

PROJECT INFORMATION

PROJECT ADDRESS: 15860 - 15894 WINCHESTER BLVD., LOS GATOS, CALIFORNIA 95030

ACCESSOR PARCEL NUMBERS: 529-11-13 529-11-38 529-11-39 529-11-40

TYPE OF CONSTRUCTION : IB - FULLY SPRINKLERED PER NFPA 13 (SEPARATE PERMIT)

OCCUPANCY GROUP : R2.1

SITE AREA : 56,889 S.F. (1.31 ACRES)

NO PUBLIC FUNDS FOR THIS PROJECT

APPLICABLE CODES:

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (MANDATORY MEASURES)
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE

DEFERRED SUBMITTALS LIST:

THE FOLLOWING ITEMS ARE A DEFERRED SUBMITTAL:

- FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.

- DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS AND SHALL SUBMIT THE DEFERRED SUBMITTAL DOUCMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING ITEMS WILL BE DEFERRED SUBMITTALS:

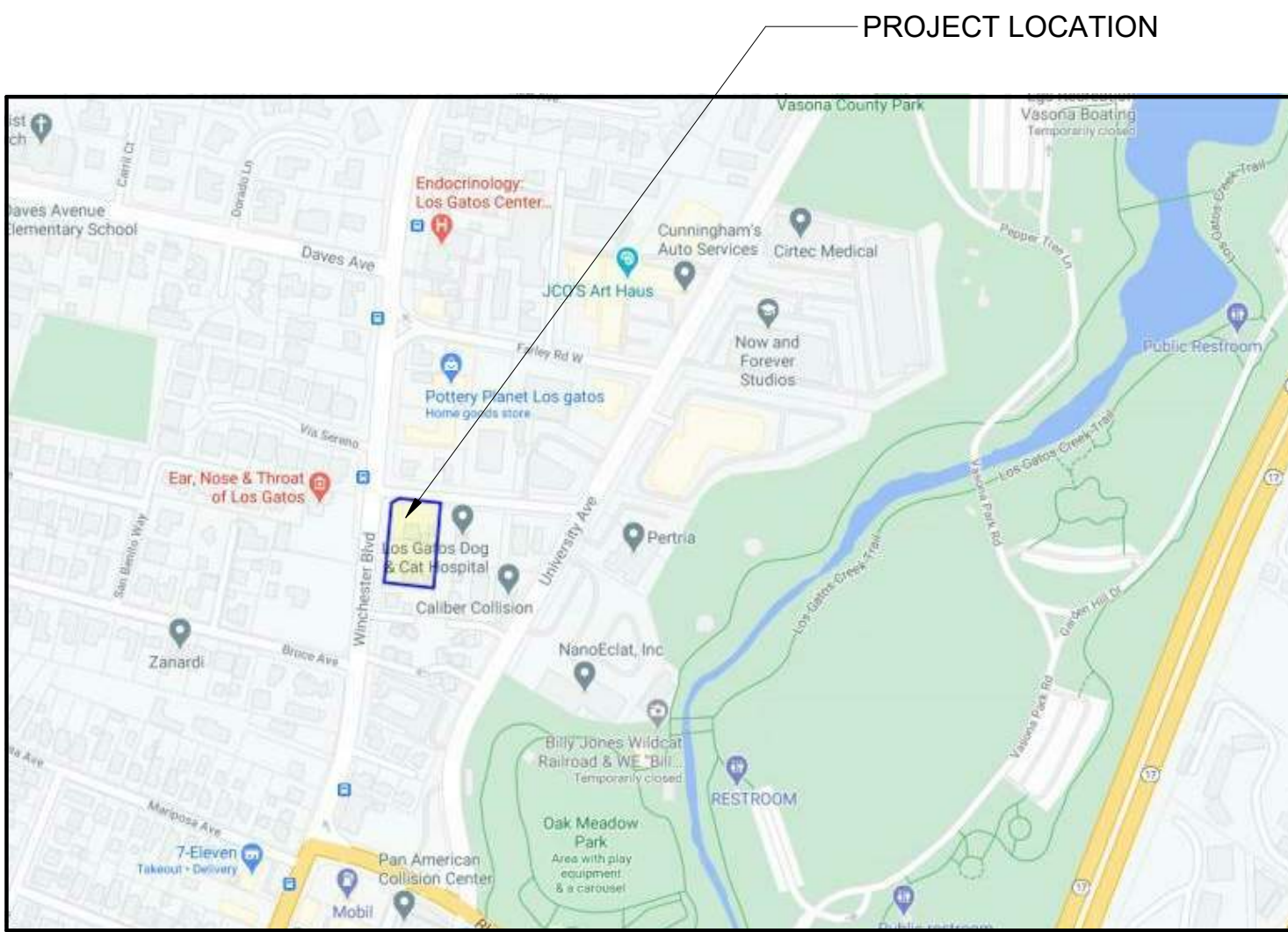
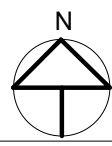
1. FIRE SPRINKLERS
2. FIRE ALARM SYSTEM
3. EMERGENCY RESPONDER RADIO COVERAGE
4. TWO-WAY COMMUNICATION SYSTEM



WINCHESTER MEMORY CARE / ASSISTED LIVING

15860 - 15894 WINCHESTER BLVD., LOS GATOS, CALIFORNIA 95030

VICINITY MAP:



PROJECT DIRECTORY:

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PROJECT DESCRIPTION:

THE DESIGN INTENT FOR THIS PROJECT WAS TO CONVEY A HILLSIDE ESTATE FEEL WITH AN ITALIAN REVIVAL INFLUENCE THAT FEATURES SUCH ELEMENTS AS A TILED ROOF WITH DEEP SET DECORATIVE EAVES, PICTURE FRAMED WINDOWS, SYMMETRICAL FACADES, COLUMNS, AND BALUSTRADES. WHEN PLANNING THIS PROJECT WE WANTED TO MAINTAIN THE ORIGINAL RHYTHM OF THE NEIGHBORHOOD BY REPLACING THE EXISTING THREE HOMES ON THE SITE WITH A STRUCTURE THAT REFLECTED THE SAME THREE PART RHYTHM FACING ONTO WINCHESTER BOULEVARD. THESE THREE SEGMENTS OF THE BUILDING ARE LOCATED IN ROUGHLY IN THE SAME LOCATION AS THE ORIGINAL HOMES WITH THE MOST SOUTHERN OF THESE WINGS STEPPING DOWN TO SECOND STORY. THIS WAS DONE AS A WAY OF CREATING VISUAL INTEREST THROUGH ASYMMETRY AS WELL AS A WAY TO SEGUE BETWEEN OUR PROJECT AND THE NEIGHBORING TOWNHOMES TO THE SOUTH OF OUR DEVELOPMENT. OUR PROJECT STEPS DOWN EVEN FURTHER ON EITHER END OF THE BUILDING ENTRANCE WITH A FRAMED ENTRY / EXIT TO THE PORTE COCHERE.

THIS SENIOR HOUSING PROJECT CONSIST OF 18 MEMORY CARE UNITS AND 107 ASSISTED LIVING UNITS FOR A COMBINED TOTAL OF 125 UNITS. IN ADDITION TO THESE LIVING UNITS, THIS PROJECT HAS TWO SEPARATE DINING ROOMS, A COMMERCIAL KITCHEN, THEATER, LIBRARY, GREAT ROOM, AND OTHER COMMON USE SPACES THROUGHOUT. THE OUTDOOR SPACES INCLUDE BOTH COMMON USE AREAS WHICH CONSIST OF THREE DIFFERENT LANDSCAPED COURTYARDS AT THE FIRST FLOOR PODIUM LEVEL AS WELL AS PRIVATE USE PATIOS OFF OF THE GROUND FLOOR GARDEN UNITS TO THE SOUTH AND EAST OF OUR PROJECT.

SWENSON
ARCHITECTURE

Consultant:

Revisions:

Revision Schedule

1	Planning Response #1	07/20/21
3	Planning Response #3	12/10/21
4	Planning Response #4	04/04/22

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SWENSON BUILDER

WINCHESTER MEMORY CARE /
ASSISTED LIVING
PLANNING REVIEW NO. 21 1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA

TITLE SHEET

Date: APRIL 01, 2021
Scale: AS NOTED
Drawn by: DM, EY, IL
Job #: 20-9215

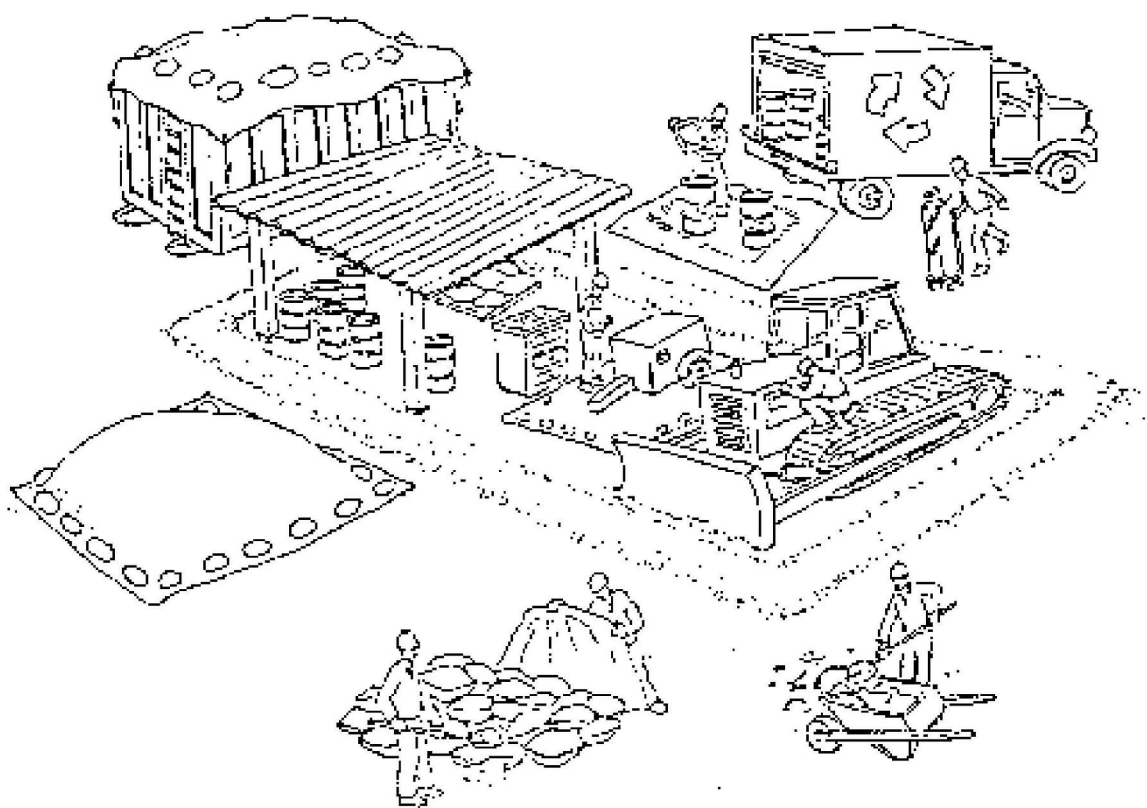
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Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

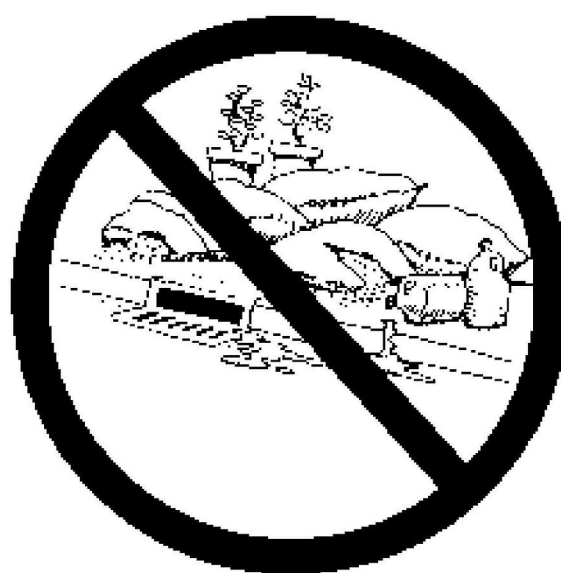


Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

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

NET AREA (SF) PER UNIT / FLOOR						
CONFIGURATION	UNIT TYPE	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3ND FLOOR	TOTAL AREA (SF)
MEMORY CARE						
	MC1	0	724	0	0	724
	MC2	0	1,880	0	0	1880
	MC3	0	792	0	0	792
	MC4	0	1,200	0	0	1200
	MC5	0	407	0	0	407
	MC6	0	840	0	0	840
	MC7	0	443	0	0	443
	MC8	0	511	0	0	511
	MC9	0	556	0	0	556
	TOTAL	0	7,353	0	0	7,353
ASSISTED LIVING						
	STUDIO	A1	1765	0	2,824	5295
	STUDIO	A2	1440	1,800	3,600	9000
	STUDIO	A3	0	0	369	369
	STUDIO	A4	0	0	378	756
	STUDIO	A5	385	1,155	2,695	5390
	STUDIO	A6	0	0	1,950	2730
	TOTAL	3590	2,955	11,816	5179	23540
	PREM. STUDIO	B1	0	0	2,000	4000
	PREM. STUDIO	B2	0	1,227	409	1636
	PREM. STUDIO	B3	0	0	417	834
	PREM. STUDIO	B4	0	0	426	426
	PREM. STUDIO	B5	0	0	3,122	3568
	PREM. STUDIO	B6	0	0	463	926
	PREM. STUDIO	B7	467	0	0	2335
	PREM. STUDIO	B8	0	479	479	958
	PREM. STUDIO	B9	992	0	496	1488
	TOTAL	1459	1,706	7,812	5194	16171
	1 BEDROOM	C1	0	0	511	511
	1 BEDROOM	C2	0	0	539	539
	1 BEDROOM	C3	575	0	0	575
	1 BEDROOM	C4	0	0	595	595
	1 BEDROOM	C5	0	634	0	634
	1 BEDROOM	C6	0	677	0	677
	TOTAL	575	1311	1645	0	3531
	TOTAL	5,624	13,325	21,273	10,373	50595

	047B	RESTROOM				62	
	048	RESOURCE ROOM				169	
	049	SALES OFFICE				116	
	050	SALES OFFICE				115	
BELOW GRADE	091	STAIR 1					152
	093	STAIR 3				453	
	094	STAIR 4				134	
		MISC.				265	
		RESIDENTIAL - TOTAL NET AREA			5,624		
(BELOW GRADE) BASEMENT AREA TOTAL							18,532
(ABOVE GRADE) FLOOR AREA TOTAL						5,624	7,889
							13,513
1ST FLOOR		(COMMON AMENITIES & MEMORY CARE)					
	E101A	ELEVATOR				80	
	E101B	ELEVATOR				82	
	E101C	SERVICE ELEVATOR				69	
	160	ELEV LOBBY				210	
	161	CORRIDOR				1,114	
	162	CORRIDOR				1,434	
	163	ELEC / DATA				79	
	164A	RESTROOM - WOMEN'S				116	
	164B	RESTROOM - MEN'S				116	
	165	KITCHEN				870	
	166	DINING ROOM				1,888	
	167	WELLNESS CENTER				597	
	168	NURSE OFFICE				115	
	170	OFFICE				139	
	171	DISCOVERY				175	
	172	ENTRY				135	
	173	LOBBY LOUNGE				467	
	174	FIRE CONTROL				62	
	175	RECEPTION				121	
	176	MC DINING ROOM				974	
	177	BISTRO				210	
	178	ACTIVITY ROOM				1,765	
	191	STAIR 1				350	
	192	STAIR 2				194	
	193	STAIR 3				198	
	194	STAIR 4				107	
		COVERED EXTERIOR / ATICULATION					1,481
		PORTE COCHERE					1,963
NOT INCLUDED	198A	A.L. COURTYARD	(OUTDOOR - OPEN TO THE SKY)				2,346
NOT INCLUDED	198B	A.L. COURTYARD	(OUTDOOR - OPEN TO THE SKY)				1,300
NOT INCLUDED	199	A.L. COURTYARD	(OUTDOOR - OPEN TO THE SKY)				2,057
		MISC.					
		RESIDENTIAL - TOTAL NET AREA			13,325		
(OUTDOOR - OPEN TO THE SKY - NOT INCLUDED) FLOOR AREA TOTAL							5,703
"INCLUDED IN LOT COVERAGE" (INTERIOR) FLOOR AREA TOTAL						13,325	11,667
							24,992
"INCLUDED IN LOT COVERAGE" (COVERED EXTERIOR) FLOOR AREA TOTAL							1,481
"INCLUDED IN LOT COVERAGE" (COVERED EXTERIOR) FLOOR AREA TOTAL							1,963
"TOTAL LOT COVERAGE" FLOOR AREA TOTAL							28,436
2ND FLOOR		(ASSISTED LIVING)					
	E201A	ELEVATOR				97	
	E201B	ELEVATOR				92	
	260	ELEV LOBBY				141	
	261	JANITOR CLOSET				42	
	262	HOUSEKEEPING				136	
	263	ELEC / DATA				93	
	264	SALON / THERAPY				350	
	265	LOUNGE				435	
	266	CORRIDOR				3,639	
	291	STAIR 1				191	
	292	STAIR 2				224	
	293	STAIR 3				192	
		MISC.				972	
		RESIDENTIAL - TOTAL NET AREA			21,273		
(INTERIOR) FLOOR AREA TOTAL						21,273	6,604
							27,877
3RD FLOOR		(ASSISTED LIVING)					
	E301A	ELEVATOR				97	
	E301B	ELEVATOR				92	
	360	ELEV LOBBY				141	
	361	JANITOR CLOSET				42	
	362	HOUSEKEEPING				137	
	363	ELEC / DATA				94	
	364	LOUNGE				348	
	365	FITNESS				435	
	366	CORRIDOR				2,504	
NOT INCLUDED	367	VISTA TERRACE	(OUTDOOR - OPEN TO THE SKY)				2,587
	391	STAIR 1				191	
	392	STAIR 2				224	
		MISC.				573	
		RESIDENTIAL - TOTAL NET AREA			10,373		
(OUTDOOR - OPEN TO THE SKY - NOT INCLUDED) FLOOR AREA TOTAL							2,587
(INTERIOR) FLOOR AREA TOTAL						10,373	4,878
							15,251

REQUIRED RESIDENTIAL PARKING						
MARKET TYPE	UNIT TYPE	UNIT COUNT	FACTOR	TOTAL PARKING STALLS		
	ASSISTED LIVING	107	(1 PER 2.5 BEDS)	0.4	42.8	
	MEMORY CARE	18		0.4	7.2	
TOTAL REQUIRED 125 50						
PROPOSED ON SITE PARKING						
LEVEL	TYPE	PARKING STALLS				
BASEMENT GARAGE		47	2	49		
1ST FLOOR		4	1	5		
TOTAL PROVIDED 54						
				TOTAL CAR STALLS	54	
				TOTAL REQUIRED	50	
				SURPLUS	4	
BUILDING AREA SUMMARY						
LEVEL	ROOM NUMBER	USE	NET AREA	GROSS AREA	AREA(SF)	AREA(SF)
					SUBTOTAL	SUBTOTAL
GROUND		(ASSISTED LIVING)				
	E001A	ELEVATOR		98		
	E001B	ELEVATOR		98		
	E001C	SERVICE ELEVATOR		72		
	E002	ELEVATOR MACH		53		
BELOW GRADE	030	GARAGE			17,116	
	031	LOADING DOCK		675		
	032	TRASH		419		
BELOW GRADE	033	WATER/BOILER			451	
BELOW GRADE	034	GENERATOR			288	
BELOW GRADE	035	ELECTRICAL ROOM			484	
BELOW GRADE	036	STORAGE			41	
	037	CORRIDOR		2,106		
	038	CORRIDOR		210		
	039	ELEVATOR LOBBY		343		
	040A	LIBRARY		637		
	040B	LIBRARY STORAGE		55		
	041	THEATER		720		
	042	LAUNDRY		242		
	043	MAINTENANCE		182		
	044	STAFF LOUNGE		408		
	045	CONFERENCE		123		
	046	OFFICE		72		
	047A	RESTROOM		62		

WINCHESTER MEMORY CARE / ASSISTED LIVING											
PROJECT DATA SUMMARY						Monday, November 1, 2021					
ADDRESS:						15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA 95030					
APN:						529-11-013, 529-11-038, 529-11-039, & 529-11-040					
GENERAL PLAN LAND USE DESIGNATION:						OFFICE PROFESSIONAL					
SPECIFIC PLAN											
DENSITY (DWELLING UNITS / ACRE):								CURRENTLY:	95.4		
ZONING:										O (OFFICE)	
PROPOSED MAXIMUM HEIGHT:										+/- 50' - 1"	
AREA INCLUDED IN LOT COVERAGE						CURRENT LOT COVERAGE AREA (SF):					
1. FIRST FLOOR INTERIOR AREA (RESIDENTIAL & COMMON AREA)						CURRENT LOT COVERAGE:					
2. COVERED EXTERIOR / ATICULATION AREA						TARGET LOT COVERAGE:					
3. PORTE COCHERE						CURRENT DELTA PERCENTAGE:					
SEE "INCLUDED IN LOT COVERAGE" ON 1ST FLOOR AREA CALCULATIONS						CURRENT DELTA SQUARE FOOTAGE:					
SITE AREA SUMMARY											
ACCESSOR PARCEL NUMBER						SQUARE FEET			ACRES		
EXISTING LOTS:		529-11-013, 529-11-038, 529-11-039, & 529-11-040				56,889			1.31		
TOTAL						56,889			1.31		
GROSS AREA / FAR CALCULATION											
FAR (GROUND FLOOR TO THIRD FLOOR) - BASEMENT NOT INCLUDED											
GROSS AREA										SF	
GROUND FLOOR										13,513	
FIRST FLOOR										24,992	
SECOND FLOOR										27,877	
THIRD FLOOR										15,251	
GROSS FLOOR AREA INCLUDED										81,633	
								FAR:		1.43	
PROPOSED UNIT SIZE / PERCENTAGE / COUNT											
CONFIGURATION	UNIT TYPE	PROPOSED UNIT AREA (SF)	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3ND FLOOR		TOTAL	PROPOSED PERCENTAGE		
MEMORY CARE											
	MC1	362		2				2	1.6%		
	MC2	376		5				5	4.0%		
	MC3	396		2				2	1.6%		
	MC4	400		3				3	2.4%		
	MC5	407		1				1	0.8%		
	MC6	420		2				2	1.6%		
	MC7	443		1				1	0.8%		
	MC8	511		1				1	0.8%		
	MC9	556		1				1	0.8%		
MEMORY CARE AVERAGE		409	0	18	0	0	SUBTOTAL	18	14.4%		
ASSISTED LIVING											
STUDIO	A1	353	5		8	2		15	12.0%		
STUDIO	A2	360	4	5	10	6		25	20.0%		
STUDIO	A3	369			1			1	0.8%		
STUDIO	A4	378			1	1		2	1.6%		
STUDIO	A5	385	1	3	7	3		14	11.2%		
STUDIO	A6	390			5	2		7	5.6%		
STUDIO AVERAGE		368	10	8	32	14	SUBTOTAL	64	51.2%		
PREM. STUDIO	B1	400			5	5		10	8.0%		
PREM. STUDIO	B2	409		3	1			4	3.2%		
PREM. STUDIO	B3	417			1	1		2	1.6%		
PREM. STUDIO	B4	426			1			1	0.8%		
PREM. STUDIO	B5	446			7	1		8	6.4%		
PREM. STUDIO	B6	463			1	1		2	1.6%		
PREM. STUDIO	B7	467	1			4		5	4.0%		
PREM. STUDIO	B8	479		1	1			2	1.6%		
PREM. STUDIO	B9	496	2		1			3	2.4%		
PREM. STUDIO AVERAGE		437	3	4	18	12	SUBTOTAL	37	29.6%		
1 BEDROOM	C1	511			1			1	0.8%		
1 BEDROOM	C2	539			1			1	16.7%		
1 BEDROOM	C3	575	1					1	0.9%		
1 BEDROOM	C4	595			1			1	0.8%		
1 BEDROOM	C5	634		1				1	0.8%		
1 BEDROOM	C6	677		1				1	0.8%		
1 BEDROOM AVERAGE		589	1	2	3	0	SUBTOTAL	6	4.8%		
ASSISTED LIVING AVERAGE		404	14	14	53	26		107	85.6%		
PROJECT AVERAGE		405	14	32	53	26	TOTAL	125	100%		



1 Site - Existing Trees
1/16" = 1'-0"

TREE LEGEND :

- TOTAL EXISTING TREES TO BE REMOVED: 26
- TOTAL EXISTING TREES TO BE REMAIN: 9
- TOTAL EXISTING TREES TO BE EXEMPT AND REMOVED: 3
- TOTAL EXISTING TREES TO BE EXEMPT AND REMAIN: 4
- TREE PROTECTION FENCING
- # TREE NUMBER, SEE ARBORIST REPORT (SHEET T-2 TO T-4)
- X TREE TO BE REMOVED PER ARBORIST REPORT (SHEET T-2 TO T-4)

LARGE PROTECTED TRESS: #2, 3, 9, 12, 16, 18, 21, 24, 39 and 41

SEE ARBORIST REPORT (SHEET T-2 TO T-4 FOR ADDITIONAL TREE PROTECTION INFORMATION)

Consultant:

Revisions:

Revision Schedule

1 Planning Response #1 | 07/20/21

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WINCHESTER MEMORY CARE /
ASSISTED LIVING
PLANNING REVIEW NO. 21 1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
SITE - EXISTING TREES

Date: **APRIL 01, 2021**
Scale: **AS NOTED**
Drawn by: **DM, EY, IL**
Job #: **20-9215**

Sheet

T-1

ARBORIST REPORT

WINCHESTER ASSISTED LIVING 15860 WINCHESTER BLVD LOS GATOS, CALIFORNIA

Submitted to:

Swenson
777 North 1st Street, 5th Floor
San José, CA 95112

Prepared by:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist #WE-4001B

February 10, 2021

p.o. box 25295, san mateo, california 94402 • email: arborresources@comcast.net
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David L. Babby, Registered Consulting Arborist® February 10, 2021

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a “high,” “moderate” or “low” suitability for preservation rating as a means to cumulatively measure its existing health; structural integrity; anticipated life span; remaining life expectancy; prognosis; location; size; particular species; tolerance to construction impacts; growing space; frequency of care needed; and safety to property and persons within striking distance. Descriptions these ratings are presented below; the high category is comprised of 9 trees (or 26%), the moderate category 24 (or 68%), and the low category 2 (or 6%).

High: Applies to #3, 9, 16-18, 24, 34, 39, 39 and 42.

These trees appear relatively healthy and structurally stable; have no apparent, significant health issues or structural defects; present a good potential for contributing long-term to the site; and seemingly require only periodic or regular care and monitoring to maintain their longevity and structural integrity. They are typically the most suitable for retaining and incorporating into the future landscape.

Moderate: Applies to #1, 2, 5, 7-15, 19-23, 25, 27, 29, 38, 40, 41 and 43-45.

These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan. They may be worth retaining if provided proper care, but not seemingly at significant expense or major design revisions.

Low: Applies to #4 and 10.

These trees have weak, multi-trunk structures comprised of stump sprouts, and there are no tree care measures to reasonably mitigate the risk (i.e. beyond likely recovery). As a general guideline, these trees should be removed regardless of future development, and any which are retained require frequent monitoring and care throughout their remaining lifespans to minimize risk to any persons or property within striking distance.

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6.0 TREE PROTECTION MEASURES

Recommendations presented within this section consider plans reviewed, and serve as protection measures to help mitigate or avoid impacts to trees being retained. They should be carefully followed and incorporated into project plans, and I (hereinafter “project arborist”) should be consulted in the event any cannot be feasibly implemented.

6.1 Design Guidelines

- The Tree Protection Zone (TPZ) for each retained tree shall be up to or within 6 feet from the proposed building foundation, and distances in all other directions from the trunks equal to 7 to 10 times the trunk diameters (all distances are intended to be obtained the closest edge, face of, their outer perimeter at soil grade). A TPZ is intended to restrict or highly limit the following activities within the specified distances: overexcavation, subexcavation, trenching, compaction, mass and finish-grading, soil scraping, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, stockpiling and dumping of materials, and equipment and vehicle operation. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.
- For trees being retained, review setbacks proposed on plans for grading, utility, hardscape, compaction, trenching, subexcavation and overexcavation, and compare to the TPZ parameters specified above. Where conflicts exist, consult with the project arborist to identify opportunity for increasing setbacks and/or possibly mitigating impacts to achieve a reasonable assurance of protection.
- Per Section 29.10.1000(C.1) of the Ordinance, a copy of this or a future report providing tree protection measures must be incorporated into the final set of project plans; titled Sheets T-1, T-2, etc. (“Tree Protection Instructions”); and referenced on all site-related project plans. Additionally, all site-related plans should contain notes referring to this report for tree protection measures.

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EXHIBITS

EXHIBIT	TITLE
A	TREE INVENTORY TABLE (five sheets)
B	SITE MAP (one sheet)
C	PHOTOGRAPHS (seven sheets)

i

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4.0 POTENTIAL TREE DISPOSITION

Implementing the proposed progress plan will result in the following tree disposition:

- Remove** (26 in total): #4, 5, 7-21, 24, 25, 34, 38, 39 and 42-45.
- Retain** (9 in total): #1-3, 22, 23, 27, 29, 40 and 41.

4.1 Proposed Removals

The table below, and continued on the next page, summarizes underlying reasons for removing the 26 trees (and on the map in Exhibit B, an “X” is placed across each trunk); reasons are solely based on my review of the architectural progress plan set, and additional impacts will likely be realized once civil plans are reviewed. Protection measures to help mitigate or avoid impacts to the 9 trees planned for retention are presented within Section 6.0 of this report.

TREE #	NAME	DIAM. (in.)	REASON(S) FOR REMOVAL
4	N. California black walnut	10, 8, 8, 7	Weak structure, site improvements
5	London plane tree	7	Site improvements
7	London plane tree	7	Site improvements
8	Coast live oak	10	Within building footprint
9	Coast live oak	30	Within building footprint
10	Holly oak	8, 7, 6	Weak structure, within building footprint
11	Coast live oak	11, 8	Within building footprint
12	Coast live oak	26	Within building footprint
13	Coast live oak	8, 6	Within driveway footprint
14	London plane tree	7	Within driveway apron
15	London plane tree	7	Site improvements
16	Coast live oak	26	Severe impacts from building construction, grading, and site improvements

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- Add assigned tree numbers and locations to the architectural, civil and landscape site-related plans.

- Construction of the driveway immediately east of #1’s trunk shall require no excavation or compaction beyond the driveway/wall limit. Any fill placed beyond the driveway/wall (i.e. towards the tree) shall not exceed 24 inches from the edge.

- Specify on the demolition plan to abandon and cut off at existing soil grade all existing, unused lines, pipes and manholes within a TPZ.

- Route all underground utilities and services (e.g. electrical) beyond TPZs. Where this is not feasible, the section of line(s) within a TPZ should be directionally-bored by at least 4 feet below existing grade, tunneled using a pneumatic air device (such as an AirSpade®), or installed by other means (e.g. pipe-bursting) to avoid an open trench. The ground above any tunnel must remain undisturbed, and access pits and above-ground infrastructure (e.g. splice boxes, meters and vaults) established beyond TPZs.

- The permanent and temporary drainage design, including downspouts, should not require water being discharged within the trees’ driplines.

- Bioswales, storm drains and swales shall be established well-beyond TPZs.

- On the erosion control design, specify that any straw wattle or rolls shall require a maximum vertical soil cut of 2 inches for their embedment, and are established as close to canopy edges as possible (and not against a trunk).

- Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming shall not occur within 50 feet from a tree’s canopy.

- On the final site plan, represent the future staging area and route(s) of access to be beyond unpaved areas beneath or near canopies.

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1.0 INTRODUCTION

Swenson is planning to construct a three-story, assisted living facility at 15860 Winchester Blvd, Los Gatos. The site occupies the southeast corner of Shelburne Way and Winchester Blvd, and is comprised of three separate parcels with the addresses of 15860, 15880 and 15894 Winchester Blvd (each parcel contains single-family residences and accessory structures to be demolished). As part of their planning submittal, Swenson has retained me to prepare this *Arborist Report*, and specific tasks executed are as follows (to conform with 29.10.1000 and 29.10.1005 of the Town Code):

- Visit the site, performed on 1/14/21, 1/18/21 and 2/8/21, to identify and obtain photos of “protected trees” located within and immediately adjacent to where development activities are planned (captures the entire project site).
- Determine each tree’s trunk diameter at 54 inches above natural grade (rounded to the nearest inch). Trees with more than one diameter listed are formed by multiple trunks.
- Estimate each tree’s height and average canopy spread (rounded to nearest fifth).
- Ascertain each tree’s health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Designate each tree’s suitability for preservation (e.g. high, moderate or low).
- Utilize tree numbers assigned for a prior office building proposal from nearly 10 years ago. Tags with engraved, corresponding numbers were affixed onto any trees with missing or non-readable ones.
- Identify tree numbers, recommended fencing locations and anticipated removals on the site map in Exhibit B; base map is a copy of A-1.2, dated 11/4/20, by Swenson.
- Identify which are defined by Town Code as a “large protected tree.”²
- Appraise the monetary values of protected trees planned for retention.
- Review the progress plan set by Swenson to ascertain potential impacts and removals (the set contains various dates from October 2020 to January 2021).
- Provide protection measures to help mitigate or avoid impacts to retained trees.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

¹ Section 29.10.0960 of the Town Code defines a protected tree as having a ≥4” diameter trunk at 54” above natural grade. Exempt from this provision are fruit- and nut-bearing trees with trunk diameters <18”, as well as select tree types listed within Section 29.10.0970(2) and having trunk diameters ≥24” (pursuant to Section 29.10.0970 of the Code).

² Section 29.10.0955 of the Town Code defines a large protected tree as any *Quercus* sp., *Juncus californicus* or *Arbutus menziesii* with a diameter ≥24”, or any other species with a diameter of ≥48” (measured at 54” above natural grade).

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Table continued:

TREE #	NAME	DIAM. (in.)	REASON(S) FOR REMOVAL
17	Coast live oak	23	Severe impacts from building construction, grading, parking lot and site improvements
18	Coast live oak	29	Within building footprint
19	Lemon bottlebrush	7	Within building footprint
20	Coast live oak	7	Within building footprint
21	Coast live oak	20, 14, 13	Within building footprint
24	Coast live oak	17, 16	Within building footprint
25	Coast live oak	17	Within excavation footprint for building and site wall
34	Coast live oak	16	Within building footprint
38	Goldenrain tree	20	Site improvements
39	Coast live oak	26	Within building footprint
42	Valley oak	23	Within building footprint
43	Coast live oak	14	Within building footprint
44	Coast live oak	4	Within building footprint
45	Coast live oak	5	Within excavation footprint for site wall

4.2 Potential Impacts to Retained Trees

My review of the architectural progress plans reveals the 9 oak trees proposed for retention can likely be sufficiently protected by adhering to recommendations presented within Section 6.0 of this report; they include #1-3, 22, 23, 27, 29, 40 and 41. An analysis of impacts, as derived by my review of the progress plan set, follows.

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- Adhere to the following additional landscape guidelines:

- Plant material installed beneath oak canopies must be drought-tolerant, limited in amount, and placed at least 5+ feet from their trunks. Plant material installed beneath canopies of other trees should be at least 24 inches from their trunks.
- Introducing regular irrigation within the root zones of oaks can, overtime, impose adverse impacts and should be avoided. Rather, irrigation installed for new plant material beneath their canopies should be low-volume, applied irregularly (such as only once or twice per week), and temporary (such as “chance” years). Irrigation should not strike within 6 inches from the trunks of existing trees, and not applied against trunks of new trees.
- Establish irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) to avoid trenching within a TPZ. In the event this is not feasible, route them in a radial direction to a tree’s trunk, and terminate a specific distance from a trunk (versus crossing past it). In certain instances, an AirSpade® may be required to avoid root damage, and any Netfam tubing used should be placed on grade, and header lines installed as mentioned above. Note that routes shall be reviewed with the project arborist prior to any trenching occurring.
- Design any new site fencing or fence posts to be at least 2 to 5 feet from a tree’s trunk (depends on the trunk size, growth pattern and prior impacts).
- Avoid tilling, ripping and compaction within TPZs.
- Establish any bender board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
- Utilize a 3- to 4-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided).

6.2 Before Demolition, Grading and Construction

- Supply water to the root zones of oaks being retained. The methodology, frequency and amounts can be reviewed with the project arborist, and several possible methodologies including flooding the ground inside an 8-inch tall berm, soaker hoses, or deep-root injection. Note in the event dewatering is required for this project, the watering program shall be more intensive than otherwise needed (i.e. will require greater frequency and/or volume).

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2.0 TREE COUNT AND COMPOSITION

Thirty-five (35) trees of seven various species were inventoried for this report. They are sequentially numbered as 1-5, 7-25, 27, 29, 34 and 38-45,³ and the table below identifies their names, assigned numbers, counts and percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Coast live oak	1-3, 8, 9, 11-13, 16-18, 20-25, 27, 29, 34, 39, 41-45	26	74%
Goldenrain tree	38	1	3%
Holly oak	10	1	3%
Lemon bottlebrush	19	1	3%
London plane tree	5, 7, 14, 15	4	11%
N. California black walnut	4	1	3%
Valley oak	40	1	3%
Total		35	100%

Specific information regarding each tree is presented within the inventory table in Exhibit A. The trees’ locations and assigned numbers are identified on the site map in Exhibit B, and photographs are presented in Exhibit C.

As illustrated on the above table, the site is populated predominantly by native oaks, specifically coast live (with 74% of the total) and valley oak (an additional 3%).

³ The gaps in sequential numbering are due to a select number of trees either being exempt from inclusion per the Town Code or having been removed; they include #6, 26, 28, 30-33 and 35-37.

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Tree #1, a 19-inch diameter coast live oak aligning Shelburne Way, will sustain a high level of impacts. Root loss will occur during excavation for the parking garage and building foundation at 14 feet south of its trunk, as well as building the parking lot entry a short distance of only 7 feet east of its trunk. To minimize root loss, it is critical that no overexcavation or compaction is needed beyond the wet section of drive entry between the street and building. Also, quite notably, roughly 40-percent of the tree’s southern canopy will require pruning for building construction clearance, to encompass a 14-inch diameter limb, an 8-inch diameter limb, and reduction of a 9-inch diameter one.

Tree #2, a multi-trunk (33” and 15”) coast live oak along Shelburne Way, will sustain a moderate level of impacts. Root loss will occur around 12 feet south of its trunk for the parking garage and building foundation. Pruning to achieve clearance for building construction will account for a roughly 20-percent of its total canopy, to include removing the low southeast limb overhanging the existing driveway, and several branches 3 to 5 inches in diameter.

Tree #3, a multi-trunk (28” and 20”) coast live oak also along Shelburne Way, will sustain a moderate to high level of impacts. Root loss for the underground garage will occur around 10 feet from its trunk. Pruning to achieve building clearance will account for a tolerable 15-percent of its total canopy, to consider removing 20, south-growing limbs with diameters of 11 and 12 inches, as well as several other small ones.

Tree #22, a 15-inch diameter coast live oak along the rear boundary, grows with a pronounced directly towards the future building, extending nearly 10 west from its base. When considering the proposed building is around 15 feet from its base, building clearance may become an issue during construction and/or long-term, requiring nearly all branches along the canopy’s west side being pruned away. Root loss for excavation will occur at a tolerable distance of nearly 11 feet away. If protected, I estimate a high to moderate level of potential impacts.

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- Stake the limits of grading, utility routes, irrigation routes, etc. (whether all at once or various phases) for review by the project arborist prior to ground disturbance.

- Conduct a site meeting with the general contractor and project arborist several weeks or months prior to demolition for the purpose of reviewing protections measures presented in this report, such as tree fencing and trunk wrap protection, routes of access, staging, pruning, staking, watering, mulching, tree removals, etc.

- Prior to demolition, install tree protection fencing where shown on the map in Exhibit B. Fencing shall consist of 6-foot tall chain link mounted on 2-inch diameter, galvanized iron posts driven at least 2 feet into the ground, kept in place throughout construction, and removed or modified only under the knowledge and direct consent of the project arborist. Note fencing may require reconfiguration for several additional phases, such as demolition, grading, utility installation and building construction, etc. (all to be reviewed with the project arborist).

- Prior to demolition, affix and maintain 8.5- by 11-inch warning signs along each side of fencing opposite the trees’ trunks (can be discussed with project arborist beforehand). “WARNING - Tree Protection Zone - this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025.”

- Prune retained trees prior to demolition and/or shoring. The work shall be highly selective, targeted, and performed under direction of the project arborist. Additionally, all work shall be conducted in accordance with the most recent ANSI A300 standards, and by a California state-licensed tree service contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker’s Compensation insurance, and abides by ANSI Safety Operations.

- Prior to removing trees and the initial site meeting, paint an “X” on their trunks to allow review and confirmation with the project arborist (tree tags correspond with tree numbers). Also, ensure the removal process does not damage retained trees.

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Seven (7) trees are located within the public right-of-way and are regarded as street trees; they include #1-3, 5, 7, 14 and 15. Trees #1 thru 3 are large coast live oaks along Shelburne Way, and their trunks span the property boundary. The other four, namely #5, 7, 14 and 15, are relatively small London planes aligning Winchester Blvd, within the Town’s planter strip between the street curb and sidewalk.

As previously mentioned, all 35 are defined as protected trees per Town Code. Of these, the following 10 are defined as large protected trees: #2, 3, 9, 12, 16, 18, 21, 24, 39 and 41 (see footnote 2, page 1, of this report).

Note that the trunk locations of trees #44 and 45 were added to the map in Exhibit B and represent only rough approximations (versus surveyed locations).

On the map in Exhibit B, I have denoted trees already removed, as well as those exempt from inclusion within the tree inventory.

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Tree #23, a 17-inch diameter coast live oak also along the rear boundary, is roughly the same distance from the building as #22, and potential impacts appear low. Only small branches will require pruning to achieve building clearance, and my root loss estimation is the same as for #22.

Trees #27 and 29, both coast live oaks with trunk diameters of 15 and 17 inches, respectively, are setback sufficiently from the building to be adequately protected with only minor impacts. Regarding pruning, #27 will require one 5-inch diameter limb to be removed for building and construction clearance, representing a minor section for the tree.

Trees #40 and 41 are situated only a few feet apart at grade, #40 being a valley oak with a 17-inch trunk diameter, and #41 a coast live oak with a 26-inch trunk diameter. Root loss during building excavation is tolerable. For pruning, #40 will lose roughly 30-percent of its total canopy to achieve building clearance, namely, three south-growing limbs with diameters between 5 and 7 inches. Tree #41 will only require the loss of small branches overhanging the existing shed below.

5.0 APPRAISED TREE VALUES

The monetary values of the nine trees planned for retention have been appraised to conform with Section 29.10.1000(c)(3a) of the Los Gatos Town Code. Individual values are listed within the last column of Exhibit A, and their combined total equals \$52,000. Values were calculated using the *Tree Formula Technique* derived from the *Guide for Plant Appraisal*, 10th Edition, 2019.

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- Establish the staging and cleanup area(s), as well as all routes of access beyond unpaved areas beneath tree canopies. Where challenges arise, review them beforehand with the project arborist to determine whether any measures can be employed to sufficiently mitigate the potential impacts.

- Spread, and replenish as needed throughout the entire construction process, a 4- to 5-inch layer of coarse wood chips (½- to ¾-inch in size) from a tree-service company over unpaved ground within designated-fenced areas.

- The removal of stumps, whether old or new, located within TPZs shall be performed with a stump grinder (versus being extracted with heavy equipment and inadvertently damaging roots of trees otherwise being retained).

- Where applicable, ivy should be manually cleared off and at least 5 feet from the trees’ trunks (or manually removed from planters altogether). Also, the removal of existing groundcover, plants, shrubs, etc. within TPZs shall only be manually done.

- Clear soil to expose the buried root collars⁴ of trees #1, 23, 27, 40 and 41. This work must be manually and carefully performed to avoid damaging the trunk and roots during the process, and preferably by a tree-service company using an AirSpade to avoid unnecessary root and/or trunk damage.

- Fertilization may benefit a tree’s health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of a certified arborist, and in accordance with the most recent ANSI A300 Fertilization standards.

6.3 During Demolition, Grading and Construction

- Abandon the portions of chain link fence embedded within the trunks of #1 thru 3, as well as the top rail within #2’s trunk; the material can be cut at the trunk, and avoid damaging the bark during the process.

⁴ A “root collar” is the distinct swollen area near the ground where buttress roots and the main trunk merge.

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Consultant:

Revisions:

Revision Schedule

1 | Planning Response #1 | 07/20/21

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WINCHESTER MEMORY CARE /
ASSISTED LIVING
PLANNING REVIEW NO. 21-1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
ARBORIST REPORT

Date: APRIL 01, 2021
Status: AS NOTED
Drawn by: DM, EY, IL
Job #: 20-9215

Sheet

T-2

28. Any authorized access, digging or trenching within designated-fenced areas shall be by foot-traffic only, manually performed under supervision by the project arborist, and without the use of heavy equipment or tractors.

29. Take great care during demolition of existing hardscape and other equipment/features to avoid damaging a tree's trunk, canopy, soil and roots within a TPZ, including ground underlying existing features.

30. Great care must also be taken by equipment operators, including shoring operations, to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.

31. Avoid using tree trunks as winch supports for moving or lifting heavy loads, as well as for tying rope, cables, chains or other items around.

32. Spoils generated during digging shall not be piled or spread on unpaved ground within a TPZ, rather temporarily pile them on plywood or a tarp.

33. Prior to installing shoring and mechanically excavating for the underground portion of garage, drive entry and building foundation, manually excavate a 1-foot wide trench along the perimeter of where soil excavation will occur closest to the tree's trunk for the following distances: 15 feet for #1, 22, 23, 27, 29, 40 and 41, and 25 feet for #2 and 3 (the purpose is to avoid breaking and damaging roots closer to trunks than otherwise needed). Excavation should occur down to a 24-inch depth or required subgrade, whichever is less, and all 22-inch diameter roots cleanly severed by hand using a new and sharp handsaw and/or loppers at 90° to the direction of root growth against the tree side of the trench. All soil beyond the trench (i.e. away from the tree) can then be mechanically excavated using heavy equipment, remaining outside the fenced area(s). Alternatively, the use of a stump grinder could be utilized precisely where a curb/gutter and any overcut (12" max) will be established. Advise the project arborist when this work is scheduled so observations of cut roots can be made. Exposed roots surfaces should be kept continually moist, perhaps by draping burlap over the cut face and applying water daily or twice daily.

15860 Winchester Boulevard, Los Gatos
Svenson, San Jose

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34. Unless otherwise specifically authorized by the project arborist, any open trenches needed for irrigation, lighting, etc. within TPZs shall either be through utilizing and AirSpade,® and all roots (all sizes) exposed during the process retained, not damaged, and kept continually moist and covered (e.g. a burlap) until the trench is backfilled.

35. Avoid damaging or cutting roots with diameters of ≥2 inches without prior assessment by the project arborist. Should roots of this size become encountered, within one hour of exposure, they should either be covered by burlap that remains continually moist until the root is covered by soil. If they are approved for cutting, cleanly sever at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, the cut end either buried with soil or covered by a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling). Roots encountered with diameters <2 inches and requiring removal can be cleanly severed at right angles to the direction of root growth.

36. Digging holes for fence posts and light fixtures within a TPZ shall be manually performed using a post-hole digger, and in the event a root ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

37. Dust accumulating on trunks and canopies during dry weather periods may need to be periodically washed away if directed by the project arborist (e.g. every 4 months).

38. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees. Avoid liming within 50 feet of a tree's canopy.

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Svenson, San Jose

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7.0 ASSUMPTIONS AND LIMITING CONDITIONS

- The scope of work assigned for this report pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- All information presented herein reflects the trees' sizes and conditions as viewed from the ground and project site on 1/14/21, 1/18/21 and 2/8/21.
- The documented condition and suitability ratings of dormant trees are subject to change once the trees can be observed following their seasonal regrowth of leaves.
- My observations were performed visually without probing, coring, dissecting or excavating.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or appraised value.
- The site map presented in Exhibit B is solely intended to identify the inventoried trees' locations, assigned numbers, and fencing locations.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by Arbor Resources.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-40018
CA Licensed Tree Service Contractor #796763 (C61/D49)

Date: February 10, 2021

15860 Winchester Boulevard, Los Gatos
Svenson, San Jose

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EXHIBIT A:

TREE INVENTORY TABLE

(five sheets)

ARBOR RESOURCES
professional consulting arborists and tree care

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION										Large Protected Tree	Street	Removal	Appr. Value
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition	100=Best, 0=Worst	Structural Integrity	100=Best, 0=Worst	Form	100=Best, 0=Worst	Roots	100=Best, 0=Worst	Soil	100=Best, 0=Worst				
1	Coast live oak (<i>Quercus agrifolia</i>)	19	35	35	80%	60%	30%	Fair	Moderate								\$4,900	
Comments: Grows along 42° canopy and has asymmetrical form. Buried root collar. Large ivy stem around lower trunk and ivy in canopy. Chain link fence is embedded in trunk (do not tear out). Street tree - base spans property boundary.																		
2	Coast live oak (<i>Quercus agrifolia</i>)	33, 15	50	60	60%	40%	40%	Fair	Moderate	X	X						\$14,800	
Comments: Asymmetrical crown grows NE. The 15" diameter trunk emerges at grade and forms a weak attachment with larger trunk. Deadwood. Chain link fence and top rail are embedded in trunk (do not tear out). Has an extended low limb over driveway. Street tree - base spans property boundary.																		
3	Coast live oak (<i>Quercus agrifolia</i>)	28, 20	50	45	70%	40%	40%	Fair	High	X	X						\$13,200	
Comments: Asymmetrical canopy. Multiple stems originate at 3' high. Infected by Western necrotic lesion. Chain link fence is embedded in trunk (do not tear out). Street tree - base spans property boundary.																		
4	N. California black walnut (<i>Juglans hindsii</i>)	10, 8, 8,	7	25	35	30%	30%	40%	Poor	Low					X	-		
Comments: Multiple trunks emerge at grade and represent stump sprouts. Extensive decay at just where two prior trunks previously grew. Extensive dieback and large deadwood. Dormant.																		
5	London plane tree (<i>Platanus x hispanica</i>)	7	25	25	60%	60%	50%	Fair	Moderate			X	X			-		
Comments: Street tree. Dormant.																		
7	London plane tree (<i>Platanus x hispanica</i>)	7	25	20	60%	60%	40%	Fair	Moderate			X	X			-		
Comments: Street tree. Dormant.																		
8	Coast live oak (<i>Quercus agrifolia</i>)	10	30	20	80%	50%	30%	Fair	Moderate						X	-		
Comments: Trunk bifurcates at 4' high. Crowded-growing conditions at edge of 43° canopy.																		

Site: 15860 Winchester Blvd., Los Gatos
Prepared for: Svenson
Prepared by: David L. Babby

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February 10, 2021

ARBOR RESOURCES
professional consulting arborists and tree care

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION										Large Protected Tree	Street	Removal	Appraised Value
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100=Best, 0= Worst)	Structural Integrity (100=Best, 0= Worst)	Form (100=Best, 0= Worst)	Roots (100=Best, 0= Worst)	Soil (100=Best, 0= Worst)	Stability for Preservation (High/Moderate/Low)	Large Protected Tree	Street	Removal	Appraised Value				
9	Coast live oak (Quercus agrifolia)	30	50	60	90%	40%	70%	Good	High		X			-				
Comments: Trunk bifurcates at 5' high and forms a weak attachment between dominant leaders. Asymmetrical crown is dominant towards south.																		
10	Holly oak (Quercus ilex)	8, 7, 6,	50	30	70%	30%	40%	Poor	Low					X			-	
Comments: Multiple trunks represent stump sprouts. Narrow form and a low canopy (nearing a few feet from grade).																		
11	Coast live oak (Quercus agrifolia)	11, 8	45	15	60%	40%	30%	Fair	Moderate					X			-	
Comments: Asymmetrical canopy with narrow form. Leggy crown.																		
12	Coast live oak (Quercus agrifolia)	26	30	50	60%	50%	70%	Fair	Moderate		X			X			-	
Comments: Three leaders share same union at 3' high. Deadwood. Partially buried root collar.																		
13	Coast live oak (Quercus agrifolia)	8, 6	30	15	60%	40%	30%	Poor	Moderate					X			-	
Comments: Asymmetrical canopy sweeps W and is within 60%. Crowded-growing conditions. Buried root collar. Adjacent to a prior old, decaying walnut tree stump.																		
14	London plane tree (Platanus x alajuzica)	7	20	20	60%	40%	40%	Fair	Moderate		X	X		-				
Comments: Street tree. Sweeps away from #11's canopy. Dormant.																		
15	London plane tree (Platanus x alajuzica)	7	15	20	50%	40%	30%	Poor	Moderate		X	X		-				
Comments: Street tree. Irregular form. Deadwood. Dormant.																		
16	Coast live oak (Quercus agrifolia)	26	50	40	80%	60%	70%	Good	High		X			X			-	
Comments: Trunk sweeps or leans away from home then towards vertical. Opposite lean side is a pronounced buttress root. Large gnarling roots at low side of base. Partially buried root collar. Deadwood. Excessive limb weight in lower canopy. Ground slopes gently down away from trunk.																		

Site: 15860 Winchester Blvd., Los Gatos
Prepared for: Svenson
Prepared by: David L. Babby

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February 10, 2021

ARBOR RESOURCES
professional consulting arborists and tree care

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION										Large Protected Tree	Street	Removal	Appraised Value
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100=Best, 0= Worst)	Structural Integrity (100=Best, 0= Worst)	Form (100=Best, 0= Worst)	Roots (100=Best, 0= Worst)	Soil (100=Best, 0= Worst)	Stability for Preservation (High/Moderate/Low)	Large Protected Tree	Street	Removal	Appraised Value				
17	Coast live oak (Quercus agrifolia)	23	45	40	80%	50%	40%	Fair	High					X			-	
Comments: Trunk is 6' from home.																		
18	Coast live oak (Quercus agrifolia)	29	15	45	80%	60%	50%	Good	High		X			X			-	
Comments: Base is within 18" of, and trunk leans away from adjacent home.																		
19	Lemon bottlebrush (Callitris monilata)	7	10	10	60%	40%	40%	Fair	Moderate					X			-	
Comments: Within patio area.																		
20	Coast live oak (Quercus agrifolia)	7	25	25	80%	30%	60%	Fair	Moderate					X			-	
Comments: Large decaying wound at union of two remaining leaders at 11' high. Numerous old pruning wounds.																		
21	Coast live oak (Quercus agrifolia)	20, 14, 13	50	50	80%	30%	60%	Fair	Moderate		X			X			-	
Comments: Spoils piled at base, and adjacent concrete pads are raised. Small deadwood. Very weak attachment between the 20" and 14" trunks.																		
22	Coast live oak (Quercus agrifolia)	15	15	25	70%	40%	30%	Fair	Moderate					X			-	\$1,700
Comments: Pronounced westerly lean, then sweeps towards vertical. Deadwood. Buried root collar.																		
23	Coast live oak (Quercus agrifolia)	17	45	20	70%	40%	30%	Poor	Moderate									\$2,200
Comments: Sinuous trunk and slightly leans towards north. Deadwood. Buried root collar.																		
24	Coast live oak (Quercus agrifolia)	17, 16,	45	35	70%	40%	70%	Fair	High		X			X			-	
Comments: Trunk bifurcates at 2.5' high into codominant leaders (okay spacing at attachment).																		

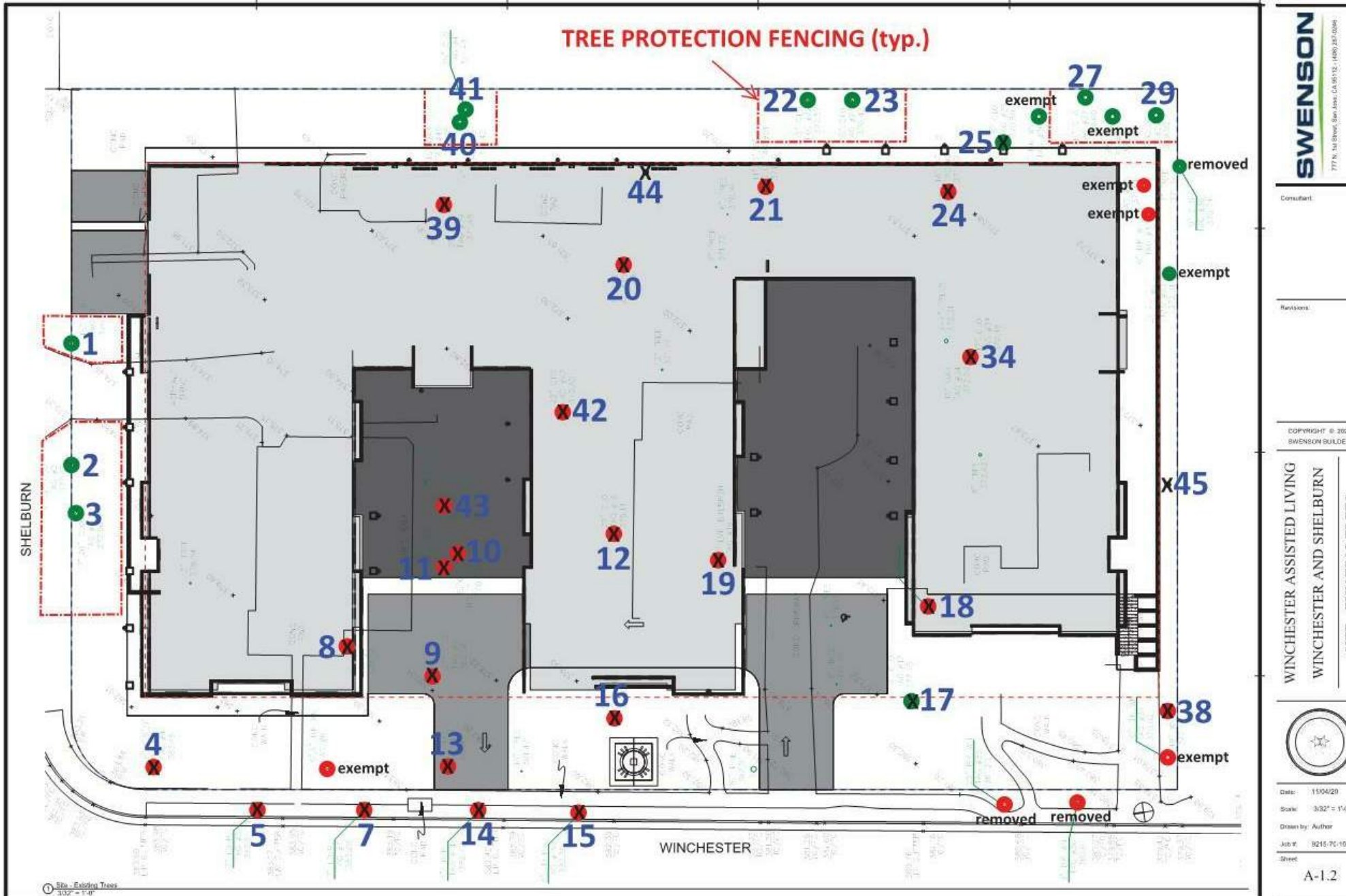
SWENSON
ARCHITECTURE
1777 N. Winchester Blvd., Suite 200, San Jose, CA 95131
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Arbor Resources
WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELburn
SITE - EXISTING TREES
Scale: 1"=20'-0"
North
Date: 02/10/21
Drawn by: D.L.B.
Sheet: A-1.2

EXHIBIT B:

SITE MAP

EXHIBIT C:

PHOTOGRAPHS

(seven sheets)

Photo Index

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Page C-7: #42 thru 45

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David L. Babby, Registered Consulting Arborist®

February 10, 2021



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February 10, 2021

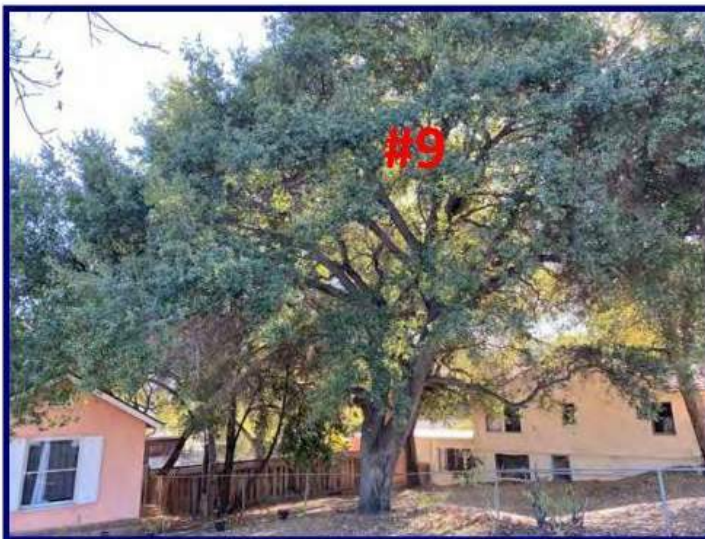


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February 10, 2021



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February 10, 2021



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Consultant:

Revisions:

Revision Schedule

1 Planning Response #1 07/20/21

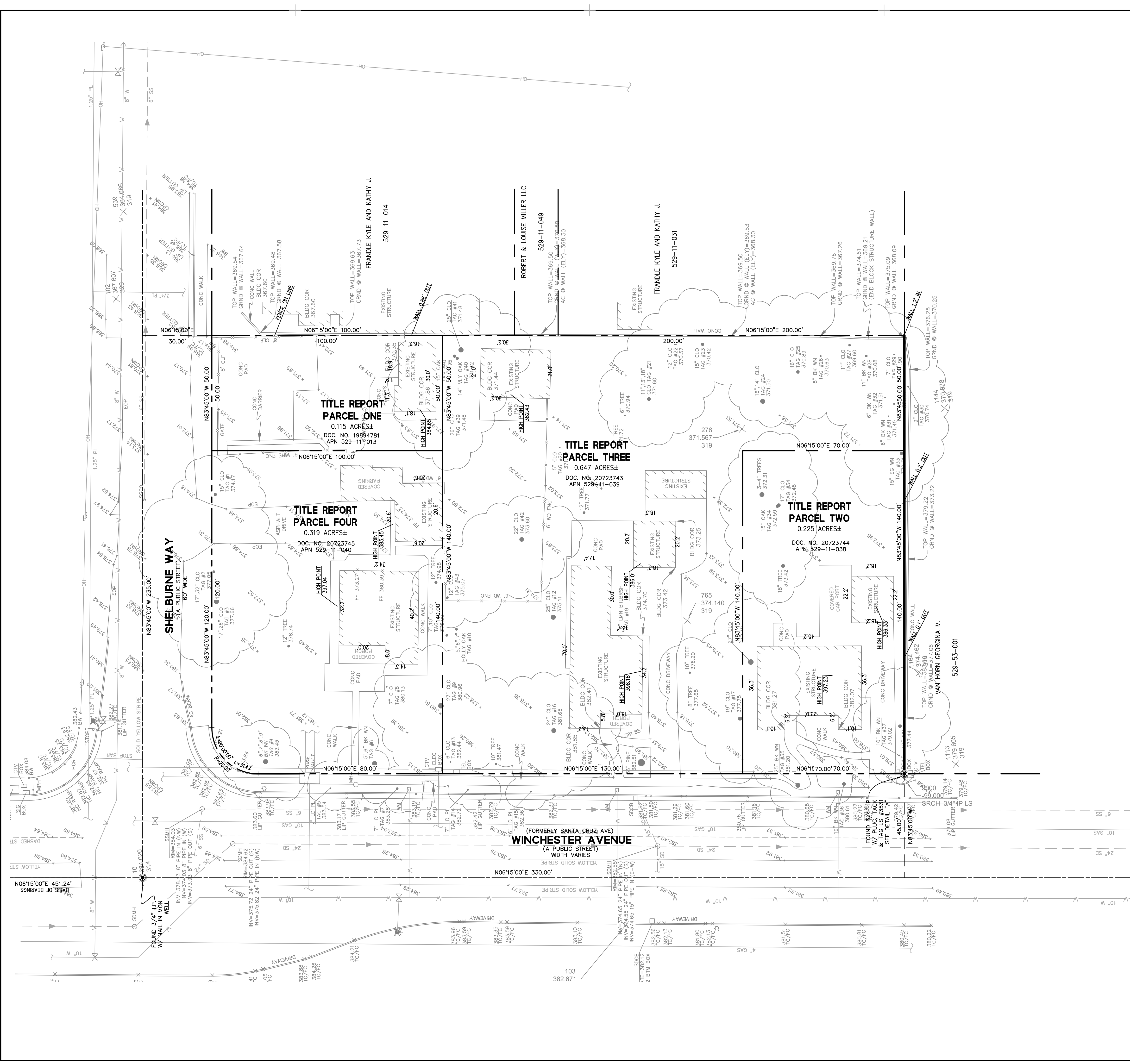
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WINCHESTER MEMORY CARE /
ASSISTED LIVING
PLANNING REVIEW NO. 21 1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
ARBORIST REPORT

Date: APRIL 01, 2021
Scale: AS NOTED
Drawn by: DM, EY, IL
Job #: 20-9215

Sheet

T-4

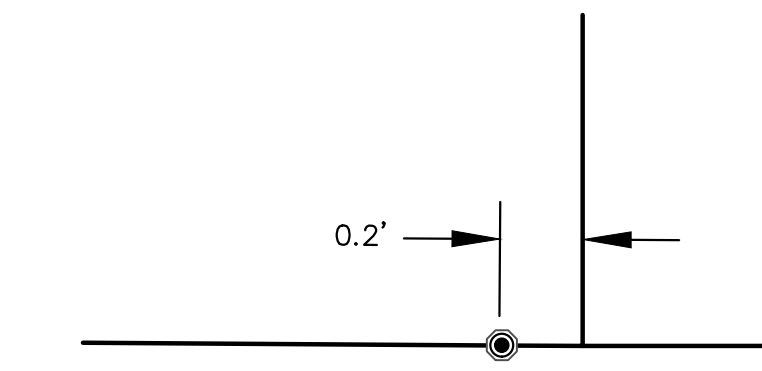


ABBREVIATIONS & LEGEND		
BK WN	=	BLACK WALNUT
BW	=	BACK OF WALK
CLF	=	CHAIN LINK FENCE
CLO	=	COAST LIVE OAK
CONC	=	CONCRETE
CTV	=	CABLE TELEVISION
EG WN	=	ENGLISH WALNUT
ELEC	=	ELECTRIC
EOP	=	EDGE OF PAVEMENT
FC	=	FACE OF CURB
IN	=	INSIDE OF BOUNDARY
OUT	=	OUTSIDE OF BOUNDARY
LD PN	=	LONDON PLANE
LMN BTLBRSH	=	LEMON BOTTLE BRUSH
MPH	=	MILE PER HOUR
SDMH	=	STORM DRAIN MANHOLE
SIG	=	SIGNAL
SSMH	=	SANITARY SEWER MANHOLE
TC	=	TOP OF CURB
WD FNC	=	WOOD FENCE
WN	=	WALNUT
↑	=	GUY WIRE
⚡	=	FIRE HYDRANT
⊗	=	WATER VALVE
⊥	=	SIGN
⊙	=	POWER POLE

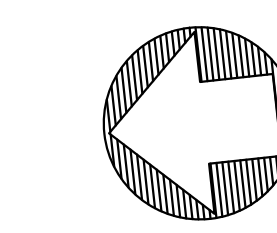
NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BENCHMARK
LG 21: DISC IN MONUMENT WELL AT THE EASTERLY INTERSECTION OF UNIVERSITY AVENUE AND SHELburne WAY
ELEVATION = 351.65' (TOWN OF LOS GATOS DATUM)

BASIS OF BEARINGS
THE BEARING N6°15'00"E OF THE CENTERLINE OF WINCHESTER BOULEVARD, BETWEEN FOUND MONUMENTS, AS SAID BEARING IS SHOWN ON PARCEL MAP, FILED FOR RECORD ON JANUARY 21, 1975 IN BOOK 350 OF MAPS AT PAGE 46, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.



DETAIL "A"
NO SCALE



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND

- STORMWATER TREATMENT MEASURE
- VEHICULAR CONCRETE
6" PCC OVER 6" CLASS II AB
- PEDESTRIAN CONCRETE
4" PCC OVER 4" CLASS II AB
- ASPHALT CONCRETE
3" AC OVER 10" CLASS II AB
TI=5.5, R=15
- 2" AC GRIND AND OVERLAY
- PERMEABLE CONCRETE
- DETECTABLE WARNING SURFACE
(TRUNCATED DOMES)
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE

KEYNOTES

- 1 5' WIDE DETACHED SIDEWALK PER TOWN OF LOS GATOS STANDARD PLAN
- 2 COMMERCIAL DRIVEWAY APPROACH PER TOWN OF LOS GATOS STANDARD PLAN
- 3 CURB AND GUTTER PER TOWN OF LOS GATOS STANDARD PLAN
- 4 CORNER SIGHT TRIANGLE TOWN OF LOS GATOS STANDARD PLAN
- 5 ACCESSIBLE CURB RAMP TOWN OF LOS GATOS STANDARD PLAN
- 6 WEDGE CUT TO CONFORM
- 7 DOWEL TO EXISTING CONCRETE
- 8 CURB CUT DRIVEWAY APPROACH FOR PARKING GARAGE AND TRASH ENCLOSURE ACCESS

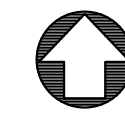
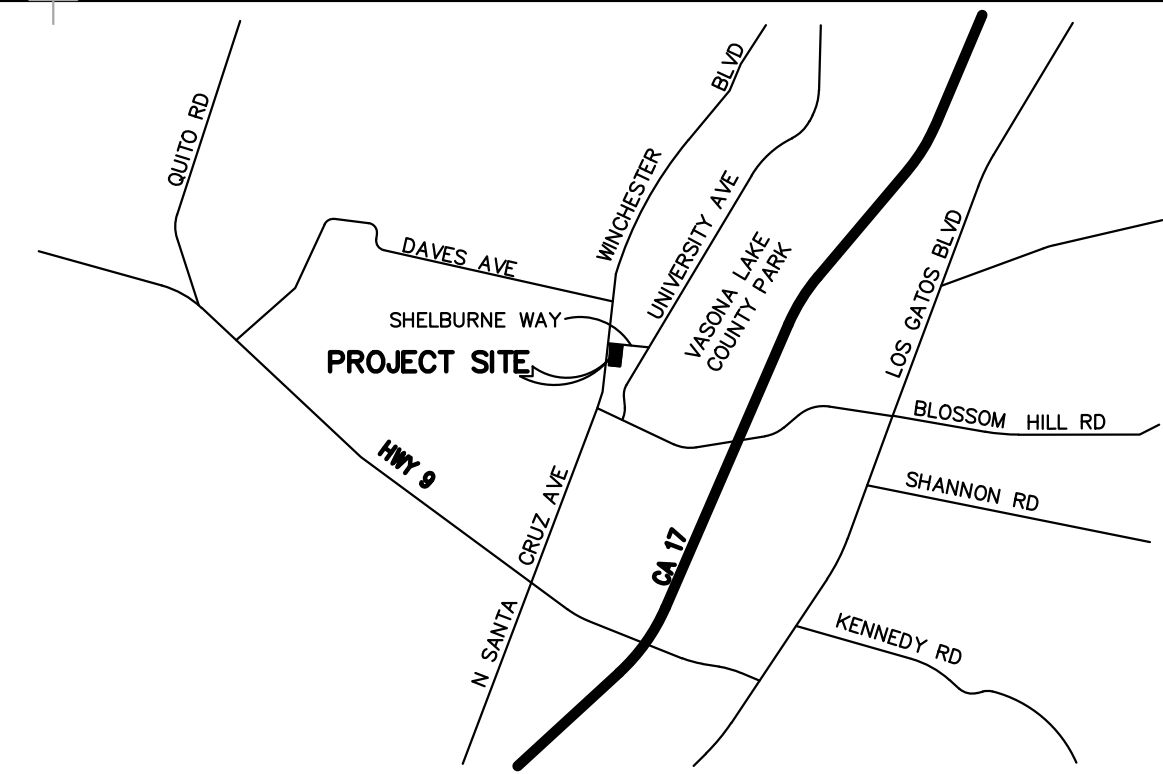
UTILITY NOTES

- WATER SUPPLY: SAN JOSE WATER COMPANY
- STORM DRAINAGE: WEST VALLEY CLEAN WATER PROGRAM
- SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
- GARBAGE COLLECTION: WEST VALLEY COLLECTION & RECYCLING
- GAS: PACIFIC GAS & ELECTRIC
- ELECTRIC: PACIFIC GAS & ELECTRIC
- TELEPHONE: AT&T/VERIZON CALIFORNIA
- CABLE: COMCAST

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- APN ASSESSORS' PARCEL NUMBER
- BW BACK OF WALK
- CC CONCRETE
- DCDA DOUBLE CHECK DETECTOR ASSEMBLY
- DMA DRAINAGE MANAGEMENT AREA
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISH FLOOR
- FG FINISH GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FW FIRE WATER
- GB GRADE BREAK
- INV INVERT
- LF LINEAR FEET
- LG LIP OF GUTTER
- MIN MINIMUM
- POC POINT OF CONNECTION
- PR PROPOSED
- PT POINT
- RPPA REDUCED PRESSURE PRINCIPLE ASSEMBLY
- S SLOPE
- SAD SEE ARCHITECTURAL DRAWINGS
- SD STORM DRAIN
- SDAD STORM DRAIN AREA DRAIN
- SDCO STORM DRAIN CLEANOUT
- SDDI STORM DRAIN DROP INLET
- SDMH STORM DRAIN MANHOLE
- SF SQUARE FEET
- SPD SEE PLUMBING DRAWINGS
- SSD SEE STRUCTURAL DRAWINGS
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- STM STORMWATER TREATMENT MEASURE
- TC TOP OF CURB
- TH THRESHOLD
- TI TRAFFIC INDEX
- TW TOP OF WALL
- W WATER
- WM WATER METER
- WV WATER VALVE

LOT MERGER SITE PLAN
FOR PLANNED DEVELOPMENT PURPOSES
WINCHESTER MEMORY CARE & ASSISTED LIVING
LOS GATOS, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

PROJECT DATA

- PROJECT ADDRESS: 15860, 15880, 15894 WINCHESTER BLVD., AND SHELburne WAY, LOS GATOS, CA
- ASSESSORS' PARCEL NO.: 529-11-013, 038, 039 AND 040
- EXISTING LAND USE: RESIDENTIAL/COMMERCIAL
- PROPOSED LAND USE: COMMERCIAL
- EXISTING ZONING: O-OFFICE
- PROPOSED ZONING: O-PD
- GROSS ACREAGE: 1.31 ACRES
- ESTIMATED AREA OF LAND DISTURBANCE: 1.31 ACRES
- EXISTING NUMBER OF BUILDINGS: 9 RESIDENTIAL/CARPORTS/SHEDS
- NUMBER OF BUILDINGS REMOVED: 9
- PROPOSED NUMBER OF HOMES: 1 MULTI-FAMILY FACILITY
- PROPOSED NUMBER OF PARKING GARAGE: 1
- FLOOD ZONE: X, FIRM PANEL 376 OF 830, MAP NUMBER 06085C0376H, DATED 05/18/2009.
- PROJECT WATERSHED: VASONA RESERVOIR AND LOS GATOS CREEK
- BASIS OF BEARINGS: THE BEARING S83°18'46"E OF THE MONUMENT LINE OF THE SHELburne WAY, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK "U" OF MAPS AT PAGES 34 AND 35, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
- BENCHMARK LG 21: BRASS DISK IN MONUMENT WELL AT EASTERY INTERSECTION OF UNIVERSITY AVENUE AND SHELburne WAY. ELEVATION: 351.65 (TOWN OF LOS GATOS DATUM)
- COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) WILL BE PROVIDED TO CLARIFY RIGHTS ACROSS COMMON AREAS, ACCESS RIGHTS, MAINTENANCE RESPONSIBILITIES, PARKING USE, ETC.
- AVERAGE SLOPE OF EXISTING SITE: 7%

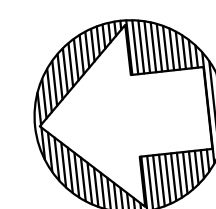
PRELIMINARY
EARTHWORK QUANTITY

PRELIMINARY EARTHWORK QUANTITIES			
	CUT (CY)	FILL (CY)	NET (CY)
GARAGE	6845	0	6845 CUT
DRIVEWAY	85	132	47 FILL
WALKWAY	272	28	244 CUT
LANDSCAPE	215	150	65 CUT
TOTAL	7417	310	7287 CUT

*EARTHWORK QUANTITIES ARE SHOWN FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATION.

GENERAL INFORMATION

- OWNER: GREEN VALLEY CORP. D.B.A SWENSON
777 N. 1ST STREET, 5TH FLOOR
SAN JOSE, CA 95112
(408) 287-0246
- MAP PREPARED BY: BKF ENGINEERS
ENGINEERS, SURVEYORS & PLANNERS
(510) 899-7300
300 FRANK OGAWA PLAZA, SUITE 380
OAKLAND, CA 94612



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SWENSON

777 N. 1st Street, San Jose, CA 95112 - (408) 287-0246

Consultant:



300 FRANK OGAWA PLAZA
SUITE 380
OAKLAND, CA 94612
(510) 899-7300
www.bkf.com

Revisions:

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WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELburne
LOT MERGER SITE PLAN

PLANNING RESUBMITTAL
NOVEMBER 1, 2021

Date: 11/01/21

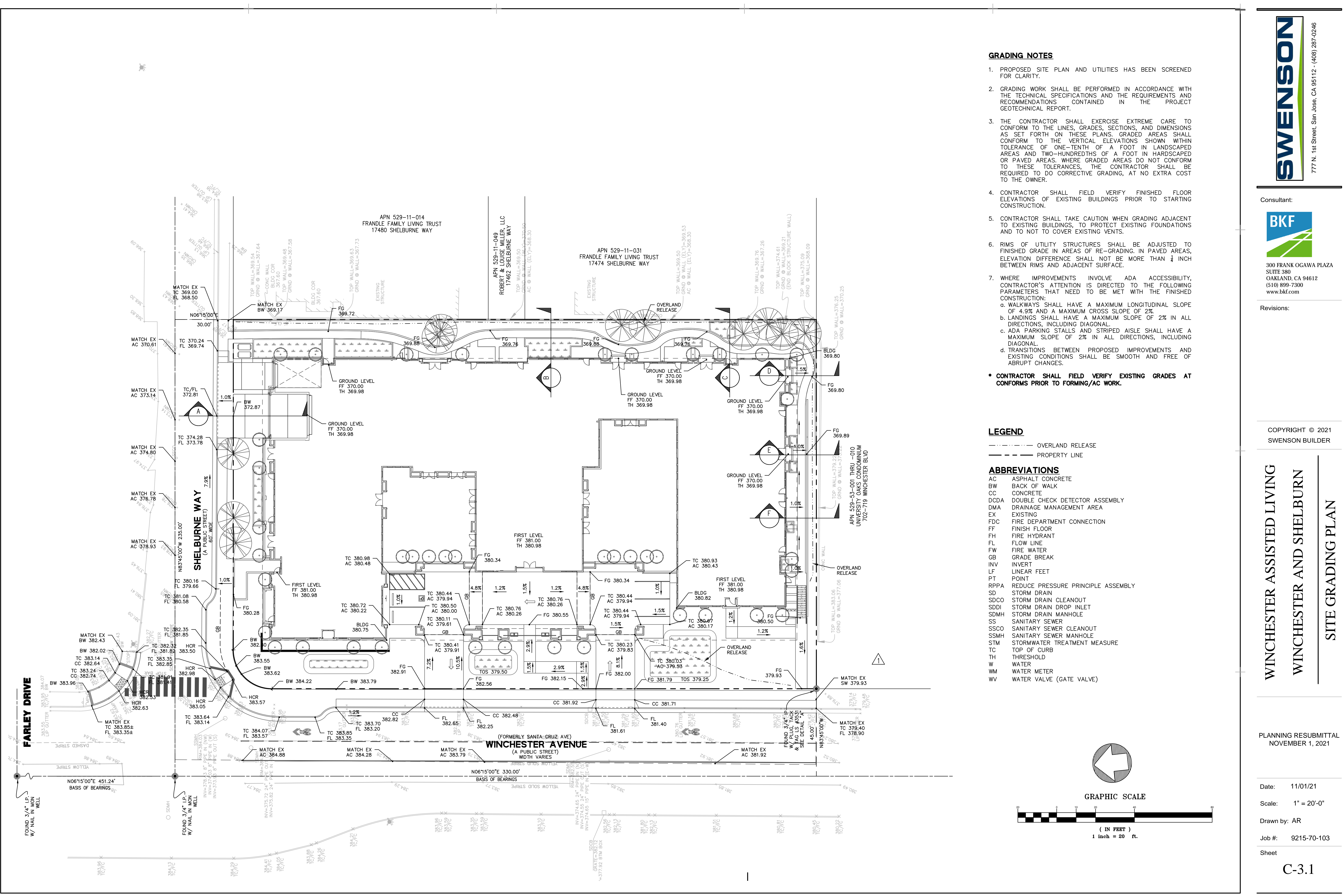
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Drawn by: AR

Job #: 9215-70-103

Sheet

C-2.1



GRADING NOTES

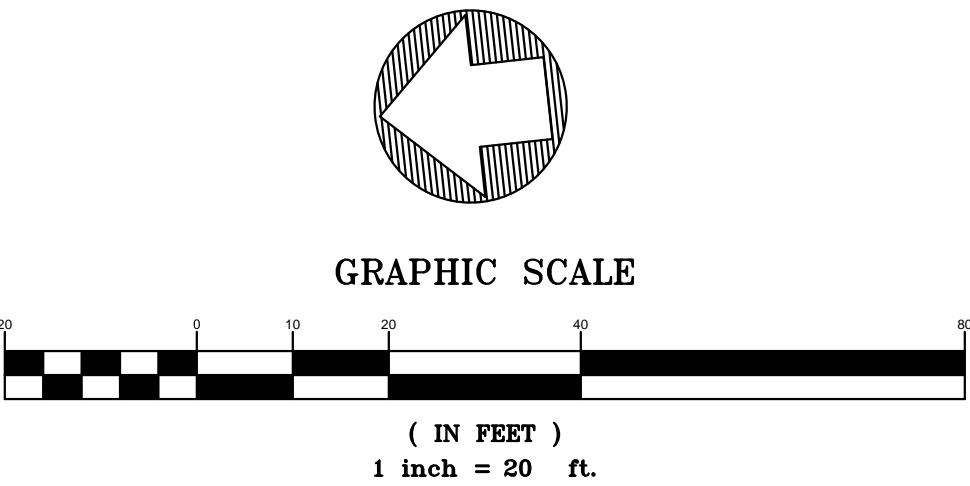
1. PROPOSED SITE PLAN AND UTILITIES HAS BEEN SCREENED FOR CLARITY.
 2. GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
 3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN TOLERANCE OF ONE-TENTH OF A FOOT IN LANDSCAPED AREAS AND TWO-HUNDREDTHS OF A FOOT IN HARDSCAPED OR PAVED AREAS. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER.
 4. CONTRACTOR SHALL FIELD VERIFY FINISHED FLOOR ELEVATIONS OF EXISTING BUILDINGS PRIOR TO STARTING CONSTRUCTION.
 5. CONTRACTOR SHALL TAKE CAUTION WHEN GRADING ADJACENT TO EXISTING BUILDINGS, TO PROTECT EXISTING FOUNDATIONS AND TO NOT TO COVER EXISTING VENTS.
 6. RIMS OF UTILITY STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE IN AREAS OF RE-GRADING. IN PAVED AREAS, ELEVATION DIFFERENCE SHALL NOT BE MORE THAN 1/4 INCH BETWEEN RIMS AND ADJACENT SURFACE.
 7. WHERE IMPROVEMENTS INVOLVE ADA ACCESSIBILITY, CONTRACTOR'S ATTENTION IS DIRECTED TO THE FOLLOWING PARAMETERS THAT NEED TO BE MET WITH THE FINISHED CONSTRUCTION:
 - a. WALKWAYS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 4.9% AND A MAXIMUM CROSS SLOPE OF 2%.
 - b. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS, INCLUDING DIAGONAL.
 - c. ADA PARKING STALLS AND STRIPED AISLE SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS, INCLUDING DIAGONAL.
 - d. TRANSITIONS BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONDITIONS SHALL BE SMOOTH AND FREE OF ABRUPT CHANGES.
- * CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AT CONFORMS PRIOR TO FORMING/AC WORK.

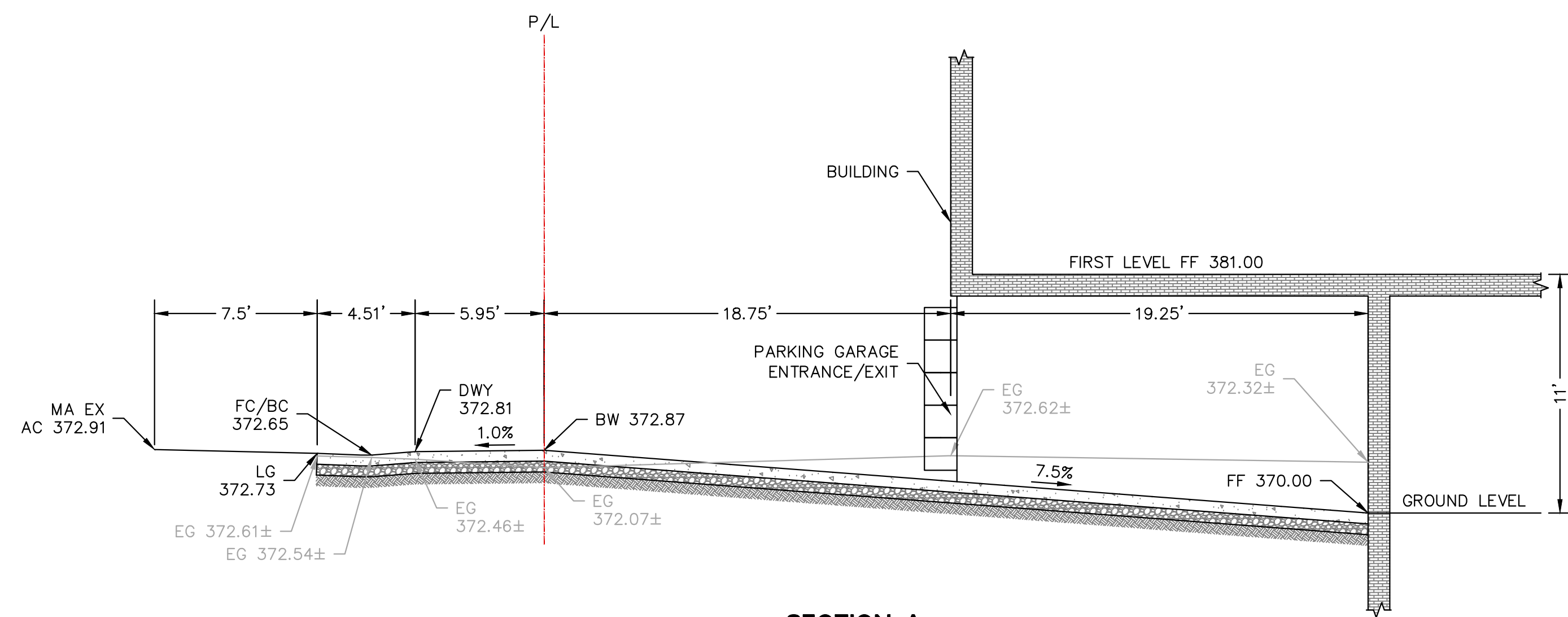
LEGEND

- OVERLAND RELEASE
- PROPERTY LINE

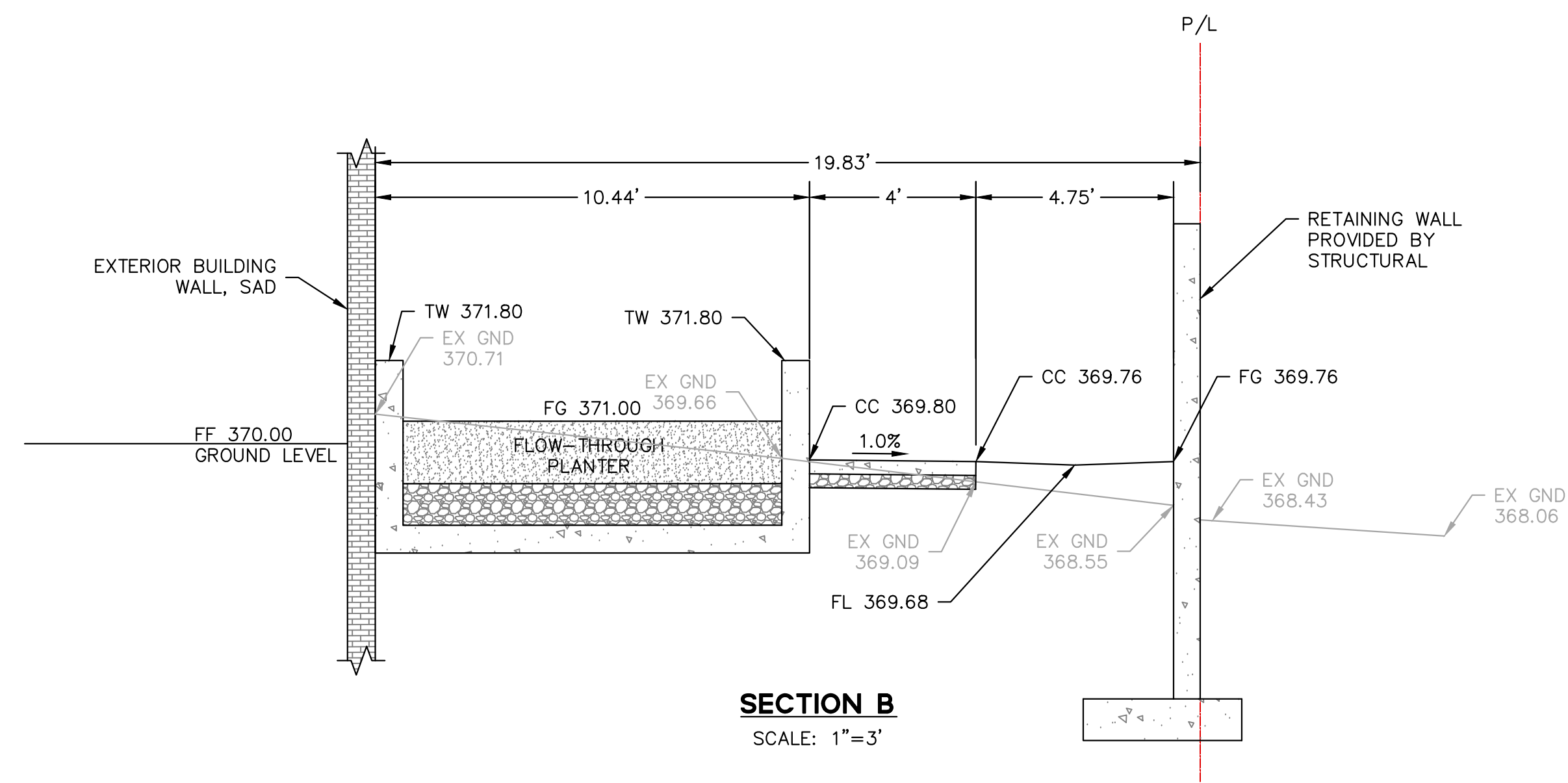
ABBREVIATIONS

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CC	CONCRETE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DMA	DRAINAGE MANAGEMENT AREA
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FIRE WATER
GB	GRADE BREAK
INV	INVERT
LF	LINEAR FEET
PT	POINT
RPPA	REDUCE PRESSURE PRINCIPLE ASSEMBLY
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STM	STORMWATER TREATMENT MEASURE
TC	TOP OF CURB
TH	THRESHOLD
W	WATER
WM	WATER METER
WV	WATER VALVE (GATE VALVE)

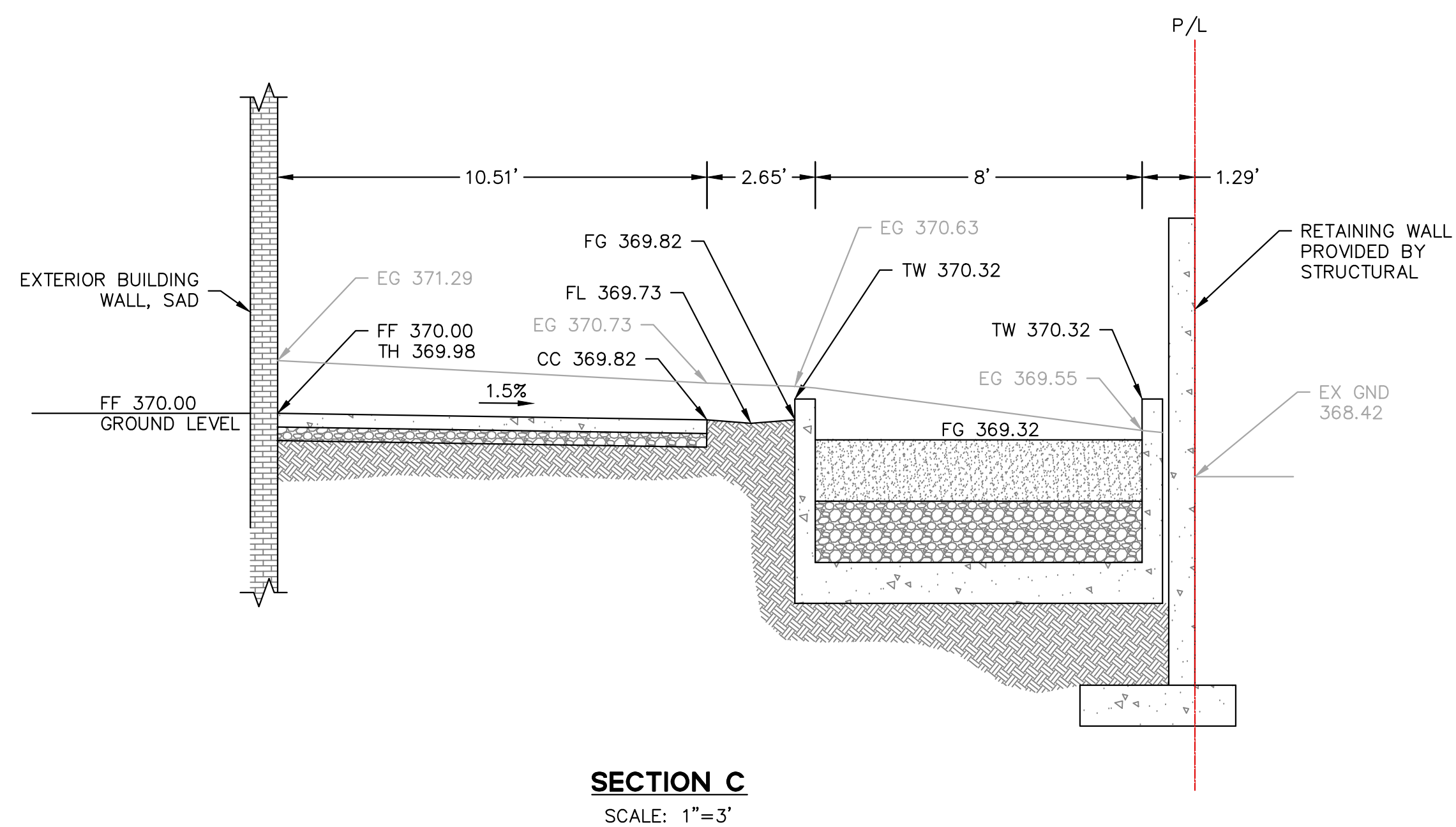




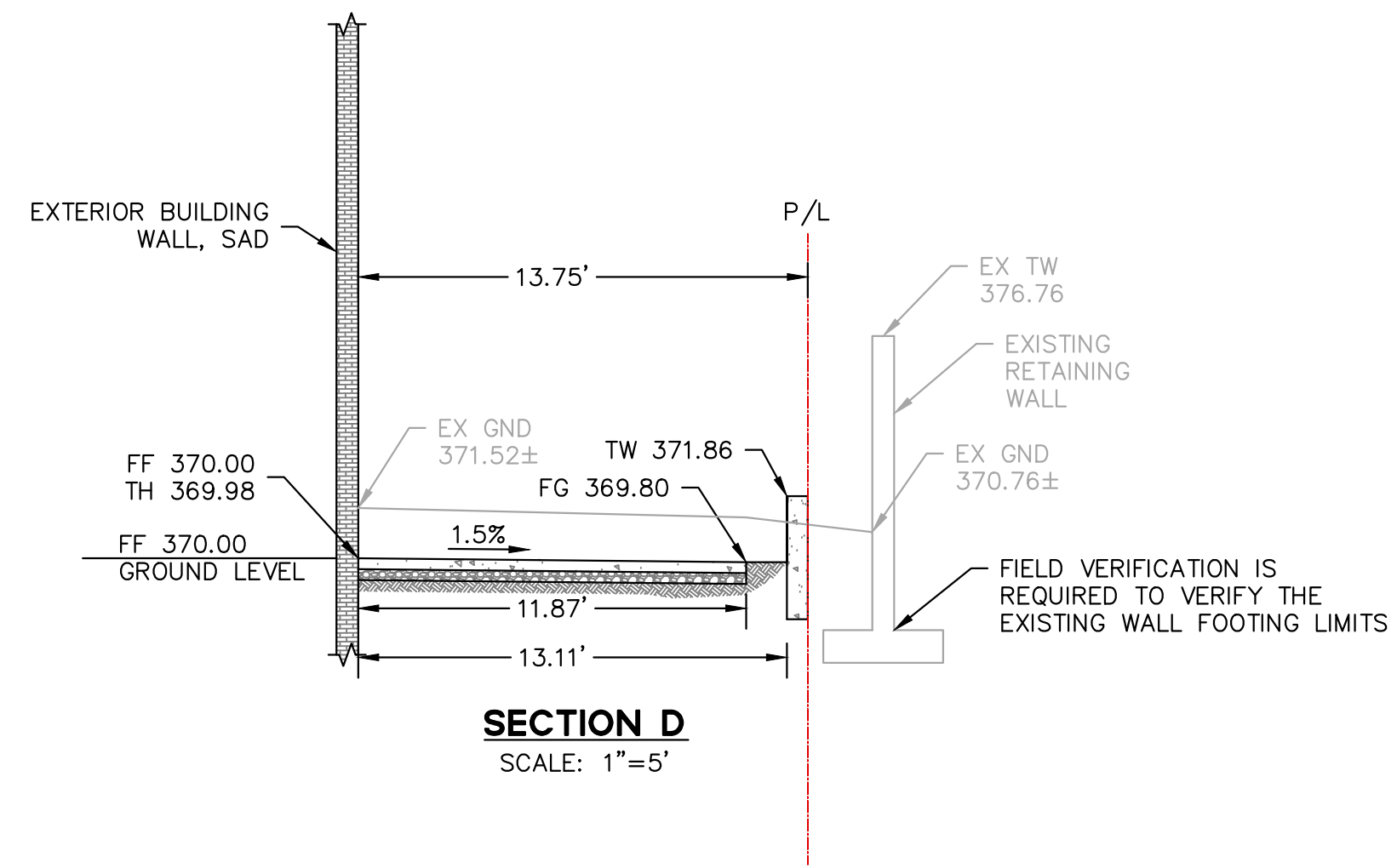
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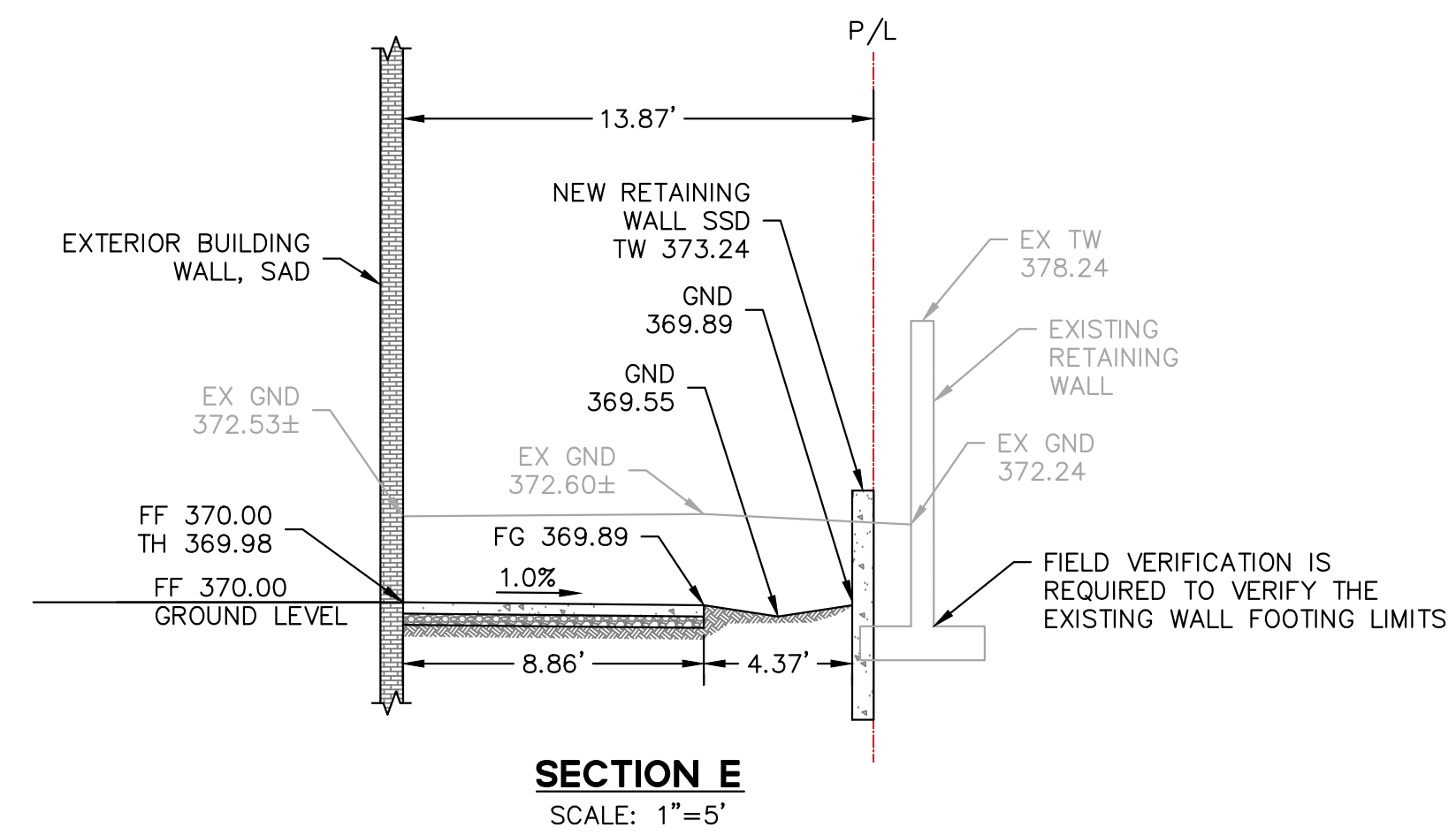
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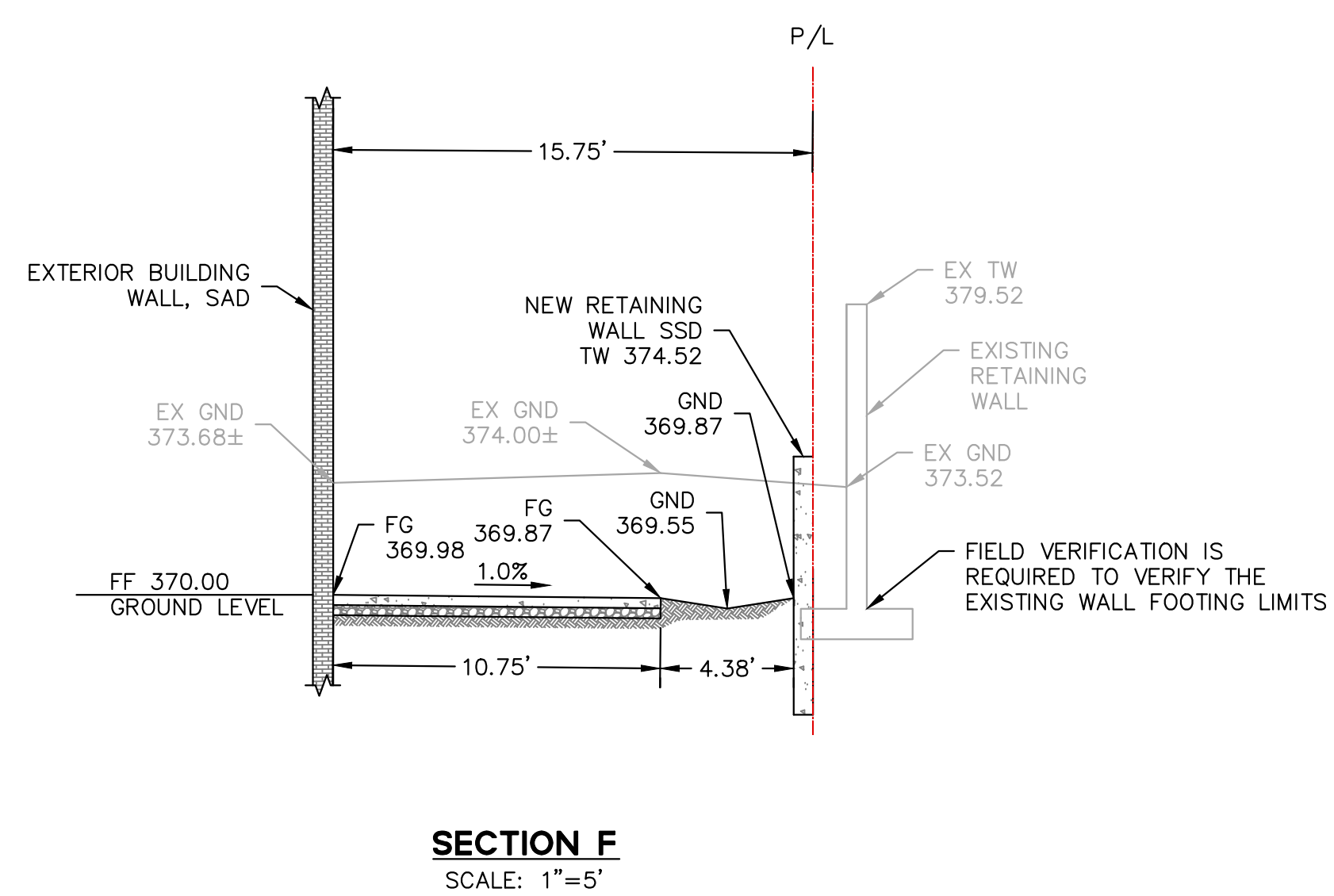
SECTION C
SCALE: 1"=3'



SECTION D
SCALE: 1"=5'



SECTION E
SCALE: 1"=5'



SECTION F
SCALE: 1"=5'

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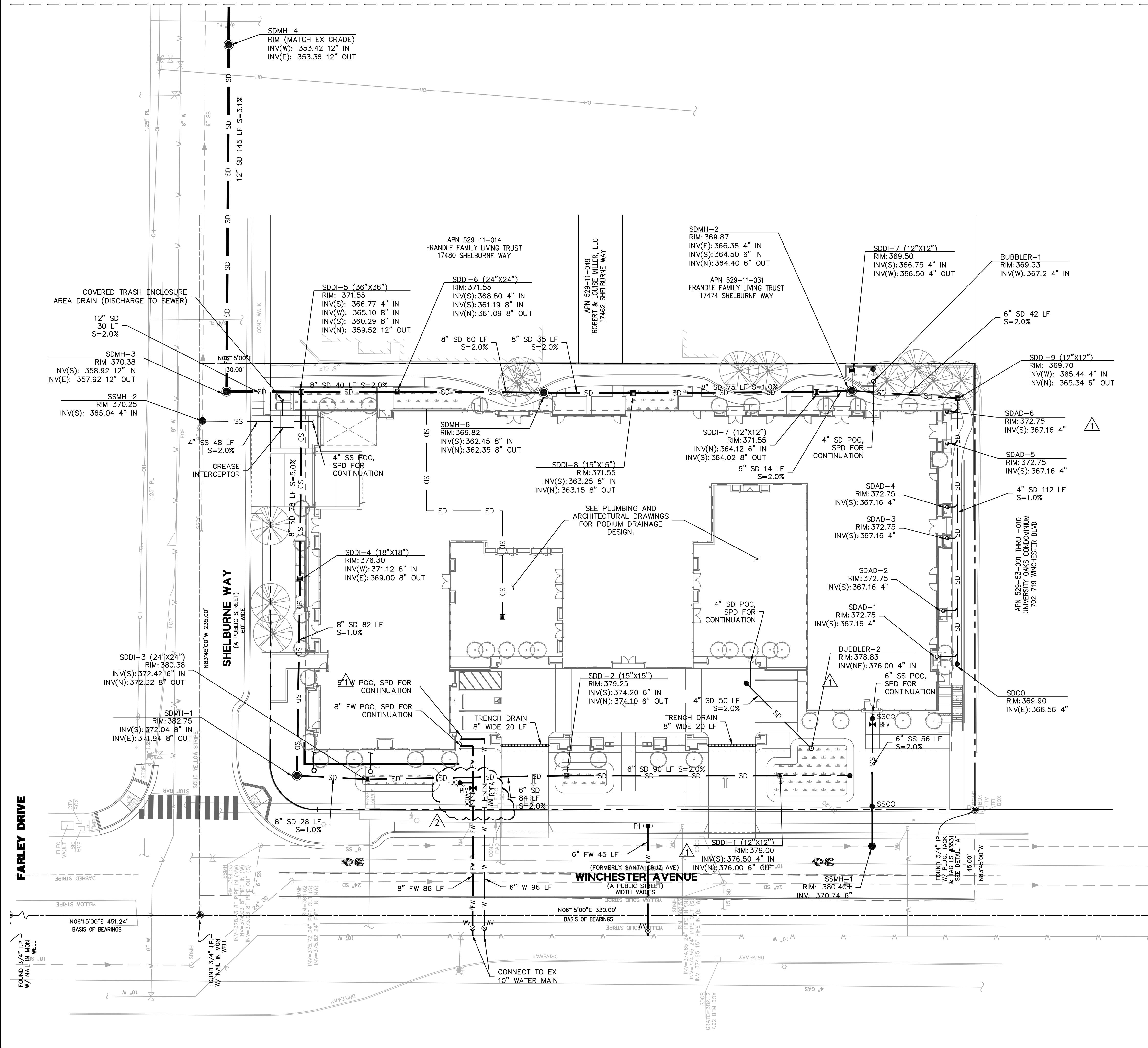
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SEE SHEET C4.2 FOR CONTINUATION

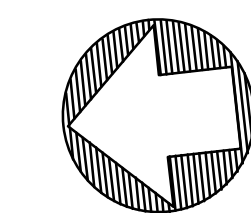


LEGEND AND SYMBOLS

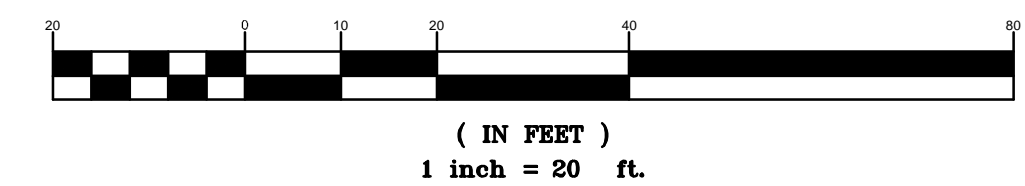
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PR	PR PERFORATED PIPE, SEE DETAIL X/CX.X
SS	PR SANITARY SEWER LINE, SEE DETAIL X/CX.X
FW	PR FIRE WATER LINE, SEE DETAIL X/CX.X
W	PR DOMESTIC WATER LINE, SEE DETAIL X/CX.X
SDDI	PR STORM DRAIN DROP INLET, SEE DETAIL X/CX.X
SDAD	PR AREA DRAIN, SEE DETAIL X/CX.X
SDMH	PR STORM DRAIN MANHOLE, SEE DETAIL X/CX.X
SDCO	PR STORM DRAIN CLEANOUT, SEE DETAIL X/CX.X
SSCO	PR STORM DRAIN CLEANOUT, SEE DETAIL X/CX.X
SSMH	PR SANITARY SEWER MANHOLE, SEE DETAIL X/CX.X
BFV	PR BACKWATER VALVE, SEE DETAIL X/CX.X
WV	PR GATE VALVE, SEE DETAIL X/CX.X
WM	PR WATER METER, SEE DETAIL X/CX.X
RPPA	PR RPPA BACKFLOW PREVENTER, SEE DETAIL X/CX.X
DCDA	PR DCDA BACKFLOW PREVENTER, SEE DETAIL X/CX.X
FDC	PR FIRE DEPARTMENT CONNECTION, SEE DETAIL X/CX.X
PIV	PR POST INDICATOR VALVE, SEE DETAIL X/CX.X
FH	PR FIRE HYDRANT, SEE DETAIL X/CX.X

UTILITY NOTES

1. PROPOSED SITE PLAN HAS BEEN SCREENED FOR CLARITY.
2. RIM ELEVATIONS FOR EXISTING UTILITY STRUCTURES SHALL BE RAISED TO PROPOSED SURFACE ELEVATIONS. EXISTING STRUCTURES LOCATED WITHIN PROPOSED VEHICULAR ROADWAY, AN H-20 TRAFFIC-RATED TOP SHALL BE USED TO REPLACE THE EXISTING TOP OF THE ADJUSTED STRUCTURE.
3. PROTECT ALL EXISTING UTILITIES AND SITE FEATURES FROM BEING DAMAGED, UNLESS OTHERWISE NOTED. ALL UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED AT NO ADDITIONAL COST TO THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.
4. THE EXISTING UTILITY LINES AND STRUCTURES SHOWN ON THESE PLANS ARE DERIVED FROM RECORD DATA, UNDERGROUND UTILITY SURVEY AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
5. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS AND TEES ON WATER MAINS & FIRE SERVICE LINES. CONTRACTOR MAY USE RESTRAIN JOINTS INSTEAD OF THRUST BLOCKS AT ALL BENDS AND TEES. CONTRACTOR SHALL BE RESPONSIBLE TO CALCULATE THE RESTRAIN JOINT LENGTH.
6. EXISTING UNDERGROUND UTILITIES, INCLUDING THOSE MARKED UNKNOWN, ARE BASED ON SURVEY COMPLETED BY OTHERS AND PROVIDED TO BKF ENGINEERS FOR INCLUSION IN PLANS.
7. EXISTING PIPE LINES MAY HAVE CATHODIC PROTECTION. CONTRACTOR SHALL ENSURE THAT ALL CONNECTIONS TO EXISTING PIPE LINES ARE ELECTRICALLY COMMON WITH THE PIPE LINE.
8. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
9. LENGTH OF PIPES ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST FOOT AND ARE SHOWN FOR ENGINEERING CALCULATIONS ONLY. CONTRACTOR SHALL ESTIMATE THEIR OWN PIPE LENGTHS PRIOR TO BIDDING.
10. FIRE SERVICE SIZE IS SHOWN FOR REFERENCE ONLY. FIRE SERVICE SIZE SHALL BE CONFIRMED BY A LICENSED FIRE PROTECTION ENGINEER OR DESIGN-BUILD CONTRACTOR IN CONJUNCTION WITH THE FIRE SPRINKLER SYSTEM DESIGN AND CALCULATIONS. CONTRACTOR IS CAUTIONED NOT TO ORDER ANY MATERIALS RELATED TO THE FIRE SERVICE UNTIL SAID SIZING IS CONFIRMED, IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ). SHOP DRAWINGS OF THE FIRE SERVICE SHALL BE SUBMITTED TO THE AHJ BY THE INSTALLING CONTRACTOR. SHOP DRAWINGS OF THE FIRE SERVICE ARE NOT REQUIRED TO BE SUBMITTED TO THE CIVIL ENGINEER OF RECORD.
11. ALL STORM DRAIN INLETS AND CATCH BASINS SHALL BE LABELED



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SITE UTILITY PLAN

PLANNING RESUBMITTAL
NOVEMBER 1, 2021

Date: 11/01/21

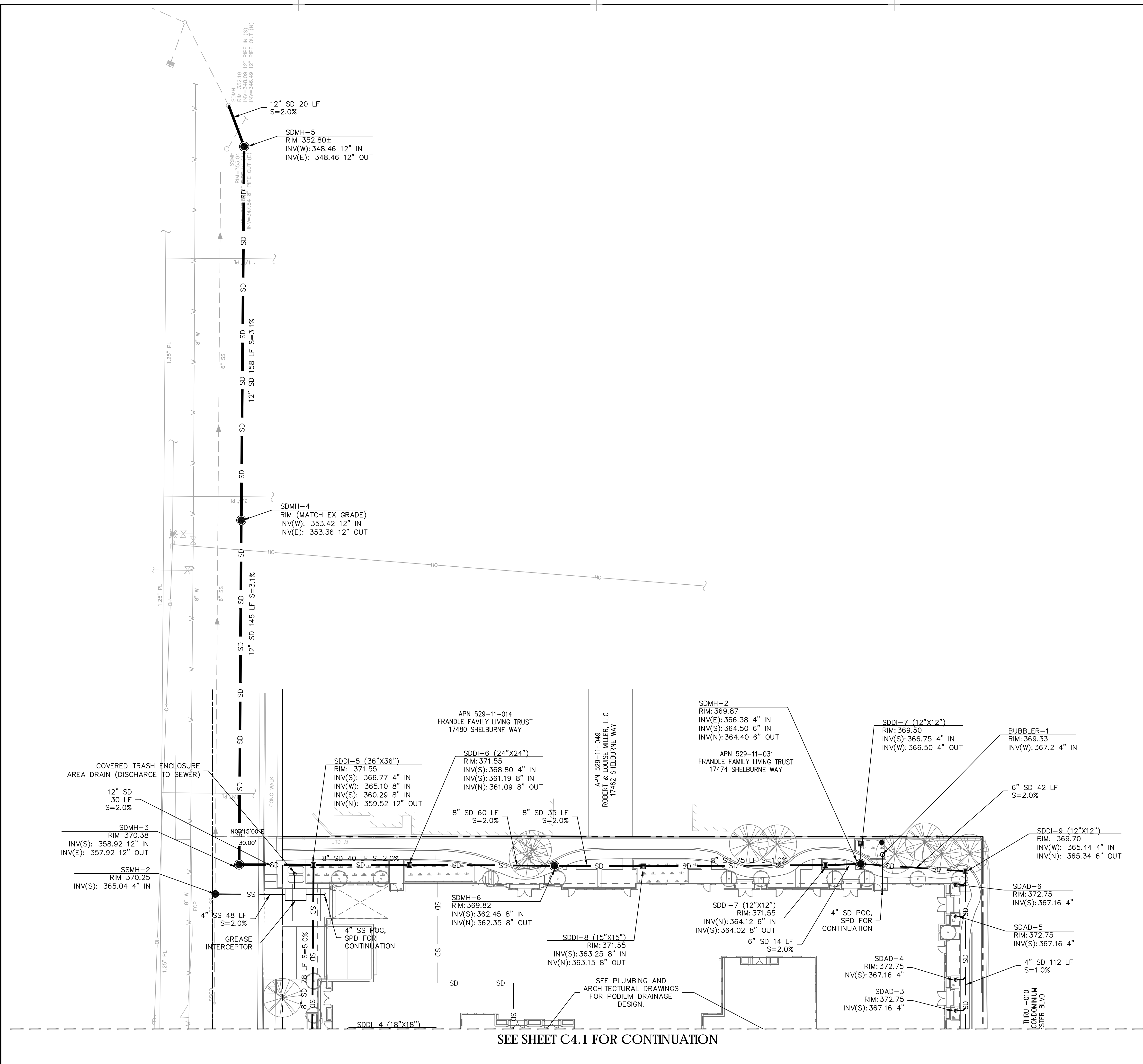
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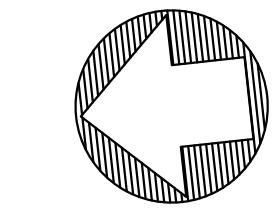


LEGEND AND SYMBOLS

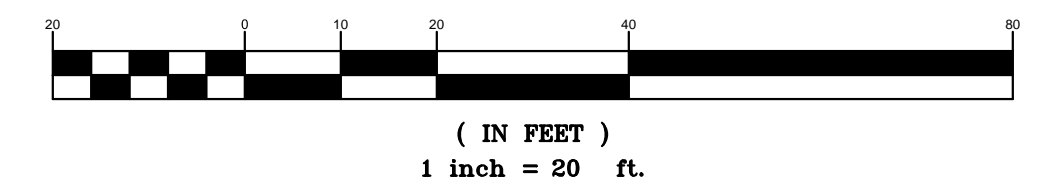
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SITE UTILITY PLAN

PLANNING RESUBMITTAL
NOVEMBER 1, 2021

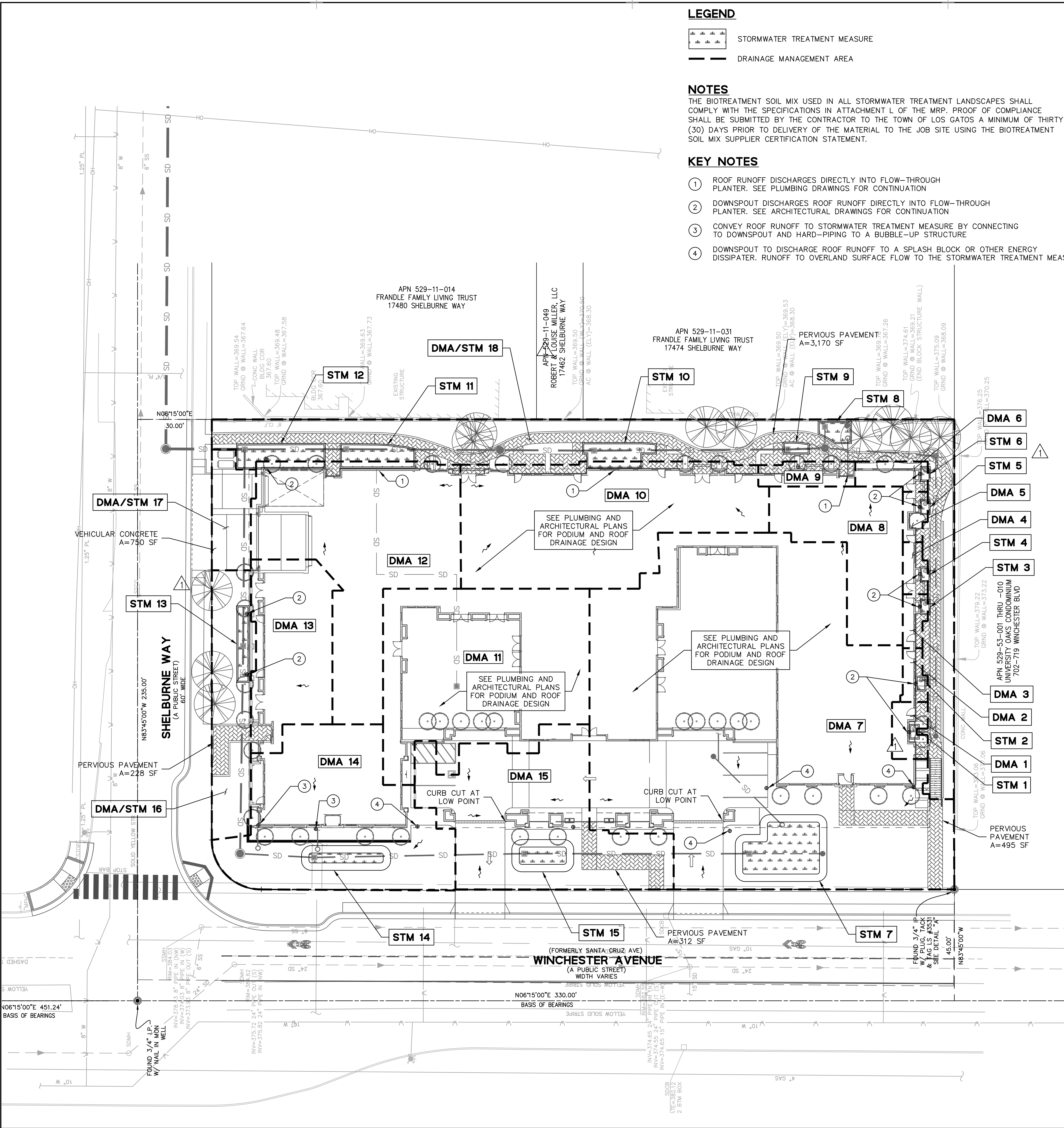
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LEGEND

- STORMWATER TREATMENT MEASURE
- DRAINAGE MANAGEMENT AREA

NOTES

THE BIOTREATMENT SOIL MIX USED IN ALL STORMWATER TREATMENT LANDSCAPES SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE MRP. PROOF OF COMPLIANCE SHALL BE SUBMITTED BY THE CONTRACTOR TO THE TOWN OF LOS GATOS A MINIMUM OF THIRTY (30) DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE USING THE BIOTREATMENT SOIL MIX SUPPLIER CERTIFICATION STATEMENT.

KEY NOTES

- ROOF RUNOFF DISCHARGES DIRECTLY INTO FLOW-THROUGH PLANTER. SEE PLUMBING DRAWINGS FOR CONTINUATION
- DOWNSPOUT DISCHARGES ROOF RUNOFF DIRECTLY INTO FLOW-THROUGH PLANTER. SEE ARCHITECTURAL DRAWINGS FOR CONTINUATION
- CONVEY ROOF RUNOFF TO STORMWATER TREATMENT MEASURE BY CONNECTING TO DOWNSPOUT AND HARD-PIPING TO A BUBBLE-UP STRUCTURE
- DOWNSPOUT TO DISCHARGE ROOF RUNOFF TO A SPLASH BLOCK OR OTHER ENERGY DISSIPATER. RUNOFF TO OVERLAND SURFACE FLOW TO THE STORMWATER TREATMENT MEASURE.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
TOTAL SITE (ACRES):	1.31	TOTAL AREA OF SITE DISTURBED (ACRES):	1.31
IMPERVIOUS SURFACES	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	
		REPLACED	NEW
ROOF AREAS	8,122	12,654	24,392
PARKING	1,435	0	0
SIDEWALKS AND PATHS	9,215	620	3,362
TOTAL IMPERVIOUS SURFACES:	18,772	13,274	25,339
PERVIOUS SURFACES			
LANDSCAPE AREA	38,140	11,006	1,278
PERVIOUS PAVING	0	0	4,220
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC)	0	0	0
TOTAL PERVIOUS SURFACES:	38,140	11,006	5,498
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:		40,408	
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:		16,504	

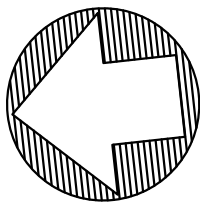
STORMWATER TREATMENT MEASURE SUMMARY

DRAINAGE MANAGEMENT AREAS	STORMWATER TREATMENT MEASURE	IMPERVIOUS SURFACE (SQ. FT.)	SIZING FACTOR	TREATMENT REQUIRED (SQ. FT.)	TREATMENT PROVIDED	PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
1	1	321	0.04	13	15	FLOW-THROUGH PLANTER	YES
2	2	200	0.04	8	15	FLOW-THROUGH PLANTER	YES
3	3	197	0.04	8	15	FLOW-THROUGH PLANTER	YES
4	4	197	0.04	8	15	FLOW-THROUGH PLANTER	YES
5	5	188	0.04	8	15	FLOW-THROUGH PLANTER	YES
6	6	318	0.04	13	15	FLOW-THROUGH PLANTER	YES
7	7	13,126	0.04	525	570	BIORETENTION	YES
8	8	2,120	0.04	85	87	FLOW-THROUGH PLANTER	YES
9	9	382	0.04	16	35	FLOW-THROUGH PLANTER	YES
10	10	5,228	0.04	210	267	FLOW-THROUGH PLANTER	YES
11	11	5,432	0.04	218	248	FLOW-THROUGH PLANTER	YES
12	12	5,062	0.04	203	320	FLOW-THROUGH PLANTER	YES
13	13	2,290	0.04	92	120	FLOW-THROUGH PLANTER	YES
14	14	2,500	0.04	100	120	BIORETENTION	YES
15	15	2,907	0.04	117	132	BIORETENTION	YES

THE STORMWATER TREATMENT CONTROL MEASURES ARE SIZED IN ACCORDANCE WITH THE FLOW-BASED DESIGN CRITERIA OF THE MUNICIPAL REGIONAL STORMWATER PERMIT PROVISION C.3.D. THE "UNIFORM INTENSITY APPROACH" IS THE SPECIFIC METHOD USED TO SIZE EACH TREATMENT MEASURE.

SITE DESIGN MEASURES

DRAINAGE MANAGEMENT AREAS	STORMWATER TREATMENT MEASURE	TYPE OF SITE DESIGN MEASURE	LANDSCAPING (SQ. FT.)	PERVIOUS PAVEMENT (SQ. FT.)	IMPERVIOUS SURFACE (SQ. FT.)	TOTAL AREA (SQ. FT.)
16	16	SELF-TREATING AREA	1,515	228	0	1,743
17	17	DRAINS TO SEWER	0	0	750	750
18	18	SELF-TREATING AREA	3,570	3170	0	6,740



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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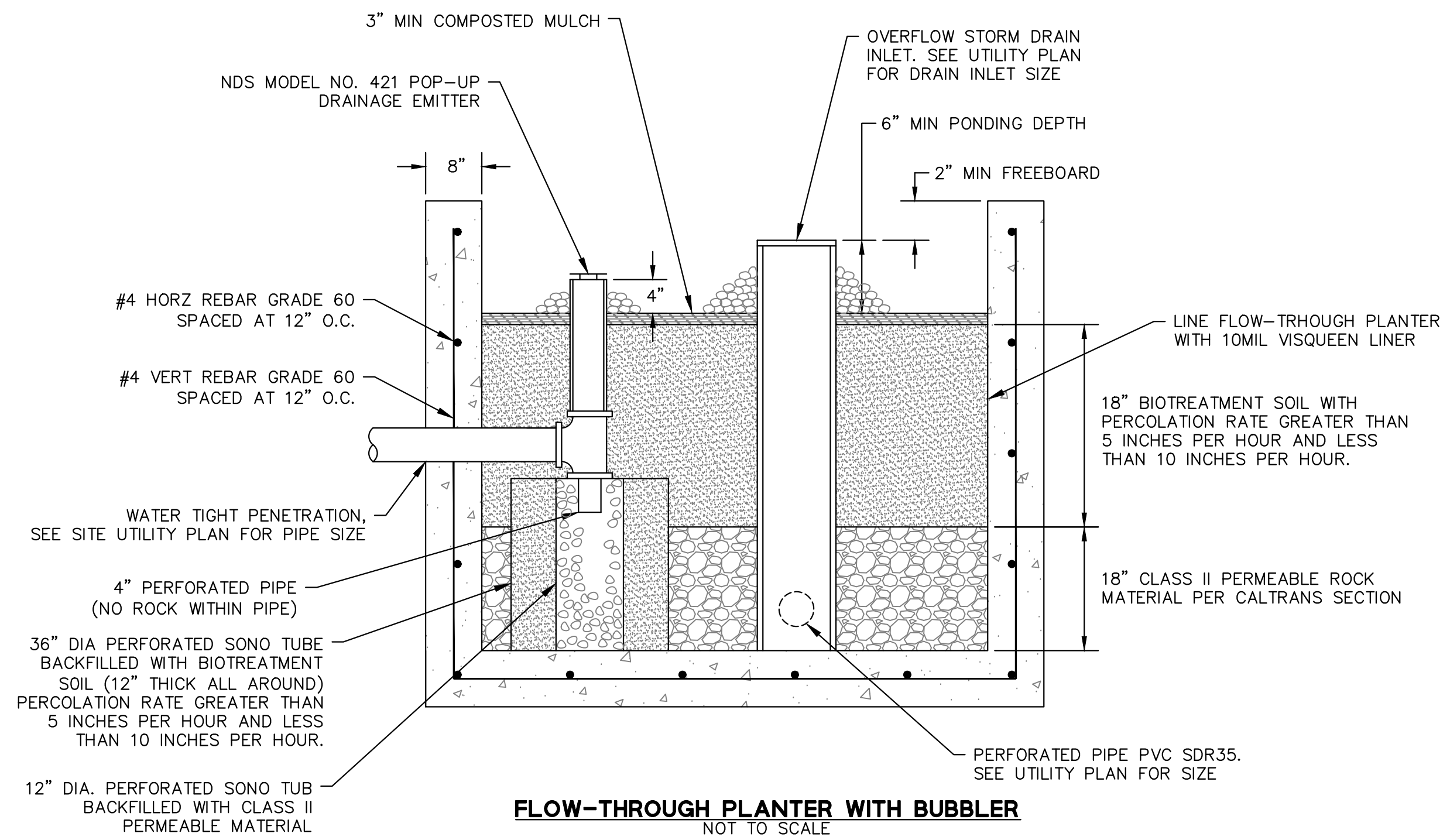
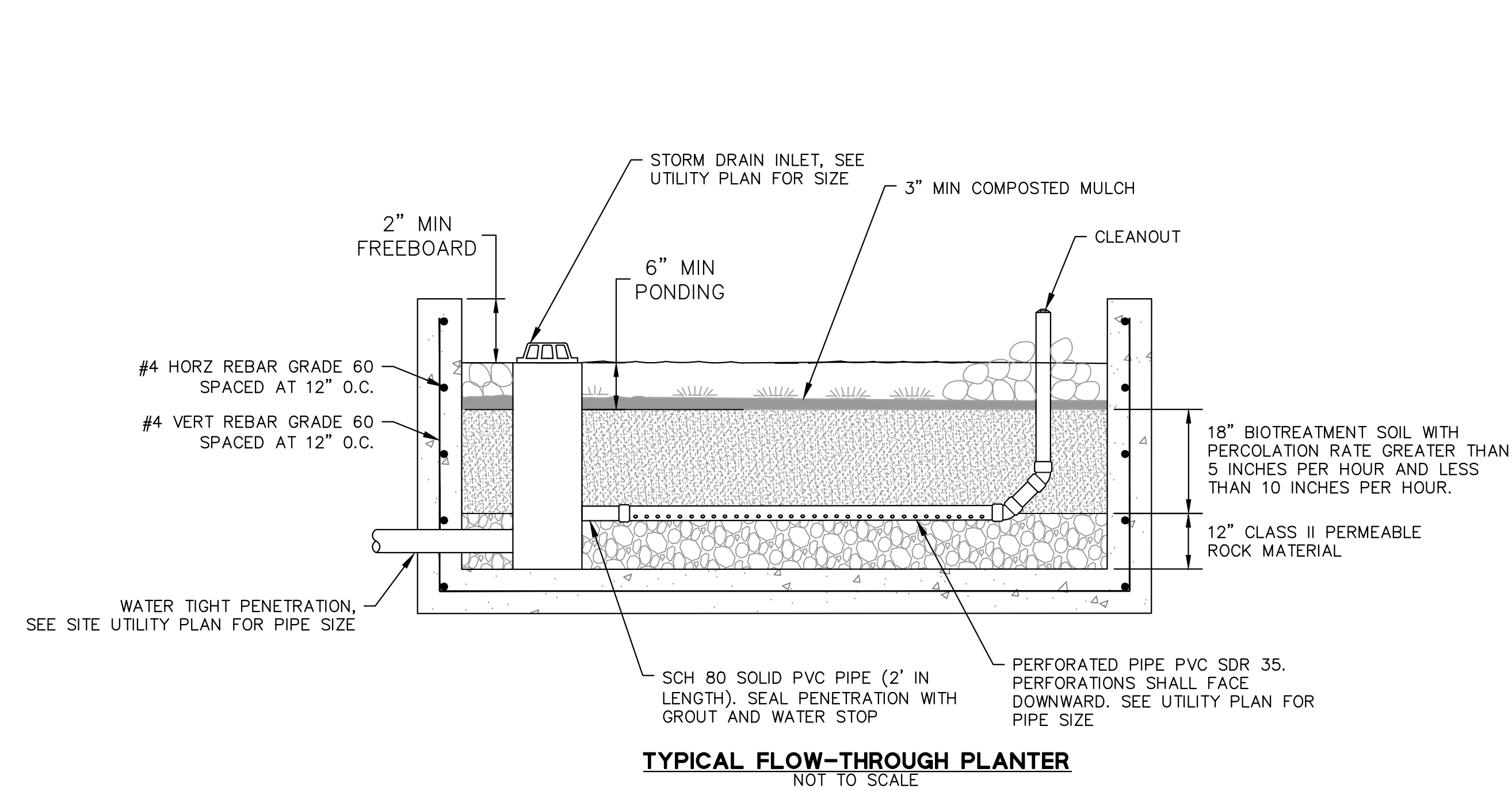
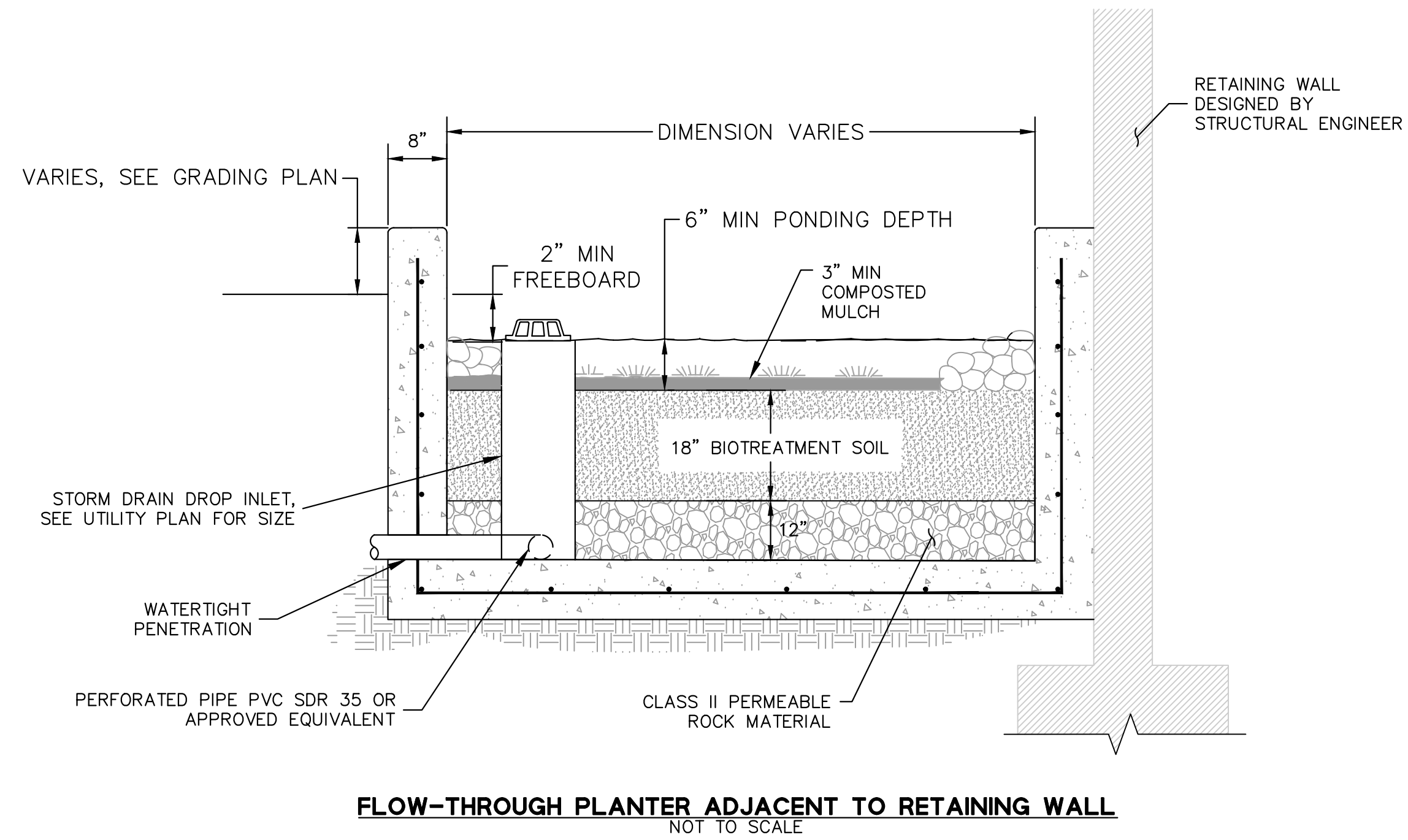
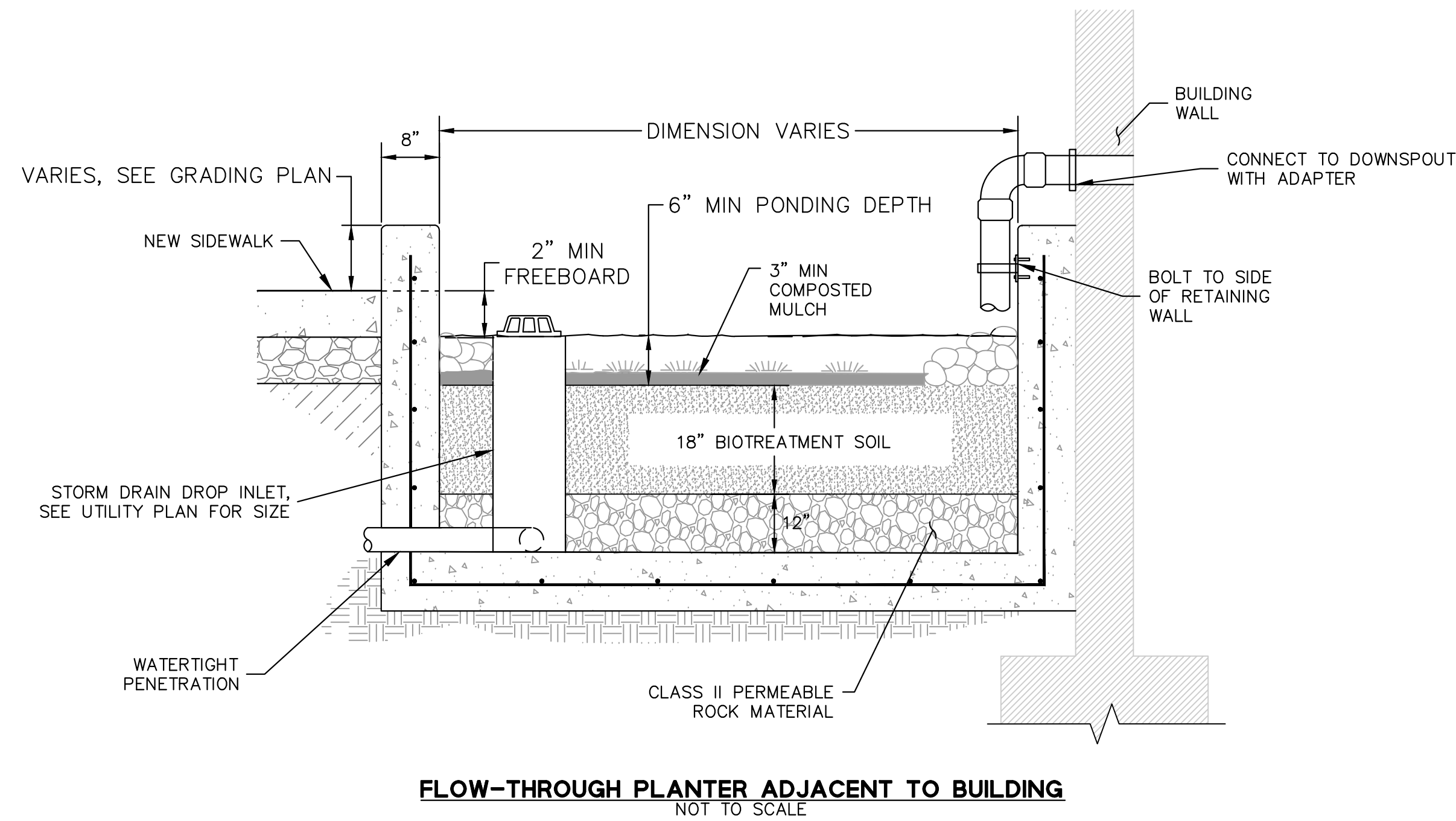
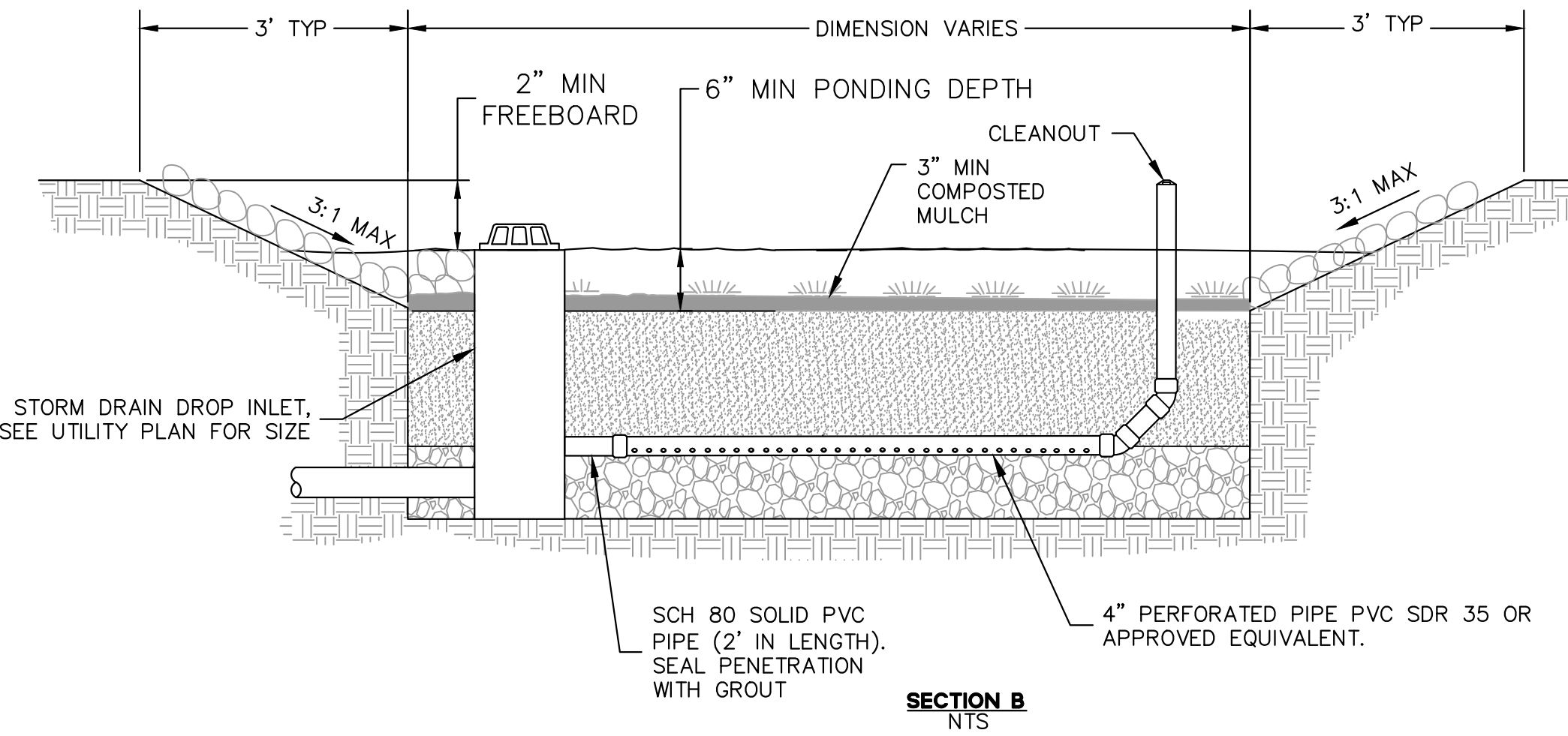
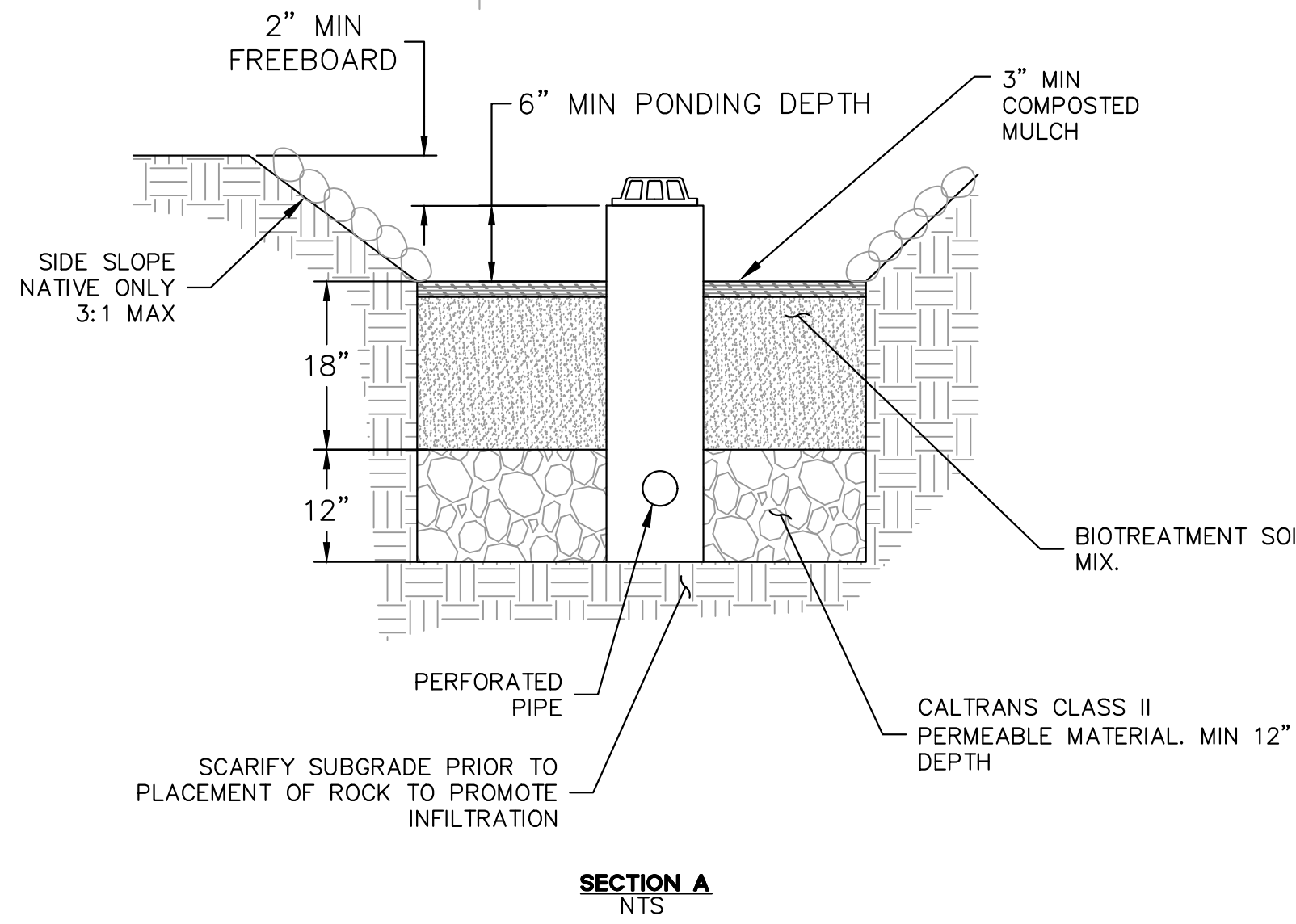
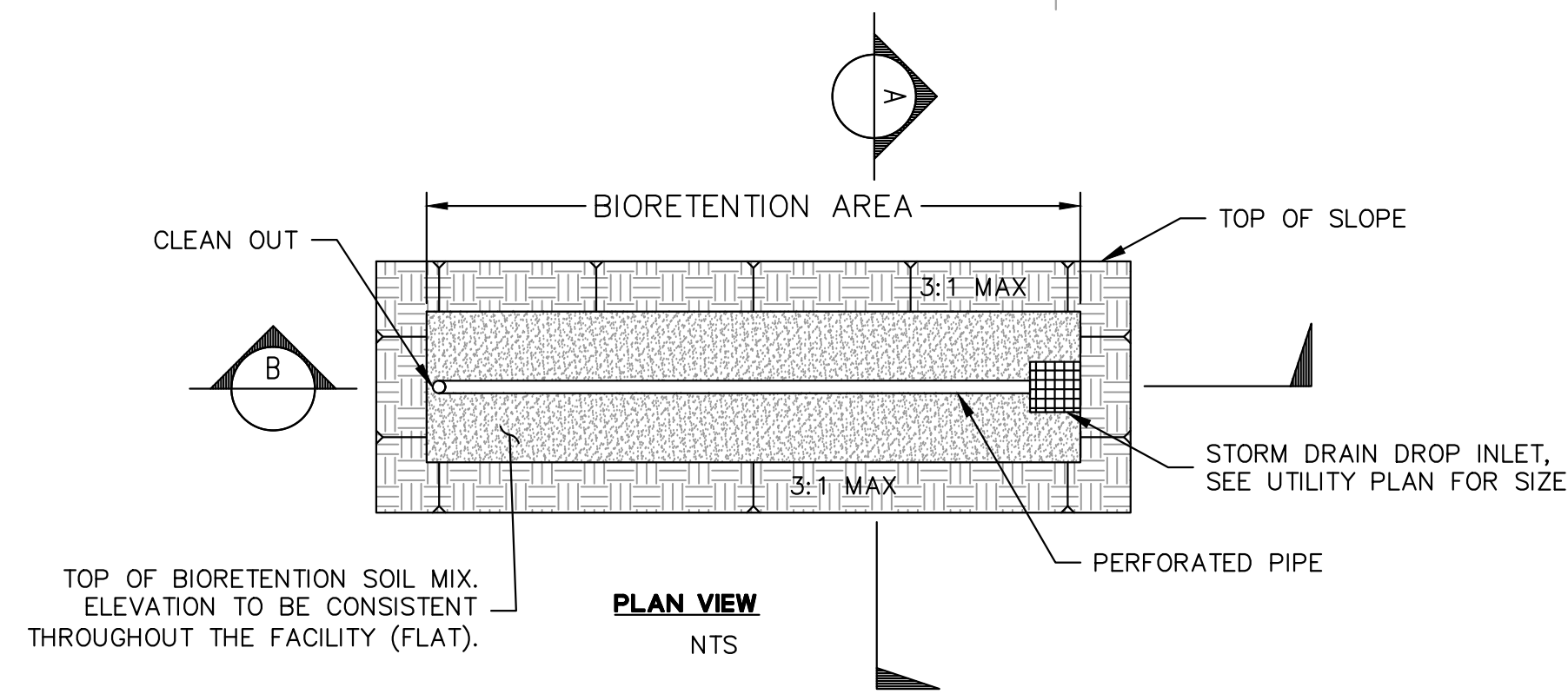
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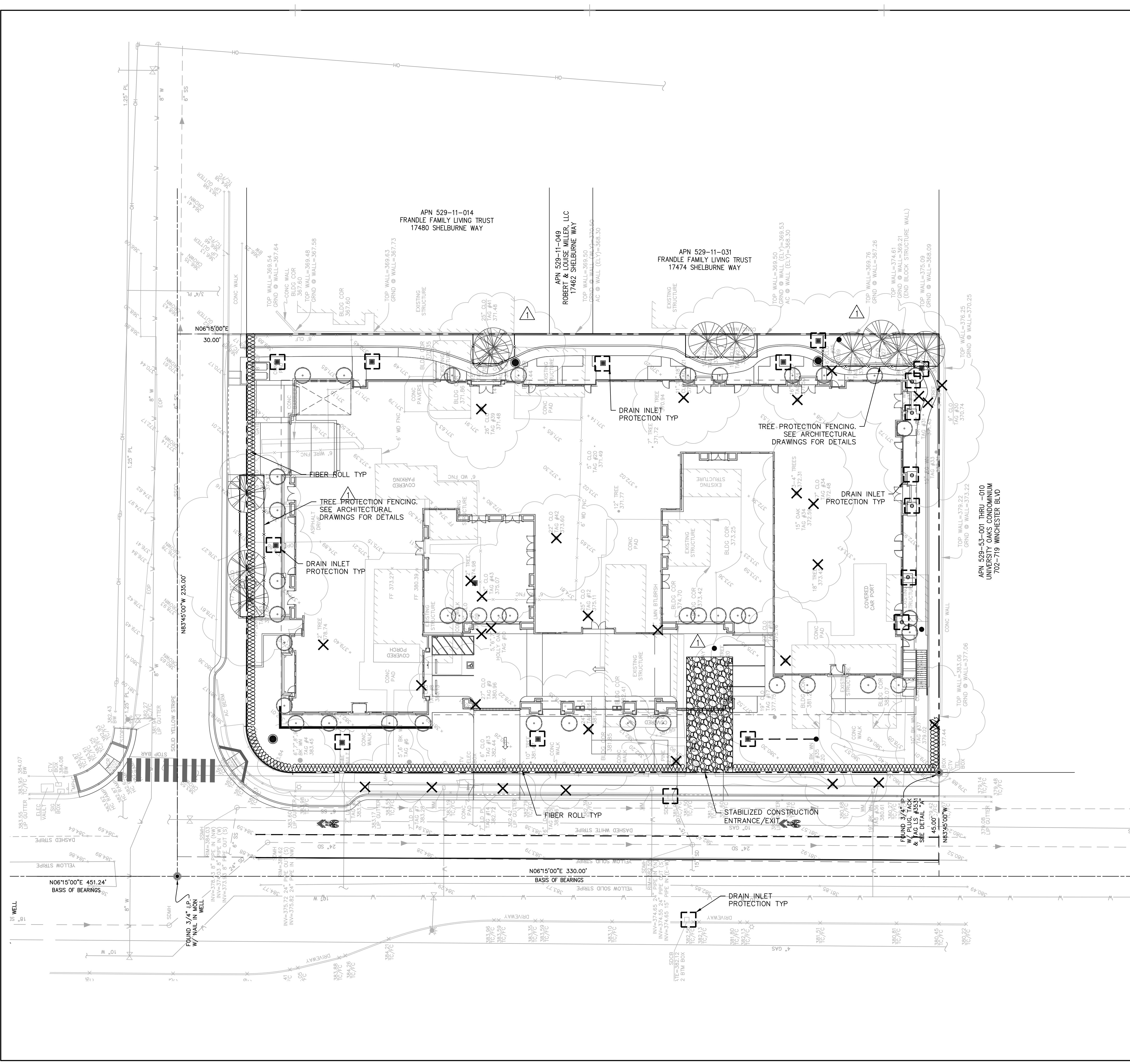
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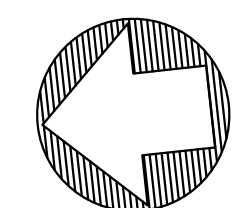


LEGEND

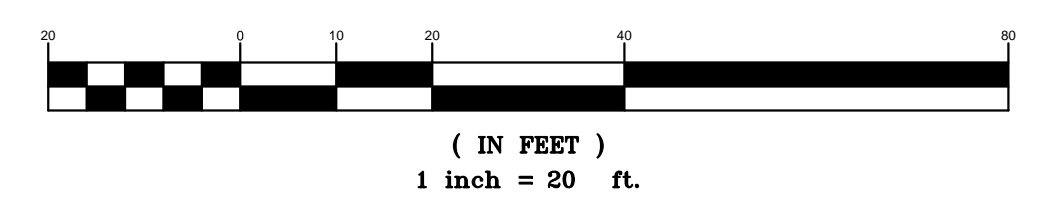
- STORM DRAIN INLET PROTECTION
- FIBER ROLL
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TREE PROTECTION FENCING
- TREES TO BE REMOVED. TREE REMOVAL FOR REFERENCE, SEE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT.

EROSION CONTROL NOTES:

- ALL TREE TO BE PRESERVED SHALL BE PROTECTED WITH MINIMUM 5-FOOT HIGH FENCES. FENCES ARE TO BE MOUNTED ON 2-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2 FEET, AT NO MORE THAN 10 FOOT SPACING. TREE FENCING SHALL BE ERECTED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
- REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK", LATEST EDITION.
- CONSTRUCTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL PLACEMENT TO BE DETERMINED BY CONTRACTOR BASED ON CURRENT BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING PLAN.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE CITY INSPECTOR.
- AS PART OF THE GRADING OPERATIONS, THE CONTRACTOR SHALL ENSURE THAT THE SITE IS WATERED PRIOR TO THE COMMENCEMENT OF GRADING.
- ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
- ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM DRAIN SYSTEM.
- ALL CONCRETE SLURRY SHALL BE CONTAINED IN CONCRETE WASH-OUT AREAS DESIGNATED ON-SITE.
- STOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
- TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
- PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
- TRAP SEDIMENT ON-SITE, USING BMPS SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC.
- DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-SITE RUNOFF AROUND THE SITE (E.G., SWALES AND DIKES).
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- NO CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER.
- CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPS.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- LOCATION OF CONSTRUCTION ACTIVITIES IS PRELIMINARY AND SHALL BE SUPERSEDED BY FINALIZED CONSTRUCTION ACTIVITIES LOCATIONS SHOWN/UPDATED BY CONTRACTOR.



GRAPHIC SCALE



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Revisions:

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WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELburn
EROSION CONTROL PLAN

PLANNING RESUBMITTAL
NOVEMBER 1, 2021

Date: 11/01/21

Scale: 1" = 20'-0"

Drawn by: AR

Job #: 9215-70-103

Sheet

INTERIM EROSION CONTROL MEASURES

(USE AS APPLICABLE TO YOUR PROJECT.)

NOTES:

1. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
2. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
3. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
4. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
5. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MEASURES:

1. INSTALL SILT FENCE. PROVIDE DETAIL, SHOW LOCATION ON PLANS AND ADD NOTES AS NEEDED.
2. SEED EXPOSED AREAS PER TOWN SPECIFICATIONS. SEE BELOW.
3. INSTALL DRAINAGE MEASURES INCLUDING CATCH BASINS, ENERGY DISSIPATORS, ETC. PROVIDE DETAIL, SHOW LOCATIONS ON PLANS, AND ADD NOTES AS NEEDED.
4. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
5. INSTALL JUTE NETTING OVER SEEDED AND MULCHED SLOPES.
6. COVER BARE SLOPES WITH STRAW BLANKETS.

SEEDING SPECIFICATIONS:

1. SEED AND MULCH WILL BE APPLIED BY OCT 1 TO ALL DISTURBED SLOPES AND TO ALL CUTS AND FILL SLOPES WITHIN OR ADJACENT TO PUBLIC RIGHTS-OF-WAY AS DIRECTED BY TOWN ENGINEER.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING OR WITH JUTE NETTING.

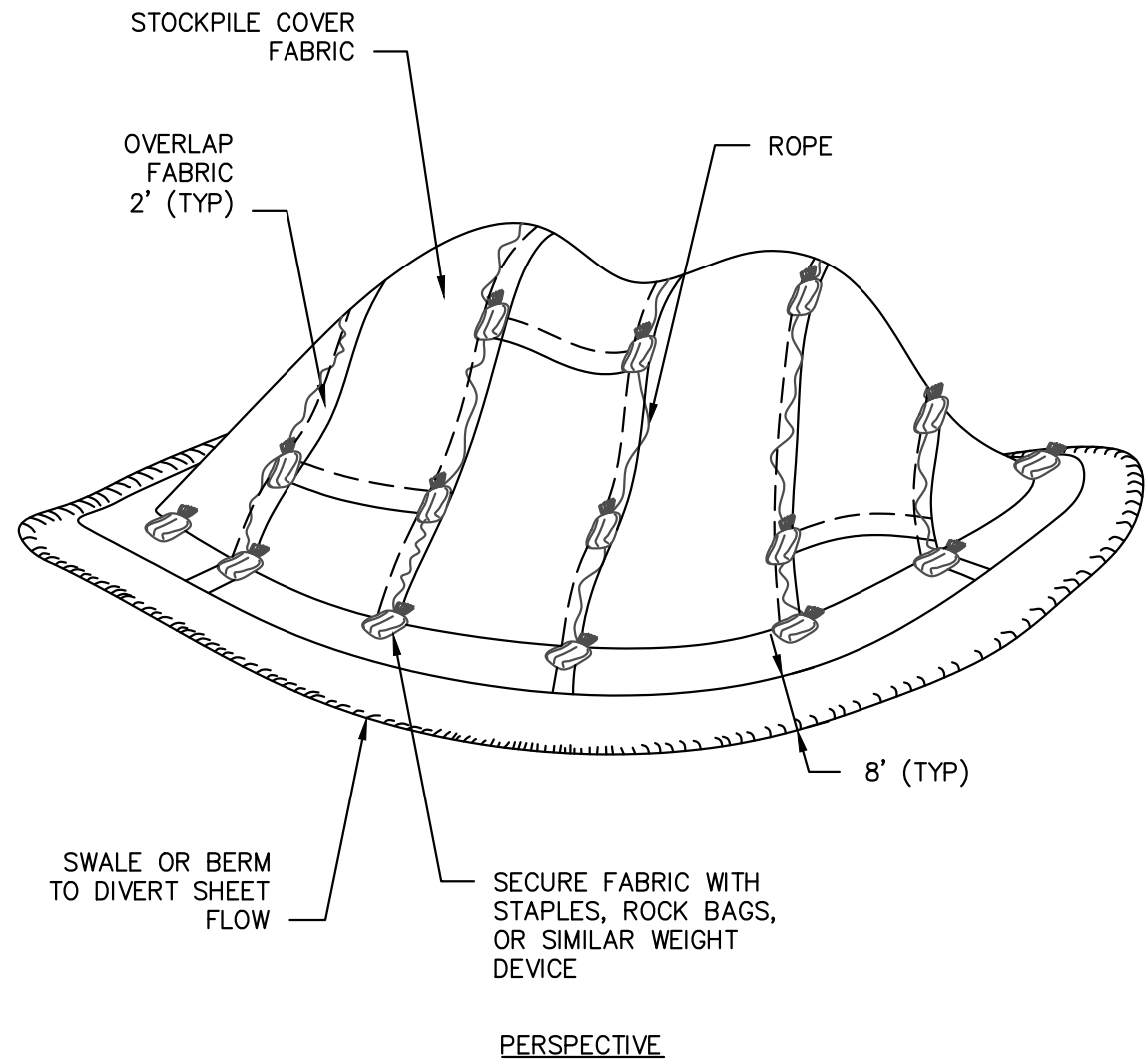
ITEM	POUNDS/ACRE
"Blando" brome	30
Annual rye grass	20
Fertilizer (16-20-0 & 15% sulfur)	500
Straw	4,000

3. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED, IF DAMAGED.

APPROVED BY	DATE		INTERIM EROSION CONTROL NOTES	STD. PLAN NO
	JUNE 2004			255
TOWN ENGINEER				

INTERIM EROSION CONTROL NOTES

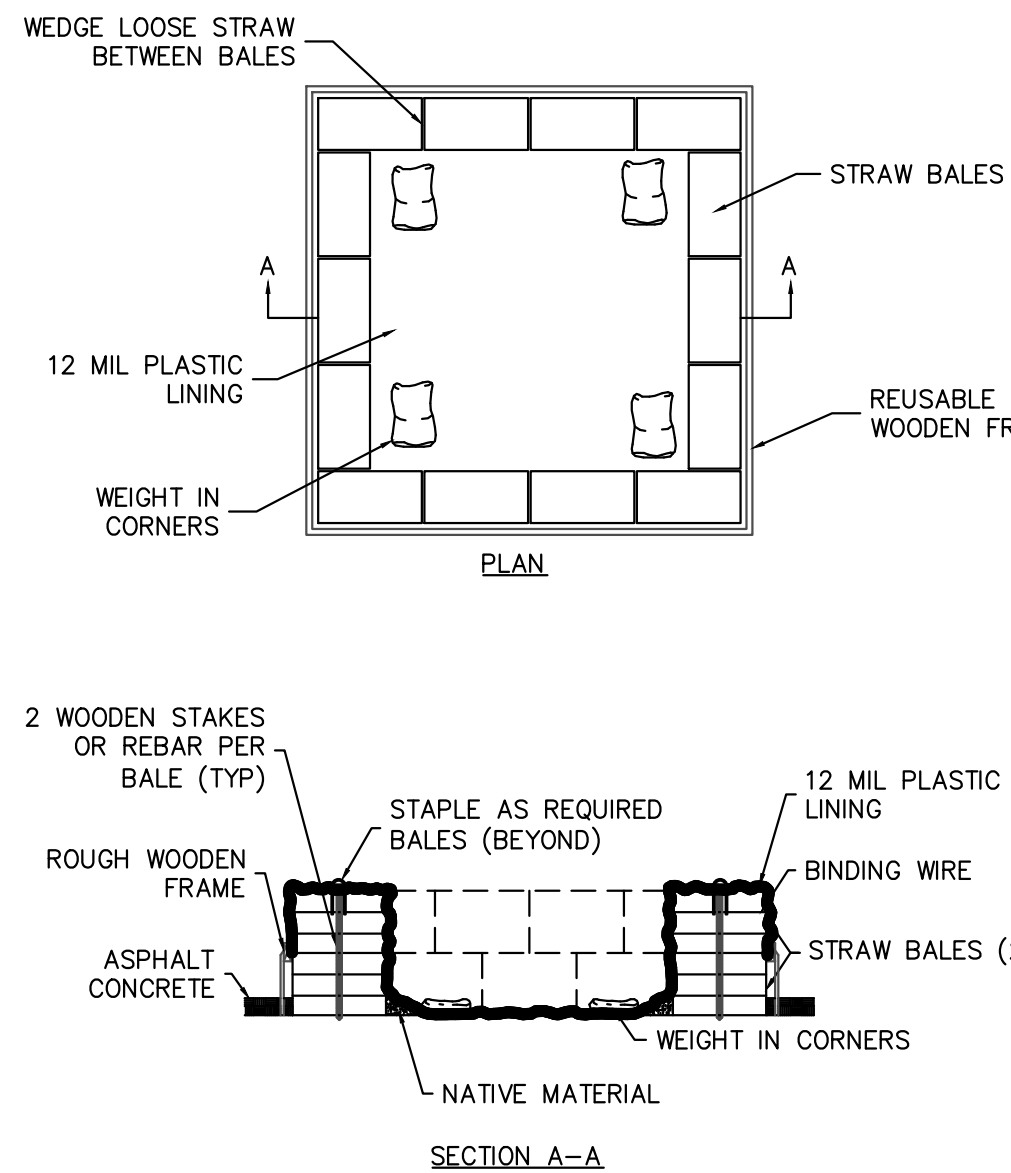
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APPROVED BY	DATE		TEMPORARY STOCKPILE COVER	STD. PLAN NO
	JUNE 2004			257
TOWN ENGINEER				

TEMPORARY STOCKPILE COVER

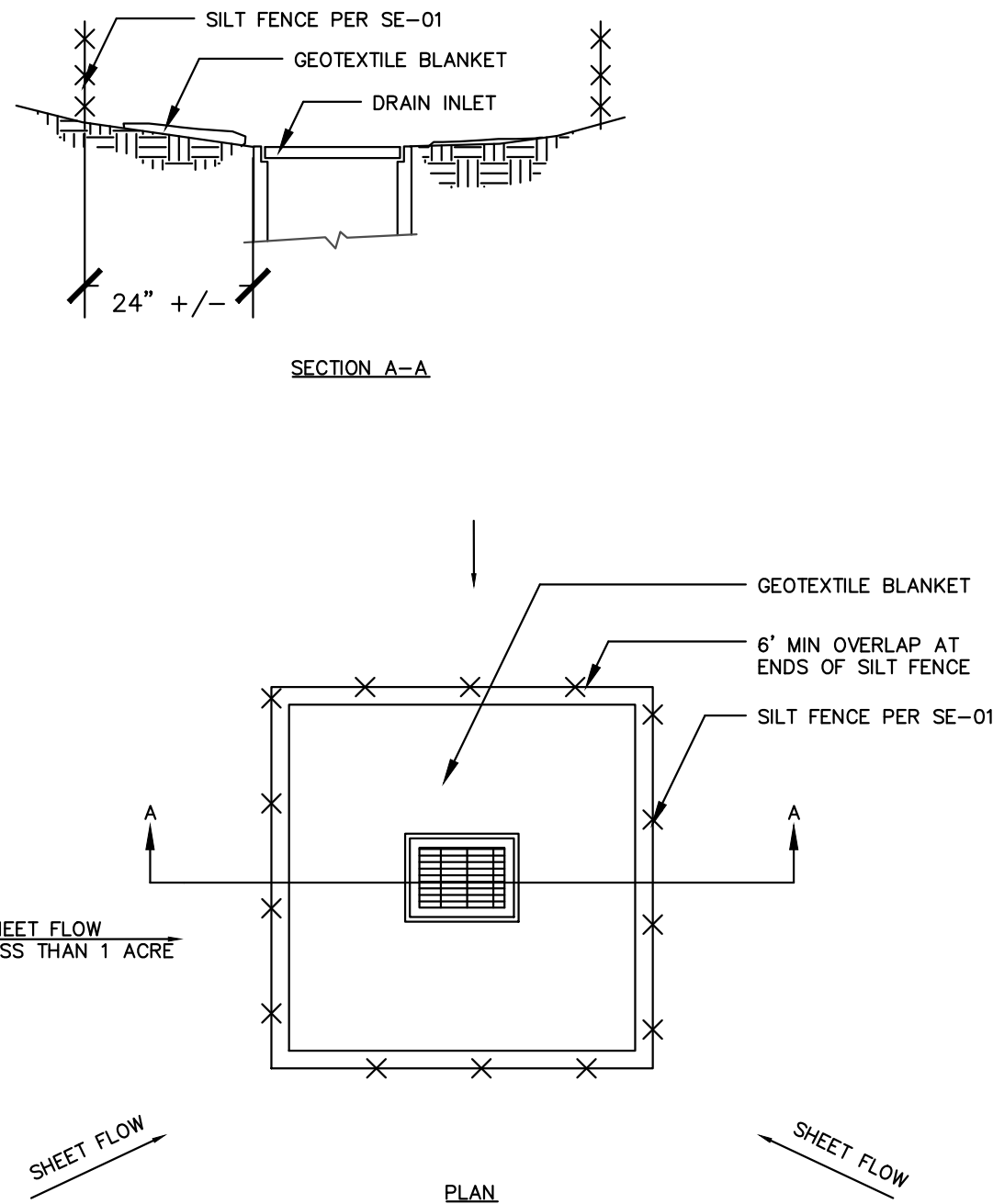
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APPROVED BY	DATE		TEMPORARY CONCRETE WASHOUT FACILITY	STD. PLAN NO
	JUNE 2004			256
TOWN ENGINEER				

TEMPORARY CONCRETE WASHOUT FACILITY

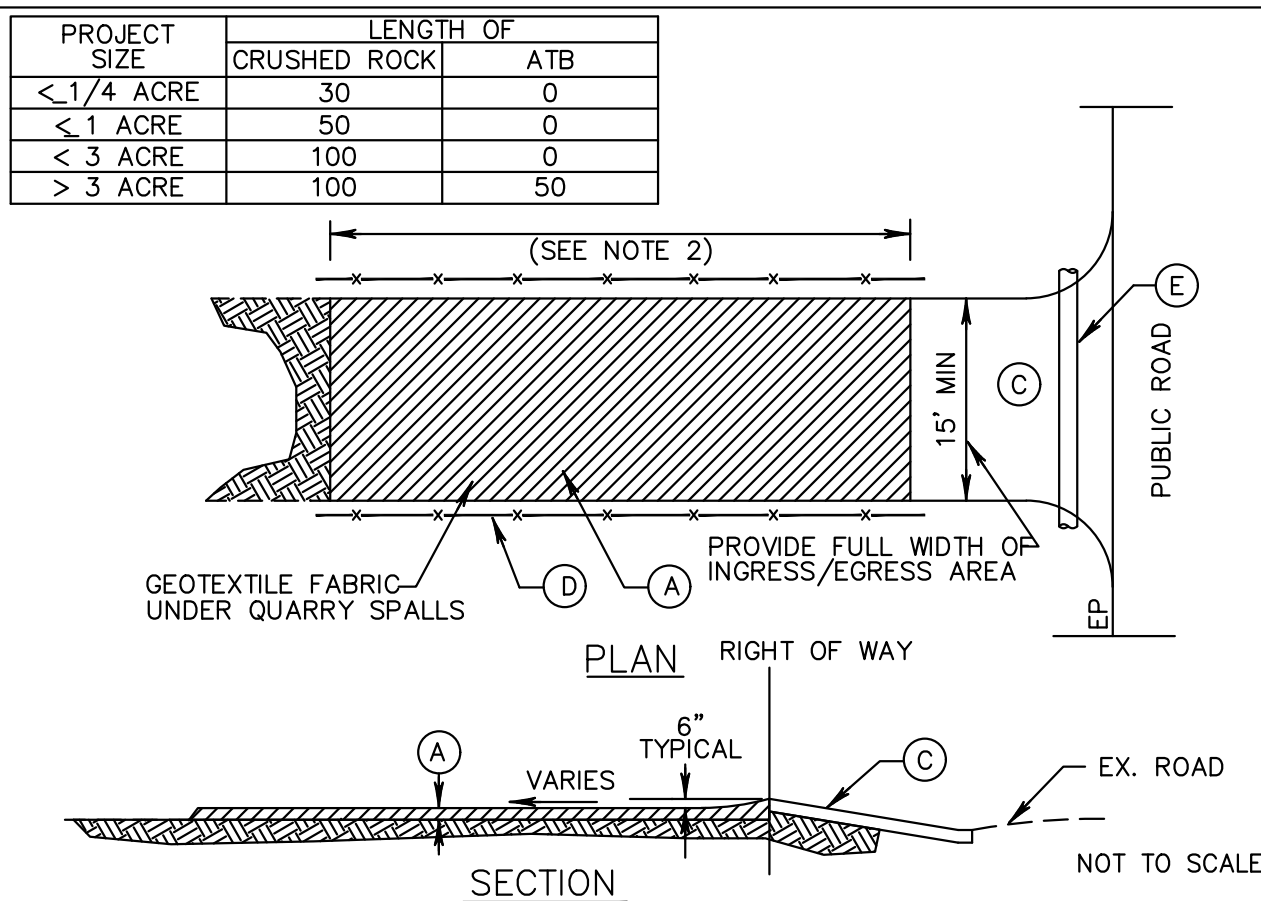
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- NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
 2. NOT APPLICABLE IN PAVED AREAS
 3. NOT APPLICABLE WITH CONCENTRATED FLOWS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.

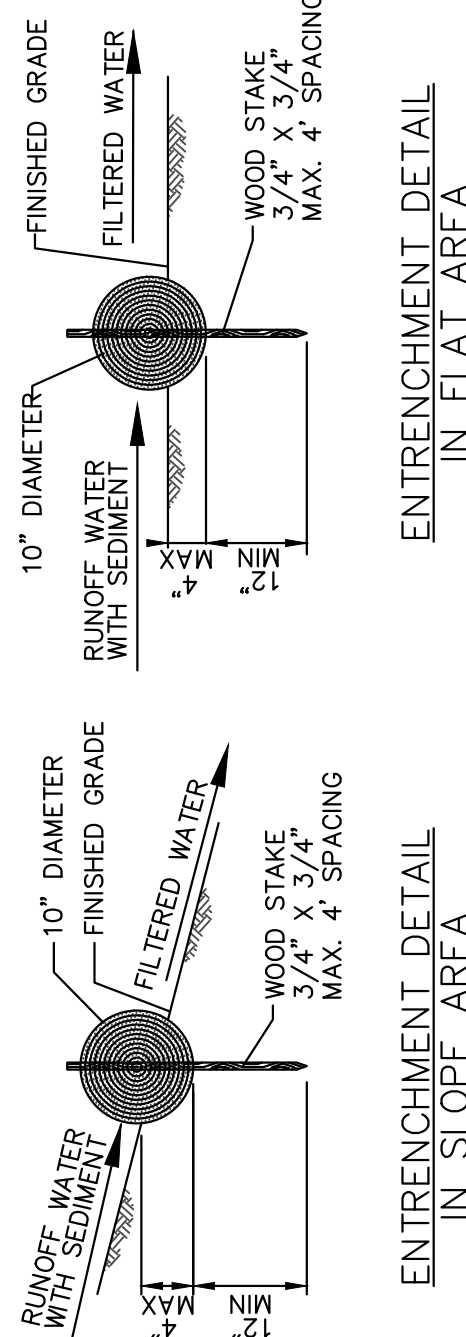


- NOTES:
1. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
 2. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SHEDS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 3. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN MAKING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR DEVICE.
 4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

APPROVED BY	DATE		STABILIZED CONSTRUCTION ENTRANCE	STD. PLAN NO
	JUNE 2004			250
TOWN ENGINEER				

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



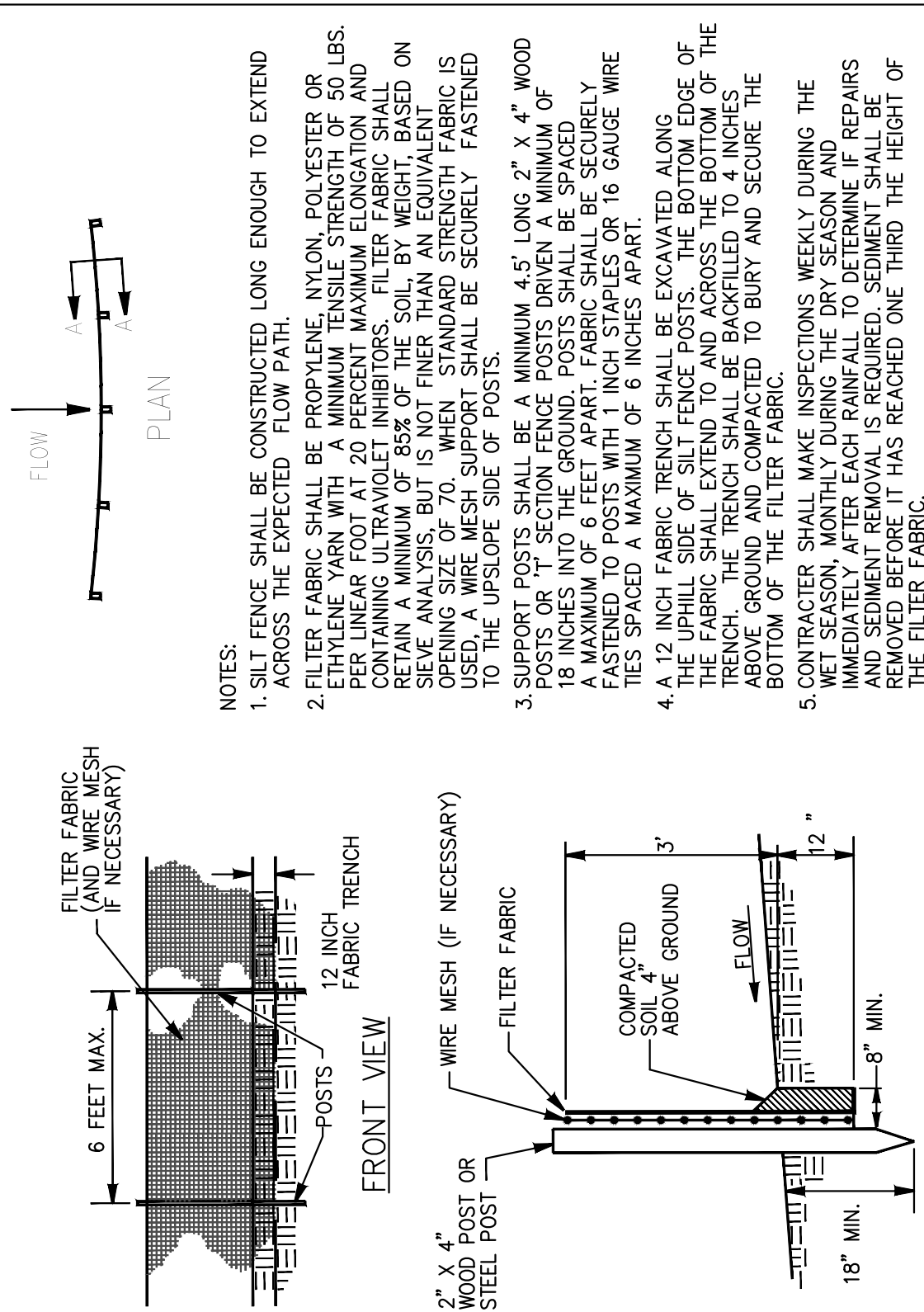
NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3\"/>
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND STRAW ROLL.
4. STRAW ROLLS SHALL BE PLACED ON SLOPES @ MAX. 25' SPACING.

APPROVED BY	DATE		STRAW ROLL	STD. PLAN NO
	JUNE 2004			253
TOWN ENGINEER				

STRAW ROLL

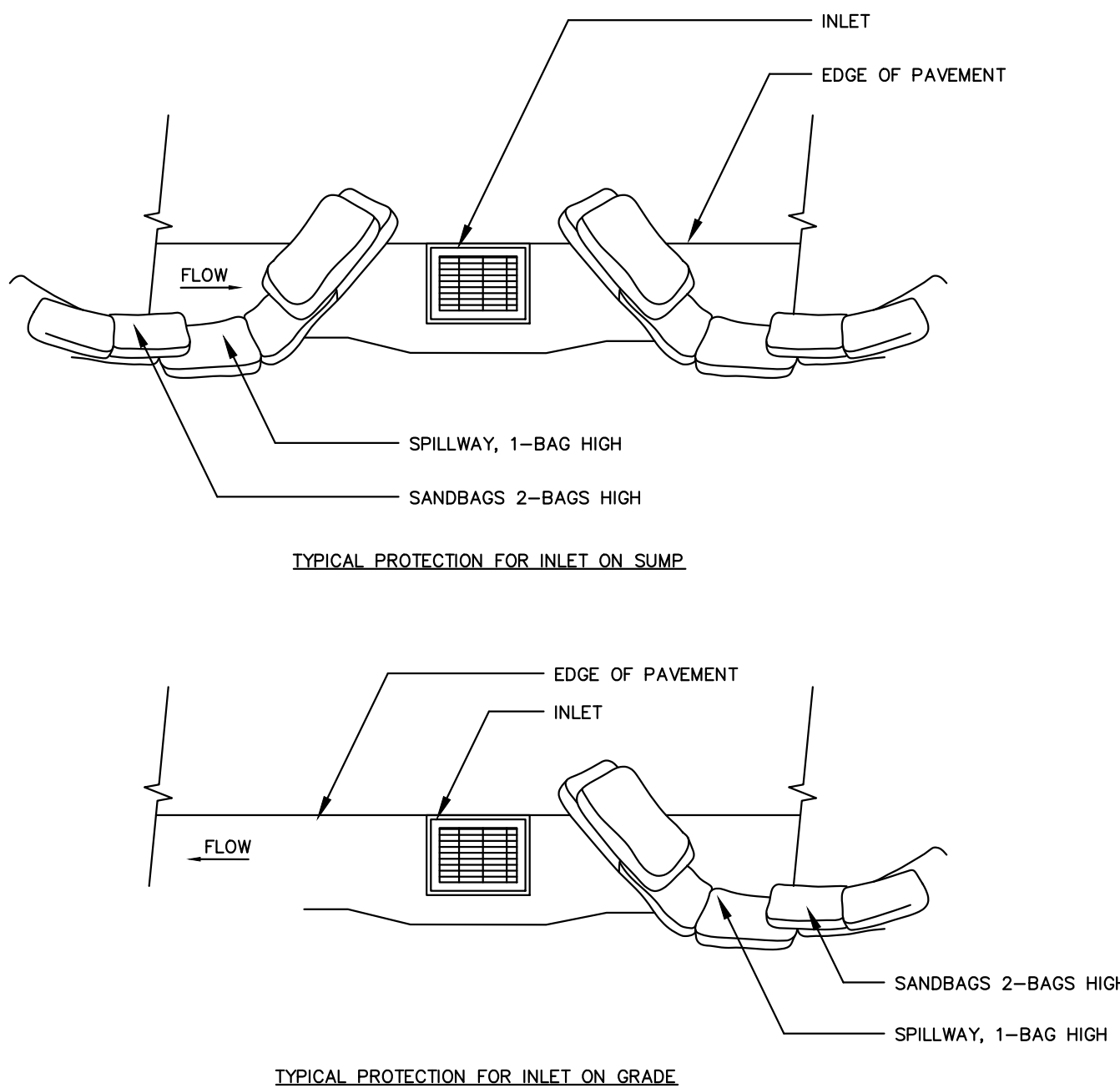
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APPROVED BY	DATE		SILT FENCE	STD. PLAN NO
	JUNE 2004			251
TOWN ENGINEER				

SILT FENCE

N.T.S.



- NOTES:
1. INTENDED FOR SHORT TERM USE
 2. USED TO INHIBIT STORM WATER FLOW
 3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
 4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
 5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

N.T.S.

SWENSON

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WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELburn
EROSION CONTROL DETAILS

PLANNING RESUBMITTAL
NOVEMBER 1, 2021

Date: 11/01/21

Scale: 1" = 20'-0"

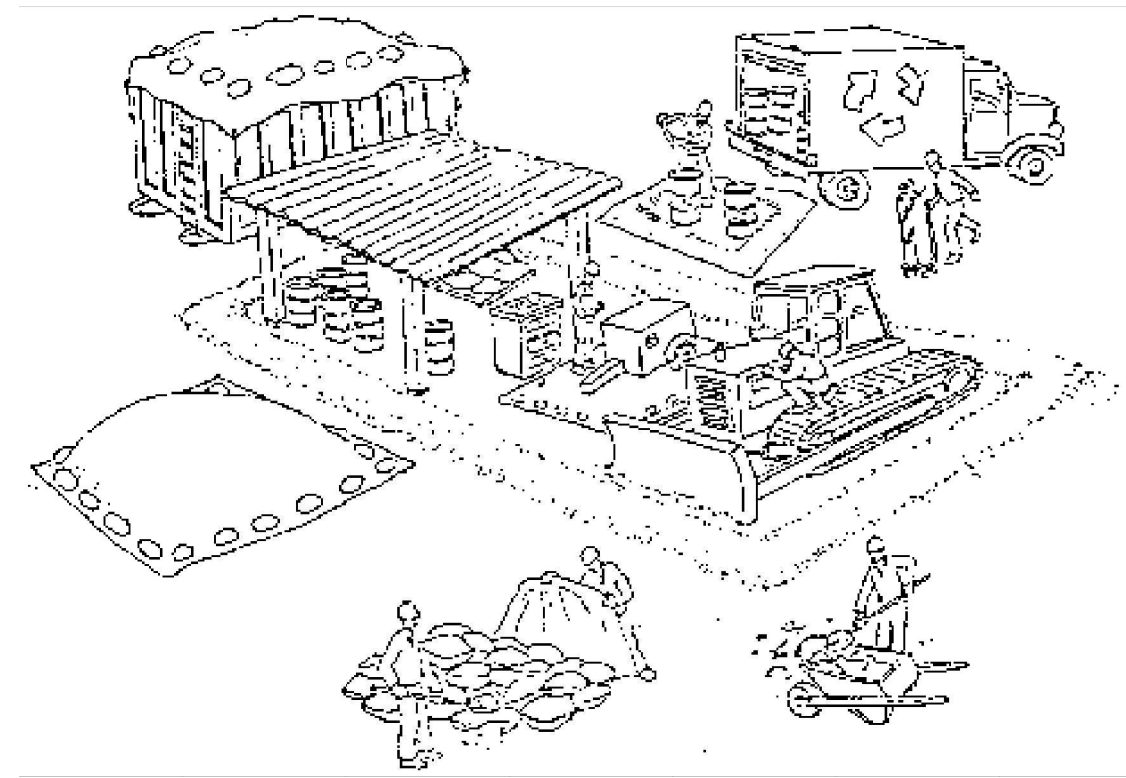
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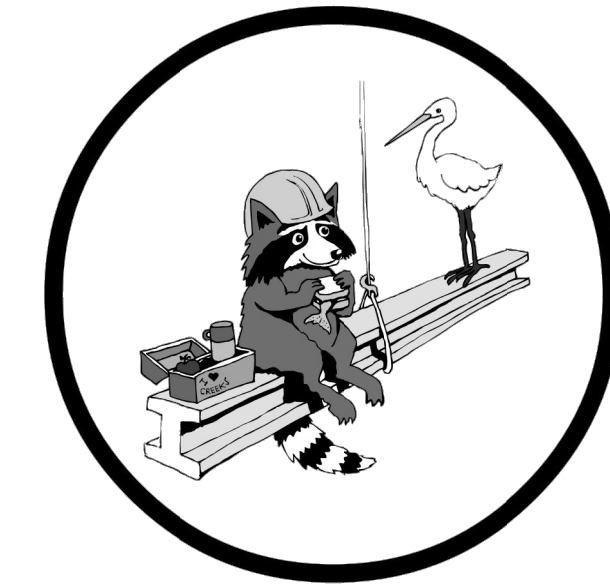
C-6.2

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

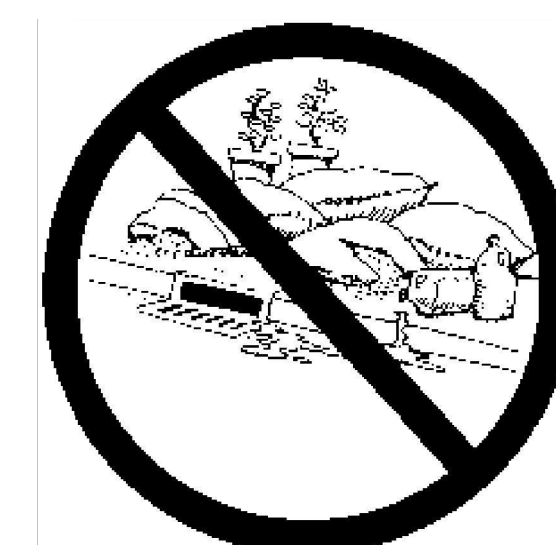
Paving/asphalt work



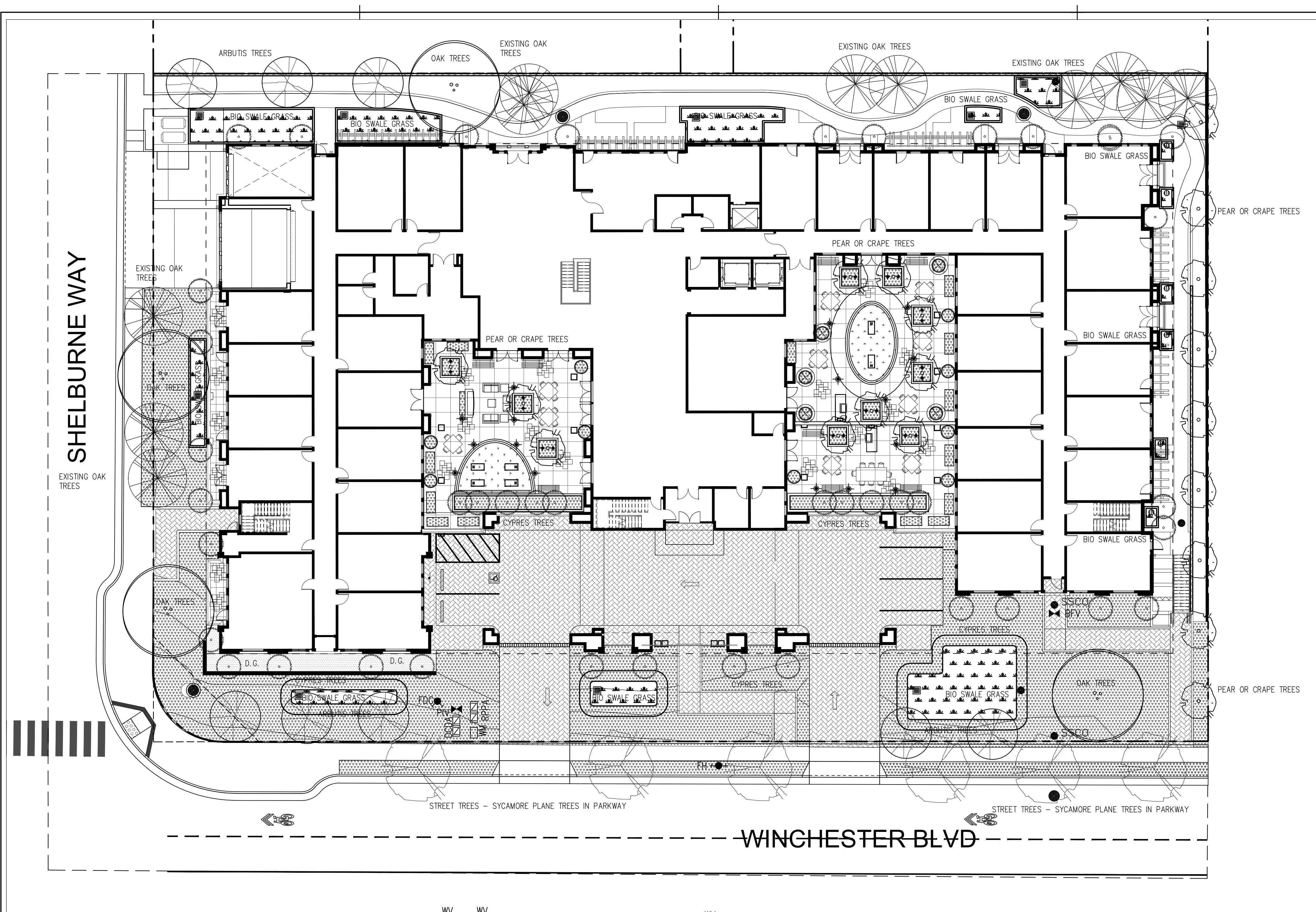
- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



STREET FRONTAGE & GROUND LEVEL ENTRANCE AREA
SEE GROUND LEVEL UNIT AREA SHT. LS2.0

TREE QUANTITIES FOR SITE AND COURTYARDS

SEE ARBORIST REPORT FOR EXISTING TREE BOTANICAL NAMES, SIZES & PROTECTION / REMOVAL

DESCRIPTION	QUANTITY	NOTES
EXISTING MATURE TREES TO REMAIN ON SITE	12	MATURE OAKS @ SHELBURNE WAY & REAR PL
PROPOSED TREES	56	TREES PLACED IN GROUND
	20	TREES PLACED ON PODIUM
PROPOSED STREET TREES	6	TREES IN WINCHESTER BLVD. PARKWAY

SEE PLANT LEGENDS FOR TYPICAL PROPOSED TREE NAMES & SIZES

SITE LEGEND

SYMBOL	DESCRIPTION
	PROPOSED PODIUM & GROUND SCAPE EQUIPMENT 4.1
	PROPOSED BENCHES, TABLES & BARBEQUE COUNTER TOP. 4.0
	PROPOSED TUFT-TURF PLAY AREA RESILIENT SURFACE 3.1
	PROPOSED CONCRETE PAVING / PAVER STONES 1.0
	PROPOSED STEEL FENCING / GATES TO MATCH ARCH. RAILING 2.1
	PROPOSED GOOD NEIGHBOR FENCE @ PL TYP.
	POTS & CMU PODIUM PLANTERS W/ DRAINS 2.2
	PROPOSED FLOW THROUGH & PLANTING AREAS 1.1

SITE SCHEDULE

1.0 HARDSCAPE & PLANTING

- 1.0 PROVIDE ACCESSIBLE PATH OF TRAVEL FROM COMMON AREAS TO STREET SCAPE AREAS. PROVIDE PATH TO PODIUM AREAS, TRASH ENCLOSURES & MAILBOXES. SEE ARCH & CIVIL
- 1.1 PROVIDE PLANTING & IRRIGATION

2.0 STRUCTURES & FENCING

- 2.0 PROVIDE FLOW THROUGH PLANTER. SCD
- 2.1 PROVIDE FENCING / GATES. SEE ARCH & CIVIL
- 2.2 PROVIDE TREE GRATES, POTS & PLANTERS

3.0 AMENITY EQUIPMENT

- 3.0 PROVIDE ACCESSIBLE EQUIPMENT
- 3.1 PROVIDE RECREATIONAL TUFF TURF AREA
- 3.2 PROVIDE LANDSCAPE LIGHTING

4.0 SITE FURNISHING

- 4.0 PROVIDE ACCESSIBLE BENCH, TABLES & BARBEQUE GRILLS & TRASH RECEPTILES
- 4.1 BIKE RACKS & SURF RACKS

SEE SHT LS-4.0 FOR PLANTER / POT, IRRIGATION & PLANTING LEGENDS
SEE SHT LS-5.0 & LS-6.0 FOR MATERIAL & PLANTING IMAGES



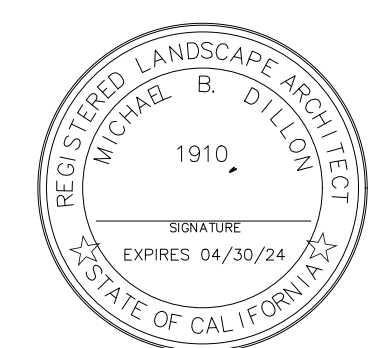
Consultant:

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URBAN DESIGN
SITE PLANNING
GREEN BUILDING
CLN 1910

Revisions:

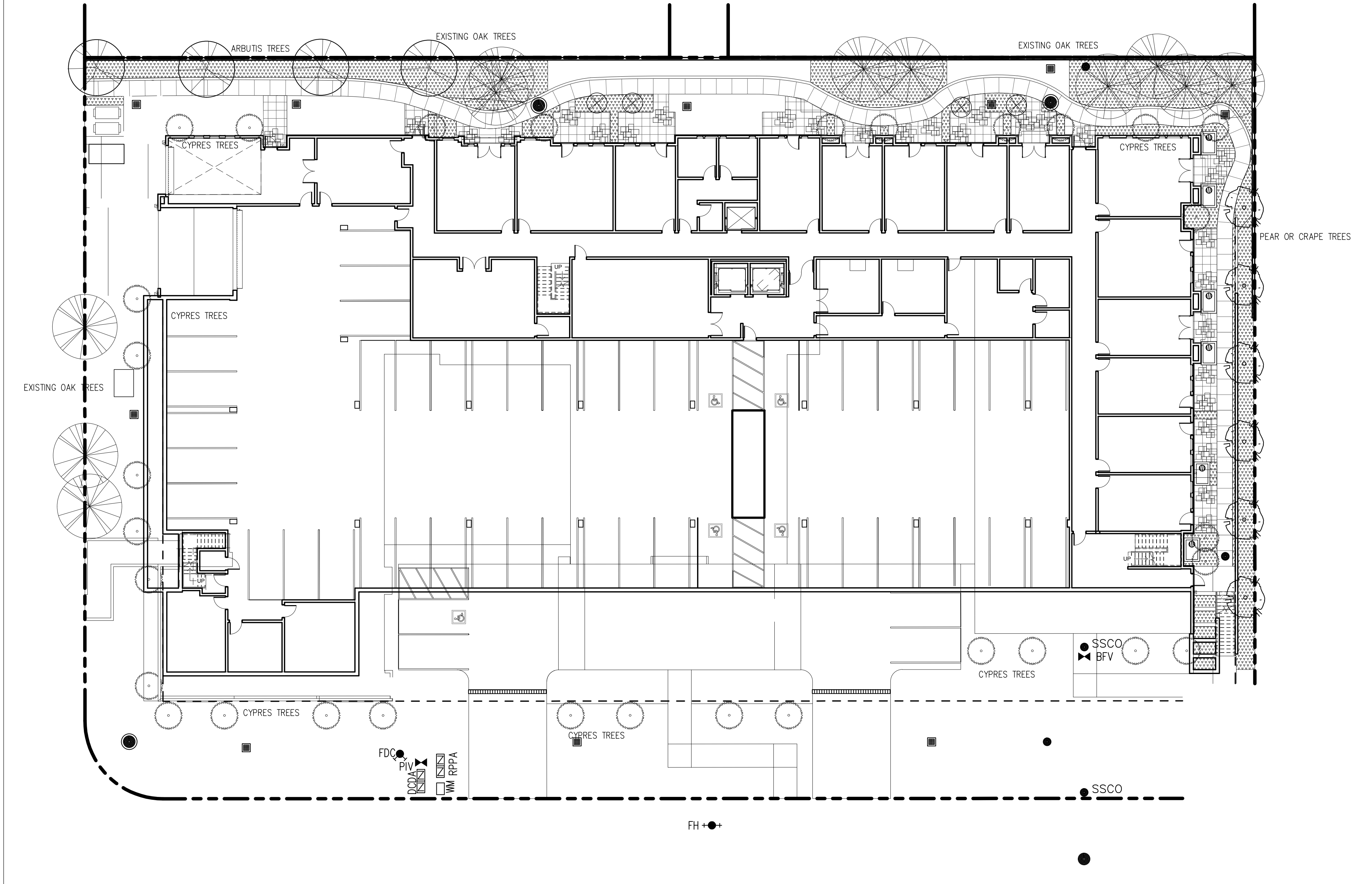
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WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELBURNE
SCHEMATIC LANDSCAPE

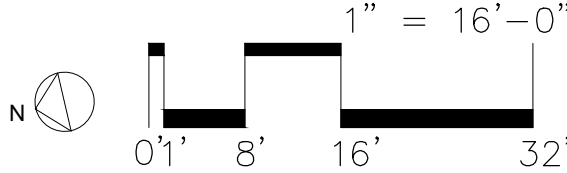


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Job #:
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LS-1.0



GARAGE & GROUND LEVEL ENTRANCE AREA
SEE FIRST LEVEL ENTRANCE AREA SHT. LS1.0



SITE LEGEND

SYMBOL	DESCRIPTION
	PROPOSED PODIUM & GROUND SCAPE EQUIPMENT 4.1
	PROPOSED BENCHES, TABLES & BARBEQUE COUNTER TOP. 4.0
	PROPOSED TUFF-TURF PLAY AREA RESILIENT SURFACE 3.1
	PROPOSED CONCRETE PAVING / PAVER STONES PROPOSED PERVIOUS CONCRETE PAVING / PAVERS, SEE CIVIL PLANS FOR LOCATIONS 1.0
	PROPOSED STEEL FENCING / GATES TO MATCH ARCH. RAILING 2.1 PROPOSED GOOD NEIGHBOR FENCE @ PL TYP.
	POTS & CMU PODIUM PLANTERS W/ DRAINS 2.2
	PROPOSED FLOW THROUGH & PLANTING AREAS 1.1

SITE SCHEDULE

1.0 HARDSCAPE & PLANTING

- 1.0 PROVIDE ACCESSIBLE PATH OF TRAVEL FROM COMMON AREAS TO STREET SCAPE AREAS. PROVIDE PATH TO PODIUM AREAS, TRASH ENCLOSURES & MAILBOXES. SEE ARCH & CIVIL
- 1.1 PROVIDE PLANTING & IRRIGATION

2.0 STRUCTURES & FENCING

- 2.0 PROVIDE FLOW THROUGH PLANTER. SCD
- 2.1 PROVIDE FENCING / GATES. SEE ARCH & CIVIL
- 2.2 PROVIDE TREE GRATES, POTS & PLANTERS

3.0 AMENITY EQUIPMENT

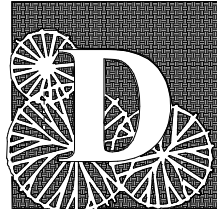
- 3.0 PROVIDE ACCESSIBLE EQUIPMENT
- 3.1 PROVIDE RECREATIONAL TUFF TURF AREA
- 3.2 PROVIDE LANDSCAPE LIGHTING

4.0 SITE FURNISHING

- 4.0 PROVIDE ACCESSIBLE BENCH, TABLES & BARBEQUE GRILLS & TRASH RECEPTILES
- 4.1 BIKE RACKS & SURF RACKS

SEE SHT LS-4.0 FOR LIGHTES / POTS,
IRRIGATION & PLANTING LEGENDS
SEE SHT LS-5.0 & LS-6.0 FOR MATERIAL
& PLANTING IMAGES

Consultant:

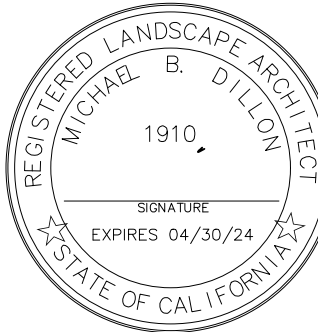


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GREEN BUILDING CLN 1910

Revisions:

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WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELburne
SCHEMATIC LANDSCAPE



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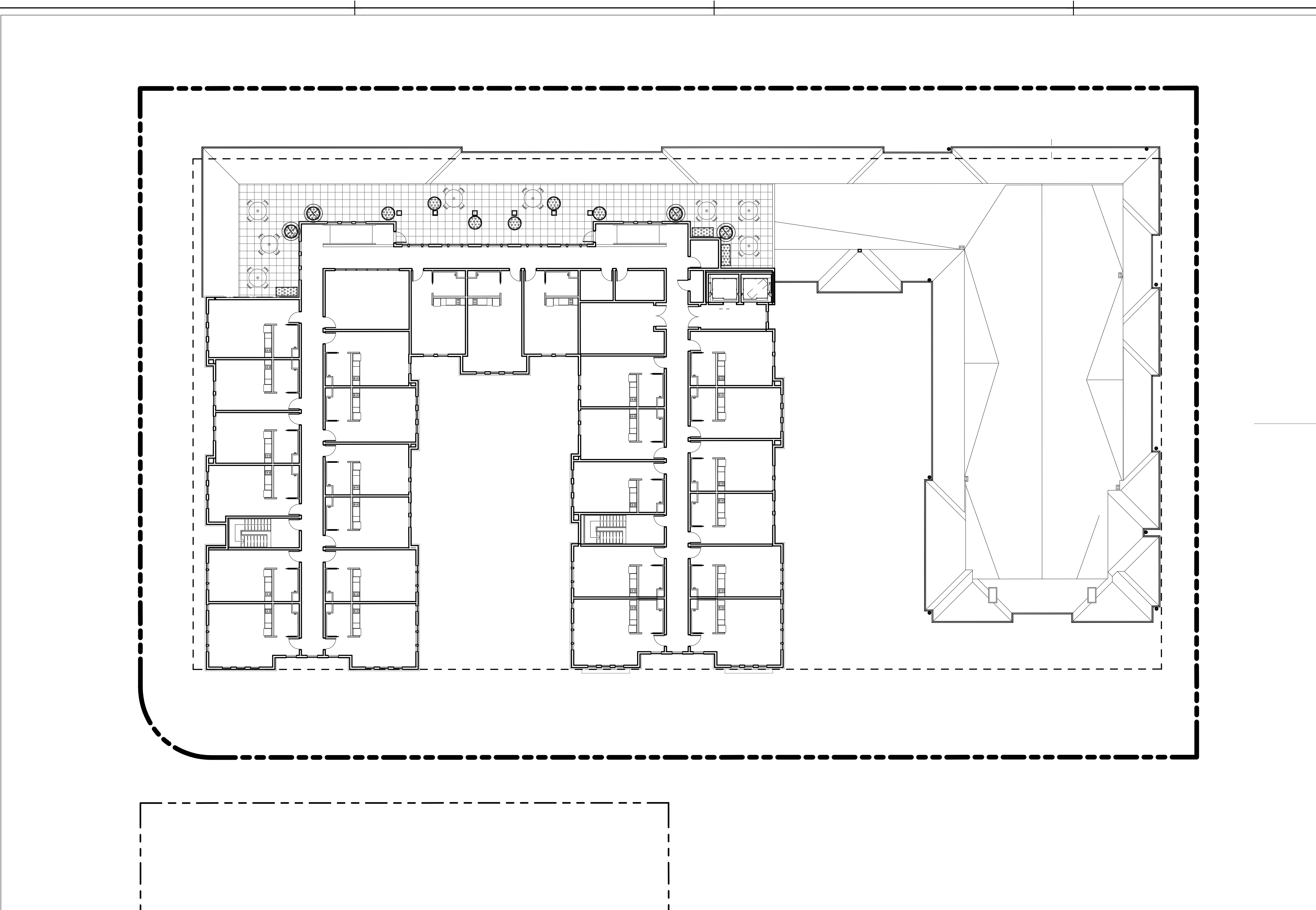
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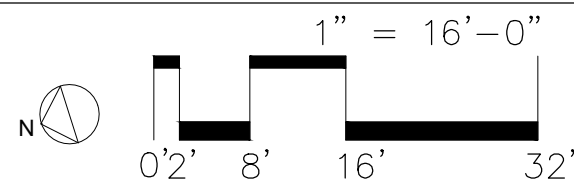
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LS-2.0



3RD FLOOR ROOF DECK



SITE LEGEND

SYMBOL	DESCRIPTION
	PROPOSED PODIUM & GROUND SCAPE EQUIPMENT 4.1
	PROPOSED BENCHES, TABLES & BARBEQUE COUNTER TOP. 4.0
	PROPOSED TUFF-TURF PLAY AREA RESILIENT SURFACE 3.1
	PROPOSED CONCRETE PAVING / PAVER STONES PROPOSED PERVIOUS CONCRETE PAVING / PAVERS, SEE CIVIL PLANS FOR LOCATIONS 1.0
	PROPOSED STEEL FENCING / GATES TO MATCH ARCH. RAINING 2.1 PROPOSED GOOD NEIGHBOR FENCE @ PL. TYP.
	POTS & CMU PODIUM PLANTERS W/ DRAINS 2.2
	PROPOSED FLOW THROUGH & PLANTING AREAS 1.1

SITE SCHEDULE

1.0 HARDSCAPE & PLANTING

- 1.0 PROVIDE ACCESSIBLE PATH OF TRAVEL FROM COMMON AREAS TO STREET SCAPE AREAS. PROVIDE PATH TO PODIUM AREAS, TRASH ENCLOSURES & MAILBOXES. SEE ARCH & CIVIL
- 1.1 PROVIDE PLANTING & IRRIGATION
- 2.0 STRUCTURES & FENCING
- 2.0 PROVIDE FLOW THROUGH PLANTER. SCD
- 2.1 PROVIDE FENCING / GATES. SEE ARCH & CIVIL
- 2.2 PROVIDE TREE GRATES, POTS & PLANTERS

3.0 AMENITY EQUIPMENT

- 3.0 PROVIDE ACCESSIBLE EQUIPMENT
- 3.1 PROVIDE RECREATIONAL TUFF TURF AREA
- 3.2 PROVIDE LANDSCAPE LIGHTING

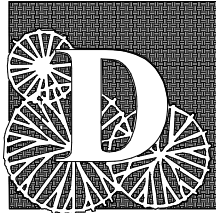
4.0 SITE FURNISHING

- 4.0 PROVIDE ACCESSIBLE BENCH, TABLES & BARBEQUE GRILLS & TRASH RECEPTICLES
- 4.1 BIKE RACKS & SURF RACKS

SEE SHT LS-4.0 FOR LIGHTES / POTS, IRRIGATION & PLANTING LEGENDS
SEE SHT LS-5.0 & LS-6.0 FOR MATERIAL & PLANTING IMAGES



Consultant:

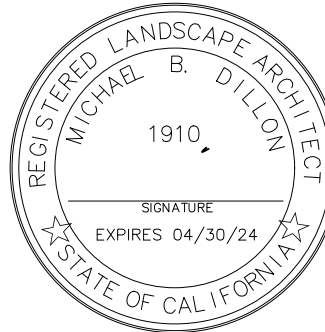


DILLON DESIGN ASSOCIATES
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E-MAIL: info@dillonassociates.com
(831) 420-1648
URBAN DESIGN
SITE PLANNING
GREEN BUILDING CLN 1910

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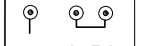





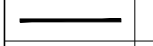

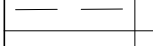
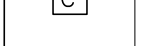
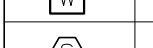

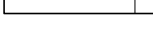



WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELburne
LANDSCAPE SCHEMATIC



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Sheet

LS-3.0

IRRIGATION LEGEND

SYM.	MANUFAC.	MODEL NO.	DESCRIPTION	PSI	RAD./ SPAC	GPM
	RAINBIRD	NEW 1400 SERIES ADJ. FULL	BUBBLERS – INSTALL IN WATER 18" DEEP TUBES SIZE & ADJUST AS NEEDED @ 40 PSI TYP.	15 GAL	2–0.5 GPM	24" BX 2–0.5 GPM
	RAINBIRD SDI 6" UNDER SOIL & MULCH, 3" UNDER SOD	XFS–06–12	LAWN TUBING W/ 12" OC @ 0.6 GPH & 12" ROW SPACING GRND COVER TUBING W/ 12" OC @ 0.6 GPH & 18" ROW SPACING INSTALL PER MANUFACTURERS SPECIFICATIONS. SEE TYP DETAILS. CONTRACTOR TO DESIGN BUILD SDI–LINE, VALVE & LATERAL SYSTEM W/ MANF'R REP.	20 psi @ 0.6 gph		
	HUNTER ECO–MAT SDI 4" UNDER SOIL	PLD TUBING – 14" W/ check valves	DRIPPER TUBING W/ 14" OC @ 0.6 GPH @ 14" ROW SPACING INSTALL PER MANUFACTURERS SPECIFICATIONS. SEE TYP DETAILS. CONTRACTOR TO DESIGN BUILD SDI–LINE, VALVE & LATERAL SYSTEM W/ MANF'R REP.	20 psi @ 0.6 gph		
	RAINBIRD	XCZ–LF–100–PRB	REMOTE CONTROL VALVE – SIZE AS NOTED SDI VALVES USE LOW FLOW XCZ–LF–100–PRB–COM W/ 1 QUICK CHECK BASKET FILTERS & POP–UP SDI OPERATION INDICATORS			
	NIBCO		LINE SIZED GATE VALVE			
	WILKINS	(E)–2" SIZE	PRESSURE BACKFLOW PREVENTER W/ PRESSURE REG. & FROST BLANKET SEE PLUMBING DRAWINGS FOR LOCATION ON WALL INSTALLATION			
	RAINBIRD	33DNP	3/4" QUICK COUPLER VALVES FOR MAINTENANCE			
	PVC & COPPER	1 1/2" MAIN	SCH 40 AS NEEDED IN BULG & @ GRADE, SPD			
	PVC & COPPER	LATERAL LINE	LATERAL LINE – 3/4" MIN. SIZE COPPER & SCH 40 PVC TYPICAL SEE PLUMBING PLAN FOR BUILDING PENETRATIONS ETC.			
	RAINBIRD CONTROL WIRE	FLOW SENSOR & VALVES	RUN WIRE FOR C1 UNDER WALKS & IN PLANTERS IN 1" SCH 80 CONDUIT USE METAL CONDUIT INTO BLDG TO CONNECT TO CONTROLLER			
	PW PIPE OR =	–	CLASS 315 PVC SLEEVE –2" LARGER THAN PIPE RUNNING THROUGH IT			
	RAINBIRD 18	ESP–LXMEF W/ ESP–LXMSM18 ETC–LX–ET ETM–RMK & RG	INSTALL ET MANAGER & FLOW SENSOR @ MASTER VALVE MODULES INSTALL MOISTURE SENSOR CARTRIDGE RUM TO LAWN / STATION 10 RUN WIRE TO FLOW SENSOR, MASTER VALVE & RAIN GAUGE			
	WATER METER	1 1/2" SIZE	VERIFY W/ WATER DEPARTMENT SIZE & STATIC PRESSURE @ (E)			
	RAINBIRD FLOW SENSOR	FS100B	1" FLOW SENSOR W/ MASTER VALVE, CLOSED 2 GPM SENSOR MINIMUM MAY REQUIRE 2 STATIONS RUN COMBINATION			
	RAINBIRD	1" BRASS	MASTER VALVE, OPRN			
	CONNECTION	WATER METER	SEE BACKFLOW DEVICE FOR PRESSURE REGULATOR			

MWEL0 / AB 1881 IRRIGATION PLAN NOTES:

- LANDSCAPE MAINTENANCE IRRIGATION TO BE INSPECTED AS FOLLOWS:
 - APRIL – OCTOBER, WEEKLY & NOVEMBER – MARCH, MONTHLY.
 - TWICE A YEAR AT A MINIMUM FOR INSPECTING HEADS, FILTERS & VALVES.
- PLANT ESTABLISHMENT PERIOD TO BE 1 YEAR WHICH INCLUDES APRIL – OCTOBER.
- IRRIGATION SCHEDULE (BY AUDITOR) SHALL CONSIDER EACH OF THE FOLLOWING:
 - IRRIGATION INTERVAL & RUN TIMES.
 - NUMBER OF CYCLES, ESPECIALLY FOR BUBBLERS, TO AVOID RUNOFF
 - AMOUNT OF APPLIED WATER SCHEDULED TO BE APPLIED PER MONTH.
 - APPLICATION RATE SETTINGS
 - ROOT DEPTH SETTINGS TO BE VERIFIED AS 12" FOR SMALL SHRUBS & 24" FOR TREES.
 - PLANT TYPE VIA HYDROZONE SETTINGS IE SHADE (NORTH) & WIND (NORTH WEST)
 - SOIL ANALYSIS AND AMENDED SOIL TYPE SETTINGS.
 - IRRIGATION UNIFORMITY FOR BUBBLERS PER PLANT CONTAINER SIZE & STATURE.
- IRRIGATION SCHEDULE TO INCLUDE NON PEAK TIMES VERIFY BETWEEN 11 PM & 3 AM
- VERIFY WEATHER SENSOR IS AUTOMATICALLY INTEGRATED WITH CONTROLLERS.

PLANTER / POT LEGEND – MEDITERREAN (MT)

KEY	PRODUCT NAME	DESCRIPTION	Dia.	Length	Width	Heigh	Quan.
1	MT ROUND	COLOR TERRA 10, GLOSS FINISH COLOR , ORANGE PEEL FINISH*					
2	MT RECTANGULAR	FIRST FLOOR / COURTYARD COLOR TERRA 10, GLOSS FINISH					
3	MT RECTANGULAR	FIRST FLOOR / COURTYARD COLOR TERRA 10, GLOSS FINISH					
4	MT RECTANGULAR	FIRST FLOOR / COURTYARD COLOR TERRA 10, GLOSS FINISH					

NOTE: SPACING BETWEEN ADJACENT PLANTERS TO BE 6" TYP. OR AS APPROVED PRIOR TO FILLING.
SUBMIT SAMPLE OF FINISHES TO MATCH ADJACENT ARCHITECTURAL FEATURES

ALL PLANTERS TO BE MANUFACTURED AND SUPPLIED BY:
OLD TOWN FIBERGLASS, INC.
767 NORTH HARTON STREET ORANGE, CA 92868 OLDTOWNFIBERGLASS.COM (714) 633–3732

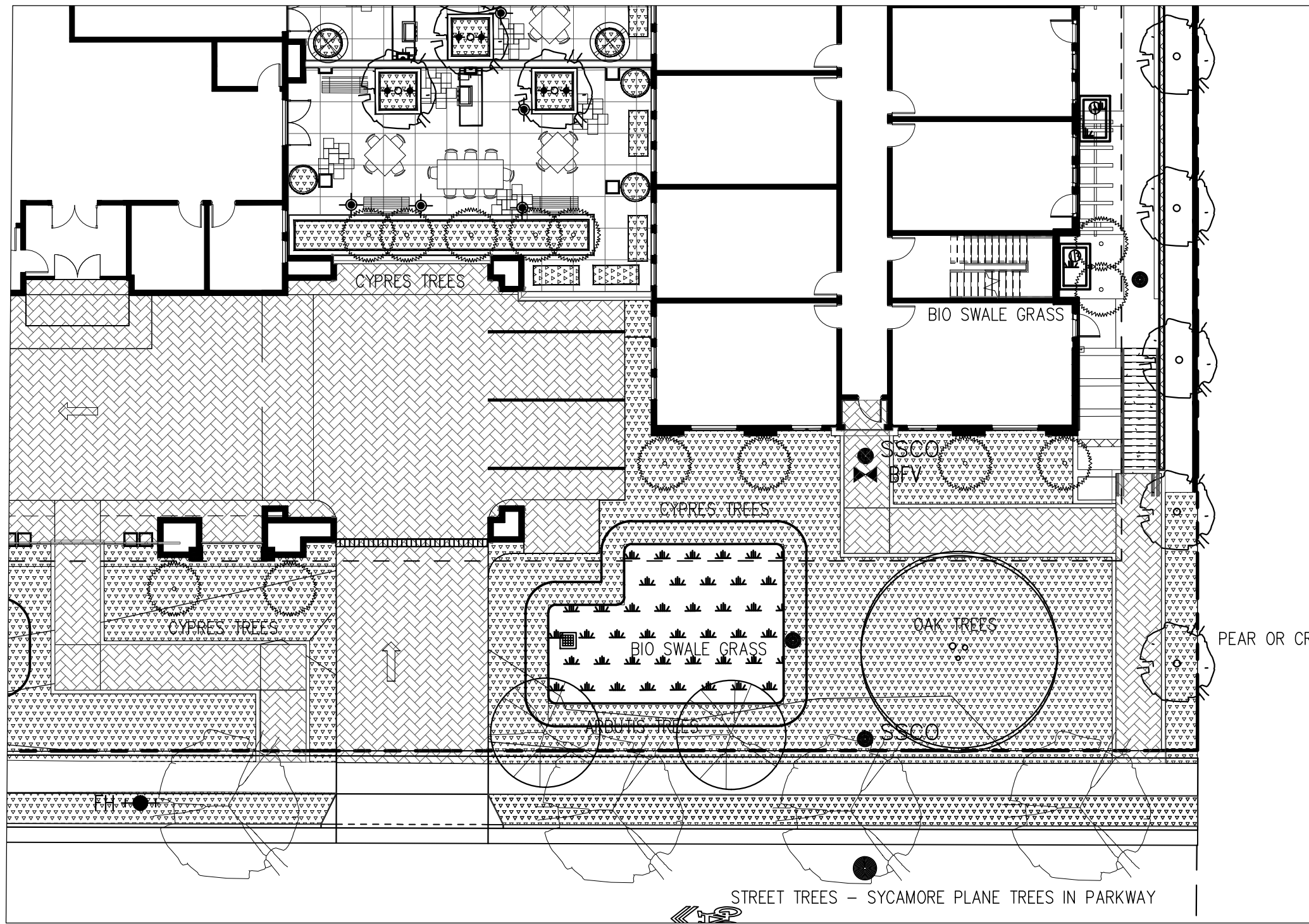
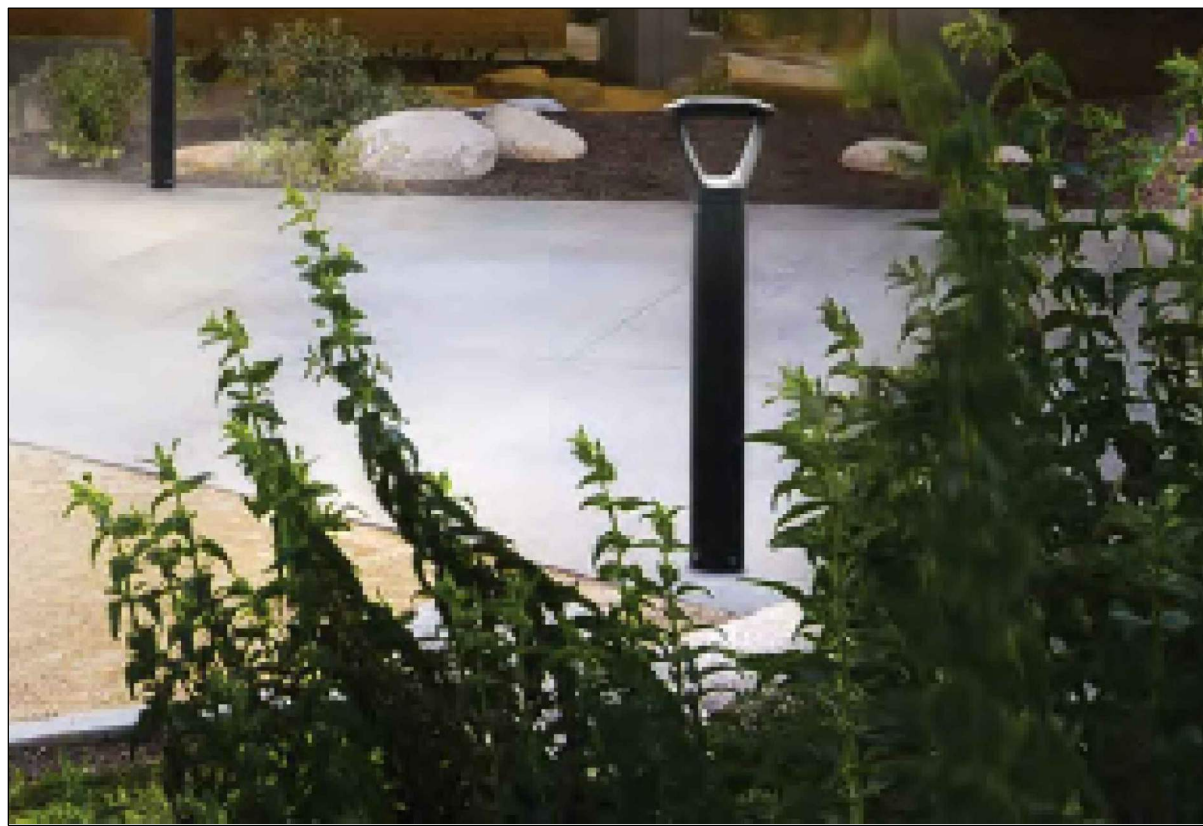
PLANTER SOIL MIX TO BE AS SPECIFIED FOR TREES & SHRUBS AS FOLLOWS:
USE TMT TERRA VIDA LIVING SOIL MIX FROM GRADE TO 18" DEPTH.
USE TMT PLANTER SOIL BASE MEDIA MIX FROM 18" DEPTH TO BOTTOM OF PLANTER.
TMT ENTERPRISES, INC., 1996 OAKLAND ROAD, SAN JOSE, CA 95131 (408) 432–0429
ALL CONTAINERS TO BE COMPACTED W/ SOIL MIX PER IRRIGATION DRAINAGE & WP DETAILS

PLANT LEGEND (options) – NATURALIZED AREAS (OAK WOODLAND & MIXED EVERGREEN FOREST PLANT COMMUNITIES)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN	MULCH'S ZONE	NATIVE PLANT	DROUGHT TOLERANT	INVASIVE SPECIES	NOTES
TREES									
AES CAL	AESCULUS californica	CALIFORNIA BUCKEYE	24" BX	X	VL	Y	Y	N	SUN TO PT SUN, SPRING BLOOM 20–40' X 30', STRESS DECIDUOUS
QUE AGR	QUERCUS agrifolia, Standard	COAST LIVE OAK	48" BX 60" BX	X X	VL	Y	Y	N	SUN, WIND RESISTANT 50' X 60', EVERGREEN
SEQ SEM	SEQUOIA sempervirens 'Aptos Blue'	COAST REDWOOD	36" BX	X	H	Y	N	N	SUN TO PT SUN, WIND BREAK 70–100' X 15–20', EVERGREEN
SMALL TREES & SHRUBS									
ARC DEN	ARCTOSTAPHYLOS d. 'H. McMinn'	HOWARD MCMINN MANZANITA	15 GAL	X	L	Y	Y	N	SUN, SCREEN 2–10' x 7–10', EVERGREEN, CLAY OK
CEA RAY	CEANOTHUS 'Ray Hartman' multi	RAY HARTMAN CEANOTHUS	24" BX	X	L	Y	Y	N	SUN TO PT SHADE, SPRING BLOOM 15' x 12', EVERGREEN, CLAY OK
CER OCC	CEROIS occidentalis multi	WESTERN REDBUD	24" BX	X	VL	Y	Y	N	SUN TO PT SUN, SPRING BLOOM 15' x 10', DECIDUOUS, CLAY
HET ARB	HETEROMELES arbutifolia	TOYON	15 GAL	X	VL	Y	Y	N	SUN/PT SHADE, SCREEN 15' x 10', EVERGREEN, CLAY
RHA CAL	RHAMNUS californica	COFFEEBERRY	15 GAL	X	L	Y	Y	N	SUN TO PT SHADE 8' x 8', EVERGREEN, CLAY
GROUNDCOVER & BIORETENTION									
ACH MIL	ACHILLEA millefolium White	COMMON YARROW	1 GAL	X	L	Y	Y	N	SUN 2' x 3', EVERGREEN
JUN PAT	JUNCUS patens 'Elk Blue'	ELK BLUE CALIFORNIA RUSH	1 GAL	X	L	Y	Y	N	SUN TO PT SHADE 2' x 2'
POL MUN	POLYSTICHUM munitum	WESTERN SWORD FERN	5 GAL	X	M	Y	Y	N	SHADE, UNDER REDWOOD 4' x 3', EVERGREEN
BIG IRE	BIORETENTION PLANTING IRIS douglasiana JUNCUS patens 'Elk Blue' BOULEDOUA gracilis DESCHAMPSIA cespitosa WUEHLBERGIA rigens MIMULUS aurantiacus MIMULUS cardinalis PENSTEMON spp.	DOUGLAS IRIS ELK BLUE CALIFORNIA RUSH BLUE GRAMA GRASS TURFED HAIR GRASS DEERGRASS COMMON MONKEYFLOWER SCARLET MONKEYFLOWER BEARDED TONGUE	4" POT MIN.	X	L	Y	Y	N	NO MULCH TO BE PLACED IN BIORETENTION AREA BIORETENTION SOD W/ DELTA BLUEGRASS
MULCH	MULCH (IN ALL PLANTERS EXCEPT BIORETENTION AREA)	PREMIUM MULCH DK BROWN			3" DEPTH				VISION RECYCLING (831) 479–7857 USE JUTE MESH UNDER MULCH @ > 4:1

PLANT LEGEND – DEVELOPED AREAS (PROJECT ENTRY & COURTYARDS)


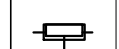

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN	MULCH'S ZONE	NATIVE PLANT	DROUGHT TOLERANT	INVASIVE SPECIES	NOTES
TREES									
ACE PAL	ACER palmatum 'Aoyagi'	AOYAGI JAPANESE MAPLE	24" BX	X	M	N	N	N	FULL TO PT SUN, FALL COLOR 10' x 8', DECIDUOUS, ADD SANGOKAKU
ACE RUB	ACER rubrum 'Armstrong'	ARMSTRONG RED MAPLE	48" BX	X	M	N	N	N	FULL SUN TO PT SHADE, FALL COLOR 50–60' X 15–25', DECIDUOUS
BET NIG	BETULA nigra 'Little King'	RIVER BIRCH DWARF	15 GAL	X	H	N	N	N	PART TO FULL SUN 10' x 8', DECIDUOUS
COR FLO	CORNUS florida 'Rubra'	RUBRA DOGWOOD	36" BX	X	M	N	N	N	SHADE 25' X 20', DECIDUOUS
PLA ACE	PLATANUS acerifolia 'Columbia'	LONDON PLANE TREE	24" BX	X	L	N	Y	N	SUN TO PT SUN 40' X 30', DECIDUOUS
SHRUBS, PERENNIALS, VNES									
DIS BUC	DISTICTUS buccinatoria	BLOOD RED TRUMPET VINE	5 GAL	X	M	N	Y	N	SUN TO PT SUN 25', EVERGREEN
FIC PUM	FICUS pumila	CREEPING FIG	5 GAL	X	M	N	Y	N	SUN TO PT SUN 25', EVERGREEN
LOR PET	LOROPETALUM chinense 'Suzanne'	SUZANNE FRINGE FLOWER	5 GAL	X	L	N	Y	N	PT SUN TO SHADE 3–4' X 3–4', EVERGREEN
NAN DOM	NANDINA domestica 'Gulf Stream'	DWARF HEAVENLY BAMBOO	5 GAL	X	L	N	Y	N	PT SUN 3 1/2' X 3', EVERGREEN
PAR TRI	PARTHENOISSUS tricuspidata	BOSTON IVY	5 GAL	X	L	N	Y	N	PT SUN TO PT SHADE 30' LONG, DECIDUOUS
POL MUN	POLYSTICHUM munitum	WESTERN SWORD FERN	5 GAL	X	M	Y	Y	N	SHADE, UNDER REDWOOD 4' x 3', EVERGREEN
RHO SNE	RHODODENDRON x 'Sneezy'	RHODODENDRON	5 GAL	X	M	N	Y	N	PT SHADE TO FULL SHADE 4' x 4', EVERGREEN
RIB SAN	RIBES sanguineum glutinosum	PINK FLOWERING CURRANT	5 GAL	X	L	Y	Y	N	PT SUN TO SHADE 5' x 4', DECIDUOUS
ROS NOA	ROSA x 'Noasneeh'	WHITE GROUNDCOVER ROSE	1 GAL	X	M	N	N	N	SUN 2' x 3', EVERGREEN
TRA JAS	TRACHELOSPERMUM jasminoides	STAR JASMINE	5 GAL	X	M	N	Y	N	PT SUN TO PT SHADE 4' x 4', EVERGREEN
WOO FIM	WOODWARDIA fimbriata	GIANT CHAIN FERN	5 GAL	X	M	Y	Y	N	PT SUN TO DEEP SHADE 4–5' X 3'
GROUNDCOVER & BIOSWALE									
HEU MIC	HEUCHERA micrantha	CREVICE ALUMROOT	1 GAL	X	M	Y	Y	N	PT SUN TO SHADE, LOW H2O IN SHADE
IRI DOU	IRIS douglasiana	DOUGLAS IRIS	1 GAL	X	L	Y	Y	N	SUN TO PT SUN 2' x 2'
RIB VB	RIBES viburnifolium	CATALINA CURRANT	1 GAL	X	L	Y	Y	N	SHADE, UNDER OAKS 3' x 5', EVERGREEN
SEM TEC	SEMPERVIVUM 'Hardy Mix'	HARDY MIX HENS & CHICKS	FLAT	X	L	N	Y	N	SUN TO PT SHADE 2'–5', EVERGREEN
CARE TOM	CAREX tumulicola	FOOTHILL SEDGE	1 GAL	X	L	Y	Y	N	SUN/PT SHADE 2–3' X 1–2'
SOD	SOD RECREATIONAL TURF GRASS	90% – 10% TALL FESQUE W/ 10% BLUE GRASS	SOD	X	H	N	N	N	SHADE TOLERANT BY DELTA BLUEGRASS
MULCH	MULCH (IN ALL PLANTERS EXCEPT BIORETENTION AREA)	PREMIUM MULCH DK BROWN			3" DEPTH				VISION RECYCLING (831) 479–7857 USE JUTE MESH UNDER MULCH @ > 4:1



TYPICAL PLANTING SCHEMATIC

PLAZAS LIGHT LEGEND

SEE ARCHITECTURAL FOR BUILDING LIGHTS & CIVIL FOR STREET LIGHTING

SYM	DESCRIPTION	MANUF'R	NOTES
	BOLLARD LIGHT @ PAVING	PHILIPS	42" TALL 9.4" ALUM. HEAD W/ LED LAMPS
	WALL SCONCE @ BBQ COUNTER	PHILIPS	8' TO 10' HIGH, 15" ALUM. BODY W/ LED LAMPS
	UP LIGHTS @ SPECIMEN TREES	LUMENS	ACCENT ON FOR ACTIVITY HOURS ONLY

Bollard

Intelligent optical design
IES Type 3 and 5 distributions allow for excellent uniformity and optimal spacing
High performance optical system designed to achieve wide spacings and full cutoff performance

Rugged construction
Cast aluminum housing secured with flush, tamper-resistant stainless steel fasteners
Optics are fully sealed and gasketed, rated IP66

Emergency battery backup
Optional emergency battery back up is integral to the luminaire

Multiple height options
Available in 36", 42" or 60" to achieve desired performance or aesthetics

Optional integral motion sensor
Integral to the luminaire
Offers energy savings and can enhance sense of security

Multiple finish options
Black, white, bronze, dark gray and medium gray textured finish options available, see p. 25

Weight:
36" – 16 lbs (7.5 kg)
42" – 18 lbs (8.2 kg)
60" – 22 lbs (9.9 kg)

Height options: 36", 42", 60"
Lumen output: 500–4,200 lumens
Efficacy: 72–100 LPW
Color temperature: Amber, 2700K, 3000K, 4000K, 5000K
Optical distributions: Type 3, 5
Emergency: Optional emergency battery backup

Prior to ordering, consult specification sheets on philips.com/luminaires for the most current information, notes, and exclusions.

8.4" dia (21.6 cm)
9" (22.7 cm)
36" / 42" / 60" (91.3 cm / 106.6 cm / 152.3 cm)
4.5" dia (11.4 cm)

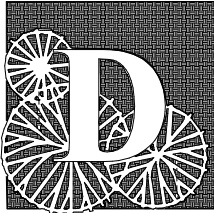
14 Philips Gardco

LED BOLLARD LIGHT

SEE SHT LS–5.0 & LS–6.0 FOR MATERIAL & PLANTING IMAGES

SWENSON
777 N. 1st Street, 5th floor, San Jose, CA 95112 • (408) 897-0046

Consultant:



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URBAN DESIGN
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WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELburnE
SCHEMATIC LEGENDS



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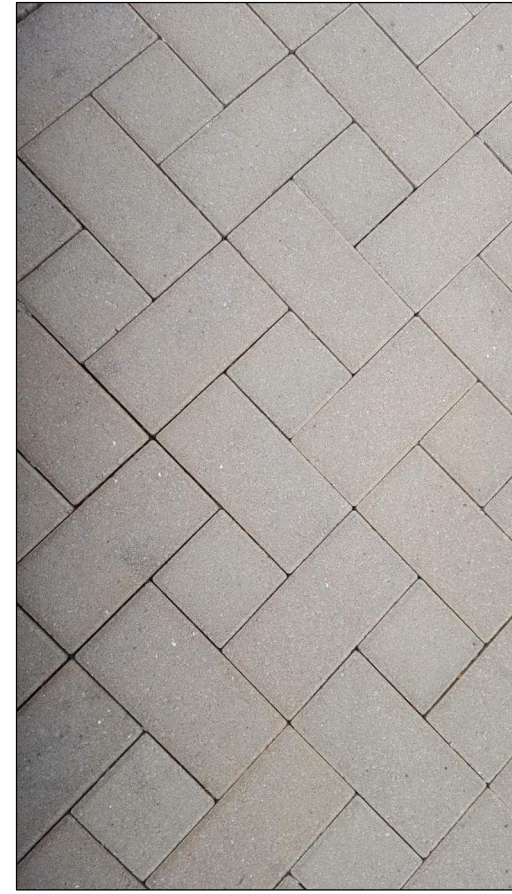
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LS-4.0



Spaces for Social Interaction

Spaces for Active Recreation

Spaces for Quiet Contemplation



Indoor-Outdoor Connection

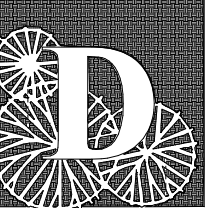
- * Create strong indoor-outdoor connections to encourage residents to use & enjoy community spaces.
- * Create a hierarchy of spaces for public, semi-public & private use experiences.
- * Provide spaces for resident physical activity.
- * Bring Nature into the space for resident mental health & well-being.



DESIGN CONCEPT

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Consultant:



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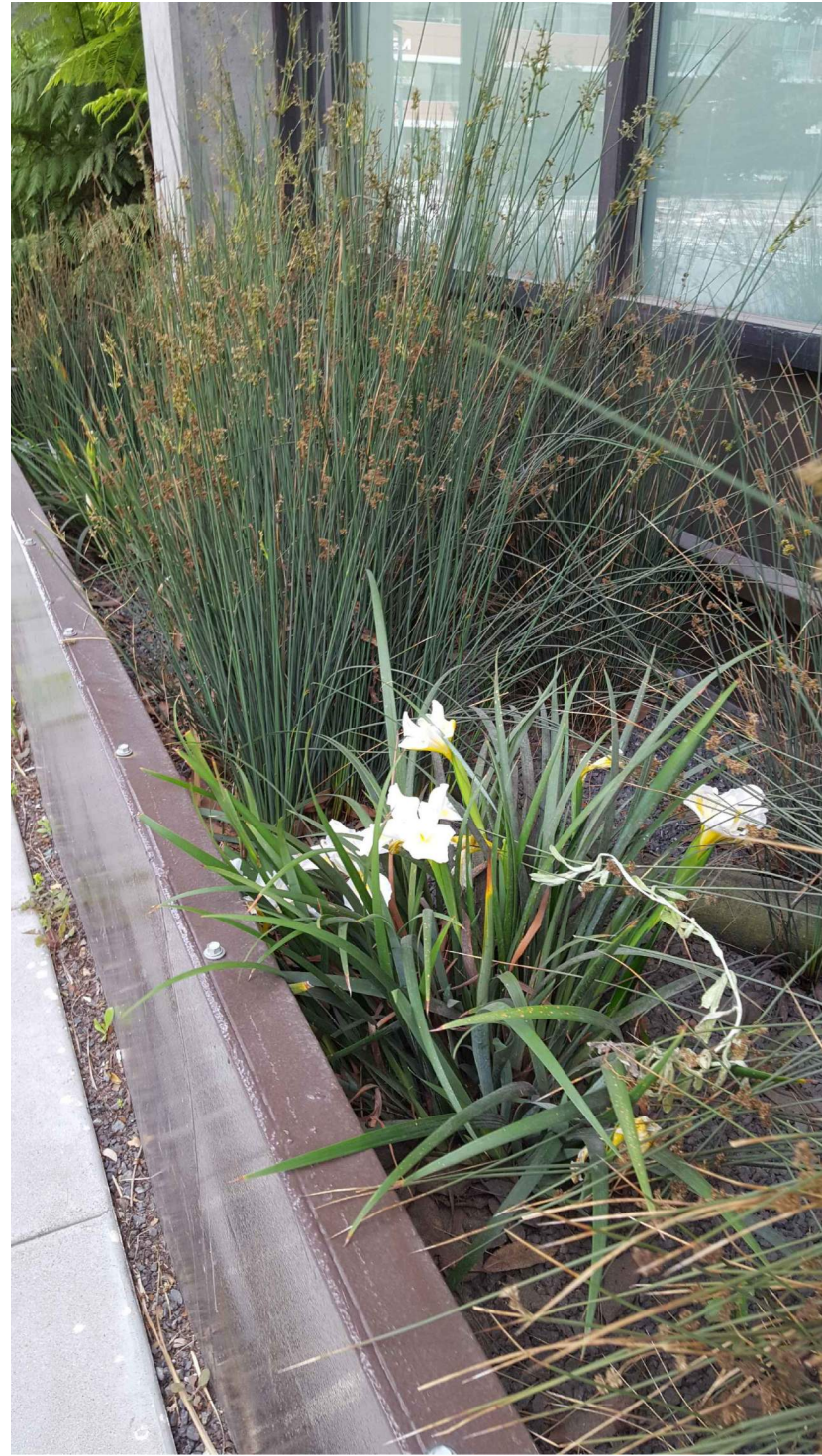
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WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELburne
SCHEMATIC MATERIALS



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LS-5.0



JUNCUS, IRUS & CARIX



ARBUTUS 'MARINA'



CERCIS CANADENSIS



STREET TREES — PLANE TREE (SYCAMORE)



QUERCUS AGRIFOLIA — EXISTING OAKS



GRASSES @ BIO DRAINS

Bio Retention and Flow through Planters



LAGERSTROEMIA INDICA



PYRUS CALLERYANA
'CHANTICLEER PEAR'



ITALIAN CYPRESS



LANTANA



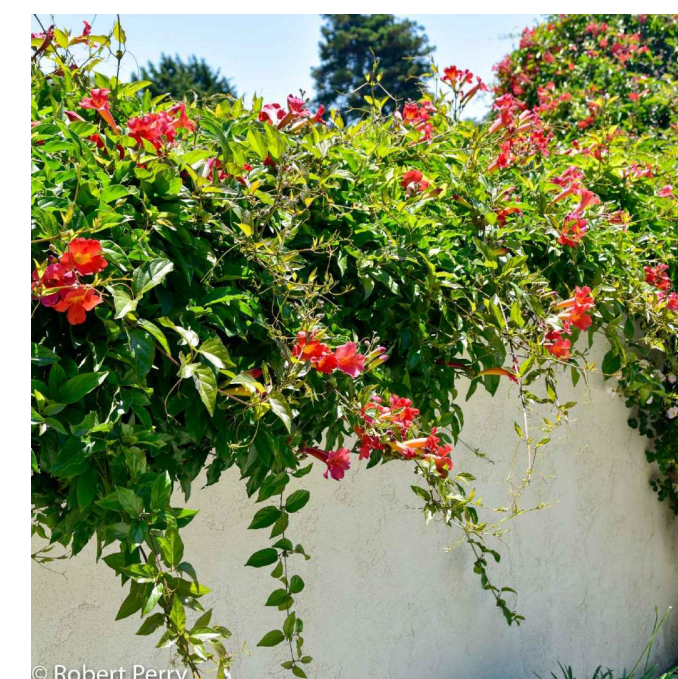
SALVIA LEUCANTHA



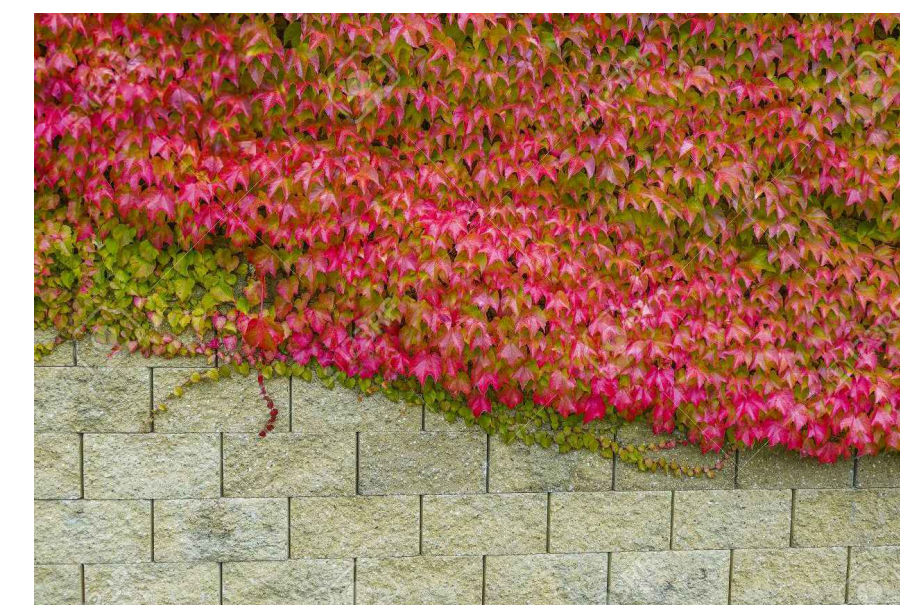
AGAVE & FLAX



WISTERIA VINE



RED TRUMPET VINE



BOSTON IVY VINE

Familiar Plant Species of Regional Significance

Existing Oaks and Native Type Trees

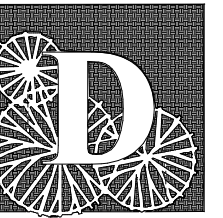
* Create strong indoor–outdoor connections to encourage residents to use & enjoy community spaces.

* Bring Nature into the space for resident mental health & well–being.

DESIGN CONCEPT

SWENSON
777 N. 1st Street, 5th floor, San Jose, CA 95112 • (408) 987-0246

Consultant:

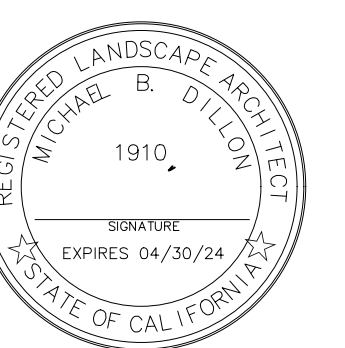


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WINCHESTER ASSISTED LIVING
WINCHESTER AND SHELburne
SCHEMATIC PLANTING



Date: 02/28/21

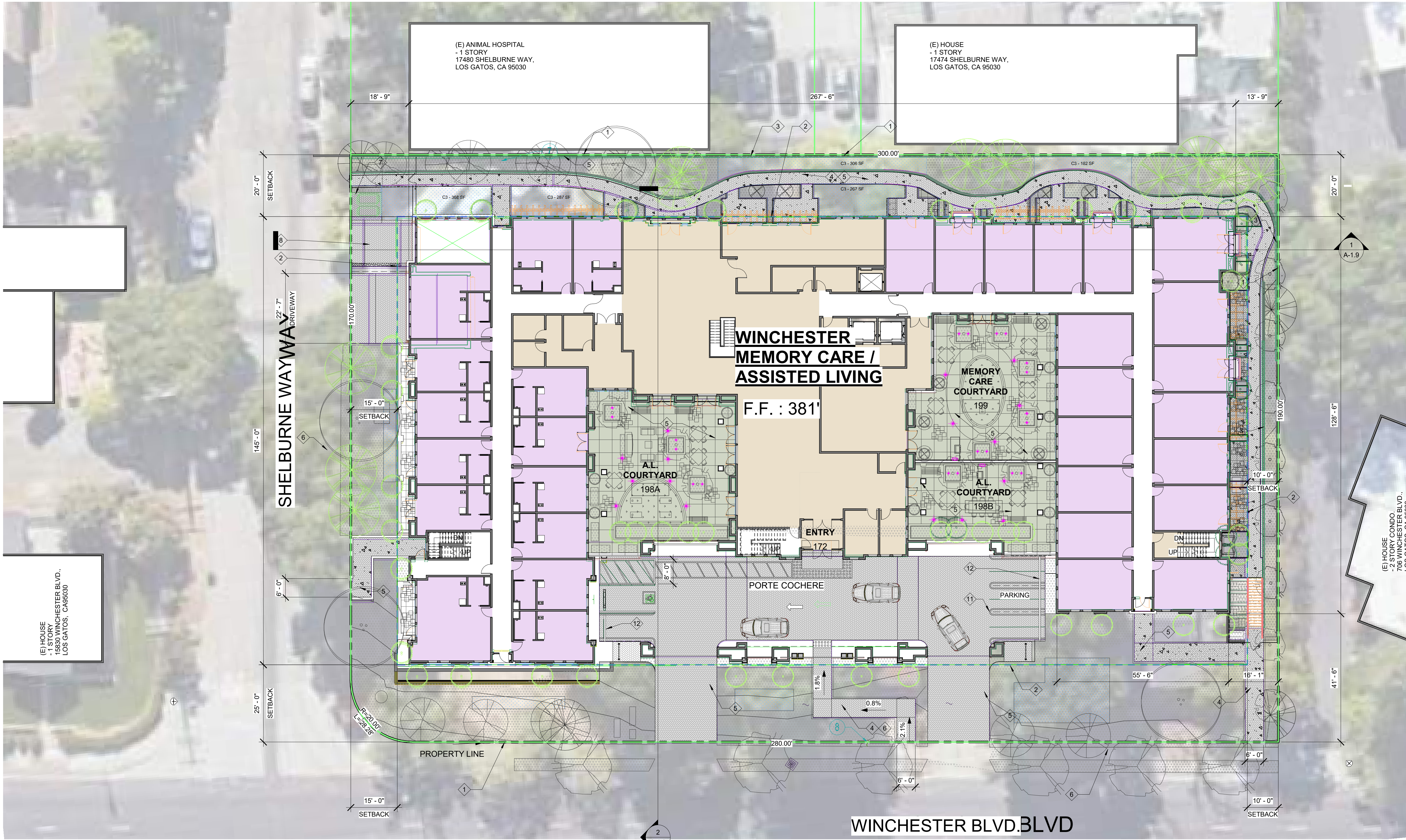
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LS-6.0



1 SITE PLAN
1/16" = 1'-0"

GENERAL NOTES :

- A. ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO ENERGY DISSIPATORS (SPLASH BLOCKS) AT ALL LOCATIONS. NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT DOWNSTREAM OR DOWN SLOPE PROPERTY. INSTEAD, STORMWATER TO BE TREATED ONSITE BY MEANS OF BIOTREATMENT. PLEASE SEE CIVIL STORMWATER MANAGEMENT PLAN FOR MORE INFORMATION.

PLAN KEYNOTE :

- | | |
|--|--|
| 1 PROPERTY LINE | 8 LOADING AREA |
| 2 SETBACK LINE | 9 KNOX KEY SWITCH: FINAL LOCATION TO BE APPROVED BY FIRE DEPT. |
| 3 SPLIT FACE CMU WALL ADJACENT TO NEIGHBOR'S WALL, 6'-0" H. TYP. | 10 6' HEIGHT METAL GATE AND FENCE |
| 4 ACCESSIBLE WALK | 11 DOUBLE STRIPING PER TOWN CODE §. 29.10.115(D)(7) |
| 5 PAVER: S.L.D. | 12 CONTINUOUS CURB WHEEL STOP PER TOWN CODE §. 29.10.155(H)(1) |
| 6 CONCRETE SIDEWALK; S.C.D. | 13 BICYCLE RACK; RIBBON STYLE ITO HOLD FIVE BIKES PER RACK |
| 7 TRASH STAGING AREA | |

PLAN LEGEND :

- | | |
|---|---|
| | EXISTING TREE, SEE ARBORIST REPORT (SHEET T-2 TO T-4) FOR SIZE AND LOCATION |
| # | TREE NUMBER, SEE SHEET T-1 AND SEE ARBORIST REPORT (SHEET T-2 TO T-4) |
| | BIO SWALE GRASS (C3 AREA) SEE CIVIL SHEET C5.1 STORMWATER CONTROL PLAN FOR SPECIFICS AND CALCULATIONS |

Consultant:

Revisions:

Revision Schedule

1	Planning Response #1	07/20/21
2	Planning Response #2	11/01/21
3	Planning Response #3	12/10/21
4	Planning Response #4	04/04/22

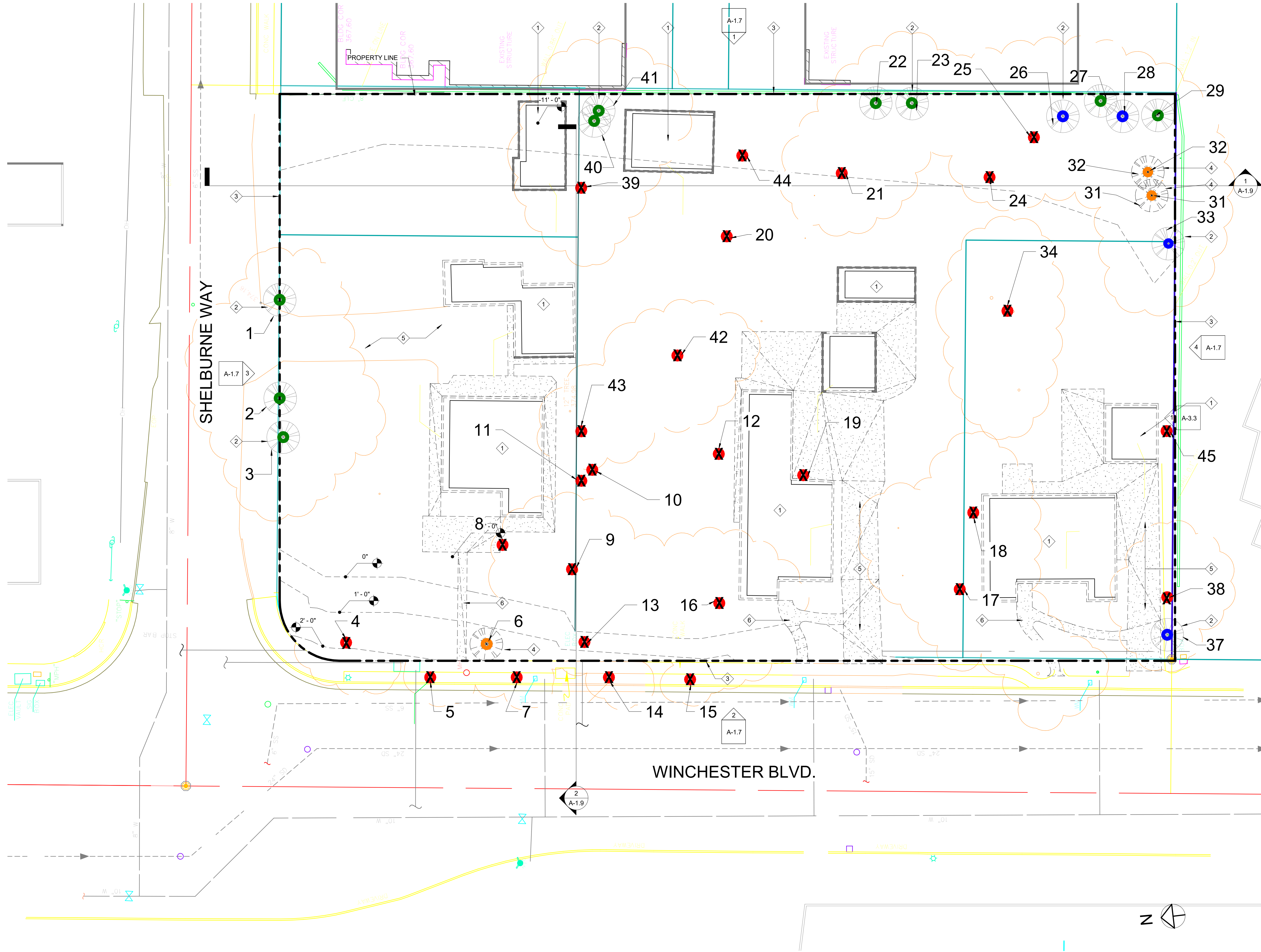
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WINCHESTER MEMORY CARE /
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PLANNING REVIEW NO. 21 1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
SITE PLAN

Date: **APRIL 01, 2021**
Scale: **AS NOTED**
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Job #: **20-9215**

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A-1.1



1 SITE PLAN - EXISTING
1/16" = 1'-0"

DEMOLITION KEYNOTE :

- 1 EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED
- 2 EXISTING TREE TO REMAIN. SEE SHEET 1 / T-1
- 3 PROPERTY LINE
- 4 EXISTING TREE TO BE REMOVED. SEE SHEET 1 / T-1
- 5 EXISTING DRIVEWAY TO BE REMOVED.
- 6 EXISTING CONCRETE WALKWAY TO BE REMOVED.

TREE NUMBER, SEE EXISTING TREES (SHEET T-1) AND ARBORIST REPORT (SHEET T-2 TO T-4) FOR TREE PROTECTION INFORMATION

Consultant:

Revisions:

Revision Schedule

1 Planning Response #1 07/20/21

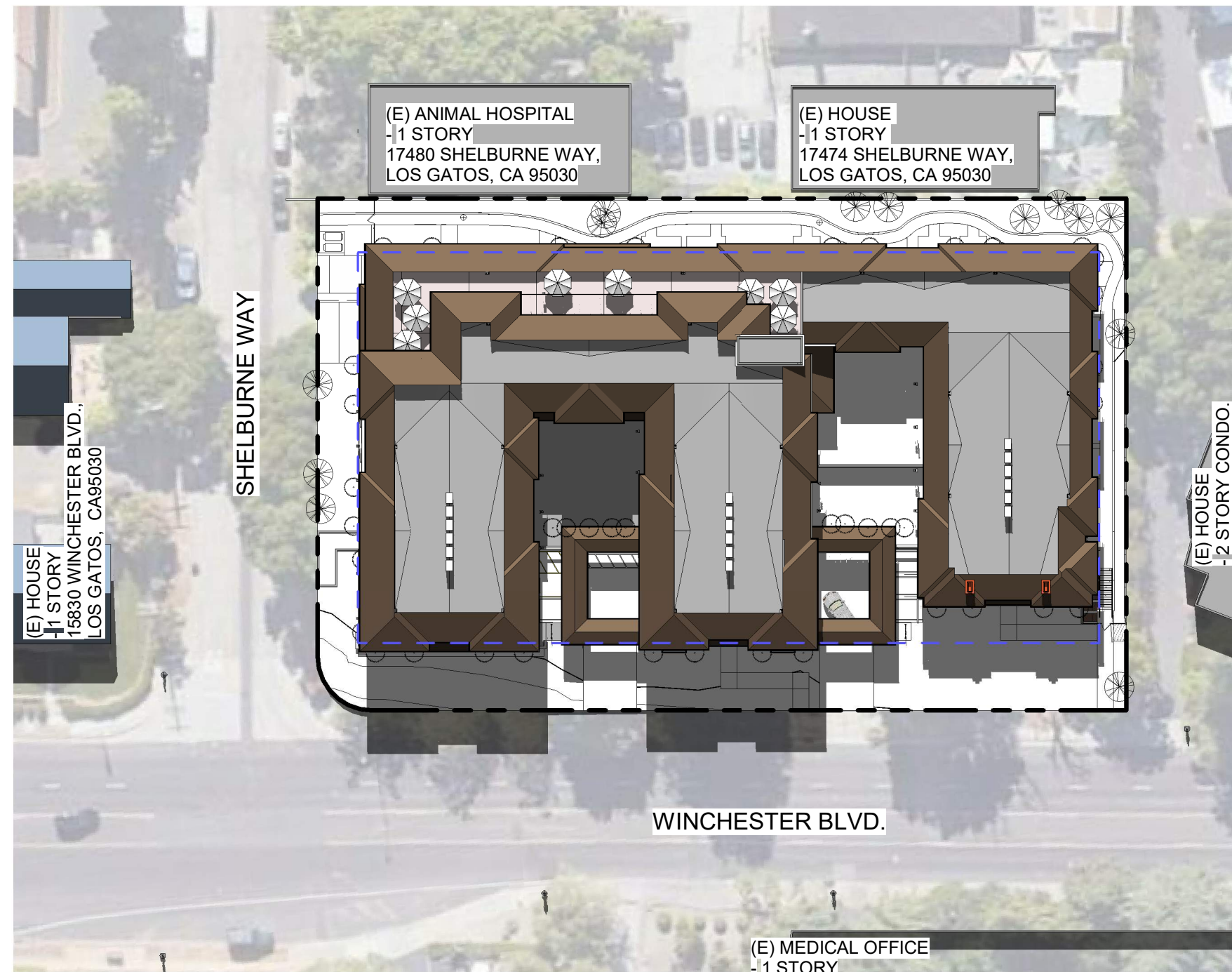
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SITE - DEMOLITION

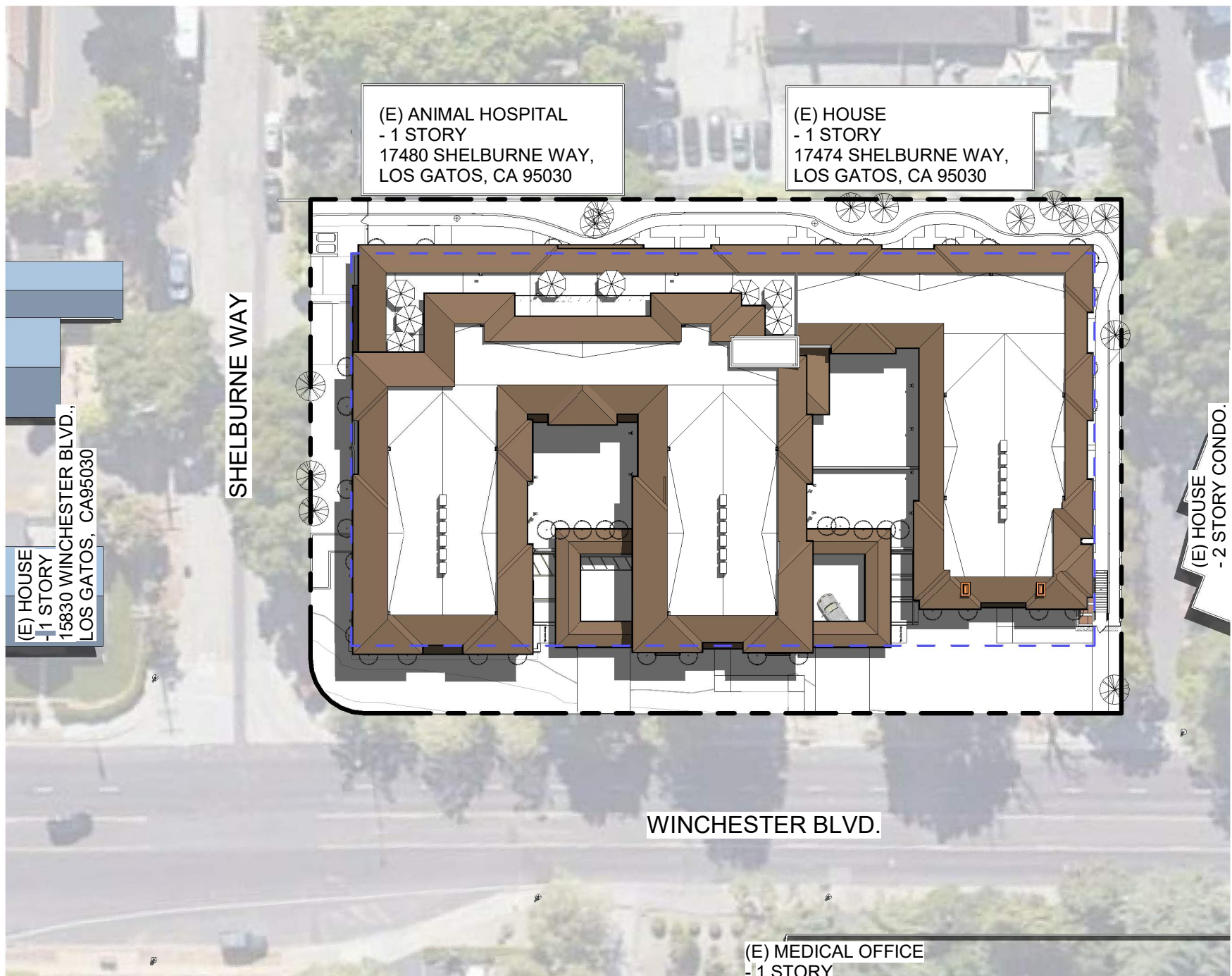
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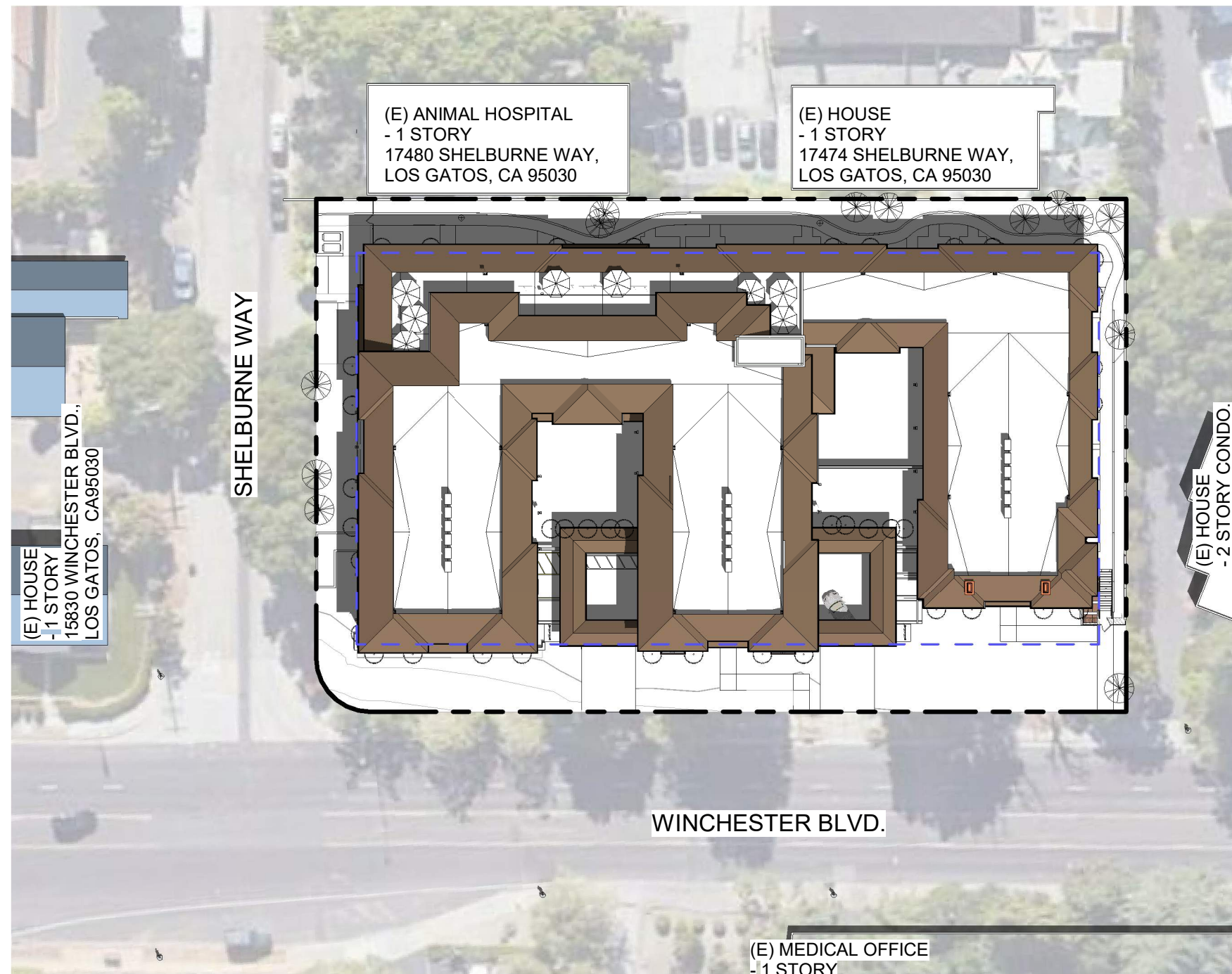
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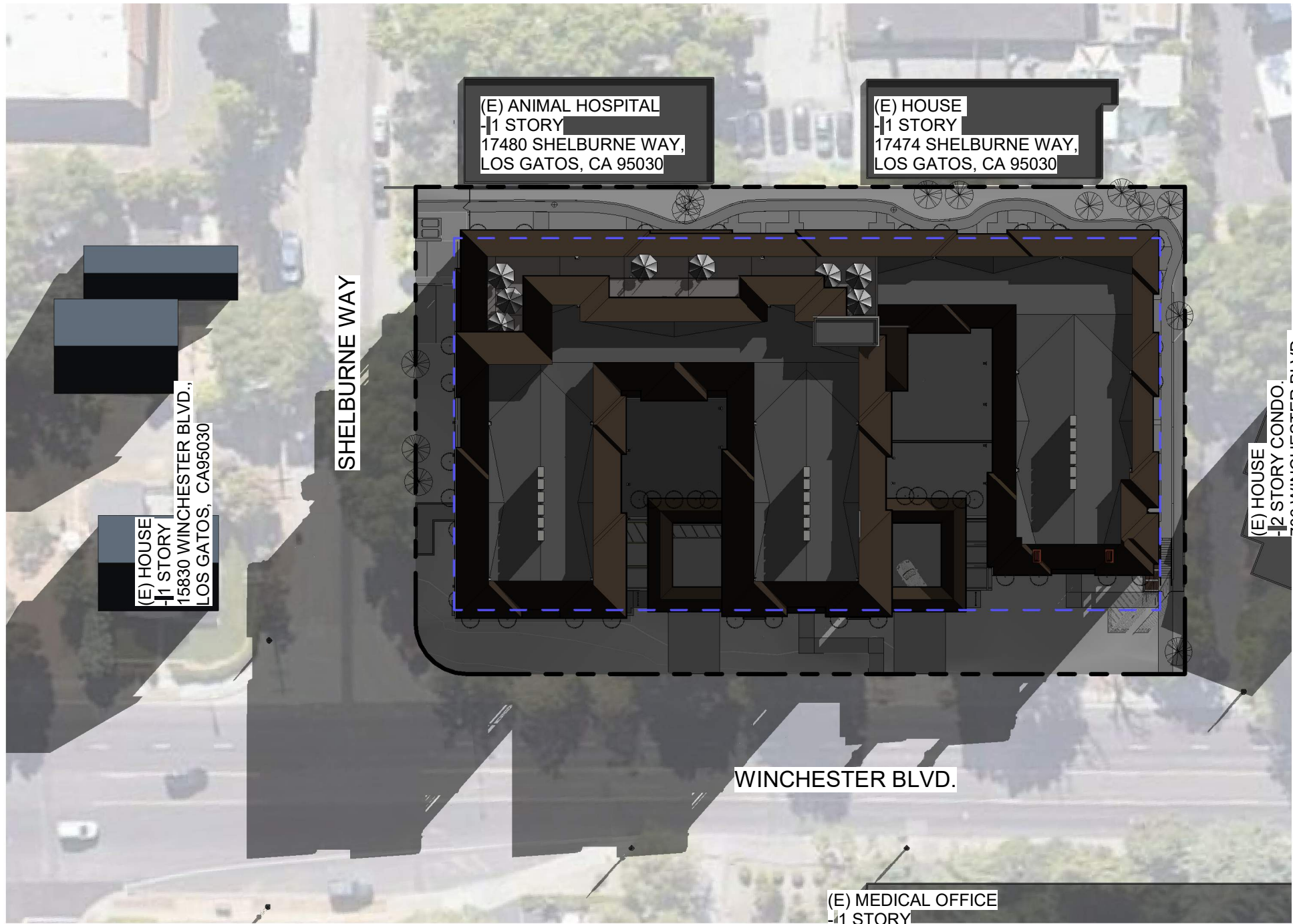
① SHADOW STUDY - JUNE 21 - 9AM
1" = 50'-0"



② SHADOW STUDY - JUNE 21 - 12PM
1" = 50'-0"



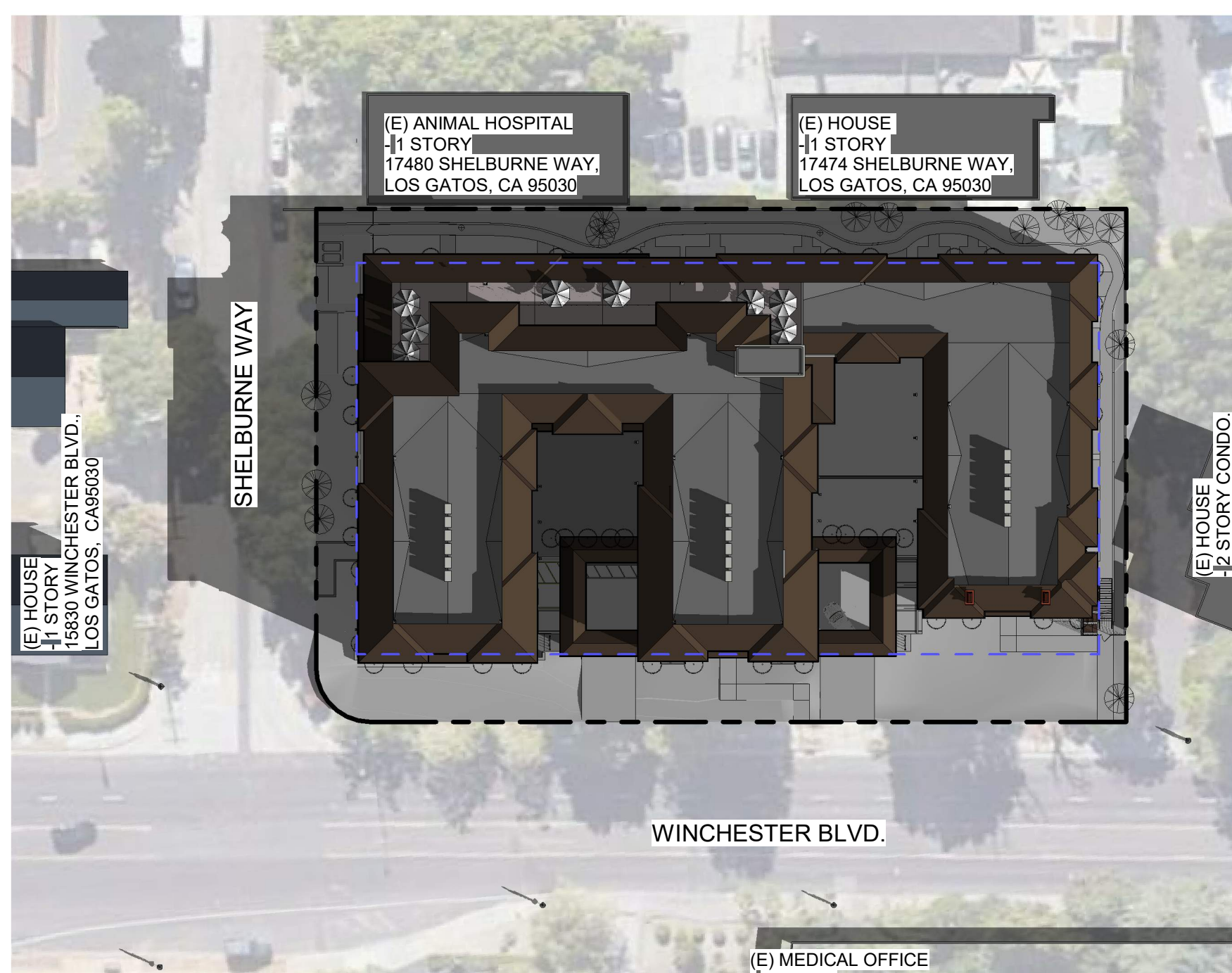
③ SHADOW STUDY - JUNE 21 - 3PM
1" = 50'-0"



④ SHADOW STUDY - DECEMBER 21 - 9AM
1" = 50'-0"



⑤ SHADOW STUDY - DECEMBER 21 - 12PM
1" = 50'-0"



⑥ SHADOW STUDY - DECEMBER 21 - 3PM
1" = 50'-0"

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Revisions:

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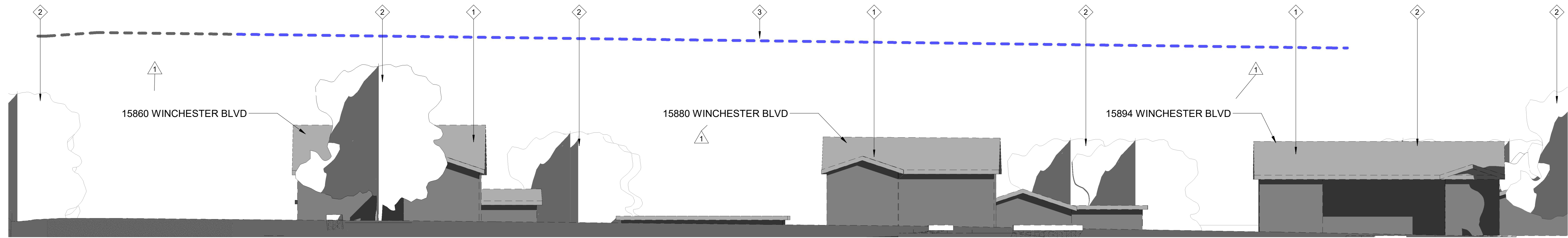
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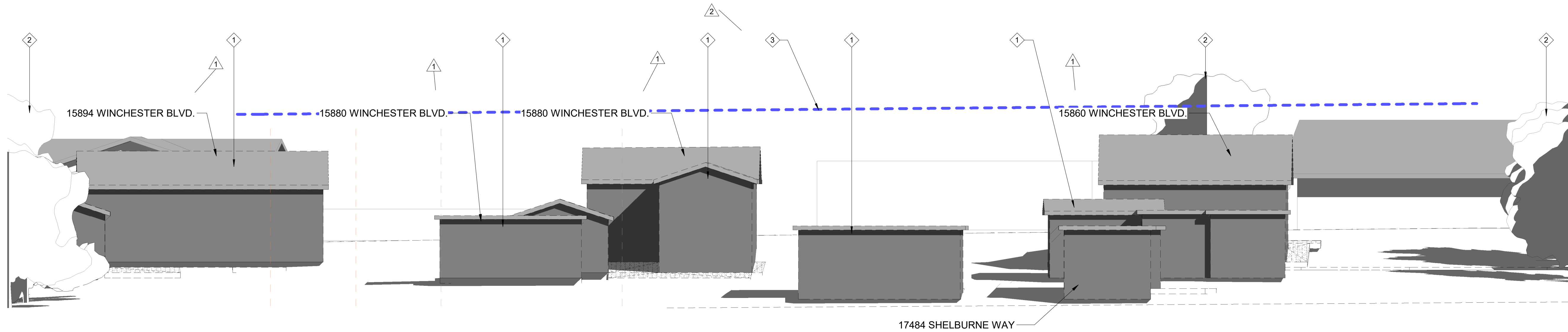
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15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
SHADOW STUDY

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① WEST - WINCHESTER ELEVATION 3/32" EXISTING
3/32" = 1'-0"



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

ELEVATION KEYNOTE :

- ① EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED
- ② EXISTING TREE TO REMAIN. SEE SHEET 1 / T-1
- ③ MAXIMUM PROPOSED BUILDING HEIGHT - 35'-0" ABOVE GRADE
- ④ EXISTING TREE TO BE REMOVED. SEE SHEET 1 / T-1

Consultant:

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1	Planning Response #1	07/20/21
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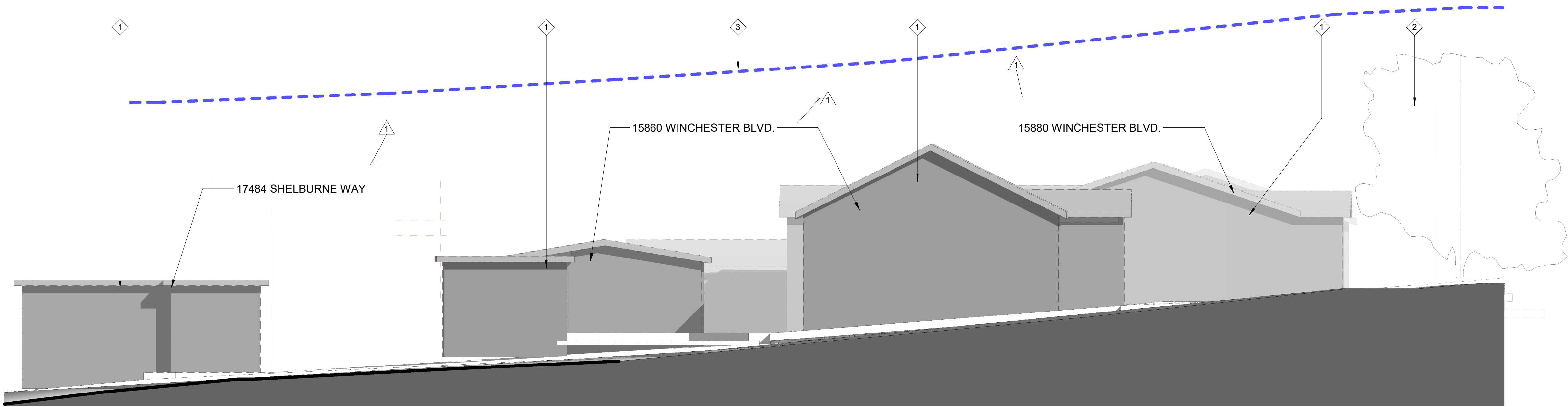
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OVERALL EXISTING ELEVATIONS

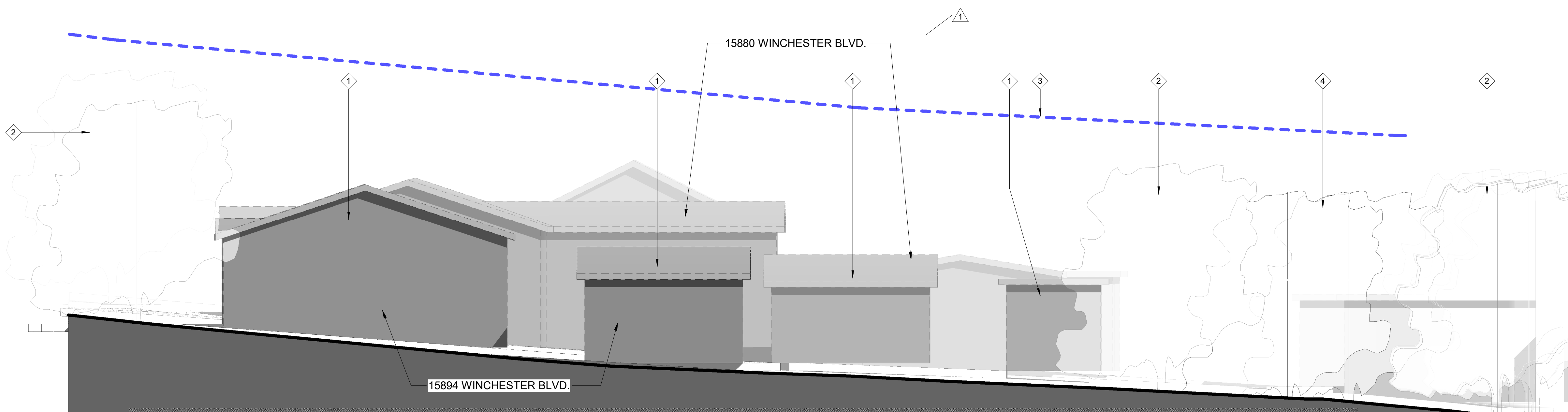
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Job #: **20-9215**

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A-1.5



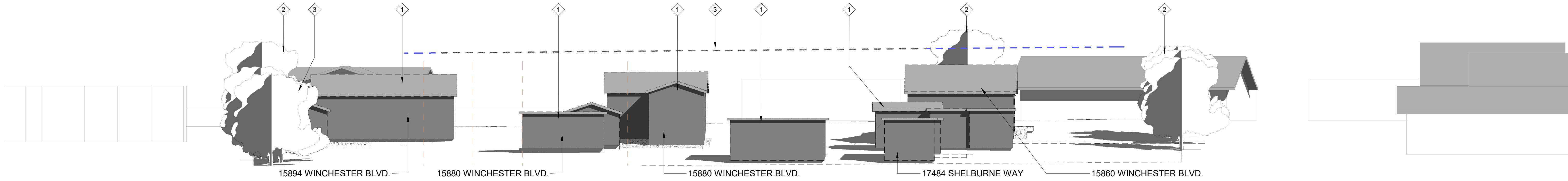
① NORTH - SHELburn ELEVATION EXISTING
1/8" = 1'-0"



② SOUTH - FACING RESIDENTIAL (NEIGHBOR VIEW) EXISTING
1/8" = 1'-0"

ELEVATON KEYNOTE :

- ① EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED
- ② EXISTING TREE TO REMAIN. SEE SHEET 1 / T-1
- ③ MAXIMUM PROPOSED BUILDING HEIGHT - 35'-0" ABOVE GRADE
- ④ EXISTING TREE TO BE REMOVED. SEE SHEET 1 / T-1



① EAST - FACING RESIDENTIAL ELEVATION 1/16" EXISTING
1/16" = 1'-0"



15830 WINCHESTER



SHELBURNE WAY



15860 WINCHESTER BLVD



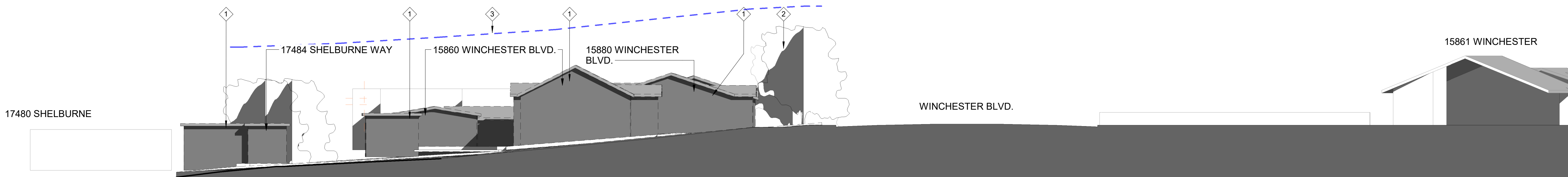
15880 WINCHESTER BLVD



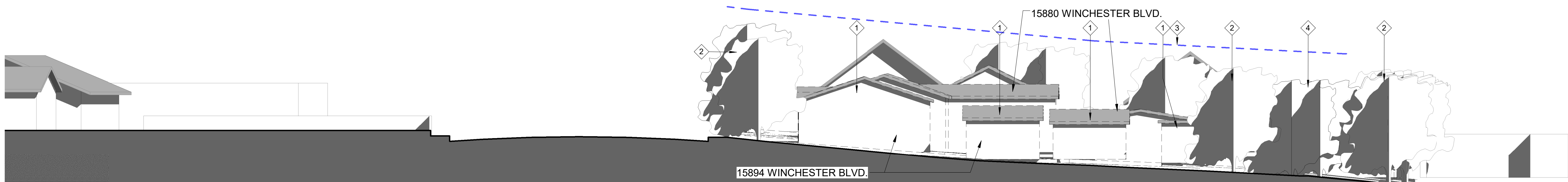
15894 WINCHESTER BLVD

706-708 WINCHESTER

② WEST - WINCHESTER ELEVATION 1/16" EXISTING
1/16" = 1'-0"



③ NORTH - SHELURN ELEVATION EXISTING 1/16"
1/16" = 1'-0"



④ SOUTH - FACING RESIDENTIAL (NEIGHBOR VIEW) EXISTING 1/16"
1/16" = 1'-0"

Consultant:

Revisions:

Revision Schedule

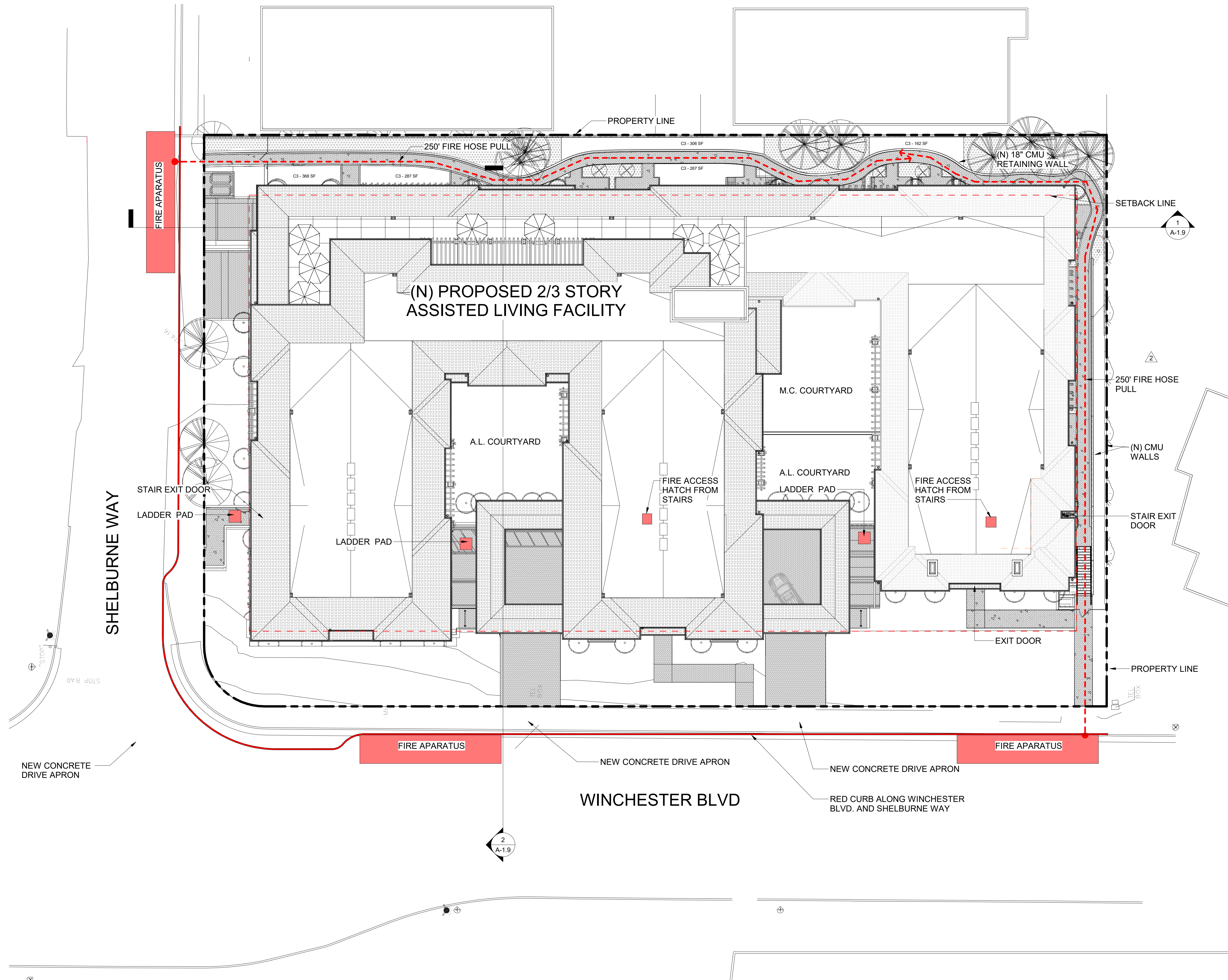
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15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
OVERALL EXISTING ELEVATIONS

Date: **APRIL 01, 2021**
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Sheet

A-1.7



- FIRE DEPARTMENT GENERAL NOTES:**
- 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.
 - 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.
 - 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 505.2, 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.
 - 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
 - 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].
 - 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). 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
 - 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

1 FIRE ACCESS PLAN
1/16" = 1'-0"



Consultant:

Revisions:

Revision Schedule

1	Planning Response #1	07/20/21
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FIRE ACCESS PLAN

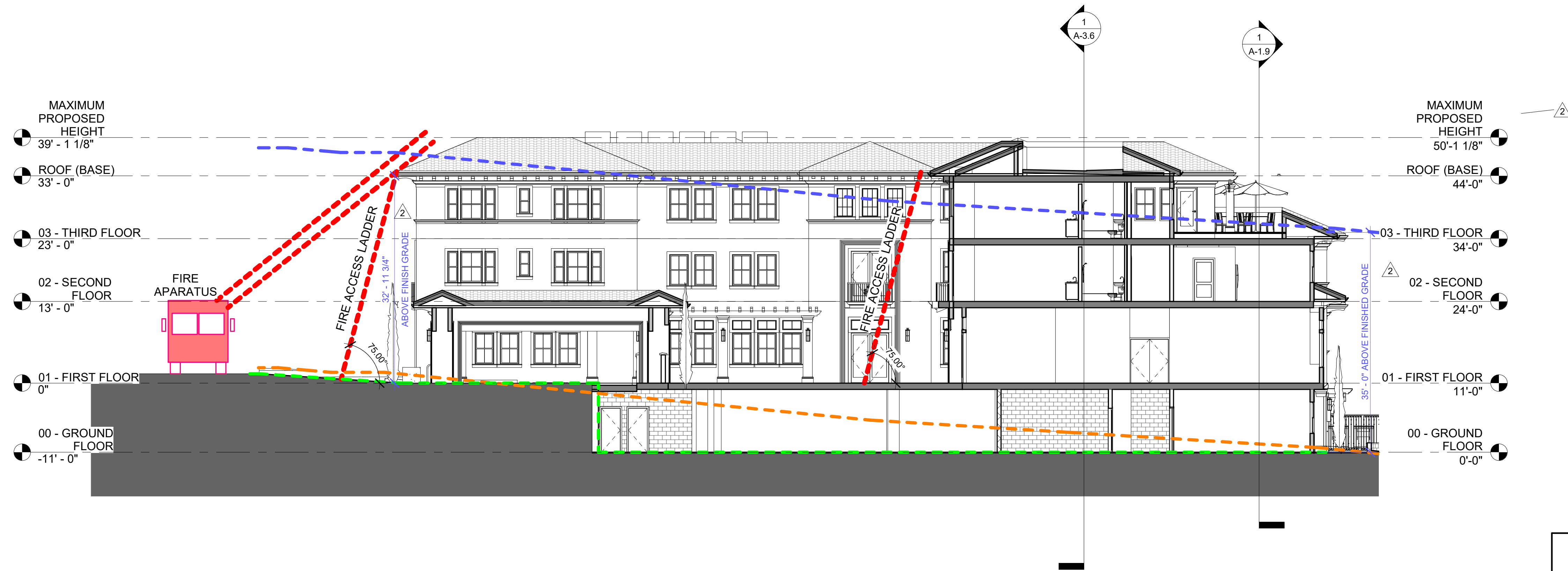
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Job #: 20-9215

Sheet

A-1.8



① Section 32 - FIRE ACCESS
3/32" = 1'-0"



② Section 33 - FIRE ACCESS
3/32" = 1'-0"

LEGEND:

- MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
- NATURAL GRADE
- FINISH GRADE
- VARIANCE AREA

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ARCHITECTURE

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1

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11/01/21

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FIRE ACCESS SECTIONS

Date:

APRIL 01, 2021

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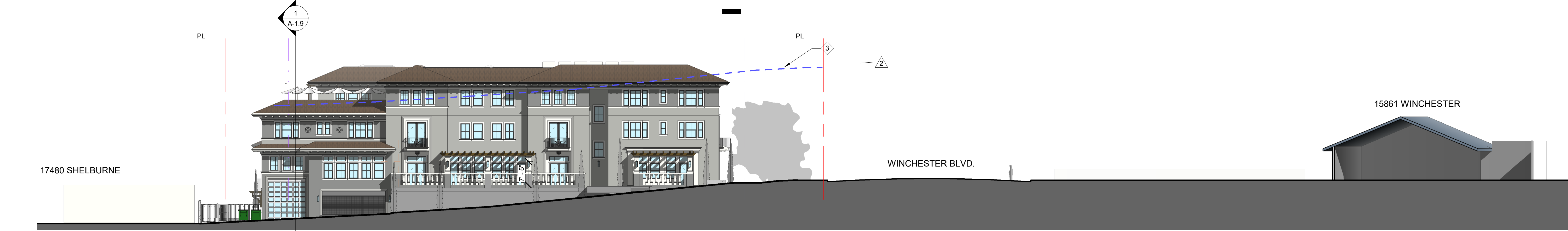
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1

A-1.9



② WEST - WINCHESTER ELEVATION
1/16" = 1'-0"



③ NORTH - SHELburn ELEVATION
1/16" = 1'-0"

ELEVATON KEYNOTE :

- ① EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED
- ② EXISTING TREE TO REMAIN. SEE SHEET 1 / T-1
- ③ MAXIMUM PROPOSED BUILDING HEIGHT - 35'-0" ABOVE GRADE
- ④ EXISTING TREE TO BE REMOVED. SEE SHEET 1 / T-1



STREETSCAPE PHOTOS

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1	Planning Response #1	07/20/21
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PLANNING REVIEW NO. 21-1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
STREETSCAPE ELEVATIONS &
PHOTOS

Date: **APRIL 01, 2021**
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Job #: **20-9215**

Sheet

A-1.10

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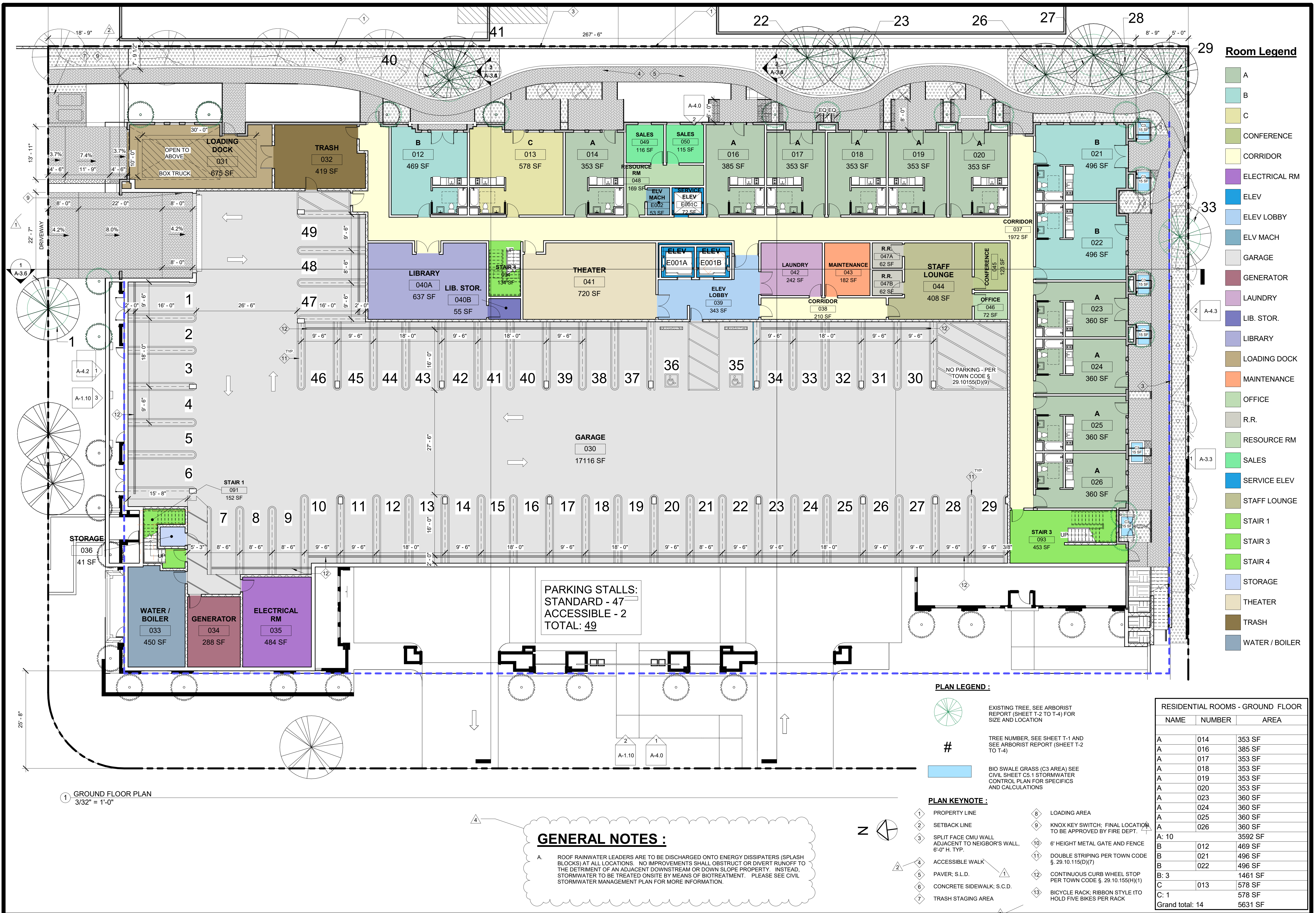
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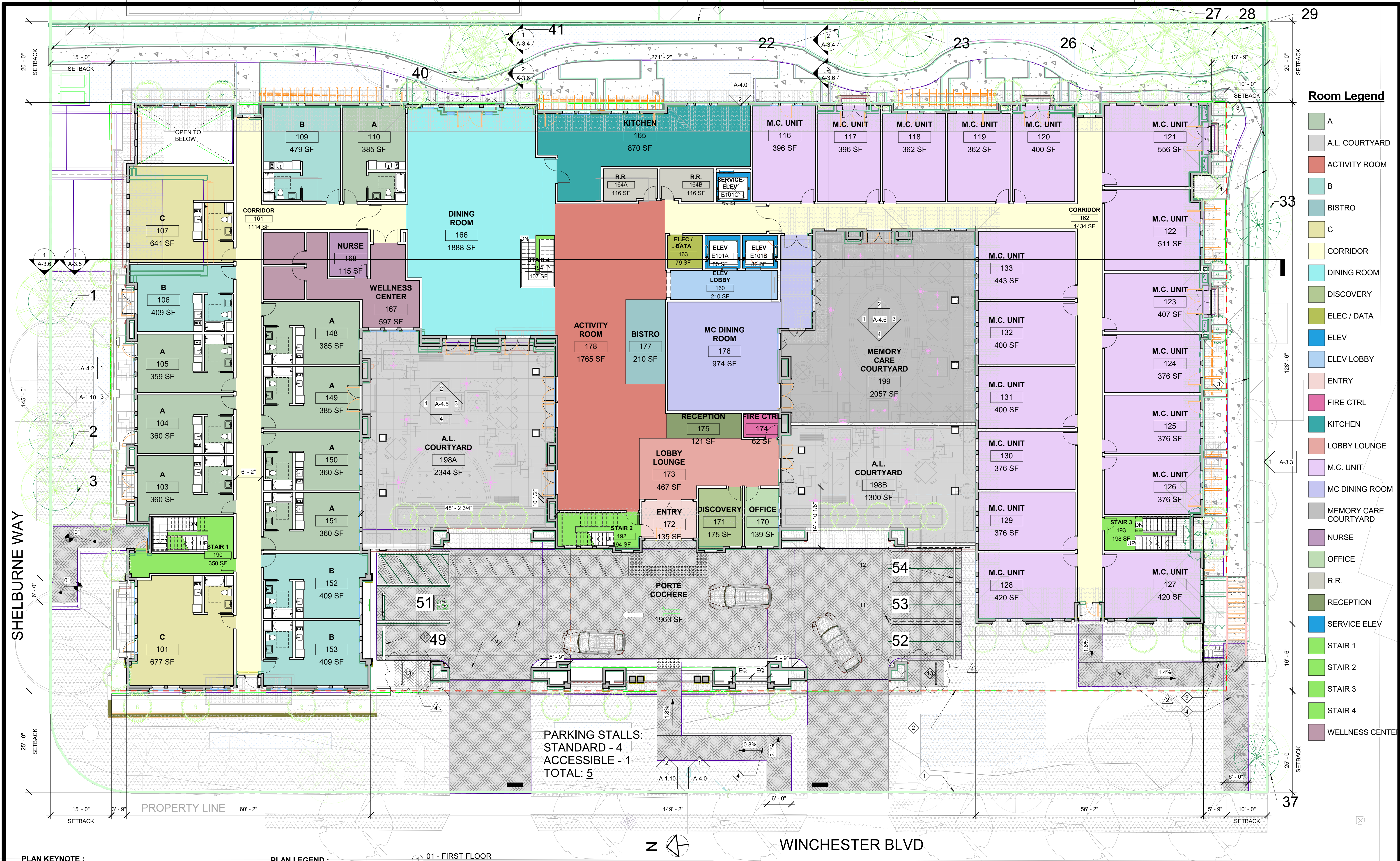
Revision Schedule

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GROUND FLOOR





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1ST FLOOR

1

PROPERTY LINE

2

SETBACK LINE

3

SPLIT FACE CMU WALL ADJACENT TO NEIGHBOR'S WALL, 6'-0" H. TYP.

4

ACCESSIBLE WALK

5

PAVER; S.L.D.

6

CONCRETE SIDEWALK; S.C.D.

7

TRASH STAGING AREA

8

LOADING AREA

9

KNOX KEY SWITCH; FINAL LOCATION TO BE APPROVED BY FIRE DEPT.

10

6' HEIGHT METAL GATE AND FENCE

11

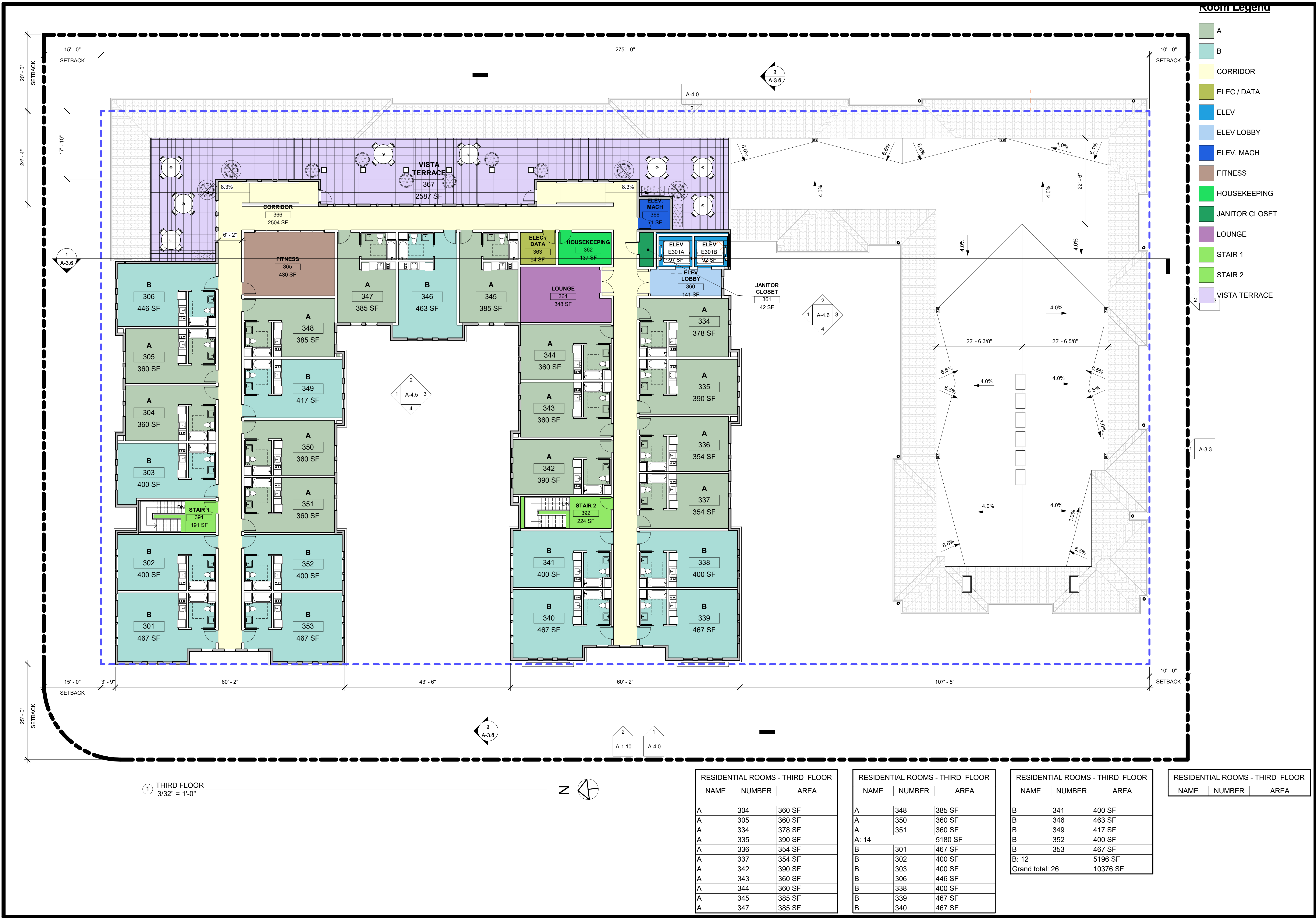
DOUBLE STRIPING PER TOWN CODE § 29.10.115(D)(7)

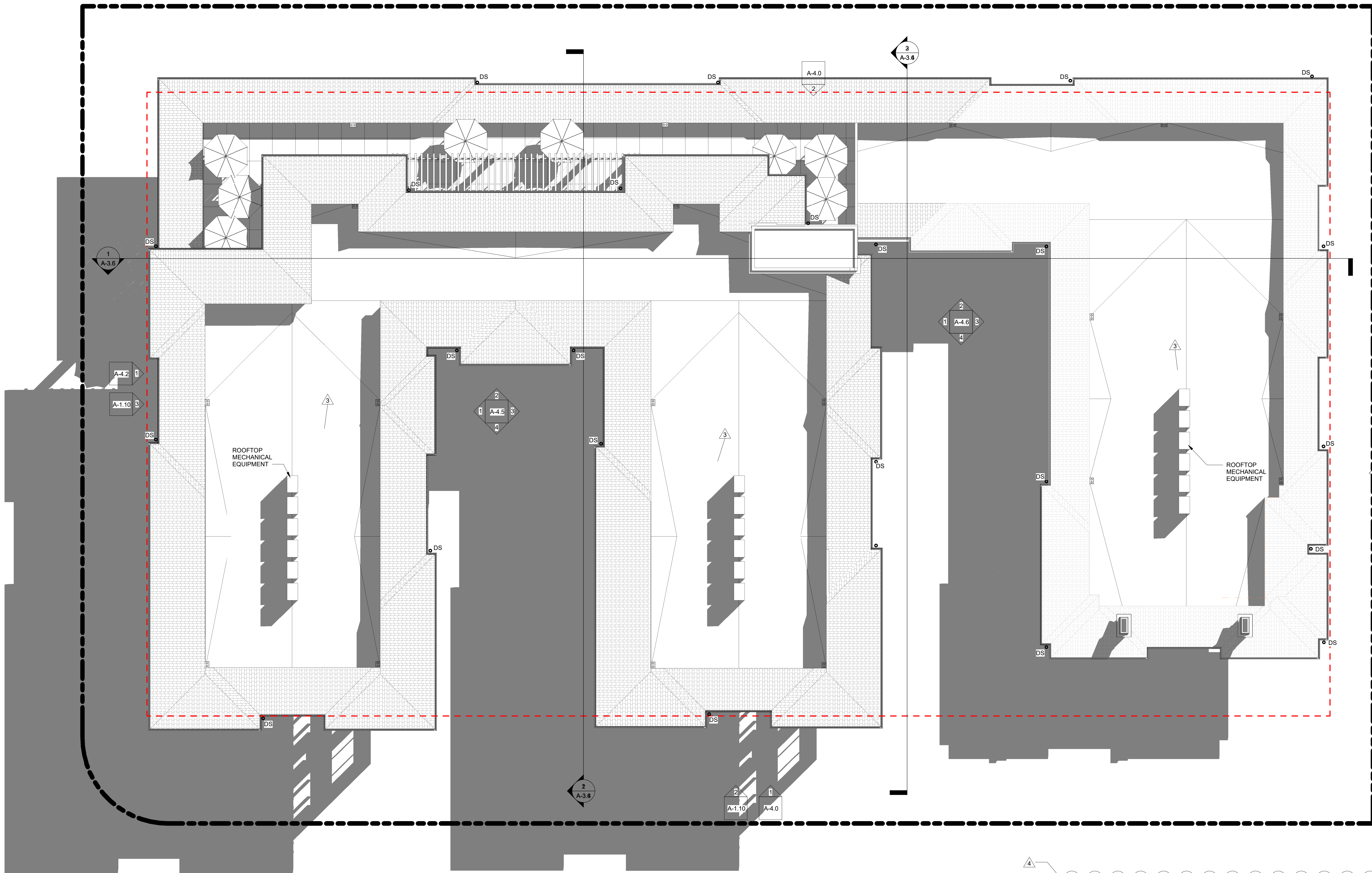
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CONTINUOUS CURB WHEEL STOP PER TOWN CODE § 29.10.155(H)(1)

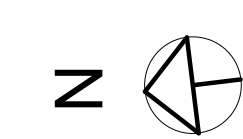
13

BICYCLE RACK; RIBBON STYLE ITO HOLD FIVE BIKES PER RACK





① ROOF (BASE)
3/32" = 1'-0"



GENERAL NOTES :

A. ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO ENERGY DISSIPATORS (SPLASH BLOCKS) AT ALL LOCATIONS. NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT DOWNSTREAM OR DOWN SLOPE PROPERTY. INSTEAD, STORMWATER TO BE TREATED ONSITE BY MEANS OF BIOTREATMENT. PLEASE SEE CIVIL STORMWATER MANAGEMENT PLAN FOR MORE INFORMATION.

Consultant:

Revisions:

Revision Schedule			
3	Planning Response #3	12/10/21	
4	Planning Response #4	04/04/22	

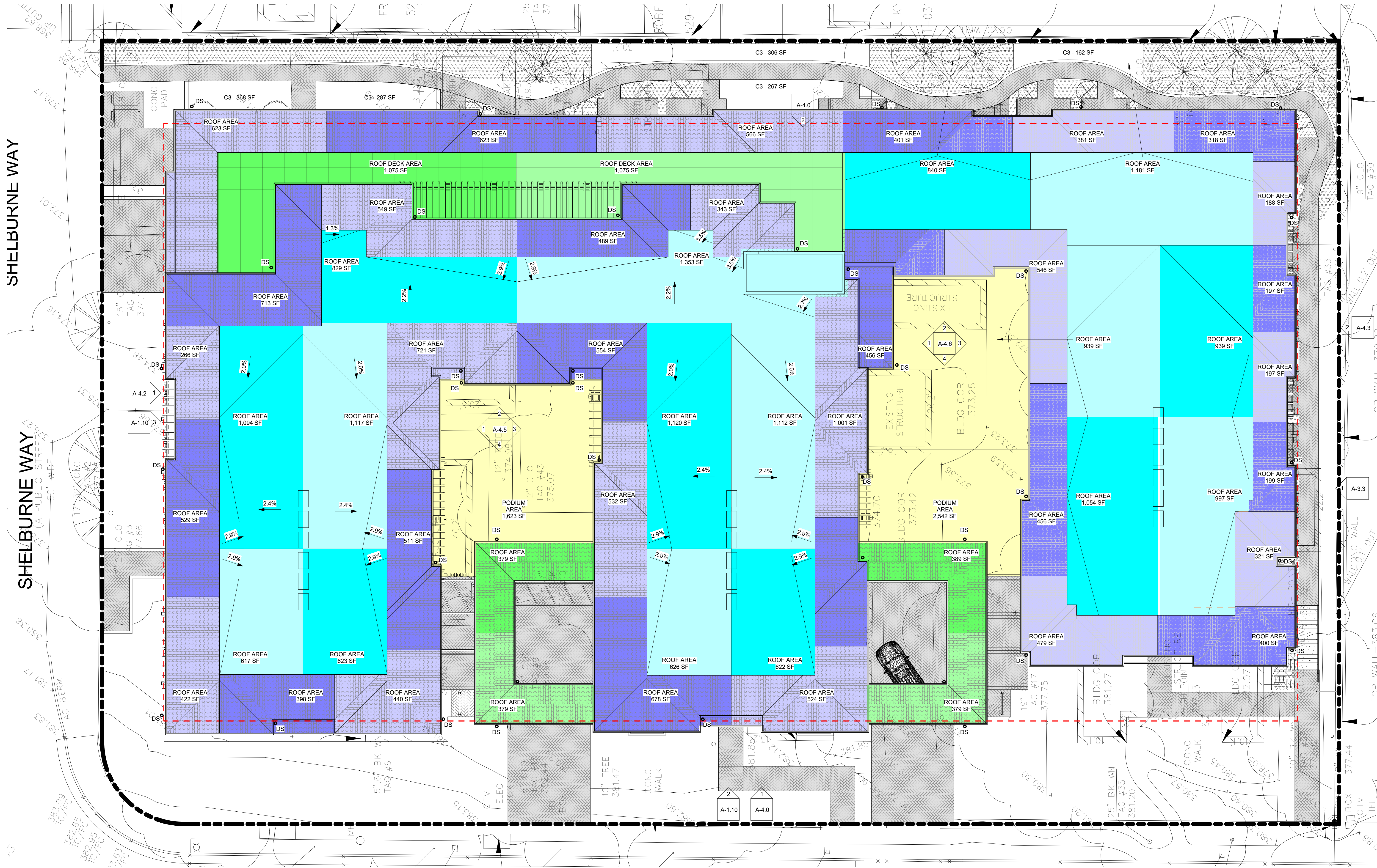
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ROOF

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Job #: **20-9215**

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A-2.4



1 ROOF DRAIN AREA PLAN - REVISED DMAs
3/32" = 1'-0"

GENERAL NOTES :

- A. ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO ENERGY DISSIPATORS (SPASH BLOCKS) AT ALL LOCATIONS. NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT DOWNSTREAM OR DOWN SLOPE PROPERTY. INSTEAD, STORMWATER TO BE TREATED ONSITE BY MEANS OF BIOTREATMENT. PLEASE SEE CIVIL STORMWATER MANAGEMENT PLAN FOR MORE INFORMATION.

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4 Planning Response #4 04/04/22

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ROOF DRAIN AREA PLAN

Date: APRIL 01, 2021
Scale: AS NOTED
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Job #: 20-9215

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A-2.5

TO HELP REDUCE THE BUILDING MASS, WE REMOVED THIS PORTION OF THE BUILDING AND LOWERED THE THIRD FLOOR UNITS ABOVE IT DOWN TO THIS LEVEL



1 RENDERING - NORTH ELEVATON (SHELBURNE WAY) WITHOUT REDUCE UNITS
12" = 1'-0"



2 RENDERING - NORTH ELEVATON (SHELBURNE WAY) REDUCE UNITS
12" = 1'-0"

Revision Schedule



① EAST - VIEW OF ORIGINAL PROPOSED STRUCTURE FROM GARDEN WALKWAY
1/8" = 1'-0"



② EAST - VIEW OF REDUCED PROPOSED STRUCTURE FROM GARDEN WALKWAY
1/8" = 1'-0"



③ NORTH - SHELburne PERSPECTIVE
1/8" = 1'-0"



① NORTH - SHELburn ELEVATION - VARIANCE EXHIBIT
1/8" = 1'-0"



② NORTH - SHELburn ELEVATION
1/8" = 1'-0"

LEGEND:	
----	MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
----	NATURAL GRADE
----	FINISH GRADE
	VARIANCE AREA



① SOUTH - FACING RESIDENTIAL (NEIGHBOR VIEW) - VARIANCE EXHIBIT
1/8" = 1'-0"



② SOUTH - FACING RESIDENTIAL
1/8" = 1'-0"

LEGEND:	
----	MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
----	NATURAL GRADE
----	FINISH GRADE
	VARIANCE AREA

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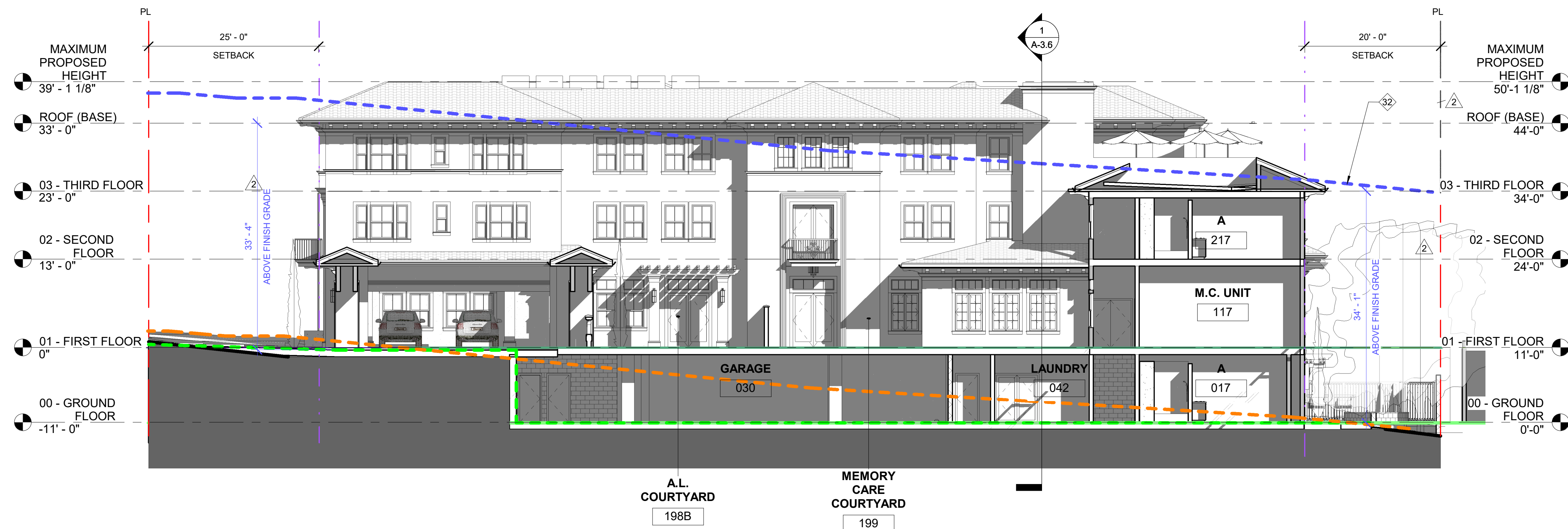
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PLANNING REVIEW NO. 21-1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
SOUTH - FACING RESIDENTIAL
ELEVATIONS - VARIANCE EXHIBIT

Date: **APRIL 01, 2021**
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Job #: **20-9215**

Sheet 2
A-3.3



1 NORTH / SOUTH SECTION 1
1" = 10'-0"



2 NORTH / SOUTH SECTION 2
1" = 10'-0"

ELEVATION KEYNOTE :

1 SPANISH TILE ROOF	13 BRACED WOOD TRELLIS	25 ROLL UP GATE
2 RAFTER TAIL	14 ARCHITECTURAL COLUMN	26 GEOMETRIC SCREEN
3 CORNICE	15 CORNICE CROWN	27 CORBEL - SPANISH
4 ROOF GUTTER	16 EXTERIOR CHANDELIER	28 ROLL UP DOOR WITH FROSTED GLASS PANELS
5 CEMENT PLASTER WITH PAINT FINISH - SHERMAN WILLIAMS 7066 GRAY MATTERS	17 LINEAR CARRIAGE LIGHT	29 LOCATION OF TRASH / RECYCLE PAD FOR ON SITE BIN STAGING FOR COLLECTION DAY USE ONLY. BINS TO BE STORED IN TRASH ROOM BEHIND LOADING ROOM ON NON COLLECTION DAYS.
6 CEMENT PLASTER WITH PAINT FINISH- SHERMAN WILLIAMS 7067 CITYSCAPE	18 BELLY BAND	30 EXISTING GRADE
7 EXTERIOR WALL TRIM	19 PATIO METAL RAILING	31 PROPOSED GRADE
8 FIXED WINDOW	20 COURTYARD WALL	32 MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
9 SINGLE HUNG WINDOW	21 CHIMNEY - CEMENT PLASTER FINISH, EXTERIOR TRIM, COPPER CROWN	
10 CASEMENT WINDOW	22 SPLIT FACE CMU WALL ADJACENT TO NEIGBOR'S WALL, 6'-0" TYP.	
11 SINGLE DOOR	23 CURTAIN WALL	
12 DOUBLE DOOR	24 NOT USED	

LEGEND:

	MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
	NATURAL GRADE
	FINISH GRADE
	VARIANCE AREA

Consultant:

Revisions:

Revision Schedule

2 Planning Response #2 11/01/21

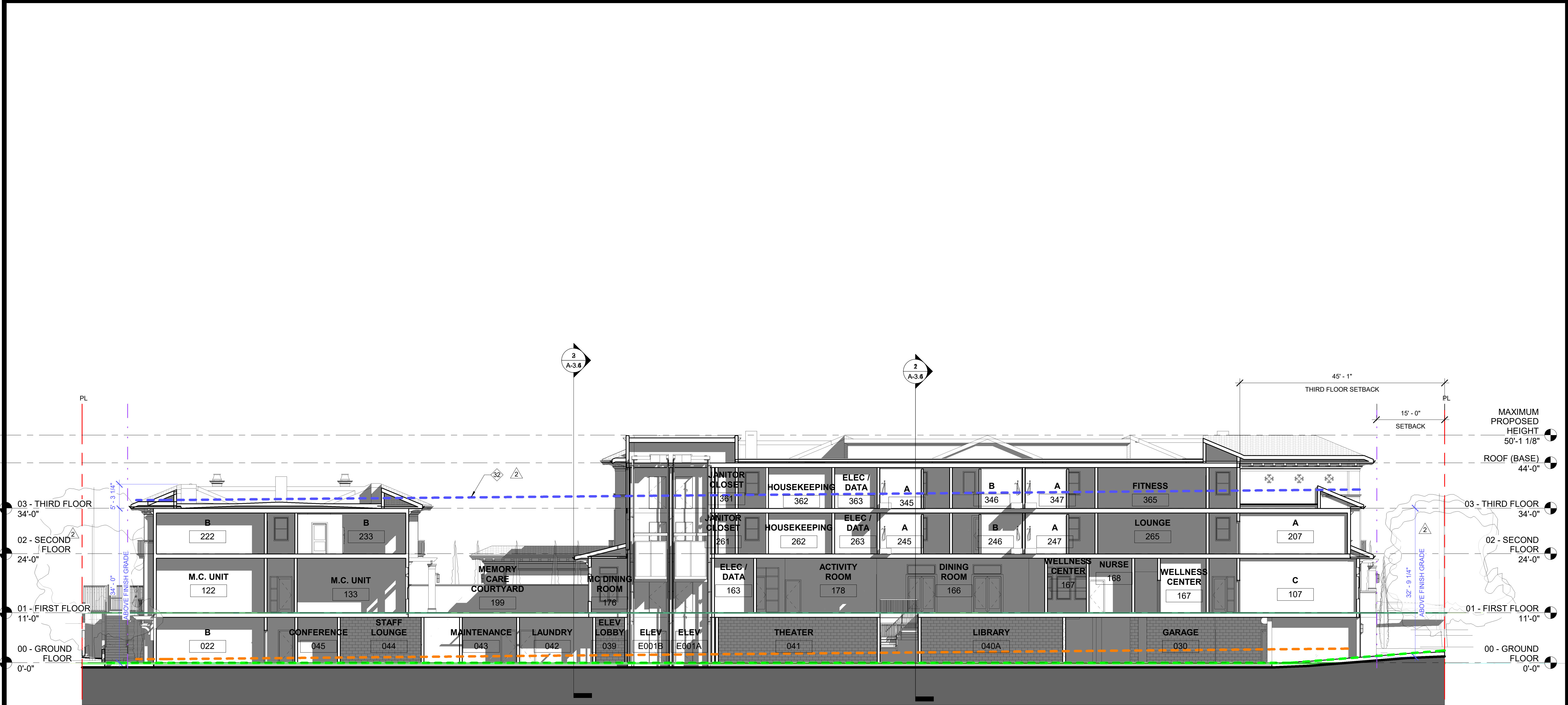
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WINCHESTER MEMORY CARE /
ASSISTED LIVING
PLANNING REVIEW NO. 21 1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
BUILDING SECTIONS

Date: APRIL 01, 2021
Scale: AS NOTED
Drawn by: DM, EY, IL
Job #: 20-9215

Sheet

A-3.4



1 EAST / WEST SECTION
3/32" = 1'-0"

ELEVATION KEYNOTE :

1 SPANISH TILE ROOF	13 BRACED WOOD TRELLIS	25 ROLL UP GATE
2 RAFTER TAIL	14 ARCHITECTURAL COLUMN	26 GEOMETRIC SCREEN
3 CORNICE	15 CORNICE CROWN	27 CORBEL - SPANISH
4 ROOF GUTTER	16 EXTERIOR CHANDELIER	28 ROLL UP DOOR WITH FROSTED GLASS PANELS
5 CEMENT PLASTER WITH PAINT FINISH - SHERMAN WILLIAMS 7086 GRAY MATTERS	17 LINEAR CARRIAGE LIGHT	29 LOCATION OF TRASH / RECYCLE PAD FOR ON SITE BIN STAGING FOR COLLECTION DAY USE ONLY. BINS TO BE STORED IN TRASH ROOM BEHIND LOADING ROOM ON NON COLLECTION DAYS.
6 CEMENT PLASTER WITH PAINT FINISH- SHERMAN WILLIAMS 7087 CITYSCAPE	18 BELLY BAND	30 EXISTING GRADE
7 EXTERIOR WALL TRIM	19 PATIO METAL RAILING	31 PROPOSED GRADE
8 FIXED WINDOW	20 COURTYARD WALL	32 MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
9 SINGLE HUNG WINDOW	21 CHIMNEY - CEMENT PLASTER FINISH, EXTERIOR TRIM, COPPER CROWN	
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11 SINGLE DOOR	23 CURTAIN WALL	
12 DOUBLE DOOR	24 NOT USED	

LEGEND:

	MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
	NATURAL GRADE
	FINISH GRADE
	VARIANCE AREA

Consultant:

Revisions:

Revision Schedule

2 Planning Response #2 11/01/21

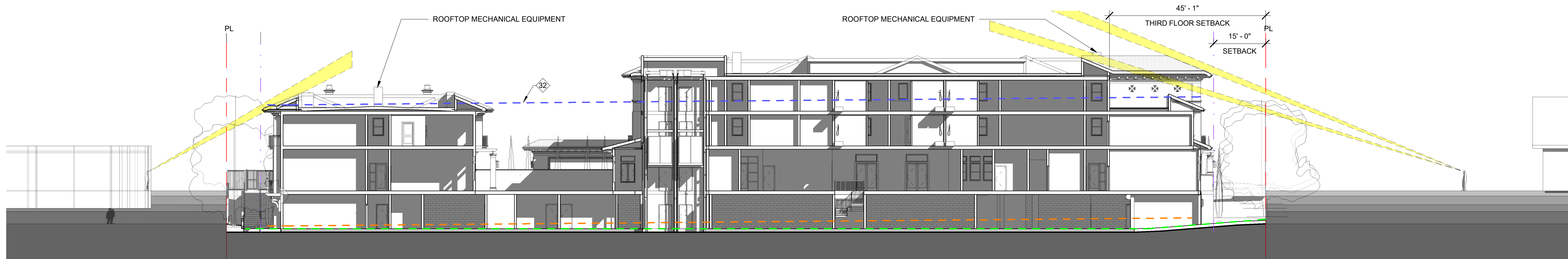
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PLANNING REVIEW NO. 21 1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
BUILDING SECTIONS

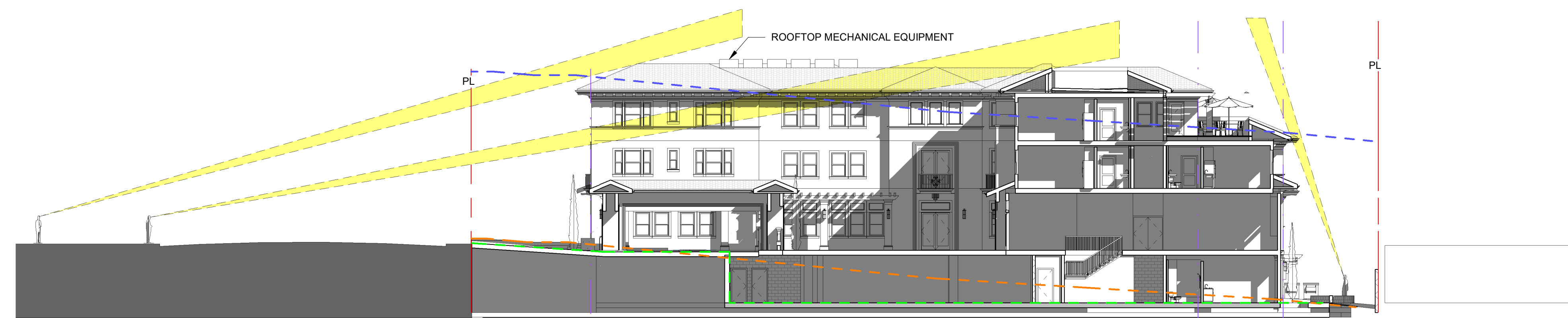
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Job #: 20-9215

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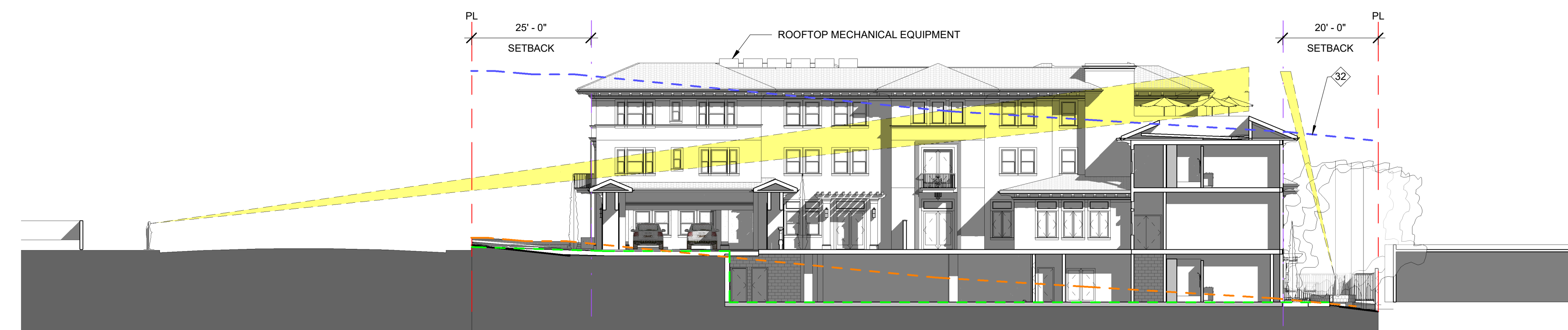
A-3.5



① EAST / WEST SECTION - SIGHT LINE EXHIBIT
1/16" = 1'-0"



② NORTH / SOUTH SECTION 1 - SIGHT LINE EXHIBIT
1/16" = 1'-0"



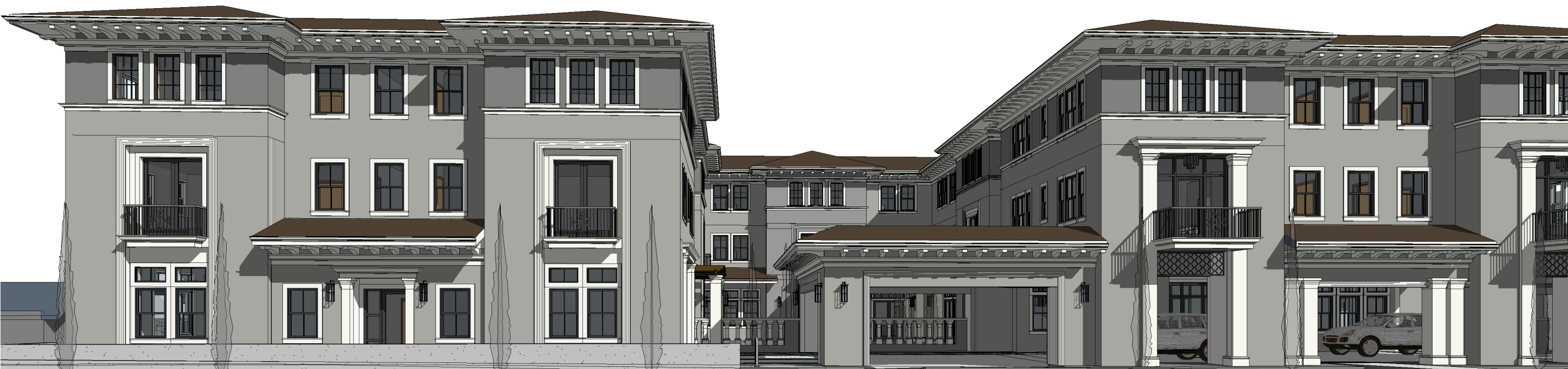
③ NORTH / SOUTH SECTION 2 - SIGHT LINE EXHIBIT
1/16" = 1'-0"



① 3D View 4



② 3D View 5



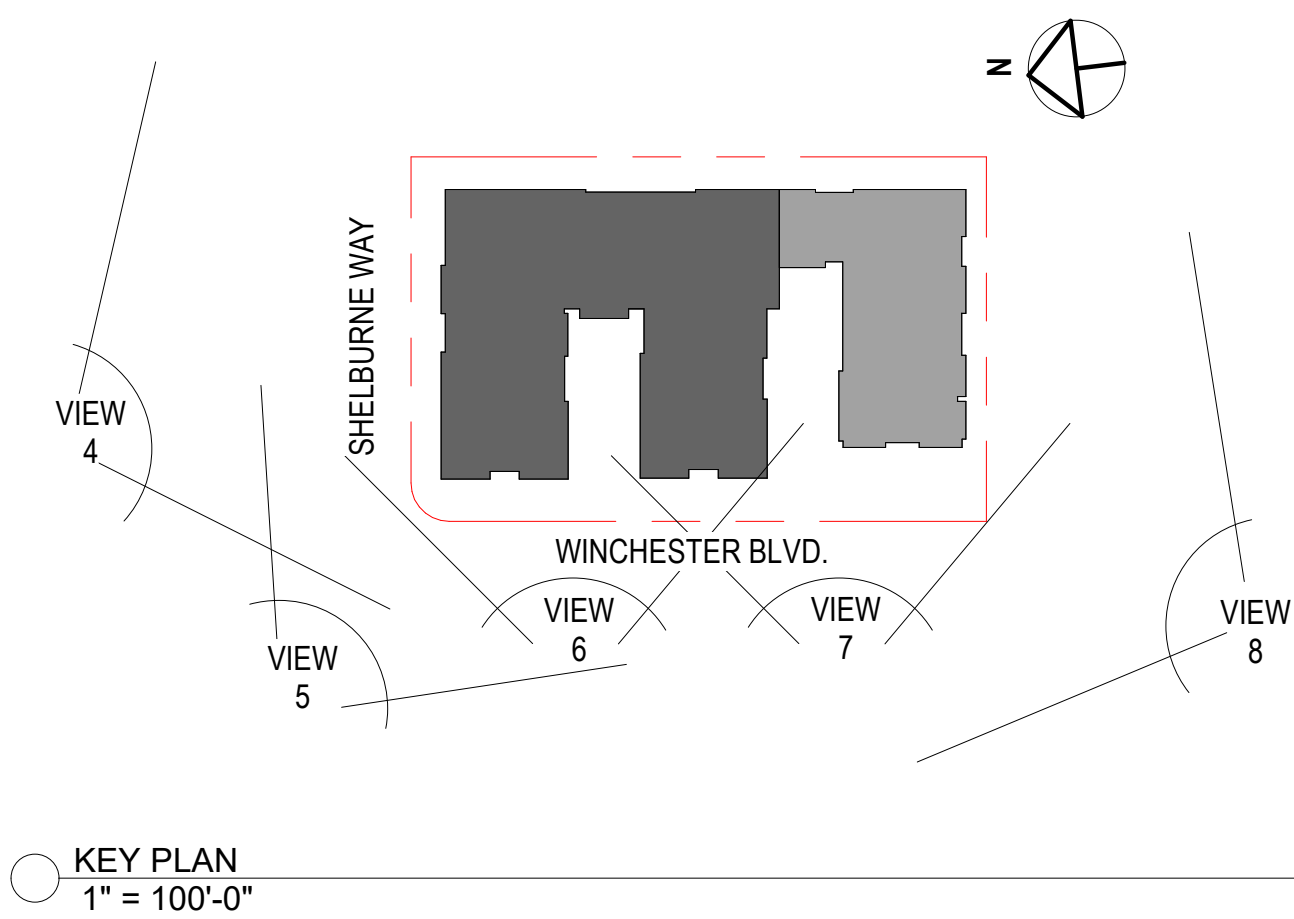
③ 3D View 6



④ 3D View 7



⑤ 3D View 8



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3 Planning Response #3 12/10/21

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15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
ROOF SCREEN ANALYSIS -
PERSPECTIVES

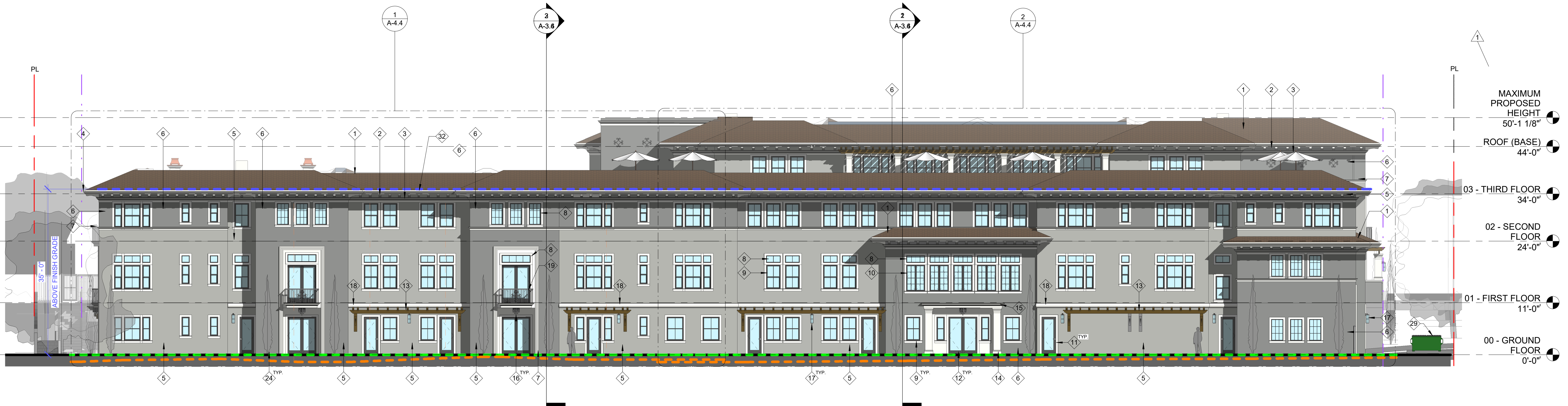
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Scale: **AS NOTED**
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Job #: **20-9215**

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A-3.7



1 WEST - WINCHESTER ELEVATION
3/32" = 1'-0"



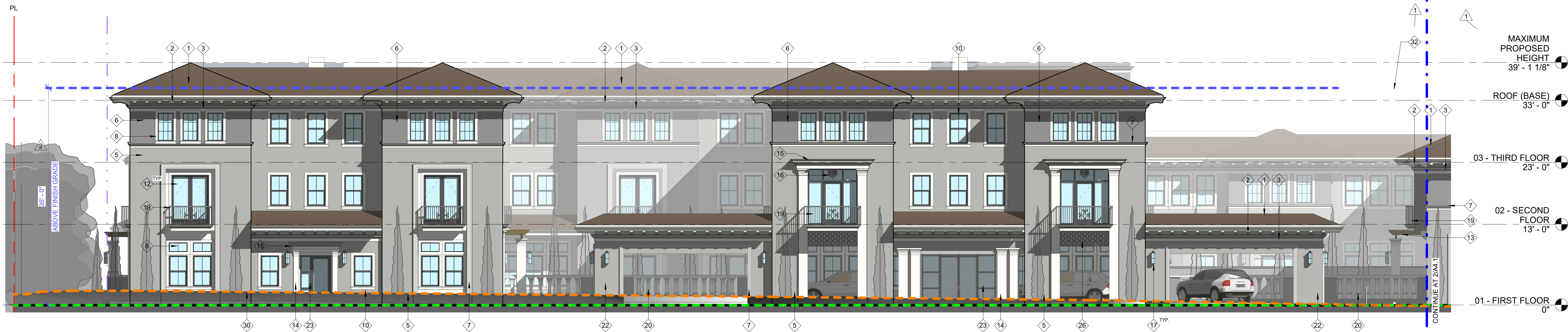
2 EAST - FACING RESIDENTIAL ELEVATION
3/32" = 1'-0"

ELEVATION KEYNOTE :

1 SPANISH TILE ROOF	13 BRACED WOOD TRELLIS	25 ROLL UP GATE
2 RAFTER TAIL	14 ARCHITECTURAL COLUMN	26 GEOMETRIC SCREEN
3 CORNICE	15 CORNICE CROWN	27 CORBEL - SPANISH
4 ROOF GUTTER	16 EXTERIOR CHANDELIER	28 ROLL UP DOOR WITH FROSTED GLASS PANELS
5 CEMENT PLASTER WITH PAINT FINISH - SHERMAN WILLIAMS 7066 GRAY MATTERS	17 LINEAR CARRIAGE LIGHT	29 LOCATION OF TRASH / RECYCLE PAD FOR ON SITE BIN STAGING FOR COLLECTION DAY USE ONLY. BINS TO BE STORED IN TRASH ROOM BEHIND LOADING ROOM ON NON COLLECTION DAYS.
6 CEMENT PLASTER WITH PAINT FINISH- SHERMAN WILLIAMS 7067 CITYSCAPE	18 BELLY BAND	30 EXISTING GRADE
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9 SINGLE HUNG WINDOW	21 CHIMNEY - CEMENT PLASTER FINISH, EXTERIOR TRIM, COPPER CROWN	
10 CASEMENT WINDOW	22 SPLIT FACE CMU WALL ADJACENT TO NEIGBOR'S WALL, 6'-0" TYP.	
11 SINGLE DOOR	23 CURTAIN WALL	
12 DOUBLE DOOR	24 NOT USED	

LEGEND:

---	MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
---	NATURAL GRADE
---	FINISH GRADE
	VARIANCE AREA



1 WEST - WINCHESTER ELEVATION - AL
1/8" = 1'-0"



2 WEST - WINCHESTER ELEVATION - MC
1/8" = 1'-0"

GENERAL NOTES :

A. ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO ENERGY DISSIPATORS (SPLASH BLOCKS) AT ALL LOCATIONS. NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT DOWNSTREAM OR DOWN SLOPE PROPERTY. INSTEAD, STORMWATER TO BE TREATED ONSITE BY MEANS OF BIOTREATMENT. PLEASE SEE CIVIL STORMWATER MANAGEMENT PLAN FOR MORE INFORMATION.

ELEVATION KEYNOTE :

1	SPANISH TILE ROOF	13	BRACED WOOD TRELLIS	25	ROLL UP GATE
2	RAFTER TAIL	14	ARCHITECTURAL COLUMN	26	GEOMETRIC SCREEN
3	CORNICE	15	CORNICE CROWN	27	CORBEL - SPANISH
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11	SINGLE DOOR	23	CURTAIN WALL		
12	DOUBLE DOOR	24	NOT USED		

LEGEND:

	MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
	NATURAL GRADE
	FINISH GRADE
	VARIANCE AREA

Consultant:

Revisions:

Revision Schedule

1	Planning Response #1	07/20/21
2	Planning Response #2	11/01/21
3	Planning Response #3	12/10/21

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PLANNING REVIEW NO. 21-1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
BUILDING ELEVATIONS - WEST

Date: **APRIL 01, 2021**
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Drawn by: **DM, EY, IL**
Job #: **20-9215**

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A-4.1



1 NORTH - SHELburn ELEVATION
1/8" = 1'-0"

GENERAL NOTES :

- A. ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO ENERGY DISSIPATORS (SPLASH BLOCKS) AT ALL LOCATIONS. NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT DOWNSTREAM OR DOWN SLOPE PROPERTY. INSTEAD, STORMWATER TO BE TREATED ONSITE BY MEANS OF BIOTREATMENT. PLEASE SEE CIVIL STORMWATER MANAGEMENT PLAN FOR MORE INFORMATION.

ELEVATION KEYNOTE :

1	SPANISH TILE ROOF	13	BRACED WOOD TRELLIS	25	ROLL UP GATE
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3	CORNICE	15	CORNICE CROWN	27	CORBEL - SPANISH
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12	DOUBLE DOOR	24	NOT USED		

LEGEND:

- MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
- NATURAL GRADE
- FINISH GRADE
- VARIANCE AREA

Consultant:

Revisions:

Revision Schedule

1	Planning Response #1	07/20/21
2	Planning Response #2	11/01/21
3	Planning Response #3	12/10/21

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PLANNING REVIEW NO. 21 1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
BUILDING ELEVATIONS - NORTH

Date: APRIL 01, 2021
Scale: AS NOTED
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Job #: 20-9215

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A-4.2

Consultant:

Revisions:

Revision Schedule		
1	Planning Response #1	07/20/21
2	Planning Response #2	11/01/21
3	Planning Response #3	12/10/21

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15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
BUILDING ELEVATIONS - SOUTH

Date: APRIL 01, 2021
Scale: AS NOTED
Drawn by: DM, EY, IL
Job #: 20-9215

Sheet

A-4.3

DEVELOPMENT REVIEW RESUBMITTAL #4 : APRIL 4, 2022



1 SOUTH - FACING RESIDENTIAL (NEIGHBOR VIEW)
1/8" = 1'-0"



2 SOUTH - FACING RESIDENTIAL
1/8" = 1'-0"

GENERAL NOTES :

- A. ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO ENERGY DISSIPATORS (SPLASH BLOCKS) AT ALL LOCATIONS. NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT DOWNSTREAM OR DOWN SLOPE PROPERTY. INSTEAD, STORMWATER TO BE TREATED ONSITE BY MEANS OF BIOTREATMENT. PLEASE SEE CIVIL STORMWATER MANAGEMENT PLAN FOR MORE INFORMATION.

ELEVATION KEYNOTE :

- | | | | | | |
|----|---|----|--|----|--|
| 1 | SPANISH TILE ROOF | 13 | BRACED WOOD TRELLIS | 25 | ROLL UP GATE |
| 2 | RAFTER TAIL | 14 | ARCHITECTURAL COLUMN | 26 | GEOMETRIC SCREEN |
| 3 | CORNICE | 15 | CORNICE CROWN | 27 | CORBEL - SPANISH |
| 4 | ROOF GUTTER | 16 | EXTERIOR CHANDELIER | 28 | ROLL UP DOOR WITH FROSTED GLASS PANELS |
| 5 | CEMENT PLASTER WITH PAINT FINISH - SHERMAN WILLIAMS 7066 GRAY MATTERS | 17 | LINEAR CARRIAGE LIGHT | 29 | LOCATION OF TRASH / RECYCLE PAD FOR ON SITE BIN STAGING FOR COLLECTION DAY USE ONLY. BINS TO BE STORED IN TRASH ROOM BEHIND LOADING ROOM ON NON COLLECTION DAYS. |
| 6 | CEMENT PLASTER WITH PAINT FINISH- SHERMAN WILLIAMS 7067 CITYSCAPE | 18 | BELLY BAND | 30 | EXISTING GRADE |
| 7 | EXTERIOR WALL TRIM | 19 | PATIO METAL RAILING | 31 | PROPOSED GRADE |
| 8 | FIXED WINDOW | 20 | COURTYARD WALL | 32 | MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE) |
| 9 | SINGLE HUNG WINDOW | 21 | CHIMNEY - CEMENT PLASTER FINISH, EXTERIOR TRIM, COPPER CROWN | | |
| 10 | CASEMENT WINDOW | 22 | SPLIT FACE CMU WALL ADJACENT TO NEIGHBOR'S WALL, 6'-0" TYP. | | |
| 11 | SINGLE DOOR | 23 | CURTAIN WALL | | |
| 12 | DOUBLE DOOR | 24 | NOT USED | | |

LEGEND:

- MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
- NATURAL GRADE
- FINISH GRADE
- VARIANCE AREA



GENERAL NOTES :

A. ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO ENERGY DISSIPATORS (SPLASH BLOCKS) AT ALL LOCATIONS. NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT DOWNSTREAM OR DOWN SLOPE PROPERTY. INSTEAD, STORMWATER TO BE TREATED ONSITE BY MEANS OF BIOTREATMENT. PLEASE SEE CIVIL STORMWATER MANAGEMENT PLAN FOR MORE INFORMATION.

ELEVATION KEYNOTE :

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LEGEND:

	MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
	NATURAL GRADE
	FINISH GRADE
	VARIANCE AREA

Consultant:

Revisions:

Revision Schedule

1	Planning Response #1	07/20/21
2	Planning Response #2	11/01/21
3	Planning Response #3	12/10/21

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BUILDING ELEVATIONS - EAST

Date: **APRIL 01, 2021**
Scale: **AS NOTED**
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Job #: **20-9215**

Sheet

A-4.4



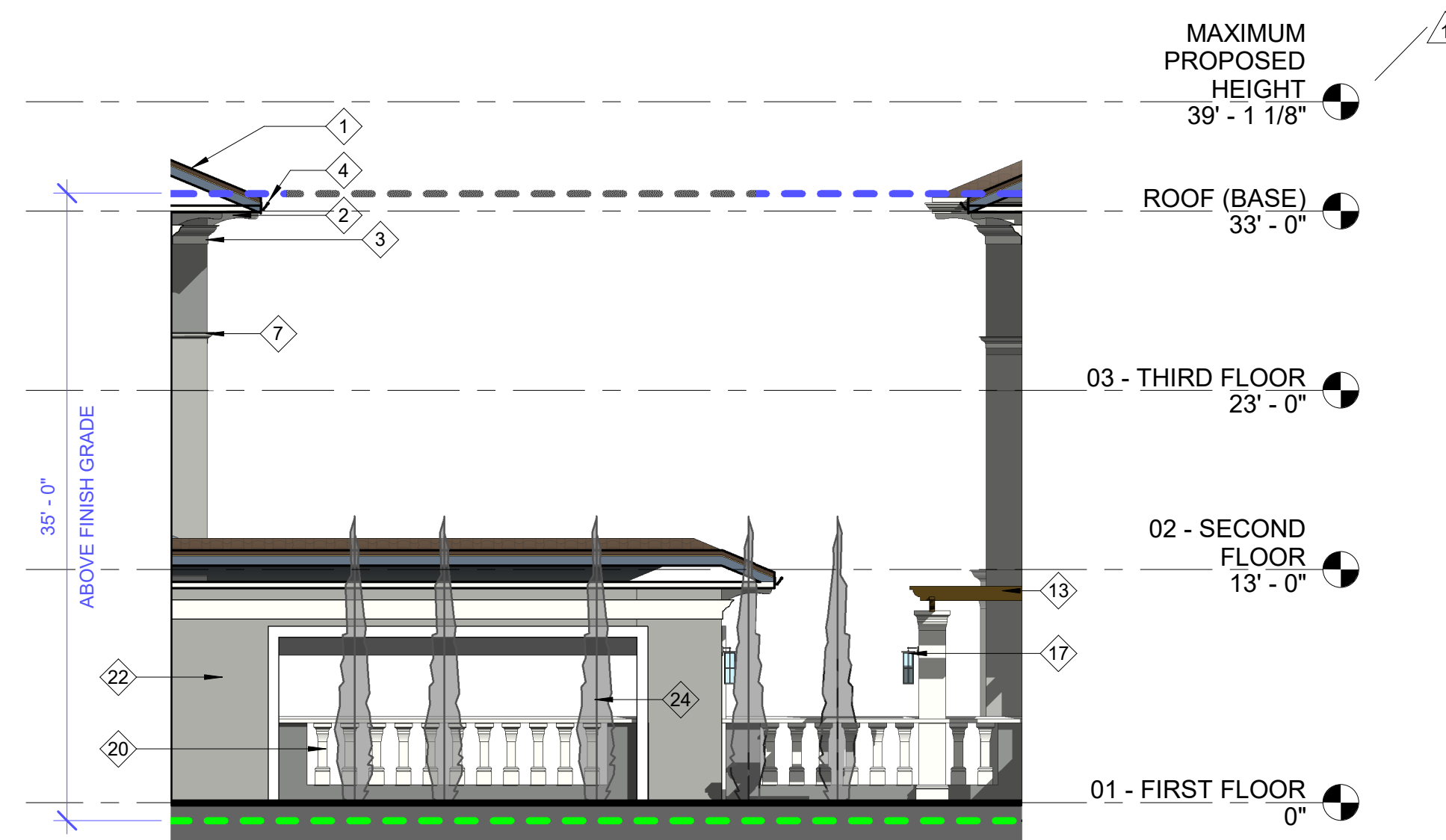
1 AL COURTYARD - NORTH
1/8" = 1'-0"



2 AL COURTYARD - EAST
1/8" = 1'-0"



3 AL COURTYARD - SOUTH
1/8" = 1'-0"



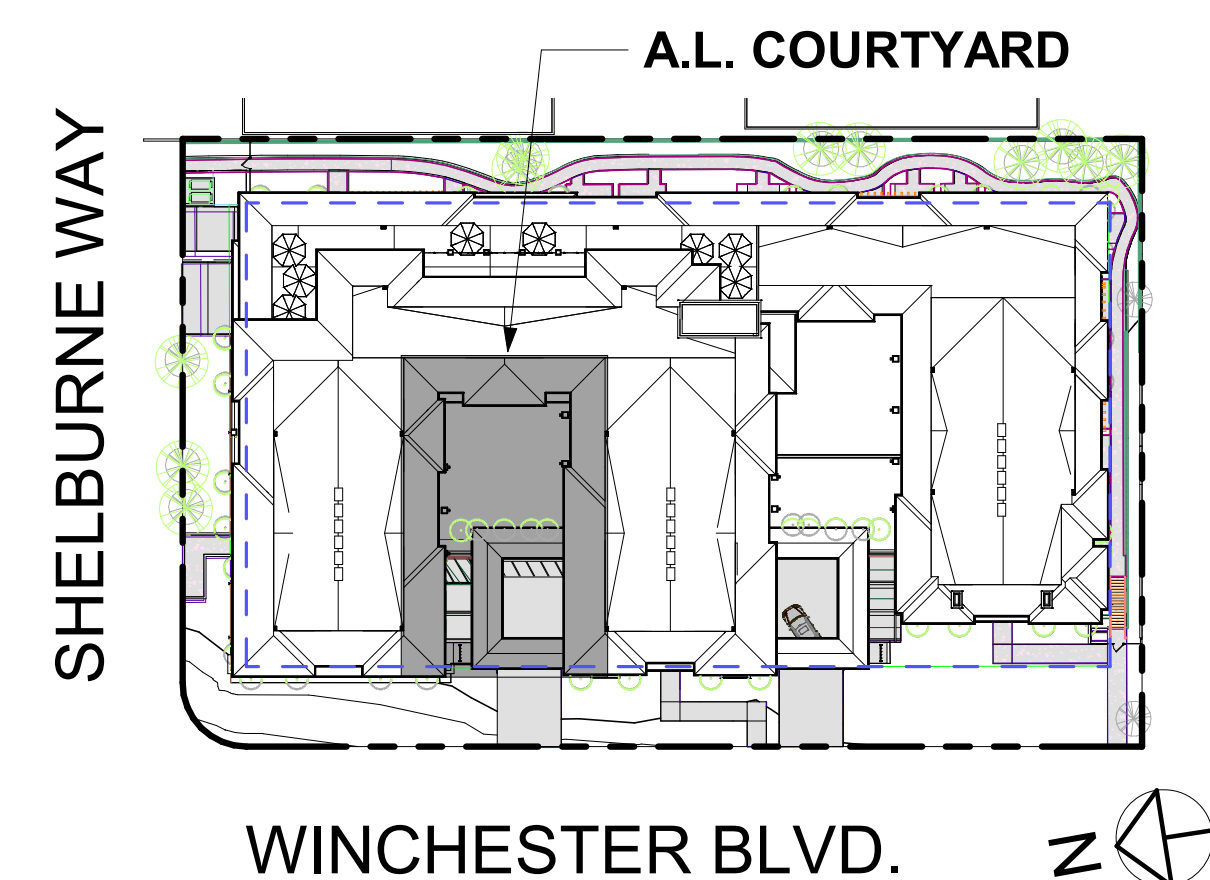
4 AL COURTYARD - WEST
1/8" = 1'-0"

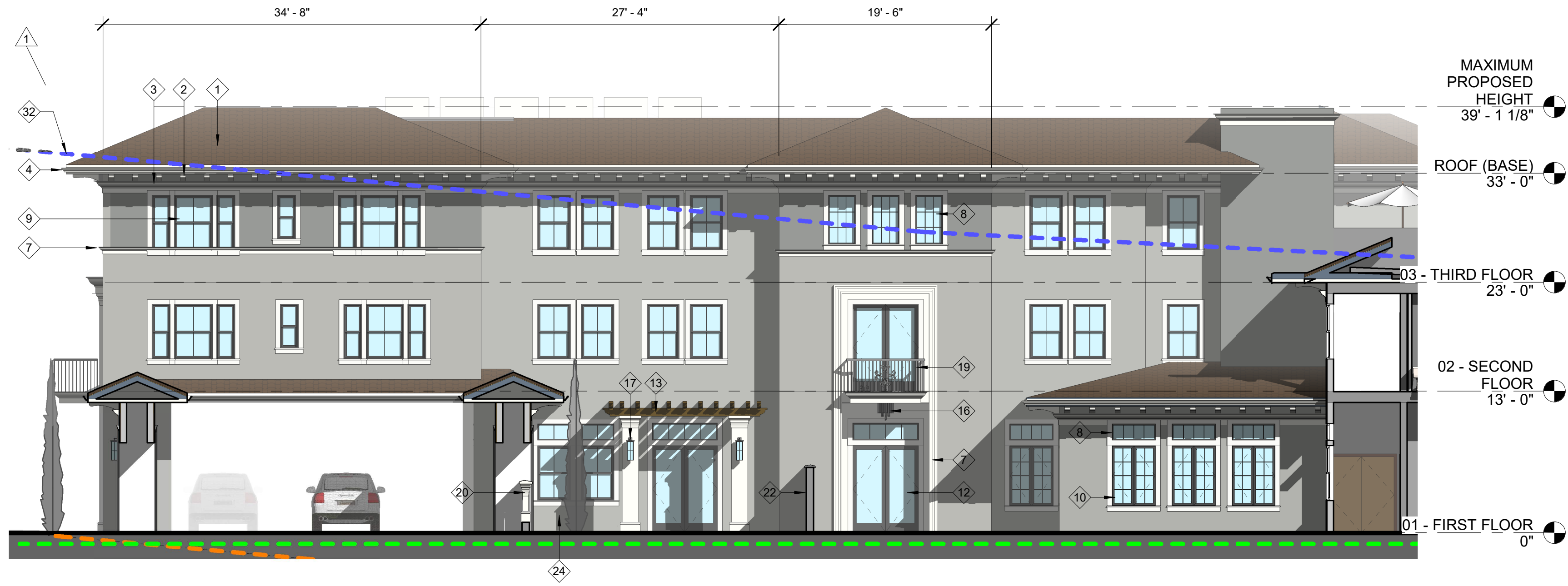
ELEVATION KEYNOTE :

1 SPANISH TILE ROOF	13 BRACED WOOD TRELLIS	25 ROLL UP GATE
2 RAFTER TAIL	14 ARCHITECTURAL COLUMN	26 GEOMETRIC SCREEN
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11 SINGLE DOOR	23 CURTAIN WALL	
12 DOUBLE DOOR	24 NOT USED	

LEGEND:

---	MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
---	NATURAL GRADE
---	FINISH GRADE
---	VARIANCE AREA

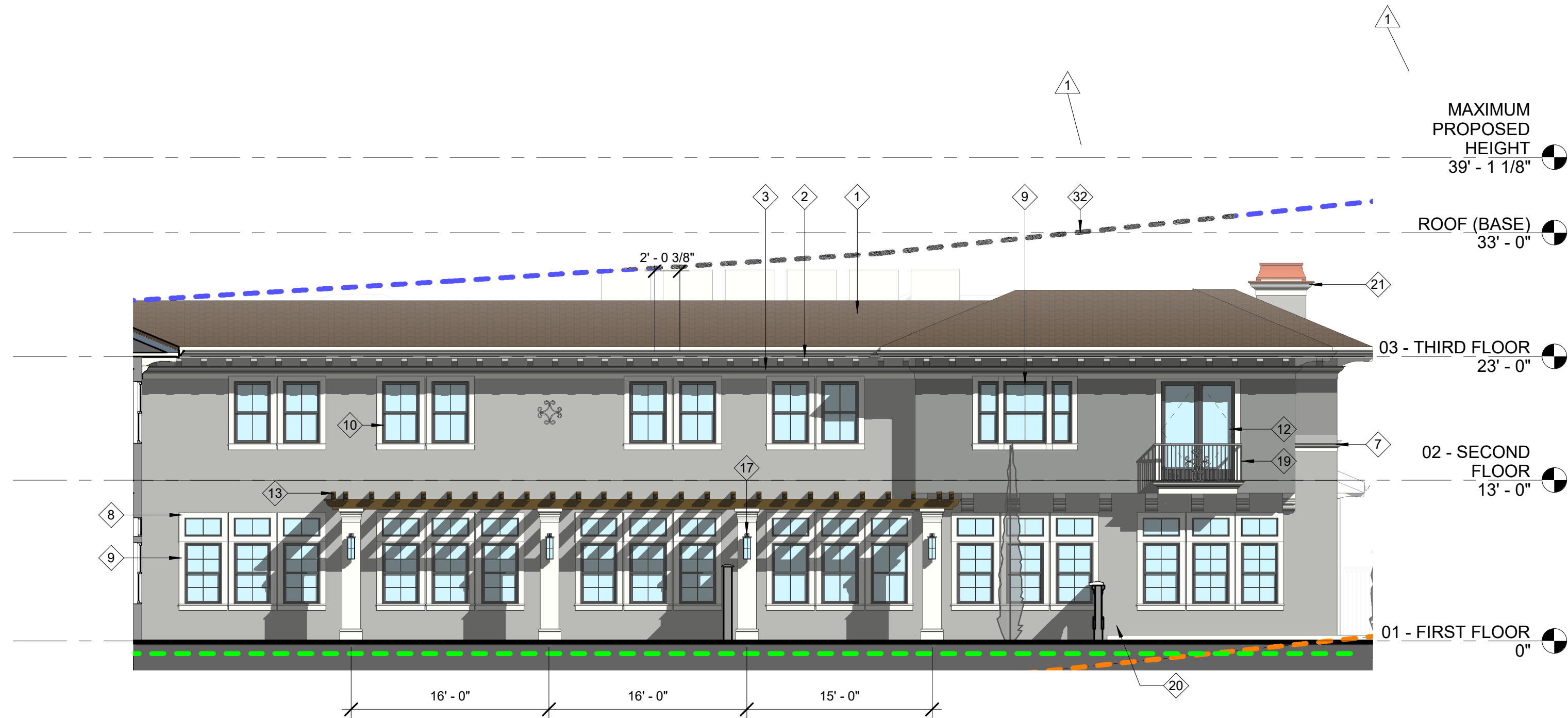




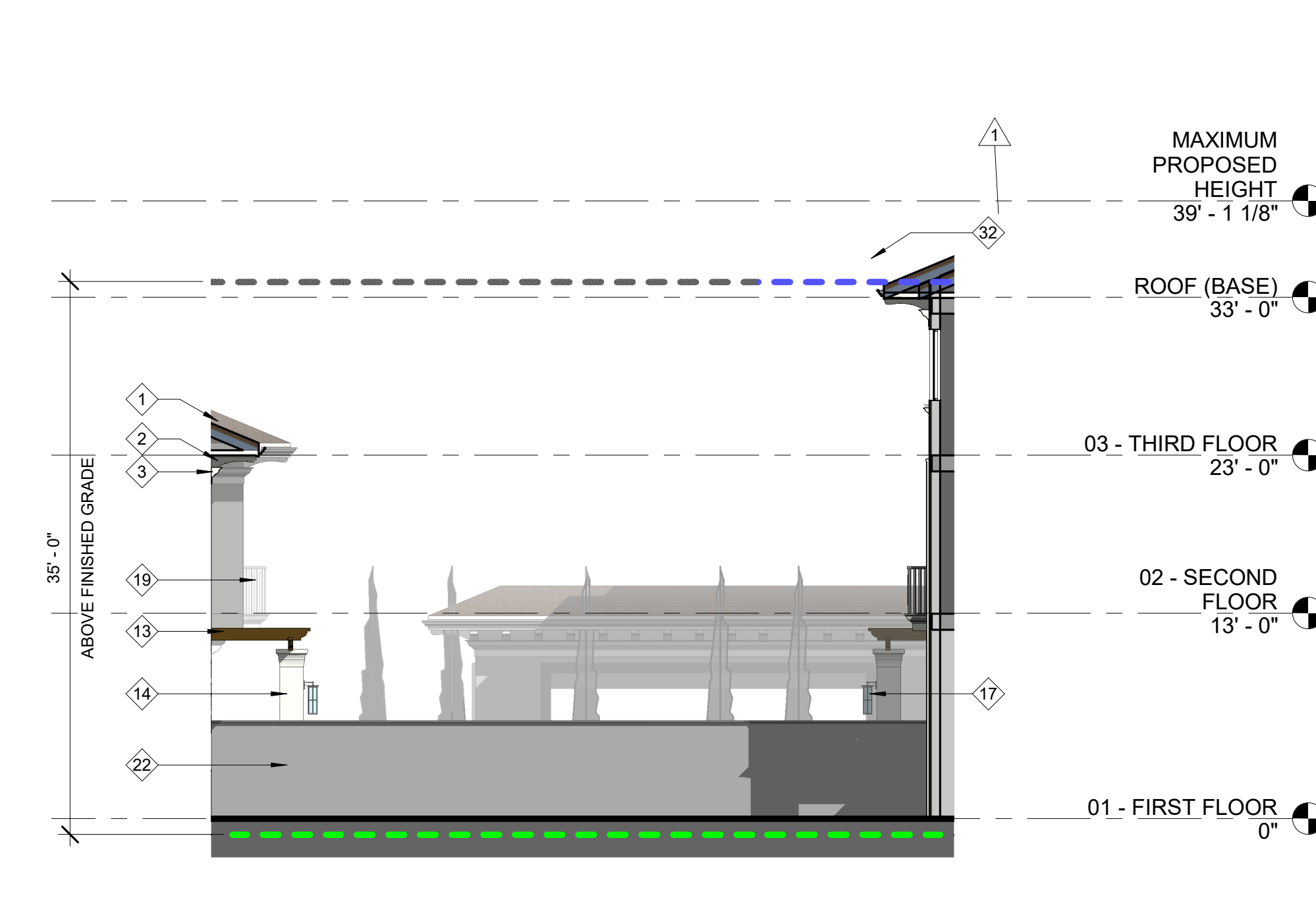
1 MEMORY CARE COURTYARD - NORTH
1/8" = 1'-0"



2 MEMORY CARE COURTYARD - EAST
1/8" = 1'-0"



3 MEMORY CARE COURTYARD - SOUTH
1/8" = 1'-0"



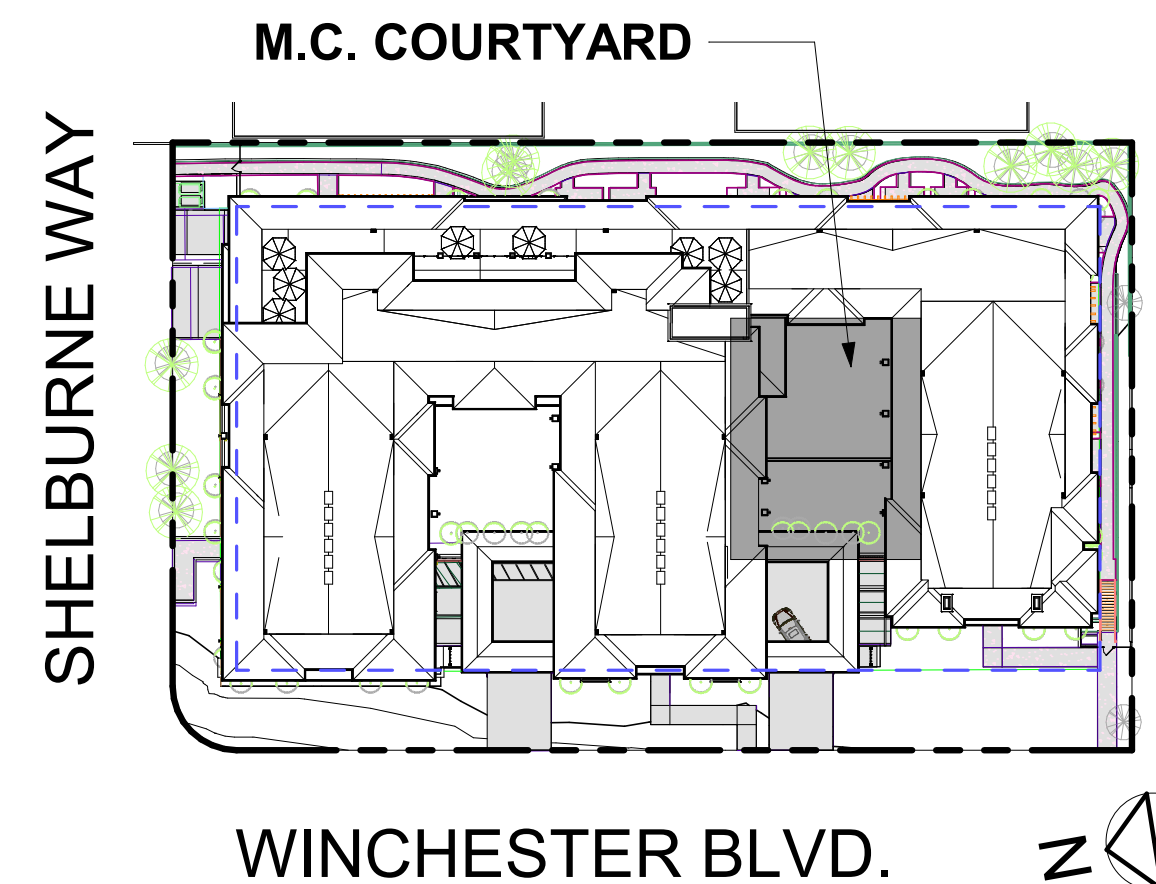
4 MEMORY CARE COURTYARD - WEST
1/8" = 1'-0"

ELEVATION KEYNOTE :

1 SPANISH TILE ROOF	13 BRACED WOOD TRELLIS	25 ROLL UP GATE
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11 SINGLE DOOR	23 CURTAIN WALL	
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LEGEND:

- MAXIMUM ALLOWED HEIGHT (35' ABOVE NATURAL GRADE)
- NATURAL GRADE
- FINISH GRADE
- VARIANCE AREA



Consultant:

Revisions:

Revision Schedule

1 Planning Response #1 | 07/20/21

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15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
COURTYARD ELEVATIONS - MEMORY CARE

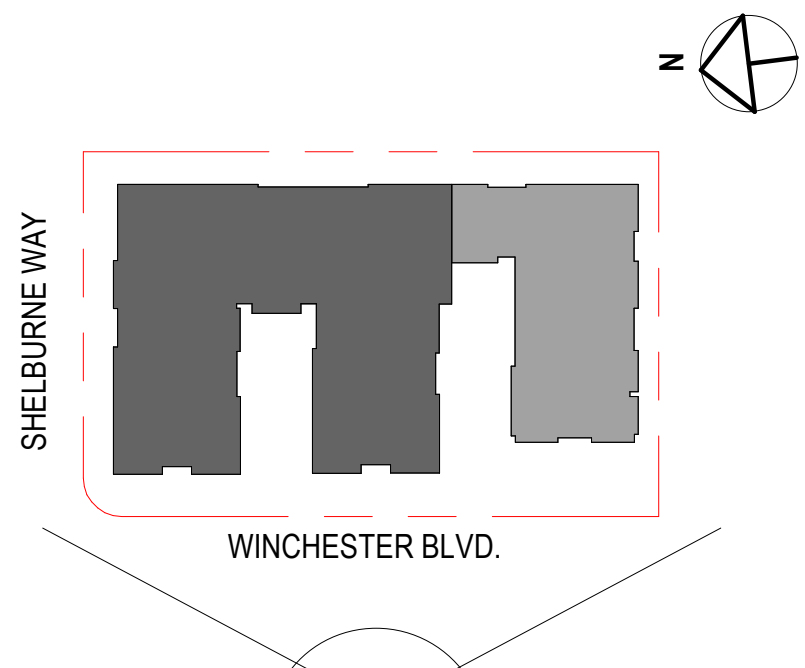
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Job #: 20-9215

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A-4.6



RENDERING - WEST ELEVATON (WINCHESTER BOULEVARD)



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Revisions:

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PLANNING REVIEW NO. 21-1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
RENDERING - WEST ELEVATON

Date: **APRIL 01, 2021**
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Job #: **20-9215**

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A-5.1



RENDERING - PERSPECTIVE FROM WINCHESTER BOULEVARD LOOKING NORTH - EAST



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PLANNING REVIEW NO. 21-1724
15860 - 15894 WINCHESTER BLVD., LOS GATOS, CA
RENDERING - PERSPECTIVE FROM
WINCHESTER

Date: **APRIL 01, 2021**
Scale: **AS NOTED**
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RENDERING - SOUTH ELEVATION



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RENDERING - SOUTH ELEVATION

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RENDERING - PERSPECTIVE OF GARDEN / GROUND LEVEL UNITS



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RENDERING - PERSPECTIVE FROM
GARDEN/GROUND LEVEL UNIT

Date: **APRIL 01, 2021**
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RENDERING - NORTH ELEVATION (SHELBURNE WAY)



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RENDERING - NORTH ELEVATION
(SHELBURNE WAY)

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① RENDERING - PERSPECTIVE FROM SHELBURNE WAY LOOKING SOUTH - WEST
12" = 1'-0"

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RENDERING - PERSPECTIVE FROM
SHELBURNE

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RENDERING - AERIAL FROM SHELBURNE



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RENDERING - AERIAL FROM
SHELBURNE

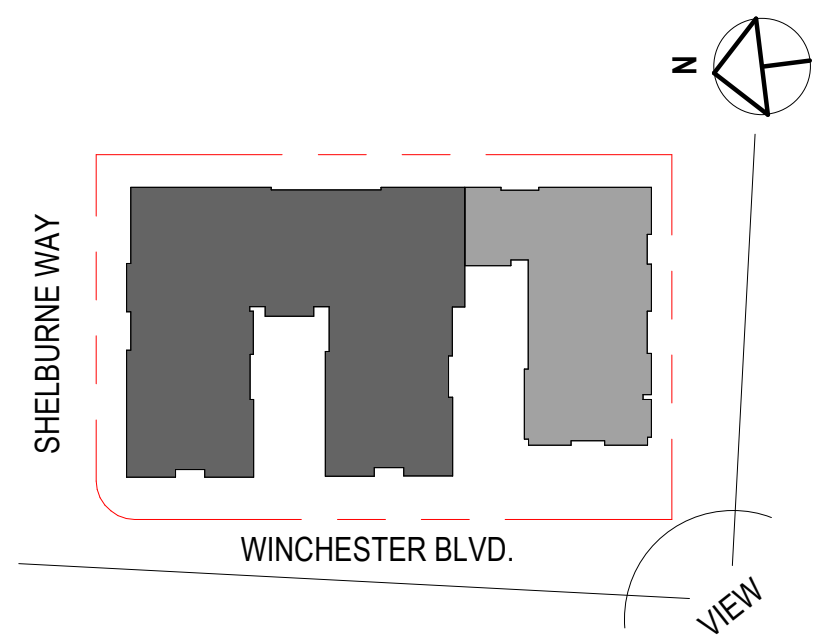
Date: **APRIL 01, 2021**
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RENDERING - AERIAL FROM WINCHESTER



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A-5.8

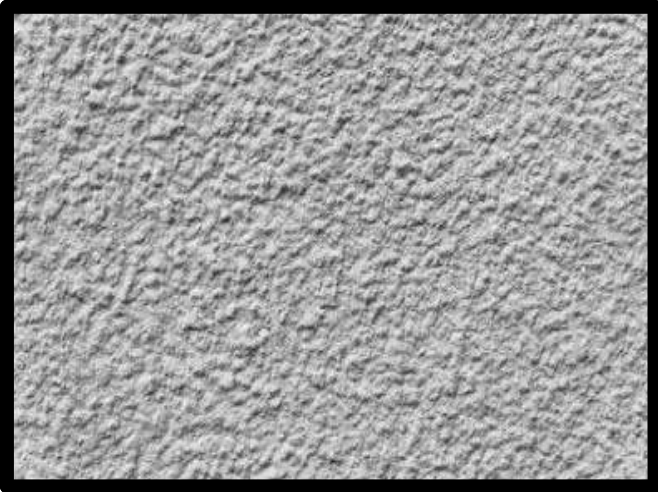


F
A-3
A-4
C-1
D-2

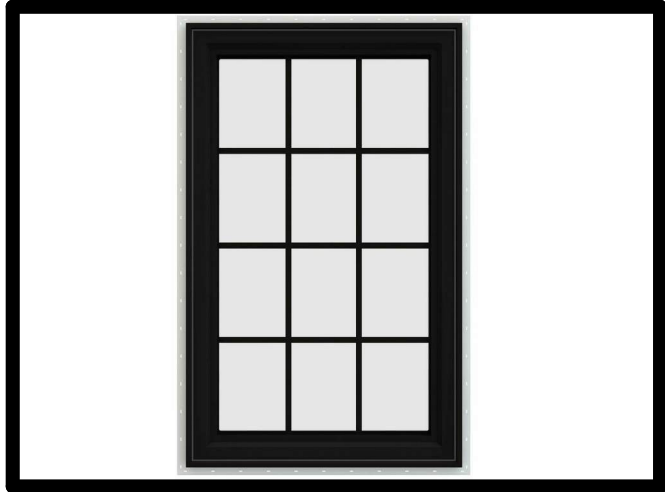
G
F
A-3

B-2 C-1 E-1 H-1 C-1 D-2 C-1

MATERIALS ARE REFERENCED BY LETTER



A : CEMENT PLASTER
FINISH : SAND



B : VINYL WINDOW



C : STUCCO FOAM TRIM



D : METAL RAILING



E : PERCAST BALUSTERS
BALUSTERS TO HAVE SQUARED
PROFILE TO MATCH COLUMNS



F : SPANISH TILE ROOF
COLOR :

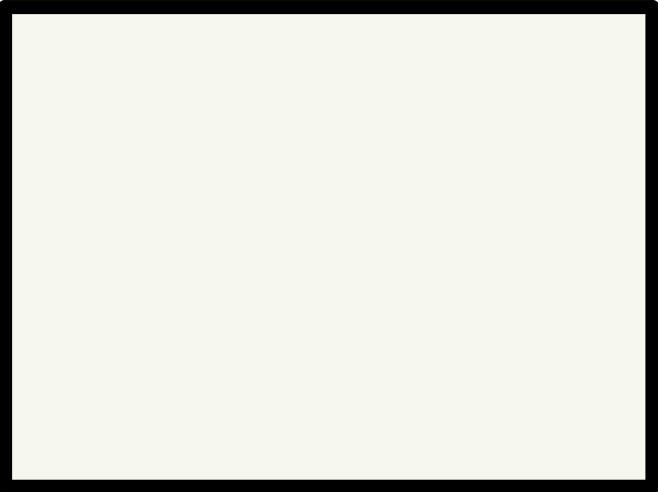


G : COPPER CHIMNEY CAP



H : TUSCAN COLUMN CAPITAL
COLUMN TO HAVE SQUARED PROFILE

COLORS ARE REFERENCED BY NUMBER:



1 : SHERWIN-WILLIAMS
SW 7757
HIGH REFLECTIVE WHITE



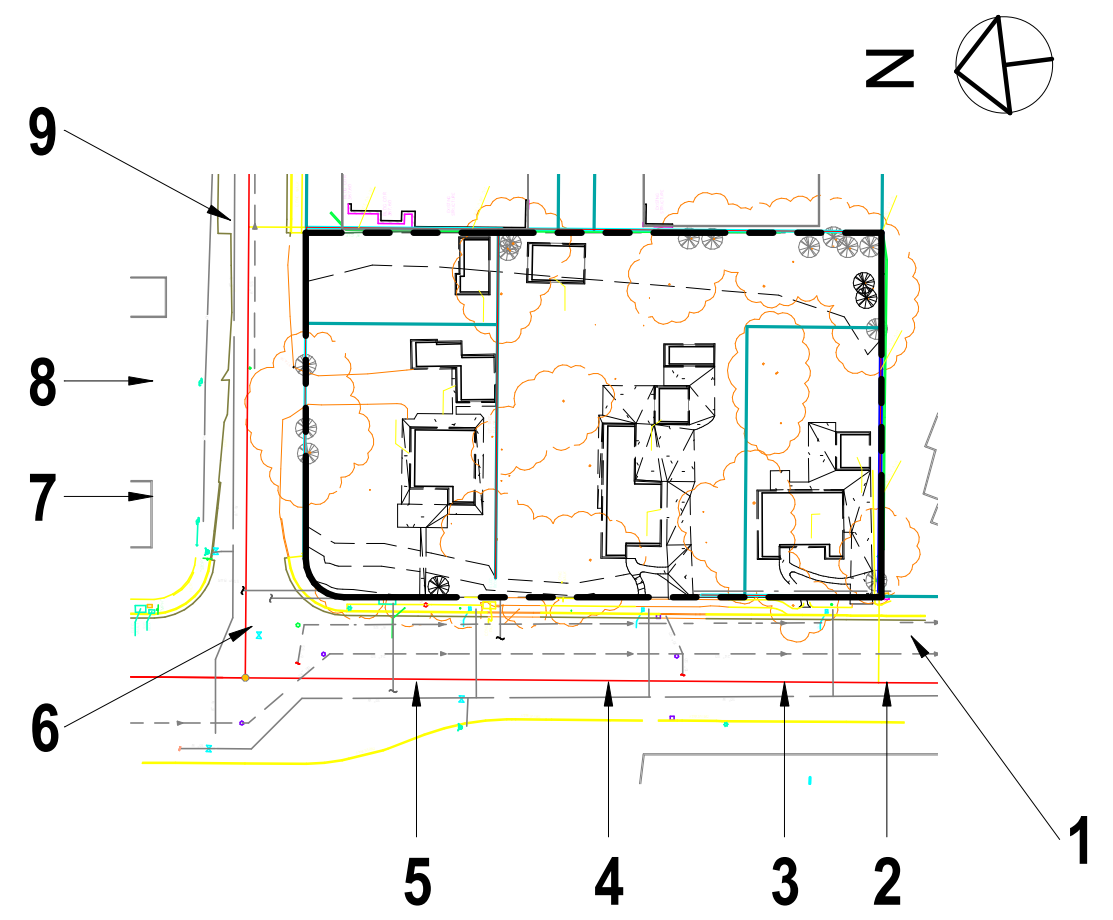
2 : SHERWIN-WILLIAMS
SW 7674
PEPPERCORN



3 : SHERWIN-WILLIAMS
SW 7067
CITYSCAPE



4 : SHERWIN-WILLIAMS
SW 7066
GRAY MATTERS



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PHOTOS OF PROPERTY

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