





SANTA CLARA COUNTY FIRE DEPARTMENT

Form 24-2726  
Rev. 11/22

DEVELOPMENTAL REVIEW COMMENTS

2. A copy of the Alternate Means/Methods application form, with approval signature shall be made part of the planning and building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit assuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

Application form for use of alternate materials, methods of construction, or modification of code. Includes fields for project name, address, and applicant information.

Checklist for developmental review comments. Items include: 1. Quality, 2. Strength, 3. Effectiveness, 4. Fire Resistance, 5. Durability, 6. Safety. Each item has a description and a checkbox for approval.

Approved by: [Signature]

Date: [Date]



SANTA CLARA COUNTY FIRE DEPARTMENT

Form 24-2726  
Rev. 11/22

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:

Alternate Means/Methods Application - Proposed eight building, 187 unit, 24 Health care unit senior living complex with continuing and memory care facilities. The complex includes underground parking, covered outdoor canopy, covered balconies and walkways totaling 538,581 SF of building area. The eight proposed buildings include: Villa A - 157,254 SF, five-story with 48 units. Villa B - 41,488 SF, four-story with 20 units. Villa C - 56,361 SF, five-story with 28 units. Villa D - 31,425 SF, four-story with 15 units. Villa E - 40,713 SF, five-story with 18 units. Villa F - 40,712 SF, five-story with 17 units. Villa G - 31,428 SF four-story with 14 units. Villa H - 31,112 SF, three-story with 15 units.

Plan Review:

The alternate means/methods request is Approved, subject to the comments and conditions below.

Plan Review Comments:

Discussion: This application proposes clarification on roof access for building/Villa A. A set of standard aerial access to the top roof. Villa A roof areas are accessible as shown on the submitted diagram. Stair A provides access to all roof levels, and Stair B provides additional access to the top roof. All stairs and corridors will be fire rated conforming to code. To mitigate CFC 1016 and BCOP 4.11 standard aerial access requirements, the following alternatives will be proposed: open exit stair between ground and first floor per CFC 1019.3 exception 1 & 4, Stair A discharge through lobby per CFC 1029.2 and stair access to top roof via roof hatch per CFC section 1011.12 exception and 1011.12.2.

Comments:

1. Make a note on both planning set and building permit set cover sheet that an approved AMMR is included.

Application form for use of alternate materials, methods of construction, or modification of code. Includes fields for project name, address, and applicant information.



FIRE DEPARTMENT SANTA CLARA COUNTY

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Address: 110 Wood Rd, Los Gatos, CA

Applicant's Name: Mark Palgout (for Frost Perch)  
Applicant's Address: 887 Chestnut Drive, Phoenix, CA 94088  
Telephone: (609) 956-7787

The applicant hereby requests the following:

- Use of Alternate Materials or Method of Construction
- Modification of Code Code Compliance Certification

Codes Affected:

- Building Code
- Fire Code
- Mechanical Code
- Electrical Code
- Other: BARNHART COUNTY FIRE DEPARTMENT

Specific section(s) of the code involved:

Brief description of the request: Clarification on Roof Access for Building A: Building A Roof areas are accessible as shown on the attached diagram. Stair A provides access to all roof levels, and Stair B provides additional access to the Top Roof.

The Building and Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the intent of the code in strength, effect, fire resistance, durability, safety, etc.

Approved by the Santa Clara County Fire Prevention District

24-2726

Table with columns: NO., DATE, ISSUE. Multiple empty rows for tracking.

NOT FOR CONSTRUCTION



SEAL

KEY PLAN



PERKINS EASTMAN  
110 WASHINGTON ST., SUITE 1000  
SAN FRANCISCO, CA 94104  
(415) 435-7900

Project: ROCKWOOD PACIFIC  
36 SOUTHWOOD DRIVE  
OAKLAND, CA 94603  
(415) 916-7744  
Owner: FROST PERCH  
800 N. BRAND BLVD., 19TH  
FLOOR GLENDALE, CA 91203  
(951) 956-7400  
Architect: PERKINS EASTMAN  
4837 CHARLOT DRIVE, SUITE 300  
PLEASANTON, CA 94566  
(925) 358-4640  
Landscape: B. LAWRENCE GATES

Structural: RYAN GOWLING/RYO ENGINEERS  
45 FREEMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 568-1004  
Mechanical, Electrical & Plumbing: GILBRAD  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7677  
General Contractor: WALK O'BRIEN CONSTRUCTION  
420 HAYDEN DR., SUITE 500  
PLEASANTON, CA 94566  
(925) 498-2000

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT NO: 70581.00

DRAWING TITLE:

FIRE ACCESS APPROVED AMMR - BLDG A

G001

PLANNING SUBMITTAL

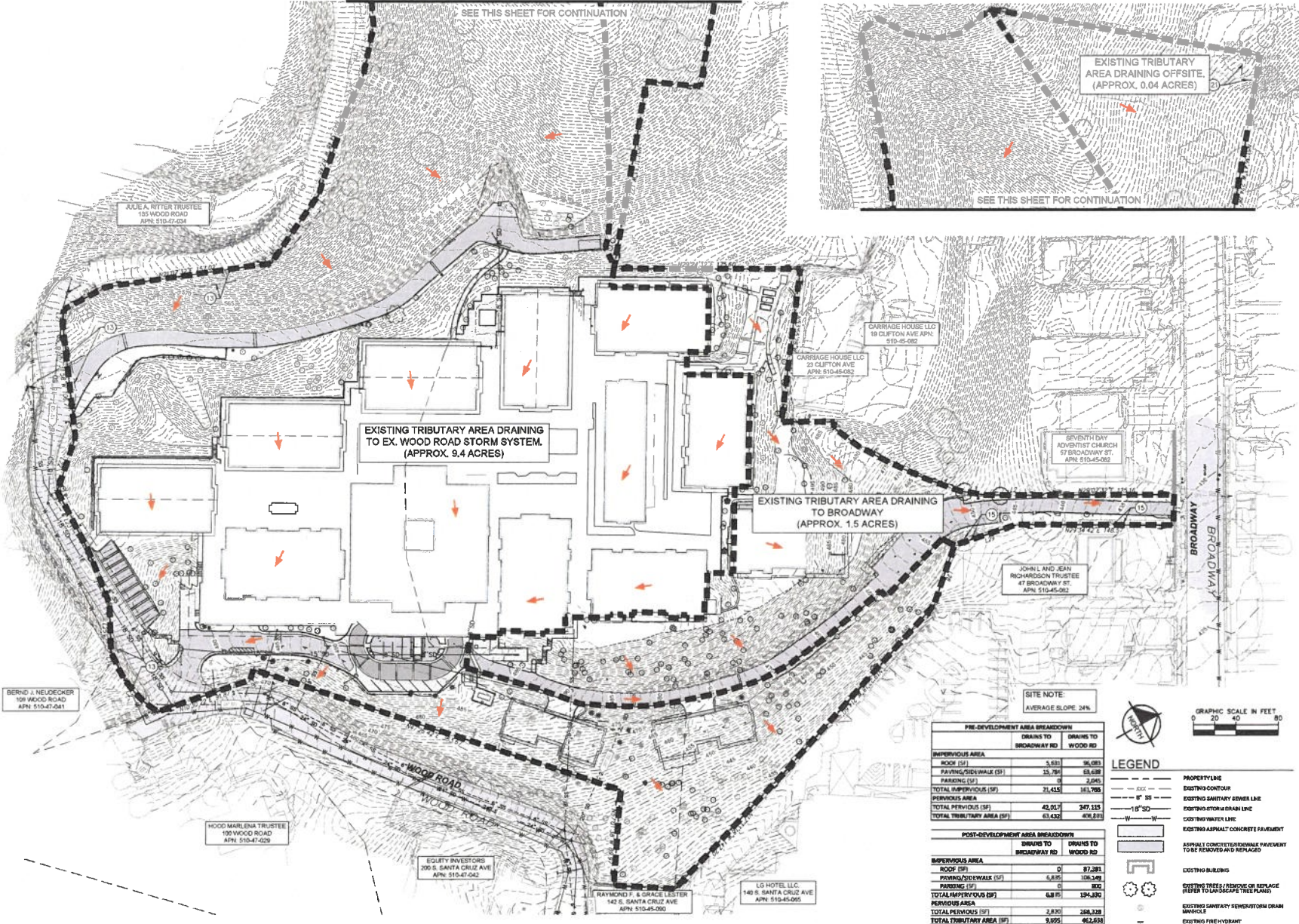
JULY 30, 2024



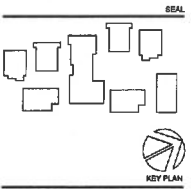








NO.	DATE	ISSUE



**Kimley-Horn**  
 403 CHADWY DRIVE, SUITE 100, PLEASANTON, CA 94568  
 PHONE: 925.269.4040 FAX: 925.269.4049  
 WWW.KIMLEY-HORN.COM

**Applicant:**  
 ROCKWOOD PALMIFIC  
 36 BENTWOOD DRIVE  
 ORLANDO, CA 94563  
 (415) 815-7664

**Owner:**  
 COVIA  
 2165 N CALIFORNIA BLVD, SUITE 215  
 WALNUT CREEK, CA 94598  
 (925) 950-1400

**CM/J/S:**  
 KIMLEY-HORN  
 403 CHADWY DRIVE, SUITE 100  
 PLEASANTON, CA 94568  
 (925) 269-4040

**Landscape:**  
 GATES + ASSOCIATED  
 2675 CROW CANYON RD  
 SAN FRANCISCO, CA 94105  
 (415) 776-1178

**Structure:**  
 KPPF CONSULTING ENGINEERS  
 46 FREIGHT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 895-1004

**Mechanical, Electrical & Plumbing:**  
 GUNNAG  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 299-7967

**General Contractor:**  
 DEYCON CONSTRUCTION INC  
 600 GIBBALTAR DRIVE  
 MILPITAS, CA 95035  
 (408) 942-3200

**PROJECT TITLE:**  
**LOS GATOS MEADOWS**  
 110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70681.00  
**DRAWING TITLE:**  
**EXISTING DRAINAGE PLAN**

**SCALE:** 1" = 40' ON 24" X 30"

**C101.1**

**PLANNING SUBMITTAL**  
 2024-04-30

**SITE NOTE:**  
 AVERAGE SLOPE: 24%

	PRE-DEVELOPMENT AREA BREAKDOWN	
	DRAINS TO BROADWAY RD	DRAINS TO WOOD RD
IMPERVIOUS AREA		
ROOF (SF)	5,631	36,081
PAVING/SIDEWALK (SF)	13,794	69,638
PARKING (SF)	0	2,045
TOTAL IMPERVIOUS (SF)	19,425	107,765
PERVIOUS AREA		
TOTAL PERVIOUS (SF)	42,017	347,115
TOTAL TRIBUTARY AREA (SF)	61,432	456,880

	POST-DEVELOPMENT AREA BREAKDOWN	
	DRAINS TO BROADWAY RD	DRAINS TO WOOD RD
IMPERVIOUS AREA		
ROOF (SF)	0	87,381
PAVING/SIDEWALK (SF)	6,835	106,349
PARKING (SF)	0	300
TOTAL IMPERVIOUS (SF)	6,835	194,030
PERVIOUS AREA		
TOTAL PERVIOUS (SF)	2,820	268,238
TOTAL TRIBUTARY AREA (SF)	9,655	462,268

**LEGEND**

- — — — — PROPERTY LINE
- — — — — EXISTING CONTOUR
- - - - - EXISTING SANITARY SEWER LINE
- - - - - EXISTING 8" DI. SANITARY SEWER LINE
- - - - - EXISTING 18" DI. SANITARY SEWER LINE
- - - - - EXISTING WATER LINE
- - - - - EXISTING ASPHALT CONCRETE PAVEMENT
- - - - - ASPHALT CONCRETE/PAVEMENT TO BE REMOVED AND REPLACED
- EXISTING BUILDING
- EXISTING TREE; PERVIOUS OR REPLACE (REFER TO LANDSCAPE TREE PLAN)
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT

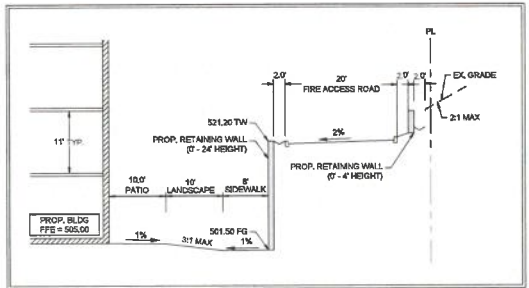




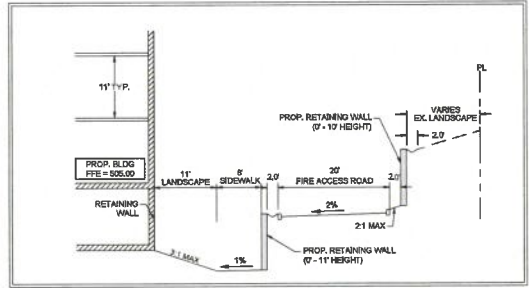




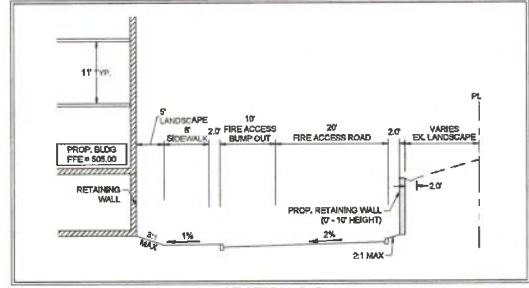
Plotted By: Checketts, Travis Sheet: Sct-Kim K13BAY\_LDEV197101001 - Los Gatos Meadows - MAP08 CADD Plan SheeK103 PRELIM GRADING.dwg  
 April 30, 2024 05:02:58pm



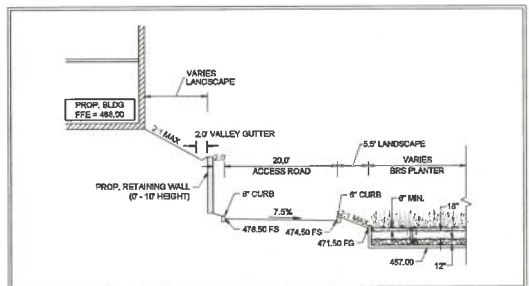
SECTION A-A  
N.T.S.



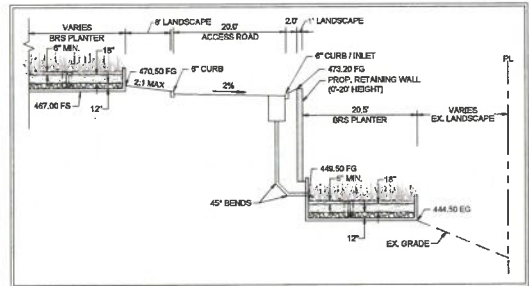
SECTION B-B  
N.T.S.



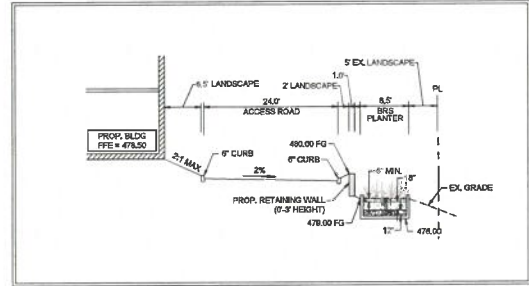
SECTION C-C  
N.T.S.



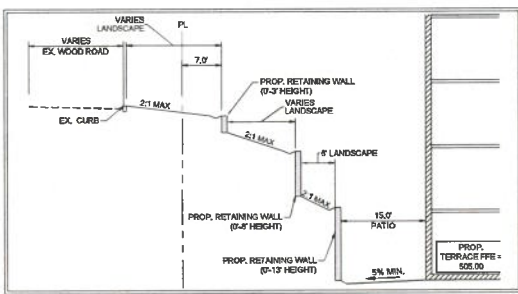
SECTION D-D  
N.T.S.



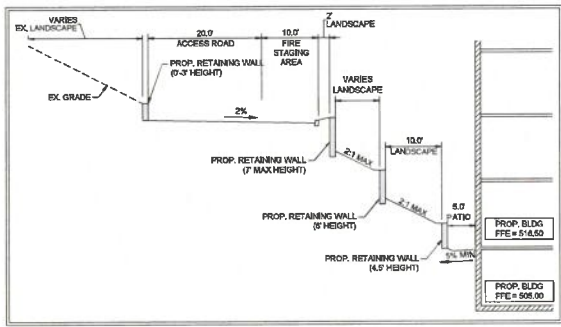
SECTION E-E  
N.T.S.



SECTION F-F  
N.T.S.

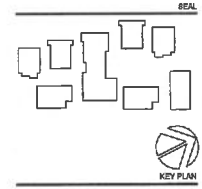


SECTION G-G  
N.T.S.



SECTION H-H  
N.T.S.

NO.	DATE	ISSUE



**Kimley-Horn**  
 457 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94568  
 PHONE: 925-366-4400 FAX: 925-366-4444  
 WWW.KIMLEY-HORN.COM

Applicant:  
**BOCAWOOD PACIFIC**  
 36 SOUTHWOOD DRIVE  
 ORLANDO, CA 94553  
 (415) 816-7944

Owner:  
**COVIA**  
 2162 N CALIFORNIA BLVD, SUITE 215  
 WALKLET CREEK, CA 94098  
 (525) 950-7400

City/State:  
**KIMLEY-HORN**  
 457 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94568  
 (525) 395-6640

Landscape:  
**GATES + ASSOCIATES**  
 2871 CROW CANYON RD  
 SAN FRANCISCO, CA 94133  
 (415) 736-8178

Structure:  
**RUFF CONSULTING ENGINEERS**  
 457 FLEMING ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94103  
 (415) 363-1004

Mechanical, Electrical & Plumbing:  
**GERBERAC**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7567

General Contractor:  
**BERKSON CONSTRUCTION INC**  
 680 GRANTLAW DRIVE  
 MOUNTAIN VIEW, CA 94039  
 (408) 942-4200

PROJECT TITLE:  
**LOS GATOS MEADOWS**  
 110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00  
 DRAWING TITLE:  
**GRADING SECTIONS**

SCALE: 1" = 40' ON 24" X 36"

**C103.1**

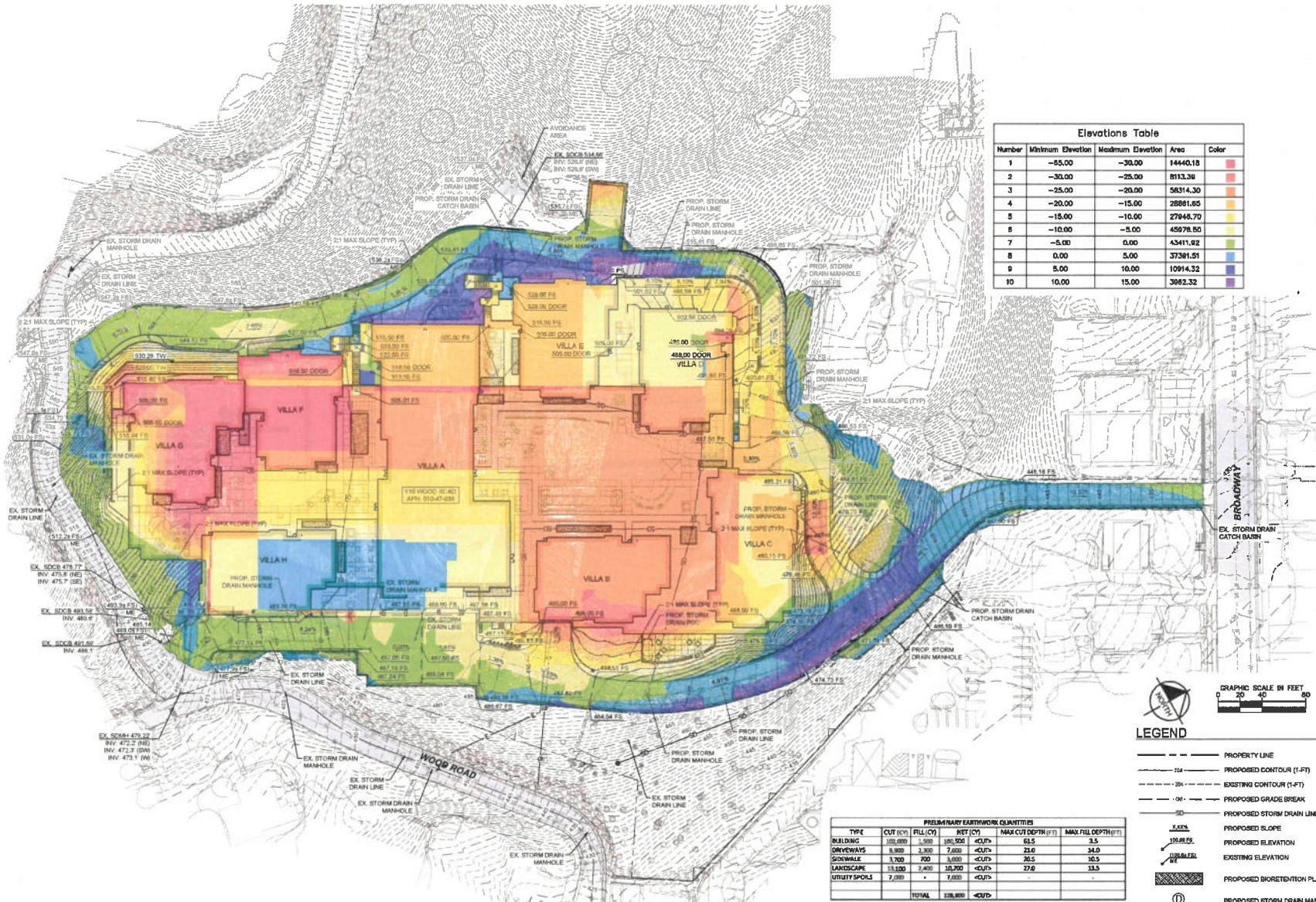
PLANNING SUBMITTAL

2024-04-30



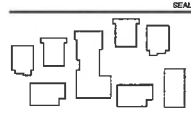






Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-55.00	-30.00	14440.18	Red
2	-30.00	-25.00	8113.39	Orange
3	-25.00	-20.00	58314.30	Yellow
4	-20.00	-15.00	28861.85	Light Green
5	-15.00	-10.00	27946.70	Green
6	-10.00	-5.00	45976.50	Dark Green
7	-5.00	0.00	43411.92	Light Blue
8	0.00	5.00	37361.51	Blue
9	5.00	10.00	10914.32	Dark Blue
10	10.00	15.00	3982.32	Purple

NO.	DATE	ISSUE



**Kimley-Horn**  
 482 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588  
 PROJECTS@KIMLEY-HORN.COM WWW.KIMLEY-HORN.COM

**APPLIC:**  
 ROCKWOOD PACIFIC  
 30 SOUTHWOOD DRIVE  
 CROCKFORD, CA 94532  
 (415) 819-7344

**OWNER:**  
 COVINA  
 2185 N CALIFORNIA BLVD, SUITE 215  
 NUBAY CREEK, CA 94586  
 (925) 956-7400

**DRG FILE:**  
 KIMLEY-HORN  
 482 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 398-4340

**LANDSCAPE:**  
 GATNER & ASSOCIATES  
 2871 CROW CANYON RD  
 SAN RAMON, CA 94583  
 (925) 724-1176

**STRUCTURE:**  
 ROPFF CONSULTING ENGINEERS  
 45 FREEMONT ST. 26TH FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-1004

**MECHANICAL, ELECTRICAL & PLUMBING:**  
 GILBINE  
 52 CALIFORNIA ST. 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-1004

**GENERAL CONTRACTOR:**  
 BREYFORD CONSTRUCTION INC  
 600 CERRITOS DRIVE  
 MILPITAS, CA 95035  
 (408) 942-8200

**PROJECT TITLE:**  
**LOS GATOS MEADOWS**  
 110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
**PRELIMINARY CUT AND FILL PLAN**

**SCALE:** 1" = 40' ON 24" X 36"

**C104**

**PLANNING SUBMITTAL**

2024-04-30

**LEGEND**

- PROPERTY LINE
- PROPOSED CONTOUR (1-F)
- EXISTING CONTOUR (1-F)
- PROPOSED GRADE BREAK
- PROPOSED STORM DRAIN LINE
- PROPOSED SLOPE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED BIORETENTION PLANTER
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN

TYPE	CUT (CY)	FILL (CY)	RET (CY)	MAX CUT DEPTH (FT)	MAX FILL DEPTH (FT)
BUILDING	100,000	1,000	100,000	<CUP>	65.5
DRIVEWAYS	8,800	2,300	7,600	<CUP>	24.0
SIDEWALK	1,700	700	3,000	<CUP>	20.5
LANDSCAPE	13,100	1,400	10,700	<CUP>	27.8
UTILITY SPOILS	7,000	-	7,000	<CUP>	-
<b>TOTAL</b>	<b>136,800</b>	<b>5,400</b>	<b>142,200</b>	<b>&lt;CUP&gt;</b>	<b>65.5</b>

**NOTE:**  
 - EARTHWORK QUANTITIES ARE RAW, UNADJUSTED VOLUMES. THESE CALCULATIONS ASSUME 1" FOUNDATIONS FOR PROPOSED BUILDINGS AND 12" SECTIONS FOR PROPOSED ROAD PAVING. THE UTILITY SPOILS ARE PRELIMINARY.



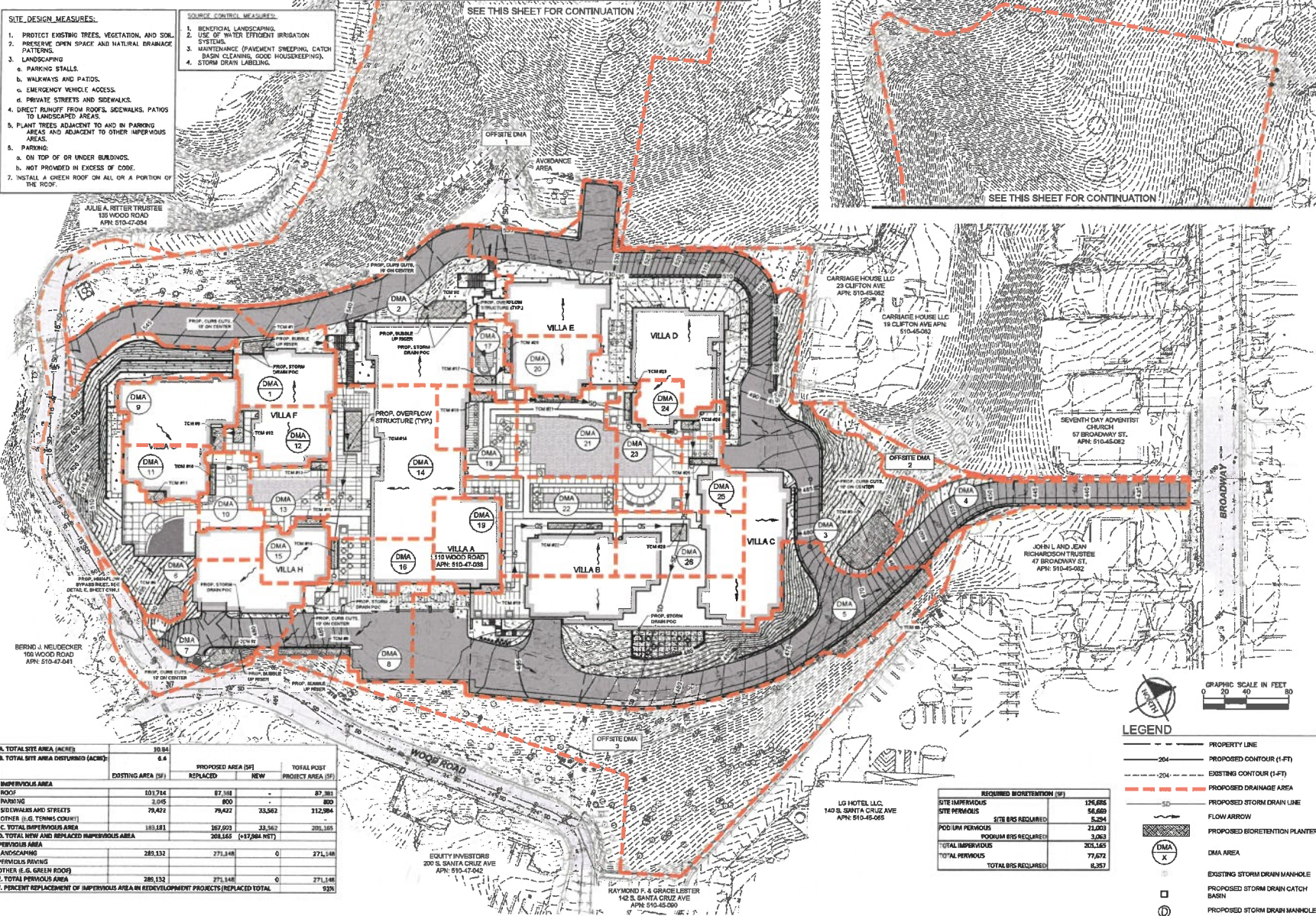
Filed By: Checkmate Title Sheet: Sheet: KCBAY\_LDEV191710101 - Los Gatos Meadows - MAPUG CADD/Plan\_SheetADD SET/C105 PRELIM STORMWATER.dwg  
 April 30, 2024 05:05:00pm

- SITE DESIGN MEASURES:**
- PROTECT EXISTING TREES, VEGETATION, AND SOIL. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
  - LANDSCAPING
    - PARKING STALLS.
    - WALKWAYS AND PATIOS.
    - EMERGENCY VEHICLE ACCESS.
    - PRIVATE STREETS AND SIDEWALKS.
  - DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
  - PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
    - ON TOP OF OR UNDER BUILDINGS.
    - NOT PROVIDED IN EXCESS OF CODE.
  - INSTALL A GREEN ROOF ON ALL OR A PORTION OF THE ROOF.

- SOURCE CONTROL MEASURES:**
- BENEFICIAL LANDSCAPING
  - USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
  - MAINTENANCE (PAVEMENT SHEEDING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
  - STORM DRAIN LABELING.

SEE THIS SHEET FOR CONTINUATION

SEE THIS SHEET FOR CONTINUATION



A. TOTAL SITE AREA (ACRES)		PROPOSED AREA (SF)		TOTAL POST PROJECT AREA (SF)
B. TOTAL SITE AREA DISTURBED (ACRES)		EXISTING AREA (SF)	REPLACED	NEW
IMPERVIOUS AREA				
ROOF	101,724	87,181	-	87,181
PAVING	3,045	800	-	800
SIDEWALKS AND STREETS	79,422	79,422	33,562	112,984
OTHER (I.E. TENNIS COURTS)				
C. TOTAL IMPERVIOUS AREA	184,191	167,603	33,562	201,165
D. TOTAL NEW AND REPLACED IMPERVIOUS AREA		201,165	(+17,984 NET)	
PERVIOUS AREA				
LANDSCAPING	285,132	271,148	0	271,148
PERVIOUS PAVING				
OTHER (I.E. GREEN ROOF)				
E. TOTAL PERVIOUS AREA	285,132	271,148	0	271,148
F. PERCENT REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (REPLACED TOTAL)				93%

REQUIRED BIORETENTION (SF)	
SITE IMPERVIOUS	125,686
SITE PERVIOUS	56,869
TOTAL PERVIOUS	6,204
POD IUM PERVIOUS	21,003
POD IUM PERVIOUS	3,063
TOTAL IMPERVIOUS	203,165
TOTAL PERVIOUS	77,672
TOTAL BIS REQUIRED	8,357

**LEGEND**

- PROPERTY LINE
- PROPOSED CONTOUR (1-FT)
- EXISTING CONTOUR (4-FT)
- - - - - PROPOSED DRAINAGE AREA
- - - - - PROPOSED STORM DRAIN LINE
- FLOW ARROW
- ◻ PROPOSED BIORETENTION PLANTER
- DMA AREA
- EXISTING STORM DRAIN MANHOLE
- ◻ PROPOSED STORM DRAIN CATCH BASIN
- ⊕ PROPOSED STORM DRAIN MANHOLE

NO.	DATE	ISSUE

SEAL

**Kimley Horn**

4827 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588  
 PHONE: 925-460-4400 FAX: 925-460-4449  
 WWW.KIMLEYHORN.COM

Applicant:  
 ROCKWOODS PACIFIC  
 36 SCOTTSWOOD DRIVE  
 ORLANDO, CA 94553  
 (925) 994-1000

Owner:  
 GUYVA  
 2155 CALIFORNIA BLVD., SUITE 215  
 WALNUT CREEK, CA 94598  
 (925) 934-4240

Chief / Site:  
 KIMLEY HORN  
 4827 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 738-8175

Lead Designer:  
 GUYVA + ASSOCIATES  
 45 FREEMONT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 398-1000

Structural:  
 RPPF CONSULTING ENGINEERS  
 2071 CRYSTAL GAY ON RD  
 SAN RAMON, CA 94583  
 (925) 738-8175

Mechanical, Electrical & Plumbing:  
 GILMANN  
 100 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7857

General Contractor:  
 DIVISION CONSTRUCTION INC  
 630 GENERAL DRIVE  
 MILPITAS, CA 95026  
 (408) 942-8200

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**PRELIMINARY STORMWATER CONTROL PLAN**

SCALE: 1" = 40' ON 24" X 36"

**C105**

PLANNING SUBMITTAL

2024-04-30











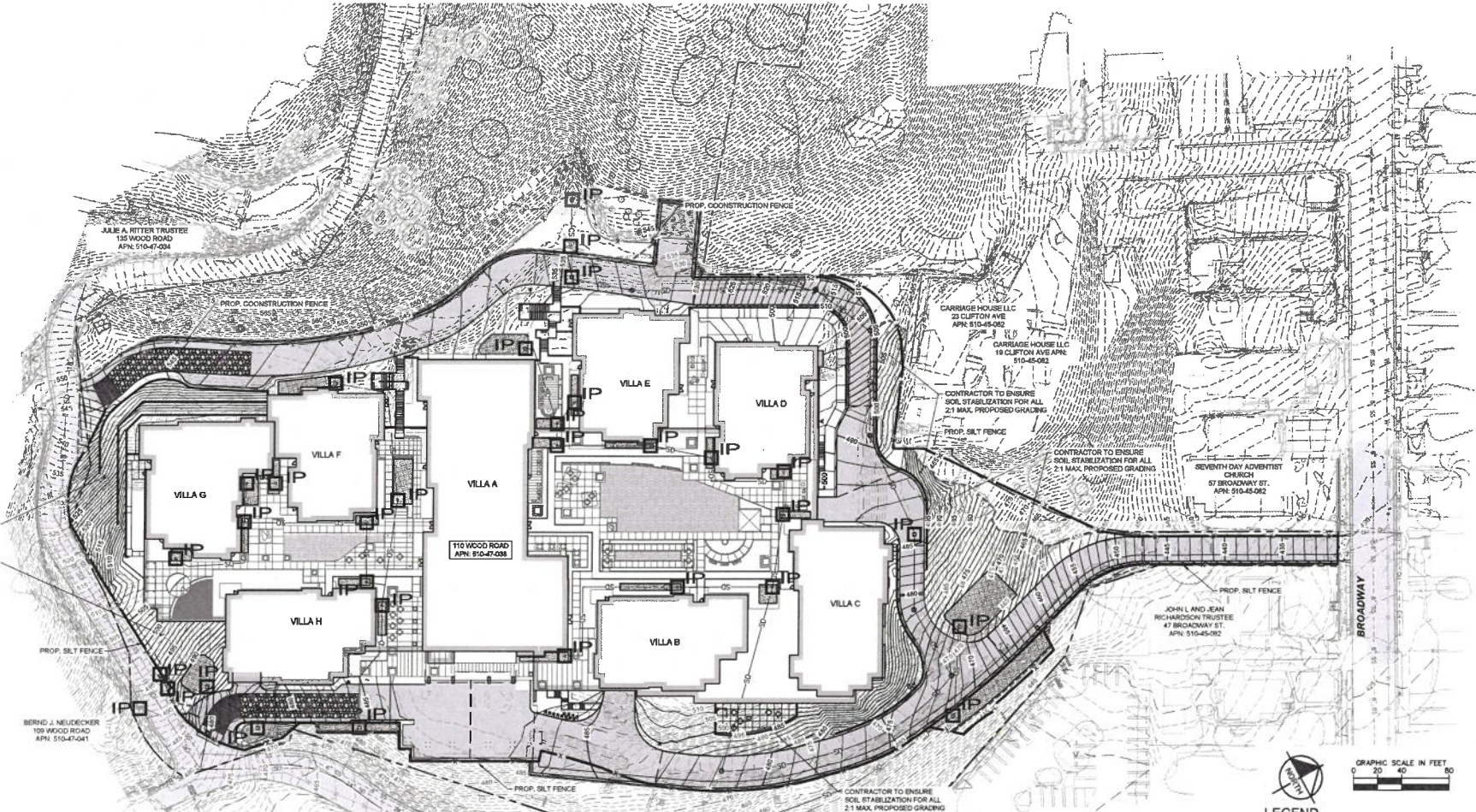




Plotted By: Checkmate, Travis, Sheet Set: K:\BAY\_LDEV\187101001 - Los Gatos Meadows - MAF\08 CAD\01 Plan Sheets\DD SET\CI07 EROSION PLAN.dwg  
 April 30, 2024 09:06:12am

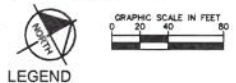
**TREE PROTECTION NOTES**

1. REFER TO TREE PRESERVATION/REMOVAL PLAN SHEETS T1-T3, BY OTHERS

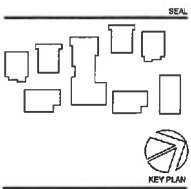


**FIBER ROLL INSTALLATION NOTES**

- LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:  
 1.1. SLOPE INCLINATION OF 4:1 (H/V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.  
 1.2. SLOPE INCLINATION OF 4:1 TO 2:1 (H/V): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE).  
 1.3. SLOPE INCLINATION OF 2:1 (H/V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
- SLOPE SHALL BE PREPARED BEFORE INSTALLATION.
- DIG SMALL TRENCHES ACROSS THE SLOPE ON THE CONTOUR. THE TRENCH DEPTH SHOULD BE 3 TO 4 OF THE THICKNESS OF THE ROLL, AND THE WIDTH SHOULD EQUAL THE ROLL DIAMETER. IN ORDER TO PROVIDE AREA TO BACKFILL THE TRENCH.
- FIBER ROLLS SHALL BE INSTALLED PERPENDICULAR TO WATER MOVEMENT, AND PARALLEL TO THE SLOPE CONTOUR.
- TRENCHES AND ROLLS SHALL BE BUILT AND INSTALLED STARTING FROM THE BOTTOM OF THE SLOPE AND WORKED UP.
- 6.10 FT. HOLES SHALL BE DRIVEN THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES USING A STRAIGHT BAR.
- THE ENDS OF THE FIBER ROLL SHALL BE TURNED UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
- IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ADJUTED.
- STAKE FIBER ROLLS IN TO THE TRENCH.
- 1.1. DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM ON CENTER.
- 1.2. USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND MINIMUM LENGTH



NO.	DATE	ISSUE



**Kimley-Horn**  
 487 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588  
 PHONE: 925-460-7400 FAX: 925-338-4848  
 WWW.KIMLEY-HORN.COM

Applicant:  
 ROCKWOOD PACIFIC  
 36 SCOTTWOOD DRIVE  
 ORINDA, CA 94583  
 (415) 915-7544

Owner:  
 COVIA  
 2185 H CALIFORNIA BLVD, SUITE 215  
 WALNUT CREEK, CA 94596  
 (925) 956-7400

City / State:  
 RIMLEY-HORN  
 487 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 395-8840

Engineer:  
 GATES & ASSOCIATES  
 3871 CROW GANFON RD  
 SAN RAMON, CA 94583  
 (925) 736-8176

Survey:  
 RFFR CONSULTING ENGINEERS  
 45 FREMONT ST., 25TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 963-1004

Mechanical, Electrical & Plumbing:  
 GSUMAC  
 150 CALIFORNIA ST., 19TH FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7887

Graphic Contractor:  
 BEYOND CONSTRUCTION INC  
 630 GIBRALTAR DRIVE  
 MILPITAS, CA 95035  
 (408) 942-9200

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**PRELIMINARY EROSION CONTROL PLAN**

SCALE: 1" = 40' ON 24" X 36"

**C107**

PLANNING SUBMITTAL

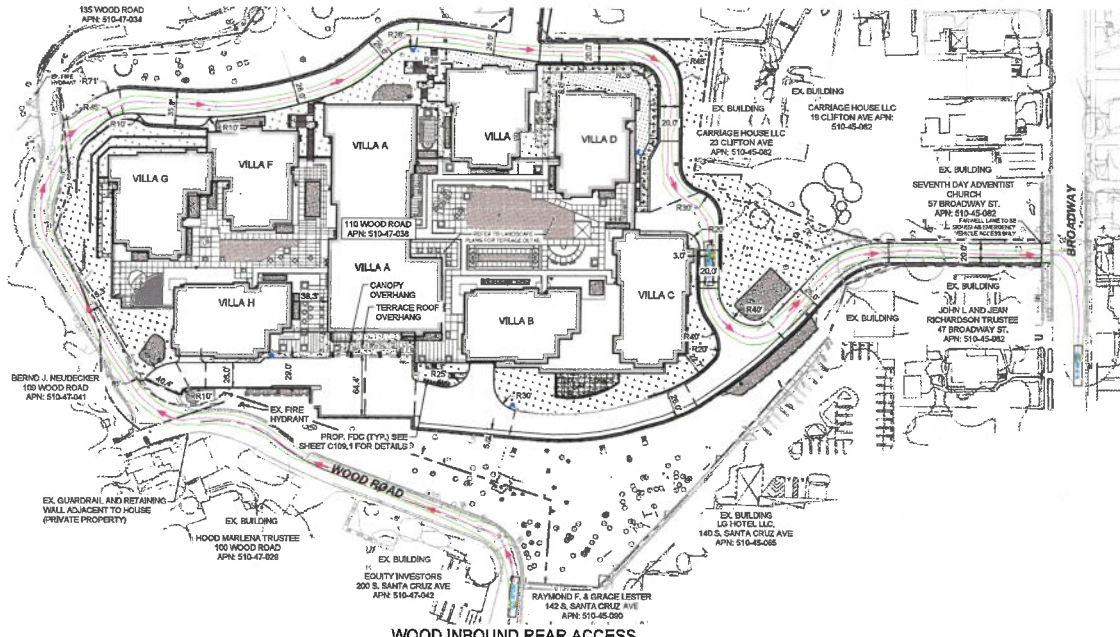
2024-04-30



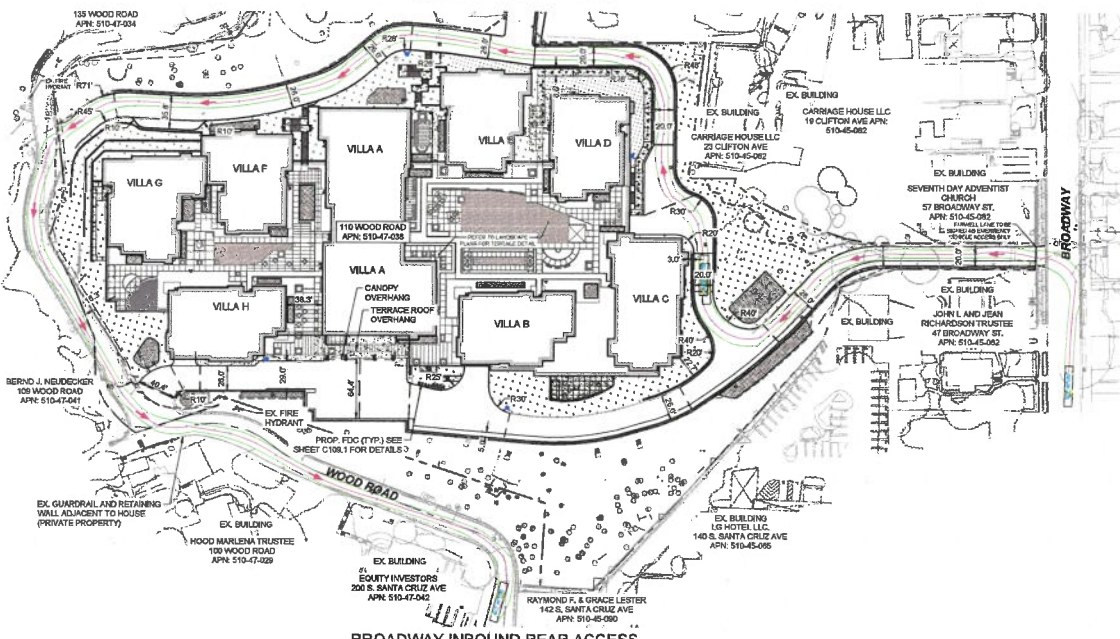




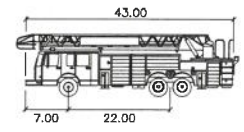
Plotted by: Checkmate, Travis Street Search, KCBAY, \_LDEV1977101001 - Los Gatos Meadows - MAP09 CADD/Plan Sheet/ADD SET/C108 FIRE ACCESS EXHIBIT.dwg  
 April 30, 2024, 09:28:37pm



WOOD INBOUND REAR ACCESS

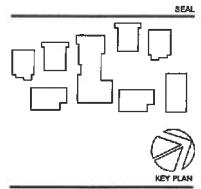


BROADWAY INBOUND REAR ACCESS



Aerial Fire Truck  
 feet  
 Width : 8.50  
 Track : 8.50  
 Lock to Lock Time : 5.0  
 Steering Angle : 33.3

NO.	DATE	ISSUE



**Kimley-Horn**  
 4837 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588  
 PHONE: 925.308.4040 FAX: 925.308.4044  
 WWW.KIMLEY-HORN.COM

**Appraiser:**  
 BOSEWOOD PACIFIC  
 38 SOUTHWOOD DRIVE  
 ORINDA, CA 94553  
 (925) 815-7344

**Owner:**  
 GOWA  
 2108 N CALIFORNIA BLVD., SUITE 215  
 WALNUT CREEK, CA 94598  
 (925) 938-7400

**CM / Site:**  
 KIMLEY-HORN  
 4837 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 398-4040

**Landscaper:**  
 GATES + ASSOCIATES  
 2511 CROW CANYON RD  
 SAN RAMON, CA 94583  
 (925) 738-8178

**Structural:**  
 KPFF CONSULTING ENGINEERS  
 48 FORTY-NINTH ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 393-1001

**Mechanical, Electrical & Plumbing:**  
 GILMARD  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7857

**General Contractor:**  
 DEVCON CONSTRUCTION INC  
 600 GERALD DRIVE  
 MILPITAS, CA 95035  
 (408) 942-8200

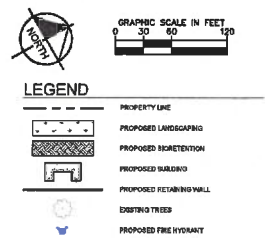
PROJECT TITLE:  
**LOS GATOS MEADOWS**  
 110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00  
 DRAWING TITLE:  
**FIRE TURNAROUND DETAILS - REAR ACCESS**

SCALE: 1" = 40' ON 24" X 36"

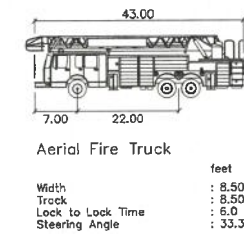
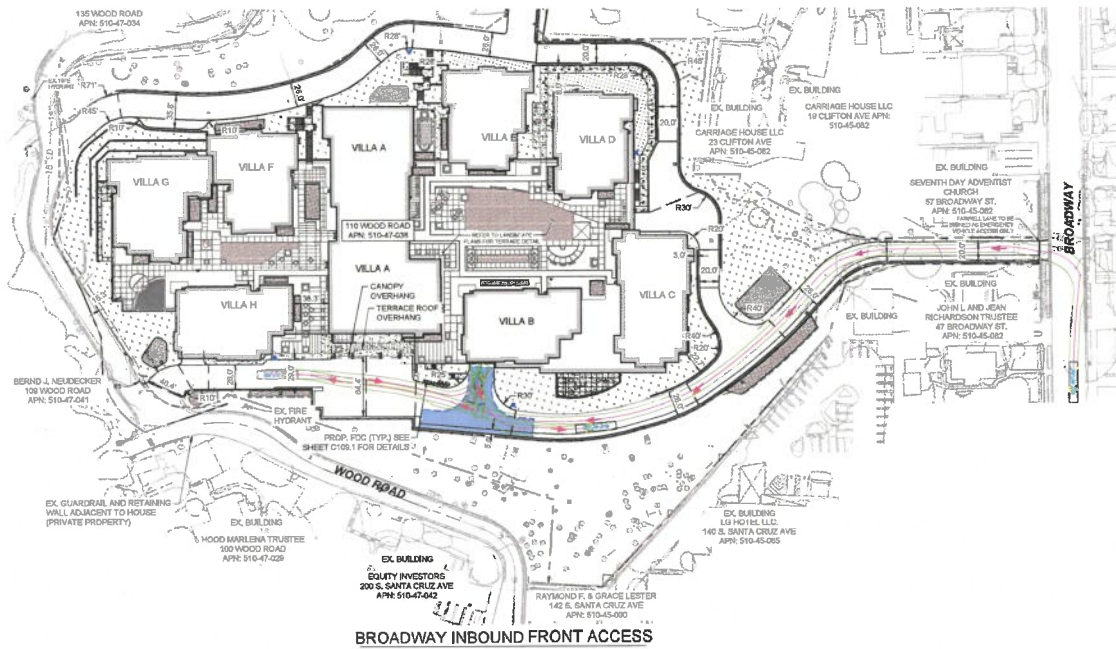
**C108.1**

PLANNING SUBMITTAL  
 2024-04-30

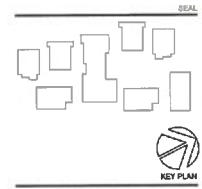




P:\04\B\C\Checklists\_Tracks\_Sheet\Set\Kin\KISWAY\_LDEV107101001 - Los Gatos Meadows - MAP108 CAUDD\Plan Sheet\108 SET\C108 FIRE ACCESS EX\BIT.dwg  
 April 30, 2024 05:07:00pm



NO.	DATE	ISSUE



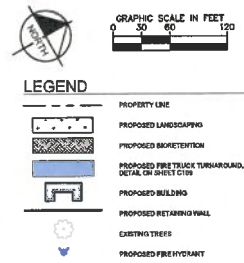
**Kimley-Horn**  
 487 CHABOT DRIVE, SUITE 300, ALAMANTO, CA 94501  
 PROJECTS: 925-462-6400 FAX: 925-336-0844  
 WWW.KIMLEY-HORN.COM

**Applicant:**  
 ROCKWOOD PACIFIC  
 38 SOUTHWOOD DRIVE  
 CRYSTAL, CA 94553  
 (415) 916-7944  
**Owner:**  
 COVIA  
 2146 N CALIFORNIA BLVD, SUITE 215  
 WILMANT, OREGON, CA 97150  
 (503) 956-7400  
**CM / ICM:**  
 KIMLEY-HORN  
 487 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94508  
 (925) 398-4840  
**Landscape:**  
 GATES & ASSOCIATES  
 2871 CROW CANYON RD  
 SAN FRANCISCO, CA 94133  
 (832) 736-8174  
**Structural:**  
 KPF CONSULTING ENGINEERS  
 45 FREMONT ST., 24TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 888-1004  
**Mechanical, Electrical & Plumbing:**  
 SILVERADO  
 190 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7687  
**General Contractor:**  
 BEYONCE ENGINEER/CONTRACTOR INC  
 890 GENERAL YAK DRIVE  
 MILPITAS, CA 95035  
 (408) 942-6200

**PROJECT TITLE:**  
 LOS GATOS MEADOWS  
 110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00  
**DRAWING TITLE:**  
 FIRE TURNAROUND DETAILS - FRONT ACCESS

**SCALE:** 1" = 40' ON 24" X 36"  
**C108.2**  
 PLANNING SUBMITTAL  
 2024-04-30





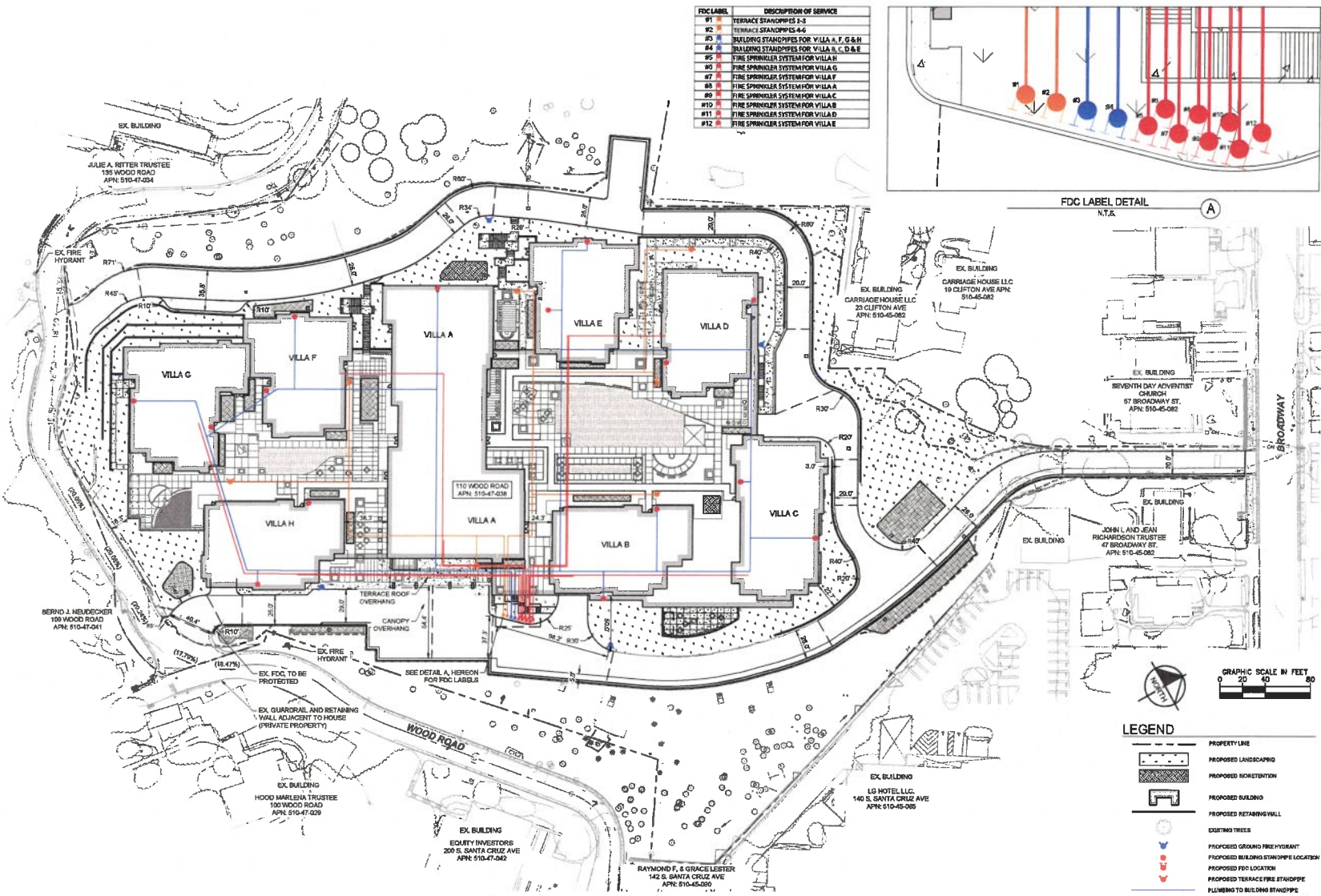




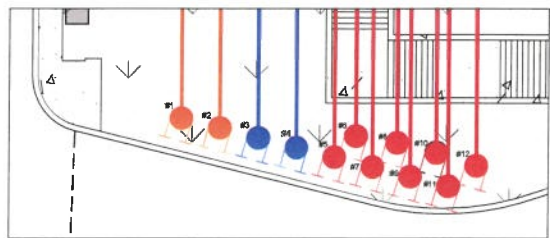




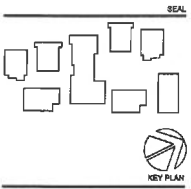
Plotted By: Chandra, Travis Sheet Set: Kim\_K9BAY\_LDEV197101001 - Los Gatos Meadows - MAPA08 CAD/D/Plan Sheets/00 SET/C109.1 PRELIMINARY FDC PLAN.dwg  
 April 30, 2024 09:26:26am



FDC LABEL	DESCRIPTION OF SERVICE
#1	TERRACE STANDPIPES 1-3
#2	TERRACE STANDPIPES 4-6
#3	BUILDING STANDPIPES FOR VILLA A, F, G & H
#4	BUILDING STANDPIPES FOR VILLA B, C, D & E
#5	FIRE SPRINKLER SYSTEM FOR VILLA H
#6	FIRE SPRINKLER SYSTEM FOR VILLA G
#7	FIRE SPRINKLER SYSTEM FOR VILLA F
#8	FIRE SPRINKLER SYSTEM FOR VILLA A
#9	FIRE SPRINKLER SYSTEM FOR VILLA C
#10	FIRE SPRINKLER SYSTEM FOR VILLA B
#11	FIRE SPRINKLER SYSTEM FOR VILLA D
#12	FIRE SPRINKLER SYSTEM FOR VILLA E



NO.	DATE	ISSUE



**Kimley-Horn**  
 447 CHERRY DRIVE, SUITE 300, PLEASANTON, CA 94588  
 PHONE: 925-586-4400 FAX: 925-586-4449  
 WWW.KIMLEY-HORN.COM

Applicant:  
 805 GARDENS BUILDING  
 38 SOUTHWOOD DRIVE  
 CROCKFORD, CA 94503  
 (415) 815-7844  
 Owner:  
 CIVIVA  
 2145 N CALIFORNIA BLVD, SUITE 215  
 WALNUT CREEK, CA 94596  
 (925) 950-7400  
 Civil/Site:  
 KIMLEY-HORN  
 457 CHERRY DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 738-8179  
 Landscape:  
 GATERS + ASSOCIATES  
 2671 CROCKFORD DRIVE  
 SAN RAMON, CA 94583  
 (925) 884-1234  
 Structure:  
 KPFF CONSULTING ENGINEERS  
 45 FREDERICK ST, 20TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 884-1234  
 Mechanical, Electrical & Plumbing:  
 SLUMAC  
 100 CALIFORNIA BLVD, 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 898-7867  
 Owner's Consultant:  
 BEYOND CONSTRUCTION INC  
 600 GISSALTAIR DRIVE  
 MILPITAS, CA 95035  
 (408) 942-8200



LEGEND	
	PROPERTY LINE
	PROPOSED LANDSCAPING
	PROPOSED SECRETION
	PROPOSED BUILDING
	PROPOSED RETAINING WALL
	EXISTING TREES
	PROPOSED GROUND FIRE HYDRANT
	PROPOSED BUILDING STANDPIPE LOCATION
	PROPOSED FDC LOCATION
	PROPOSED TERRACE FIRE STANDPIPE
	PLUMBING TO BUILDING STANDPIPE
	PLUMBING TO BUILDING FIRE SPRINKLER
	PLUMBING TO TERRACE STANDPIPE

**FIRE SPRINKLER NOTE**  
 1. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND VILLA SQUARE FOOTAGE.

**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70681.00  
 DRAWING TITLE:  
**PRELIMINARY FDC PLAN**

SCALE: 1" = 40' ON 24" X 36"

**C109.1**

PLANNING SUBMITTAL

2024-04-30





---

**LOS GATOS  
MEADOWS**

110 WOOD ROAD  
LOS GATOS  
CALIFORNIA

---

ISSUE:    DESCRIPTION:    DATE:

**NOT FOR  
CONSTRUCTION**

PROJECT NUMBER:    XXXX  
DRAWN:    XX  
CHECK:    XX  
DATE:    APRIL 30, 2024  
SCALE:    SCALE



OVERALL ILLUSTRATIVE  
SITE PLAN

---

**LS-1**

---



## LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL WRITTEN DIMENSIONS SUPERSEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF CHANNELS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
- ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
- ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
- ALL RETURN BENCH AND CURB DATA ARE TO FACE OF CURB.
- MINORVEN DETAIL OF WALL (8") ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
- SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
- EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
- BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
- STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
- ANY EXTRA CONSTRUCTION STAKING NECESSITATED DURING THE CONTRACTOR'S PERFORMANCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSE BASIS AND PAID FOR BY THE CONTRACTOR.
- SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZES AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS PRIOR TO POURING.
- PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONFINED BY A CONCRETE PAVING OR BOND BAND.
- ALL CONCRETE PAVEMENTS SHALL BE CONFINED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
- ANY AND ALL WORK WITHIN TOWN OF LOS GATOS RIGHT OF WAY SHALL CONFORM TO ALL TOWN OF LOS GATOS STANDARD DETAILS AND SPECIFICATIONS.
- CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC. IN DECORATIVE FINISHES: ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BEYOND GRADE.
- ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
- ALL PATTERNS, LINE TYPES AND SYMBOLS SHOWN WITHIN THE PLAN SET REFER TO THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ARE PART OF THE SCOPE OF WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNDATIONS, POYS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
- THE CONTRACT DRAWINGS MUST BE ACCOMPANIED BY CONTRACT SPECIFICATIONS. THE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT AT 925-738-8778 FOR SPECIFICATIONS IF NOT RECEIVED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND MATERIALS OF THE CONTRACT DOCUMENTS INCLUDING ALL WORK AND MATERIALS PROVIDED BY SUBCONTRACTORS. ALL QUALIFICATIONS OF THE CONTRACT DOCUMENTS INCLUDING ALL SPECIFIC EXCLUSIONS OF ANY WORK, DETAILS, MATERIALS, AND INCIDENTALS SHALL BE CONFIRMED AND ACCEPTED IN WRITING BY THE CONTRACTOR AND OWNER UPON FINALIZATION OF BIDS AND CONTRACT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ALL QUALIFICATIONS AND NOTIFICATIONS.

## LAYOUT LEGEND

	PEDESTRIAN SAWCUT CONCRETE PAVING TYPE: INTEGRAL COLOR CONCRETE COLORS: PEBBLE BY DAVIS COLORS FINISH: MEDIUM BROWN/TOPCAST 25
	VEHICULAR SAWCUT CONCRETE PAVING TYPE: INTEGRAL COLOR CONCRETE COLORS: DARK GRAY BY DAVIS COLORS FINISH: MEDIUM BROWN
	VEHICULAR SAWCUT CONCRETE PAVING TYPE: INTEGRAL COLOR CONCRETE COLORS: DARK GRAY BY DAVIS COLORS FINISH: TOPCAST 25
	VEHICULAR PAVERS TYPE: GRANITE PAVERS MFG: COLD SPRING GRANITE SIZE: 16"X16"X4" COLORS: ACADIAN BLACK FINISH: THERMAL
	SEEDED GRASS IN PAVING COLOR: W/ TO BE SELECTED SIZE: 1/8" @ - 1/4" @ +/-
	TONE AC PAVING (PEDESTRIAN TRAIL) COLOR: T.B.D.

## PLANTING NOTES

- GENERAL
- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
  - ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
  - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY DETAILED ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
  - PLANT MATERIAL LOCATIONS SHOWN ARE DIAGNOSTIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO AVOID UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDRE ACCESS.
  - THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASES REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
  - ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
  - CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL EXISTING UTILITIES. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
  - CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING INFORMATION FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
    - THE HYDRANTS AND PVS: 5" MINIMUM LIGHT POLES: 10" MINIMUM
    - UTILITIES: 5" MINIMUM
    - BUILDING ROOF EDES: 5" MINIMUM
  - CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PURCHASE OF PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON RECEIPT, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SPECIFIED AND IS UNAVAILABLE IN THE SPECIFIED SIZE IS UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACTOR AND OWNER.
  - PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.
- EXISTING PLANT MATERIAL
- ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
  - ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACTOR AND OWNER.
  - CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.
- SOILS
- THE CONTRACTOR MAY PROTECT AND STOCKPILE EXISTING SITE SOILS WHICH MAY BE REUSED FOR PLANTING PURPOSES. EXISTING SOILS SHALL BE TESTED PRIOR TO STOCKPILE FOR SOILS SUITABILITY PER THE REQUIREMENTS BELOW.
  - ALL ORGANIC COMPOST SHALL HAVE AN ADDITIONAL SUSTAINABLES TEST FOR COMPATIBILITY TO EXISTING SITE SOILS. TEST RESULTS SHALL BE OBTAINED WITHIN THE LAST 3 MONTHS OF THE SUBMITTAL.
  - ALL EXISTING SITE SOILS SHALL HAVE AN ADDITIONAL SUSTAINABLES TEST BY AN APPROVED SOILS TESTING LAB (APPOINTMENT ANALYTICAL OR APPROVED EQUVA) AND ANALYSIS FOR RECOMMENDATIONS ON ORGANIC COMPOST, AMENDMENTS, GROW POWER FERTILIZER AND ANY INCIDENTALS. RECOMMENDATIONS CONTAINED IN THE SOILS ANALYSIS RESULTS ARE TO BE IMPLEMENTED BEFORE PLANTING OCCURS. CONTRACTOR SHALL PROVIDE UP TO 4 COMBINED TESTS AT LOCATIONS SELECTED BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES TO BE TAKEN AND COMBINED FROM A DEPTH OF 6" AND 24". PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). THE ORGANIC COMPOST TEST RESULTS LISTED ABOVE SHALL BE SUBMITTED TO THE SOILS LAB FOR ACCURATE RECOMMENDATIONS OF THE SOIL AMENDMENT REQUIREMENTS. TEST RESULTS SHALL BE TAKEN AFTER ALL GRADING OPERATIONS ARE COMPLETE.
  - ALL LIME TREATED SOILS IN AREAS TO RECEIVE PLANTING SHALL BE FULLY REMOVED AND REPLACED WITH CLEAN APPROVED IMPORT TOP SOIL AT NO COST TO THE OWNER. AN ADDITIONAL 8 SOILS TESTS MAY BE REQUESTED BY THE LANDSCAPE ARCHITECT. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
  - ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, OR FOR ANY OTHER GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-EXTRIMENTAL TO PLANT MATERIAL, AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 300 CY OF MATERIAL.
  - ALL IMPORT SOILS SHALL BE FREE OF DELETERIOUS MATERIALS, AGGREGATES, AND ROCK. IMPORT SOIL SHALL BE LOAMY CLAY LOAM WITH A PH BETWEEN 6 AND 7.5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
  - FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS MMR COMPOST, SOILS CYPRUS, SOILS SOIL, SULFUR AND 16LBS OF GROW-POWER PULS 3-3-1 / W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
  - SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
  - ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS CONSTRUCTION STAGING AREAS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION REDUCED TO A MINIMUM OF TWENTY FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION REDUCED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE. PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION REDUCED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
  - CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

## TREES

- ALL TREES SHALL BE SPECIMENS UNLESS SPECIFICALLY NOTED.
- ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/CUTTING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE 4'-8" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKDOLLING.
- PLANT TREES 3"-2" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. URS242, (48") 344-1464. INSTAL. P20 MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER OR-PE24-200, (714)832-7003, S.C.D.O. FOR LOCATIONS OF WATER BARRIER.
- PROVIDE 4" BERM AROUND TREE FOR WATER BASH. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER ANNUAL MAINTENANCE PERIOD. MOUND TREE WELL WITH 4" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TRP.
- TREES MUST HAVE AN UNKUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TOP. TREES MUST MEET AT LEAST MINIMAL CALIBER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
- FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD PG OF ROOTBALL 4" ABOVE PG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL AND ALLOW UNIMPEDDED FLOW OF WATER.
- SHRUBS, GROUNDCOVERS AND VINES
  - GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN THE WATERING BASINS.
  - SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
  - THE CONTRACTOR IS TO SECURE ALL VINES TO TRELISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.

## ACCESSORIES

- ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
- ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO GRADING.
- ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
- STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE 4# X 6" DEEP BAND OF CORR. COBBLE SHALL BE 40X 4"-6" AND 60X 6" WIDE COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
- ALL BARRIER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: COX 18204". COLORS: TO MATCH PAVING. (800) 279-2278.
- ALL SLOPES GREATER THAN 2:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELCEL, EXCEL CS-3 OR APPROVED EQUIV., AVAILABLE FROM R2D2 & GRASSM 925-351-1000.

## SUBMITTALS

- CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, INCIDENTALS, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
  - ALL SUBMITTALS AND PLANT MATERIAL NOT REVIEWED AND APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO FULL REMOVAL AND REPLACEMENT WITH APPROVED SOILS, FERTILIZERS, AND PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACTOR OR OWNER.
  - SUBMITTALS AND SITE MOCUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.
- MUNICIPAL REQUIREMENTS
- ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY THE REPRESENTATIVE OF TOWN OF LOS GATOS AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY. THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO THE TOWN CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS. SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN LANDSCAPE ARCHITECT, SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.
  - DURING THE INSTALLATION OF LANDSCAPING AND INSTALLATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST INSPECT AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.

## WATER CONSERVATION STATEMENT

- THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRINK, DRIP IRRIGATION TO THE SHRUBS/GROUNDCOVER AREAS AND BUSHES TO THE TREES.
- THE SPRAY SYSTEM SHALL BE TORN SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
- A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPS PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

GROUND LEVEL IRRIGATED LANDSCAPE AREA=60,527 SF  
TERRAZE LEVEL IRRIGATED LANDSCAPE AREA=21,620 SF  
TOTAL IRRIGATED LANDSCAPE AREA=82,147 SF

SEE SHEET LS-4, LS-6 FOR THE PROPOSED STORMWATER TREATMENT AREA.

## D. LAURENCE GATES LANDSCAPE ARCHITECTURE

## LOS GATOS MEADOWS

110 WOOD ROAD  
LOS GATOS  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR  
CONSTRUCTION

PROJECT NUMBER: XXXX  
DRAWING: XX  
CHECKED: JK  
DATE: APRIL 30, 2024  
SCALE: SCALE



LAYOUT NOTES AND  
PLANTING NOTES

# LS-2

PLANT PALETTE

TREES



SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVERS



STORMWATER TREATMENT AREA

D. LAURENCE GATES  
LANDSCAPE ARCHITECTURE

LOS GATOS  
MEADOWS

110 WOOD ROAD  
LOS GATOS  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR  
CONSTRUCTION

PROJECT NUMBER: XXXX  
DRAWN: XX  
CHECK: XX  
DATE: APRIL 30, 2024  
SCALE: SCALE



PLANT PALETTE

LS-3





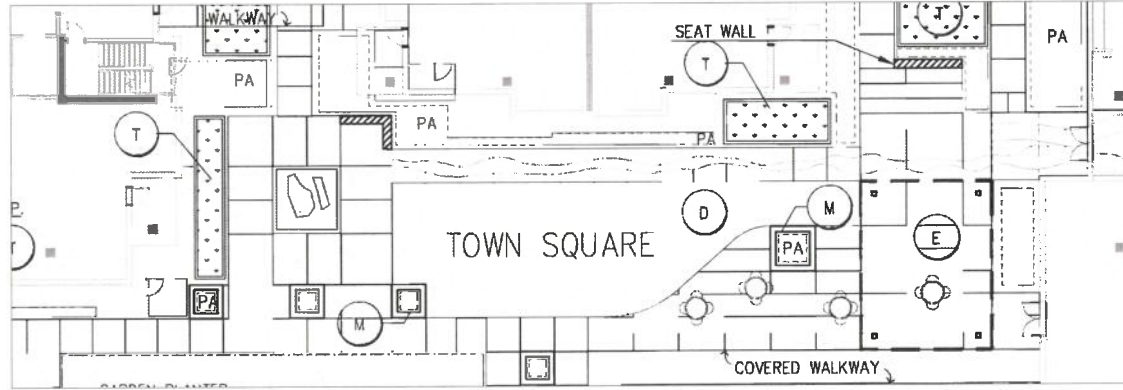




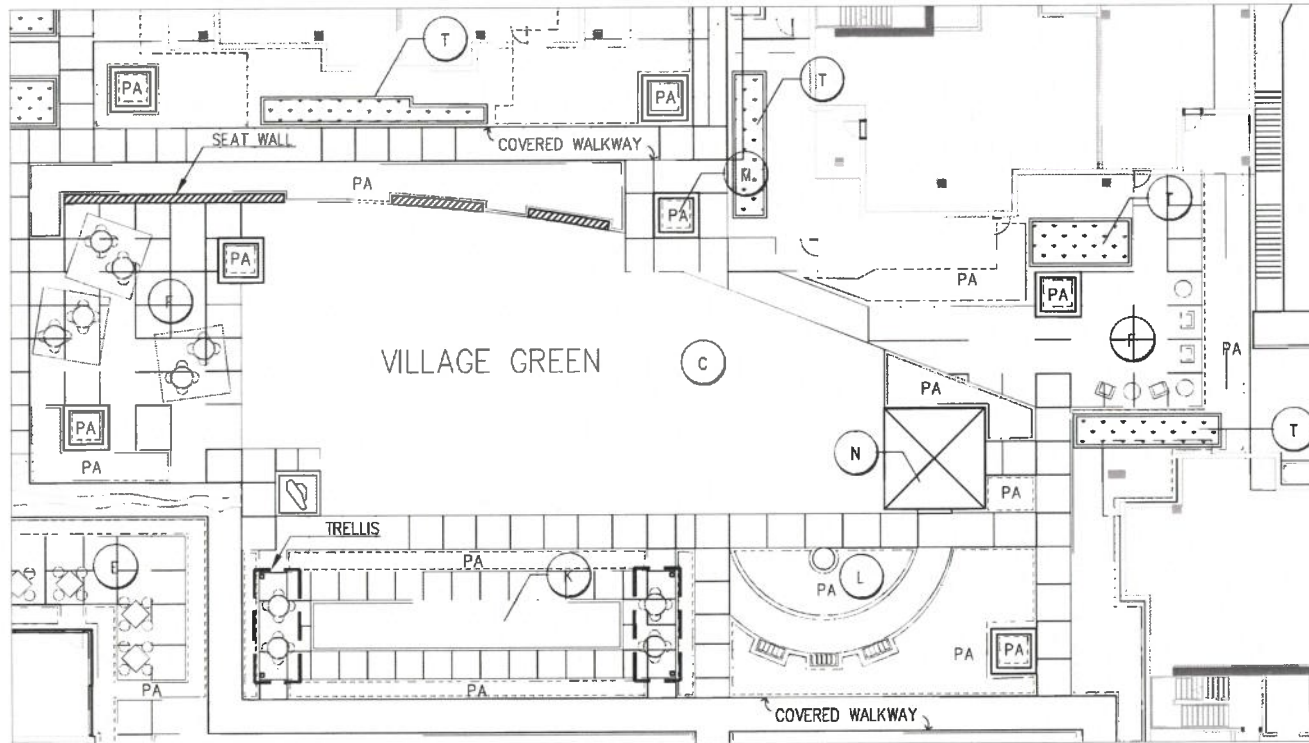


LANDSCAPE SCOPE OF WORK

- A ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVEN BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMBIAN TREES. THE CENTRAL SPECIAL PAVING, SECTED WITH BLUE GLASS, CONNECTS TO THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.
- B MEMORY CARE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, HARDSCAPE PATIO, BENCHES AT HEIGHTS SUITABLE FOR SENIOR SEATING, FOCAL ELEMENTS, BIRD BATH, AND PLANTINGS WITH COLORS, TEXTURES AND SMELLS TO PROVIDE SEASONAL INTEREST.
- C VILLAGE GREEN, AN ACTIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR RECREATIONAL ACTIVITIES (CROQUET COURT, PUTTING GREEN, EVENTS, ETC.), SEATING ELEMENTS AT HEIGHTS SUITABLE FOR SENIORS, BOUCE BALL COURT, ROSE GARDEN, GAZEBO, EVERGREEN SPECIMEN SHADE TREES, AND FLOWERING ACCENT TREES FOR SEASONAL INTEREST.
- D TOWN SQUARE, A PASSIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR PASSIVE RECREATIONAL ACTIVITIES (E.G. YOGA), FOCAL WATER FEATURE, SEATING AREA, SPECIMEN SHADE TREES AND FLOWERING ACCENT TREES.
- E OUTDOOR DINING AREA WITH TABLES, CHAIRS AND ACCENT PLANTINGS.
- F LOUNGE AREA WITH FIRE TABLE, FOCAL ELEMENT, SEATING ELEMENTS AND ACCENT PLANTINGS
- G STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.
- H PASSIVE GARDEN WITH SEATING ELEMENTS AND ACCENT PLANTINGS.
- I SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.
- J TERRACE OVERLOOK WITH GLASS GUARDRAIL AND FLOWERING ACCENT TREES.
- K BOUCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS
- L ROSE GARDEN WITH ROSE TREE PLANTINGS AND SEATING ELEMENTS.
- M SPECIMEN SHADE TREE IN A RAISED PLANTER AS A WAY-FINDING FEATURE.
- N GAZEBO WITH SEATING ELEMENTS
- O VEGETATED GREEN WALL
- P RESIDENT GARDEN
- Q ENTRY WALL WITH WAY-FINDING SIGNAGE
- R SPECIAL PAVING AT GARAGE ENTRY.
- S ACCESSIBLE TRAIL
- T BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.
- V ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.
- W STAFF PATIO
- X STONE VENEERED RETAINING WALL W/ GUARDRAIL
- Y TONED AC TRAIL (5') WITH MARKERS



TOWN SQUARE LAYOUT PLAN



VILLAGE GREEN LAYOUT PLAN

D. LAURENCE GATES  
LANDSCAPE ARCHITECTURE

LOS GATOS  
MEADOWS

110 WOOD ROAD  
LOS GATOS  
CALIFORNIA

ISSUE DESCRIPTION DATE

NOT FOR  
CONSTRUCTION

PROJECT NUMBER: JXXX  
DRAWN: JX  
CHECK: JX  
DATE: APRIL 20, 2024  
SCALE: SCALE



TERRACE LEVEL  
LAYOUT PLAN -  
VILLAGE GREEN AND  
TOWN SQUARE

LS-7





GROUND PLANT LIST - TREES (SUBTOTAL OF PROPOSED TREES: 242)

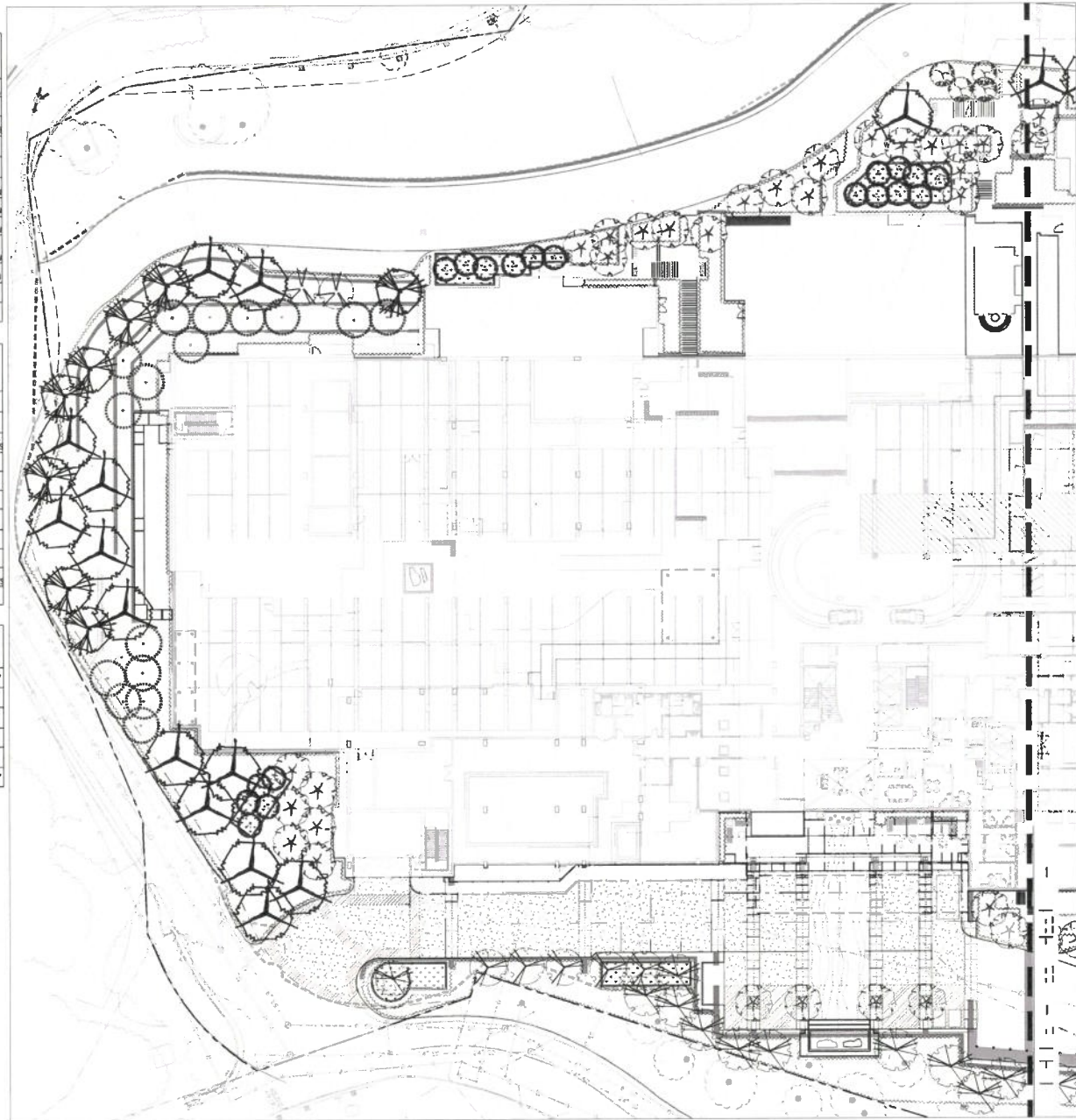
LEGEND KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N)	LOCAL (L)	DRIGHT (R)	TOLERANT (T)	NOTES
ABA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24"BOX	16	M	N				FULL TO PT SHADE, 55'H x 20'W, DECIDUOUS
ARM	ARBITUS X 'MARBIA'	ARBITUS STANDARD	24"BOX	33	L	N	Y			FULL SUN, 30'H x 20'W, EVERGREEN
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	14	VL	N	Y			SUN/PT SHADE, SCREEN, 15'H x 10'W, DECIDUOUS
LAM	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE GRAPE MYRTLE	24"BOX	12	L	L	Y			FULL SUN, 20'H x 15'W, DECIDUOUS
LAT	LAGERSTROEMIA INDICA 'TONTO'	TONTO GRAPE MYRTLE	24"BOX	3	L	L	Y			FULL SUN, 10'H x 6'W, DECIDUOUS
LNS	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24"BOX	3	L	L	Y			FULL SUN TO PT SHADE, 30'H x 20'W, EVERGREEN
DES	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE MULTI-TRUNK	36"BOX	2	VL	L	Y			FULL SUN TO PT SHADE, 25'H x 25'W, EVERGREEN
QUI	QUERCUS ILEX	HOLLY OAK	38"48" BOX	15	L	L	Y			FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	38"48" BOX	38	M	L	Y			FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
RHU	RHUS LANCEA	AFRICAN SUMAC	24"BOX	32	L	L	Y			15'H x 20'W, EVERGREEN
SAL	SALIX LASCOLEPIE	ARROYO WILLOW	24"BOX	49	H	N	Y			FULL SUN, 35'H x 15'W, DECIDUOUS
TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	25	M		Y			FULL SUN, 40'H x 25'W, EVERGREEN

GROUND PLANT LIST - SHRUBS, ORNAMENTAL GRASSES AND GROUND COVER

LEGEND KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N)	LOCAL (L)	DRIGHT (R)	TOLERANT (T)	NOTES
AM	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	15 GAL	X	L	N	Y			FULL SUN, 15'H x 12'W, EVERGREEN
CR	CEANOTHUS X 'RAY HARTMAN' MULTI-TRUNK	CALIFORNIA LILAC	15 GAL	X	L	N	Y			FULL SUN, 15'H x 10'W, EVERGREEN
CD	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	5 GAL	X	VL	N	Y			SUN/PT SHADE, SCREEN, 15'H x 10'W, DECIDUOUS
CP	CISTIS X PURPUREUS	ORCHID ROCKROSE	15 GAL	X	L	L	Y			FULL SUN, 4'H x 4'W, EVERGREEN
HIA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	X	L	N	Y			SUN OR SHADE, 10'H x 8'W, EVERGREEN
MR	MULLENBERGIA RIGENS	DEER GRASS	5 GAL	X	L	N	Y			SUN OR SHADE, 4'H x 6'W, EVERGREEN
RE	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y			SUN OR SHADE, 8'H x 8'W, EVERGREEN
RL	RHAMNUS CALIFORNICA 'LEATHERLEAF'	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y			SUN OR SHADE, 8'H x 8'W, EVERGREEN
RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRBANT	5 GAL	X	L	N	Y			SUN OR SHADE, 4'H x 6'W, EVERGREEN
RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	X	L	N	Y			FULL SUN TO PT SHADE, 10'H x 10'W, DECIDUOUS
EC	EPILOBIUM CANUM 'CATALINA'	CATALINA FUCHSIA	1 GAL	X	L	N	Y			FULL SUN, 2'H x 4'W, DECIDUOUS

GROUND PLANT LIST - STORMWATER TREATMENT AREA

LEGEND KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N)	LOCAL (L)	DRIGHT (R)	TOLERANT (T)	NOTES
BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y			FULL SUN TO PT SHADE, 1'H x 1'W, DECIDUOUS
CT	CAREX TUMULICOLOA	BERKELEY SEDGE	1 GAL	X	L	N	Y			SUN OR SHADE, 1'H x 2'W, EVERGREEN
CE	CHONDROPETALUM TECTORIUM 'EL CAMPO'	CAPE RUSH	5 GAL	X	L	L	Y			SUN OR SHADE, 2'H x 4'W, EVERGREEN
JC	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL	X	L	N	Y			SUN OR SHADE, 2'H x 2'W, EVERGREEN
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	X	L	N	Y			FULL SUN, 2'H x 3'W, EVERGREEN
MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y			FULL SUN TO PT SHADE, 4'H x 3'W, EVERGREEN



D. LAURENCE GATES  
LANDSCAPE ARCHITECTURE

LOS GATOS  
MEADOWS

110 WOOD ROAD  
LOS GATOS  
CALIFORNIA

ISSUE DESCRIPTION DATE

NOT FOR  
CONSTRUCTION

PROJECT NUMBER: XXXX  
DRAWN: JCK  
CHECK: JCK  
DATE: APRIL 20, 2024  
SCALE: SCALE

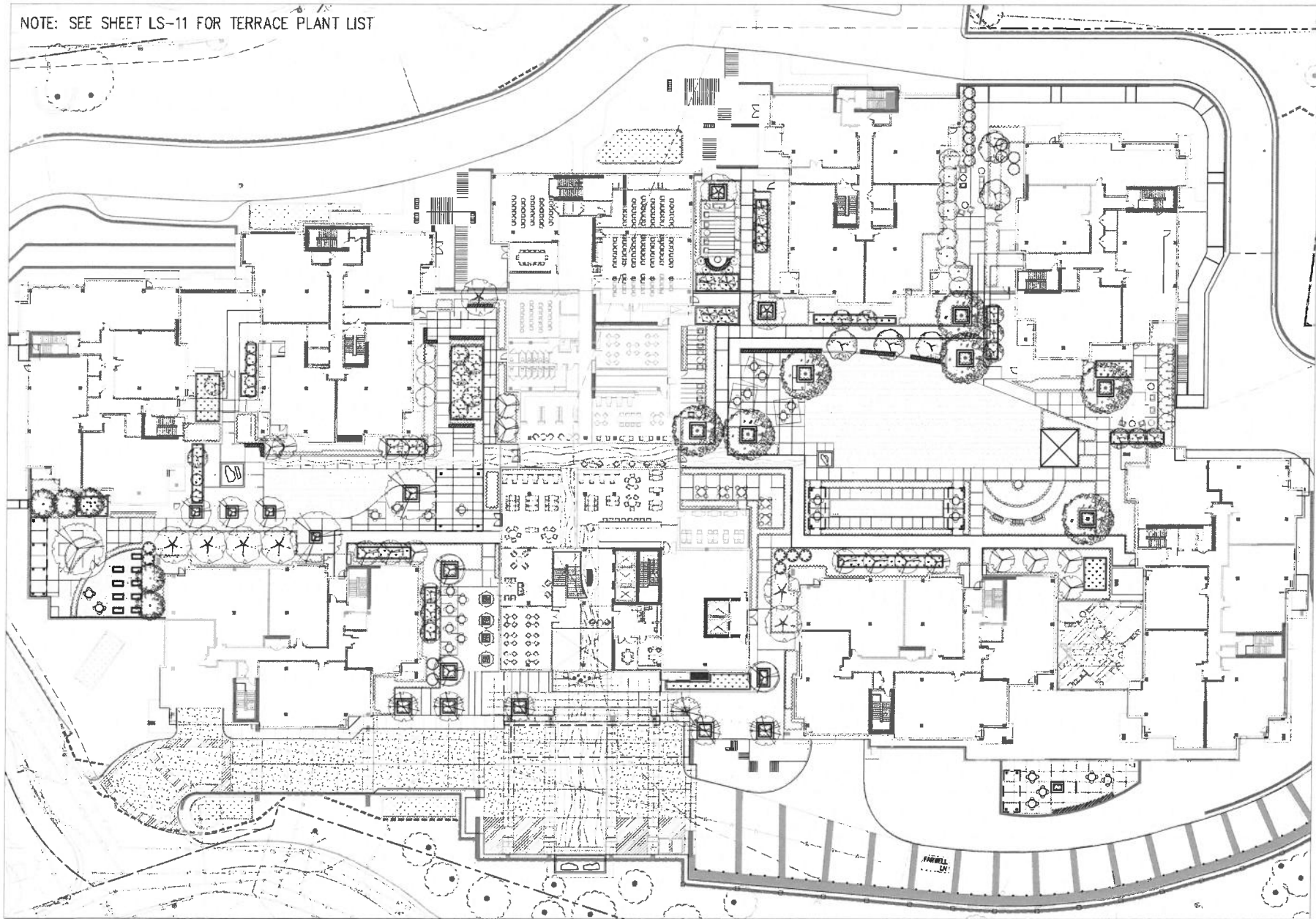


GROUND LEVEL  
PLANTING PLAN

LS-9



NOTE: SEE SHEET LS-11 FOR TERRACE PLANT LIST



D. LAURENCE GATES  
LANDSCAPE ARCHITECTURE

**LOS GATOS  
MEADOWS**

110 WOOD ROAD  
LOS GATOS  
CALIFORNIA

ISSUE DESCRIPTION DATE

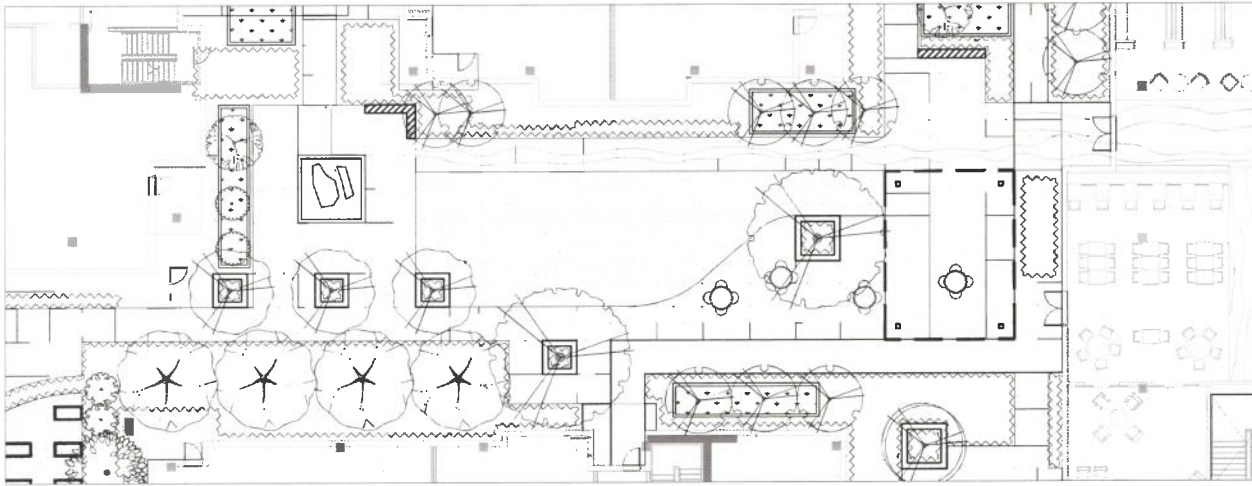
**NOT FOR  
CONSTRUCTION**

PROJECT NUMBER: X300  
DRAWN: XC  
CHECK: XX  
DATE: APRIL 30, 2024  
SCALE: SCALE

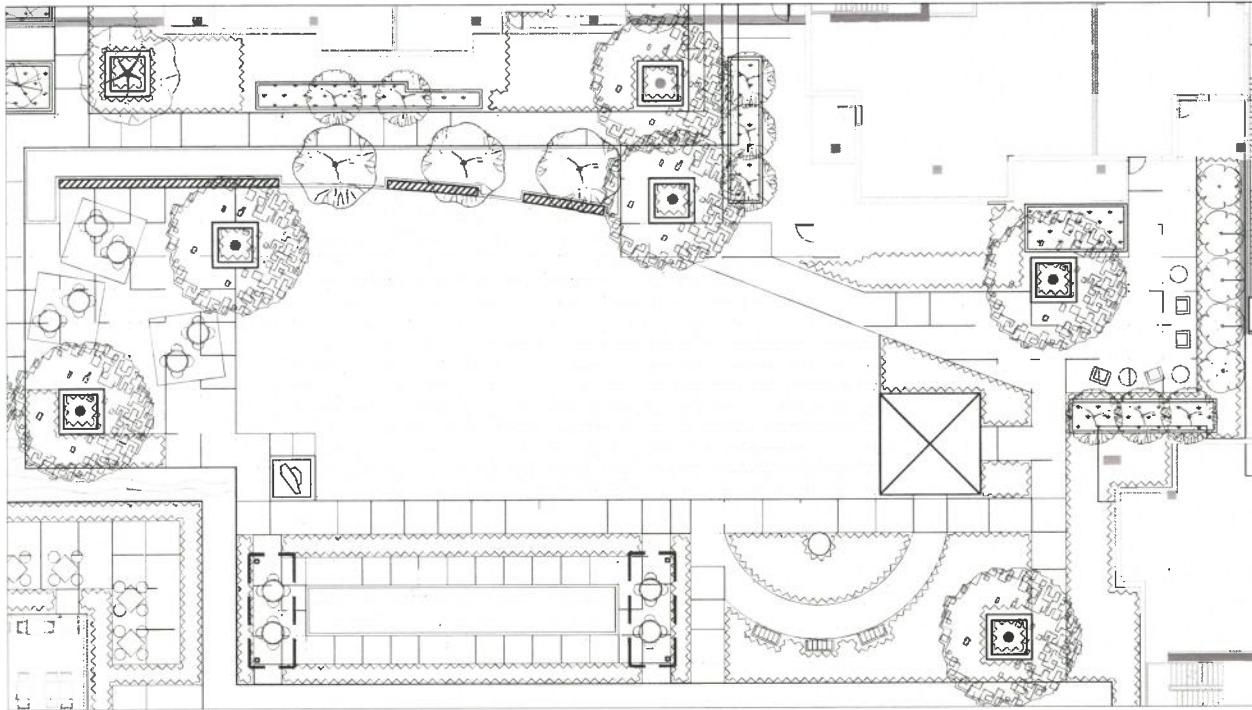


TERRACE LEVEL  
PLANTING PLAN

**LS-10**



TOWN SQUARE PLANTING PLAN & BIO PLANTER



VILLAGE GREEN PLANTING PLAN

TERRACE PLANT LIST - TREES (SUBTOTAL OF PROPOSED TREES: 131)

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WALDO'S	NATIVE (N)	ADAPTABLE (A)	INDIGENOUS (I)	PERMANENT (P)	NOTES
	APM	ACER PALMATUM 'MORTON'	MORTON JAPANESE MAPLE	24"BOX	3	M					FULL TO PT SHAD, 10'H X 8'W, DECIDUOUS
	ARA	ACER RUBRUM 'ARMSTRONGS'	ARMSTRONG RED MAPLE	24"BOX	18	M					FULL TO PT SHADE, 55'H X 20'W, DECIDUOUS
	ARI	ARBITUS X 'MARINA'	ARBITUS STANDARD	24"BOX	8	L	N	Y			FULL SUN, 30'H X 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	19	VL	N	Y			SUN OR SHADE, 30'W X 20'W, DECIDUOUS
	CIT	CITRUS SPP.	ORANGE TREE	24"BOX	4	M	Y				FULL SUN, 30'H X 20'W, EVERGREEN
	LAM	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPPE MYRTLE	24"BOX	8	L	L	Y			FULL SUN, 30'H X 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA 'TONTO'	TONTO CRAPPE MYRTLE	24"BOX	3	L	L	Y			FULL SUN, 30'H X 5'W, DECIDUOUS
	LP	LAGERSTROEMIA INDICA 'PURPLE TOWER'	PURPLE TOWER CRAPPE MYRTLE	24"BOX	7	L	L	Y			FULL SUN, 25'H X 10'W, DECIDUOUS
	LNS	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24"BOX	5	L	L	Y			FULL SUN TO PT SHADE, 30'H X 20'W, EVERGREEN
	OES	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36"BOX	3	VL	L	Y			FULL SUN TO PT SHADE, 25'H X 25'W, EVERGREEN
	PRY	PRUNUS X VEDDENSIS 'YOSHINO CHERRY'	YOSHINO CHERRY	24"BOX	4	M	L	Y			FULL SUN, 40'H X 35'W, DECIDUOUS
	PSA	PRUNUS SERIALATA 'JAPANESE FLOWERING CHERRY'	JAPANESE FLOWERING CHERRY	15 GAL	6	M	L	Y			PT SHADE TO FULL SUN, 25'H X 12'W, DECIDUOUS
	RPI	RUBRA 'BRILLIANT PINK KOBOLD'	ROSE	15 GAL	4	M	L	N			5'H X 5'W, DECIDUOUS
	UPF	ULMUS CARPINIFOLIA 'FRONTIER'	FRONTIER ELM	36"BOX	7	L	L	Y			FULL SUN, 35'H X 25'W, DECIDUOUS
	ZEM	ZELKOVA SERRATA 'MUSASHINO'	SAWLEAF ZELKOVA	24"BOX	11	M	Y				FULL SUN, 40'H X 20'W, DECIDUOUS

TERRACE PLANT LIST - SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WALDO'S	NATIVE (N)	ADAPTABLE (A)	INDIGENOUS (I)	PERMANENT (P)	NOTES
	AU	ARBITUS UNDO	STRAWBERRY TREE SHRUB	15 GAL	4	L	N	Y			FULL SUN PT SHADE, 20'H X 10'W, EVERGREEN
	PM	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI SHRUBBY YEW	15 GAL	16	M	L	Y			FULL SUN PT SHADE, 20'H X 5'W, EVERGREEN
	PC	PRUNUS CAROLINIANA 'BRIGHT & TENDR'	BRIGHT AND TENDR CAROLINA LAUREL	15 GAL	5	L	N	Y			SUN OR SHADE, 10'H X 6'W, EVERGREEN
	AI	ACHILLEA MILEFOLIUM AGRIUM ATTENUATA 'KARA 5 STRIPES'	COMMON YARROW	1 GAL	2	L	N	Y			FULL SUN, 2'H X 3'W, DECIDUOUS
	AK	ASUTIFLON PALMERI	ABAYE	5 GAL	1	L	N	N			FULL SUN, 4'H X 4'W, EVERGREEN
	AP	ASUTIFLON PALMERI	INDIAN MALLOW	5 GAL	1	L	N	N			FULL SUN, 4'H X 4'W, EVERGREEN
	CS	CAMELLIA SASANGUA	CHRISTMAS CAMELLIA	5 GAL	1	M	Y				FULL SUN TO PT SHADE, 4'H X 6'W, EVERGREEN
	CU	CALLONEMA PULCHRUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	5 GAL	1	M	L	Y			FULL SUN, 4'H X 6'W, EVERGREEN
	DB	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	1	L	L	Y			FULL SUN TO SHADE, 3'H X 2'W, EVERGREEN
	DV	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	5 GAL	1	L	L	Y			SUN OR PT SHADE, 3'H X 2'W, EVERGREEN
	EB	EPILOBUM CALIFORNICUM 'BOWMAN'S #1'	CALIFORNIA FUCHSIA	1 GAL	1	L	N	Y			FULL SUN, 2'H X 2'W, DECIDUOUS
	EC	EPILOBUM CANNUM 'CATALINA'	CATALINA FUCHSIA	5 GAL	1	L	N	Y			FULL SUN, 3'H X 4'W, DECIDUOUS
	FM	FESTUCA MAIBER	ATLAS FESCUE	1 GAL	1	L	L	Y			SUN OR PT SHADE, 3'H X 2'W, EVERGREEN
	HR	HESPERALOS PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL	1	L	L	Y			FULL SUN, 3'H X 3'W, EVERGREEN
	HE	HEDYCHERA X 'ELECTRIC LIME'	CORAL BELLS	1 GAL	1	M	L	Y			FULL SUN, 3'H X 3'W, EVERGREEN
	HP	HESPERALOS PARVIFLORA	RED YUCCA	5 GAL	1	L	L	Y			FULL SUN, 3'H X 4'W, EVERGREEN
	LO	LOMANDRA LONGIFOLIA 'BREIT'	BREEZE MAT RUSH	1 GAL	1	L	L	Y			SUN OR SHADE, 3'H X 2'W, EVERGREEN
	LS	LOBELIA SINENSE 'SUNSHINE'	SUNSHINE DIGESTRUM	5 GAL	1	L	L	Y			FULL SUN, 6'H X 4'W, EVERGREEN
	LT	LAVATERA MARIITIMA	TREE MALLOW	5 GAL	1	L	L	Y			SUN OR SHADE, 6'H X 12'W, EVERGREEN
	LV	LIROPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	1 GAL	1	M	Y				FULL SUN TO PT SHADE, 1'H X 2'W, EVERGREEN
	MD	MIRALBERGIA DUBIA	PINE MUMPLY	1 GAL	1	L	L	Y			FULL SUN, 3'H X 3'W, EVERGREEN
	NC	NEPETA FAASSENII	CATMINT	1 GAL	1	L	L	Y			FULL SUN TO PT SHADE, 2'H X 2'W, EVERGREEN
	NL	NEMOPHYLLA 'LEMON LIME'	LEMON LIME NEMOPHYLLA	1 GAL	1	M	L	Y			FULL SUN TO PT SHADE, 3'H X 2'W, EVERGREEN
	RF	ROSA X 'FLOWER CARPET APPLEBLOSSOM'	ROSE	2 GAL	1	M	L	Y			FULL SUN, 3'H X 3'W, DECIDUOUS
	RM	RHODNANUS CALIFORNICA 'MOUND SAN BRUNO'	SUN BRUNO COFFEENUT	5 GAL	1	L	N	Y			SUN OR SHADE, 4'H X 12'W, EVERGREEN
	RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	1	L	L	Y			FULL SUN, 6'H X 3'W, EVERGREEN
	SB	SALVIA LELICANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL	1	L	L	Y			FULL SUN, 3'H X 4'W, EVERGREEN
	SH	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SAGE	5 GAL	1	L	L	Y			FULL SUN TO PT SHADE, 3'H X 3'W, EVERGREEN
	SS	SENECIO SPP.	AMANI SENECIO	1 GAL	1	L	L	Y			FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN
	TC	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	1	L	L	Y			FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN

TERRACE PLANT LIST - STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WALDO'S	NATIVE (N)	ADAPTABLE (A)	INDIGENOUS (I)	PERMANENT (P)	NOTES
	BG	BOUTELOUA GRACIOS	BLUE GRAMA GRASS	1 GAL	1	L	N	Y			FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREN TUMMUCOLA 'CHONDROPETALUM'	BERKELEY SEDGE	1 GAL	1	L	N	Y			FULL SUN TO PT SHADE, 1'H X 2'W, EVERGREEN
	CE	CAREX 'TETCIBUM EL CAMPO'	CAPE RUSH	5 GAL	1	L	L	Y			SUN OR SHADE, 3'H X 4'W, EVERGREEN
	IE	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL	1	L	N	Y			SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS 'CANTON PRINCE'	NATIVE BLUE RYE	1 GAL	1	L	N	Y			FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	1	VL	N	Y			FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN

D. LAURENCE GATES  
LANDSCAPE ARCHITECTURE

LOS GATOS  
MEADOWS

110 WOOD ROAD  
LOS GATOS  
CALIFORNIA

ISSUE DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER: XXXX  
DRAWN: JK  
CHECK: JK  
DATE: APRIL 30, 2024  
SCALE: SCALE



TERRACE LEVEL  
PLANTING PLAN -  
VILLAGE GREEN AND  
TOWN SQUARE

LS-11

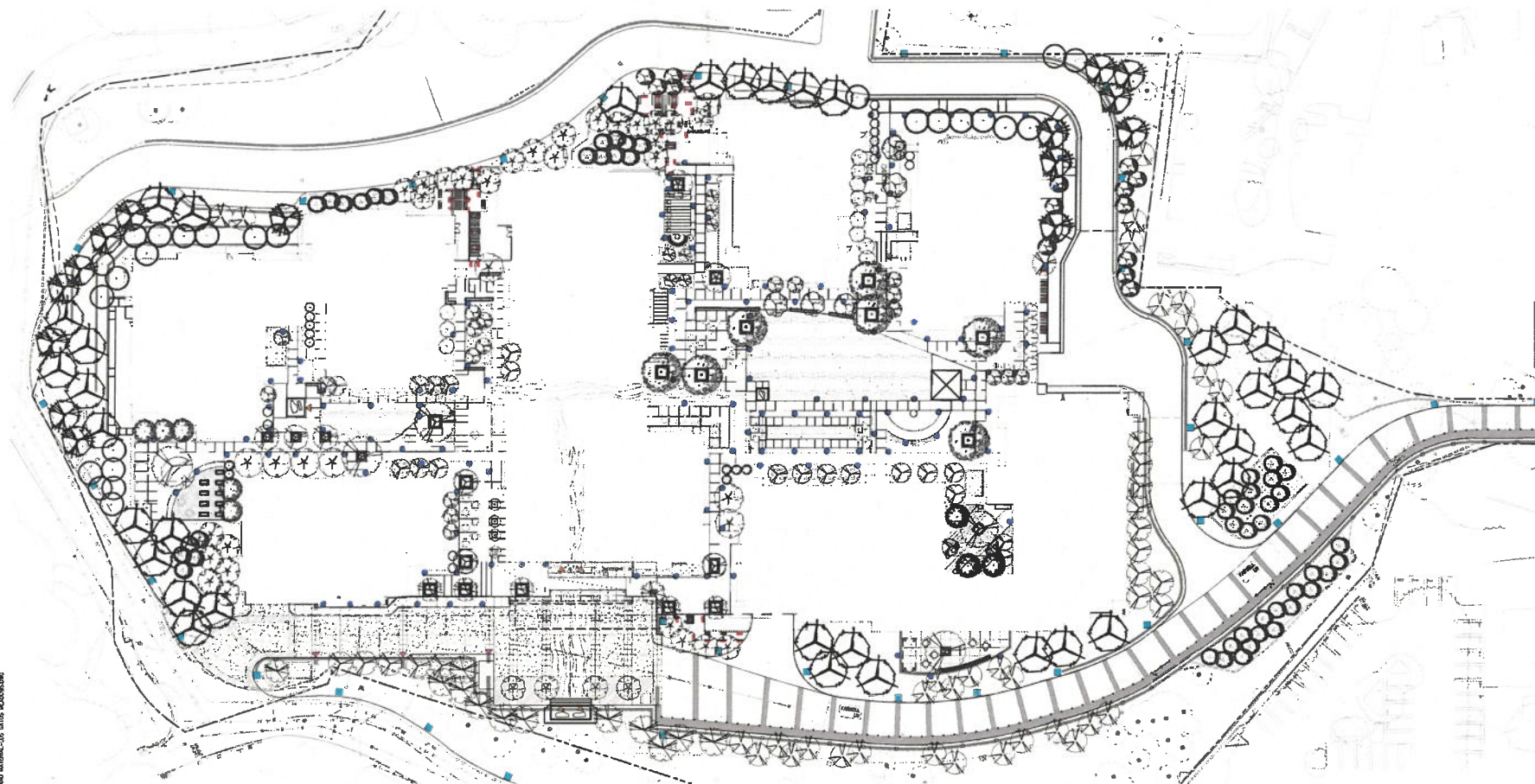


LOS GATOS  
MEADOWS






110 WOOD ROAD  
LOS GATOS  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR  
CONSTRUCTION

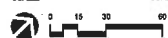


LIGHT FIXTURE SCHEDULE:

■ : POST TOP LIGHT	● : BOLLARD LIGHT	▼ : WALL MOUNTED LIGHT	◆ : FOUNTAIN LIGHT
<p>MFR: BEGA MODLE: 77120, 23.4W LED POLE HEIGHT: 10' LIGHT SOURCE: LED COLOR FINISH: T.B.D.</p> 	<p>MFR: BEGA MODLE: 77120, 23.4W LED POLE HEIGHT: 10' LIGHT SOURCE: LED COLOR FINISH: T.B.D.</p> 	<p>MFR: BEGA MODLE: 22263, 11.8W LED SIZE: 9-7/8"x9-7/8"x5-3/8" LIGHT SOURCE: LED COLOR FINISH: T.B.D.</p> 	<p>MFR: FOUNTAIN PEOPLE MODLE: FX SERIES FOUNTAIN FLUSH MOUNT, 25.5W LED, 3000K WARM WHITE SIZE: 4.75"DIA. FINISH: STAINLESS STEEL</p> 
		<p>— : STAIR LIGHT</p> <p>MFR: BEGA MODLE: 22 130, 3.4 W LED SIZE: 7-1/2"x 3-1/8"x 4" FINISH: #4 BRUSHED STAINLESS STEEL</p> 	

NOTE: EXTERIOR FIXTURES  
WILL COMPLY WITH TOWN  
REQUIREMENTS TO BE  
DOWNWARD DIRECTED AND  
SHIELDED (FULL CUT-OFF)

PROJECT NUMBER: XXXX  
DRAWING: XX  
CHECK: XX  
DATE: APRIL 30, 2024  
SCALE: SCALE



SITE LIGHTING  
CONCEPT PLAN

LS-12

PAVING



VEHICULAR PAVER BAND – 8"X8"X3" THICKNESS  
 GRANITE PAVERS AT ARRIVAL COURT  
 MFR: COLD SPRING GRANITE  
 COLOR: ACADEM BLACK  
 FINISH: THERMAL

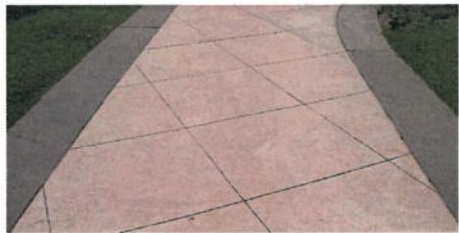
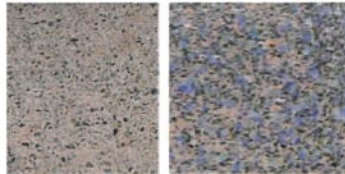


TONED AC PAVING  
 FOR THE TRAIL ALONG EVA



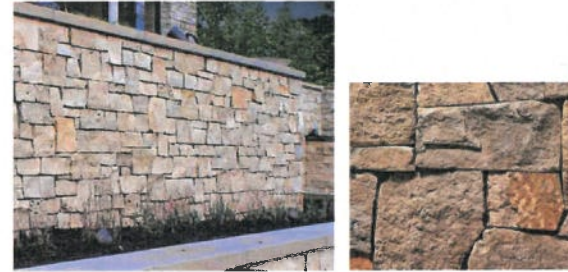
VEHICULAR COLORED SAWCUT CONCRETE PAVING  
 COLOR: DARK GRAY BY DAVIS COLORS  
 FINISH: MEDIUM BROOM FOR THE MAIN COURT;  
 TOPOCAST 25 FOR THE INTERIM PARKING STALLS

SEEDED GLASS IN PAVING



PEDESTRIAN COLORED SAWCUT CONCRETE PAVING  
 COLOR: PEBBLE BY DAVIS COLORS  
 FINISH: MEDIUM BROOM/TOPOCAST 25

STONE VENEERED RETAINING WALL



VEGETATED GREEN WALL BIOPHILIA



D. LAURENCE GATES  
 LANDSCAPE ARCHITECTURE

LOS GATOS  
 MEADOWS

110 WOOD ROAD  
 LOS GATOS  
 CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR  
 CONSTRUCTION

PROJECT NUMBER: XX.XX  
 DRAWN: XX  
 CHECKED: XX  
 DATE: APRIL 30, 2024  
 SCALE: SCALE



MATERIAL BOARD

LS-13





**GATES**  
**+ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING • URBAN DESIGN  
 3271 CROW CANYON RD. SAN RAMON, CA 94583  
 T 925.376.6176 www.gates.com

**LOS GATOS**  
**MEADOWS**

110 WOOD ROAD  
 LOS GATOS  
 CALIFORNIA

ISSUE: DESCRIPTION: DATE:

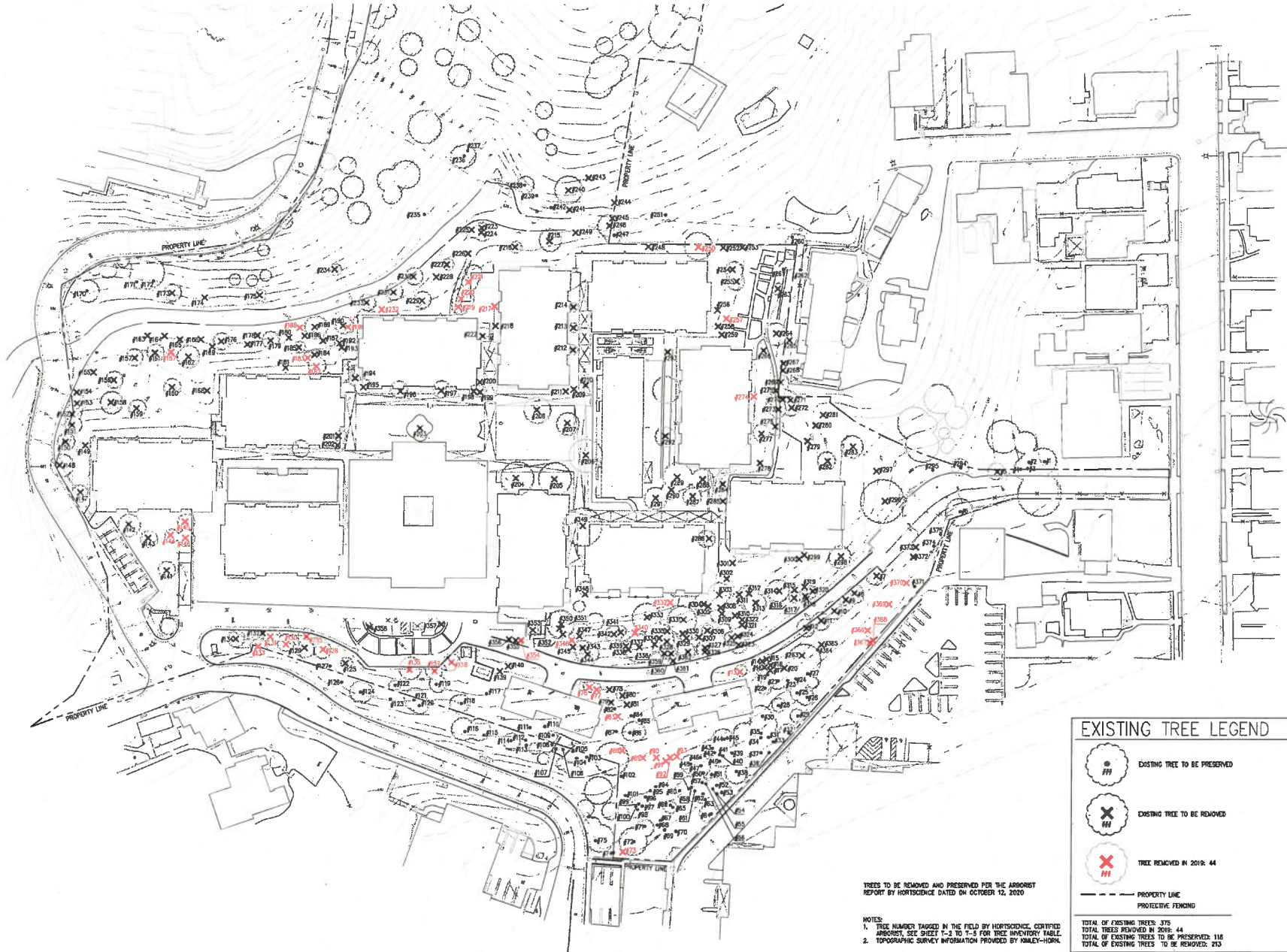
**NOT FOR**  
**CONSTRUCTION**



PROJECT NUMBER: 5539  
 DRAWN: MFTZ  
 CHECK: KC  
 DATE: 03/01/2024  
 SCALE: 1"=40'-0"

**TREE PRESERVATION/  
 REMOVAL PLAN**

**T-1**



**EXISTING TREE LEGEND**

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- TREE REMOVED IN 2019: 44
- PROPERTY LINE
- PROTECTIVE FENCING

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST  
 REPORT BY HORTISCIENCE DATED ON OCTOBER 12, 2020

NOTES:  
 1. TREE NUMBER TAGGED IN THE FIELD BY HORTISCIENCE. CERTIFIED ARBORIST. SEE SHEET T-2 TO T-5 FOR TREE INVENTORY TABLE.  
 2. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY KIMLEY-HORN.

TOTAL OF EXISTING TREES: 375  
 TOTAL TREES REMOVED IN 2019: 44  
 TOTAL OF EXISTING TREES TO BE PRESERVED: 116  
 TOTAL OF EXISTING TREES TO BE REMOVED: 213

PLANNING SUBMITTAL 2021.07.27

PLAN T-1 AND SITE PLAN FOR GATES + ASSOCIATES ARCHITECTS, L.P. - LOS GATOS MEADOWS  
 PLAN DATE: 03/01/2024 10:31 AM

TREE INVENTORY TABLE

TREE / TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
1	Coast Redwood <i>Sequoia sempervirens</i>	40	~30	50%	Mod	Protected		
2	California Bay <i>Umbellularia californica</i>	8,8,7	~30	50%	Low	Protected		
3	California Bay <i>Umbellularia californica</i>	6,5	~30	30%	Low	Protected		
4	Valley Oak <i>Quercus lobata</i>	17	~30	50%	Mod	Protected		
5	Valley Oak <i>Quercus lobata</i>	14	~20	30%	Low	Protected	X	New EVA. construction
6	Coast Live Oak <i>Quercus agrifolia</i>	23	~30	70%	High	Protected		
7	Blue Gum <i>Eucalyptus globulus</i>	40	~30	30%	Low	Protected	X	Invasive, fire prone
8	Blue Gum <i>Eucalyptus globulus</i>	38	~30	30%	Low	Protected	X	Invasive, fire prone
9	Blue Gum <i>Eucalyptus globulus</i>	20,7	~20	30%	Low	Exception	X	Invasive, fire prone
10	Blue Gum <i>Eucalyptus globulus</i>	54	~50	30%	Low	Protected	X	Invasive, fire prone
11	Blue Gum <i>Eucalyptus globulus</i>	28	~30	30%	Low	Protected	X	Invasive, fire prone
12	Blue Gum <i>Eucalyptus globulus</i>	39	~30	30%	Low	Protected	X	Invasive, fire prone
13	Canary Island Pine <i>Pinus canariensis</i>	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
14	Coast Live Oak <i>Quercus agrifolia</i>	15	~20	50%	Low	Protected	X	New EVA. construction
15	California Bay <i>Umbellularia californica</i>	10	~20	50%	Mod	Protected	X	New EVA. construction
16	California Bay <i>Umbellularia californica</i>	10	~20	50%	Mod	Protected	X	New EVA. construction
17	California Bay <i>Umbellularia californica</i>	9,9	~20	30%	Low	Protected	X	New EVA. construction
18	California Bay <i>Umbellularia californica</i>	5	~20	10%	Low	Protected	X	New EVA. construction
19	California Bay <i>Umbellularia californica</i>	13,8	~30	50%	Mod	Protected		
20	California Bay <i>Umbellularia californica</i>	11	~20	30%	Low	Protected	X	Within grading limits
21	California Bay <i>Umbellularia californica</i>	13	~30	30%	Low	Protected		
22	California Buckeye <i>Aesculus californica</i>	9	~30	50%	Mod	Protected		
23	California Bay <i>Umbellularia californica</i>	7	~50	30%	Low	Protected		
24	California Bay <i>Umbellularia californica</i>	17,15	~50	70%	High	Protected		
25	California Bay <i>Umbellularia californica</i>	11	~20	30%	Low	Protected		
26	California Bay <i>Umbellularia californica</i>	12	~20	50%	Low	Protected		
27	California Bay <i>Umbellularia californica</i>	7	~20	10%	Low	Protected		
28	California Bay <i>Umbellularia californica</i>	8	~20	10%	Low	Protected		
29	California Bay <i>Umbellularia californica</i>	12,7,5	~50	10%	High	Protected		
30	Valley Oak <i>Quercus lobata</i>	34	~60	70%	High	Large Protected		
31	California Bay <i>Umbellularia californica</i>	16	~30	50%	Low	Protected		
32	California Bay <i>Umbellularia californica</i>	8	~20	50%	Low	Protected		
33	California Bay <i>Umbellularia californica</i>	14,6	~20	50%	Low	Protected		
34	California Bay <i>Umbellularia californica</i>	8	~20	30%	Low	Protected		
35	California Bay <i>Umbellularia californica</i>	11,10,7	~30	50%	Low	Protected		
36	Coast Live Oak <i>Quercus agrifolia</i>	19	~30	50%	Mod	Protected		
37	California Bay <i>Umbellularia californica</i>	10	~20	30%	Low	Protected		
38	Blue Oak <i>Quercus douglasii</i>	19	~20	30%	Low	Protected		
39	Coast Live Oak <i>Quercus agrifolia</i>	27	~30	50%	Low	Large Protected		
40	Valley Oak <i>Quercus lobata</i>	17	~20	30%	Low	Protected		

TREE INVENTORY TABLE (CONT.)

TREE / TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
41	California Bay <i>Umbellularia californica</i>	8,5,4	~20	50%	Mod	Protected		
42	California Bay <i>Umbellularia californica</i>	5	~20	50%	Low	Protected		
43	Valley Oak <i>Quercus lobata</i>	14	~30	50%	Mod	Protected		
44	Coast Live Oak <i>Quercus agrifolia</i>	22	~50	50%	Low	Protected		
45	California Bay <i>Umbellularia californica</i>	6,5	~20	50%	Low	Protected		
46	California Bay <i>Umbellularia californica</i>	6	~20	50%	Low	Protected		
47	Valley Oak <i>Quercus lobata</i>	17,13	~50	50%	Mod	Protected		
48	California Bay <i>Umbellularia californica</i>	22,12	~50	10%	Low	Protected		
49	California Bay <i>Umbellularia californica</i>	7	~20	50%	Low	Protected		
50	California Bay <i>Umbellularia californica</i>	7	~20	50%	Low	Protected		
51	California Bay <i>Umbellularia californica</i>	7	~30	30%	Low	Protected		
52	California Bay <i>Umbellularia californica</i>	9	~30	30%	Low	Protected		
53	California Bay <i>Umbellularia californica</i>	10	~20	50%	Low	Protected		
54	California Bay <i>Umbellularia californica</i>	13,9	~30	50%	Low	Protected		
55	California Bay <i>Umbellularia californica</i>	6,5,4	~30	50%	Low	Protected		
56	California Bay <i>Umbellularia californica</i>	7	~30	30%	Low	Protected		
57	California Bay <i>Umbellularia californica</i>	9,8	~30	30%	Low	Protected		
58	California Bay <i>Umbellularia californica</i>	12	~30	30%	Low	Protected		
59	Coast Live Oak <i>Quercus agrifolia</i>	27,15	~60	50%	Mod	Large Protected		
60	California Bay <i>Umbellularia californica</i>	14	~20	10%	Low	Protected		
61	California Bay <i>Umbellularia californica</i>	15	~30	30%	Low	Protected		
62	California Bay <i>Umbellularia californica</i>	13	~30	30%	Low	Protected		
63	California Bay <i>Umbellularia californica</i>	6	~20	50%	Low	Protected		
64	California Bay <i>Umbellularia californica</i>	10,9	~30	50%	Low	Protected		
65	California Bay <i>Umbellularia californica</i>	9	~30	30%	Low	Protected		
66	California Bay <i>Umbellularia californica</i>	11	~20	30%	Low	Protected		
67	Olive <i>Olea spp.</i>	5,4,3,2	~20	30%	Low	Exception		
68	California Bay <i>Umbellularia californica</i>	6	~20	50%	Low	Protected		
69	California Bay <i>Umbellularia californica</i>	7	~20	30%	Low	Protected		
70	Coast Live Oak <i>Quercus agrifolia</i>	6	~20	50%	Mod	Protected		
71	California Bay <i>Umbellularia californica</i>	17,8	~30	50%	Mod	Protected		
72	Valley Oak <i>Quercus lobata</i>	33	~60	70%	High	Large Protected		
73	Olive <i>Olea spp.</i>	5	~10	50%	Mod	Exception	2019 X	Invasive
74	Coast Live Oak <i>Quercus agrifolia</i>	6	~20	50%	Mod	Protected		
75	Coast Live Oak <i>Quercus agrifolia</i>	30	~50	50%	Mod	Large Protected		
76	Monterey Pine <i>Pinus radiata</i>	15	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
77	Monterey Pine <i>Pinus radiata</i>	17	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
78	Coast Redwood <i>Sequoia sempervirens</i>	7	~10	90%	High	Protected	X	New EVA. construction
79	Coast Redwood <i>Sequoia sempervirens</i>	13	~20	90%	High	Protected	X	Within grading limits
80	Blue Oak <i>Quercus douglasii</i>	12	~20	50%	Mod	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE / TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
81	Coast Redwood <i>Sequoia sempervirens</i>	5	~10	90%	High	Protected	X	Within grading limits
82	Coast Redwood <i>Sequoia sempervirens</i>	7	~20	30%	Low	Protected		
83	Monterey Pine <i>Pinus radiata</i>	14	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
84	Big Leaf Maple <i>Acer macrophylla</i>	9	~30	30%	Low	Protected		
85	Coast Redwood <i>Sequoia sempervirens</i>	7	~10	90%	High	Protected		
86	Valley Oak <i>Quercus lobata</i>	19	~50	70%	Mod	Protected		
87	Coast Redwood <i>Sequoia sempervirens</i>	10	~20	90%	High	Protected		
88	Monterey Pine <i>Pinus radiata</i>	8	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
89	Monterey Pine <i>Pinus radiata</i>	8	~20	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
90	Blackwood Acacia <i>Acacia melanoxylon</i>	10,6	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
91	Blackwood Acacia <i>Acacia melanoxylon</i>	5	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
92	Blackwood Acacia <i>Acacia melanoxylon</i>	8,7,4	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
93	Blackwood Acacia <i>Acacia melanoxylon</i>	5,5,4	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
94	California Bay <i>Umbellularia californica</i>	10	~20	30%	Low	Protected		
95	California Bay <i>Umbellularia californica</i>	16	~30	30%	Low	Protected		
96	California Bay <i>Umbellularia californica</i>	5	~10	10%	Low	Protected		
97	California Bay <i>Umbellularia californica</i>	19,6,5,4,4	~30	50%	Low	Protected		
98	Valley Oak <i>Quercus lobata</i>	17,16	~50	50%	Mod	Protected		
99	California Bay <i>Umbellularia californica</i>	7,6,5,5	~30	50%	Low	Protected		
100	California Bay <i>Umbellularia californica</i>	6	~20	50%	Low	Protected		
101	California Bay <i>Umbellularia californica</i>	5	~20	70%	High	Protected		
102	California Bay <i>Umbellularia californica</i>	5,5,4,4,3,3,2	~50	70%	Mod	Protected		
103	Coast Redwood <i>Sequoia sempervirens</i>	9	~20	50%	Mod	Protected		
104	Coast Redwood <i>Sequoia sempervirens</i>	8	~20	90%	High	Protected		
105	Coast Redwood <i>Sequoia sempervirens</i>	9	~20	90%	High	Protected		
106	Coast Redwood <i>Sequoia sempervirens</i>	10	~20	90%	High	Protected		
107	Coast Redwood <i>Sequoia sempervirens</i>	8	~20	90%	High	Protected		
108	Coast Redwood <i>Sequoia sempervirens</i>	4	~10	90%	High	Protected		
109	Grecian Laurel <i>Laurus nobilis</i>	10,9,9	~20	30%	Low	Protected		
110	Grecian Laurel <i>Laurus nobilis</i>	6,6,5,5,4,3,3,2	~20	30%	Low	Protected		
111	Grecian Laurel <i>Laurus nobilis</i>	5,4,4,4,4,3,3,3	~20	30%	Low	Protected		
112	Olive <i>Olea spp.</i>	9	~10	50%	Mod	Exception		
113	Olive <i>Olea spp.</i>	12,7	~20	50%	Mod	Exception		
114	Olive <i>Olea spp.</i>	10,6,5,4,3,2,2,2	~20	50%	Mod	Exception		
115	Valley Oak <i>Quercus lobata</i>	21	~30	50%	Low	Protected		
116	Blue Gum <i>Eucalyptus globulus</i>	47,32,17	~60	50%	Low	Large Protected		
117	Bronze Laurel <i>Eriobotrya deflexa</i>	6	~20	30%	Low	Protected		
118	Coast Live Oak <i>Quercus agrifolia</i>	19,15	~50	70%	High	Protected		
119	Coast Live Oak <i>Quercus agrifolia</i>	19	~50	70%	High	Protected		
120	Valley Oak <i>Quercus lobata</i>	14	~30	50%	Mod	Protected		



**GATES + ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING - URBAN DESIGN  
2871 CROW CANYON RD. SAN RAFAEL, CA 94903  
711.751.8176 www.gates.com

**LOS GATOS MEADOWS**  
  
110 WOOD ROAD  
LOS GATOS  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

**NOT FOR CONSTRUCTION**



PROJECT NUMBER: 5530  
DRAWN: AMFTZ  
CHECK: KC  
DATE: 03/01/2024  
SCALE:



TREE INVENTORY TABLE

**T-2**

DATE: 03/01/2024 11:00 AM  
FILE: PLANS - GATOS MEADOWS - LANDSCAPE ARCHITECTURE - LOS GATOS MEADOWS.dwg  
PLOT DATE: 3/27/2024 11:00 AM

DESIGNS TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTISCIENCE DATED ON OCTOBER 12, 2020



TREE INVENTORY TABLE (CONT.)

TREE/TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
121	Valley Oak <i>Quercus lobata</i>	19	~30	50%	Low	Protected		
122	Coast Live Oak <i>Quercus agrifolia</i>	11	~20	50%	Mod	Protected		
123	Olive <i>Olea spp.</i>	7,7.5,4,4.3	~20	50%	Mod	Exception		
124	Coast Live Oak <i>Quercus agrifolia</i>	25	~30	10%	Low	Large Protected		
125	Coast Redwood <i>Sequoia sempervirens</i>	19	~20	10%	Low	Protected	X	New retaining wall construction
126	Coast Live Oak <i>Quercus agrifolia</i>	7,7	~20	10%	Low	Protected		
127	Coast Live Oak <i>Quercus agrifolia</i>	8	~20	10%	Low	Protected		
128	Canary Island Pine <i>Pinus canariensis</i>	26	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
129	Coast Live Oak <i>Quercus agrifolia</i>	15	~30	50%	Low	Protected	X	New bio-retention construction
130	Canary Island Pine <i>Pinus canariensis</i>	23	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
131	Canary Island Pine <i>Pinus canariensis</i>	26	~30	30%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
132	Coast Redwood <i>Sequoia sempervirens</i>	7	~20	90%	Mod	Protected	X	New building construction
133	Canary Island Pine <i>Pinus canariensis</i>	22	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
134	Coast Live Oak <i>Quercus agrifolia</i>	18	~50	70%	Mod	Protected	X	New building construction
135	Canary Island Pine <i>Pinus canariensis</i>	22	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
136	Canary Island Pine <i>Pinus canariensis</i>	23	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
137	Canary Island Pine <i>Pinus canariensis</i>	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
138	Canary Island Pine <i>Pinus canariensis</i>	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
139	Bronze Lequint <i>Eriobotrya deflexa</i>	5,3,3,3	~20	50%	Mod	Protected	X	New EVA construction
140	Bronze Lequint <i>Eriobotrya deflexa</i>	6,4,2	~20	30%	Low	Protected	X	New EVA construction
141	Crabapple <i>Malus spp.</i>	8	~30	70%	High	Exception	X	New building construction
142	Coast Live Oak <i>Quercus agrifolia</i>	18	~30	70%	High	Protected	X	New building construction
143	Coast Live Oak <i>Quercus agrifolia</i>	16	~30	70%	High	Protected	X	New building construction
144	Canary Island Pine <i>Pinus canariensis</i>	18	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
145	Canary Island Pine <i>Pinus canariensis</i>	22	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
146	Canary Island Pine <i>Pinus canariensis</i>	26	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
147	Douglas Fir <i>Pseudotsuga menziesii</i>	18	~30	70%	Mod	Protected	X	Within grading limits
148	Douglas Fir <i>Pseudotsuga menziesii</i>	29	~30	70%	Mod	Protected	X	New EVA construction
149	Hollywood Juniper <i>Juniperus chinensis</i>	9,5	~30	70%	High	Protected	X	New building construction
150	Douglas Fir <i>Pseudotsuga menziesii</i>	15	~30	50%	Mod	Protected	X	Within grading limits
151	Douglas Fir <i>Pseudotsuga menziesii</i>	15	~30	30%	Low	Protected	X	Within grading limits
152	Douglas Fir <i>Pseudotsuga menziesii</i>	18	~30	50%	Low	Protected	X	Within grading limits
153	Douglas Fir <i>Pseudotsuga menziesii</i>	14	~30	50%	Mod	Protected	X	New retaining wall construction
154	Valley Oak <i>Quercus lobata</i>	11	~30	70%	High	Protected	X	New retaining wall construction
155	Silk Oak <i>Coccoloba robusta</i>	11	~30	50%	Low	Protected	X	New retaining wall construction
156	Coast Live Oak <i>Quercus agrifolia</i>	17	~30	70%	High	Protected	X	New retaining wall construction
157	Coast Live Oak <i>Quercus agrifolia</i>	15	~50	30%	Low	Protected	X	New retaining wall construction
158	Douglas Fir <i>Pseudotsuga menziesii</i>	22	~30	30%	Low	Protected	X	New retaining wall construction
159	Coast Live Oak <i>Quercus agrifolia</i>	21	~30	50%	Mod	Protected	X	New building construction
160	Valley Oak <i>Quercus lobata</i>	21	~50	50%	Mod	Protected	X	New building construction

TREE INVENTORY TABLE (CONT.)

TREE/TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
161	Valley Oak <i>Quercus lobata</i>	16	~30	30%	Low	Protected	X	New retaining wall construction
162	Coast Live Oak <i>Quercus agrifolia</i>	20	~30	50%	Mod	Protected	X	New retaining wall construction
163	Italian Cypress <i>Cupressus sempervirens</i>	5	~10	90%	High	Protected	X	New EVA construction
164	Italian Cypress <i>Cupressus sempervirens</i>	6	~10	90%	High	Protected	X	New EVA construction
165	Italian Cypress <i>Cupressus sempervirens</i>	6	~10	90%	High	Protected	X	New EVA construction
166	Italian Cypress <i>Cupressus sempervirens</i>	5	~10	90%	High	Protected	X	New EVA construction
167	Monterey Pine <i>Pinus monophylla</i>	4	~20	90%	High	Protected	2019 X	Fire prone, within 50 feet of structures
168	Red Horsechestnut <i>Aesculus x carnea</i>	5,2	~20	90%	High	Protected	X	New building construction
169	Coast Live Oak <i>Quercus agrifolia</i>	7	~20	50%	Low	Protected	X	New EVA construction
170	California Bay <i>Umbellularia californica</i>	17,10,8	~50	30%	Low	Protected		
171	California Bay <i>Umbellularia californica</i>	7,7,7,6,5,5,5,3	~30	30%	Low	Protected		
172	California Bay <i>Umbellularia californica</i>	8,5,5,4	~30	30%	Low	Protected		
173	California Bay <i>Umbellularia californica</i>	18	~30	50%	Mod	Protected	X	Tested positive for SOD
174	Coast Live Oak <i>Quercus agrifolia</i>	8	~20	70%	Mod	Protected	X	Retaining Wall Construction
175	Coast Live Oak <i>Quercus agrifolia</i>	15	~30	30%	Low	Protected	X	Retaining Wall Construction
176	Sugar Gum Tree <i>Liquidambar styraciflua</i>	17,16	~30	50%	Mod	Protected	X	New EVA construction
177	Sugar Gum Tree <i>Liquidambar styraciflua</i>	12,11,11,1,1	~50	30%	Low	Protected	X	New building construction
178	Deodar Cedar <i>Cedrus deodara</i>	6	~20	90%	High	Protected	X	New EVA construction
179	Coast Live Oak <i>Quercus agrifolia</i>	14	~30	50%	Mod	Protected	X	New building construction
180	Italian Cypress <i>Cupressus sempervirens</i>	5	~10	90%	High	Protected	X	New EVA construction
181	Silka Spruce <i>Picea sitchensis</i>	6	~10	70%	High	Protected	X	New building construction
182	Italian Stone Pine <i>Pinus pinea</i>	22	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
183	Italian Stone Pine <i>Pinus pinea</i>	19	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
184	Red Ironbark <i>Eucalyptus sideroxylon</i>	13	~20	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
185	Incense Cedar <i>Calocedrus decurrens</i>	11	~20	90%	High	Protected	X	New building construction
186	Italian Cypress <i>Cupressus sempervirens</i>	5	~10	50%	Mod	Protected	X	New EVA construction
187	Italian Cypress <i>Cupressus sempervirens</i>	5	~10	90%	High	Protected	X	New building construction
188	Blackwood Acacia <i>Acacia melanocoryna</i>	4	~10	70%	Low	Exception	2019 X	Invasive, Fire prone
189	Coast Live Oak <i>Quercus agrifolia</i>	19	~50	50%	Mod	Protected	X	New EVA construction
190	Red Ironbark <i>Eucalyptus sideroxylon</i>	13	~30	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
191	Blackwood Acacia <i>Acacia melanocoryna</i>	17	~30	50%	Low	Exception	2019 X	Invasive, Fire prone
192	Red Ironbark <i>Eucalyptus sideroxylon</i>	14	~30	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
193	Hollywood Juniper <i>Juniperus chinensis</i>	17	~20	70%	High	Protected	X	New building construction
194	Hollywood Juniper <i>Juniperus chinensis</i>	5,5,4,3,3,3	~20	50%	Low	Protected	X	New building construction
195	Hollywood Juniper <i>Juniperus chinensis</i>	11,7	~20	50%	Low	Protected	X	New building construction
196	Blue Blossom <i>Ceanothus thyrsiflorus</i>	5,4,4	~20	30%	Low	Protected	X	New building construction
197	Hollywood Juniper <i>Juniperus chinensis</i>	18	~20	50%	Low	Protected	X	New building construction
198	Hollywood Juniper <i>Juniperus chinensis</i>	13	~20	50%	Low	Protected	X	New building construction
199	Hollywood Juniper <i>Juniperus chinensis</i>	11	~20	50%	Low	Protected	X	New building construction
200	Hollywood Juniper <i>Juniperus chinensis</i>	10	~20	50%	Low	Protected	X	New building construction

TREE INVENTORY TABLE (CONT.)

TREE/TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
201	Hollywood Juniper <i>Juniperus chinensis</i>	12	~20	50%	Low	Protected	X	New building construction
202	Hollywood Juniper <i>Juniperus chinensis</i>	13	~20	50%	Low	Protected	X	New building construction
203	Crabapple <i>Malus spp.</i>	4,3	~20	70%	High	Protected	X	New building construction
204	Sawleaf Zeltova <i>Zelkova serrata</i>	23	~50	50%	Mod	Protected	X	New building construction
205	Sawleaf Zeltova <i>Zelkova serrata</i>	22	~50	30%	Low	Protected	X	New building construction
206	Valley Oak <i>Quercus lobata</i>	24	~50	70%	Mod	Large Protected	X	New building construction
207	Sawleaf Zeltova <i>Zelkova serrata</i>	19	~50	30%	Low	Protected	X	New building construction
208	Sawleaf Zeltova <i>Zelkova serrata</i>	18	~50	30%	Low	Protected	X	New building construction
209	Maylen Tree <i>Maytenus boaria</i>	7	~20	30%	Low	Protected	X	New building construction
210	Italian Cypress <i>Cupressus sempervirens</i>	14	~10	70%	Mod	Protected	X	New building construction
211	Italian Cypress <i>Cupressus sempervirens</i>	14	~10	70%	Low	Protected	X	New building construction
212	Crabapple <i>Malus spp.</i>	12	~20	50%	Mod	Exception	X	New building construction
213	Crabapple <i>Malus spp.</i>	11	~20	50%	Mod	Exception	X	New building construction
214	Crabapple <i>Malus spp.</i>	11	~20	30%	Low	Exception	X	New building construction
215	Coast Live Oak <i>Quercus agrifolia</i>	22,22	~50	50%	Low	Protected	X	New EVA construction
216	California Bay <i>Umbellularia californica</i>	10	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
217	Brazilian Peppertree <i>Schinus terebinthifolius</i>	5	~20	50%	Low	Protected	2019 X	Invasive
218	Loquat <i>Eriobotrya japonica</i>	6	~20	70%	Mod	Protected	X	New building construction
219	Blue Gum <i>Eucalyptus globulus</i>	36	~50	50%	Mod	Protected	2019 X	Invasive, Fire prone
220	Blue Gum <i>Eucalyptus globulus</i>	62	~60	50%	Mod	Large Protected	2019 X	Invasive, Fire prone
221	Blue Gum <i>Eucalyptus globulus</i>	36	~50	50%	Mod	Protected	2019 X	Invasive, Fire prone
222	African Fern Pine <i>Alseodaphne gracilis</i>	5	~20	70%	Mod	Protected	X	New building construction
223	California Bay <i>Umbellularia californica</i>	13	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
224	California Bay <i>Umbellularia californica</i>	13,13	~30	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
225	Coast Live Oak <i>Quercus agrifolia</i>	20	~50	70%	Mod	Protected	X	New EVA construction
226	Red Horsechestnut <i>Aesculus x carnea</i>	8	~20	30%	Low	Protected	X	New EVA construction
227	Red Horsechestnut <i>Aesculus x carnea</i>	8	~20	50%	Low	Protected	X	New EVA construction
228	Red Horsechestnut <i>Aesculus x carnea</i>	5	~20	50%	Mod	Protected	X	New EVA construction
229	Coast Live Oak <i>Quercus agrifolia</i>	23	~30	70%	Mod	Protected	X	New EVA construction
230	Red Ironbark <i>Eucalyptus sideroxylon</i>	22	~30	30%	Low	Exception	X	New EVA construction
231	Red Ironbark <i>Eucalyptus sideroxylon</i>	5,5,5,5,4	~20	30%	Low	Exception	X	New EVA construction
232	Purpleleaf Plum <i>Prunus caroliniana</i>	4	~10	30%	Low	Protected	2019 X	Invasive
233	Red Ironbark <i>Eucalyptus sideroxylon</i>	19	~20	50%	Low	Exception	X	New EVA construction
234	Coast Live Oak <i>Quercus agrifolia</i>	10,9	~20	50%	Mod	Protected	X	Retaining Wall Construction
235	Toyon <i>Heteromeles arbutifolia</i>	6,5,4,4	~20	50%	Mod	Protected		
236	California Bay <i>Umbellularia californica</i>	12	~30	50%	Low	Protected		
237	California Bay <i>Umbellularia californica</i>	11	~20	50%	Mod	Protected		
238	Coast Live Oak <i>Quercus agrifolia</i>	14	~30	50%	Low	Protected		
239	Olive <i>Olea spp.</i>	10,5,5	~20	50%	Mod	Exception		
240	Coast Live Oak <i>Quercus agrifolia</i>	28	~20	50%	Low	Large Protected	X	Within grading limits



**GATES + ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING - URBAN DESIGN  
3671 CROW CANYON RD. SAN RAMON, CA 94583  
T 925.734.6174 www.gatesinc.com

LOS GATOS MEADOWS

110 WOOD ROAD  
LOS GATOS  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION



PROJECT NUMBER: 2639  
DRAWN: MW7Z  
CHECK: KC  
DATE: 03/01/2024



TREE INVENTORY TABLE

T-3

DATE: 1/27/2024 11:30 AM  
FILE: P:\2024\LOS GATOS MEADOWS\DWG\T-3.dwg  
USER: JJJUREK

NEEDS TO BE REMOVED AND PRESERVED FOR THE ADJACENT REPORT BY HORTISOURCE DATED ON OCTOBER 12, 2020





TREE INVENTORY TABLE (CONT.)

TREE TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	HEIGHT, CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REASON FOR REMOVAL
361	California Bay Umbellularia californica	8	~20	30%	Low	Protected	X Poor condition, 500 carrier, fire prone
362	California Buckeye Aesculus californica	9	~20	50%	Low	Protected	X Retaining Wall Construction
363	Coast Live Oak Quercus agrifolia	5,4	~20	10%	Low	Protected	X Within grading limits
364	Coast Live Oak Quercus agrifolia	4	~10	50%	Low	Protected	X
365	California Bay Umbellularia californica	4	~10	50%	Low	Protected	X New retaining wall construction of stormwater treatment area
366	Bailey acacia Acacia baileyana	5	~10	10%	Low	Protected	2019 X Invasive
367	Bailey acacia Acacia baileyana	7	~20	30%	Low	Protected	2019 X Invasive
368	Bailey acacia Acacia baileyana	5	~20	30%	Low	Protected	2019 X Invasive
369	Bailey acacia Acacia baileyana	7,7,7,6	~30	30%	Low	Protected	2019 X Invasive
370	Bailey acacia Acacia baileyana	1	~30	30%	Low	Protected	2019 X Invasive
371	Plum Prunus spp.	5,4	~20	30%	Low	Protected	X
372	Coast Live Oak Quercus agrifolia	9,6	~20	50%	Low	Protected	X New retaining wall construction of stormwater treatment area
373	California Bay Umbellularia californica	8	~10	30%	Low	Protected	X New EVA construction
374	Coast Redwood Sequoia sempervirens	10	~20	90%	High	Protected	
375	Coast Redwood Sequoia sempervirens	14	~20	90%	High	Protected	

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTISCIENCE DATED ON OCTOBER 12, 2020

TREE PROTECTION NOTES:

THE FOLLOWING TREE PROTECTION MEASURES AND RECOMMENDATIONS ARE PREPARED BY HORTISCIENCE/ARTELITE CONSULTING DATED ON OCTOBER 12, 2020.

**Tree Preservation Guidelines**  
The goal of tree preservation is to retain trees that survive during development but maintenance of trees and removal of trees that are not subject to extensive injury during construction or are inadequately maintained become a liability, rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Classifying any construction activity based on the Tree Protection Zones can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and safety through the clearing, grading and construction phases. All tree protection measures comply with Town of Los Gatos Municipal Code Sec.208.18.1000- Protection of Trees During Construction.

**Tree Protection Zone**

- A Tree Protection Zone shall be identified for each tree to be preserved. The Tree Protection Zone for each tree shall be the diameter of the tree. In most cases, groups of trees can be protected collectively.
- Fences all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grading or grading. Fences shall be 8 ft. chain link with 2-inch diameter galvanized steel posts driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing, or equivalent as approved by the Town. Tree FTS shall be located at the edge of construction. These to remain in the proximity of 10-102 and 10-117 can be forced along the weaker edge of their collective drip line. All other trees to remain can be protected by the perimeter fencing at their collective drip line at the limit of grading on the northern, western, and southern edges of the project.
- Fences shall be installed before demolition, grading or construction permits are issued and shall remain in place until construction is complete. Contractor shall first obtain the approval of the Consulting Arborist before any work is performed. Contractor shall first obtain the approval of the Consulting Arborist before any work is performed.
- No grading, excavation, construction or storage or dumping of materials shall occur within the Tree Protection Zone. Excavation within the diameter of tree FTS shall be approved by and monitored by the Consulting Arborist.
- No underground services including utilities, sub-drains, water or sewer shall be placed in the Tree Protection Zones.
- Warning signs. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign reading: "Warning—Tree Protection Zone. No excavation, grading or construction shall be permitted within this zone." Signs shall be placed at the perimeter of the Tree Protection Zone.
- The attachment of wires, signs or ropes to any protected tree is prohibited.

**Design recommendations**

- Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
- Plan for tree preservation by designing appropriate zones around trees to be preserved. This is the Tree Protection Zone. The Tree Protection Zone should be designed to protect the tree and shall occur within the zone. No underground services including utilities, sub-drains, water or sewer shall cross the Tree Protection Zone.
- Consider the vertical clearance of trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
- All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
- Injection systems shall be designed so that no remaining service roots larger than 1" in diameter will occur within the Tree Protection Zone.
- Tree Preservation Guidelines prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, shall be included on all plans.
- Any herbicides placed under pending materials must be safe for use around trees and labeled for that use.
- Do not blow the south side of any tree. Limit to tree to tree north.
- All trees will receive water from the oak, appropriate soils may show within the root zone. Therefore, foundations, footings and pavements on separate soils near trees should be designed to withstand differential displacement.
- Ensure adequate but not excessive water is supplied to trees in winter create seasonal irrigation will be required. Avoid diverting runoff from trees.

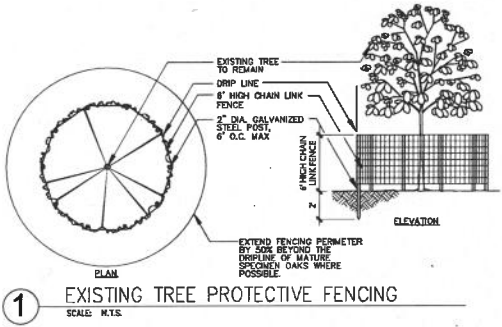
**Pre-demolition and pre-construction treatments and recommendations**

- The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
- Prior to the commencement of construction, install the fence at the drip line, or Tree Protection Zone around any tree another vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment, materials, or parking of vehicles within the Tree Protection Zone. The design shall not be altered in any way so as to increase the encroachment of the construction.
- Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
- Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as installing air lock warning around trees or installing hay bales around tree trunks.
- Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, take care not to damage the crown.
- All pruning shall be done by a State of California Licensed Tree Contractor (CETC). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (ANSI Z39.1) and Pruning (ANSI A300).
- The Consulting Arborist will provide pruning specifications prior to site demolition.
- Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
- While in the presence of the arborist shall perform a careful inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
- Trees to be removed that have branches extending into the canopy of trees to be retained within the Tree Protection Zone of trees to be retained shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the trees to be retained and necessary to remain. Stumps shall be ground below grade.

- Trees to be removed shall be felled as close to the Tree Protection Zone as possible and avoid falling and immediate removal of debris. If trees are retained, the Consulting Arborist may require that remaining trees be removed from the Tree Protection Zone after by hand, or with equipment sitting outside the Tree Protection Zone. Extraction shall occur by lifting the material out, not by sliding across the ground. Branches shall be dropped and spread beneath the tree within the Tree Protection Zone.
  - Stumps and underground features to be removed within the Tree Protection Zone shall use equipment that will minimize damage to trees above and below ground, and operate from outside the Tree Protection Zone. The best practices and safe practices with protective materials to protect from injury are directed by the Project arborist. The Project arborist shall be consulted during all operations within the Tree Protection Zone to monitor demolition activity.
  - All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife Code 2002-2013 in all other regulations. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.
- Recommendations for tree preservation during construction**
- Any approved grading, construction, demolition or other work within the Tree Protection Zone should be reviewed by the Consulting Arborist. The Consulting Arborist shall advise as to the project schedule for periodic monitoring of the project site and the health of trees to be preserved. The project Consulting Arborist shall be present whenever activities occur which may impact or be potential stress to the health of the trees to be preserved and shall document all site visits.
  - All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
  - Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
  - Construction trailers, bulk and storage areas must remain outside Tree Protection Zone at all times.
  - Construction activities within the Tree Protection Zone, including but not limited to: excavation, grading, drainage and leveling within the diameter of the tree are prohibited, unless approved by the Director, per Sec.10.25.1005.
  - Any tree pruning required for construction purposes shall require the prior approval of and be supervised by the Project Arborist. Stems should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
  - If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
  - Any brush clearing required within the Tree Protection Zone shall be accomplished with hand-carried equipment.
  - All down brush and trees shall be removed from the Tree Protection Zone either by hand, or with equipment sitting outside the Tree Protection Zone. Extraction shall occur by lifting the material out, not by sliding across the ground.
  - Prior to grading or leveling, trees may require root pruning outside the Tree Protection Zone. Any root pruning required for construction purposes shall require the prior approval of, and be supervised by, the Project Arborist.
  - Spill from trucks, fueling, utility or other excavation shall not be placed within the Tree Protection Zone, neither temporary nor permanent.
  - All grading within the diameter of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the Tree Protection Zone. Any modifications must be approved and monitored by the Consulting Arborist.
  - All trees shall be irrigated on a schedule to be determined by the Consulting Arborist every 3 to 6 weeks in typical. Each irrigation shall wet the soil within the Tree Protection Zone of a depth of 30".
  - If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. The Director and Consulting Arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.
  - No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the Tree Protection Zone. Cleanup or disposing of all, practices, chemicals or other harmful materials within the diameter of or in drainage channels, swales or areas that may lead to the diameter of a protected tree are prohibited.
  - Any additional tree pruning required for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
  - Trees that accumulate a sufficient quantity of dirt on their trunks, limbs and limbs as judged by the Consulting Arborist shall be sprayed with the direction of the Project Arborist.

**Statement of Impacted Trees**

Our procedures included examining trees for observable defects in structure. This is not to say that trees without significant defects will not fall. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and slow over-deficient trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of retaining quality safety.



**GATES + ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING - URBAN DESIGN  
3871 CROW CANYON RD., SAN RAMON, CA 94583  
T 925.726.1175 www.gatesinc.com

**LOS GATOS MEADOWS**  
110 WOOD ROAD  
LOS GATOS CALIFORNIA

ISSUE: DESCRIPTION: DATE:

**NOT FOR CONSTRUCTION**



PROJECT NUMBER: 5639  
DRAWING: M672  
CHECK: KC  
DATE: 03/12/24  
SCALE:



TREE INVENTORY TABLE AND NOTES

**T-5**



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



SEAL

KEY PLAN

**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2100  
 San Francisco, CA 94104  
 T: +1 415 924 7600

Applicant:  
**ROCKWOOD PACIFIC**  
 36 SOUTHWOOD DRIVE  
 OREGON, CA 94562  
 (415) 916-7344

Owner:  
**FRONT PORCH**  
 800 N. BRAND BLVD., 19TH  
 FLOOR GLENDALE, CA 91203  
 (626) 946-7400

Civil / Site:  
**KIMLEY-HORN**  
 4627 CHARLOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 766-4440

Landscape:  
**D. LAWRENCE DATES**

Structure:  
**RUFFY CONSULTING ENGINEERS**  
 45 FRIEMONT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 398-3034

Mechanical, Electrical & Plumbing:  
**4ELFRAC**  
 150 CALIFORNIA ST., 5ND FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7862

General Contractor:  
**W.S. OWEN CONSTRUCTION**  
 4309 MARCELA DE BLITE 530,  
 PLEASANTON, CA 94509  
 (925) 496-2990

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**AERIAL VIEW DIAGRAM**

SCALE: 1" = 100'-0"

**A000**

PLANNING SUBMITTAL

MAY 31, 2024

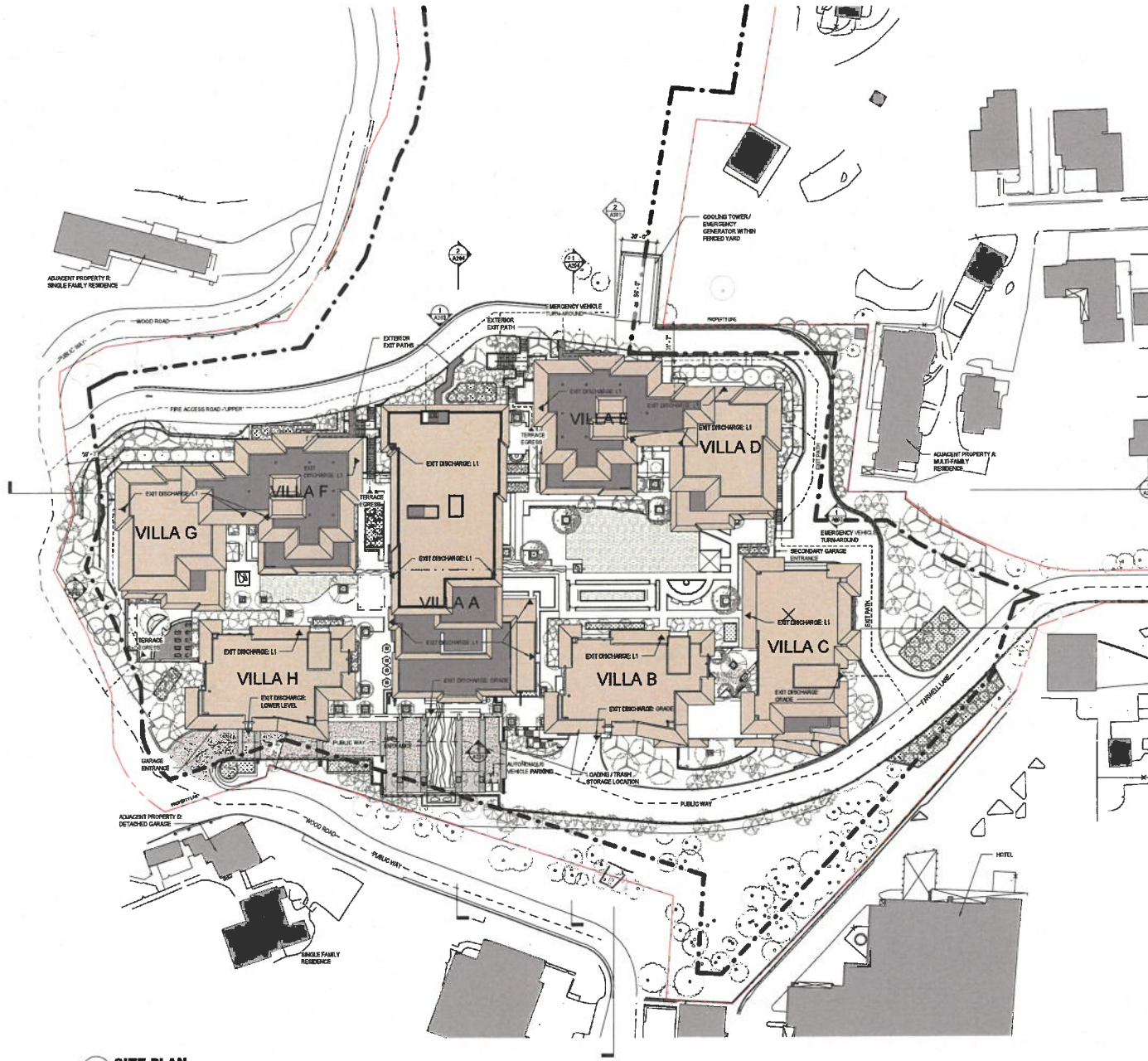
1 **AERIAL VIEW DIAGRAM**  
 1" = 100'-0"



c:\wells\local\70581\_Los Gatos\_Site\_P24\_JSW\wms\Z\B2N\CA.rvt  
 5/31/2024 11:16:00 AM



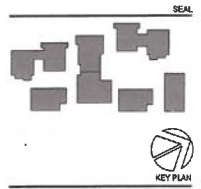
c:\w\l\l\0001\_Los Gatos\_Site\_P04\_J.Sweeney\2024\K.rvt  
5/31/2024 11:16:04 AM



1 SITE PLAN  
1" = 40'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS  
EASTMAN**  
100 Montgomery St., Suite 2100  
San Francisco, CA 94104  
T: +1 415 774 7000

Approver:  
ROCKWOOD PACIFIC  
26 SOUTHWOOD DRIVE  
COSTA MESA, CA 92626  
(415) 816-7144  
Designer:  
FRANCIS P. GARDNER  
800 N. BEAN RD. 19TH  
FLOOR CLEVELAND, CA 94703  
(925) 964-7400  
Civil / Site:  
KIMBLEY-HORRIGAN  
4837 CHASLOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 836-4840  
Landscape:  
D. LAWRENCE GATES

Structure:  
KIPPY CONSULTING ENGINEERS  
45 FREEMONT ST., 20TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 988-1201  
Mechanical Electrical & Plumbing:  
GLUMAC  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7547  
General Contractor:  
W.E. O'NEAL CONSTRUCTION  
4226 HENRIETTA DR. SUITE 150,  
PLEASANTON, CA 94588  
(925) 466-2990

PROJECT TITLE:  
**LOS GATOS  
MEADOWS**  
110 WOOD ROAD  
LOS GATOS, CA 95030  
PROJECT No: 70581.00  
DRAWING TITLE:  
**OVERALL SITE PLAN**

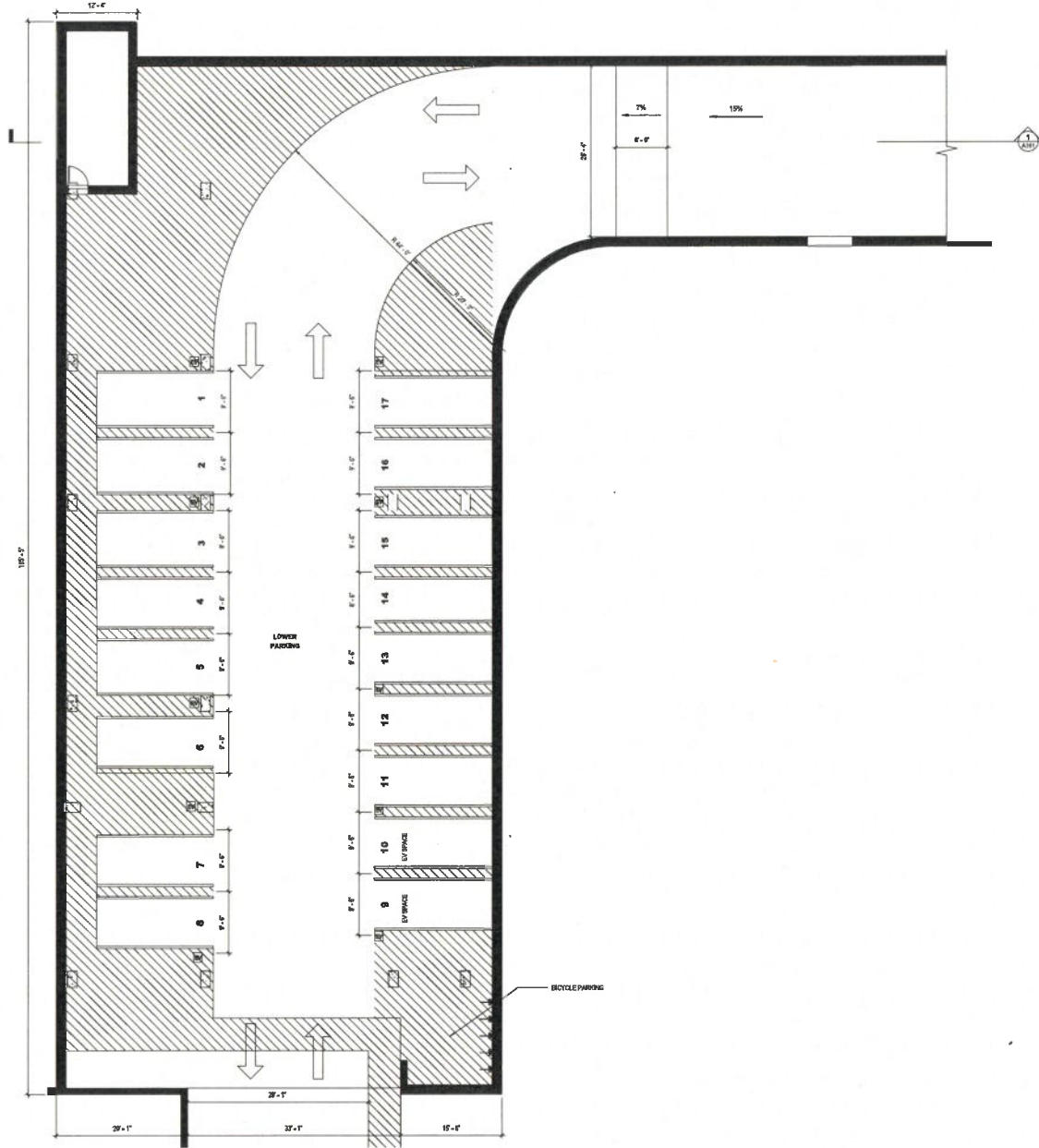
SCALE: 1" = 40'-0"

**A001**

PLANNING SUBMITTAL

MAY 31, 2024

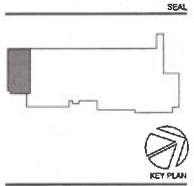
c:\w\loc\70581\_Los Gatos\_Site\_R24\_J.Sweeney\2321K.rvt  
5/31/2024 11:18:06 AM



**1 LOWER GARAGE LEVEL PLAN**  
1/8" = 1'-0"

NO.	DATE	ISSUE

**NOT FOR CONSTRUCTION**



**PERKINS EASTMAN**  
ARCHITECTS AND ENGINEERS  
San Francisco, CA 94104  
T: 415 774 7700

**Applicant:**  
ROCKWOOD PACIFIC  
20 SOUTHWOOD DRIVE  
DUBLIN, CA 94568  
(415) 816-7944

**Owner:**  
FRONT PORCH  
800 H. BRAND BLVD. 10TH FLOOR  
CLERDALE, CA 91733  
(825) 855-7400

**Client:**  
KIMBLEY-HOBBS  
887 CHABOT DRIVE, SUITE 300  
PLEASANTON, CA 94609  
(925) 395-4842

**Landscape:**  
D. LAWRENCE GATES

**Structural:**  
RSPF CONSULTING ENGINEERS  
45 FREEMONT ST. 28TH FLOOR  
SAN FRANCISCO, CA 94103  
(415) 995-1004

**Mechanical, Electrical & Plumbing:**  
BELMAD  
150 CALIFORNIA ST. 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 396-7667

**General Contractor:**  
W.E. SPINELL CONSTRUCTION  
4300 HACIENDA DR SUITE 530  
PLEASANTON, CA 94609  
(925) 466-2000

**PROJECT TITLE:**  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
**FLOOR PLAN - LOWER GARAGE LEVEL**

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

**A100**

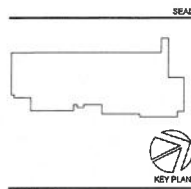
PLANNING SUBMITTAL

MAY 31, 2024



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 133 Montgomery St., Suite 2100  
 San Francisco, CA 94104  
 T: +1 415 435 7900

**Applic:**  
 REDWOOD PACIFIC  
 28 COLTRAYWOOD DRIVE  
 ORENDA, CA 94553  
 (415) 916-7344

**Owner:**  
 FRONT PORCH  
 800 W. BRAND BLVD., 19TH  
 FLOOR OAKLAND, CA 94612  
 (415) 955-7400

**Chief of Site:**  
 KIMBLEY-HORN  
 4557 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 398-9843

**Landscape:**  
 D. LAWRENCE GATES

**Structural:**  
 KFFY CONSULTING ENGINEERS  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 395-1500

**Mechanical, Electrical & Plumbing:**  
 GILMEAC  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7857

**General Contractor:**  
 W.L. O'NEAL CONSTRUCTION  
 4209 HACIENDA DE ELITE 530,  
 PLEASANTON, CA 94588  
 (925) 465-2590

**PROJECT TITLE:**  
 LOS GATOS  
 MEADOWS

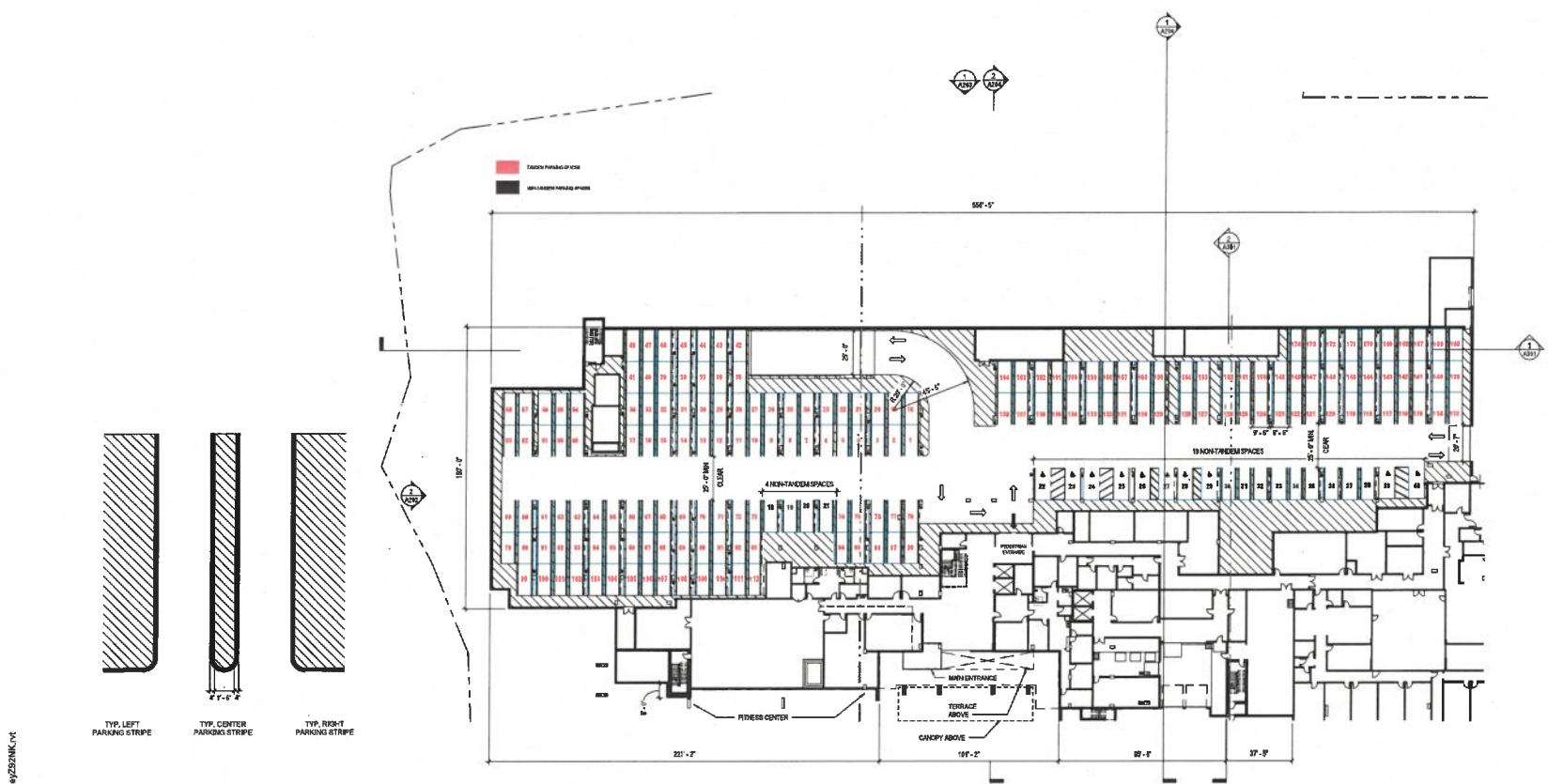
110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00  
**DRAWING TITLE:**  
 GROUND FLOOR  
 PLAN - OVERALL

**SCALE:** As Indicated

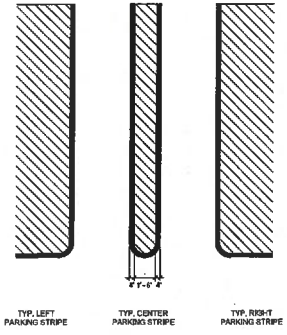
**A101**

**PLANNING SUBMITTAL**  
 MAY 31, 2024



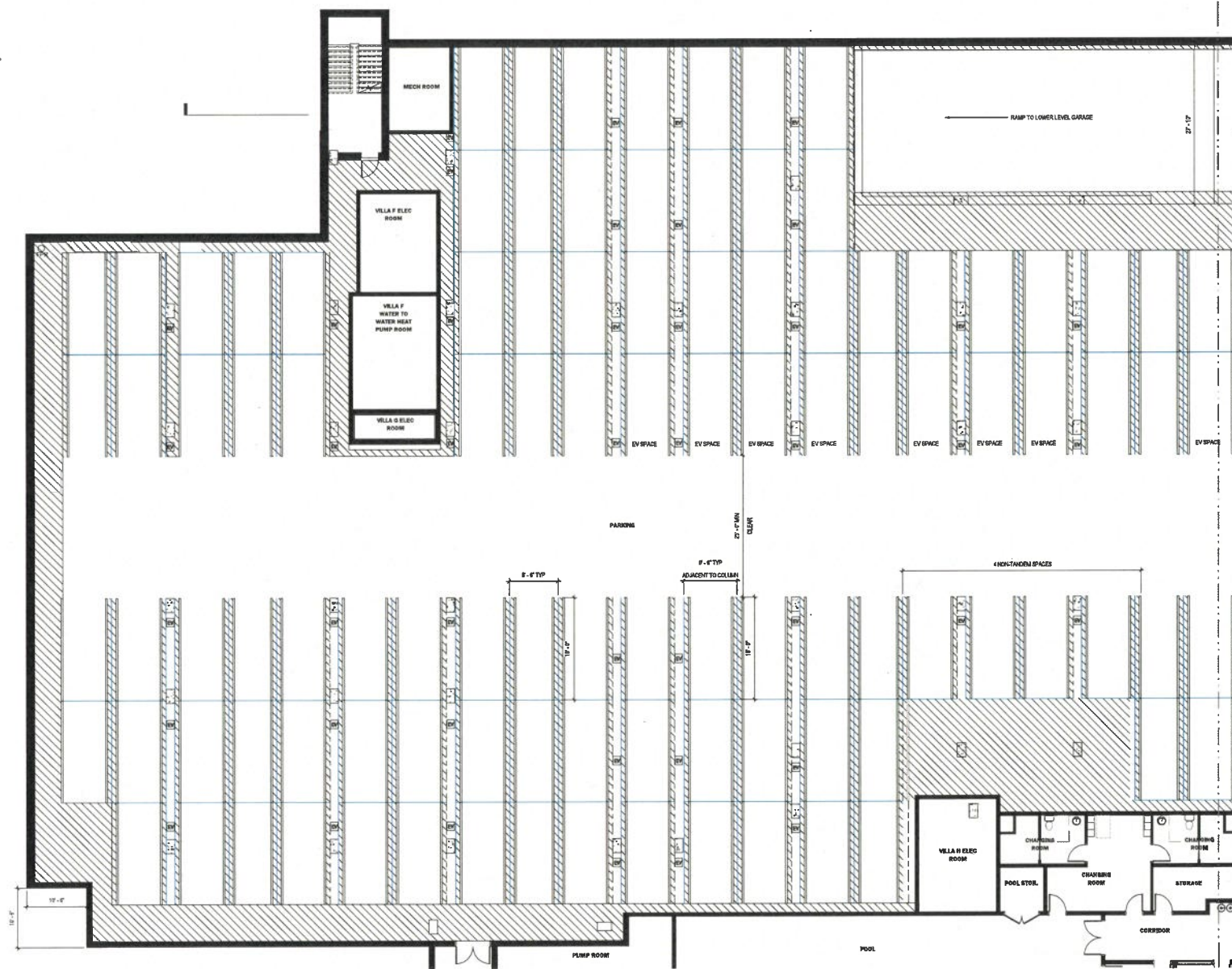
**1 GROUND FLOOR PLAN - OVERALL**  
 1" = 32'-0"

**2 TYP PARKING STRIPE DETAIL**  
 1/4" = 1'-0"



c:\work\local\70581\_Los Gatos\_Site\_Plan.dwg, 11/16/2024 11:16:10 AM

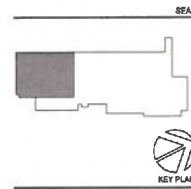
c:\work\hwy\70581\_Los Gatos\_Sla\_324\_L\_Sweeney\2303NK.rvt  
 03/12/2024 11:18:13 AM



1 GROUND FLOOR - SOUTH GARAGE PLAN  
 1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 177 Montgomery St., Suite 200  
 San Francisco, CA 94104  
 T: 415 439 7200

Applicant:  
**REDWOOD PACIFIC**  
 28 SOUTHWOOD DRIVE  
 OROVILLE, CA 95966  
 (415) 876-7344

Owner:  
**FRESH FISH**  
 800 N. BRAND BLVD., 19TH  
 FLOOR, OROVILLE, CA 95963  
 (925) 956-7400

Architect:  
**PERKINS EASTMAN**  
 4837 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 398-4840

Landscape:  
 Dr. LAWRENCE GAYLES

Structural:  
**RSFP ENGINEERING**  
 45 FREEMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 563-1024

Mechanical, Electrical & Plumbing:  
**RELIGIUS**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 395-7627

General Contractor:  
**WUE, DWYER, CONSTRUCTION**  
 820 HAZENBACH DR. SUITE 500  
 PLEASANTON, CA 94588  
 (925) 465-2800

PROJECT TITLE:  
**LOS GATOS MEADOWS**  
 110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00  
 DRAWING TITLE:  
**GROUND FLOOR PLAN - S GARAGE**

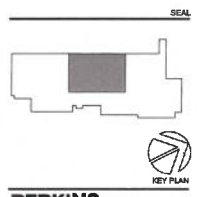
SCALE: 1/8" = 1'-0"  
**A101A**  
 PLANNING SUBMITTAL

MAY 31, 2024



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2200  
 San Francisco, CA 94104  
 T. 415 228 7900

**Applicant:**  
 REDWOOD PACIFIC  
 36 SOUTHWOOD DRIVE  
 ORINDA, CA 94553  
 (415) 910-7544

**Owner:**  
 FRONT PORCH  
 800 W. BRAND BLVD., 10TH FLOOR  
 OAKLAND, CA 94612  
 (510) 355-7800

**Arch / Eng:**  
 HOWLEY-HORN  
 4837 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 399-4840

**Landowner:**  
 DR. LAWRENCE GATES

**Structural:**  
 RFFY CONSULTING ENGINEERS  
 45 FIDELITY ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94102  
 (415) 399-1004

**Mechanical, Electrical & Plumbing:**  
 GILMARC  
 100 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 399-7897

**General Contractor:**  
 WILB O'NEIL CONSTRUCTION  
 4399 HACIENDA DR. SUITE 530  
 PLEASANTON, CA 94506  
 (925) 466-2990

**PROJECT TITLE:**  
 LOS GATOS MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

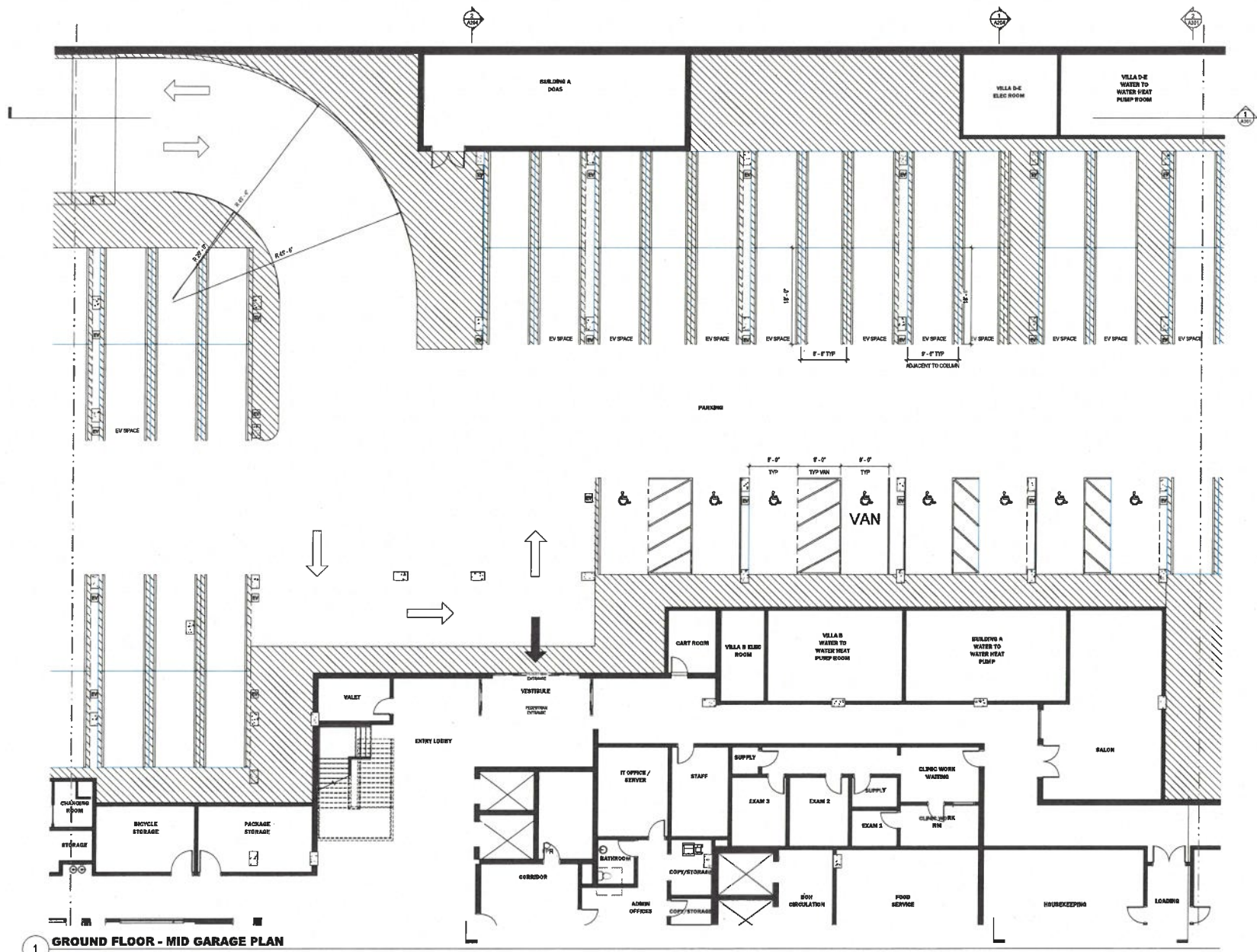
**PROJECT No:** 70581.00  
**DRAWING TITLE:**  
 GROUND FLOOR PLAN - MID GARAGE

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

**A101B**

PLANNING SUBMITTAL

MAY 31, 2024

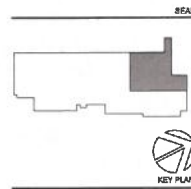


**1 GROUND FLOOR - MID GARAGE PLAN**  
 1/8" = 1'-0"

C:\projects\70581\_Los Gatos\_Site\_Plan\_Schematic.dwg  
 25/05/2024 11:16:15 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 10 Montgomery St., Suite 200  
 San Francisco, CA 94104  
 T: 415 866 7900

Applicant:  
**ROCKWOOD PACIFIC**  
 36 SOUTHWOOD DRIVE  
 OROVIA, CA 94959  
 (415) 816-7944

Owner:  
**PROFIT PORCH**  
 600 H. BRAND BLVD., 19TH  
 FLOOR, OAKLAND, CA 94612  
 (925) 852-7000

CM / E-Proc:  
**HOWLEY-HOBBS**  
 4837 CHARLOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 388-4840

Landscape:  
 Dr. LAWRENCE GATES

Structural:  
**RPFF CONSULTING ENGINEERS**  
 43 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 969-1004

Mechanical, Electrical & Plumbing:  
**BLUMBERG**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7657

General Contractor:  
**VILLI, OTWIBEL, CONSTRUCTION**  
 4320 MACCENNA DR., SUITE 300,  
 PLEASANTON, CA 94588  
 (925) 466-2090

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

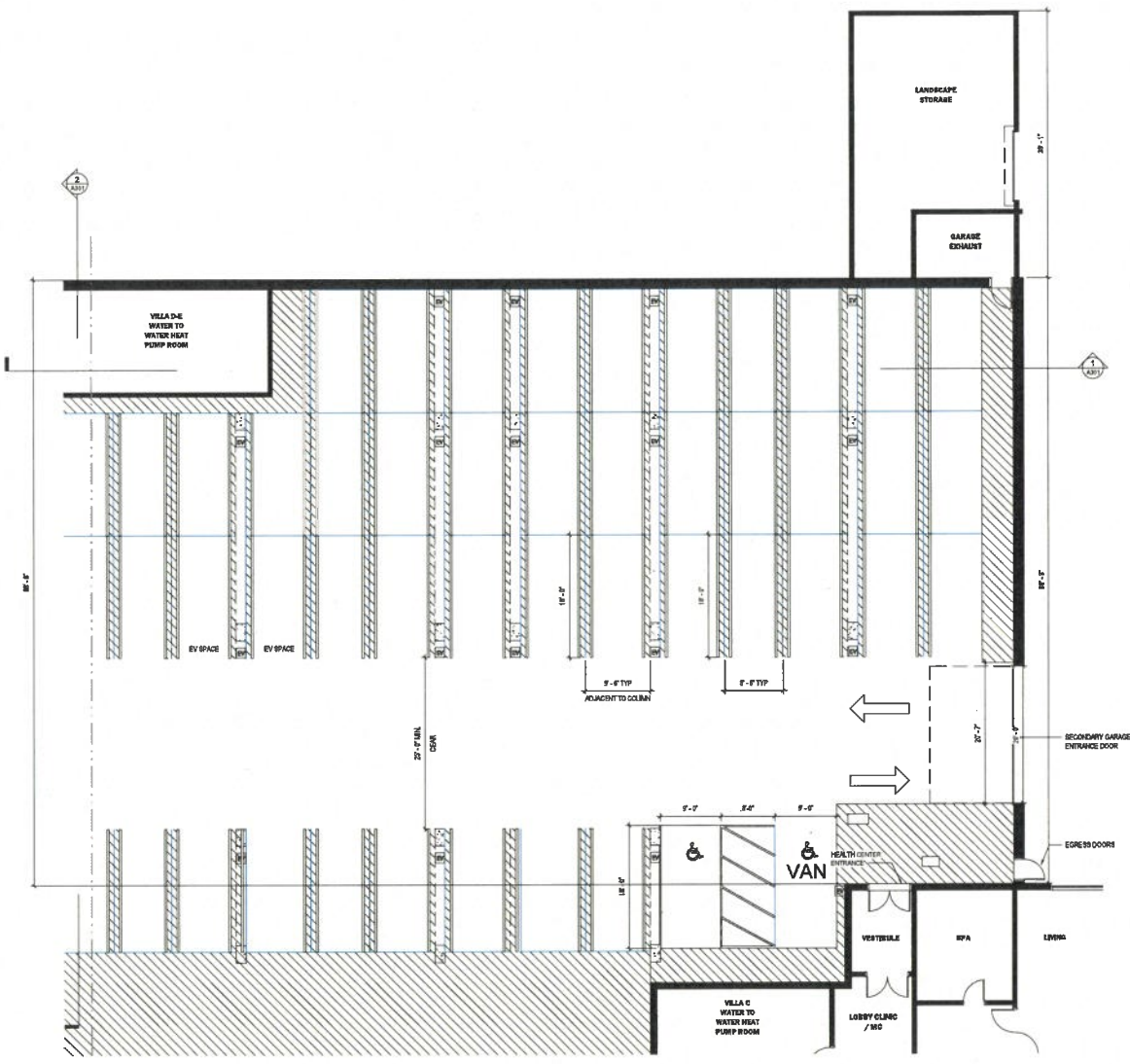
PROJECT No: 70581.00  
 DRAWING TITLE:  
**GROUND FLOOR PLAN - N GARAGE**

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

**A101C**

PLANNING SUBMITTAL

MAY 31, 2024

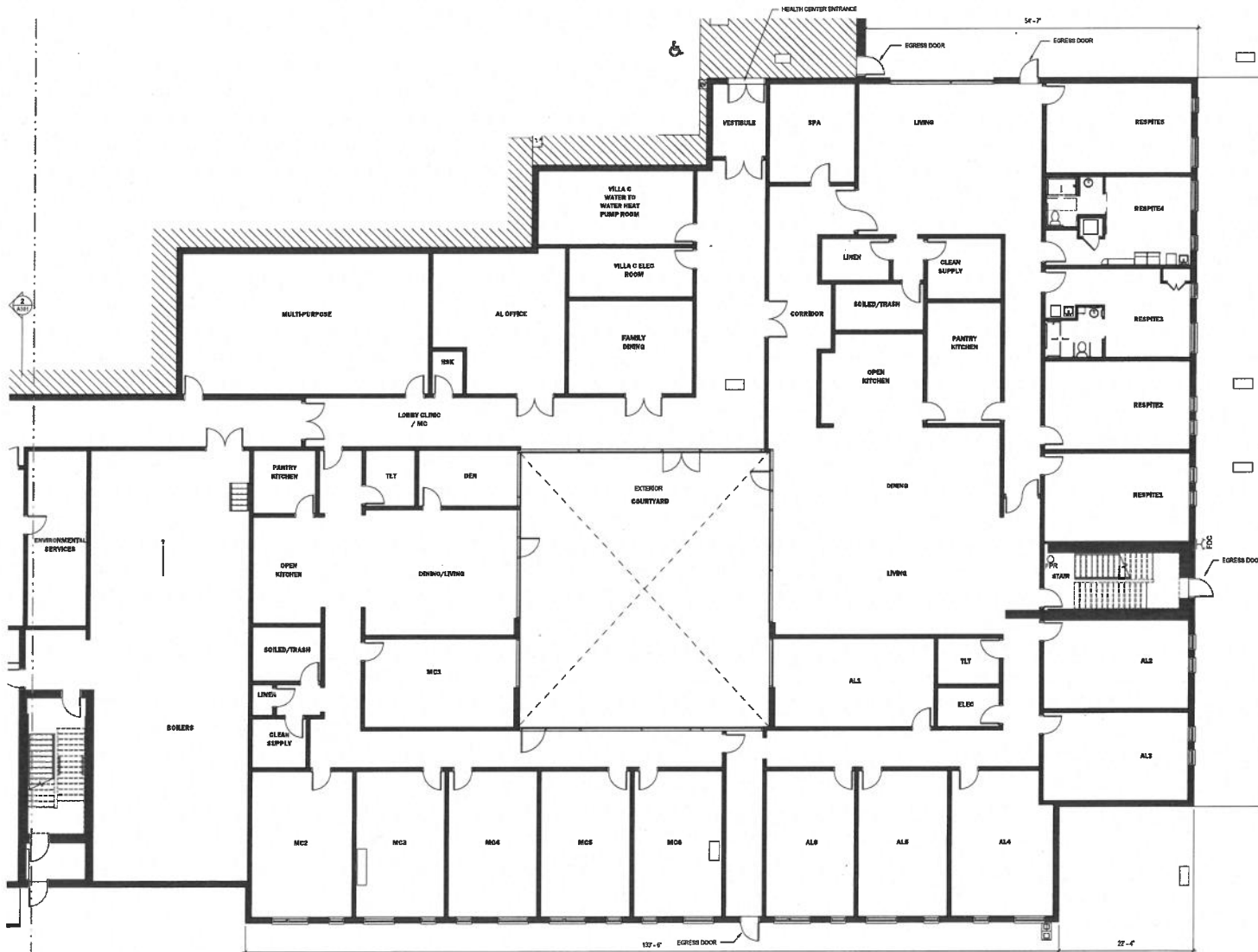


1 **GROUND FLOOR PLAN - NORTH GARAGE**  
 1/8" = 1'-0"

c:\work\local\70581\_Los Gatos\_Sha\_R24\_J\_Sweeney\232301.rvt  
 25/12/24 11:18:17 AM



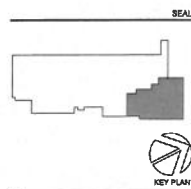
c:\new\l\m\170581\_1\Los Gatos\_Site\_P04\_LJ\_Sweeney\2201N1.rvt  
3/27/2024 11:16:27 AM



1 GROUND FLOOR - HEALTH CENTER PLAN  
1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2200  
San Francisco, CA 94104  
T: 415 224 7900

Applicant:  
ROCKWOOD PACIFIC  
38 SOUTHWOOD DRIVE  
ORINDA, CA 94553  
(415) 910-7341

Owner:  
PROFIT PORCH  
800 AL BARNARD BLVD., 10TH FLOOR  
PLEASANTON, CA 94533  
(925) 956-7400

Civil/Arch:  
KIMLEY-HORN  
4037 CHARLOT DRIVE, SUITE 300  
PLEASANTON, CA 94566  
(925) 398-4840

Landscape:  
D. LAWRENCE GATES

Structural:  
KPFY CONSULTING ENGINEERS  
48 FREMONT ST., 20TH FLOOR  
SAN FRANCISCO, CA 94102  
(415) 395-1004

Mechanical, Electrical & Plumbing:  
BLUMBERG  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7667

General Contracting:  
WALSH STEEL CONSTRUCTION  
4309 MACCORMICK DR. SUITE 530  
PLEASANTON, CA 94566  
(925) 466-2990

PROJECT TITLE:  
**LOS GATOS MEADOWS**  
110 WOOD ROAD  
LOS GATOS, CA 95030

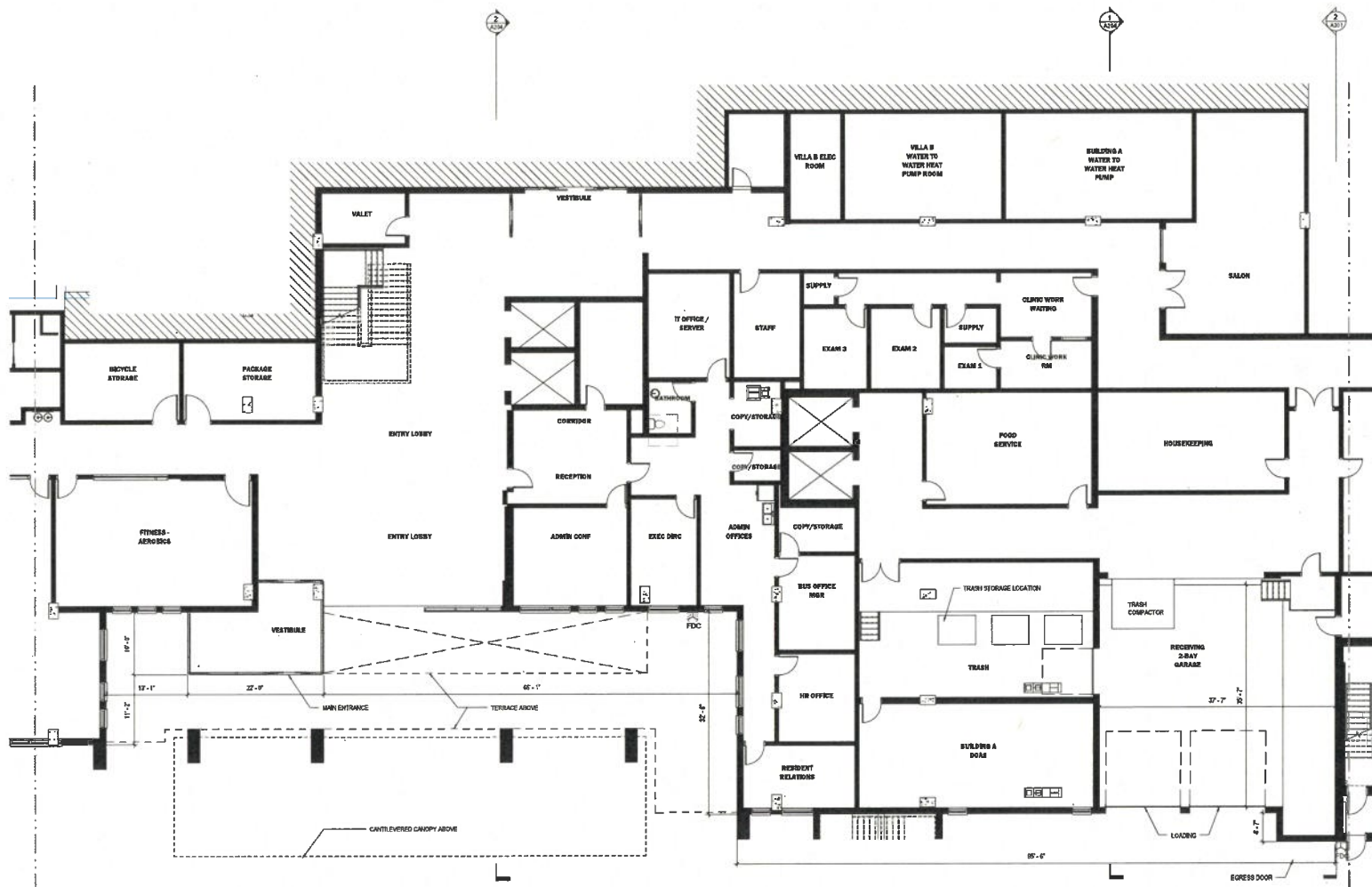
PROJECT No: 70581.00  
DRAWING TITLE:  
**GROUND FLOOR PLAN - HEALTH CENTER**

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

**A101D**

PLANNING SUBMITTAL  
MAY 31, 2024

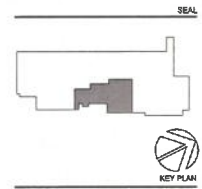
c:\w\local\70581\_00\Gatsg\_Site\_P24\_Sweeney\2323N1.cvt  
 5/31/2024 11:16:24 AM



1 GROUND FLOOR PLAN - CORE  
 1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 1200  
 San Francisco, CA 94104  
 T: 415 774 7900

**Applicant:**  
 ROCKWOOD PACIFIC  
 26 SOUTHWOOD DRIVE  
 ORINDA, CA 94553  
 (415) 816-7944

**Owner:**  
 FREIGHT PORCH  
 800 N. BRAND BLVD., 19TH  
 FLOOR, OAKDALE, CA 91033  
 (951) 962-7400

**Chief Site:**  
 ROWLEY-HORN  
 4837 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 358-4840

**Landscape:**  
 D. LAWRENCE GATES

**Structural:**  
 RFPF CONSULTING ENGINEERS  
 45 FREEMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 388-1004

**Mechanical, Electrical & Plumbing:**  
 BILSBERG  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 388-7867

**General Contractor:**  
 TRUL OWENS CONSTRUCTION  
 4309 HACIENDA DR SUITE 530,  
 PLEASANTON, CA 94588  
 (925) 866-0290

**PROJECT TITLE:**  
 LOS GATOS MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
 GROUND FLOOR PLAN - CORE

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

**A101E**

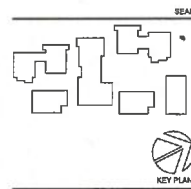
PLANNING SUBMITTAL  
 MAY 31, 2024





NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 MARKET ST., SUITE 200  
 SAN FRANCISCO, CA 94104  
 T: +1 415 774 2900

**Architect:**  
 ROCKWOOD PACIFIC  
 26 SOUTHWOOD DRIVE  
 OROVILLO, CA 95955  
 (415) 816-7344

**Owner:**  
 PRINCEY FOREM  
 800 N. GRAND BLVD., 19TH  
 FLOOR OAKLAND, CA 94612  
 (510) 952-7400

**Chief of Site:**  
 KIMBLEY-WORTH  
 4327 CHARLOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 368-4840

**Landscape:**  
 DL LAWRENCE GATES

**Structural:**  
 RUFFY CONSULTING ENGINEERS  
 48 FREEMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 985-1001

**Mechanical, Electrical & Plumbing:**  
 SILLBERG  
 155 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 363-7967

**General Contractor:**  
 WILSON CONSTRUCTION  
 4205 HANCOCK DR. SUITE 200  
 PLEASANTON, CA 94588  
 (925) 466-2200

PROJECT TITLE:

**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

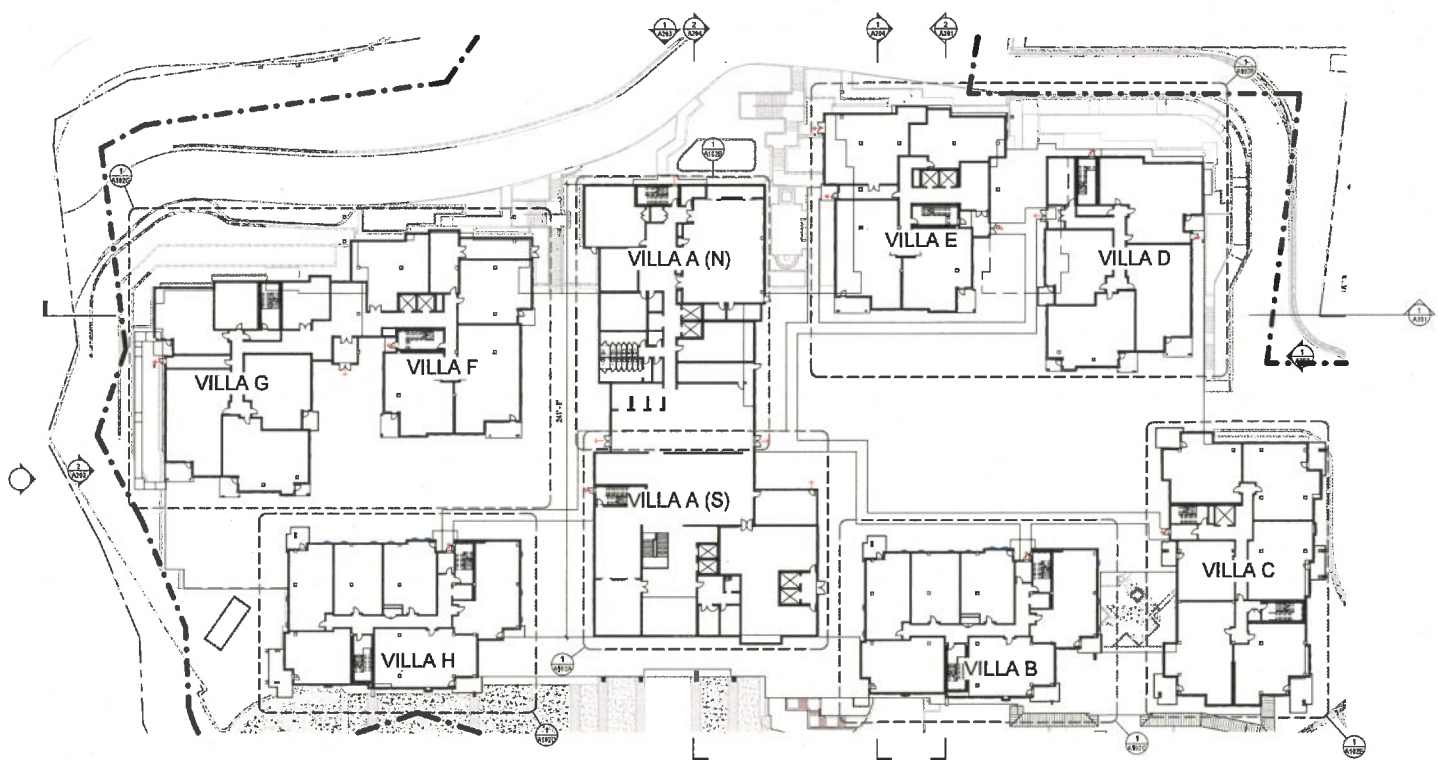
DRAWING TITLE:  
**1ST FLOOR PLAN - OVERALL**

SCALE: 1" = 35'-0"

**A102**

PLANNING SUBMITTAL

MAY 31, 2024



**1 1ST FLOOR PLAN - OVERALL**

7/3/24

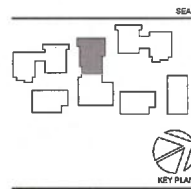
c:\p\l\l\l\70581\_Los Gatos\_Site\_PCA\_18w\p\2024\11\18\24\111826 AM





NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 15 Montgomery Ct., Suite 200  
 San Francisco, CA 94104  
 T: +1 415 856 7900

**Applicant:**  
 ROCKWOOD PACIFIC  
 36 SOUTHWOOD DRIVE  
 COTUIDA, CA 94505  
 (415) 816-7944

**Owner:**  
 PROPERTY FORMS  
 800 F. BRAND BLVD., 18TH  
 FLOOR CALIFORNIA, CA 91203  
 (323) 956-7400

**CM / S/R:**  
 SENELEY-HOERN  
 4537 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 368-4840

**Landscape:**  
 D. LAWRENCE GAYLES

**Structural:**  
 RUFFY CONSULTING ENGINEERS  
 45 FREMONT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 885-1004

**Mechanical, Electrical & Plumbing:**  
 HELMERS  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 388-7887

**General Contractor:**  
 W.L. OWENS CONSTRUCTION  
 4200 HANCOCK DR. SUITE 300  
 PLEASANTON, CA 94588  
 (925) 466-2290

**PROJECT TITLE:**  
 LOS GATOS MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

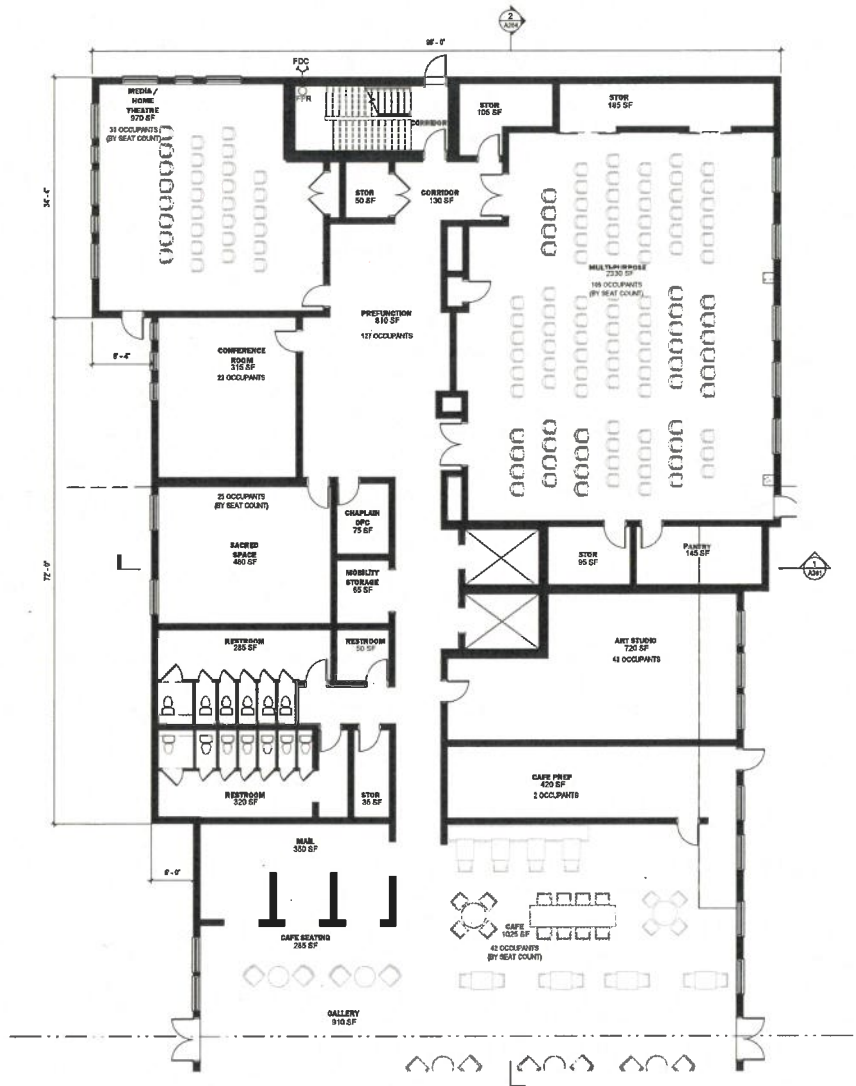
**DRAWING TITLE:**  
 1ST FLOOR PLAN - VILLA A N

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

**A102B**

PLANNING SUBMITTAL

MAY 31, 2024



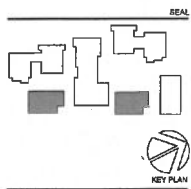
1 1ST FLOOR PLAN - VILLA A NORTH  
 1/8" = 1'-0"

c:\work\local\70581\_Los Gatos\_Site\_R24\_J.Sweeney\28292\NIC.rvt  
 5/31/2024 11:16:35 AM



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 101 Montgomery St., Suite 2200  
 San Francisco, CA 94104  
 T: +1 415 929 7900

**Applicant:**  
 ROCKWOOD PACIFIC  
 26 SOUTHAVOOD DRIVE  
 ORINDA, CA 94553  
 (415) 915-7341

**Owner:**  
 FRONT PORCH  
 801 N. BRAND BLVD., 10TH FLOOR  
 GLENDALE, CA 91203  
 (626) 955-7600

**Chief Eng.:**  
 KIMBLEY-HORN  
 4557 CHASBOT DRIVE, SUITE 300  
 PLEASANTON, CA 94558  
 (925) 396-4840

**Landscape:**  
 D. LAWRENCE GATES

**Structural:**  
 KOFFY CONSULTING ENGINEERS  
 48 FREIGHT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94102  
 (415) 869-1004

**Mechanical, Electrical & Plumbing:**  
 SILMARAC  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 393-7957

**General Contractor:**  
 W.E. O'NEIL CONSTRUCTION  
 4209 HACRENDIA DR SUITE 830,  
 PLEASANTON, CA 94558  
 (925) 466-2990

**PROJECT TITLE:**  
 LOS GATOS MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
 1ST FLOOR PLAN - VILLA B

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

**A102C**

PLANNING SUBMITTAL

MAY 31, 2024



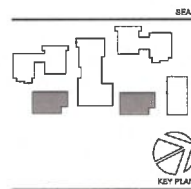
1 1ST FLOOR PLAN - VILLA B  
 1/8" = 1'-0"

c:\work\70581\_Los Gatos\_Site\_P24\_L1Sweezy\22\FIN.cvt  
 05/28/24 11:10:30 AM

c:\will\boom\70581\_Los Gatos\_Sib\_R2a\_Sweeney\292N.rvt  
 5/31/2024 11:18:00 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2100  
 San Francisco, CA 94104  
 T: +1 415 774 7900

**Architect:**  
 ROCKWOOD PACIFIC  
 20 SOUTHWOOD DRIVE  
 OROVILLE, CA 95965  
 (415) 815-7344

**Owner:**  
 PROJECT BORCH  
 500 N. BRAND BLVD., 18TH  
 FLOOR OAKLAND, CA 94612  
 (503) 856-7400

**CM / Site:**  
 KIMBLEY-ALBEM  
 4837 CHASLOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 398-4840

**Landscape:**  
 G. LAWRENCE GAYTS

**Structure:**  
 ROPFF CONSULTING ENGINEERS  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94102  
 (415) 896-1200

**Mechanical, Electrical & Plumbing:**  
 WUDNAC  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7657

**General Contractor:**  
 W.J. OWENS CONSTRUCTION  
 2009 MACCORMICK DR. SUITE 300,  
 PLEASANTON, CA 94588  
 (925) 466-0200

**PROJECT TITLE:**  
**LOS GATOS MEADOWS**  
 110 WOOD ROAD  
 LOS GATOS, CA 95030

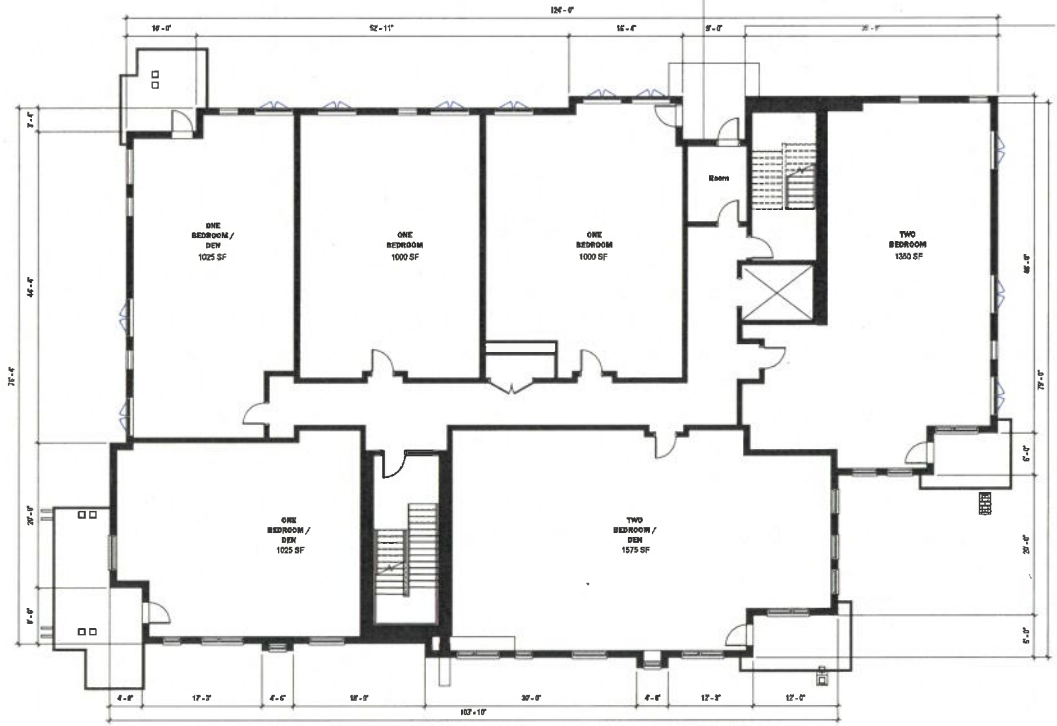
**PROJECT No:** 70581.00  
**WORKBOOK TITLE:**  
**1ST FLOOR PLAN - VILLA H**

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

**A102D**

PLANNING SUBMITTAL

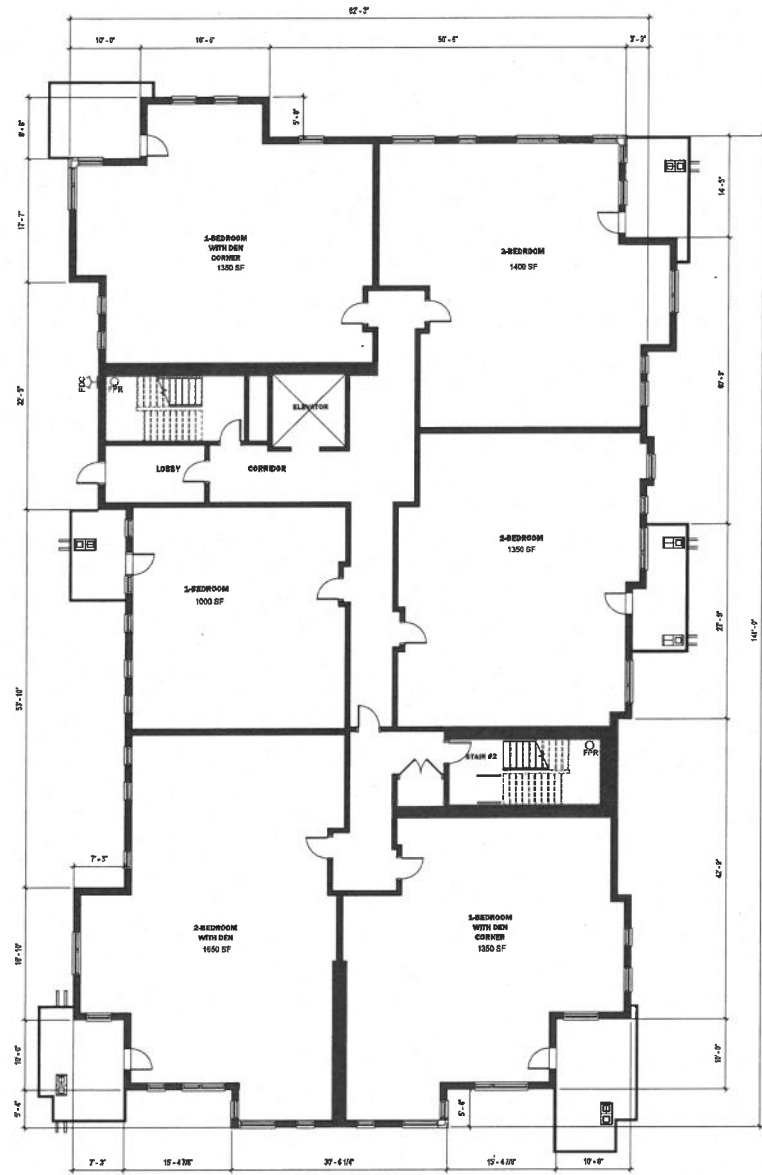
MAY 31, 2024



1 **1ST FLOOR PLAN - VILLA H**  
 1/8" = 1'-0"



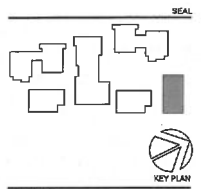
c:\work\10581\_Los Gatos\_Site\_313\_13\dwg\10581.dwg  
3/13/2024 11:16:42 AM



1 1ST FLOOR PLAN - VILLA C  
1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2500  
San Francisco, CA 94104  
T: +1 415 778 7900

**Applicant:**  
REDWOOD PACIFIC  
28 SOUTHWOOD DRIVE  
ORLANDO, CA 94563  
(415) 816-7344

**Owner:**  
FRONTIER FOREM  
800 N. BRAND BLVD., 19TH  
FLOOR, OAKDALE, CA 91203  
(925) 955-7300

**Chief Site:**  
KIMBLEY-NORM  
4857 CHANOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 358-4540

**Landscape:**  
D. LAWRENCE GAYES

**Structural:**  
MPPF CONSULTING ENGINEERS  
45 FREIGHT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 399-1000

**Mechanical, Electrical & Plumbing:**  
OLIMAC  
180 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7657

**General Contractor:**  
WILL OWENS CONSTRUCTION  
4300 HACIENDA DR. SUITE 500,  
PLEASANTON, CA 94508  
(925) 466-2950

**PROJECT TITLE:**  
LOS GATOS  
MEADOWS

110 WOOD ROAD  
LOS GATOS, CA 95030

**PROJECT No.:** 70561.00

**DRAWING TITLE:**  
1ST FLOOR PLAN -  
VILLA C

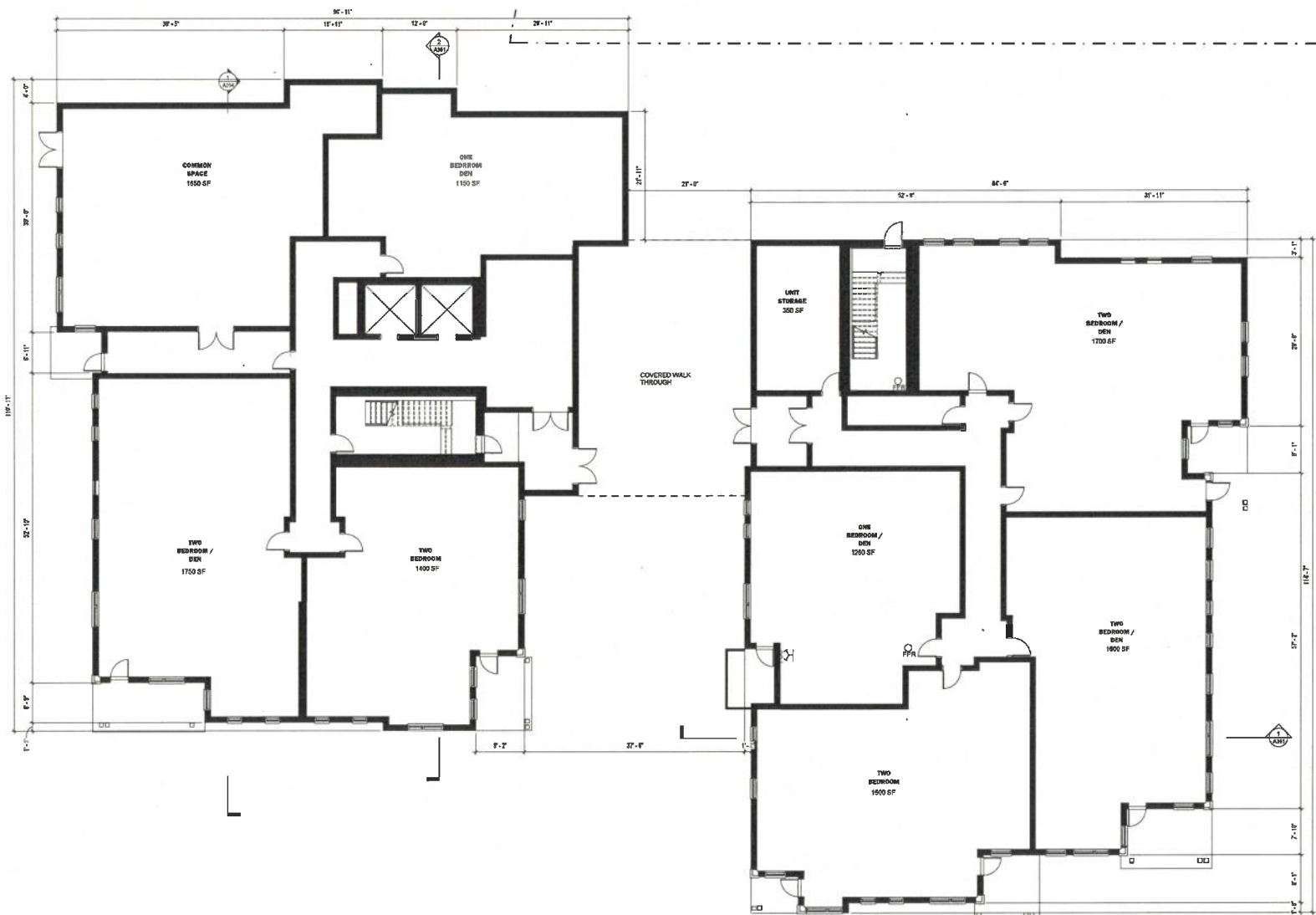
**SCALE:** 1/8" = 1'-0"

**A102E**

PLANNING SUBMITTAL

MAY 31, 2024

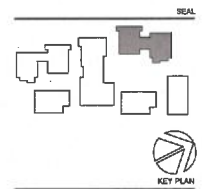
c:\w\1604\70591\_Los Gatos\_Site\_324\_Sweeney\2222N1.rvt  
 5/31/2024 11:18:47 AM



1 1ST FLOOR PLAN - VILLA D & E  
 1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 110 Montgomery St., Suite 200  
 San Francisco, CA 94104  
 T: +1 415 774 2700

Applicant:  
**ROCKWOOD PACIFIC**  
 26 SOUTHWOOD DRIVE  
 ORINDA, CA 94553  
 (415) 916-7944

Owner:  
**FRENEY FORCH**  
 800 N. ERAND BLVD, 18TH  
 FLOOR, GLENDALE, CA 91203  
 (952) 956-7400

CM / SDR:  
**NOBLETY-JOBIM**  
 4827 CHARLOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 398-6640

Landscape:  
**D. LAWRENCE GATES**

Structural:  
**KIPP ENGINEERING ENGINEERS**  
 45 FREMONT ST, 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 363-1024

Mechanical, Electrical & Plumbing:  
**RELIANCE**  
 150 CALIFORNIA ST, 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7887

General Contractor:  
**WAL O'NEILL CONSTRUCTION**  
 6205 HAZELTON DR, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 466-2090

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**1ST FLOOR PLAN - VILLA D & E**

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

**A102F**

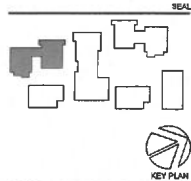
PLANNING SUBMITTAL

MAY 31, 2024



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2200  
 San Francisco, CA 94104  
 T: +1 415 928 1900

Client:  
**ROCKWOOD PACIFIC**  
 38 SOUTHWOOD DRIVE  
 ORBIDA, CA 94553  
 (415) 918-7944

Owner:  
**FRONT PORCH**  
 800 N. BRAND BLVD., 10TH FLOOR  
 GLENDALE, CA 91203  
 (626) 956-7600

City/State:  
**KOBLEY-HORN**  
 4837 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94558  
 (925) 398-4840

Landscape:  
**G. LAWRENCE GAYES**

Structural:  
**KPFY CONSULTING ENGINEERS**  
 45 FREEMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94108  
 (415) 988-1004

Mechanical, Electrical & Plumbing:  
**ELUMAC**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 385-7887

General Contractor:  
**W.E. CYREN CONSTRUCTION**  
 4329 HACIENDA DR SUITE 833  
 PLEASANTON, CA 94558  
 (925) 465-2992

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

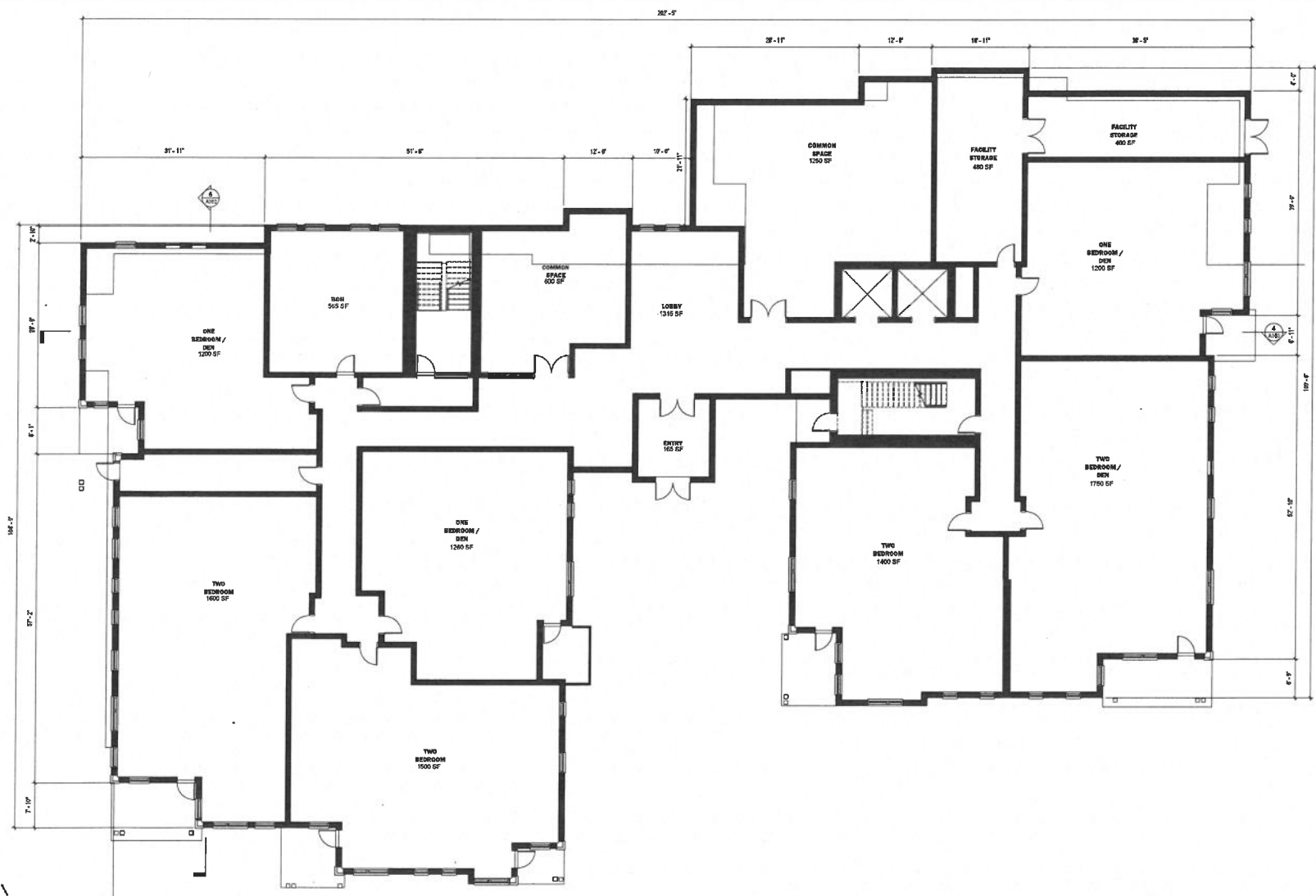
DRAWING TITLE:  
**1ST FLOOR PLAN - VILLA F & G**

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

**A102G**

PLANNING SUBMITTAL

MAY 31, 2024

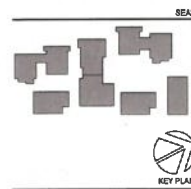


**1 1ST FLOOR PLAN - VILLA F & G**  
 1/8" = 1'-0"

Check: 10/17/2024, Los Gatos\_Site\_124\_SitePlan\_V232324.rvt  
 5/31/2024 11:18:07 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 300  
San Francisco, CA 94104  
T: 415 435 7900

**Architect:**  
ROCKWOOD PACIFIC  
20 SOUTHWOOD DRIVE  
ORINDA, CA 94503  
(415) 819-7344

**Owner:**  
BREKKE FORBEN  
800 N. BRAND BLVD., 19TH  
FLOOR GLENDALE, CA 91203  
(925) 852-7400

**Chief of Site:**  
KIMBLEY HOBEM  
4837 CHABOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 398-4840

**Landscape:**  
D. LAWRENCE GATES

**Structural:**  
RPFV CONSULTING ENGINEERS  
45 FREMONT ST., 20TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 398-1008

**Mechanical, Electrical & Plumbing:**  
SILTBORG  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7887

**General Contractor:**  
WAL. O'NEILL CONSTRUCTION  
4205 MACCORMA DR. SUITE 500  
PLEASANTON, CA 94588  
(925) 468-2000

**PROJECT TITLE:**

**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

**PROJECT No:** 70581.00

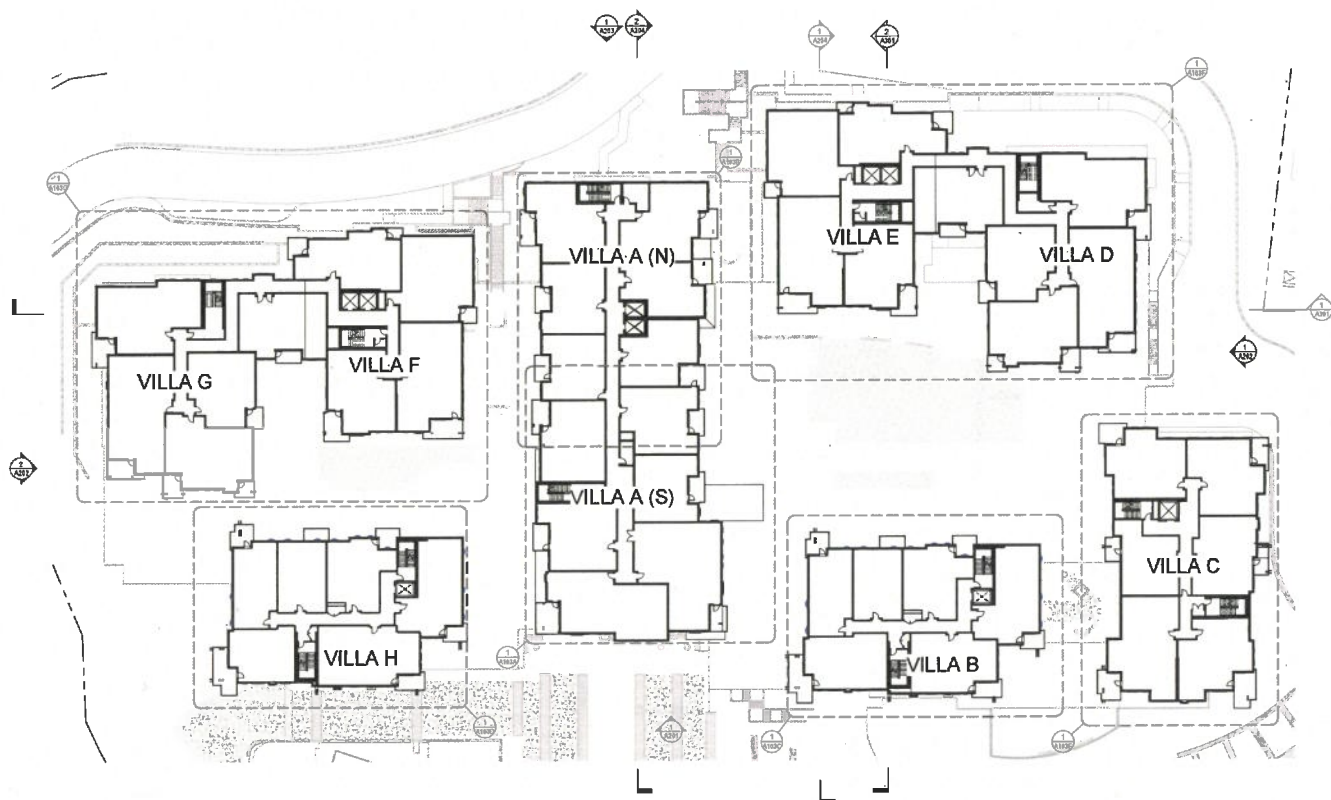
**DRAWING TITLE:**  
2ND & 3RD FLOOR PLAN - OVERALL

**SCALE:** 1" = 30'-0"

**A103**

PLANNING SUBMITTAL

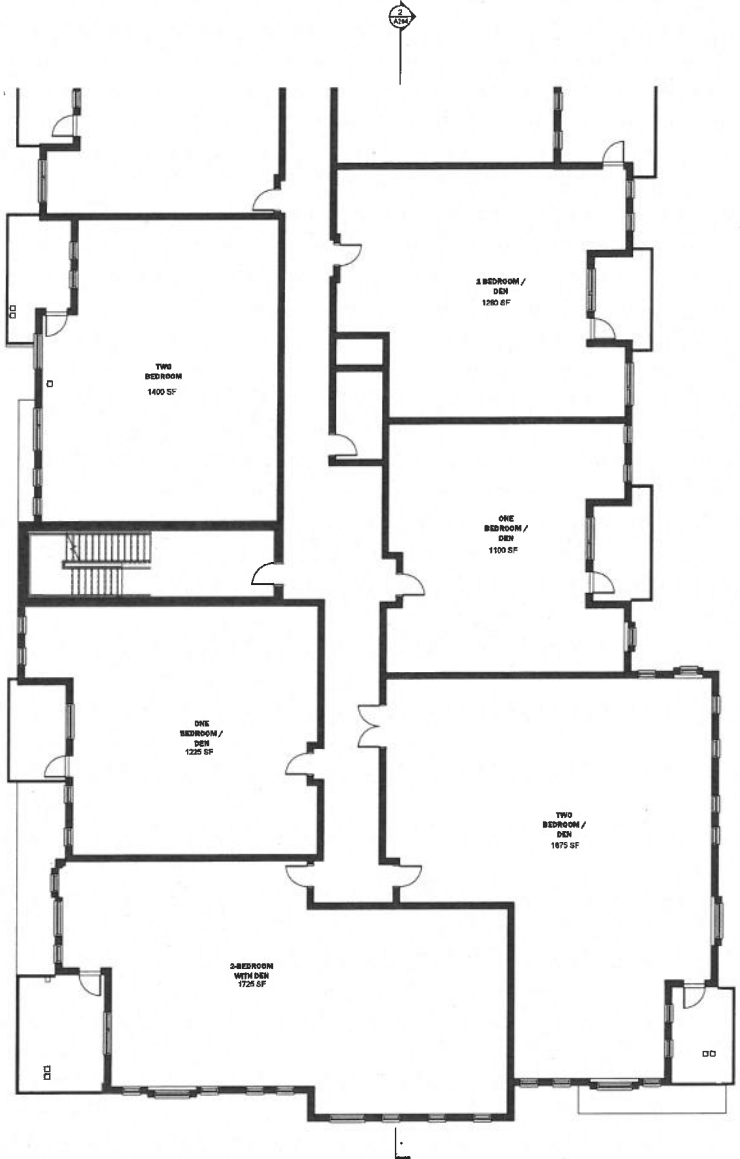
MAY 31, 2024



**1 2ND & 3RD FLOOR PLAN - OVERALL**  
1" = 30'-0"



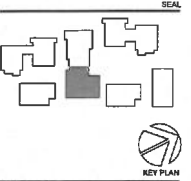
C:\civ\k\k\170581\_1\Los Gatos\_Site\_Plan\_1\SitePlan.dwg  
3/31/2024 11:05:53 AM



1 TYPICAL FLOOR PLAN - VILLA A SOUTH  
TYPICAL FLOORS 2-4

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2200  
San Francisco, CA 94104  
T: +1 415 828 7900

Applicant:  
**ROCKWOOD PACIFIC**  
38 SCOUTWOOD DRIVE  
ORINDA, CA 94653  
(415) 916-7941

Owner:  
**FRIMBY PORCH**  
800 W. GRAND BLVD., 18TH  
FLOOR GLENDALE, CA 91203  
(626) 806-7400

Civil Site:  
**HEWLEY-HOBBS**  
4557 CHABOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 388-4840

Landscape:  
**W. LAWRENCE GATES**

Structural:  
**KPFY CONSULTING ENGINEERS**  
45 FLEMMING ST., 20TH FLOOR  
SAN FRANCISCO, CA 94102  
(415) 388-0504

Mechanical, Electrical & Plumbing:  
**SLURMAE**  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 388-7667

General Contractor:  
**WALSH STEEL CONSTRUCTION**  
4309 HACIENDA DR SUITE 530,  
PLEASANTON, CA 94508  
(925) 466-2900

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**TYPICAL FLOOR PLAN - VILLA A S**

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

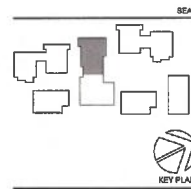
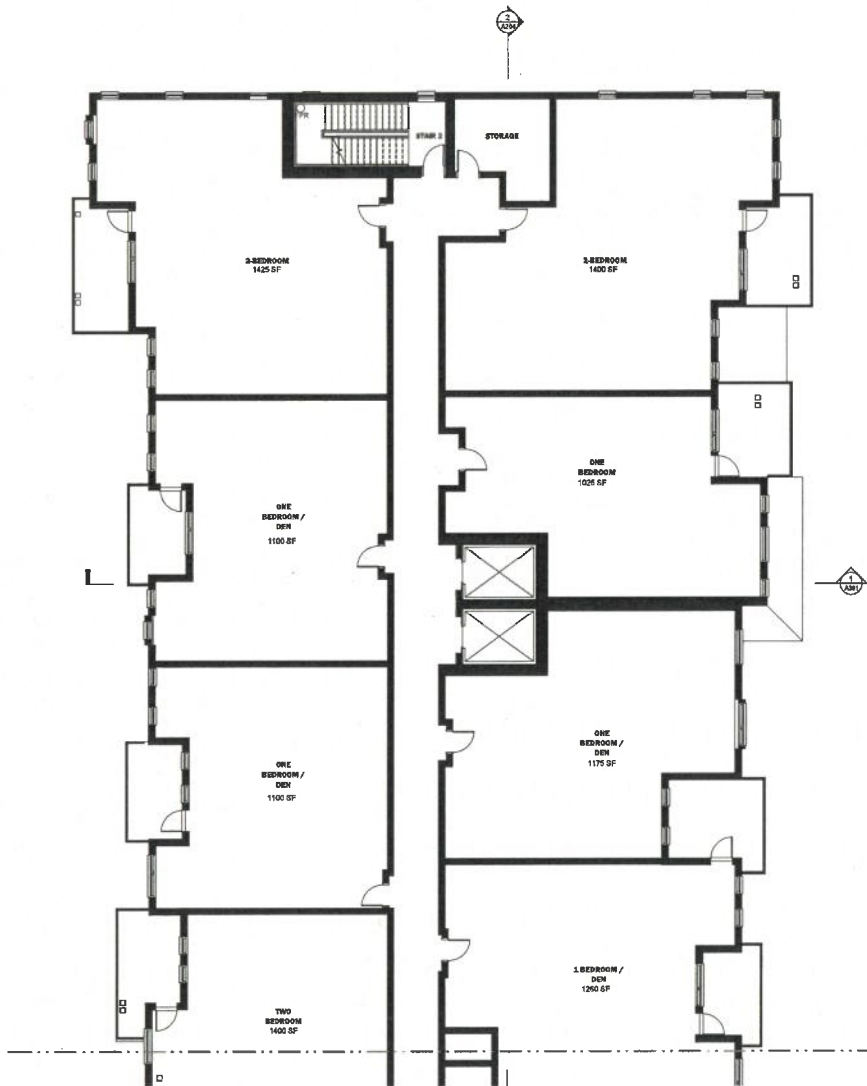
**A103A**

PLANNING SUBMITTAL

MAY 31, 2024

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 150 BROADWAY ST., SUITE 200  
 SAN FRANCISCO, CA 94104  
 T: 415 774 2900

Applicant:  
**ROCKWOOD PACIFIC**  
 28 SOUTHWOOD DRIVE  
 OROVILA, CA 94953  
 (415) 818-7941

Owner:  
**FRONT PORCH**  
 800 N. BRAND BLVD., 19TH  
 FLOOR GLENDALE, CA 91203  
 (925) 952-7400

Architect:  
**PERKINS EASTMAN**  
 4837 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94509  
 (925) 398-4840

Landscape:  
 G. LAWRENCE GATER

Structural:  
**SEFF CONSULTING ENGINEERS**  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 993-1004

Mechanical, Electrical & Plumbing:  
**BERNARD**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7657

General Contractor:  
**WILL O'NEILL CONSTRUCTION**  
 4370 HAYCENNA DR. SUITE 530  
 PLEASANTON, CA 94588  
 (925) 466-2200

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70591.00

DRAWING TITLE:  
**TYPICAL FLOOR PLAN - VILLA A N**

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

**A103B**

PLANNING SUBMITTAL

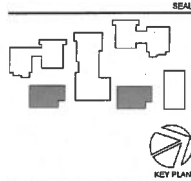
MAY 31, 2024

1 TYPICAL FLOOR PLAN - VILLA A NORTH  
 1/8" = 1'-0" TYPICAL FLOORS 2-5



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 140 Montgomery St., Suite 2000  
 San Francisco, CA 94104  
 T: +1 415 863 7900

**Applicant:**  
 REDWOODS PACIFIC  
 38 SOUTHWOOD DRIVE  
 OROVILA, CA 94553  
 (415) 918-7941

**Owner:**  
 FREIGHT FORCH  
 800 N. ESCANO BLVD., 19TH  
 FLOOR GLENDALE, CA 91203  
 (925) 895-7000

**CHG / SR:**  
 HOBLEY-JORDEN  
 4837 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 388-8440

**Landscape:**  
 DR. LAWRENCE GATES

**Structural:**  
 KIPP CONSULTING ENGINEERS  
 43 FREMONT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 395-1200

**Mechanical, Electrical & Plumbing:**  
 GELMASC  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7557

**General Contractor:**  
 W.B. OYLER - CONSTRUCTION  
 4200 HAYDEN DR. SUITE 200  
 PLEASANTON, CA 94588  
 (925) 466-2990

**PROJECT TITLE:**  
 LOS GATOS  
 MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

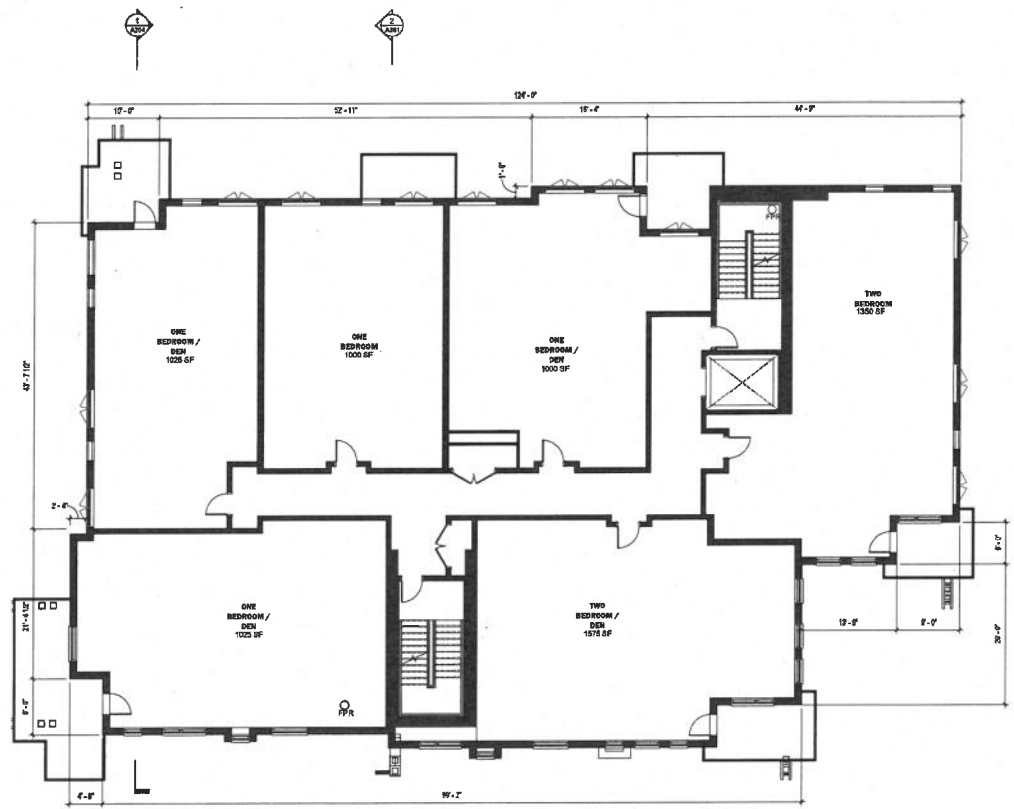
**DRAWING TITLE:**  
 TYPICAL FLOOR  
 PLAN - VILLA B

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

**A103C**

PLANNING SUBMITTAL

MAY 31, 2024

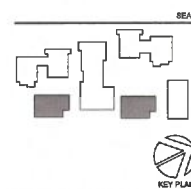


**1 TYPICAL FLOOR PLAN - VILLA B (VILLA H SIM)**  
 1/8" = 1'-0" VILLA B: TYPICAL FLOORS 2-4 VILLA H: TYPICAL FLOORS 2-3

c:\w\locat\0281\_Los Gatos\_Site\_PCA\_LJ\_Sweeney\224241.dwg  
 20/12/24 11:16:57 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 110 Montgomery St., Suite 2000  
 San Francisco, CA 94104  
 T: +1 415 774 7900

**Applicant:**  
 ROCKWOOD PACIFIC  
 38 SOUTHWOOD DRIVE  
 OROVILLE, CA 95963  
 (415) 876-7344

**Owner:**  
 FREDRY FORBES  
 800 N. BEARD BLVD., 18TH  
 FLOOR GLENDALE, CA 91203  
 (714) 955-7100

**CM / Site:**  
 KIMBLEY-HARRIS  
 457 CHERRY DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 398-8440

**Landscape:**  
 D. LAWRENCE GATES

**Structural:**  
 RPPF CONSULTING ENGINEERS  
 45 FREDMONT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 398-1001

**Mechanical, Electrical & Plumbing:**  
 GILPASC  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7857

**General Contractor:**  
 W.E. O'NEIL CONSTRUCTION  
 408 MAGNEDA DR SUITE 600,  
 PLEASANTON, CA 94588  
 (925) 466-3990

**PROJECT TITLE:**  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

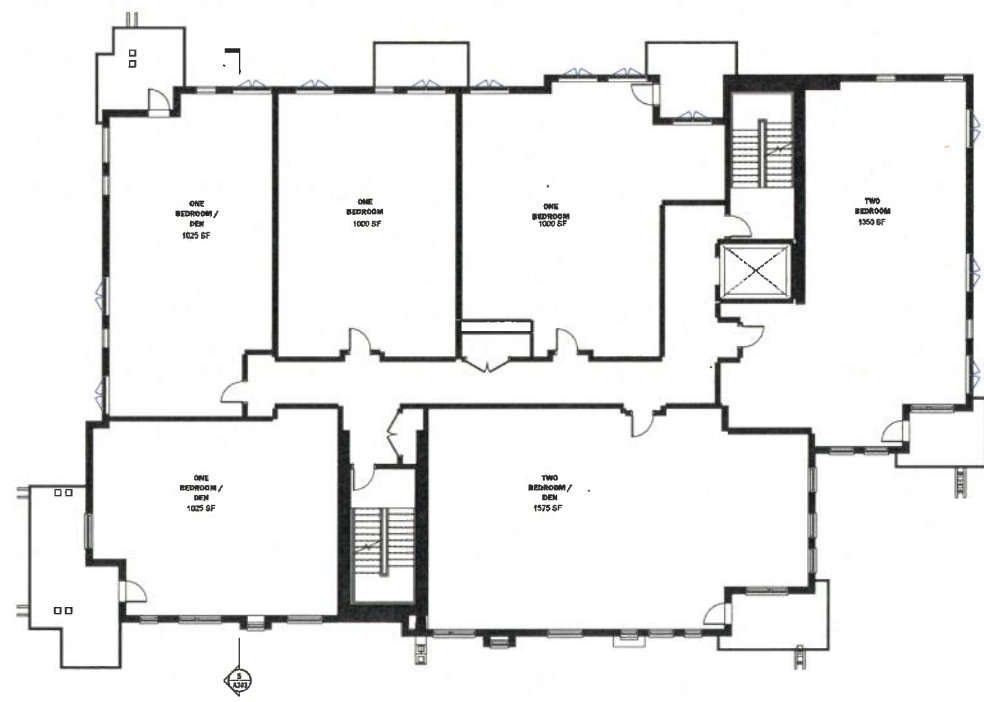
**DRAWING TITLE:**  
**TYPICAL FLOOR PLAN - VILLA H**

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

**A103D**

PLANNING SUBMITTAL

MAY 31, 2024



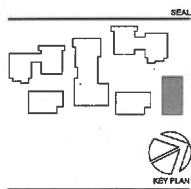
1 TYPICAL FLOOR PLAN - VILLA B (VILLA H SIM)  
 W\*P\*

c:\will\local\70581\_Los Gatos\_Site\_R24\_J\_Sweeney\2522NC.rvt  
 5/31/2024 11:16:59 AM



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 151 Montgomery St., Suite 1200  
 San Francisco, CA 94104  
 T. 415 774 7600

**Applicant:**  
 ROCKWOOD PACIFIC  
 28 SOUTHWOOD DRIVE  
 OROVIA, CA 94953  
 (415) 510-7944

**Owner:**  
 FRONT PORCH  
 300 N. GRAND BLVD., 15TH FLOOR  
 GLENDALE, CA 91201  
 (626) 355-7400

**CM/CA:**  
 KOBLEY-HEWITT  
 453 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 399-4840

**Landscaper:**  
 D. LAWRENCE GATES

**Structure:**  
 KOPPY CONSULTING ENGINEERS  
 24 FREEMONT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94102  
 (415) 395-1004

**Mechanical, Electrical & Plumbing:**  
 BLUMAC  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7967

**General Contractor:**  
 W.E. SPYEL CONSTRUCTION  
 4309 HACIENDA DR SUITE 500  
 PLEASANTON, CA 94588  
 (925) 468-2990

**PROJECT TITLE:**  
 LOS GATOS MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

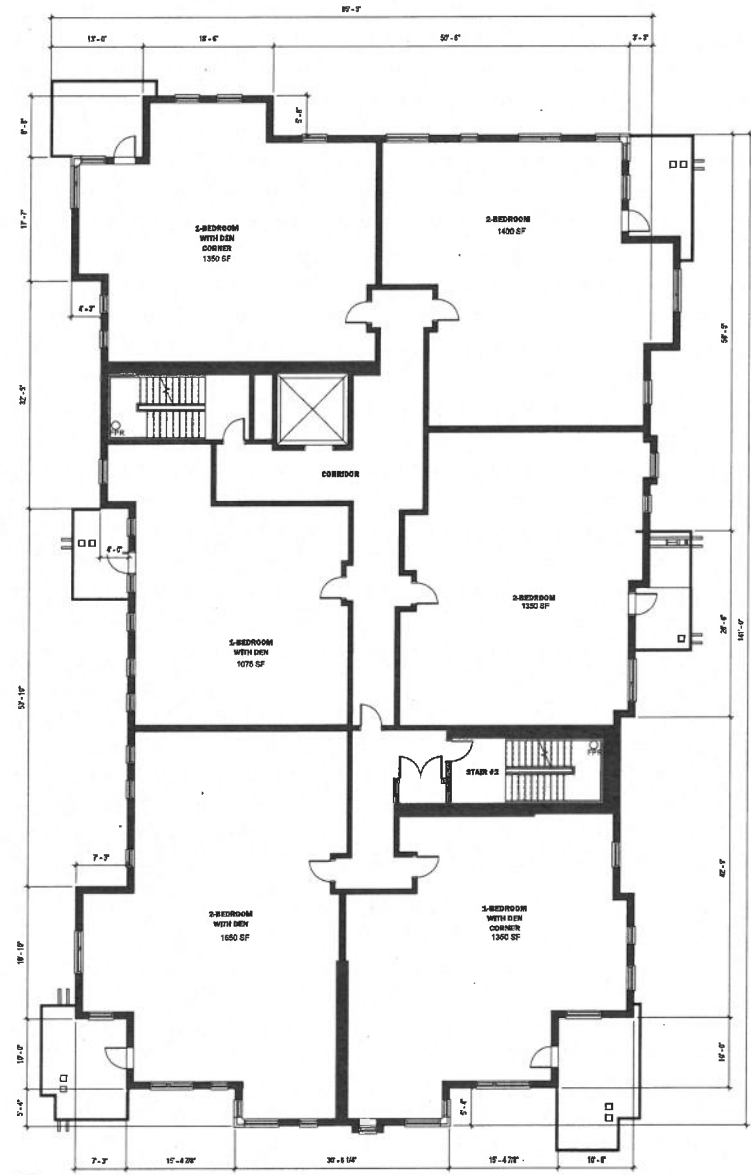
**DRAWING TITLE:**  
 TYPICAL FLOOR PLAN - VILLA C

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

**A103E**

PLANNING SUBMITTAL

MAY 31, 2024

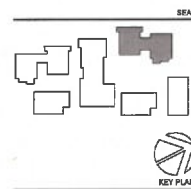


1 TYPICAL FLOOR PLAN - VILLA C  
 VP #119 TYPICAL FLOORS 2-4

c:\ew\benh70581\_Los Gatos\_Site\_P04\_13\swemv228K.rvt  
 05/28/24 11:17:30 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2000  
 San Francisco, CA 94104  
 T: +1 415 774 7900

**Architect:**  
 ROCKWOOD PACIFIC  
 24 SOUTH WOOD DRIVE  
 COBRATA, CA 94503  
 (415) 816-7544

**Owner:**  
 FREIGHT PORCH  
 400 H. BRAND BLVD. 18TH  
 FLOOR, OAKDALE, CA 94223  
 (925) 952-7400

**Client / Site:**  
 KIMBLEY-HOBBS  
 4837 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 296-4840

**Landscape:**  
 D. LAWRENCE GATES

**Structural:**  
 BEFFI CONSULTING ENGINEERS  
 45 FREEMONT ST. 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 396-1008

**Mechanical, Electrical & Plumbing:**  
 BELTRAND  
 150 CALIFORNIA ST. 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7467

**General Contractor:**  
 PUL. OTNIEL CONSTRUCTION  
 4300 HACIENDA DR. SUITE 500  
 PLEASANTON, CA 94508  
 (925) 455-2090

**PROJECT TITLE:**  
 LOS GATOS MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

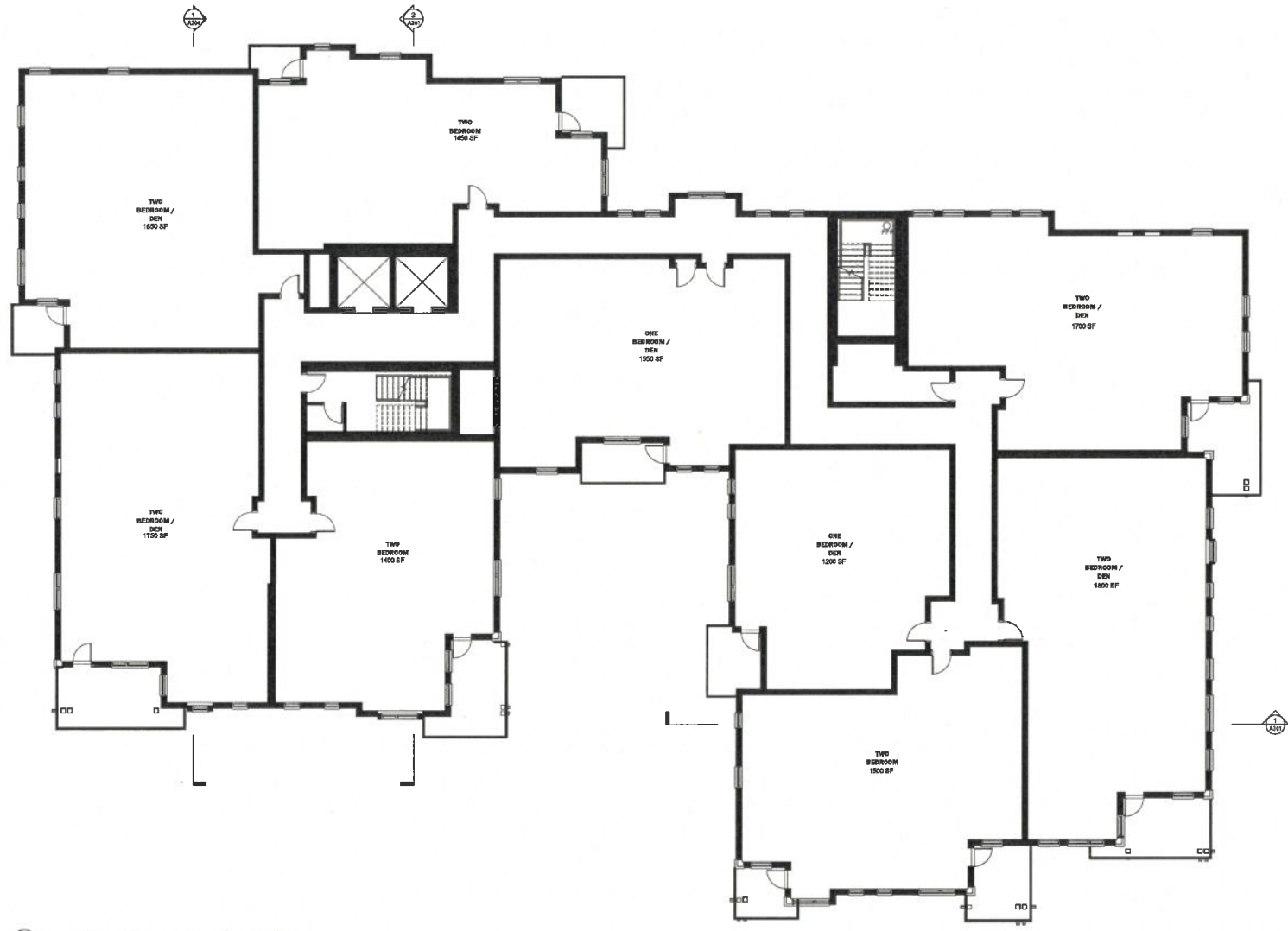
**DRAWING TITLE:**  
 TYPICAL FLOOR PLAN - VILLA D & E

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

**A103F**

PLANNING SUBMITTAL

MAY 31, 2024



1 TYPICAL FLOOR PLAN - VILLA D & E  
 1/8" = 1'-0"

TYPICAL FLOORS 2-3

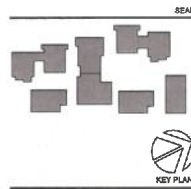
c:\dwg\locall70581\_Los Gatos\_Site\_R24\_13\swemmy2302\NK.rvt  
 5/31/2024 11:17:52 AM





NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 150 Montgomery St., Suite 250  
 San Francisco, CA 94104  
 T: +1 415 774 2900

Appoint:  
**ROCKWOOD PACIFIC**  
 38 SOUTHWOOD DRIVE  
 CRYDIA, CA 94508  
 (415) 916-7944  
 Owner:  
**FRONT PORCH**  
 500 N. BRAND BLVD., 19TH  
 FLOOR, OAKLAND, CA 94612  
 (510) 856-7000  
 Call / Site:  
**ROBLEY-HORN**  
 487 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94566  
 (925) 398-4840  
 Landscape:  
 Dr. LAWRENCE GATIS

Structural:  
**KOPPE ENGINEERING ENGINEERS**  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 898-1004  
 Mechanical, Electrical & Plumbing:  
**BLEMS&C**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7677  
 General Contractor:  
**W&L BYRNE CONSTRUCTION**  
 4300 SACRAMENTO DR. SUITE 810,  
 PLEASANTON, CA 94566  
 (925) 465-2200

PROJECT TITLE:  
**LOS GATOS MEADOWS**  
 110 WOOD ROAD  
 LOS GATOS, CA 95030

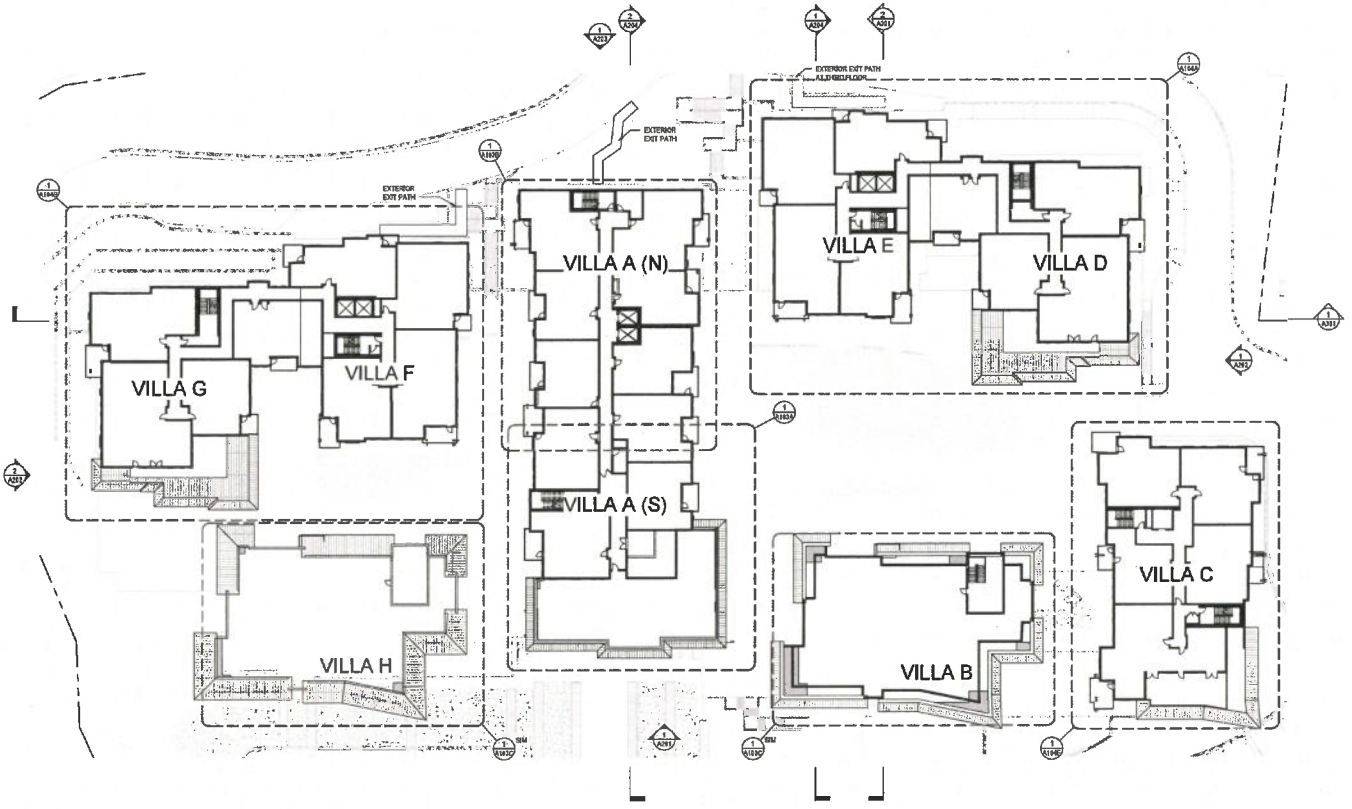
PROJECT No: 70581.00  
 DRAWING TITLE:  
**4TH FLOOR PLAN - OVERALL**

SCALE: 1" = 30'-0"

**A104**

PLANNING SUBMITTAL

MAY 31, 2024



**1 4TH FLOOR PLAN - OVERALL**  
 1" = 30'-0"

c:\w\l\p\70581\_Los Gatos\_Site\_R24\_J.Sweeney\2321\K.rvt  
 5/31/2024 11:17:08 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 130 Montgomery St., Suite 2500  
 San Francisco, CA 94104  
 T: +1 415 828 7900

Applicant:  
 ROCKWOOD PACIFIC  
 38 SOUTHWOOD DRIVE  
 ORENDA, CA 94553  
 (415) 816-7344

Owner:  
 FRONT PORCH  
 800 N. BRAND BLVD., 16TH  
 FLOOR GLENDALE, CA 91203  
 (925) 856-7400

CM/DCM:  
 HINLEY-HO-BRM  
 4637 CHERRY DRIVE, SUITE 300  
 PLEASANTON, CA 94568  
 (925) 398-6640

Architect:  
 D. LAWRENCE GATES

Structural:  
 RFFV CONSULTING ENGINEERS  
 45 FREMONT ST., 26TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 953-1004

Mechanical, Electrical & Plumbing:  
 BELMARC  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7667

General Contractor:  
 W&L CIVIL CONSTRUCTION  
 4329 HACIENDA DR SUITE 550,  
 PLEASANTON, CA 94566  
 (925) 466-2990

PROJECT TITLE:  
**LOS GATOS MEADOWS**

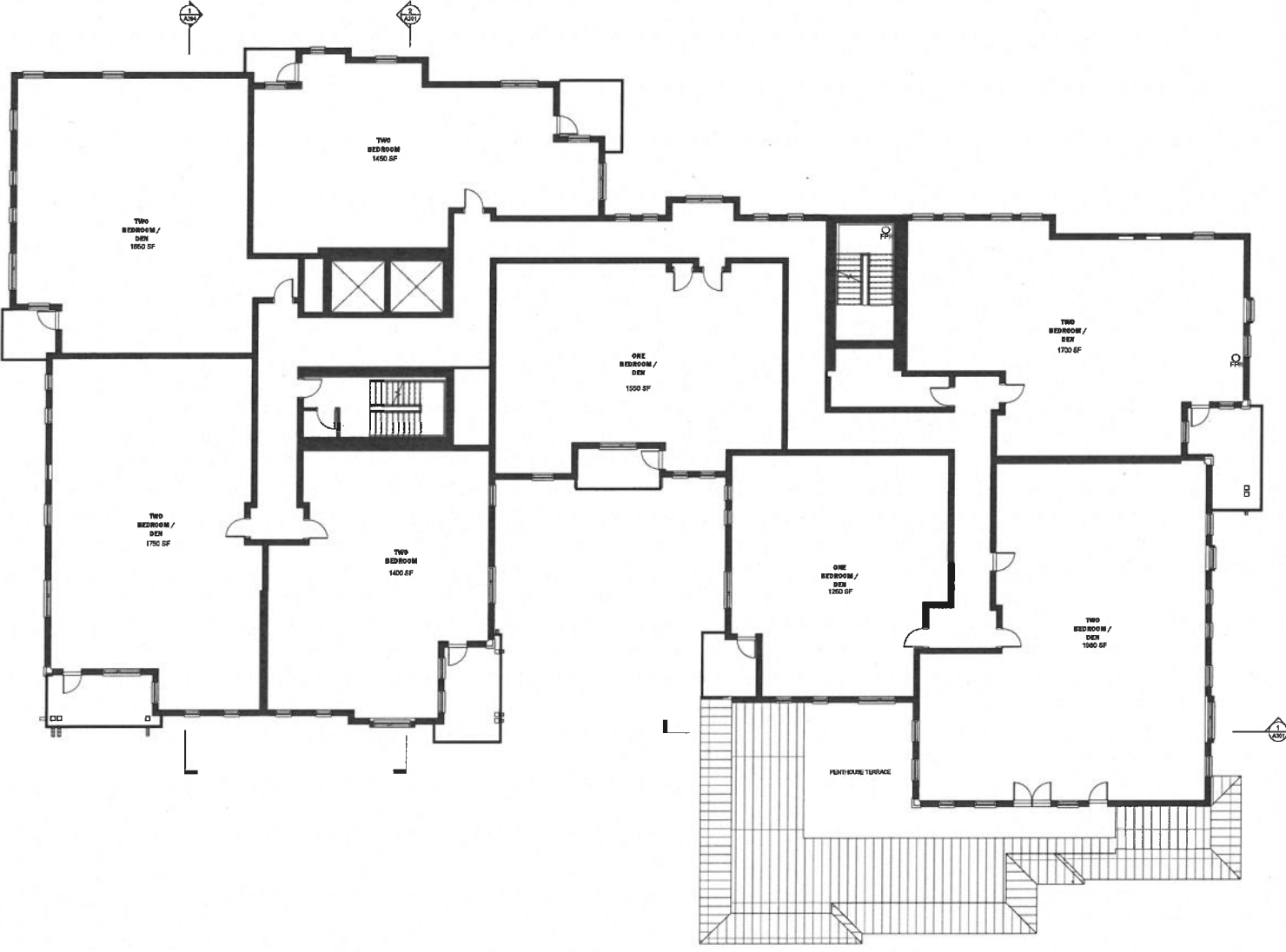
110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00  
 DRAWING TITLE:  
**4TH FLOOR PLAN - VILLA D & E**

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

**A104A**

PLANNING SUBMITTAL  
 MAY 31, 2024

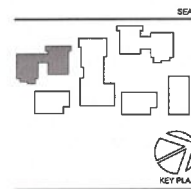
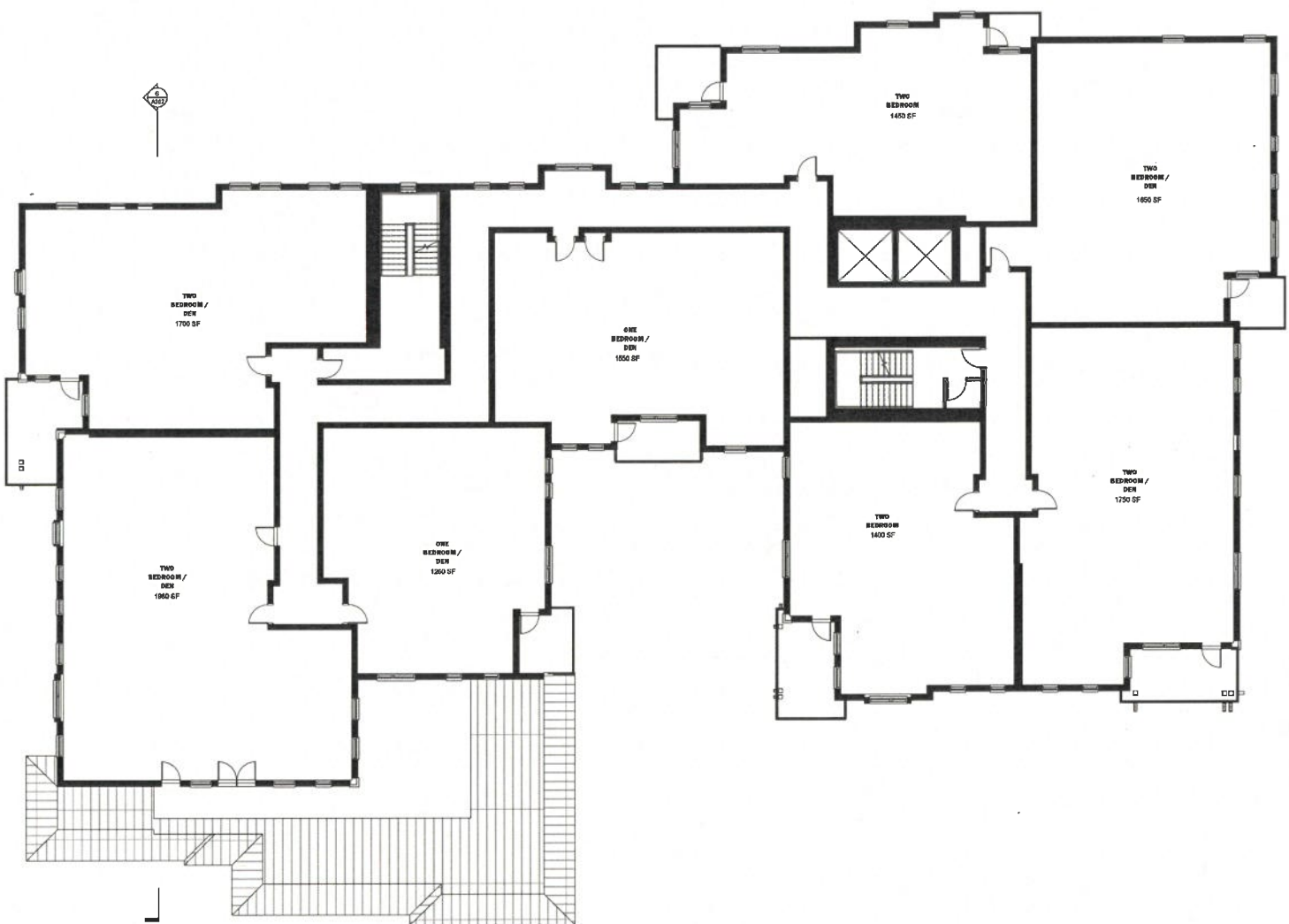


c:\ewell\bcn\70581\_Los Gatos\_Site\_R24\_JLS\swm\22424K.rvt  
 05/31/2024 11:17:11 AM

**1 4TH FLOOR PLAN - VILLA D & E**  
 1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2000  
 San Francisco, CA 94104  
 T: +1 415 638 7200

**Architect:**  
 ROCKWOOD PAPER  
 28 SOUTHWOOD DRIVE  
 OROVILLE, CA 95963  
 (415) 916-7344

**Owner:**  
 FRONTIER PAPER  
 800 H. BRAND BLVD., 18TH  
 FLOOR OROVILLE, CA 95963  
 (925) 956-7400

**Client:**  
 KIMBLEY-GORMAN  
 4857 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 396-4840

**Landscape:**  
 D. LAWRENCE GATES

**Structural:**  
 RPTF CONSULTING ENGINEERS  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 863-1024

**Mechanical, Electrical & Plumbing:**  
 WILLIAMS  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7667

**General Contractor:**  
 WALK, DYWIDEG, CONSTRUCTION  
 4200 MACEDONIA DR., SUITE 130  
 PLEASANTON, CA 94588  
 (925) 466-2800

**PROJECT TITLE:**  
 LOS GATOS  
 MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
 4TH FLOOR PLAN -  
 VILLA F & G

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

**A104B**

PLANNING SUBMITTAL

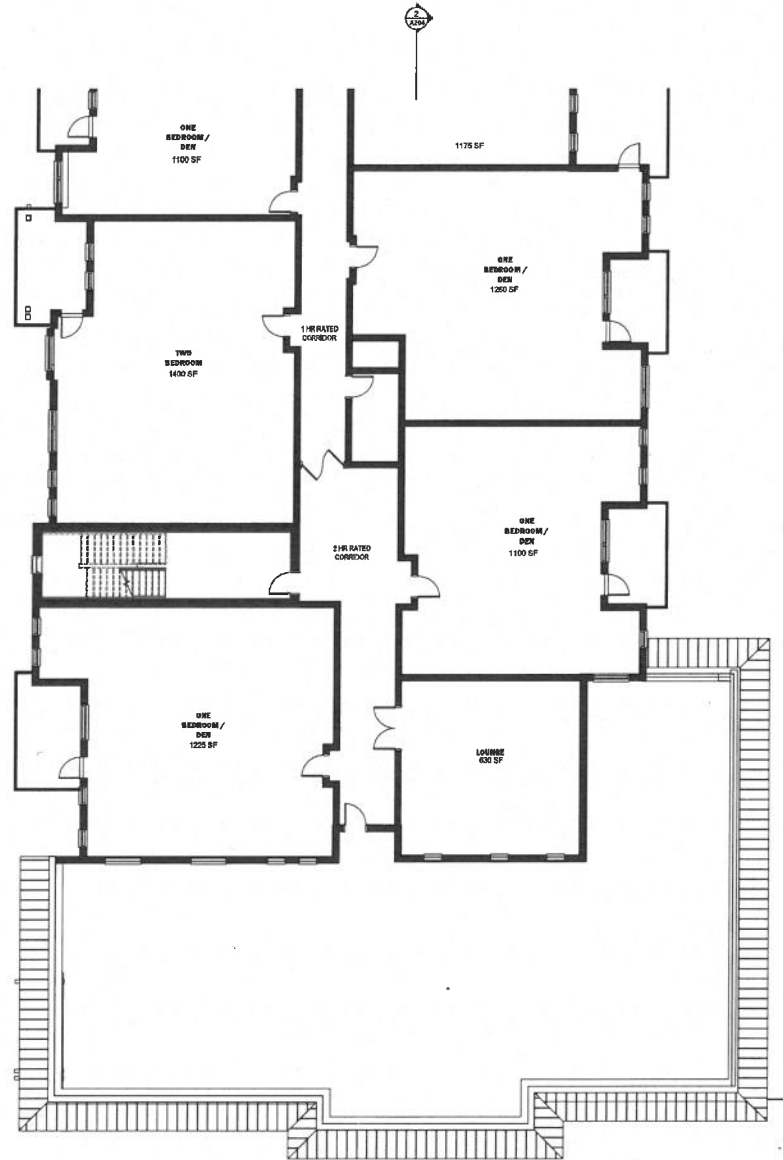
MAY 31, 2024

1 4TH FLOOR PLAN - VILLA F & G  
 1/4" = 1'-0"

c:\work\local\70581\_Los Gatos\_Sha\_104\_A\_Sweeney\23232K.rvt  
 5/31/2024 11:17:14 AM



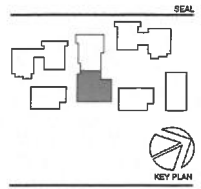
c:\dwg\lsc\70581\_Los Gatos\_Site\_P03\_LJ\_Sweeney\2328K.rvt  
 3/3/2004 11:17:15 AM



1 4TH FLOOR PLAN - VILLA A SOUTH  
 1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2500  
 San Francisco, CA 94104  
 Tel: 415 774 7000

Architect:  
**ROCKWELL PACIFIC**  
 38 SOUTHWOOD DRIVE  
 ORINDA, CA 94550  
 (415) 916-7944

Owner:  
**FRONT PORCH**  
 800 N. BRAND BLVD., 15TH  
 FLOOR, GLENDALE, CA 91203  
 (626) 994-7600

City Engineer:  
**KINLEY-HORN**  
 4837 CHALSBY DRIVE, SUITE 300  
 PLEASANTON, CA 94566  
 (925) 398-8840

Landscape:  
 G. LAWRENCE GATES

Structural:  
**RPFF CONSULTING ENGINEERS**  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 398-1004

Mechanical, Electrical & Plumbing:  
**ELERKAC**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 393-7867

General Contractor:  
**W&B STEEL CONSTRUCTION**  
 4302 HARBOR DR. SUITE 530  
 PLEASANTON, CA 94566  
 (925) 466-2900

PROJECT TITLE:  
**LOS GATOS  
 MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**4TH FLOOR PLAN -  
 VILLA A S**

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

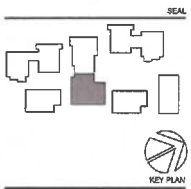
**A104C**

PLANNING SUBMITTAL

MAY 31, 2004

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 101 Montgomery St., Suite 200  
 San Francisco, CA 94104  
 T: 415 774 2900

Applicant:  
**ROCKWOOD PACIFIC**  
 38 SOUTHWOOD DRIVE  
 OROVILA, CA 94953  
 (415) 819-7544

Owner:  
**FRONT PORCH**  
 800 N. BRAND BLVD., 19TH  
 FLOOR, SHERMANS, CA 91003  
 (855) 858-7400

Club / Site:  
**NOBLETY-HOBBS**  
 4537 CHASOT DRIVE, SUITE 500  
 PLEASANTON, CA 94553  
 (852) 338-4840

Landscape:  
 Dr. LAWRENCE GATYER

Structural:  
**RPFP CONSULTING ENGINEERS**  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 398-1004

Mechanical, Electrical & Plumbing:  
**SILVERADO**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7557

General Contractor:  
**MIL O'NEIL CONSTRUCTION**  
 4308 HACIENDA DR SUITE 530  
 PLEASANTON, CA 94588  
 (925) 465-2000

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

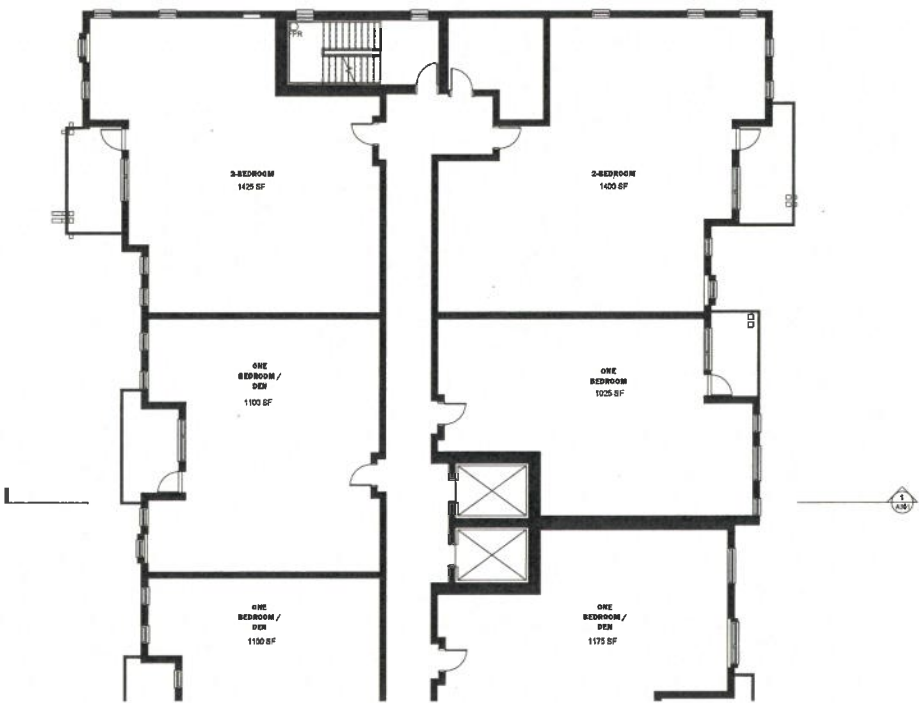
DRAWING TITLE:  
**4TH FLOOR PLAN - VILLA A N**

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

**A104D**

PLANNING SUBMITTAL

MAY 31, 2024

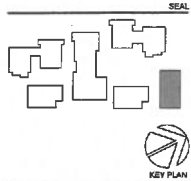


1 **4TH FLOOR PLAN - VILLA A SOUTH**  
 WF-112'

c:\wsl\local\70581\_Los Gatos\_Site\_R24\_J.Sweeney\2023\NCVT  
 05/17/2024 11:17:17 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS  
EASTMAN**  
100 Montgomery St., Suite 1200  
San Francisco, CA 94104  
T: +1 415 774 7900

**Applicant:**  
ROCKWOOD PACIFIC  
38 SOUTHWOOD DRIVE  
CORTONA, CA 94553  
(415) 919-7344

**Owner:**  
FRONT PORCH  
200 H. BRAND BLVD, 10TH  
FLOOR, OAKLAND, CA 94612  
(510) 866-7400

**Chief Architect:**  
ROSELEY-HORN  
487 CHASOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 398-4840

**Landscape:**  
D. LAWRENCE GATES

**Structural:**  
KOPFF CONSULTING ENGINEERS  
45 FREEMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94108  
(415) 695-1304

**Mechanical, Electrical & Plumbing:**  
SILBERG  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 298-7887

**General Contractor:**  
WAL. CYRUS CONSTRUCTION  
1309 MACCENIA DR. SUITE 530  
PLEASANTON, CA 94588  
(925) 466-2990

**PROJECT TITLE:**  
**LOS GATOS  
MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

**PROJECT No:** 70581.00

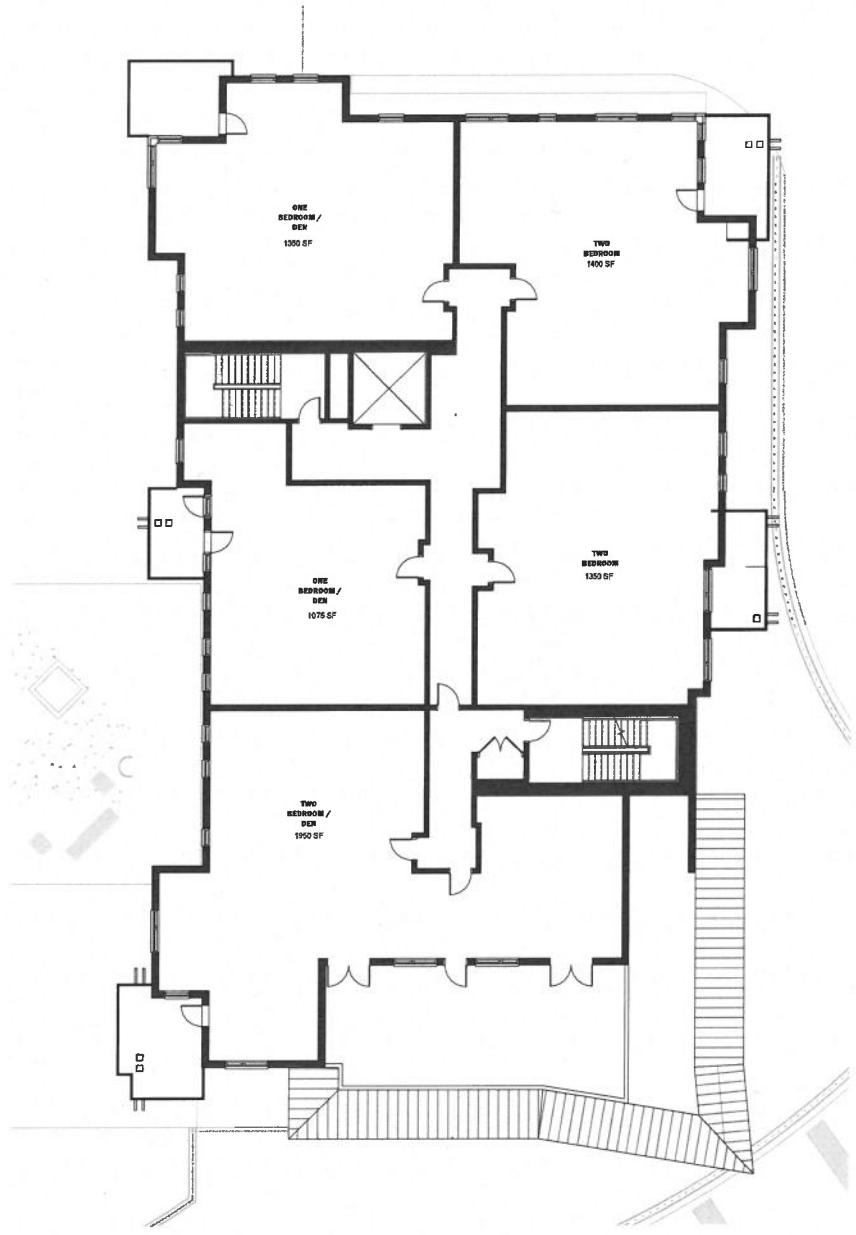
**DRAWING TITLE:**  
**4TH FLOOR PLAN -  
VILLA C**

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

**A104E**

PLANNING SUBMITTAL

MAY 31, 2024



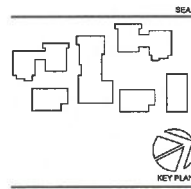
**1 4TH FLOOR PLAN - OVERALL**  
1/8" = 1'-0"

c:\wbl\wbl\0551\_Los Gatos\_Site\_Plan\_11/17/13.dwg  
30/1/2024 11:17:13 AM



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 120 Montgomery St., Suite 1100  
 San Francisco, CA 94111  
 T: +1 415 228 7700

Applicant:  
**ROCKWOOD PACIFIC**  
 31 BOUTWOOD DRIVE  
 OROVIA, CA 94552  
 (415) 819-7344

Owner:  
**FRONT PORCH**  
 800 N. BRAND BLVD., 19TH  
 FLOOR GLENDALE, CA 91203  
 (562) 855-7400

Architect:  
**PERKINS EASTMAN**  
 4637 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (525) 338-4840

Landscape:  
 Dr. LAWRENCE GATES

Structural:  
**SEIFF CONSULTING ENGINEERS**  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 863-1004

Mechanical, Electrical & Plumbing:  
**ELCOMS&S**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7857

General Contractor:  
**W.H. O'NEIL CONSTRUCTION**  
 4330 MACLEOD DR. SUITE 530,  
 PLEASANTON, CA 94588  
 (525) 466-2900

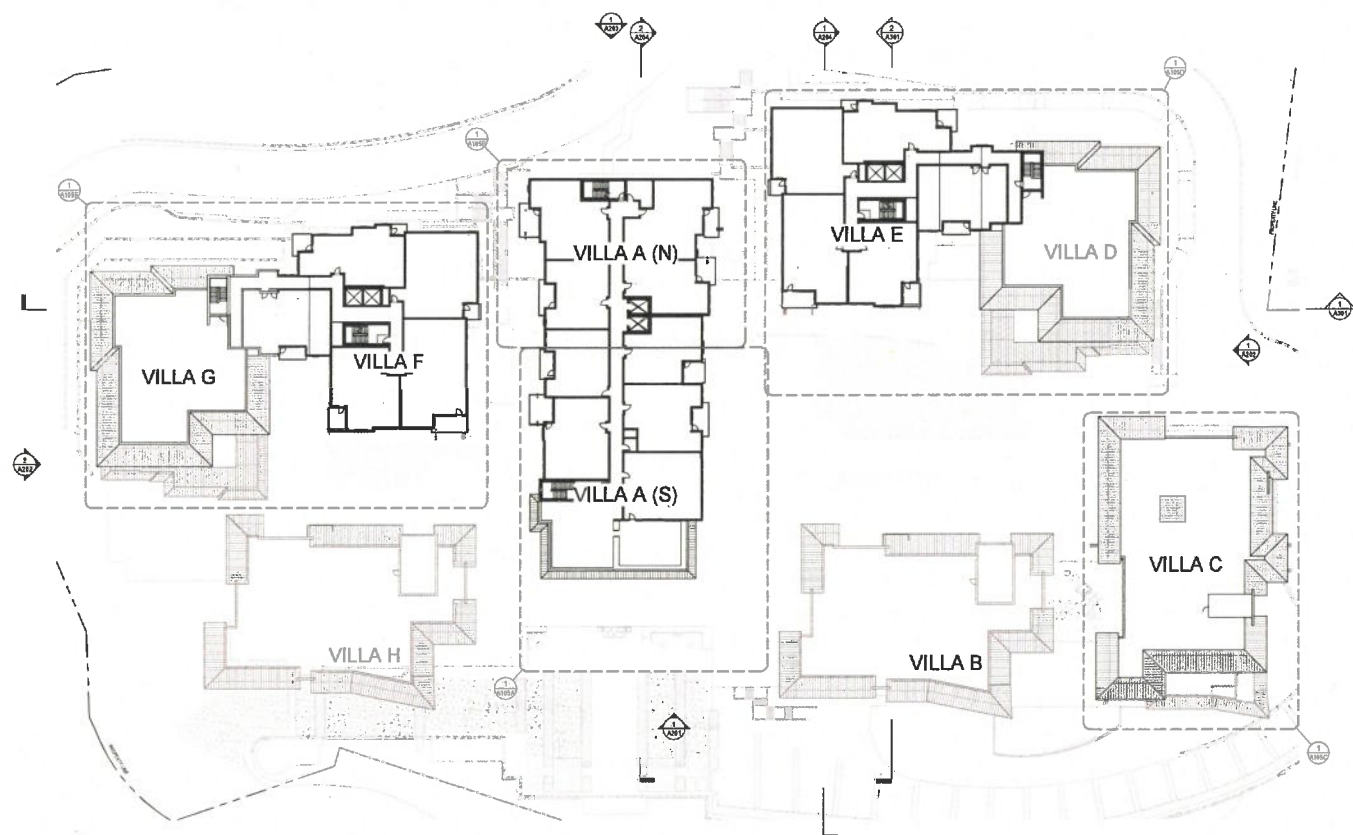
PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00  
 DRAWING TITLE:  
**5TH FLOOR PLAN - OVERALL**

SCALE: 1" = 30'-0"  
**A105**  
 PLANNING SUBMITTAL

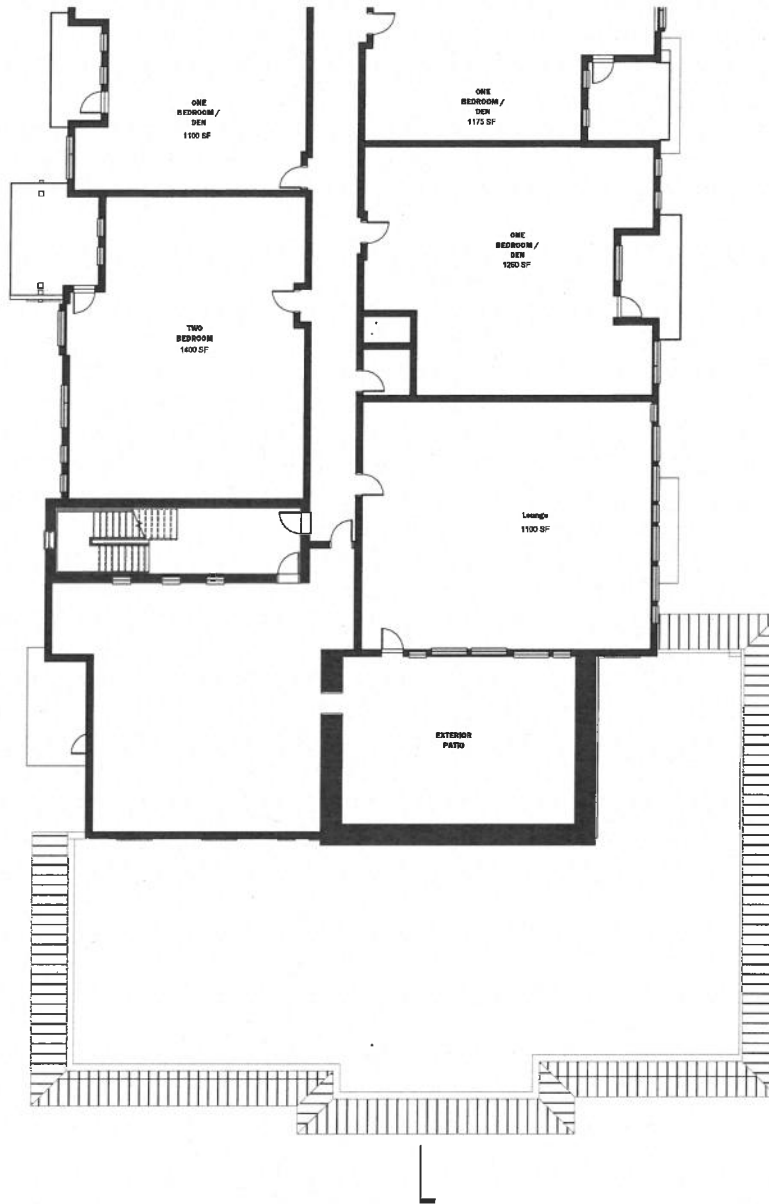
MAY 31, 2024



**1 5TH FLOOR PLAN - OVERALL**  
 1" = 30'-0"

c:\pwworking\70581\_Los Gatos\_Site\_PC4\_J.Sweeney\23101.dwg  
 5/31/2024 11:17:24 AM

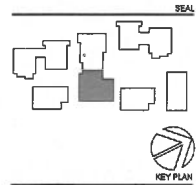
C:\Users\jgibbs\OneDrive\Documents\Projects\Los Gatos\_Site\_R04\_15\swaps\2525N.dwg  
 5/31/2024 11:17:26 AM



**1 5TH FLOOR PLAN - VILLA A SOUTH**  
 1/8" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2100  
 San Francisco, CA 94104  
 T: +1 415 928 7900

**Client:**  
 ROCKWOOD PACIFIC  
 38 SOUTHWOOD DRIVE  
 OREM, UT 84057  
 (435) 816-7344

**Owner:**  
 FRONT PORCH  
 800 N. BRAND BLVD., 10TH  
 FLOOR OLENDALE, CA 91203  
 (925) 956-7400

**City / Firm:**  
 ROSELEY-HORN  
 407 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94509  
 (925) 393-4840

**Landscape:**  
 D. LAWRENCE GATES

**Structural:**  
 KPFF CONSULTING ENGINEERS  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 988-1004

**Mechanical, Electrical & Plumbing:**  
 SILBERG  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7887

**General Contractor:**  
 S.W. CYBER CONSTRUCTION  
 4309 MACCENNA DR. SUITE 430  
 PLEASANTON, CA 94509  
 (925) 465-2900

PROJECT TITLE:

**LOS GATOS  
 MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

**5TH FLOOR PLAN -  
 VILLA A S**

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

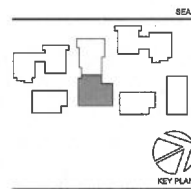
**A105A**

PLANNING SUBMITTAL

MAY 31, 2024

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 130 Montgomery St., Suite 200  
 San Francisco, CA 94104  
 T: +1 415 774 7900

Applicant:  
**ROCKWOOD PACIFIC**  
 26 SOUTH AVOOD DRIVE  
 CORONA, CA 92626  
 (915) 816-7944

Owner:  
**FRANCY FORECH**  
 800 N. BRAND BLVD., 19TH  
 FLOOR CA ENDALE, CA 91203  
 (825) 956-7400

CM / SDR:  
**SEWLEY-BROWN**  
 4877 CHARLOT DRIVE, SUITE 300  
 PLEASANTON, CA 94508  
 (925) 398-4840

Landscape:  
**D. LAWRENCE GATES**

Structure:  
**SPFF CONSULTING ENGINEERS**  
 45 FREDMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94103  
 (415) 585-1051

Mechanical, Electrical & Plumbing  
**ELDRIDGE**  
 155 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7607

General Contractor:  
**WAL. O'NEILL CONSTRUCTION**  
 4200 HACIENDA DR. SUITE 200,  
 PLEASANTON, CA 94588  
 (925) 466-0299

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

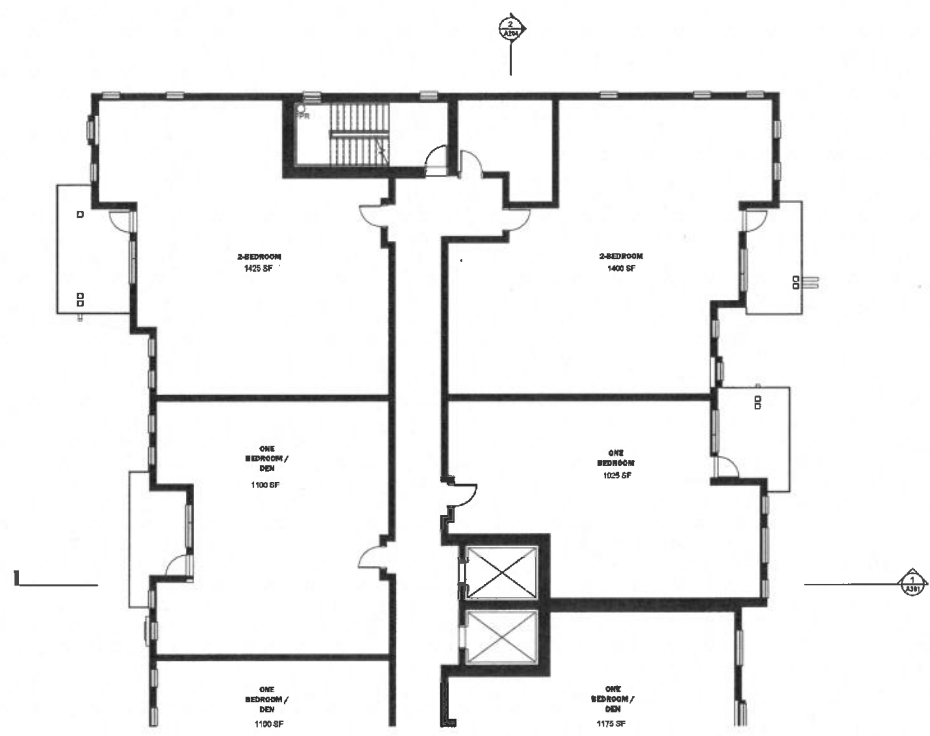
DRAWING TITLE:  
**5TH FLOOR PLAN - VILLA A N**

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

**A105B**

PLANNING SUBMITTAL

MAY 31, 2024

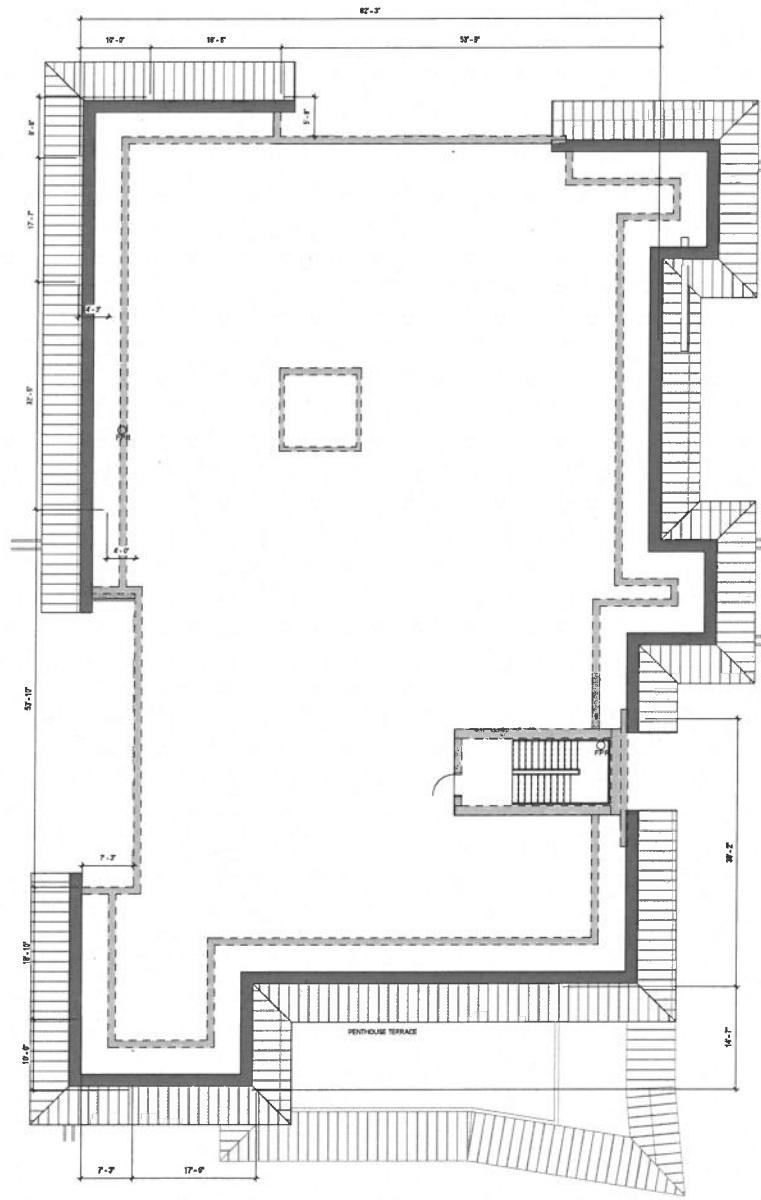


**1 5TH FLOOR PLAN - VILLA A SOUTH**  
 1/8" = 1'-0"

ct:\w\l\0581\_Los Gatos\_S\in\_R34\_Swanny\2522N\cvt  
 5/31/2024 11:17:26 AM



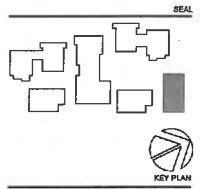
C:\well\locat\70581\_Los Gatos\_Bldg\_PCA\_LJ\_Sweeney\2201NC.rvt  
30/10/2024 11:17:25 AM



1 5TH FLOOR PLAN - VILLA C  
10'-1/4"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2200  
San Francisco, CA 94104  
T: +1 415 638 7900

**Applicant:**  
ROCKWOOD PACIFIC  
38 SOUTHWOOD DRIVE  
ORINDA, CA 94553  
(415) 915-7344

**Owner:**  
FRONT PORCH  
300 N. BEAVER BLVD., 19TH  
FLOOR OAKDALE, CA 91203  
(925) 954-7425

**Chief / Site:**  
KIMBLEY-HORN  
4517 CHASLOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 398-4242

**Landscape:**  
DR. LAWRENCE GATES

**Structure:**  
KPF CONSULTING ENGINEERS  
45 FREDRICK ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 398-1001

**Mechanical, Electrical & Plumbing:**  
GELBERG  
150 CALIFORNIA CT., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7157

**General Contractor:**  
W.E. O'NEIL CONSTRUCTION  
4009 HACIENDA DR. SUITE 300,  
PLEASANTON, CA 94588  
(925) 466-2990

**PROJECT TITLE:**  
LOS GATOS  
MEADOWS

110 WOOD ROAD  
LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
5TH FLOOR PLAN -  
VILLA C

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

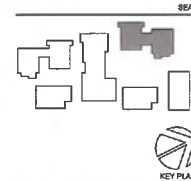
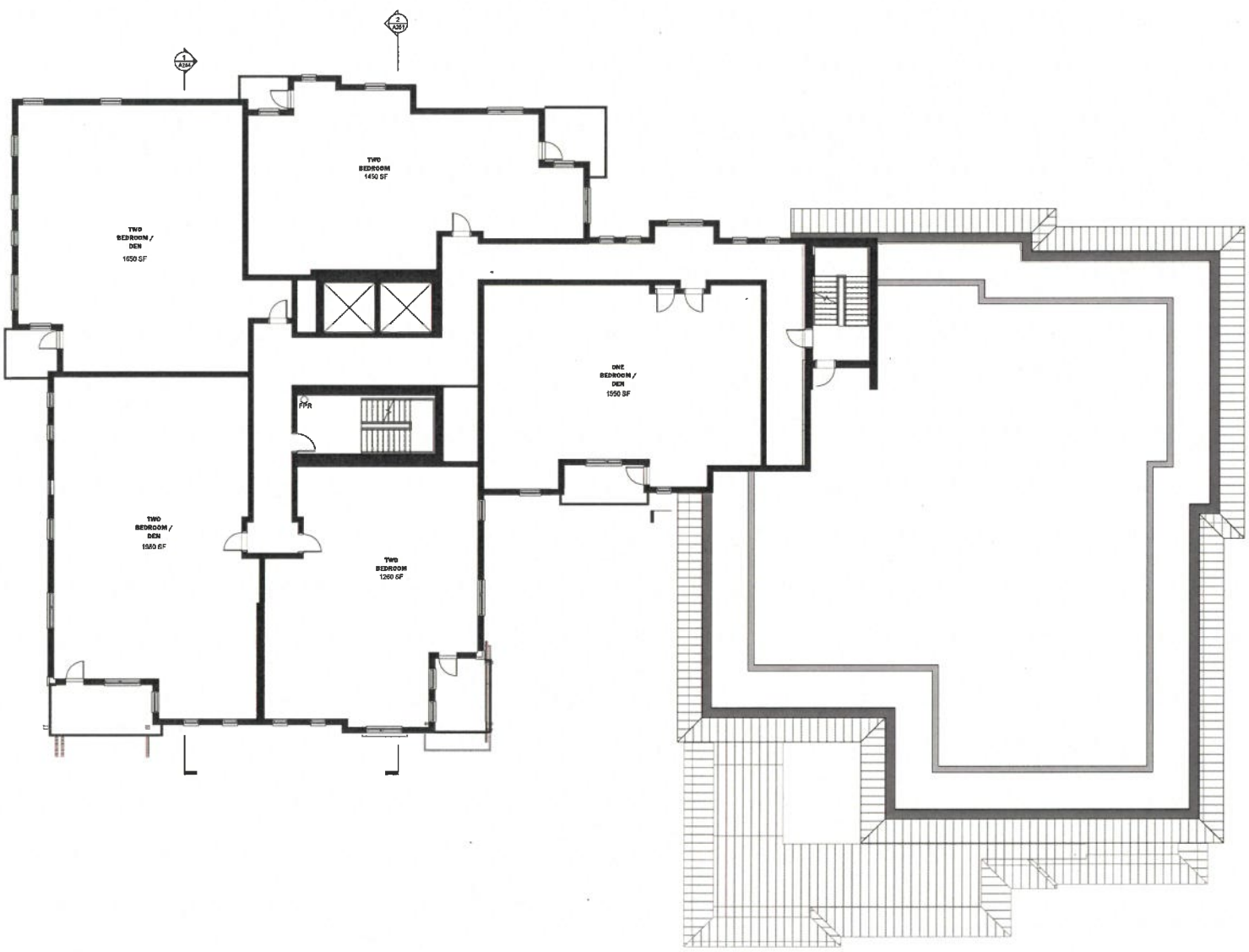
**A105C**

PLANNING SUBMITTAL

MAY 31, 2024

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2000  
 San Francisco, CA 94104  
 T. 415 438 7800

Applicant:  
**ROCKWOOD PACIFIC**  
 38 SOUTHWOOD DRIVE  
 OROVIA, CA 94953  
 (415) 915-7341

Owner:  
**FRANK FORBES**  
 800 N. BRAND BLVD., 19TH  
 FLOOR GLENDALE, CA 91203  
 (818) 955-7100

CM / GC:  
**KIMBLEY-HOBBS**  
 4837 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 328-4400

Landscape:  
**D. LAWRENCE GATES**

Structural:  
**KIPPY CONSULTING ENGINEERS**  
 45 FREEMONT ST., 31TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 988-1004

Mechanical, Electrical & Plumbing:  
**GLPMB&C**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7857

General Contractor:  
**W.J. O'NEIL CONSTRUCTION**  
 428 HACIENDA DR. SUITE 520  
 PLEASANTON, CA 94588  
 (925) 466-2990

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**5TH FLOOR PLAN - VILLA D & E**

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

**A105D**

PLANNING SUBMITTAL

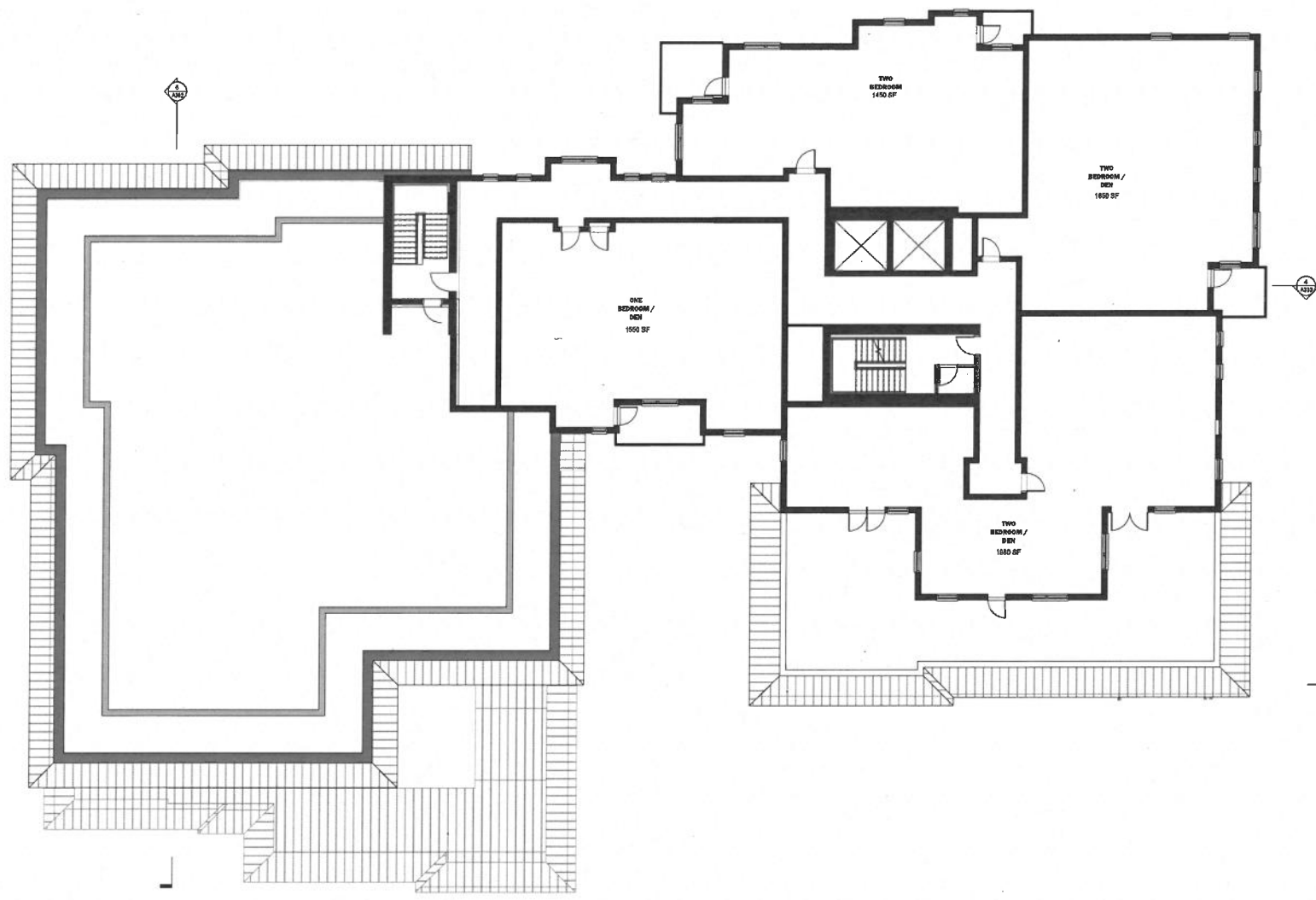
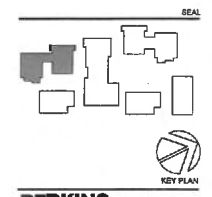
MAY 31, 2024

1 **5TH FLOOR PLAN - VILLA D & E**  
 1/8" = 1'-0"

c:\work\local\70581\_Los Gatos\_Sha\_A105D\_Sweeney\25232NC.rvt  
 25/12/2024 11:17:32 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS  
EASTMAN**  
100 Montgomery St., Suite 2100  
San Francisco, CA 94104  
T. 415 924 7000

**Applicant:**  
ROCKWOOD PACIFIC  
22 SOUTHWOOD DRIVE  
ORINDA, CA 94955  
(415) 9167344

**Owner:**  
FRONT PORCH  
300 W. BRAND BLVD. 10TH  
FLOOR OAKLAND, CA 94609  
(510) 555-7600

**CM / GC:**  
KIMBLEY-HOORN  
4021 CHARLOT DRIVE, SUITE 300  
PLEASANTON, CA 94558  
(925) 398-4840

**Landscape:**  
D. LAWRENCE GATES

**Structural:**  
RUFF CONSULTING ENGINEERS  
45 FREIGHT ST. 28TH FLOOR  
SAN FRANCISCO, CA 94109  
(415) 398-1004

**Mechanical, Electrical & Plumbing:**  
BLUMAC  
150 CALIFORNIA ST. 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7867

**General Contractor:**  
W.J. OYERL CONSTRUCTION  
4209 HACIENDA DR SUITE 530,  
PLEASANTON, CA 94558  
(925) 465-2890

**PROJECT TITLE:**  
LOS GATOS  
MEADOWS

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00

**DRAWING TITLE:**  
5TH FLOOR PLAN -  
VILLA F & G

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

**A105E**

PLANNING SUBMITTAL

MAY 31, 2024

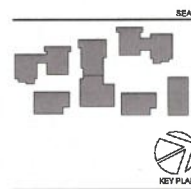
**1 5TH FLOOR PLAN - VILLA F & G**  
1/8" = 1'-0"

C:\work\10581\_00\Los Gatos\_Site\_Plan\_5th Floor.dwg  
DATE: 05/31/24 11:17:54 AM



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 3000  
San Francisco, CA 94104  
T: 415 224-7900

Architect:  
**ROCKWOOD PACIFIC**  
28 SOUTHWOOD DRIVE  
OROBIA, CA 94553  
(415) 978-7944

Owner:  
**FRISBY PORCH**  
800 N. BRAND BLVD. 18TH  
FLOOR MENLO PARK, CA 94025  
(925) 855-7900

Civil / Site:  
**ROBBLEY-GARDNER**  
4837 CHARLOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 388-4840

Landscape:  
**D. LAWRENCE GATES**

Structural:  
**REDFER CONSULTING ENGINEERS**  
45 FREMONT ST. 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 398-1004

Mechanical, Electrical & Plumbing:  
**BILTMAC**  
100 CALIFORNIA ST. 2ND FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7507

General Contractor:  
**W.E. O'NEIL CONSTRUCTION**  
4300 SACRAMENTO DR. SUITE 300  
PLEASANTON, CA 94588  
(925) 464-2060

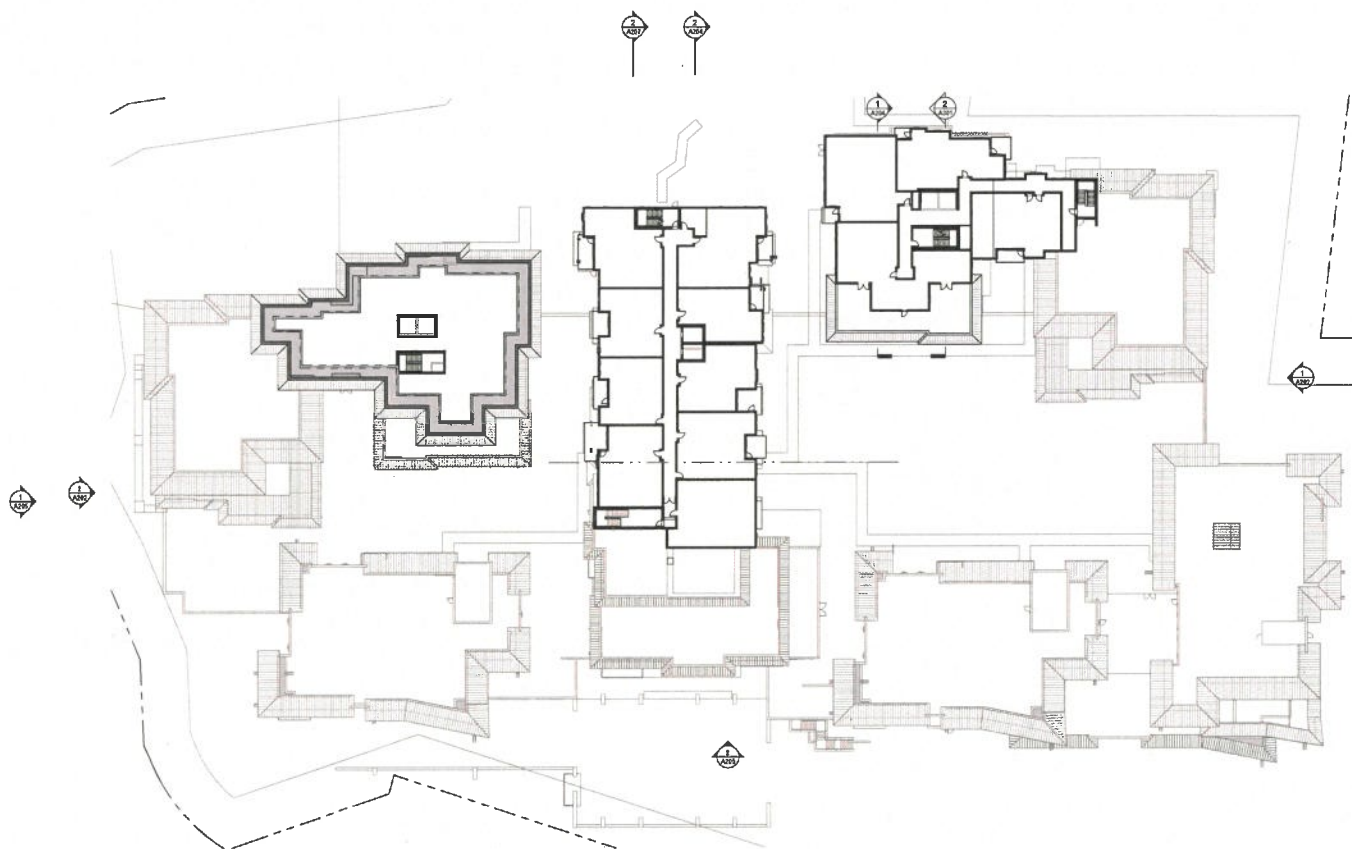
PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00  
DRAWING TITLE:  
**6TH FLOOR PLAN - OVERALL**

SCALE: 1" = 30'-0"  
**A106**  
PLANNING SUBMITTAL

MAY 31, 2024

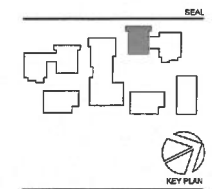


**1 FLOOR 6 - VILLA E & D Copy 1**  
1" = 30'-0"

c:\work\local\70581\_Los Gatos\_Site\_R04\_J\_Sweeney\25238K.rvt  
5/31/2024 11:17:38 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 135 Montgomery St., Suite 2500  
 San Francisco, CA 94104  
 T. 415 435 7000

**Applicant:**  
 RIDGEMOOD PACIFIC  
 26 SOUTHWOOD DRIVE  
 ORLANDO, CA 94553  
 (415) 812-7044

**Owner:**  
 FRONTIER FORENSIC  
 800 N. BRAND BLVD., 10TH  
 FLOOR GLENDALE, CA 91201  
 (626) 956-7000

**Architect:**  
 KIMBLEY-HORN  
 4625 CHARLOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 395-4540

**Landscaper:**  
 D. LAWRENCE GATES

**Structural:**  
 KOFFY CONSULTING ENGINEERS  
 46 FREEMONT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94102  
 (415) 393-1004

**Mechanical, Electrical & Plumbing:**  
 GLENNAC  
 150 CALIFORNIA ST., 19TH FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 393-7567

**General Contractor:**  
 W&L PIVEL CONSTRUCTION  
 4309 HACIENDA DR SUITE 550,  
 PLEASANTON, CA 94588  
 (925) 466-2990

**PROJECT TITLE:**  
 LOS GATOS  
 MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No.:** 70581.00

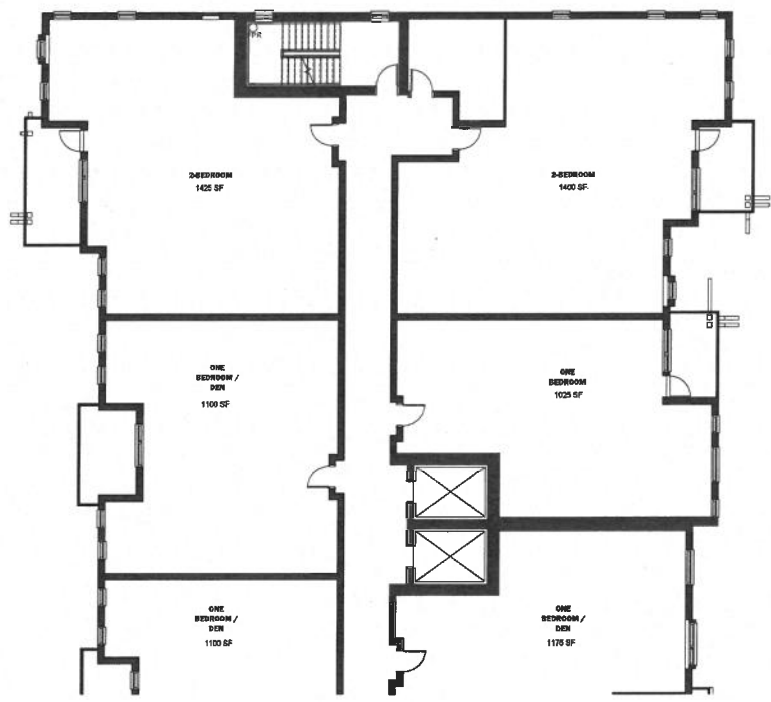
**DRAWING TITLE:**  
 6TH FLOOR PLAN -  
 VILLA A N

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

**A106A**

**PLANNING SUBMITTAL**

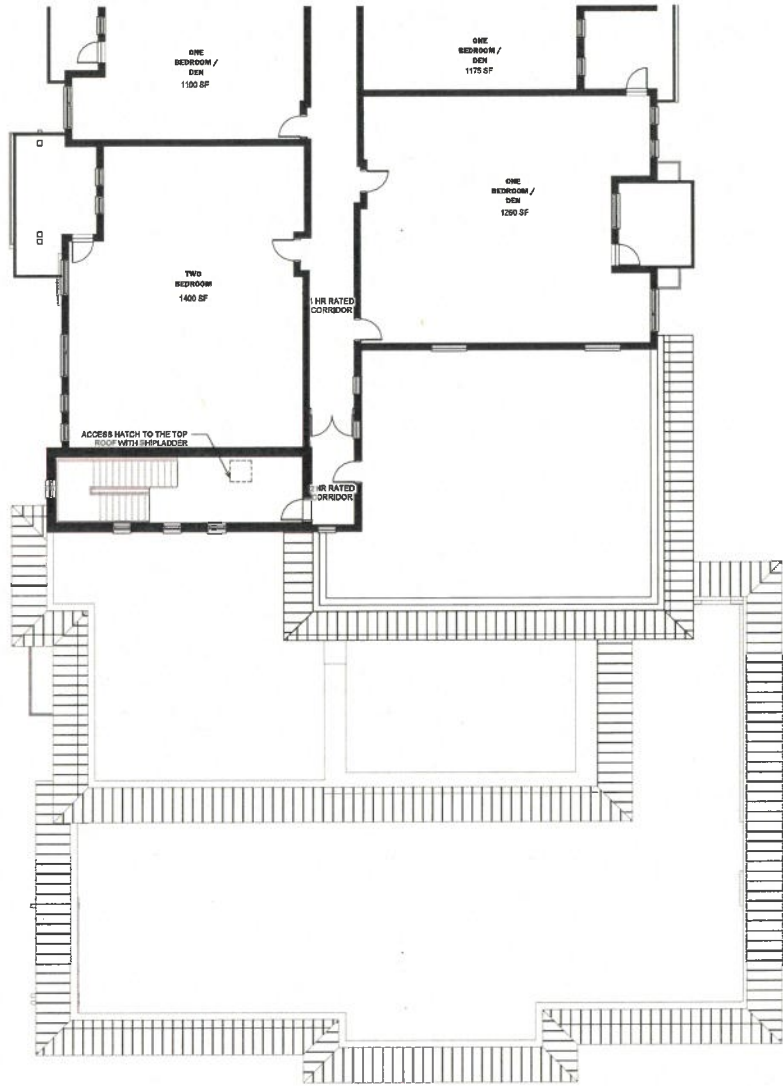
MAY 31, 2024



**6TH FLOOR PLAN - VILLA A NORTH**  
 1/8" = 1'-0"

c:\work\6051\6051\_Los Gatos\_Site\_P24\_Swains\2304NK.rvt  
 3/31/2024 11:17:41 AM

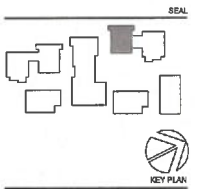
C:\web\local\70581\_Los Gatos\_Sha\_B24\_Sweeney\2202N.ctb  
 5/31/2024 11:17:45 AM



**1 6TH FLOOR PLAN - VILLA A SOUTH**  
10'-0" = 1" = 0'

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2000  
 San Francisco, CA 94104  
 T: 415 435 7000

**Applicant:**  
 ROCKWOOD PACIFIC  
 38 SOUTHWOOD DRIVE  
 ORINDA, CA 94553  
 (415) 918-7944

**Owner:**  
 FRONT PORCH  
 800 N. BRAND BLVD., 10TH  
 FLOOR GLENDALE, CA 91201  
 (626) 956-7400

**CM / Svc:**  
 KIMLEY-HORN  
 4537 GARBOY DRIVE, SUITE 300  
 PLEASANTON, CA 94566  
 (925) 358-4540

**Landscape:**  
 D. LAWRENCE GATES

**Structure:**  
 KPEFF CONSULTING ENGINEERS  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 988-1004

**Mechanical, Electrical & Plumbing:**  
 GILMFIELD  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7617

**General Contractor:**  
 W.J. OPWELL CONSTRUCTION  
 8200 MARCELA DR. SUITE 630,  
 PLEASANTON, CA 94508  
 (925) 464-2000

**PROJECT TITLE:**  
**LOS GATOS MEADOWS**  
 110 WOOD ROAD  
 LOS GATOS, CA 95030

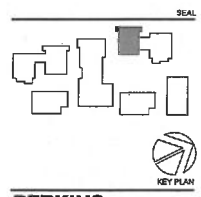
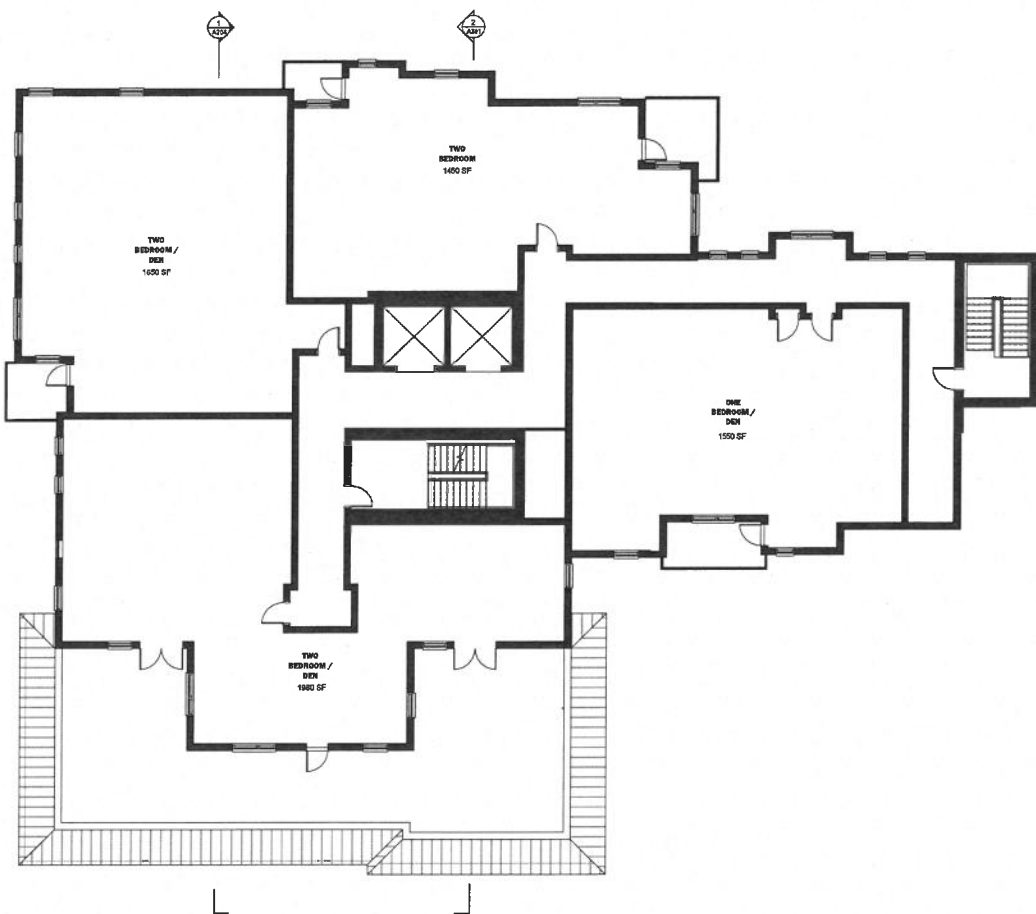
**PROJECT No:** 70581.00  
**DRAWING TITLE:**  
**6TH FLOOR PLAN - VILLA A S**

**SCALE:** 1/8" = 1'-0"  
**A106B**  
 PLANNING SUBMITTAL  
 MAY 31, 2024



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2500  
 San Francisco, CA 94104  
 T: +1 415 924 7000

**Applicant:**  
 ROCKWOOD PACIFIC  
 18 SOUTHWOOD DRIVE  
 OAKLAND, CA 94613  
 (415) 818-7944

**Owner:**  
 PRENT FORTCH  
 5017E BRAND BLVD, 18TH  
 FLOOR GLENDALE, CA 91203  
 (925) 954-7400

**CM at Risk:**  
 HOBLEY-ROBBINS  
 4557 CHARLOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 398-4540

**Landscape:**  
 D. LAWRENCE BATES

**Structural:**  
 KIPP CONSULTING ENGINEERS  
 45 FREMONT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 988-7004

**Mechanical, Electrical & Plumbing:**  
 GILMOR & CO.  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7867

**General Contractor:**  
 WALKER CONSTRUCTION  
 4329 HACIENDA DR SUITE 500  
 PLEASANTON, CA 94559  
 (925) 468-2990

**PROJECT TITLE:**  
 LOS GATOS  
 MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
 6TH FLOOR PLAN -  
 VILLA E

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

**A106C**

PLANNING SUBMITTAL

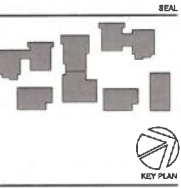
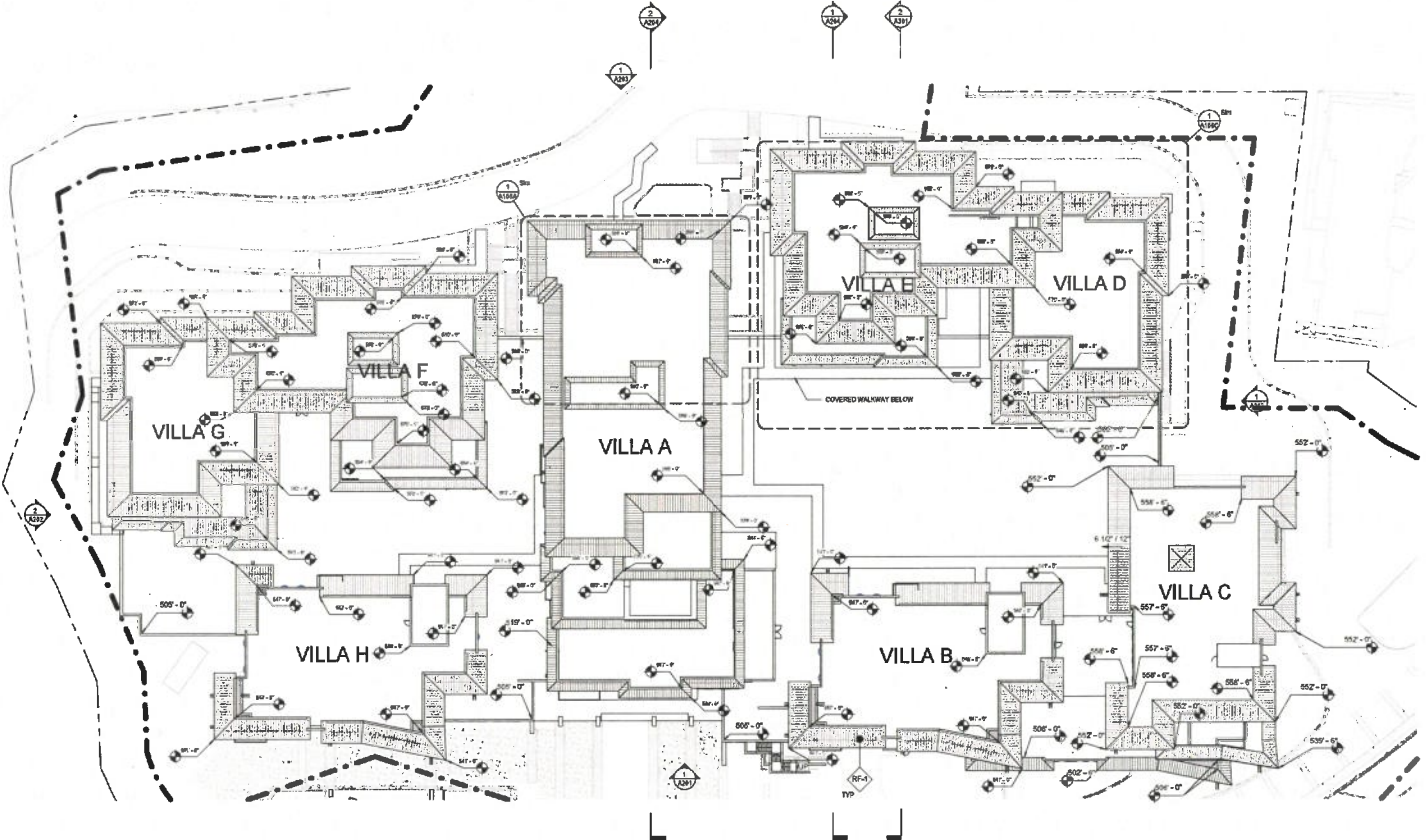
MAY 31, 2024

**1 FLOOR 6 - VILLA E & D**  
 1/8" = 1'-0"

c:\new\locall\0501\_Los Gatos\_Sha\_R24\_d\dwg\m5232nk.dwg  
 05/31/2024 11:17:45 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2200  
San Francisco, CA 94104  
T: +1 415 774 7900

Architect:  
**ROCKWOOD PACIFIC**  
38 BULLWOOD DRIVE  
ORINDA, CA 94503  
(415) 916-7944

Owner:  
**FRONT PORCH**  
800 N. BRAND BLVD., 18TH  
FLOOR, CLEVELAND, OH 44115  
(216) 956-7400

CM/PM:  
**KIMBLEY-HORN**  
4877 CHARLOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
(925) 398-4840

Structural:  
**KPF CONSULTING ENGINEERS**  
45 FREMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 883-1004

Mechanical, Electrical & Plumbing:  
**GS/EMEC**  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 384-7687

General Contractor:  
**W.E. OWENS CONSTRUCTION**  
4309 HACIENDA DR SUITE 500,  
PLEASANTON, CA 94588  
(925) 463-2900

PROJECT TITLE:  
**LOS GATOS MEADOWS**  
110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00  
DRAWING TITLE:  
**ROOF PLAN - OVERALL**

SCALE: 1" = 32'-0"

**A107**

PLANNING SUBMITTAL

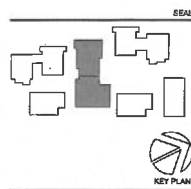
MAY 31, 2024

1 **ROOF PLAN - OVERALL**  
1" = 32'-0"

c:\pwworkspace\70581\_Los Gatos\_Meadows\_Site\_Plan\_024\_03.dwg, 5/21/2024 11:17:51 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 130 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T: +1 415 888 7800

**Applicant:**  
**ROCKWOOD PACIFIC**  
 38 SOUTHWOOD DRIVE  
 ORINDA, CA 94553  
 (415) 970-7344

**Owner:**  
**FRONT PORCH**  
 800 N. BRAND BLVD., 18TH  
 FLOOR GLENDALE, CA 91203  
 (952) 896-7490

**CM/EA Firm:**  
**HEUBLEY ANDRUM**  
 4837 GARLAND DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 398-4840

**Landscape:**  
**D. LAWRENCE GATES**

**Structural:**  
**KPFY CONSULTING ENGINEERS**  
 45 FREMONT ST., 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 898-1004

**Mechanical, Electrical & Plumbing:**  
**BLDMAC**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 396-7667

**General Contractor:**  
**W.S. SPYER CONSTRUCTION**  
 4399 MACRENOVA DR. SUITE 530,  
 PLEASANTON, CA 94588  
 (925) 465-2890

**PROJECT TITLE:**  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

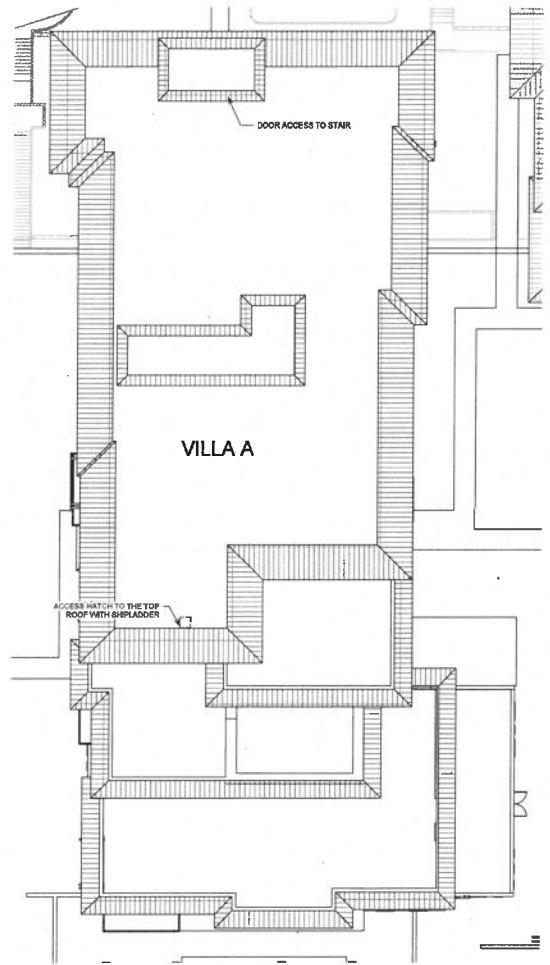
**DRAWING TITLE:**  
**ROOF PLAN - BUILDING A**

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

**A107A**

PLANNING SUBMITTAL

MAY 31, 2024



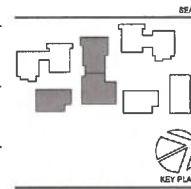
**1 ROOF PLAN - OVERALL**  
 1/8" = 1'-0"

c:\work\2024\70581\_Los Gatos\_Site\_R24\_J.Sweeney\227281.dwg  
 03/12/2024 11:17:53 AM



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
101 Montgomery St., Suite 1200  
San Francisco, CA 94104  
T: 415 774 2700

Applicant:  
**ROCKWOOD PACIFIC**  
36 SOUTHWOOD DRIVE  
CORSICA, CA 94003  
(415) 819-7944

Owner:  
**FRONT PORCH**  
800 N. BRAND BLVD., 19TH  
FLOOR GLENDALE, CA 91203  
(925) 956-7400

CM / SDC:  
**NOBLETY-HOBBS**  
4837 CHABOT DRIVE, SUITE 300  
PLEASANTON, CA 94608  
(825) 368-6840

Landscape:  
**D. LAWRENCE DATES**

Structure:  
**RPFF CONSULTING ENGINEERS**  
45 FREMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 986-1304

Mechanical, Electrical & Plumbing:  
**BEHRENS**  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7567

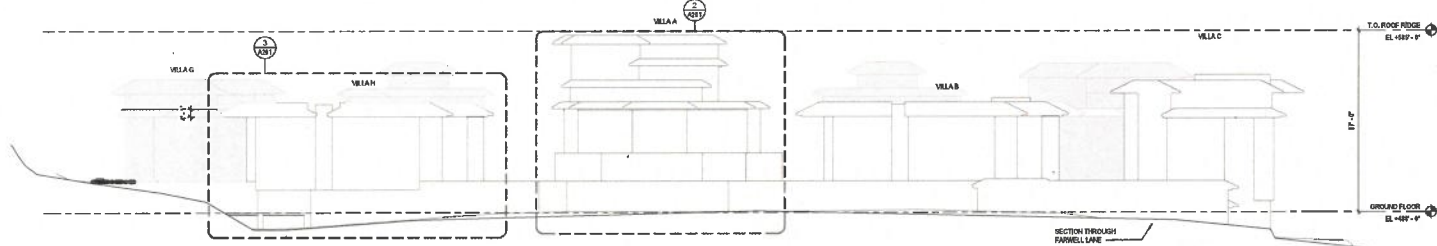
General Contractor:  
**REAL STEEL CONSTRUCTION**  
4008 MARCIENNA DR. SUITE 300,  
PLEASANTON, CA 94608  
(925) 663-9200



**3 VILLA H SOUTH-EAST ELEVATION**  
3/27' x 1/4" NOTE: SEE SHEET A209 FOR MATERIAL BOARD



**2 VILLA A SOUTH-EAST ELEVATION**  
3/17' x 1/4" NOTE: SEE SHEET A209 FOR MATERIAL BOARD



**1 SOUTH-EAST ELEVATION**  
1/4" x 3/8"

MATERIAL LEGEND	
RF-1	ROOF - STANDING SEAM
ST-1	STONE TILE
MC-1	PAINTED METAL
EX-1	BALCONY FRESH
GL-1	CALIFORNIA GLASS
MP-1	METAL PANEL SIDING
MP-2	VERTICAL STANDING SEAM
EX-2	CONCRETE PANEL SIDING

PROJECT TITLE:  
**LOS GATOS MEADOWS**  
110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**EXTERIOR ELEVATIONS SE**

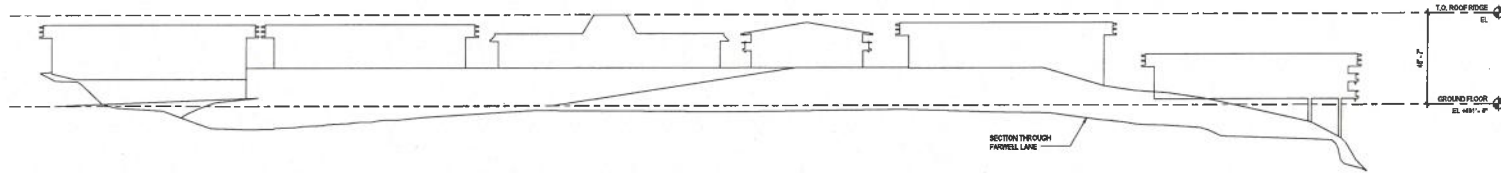
SCALE: As Indicated

**A201**

PLANNING SUBMITTAL

MAY 31, 2024

c:\work\pca\70581\_Los Gatos\_Site\_PCA\_1\_Sweeney\28282\CA1  
5/31/2024 11:18:51 AM



1 EXISTING ELEVATION\_SOUTH-EAST  
T = 1/8" = 1'-0"



3 VIEW LEGEND - EXISTING ELEVATION - SE  
1/2" = 15'

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



**PERKINS EASTMAN**  
135 Montgomery St., Suite 1500  
San Francisco, CA 94104  
T: 415 638 7600

**Applicant:**  
ROCKWOOD PACIFIC  
26 SOUTHWOOD DRIVE  
ORLANDO, CA 94563  
(415) 815-7844

**Owner:**  
FRONT PORCH  
800 N. BRAND BLVD. 10TH  
FLOOR GLENDALE, CA 91203  
(626) 945-0200

**Civil / Site:**  
ISABELLY-HORN  
4527 CHARCOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 335-4840

**Landscape:**  
D. LAWRENCE GATES

**Structure:**  
KPF CONSULTING ENGINEERS  
45 FREMONT ST. 26TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 963-1054

**Mechanical, Electrical & Plumbing:**  
ELUMAC  
150 CALIFORNIA ST. 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7967

**General Contractor:**  
W.E. O'NEIL CONSTRUCTION  
4398 HAZENBUD DR. SUITE 530  
PLEASANTON, CA 94588  
(925) 464-2590

**PROJECT TITLE:**  
LOS GATOS  
MEADOWS

110 WOOD ROAD  
LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
EXISTING EXTERIOR  
ELEVATIONS

SCALE: As Indicated

**A201-E**

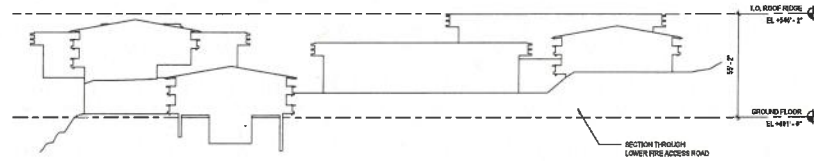
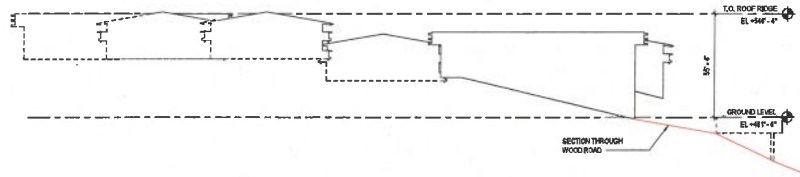
PLANNING SUBMITTAL

MAY 31, 2024









2 EXISTING ELEVATION SOUTH-WEST  
1" = 30'-0"

1 EXISTING ELEVATION NORTH-EAST  
1" = 30'-0"



4 VIEW LEGEND - EXISTING ELEVATION - SW-NE  
1/2" = 1'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2700  
San Francisco, CA 94104  
T. 415 435 7900

**Applicant:**  
ROCKWOOD PACIFIC  
36 SOUTHWOOD DRIVE  
ORINDA, CA 94553  
(415) 915-7344

**Owner:**  
FRONTIER PORCH  
800 W. BRAND BLVD., 19TH  
FLOOR OLENDALE, CA 91233  
(323) 854-7400

**CHIEF / CIVIL:**  
HURLEY-ARMON  
4637 CHASITY DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 398-8480

**Landscape:**  
D. LAWRENCE GATSBY

**Structure:**  
RUFFY CONSULTING ENGINEERS  
46 FIDELITY ST., 20TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 885-1004

**Mechanical, Electrical & Plumbing:**  
GILMACK  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7557

**General Contractor:**  
W.S. O'NEIL CONSTRUCTION  
4329 HACIENDA DR SUITE 200,  
PLEASANTON, CA 94588  
(925) 466-2990

**PROJECT TITLE:**  
LOS GATOS  
MEADOWS  
110 WOOD ROAD  
LOS GATOS, CA 95030

**PROJECT No:** 70581.00  
**DRAWING TITLE:**  
EXISTING EXTERIOR  
ELEVATIONS

SCALE: AS SHOWN

**A202-E**

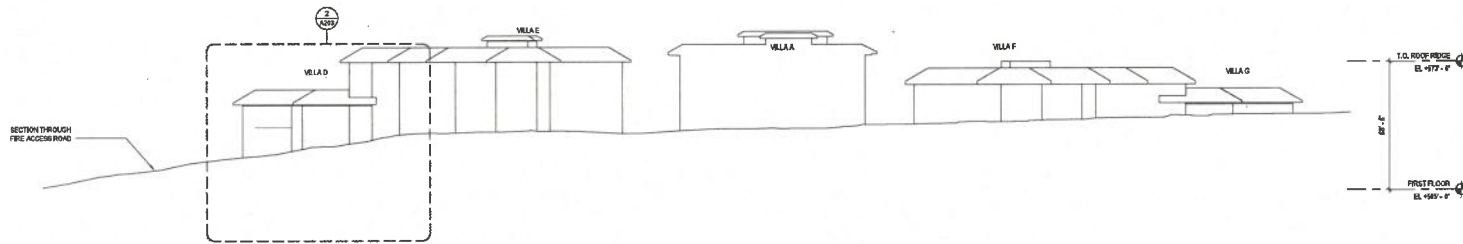
PLANNING SUBMITTAL

MAY 31, 2024

C:\work\local\2024\11\1823\111823\_A01\_Schematic\252524.rvt  
 5/31/2024 11:18:23 AM



**2 VILLA D NORTH-WEST ELEVATION**  
 1/8" = 1'-0" NOTE: SEE SHEET A201 FOR MATERIAL BOARD



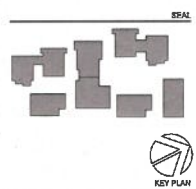
**1 NORTH-WEST ELEVATION**  
 1" = 30'-0"

**MATERIAL LEGEND**

RF-1		ROOF - STANDING SEAM
ST-1		STONE TILE
MC-1		PAINTED METAL
EX-1		DELCONY FINISH
GL-2		GALVALUME GLASS
MP-1		METAL PANEL BOND
MC-2		VERTICAL STANDING SEAM
EX-2		CONCRETE PANEL BOND

NO.	DATE	REVISION

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. 415 774 7000

**Applicant:**  
 ROCKWOOD PACIFIC  
 38 SOUTHWOOD DRIVE  
 OAKLAND, CA 94613  
 (415) 918-7844

**Owner:**  
 FREIGHT PUBLICA  
 800 N. BRAND BLVD., 19TH  
 FLOOR GLENDALE, CA 91203  
 (626) 956-7100

**CM / SDC:**  
 KOBLETT-ANDERSON  
 4837 CHABOT DRIVE, SUITE 200  
 PLEASANTON, CA 94588  
 (925) 398-4400

**Landscape:**  
 D. LAWRENCE GATNER

**Structural:**  
 JOSEPH C. DIMMUTH ENGINEERS  
 45 TREMONT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 398-1004

**Mechanical, Electrical & Plumbing:**  
 GLOWACKI  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7007

**General Contractor:**  
 W&L O'NEILL CONSTRUCTION  
 4205 HAYDEN DR. SUITE 500  
 PLEASANTON, CA 94588  
 (925) 466-2900

**PROJECT TITLE:**  
 LOS GATOS  
 MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
 EXTERIOR  
 ELEVATIONS NW

**SCALE:** As Indicated

**A203**

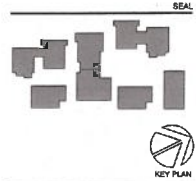
PLANNING SUBMITTAL

MAY 31, 2024



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., 16th-22nd  
San Francisco, CA 94104  
T: +1 415 776 7900

**Applicant:**  
BROOKWOOD PACIFIC  
36 SOUTHWOOD DRIVE  
ORINDA, CA 94553  
(415) 816-7344

**Owner:**  
PROPERTY FORMER  
500 H BRAND BLVD, 19TH  
FLOOR GLENDALE, CA 91203  
(323) 956-1100

**CM / Site:**  
MOBILITY WORKS  
4537 CHASOT DRIVE, SUITE 300  
PLEASANTON, CA 94566  
(925) 396-6840

**Landscape:**  
D. LAWRENCE GATES

**Structural:**  
KOPPE CONSULTING ENGINEERS  
41 FREDMONT ST, 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 395-1004

**Mechanical, Electrical & Plumbing:**  
GLUMAC  
200 CALIFORNIA ST, 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7567

**General Contractor:**  
W.M. O'NEIL CONSTRUCTION  
6200 WASHINGTON DR SUITE 600  
PLEASANTON, CA 94566  
(925) 466-2199

**PROJECT TITLE:**  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00

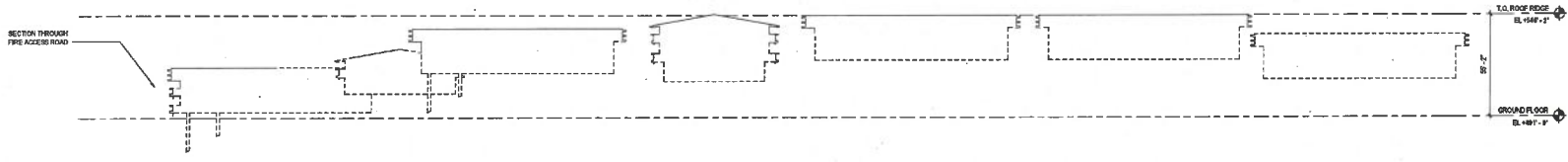
**DRAWING TITLE:**  
**EXISTING EXTERIOR ELEVATIONS**

SCALE: As Indicated

**A203-E**

PLANNING SUBMITTAL

MAY 31, 2024



1 **EXISTING ELEVATION NORTH-WEST**  
1" = 20'-0"



3 **VIEW LEGEND - EXISTING ELEVATION - NW**  
1/2" = 10'-0"

c:\work\locan\70581\_Los Gatos\_Site\_A203\_Sweeney\2522N.dwg  
25/05/2024 11:16:27 AM



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2500  
San Francisco, CA 94104  
T: +1 415 225 7700

**Applicant:**  
ROCKWOOD PACIFIC  
30 SOUTHWOOD DRIVE  
ORINDA, CA 94503  
(925) 816-7394

**Owner:**  
FRONT PORCH  
800 N. BRAND BLVD., 10TH  
FLOOR GLENDALE, CA 91203  
(825) 355-7400

**Chief / Site:**  
KIMBLEY-HORN  
4557 CHERRY DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 308-4340

**Landscape:**  
D. LAWRENCE GATES

**Structural:**  
KOPF CONSULTING ENGINEERS  
45 FREMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 398-9200

**Mechanical, Electrical & Plumbing:**  
BLDRAC  
550 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7267

**General Contractor:**  
W.J. O'NEIL CONSTRUCTION  
4005 HACIENDA DR. SUITE 300,  
PLEASANTON, CA 94509  
(925) 466-2990

**PROJECT TITLE:**  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

**PROJECT No:** 70581.00

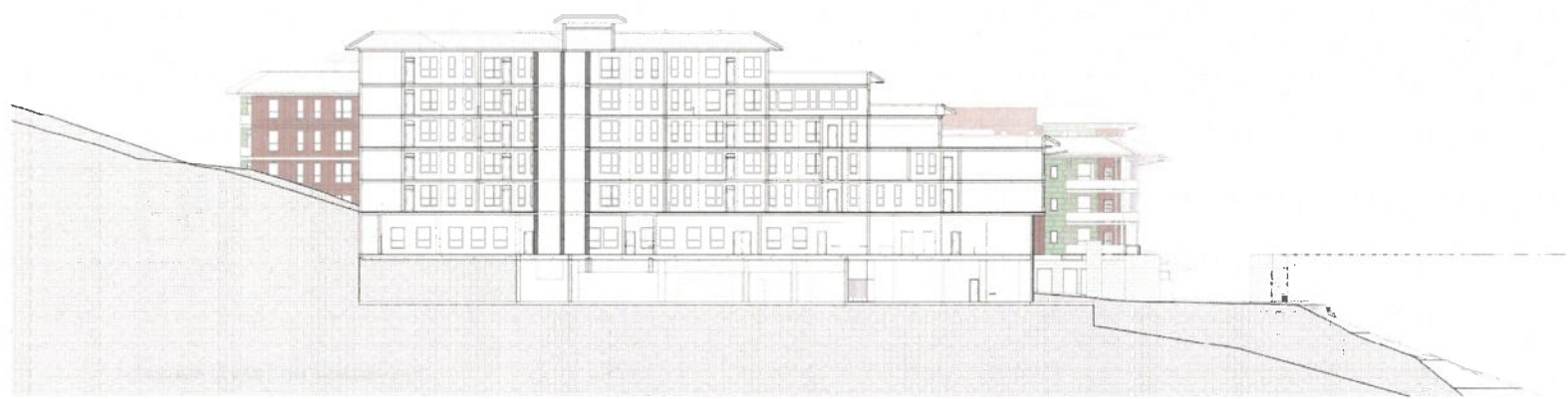
**DRAWING TITLE:**  
**Section B E**

**SCALE:** 1" = 20'-0"

**A204**

PLANNING SUBMITTAL

MAY 31, 2024



2 **Section 11**  
1" = 20'-0"

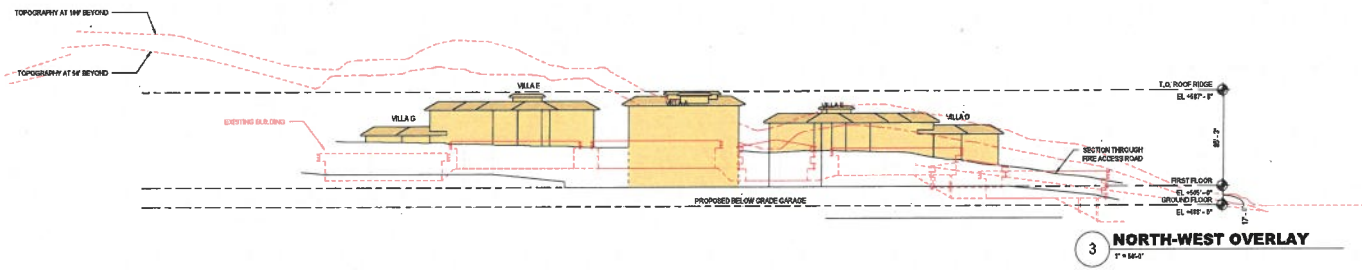


1 **Section 10**  
1" = 20'-0"

c:\work\beam\70581\_Los Gatos\_Site\_R24\_J.Dwornek\252321.dwg  
5/31/2024 11:18:39 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



3 NORTH-WEST OVERLAY  
1" = 16'-0"



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2200  
San Francisco, CA 94104  
T: +1 415 955 7000

**Architect:**  
ROCKWOOD PACIFIC  
38 SOUTHWOOD DRIVE  
ORINDA, CA 94552  
(415) 915-7344

**Owner:**  
PRINCEY FOREMAN  
800 N. BRAND BLVD., 19TH  
FLOOR, Sausalito, CA 94965  
(925) 955-4000

**Client / Site:**  
WINBLEY GROUP  
4837 CHABOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 358-4240

**Landscape:**  
DL LAWRENCE GATES

**Structural:**  
RUPPE CONSULTING ENGINEERS  
45 FREMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 393-1000

**Mechanical, Electrical & Plumbing:**  
GILMOR  
100 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 393-7667

**General Contractor:**  
W.M. O'NEIL CONSTRUCTION  
4300 WASHINGTON DR, SUITE 300  
PLEASANTON, CA 94588  
(925) 465-0300

**PROJECT TITLE:**

**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00

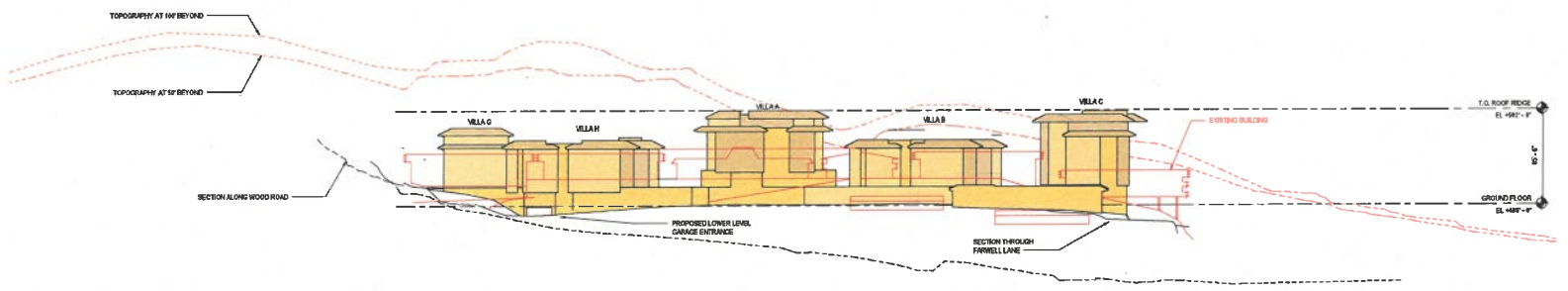
**DRAWING TITLE:**  
BUILDING OUTLINES  
- EXISTING AND  
PROPOSED

SCALE: As Indicated

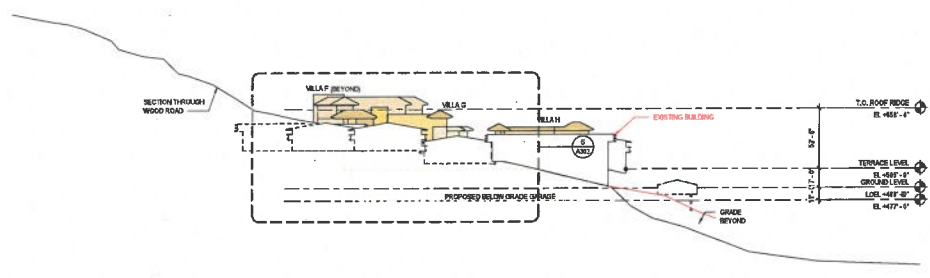
**A205**

PLANNING SUBMITTAL

MAY 31, 2024



2 SOUTH-EAST OVERLAY  
1" = 16'-0"



1 SOUTH-WEST OVERLAY  
1" = 16'-0"

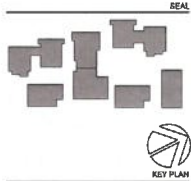


C:\work\locant\70581\_Loc Data\_Site\_A205.dwg (5/29/24) 11:18:47 AM  
 5/29/24 11:18:47 AM



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2100  
San Francisco, CA 94104  
T: +1 415 435 7600

**Applicant:**  
WOODBRIDGE PACIFIC  
36 SOUTHWOOD DRIVE  
OAKLAND, CA 94602  
(415) 816-7044

**Owner:**  
FRONT PORCH  
800 N. BRAND BLVD., 19TH  
FLOOR OAKLAND, CA 94607  
(510) 950-0400

**CM / Snc:**  
KIMLEY-HORN  
4501 CHEVROTT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 306-4500

**Landscape:**  
DR. LAWRENCE GAYES

**Structural:**  
TUFFY CONSULTING ENGINEERS  
45 FREDMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 269-3001

**Mechanical, Electrical & Plumbing:**  
ELMHEAD  
150 CALIFORNIA ST., 2ND FLOOR  
SAN FRANCISCO, CA 94111  
(415) 269-7557

**General Contractor:**  
W.E. OWENS CONSTRUCTION  
4000 MARICOLA DR. SUITE 500  
PLEASANTON, CA 94609  
(925) 466-2990

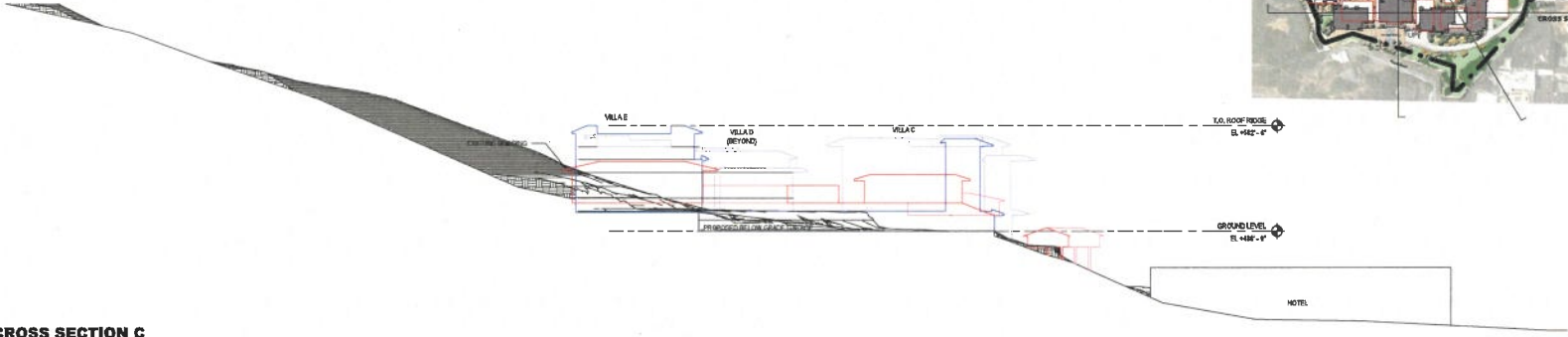
**PROJECT TITLE:**  
**LOS GATOS MEADOWS**  
110 WOOD ROAD  
LOS GATOS, CA 95030

**PROJECT No:** 70561.00  
**DRAWING TITLE:**  
**SITE CROSS-SECTIONS**

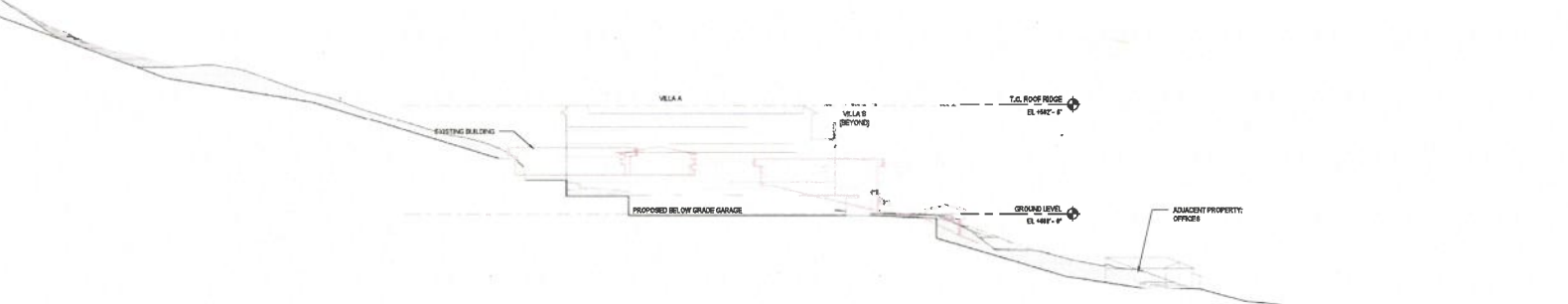
**SCALE:** As Indicated  
**A207**  
**PLANNING SUBMITTAL**

MAY 31, 2024

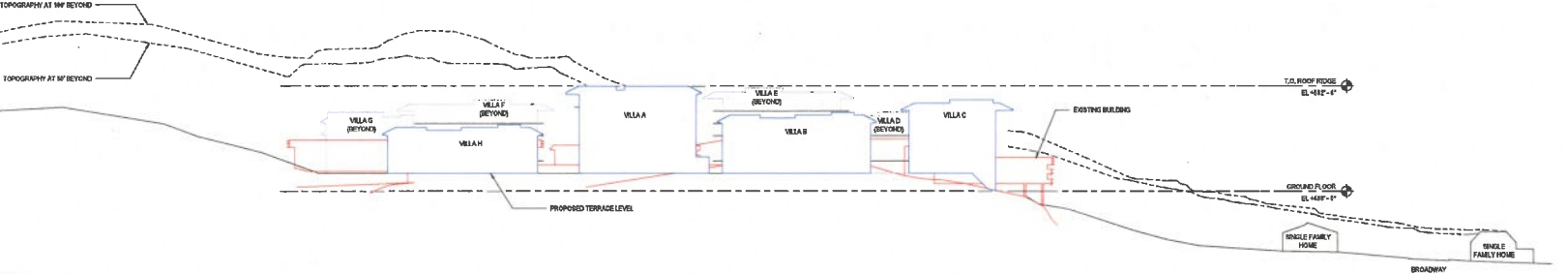
**3 CROSS SECTION C**  
1" = 50'-0"



**2 CROSS SECTION B**  
1" = 10'-0"

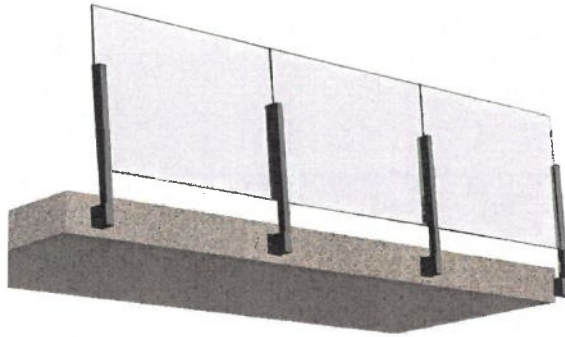


**1 CROSS SECTION A**  
1" = 50'-0"



c:\projects\70561\_Los Gatos\_Site\_A207.dwg, J.Sweeney, 2/22/24, 11:18:42 AM

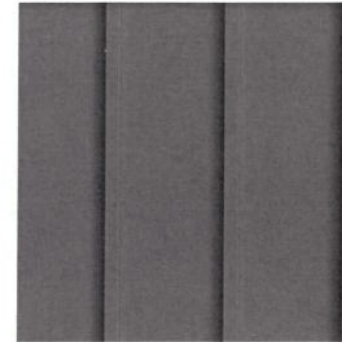




**BALCONY GUARDRAIL ASSEMBLY STYLE**  
**(GL-2) GUARDRAIL GLASS**  
**(EX-2) BALCONY FINISH**



**WOOD-LOOK ALUMINUM SOFFIT**



**(RF-1) STANDING SEAM ROOF**

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



SEAL



**PERKINS EASTMAN**  
 135 Montgomery St., Suite 2000  
 San Francisco, CA 94104  
 T: 415.774.2900

**Architect:**  
**ROCKWOOD PACIFIC**  
 38 SOUTH WOOD DRIVE  
 OROVIA, CA 94553  
 (415) 815-7344

**Owner:**  
**FRONT PORCH**  
 500 N. BRAND BLVD., 19TH  
 FLOOR, GLENDALE, CA 91203  
 (925) 854-7000

**CM/Architect:**  
**WIMBLET-NORRIS**  
 4537 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 396-4440

**Landscape:**  
**D. LAWRENCE GATES**

**Structural:**  
**ROFF CONSULTING ENGINEERS**  
 40 FREDMONT CT., 20TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 398-1000

**Mechanical, Electrical & Plumbing:**  
**GLUMBERG**  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7000

**General Contractor:**  
**W.J. O'NEIL CONSTRUCTION**  
 4200 HAWTHORNE DR. SUITE 500  
 PLEASANTON, CA 94588  
 (925) 666-0290

**PROJECT TITLE:**  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
**MATERIAL BOARD**

SCALE:

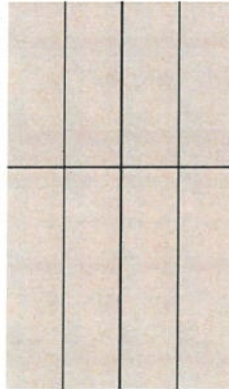
**A208**

PLANNING SUBMITTAL

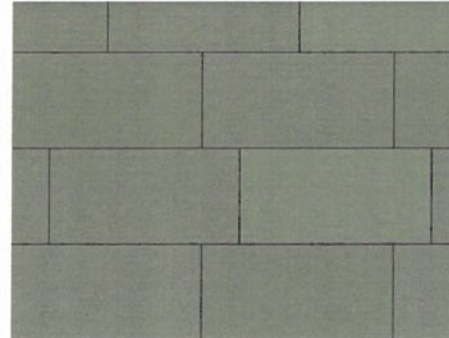
MAY 31, 2024



**(ST-1) STONE TILE**



**(MP-2) VERTICAL STANDING SEAM**



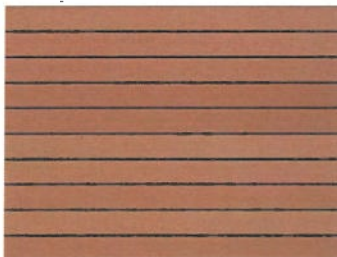
**(MP-1) METAL PANEL SIDING**



**(MC-1) PAINTED METAL**



**LIGHT FIXTURE EXTERIOR (WALL-MOUNTED SCONCE) AT ENTRY CANOPY**



**(MP-3) HORIZONTAL METAL PANEL W/ WOOD-LOOK**



**(EX-1) CONCRETE PANEL SIDING**



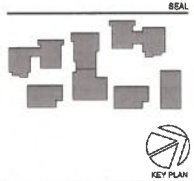
**LIGHT FIXTURE EXTERIOR (WALL-MOUNTED SCONCE) AT BALCONIES**



4 ADJACENT PROPERTIES MAP - PROPOSED  
1" = 300'

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2000  
San Francisco, CA 94104  
T: +1 415 229 7900

Applicant:  
SOPHICHOOD PACIFIC  
36 SOUTHWOOD DRIVE  
OAKLAND, CA 94603  
(415) 816-7344

Owner:  
PRIORITY FORESTS  
800 N. BRAND BLVD, 19TH  
FLOOR GLENDALE, CA 91201  
(626) 955-7400

City / SAC:  
KIMBLEY-HOBBS  
4627 CHERRY DRIVE, SUITE 300  
PLEASANTON, CA 94568  
(925) 758-4440

Landscape:  
D. LAWRENCE GATES

Structural:  
KFF CONSULTING ENGINEERS  
45 FREEMONT ST., 20TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 398-1004

Mechanical, Electrical & Plumbing:  
BLUMBERG  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7557

General Contractor:  
W.J. O'NEIL CONSTRUCTION  
4209 MARICOPA DR SUITE 500,  
PLEASANTON, CA 94568  
(925) 466-2290

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

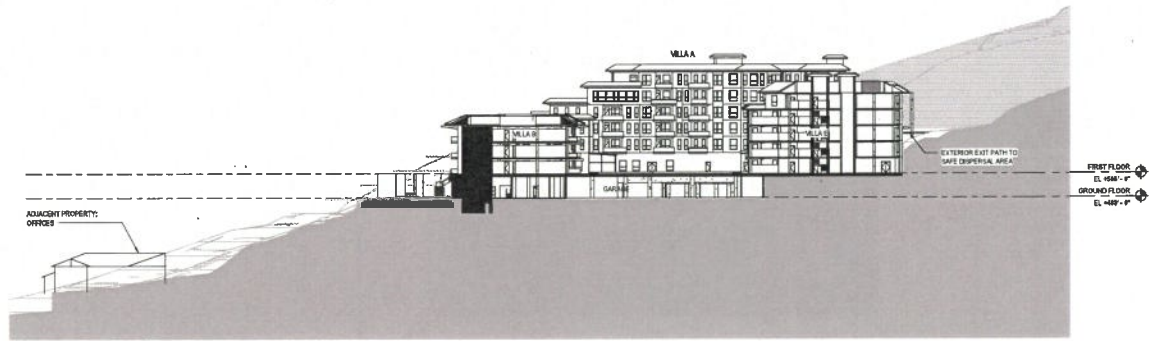
PROJECT No: 70581.00  
DRAWING TITLE:  
**OVERALL SITE SECTION**

SCALE: As Indicated

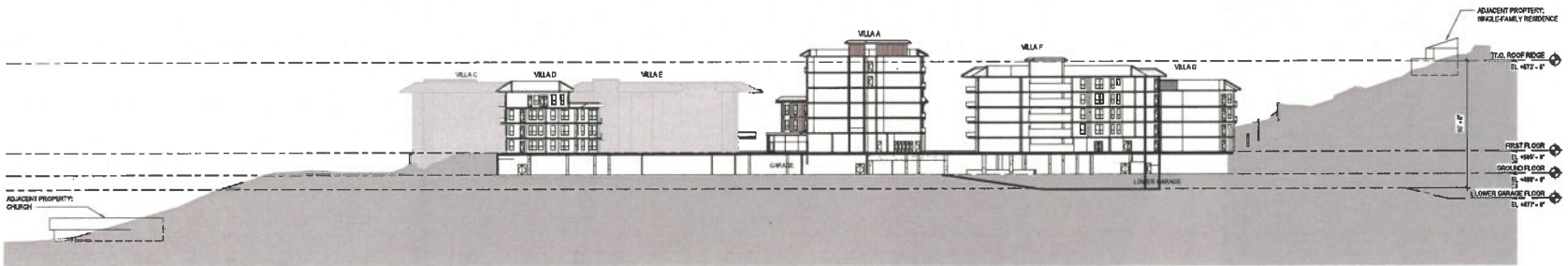
**A301**

PLANNING SUBMITTAL

MAY 31, 2024



2 SITE - Overall NS Section  
1" = 40'



1 SITE - Overall WE Section  
1" = 40'

R:\civ\l\l\70581\_Los Gatos\_Site\_P24\_Schematic\252124.dwg  
 5/31/2024 11:18:57 AM











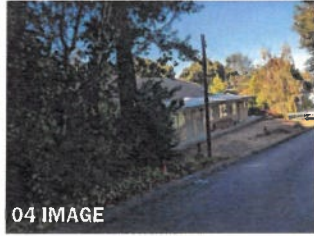








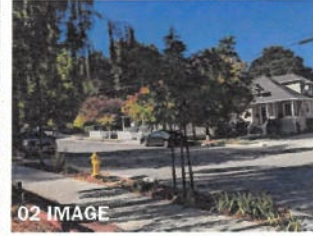
05 IMAGE



04 IMAGE



03 IMAGE



02 IMAGE



01 IMAGE



10 IMAGE



09 IMAGE



08 IMAGE



07 IMAGE



06 IMAGE

2 SITE PHOTOS 01-10  
1"=10'



1 AERIAL VIEW DIAGRAM\_SITE PHOTOS 01-10  
1"=100'

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



SEAL



KEY PLAN

**PERKINS EASTMAN**  
100 Montgomery St., Suite 300  
San Francisco, CA 94104  
T. 415 435 7000

**Applicant:**  
ROCKWOOD PACIFIC  
36 SOUTHWOOD DRIVE  
DUBLIN, CA 94568  
(415) 818-7944

**Owner:**  
FREMONT FORTUNE  
800 N. BRAND BLVD, 19TH  
FLOOR CLEVELAND, CA 94709  
(925) 854-7400

**CM / SBC:**  
KIMBLE-HARRIS  
4637 CHASCOY DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 395-4400

**Landscape:**  
D. LAWRENCE GATES

**Structure:**  
JERRY SCHNEIDER ENGINEERS  
41 FREMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 398-1004

**Mechanical, Electrical & Plumbing:**  
WILLIAMS  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7887

**General Contractor:**  
W.E. O'RIEN CONSTRUCTION  
4205 HACIENDA DR., SUITE 500  
PLEASANTON, CA 94588  
(925) 455-2990

**PROJECT TITLE:**  
LOS GATOS MEADOWS  
110 WOOD ROAD  
LOS GATOS, CA 95030

**PROJECT No:** 70561.00  
**DRAWING TITLE:**  
SITE PHOTOS

**SCALE:** As Indicated  
**A402**

PLANNING SUBMITTAL  
MAY 31, 2024





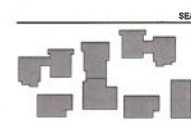
2 SITE PHOTOS 11-20



1 AERIAL VIEW DIAGRAM SITE PHOTOS 11-20

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2200  
 San Francisco, CA 94104  
 T: +1 415 929 7600

**Applicant:**  
 REDWOOD PACIFIC  
 35 SOUTHWOOD DRIVE  
 OROVIA, CA 94053  
 (415) 918-7344

**Owner:**  
 FRONTIER PACIFIC  
 800 N. GRAND BLVD., 19TH  
 FLOOR GLENDALE, CA 91205  
 (626) 956-7100

**CMR / SDR:**  
 KIMBLETT-WEBER  
 4637 CHAMBOT DRIVE, SUITE 300  
 PLEASANTON, CA 94588  
 (925) 338-6440

**Landscape:**  
 S. LAWRENCE GATSBY

**Structure:**  
 KPF CONSULTANTS ENGINEERS  
 46 FREDMONT ST., 20TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 862-1004

**Mechanical, Electrical & Plumbing:**  
 GLUSAC  
 150 CALIFORNIA ST., 3RD FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 264-7057

**General Contractor:**  
 W.J. O'NEAL CONSTRUCTION  
 4205 HACIENDA DR. SUITE 300  
 PLEASANTON, CA 94588  
 (925) 666-2990

**PROJECT TITLE:**  
 LOS GATOS  
 MEADOWS

110 WOOD ROAD  
 LOS GATOS, CA 95030

**PROJECT No:** 70581.00

**DRAWING TITLE:**  
 SITE PHOTOS

SCALE: As Indicated

**A403**

PLANNING SUBMITTAL  
 MAY 31, 2024

c:\work\70581\_Los Gatos\_Site\_B24\_J\_Sweeney\25232K.ctb  
 5/31/2024 11:20:06 AM







ch:\hwy\170581\_Los Gatos\_Bldg\_Bldg\_01.dwg 5/31/2024 11:20:12 AM



02 RENDERING IMAGE - COURTYARD  
1/2" = 1/4"



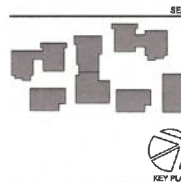
01 RENDERING IMAGE - APPROACH  
1/2" = 1/4"



1ST FLOOR - RENDERING KEY  
1" = 3/4"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS  
EASTMAN**  
100 Montgomery St., Suite 2200  
San Francisco, CA 94104  
T: 415 928 7000

Applicant:  
**ROCKWOOD PACIFIC**  
36 BOUTHWOOD DRIVE  
OSUNDA, CA 94053  
(415) 616-7544

Owner:  
**FROSTY FORCH**  
800 N. BRAND BLVD, 19TH  
FLOOR CLEVELAND, OH 44103  
(925) 956-7400  
City/State:  
**KOBLEY-HORN**  
4627 CHARLOT DRIVE, SUITE 300  
PLEASANTON, CA 94688  
(925) 396-8840

Architect:  
**R. LAWRENCE BATES**

Structural:  
**SPFF CONSULTING ENGINEERS**  
45 FREEMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 365-1004

Mechanical, Electrical & Plumbing:  
**BLUMBERG**  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7887

General Contractor:  
**W.E. OWENS CONSTRUCTION**  
4209 MACIENDA DR SUITE 830,  
PLEASANTON, CA 94688  
(925) 464-2990

PROJECT TITLE:

**LOS GATOS  
MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**RENDERING IMAGES**

SCALE: As Indicated

**A405**

PLANNING SUBMITTAL

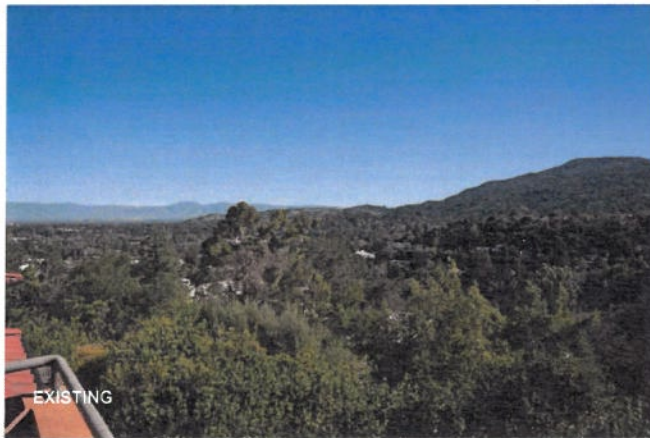
MAY 31, 2024

NO.	DATE	ISSUE

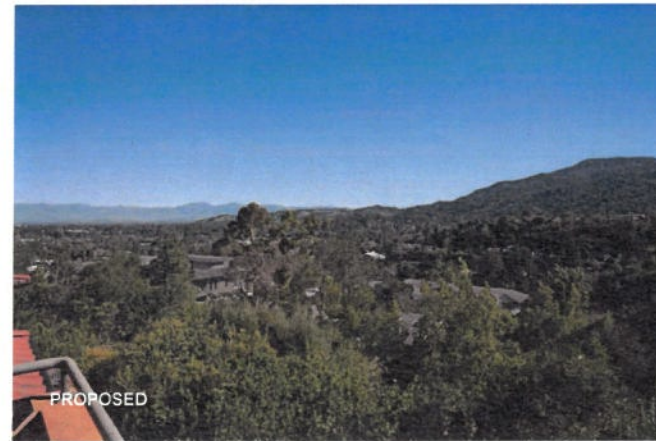
NOT FOR CONSTRUCTION

## VIEW CORRIDORS

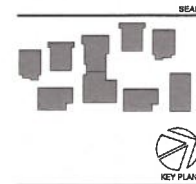
135 WOOD ROAD



EXISTING



PROPOSED



**PERKINS  
EASTMAN**  
100 Montgomery E., Suite 2000  
San Francisco, CA 94104  
T. +1 415 778 7800

Applicant:  
REDWOOD PACIFIC  
38 SOUTHWOOD DRIVE  
ORLANDA, CA 94553  
(415) 350-7964

Owner:  
CQVA  
2185 N CALIFORNIA BLVD, SUITE 215  
WALNUT CREEK, CA 94598  
(925) 856-7400

Civil / Site:  
KOBILTY-HOERN  
8571 CROW CANYON RD, SUITE 300  
PLEASANTON, CA 94568  
(925) 789-4540

Landscape:  
BATES + ASSOCIATES  
2671 CROW CANYON RD  
SAN RAMON, CA 94583  
(925) 734-8178

Structural:  
KPF CONSULTING ENGINEERS  
45 FLEMING ST, 28TH FLOOR  
SAN FRANCISCO, CA 94103  
(415) 969-1054

Mechanical / Electrical / Plumbing:  
BLUMAC  
100 CALIFORNIA ST, 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7967

General Contractor:  
W.E. O'NEIL CONSTRUCTION  
4399 HACIENDA DR SUITE 500,  
PLEASANTON, CA 94566  
(925) 864-2980

PROJECT TITLE:  
**LOS GATOS  
MEADOWS**

118 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**PERSPECTIVE -  
BEFORE AND AFTER**

SCALE:

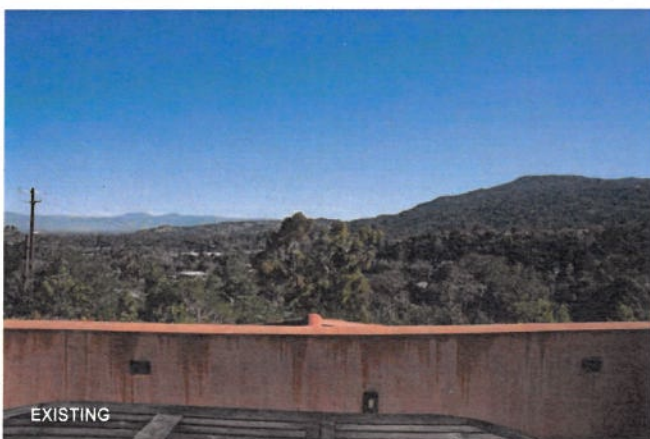
**A406**

PLANNING SUBMITTAL

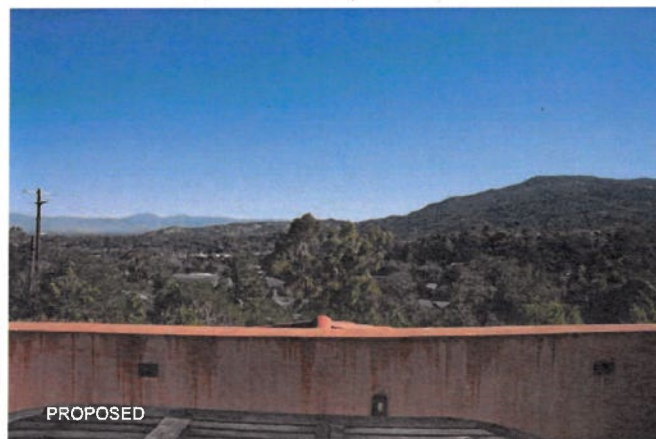
MAY 31, 2024

## VIEW CORRIDORS

135 WOOD ROAD



EXISTING



PROPOSED



## VIEW CORRIDORS

BROADWAY

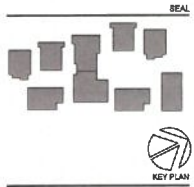


## VIEW CORRIDORS



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 1200  
San Francisco, CA 94104  
T: 415 774 3900

Applicant:  
**ROCKWOOD PACIFIC**  
38 SOUTHWOOD DRIVE  
OSSISIA, CA 94020  
(415) 819-7944

Owner:  
2188 N CALIFORNIA BLVD, SUITE 215  
WALLAUT CREEK, CA 94096  
(925) 858-7000

Civil / Site:  
**NOBLETY-HOBBS**  
4837 CHASLOT DRIVE, SUITE 300  
PLEASANTON, CA 94558  
(925) 398-4840

Landscape:  
**GATES & ASSOCIATES**  
2874 CROW CANYON RD  
SAN RAFAEL, CA 94903  
(925) 758-8178

Structural:  
**HEFF CONSULTING ENGINEERS**  
45 FREEMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 965-1004

Mechanical, Electrical & Plumbing:  
**BEHRING**  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7417

General Contractor:  
**M.A. DYNER CONSTRUCTION**  
4309 HACIENDA DR, SUITE 300  
PLEASANTON, CA 94688  
(925) 866-2090

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**RENDERED IMAGE PROGRESSION**

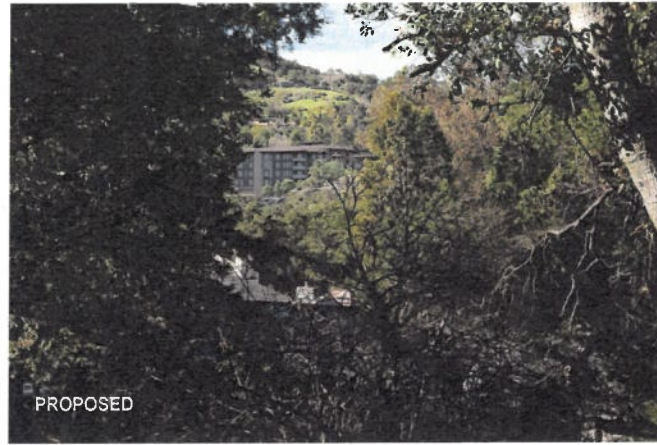
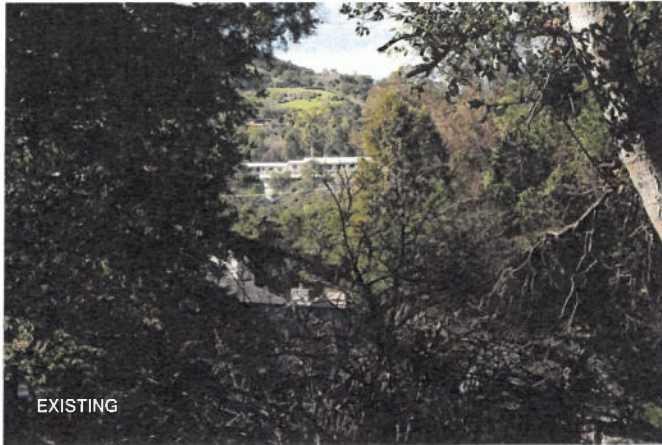
SCALE:  
**A407**

PLANNING SUBMITTAL

MAY 31, 2024



## VIEW CORRIDORS



## VIEW CORRIDORS



NO.	DATE	ISSUE

SEAL



**PERKINS EASTMAN**  
 671 Washington Blvd.  
 Suite 101  
 Shelton, CT 06801  
 T: +1 203 261 7400  
 F: +1 203 261 7474

Owner:  
 GOWIA  
 2185 N CALIFORNIA BLVD, SUITE  
 210  
 WALNUT CREEK, CA 94596  
 (925) 955-7400  
 Construction Manager:  
 CH2M HILL  
 CH2M Address

Client/Arch:  
 KOSBELY-HORN  
 4837 CHABOT DRIVE, SUITE 300  
 PLEASANTON, CA 94566  
 (925) 398-4840

Landscape:  
 GUTIER & ASSOCIATES  
 2871 CROW CANYON RD  
 SAN RAMON, CA 94583  
 (925) 738-4175  
 STRUCTURE:

RPFF CONSULTING ENGINEERS  
 48 FREMONT ST, 28TH FLOOR  
 SAN FRANCISCO, CA 94105  
 (415) 395-1004  
 Mechanical & Plumbing:  
 GELUMAC  
 150 CALIFORNIA ST, 28th FLOOR  
 SAN FRANCISCO, CA 94111  
 (415) 398-7857

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**PERSPECTIVE - BEFORE AND AFTER**

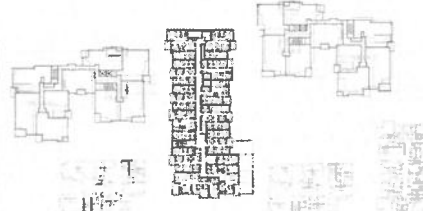
SCALE:  
**A408**

PLANNING SUBMITTAL

MAY 31, 2024

**VILLA A**  
BUILDING LAYOUT: Second Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	6
Two Bdrm	3
Two Bdrm/ Den	2
<b>TOTAL UNITS</b>	<b>12</b>

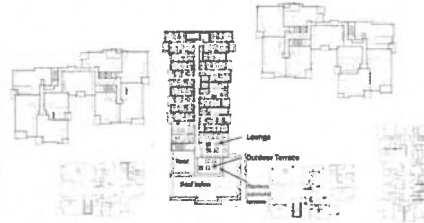


PERKINS EASTMAN LOS GATOS MEADOWS

21

**VILLA A**  
BUILDING LAYOUT: Fifth Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	4
Two Bdrm	3
Two Bdrm/ Den	0
<b>TOTAL UNITS</b>	<b>8</b>



PERKINS EASTMAN LOS GATOS MEADOWS

22

**VILLA A**  
BUILDING LAYOUT: Third Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	6
Two Bdrm	3
Two Bdrm/ Den	2
<b>TOTAL UNITS</b>	<b>12</b>



PERKINS EASTMAN LOS GATOS MEADOWS

23

**VILLA A**  
BUILDING LAYOUT: Sixth Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	4
Two Bdrm	3
Two Bdrm/ Den	0
<b>TOTAL UNITS</b>	<b>8</b>

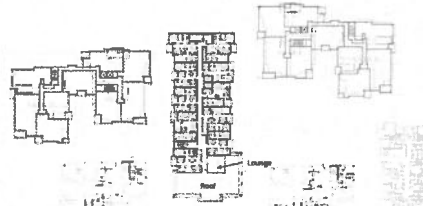


PERKINS EASTMAN LOS GATOS MEADOWS

24

**VILLA A**  
BUILDING LAYOUT: Fourth Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	6
Two Bdrm	3
Two Bdrm/ Den	0
<b>TOTAL UNITS</b>	<b>10</b>

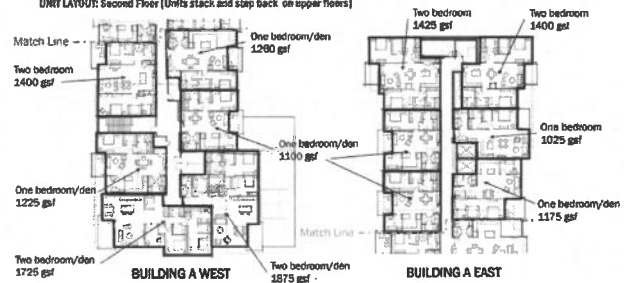


PERKINS EASTMAN LOS GATOS MEADOWS

25

**VILLA A**

UNIT LAYOUT: Second Floor (Units stack and step back on upper floors)



PERKINS EASTMAN LOS GATOS MEADOWS

26

DATE	ISSUE

SEAL



**PERKINS EASTMAN**

177 Washington St.  
3rd Fl  
Boston, MA 02109  
T: +1 302 281 7800  
F: +1 302 281 7844

Owner:  
CDVIA  
2185 N CALIFORNIA BLVD, SUITE  
215  
VALHUT CREEK, CA 94098  
(925) 956-7400  
Construction Manager:  
CJM REALTY  
CJM Address

Chief Site:  
KIMBLEY-HOBBS  
4827 CHARLOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 798-4440

Landscape:  
MAYHEW + ASSOCIATES  
3071 GRESHAM RD  
SAN RAMON, CA 94583  
(925) 738-4176

Structure:  
KOPPE CONSULTING ENGINEERS  
45 FREDERICK ST, 20TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 398-8000

Mechanical & Plumbing:  
GELBERG  
150 CALIFORNIA ST, 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7667

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00  
DRAWING TITLE:  
**BUILDING A UNIT MATRIX**

SCALE:  
**A501**  
PLANNING SUBMITTAL

MAY 31, 2024

**VILLA B & H**  
BUILDING LAYOUT: First Floor

UNIT TYPE	No
One Bdrm	4
One Bdrm/ Den	4
Two Bedrm	2
Two Bedrm/ Den	2
<b>TOTAL UNITS</b>	<b>12</b>



PERKINS EASTMAN LOS GATOS MEADOWS

27

**VILLA B & H**  
BUILDING LAYOUT: Second Floor

UNIT TYPE	No
One Bdrm	2
One Bdrm/ Den	6
Two Bedrm	2
Two Bedrm/ Den	2
<b>TOTAL UNITS</b>	<b>12</b>

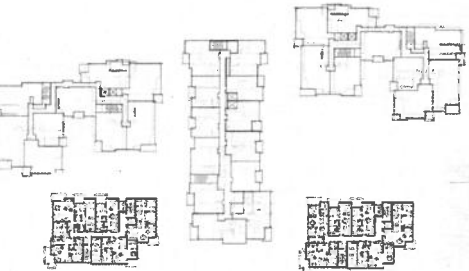


PERKINS EASTMAN LOS GATOS MEADOWS

28

**VILLA B & H**  
BUILDING LAYOUT: Third Floor

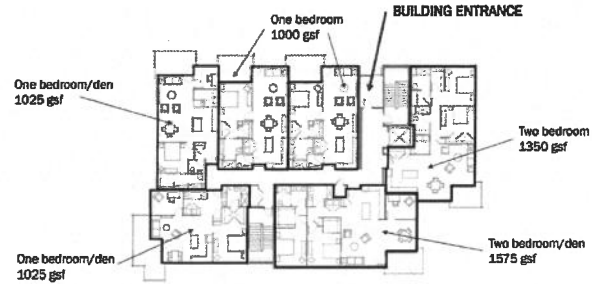
UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	3
Two Bedrm	5
Two Bedrm/ Den	2
<b>TOTAL UNITS</b>	<b>11</b>



PERKINS EASTMAN LOS GATOS MEADOWS

29

**VILLA H (VILLA B SIMILAR)**  
UNIT LAYOUT: First Floor



PERKINS EASTMAN LOS GATOS MEADOWS

30

**VILLA H (VILLA B SAME ON FLOORS 2 & 3)**  
UNIT LAYOUT: Second Floor



PERKINS EASTMAN LOS GATOS MEADOWS

31

**VILLA H**  
UNIT LAYOUT: Third Floor

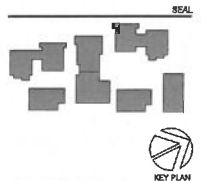


PERKINS EASTMAN LOS GATOS MEADOWS

32

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2200  
San Francisco, CA 94104  
T: +1 415 625 7200

Applicant:  
ROCKWOOD PACIFIC  
38 SOUTHWOOD DRIVE  
OAKLAND, CA 94627  
(415) 835-7644

Owner:  
FRONT PORCH  
800 N. SHAW BLVD., 19TH  
FLOOR GLENDALE, CA 91203  
(626) 955-7400

City / State:  
KIMBLEY-HORN  
4837 CHESTNUT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 308-4840

Landscape:  
DR. LAWRENCE GATES

Structure:  
KIPP CONSULTING ENGINEERS  
48 WENDY ST., 28TH FLOOR  
SAN FRANCISCO, CA 94103  
(415) 399-1200

Mechanical, Electrical & Plumbing:  
OLMSTEAD  
150 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 399-7467

General Contractor:  
W.E. O'NEIL CONSTRUCTION  
4009 MAGENTA DR. SUITE 500  
PLEASANTON, CA 94588  
(925) 466-2990

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**BUILDING B-H UNIT MATRIX**

SCALE:  
**A502**

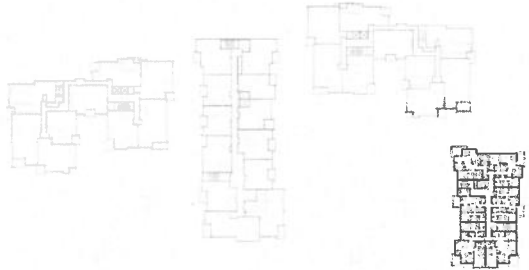
PLANNING SUBMITTAL

MAY 31, 2024



**VILLA C**  
BUILDING LAYOUT: First Floor

UNIT TYPE	No
One Bdrm	1
One Bdrm/ Den	2
Two Bdrm	2
Two Bdrm/ Den	1
<b>TOTAL UNITS</b>	<b>6</b>



PERKINS EASTMAN LOS GATOS HEADQUARTERS

23

**VILLA C**  
BUILDING LAYOUT: Second Floor

UNIT TYPE	No
One Bdrm	0
One Bdrm/ Den	3
Two Bdrm	2
Two Bdrm/ Den	1
<b>TOTAL UNITS</b>	<b>6</b>

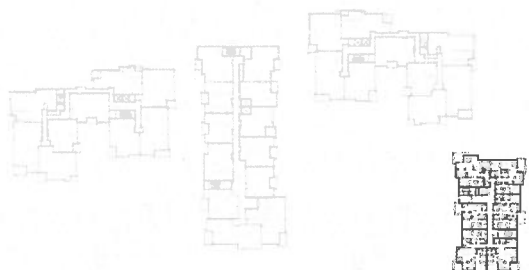


PERKINS EASTMAN LOS GATOS HEADQUARTERS

24

**VILLA C**  
BUILDING LAYOUT: Third Floor

UNIT TYPE	No
One Bdrm	0
One Bdrm/ Den	3
Two Bdrm	2
Two Bdrm/ Den	1
<b>TOTAL UNITS</b>	<b>6</b>

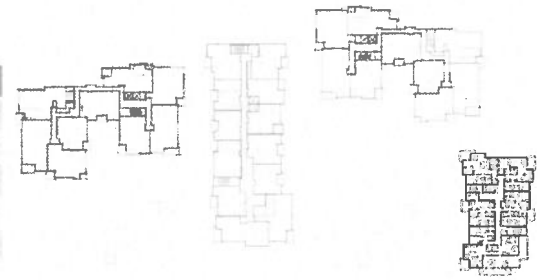


PERKINS EASTMAN LOS GATOS HEADQUARTERS

25

**VILLA C**  
BUILDING LAYOUT: Fourth Floor

UNIT TYPE	No
One Bdrm	0
One Bdrm/ Den	2
Two Bdrm	2
Two Bdrm/ Den	1
<b>TOTAL UNITS</b>	<b>5</b>

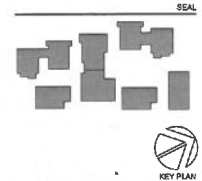


PERKINS EASTMAN LOS GATOS HEADQUARTERS

26

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
120 Montgomery St., Suite 2000  
San Francisco, CA 94104  
T: +1 415 855 7900

Architect:  
ROCKWELL PACIFIC  
38 SOUTHWOOD DRIVE  
ORLANDO, CA 94053  
(415) 818-7544

Owner:  
FRONTIER POWER  
800 N. BRAND BLVD, 19TH  
FLOOR GLENDALE, CA 91203  
(626) 955-7400

CM / EPC:  
KIMLEY-HORN  
4437 CHASOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
(925) 396-4440

Landscape:  
D. LAWRENCE GATES

Structure:  
KPMF CONSULTING ENGINEERS  
45 FRESHWATER ST., 20TH FLOOR  
SAN FRANCISCO, CA 94133  
(415) 868-7204

Mechanical, Electrical & Plumbing:  
GLYNNAC  
155 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 264-7057

General Contractor:  
W.E. OWENS CONSTRUCTION  
4000 HAZENBEN DR. SUITE 510  
PLEASANTON, CA 94588  
(925) 465-2990

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70561.00

DRAWING TITLE:  
**BUILDING C UNIT MATRIX**

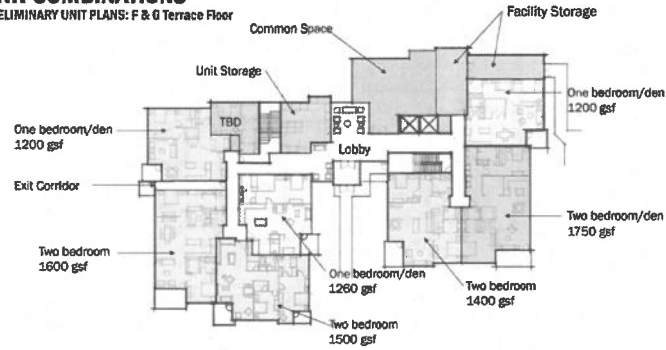
SCALE:  
**A503**

PLANNING SUBMITTAL  
MAY 31, 2024



**UNIT COMBINATIONS**

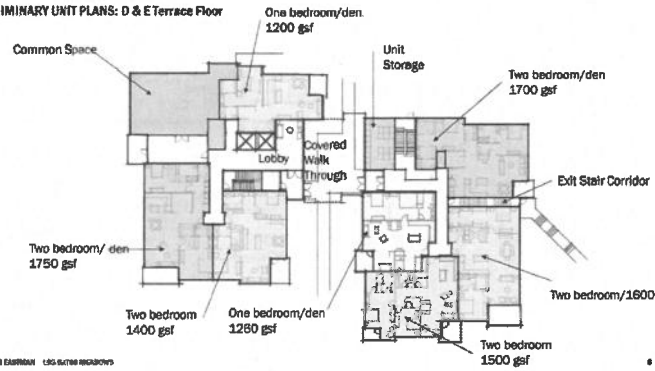
PRELIMINARY UNIT PLANS: F & G Terrace Floor



PERKINS EASTMAN 100 WOOD ROAD

**UNIT COMBINATIONS**

PRELIMINARY UNIT PLANS: D & E Terrace Floor



PERKINS EASTMAN 100 WOOD ROAD

**UNIT COMBINATIONS**

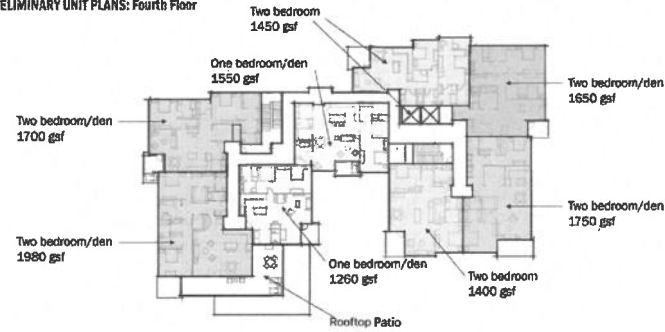
PRELIMINARY UNIT PLANS: Typical Floor



PERKINS EASTMAN 100 WOOD ROAD

**UNIT COMBINATIONS**

PRELIMINARY UNIT PLANS: Fourth Floor



PERKINS EASTMAN 100 WOOD ROAD

**UNIT COMBINATIONS**

BUILDING E&D, 5TH FLOOR  
Opposite Hand



PERKINS EASTMAN 100 WOOD ROAD

**UNIT COMBINATIONS**

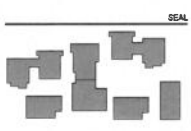
PRELIMINARY UNIT PLANS: Floors 5 & 6



PERKINS EASTMAN 100 WOOD ROAD

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
100 Woodrow Blvd., Suite 500  
San Francisco, CA 94105  
T: +1 415 224-7600

Applicant:  
WOODGAT MEADOWS PACIFIC  
38 SOUTHWOOD DRIVE  
CERRITOS, CA 94533  
(415) 816-2944  
Owner:  
FRONTIER FUND  
800 N. BRAND BLVD., 19TH  
FLOOR GLENDALE, CA 91203  
(951) 952-7100  
Civil / Site:  
TIMOTHY HARRIS  
4537 CHARLOT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 398-4500  
Landscape:  
D. LAWRENCE GATES

Structural:  
KOPPEL CONSULTING ENGINEERS  
45 FREMONT ST., 31ST FLOOR  
SAN FRANCISCO, CA 94105  
(415) 398-1004  
Mechanical, Electrical & Plumbing:  
GLUMAC  
550 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7857  
General Contractor:  
W&L OFFICE ENGINEERING  
4200 LAURENCE DR. SUITE 530,  
PLEASANTON, CA 94588  
(925) 465-2900

PROJECT TITLE:  
**LOS GATOS MEADOWS**  
110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00  
DRAWING TITLE:  
**BUILDING D-E & F-G  
UNIT PLANS**

SCALE:  
**A505**

PLANNING SUBMITTAL  
MAY 31, 2024

c:\pwworking\perkins\_eastman\pbl\123017\AM  
 5/31/2024 11:20:17 AM



**UNIT COMBINATIONS**  
BUILDING LAYOUTS: Floor 2



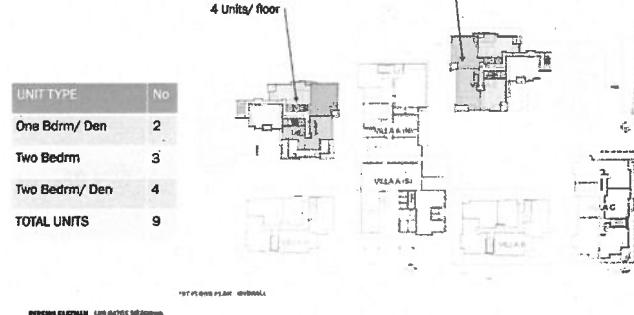
**UNIT COMBINATIONS**  
BUILDING LAYOUTS: Floor 3



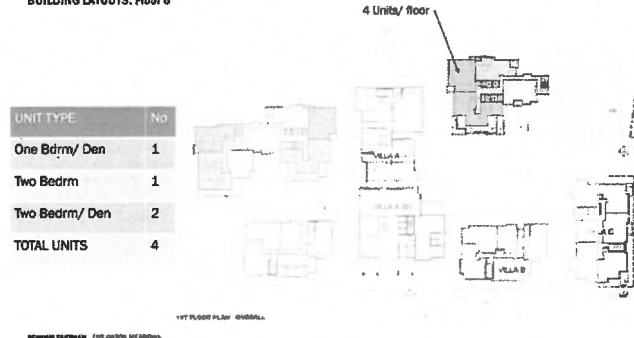
**UNIT COMBINATIONS**  
BUILDING LAYOUTS: Floor 4



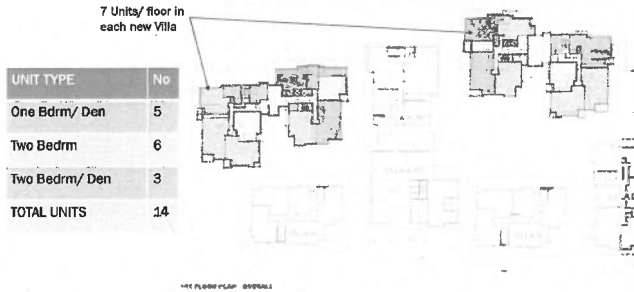
**UNIT COMBINATIONS**  
BUILDING LAYOUTS: Floor 5



**UNIT COMBINATIONS**  
BUILDING LAYOUTS: Floor 6

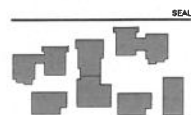


**UNIT COMBINATIONS**  
BUILDING LAYOUTS: Ground Floor



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



SEAL



KEY PLAN

**PERKINS EASTMAN**  
180 Montgomery St., Suite 200  
San Francisco, CA 94104  
T: 415 774 7000

Appoint: **BLACKWOOD PACIFIC**  
36 SOUTHWOOD DRIVE  
ORINDA, CA 94503  
(415) 916-7944  
Owner: **PERKINS EASTMAN**  
800 N. BRAND BLVD., 19TH  
FLOOR CLIFTONALE, CA 91203  
(909) 866-7400  
Arch / Site: **ROBERT ANDERSON**  
4637 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
(925) 396-4400  
Landscape: **G. LAWRENCE GATES**

Structure: **SPRY ENGINEERING**  
46 FREMONT ST., 28TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 988-1004  
Mechanical, Electrical & Plumbing: **ELWOOD**  
100 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7887  
General Contractor: **WAL O'NEIL CONSTRUCTION**  
4300 HAZENDA DR. SUITE 500  
PLEASANTON, CA 94588  
(925) 466-2800

PROJECT TITLE:  
**LOS GATOS MEADOWS**  
110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:  
**BUILDING D-E & F-G  
UNIT MATRIX**

SCALE:  
**A506**

PLANNING SUBMITTAL  
MAY 31, 2024

c:\w\l\l\70561\_Los Gatos\_Site\_B24\_Sweeney\252326.rvt  
5/31/2024 11:20:15 AM

**2 LGM Unit Statistics**  
12" = 14'

Floor		Bldg A	Bldg B	Bldg C	Bldg D/E	Bldg F/G	Bldg H	Totals
Terrace	1 Bed	0	2	1	0	0	2	5
	1 Bed W/ Den	0	2	2	2	3	2	11
	2 Bed	0	1	2	3	3	1	10
	2 Bed w/ Den	0	1	1	2	1	1	6
Second	1 Bed	1	1	0	0	0	1	3
	1 Bed W/ Den	6	3	3	2	2	3	19
	2 Bed	3	1	2	3	3	1	13
	2 Bed w/ Den	2	1	1	4	4	1	13
Third	1 Bed	1	1	0	0	0	0	2
	1 Bed W/ Den	6	2	3	2	2	1	16
	2 Bed	3	3	2	3	3	2	16
	2 Bed w/ Den	2	0	1	4	4	2	13
Fourth	1 Bed	1		0	0	0		1
	1 Bed W/ Den	6		2	2	2		12
	2 Bed	3		2	2	2		9
	2 Bed w/ Den	0		1	4	4		9
Fifth	1 Bed	1			0	0		1
	1 Bed W/ Den	4			1	1		6
	2 Bed	3			2	1		6
	2 Bed w/ Den	0			2	2		4
Sixth	1 Bed	1			0			1
	1 Bed W/ Den	4			1			5
	2 Bed	3			1			4
	2 Bed w/ Den	0			2			2
<b>Totals</b>		<b>50</b>	<b>18</b>	<b>23</b>	<b>42</b>	<b>37</b>	<b>17</b>	<b>187</b>

Total units by type	
1 Bed	13
1 Bed W/ Den	69
2 Bed	58
2 Bed w/ Den	47
<b>Totals</b>	<b>187</b>

**1 LGM Programing Statistics**  
12" = 14'


	Current				
	Units	RSF	GSF	Height	Stories
Villa A	50	65,479	124,517 SF	93.75	3-6
Villa B	18	20,590	36,510 SF	59.0	3
Villa C	23	32,733	51,150 SF	70.0	4
Villa D/E	42	65,610	105,550 SF	70.5	4-6
Villa F/G	37	57,300	93,585 SF	93.5	4-5
Villa H	17	22,016	37,573 SF	59.0	3
				82.0	
<b>Podium Level</b>			<b>49,045 SF</b>		
<b>Total</b>	<b>187</b>	<b>263,728</b>	<b>453,200 SF</b>		
<b>Structured Parking</b>			<b>83,330</b>		
<b>Total w/ Parking</b>			<b>536,530 SF</b>		
<b>Parking Spaces</b>	<b>214</b>				
<b>Balconies (SF)</b>			<b>33,660</b>		
<b>Off-Haul (CY)</b>			SEE SHEET C104		
<b>Open Space</b>					
<b>Resident Count</b>					
<b>Staff Count</b>					

**\*\* STORIES ARE MEASURED FROM FIRST FLOOR LEVEL (505'-0")**  
**\*\* HEIGHTS ARE MEASURED FROM GROUND LEVEL (488'-0")**

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2500  
San Francisco, CA 94104  
T: +1 415 924 7600

Applicant:  
ROCKWOOD PACIFIC  
35 SOUTHWOOD DRIVE  
COSTA, CA 94025  
(415) 816-7544

Owner:  
PRIMET PAPER  
500 N. BRAND BLVD., 19TH  
FLOOR GLENDALE, CA 91203  
(626) 956-1100

Architect:  
PERKINS EASTMAN  
4627 CASABT DRIVE, SUITE 300  
PLEASANTON, CA 94588  
(925) 398-6400

Landscape:  
D. LAWRENCE GATES

Structure:  
KPF CONSULTING ENGINEERS  
45 TREDWELL ST., 20TH FLOOR  
SAN FRANCISCO, CA 94103  
(415) 963-1004

Mechanical, Electrical & Plumbing:  
BLUMBERG  
100 CALIFORNIA ST., 3RD FLOOR  
SAN FRANCISCO, CA 94111  
(415) 398-7057

General Contractor:  
W.J. O'NEIL CONSTRUCTION  
4309 HACIENDA DR. SUITE 500,  
PLEASANTON, CA 94588  
(925) 466-2990

PROJECT TITLE:  
**LOS GATOS MEADOWS**

110 WOOD ROAD  
LOS GATOS, CA 95030

PROJECT No: 70561.00

DRAWING TITLE:  
**PROJECT STATISTICS**

SCALE: 12" = 14"

**A507**

PLANNING SUBMITTAL

JUNE 26, 2024