RH - LOS GATOS

31 UNIVERSITY AVE,
LOS GATOS, CA 95030

ABBREVIATIONS

&	AND
@	AT
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
ADJ	ADJUSTABLE
AHU	AIR HANDLING UNIT
ALUM/AL	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BSMT	BASEMENT
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HGT	CEILING HEIGHT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSK	COUNTERSINK
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DR OPNG	DOOR OPENING
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXIST / (E)	EXISTING
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT LIGHTING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS or GLAZING
GR	GRADE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HC	HOLLOW CORE
HCWD	HOLLOW CORE WOOD DOOR
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HMF	HEATING, VENTILATION & COOLING
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITION
HW	HOT WATER
IN	INCH
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
JST	JOIST
L	LONG (LENGTH)
LAV	LAVATORY
LAM	LAMINATE
LW	LIGHTWEIGHT
LBS	POUNDS
LF	LINEAR FOOT
LH	LEFT-HANDED
LL	LANDLORD
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
NAT	NATURAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OV	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPNG	OPENING
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
P	PAINT
PT	PORCELAIN TILE
PTD	PAINTED
P.T.	PRESSURE TREATED
PTN	PARTITION
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REL	RELEASED
REQD	REQUIRED
REF	REFERENCE
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
SC	SOLID CORE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SIPS	STRUCT. INSULATED PANEL
SND INS	SOUND INSULATION
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAIN
SYS	SYSTEM
T	TREAD
T&G	TONGUE & GROOVE
THK	THICKNESS
THR	THRESHOLD
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOS	TOP OF SLAB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UC	UNDERCUT
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
W/	WITH
W/O	WITHOUT
WA	WALL ANCHOR
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
WP	WORKING POINT
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT

PROJECT DATA

APN:	529 02 044
EXISTING E31 BUILDING AREA (GROSS)	7,233 SF
EXISTING E35 BUILDING AREA (GROSS) (NO CHANGE TO EXISTING GROSS AREA)	8,724 SF 1
EXISTING BASEMENT PARKING GARAGE	38,922 SF
BUILDING TOTAL:	15,957 SF
OCCUPANCY GROUP:	A-2 M 1
ZONING:	C-2, LHP, PD
STORIES:	1
CONSTRUCTION TYPE: GROUND LEVEL BUILDING BASEMENT	1 VB IIA
OCCUPANT LOAD:	A-2 = 113 OCC M = 161 OCC 1
EXISTING BUILDING HEIGHT NEW BUILDING HEIGHT	27'-4" 26'-8"
SPRINKLERED (YES/NO):	YES

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.
2. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY PORTION OF THE WORK WHICH IS PERFORMED WITHOUT A PERMIT ISSUED BY A REGULATORY AUTHORITY OF THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
4. THROUGHOUT THIS SET OF DRAWINGS, THE TERM "RH" REFERS TO THE CLIENT/TENANT. THE TERM "LANDLORD" REFERS TO THE PROPERTY OWNER.
5. THE CONTRACTOR SHALL MAKE NO REVISIONS, ALTERATIONS OR CHANGES TO THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND/OR RH REPRESENTATIVE. NO ADDITIONAL COSTS FROM THE GENERAL CONTRACTOR SHALL BE CONSIDERED AND THE WORK MAYBE REQUIRED TO BE REMOVED WITHOUT SUCH APPROVAL BY ARCHITECT.
6. SEE SPECIFICATIONS FOR ADDITIONAL CRITERIA AND CONSTRUCTION REQUIREMENTS.
7. DIMENSIONS SHOWN AS 'VIF' SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN. DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
8. DIMENSIONS SHOWN AS 'CLEAR' OR 'HOLD' SHALL BE MAINTAINED AND ALLOW FOR THICKNESS OF FINISHES. INCLUDING FLOOR FINISHES. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
9. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
10. ELEVATIONS REFERENCED ARE ABOVE THE FINISH FLOOR FOR EACH ROOM THROUGHOUT TENANT SPACE, UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS MAY VARY FROM ROOM TO ROOM DEPENDING UPON FLOOR FINISHES.
11. GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A CERTIFICATE OF CONSTRUCTION COMPLIANCE WITH ENERGY CONSERVATION STANDARDS UPON FINAL BUILDING DEPARTMENT INSPECTIONS (WHERE REQUIRED).
12. GENERAL CONTRACTOR SHALL PREPARE THE FLOOR LEVEL TO BE SMOOTH, AND FILL ALL FLOOR DRAINS, FLOOR SINKS OR OTHER SUCH DEPRESSIONS, CRACKS OR IRREGULARITIES IN FLOOR SLAB.
14. GENERAL CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL TRADES AS REQUIRED BY CODE. LOCATIONS TO BE APPROVED BY ARCHITECT AND/OR RH REPRESENTATIVE PRIOR TO EXECUTION OF WORK.
15. FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY LOCAL GOVERNMENT AGENCY SHALL BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN CONTRACT.

SCOPE DESCRIPTION

TENANT IMPROVEMENT OF TWO GROUND FLOOR TENANT SPACES. THE TWO SPACES WILL HAVE THE INTERIOR DEMOLISHED AND RE-CONFIRMED INTO ONE SPACE. THE NEW USE WILL BE A RETAIL SHOWROOM (M) OCCUPANCY INCLUDING A FULL SERVICE RESTAURANT (A-2) OCCUPANCY.

THERE IS NO CHANGE IN GROSS BUILDING AREA OR PROPOSED USE. SCOPE TO INCLUDE COMPLETE BUILD-OUT WITH ASSOCIATED PLUMBING, MECHANICAL, ELECTRICAL, KITCHEN EQUIPMENT AND FINISHES THROUGHOUT.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS BY CONTRACTORS:

ALL DEFERRED SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OF RECORD OR ENGINEER OF RECORD PRIOR TO BEING SUBMITTED TO THE CITY OF WALNUT CREEK FOR REVIEW AND APPROVAL.

1. FIRE SPRINKLERS
2. FIRE ALARM SYSTEM
3. FIRE DEPARTMENT CONNECTION
4. EXTERIOR BUILDING SIGN PACKAGE

DRAWING INDEX

		11/06/2024 PLANNING SUBMITTAL	01/09/2025 PLANNING SUBMITTAL 2	03/05/2025 TECH REVIEW COMMENTS	05/21/2025 TECH REVIEW COMMENTS 2	07/14/2025 TECH REVIEW COMMENTS 3
ARCHITECTURE						
A001	COVER SHEET	●	●	●	●	●
GENERAL						
G004	CONSTRUCTION BEST MANAGEMENT PRACTICES			●	●	1
CIVIL						
CS-1	CIVIL SURVEY			●	●	
CS-2	ALTA SURVEY				●	2
C1.0	COVER SHEET			●	●	●
C2.0	EXISTING CONDITIONS			●	●	
C3.0	DEMOLITION PLAN			●	●	●
C4.0	SITE LAYOUT PLAN			●	●	●
C4.1	GRADING AND DRAINAGE PLAN				●	● 2
C5.0	DETAILS			●	●	
LANDSCAPE						
T-1A	TREE PRESERVATION INSTRUCTIONS				●	
T-1B	TREE PRESERVATION INSTRUCTIONS				●	
T-1C	TREE PRESERVATION INSTRUCTIONS				●	
LANDSCAPE						1
LS100	PRELIMINARY LANDSCAPE NOTES AND SCHEDULE			●	●	●
LS101	PRELIMINARY LANDSCAPE PLAN			●	●	●
ARCHITECTURE						
A004	ARCHITECTURAL SITE PLAN PATH OF TRAVEL	●	●	●	●	●
A005	EXISTING BASEMENT PARKING PLAN	●	●	●	●	
A005.1	EXISTING FLOOR PLAN	●	●	●	●	
A006	DEMOLITION PLAN			●	●	●
A006.1	DEMOLITION ROOF PLAN			●	●	
A006.2	DEMOLITION EXTERIOR ELEVATIONS			●	●	2
A006.3	DEMOLITION EXTERIOR ELEVATIONS			●	●	
A006.4	TECHNICAL DEMOLITION PLAN				●	
A006.5	TECHNICAL DEMOLITION EXTERIOR ELEVATIONS				●	
A007	SIGHT LINE STUDY			●	●	
A008	MASSING ELEVATIONS			●	●	
A009	EXTERIOR ELEVATIONS COMPARISON			●	●	
A101	FLOOR PLAN	●	●	●	●	
A103	ROOF PLAN	●	●	●	●	
A200	EXISTING EXTERIOR ELEVATIONS	●	●	●	●	
A201	EXTERIOR ELEVATIONS	●	●	●	●	1
A301	BUILDING SECTIONS	●	●	●	●	
A601	MATERIAL FINISHES	●	●	●	●	
A800.1	EXISTING BUILDING PHOTOS	●	●	●	●	
A800.2	EXISTING BUILDING PHOTOS	●	●	●	●	1
A801	EXTERIOR BUILDING RENDERS	●	●	●	●	
A802	EXTERIOR BUILDING RENDERS			●	●	
A803	EXTERIOR BUILDING RENDERS	●	●	●	●	
A804	EXTERIOR BUILDING RENDERS - NIGHT	●	●	●	●	
A805	EXTERIOR BUILDING RENDERS - NIGHT	●	●	●	●	
A806	INTERIOR BUILDING RENDERS			●	●	
A807	INTERIOR BUILDING RENDERS			●	●	
PLUMBING						
P100	PARKING DECK PLUMBING PLAN			●	●	
LIGHTING						
LT - 1.0	LIGHTING LAYOUT	●	●	●	●	
LT - 2.0	EXTERIOR LIGHTING ELEVATION	●	●	●	●	

CODE INFORMATION

AUTHORITY HAVING JURISDICTION:
TOWN OF LOS GATOS

BUILDING CODE:	CALIFORNIA BUILDING CODE	2022
GREEN BUILDING CODE:	CALIFORNIA GREEN BUILDING STANDARD CODE	2022
ACCESSIBILITY CODE:	CALIFORNIA BUILDING CODE	2022
ENERGY CODE:	CALIFORNIA ENERGY CODE	2022
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE	2022
PLUMBING CODE:	CALIFORNIA PLUMBING CODE	2022
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE	2022
FIRE CODE:	CALIFORNIA FIRE CODE	2022
HEALTH CODE:	CALIFORNIA RETAIL FOOD CODE	2022

VICINITY MAP

PROJECT DIRECTORY

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DEPARTMENT OF ENVIRONMENTAL HEALTH
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SYMBOL LEGEND

NORTH ARROW — TRUE NORTH, PROJECT NORTH

GRID / COLUMN LINES — 1, 2, A, B

SECTION / DETAIL — AX.X; SECTION NUMBER, SHEET NUMBER

EXTERIOR ELEVATION — AX.X; ELEVATION NUMBER, SHEET NUMBER

INTERIOR ELEVATION — X, AX.X, X, X; ELEVATION NUMBER, SHEET NUMBER

ENLARGED PLAN OR DETAIL — AX.X; PLAN OR DETAIL NUMBER, SHEET NUMBER

WORK / CONTROL OR DATUM LEVEL — FIFTH FLOOR, +44' - 6"

SPOT ELEVATION — +44' - 6"

SHEET NOTE — ?

DOOR — XXX

WINDOW — XX

FIXTURE (TYPE VARIES) — X-X

FINISH MATERIAL — XX

WALL / PARTITION TYPE — XX

REVISION — X; REVISION NUMBER

RH

RH - LOS GATOS

Project Address

**31 UNIVERSITY AVE,
LOS GATOS, CA 95030**

Architect

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Seal

Consultant

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No.	Date	Issue/ Revised
	10/18/2024	PRE-APPLICATION PACKAGE
	11/06/2024	PLANNING SUBMITTAL
	11/22/2024	100% SCHEMATIC DESIGN
	01/09/2025	PLANNING SUBMITTAL 2
1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

Project 59485

Drawn By: BD

Reviewed By: RN

Scale NO SCALE

Drawing Title

COVER SHEET

Drawing No.

A001

EXHIBIT 20

Santa Clara Valley *Urban Runoff* Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

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

Materials, Waste, and Sediment Management

Construction Entrances and Perimeter

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

Non-Hazardous Materials and Dust Control

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

Hazardous Materials

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

Waste Management

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

Equipment Management & Spill Control

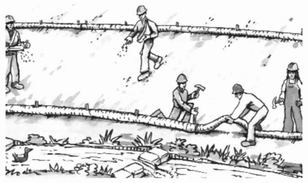
Vehicle and Equipment Maintenance

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

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

Landscaping

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

Concrete Management & Dewatering

Concrete Management

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

Dewatering

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

Paving/Asphalt Work

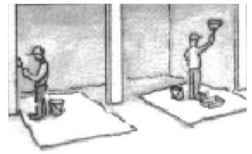
Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Painting & Paint Removal



Painting Cleanup and Removal

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

Copper Architectural Features

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

During Installation

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

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

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

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

February 2024, WVCWA 4/24

RH

RH - LOS GATOS

Project Address

31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

MBH
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Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

Seal

Consultant

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No.	Date	Issue/ Revised
1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

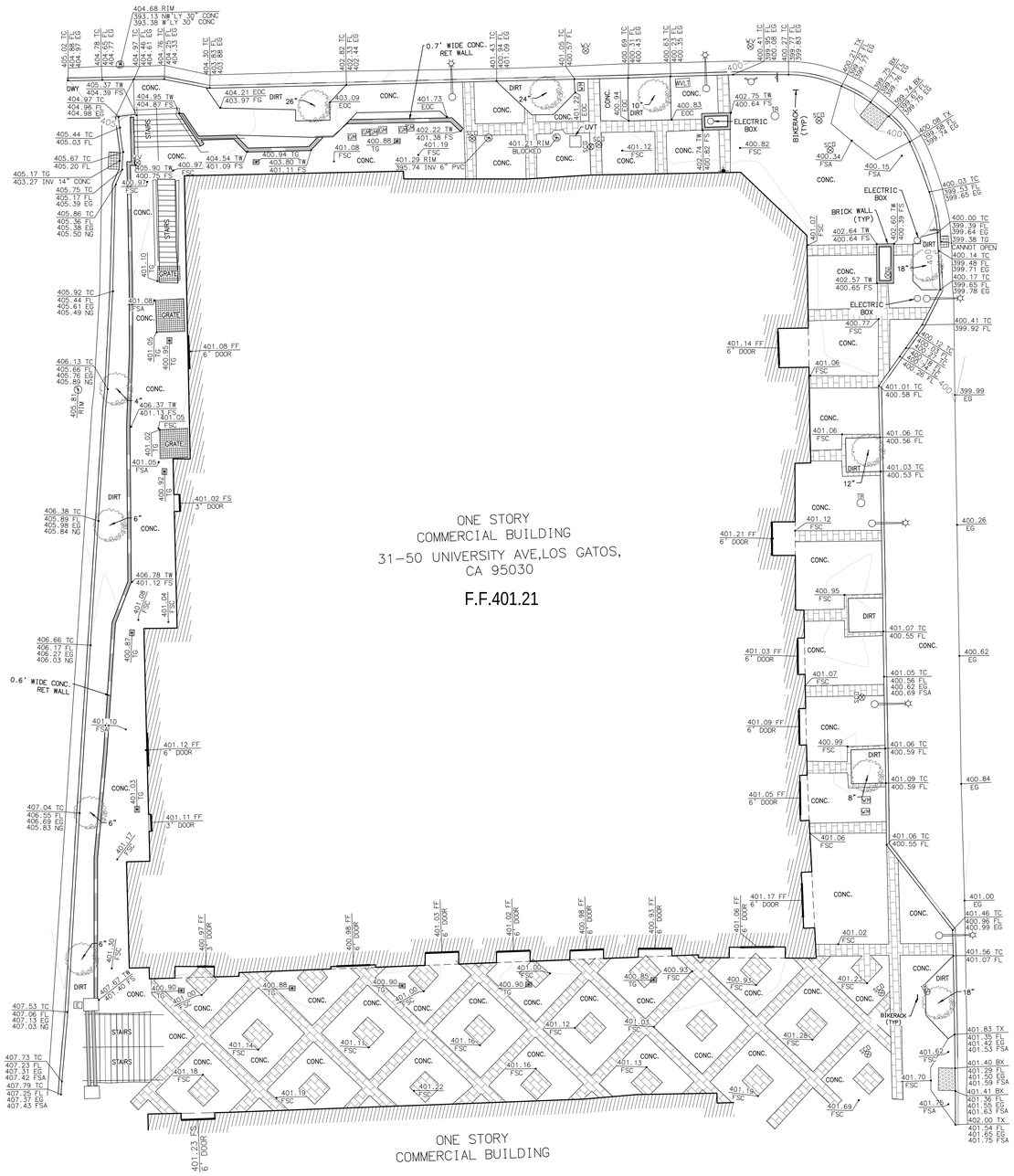
Reviewed By: RN

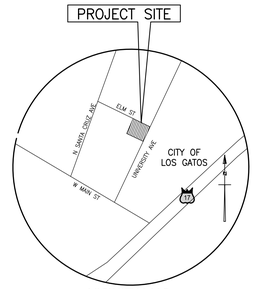
Scale

Drawing Title
CONSTRUCTION BEST MANAGEMENT PRACTICES

Drawing No.
G004

TOPOGRAPHIC SURVEY





ABBREVIATIONS

BX	BOTTOM OF TRANSITION
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CONC.	CONCRETE
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEC.	ELECTRICAL
EOC	EDGE OF CONCRETE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FG	FINISHED GROUND
FS	FINISHED SURFACE
FSA	FINISHED SURFACE ASPHALT
FSC	FINISHED SURFACE CONCRETE
GV	GAS VALVE
INV	INVERT OF PIPE
MH	MANHOLE
NTS	NOT TO SCALE
RET WALL	RETAINING WALL (CONCRETE)
SCO	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TR	TRASH RECEPTACLE
TX	TOP OF TRANSITION
TYP.	TYPICAL
UVT	UNKNOWN VAULT
WL	WALL
WVLT	WATER VAULT
WV	WATER VALVE
W'LY	WESTERLY
NW'LY	NORTHWESTERLY

LEGEND

- AREA DRAIN (SQUARE)
- ELECTRONIC TEST STATION
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- ELECTRIC CABINET
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- SEWER CLEAN OUT
- SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT
- TELEPHONE MANHOLE
- TREE
- WATER MANHOLE
- WATER METER
- WATER VALVE

LINETYPES

- BUILDING LINE/HATCH
- BRICK LINE/HATCH
- CONC LINE/HATCH
- CURB FACE WITH BACK OF CURB (0.5' O/S)
- FLOWLINE
- WALL

BENCHMARK:

BENCHMARK: BM1003

DESCRIPTION: BRASS DISC ON TOP OF CONCRETE SIDEWALK; AT THE SOUTH CORNER OF INTERSECTION FOR S SANTA CRUZ AVENUE AND W MAIN STREET; ABOUT 100 FEET SOUTHWEST FROM CENTERLINE FOR W MAIN STREET; NEAR A PUBLIC BUS STOP; RESET IN 2007. CITY OF LOS GATOS

NAVD88 (FT) ELEV = 412.80 EPOCH: 2020.33

ZONING

C-2 – CENTRAL BUSINESS COMMERCIAL ZONE PER TOWN OF LOS GATOS ZONING MAP: ACCESSED FROM CITY OF LOS GATOS WEBSITE DATED MARCH 22, 2024 ACCESSED ON NOVEMBER 19, 2024.
OVERLAY ZONES
LHP – LANDMARK & HISTORIC PRESERVATION
PD – PLANNED DEVELOPMENT

COMMENTS:

SITE ADDRESS:	31–50 UNIVERSITY AVE, LOS GATOS, CA 95030
APN:	529-002-44
BOUNDARY LINES:	THIS IS NOT A BOUNDARY SURVEY
FEMA:	THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06085C0376H EFFECTIVE DATE MAY 18, 2009.
PUBLIC ACCESS:	PUBLIC ACCESS TO SITE FROM ELM STREET AND UNIVERSITY AVENUE
DATE(S) OF FIELDWORK:	10/30/2024
NOTE:	THIS IS NOT A BOUNDARY SURVEY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING IMPROVEMENTS FOR DESIGN.

PREPARED UNDER THE DIRECTION OF:

12/04/2024

CHRISTOPHER JONES, PLS 8193
chris.jones@kpff.com

LICENSED LAND SURVEYOR
CHRISTOPHER M. JONES
No.8193
STATE OF CALIFORNIA

CS-1

SCALE: 1"=10'

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	2400791
DATE PREPARED	12/04/2024
DRAWN BY	SZ & DG
CHECKED BY	CL

31–50 UNIVERSITY AVE,LOS GATOS

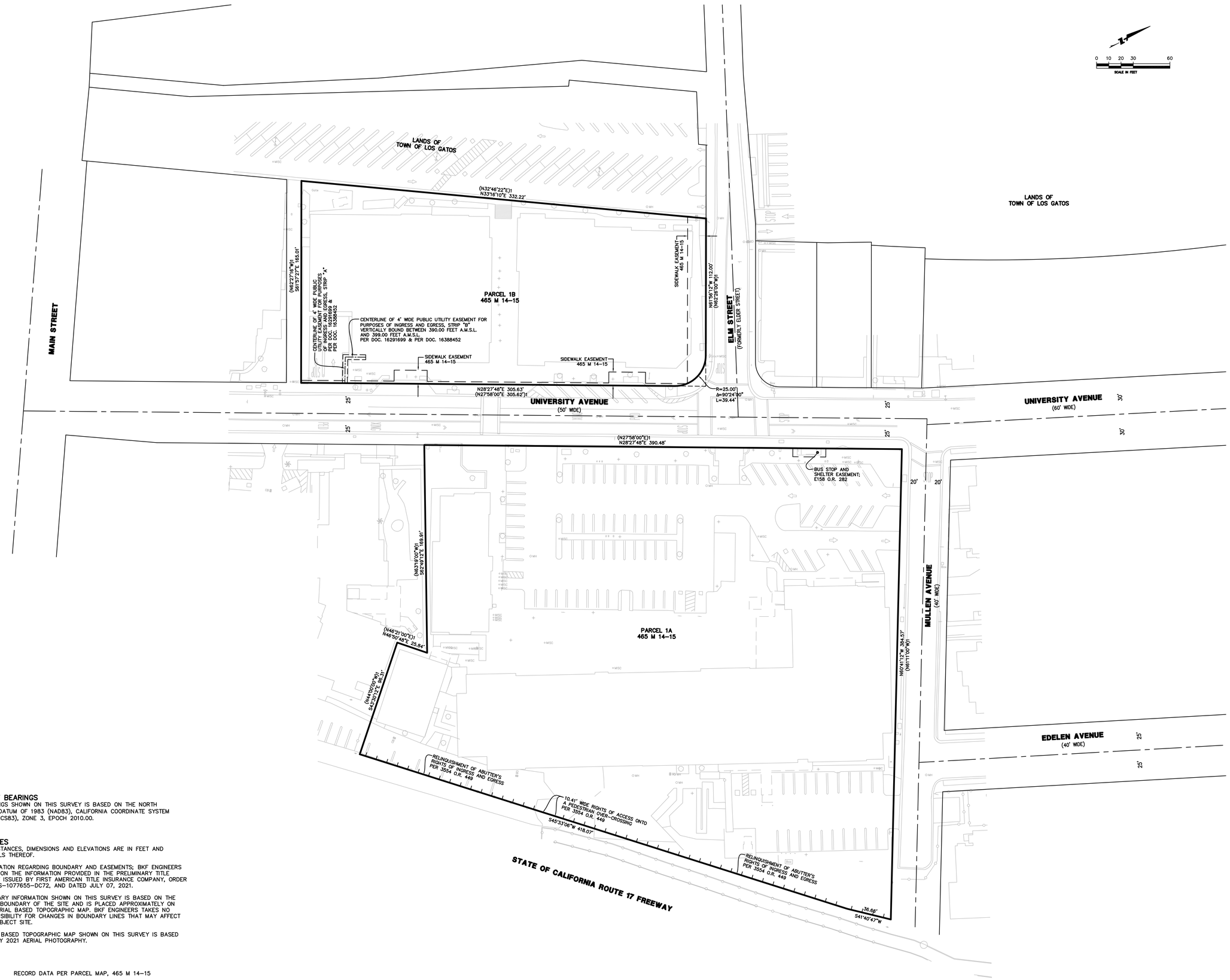
PREPARED FOR:
MBH ARCHITECTS
MR RICK NELSON
960 ATLANTIC AVE,
ALAMEDA, CA 94501

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

SHEET 1 OF 1

P:\2024\2400791 31-50 University Los Gatos - Survey\Survey\CAD\Design Survey\2400791-xr-CS.dwg 12/4/2024

© BKF ENGINEERS



BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 3, EPOCH 2010.00.

MAP NOTES

1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. INFORMATION REGARDING BOUNDARY AND EASEMENTS; BKF ENGINEERS RELIED ON THE INFORMATION PROVIDED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER No. NCS–1077655–DC72, AND DATED JULY 07, 2021.
3. BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED ON THE PAPER BOUNDARY OF THE SITE AND IS PLACED APPROXIMATELY ON THE AERIAL BASED TOPOGRAPHIC MAP. BKF ENGINEERS TAKES NO RESPONSIBILITY FOR CHANGES IN BOUNDARY LINES THAT MAY AFFECT THE SUBJECT SITE.
4. AERIAL BASED TOPOGRAPHIC MAP SHOWN ON THIS SURVEY IS BASED ON JULY 2021 AERIAL PHOTOGRAPHY.

LEGEND

( )1 RECORD DATA PER PARCEL MAP, 465 M 14–15

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408–467–9100
www.bkf.com

RECORD [PAPER] BOUNDARY AND EASEMENTS
OLD TOWN LOS GATOS, 23 UNIVERSITY AVENUE
LOS GATOS, CA

SANTA CLARA COUNTY, CALIFORNIA

LOS GATOS

No.	Revisions

Date: 12–22–2022
Scale: 1" = 30'
Design: ---
Drawn: DS
Approved: JAK
Job No: 20211113

Drawing Number:

CS-2

SHEET 1 OF 1

Plotted: 22-DEC-2022 08:42 By: Kathleen Bell
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RH LOS GATOS

31 UNIVERSITY AVENUE
LOS GATOS, CA
APN 529-02-044

LEGEND

- PROPERTY/ RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- OVERALL LIMIT OF WORK
- BUILDING OUTLINE
- BUILDING OVERHANG
- CURB
- CURB AND GUTTER
- SAWCUT LINE
- ASPHALT PAVEMENT
- ASPHALT PAVEMENT (HEAVY)
- CONCRETE PAVEMENT
- BIORETENTION AREA
- MAJOR CONTOUR (100)
- MINOR CONTOUR (100)
- GRADE BREAK (GB)
- RETAINING WALL
- GRADING SLOPE
- DAYLIGHT LINE
- SWALE
- FENCE
- STORM DRAIN MANHOLE (D)
- STORM DRAIN INLET
- CLEANOUT (CO)
- SANITARY SEWER MANHOLE (S)
- FIRE HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER METER (WM)
- LIGHT POLE
- ELECTRIC BOX
- TELEPHONE BOX
- POWER POLE
- ACCESSIBLE PARKING
- SPOT ELEVATION (TC XX.XX / FS XX.XX)
- PROPOSED SLOPE (2.0%)

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICAN DISABILITIES ACT
APPROX.	APPROXIMATE
BLDG	BUILDING
BW	BACK OF WALK
CL	CENTERLINE
CO	CLEANOUT
CONC.	CONCRETE
COTG	CLEANOUT TO GRADE
Δ	DELTA
DIA.,Ø	DIAMETER
(E)	EXISTING
EG	EXISTING GRADE
EL OR ELEV	ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FND	FOUNDATION
FS	FINISH SURFACE
FT	FOOT OR FEET
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
NTS	NOT TO SCALE
O.D	OUTSIDE DIAMETER
OVH/OH	OVERHEAD
(P)	PROPOSED
P/L	PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
PED	PEDESTRIAN
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENT
PVMT	PAVEMENT
PVT	PRIVATE
R	RADIUS
R.O.W	RIGHT-OF-WAY
S	SLOPE (FT/FT)
SF	SQUARE FEET
SHT	SHEET
ST	STREET
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W	WATER
W/	WITH

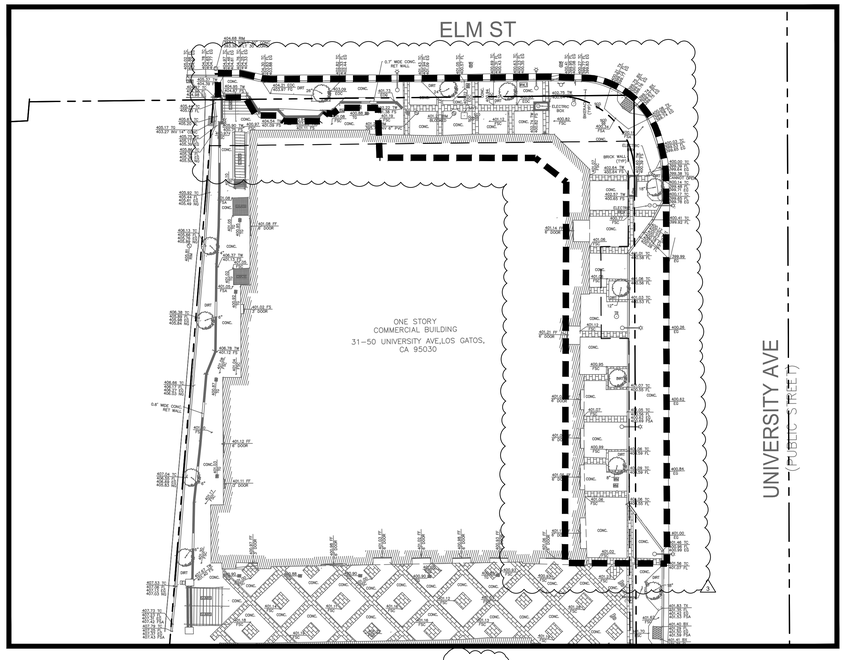
BENCHMARK:

BENCHMARK: BM1003

DESCRIPTION: BRASS DISC ON TOP OF CONCRETE SIDEWALK; AT THE SOUTH CORNER OF INTERSECTION FOR S SANTA CRUZ AVENUE AND W MAIN STREET; ABOUT 100 FEET SOUTHWEST FROM CENTERLINE FOR W MAIN STREET; NEAR A PUBLIC BUS STOP; RESET IN 2007. CITY OF LOS GATOS

NAVD88 (FT) ELEV = 412.80 EPOCH: 2020.33

CALL BEFORE YOU DIG



SITE MAP
1" = 20'

PROJECT CONTACTS

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RICK NELSON

CIVIL ENGINEER
TYLER WHALEY, PE
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925.398.4840

LANDSCAPE ARCHITECT
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KIMLEY-HORN AND ASSOCIATES, INC.
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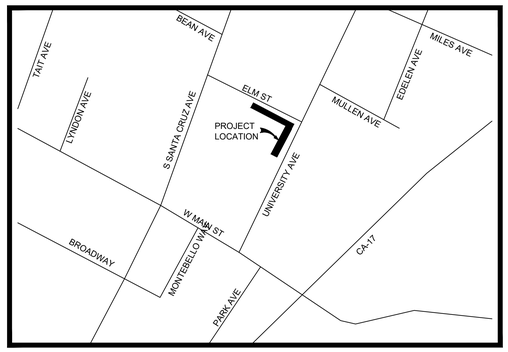
SAN JOSE, CA 95113
408.314.7846

SHEET LIST TABLE

Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C3.0	DEMOLITION PLAN
C4.0	SITE LAYOUT PLAN
C4.1	GRADING AND DRAINAGE PLAN
C5.0	DETAILS
T-1A	TREE PRESERVATION INSTRUCTIONS
T-1B	TREE PRESERVATION INSTRUCTIONS
1-1C	TREE PRESERVATION INSTRUCTIONS
LS100	PRELIMINARY LANDSCAPE NOTES AND SCHEDULE
LS101	PRELIMINARY LANDSCAPE PLAN



VICINITY MAP
NTS

DESIGN ENGINEER NOTES

1. THE TERM 'DESIGN ENGINEER' USED HEREIN SHALL MEAN THE ENGINEER WHO HAS SIGNED AND SEALED HIS/HER RESPECTIVE PLAN SHEETS AND IS IN RESPONSIBLE CHARGE OF THE ENGINEERING DESIGN ON THOSE SHEETS. THE TERM 'CONTRACTOR' USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS.
2. THE DESIGN ENGINEER SHALL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, IMPLEMENT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR ALL REQUIRED SAFETY MEASURES, PROCEDURES AND PROGRAMS AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE DESIGN ENGINEER HAVE ANY AUTHORITY OR RESPONSIBILITY TO DIRECT OR STOP THE WORK OF ANY CONTRACTOR.
4. ANY CHANGES MADE BY THE CONTRACTOR TO THE CONTRACTUALLY AGREED UPON SCOPE, SCHEDULE AND/OR FEE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE OWNER, IS THE SOLE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIRECTING, IMPLICITLY OR EXPLICITLY ANY SUCH CHANGES AND THE CONTRACTOR ASSUMES ALL RISK OF UNDERTAKING ANY SUCH CHANGES.
5. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGN ENGINEER AND OWNER, THEIR OFFICERS, AGENTS AND EMPLOYEES, HARMLESS FROM AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE OR CONCURRENT NEGLIGENCE OF THE OWNER OR THE DESIGN ENGINEER.
6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL ISSUE A RFI IN WRITING FROM THE DESIGN ENGINEER AND THE OWNER, REQUESTING A CLARIFICATION BEFORE PERFORMING ANY RELATED OR IMPACTED WORK. ANY ELECTRONIC FILES ARE PROVIDED ONLY FOR THE CONVENIENCE OF THE RECEIVING PARTY AND ARE INTENDED SOLELY FOR THE EXCLUSIVE USE BY THAT PARTY FOR THE PURPOSES EXPRESSLY AUTHORIZED, IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE, ONLY PRINTED COPIES OF DOCUMENTS DESIGNATED AS "ISSUED FOR CONSTRUCTION", OR EQUIVALENT DESIGNATION, MAY BE RELIED UPON.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING ITS BID, IN WHOLE AND IN PART, BASED UPON THE DESIGN SHOWN ON THESE PLANS. THE CONTRACTOR IS NOT AUTHORIZED TO USE ANY QUANTITIES SHOWN ON THESE PLANS WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. THE DESIGN ENGINEER MAKES NO WARRANTY OR REPRESENTATION AS TO THE SUITABILITY OF ANY INFORMATION SHOWN HEREON FOR DETERMINING A CONTRACTOR BID.
8. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.
9. THE EXISTENCE, LOCATION, TYPE, CONDITION AND SIZE OF UNDERGROUND UTILITIES, FACILITIES OR STRUCTURES ("FACILITIES") SHOWN ON THESE PLANS WAS OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS, OR AS PROVIDED BY OTHERS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. THE CONTRACTOR SHALL CONFIRM SAID INFORMATION BY FIELD MEASUREMENTS, OBSERVATIONS AND WHATEVER MEANS NECESSARY, PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL IMMEDIATELY INFORM THE DESIGN ENGINEER IN WRITING OF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND. THE CONTRACTOR SHALL PROTECT THE FACILITIES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS, AS NEEDED. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL SUCH FACILITIES WHETHER NOTED ON THESE PLANS OR NOT. THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER AND/OR AUTHORITY HAVING JURISDICTION AS NEEDED.
11. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK ADJACENT TO, ABOVE OR BELOW THEIR FACILITIES AND SHALL COORDINATE ALL WORK WITH UTILITY COMPANY REPRESENTATIVES.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED GRADING ELEMENTS BEFORE THE START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
13. UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD. THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY, UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLABS THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE PAVEMENTS, ETC. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD
14. PROPOSED BUILDING PAD ELEVATIONS, IF SHOWN, ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. CONTRACTOR SHALL CONFIRM SLAB STRUCTURAL SECTION THICKNESSES AND PAD PREPARATION REQUIREMENTS PRIOR TO GRADING FINISHED PADS.
15. THE CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL AND ALL OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. SHOULD DISCREPANCIES OR CONFLICTING INFORMATION BE FOUND ON ANY PLANS, OR IN ANY SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK IN QUESTION.
16. THE PROPOSED BUILDING FOOTPRINT(S) AND OTHER STRUCTURE FOOTPRINTS SHOWN IN THESE PLANS WERE PROVIDED TO THE DESIGN ENGINEER BY THE PROJECT ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OF THESE FOOTPRINTS AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING WITH THE RELEVANT DESIGN TEAM PROFESSIONALS, AND USING THE FINAL, CORRECT VERSION OF THE FOOTPRINTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE STRUCTURE'S FINAL POSITION ON THE SITE BASED UPON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL PLANS, SURVEY AND ANY OTHER RELEVANT DOCUMENTS. ANY DIFFERENCES FOUND SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER AND OWNER/PROJECT ARCHITECT.
17. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT THE PROJECT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS, BY APPROPRIATE MEANS, OR BY SPECIFIC MEANS DESCRIBED IN THE PROJECT'S PLANS, SPECIFICATIONS OR STORM WATER POLLUTION PREVENTION REPORT, UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND THE AGENCY HAVING JURISDICTION. THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY TO DIRECT THE CONTRACTOR REGARDING THE MEANS AND METHODS OF STORMWATER POLLUTION PREVENTION, SEQUENCE, OR SCHEDULE.
18. ALL SHOP DRAWINGS, RFIS AND ANY OTHER DOCUMENTS THAT REQUIRE DESIGN ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, TO ALLOW ADEQUATE REVIEW, COORDINATION AND RESPONSE. SAID DOCUMENTS ARE NOT A DIRECTION FROM THE DESIGN ENGINEER TO MODIFY THE CONTRACTORS SCOPE, SCHEDULE OR PRICE, AND THE CONTRACTOR WARRANTS NOT TO USE THEM AS SUCH.
19. THE CONTRACTOR SHALL ENSURE APPROPRIATE LICENSED PROFESSIONALS HAVE BEEN RETAINED BY THE CONTRACTOR TO PROVIDE ANY/ALL REQUIRED PROJECT CERTIFICATIONS AS MAY BE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION. THE DESIGN ENGINEER WILL NOT PROVIDE ANY PROJECT CERTIFICATIONS UNLESS SPECIFICALLY RETAINED BY THE OWNER TO PROVIDE LIMITED SERVICES.
20. CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO DOCUMENT ALL CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS DURING CONSTRUCTION. THE LICENSED SURVEYOR SHALL PREPARE A SIGNED AND SEALED "AS-BUILT" DRAWING UPON COMPLETION OF CONSTRUCTION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE PREPARATION IN WHOLE OR IN PART OF THE "AS-BUILT" DRAWINGS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE MOST CURRENT VERSION OF THE LAND SURVEYORS ACT.
22. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF VACAVILLE STANDARD SPECIFICATIONS, STANDARD DRAWINGS, AND DESIGN STANDARDS.

ENGINEER'S GRADING NOTES

1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
2. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS TO NEARBY STORM DRAIN CATCH BASIN/RETENTION BASIN FOR ALL NATURAL AND PAVED AREAS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL BLUESTAKE AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
9. TOPOGRAPHIC INFORMATION WAS TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY UNICO ENGINEERING, INC. DATED 02/20/2025. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHIC AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL HAVE MADE, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. THE CONTRACTOR SHALL SALVAGE, STRIP, REMOVE, OR PROTECT IN PLACE (AS APPLICABLE) ALL EXISTING TREES, FILLS, STRUCTURES, UNDERGROUND UTILITIES OR OBSTRUCTIONS, VEGETATION, ORGANIC TOPSOIL, DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS FROM THE PROPOSED BUILDING AND PAVEMENT AREAS. ALL EXPOSED SURFACES SHOULD BE FREE OF MOUNDS AND DEPRESSIONS THAT COULD PREVENT UNIFORM COMPACTION.
12. ALL PROPOSED ELEVATIONS ARE TO FINISHED SURFACE.
13. PROPOSED ELEVATIONS AND CONTOURS REPRESENT PAVEMENT SURFACE ELEVATION, UNLESS OTHERWISE STATED.
14. ADD 0.5 FEET TO PROPOSED ELEVATIONS FOR TOP OF CURB ELEVATION, UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ELEVATION DISCREPANCIES DISCOVERED DURING CONSTRUCTION. ANY DEMOLITION AND REWORK ASSOCIATED WITH ELEVATION DISCREPANCIES NOT REPORTED TO THE ENGINEER, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
16. ALL GRADING ACTIVITIES SHALL CONFORM TO THE GEOTECHNICAL REPORT NO. 731805601 BY LANGAN DATED 03/05/2025.

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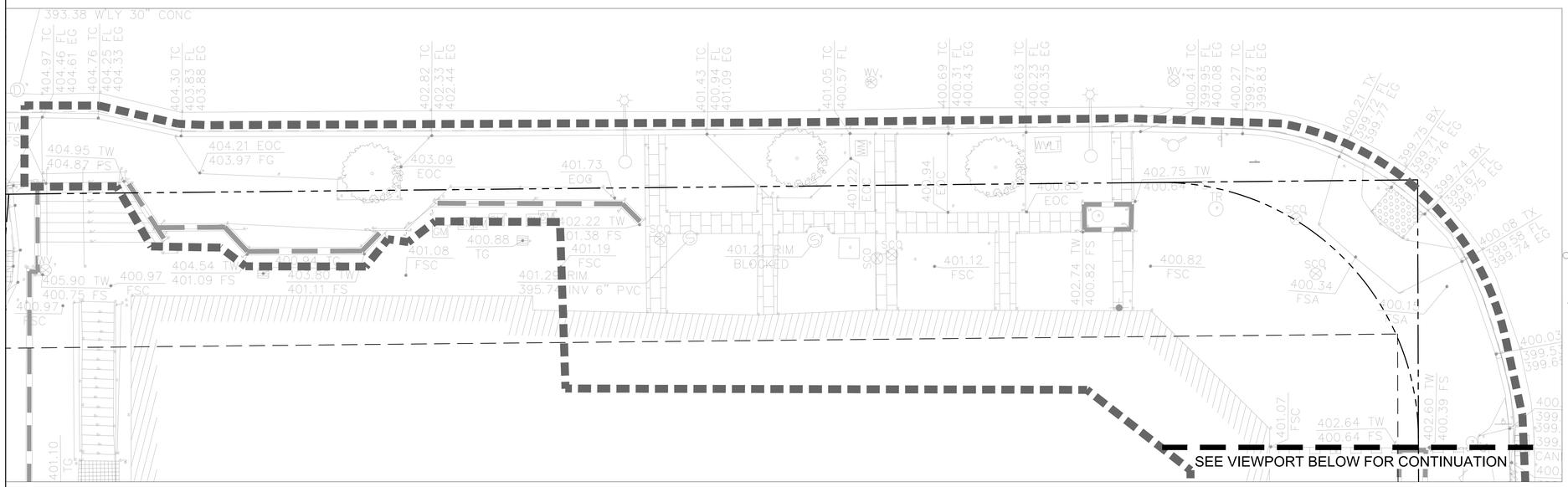
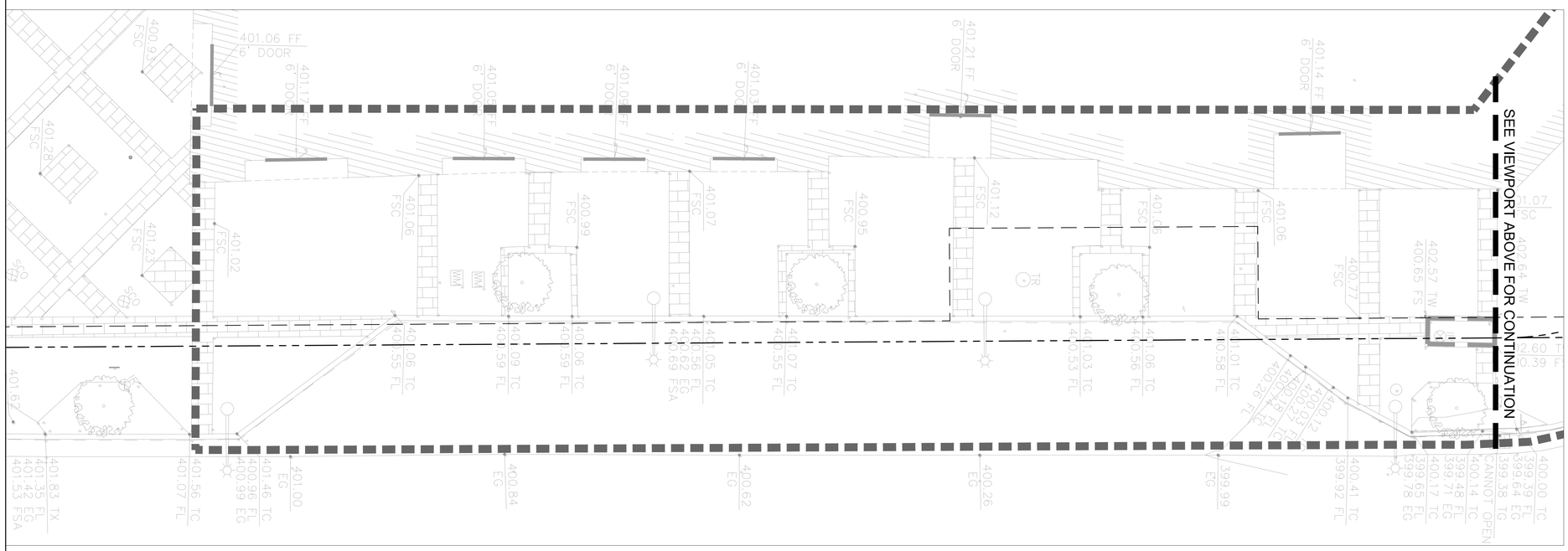
Project No.	197432006
Drawn By:	TL
Reviewed By:	CG
Scale	As noted
Drawing Title	COVER SHEET

Drawing No.

C1.0



ELM STREET FRONTAGE
SCALE: 1"=5'



UNIVERSITY AVE FRONTAGE
SCALE: 1"=5'

LEGEND

- AREA DRAIN (SQUARE)
- ELECTRONIC TEST STATION
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- ELECTRIC CABINET
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- SEWER CLEANOUT
- SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREETLIGHT
- TELEPHONE MANHOLE
- TREE
- WATER MANHOLE
- WATER METER
- WATER VALVE

LINETYPES

- PROPERTY LINE
- EASEMENT LINE
- APPROXIMATE LIMIT OF WORK
- BUILDING LINE/HATCH
- BRICK LINE/HATCH
- CONC LINE/HATCH
- CURB FACE WITH BACK OF CURB (0.5' O/S)
- FLOWLINE
- WALL

ABBREVIATIONS

BEG	BEGIN
BX	BOTTOM OF TRANSITION
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CONC.	CONCRETE
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEC.	ELECTRICAL
EOC	EDGE OF CONCRETE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FG	FINISHED GROUND
FS	FINISHED SURFACE
FSA	FINISHED SURFACE ASPHALT
FSC	FINISHED SURFACE CONCRETE
GV	GAS VALVE
INV	INVERT OF PIPE
MH	MANHOLE
NTS	NOT TO SCALE
RET WALL	RETAINING WALL (CONCRETE)
SCO	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TR	TRASH RECEPTACLE
TX	TOP OF TRANSITION
TYP.	TYPICAL
UVT	UNKNOWN VAULT
WL	WALL
WVLT	WATER VAULT
WV	WATER VALVE
WLY	WESTERLY
NWLY	NORTHWESTERLY

BENCHMARK

BENCHAMRK: BM1003

DESCRIPTION: BRASS DISC ON TOP OF CONCRETE SIDEWALK; AT THE SOUTH CORNER OF INTERSECTION FOR S SANTA CRUZ AVENUE AND W MAIN STREET; ABOUT 100 FEET SOUTHWEST FROM CENTERLINE FOR W MAIN STREET; NEAR A PUBLIC BUS STOP; RESET IN 2007. CITY OF LOS GATOS

NAVD88 (FT) ELEV = 412.80 EPOCH: 2020.33

ZONING

C-2 - CENTRAL BUSINESS COMMERCIAL ZONE PER TOWN OF LOS GATOS ZONING MAP: ACCESSED FROM CITY OF LOS GATOS WEBSITE DATED MARCH 22, 2024 ACCESSED ON NOVEMBER 19, 2024.
OVERLAY ZONES
LHP - LANDMARK & HISTORIC PRESERVATION
PD - PLANNED DEVELOPMENT

COMMENTS

SITE ADDRESS:	31-50 UNIVERSITY AVE, LOS GATOS, CA 95030
APN:	529-002-44
BOUNDARY LINES:	THIS IS NOT A BOUNDARY SURVEY
FEMA:	THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06085C0376H EFFECTIVE DATE MAY 18, 2009.
PUBLIC ACCESS:	PUBLIC ACCESS TO THE SITE FROM ELM STREET AND UNIVERSITY AVENUE
DATE(S) OF FIELDWORK:	10/30/2024
NOTE:	THIS IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING IMPROVEMENTS FOR DESIGN.

GRAPHIC SCALE IN FEET
0 2.5 5 10

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2	07/14/2025	TECH REVIEW COMMENTS 3

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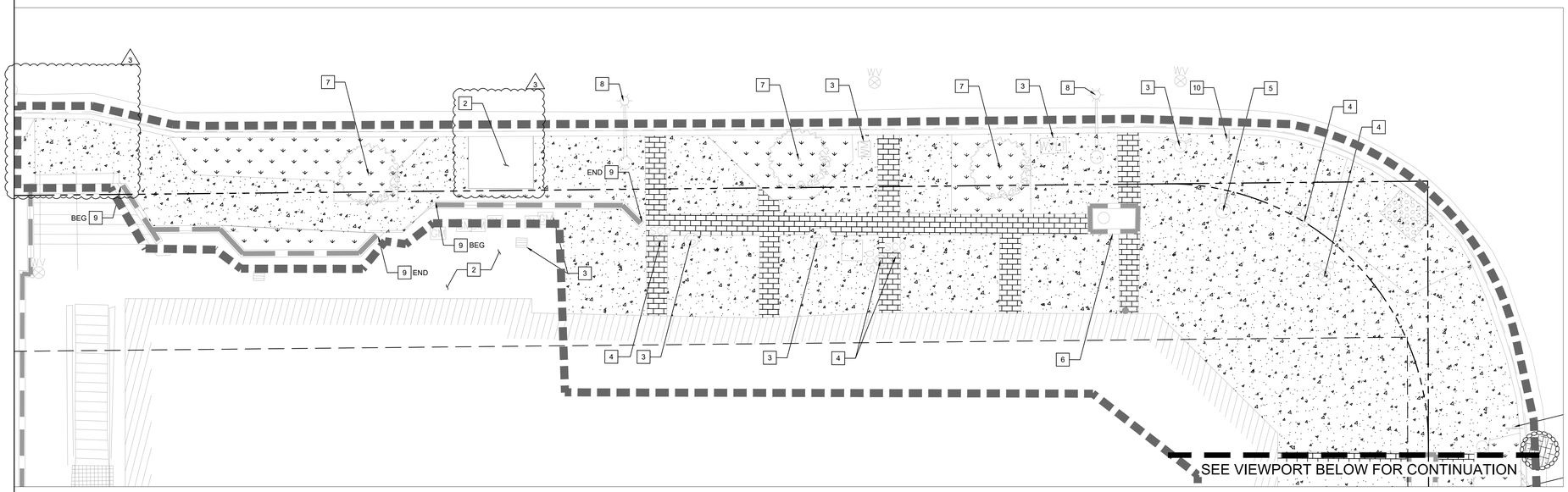
Project No.	197432006
Drawn By:	TL
Reviewed By:	CG
Scale	As noted

Drawing Title

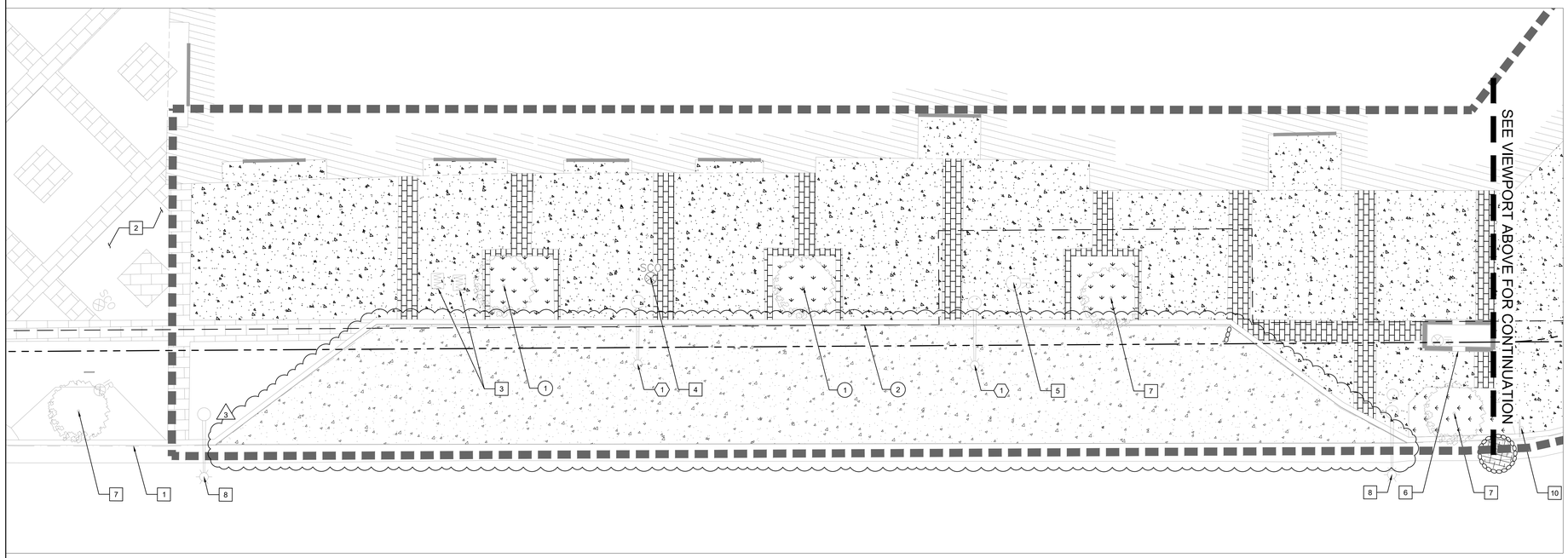
EXISTING CONDITIONS

Drawing No.

C2.0



ELM STREET FRONTAGE
SCALE: 1"=5'



UNIVERSITY AVE FRONTAGE
SCALE: 1"=5'

DEMOLITION GENERAL NOTES

1. KIMLEY-HORN IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KIMLEY-HORN DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS OWN WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHERREPORTS OR AMENDMENTS DESCRIBING SITE CONDITIONS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
5. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
6. KIMLEY-HORN DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
7. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

DEMOLITION NOTES

1. REMOVE TREE
2. REMOVE EXISTING 6" CURB

PROTECT IN PLACE NOTES

1. EXISTING CURB/CURB AND GUTTER
2. EXISTING PAVEMENT
3. EXISTING UTILITY STRUCTURE
4. EXISTING CLEANOUT
5. EXISTING TRASH CAN
6. EXISTING CONCRETE PLANTER
7. EXISTING TREE, SEE SHEETS T-1A, T-1B, AND T-1C FOR TREE PRESERVATION INSTRUCTIONS
8. EXISTING STREETLIGHT
9. EXISTING CONCRETE RETAINING WALL
10. EXISTING SIGN

SALVAGE AND RELOCATE

1. RELOCATE EXISTING STREETLIGHT

DEMOLITION LEGEND

- PROPERTY LINE
- EASEMENT LINE
- APPROXIMATE LIMIT OF WORK
- EXISTING CONCRETE PAVEMENT TO BE DEMOLISHED
- EXISTING BRICK PAVERS TO BE DEMOLISHED
- EXISTING LANDSCAPE TO BE DEMOLISHED

EROSION CONTROL LEGEND

- INLET PROTECTION PER DETAIL 2, SHEET C5.0
- GRAVEL BAG PER DETAIL 1, SHEET C5.0

GRAPHIC SCALE IN FEET
0 2.5 5 10

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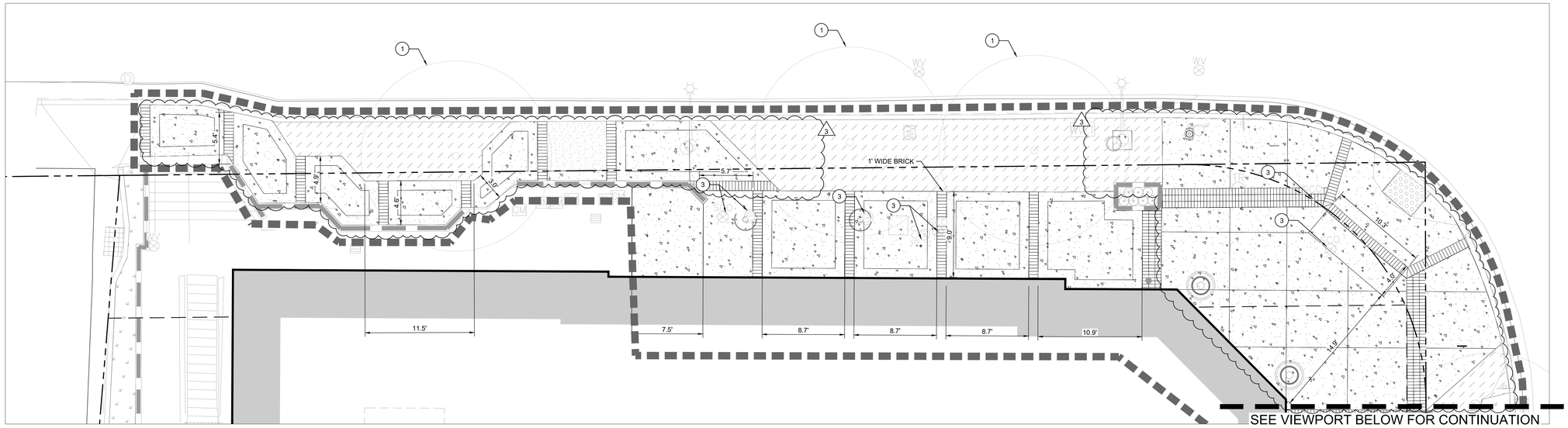
Reviewed By:
Scale
Drawing Title

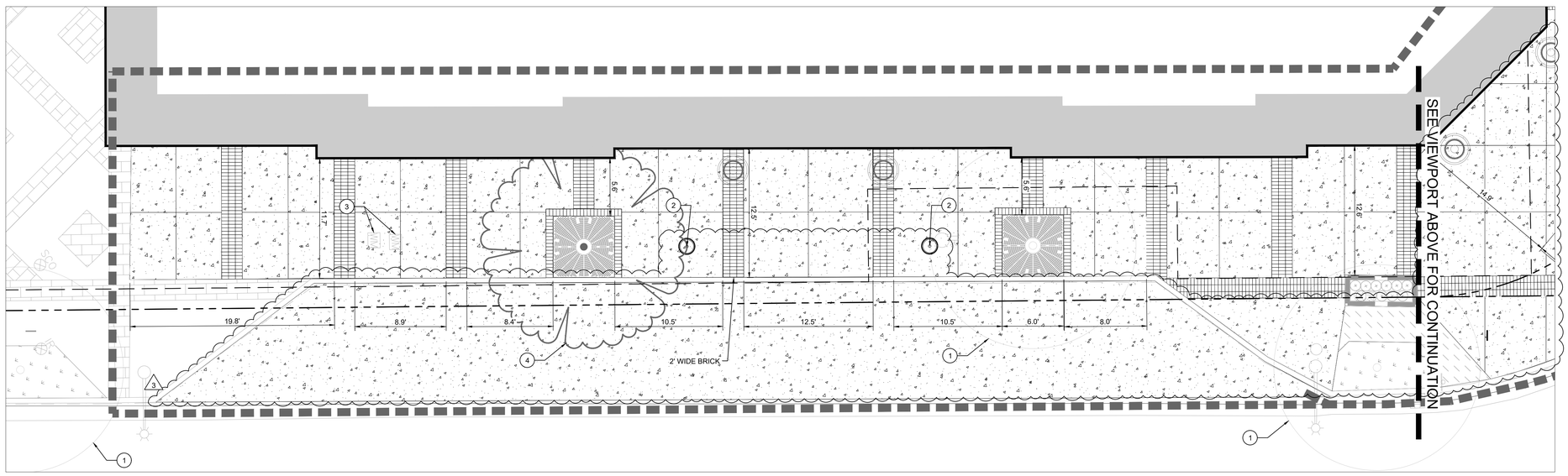
DEMOLITION PLAN

Drawing No.

C3.0



ELM STREET FRONTAGE
SCALE: 1"=5'



UNIVERSITY AVE FRONTAGE
SCALE: 1"=5'

LEGEND

- APPROXIMATE CIVIL LIMIT OF WORK
- PROPERTY LINE
- EASEMENT
- EXISTING RETAINING WALL
- PROPOSED CONCRETE AND BRICK PER TOWN OF LOS GATOS STANDARD DETAILS ST-216, ST-224, AND ST-226.

KEYNOTES

1. SEE SHEETS T-1A, T-1B, AND T-1C FOR TREE PRESERVATION INSTRUCTIONS.
2. RELOCATED LAMP POST
3. ADJUST EXISTING UTILITY STRUCTURE TO GRADE.
4. REFER TO LANDSCAPE PLANS FOR PROPOSED TREE.

GRAPHIC SCALE IN FEET
0 2.5 5 10

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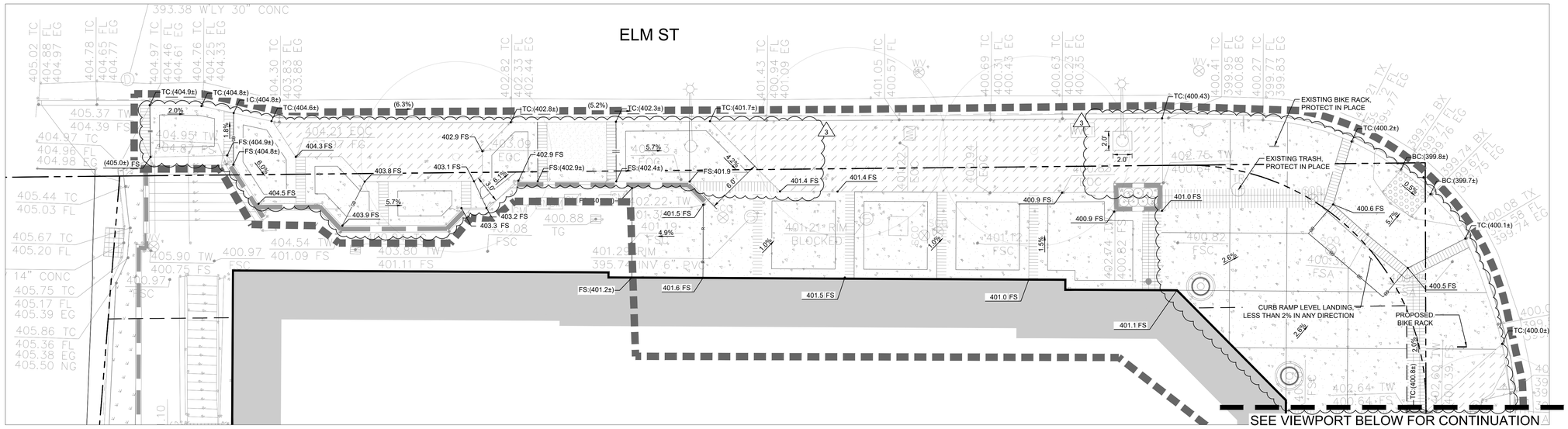
SITE LAYOUT PLAN

Drawing No.

C4.0



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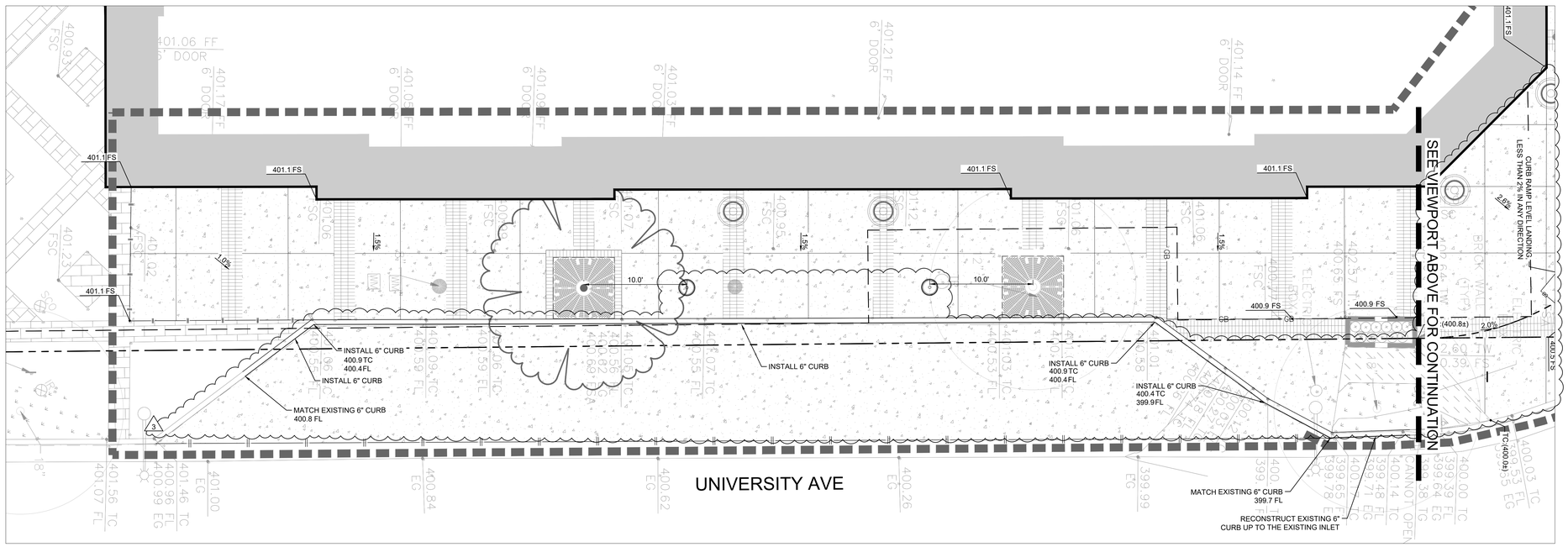

UNIVERSITY AVE FRONTAGE
SCALE: 1"=5'

LEGEND

- GB GB GB — GRADE BREAK
- R R R — RIDGELINE
- I I I — DAYLIGHT LINE, MATCH EXISTING GRADES
- CIVIL LIMIT OF WORK LINE
- XXX.XX FS — PROPOSED GRADE
- (XXX.XX) FS — EXISTING GRADE
- PROPOSED CONCRETE

3

SANTA CLARA VALLEY C.3 DATA FORM TABLE					
TOTAL SITE AREA = 5215 FT^2		**TOTAL LAND AREA DISTURBED = 5215 FT^2**			
PROJECT TOTALS	**TOTAL EXISTING (PRE-PROJECT) AREA (FT^2)**	**EXISTING RETAINED**	**EXISTING AREA REPLACED**	**NEW AREA CREATED**	**TOTAL POST PROJECT AREA**
IMPERVIOUS AREA (IA)					
TOTAL ONSITE IA	4799	31	4576	0	4607
TOTAL OFF-SITE IA	0	0	0	0	0
TOTAL PROJECT IA	4799	31	4576	0	4607
TOTAL NEW AND REPLACED IA			4576		
PERVIOUS AREA (PA)					
2.E. PERVIOUS AREA	**PRE-PROJECT EXISTING PA**				**TOTAL POST PROJECT PA**
TOTAL ON-SITE PA	416				608
TOTAL OFF-SITE PA	0				0
TOTAL PA	416				608
2.F. TOTAL AREA (IA+PA)	5215				5215
PERENT REPLACEMENT OF ONSITE IA IN REDEVELOPMENT PROJECTS					95%

GRAPHIC SCALE IN FEET
0 2.5 5 10

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

MBH
960 atlantic avenue
Alameda, CA 94501
510 865 8663
mbharch.com

Seal

PRELIMINARY SET NOT FOR CONSTRUCTION

Consultant

Kimley»Horn
KIMLEY-HORN & ASSOCIATES
10 S. Almaden Blvd, Suite 1250
San Jose, CA 95113
T: 669.800.4130

No.	Date	Issued/Revised
2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

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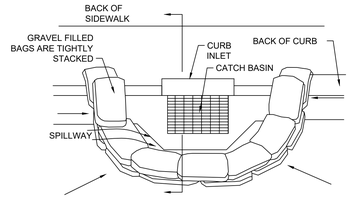
Project No.	197432006
Drawn By:	TL
Reviewed By:	CG
Scale	As noted
Drawing Title	

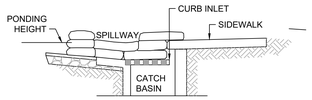
GRADING AND DRAINAGE PLAN

Drawing No.

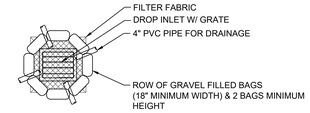
C4.1

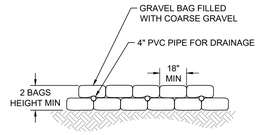


PLAN VIEW



SECTION A-A





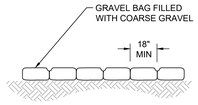
SECTION

NOTES:

1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%
2. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
3. PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
5. PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE.
6. PLACE FILTER FABRIC OVER WIRE MESH. FILTER FABRIC SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ. FT.
7. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.
8. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
9. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

STORM DRAIN INLET PROTECTION
N.T.S.

2



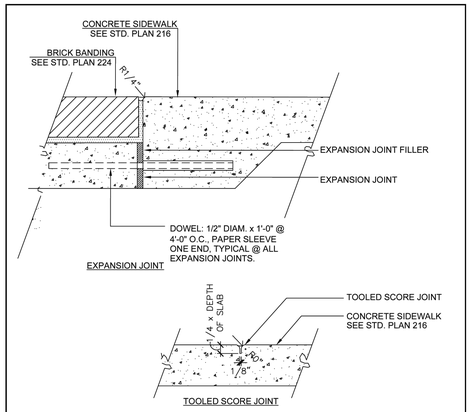
SECTION

NOTES:

1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%
2. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.

GRAVEL BAG
N.T.S.

1



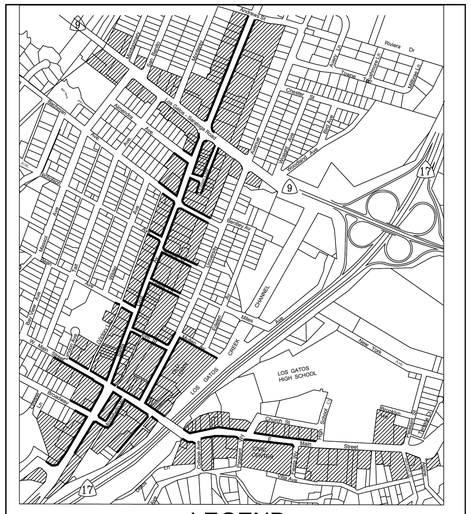
NOTES:

1. BRICKS FOR VILLA HERMOSA PATTERN CONCRETE SIDEWALK SHALL BE MCNEAR WIRE-CUT RED SOLID JUMBO BRICK (3 1/2" x 3 1/2" x 11 1/2") OR AS APPROVED BY THE ENGINEER. BULLNOSE BRICKS FOR PLANTERS SHALL BE MCNEAR WIRE-CUT RED CORED BULLNOSE JUMBO BRICK (2 7/16" x 3 7/8" x 11 1/2").
2. MORTAR SHALL CONFORM TO ASTM C270, TYPE "M" PROPERTY SPECIFICATION, WITH 2500 PSI MIN. AT 28 DAYS. OMIT LIME PUTTY IF PLASTIC TYPE CEMENT IS USED. COLOR OF MORTAR SHALL BE MEDIUM BROWN #641, TRUE TONE CEMENT COLORS BY DAVIS COLORS, (800) 356-4848. MORTAR AGGREGATE SHALL CONFORM TO ASTM C144. GROUT AGGREGATE SHALL CONFORM TO ASTM C404. HYDRATED LIME SHALL CONFORM TO ASTM C207.
3. CONTRACTOR SHALL SUBMIT BRICK, BULLNOSE BRICK, AND GROUT SAMPLES TO ENGINEER FOR APPROVAL.

NOT TO SCALE

APPROVED BY	DATE			STD. PLAN NO.
Ryan Hicks	NOVEMBER 2010		CONCRETE JOINTS	ST-226
TOWN ENGINEER				

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-226.dwg


Riviera Dr
Glenridge Dr
Glenridge Ct
Glenridge Dr
Glenridge Ct
Glenridge Dr
Glenridge Ct

Aesculus
Arboricultural Consulting

5/15/2025

Matthew Morgan
Kimley-Horn
10 S Almaden Blvd, Ste 1250
San Jose, CA 95113
408.785.3518
matthew.morgan@kimley-horn.com

Re: Tree protection for proposed renovation at 31 University Ave, Los Gatos, CA 95030

Dear Matthew,

At your request, we have visited the property referenced above to evaluate the trees present with respect to the proposed project. This report contains our analysis.

Summary

Thirteen trees are present on and adjacent to this property, twelve of which are protected. Two protected trees, both on this property, are recommended for removal, as they conflict with project features. An additional five protected trees may need to be removed for proposed sidewalk work, depending on how many roots are present in the area to be repaved. Our client reports that this sidewalk work is required by the Town of Los Gatos.

All other protected trees are in reasonably good condition and should be preserved as detailed in the Recommendations, below. With proper protection, all are expected to survive and thrive during and after construction, according to each tree's existing condition.

Assignment and Limits of Report

We have been asked to write a report detailing impacts to trees from the proposed renovation on this property. This report may be used by our client and others involved in the project as needed to inform all stages of the project.

All observations were made from the ground with basic hand tools. No root collar excavations or aerial inspections were performed. No project features had been staked at the time of our site visit.

Tree Regulations

In the Town of Los Gatos, all trees over 4" in diameter must be included in the tree protection report, regardless of project size. Tree reporting shall be guided by the Town of Los Gatos Tree Protection Requirements for Planning Applications, available online at

https://www.losgatosca.gov/DocumentCenter/View/18923/Arborist-report-checklist?bidId=

Observations

Trees

Thirteen trees are on this property (Images 1-13). These consist of coast live oaks (*Quercus agrifolia*, seven trees), callery pears (*Pyrus calleryana*, five trees), and crape myrtle (*Lagerstroemia x indica*, one tree).

Protected statuses - trees #1, 2, 4-10, 12, and 13 are Protected ▾ Trees. Trees #6-13 are street trees. Tree #3 is not protected.

Health - most trees present are in moderate to good health. Only trees #2, 3, 5, and 10 are in poor health.

Structure - most trees present exhibit good to moderate branching structure. Only trees #2 and 3 exhibit poor structure.

Form - Form refers to the tree's shape in relation to aesthetics, maintenance issues, conflicts with nearby objects, and similar items besides the tree's structure. Most trees present exhibit good to moderate form. Only trees #2, 3, and 10 exhibit poor form.

Current Site Conditions

The location is a retail facility adjacent to a parking lot, a walkway, and two Town streets in Los Gatos, California. The grade is flat. The parcel holds one building with multiple businesses inside. Most of the building is bounded by hardscape, with the landscaping in designated planters. The landscaping is maintained and irrigated, and mostly consists of hedged shrubs and trees.

Project Features

BUILDINGS - the building footprint will remain largely unchanged. Along University Ave and along the paseo walkway, the building face is changing shape, with some sections moving outward slightly and others moving inward slightly, bringing the building wall more flush than it is now. However, the general location of the building is not changing.

HARDSCAPE - the sidewalk along University Ave and Elm Street is proposed to be removed and replaced. To address a drainage problem along Elm Street, the grade of the sidewalk will be raised slightly adjacent to the building. The tree wells along Elm Street will be expanded somewhat. The locations of the tree wells for trees #11 and 12 will be filled in and replaced with a tree well in between the two. The client has estimated in communications with us that the total depth of the new sidewalk, including the subbase, will likely be 8 inches.

Potential Conflicts

Trees #6-10 - proposed sidewalk work will be within the CRZs[1] of trees #6, 7, and 9, and just outside the CRZs of trees #8 and 10, within their TPZs.[2]

Trees #11 and 12 are incompatible with the proposed elimination of their tree wells.

Trees #3 - Since this tree is not protected, it has not been evaluated for potential conflicts.

Trees # 1,2, 4, 5, 13 - all proposed project features and logical access routes thereto are outside these trees' TPZs.

[1] Critical root zone. See Discussion, Tree Map, and Tree Table for definition and significance
[2] Tree protection zones. See Discussion, Tree Map, and Tree Table for more detail.

Testing and Analysis

Tree DBHs[3] were taken using a diameter tape measure if trunks were accessible. Multistemmed trees were measured below the point where the leaders diverge, if possible. The DBHs of trees with non-accessible trunks were estimated visually. All trees over four inches in DBH were inventoried, as well as street trees of all sizes. Vigor ratings are based on tree appearance and our experiential knowledge of each species' healthy appearance.

Tree location data were collected using a GPS smartphone application and processed in Quantum GIS (QGIS) to create the maps included in this report. Due to the error inherent in GPS data collection, and due also to differences between GPS data and CAD drawings, tree locations and all dimensions shown on the Tree Map are approximate. The percentages of TPZs impacted by project features were calculated in QGIS but should be considered approximate due to potential error in tree locations or feature locations.

Data were collected by Katherine Naegele, ISA Certified Arborist #WE-9658A ▾ . with basic hand tools (such as, but not limited to: hand hoe; hatchet; rubber mallet; measuring tape; etc.) at a site visit on March 3, 2025. All observations and photographs in this report were taken at that site visit.

The tree protection analysis in this report is based on the following document(s), provided to us electronically by the project team:

- Proposed site plan: Site Plan 1/9/2025 LINK
- Civil plan: 100% DD Progress Set 2/28/2025 LINK

Discussion

Tree Protection Zones (TPZs)

Tree roots grow where conditions are favorable, and their spatial arrangement is, therefore, unpredictable. Favorable conditions vary among species, but generally include the presence of moisture, and soft soil texture with low compaction.

Contrary to popular belief, roots of all tree species grow primarily in the top two to three feet or less of soil in the clay soils typical for this geographic region, with roots occasionally

[3] diameter at breast height (4.5 feet above grade), a standard arboricultural measurement

occurring at greater depths when soil conditions allow. Some species have taproots when young, but these almost universally disappear with age. At maturity, a tree's root system may extend out from the trunk farther than the tree is tall, and the tree maintains its upright position in much the same manner as a wine glass.

The optimal area around a tree that should be protected from disturbance depends on the tree's trunk diameter, species, and vigor, as shown in the following table (adapted from *Trees & Construction*, Matheny and Clark, 1998):

Species tolerance	Tree vitality[4]	Distance from trunk (feet per inch trunk diameter)
Good	High	0.5
	Moderate	0.75
	Low	1
Moderate	High	0.75
	Moderate	1
	Low	1.25
Poor	High	1
	Moderate	1.25
	Low	1.5

It is important to note that some roots will almost certainly be present outside the TPZ; however, root loss outside the TPZ is unlikely to cause tree decline.

Some of the protected tree species present here are not evaluated in Trees & Construction. Our own evaluation of them based on our experience with the species is as follows:

Species	Estimated tolerance	Reason for tolerance rating
Crape myrtle (*Lagerstroemia x indica*)	2	Performs well in most landscapes but grows relatively slowly

[4] Matheny & Clark uses tree age, but we feel a tree's vitality more accurately reflects its ability to handle stress.

Critical Root Zones (CRZs)

Although root loss inside the tree protection zone (TPZ) may cause a short-term decline in tree condition, trees can often recover adequately from limited disturbance in this area.

Tree stability is impacted at a shorter distance from the tree trunk. For linear cuts on one side of the tree, the minimum distance typically recommended is three times the DBH, measured from the edge of the trunk (*Best Management Practices: Root Management*, Costello, Watson, and Smiley, 2017). This is called the critical root zone, as substantial root loss closer than this increases a tree's likelihood of failure.

Note that trees sometimes have asymmetrical root systems, and if no substantial roots are present in a given area, impacts on the tree will be minimal to minor regardless of distance from the trunk.

Tree Conflicts with Above-Ground Structures

While most tree protection measures are concerned with the protection of tree roots and trunks, it is important to plan mindfully for tree canopies as well. Whenever possible, consideration should be given to the mature canopy size of trees, and above-ground structures, such as rooflines, streetlights, regulatory signs, and other structures that might damage the canopy, or lead to the canopy to require topping, heading, or considerable pruning to prevent damage to or allow visibility of the structure.

If the tree or the planting space is already present and the structure can be relocated, this should take place to allow for the tree canopy to thrive. If the structure is already present, the tree should be removed or the planting location adjusted to allow the future tree to thrive.

Conclusions[5]

Trees #1,2, 4, 5, 13 - **minimal** impacts to these trees are likely from the project as proposed.

Tree #3 - since this tree is not protected, it has not been evaluated for construction impacts.

[5] All conclusions assume the tree protection measures recommended in this report. Without proper tree protection measures, any tree could be damaged.

Trees #6-10 - **moderate to major** impacts are likely from the proposed sidewalk work, depending on how many roots are present in affected areas.

Trees #11 and 12 are **incompatible** with the proposed elimination of their tree wells.

Recommendations[6][7]

Design Phase

1. Explore the feasibility of reducing the amount of new paving work to occur within tree TPZs, and especially within tree CRZs.
2. Consider assessing roots in proposed sidewalk replacement area within either ground penetrating radar or exploratory excavation.
    a. Any exploratory excavation should be performed with an AirSpade to avoid damaging roots.

Preconstruction Phase

1. Remove trees #11 and 12, and any others found to be incompatible with the project via ground penetrating radar or exploratory excavation, upon receipt of a permit from the Town of Los Gatos. The reason for removal is as follows:

    Sec. 29.10.0992. Required findings.

    (4) The retention of the tree restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly situated properties, and the applicant has demonstrated to the satisfaction of the Director or deciding body that there are no reasonable alternatives to preserve the tree.

2. Consult with the Project Arborist regarding designated locations for the following activities, and any others that may affect tree protection zones (including, but not limited to, seepage and exhaust):
    a. Equipment storage
    b. Materials storage

[6] All recommendations are driven by the requirements of the jurisdiction in which the property is located, and by industry best practices.
[7] Bolded items are emphasized only because in my experience they are tend to be overlooked.

    c. Portable toilets
    d. Cleanout areas for paint, concrete, etc.
    e. Sump pump outlet
3. Tree protection fencing - install as shown in the Tree Map.
    a. Minimum fencing distances are shown on the Tree Map, plus some small areas outside TPZs if needed for practicality. Fencing must be installed at or beyond these distances. **Note that the TPZs of some offsite trees may extend onto this property and require fencing.**
        i. Please be aware that tree protection fencing may differ from ideal tree protection zones, and from canopy sizes.
    b. Where existing barriers which will be retained impede access comparably to tree protection fencing, these barriers are an acceptable substitute for tree protection fencing.
    c. Any existing paved areas that will remain as-is may be left unfenced. Ensure that the unpaved area designated for tree protection fencing is fully enclosed.
    d. Tree protection fencing shall comprise 6' chain link fabric mounted on 8' tall 1.5" diameter metal posts driven into the ground and spaced no more than 10 feet apart.
    e. Tree protection fencing shall be posted with signs saying "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM town ARBORIST."
    f. Place a 6" layer of wood chips inside tree protection fencing.
    g. Tree protection fencing shall adhere to the requirements in the document titled "ARBORIST REPORT CHECKLIST," available at https://www.losgatosca.gov/DocumentCenter/View/18923/Arborist-report-checklist?bidId=
4. Trunk wraps - install as shown in the Tree Map.
    a. Place straw wattle around the trunk to a height of at least 6 feet.
    b. Wrap wattle with orange snow fencing or other similar high-visibility material.
    c. Every 6 months, remove used wattle and replace with fresh wattle.
        i. Allow 72 hours after removal of used wattle before installing fresh wattle, to allow airflow to the trunk.
5. **Tree Protection Verification Letter** - notify the Project Arborist when tree protection measures are in place. The Project Arborist will inspect the tree

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

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Seal

PRELIMINARY SET NOT FOR CONSTRUCTION

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No.	Date	Issued/Revised
2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

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Project No.	197432006
Drawn By:	TL
Reviewed By:	CG
Scale	As noted

Drawing Title

TREE PRESERVATION INSTRUCTIONS

Drawing No.

T-1A

protection measures to verify their presence and condition, and will issue a letter to the town with their findings.

Demolition Phase

1. Maintain tree protection measures as detailed above.
2. When demolishing existing features within TPZs, start work close to trees and move backwards, limiting equipment to still-paved areas. This applies features within TPZs.

Construction Phase

1. Maintain tree protection measures as detailed above.
2. **Monthly Monitoring Reports** - inform the Project Arborist when construction is set to begin. The Project Arborist shall visit the site once per month thereafter to verify that all tree protection measures are maintained in working condition, and shall issue a letter to the town with their findings.
3. Alert the project arborist if utility or other work becomes necessary within any tree TPZs.
4. If live roots over 1" in diameter are encountered when excavating in any location:
    a. Hand-excavate edge nearest trunk to the full depth of the feature being installed.
    b. Retain as many roots as practical. Route conduit and other features around and between roots insofar as practical.
    c. If roots 1-2" in diameter must be cut, sever them cleanly with a sharp saw or bypass pruners.
    d. If roots over 2" must be cut, stop work in that area and contact the project arborist for guidance.
    e. If excavation will be left open for more than 3 days:
        i. Cover excavation wall nearest trunk with several layers of burlap or other absorbent fabric.
        ii. Install a timer and soaker hoses to irrigate with potable water twice per day, enough to wet fabric thoroughly.
5. Notify Project Arborist when excavation is complete. Project arborist shall inspect work to make sure all roots have been cut cleanly.
    a. The Project Arborist shall provide a follow-up letter documenting that the excavation was performed to specification.

6. **Final Monitoring Report** - inform the Project Arborist when construction is set to end. The Project Arborist will make one final site visit to document the trees' condition, and will issue any final mitigation recommendations if needed.
    a. The Final Report may be completed by town staff instead at staff's discretion, pending staff availability.

Post-Construction Phase

1. Any heritage tree to be retained protected by the Town's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair because of construction.
2. Install new trees and/or pay in-lieu fees to offset the removal of trees #11 and 12, and any others found to be incompatible with the project via ground penetrating radar or exploratory excavation, per Town of Los Gatos requirements.
    a. Tree replacement requirements are determined by canopy size, per the following table:

Canopy Size of Removed Tree[1]	Replacement Requirement[2, 4]	Single Family Residential Replacement Option[3, 4]
10 feet or less	Two 24-inch box trees	Two 15-gallon trees
More than 10 feet to 25 feet	Three 24-inch box trees	Three 15-gallon trees
More than 25 feet to 40 feet	Four 24-inch box trees; or Two 36-inch box trees	Four 15-gallon trees
More than 40 feet to 55 feet	Six 24-inch box trees; or Three 36-inch box trees	Not Available
Greater than 55 feet	Ten 24-inch box trees; or Five 36-inch box trees	Not Available

3. Replacement with native species is strongly encouraged. Most fruit and nut trees, palm trees, or "nuisance" species (see section 29.10.0970(2) of the Town Code) are generally not considered suitable replacement trees. If a tree or trees cannot be reasonably replanted on the subject property, the Town Arborist may approve a full or partial in-lieu fee payment. Where the payment of in-lieu fees are approved,

permits will not be issued until all in-lieu fees are paid in full. If approved by the Town Arborist, in-lieu fees are as follows:
    a. Tree #6 - six 24" boxes or three 36" boxes = $1500
    b. Tree #7 - four 24" boxes or two 36" boxes = $1000
    c. Tree #8 - three 24" boxes = $1500
    d. Tree #9 - three 24" boxes = $1500
    e. Tree #10 - three 24" boxes = $1500

4. **Final Arborist Inspection** - inform both the Project Arborist and the Town Arborist when exterior construction is set to end. The Town Arborist shall visit the site, after replacement trees have been planted (if applicable), but before tree protection fencing has been removed.
5. Remove tree protection measures, upon approval from the Project Arborist and Town Arborist.
6. If retained, provide supplemental irrigation for tree #10 to aid in root regrowth for at least three years.
    a. Irrigate at a very slow trickle for several hours to ensure infiltration. Once per month is usually sufficient.
    b. COAST LIVE OAKS/DEODAR CEDARS Irrigation should only take place in the normal rainy season for this area (October - April), and only if rainfall is below average.
    c. All other species should be irrigated year-round.
    d. Irrigation should be paused during the rainy season if rainfall is average or above.

Additional Materials Submitted as Separate Documents

1. 31 University Ave Tree Map
2. 31 University Ave Tree Photographs
3. 31 University Ave Tree Table

Respectfully submitted,

Katherine Naegele | Consulting Arborist | She/Her
Master of Forestry, UC Berkeley
International Society of Arboriculture Certified Arborist #WE-9658A
ISA Tree Risk Assessment Qualification Credentialed
katherine@aacarbor.com | (408) 201-9607
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Terms of Assignment

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Aesculus Arboricultural Consulting:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either orally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Aesculus Arboricultural Consulting is in accordance with any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. The existence of liens or encumbrances has not been determined, and any and all property is appraised and/or assessed as though free and clear, under responsible ownership and competent management.
3. All reports and other correspondence are confidential and are the property of Aesculus Arboricultural Consulting and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal, or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Aesculus Arboricultural Consulting assumes no liability for the failure of trees or parts of trees, inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report, and reflect the condition of those items and features at the time of inspection. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as set forth by the consultant or in the fee schedule or contract.
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8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding.
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Project No.	197432006
Drawn By:	TL
Reviewed By:	CG
Scale	As noted

Drawing Title

TREE PRESERVATION INSTRUCTIONS

Drawing No.

T-1B

31 University Tree Table — Aesculus Arboricultural Consulting

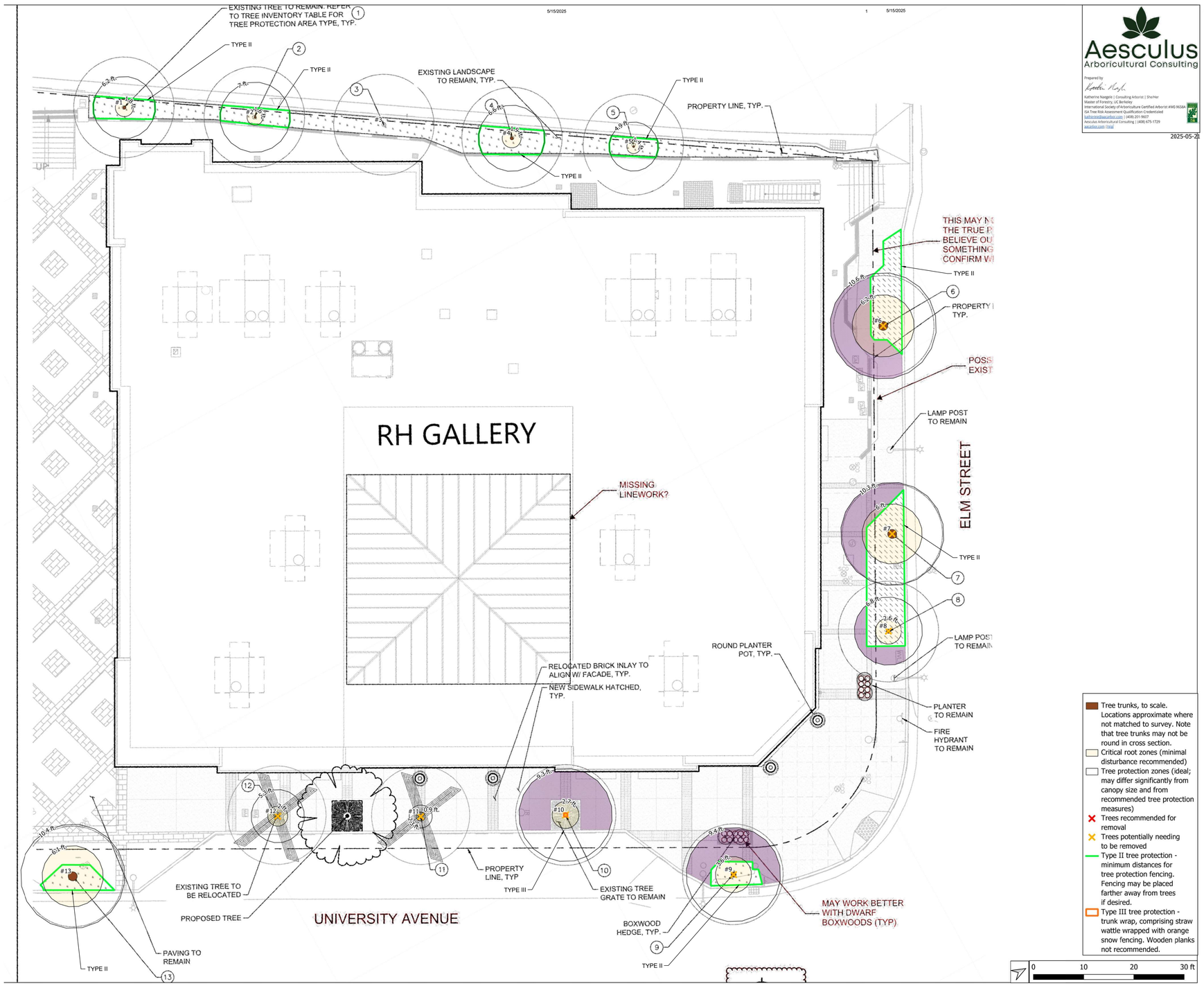
Tree # (13 total)	Common Name	Species	DBH (in.)	Canopy Spread (ft.)	Vitality Rating (%)	Desired Rating (%)	Form Rating (%)	Suitability for Preservation (%)	Protected Tree - 11	Street Tree - 8	Off-Site Tree - 0	Protected Removals - 2	Appraised Value (method available upon request)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protections)	Notes
1	Callery pear	*Pyrus calleryana*	6.2	10	50	50	60	50	☑	☐	☐	☐	$16,800.00	1.8	6.2	Minimal from project as proposed	-
2	Callery pear	*Pyrus calleryana*	5.6	8	30	40	30	35	☑	☐	☐	☐	$900.00	1.6	7.0	Minimal from project as proposed	-
3	Callery pear	*Pyrus calleryana*	2.4	4	10	10	10	10	☐	☐	☐	☐	-	-	-	-	-
4	Callery pear	*Pyrus calleryana*	6.6	10	50	50	60	50	☑	☐	☐	☐	$1,400.00	1.9	6.6	Minimal from project as proposed	-
5	Callery pear	*Pyrus calleryana*	4.9	10	40	50	50	45	☑	☐	☐	☐	$790.00	1.4	4.9	Minimal from project as proposed	-
6	Coast live oak	*Quercus agrifolia*	21.1	40	80	50	80	65	☑	☑	☐	☐	$13,200.00	6.2	10.6	Moderate to major from proposed sidewalk work	Tag #3281; girdling root
7	Coast live oak	*Quercus agrifolia*	20.7	30	80	50	80	65	☑	☑	☐	☐	$12,600.00	6.0	10.3	Moderate to major from proposed sidewalk work	Tag #3282
8	Coast live oak	*Quercus agrifolia*	9.0	18	60	50	60	55	☑	☑	☐	☐	$2,280.00	2.6	6.8	Moderate to major from proposed sidewalk work	Tag #3283
9	Coast live oak	*Quercus agrifolia*	12.5	16	50	50	50	50	☑	☑	☐	☐	$4,270.00	3.6	9.4	Moderate to major from proposed sidewalk work	Canopy spread is average due to uneven canopy dist. One foot-deep cavity in base.
10	Coast live oak	*Quercus agrifolia*	9.3	20	30	50	30	40	☑	☑	☐	☐	$2,250.00	2.7	9.3	Moderate to major from proposed sidewalk work	-

31 University Tree Table — Aesculus Arboricultural Consulting

Tree # (13 total)	Common Name	Species	DBH (in.)	Canopy Spread (ft.)	Vitality Rating (%)	Desired Rating (%)	Form Rating (%)	Suitability for Preservation (%)	Protected Tree - 11	Street Tree - 8	Off-Site Tree - 0	Protected Removals - 2	Appraised Value (method available upon request)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protections)	Notes
11	Crape myrtle	*Lagerstroemia indica*	3.0	7	70	50	60	60	☐	☑	☐	☐	$260.00	0.9	2.3	Incompatible with proposed sidewalk work	-
12	Coast live oak	*Quercus agrifolia*	7.0	18	60	50	60	55	☑	☑	☐	☑	$1,380.00	2.0	5.3	Incompatible with proposed sidewalk work	-
13	Coast live oak	*Quercus agrifolia*	20.8	30	80	50	60	65	☑	☑	☐	☐	$12,500.00	6.1	10.4	Minimal from project as proposed	-

5/15/2025 1

5/15/2025 2



Aesculus Arboricultural Consulting

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Drawing Title	

TREE PRESERVATION INSTRUCTIONS

Drawing No.

T-1C

GENERAL LANDSCAPE NOTES

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE TOWN AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
3. RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
4. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
5. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
6. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
7. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
8. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
9. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
10. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
11. FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING FOR PLANTER AREAS AND TREE WELLS WITHOUT GRATES, AND 4" BELOW FOR THE TREE WELLS WITH GRATES.
12. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
13. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. TREES TO HAVE A 6' DIAMETER RING AROUND TRUNK FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
14. PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
15. ANY ROCK MULCH OR DECOMPOSED GRANITE SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATING. PROVIDE WEED BARRIER UNDER ALL DG AND/OR ROCK MULCH. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
16. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
18. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING
19. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
20. PROPOSED LANDSCAPE IS UNDER 500 SF, THEREFORE THE PROJECT IS NOT SUBJECT TO MWELO REQUIREMENTS.

LANDSCAPE ARCHITECT NOTES

1. THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
2. THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
4. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
6. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
9. THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
12. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
13. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

SECTION 29.10.1005 PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:

1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREAS THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

2) AREA TYPE TO BE FENCED. TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST. TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES. TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL PAGE 14 FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:

1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	2	EXISTING TREE TO BE REMOVED	N/A	N/A	N/A	N/A	N/A
	11	EXISTING TREE TO REMAIN / PROTECT IN PLACE	N/A	N/A	N/A	N/A	N/A
	1	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	8'-10' HT. X 3'-4' SPR.	2" CAL.	VERY LOW	20-70' HT. X 25-80' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	MATURE SIZE
SHRUBS						
⊙	4	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD TO BE SHAPED FOR A UNIFORM, GLOBE FORM. 24" DIAMETER	B&B	24" O.C.	MODERATE	-
⊙	18	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	1 GAL.	12" O.C.	MODERATE	1-2' HT. X 1-2' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	647 SF	EXISTING LANDSCAPE TO REMAIN / PROTECT I N PLACE
	439 SF	MULCH 3" DEPTH TOWN STANDARD MULCH MATERIAL

SYMBOL	QTY	NAME
MATERIALS		
	25 LF	ROOT BARRIER
	4	ROUND PLANTER POT (CLIENT FURNISHED)
	1	TREE GRATE MANUFACTURER: NEENAH FOUNDRY SIZE: 72" L X 72" W COLLECTION: BOULEVARD

TREE SPECIFICATIONS

All 15 gal. trees must meet the following minimum specifications:

1. HEIGHT: 7 - 8 feet high planted in the ground.
2. CALIPER: 1-1/2 inches, measured 6 inches from the base.
3. BRANCHING NEED: Minimum spread of 2 - 3 feet.

Any exception to the above must be approved by the Town Arborist.

All planting stock must must have the approval of the Town Arborist.

PLANTING SEQUENCE

1. Dig the hole twice as large in diameter and 1-1/2 times as deep as the container in which the plant was delivered. Provide a 6 inch minimum clearance all around the rootball.
2. The existing soil area is to be removed to a depth of 2 feet and replaced with U.C. Ag. mix or approved equivalent. U.C. Ag. mix shall be combined with existing soil, 1/3 mix, 2/3 native soil.
3. Fill hole with the backfill mix to a level 1 inch below the curb.
4. Place 3 Agriform Planting Tablets per tree at equidistant spacing. Tablets shall be 21 grams each with a guaranteed test analysis of 20-10-5.
5. Remove the rootball carefully from the container by supporting it from below. Sever any circling roots (3/16 inch or greater) with sharp shears or knife. If the rootball is dense or compacted, carefully loosen the roots at the side and bottom of the rootball. Do not pull the rootball apart. The severing of large roots will encourage new roots initiating at the cuts.
6. Fill around the rootball with backfill and pack the soil with the shovel handle as you fill. Be careful not to disturb the rootball itself.
7. Use the remaining native soil to create a basin appropriate to the site.

APPROVED BY	DATE		STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010	TOWN OF LOS GATOS	ST-235

TREE PLANTING SPECIFICATIONS

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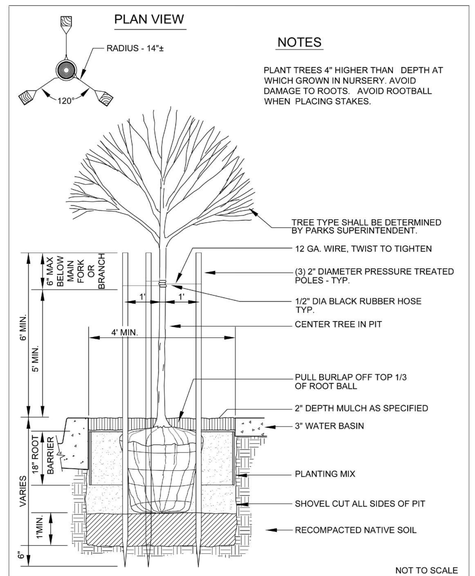

NOT TO SCALE

APPROVED BY	DATE		STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010	TOWN OF LOS GATOS	ST-234

TREE PLANTING DETAIL

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-234.dwg

A TOWN STANDARD TREE INSTALLATION DETAIL

RH

Project

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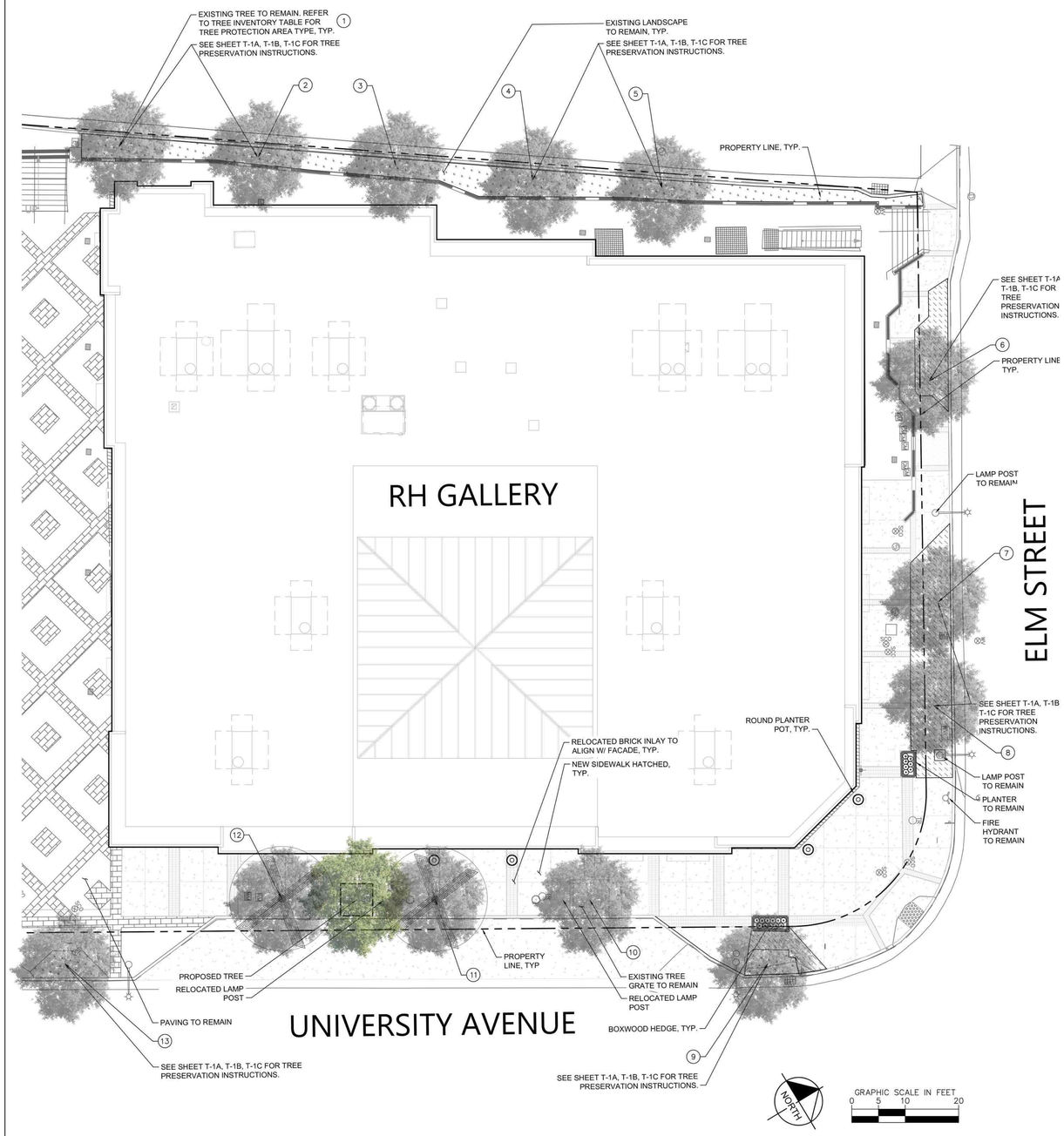
Drawn By:	TL
Reviewed By:	CG
Scale	As noted

Drawing Title

PRELIMINARY LANDSCAPE NOTES AND SCHEDULE

Drawing No.

LS100



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	2	EXISTING TREE TO BE REMOVED	N/A	N/A	N/A	N/A	N/A
	11	EXISTING TREE TO REMAIN / PROTECT IN PLACE	N/A	N/A	N/A	N/A	N/A
	1	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	8'-10' HT. X 3'-4' SPR.	2" CAL.	VERY LOW	20-70' HT. X 25-80' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
SHRUBS					
	4	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD TO BE SHAPED FOR A UNIFORM, GLOBE FORM. 24" DIAMETER	B&B	24" O.C.	MODERATE
	18	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	1 GAL.	12" O.C.	MODERATE

SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	647 SF	EXISTING LANDSCAPE TO REMAIN / PROTECT I N PLACE
	439 SF	MULCH 3" DEPTH TOWN STANDARD MULCH MATERIAL

SYMBOL	QTY	NAME
MATERIALS		
	25 LF	ROOT BARRIER
	4	ROUND PLANTER POT (CLIENT FURNISHED)
	1	TREE GRATE MANUFACTURER: NEENAH FOUNDRY SIZE: 72" L X 72" W COLLECTION: BOULEVARD

TREE INVENTORY TABLE

TREE #	COMMON NAME	BOTANICAL NAME	DBH (IN.)	CANOPY SPREAD (FT.)	VITALITY RATING (%)	STRUCTRUE RATING (%)	FORM RATING (%)	PROTECTED TREE	SAVED/REMOVED/ PRUNED	REASON FOR REMOVAL	TREE PROTECTION AREA TYPE
1	CALLERY PEAR	*PYRUS CALLERYANA*	6.2	10	50	50	50	X	SAVED	N/A	II
2	CALLERY PEAR	*PYRUS CALLERYANA*	5.6	8	30	40	35	X	SAVED	N/A	II
3	CALLERY PEAR	*PYRUS CALLERYANA*	2.4	4	10	10	10		SAVED	N/A	II
4	CALLERY PEAR	*PYRUS CALLERYANA*	6.6	10	50	50	50	X	SAVED	N/A	II
5	CALLERY PEAR	*PYRUS CALLERYANA*	4.9	10	40	50	45	X	SAVED	N/A	II
6	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	21.1	40	80	50	65	X	SAVED	N/A	II
7	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	20.7	30	80	50	65	X	SAVED	N/A	II
8	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	9.0	18	60	50	55	X	SAVED	N/A	II
9	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	12.5	16	50	50	50	X	SAVED	N/A	II
10	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	9.3	20	30	50	40	X	SAVED	N/A	III
11	CRAPE MYRTLE	*LAGERSTROEMIA INDICA*	3.0	7	70	50	60	X	REMOVED	CIVIL AND ARCHITECTURAL IMPROVEMENTS	N/A
12	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	7.0	18	60	50	65	X	REMOVED	CIVIL AND ARCHITECTURAL IMPROVEMENTS	N/A
13	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	20.8	30	80	50	65	X	SAVED	N/A	II

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No.	Date	Issued/Revised
2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

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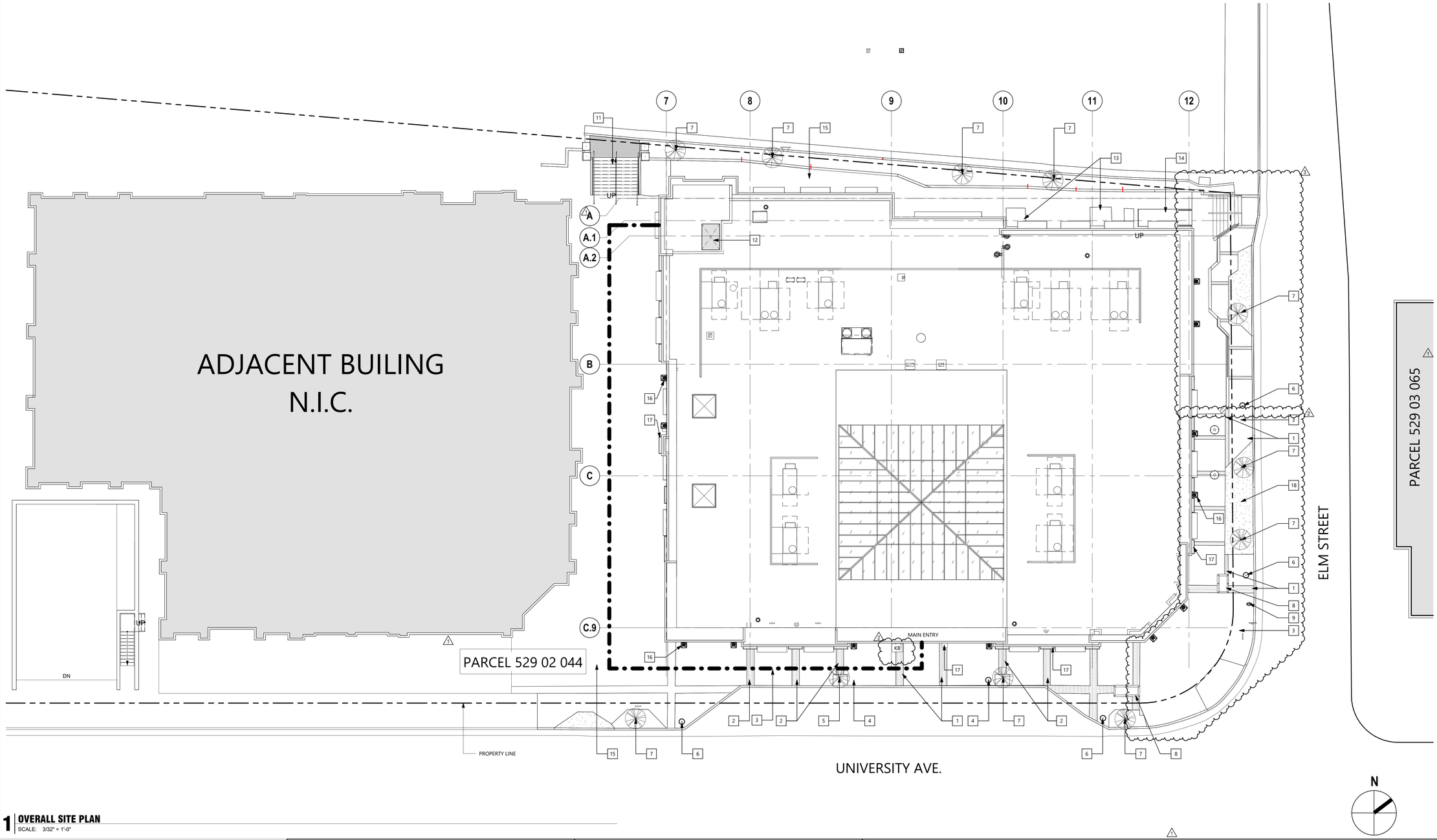
Project No.	197432006
Drawn By:	TL
Reviewed By:	CG
Scale	As noted
Drawing Title	

PRELIMINARY LANDSCAPE PLAN

Drawing No.

LS101



1 OVERALL SITE PLAN

SCALE: 3/32" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR OFF-SITE GRADING & DRAINAGE, SITE UTILITY & CITY STANDARD SITE IMPROVEMENT DETAILS.
2. REFER TO LANDSCAPE DRAWINGS FOR SITE GRADE PLANTING, SITE DRAINAGE, STREET TREE & IRRIGATION IMPROVEMENTS & DETAILS.
3. REFER TO STRUCTURAL DRAWINGS FOR RETAINING WALL & FOUNDATION IMPROVEMENTS.
4. STANDPIPE LOCATION SHALL COMPLY WITH CITY OF CUPERTINO FIRE DEPARTMENT REQUIREMENTS.
5. ACCESSIBLE ROUTE TO NOT EXCEED 2% SLOPE.
6. GENERAL CONTRACTOR TO SUBMIT CONSTRUCTION PHASE FIRE ACCESS PLAN TO THE CUPERTINO FIRE DEPARTMENT FOR APPROVAL PRIOR TO THE WOOD FRAMING PHASE OF CONSTRUCTION.
7. HEAD HEIGHT CLEARANCE SHALL MEET CBC SECTION 1116A FOR WALKS, PEDESTRIAN WALKS AND CIRCULATION AREAS. MINIMUM CLEARANCE OF 84" SHALL BE MAINTAINED THROUGHOUT.
8. PROVIDE TRAFFIC REFLECTORS AT ALL PEDESTRIAN CIRCULATION THAT CROSSES OVER VEHICLE TRAFFIC LANES. REFLECTORS TO BE LOCATED ALONG PAINT LINES AT BOTH EDGES OF CROSS WALK. SPACE REFLECTORS AT 24" O.C. OR PER CITY STANDARDS.

SITE PLAN LEGEND

PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL

EXISTING ADJACENT BUILDINGS

KB — FIRE DEPARTMENT KNOX BOX LOCATION AT MAIN ENTRY DOORS

SITE PLAN KEYNOTES

KEYNOTES - SITE PLAN	
MARK	NOTE
1	NEW BRICK INLAY
2	RELOCATED BRICK INLAY TO ALIGN W/ FACADE
3	NEW SIDEWALK. SEE CIVIL DWGS
4	RELOCATED LAMP POST
5	RELOCATED TREE
6	(E) LAMP POST TO REMAIN
7	(E) TREE TO REMAIN
8	(E) PLANTER TO REMAIN
9	(E) FIRE HYDRANT TO REMAIN
11	(E) STAIRS TO UPPER PARKING TO REMAIN
12	(E) ELEVATOR TO ACCESSIBLE PARKING BELOW
13	(E) EXHAUST LOUVERS FROM GARAGE BELOW TO REMAIN
14	(E) STAIR TO GARAGE TO REMAIN
15	(E) PAVING TO REMAIN
16	EXTERIOR WALL SCONCES, TYP
17	FLOOR PLANTERS, TYP
18	NEW TREE PLANTER

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	10/18/2024	PRE-APPLICATION PACKAGE
	11/06/2024	PLANNING SUBMITTAL
	11/22/2024	100% SCHEMATIC DESIGN
	01/09/2025	PLANNING SUBMITTAL 2
1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

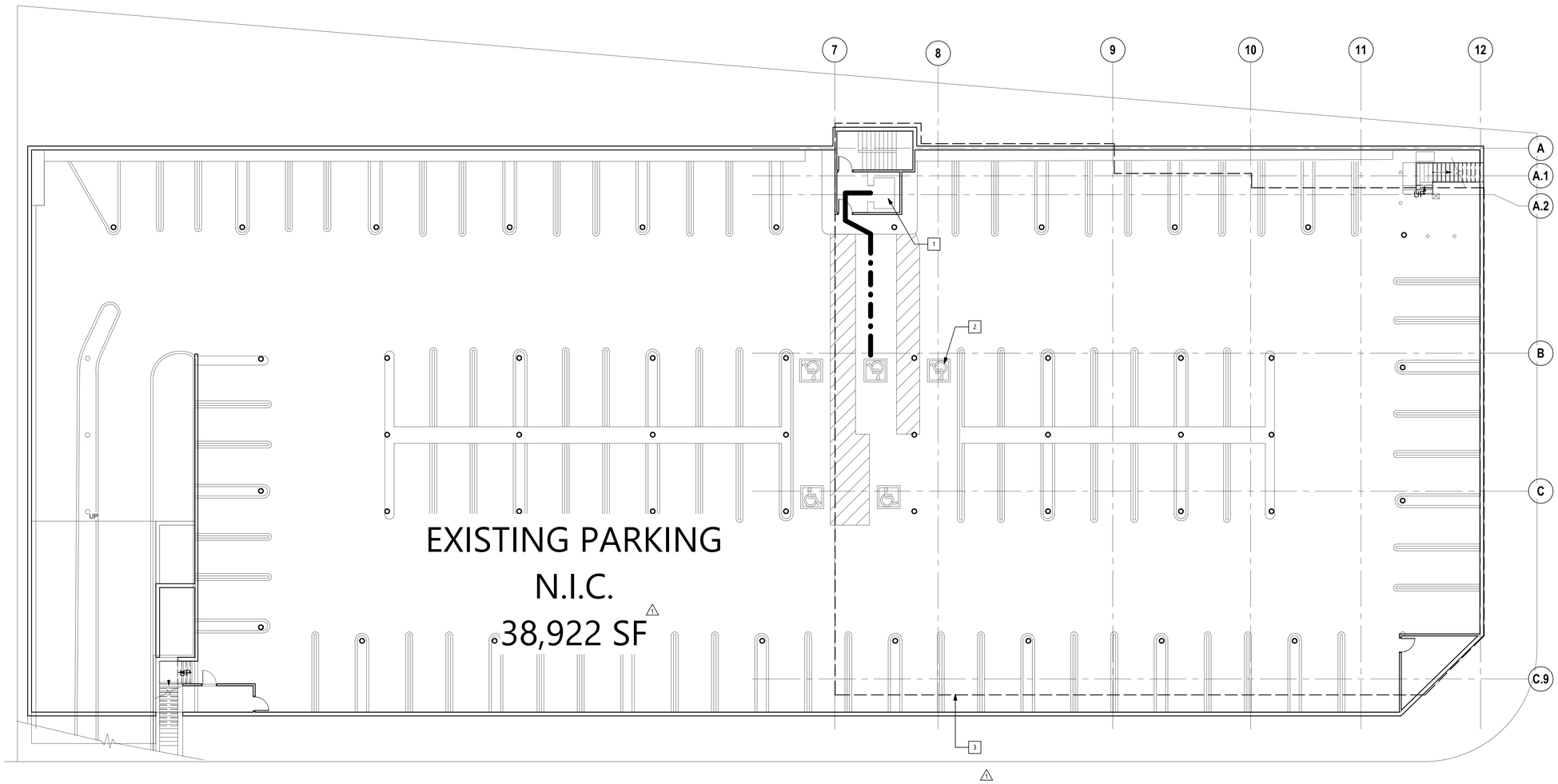
Project	59485
Drawn By:	BD
Reviewed By:	RN
Scale	As indicated

Drawing Title

ARCHITECTURAL SITE PLAN PATH OF TRAVEL

Drawing No.

A004 3



1 BASEMENT PLAN

SCALE: 3/32" = 1'-0"

N

BASEMENT PLAN GENERAL NOTES

BASEMENT PLAN LEGEND

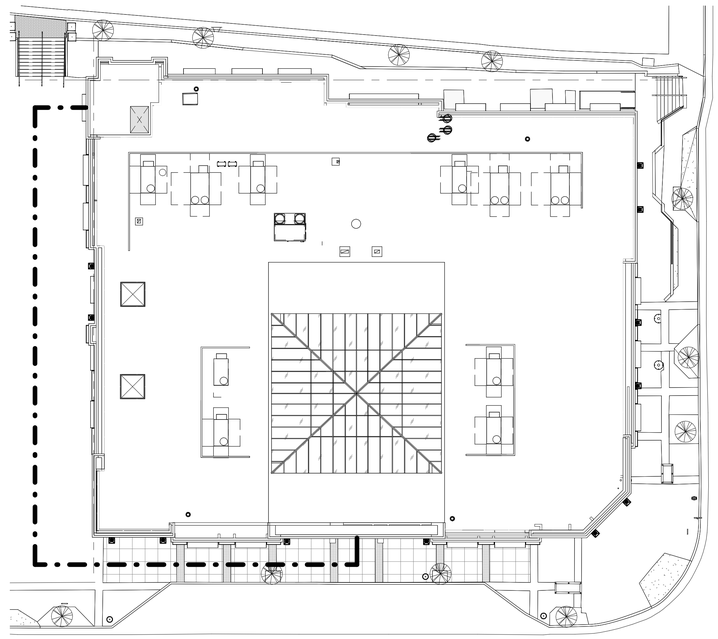
PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL

EXISTING ADJACENT BUILDINGS

BASEMENT PLAN KEYNOTES

KEYNOTES - BASEMENT PLAN	
MARK	NOTE
1	(E) ELEVATOR TO ACCESSIBLE PARKING BELOW
2	(E) ADA SPACES, TYP.
3	OUTLINE OF BUILDING ABOVE



2 GROUND LEVEL ACCESSIBLE ROUTE PLAN

SCALE: 1/16" = 1'-0"

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	01/09/2025	PLANNING SUBMITTAL 2
1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

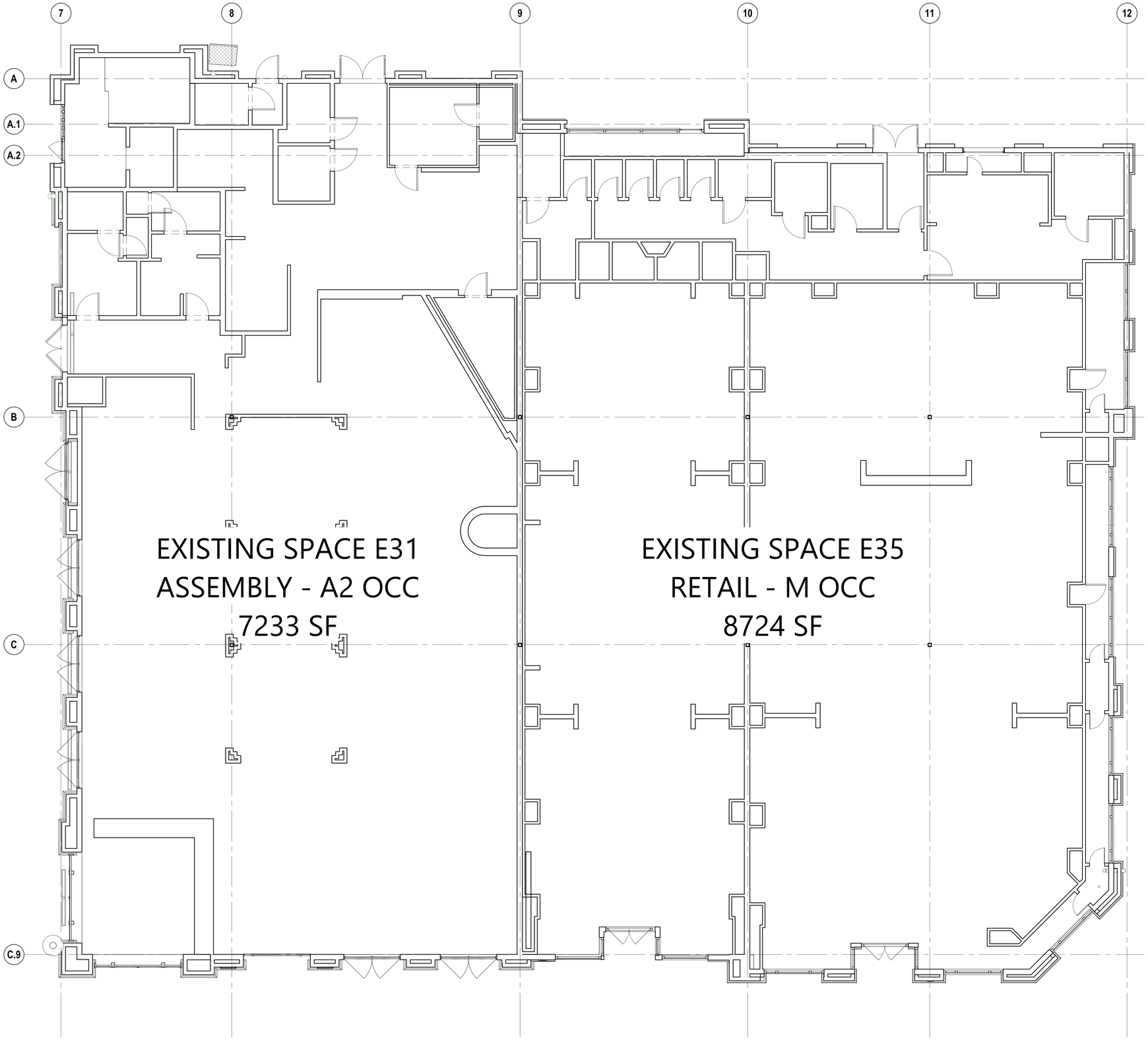
Project	59485
Drawn By:	BD
Reviewed By:	RN
Scale	As indicated

Drawing Title

EXISTING BASEMENT PARKING PLAN

Drawing No.

A005



1 **EXISTING FLOOR PLAN**
SCALE: 3/16" = 1'-0"

N

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1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

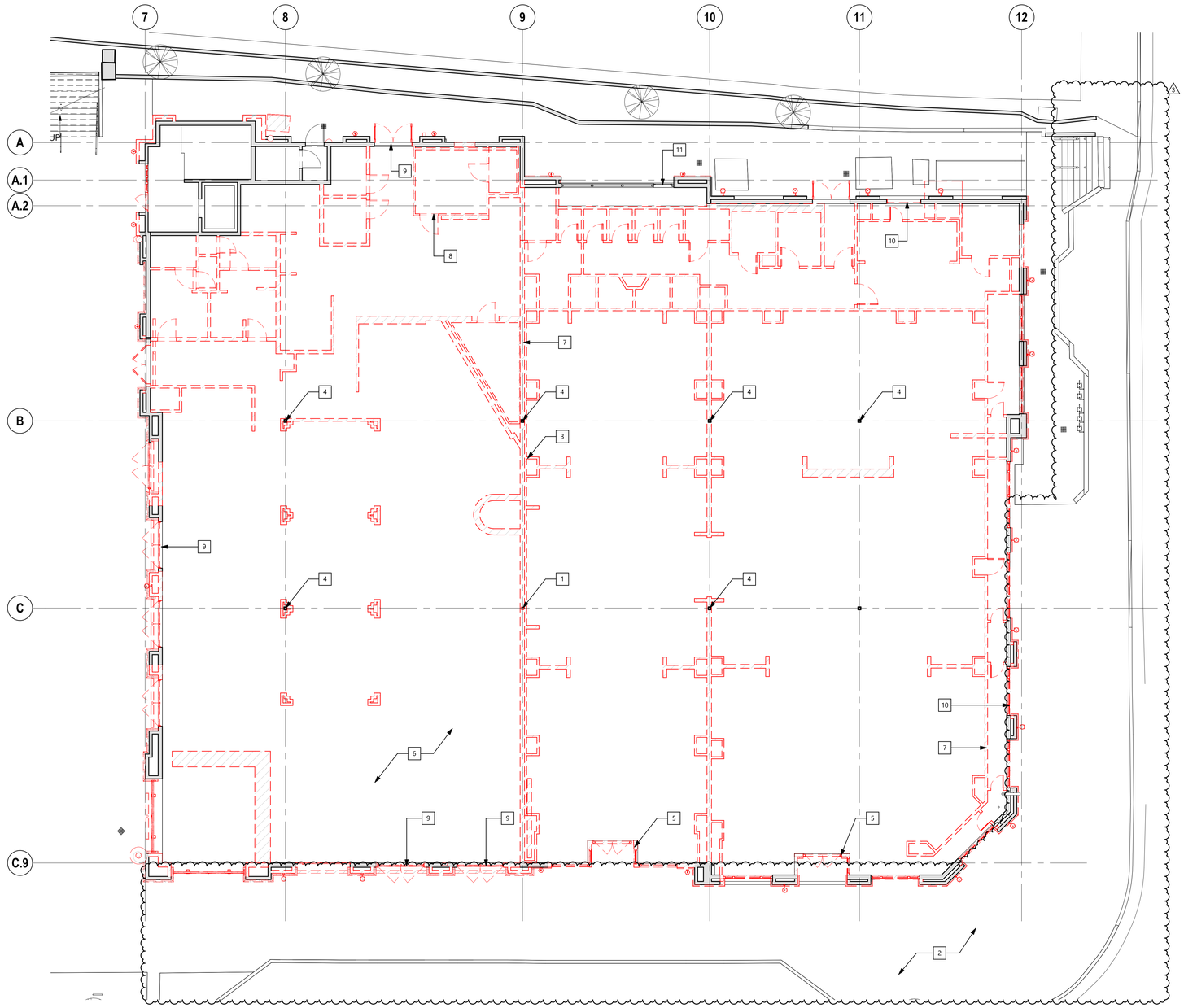
Scale 3/16" = 1'-0"

Drawing Title

EXISTING
FLOOR PLAN

Drawing No.

A005.1 1



1 DEMOLITION PLAN

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

DEMOLITION PLAN GENERAL NOTES

1. THE GC SHALL VERIFY ALL DIMENSIONS SHOWN PRIOR TO COMMENCMENT OF WORK. SEND DOCUMENT WITH VERIFICATION OR DEVIATIONS FROM THESE PLANS TO ARCHITECT VIA EMAIL.
2. IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR TO NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
3. AT EXISTING WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY FINISH.
4. DEMOLISH EXISTING WALLS AND DOORS AS NECESSARY.
5. DEMOLISH EXISTING FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE SUB-FLOOR AS REQUIRED TO PROVIDE AN EVEN WALKING SURFACE/FINISH FLOOR CONDITION.
6. DEMOLISH EXISTING GYPSUM WALL BOARD, CEILING TILE, GRID AND/OR OTHER CEILING FINISH AS NECESSARY TO PROVIDE FOR NEW CEILING READY CONDITION.
7. REMOVE EXTRANEOUS EQUIPMENT AS NECESSARY.
8. ALL DIMENSIONS ON PARTITION PLAN AND DEMOLITION PLAN ARE TO FRAMING. ALL DIMENSIONS ON OTHER SHEETS ARE TO FACE OF FINISH, DO NOT ADJUST ANY DIMENSIONS WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT. IF UNABLE TO LOCATE DIMENSIONS. FOR ANY ITEM OF WORK, CONSULT WITH THE ARCHITECT TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
9. COLUMN CENTER LINES / GRID LINES ARE SHOWN FOR REFERENCE DIMENSIONING, VERIFY EXACT LOCATIONS IN FIELD.
10. G.C. TO COORDINATE CONSTRUCTION BARRIER FINAL CONFIGURATION AND REQUIREMENTS WITH LL AND CLIENT CONSTRUCTION MANAGER

NOTE: UPON COMPLETION OF DEMOLITION WORK, GENERAL CONTRACTOR TO VERIFY ALL INDICATED DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

DEMOLITION PLAN LEGEND

Room name — ROOM NAME

XXXX — ROOM NUMBER

(E) DOOR TO REMAIN

(E) DOOR TO BE REMOVED

(E) WALL/PARTITION TO BE DEMOLISHED. SEE STRUCTURAL DWGS

(E) WALL/PARTITION TO REMAIN

(E) TO BE REMOVED

- X" — LEVEL CHANGE

DEMOLITION PLAN KEYNOTES

KEYNOTES - DEMO PLAN

MARK	NOTE
1	EXISTING COLUMN TO BE REMOVED, SEE STRUCTURAL DWG
2	SEE CIVIL DRAWINGS FOR SIDEWALK SCOPE AND DEMOLITION
3	DEMO ALL INTERIOR WALLS, TYP.
4	EXISTING COLUMN TO REMAIN
5	EXISTING STOREFRONT TO BE REMOVES
6	REMOVE ALL EXISTING FLOOR FINISHES DOWN TO STRUCTURAL SLAB
7	REMOVE ALL INTERIOR WALLS, TYP.
8	REMOVE ALL INTERIOR DOORS
9	REMOVE EXISTING EXTERIOR DOORS
10	REMOVE ALL EXISTING WINDOWS
11	EXISTING DOOR TO REMAIN

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2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

Project 59485

Drawn By: BD

Reviewed By: RN

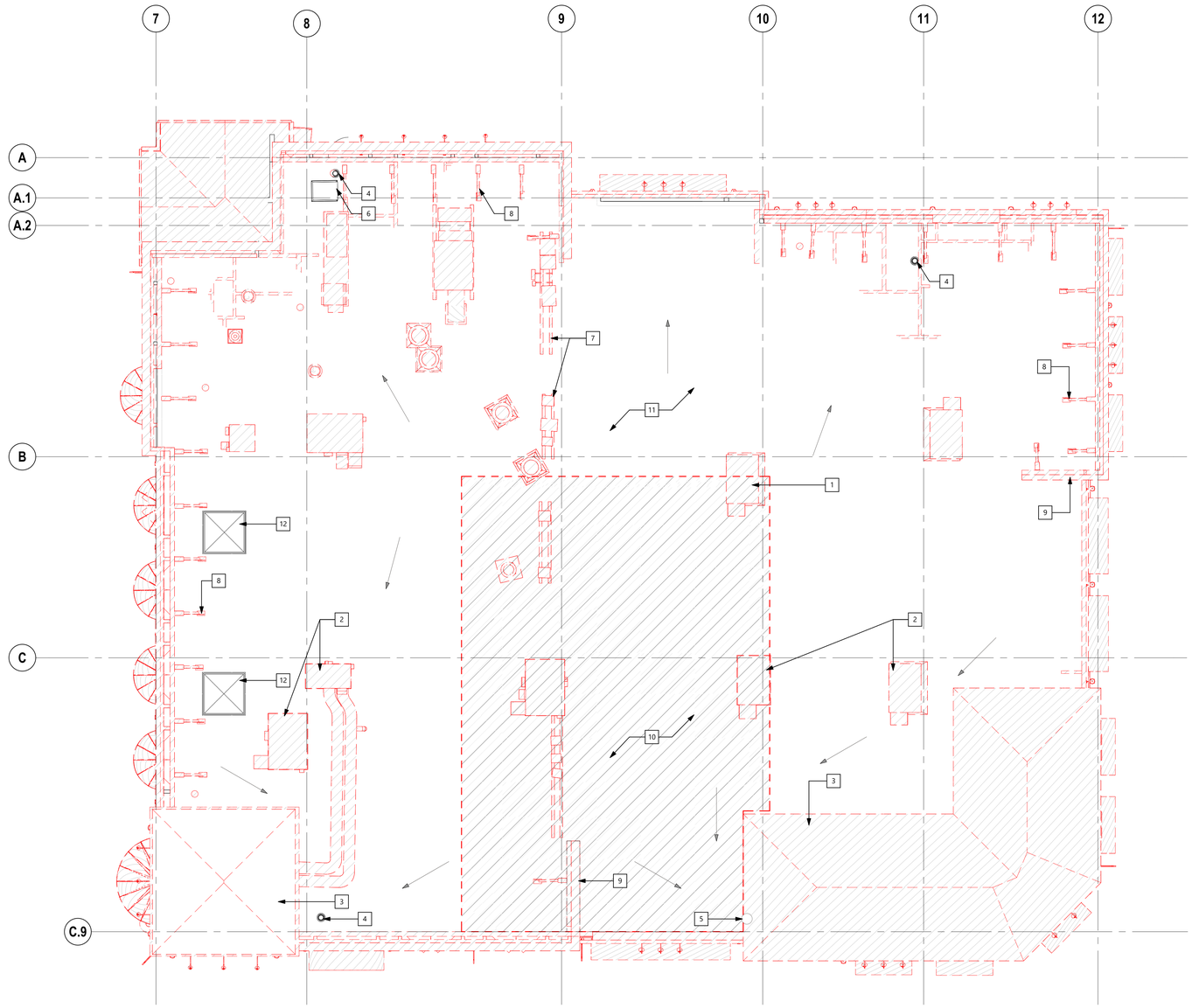
Scale As indicated

Drawing Title

DEMOLITION PLAN

Drawing No.

A006 1



1 DEMOLITION ROOF PLAN

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

N

DEMOLITION PLAN GENERAL NOTES

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2. IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR TO NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
3. AT EXISTING WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY FINISH.
4. DEMOLISH EXISTING WALLS AND DOORS AS NECESSARY.
5. DEMOLISH EXISTING FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE SUB-FLOOR AS REQUIRED TO PROVIDE AN EVEN WALKING SURFACE/FINISH FLOOR CONDITION.
6. DEMOLISH EXISTING GYPSUM WALL BOARD, CEILING TILE, GRID AND/OR OTHER CEILING FINISH AS NECESSARY TO PROVIDE FOR NEW CEILING READY CONDITION.
7. REMOVE EXTRANEOUS EQUIPMENT AS NECESSARY.
8. ALL DIMENSIONS ON PARTITION PLAN AND DEMOLITION PLAN ARE TO FRAMING. ALL DIMENSIONS ON OTHER SHEETS ARE TO FACE OF FINISH. DO NOT ADJUST ANY DIMENSIONS WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT. IF UNABLE TO LOCATE DIMENSIONS. FOR ANY ITEM OF WORK, CONSULT WITH THE ARCHITECT TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
9. COLUMN CENTER LINES / GRID LINES ARE SHOWN FOR REFERENCE DIMENSIONING, VERIFY EXACT LOCATIONS IN FIELD.
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NOTE: UPON COMPLETION OF DEMOLITION WORK, GENERAL CONTRACTOR TO VERIFY ALL INDICATED DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

DEMOLITION PLAN LEGEND

Room name — ROOM NAME

XXXX — ROOM NUMBER

(E) DOOR TO REMAIN

(E) DOOR TO BE REMOVED

(E) WALL/PARTITION TO BE DEMOLISHED. SEE STRUCTURAL DWGS

(E) WALL/PARTITION TO REMAIN

(E) TO BE REMOVED

- X" — LEVEL CHANGE

DEMOLITION PLAN KEYNOTES

KEYNOTES - DEMO ROOF PLAN

MARK	NOTE
1	(E) ROOF AND FRAMING TO BE DEMOLISHED. SEE STRUCTURAL DWGS
2	ALL EXISTING MECHANICAL UNITS TO BE REMOVED, TYP. EXISTING GAS LINE TO BE REUSED. COORDINATE WITH PLUMBING DWGS
3	(E) ROOF POP UPS TO BE REMOVED
4	(E) ROOF DRAIN TO REMAIN
5	(E) ROOF DRAIN TO BE RELOCATED
6	(E) ROOF HATCH TO REMAIN
7	REMOVE SLEEPERS AND PATCH ROOF
8	DEMO EXISTING PARAPET BRACES NOT USED S.S.D.
9	DEMO EXISTING PARAPET
10	DEMO PART OF ROOF
11	(E) ROOF TO REMAIN. PATCH AND REPAIR AS NEEDED
12	(E) SKYLIGHT TO REMAIN

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	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

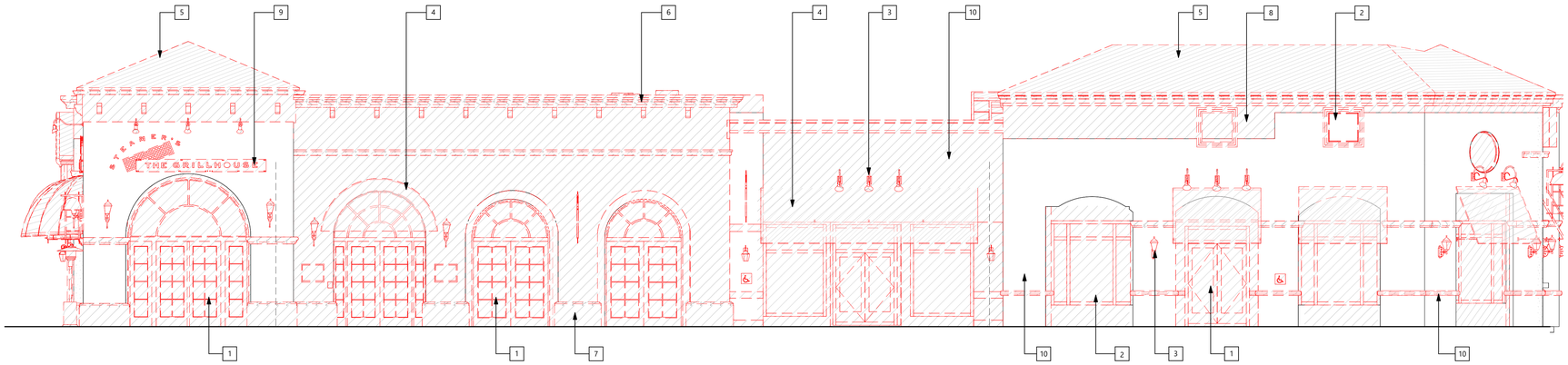
Scale As indicated

Drawing Title

DEMOLITION ROOF PLAN

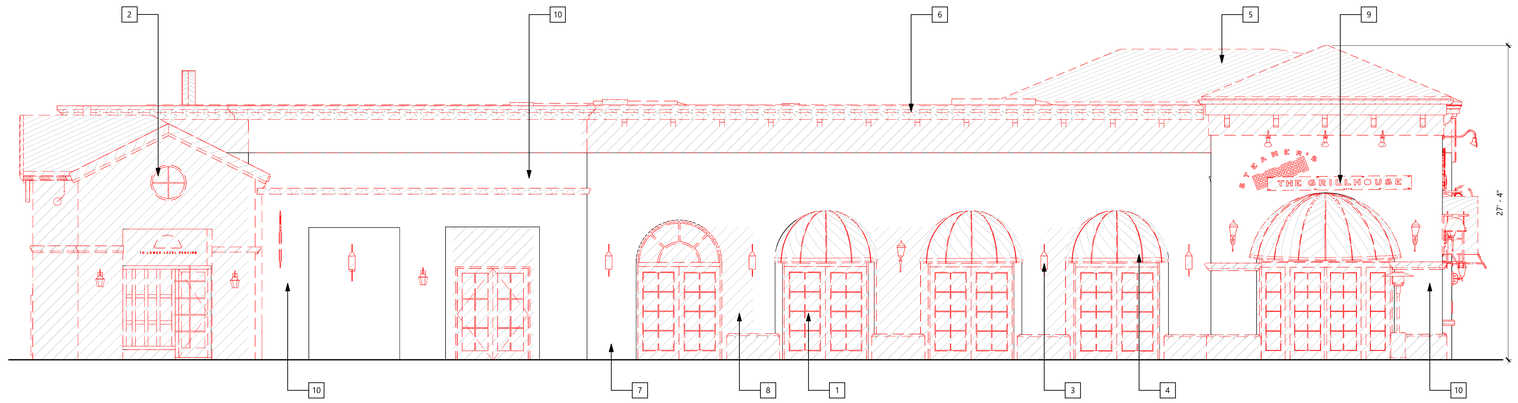
Drawing No.

A006.1 1



1 DEMOLITION EXTERIOR ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"



2 DEMOLITION EXTERIOR ELEVATION - WEST

SCALE: 3/16" = 1'-0"

DEMOLITION GENERAL NOTES

1. THE GC SHALL VERIFY ALL DIMENSIONS SHOWN PRIOR TO COMMENCMENT OF WORK. SEND DOCUMENT WITH VERIFICATION OR DEVIATIONS FROM THESE PLANS TO ARCHITECT VIA EMAIL.
2. IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR TO NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
3. AT EXISTING WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY FINISH.
4. DEMOLISH EXISTING WALLS AND DOORS AS NECESSARY.
5. DEMOLISH EXISTING FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE SUB-FLOOR AS REQUIRED TO PROVIDE AN EVEN WALKING SURFACE/FINISH FLOOR CONDITION.
6. DEMOLISH EXISTING GYPSUM WALL BOARD, CEILING TILE, GRID AND/OR OTHER CEILING FINISH AS NECESSARY TO PROVIDE FOR NEW CEILING READY CONDITION.
7. REMOVE EXTRANEOUS EQUIPMENT AS NECESSARY.
8. ALL DIMENSIONS ON PARTITION PLAN AND DEMOLITION PLAN ARE TO FRAMING. ALL DIMENSIONS ON OTHER SHEETS ARE TO FACE OF FINISH, DO NOT ADJUST ANY DIMENSIONS WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT. IF UNABLE TO LOCATE DIMENSIONS. FOR ANY ITEM OF WORK, CONSULT WITH THE ARCHITECT TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
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10. G.C. TO COORDINATE CONSTRUCTION BARRIER FINAL CONFIGURATION AND REQUIREMENTS WITH LL AND CLIENT CONSTRUCTION MANAGER

NOTE: UPON COMPLETION OF DEMOLITION WORK, GENERAL CONTRACTOR TO VERIFY ALL INDICATED DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

DEMOLITION ELEVATION LEGEND

- DEMOLISHED WALL. FRAMING COORDINATE WITH STRUCTURAL DWGS
- DEMOLISHED LINE
- WALL TO REMAIN
- EXISTING GLASS STOREFRONT TO REMAIN

DEMOLITION ELEVATION KEYNOTES

KEYNOTES - DEMO EXTERIOR ELEVATIONS	
MARK	NOTE
1	ALL EXISTING DOORS TO BE REMOVED, TYP.
2	ALL EXISTING WINDOW TO BE REMOVED
3	ALL EXISTING LIGHT FIXTURES TO BE REMOVED
4	ALL EXISTING CANOPIES TO BE REMOVED
5	EXISTING TILE ROOF AND STRUCTURE TO BE REMOVED, TYP.
6	EXISTING DECORATIVE WALL CAP AND PARAPET TO BE REMOVED
7	EXISTING WALL BASE TO BE REMOVED
8	PART OF EXISTING WALL TO BE REMOVED, HATCHED GRAY. COORDINATE WITH STRUCTURAL
9	ALL EXTERIOR SIGNAGE TO BE REMOVED
10	ALL WALL STUCCO AND DECORATIVE ELEMENTS TO BE REMOVED DOWN TO FACE OF EXISTING SHEATHING TYP.
11	EXISTING STOREFRONT AND DOOR TO REMAIN
12	EXISTING DOOR TO REMAIN

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	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

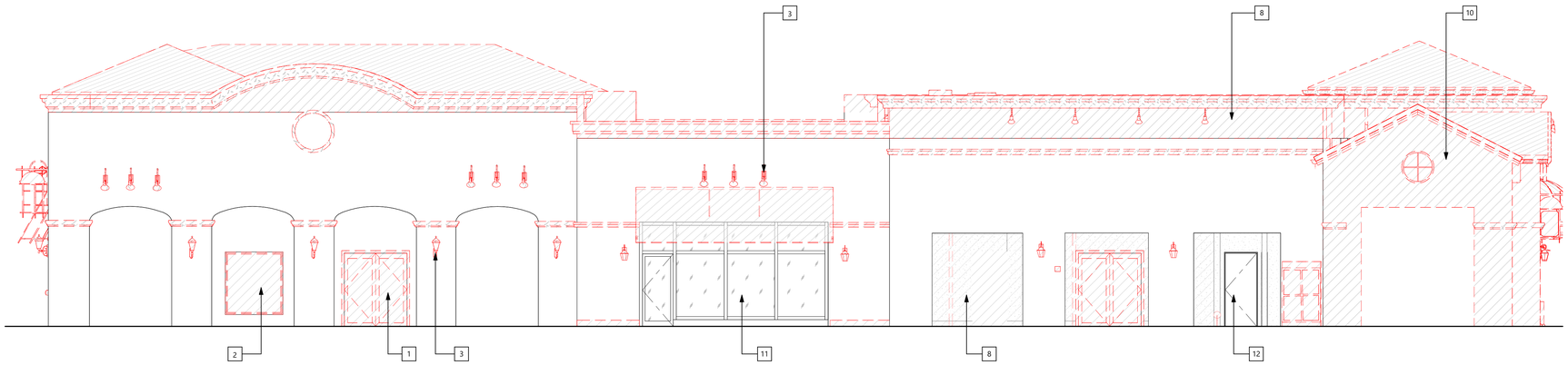
Scale As indicated

Drawing Title

DEMOLITION EXTERIOR ELEVATIONS

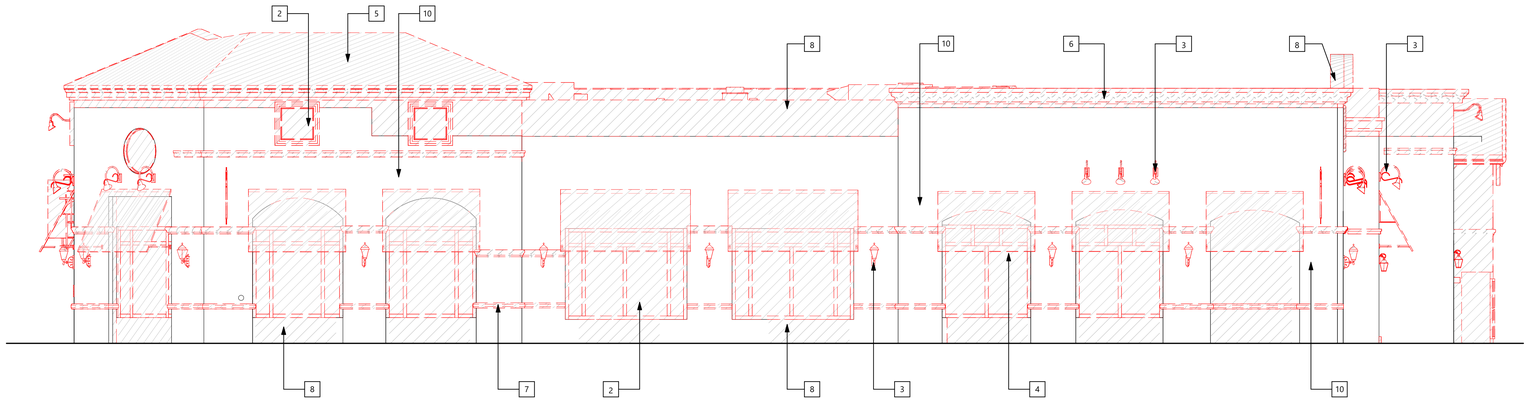
Drawing No.

A006.2 1



1 DEMOLITION EXTERIOR ELEVATION - NORTH

SCALE: 3/16" = 1'-0"



2 DEMOLITION EXTERIOR ELEVATION - EAST

SCALE: 3/16" = 1'-0"

DEMOLITION GENERAL NOTES

1. THE GC SHALL VERIFY ALL DIMENSIONS SHOWN PRIOR TO COMMENCMENT OF WORK. SEND DOCUMENT WITH VERIFICATION OR DEVIATIONS FROM THESE PLANS TO ARCHITECT VIA EMAIL.
2. IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR TO NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
3. AT EXISTING WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY FINISH.
4. DEMOLISH EXISTING WALLS AND DOORS AS NECESSARY.
5. DEMOLISH EXISTING FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE SUB-FLOOR AS REQUIRED TO PROVIDE AN EVEN WALKING SURFACE/FINISH FLOOR CONDITION.
6. DEMOLISH EXISTING GYPSUM WALL BOARD, CEILING TILE, GRID AND/OR OTHER CEILING FINISH AS NECESSARY TO PROVIDE FOR NEW CEILING READY CONDITION.
7. REMOVE EXTRANEOUS EQUIPMENT AS NECESSARY.
8. ALL DIMENSIONS ON PARTITION PLAN AND DEMOLITION PLAN ARE TO FRAMING. ALL DIMENSIONS ON OTHER SHEETS ARE TO FACE OF FINISH. DO NOT ADJUST ANY DIMENSIONS WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT. IF UNABLE TO LOCATE DIMENSIONS, FOR ANY ITEM OF WORK, CONSULT WITH THE ARCHITECT TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
9. COLUMN CENTER LINES / GRID LINES ARE SHOWN FOR REFERENCE DIMENSIONING, VERIFY EXACT LOCATIONS IN FIELD.
10. G.C. TO COORDINATE CONSTRUCTION BARRIER FINAL CONFIGURATION AND REQUIREMENTS WITH LL AND CLIENT CONSTRUCTION MANAGER

NOTE: UPON COMPLETION OF DEMOLITION WORK, GENERAL CONTRACTOR TO VERIFY ALL INDICATED DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

DEMOLITION ELEVATION LEGEND

- DEMOLISHED WALL. FRAMING COORDINATE WITH STRUCTURAL DWGS
- DEMOLISHED LINE
- WALL TO REMAIN
- EXISTING GLASS STOREFRONT TO REMAIN

DEMOLITION ELEVATION KEYNOTES

KEYNOTES - DEMO EXTERIOR ELEVATIONS	
MARK	NOTE
1	ALL EXISTING DOORS TO BE REMOVED, TYP.
2	ALL EXISTING WINDOW TO BE REMOVED
3	ALL EXISTING LIGHT FIXTURES TO BE REMOVED
4	ALL EXISTING CANOPIES TO BE REMOVED
5	EXISTING TILE ROOF AND STRUCTURE TO BE REMOVED, TYP.
6	EXISTING DECORATIVE WALL CAP AND PARAPET TO BE REMOVED
7	EXISTING WALL BASE TO BE REMOVED
8	PART OF EXISTING WALL TO BE REMOVED. HATCHED GRAY. COORDINATE WITH STRUCTURAL
9	ALL EXTERIOR SIGNAGE TO BE REMOVED
10	ALL WALL STUCCO AND DECORATIVE ELEMENTS TO BE REMOVED DOWN TO FACE OF EXISTING SHEATHING TYP.
11	EXISTING STOREFRONT AND DOOR TO REMAIN
12	EXISTING DOOR TO REMAIN

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No.	Date	Issue/ Revised
1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

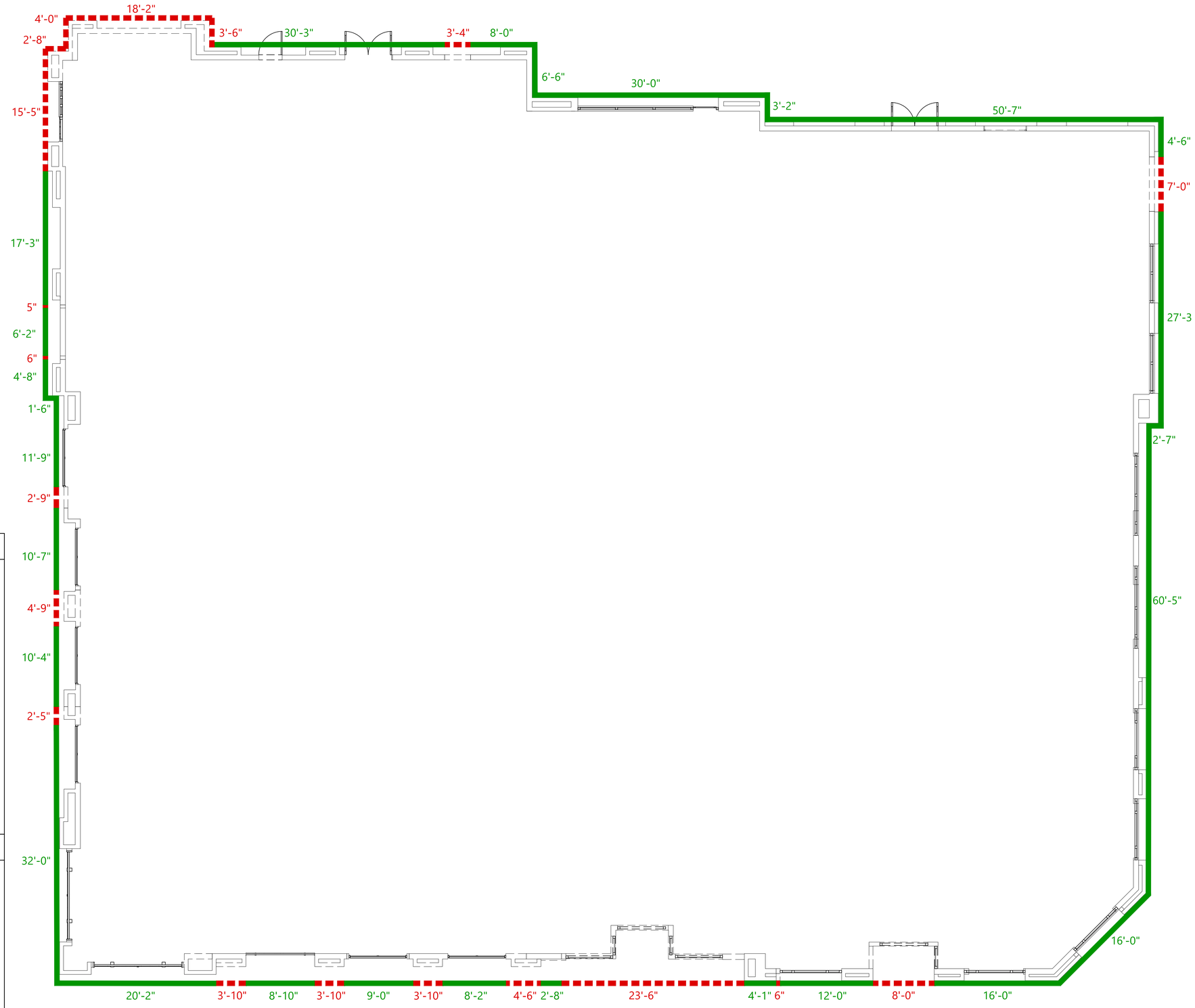
Scale As indicated

Drawing Title

DEMOLITION EXTERIOR ELEVATIONS

Drawing No.

A006.3 1



FOOTPRINT DEMOLITION CALCULATION

EXISTING FOOTPRINT FOOTPRINT (LINEAR FEET)	WIDTH OF PRESERVED WALL FRAMING IN LINEAR FEET (INCLUDING EXISTING OPENINGS)	WIDTH OF DEMOLISHED WALL FRAMING IN LINEAR FEET (INCLUDING NEW AND ENLARGED OPENINGS)
528'	414'	114'

IF	PRESERVED WALL FRAMING	IS GREATER THAN	DEMO'D WALL FRAMING	THEN **NO TECH DEMO**
IF	DEMO'D WALL FRAMING	IS GREATER THAN	PRESERVED WALL FRAMING	THEN **TECH DEMO**

SINCE	414'	IS GREATER THAN	114'	THEN **NO TECH DEMO**

TECH DEMOLITION PLAN KEY

PRESERVED WALL FRAMING

DEMOLISHED WALL FRAMING

0 2 4 6 8 12 24

1 TECHNICAL DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

N

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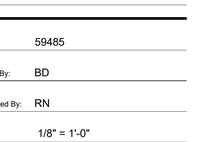

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No.	Date	Issue/ Revised
2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

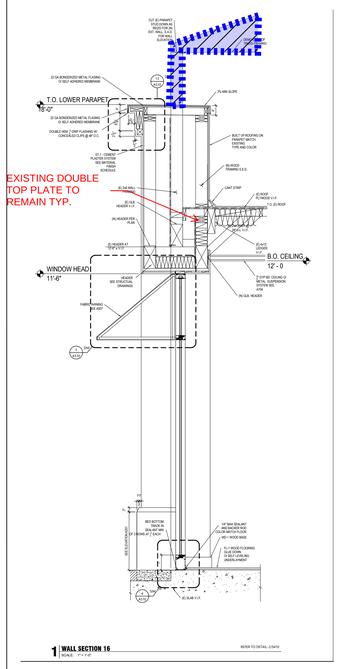
Reviewed By: RN

Scale 1/8" = 1'-0"

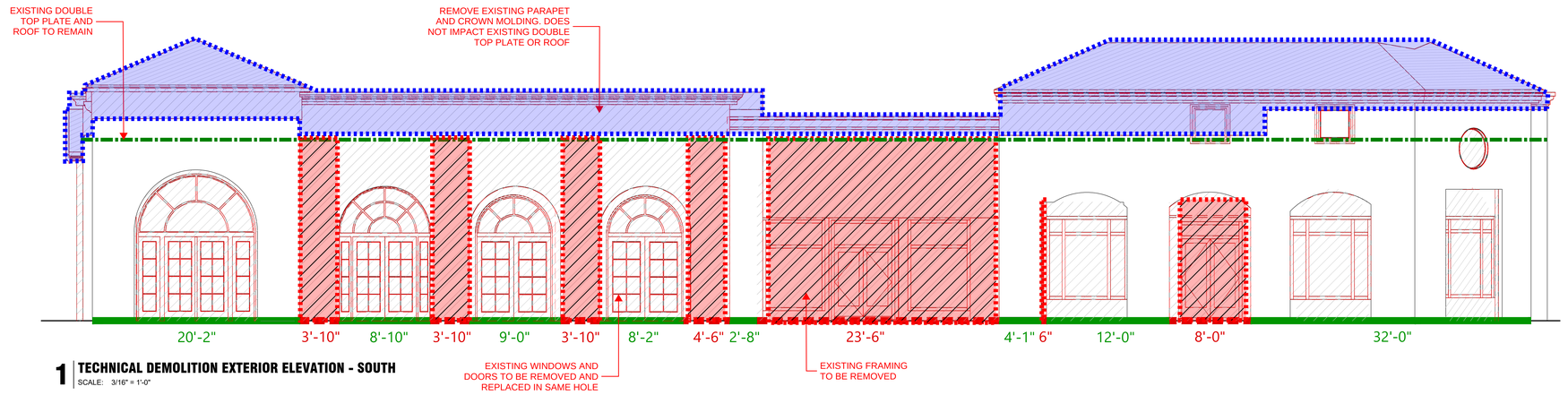
Drawing Title

TECHNICAL DEMOLITION PLAN

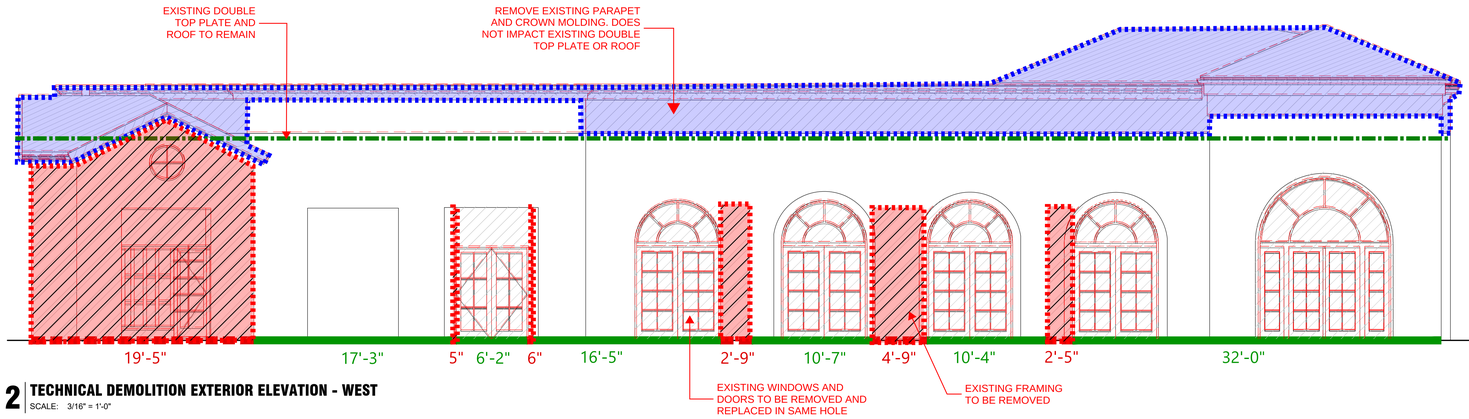
Drawing No. A006.4 2



1 **WALL SECTION 16**
SCALE: 1" = 1'-0"



1 TECHNICAL DEMOLITION EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



2 TECHNICAL DEMOLITION EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"

FOOTPRINT DEMOLITION CALCULATION

EXISTING FOOTPRINT FOOTPRINT (LINEAR FEET)	WIDTH OF PRESERVED WALL FRAMING IN LINEAR FEET (INCLUDING EXISTING OPENINGS)	WIDTH OF DEMOLISHED WALL FRAMING IN LINEAR FEET (INCLUDING NEW AND ENLARGED OPENINGS)
528'	414'	114'

IF	PRESERVED WALL FRAMING	IS GREATER THAN	DEMO'D WALL FRAMING	THEN **NO TECH DEMO**
IF	DEMO'D WALL FRAMING	IS GREATER THAN	PRESERVED WALL FRAMING	THEN **TECH DEMO**

SINCE	414'	IS GREATER THAN	114'	THEN **NO TECH DEMO**

TECH DEMOLITION LEGEND

PRESERVED WALL FRAMING

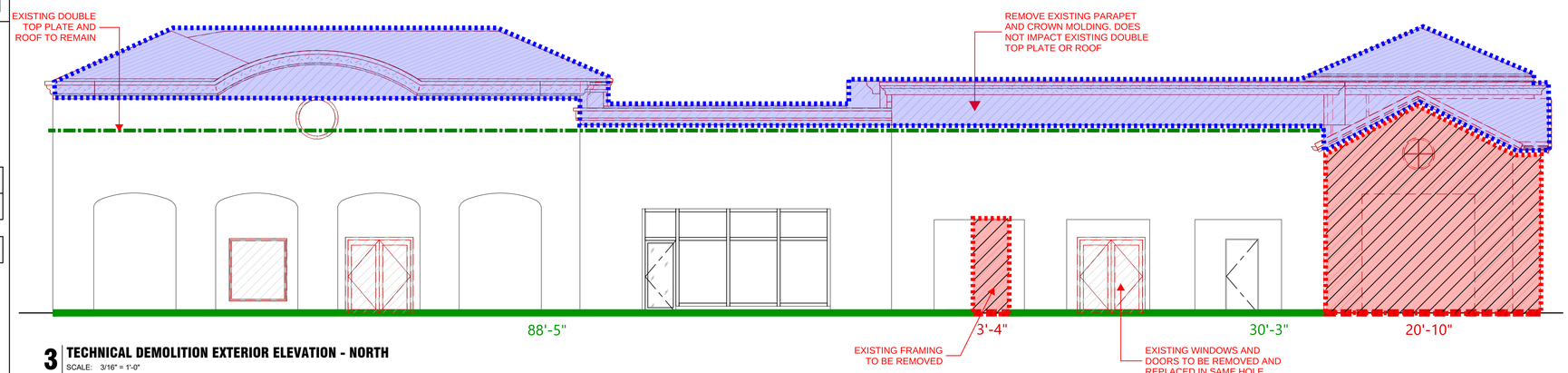
DEMOLISHED WALL FRAMING

LEVEL OF EXISITING DOUBLE TOP PLATE

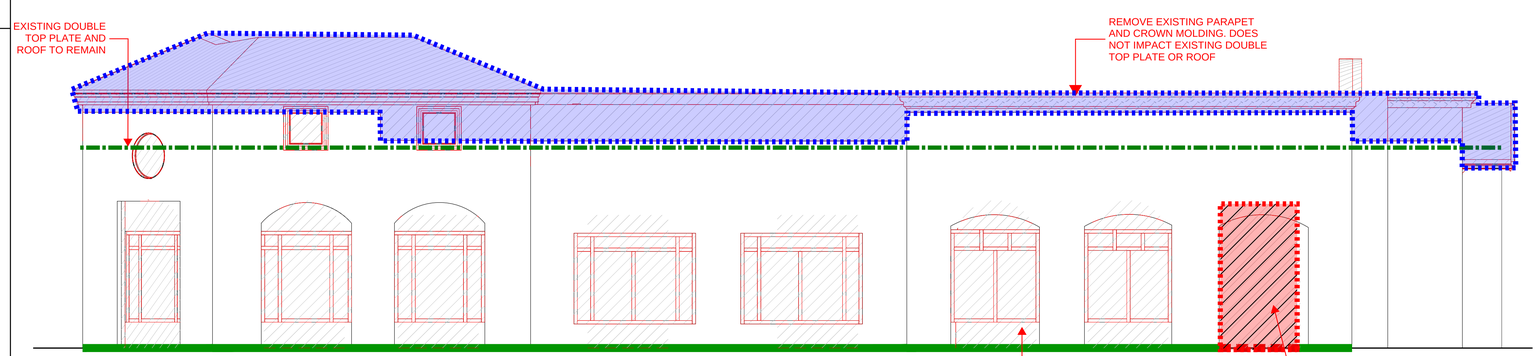
REMOVE EXISTING PARAPET AND CROWN MOLDING. (DOES NOT IMPACT EXISTING DOUBLE TOP PLATE OR ROOF)

EXISTING FRAMING TO BE REMOVED

0 2 4 6 8 12 24



3 TECHNICAL DEMOLITION EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



4 TECHNICAL DEMOLITION EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"

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1	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale As indicated

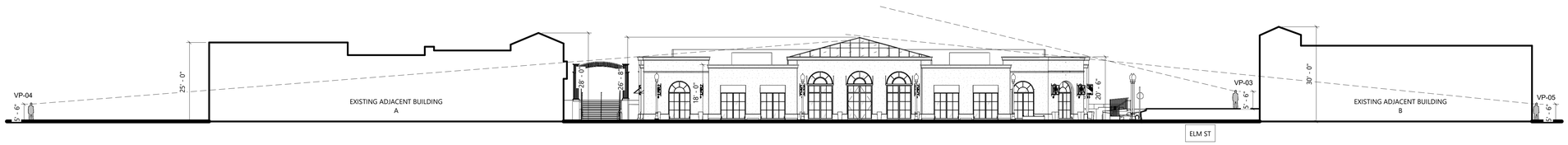
Drawing Title

TECHNICAL DEMOLITION EXTERIOR ELEVATIONS

Drawing No. A006.5 2

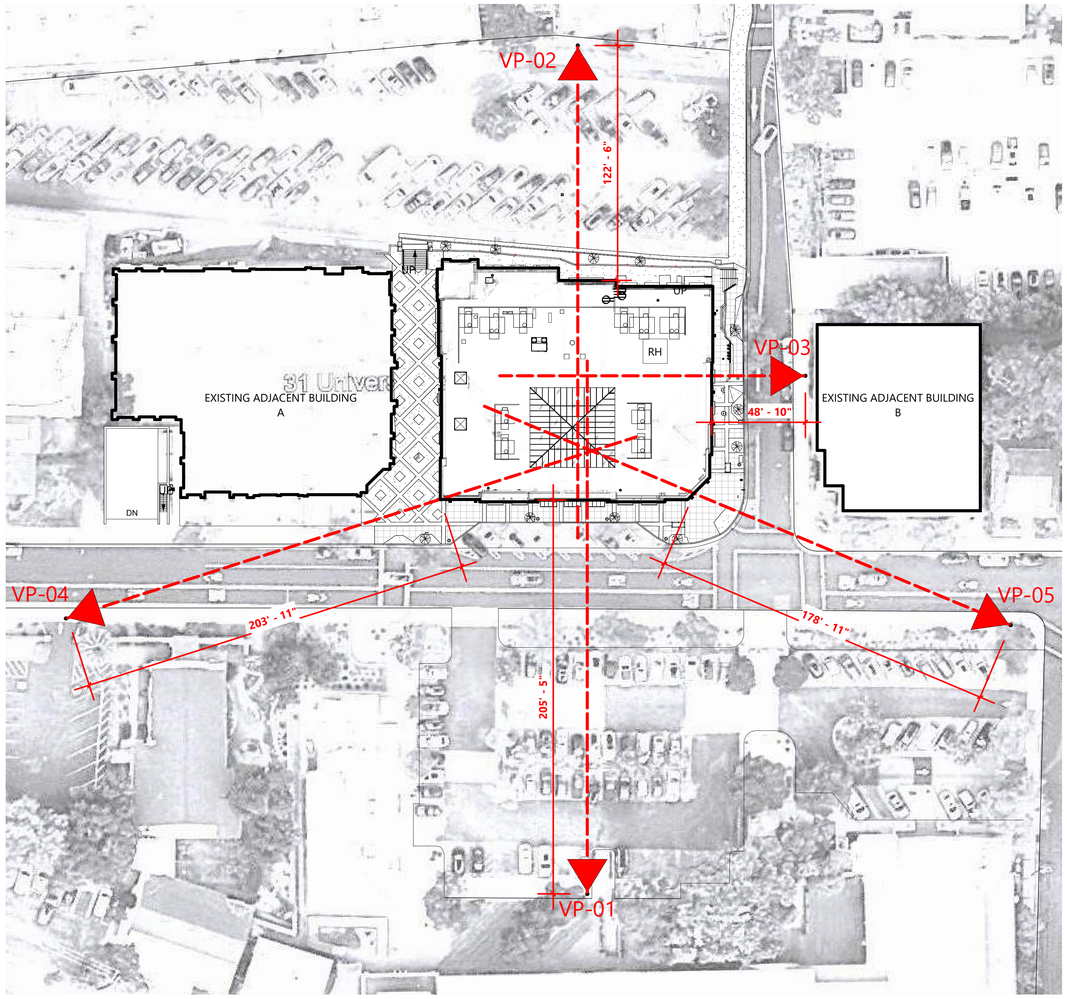
1 SIGHT LINE STUDY - VIEWED FROM ELM ST

SCALE: 1/16" = 1'-0"



2 SIGHT LINE STUDY - VIEWED FROM UNIVERSITY AVE

SCALE: 1/16" = 1'-0"



3 SIGHT LINE STUDY - KEY PLAN

SCALE: 1/32" = 1'-0"

SIGHT LINE LEGEND

VP-X — VANTAGE POINT

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2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

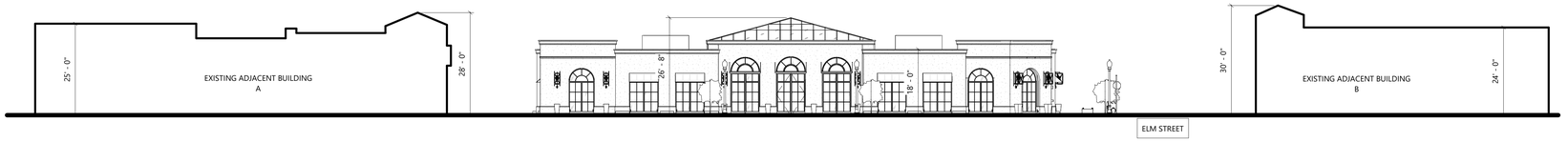
Scale As indicated

Drawing Title

SIGHT LINE STUDY

Drawing No.

A007 2

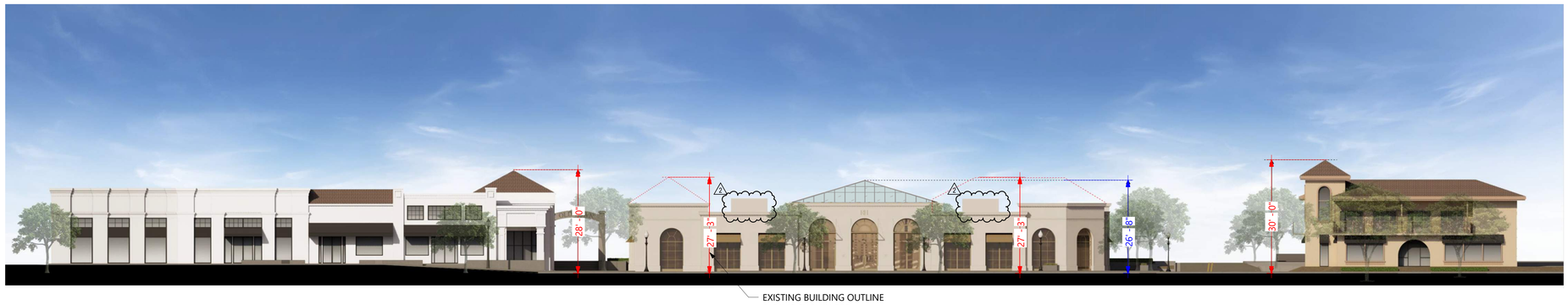


1 PROPOSED BUILDING VIEW FROM UNIVERSITY AVE

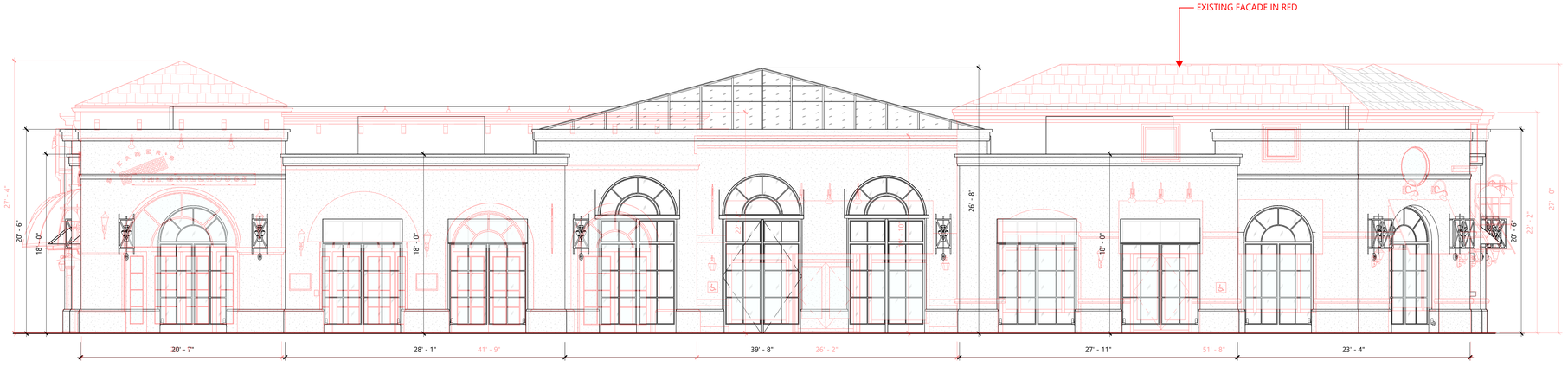
SCALE: 1/16" = 1'-0"

2 EXISTING BUILDING VIEW FROM UNIVERSITY AVE

SCALE: 1/16" = 1'-0"



3 COLORED MASSING ELEVATION



4 MASSING SOUTH ELEVATION - VIEW FROM UNIVERSITY AVE

SCALE: 3/16" = 1'-0"

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1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

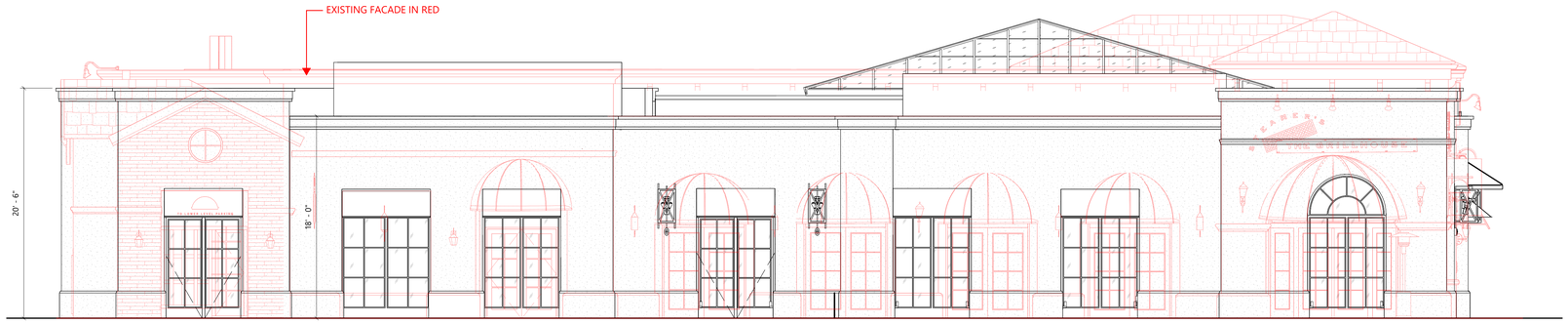
Scale As indicated

Drawing Title

MASSING ELEVATIONS

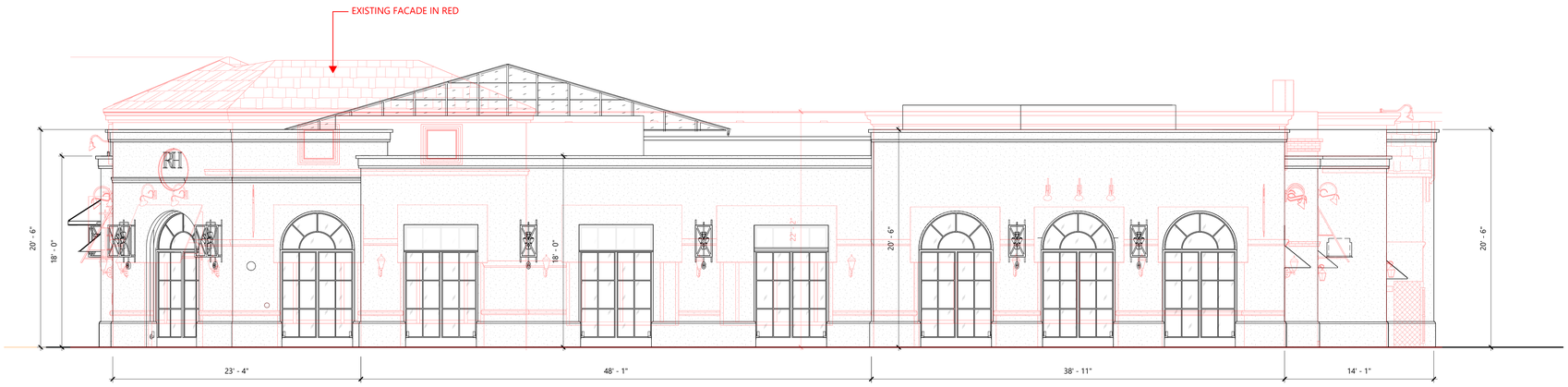
Drawing No.

A008 2



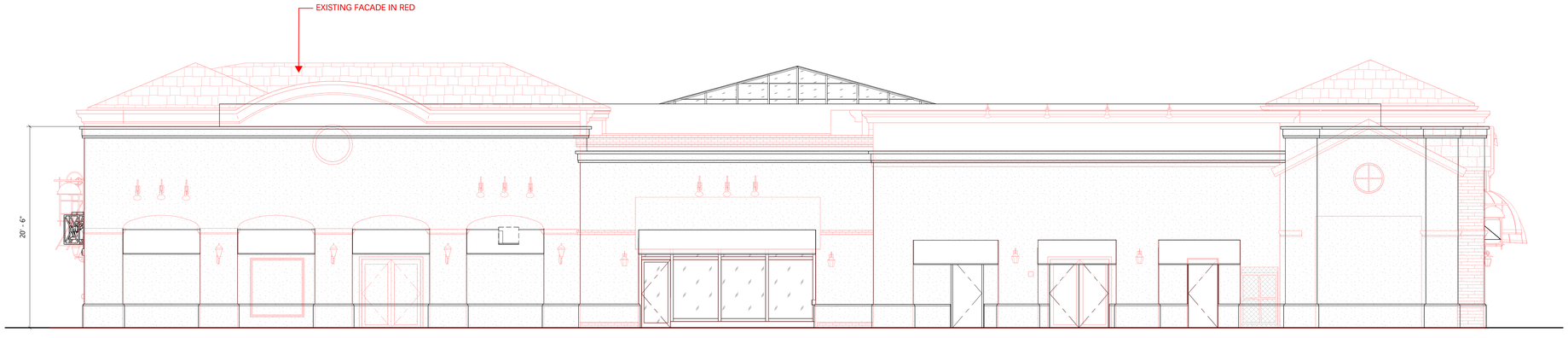
3 PROPOSED WEST ELEVATION - VIEW FROM COURTYARD

SCALE: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION - VIEW FROM ELM ST

SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION - VIEW FROM REAR PARKING LOT

SCALE: 3/16" = 1'-0"

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	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

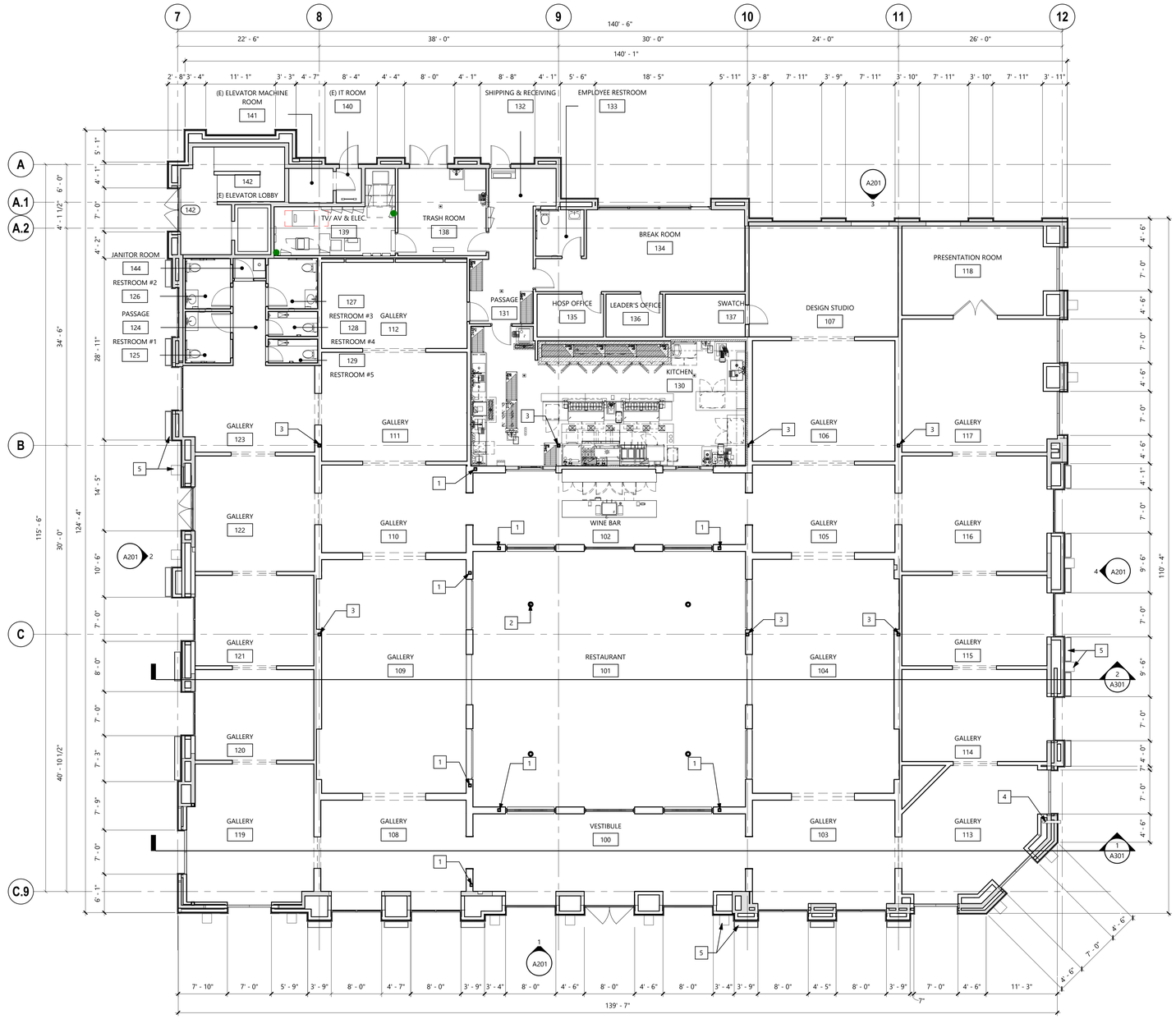
Scale 3/16" = 1'-0"

Drawing Title

EXTERIOR ELEVATIONS COMPARISON

Drawing No.

A009 1



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

FLOOR PLAN GENERAL NOTES

1. CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
3. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
4. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
5. THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
6. "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
7. "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONED NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
8. "ALIGN" MEANS ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
9. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, STREET TREES, SIDE WALK SCORE PATTERNS & IRRIGATION IMPROVEMENTS & DETAILS.
10. REFER TO CIVIL DRAWINGS FOR CIVIL IMPROVEMENTS INCLUDING GRADING, SITE UTILITY, SITE DRAINAGE & CITY STANDARD SITE IMPROVEMENTS.

FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL
- PROPERTY LINE
- XX — WALL/PARTITION SYMBOL - SEE PARTITION SCHEDULE
- XXX — DOOR TYPE
- XX — WINDOW TYPE
- X.XX' — FLOOR ELEVATION
- ALIGN — ALIGN FACE OF FINISH, TYPICAL
- XXX — PLUMBING FIXTURE/ACCESSORY TYPE
- XXX — FINISH TYPE

FLOOR PLAN KEYNOTES

1

KEYNOTES - FLOOR PLAN	
MARK	NOTE
1	NEW STRUCTURAL COLUMN
2	NEW COLUMNS FOR SKYLIGHT. SEE STRUCTURAL DWGS FOR MORE INFORMATION
3	EXISTING STRUCTURAL COLUMN
4	EXISTING FIRE RISER
5	FLOOR PLANTER, TYP

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	10/18/2024	PRE-APPLICATION PACKAGE
	11/06/2024	PLANNING SUBMITTAL
	11/22/2024	100% SCHEMATIC DESIGN
	01/09/2025	PLANNING SUBMITTAL 2
1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

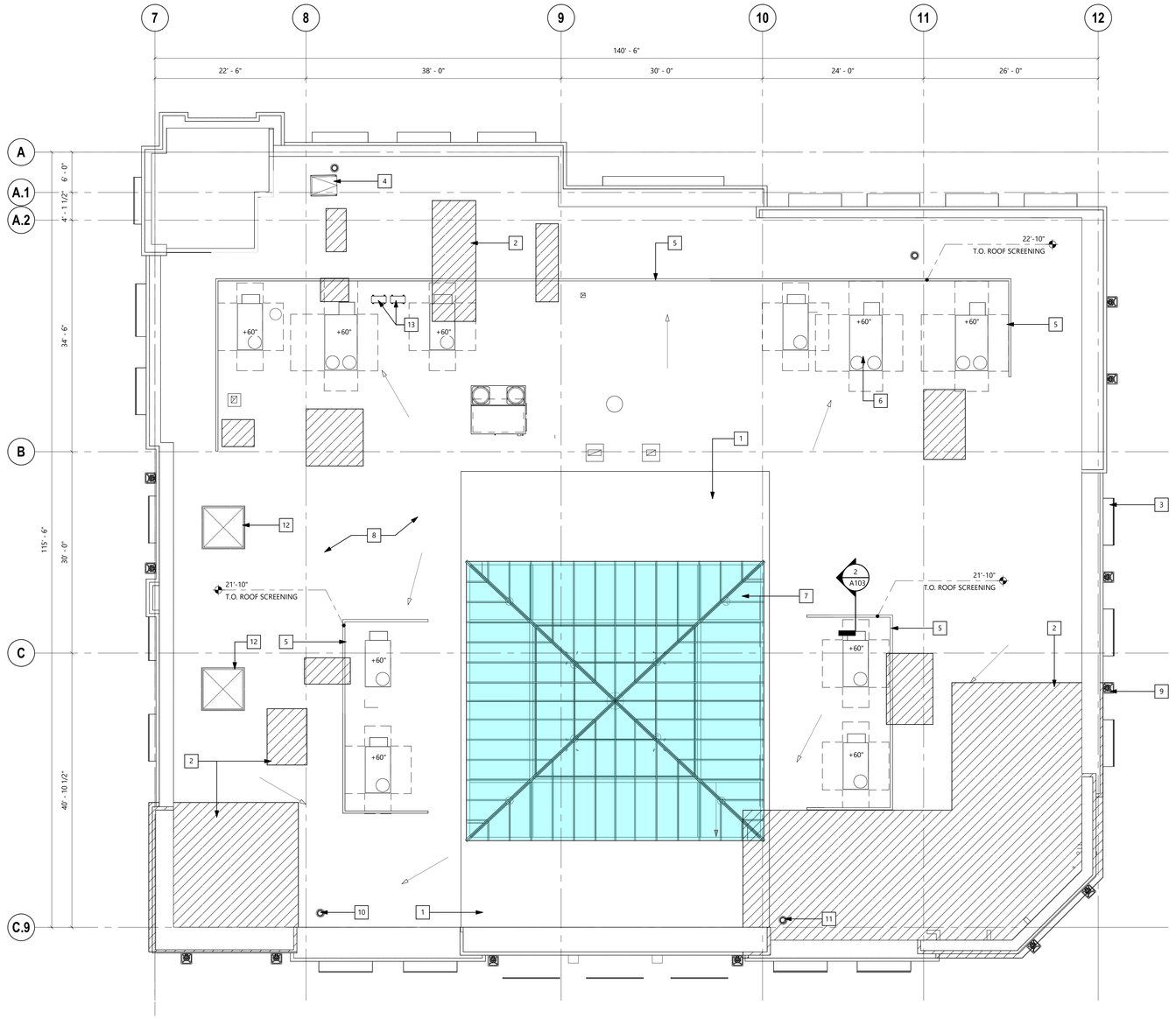
Scale 1/8" = 1'-0"

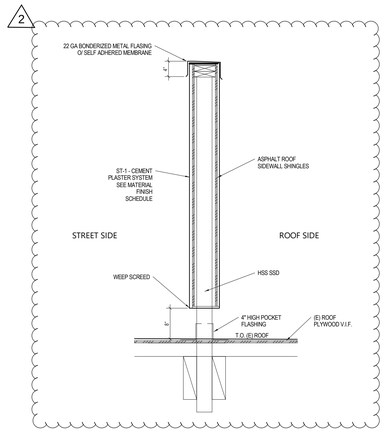
Drawing Title

FLOOR PLAN

Drawing No.

A101





2 **ROOF SCREEN**
SCALE: 3/4" = 1'-0"

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

N

ROOF PLAN GENERAL NOTES

1. CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
3. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
4. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
5. THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
6. "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
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9. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, STREET TREES, SIDE WALK SCORE PATTERNS & IRRIGATION IMPROVEMENTS & DETAILS.
10. REFER TO CIVIL DRAWINGS FOR CIVIL IMPROVEMENTS INCLUDING GRADING, SITE UTILITY, SITE DRAINAGE & CITY STANDARD SITE IMPROVEMENTS.

ROOF PLAN LEGEND

	INDICATES REMOVED ROOF EQUIPMENT
X	KEYNOTE
ALIGN	ALIGN ELEMENTS
X.XX	LEVEL MARKER

ROOF PLAN KEYNOTES

KEYNOTES - ROOF PLAN

MARK	NOTE
1	NEW RAISED ROOF AREA. BUILT UP ROOFING TO MATCH EXISTING
2	NEW BUILT UP ROOFING AT AREAS OF DEMOLISHED STRUCTURES AND MECH UNITS. SHOWN WITH HATCH
3	AWNINGS BELOW
4	(E) ROOF HATCH
5	METAL ROOF SCREEN. PAINT TO MATCH EXTERIOR WALLS. SEE DETAIL 14/A706
6	NEW ROOF TOP EQUIPMENT. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
7	NEW SKYLIGHT
8	(E) BUILT UP ROOF. PATCH AS NEEDED
9	WALL SCONCE, TYP
10	(E) ROOF DRAIN
11	RELOCATED ROOF DRAIN
12	(E) SKYLIGHT
13	NEW REFRIGERATION UNITS. SEE FOOD SERVICE DRAWINGS FOR MORE INFORMATION

△1

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	11/22/2024	100% SCHEMATIC DESIGN
	01/09/2025	PLANNING SUBMITTAL 2
△1	03/05/2025	TECH REVIEW COMMENTS
△2	05/21/2025	TECH REVIEW COMMENTS 2

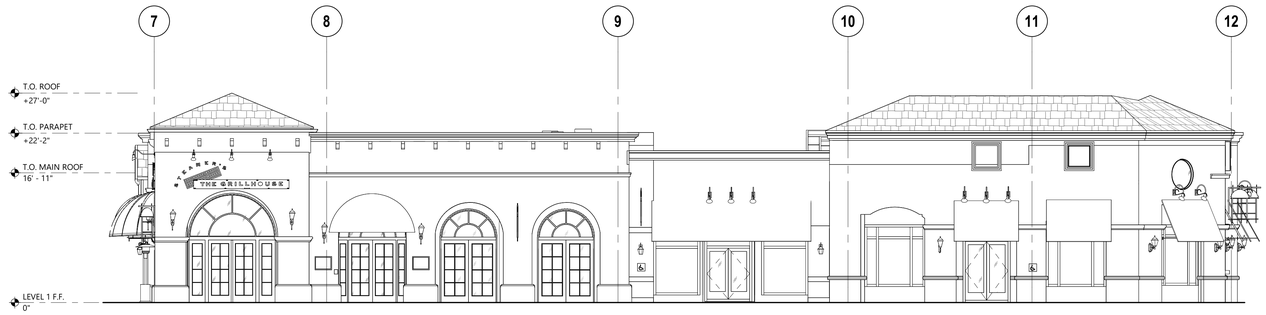
Project	59485
Drawn By:	BD
Reviewed By:	RN
Scale	1/8" = 1'-0"

Drawing Title

ROOF PLAN

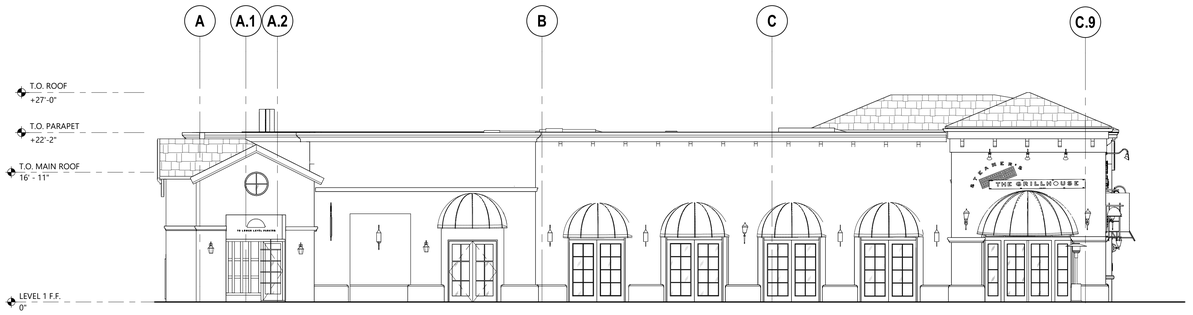
Drawing No.

A103 △1



1 EXISTING SOUTH ELEVATION

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

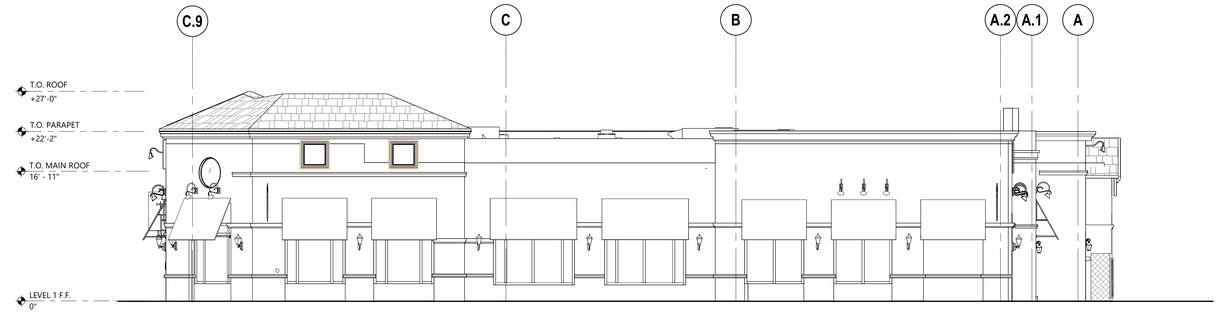


2 EXISTING - WEST ELEVATION

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

3 EXISTING - NORTH ELEVATION

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



4 EXISTING - EAST ELEVATION

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

RH

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Consultant

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1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

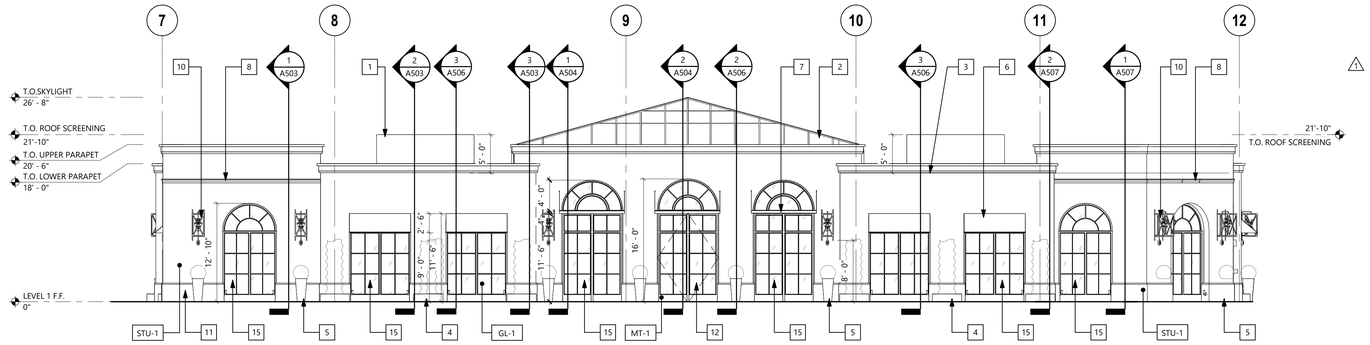
Scale 1/8" = 1'-0"

Drawing Title

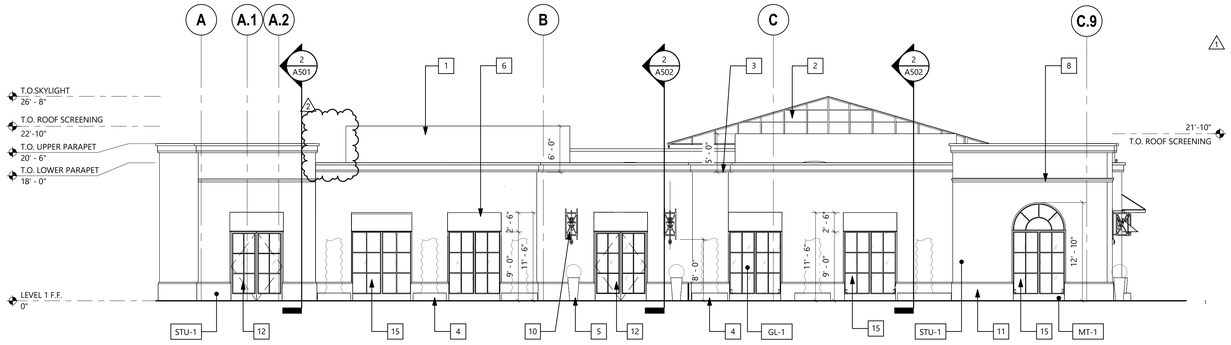
EXISTING
EXTERIOR
ELEVATIONS

Drawing No.

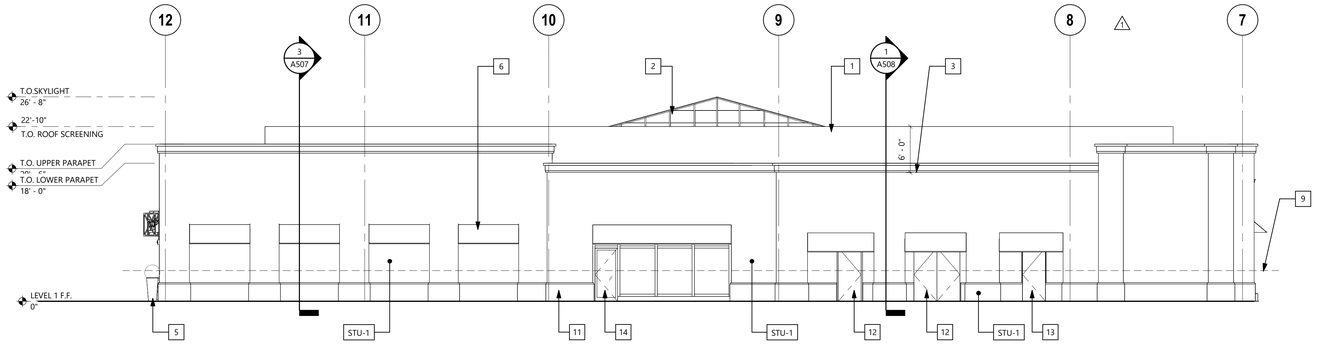
A200 1



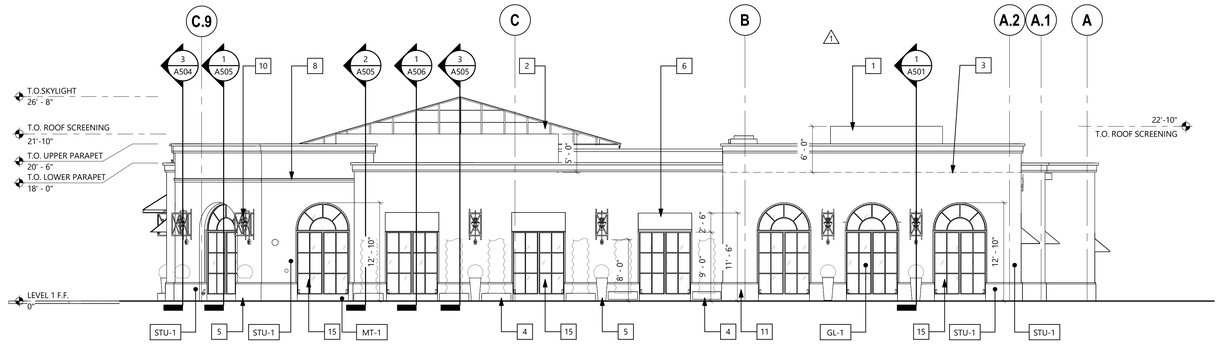
1 **SOUTH ELEVATION - VIEW FROM UNIVERSITY AVE**
SCALE: 1/8" = 1'-0"



2 **WEST ELEVATION - VIEW FROM COURTYARD**
SCALE: 1/8" = 1'-0"



3 **NORTH ELEVATION - VIEW FROM PARKING LOT**
SCALE: 1/8" = 1'-0"



4 **EAST ELEVATION - VIEW FROM ELM ST**
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. FOR FINISH SPECS SEE SHEET A601

ELEVATION LEGEND

ELEVATION KEYNOTES

KEYNOTES - EXTERIOR ELEVATION	
MARK	NOTE
1	ROOF SCREEN BEYOND
2	NEW SKYLIGHT. SEE SHEET A511 FOR MORE INFORMATION
3	<varies>
4	FLOOR PLANTER, TYP
5	STANDING PLANTER, TYP
6	FABRIC AWNING, TYP. SEE DETAIL 3/A510
7	METAL AWNING WITH GLASS, SEE DETAIL 16/A510
8	DECORATIVE WALL MOLDING
9	PARKING LEVEL SHOWN W/DASHED LINE
10	WALL SCONCES, TYP.
11	EXTERIOR WALL BASE, TYP. SEE DETAIL 2/A510
12	DOOR. SEE SHEET A602 FOR MORE INFORMATION
13	ADJACENT DOOR, NOT IN SCOPE
14	DOOR TO BE PERMINENTLY CLOSED
15	WINDOW. SEE SHEET A603 FOR MORE INFORMATION

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2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

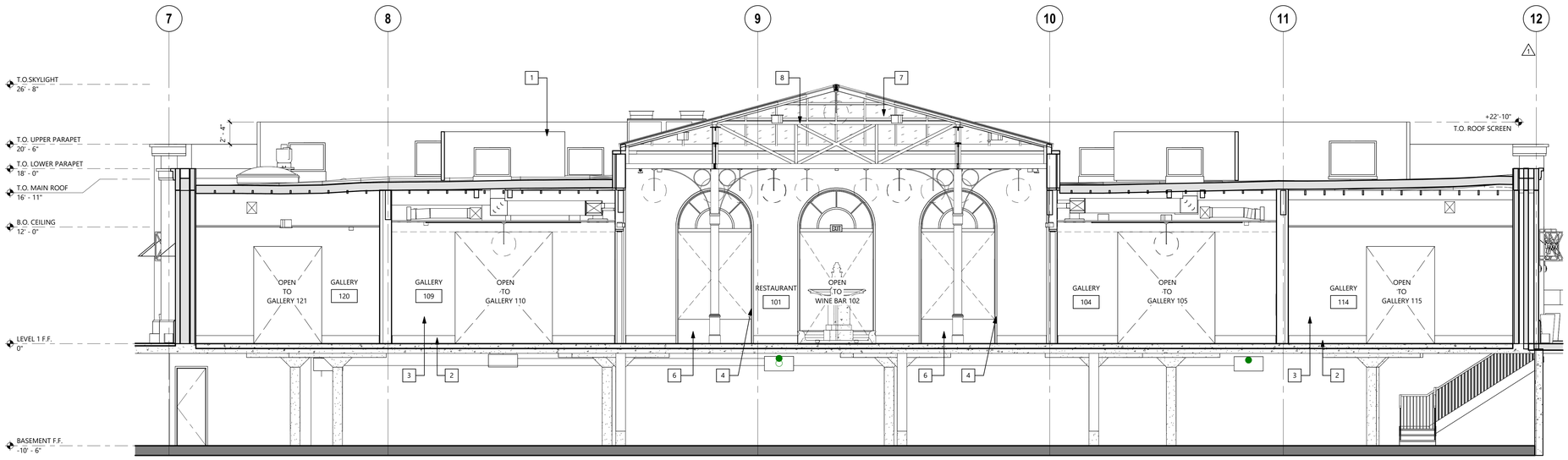
Scale 1/8" = 1'-0"

Drawing Title

EXTERIOR ELEVATIONS

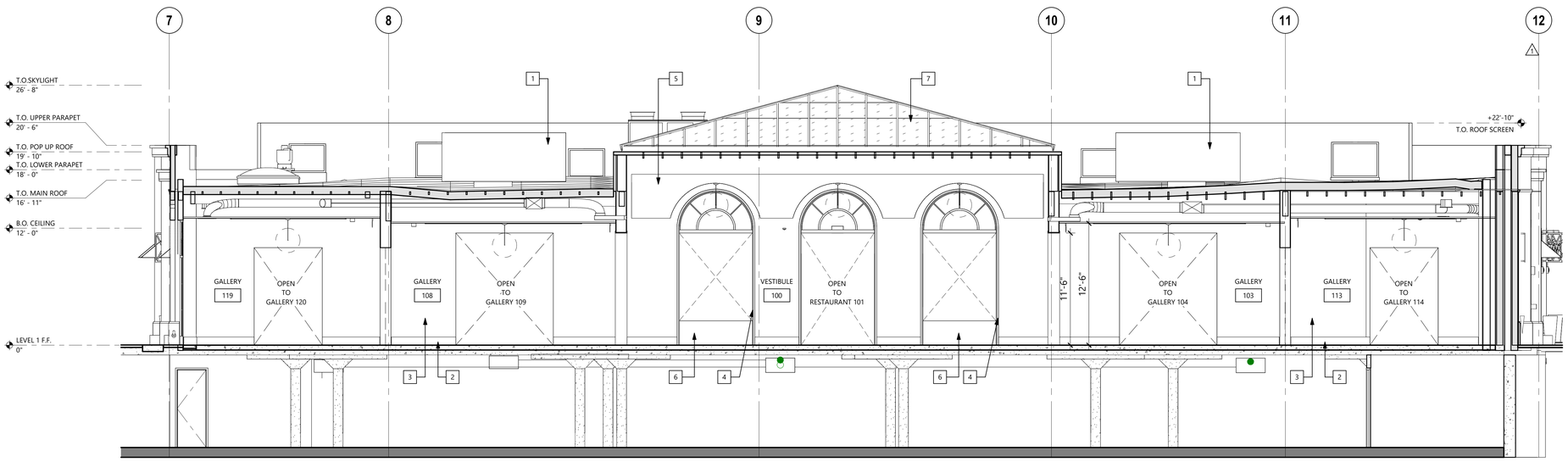
Drawing No.

A201



2 SECTIOIN THROUGH RESTAURANT

SCALE: 3/16" = 1'-0"



1 SECTIOIN THROUGH ENTRY VAULTED CEILING

SCALE: 3/16" = 1'-0"

SECTION GENERAL NOTES

SECTION LEGEND

SECTION KEYNOTES

KEYNOTES - BUILDING SECTIONS	
MARK	NOTE
1	ROOF SCREEN BEYOND. SEE DETAIL 14/A708
2	PAINTED WOOD BASE, TYP. SEE DETAIL 2/A703
3	PAINTED GYP. BOARD, TYP.
4	WOOD TRIM, TYP. (WD-2). SEE DETAIL 1/A702
5	VAULTED CEILING
6	DECORATIVE PLANTER. SEE DETAIL
7	NEW SKYLIGHT. SEE SHEET A511 FOR MORE INFORMATION
8	NEW SKYLIGHT TRUSS SYSTEM. SEE SHEET A512 FOR MORE INFORMATION

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Project 59485

Drawn By: BD

Reviewed By: RN

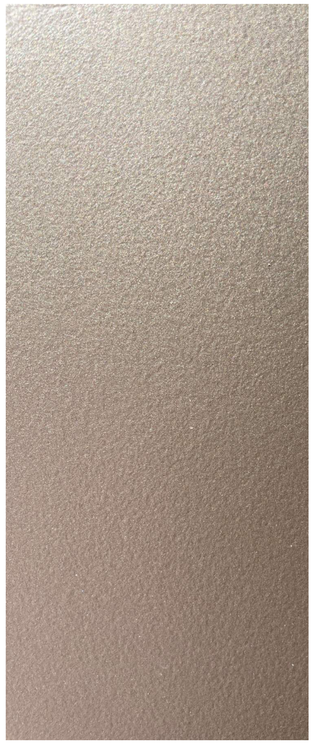
Scale 3/16" = 1'-0"

Drawing Title

BUILDING SECTIONS

Drawing No.

A301



MT-1

-WINDOW FRAMES
-DOORS
-AWNING FRAMES

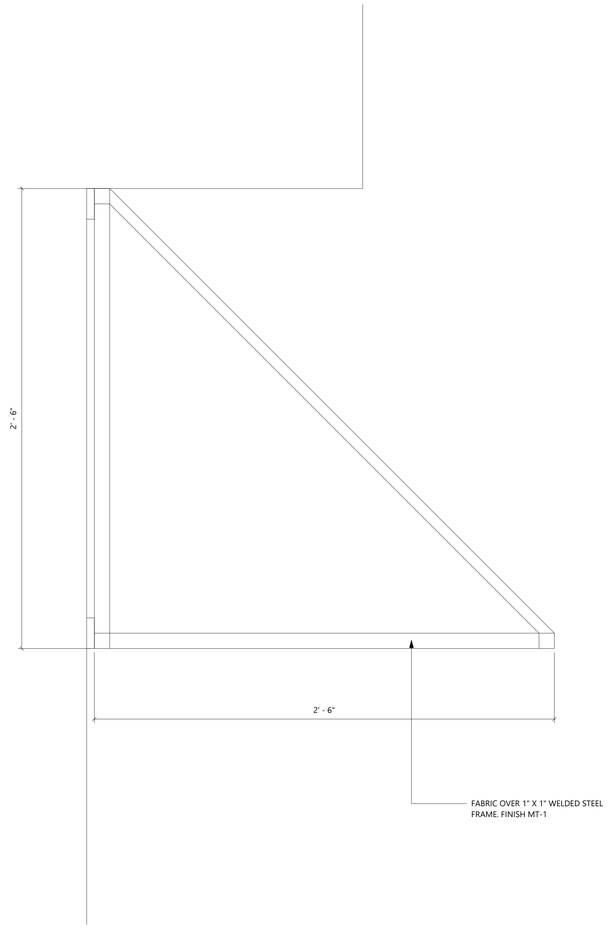
BRONZE COLOR FOR DESIGN INTENT.
COLOR WILL BE WINDOW MANUFACTURER SPEC.

STU-1

PLASTER SYSTEM

OFF-WHITE EXTERIOR GRADE FACADE PLASTER FINISH

FABRIC AWNING

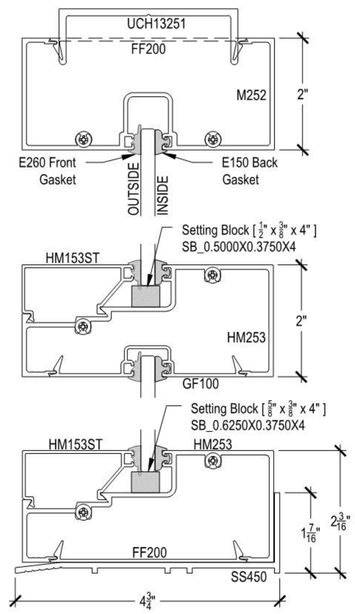


1 EXTERIOR MATERIAL FINISHES

2 AWNING DETAIL

SCALE: 3" = 1'-0"

A SELECTION ON EXACT WINDOW SYSTEM AND DETAILS HAS NOT BEEN MADE BUT WE ARE WORKING TO EXECUTE THE DESIGN AS SHOWN IN THE RENDERINGS



3 STOREFRONT SAMPLE

4 ALUMINUM STOREFRONT PROFILES

RH

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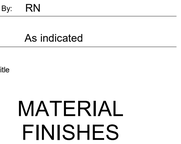

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Project 59485

Drawn By: BD

Reviewed By: RN

Scale As indicated

Drawing Title

MATERIAL FINISHES

Drawing No.

A601

1 EXISTING BUILDING PHOTOS

RH

RH - LOS GATOS

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	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXISTING BUILDING PHOTOS

Drawing No.

A800.1 1

1 EXITING BUILDING PHOTOS

RH

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⚠1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXISTING BUILDING PHOTOS

Drawing No.

A800.2 ⚠1

2 EXTERIOR RENDER - VIEW FROM UNIVERSITY AVE - UPDATED TO SHOW ROOF EQUIPMENT SCREENS 2

1 EXTERIOR RENDER - VIEW FROM UNIVERSITY AVE & ELM ST CORNER - NO ROOF EQUIPMENT SCREENS VISIBLE FROM THIS VANTAGE POINT 2

RH

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1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXTERIOR BUILDING RENDERS

Drawing No.

A801

2 EXTERIOR RENDER - VIEW FROM ELM ST - NO ROOF EQUIPMENT SCREENS VISIBLE FROM THIS VANTAGE POINT 2

1 EXTERIOR RENDER - VIEW FROM COURTYARD - UPDATED TO SHOW ROOF EQUIPMENT SCREENS - THIS VIEW OF THE SCREEN WOULD BE MUCH LESS VISIBLE FROM A VANTAGE POINT IN THE PASEO 2

RH

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2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXTERIOR BUILDING RENDERS

Drawing No.

A802

1 EXTERIOR RENDER - VIEW FROM PARKING LOT - UPDATED TO SHOW ROOF EQUIPMENT SCREENS 1

RH

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DAVID M. DACUMOS
No. C-24274
3.31.27
CALIFORNIA

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1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXTERIOR BUILDING RENDERS

Drawing No.

A803

2 EXTERIOR NIGHT RENDER - VIEW FROM UNIVERSITY AVE - UPDATED TO SHOW ROOF EQUIPMENT SCREENS △2
SCALE: 12" = 1'-0"

1 EXTERIOR NIGHT RENDER - VIEW FROM UNIVERSITY AVE & ELM ST CORNER - NO ROOF EQUIPMENT SCREENS VISIBLE FROM THIS VANTAGE POINT △2

RH

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	01/09/2025	PLANNING SUBMITTAL 2
△1	03/05/2025	TECH REVIEW COMMENTS
△2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXTERIOR BUILDING RENDERS - NIGHT

Drawing No.

A804 △1

1 EXTERIOR NIGHT RENDER - VIEW FROM COURTYARD - UPDATED TO SHOW ROOF EQUIPMENT SCREENS - THIS VIEW OF THE SCREEN WOULD BE MUCH LESS VISIBLE FROM A VANTAGE POINT IN THE PASEO 2

RH

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Project 59485

Drawn By: BD

Reviewed By: RN

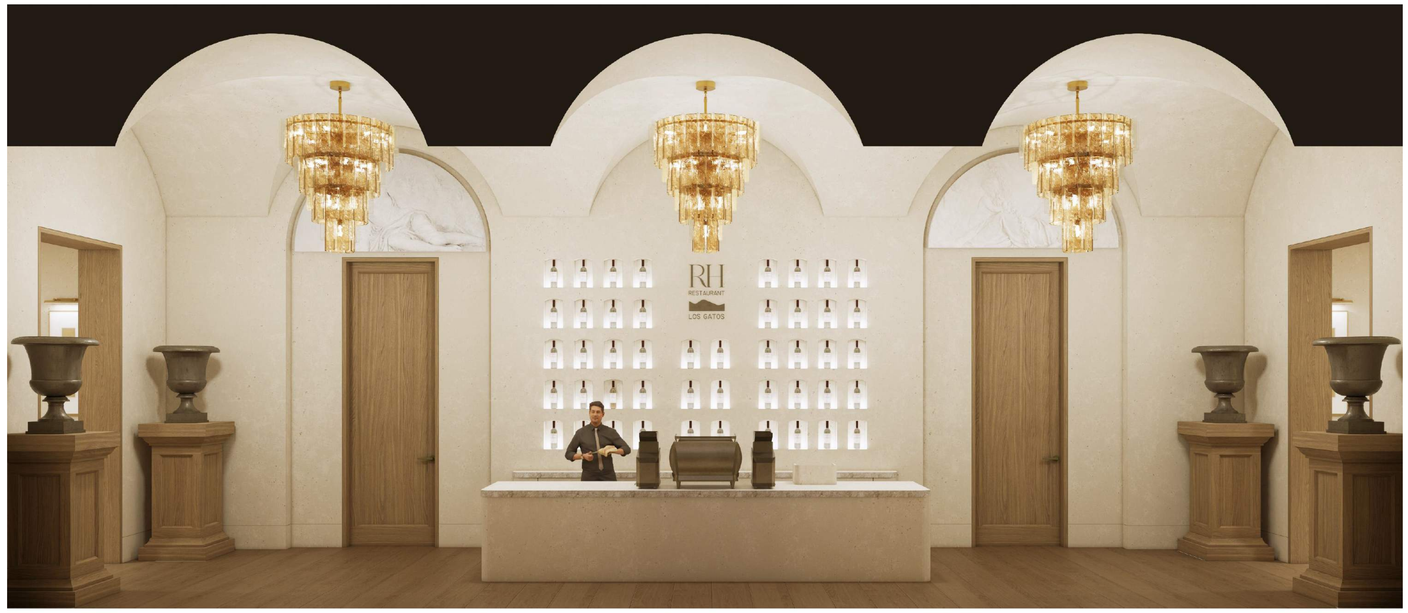
Scale 12" = 1'-0"

Drawing Title

EXTERIOR BUILDING RENDERS - NIGHT

Drawing No.

A805 1



1 INTERIOR RENDERS

RH

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Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

INTERIOR BUILDING RENDERS

Drawing No.

A806

1 INTERIOR RENDERS

RH

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Project 59485

Drawn By: BD

Reviewed By: RN

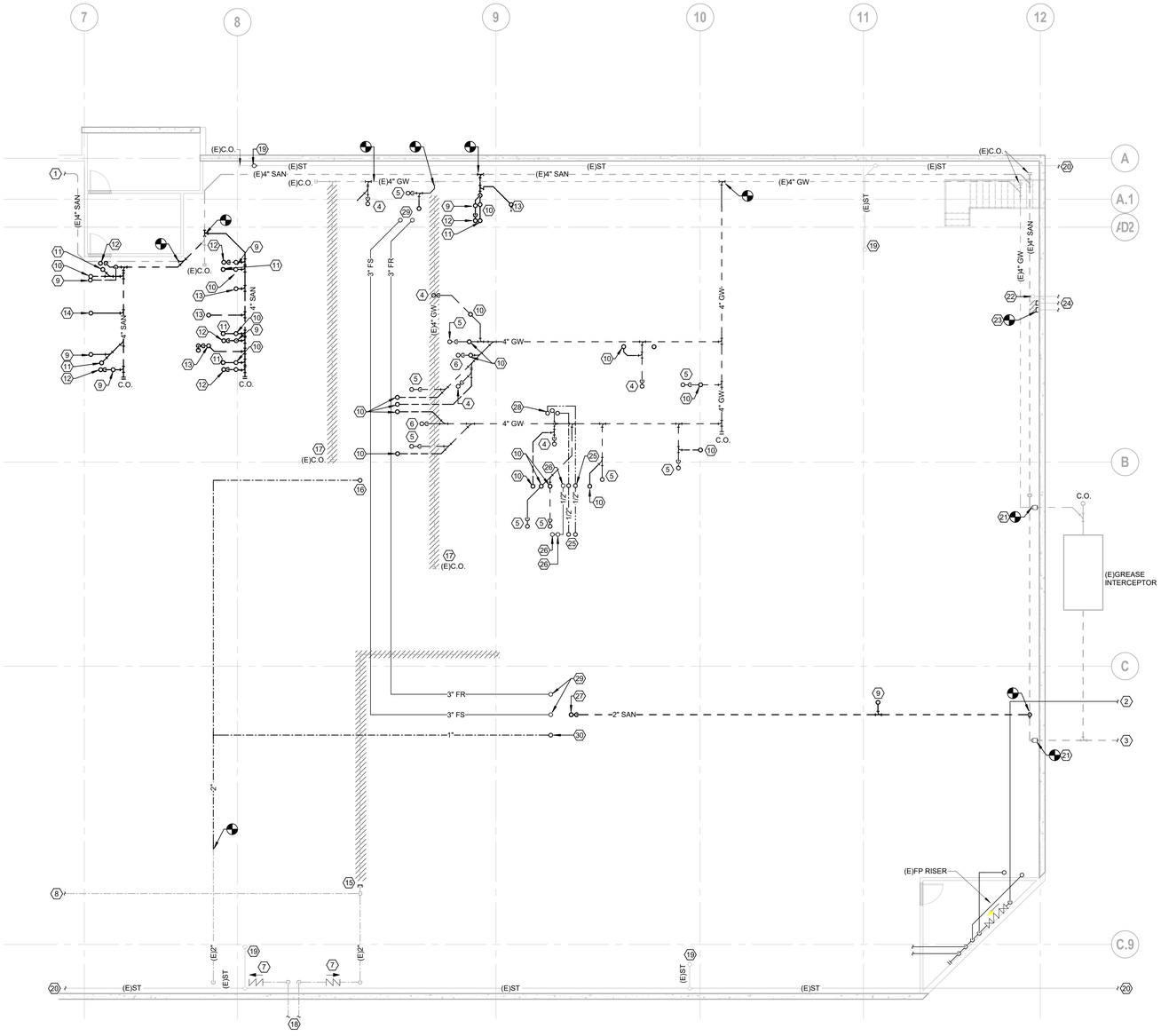
Scale 12" = 1'-0"

Drawing Title

INTERIOR BUILDING RENDERS

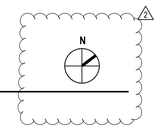
Drawing No.

A807



1 PARKING DECK PLUMBING PLAN

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



KEYED NOTES: (#)

1. EXISTING 4" SANITARY LINE OUT INTO PARKING DECK PAST THIS LOCATION.
2. APPROXIMATE LOCATION OF EXISTING FIRE PROTECTION PIPING INTO BUILDING.
3. EXISTING 4" SANITARY OUT OF BUILDING AT THIS LOCATION.
4. 4" GREASE WASTE PIPE WITH P-TRAP AND TRAP SEAL UP TO FLOOR DRAIN.
5. 4" GREASE WASTE PIPE WITH P-TRAP AND TRAP SEAL UP TO FLOOR SINK.
6. 4" GREASE WASTE PIPE WITH P-TRAP AND TRAP SEAL UP TO TROUGH DRAIN.
7. EXISITNG DOMESTIC WATER BACKFLOW PREVENTER.
8. EXISITNG 2" DOMESTIC COLD WATER PIPE TO ADJACENT TENANT BUILDING TO REMAIN.
9. 1-1/2" SANITARY VENT UP THROUGH FLOOR.
10. 2" SANITARY VENT UP THROUGH FLOOR.
11. 4" SANITARY UP THROUGH FLOOR TO WATER CLOSET.
12. 3" SANTITARY WITH P-TRAP AND TRAP PRIMER UP TO FLOOR DRAIN.
13. 1-1/2" SANITARY UP THROUGH FLOOR.
14. 2" SANITARY UP THROUGH FLOOR.
15. EXISTING DOMESTIC COLD WATER PIPE PAST CAPPED PIPE TO BE REMOVED.
16. 2" DOMESTIC COLD WATER UP THROUGH FLOOR.
17. EXISTING 4" GREASE WASTE PIPE MAIN AND ALL ASSOCIATED PIPING TO BE REMOVED.
18. DOMESTIC WATER OUT TO CIVIL CONNECTION.
19. EXISTING STORM PIPING UP THROUGH SLAB.
20. APPROXIMATE LOCATION OF STORM DRAINAGE EXITING PARKING DECK.
21. INSTALL 4" ZURN MODEL #Z1090 BACKWATER VALVE IN THIS LOCATION.
22. EXISTING GAS PIPING INTO SPACE AT THIS LOCATION. LOCATION OF EXISTING PIPE TO BE VERIFIED IN FIELD; VERTICAL PIPE RISE WILL NEED TO BE REMOVED IN EVENT VERTICAL RISE DOES NOT ALIGN WITH A NEW WALL/CHASE.
23. UNUSED GAS PIPING INTO SPACE TO BE REMOVED. CAP GAS PIPING FROM EXISTING UNUSED METERS.
24. EXISTING GAS PIPING OUT TO RESPECTIVE METERS.
25. 1/2" DOMESTIC HOT & COLD WATER UP THROUGH FLOOR. REFER TO P102 FOR CONTINUATION.
26. 1/2" FILTERED WATER PIPE UP THROUGH FLOOR. REFER TO P102 FOR CONTINUATION.
27. 2" SANITARY PIPE WITH P-TRAP AND TRAP PRIMER CONNECTION UP TO FOUNTAIN OVERFILL DRAIN.
28. 1-1/2" GREASE WASTE PIPE, 1/2" DOMESTIC HOT AND COLD WATER UP THROUGH FLOOR.
29. 3" FOUNTAIN SUPPLY & RETURN PIPING UP THROUGH FLOOR.
30. 1" DOMESTIC COLD WATER UP THROUGH FLOOR.

RH

RH - LOS GATOS

Project Address

35 UNIVERSITY AVE,
LOS GATOS, CA, 95030

Architect

MBH
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Alameda, CA 94501
Tel 510 865 8663
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Seal

Consultant

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No.	Date	Issue/ Revised
1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: WEV IV

Reviewed By: WEV III

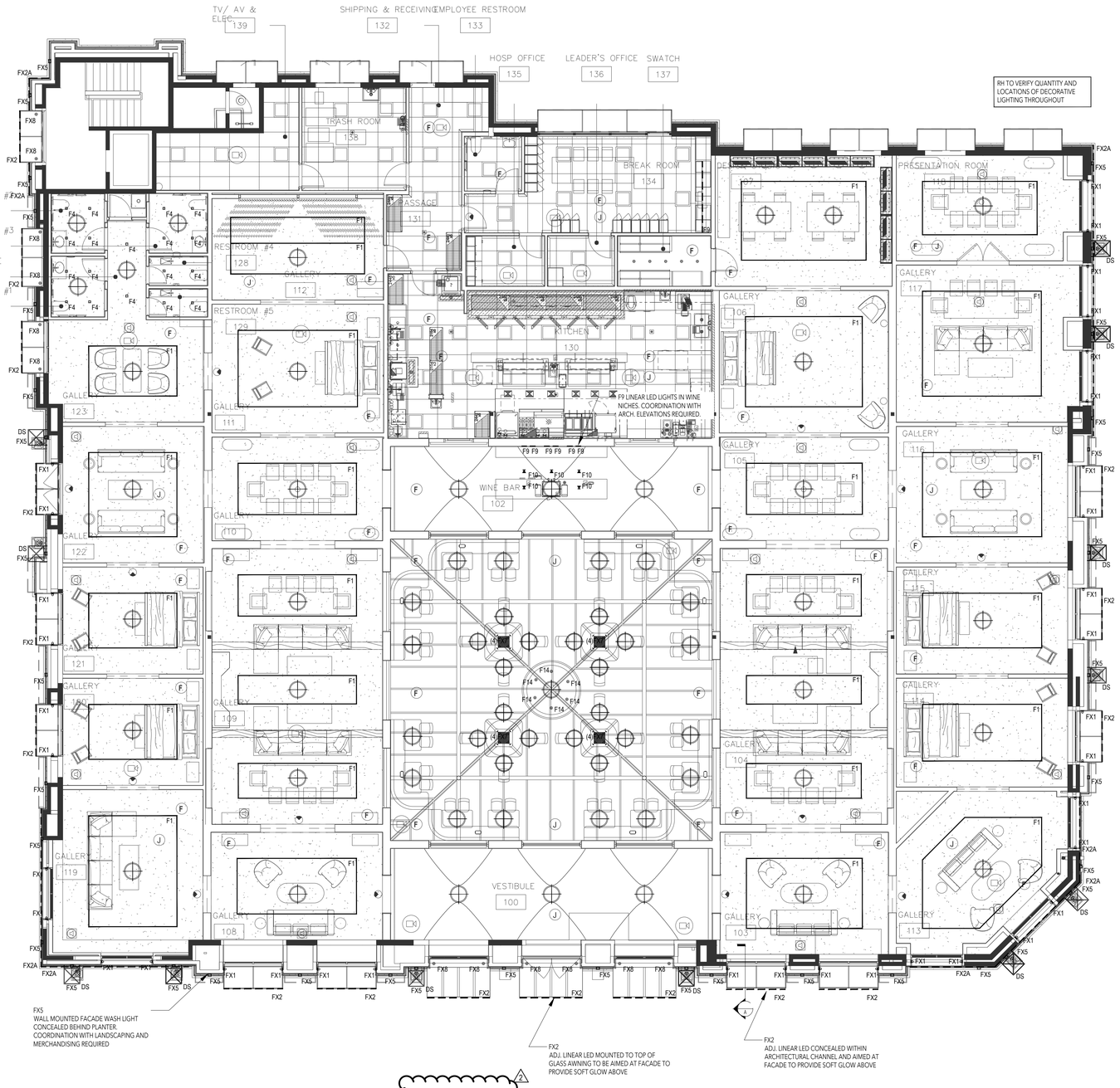
Scale 1/8" = 1'-0"

Drawing Title

PARKING DECK PLUMBING PLAN

Drawing No.

P100 1



1 LIGHTING LAYOUT
1/8" = 1'-0"

ARCHITECTURAL LIGHTING DESIGN NOTES

NOTES TO ALL BIDDERS

1. General Contractor (GC) and Electrical Contractor (EC) are responsible for reviewing all plans and specifications, including allowances in bids for all lighting work. For any discrepancies or questions, contact the Lighting Designer for clarification.

NOTES TO GENERAL CONTRACTOR

1. All recessed lighting trims and flanges must match the surrounding ceiling finish. GC to confirm which trims require painting with the Architect, Interior Designer, and Lighting Designer before installation. Painted trims must remain removable.
2. GC to review lighting plans and include supply and installation of blocking, lenses, optical accessories, paint treatments, and special requirements as outlined in the lighting plans and details.
3. Millwork shop drawings must be submitted for fixture placement approval before installation.
4. GC must provide utility plans to EC and flag underground lines before trenching if applicable.
5. Adequate drainage must be installed around all direct burial transformers and recessed in-grade fixtures.

NOTES TO ELECTRICAL CONTRACTOR

1. EC to install all lighting fixture accessories (lamps, louvers, lenses, gels, baffles, etc.) before the final aim and adjustment.
2. EC to provide ladders and lifts as needed.
3. Some work may be required at night or early morning to meet Owner, daylight and site conditions. Expect multiple fixture adjustments.
4. Installation of accessories (holders, louvers, lenses, filters) may occur after fixtures and trims are installed. Labor for this must be included in the bid.
5. Temporary lighting should be used whenever possible during construction.
6. Electrical contractor shall be responsible for furnishing and installing breaker panels as specified by the electrical engineer to provide power to all loads controlled via local switches and/or dimmers.
7. EC must schedule control system turn-on/commissioning at least six weeks before project turnover. Lutron requires advance notice for commissioning.

METHOD OF SUPPLY

1. All lighting fixtures, lamps, and dimming systems will be supplied by the Owner (unless noted) and installed by EC.
2. All other electrical materials (switches, connectors, sensors, receptacles) to be supplied and installed by EC.
3. EC is responsible for receiving, inventorying, and safely storing all Owner-supplied equipment.
4. Lighting specifications and cut sheets are part of the bidding and construction documents.
5. EC must supply and install all exit and emergency lighting unless architectural fixtures are used for emergency lighting within the Lutron Athena system to meet state and local codes.

NOTES TO LIGHTING SUPPLIERS

1. Suppliers must furnish coordination, mock-ups, and site supervision as specified.
2. Supplier must provide on-site supervision and assist EC with:
   a. Fixture voltage requirements
   b. Ceiling types, mounting methods, and recess depth
   c. Fixture finish coordination
   d. Proper fixture placement and run length to avoid socket shadows and dead spots
   e. Installation and mounting coordination
   f. Ensuring all accessories are included
3. Prior to ordering, suppliers must confirm:
   a. Fixture finishes with the Architect/Interior Designer
   b. Voltage compatibility with the Electrical Engineer
   c. Compatibility of all ballasts and drivers with Lutron Athena system
   d. Quantity and size for all transformers required

LED SYSTEM NOTES

1. EC to follow manufacturer wiring and installation instructions.
2. EC must confirm that Lutron Athena dimming system is compatible with supplied LEDs, LED drivers, and dimmer modules.
3. A two-week on-site burn-in of all LED fixtures is required before turnover. Testing of power supplies is mandatory. EC must allocate time for troubleshooting before closing access.

DECORATIVE LIGHTING NOTES

1. Decorative fixtures (chandeliers, pendants, sconces) will be selected and supplied by the Architect/Owner. Electrical Engineer to coordinate wattage requirements.
2. Decorative floor and table lamps to be supplied by the Architect/Owner. EE to coordinate wattage requirements.

TRIMLESS FIXTURE NOTES

1. EC must install a sample trimless fixture for approval before proceeding with the remainder. Manufacturer installation guidelines must be followed.

GENERAL NOTES

1. Lighting design drawings show intent. For specific details, refer to Architectural and Electrical drawings.
2. Fixture specifications are provided in the lighting schedule.
3. Code compliance calculations to be provided by Electrical Engineer.
4. Emergency lighting fixture locations to be determined by the Electrical Engineer.
5. EC to notify the Lighting Consultant of any field conditions that conflict with plans before installation.

CENTRALIZED DIMMING CONTROL SYSTEM DESIGN INTENT

1. Lutron Athena system to provide full dimming for all architectural and decorative lighting.
2. Master control station (keypad) with programmable scene presets and raise/lower functions to be installed.
3. System must communicate with Building Management System as required.
4. Two-year manufacturer warranty required, covering parts and service.
5. Lutron Athena control system to be used for exterior landscape and building-mounted lighting.

KEYPAD BUTTON CONFIGURATIONS & KEYPAD CONTROL NOTES

LUTRON 5 BUTTON ARCHITECTURAL SEE-TOUCH KEYPAD (QSWS2-5BN-WH), WITH LUTRON 5 BUTTON ENGRAVED FACEPLATE & BUTTON KIT (RKA-W5BSN-WH-E).

MASTER KEYPAD LOCATED IN MANAGER'S OFFICE

LUTRON 4 BUTTON ARCHITECTURAL SEE-TOUCH KEYPAD (QSWS2-4BN-WH), WITH LUTRON 4 BUTTON ENGRAVED FACEPLATE & BUTTON KIT (RKA-W4BSN-WH-E).

LOCAL KEYPAD LOCATED IN OFFICES, KITCHEN AND BACK OF HOUSE AREAS WITH KEYPAD SYMBOL

LUTRON SEQUENCE OF OPERATION

Contact lighting designer for dimming baseline levels, to be set on site by Lutron technician prior to gallery aim and focus.

Scene 1: DAY RETAIL: activates at 7:00am daily, 15 second fade time. Interior lighting turns on at preset, dimmed levels determin by lighting designer and approved by RH. Exterior lighting turns off

Scene 2: NITE RETAIL: activates 15 minutes before sunset, 60 second fade time. Exterior lighting turns on at preset, dimmed level determined by lighting designer and approved by RH.

Scene 3: OVERNIGHT: activates at 11pm. Most interior lighting turns off, lighting designer to determine overnight setting on site ahead of gallery opening.

Scene 4: EVENT: activates on-demand during opening event. Lighting designer will determine custom setting approved by RH.
Scene 5: ALL ON: activates on-demand for cleaning, after hours. All lighting turns on at 80%.

LUTRON ON-SITE COMMISSIONING

1. Initial programming and startup visits by Lutron to include:
   a. Two after-hours focus/programming visits with Lighting Designer.
   b. One visit for troubleshooting and adjustments during opening event.
   c. One fine-tuning visit after opening.
   d. One additional training session two weeks post-opening.
2. Lutron to confirm programming duration and troubleshooting requirements.
3. Lutron to coordinate standardized naming of control zones in Lutron Athena System.

BUILDING EXTERIOR LIGHTING DESIGN NARRATIVE

The exterior lighting design for RH Los Gatos enhances the architectural character of the building while adhering to the Town of Los Gatos Design Guidelines on light pollution mitigation, energy efficiency, and light trespass control.

Although uplighting is incorporated, precise beam control, shielding, and warm lighting has been implemented to ensure compliance with Dark Sky principles while maintaining a high-quality nighttime aesthetic.

1. Compliance with Los Gatos Design Guidelines

The Town of Los Gatos Design Guidelines emphasize shielded, downward-facing lighting that prevents light spill and excessive brightness. The design follows these principles through:

- Shielded uplights with controlled optics and glare reduction.
- Warm (2700K), low-lumen LED sources to minimize blue light emissions.
- Dimmable fixtures to allow adaptive brightness levels.

These measures ensure that light remains focused on the facade and landscape without contributing to skyglow. All lighting is focused and controlled to prevent spillage beyond the building envelope.

2. Thoughtful Fixture Selection for Targeted Lighting

Four fixtures have been specified to provide precise and responsible illumination:

- FX1 (HK Lighting) - A fixed-angle uplight with hexcell louver and glare shield, directing a 25° beam to the facade while preventing upward spill.
- FX2 (Winona Lighting) - A low-voltage LED uplight with a 60° optic, allowing precise architectural illumination while reducing stray light.
- FX5 (ERCO Kubus) - A shielded facade luminaire with non-reflective safety glass, minimizing unnecessary glare.
- FX8 (HK Lighting) - A grade-recessed LED uplight (33° optic) for landscape lighting, fully integrated into the ground within door jambs to prevent glare and excess light trespass.

These fixtures align with Los Gatos' requirements by ensuring light does not produce glare or direct illumination into the sky. Los Gatos guidelines recommend <3000K color temperatures to minimize blue light pollution and reduce nighttime disruption. Low-lumen, warm white (2700K) LED fixtures have been selected for this building. Refer to the specification package for details. No fixtures will illuminate the sidewalks or adjacent public spaces. Lighting is strictly focused on architectural elements.

3. Energy Efficiency & Adaptive Light Levels

- All fixtures are dimmable, allowing brightness adjustments to prevent over-lighting.
- Low-wattage LED sources (1.9W/ft - 8W per fixture) reduce energy consumption, supporting the town's energy-efficiency goals.
- Time-controlled operation ensures lighting is only used when necessary, further limiting waste and skyglow. Dimming capability implemented across all fixtures to allow fine-tuned control of light output.

This approach aligns with Los Gatos' advocacy for energy-efficient, adjustable lighting solutions.

4. Compliance with Local & Dark Sky Standards

By incorporating shielded uplighting, controlled optics, and warm color temperatures, our design complies with:

- Town of Los Gatos Outdoor Lighting Guidelines.
- California Title 24 Energy Code for exterior lighting efficiency.
- International Dark-Sky Association (IDA) recommendations for reducing skyglow and light trespass. The design ensures that all light remains contained within the property and does not affect public spaces or neighboring properties.

Conclusion: A Responsible Approach to Architectural Uplighting

Despite the use of uplights, our lighting design ensures compliance with Los Gatos' lighting policies, reduces light pollution, and preserves the night sky. Through precision optics, shielding, warm color temperatures, and dimmable controls, this project strikes a balance between effective architectural illumination and environmental responsibility.

Our lighting approach ensures:

- Minimal skyglow and light trespass.
- Fully shielded fixtures that focus light only where needed.
- Energy-efficient, dimmable sources for sustainability.
- Support for Los Gatos' commitment to responsible exterior lighting.
- No light will spill onto sidewalks or public right-of-way.
- Focused light will only highlight architectural features.
- All fixtures are dimmable for maximum control and adaptive use.

2

NOTES FOR ZONING AND LIGHTING CONTROLS:

1. ALL BUILDING LIGHTING TO BE DIMMABLE, INCLUDING ARCHITECTURAL AND DECORATIVE (MERCHANDISE) LIGHTING.
2. ONE ZONE PER "F" TYPE, PER INSTALLATION LOCATION OR CONDITION (UNLESS OTHERWISE NOTED ON DRAWINGS).

LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION	LOCATION
F1	———	SURFACE MOUNTED SINGLE CIRCUIT TRACK	RETAIL, THROUGHOUT
F2	▷	ADJUSTABLE TRACK HEAD	RETAIL, THROUGHOUT
F4	▫	3" SQUARE RECESSED DOWNLIGHT	RESTROOMS, PASSAGES
F9	— —	MILLWORK INTEGRATED LED STRIP LIGHT	WINE BAR, BREAK ROOM
F10	⧗	ADJUSTABLE MONOPOINT ACCENT LIGHT	WINE BAR
F14	⊕	WEIGHTED BASE UNDERWATER ACCENT LIGHT	CAFE CENTRAL FOUNTAIN
FX1	⊳	JAMB MOUNTED ACCENT LIGHT	FACADE, DOOR AND WINDOW JAMBS
FX2	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE AWNINGS
FX2A	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE, CORNICE
FX5	▭	WALL MOUNTED FACADE WASH LIGHT	FACADE
FX7	⸗	STAKE MOUNTED TREE UPLIGHT	CAFE TREES
FX8	⊕	GRADE RECESSED UPLIGHT	MAIN ENTRY DOOR JAMBS
DS	☒	DECORATIVE SCONCE	FACADE

rkv DESIGN

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SUITE 50 - 212
MALIBU, CA 90265

www.rkv-design.com

+1 310 924 2185

NOTES FOR GENERAL CONTRACTOR:

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2. GC to paint downlight trims to match ceiling per architects direction. Ensure trims can be removed after painting and do not stick.
3. GC to furnish and install adequate drainage around all direct burial transformers and recessed in-grade light fixtures.
4. GC to notify designer of any conflict with mechanical, electrical, plumbing, HVAC or structural presence or any conflicting dimensions or site conditions prior to commencement of work.
5. GC is responsible for notifying designer of any inconsistencies between design drawings and other documents.
6. Do not scale drawings.

GENERAL NOTES:

1. Lighting Design drawings and dimensions are for design intent only. Coordination with Architectural Drawings required.
2. Fixture types and specifications available in accompanying Specification packet.
3. Calculations for code compliance to be provided by Electrical Engineer.
4. Emergency lighting requirements to be completed by Electrical Engineer.

REV.	DATE.	DESCRIPTION
	10.23.2024	FOR REVIEW
	11.22.2024	100% SCHEMATIC DESIGN
	01.10.2025	PLANNING REVIEW
	02.21.2025	100% DD
1	03.05.2025	TECH REVIEW COMMENTS
	04.25.2025	50% CD
2	05.21.2025	TECH REVIEW COMMENTS 2

PROJECT:

RH LOS GATOS

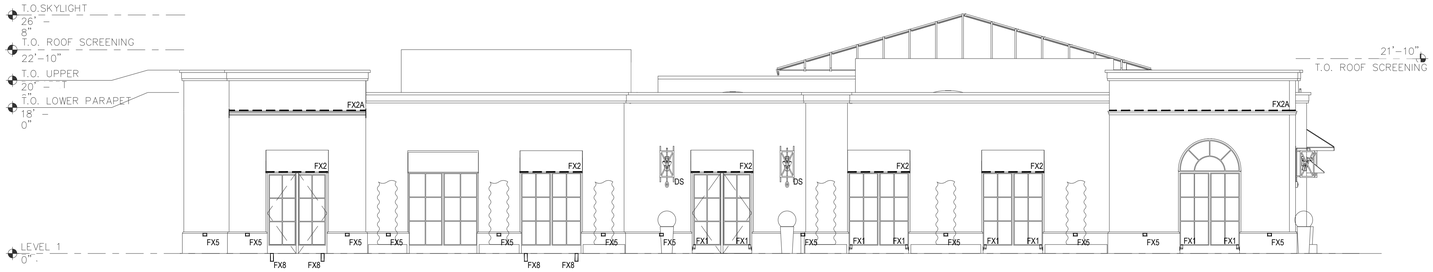
35 UNIVERSITY BLVD,
LOS GATOS, CA 95030

DRAWING TITLE:

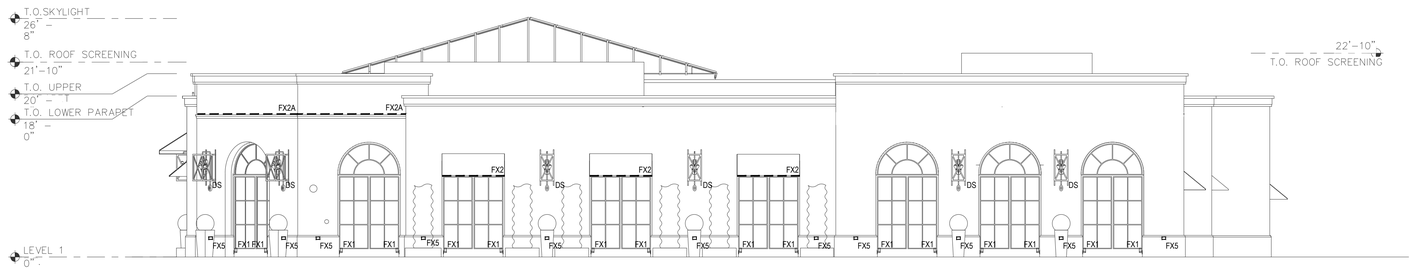
LIGHTING LAYOUT

SHEET:

LT-1.0



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



2 EAST ELEVATION
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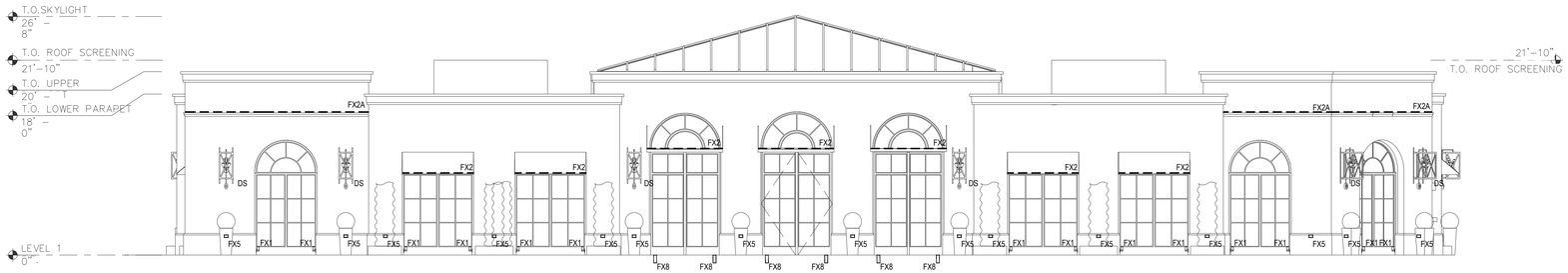
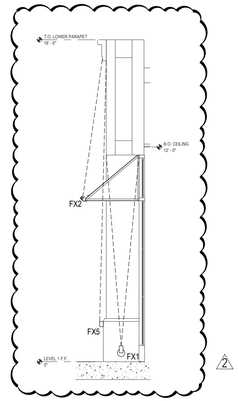


3 SOUTH ELEVATION
1/8" = 1'-0"



A SECTION: EXTERIOR WALL
1/4" = 1'-0"

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PROJECT:

RH LOS GATOS

35 UNIVERSITY BLVD,
LOS GATOS, CA 95030

DRAWING TITLE:

EXTERIOR
LTG ELEVATIONS +
SECTION

SHEET:

LT-2.0

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