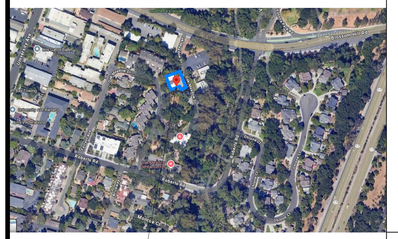
VICINITY MAP



PROJECT SITE

PROJECT SUMMARY

THE PROPOSED MIXED USE PROJECT CONSISTS OF 12 CONDOMINIUM UNITS IN A 6-STORY BUILDING, WITH APPROXIMATELY 37,658 SQUARE FEET OF RESIDENTIAL BUILDING AREA ON APPROXIMATELY 19,705 SQUARE FOOT PROPERTY WITH ONE EXISTING LEGAL PARCEL (ASSESSOR PARCEL NUMBER APN 529-10-132) AT 235 OAK MEADOW DRIVE IN LOS GATOS ("PROJECT SITE"). THE PROJECT WOULD REPLACE THE EXISTING BUILDING.

THERE ARE NO MECHANICAL UNITS ON THE ROOF. MECHANICAL SYSTEMS WILL BE EMBEDDED IN THE WALLS OF THE STAIRWELLS AND WILL NOT BE VISIBLE.

OF THE 12 CONDOMINIUMS, 2 WILL BE BELOW MARKET RATE UNITS FOR SALE. THIS IS NOT PUBLIC HOUSING.

THIS MULTI-FAMILY RESIDENTIAL PROJECT WILL COMPLY WITH THE TOWN'S ALL ELECTRIC CONSTRUCTION REQUIREMENTS OF TOWN CODE SECTION 6.120.070.

APPLICABLE CODES

2022 CBC, CMC, CPC, CEC, CFC, CRC
2022 TITLE 24 ENERGY COMPLIANCE
CALIFORNIA GREEN BUILDING
ACCESSIBLE CODE CHAPTER 11A (RESIDENTIAL CONDO)
ACCESSIBLE CODE CHAPTER 11B (COMMERCIAL, RETAIL, COMMON AREA)

DEFFERED SUBMITTALS

SPRINKLER SYSTEM
FIRE ALARM SYSTEM
TWO-WAY COMMUNICATION SYSTEM
EMERGENCY RESPONDER RADIO COVERAGE
STANDPIPES

PROJECT TEAM

ARCHITECTURAL:
KURT B. ANDERSON, AIA, CGBP
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V&H ENGINEERING
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LANDSCAPE:
DENNIS TANIGUCHI
PRINCIPAL
TANIGUCHI LANDSCAPE ARCHITECTURE
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SAN MATEO, CA 94401
650.638.9985 OFFICE
650.638.9986 FAX
dennis@dlandarch.com

PROJECT DATA

GENERAL

APN	529-10-132
PROJECT ADDRESS	235 OAK MEADOW DRIVE, LOS GATOS, CA
ZONING	O:PD
PROPOSED USE	LUXURY CONDOMINIUMS W/ 2 BMR UNITS
PROPOSED TYPE OF CONSTRUCTION	TYPE III-B
FIRE SPRINKLER	YES
PROPOSED TYPE OF OCCUPANCY	S-2 (PARKING GARAGE) / R-2 (RESIDENTIAL UNITS) / A-2 (COMMUNITY)
LOT SIZE (SF)	19705 SF
NUMBER OF PROPOSED RESIDENTIAL UNITS	12
DU / ACRE	18
HEIGHT	(79'-6") 6 STORIES AND PARKING GARAGE
GROSS FLOOR AREA TOTAL (SF)	37658 SF
FLOOR AREA RATIO (FAR)	0.38
LOT COVERAGE (BUILDING FOOTPRINTS)	7390 SF

PARKING

VEHICLE	
PROVIDED	37 PARKING STALLS (INCLUDE 2 HC)
BICYCLE	
PROVIDED	LONG TERM: 12 (ROOM W/ KEY ACCESS AT LEVEL 1) SHORT TERM: 6

LANDSCAPE, PRIVATE, & COMMUNITY

LANDSCAPE AREA (SF)	
LEVEL 1 PLANTING	920 SF
LEVEL 2 PLANTING	1097 SF
LEVEL 3 PLANTING	675 SF
LEVEL 4 & 5 PLANTING	0 SF
LEVEL 6 - ROOF DECK PLANTING	1324 SF
TOTAL (PROPOSED)	4016 SF
TOTAL (REQUIRED)	3941 SF
PRIVATE AREA (SF)	SEE UNIT COUNT & PRIVATE BALCONY
COMMUNITY AREA (SF)	3517 SF
TOTAL (PROPOSED)	3517 SF
TOTAL (REQUIRED)	12 UNITS x 100 SF = 1200 SF

UNIT COUNT & PRIVATE BALCONY

UNIT NAME	DESCRIPTION	AREA (SF)	# UNITS / FLOOR	FLOORS	TOTAL # UNITS	PRIVATE BALCONY (SF)
UNIT 1	1BED / 1BATH	877 SF	1	2	2	200 SF
UNIT 2*	2BED / 2BATH	1297 SF	1	2	2	328 SF
UNIT 3*	3BED / 3.5BATH	2033 SF	1	1	1	667 SF
UNIT 4*	3BED / 3BATH	2287 SF	3	3	3	528 SF
UNIT 5*	3BED / 3.5BATH	2140 SF	1	1	1	787 SF
UNIT 6*	3BED / 3.5BATH	2144 SF	3	3	3	787 SF
TOTAL					12	

* BALCONIES OPEN ON 2 SIDES OR MORE

UNIT MIX

	PER FLOOR		
3BED UNIT	8	8	66%
2BED UNIT	2	2	17%
1BED UNIT	2	2	17%
		12	100%

AREA CALCULATIONS

GROSS BUILDING AREA (SF)	
LEVEL 1 - PARKING	6631 SF
LEVEL 2	5405 SF
LEVEL 3	5264 SF
LEVEL 4	5264 SF
LEVEL 5	5264 SF
LEVEL 6	5264 SF
LEVEL 6 - ROOF DECK	4566 SF
TOTAL	37658 SF
	MAX. FLOOR AREA (W/ 20% INCREASE):
	45190 SF
OPEN SPACE (SF)	
LEVEL 1 - BIKE PARKING	215 SF
LEVEL 2 - PRIVATE BALCONY	1195 SF
LEVEL 3 - PRIVATE BALCONY	1315 SF
LEVEL 4 - PRIVATE BALCONY	1315 SF
LEVEL 5 - PRIVATE BALCONY	1315 SF
LEVEL 6 - ROOF DECK	3508 SF
TOTAL	8863 SF

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ARCHITECTURAL

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A0.2 ALLOWABLE EXTERIOR WALL OPENINGS
A1.0 EXISTING SITE PLAN
A1.1 EXISTING SITE PHOTOS & STREETSCAPES
A1.2 SITE PLAN / LOWER STREET PLAN
A1.3 FIRE APPARATUS ACCESS
A2.0 LEVEL 1 PLAN - BASEMENT PARKING
A2.1 LEVEL 2 PLAN
A2.2 LEVEL 3 PLAN
A2.3 LEVEL 4 TO 6 PLAN
A2.4 ROOF DECK PLAN
A2.5 ROOF PLAN
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A6.1 AERIAL VIEWS
A6.2 RENDERINGS
A7.0 SHADOW STUDIES

CIVIL

C1.0 TENT MAP
C2.0 SITE PLAN
C3.0 GRADING
C3.1 UTILITY
C4.0 STORM
C5.0 SD NOTES

LANDSCAPE

L-1 LANDSCAPE PLAN STREET LEVEL
L-2 LANDSCAPE PLAN SECOND LEVEL
L-3 LANDSCAPE PLAN THIRD LEVEL
L-4 LANDSCAPE PLAN ROOF LEVEL
L-5 IRRIGATION HYDROZONE PLAN STREET LEVEL
L-6 IRRIGATION HYDROZONE PLAN SECOND LEVEL
L-7 IRRIGATION HYDROZONE PLAN THIRD LEVEL
L-8 IRRIGATION HYDROZONE PLAN ROOF LEVEL

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Client:
DOG FRIENDLY RENTALS, LLC

235 OAK MEADOW DR., LOS GATOS, CA 95032

Project:
OAK MEADOW CONDOS

235 OAK MEADOW DR., LOS GATOS, CA 95032

Submitted for:

SITE & ARCHITECTURAL APPROVAL

Stamp:

REGISTERED ARCHITECT
KURT B. ANDERSON
C-15210
EXP. 10/31/25
STATE OF CALIFORNIA

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COVER SHEET & PROJECT DATA

Sheet No.:

A0.0

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Job: OAK MEADOW CONDOS

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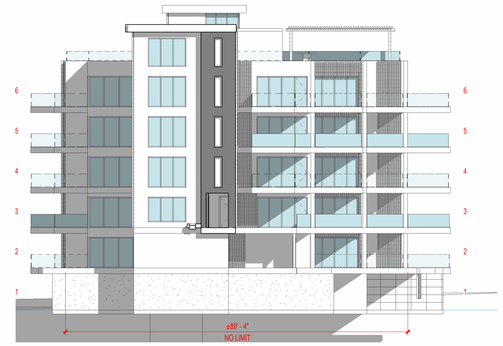
ATTACHMENT 4

ALLOWABLE EXTERIOR WALL OPENINGS - SOUTHWEST
1/16" = 1'-0"

ALLOWABLE OPENING CALC - NORTHEAST
OPENING AREA / WALL AREA
1: 80 SF / - SF = NO LIMIT
2b: 21 SF / 80 SF = 27% < 45% | 2c: 68 SF / 115 SF = 60% < 75% | 2e: 0 SF / 66 SF = 0% < 45% | 2f: 12 SF / 28 SF = 43% < 75%
3b: 21 SF / 80 SF = 27% < 45% | 3c: 68 SF / 115 SF = 60% < 75% | 3e: 0 SF / 66 SF = 0% < 45% | 3f: 12 SF / 28 SF = 43% < 75%
4b: 21 SF / 80 SF = 27% < 45% | 4c: 68 SF / 115 SF = 60% < 75% | 4e: 0 SF / 66 SF = 0% < 45% | 4f: 12 SF / 28 SF = 43% < 75%
5b: 21 SF / 80 SF = 27% < 45% | 5c: 68 SF / 115 SF = 60% < 75% | 5e: 0 SF / 66 SF = 0% < 45% | 5f: 12 SF / 28 SF = 43% < 75%
6b: 21 SF / 80 SF = 27% < 45% | 6c: 68 SF / 115 SF = 60% < 75% | 6e: 0 SF / 66 SF = 0% < 45% | 6f: 12 SF / 28 SF = 43% < 75%

ALLOWABLE EXTERIOR WALL OPENINGS - NORTHEAST
1/16" = 1'-0"

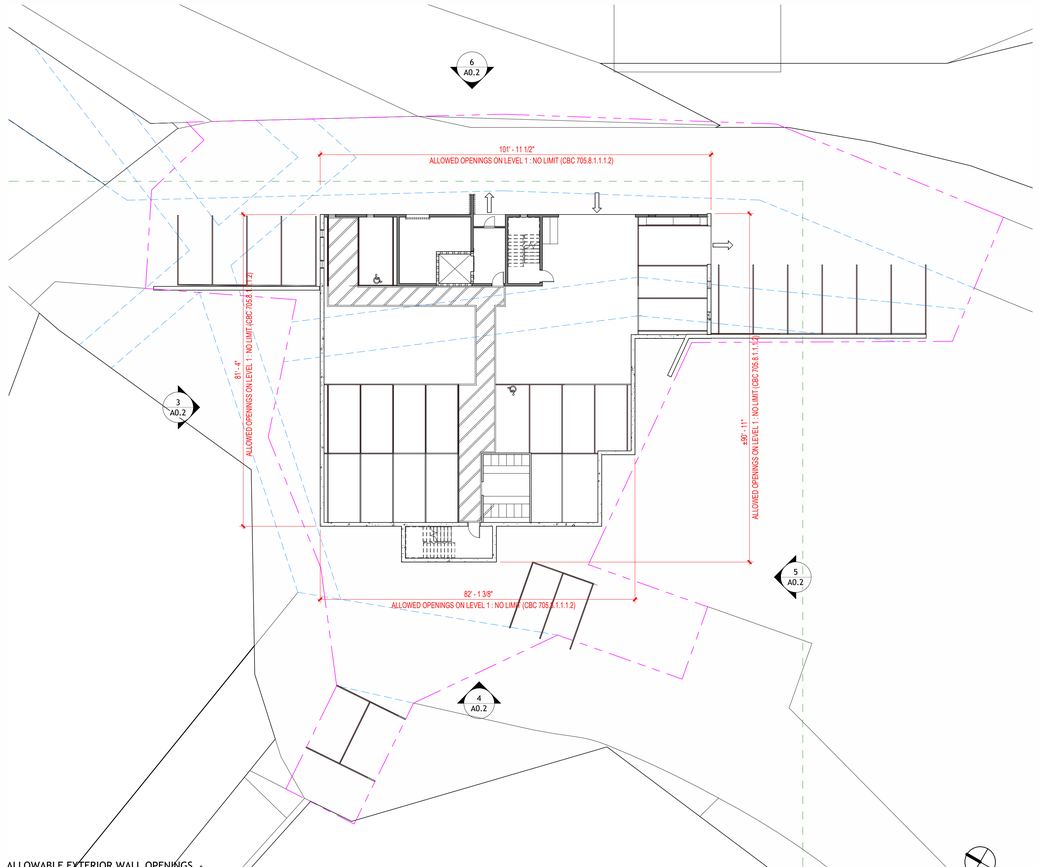


ALLOWABLE EXTERIOR WALL OPENINGS - NORTHWEST
1/16" = 1'-0"

ALLOWABLE OPENING CALC - SOUTHEAST
OPENING AREA / WALL AREA
1: 0 SF / - SF = NO LIMIT
2b: 71 SF / 227 SF = 32% < 45% | 2d: 53 SF / 78 SF = 68% < 75%
3b: 71 SF / 227 SF = 32% < 45% | 3d: 53 SF / 78 SF = 68% < 75%
4b: 71 SF / 227 SF = 32% < 45% | 4d: 53 SF / 78 SF = 68% < 75%
5b: 71 SF / 227 SF = 32% < 45% | 5d: 53 SF / 78 SF = 68% < 75%
8b: 71 SF / 227 SF = 32% < 45% | 6d: 53 SF / 78 SF = 68% < 75%

ALLOWABLE EXTERIOR WALL OPENINGS - SOUTHEAST
1/16" = 1'-0"

ALLOWABLE EXTERIOR WALL OPENINGS - LEVEL 3 TO 6 TYPICAL (LEVEL 2 SIMILAR)
1/16" = 1'-0"



ALLOWABLE EXTERIOR WALL OPENINGS - LEVEL 1 PLAN
1/16" = 1'-0"

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Submitted for:

SITE & ARCHITECTURAL APPROVAL

Stamp:
LICENSED ARCHITECT KURT B. ANDERSON C-15210 EXP. 10/31/25 STATE OF CALIFORNIA

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ALLOWABLE EXTERIOR WALL OPENINGS

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A0.2

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Job: OAK MEADOW CONDOS

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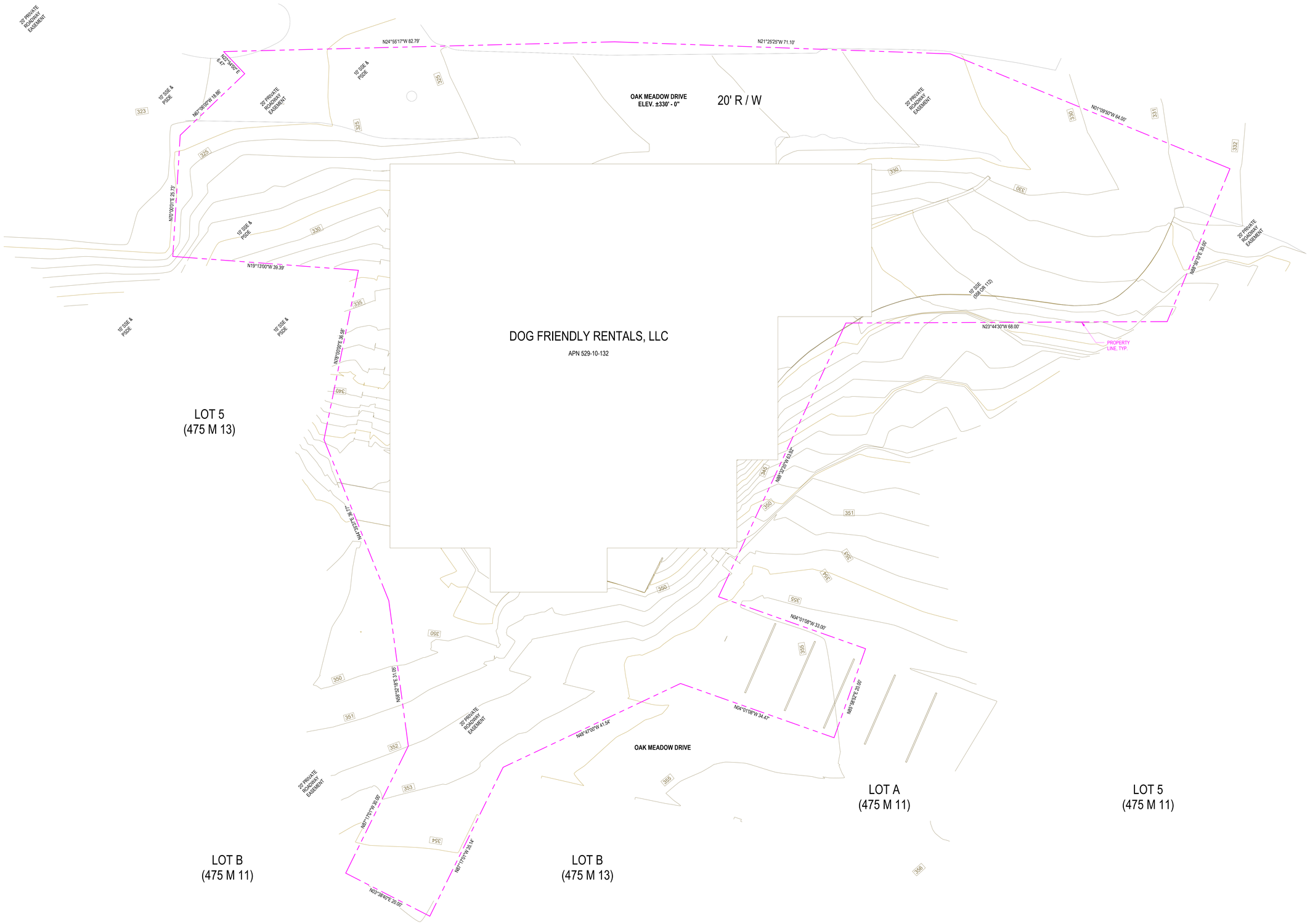

1 EXISTING SITE PLAN
1/8" = 1'-0"

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EXISTING SITE PLAN

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A1.0

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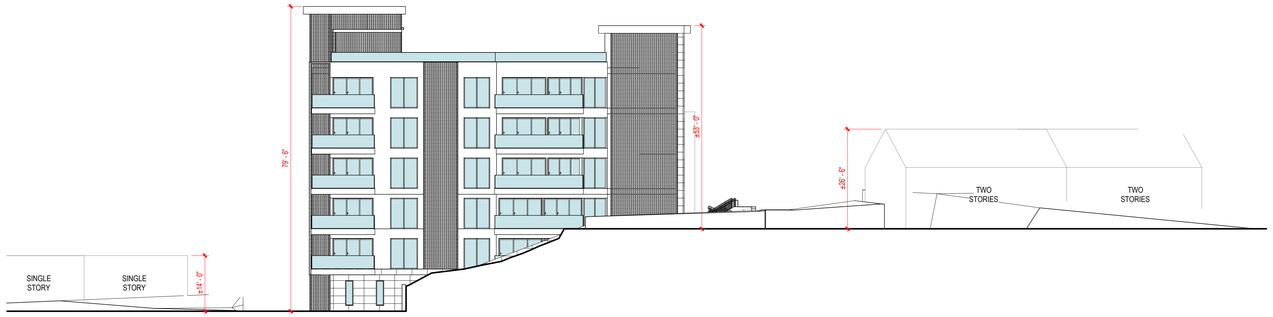
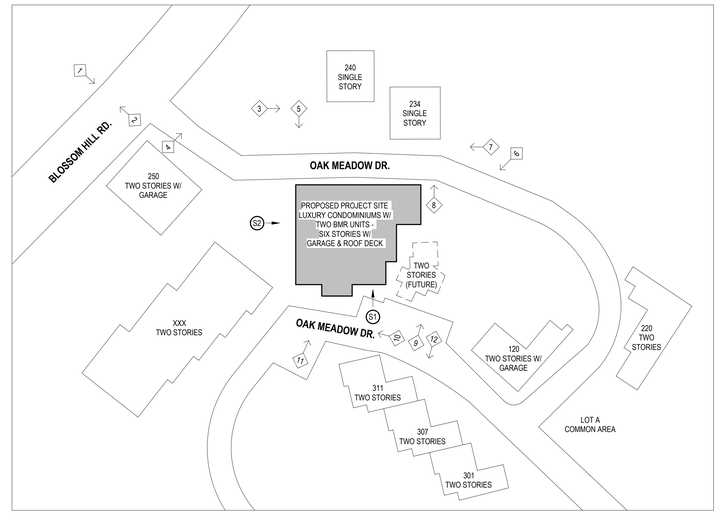


S2 STREETSCAPE 2
1/16" = 1'-0"

S1 STREETSCAPE 1
1/16" = 1'-0"



NOTE: SEE EXISTING PHOTOS OF PROJECT SITE BELOW ('X' INDICATES PHOTO NUMBER AND ' —> ' INDICATES DIRECTION.
SEE STREETSCAPES W/ PROPOSED PROJECT, FOUND ON SHEET.

A OVERALL SITE PLAN
1" = 50'-0"

12

11

10

9

8

7

6

5

4

3

2

1

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EXISTING SITE PHOTOS & STREETSCAPES

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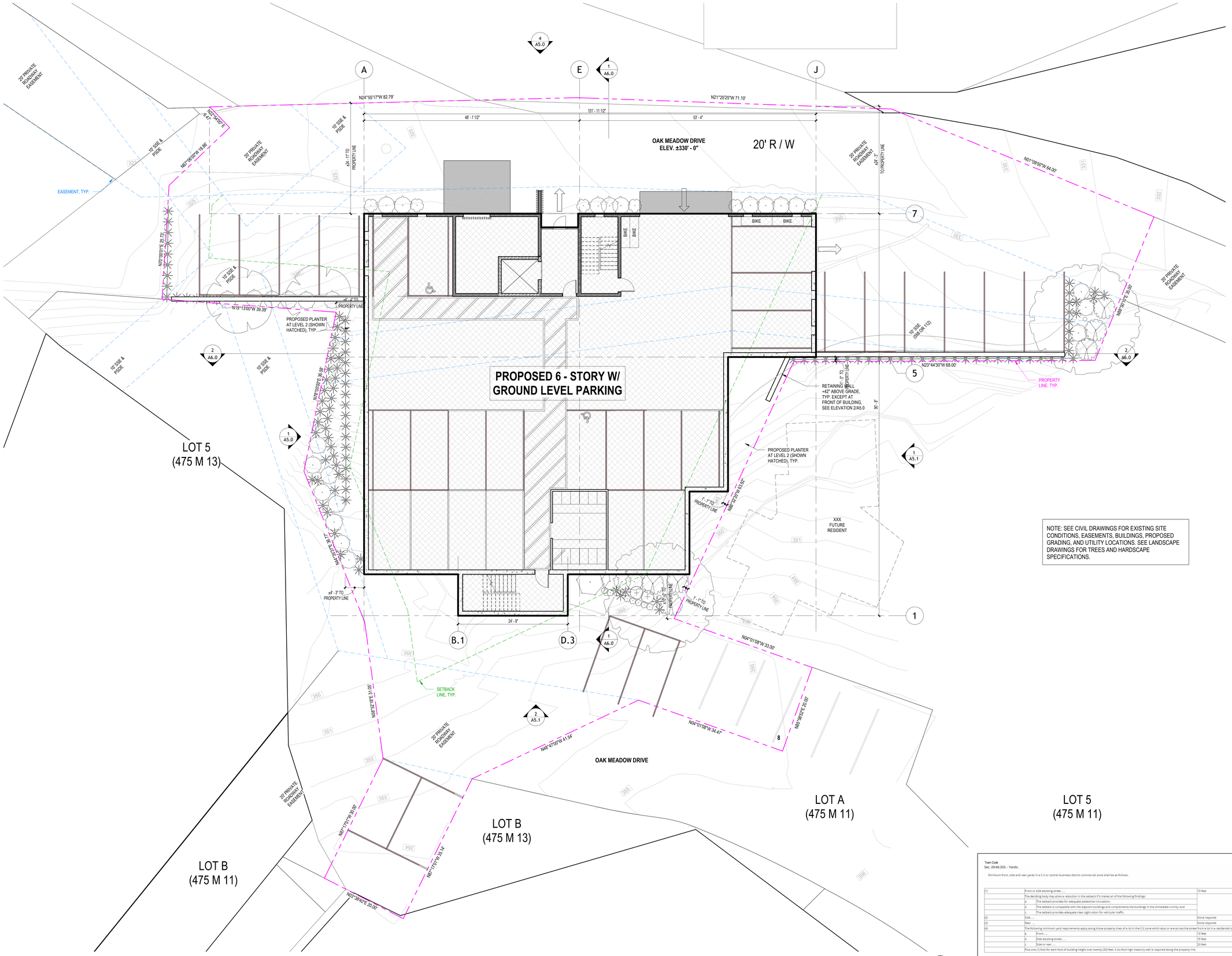

NOTE: SEE CIVIL DRAWINGS FOR EXISTING SITE CONDITIONS, EASEMENTS, BUILDINGS, PROPOSED GRADING, AND UTILITY LOCATIONS. SEE LANDSCAPE DRAWINGS FOR TREES AND HARDSCAPE SPECIFICATIONS.

Town Code
Sec. 29.60.335. - Yards.

Minimum front, side and rear yards in a C-2 or central business district commercial zone shall be as follows:

(1)	Front or side abutting street	10 feet
	The deciding body may allow a reduction in the setback if it makes all of the following findings:	
	a. The setback provides for adequate pedestrian circulation;	
	b. The setback is compatible with the adjacent buildings and complements the buildings in the immediate vicinity; and	
	c. The setback provides adequate clear-sight vision for vehicular traffic.	
(2)	Side	None required
(3)	Rear	None required.
(4)	The following minimum yard requirements apply along those property lines of a lot in the C-2 zone which abut or are across the street from a lot in a residential zone:	
	a. Front:	15 feet
	b. Side abutting street:	15 feet
	c. Side or rear:	20 feet
	Plus one (1) foot for each foot of building height over twenty (20) feet. A six-foot high masonry wall is required along the property line.	

(Ord. No. 1316, § 4.56.060, 6-7-76; Ord. No. 1337, 11-1-76; Ord. No. 1363, 8-1-77; Ord. No. 1767, § I, 11-21-88)

NOTE: SEE CIVIL DRAWINGS FOR EXISTING SITE CONDITION, EASEMENTS, BUILDINGS, AND PROPOSED GRADING AND UTILITY LOCATION. SEE LANDSCAPE DRAWINGS FOR TREES AND HARDSCAPE SPECIFICATIONS.

1 SITE PLAN / LOWER STREET PLAN
1/8" = 1'-0"

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Project:
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235 OAK MEADOW DR., LOS GATOS, CA 95032

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SITE & ARCHITECTURAL APPROVAL

Stamp:

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LICENSED ARCHITECT
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SITE PLAN / LOWER STREET PLAN

Sheet No.:

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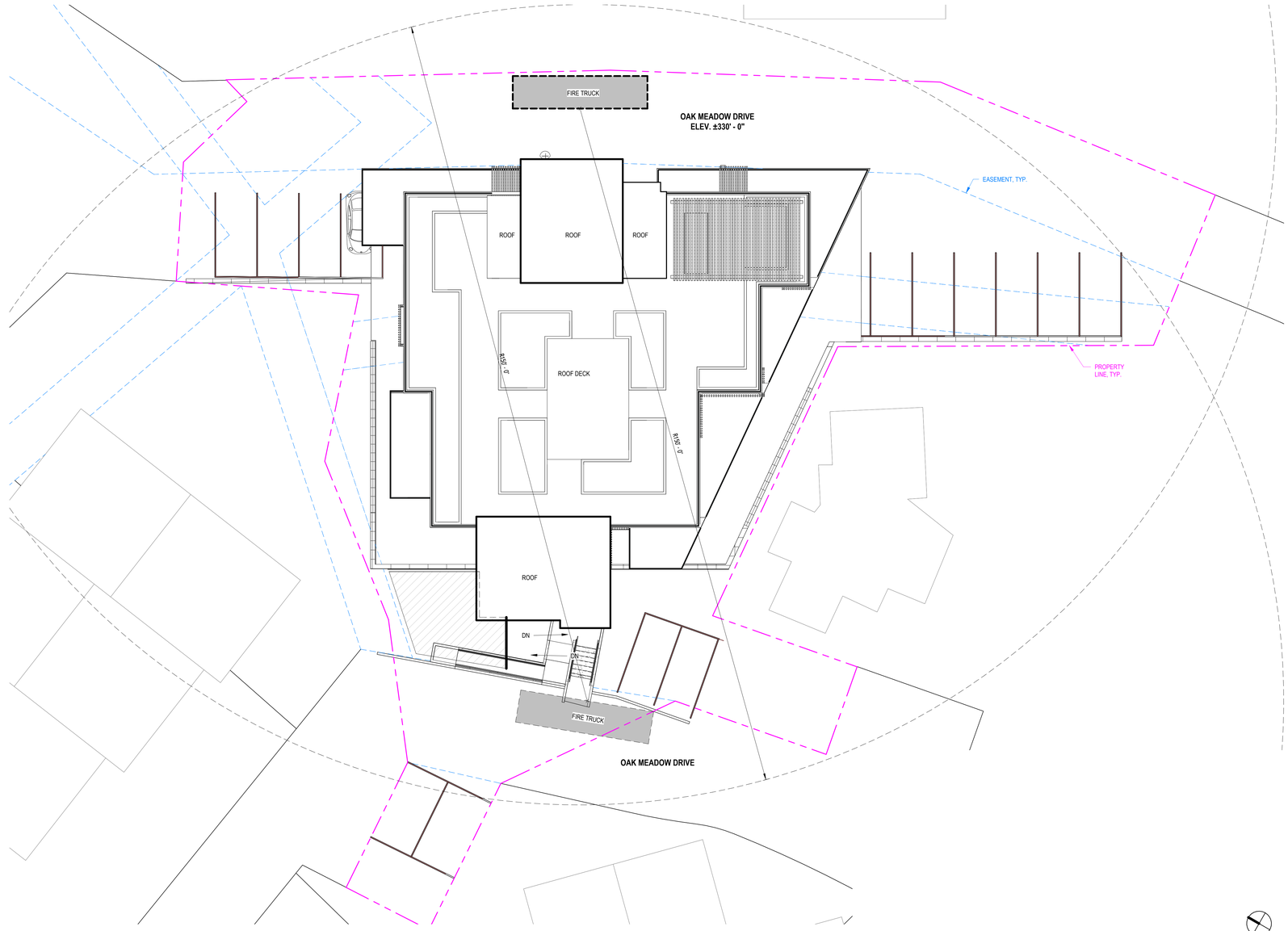
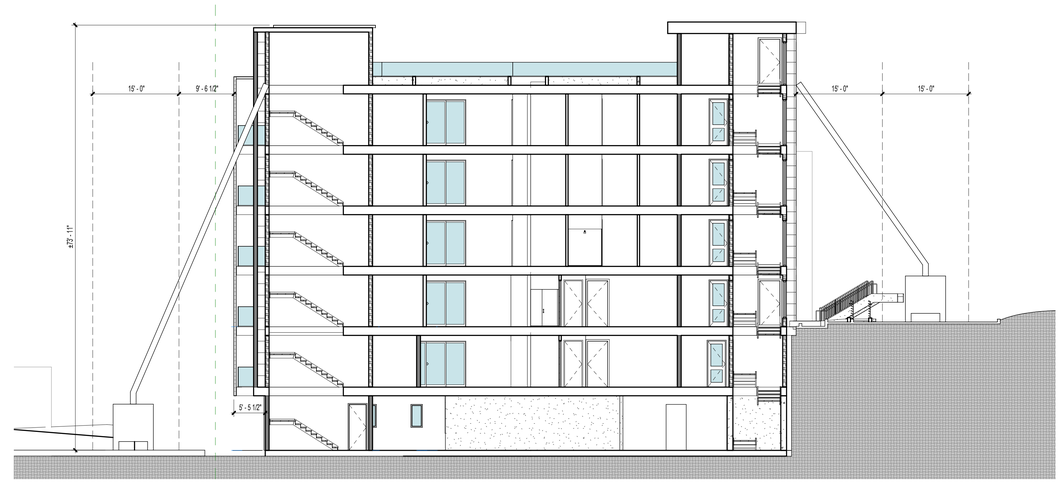


2 SITE PLAN - FIRE APPARATUS ACCESS
3/32" = 1'-0"



1 SECTIONAL VIEW - AERIAL LADDER ACCESS
3/32" = 1'-0"

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Project:
OAK MEADOW CONDOS

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FIRE APPARATUS ACCESS

Sheet No.:

A1.3

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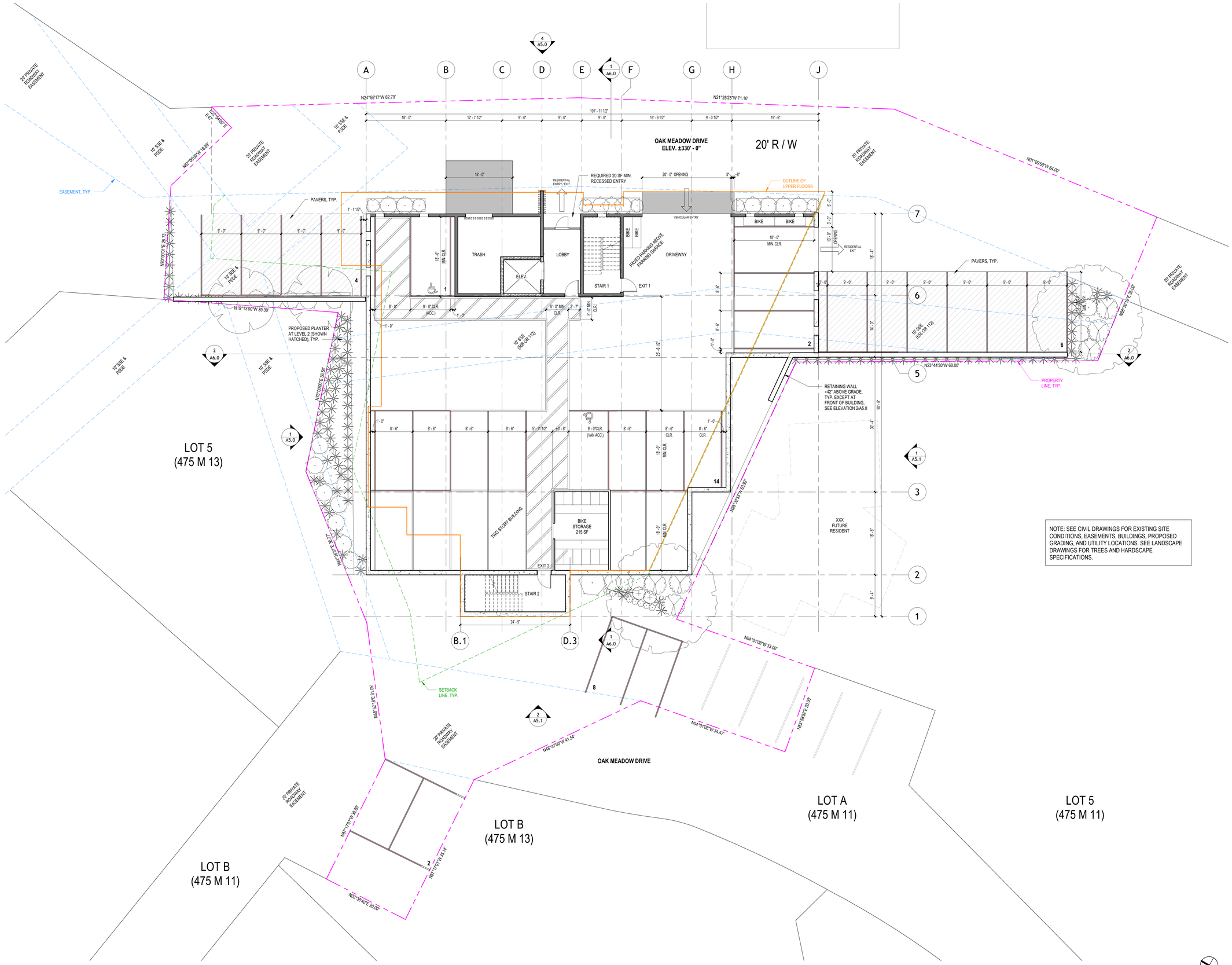

NOTE: SEE CIVIL DRAWINGS FOR EXISTING SITE CONDITIONS, EASEMENTS, BUILDINGS, PROPOSED GRADING, AND UTILITY LOCATIONS. SEE LANDSCAPE DRAWINGS FOR TREES AND HARDSCAPE SPECIFICATIONS.

1 LEVEL 1 PLAN - BASEMENT PARKING
1/8" = 1'-0"

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SITE & ARCHITECTURAL APPROVAL

Stamp:

REGISTERED ARCHITECT KURT B. ANDERSON C-15210 EXP. 10/31/25 STATE OF CALIFORNIA

Issued For

NO	DESCRIPTION	DATE
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Checked By: Checker

Sheet Title:

LEVEL 1 PLAN - BASEMENT PARKING

Sheet No.:

A2.0

File: X:\PROJECTS\Los Gatos Condos | Job: OAK MEADOW CONDOS

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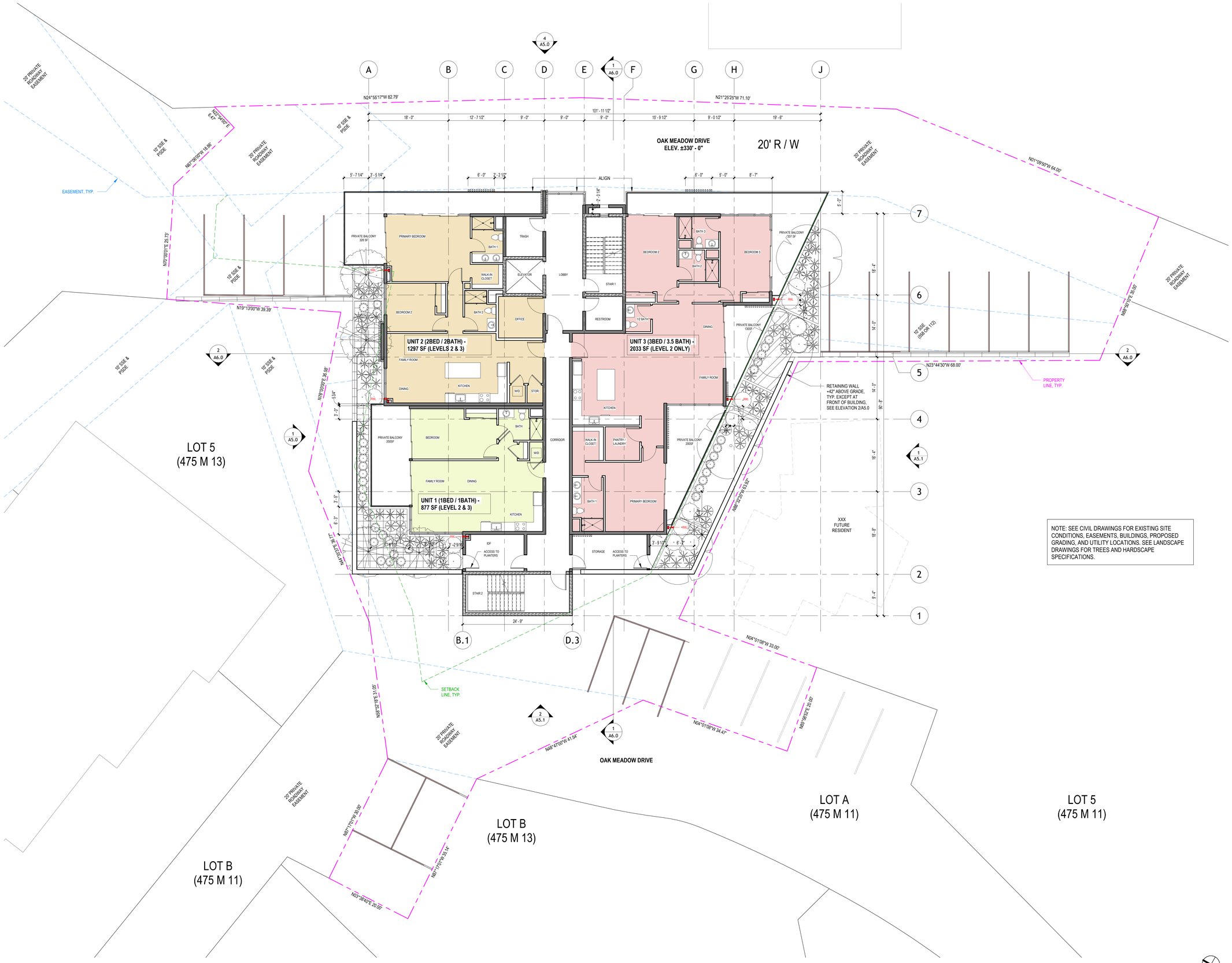

NOTE: SEE CIVIL DRAWINGS FOR EXISTING SITE CONDITIONS, EASEMENTS, BUILDINGS, PROPOSED GRADING, AND UTILITY LOCATIONS. SEE LANDSCAPE DRAWINGS FOR TREES AND HARDSCAPE SPECIFICATIONS.

1 LEVEL 2 PLAN
1/8" = 1'-0"

1/12/2025 12:16:09 AM

Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave. Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

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Client:
DOG FRIENDLY RENTALS, LLC

235 OAK MEADOW DR., LOS GATOS, CA 95032

Project:
OAK MEADOW CONDOS

235 OAK MEADOW DR., LOS GATOS, CA 95032

Submitted for:

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Sheet Title:

LEVEL 2 PLAN

Sheet No.:

A2.1

File: X:\PROJECTS\Los Gatos Condos

Job: OAK MEADOW CONDOS

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1 LEVEL 3 PLAN
1/8" = 1'-0"

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Sheet Title:

LEVEL 3 PLAN

Sheet No.:

A2.2

File: X:\PROJECTS\Los Gatos Condos

Job: OAK MEADOW CONDOS

NOTE: SEE CIVIL DRAWINGS FOR EXISTING SITE CONDITIONS, EASEMENTS, BUILDINGS, PROPOSED GRADING, AND UTILITY LOCATIONS. SEE LANDSCAPE DRAWINGS FOR TREES AND HARDSCAPE SPECIFICATIONS.

1 LEVEL 4 TO 6 PLAN
1/8" = 1'-0"

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Sheet Title:

LEVEL 4 TO 6 PLAN

Sheet No.:

A2.3

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Job: OAK MEADOW CONDOS

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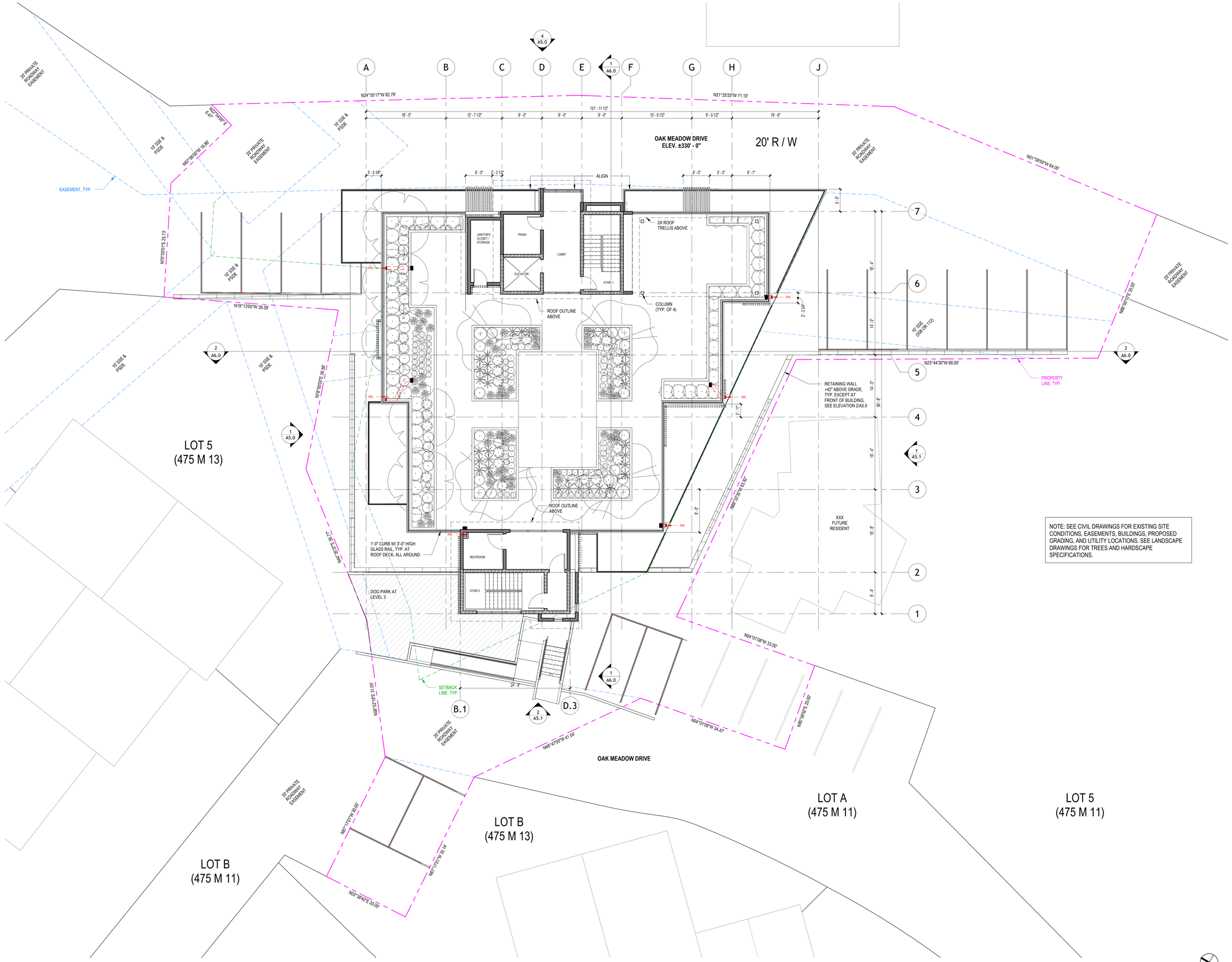

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1 ROOF DECK PLAN
1/8" = 1'-0"

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ROOF DECK PLAN

Sheet No.:

A2.4

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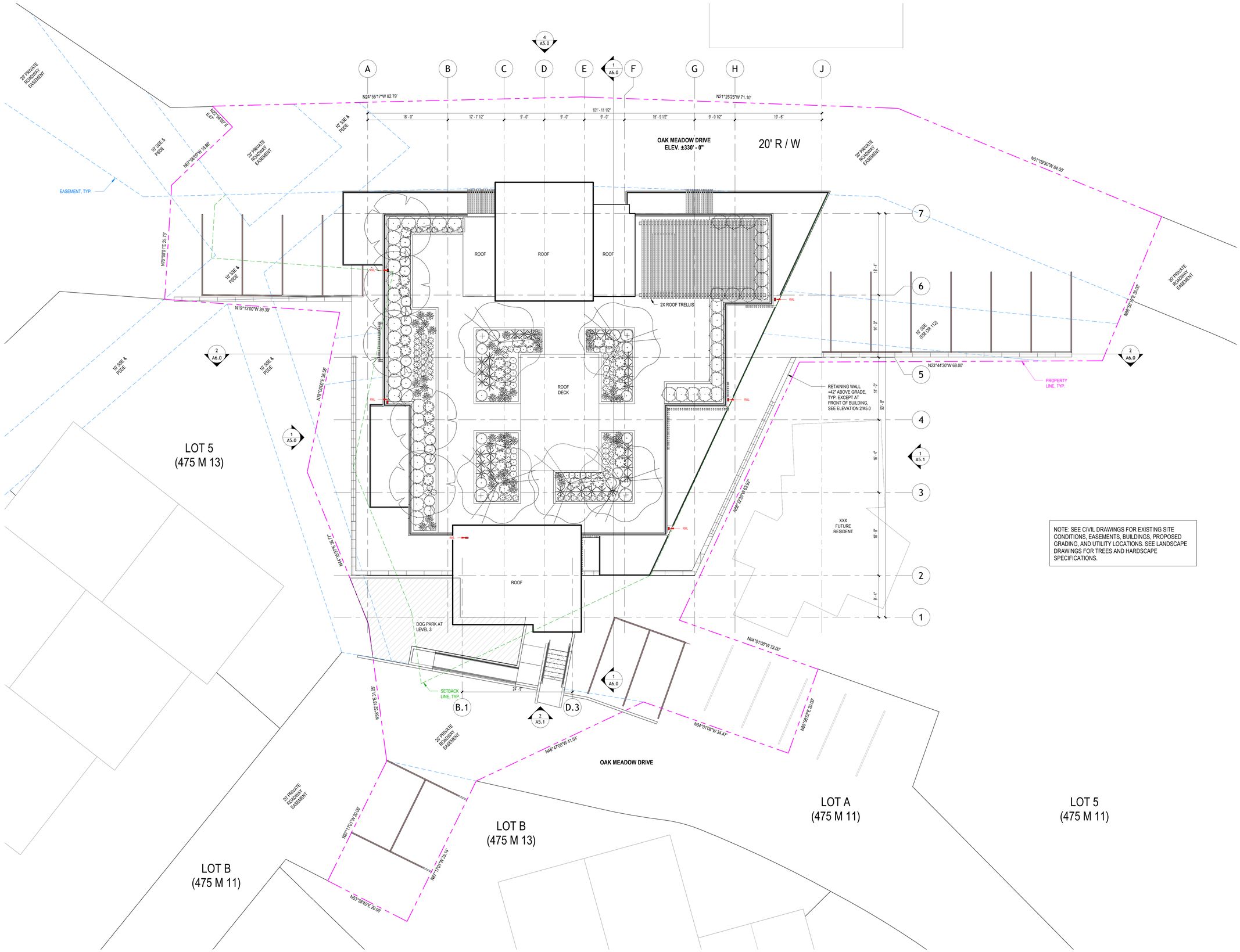

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1 ROOF PLAN
1/8" = 1'-0"

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ROOF PLAN

Sheet No.:

A2.5

File: X:\PROJECTS\Los Gatos Condos | Job: OAK MEADOW CONDOS

1 LEVEL 2 - ENLARGED UNITS 1, 2, & 3 PLAN
1/4" = 1'-0"

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Sheet Title:

LEVEL 2 - ENLARGED UNITS 1, 2, & 3 PLAN

Sheet No.:

A3.2

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Job: OAK MEADOW CONDOS

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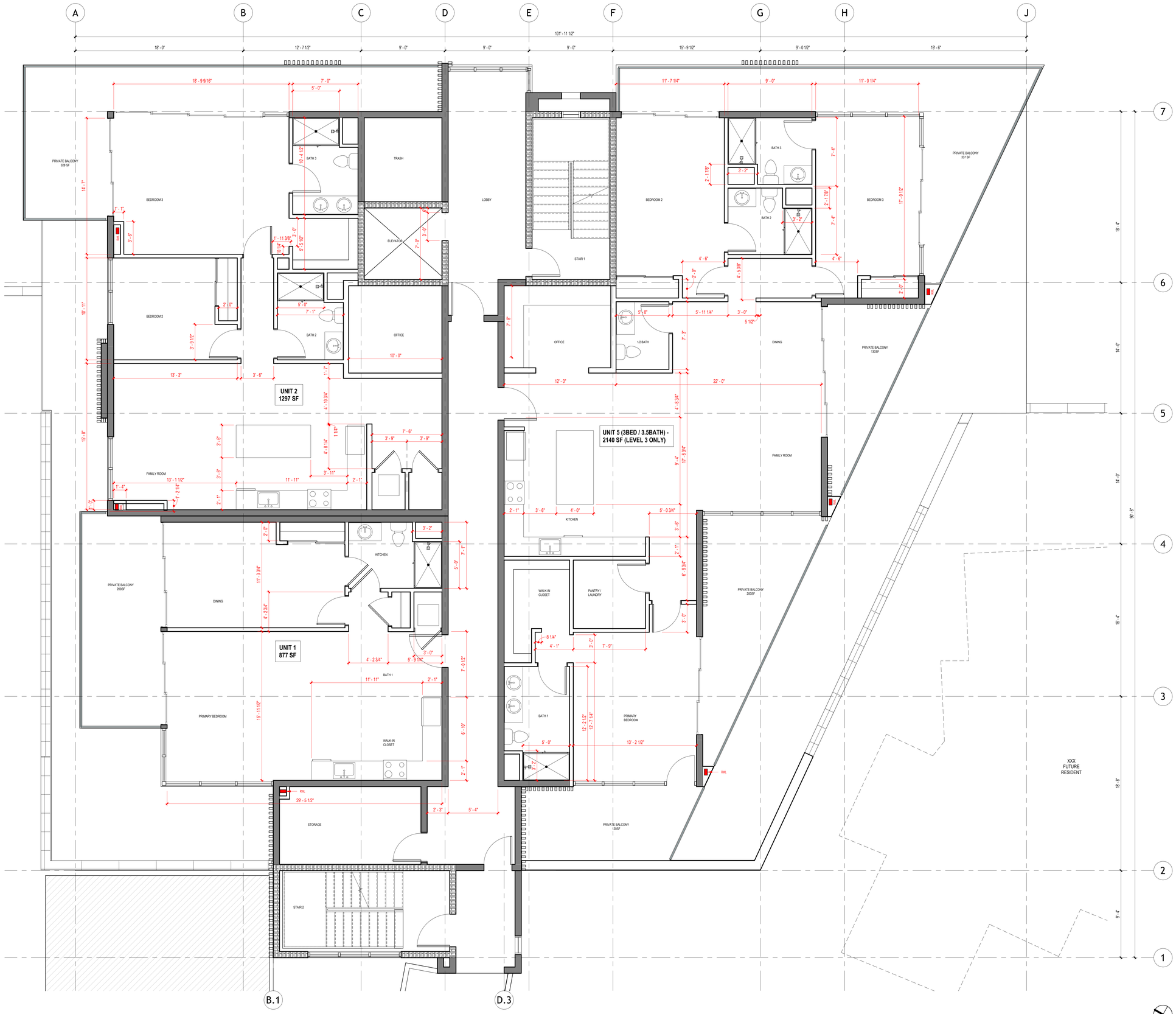

1 LEVEL 3 - ENLARGED UNITS 1, 2, & 5 PLAN
1/4" = 1'-0"

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Sheet Title:

LEVEL 3 - ENLARGED UNITS 1, 2, & 5 PLAN

Sheet No.:

A3.3

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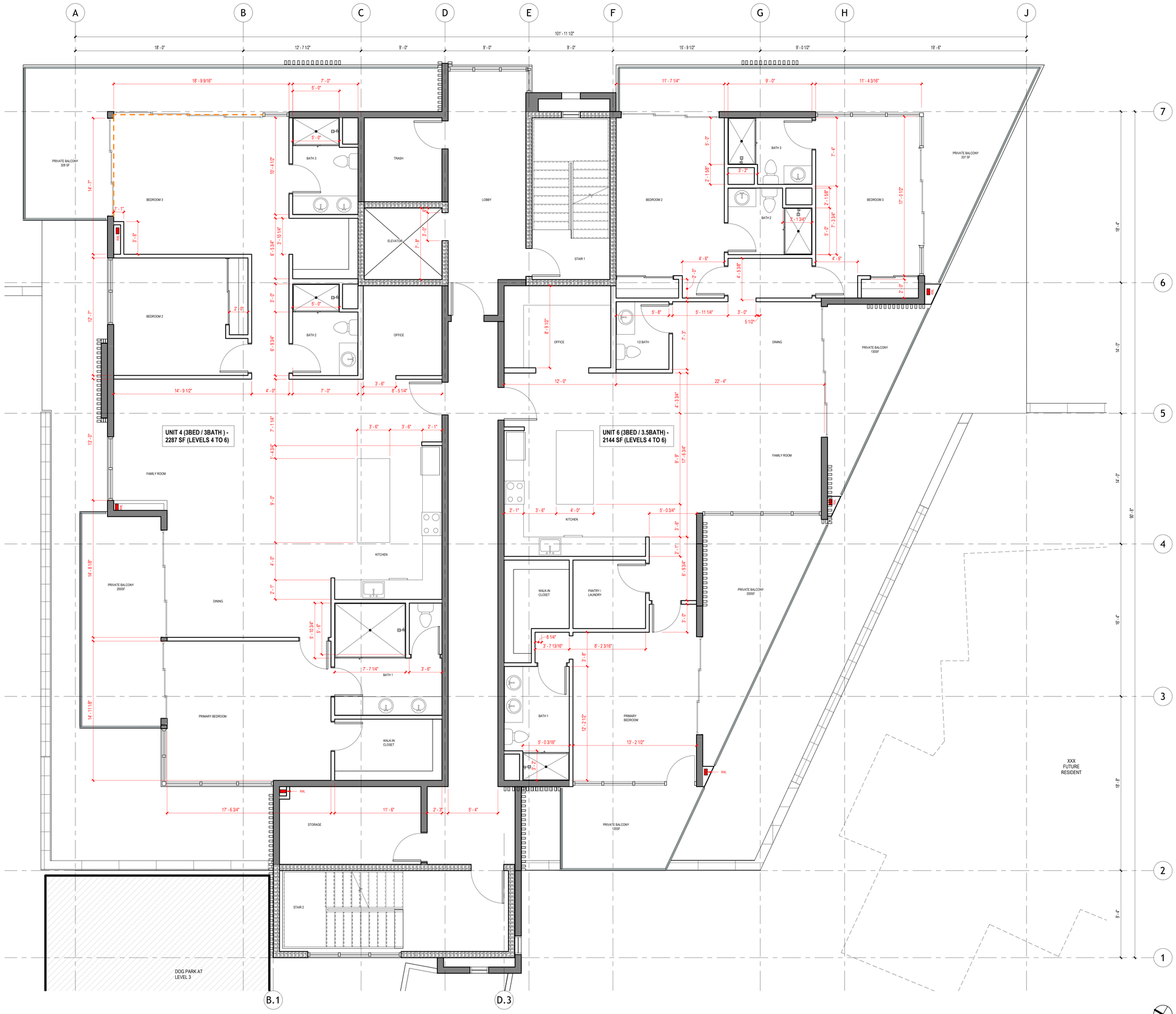

1 LEVEL 4 - ENLARGED UNITS 4 & 6 PLAN
1/4" = 1'-0"

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LEVEL 4 - ENLARGED UNITS 4 & 6 PLAN

Sheet No.:

A3.4

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Job: OAK MEADOW CONDOS

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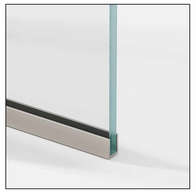
KEYNOTES / COLOR & MATERIALS BOARD

1. STUCCO WALL FINISH
SHERWIN-WILLIAMS
EXTRA WHITE SW 7006
SAND FINISH

2. WINDOW / DOOR /
NANA WALL FRAMES
SHERWIN-WILLIAMS
BLACK MAGIC SW 6991

3. STONE VENEER AT LEVEL 1
DEKTON
NATURAL COLLECTION
SASEA



4. GLASS RAILING W/ PAINTED
U-CHANNEL AT BALCONY
SHERWIN-WILLIAMS
MAGIC BLACK SW 6991

5. DECORATIVE PRESSURE TREATED
2X WOOD SLATS AT EXTERIOR OF
BUILDING

6. WOOD ACCENT PANELS AT
UNDERSIDE OF CANOPY

7. STONE TILE FOR INDOOR /
OUTDOOR FLOORING
DEKTON
DK NATURAL COLLECTION
DANAE KAIROS

8. STONE VENEER AT LEVEL 1
DEKTON
NATURAL COLLECTION
SASEA
FOR RETAINING WALL

4 SOUTHWEST EXTERIOR ELEVATION
1/8" = 1'-0"

1 SOUTHEAST EXTERIOR ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATIONS, COLOR & MATERIALS BOARD

Sheet No.:

A5.0

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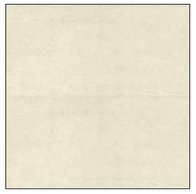
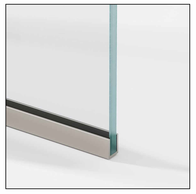
KEYNOTES / COLOR & MATERIALS BOARD

1. STUCCO WALL FINISH
SHERWIN-WILLIAMS
EXTRA WHITE SW 7006
SAND FINISH

2. WINDOW / DOOR /
NANA WALL FRAMES
SHERWIN-WILLIAMS
BLACK MAGIC SW 6991



3. STONE VENEER AT LEVEL 1
DEKTON
NATURAL COLLECTION
SASEA



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U-CHANNEL AT BALCONY
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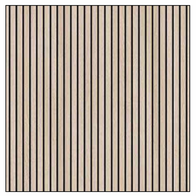
MAGIC BLACK SW 6991



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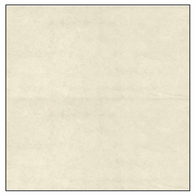
DEKTON
DK NATURAL COLLECTION
DANAE KAIROS



8. STONE VENEER AT LEVEL 1
DEKTON
NATURAL COLLECTION
SASEA
FOR RETAINING WALL

2 NORTHWEST EXTERIOR ELEVATION
1/8" = 1'-0"

1 NORTHEAST EXTERIOR ELEVATION
1/8" = 1'-0"

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Project:
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EXTERIOR ELEVATIONS, COLOR & MATERIALS BOARD

Sheet No.:

A5.1

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Job: OAK MEADOW CONDOS

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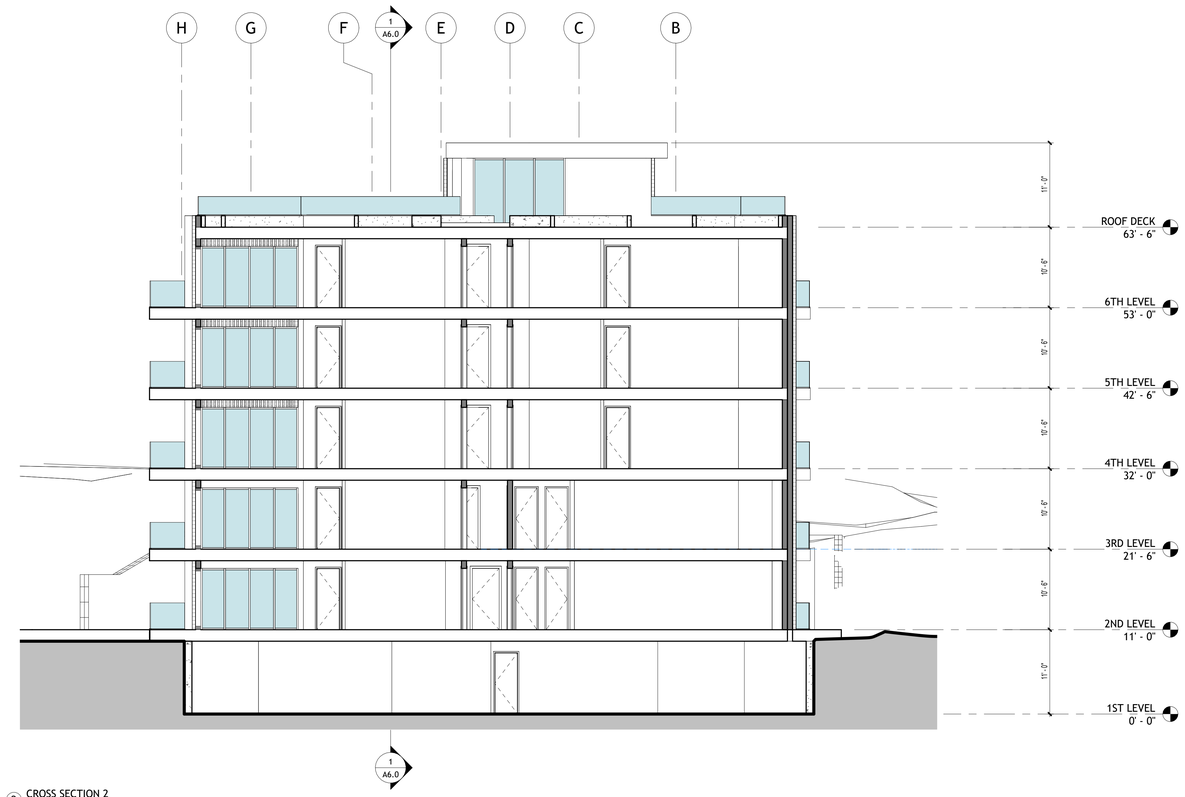
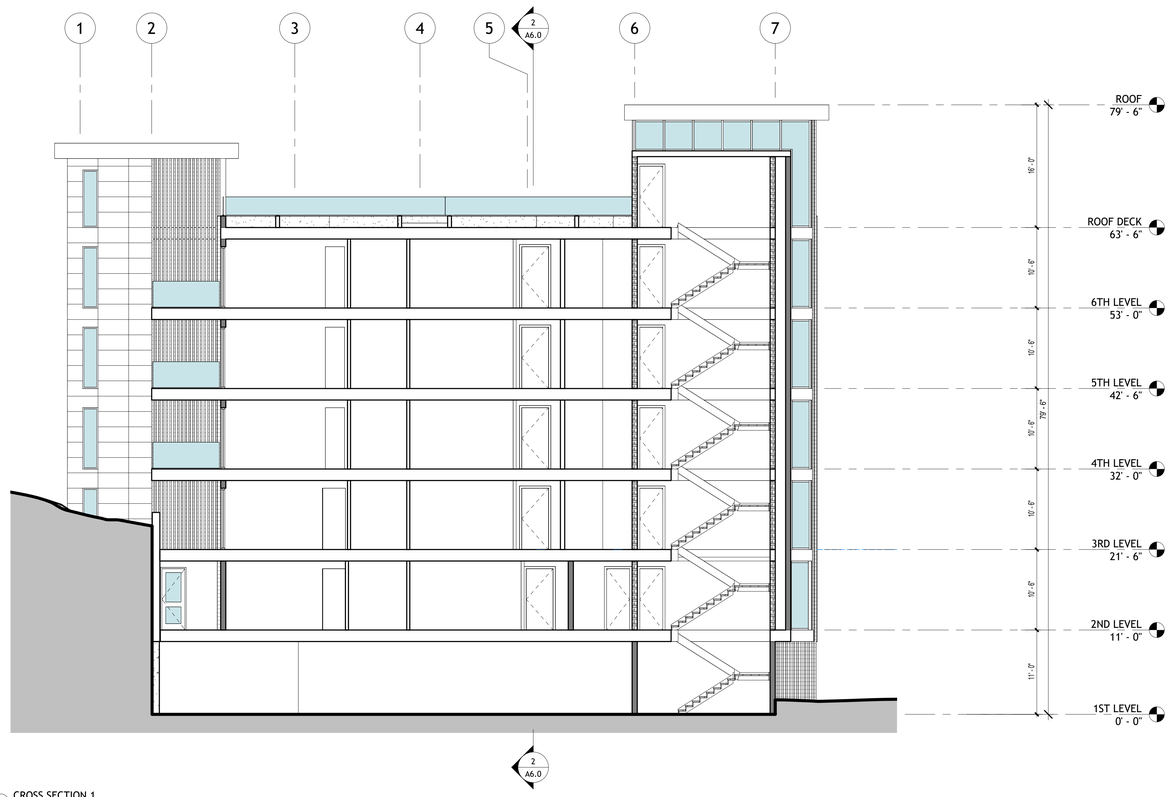


2 CROSS SECTION 2
1/8" = 1'-0"



1 CROSS SECTION 1
1/8" = 1'-0"

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Sheet Title:

BUILDING SECTIONS

Sheet No.:

A6.0

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Job: OAK MEADOW CONDOS

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AERIAL VIEW 2

AERIAL VIEW 3

AERIAL VIEW 1

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Project:

OAK MEADOW CONDOS

235 OAK MEADOW DR., LOS GATOS, CA 95032

Submitted for:

SITE & ARCHITECTURAL APPROVAL

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15210
EXP. 10/31/25
STATE OF CALIFORNIA

Issued For

NO	DESCRIPTION	DATE
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Checked By: Checker

Sheet Title:

AERIAL VIEWS

Sheet No.:

A6.1

File: X:\PROJECTS\Los Gatos Condos

Job: OAK MEADOW CONDOS

1/12/2025 12:18:18 AM

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SIDE & BACK OF BUILDING

FRONT OF BUILDING

SIDE OF BUILDING

Anderson Architects INC

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Kurt B. Anderson. AIA
Principal

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Client:

DOG FRIENDLY RENTALS, LLC

235 OAK MEADOW DR., LOS GATOS, CA 95032

Project:

OAK MEADOW CONDOS

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REGISTERED ARCHITECT KURT B. ANDERSON C-15210 EXP. 10/31/25 STATE OF CALIFORNIA

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RENDERINGS

Sheet No.:

A6.2

File: X:\PROJECTS\Los Gatos Condos

Job: OAK MEADOW CONDOS

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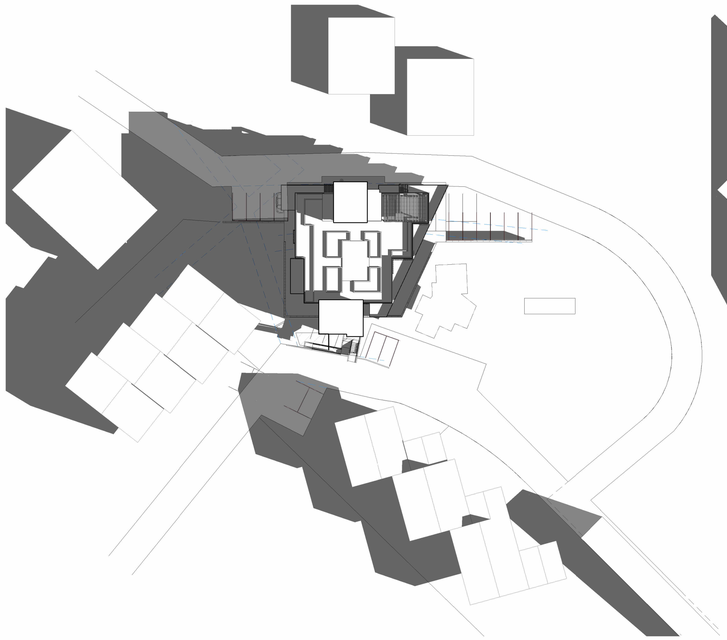
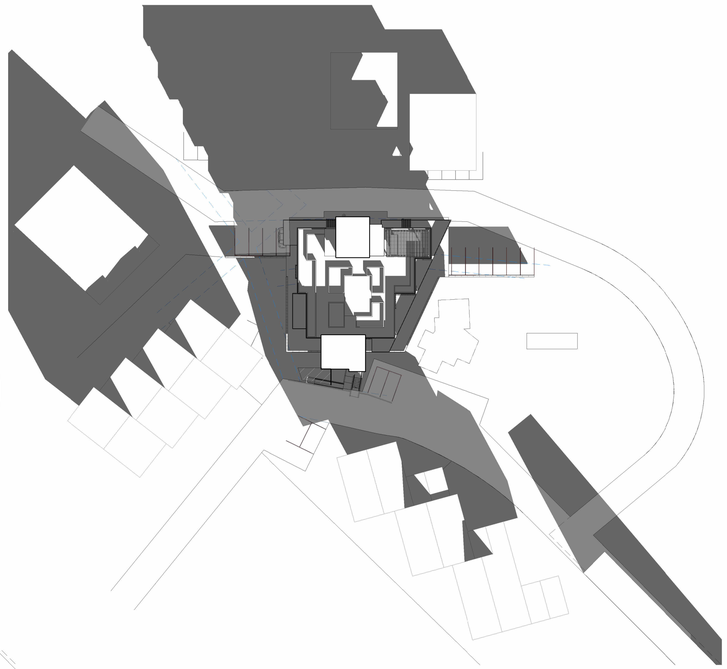
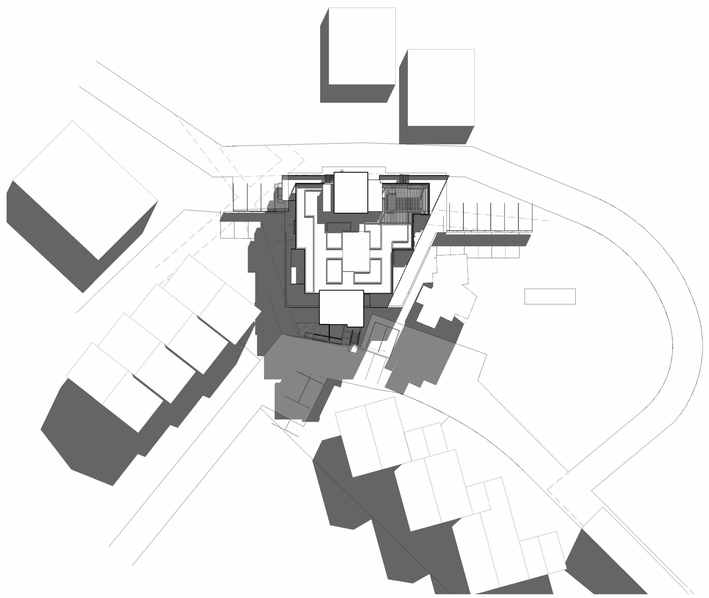
6 SHADOW STUDY - DECEMBER 21 AT 9AM
1" = 40'-0"



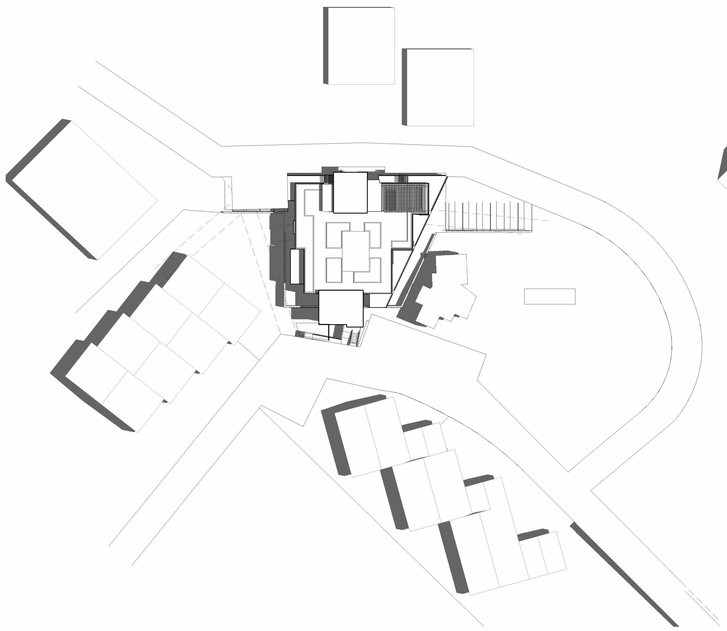
5 SHADOW STUDY - DECEMBER 21 AT NOON
1" = 40'-0"



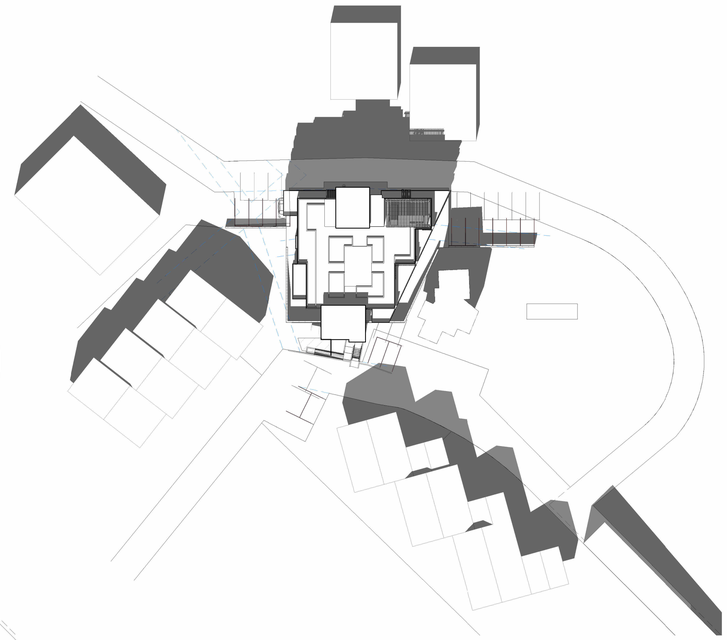
4 SHADOW STUDY - DECEMBER 21 AT 3PM
1" = 40'-0"



3 SHADOW STUDY - JUNE 21 AT 9AM
1" = 40'-0"



2 SHADOW STUDY - JUNE 21 AT NOON
1" = 40'-0"



1 SHADOW STUDY - JUNE 21 AT 3PM
1" = 40'-0"

Anderson Architects INC

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SHADOW STUDIES

Sheet No.:

A7.0

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Job: OAK MEADOW CONDOS

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VESTING TENTATIVE PARCEL MAP – 235 OAK MEADOW DRIVE

CONSISTING OF 3 SHEETS

ONR LOT SUBDIVISION FOR RESIDENTIAL
CONDOMINIUM PURPOSES
235 OAK MEADOWS DRIVE
LOS GATOS, CA

THE LANDS REFERED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS GATOS, IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 12 AS SHOWN UPON THAT CERTAIN TRACT MAP ENTITLED, REGENCY COURT, WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON NOVEMBER 13, 1980, IN BOOK 475, AT PAGES 13, 14 AND 15.

PARCEL 2:

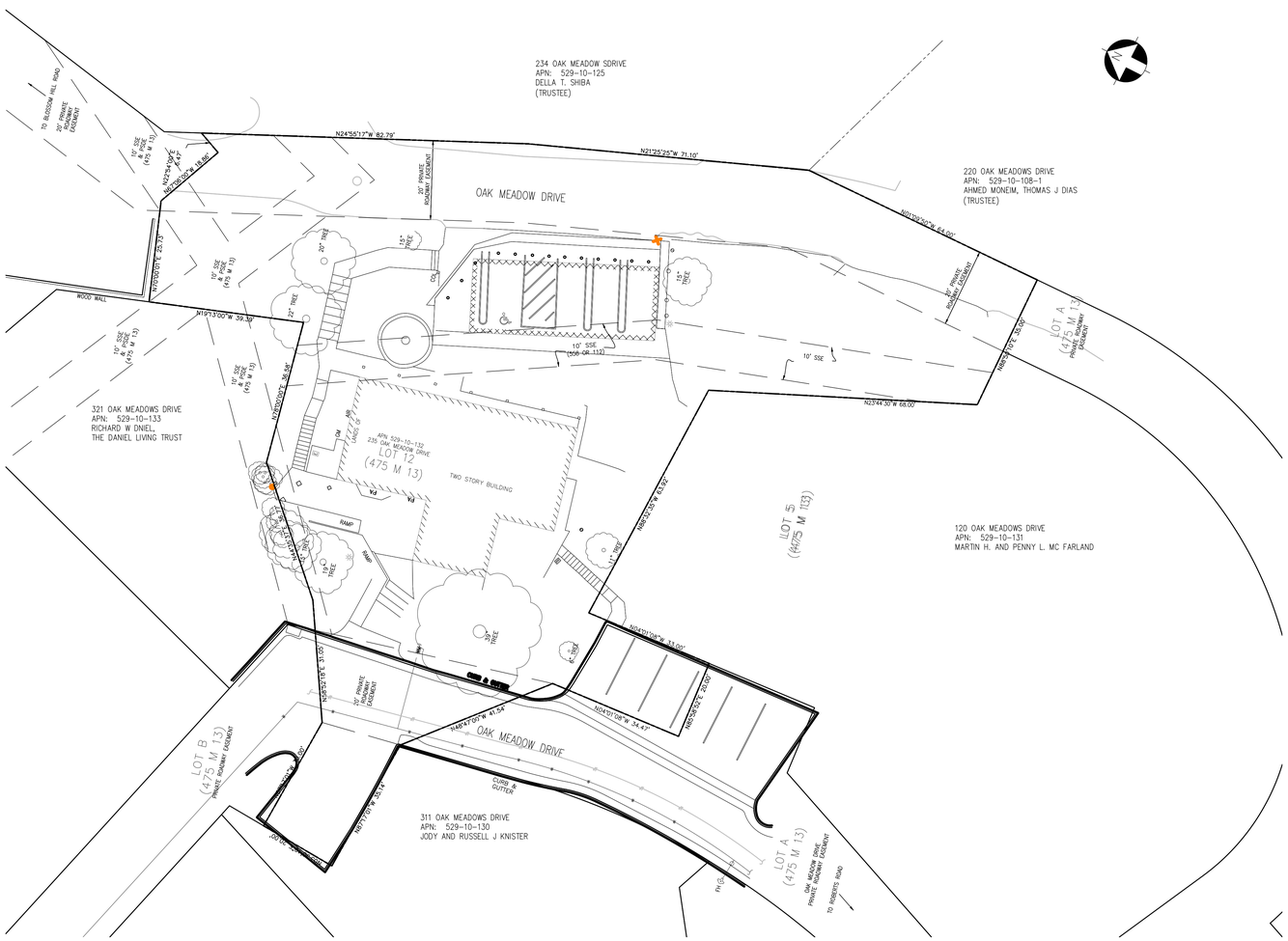
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED IN THE DEED FROM LOS GATOS MEDICAL CENTER, A CORPORATION, TO PETER FLORSHEIM, ET AL. RECORDED FEBRUARY 15, 1963, BOOK 5907 OFCICIAL RECORDS, PAGE 418, OVER A STRIP OF LAND 20 FEET WIDE, THE EASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

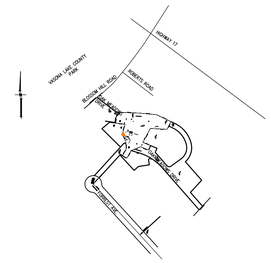
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO LOS GATOS MEDICAL CENTER, RECORDED AUGUST 10, 1961, BOOK 5260 OFFICIAL RECORDS, PAGE 223 AND DISTANT THEREON NORTH 68 DEGREES 05 MINUTES 25 SECONDS WEST 27.94 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING, SOUTH 10 DEGREES 43 MINUTES 10 SECONDS WEST 99.39 FEET; THENCE SOUTH 24 DEGREES 55 MINUTES 17 SECONDS EAST 92.19 FEET; THENCE SOUTH 21 DEGREES 21 MINUTES 10 SECONDS EAST 74.32 FEET TO THE INTERSECTION THEREOF WITH THE NORTHEASTERLY LINE OF THE 5.00 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO JAMES FORREST, RECORDED NOVEMBER 19, 1889 IN BOOK 121 OF DEEDS, PAGE 262 AND THE TERMINUS OF SAID EASTERLY LINE.

EXEMPTING THEREFROM THAT PORTION OF SAID EASEMENT THAT LIES WITHIN THE BOUNDS OF THE ABOVE MENTIONED LOT 12.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AS RESERVED IN THAT CERTAIN DEED TO E. MORGAN DEVELOPMENT CO., INC., RECORDED DECEMBER 12, 1980 IN BOOK F787, PAGE 516, OFFICIAL RECORDS AND AS CONTAINED AND DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED NOVEMBER 12, 1980 IN BOOK F724, PAGE 638, OFFICIAL RECORDS OVER LOTS A AND B AS SAID LOTS ARE SHOWN UPON THAT CERTAIN TRACT MAP ENTITLED TRACT 6737, REGANCY COURT WHICH FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON NOVEMBER 13, 1980 IN BOOK 475 OF MAPS, AT PAGES 13, 14 AND 15.





VICINITY MAP N.T.S.

BASIS OF BEARINGS:

BASIS OF BEARINGS: THE BEARINGSHOWN HEREON ON BASED ON CENTER LINE OF FORREST AVE. BEING NORTH 20°45'00" EAST, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 4, 2021, IN BOOK 943 OF MAPS AT PAGE 12 OFFICAIAL RECORDS, COUNTY OF SANTA CLARA.

LEGEND

PROPOSED PROPERTY LINE	
EXISTING PROPERTY LINE	
CENTERLINE	
SET 3/4" IRON PIPE TAGGED "RCE 26429"	○
STANDARD MONUMENT	◉
REFERENCE DOCUMENT	(D-1)

FLOOD ZONE:

0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1%ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILD, ZONE X. FEMA MAP NO. 06085C0376H, DATED MAY 18, 2009.

GENERAL NOTES

NAME:	OAK MEADOWS CONDOS LOS GATOS, CA 95032
OWNER:	DOG FRIENDLY RENTALS, LLC 235 OAK MEADOWS DRIVE LOS GATOS, CA 95032
SUBDIVIDER:	DOG FRIENDLY RENTALS, LLC 235 OAK MEADOWS DRIVE LOS GATOS, CA 95032
CIVIL ENGINEER:	V&H ENGINEERING, PC DAVID VOORHIES, P.E. 25705 TIERRA GRADE DRIVE CARMEL, CA 93923 RCE 26429 EXPIRES 3-31-26
ASSESSORS PARCEL NUMBER:	APN 529-10-132
BOOK AND PAGE:	475 OF MAPS AT PAGE 13, 14 & 15 PARCEL 12
EXISTING USE:	OFFICE-PROFESSIONAL
PROPOSED USE:	RESIDENTIAL, MULTI-FAMILY
EXISTING ZONING:	O-PD
PROPOSED ZONING:	O-PD
GENERAL PLAN/LAND USE	OFFICE-PROFESSIONAL
PROPOSED NUMBER OF RESIDENTIAL CONDOMINIUMS:	11
WATER:	SAN JOSE WATER COMPANY
SANITARY SEWER:	WEST VALLEY SANITATION DISTRICT
STORM DRAIN:	CITY OF LOS GATOS
GAS:	PG&E
ELECTRICAL:	PG&E
TELEPHONE:	AT&T
CABLE:	FRONTIER CABLE
EXISTING NUMBER OF LOT:	1
PROPOSED NUMBER OF LOTS:	1
TOTAL SITE ACREAGE (GROSS):	0.46± ACRES/19,859.8± SF
TOTAL SITE ACREAGE (NET):	0.32± ACRES/13,733.6± SF
EXISTING WELLS:	NONE
FAULT ZONE	YES, BERROCAL FAULT ZONE

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Project:
OAK MEADOW CONDOS

235 OAK MEADOW DR., LOS GATOS, CA 95032

Submitted for:

SITE & ARCHITECTURAL APPROVAL

V&H ENGINEERING

25705 TIERRA GRANDE DRIVE
CARMEL, CA 93923
408-472-5222

Stamp:

REGISTERED PROFESSIONAL ENGINEER DAVID B. VOORHIES No. 26429 CIVIL STATE OF CALIFORNIA

1-9-25

Issued For

NO	DESCRIPTION	DATE
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Sheet Title:

TENTATIVE MAP

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File: X:\PROJECTS\Los Gatos Condos — Job: OAK MEADOW CONDOS

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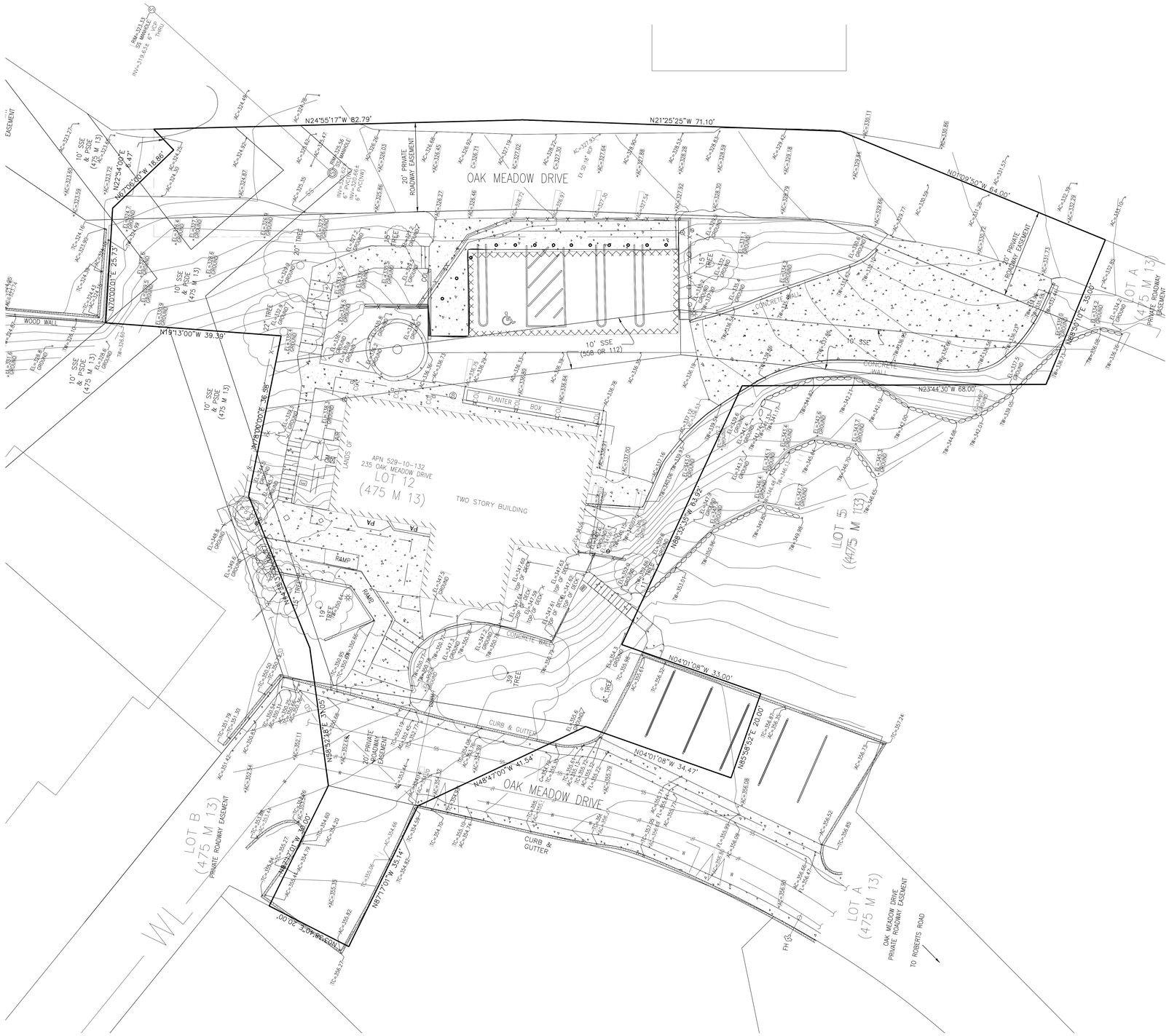

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FORREST AVENUE BEING NORTH 20°45'00" EAST, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 4, 2021, IN BOOK 943 OF MAPS AT PAGE 12.
2. DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF, AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THE 10-FOOT WIDE SANITARY SEWER EASEMENTS AND PRIVATE STORM DRAIN EASEMENTS DESCRIBED IN THE DOCUMENTS RECORDED IN BOOK 558 OF OFFICIAL RECORDS, AT PAGES 110 AND 112 AND SHOWN HEREON ARE AS SHOWN ON (475 M 12). THESE EASEMENT LOCATIONS COULD NOT BE VERIFIED BASED ON THE DESCRIPTIONS PROVIDED IN THE DEEDS.
5. SYMBOLS IN THE LEGEND AND MAP BODY ARE ICONS ONLY AND DO NOT NECESSARILY SHOW THE ACTUAL SIZE OR SHAPE OF THE FEATURES THEY REPRESENT.
6. ALL RECORD DOCUMENT REFERENCES ARE TO DOCUMENTS FILED IN THE OFFICIAL RECORDS OF SANTA CLARA COUNTY.

LEGEND:

	CONCRETE SURFACE
	WOOD DECK
	BUILDING
	BUILDING OVERHANG/COVERED WALKWAY
	CONCRETE CURB & GUTTER
	FENCE
	CONCRETE EDGE
	CONCRETE WALL UNLESS NOTED OTHERWISE
	STONE WALL
	AREA DRAIN
	AREA DRAIN
	CATCH BASIN
	ELECTRIC PULLBOX
	FIBER OPTIC PULLBOX
	FIRE HYDRANT
	HOSE BIB
	IRRIGATION VALVE
	IRRIGATION BOX
	LIGHT POLE
	METER AS NOTED
	SEWER CLEANOUT
	SEWER MANHOLE
	STORM DRAIN MANHOLE
AC	ASPHALT PAVEMENT ELEVATION
AIR	AIR CONDITIONER
CE	CONCRETE ELEVATION
COL	COLUMN
DF	DRINKING FOUNTAIN
FH	FIRE HYDRANT
FL	FLOWLINE ELEVATION
GM	GAS METER
PA	PLANTER AREA
RIM	RIM ELEVATION
SS	SANITARY SEWER
SD	STORM DRAIN
TC	TOP OF CURB ELEVATION
TD	TRENCH DRAIN
TG	TOP OF GRATE ELEVATION
WM	WATER METER

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V&H ENGINEERING

25705 TIERRA GRANDE DRIVE
CARMEL, CA 93923
408-472-5222

Stamp:

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHEES
No. 18
Exp. 12-31-24
CIVIL
STATE OF CALIFORNIA

10-4-24

Issued For

NO	DESCRIPTION	DATE
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Sheet Title:

SITE PLAN

Sheet No.:

C2.0

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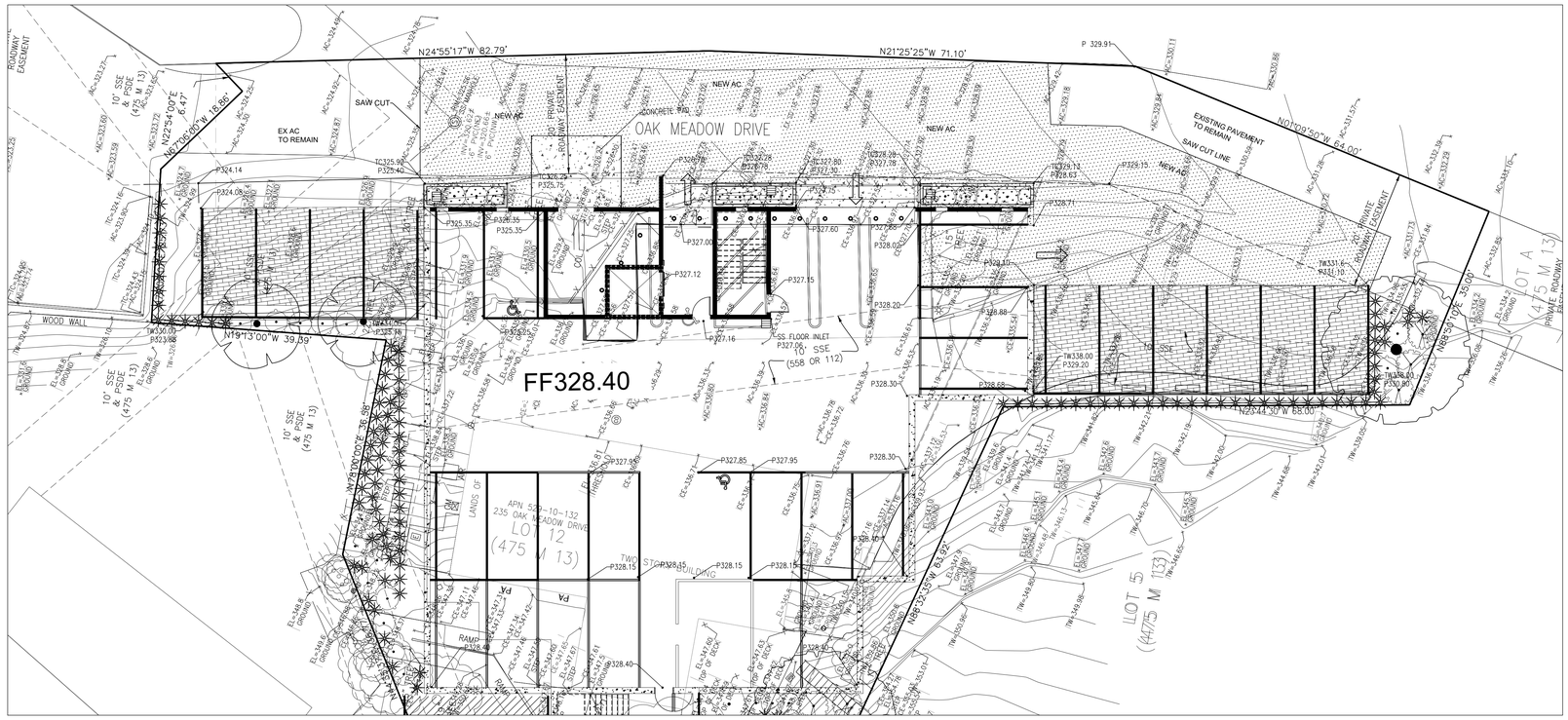
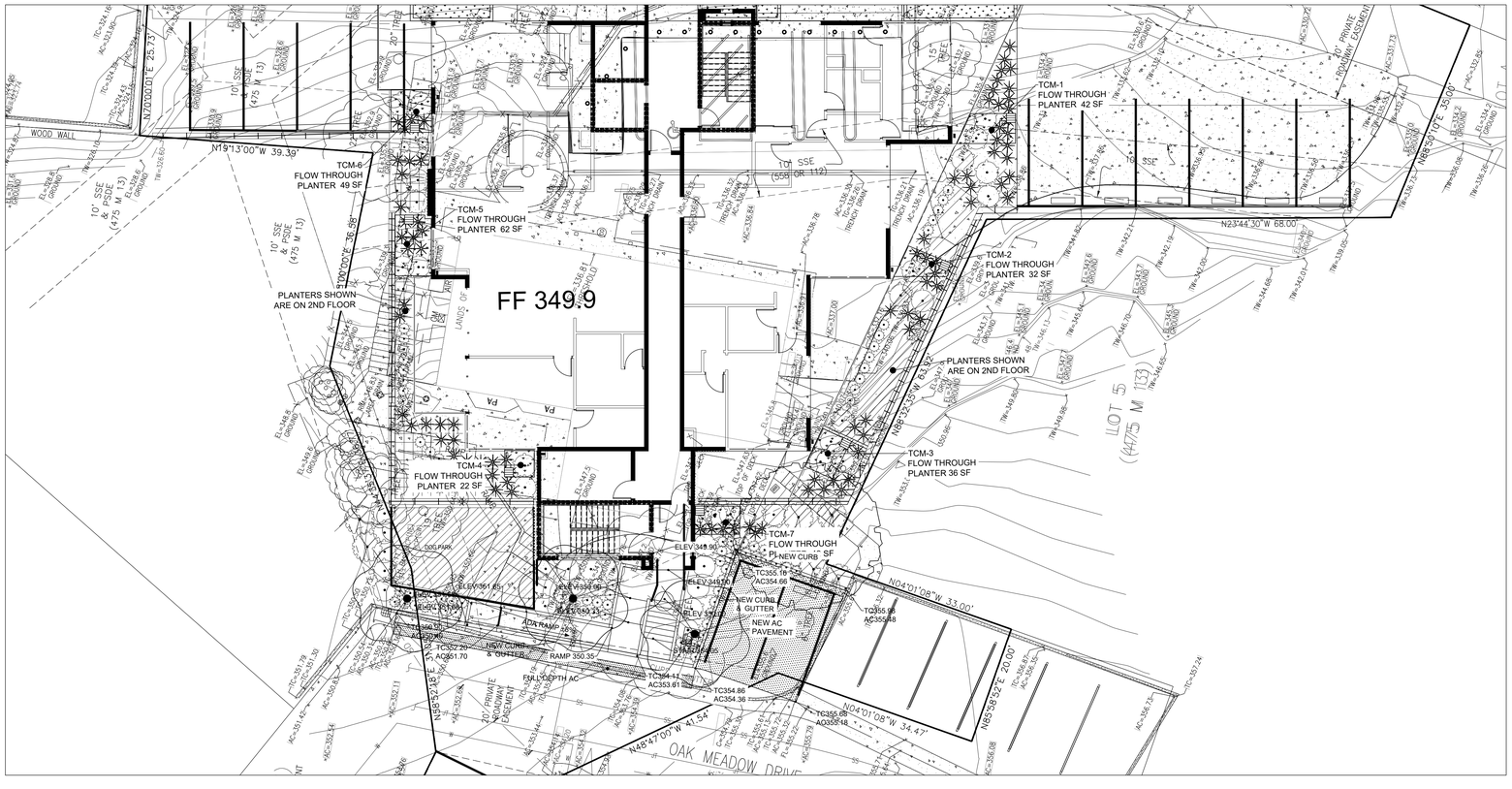


PARKING LEVEL AND LOWER SITE



2ND FLOOR PLANTER AND 3RD FLOOR SITE

GENERAL PROJECT NOTES

1. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY THE GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO TRENCHING.
2. ALL AREAS TO BE GRADED AT 1% MINIMUM FOR DRAINAGE EXCEPT ALONG FLOWLINE OF CURB AND GUTTER OR VALLEY GUTTER, AS SHOWN. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESSES OF THE BUILDING SLAB SECTION (IE: CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
3. ESTIMATED EARTHWORK QUANTITIES: EARTHWORK QUANTITIES SHOWN (IF ANY), OR OTHERWISE SUPPLIED BY THE ENGINEER, ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF CALCULATING GRADING PERMIT FEES. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
4. WHEN A GRADING PERMIT IS ISSUED ON THIS PROJECT THE AGENCY APPROVAL APPLIES ONLY TO GRADING. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS TO ACCOMPLISH PROPOSED SITE WORK. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR OBTAIN ALL NECESSARY UNDERGROUND PERMITS BEFORE ROUGH GRADING THE SITE, AS REVISIONS TO UNDERGROUND FACILITIES MANDATED BY PLAN CHECKING AGENCIES MAY SUBSTANTIALLY EFFECT GRADING INCLUDING FINISHED FLOOR ELEVATIONS.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
6. MAXIMUM CROSS SLOPE ON ANY WALK IS 2%.
7. MAXIMUM SLOPE OF THE CURB RAMPS IS 8.33%.
8. REPLACE FRONT DOOR THRESHOLD SO HEIGHT DOES NOT EXCEED $\frac{1}{4}$" HIGH WITH $\frac{1}{4}$" BEVEL.

ABBREVIATIONS

AC	ASPHALT CONCRETE	G	GROUND
AD	AREA DRAIN	GB	GRADE BREAK
BC	BEGIN CURVE	HDBD	HEADERBOARD
BLDG COR	BUILDING CORNER	INV	INVERT ELEVATION
C/CONC	CONCRETE	IEI	INVERT ELEVATION IN
CB	CATCH BASIN	IEO	INVERT ELEVATION OUT
CLF	CHAIN LINK FENCE	IET	INVERT ELEVATION THR
CMU	CONCRETE MASONRY WALL	LG	LIP OF GUTTER
EC	EDGE OF CONCRETE	LS	LANDSCAPING
EL	ELECTRIC	MH	MAINTENANCE HOLE
EP	EDGE OF PAVEMENT	POC	POINT ON CURVE
FC	FACE OF CURB	RTWL	RETAINING WALL
FF	FINISH FLOOR	TC	TOP OF CURB
FL	FLOW LINE	TEL	TELEPHONE
FNC	FENCE	TOP	TOP OF SLOPE
FOD	FULL OF DEBRIS	TYP	TYPICAL
		WD	WOOD

GENERAL LEGEND

PERMIABLE PAVERS BELGRADE AQUILINE COLOR VICTORIAN

CONCRETE

0 10 20 30

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Stamp:

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Scale: 1'=10'

Drawn By: DBV — Author

Checked By: DBV — Checker

Sheet Title:

GRADING PLAN

Sheet No.:

C3.0

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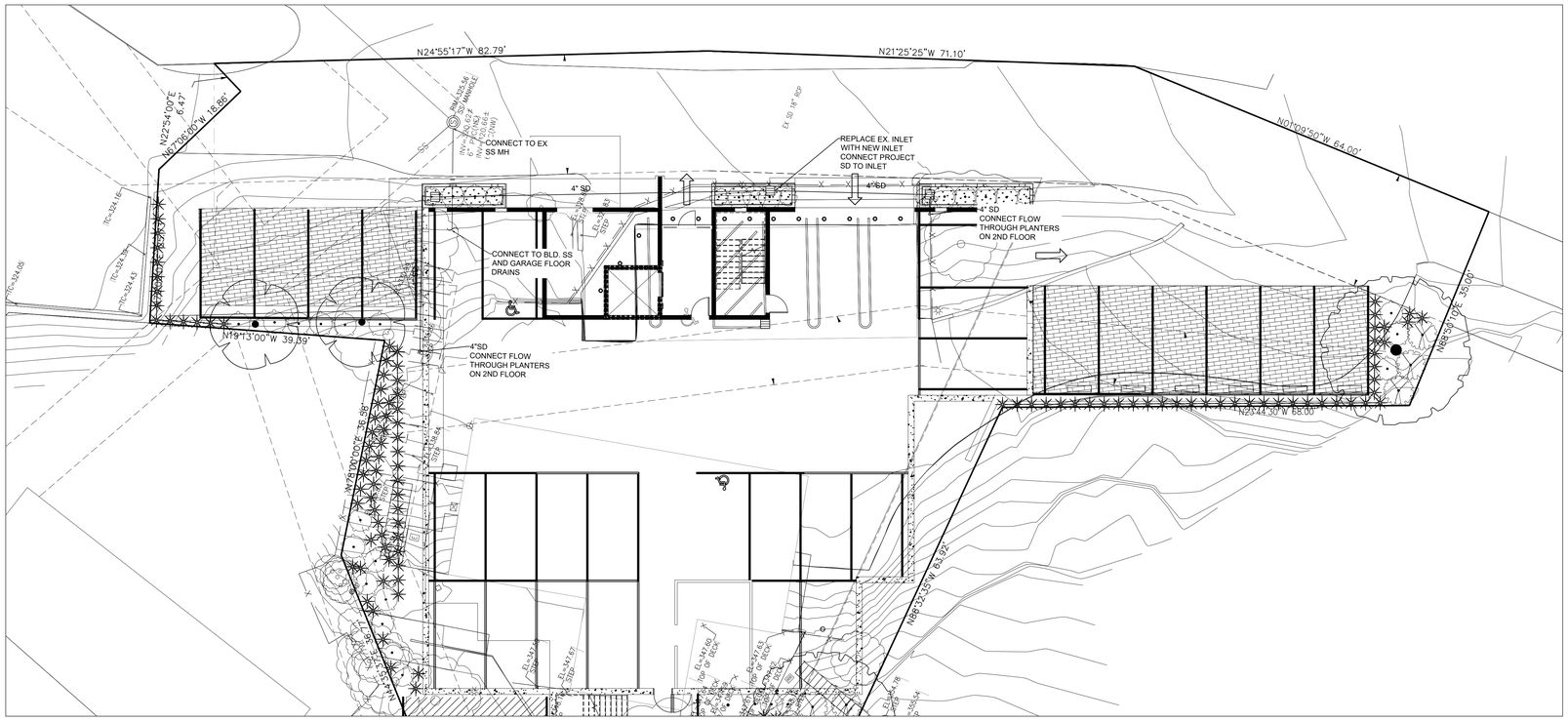
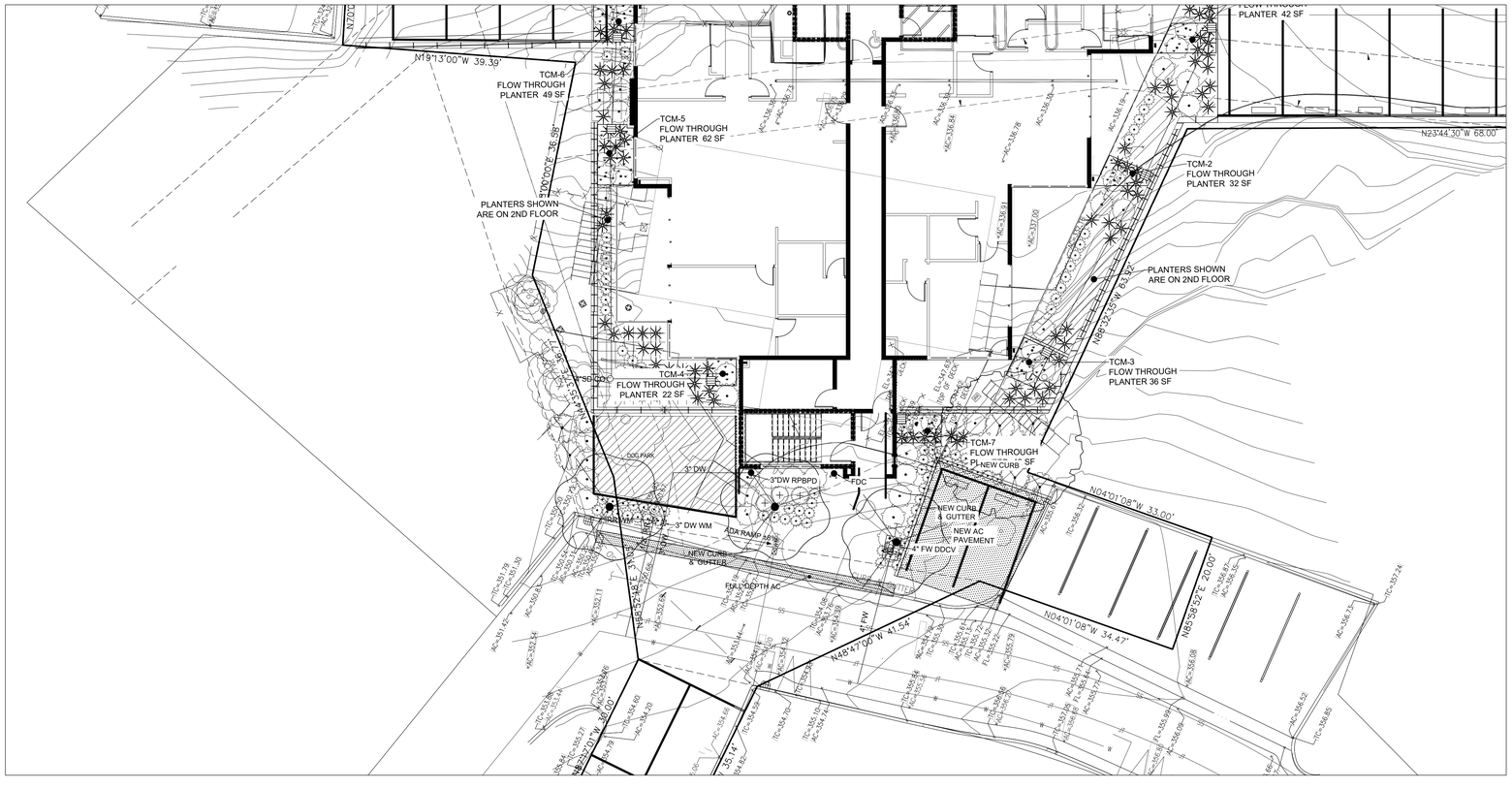


PARKING LEVEL AND LOWER SITE



2ND FLOOR PLANTER AND 3RD FLOOR SITE

ABBREVIATIONS

AC	ASPHALT CONCRETE	G	GROUND
AD	AREA DRAIN	GB	GRADE BREAK
BC	BEGIN CURVE	HDBD	HEADERBOARD
BLDG COR	BUILDING CORNER	INV	INVERT ELEVATION
C/CONC	CONCRETE	IEI	INVERT ELEVATION IN
CB	CATCH BASIN	IEO	INVERT ELEVATION OUT
CLF	CHAIN LINK FENCE	IET	INVERT ELEVATION THR
CMU	CONCRETE MASONRY WALL	LG	LIP OF GUTTER
EC	EDGE OF CONCRETE	LS	LANDSCAPING
EL	ELECTRIC	MH	MAINTENANCE HOLE
EP	EDGE OF PAVEMENT	POC	POINT ON CURVE
FC	FACE OF CURB	RTWL	RETAINING WALL
FF	FINISH FLOOR	TC	TOP OF CURB
FL	FLOW LINE	TEL	TELEPHONE
FNC	FENCE	TOP	TOP OF SLOPE
FOD	FULL OF DEBRIS	TYP	TYPICAL
		WD	WOOD

GENERAL LEGEND

OVERLAND RELEASE

PERMIABLE PAVERS BELGRADE AQUILINE COLOR VICTORIAN

CONCRETE

SQUARE INLET/OVERFLOW DRAIN WITH FULL TRASH CAPTURE DEVICES

0 10 20 30

SCALE 1" = 10 FEET

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DOG FRIENDLY RENTALS, LLC

235 OAK MEADOW DR., LOS GATOS, CA 95032

Project:

OAK MEADOW CONDOS

235 OAK MEADOW DR., LOS GATOS, CA 95032

Submitted for:

SITE & ARCHITECTURAL APPROVAL

V&H ENGINEERING

25705 TIERRA GRANDE DRIVE
CARMEL, CA 93923
408-472-5222

Stamp:

REGISTERED PROFESSIONAL ENGINEER DAVID B. VOORHEES No. 22 CIVIL STATE OF CALIFORNIA

10-4-24

Issued For

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UTILTIY PLAN

Sheet No.:

C3.1

File: X:\PROJECTS\Los Gatos Condos | Job: OAK MEADOW CONDOS

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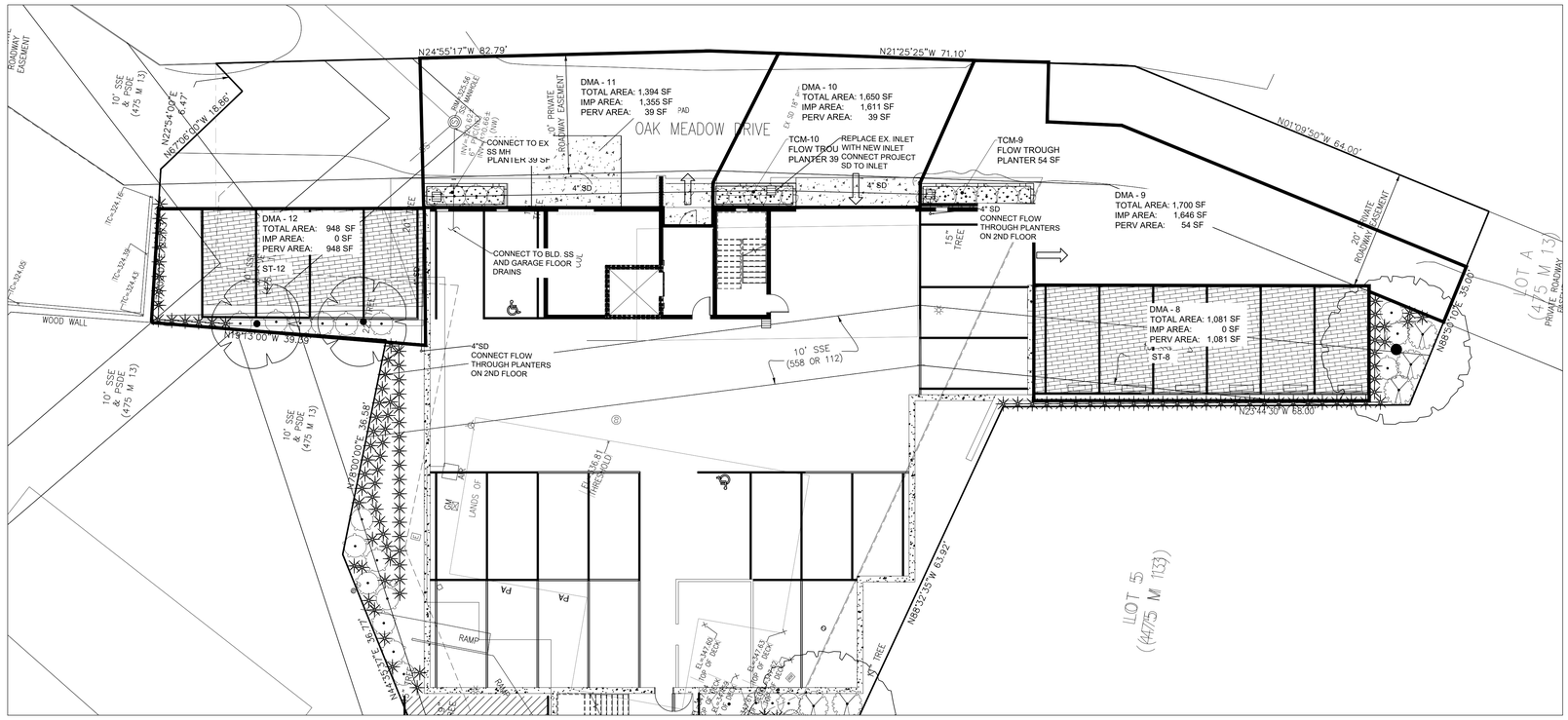
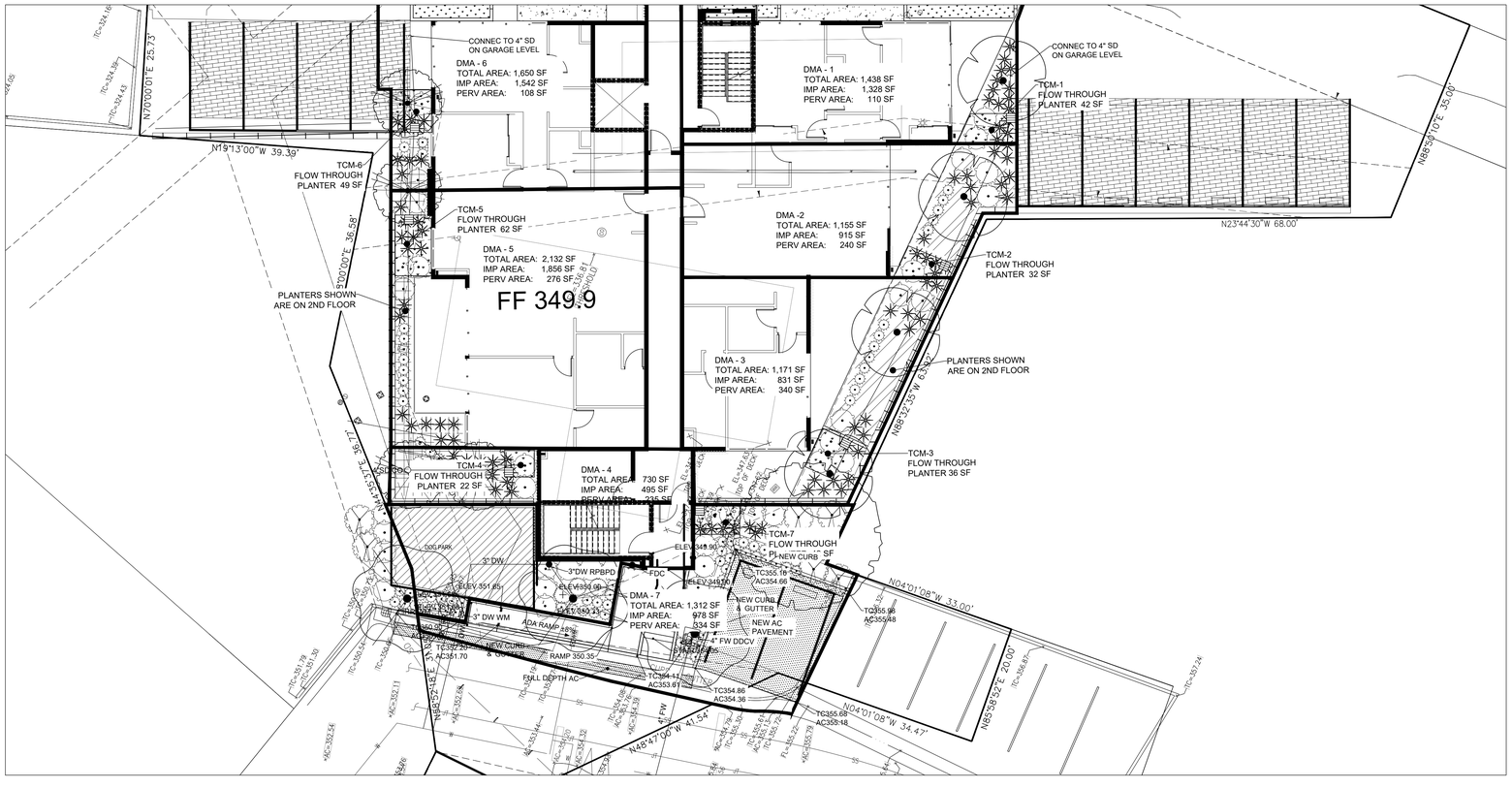


PARKING LEVEL AND LOWER SITE



2ND FLOOR PLANTER AND 3RD FLOOR SITE

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPES.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PLAN LEGEND

TREATMENT CONTROL MEASURE (FLOW THROUGH PLANTERS)

DRAINAGE MANAGEMENT AREA LIMITS

PERMEABLE PAVERS

L.I.D. ACRONYMS

DMA-01	DRAINAGE MANAGEMENT AREA (BIORETENTION AREA)
ST-01	SELF-TREATMENT AREA
TCM 01	TREATMENT CONTROL MEASURE

TREATMENT NOTES

STANDARD STORMWATER CONTROL NOTES:

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- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

STORM DRAINAGE NOTE

STORM DRAINAGE PIPING IN THE BELOW GRADE GARAGE IS SPECIFIED ON THE PLUMBING DRAWINGS AND IS REVIEWD AS PART OF THE BUILDING PERMIT AND IS TO BE REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT..

STORM NOTES:

1. ALL ONSITE PVC STORM PIPE WITHIN LANDSCAPE AREAS TO BE SDR 35 UNLESS OTHERWISE NOTED.

2. ALL ONISTE PVC STORM PIPE WITHIN VEHICULAR TRAVEL WAY TO BE SDR 26 UNLESS OTHERWISE NOTED.

3. ALL PVC STORM PIPE TO CONCRETE CONNECTION TO BE DONE BY WATER STOP PER CITY STANDARD DETAIL D-19.

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STORMWATER CONTROL PLAN

Sheet No.:

C4.0

File: X:\PROJECTS\Los Gatos Condos | Job: OAK MEADOW CONDOS

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STORMWATER TREATMENT CONTROL MEASURE SUMMARY TABLE

OAK MEADOW CONDOS
235 OAK MEADOW DRIVE, LOS GATOS, CA

01/09/2025

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (in)	Storage Depth Provided (in)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	1,438	1,328	0	110	8.67%	40	42	6	N/A	N/A	N/A	N/A	SE ROOF AND PLANTER
2	2	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	1,177	935	0	242	7.09%	32	32	6	N/A	N/A	N/A	N/A	SIUTH CENTER ROOF AND PLANTER
3	3	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	1,383	835	0	548	8.33%	35	36	6	N/A	N/A	N/A	N/A	SW ROOF AND PLANTER
4	4	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	730	495	0	235	4.40%	19	22	6	N/A	N/A	N/A	N/A	NW ROOF AND PLANTER
5	5	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	2,132	1,856	0	276	12.85%	59	62	6	N/A	N/A	N/A	N/A	CENTER ROOF AND PLANTER
6	6	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	1,650	1,542	0	108	9.94%	47	49	6	N/A	N/A	N/A	N/A	NE ROOF AND PLANTER
7	7	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	1,312	978	0	334	7.91%	35	42	8	N/A	N/A	N/A	N/A	Sw ROOF AND PLANTER
8	N/A	Onsite	Pervious pavement w/o underdrain	LID	1B. Volume	1,081	0	1,081	0	6.51%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	SE GARAGE LEVEL PARKING STALLS
9	9	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	1,700	1,646	0	54	10.24%	49	54	6	N/A	N/A	N/A	N/A	SE GARAGE LEVEL STREET
10	10	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	1,650	1,611	0	39	9.94%	39	39	11	N/A	N/A	N/A	N/A	EAST BUILDING STREET
11	11	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	1,394	1,355	0	39	8.40%	39	39	7	N/A	N/A	N/A	N/A	EAST BUILDING STREET
12	N/A	Onsite	Pervious pavement w/o underdrain	LID	1B. Volume	948	0	0	948	5.71%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	PARKING NE OF BUILDING
					Totals:	16,595	12,581	1,081	2,933	100.0%								

Footnotes:
* "Lined" refers to a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the Flow-Volume Combo Method

OVERALL SITE SURFACES

2. Project Size

a. Total Site Area: 19,860 (ft²)		b. Total Land Area Disturbed During Construction: 19,860 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	14,659	2,854	13,842	0	16,696
d. Total off-site IA[3]					0
e. Total project IA	14,659	2,854	13,842	0	16,696
f. Total new and replaced IA	13,842				
Pervious Area (PA)[4]					
g. Total on-site PA	5,201				3,140
h. Total off-site PA[3]	0				
i. Total project PA	5,201				3,140
j. **Total Project Area (2.e.+2.i.)**	19,860				19,836
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% 94.426%					

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

TREATMENT NOTES

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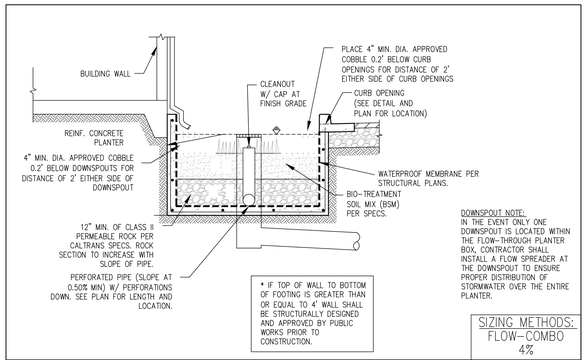
PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

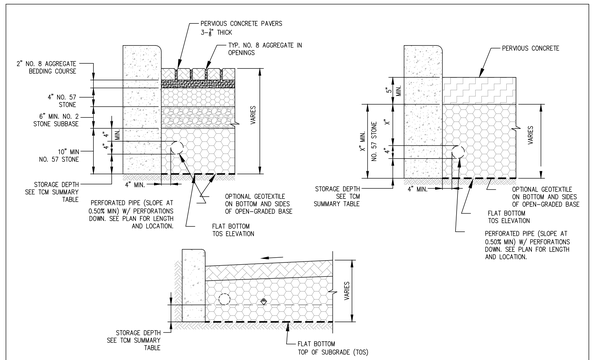
- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60–70% SAND AND 30–40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.



1 FLOW-THROUGH PLANTER (BELOW GRADE)



2 PERVIOUS PAVEMENT (SELF RETAINING)

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

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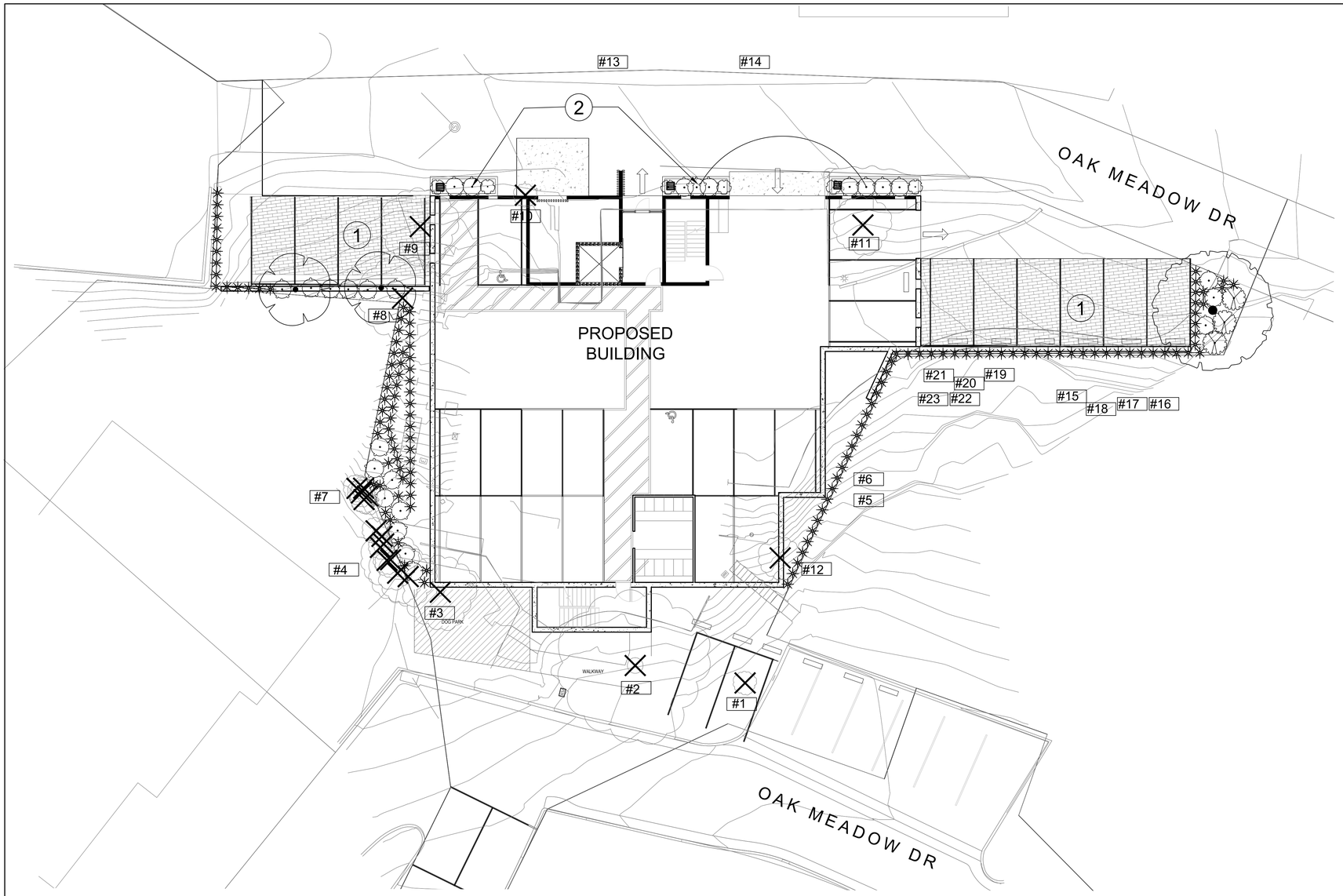

SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

N

LEGEND

X EXISTING TREES TO BE REMOVED

#99 EXISTING TREE NUMBER--SEE ARBORIST REPORT

KEY NOTES: PROPOSED IMPROVEMENTS

1. PERMEABLE PRECAST CONCRETE PAVERS--SEE CIVIL ENG PLANS
2. STORMWATER TREATMENT AREA (FLOW-THROUGH RAISED PLANTER)--SEE CIVIL ENG PLANS

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
TREES							
	LAU XSA	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24"	Box	L	2	Stormwater species-SCVWD list
	QUE AGR	Quercus agrifolia / Coast Live Oak	24"	Box	VL	1	CA Native | replacement tree
SHRUBS							
	ACE CLG	Acer circinatum 'Little Gem' / Little Gem Vine Maple	5 gal.	Can	L	6	CA Native/Stormwater species-SCVWD list
	ARC THH	Arctostaphylos x 'Howard McMinn' / Howard McMinn Manzanita	5 gal.	Can	L	3	
	JUN PAT	Juncus patens / California Gray Rush	1 gal.	Can	L	129	CA Native/Stormwater species-SCVWD list
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Can	L	26	CA Native/Stormwater species-SCVWD list

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OAK MEADOW CONDORS

Submitted for:
ENTITLEMENT

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

Stamp:

LICENSED LANDSCAPE ARCHITECT
TERRIS M. TANIGUCHI CLA #2942
Signature
10/31/26
Renewal Date
01/10/25
Date
STATE OF CALIFORNIA

Issued For

NO	DESCRIPTION	DATE
0	INTIAL SUBMITTAL	01.10.2025

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Drawn By: Author

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Sheet Title:
LANDSCAPE PLAN
STREET LEVEL

Sheet No.:
L-1

File: X:\PROJECTS\Los Gatos Condos | Job: OAK MEADOW CONDOS

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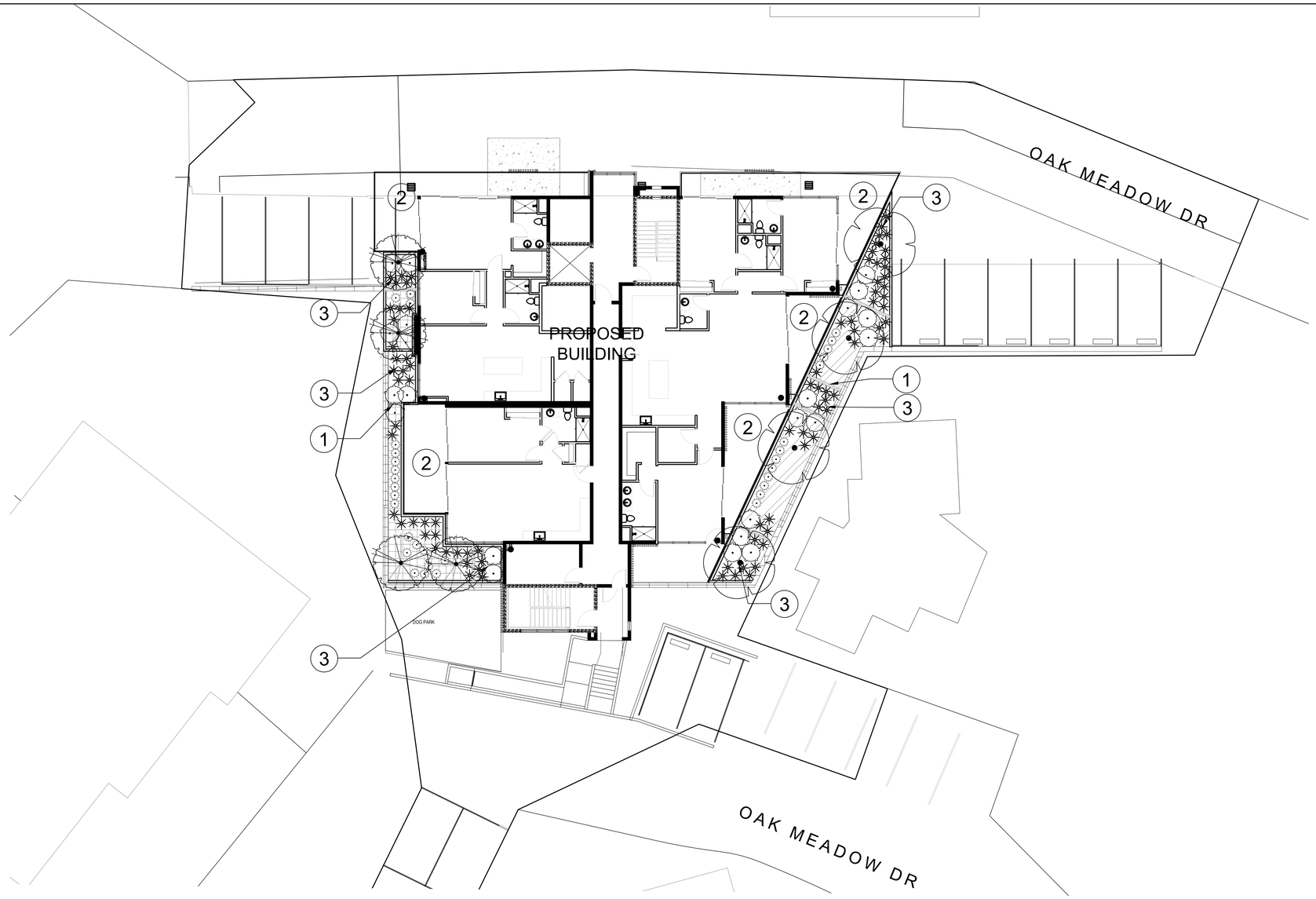

KEY NOTES: PROPOSED IMPROVEMENTS

1. RAISED PLANTER WALLS
2. COVERED PATIO
3. STORMWATER TREATMENT AREA (FLOW-THROUGH PLANTER) SEE CIVIL ENG PLANS

SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS		QTY	REMARKS
TREES								
	CER OCC	Cercis occidentalis / Western Redbud	24"	Box	VL		4	CA Native | stormwater species-SCVWD list
	LAU XSA	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24"	Box	L		4	Stormwater species-SCVWD list
SHRUBS								
	DIE BIC	Dietes bicolor / Fortnight Lily	1 gal.	Field Grown	L		33	
	JUN PAT	Juncus patens / California Gray Rush	1 gal.	Can	L		84	CA Native/Stormwater species-SCVWD list
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Can	L		22	CA Native/Stormwater species-SCVWD list
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY	REMARKS
GROUND COVERS								
	COP KIR	Coprosma kirkii / Creeping Mirror Plant	1 gal.	Can	L	2.5" o.c.	5,489	
	COT BEA	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	1 gal.	Can	L	2.5" o.c.	5,968	

Anderson Architects INC

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SECOND LEVEL

Sheet No.:
L-2

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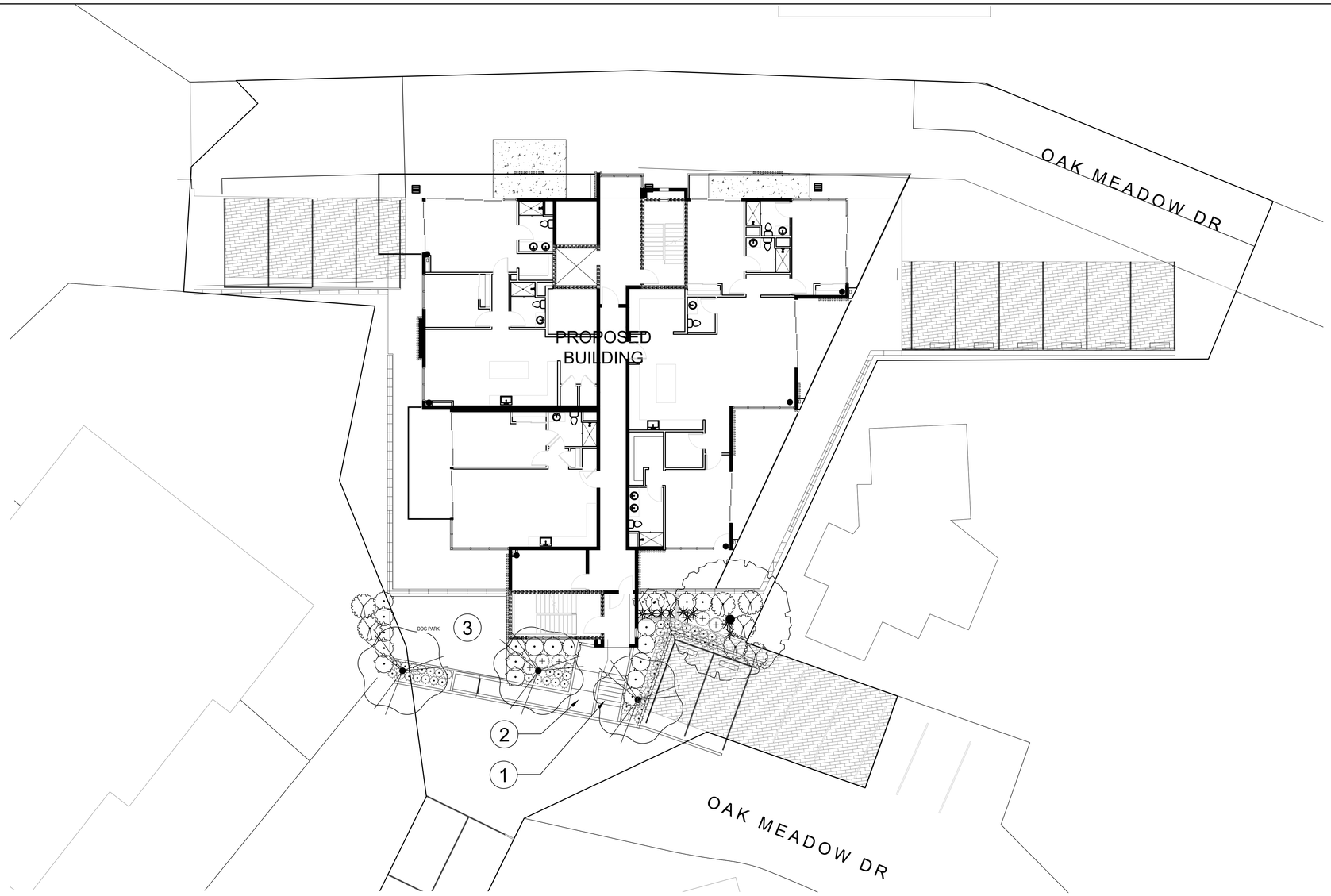

KEY NOTES: PROPOSED IMPROVEMENTS

1. STEPS TO BUILDING ENTRY
2. RAMP TO BUILDING ENTRY
3. DOG PARK

SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
TREES							
	CER OCC	Cercis occidentalis / Western Redbud	24"	Box	VL	4	CA Native | stormwater species-SCVWD list
	LAG N40	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24"	Box	L	3	
	LAU XSA	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24"	Box	L	4	Stormwater species-SCVWD list
	QUE AGR	Quercus agrifolia / Coast Live Oak	24"	Box	VL	1	CA Native | replacement tree
SHRUBS							
	ARC THH	Arctostaphylos x 'Howard McMinn' / Howard McMinn Manzanita	5 gal.	Can	L	7	
	CEA XSK	Ceanothus x 'Skylark' / Skylark Wild Lilac	5 gal.	Can	L	1	CA Native
	DIE BIC	Dietes bicolor / Fortnight Lily	1 gal.	Field Grown	L	87	
	JUN PAT	Juncus patens / California Gray Rush	1 gal.	Can	L	93	CA Native/Stormwater species-SCVWD list
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Can	L	43	CA Native/Stormwater species-SCVWD list
	SAL WIN	Salvia clevelandii 'Winnifred Gilman' / Winnifred Gilman Cleveland Sage	1 gal.	Can	L	5	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY	REMARKS
GROUND COVERS								
	COP KIR	Coprosma kirkii / Creeping Mirror Plant	1 gal.	Can	L	2.5" o.c.	5,489	
	COT BEA	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	1 gal.	Can	L	2.5" o.c.	5,968	

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THIRD LEVEL

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L-3

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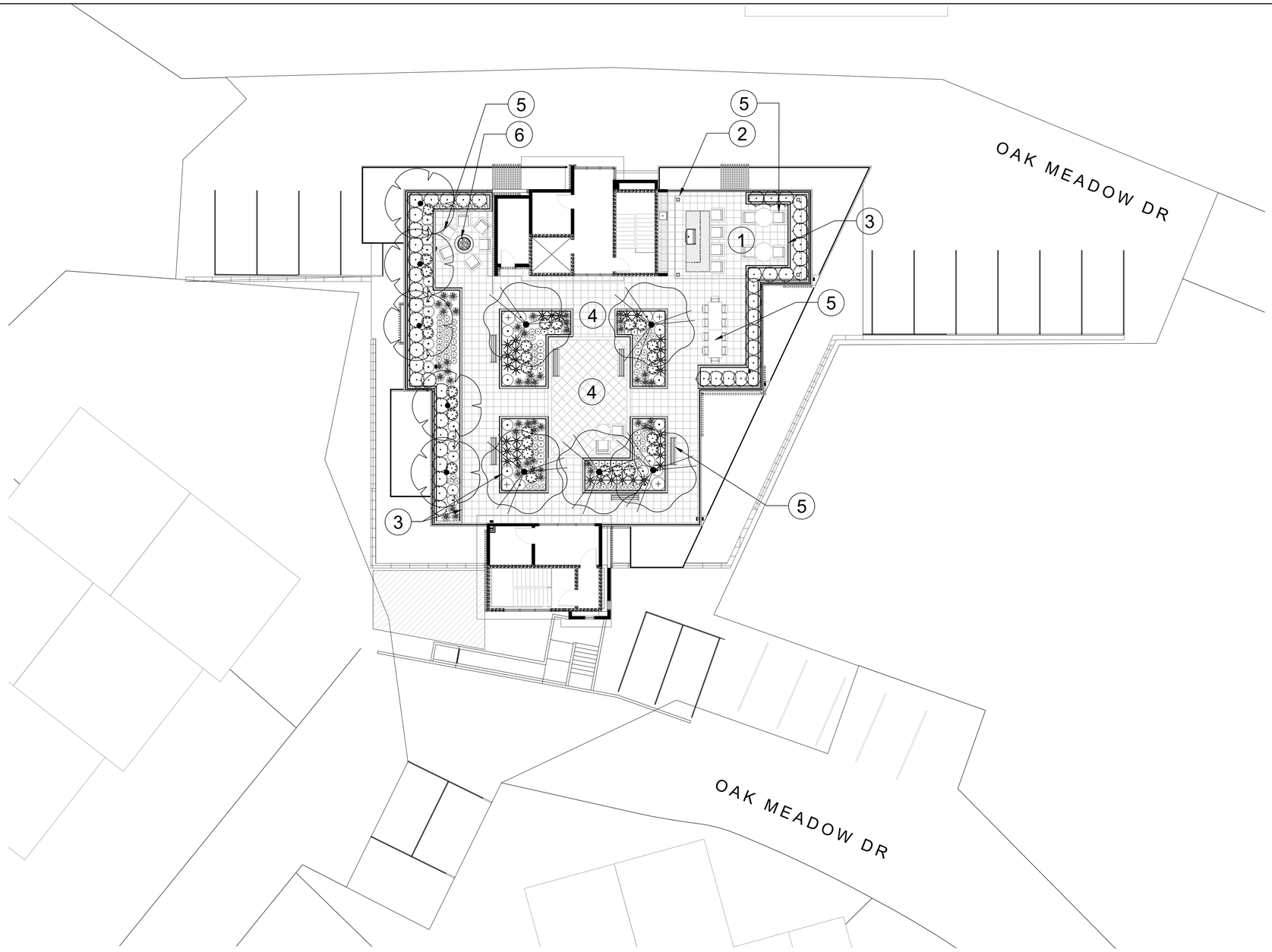

KEY NOTES: PROPOSED IMPROVEMENTS

1. BBQ AREA UNDER TRELLIS
2. TRELLIS (OVER)--SEE ARCHITECTURE DRAWINGS
3. RAISED PLANTER WALLS
4. PEDESTAL PAVERS
5. SITE FURNITURE
6. FIRE PIT

SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
TREES							
	LAG N40	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24"	Box	L	5	
	LAU XSA	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24"	Box	L	5	Stormwater species-SCVWD list
SHRUBS							
	CHO ELE	Chondropetalum elephantinum / Large Cape Rush	5 gal.	Can	L	50	Stormwater species-SCVWD list
	ERI MOE	Erigeron karvinskianus 'Moerheimii' / Pink Santa Barbara Daisy	1 gal.	Can	L	68	CA Native/Stormwater Species
	IRI CA2	Iris douglasiana PCH 'Canyon Snow' / Canyon Snow Iris	1 gal.	Can	L	51	
	JUN PAT	Juncus patens / California Gray Rush	1 gal.	Can	L	32	CA Native/Stormwater species-SCVWD list
	LIM PER	Limonium perezii / Statice	1 gal.	Can	L	28	
	SAL WIN	Salvia clevelandii 'Winnifred Gilman' / Winnifred Gilman Cleveland Sage	1 gal.	Can	L	4	
	SIS ROC	Sisyrinchium bellum 'Rocky Point' / Rocky Point Blue-eyed Grass	1 gal.	Can	VL	30	CA Native/Stormwater species-SCVWD list
	VER LIL	Verbena lilacina 'De la Mina' / De la Mina Lilac Verbena	5 gal.	Can	L	31	

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ROOF LEVEL

Sheet No.:
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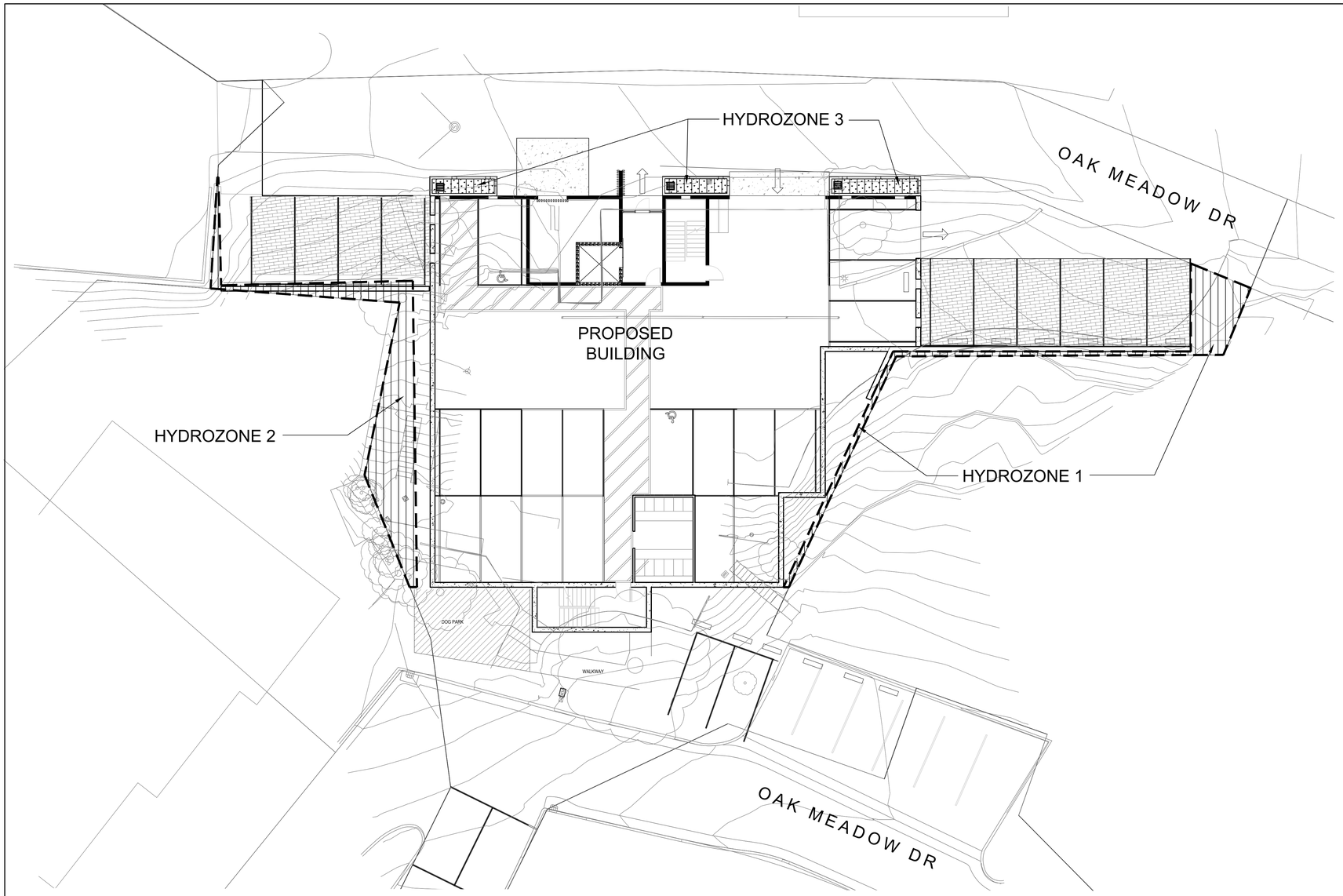

SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

N

HYDROZONE LEGEND

LOW WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
4012 SF OR 100% OF IRRIGATED AREA

MEDIUM WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS AND/OR TUR F ROTORS)
0 SF OR 0% OF IRRIGATED AREA

HIGH WATER USE
(TURF ROTORS AND/OR POP-UP SPRAY HEADS)
0 SF OR 0% OF IRRIGATED AREA

CONCEPTUAL IRRIGATION STATEMENT

1 Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials; 2) groundcovers, and 3) native and water conserving plant materials.

2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.

3 Part shade areas include moderate water use areas having morning and/or afternoon shade.

4 Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.

5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas

6 Low volume sprinklers shall be used wherever possible with head to head coverage.

7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.

8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.

9 The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.

10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

STANDARDS FOR IRRIGATION EQUIPMENT

1 Mainlines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.

2 Lateral lines shall be 1120 pvc-class 200.

3 Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth of pipe under paving: 24" of cover encased in a sleeve

4 Backflow preventer shall be a type approved by and installed per local codes.

5 Sprinklers shall have matched precipitation rates within each control valve circuit.

6 Precipitation rates for sprinklers shall match soil absorption rate.

7 Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.

8 Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.

9 Rain sensing override devices shall be installed with controller.

MWELO IRRIGATION WATER USE CALCULATIONS

Water Efficient Landscape Worksheet: Oak Meadow (01/07/2025)

Reference Evapotranspiration (ETo)		**43.3**	**Los Gatos**				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area **(LA)** (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1-Street Level South	0.2	Drip	0.81	0.247	273	67.41	1,810
2-Street Level North	0.2	Drip	0.81	0.247	516	127.41	3,420
3-Street Level East	0.5	Drip	0.81	0.617	131	80.86	2,171
4-2nd Level South	0.2	Drip	0.81	0.247	615	151.85	4,077
5-Second Level North	0.2	Drip	0.81	0.247	482	119.01	3,195
6-Third Level	0.2	Drip	0.81	0.247	671	165.68	4,448
7-Roof Level	0.2	Drip	0.81	0.247	1,324	326.91	8,776
	0.2	Drip	0.81	0.247	0	0.00	0
	0.2	Drip	0.81	0.247	0	0.00	0
	0.2	Drip	0.81	0.247	0	0.00	0
	0.2	Drip	0.81	0.247	0	0.00	0
			Totals		4,012	1,039.14	27,897
Special Landscape Areas (SLA)							
1) Pool/Spa	[redacted]			0	0	0	0
2) Water Features				0	0	0	0
				0	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**27,897**
						Maximum Allowed Water Allowance (MAWA)	**48,468**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1,039
Total Area	4,012
Average ETAF	**0.26**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	1,039
Total Area	4,012
Sitewide ETAF	**0.26**

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Sheet Title:
IRRIGATION HYDROZONE PLAN
STREET LEVEL

Sheet No.:
L-5

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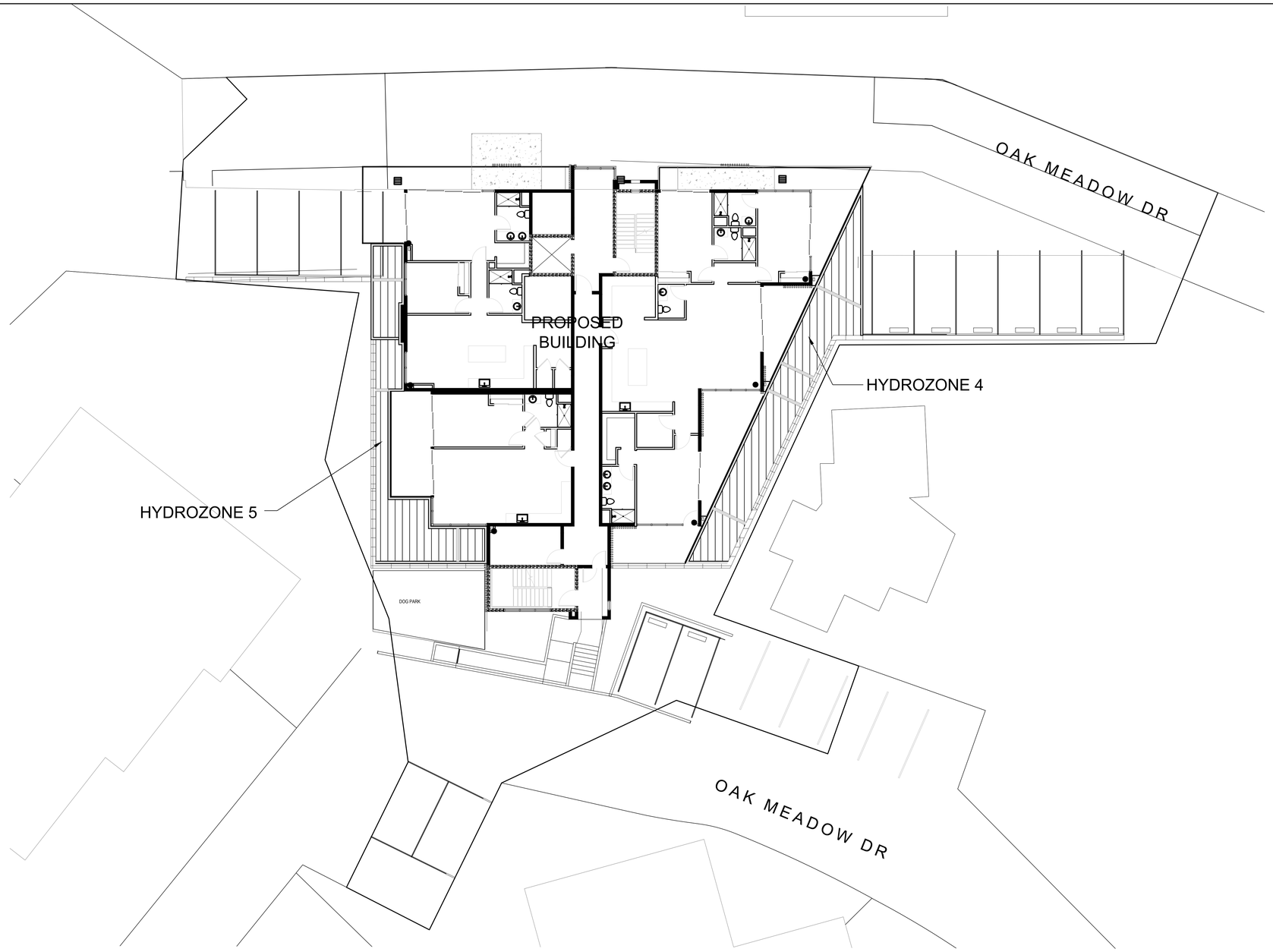

SITE PLAN

0 5' 10' 20'

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4012 SF OR 100% OF IRRIGATED AREA

MEDIUM WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS AND/OR TUR F ROTORS)
0 SF OR 0% OF IRRIGATED AREA

HIGH WATER USE
(TURF ROTORS AND/OR POP-UP SPRAY HEADS)
0 SF OR 0% OF IRRIGATED AREA

NOTES:

1. SEE SHEET L-5 FOR IRRIGATION CONCEPT AND STANDARDS.

2. SEE SHEET L-5 FOR MWELO IRRIGATION WATER USE CALCULATIONS.

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SECOND LEVEL

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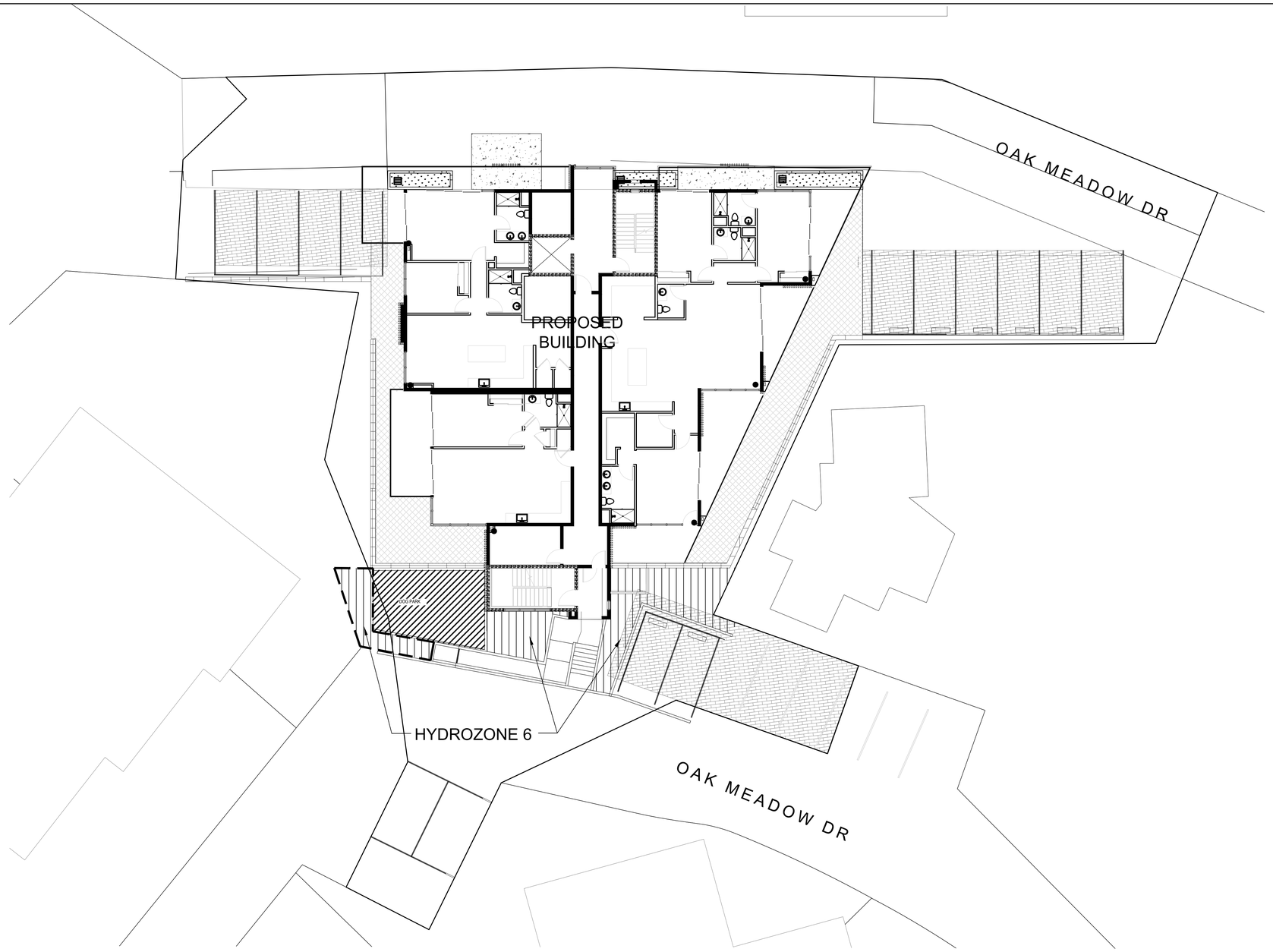

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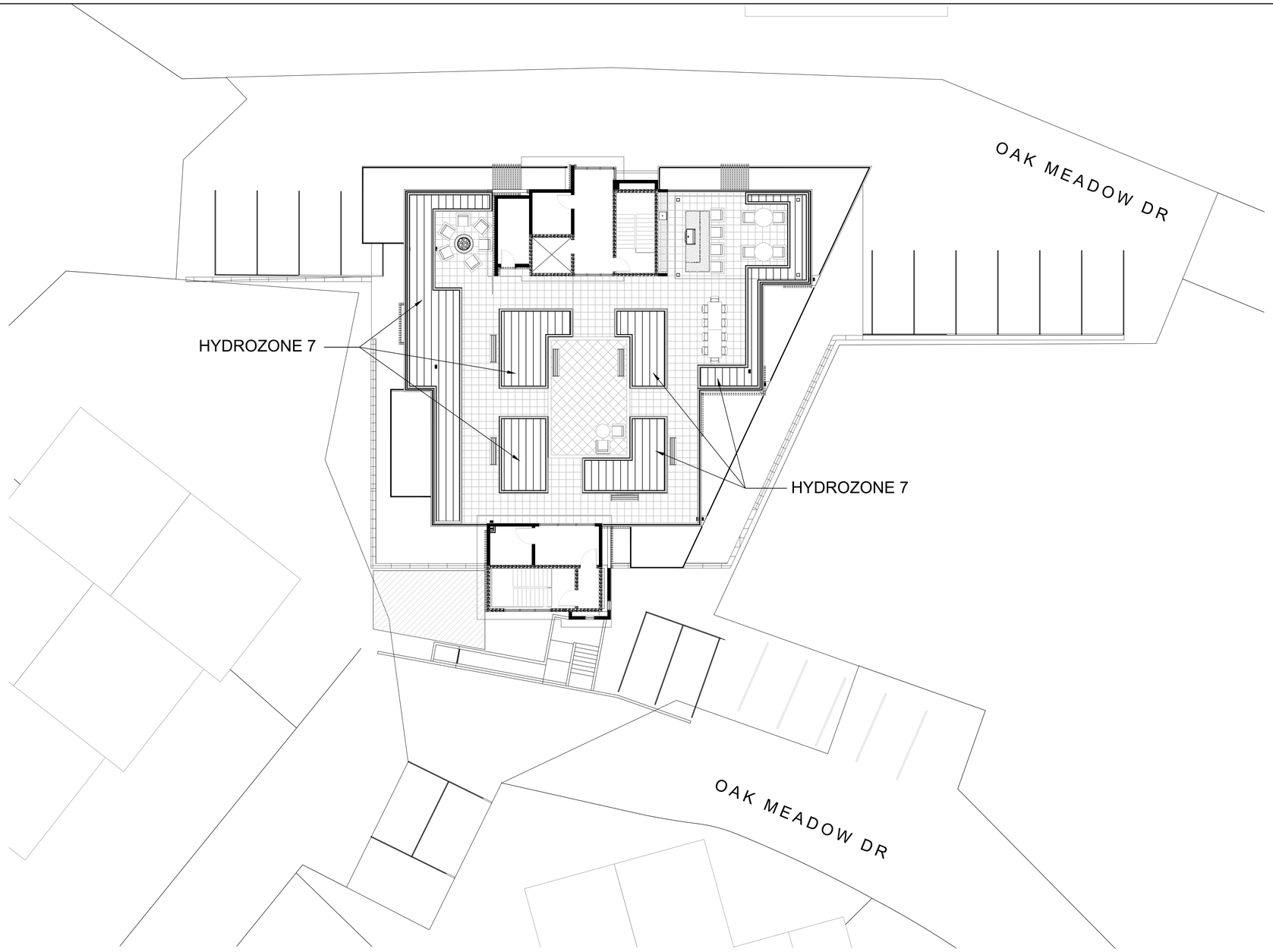

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NOTES:

1. SEE SHEET L-5 FOR IRRIGATION CONCEPT AND STANDARDS.

2. SEE SHEET L-5 FOR MWELO IRRIGATION WATER USE CALCULATIONS.

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Project:
OAK MEADOW CONDORS

Submitted for:
ENTITLEMENT

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Scale: 1" = 10'-0"

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Sheet Title:
IRRIGATION HYDROZONE PLAN
ROOF LEVEL

Sheet No.:
L-8

File: X:\PROJECTS\Los Gatos Condos

Job: OAK MEADOW CONDOS

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