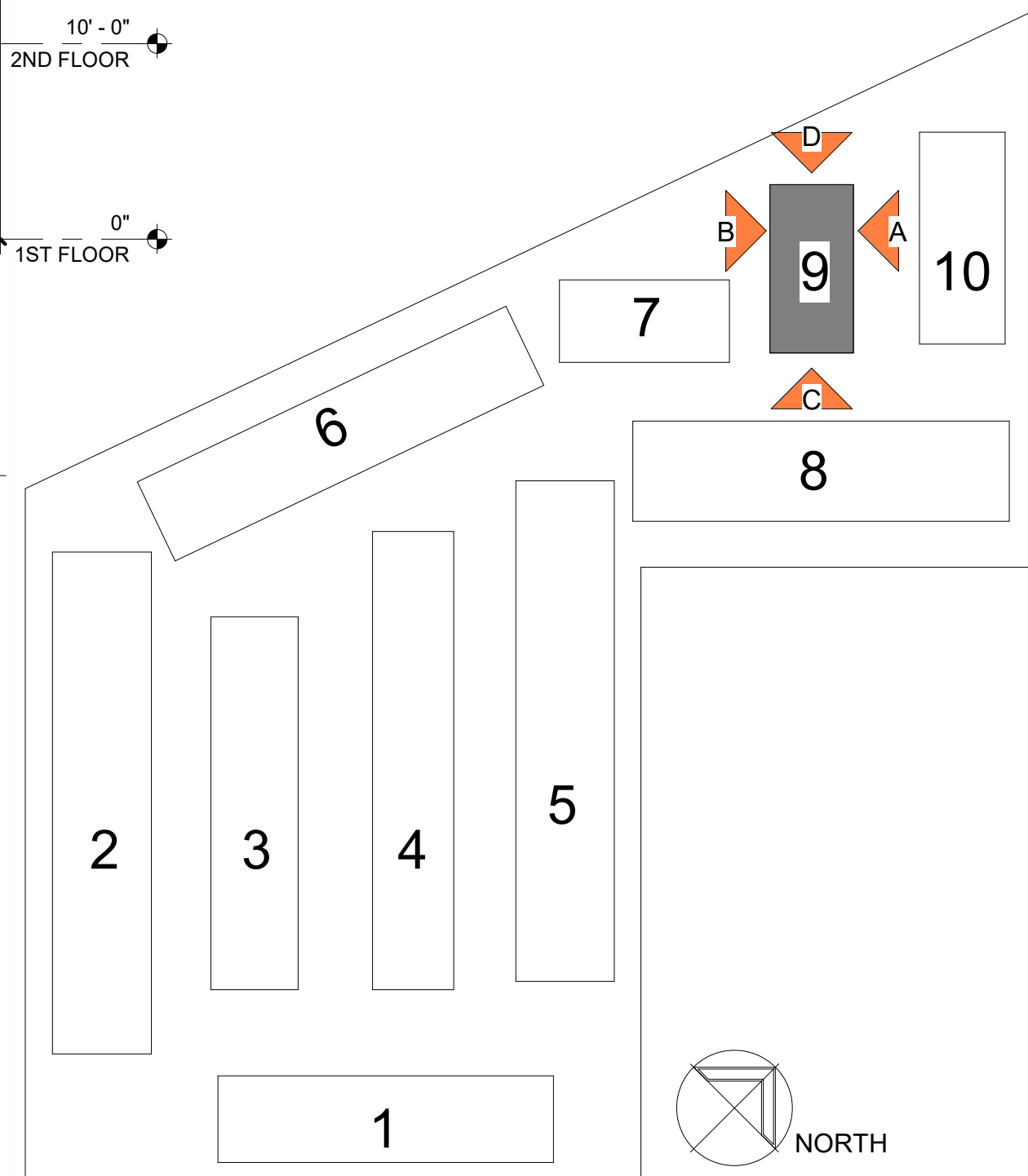
B BUILDING 9 - WEST ELEVATION
1/8" = 1'-0"



C BUILDING 9 - SOUTH ELEVATION
1/8" = 1'-0"

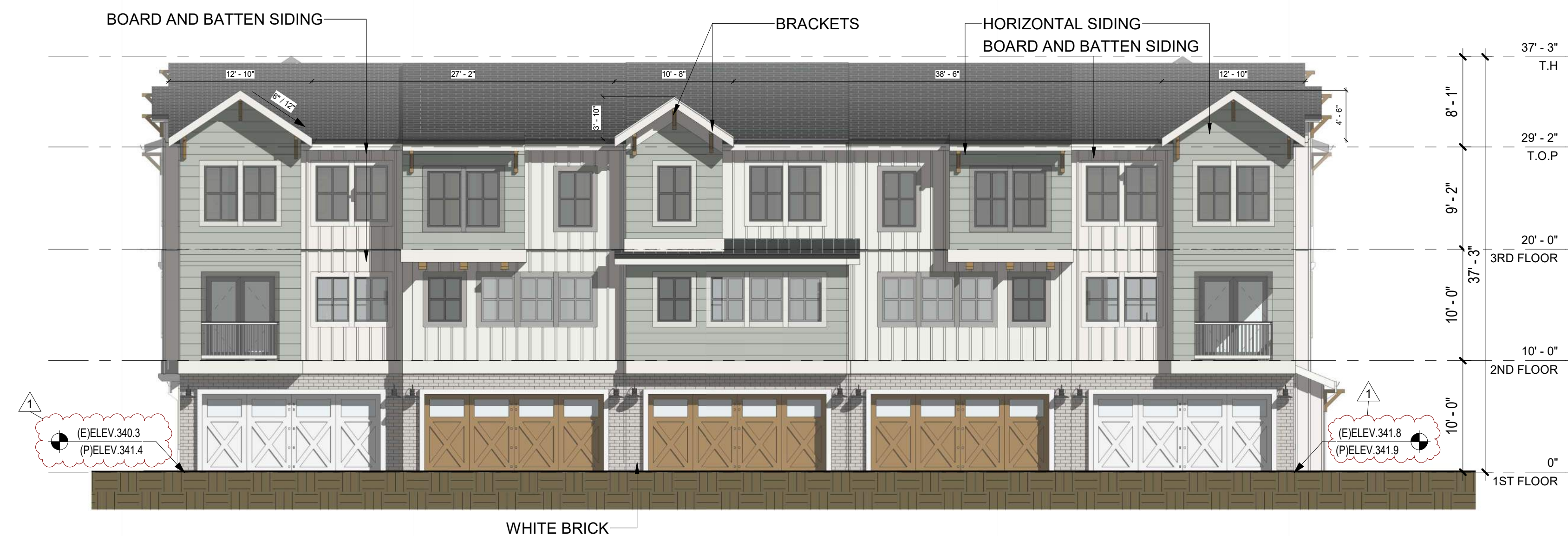


D BUILDING 9 - NORTH ELEVATION
1/8" = 1'-0"





A BUILDING 10 - EAST ELEVATION
1/8" = 1'-0"



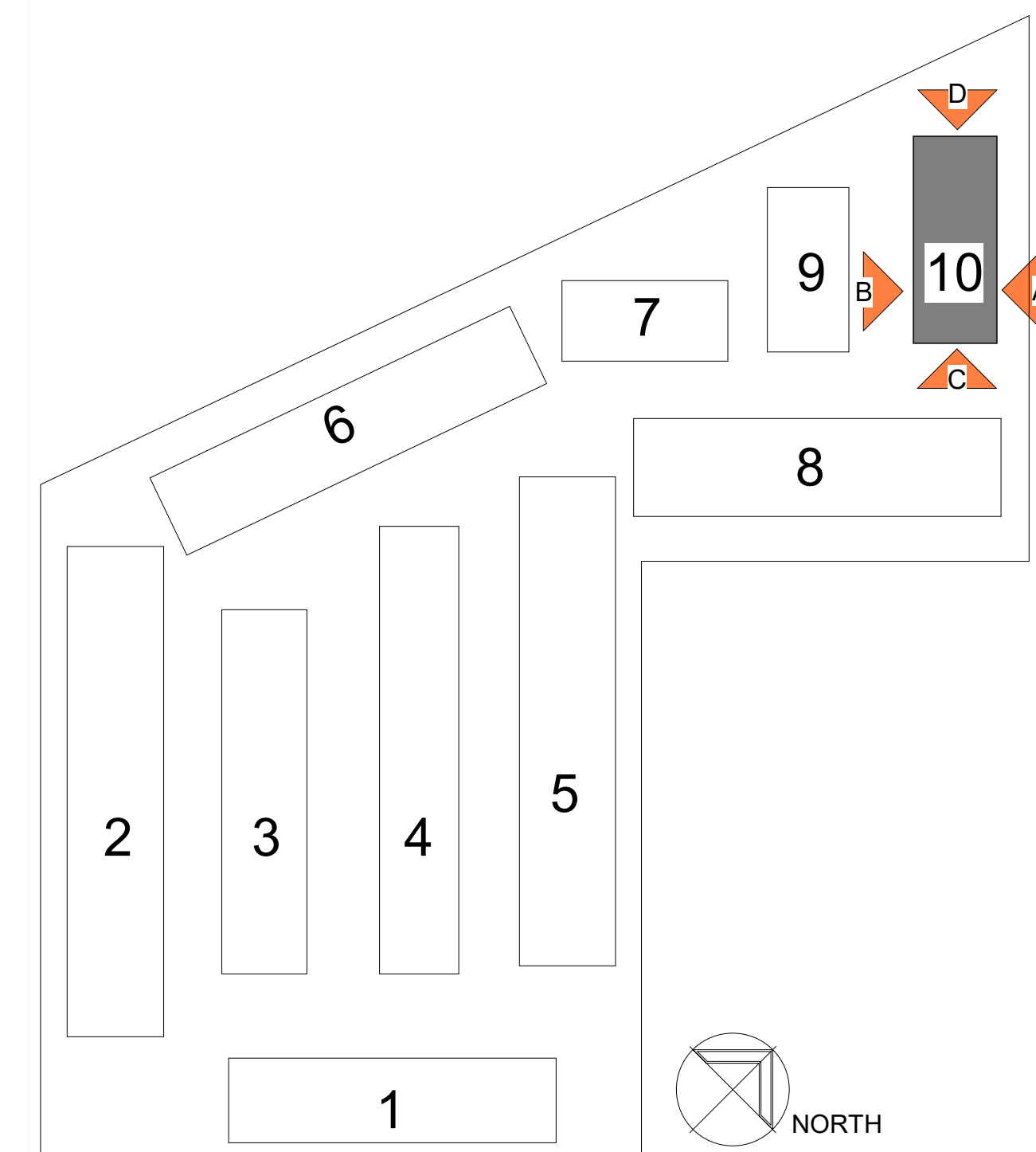
B BUILDING 10 - WEST ELEVATION
1/8" = 1'-0"



C BUILDING 10 - SOUTH ELEVATION
1/8" = 1'-0"



D BUILDING 10 - NORTH ELEVATION
1/8" = 1'-0"



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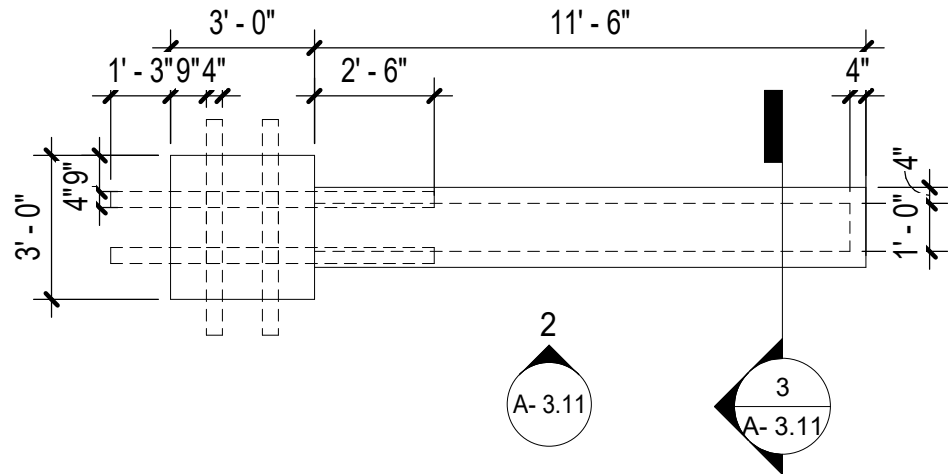
RESIDENCE AT NEWTOWN

15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032

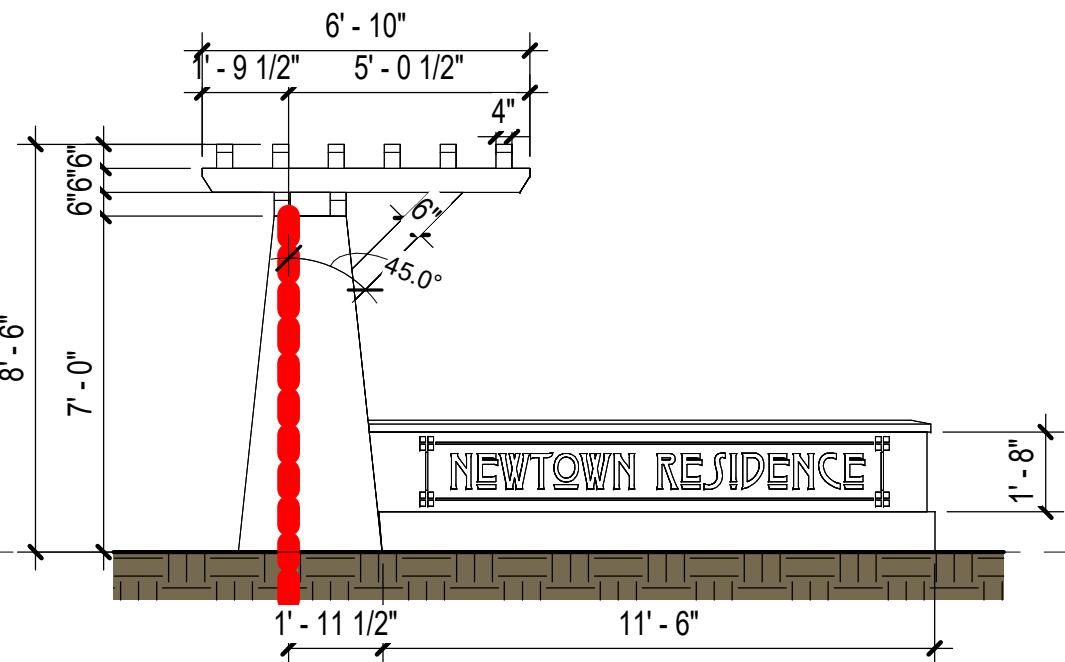
PROJECT SIGN

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228

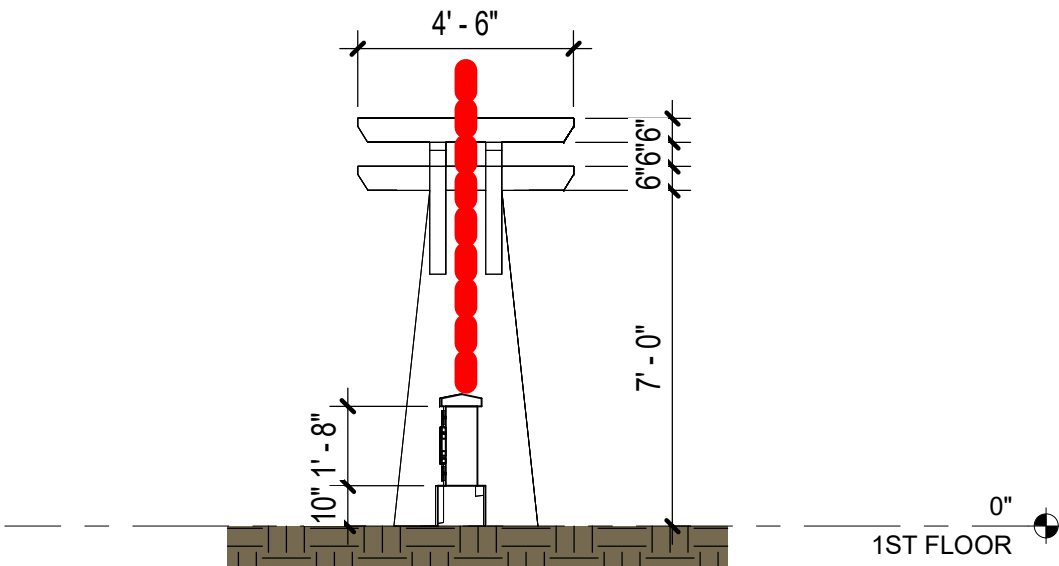
A- 3.11



1 PROJECT SIGN - FLOOR PLAN
1/4" = 1'-0"



2 PROJECT SIGN - ELEVATION
1/4" = 1'-0"



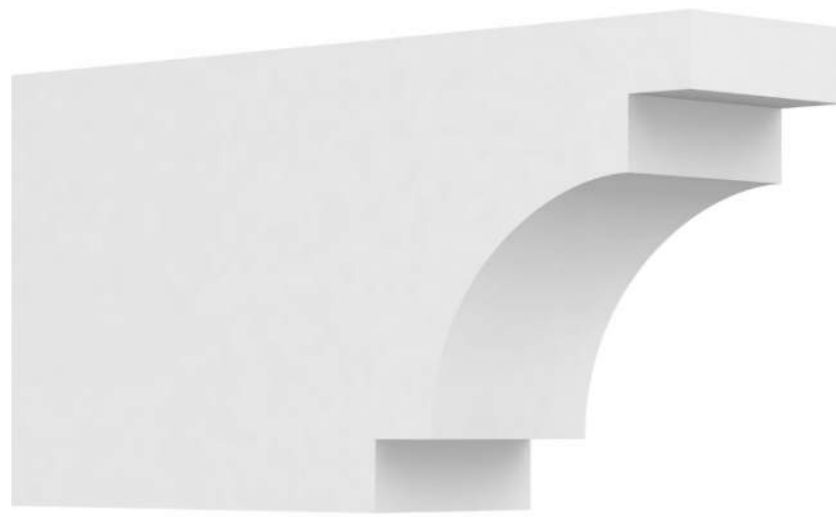
3 PROJECT SIGN - SECTION.
1/4" = 1'-0"



ASPHALT SHINGLE



LIGHT FIXTURE



CORBEL



BRACKET



STUCCO FACADE



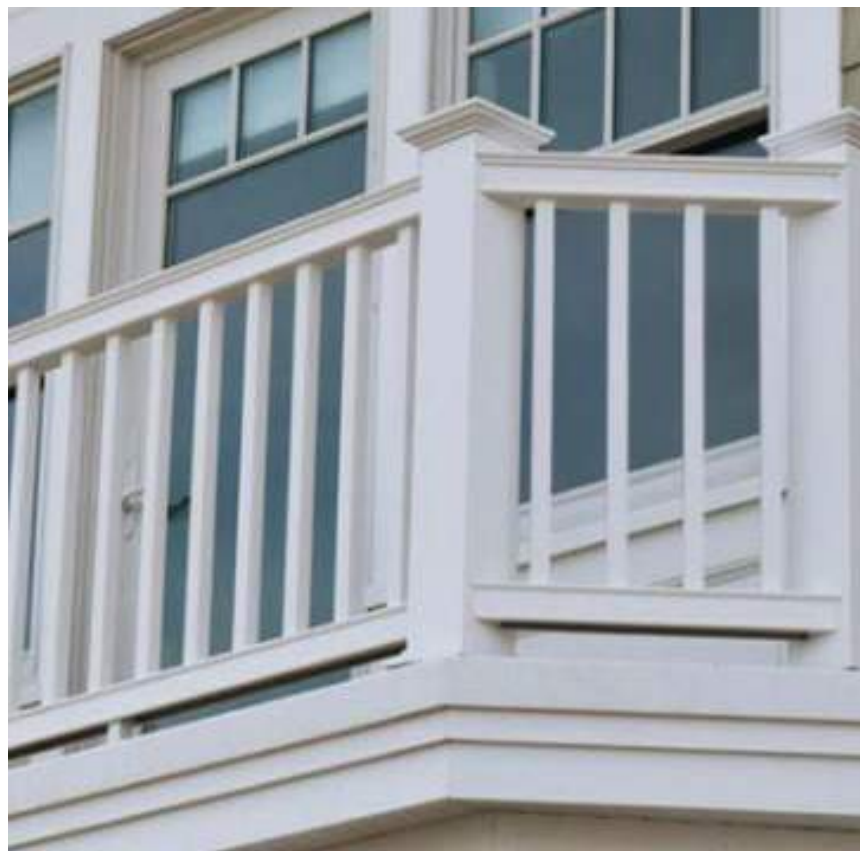
COLUMN - CRAFTSMAN



ENTRY DOOR - ALL UNITS



SINGLE HUNG WINDOW



INTEX LIBERTY RAILINGS



COARSE STONE SEASHELL
EL DORADO STONE



WINDOW SHUTTER



SHIPLAP



BOARD & BATTEN



COLOR PALLET SHERWIN-WILLIAMS EXTERIOR COLOR



EDAMAME



CARNELIAN



ARGOS



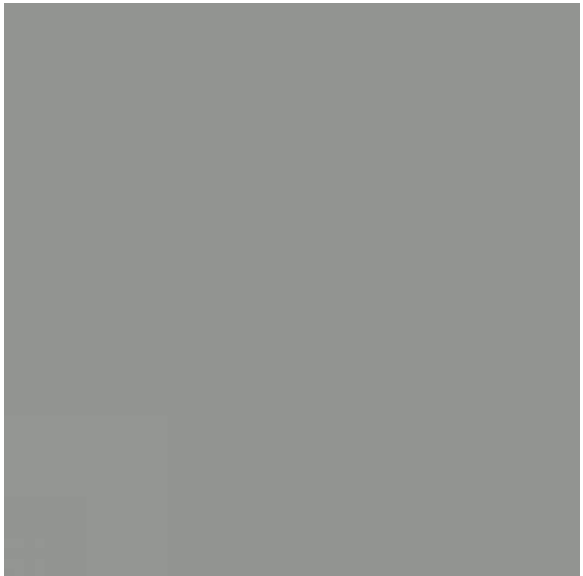
GRIZZLE GRAY



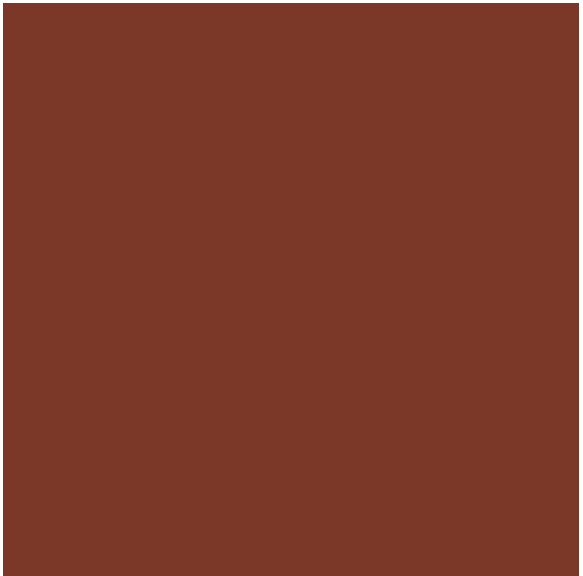
OYSTER BAY



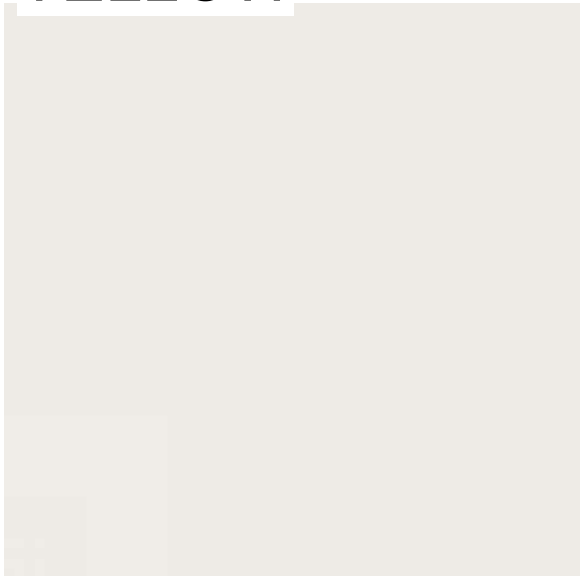
CLASSICAL
YELLOW



TIN LIZZIE



ROYCROFT
COPPER RED



PURE WHITE

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ASPHALT SHINGLE



LIGHT FIXTURE



TRUSS IN GABLE



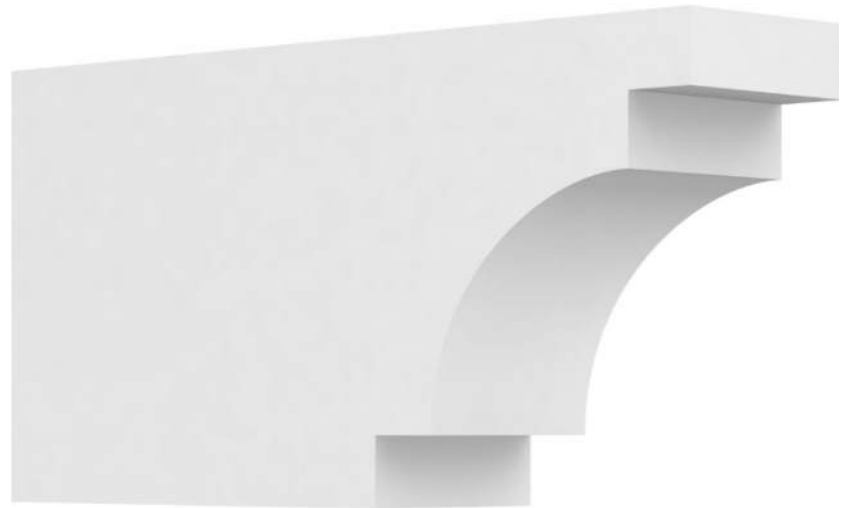
COLUMN - FARMHOUSE



ENTRY DOOR - ALL UNITS



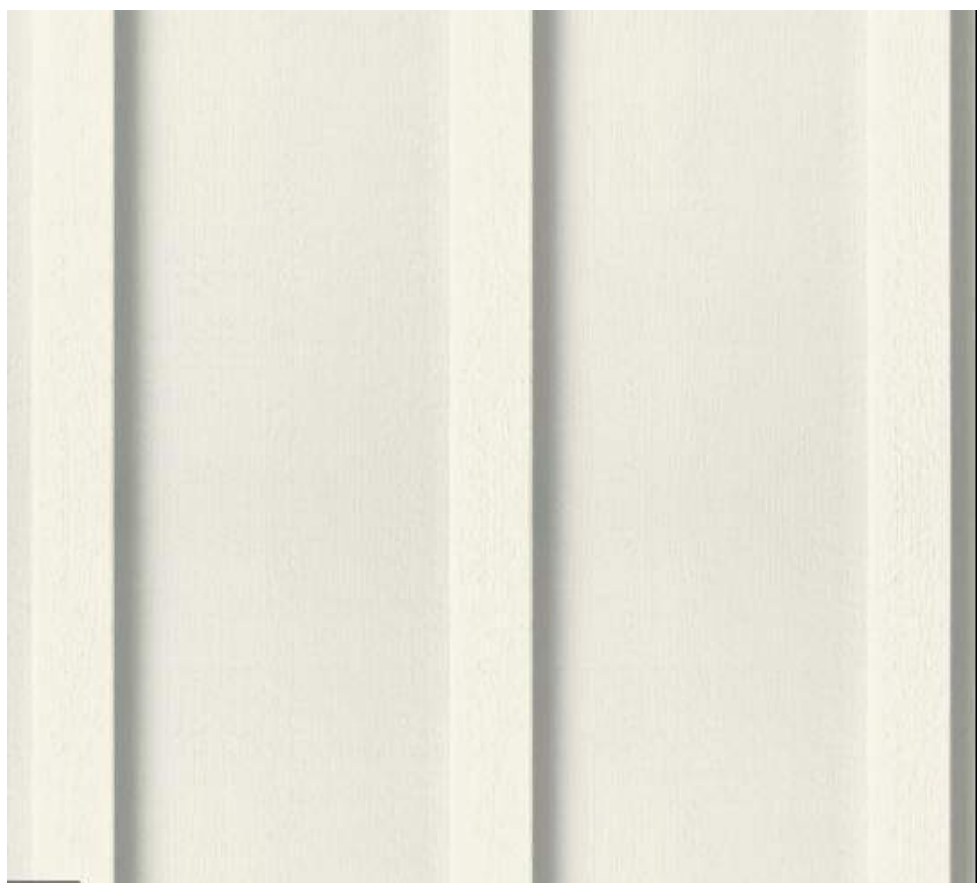
STANDING SEAM OVERHANG



CORBEL



BRACKET



BOARD & BATTEN



RAILING - WOOD WITH WHITE FINISH



SINGLE HUNG WINDOW

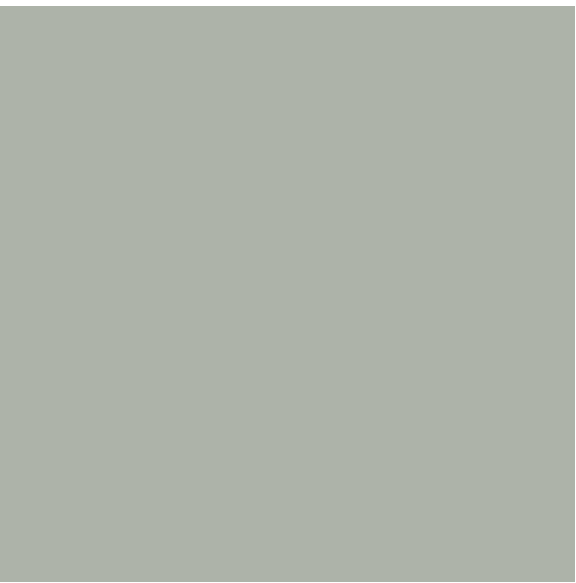


SHIPLAP

COLOR PALLET SHERWIN-WILLIAMS EXTERIOR COLOR



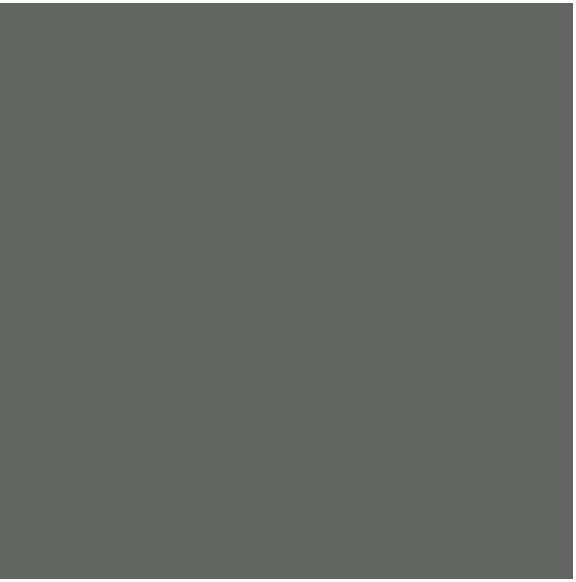
EDAMAME



OYSTER BAY



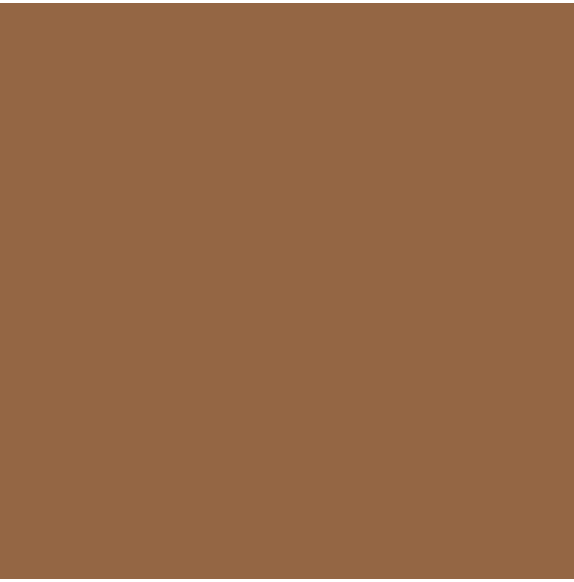
ARGOS



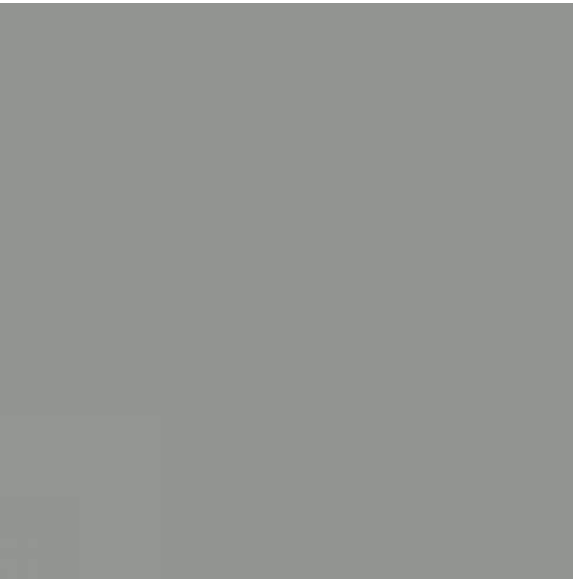
GRIZZLE GRAY



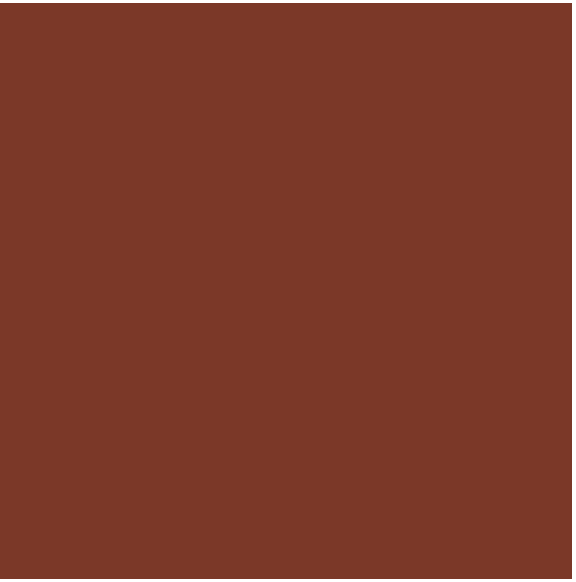
POWDER BLUE



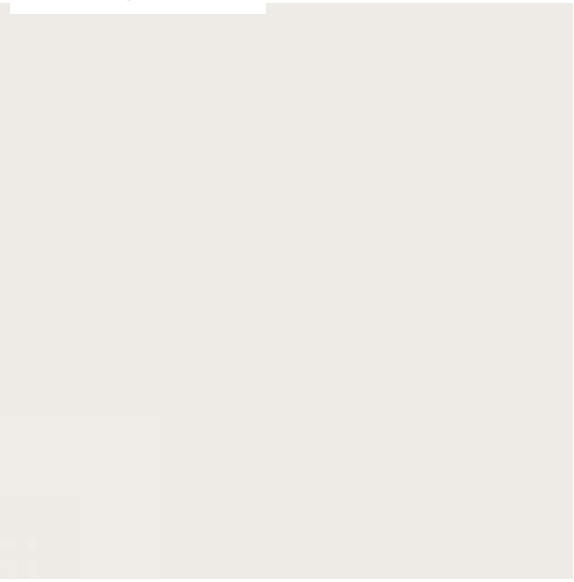
ANTIQUARIAN BROWN



TIN LIZZIE



ROYCROFT COPPER RED



PURE WHITE



GREENWICH



LIMEHOUSE

BRICK - MCNEAR GREENWICH OR LIMEHOUSE

#	Description	Date
1	PLANNING REV #1	01.30.26

Consultant:

Revision Schedule:

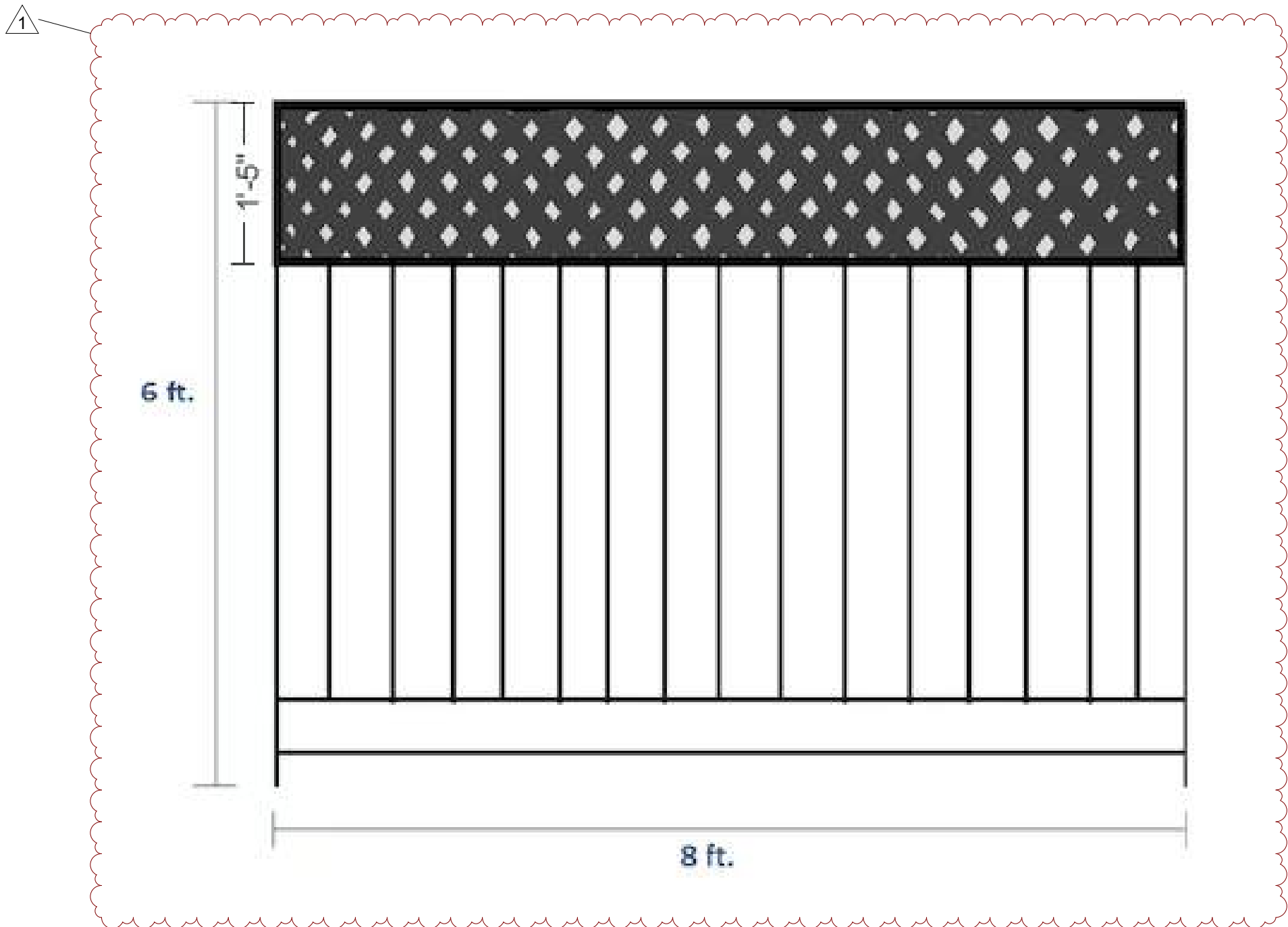
#	Description	Date
1	PLANNING REV #1	01.30.26

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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
MATERIAL BOARD - SITE
ELEMENTS

Date: OCT. 22, 2025
Scale: AS NOTED
Drawn by: PF
Job #: 24-9228
Sheet

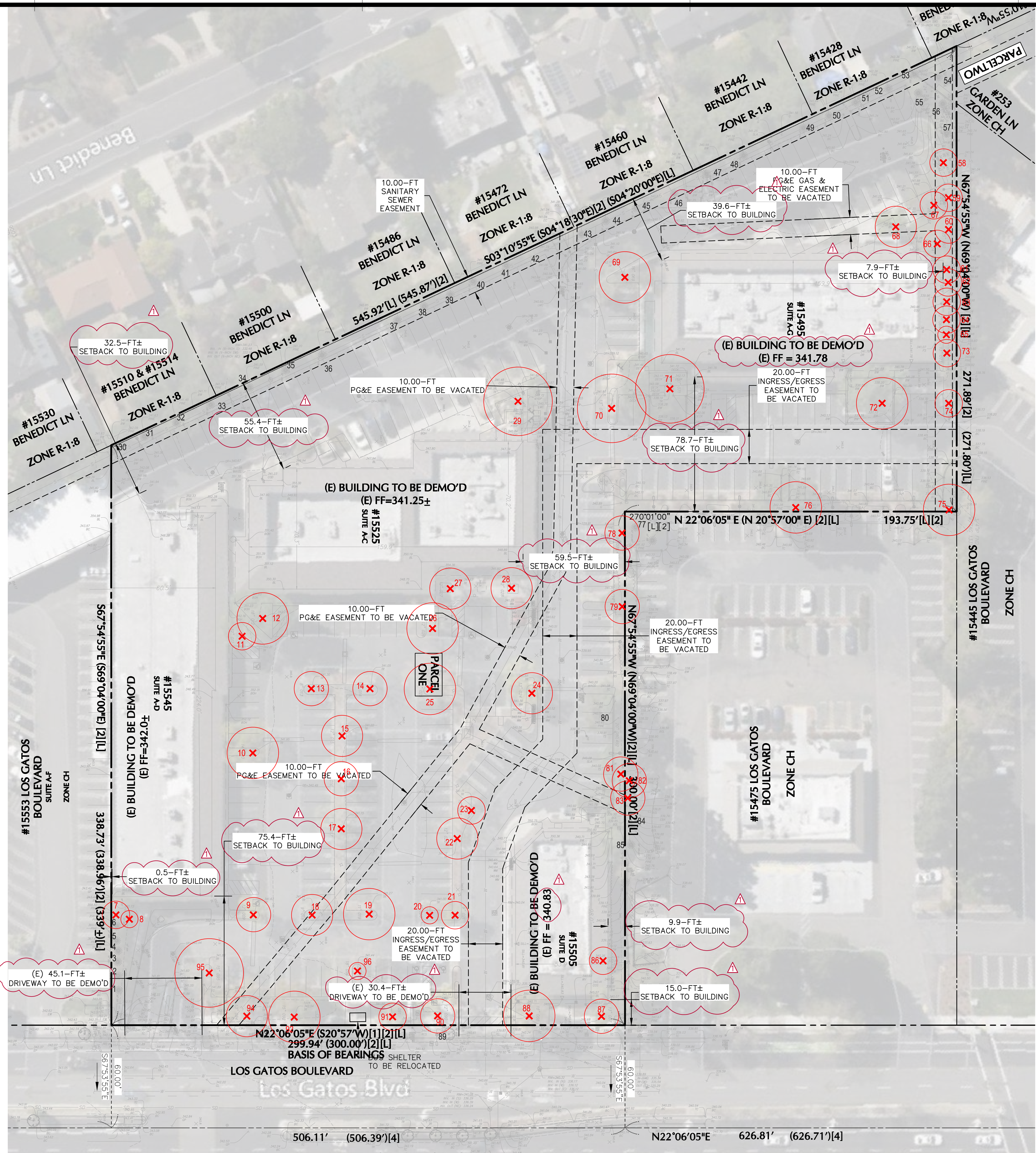
A- 3.17



FENCE WITH PRIVACY FLAT TOP



FORM+SURFACES DISPATCH TRASH
RECEPTACLES LOCATED AROUND SITE:
SIZES: 36 OR 45 GALLON



LEGEND

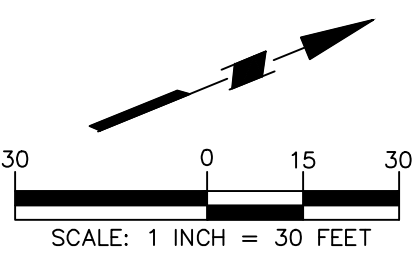
- = PROPERTY LINE
- - - - - = EASEMENT LINE
- (E) = (E) TREES
- (E) X = (E) TREES TO BE REMOVED
- (E) [cloud] = (E) CONTOUR
- (E) [circle] = (E) SSMH
- (E) [line] = (E) SANITARY SEWER PIPE
- (E) [line] = (E) SDMH
- (E) [line] = (E) SDCB
- (E) [line] = (E) STORM DRAIN PIPE
- (E) [line] = (E) FIRE HYDRANT
- (E) [line] = (E) WATER PIPE
- (E) [line] = (E) LIGHT

NOTES

- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN THE TITLE REPORT, PREPARED BY CHICAGO TITLE COMPANY ORDER NUMBER 98206079-982-KMD-JM DATED 29 FEBRUARY 2024. REFERENCES TO THE SUBJECT PROPERTY'S BOUNDARY FROM THIS TITLE REPORT ARE SHOWN WITH THE NOTATION "[L]". THE BOUNDARY SHOWN ON THIS SURVEY IS ESSENTIALLY THE SAME AS REFERENCED IN THIS TITLE REPORT INCLUDING THE NOTED EXCEPTIONS. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE REVIEW OF SITE FEATURES.
- ASSESSOR'S PARCEL NO.: 424-22-30
- BASIS OF BEARINGS: THE BEARING NORTH 22°06'05" EAST ON THE CENTERLINE OF LOS GATOS BOULEVARD BETWEEN 2 FOUND MONUMENTS WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS SURVEY. THE MERIDIAN OF THIS SURVEY IS DERIVED AND REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH 2011) CALIFORNIA STATE PLANE SYSTEM, ZONE III. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HEXAGON SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
- ELEVATIONS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS DETERMINED BY GNSS. BENCHMARK: LOS GATOS BENCHMARK LG-15 NGVD29 ELEVATION = 308.79
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085C037H, DATED MAY 18, 2009 AND WAS FOUND TO BE WITHIN THE FOLLOWING DESIGNATED ZONE:
ZONE X (UNSHADED)
- SITE AREA:
TOTAL 3.8260± ACRES (166,659± S.F.)
- PROPERTY ADDRESS:
15495 LOS GATOS BOULEVARD, LOS GATOS, CA 95032

ABBREVIATIONS

- | | |
|--------|---------------------|
| (E) | EXISTING |
| (TYP.) | TYPICAL |
| BC | BOTTOM OF CURB |
| BL | BUILDING LINE |
| BW | BOTTOM OF WALL |
| CL | CENTER LINE |
| DR | DOOR |
| EP | EDGE OF PAVEMENT |
| FF | FINISH FLOOR |
| FS | FINISH SURFACE |
| G | GROUND |
| GR | GRATE |
| HYD | HYDRANT |
| INV. | INVERT |
| SLP | SEE LANDSCAPE PLANS |
| TC | TOP OF CURB |
| TR | TREE |



Consultant:

T: 408.283.3600 F: 408.283.3601 www.langan.com

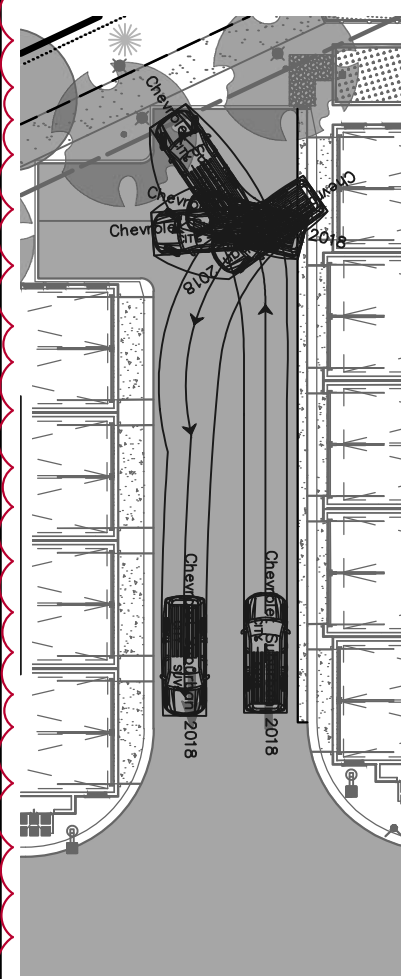
Revision Schedule:

#	Description	Date
1	PLANNING REV. #1	01.30.2026

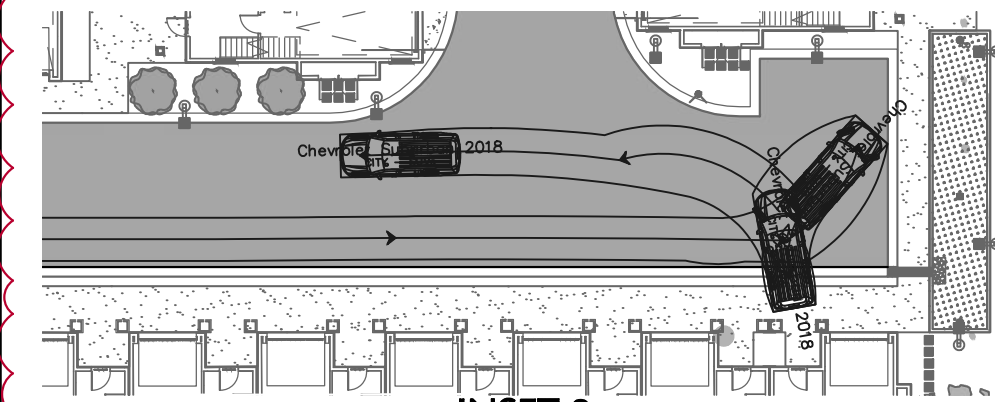
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15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
EXISTING CONDITIONS PLAN

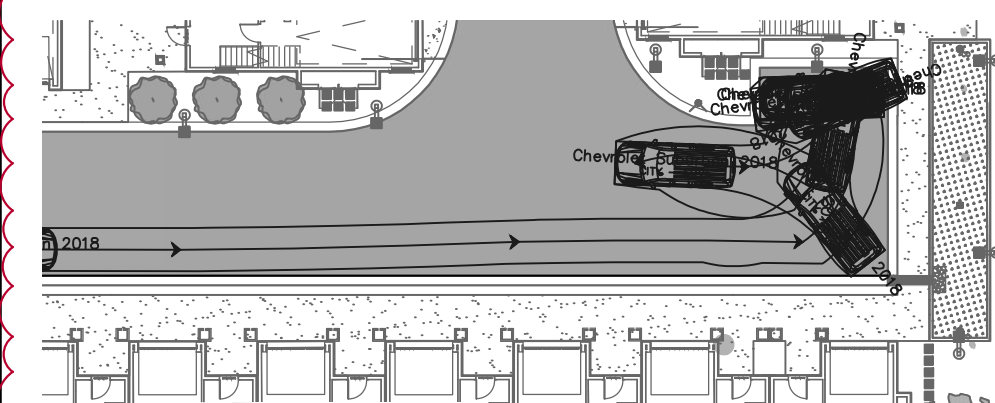
Date: JANUARY 30, 2026
Scale: 1-INCH = 30-FEET
Drawn by: LANGAN
Job #: 770702401
Sheet



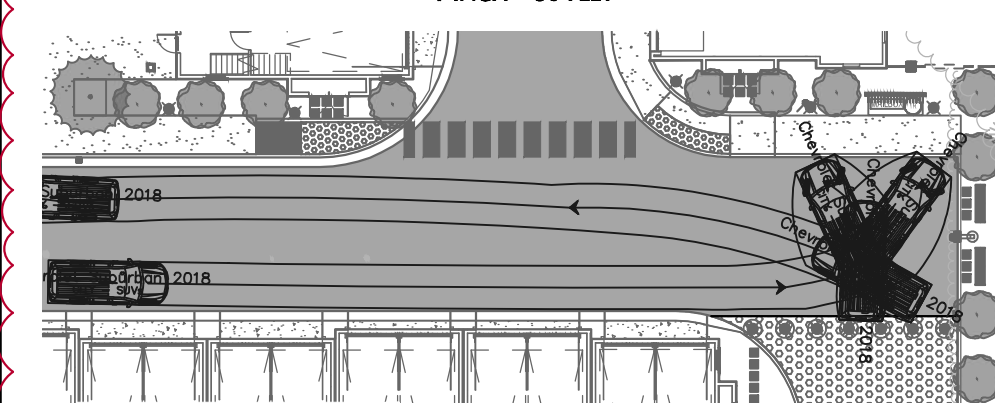
INSET 1
1-INCH = 30-FOOT



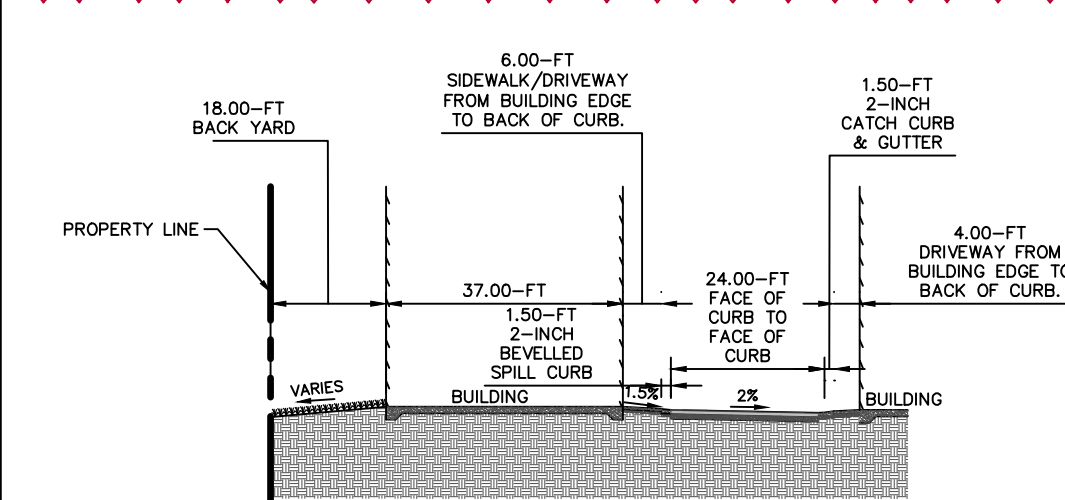
INSET 2
1-INCH = 30-FOOT



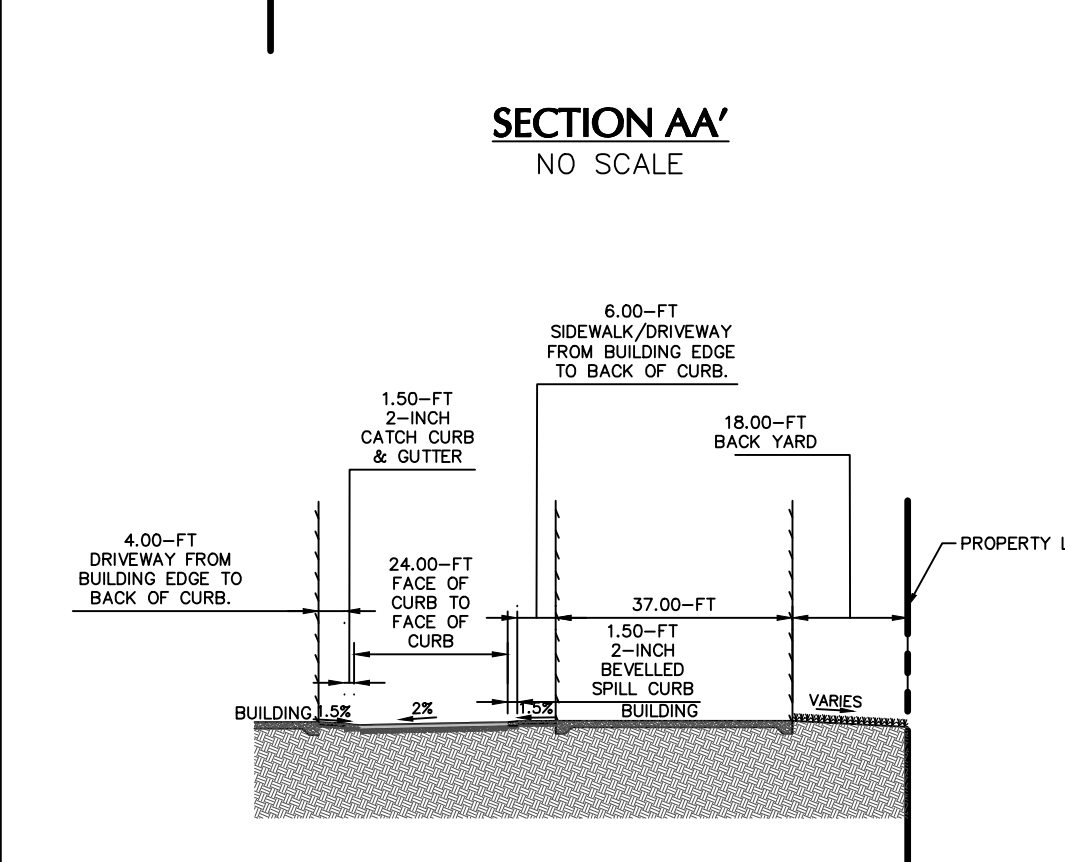
INSET 3
1-INCH = 30-FOOT



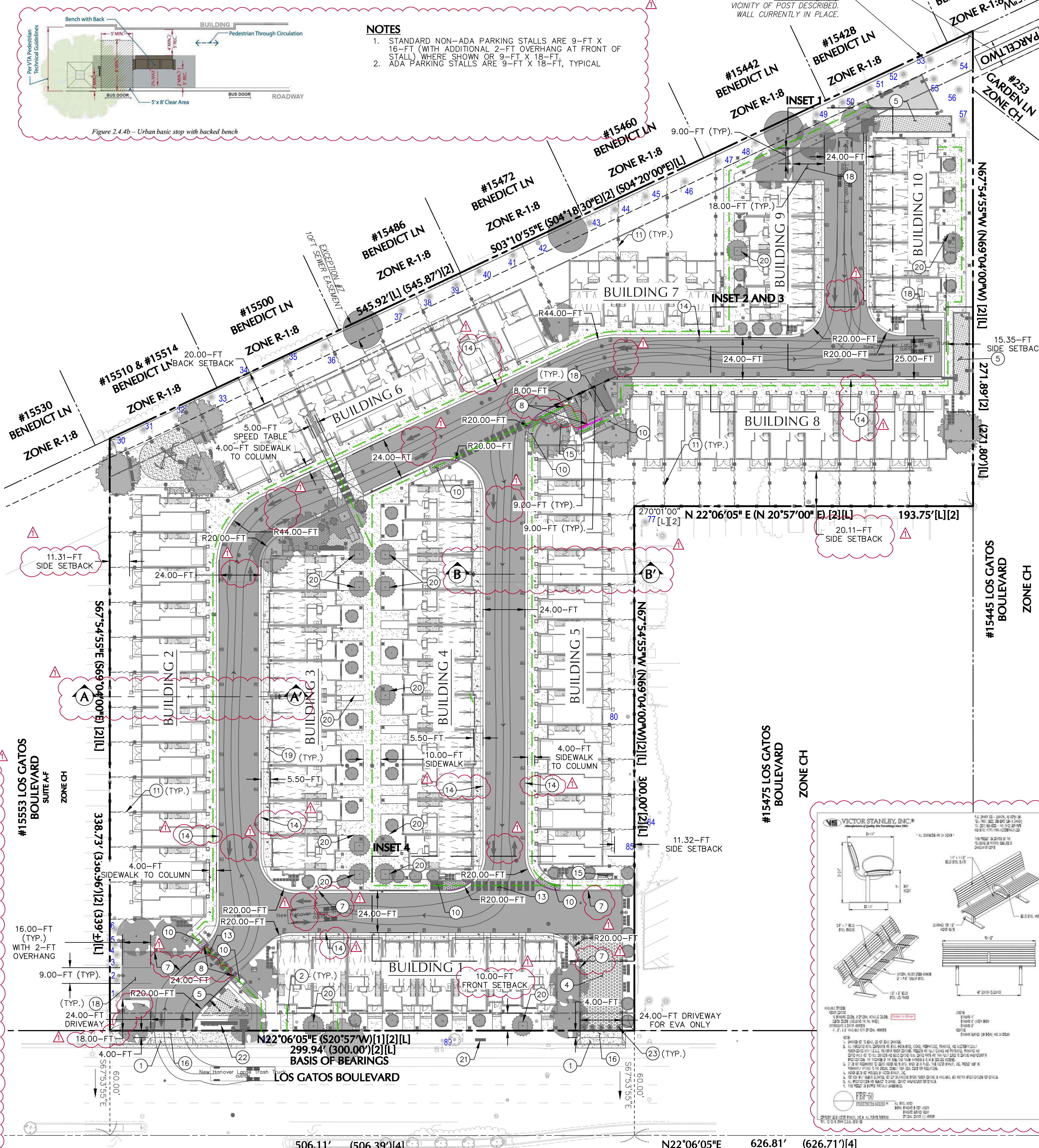
INSET 4
1-INCH = 30-FOOT



SECTION AA'
NO SCALE



SECTION BB'
NO SCALE



- LEGEND**
- = PROPERTY LINE
 - - - = EASEMENT LINE
 - = BUILDING OUTLINE
 - [Pattern] = CONCRETE PAVEMENT
 - [Pattern] = PAVERS, SEE SHEET L8 FOR PAVEMENT INFO
 - [Pattern] = ASPHALT PAVEMENT
 - [Pattern] = BIORETENTION
 - [Pattern] = DETECTABLE WARNING SURFACE
 - = 6-INCH CURB
 - = FLUSH CURB
 - = ADA PATH OF TRAVEL
 - [Symbol] = TRASH TRUCK VEHICLE CIRCULATION
 - [Symbol] = EXISTING TREE TO REMAIN
 - [Symbol] = PROPOSED TREES (SLP)
 - [Symbol] = FENCE (SLP)
 - [Symbol] = WALL (SLP)
 - [Symbol] = (E) SSMH
 - [Symbol] = SSCO
 - [Symbol] = (E) SDMH
 - [Symbol] = (E) SDCB
 - [Symbol] = SDMH
 - [Symbol] = SDO
 - [Symbol] = SDCO
 - [Symbol] = (E) FIRE HYDRANT
 - [Symbol] = FIRE HYDRANT
 - [Symbol] = (E) LIGHT
- CONSTRUCTION NOTES**
- 1 = DRIVEWAY PER TOWN OF LOS GATOS STD. PLAN NO. ST-219
 - 2 = CONCRETE PAVEMENT
 - 3 = PAVERS (SLP)
 - 4 = TURF BLOCK (SLP)
 - 5 = BIORETENTION
 - 6 = DETECTABLE WARNING SURFACE
 - 7 = 6-INCH CURB
 - 8 = FLUSH CURB
 - 9 = TRANSITION FROM FLUSH CURB TO 6-INCH CURB
 - 10 = CURB RAMP
 - 11 = FENCE (SLP)
 - 12 = WALL (SLP)
 - 13 = CROSSWALK
 - 14 = 2-INCH BEVELED CURB
 - 15 = MAIL BOX (SAP)
 - 16 = PUBLIC SIDEWALK PER TOWN OF LOS GATOS STD. PLAN NO. ST-216
 - 17 = PUBLIC CONCRETE CURB AND GUTTER PER TOWN OF LOS GATOS STD. PLAN NO. ST-210
 - 18 = PARKING
 - 19 = DRIVEWAY
 - 20 = TREE WELL (SLP)
 - 21 = VTA BUS STOP
 - 22 = MONUMENT SIGN, UNDER SEPARATE PERMIT
 - 23 = REMOVABLE BOLLARDS WITH LIGHTS (SLP)
- ABBREVIATIONS**
- (E) EXISTING
 - (SAP) SEE ARCHITECT PLANS
 - (SLP) SEE LANDSCAPE PLANS
 - EVA EMERGENCY VEHICLE ACCESS
 - FT FEET
 - TYP. TYPICAL
- NOTE**
- CONTACT BUS STOP@VTA.ORG A MINIMUM OF 3 BUSINESS DAYS BEFORE ANY IMPACT TO BUS OPERATIONS.

SWENSON ARCHITECTURE

Consultant:

LANGAN

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Revision Schedule:

#	Description	Date
1	PLANNING REV. #1	01.30.2026

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LOS GATOS, CA 95032

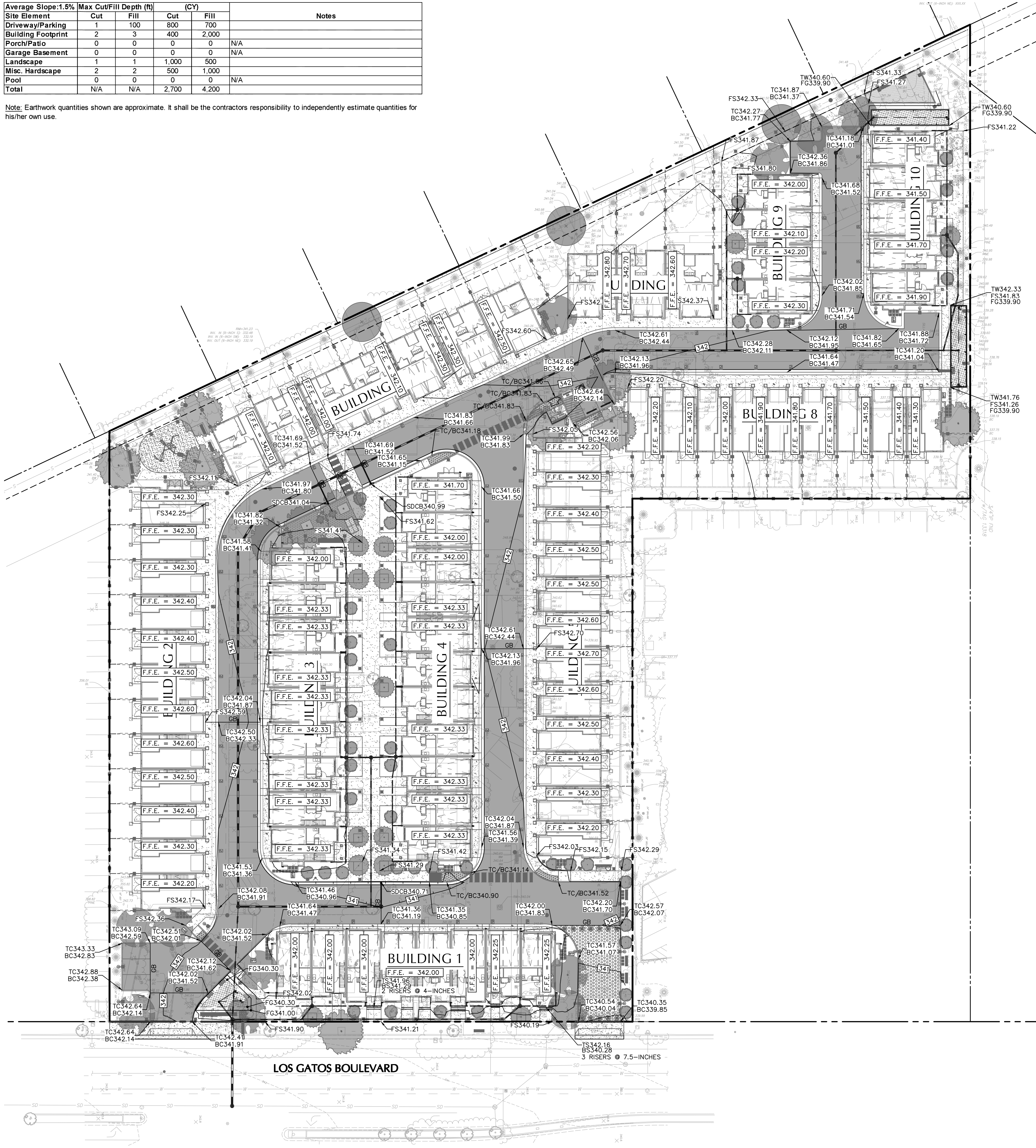
SITE PLAN

Date: JANUARY 30, 2026
Scale: 1-INCH = 30-FOOT
Drawn by: LANGAN
Job #: 770702401
Sheet

C2.0

Average Slope:1.5%	Max Cut/Fill Depth (ft)	(CY)		Notes
Site Element	Cut	Fill		
Driveway/Parking	1	100	800	700
Building Footprint	2	3	400	2,000
Porch/Patio	0	0	0	N/A
Garage Basement	0	0	0	N/A
Landscape	1	1	1,000	500
Misc. Hardscape	2	2	500	1,000
Pool	0	0	0	N/A
Total	N/A	N/A	2,700	4,200

Note: Earthwork quantities shown are approximate. It shall be the contractors responsibility to independently estimate quantities for his/her own use.

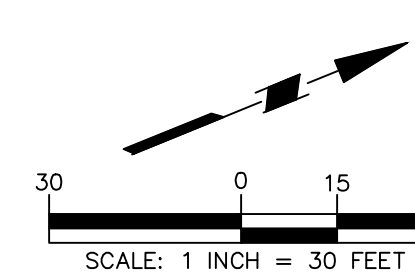


LEGEND

- = PROPERTY LINE
- - - = EASEMENT LINE
- [340] = MAJOR CONTOUR
- [341] = MINOR CONTOUR
- (E) = (E) CONTOUR
- = SPOT ELEVATION
- (E) • = (E) SPOT ELEVATION
- GB --- = GRADE BREAK
- 1.5% = SLOPE
- = EXISTING TREES
- = PROPOSED TREES (SLP)
- = (E) SDMH
- = (E) SDCB
- = SDMH
- = SDO
- = SDCO
- = STORM DRAIN PIPE
- FM(STORM) --- = STORM DRAIN FORCE MAIN
- SD --- = (E) STORM DRAIN PIPE
- = 4-INCH PERFORATED PIPE
- = (E) LIGHT

- NOTES**
- ELEVATIONS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS DETERMINED BY GNSS.
BENCHMARK: LOS GATOS BENCHMARK LG-15
NGVD29 ELEVATION = 308.79
 - THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085C0377H, DATED MAY 18, 2009 AND WAS FOUND TO BE WITHIN THE FOLLOWING DESIGNATED ZONE: ZONE X (UNSHADED)
 - STORM DRAIN ROUTING SHOWN FOR REFERENCE ONLY. FOR SIZE, INVERT, AND STRUCTURE INFORMATION SEE UTILITY PLANS.
 - ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ALL DIRECTIONS. ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 5% IN THE DIRECTION OF TRAVEL AND THE SLOPE CROSSWAYS TO THE DIRECTION OF TRAVEL SHALL BE A MAXIMUM OF 2%. ANY AREAS ON SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
 - TOTAL DISTURBED AREA IS APPROXIMATELY 4.24 ACRES
 - EXISTING SITE, CONTOURS, AND ELEVATIONS SHOWN FOR REFERENCE TO SEE EXISTING VS

- ABBREVIATIONS**
- (E) EXISTING
 - (SLP) SEE LANDSCAPE PLANS
 - BC BOTTOM OF CURB
 - F.F.E. FINISH FLOOR ELEVATION
 - FG FINISH GRADE
 - FS FINISH SURFACE
 - FM FORCE MAIN
 - GB GRADE BREAK
 - PVC POLYVINYL CHLORIDE
 - SD STORM DRAIN
 - SDCB STORM DRAIN CATCH BASIN
 - SDCO STORM DRAIN CLEANOUT
 - SDO STORM DRAIN OVERFLOW
 - SDMH STORM DRAIN MANHOLE
 - TC TOP OF CURB
 - TW TOP OF WALL



Revision Schedule:

#	Description	Date
1	PLANNING REV. #1	01.30.2026

RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
GRADING AND DRAINAGE PLAN

Consultant:

LANGAN

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RESIDENCE AT NEWTOWN
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UTILITY PLAN

Date: JANUARY 30, 2026

Scale:
1-INCH = 30-FEET

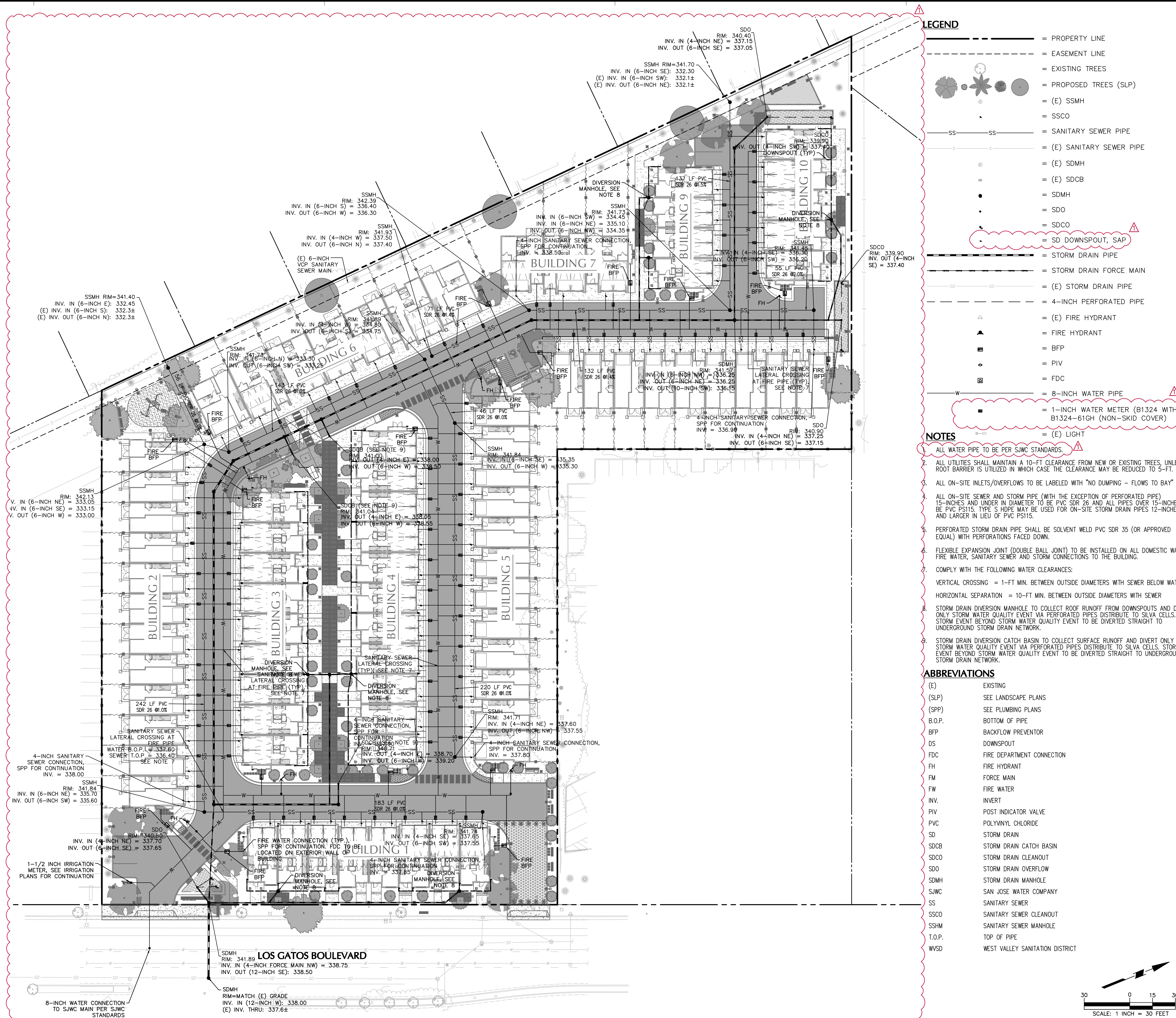
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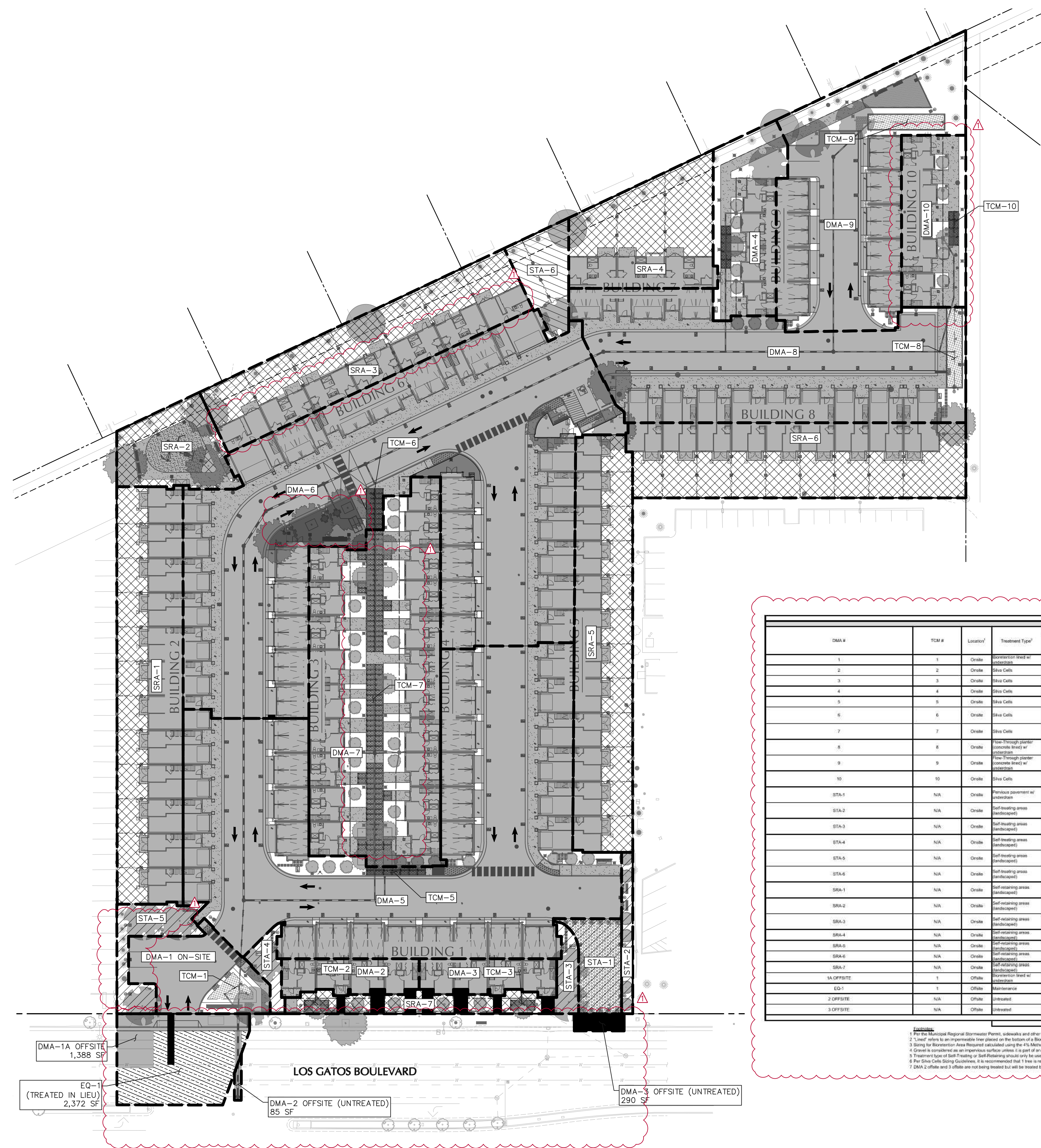
LANGAN
Job #:

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LEGEND

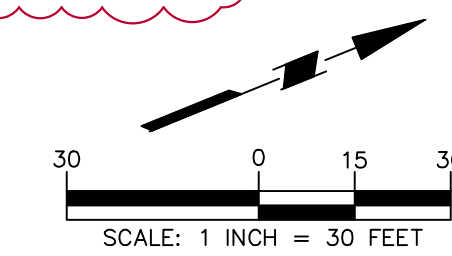
- = PROPERTY LINE
- - - = EASEMENT LINE
- - - = BUILDING OUTLINE
- - - = DMA BOUNDARY
- = IMPERVIOUS AREA
- ▨ = SELF-TREATING AREA
- ▩ = SELF-RETAINING AREA
- ▨ (red) = (E) OFF-SITE IMPERVIOUS AREA TREATED BY FLOW THROUGH PLAN
- ▨ (green) = BIORETENTION
- = EXISTING TREES
- (SLP) = PROPOSED TREES (SLP)
- (E) = (E) SDMH
- = SDMH
- = SDO
- = SDCO
- = STORM DRAIN PIPE
- FM(STORM) = STORM DRAIN FORCE MAIN
- (E) = (E) STORM DRAIN PIPE
- = 4-INCH PERFORATED PIPE

ABBREVIATIONS

(E)	EXISTING
(SLP)	SEE LANDSCAPE PLANS
DMA	DRAINAGE MANAGEMENT AREA
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDO	STORM DRAIN OVERFLOW
SF	SQUARE FEET
SRA	SELF-RETAINING AREA
STA	SELF-TREATING AREA

TREATMENT CONTROL MEASURE SUMMARY TABLE															
DMA #	TCM #	Location ¹	Treatment Type ²	LID or Non-LID	Design Method	Drainage Area (s.f.)	Impervious Area ³ (s.f.)	Permeable Area ⁴ (s.f.)	Permeable Area ⁵ (s.f.)	% Credits / Offsets Area Treated by LID or Non-LID TCM (s.f.)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Depth of Ponding (in.)	Overflow Pipe Height (in.)	Silva Cells Area Required (s.f.)
1	1	Onsite	Stormwater pond w/ underdrain	LID	Volume	6,853	5,154	0	499	3.94%	216	235	3.8	6	-
2	2	Onsite	Silva Cells	LID	Volume	1,094	1,584	0	0	0.92%	-	-	-	-	52
3	3	Onsite	Silva Cells	LID	Volume	1,552	1,552	0	0	0.91%	-	-	-	-	52
4	4	Onsite	Silva Cells	LID	Volume	4,036	2,576	0	1,460	2.32%	-	-	-	-	116
5	5	Onsite	Silva Cells	LID	Volume	28,694	27,516	0	1,178	16.48%	-	-	-	-	918
6	6	Onsite	Silva Cells	LID	3 Flow-Volume Corridor	32,570	30,693	0	1,877	18.70%	-	-	-	-	1,036
7	7	Onsite	Silva Cells	LID	3 Flow-Volume Corridor	15,314	9,941	0	5,373	9.79%	-	-	-	-	452
8	8	Onsite	Flow-Through planter concrete lined w/ underdrain	LID	3 Flow-Volume Corridor	14,186	13,325	0	861	8.13%	376	392	10.5	12	-
9	9	Onsite	Flow-Through planter concrete lined w/ underdrain	LID	3 Flow-Volume Corridor	11,913	8,525	0	3,388	6.84%	358	374	5	6	-
10	10	Onsite	Silva Cells	LID	3 Flow-Volume Corridor	3,736	3,136	0	598	2.15%	-	-	-	-	117
STA-1	N/A	Onsite	Permeable pavement w/ underdrain	LID	N/A	1,460	0	1,460	0	0.84%	-	-	-	-	-
STA-2	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	609	0	0	609	0.35%	-	-	-	-	-
STA-3	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	613	0	0	613	0.35%	-	-	-	-	-
STA-4	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	676	0	0	676	0.33%	-	-	-	-	-
STA-5	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	1,484	0	0	1,484	0.85%	-	-	-	-	-
STA-6	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	1,605	0	0	1,605	0.92%	-	-	-	-	-
SRA-1	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	9,353	5,581	0	3,772	5.37%	-	-	-	-	-
SRA-2	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	2,814	1,558	0	1,256	1.82%	-	-	-	-	-
SRA-3	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	7,655	5,644	0	2,011	4.40%	-	-	-	-	-
SRA-4	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	5,114	1,750	0	3,364	2.94%	-	-	-	-	-
SRA-5	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	8,204	4,488	0	3,716	4.71%	-	-	-	-	-
SRA-6	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	8,529	5,527	0	3,002	4.90%	-	-	-	-	-
SRA-7	N/A	Onsite	Self-sealing areas (landscaped)	LID	N/A	1,890	691	0	1,235	1.09%	-	-	-	-	-
1A OFFSITE	1	Offsite	Stormwater pond w/ underdrain	LID	N/A	1,365	1,368	0	0	0.80%	SEE NOTE 7	SEE NOTE 7	N/A	N/A	-
EQ-1	1	Offsite	Stormwater pond w/ underdrain	LID	N/A	2,372	2,372	0	0	1.58%	SEE NOTE 7	SEE NOTE 7	N/A	N/A	-
2 OFFSITE	N/A	Offsite	Untreated	N/A	N/A	89	89	0	0	-	SEE NOTE 7	SEE NOTE 7	N/A	N/A	-
3 OFFSITE	N/A	Offsite	Untreated	N/A	N/A	290	290	0	0	-	SEE NOTE 7	SEE NOTE 7	N/A	N/A	-
Total Site Area ⁶						174,515	100,314	1,085	43,877	100.00%	550	1,801	18	34	3,747

1. Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required.
2. "Lined" refers to an impermeable liner placed on the bottom of a bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3. Rating for Bioretention Area Required calculated using the 1% Annual Impervious Area (s.f.).
4. Gravel is considered as an impervious surface unless it is part of an infiltration trench.
5. Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If permeable pavement is proposed for Self-Treating or Retaining, use the Permeable Pavement selection.
6. Per Silva Cells Sizing Guidelines, it is recommended that 1 tree is required for every 25 Silva Cells assuming small trees are being utilized.
7. DMA 2 offsite and 3 offsite are not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA 2 offsite and DMA 3 offsite combined. EQ-1 is not required to be treated as it is existing roadway to remain.



SWENSON
ARCHITECTURE
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San Jose, CA 95113
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Revision Schedule:

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1	PLANNING REV. #1	01.30.2026

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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032

STORMWATER MANAGEMENT PLAN

Date: JANUARY 30, 2026
Scale: 1-INCH = 30-FOET
Drawn by: LANGAN
Job #: 770702401
Sheet

C5.0

SIZING FOR VOLUME BASED TREATMENT	
DMA # 1	
A= 6853 s.f.	
Impervious Area = 6154 s.f.	% Imperviousness= 89.80%
MAPsite = 24	Correction Factor= 1.72662
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: CLAY	
S= 2.00%	
UBS Volume for 1% Slope (UBS1%) = 0.523186488 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.540228513 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.524403775 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	
Adjusted UBS = 0.905445367 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	
Design Volume = 517.08 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 6,853 sq. ft	
Impervious Area = 6,154 sq. ft	
Pervious Area = 699 sq. ft	
Equivalent Impervious Area = 70 sq. ft	Total Equivalent Impervious = 6,224 sq. ft
Rainfall Intensity = 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 4.52726836 hrs	
Estimate the Surface Area = 235 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 443.290661 cu. ft	
Volume in Ponding Area = 73.7937974 cu. ft	
Depth of Ponding = 0.31401616 ft	Depth of Ponding = 3.8 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 5	
A= 28694 s.f.	
Impervious Area = 27516 s.f.	% Imperviousness= 95.89%
MAPsite = 24	Correction Factor= 1.72662
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: CLAY	
S= 2.00%	
UBS Volume for 1% Slope (UBS1%) = 0.557132986 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.575942427 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.558476521 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	
Adjusted UBS = 0.964276007 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	
Design Volume = 2,305.74 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 28,694 sq. ft	
Impervious Area = 27,516 sq. ft	
Pervious Area = 1,178 sq. ft	
Equivalent Impervious Area = 118 sq. ft	Total Equivalent Impervious = 27,634 sq. ft
Rainfall Intensity = 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 4.821380035 hrs	
Estimate the Surface Area = 934 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 1876.3204 cu. ft	
Volume in Ponding Area = 429.424248 cu. ft	
Depth of Ponding = 0.459769 ft	Depth of Ponding = 5.5 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 9	
A= 11913 s.f.	
Impervious Area = 8525 s.f.	% Imperviousness= 71.56%
MAPsite = 24	Correction Factor= 1.72662
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: CLAY	
S= 2.00%	
UBS Volume for 1% Slope (UBS1%) = 0.421591874 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.433344414 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.422431342 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	
Adjusted UBS = 0.729377856 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	
Design Volume = 724.09 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 11,913 sq. ft	
Impervious Area = 8,525 sq. ft	
Pervious Area = 3,388 sq. ft	
Equivalent Impervious Area = 339 sq. ft	Total Equivalent Impervious = 8,864 sq. ft
Rainfall Intensity = 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 3.646889279 hrs	
Estimate the Surface Area = 374 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 568.306913 cu. ft	
Volume in Ponding Area = 155.782854 cu. ft	
Depth of Ponding = 0.41653196 ft	Depth of Ponding = 5 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 2	
A= 1594 s.f.	
Impervious Area = 1594 s.f.	% Imperviousness= 100.00%
MAPsite = 24	Correction Factor= 1.72662
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: CLAY	
S= 2.00%	
UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.581428571 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	
Adjusted UBS = 1.003905447 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	
Design Volume = 133.35 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 1,594 sq. ft	
Impervious Area = 1,594 sq. ft	
Pervious Area = 0 sq. ft	
Equivalent Impervious Area = 0 sq. ft	Total Equivalent Impervious = 1,594 sq. ft
Rainfall Intensity = 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 5.019527235 hrs	
Estimate the Surface Area = 72 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 150.585817 cu. ft	
Volume in Ponding Area = -17.2337102 cu. ft	
Depth of Ponding = -0.23935709 ft	Depth of Ponding = 0 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 6	
A= 32570 s.f.	
Impervious Area = 30693 s.f.	% Imperviousness= 94.24%
MAPsite = 24	Correction Factor= 1.72662
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: CLAY	
S= 2.00%	
UBS Volume for 1% Slope (UBS1%) = 0.547900246 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.568228894 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.549209441 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	
Adjusted UBS = 0.948275294 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	
Design Volume = 2,573.78 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 32,570 sq. ft	
Impervious Area = 30,693 sq. ft	
Pervious Area = 1,877 sq. ft	
Equivalent Impervious Area = 188 sq. ft	Total Equivalent Impervious = 30,881 sq. ft
Rainfall Intensity = 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 4.741376471 hrs	
Estimate the Surface Area = 1059 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 2084.23007 cu. ft	
Volume in Ponding Area = 489.547121 cu. ft	
Depth of Ponding = 0.46402571 ft	Depth of Ponding = 5.6 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 10	
A= 3736 s.f.	
Impervious Area = 3138 s.f.	% Imperviousness= 83.99%
MAPsite = 24	Correction Factor= 1.72662
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: CLAY	
S= 2.00%	
UBS Volume for 1% Slope (UBS1%) = 0.490844218 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.506202355 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.491941228 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	
Adjusted UBS = 0.849394928 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	
Design Volume = 264.44 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 3,736 sq. ft	
Impervious Area = 3,138 sq. ft	
Pervious Area = 598 sq. ft	
Equivalent Impervious Area = 60 sq. ft	Total Equivalent Impervious = 3,198 sq. ft
Rainfall Intensity = 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 4.246974632 hrs	
Estimate the Surface Area = 117 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 207.040013 cu. ft	
Volume in Ponding Area = 57.4049404 cu. ft	
Depth of Ponding = 0.49064052 ft	Depth of Ponding = 5.9 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 3	
A= 1592 s.f.	
Impervious Area = 1592 s.f.	% Imperviousness= 100.00%
MAPsite = 24	Correction Factor= 1.72662
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: CLAY	
S= 2.00%	
UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.581428571 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	
Adjusted UBS = 1.003905447 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	
Design Volume = 133.35 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 1,592 sq. ft	
Impervious Area = 1,592 sq. ft	
Pervious Area = 0 sq. ft	
Equivalent Impervious Area = 0 sq. ft	Total Equivalent Impervious = 1,592 sq. ft
Rainfall Intensity = 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 5.019527235 hrs	
Estimate the Surface Area = 72 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 150.585817 cu. ft	
Volume in Ponding Area = -17.4010277 cu. ft	
Depth of Ponding = -0.24168094 ft	Depth of Ponding = 0 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 7	
A= 15314 s.f.	
Impervious Area = 9941 s.f.	% Imperviousness= 64.91%
MAPsite = 24	Correction Factor= 1.72662
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: CLAY	
S= 2.00%	
UBS Volume for 1% Slope (UBS1%) = 0.384573527 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.39439872 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.385275327 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	
Adjusted UBS = 0.665223586 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	
Design Volume = 848.94 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 15,314 sq. ft	
Impervious Area = 9,941 sq. ft	
Pervious Area = 5,373 sq. ft	
Equivalent Impervious Area = 537 sq. ft	Total Equivalent Impervious = 10,478 sq. ft
Rainfall Intensity = 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 3.326117931 hrs	
Estimate the Surface Area = 498 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 690.169471 cu. ft	
Volume in Ponding Area = 158.766696 cu. ft	
Depth of Ponding = 0.31880863 ft	Depth of Ponding = 3.8 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 4	
A= 4036 s.f.	
Impervious Area = 2576 s.f.	% Imperviousness= 63.83%
MAPsite = 24	Correction Factor= 1.72662
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: CLAY	
S= 2.00%	
UBS Volume for 1% Slope (UBS1%) = 0.378508424 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.388017833 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.379187668 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	
Adjusted UBS = 0.654712521 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	
Design Volume = 220.20 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 4,036 sq. ft	
Impervious Area = 2,576 sq. ft	
Pervious Area = 1,460 sq. ft	
Equivalent Impervious Area = 146 sq. ft	Total Equivalent Impervious = 2,722 sq. ft
Rainfall Intensity = 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 3.273562603 hrs	
Estimate the Surface Area = 147 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 200.505709 cu. ft	
Volume in Ponding Area = 19.695933 cu. ft	
Depth of Ponding = 0.13398599 ft	Depth of Ponding = 1.6 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 8	
A= 14166 s.f.	
Impervious Area = 13325 s.f.	% Imperviousness= 94.06%
MAPsite = 24	Correction Factor= 1.72662
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: CLAY	
S= 2.00%	
UBS Volume for 1% Slope (UBS1%) = 0.546932303 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.565210645 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.548237899 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	
Adjusted UBS = 0.946597811 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	
Design Volume = 1,117.46 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 14,166 sq. ft	
Impervious Area = 13,325 sq. ft	
Pervious Area = 841 sq. ft	
Equivalent Impervious Area = 84 sq. ft	Total Equivalent Impervious = 13,409 sq. ft
Rainfall Intensity = 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 4.732989953 hrs	
Estimate the Surface Area = 392 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 773.054879 cu. ft	
Volume in Ponding Area = 344.403837 cu. ft	
Depth of Ponding = 0.87858122 ft	Depth of Ponding = 10.5 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

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Revision Schedule:

#	Description	Date
1	PLANNING REV. #1	01.30.2026

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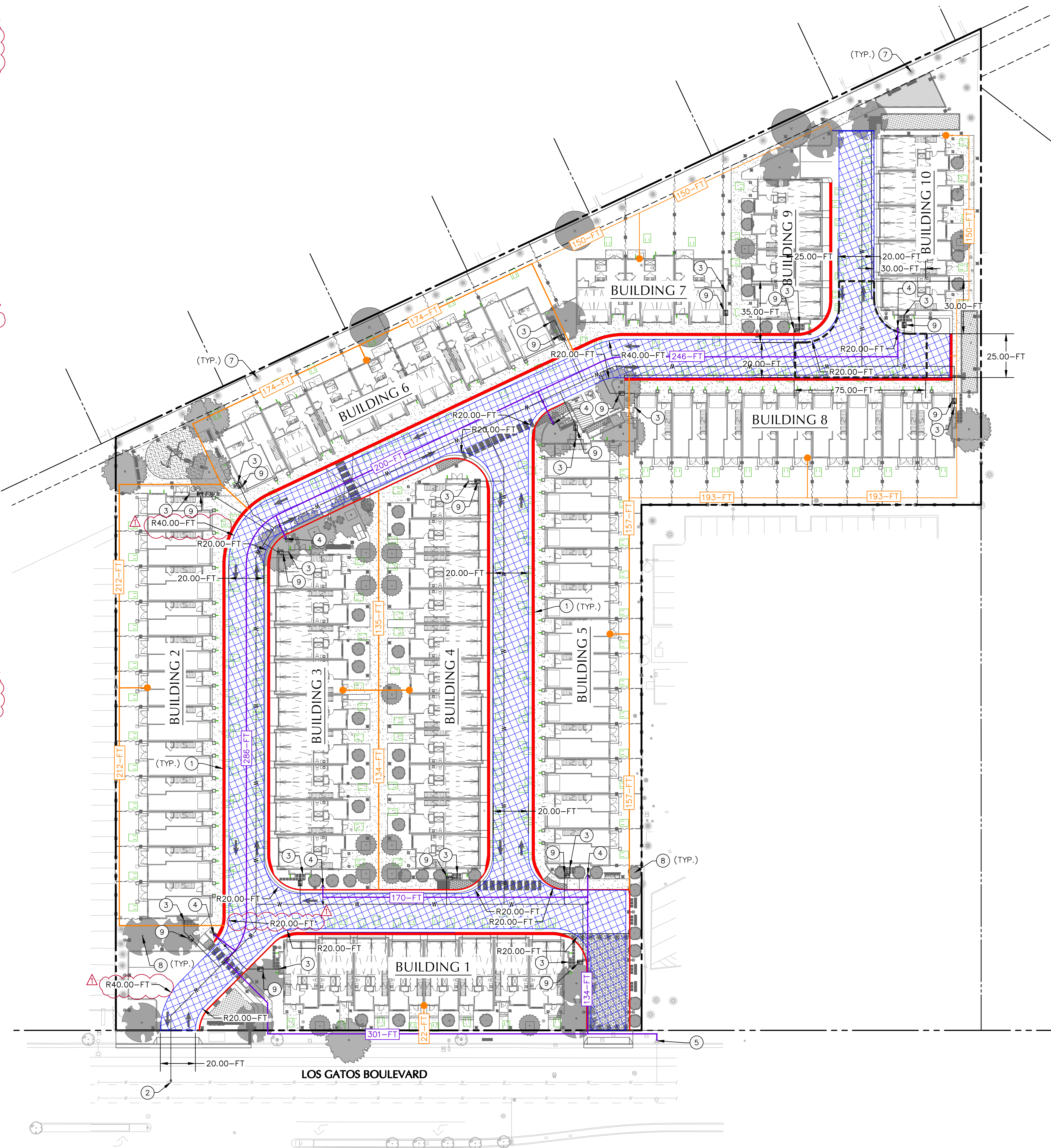
RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
STORMWATER MANAGEMENT
CALCULATIONS

Date: JANUARY 30, 2026
Scale: NO SCALE
Drawn by: LANGAN
Job #: 770702401
Sheet

C5.1

THE PROJECT PROPOSED THE DEVELOPMENT OF 80 THREE-STORY TOWNHOME UNITS. THE PROJECT INCLUDES THE DEMOLITION OF ALL EXISTING ON-SITE STRUCTURES, COMPRISING FOUR BUILDINGS.

1. CONSTRUCTION TYPE: V-B
2. FIRE SPRINKLERED: FULLY SPRINKLERED PER NFPA 13
3. OCCUPANCY CLASSIFICATION OF PROPOSED BUILDING: R-3
4. BUILDING EAVE HEIGHT: VARIES (LESS THAN 30'-0", SEE SHEETS A-0.30 - A-0.34).
5. FIRE-FLOW CALCULATION AREA PER SECTION B104 OF THE CFC
 - 5.1. BUILDING 1: 18,794 SF
 - 5.2. BUILDING 2: 26,945 SF
 - 5.3. BUILDING 3: 20,962 SF
 - 5.4. BUILDING 4: 25,750 SF
 - 5.5. BUILDING 5: 26,974 SF
 - 5.6. BUILDING 6: 21,931 SF
 - 5.7. BUILDING 7: 9,546 SF
 - 5.8. BUILDING 8: 20,301 SF
 - 5.9. BUILDING 9: 9,376 SF
 - 5.10. BUILDING 10: 11,619 SF
6. REQUIRED FIRE-FLOW OF 2,250 GPM @ 20 PSI RESIDUAL PRESSURE
7. REQUIRED MINIMUM AND PROVIDED NUMBER, SPACING, AND DISTANCE FROM STREET OR ROAD FRONTAGE OF FIRE HYDRANTS BASED ON CALIFORNIA FIRE CODE, APPENDIX C, TABLE C102.1
 - 7.1. REQUIRED: 165 HYDRANTS WITH 250 FT AVERAGE SPACING BETWEEN AND 150 FT MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT
 - 7.2. PROVIDED: 7 HYDRANTS (6 ON-SITE AND 1 EXISTING PUBLIC HYDRANT) AT 243 FT AVERAGE $((301+170+286+200+246+134+355)/6=223)$ SPACING BETWEEN AND LESS THAN 250 FT FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT
8. THE HEIGHT OF ANY TREES LOCATED ALONG A FIRE DEPARTMENT ACCESS ROADWAY SHALL NOT EXCEED 30 FEET AT MATURE HEIGHT.
9. FIRE DEPARTMENT ACCESS ROADWAYS WILL BE RECORDED AS EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) VIA SEPARATE INSTRUMENT (PLATS AND LEGALS).
10. HOSE REACH TO FURTHEST POINT OF EXTERIOR BUILDING PER TOWN OF LOS GATOS REQUIREMENTS SHOULD BE WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. HOWEVER, IN OTHER THAN R-3 OR U OCCUPANCIES, WHEN THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, INSTALLED IN ACCORDANCE WITH SECTION 9.03.3.1.1 THE DIMENSION MAY BE INCREASED TO A MAXIMUM OF 300 FEET WHEN APPROVED BY THE FIRE CODE OFFICIAL. THE HOSE REACH LENGTH MAXIMUM SHOWN IS 212-FT. A VARIANCE APPLICATION WILL BE SUBMITTED FOR THIS EXTENSION BEYOND THE 150-FT.
11. ACCESS ROADWAY WILL BE A PAVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75K POUNDS AND SHALL CONFORM TO THE FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET A-1.
12. PEDESTRIAN GATES WITH LOCKS WILL BE PROVIDED AT THE REAR OF BUILDINGS 2, 5, 6, 7 AND 8 WITH KNOX BOXES AT BOTH THE FRONT AND END OF THE FENCED AREA. KNOX BOXES SHALL CONTAIN A KEY THAT UNLOCKS ALL GATES BETWEEN THEM.



	= PROPERTY LINE
	= EASEMENT LINE
	= BUILDING OUTLINE
	= 20'-FT MINIMUM EMERGENCY VEHICLE ACCESS ROAD (SEE NOTE 11)
	= EXISTING TREES
	= PROPOSED TREES (SLP)
	= (E) FIRE HYDRANT
	= FIRE HYDRANT
	= "NO PARKING FIRE LANE" CURB
	= FDC
	= PIV
	= 8-INCH WATER PIPE
	= FIRE WATER PIPE
	= 150'-FT HOUSE REACH TO FURTHEST POINT OF EXTERIOR BUILDING MEASURED ALONG PATH OF FIREFIGHTER TRAVEL AROUND THE EXTERIOR OF THE BUILDING (SEE NOTE 10)
	= FIRE HYDRANT SPACING DISTANCE
	= TURNAROUND B PER SANTA CLARA COUNTY FIRE DEPARTMENT FIG. 1
	= FIRE LADDER PAD

- ① "NO PARKING FIRE LANE" CURB MARKING, 25-FT O.C.
- ② 8-INCH FIRE WATER POC TO (E) SJWC MAIN
- ③ 4-INCH FIRE WATER BUILDING POC, SPP FOR CONTINUATION
- ④ FIRE HYDRANT
- ⑤ (E) FIRE HYDRANT
- ⑥ VALVE, GATE TYPE UNLESS INDICATED OTHERWISE
- ⑦ (E) TREE TO REMAIN (SLP)
- ⑧ TREE (SLP), SEE NOTE 8
- ⑨ BFP

(E)	EXISTING
(SLP)	SEE LANDSCAPE PLANS
BFP	BACKFLOW PREVENTOR
CFC	CALIFORNIA FIRE CODE
GPM	GALLONS PER MINUTE
O.C.	ON CENTER
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
SF	SQUARE FEET
SPP	SEE PLUMBING PLANS
SJWC	SAN JOSE WATER COMPANY

LANGAN

T: 408.283.3600 F: 408.283.3601 www.langan.com

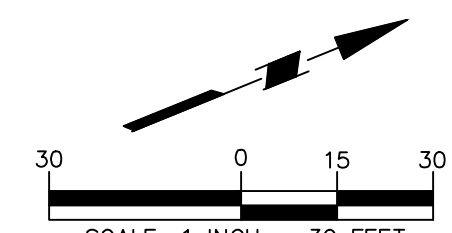
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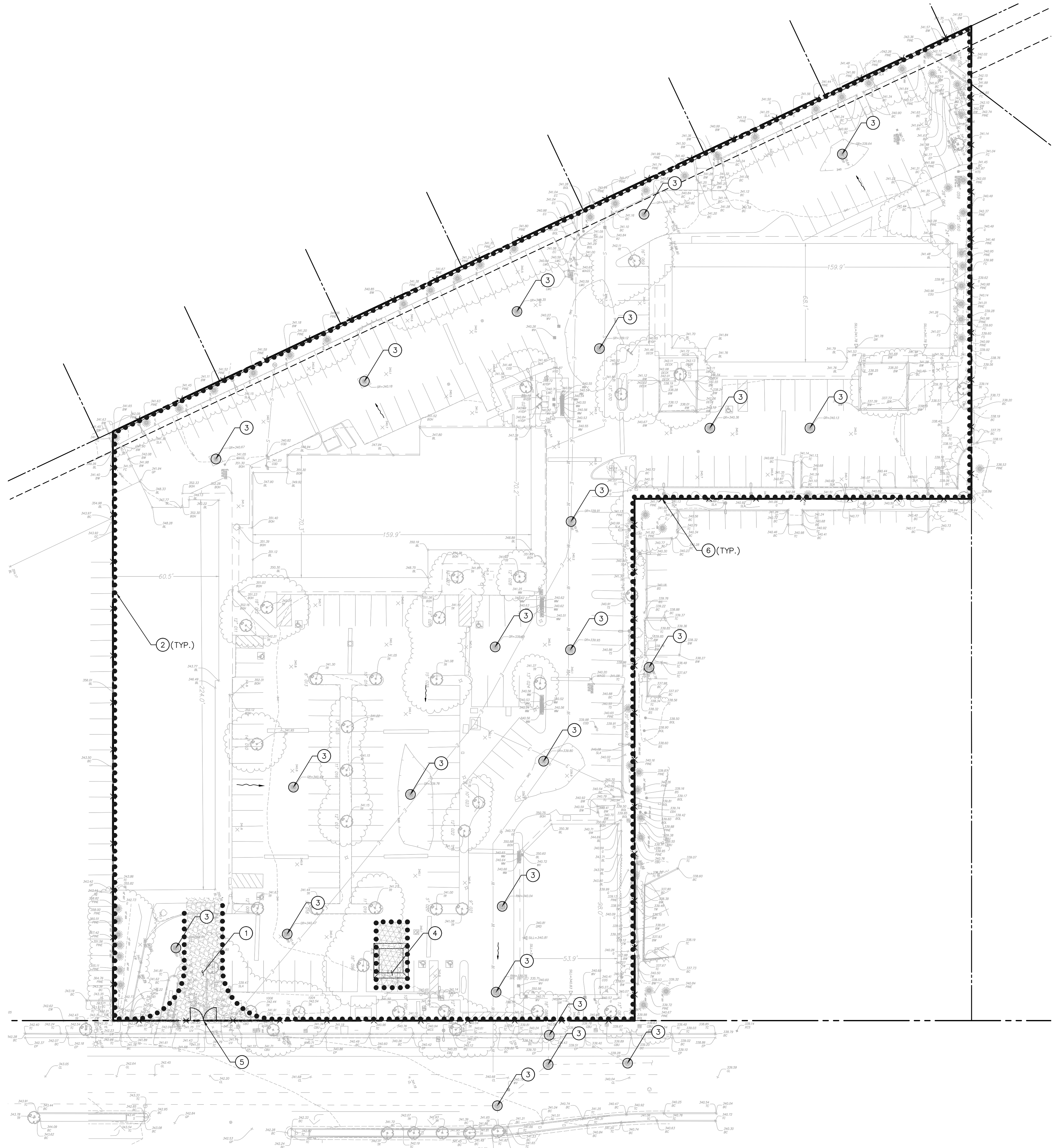
RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032

FIRE DEPARTMENT ACCESS PLAN

Sheet

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EROSION CONTROL LEGEND

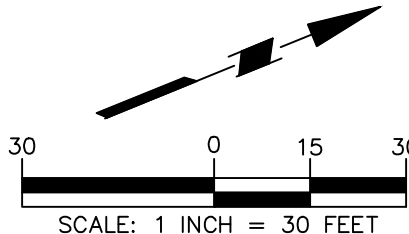
- PROPERTY LINE
- FIBER ROLL
- CONSTRUCTION FENCE
- INLET PROTECTION
- TEMPORARY GATE
- CONSTRUCTION ENTRANCE
- CONSTRUCTION OFFICE TRAILERS
- CONCRETE WASHOUT AREA
- DIRECTION OF SURFACE DRAINAGE

EROSION CONTROL NOTES

- 1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- 2 FIBER ROLLS
- 3 STORM DRAIN INLET PROTECTION
- 4 CONCRETE WASHOUT AREA (EXACT SIZE AND LOCATION TBD BY CONTRACTOR)
- 5 INSTALL TEMPORARY GATE (EXACT LOCATION TBD BY CONTRACTOR)
- 6 INSTALL TEMPORARY CONSTRUCTION FENCE (EXACT LOCATION TBD BY CONTRACTOR AND APPROVED BY OWNER)

NOTES:

1. ALL STORM INLETS WITHIN 150-FT OF PROJECT SITE SHALL BE PROTECTED.
2. SEE SHEET C8.1 FOR TOWN OF LOS GATOS EROSION CONTROL DETAILS



Consultant:

LANGAN

Langan CA, Inc.
1 Almaden Boulevard, Suite 590
San Jose, CA 95113
408.283.3600 F: 408.283.3601 www.langan.com

Revision Schedule:

#	Description	Date
1	PLANNING REV. #1	01.30.2026

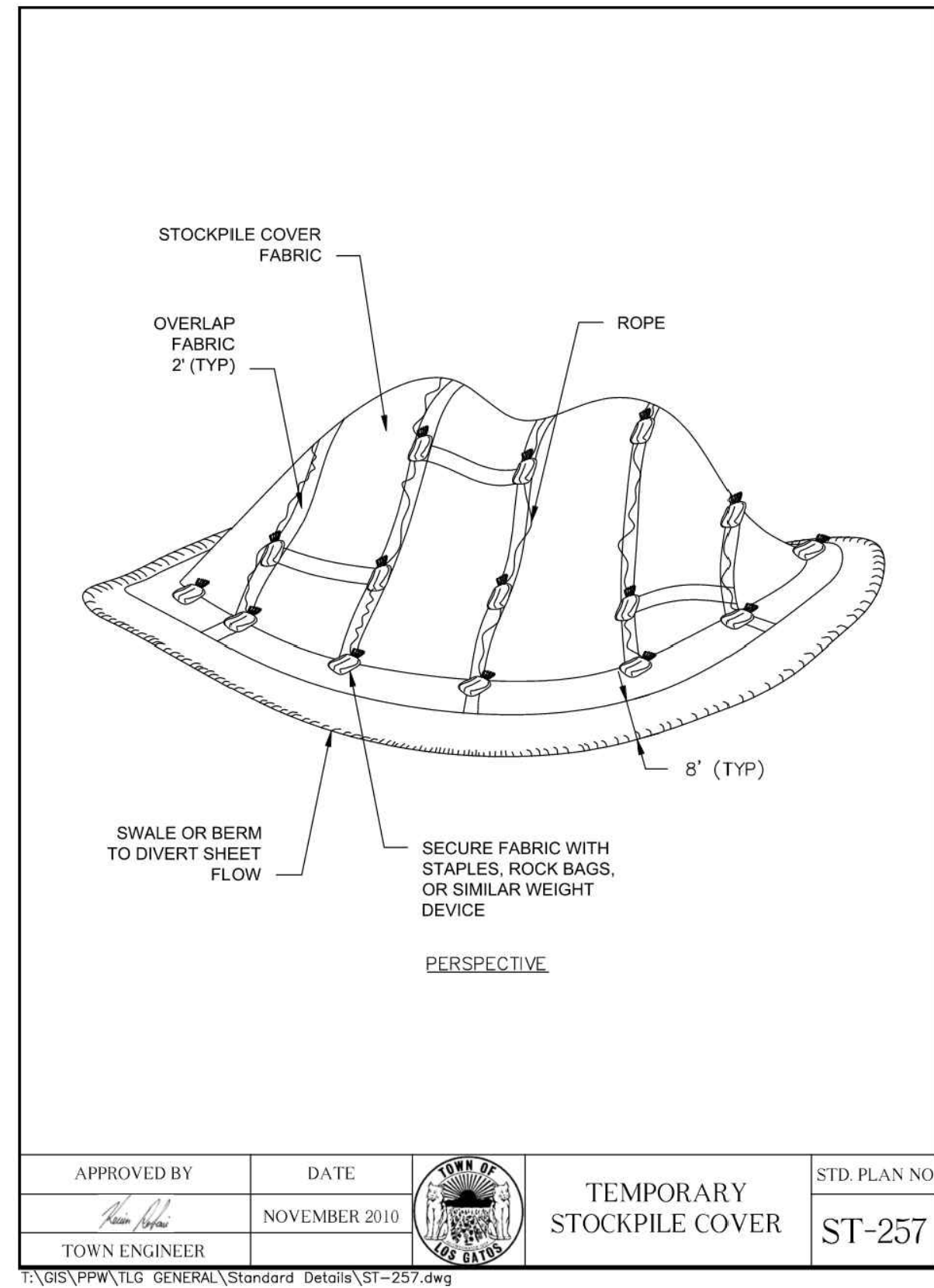
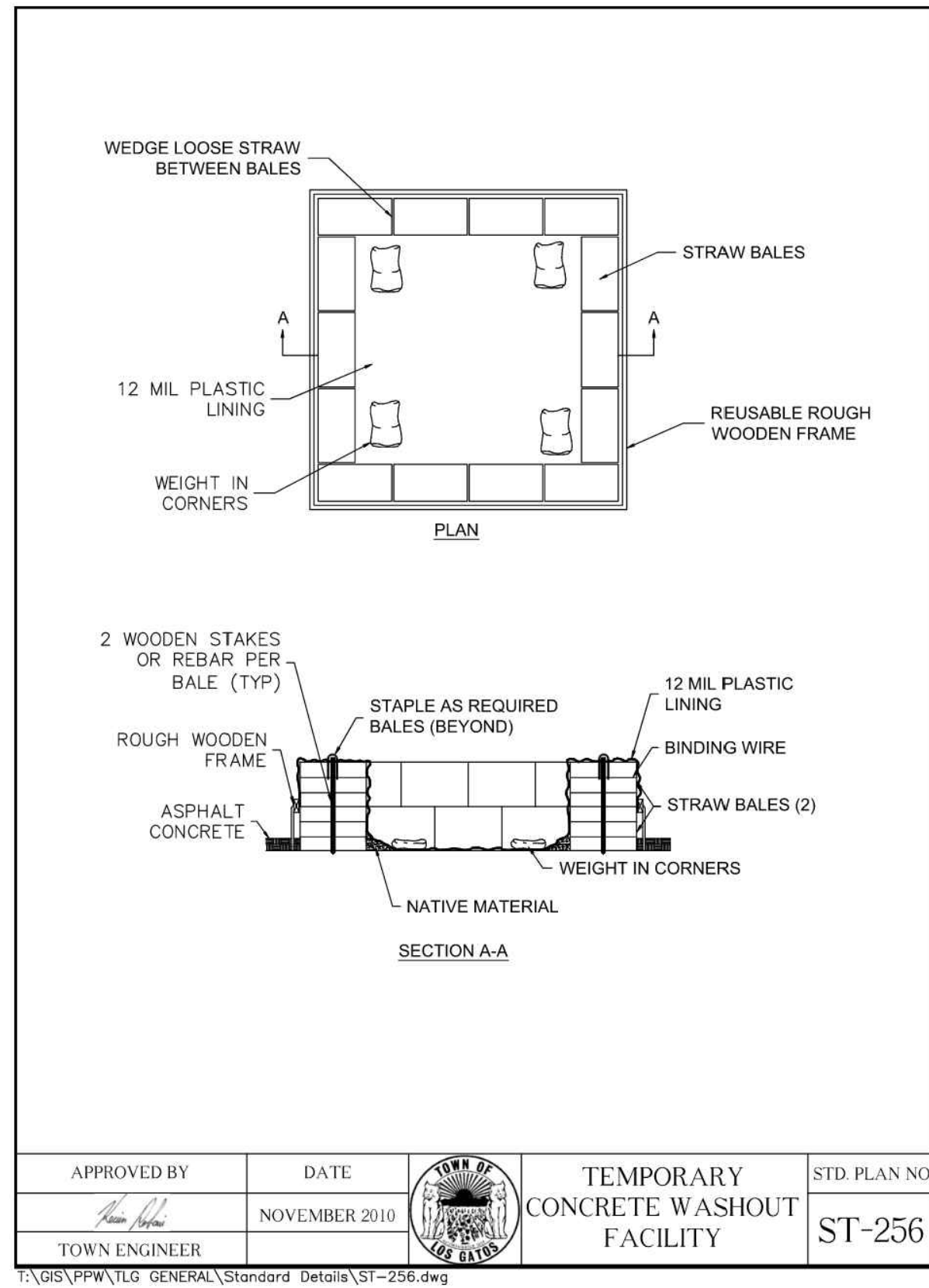
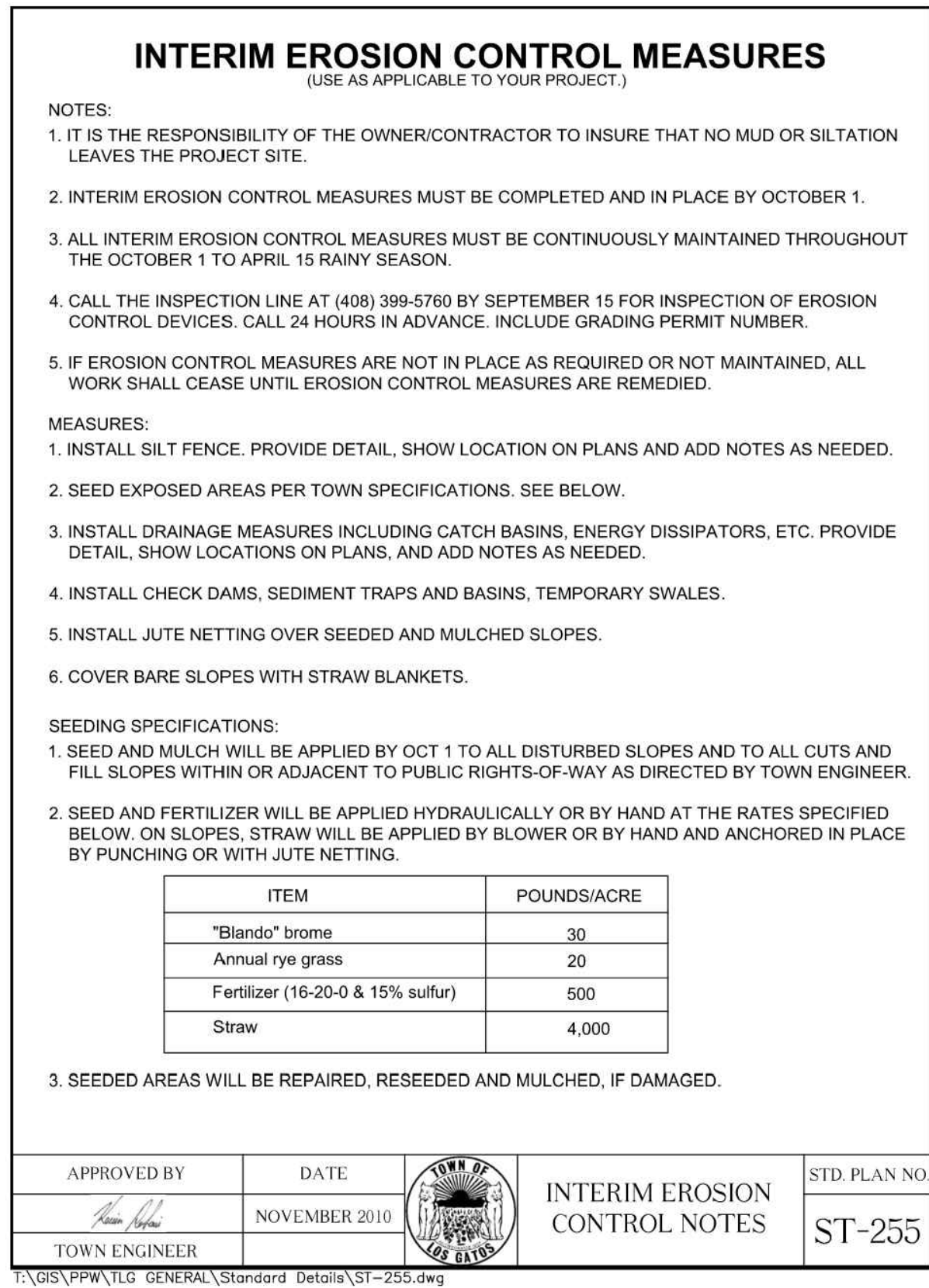
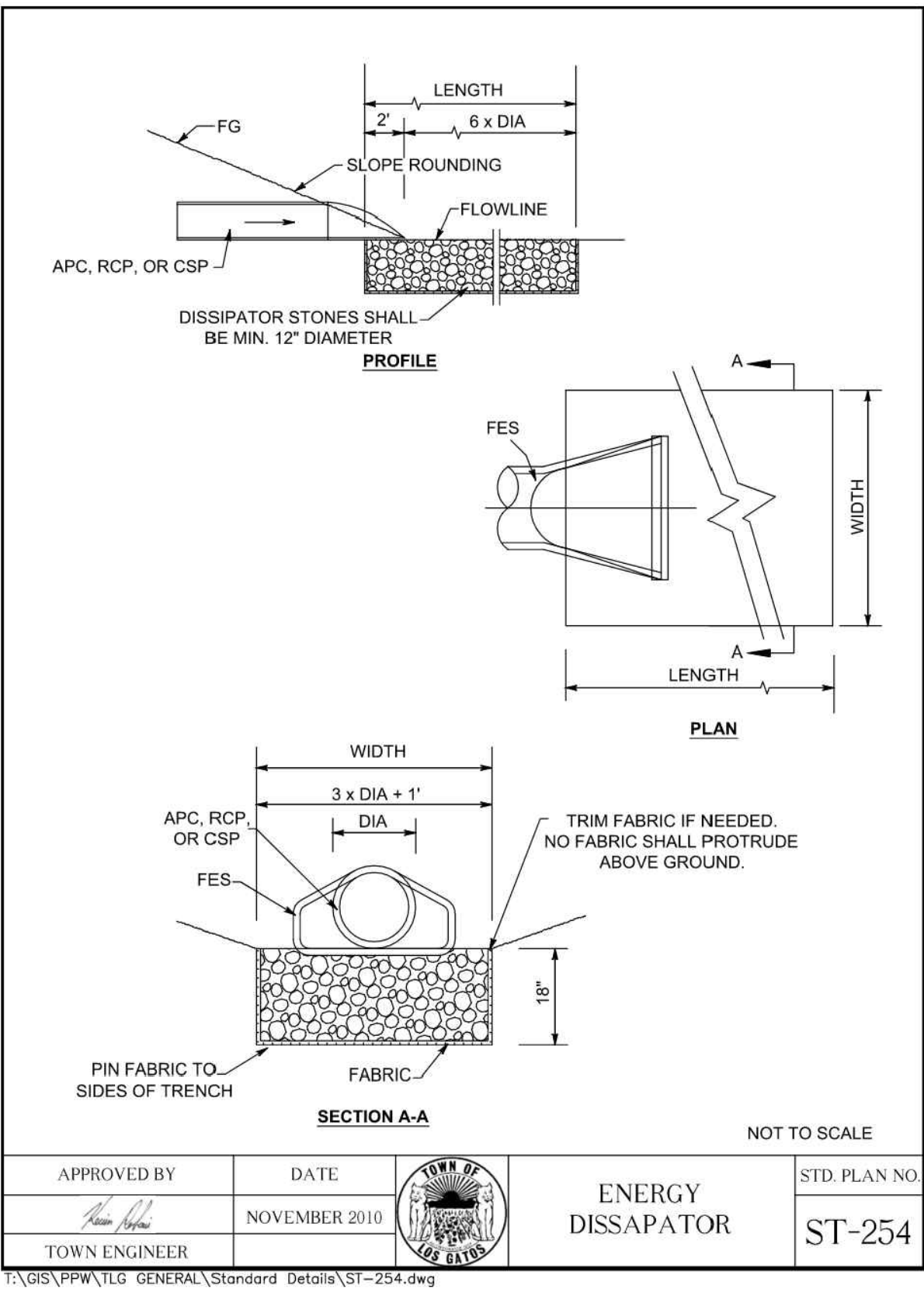
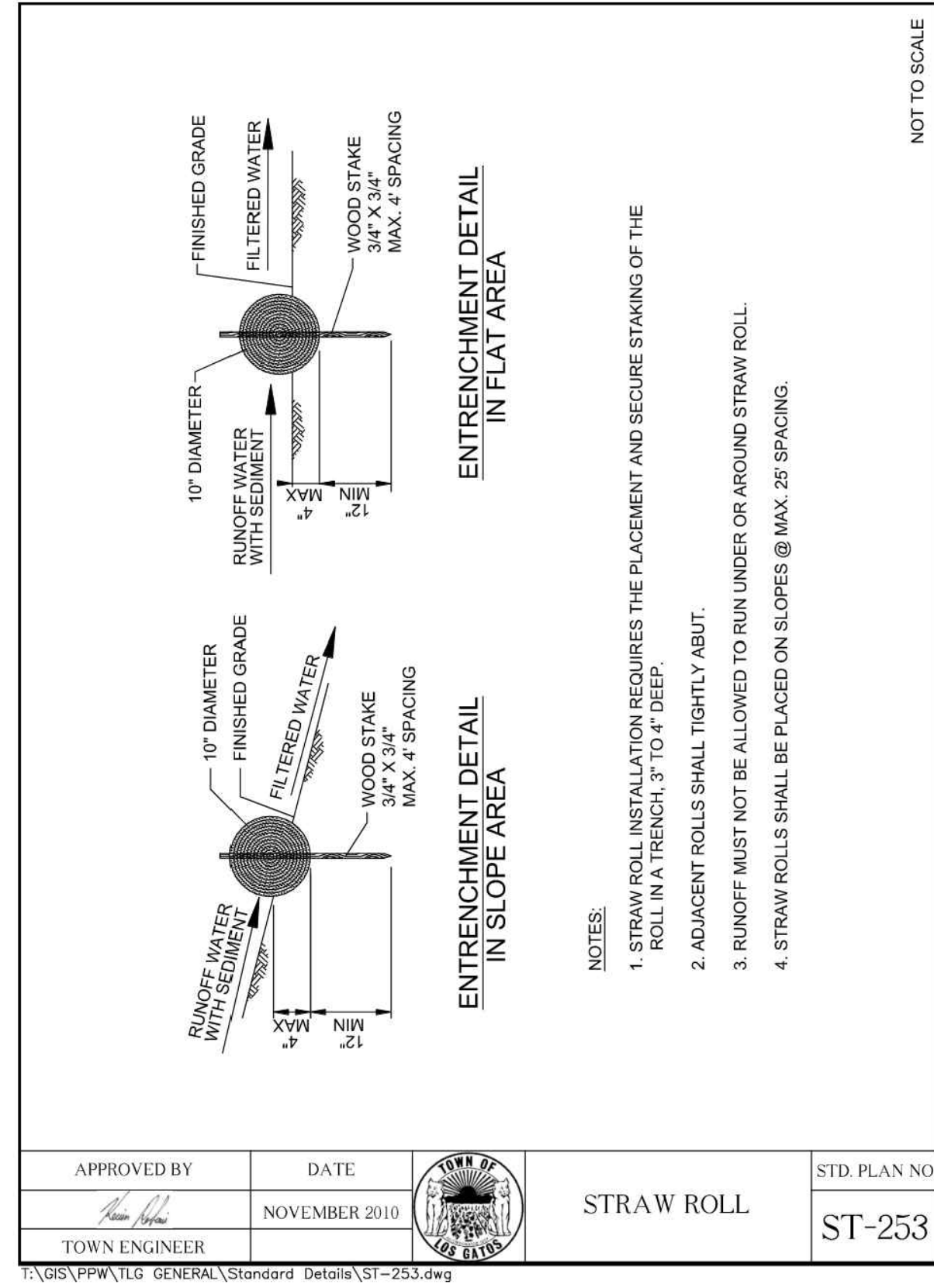
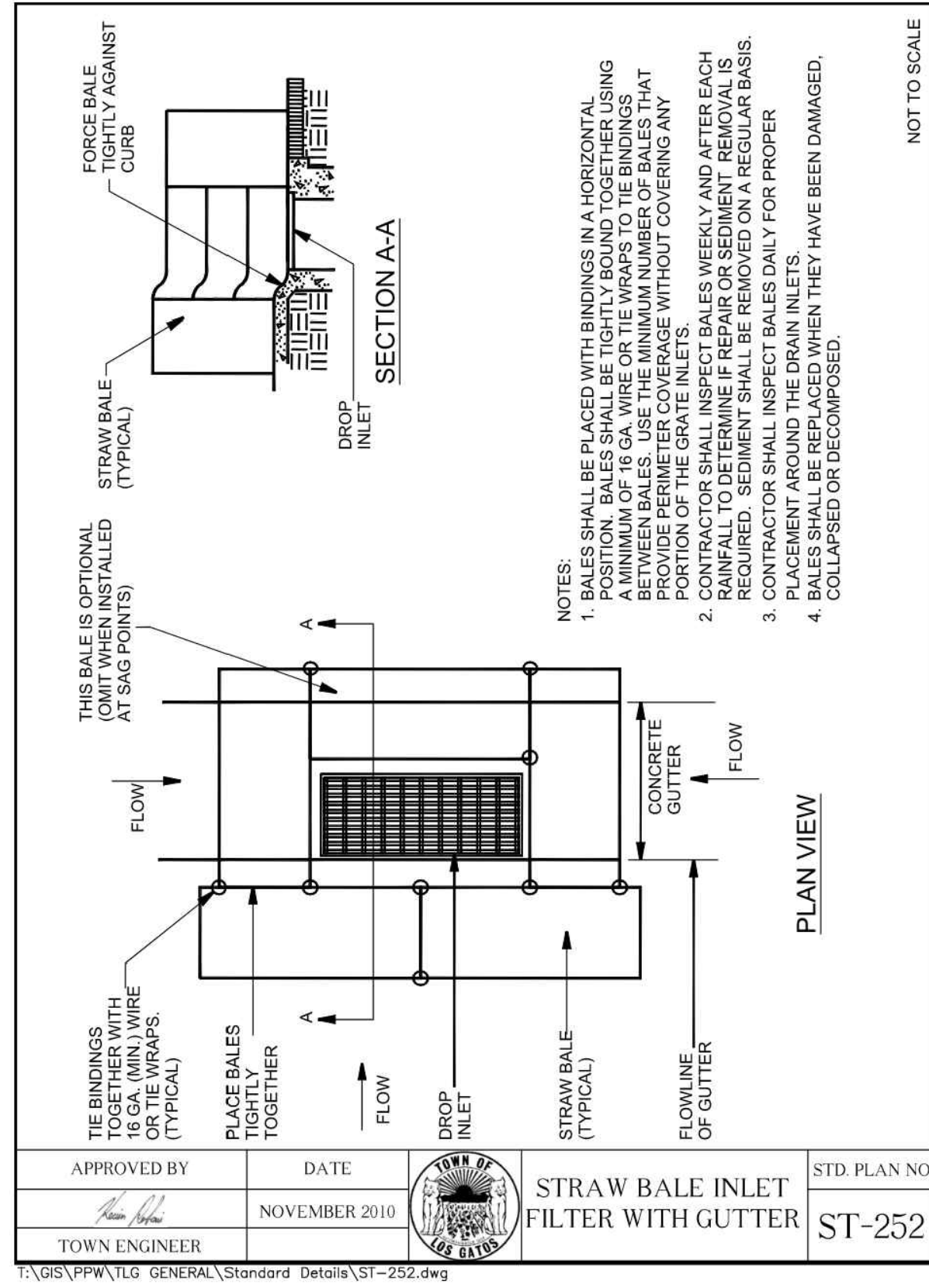
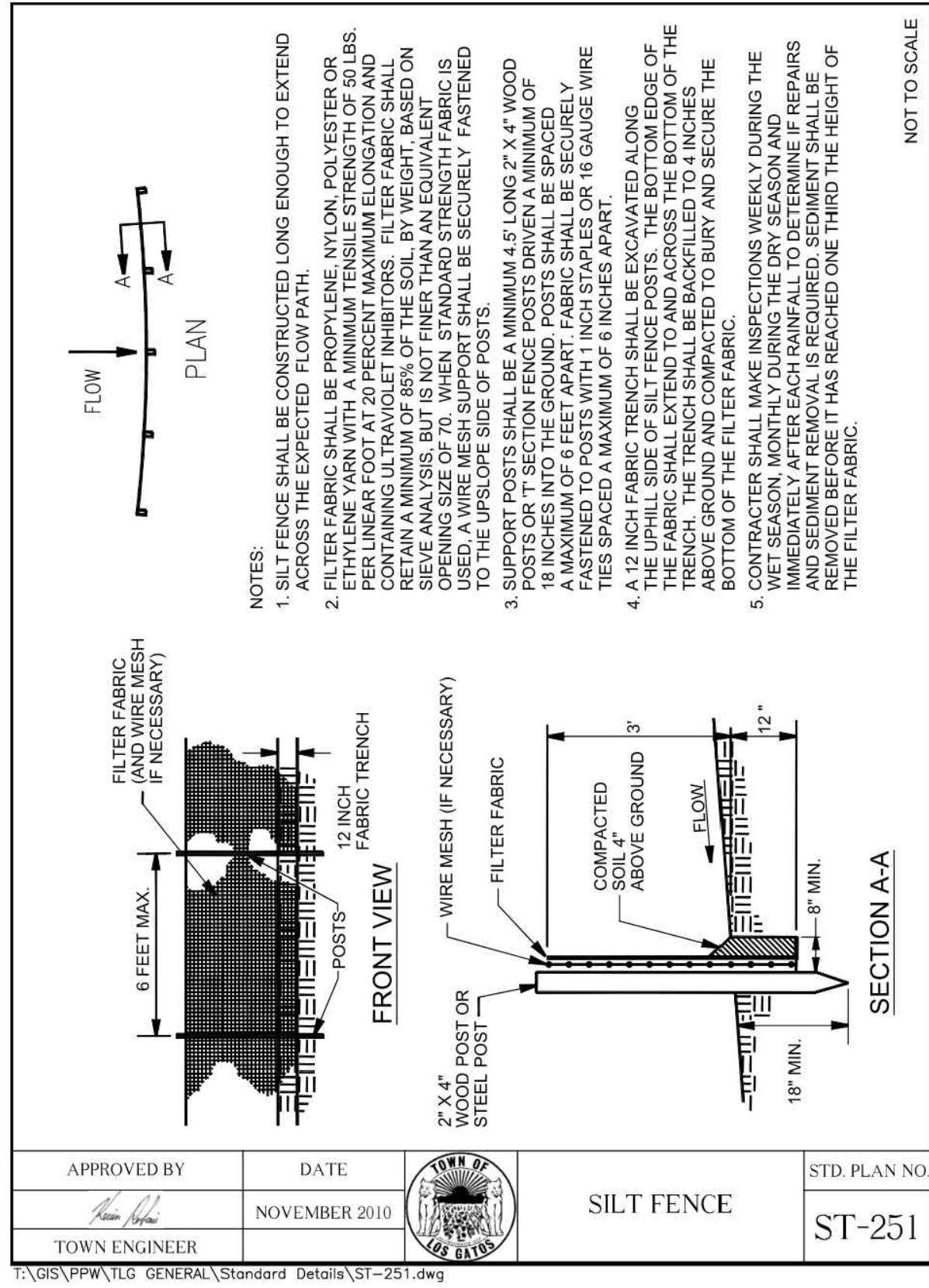
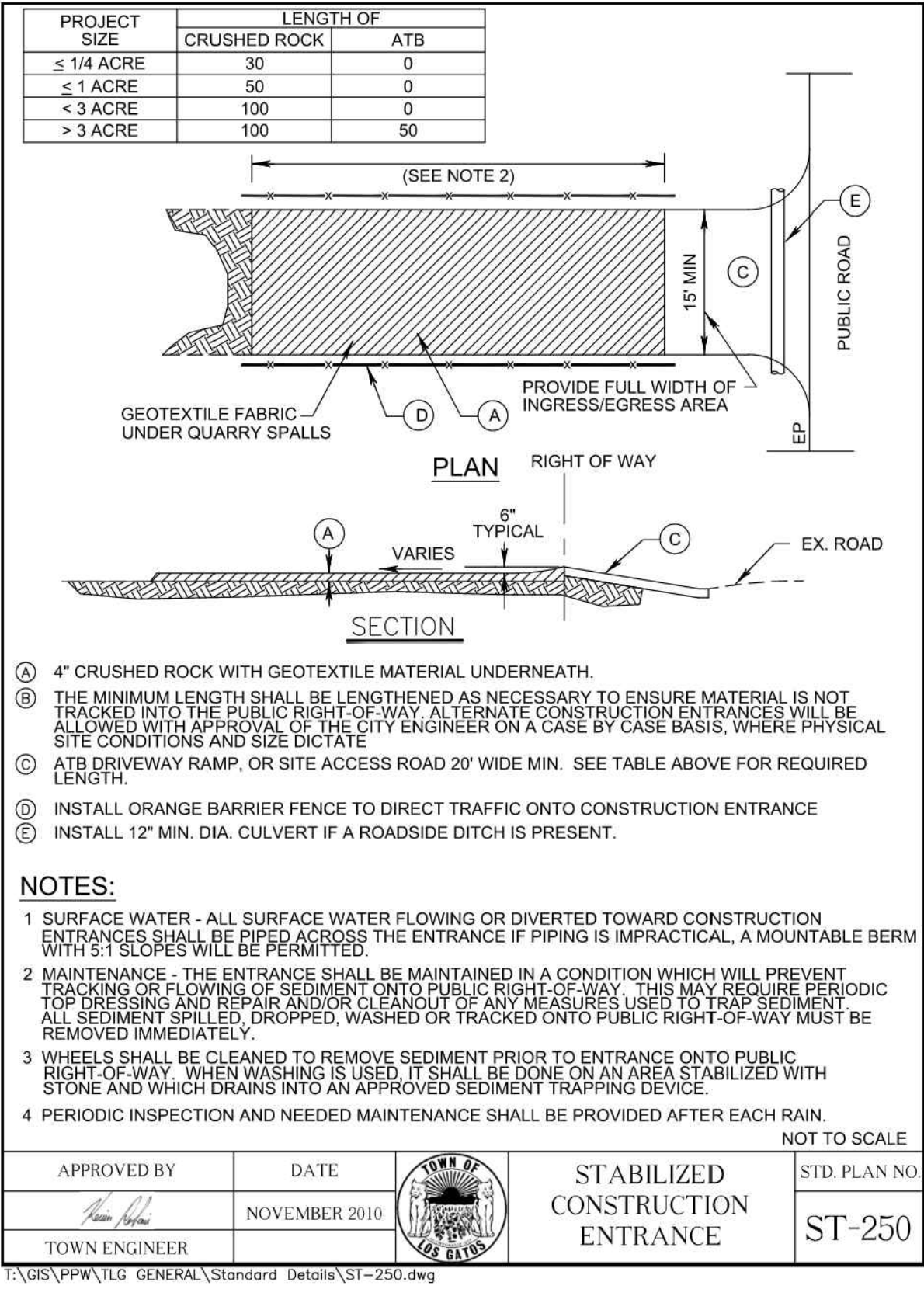
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RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
EROSION CONTROL PLAN

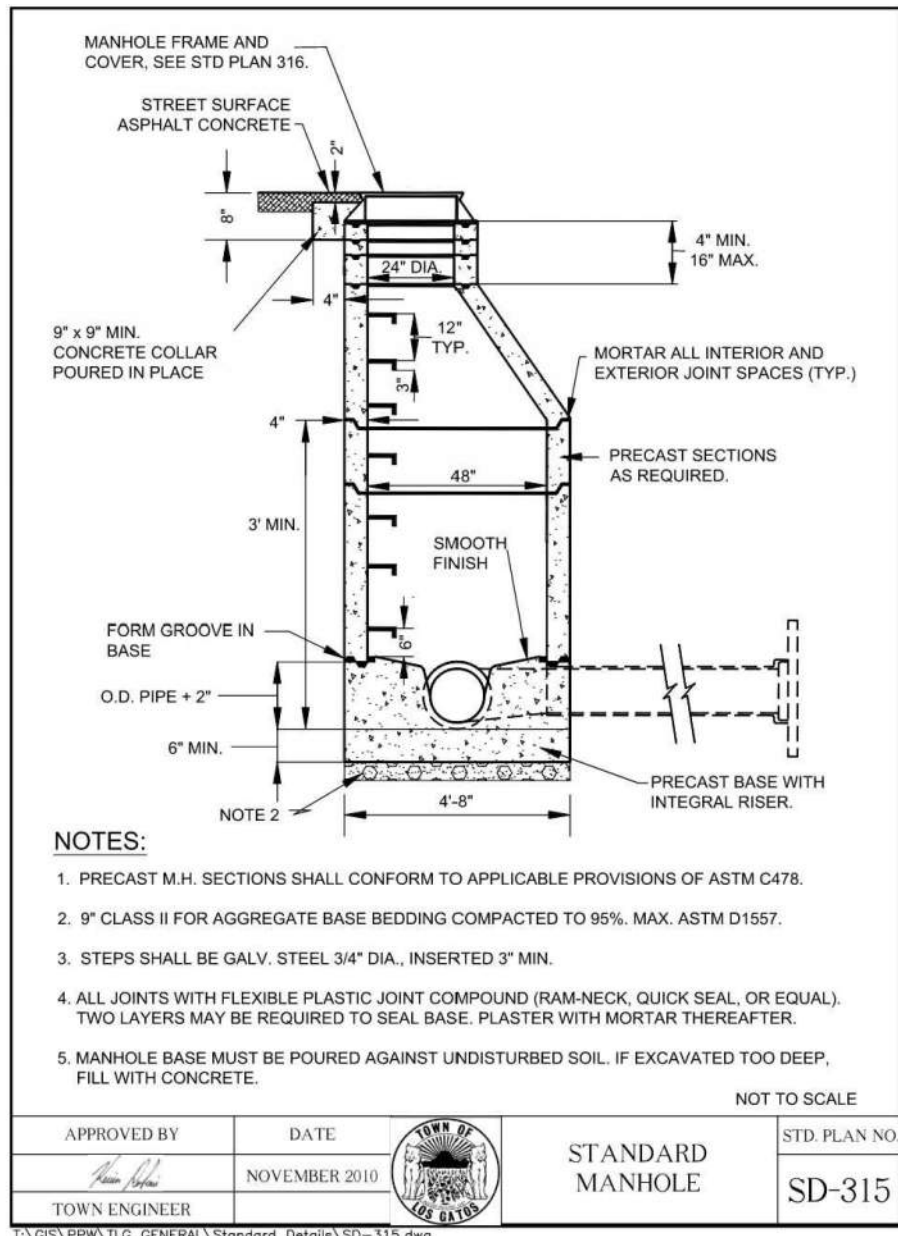
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Job #: 770702401

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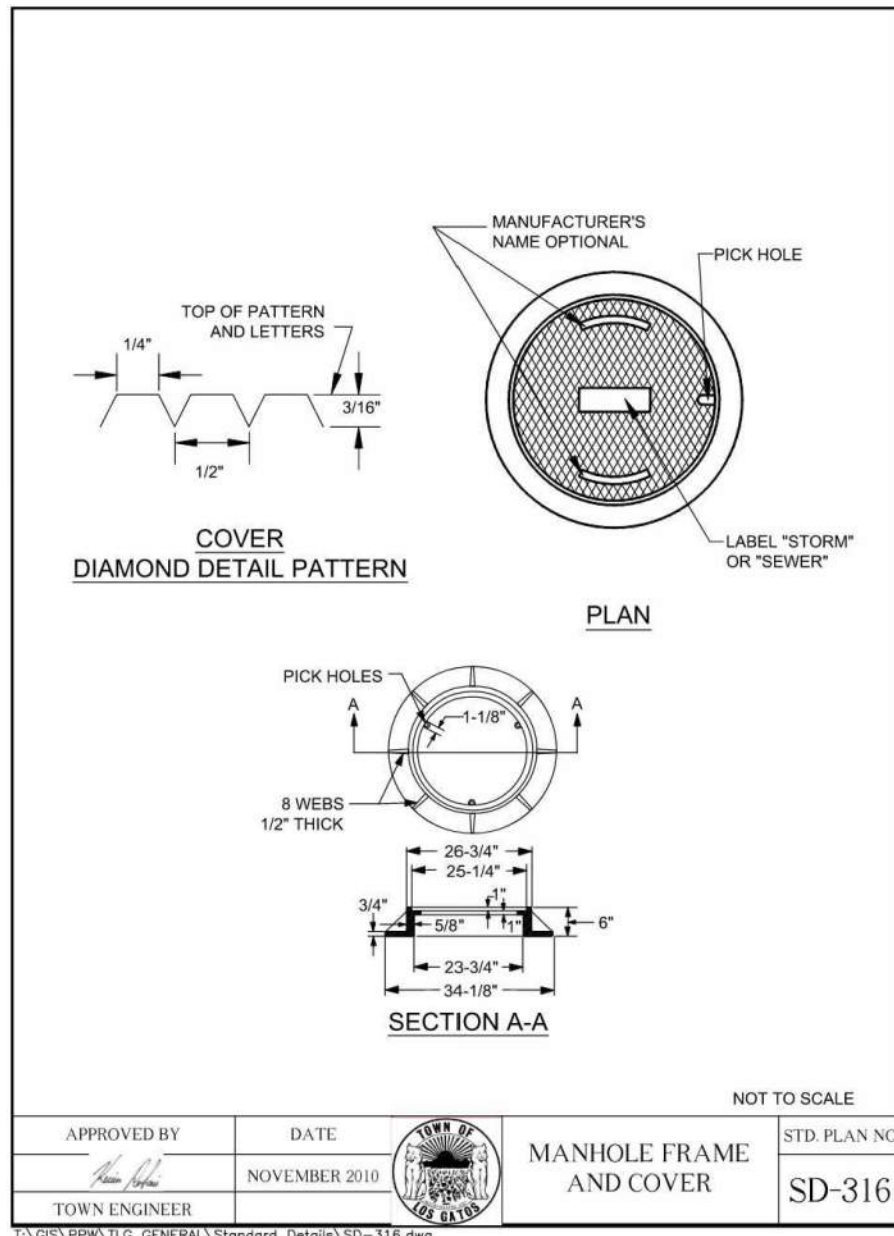
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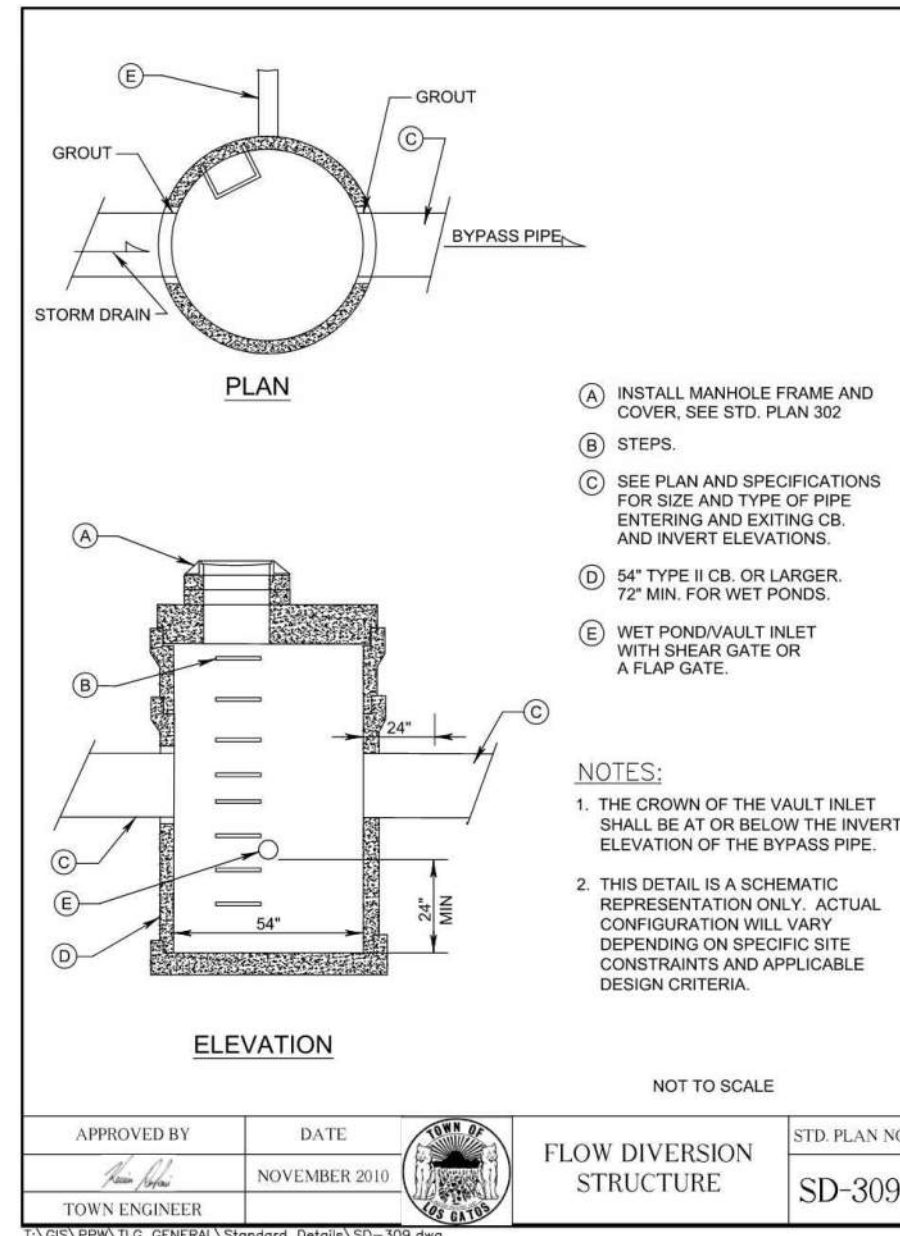
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#	Description	Date
1	PLANNING REV. #1	01.30.2026



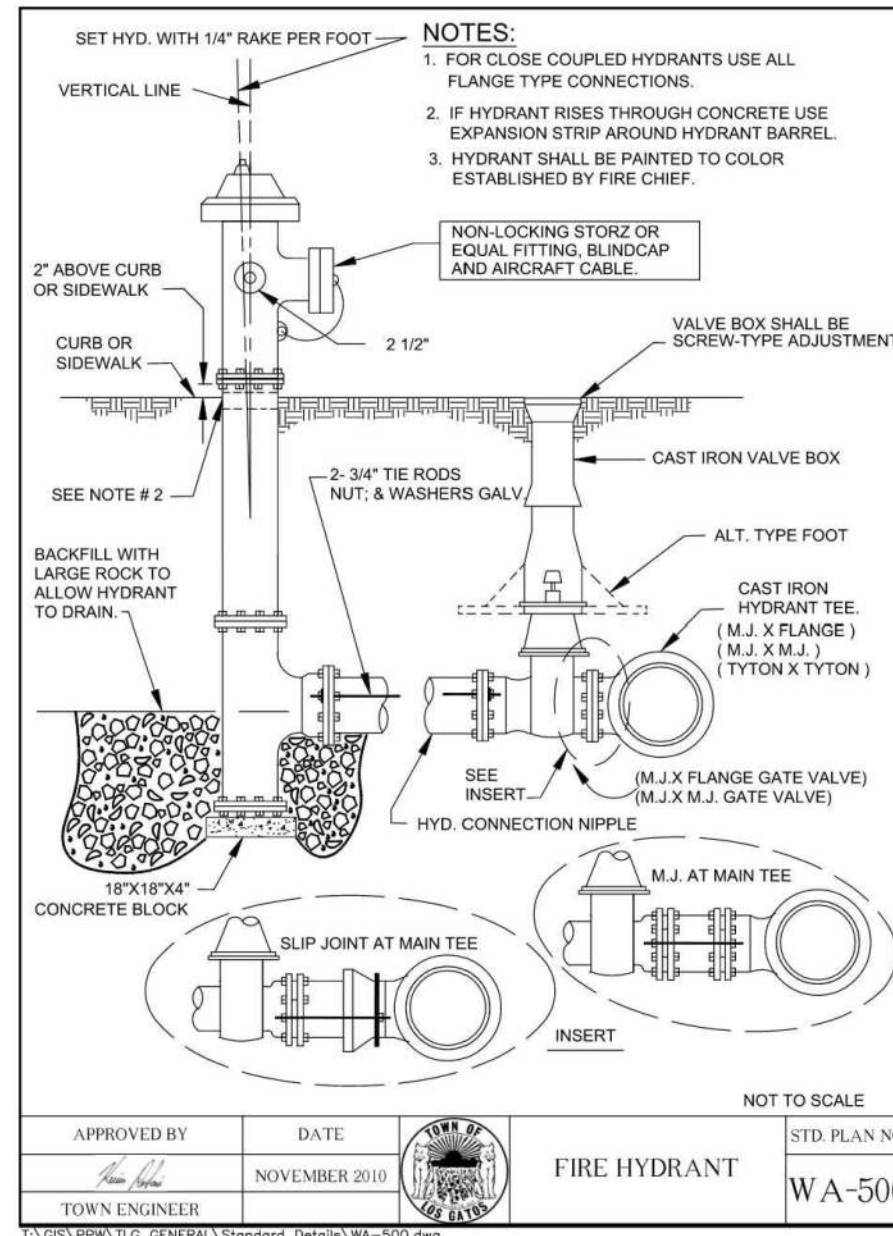
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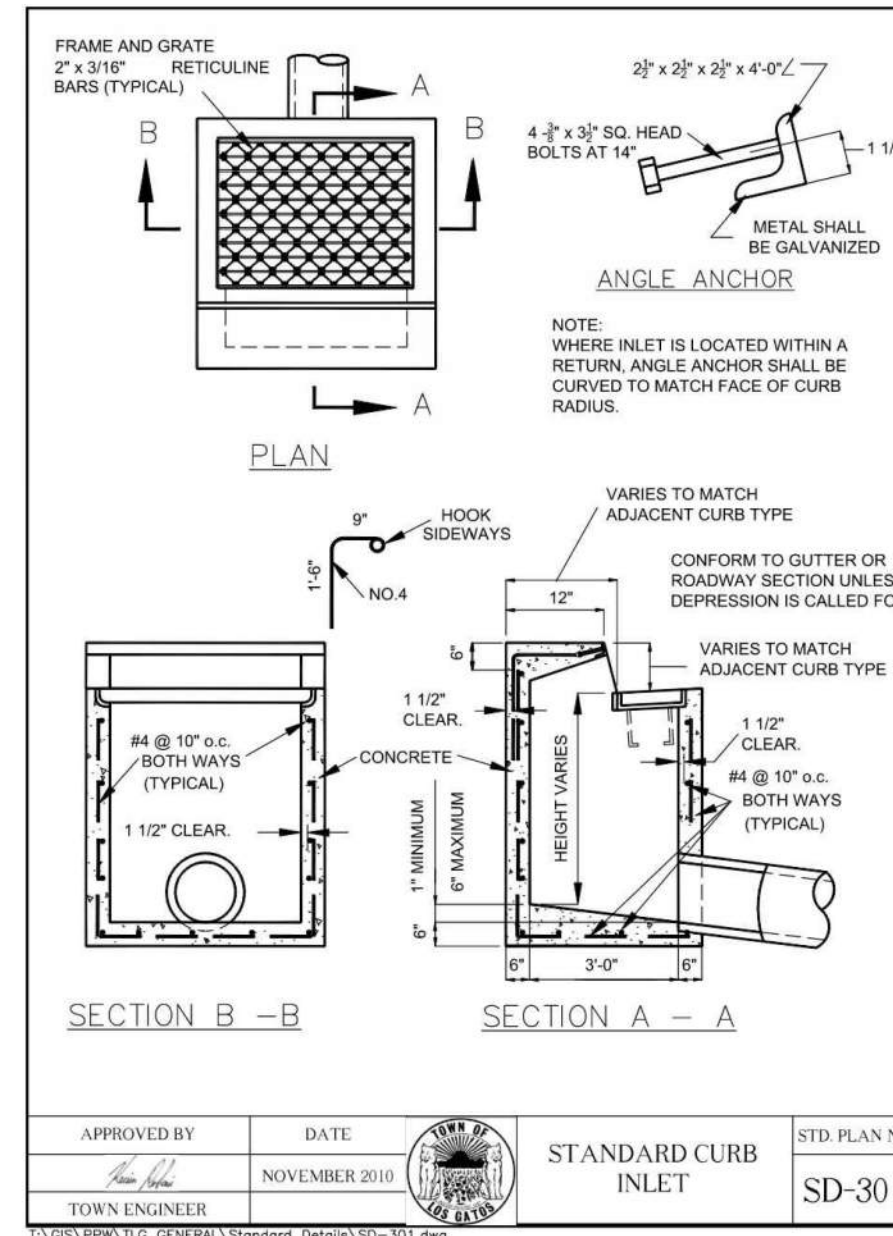
2 MANHOLE FRAME AND COVER
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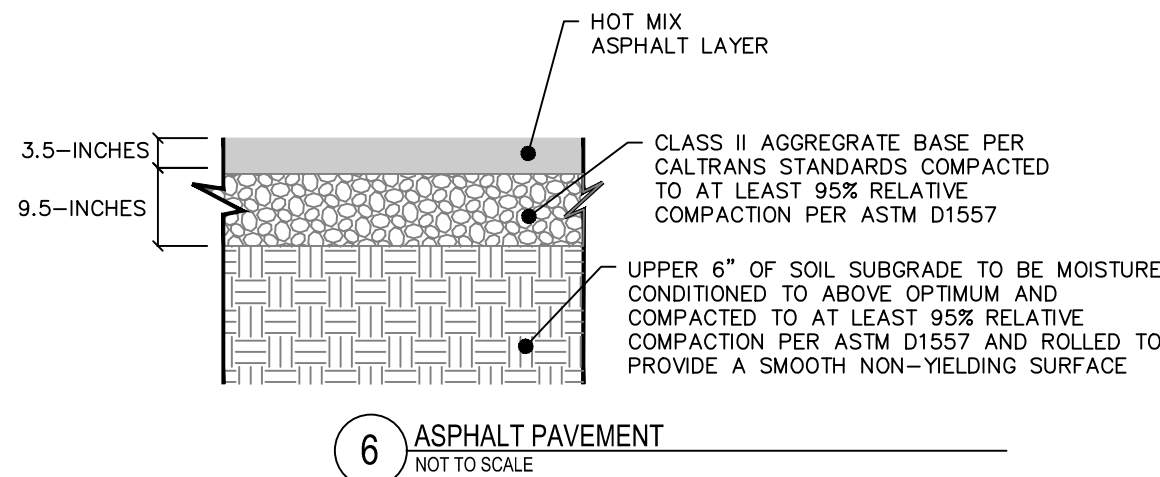
3 FLOW DIVERSION STRUCTURE
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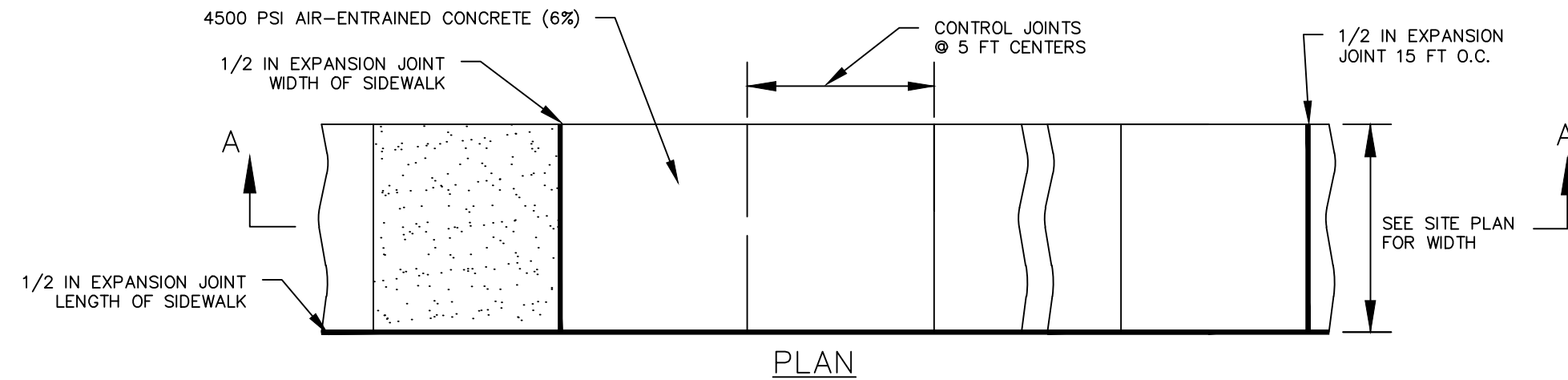
4 FIRE HYDRANT
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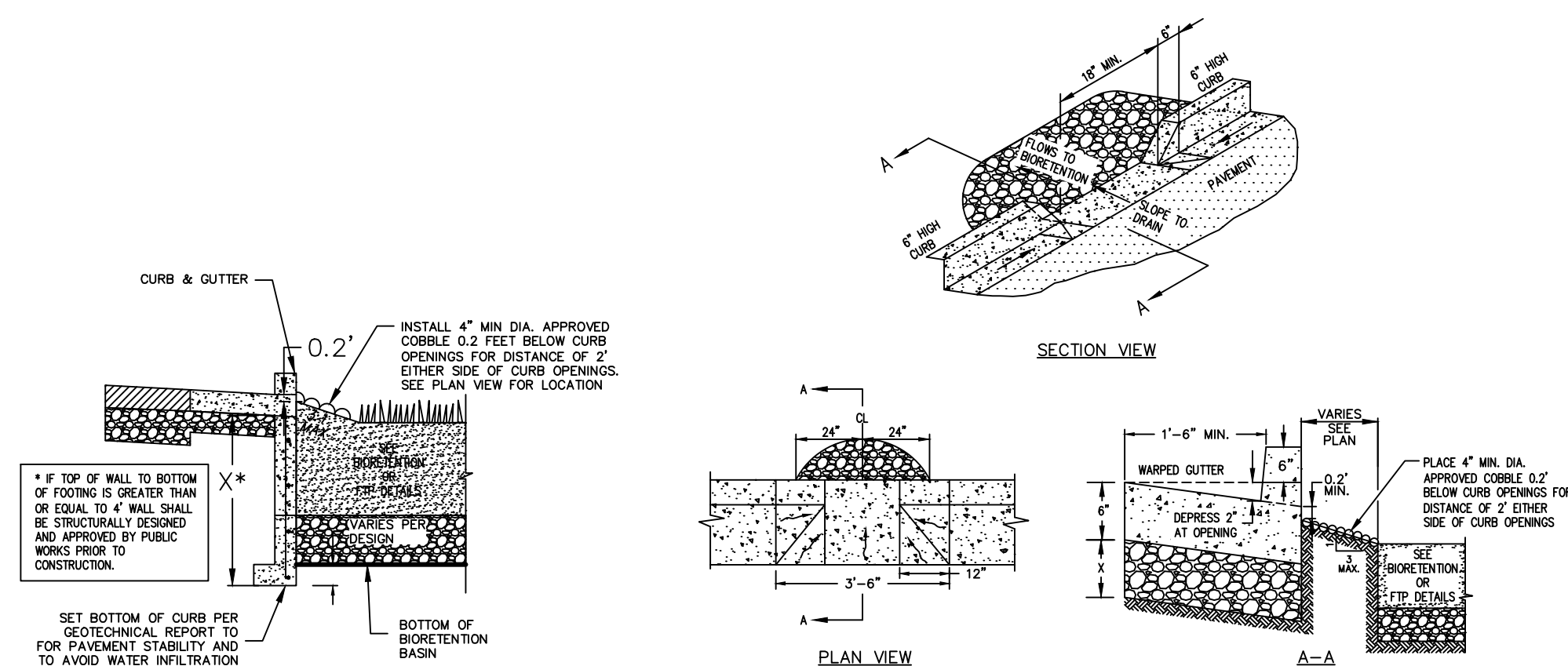
5 CATCH BASIN
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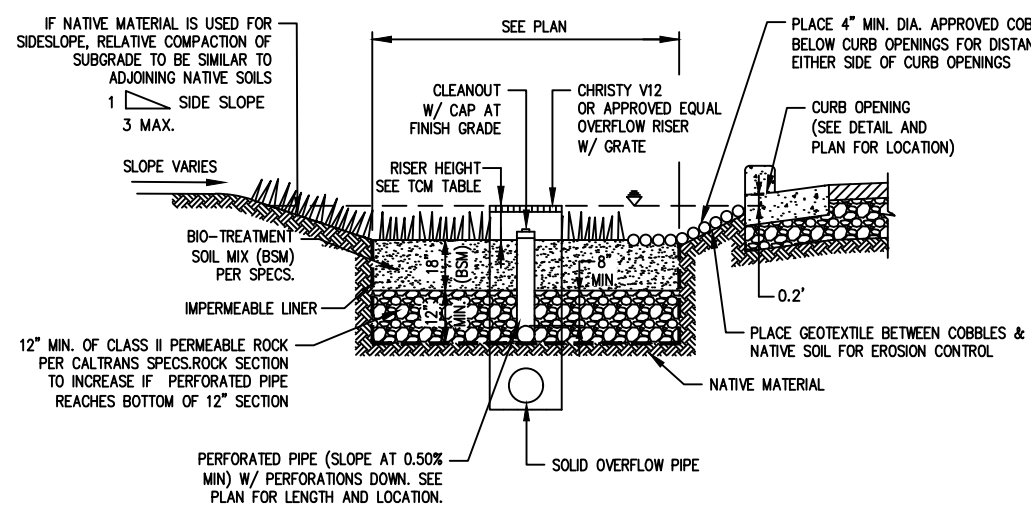
6 ASPHALT PAVEMENT
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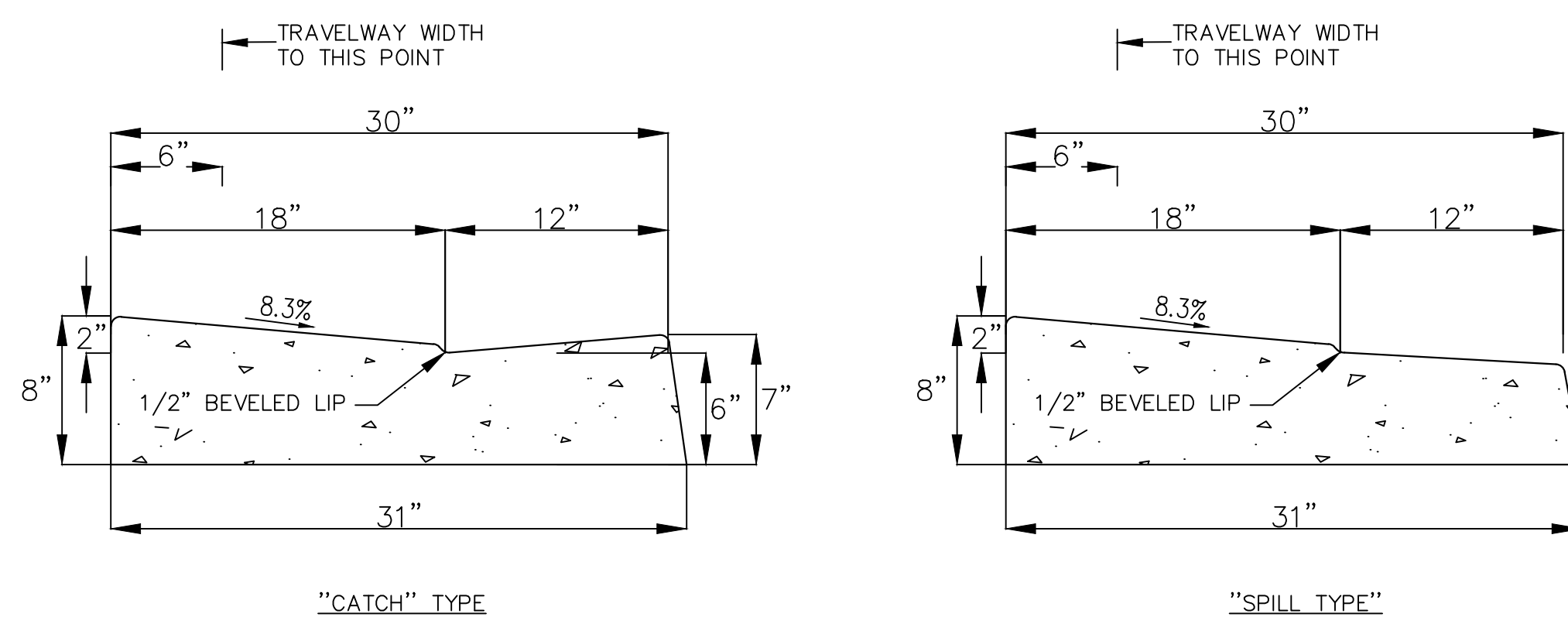
7 CONCRETE SIDEWALK
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8 FLOW THROUGH PLANTER
NOT TO SCALE



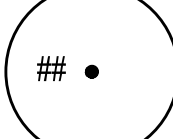
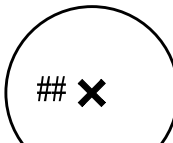
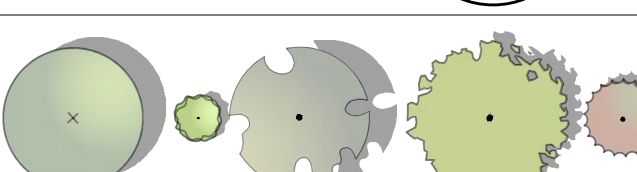
9 BIORETENTION BASIN W/ LINER
NOT TO SCALE



10 2-IN FLARED CURB
NOT TO SCALE

#	Description	Date
1	PLANNING REV. #1	01.30.2026



TREE PROTECTION LEGEND	
DESCRIPTION	SYMBOL
TREE TO REMAIN AND PROTECT	
TREE TO BE REMOVED	
PROPOSED TREE	
TREE PROTECTION FENCING	

TREE MITIGATION SUMMARY		
DESCRIPTION	QUANTITY	SIZE
MITIGATION TREES REQUIRED	180	24" BOX
	3	36" BOX
PROPOSED ON-SITE TREES	80	24" BOX
	3	36" BOX

1. ALL NON STREET TREES SHOWN ARE INTENDED TO APPLY TO MITIGATION REQUIREMENTS, EXACT LOCATIONS AND THE QUANTITIES SUBJECT TO UTILITY COORDINATION. IF THE QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN THE MITIGATION TREES REQUIRED, THE PROJECT IS SUBJECT TO PLANTING REPLACEMENT TREES OFF-SITE OR PAYING IN LIEU MITIGATION FEES PER THE TOWN.
2. SEE ARBORIST REPORT BY HMM, CERTIFIED ARBORIST WE-12270A DATED: JUNE 27, 2024.
3. TREES GREATER THAN OR EQUAL TO 38" CIRCUMFERENCE SHALL NOT BE REMOVED UNLESS A TREE REMOVAL PERMIT, OR EQUIVALENT, HAS BEEN APPROVED. FOR MULTI-FAMILY RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PROPERTIES, A PERMIT IS REQUIRED FOR REMOVAL OF TREES OF ANY SIZE.
4. 100 PERCENT OF TREES, STUMPS, ROCKS, AND ASSOCIATED VEGETATION AND SOIL RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. EXCEPTION: VEGETATION OR SOIL CONTAMINATED BY DISEASE OR PEST.
5. TREE PROTECTION WARNING SIGN SHALL BE ON EACH TREE PROTECTION FENCING. WARNING SIGN SHALL BE 8 1/2" X 11" SIGN STATING "WARNING- TREE PROTECTION ZONE- THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025."

RESIDENCE AT NEWTOWN

Date:
OCTOBER 22, 2025

Scale:
AS SHOWN

Drawn by:
KY

Job #:
6866.00

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TABLE 2 - TREE EVALUATION SUMMARY	
Prepared By: William Sowa ISA Certified Arborist WE-12270A	
DBH MEASUREMENT HEIGHT: 54'	
Date of Evaluation 6/20/2024	
Suitability for Preservation is based on the following	
Good - Trees with good health and structural stability that have the potential for longevity at the site.	
Moderate - Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the 'Good' category.	
Poor - Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment.	
Health Rating	
5	A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
4	A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
3	A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care.
2	A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
1	A tree in severe decline, dieback of scaffold branches and/or trunk, mostly epicormic growth, extensive structural defects that cannot be abated.
0	Tree is dead.
Abbreviations and Definitions	
BDB	Branch dieback
CD	Codominant branches
CDB	Dieback in Crown
CR	Crowded
D	Decline
DBH	Diameter at Breast Height
EG	Epicormic Growth
EH	Exposed Heartwood
GR	Girdling Roots
H	Hazardous
HD	Headed
IB	Included Bark
LN	Leaning Tree
MT	Multi Trunk
PT	Phototropism
SD	Structural Defects
SE	Severe
SL	Slight
SR	Surface Roots
ST	Stress
WU	Weak Union
Protected Tree	(1) All trees which have a twelve-inch or greater diameter (thirty-seven and one-half-inch circumference) of any trunk or in the case of multi-trunk trees, a total of eighteen inches or greater diameter (fifty-six and one-half-inch circumference) of the sum of all trunks, where such trees are located on developed residential property.
	(2) All trees which have an eight-inch or greater diameter (twenty-five-inch circumference) of any trunk or in the case of multi-trunk trees, a total of eight inches or greater diameter (twenty-five-inch circumference) of the sum of all trunks, where such trees are located on undeveloped Hillside residential property.
	(3) All trees of the following species which have an eight-inch or greater diameter (twenty-five-inch circumference) located on developed residential property: a. Blue Oak (Quercus douglasii); b. Black Oak (Quercus kelloggii); c. California Buckeye (Aesculus californica); d. Pacific Madrone (Arbutus menziesii).
	(4) All trees which have a four-inch or greater diameter (twelve and one-half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required.
	(5) Any tree that existed at the time of a zoning approval or subdivision approval and was a specific subject of such approval or otherwise covered by subsection (6) of this section (e.g., landscape or site plans).
	(6) Any tree that was required by the Town to be planted or retained by the terms and conditions of a development application, building permit or subdivision approval in all zoning districts, tree removal permit or code enforcement action.
	(7) All trees, which have a four-inch or greater diameter (twelve and one-half-inch circumference) of any trunk and are located on property other than developed residential property.
	(8) All publicly owned trees growing on Town lands, public places or in a public right-of-way easement, which have a four-inch or greater diameter (twelve and one-half-inch circumference) of any trunk.
	(9) A protected tree shall also include a stand of trees, the nature of which makes each dependent upon the other for the survival of the stand.
	(10) The following trees shall also be considered protected trees and shall be subject to the pruning permit requirements set forth in section 29.10.0982 and the public notice procedures set forth in section 20.10.0984: a. Heritage trees; Heritage tree means a tree or grouping of trees specifically designated by action of the Town Council, upon the recommendation of the Historic Preservation Commission, that possess exceptional aesthetic, biological, cultural, or historic value and is expected to have a continuing contribution to the community; b. Large protected trees; Large protected tree means any oak (Quercus), California buckeye (Aesculus californica), or Pacific madrone (Arbutus menziesii) which has a 24-inch or greater diameter (75-inch circumference); or any other species of tree with a 48-inch or greater diameter (150-inch circumference).

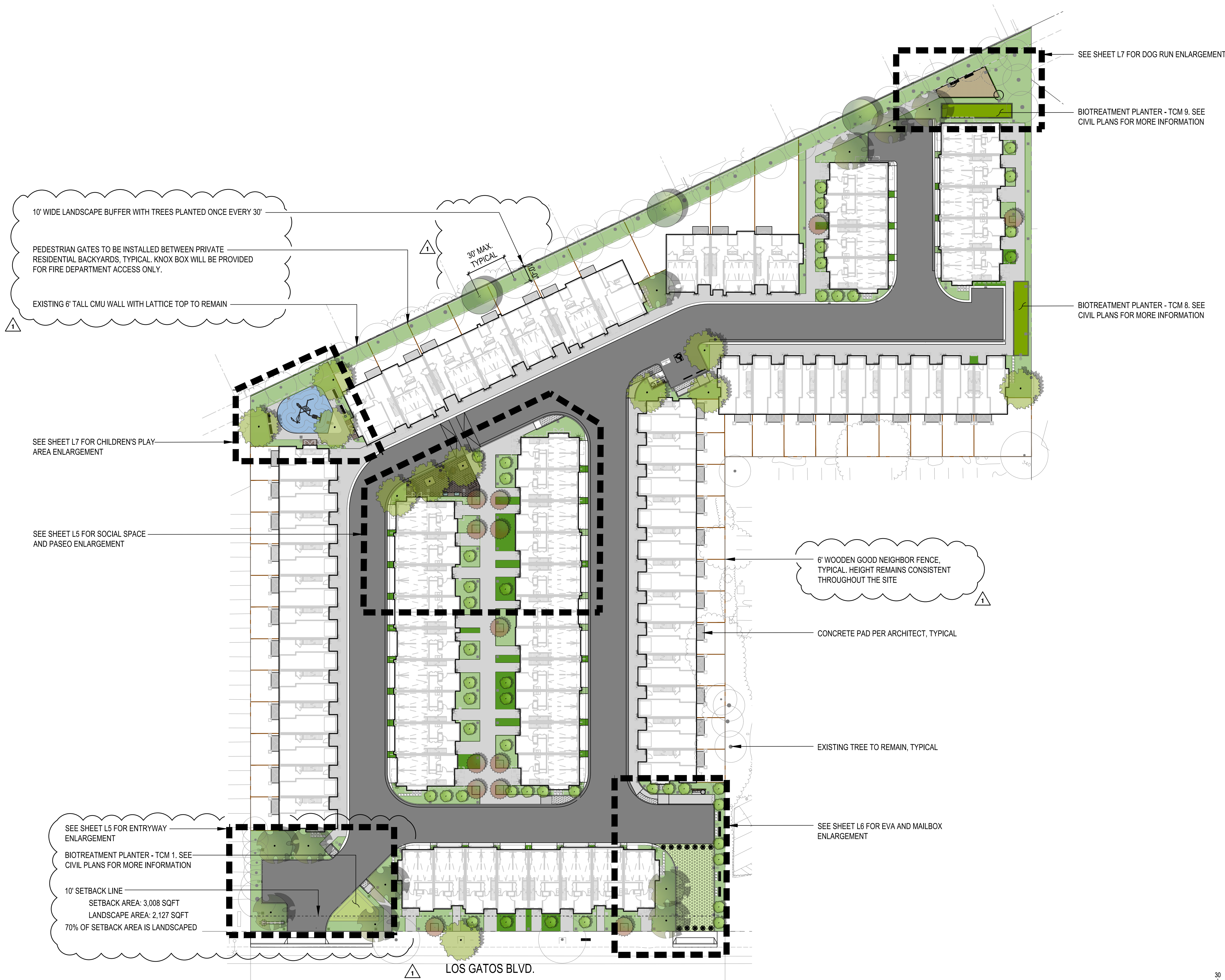
TABLE 1 - TREE QUANTITY SUMMARY

Tree Quantity by Species		
Species	Quantity	% of Site
Cedrus deodara	1	1%
Cinnamomum camphora	11	11%
Fraxinus sp.	2	2%
Lagerstroemia indica	3	3%
Liquidambar styraciflua	1	1%
Pinus canariensis	6	6%
Pinus halepensis	1	1%
Platanus x hispanica	20	21%
Quercus agrifolia	3	3%
Sequoia sempervirens	48	50%
Total Trees	96	100%

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	LARGE PROTECTED TREE	TO BE SAVED	REASON FOR REMOVAL	CANOPY (APK FEET)	HEIGHT (APK FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
1	Sequoia sempervirens	Coast Redwood	29.0	91	YES	YES		22	63	4	Good	
2	Sequoia sempervirens	Coast Redwood	19.0	60	YES	YES		18	60	4	Good	
3	Sequoia sempervirens	Coast Redwood	16.8	53	YES	YES		15	55	4	Good	
4	Sequoia sempervirens	Coast Redwood	14.4	45	YES	YES		15	55	4	Good	
5	Sequoia sempervirens	Coast Redwood	14.8	46	YES	YES		15	52	4	Good	
6	Sequoia sempervirens	Coast Redwood	14.6	46	YES	YES		15	48	4	Good	
7	Sequoia sempervirens	Coast Redwood	20.4	64	YES	NO	Conflict with proposed building	15	55	4	Good	
8	Lagerstroemia indica	Crape Myrtle	2,2,2,2,2,2,2,2,2,6,2,7,2,3	59	NO	NO	Conflict with proposed building	12	27	3	Moderate	SL PT
9	Cinnamomum camphora	Camphor Tree	10.6	33	YES	NO	Conflict with proposed site plan	18	25	3	Moderate	CDB, SD
10	Cinnamomum camphora	Camphor Tree	12.8	40	YES	NO	Conflict with proposed site plan	27	27	3	Moderate	SR
11	Fraxinus sp.	Ash	11.6	36	YES	NO	Conflict with proposed site plan	15	28	3	Moderate	ST, LN, CDB, CR #12, 1/2 tree removed
12	Fraxinus sp.	Ash	19.4	61	YES	NO	Conflict with proposed site plan	33	35	3	Moderate	ST, thin
13	Platanus x hispanica	London Plane Tree	7.4	23	YES	NO	Conflict with proposed building	19	33	3	Moderate	BDB, SR, thin
14	Platanus x hispanica	London Plane Tree	9.0	28	YES	NO	Conflict with proposed site plan	20	30	3	Moderate	CDB, thin, BDB, SR, ST
15	Platanus x hispanica	London Plane Tree	10.4	33	YES	NO	Conflict with proposed site plan	22	31	3	Moderate	CDB, thin, BDB, ST
16	Platanus x hispanica	London Plane Tree	8.6	28	YES	NO	Conflict with proposed building	21	30	3	Moderate	BDB, ST
17	Platanus x hispanica	London Plane Tree	11.9	37	YES	NO	Conflict with proposed building	26	33	3	Moderate	BDB, ST
18	Platanus x hispanica	London Plane Tree	8.3	26	YES	NO	Conflict with proposed site plan	24	25	3	Moderate	BDB, CDB, ST, thin
19	Platanus x hispanica	London Plane Tree	10.5	33	YES	NO	Conflict with proposed site plan	30	38	3	Moderate	SR, BDB, ST
20	Cinnamomum camphora	Camphor Tree	4.2	13	YES	NO	Conflict with proposed site plan	8	13	3	Moderate	CDB, ST
21	Cinnamomum camphora	Camphor Tree	6.3	26	YES	NO	Conflict with proposed site plan	15	27	3	Moderate	CDB, ST
22	Platanus x hispanica	London Plane Tree	11.3	35	YES	NO	Conflict with proposed building	26	28	3	Moderate	CDB, ST, thin
23	Platanus x hispanica	London Plane Tree	8.0	25	YES	NO	Conflict with proposed site plan	15	25	3	Moderate	ST, thin
24	Cinnamomum camphora	Camphor Tree	11.0	35	YES	NO	Conflict with proposed site plan	24	28	3	Moderate	SR, ST, CDB
25	Platanus x hispanica	London Plane Tree	16.2	51	YES	NO	Conflict with proposed building	30	42	3	Moderate	ST, SR, EHW
26	Platanus x hispanica	London Plane Tree	13.3	42	YES	NO	Conflict with proposed building	33	41	3	Moderate	SR
27	Lagerstroemia indica	Crape Myrtle	9.8	31	YES	NO	Conflict with proposed building	22	25	3	Moderate	CR building, BDB, EHW
28	Lagerstroemia indica	Crape Myrtle	10.6	33	YES	NO	Conflict with proposed site plan	22	29	3	Moderate	CR building, BDB
29	Platanus x hispanica	London Plane Tree	14.6	46	YES	NO	Conflict with proposed site plan	36	40	3	Moderate	
30	Sequoia sempervirens	Coast Redwood	17.5	55	YES	YES		18	48	4	Good	
31	Sequoia sempervirens	Coast Redwood	17.2	54	YES	YES		18	52	3	Moderate	ST, uneven canopy
32	Sequoia sempervirens	Coast Redwood	10.4	33	YES	YES		13	40	3	Moderate	ST, thin, BDB, EG, concrete at base
33	Sequoia sempervirens	Coast Redwood	22.7	71	YES	YES		20	60	3	Moderate	ST, uneven canopy
34	Sequoia sempervirens	Coast Redwood	20.0	63	YES	YES		22	57	4	Good	
35	Sequoia sempervirens	Coast Redwood	24.0	75	YES	YES		22	62	4	Good	
36	Sequoia sempervirens	Coast Redwood	26.4	83	YES	YES		22	63	4	Good	
37	Sequoia sempervirens	Coast Redwood	22.1	69	YES	YES		22	62	4	Good	ST
38	Sequoia sempervirens	Coast Redwood	24.2	76	YES	YES		22	68	4	Good	ST
39	Sequoia sempervirens	Coast Redwood	19.7	62	YES	YES		22	65	4	Good	ST
40	Sequoia sempervirens	Coast Redwood	21.8	68	YES	YES		22	64	4	Good	ST
41	Sequoia sempervirens	Coast Redwood	22.1	69	YES	YES		22	57	4	Good	ST
42	Sequoia sempervirens	Coast Redwood	29.4	92	YES	YES		24	62	4	Good	ST
43	Sequoia sempervirens	Coast Redwood	29.7	93	YES	YES		20	67	4	Good	ST
44	Sequoia sempervirens	Coast Redwood	27.3	86	YES	YES		20	65	4	Good	ST
45	Sequoia sempervirens	Coast Redwood	23.5	74	YES	YES		20	65	4	Good	ST
46	Sequoia sempervirens	Coast Redwood	23.2	73	YES	YES		20	62	4	Good	ST
47	Sequoia sempervirens	Coast Redwood	19.3	61	YES	YES		20	61	4	Good	ST
48	Sequoia sempervirens	Coast Redwood	14.4	45	YES	YES		20	68	4	Good	CR
49	Sequoia sempervirens	Coast Redwood	12.5	39	YES	YES		20	45	4	Good	CR
50	Sequoia sempervirens	Coast Redwood	22.9	72	YES	YES		20	45	4	Good	
51	Sequoia sempervirens	Coast Redwood	25.5	80	YES	YES		20	65	4	Good	
52	Sequoia sempervirens	Coast Redwood	26.2	82	YES	YES		20	68	4	Good	
53	Sequoia sempervirens	Coast Redwood	29.0	91	YES	YES		20	75	4	Good	CR
54	Sequoia sempervirens	Coast Redwood	25.9	81	YES	YES		20	70	4	Good	CR

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	LARGE PROTECTED TREE	TO BE SAVED	REASON FOR REMOVAL	CANOPY (APK FEET)	HEIGHT (APK FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
55	Sequoia sempervirens	Coast Redwood	22.8	72	YES	YES		20	72	4	Good	CR
56	Sequoia sempervirens	Coast Redwood	27.6	87	YES	YES		20	68	4	Good	CR
57	Sequoia sempervirens	Coast Redwood	28.5	89	YES	YES		20	68	4	Good	
58	Platanus x hispanica	London Plane Tree	11.0	35	YES	NO	Conflict with proposed site plan	15	40	3	Moderate	thin, CDB, ST
59	Sequoia sempervirens	Coast Redwood	29.2	92	YES	NO	Conflict with proposed site plan	15	72	4	Good	
60	Sequoia sempervirens	Coast Redwood	28.0	88	YES	NO	Conflict with proposed site plan	15	70	4	Good	
61	Sequoia sempervirens	Coast Redwood	20.1	63	YES	NO	Conflict with proposed site plan	12	65	3	Moderate	ST, CR building, uneven canopy
62	Sequoia sempervirens	Coast Redwood	15.0	47	YES	NO	Conflict with proposed site plan	12	55	3	Moderate	ST, CR building, uneven canopy
63	Sequoia sempervirens	Coast Redwood	11.9	37	YES	NO	Conflict with proposed site plan	12	45	3	Moderate	ST, CR building, uneven canopy
64	Sequoia sempervirens	Coast Redwood	10.3	32	YES	NO	Conflict with proposed site plan	12	30	3	Moderate	ST, CR building, uneven canopy
65	Sequoia sempervirens	Coast Redwood	8.1	25	YES	NO	Conflict with proposed site plan	12	30	3	Moderate	ST, CR building, uneven canopy
66	Sequoia sempervirens	Coast Redwood	22.0	69	YES	NO	Conflict with proposed site plan	15	65	4	Good	
67	Sequoia sempervirens	Coast Redwood	21.9	69	YES	NO	Conflict with proposed site plan	15	68	4	Good	
68	Liquidambar styraciflua	Sweetgum	12.9	41	YES	NO	Conflict with proposed building	24	41	4	Good	
69	Platanus x hispanica	London Plane Tree	16.2	51	YES	NO	Conflict with proposed building	30	53	3	Moderate	
70	Platanus x hispanica	London Plane Tree	11.9	37	YES	NO	Conflict with proposed site plan	24	33	3	Moderate	Powdery mildew
71	Quercus agrifolia	Coast Live Oak	34.5	108	YES	NO	Conflict with proposed site plan	40	37	3	Moderate	LN, SD, large branch missing, decay
72	Cedrus deodara	Deodar Cedar	35.0	110	YES	NO	Conflict with proposed site plan	30	52	3	Moderate	not tagged, ST
73	Sequoia sempervirens	Coast Redwood	11.5	36	YES	NO	Conflict with proposed site plan	15	55	3	Moderate	EHW
74	Platanus x hispanica	London Plane Tree	8.0	25	YES	NO	Conflict with proposed site plan	15	35	3	Moderate	CDB, ST, thin
75	Quercus agrifolia	Coast Live Oak	14, 14.5	89	YES	NO	Conflict with proposed site plan	27	33	3	Moderate	IB, CD
76	Pinus halepensis	Aleppo Pine	29.5	93	YES	NO	Conflict with proposed site plan	36	60	3	Moderate	SR
77	Sequoia sempervirens	Coast Redwood	18.8	59	YES	NO	Conflict with proposed site plan	18	50	3	Moderate	EG, uneven canopy
78	Sequoia sempervirens	Coast Redwood	18.4	58	YES	NO	Conflict with proposed site plan	18	52	3	Moderate	
79	Quercus agrifolia	Coast Live Oak	16.1	51	YES	NO	Conflict with proposed site plan	20	28	3	Moderate	SD
80	Pinus canariensis	Canary Island Pine	23.1	73	YES	NO	Conflict with proposed site plan	30	60	4	Good	
81	Pinus canariensis	Canary Island Pine	12.2	38	YES	NO	Conflict with proposed site plan	18	33	3	Moderate	SL LN, CR
82	Pinus canariensis	Canary Island Pine	25.2	79	YES	NO	Conflict with proposed site plan	20	85	3	Moderate	uneven canopy
83	Pinus canariensis	Canary Island Pine	27.1	85	YES	NO	Conflict with proposed site plan	20	90	3	Moderate	uneven canopy
84	Pinus canariensis	Canary Island Pine	26.4	83	YES	YES		20	85	3	Moderate	
85	Pinus canariensis	Canary Island Pine	30.5	96	YES	YES		25	85	3	Moderate	SL CR
86	Sequoia sempervirens	Coast Redwood	6.7	21	YES	NO	Conflict with proposed site plan	12	20	3	Moderate	ST, thin
87	Cinnamomum camphora	Camphor Tree	12.6	40	YES	NO	Conflict with proposed site plan	22	32	3	Moderate	CDB, ST
88	Cinnamomum camphora	Camphor Tree	20.6	65	YES	NO	Conflict with proposed site plan	30	35	3	Moderate	CDB, ST
89	Platanus x hispanica	London Plane Tree	17.1	54	YES	YES		30	30	3	Moderate	Street tree, tree grate damage
90	Cinnamomum camphora	Camphor Tree	11.7	37	YES	NO	Conflict with proposed site plan	20	27	3	Moderate	Canker at base, ST, BDB
91	Cinnamomum camphora	Camphor Tree	9.7	30	YES	NO	Conflict with proposed site plan	15	24	3	Moderate	CDB
92	Cinnamomum camphora	Camphor Tree	17.5	55	YES	NO	Conflict with proposed site plan	30	40	3	Moderate	
93	Platanus x hispanica	London Plane Tree	20.1	63	YES	YES		36	40	3	Moderate	Street tree, tree grate damage
94	Cinnamomum camphora	Camphor Tree	12.8	40	YES	NO	Conflict with proposed site plan	22	26	3	Moderate	CDB, ST
95	Platanus x hispanica	London Plane Tree	15.3	48	YES	NO	Conflict with proposed site plan	38	40	3	Moderate	SR, powdery mildew
96	Platanus x hispanica	London Plane Tree	16.5	52	YES	NO	Conflict with proposed site building	44	43	3	Moderate	SR, powdery mildew

Date: OCTOBER 22, 2025



TREE LEGEND	
BOTANICAL NAME	SYMBOL
CERCIS OCCIDENTALIS	
GINKGO BILOBA	
OLEA EUROPAEA 'WILSONI'	
PODOCARPUS MACROPHYLLUS	
SEQUOIA SEMPERVIRENS	

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Revision Schedule:

#	Description	Date
1	PLANNING REV. #1	01.30.2026

RESIDENCE AT NEWTOWN

15495 LOS GATOS BLVD, CA 95032

OVERALL LANDSCAPE PLAN

Date: OCTOBER 22, 2025

Scale: AS SHOWN

Drawn by: KY

Job #: 6866.00

Sheet

1 in 30 feet

GRAPHIC SCALE

30 0 15 30 60 120

(In Feet)

L4

OUTDOOR PING PONG TABLE

OUTDOOR DINING TABLES, TYPICAL

DECORATIVE CONCRETE PAVERS

POST LIGHT, TYPICAL

TRASH AND RECYCLING
RECEPTACLES, TYPICAL

BBQ COUNTER

DRIVE AISLE

BUILDING 3

BUILDING 4

DRIVE AISLE

ARCHITECTURAL WALL LIGHT, TYPICAL

BOLLARD, TYPICAL

TREE WELL PER CIVIL ENGINEER, TYPICAL. SEE CIVIL
PLANS FOR MORE INFORMATION

PEDESTRIAN CONCRETE WALKWAY

10'-0" TYPICAL

5'-0" MINIMUM

A SOCIAL SPACE AND PASEO ENLARGEMENT

SCALE: 1" = 10'-0"

POST LIGHT, TYPICAL

PARKING LOT SCREEN
PLANTING

ENTRYWAY MONUMENT

PARKING STALLS

ENTRYWAY

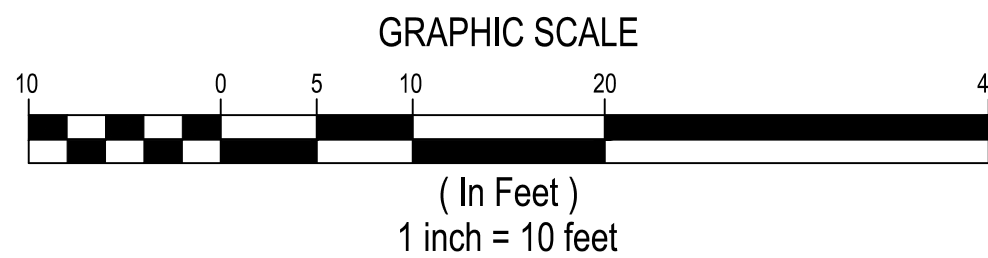
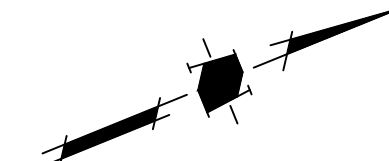
DRIVE AISLE

BIOTREATMENT PLANTER - TCM 1. SEE
CIVIL PLANS FOR MORE INFORMATION

5'-0" TYPICAL

B ENTRYWAY ENLARGEMENT

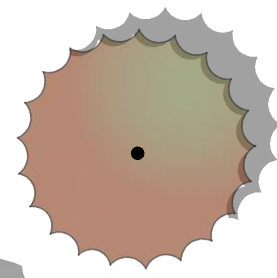
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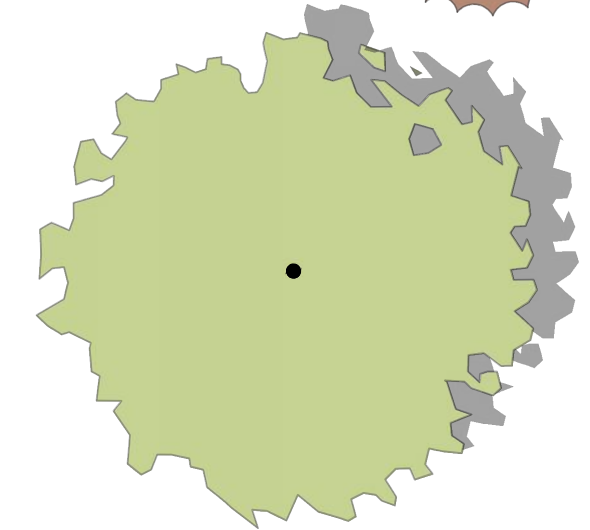
TREE LEGEND

BOTANICAL NAME SYMBOL

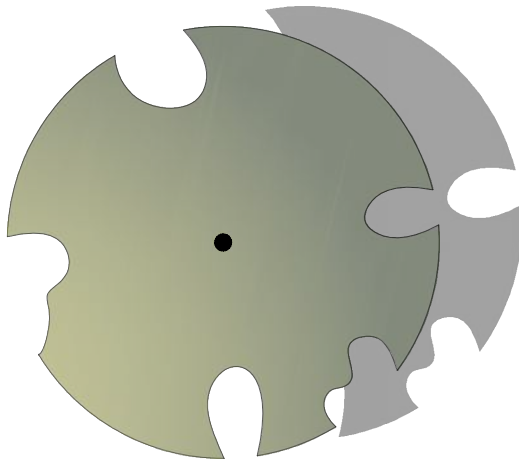
CERCIS OCCIDENTALIS



GINKGO BILOBA



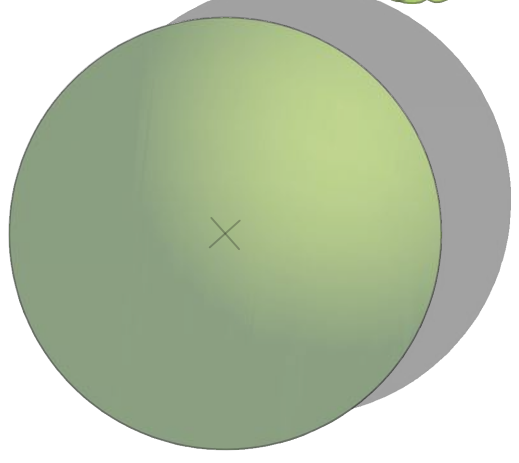
OLEA EUROPAEA 'WILSONI'



PODOCARPUS GRACILIOR



SEQUOIA SEMPERVIRENS



SHRUB LEGEND

BOTANICAL NAME SYMBOL

ACHILLEA MILLEFOLIUM 'ISLAND PINK'



AGAVE 'BLUE GLOW'



DIETES VEGETA



ISOLEPIS CERNUA



LANTANA CAMARA



LIMONIUM PEREZII



LOMANDRA LONGIFOLIA 'BREEZE'



OLEA EUROPAEA 'LITTLE OLLIE'



PENNISETUM SETACEUM



RHAMNUS CALIFORNICA



SALVIA CLEVELANDII



GROUNDCOVER LEGEND

BOTANICAL NAME SYMBOL

FESTUCA GLAUCA



MYOPORUM PARVIFOLIUM



BIOTREATMENT AREA

BOTANICAL NAME SYMBOL

CHONDROPETALUM TECTORUM



JUNCUS PATENS



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SOCIAL SPACE AND PASEO ENLARGEMENT

Date: OCTOBER 22, 2025

Scale: AS SHOWN

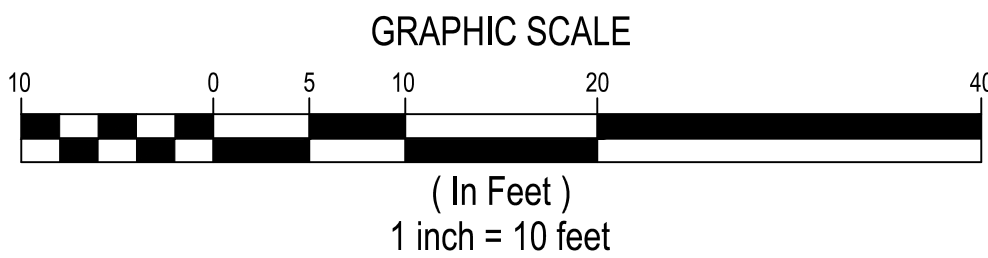
Drawn by: KY

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A EVA AND MAILBOX ENLARGEMENT
SCALE: 1" = 10'-0"

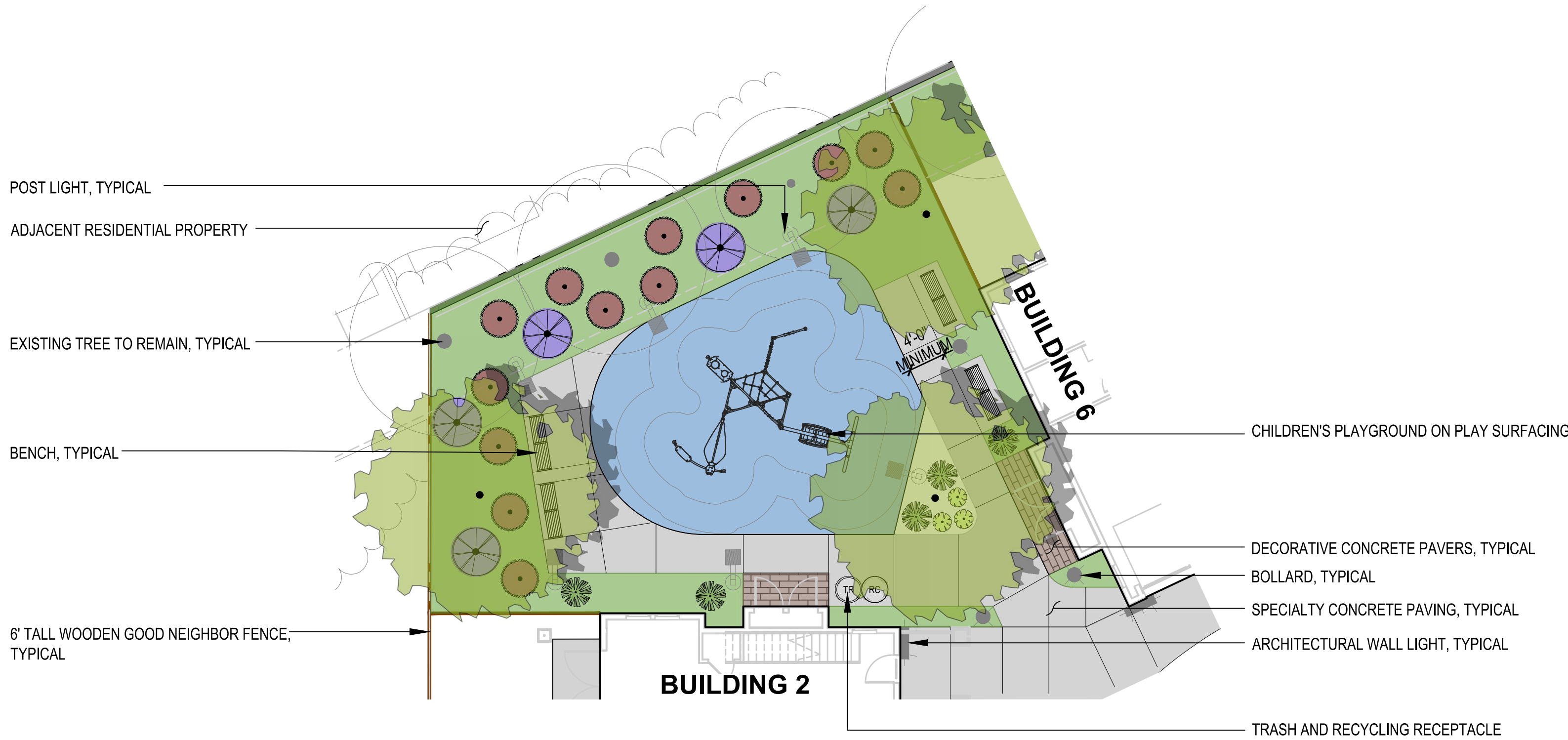


TREE LEGEND	
BOTANICAL NAME	SYMBOL
CERCIS OCCIDENTALIS	
GINKGO BILOBA	
OLEA EUROPAEA "WILSONII"	
PODOCARPUS GRACILIOR	
SEQUOIA SEMPERVIRENS	

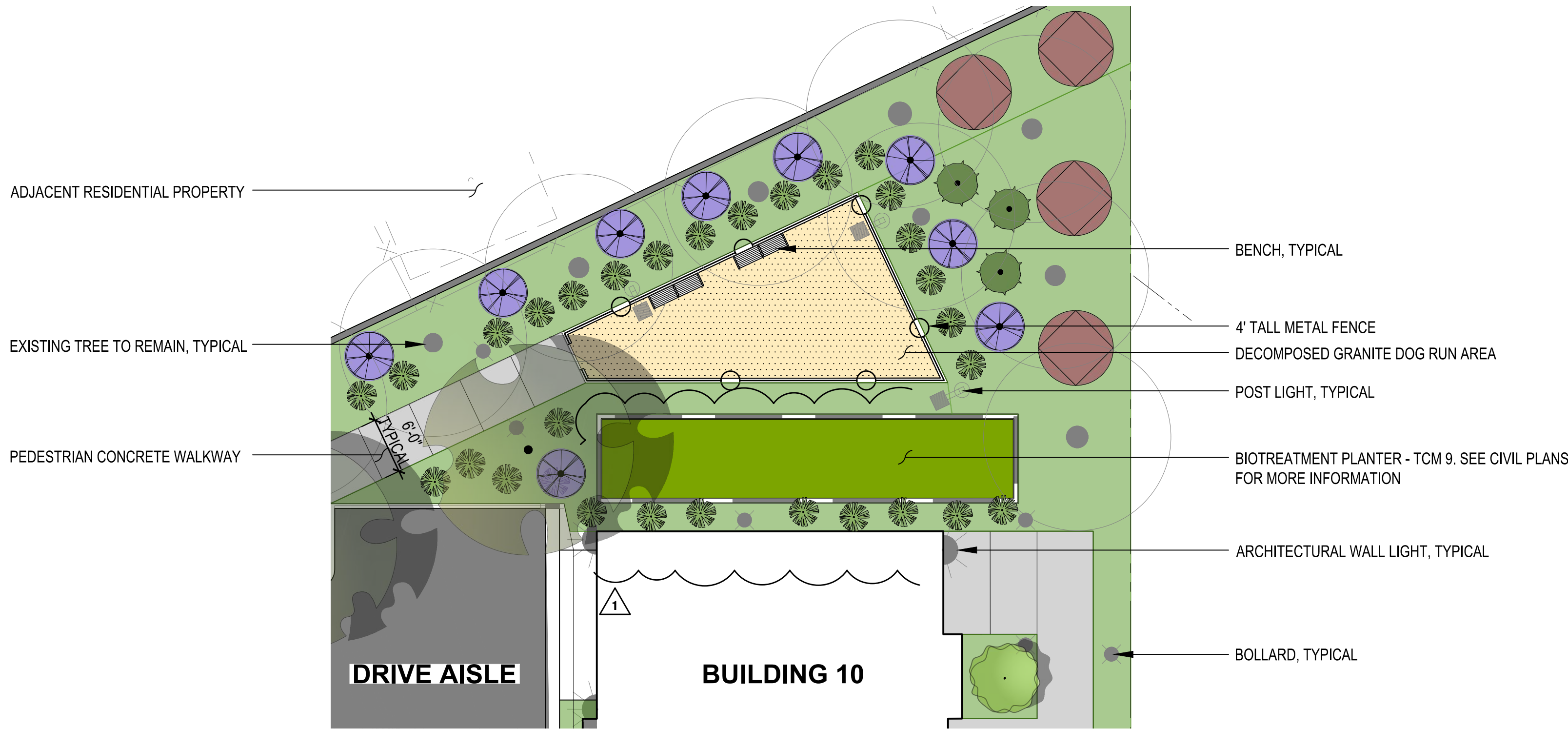
SHRUB LEGEND	
BOTANICAL NAME	SYMBOL
ACHILLEA MILLEFOLIUM 'ISLAND PINK'	
AGAVE 'BLUE GLOW'	
DIETES VEGETA	
ISOLEPIS CERNUA	
LANTANA CAMARA	
LIMONIUM PEREZII	
LOMANDRA LONGIFOLIA 'BREEZE'	
OLEA EUROPAEA 'LITTLE OLLIE'	
PENNISETUM SETACEUM	
RHAMNUS CALIFORNICA	
SALVIA CLEVELANDII	

GROUNDCOVER LEGEND	
BOTANICAL NAME	SYMBOL
FESTUCA GLAUCA	
MYOPORUM PARVIFOLIUM	
BIOTREATMENT AREA	
BOTANICAL NAME	SYMBOL
CHONDROPETALUM TECTORUM	
JUNCUS PATENS	

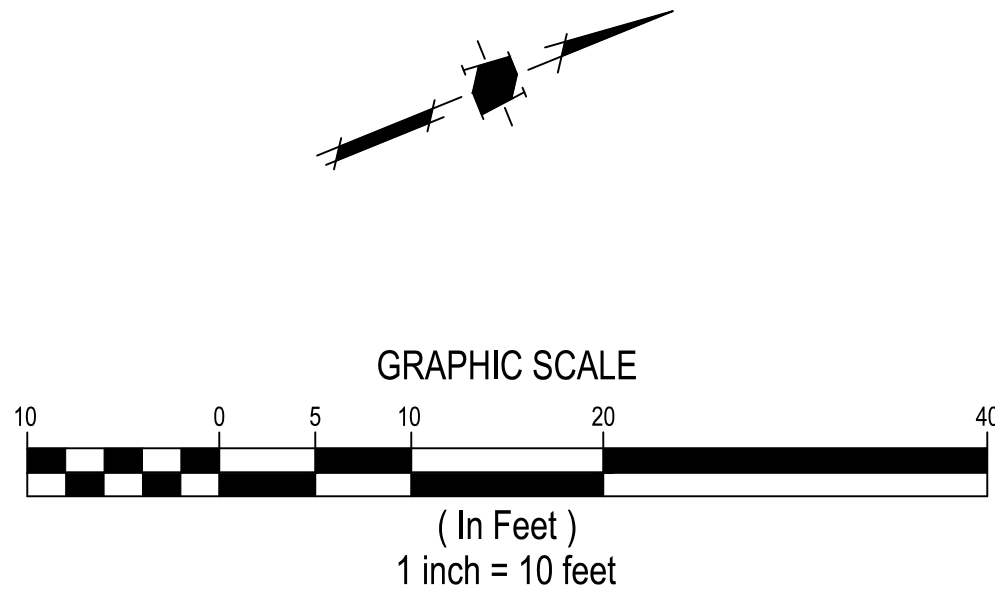
Revision Schedule:		
#	Description	Date
1	PLANNING REV. #1	01.30.2026



A CHILDREN'S PLAY AREA ENLARGEMENT
SCALE: 1" = 10'-0"



B DOG RUN ENLARGEMENT
SCALE: 1" = 10'-0"



TREE LEGEND	
BOTANICAL NAME	SYMBOL
CERCIS OCCIDENTALIS	
GINKGO BILOBA	
OLEA EUROPAEA 'WILSONII'	
PODOCARPUS GRACILIOR	
SEQUOIA SEMPERVIRENS	

SHRUB LEGEND	
BOTANICAL NAME	SYMBOL
ACHILLEA MILLEFOLIUM 'ISLAND PINK'	
AGAVE 'BLUE GLOW'	
DIETES VEGETA	
ISOLEPIS CERNUA	
LANTANA CAMARA	
LIMONIUM PEREZII	
LOMANDRA LONGIFOLIA 'BREEZE'	
OLEA EUROPAEA 'LITTLE OLLIE'	
PENNISETUM SETACEUM	
RHAMNUS CALIFORNICA	
SALVIA CLEVELANDII	

GROUND COVER LEGEND	
BOTANICAL NAME	SYMBOL
FESTUCA GLAUCA	
MYOPORUM PARVIFOLIUM	
BIOTREATMENT AREA	
BOTANICAL NAME	SYMBOL
CHONDROPETALUM TECTORUM	
JUNCUS PATENS	

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CHILDREN'S PLAY AREA &
DOG RUN ENLARGEMENT

Date: OCTOBER 22, 2025

Scale: AS SHOWN

Drawn by: KY

Job #: 6866.00

Sheet

L7

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR MUST CONTACT THE TOWN OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:

15 GALLON: 0.75-1.25"

24" BOX: 1.25-2"

36" BOX: 2-3.5"

48" BOX: 3.5-5"

60" BOX: 4-6"

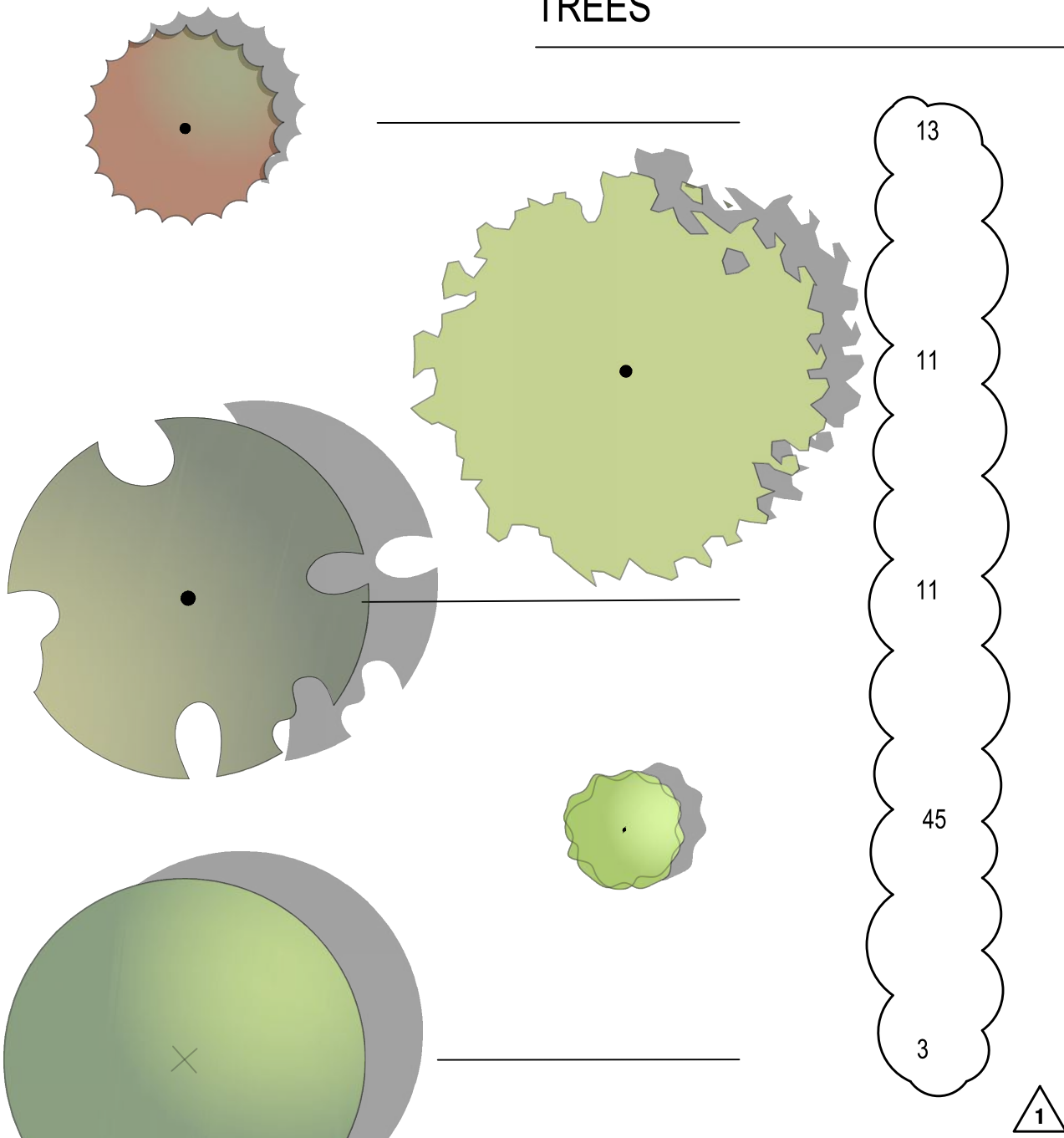
WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	PERCENTAGE OF ETO
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

PROPOSED PLANT PALETTE

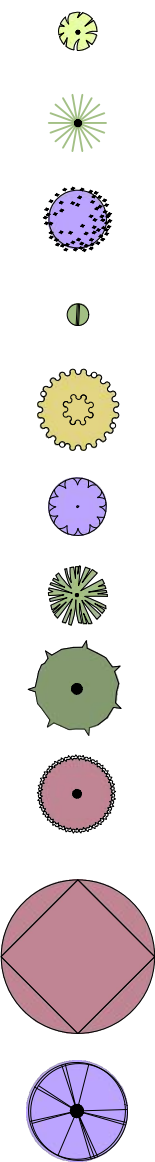
SYMBOL	QTY. / SPACING	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW AT MATURITY	WUCOLS	NATIVE	NOTES
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TREES



13	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	15' X 10'	L	YES	
11	GINGKO BILOBA	MAIDEN HAIR TREE	24" BOX	50' X 30'	M	NO	MALE ONLY
11	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	24" BOX	30' X 30'	VL	NO	MALE ONLY
45	PODOCARPUS GRACILIOR	YEW PINE	24" BOX	25'X12'	M	NO	
3	SEQUOIA SEMPERVIRENS	COAST REDWOOD	36" BOX	80'X25'	H	YES	

SHRUBS



	ACHILLEA MILLEFOLIUM 'ISLAND PINK'	PINK YARROW	1 GALLON	2' X 2'	L	YES	
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GALLON	2' X 3'	L	YES	
	DIETES VEGETA	FORTNIGHT LILY	1 GALLON	4' X 4'	L	NO	
	IOLEPIS CERNUA	FIBER OPTIC GRASS	5 GALLON	1' X 1'	L	YES	
	LANTANA CAMARA	LANTANA	1 GALLON	6' X 4'	L	NO	
	LIMONIUM PEREZII	SEA LAVENDER	1 GALLON	2' X 3'	L	NO	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	3' X 3'	L	YES	
	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	5 GALLON	6' X 6'	VL	NO	
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GALLON	4' X 4'	L	NO	
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GALLON	10' X 10'	L	YES	
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON	3' X 4'	L	YES	

GROUNDCOVERS



48" O.C. SPACING	FESTUCA GLAUCA	COMMON BLUE FESCUE	1 GALLON	1' X 1'	L	YES	
12" O.C. SPACING	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON	6" X 12'	L	NO	

BIOTREATMENT AREA PLANTING



	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GALLON	4' X 4'	L	YES	
	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GALLON	2' X 2'	L	YES	

NOTES:

- BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
- BARK MULCH: ALL BIOTREATMENT AREAS TO RECEIVE A 3" THICK LAYER OF COMPOSTED, NON-FLOATABLE BARK MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
- PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, BUBBLE BOX EMITTERS, ETC.) AND WILL OFFSET OR RELOCATE TREES WHERE NECESSARY OUTSIDE OF THE BIORETENTION AREA BASIN AND BANK PLANTING ZONES TO MAXIMIZE RUNOFF DISPERSAL THROUGHOUT BIORETENTION AREAS.

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#	Description	Date
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PLANTING PALETTE AND NOTES

Date: OCTOBER 22, 2025
Scale: AS SHOWN
Drawn by: KY
Job #: 6866.00

Sheet



LOS GATOS BLVD.

IRRIGATION ZONE LEGEND:

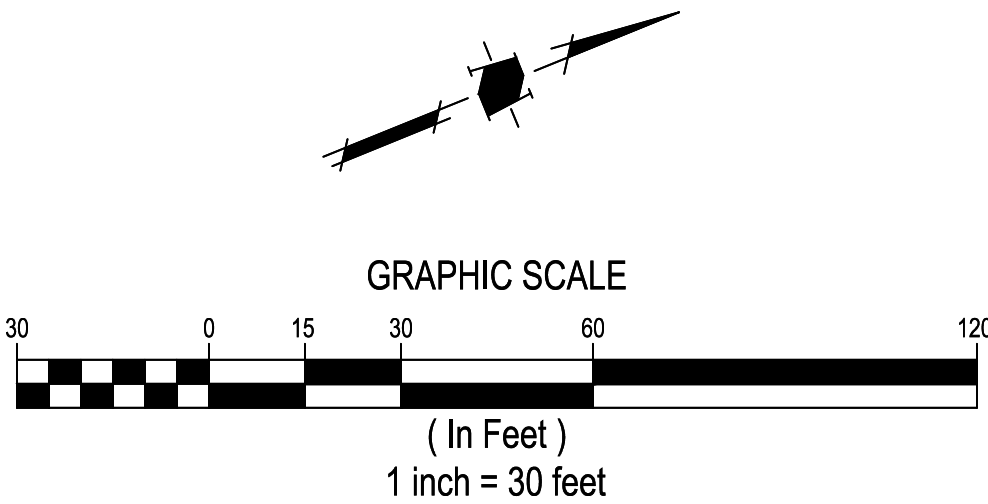
- DRIP IRRIGATION FOR ORNAMENTAL PLANTING AND BUBBLERS FOR TREES
- DRIP IRRIGATION FOR BIOTREATMENT AREA
- SPRAY IRRIGATION FOR TURF BLOCK AREA

AGGREGATE IRRIGATED LANDSCAPE AREA: APPROXIMATELY 21,706 SQFT

IRRIGATION DESIGN CRITERIA:

- FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
- IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
- ALL TURF, TREE, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
- ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
- THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
 - LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
 - STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
 - FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
 - HYDROZONE INFORMATION TABLE.
 - WATER USE CALCULATIONS.

- A NEW IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.
- IT IS NOTED THAT THIS PROJECT IS SUBJECT TO WELO - NEW CONSTRUCTION PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET OR REHABILITATED LANDSCAPE PROJECTS WITH AN AGGREGATE LANDSCAPE AREA OF 2,500 SQUARE FEET ARE SUBJECT TO THE STATE'S MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO). A COMPLETE WELO LANDSCAPE DOCUMENTATION PACKAGE IS REQUIRED PRIOR TO ISSUANCE OF BUILDING AND/OR GRADING PERMITS. A COMPLETED WELO CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL INSPECTION/CERTIFICATE OF OCCUPANCY. REVIEW BY THE TOWN'S CONSULTING LANDSCAPE ARCHITECT FOR WELO REQUIRES A PAYMENT OF A \$5,500 DEPOSIT.



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HYDROZONE PLAN

Date: OCTOBER 22, 2025
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Job #: 6866.00

Sheet



L SECURITY BOLLARD
SCALE: N.T.S. IMAGE OF AMERISTAR ULTRA SHALLOW REMOVEABLE BOLLARD, 48" HEIGHT.



H TURF BLOCK
SCALE: N.T.S.



D DECOMPOSED GRANITE DOG RUN AREA
SCALE: N.T.S.



K DOG RUN FENCE
SCALE: N.T.S. IMAGE OF ECHELON PLUS FENCE BY AMERISTAR.



G DECORATIVE CONCRETE PAVERS
SCALE: N.T.S.



C BBQ COUNTER
SCALE: N.T.S.



J TRASH RECEPTACLE
SCALE: N.T.S.



F OUTDOOR DINING TABLES
SCALE: N.T.S.



B OUTDOOR PING PONG TABLE
SCALE: N.T.S.



I BENCH
SCALE: N.T.S.



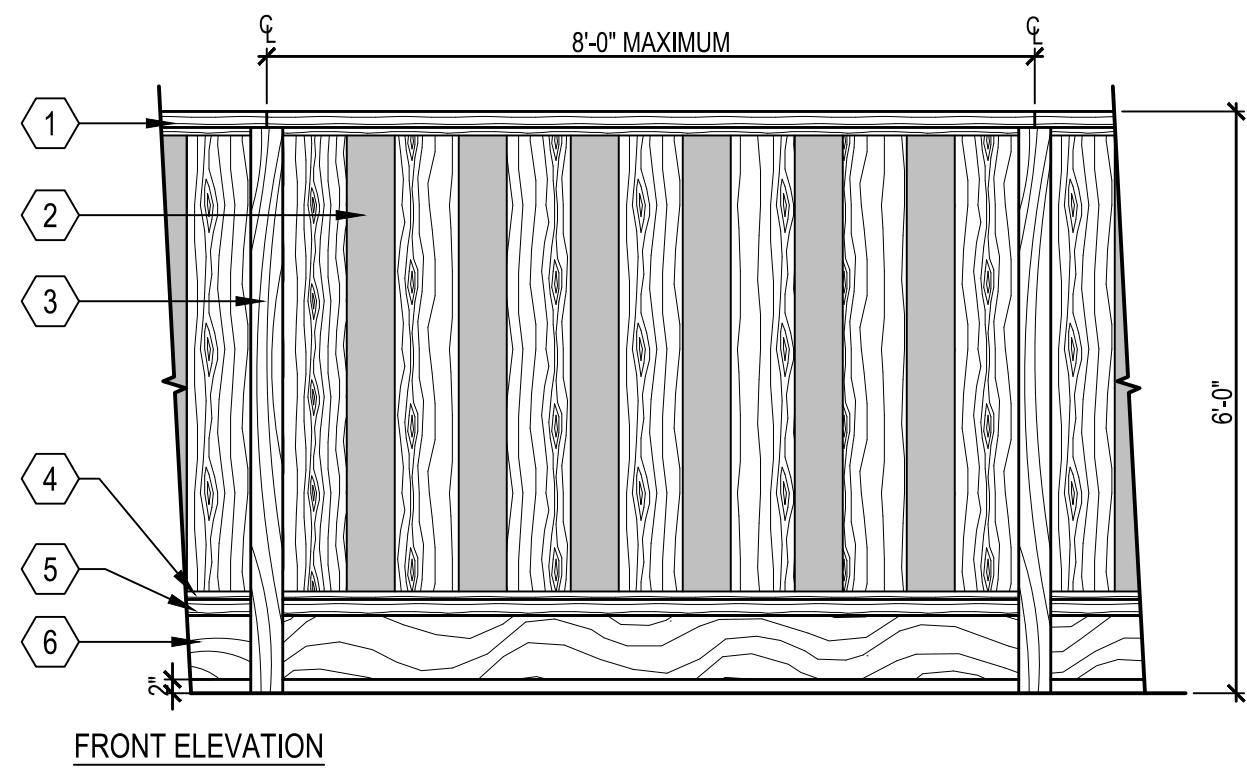
E CHILDREN'S PLAYGROUND ON PLAY SURFACING
CONCEPTUAL IMAGE ONLY. ESTIMATED PLAYGROUND HEIGHT TO BE 12'.



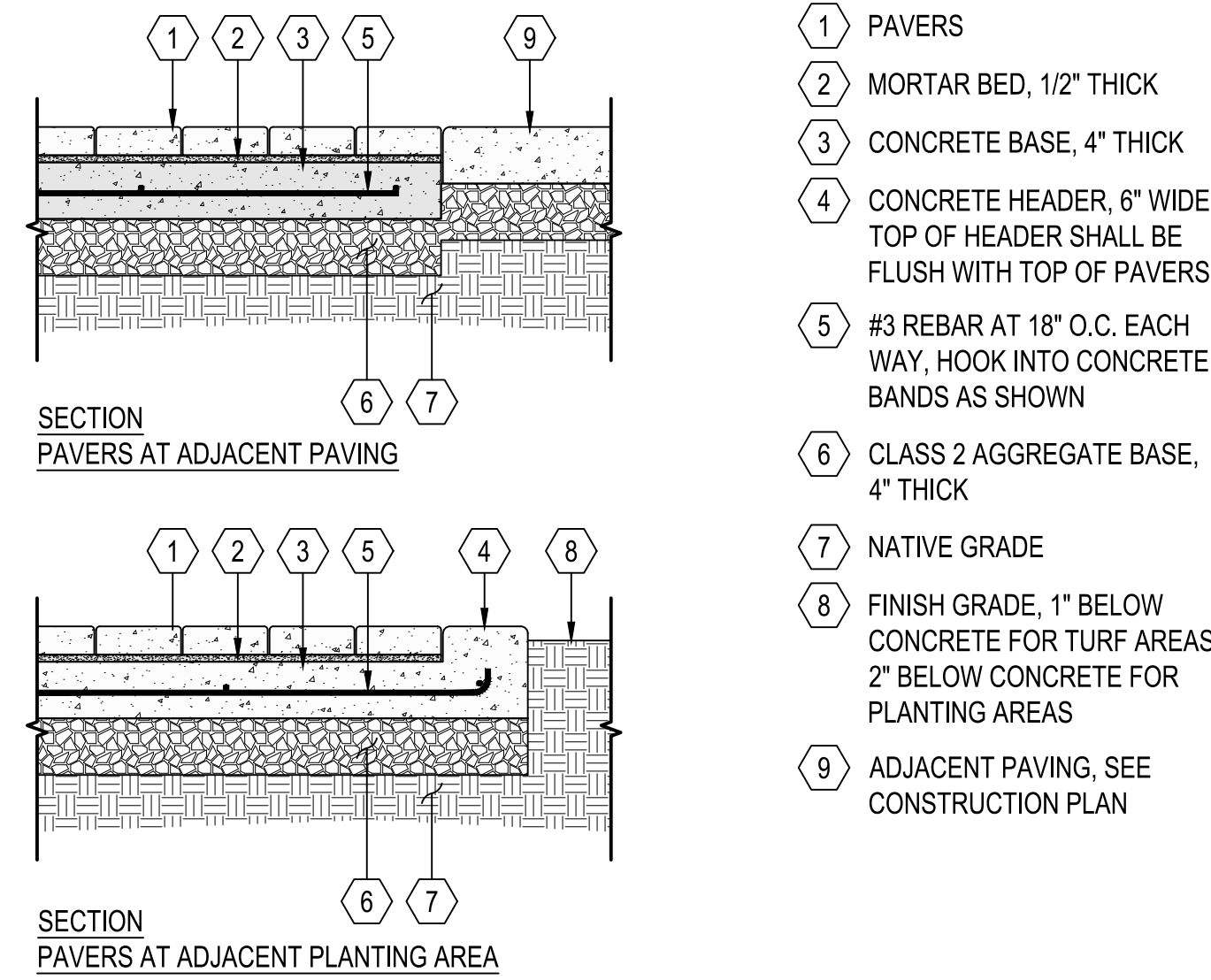
A MAILBOX CLUSTER WITH OVERHEAD STRUCTURE
CONCEPTUAL IMAGE ONLY. ESTIMATED HEIGHT TO BE 8'.

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD, EXCEPT AS NOTED OTHERWISE.

1 2X4 CAP
2 1X8 BOARDS WITH 1" OVERLAP
3 4X4 PRESSURE TREATED POST @ 8'-0" o.c. MAXIMUM
4 1X1 RUNNER FRONT AND BACK, TOP AND BOTTOM
5 2X4 STRINGER
6 2X12 KICK BOARD



N 6' WOODEN GOOD NEIGHBOR FENCE
SCALE: 1/2"=1'-0"



M DECORATIVE CONCRETE PAVERS
SCALE: 1"=1'-0"

Revision Schedule:

#	Description	Date
1	PLANNING REV. #1	01.30.2026

LIGHTING SCHEDULE							NUMBER	LUMENS	LIGHT LOSS	
SYMBOL	DESCRIPTION	QUANTITY	HEIGHT	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	PER LAMP	FACTOR	WATTAGE
	BOLLARD LIGHT	57	3'-6"	BRT6 BOLLARD, ROUND LED PEDESTRIAN LUMINAIRE WITH 6 INCH ROUND BASE, 4000LM, 70CRI, 2700K, 120-277V, TYPE V SYMMETRICAL DISTRIBUTION, BLACK FINISH	COOPER LIGHTING SOLUTIONS - McGRAW - EDISON	BRT6-A4-730-U-T5-42-BK	20	200	0.92	41.9
	POST LIGHT	8	12'-0"	GALLEON PEDESTRIAN LUMINAIRE (1) 70 CRI, 2700K, 1050mA LIGHTSQUARE WITH 16 LEDS AND TYPE II OPTICS WITH HOUSE SIDE SHIELD	COOPER LIGHTING SOLUTIONS - McGRAW EDISON	GPC-SA1C-727-U-T2-HSS	16	281	0.92	59
	ARCHITECTURAL LIGHTING	200	15"	BARN LIGHT 1 LIGHT MATTE BLACK MODERN FARMHOUSE OUTDOOR MEDIUM LANTERN WALL SCONCE.	GENERATION LIGHTING	INTERNET # 309564006 MODEL # 8837401-12	1	180	0.92	75

- NOTES:
- PEDESTRIAN-ORIENTED LIGHTING SHALL BE PROVIDED ALONG ALL PEDESTRIAN PATHS IN COMMUNITY RECREATION SPACES. EXTERIOR LIGHTING FIXTURES SHALL BE A MINIMUM OF 3' AND A MAXIMUM OF 12' IN HEIGHT. LIGHT FIXTURES SHALL BE PLACED ALONG THE PEDESTRIAN PATH AT A SPACING OF NO MORE THAN 30 LINEAR FEET.
 - EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND RESTRAIN LIGHT TO A MINIMUM 30 DEGREES BELOW THE HORIZONTAL PLANE OF THE LIGHT SOURCE. LIGHTING SHALL BE ARRANGED SO THAT THE LIGHT WILL NOT SHINE DIRECTLY ON LANDS OF ADJACENT RESIDENTIAL ZONED PROPERTIES. UPLIGHTING IS PROHIBITED.
 - ALL EXTERIOR LIGHTING WILL BE DOWNWARD DIRECTED WITH BULBS SHIELDED FROM VIEW.



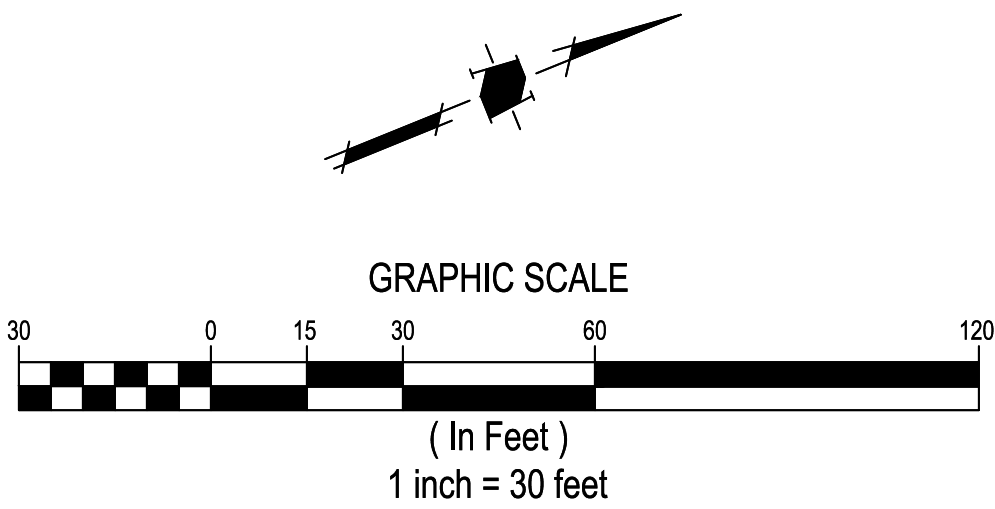
C BOLLARD LIGHT
SCALE: N.T.S.

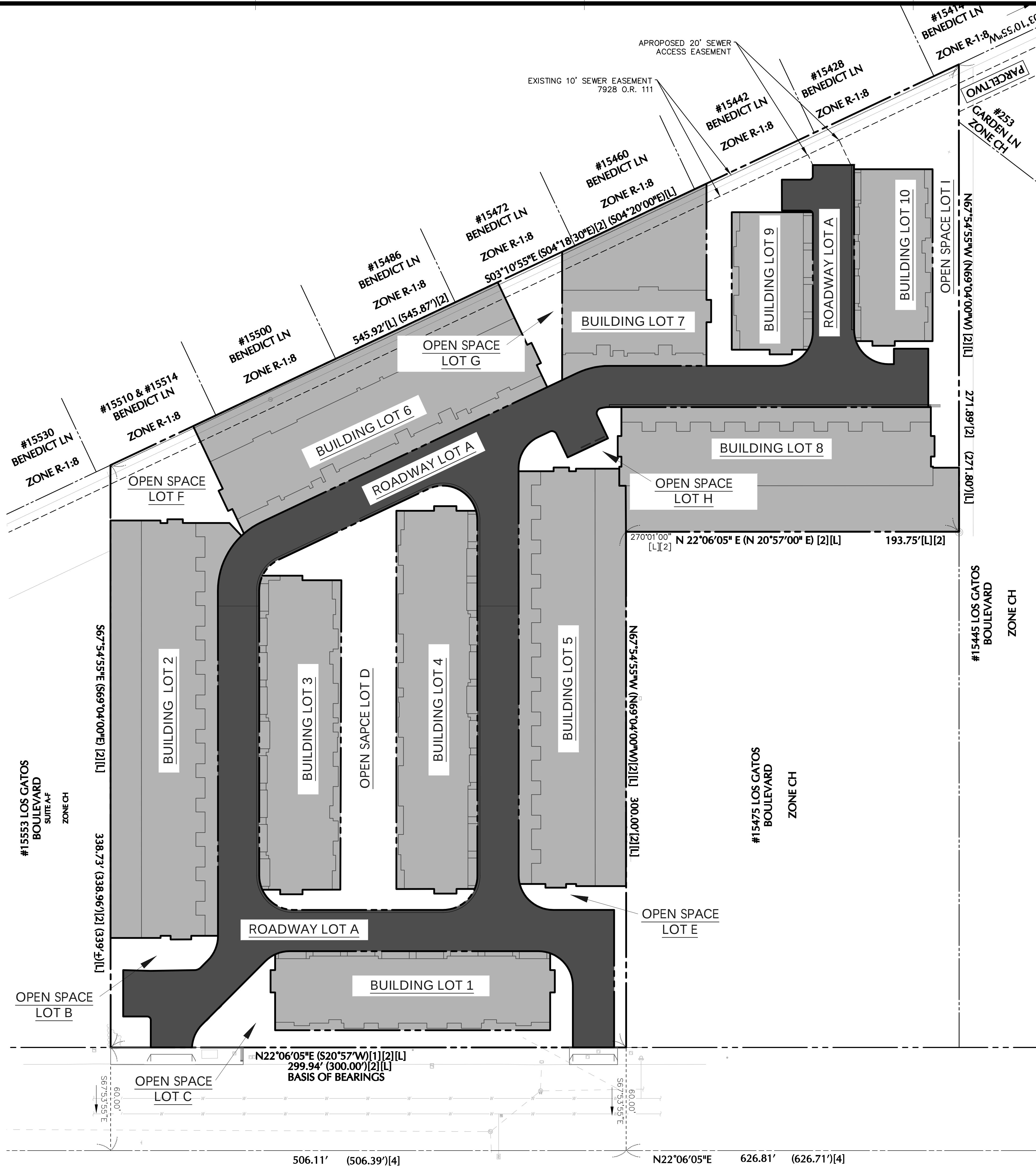


B POST LIGHT
SCALE: N.T.S.



A ARCHITECTURAL LIGHTING
SCALE: N.T.S.





VESTING TENTATIVE MAP
RESIDENCES AT NEWTOWN
FOR CONDOMINIUM PURPOSES
LOS GATOS CALIFORNIA

ALL OF LOT 13 AND A PORTION OF LOTS 9, 10, 11, 12, 14 AND 15, AND A PORTION OF ELLIOT AVENUE (NOW ABANDONED), AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE ELLIOT SUBDIVISION", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON AUGUST 14, 1926 IN BOOK V OF MAPS, AT PAGES 18 AND 19

DEVELOPER

SWENSON
777 N. FIRST STREET, 5TH FLOOR
SAN JOSE, CA 95112

ENGINEER / SURVEYOR

ANDREW TURNER, LS 9104
LANGAN CA, INC
1 ALMADEN BLVD, SUITE 590
SAN JOSE, CA 95113
(408) 283-3614

OWNER

SWENSON
ATTN: DAVID MEADS
777 N. FIRST STREET, 5TH FLOOR
SAN JOSE, CA 95112
(408) 938-6384

BASIS OF BEARINGS

BASIS OF BEARINGS: THE BEARING NORTH 22°06'05" EAST ON THE CENTERLINE OF LOS GATOS BOULEVARD BETWEEN 2 FOUND MONUMENTS WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS SURVEY. THE MERIDIAN OF THIS SURVEY IS DERIVED AND REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83). (EPOCH 2011) CALIFORNIA STATE PLANE SYSTEM, ZONE III. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HEXAGON SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).

BENCHMARK

ELEVATIONS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS DETERMINED BY GNSS.

BENCHMARK: LOS GATOS BENCHMARK LG-15
NGVD29 ELEVATION = 308.79

NOTES

- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- ASSESSOR'S PARCEL NO.: 424-22-30
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085C0377H, DATED MAY 18, 2009 AND WAS FOUND TO BE WITHIN THE FOLLOWING DESIGNATED ZONE:

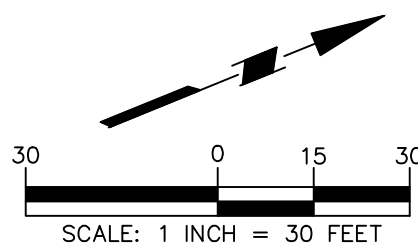
ZONE X (UNSHADED)
- SITE AREA:

TOTAL 3.8260± ACRES (166,659± S.F.)
- PROPERTY ADDRESS:

15495 LOS GATOS BOULEVARD, LOS GATOS, CA 95032
- ZONING: CH (HIGHWAY COMMERCIAL)
- EXISTING LAND USE: MIXED USE COMMERCIAL
- PROPOSED LAND USE: RESIDENTIAL INCLUDING UP TO 80 CONDOMINIUM STYLE TOWNHOME UNITS
- SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
- STORM CONDUIT: TOWN OF LOS GATOS
- WATER SYSTEM: SAN JOSE WATER COMPANY
- EXISTING NUMBER OF LOTS: 1
- PROPOSED NUMBER OF LOTS: 19
 - 10 BUILDING LOTS
 - 1 ROADWAY LOT
 - 8 OPEN SPACE LOTS

REFERENCES

- [L] LEGAL DESCRIPTION FROM RECORD DEED - DOC. NO. 17549795
[1] BOOK V OF MAPS, PAGES 18 & 19
[2] BOOK 434 OF MAPS, PAGE 19
[3] BOOK 216 OF MAPS, PAGE 6
[4] BOOK 241 OF MAPS, PAGE 43
[5] BOOK 372 OF MAPS, PAGE 34



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Consultant:

LANGAN

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San Jose, CA 95113
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Revision Schedule:

#	Description	Date

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SWENSON

RESIDENCE AT NEWTOWN
15495 LOS GATOS BOULEVARD
LOS GATOS, CA 95032
VESTING TENTATIVE MAP

Date:
JANUARY 30, 2026
Scale:
1-INCH = 30-FEET
Drawn by:
LANGAN
Job #:
770702401
Sheet

EX-1