

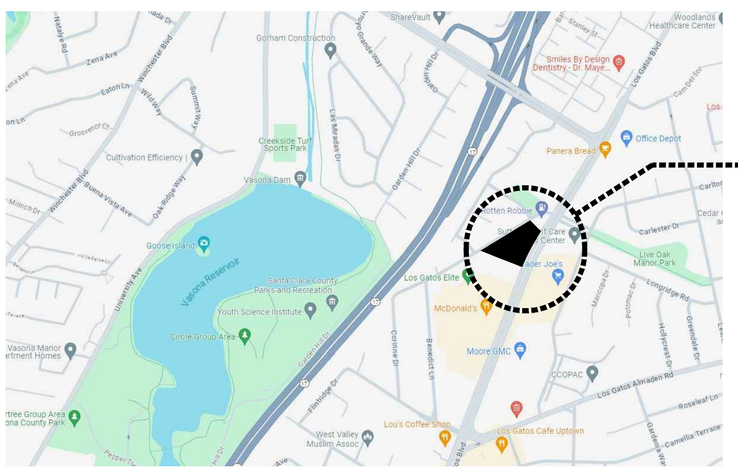
City Ventures

# LOS GATOS GREEN

15349 & 15367 LOS GATOS BLVD.
LOS GATOS, CALIFORNIA

1ST SUBMITTAL DATE: 05.16.2024
2ND SUBMITTAL DATE: 07.26.2024 (1)
3RD SUBMITTAL DATE: 09.13.2024 (2)
4TH SUBMITTAL DATE: 10.25.2024 (3)
5TH SUBMITTAL DATE: 12.13.2024 (4)
6TH SUBMITTAL DATE: 01.23.2025 (5)

## LOCATION MAP




SITE LOCATION


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**EXHIBIT 16**

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City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

TARRAR UTILITY CONSULTANTS

SHEET INDEX

△1 PO-1

SCALE: N.T.S.

DATE: 12.20.2024

PROJECT: 317076.00

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# PROJECT OVERVIEW

LOS GATOS GREEN - TOWN OF LOS GATOS

CITY VENTURES IS PLEASED TO SUBMIT A PROPOSAL FOR A PREMIER TOWNHOME STYLE COMMUNITY DEVELOPMENT LOCATED AT 15349 & 15367 LOS GATOS BLVD IN THE TOWN OF LOS GATOS. THIS COMMUNITY IS DESIGNED TO ENGAGE THE TOWN IN BOTH THE BUILT AND NATURAL ENVIRONMENTS. A CENTRAL GREEN, ORANGE TREES, COMMUNITY GATHERING PLACE, AND AN ENGAGED PEDESTRIAN-ORIENTED LOS GATOS BLVD FRONTAGE ALL COMBINE TO OFFER AN ENHANCED COMMUNITY UNLIKE ANY OTHER. THE ARCHITECTURE, HISTORICALLY GROUNDED AND UNIQUE TO LOS GATOS, WILL OFFER 3 STORY TOWNHOME STYLE UNITS. THE PROPOSED ARCHITECTURE WILL CAPTURE A REFINED STYLE FOR FAMILIES TO GROW AND THRIVE. MEANDERING PASEOS HAVE BEEN THOUGHTFULLY DESIGNED TO PROVIDE CONNECTIVITY FOR ALL RESIDENTS AND VISITORS TO ENJOY. THE OUTDOOR SPACE WILL PROVIDE A SERENE ENVIRONMENT FOR RESIDENTS TO RELAX, SOCIALIZE, AND ENJOY OUTDOOR ACTIVITIES.

THE COMMUNITY WILL ENCOMPASS 55 FOR-SALE SOLAR ALL-ELECTRIC TOWNHOME STYLE HOMES RANGING FROM APPROXIMATELY 282 TO 1,569 SQ FT, MANY HOMES ENCOMPASSING A TWO-CAR PRIVATE GARAGE (88 SPACES) ACCESSED BY A COMMON DRIVE AISLE. THE COMMUNITY WILL HOST 47 MARKET RATE HOMES. OF THE MARKET RATE HOMES, THERE WILL BE 4 UNITS DESIGNED AS LIVE WORK ALONG LOS GATOS BLVD. THERE WILL BE 8 INCLUSIONARY BELOW MARKET RATE UNITS, 4 UNITS RESTRICTED TO LOW INCOME HOUSEHOLDS, AND 4 UNITS RESTRICTED TO MODERATE INCOME HOUSEHOLDS. MANY HOMES WILL FEATURE DEDICATED FRONT YARD AREAS AND OVERSIZED DECKS THAT SUPPORT THE INDOOR / OUTDOOR RELATIONSHIP. THERE WILL BE 8 FLOOR PLANS, 5 RESIDENTIAL BUILDINGS IN TOTAL WITH 5 UNIQUE RESIDENTIAL BUILDING TYPES, COMMON AREA GREEN, AND 10 PARKING SPACES COMPOSED OF 9 GUEST AND 1 UNASSIGNED ACCESSIBLE. A BLENDING OF THE NEWLY CONSTRUCTED TOWNHOMES WITH THE EXISTING ENVIRONMENT WILL CREATE A PREMIER COMMUNITY IN THE TOWN OF LOS GATOS.

THE PROJECT IS IDENTIFIED WITHIN SITE C-2 OF THE TOWN OF LOS GATOS SITES INVENTORY ANALYSIS. THE PROJECT IS A HOUSING DEVELOPMENT PROJECT WITHIN THE MEANING OF GOVERNMENT CODE SECTION65589.5(H)(2) AND HAS BEEN DESIGNED TO COMPLY WITH APPLICABLE OBJECTIVE GENERAL PLAN AND SUBDIVISION STANDARDS AND CRITERIA AS DESCRIBED IN GOVERNMENT CODE SECTION 65589.5(J). THE PROJECT IS CONSISTENT WITH A COMMUNITY PLAN PURSUANT TO CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 6, CHAPTER 3, SECTION 15183. CITY VENTURES IS REQUESTING AN ARCHITECTURE AND SITE APPLICATION, A VESTING TENTATIVE TRACT MAP PERMIT, AND VESTING UNDER THE STATE'S SB 330 APPLICATION AND STATE DENSITY BONUS LAW. UNDER THE STATE'S DENSITY BONUS LAW, CITY VENTURES IS REQUESTING WAIVERS OF DEVELOPMENT STANDARDS IN ORDER TO PHYSICALLY ACHIEVE THE PERMITTED DENSITY AS WELL AS ONE INCENTIVE/CONSESSION. THE WAIVERS AND CONCESSION ARE LISTED ON SHEET PI-1. THE PROJECT ADDITIONALLY IS ELIGIBLE FOR A VEHICULAR PARKING RATIO PURSUANT TO GC SECTION 65915(P)1.

WE ARE EXCITED TO COLLABORATE WITH THE TOWN OF LOS GATOS TO PURSUE A PROJECT THAT WILL BRING VIBRANCY AND MUCH-NEEDED HOUSING TO THE NEIGHBORHOOD. WE LOOK FORWARD TO BRINGING THIS COMMUNITY TO FRUITION. WE LOOK FORWARD TO WORKING WITH THE TOWN TO ADDRESS THE CRITICAL NEED FOR NEW HOUSING WITH SOLAR ALL ELECTRIC TOWNHOMES AND LIVE WORK HOMES.

| DENSITY BONUS WAIVERS | |
|---|---|
| LGTC 29.80.505 | FRONT SETBACK |
| LGTC 29.10.065 | REAR SETBACK |
| LGTC 29.10.155 (d)(3) | WIDTH OF SINGLE CAR GARAGE |
| ODS A.2.2 | SHORT TERM BICYCLE PARKING |
| ODS A.3.3 | LONG TERM BICYCLE PARKING |
| ODS A.7.3 | UTILITIES (SCREENING) |
| ODS A.8.2 | LANDSCAPE & SCREENING |
| ODS A.9.1 | FENCING |
| ODS A.10.1 & .2 | RETAINING WALLS |
| ODS A.11.1.a | LANDSCAPE, PRIVATE & COMMUNITY RECREATION SPACES |
| ODS A.11.B.(i) & (ii) | LANDSCAPE, PRIVATE & COMMUNITY RECREATION SPACES |
| ODS A.12.1 | BUILDING PLACEMENT |
| ODS B.1.1.a & c | MASSING AND SCALE |
| ODS B.1.2 | MASSING AND SCALE |
| ODS B.4.1.a & b | FACADE DESIGN AND ARTICULATION |
| ODS B.4.3 | FACADE DESIGN AND ARTICULATION |
| ODS B.4.7.a | FACADE DESIGN AND ARTICULATION |
| ODS B.4.11 | FACADE DESIGN AND ARTICULATION |
| ODS B.4.12.a | FACADE DESIGN AND ARTICULATION |
| ODS B.4.13 | FACADE DESIGN AND ARTICULATION |
| LGTC 29.10.155 (c)(7) | DRIVEWAY DEPTH REQUIREMENT |

| DENSITY BONUS CONCESSION |
|---|
| BMP GUIDELINES III |

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

PROJECT OVERVIEW & WAIVER TABLE

PO-2

SCALE: N.T.S.

DATE: 12.20.2024

PROJECT: 317076.00

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## PROJECT DATA

LOS GATOS GREEN
15349 & 15367 LOS GATOS BLVD.
CALIFORNIA 95032

| | EXISTING | PROPOSED |
|---|---|---|
| | SITE INVENTORY ANALYSIS C-2 (1) | |
| ZONING | CH:HEOZ | CH:HEOZ (2) |
| GENERAL PLAN | MIXED USE COMMERCIAL | MIXED USE COMMERCIAL |
| SITE AREA | 68,151 SQ. FT. (±1.56 ACRES) GROSS (1)<br>67,082 SQ. FT. (±1.54 ACRES) NET (2) | |
| GROSS DENSITY | REQUIRED | PROVIDED |
| | 30-40 DUA | 30.13 DUA (47:1.56) GROSS<br>30.51 DUA (47:1.54) NET (2) |
| TOTAL DWELLING UNITS | 45 THREE STORY UNITS W/ 4 LIVE WORK UNITS, 4 STUDIOS, 4 TWO BD FLATS, 55 TOTAL UNITS | |
| **OCCUPANCY** | | |
| RESIDENTIAL | R2/U | |
| **CONSTRUCTION TYPE** | | |
| RESIDENTIAL | V-B | |
| ACCESSIBLE UNITS | - 3 GROUND FLOOR STUDIOS - 4 LIVE WORK UNITS<br>- 5 TOWNHOME UNITS (10% OF 55) = (12) TOTAL | |
| FIRE SPRINKLER | NFPA - 13 | |
| | REQUIRED | PROPOSED |
| **SETBACKS** | | STATE DENSITY BONUS LAW 65915 (o) (2) |
| FRONT (LOS GATOS BLVD) | MIN: 15 FT | 5 FT MIN (2) |
| INTERIOR SIDE | MIN: 0 FT | 3'-9" (3) |
| REAR (GARDEN LANE) | MIN: 20 FT (ABUTS OR ACROSS FROM RESIDENTIAL ZONE) (2) | 0'-0" (3) (2) |
| | | |
| **MAXIMUM FAR** | 3 | 1.34 (89722:66890) (1) (2) |
| **BUILDING COVERAGE** | N/A | 47% (31371:66890) |
| **COMMUNITY RECREATION SPACE** | 100 SQ.FT./UNIT | ±5886 SQ.FT.: (3)<br>107 SQ.FT./UNIT (2) |
| **PRIVATE OPEN SPACE** | 200 SQ.FT./UNIT | PATIO: MIN. 100 SQFT<br>PORCH: MIN. 18 SQFT<br>DECK: MIN. 35 SQFT |
| **BLDG. HEIGHTS** | ALLOWED | PROPOSED |
| | MAX: 45 FT | ±45 FT (3) |
| **PARKING STANDARDS** | | |
| RESIDENTIAL | REQUIRED | PROPOSED |
| DEDICATED | 2 SPACES/UNIT = 110 TOTAL (2) (1) | 2 SPACES/TH = 43x2=86<br>P8X - 1 SPACE = 2x1=2<br>88 TOTAL<br>(REQ. DBL SECTION 65915 (p)(1) 79 SPACES<br>47 - 3 BD = 71 SPACES<br>8 - 1 BD = 8 SPACES) |
| GUEST | 1/UNIT - 55 TOTAL | 9 SPACES |

## PARKING REQMT

GENERAL
- PER LOS GATOS MUNI CODE SEC. 29.10.150 ITEM (C)(1):
  - RESIDENTIAL = 2 SPACES/UNIT (2)
  (55 x 2 = 110 REQUIRED, 88 PROVIDED)
  (PLAN 8X HAS 1 PARKING SPACE, PLAN 4, 4X, 5X & 6X HAS NO PARKING SPACE)
  - VISITOR = 1 SPACE/UNIT (55 REQUIRED, 9 PROVIDED)

ACCESSIBILITY
- UNASSIGNED SPACES
  - RESIDENTIAL GUEST (SECT 1109A.5): 10 x 5% = 0.5 ~ 1 SPACE REQUIRED
  (1 HANDICAP SPACE PROVIDED)

(2)
- ADAPTABLE UNITS
  - PLAN 5 + 6 GROUND FLOOR
  - 10% OF 47 MULTI STORY UNIT - 5 TOTAL, REFER TO SITE PLAN FOR LOCATION.

(1)
## LOT COVERAGE

BUILDING A = 7663 SQ.FT.
BUILDING B = 8038 SQ.FT.
BUILDING C = 6468 SQ.FT.
BUILDING D = 3869 SQ.FT.
BUILDING E = 5333 SQ.FT.
TOTAL = 31371 SQ.FT.

## GENERAL NOTE

- FOUNDATION PER GEOTECHNICAL REPORT (WHICH WILL INCLUDE A VAPOR BARRIED AND PASSIVE VENTING TO BE INSTALLED AT TIME OF FOUNDATION CONSTRUCTION AS REVIEWED AND APPROVED BY LOS GATOS BUILDING DEPARTMENT).

(2)
## FIRE NOTE

- DRAWINGS FOR A FIRE ALARM SYSTEM IS A DEFERRED SUBMITTAL.

(1)
### BLDG. FOOTAGE

| BLDGS. | | | | TOTAL |
|---|---|---|---|---|
| | LIVING | GARAGE | ATTIC (2) | |
| BLDG. A | 17194 | 4914 | 403 | 22511 |
| BLDG. B | 17080 | 4512 | 1087 | 22679 |
| BLDG. C | 13891 | 3677 | 543 | 18111 |
| BLDG. D | 8293 | 2567 | 522 | 11382 |
| BLDG. E | 11520 | 3318 | 201 | 15039 |
| | | | | |
| TOTAL | 67978 | 18988 | 2756 | 89722 |

## BLDG. SUMMARY

| BLDGS. | PLAN TYPE (1) | 1 EXTRA RISER (1) | 1X (1) | 1X EXTRA RISER (1) | 2 | 2X (1) | 2X ADA (1) | 3 | 3X | 4 | 4X | 5X | 6X | 7X | 8X | TOTAL DU |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BLDG. A | - | 5 | - | 1 | 1 | - | - | 2 | 2 | 2 | 2 | - | - | - | - | 15 |
| BLDG. B | 5 | - | 1 | - | 4 | - | 1 | - | - | - | - | 4 | - | - | - | 15 |
| BLDG. C | 3 | - | 1 | - | 3 | - | - | - | - | - | - | - | 2 | 1 | 1 | 11 |
| BLDG. D | 2 | - | - | - | 1 | - | 1 | - | - | - | - | - | - | 1 | 1 | 6 |
| BLDG. E | 4 | - | - | - | 2 | 2 | - | - | - | - | - | - | - | - | - | 8 |
| | | | | | | | | | | | | | | | | |
| TOTAL | 14 | 5 | 2 | 1 | 11 | 2 | 2 | 2 | 2 | 2 | 2 | 4 | 2 | 2 | 2 | 55** |

(1)
### UNIT SUMMARY

| PLAN TYPE | PLAN INFO | TOT. UNITS | TOT. LIVING | GARAGE | LIVING + GAR. | DECKS | PORCH | STD. PARKING | TOTAL PARKING | LIVING SF/ PLAN TYPE | LIVING+GAR. TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| PLAN 1 | 3 BD/3 BTH | 14 | 1379 | 460 | 1839 | 35 | 21 | 2 | 28 | 19306 | 25746 |
| PLAN 1 - EXTRA RISER | 3 BD/3 BTH | 5 | 1436 | 457 | 1893 | 60 | - | 2 | 10 | 7180 | 9465 |
| PLAN 1X | 3 BD/3 BTH | 2 | 1388 | 558 | 1946 | 35 | 21 | 2 | 4 | 2776 | 3892 |
| PLAN 1X - EXTRA RISER | 3 BD/3 BTH | 1 | 1445 | 558 | 2003 | 35 | - | 2 | 2 | 1445 | 2003 |
| PLAN 2 | 3 BD/3.5 BTH | 11 | 1479 | 291 | 1770 | 54 | 28 | 2 | 22 | 16269 | 19470 |
| PLAN 2X | 3 BD/3.5 BTH | 2 | 1523 | 448 | 1971 | 57 | 28 | 2 | 4 | 3046 | 3942 |
| PLAN 2X-ADA | 3 BD/3.5 BTH | 2 | 1569 | 490 | 2059 | 57 | 24 | 2 | 4 | 3138 | 4118 |
| PLAN 3 | 3 BD/3.5 BTH | 2 | 1470 | 445 | 1915 | 55 | 37 | 2 | 4 | 2940 | 3830 |
| PLAN 4 | STUDIO | 2 | 282 | - | 282 | - | - | 0 | 0 | 564 | 564 |
| *PLAN 3 & PLAN 4 COMBINED TOTAL LIVING:* | | | 1752 | | | | | | | | |
| PLAN 3X | 3 BD/3.5 BTH | 2 | 1511 | 445 | 1956 | 57 | 37 | 2 | 4 | 3022 | 3912 |
| PLAN 4X | STUDIO | 2 | 282 | - | 282 | - | - | 0 | 0 | 564 | 564 |
| *PLAN 3X & PLAN 4X COMBINED TOTAL LIVING:* | | | 1793 | | | | | | | | |
| PLAN 5X | STUDIO | 4 | 328 | - | 328 | - | - | 0 | 0 | 1312 | 1312 |
| PLAN 6X | 2 BD/1 BTH | 2 | 721 | - | 721 | - | - | 0 | 0 | 1442 | 1442 |
| PLAN 7X | 3 BD/3 BTH | 2 | 1540 | 493 | 2033 | - | 18 | 2 | 4 | 3080 | 4066 |
| PLAN 8X | 2 BD/1.5 BTH | 2 | 947 | 373 | 1320 | - | - | 1 | 2 | 1894 | 2640 |
| | | 55** | | | | | | | 88 | | |
| | | | | | | | | ATTIC SPACE | | (2) | 2756 |
| | | | | | | | | TOTAL LIVING | | 67978 | |
| | | | | | | | | TOTAL BUILDING | | | 89722 |

NOTE:
** = 45 THREE STORY UNITS W/ 4 LIVE WORK UNITS, 4 STUDIOS, 4 TWO BD FLATS, 55 TOTAL UNITS.

BMR UNITS = (4) PLAN 5X, (2) PLAN 6X, (2) PLAN 8X = TOTAL 8 BMR UNITS - REFER TO PROJECT OVERVIEW FOR AFFORDABILITY LEVEL.

City Ventures

# LOS GATOS GREEN
LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

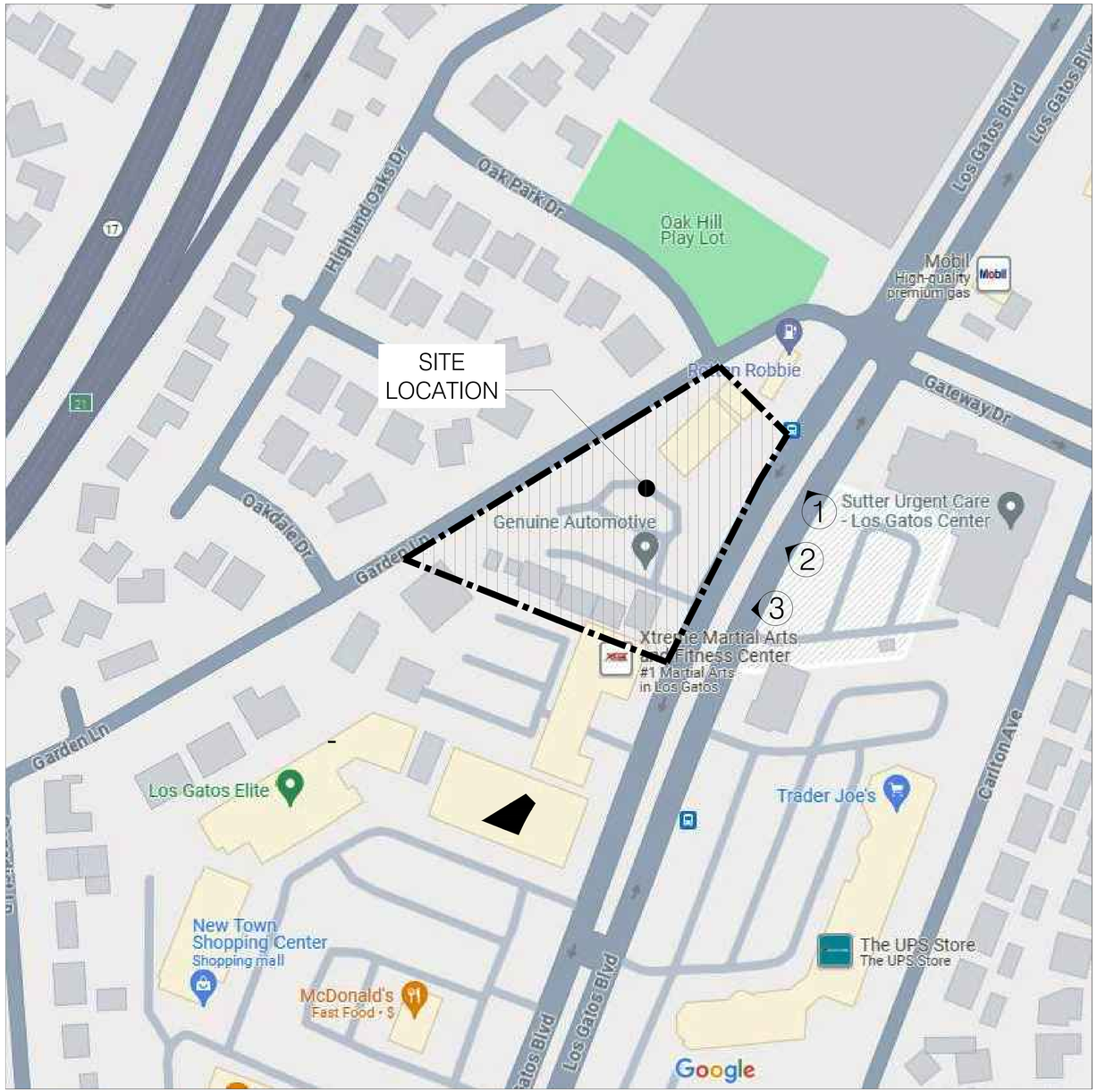
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

PROJECT INFORMATION

PI - 1

SCALE: N.T.S.
DATE: 09.09.2024
PROJECT: 317076.00

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VICINITY MAP



VIEW NO. 1 SITE LOCATION FROM LOS GATOS BLVD. LOOKING TO RETAILS



VIEW NO. 2 SITE LOCATION FROM LOS GATOS BLVD. LOOKING TO PARKING AREA




VIEW NO. 2 SITE LOCATION FROM LOS GATOS BLVD. LOOKING TO GENUINE AUTOMOTIVE

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

VICINITY MAP & NEIGHBORHOOD PHOTOS

PH-1

SCALE: NTS

DATE: 09.09.2024

PROJECT: 317076.00

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City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

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## CONCEPTUAL CONTEXT PLAN

# SP-1

SCALE: 1" = 40'-0"

DATE: 09.09.2024

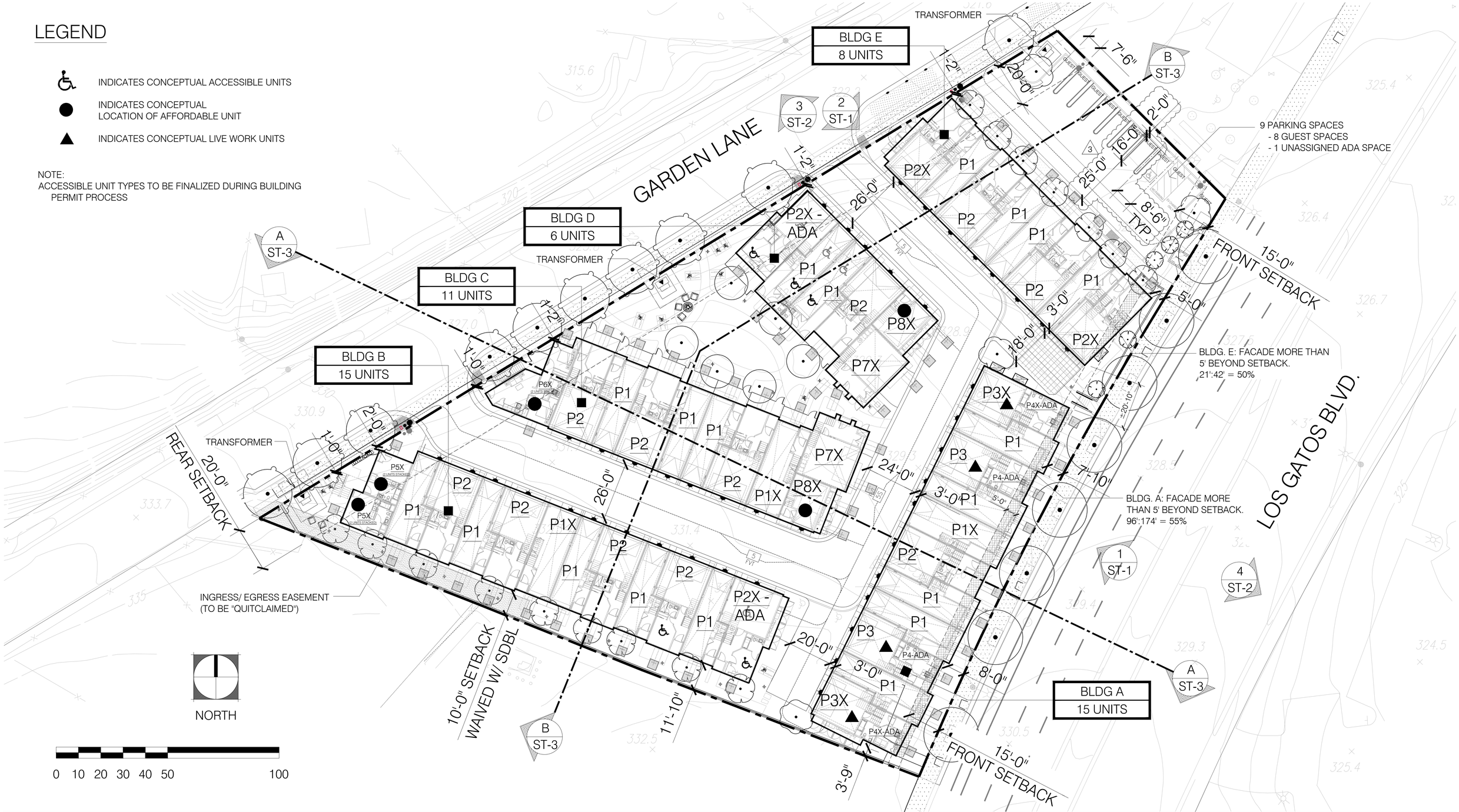
PROJECT: 317076.00

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## LEGEND

- INDICATES CONCEPTUAL ACCESSIBLE UNITS
- INDICATES CONCEPTUAL LOCATION OF AFFORDABLE UNIT
- INDICATES CONCEPTUAL LIVE WORK UNITS

NOTE:
ACCESSIBLE UNIT TYPES TO BE FINALIZED DURING BUILDING PERMIT PROCESS




City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

PRELIMINARY SITE PLAN

SP-2

SCALE: 1" = 20'-0"

DATE: 09.09.2024

PROJECT: 317076.00

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JUNE 21 - 9AM




JUNE 21 - 12PM




JUNE 21 - 3PM

NORTH

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

SHADOW STUDY

SS-1

SCALE: NTS

DATE: 09.09.2024

PROJECT: 317076.00

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DECEMBER 21 - 9AM




DECEMBER 21 - 12PM




DECEMBER 21 - 3PM

NORTH

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

SHADOW STUDY

# SS-2

SCALE: NTS

DATE: 09.09.2024

PROJECT: 317076.00

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1 STREETSCAPE - LOS GATOS BLVD.

1




2 STREETSCAPE - GARDEN LANE

1

NOTE:
ELEVATIONS HEIGHTS TAKEN FROM GOOGLE EARTH

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

STREETSCAPE

ST-1

SCALE: NTS
DATE: 09.09.2024
PROJECT: 317076.00

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## 3 NEIGHBOR STREETSCAPE - GARDEN LANE




## 4 NEIGHBOR STREETSCAPE - LOS GATOS BLVD.

1

NOTE:
ELEVATIONS HEIGHTS TAKEN FROM GOOGLE EARTH

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

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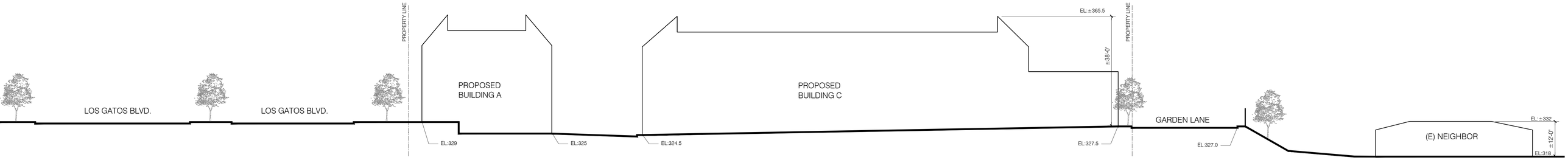
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NEIGHBOR STREETSCAPE

ST-2

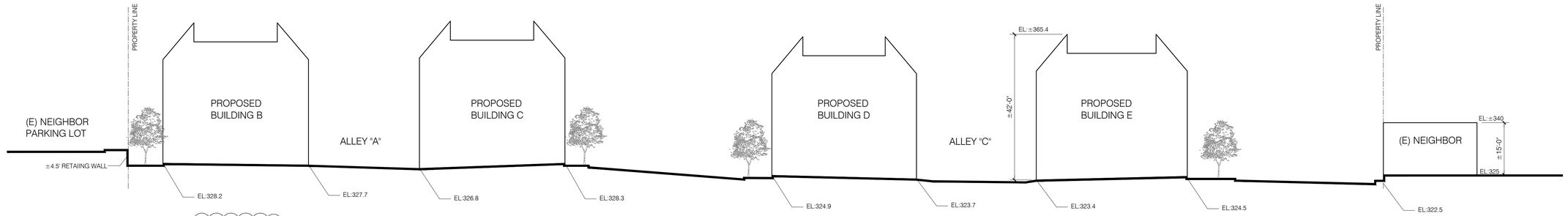
SCALE: NTS
DATE: 09.09.2024
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A
SP-2
2 1

# CROSS SECTION FROM LOS GATOS BLVD. TO GARDEN LN. A-A




B
SP-2
2 1

# CROSS SECTION FROM NEIGHNOR STORE TO GAS STATION B-B

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# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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SITE CROSS SECTIONS

# ST-3

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PROJECT: 317076.00

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NOTE:
ALL SIDING AND TRIM TO BE "HARDI" OR EQUAL
1

1 ROOF - COMPOSTION SHINGLE
MFR.: CERTAINTEED LANDMARK
WEATHERED WOOD
ROOF TO BE CLASS A ASSEMBLY



2 BODY - LAP/ SHINGLE SIDING
GARAGE DOOR
MFR.: SHERWIN-WILLIAMS
ALABASTER SW7008
1

3 BODY - BOARD AND BATTEN
MFR.: SHERWIN-WILLIAMS
NATURAL CHOICE SW7011

4 TRIM
MFR.: SHERWIN WILLIAMS
EXTRA WHITE SW7006

5 WINDOW
MFR.: VPI VINYL WINDOW
WINDOW FRAMES - WHITE
(ALL WINDOWS TO BE NON MIRRORED)
1

6 FRONT DOOR
MFR.: THERMA-TRU DOOR
SHERWIN-WILLIAMS
a. STOP SW6869
b. OBSTINATE ORANGE SW6884
c. BLUE PLATE SW6796



7 EXTERIOR LIGHT FIXTURE
MFR: VAXCEL LIGHTING
5" WALL MOUNT CYLINDER
SKU: CO-OWDO5OTB
COL: TEXTURED BLACK
DARK SKY COMPLIANT - DOWNLIGHT ONLY
60 WATT E26 MEDIUM BASE BULB
1



City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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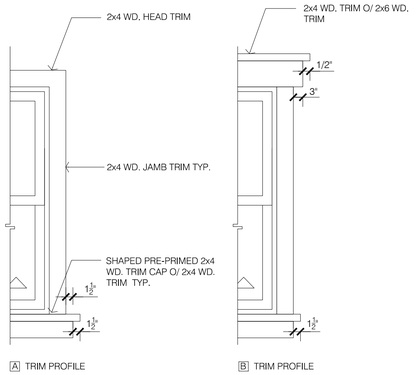
MATERIAL BOARD

MB-1

SCALE: NTS
DATE: 09.09.2024
PROJECT: 317076.00

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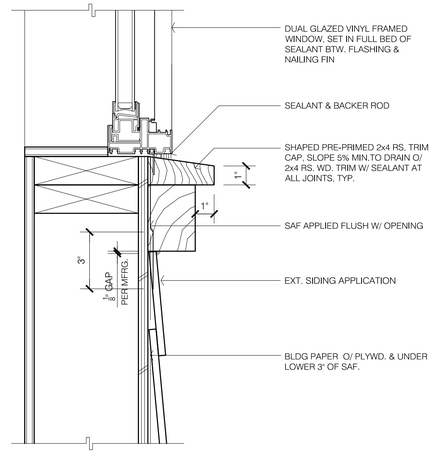
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7

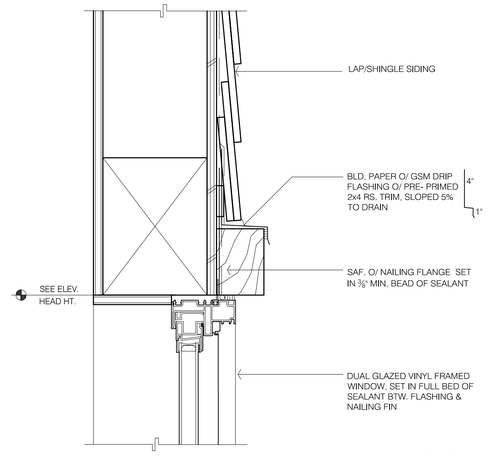
## WINDOW TRIM PROFILES

5




## VINYL WINDOW SILL AT SIDING

3

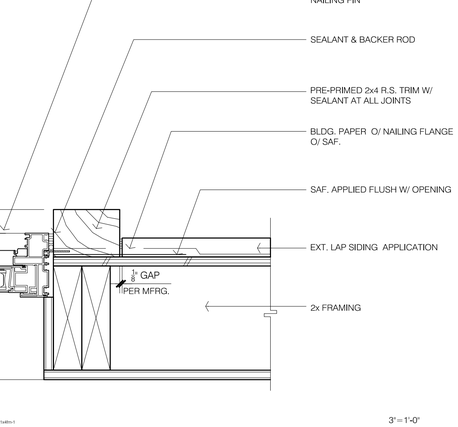



## VINYL WINDOW HEAD AT SIDING - PROFILE A

1

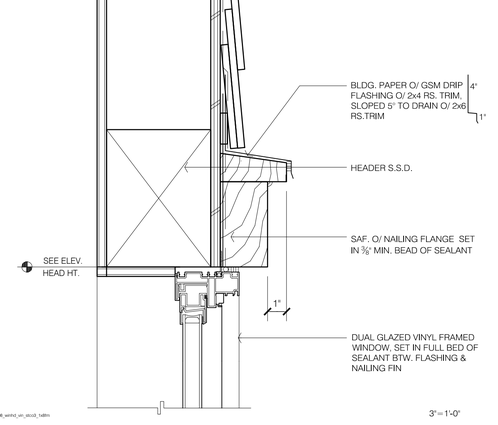
8

6




## VINYL WINDOW JAMB AT SIDING

4




## VINYL WINDOW HEAD AT SIDING - PROFILE B

2

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

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SAMPLE DETAILS

MB-2

SCALE: NTS

DATE: 09.09.2024

PROJECT: 317076.00

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GreenPointRATED
A PROGRAM OF BUILD IT GREEN

# NEW HOME RATING SYSTEM, VERSION 6.0

## MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (8); and meet the prerequisites CALGreen Mandatory, ES.2 , H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
**Build It Green is not a code enforcement agency.**

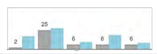
**A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.**

New Home Multifamily Version 6.0.2

Total Points Targeted: 82

Certification Level: Silver

POINTS REQUIRED




## LOS GATOS GREEN - LOS GATOS, CALIFORNIA

| Measures | | Points Achieved | Possible Points: Community | Energy | IAQ/Health | Resources | Water | Notes |
|---|---|---|---|---|---|---|---|---|
| **CALGreen** | | | | | | | | |
| Yes | **CALGreen Res (REQUIRED)** | 4 | | 1 | 1 | 1 | 1 | |
| **A. SITE** | | | | | | | | |
| TBD | **A1. Construction Footprint** | | | | | 1 | | |
| | **A2. Job Site Construction Waste Diversion** | | | | | | | |
| TBD | A2.1 65% C&D Waste Diversion **(including** Alternative Daily Cover) | | | | | 2 | | |
| TBD | A2.2 65% C&D Waste Diversion **(Excluding** Alternative Daily Cover) | | | | | 2 | | |
| TBD | A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility | | | | | 1 | | |
| TBD | **A3. Recycled Content Base Material** | | | | | 1 | | |
| TBD | **A4. Heat Island Effect Reduction (Non-Roof)** | | | 1 | | | | |
| TBD | **A5. Construction Environmental Quality Management Plan including Flush-Out** | | | | 1 | | | |
| | **A6. Stormwater Control: Prescriptive Path** | | | | | | | |
| Yes | A6.1 Permeable Paving Material | 1 | | | | | 1 | |
| Yes | A6.2 Filtration and/or Bio-Retention Features | 1 | | | | | 1 | |
| TBD | A6.3 Non-Leaching Roofing Materials | | | | | | 1 | |
| TBD | A6.4 Smart Stormwater Street Design | | 1 | | | | | |
| TBD | **A7. Stormwater Control: Performance Path** | | | | | | 3 | |
| **B. FOUNDATION** | | | | | | | | |
| TBD | **B1. Fly Ash and/or Slag in Concrete** | | | | | 1 | | |
| TBD | **B2. Radon-Resistant Construction** | | | | 2 | | | |
| TBD | **B3. Foundation Drainage System** | | | | | 2 | | |
| TBD | **B4. Moisture Controlled Crawlspace** | | | | 1 | | | |
| | **B5. Structural Pest Controls** | | | | | | | |
| TBD | B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections | | | | | 1 | | |
| TBD | B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation | | | | | 1 | | |
| **C. LANDSCAPE** | | | | | | | | |
| 0.00% | Enter the landscape area percentage | | | | | | | |
| Yes | **C1. Plants Grouped by Water Needs (Hydrozoning)** | 1 | | | | | 1 | |
| TBD | **C2. Three Inches of Mulch in Planting Beds** | | | | | | 1 | |
| | **C3. Resource Efficient Landscapes** | | | | | | | |
| Yes | C3.1 No Invasive Species Listed by Cal-IPC | 1 | | | | 1 | | |
| Yes | C3.2 Plants Chosen and Located to Grow to Natural Size | 1 | | | | 1 | | |
| Yes | C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species | 0 | | | | | 3 | |
| | **C4. Minimal Turf in Landscape** | | | | | | | |
| Yes | C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide | 0 | | | | | 2 | |
| TBD | C4.2 Turf on a Small Percentage of Landscaped Area | | | | | | 2 | |
| TBD | **C5. Trees to Moderate Building Temperature** | | | 1 | 1 | | 1 | |
| Yes | **C6. High-Efficiency Irrigation System** | 0 | | | | | 2 | |
| TBD | **C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** | | | | | | 2 | |
| TBD | **C8. Rainwater Harvesting System** | | | | | | 3 | |
| TBD | **C9. Recycled Wastewater Irrigation System** | | | | | | 1 | |
| TBD | **C10. Submeter or Dedicated Meter for Landscape Irrigation** | | | | | | 2 | |
| TBD | **C11. Landscape Meets Water Budget** | | | | | | 2 | |
| | **C12. Environmentally Preferable Materials for Site** | | | | | | | |
| TBD | C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing | | | | | 1 | | |
| TBD | C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20% | | | | | 1 | | |
| Yes | **C13. Reduced Light Pollution** | 1 | 1 | | | | | |
| TBD | **C14. Large Stature Tree(s)** | | 1 | | | | | |
| TBD | **C15. Third Party Landscape Program Certification** | | | | | | 1 | |
| TBD | **C16. Maintenance Contract with Certified Professional** | | | | | | 1 | |
| Yes | **C17. Community Garden** | 2 | 2 | | | | | |
| **D. STRUCTURAL FRAME AND BUILDING ENVELOPE** | | | | | | | | |
| | **D1. Optimal Value Engineering** | | | | | | | |
| TBD | D1.1 Joists, Rafters, and Studs at 24 Inches on Center | | | 1 | | 2 | | |
| TBD | D1.2 Non-Load Bearing Door and Window Headers Sized for Load | | | | | 1 | | |
| TBD | D1.3 Advanced Framing Measures | | | | | 2 | | |
| TBD | **D2. Construction Material Efficiencies** | | | | | 1 | | |
| | **D3. Engineered Lumber** | | | | | | | |
| TBD | D3.1 Engineered Beams and Headers | | | | | 1 | | |
| Yes | D3.2 Wood I-Joists or Web Trusses for Floors | 1 | | | | 1 | | |
| Yes | D3.3 Engineered Lumber for Roof Rafters | 1 | | | | 1 | | |
| TBD | D3.4 Engineered or Finger-Jointed Studs for Vertical Applications | | | | | 1 | | |
| TBD | D3.5 OSB for Subfloor | | | | | 0.5 | | |
| TBD | D3.6 OSB for Wall and Roof Sheathing | | | | | 0.5 | | |
| TBD | **D4. Insulated Headers** | | | 1 | | | | |
| | **D5. FSC-Certified Wood** | | | | | | | |
| TBD | D5.1 Dimensional Lumber, Studs, and Timber | | | | | 6 | | |
| TBD | D5.2 Panel Products | | | | | 3 | | |
| | **D6. Solid Wall Systems** | | | | | | | |
| TBD | D6.1 At Least 90% of Floors | | | | | 1 | | |
| TBD | D6.2 At Least 90% of Exterior Walls | | | 1 | | 1 | | |
| TBD | D6.3 At Least 90% of Roofs | | | 1 | | 1 | | |
| Yes | **D7. Energy Heels on Roof Trusses** | 1 | | 1 | | | | |
| TBD | **D8. Overhangs and Gutters** | | | 1 | | 1 | | |
| | **D9. Reduced Pollution Entering the Home from the Garage** | | | | | | | |
| TBD | D9.1 Detached Garage | | | | 2 | | | |
| TBD | D9.2 Mitigation Strategies for Attached Garage | | | | 1 | | | |



## LOS GATOS GREEN - LOS GATOS, CALIFORNIA

| | | Points Achieved | Community | Energy | IAQ/Health | Resources | Water |
|---|---|---|---|---|---|---|---|
| | **D10. Structural Pest and Rot Controls** | | | | | | |
| TBD | D10.1 All Wood Located At Least 12 Inches Above the Soil | | | | | 1 | |
| TBD | D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other than Wood | | | | | 1 | |
| TBD | **D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)** | | | | | 1 | 1 |
| **E. EXTERIOR** | | | | | | | |
| TBD | **E1. Environmentally Preferable Decking** | | | | | 1 | |
| TBD | **E2. Flashing Installation Third-Party Verified** | | | | | 2 | |
| Yes | **E3. Rain Screen Wall System** | 2 | | | | 2 | |
| TBD | **E4. Durable and Non-Combustible Cladding Materials** | | | | | 1 | |
| | **E5. Durable Roofing Materials** | | | | | | |
| Yes | E5.1 Durable and Fire Resistant Roofing Materials or Assembly | 1 | | | | 1 | |
| Yes | E5.2 Roofing Warranty for Shingle Roofing | Y | R | R | R | R | R |
| TBD | **E6. Vegetated Roof** | | 2 | 2 | | | |
| **F. INSULATION** | | | | | | | |
| | **F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content** | | | | | | |
| TBD | F1.1 Walls and Floors | | | | | 1 | |
| TBD | F1.2 Ceilings | | | | | 1 | |
| | **F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions** | | | | | | |
| TBD | F2.1 Walls and Floors | | | | | 1 | |
| TBD | F2.2 Ceilings | | | | | 1 | |
| | **F3. Insulation That Does Not Contain Fire Retardants** | | | | | | |
| TBD | F3.1 Cavity Walls and Floors | | | | 1 | | |
| TBD | F3.2 Ceilings | | | | 1 | | |
| TBD | F3.3 Interior and Exterior Insulation | | | | 1 | | |
| **G. PLUMBING** | | | | | | | |
| | **G1. Efficient Distribution of Domestic Hot Water** | | | | | | |
| Yes | G1.1 Insulated Hot Water Pipes | 1 | | 1 | | | |
| TBD | G1.2 WaterSense Volume Limit for Hot Water Distribution | | | | | | 1 |
| TBD | G1.3 Increased Efficiency in Hot Water Distribution | | | | | | 2 |
| | **G2. Install Water-Efficient Fixtures** | | | | | | |
| Yes | G2.1 WaterSense Showerheads with Matching Compensation Valve | 2 | | | | | 2 |
| Yes | G2.2 WaterSense Bathroom Faucets | 1 | | | | | 1 |
| TBD | G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams | | | | | | 1 |
| TBD | G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush | | | | | | 1 |
| TBD | **G3. Pre-Plumbing for Graywater System** | | | | | | 1 |
| TBD | **G4. Operational Graywater System** | | | | | | 3 |
| TBD | **G5. Submeter Water for Tenants** | | | | | | 2 |
| **H. HEATING, VENTILATION, AND AIR CONDITIONING** | | | | | | | |
| | **H1. Sealed Combustion Units** | | | | | | |
| TBD | H1.1 Sealed Combustion Furnace | | | | 1 | | |
| TBD | H1.2 Sealed Combustion Water Heater | | | | 2 | | |
| TBD | **H2. High Performing Zoned Hydronic Radiant Heating System** | | | 1 | 1 | | |
| | **H3. Effective Ductwork** | | | | | | |
| TBD | H3.1 Duct Mastic on Duct Joints and Seams | | | 1 | | | |
| TBD | H3.2 Pressure Balance the Ductwork System | | | 1 | | | |
| TBD | **H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified** | | | | 1 | | |
| | **H5. Advanced Practices for Cooling** | | | | | | |
| TBD | H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms | | | 1 | | | |
| Yes | H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units | 1 | | 1 | | | |
| | **H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality** | | | | | | |
| Yes | H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards | Y | R | R | R | R | R |
| TBD | H6.2 Advanced Ventilation Standards | | | | 1 | | |
| TBD | H6.3 Outdoor Air Ducted to Bedroom and Living Areas | | | | 2 | | |
| | **H7. Effective Range Design and Installation** | | | | | | |
| TBD | H7.1 Effective Range Hood Ducting and Design | | | | 1 | | |
| TBD | H7.2 Automatic Range Hood Control | | | | 1 | | |
| **I. RENEWABLE ENERGY** | | | | | | | |
| TBD | **I1. Pre-Plumbing for Solar Water Heating** | | | 1 | | | |
| Yes | **I2. Preparation for Future Photovoltaic Installation** | 1 | | 1 | | | |
| | **I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)** | | | 25 | | | |
| | **I4. Net Zero Energy Home** | | | | | | |
| TBD | I4.1 Near Zero Energy Home | | | 2 | | | |
| TBD | I4.2 Net Zero Electric | | | 4 | | | |
| TBD | **I5. Solar Hot Water Systems to Preheat Domestic Hot Water** | | | 4 | | | |
| ≥10% of residences | **I6. Photovoltaic System for Multifamily Projects** | 12 | | 12 | | | |
| **J. BUILDING PERFORMANCE AND TESTING** | | | | | | | |
| TBD | **J1. Third-Party Verification of Quality of Insulation Installation** | | | | 1 | | |
| TBD | **J2. Supply and Return Air Flow Testing** | | | 1 | 1 | | |
| TBD | **J3. Mechanical Ventilation Testing and Low Leakage** | | | | 1 | | |
| TBD | **J4. Combustion Appliance Safety Testing** | | | | 1 | | |
| 2008 | **J5. Building Performance Exceeds Title 24 Part 6** | | | | | | |
| 5.0% | J5.1 Home Outperforms Title 24 | 5 | | 30 | | | |
| 0.0% | J5.2 Non-Residential Spaces Outperform Title 24 | 0 | | 15 | | | |
| TBD | **J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst** | | | 1 | | | |
| TBD | **J7. Participation in Utility Program with Third-Party Plan Review** | | | 1 | | | |
| TBD | **J8. ENERGY STAR for Homes** | | | 1 | | | |
| No | **J9. EPA Indoor airPlus Certification** | | | | 1 | | |
| **K. FINISHES** | | | | | | | |
| | **K1. Entryways Designed to Reduce Tracked-In Contaminants** | | | | | | |
| Yes | K1.1 Entryways to Individual Units | 1 | | | 1 | | |
| TBD | K1.2 Entryways to Buildings | | | | 1 | | |
| TBD | **K2. Zero-VOC Interior Wall and Ceiling Paints** | | | | 2 | | |
| Yes | **K3. Low-VOC Caulks and Adhesives** | 1 | | | 1 | | |
| | **K4. Environmentally Preferable Materials for Interior Finish** | | | | | | |
| TBD | K4.1 Cabinets | | | | | 2 | |
| TBD | K4.2 Interior Trim | | | | | 2 | |
| TBD | K4.3 Shelving | | | | | 2 | |
| TBD | K4.4 Doors | | | | | 2 | |
| TBD | K4.5 Countertops | | | | | 1 | |
| | **K5. Formaldehyde Emissions in Interior Finish Exceed CARB** | | | | | | |
| Yes | K5.1 Doors | 1 | | | 1 | | |
| Yes | K5.2 Cabinets and Counterops | 2 | | | 2 | | |
| Yes | K5.3 Interior Trim and Shelving | 2 | | | 2 | | |
| TBD | **K6. Products That Comply With the Health Product Declaration Open Standard** | | | | 2 | | |
| TBD | **K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion** | | | | 2 | | |
| No | **K8. Comprehensive Inclusion of Low Emitting Finishes** | | | | 1 | | |
| TBD | **K9. Durable Cabinets** | | | | 2 | | |
| TBD | **K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes** | | | | 1 | | |



## LOS GATOS GREEN - LOS GATOS, CALIFORNIA

| | | Points Achieved | Community | Energy | IAQ/Health | Resources | Water |
|---|---|---|---|---|---|---|---|
| **L. FLOORING** | | | | | | | |
| TBD | **L1. Environmentally Preferable Flooring** | | | | | 3 | |
| ≥25% | **L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential** | 1 | | | 3 | | |
| TBD | **L3. Durable Flooring** | | | | | 1 | |
| TBD | **L4. Thermal Mass Flooring** | | | 1 | | | |
| **M. APPLIANCES AND LIGHTING** | | | | | | | |
| Yes | **M1. ENERGY STAR® Dishwasher** | 1 | | | | | 1 |
| TBD | **M2. CEE-Rated Clothes Washer** | | | 1 | | | 2 |
| <25 cubic feet | **M3. Size-Efficient ENERGY STAR Refrigerator** | 1 | | 2 | | | |
| | **M4. Permanent Centers for Waste Reduction Strategies** | | | | | | |
| TBD | M4.1 Built-In Recycling Center | | | | | 1 | |
| TBD | M4.2 Built-In Composting Center | | | | | 1 | |
| | **M5. Lighting Efficiency** | | | | | | |
| Yes | M5.1 High-Efficacy Lighting | 2 | | 2 | | | |
| TBD | M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant | | | 2 | | | |
| TBD | **M6. Central Laundry** | | | | | | 1 |
| TBD | **M7. Gearless Elevator** | | | 1 | | | |
| **N. COMMUNITY** | | | | | | | |
| | **N1. Smart Development** | | | | | | |
| Yes | N1.1 Infill Site | 2 | 1 | | | 1 | |
| TBD | N1.2 Designated Brownfield Site | | 1 | | 1 | | |
| >20 | N1.3 Conserve Resources by Increasing Density | 1 | | 2 | | 2 | |
| Yes | N1.4 Cluster Homes for Land Preservation | 2 | 1 | | | 1 | |
| | N1.5 Home Size Efficiency | 8 | | | | 9 | |
| 1300 | Enter the area of the home, in square feet | | | | | | |
| 3 | Enter the number of bedrooms | | | | | | |
| Yes | **N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop** | 2 | 2 | | | | |
| | **N3. Pedestrian and Bicycle Access** | | | | | | |
| | N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services | | 2 | | | | |
| | Enter the number of Tier 1 services | | | | | | |
| | Enter the number of Tier 2 services | | | | | | |
| Yes | N3.2 Connection to Pedestrian Pathways | 1 | 1 | | | | |
| TBD | N3.3 Traffic Calming Strategies | | 2 | | | | |
| Yes | N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide | 1 | 1 | | | | |
| Yes | N3.5 Bicycle Storage for Residents | 1 | 1 | | | | |
| Yes | N3.6 Bicycle Storage for Non-Residents | 1 | 1 | | | | |
| TBD | N3.7 Reduced Parking Capacity | | 2 | | | | |
| | **N4. Outdoor Gathering Places** | | | | | | |
| Yes | N4.1 Public or Semi-Public Outdoor Gathering Places for Residents | 1 | 1 | | | | |
| Yes | N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services | 1 | 1 | | | | |
| | **N5. Social Interaction** | | | | | | |
| Yes | N5.1 Residence Entries with Views to Callers | 1 | 1 | | | | |
| Yes | N5.2 Entrances Visible from Street and/or Other Front Doors | 1 | 1 | | | | |
| Yes | N5.3 Porches Oriented to Street and Public Space | 1 | 1 | | | | |
| Yes | N5.4 Social Gathering Space | 1 | 1 | | | | |
| | **N6. Passive Solar Design** | | | | | | |
| Yes | N6.1 Heating Load | 2 | | 2 | | | |
| TBD | N6.2 Cooling Load | | | 2 | | | |
| | **N7. Adaptable Building** | | | | | | |
| TBD | N7.1 Universal Design Principles in Units | | 1 | | 1 | | |
| No | N7.2 Full-Function Independent Rental Unit | 0 | 1 | | | | |
| | **N8. Affordability** | | | | | | |
| TBD | N8.1 Dedicated Units for Households Making 80% of AMI or Less | | 2 | | | | |
| TBD | N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less | | 1 | | | | |
| TBD | N8.3 At Least 20% of Units at 120% AMI or Less are For Sale | | 1 | | | | |
| | **N9. Mixed-Use Developments** | | | | | | |
| No | N9.1 Live/Work Units Include a Dedicated Commercial Entrance | 0 | 1 | | | | |
| TBD | N9.2 At Least 2% of Development Floor Space Supports Mixed Use | | 1 | | | | |
| No | N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service | 0 | 1 | | | | |
| **O. OTHER** | | | | | | | |
| Yes | **O1. GreenPoint Rated Checklist in Blueprints** | Y | R | R | R | R | R |
| TBD | **O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors** | | | 0.5 | | 1 | 0.5 |
| Yes | **O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs** | 2 | | 0.5 | 0.5 | 0.5 | 0.5 |
| TBD | **O4. Builder's or Developer's Management Staff are Certified Green Building Professionals** | | | 0.5 | 0.5 | 0.5 | 0.5 |
| TBD | **O5. Home System Monitors** | | | 2 | | | 1 |
| | **O6. Green Building Education** | | | | | | |
| TBD | O6.1 Marketing Green Building | | 2 | | | | |
| TBD | O6.2 Green Building Signage | | | 0.5 | | | 0.5 |
| Yes | **O7. Green Appraisal Addendum** | Y | R | R | R | R | R |
| TBD | **O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation** | | | | | 1 | |
| TBD | **O9. Residents Are Offered Free or Discounted Transit Passes** | | 2 | | | | |
| TBD | **O10. Vandalism Deterrence Practices and Vandalism Management Plan** | | | | | 1 | |
| **P. DESIGN CONSIDERATIONS** | | | | | | | |
| | **P1. Acoustics: Noise and Vibration Control** | | 1 | | 1 | | |
| | Enter the number of Tier 1 practices | | | | | | |
| | Enter the number of Tier 2 practices | | | | | | |
| | **P2. Mixed-Use Design Strategies** | | | | | | |
| TBD | P2.1 Tenant Improvement Requirements for Build-Outs | | | | 1 | | 1 |
| TBD | P2.2 Commercial Loading Area Separated for Residential Area | | | | 1 | | |
| TBD | P2.3 Separate Mechanical and Plumbing Systems | | | | 1 | | |
| | **P3. Commissioning** | | | | | | |
| TBD | P3.1 Design Phase | | | 1 | 1 | | |
| TBD | P3.2 Construction Phase | | | 1 | 1 | | |
| TBD | P3.3 Post-Construction Phase | | | 1 | 1 | | |
| TBD | **P4. Building Enclosure Testing** | | | 1 | 1 | 1 | |
| **Summary** | | | | | | | |
| | Total Available Points in Specific Categories | 381 | 43 | 138 | 61 | 86 | 53 |
| | Minimum Points Required in Specific Categories | 50 | 2 | 25 | 6 | 6 | 6 |
| **Total Points Achieved** | | 82.0 | 17.0 | 28.0 | 9.5 | 19.0 | 8.5 |



City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

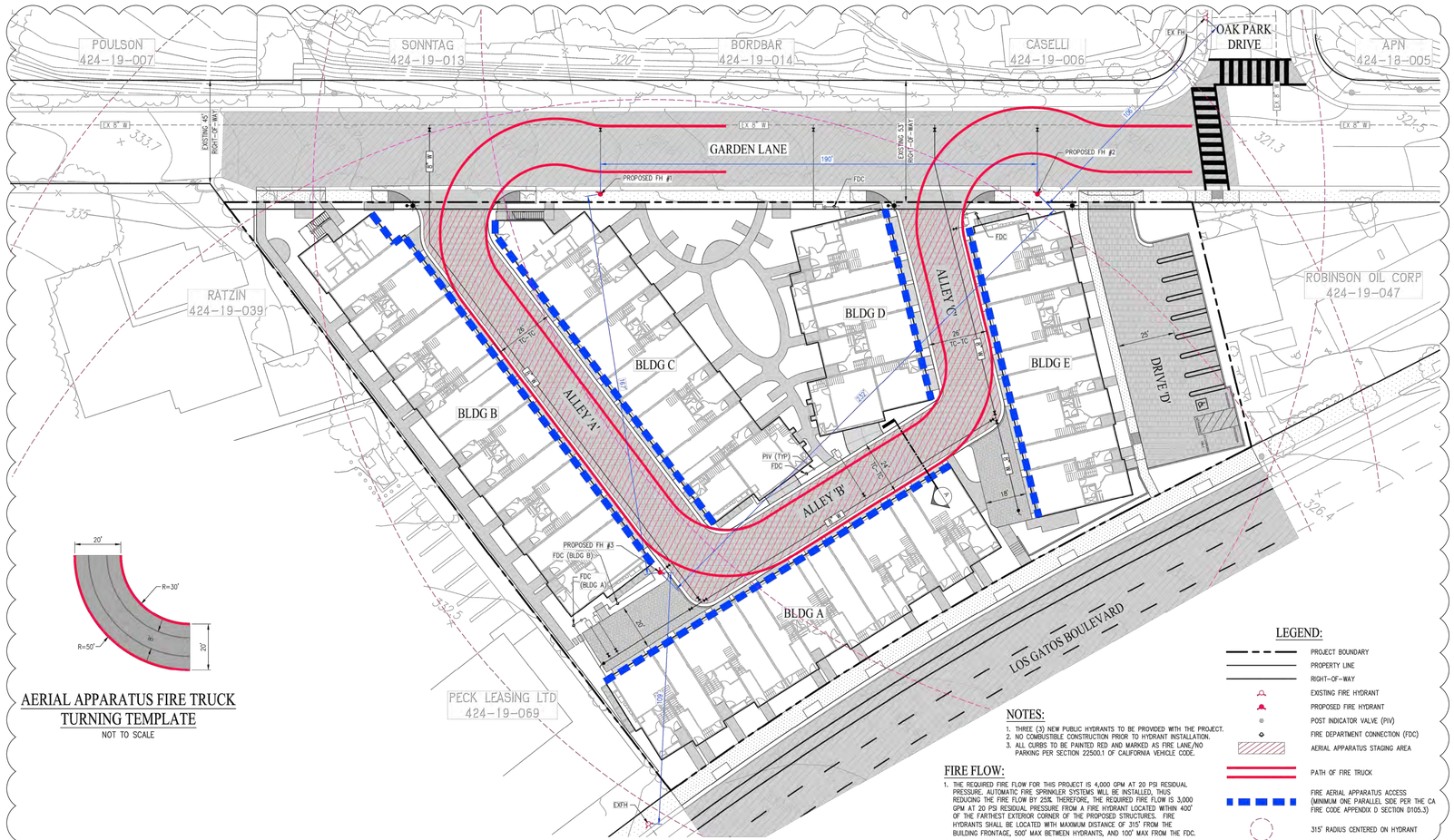
CAL GREEN CHECK LIST

# CG-1

SCALE: NTS
DATE: 09.09.2024
PROJECT: 317076.00

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## AERIAL APPARATUS FIRE TRUCK TURNING TEMPLATE

NOT TO SCALE

## LEGEND:

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- AERIAL APPARATUS STAGING AREA
- PATH OF FIRE TRUCK
- FIRE AERIAL APPARATUS ACCESS (MINIMUM ONE PARALLEL SIDE PER THE CA FIRE CODE APPENDIX D SECTION D105.3)
- 315' RADIUS CENTERED ON HYDRANT

## NOTES:

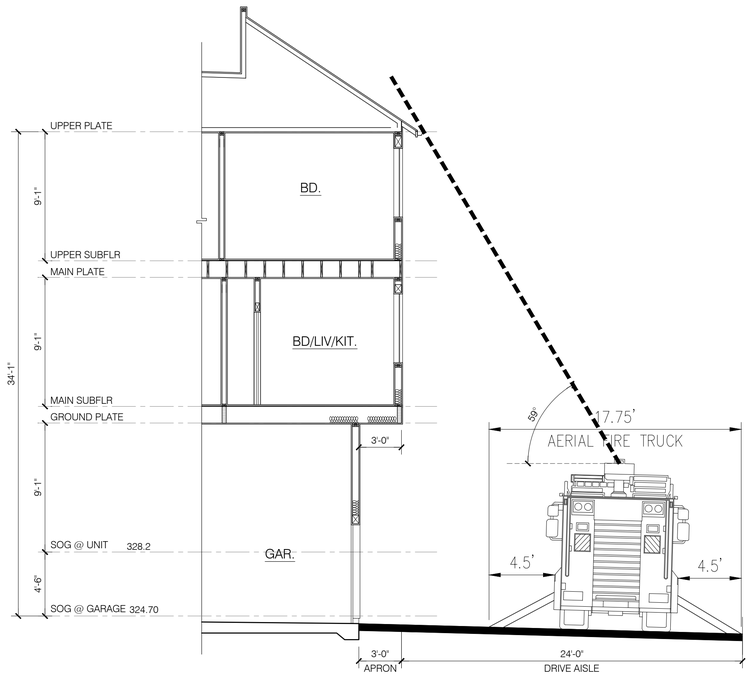
1. THREE (3) NEW PUBLIC HYDRANTS TO BE PROVIDED WITH THE PROJECT.
2. NO COMBUSTIBLE CONSTRUCTION PRIOR TO HYDRANT INSTALLATION.
3. ALL CURBS TO BE PAINTED RED AND MARKED AS FIRE LANE/NO PARKING PER SECTION 22500.1 OF CALIFORNIA VEHICLE CODE.

## FIRE FLOW:

1. THE REQUIRED FIRE FLOW FOR THIS PROJECT IS 4,000 GPM AT 20 PSI RESIDUAL PRESSURE. AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE INSTALLED, THUS REDUCING THE FIRE FLOW BY 25%. THEREFORE, THE REQUIRED FIRE FLOW IS 3,000 GPM AT 20 PSI RESIDUAL PRESSURE FROM A FIRE HYDRANT LOCATED WITHIN 400' OF THE FARTHEST EXTERIOR CORNER OF THE PROPOSED STRUCTURES. FIRE HYDRANTS SHALL BE LOCATED WITH MAXIMUM DISTANCE OF 315' FROM THE BUILDING FRONTAGE, 500' MAX BETWEEN HYDRANTS, AND 100' MAX FROM THE FDC.

## PRELIMINARY FIRE ACCESS PLAN

0 20 40 60




RIGHT SIDE UNIT OF BLDG. A
(PLAN 3X-4X ADA)

BUILDING A

## 3 SECTION A-A AT ALLEY 'B'

MOST RESTRICTIVE FIRE APPARATUS CLEARANCES — SCALE: 3/16"=1'-0"

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

FIRE EXHIBIT 1

FE-1

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

DATE: 12.20.2024

PROJECT: 317076.00

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FIRE DEPARTMENT
SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 ‹(408) 378-9342 (fax) www.sccfd.org

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

**Project Address:** 15349 & 15367 LOS GATOS BLVD., LOS GATOS, CA 95032

Applicant's Name: CITY VENTURES - PAMELA NIETING

Applicant's Address: 1185 Mason Street, San Francisco CA. Suite

Telephone: 650.465.3628 Fax:

**The applicant hereby requests the following:**

☐ Use of Alternate Materials or Method of Construction

☐ Modification of Code

**Codes Affected:**

☐ Building Code
☒ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Other:

Specific section(s) of the code involved: CFC Section D105.3 and 503.1.1

Non-conforming Item:
- The building roof eaves are greater than 30 ft. in many areas.
- At 24 ft. min. width, the Loop road through the site does not provide the min. 15 ft. distance from the buildings for access around a fire truck.

To be considered:
- The loop road provides a maximum 200 ft. access from any unit to either of the two site entries.

Proposed Mitigation
- Upgrade the NFPA 13 Sprinkler System to include sprinkler head service in exempt small spaces (bathrooms and closets).Per NFPA 13, Fire Code section 9.2.4 (CBC 903..3.1.1.2)
- Increase the number of sprinkler heads from 4 to 8 as required for an NFPA13 system in NFPA section 16.4.1.1
- Sprinkler System will not utilize "room design method" per section 19.3.3.3 for the hydraulic calculations

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



Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: An upgraded NFPA 13 system is of higher quality materials than an NFPA13R system or standard NFPA 13 system

2. Strength: The Enhanced number of sprinkler heads will increase thye fire suppression system strength.

3. Effectiveness: The added number of sprinkler heads have been proven to slow the advancement of a fire and provide an added level of safety to fire fighters and residences.

4. Fire Resistance: The buildings will be of Type VB construction with an NFPA 13 sprinkler system. Per CBC Chapters 4 and 7, fire rated construction exists throughout the project offering appropriate fire resistance. The NFPA sprinkler system is above that required for this type of project.

5. Durability: The NFPA 13 system will be maintained via an HOA or condo association to keep the systems sound and functioning.

6. Safety: The incresed sprinkler density will provide as increased level of safety for Emergency Responders and residents. In addition, the relatively short travel distance to an exit should not require maneuverability around stationary fire trucks.

Additional evidence of proof:

Applicant Signature: Dan Hale Date: 12-09-24

**********

The above application has been reviewed and has been:

ACCEPTED REJECTED

**Signature:**

Fire Official: [signature] (FOR DC ESTRADA) Date: 12/19/24

Building Official: Date:

Alternative materials / ss / 12.31.14

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

PLAN REVIEW No. 24 4857
BLDG PERMIT No.

## DEVELOPMENTAL REVIEW COMMENTS

**Plans and Scope of Review:**

**This project shall comply with the following:**
The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

**The scope of this project includes the following:**
Alternate Means/Methods Application - Proposed five 3-stories R2 residential structures with the largest being 22,679 SF.

**Plan Status:**
The alternate means/methods request is **APPROVED.**

**Discussion:**
This alternate proposes to mitigate deficiencies of a aerial access road. Buildings in this project has a roof eaves that are greater than 30ft and required aerial access. The proposed loop road has section that is 24 ft in width and the does not provide the minimum 15ft distance away from the buildings.

**In order to mitigate the noncompliant roadway, the applicant proposes the following:**
-Upgrade NFPA 13 sprinkler system to include sprinkler heads service in exempt small spaces per NFPA 1, fire code section 9.2.4
-Increase the number of sprinkler heads from 4 to 8 as required for an NFPA 13 system in NFPA section 16.4.1.1
-Sprinkler system will not utilize "room design method" per section 19.3.3.3 for the hydraulic calculations.

**Comments and Conditions of Approval:**
1. Make a note on building permit set cover sheet that an approved AMMR is included and a upgraded sprinkler system will be installed.
2. A copy of the Alternate Means/Methods application form, with approval signature, and these comments shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.
3. Building B, C, D & E FDC shall be facing Garden Ln. Building A FDC shall be facing Alley "B"

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

| City | PLANS | SPECS | NEW | RMDL | AS | OCCUPANCY | CONST. TYPE | ApplicantName | DATE | PAGE |
|---|---|---|---|---|---|---|---|---|---|---|
| LGA | ☒ | ☐ | ☒ | ☐ | ☒ | R-2 | VB | City Ventures - Pamela Nieting | 12/19/2024 | 1 OF 1 |

| SEC/FLOOR | AREA | LOAD | PROJECT DESCRIPTION | PROJECT TYPE OR SYSTEM |
|---|---|---|---|---|
| 3 | 22679 | | Residential Development | Application for Use of Alternate Materials |

| NAME OF PROJECT | LOCATION |
|---|---|
| SB-330 BUILDER'S REMEDY | 15349 Los Gatos Blvd Los Gatos |

| TABULAR FIRE FLOW | REDUCTION FOR FIRE SPRINKLERS | REQUIRED FIRE FLOW @ 20 PSI | BY |
|---|---|---|---|
| 4000 | 25% | 3000 | Ip, Kenny |



City Ventures

# LOS GATOS GREEN
LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

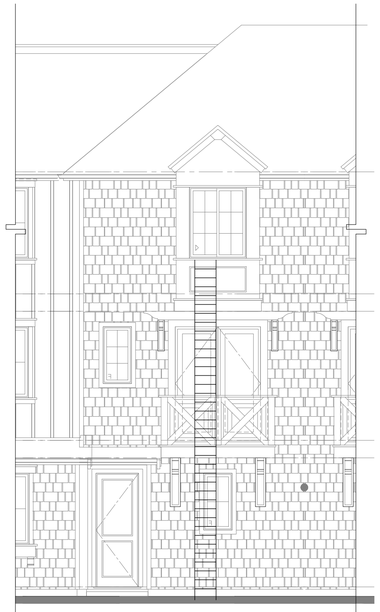
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

FIRE EXHIBIT 2 - APPROVED AMMR FORM

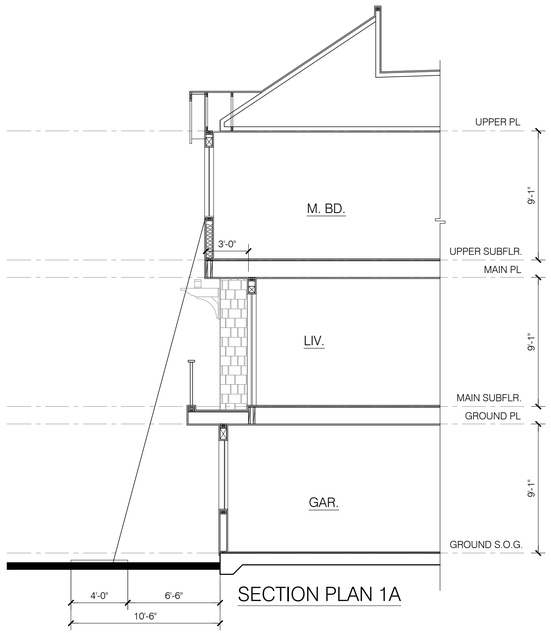
FE-1.1

SCALE: N.T.S.
DATE: 12.20.2024
PROJECT: 317076.00

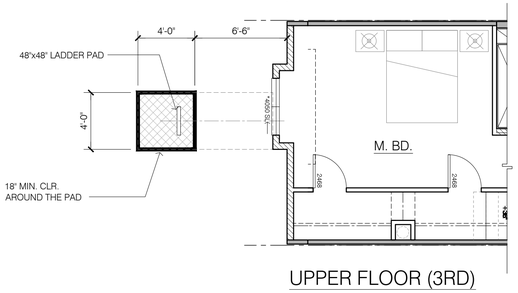
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PLAN 1A




SECTION PLAN 1A




UPPER FLOOR (3RD)

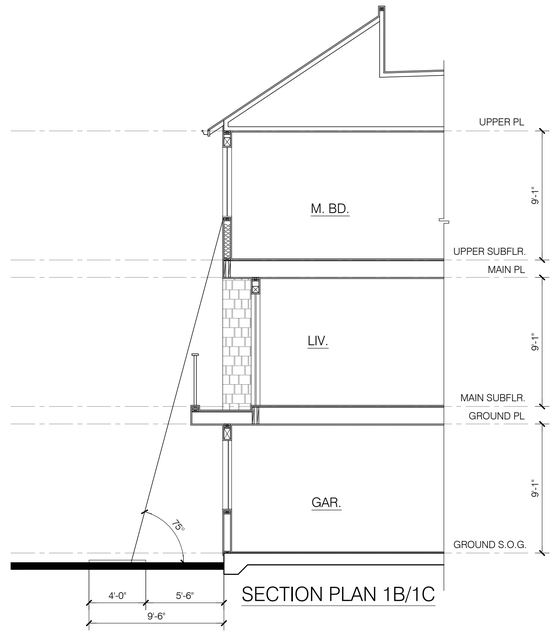
## TYP. LADDER PAD EXHIBIT

PLAN 1A

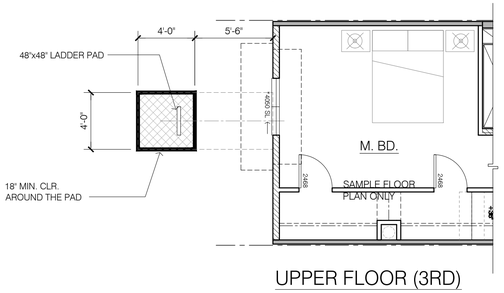
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PLAN 1B/1C




SECTION PLAN 1B/1C




UPPER FLOOR (3RD)

## TYP. LADDER PAD EXHIBIT

PLAN 1B/1C

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

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

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FIRE EXHIBIT 2

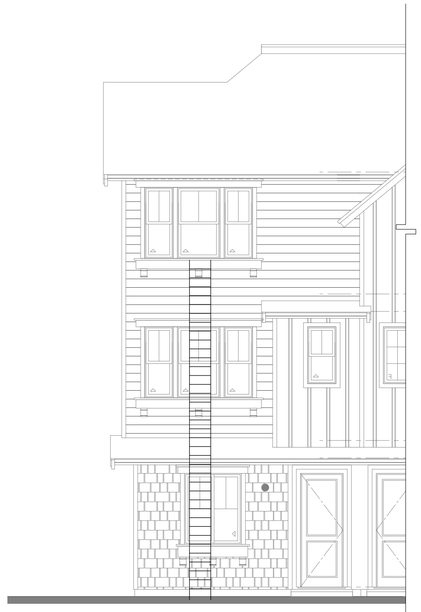
FE-2

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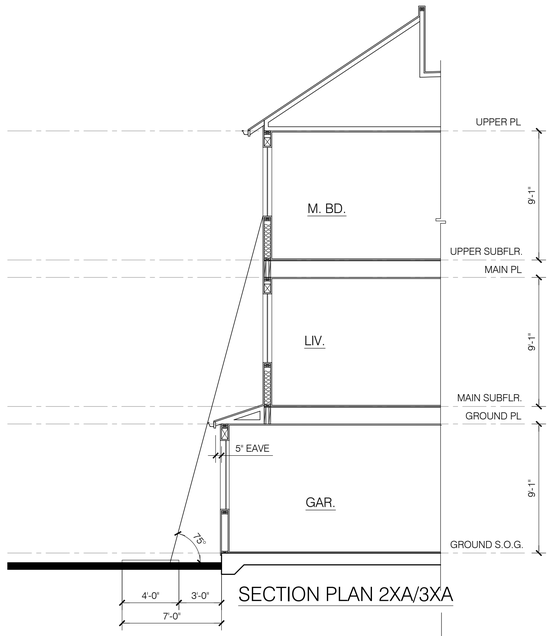
DATE: 09.09.2024

PROJECT: 317076.00

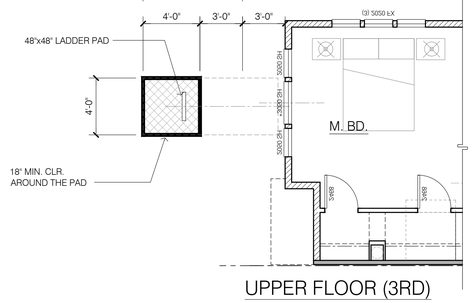
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PLAN 2XA/3XA




SECTION PLAN 2XA/3XA




UPPER FLOOR (3RD)

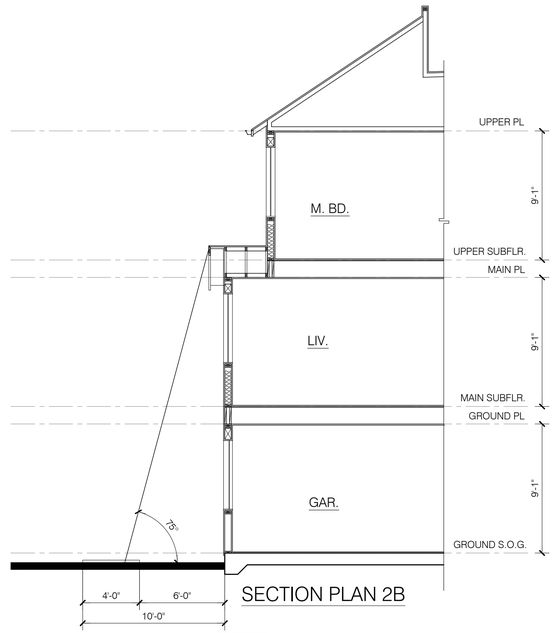
## TYP. LADDER PAD EXHIBIT

PLAN 2XA/2C/3XA

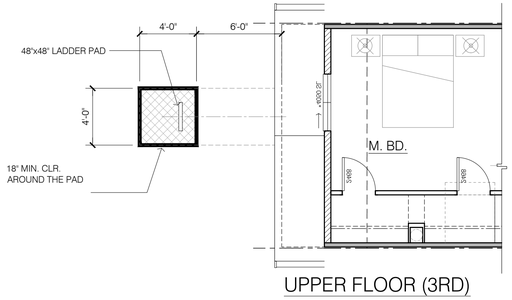
SCALE: 3/16"=1'-0"



PLAN 2B




SECTION PLAN 2B




UPPER FLOOR (3RD)

## TYP. LADDER PAD EXHIBIT

PLAN 2B

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

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

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FIRE EXHIBIT 3

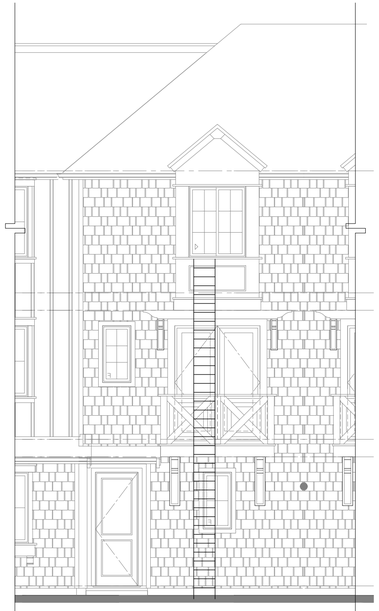
FE-3

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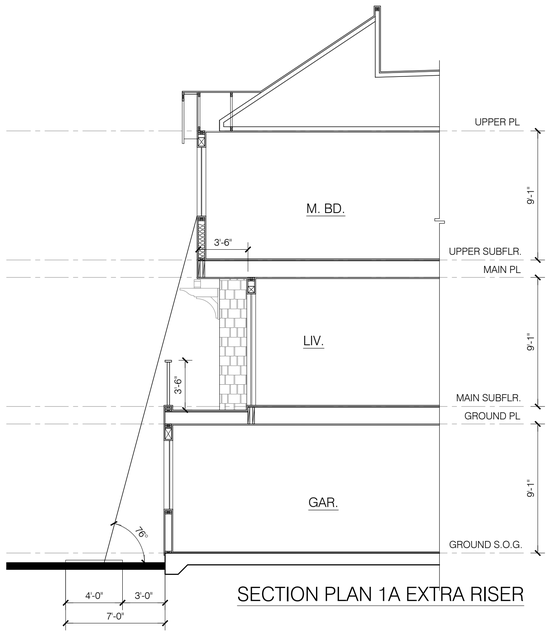
DATE: 09.09.2024

PROJECT: 317076.00

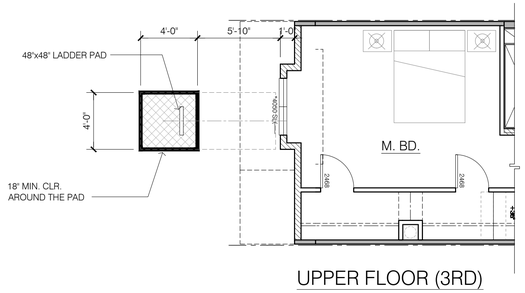
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PLAN 1A EXTRA RISER




SECTION PLAN 1A EXTRA RISER




UPPER FLOOR (3RD)

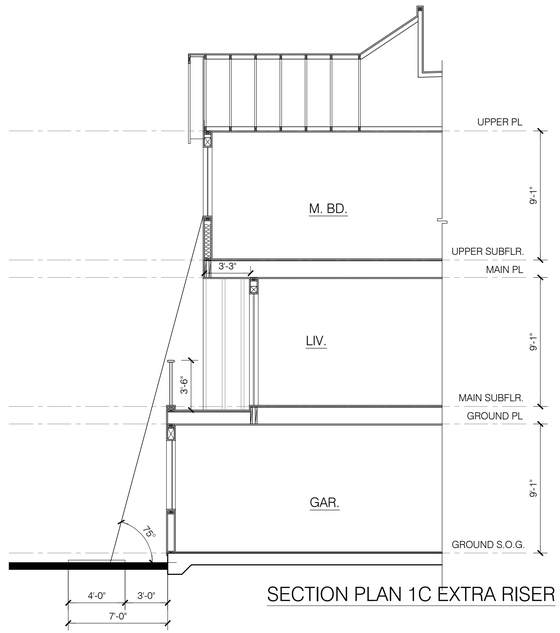
## TYP. LADDER PAD EXHIBIT

PLAN 1A EXTRA RISER

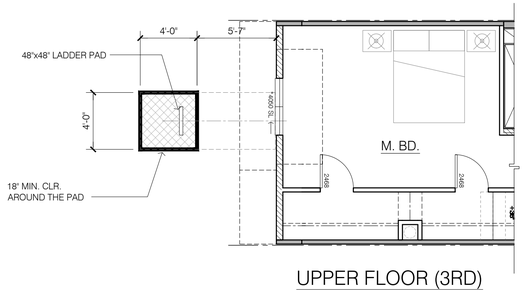
SCALE: 3/16"=1'-0"



PLAN 1C EXTRA RISER




SECTION PLAN 1C EXTRA RISER




UPPER FLOOR (3RD)

## TYP. LADDER PAD EXHIBIT

PLAN 1C EXTRA RISER

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

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

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FIRE EXHIBIT 4

FE-4

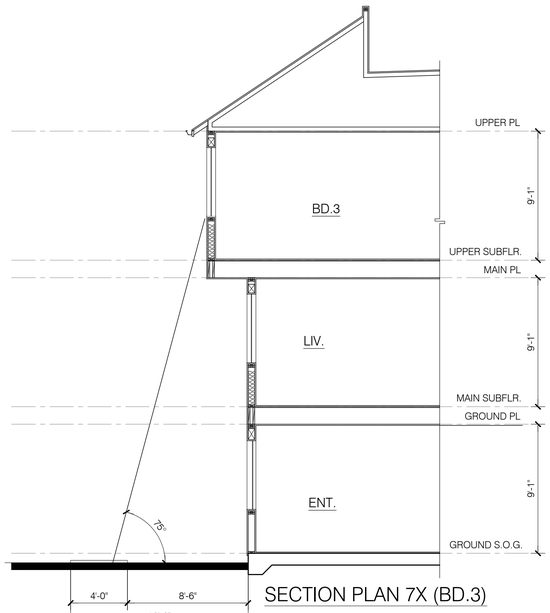
SCALE:3/16" = 1'-0"

DATE: 09.09.2024

PROJECT: 317076.00

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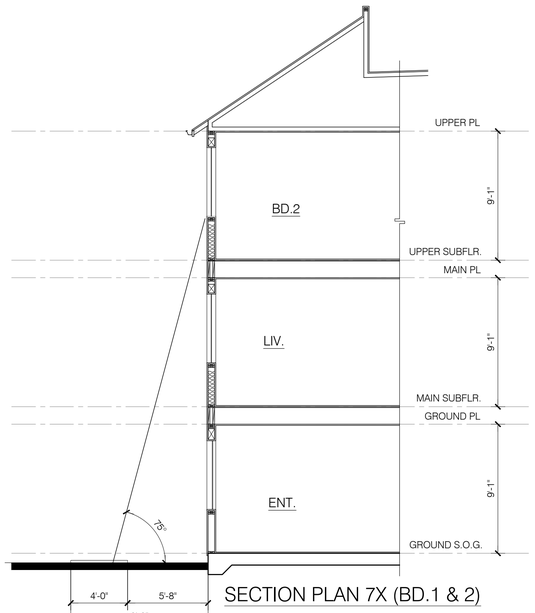




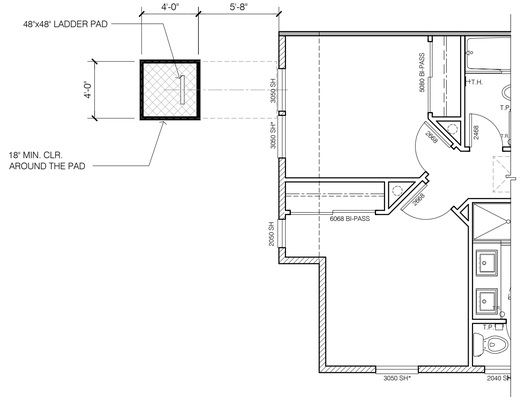

SECTION PLAN 7X (BD.3)



PLAN 7X




SECTION PLAN 7X (BD.1 & 2)

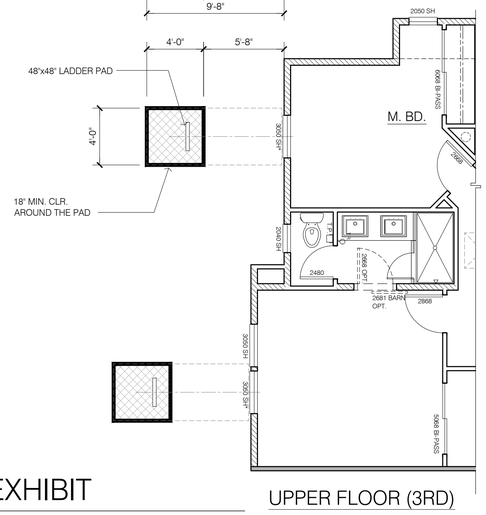



UPPER FLOOR (3RD)

TYP. LADDER PAD EXHIBIT

PLAN 7X (BD.3)

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




TYP. LADDER PAD EXHIBIT

PLAN 7X (BD.1 & 2)

UPPER FLOOR (3RD)

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

City Ventures

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FIRE EXHIBIT 5

FE-5

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

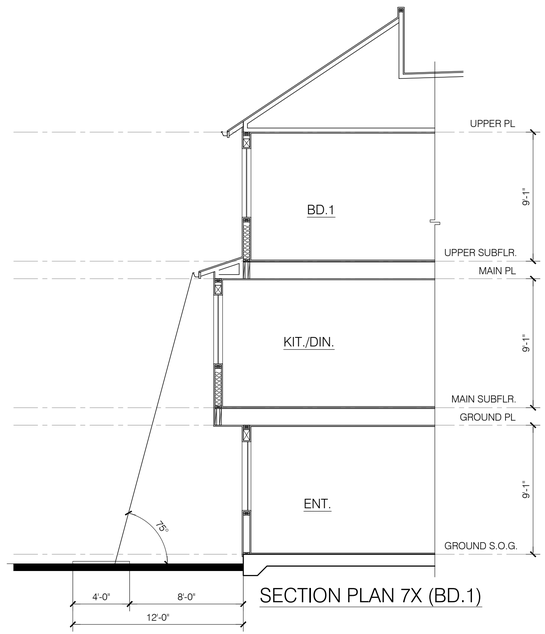
DATE: 09.09.2024

PROJECT: 317076.00

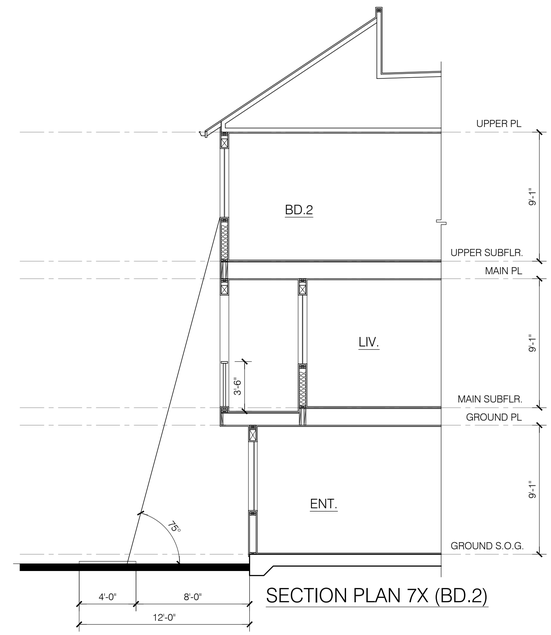
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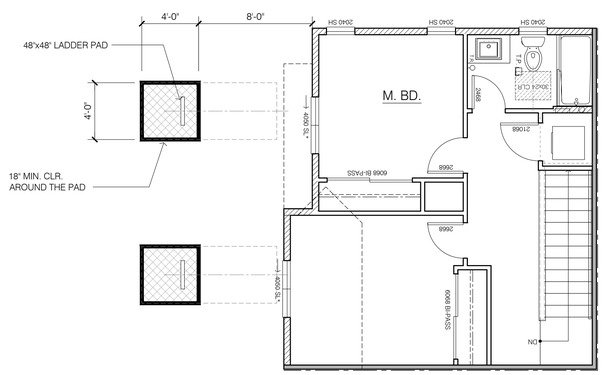

PLAN 8X




SECTION PLAN 7X (BD.1)




SECTION PLAN 7X (BD.2)

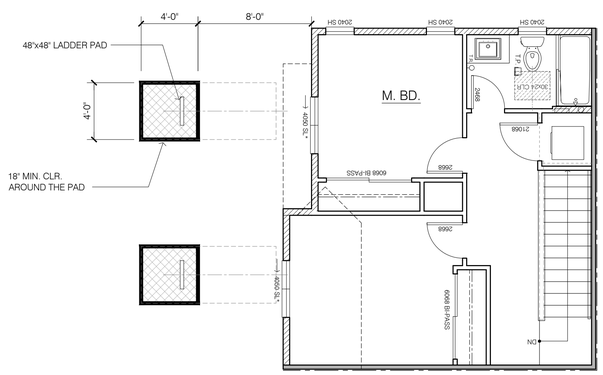



UPPER FLOOR (3RD)

TYP. LADDER PAD EXHIBIT

PLAN 8X (BD.1)

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




UPPER FLOOR (3RD)

TYP. LADDER PAD EXHIBIT

PLAN 8X (BD.2)

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

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FIRE EXHIBIT 6

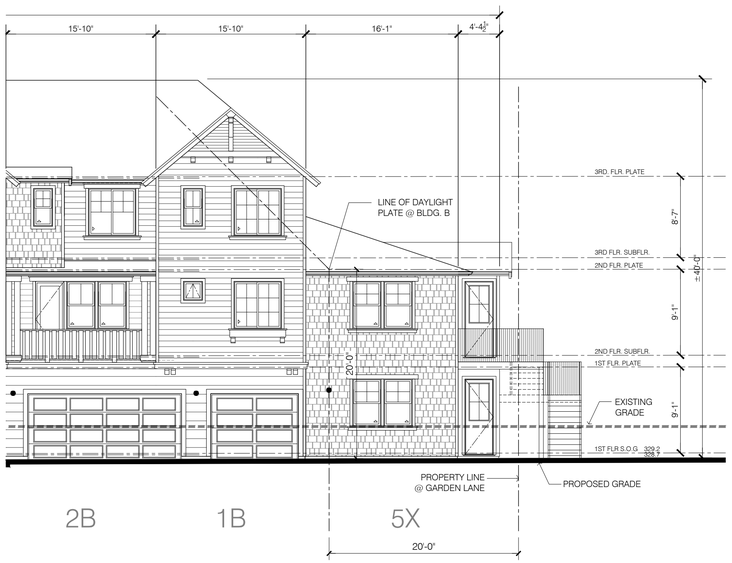
FE-6

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

DATE: 09.09.2024

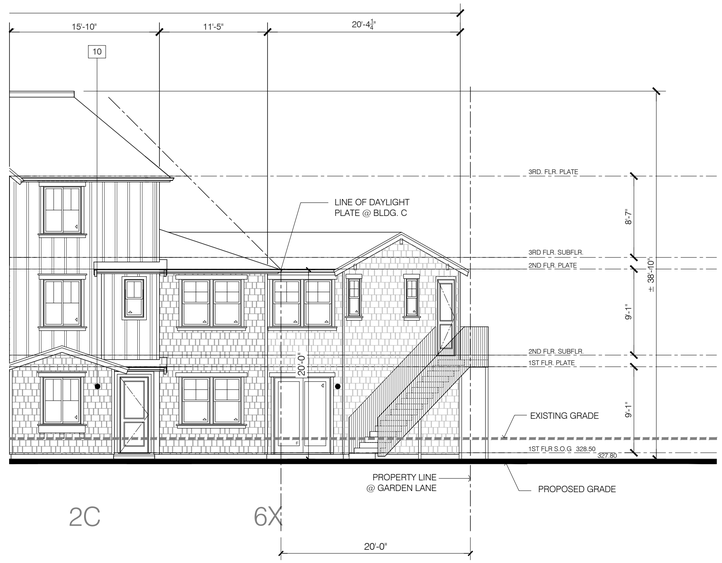
PROJECT: 317076.00

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BLDG. B ELEVATION EXHIBIT

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




BLDG. C ELEVATION EXHIBIT

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

City Ventures

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ELEVATION EXHIBIT 1

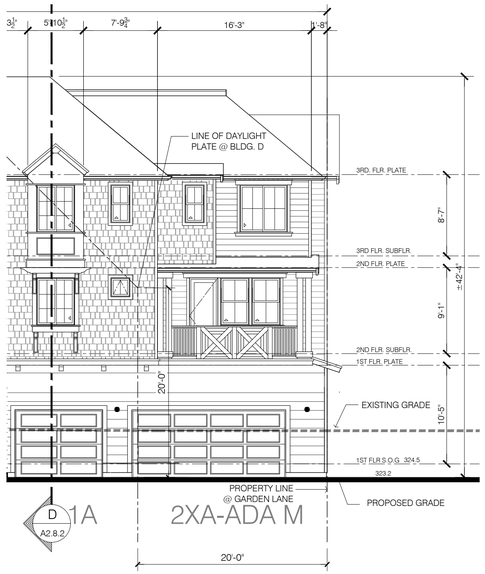
EE-1

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

DATE: 09.09.2024

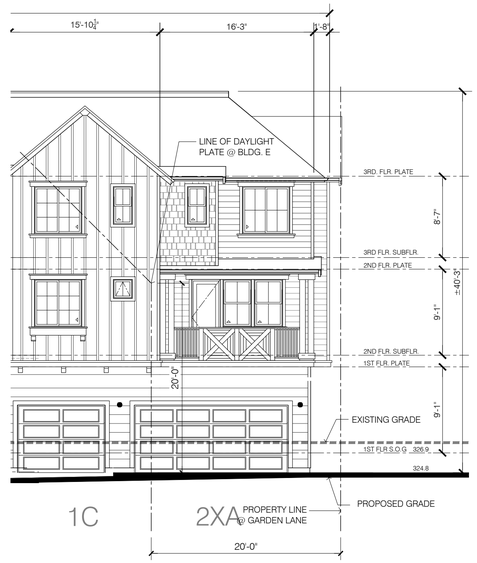
PROJECT: 317076.00

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BLDG. D ELEVATION EXHIBIT

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




BLDG. E ELEVATION EXHIBIT

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

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ELEVATION EXHIBIT 2

EE-2

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

DATE: 09.09.2024

PROJECT: 317076.00

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## FRONT ELEVATION - EAST

BLDG. A

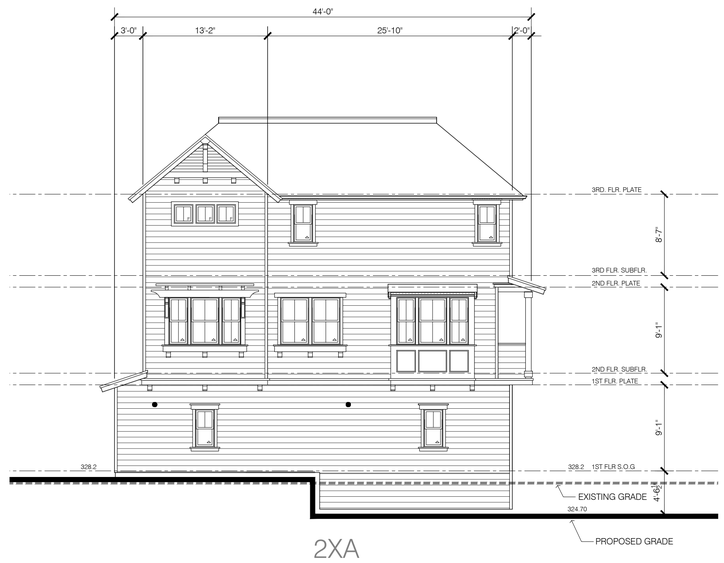
| | FINISH SCHEDULE | |
|---|---|---|
| 1 | COMPOSITION SHINGLE ROOF | |
| 2 | HARDI BOARD + BATT SIDING | |
| 3 | HARDI LAP SIDING | |
| 4 | HARDI SHINGLE SIDING | |
| 5 | WOOD RAILING | |
| 6 | CORBEL W/ KICKER | |
| 7 | ENTRY DOOR | |
| 8 | WINDOWS | |
| 9 | GLASS DOOR | |
| 10 | STYLIZED LIGHT AND ADDRESS | |




2XA-M

## LEFT ELEVATION - SOUTH

BLDG. A




2XA

## RIGHT ELEVATION - NORTH

BLDG. A

1 NOTE:
"EXTERIOR LIGHTING: PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY."

City Ventures

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BUILDING A CONCEPTUAL ELEVATIONS

2 1 A1.1.1

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

DATE: 09.09.2024

PROJECT: 317076.00

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# REAR ELEVATION - WEST

BLDG. A

| | FINISH SCHEDULE | |
|---|---|---|
| 1 | COMPOSITION SHINGLE ROOF | |
| 2 | HARDI BOARD + BATT SIDING | |
| 3 | HARDI LAP SIDING | |
| 4 | HARDI SHINGLE SIDING | |
| 5 | WOOD RAILING | |
| 6 | CORBEL W/ KICKER | |
| 7 | ENTRY DOOR | |
| 8 | WINDOWS | |
| 9 | GLASS DOOR | |
| 10 | STYLIZED LIGHT AND ADDRESS | |

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BUILDING A CONCEPTUAL ELEVATIONS

A1.1.2

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

DATE: 09.09.2024

PROJECT: 317076.00

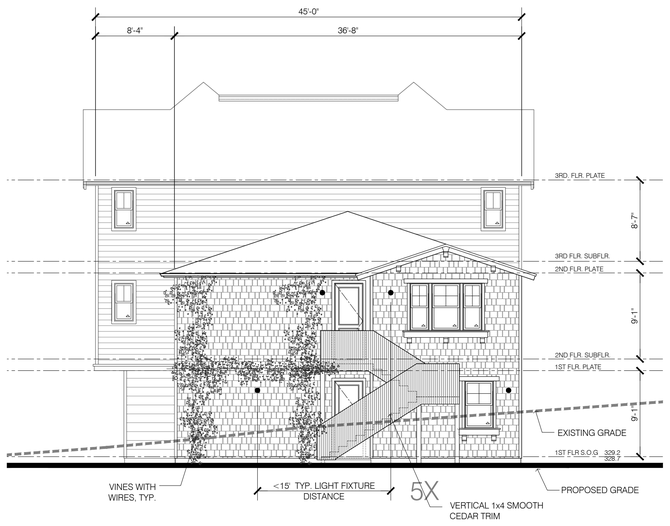
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## FRONT ELEVATION - SOUTH

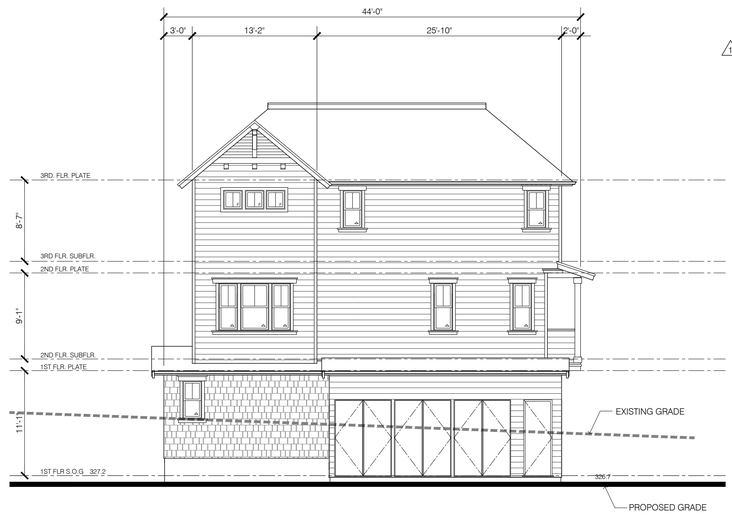
BLDG. B

| FINISH SCHEDULE | | |
|---|---|---|
| 1 | COMPOSITION SHINGLE ROOF | |
| 2 | HARDI BOARD + BATT SIDING | |
| 3 | HARDI LAP SIDING | |
| 4 | HARDI SHINGLE SIDING | |
| 5 | WOOD RAILING | |
| 6 | CORBEL W/ KICKER | |
| 7 | ENTRY DOOR | |
| 8 | WINDOWS | |
| 9 | GLASS DOOR | |
| 10 | STYLIZED LIGHT AND ADDRESS | |




## LEFT ELEVATION - WEST

BLDG. B




2XA-ADA 02 M

## RIGHT ELEVATION - EAST

BLDG. B

1 NOTE:
"EXTERIOR LIGHTING: PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY."

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BUILDING B CONCEPTUAL ELEVATIONS

A1.2.1

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

DATE: 09.09.2024

PROJECT: 317076.00

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# REAR ELEVATION - NORTH

BLDG. B

| | FINISH SCHEDULE | |
|---|---|---|
| 1 | COMPOSITION SHINGLE ROOF | |
| 2 | HARDI BOARD + BATT SIDING | |
| 3 | HARDI LAP SIDING | |
| 4 | HARDI SHINGLE SIDING | |
| 5 | WOOD RAILING | |
| 6 | CORBEL W/ KICKER | |
| 7 | ENTRY DOOR | |
| 8 | WINDOWS | |
| 9 | GLASS DOOR | |
| 10 | STYLIZED LIGHT AND ADDRESS | |

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BUILDING B CONCEPTUAL ELEVATIONS

A1.2.2

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

DATE: 12.20.2024

PROJECT: 317076.00

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z:\317076_los_gatos_a\Dwgs\DR-SD\Dwgs\Bldgs\BLDG_B\EE\317076_BLDG B_EE.dwg, 1/23/2025 1:53:27 PM, yanni




# FRONT ELEVATION - NORTH

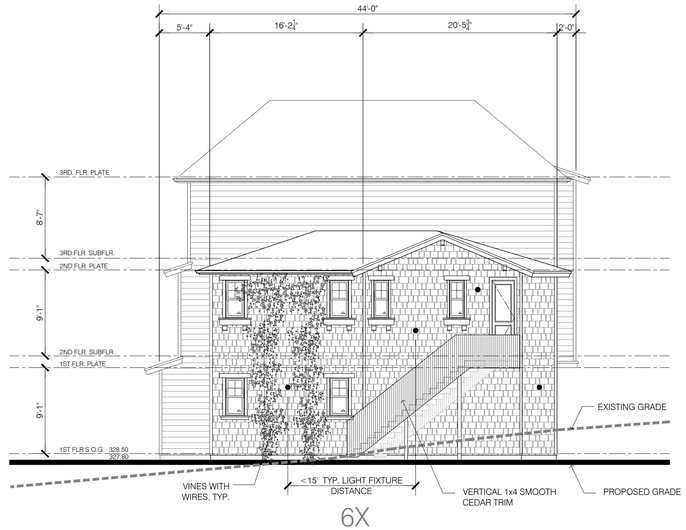
BLDG. C

| FINISH SCHEDULE | | |
|---|---|---|
| 1 | COMPOSITION SHINGLE ROOF | |
| 2 | HARDI BOARD + BATT SIDING | |
| 3 | HARDI LAP SIDING | |
| 4 | HARDI SHINGLE SIDING | |
| 5 | WOOD RAILING | |
| 6 | CORBEL W/ KICKER | |
| 7 | ENTRY DOOR | |
| 8 | WINDOWS | |
| 9 | GLASS DOOR | |
| 10 | STYLIZED LIGHT AND ADDRESS | |




# LEFT ELEVATION - EAST

BLDG. C




# RIGHT ELEVATION - WEST

BLDG. C

1 NOTE:
"EXTERIOR LIGHTING: PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY."

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BUILDING C CONCEPTUAL ELEVATIONS

2 1 A1.3.1

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

DATE: 09.09.2024

PROJECT: 317076.00

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# REAR ELEVATION - SOUTH

BLDG. C

| | FINISH SCHEDULE | |
|---|---|---|
| 1 | COMPOSITION SHINGLE ROOF | |
| 2 | HARDI BOARD + BATT SIDING | |
| 3 | HARDI LAP SIDING | |
| 4 | HARDI SHINGLE SIDING | |
| 5 | WOOD RAILING | |
| 6 | CORBEL W/ KICKER | |
| 7 | ENTRY DOOR | |
| 8 | WINDOWS | |
| 9 | GLASS DOOR | |
| 10 | STYLIZED LIGHT AND ADDRESS | |

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BUILDING C CONCEPTUAL ELEVATIONS

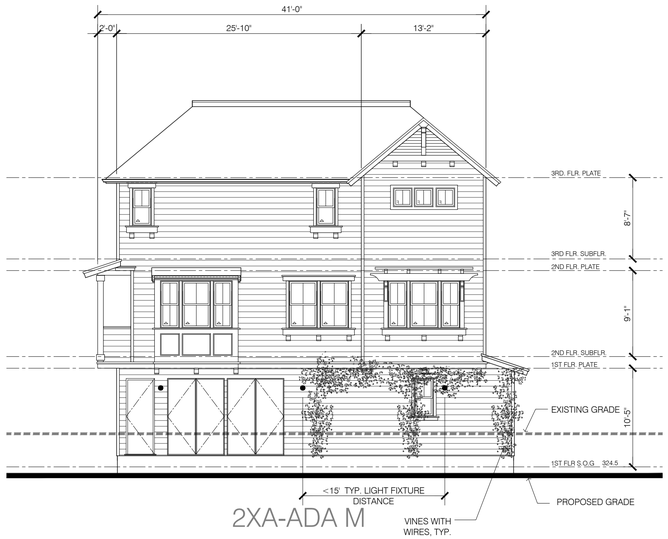
A1.3.2

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

DATE: 09.09.2024

PROJECT: 317076.00

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## LEFT ELEVATION - WEST

BLDG. D




## FRONT ELEVATION - SOUTH

BLDG. D

1 NOTE:
"EXTERIOR LIGHTING: PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY."

| | FINISH SCHEDULE | |
|---|---|---|
| 1 | COMPOSITION SHINGLE ROOF | |
| 2 | HARDI BOARD + BATT SIDING | |
| 3 | HARDI LAP SIDING | |
| 4 | HARDI SHINGLE SIDING | |
| 5 | WOOD RAILING | |
| 6 | CORBEL W/ KICKER | |
| 7 | ENTRY DOOR | |
| 8 | WINDOWS | |
| 9 | GLASS DOOR | |
| 10 | STYLIZED LIGHT AND ADDRESS | |




## REAR ELEVATION - NORTH

BLDG. D




## RIGHT ELEVATION - EAST

BLDG. D

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BUILDING D CONCEPTUAL ELEVATIONS

A1.4.1

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

DATE: 09.09.2024

PROJECT: 317076.00

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# FRONT ELEVATION - NORTH

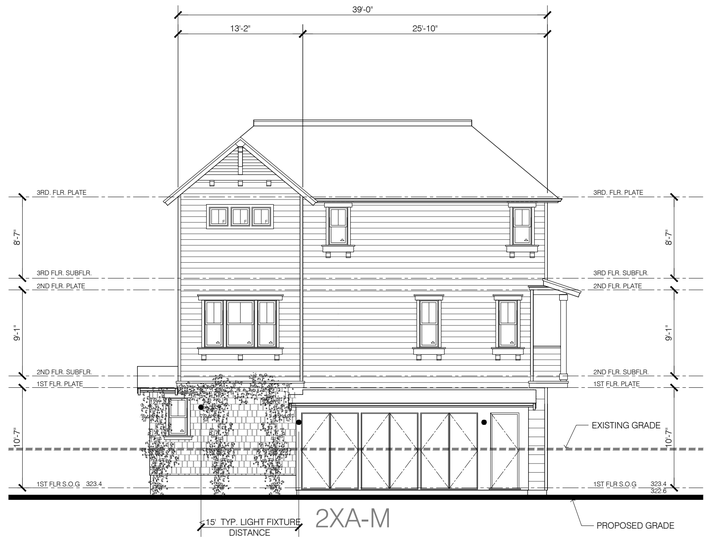
BLDG. E

| | FINISH SCHEDULE | |
|---|---|---|
| 1 | COMPOSITION SHINGLE ROOF | |
| 2 | HARDI BOARD + BATT SIDING | |
| 3 | HARDI LAP SIDING | |
| 4 | HARDI SHINGLE SIDING | |
| 5 | WOOD RAILING | |
| 6 | CORBEL W/ KICKER | |
| 7 | ENTRY DOOR | |
| 8 | WINDOWS | |
| 9 | GLASS DOOR | |
| 10 | STYLIZED LIGHT AND ADDRESS | |




# LEFT ELEVATION - EAST

BLDG. E




# RIGHT ELEVATION - WEST

BLDG. E

1 NOTE:
"EXTERIOR LIGHTING: PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY."

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## BUILDING E CONCEPTUAL ELEVATIONS

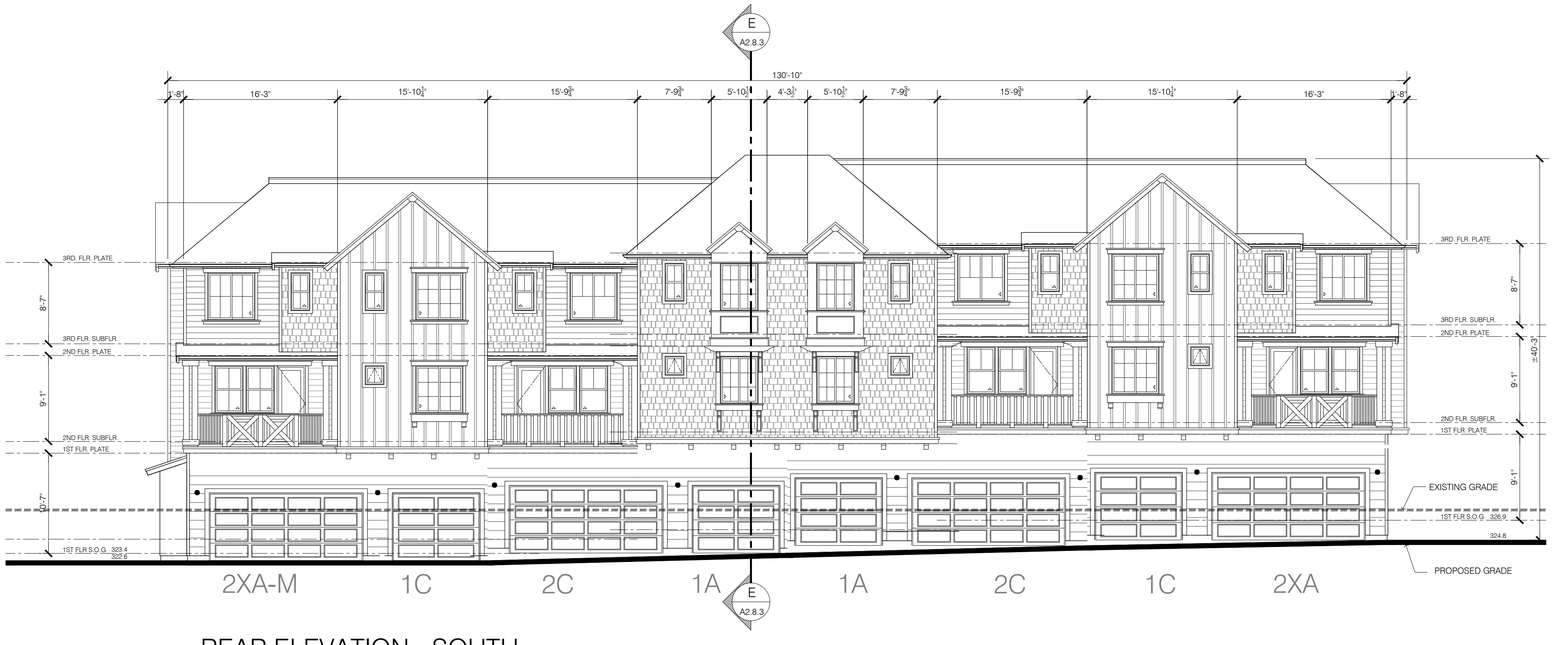
A1.5.1

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

DATE: 09.09.2024

PROJECT: 317076.00

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# REAR ELEVATION - SOUTH

BLDG. E

| | FINISH SCHEDULE | |
|---|---|---|
| 1 | COMPOSITION SHINGLE ROOF | |
| 2 | HARDI BOARD + BATT SIDING | |
| 3 | HARDI LAP SIDING | |
| 4 | HARDI SHINGLE SIDING | |
| 5 | WOOD RAILING | |
| 6 | CORBEL W/ KICKER | |
| 7 | ENTRY DOOR | |
| 8 | WINDOWS | |
| 9 | GLASS DOOR | |
| 10 | STYLIZED LIGHT AND ADDRESS | |

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BUILDING E CONCEPTUAL ELEVATIONS

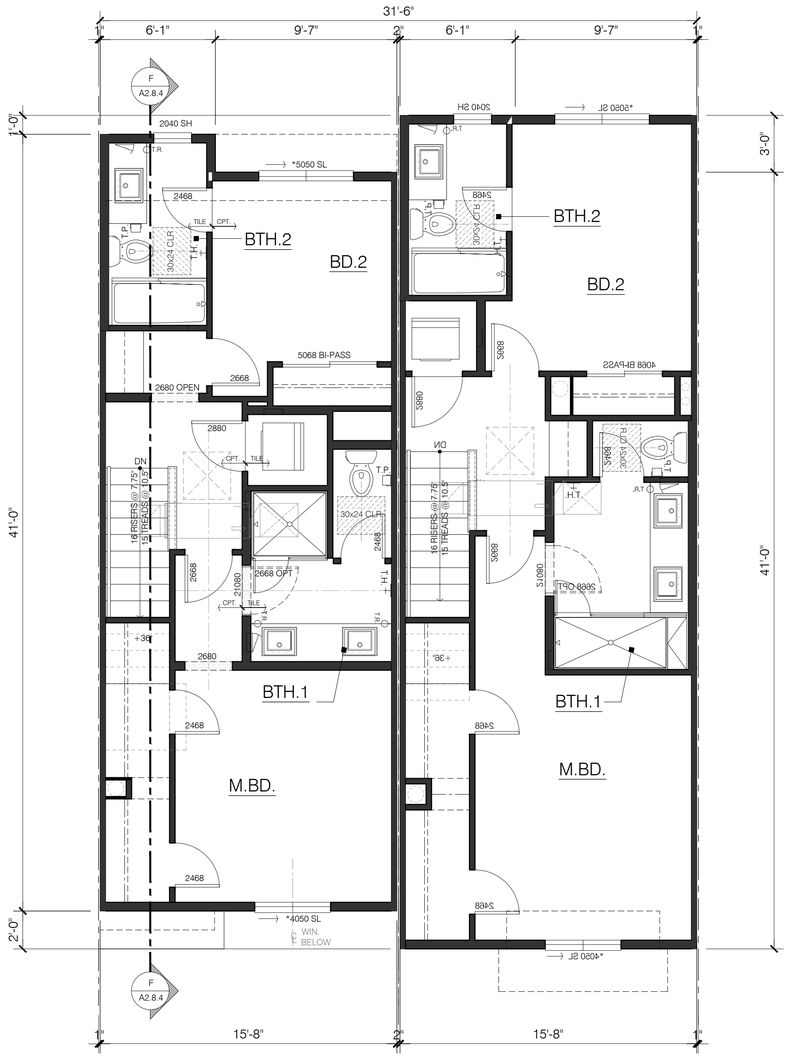
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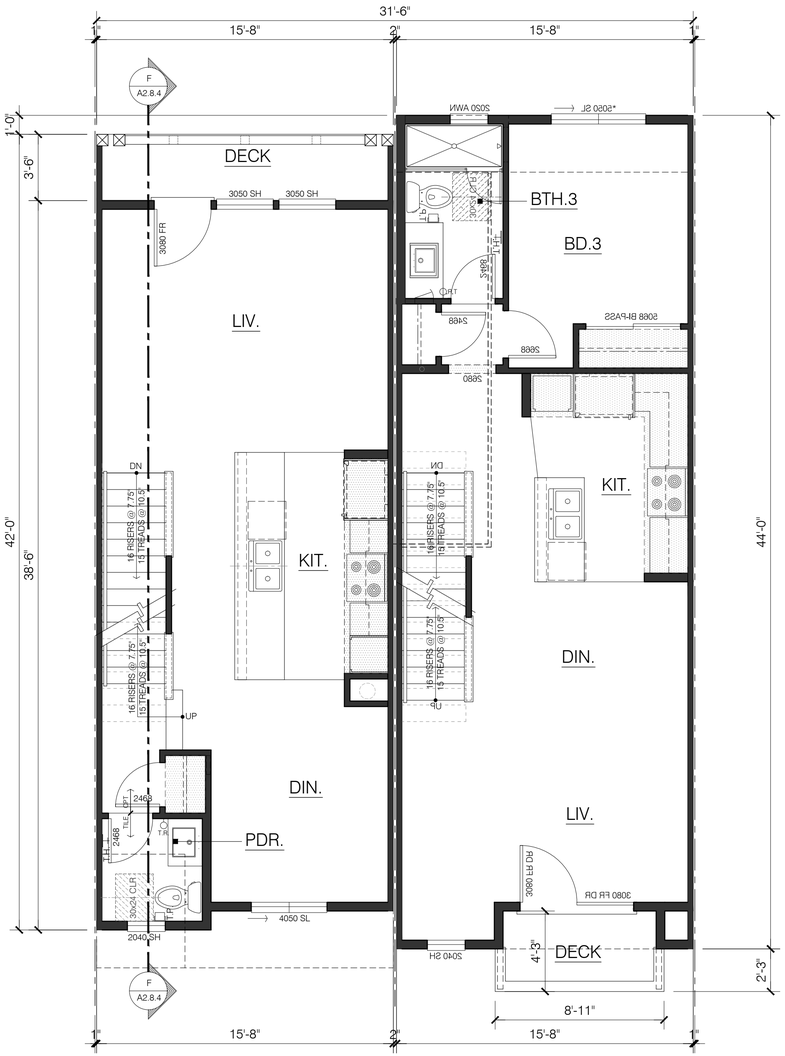
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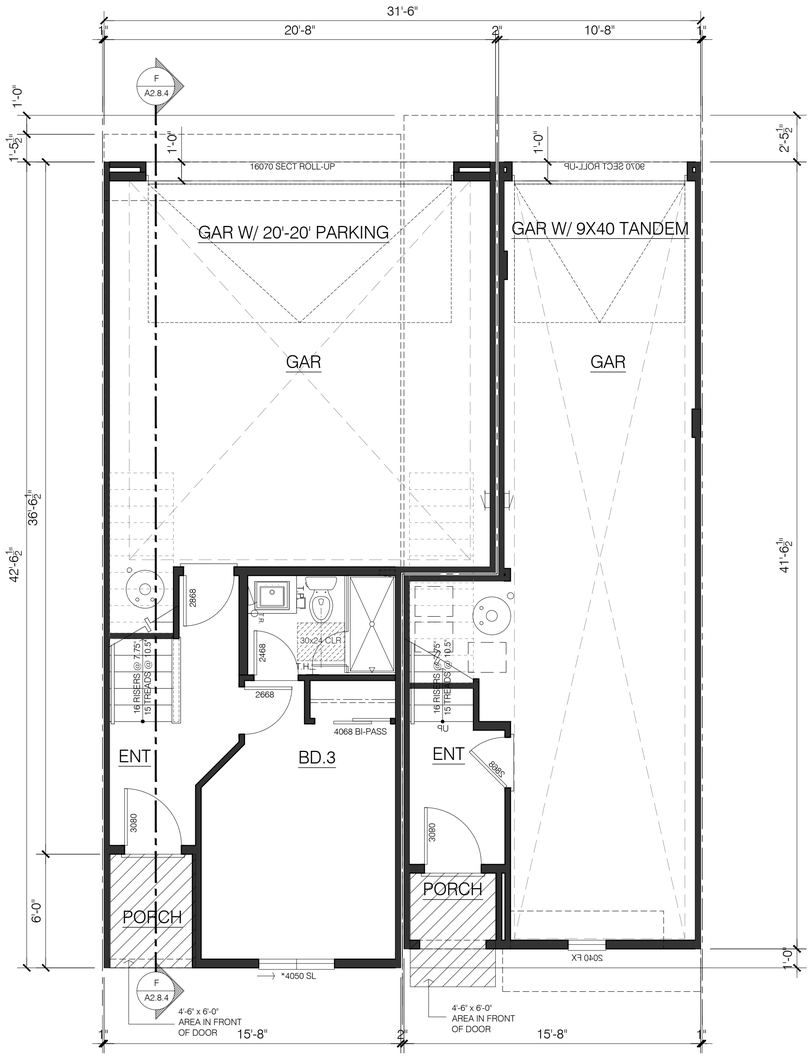
DATE: 09.09.2024

PROJECT: 317076.00

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PLAN 2 INT
UPPER LIVING: 594 SQ. FT.

PLAN 1 INT
UPPER LIVING: 655 SQ. FT.

## UPPER FLOOR

PLAN 1-2 INT

PLAN 2 INT
MAIN LIVING: 594 SQ. FT.
TOTAL LIVING: 1,479 SQ. FT.
DECK: 54 SQ. FT.

PLAN 1 INT
MAIN LIVING: 671 SQ. FT.
TOTAL LIVING: 1,379 SQ. FT.
DECK: 35 SQ. FT.

## MAIN FLOOR

PLAN 1-2 INT

PLAN 2 INT
GROUND LIVING: 291 SQ. FT.
GARAGE: 291 SQ. FT.
PORCH: 28 SQ. FT.

PLAN 1 INT
GROUND LIVING: 53 SQ. FT.
GARAGE: 460 SQ. FT.
PORCH: 21 SQ. FT.

## LOWER FLOOR

PLAN 1-2 INT

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

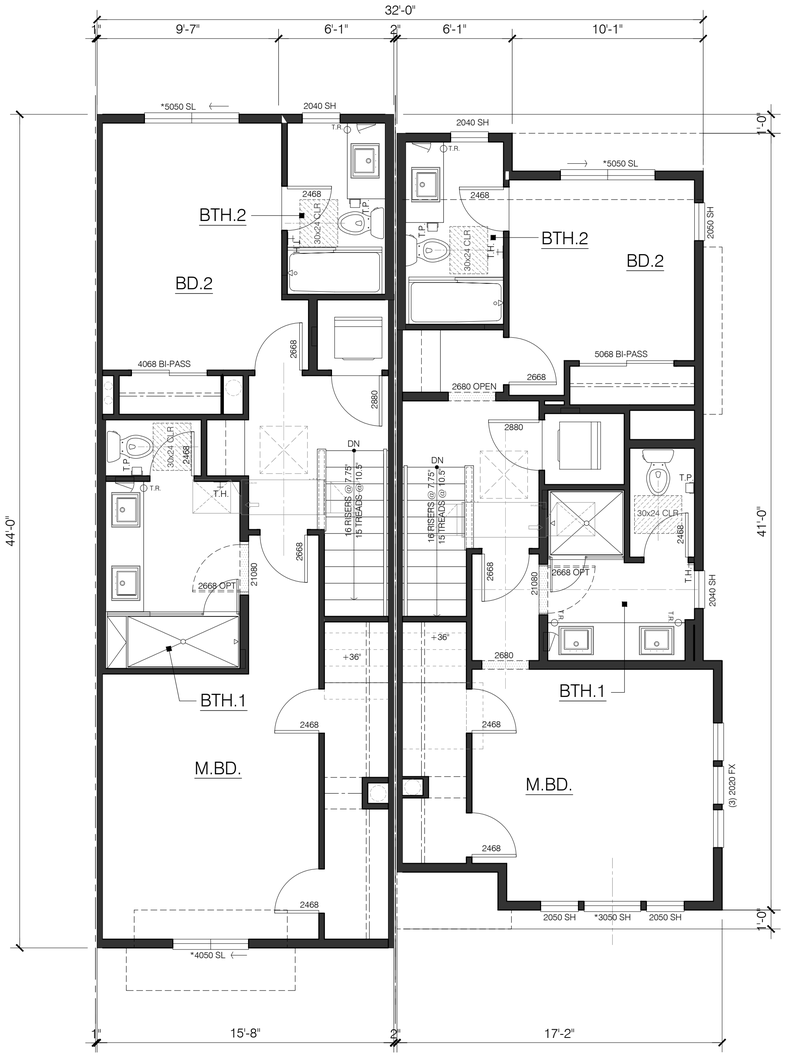
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

PLAN 1-2 INT

A2.1.1

SCALE: 1/4" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

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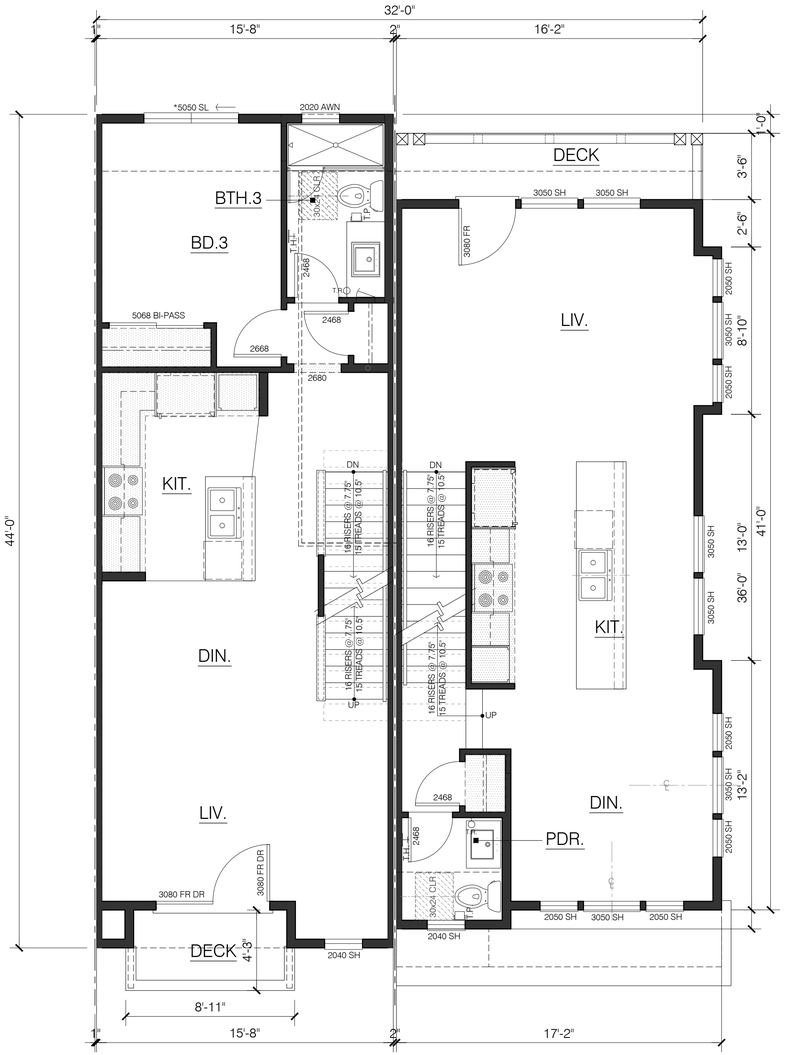



PLAN 1 INT
UPPER LIVING: 657 SQ. FT.

PLAN 2X
UPPER LIVING: 610 SQ. FT.

## UPPER FLOOR

PLAN 1-2X

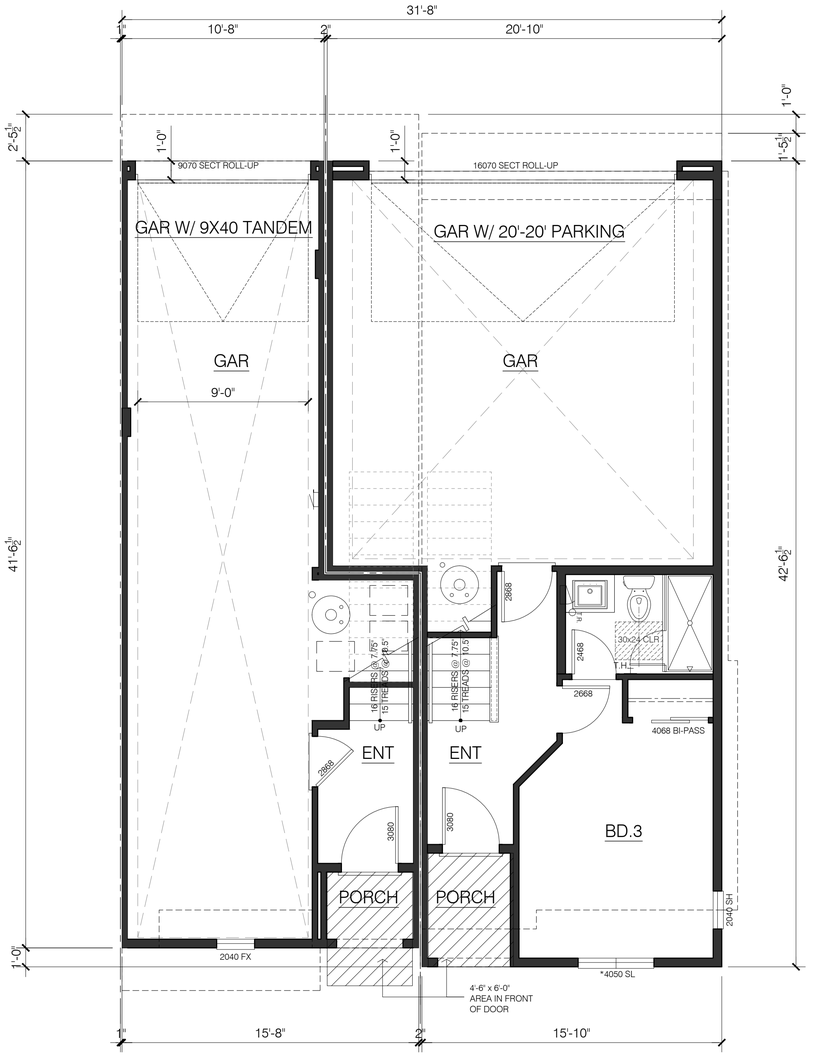



PLAN 1 INT
MAIN LIVING: 669 SQ. FT.
TOTAL LIVING: 1,379 SQ. FT.
DECK: 35 SQ. FT.

PLAN 2X
MAIN LIVING: 619 SQ. FT.
TOTAL LIVING: 1,523 SQ. FT.
DECK: 57 SQ. FT.

## MAIN FLOOR

PLAN 1-2X




PLAN 1 INT
GROUND LIVING: 53 SQ. FT.
GARAGE: 460 SQ. FT.
PORCH: 21 SQ. FT.

PLAN 2X
GROUND LIVING: 294 SQ. FT.
GARAGE: 448 SQ. FT.
PORCH: 28 SQ. FT.

## LOWER FLOOR

PLAN 1-2X

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

PLAN 1-2X

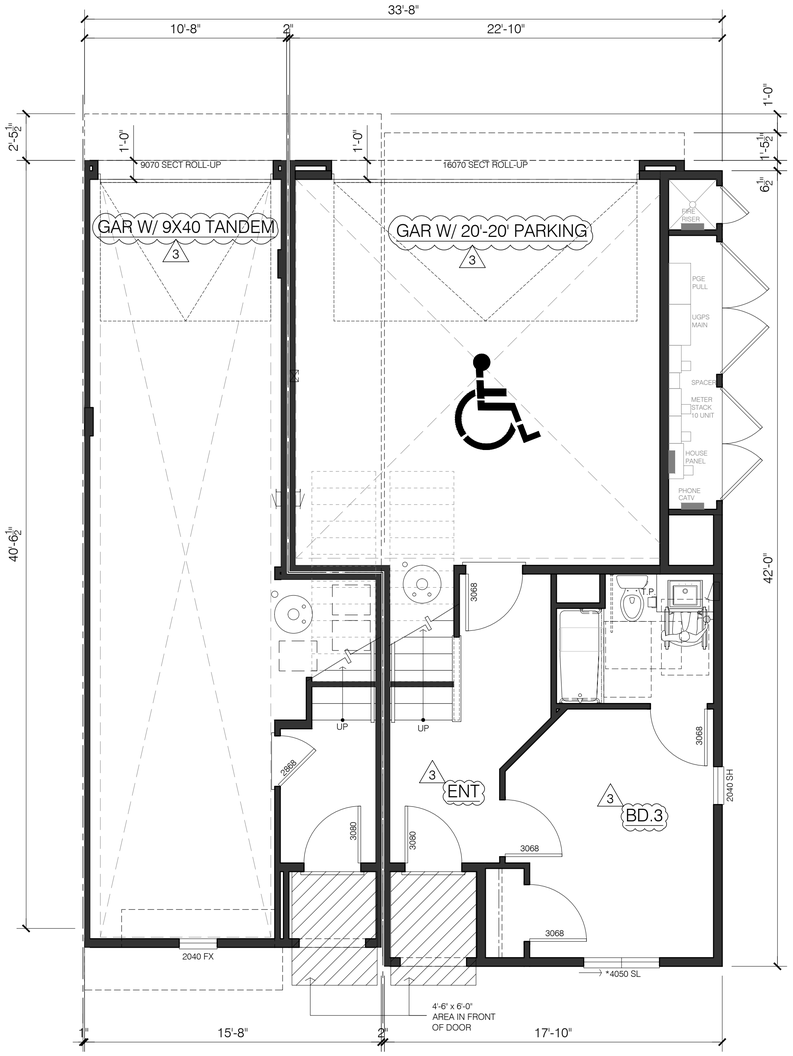
A2.1.2

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

DATE: 09.09.2024

PROJECT: 317076.00

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PLAN 1 INT

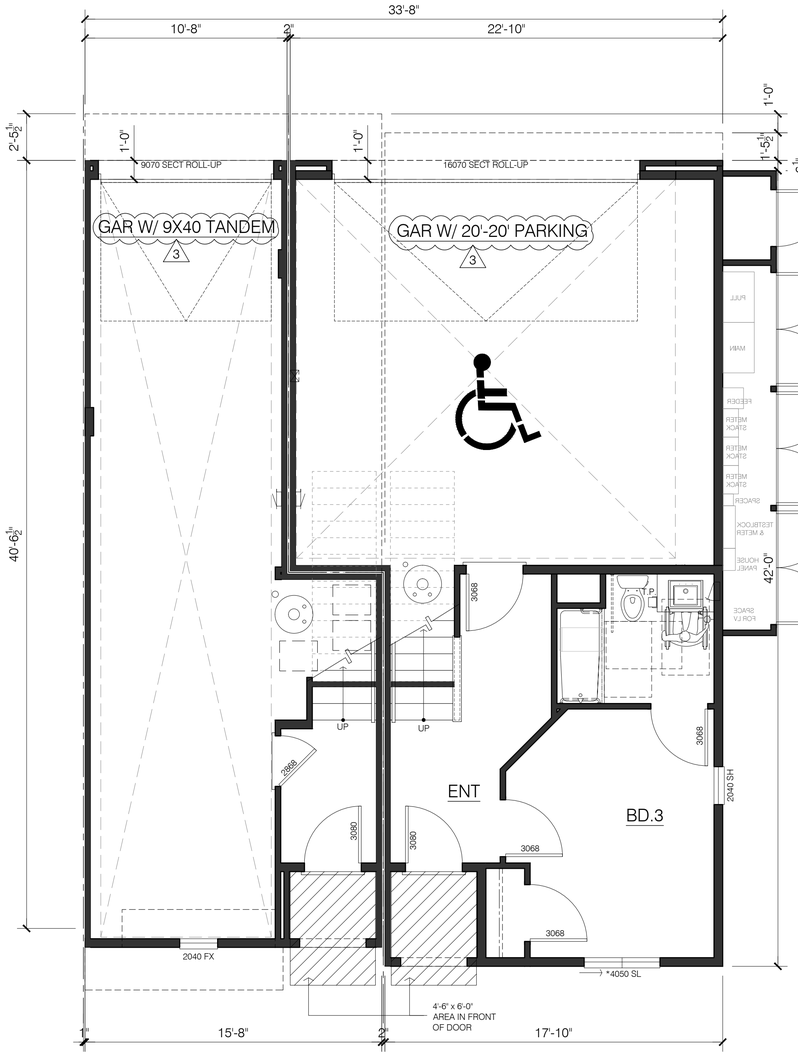
| | |
|---|---|
| GROUND LIVING: | 53 SQ. FT. |
| GARAGE: | 460 SQ. FT. |
| PORCH: | 21 SQ. FT. |

PLAN 2X ADA METER

| | |
|---|---|
| GROUND LIVING: | 340 SQ. FT. |
| GARAGE: | 421 SQ. FT. |
| PORCH: | 24 SQ. FT. |

# LOWER FLOOR

PLAN 1-2X ADA METER




PLAN 1 INT

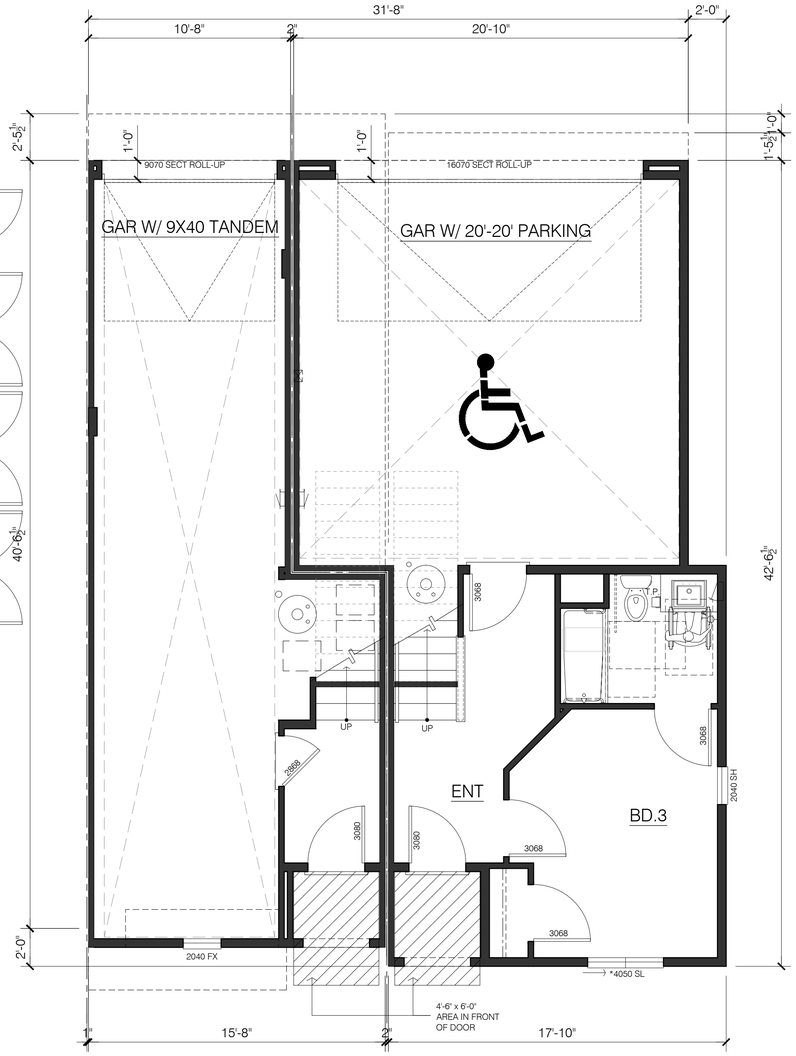
| | |
|---|---|
| GROUND LIVING: | 53 SQ. FT. |
| GARAGE: | 460 SQ. FT. |
| PORCH: | 21 SQ. FT. |

PLAN 2X ADA 02 (BIGGER GAR.)

| | |
|---|---|
| GROUND LIVING: | 340 SQ. FT. |
| GARAGE: | 490 SQ. FT. |
| PORCH: | 24 SQ. FT. |

# LOWER FLOOR

PLAN 1-2X ADA 02 (BIGGER GARAGE)




PLAN 1 INT

| | |
|---|---|
| GROUND LIVING: | 53 SQ. FT. |
| GARAGE: | 460 SQ. FT. |
| PORCH: | 21 SQ. FT. |

PLAN 2X ADA

| | |
|---|---|
| GROUND LIVING: | 340 SQ. FT. |
| GARAGE: | 448 SQ. FT. |
| PORCH: | 24 SQ. FT. |
| TOTAL LIVING: | 1569 SQ. FT. |

# LOWER FLOOR

PLAN 1-2X ADA

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

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PLAN 1-2X ADA & METER

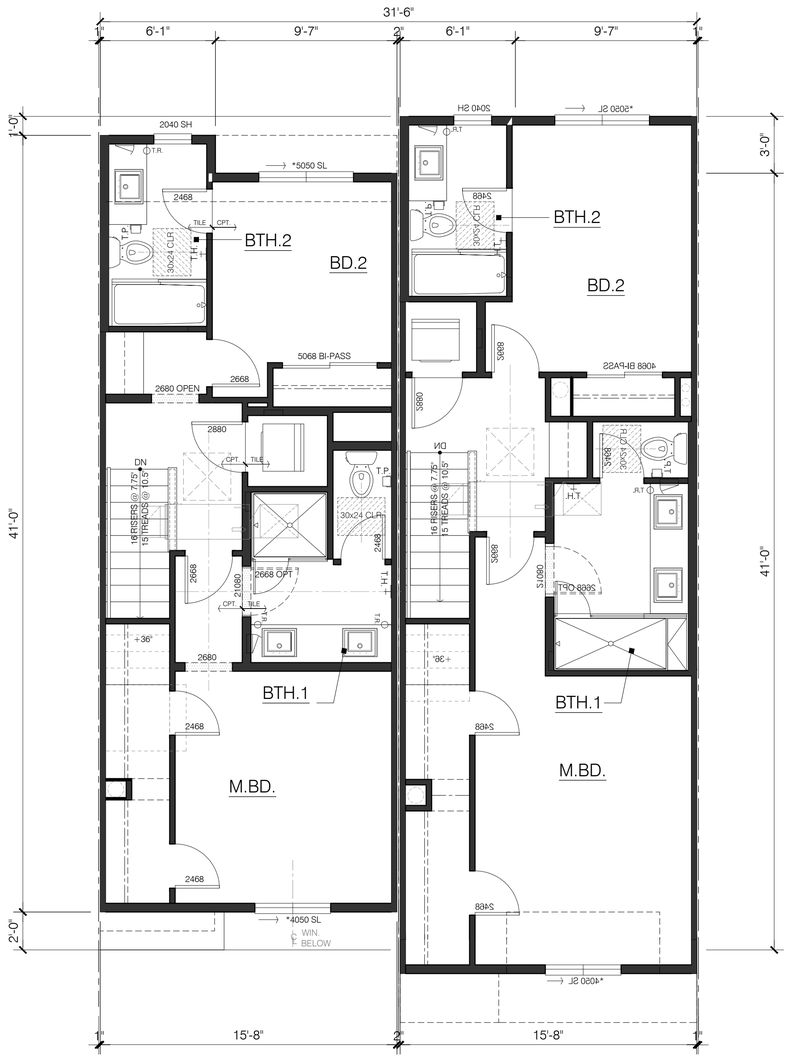
A2.1.3

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

DATE: 09.09.2024

PROJECT: 317076.00

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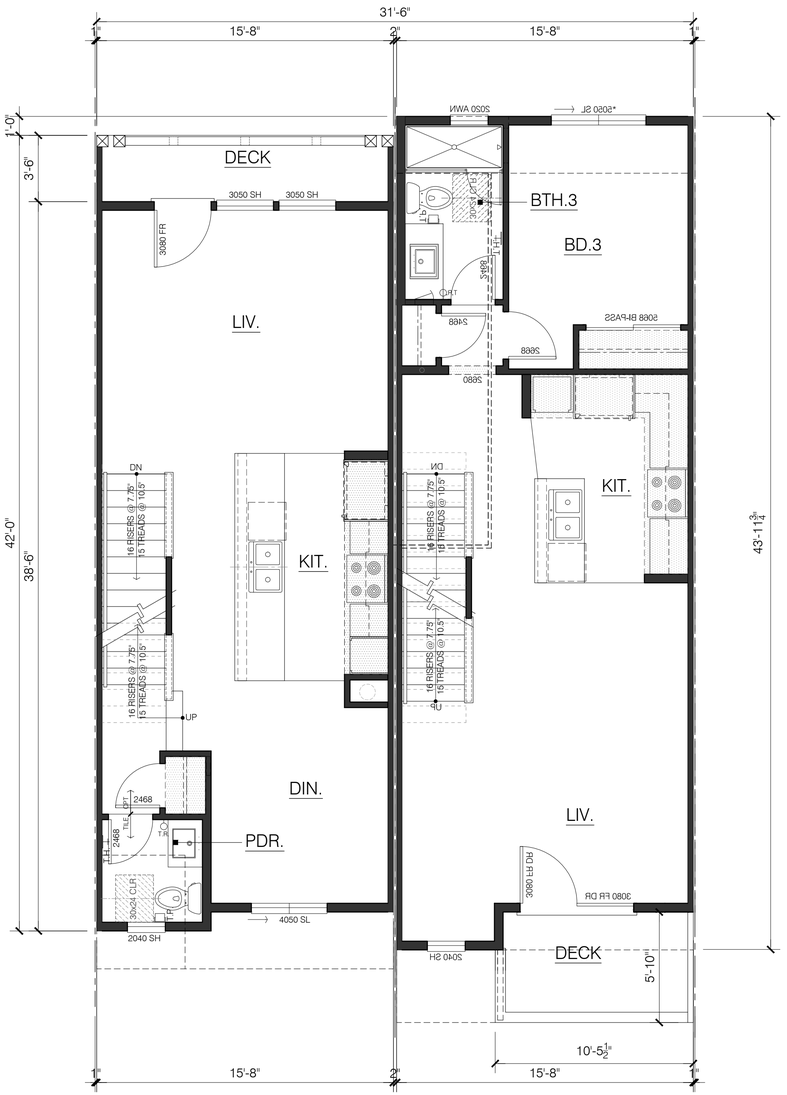



PLAN 2 INT
UPPER LIVING: 594 SQ. FT.

PLAN 1 INT
UPPER LIVING: 655 SQ. FT.

## UPPER FLOOR

PLAN 1-2 INT

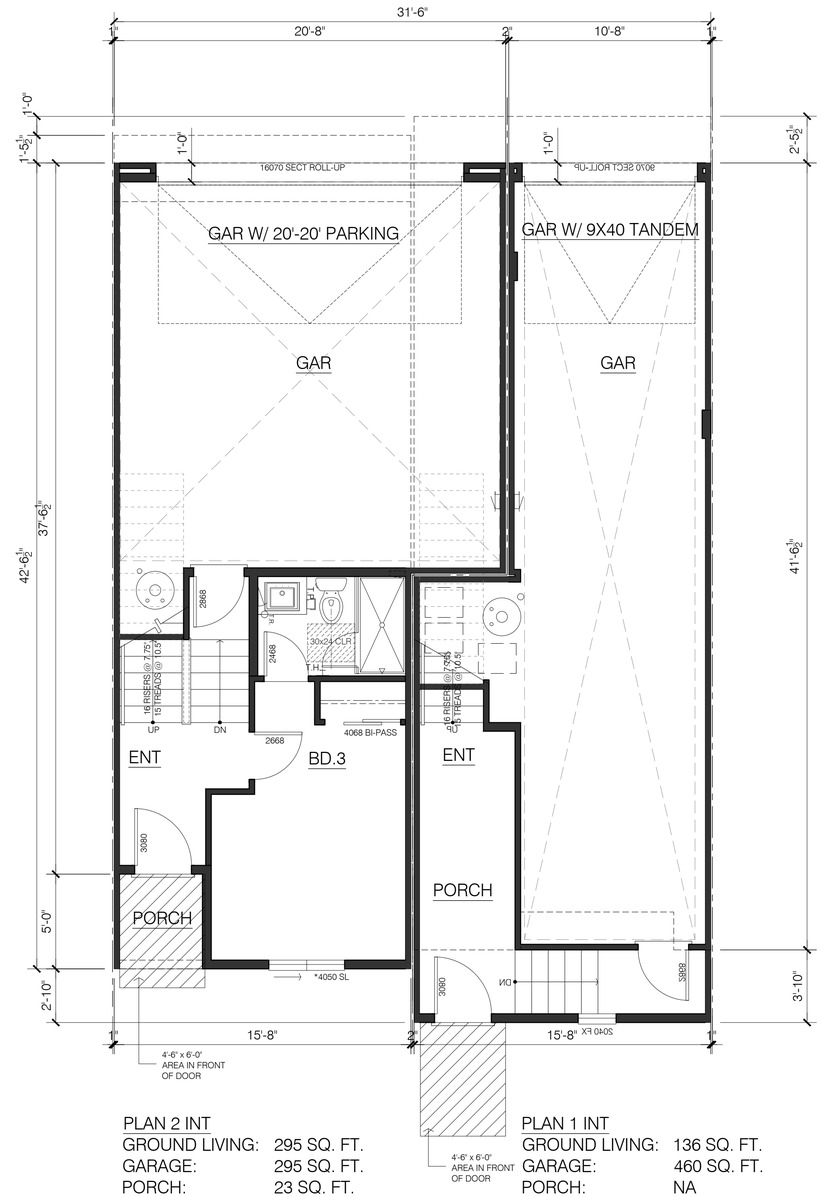



PLAN 2 INT
MAIN LIVING: 594 SQ. FT.
TOTAL LIVING: 1,483 SQ. FT.
DECK: 54 SQ. FT.

PLAN 1 INT
MAIN LIVING: 669 SQ. FT.
TOTAL LIVING: 1,460 SQ. FT.
DECK: 60 SQ. FT.

## MAIN FLOOR

PLAN 1-2 INT




PLAN 2 INT
GROUND LIVING: 295 SQ. FT.
GARAGE: 295 SQ. FT.
PORCH: 23 SQ. FT.

PLAN 1 INT
GROUND LIVING: 136 SQ. FT.
GARAGE: 460 SQ. FT.
PORCH: NA

## LOWER FLOOR

PLAN 1-2 INT EXT. RAISER

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

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PLAN 1-2 INT

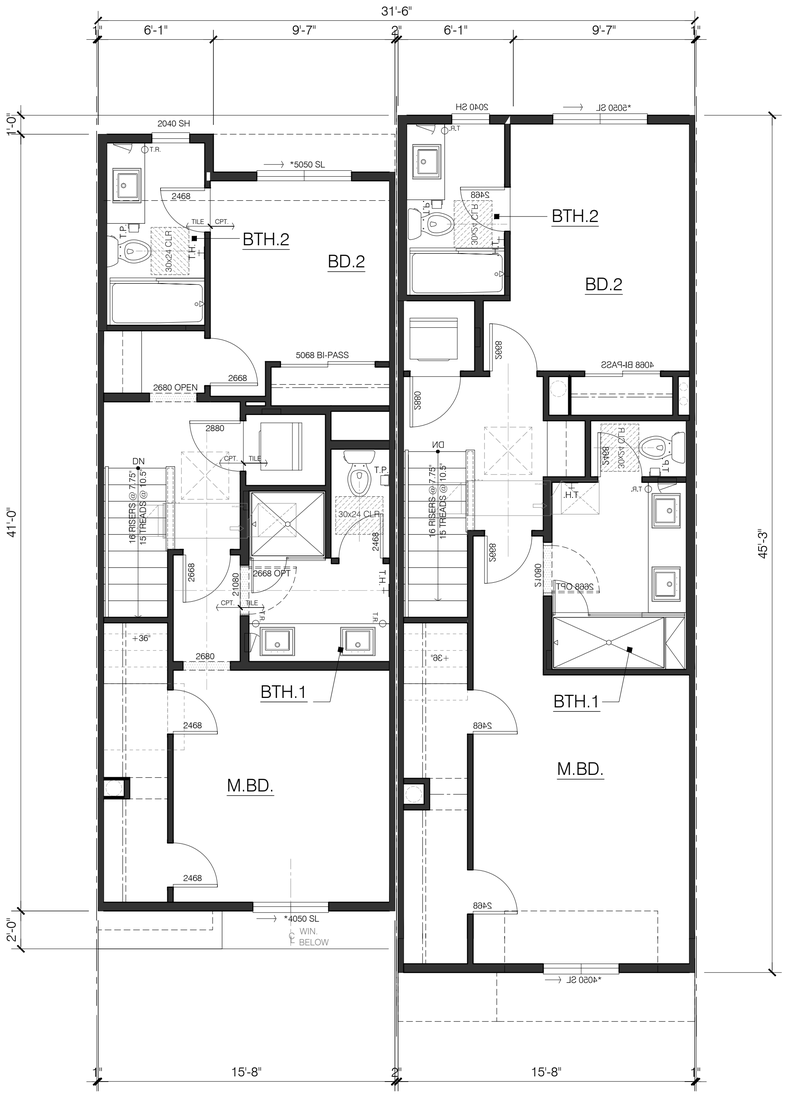
A2.1.4

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

DATE: 09.09.2024

PROJECT: 317076.00

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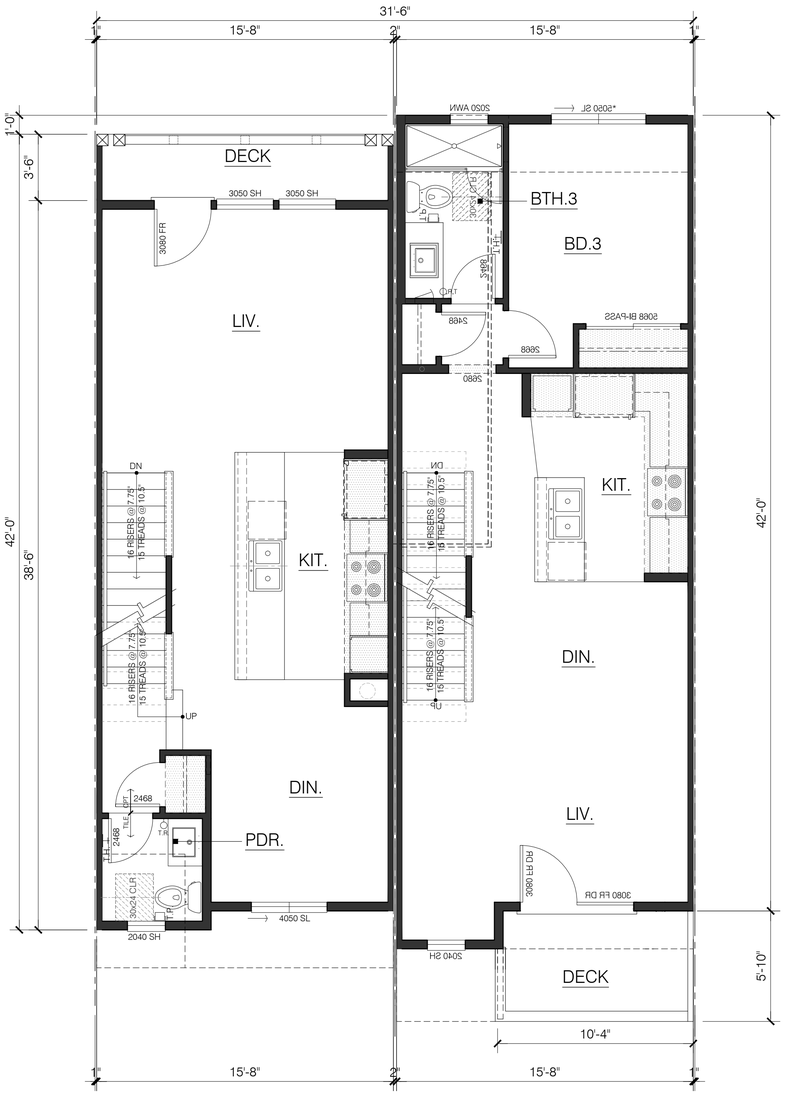



PLAN 3-4 INT
UPPER LIVING: 594 SQ. FT.

PLAN 1 INT EXTRA RISER
UPPER LIVING: 677 SQ. FT.

## UPPER FLOOR

PLAN 1-3-4 INT EXTRA RISER

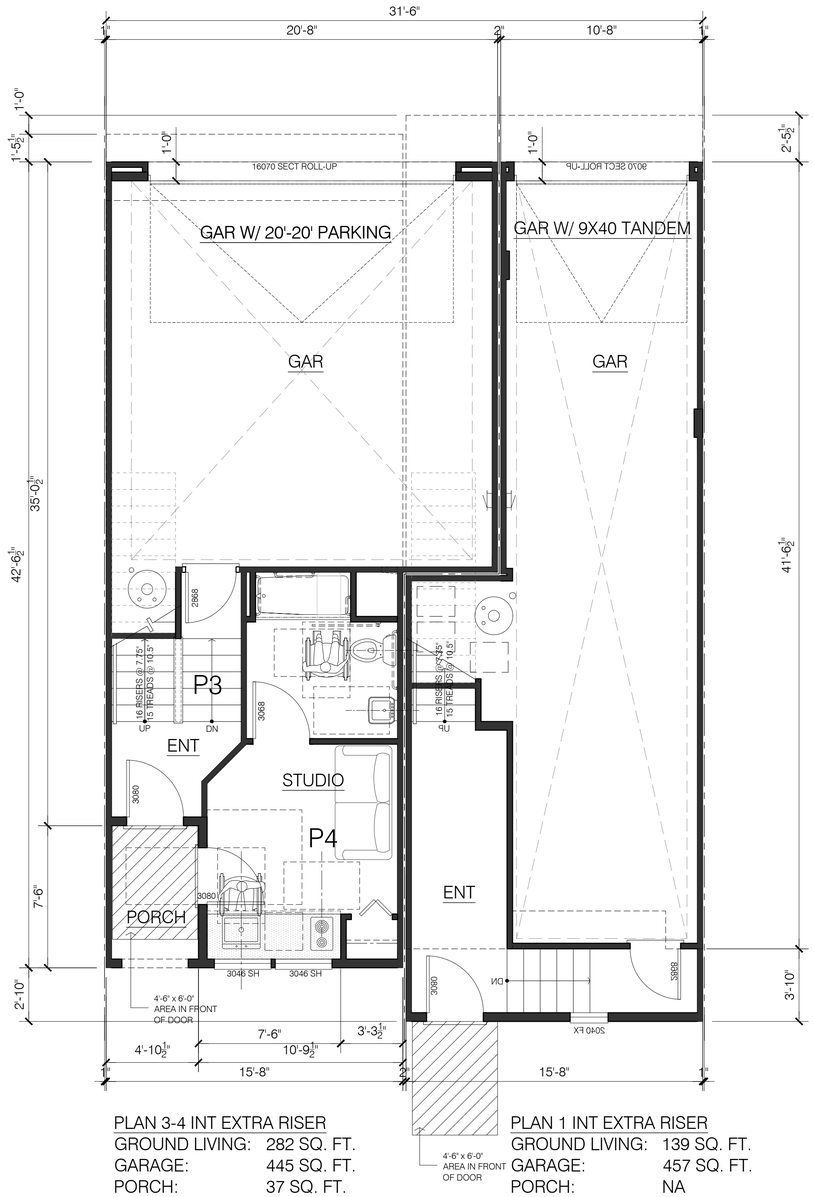



PLAN 3-4 INT
MAIN LIVING: 594 SQ. FT.
TOTAL LIVING: 1,470 SQ. FT.
DECK: 55 SQ. FT.

PLAN 1 INT EXTRA RISER
MAIN LIVING: 669 SQ. FT.
TOTAL LIVING: 1,485 SQ. FT.
DECK: 60 SQ. FT.

## MAIN FLOOR

PLAN 1-3-4 INT EXTRA RISER




PLAN 3-4 INT EXTRA RISER
GROUND LIVING: 282 SQ. FT.
GARAGE: 445 SQ. FT.
PORCH: 37 SQ. FT.

PLAN 1 INT EXTRA RISER
GROUND LIVING: 139 SQ. FT.
GARAGE: 457 SQ. FT.
PORCH: NA

## LOWER FLOOR

PLAN 1-3-4 INT EXTRA RISER

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

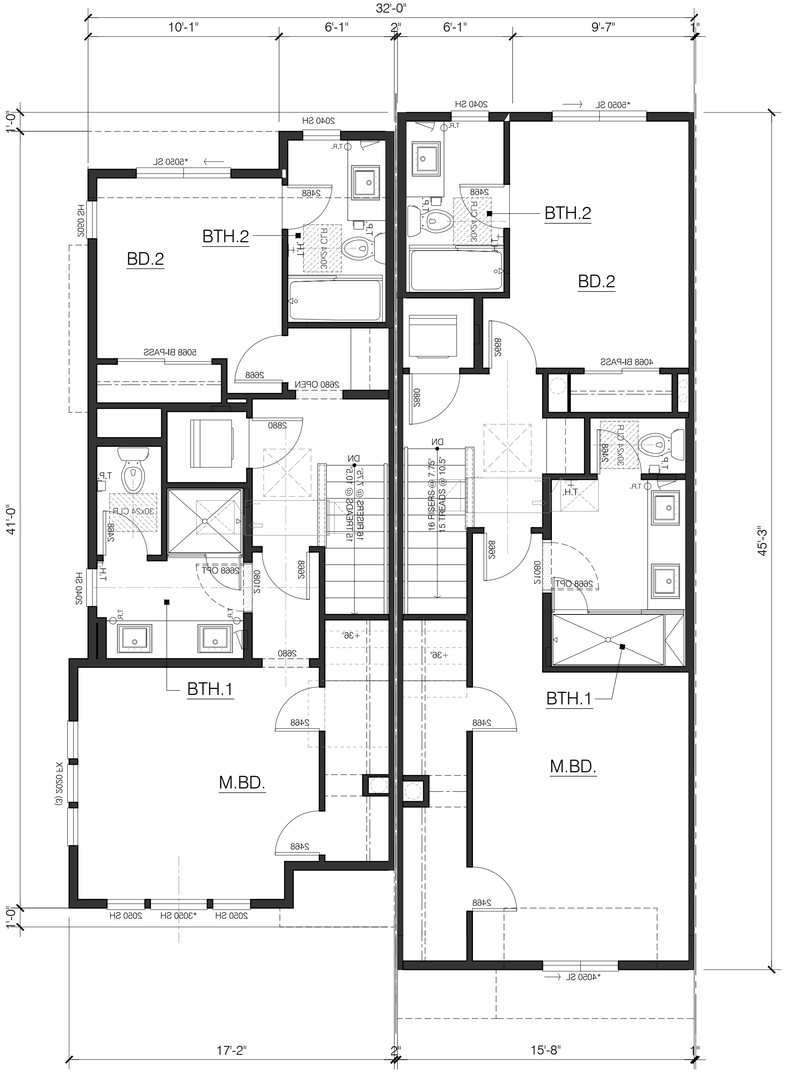
TARRAR UTILITY CONSULTANTS

PLAN 1-3-4 INT EXTRA RISER

A2.2.1

SCALE: 1/4" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

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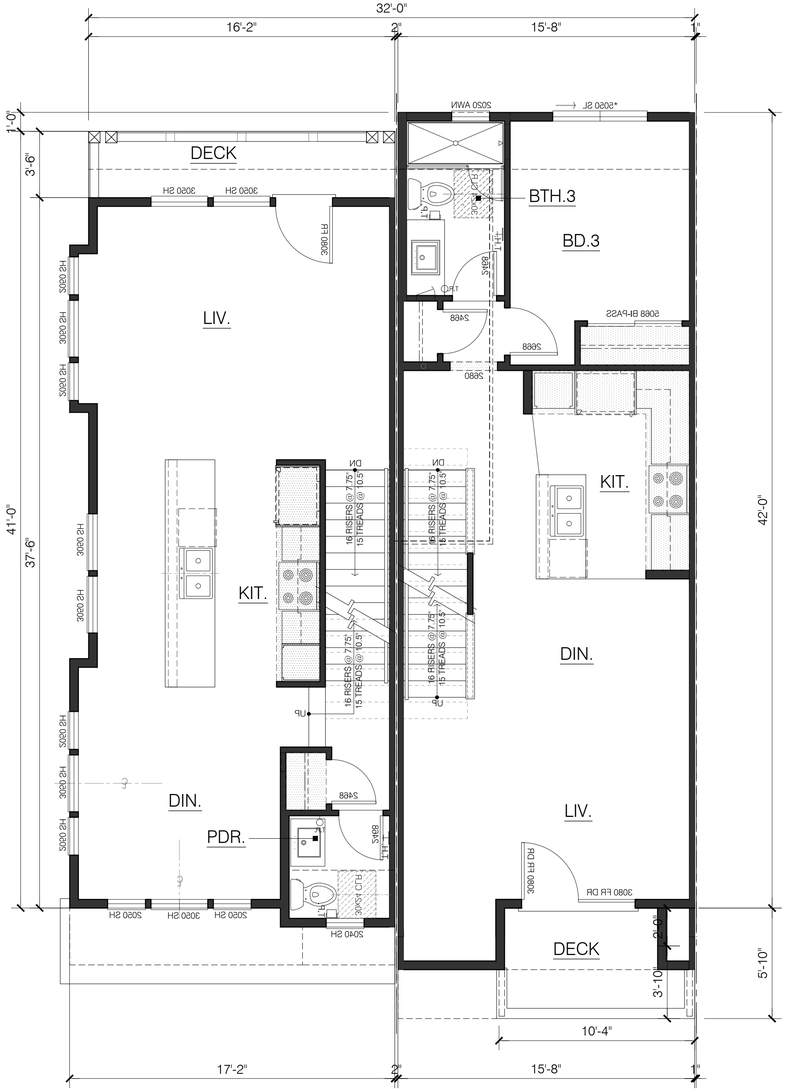



PLAN 3X-4X
UPPER LIVING: 616 SQ. FT.

PLAN 1 INT EXTRA RISER
UPPER LIVING: 676 SQ. FT.

## UPPER FLOOR

PLAN 1-3X-4X EXTRA RISER

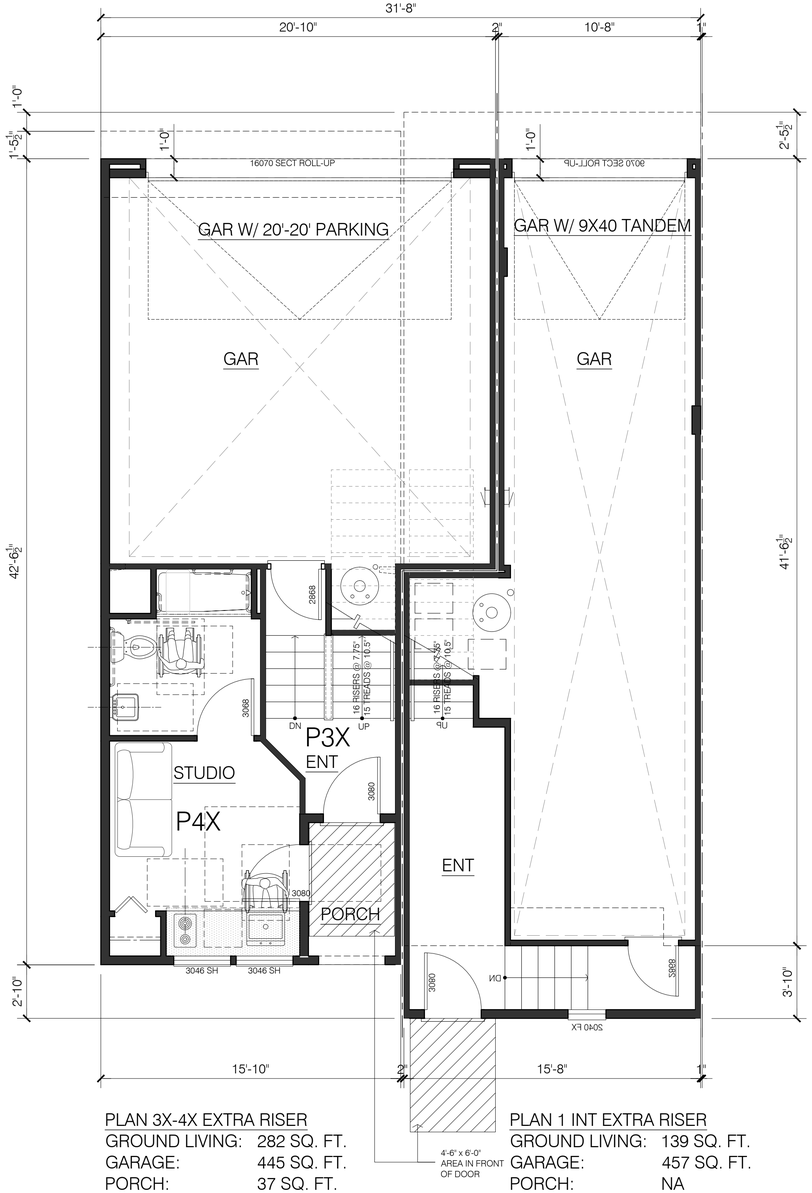



PLAN 3X-4X
MAIN LIVING: 634 SQ. FT.
TOTAL LIVING: 1,533 SQ. FT.
DECK: 57 SQ. FT.

PLAN 1 INT EXTRA RISER
MAIN LIVING: 676 SQ. FT.
TOTAL LIVING: 1,491 SQ. FT.
DECK: 59 SQ. FT.

## MAIN FLOOR

PLAN 1-3X-4X EXTRA RISER




PLAN 3X-4X EXTRA RISER
GROUND LIVING: 282 SQ. FT.
GARAGE: 445 SQ. FT.
PORCH: 37 SQ. FT.

PLAN 1 INT EXTRA RISER
GROUND LIVING: 139 SQ. FT.
GARAGE: 457 SQ. FT.
PORCH: NA

## LOWER FLOOR

PLAN 1-3X-4X EXTRA RISER

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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PLAN 1-3X-4X EXTRA RISER

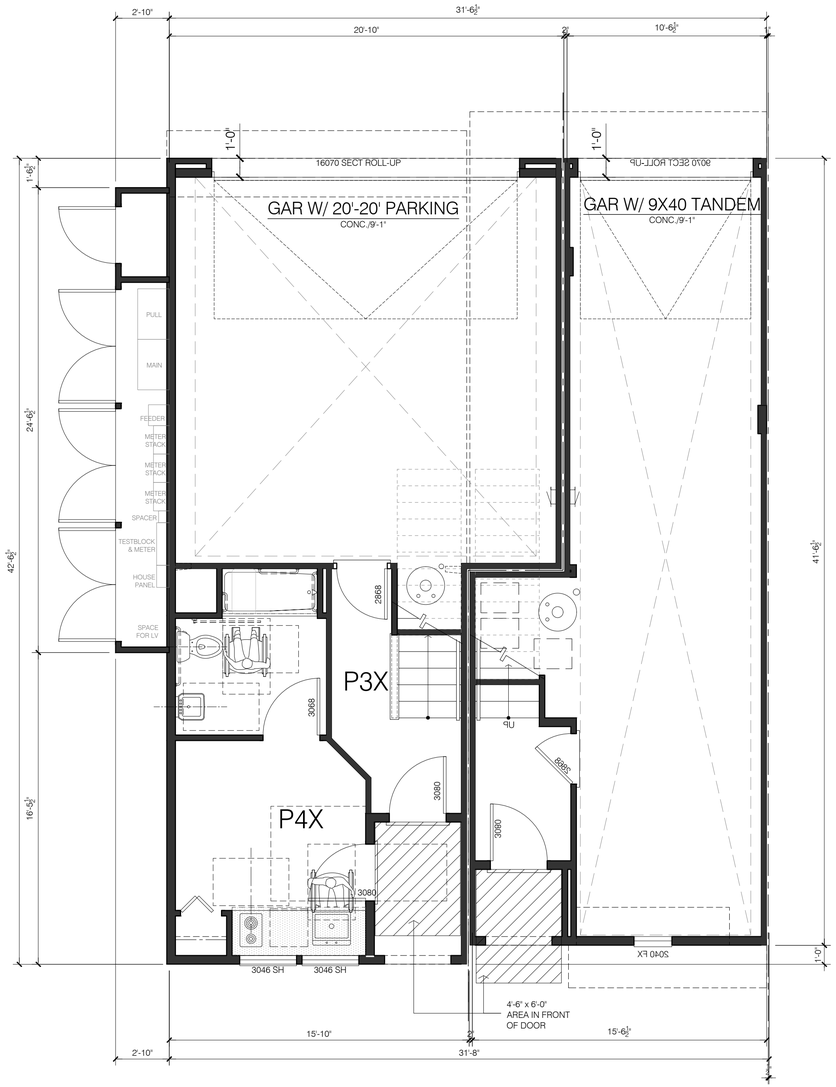
A2.2.2

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

DATE: 09.09.2024

PROJECT: 317076.00

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| PLAN 3X-4X METER | |
|---|---|
| GROUND LIVING: | 286 SQ. FT. |
| GARAGE: | 448 SQ. FT. |
| PORCH: | 37 SQ. FT. |

| PLAN 1 INT | |
|---|---|
| GROUND LIVING: | 52 SQ. FT. |
| GARAGE: | 446 SQ. FT. |
| PORCH: | 15 SQ. FT. |

# LOWER FLOOR

PLAN 1-3X-4X METER

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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PLAN 1-3X-4X METER

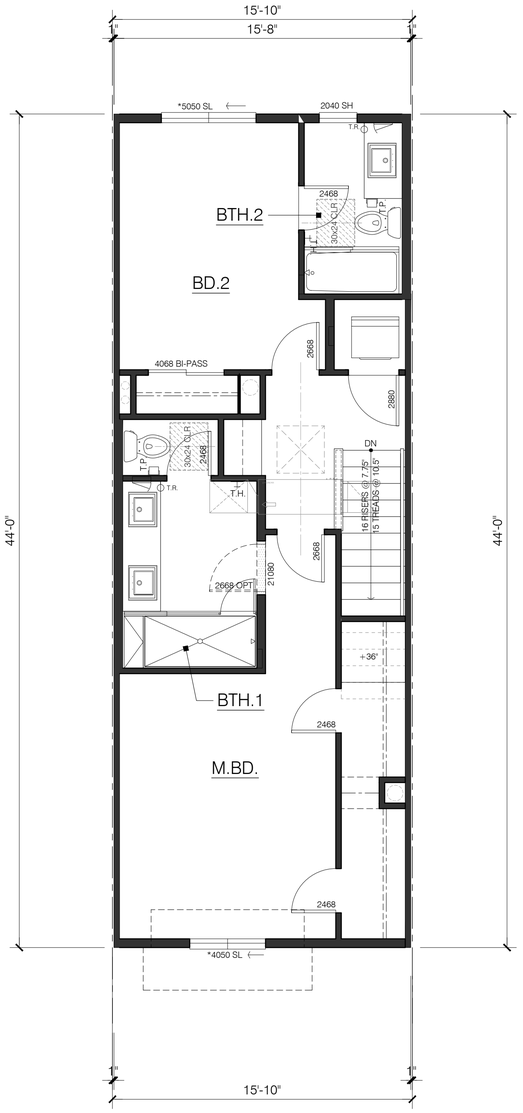
A2.2.3

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

DATE: 09.09.2024

PROJECT: 317076.00

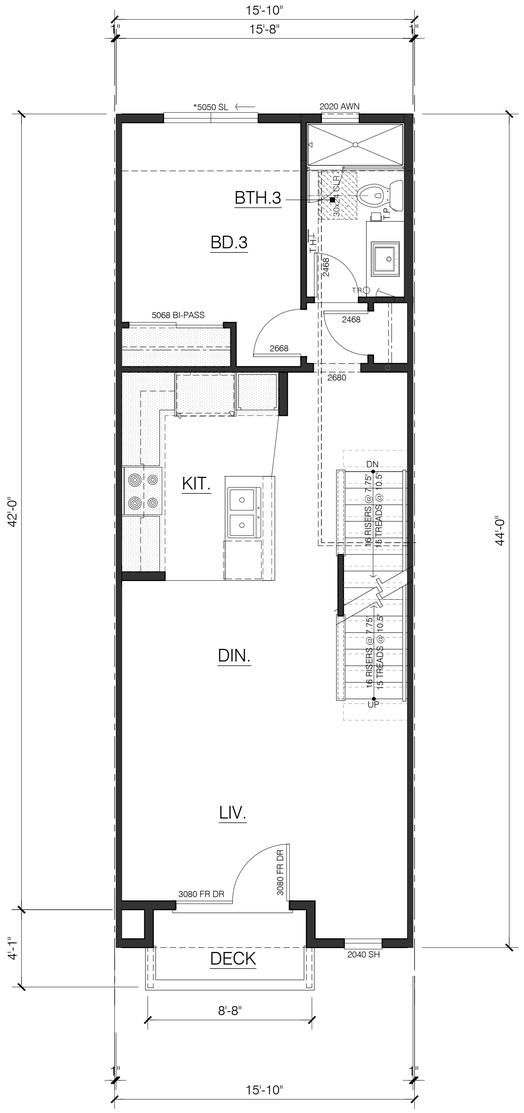
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UPPER LIVING: 657 SQ. FT.

## UPPER FLOOR PLAN

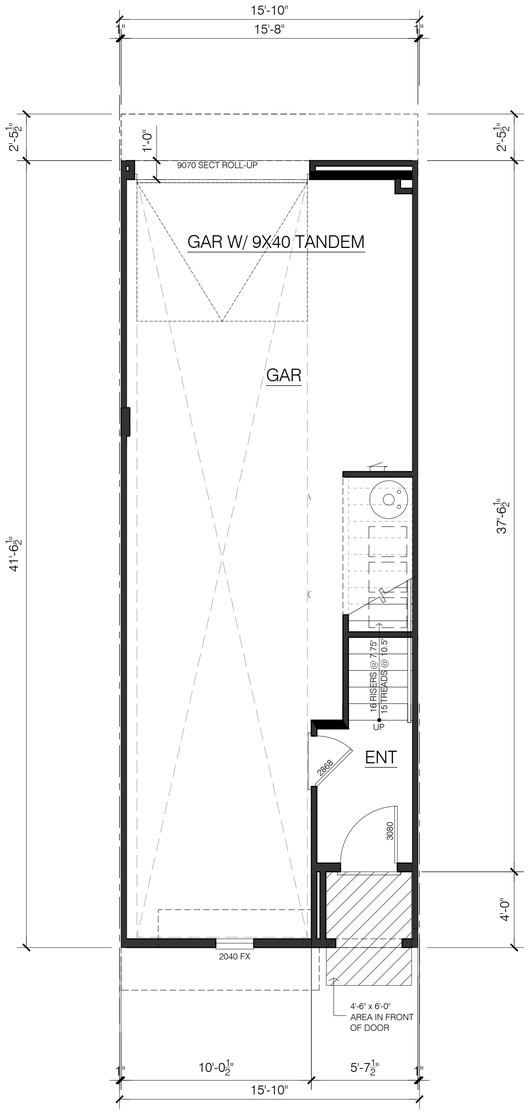
PLAN 1X




MAIN LIVING: 669 SQ. FT.
TOTAL LIVING: 1388 SQ. FT.
DECK: 35 SQ. FT.

## MAIN FLOOR PLAN

PLAN 1X




GROUND LIVING: 62 SQ. FT.
GARAGE: 558 SQ. FT.
PORCH: 21 SQ. FT.

## GROUND FLOOR PLAN

PLAN 1X

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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PLAN 1X

A2.3.1

SCALE: 1/4" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

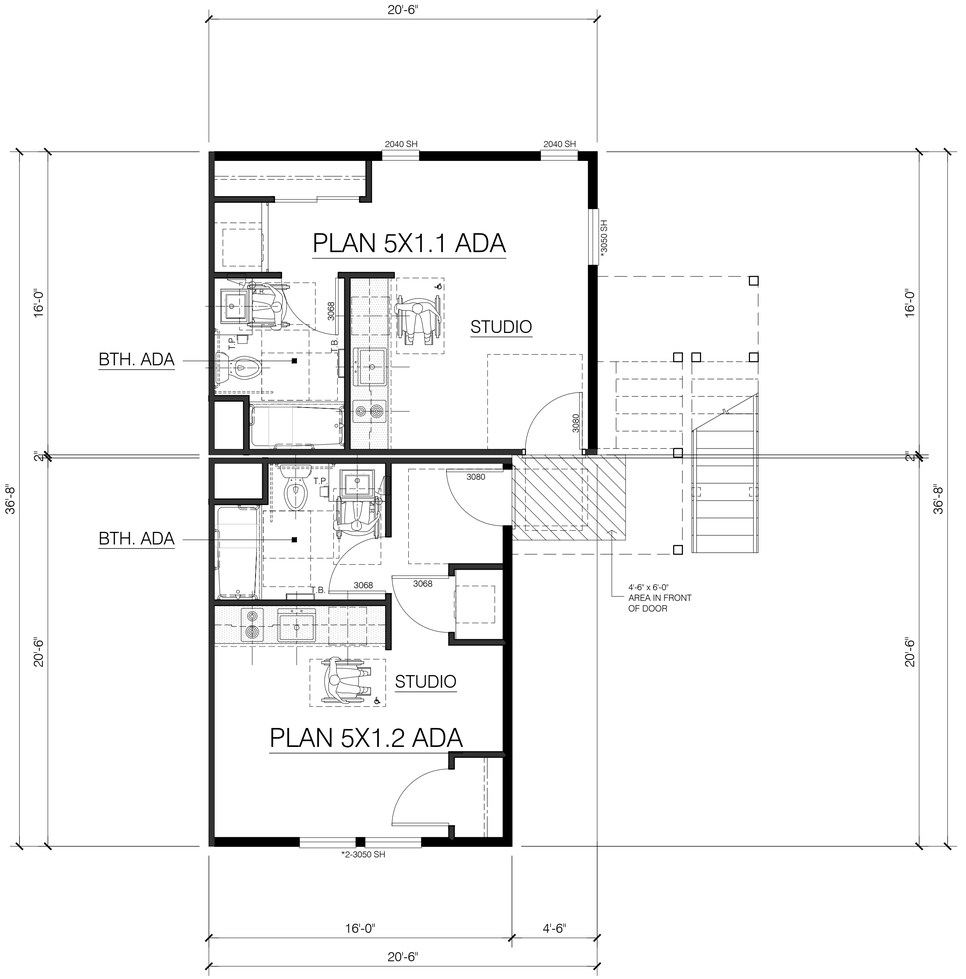
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PLAN 5X1.3 LIVING: 328 SQ. FT.
PLAN 5X1.4 LIVING: 328 SQ. FT.

## MAIN FLOOR PLAN

PLAN 5X




PLAN 5X1.1 ADA LIVING: 328 SQ. FT.
PLAN 5X1.2 ADA LIVING: 328 SQ. FT.

## GROUND FLOOR PLAN

PLAN 5X ADA

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

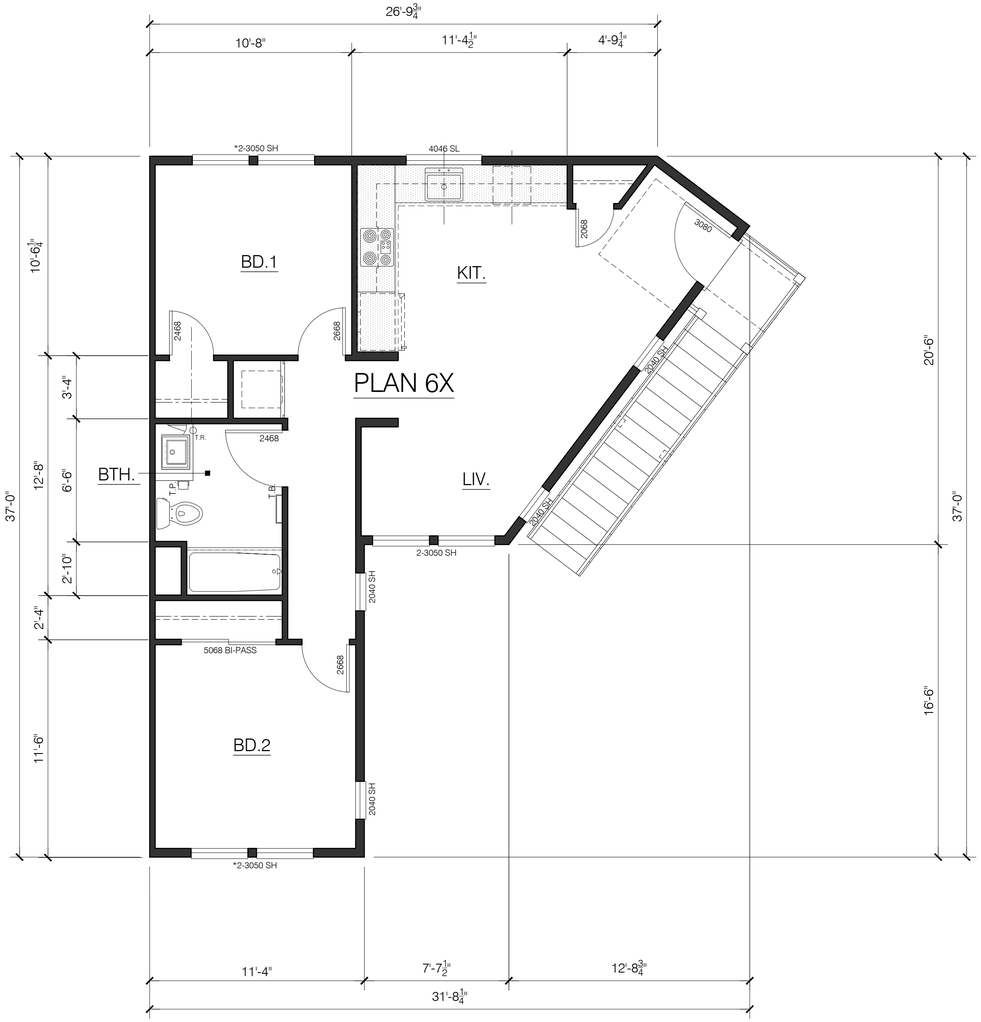
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

PLAN 5X

A2.4.1

SCALE: 1/4" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

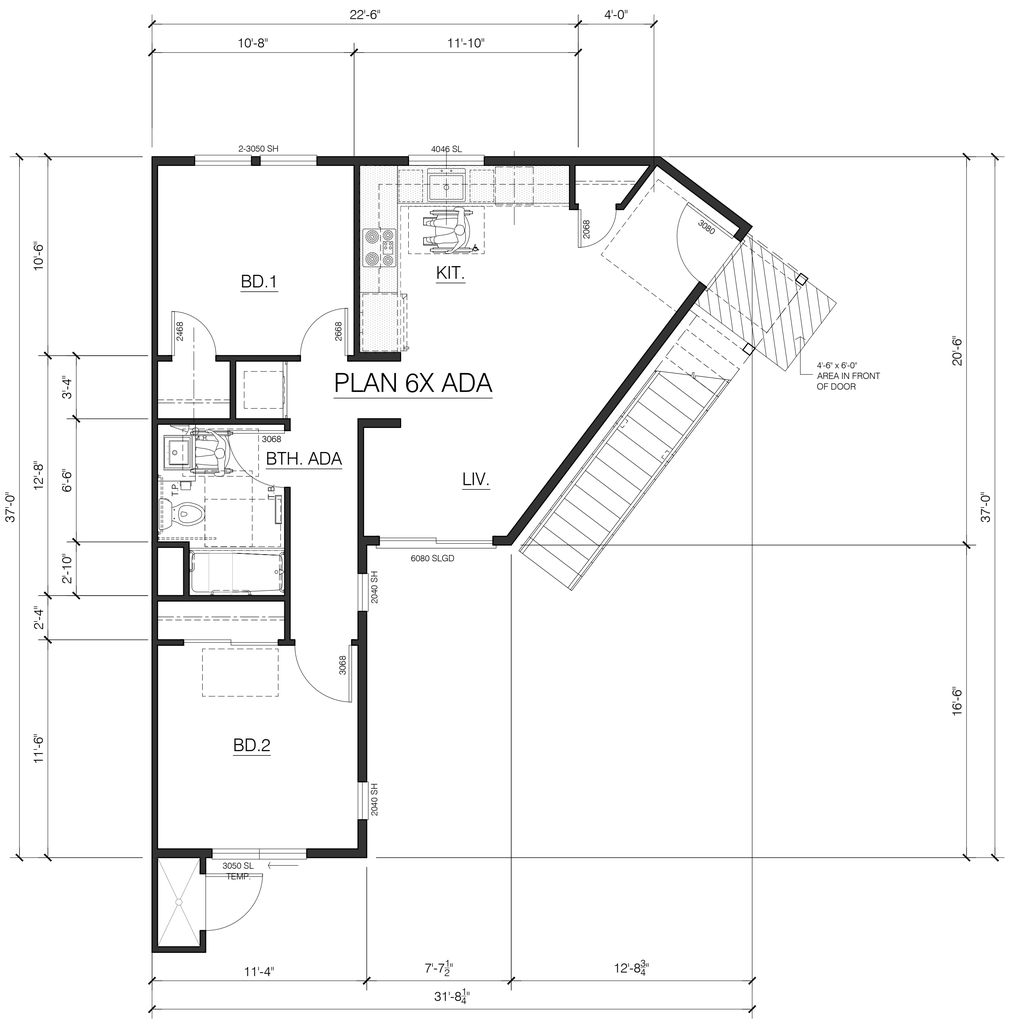
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# MAIN FLOOR PLAN

PLAN 6X

TOTAL (UPPER) LIVING: 721 SQ. FT.




# GROUND FLOOR PLAN

PLAN 6X ADA

TOTAL (GROUND) LIVING: 721 SQ. FT.

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# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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PLAN 6X

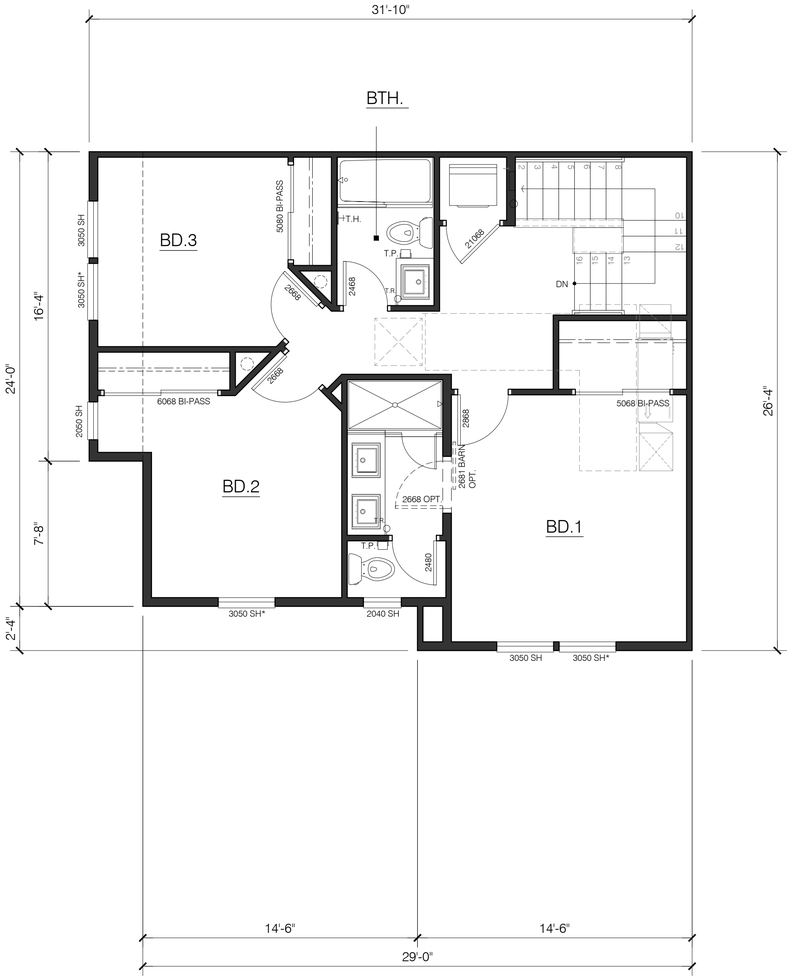
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SCALE: 1/4" = 1'-0"

DATE: 09.09.2024

PROJECT: 317076.00

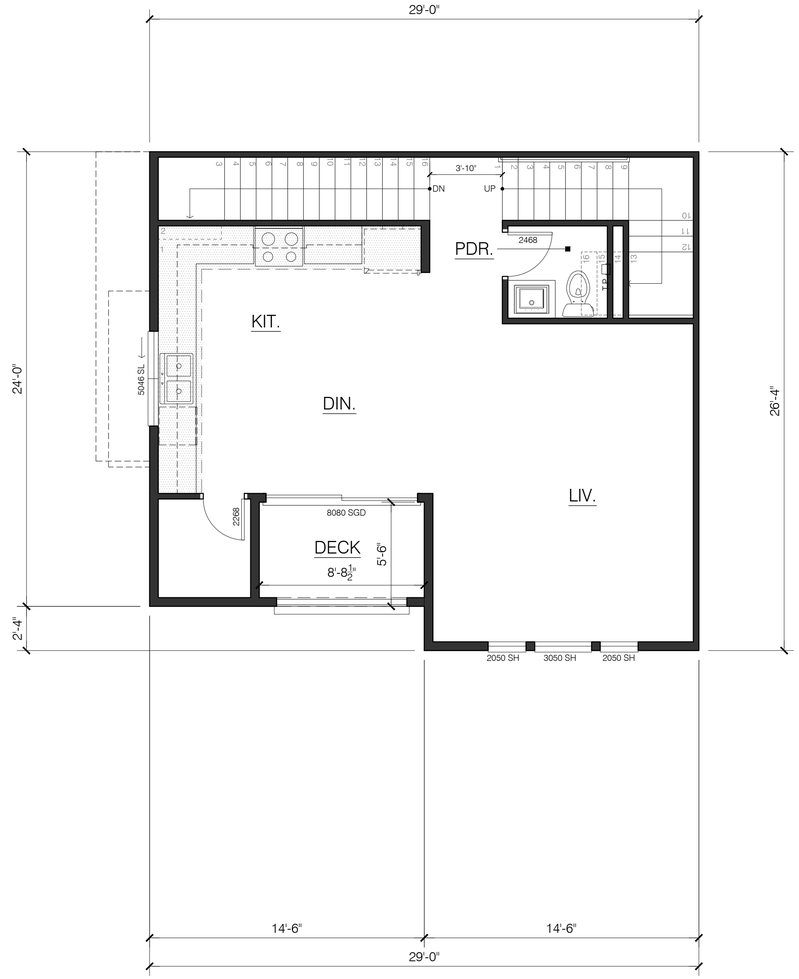
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## UPPER FLOOR PLAN

PLAN 7X

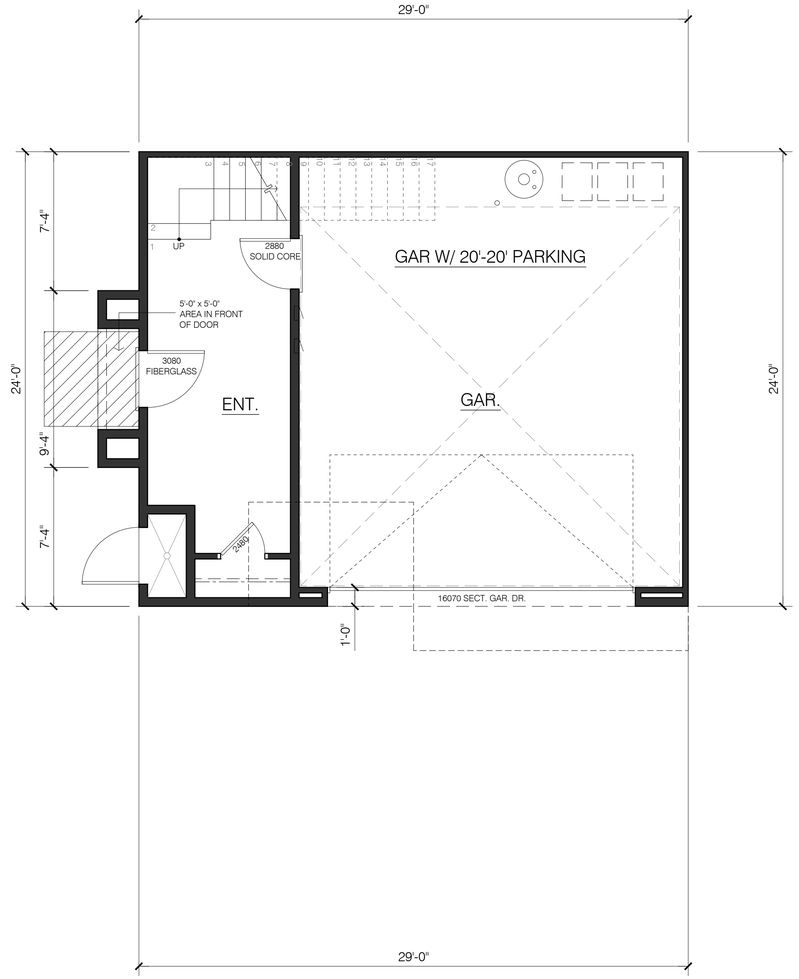
UPPER LIVING: 704 SQ. FT.




## MAIN FLOOR PLAN

PLAN 7X

MAIN LIVING: 682 SQ. FT.
TOTAL LIVING: 1540 SQ. FT.
DECK: 18 SQ. FT.




## GROUND FLOOR PLAN

PLAN 7X

GROUND LIVING: 154 SQ. FT.
GARAGE: 493 SQ. FT.

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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PLAN 7X

A2.6.1

SCALE: 1/4" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

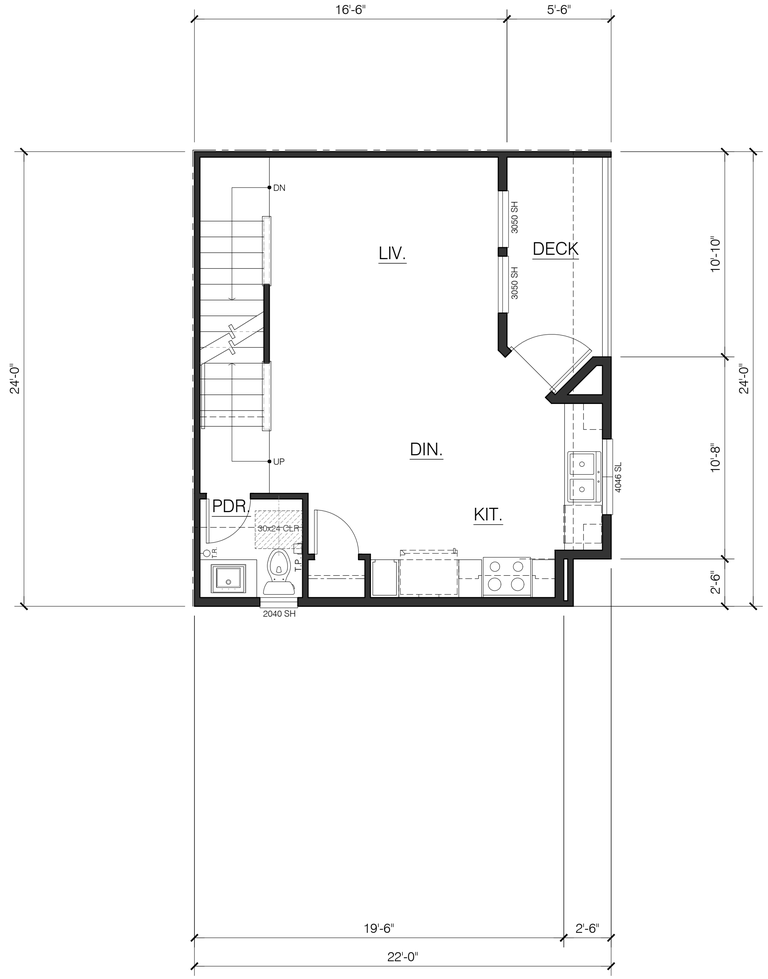
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## UPPER FLOOR PLAN

PLAN 8X

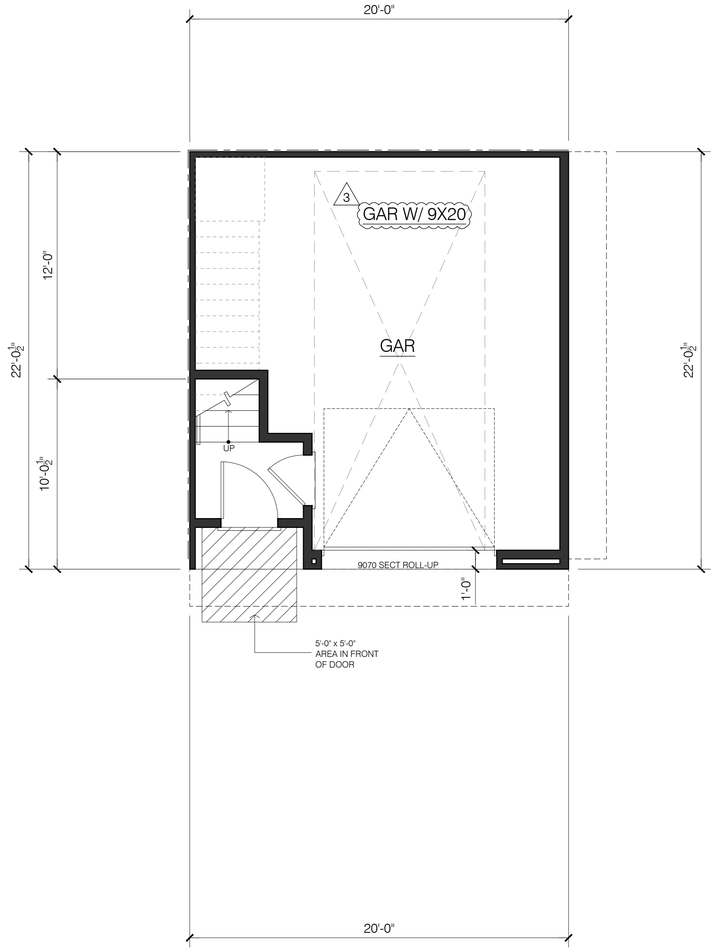
UPPER LIVING: 447 SQ. FT.




## MAIN FLOOR PLAN

PLAN 8X

MAIN LIVING: 454 SQ. FT.
TOTAL LIVING: 947 SQ. FT.




## GROUND FLOOR PLAN

PLAN 8X

GROUND LIVING: 46 SQ. FT.
GARAGE: 373 SQ. FT.

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

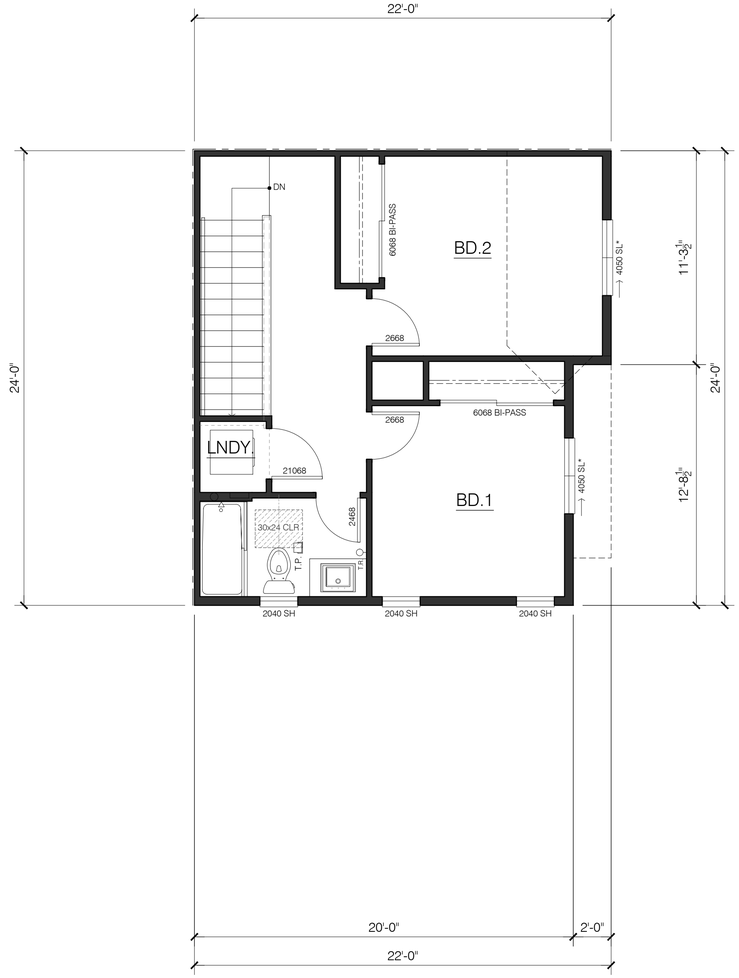
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

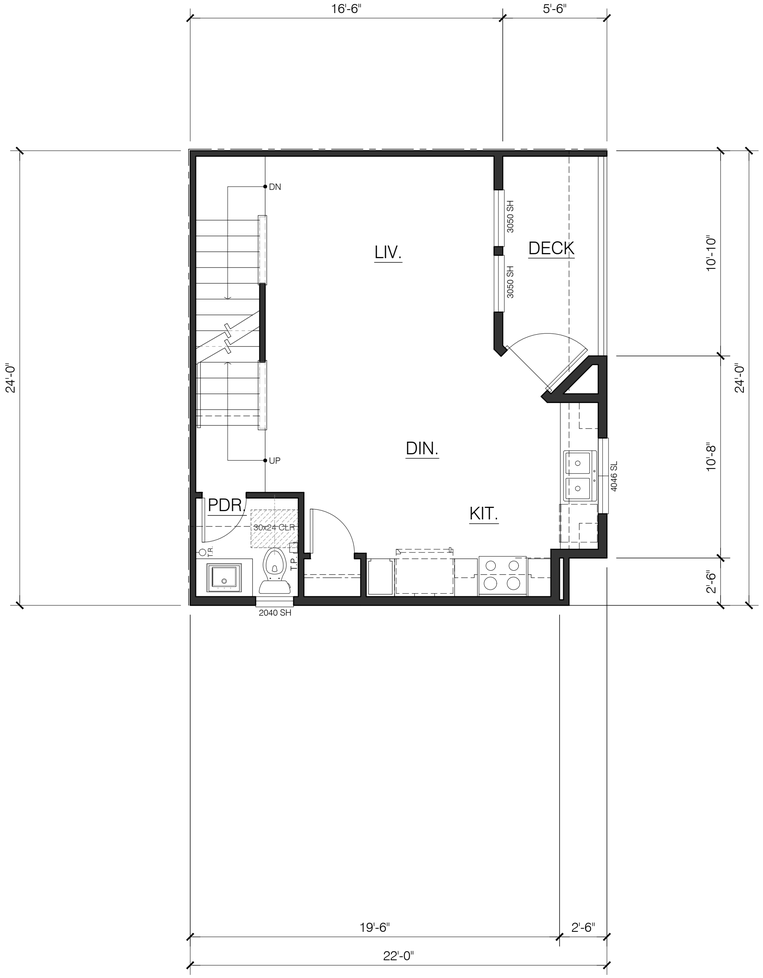
PLAN 8X

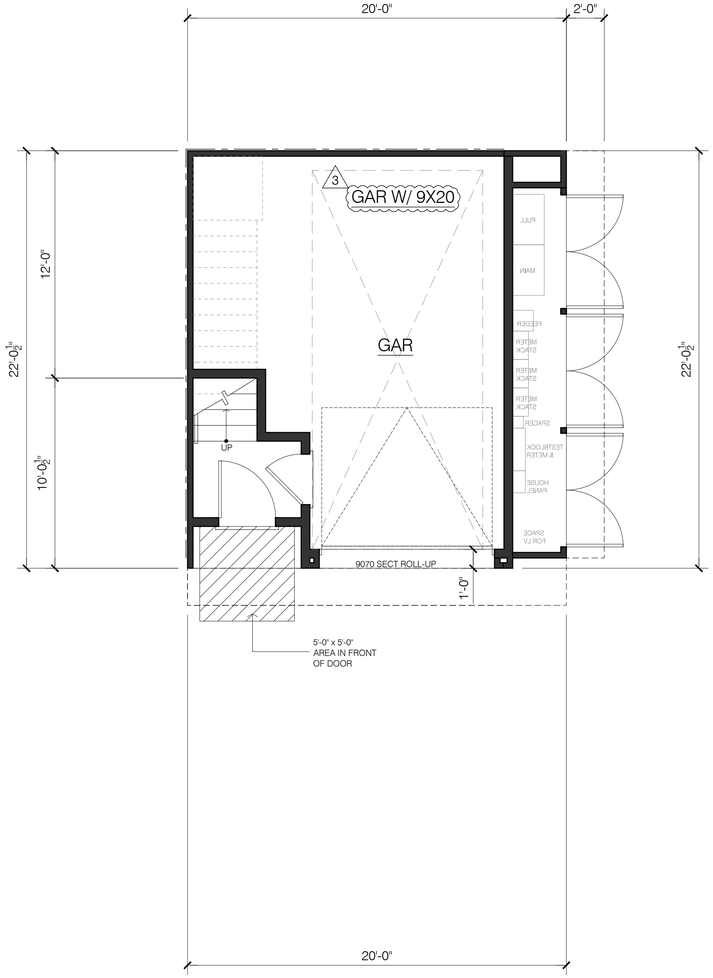
A2.7.1

SCALE: 1/4" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

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## UPPER FLOOR PLAN

PLAN 8X

UPPER LIVING: 447 SQ. FT.

## MAIN FLOOR PLAN

PLAN 8X

MAIN LIVING: 522 SQ. FT.
TOTAL LIVING: 1015 SQ. FT.

## GROUND FLOOR PLAN

PLAN 8X - METER

GROUND LIVING: 46 SQ. FT.
GARAGE: 313 SQ. FT.

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

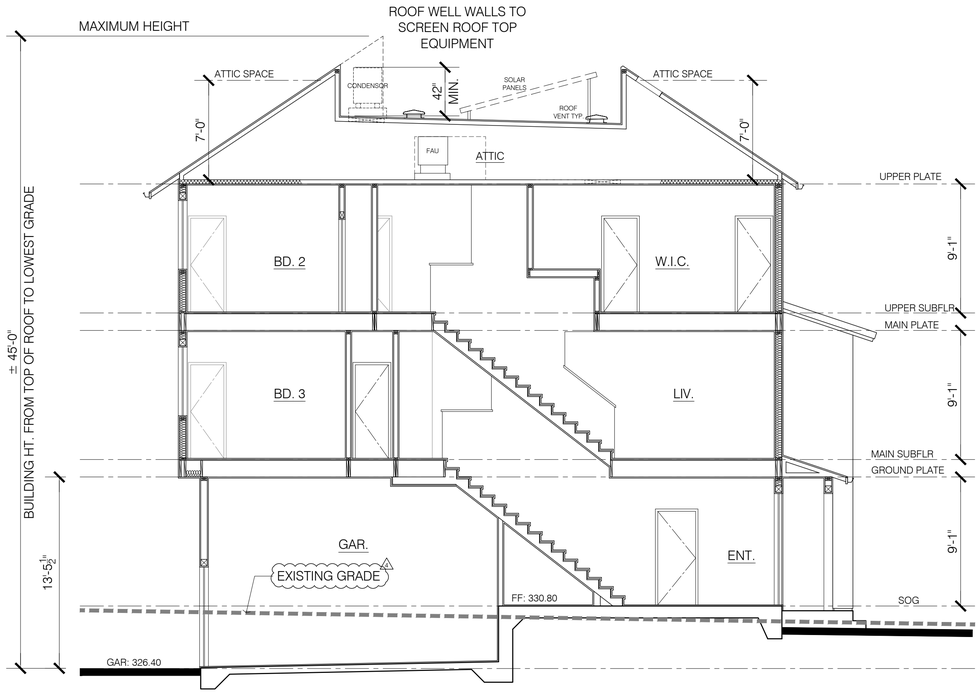
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

PLAN 8X METER

A2.7.2

SCALE: 1/4" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

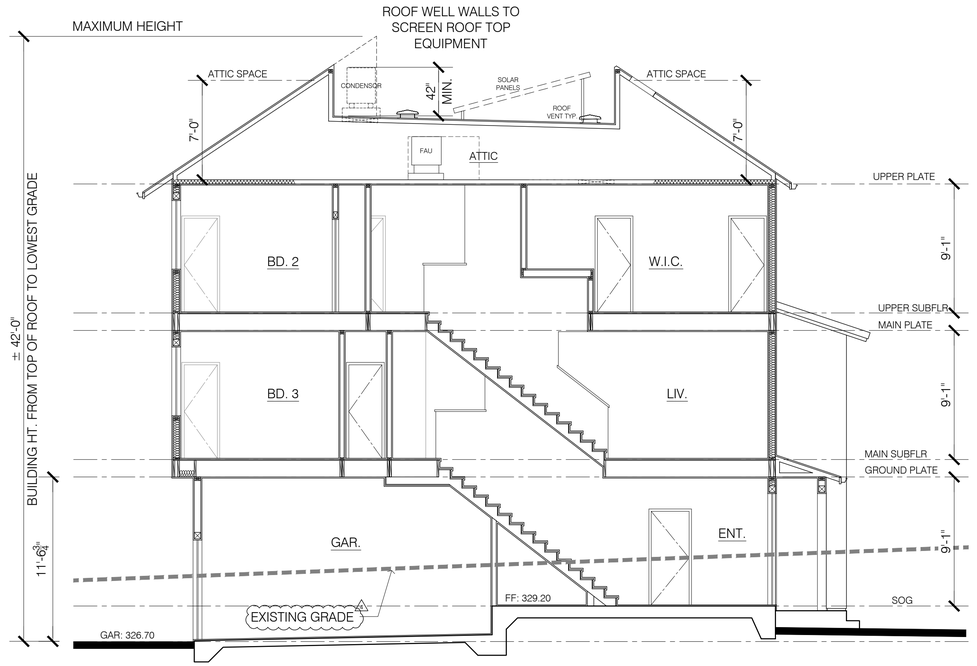
©HUNT HALE JONES ARCHITECTS




# BUILDING A

A1.1.2 — PLAN 1 - SECTION A

NOTE - REFER TO ROOF PLANS FOR ATTIC SPACE OVER 7'-0"




# BUILDING B

B / A1.2.2 — PLAN 1 - SECTION B

NOTE - REFER TO ROOF PLANS FOR ATTIC SPACE OVER 7'-0"

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

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TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

## CONCEPTUAL BUILDING HEIGHT (A&B)

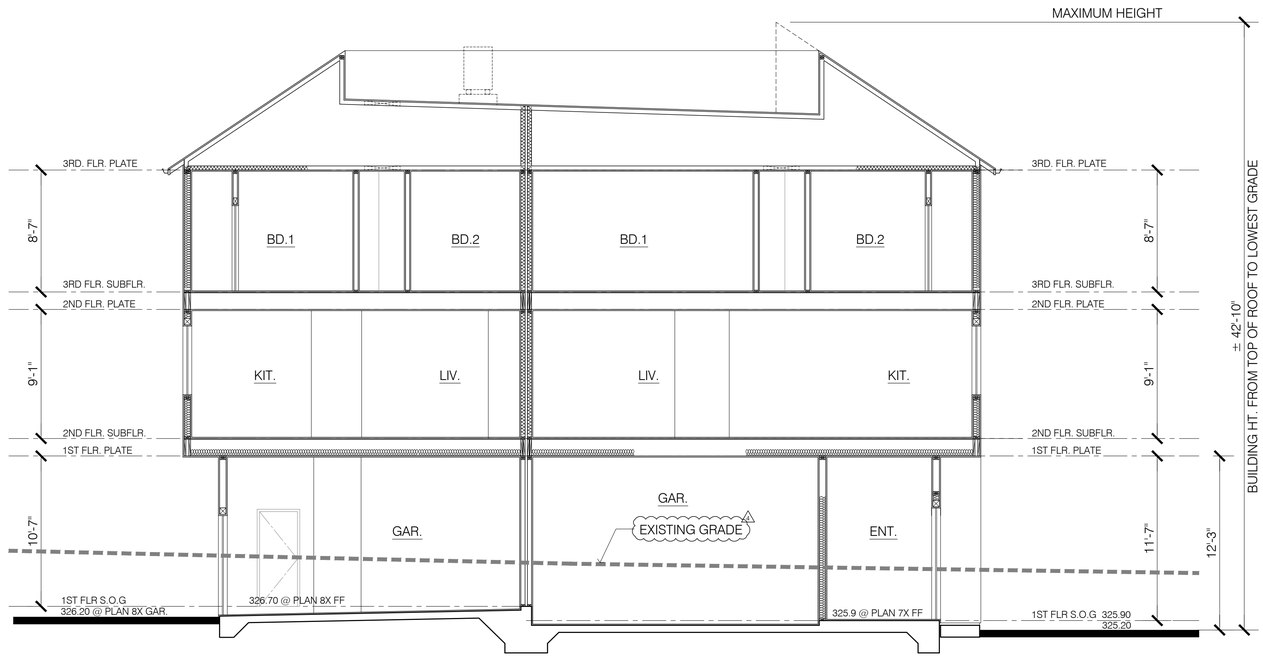
A2.8.1

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

DATE: 12.02.2024

PROJECT: 317076.00

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# BUILDING C

C
A1.3.2

PLAN 7X & 8X - SECTION C

NOTE - REFER TO ROOF PLANS FOR ATTIC SPACE OVER 7'-0"

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

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cbg CIVIL ENGINEERS SURVEYORS PLANNERS

CONCEPTUAL BUILDING HEIGHT (C)

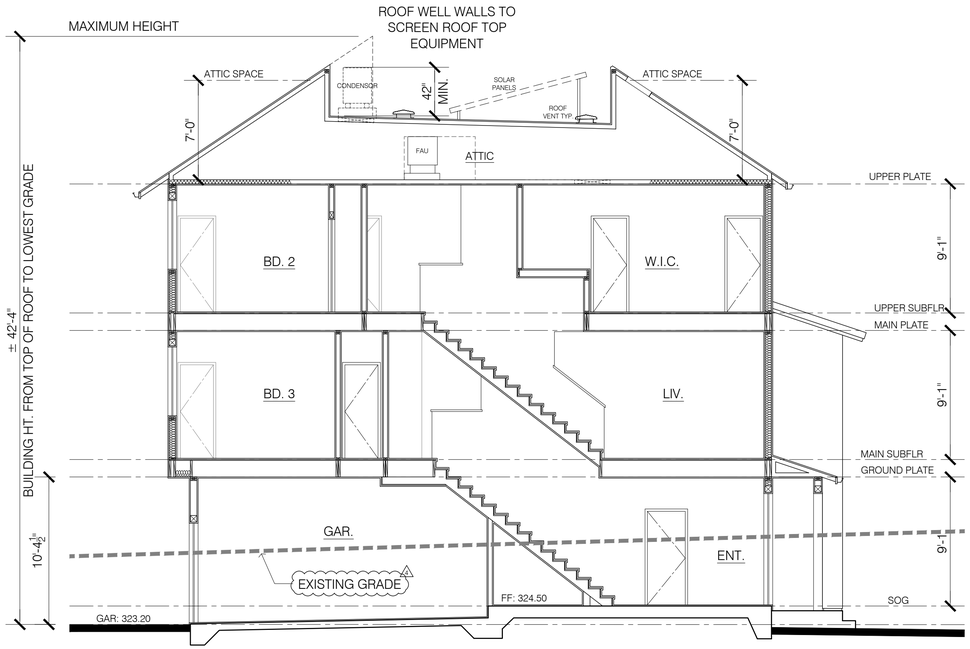
3 A2.8.2

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

DATE: 12.02.2024

PROJECT: 317076.00

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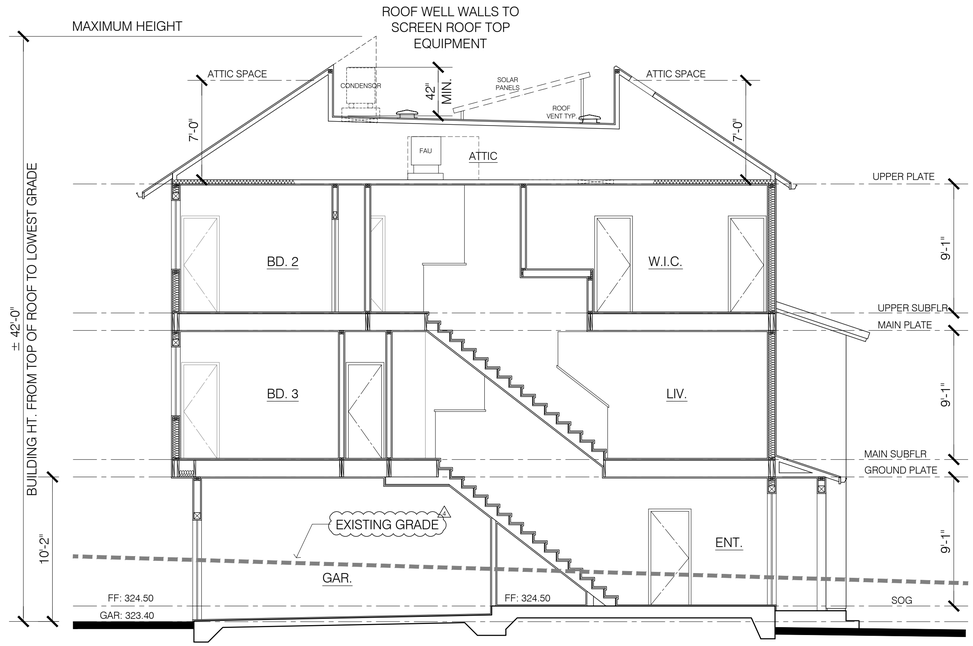



# BUILDING D

D
A1.4.1

PLAN 1 - SECTION D

NOTE - REFER TO ROOF PLANS FOR ATTIC SPACE OVER 7'-0"




# BUILDING E

E
A1.5.2

PLAN 1 - SECTION E

NOTE - REFER TO ROOF PLANS FOR ATTIC SPACE OVER 7'-0"

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

CONCEPTUAL BUILDING HEIGHT (D&E)

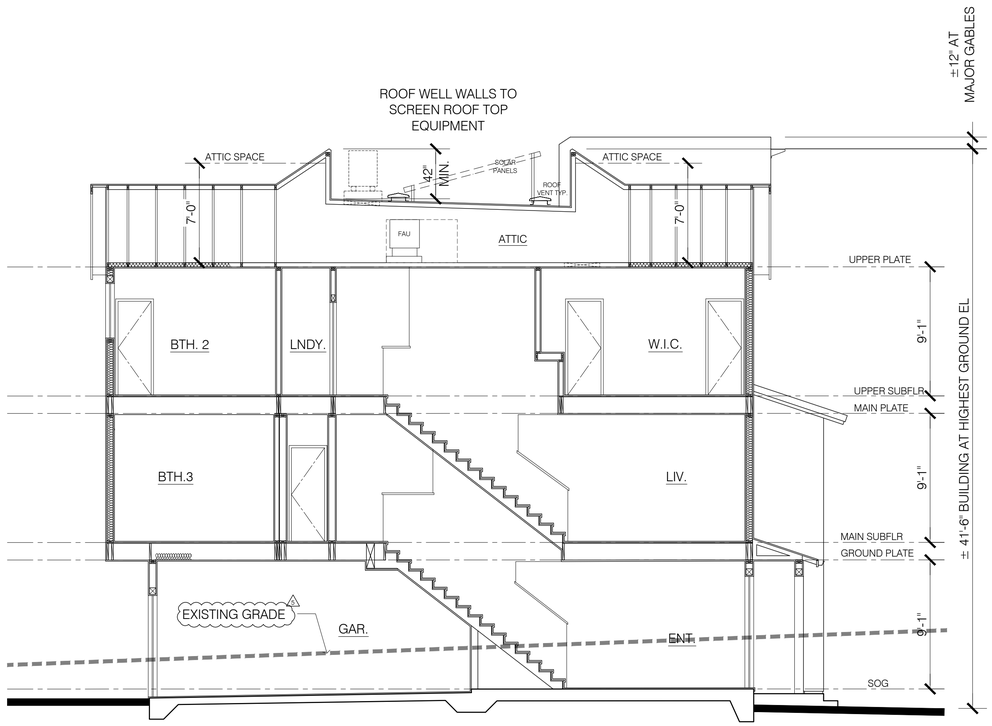
3 A2.8.3

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

DATE: 12.02.2024

PROJECT: 317076.00

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NOTE - REFER TO ROOF PLANS FOR ATTIC SPACE OVER 7'-0"

# SECTION F

PLAN 2 @ BLDG. B (SIM. @ OTHER BLDGS.)

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

CONCEPTUAL UNIT SECTION (PLAN 2 TYP.)

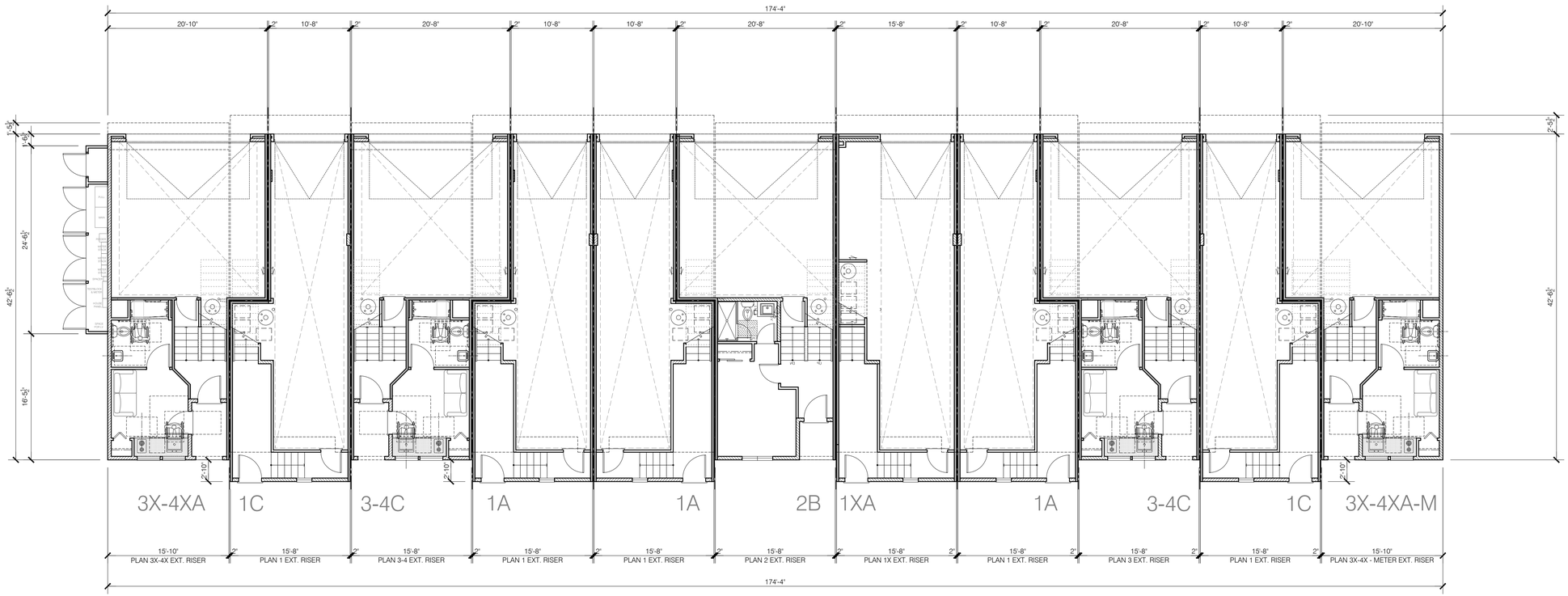
A2.8.4

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

DATE: 12.20.2024

PROJECT: 317076.00

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## GROUND FLOOR PLAN

BLDG. A

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. A - GROUND FLOOR PLAN

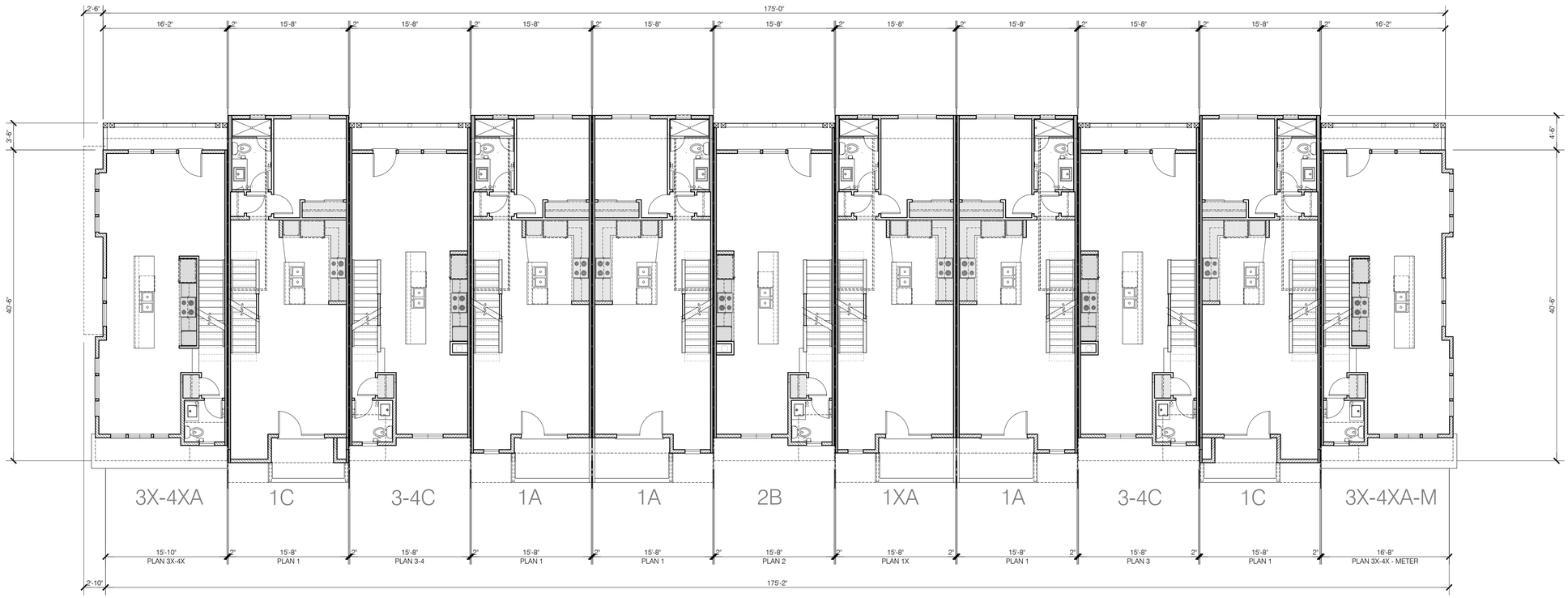
A3.1.1

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

DATE: 09.09.2024

PROJECT: 317076.00

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## MAIN FLOOR PLAN

BLDG. A

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. A - MAIN FLOOR PLAN

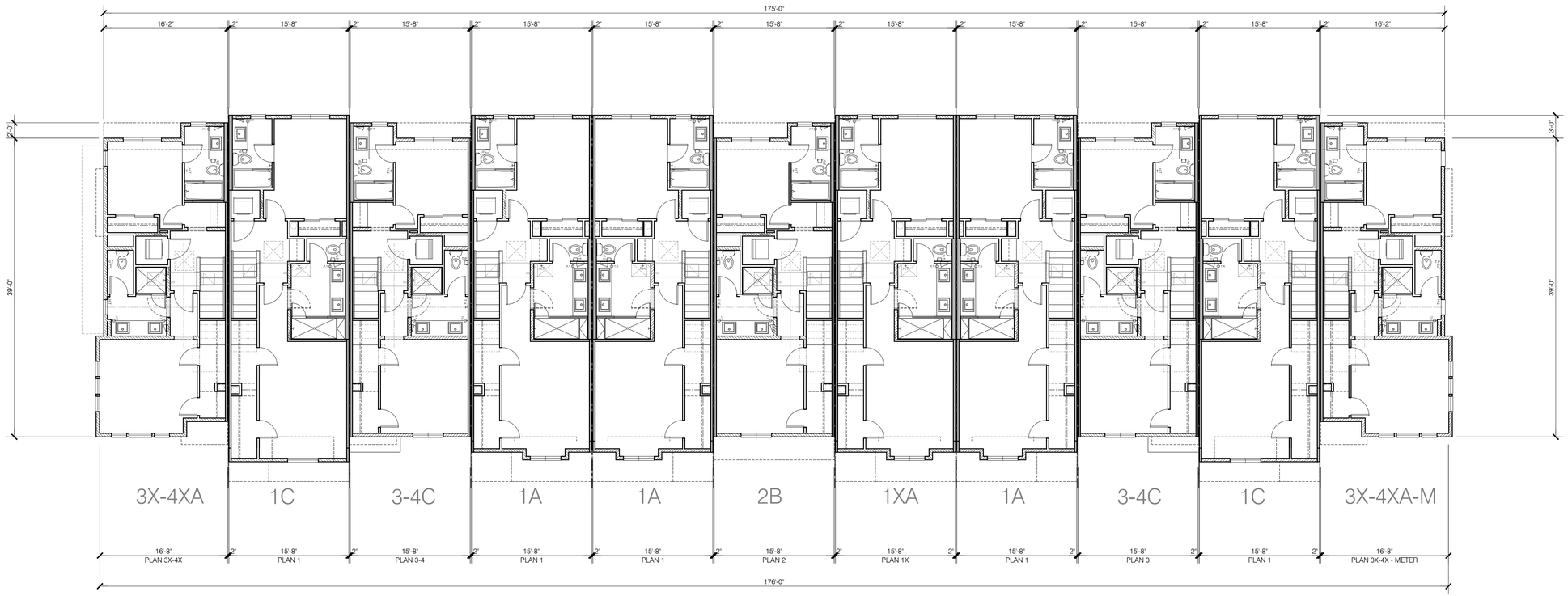
A3.1.2

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

DATE: 09.09.2024

PROJECT: 317076.00

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# UPPER FLOOR PLAN

BLDG. A

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. A - UPPER FLOOR PLAN

A3.1.3

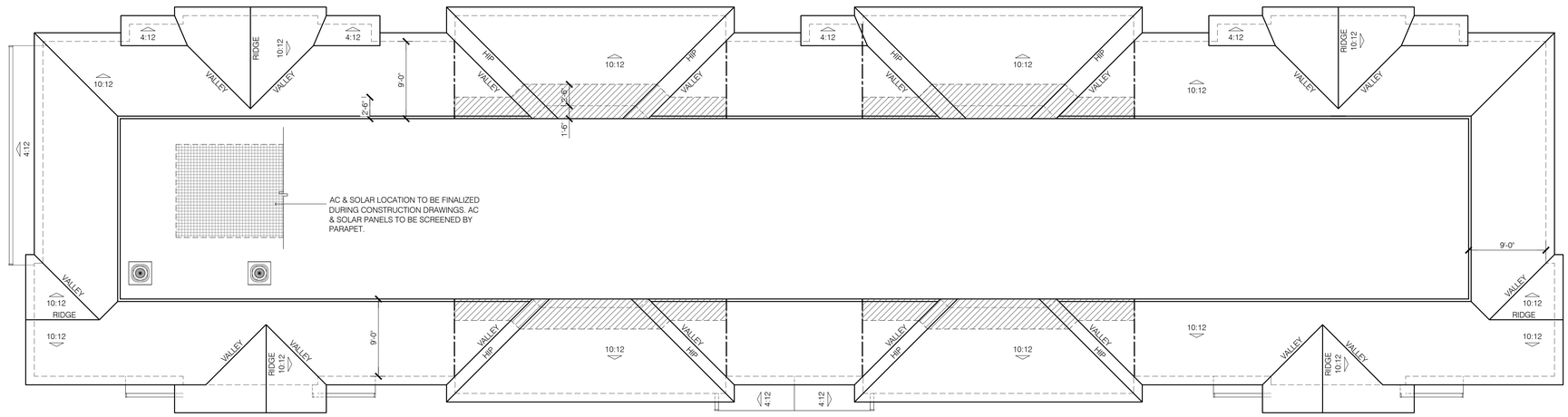
SCALE: 1/8" = 1'-0"

DATE: 09.09.2024

PROJECT: 317076.00

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AREA OF ROOF ATTIC OVER 7'-0"
BUILDING A TOTAL = 403 SQ. FT.




ROOF PLAN

BLDG. A

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

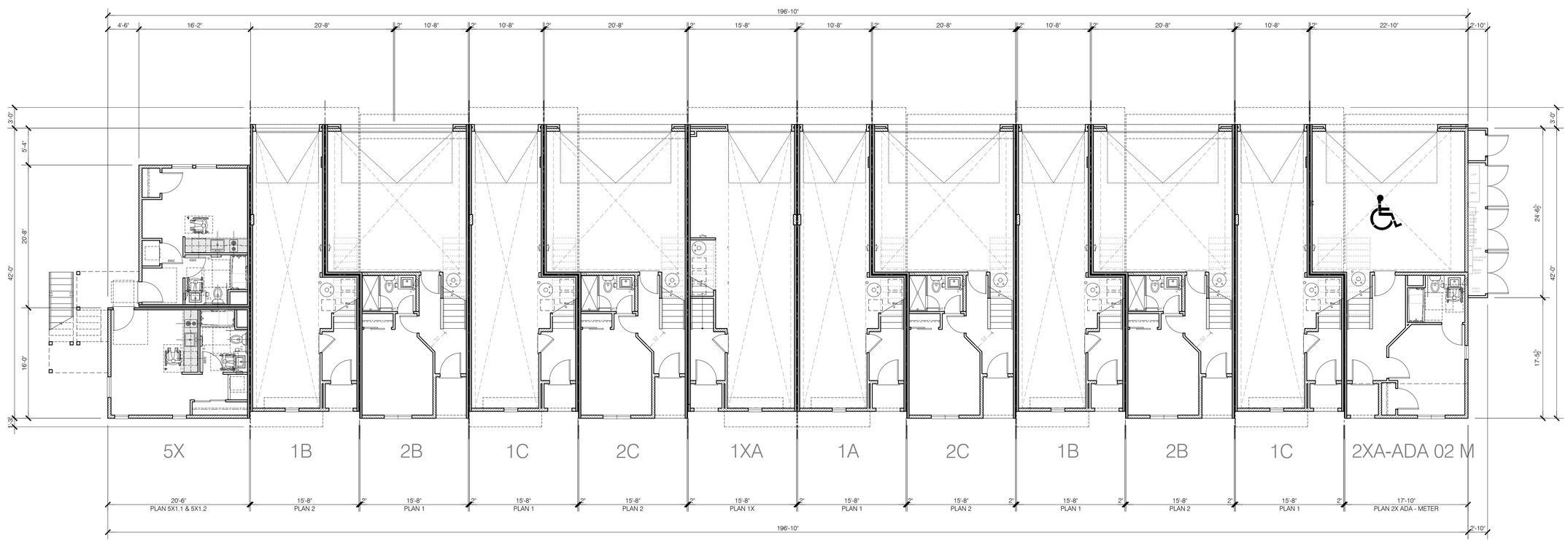
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. A - ROOF PLAN

A3.1.4

SCALE: 1/8" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

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## GROUND FLOOR PLAN

BLDG. B

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. B - GROUND FLOOR PLAN

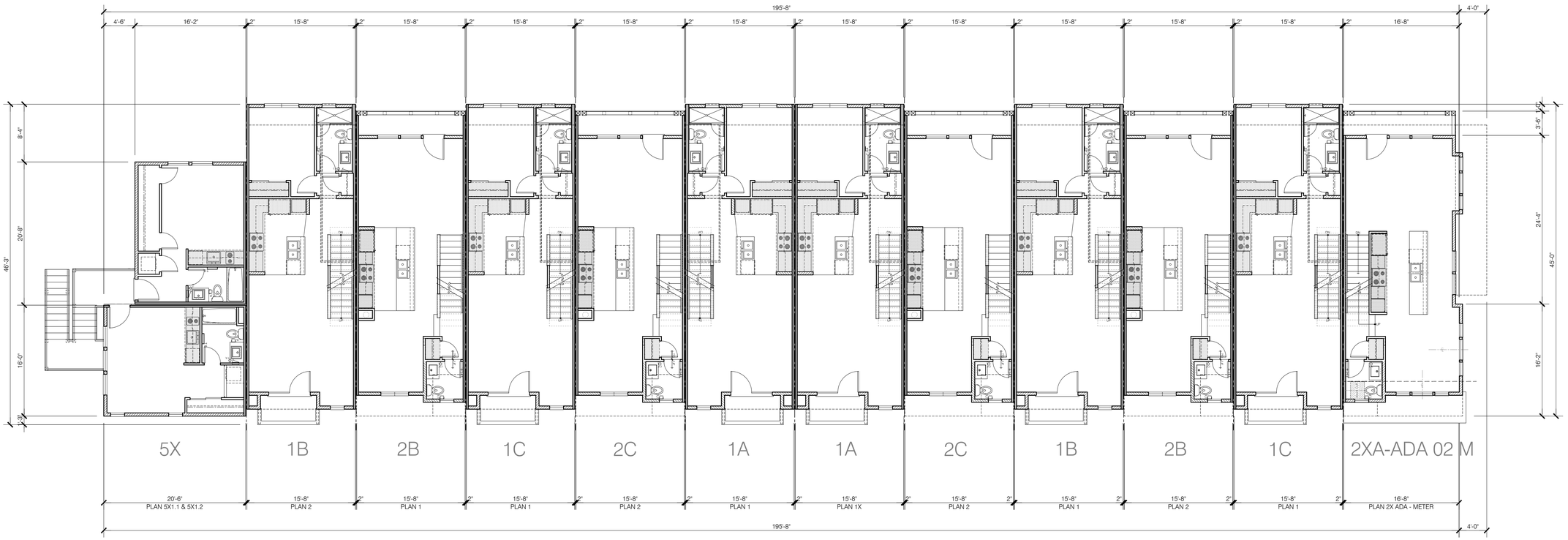
A4.1.1

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

DATE: 09.09.2024

PROJECT: 317076.00

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MAIN FLOOR PLAN

BLDG. B

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

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TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. B - MAIN FLOOR PLAN

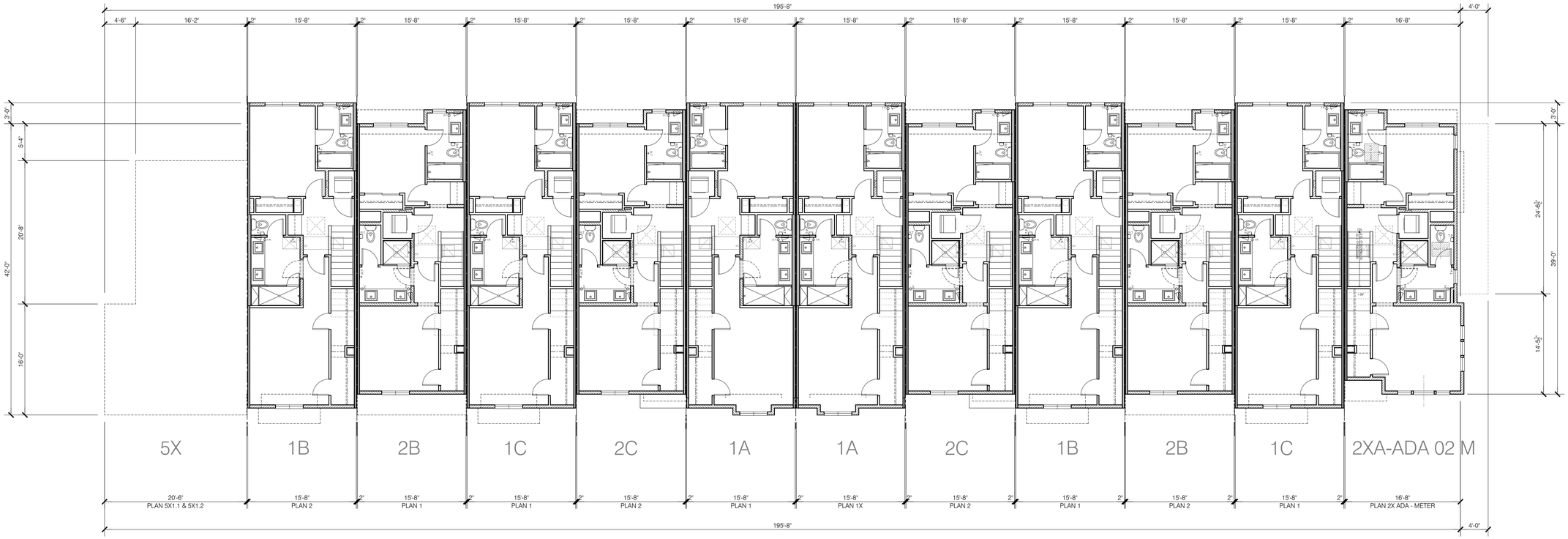
A4.1.2

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

DATE: 09.09.2024

PROJECT: 317076.00

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## UPPER FLOOR PLAN

BLDG. B

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. B - UPPER FLOOR PLAN

A4.1.3

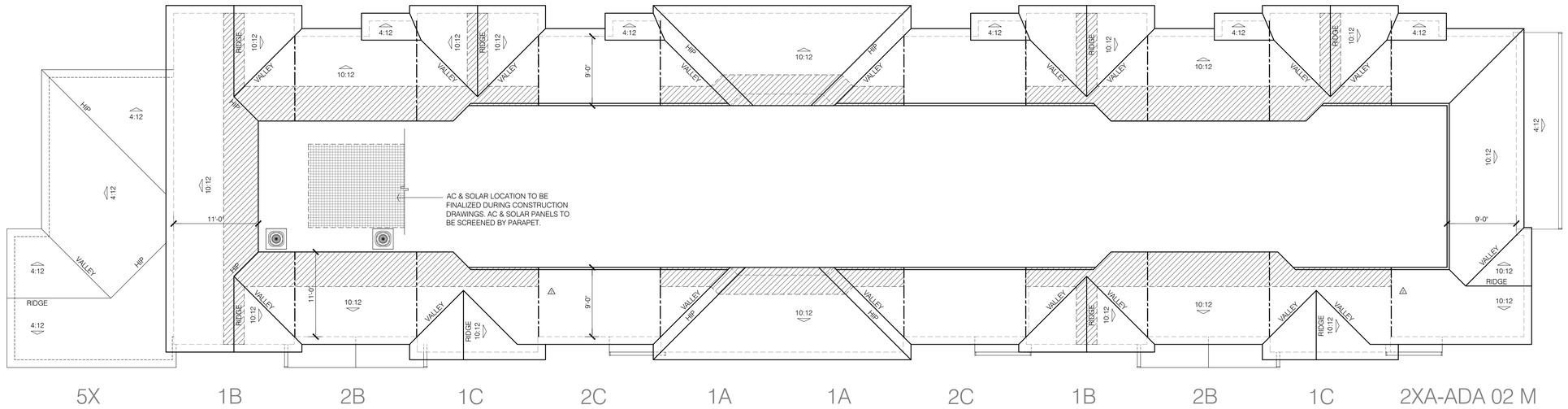
SCALE: 1/8" = 1'-0"

DATE: 09.09.2024

PROJECT: 317076.00

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AREA OF ROOF ATTIC OVER 7'-0"
BUILDING B TOTAL = 1087 SQ. FT.




ROOF PLAN

BLDG. B

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

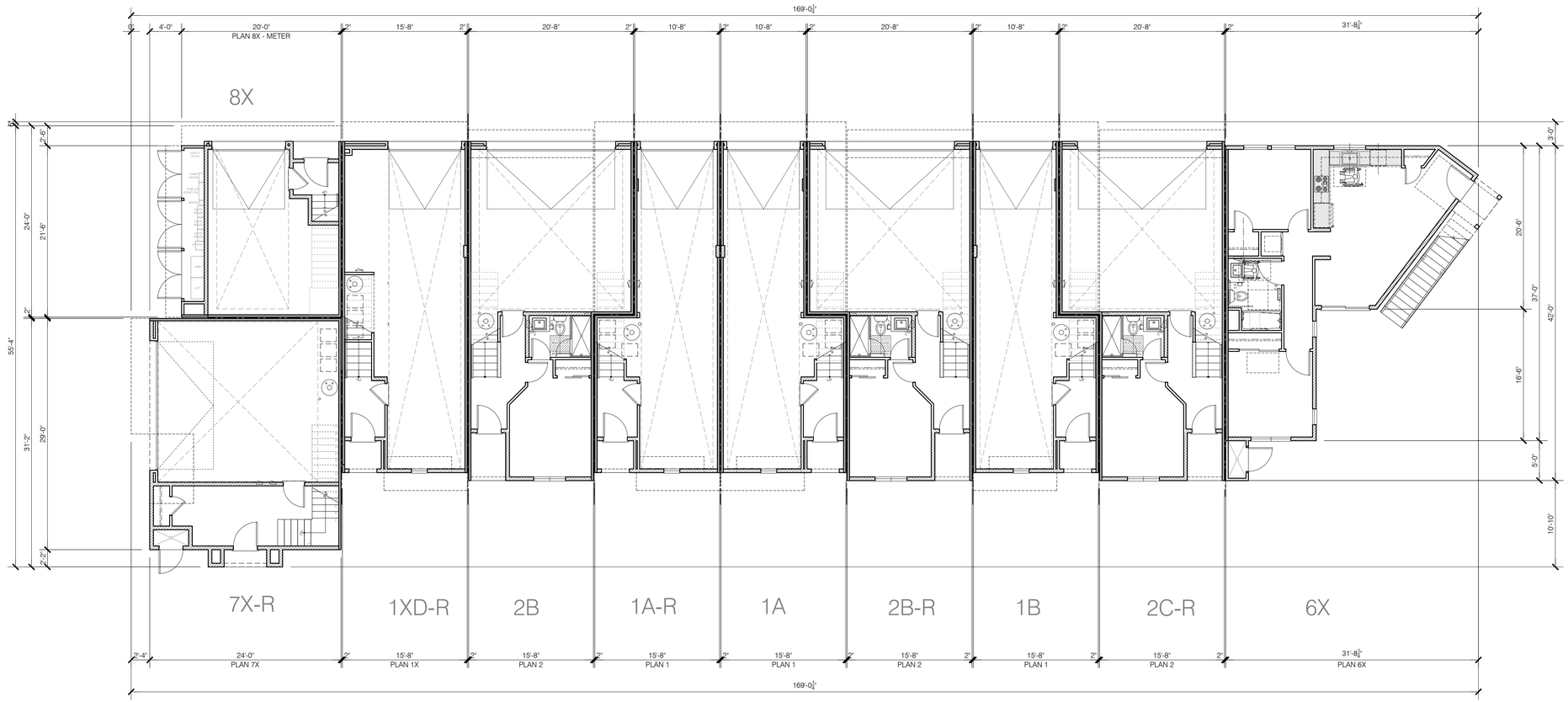
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. B - ROOF PLAN

A4.1.4

SCALE: 1/8" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

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GROUND FLOOR PLAN

BLDG. C

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. C - GROUND FLOOR PLAN

A5.1.1

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

DATE: 09.09.2024

PROJECT: 317076.00

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MAIN FLOOR PLAN

BLDG. C

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. C - MAIN FLOOR PLAN

A5.1.2

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

DATE: 09.09.2024

PROJECT: 317076.00

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UPPER FLOOR PLAN

BLDG. C

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. C - UPPER FLOOR PLAN

A5.1.3

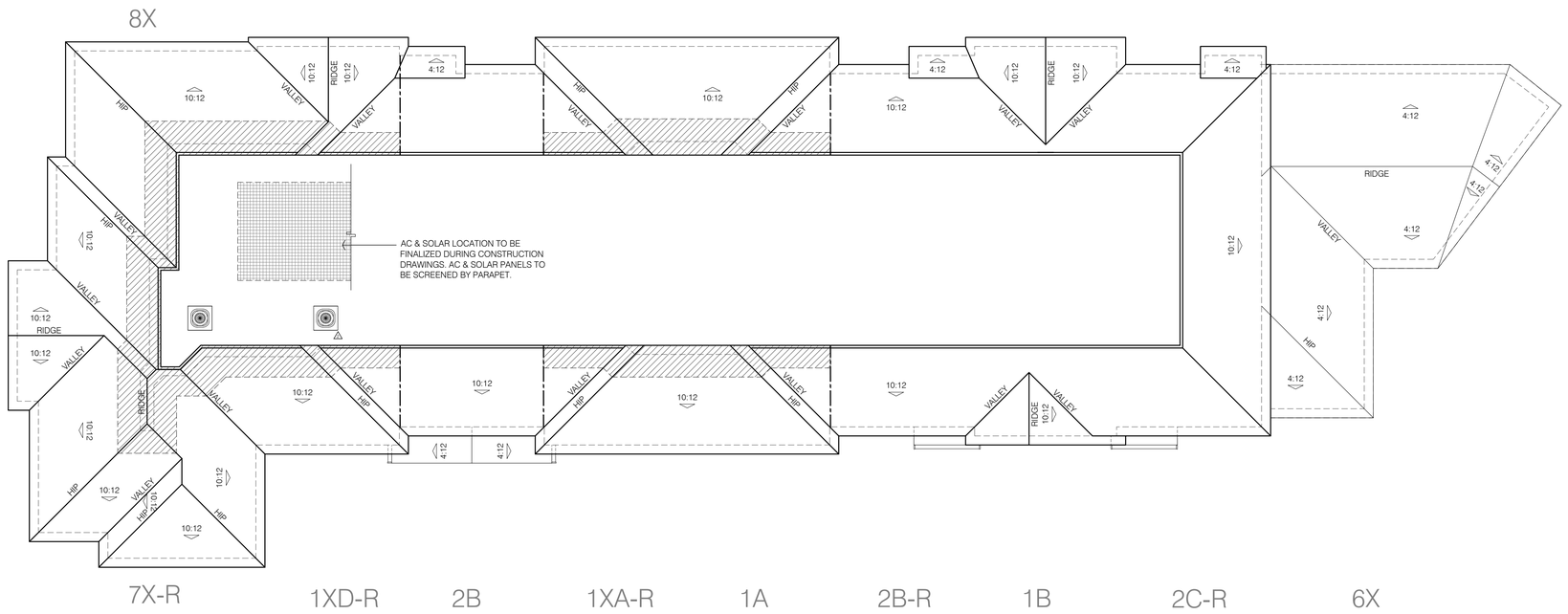
SCALE: 1/8" = 1'-0"

DATE: 09.09.2024

PROJECT: 317076.00

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AREA OF ROOF ATTIC OVER 7'-0"
BUILDING C OTAL = 543 SQ. FT.




ROOF PLAN

BLDG. C

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

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TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. C - ROOF PLAN

A5.1.4

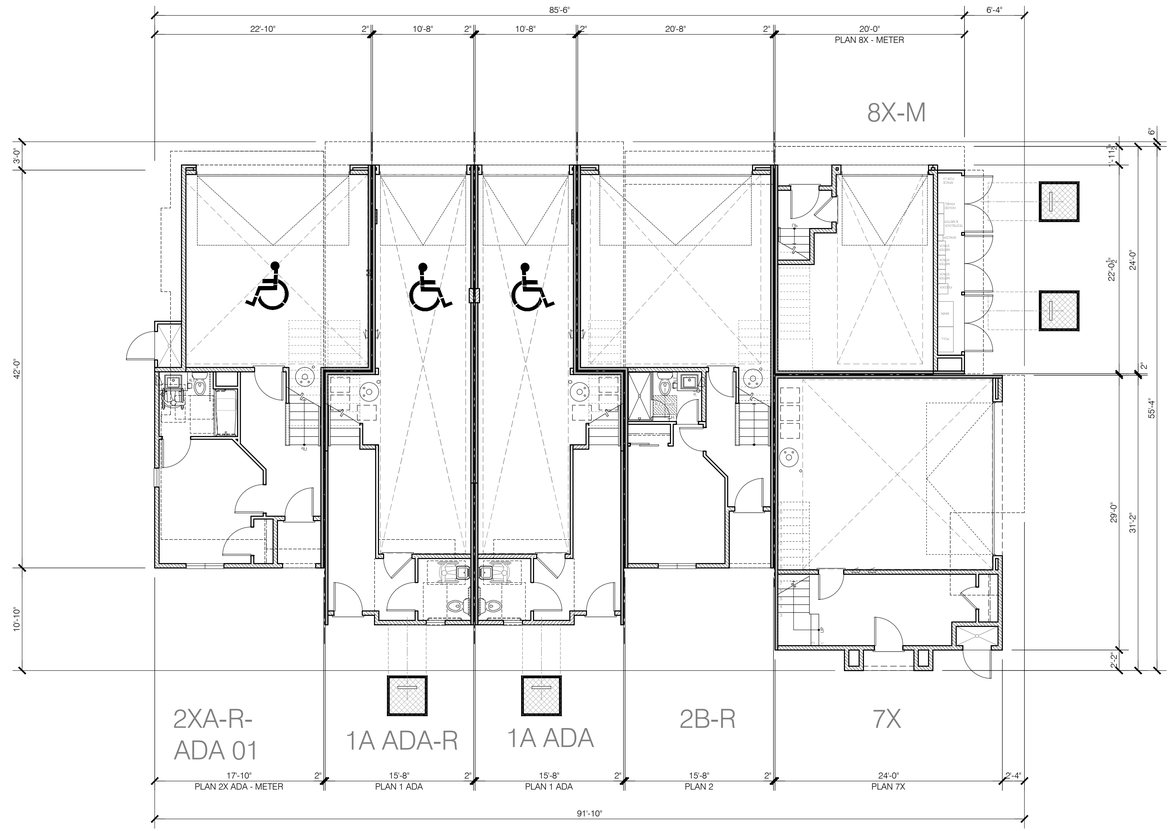
SCALE: 1/8" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

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MAIN FLOOR PLAN

BLDG. D




GROUND FLOOR PLAN

BLDG. D

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

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BLDG. D - GROUND & MAIN FLOOR PLAN

A6.1.1

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

DATE: 09.09.2024

PROJECT: 317076.00

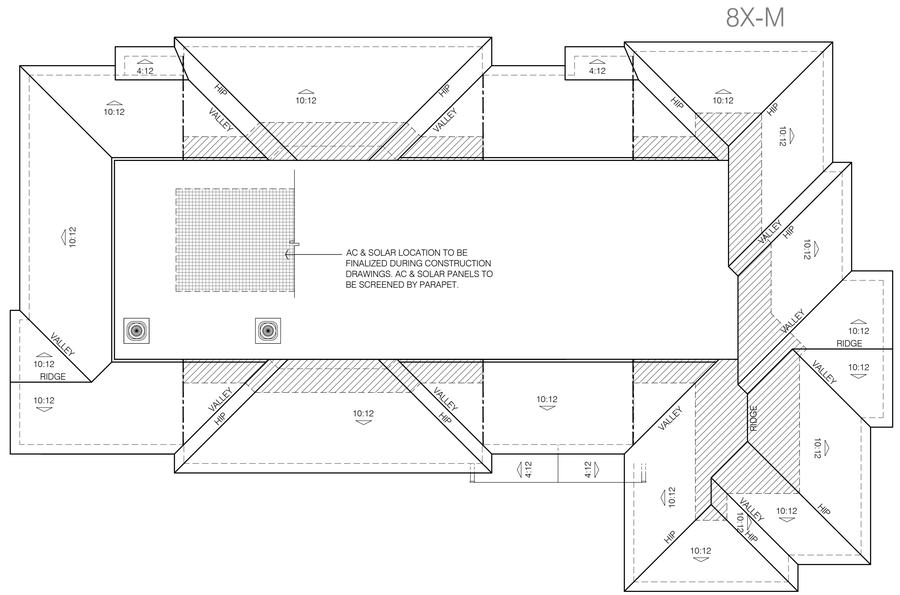
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UPPER FLOOR PLAN

BLDG. D

AREA OF ROOF ATTIC OVER 7'-0"
BUILDING D TOTAL = 522 SQ. FT.




ROOF PLAN

BLDG. D

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. D - UPPER FLOOR PLAN & ROOF PLAN

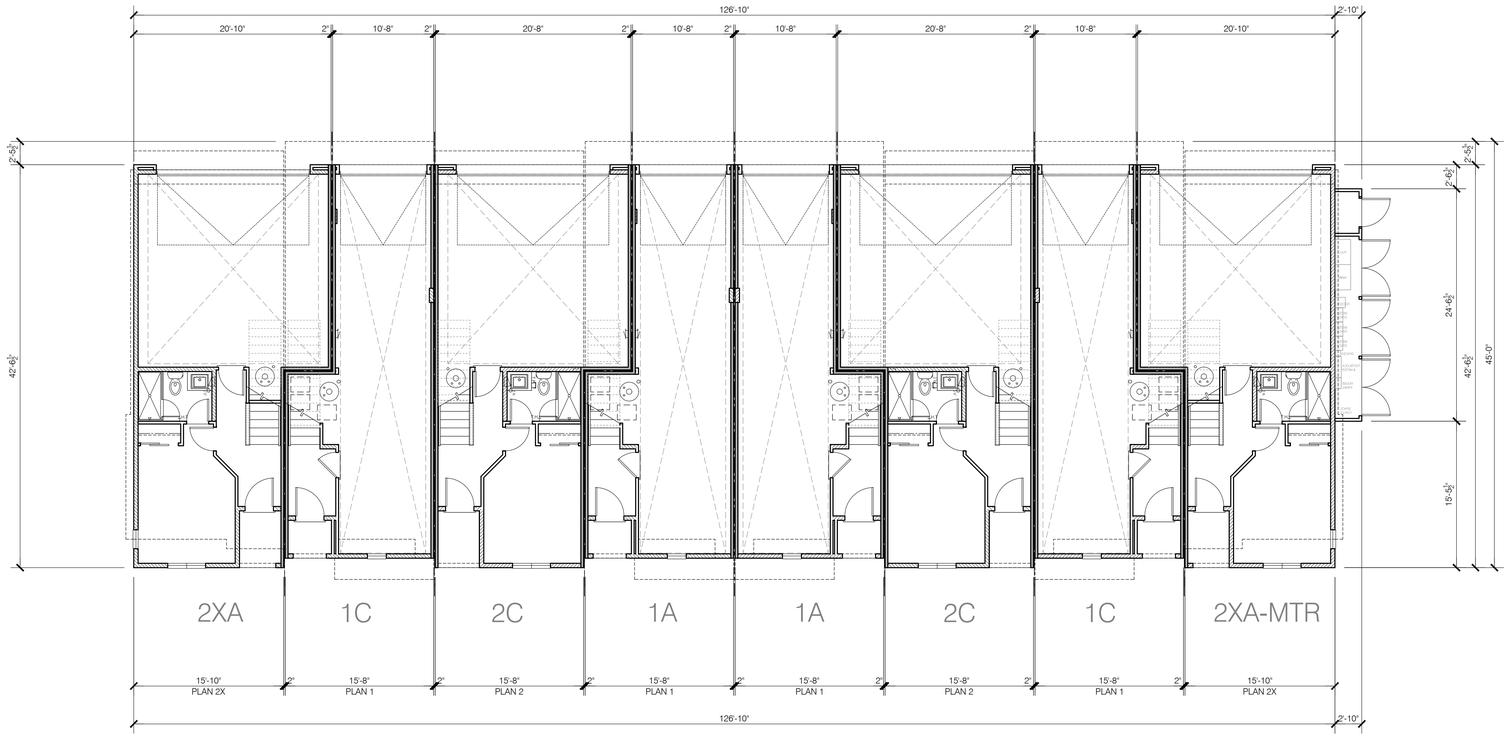
A6.1.2

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

DATE: 09.09.2024

PROJECT: 317076.00

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## GROUND FLOOR PLAN

BLDG. E

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. E - GROUND FLOOR PLAN

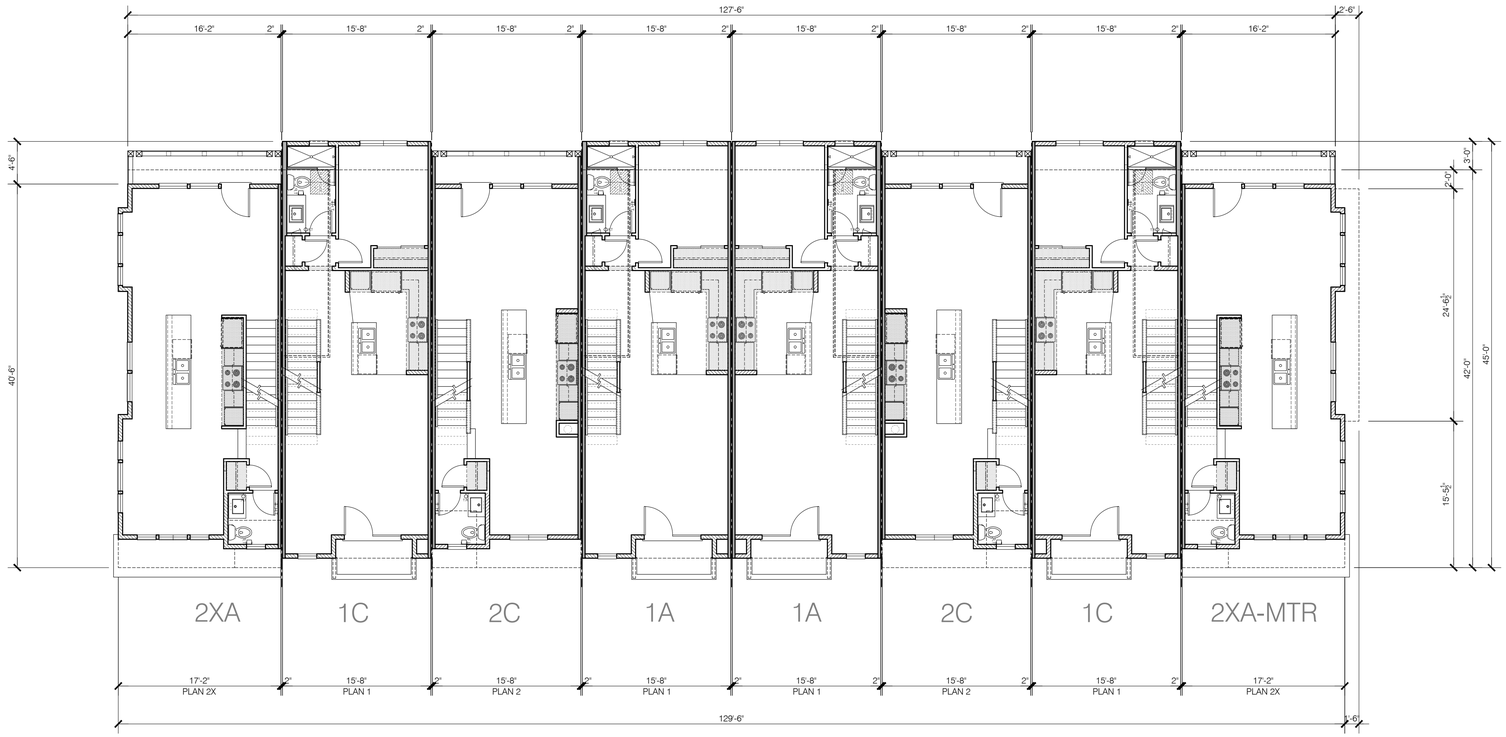
A7.1.1

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

DATE: 09.09.2024

PROJECT: 317076.00

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MAIN FLOOR PLAN

BLDG. E

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. E - MAIN FLOOR PLAN

A7.1.2

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

DATE: 09.09.2024

PROJECT: 317076.00

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## UPPER FLOOR PLAN

BLDG. E

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. E - UPPER FLOOR PLAN

A7.1.3

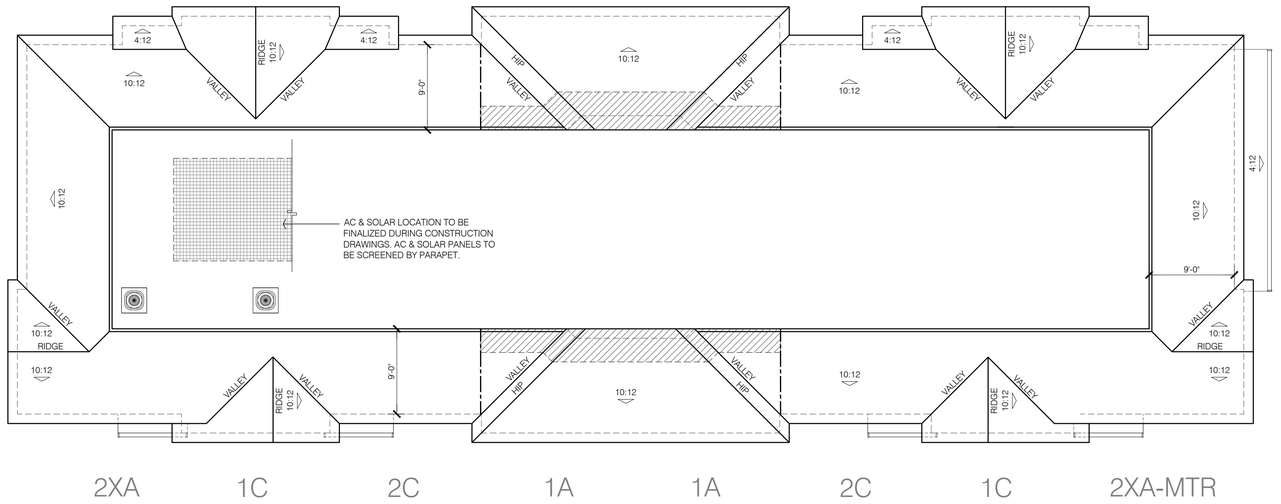
SCALE: 1/8" = 1'-0"

DATE: 09.09.2024

PROJECT: 317076.00

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AREA OF ROOF ATTIC OVER 7'-0"
BUILDING A TOTAL = 201 SQ. FT.




# ROOF PLAN

BLDG. E

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLDG. E - ROOF PLAN

A7.1.4

SCALE: 1/8" = 1'-0"
DATE: 09.09.2024
PROJECT: 317076.00

©HUNT HALE JONES ARCHITECTS

## CONTACTS:

1. APPLICANT: CITY VENTURES, LLC
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
(650) 465-3628
ATTN: PAMELA NIETING

2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
(925) 866-0322
ATTN: EVAN DAMBACHER, RCE #85144

3. ARCHITECT: HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
(415) 568-3833
ATTN: DAN HALE

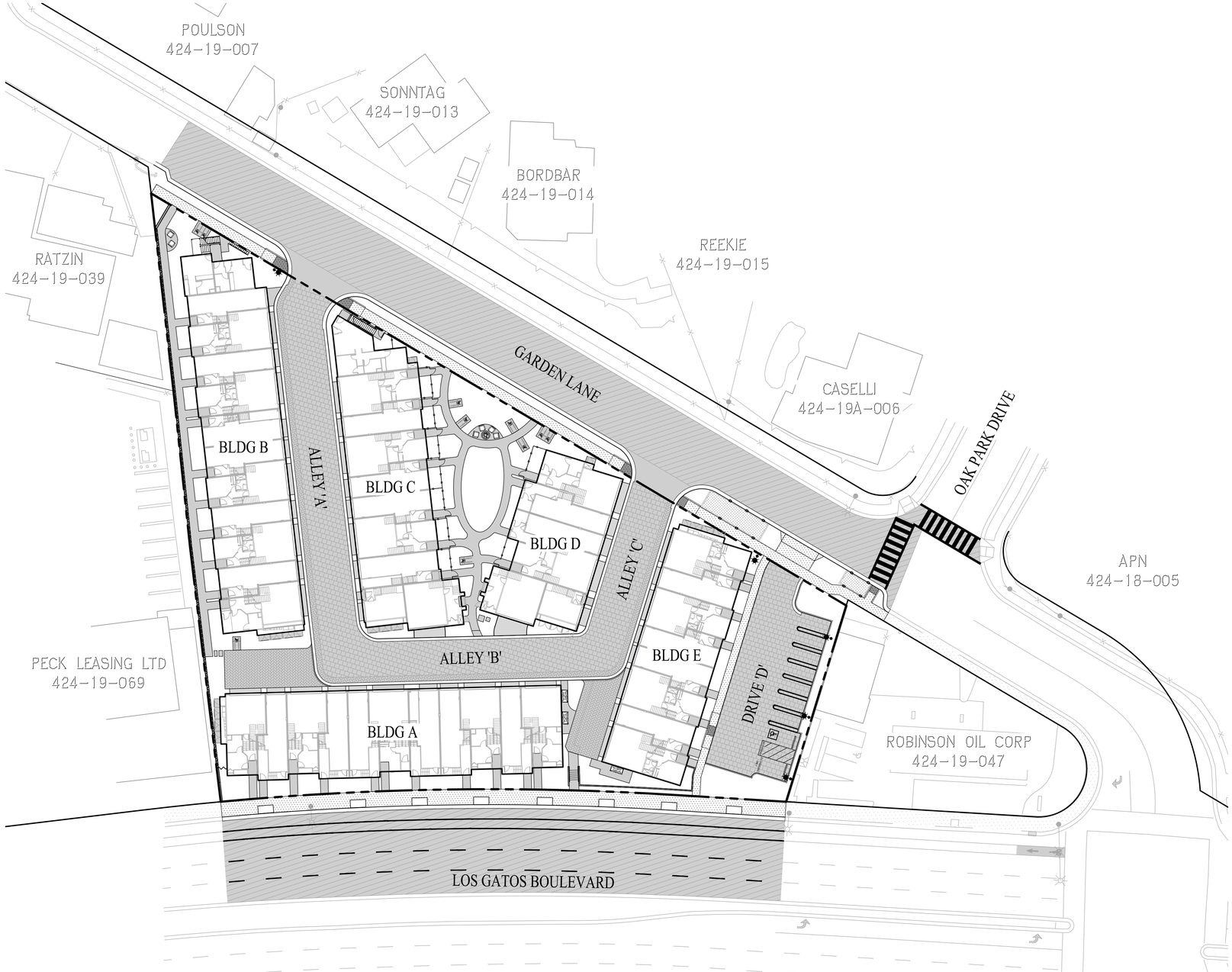
3. LANDSCAPE ARCHITECT: ROACH AND CAMPBELL
947 ENTERPRISE DRIVE, LOFT B
SACRAMENTO, CA 95825
(916) 945-8001
ATTN: DAVID CAMPBELL

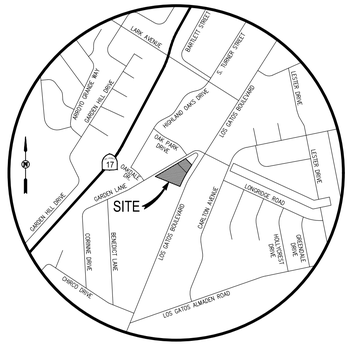
## LEGEND:

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- CURB, GUTTER & SIDEWALK
- PROPOSED PERVIOUS PAVEMENT
- SLURRY SEAL EXISTING PAVEMENT
- PROPOSED STORMWATER QUALITY TREATMENT AREA (MODULAR BELOW GRADE SILVA CELL UNITS)
- MANHOLE
- CATCH BASIN
- FIELD INLET
- FIRE HYDRANT
- DIRECTION OF OVERLAND RELEASE

## ABBREVIATIONS

| | |
|---|---|
| AB | AGGREGATE BASE |
| AC | ACRE |
| BEW | BOTTOM OF EXPOSED WALL |
| BW | BACK OF WALK |
| CL | CENTERLINE |
| CB | CATCH BASIN |
| DW | DRIVEWAY |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| EX | EXISTING |
| FF | FINISHED FLOOR ELEVATION |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FI | FIELD INLET |
| FL | FLOWLINE ELEVATION |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| INV | INVERT |
| LP | LOW POINT |
| LS | LANDSCAPE |
| PL | PROPERTY LINE |
| PR | PROPOSED |
| PSE | PUBLIC SERVICE EASEMENT |
| R/W | RIGHT-OF-WAY |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| SW | SIDEWALK |
| TC | TOP OF CURB ELEVATION |
| TW | TOP OF RETAINING WALL |
| TYP | TYPICAL |
| W | WATER |
| U.O.N | UNLESS OTHERWISE NOTED |




VICINITY MAP

NOT TO SCALE

## SHEET INDEX

| SHEET NO. | SHEET TITLE |
|---|---|
| C-1 | TITLE SHEET |
| C-2 | VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES |
| C-3 | EXISTING CONDITIONS |
| C-4 | PRELIMINARY SITE PLAN |
| C-5 | PRELIMINARY GRADING & DRAINAGE PLAN |
| C-6 | PRELIMINARY UTILITY PLAN |
| C-7 | PRELIMINARY STORMWATER CONTROL PLAN |
| C-8 | PRELIMINARY FIRE ACCESS PLAN |
| C-9 | PRELIMINARY TRASH MANAGEMENT PLAN |
| C-10 | PRELIMINARY EROSION CONTROL PLAN |
| C-11 | BLUEPRINT FOR A CLEAN BAY |

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

## TITLE SHEET

C-1

SCALE: 1"=30'

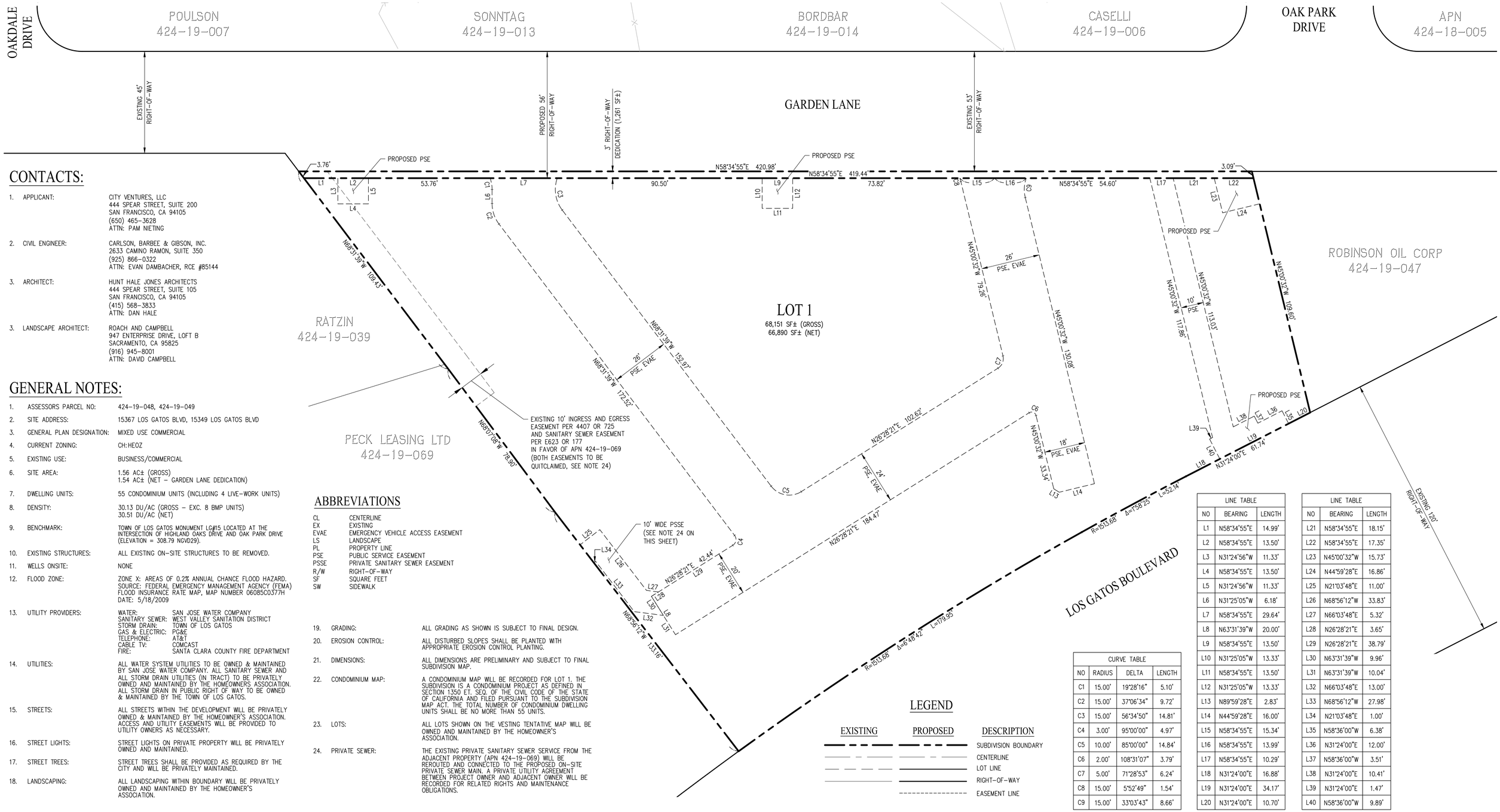
DATE: 12.13.2024

PROJECT: 3867-000

0 30 60 90

©HUNT HALE JONES ARCHITECTS

H:\3867-000\ACAD\TM\TITLE SHEET.DWG




## CONTACTS:

1. APPLICANT: CITY VENTURES, LLC
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
(650) 465-3628
ATTN: PAM NIETING

2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
(925) 866-0322
ATTN: EVAN DAMBACHER, RCE #85144

3. ARCHITECT: HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
(415) 568-3833
ATTN: DAN HALE

3. LANDSCAPE ARCHITECT: ROACH AND CAMPBELL
947 ENTERPRISE DRIVE, LOFT B
SACRAMENTO, CA 95825
(916) 945-8001
ATTN: DAVID CAMPBELL

## GENERAL NOTES:

1. ASSESSORS PARCEL NO: 424-19-048, 424-19-049
2. SITE ADDRESS: 15367 LOS GATOS BLVD, 15349 LOS GATOS BLVD
3. GENERAL PLAN DESIGNATION: MIXED USE COMMERCIAL
4. CURRENT ZONING: CH:HEOZ
5. EXISTING USE: BUSINESS/COMMERCIAL
6. SITE AREA: 1.56 AC± (GROSS)
1.54 AC± (NET – GARDEN LANE DEDICATION)
7. DWELLING UNITS: 55 CONDOMINIUM UNITS (INCLUDING 4 LIVE-WORK UNITS)
8. DENSITY: 30.13 DU/AC (GROSS – EXC. 8 BMP UNITS)
30.51 DU/AC (NET)
9. BENCHMARK: TOWN OF LOS GATOS MONUMENT LG#15 LOCATED AT THE INTERSECTION OF HIGHLAND OAKS DRIVE AND OAK PARK DRIVE (ELEVATION = 308.79 NGVD29).
10. EXISTING STRUCTURES: ALL EXISTING ON-SITE STRUCTURES TO BE REMOVED.
11. WELLS ONSITE: NONE
12. FLOOD ZONE: ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0377H DATE: 5/18/2009
13. UTILITY PROVIDERS:
WATER: SAN JOSE WATER COMPANY
SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
STORM DRAIN: TOWN OF LOS GATOS
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE TV: COMCAST
FIRE: SANTA CLARA COUNTY FIRE DEPARTMENT
14. UTILITIES: ALL WATER SYSTEM UTILITIES TO BE OWNED & MAINTAINED BY SAN JOSE WATER COMPANY. ALL SANITARY SEWER AND ALL STORM DRAIN UTILITIES (IN TRACT) TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL STORM DRAIN IN PUBLIC RIGHT OF WAY TO BE OWNED & MAINTAINED BY THE TOWN OF LOS GATOS.
15. STREETS: ALL STREETS WITHIN THE DEVELOPMENT WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ACCESS AND UTILITY EASEMENTS WILL BE PROVIDED TO UTILITY OWNERS AS NECESSARY.
16. STREET LIGHTS: STREET LIGHTS ON PRIVATE PROPERTY WILL BE PRIVATELY OWNED AND MAINTAINED.
17. STREET TREES: STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE PRIVATELY MAINTAINED.
18. LANDSCAPING: ALL LANDSCAPING WITHIN BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

## ABBREVIATIONS

| | |
|---|---|
| CL | CENTERLINE |
| EX | EXISTING |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| LS | LANDSCAPE |
| PL | PROPERTY LINE |
| PSE | PUBLIC SERVICE EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| R/W | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| SW | SIDEWALK |

19. GRADING: ALL GRADING AS SHOWN IS SUBJECT TO FINAL DESIGN.
20. EROSION CONTROL: ALL DISTURBED SLOPES SHALL BE PLANTED WITH APPROPRIATE EROSION CONTROL PLANTING.
21. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.
22. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOT 1. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 55 UNITS.
23. LOTS: ALL LOTS SHOWN ON THE VESTING TENTATIVE MAP WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
24. PRIVATE SEWER: THE EXISTING PRIVATE SANITARY SEWER SERVICE FROM THE ADJACENT PROPERTY (APN 424-19-069) WILL BE REROUTED AND CONNECTED TO THE PROPOSED ON-SITE PRIVATE SEWER MAIN. A PRIVATE UTILITY AGREEMENT BETWEEN PROJECT OWNER AND ADJACENT OWNER WILL BE RECORDED FOR RELATED RIGHTS AND MAINTENANCE OBLIGATIONS.

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | SUBDIVISION BOUNDARY |
| | | CENTERLINE |
| | | LOT LINE |
| | | RIGHT-OF-WAY |
| | | EASEMENT LINE |

| CURVE TABLE | | | |
|---|---|---|---|
| NO | RADIUS | DELTA | LENGTH |
| C1 | 15.00' | 19°28'16" | 5.10' |
| C2 | 15.00' | 37°06'34" | 9.72' |
| C3 | 15.00' | 56°34'50" | 14.81' |
| C4 | 3.00' | 95°00'00" | 4.97' |
| C5 | 10.00' | 85°00'00" | 14.84' |
| C6 | 2.00' | 108°31'07" | 3.79' |
| C7 | 5.00' | 71°28'53" | 6.24' |
| C8 | 15.00' | 5°52'49" | 1.54' |
| C9 | 15.00' | 33°03'43" | 8.66' |

| LINE TABLE | | |
|---|---|---|
| NO | BEARING | LENGTH |
| L1 | N58°34'55"E | 14.99' |
| L2 | N58°34'55"E | 13.50' |
| L3 | N31°24'56"W | 11.33' |
| L4 | N58°34'55"E | 13.50' |
| L5 | N31°24'56"W | 11.33' |
| L6 | N31°25'05"W | 6.18' |
| L7 | N58°34'55"E | 29.64' |
| L8 | N63°31'39"W | 20.00' |
| L9 | N58°34'55"E | 13.50' |
| L10 | N31°25'05"W | 13.33' |
| L11 | N58°34'55"E | 13.50' |
| L12 | N31°25'05"W | 13.33' |
| L13 | N89°59'28"E | 2.83' |
| L14 | N44°59'28"E | 16.00' |
| L15 | N58°34'55"E | 15.34' |
| L16 | N58°34'55"E | 13.99' |
| L17 | N58°34'55"E | 10.29' |
| L18 | N31°24'00"E | 16.88' |
| L19 | N31°24'00"E | 34.17' |
| L20 | N31°24'00"E | 10.70' |

| LINE TABLE | | |
|---|---|---|
| NO | BEARING | LENGTH |
| L21 | N58°34'55"E | 18.15' |
| L22 | N58°34'55"E | 17.35' |
| L23 | N45°00'32"W | 15.73' |
| L24 | N44°59'28"E | 16.86' |
| L25 | N21°03'48"E | 11.00' |
| L26 | N68°56'12"W | 33.83' |
| L27 | N66°03'48"E | 5.32' |
| L28 | N26°28'21"E | 3.65' |
| L29 | N26°28'21"E | 38.79' |
| L30 | N63°31'39"W | 9.96' |
| L31 | N63°31'39"W | 10.04' |
| L32 | N66°03'48"E | 13.00' |
| L33 | N68°56'12"W | 27.98' |
| L34 | N21°03'48"E | 1.00' |
| L35 | N58°36'00"W | 6.38' |
| L36 | N31°24'00"E | 12.00' |
| L37 | N58°36'00"W | 3.51' |
| L38 | N31°24'00"E | 10.41' |
| L39 | N31°24'00"E | 1.47' |
| L40 | N58°36'00"W | 9.89' |

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

# VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

C-2

SCALE: 1"=20'

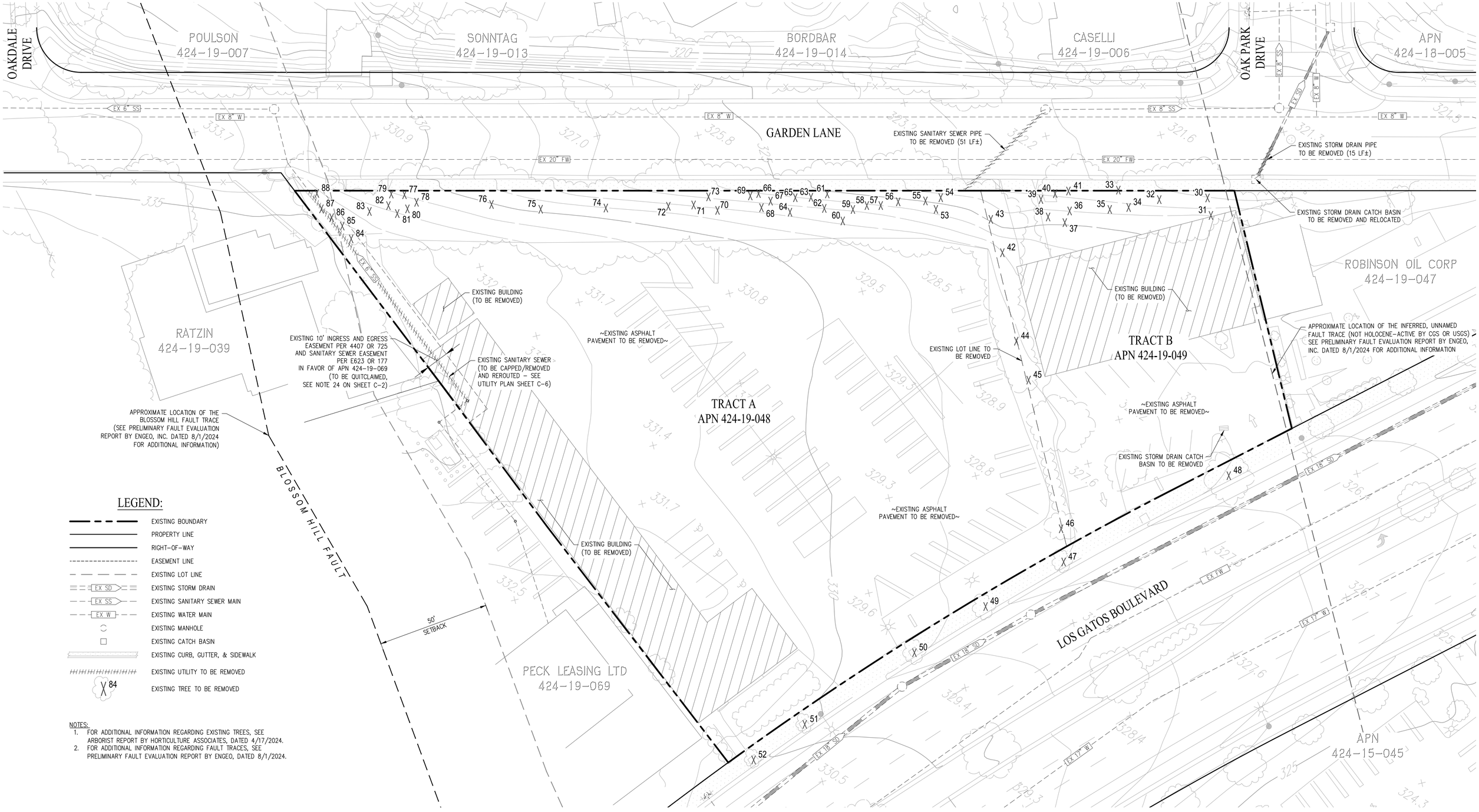
DATE: 12.13.2024

PROJECT: 3867-000

0 20 40 60

©HUNT HALE JONES ARCHITECTS

H:\3867-000\ACAD\TM\LOTTING PLAN.DWG




## LEGEND:

- EXISTING BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EXISTING LOT LINE
- EXISTING STORM DRAIN (EX SD)
- EXISTING SANITARY SEWER MAIN (EX SS)
- EXISTING WATER MAIN (EX W)
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING CURB, GUTTER, & SIDEWALK
- EXISTING UTILITY TO BE REMOVED
- EXISTING TREE TO BE REMOVED (84)

NOTES:

1. FOR ADDITIONAL INFORMATION REGARDING EXISTING TREES, SEE ARBORIST REPORT BY HORTICULTURE ASSOCIATES, DATED 4/17/2024.
2. FOR ADDITIONAL INFORMATION REGARDING FAULT TRACES, SEE PRELIMINARY FAULT EVALUATION REPORT BY ENGEO, DATED 8/1/2024.

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

## EXISTING CONDITIONS

C-3

SCALE: 1"=20'

DATE: 12.13.2024

PROJECT: 3867-000

0 20 40 60

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H:\3867-000\ACAD\TM\EXISTING CONDITIONS.DWG

OAKDALE DRIVE

POULSON
424-19-007

SONNTAG
424-19-013

BORDBAR
424-19-014

CASELLI
424-19-006

OAK PARK DRIVE

APN
424-18-005

EXISTING ACCESS RAMP TO REMAIN

EXISTING ACCESS RAMP TO REMAIN

INSTALL NEW ACCESS RAMP AND STRIPE/RESTRIPE HIGH VISIBILITY CROSSWALKS

APPROXIMATE LOCATION OF THE BLOSSOM HILL FAULT TRACE (SEE PRELIMINARY FAULT EVALUATION REPORT BY ENGEO, INC. DATED 8/1/2024 FOR ADDITIONAL INFORMATION)

EXISTING 45' RIGHT-OF-WAY

LINE OF SIGHT

200' (TYP)

GARDEN LANE

8' PARKING

20' * REAR SETBACK

LINE OF SIGHT

LINE OF SIGHT

LINE OF SIGHT

LINE OF SIGHT

18" WIDE CURB CUT (TYP)

EXISTING 53' RIGHT-OF-WAY

56' RIGHT-OF-WAY

3' RIGHT-OF-WAY DEDICATION

50' SETBACK

RATZIN
424-19-039

EXISTING 10' INGRESS AND EGRESS EASEMENT PER 4407 OR 725 AND SANITARY SEWER EASEMENT PER E623 OR 177 IN FAVOR OF APN 424-19-069 (TO BE QUITCLAIMED, SEE NOTE 24 ON SHEET C-2)

STORMWATER TREATMENT FACILITIES (SILVA CELLS)

STORMWATER TREATMENT FACILITIES (SILVA CELLS)

ROBINSON OIL CORP
424-19-047

BLDG B

BLDG C

BLDG D

BLDG E

BLDG A

ALLEY 'A' PERMEABLE PAVEMENT (TYP)

ALLEY 'B' PERMEABLE PAVEMENT (TYP)

ALLEY 'C'

DRIVE 'D' PERMEABLE PAVEMENT (TYP)

PROPOSED STORM DRAIN PUMP BACKUP GENERATOR AND PROPANE TANK LOCATION

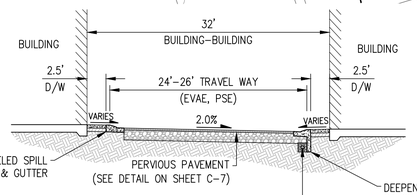
APPROXIMATE LOCATION OF THE INFERRED, UNNAMED FAULT TRACE (NOT HOLOCENE-ACTIVE BY CGS OR USGS) SEE PRELIMINARY FAULT EVALUATION REPORT BY ENGEO, INC. DATED 8/1/2024 FOR ADDITIONAL INFORMATION

50' FAULT TRACE SETBACK LINE

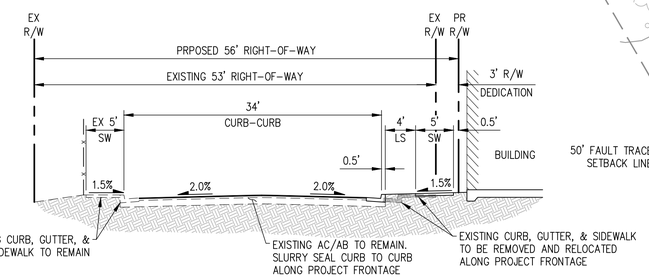
PECK LEASING LTD
424-19-069

EXISTING STREET LIGHT TO REMAIN (REPLACE LUMINAIRE PER STREET LIGHTING PLANS)

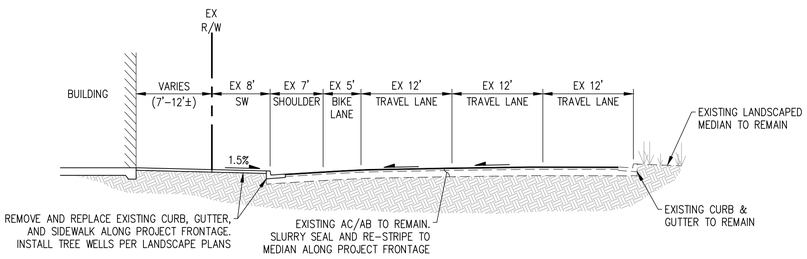
LOS GATOS BOULEVARD



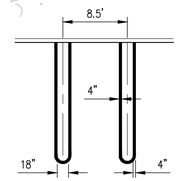

TYPICAL ALLEY
NOT TO SCALE




TYPICAL GARDEN LANE SECTION
NOT TO SCALE




TYPICAL LOS GATOS BOULEVARD SECTION
(HALF STREET)




TYPICAL PARKING STRIPING DETAIL
NOT TO SCALE

## LEGEND:

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- AU — ADAPTABLE UNIT
- LW — LIVE-WORK UNIT
- PROPOSED PERVIOUS PAVEMENT
- SLURRY SEAL EXISTING PAVEMENT

NOTES:

1. ADA PARKING STALLS ARE 9'X18' TYPICAL.
2. STANDARD NON-ADA PARKING STALLS ARE 8.5'X16' TYPICAL (WITH ADDITIONAL 2' OVERHANG AT FRONT OF STALL) PER TOWN OF LOS GATOS PARKING STANDARDS.
3. SEE TOWN OF LOS GATOS STANDARD DETAIL ST-264 FOR ADDITIONAL PARKING STRIPING INFORMATION.

*FOR SETBACK WAIVER INFORMATION, SEE ARCHITECTURAL SHEETS.

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

# PRELIMINARY SITE PLAN

C-4

SCALE: 1"=20'

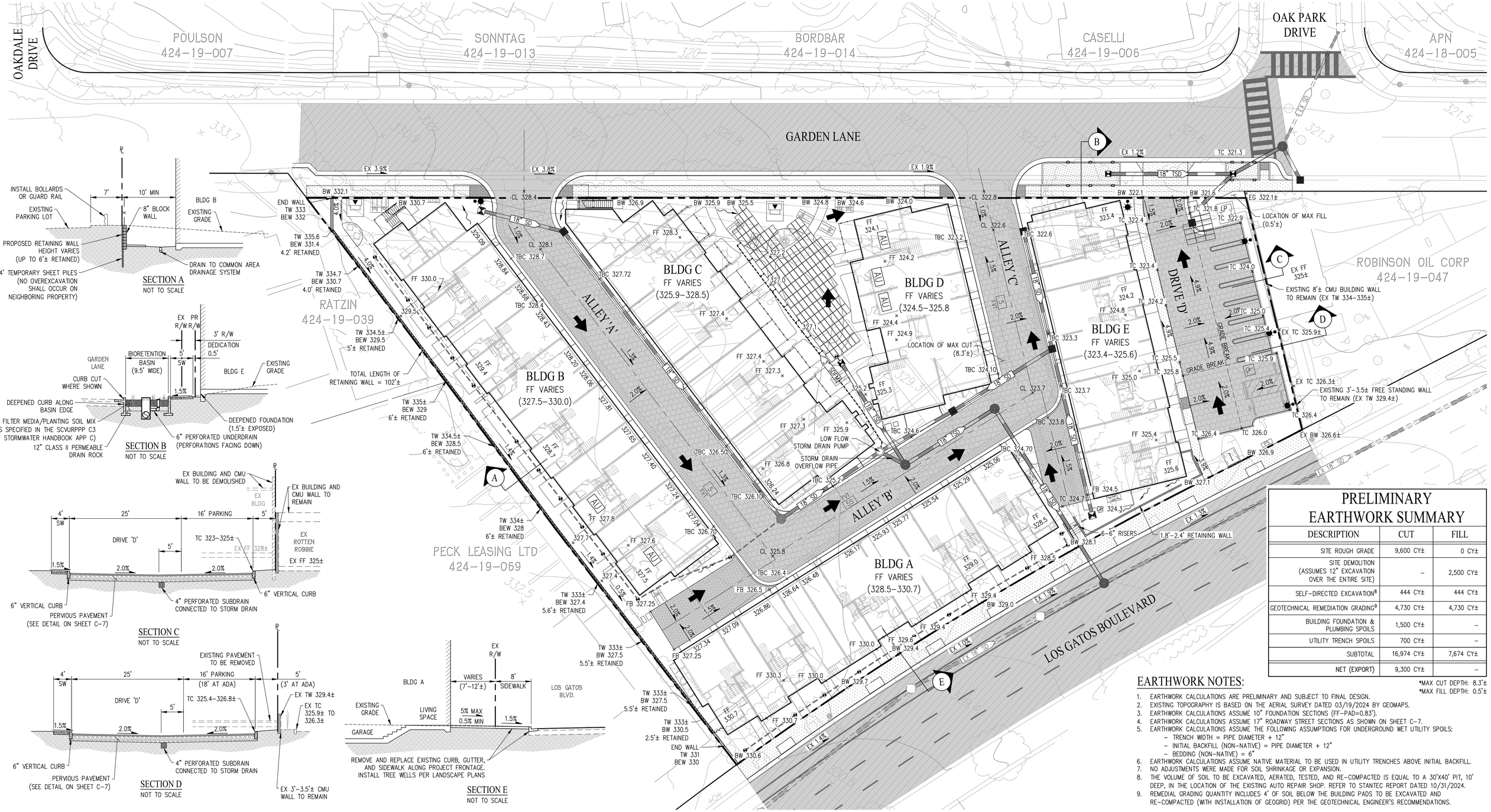
DATE: 12.13.2024

PROJECT: 3867-000

0 20 40 60

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H:\3867-000\ACAD\TM\PRELIMINARY SITE PLAN.DWG







SECTION A
NOT TO SCALE




SECTION B
NOT TO SCALE




SECTION C
NOT TO SCALE




SECTION D
NOT TO SCALE




SECTION E
NOT TO SCALE

## PRELIMINARY EARTHWORK SUMMARY

| DESCRIPTION | CUT | FILL |
|---|---|---|
| SITE ROUGH GRADE | 9,600 CY± | 0 CY± |
| SITE DEMOLITION (ASSUMES 12" EXCAVATION OVER THE ENTIRE SITE) | – | 2,500 CY± |
| SELF-DIRECTED EXCAVATION[8] | 444 CY± | 444 CY± |
| GEOTECHNICAL REMEDIATION GRADING[9] | 4,730 CY± | 4,730 CY± |
| BUILDING FOUNDATION & PLUMBING SPOILS | 1,500 CY± | – |
| UTILITY TRENCH SPOILS | 700 CY± | – |
| SUBTOTAL | 16,974 CY± | 7,674 CY± |
| NET (EXPORT) | 9,300 CY± | – |

*MAX CUT DEPTH: 8.3'±
*MAX FILL DEPTH: 0.5'±

## EARTHWORK NOTES:

1. EARTHWORK CALCULATIONS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. EXISTING TOPOGRAPHY IS BASED ON THE AERIAL SURVEY DATED 03/19/2024 BY GEOMAPS.
3. EARTHWORK CALCULATIONS ASSUME 10" FOUNDATION SECTIONS (FF–PAD=0.83').
4. EARTHWORK CALCULATIONS ASSUME 17" ROADWAY STREET SECTIONS AS SHOWN ON SHEET C–7.
5. EARTHWORK CALCULATIONS ASSUME THE FOLLOWING ASSUMPTIONS FOR UNDERGROUND WET UTILITY SPOILS:
   - TRENCH WIDTH = PIPE DIAMETER + 12"
   - INITIAL BACKFILL (NON–NATIVE) = PIPE DIAMETER + 12"
   - BEDDING (NON–NATIVE) = 6"
6. EARTHWORK CALCULATIONS ASSUME NATIVE MATERIAL TO BE USED IN UTILITY TRENCHES ABOVE INITIAL BACKFILL.
7. NO ADJUSTMENTS WERE MADE FOR SOIL SHRINKAGE OR EXPANSION.
8. THE VOLUME OF SOIL TO BE EXCAVATED, AERATED, TESTED, AND RE–COMPACTED IS EQUAL TO A 30'X40' PIT, 10' DEEP, IN THE LOCATION OF THE EXISTING AUTO REPAIR SHOP. REFER TO STANTEC REPORT DATED 10/31/2024.
9. REMEDIAL GRADING QUANTITY INCLUDES 4' OF SOIL BELOW THE BUILDING PADS TO BE EXCAVATED AND RE–COMPACTED (WITH INSTALLATION OF GEOGRID) PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

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cbg CIVIL ENGINEERS SURVEYORS PLANNERS

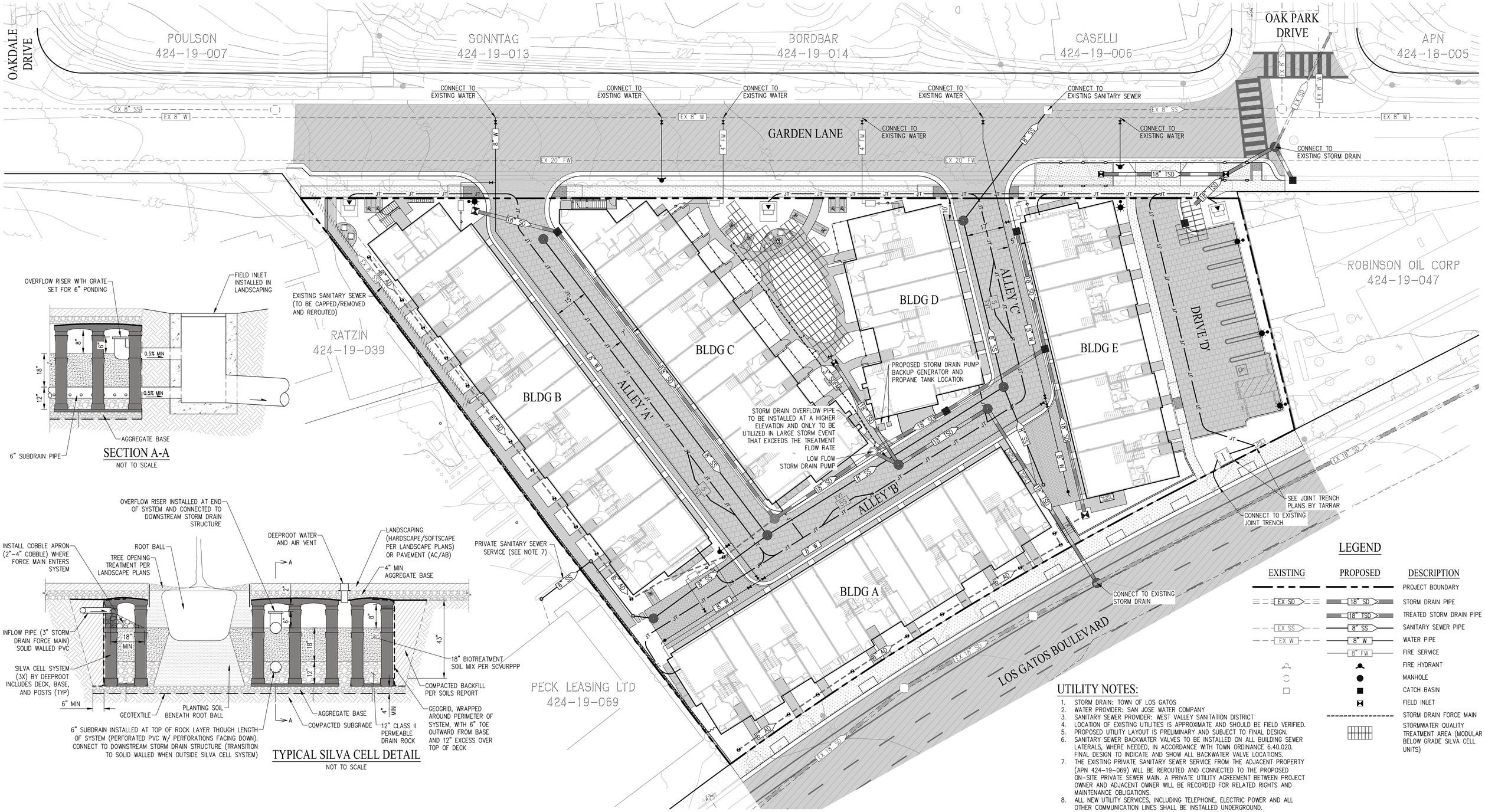
# PRELIMINARY GRADING & DRAINAGE PLAN C-5

0 20 40 60

SCALE: 1"=20'
DATE: 12.13.2024
PROJECT: 3867-000

©HUNT HALE JONES ARCHITECTS

H:\3867-000\ACAD\TM\PRELIMINARY GRADING & DRAINAGE.DWG







SECTION A-A

NOT TO SCALE




TYPICAL SILVA CELL DETAIL

NOT TO SCALE

## UTILITY NOTES:

1. STORM DRAIN: TOWN OF LOS GATOS
2. WATER PROVIDER: SAN JOSE WATER COMPANY
3. SANITARY SEWER PROVIDER: WEST VALLEY SANITATION DISTRICT
4. LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE FIELD VERIFIED.
5. PROPOSED UTILITY LAYOUT IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
6. SANITARY SEWER BACKWATER VALVES TO BE INSTALLED ON ALL BUILDING SEWER LATERALS, WHERE NEEDED, IN ACCORDANCE WITH TOWN ORDINANCE 6.40.020. FINAL DESIGN TO INDICATE AND SHOW ALL BACKWATER VALVE LOCATIONS.
7. THE EXISTING PRIVATE SANITARY SEWER SERVICE FROM THE ADJACENT PROPERTY (APN 424-19-069) WILL BE REROUTED AND CONNECTED TO THE PROPOSED ON-SITE PRIVATE SEWER MAIN. A PRIVATE UTILITY AGREEMENT BETWEEN PROJECT OWNER AND ADJACENT OWNER WILL BE RECORDED FOR RELATED RIGHTS AND MAINTENANCE OBLIGATIONS.
8. ALL NEW UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRIC POWER AND ALL OTHER COMMUNICATION LINES SHALL BE INSTALLED UNDERGROUND.

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | PROJECT BOUNDARY |
| EX SD | 18" SD | STORM DRAIN PIPE |
| | 18" TSD | TREATED STORM DRAIN PIPE |
| EX SS | 8" SS | SANITARY SEWER PIPE |
| EX W | 8" W | WATER PIPE |
| | 8" FW | FIRE SERVICE |
| | | FIRE HYDRANT |
| | | MANHOLE |
| | | CATCH BASIN |
| | | FIELD INLET |
| | | STORM DRAIN FORCE MAIN |
| | | STORMWATER QUALITY TREATMENT AREA (MODULAR BELOW GRADE SILVA CELL UNITS) |

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

TARRAR UTILITY CONSULTANTS

# PRELIMINARY UTILITY PLAN

C-6

SCALE: 1"=20'

DATE: 12.13.2024

PROJECT: 3867-000

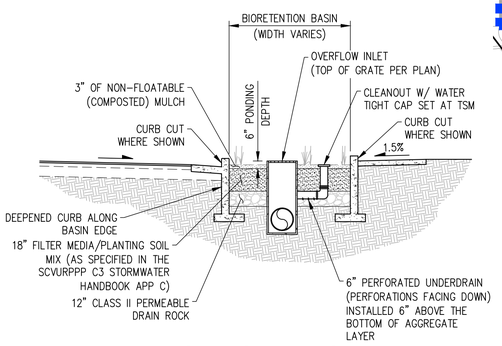
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H:\3867-000\ACAD\TM\PRELIMINARY UTILITY PLAN.DWG




STORMDRAIN MARKER
(OR APPROVED EQUAL)
NOT TO SCALE




TYPICAL BIORETENTION DETAIL
NOT TO SCALE

| a. Total Site Area: 66,890 (ft²) | | b. Total Land Area Disturbed During Construction: 75,732 (ft²) (including clearing, grading, stockpiling, or excavating) | | | |
|---|---|---|---|---|---|
| **Project Totals** | **Total Existing (Pre-project) Area (ft²)** | **Existing Area Retained[1] (ft²)** | **Existing Area Replaced[2] (ft²)** | **New Area Created[2] (ft²)** | **Total Post-Project Area (ft²)** |
| ***Impervious Area (IA)*** | | | | | |
| c. Total on-site IA | 55,923 | 0 | 42,682 | 0 | 42,682 |
| d. Total off-site IA[3] | 4,584 | | 4,584 | 0 | 4,584 |
| e. Total project IA | 60,507 | 0 | 47,266 | 0 | 47,266 |
| f. Total new and replaced IA | | | 47,266 | | |
| ***Pervious Area (PA)[4]*** | | | | | |
| g. Total on-site PA | 13,901 | | | | 26,726 |
| h. Total off-site PA[3] | 1,324 | | | | 1,740 |
| i. Total project PA | 15,225 | | | | 28,466 |
| **j. Total Project Area (2.e.+2.i.)** | 75,732 | | | | 75,732 |
| k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% | 58154% | | | | |

## SILVA CELLS SIZING SUMMARY

| DMA | TOTAL DMA AREA (SF) | TOTAL IMPERVIOUS AREA (SF) | PERVIOUS PAVEMENT (SF) | PERVIOUS LANDSCAPE AREA (SF) | EFFECTIVE IMPERVIOUS AREA (SF) | TREATMENT AREA REQUIRED (SF) | SF TREATMENT AREA / SILVA CELL | SILVA CELLS REQUIRED | TOTAL NUMBER OF SILVA CELLS PROVIDED |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 57,855 | 37,200 | 11,197 | 9,458 | 39,266 | 1,571 | 10 | 158 | 160 |
| 2 | 9,245 | 3,174 | 4,030 | 2,041 | 3,781 | 151 | 10 | 16 | 19 |
| TOTAL | 67,100 | 40,374 | 15,227 | 11,499 | 43,047 | 1,722 | – | 174 | 179 |

## BIORETENTION BASIN SIZING SUMMARY

| DMA[7] | TOTAL DMA AREA (SF) | TOTAL IMPERVIOUS AREA (SF) | TOTAL PERVIOUS AREA (SF) | EFFECTIVE IMPERVIOUS AREA (SF) | TREATMENT AREA REQUIRED (SF) | TREATMENT AREA PROVIDED (SF) |
|---|---|---|---|---|---|---|
| 3 | 9,327 | 7,825 | 1,502 | 7,975 | 319 | 325 |
| 4 | 1,857 | 1,378 | 479 | 1,426 | 57 | 98 |
| TOTAL | 11,184 | 9,203 | 1,981 | 9,401 | 376 | 423 |

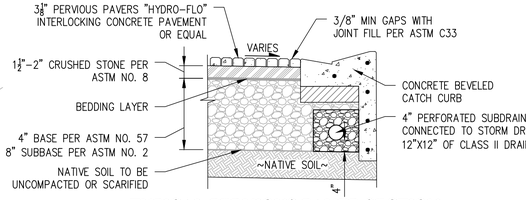
STORM DRAIN PUMP NOTE:
FINAL STORM DRAIN PUMP DETAILS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS. STORM DRAIN PUMP WILL INCLUDE A DUAL PUMP SYSTEM WITH A BACKUP POWER SOURCE. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PUMP AND OPERATION OF IT DURING AN OUTAGE.

PROJECT SOURCE CONTROL MEASURES:
1. BENEFICIAL LANDSCAPING
2. MAINTENANCE
3. STORM DRAIN LABELING (SEE DETAIL)

PROJECT SITE DESIGN MEASURES:
1. MINIMIZE IMPERVIOUS SURFACES
2. CLUSTER STRUCTURES/PAVEMENT
3. DISCONNECT DOWNSPOUTS
4. PERVIOUS PAVEMENT

NOTES:
1. STORMWATER TREATMENT SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 10% OF THE TRIBUTARY PERVIOUS AREAS (INCLUDING PERVIOUS PAVEMENT AND LANDSCAPED AREAS).
3. TREATMENT AREA REQUIRED IS EQUAL TO 4% OF THE EFFECTIVE IMPERVIOUS AREA (SIMPLIFIED SIZING METHOD).
4. PER MANUFACTURER GUIDELINES, EACH SILVA CELL MODULE IS ABLE TO PROVIDE 10 SF OF TREATMENT AREA.
5. ROOF DOWNSPOUTS, AREA DRAINS, UNDERDRAINS, CONVEYANCE PIPING, AND INLETS TO AND FROM PERVIOUS PAVEMENT AND SILVA CELL SYSTEM WILL BE DETAILED DURING THE CONSTRUCTION PHASE.
6. DETAILS FOR INLET STRUCTURES AND EROSION PROTECTION MEASURES FOR THE SILVA CELLS WILL BE INCLUDED IN THE CONSTRUCTION PHASE.
7. THERE IS 2,930 SF OF REGULATED OFF-SITE IMPERVIOUS AREA (DUE TO CURB, GUTTER, SIDEWALK INSTALLATION) WITHIN THE LOS GATOS BLVD RIGHT OF WAY WHICH IS UNABLE TO BE TREATED. IN-LIEU OF TREATMENT IS PROVIDED ALONG GARDEN LANE, WHERE 5,482 SF OF EXISTING OFF-SITE NON-REGULATED IMPERVIOUS AREA WILL BE TREATED VIA LID METHODS. DMA'S 3 & 4 HAVE BEEN SIZED APPROPRIATELY TO TREAT THIS ADDITIONAL AREA.

POULSON
424-19-007
SONNTAG
424-19-013
BORDBAR
424-19-014
CASELLI
424-19-006
OAK PARK DRIVE
APN
424-18-005
GARDEN LANE
5,482 SF OF EXISTING IMPERVIOUS AREA (NOT CREATED OR REPLACED) WITHIN DMA'S 3 & 4 WILL BE TREATED TO PROVIDE IN-LIEU OF TREATMENT.
STORMWATER TREATMENT FACILITES (BIORETENTION)
STORMWATER TREATMENT FACILITES (BIORETENTION)
STORMWATER TREATMENT FACILITES (SILVA CELLS)
STORMWATER TREATMENT FACILITES (SILVA CELLS)
ROBINSON OIL CORP
424-19-047
PECK LEASING LTD
424-19-069
BLDG A
BLDG B
BLDG C
BLDG D
BLDG E
DMA 1
DMA 2
DMA 3
DMA 4
ALLEY 'A'
ALLEY 'B'
ALLEY 'C'
DRIVE 'D'
LOW FLOW STORM DRAIN PUMP
STORM DRAIN OVERFLOW PIPE
2,930 SF OF IMPERVIOUS AREA NOT ABLE TO BE TREATED DUE TO EXISTING UNDERGROUND JOINT TRENCH FACILITIES AND LIMITED SPACE ALONG LOS GATOS BLVD FRONTAGE. IN-LIEU OF TREATMENT IS PROVIDED ON GARDEN LANE
LOS GATOS BOULEVARD
18" SD
EX 18" SD
EX SD
18" TSD
6" AD




TYPICAL PERVIOUS PAVER SECTION
(TO BE CONFIRMED WITH FINAL DESIGN)
NOT TO SCALE

LEGEND
- PROJECT BOUNDARY
- DRAINAGE MANAGEMENT AREA
- DIRECTION OF DRAINAGE
- EXISTING STORM DRAIN
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STORM DRAIN PIPE
- TREATED STORM DRAIN PIPE
- MANHOLE
- CATCH BASIN
- FIELD INLET
- CURB CUT
- IMPERVIOUS AREA
- PERVIOUS PAVEMENT
- STORMWATER QUALITY TREATMENT AREA (MODULAR BELOW GRADE SILVA CELL UNITS)
- STORMWATER QUALITY TREATMENT AREA (BIORETENTION)
- DMA 1 — DMA ID

City Ventures

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LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

# PRELIMINARY STORMWATER CONTROL PLAN

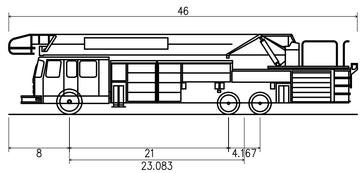
C-7

SCALE: 1"=20'
DATE: 12.13.2024
PROJECT: 3867-000

0 20 40 60

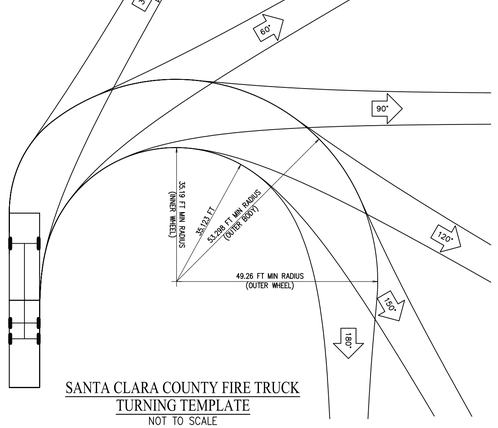
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| | |
|---|---|
| OVERALL LENGTH | 46.000FT |
| OVERALL WIDTH | 8.000FT |
| OVERALL BODY HEIGHT | 10.559FT |
| MIN BODY GROUND CLEARANCE | 0.990FT |
| TRACK WIDTH | 8.333FT |
| LOCK-TO-LOCK TIME | 7.00s |
| MAX WHEEL ANGLE | 33.00° |

SANTA CLARA COUNTY FIRE TRUCK
NOT TO SCALE




SANTA CLARA COUNTY FIRE TRUCK
TURNING TEMPLATE
NOT TO SCALE

OAKDALE DRIVE
POULSON
424-19-007
SONNTAG
424-19-013
BORDBAR
424-19-014
CASELLI
424-19-006
APN
424-18-005
OAK PARK DRIVE
EX FH
EX 8" W
EXISTING 45' RIGHT-OF-WAY
EXISTING 53' RIGHT-OF-WAY
GARDEN LANE
8" W
4" FW
205'
EX 20" FW
FDC
PROPOSED FH #1
PROPOSED FH #2
PIV (TYP)
RATZIN
424-19-039
ROBINSON OIL CORP
424-19-047
BLDG B
BLDG C
BLDG D
BLDG E
ALLEY 'A'
ALLEY 'B'
ALLEY 'C'
DRIVE 'D'
28' TC-TC
26' TC-TC
24' TC-TC
8" W
6" W
167'
248'
25'
18'
PROPOSED FH #3
20'
BLDG A
LOS GATOS BOULEVARD
PECK LEASING LTD
424-19-069
109'
EXFH
90'

## LEGEND:

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE TRUCK BODY
- DIRECTION OF TRAVEL
- AERIAL APPARATUS STAGING AREA
- FIRE AERIAL APPARATUS ACCESS (MINIMUM ONE PARALLEL SIDE PER THE CA FIRE CODE APPENDIX D SECTION D105.3)
- 315' RADIUS CENTERED ON HYDRANT

## NOTES:

1. THREE (3) NEW PUBLIC HYDRANTS TO BE PROVIDED WITH THE PROJECT.
2. NO COMBUSTIBLE CONSTRUCTION PRIOR TO HYDRANT INSTALLATION.
3. ALL CURBS TO BE PAINTED RED AND MARKED AS FIRE LANE/NO PARKING PER SECTION 22500.1 OF CALIFORNIA VEHICLE CODE.

## FIRE FLOW:

1. THE REQUIRED FIRE FLOW FOR THIS PROJECT IS 4,000 GPM AT 20 PSI RESIDUAL PRESSURE. AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE INSTALLED, THUS REDUCING THE FIRE FLOW BY 25%. THEREFORE, THE REQUIRED FIRE FLOW IS 3,000 GPM AT 20 PSI RESIDUAL PRESSURE FROM A FIRE HYDRANT LOCATED WITHIN 400' OF THE FARTHEST EXTERIOR CORNER OF THE PROPOSED STRUCTURES. FIRE HYDRANTS SHALL BE LOCATED WITH MAXIMUM DISTANCE OF 315' FROM THE BUILDING FRONTAGE, 500' MAX BETWEEN HYDRANTS, AND 100' MAX FROM THE FDC.

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# PRELIMINARY FIRE ACCESS PLAN

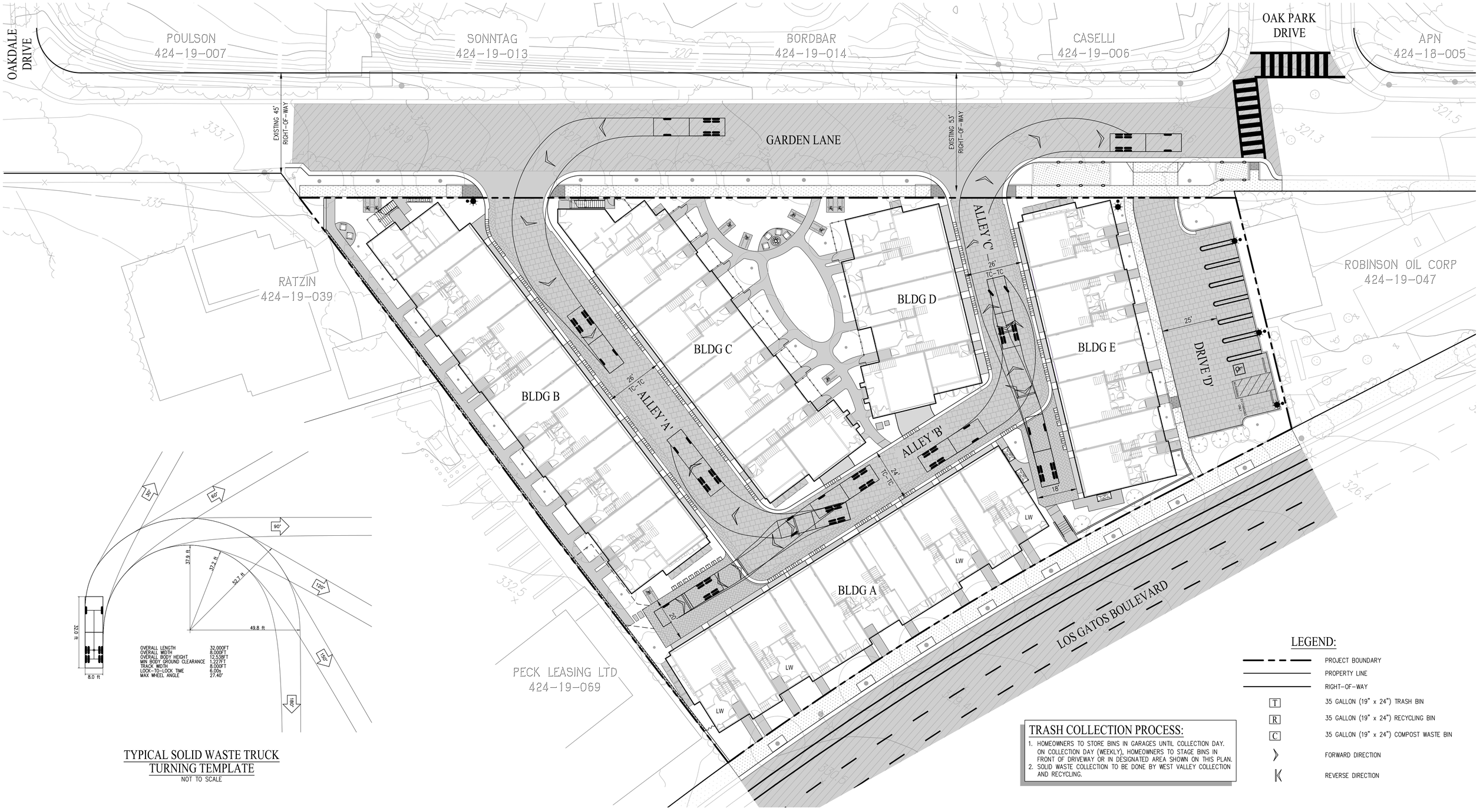
C-8

SCALE: 1"=20'
DATE: 12.13.2024
PROJECT: 3867-000

0 20 40 60

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H:\3867-000\ACAD\TM\FIRE ACCESS PLAN.DWG







TYPICAL SOLID WASTE TRUCK TURNING TEMPLATE

NOT TO SCALE

## TRASH COLLECTION PROCESS:

1. HOMEOWNERS TO STORE BINS IN GARAGES UNTIL COLLECTION DAY. ON COLLECTION DAY (WEEKLY), HOMEOWNERS TO STAGE BINS IN FRONT OF DRIVEWAY OR IN DESIGNATED AREA SHOWN ON THIS PLAN.
2. SOLID WASTE COLLECTION TO BE DONE BY WEST VALLEY COLLECTION AND RECYCLING.

## LEGEND:

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- [T] 35 GALLON (19" x 24") TRASH BIN
- [R] 35 GALLON (19" x 24") RECYCLING BIN
- [C] 35 GALLON (19" x 24") COMPOST WASTE BIN
- FORWARD DIRECTION
- REVERSE DIRECTION

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# PRELIMINARY TRASH MANAGEMENT PLAN C-9

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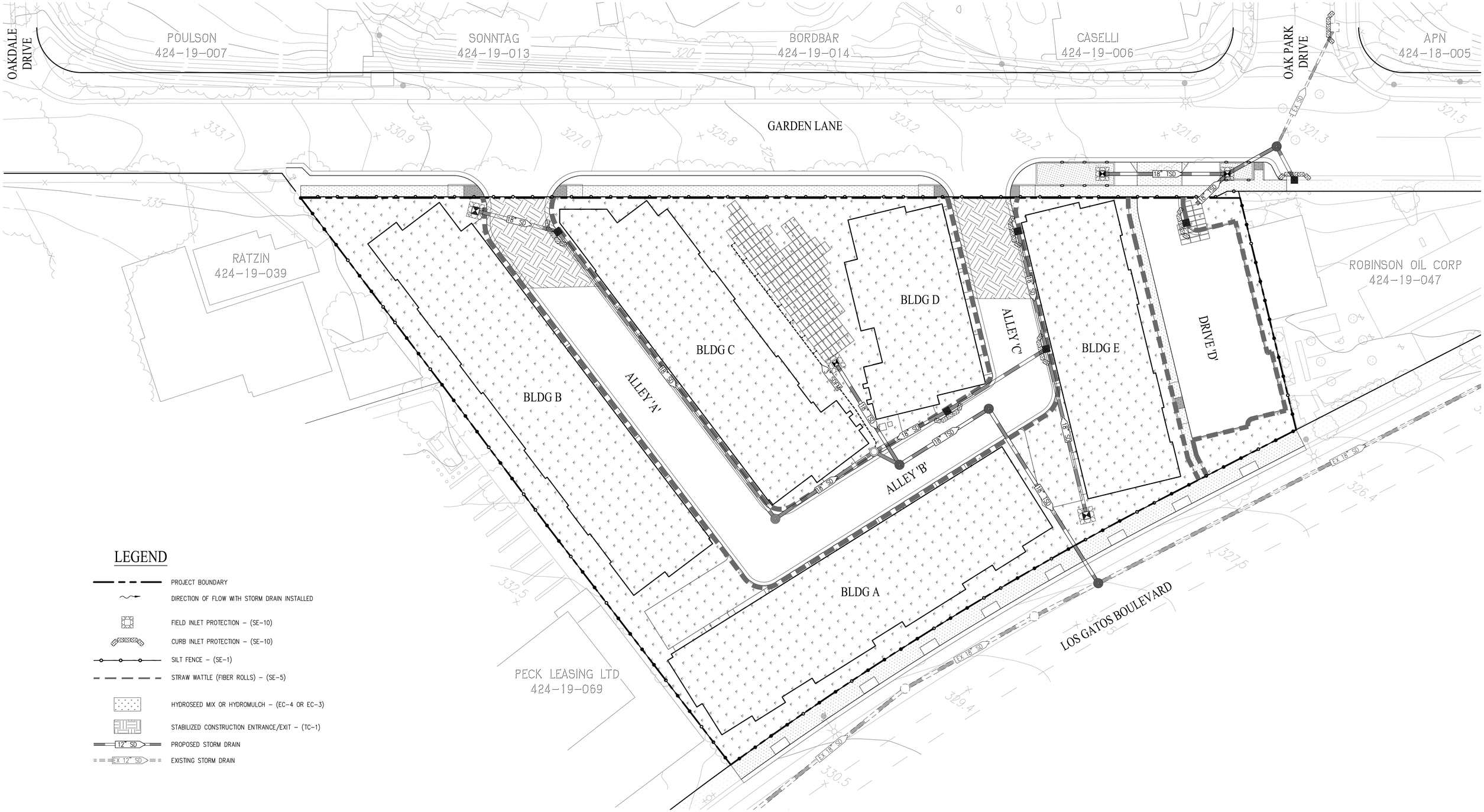
SCALE: 1"=20'

DATE: 12.13.2024

PROJECT: 3867-000

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H:\3867-000\ACAD\TM\TRASH MANAGEMENT PLAN.DWG




## LEGEND

- PROJECT BOUNDARY
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- FIELD INLET PROTECTION – (SE-10)
- CURB INLET PROTECTION – (SE-10)
- SILT FENCE – (SE-1)
- STRAW WATTLE (FIBER ROLLS) – (SE-5)
- HYDROSEED MIX OR HYDROMULCH – (EC-4 OR EC-3)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC-1)
- 12" SD — PROPOSED STORM DRAIN
- EX 12" SD — EXISTING STORM DRAIN

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# PRELIMINARY EROSION CONTROL PLAN

C-10

SCALE: 1"=20'

DATE: 12.13.2024

PROJECT: 3867-000

0 20 40 60

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H:\3867-000\ACAD\TM\PRELIMINARY EROSION CONTROL PLAN.DWG

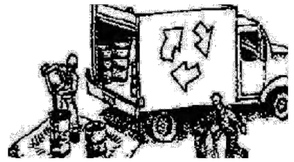
Santa Clara Valley *Urban Runoff* Pollution Prevention Program

# 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



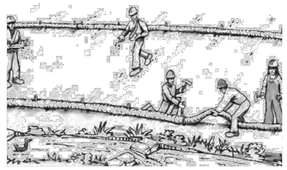
### Vehicle and Equipment Maintenance

- ❑ 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



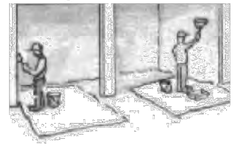
### Paving

- ❑ 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

City Ventures

LOS GATOS GREEN
LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

BLUEPRINT FOR A CLEAN BAY

C-11

0 30 60 90

DATE: 12.13.2024
PROJECT: 3867-000

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H:\3867-000\ACAD\TM\CLEAN BAY BLUEPRINT.DWG

## PLANTING ARCHETYPES

STREET TREES (GARDEN LANE)
MEDIUM CANOPY TREES USED TO PROVIDE SHADE AND A CONSISTENT STREET-SCAPE, CREATING STRUCTURE AND IDENTIFY FOR THE PROJECT.
ULMUS PROPINQUA 'JFS-BIEBERICH' / EMERALD SUNSHINE® ELM

EVERGREEN ACCENT
SMALL/MEDIUM TREES SUITABLE FOR PLANTING ADJACENT BUILDINGS AND OTHER NARROW SPACES.
LAURUS NOBILIS / SWEET BAY
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA

FLOWERING ACCENT
SMALL/MEDIUM TREES, USED TO DENOTE WALKWAYS, TRANSITIONS BETWEEN PUBLIC & SEMI-PUBLIC REALMS.
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE

FRUITING ORCHARD TREES
URBAN ORCHARD TREES AT "CITRUS GROVE" COMMUNITY SPACE, FWARF VARIETIES
CITRUS X VAR. / DWARF CITRUS AS AVAILABLE

STREET TREES (LOS GATOS BLVD.)
PLANTED IN NEW, LARGER TREE WELLS, WITH ROOT BARRIERS AND DEEP ROOT IRRIGATION. USED SPECIFICALLY TO MATCH EXISTING TREES AND SPACING ACROSS LOS GATOS BLVD, CREATING A CONSISTENT AND SYMMETRICAL ALLEE.
PLATANUS X ACERIFOLIA `COLUMBIA` / LONDON PLANE TREE

TURF
TURF SOD / DROUGHT TOLERANT FESCUE BLEND

SHRUBS AND GROUNDCOVER

SHRUBS AND GROUNDCOVER (OFF-SITE, WITHIN THE ROW. TO BE INSTALLED, IRRIGATED, AND MAINTAINED WITH THIS PROJECT)

## BICYCLE PARKING

SHORT-TERM (CLASS II): (STD. A.2)
REQUIRED: 55 (1/UNIT),
PROVIDED: 20 (GREATER THAN 20 REQUIRES 50% COVERED)

LONG-TERM (CLASS I): (STD A.3)
REQUIRED: 10 (1/UNIT W/O A A GARAGE)
PROVIDED: 12

## LANDSCAPE AREAS:

COMMUNITY RECREATION SPACE: (STD. A.11.1.c.ii)
AREA REQUIRED: 5,500 SF (100 SF / RESIDENTIAL UNIT X 55 UNITS)
AREA PROVIDED: 5,886 SF
CENTRAL COURTYARD: 4,267 SF
CITRUS GROVE: 1,178 SF
MEDITATION GARDEN: 440 SF
SHADE REQUIRED: 825 SF (15% )
SHADE PROVIDED: 1,513 SF (28%)

TOTAL LANDSCAPE AREA: (STD. A.11.1.a)
SITE AREA: 68,151 SF
LANDSCAPE REQUIRED: 13,630 SF (20%)
LANDSCAPE PROVIDED: 10,127 SF (15%), ***WAIVER REQUIRED***

PRIVATE RECREATION SPACE: (STD. A.11.1.b)
REQUIRED: MIN. 60 SF AT EACH GROUND-FLOOR UNIT
PROVIDED: 816 SF
BUILDING A: NOT FEASIBLE, ***WAIVER REQUIRED***
BUILDING B: NOT FEASIBLE, ***WAIVER REQUIRED***
BUILDING C: 640 SF
BUILDING D: 176 SF
BUILDING E: NOT FEASIBLE, ***WAIVER REQUIRED***

REQUIRED: MIN. 60 SF AT EACH ABOVE-GROUND UNIT
REFER TO ARCHITECTURAL DRAWINGS FOR CALCULATIONS

FRONT SETBACK AREA (STD. A.8.1)
APPLICABLE TO BUILDING A ONLY

## COMMUNITY RECREATION SPACE SHADE

MEDITATION GARDEN



CENTRAL COURTYARD



CITRUS GROVE






City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

## PRELIMINARY LANDSCAPE PLAN

# L1

SCALE: 1" = 20'-0"
DATE: 10.23.2024
PROJECT: 317076.00

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## LEGEND

VTA TRANSIT STOP

CLASS I (LONG-TERM) BICYCLE PARKING

CLASS II (SHORT-TERM) BICYCLE PARKING

ACCESSIBLE PATH OF TRAVEL (MIN. 4' CLEAR). ACCESSIBLE ROUTE AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT A 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, AS MEASURED WITH A 2' LEVEL, UNLESS OTHERWISE INDICATED. ACCESSIBLE ROUTE SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL (ABOVE 27" BUT LESS THAN 80" HIGH).

ALTERNATE PEDESTRIAN ROUTE (DIFFERENTIATED WITH DISTINCT PAVER PATTERN WHERE SHARED ACCESS OCCURS WITHIN ALLEY)




City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

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TARRAR UTILITY CONSULTANTS

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## CIRCULATION EXHIBIT

# L2

SCALE: 1" = 20'-0"

DATE: 10.23.2024

PROJECT: 317076.00

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## LANDSCAPE DESIGN STATEMENT

LOS GATOS GREEN IS A TRADITIONALLY STYLED DEVELOPMENT OF NEW TOWNHOMES DESIGNED AROUND ACTIVE LIFESTYLES. COMMUNITY IS CREATED AROUND A CENTRAL COURTYARD, REPLETE WITH FIREPIT, MOVEABLE FURNISHINGS, OPEN RECREATIONAL LAWN, AND SHADE TREES THAT ALL SAY "SIT AND STAY A WHILE." A GROVE OF CITRUS TREES CREATES AN OASIS OF EDIBLE PLANTING, WHILE A MEDITATION GARDEN TUCKED AWAY FROM THE BUSTLE OF BUSY STREETS OFFERS A PLACE FOR CONTEMPLATION AND QUIET CONVERSATIONS.

CONSISTENT TREES AT EACH STREET FRONTAGE PROVIDE A WELCOMING PRESENCE AND VISUAL IDENTITY. LONDON PLANE TREES MIRROR EXISTING DEVELOPMENT ACROSS LOS GATOS BLVD, WHILE A SMALLER, IMPROVED VARIETY OF ELM IS APPROPRIATELY SCALED FOR GARDEN LANE. A MIXTURE OF FLOWERING CRAPE MYRTLES AND EVERGREEN DWARF MAGOLIAS ENSURE THAT FLOWERS AND FOLIAGE ARE ATTRACTIVE YEAR ROUND. AT THE GROUND PLANE, BOXWOOD, ROSES, LAVENDER, AND MOCK ORANGE ARE A FEAST FOR THE SENSES, WHILE RECALLING TRADITIONAL GARDEN FORMS COMMON TO THE ARCHITECTURAL VERNACULAR.

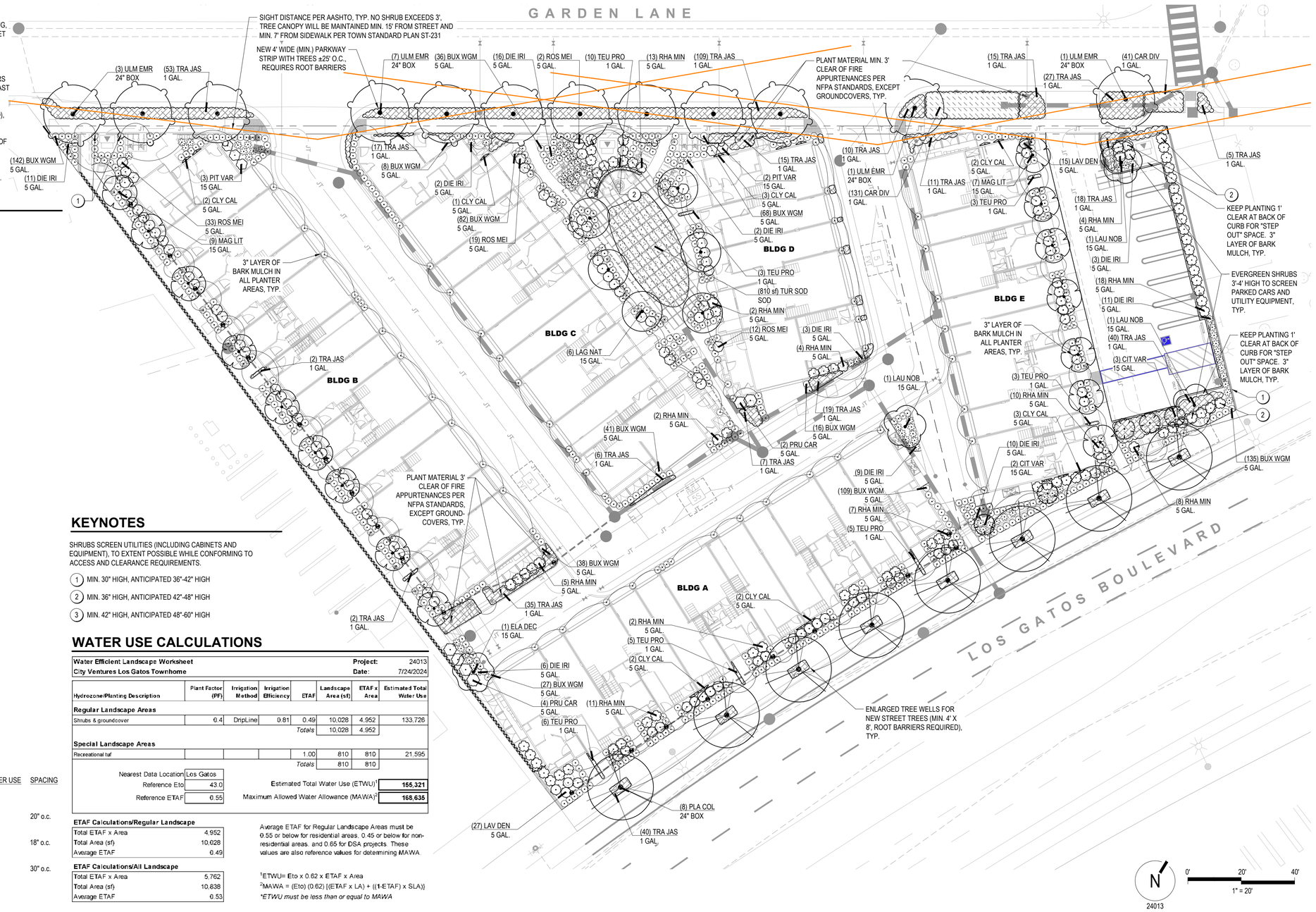
IRRIGATION WILL BE PROVIDED VIA A CENTRAL, COMMON SYSTEM. PER THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO), A "SMART" SELF-ADJUSTING CONTROLLER, MASTER VALVE, FLOW SENSOR, COMBINATION OF INLINE DRIP AND MULTI-TRAJECTORY MULTI-STREAM ROTATING (MTMSR) NOZZLES, AND DEDICATED HYDROZONES BASED ON WATER USE AND PLANT TYPE WILL ENSURE THAT WATER IS USED EFFICIENTLY, AND ONLY WHERE IT'S NEEDED. WATER CONSERVATION WILL BE ENHANCED BY A MINIMUM OF 3" OF BARK MULCH, TO INCLUDE RECYCLED CONTENT PER SB 1383.

WHERE PROVIDED AT BUILDINGS C AND D, COURTYARDS LOW PICKET FENCES AND GATES ENSURE VISIBILITY (MINIMUM 50% OPEN), WHILE PROTECTING PRIVACY. LANDSCAPE WITHIN THESE COURTYARDS WILL BE IRRIGATED AND MAINTAINED BY EACH HOMEOWNER.

## PRELIMINARY PLANTING LEGEND

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | SIZE |
|---|---|---|---|---|
| TREES | | | | |
| | CIT VAR | CITRUS X VAR. / DWARF CITRUS AS AVAILABLE<br>WUCOLS (M), DWARF VARIETIES | 15 GAL. | |
| | ELA DEC | ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY TREE<br>WUCOLS (M), 30'H X 15-25'W | 15 GAL. | |
| | LAG NAT | LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE<br>WUCOLS (L), 20'H X 20'W | 15 GAL. | |
| | LAU NOB | LAURUS NOBILIS / SWEET BAY<br>WUCOLS (L), 30'H X 10-25'W | 15 GAL. | |
| | MAG LIT | MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA<br>WUCOLS (M), 20-25'H X 10-15'W, SELECTED FOR SMALL NARROW FORM DUE TO AVAILABLE PLANTER AREA | 15 GAL. | |
| | PLA COL | PLATANUS X ACERIFOLIA `COLUMBIA` / LONDON PLANE TREE<br>WUCOLS (L), 30-35' H X 30-35'W, USED SPECIFICALLY TO MATCH EXISTING TREES ACROSS LOS GATOS BLVD. | 24" BOX | |
| | ULM EMR | ULMUS PROPINQUA 'JFS-BIEBERICH' / EMERALD SUNSHINE® ELM<br>WUCOLS (L), 35'H X 25'W | 24" BOX | |
| SHRUBS | | | | |
| | BUX WGM | BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD<br>WUCOLS (M), 2-3'H X 2-3'W (PRUNED) | 5 GAL. | |
| | CLY CAL | CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE<br>WUCOLS (M), 15-25'H X 10-20'W | 5 GAL. | |
| | DIE IRI | DIETES IRIDIOIDES / FORTNIGHT LILY<br>WUCOLS (L), 2-3'H X3-4'H | 5 GAL. | |
| | LAV DEN | LAVANDULA DENTATA / FRENCH LAVENDER<br>WUCOLS (L), 2-3'H X 4-5'W | 5 GAL. | |
| | PIT VAR | PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE<br>WUCOLS (L), 3-4'H X 4'W (PRUNED) | 15 GAL. | |
| | PRU CAR | PRUNUS CAROLINIANA / CAROLINA CHERRY LAUREL<br>WUCOLS (L), 8-10'H X 6-8'W | 5 GAL. | |
| | RHA MIN | RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN<br>WUCOLS (L), 3-4'H X 3-4'W | 5 GAL. | |
| | ROS MEI | ROSA X `MEIRADENA` / ICECAP™ FLORIBUNDA ROSE<br>WUCOLS (M), 3'H X 4'W | 5 GAL. | |

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | WATER USE | SPACING |
|---|---|---|---|---|---|
| GROUND COVERS | | | | | |
| | CAR DIV | CAREX DIVULSA / EUROPEAN GREY SEDGE<br>WUCOLS (M) | 1 GAL. | M | 20" o.c. |
| | TEU PRO | TEUCRIUM CHAMAEDRYS `PROSTRATUM` / PROSTRATE GERMANDER<br>WUCOLS (L), 4-6"H X 3-4'W | 1 GAL. | | 18" o.c. |
| | TRA JAS | TRACHELOSPERMUM JASMINOIDES / STAR JASMINE<br>WUCOLS (M), 1-2' T. X 6-8' W. | 1 GAL. | | 30" o.c. |
| | TUR SOD | TURF SOD / DROUGHT TOLERANT FESCUE BLEND<br>WUCOLS (H) | SOD | | |




## KEYNOTES

SHRUBS SCREEN UTILITIES (INCLUDING CABINETS AND EQUIPMENT), TO EXTENT POSSIBLE WHILE CONFORMING TO ACCESS AND CLEARANCE REQUIREMENTS.

1. MIN. 30" HIGH, ANTICIPATED 36"-42" HIGH
2. MIN. 36" HIGH, ANTICIPATED 42"-48" HIGH
3. MIN. 42" HIGH, ANTICIPATED 48"-60" HIGH

## WATER USE CALCULATIONS

**Water Efficient Landscape Worksheet** — **Project:** 24013
**City Ventures Los Gatos Townhome** — **Date:** 7/24/2024

| Hydrozone/Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency | ETAF | Landscape Area (sf) | ETAF x Area | Estimated Total Water Use |
|---|---|---|---|---|---|---|---|
| **Regular Landscape Areas** | | | | | | | |
| Shrubs & groundcover | 0.4 | DripLine | 0.81 | 0.49 | 10,028 | 4,952 | 133,726 |
| | | | | *Totals* | 10,028 | 4,952 | |
| **Special Landscape Areas** | | | | | | | |
| Recreational turf | | | | 1.00 | 810 | 810 | 21,595 |
| | | | | *Totals* | 810 | 810 | |

| | | | |
|---|---|---|---|
| Nearest Data Location | Los Gatos | | |
| Reference Eto | 43.0 | Estimated Total Water Use (ETWU)[1] | **155,321** |
| Reference ETAF | 0.55 | Maximum Allowed Water Allowance (MAWA)[2] | **168,635** |

**ETAF Calculations/Regular Landscape**

| | |
|---|---|
| Total ETAF x Area | 4,952 |
| Total Area (sf) | 10,028 |
| Average ETAF | 0.49 |

**ETAF Calculations/All Landscape**

| | |
|---|---|
| Total ETAF x Area | 5,762 |
| Total Area (sf) | 10,838 |
| Average ETAF | 0.53 |

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas. 0.45 or below for non-residential areas. and 0.65 for DSA projects. These values are also reference values for determining MAWA.

[1]ETWU= Eto x 0.62 x ETAF x Area
[2]MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
**ETWU must be less than or equal to MAWA*

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

## PRELIMINARY PLANTING PLAN

# L3

SCALE: 1" = 20'-0"
DATE: 10.23.2024
PROJECT: 317076.00

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| BOTANICAL / COMMON NAME | WATER USE | SIZE AT PLANTING | SIZE AT MATURITY | TREE CATEGORY |
|---|---|---|---|---|
| Pistacia chinensis `Red Push` / Red Push Pistache | L | 10'H X 6'W | 35'H X 30'W | |
| Platanus x Acerifolia `Columbia` / London Plane Tree | M | 10'H X 6'W | 50'H X 40'W | |
| Tilia cordata / Littleleaf Linden | M | 10'H X 6'W | 50'H X 40'W | CANOPY TREES |
| Ulmus parvifolia / Chinese Elm | L | 10'H X 6'W | 40'H X 40'W | |
| Zelkova serrata 'Village Green' / Village Green Japanese Zelkova | M | 10'H X 6'W | 50'H X 50'W | |
| Arbutus x 'Marina' / Marina Strawberry Tree | L | 8'H X 5'W | 25'H X 15'W | EVERGREEN ACCENT TREES |
| Laurus nobilis / Sweet Bay | L | 8'H X 5'W | 12'H X 15'W | |
| Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle | L | 8'H X 5'W | 20'H X 20'W | FLOWERING ACCENT TREES |
| Citrus x Var. / Citrus As Available | M | 6'H X 4'W | 15'H X 10'W | FRUITING & ORCHARD TREES |

| BOTANICAL / COMMON NAME | WATER USE | SIZE AT PLANTING | SIZE AT MATURITY | SHRUB CATEGORY |
|---|---|---|---|---|
| Arbutus unedo 'Compacta' / Compact Strawberry Tree | L | 3'H X 3'W | 8'H X 6'W | |
| Arctostaphylos densiflora `Howard Mcminn` / Howard Mcminn Manzanita | L | 3'H X 3'W | 8'H X 8'W | |
| Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush | L | 3'H X 3'W | 10'H X 8'W | |
| Feijoa sellowiana / Pineapple Guava | M | 3'H X 3'W | 10'H X 8'W | |
| Heteromeles arbutifolia / Toyon | L | 3'H X 3'W | 10'H X 10'W | |
| Laurus nobilis 'Saratoga' / Saratoga Sweet Bay | L | 3'H X 3'W | 15'H X 15'W | |
| Ligustrum japonicum 'Texanum' / Texas Japanese Privet | M | 3'H X 3'W | 12'H X 8'W | |
| Olea europaea `Little Ollie` / Little Ollie Olive | VL | 2'H X 2'W | 6'H X 6'W | |
| Photinia x fraseri / Photinia | M | 3'H X 3'W | 18'H X 12'W | |
| Pittosporum tobira `Variegata` / Variegated Mock Orange | L | 2'H X 2'W | 10'H X 12'W | LARGE EVERGREEN SHRUBS |
| Podocarpus macrophyllus `Maki` / Maki Yew Podocarpus | M | 2'H X 2'W | 10'H X 4'W | |
| Prunus caroliniana `Bright `N Tight` Tm / Bright `N Tight Carolina Laurel | L | 3'H X 3'W | 10'H X 8'W | |
| Prunus laurocerasus `Compacta` / Compact English Laurel | M | 3'H X 3'W | 10'H X 10'W | |
| Rhamnus californica `Eve Case` / California Coffeeberry | L | 3'H X 3'W | 8'H X 8'W | |
| Rhaphiolepis x 'Montic' / Majestic Beauty Indian Hawthorn | L | 3'H X 3'W | 4'H X 5'W | |
| Teucrium fruticans `Azureum` / Azure Bush Germander | L | 3'H X 3'W | 6'H X 6'W | |
| Viburnum tinus 'Compactum' / Compact Laurustinus | M | 3'H X 3'W | 5'H X 6'W | |
| Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary | L | 3'H X 3'W | 4'H X 4'W | |
| Xylosma congestum 'Compacta' / Compact Xylosma | L | 3'H X 3'W | 6'H X 6'W | |

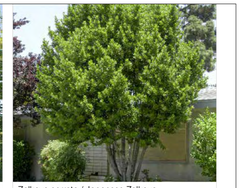

Pistacia c. `Red Push` / Red Push Pistache


Platanus x A. `Columbia` / London Plane Tree


Tilia cordata / Littleleaf Linden


Ulmus parvifolia / Chinese Elm


Zelkova serrata / Japanese Zelkova


Zelkova serrata / Japanese Zelkova


Lagerstroemia i. x f. `Natchez` / Crape Myrtle


Citrus x aurantiifolia / Key Lime


Citrus r. 'Owari' / Owari Satsuma Mandarin Tree


Citrus kumquat / Kumquat Tree


Citrus l. 'Improved Meyer' / Impproved Meyer Lemon


Citrus sinesis 'Moro' / Blood Orange Tree


Arctostaphylos d. `Howard Mcminn` / Manzanita


Dodonaea v. 'Purpurea' / Purple Hopseed Bush


Feijoa sellowiana / Pineapple Guava


Heteromeles arbutifolia / Toyon


Ligustrum j. `Texanum` / Texas Japanese Privet


Olea europaea `Little Ollie` / Little Ollie Olive


Photinia X Fraseri / Photinia


Pittosporum t. `Variegata` / Var. Mock Orange


Podocarpus m. `Maki` / Maki Yew Podocarpus


Prunus l. `Compacta` / Compact English Laurel


Rhamnus c. `Eve Case` / California Coffeeberry


Rhaph. X 'Montic' / Majestic Beauty Hawthorn


Teucrium f. `Azureum` / Azure Bush Germander


Viburnum t. 'Compactum' / Compact Laurustinus


Westringia f. 'Morning Light' / Coast Rosemary


Xylosma c. 'Compacta' / Compact Xylosma

Note: Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

## CONCEPTUAL PLANT PALETTE - TREES & LARGE SHRUBS

L4

SCALE: 1" = 20'-0"

DATE: 10.23.2024

PROJECT: 317076.00

©HUNT HALE JONES ARCHITECTS

| BOTANICAL / COMMON NAME | WATER USE | SHRUB CATEGORY |
|---|---|---|
| Abelia x grandiflora 'Canyon Creek' / Canyon Creek Glossy Abelia | M | |
| Achillea millefolium / Common Yarrow | L | |
| Agapanthus africanus 'Blue' / Blue African Lily | M | |
| Anigozanthos spp. / Kangaroo Paw | L | |
| Bulbine frutescens / Bulbine | L | |
| Buxus spp. / Boxwood | M | |
| Callistemon viminalis 'Better John' / Better John Weeping Bottlebrush | L | |
| Camellia sasanqua `Shishi Gashira` / Shishi Gashira Camellia | M | |
| Carpenteria californica / Bush Anemone | M | |
| Ceanothus maritimus 'Valley Violet' / Valley Violet Maritime Ceanothus | L | |
| Cistus spp. / Rockrose | L | |
| Coleonema pulchrum 'Dwarf Pink' / Dwarf Pink Breath Of Heaven | M | |
| Dianella spp. / Flax Lily | M | |
| Dietes iridioides / Fortnight Lily | L | |
| Erigeron glaucus 'Wr' / Wayne Roderick Seaside Daisy | L | |
| Escallonia x 'Compacta' / Compact Escallonia | M | |
| Gardenia jasminoides 'Veitchii' / Everblooming Gardenia | M | |
| Grevillea x 'Noellii' / Noel Grevillea | L | |
| Hemerocallis x 'Stella De Oro' / Stella De Oro Daylily | M | |
| Hesperaloe parviflora 'Perpa' / Brakelights Red Yucca | L | |
| Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly | M | |
| Ilex vomitoria 'Nana' / Dwarf Yaupon Holly | L | SHRUBS & GROUNDCOVERS |
| Lavandula dentata spp. / Lavender | L | |
| Leucadendron x 'Safari Sunset' / Safari Sunset Conebush | L | |
| Liriope muscari 'Big Blue' / Big Blue Lilyturf | M | |
| Loropetalum chinense rubrum `Fire Dance` / Purple Leaf Fringe Flower | L | |
| Pelargonium spp. / Geranium | L | |
| Philadelphus lewisii / Wild Mockorange | M | |
| Phormium spp. / New Zealand Flax | L | |
| Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum | L | |
| Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel | M | |
| Punica granatum 'Nana' / Dwarf Pomegranate | L | |
| Rhaphiolepis indica 'Jack Evans' / Jack Evans Indian Hawthorn | L | |
| Rhaphiolepis indica `Pink Dancer` / Indian Hawthorne | L | |
| Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn | L | |
| Rosa floribunda / Floribunda Rose | M | |
| Rosmarinus officinalis `Collingwood Ingram` / Rosemary | L | |
| Salvia spp. / Sage | L | |
| Santolina chamaecyparissus / Lavender Cotton | L | |
| Spiraea x Bumalda `Anthony Waterer` / Anthony Waterer Spiraea | M | |
| Teucrium fruticans `Azureum` / Azure Bush Germander | L | |
| Westringia fruticosa spp. / Coast Rosemary | L | |
| Zauschneria californica 'Catalina' / Catalina California Fuchsia | L | |
| Clytostoma callistegioides / Violet Trumpet Vine | M | |
| Hardenbergia violacea / Lilac Vine | M | VINES |
| Jasminum polyanthum / Pink Jasmine | M | |
| Rosa x 'Cecile Brunner' / Cecile Brunner Climbing Rose | M | |

Note: Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.


Abelia X g. 'Canyon Creek' / Glossy Abelia


Achillea millefolium / Common Yarrow


Agapanthus africanus 'Blue' / Blue African Lily


Anigozanthos spp. / Kangaroo Paw


Bulbine frutescens / Bulbine


Buxus spp. / Boxwood


Callistemon v. 'Better John' / Bottlebrush


Camellia s. `Shishi Gashira` / Camellia


Carpenteria californica / Bush Anemone


Ceanothus m. 'Valley Violet' / Ceanothus

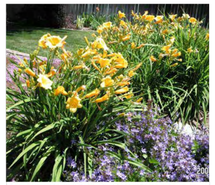

Coleonema p. 'Dwarf Pink' / Breath Of Heaven


Dianella spp. / Flax Lily


Erigeron g. 'Wr' / Wayne Roderick Seaside Daisy


Gardenia jasminoides 'Veitchii' / Everblooming Gardenia


Grevillea X 'Noellii' / Noel Grevillea


Hemerocallis X 'Stella De Oro' / Daylily


Hesperaloe p. 'Perpa' / Brakelights Red Yucca


Ilex crenata 'Sky Pencil' / Japanese Holly


Ilex vomitoria 'Nana' / Dwarf Yaupon Holly


Lavandula dentata spp. / Lavender


Leucadendron X 'Safari Sunset' / Conebush


Liriope muscari 'Big Blue' / Big Blue Lilyturf


Loropetalum r. `Fire Dance` / Fringe Flower


Pelargonium spp. / Geranium


Philadelphus lewisii / Wild Mockorange


Phormium spp. / New Zealand Flax


Pittosporum t. 'Wheeler's Dwarf' / Pittosporum


Prunus l. 'Otto Luyken' / English Laurel


Punica granatum 'Nana' / Dwarf Pomegranate


Rhaphiolepis i. 'Jack Evans' / Indian Hawthorn


Rhaphiolepis i. `Pink Dancer` / Hawthorne


Rosa floribunda / Floribunda Rose


Zauschneria c.'Catalina' / California Fuchsia


Clytostoma callistegioides / Violet Trumpet Vine


Hardenbergia violacea / Lilac Vine


Rosa X 'Cecile Brunner' / Climbing Rose

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

CONCEPTUAL PLANT PALETTE
SHRUBS, GROUNDCOVERS, AND VINES

L5

SCALE: 1" = 20'-0"
DATE: 10.23.2024
PROJECT: 317076.00

©HUNT HALE JONES ARCHITECTS

## SITE FURNISHINGS



POLE LIGHT (OR EQUAL): TOLBOD 11.4 POST BY LOUIS POULSEN, DIST. BY B-K LIGHTING. COLOR: BLACK



BOLLARD LIGHT (OR EQUAL): DENALI STAFF STYLE STAR STYLE "L" LED, DIST. BY B-K LIGHTING. COLOR: BLACK



METAL WASTE RECEPTACLE (OR EQUAL)



CLUSTER BOX UNIT (OR EQUAL)



WHITE PICKET FENCE AT FRONT YARD AREAS (OR EQUAL)



CLASS II (SHORT TERM) BICYCLE RACK (OR EQUAL)



CLASS I (LONG-TERM) BICYCLE LOCKER (OR EQUAL)

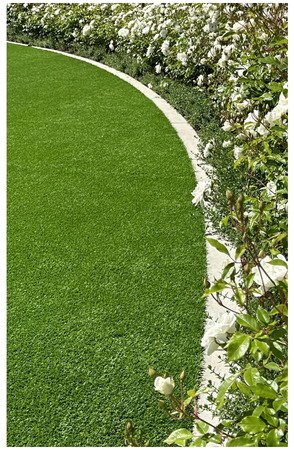
## PRECEDENT IMAGERY



FIRE PIT (OR EQUAL; WOOD BURNING)



MOVEABLE FURNISHINGS



RECREATIONAL TURF (NATURAL LAWN)



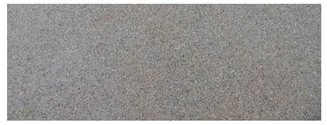
CITRUS GROVE

NOTE: MATERIAL & PRODUCT SHOWN ARE REPRESENTATIVE OF THE STYLE, FEATURES AND DESIGN INTENT ONLY. MANUFACTURER AND/OR MODEL OF FINAL PRODUCTS MAY VARY BASED ON AVAILABILITY AND OTHER FACTORS. SELECTIONS TO BE CONFIRMED DURING FINAL DESIGN.

## MATERIALS



DECOMPOSED GRANITE



CONCRETE PAVING



PERMEABLE PAVERS



RETAINING WALL CAP: MEDIUM GRAY, SMOOTH OR LIGHTLY TEXTURED, 3" TALL, CHAMFERED/DECORATIVE EDGES



RETAINING WALL BLOCK: 8" X 8" X 16" CMU, SPLIT FACE WHERE EXPOSED, LIGHT CREAM/BEIGE COLOR (BASALITE 128 OR SIMILAR)

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

FURNISHING & MATERIAL PALETTE

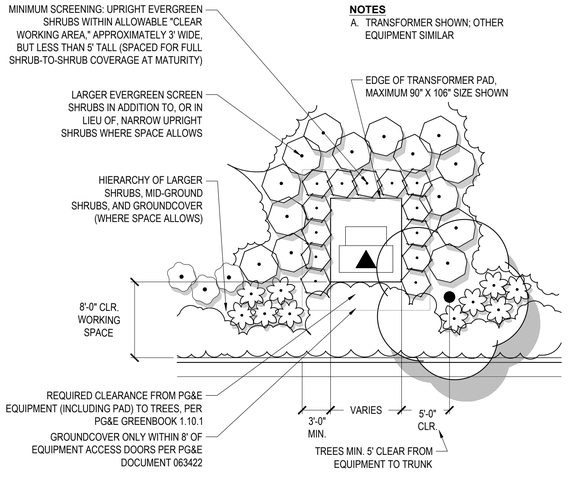
L6

SCALE: 1" = 20'-0"

DATE: 10.23.2024

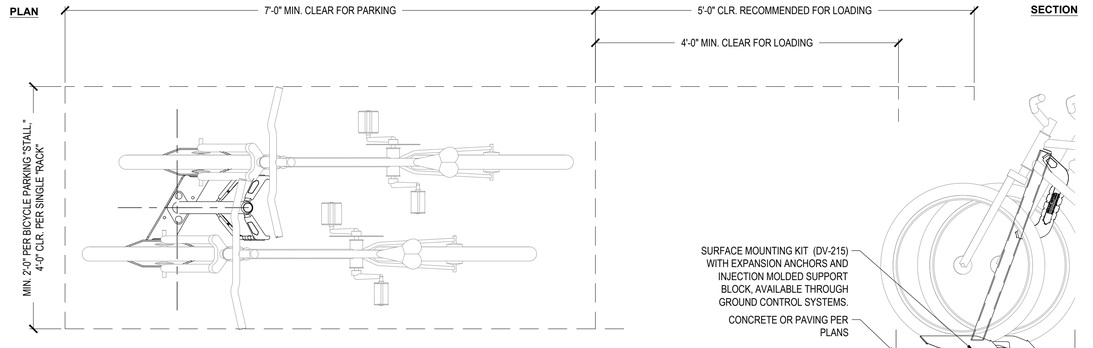
PROJECT: 317076.00

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## 1 TYPICAL TRANSFORMER SCREENING

1/8" = 1'-0" PLAN

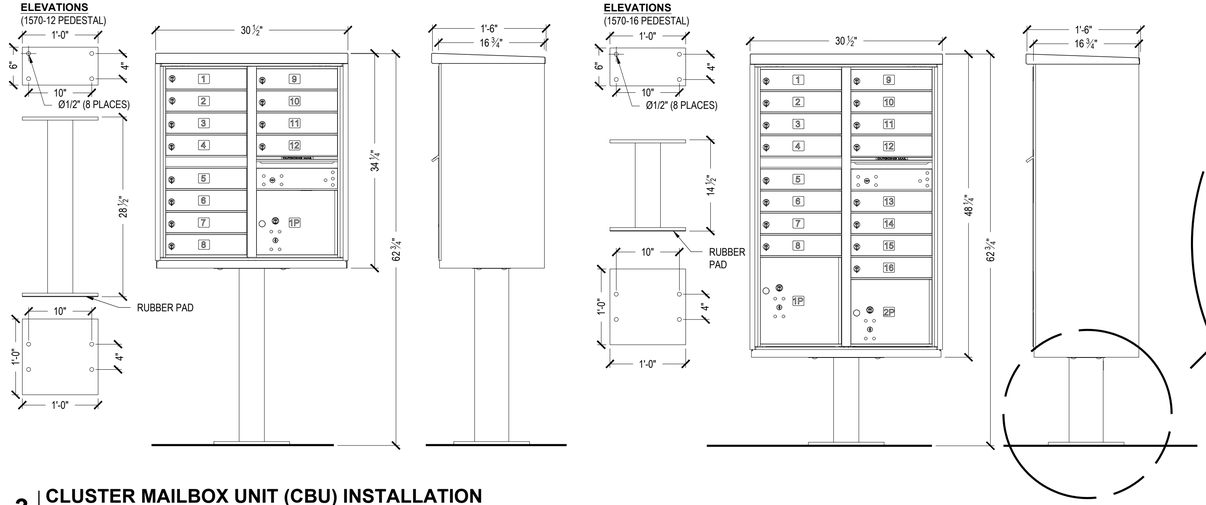


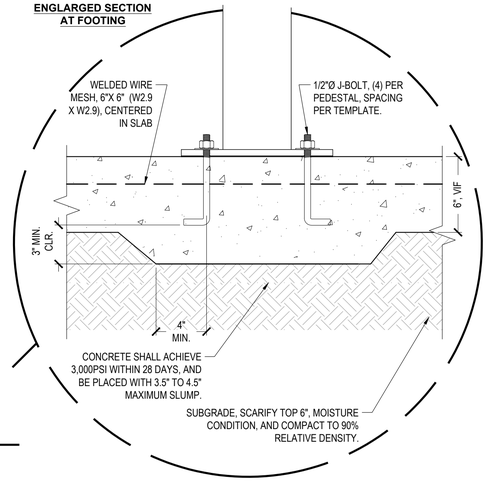

NOTES

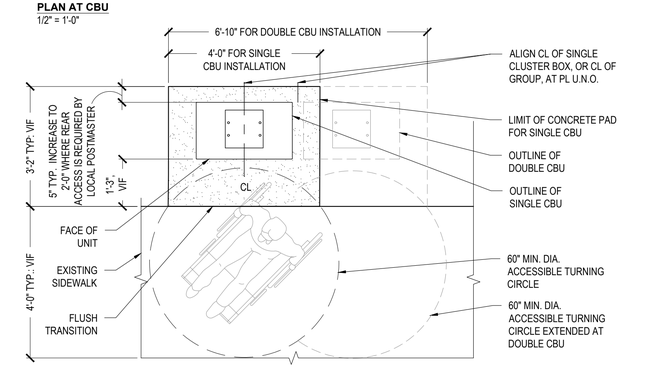
A. "VARSITY DOCK" RACK AS MANUFACTURED BY GROUND CONTROL SYSTEMS, CONTACT: 800.630.7225.
B. SURFACE MOUNT USING "WAK-215" WEDGE ANCHOR KIT PROVIDED WITH RACK
C. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
D. QUANTITY SIZE, COLOR, AND OTHER OPTIONS AS SPECIFIED ON PLANS.

## 2 BICYCLE RACK(S)

1" = 1'-0" AS NOTED




NOTES

A. INSTALL CBU'S PLUMB AND LEVEL.
B. CONCRETE PAD SHOWN SHALL BE INSTALLED AT 2% MAX. SLOPE IN ANY DIRECTION. CONTRACTOR SHALL EXAMINE SITE CONDITIONS AND IF REQUIRED, REPORT ANY OBSTRUCTIONS OR ADDITIONAL WORK, INCLUDING REQUIRED RETAINING CONDITIONS, TO BUILDER PRIOR TO SUBMITTING A BID.
C. VERIFY USPS APPROVED NUMBER, QUANTITY AND LOCATION OF CBU'S PRIOR TO INSTALLATION.
D. APPROVED MANUFACTURER/UNIT: CUSTOM HOME ACCESSORIES MODEL #1570-XX (XX= 8, 12, OR 16 UNIT MODELS), COLOR: DARK BRONZE.
E. MAILBOXES MUST NOT INTERFERE WITH REQUIRED VISIBILITY CLEARANCES.

## 3 CLUSTER MAILBOX UNIT (CBU) INSTALLATION

1" = 1'-0" OR AS NOTED AS NOTED

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

PRELIMINARY DETAILS

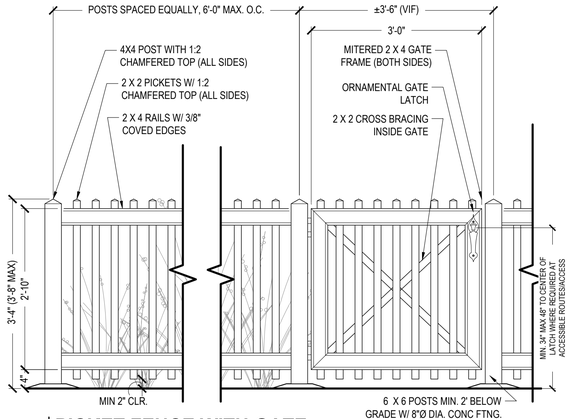
L7

SCALE: 1" = 20'-0"
DATE: 10.23.2024
PROJECT: 317076.00

©HUNT HALE JONES ARCHITECTS

**NOTES**

A. MATERIAL: REDWOOD, CEDAR, OR "AZEK" CELLULAR PVC (PAINT GRADE)
B. ALL HARDWARE SHALL BE GALVANIZED.
C. COLOR: GATE LATCH AND MINGES SHALL BE FLAT BLACK EXTERIOR ENAMEL. ALL WOOD SHALL BE PRIMED AND PAINTED TWO COATS WHITE EXTERIOR ENAMEL

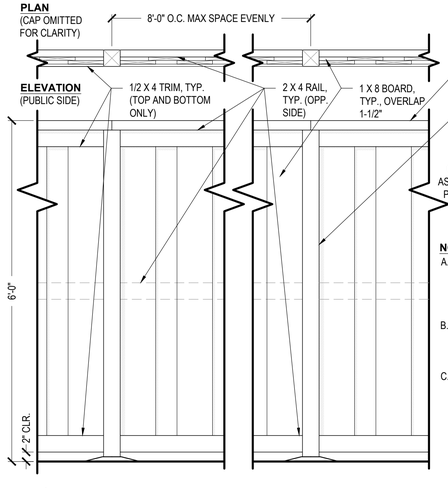



## 1 PICKET FENCE WITH GATE

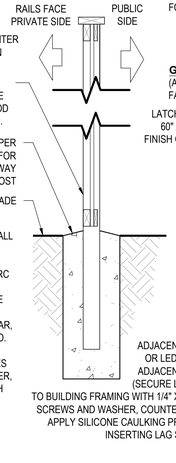
3/4" = 1'-0" ELEVATION

**PLAN**
(CAP OMITTED FOR CLARITY)

**ELEVATION**
(PUBLIC SIDE)



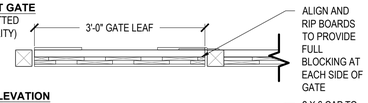

**SECTION**



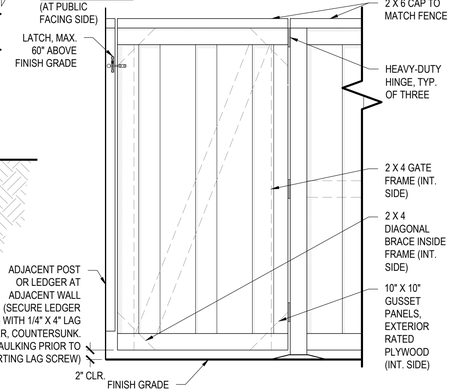

**NOTES**

A. ALL FASTENERS SHALL BE HOT DIPPED, ZINC-COATED GALVANIZED PER CRC 317.3.1.
B. ALL WOOD SHALL BE DOUGLAS FIR OR WESTERN RED CEDAR, #2 OR BETTER, U.N.O.
C. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.

**PLAN AT GATE**
(CAP OMITTED FOR CLARITY)



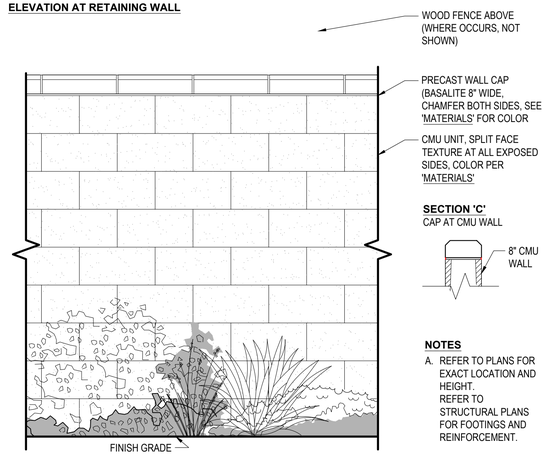

**GATE ELEVATION**
(AT PUBLIC FACING SIDE)




## 2 SIDEYARD FENCE WITH GATE

3/4" = 1'-0" AS NOTED

**ELEVATION AT RETAINING WALL**




**SECTION 'C'**
CAP AT CMU WALL




**NOTES**

A. REFER TO PLANS FOR EXACT LOCATION AND HEIGHT. REFER TO STRUCTURAL PLANS FOR FOOTINGS AND REINFORCEMENT.

## 3 RETAINING WALL

3/4" = 1'-0" AS NOTED

City Ventures

# LOS GATOS GREEN

LOS GATOS, CALIFORNIA

HUNT HALE JONES

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

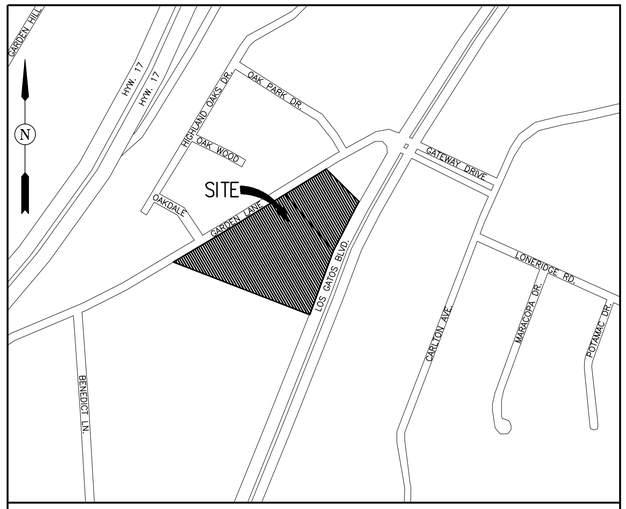
PRELIMINARY FENCE/WALL DETAILS

L8

SCALE: 1" = 20'-0"
DATE: 10.23.2024
PROJECT: 317076.00

©HUNT HALE JONES ARCHITECTS

# CITY VENTURES
# LOS GATOS A
# SANTA CLARA SANTA CLARA COUNTY CALIFORNIA




**VICINITY MAP**
NOT TO SCALE

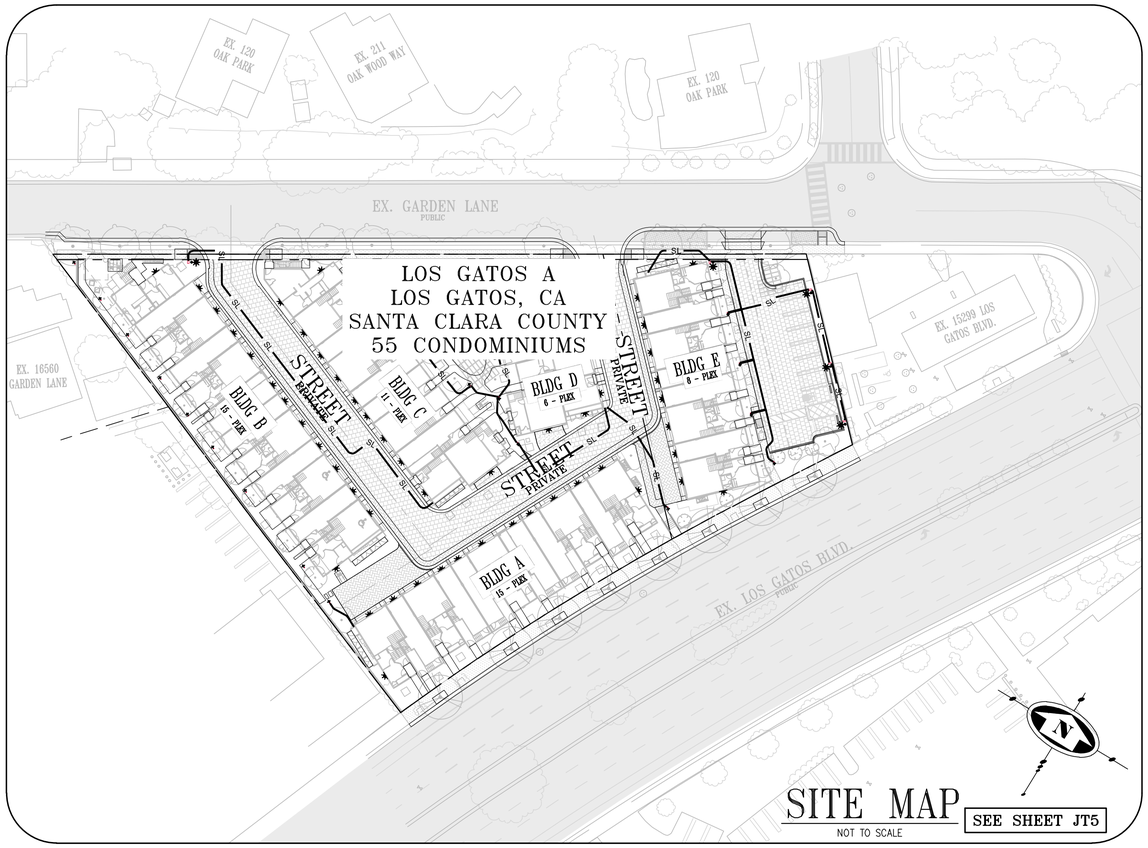
## SHEET INDEX


| SHEET NO. | DESCRIPTION |
|---|---|
| JT1 | JOINT TRENCH COMPOSITE TITLE SHEET |
| JT2 | JOINT TRENCH GENERAL NOTES AND DETAILS |
| JT3 | JOINT TRENCH DETAILS |
| JT4 | JOINT TRENCH SECTIONS AND DETAILS |
| JT5 | JOINT TRENCH COMPOSITE PLAN |


1125 L.F. OF JOINT TRENCH AND WALL MOUNTED LIGHTS SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

(5) NEW SERVICE COMPLETIONS (ELECTRIC, CATV, AND TELEPHONE TO (5) BUILDINGS THAT INCLUDE (47) CONDOMINIUM UNITS)

FOR REVIEW ONLY




**SITE MAP** SEE SHEET JT5
NOT TO SCALE

## FILES STATUS

| DESCRIPTION: | BY: | DATE: | STATUS: |
|---|---|---|---|
| CIVIL PLANS (ELECTRONIC FILE) | CBG | 10-15-2024 | R |
| ARCHITECTURAL PLANS (ELECTRONIC FILE) | HUNT HALE JONES ARCHITECTS | 09-10-2024 | R |
| LANDSCAPE PLANS (ELECTRONIC FILE) | ROACH CAMPBELL LANDSCAPE ARCH. | 10-15-2024 | R |
| GAS DESIGN | XXXX | XX-XX-XXXX | XXXX |
| ELECTRIC DESIGN | XXXX | XX-XX-XXXX | XXXX |
| TELEPHONE INTENT REPLY | XXXX | XX-XX-XXXX | XXXX |
| CATV INTENT REPLY | BENJAMIN LOPEZ | XX-XX-XXXX | XXXX |
| STREET LIGHT PLANS – PUBLIC | TARRAR UTILITY CONSULTANTS | 10-15-2024 | R |
| STREET LIGHT PLANS – PRIVATE | TARRAR UTILITY CONSULTANTS | 10-15-2024 | R |
| SOILS REPORT | XXXX | XX-XX-XXXX | XXXX |

**A** = APPROVED • **ANS** = APPROVED NOT SIGNED • **NA** = NOT APPROVED • **F** = FIRST SUBMITTAL • **SS** = SECOND SUBMITTAL • **R** = RECEIVED

## LEGEND

| | |
|---|---|
| JT | PROPOSED JOINT TRENCH |
| SVC | PROPOSED JOINT TRENCH SERVICE |
| EX JT | EXISTING JOINT TRENCH |
| GAS | PROPOSED GAS |
| EX GAS | EXISTING GAS |
| ECUG | EXISTING UNDERGROUND CATV LINES |
| EEUG | EXISTING UNDERGROUND ELECTRIC LINES |
| EUUG | EXISTING UNDERGROUND UTILITY LINES |
| ETUG | EXISTING UNDERGROUND TELEPHONE LINES |
| EUOH | EXISTING OVERHEAD UTILITY LINES |
| ECOH | EXISTING OVERHEAD CATV LINES |
| ETOH | EXISTING OVERHEAD TELEPHONE LINES |
| EEOH | EXISTING OVERHEAD ELECTRIC LINES |
| HIGH VOLTAGE | EXISTING OVERHEAD HIGH VOLTAGE ELECTRIC LINES |
| CUG | PROPOSED UNDERGROUND CATV LINES |
| EUG | PROPOSED UNDERGROUND ELECTRIC LINES |
| TUG | PROPOSED UNDERGROUND TELEPHONE LINES |
| UOH | PROPOSED OVERHEAD UTILITY LINES |
| | DESIGNATES UTILITY LINES TO BE REMOVED |
| | EXISTING PRIMARY SPLICE BOX |
| | EXISTING SECONDARY SPLICE BOX |

| | | | | | |
|---|---|---|---|---|---|
| TARRAR UTILITY REP.: | KHALID TARRAR | JOB NO. | 224044 | PHONE NO. | 925-240-2595 |
| DEVELOPER: | CITY VENTURES | JOB NO. | 224044 | PHONE NO. | 925-389-8632 |
| PG&E ELECTRIC COORDINATOR: | ELEC REP | JOB NO. | ELECJOBNO | PHONE NO. | ELECPHNO |
| PG&E GAS COORDINATOR: | GAS REP | JOB NO. | GASJOBNO | PHONE NO. | GASPHNO |
| TELEPHONE REP.: | TELE REP | JOB NO. | TELEJOBNO | PHONE NO. | TELEPHNO |
| CABLE T.V. REP.: | BEN LOPEZ | JOB NO. | CATVJOBNO | PHONE NO. | 669-216-0022 |

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
HAIDER KAMMOONAH
QUALIFIED APPLICANT DESIGN ENGINEER

**DESIGN CHANGE COMPONENT**
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY
–
PG&E GAS ADE

PRELIMINARY
NOT FOR CONSTRUCTION

## INTENT TO CONSTRUCT

**COMPOSITE DRAWING BY DEVELOPER**

Approved _____ Telephone representative _____ Date

Approved _____ CATV representative _____ Date

**COMPOSITE DRAWING BY DEVELOPER**

Estimate # _____

Approved _____ Gas ADE _____ Date

Approved _____ Electric ADE _____ Date

PG & E is not responsible for the accuracy of the specifications shown on this drawing.

**SUBSTRUCTURE VERIFICATION STAMP**

**DEVELOPER NOTE AND SIGN**

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

**SIGNED** _____

**DATE:** _____

City Ventures

# LOS GATOS BLVD.
## LOS GATOS, CALIFORNIA

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

JOINT TRENCH COMPOSITE TITLE SHEET

JT1

SCALE: N.T.S.
DATE: 12.13.2024
PROJECT: 224044

©HUNT HALE JONES ARCHITECTS

## PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM CBG (925-866-0322).

## ABBREVIATION LIST

| | | | | | |
|---|---|---|---|---|---|
| B/C | BACK OF CURB | H.P.S. | HIGH PRESSURE SODIUM | RT | RETAINING WALL |
| B/W | BACK OF WALK | IRR. | IRRIGATION CONTROLLER | R/W | RIGHT OF WAY |
| BTU | BRITISH TERM UNITS | J.T. | JOINT TRENCH | SCH. | SCHEDULE |
| CB | CATCH BASIN | KV | KILO-VOLTS | SD | STORM DRAIN |
| ℄ | CENTERLINE | LE | LANDSCAPE EASEMENT | SHT. | SHEET |
| CAT. | CATALOG | LF | LINEAR FOOT/FEET | S/W | SIDE WALK |
| C OR CATV | CABLE TELEVISION | MH | MANHOLE | SS | SANITARY SEWER |
| CFH | CUBIC FEET PER HOUR | MIN. | MINIMUM | SSE | SANITARY SEWER EASEMENT |
| C.I.P. | CAPITOL IMPROVEMENT PROJECT | MPOE | MINIMUM POINT OF ENTRY | ST. LT.-S/L | STREET LIGHT |
| CL | CENTER LINE | N.T.S. | NOT TO SCALE | SUBD'V | SUBDIVISION |
| CU | COPPER | O.D. | OUTER DIAMETER | Sqft. | SQUARE FOOTAGE |
| E | ELECTRIC | O.H. | OVER HEAD | T | TELEPHONE |
| EP | EDGE OF PAVEMENT | PIEUE | PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT | TUC | TARRAR UTILITY CONSULTANTS |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT | ℄ | PROPERTY LINE | TYP. | TYPICAL |
| EX. | EXISTING | P.S. | POWER SUPPLY | T/S | TRAFFIC SIGNAL |
| F/C | FACE OF CURB | PROJ. | PROJECT | U.G. | UNDERGROUND |
| FH | FIRE HYDRANT | PSDE | PRIVATE STORM DRAIN EASEMENT | U.O.N. | UNLESS OTHERWISE NOTED |
| FUT. | FUTURE | PSE | PUBLIC SERVICE EASEMENT | V | VOLT |
| F.O. | FIBER OPTIC | PVAW | PRIVATE VEHICLE ACCESS WAY | W | WATT |
| G | GAS | P.V.C. | POLY VINYL CHLORIDE | WT | WATER |
| GALV. | GALVANIZE | PwE | PUBLIC WATER LINE EASEMENT | W/ | WITH |
| G.E. | GENERAL ELECTRIC | PWR | POWER | W/O | WITHOUT |
| GRD. | GROUND | PUE | PUBLIC UTILITY EASEMENT | WLE | WATER LINE EASEMENT |
| H.O.A. | HOME OWNERS ASSOCIATION | | | XFMR | TRANSFORMER |

## JOINT TRENCH AND UTILITY BOX LOCATION

FOR REVIEW ONLY

### JOINT TRENCH STREET SECTIONS

NOT TO SCALE
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION
(95% RELATIVE COMPACTION FOR THE TOP 6"
BELOW ROAD SUBGRADE AND 90% BELOW THAT)

PRELIMINARY
NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

## GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.**
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE **TOWN OF LOS GATOS** REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A **TOWN OF LOS GATOS** ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE **TOWN OF LOS GATOS** AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

City Ventures

10.23.2024

LOS GATOS, CALIFORNIA

Roach & Campbell

CBG CIVIL ENGINEERS SURVEYORS PLANNERS

TARRAR UTILITY CONSULTANTS

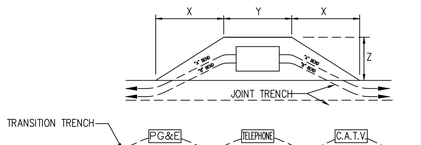
# JOINT TRENCH GENERAL NOTES AND DETAILS

JT2

SCALE: N.T.S.
DATE: 12.13.2024
PROJECT: 224044

©HUNT HALE JONES ARCHITECTS

## JOINT TRENCH TRANSITION




| BEND | PRIMARY BOX SIZE | DISTANCE (when conduit enters box) "X" | "Y" | "Z" | NOTES |
|---|---|---|---|---|---|
| "A" | 3' x 5' | 24' | 7' | 5' | BEND IS 60° RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN. |
| | 4'-6" x 8'-6" | 24' | 11' | 7' | |
| "B" | 3' x 5' | 32' | 7' | 5' | BEND IS 30° RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTION FOR EACH BEND SHOWN. |
| | 4'-6" x 8'-6" | 32' | 11' | 7' | |

**NOTE:**

1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

DETAIL 1 / JT3 — TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT
N.T.S.




"X"= 3' MIN. CLEARANCE FROM COMBUSTIBLE WALL

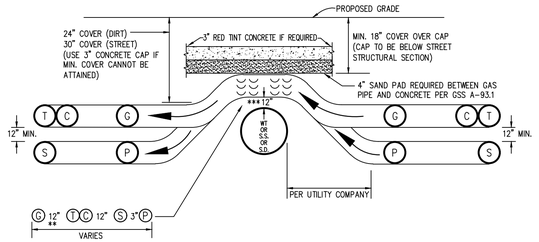
"Y"= 2' MIN. CLEARANCE FROM NON-COMBUSTIBLE WALL

* MINIMUM 9' (COMMERCIAL/HIGH DENSITY) FROM FACE OF CURB

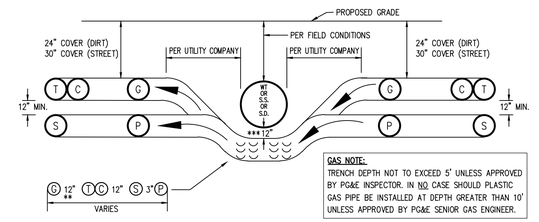
* MINIMUM 3' (RESIDENTIAL/LOW DENSITY) FROM FACE OF CURB

** MINIMUM 4' FROM ANY DOORWAY

DETAIL 5 / JT3 — PG&E PAD MOUNT TRANSFORMER DETAIL
N.T.S.




## JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
### CHOICE 1 (PREFERRED METHOD)




**GAS NOTE:**
TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

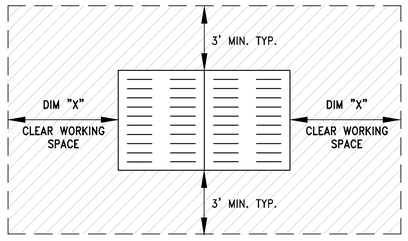
## JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
### CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMINCATION DUCTS (TELEPHONE & CATV).

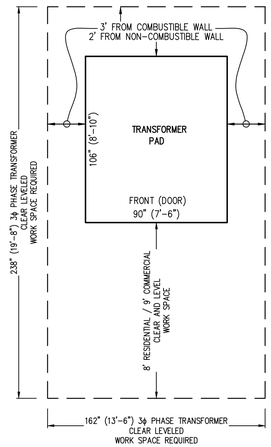
*** 6" MINIMUM REQUIRED BY PG&E-ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY

DETAIL 2 / JT3 — OVER UNDER DETAILS
N.T.S.




DIM "X"
3' MIN. 3'0" x 5'0" ENCLOSURES
4' MIN. 4' x 6'6" x 5'0" ENCLOSURES
5' MIN. 4'6" x 8'6" x 6'0" ENCLOSURES
(OR EASEMENT REQUIRED)

DETAIL 3 / JT3 — PG&E ENCLOSURE CLEARANCES
N.T.S.




## PG&E 3ϕ
## CLEAR AND LEVEL WORK SPACE CLEARANCES

DETAIL 4 / JT3 — PG&E PAD MOUNTED TRANSFORMER CLEARANCE & PROTECTION DETAIL
N.T.S.

NOT TO SCALE

## CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

### PUBLIC UTILITY SYSTEM (JOINT TRENCH)

| | P.G.&E. ELECTRIC | P.G.&E. GAS | TELEPHONE | C.A.T.V. | CONTRACTOR |
|---|---|---|---|---|---|
| TRENCHING: | | | | | |
| EXCAVATE, BACKFILL AND COMPACT. | ○ | ○ | ○ | ○ | ● |
| GAS MATERIAL: | | | | | |
| FURNISH. | ○ | ○ | ○ | ○ | ○ |
| INSTALL. | ○ | ○ | ○ | ○ | ○ |
| ELECTRIC CABLE: | | | | | |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |
| ELECTRIC CONDUIT: | | | | | |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |
| ELECTRIC SPLICE BOXES: | | | | | |
| EXCAVATE. | ○ | ○ | ○ | ○ | ● |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |
| ELECTRIC TFMR. ENCLS.: | | | | | |
| EXCAVATE. | ○ | ○ | ○ | ○ | ● |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |
| ELECTRIC EQUIP. ENCLS.: | | | | | |
| EXCAVATE. | ○ | ○ | ○ | ○ | ● |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |
| ELECTRIC TFMR. PADS: | | | | | |
| GRADE. | ○ | ○ | ○ | ○ | ● |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |
| ELECTRIC SWITCH PADS: | | | | | |
| GRADE. | ○ | ○ | ○ | ○ | ● |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |
| TELEPHONE CONDUIT: | | | | | |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |
| TELEPHONE CABLE: | | | | | |
| FURNISH. | ○ | ○ | ● | ○ | ○ |
| INSTALL. | ○ | ○ | ● | ○ | ○ |
| TELEPHONE SPLICE BOX: | | | | | |
| EXCAVATE. | ○ | ○ | ○ | ○ | ● |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |
| TELEPHONE INTER. PADS: | | | | | |
| GRADE. | ○ | ○ | ○ | ○ | ○ |
| FURNISH. | ○ | ○ | ○ | ○ | ○ |
| INSTALL. | ○ | ○ | ○ | ○ | ○ |
| C.A.T.V. CONDUITS: | | | | | |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |
| C.A.T.V. SPLICE BOXES: | | | | | |
| EXCAVATE. | ○ | ○ | ○ | ○ | ● |
| FURNISH. | ○ | ○ | ○ | ○ | ● |
| INSTALL. | ○ | ○ | ○ | ○ | ● |

### STREET LIGHTING SYSTEM (PRIVATE)

| | P.G.&E. | CONTRACTOR |
|---|---|---|
| WIRE: | | |
| FURNISH. | ○ | ● |
| INSTALL. | ○ | ● |
| CONDUIT: | | |
| FURNISH. | ○ | ● |
| INSTALL. | ○ | ● |
| BASES: | | |
| FURNISH. | ○ | ● |
| INSTALL. | ○ | ● |
| LUMINAIRES: | | |
| FURNISH. | ○ | ● |
| INSTALL. | ○ | ● |
| SPLICE BOXES: | | |
| FURNISH. | ○ | ● |
| INSTALL. | ○ | ● |
| EXCAVATE. | ○ | ● |
| POLES & ARMS: | | |
| FURNISH. | ○ | ● |
| INSTALL. | ○ | ● |

SCHEDULE: LS3
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES/NO
CONDUIT SIZE: 2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: VARIES TYPE: CU

ADDITIONAL NOTES:
-PRIVATE LIGHTS TO BE MAINTAINED BY H.O.A (HOMEOWNER ASSOCIATION) UPON TRACT ACCEPTANCE.

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.

FOR REVIEW ONLY

PRELIMINARY
NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

City Ventures

# LOS GATOS BLVD.
LOS GATOS, CALIFORNIA

Roach & Campbell

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

TARRAR UTILITY CONSULTANTS

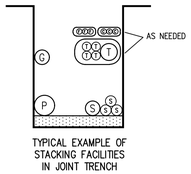
JOINT TRENCH DETAILS
JT3

SCALE: N.T.S.
DATE: 12.13.2024
PROJECT: 224044

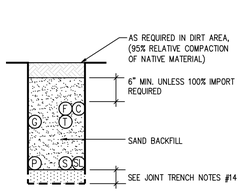
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## JOINT TRENCH MINIMUM COVER AND CLEARANCES
## MINIMUM SEPARATION FROM

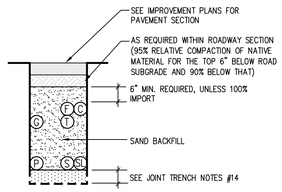
| | UTILITY | G | T | TD | C | S | P | SL | SLP | F | FE | MINIMUM COVER |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G | (GAS)* | – | 12" | 12" | 12" | 6" | 12" | 12" | 6" | 12" | 12" | 24"; 30" IN STREET |
| T | (TELEPHONE) DUCT | 12" | – | 1" | 1" | 12" | 12" | 12" | 12" | 1" | 12" | 24"; 30" IN STREET |
| TD | (TELEPHONE) DIRECT BURY | 12" | 1" | – | 1" | 12" | 12" | 12" | 12" | 1" | 12" | 24"; 30" IN STREET |
| C | (CABLE T.V.) | 12" | 1" | 1" | – | 12" | 12" | 12" | 12" | 1" | 12" | 24"; 30" IN STREET |
| S | (ELECT. SECONDARY) | 6" | 12" | 12" | 12" | 1.5" | 2" | 12" | 1.5" | 12" | 12" | 24"; 30" IN STREET |
| P | (ELECT. PRIMARY) | 12" | 12" | 12" | 12" | 2" | 2" | 12" | 2" | 12" | 12" | 36"; 36" IN STREET |
| SL | (PUBLIC AND PRIVATE–STREET LIGHT)** | 12" | 12" | 12" | 12" | 12" | 12" | – | 12" | 12" | 12" | 24"; 30" IN STREET |
| SLP | (P.G.E.–STREET LIGHT) | 6" | 12" | 12" | 12" | 1.5" | 2" | 12" | 1.5" | 12" | 12" | 24"; 30" IN STREET |
| FE | (FOREIGN ELECTRIC SOURCES, NON PG&E) | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | – | 12" | 24"; 30" IN STREET |
| F | (FIBER OPTIC) | 12" | 1" | 1" | 1" | 12" | 12" | 12" | 12" | – | 12" | 24"; 30" IN STREET |




TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH




TRENCH IN DIRT AREA



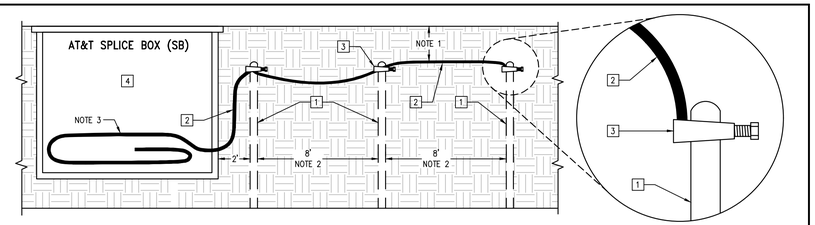

TRENCH IN STREET AREA

### LEGEND

- MEETS UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- (G) GAS
- (P) ELECTRIC PRIMARY
- (S) ELECTRIC SECONDARY
- (T) TELEPHONE (DUCT OR DIRECT BURY)
- (C) CATV
- (SL) STREET LIGHT (PUBLIC OR PRIVATE)
- (SLP) STREET LIGHT (PG&E)
- (FE) FOREIGN ELECTRIC
- (F) FIBER OPTIC

## JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB–BASE DISTURBANCE.
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 18" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE–INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE–INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE **TOWN OF LOS GATOS** ENGINEERING STANDARDS AND SPECIFICATIONS.
16. ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.




### LEGEND

1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

### NOTES

1. MINIMUM DEPTH = 12 INCHES
2. GROUND BEDS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 2 FOOT SEPARATION FROM THE SB WALL IS NOT ENCROACHED UPON.
3. BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE.

DETAIL N.T.S. 1 JT4 — AT&T AERIAL AND BURIED GROUND BED DESIGN

## JOINT TRENCH OCCUPANCY GUIDE

| TRENCH SECTION | A* | B* | C* | D* | E* | F* | G* | H* | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GAS | X | X | X | | X | | | | X | X | X | | X | X | X | | X | | X | | | | |
| TELEPHONE | X | X | | X | | X | | | X | X | | X | X | X | | X | | X | | | X | | |
| CABLE T.V. | X | | X | X | | | X | | X | | X | X | X | | X | X | | | X | | | X | |
| ELECTRIC SEC. | X | X | X | X | X | X | X | | | | | | X | X | X | X | X | X | X | | | | X |
| ELECTRIC PRI. | X | X | X | X | X | X | X | X | | | | | | | | | | | | | | | |
| FIBER OPTICS | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

THIS AREA RESERVED FOR JOINT TRENCH SECTIONS TO BE PLACED AT A LATER TIME

FOR REVIEW ONLY

PRELIMINARY
NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

City Ventures

# LOS GATOS BLVD.
## LOS GATOS, CALIFORNIA

Roach & Campbell
TARRAR UTILITY CONSULTANTS
cbg CIVIL ENGINEERS SURVEYORS PLANNERS

JOINT TRENCH SECTIONS AND DETAILS

JT4

SCALE: N.T.S.
DATE: 12.13.2024
PROJECT: 224044

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PRELIMINARY
NOT FOR CONSTRUCTION

## INTENT TO CONSTRUCT

**CAUTION !! CAUTION !! CAUTION !!**
**EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.**

**CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.**

### JOINT TRENCH OCCUPANCY GUIDE

| TRENCH SECTION | A* | B* | C* | D* | E* | F* | G* | H* | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GAS | X | X | X | | X | | | | X | X | X | | X | X | X | | X | | X | | | | |
| TELEPHONE | X | X | | X | | X | | | X | X | | X | X | X | | X | | X | | | X | | |
| CABLE T.V. | X | | X | X | | | X | | X | | X | X | X | | X | X | | | X | | | | X |
| ELECTRIC SEC. | X | X | X | X | X | X | X | X | | | | | X | X | X | X | X | X | | | | | X |
| ELECTRIC PRI. | X | X | X | X | X | X | X | X | | | | | | | | | | | | | | | |

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

### NOTE "A"

- JOINT TRENCH CONTRACTOR TO STUB CONDUITS 5' OUT FROM BUILDING WALL.
- BUILDING CONTRACTOR TO TIE-IN TO CONDUITS THAT ARE STUBBED BY JOINT TRENCH CONTRACTOR.
- JOINT TRENCH CONTRACTOR TO VERIFY SERVICE STUB LOCATION WITH DEVELOPER SITE SUPERINTENDENT.

City Ventures

# LOS GATOS BLVD.

LOS GATOS, CALIFORNIA

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

## JOINT TRENCH COMPOSITE PLAN

JT5

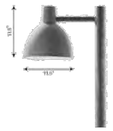
SCALE: 1" = 20'
DATE: 12.13.2024
PROJECT: 224044

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# CITY VENTURES
# LOS GATOS A
# LOS GATOS SANTA CLARA COUNTY CALIFORNIA

## TOLDBOD 11.4 POST

Designed by Louis Poulsen A/S




### Technical specifications

**Materials**
Fixture head: Die cast aluminum. Shield: Injection molded clear polycarbonate. Post top: machined aluminum.

**Finishes**
Black or natural painted aluminum, powder coated.

**Mounting**
Post top: Mounts onto horizontal tenon 1 inch BSPP thread. Pair only with TOPT poles. For mounting instructions, see download section on the product detail page.

**Information**
Electrical:
System Wattage: 25W
LED Wattage: 23W
Delivered lumens: 1,928 - 1,988
Efficacy: 77.1 lm/W - 79.5 lm/W

Certifications:
cULus, Wet Location
Protection class IP65
IK class 08
BUG Rating: B1-U2-G0
Controllability: 0-10V Dimming
Min.-Max. Ambient Temp: -40°C to +55°C
Color Rendering: Ra≥80
Wind Load EPA: 0.3 sq ft.

Please contact Louis Poulsen for 2700K. For the E-socket product variants, bulbs are not included. LED light source is part of the product.

Showroom louis poulsen Light source guide

2/3 Toldbod Pole

### Product info

**Mounting**
Base cover dimension: 1.4" diameter. Base plate: Mounted to a concrete base with 4 anchor bolts on a bolt circle of 9.2" diameter. Installation: Refer to mounting instruction download for installation details.

**Finish**
Natural painted aluminum with textured surface or black with textured surface, powder coated.

**Materials**
Aluminum.

**Sizes and weight**
Width x Height x Length (in.) | b x 144 x 11.0 Max 48.0 lbs | b x 120 x 11.0 Max 44.1 lbs




3/3 Toldbod Pole

### Data specifications

| | | | |
|---|---|---|---|
| Colour | Natural paint aluminum | Length | 11.5 |
| Width | 5 | Height | 120 |
| IP class | - | IK class | - |
| Class | - | Net Weight | 44.1 |
| Wind Load (ft2) | - | Standby (W) | - |
| Power Factor (P = 100 % / P = 50 %) | - | Inrush Current | - |
| Light source | - | Kelvin | - |
| CRI | - | SDCM | - |
| Lumen | - | Watt | - |
| Efficacy | - | Light control | - |
| Min. Dim Level (%) | - | Surges | - |
| BUG Rating | - | L80B50 (hours) | - |
| Driver life | - | | |

EXTERIOR LIGHTING NOTE:

PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY.

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QUANTITY: 4 (4)

1 SL1 **PRIVATE STREET LIGHT DETAIL**
NOT TO SCALE

## LEGEND

| | |
|---|---|
| ESL | EXISTING STREET LIGHT CONDUIT |
| SL | PROPOSED STREET LIGHT CONDUIT |
| X'(XX"S.L. COND.) | STREET LIGHTING CONDUIT LABEL, X' INDICATES CONDUIT LENGTH, (XX"S.L. COND.) INDICATES CONDUIT SIZE |
| X'(XX) | STREET LIGHTING WIRE LABEL, X' INDICATES WIRE LENGTH, (XX) INDICATES WIRE TYPE. |
| (2W) | 2-#8 CU. WIRE (SEE NOTE 15) |
| (3W) | 3-#8 CU. WIRE (SEE NOTE 15) |
| (3WG) | 2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL |
| (4WG) | 3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL |
| | EXISTING TRAFFIC SIGNAL |
| | STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12" |
| | STREET LIGHTING GROUND BOX STATE TYPE #5, 13" x 24" x 12" |
| (3) | PROPOSED PRIVATE LIGHTING BOLLARD |
| | PROPOSED EXTERIOR LIGHT, WALL MOUNT (BY OTHERS) |
| (2) | PROPOSED PRIVATE STREET LIGHT (1) |
| | EXISTING STREET LIGHT, SINGLE ARM |
| (X) | CIRCUIT NUMBER/PHASE (SEE ELECTRIC SOURCE DETAILS) |
| (XXXX) | POLE NUMBER |
| POS | STREET LIGHT POINT OF SERVICE |
| F/C | FACE OF CURB |

## CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

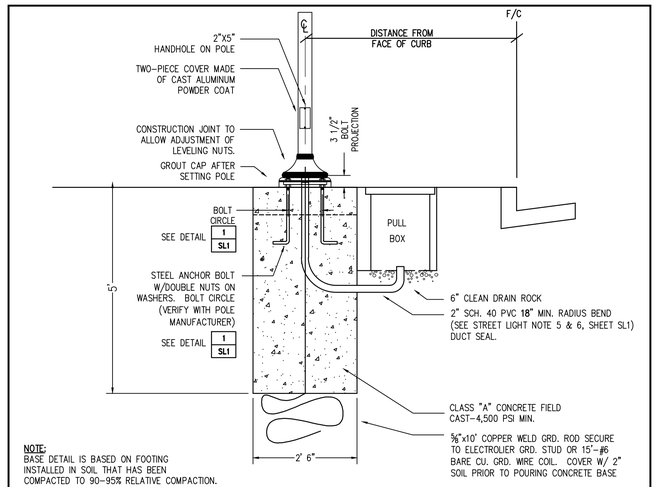
### STREET LIGHTING SYSTEM (PRIVATE)

| | P.G.&E. | CONTRACTOR |
|---|---|---|
| WIRE: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |
| CONDUIT: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |
| BASES: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |
| LUMINAIRES: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |
| SPLICE BOXES: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |
| EXCAVATE | ○ | ● |
| POLES & ARMS: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |

SCHEDULE: LS3
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES
CONDUIT SIZE: 2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: VARIES TYPE: CU

ADDITIONAL NOTES:
-PRIVATE LIGHTS TO BE MAINTAINED BY H.O.A (HOMEOWNER ASSOCIATION) UPON TRACT ACCEPTANCE.

(1)




NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

2 SL1 **STREET LIGHT FOUNDATION DETAIL**
NOT TO SCALE

## STREET LIGHTING NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF LOS GATOS.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO H.O.A. SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY THE CITY.
3. KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS.
4. TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM), UNLESS OTHERWISE NOTED.
5. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C., USE MINIMUM 2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE, UNLESS OTHERWISE NOTED OR REQUIRED. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
6. CONDUIT DEPTH: 24" UNDER SIDEWALK: 24" UNDER PLANTER STRIP: 30" UNDER PAVEMENT.
7. CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8, 7-STRAND SOFT COPPER, TYPE THW OR THWN WITH MINIMUM OF 3/64" (40 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED (40 MIL INSULATION).
8. SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3-1/2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED 'STREET LIGHTING'. SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. SPLICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
9. FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE. FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
10. SPLICING: ALL SPLICES SHALL BE MADE IN HAND HOLES OR SPLICE BOXES ONLY. SPLICES SHALL BE MADE WITH "STACK -ON" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION THICKNESS.
11. POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
12. TRENCH: CONDUIT CANNOT BE PLACED IN JOINT TRENCH. THE CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
14. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
15. CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
16. LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER THE CITY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
17. CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
18. ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY PRIOR TO INSTALLATION.
19. SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SIGNING AND STRIPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB. BERM AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BASES AT THESE LOCATIONS.
20. CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".
21. STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 18" RADIUS. UNLESS OTHERWISE SHOWN ON THE PLANS, NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
22. ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.

## VOLTAGE DROP CALCULATIONS

| LOCATION | DISTANCE | LOAD | | VOLTAGE 120/240 | WIRE SIZE | % VOLTAGE DROP | CIRCUIT # |
|---|---|---|---|---|---|---|---|
| | | WATT | VOLT/AMP | | | | |
| | | | | | | | |
| | | | | | | | |

FOR REVIEW ONLY

City Ventures

# LOS GATOS BLVD.
## LOS GATOS, CALIFORNIA

Roach & Campbell

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

TARRAR UTILITY CONSULTANTS

STREET LIGHTING GENERAL NOTES AND DETAILS

SL1

SCALE: NA
DATE: 12.13.2024
PROJECT: 317076.00

©HUNT HALE JONES ARCHITECTS

## UNION® BOLLARD LED (INTEGRAL DRIVER) — IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

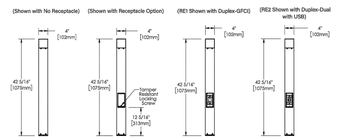


Anchor kit may be shipped ahead upon request.

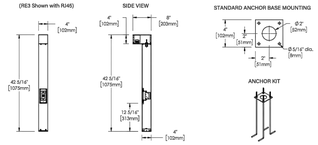
*120V only

| CATALOG NUMBER LOGIC |
|---|
| Example: UO - 42 - LED - x039 - 1 - BLP - RE1 - INC - MT |
| **MATERIAL** |
| Aluminum |
| **SERIES** |
| UO - Union Bollard |
| **OVERALL HEIGHT** |
| 42" |
| **SOURCE** |
| LED - Chip on Board Technology |
| **LED TYPE** |
| x038 - 20W LED/2700K/80CRI |
| x039 - 20W LED/3000K/80CRI |
| x040 - 20W LED/3500K/80CRI |
| x041 - 20W LED/4000K/80CRI |
| **TYPE II OPTIC ORIENTATION** |
| 1 - Wide Throw |
| 2 - Forward Throw |
| **FINISH (See page 2 for full-color swatches)** |
| Standard Finishes (SLV, BZW, BLP, BLW, WHP, WHM, SAP, VER) |
| Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CPM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIP) |
| Also available in RAL Finishes |
| **RECEPTACLE** |
| (Blank) - No Receptacle |
| RE1 - GFCI Receptacle 20A |
| RE2 - Receptacle w/ 1 USB-A and 1 USB-C Port |
| RE3 - Receptacle w/ RJ45 Jack |
| **CONTROL TYPE** |
| ELV - Dimming Driver (For use with Electronic Low Voltage Dimmer)* |
| INC - Dimming Driver (For use with Incandescent Dimmer)* |
| 010 - Dimming Driver (For use with 0-10 Dimmer, 1-100% Dimming) |
| **INPUT VOLTAGE** |
| MT - 120-277 VAC Input |

(Shown with No Receptacle) (Shown with Receptacle Option) (RE1 Shown with Duplex-GFCI) (RE2 Shown with Duplex-Dual with USB)



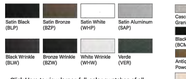

(RE3 Shown with RJ45) SIDE VIEW STANDARD ANCHOR BASE MOUNTING



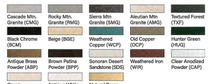

ANCHOR KIT



**STANDARD FINISHES**




**PREMIUM FINISHES**




Click Here to view larger, full-color swatches of all available finishes on our website.

**B-K LIGHTING** | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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04/26/2024 BKO-1363
SUB-2846-60

QUANTITY: 24

**1 | SL2 — PRIVATE LIGHTING BOLLARD DETAIL**
NOT TO SCALE

## RSW Series

RSW™ LED Street Luminaire – Small, Medium, Large & Extra Large

Rev. Date: V8 09/02/2022

**Product Description**

The RSW Series, utilizing WaveMax® Technology, will transform the way utilities and municipalities light their residential streets, interchanges, and expressways. With the first-rate LED wavelight at warm CCT, the RSW Series delivers up to 144 LPW, enhanced visual comfort with reduced glare and high color contrast leading to improved overall illumination using less energy. The RSW Series provides warm, inviting dark sky friendly lighting that makes good economic sense.

**Applications:** Residential roads, collector roads, multi-lane freeways, express ways, major roads, parking lots, and general area spaces

**Performance Summary**

WaveMax® Technology

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** 2,000 - 52,300

**Efficacy:** Up to 144 LPW

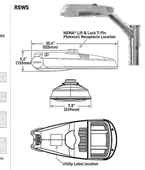
**CRI:** Minimum 70 CRI (3,000K, 4,000K & 5,000K), 80 CRI (2,700K, 3,500K & 4,200K, 3L,7L,7F), Lumen packages only)

**CCT:** 2,700K, 3,000K, 4,000K, 5,000K

**Limited Warranty:** 10 years on luminaire; up to 5 years for Syntaxx® accessories; 1 year on luminaire accessories

*See http://lumecon.com/warranty for warranty terms. For Syntaxx accessories, consult Syntaxx spec sheets for details on warranty terms.

RSW5




| Luminaire | Weight* |
|---|---|
| RSW5 | 9.4 lbs. (4.3kg) |

* RSW-BLSL, RSW-CLSL, or RSW-FLSR Accessories add 5.4 lbs. (5.2kg)

**RSW4/RSW6/RSW7 Luminaire** – See page 14 for photos & dimensions

**Ordering Information**

Example: RSW5-B-HT-3MD-3L-27K8-UL-DY-N

| Luminaire | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| RSW | | B | HT | | | | | N | | |
| Family | Size | Series | Mounting* | Optic | Lumen Packages** | CCT/CRI | Voltage | Color Options | Utility Label/Receptacle | Options |
| RSW4 Medium RSW5 Large RSW6 Extra Large RSW7 | S Small M Medium L Large | B Type III Medium | HT Horizontal Tenon | Blank Type II Short Type II Medium Type III Medium | 3MD 3,000 Lumens 3L 3,000 Lumens 7L 7,000 Lumens 7F 7,000 Lumens 14MD 14,000 Lumens 28MD 28,000 Lumens 52MD 52,000 Lumens | 27K8 2700K, 80 CRI 30K8 3000K, 80 CRI 35K8 3500K, 80 CRI 40K8 4000K, 80 CRI 50K8 5000K, 80 CRI | UL Universal Voltage (120-277V) HV 347-480V | DK Black DDB Dark Bronze DNA Natural Aluminum | N White Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle (Standard) – Available only with large or extra large lumen packages | **SRJ Four Bolt Mounting** – Mounts to 7.25" (229mm) (P), 1.44" (42mm) O.D. or 3" (81mm) (P), 1.90" (48mm) O.D. tenon – Available only with large or extra large lumen packages **3KVT 20kV/10kA Surge Suppression** – Provides 20kV/10kA surge protection **PP Pallet Packaging** – Available only with small and medium luminaires **GY/GR/BT/RD/WH/BK/PE/GN/OR/YE Field Adjustable Lumen Output** – Must select GY, GR, BT, RD, WH, BK, PE, GN, OR, YE, or GT for medium lumen package – Must select GR, BT, 3A, 3B, 3A, 3D, 3E, 3J, 3Z, or 3T for medium lumen package – Must select GR, BT, 3A, 3B, 3A, 3D, 3E, 3J, 3Z, or 3T for large or extra large lumen packages – Offers full range lumen adjustability – Luminaire ships with 5% dimming level installed – Refer to pages 7-13 for power and lumen values – Luminaire may also be dimmed through 0-10V dimming source (by others) or dimming control by others **SS Stainless Steel Bolts** **GY/GT/3A/3B/3A/3D/3E/3J/3Z/3T Locked Lumen Output** – Must select GY, GT, 3A, 3B, 3A, 3D, 3E, 3J, 3Z, or 3T for medium lumen package – Must select GT, 3E, 3J, 3L, 3S, 3Z, 3Y, or 3T for large or extra large lumen packages – Lumen output is permanently locked to the setting selected – Luminaire ships with 5% dimming level installed – Refer to pages 7-13 for power and lumen values – Dimming is only available through 7-Pin receptacle with use of dimming control by others | **DCL** Standard DCL Premium** | **DY** Gray **DBT** Bronze **DWH** White |

*Reference DPA and plate configuration suitability data on page 2.
** Available with Blacklight Blocker when ordered with field-installed accessory (see table on page 3)
*** Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

UL Listed | cULus Listed | IP66 Rated | DLC 5.1 | DLC PREMIUM

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

**CREE LIGHTING**

RSW™ LED Street Luminaire – Small, Medium, Large & Extra Large

**Field Adjustable Output (GA/03/02/01) Option Description:**

The Field Adjustable Output option enables the street and area luminaire within the RSW Series on this page to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the G option, the luminaire will be shipped from the factory at the selected lumen output, will be fully adjustable between the outputs, and will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

**Locked Lumen Output (X3/X2/X1) Option Description:**

The Locked Lumen Output option on this page permanently locks the lumen output on the RSW Series street and area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected, and will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected. When this option is selected, the luminaire output is not able to be adjusted in the field except if a dimming control (by others) is used in the 7-Pin receptacle.

**Q & X Option Power & Lumen Data – 3L**

| G Setting | X Setting | CCT/CRI | System Watts* 120-277V | Lumen Values 3L0, 3N4L, 7ME | ±10L% | Utility Label Wattage | Utility Label Lumens | Vistor QuickPick on DLC ISPL DLC Standard | DLC Premium |
|---|---|---|---|---|---|---|---|---|---|
| GA (Full Power) | N/A (Full Power) | 27K8 | 29 | 3,300 | 3,040 | 30 | 3000 L | 3L0, 3N4L, 3ME | |
| | | 30K7 | 27 | | | 30 | | | 3L0, 3N4L, 3ME |
| | | 30K8 | 29 | | | 30 | | 3L0, 3N4L, 3ME | |
| | | 40K7 | 25 | | | 30 | | | 3L0, 3N4L, 3ME |
| | | 40K8 | 27 | | | 30 | | | 3L0, 3N4L, 3ME |
| G3 | X3 | 50K7 | 25 | 2,750 | 3,100 | 20 | 3000 L | | 3L0, 3N4L, 3ME |
| | | 27K8 | 24 | | | 20 | | | 3L0, 3N4L, 3ME |
| | | 30K7 | 22 | | | 20 | | 3L0, 3N4L, 3ME | |
| | | 30K8 | 24 | | | 20 | | | 3L0, 3N4L, 3ME |
| | | 40K7 | 21 | | | 20 | | | 3L0, 3N4L, 3ME |
| | | 40K8 | 22 | | | 20 | | | 3L0, 3N4L, 3ME |
| | | 50K7 | 21 | | | 20 | | | 3L0, 3N4L, 3ME |
| G2 | X2 | 27K8 | 19 | 2,230 | 2,540 | 20 | 2000 L | 3L0, 3N4L, 3ME | |
| | | 30K7 | 18 | | | 20 | | | 3L0, 3N4L, 3ME |
| | | 30K8 | 19 | | | 20 | | | 3L0, 3N4L, 3ME |
| | | 40K7 | 17 | | | 20 | | | 3L0, 3N4L, 3ME |
| | | 40K8 | 18 | | | 20 | | | 3L0, 3N4L, 3ME |
| | | 50K7 | 17 | | | 20 | | | 3L0, 3N4L, 3ME |
| G1 | X1 | 27K8 | 15 | 1,700 | 1,400 | 20 | 2000 L | 3L0, 3N4L, 3ME | |
| | | 30K7 | 14 | | | 20 | | | 3L0, 3N4L, 3ME |
| | | 30K8 | 15 | | | 20 | | 3L0, 3N4L, 3ME | |
| | | 40K7 | 13 | | | 10 | | | 3L0, 3N4L, 3ME |
| | | 40K8 | 14 | | | 10 | | | 3L0, 3N4L, 3ME |
| | | 50K7 | 13 | | | 10 | | | 3L0, 3N4L, 3ME |

* Electrical and lumen data at 25°C (77°F). Actual wattage and lumen output may differ by +/-10% when operating between 120-277V +/-10%.

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QUANTITY: 2

**3 | SL2 — PUBLIC LUMINAIRE DETAIL**
NOT TO SCALE

## AFX®

| | | | |
|---|---|---|---|
| LOCATION | | DATE | |
| PREPARED BY | | QUANTITY | |
| COMMENTS | | FIXTURE TYPE | |
| CATALOG NUMBER | | | |

**Stratford LED Outdoor Sconce**
**SATW Series**



**Features**
Modern Outdoor LED wall lantern with clear crackle glass.
Dusk-to-Dawn Photocell turns light on at night and off in the morning. The lantern mounts to a standard junction box (not included).

**Construction**
All aluminum die-cast housing.Power supply connections must be made inside a junction box (not included).

**Finish**
Black powder coat finish.

**Diffuser**
Clear blown glass diffuser features a crackle pattern for an attractive light dispersion.

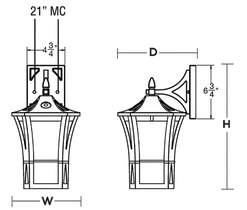
**Electrical**
Input 120 VAC / 60 HZ .09A
Photocell control light operation switching on at dusk and shut off at dawn.
Not compatible with dimmers.
Minimum starting temp -4° F/-20° C

**LED**
Integrated LED module capable of producing:
11W = 1100 source lumens, 725 delivered lumens
3000K (CCT), Rated for 50,000 Hrs. 90 CRI.

**Certification**
All fixtures are cETLus listed for wet locations.
Title 24/JA8 Compliant

**Warranty**
Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

**Specifications and dimensions subject to change without notice.**




**Ordering Information:**

| | LED | Source Lumens | Delivered Lumens | CCT | H | W | D |
|---|---|---|---|---|---|---|---|
| Black SATW091508L30ENBK | 11W | 1100 | 725 | 3000K | 15-1/4" | 8-1/2" | 9-3/4" |

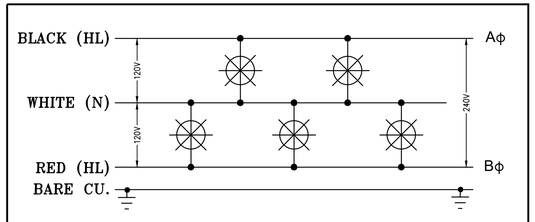
2345 N. Ernie Krueger Circle • Waukegan, IL. 60087 • P: 847.249.5970 • F: 847.249.2618 • AFXinc.com R1/21

QUANTITY: 53

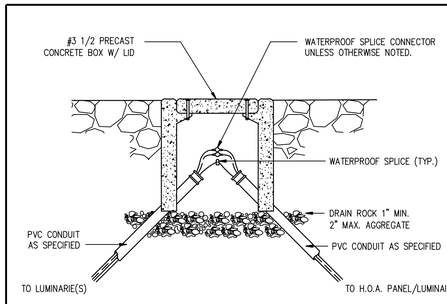
**2 | SL2 — EXTERIOR LIGHT, WALL MOUNT DETAIL**
NOT TO SCALE

EXTERIOR LIGHTING NOTE:

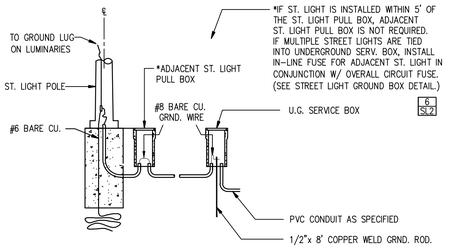
PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY.




**120/240 VOLT WIRING DIAGRAM**
SEE GENERAL NOTE #4
NOT TO SCALE

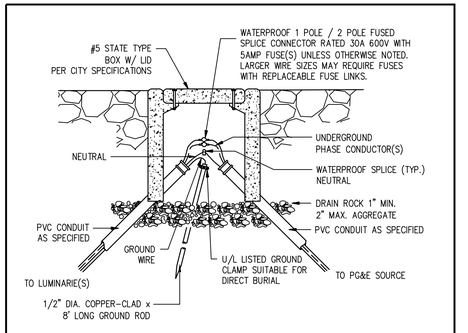



**4 | SL2 — STREET LIGHTING PULL BOX DETAIL**
NOT TO SCALE




*IF ST. LIGHT IS INSTALLED WITHIN 5' OF THE ST. LIGHT PULL BOX, ADJACENT ST. LIGHT PULL BOX IS NOT REQUIRED. IF MULTIPLE STREET LIGHTS ARE TIED INTO UNDERGROUND SERV. BOX, INSTALL IN-LINE FUSE FOR ADJACENT ST. LIGHT IN CONJUNCTION W/ OVERALL CIRCUIT FUSE. (SEE STREET LIGHT GROUND BOX DETAIL.)

**5 | SL2 — STREET LIGHTING GROUNDING DETAIL**
NOT TO SCALE




**6 | SL2 — STREET LIGHT GROUND BOX DETAIL**
NOT TO SCALE

FOR REVIEW ONLY

City Ventures

# LOS GATOS BLVD.
## LOS GATOS, CALIFORNIA

Roach & Campbell

cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE

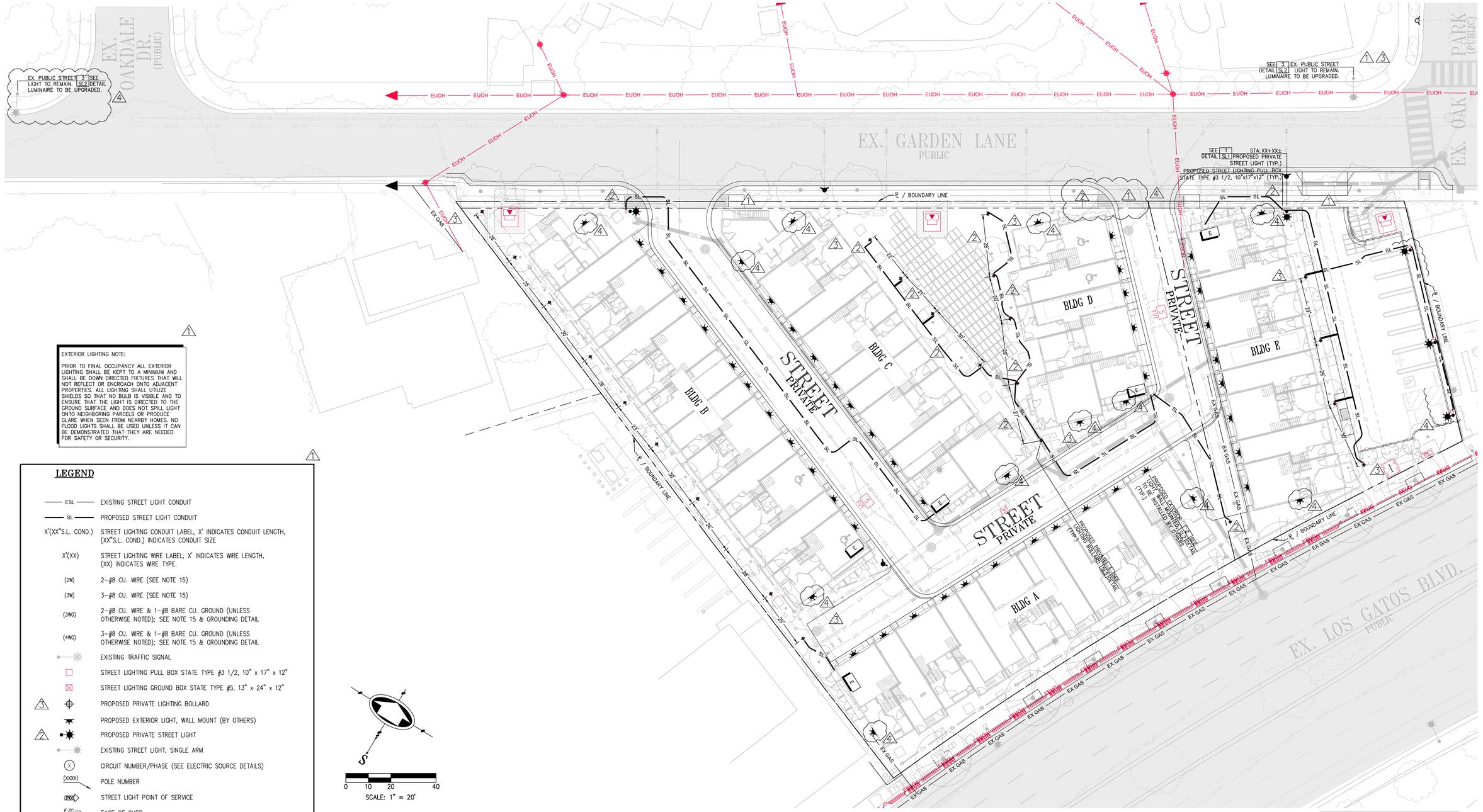
TARRAR UTILITY CONSULTANTS

STREET LIGHTING GENERAL NOTES AND DETAILS

SL2

SCALE: NA
DATE: 12.13.2024
PROJECT: 317076.00

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EXTERIOR LIGHTING NOTE:

PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY.

## LEGEND

| | |
|---|---|
| ESL | EXISTING STREET LIGHT CONDUIT |
| SL | PROPOSED STREET LIGHT CONDUIT |
| X'(XX"S.L. COND.) | STREET LIGHTING CONDUIT LABEL, X' INDICATES CONDUIT LENGTH, (XX"S.L. COND.) INDICATES CONDUIT SIZE |
| X'(XX) | STREET LIGHTING WIRE LABEL, X' INDICATES WIRE LENGTH, (XX) INDICATES WIRE TYPE. |
| (2W) | 2-#8 CU. WIRE (SEE NOTE 15) |
| (3W) | 3-#8 CU. WIRE (SEE NOTE 15) |
| (3WG) | 2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL |
| (4WG) | 3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL |
| | EXISTING TRAFFIC SIGNAL |
| | STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12" |
| | STREET LIGHTING GROUND BOX STATE TYPE #5, 13" x 24" x 12" |
| 3 | PROPOSED PRIVATE LIGHTING BOLLARD |
| | PROPOSED EXTERIOR LIGHT, WALL MOUNT (BY OTHERS) |
| 2 | PROPOSED PRIVATE STREET LIGHT |
| | EXISTING STREET LIGHT, SINGLE ARM |
| X | CIRCUIT NUMBER/PHASE (SEE ELECTRIC SOURCE DETAILS) |
| (XXXX) | POLE NUMBER |
| POS | STREET LIGHT POINT OF SERVICE |
| F/C | FACE OF CURB |

FOR REVIEW ONLY

City Ventures

# LOS GATOS BLVD.

LOS GATOS, CALIFORNIA

Roach & Campbell

TARRAR UTILITY CONSULTANTS

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

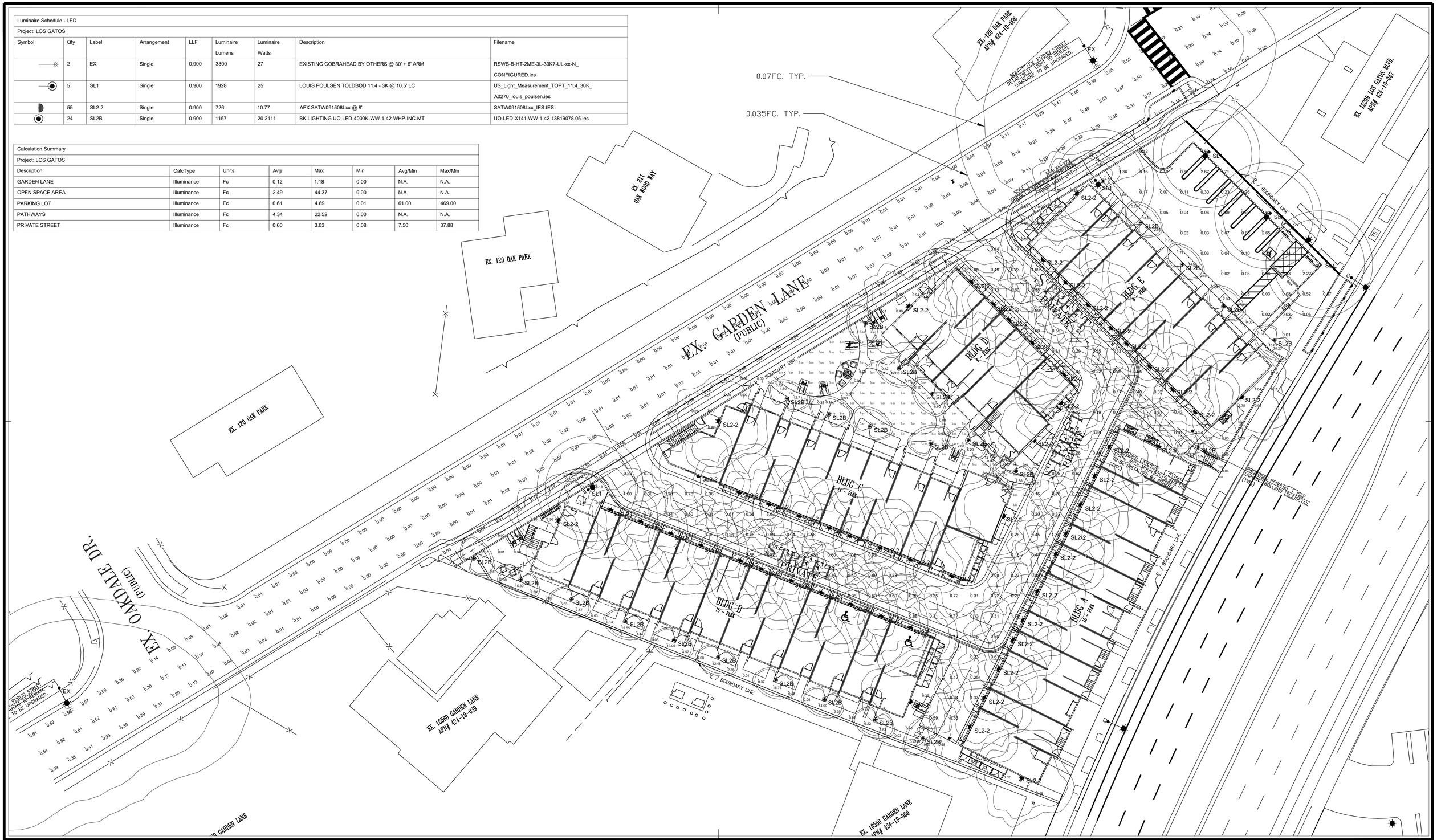
## STREET LIGHTING SITE PLAN

SL3

SCALE: 1:20
DATE: 12.13.2024
PROJECT: 317076.00

| Luminaire Schedule - LED | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Project: LOS GATOS | | | | | | | | |
| Symbol | Qty | Label | Arrangement | LLF | Luminaire Lumens | Luminaire Watts | Description | Filename |
| | 2 | EX | Single | 0.900 | 3300 | 27 | EXISTING COBRAHEAD BY OTHERS @ 30' + 6' ARM | RSWS-B-HT-2ME-3L-30K7-UL-xx-N_ CONFIGURED.ies |
| | 5 | SL1 | Single | 0.900 | 1928 | 25 | LOUIS POULSEN TOLDBOD 11.4 - 3K @ 10.5' LC | US_Light_Measurement_TOPT_11.4_30K_ A0270_louis_poulsen.ies |
| | 55 | SL2-2 | Single | 0.900 | 726 | 10.77 | AFX SATW091508Lxx @ 8' | SATW091508Lxx_IES.IES |
| | 24 | SL2B | Single | 0.900 | 1157 | 20.2111 | BK LIGHTING UO-LED-4000K-WW-1-42-WHP-INC-MT | UO-LED-X141-WW-1-42-13819078.05.ies |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Project: LOS GATOS | | | | | | | |
| Description | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| GARDEN LANE | Illuminance | Fc | 0.12 | 1.18 | 0.00 | N.A. | N.A. |
| OPEN SPACE AREA | Illuminance | Fc | 2.49 | 44.37 | 0.00 | N.A. | N.A. |
| PARKING LOT | Illuminance | Fc | 0.61 | 4.69 | 0.01 | 61.00 | 469.00 |
| PATHWAYS | Illuminance | Fc | 4.34 | 22.52 | 0.00 | N.A. | N.A. |
| PRIVATE STREET | Illuminance | Fc | 0.60 | 3.03 | 0.08 | 7.50 | 37.88 |




ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.


Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
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REPORT FOR: TARRARL UTILITY CONSULTANTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
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AGI32 VERSION 21.2
AGI (C) 2024 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

LOS GATOS

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DRAWING NO. / INPUT FILE

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| SCALE | SHEET | DATE | REV |
|---|---|---|---|
| 1" = 20' | 1 OF 1 | 10.22.2024 | 7 |