

15650 LOS GATOS BOULEVARD

LOS GATOS, CALIFORNIA

DEVELOPMENT REVIEW APPLICATION

SUBMITTAL 02.14.2022 * RESUBMITTAL #1 05.13.2022 * RESUBMITTAL #2 08.10.22 * RESUBMITTAL #3 09.14.22

PROJECT DESCRIPTION

SHEET INDEX

THE 15650 LOS GATOS BOULEVARD PROJECT HAS A SITE AREA OF 2.793 ACRES AND IS LOCATED WITHIN THE CH- RESTRICTED COMMERCIAL HIGHWAY ZONING IN THE TOWN OF LOS GATOS, CALIFORNIA. THE PROJECT CONSISTS OF CONSTRUCTING A NEW COMMERCIAL BUILDING AND SURFACE PARKING LOT.

THE PROJECT AIMS TO CREATE A UNIQUE BUILDING THAT EMBODIES THE QUALITIES WHICH ARE DESIRABLE FOR THE BOULEVARD. IT CONTAINS NEIGHBORHOOD SHOPPING USES WHILE MAINTAINING A UNIQUE SCALE AND PEDESTRIAN FRIENDLINESS THAT IS HIGHLY DESIRABLE TO TOWN RESIDENTS.

THE PROJECT DESIGN IS CONSISTENT WITH THE C.H COMMERCIAL ZONING AND LOS GATOS BOULEVARD DESIGN GUIDELINES. THE NEW BUILDING IS LOCATED ON THE BOULEVARD TO ENCOURAGE PEDESTRIAN CONNECTIVITY AND VIBRANCY. THE BUILDING DESIGN IS A SERIES OF SMALLER SCALE ARCHITECTURAL FEATURES AND DETAILS TO SUPPORT THE BOULEVARD GUIDELINES AND TOWN OF LOS GATOS DESIGN GOALS.

ARCHITECTURAL

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- L-5 SCHEMATIC LIGHTING PLAN
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PROJECT INFORMATION

PROJECT TEAM

PROPERTY ADDRESS: 15650 LOS GATOS BOULEVARD
APN: 424-14-028
LOT AREA: 121,655 SF (2.793 ACRES)
ZONING: CH

USE: COMMERCIAL
OCCUPANCY: M (MERCANTILE)
TYPE OF CONSTRUCTION: V-B

AREA CALCULATION
BUILDING AREA: 40,170 SF
OPEN LOADING AND SERVICES: 3,305 SF

FLOOR AREA RATIO (FAR): 0.33

BUILDING COVERAGE CALCULATION
TOTAL BUILDING FOOTPRINT: 40,170 SF
EXTERIOR CANOPY AREAS: 2,475 SF
TOTAL BUILDING COVERAGE: 42,645 SF

ALLOWABLE SITE COVERAGE: 50%
PROPOSED SITE COVERAGE: 35%

ALLOWABLE BLDG. HEIGHT: 35'-0"
PROPOSED BLDG. HEIGHT: 35'-0"

STORIES PROPOSED: 1 STORY

SPRINKLER SYSTEM: YES

REQUIRED PARKING STALLS: 171 STALLS
PROVIDED PARKING STALLS: 164 STALLS
REQUIRED PARKING RATIO: 1/235 (4.25/1000)
PROPOSED PARKING RATIO: 1/245 (4.0/1000)

NOTE: OPEN LOADING DOCK IS NOT INCLUDED IN PARKING CALCULATION.

OWNER

SAND HILL PROPERTY COMPANY
965 PAGE MILL ROAD
PALO ALTO, CA 94304

Phone: 650.344.1500
Contact: Steve Lynch
Email: slynch@shpco.com

ARCHITECT

KENNETH RODRIGUES & PARTNERS, INC.
445 N. WHISMAN ROAD, SUITE 200
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Contact: Rachana Ramesh
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LANDSCAPE ARCHITECT

THE GUZZARDO PARTNERSHIP, INC
181 GREENWICH STREET
SAN FRANCISCO, CA 94111

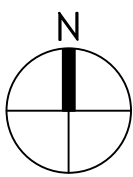
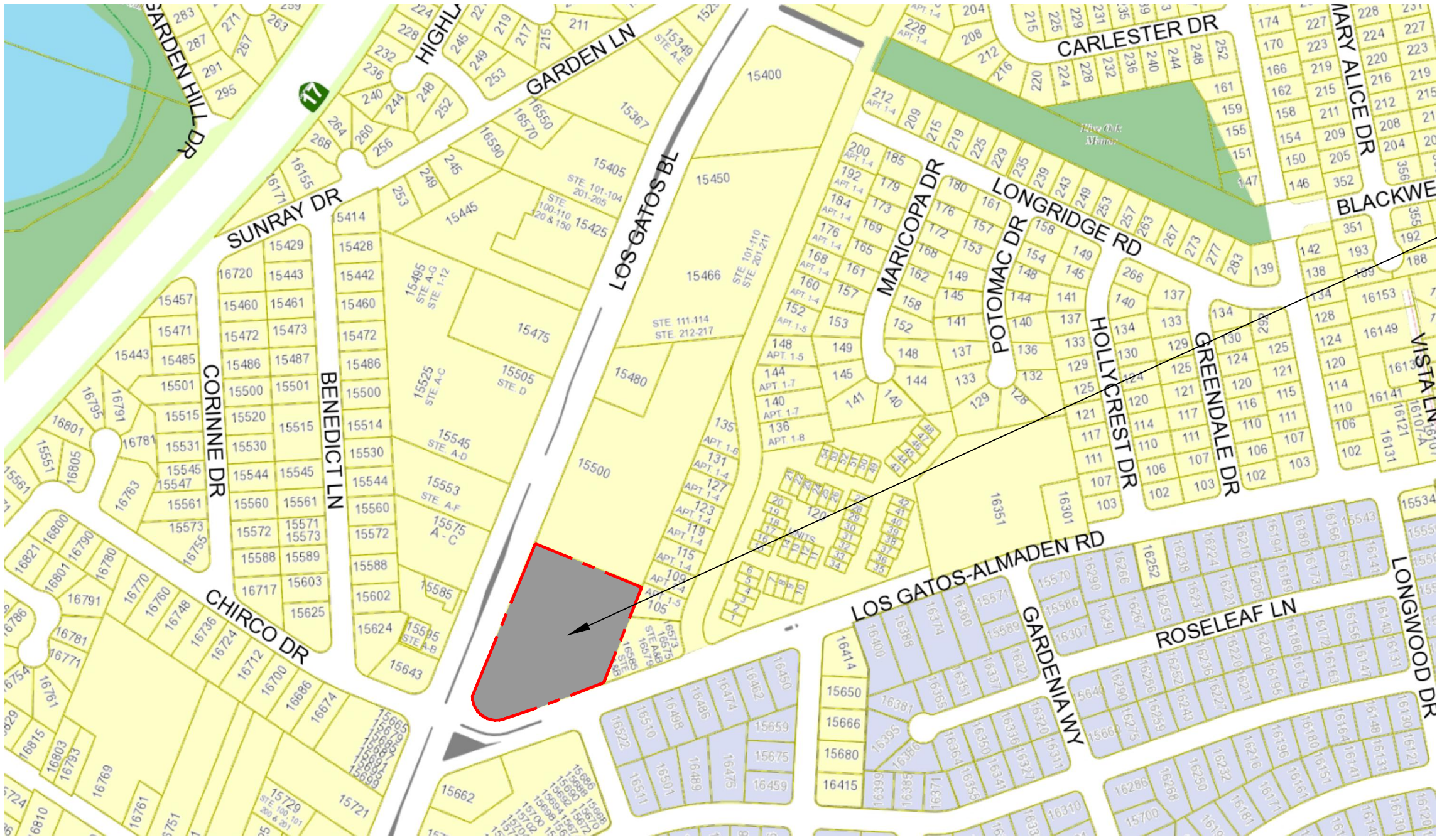
Phone: 415.433.4672
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Email: glaymon@tgp-inc.com

CIVIL ENGINEER

SANDIS
1700 S WINCHESTER BLVD, SUITE 200
CAMPBELL, CA 95008

Phone: 408.636.0962
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Email: syasutake@sandis.net

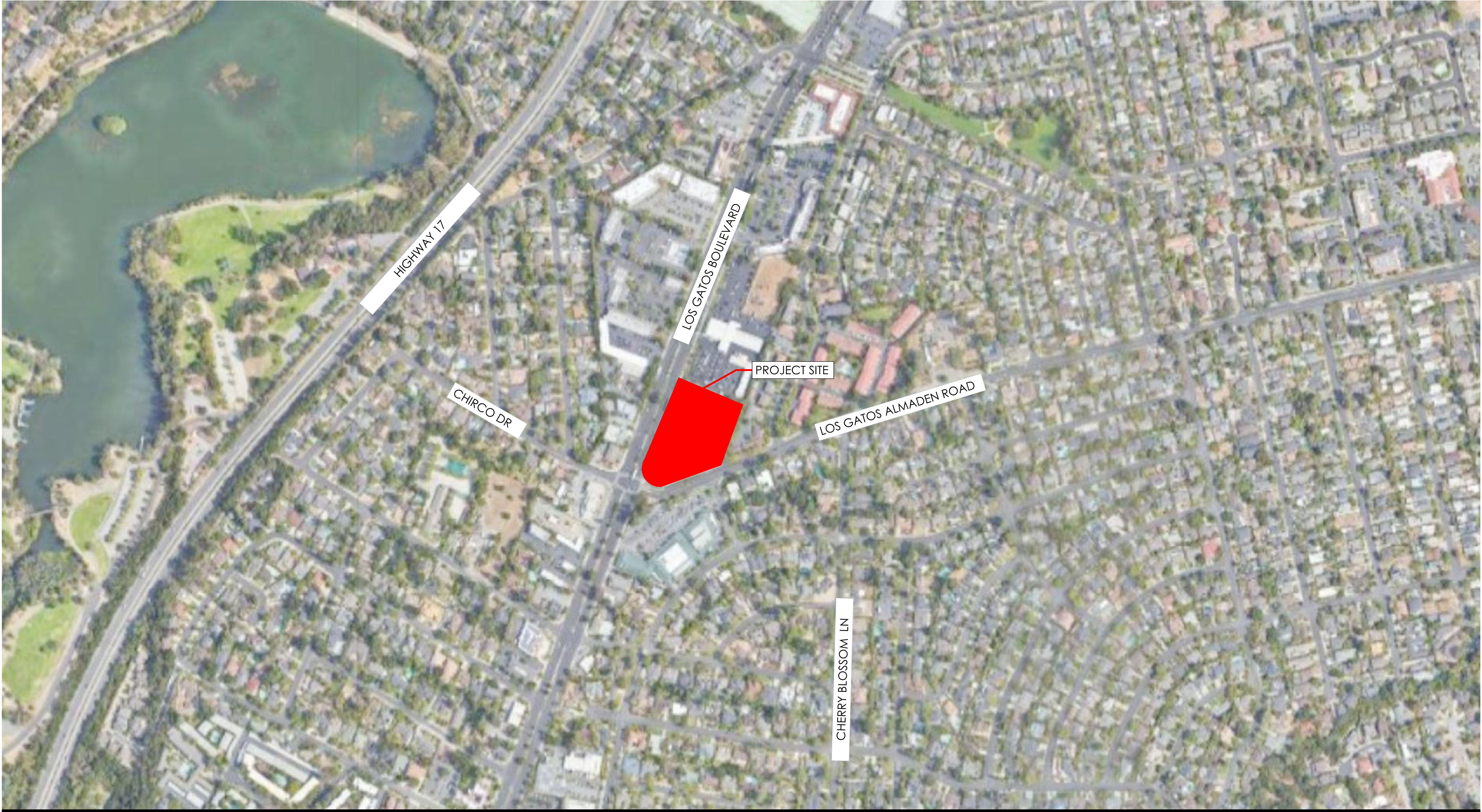
VICINITY MAP





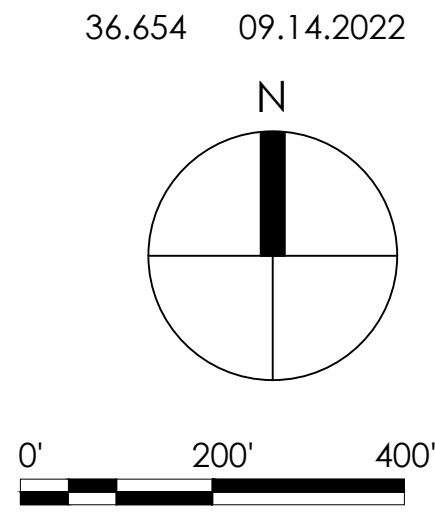
DESIGN GOALS

1. FOLLOW THE ARCHITECTURAL CHARACTER OF THE TOWN OF LOS GATOS BY:
 - BREAK BUILDING DESIGN DOWN TO SMALL SCALE ARCHITECTURAL FEATURES WITH A STRONG **PEDESTRIAN ORIENTATION**
 - ATTENTION TO ARCHITECTURAL DETAILS AND LANDSCAPING
2. SUBSTANTIALLY LANDSCAPE THE SETBACKS TO INCLUDE LARGE SPECIMEN TREES AS WELL AS FLOWERING PLANTS
3. PROVIDE **VISUAL UNITY TO THE BOULEVARD**
4. ACCOMMODATE AUTO-ORIENTED USES WHILE MAINTAINING A **HIGH DEGREE OF HUMAN SCALE AND APPEAL FOR PEDESTRIAN AND BICYCLE USERS**
5. PROVIDE A **VISUAL FOCAL POINT** FOR SITE AND BUILDING ENTRIES
6. COLORS AND MATERIALS TO BE COMPATIBLE WITH OTHER PROJECTS ALONG THE BOULEVARD



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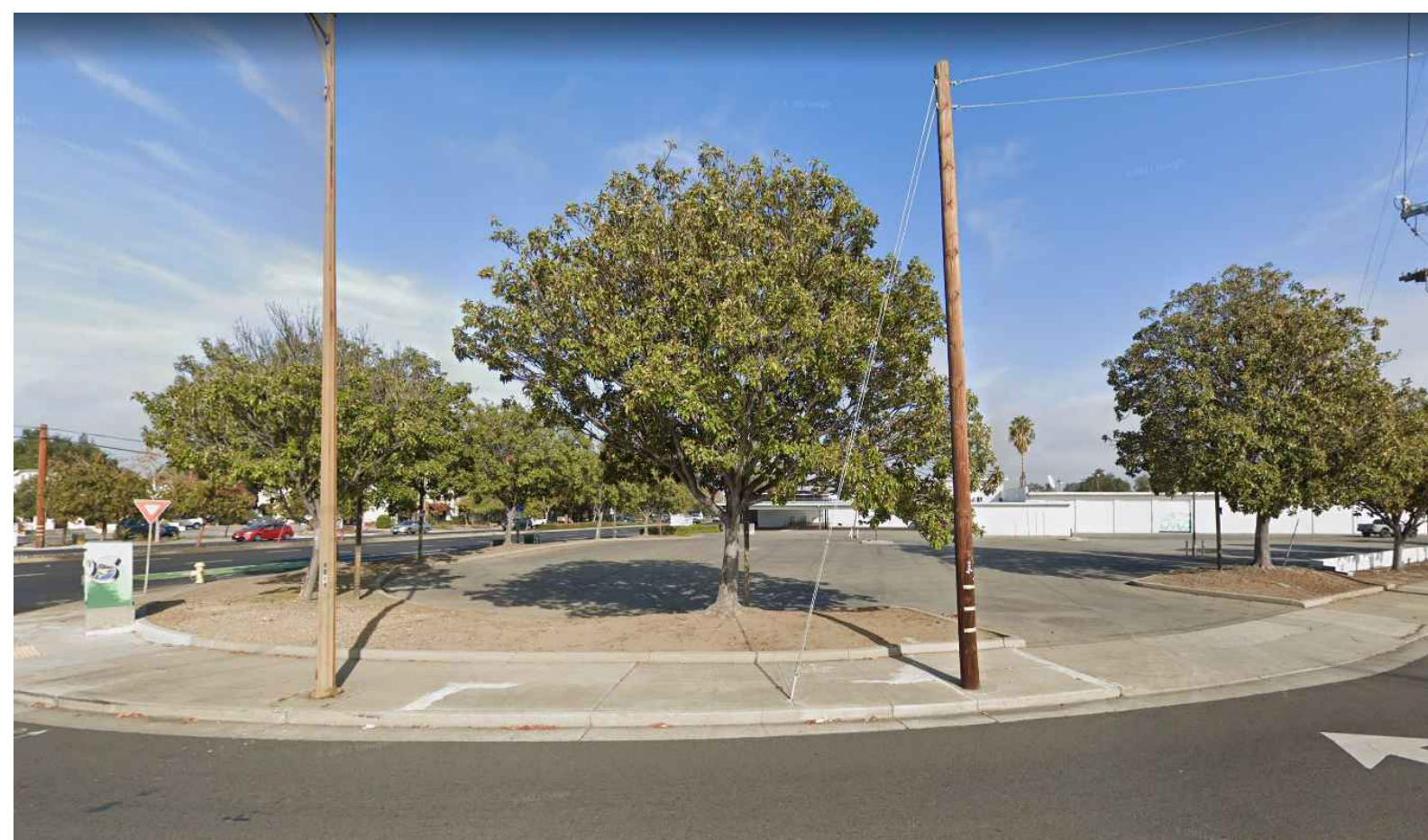
AERIAL MAP

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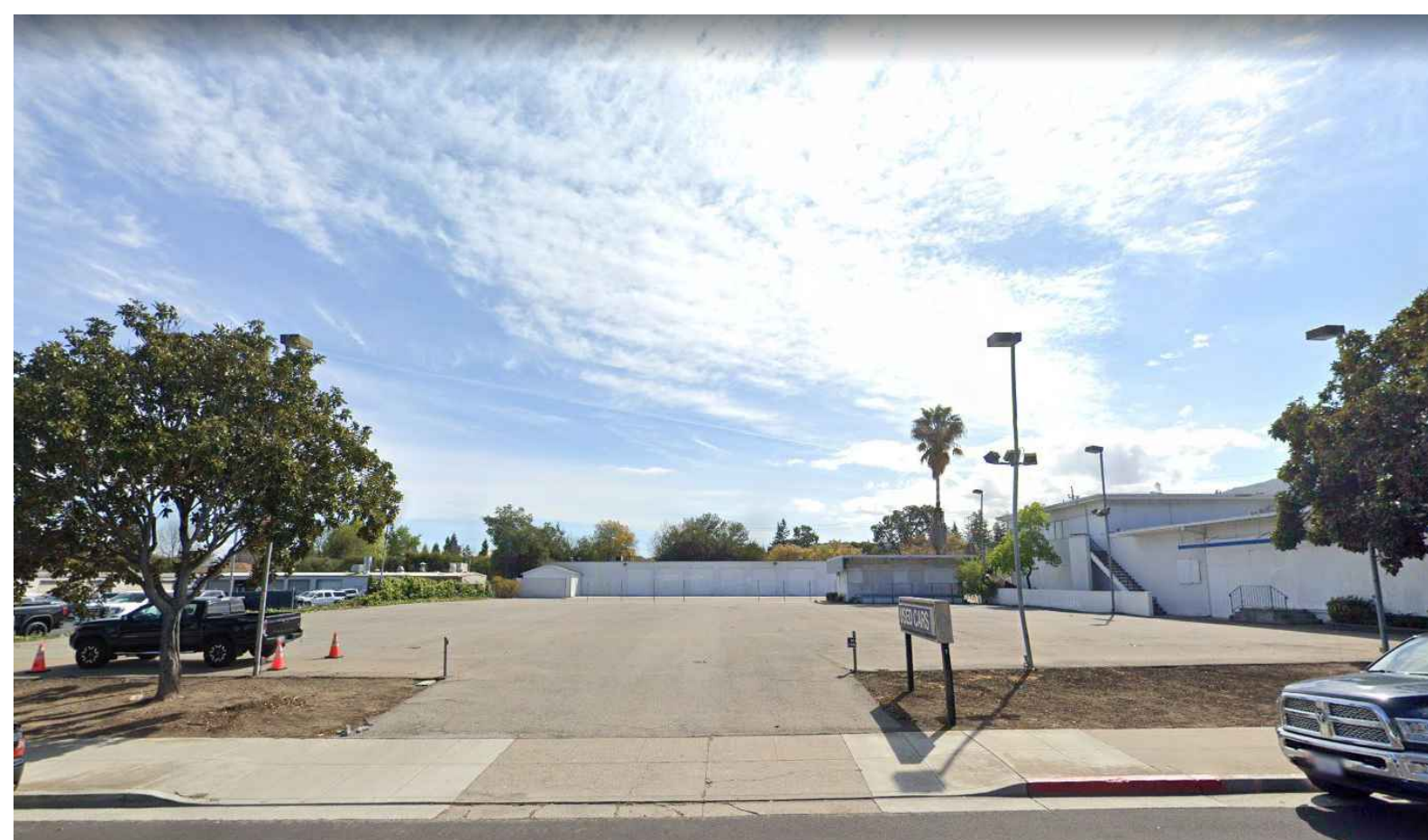
B IMAGES OF THE SITE



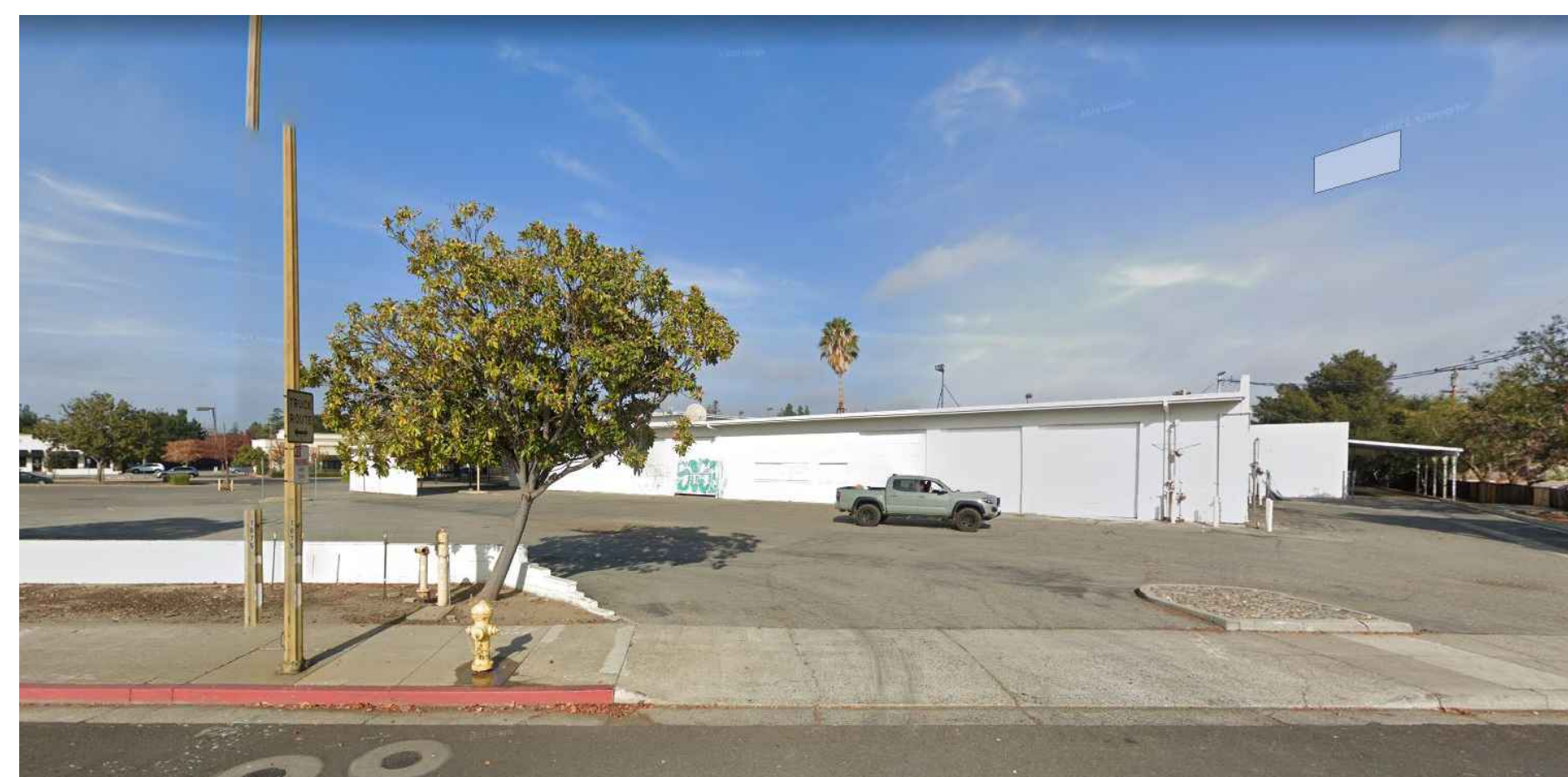
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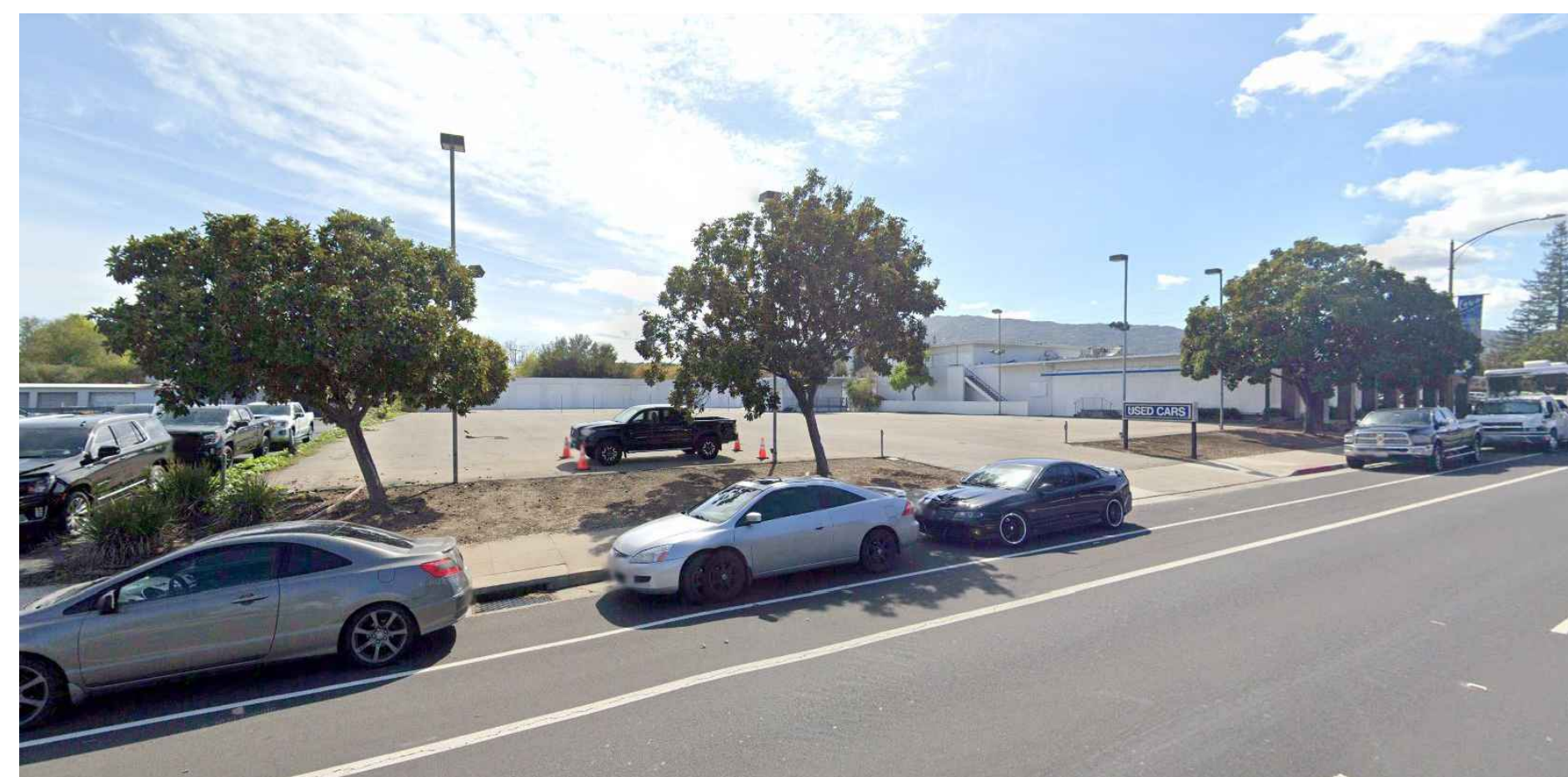
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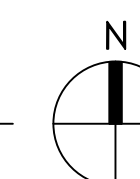


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A CONTEXT SITE PLAN



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PHOTOGRAPHS OF THE
EXISTING SITE

A0.3

B IMAGES OF ADJACENT BUILDINGS



1 SUTTER HEALTH BUILDING



2 MOORE BUICK GMC



3 NOB HILL FOODS SHOPPING CENTER



4 CITIBANK



5 HAPPY HOUND



6 LESTER SQUARE



7 STARBUCKS RESERVE CENTER

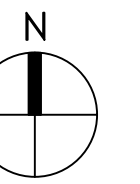


8 CORNERSTONE SHOPPING CENTER



9 LUNARDI'S MARKET

A CONTEXT SITE PLAN



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NEIGHBORHOOD CONTEXT

A0.4



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VIEW FROM LOS GATOS
BOULEVARD

A0.5



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VIEW FROM LOS GATOS
 BOULEVARD

A0.6



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LOS GATOS, CALIFORNIA

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VIEW FROM CUSTOMER
PARKING

A0.7



KEYNOTES:

- 1 PROPERTY LINE
- 2 BUILDING FOOTPRINT
- 3 DRIVEWAY
- 4 PARKING AREA
- 5 BUILDING SETBACK LINE
- 6 EXISTING SIGNALIZED INTERSECTION

EXISTING SITE SUMMARY

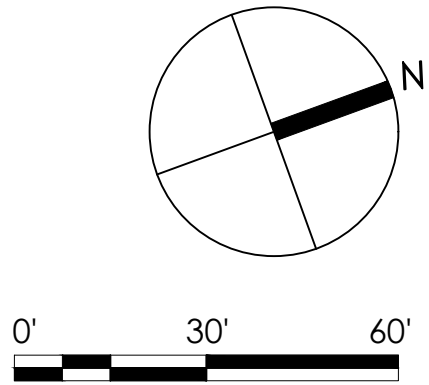
APN:	424-14-028
ZONING:	CH HIGHWAY COMMERCIAL
SITE AREA:	121,655 SF (2.793 AC)
EXISTING BUILDING AREA:	+/- 20,600 SF
EXISTING BUILDING HEIGHT:	+/- 22.5'
NUMBER OF STORIES:	2 STORY

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EXISTING SITE PLAN



A1.0



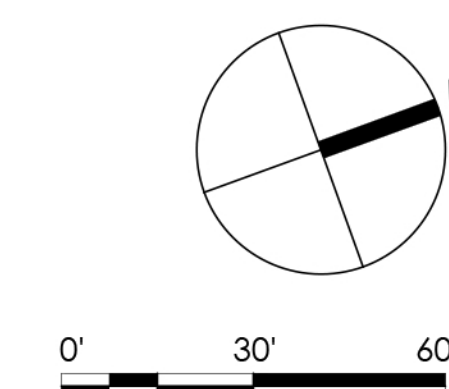
LEGEND	
	BUILDING FOOTPRINT
	OPEN LOADING AND SERVICE AREA
	EXTERIOR CANOPIES
	PAVED AREA
	DRIVEWAY / PARKING
	LANDSCAPE AREA

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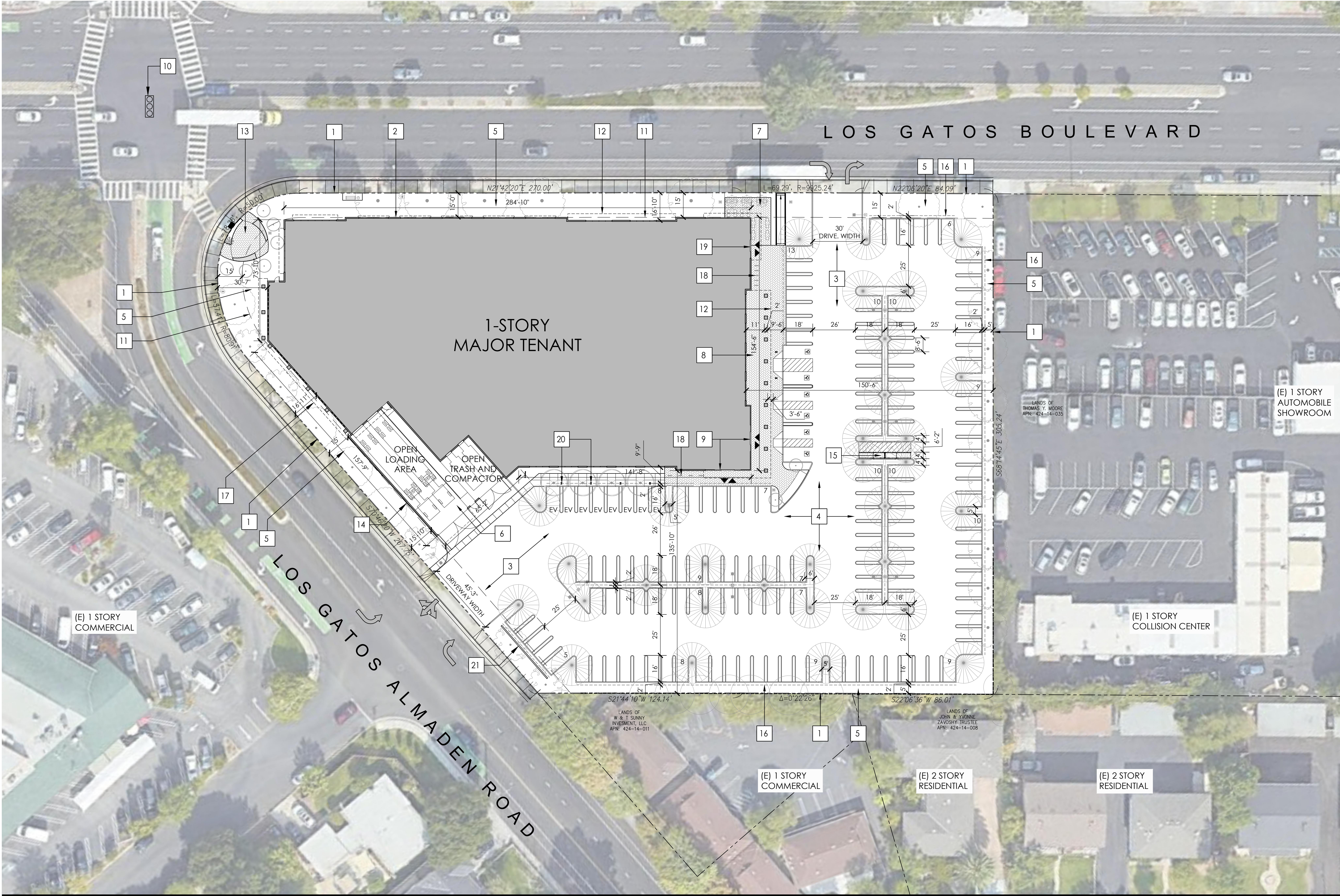
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ILLUSTRATIVE SITE PLAN



A1.1



KEYNOTES:

- 1 PROPERTY LINE
- 2 BUILDING FOOTPRINT
- 3 DRIVEWAY
- 4 PARKING AREA
- 5 LANDSCAPE AREA
- 6 LOADING & SERVICE
- 7 OUTDOOR PATIO SEATING
- 8 COVERED OUTDOOR SALES
- 9 PRIMARY ENTRY
- 10 EXISTING SIGNALIZED INTERSECTION
- 11 15' WIDE BUILDING SETBACK LINE
- 12 LINE OF CANOPY ABOVE
- 13 OUTDOOR NODE
- 14 LOADING DOCK SCREEN WALL
- 15 SINGLE WIDE CART CORRAL
- 16 2' PARKING OVERHANG
- 17 TRELLIS ABOVE
- 18 BIKE PARKING
- 19 SECONDARY ENTRY
- 20 EV CHARGING STATION
- 21 LANDSCAPE SCREEN WALL

SITE SUMMARY

ZONING:	CH HIGHWAY COMMERCIAL
SITE AREA:	121,655 SF (2.793 AC)
AREA CALCULATION	
BUILDING AREA:	40,170 SF
OPEN LOADING AND SERVICES:	3,305 SF
FLOOR AREA RATIO (FAR):	0.33
BUILDING COVERAGE CALCULATION	
BUILDING FOOTPRINT:	40,170 SF
EXTERIOR CANOPY AREAS:	2,475 SF
TOTAL BUILDING COVERAGE:	42,645 SF
ALLOWABLE SITE COVERAGE:	50%
PROPOSED SITE COVERAGE:	35%
ALLOWABLE BLDG. HEIGHT:	35'-0"
PROPOSED BLDG. HEIGHT:	35'-0"

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT (LOS GATOS BLVD)	15'-0"	15'-0"
SIDE	NONE	150'-6"
REAR	NONE	135'-10"
STREET SIDE (LOS GATOS ALMADEN RD)	15'-0"	15'-0"

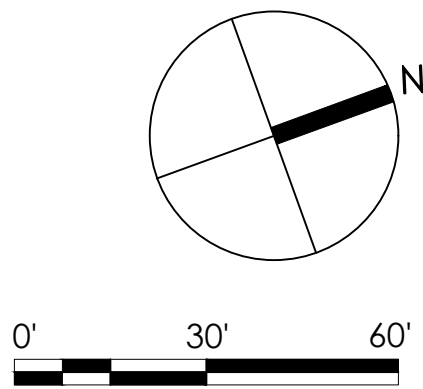
NOTE: REFER SHEET 1.4 FOR PARKING CALCULATIONS

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DIMENSIONED SITE PLAN



A1.2



SITE CALCULATIONS

		AREA(SF)	LOT COVERAGE %
	BUILDING FOOTPRINT	40,170 SF	33%
	OPEN LOADING AND SERVICES	3,305 SF	3%
	EXTERIOR CANOPY AREAS	2,475 SF	2%
	DRIVEWAY/ PARKING	52,697 SF	43%
	WALKWAYS	3,968 SF	3%
	LANDSCAPE AREA	10,923 SF	9%
	PARKING LOT LANDSCAPE AREA	8,117 SF	7%
	TOTAL SITE AREA	121,655 SF	100%

PARKING LOT CALCULATIONS

PURSUANT TO SECTION 29.10.155 (g)(6) OF THE TOWN CODE, AT LEAST FIVE PERCENT OF THE INTERIOR OF ALL PARKING AREAS SHALL BE LANDSCAPED.

PARKING LOT LANDSCAPE AREA*	8,520 SF	14% (>5%)
DRIVEWAY AREA	54,230 SF	86%
TOTAL PARKING AREA	62,750 SF	100%

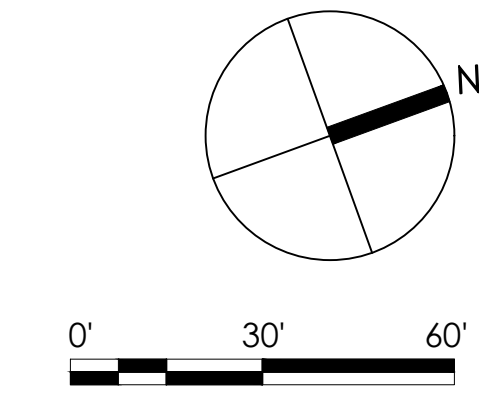
*PARKING LOT LANDSCAPE AREA SMALLER THAN 5' ANY DIMENSION AS WELL AS CURBING AND VEHICLE OVERHANGS ALLOWANCES ARE NOT INCLUDED IN THE CALCULATION PER SECTION 29.10.155 (G) (6)

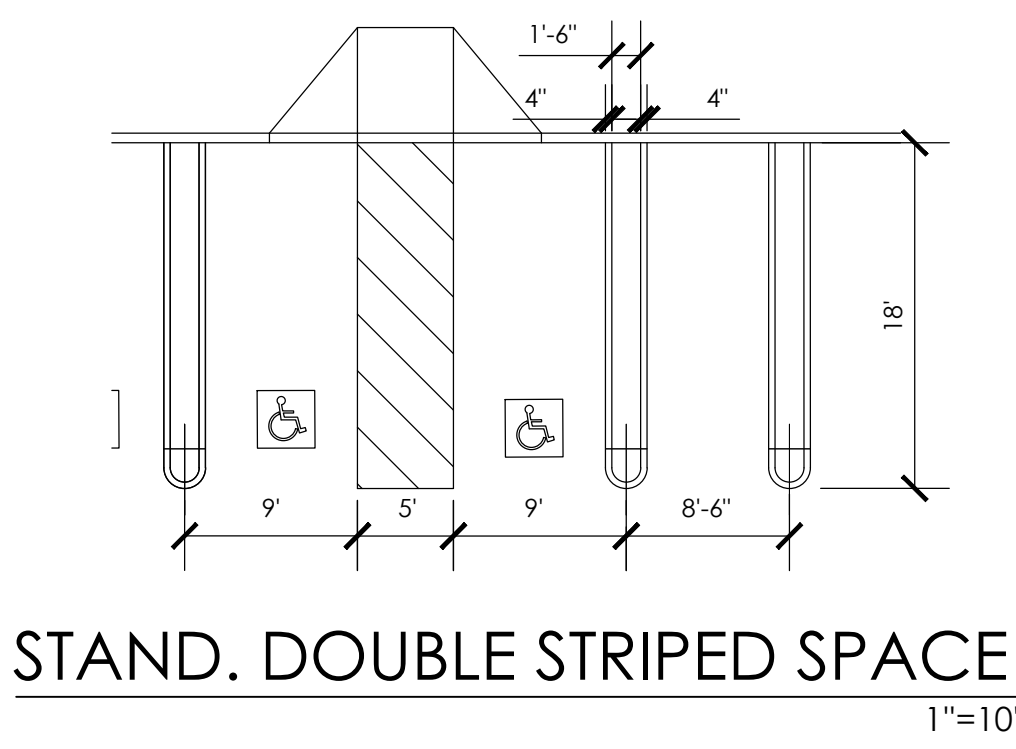
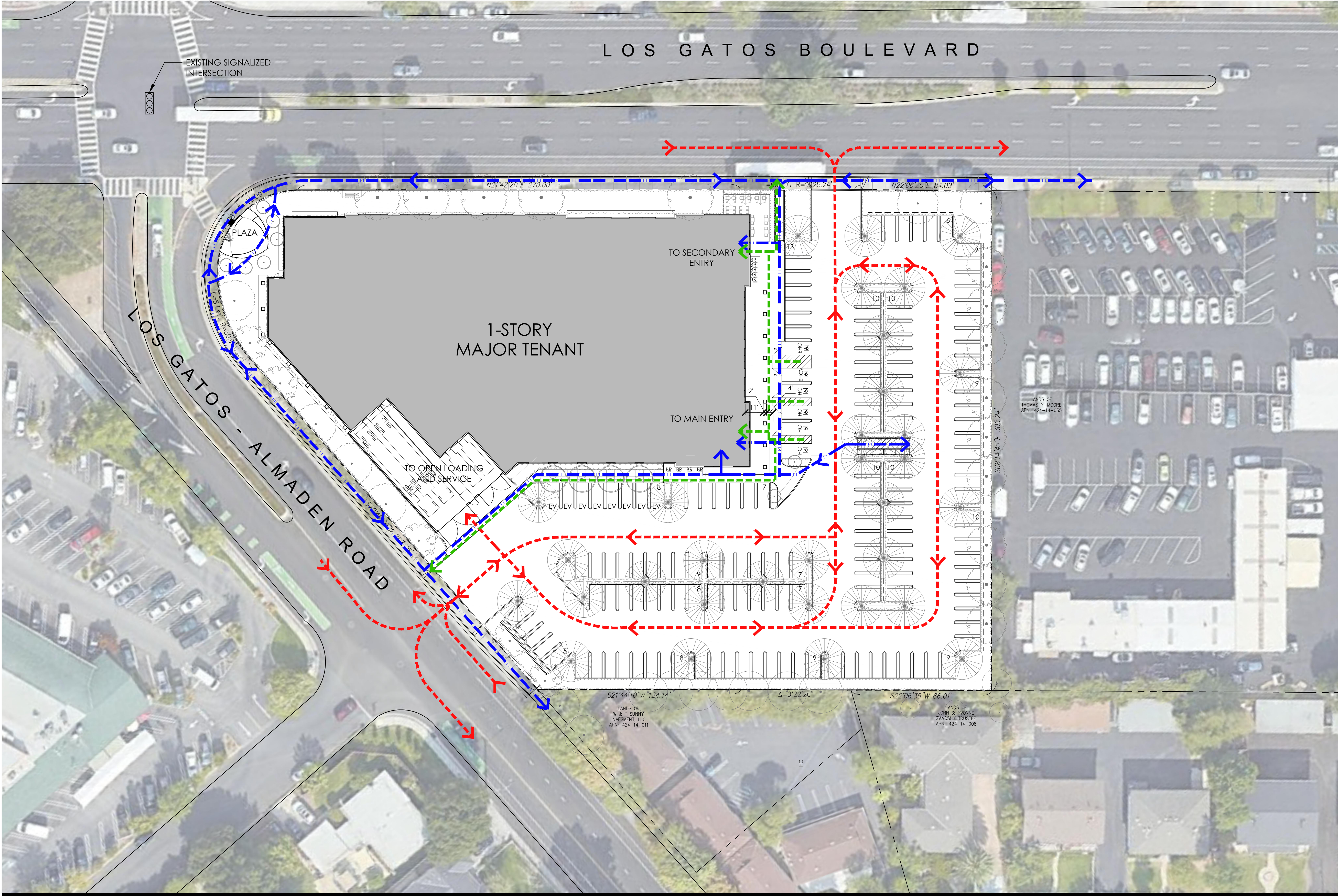
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OPEN SPACE ANALYSIS





PARKING LOT CALCULATIONS

BUILDING AREA	40,170 SF	
TOTAL PARKING STALLS	164 STALLS	
	REQUIRED	PROPOSED
PARKING STALLS	171	164
PARKING RATIO	4.25/1000 (1/235)	4.0/1000 (1/245)
ACCESSIBLE STALLS (HC)	4	4
EV CHARGING STALLS (EV)	8	8
ACCESSIBLE EV STALLS (EHC)	1	1
ACCESSIBLE EV VAN STALLS(EHCV)	1	1
BIKE PARKING	7	10

NOTE: OPEN LOADING DOCK IS NOT INCLUDED IN PARKING CALCULATION.

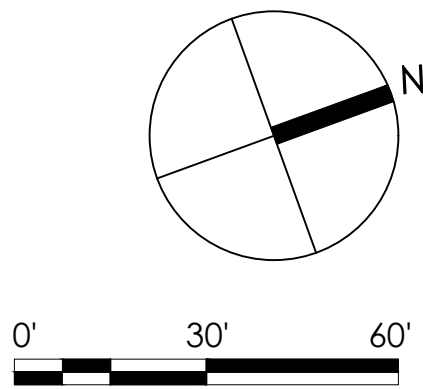
LEGEND

- HC ACCESSIBLE STALLS
 - EHC ACCESSIBLE EV STALLS
 - EHCV ACCESSIBLE EV VAN STALLS
 - BR BIKE RACKS
 - EV ELECTRIC VEHICLE CHARGING STALLS
- PEDESTRIAN CIRCULATION
- - - VEHICULAR CIRCULATION
- - - LINE DENOTES ACCESSIBLE PATH OF TRAVEL

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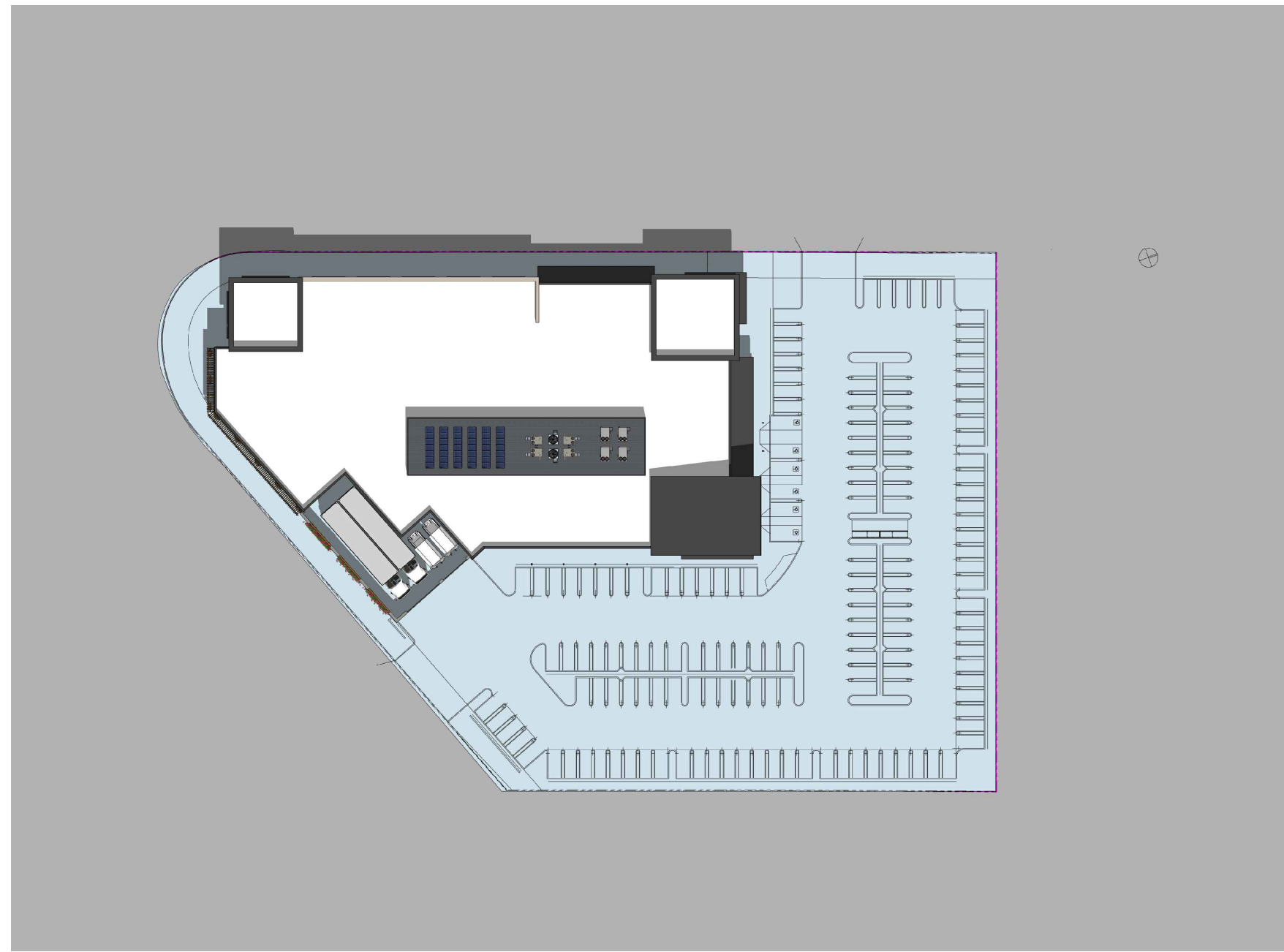
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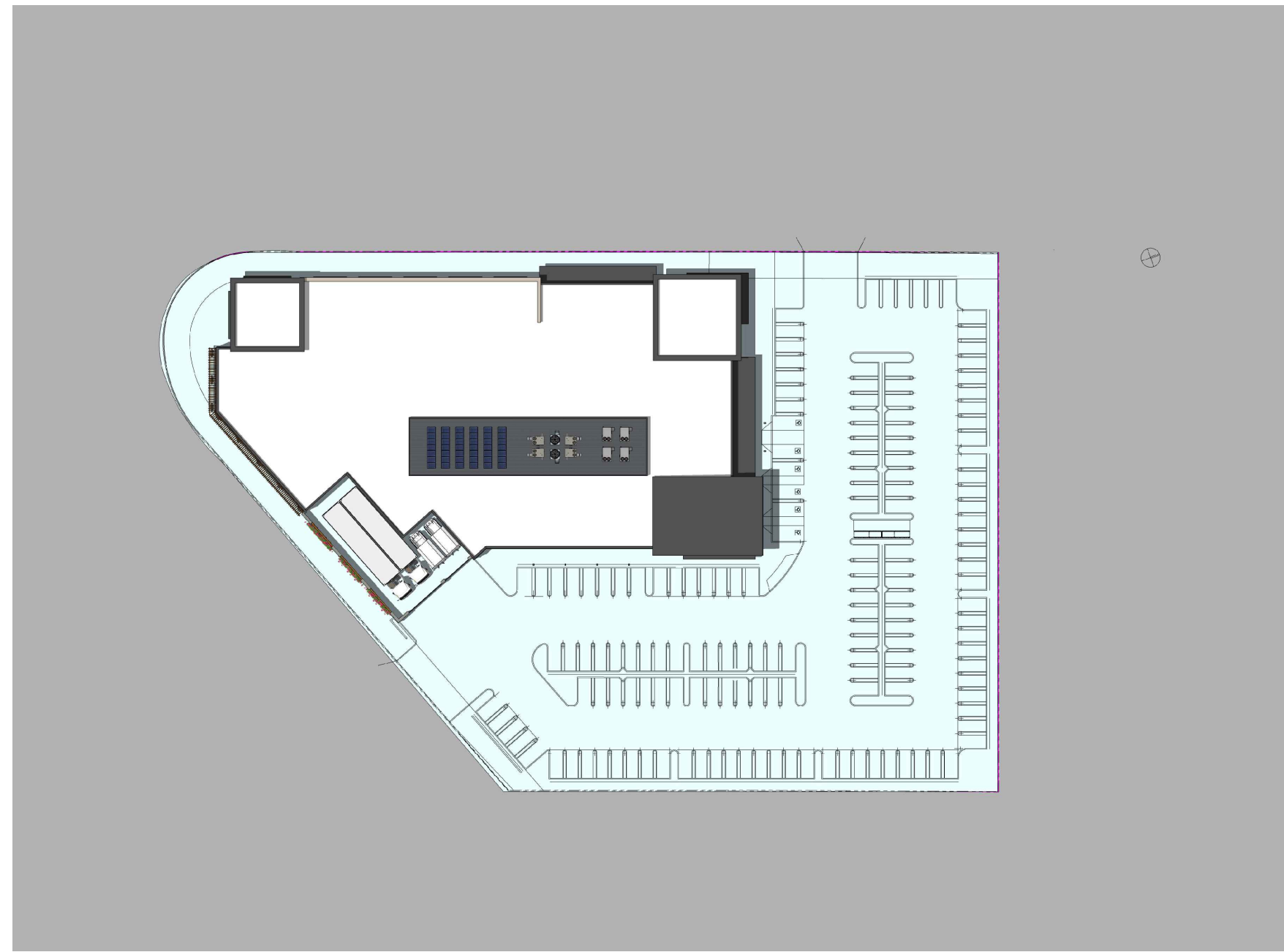


PARKING CALCULATION
AND CIRCULATION PLAN

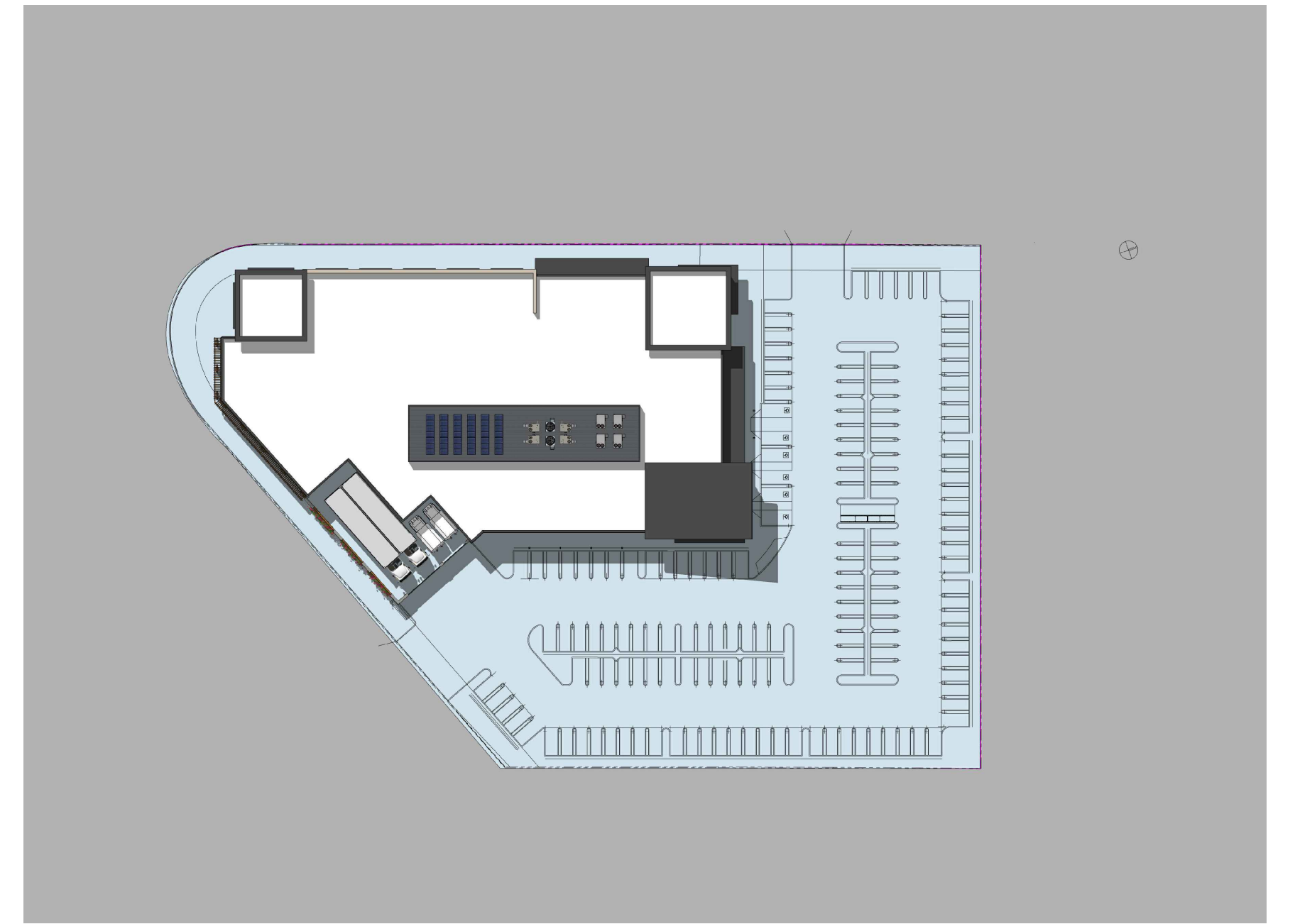
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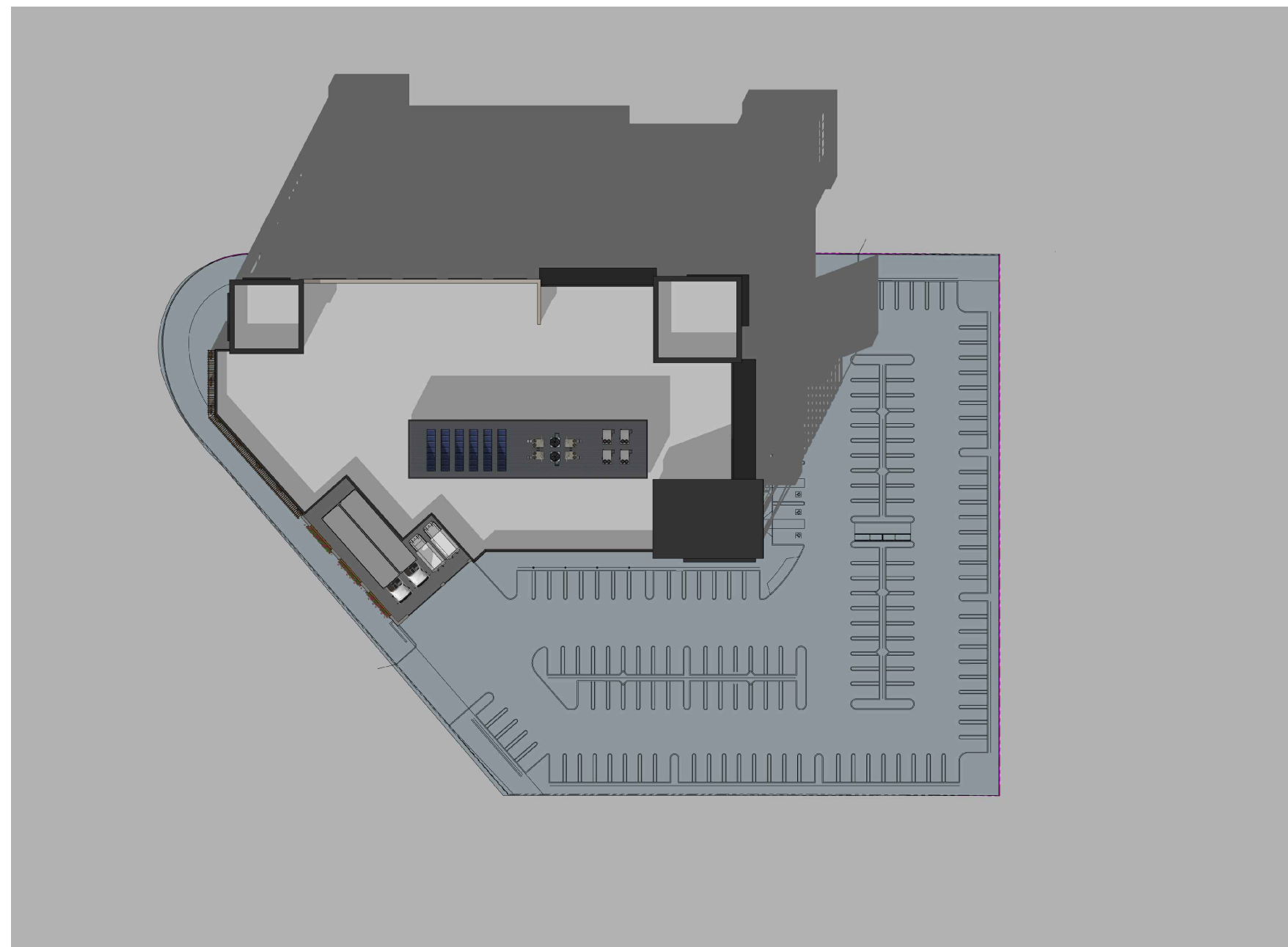
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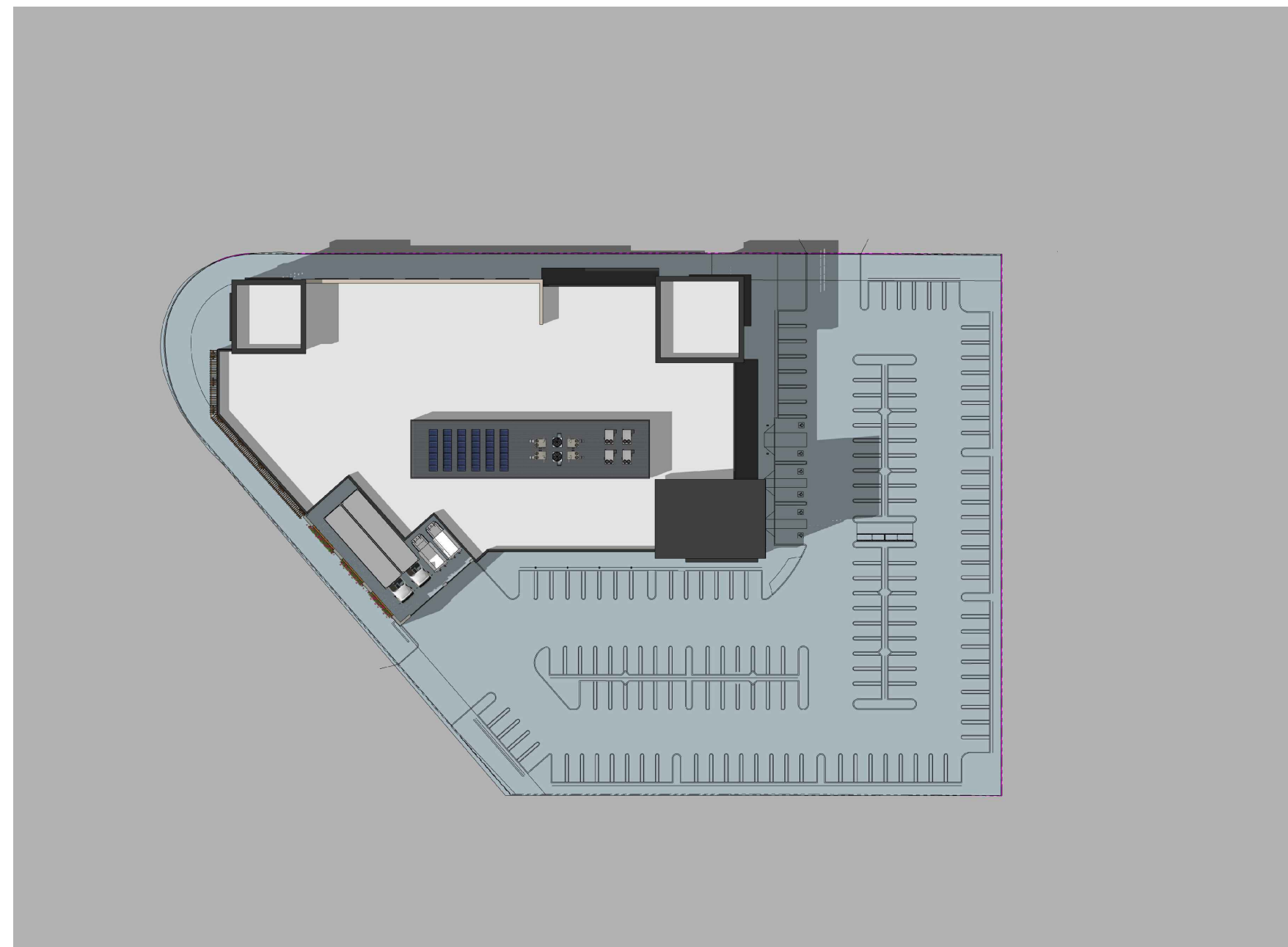
2 SUMMER SOLSTICE 12 PM



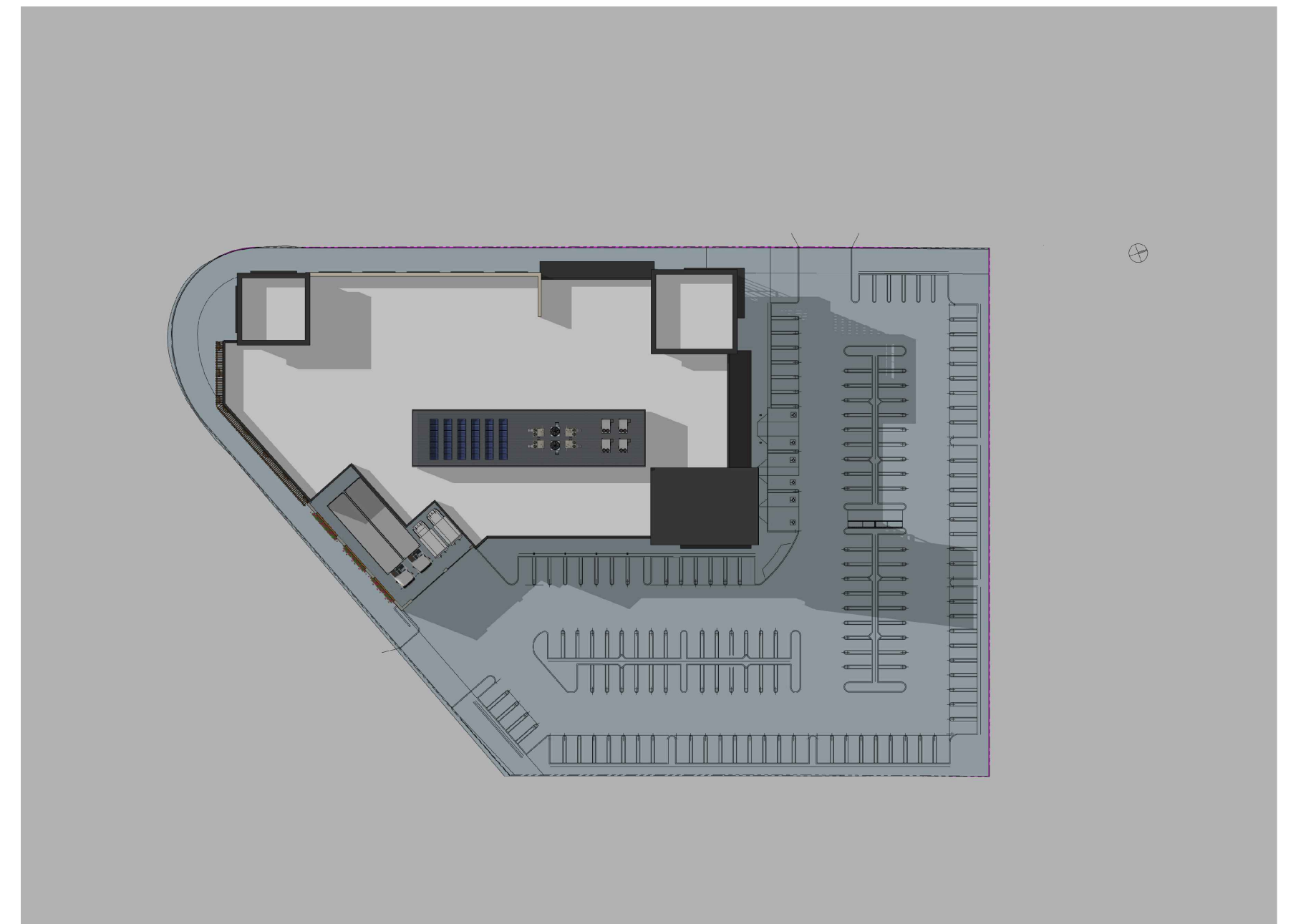
3 SUMMER SOLSTICE 3 PM



4 WINTER SOLSTICE 9 AM



5 WINTER SOLSTICE 12 PM



6 WINTER SOLSTICE 3 PM

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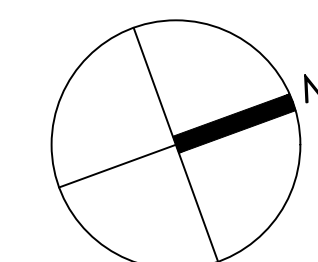
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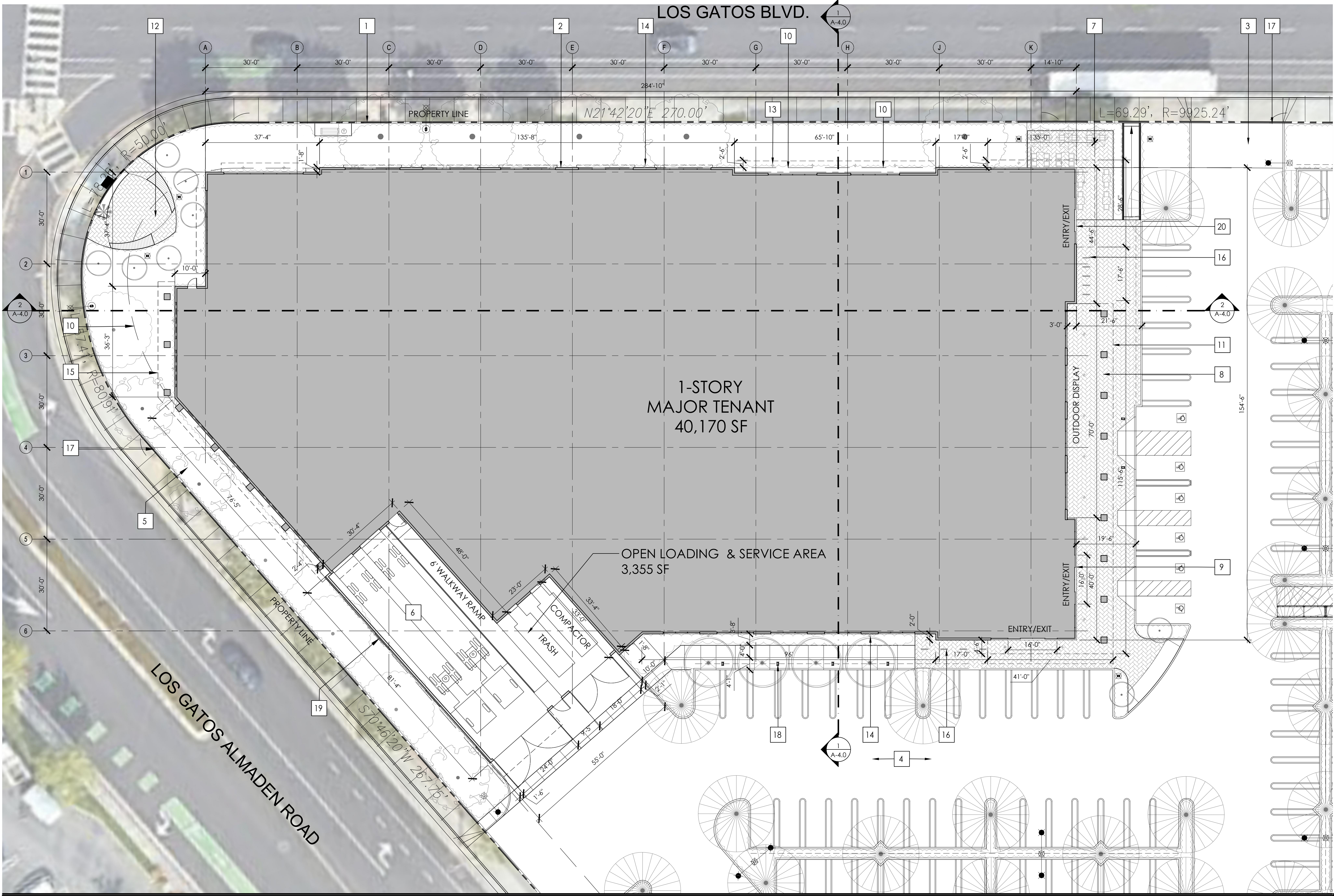
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SHADOW STUDY



A1.5

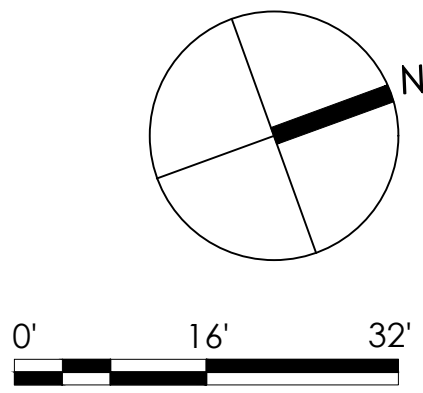


- KEYNOTES:
- 1 PROPERTY LINE
 - 2 BUILDING FOOTPRINT
 - 3 DRIVEWAY
 - 4 PARKING AREA
 - 5 LANDSCAPE AREA
 - 6 LOADING & SERVICE
 - 7 OUTDOOR PATIO SEATING
 - 8 COVERED OUTDOOR SALES
 - 9 PRIMARY ENTRY
 - 10 BUILDING SETBACK LINE
 - 11 LINE OF CANOPY ABOVE
 - 12 OUTDOOR NODE
 - 13 RECESSED DOWNLIGHT BEGA 24 818
 - 14 WALL MOUNTED LIGHT FIXTURE BEGA 66 698
 - 15 LINE OF TRELLIS ABOVE
 - 16 BIKE PARKING
 - 17 SIDEWALK EASEMENT LINE
 - 18 EV CHARGING STATION
 - 19 SCREEN WALL
 - 20 SECONDARY ENTRY

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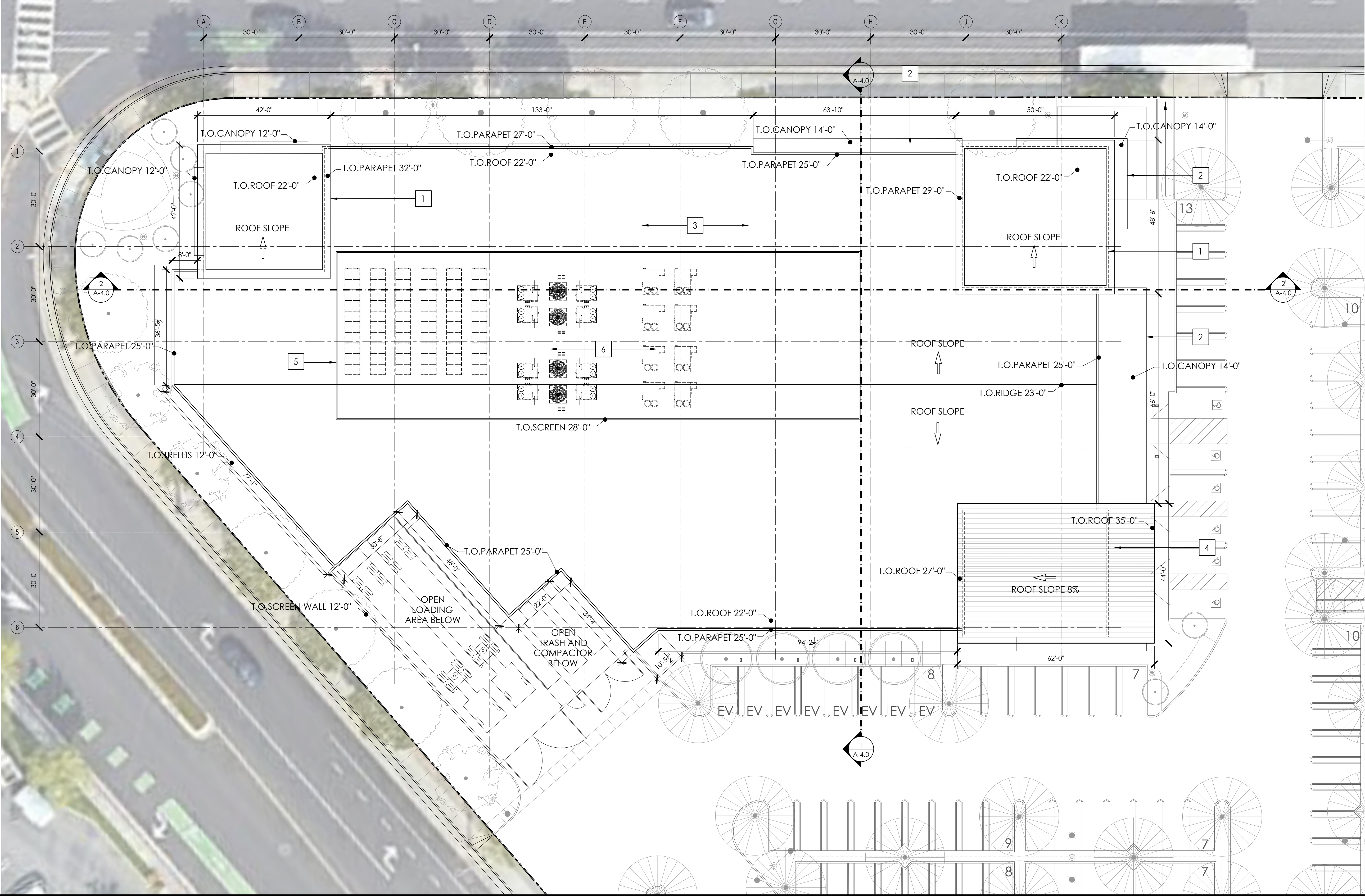
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BUILDING
FLOOR PLAN

A2.0



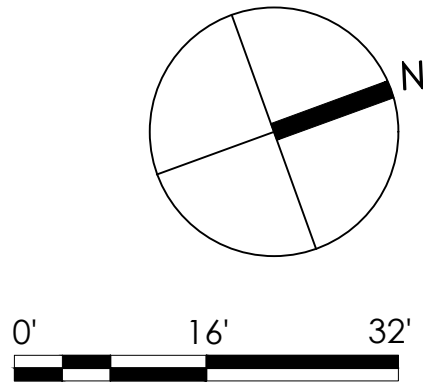
- KEYNOTES:
- 1 PARAPET AT TOWER ELEMENT
 - 2 CANOPY BELOW
 - 3 BUILT-UP ROOFING
 - 4 STANDING SEAM METAL ROOF
 - 5 MECHANICAL EQUIPMENT SCREEN
 - 6 MECHANICAL EQUIPMENT WELL

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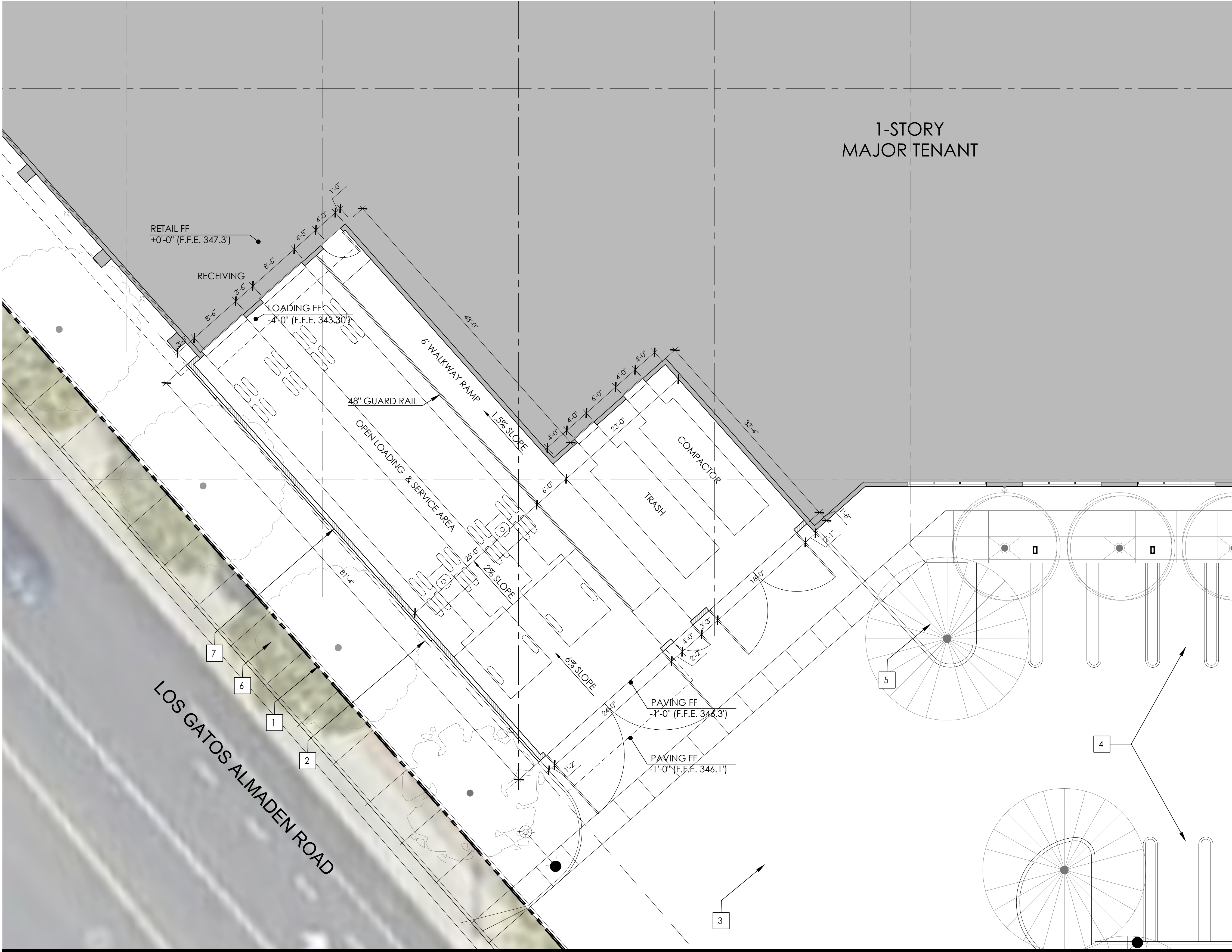
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ROOF PLAN



A2.1

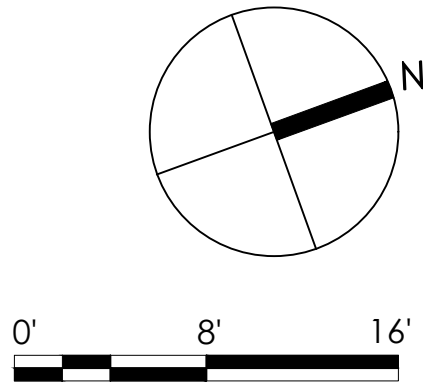


- KEYNOTES:
- 1 PROPERTY LINE
 - 2 BUILDING SETBACK LINE
 - 3 DRIVEWAY
 - 4 PARKING AREA
 - 5 LANDSCAPE AREA
 - 6 SIDEWALK
 - 7 LOADING DOCK SCREEN WALL

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LOADING DOCK AND
SERVICE AREA PLAN



1 NORTH ELEVATION
3/32"=1'-0"



2 WEST ELEVATION (LOS GATOS BLVD ELEVATION)
3/32"=1'-0"

KEYNOTES:

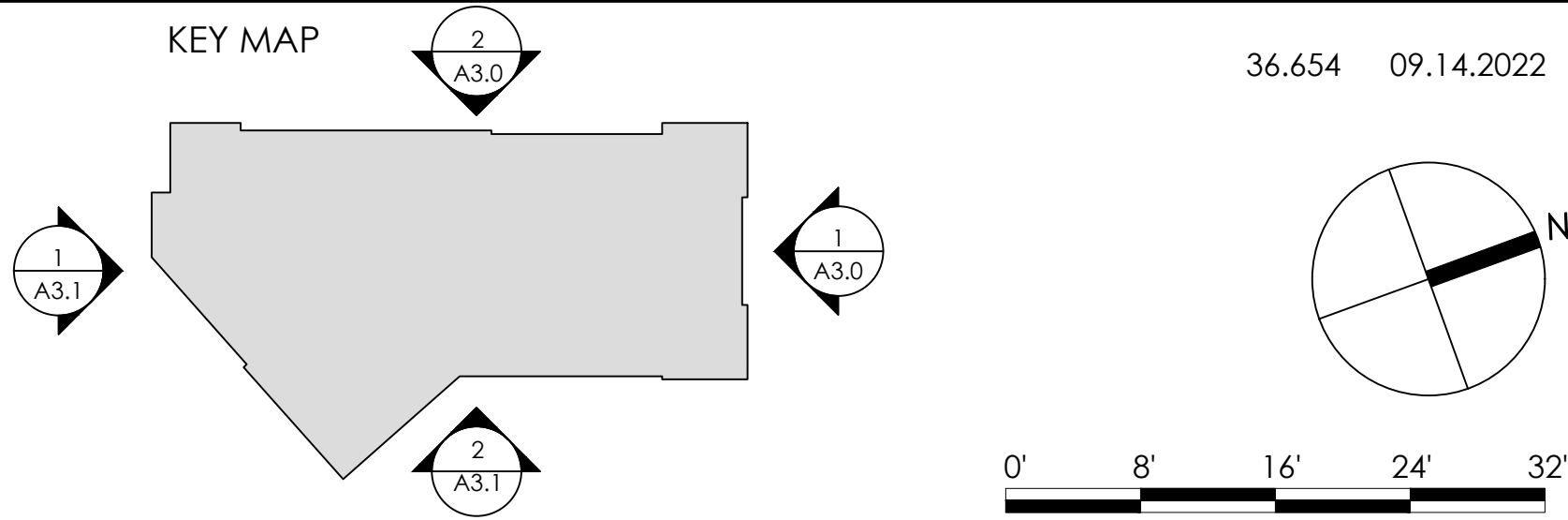
- 1 STONE VENEER CLADDING
- 2 WOOD SIDING
- 3 PAINTED STUCCO
- 4 STOREFRONT WINDOW SYSTEM WITH CLEAR GLAZING AND ALUMINUM FRAMES
- 5 AUTOMATIC SLIDING STOREFRONT DOOR SYSTEM WITH CLEAR GLAZING AND ALUMINUM FRAMES
- 6 WOOD AND STEEL GATES
- 7 HORIZONTAL LOUVERS
- 8 WOOD COLUMNS WITH STONE BASE
- 9 WOOD TRELLIS
- 10 METAL CANOPY
- 11 METAL PANEL CLADDING
- 12 HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT WALL COLOR
- 13 WALL MURAL
- 14 WOOD BEAM
- 15 ROOF EQUIPMENT SCREENING

COLORS AND MATERIALS:

- (A1) ALUMINUM CLADDING: ALUCOBOND, METAL PANEL, COLOR: STATUARY BRONZE
- (G1) CLEAR GLASS: GUARDIAN GLASS, GUARDIAN ULTRACLEAR LOW-IRON GLASS
- (G2) FROSTED GLASS: GUARDIAN GLASS, GUARDIAN DECO HT, COLOR: MILK WHITE
- (P1) STUCCO PAINT: BENJAMIN MOORE, HAMPSHIRE TAUPE 990
- (ST) STONE VENEER: BEST STONWORKS, 'SCHUYLKILL ASHLAR'
- (W) WOOD STAIN: OLYMPIC SEMI-TRANSPARENT STAINS "SIERRA" 700
- (WH) COMPOSITE LOUVERS: GEOLAM WOOD HYBRID SYSTEM: SOLEO 6034, COLOR: TEAK
- (WS) WOOD SIDING: ADVANTAGE LUMBER, IPE WOOD
- WOOD STAIN: OLYMPIC SEMI-TRANSPARENT STAIN, "SIERRA" 700

15650 LOS GATOS BOULEVARD

LOS GATOS, CALIFORNIA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.



BUILDING ELEVATIONS

A3.0



1 SOUTH ELEVATION (LOS GATOS ALMADEN ROAD ELEVATION)
3/32"=1'-0"



2 EAST ELEVATION
3/32"=1'-0"

KEYNOTES:

- 1 STONE VENEER CLADDING
- 2 WOOD SIDING
- 3 PAINTED STUCCO
- 4 STOREFRONT WINDOW SYSTEM WITH CLEAR GLAZING AND ALUMINUM FRAMES
- 5 AUTOMATIC SLIDING STOREFRONT DOOR SYSTEM WITH CLEAR GLAZING AND ALUMINUM FRAMES
- 6 WOOD AND STEEL GATES
- 7 HORIZONTAL LOUVERS
- 8 WOOD COLUMNS WITH STONE BASE
- 9 WOOD TRELLIS
- 10 METAL CANOPY
- 11 METAL PANEL CLADDING
- 12 HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT WALL COLOR
- 13 WALL MURAL
- 14 WOOD BEAM
- 15 ROOF EQUIPMENT SCREENING

COLORS AND MATERIALS:

- (A1) ALUMINUM CLADDING: ALUCOBOND, METAL PANEL, COLOR: STATUARY BRONZE
(G1) CLEAR GLASS: GUARDIAN GLASS, GUARDIAN ULTRACLEAR LOW-IRON GLASS
(G2) FROSTED GLASS: GUARDIAN GLASS, GUARDIAN DECO HT, COLOR: MILK WHITE
(P1) STUCCO PAINT: BENJAMIN MOORE, HAMPSHIRE TAUPE 990
(ST) STONE VENEER: BEST STONEWORKS, 'SCHUYLKILL ASHLAR'
(W) WOOD STAIN: OLYMPIC SEMI-TRANSPARENT STAINS 'SIERRA' 700
(WH) COMPOSITE LOUVERS: GEOLAM WOOD HYBRID SYSTEM: SOLEO 6034, COLOR: TEAK
(WS) WOOD SIDING: ADVANTAGE LUMBER, IPE WOOD
WOOD STAIN: OLYMPIC SEMI-TRANSPARENT STAIN, 'SIERRA' 700

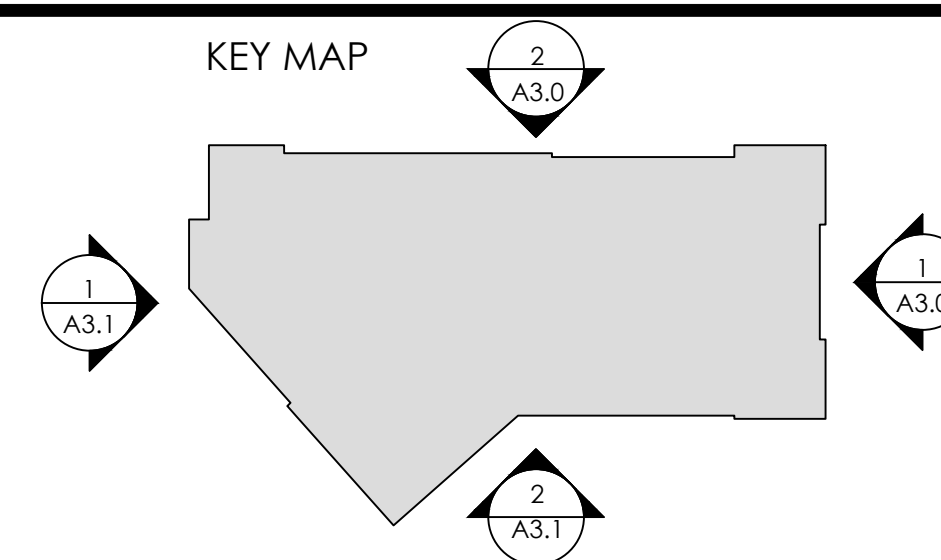
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LOS GATOS, CALIFORNIA

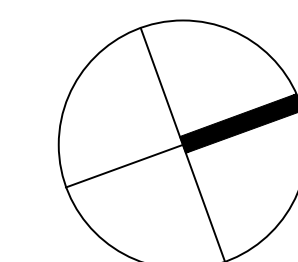
SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.

KEY MAP



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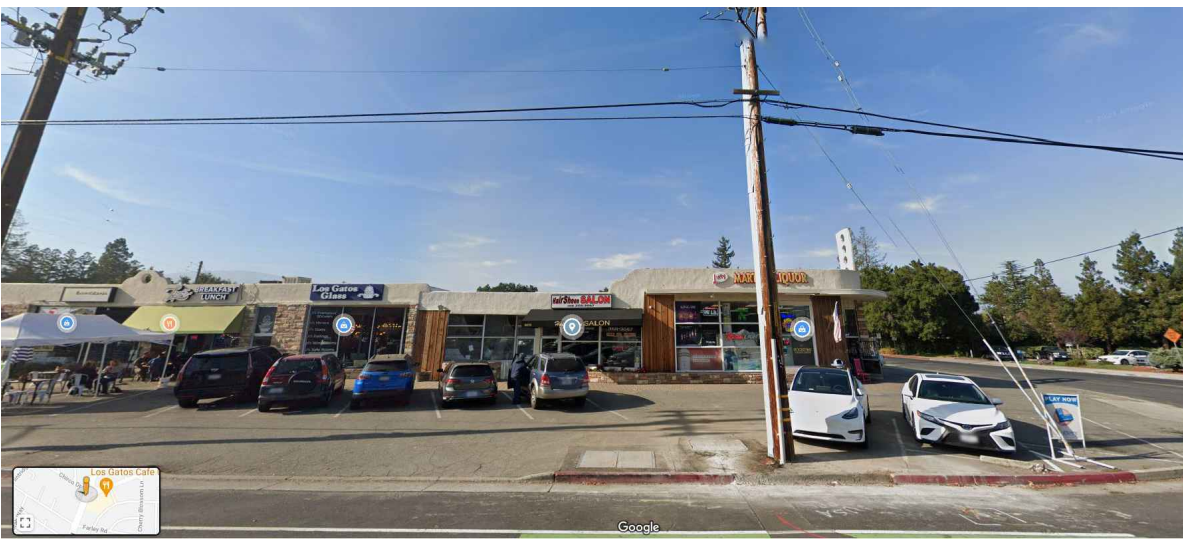
0' 8' 16' 24' 32'

BUILDING ELEVATIONS

A3.1



LOS GATOS BLVD LOOKING EAST



LOS GATOS BLVD LOOKING WEST



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SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

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STREETSCAPE ELEVATIONS



1 ENLARGED NORTH ELEVATION



2 ENLARGED EAST ELEVATION



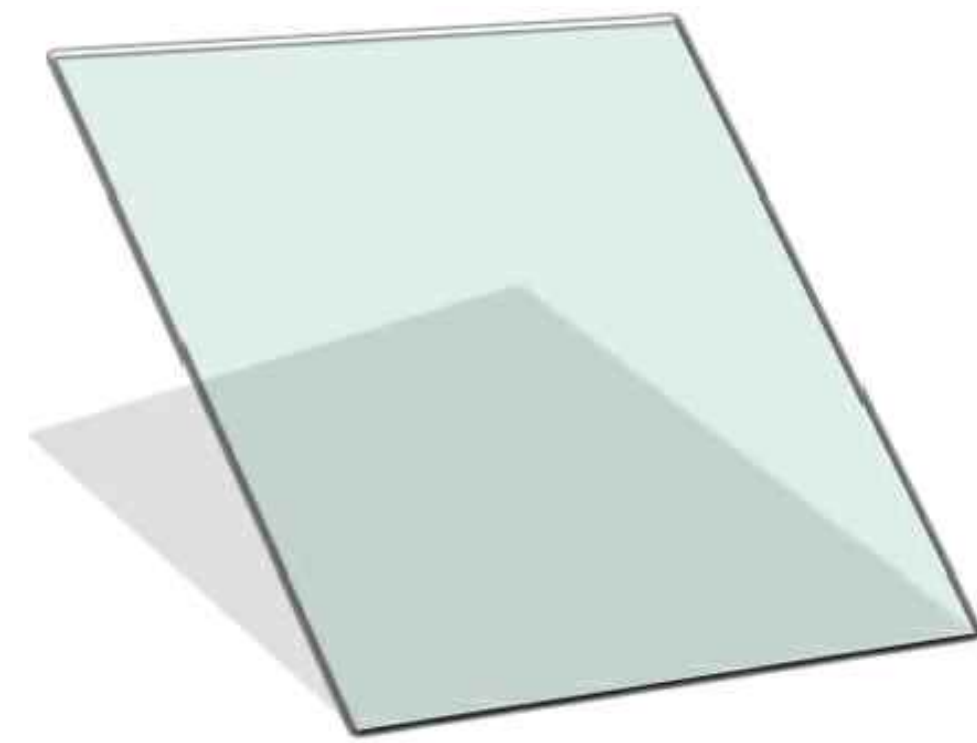
1 STONE VENEER - BEST STONEWROKS 'SCHUYLKILL AHLAR'



2 WOOD SIDING - ADVANTAGE LUMBER IPE
WOOD STAIN - OLYMPIC SEMI-TRANSPARENT STAINS "SIERRA" 700



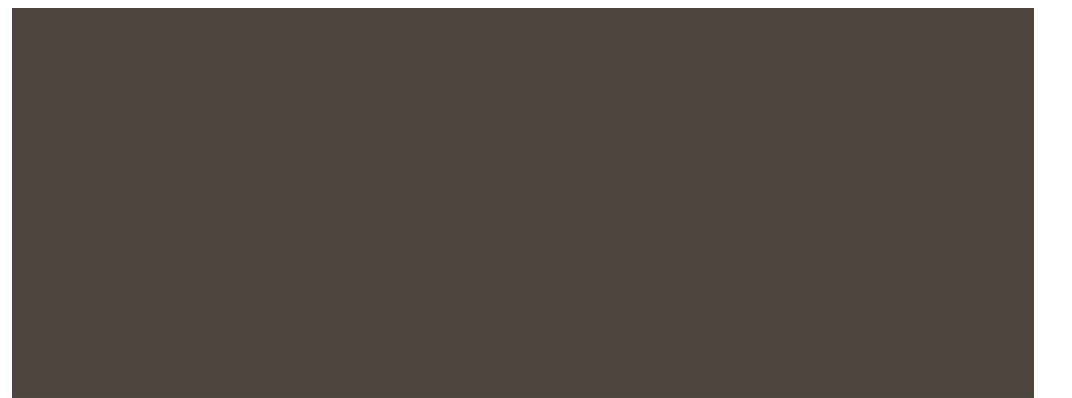
3 STUCCO PAINT - BENJAMIN MOORE, HAMPSHIRE TAUPE 990



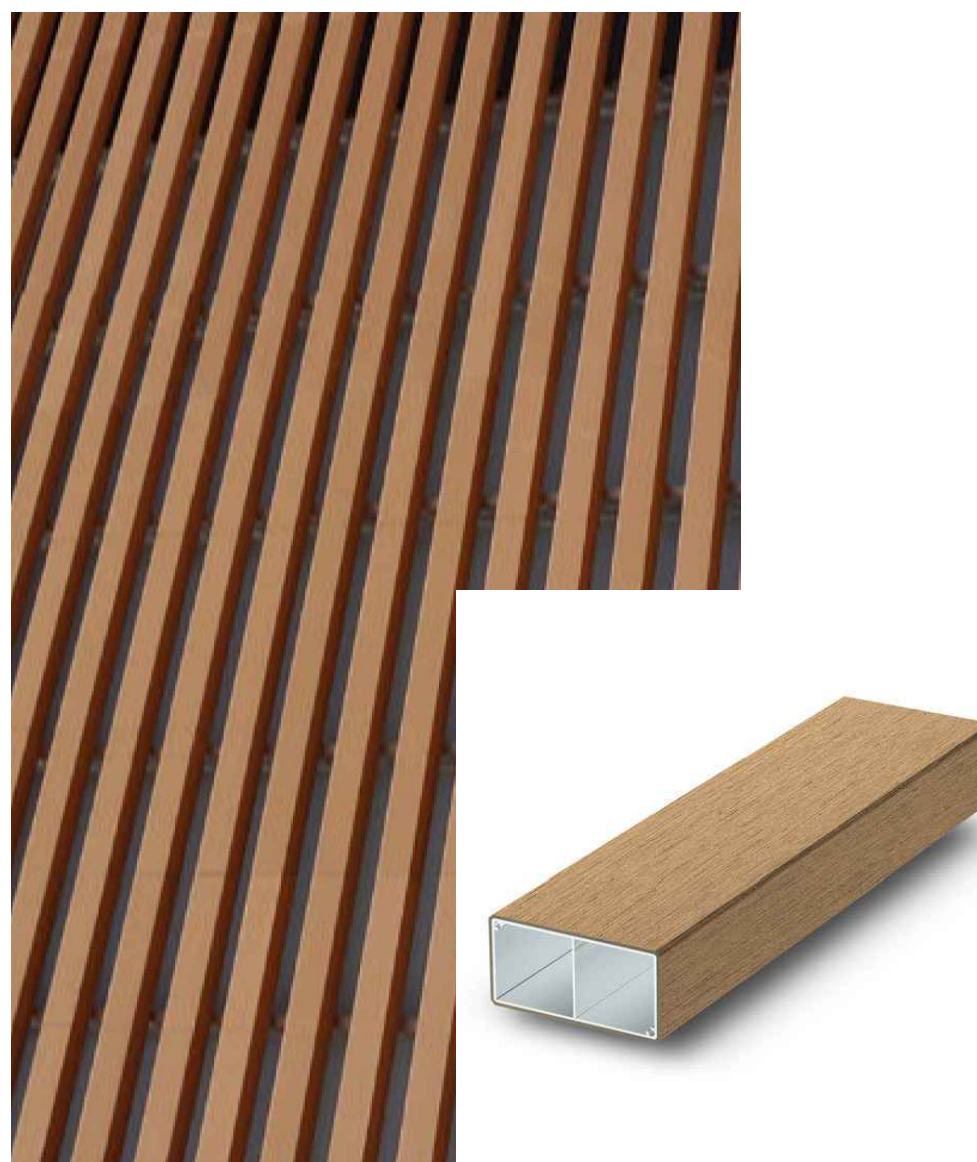
4 CLEAR GLASS - GUARDIAN GLASS - GUARDIAN ULTRACLEAR
LOW-IRON GLASS



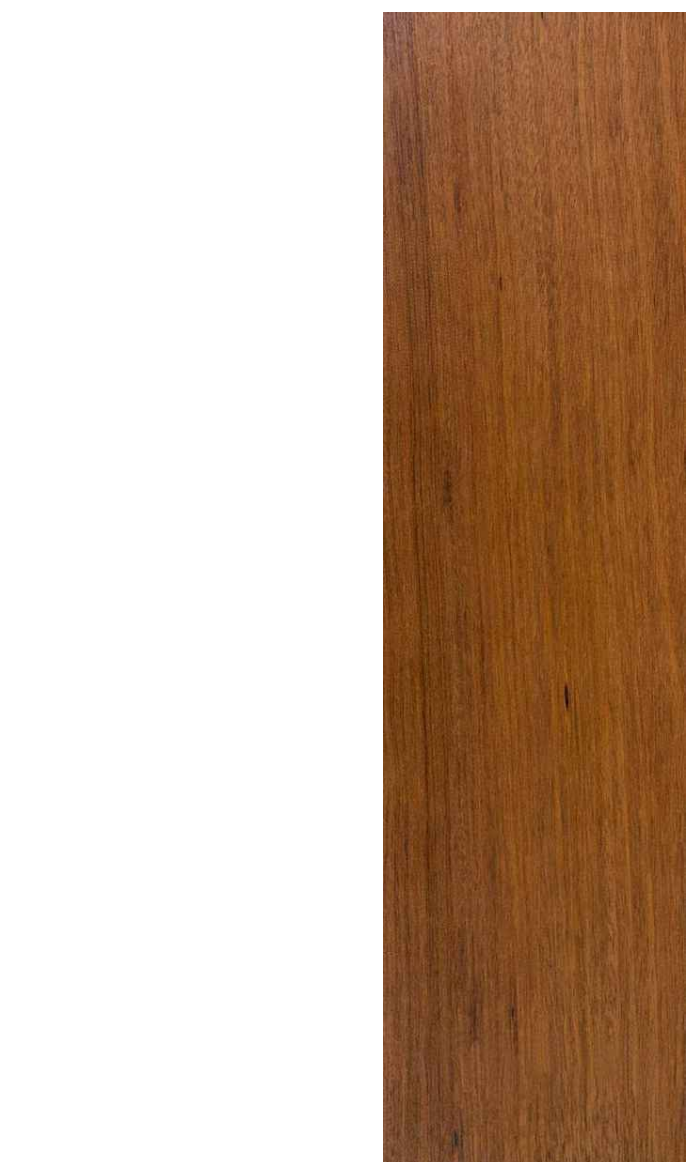
5 FROSTED GLASS, GUARDIAN GLASS, GUARDIAN DECO HT,
COLOR: MILK WHITE



6 ALUMINUM CLADDING - ALUCOBOND, METAL PANEL,
COLOR: STATUARY BRONZE



7 GEOLAM WOOD HYBRID SYSTEM CLADDING, SOLEO 6034,
COLOR : TEAK



8 WOOD STAIN - OLYMPIC SEMI-TRANSPARENT STAINS "SIERRA" 700



9 RED CEDAR TRELLIS, WOOD STAIN - OLYMPIC SEMI-TRANSPARENT
STAINS "SIERRA" 700

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LOS GATOS, CALIFORNIA

SAND HILL PROPERTY COMPANY

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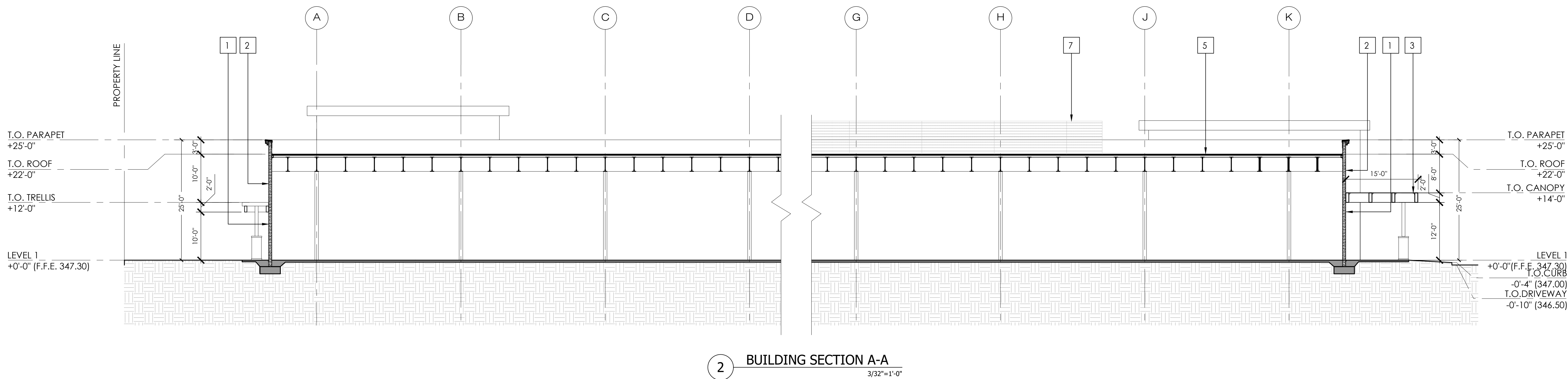
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MATERIALS AND FINISHES

A3.3

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SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

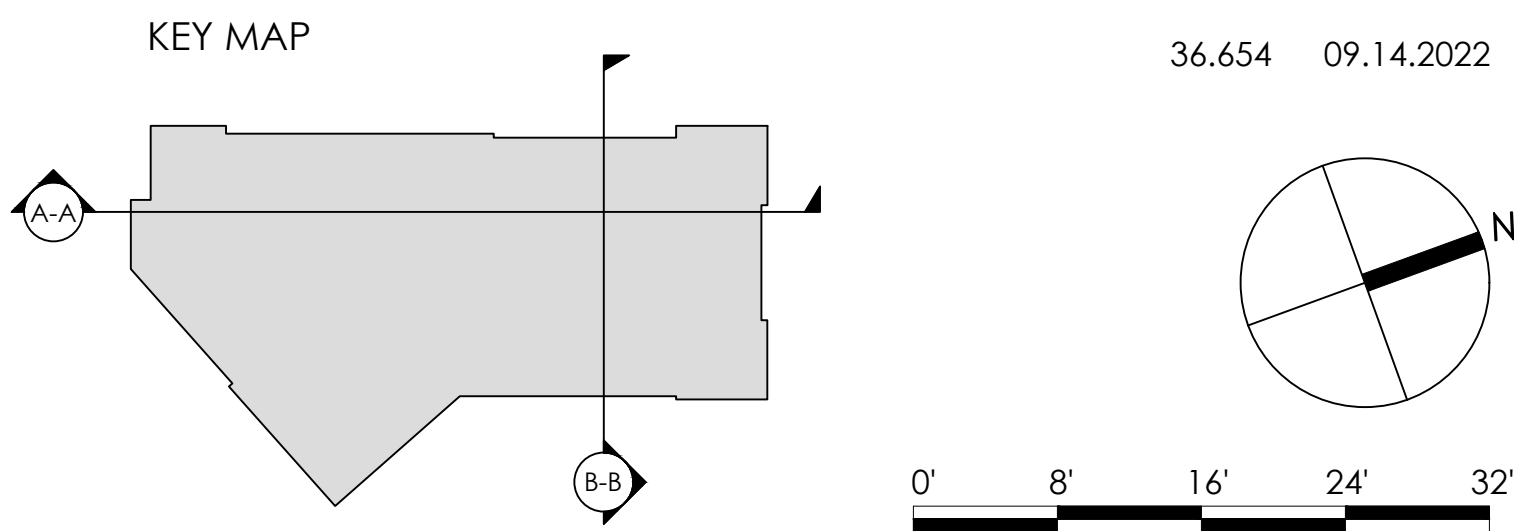


1 BUILDING SECTION B-B
3/32"=1'-0"

2 BUILDING SECTION A-A
3/32"=1'-0"

KEYNOTES:

- 1 PAINTED STUCCO
- 2 WOOD SIDING
- 3 METAL CANOPY
- 4 SLOPED ROOF AT MAIN ENTRANCE
- 5 ROOF
- 6 STONE VENEER CLADDING
- 7 ROOF SCREEN
- 8 TRELLIS



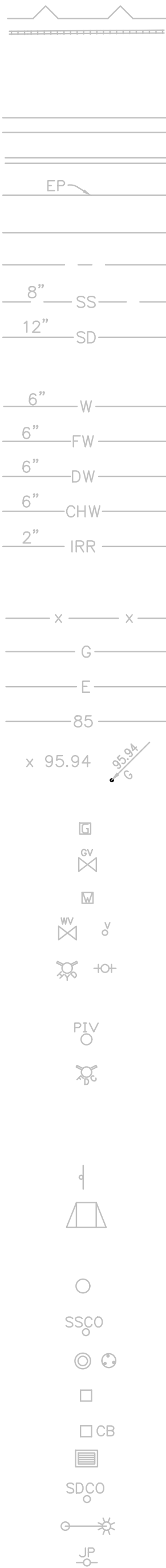
BUILDING SECTIONS

A4.0

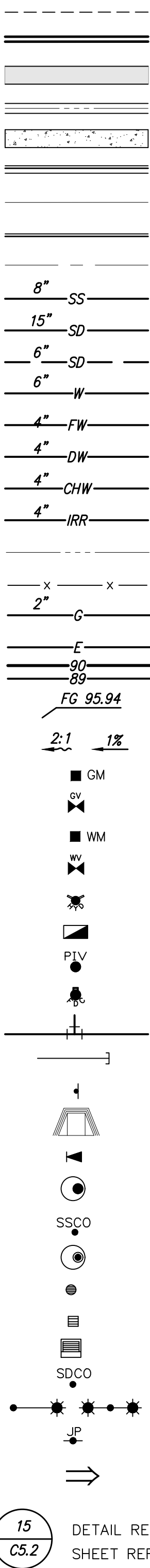
LEGEND

- SAWCUT AND CONFORM LINE
RETAINING WALL
A.C. PAVEMENT
CONC. VALLEY GUTTER
CONC. SIDEWALK OR PAD
6" CURB & GUTTER
EDGE OF A.C. PAVEMENT
6" VERTICAL CURB
CENTER LINE
SANITARY SEWER MAIN
STORM DRAIN MAIN
PERFORATED PIPE
WATER MAIN
FIRE WATER MAIN
DOMESTIC WATER MAIN
CHILLED WATER MAIN
IRRIGATION LINE
FLOW LINE
CHAIN LINK FENCE
GAS MAIN
ELECTRIC AND SIGNAL DUCT BANK
CONTOUR ELEVATION LINE
SPOT ELEVATION
DIRECTION OF SLOPE
GAS METER
GAS VALVE
WATER METER
WATER VALVE
FIRE HYDRANT
BACK FLOW PREVENTOR
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
WATER LINE TEE
CAP AND PLUG END
SIGN
ACCESSIBLE RAMP
REDUCER
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
STORM DRAIN MANHOLE
STORM DRAIN AREA DRAIN
STORM DRAIN CATCH BASIN
STORM DRAIN CURB INLET
STORM DRAIN CLEANOUT
ELECTROLIER
JOINT POLE
OVERLAND RELEASE
CONSTRUCTION DETAIL REFERENCE

EXISTING



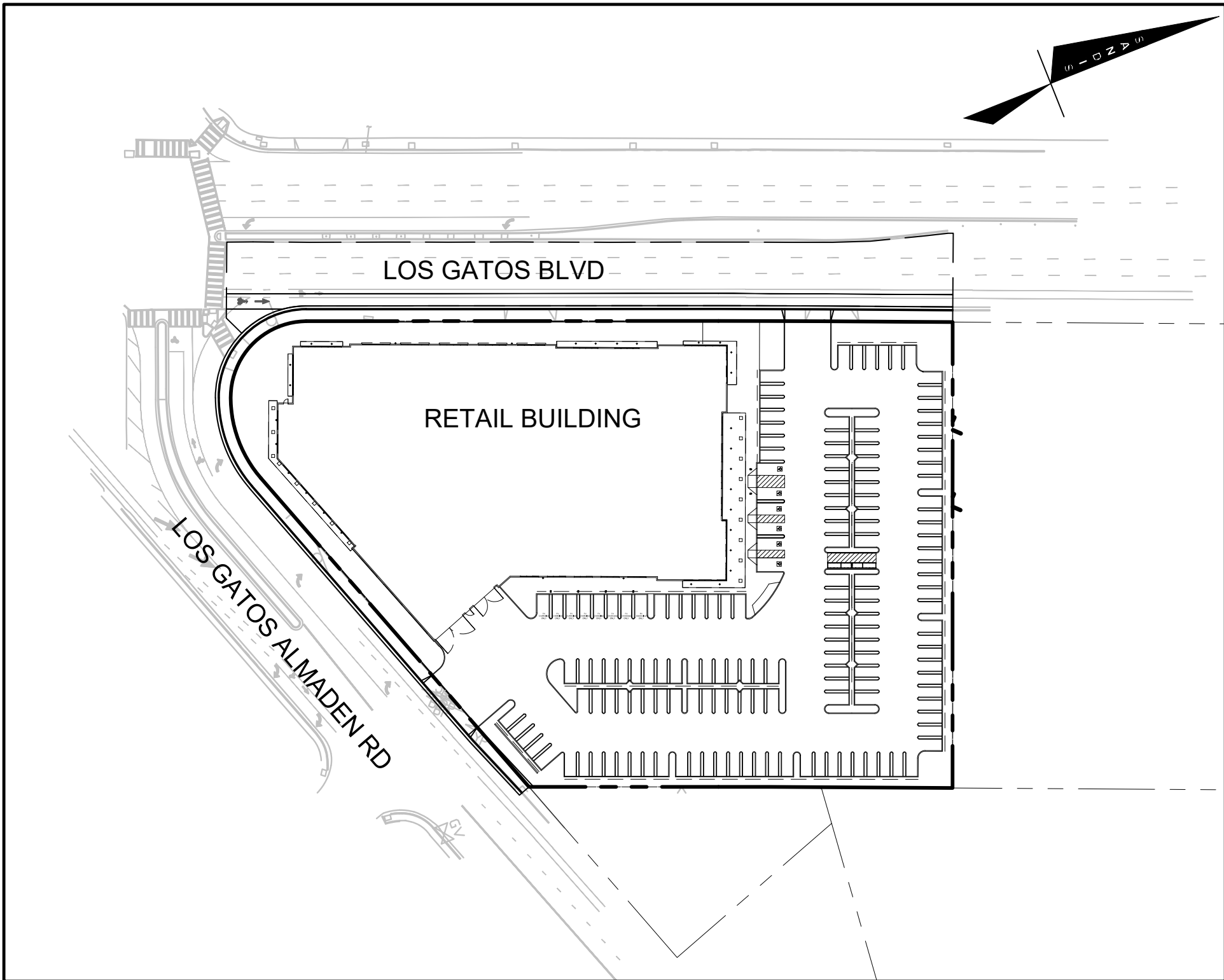
PROPOSED



ABBREVIATIONS

- AB - AGGREGATE BASE
AC - ASPHALT CONCRETE
AD - AREA DRAIN
ADA - AMERICANS WITH DISABILITIES ACT
ASB - AGGREGATE SUBBASE
BC - BEGINNING OF CURVE
BFP - BACK FLOW PREVENTOR
BLDC - BUILDING CORNER
BLDG - BUILDING
BOD - BOTTOM OF DOCK
BOL - BOLLARD
BOS - BOTTOM OF STEP
BOW - FG @ BOTTOM OF WALL
BW - BACK OF WALK
C - CONCRETE OR CIVIL
C&G - CURB AND GUTTER
CB - CATCH BASIN
CI - COMBINATION INLET
CIP - CAST IRON PIPE
CL - CENTER LINE OR CLASS
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
COI - CURB OPENING INLET
CONC - CONCRETE
CONST - CONSTRUCTION OR CONSTRUCT
CY - CUBIC YARD
DCDA - DOUBLE CHECK DETECTOR ASSEMBLY
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DOM - DOMESTIC
DW - DOMESTIC WATER
DWG - DRAWING
E - EAST
EC - END OF CURVE
EP - EDGE OF PAVEMENT
ER - END OF RETURN
EVC - END VERTICAL CURVE
ELEV - ELEVATION
EX, EXIST. - EXISTING
FC - FACE OF CURB
FDC - FIRE DEPARTMENT CONNECTION
FF - FINISHED FLOOR
FG - FINISHED GRADE
FH - FIRE HYDRANT
FL - FLOW LINE
FOUND - FOUNDATION
FS - FINISHED SURFACE
FT - FOOT
FW - FIRE WATER
G - GROUND ELEVATION
GB - GRADE BREAK
GV - GATE VALVE
HCR - ACCESSIBLE RAMP
HP - HIGH POINT
INV - INVERT ELEVATION
JP - JOINT POLE
JT - JOINT TRENCH
LIP - LIP OF GUTTER
LP - LOW POINT
LSA - LANDSCAPE ARCHITECT
MAX - MAXIMUM
MEP - MECHANICAL/ELECTRICAL/PLUMBING
MH - MANHOLE
MIN - MINIMUM
MON - MONUMENT
N - NORTH
N.I.C. - NOT IN CONTRACT
NO - NUMBER
NTS - NOT TO SCALE
P - PAVEMENT ELEVATION
PIV - POST INDICATOR VALVE
PL - PROPERTY LINE
POC - POINT ON CURVE
PP - POWER POLE
PVC - POLYVINYL CHLORIDE PIPE
R - RADIUS
RC - RELATIVE COMPACTION
RCP - REINFORCED CONCRETE PIPE
RPPA - REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W - RIGHT OF WAY
S - SLOPE OR SOUTH
S.A.D. - SEE ARCHITECTURAL DRAWINGS
SB - SEDIMENT BASIN
SD - STORM DRAIN
S.E.D. - SEE ELECTRICAL DRAWINGS
SF - SILT FENCE
SG - SUBGRADE
SS - SANITARY SEWER
STA - STATION
STD - STANDARD
S/W - SIDEWALK
TC - TOP OF CURB
TOS - TOP OF STAIR
TOW - FG @ TOP OF WALL
TYP - TYPICAL
WM - WATER METER
WV - WATER VALVE
W - WEST
W/ - WITH

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PLANNING SET
LOS GATOS, CA

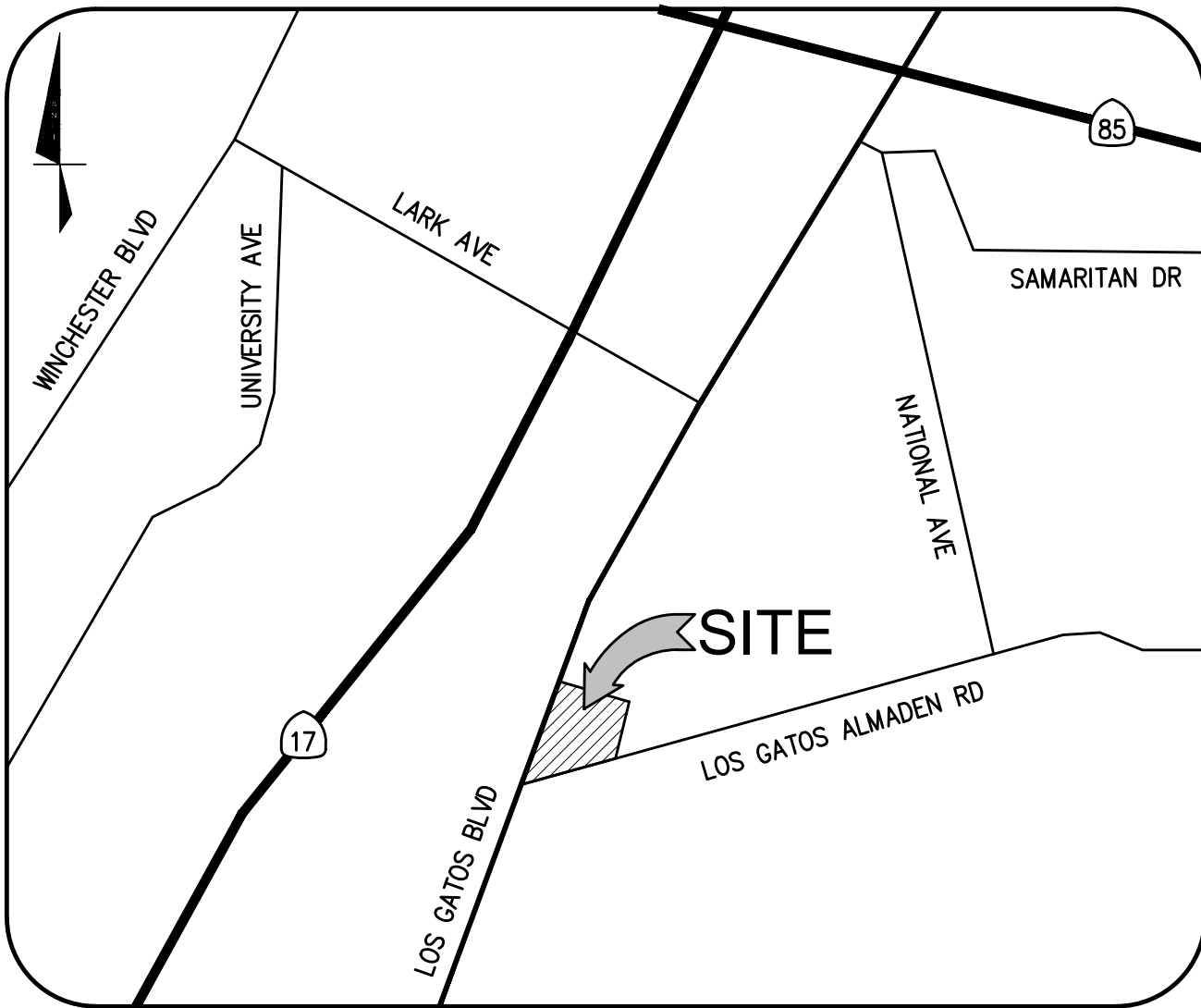


KEY MAP

1" = 80'

UNAUTHORIZED CHANGES AND USES

CAUTION : THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.



VICINITY MAP

N.T.S.

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL DEMOLISH THE EXISTING BUILDINGS, SITE, AND INFRASTRUCTURE AND INSTALL A NEW RETAIL BUILDING, PARKING LOT AND ASSOCIATED SITE IMPROVEMENTS. THE PROJECT PROPOSES REMOVING THE INTERNAL LOT LINE THAT WOULD BE WITHIN THE BUILDING FOOTPRINT.

OWNER INFO

SAND HILL PROPERTY COMPANY
CONTACT PERSON: STEVE LYNCH
2600 EL CAMINO REAL, SUITE 140
PH: (408)857-3126
EMAIL: SLYNCH@SHPCO.COM

CIVIL SHEET INDEX

- | | |
|------|----------------------------|
| C1.0 | CIVIL COVER SHEET |
| C2.0 | TOPOGRAPHIC SURVEY |
| C3.0 | GRADING AND DRAINAGE PLAN |
| C3.1 | EARTHWORK HEAT MAP |
| C4.0 | UTILITY PLAN |
| C5.0 | STORMWATER MANAGEMENT PLAN |
| C6.0 | FIRE ACCESS PLAN |
| C7.0 | EROSION CONTROL PLAN |

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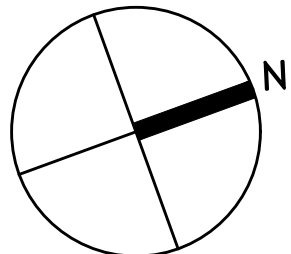
LOS GATOS, CA

SAND HILL PROPERTY COMPANY

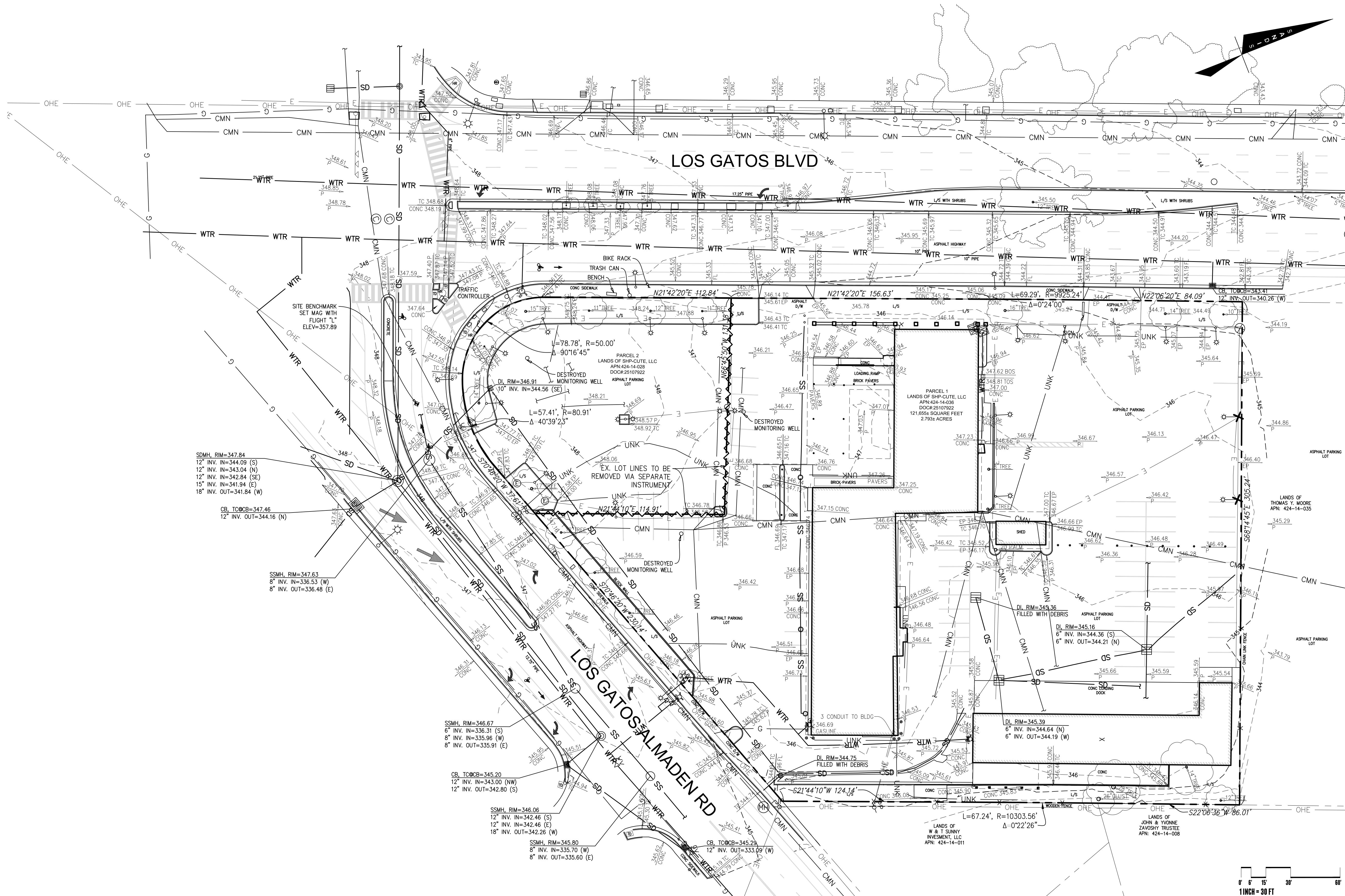
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CIVIL COVER SHEET



C1.0



LEGEND

~~~~~ PROPERTY LINE TO BE REMOVED

## SURVEY NOTES

- EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
- CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
- TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE SHOWN ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.
- OVERHEAD UTILITY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, DEPICTING THAT OVERHEAD LINES EXIST. ACTUAL ATTACHMENT, LOCATION, HEIGHT AND TYPE OF UTILITY SERVICE LINES SHALL BE VERIFIED BY THE USER.

## BASIS OF BEARINGS

THE BEARING SHOWN AS S21°07'16"W 336.19 BETWEEN TWO FOUND STANDARD STREET MONUMENTS, ROTATED 00°59'20"E TO MATCH CALIFORNIA STATE PLANE GRID NORTH, HEREON WAS BASED ON TRACT NO. 2984, FILED IN BOOK 134 OF MAPS, PAGE 29, SANTA CLARA COUNTY RECORDS.

## BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF LOS GATOS BENCHMARK, BM ID LG18, LOCATED AT THE INTERSECTION OF ALMADEN & HOLLYCREST, IN A MONUMENT WELL STAMPED "LG18".

ELEVATION= 328.30 FEET CITY OF LOS GATOS DATUM

✦ MAG NAIL WITH WHITE PAINT IN "L" SHAPE SET IN THE MIDDLE OF GREEN BIKE LANE AT THE SOUTHERLY PORTION OF THE PROPERTY ON LOS GATOS - ALMADEN ROAD.

ELEVATION=357.89 FEET CITY OF LOS GATOS DATUM

## HORIZONTAL & VERTICAL CONTROL NOTE

HORIZONTAL & VERTICAL CONTROL WAS BASED ON A GPS SURVEY USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES NAD83, EPOCH 2020.750.

## UNDERGROUND UTILITY NOTE

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

## BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN RECORD OF SURVEY/PARCEL MAP/TRACT MAP/SUBDIVISION MAP FILED IN BOOK 540 OF MAPS, PAGE 53, SANTA CLARA COUNTY RECORDS AND GRANT DEED DOCUMENT NO. 25107922, SANTA CLARA COUNTY RECORDS. NO TITLE REPORT WAS PROVIDED TO SANDIS BY THE CLIENT,

## EASEMENT NOTE

PER THE TITLE REPORT SUPPLIED TO SANDIS (CHICAGO TITLE COMPANY ORDER NO. 98204643-982-SK-KC) BY THE CLIENT, THERE ARE NO EASEMENTS LISTED THAT ARE ENCUMBERING THE PROPERTY. REASONABLE RESEARCH DID NOT REVEAL ANY EASEMENTS.

# 15650 LOS GATOS BOULEVARD

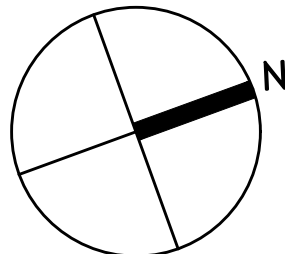
LOS GATOS, CA

SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.

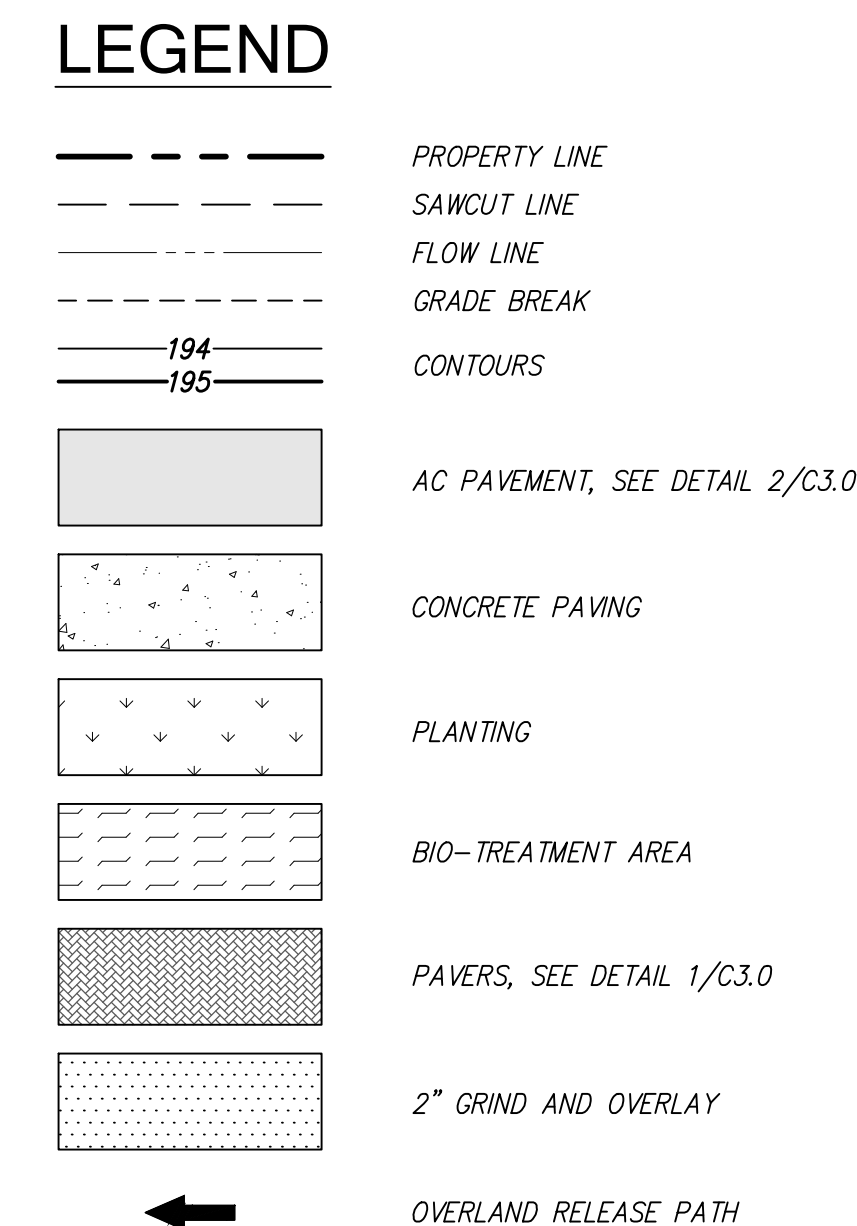
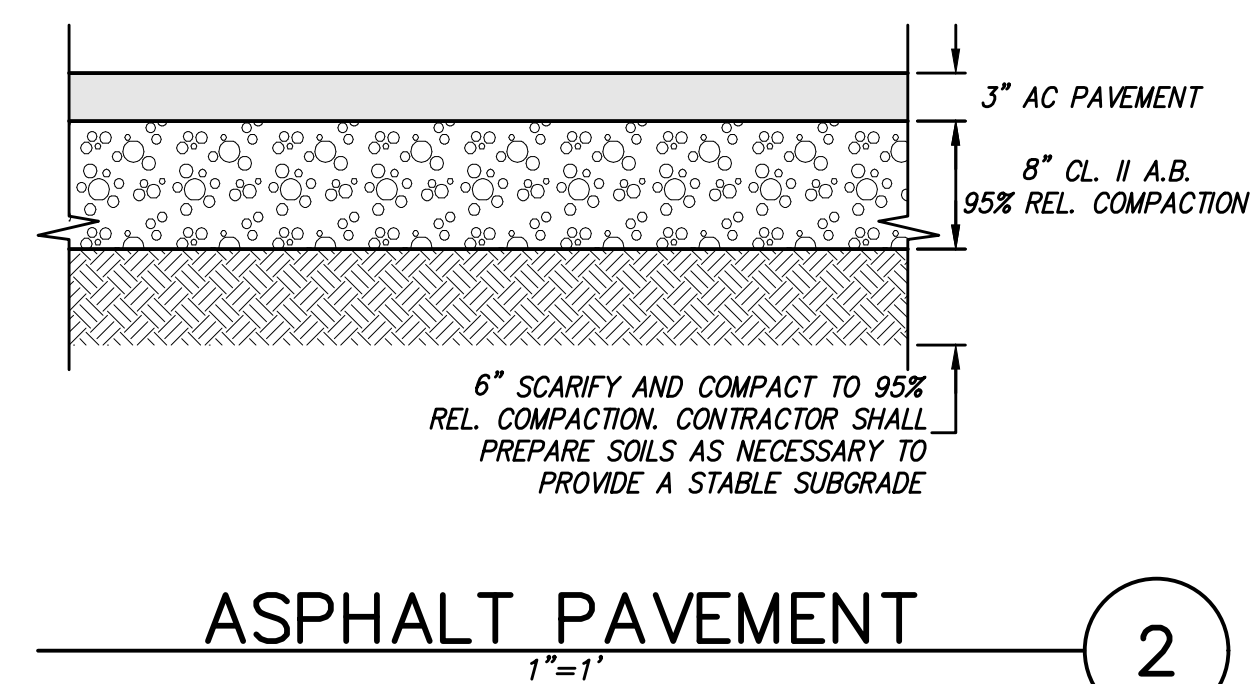
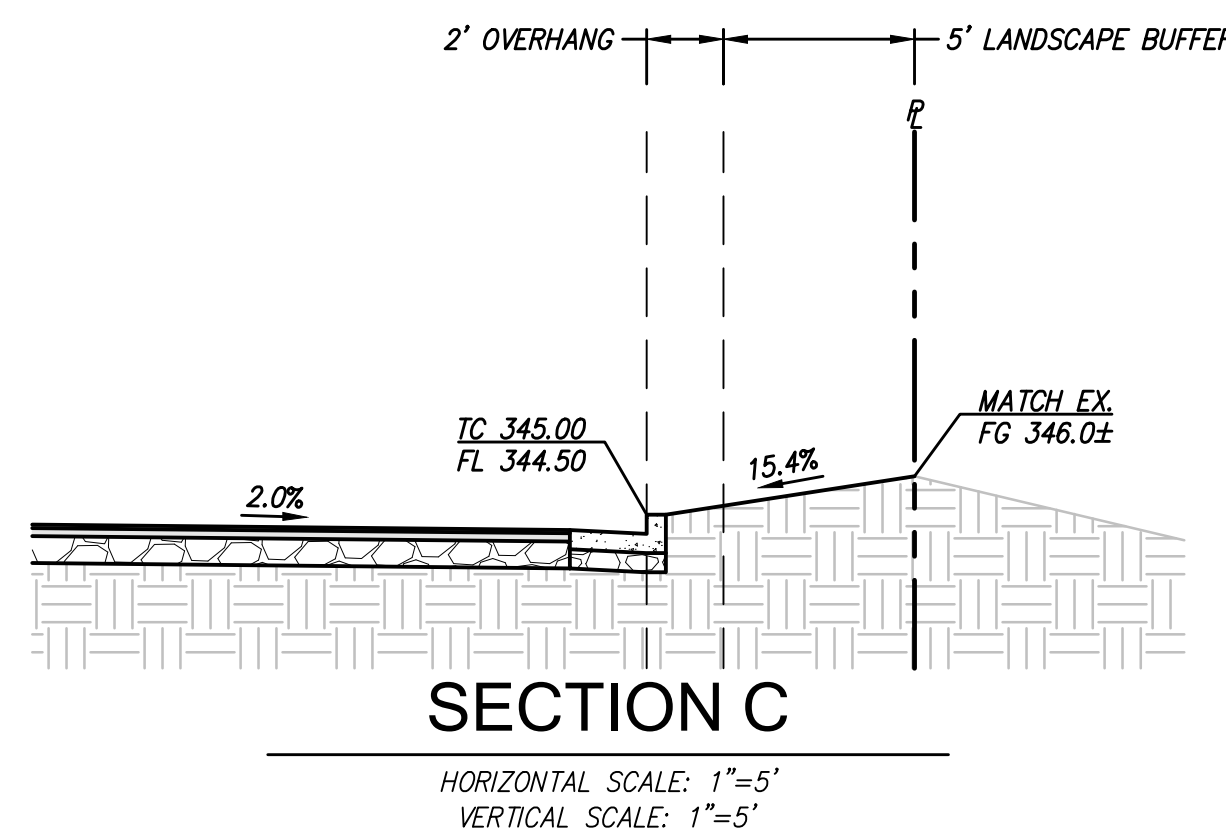
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TOPOGRAPHIC SURVEY



# C2.0

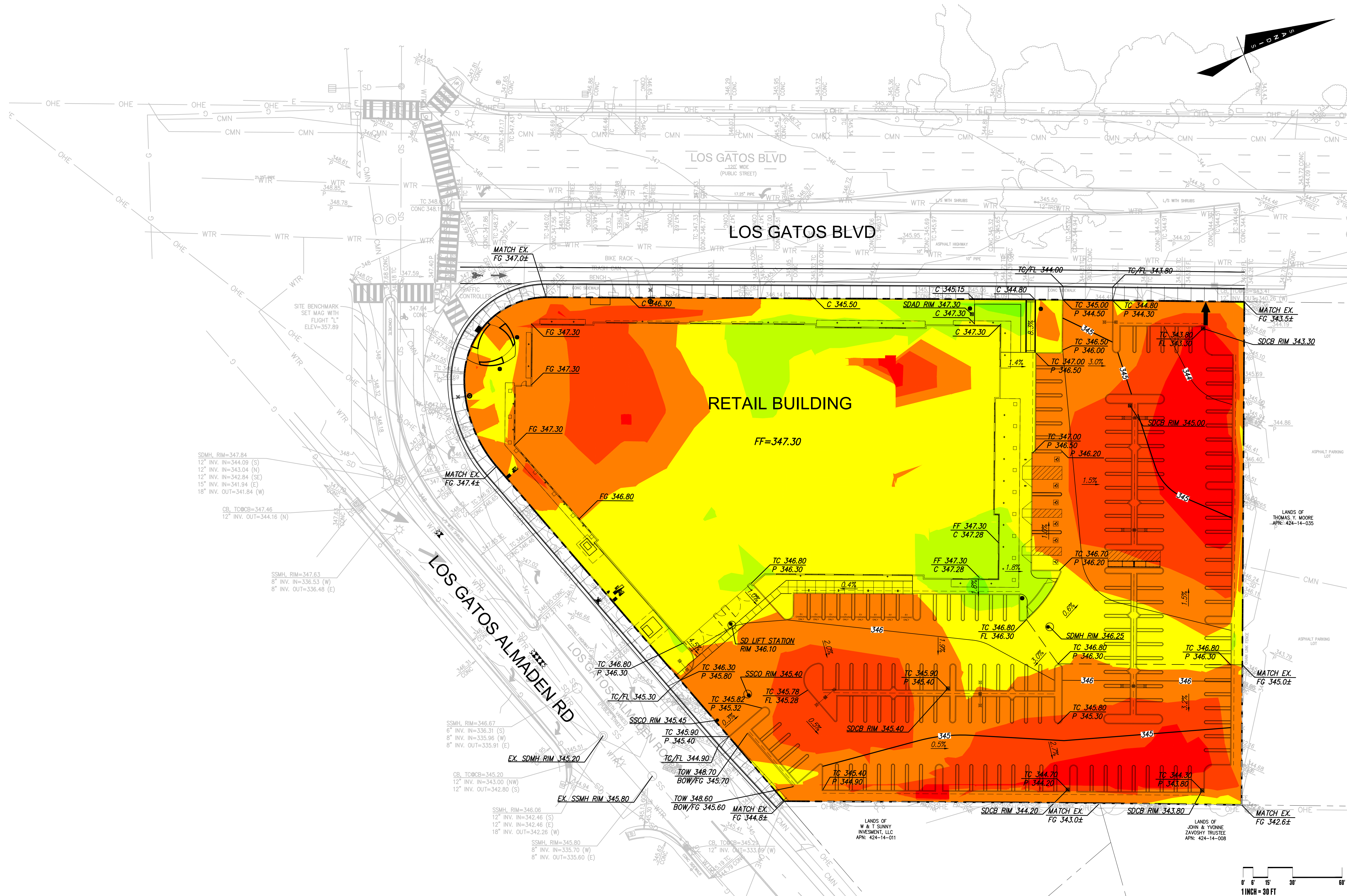




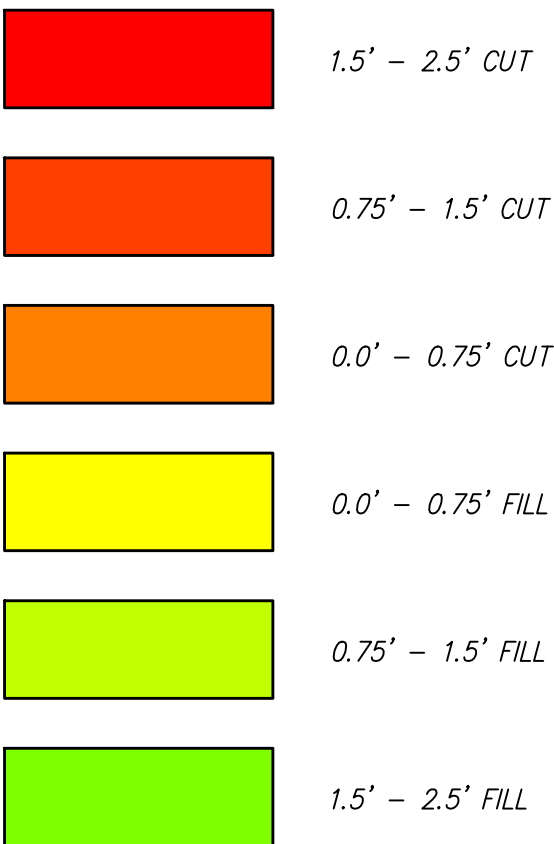
- # GRADING NOTES
1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
  2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
  3. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT.
  4. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
  7. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
  8. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
  9. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.
  10. SITE RETAINING WALLS 4' OR GREATER (INCLUDING FOUNDATION) WILL REQUIRE A GRADING PERMIT DURING THE BUILDING PERMIT STAGE.

- # ADA NOTES
1. ALL HARDSCAPE ALONG THE ADA PATH OF TRAVEL SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
  2. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
  3. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48" WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2' MAXIMUM GROSS SLOPE.
  4. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
  5. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.





LEGEND



| EARTHWORK QUANTITIES |          |           |             |
|----------------------|----------|-----------|-------------|
|                      | CUT (CY) | FILL (CY) | NET (CY)    |
| RETAIL BUILDING      | 280      | 620       | 340 FILL    |
| PARKING              | 1520     | 90        | 1430 CUT    |
| LANDSCAPE            | 200      | 250       | 50 FILL     |
| TOTAL                | 2000     | 960       | 1040 EXPORT |

TOTAL DISTURBED AREA

121,655 SF ≈ 2.79 ACRES

EARTHWORK NOTES

1. EARTHWORK QUANTITIES DO NOT TAKE INTO ACCOUNT EXISTING AND PROPOSED PAVEMENT SECTIONS, FOUNDATIONS, PROPOSED TRENCH AND STORMWATER TREATMENT AREA EXCAVATION, OR SWELL AND SHRINKAGE FACTORS.

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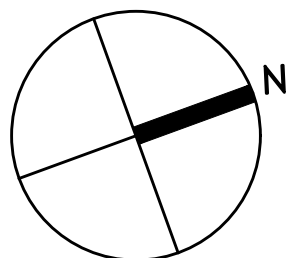
LOS GATOS, CA

SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.

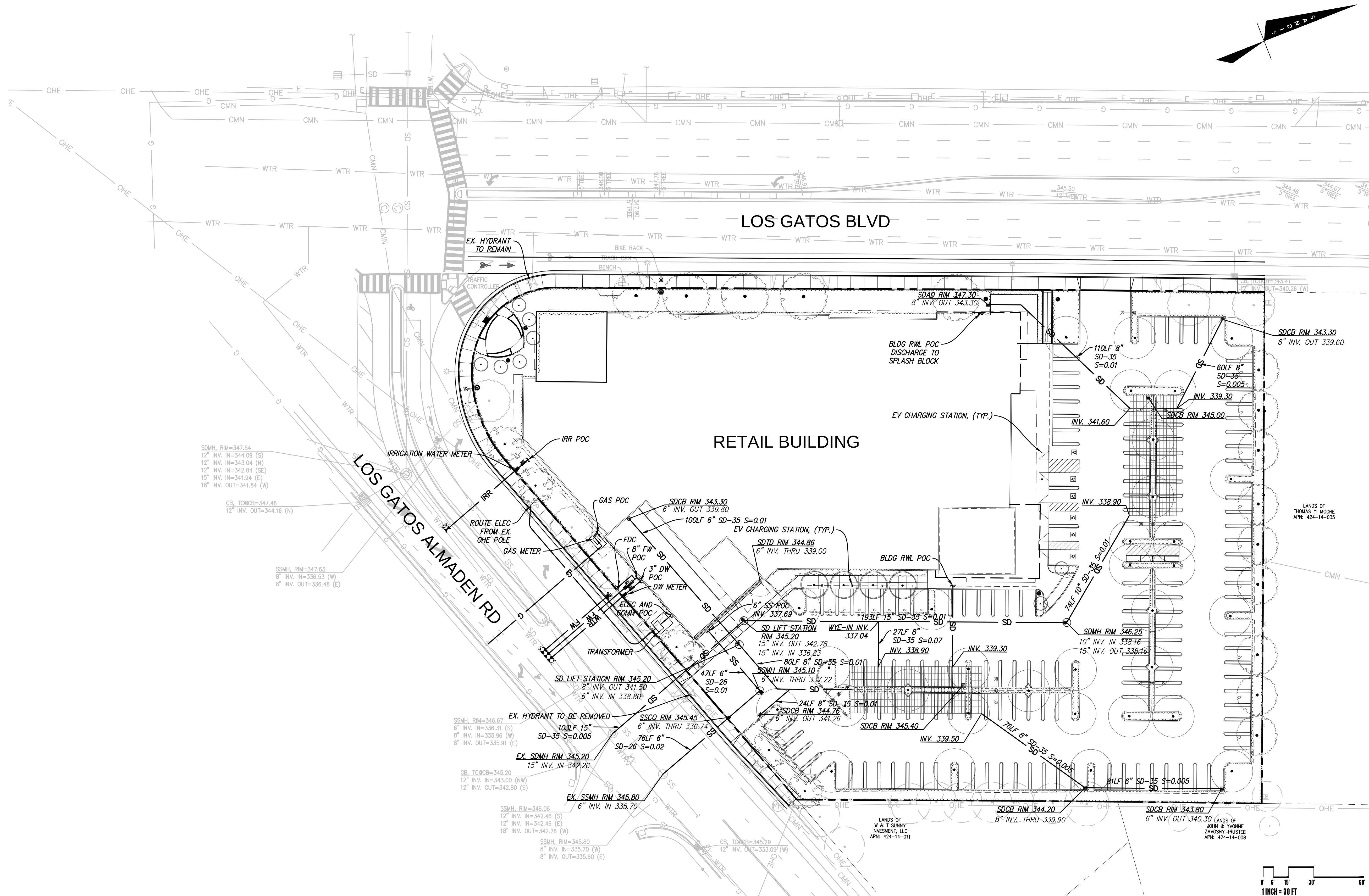
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EARTHWORK HEAT MAP



C3.1





## LEGEND

|  |                                    |
|--|------------------------------------|
|  | PROPERTY LINE                      |
|  | SILVA CELL AREA, SEE DETAIL 1/C5.0 |

## STORM DRAIN NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
4. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
6. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PEROUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

## SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.

## WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10" AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
3. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.

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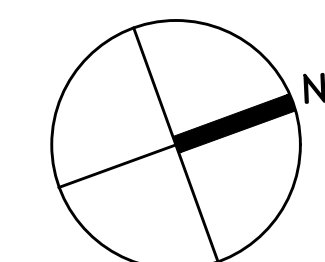
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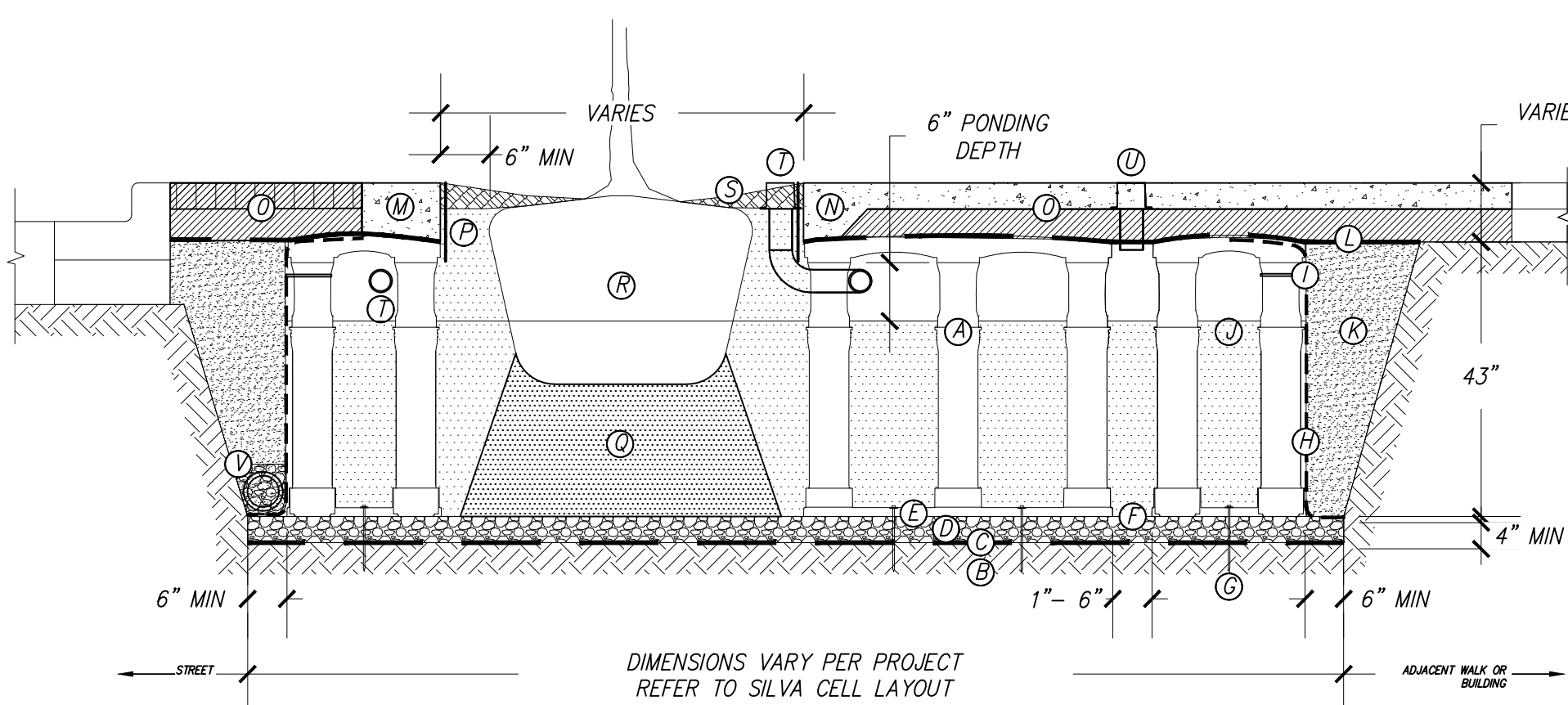
36.654 12.21.2022

UTILITY PLAN



# C4.0





### SILVA CELL SYSTEM 3X

NOT TO SCALE

KEY PLAN

- A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B SUBGRADE, COMPACTED
- C GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- D 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- E SILVA CELL BASE SLOPE, 10% MAX
- F 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- G ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- H GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- I CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- J PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- K COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- L GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- M RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- N THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- O PAVEMENT AND AGGREGATE BASE PER PROJECT \*  
\*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

| PAVEMENT    |       | + AGGREGATE BASE COURSE |           |
|-------------|-------|-------------------------|-----------|
| 4" CONCRETE | ..... | + 4"                    | AGGREGATE |
| 3" PAVR     | ..... | + 12"                   | AGGREGATE |
| 4" ASPHALT  | ..... | + 12"                   | AGGREGATE |
| 2.6" PAVR   | ..... | + 5"                    | CONCRETE  |

- P DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- Q PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- R ROOT BALL
- S TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- T DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- U DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- V UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

#### NOTES:

- EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- PROVIDE SUPPLEMENTAL IRRIGATION

2

### SILVA CELL SYSTEM + CATCH BASIN

NOT TO SCALE

KEY PLAN

- A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
  - B CATCH BASIN
  - C OPTIONAL PONDING SPACE
  - D DISTRIBUTION PIPE
  - E COLLECTION PIPE
  - F CONNECTION TO MUNICIPAL STORM SYSTEM
- DIRECTION OF WATER FLOW

3

### SILVA CELL SYSTEM + CATCH BASIN

NOT TO SCALE

KEY PLAN

- A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
  - B OPTIONAL PONDING SPACE
  - C DISTRIBUTION PIPE
  - D COLLECTION PIPE
  - E CONNECTION TO MUNICIPAL STORM SYSTEM
- DIRECTION OF WATER FLOW

## STORMWATER MANAGEMENT PLAN LEGEND

- PROPOSED PERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- SILVA CELL AREA
- DRAINAGE AREA BOUNDARY
- FLOW LINE
- FLOW DIRECTION

## HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO THE PROJECT DECREASING THE AMOUNT OF IMPERVIOUS SURFACE COMPARED TO PRE-PROJECT CONDITIONS.

## SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.

## STORMWATER MANAGEMENT NOTES:

- THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY/TOWN OF SARATOGA REQUIREMENTS.
- THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE.
  - SELF-TREATING AREA - RUNOFF IN THIS AREA ORIGINATES IN AND FLOWS THROUGH PLANTING PRIOR TO EXITING THE PROJECT SITE, NO TREATMENT IS REQUIRED.
  - BIO-RETENTION AREA - RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY, SEE DETAIL.
- COPPER METAL ROOFING, COPPER GRANULE CONTAINING ASPHALT SHINGLES, COPPER GUTTERS AND DOWNSPOUTS, AND/OR OTHER EXTERIOR ORNAMENTAL COPPER ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDING.
- ALL EXTERIOR STORM DRAIN INLETS ON THE PARCEL MUST BE CLEARLY MARKED WITH "NO DUMPING FLOWS TO CREEK" OR "NO DUMPING FLOWS TO BAY".

## SOURCE CONTROL MEASURES:

- COVERED DUMPSTER AREA, DRAIN TO SANITARY SEWER.
- BENEFICIAL LANDSCAPING (MINIMIZE IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT).
- COVERS, DRAINS FOR LOADING DOCKS, MAINTENANCE BAYS, FUELING AREAS.
- STORM DRAIN LABELING.

| Drainage Area                                                        | TOTAL AREA |      | IMPERVIOUS AREA |      | PERVIOUS AREA |      | Percent Impervious | Treatment Area Required (sf) [4% of Impervious] | Treatment Control Method | Treatment Provided (sf) | Adequate Sizing |
|----------------------------------------------------------------------|------------|------|-----------------|------|---------------|------|--------------------|-------------------------------------------------|--------------------------|-------------------------|-----------------|
|                                                                      | sq. ft.    | Ac.  | sq. ft.         | Ac.  | sq. ft.       | Ac.  |                    |                                                 |                          |                         |                 |
| Bioretention/Silva Cell Treatment (Calculation based on the 4% Rule) |            |      |                 |      |               |      |                    |                                                 |                          |                         |                 |
| 1                                                                    | 59,235     | 1.36 | 49,456          | 1.14 | 9,779         | 0.22 | 83.5%              | 1,978                                           | SILVA CELL               | 2,016                   | OK              |
| 2                                                                    | 62,418     | 1.43 | 54,394          | 1.25 | 8,024         | 0.18 | 87.1%              | 2,176                                           | SILVA CELL               | 2,184                   | OK              |
| TOTAL                                                                | 121,653    | 2.79 | 103,850         | 2.38 | 17,803        | 0.41 | 85.4%              | -                                               | -                        | -                       | -               |
| PRE-PROJECT                                                          | 121,653    | 2.79 | 109,196         | 2.51 | 12,457        | 0.29 | 89.8%              | -                                               | -                        | -                       | -               |
| TOTAL NEW/REPLACED IMPERVIOUS AREA                                   |            |      | 103,850         | 2.38 |               |      |                    |                                                 |                          |                         |                 |

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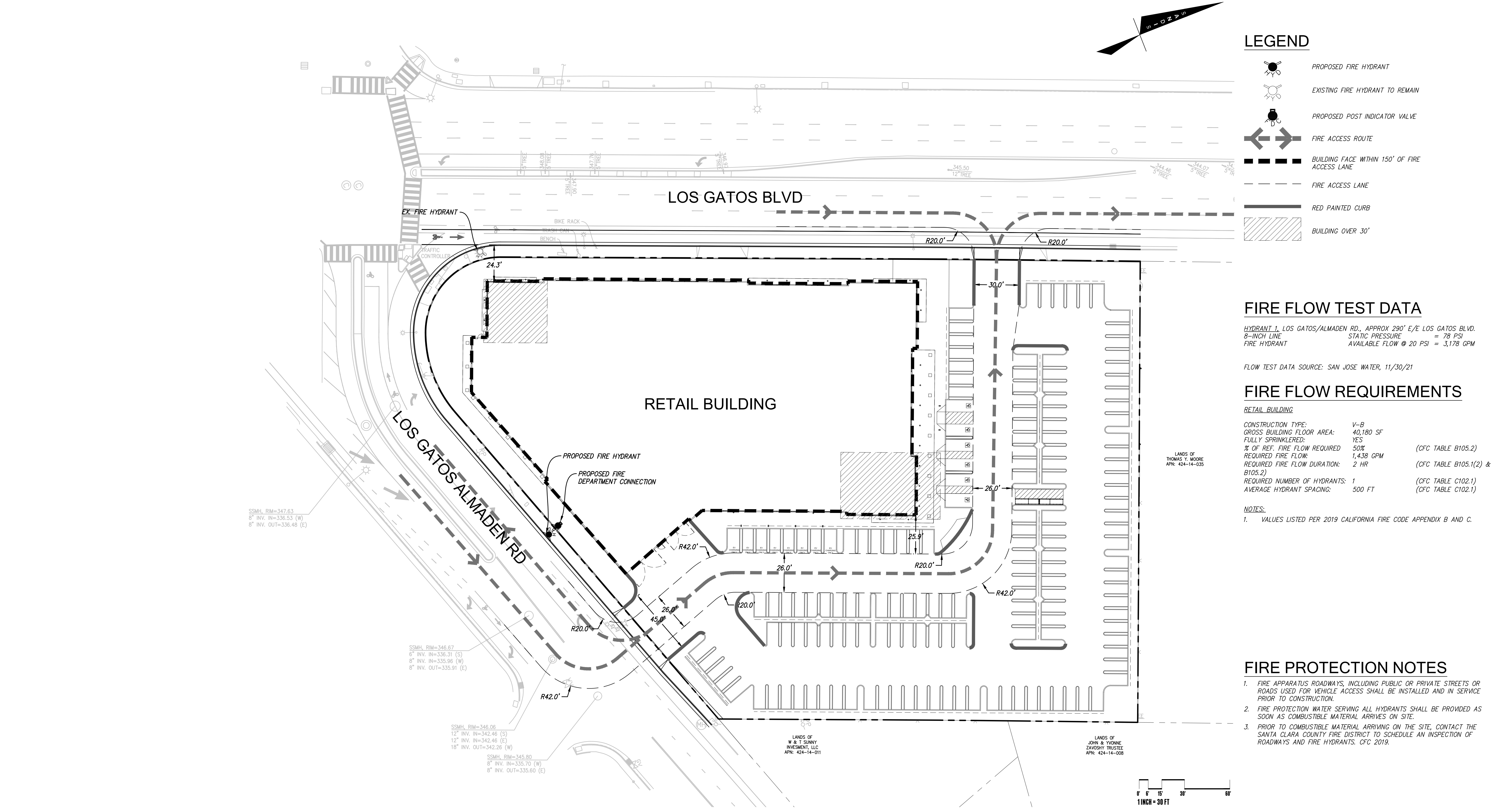
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STORMWATER MANAGEMENT PLAN

C5.0

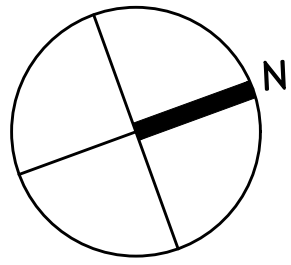




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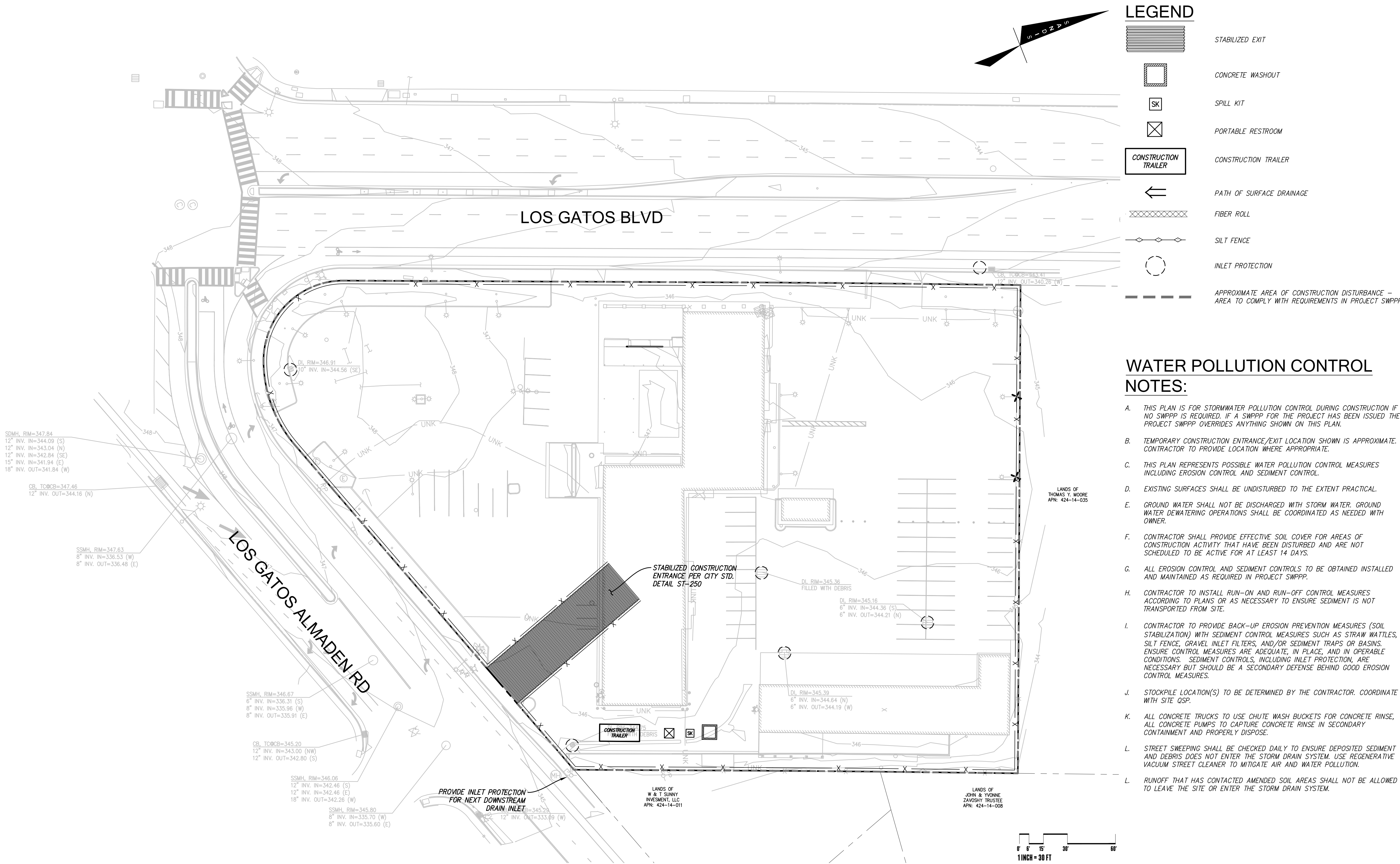
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FIRE ACCESS PLAN



C6.0

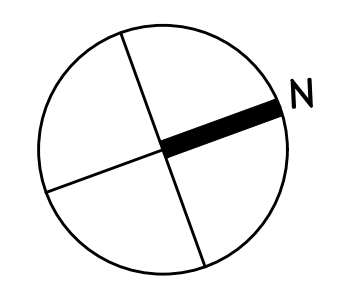




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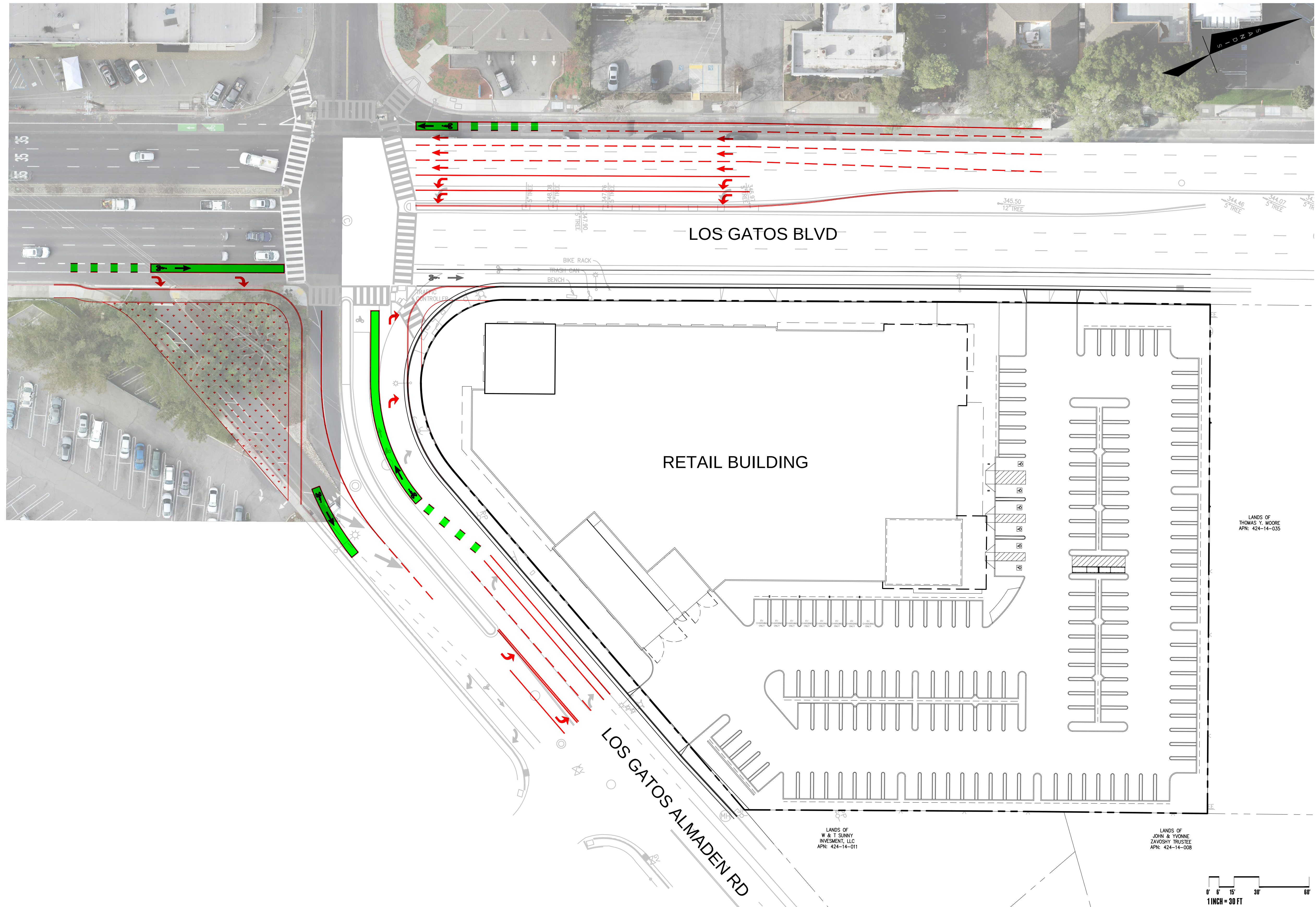
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EROSION CONTROL PLAN



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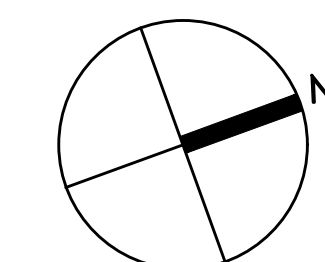
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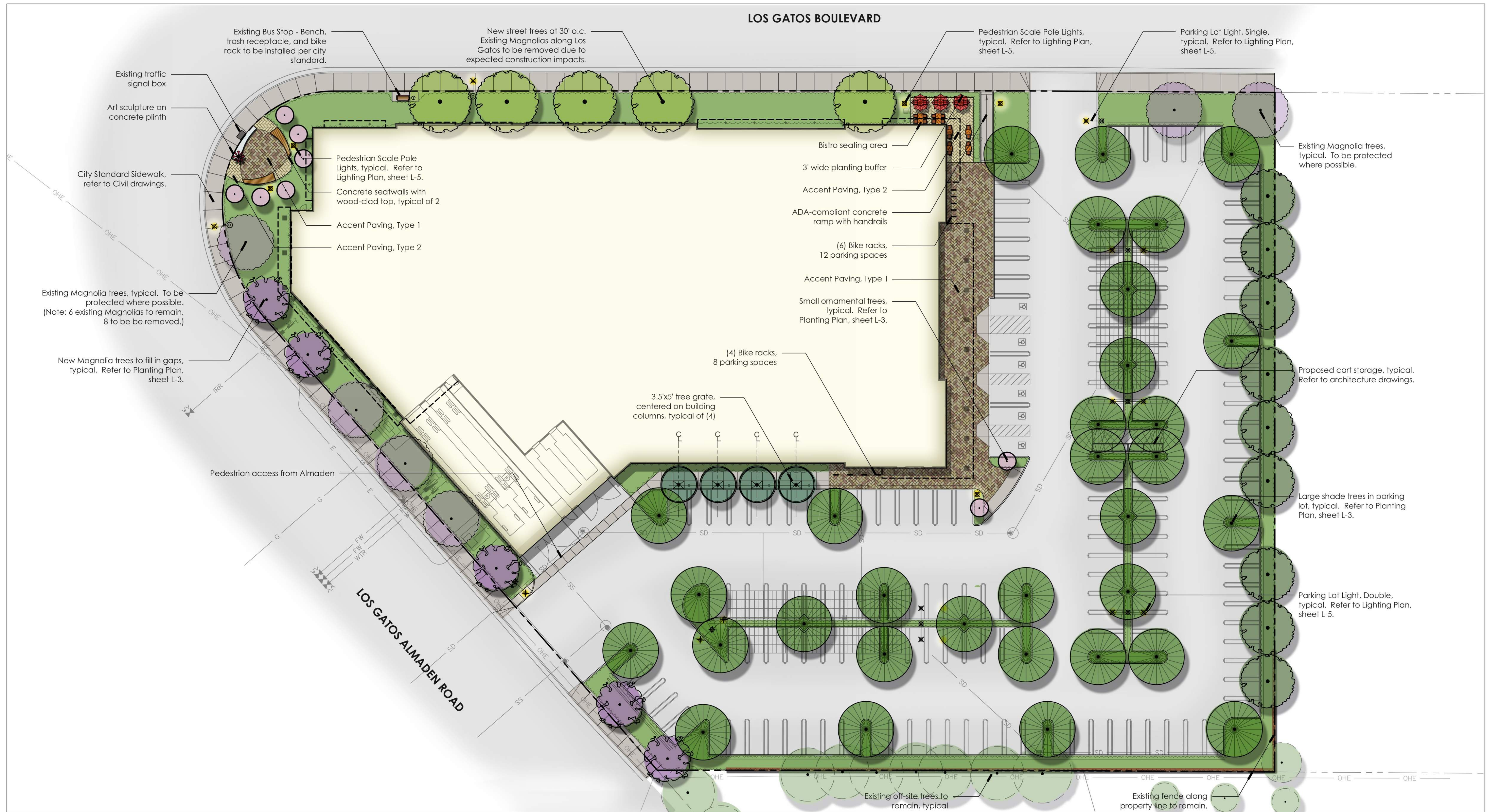
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TRAFFIC IMPROVEMENTS  
EXHIBIT



EX-1





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**TGP** The Guzzardo Partnership, Inc.  
Landscape Architects | Land Planners

SCHEMATIC SITE PLAN

L-1



PAVING

Ackerstone Concrete 4"x12" Unit Pavers - Type 1



Ackerstone Concrete 4"x12" Unit Pavers - Type 2



TABLES AND CHAIRS

Bistro Seating and Table Language



BIKE RACK

LandscapeForms - Loop Bike Rack



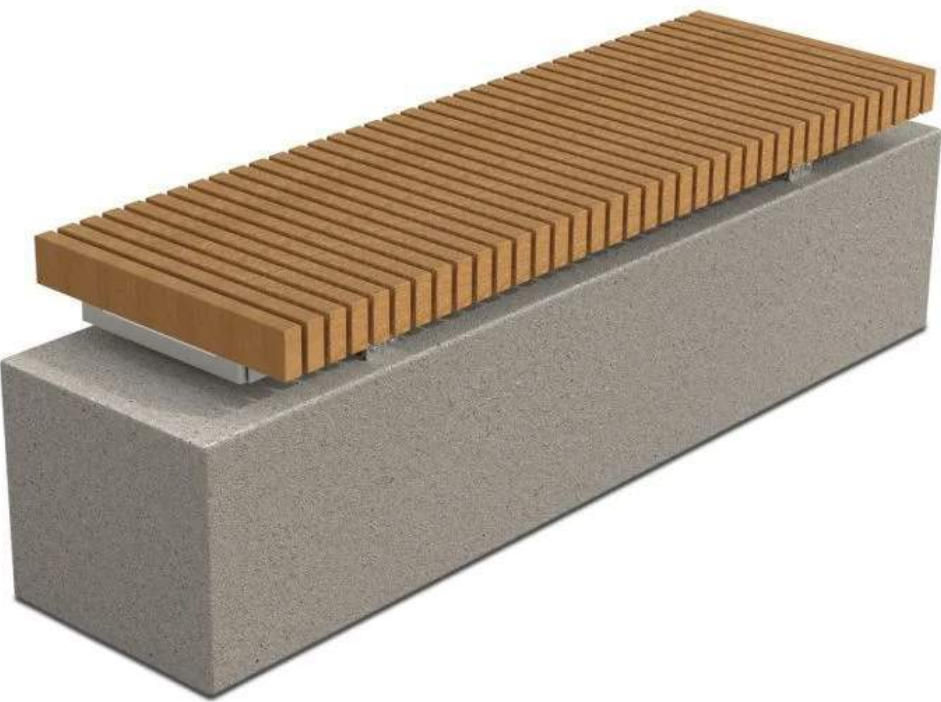
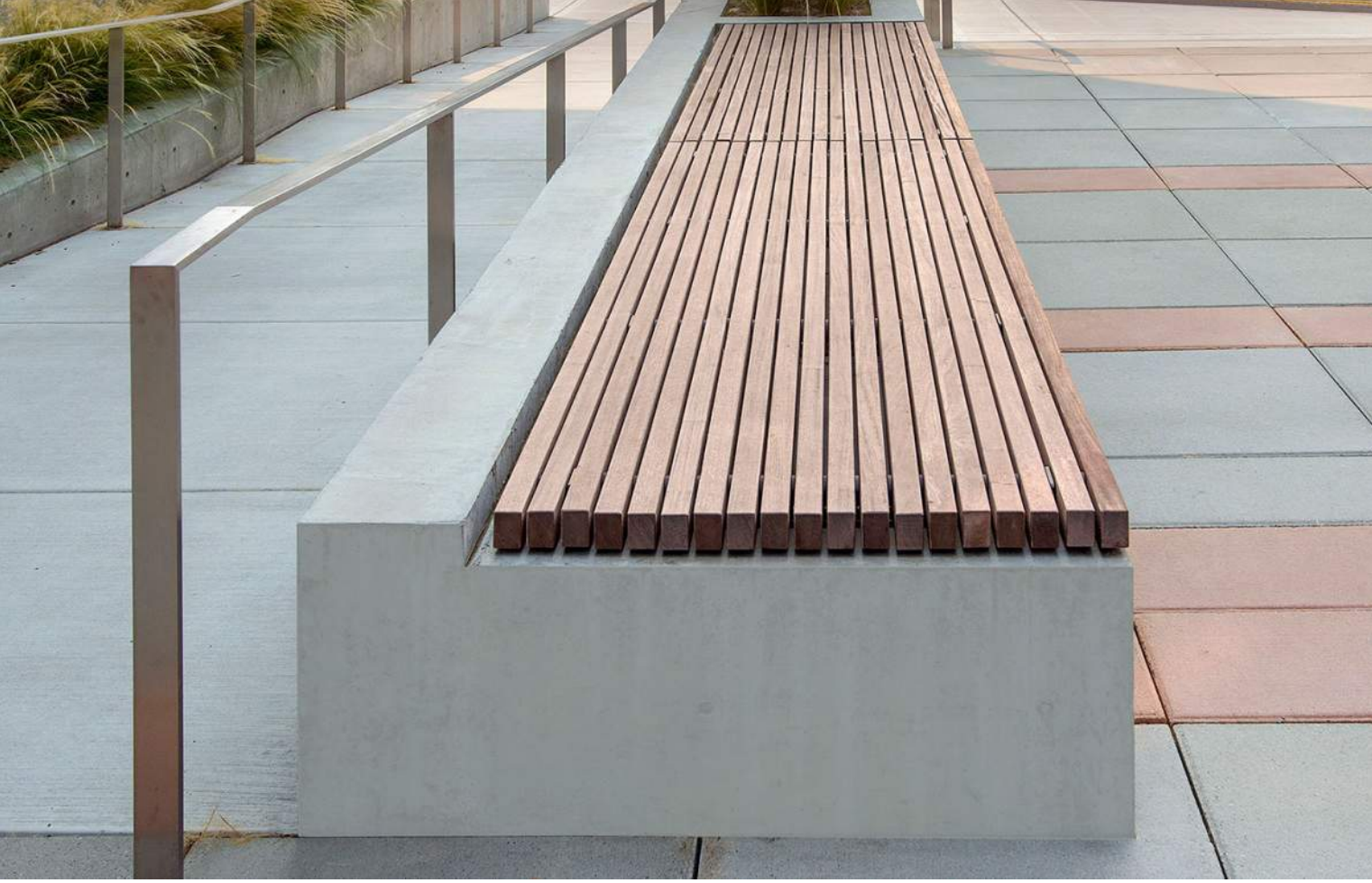
SCULPTURE

Sculpture Inspiration



SEAT WALL

Concrete Seat Wall with Wooden Slat Top Inspiration



TREES

*Laurus nobilis* 'Saratoga'



*Magnolia grandiflora* 'Little Gem'



*Quercus agrifolia*



*Quercus suber*



*Ulmus parvifolia* 'Drake'



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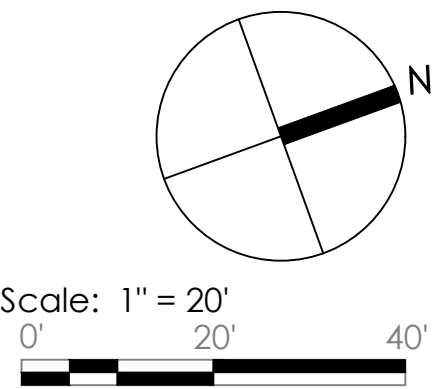
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**The**  
**Guzzardo**  
**Partnership, Inc.**  
Landscape Architects | Land Planners

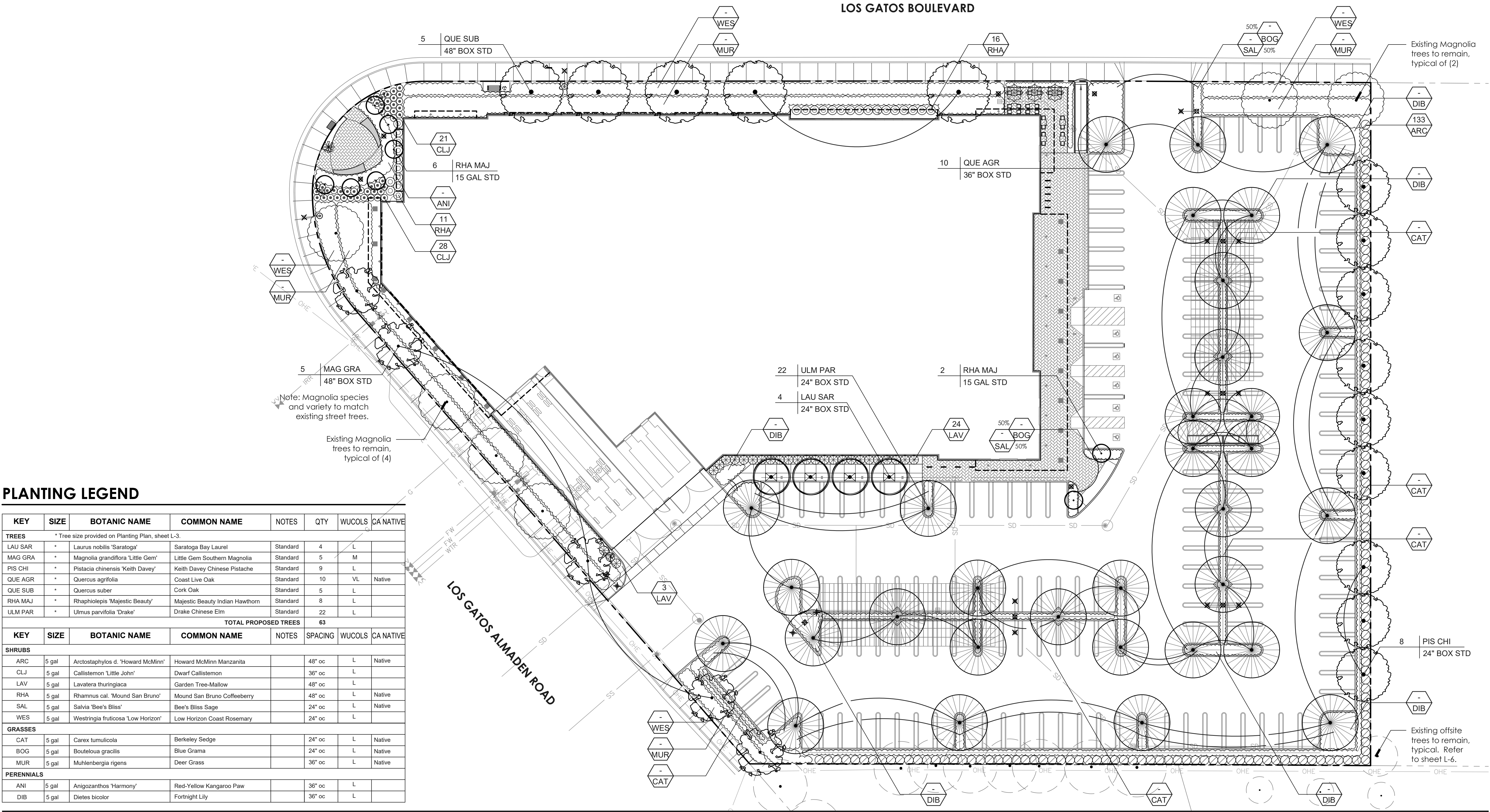
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LANDSCAPE IMAGERY

L-2





PLANTING LEGEND

| KEY                                               | SIZE  | BOTANIC NAME                       | COMMON NAME                     | NOTES    | QTY     | WUCOLS | CA NATIVE |
|---------------------------------------------------|-------|------------------------------------|---------------------------------|----------|---------|--------|-----------|
| TREES                                             |       |                                    |                                 |          |         |        |           |
| * Tree size provided on Planting Plan, sheet L-3. |       |                                    |                                 |          |         |        |           |
| LAU SAR                                           | *     | Laurus nobilis 'Saratoga'          | Saratoga Bay Laurel             | Standard | 4       | L      |           |
| MAG GRA                                           | *     | Magnolia grandiflora 'Little Gem'  | Little Gem Southern Magnolia    | Standard | 5       | M      |           |
| PIS CHI                                           | *     | Pistacia chinensis 'Keith Davey'   | Keith Davey Chinese Pistache    | Standard | 9       | L      |           |
| QUE AGR                                           | *     | Quercus agrifolia                  | Coast Live Oak                  | Standard | 10      | VL     | Native    |
| QUE SUB                                           | *     | Quercus suber                      | Cork Oak                        | Standard | 5       | L      |           |
| RHA MAJ                                           | *     | Rhaphiolepis 'Majestic Beauty'     | Majestic Beauty Indian Hawthorn | Standard | 8       | L      |           |
| ULM PAR                                           | *     | Ulmus parvifolia 'Drake'           | Drake Chinese Elm               | Standard | 22      | L      |           |
| TOTAL PROPOSED TREES                              |       |                                    |                                 |          | 63      |        |           |
| KEY                                               | SIZE  | BOTANIC NAME                       | COMMON NAME                     | NOTES    | SPACING | WUCOLS | CA NATIVE |
| SHRUBS                                            |       |                                    |                                 |          |         |        |           |
| ARC                                               | 5 gal | Arctostaphylos d. 'Howard McMinn'  | Howard McMinn Manzanita         |          | 48" oc  | L      | Native    |
| CLJ                                               | 5 gal | Callistemon 'Little John'          | Dwarf Callistemon               |          | 36" oc  | L      |           |
| LAV                                               | 5 gal | Lavatera thuringiaca               | Garden Tree-Mallow              |          | 48" oc  | L      |           |
| RHA                                               | 5 gal | Rhamnus cal. 'Mound San Bruno'     | Mound San Bruno Coffeeberry     |          | 48" oc  | L      | Native    |
| SAL                                               | 5 gal | Salvia 'Bee's Bliss'               | Bee's Bliss Sage                |          | 24" oc  | L      | Native    |
| WES                                               | 5 gal | Westringia fruticosa 'Low Horizon' | Low Horizon Coast Rosemary      |          | 24" oc  | L      |           |
| GRASSES                                           |       |                                    |                                 |          |         |        |           |
| CAT                                               | 5 gal | Carex tumulicola                   | Berkeley Sedge                  |          | 24" oc  | L      | Native    |
| BOG                                               | 5 gal | Bouteloua gracilis                 | Blue Grama                      |          | 24" oc  | L      | Native    |
| MUR                                               | 5 gal | Muhlenbergia rigens                | Deer Grass                      |          | 36" oc  | L      | Native    |
| PERENNIALS                                        |       |                                    |                                 |          |         |        |           |
| ANI                                               | 5 gal | Anigozanthos 'Harmony'             | Red-Yellow Kangaroo Paw         |          | 36" oc  | L      |           |
| DIB                                               | 5 gal | Dietes bicolor                     | Fortnight Lily                  |          | 36" oc  | L      |           |

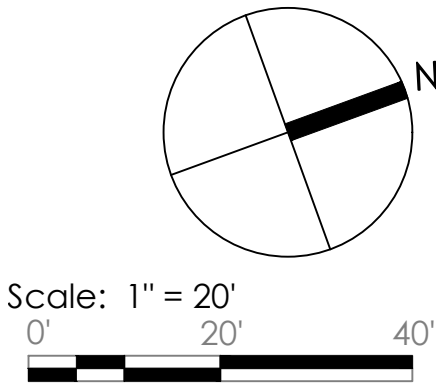
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SCHEMATIC PLANTING  
PLAN



L-3



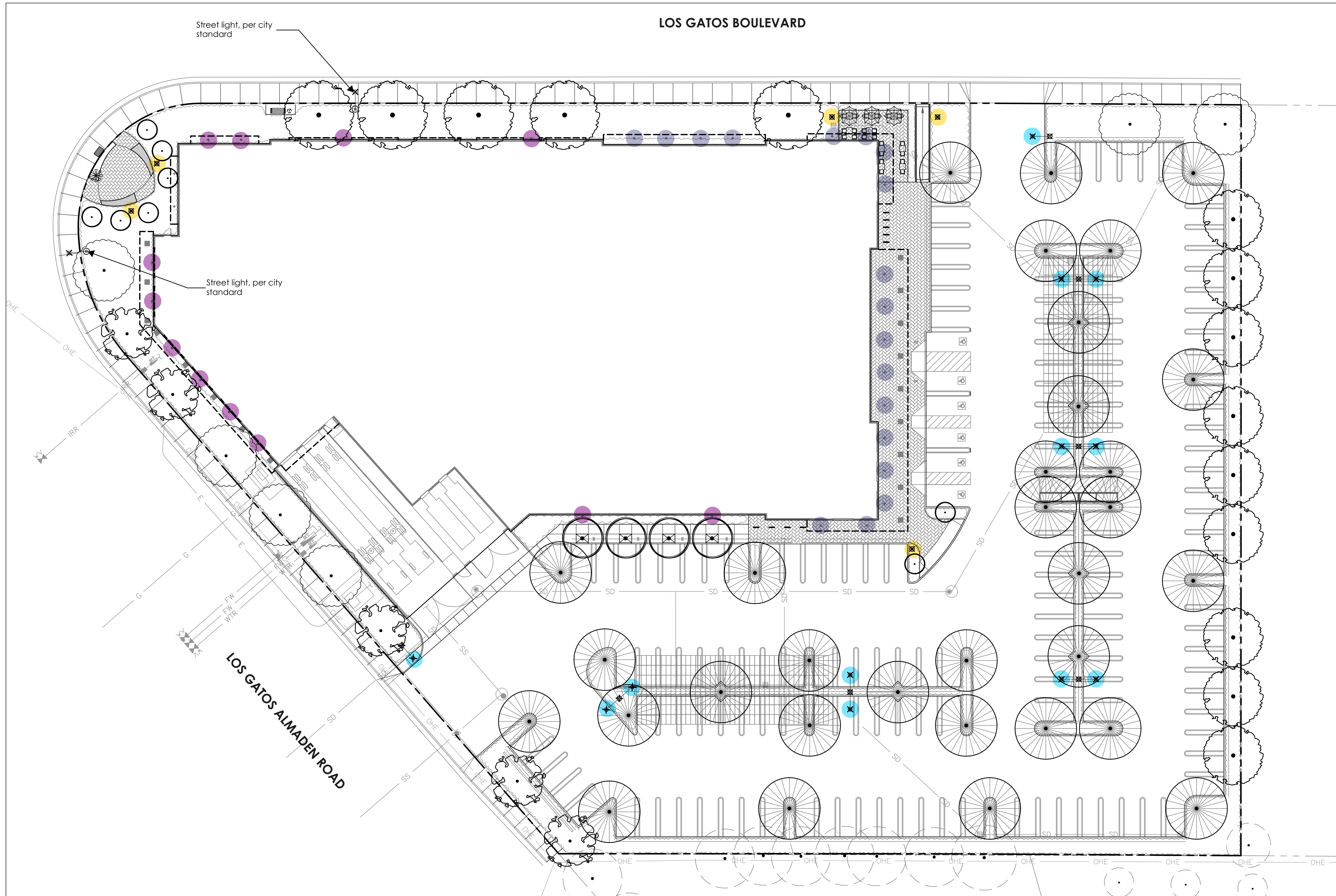
WATER USE LEGEND

| Key | WUCOLS Category        |
|-----|------------------------|
|     | Very Low Water Use     |
|     | Low Water Use          |
|     | Medium Water Use       |
|     | High Water Use         |
|     | Special Landscape Area |

WELO CALCULATIONS

| California Water Efficient Landscape Worksheet  |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |
|-------------------------------------------------|--|--------------------|-------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------|----------------------------------|
| Reference Evapotranspiration (ET <sub>o</sub> ) |  |                    | 45.3              |                   | Project Type                                                                                                                                  |              | Non-Residential                        |                                  |
| Hydrozone # / Planting Description              |  | Irrigation Zone(s) | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE)                                                                                                                    | ETAF (PF/IE) | Landscape Area (Sq. Ft.)               | ETAF x Area                      |
|                                                 |  |                    |                   |                   |                                                                                                                                               |              |                                        | Estimated Total Water Use (ETWU) |
| Regular Landscape Areas                         |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |
| SHRUBS - LOW                                    |  | Low                | 0.2               | Drip              | 0.81                                                                                                                                          | 0.25         | 18,932                                 | 4,675                            |
| TREES - LOW                                     |  | Low                | 0.2               | Drip              | 0.81                                                                                                                                          | 0.25         | 2,320                                  | 573                              |
| TREES - MODERATE                                |  | Moderate           | 0.5               | Drip              | 0.81                                                                                                                                          | 0.62         | 200                                    | 123                              |
|                                                 |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |
| Total Regular Landscape Areas                   |  |                    |                   |                   |                                                                                                                                               |              | 21,452                                 | 5,371                            |
| Special Landscape Areas                         |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |
| Not applicable                                  |  |                    |                   |                   |                                                                                                                                               | 1            | 0                                      | 0                                |
|                                                 |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |
| Total Special Landscape Areas                   |  |                    |                   |                   |                                                                                                                                               |              | 0                                      | 0                                |
| Total Landscape Area                            |  |                    |                   |                   |                                                                                                                                               |              | 21,452                                 |                                  |
|                                                 |  |                    |                   |                   |                                                                                                                                               |              | ETWU Total                             |                                  |
|                                                 |  |                    |                   |                   |                                                                                                                                               |              | Maximum Allowed Water Allowance (MAWA) |                                  |
|                                                 |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |
| ETAF Calculations                               |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |
| Regular Landscape Areas                         |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |
| Total ETAF x Area                               |  |                    | 5,371             |                   | <div>Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.</div> |              |                                        |                                  |
| Total Area                                      |  |                    | 21,452            |                   |                                                                                                                                               |              |                                        |                                  |
| Average ETAF                                    |  |                    | 0.25              |                   |                                                                                                                                               |              |                                        |                                  |
|                                                 |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |
| Total Landscape Areas                           |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |
| Total ETAF x Area                               |  |                    | 5,371             |                   | <div>ETWU MAWA</div> <div>Eto x 0.62 x ETAF x Area (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]</div>                                        |              |                                        |                                  |
| Total Area                                      |  |                    | 21,452            |                   |                                                                                                                                               |              |                                        |                                  |
| Average ETAF                                    |  |                    | 0.25              |                   |                                                                                                                                               |              |                                        |                                  |
|                                                 |  |                    |                   |                   |                                                                                                                                               |              |                                        |                                  |





## LANDSCAPE LIGHTING LEGEND

- Parking Lot Pole Light - 22' Pole, Mounted P20 Gardco LED Light, By PureForm
- Parking Lot Pole Light, Double Fixture - 22' Pole, Twin Mounted P20 Gardco LED Light, By PureForm
- Pedestrian Scale Pole Light - 12' Pole, Mounted PPT Gardco LED Post Top, By PureForm
- Recessed Canopy Downlight - Wide Beam LED Recessed Ceiling Downlights, By BEGA
- Architectural Downlight - Aluminum Wall Mounted Luminaires, By BEGA

## LANDSCAPE LIGHTING IMAGES



Parking Lot Pole Light  
22' Pole, Mounted P20  
Gardco LED Light, By PureForm



Parking Lot Pole Light, Double  
Fixture  
22' Pole, Twin Mounted P20  
Gardco LED Light, By PureForm



Pedestrian Scale Pole Light  
12' Pole, Mounted PPT Gardco  
LED Post Top, By PureForm



Recessed Canopy Downlight  
Wide Beam LED Recessed  
Ceiling Downlights, By BEGA



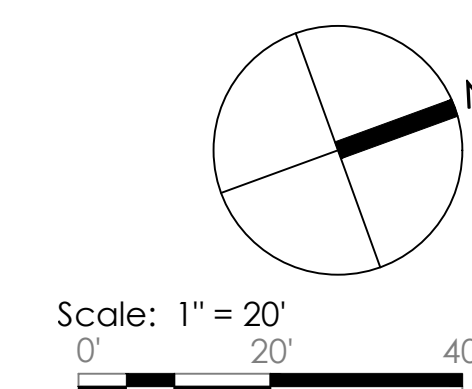
Architectural Downlight  
Aluminum Wall  
Mounted Luminaires, By BEGA

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SCHEMATIC LIGHTING  
PLAN

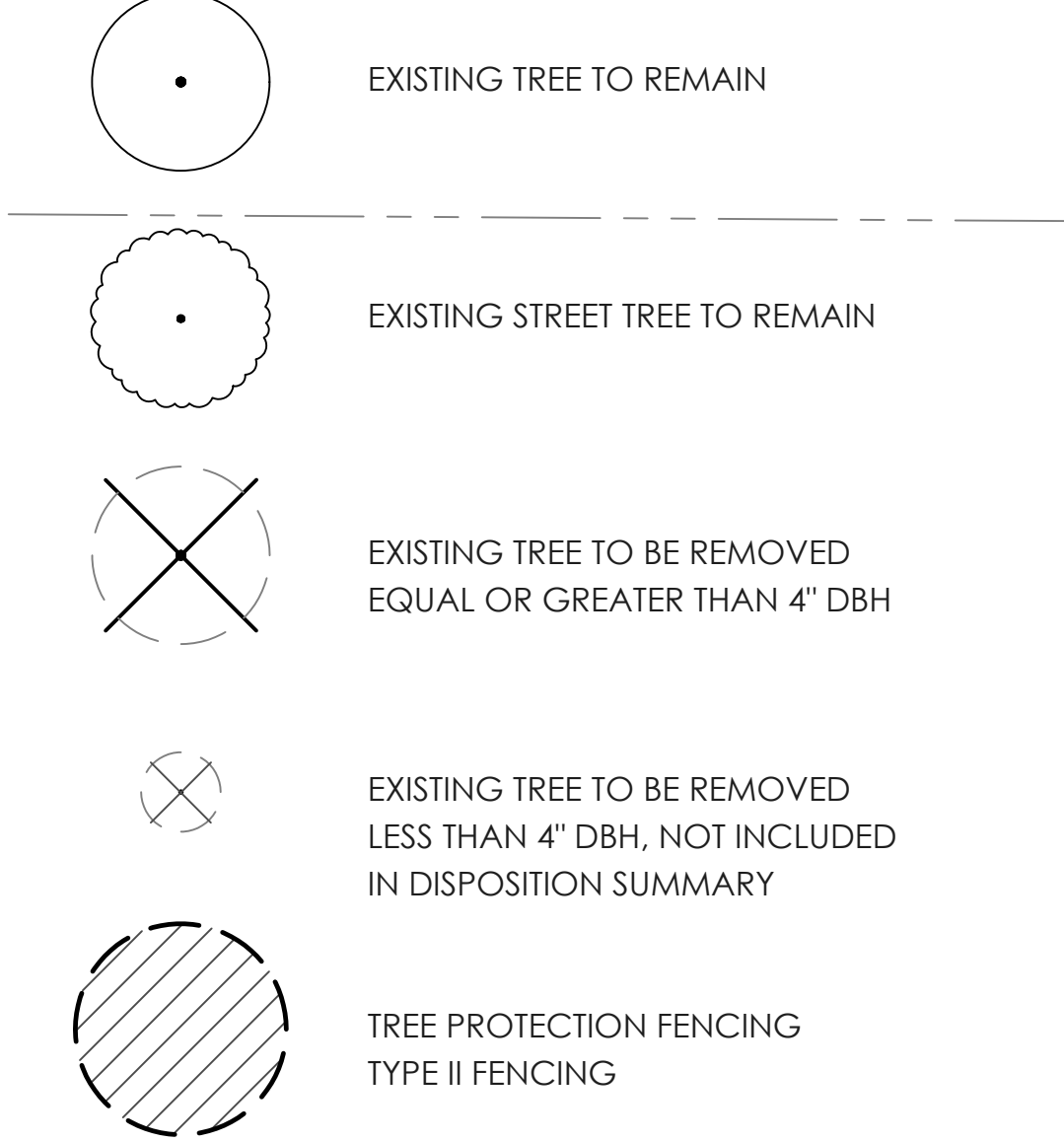
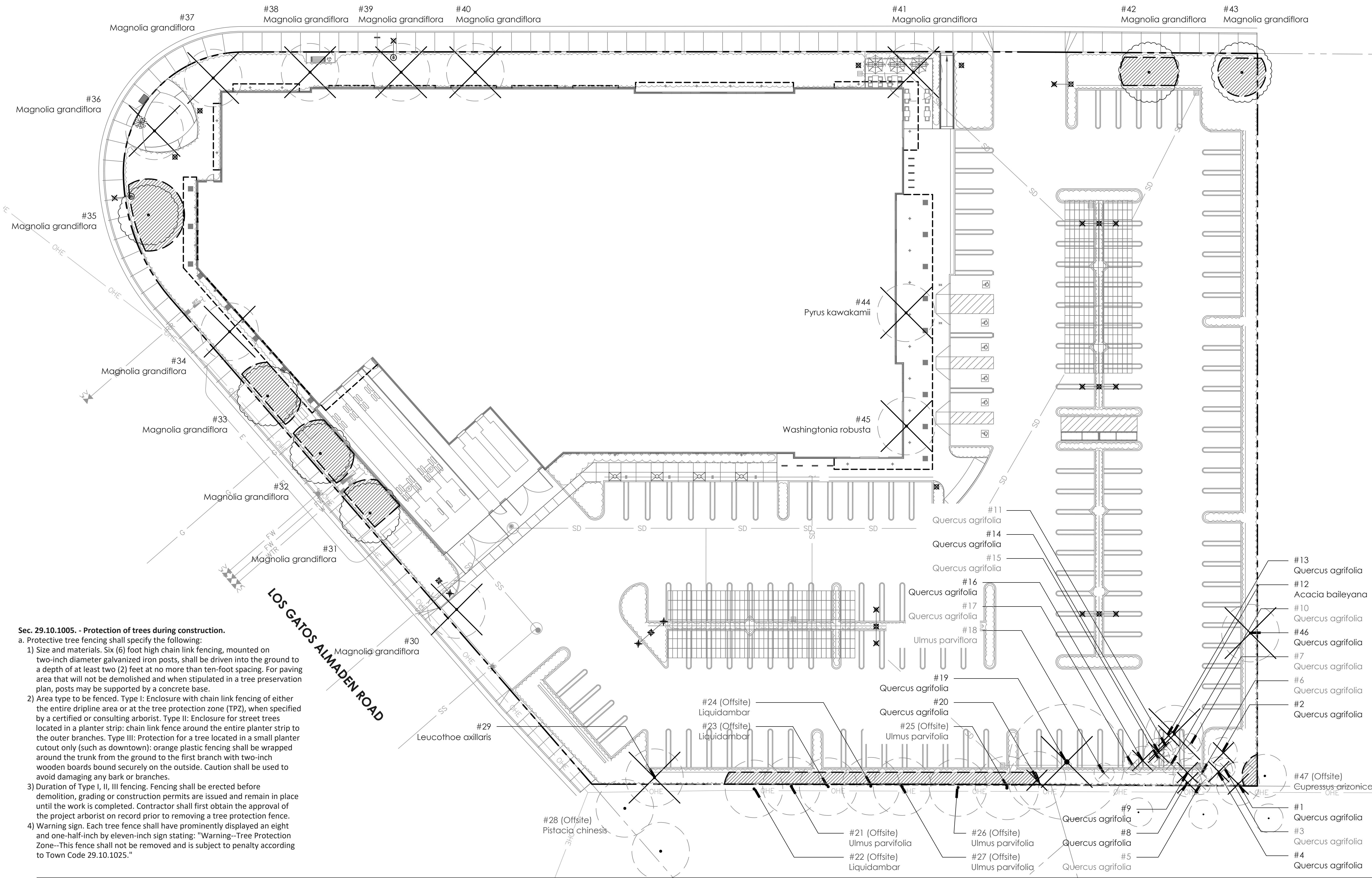
L-5





L-5.1





TREE DISPOSITION SUMMARY

|                                                                              | QTY |
|------------------------------------------------------------------------------|-----|
| TOTAL EXISTING TREES ON SITE (4" DBH & GREATER)                              | 29  |
| EXISTING TREES TO REMAIN                                                     | 6   |
| EXISTING TREES TO BE REMOVED                                                 | 23  |
| EXISTING TREES TO BE TRANSPLANTED                                            | 0   |
| PROPOSED NEW TREES - 24" BOX OR GREATER<br>Refer to Planting Plan, sheet L-3 | 63  |
| REPLACEMENT TREES REQUIRED PER TABLE 3-1                                     |     |
| 24" BOX MIN.                                                                 | 65  |
| 36" BOX MIN.                                                                 | 12  |
| TOTAL REPLACEMENT TREES REQUIRED                                             | 77  |

Note: Refer to Arborist Report prepared by Arbor MD for Tree Removal and Protection recommendations.

Table 3-1 - Tree Canopy Replacement Standard

| CANOPY SIZE OF REMOVED TREE  | REPLACEMENT REQUIREMENT*                   |
|------------------------------|--------------------------------------------|
| 10 feet or less              | (2) 24" box trees                          |
| More than 10 feet to 25 feet | (3) 24" box trees                          |
| More than 25 feet to 40 feet | (4) 24" box trees or<br>(2) 36" box trees  |
| More than 40 feet to 55 feet | (6) 24" box trees or<br>(3) 36" box trees  |
| Greater than 55 feet         | (10) 24" box trees or<br>(5) 36" box trees |

\*NOTE: Single-family residential option not applicable replacement option for this project.

**Sec. 29.10.1005. - Protection of trees during construction.**  
a. Protective tree fencing shall specify the following:  
1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.  
2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.  
3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.  
4) Warning sign. Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning--Tree Protection Zone--This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

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36.654 12.20.2022

TREE DISPOSITION PLAN

