LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical, Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

DRAWING SCHEDULE

Y0 - A&S	
G000	COVER SHEET
G001	FIRE ACCESS APPROVED AMMR - BLDG A
G002	FIRE ACCESS APPROVED AMMR - BLDG A
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C101.1	EXISTING DRAINAGE PLAN
C102	PRELIMINARY CIVIL SITE PLAN
C103	PRELIMINARY GRADING AND DRAINAGE PLAN
C103.1	GRADING SECTIONS
C103.2	PRELIMINARY GRADING DETAILS
C104	PRELIMINARY CUT AND FILL PLAN
C105	PRELIMINARY STORMWATER CONTROL PLAN
C105.1	PRELIMINARY STORMWATER CONTORL DETAILS
C105.2	CALIFORNIA BLUEPRINT FOR A CLEAN BAY
C106	PRELIMINARY UTILITY PLAN
C107	PRELIMINARY EROSION CONTROL PLAN
C108	PRELIMINARY FIRE ACCESS PLAN
C108.1	FIRE TURNAROUND DETAILS
C108.2	FIRE TURNAROUND DETAILS
C108.3	FIRE ACCESS APPROVED AMMR - VILLA A
C109	PRELIMINARY HOSE PULL PLAN
C109.1	PRELIMINARY FDC PLAN
Y2-AS	
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LS-2	LAYOUT NOTES AND PLANTING NOTES
LS-3	PLANT PALETTE
LS-4	GROUND LEVEL LAYOUT PLAN
LS-5	GROUND LEVEL LAYOUT PLAN - MEMORY COURTYARD
LS-6	TERRACE LEVEL LAYOUT PLAN
LS-7	TERRACE LEVEL LAYOUT PLAN - VILLAGE GREEN AND TOWN SQUARE
LS-8	GROUND LEVEL PLANTING PLAN
LS-9	GROUND LEVEL PLANTING PLAN
LS-10	TERRACE LEVEL PLANTING PLAN
LS-11	TERRACE LEVEL PLANTING PLAN - VILLAGE GREEN AND TOWN SQUARE
LS-12	SITE LIGHTING CONCEPT PLAN
LS-13	MATERIAL BOARD
T-1	TREE PRESERVATION REMOVAL PLAN
T-2	TREE INVENTORY TABLE
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T-5	TREE INVENTORY TABLE AND NOTES
YY - A&S	
A000	AERIAL VIEW DIAGRAM
A001	OVERALL SITE PLAN
A100	LOWER GARAGE LEVEL PLAN - OVERALL
A100A	LOWER GARAGE LEVEL PLAN - EAST
A100B	LOWER GARAGE LEVEL PLAN - WEST
A101	GROUND FLOOR PLAN - OVERALL
A101A	GROUND FLOOR PLAN - A
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A101C	GROUND FLOOR PLAN - C
A101D	GROUND FLOOR PLAN - D
A101E	GROUND FLOOR PLAN - E
A101F	GROUND FLOOR PLAN - F
A102	1ST FLOOR PLAN - OVERALL
A102A	1ST FLOOR PLAN - VILLA A S
A102B	1ST FLOOR PLAN - VILLA A N
A102C	1ST FLOOR PLAN - VILLA B
A102D	1ST FLOOR PLAN - VILLA C
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A102F	1ST FLOOR PLAN - VILLA E
A102G	1ST FLOOR PLAN - VILLA F
A103	2ND & 3RD FLOOR PLAN - OVERALL
A103A	2ND & 3RD FLOOR PLAN - VILLA A S
A103B	2ND & 3RD FLOOR PLAN - VILLA A N
A103C	2ND, 3RD & 4TH FLOOR PLAN - VILLA B
A103D	2ND & 3RD FLOOR PLAN - VILLA C
A103E	2ND & 3RD FLOOR PLAN - VILLA D
A103F	2ND & 3RD FLOOR PLAN - VILLA E
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A104	4TH FLOOR PLAN - OVERALL
A104A	4TH FLOOR PLAN - VILLA A S
A104B	4TH FLOOR PLAN - VILLA A N
A104C	4TH FLOOR PLAN - VILLA C
A104D	4TH FLOOR PLAN - VILLA D
A104E	4TH FLOOR PLAN - VILLA E
A105	5TH FLOOR PLAN - OVERALL
A105A	5TH FLOOR PLAN - VILLA A S
A105B	5TH FLOOR PLAN - VILLA A N
A105C	5TH FLOOR PLAN - VILLA D
A105D	5TH FLOOR PLAN - VILLA E
A106	6TH FLOOR PLAN - OVERALL
A106A	6TH FLOOR PLAN - VILLA D
A107	ROOF PLAN - OVERALL
A201B	EXISTING EXTERIOR ELEVATIONS NORTH, SOUTH
A201C	EXISTING EXTERIOR ELEVATIONS WEST
A201D	EXISTING EXTERIOR ELEVATIONS EAST
A202	OVERALL EXTERIOR ELEVATIONS
A202A.1	VILLA A - EXTERIOR ELEVATIONS WEST
A202A.2	VILLA A - EXTERIOR ELEVATIONS EAST
A202A.3	VILLA A - EXTERIOR ELEVATIONS SOUTH
A202A.4	VILLA A - EXTERIOR ELEVATIONS NORTH
A202B.1	VILLA B - EXTERIOR ELEVATIONS SOUTH EAST
A202B.2	VILLA B - EXTERIOR ELEVATIONS NORTH WEST
A202C.1	VILLA C - EXTERIOR ELEVATION SOUTH
A202C.2	VILLA C - EXTERIOR ELEVATION EAST
A202C.3	VILLA C - EXTERIOR ELEVATION NORTH WEST
A202D.1	VILLA D EXTERIOR ELEVATIONS SOUTH
A202D.2	VILLA D EXTERIOR ELEVATIONS EAST
A202D.3	VILLA D EXTERIOR ELEVATIONS NORTH
A202D.4	VILLA D EXTERIOR ELEVATIONS WEST
A202D.5	VILLA D EXTERIOR ELEVATIONS EAST BREEZEWAY
A202D.6	VILLA D EXTERIOR ELEVATIONS WEST BREEZEWAY
A202E.1	VILLA E - EXTERIOR ELEVATIONS NORTH WEST
A202E.2	VILLA E - EXTERIOR ELEVATIONS EAST WEST COURTYARD
A202E.3	VILLA E - EXTERIOR ELEVATIONS SOUTH EAST
A202F.1	VILLA F - EXTERIOR ELEVATIONS SOUTH EAST
A202F.2	VILLA F - EXTERIOR ELEVATIONS NORTH WEST
A205	BUILDING OUTLINES - EXISTING AND PROPOSED
A207	SITE CROSS-SECTIONS
A208	MATERIAL BOARD
A301	OVERALL SITE SECTION
A302	ADJACENT PROPERTIES SECTIONS
A303	ADJACENT PROPERTIES SECTIONS
A400	SHADOW STUDY - DECEMBER
A401	SHADOW STUDY - JUNE
A402	SITE PHOTOS
A403	SITE PHOTOS
A404	SITE PHOTOS
A405	RENDERING IMAGES
A406	PERSPECTIVE - BEFORE AND AFTER
A407	RENDERED IMAGE PROGRESSION
A408	PERSPECTIVE - BEFORE AND AFTER
A501	UNIT PLANS
A502	UNIT PLANS



AERIAL MAP



VICINITY MAP



BIKE PARKING PROVIDED AT A RATE OF 2 1/2 SPACES PER UNIT, SPLIT BETWEEN LONG AND SHORT TERM PARKING. THIS IS CONSISTEN WITH CARE FACILITY PARKING RATIOS. SHORT TERM BIKE PARKING LOCATED FOR CONVENIENCE / PRIORITIZATION OF OF STAFF.

TOTAL UNITS = 185
TOTAL BIKE PARKING = 80
- 35 SHORT TERM (30 COVERED)
- 45 LONG TERM (BIKE ROOMS & LOCKERS)
- 12 E-BIKE CHARGING SPACES PROVIDED.

PROJECT DATA	
LOS GATOS MEADOWS (CONTINUING CARE RETIREMENT COMMUNITY)	
APN:	510 47 038
ADDRESS:	110 WOOD ROAD LOS GATOS CA, 95030
SITE AREA (GSF):	472,185 GSF
SITE AREA (NET):	10.66 ACRES
GROSS SITE AREA (ACRES):	10.84 ACRES
PROPOSED SITE AREA COVERAGE:	0.23**
ZONING:	RESIDENTIAL:PLANNED DEVELOPMENT
LAND USE:	MEDIUM DENSITY RESIDENTIAL
FLOOD ZONE:	X
WILDLAND URBAN INTERFACE:	YES
WUI ZONE NAME:	STATE MANDATED LRA (VHFHA)
WITHIN HILLSIDE AREA MAP BOUNDARY:	NO
TYPE OF CONSTRUCTION:	IA
OCCUPANCY:	R2.1

GROSS DATA			
LEVEL	GSF*	PARKING SF	BALCONY SF
LOWER PARKING GARAGE	0	12,419	
GRADE LEVEL	51,457	70,910	
TERRACE LEVEL	91,385		5,760
SECOND LEVEL	88,924		8,640
THIRD LEVEL	88,924		8,460
FOURTH LEVEL	70,000		5,580
FIFTH LEVEL	35,862		3,060
SIXTH LEVEL	11,000		2,160
TOTAL GSF	386,059	83,330	33,660

*GSF excludes Parking, Balconies (not used for egress) and Generator/Cooling Tower Enclosure Areas

EXISTING GROSS DATA			
LEVEL	GSF*	PARKING SF	BALCONY SF
TOTAL EXISTING GSF	150,475	45,000	13,350

UNIT DATA						
	SUPPORTING CARE UNITS	IL UNITS				
		1-BED	1-BED W DEN	2-BED	2-BED W DEN	APT TOTAL
GRADE LEVEL	24	- -		-	-	0
TERRACE LEVEL	"	5	10	9	8	32
SECOND LEVEL	"	3	17	15	12	47
THIRD LEVEL	"	3	18	15	12	48
FOURTH LEVEL	"	2	15	11	9	37
FIFTH LEVEL	-	1	7	6	3	17
SIXTH LEVEL	-	--	1	1	2	4
SUBTOTAL	24	14	68	57	46	
TOTAL	24					185

PARKING		
TOTAL PARKING REQUIRED		127
TOTAL STANDARD SPACES PROVIDED		40
ADDITIONAL TANDEM SPACES PROVIDED PER OWNER OPERATIONAL REQUIREMENT		174
TOTAL SPACES, STANDARD + TANDEM		214
ACCESSIBLE SPACES PROVIDED	2% OF NON-TANDEM SPACES	2
ACCESSIBLE VAN SPACES PROVIDED		1
EV SPACES FOR FUTURE EVSE	10% OF SPACES PROVIDED	20

SCOPE OF WORK:
THE PROPOSED SENIOR LIVING DEVELOPMENT INCLUDES 187 INDEPENDENT RESIDENTIAL APARTMENTS AND 24 SUPPORTING CARE UNITS AS WELL AS AMENITY SPACE, BACK OF HOUSE SPACE AND SUBTERRANEAN PARKING. TOTAL SITE COVERAGE IS APPROXIMETAELY 22.5% AND WITH A MAXIMUM HEIGHT OF 97 FEET FROM THE GROUND FLOOR ELEVATION (ASF). THIS BUILDING DOES NOT EXCEED THE HEIGHT FOR IT TO BE DEEMED A HIGH-RISE BUILDING. THE PROJECT WILL BE LICENSED AS A RESIDENTIAL CARE FACILITY AND WILL COMPLY WITH THE ACCESSIBILITY GUIDELINES IN THE CALIFORNIA BUILDING CODE. PER THE CALIFORNIA ENERGY CODE AND IN KEEPING WITH THE INTENT OF THE TOWN CODE, A MINIMUM OF 15% OF THE TOTAL ROOF AREA WILL BE DEDICATED SOLAR ZONE. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS AND STRUCTURES INCLUDING COVERED WALKWAYS. A FIRE ALARM SYSTEM PER CFC SEC. 907 (NFPA 72) SHALL BE PROVIDED

** PROPOSED SITE AREA COVERAGE

BUILDING COVERAGE AREA

1.	VILLA (APT) BUILDINGS	87,303 SF
2.	SUBTERRANEAN GARAGE	56,890 SF
3.	HEALTH CENTER	2,453 SF
3.	ENTRANCE CANOPY	1,092 SF
4.	COVERED BALCONIES	6,921 SF
5.	COVERED WALKWAYS	6,235 SF
6.	TERRACE COURTYARDS	42,890 SF
7.	TERRACE OVERLOOK	4,053 SF
	TOTAL	106,540 SF

EXISTING SITE AREA COVERAGE
(CALCULATED FROM EXISTING DRAWING SET)

BUILDING COVERAGE AREA

1.	RESIDENT (APT) BUILDINGS	70,300 SF
2.	SUBTERRANEAN GARAGE	21,422 SF
3.	HEALTH CENTER	12,000 SF
3.	ENTRANCE CANOPY	INCL IN GARAGE SF
4.	COVERED BALCONIES	INCL IN RESIDENTIAL BLDG
5.	COVERED WALKWAYS	12,705 SF
6.	TERRACE COURTYARDS	NA
7.	TERRACE OVERLOOK	NA
	TOTAL	116,427 SF

PERKINS EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
T. +1 412 456 0900
F. +1 412 456 0906

ARCHITECTURAL & SITE SUBMITTAL

PROJECT No. 70582.00

10/31/2025

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: 110 Wood Rd, Los Gatos, CA

Applicant's Name: Mark Falgout (for Front Porch)

Applicant's Address: 4637 Chabot Drive, Pleasanton, CA 94588 Suite 300

Telephone: (925) 965-7701 Fax: _____

The applicant hereby requests the following:

☐ Use of Alternate Materials or Method of Construction

☒ Modification of Code Code Compliance Confirmation

Codes Affected:

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

Specific section(s) of the code involved: _____

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

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

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

1. Quality:
   All stair and corridors will be fire rated conforming to code.
2. Strength
3. Effectiveness:
   Roofs are accessible via aerial ladder and through fire rated stairs and corridors providing full access.
4. Fire Resistance:
   Stairs and corridors are fire rated.
5. Durability:
6. Safety:
   Roofs are accessible via aerial ladder and through fire rated stairs and corridors providing full access.

Additional evidence of proof: All Roof levels on Building A are accessible as required per CBC Section 1011.12 with these provisions:
- See attached for Stair A access diagram to each roof levels, and reference code sections.
- Open Exit Stair Between Ground and First Floor per CBC section 1019.3 exception 1 and 4.
- Stair A Discharge through Lobby per CBC section 1028.2
- Stair A Access to Top Roof via Roof Hatch per CBC section 1011.12 Exception and 1011.12.2

Applicant Signature: _____ Date: 4/25/2024 (revised 7/25/2025)

****

The above application has been reviewed and has been:

ACCEPTED **REJECTED**

Signature:

Fire Official: _____ Date: _____

Building Official: _____ Date: _____

Alternativematerials/ss/12.31.14

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
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SAN FRANCISCO, CA 94105
(415) 989-1004

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150 CALIFORNIA ST, 3RD FLOOR
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General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

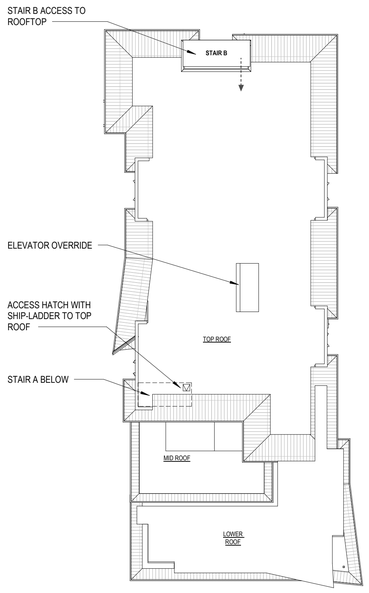
DRAWING TITLE:

FIRE ACCESS PROPOSED AMMR - VILLA A

G001

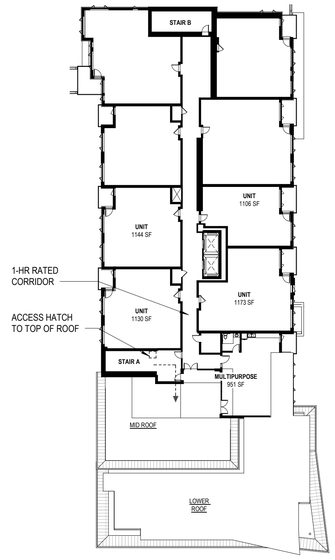
PLANNING SUBMITTAL

JUNE 13 2025



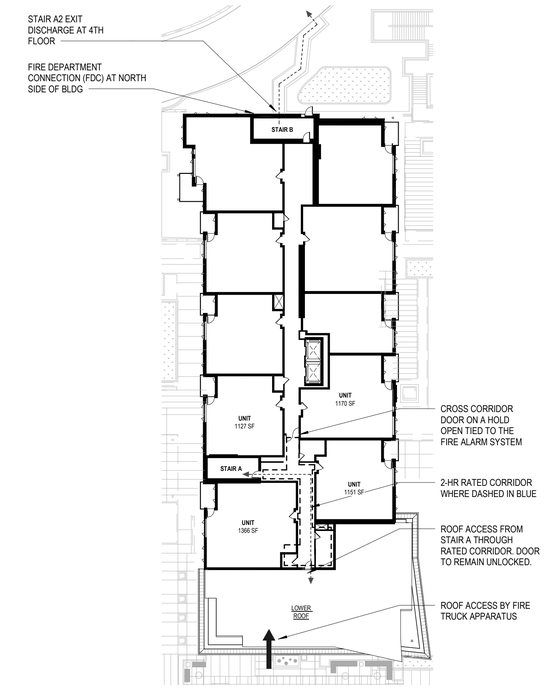
6 ROOF PLAN - VILLA A OVERALL

1/32" = 1'-0"



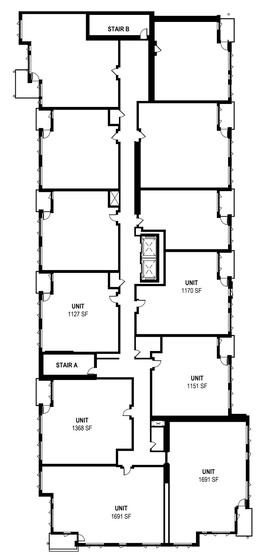
5 5TH FLOOR PLAN - VILLA A SOUTH

1/32" = 1'-0"



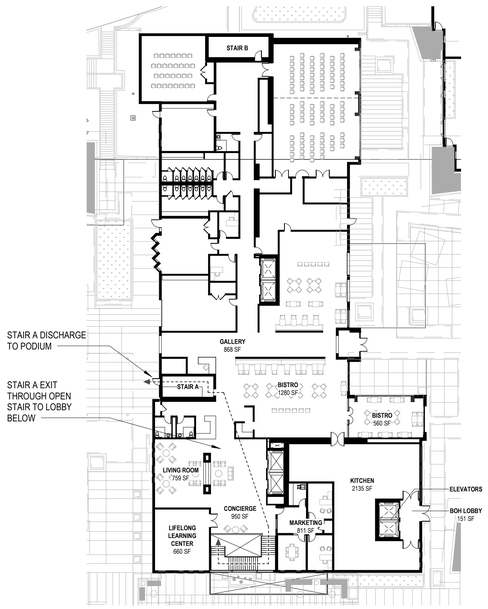
4 4TH FLOOR PLAN - VILLA A SOUTH

1/32" = 1'-0"



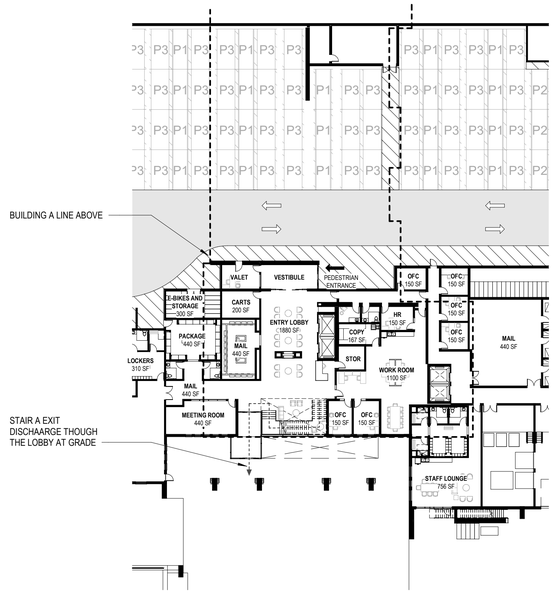
3 2ND & 3RD FLOOR PLAN

1/32" = 1'-0"



2 1ST FLOOR PLAN - VILLA A SOUTH

1/32" = 1'-0"



1 GROUND FLOOR - MID GARAGE PLAN

1/32" = 1'-0"

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL

PERKINS — EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
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Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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150 CALIFORNIA ST, 3RD FLOOR
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General Contractor:
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4309 HACIENDA DR SUITE 530
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

FIRE ACCESS PROPOSED - AMMR - VILLA A

G002-

PLANNING SUBMITTAL

JUNE 13, 2025

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N60°02'58"W	28.68'
L2	N29°24'32"E	53.20'
L3	N37°54'32"E	23.50'
L4	N48°53'50"E	36.05'
L5	N53°57'08"E	38.95'
L6	N56°54'32"E	29.60'
L7	N66°09'32"E	29.16'
L8	N53°35'28"W	5.65'
L9	N29°24'32"E	50.00'
L10	N34°23'40"E	51.13'
L11	N08°44'40"W	37.04'
L12	N16°56'02"E	24.45'
L13	N41°10'22"E	25.08'
L14	N56°43'42"E	31.95'
L15	N11°02'58"W	19.92'
L16	N66°09'48"W	51.15'
L17	N49°20'28"W	49.11'
L18	N33°48'18"W	30.19'
L19	N26°27'28"W	78.39'
L20	N00°52'22"E	44.18'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N56°26'58"W	14.35'
L22	N42°29'58"W	53.04'
L23	N88°21'58"W	61.28'
L24	N83°06'58"W	55.56'
L25	N62°58'58"W	45.95'
L26	N44°34'40"W	10.36'
L27	N32°41'20"E	57.20'
L28	N42°11'08"W	57.90'
L29	N10°38'02"E	61.25'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	180.00	3°35'59"	11.31
C2	95.00	36°55'48"	61.23

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY DEMOLITION PLAN

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

C101

PLANNING SUBMITTAL

JUNE 13, 2025

SEE THIS SHEET FOR CONTINUATION

SEE THIS SHEET FOR CONTINUATION

JULIE A. RITTER TRUSTEE
135 WOOD ROAD
APN: 510-47-034

BERND J. NEUDECKER
109 WOOD ROAD
APN: 510-47-041

HOOD MARLENA TRUSTEE
100 WOOD ROAD
APN: 510-47-029

110 WOOD ROAD
APN: 510-47-038

EQUITY INVESTORS
200 S. SANTA CRUZ AVE
APN: 510-47-042

RAYMOND F. & GRACE LESTER
142 S. SANTA CRUZ AVE
APN: 510-45-090

LG HOTEL LLC.
140 S. SANTA CRUZ AVE
APN: 510-45-065

CARRIAGE HOUSE LLC
19 CLIFTON AVE APN:
510-45-082

CARRIAGE HOUSE LLC
23 CLIFTON AVE
APN: 510-45-082

SEVENTH DAY
ADVENTIST CHURCH
57 BROADWAY ST.
APN: 510-45-082

JOHN L AND JEAN
RICHARDSON TRUSTEE
47 BROADWAY ST.
APN: 510-45-082

T.B.M NO.:
NORTHING: 1906191.28'
EASTING: 6128802.86'
ELEVATION: 492.29'
DESC.: SET S/X

T.B.M NO.:
NORTHING: 1905946.12'
EASTING: 6128709.97'
ELEVATION: 477.32'
DESC.: CHECK-AT-3

T.B.M NO.:
NORTHING: 1906520.20'
EASTING: 6128939.35'
ELEVATION: 465.13'
DESC.: FS

EX. FIRE HYDRANT, TO BE PROTECTED
EX. ASPHALT ROAD, TO BE PROTECTED
EX. CURB TO BE DEMOLISHED
EX. SIDEWALK, TO BE REMOVED
10' DRAINAGE AVOIDANCE AREA, EX. IMPROVEMENTS TO BE PROTECTED IN PLACE
EX. SD CATCH BASIN, TO BE PROTECTED
EX. SD LINE, TO BE PROTECTED
EX. RETAINING WALL TO BE DEMOLISHED
EX. ASPHALT ROAD, TO BE REPLACED
EX. SD LINE, TO BE REMOVED
EX. RETAINING WALL, TO BE REMOVED
EX. BUILDING TO BE REMOVED
EX. PROPERTY LINE TO BE REMOVED BY LOT MERGER
EX. BUILDING, TO BE REMOVED
EX. 6" WATER LINE, TO BE PROTECTED
EX. MANHOLE, TO BE PROTECTED
EX. RETAINING WALL, TO BE REMOVED
EX. SD LINE, TO BE PROTECTED
EX. SS LINE TO BE PROTECTED
EX. PARKING, TO BE REMOVED
EX. 6" WATER LINE, TO BE PROTECTED
EX. ASPHALT ROAD, TO BE PROTECTED
EX. SD CATCH BASIN, TO BE PROTECTED
EX. MANHOLE, TO BE PROTECTED
EX. SD CATCH BASIN, TO BE PROTECTED
EX. MANHOLE, TO BE PROTECTED
EX. FIRE HYDRANT, TO BE PROTECTED
EX. 6" WATER LINE, TO BE PROTECTED
EX. 10" WATER LINE, TO BE PROTECTED
EX. 6" WATER LINE, TO BE PROTECTED
EX. BUILDING, TO BE PROTECTED
EX. WATER LINE, TO BE REMOVED
EX. SS MANHOLE, TO BE PROTECTED
EX. SD MANHOLE, TO BE REMOVED
EX. SD LINE, TO BE REMOVED
EX. LOADING AREA, TO BE REMOVED
EX. SD CATCH BASIN, TO BE REMOVED
EX. FDC, TO BE REMOVED
EX.SS LINE, TO BE REMOVED
EX. SS MANHOLE, TO BE PROTECTED
EX. UTILITY VAULT, TO BE REMOVED
EX. SS LINE, TO BE PROTECTED
EX.WATER LINE, TO BE PROTECTED
EX. UTILITY VAULT, TO BE REMOVED
EX. ASPHALT ROAD, TO BE REPLACED
EX. SD LINE, TO BE PROTECTED
EX. BUILDING, TO BE REMOVED
EX. SS LINE, TO BE PROTECTED
EX. BUILDING, TO BE PROTECTED
EX. RETAINING WALL, TO BE REMOVED
EX. BUILDING, TO BE PROTECTED
EX. 10" WATER LINE, TO BE PROTECTED
EX. SS LINE, TO BE PROTECTED
EX. FIRE HYDRANT, TO BE PROTECTED
EX. SD CATCH BASIN AND CURB CORE, TO BE RELOCATED
EX. ASPHALT ROAD, TO BE REPLACED
EX. FENCE, TO BE PROTECTED
EX. BUILDING, TO BE PROTECTED
EX. FIRE HYDRANT, TO BE PROTECTED

SITE NOTE:
AVERAGE SLOPE: 24%

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- ASPHALT CONCRETE/SIDEWALK PAVEMENT TO BE REMOVED AND REPLACED
- EXISTING BUILDING
- EXISTING TREES / REMOVE OR REPLACE (REFER TO LANDSCAPE TREE PLANS)
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT

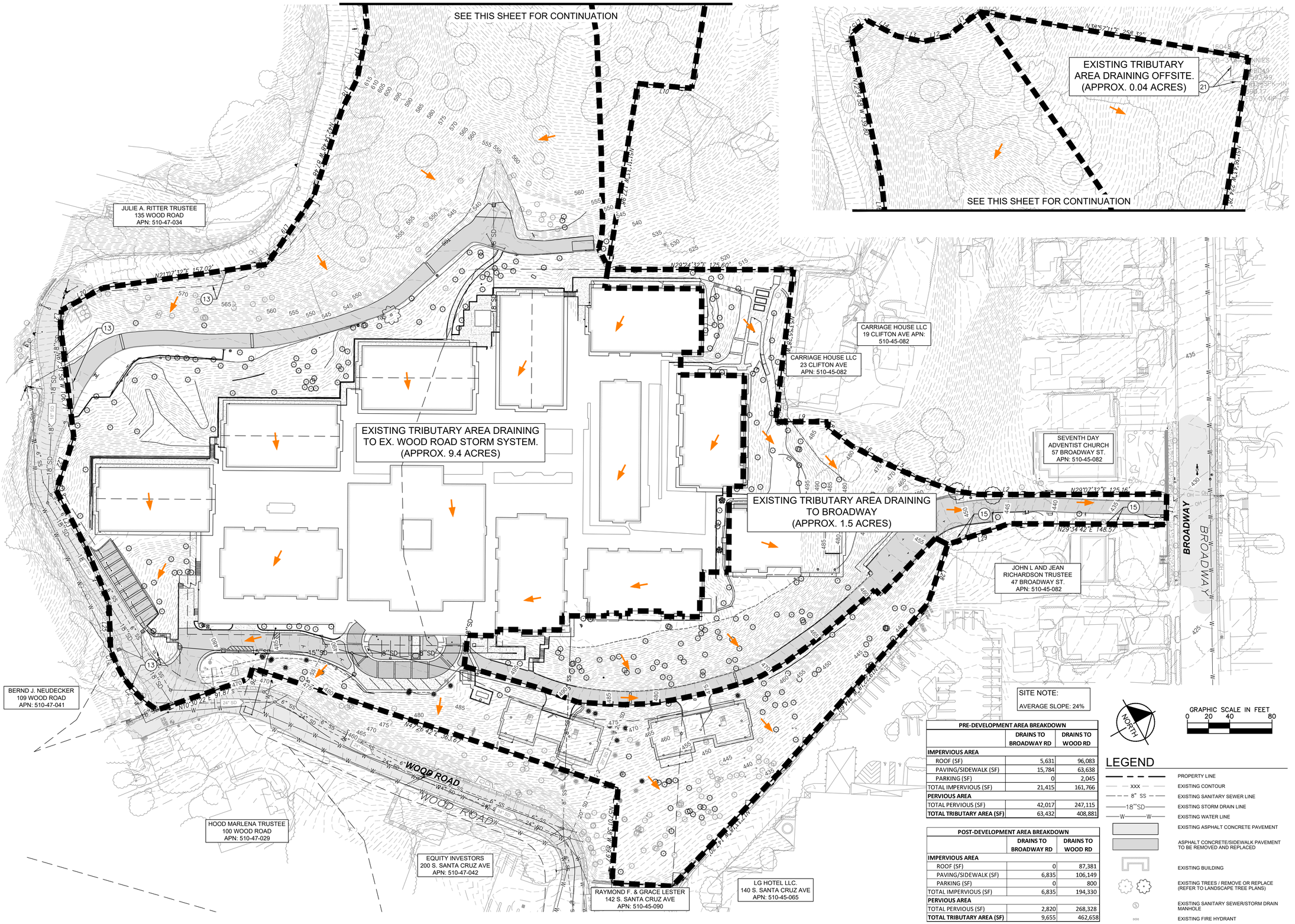
TITLE EXCEPTIONS AND EXCLUSIONS

(13) AN EASEMENT FOR PUBLIC USE FOR ALL LAWFUL PURPOSES FOREVER AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 07, 1969 IN BOOK 8732, PAGE 226 OF OFFICIAL RECORDS. IN FAVOR OF THE TOWN OF LOS GATOS, A MUNICIPAL CORPORATION, AFFECTS: THE SOUTHERLY PORTIONS OF PARCEL 2.

(15) LICENSE FOR THE ENCROACHMENT OF FENCE LINES OVER THE SOUTHEASTERLY LINE OF LYNDON LANE AS GRANTED BY LOS GATOS MEADOWS, A CALIFORNIA NON-PROFIT CORPORATION, TO DAWN PISORS AND GEORGE PISORS, RECORDED JULY 08, 1986 IN BOOK J756, PAGE 1514, INSTRUMENT NO. 8850136, OFFICIAL RECORDS.

(21) AN EASEMENT FOR THE DISTRIBUTION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 2013 AS INSTRUMENT NO. 22191749 OF OFFICIAL RECORDS. IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, AFFECTS: AS DESCRIBED THEREIN.

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAP\08 CADD\Plan Sheets\DD SET\C101 DEMOLITION PLAN.dwg
August 08, 2025 02:00:28pm



PRE-DEVELOPMENT AREA BREAKDOWN		
	DRAINS TO BROADWAY RD	DRAINS TO WOOD RD
IMPERVIOUS AREA		
ROOF (SF)	5,631	96,083
PAVING/SIDEWALK (SF)	15,784	63,638
PARKING (SF)	0	2,045
TOTAL IMPERVIOUS (SF)	21,415	161,766
PERVIOUS AREA		
TOTAL PERVIOUS (SF)	42,017	247,115
TOTAL TRIBUTARY AREA (SF)	63,432	408,881

POST-DEVELOPMENT AREA BREAKDOWN		
	DRAINS TO BROADWAY RD	DRAINS TO WOOD RD
IMPERVIOUS AREA		
ROOF (SF)	0	87,381
PAVING/SIDEWALK (SF)	6,835	106,149
PARKING (SF)	0	800
TOTAL IMPERVIOUS (SF)	6,835	194,330
PERVIOUS AREA		
TOTAL PERVIOUS (SF)	2,820	268,328
TOTAL TRIBUTARY AREA (SF)	9,655	462,658

SITE NOTE:

AVERAGE SLOPE: 24%

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- XXX EXISTING CONTOUR
- 8" SS EXISTING SANITARY SEWER LINE
- 18"SD EXISTING STORM DRAIN LINE
- W W EXISTING WATER LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- ASPHALT CONCRETE/SIDEWALK PAVEMENT TO BE REMOVED AND REPLACED
- EXISTING BUILDING
- EXISTING TREES / REMOVE OR REPLACE (REFER TO LANDSCAPE TREE PLANS)
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING DRAINAGE PLAN

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

C101.1

PLANNING SUBMITTAL

JUNE 13, 2025

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C101.1 EXISTING DRAINAGE PLAN.dwg
August 08, 2025 02:00:48pm



**PAVEMENT DESIGN NOTE

PAVEMENT SHALL BE DESIGNED TO SUPPORT 75K LB LOADING CAPACITY, POINT LOADS FOR AERIAL APPARATUS OUTRIGGERS, AND DRAINAGE DESIGN SUFFICIENT TO PREVENT ROADWAY EROSION PER SANTA CLARA COUNTY FIRE DEPARTMENT REQUIREMENTS.

Autonomous vehicle specifications

The Aurrigo autonomous vehicles are designed specifically for first and last mile applications in public areas and on the road. They are a range of highly manoeuvrable fully electric vehicles, equipped with a SAE J3016 level 5 compliant autonomous control system comprising of stereo cameras, LIDAR sensors, dGPS unit, IMU, wheel odometry, safety laser and ultrasonic transducers that enable autonomous mobility. In-cab passenger facing cameras are installed for passenger safety. All camera feeds are available remotely and in conjunction with external CCTV and the Aurrigo control room, potentially provides all on-board supervisory needs, negating the need for a physical on-board safety person.

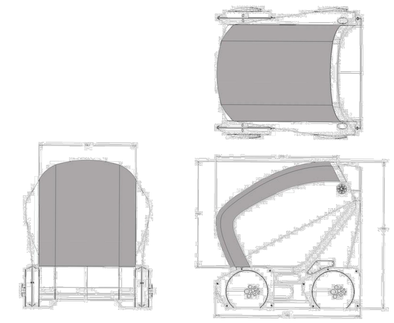
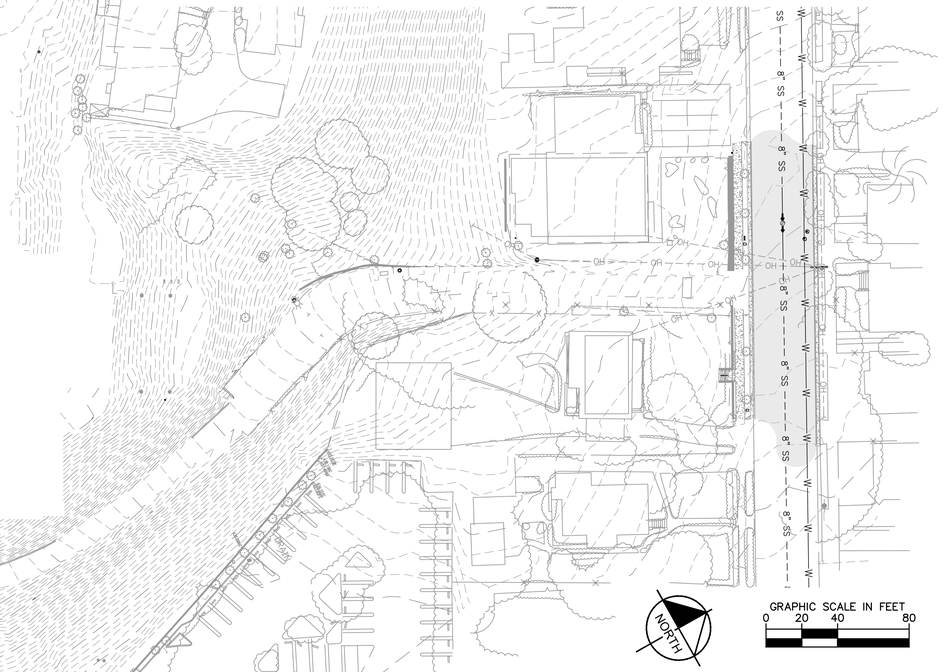


Figure 1: External dimensions of Aurrigo's autonomous 2 seat pod (**available Q2 2020**)

AUTONOMOUS VEHICLE SPEC.

N.T.S.

NOTE: DIMENSIONS ARE IN MILLIMETERS.



LEGEND

- PROPERTY LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- PROPOSED ASPHALT CONCRETE PAVEMENT**
- PROPOSED SIDEWALK CONCRETE PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT
- PROPOSED STANDPIPE LOCATION

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
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(415) 989-1004

Mechanical, Electrical & Plumbing:
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY CIVIL SITE PLAN

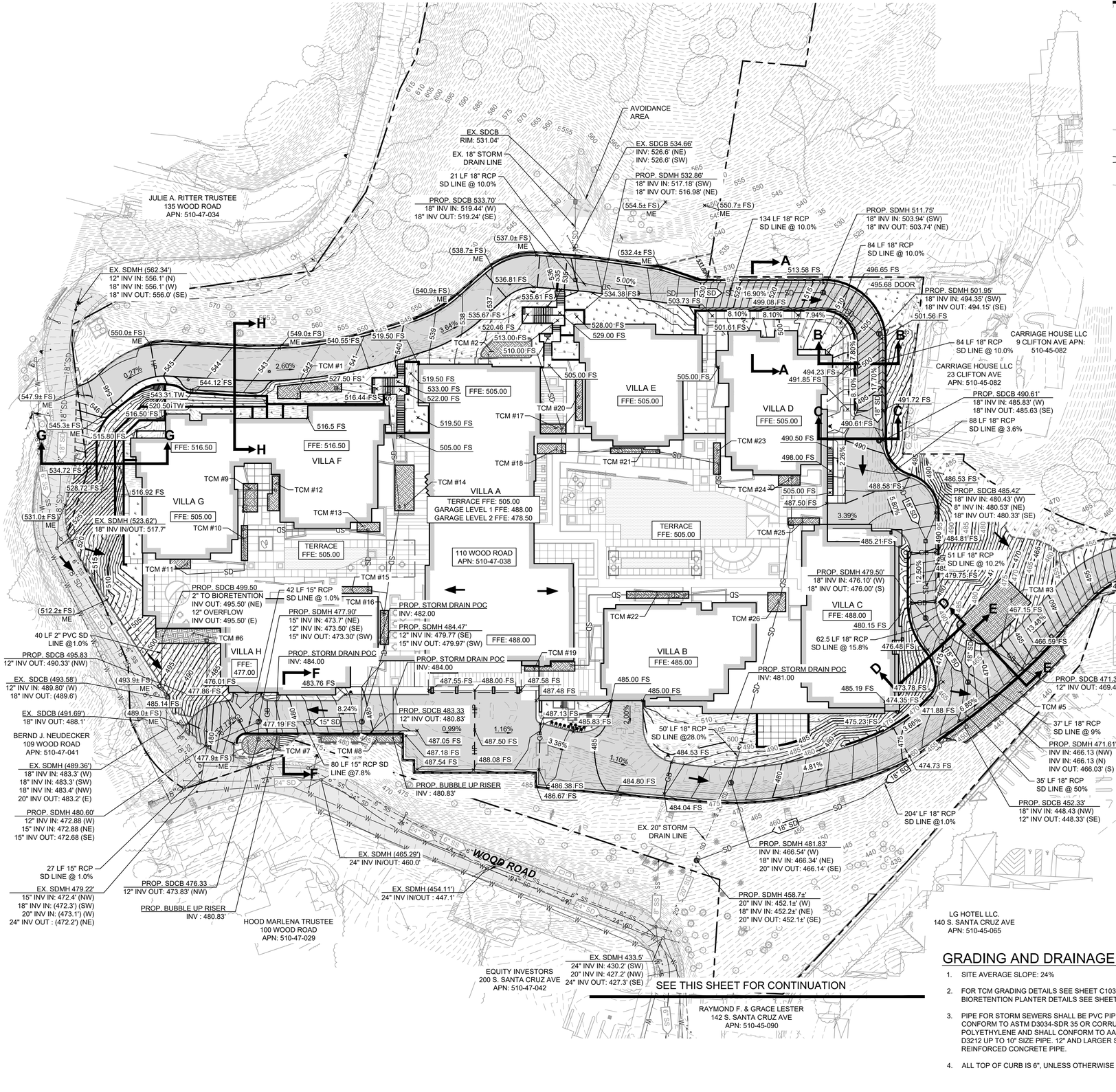
SCALE: 1" = 40' ON 24" X 36"

C102

PLANNING SUBMITTAL

JUNE 13, 2025

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August 08, 2025 02:01:05pm



LEGEND

- CIVIL LIMIT OF GRADING
- PROPERTY LINE
- 204 — PROPOSED CONTOUR (1-FT)
- 204 — EXISTING CONTOUR (1-FT)
- GB — PROPOSED GRADE BREAK
- HP — PROPOSED HIGH POINT
- 18"SD — EXISTING STORM DRAIN LINE
- SD — PROPOSED STORM DRAIN LINE
- PROPOSED RETAINING WALL
- X.XX% — PROPOSED SLOPE
- 100.00 FS — PROPOSED ELEVATION
- (100.0± FS) ME — EXISTING ELEVATION
- PROPOSED BIORETENTION PLANTER, SEE SHEET C105.1, DETAILS B & C
- PROPOSED ASPHALT CONCRETE PAVEMENT 4" AC / 8" CL II BASE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED OVERLAND FLOW DIRECTION

GRADING AND DRAINAGE NOTES

1. SITE AVERAGE SLOPE: 24%
2. FOR TCM GRADING DETAILS SEE SHEET C103.1. FOR BIORETENTION PLANTER DETAILS SEE SHEET C105.1
3. PIPE FOR STORM SEWERS SHALL BE PVC PIPE AND SHALL CONFORM TO ASTM D3034-SDR 35 OR CORRUGATED POLYETHYLENE AND SHALL CONFORM TO AASHTO M294-97 & ASTM D3212 UP TO 10" SIZE PIPE. 12" AND LARGER SHALL BE REINFORCED CONCRETE PIPE.
4. ALL TOP OF CURB IS 6", UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
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General Contractor:
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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY GRADING AND DRAINAGE PLAN

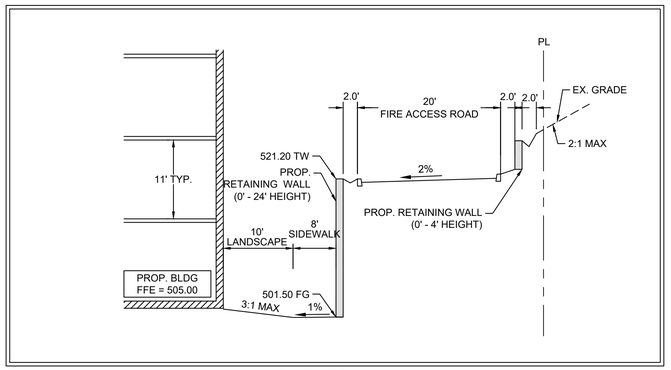
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C103

PLANNING SUBMITTAL

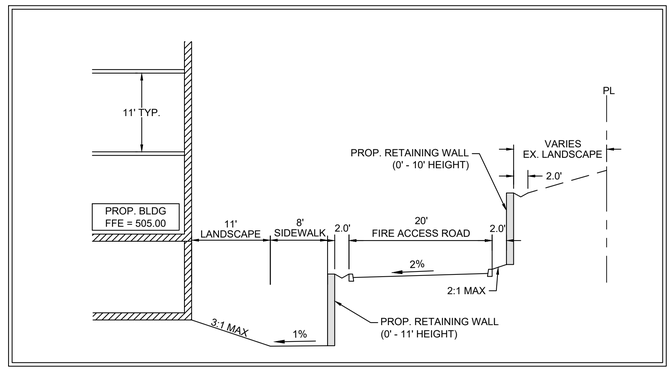
JUNE 13, 2025

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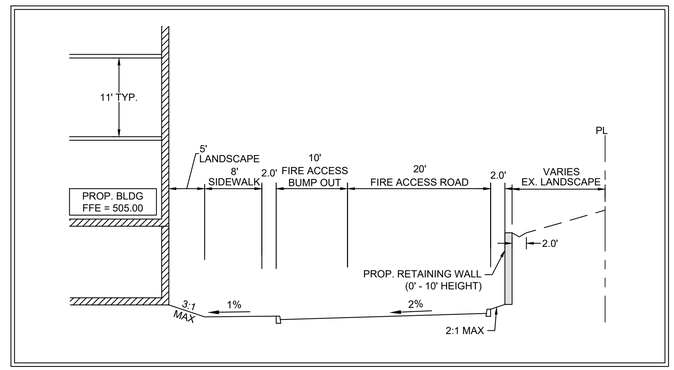
SECTION A-A

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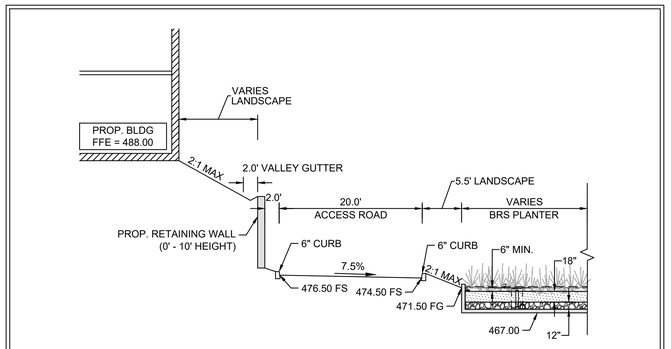
SECTION B-B

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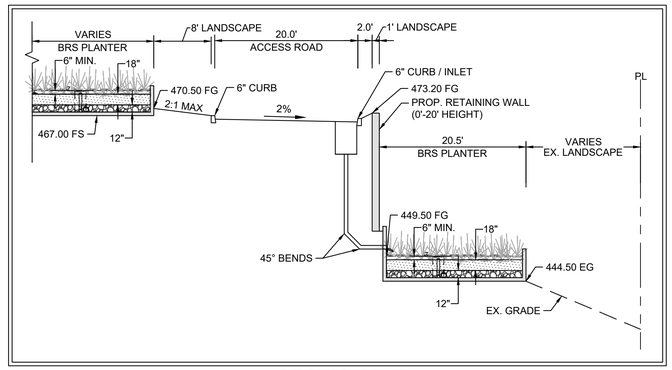
SECTION C-C

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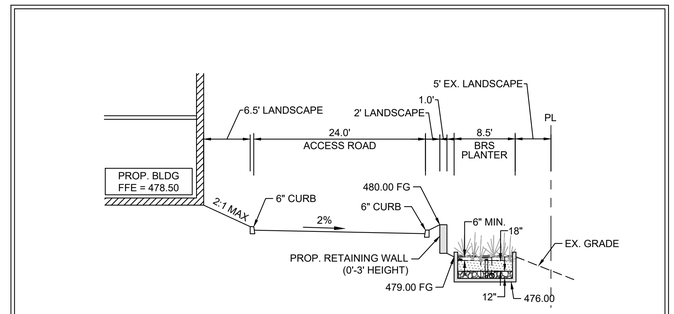
SECTION D-D

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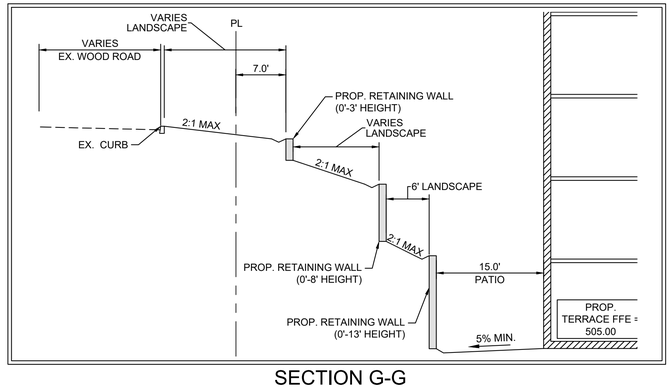
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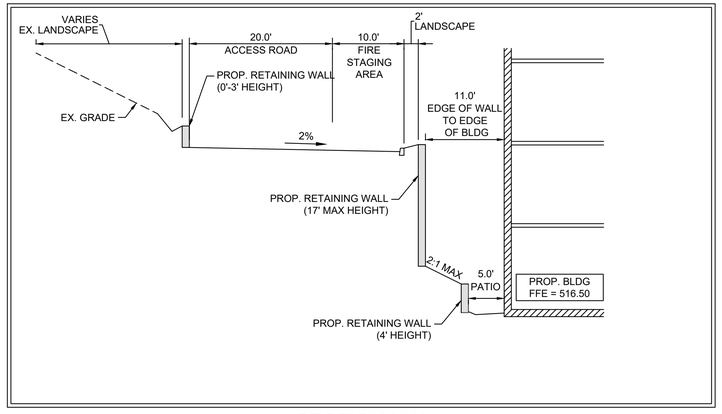
SECTION F-F

N.T.S.



SECTION G-G

N.T.S.



SECTION H-H

N.T.S.

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

Kimley»Horn

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690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GRADING SECTIONS

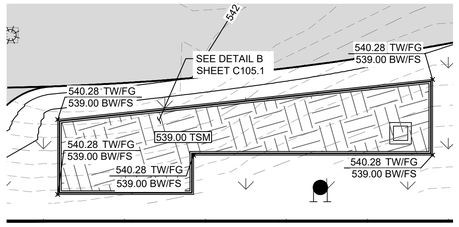
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C103.1

PLANNING SUBMITTAL

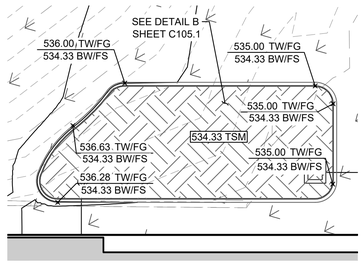
JUNE 13, 2025

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C103 PRELIM GRADING.dwg
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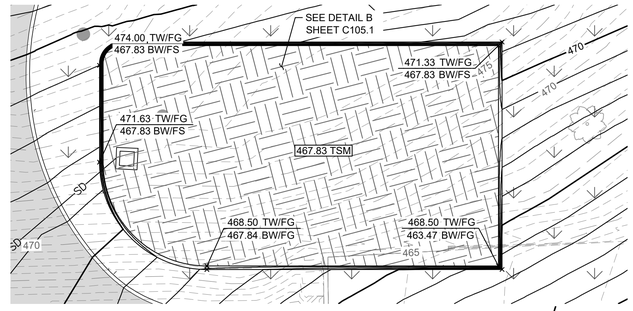
TCM #1 DETAIL

SCALE: 1"=10'



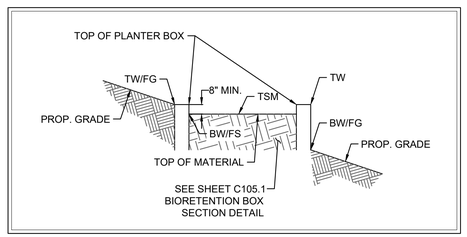
TCM #2 DETAIL

SCALE: 1"=10'



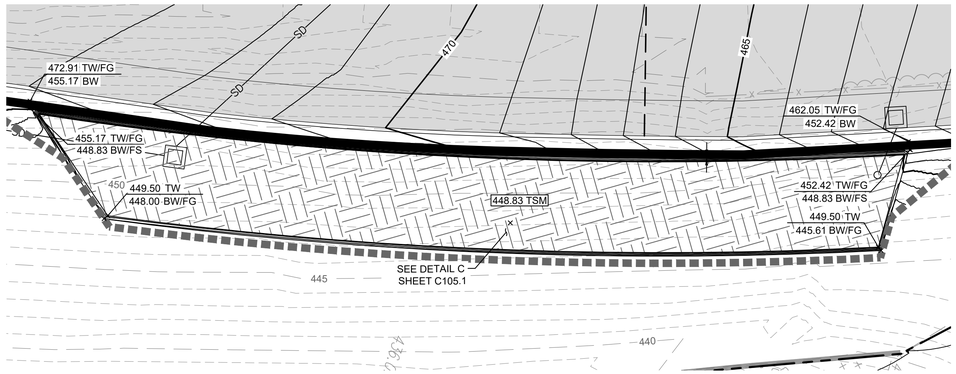
TCM #3 DETAIL

SCALE: 1"=10'



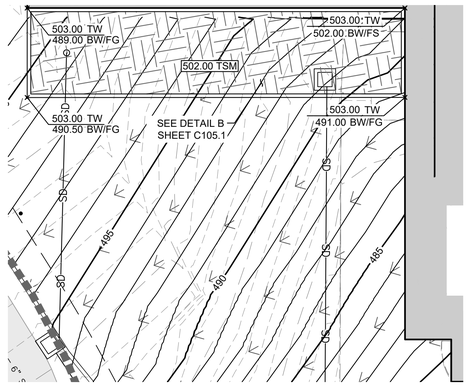
BIORETENTION GRADING SECTION

N.T.S.



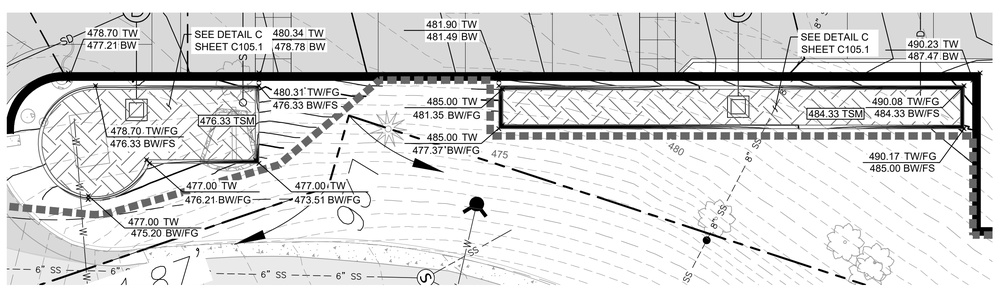
TCM #5 DETAIL

SCALE: 1"=10'



TCM #6 DETAIL

SCALE: 1"=10'



TCM #7 AND #8 DETAIL

SCALE: 1"=10'

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY GRADING DETAILS

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

C103.2

PLANNING SUBMITTAL

JUNE 13, 2025

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C103.2 PRELIM GRADING BLOWUPS.dwg
August 08, 2025 02:01:51pm

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−65.00	−30.00	14440.18	
2	−30.00	−25.00	8113.39	
3	−25.00	−20.00	58314.30	
4	−20.00	−15.00	28861.65	
5	−15.00	−10.00	27946.70	
6	−10.00	−5.00	45976.50	
7	−5.00	0.00	43411.92	
8	0.00	5.00	37391.51	
9	5.00	10.00	10914.32	
10	10.00	15.00	3962.32	

SEAL

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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY CUT AND FILL PLAN

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

C104

PLANNING SUBMITTAL

JUNE 13, 2025

PRELIMINARY EARTHWORK QUANTITIES						
TYPE	CUT (CY)	FILL (CY)	NET (CY)		MAX CUT DEPTH (FT)	MAX FILL DEPTH (FT)
BUILDING	102,000	1,500	100,500	<CUT>	61.5	3.5
DRIVEWAYS	9,900	2,300	7,600	<CUT>	21.0	14.0
SIDEWALK	3,700	700	3,000	<CUT>	20.5	10.5
LANDSCAPE	13,100	2,400	10,700	<CUT>	27.0	13.5
UTILITY SPOILS	7,000	-	7,000	<CUT>	-	-
		TOTAL	**128,800**	**<CUT>**		

*NOTE:
- EARTHWORK QUANTITIES ARE RAW, UNADJUSTED VOLUMES. THESE CALCULATIONS ASSUME 18" FOUNDATIONS FOR PROPOSED BUILDINGS AND 12" SECTIONS FOR PROPOSED ROAD PAVING. THE UTILITY SPOILS ARE PRELIMINARY.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED CONTOUR (1-FT)
- EXISTING CONTOUR (1-FT)
- PROPOSED GRADE BREAK
- PROPOSED STORM DRAIN LINE
- X.XX% PROPOSED SLOPE
- 100.00 FS PROPOSED ELEVATION
- (100.0± FS) ME EXISTING ELEVATION
- PROPOSED BIORETENTION PLANTER
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C104 PRELIM CUT-FILL.dwg
August 08, 2025 02:02:19pm

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. LANDSCAPING
   a. PARKING STALLS.
   b. WALKWAYS AND PATIOS.
   c. EMERGENCY VEHICLE ACCESS.
   d. PRIVATE STREETS AND SIDEWALKS.
4. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
5. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
6. PARKING:
   a. ON TOP OF OR UNDER BUILDINGS.
   b. NOT PROVIDED IN EXCESS OF CODE.
7. INSTALL A GREEN ROOF ON ALL OR A PORTION OF THE ROOF.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SEE THIS SHEET FOR CONTINUATION

SEE THIS SHEET FOR CONTINUATION

JULIE A. RITTER TRUSTEE
135 WOOD ROAD
APN: 510-47-034

OFFSITE DMA 1

AVOIDANCE AREA

CARRIAGE HOUSE LLC
23 CLIFTON AVE
APN: 510-45-082

CARRIAGE HOUSE LLC
19 CLIFTON AVE APN:
510-45-082

SEVENTH DAY ADVENTIST CHURCH
57 BROADWAY ST.
APN: 510-45-082

OFFSITE DMA 2

JOHN L AND JEAN RICHARDSON TRUSTEE
47 BROADWAY ST
APN: 510-45-082

BERND J. NEUDECKER
109 WOOD ROAD
APN: 510-47-041

VILLA A
110 WOOD ROAD
APN: 510-47-038

OFFSITE DMA 3

LG HOTEL LLC.
140 S. SANTA CRUZ AVE
APN: 510-45-065

EQUITY INVESTORS
200 S. SANTA CRUZ AVE
APN: 510-47-042

RAYMOND F. & GRACE LESTER
142 S. SANTA CRUZ AVE
APN: 510-45-090

WOOD ROAD

BROADWAY

A. TOTAL SITE AREA (ACRE):	10.84			
B. TOTAL SITE AREA DISTURBED (ACRE):	6.4			
		PROPOSED AREA (SF)		TOTAL POST
	EXISTING AREA (SF)	REPLACED	NEW	PROJECT AREA (SF)
IMPERVIOUS AREA				
ROOF	101,714	87,381	-	87,381
PARKING	2,045	800	-	800
SIDEWALKS AND STREETS	79,422	79,422	33,562	112,984
OTHER (E.G. TENNIS COURT)				-
C. TOTAL IMPERVIOUS AREA	183,181	167,603	33,562	201,165
D. TOTAL NEW AND REPLACED IMPERVIOUS AREA		201,165	(+17,984 NET)	
PERVIOUS AREA				
LANDSCAPING	289,132	271,148	0	271,148
PERVIOUS PAVING				
OTHER (E.G. GREEN ROOF)				
E. TOTAL PERVIOUS AREA	289,132	271,148	0	271,148
F. PERCENT REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (REPLACED TOTAL				91%

REQUIRED BIORETENTION (SF)	
SITE IMPERVIOUS	126,686
SITE PERVIOUS	56,669
SITE BRS REQUIRED	5,294
PODIUM PERVIOUS	21,003
PODIUM BRS REQUIRED	3,063
TOTAL IMPERVIOUS	201,165
TOTAL PERVIOUS	77,672
TOTAL BRS REQUIRED	8,357

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- 204 PROPOSED CONTOUR (1-FT)
- 204 EXISTING CONTOUR (1-FT)
- PROPOSED DRAINAGE AREA
- SD PROPOSED STORM DRAIN LINE
- FLOW ARROW
- PROPOSED BIORETENTION PLANTER
- DMA X — DMA AREA
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

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General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY STORMWATER CONTROL PLAN

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

C105

PLANNING SUBMITTAL

JUNE 13, 2025

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C105 PRELIM STORMWATER.dwg
August 08, 2025 02:02:43pm

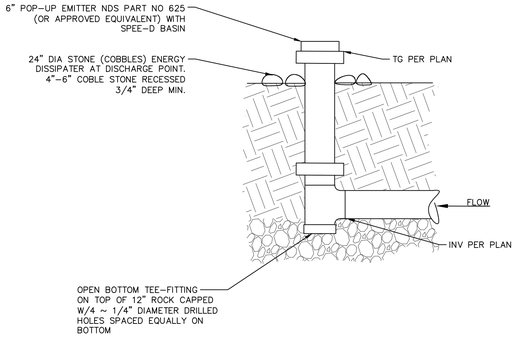
* REQUIRED TREATMENT AREA CALCULATED USING SIMPLIFIED SIZING METHOD (4% RULE) AS DESCRIBED BELOW:

REQUIRED AREA = 4% * (IMPERVIOUS AREA + (10%*PERVIOUS AREA))

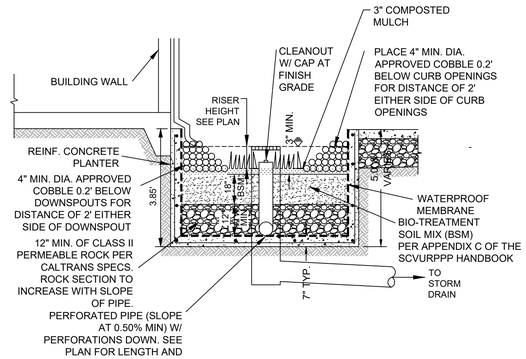
TREATMENT CONTROL MEASURE SUMMARY - SURFACE BIORETENTION

					IMPERVIOUS SURFACE TYPE								
DMA	AREA (ACRE)	AREA (SF)	PERVIOUS SURFACE (SF)	PERVIOUS SURFACE TYPE	IMPERVIOUS SURFACE (SF)	ROOF	SIDEWALK	ROAD/DRIVE	RUNOFF COEFFICIENT	TREATMENT METHOD	TCM NUMBER	TREATMENT REQUIRED (APPROX. SF)	TREATMENT PROVIDED (SF)
1	0.28	12,085	1,464	Landscape	10,621	4517	845	5259	0.85	Bioretention (Planter Box)	TCM 1	431	446
2	0.44	19,313	5,701	Landscape	13,612	5525	2,383	5704	0.85	Bioretention (Planter Box)	TCM 2	567	581
3	1.31	56,931	17,783	Landscape	39,148	15823	7,654	15671	0.85	Bioretention (Planter Box)	TCM 3	1637	1654
4	0.22	9,655	2,820	Landscape	6,835	0	0	6835**	0.85	Bioretention (Planter Box)		285 **	0
5	1.06	46,325	11,159	Landscape	35,166	5804	10,461	18901	0.85	Bioretention (Planter Box)	TCM 5	1451	1451
6	0.48	20,757**	15,219	Landscape	5,538	1849	3,689	6835**	0.85	Bioretention (Planter Box)	TCM 6	282 **	597**
7	0.22	9,407	1,487	Landscape	7,920	4095	600	3225	0.85	Bioretention (Planter Box)	TCM 7	323	335
8	0.20	8,857	1,036	Landscape	7,821	0	2,618	5203	0.85	Bioretention (Planter Box)	TCM 8	317	320
9	0.15	6,548	380	Landscape	6,168	6168	0	0	0.85	Bioretention (Planter Box)	TCM 9	248	248
10	0.08	3,334	1,483	Landscape	1,851	0	1,851	0	0.85	Bioretention (Planter Box)	TCM 10	80	125
11	0.08	3,625	167	Landscape	3,458	3433	25	0	0.85	Bioretention (Planter Box)	TCM 11	139	140
12	0.11	4,732	285	Landscape	4,447	3815	632	0	0.85	Bioretention (Planter Box)	TCM 12	179	180
13	0.09	3,826	1,813	Landscape	2,013	0	2,013	0	0.85	Bioretention (Planter Box)	TCM 13	88	126
14	0.35	15,250	1,881	Landscape	13,369	9287	4,082	0	0.85	Bioretention (Planter Box)	TCM 14	542	548
15	0.08	3,367	270	Landscape	3,097	3097	0	0	0.85	Bioretention (Planter Box)	TCM 15	125	125
16	0.08	3,450	298	Landscape	3,152	2410	742	0	0.85	Bioretention (Planter Box)	TCM 16	127	162
17	0.06	2,587	720	Landscape	1,867	0	1,867	0	0.85	Bioretention (Planter Box)	TCM 17	78	95
18	0.12	5,142	1,120	Landscape	4,022	1670	2,352	0	0.85	Bioretention (Planter Box)	TCM 18	165	169
19	0.12	5,277	300	Landscape	4,977	4977	0	0	0.85	Bioretention (Planter Box)	TCM 19	200	200
20	0.10	4,261	205	Landscape	4,056	4056	0	0	0.85	Bioretention (Planter Box)	TCM 20	163	175
21	0.16	6,753	5,218	Landscape	1,535	0	1,535	0	0.85	Bioretention (Planter Box)	TCM 21	82	135
22	0.24	10,618	2,082	Landscape	5,900	3134	2,766	0	0.85	Bioretention (Planter Box)	TCM 22	244	250
23	0.12	5,404	2,640	Landscape	2,764	193	2,571	0	0.85	Bioretention (Planter Box)	TCM 23	121	125
24	0.07	3,039	478	Landscape	2,561	2126	435	0	0.85	Bioretention (Planter Box)	TCM 24	104	127
25	0.09	3,815	760	Landscape	3,055	1605	1,450	0	0.85	Bioretention (Planter Box)	TCM 25	125	125
26	0.16	7,115	903	Landscape	6,212	3797	2,415	0	0.85	Bioretention (Planter Box)	TCM 26	252	256
Offsite 1	3.36	146,310	146,310	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Offsite 2	0.09	3,782	3,782	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Offsite 3	0.94	40,748	40,748	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Totals	**10.84**	**472,313**	**268,512**		**201,165**							**8,357**	**8,695**

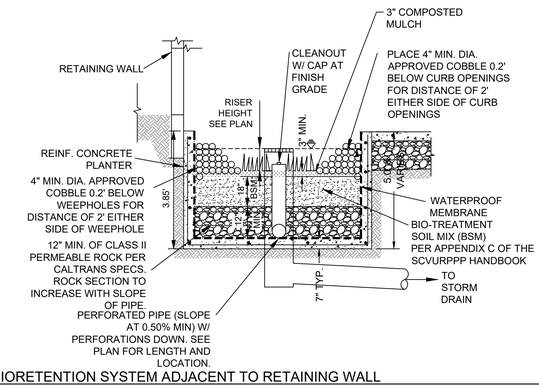
** IN-LIEU TREATMENT:
THE 6,853 SF OF IMPERVIOUS AREA THAT IS GOING UNTREATED TO BROADWAY IS BEING ACCOUNTED FOR IN DMA 6. 6,853 SF OF IMPERVIOUS PAVEMENT ON WOOD ROAD HAS BEEN INCLUDED IN DMA 6 AND TCM 6 HAS BEEN SIZED TO TREAT THIS ADDITIONAL WATER QUALITY FLOW. THE 6,853 SF AREA IS NOT COUNTED TOWARDS THE DMA 6 TOTAL AREA.



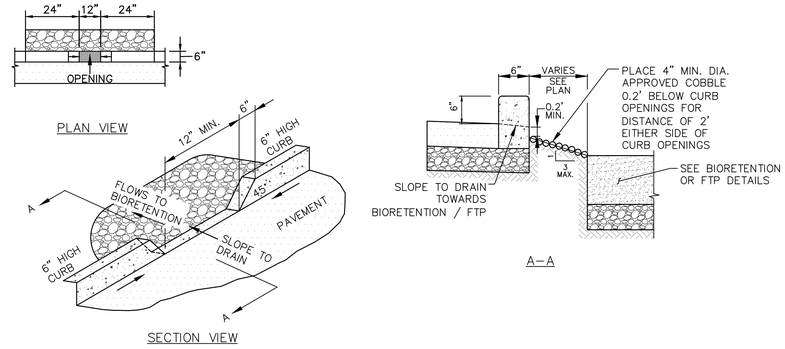
POP-UP EMITTER (A)
N.T.S.



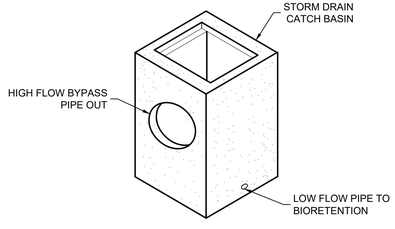
BIORETENTION SYSTEM ADJACENT TO BUILDING (B)
NTS



BIORETENTION SYSTEM ADJACENT TO RETAINING WALL (C)
NTS



CURB CUT (D)
N.T.S.



HIGH FLOW BYPASS INLET (E)
N.T.S.

NO.	DESCRIPTION	DATE
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SEAL

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY STORMWATER CONTOL DETAILS

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

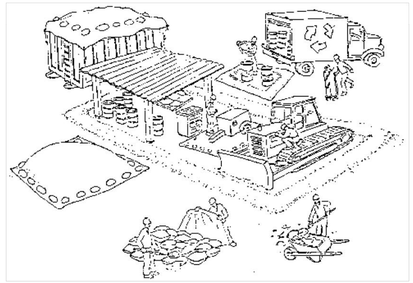
C105.1

PLANNING SUBMITTAL

JUNE 13, 2025

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C105 PRELIM STORMWATER.dwg
August 08, 2025 02:02:45pm

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

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



Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Vehicle and equipment maintenance & cleaning



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

Earthwork & contaminated soils

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



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

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

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

Paving/asphalt work



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

Concrete, grout, and mortar storage & waste disposal

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



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

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

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

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

Kimley»Horn
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Owner:
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GLENDALE, CA 91203
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Civil / Site:
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
CALIFORNIA BLUEPRINT FOR A CLEAN BAY AREA

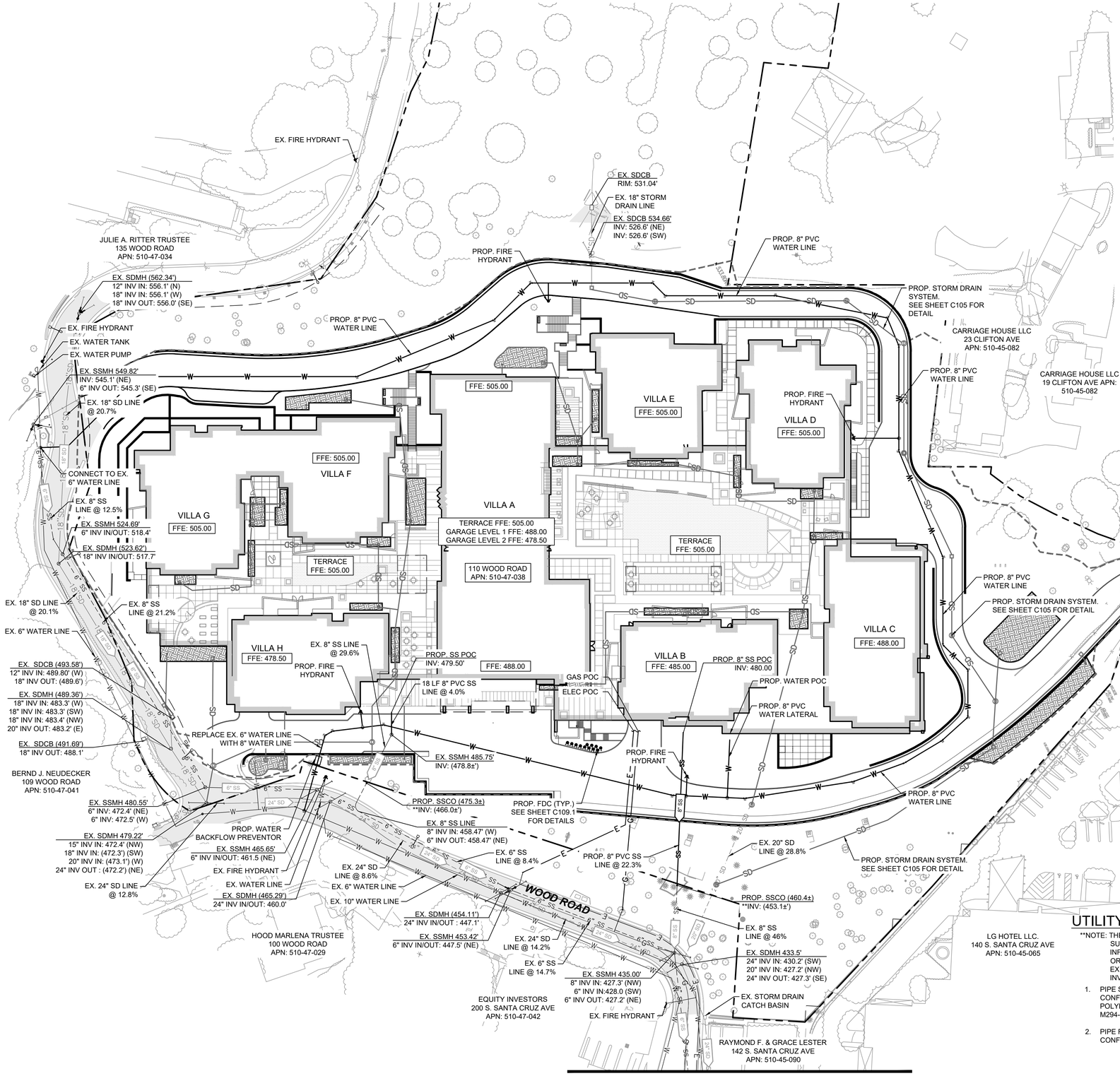
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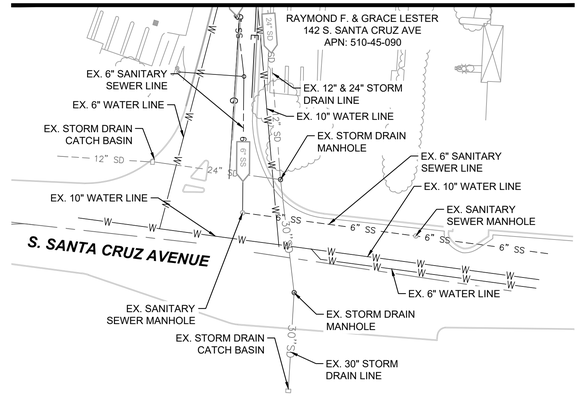
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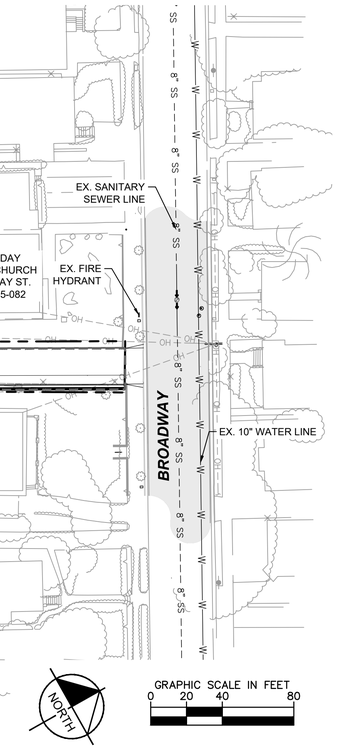
PLANNING SUBMITTAL

JUNE 13, 2025

Plotted By:LaraParra, Gerardo Sheet SetKha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C105 PRELIM STORMWATER.dwg
August 08, 2025 02:02:46pm







NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED 8" WATER LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC SERVICE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED FDC LOCATION
- PROPOSED BIORETENTION PLANTER BOX

UTILITY NOTES

**NOTE: THE UTILITIES SHOWN ON THIS PLAN ARE FROM SURVEY AND AVAILABLE PLANS ONLY - THE INFORMATION IS VERY UNLIKELY TO BE COMPLETE OR PRECISE. CONTRACTOR TO VERIFY IN FIELD EXISTING UTILITY LOCATIONS AND SANITARY SEWER INVERT ELEVATIONS.

1. PIPE SANITARY SEWERS SHALL BE PVC PIPE AND SHALL CONFORM TO ASTM D3034-SDR 35 OR CORRUGATED POLYETHYLENE AND SHALL CONFORM TO AASHTO M294-97 & ASTM D3212
2. PIPE FOR WATER SHALL BE 8" PVC PIPE AND SHALL CONFORM TO AWWA C900.

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

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General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY UTILITY PLAN

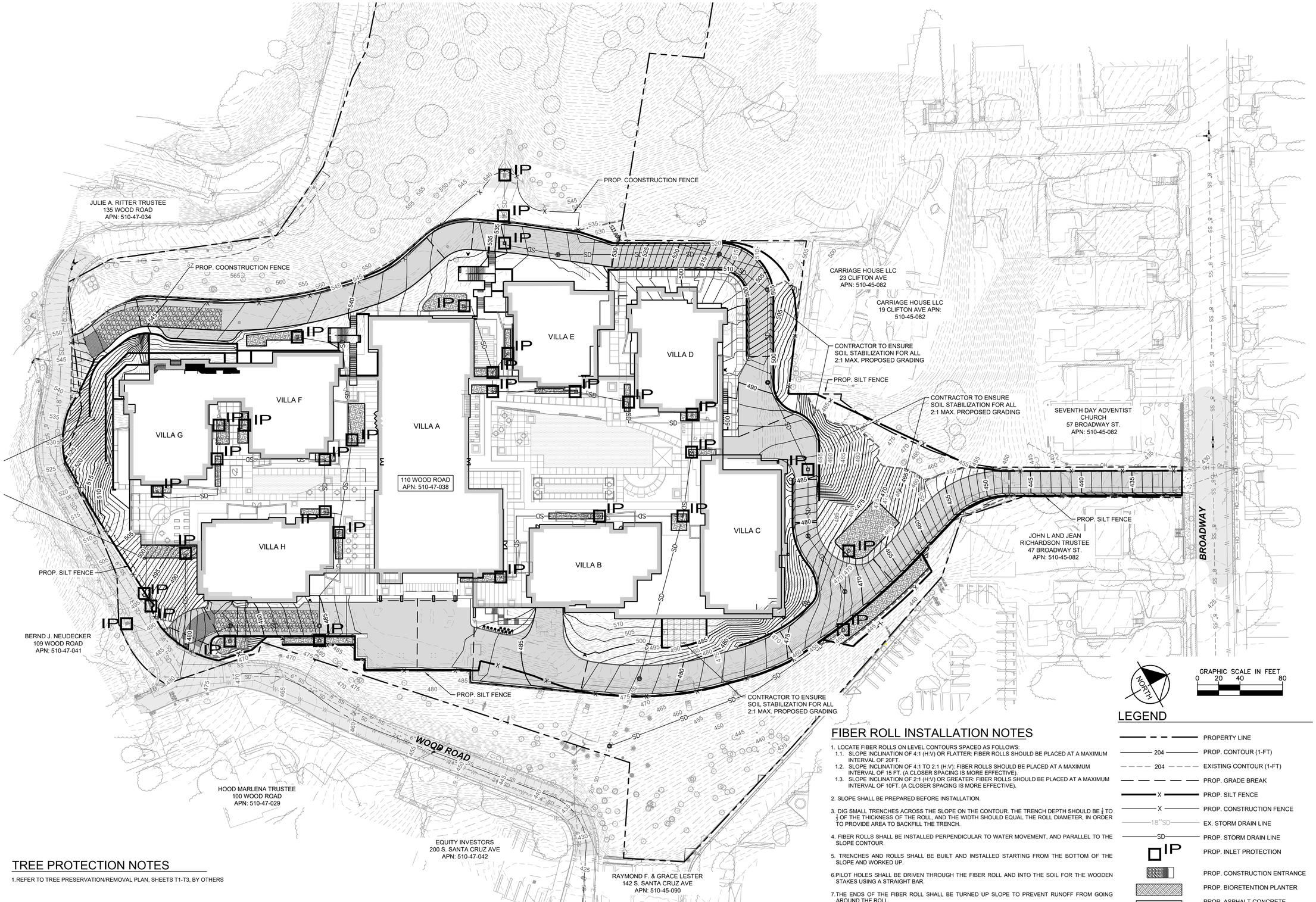
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C106

PLANNING SUBMITTAL

JUNE 13, 2025

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C106 PRELIM UTILITY PLAN.dwg
August 08, 2025 02:03:07pm



TREE PROTECTION NOTES

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

FIBER ROLL INSTALLATION NOTES

1. LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
   1.1. SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20FT.
   1.2. SLOPE INCLINATION OF 4:1 TO 2:1 (H:V): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
   1.3. SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10FT. (A CLOSER SPACING IS MORE EFFECTIVE).
2. SLOPE SHALL BE PREPARED BEFORE INSTALLATION.
3. DIG SMALL TRENCHES ACROSS THE SLOPE ON THE CONTOUR. THE TRENCH DEPTH SHOULD BE ¼ TO ½ OF THE THICKNESS OF THE ROLL, AND THE WIDTH SHOULD EQUAL THE ROLL DIAMETER, IN ORDER TO PROVIDE AREA TO BACKFILL THE TRENCH.
4. FIBER ROLLS SHALL BE INSTALLED PERPENDICULAR TO WATER MOVEMENT, AND PARALLEL TO THE SLOPE CONTOUR.
5. TRENCHES AND ROLLS SHALL BE BUILT AND INSTALLED STARTING FROM THE BOTTOM OF THE SLOPE AND WORKED UP.
6. PILOT HOLES SHALL BE DRIVEN THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES USING A STRAIGHT BAR.
7. THE ENDS OF THE FIBER ROLL SHALL BE TURNED UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
8. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.
9. STAKE FIBER ROLLS IN TO THE TRENCH.
   9.1. DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4FT MAXIMUM ON CENTER.
   9.2. USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND MINIMUM LENGTH

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- 204 PROP. CONTOUR (1-FT)
- 204 EXISTING CONTOUR (1-FT)
- PROP. GRADE BREAK
- X PROP. SILT FENCE
- X PROP. CONSTRUCTION FENCE
- 18"SD EX. STORM DRAIN LINE
- SD PROP. STORM DRAIN LINE
- IP PROP. INLET PROTECTION
- PROP. CONSTRUCTION ENTRANCE
- PROP. BIORETENTION PLANTER
- PROP. ASPHALT CONCRETE PAVEMENT
- Ⓓ PROP. STORM DRAIN MANHOLE
- PROP. STORM DRAIN CATCH BASIN

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY EROSION CONTROL PLAN

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

C107

PLANNING SUBMITTAL

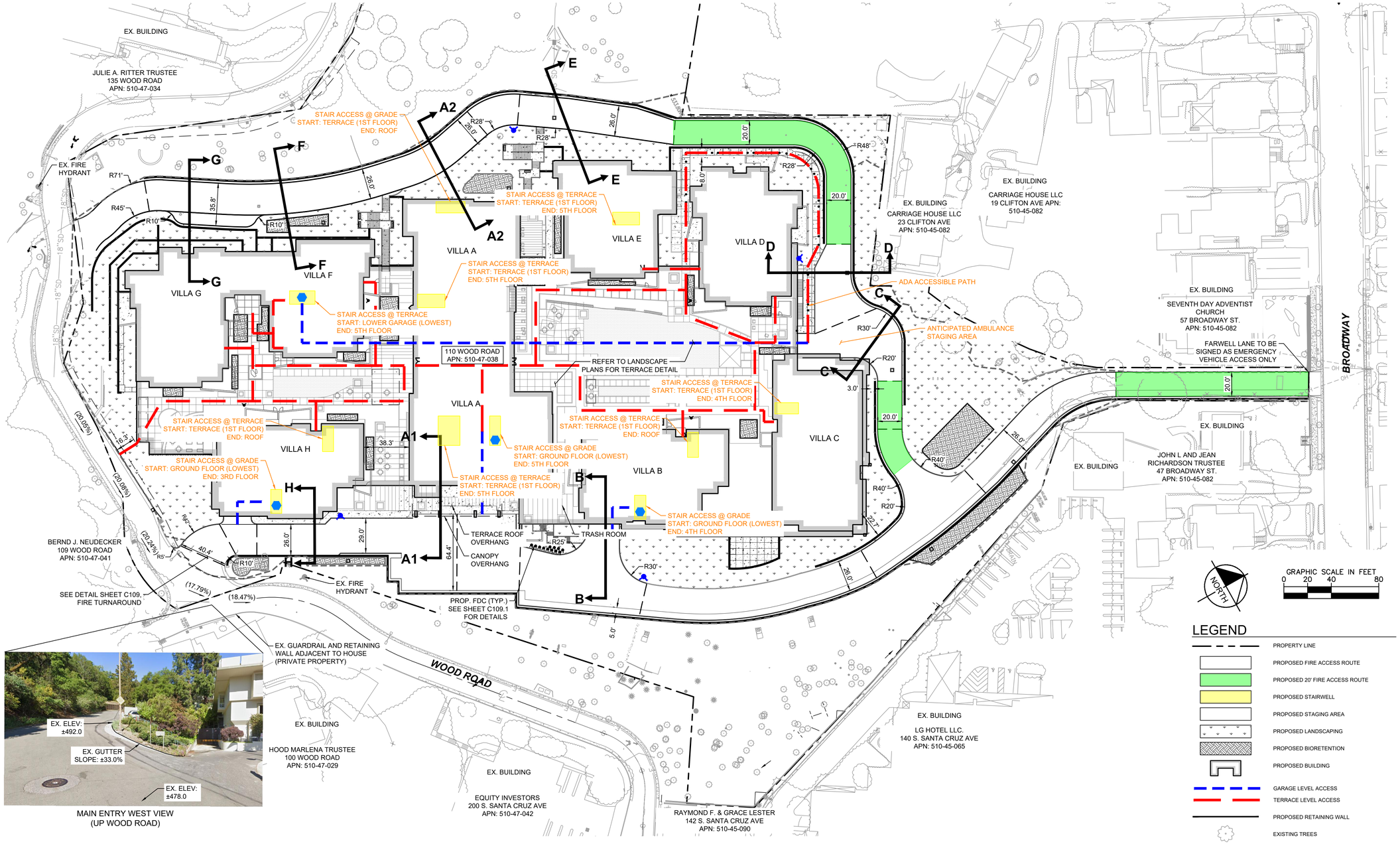
JUNE 13, 2025

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C107 EROSION PLAN.dwg
August 08, 2025 02:03:27pm

FIRE NOTES

1. EMERGENCY RADIO RESPONDER COVERAGE: EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS. EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS APPLIES TO ALL BUILDINGS.
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OT THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAULING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 51-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
4. ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (1 2.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
5. FIRE LANE MARKINGS FOR ALL ROADWAYS WITHIN THE PROJECT SHALL BE PER FIRE DEPARTMENT SPECIFICATIONS. INSTALLATIONS SHALL ALSO CONFORM TO LOCAL GOVERNMENT STANDARDS AND FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS A-6. CFC SEC. 503.3
6. TWO-WAY COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL CURRENT EDITIONS OF NFPA 72, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA BUILDING CODE, AND THE CITY OR TOWN ORDINANCES, POLICIES, AND STANDARDS WHERE A TWO-WAY SYSTEM IS BEING INSTALLED. OTHER STANDARDS ALSO CONTAIN DESIGN/INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.
7. FARWELL LANE TO BE SIGNED AS AN EMERGENCY VEHICLE ACCESS ONLY.

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25



MAIN ENTRY WEST VIEW
(UP WOOD ROAD)

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND

- PROPERTY LINE
- PROPOSED FIRE ACCESS ROUTE
- PROPOSED 20' FIRE ACCESS ROUTE
- PROPOSED STAIRWELL
- PROPOSED STAGING AREA
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- GARAGE LEVEL ACCESS
- TERRACE LEVEL ACCESS
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT
- STAIRWELL WITH ACCESS TO LOWER GARAGE LEVEL
- STAIRWELL WITH ACCESS TO ACCESS ROADS AND GROUND LEVEL*

* GROUND LEVEL IS EQUIVALENT TO GARAGE LEVEL 1

SEAL

KEY PLAN

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY FIRE ACCESS PLAN

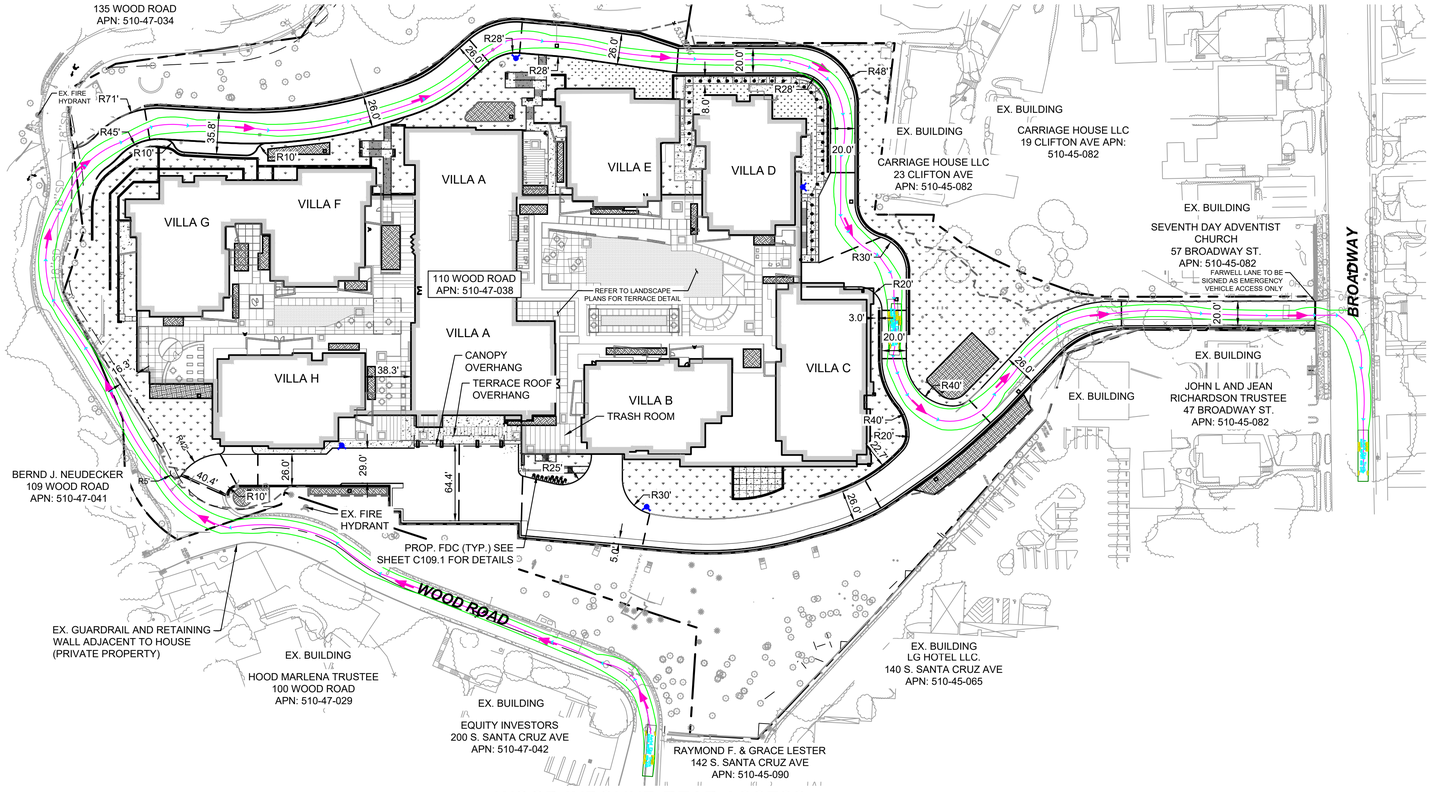
SCALE: 1" = 40' ON 24" X 36"

C108

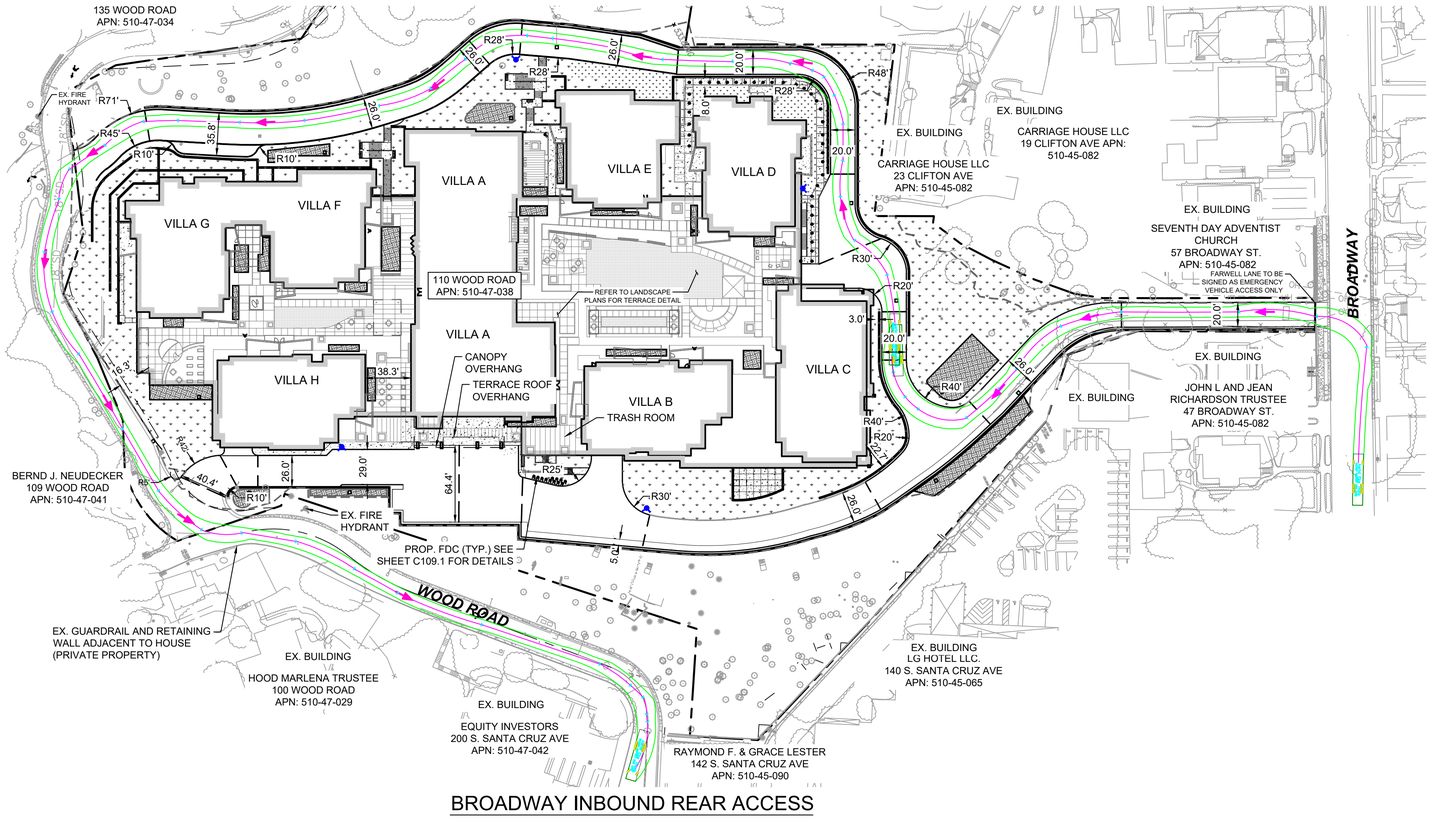
PLANNING SUBMITTAL

JUNE 13, 2025

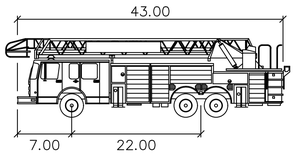
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August 08, 2025 02:03:44pm



WOOD INBOUND REAR ACCESS



BROADWAY INBOUND REAR ACCESS



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE TURNAROUND DETAILS - REAR ACCESS

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

C108.1

PLANNING SUBMITTAL

JUNE 13, 2025

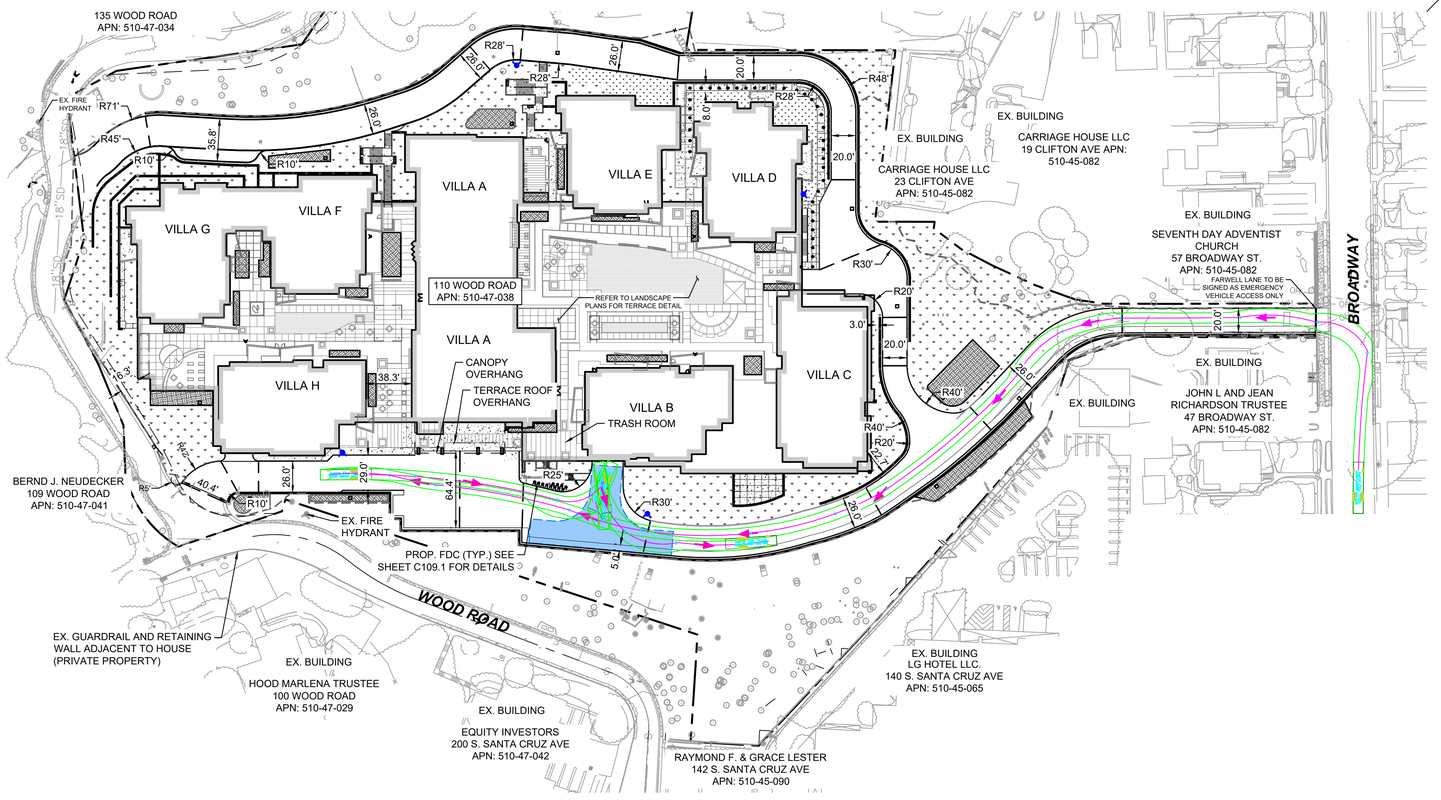
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

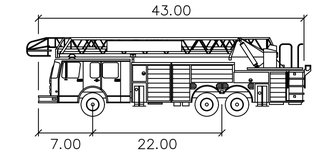
LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD Set\C108 FIRE ACCESS EXHIBIT.dwg
August 08, 2025 02:03:47pm



BROADWAY INBOUND FRONT ACCESS



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE TURNAROUND DETAILS - FRONT ACCESS

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

C108.2

PLANNING SUBMITTAL

JUNE 13, 2025

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED FIRE TRUCK TURNAROUND. SEE DETAIL ON SHEET C109
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT

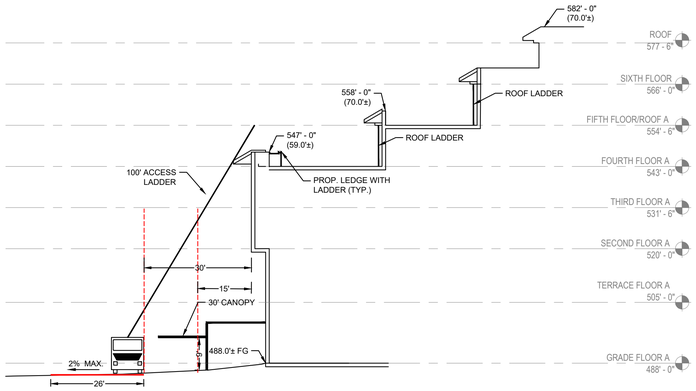
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LEGEND

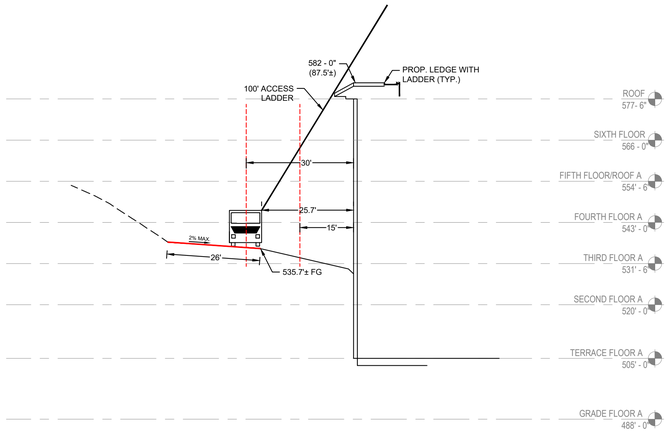
FIRE LANE WIDTH

EXISTING GRADE

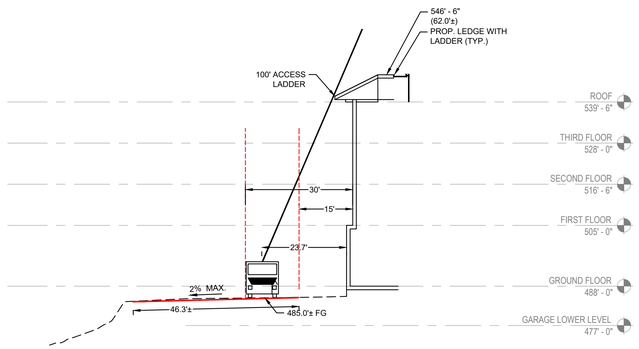
558' - 6" (73.5'±) — BUILDING ELEVATION
FINISHED GRADE AT BASE OF BUILDING (FG)



SECTION A1-A1
VILLA A



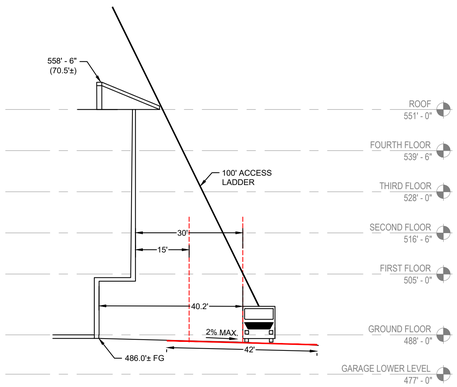
SECTION A2-A2
VILLA A



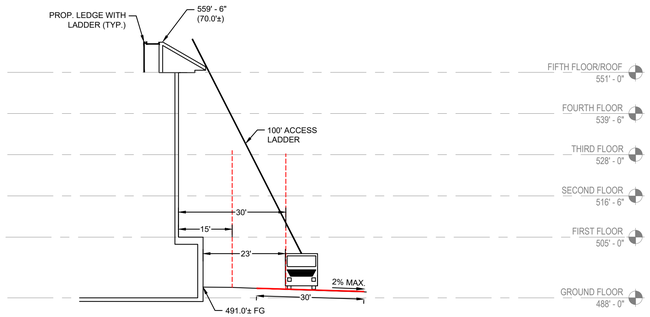
SECTION B-B
VILLA B

FIRE NOTES

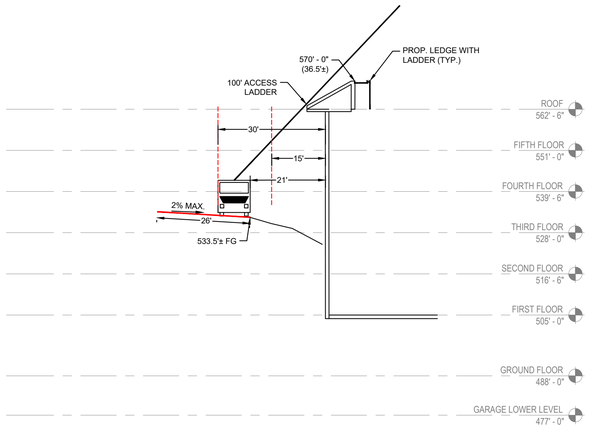
1. FIRE TRUCK SHOWN IN SECTIONS ASSUMES A 75-FT AERIAL LADDER (UNLESS NOTED OTHERWISE), CONSISTENT WITH THE SANTA CLARA COUNTY FIRE DEPARTMENT BUSINESS PLAN, DATED JANUARY 2015 - DECEMBER 2019. PER TRUCK SPECIFICATIONS, THIS ASSUMES A MAXIMUM VERTICAL ANGLE OF 75° AND A VERTICAL HEIGHT OF 75-FT FROM AS MEASURED FROM THE GROUND.



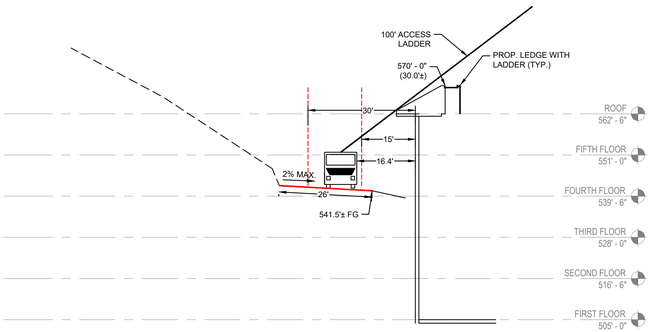
SECTION C-C
VILLA C



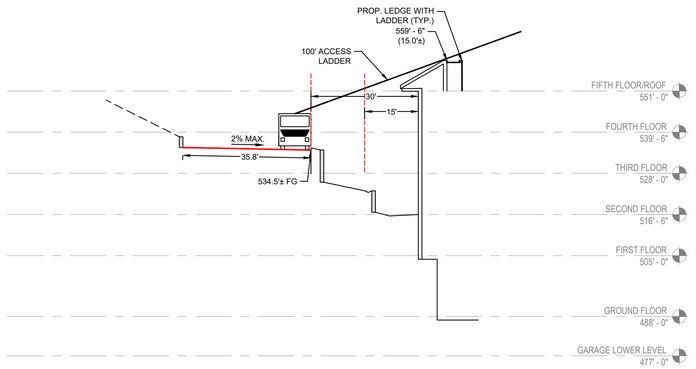
SECTION D-D
VILLA D



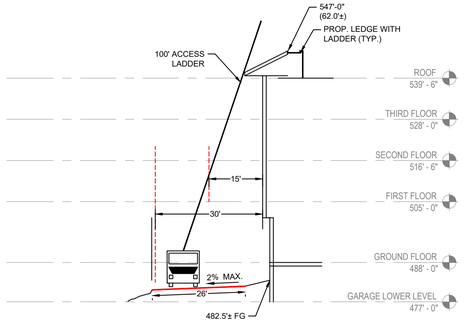
SECTION E-E
VILLA E



SECTION F-F
VILLA F



SECTION G-G
VILLA G



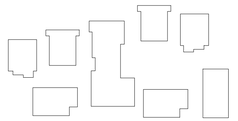
SECTION H-H
VILLA H

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 10 20 40
VERTICAL

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL





KEY PLAN

Kimley»Horn
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General Contractor:
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690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE ROOF ACCESS SECTIONS

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

C108.3

PLANNING SUBMITTAL

JUNE 13, 2025

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C108 FIRE ACCESS EXHIBIT.dwg
August 08, 2025 02:03:52pm

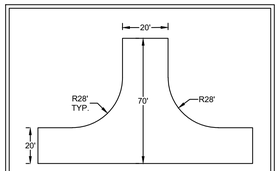
FIRE NOTES

1. EMERGENCY RADIO RESPONDER COVERAGE: EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS, ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS. EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS APPLIES TO ALL BUILDINGS.
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OT THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAULING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 51-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
4. ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
5. FIRE LANE MARKINGS FOR ALL ROADWAYS WITHIN THE PROJECT SHALL BE PER FIRE DEPARTMENT SPECIFICATIONS. INSTALLATIONS SHALL ALSO CONFORM TO LOCAL GOVERNMENT STANDARDS AND FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS A-6. CFC SEC. 503.3
6. TWO-WAY COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL CURRENT EDITIONS OF NFPA 72, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA BUILDING CODE, AND THE CITY OR TOWN ORDINANCES, POLICIES, AND STANDARDS WHERE A TWO-WAY SYSTEM IS BEING INSTALLED. OTHER STANDARDS ALSO CONTAIN DESIGN/INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.

Table 2: Summary of Proposed Buildings

Building	# of Apartments	Gross Square Feet (GSF)	Building Height (ft)[1]
Building A	42	150,903	65'-6"
Building B	24	37,608	53'-7"
Building C	23	42,673	53'-7"
Building E	42	92,059	76'-6"
Building E	36	82,789	65'-0"
Building F	18	28,206	42'-0"

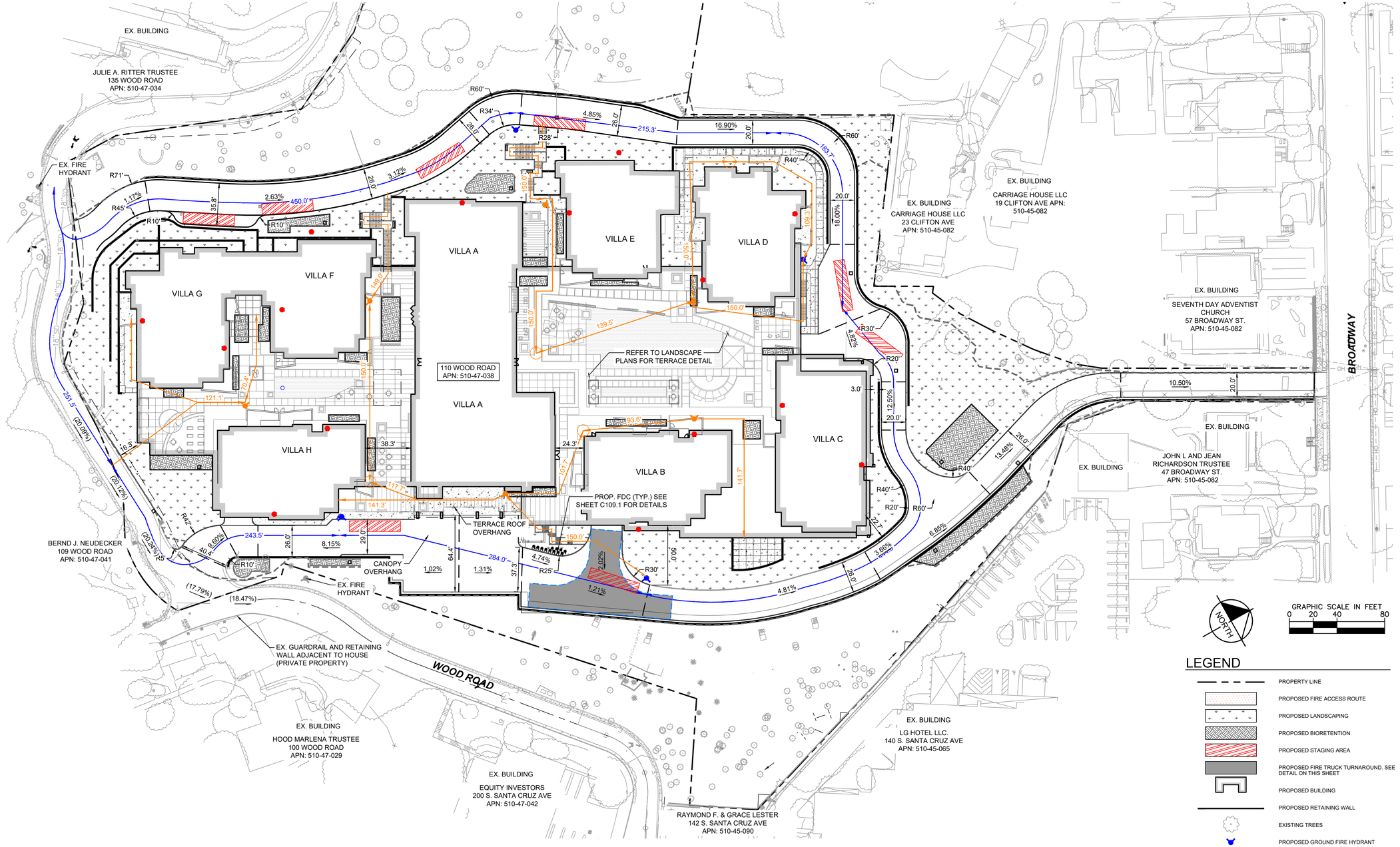
[1]Finish building height dimension is to ground level (+488')
Source: Perkins Eastman, June 2025



FIRE TRUCK TURNAROUND-
ALTERNATIVE TO 120-FOOT HAMMERHEAD

PER CFC SECTION D103
N.T.S.

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25
2	PLANNING SUBMITTAL 3	10/31/25



LEGEND

- PROPERTY LINE
- PROPOSED FIRE ACCESS ROUTE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED STAGING AREA
- PROPOSED FIRE TRUCK TURNAROUND. SEE DETAIL ON THIS SHEET
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED GROUND FIRE HYDRANT
- PROPOSED BUILDING STANDPIPE LOCATION
- PROPOSED TERRACE STANDPIPE LOCATION

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH COMMUNITIES AND SERVICES
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GLENDALE, CA 91203
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Civil / Site:
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Landscape:
GATES + ASSOCIATES
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SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY HOSE PULL PLAN

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

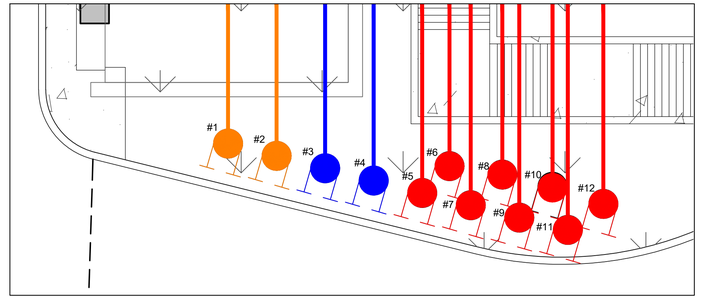
C109

PLANNING SUBMITTAL

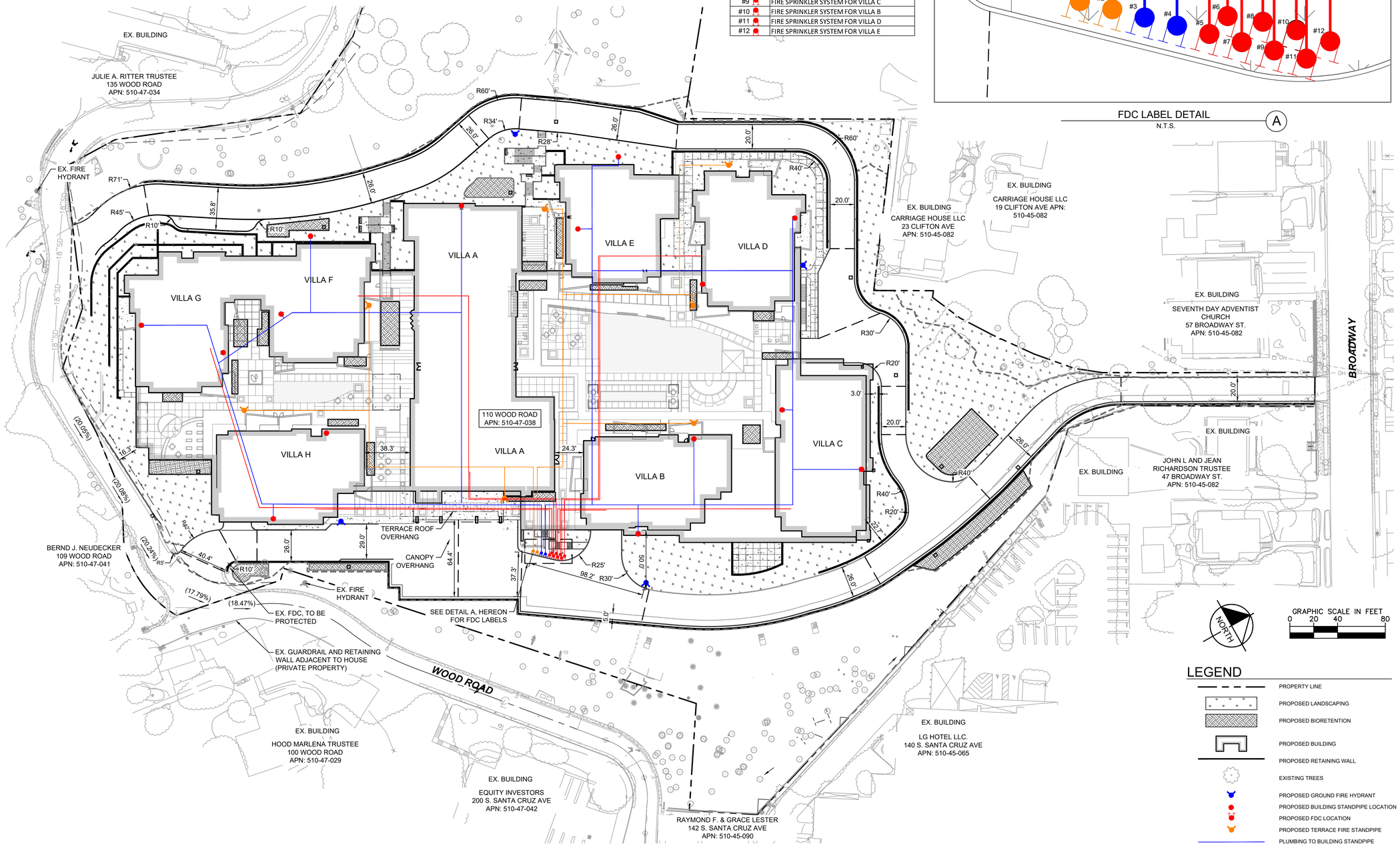
SEPTEMBER 05, 2025

Plotted By:Alvarez, Braulio Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C109 HOSE PULL PLAN.dwg
August 08, 2025 04:50:29pm

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



FDC LABEL DETAIL A
N.T.S.



LEGEND

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

FIRE SPRINKLER NOTE

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND VILLA SQUARE FOOTAGE.

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN

Kimley»Horn
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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINIARY FDC PLAN

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

C109.1

PLANNING SUBMITTAL

JUNE 13, 2025

Plotted By:LaraParra, Gerardo Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C109.1 PRELIMINIARY FDC PLAN.dwg
August 08, 2025 02:04:29pm

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

Wood Rd

Clifton Ave

Broadway

Connect on levels above

need to find space for dog park, relief area

private IL patios on terrace level for

Village Green

Town Square

Farwell Lane

4 ST

4 ST

MC Courtyard

Arrival Court

GARDEN BEDS

WATER FEATURES, CONFIRM W/ CLIENT, STRONGER CONNECTION TO NATURE

Wood Rd

Broadway

Broadway

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

0 25 50 100
0" 1/2" 1" 2"

OVERALL ILLUSTRATIVE SITE PLAN

LS-1

of -

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
2. ALL WRITTEN DIMENSIONS SUPERCEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
4. ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
5. ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
6. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
7. WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
8. SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
9. EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
10. BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
11. STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
12. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
13. SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
14. PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
15. ALL CONCRETE PAVEMENTS SHALL BE DOWELED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
16. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
17. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
18. ANY AND ALL WORK WITHIN TOWN OF LOS GATOS RIGHT OF WAY SHALL CONFORM TO ALL TOWN OF LOS GATOS STANDARD DETAILS AND SPECIFICATIONS.
19. CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC.. IN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
20. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
22. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
23. ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
24. THE CONTRACT DRAWINGS MUST BE ACCOMPANIED BY CONTRACT SPECIFICATIONS. THE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT AT 925-736-8176 FOR SPECIFICATIONS IF NOT RECEIVED.
25. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND MATERIALS OF THE CONTRACT DOCUMENTS INCLUDING ALL WORK AND MATERIALS PROVIDED BY SUBCONTRACTORS. ALL QUALIFICATIONS OF THE CONTRACT DOCUMENTS INCLUDING ALL SPECIFIC EXCLUSIONS OF ANY WORK, DETAILS, MATERIALS, AND INCIDENTALS SHALL BE CONFIRMED AND ACCEPTED IN WRITING BY THE CONTRACTOR AND OWNER UPON FINALIZATION OF BIDS AND CONTRACT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ALL QUALIFICATIONS AND NOTIFICATIONS.

LAYOUT LEGEND

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

VEHICULAR SAWCUT CONCRETE PAVING
TYPE: INTEGRAL COLOR CONCRETE
COLOR: DARK GRAY BY DAVIS COLORS
FINISH: MEDIUM BROOM

VEHICULAR SAWCUT CONCRETE PAVING
TYPE: INTEGRAL COLOR CONCRETE
COLOR: DARK GRAY BY DAVIS COLORS
FINISH: TOPCAST 25

VEHICULAR PAVERS
TYPE: GRANITE PAVERS
MFR: COLD SPRING GRANITE
SIZE: 8"X8"X3" THICKNESS
COLOR: ACADEM BLACK
FINISH: THERMAL

SEEDED GLASS IN PAVING
COLOR: MIX TO BE SELECTED
SIZE: 1/8" ø - 1/4" ø +/-

TONE AC PAVING (PEDESTRIAN TRAIL)
COLOR: T.B.D.

PLANTING NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
4. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
5. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
6. ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
7. CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
8. CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
   FIRE HYDRANTS AND PIVS: 5' MINIMUM
   LIGHT POLES: 10' MINIMUM
   UTILITIES: 5' MINIMUM
   BUILDING ROOF EDGE: 5' MINIMUM
9. CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
10. PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.

EXISTING PLANT MATERIAL

1. ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
2. ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
3. CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.

SOILS

1. THE CONTRACTOR MAY PROTECT AND STOCKPILE EXISTING SITE SOILS WHICH MAY BE REUSED FOR PLANTING PURPOSES. EXISTING SOILS SHALL BE TESTED PRIOR TO STOCKPILE FOR SOILS SUITABILITY PER THE REQUIREMENTS BELOW.
3. ALL ORGANIC COMPOST SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST FOR COMPATIBILITY TO EXISTING SITE SOILS. TEST RESULTS SHALL BE DATED WITHIN THE LAST 3 MONTHS OF THE SUBMITTAL.
4. ALL EXISTING SITE SOILS SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST BY AN APPROVED SOILS TESTING LAB (WAYPOINT ANALYTICAL OR APPROVED EQUAL) AND ANALYSIS FOR RECOMMENDATIONS ON ORGANIC COMPOST, AMENDMENTS, GRO POWER FERTILIZER AND ANY INCIDENTALS. RECOMMENDATIONS CONTAINED IN THE SOILS ANALYSIS RESULTS ARE TO BE IMPLEMENTED BEFORE PLANTING OCCURS. CONTRACTOR SHALL PROVIDE UP TO 4 COMBINED TESTS AT LOCATIONS SELECTED BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES TO BE TAKEN AND COMBINED FROM A DEPTH OF 6" AND 24". PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). THE ORGANIC COMPOST TEST RESULTS LISTED ABOVE SHALL BE SUBMITTED TO THE SOILS LAB FOR ACCURATE RECOMMENDATIONS OF THE SOIL AMENDMENT REQUIREMENTS. TEST RESULTS SHALL BE TAKEN AFTER ALL GRADING OPERATIONS ARE COMPLETE.
5. ALL LIME TREATED SOILS IN AREAS TO RECEIVE PLANTING SHALL BE FULLY REMOVED AND REPLACED WITH CLEAN APPROVED IMPORT TOP SOIL AT NO COST TO THE OWNER. AN ADDITIONAL 8 SOILS TESTS MAY BE REQUESTED BY THE LANDSCAPE ARCHITECT. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
7. ALL IMPORT SOILS SHALL BE FREE OF DELETERIOUS MATERIALS, AGGREGATES, AND ROCK. IMPORT SOIL SHALL BE LOAM/ CLAY LOAM WITH A PH BETWEEN 6 AND 7.5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
8. FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST, 50LBS GYPSUM, 20LBS SOIL SULFUR AND 160LBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
9. SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
10. ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS CONSTRUCTION STAGING AREAS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
11. CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

TREES

1. ALL TREES SHALL BE SPECIMENS UNLESS SPECIFICALLY NOTED.
2. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
3. PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB.24.2. (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER CR-PE24-20, (714)632-7083, S.C.D. FOR LOCATIONS OF WATER BARRIER.
4. PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.
5. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
6. FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF ROOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL AND ALLOW UNIMPEDED FLOW OF WATER.

SHRUBS, GROUNDCOVERS AND VINES

1. GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
2. SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
3. THE CONTRACTOR IS TO SECURE ALL VINES TO TRELLISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.

ACCESSORIES

1. ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
2. ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
3. ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
4. ALL STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE x18" LONG x 6" DEEP BAND OF COBBLE. COBBLE SHALL BE 40% 4"-6" AND 60% 2"-3" NOIYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL
5. ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CDI 16X24". COLOR: TO MATCH PAVING. (800) 279-2278.
6. ALL SLOPES GREATER THAN 2.5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL CS-3 OR APPROVED EQUAL. AVAILABLE FROM REED & GRAHAM 888-381-0800.
7. SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS

SUBMITTALS

1. CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, INCIDENTALS, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
3. ALL SUBMITTALS AND PLANT MATERIAL NOT REVIEWED AND APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO FULL REMOVAL AND REPLACEMENT WITH APPROVED SOILS, FERTILIZERS, AND PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.
4. SUBMITTALS AND SITE MOCKUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.

MUNICIPAL REQUIREMENTS

1. ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY THE REPRESENTATIVE OF TOWN OF LOS GATOS AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION. PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY, THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO THE TOWN CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS, SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN LANDSCAPE ARCHITECT. SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.
3. DURING THE INSTALLATION OF LANDSCAPING AND INSTALLATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST INSPECT AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.

WATER CONSERVATION STATEMENT

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

GROUND LEVEL IRRIGATED LANDSCAPE AREA: 60,527 SF
TERRACE LEVEL IRRIGATED LANDSCAPE AREA: 27,625 SF
TOTAL IRRIGATED LANDSCAPE AREA: 88,152 SF

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

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

0
0" 1/2" 1" 2"

LAYOUT NOTES AND PLANTING NOTES

LS-2

of -

PLANT PALETTE

TREES


QUERCUS VIRGINIANA
SOUTHERN LIVE OAK


ACER PALMATUM 'MORTON'
MORTON JAPANESE MAPLE


ACER RUBRUM 'ARMSTRONG'
ARMSTRONG RED MAPLE


ARBUTUS X 'MARINA'
ARBUTUS STANDARD


CITRUS SPP.
ORANGE TREE

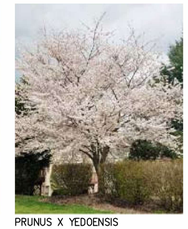

LAGERSTROEMIA INDICA 'MUSKOGEE'
MUSKOGEE CRAPE MYRTLE


LAGERSTROEMIA INDICA 'TONTO'
TONTO CRAPE MYRTLE


LAURUS NOBILIS 'SARATOGA'
SWEET BAY


LAGERSTROEMIA INDICA 'PURPLE TOWER'
PURPLE TOWER CRAPE MYRTLE


OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE


PRUNUS X YEDOENSIS
YOSHINO CHERRY


PRUNUS SERRULATA 'AMANOGAWA'
JAPANESE FLOWERING CHERRY


ROSA FLORIBUNDA 'BRILLIANT PINK ICEBERG'
ROSE


SALIX LASIOLEPIS
ARROYO WILLOW


ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER'
FRONTIER ELM


ZELKOVA SERRATA 'MUSASHINO'
SAWLEAF ZELKOVA

SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER


ABUTILON PALMERI
INDIAN MALLOW


ACACIA REDOLENS 'DESERT CARPET'
BANK CATCLAW


ACHILLEA MILLEFOLIUM
COMMON YARROW


AGAVE ATTENUATA 'KARA'S STRIPES'
AGAVE


ARBUTUS UNEDO
STRAWBERRY TREE SHRUB

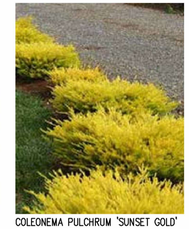

ARCTOSTAPHYLOS MANZANITA 'DR. HURD'
DR. HURD MANZANITA


CAMELLIA SASANQUA
CHRISTMAS CAMELLIA


CEANOTHUS X 'RAY HARTMAN' MULTI-TRUNK
CALIFORNIA LILAC


CERCIS OCCIDENTALIS
WESTERN REDBUD MULTI-TRUNK


CISTUS X PURPUREUS
ORCHID ROCKROSE


COLEONEMA PULCHRUM 'SUNSET GOLD'
GOLDEN BREATH OF HEAVEN


DIETES BICOLOR
FORTNIGHT LILY


DIETES GRANDIFLORA 'VARIEGATA'
STRIPED FORTNIGHT LILY


EPILOBIUM CALIFORNICUM 'BOWMAN'S #1'
CALIFORNIA FUCHSIA

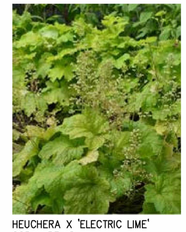

EPILOBIUM CANUM 'CATALINA'
CATALINA FUCHSIA


FESTUCA MAIREI
ATLAS FESCUE


HESPERALOE PARVIFLORA
RED YUCCA


HESPERALOE PARVIFLORA 'BRAKELIGHT'
BRAKELIGHTS RED YUCCA


HETEROMELES ARBUTIFOLIA
TOYON


HEUCHERA X 'ELECTRIC LIME'
CORAL BELLS


LAVATERA MARITIMA
TREE MALLLOW


LIGUSTRUM SINENSE 'SUNSHINE'
SUNSHINE LIGUSTRUM


LIRIOPE MUSCARI 'VARIEGATA'
VARIEGATED LILY TURF


LOMANDRA LONGIFOLIA 'BREEZE'
BREEZE MAT RUSH


MUHLENBERGIA DUBIA
PINE MUHLY


MUHLENBERGIA RIGENS
DEER GRASS

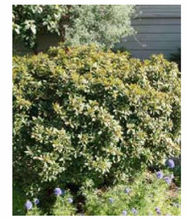

NANDINA DOMESTICA 'LEMON LIME'
LEMON LIME NANDINA

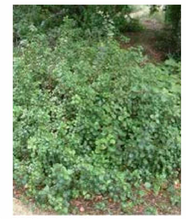

NEPETA FAASSENII
CATMINT


PODOCARPUS MACROPHYLLUS 'MAKI'
MAKI SHRUBBY YEW PODOCARPUS

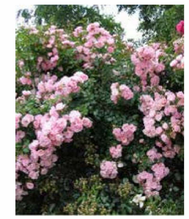

RHAMNUS CALIFORNICA 'EVE CASE'
CALIFORNIA COFFEEBERRY


RHAMNUS CALIFORNICA 'LEATHERLEAF'
CALIFORNIA COFFEEBERRY


RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
SUN BRUNO COFFEEBERRY


RIBES VIBURNIFOLIUM
EVERGREEN CURRANT


ROSA CALIFORNICA
CALIFORNIA WLD ROSE


ROSA X 'FLOWER CARPET APPLEBLOSSOM'
ROSE


ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY


SALVIA LEUCANTHA 'SANTA BARBARA'
MEXICAN BUSH SAGE


SALVIA MICROPHYLLA 'HOT LIPS'
HOT LIPS SAGE


SENECIO SPP.
AMANI SENECIO


TEUCRIUM CHAMAEDRYS
GERMANDER

STORMWATER TREATMENT AREA

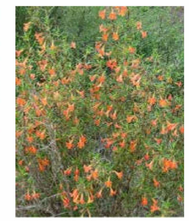

BOUTELOUA GRACILIS
BLUE GRAMA GRASS


CAREX TUMULICOLA
BERKELEY SEDGE


CHONDROPETALUM TECTORUM 'EL CAMPO'
CAPE RUSH


JUNCUS PATENS 'ELK BLUE'
SPREADING RUSH


LEYMUS CONDENSATUS 'CANYON PRINCE'
NATIVE BLUE RYE


MIMULUS AURANTIACUS
STICKY MONKEY FLOWER

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS
MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

0 .5X 1X 2X
0" 1/2" 1" 2"

PLANT PALETTE

LS-3

of -

REVISION CLOUDS (PAPERSPACE)

LANDSCAPE SCOPE OF WORK

(A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.

(B) MEMORY CARE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, HARDSCAPE PATIO, BENCHES AT HEIGHTS SUITABLE FOR SENIOR SEATING, FOCAL ELEMENTS, BIRD BATH, AND PLANTINGS WITH COLORS, TEXTURES AND SMELLS TO PROVIDE SEASONAL INTEREST.

(C) VILLAGE GREEN, AN ACTIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR RECREATIONAL ACTIVITIES (CROQUET COURT, PUTTING GREEN, EVENTS, ETC.), SEATING ELEMENTS AT HEIGHTS SUITABLE FOR SENIORS, BOCCE BALL COURT, ROSE GARDEN, GAZEBO, EVERGREEN SPECIMEN SHADE TREES, AND FLOWERING ACCENT TREES FOR SEASONAL INTEREST.

(D) TOWN SQUARE, A PASSIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR PASSIVE RECREATIONAL ACTIVITIES (E.G. YOGA), FOCAL WATER FEATURE, SEATING AREA, SPECIMEN SHADE TREES AND FLOWERING ACCENT TREES.

(E) OUTDOOR DINING AREA WITH TABLES, CHAIRS

(F) AND ACCENT PLANTINGS. LOUNGE AREA WITH FIRE TABLE, FOCAL ELEMENT, SEATING ELEMENTS AND ACCENT PLANTINGS

(G) STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

(H) PASSIVE GARDEN WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

(I) SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.

(J) TERRACE OVERLOOK WITH GLASS GUARDRAIL AND FLOWERING ACCENT TREES.

(K) BOCCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS

(L) ROSE GARDEN WITH ROSE TREE PLANTINGS AND SEATING ELEMENTS.

(M) SPECIMEN SHADE TREE IN A RAISED PLANTER AS A WAY-FINDING FEATURE.

(N) GAZEBO WITH SEATING ELEMENTS

(O) VEGETATED GREEN WALL

(P) RESIDENT GARDEN

(Q) ENTRY WALL WITH WAY-FINDING SIGNAGE

(R) SPECIAL PAVING AT GARAGE ENTRY.

(S) ACCESSIBLE TRAIL

(T) BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.

(U) ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.

(V) STAFF PATIO

(W) STONE VENEERED RETAINING WALL W/ GUARDRAIL

(X) TONED AC TRAIL (5') WITH MARKERS

WATER FEATURE

WATER FEATURE

SPECIMEN TREE PLANTER

FOCAL ELEMENT

SPECIAL PAVING

POT, TYP.

BENCH, TYP.

FOCAL ELEMENT/ WATER FEATURE

OUTDOOR LOUNGE

POT, TYP.

FARWELL LN

EXISTING TREE TO REMAIN, TYP.

GUARD RAIL ON TOP OF RETAINING WALL IN PLACE OF FENCE AT FRONT OF PROPERTY. ALL PERIMETER FENCED OT BE WITHIN REQUIRED SETBACKS

PATH: C:\KOTAW CAD DESIGN\CAD FILES\GATES\GATES\DAVID GATES PROJECTS\LOS GATOS MEADOWS\SHEETS\LOG-L_ON GRADE_LOS GATOS MEADOWS.DWG
PLOT DATE: 4/24/2024 8:52 PM

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

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GROUND LEVEL LAYOUT PLAN

LS-4

of -

LANDSCAPE SCOPE OF WORK

(A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.

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(N) GAZEBO WITH SEATING ELEMENTS

(O) VEGETATED GREEN WALL

(P) RESIDENT GARDEN

(Q) ENTRY WALL WITH WAY-FINDING SIGNAGE

(R) SPECIAL PAVING AT GARAGE ENTRY.

(S) ACCESSIBLE TRAIL

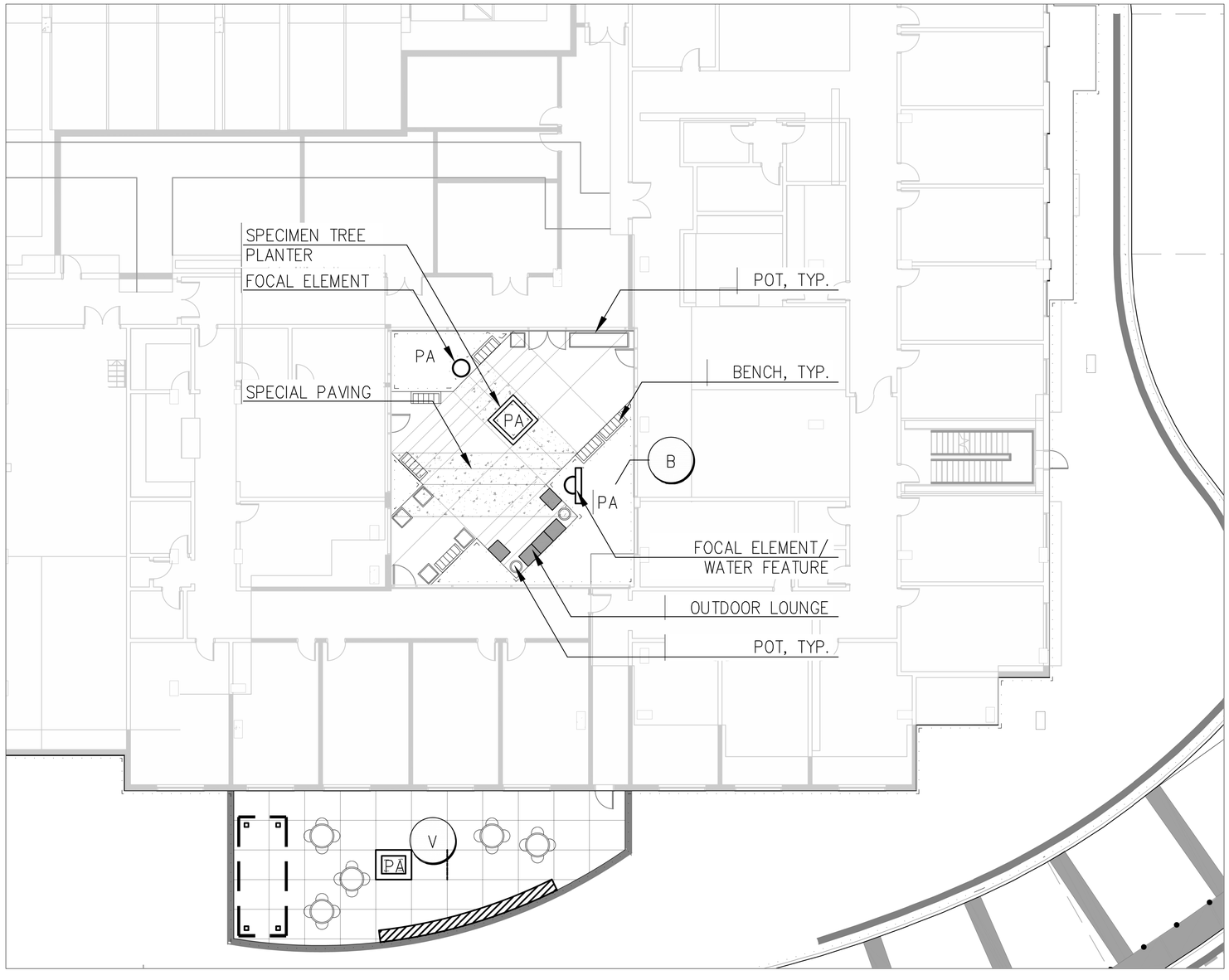
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(V) STAFF PATIO

(W) STONE VENEERED RETAINING WALL W/ GUARDRAIL

(X) TONED AC TRAIL (5') WTIH MARKERS



MEMORY COURTYARD LAYOUT PLAN

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

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GROUND LEVEL LAYOUT PLAN - MEMORY COURTYARD

LS-5

of -

PATH: C:\VOTAW CAD DESIGN\GRAPHICS\GATES\DAVID GATES PROJECTS\LOS GATOS MEADOWS\SHEETS_DG-L-ON GRADE-LOS GATOS MEADOWS.DWG
PLOT DATE: 4/24/2024 8:52 PM

LANDSCAPE SCOPE OF WORK

(A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.

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(P) RESIDENT GARDEN

(Q) ENTRY WALL WITH WAY-FINDING SIGNAGE

(R) SPECIAL PAVING AT GARAGE ENTRY

(S) ACCESSIBLE TRAIL

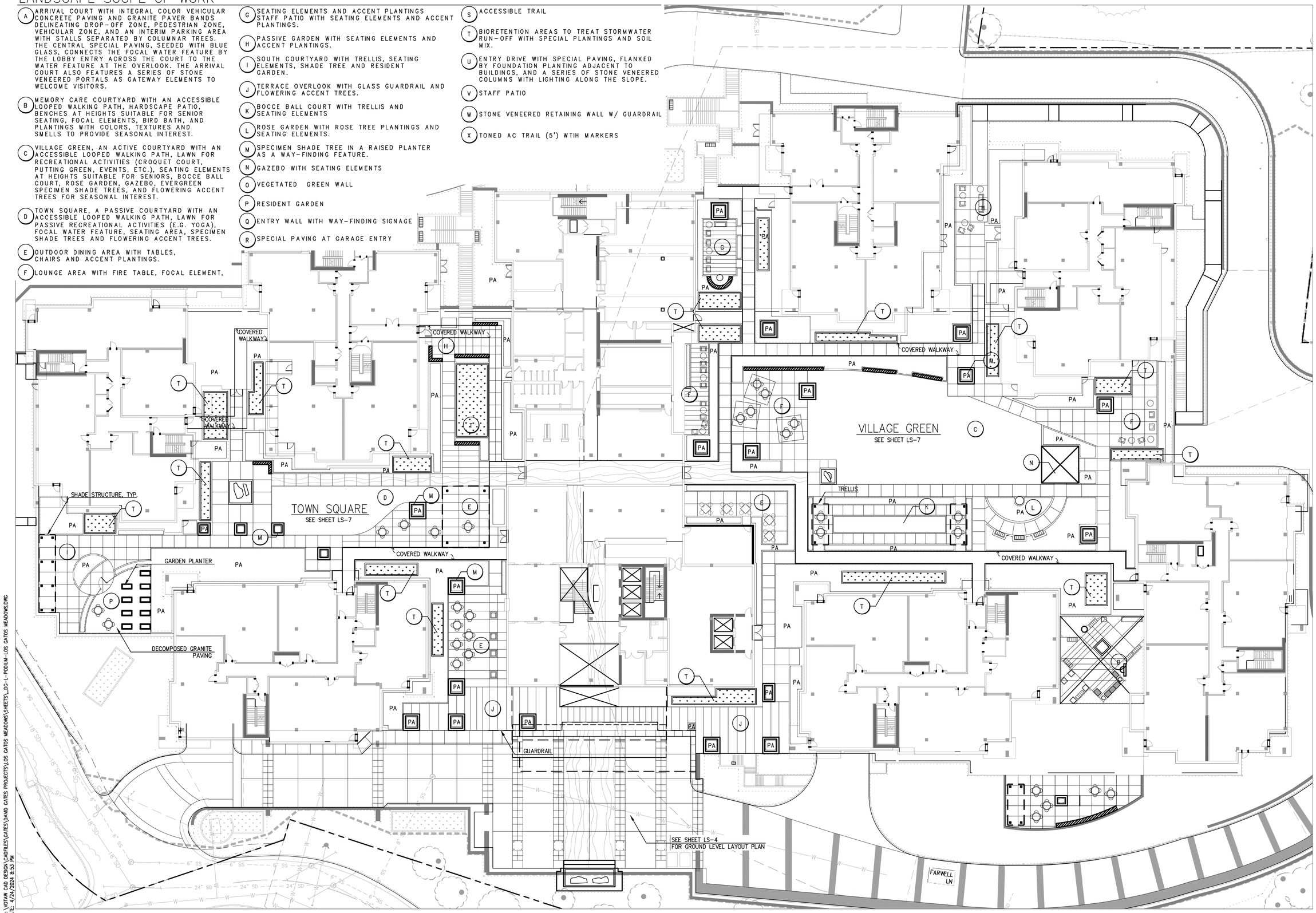
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(V) STAFF PATIO

(W) STONE VENEERED RETAINING WALL W/ GUARDRAIL

(X) TONED AC TRAIL (5') WTIH MARKERS



D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
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DATE:	JUNE 13 2025
SCALE:	SCALE

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TERRACE LEVEL LAYOUT PLAN

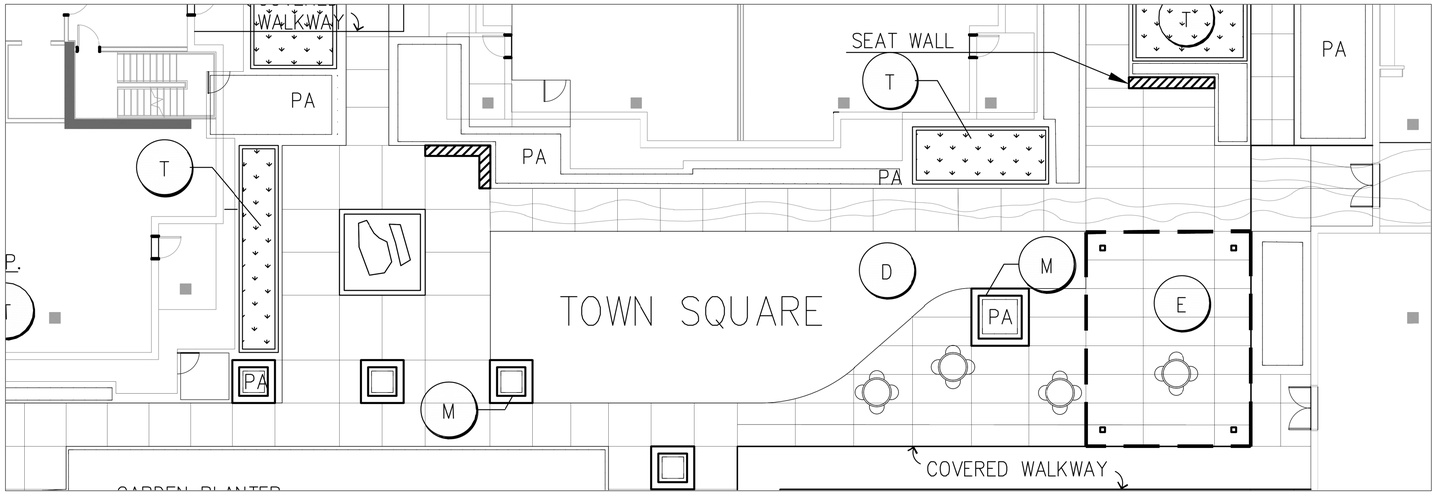
LS-6

of -

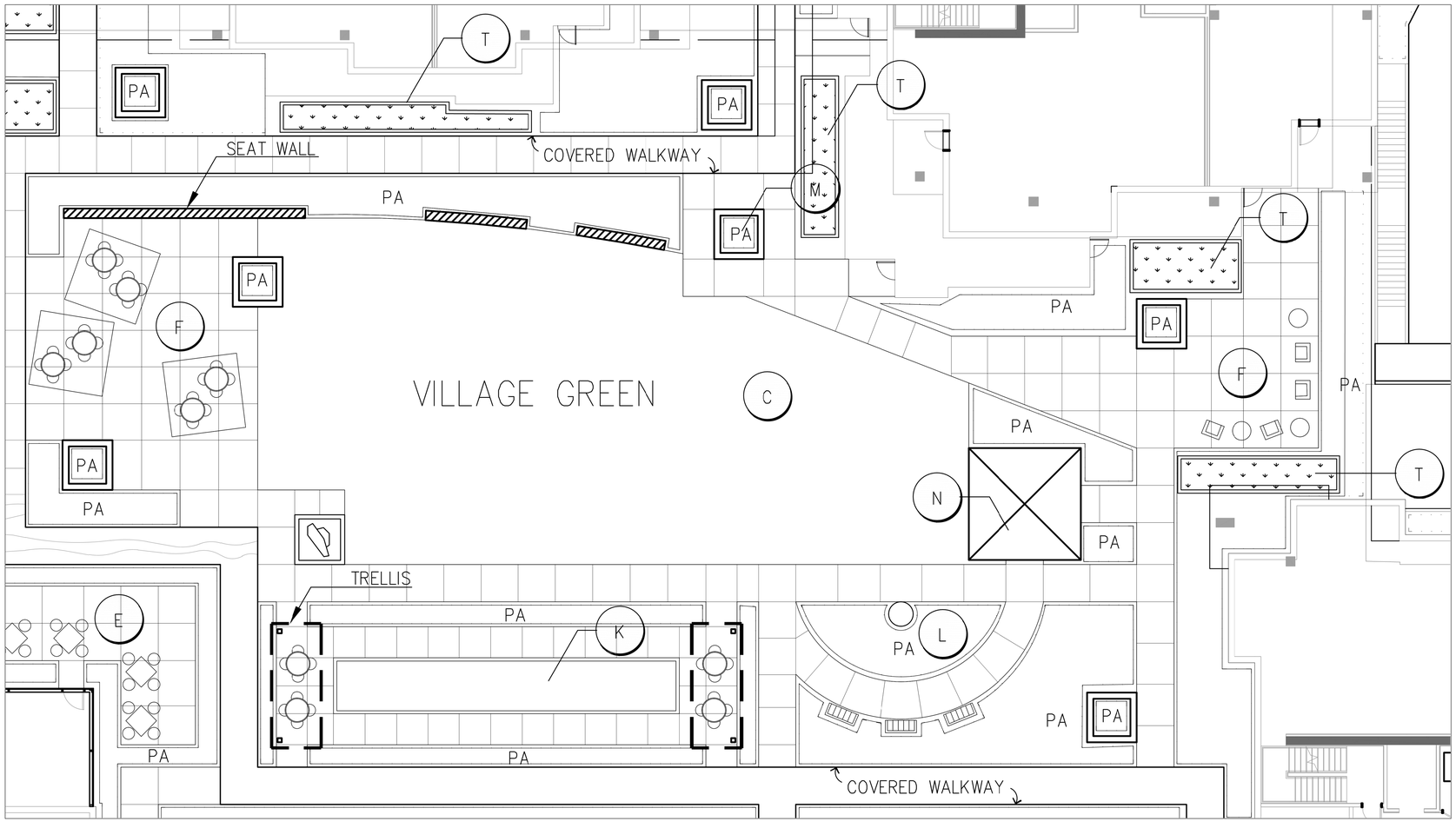
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PLOT DATE: 5/29/2025 8:53 PM

LANDSCAPE SCOPE OF WORK

- (A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.
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- (O) VEGETATED GREEN WALL
- (P) RESIDENT GARDEN
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- (V) STAFF PATIO
- (W) STONE VENEERED RETAINING WALL W/ GUARDRAIL
- (X) TONED AC TRAIL (5') WTIH MARKERS



TOWN SQUARE LAYOUT PLAN



VILLAGE GREEN LAYOUT PLAN

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

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TERRACE LEVEL LAYOUT PLAN - VILLAGE GREEN AND TOWN SQUARE

LS-7

of -

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

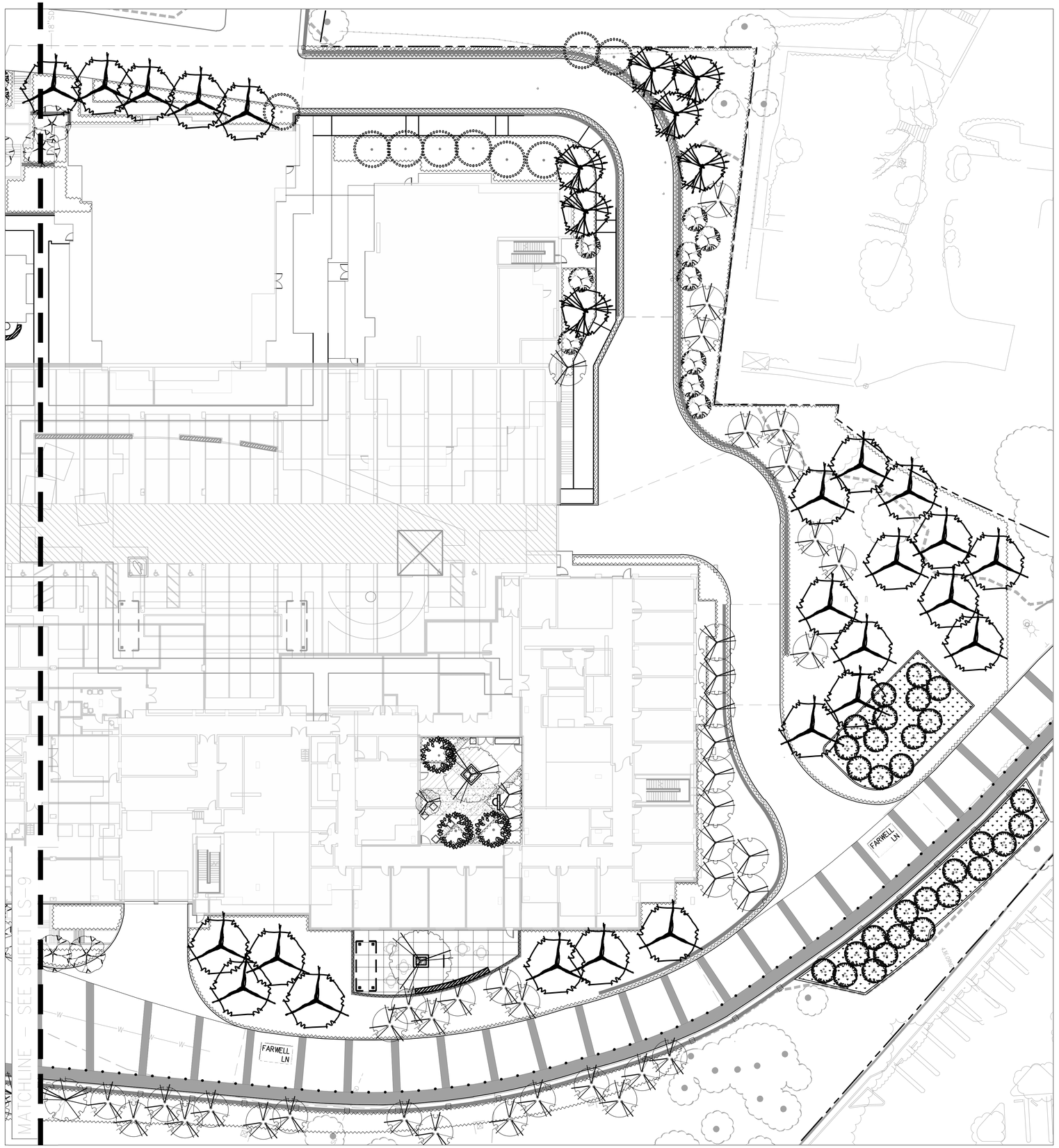
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	ARA	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	24"BOX	16	M		N	FULL TO PT SHADE, 55'H x 20'W, DECIDUOUS
	ARM	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	33	L	N	Y	FULL SUN, 30'H x 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	14	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	LAM	LAGERSTROEMIA INDICA `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE	24"BOX	12	L	L	Y	FULL SUN, 20'H x 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA `TONTO`	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H x 6'W, DECIDUOUS
	LNS	LAURUS NOBILIS `SARATOGA`	SWEET BAY	24"BOX	3	L	L	Y	FULL SUN TO PT SHADE, 30'H x 20'W, EVERGREEN
	OES	OLEA EUROPAEA `SWAN HILL`	SWAN HILL OLIVE MULTI-TRUNK	36"BOX	2	VL	L	Y	FULL SUN TO PT SHADE, 25'H x 25'W, EVERGREEN
	QUI	QUERCUS ILEX	HOLLY OAK	36"/48" BOX	15	L	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36"/48" BOX	38	M	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	RHU	RHUS LANCEA	AFRICAN SUMAC	24"BOX	32	L	L	Y	FULL SUN TO PT SHADE, 15'H x 20'W, EVERGREEN
	SAL	SALIX LASIOLEPIS	ARROYO WILLOW	24"BOX	49	H	N	N	FULL SUN, 35'H x 15'W, DECIDUOUS
	TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	25	M		Y	FULL SUN, 40'H x 25'W, EVERGREEN

GROUND PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AM	ARCTOSTAPHYLOS MANZANITA `DR. HURD`	DR. HURD MANZANITA	15 GAL	X	L	N	Y	FULL SUN, 15'H X 12'W, EVERGREEN
	CR	CEANOTHUS X `RAY HARTMAN` MULTI-TRUNK	CALIFORNIA LILAC	15 GAL	X	L	N	Y	FULL SUN, 15'H X 10'W, EVERGREEN
	CO	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	5 GAL	X	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	15 GAL	X	L	L	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	X	L	N	Y	SUN OR SHADE, 10'H X 8'W, EVERGREEN
	MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RE	RHAMNUS CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RL	RHAMNUS CALIFORNICA `LEATHERLEAF`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	X	L	N	Y	FULL SUN TO PT SHADE, 10'H X 10'W, DECIDUOUS
	EC	EPILOBIUM CANUM `CATALINA`	CATALINA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS

GROUND PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN



D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

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GROUND LEVEL PLANTING PLAN

LS-8

of -

PATH: G:\WORK CAD DESIGN\CADFILES\GATES\DAVID GATES PROJECTS\LOS GATOS MEADOWS\SHEETS_DG-P-ON GRADE-LOS GATOS MEADOWS.DWG
PLOT DATE: 4/24/2024 8:54 PM

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

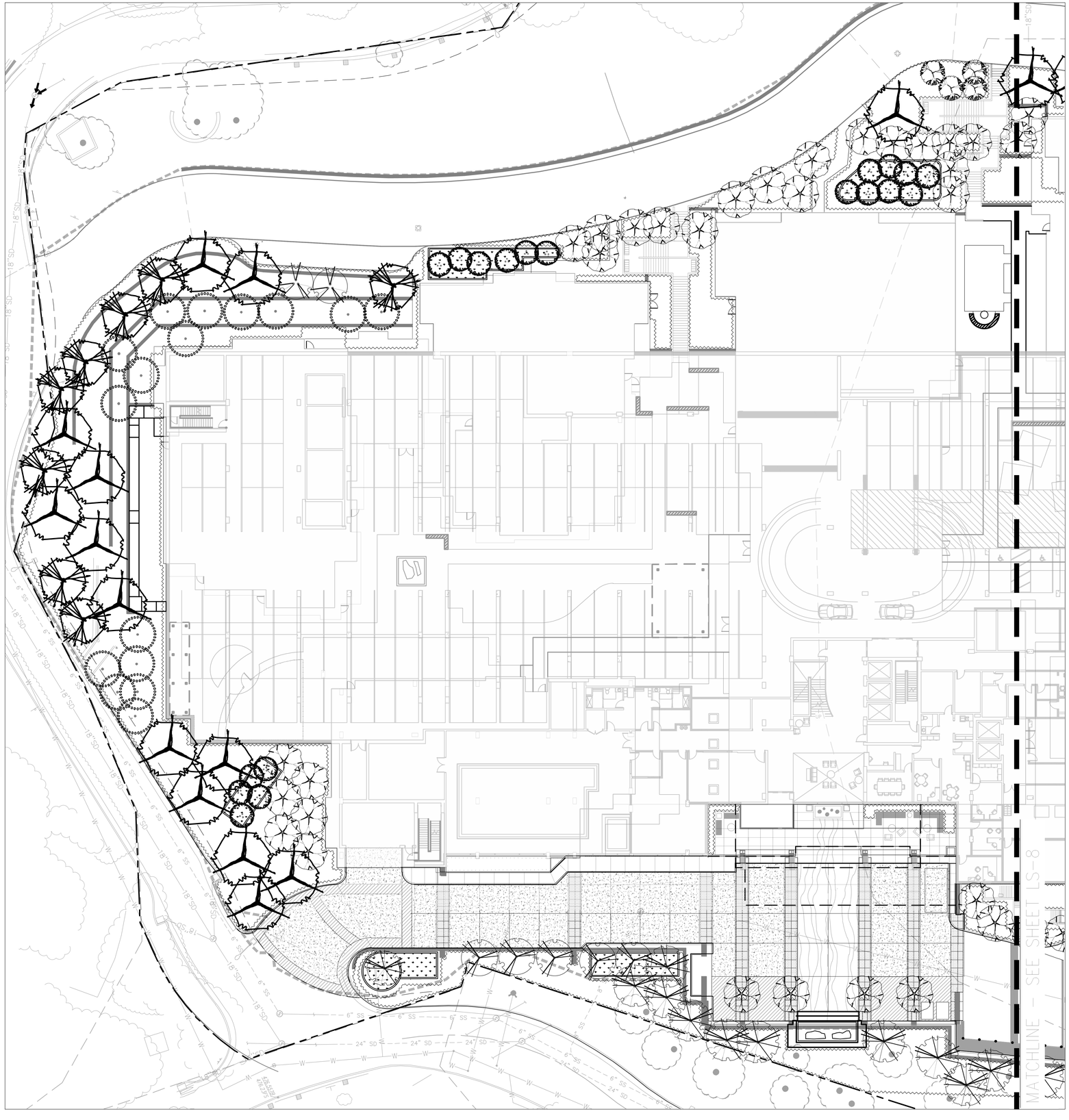
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	ARA	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	24"BOX	16	M		N	FULL TO PT SHADE, 55'H x 20'W, DECIDUOUS
	ARM	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	33	L	N	Y	FULL SUN, 30'H x 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	14	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	LAM	LAGERSTROEMIA INDICA `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE	24"BOX	12	L	L	Y	FULL SUN, 20'H x 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA `TONTO`	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H x 6'W, DECIDUOUS
	LNS	LAURUS NOBILIS `SARATOGA`	SWEET BAY	24"BOX	3	L	L	Y	FULL SUN TO PT SHADE, 30'H x 20'W, EVERGREEN
	OES	OLEA EUROPAEA `SWAN HILL`	SWAN HILL OLIVE MULTI-TRUNK	36"BOX	2	VL	L	Y	FULL SUN TO PT SHADE, 25'H x 25'W, EVERGREEN
	QUI	QUERCUS ILEX	HOLLY OAK	36"/48" BOX	15	L	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36"/48" BOX	38	M	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	RHU	RHUS LANCEA	AFRICAN SUMAC	24"BOX	32	L	L	Y	FULL SUN TO PT SHADE, 15'H x 20'W, EVERGREEN
	SAL	SALIX LASIOLEPIS	ARROYO WILLOW	24"BOX	49	H	N	N	FULL SUN, 35'H x 15'W, DECIDUOUS
	TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	25	M		Y	FULL SUN, 40'H x 25'W, EVERGREEN

GROUND PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AM	ARCTOSTAPHYLOS MANZANITA `DR. HURD`	DR. HURD MANZANITA	15 GAL	X	L	N	Y	FULL SUN, 15'H X 12'W, EVERGREEN
	CR	CEANOTHUS X `RAY HARTMAN` MULTI-TRUNK	CALIFORNIA LILAC	15 GAL	X	L	N	Y	FULL SUN, 15'H X 10'W, EVERGREEN
	CO	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	5 GAL	X	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	15 GAL	X	L	L	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	X	L	N	Y	SUN OR SHADE, 10'H X 8'W, EVERGREEN
	MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RE	RHAMNUS CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RL	RHAMNUS CALIFORNICA `LEATHERLEAF`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	X	L	N	Y	FULL SUN TO PT SHADE, 10'H X 10'W, DECIDUOUS
	EC	EPILOBIUM CANUM `CATALINA`	CATALINA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS

GROUND PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN



D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

0 10 20 40
0" 1/2" 1" 2"

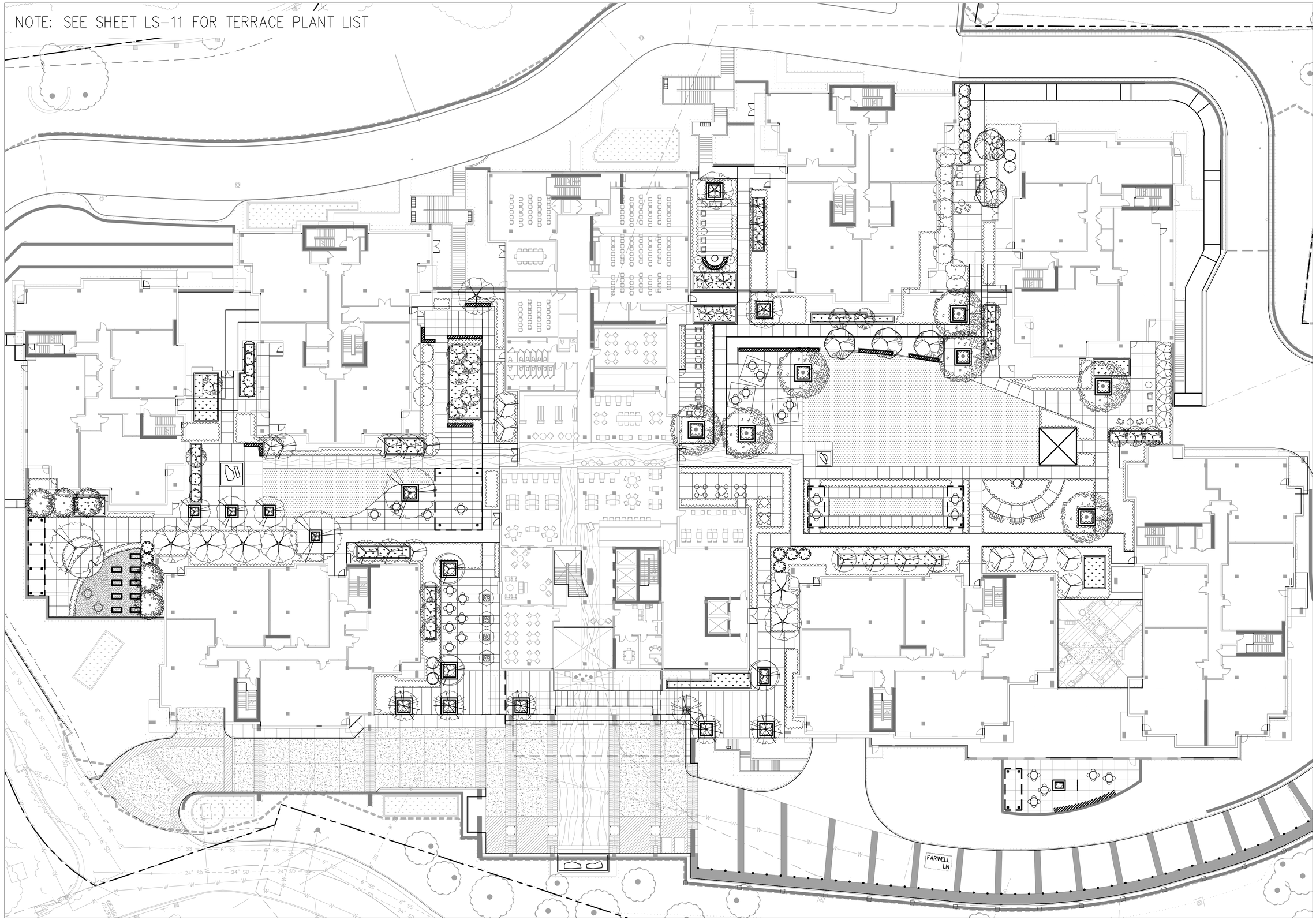
GROUND LEVEL PLANTING PLAN

LS-9

of -

PATH: C:\VOTAW CAD DESIGN\CADFILES\GATES\DAVID GATES PROJECTS\LOS GATOS MEADOWS\SHEETS_DG-P-ON GRADE-LOS GATOS MEADOWS.DWG
PLOT DATE: 4/24/2024 8:54 PM

NOTE: SEE SHEET LS-11 FOR TERRACE PLANT LIST



D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

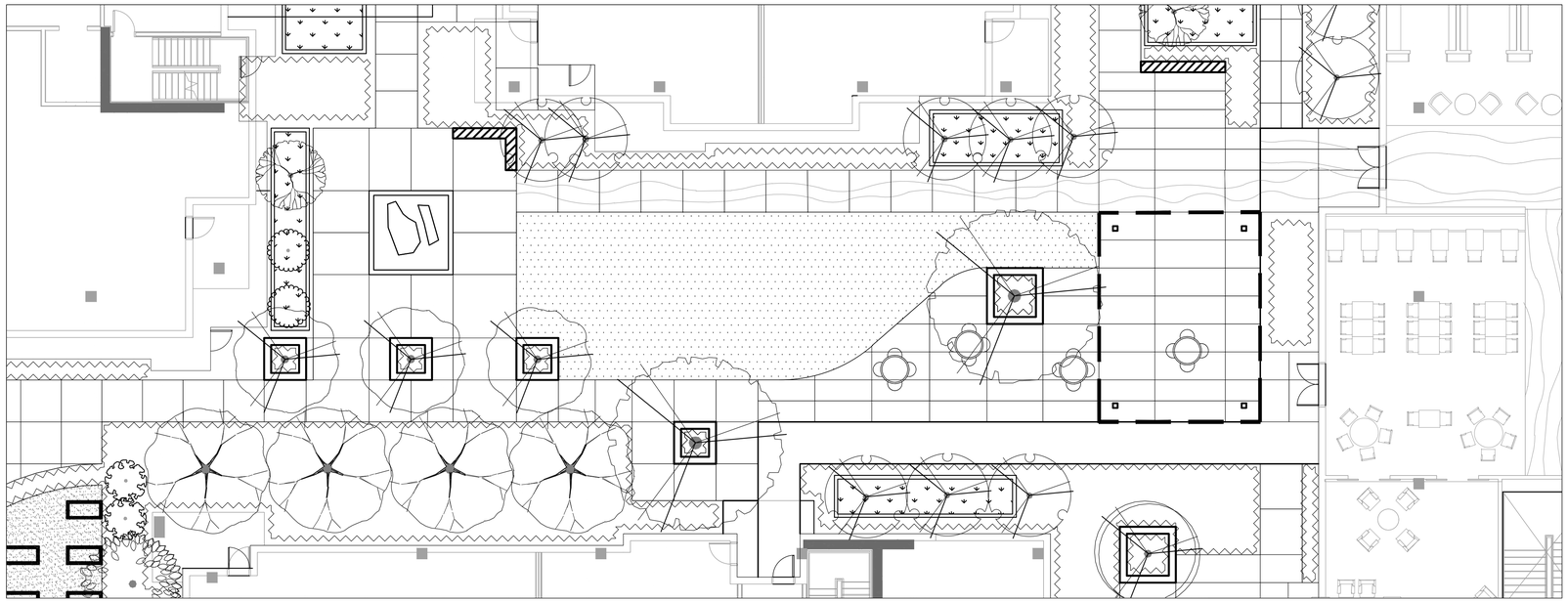
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CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

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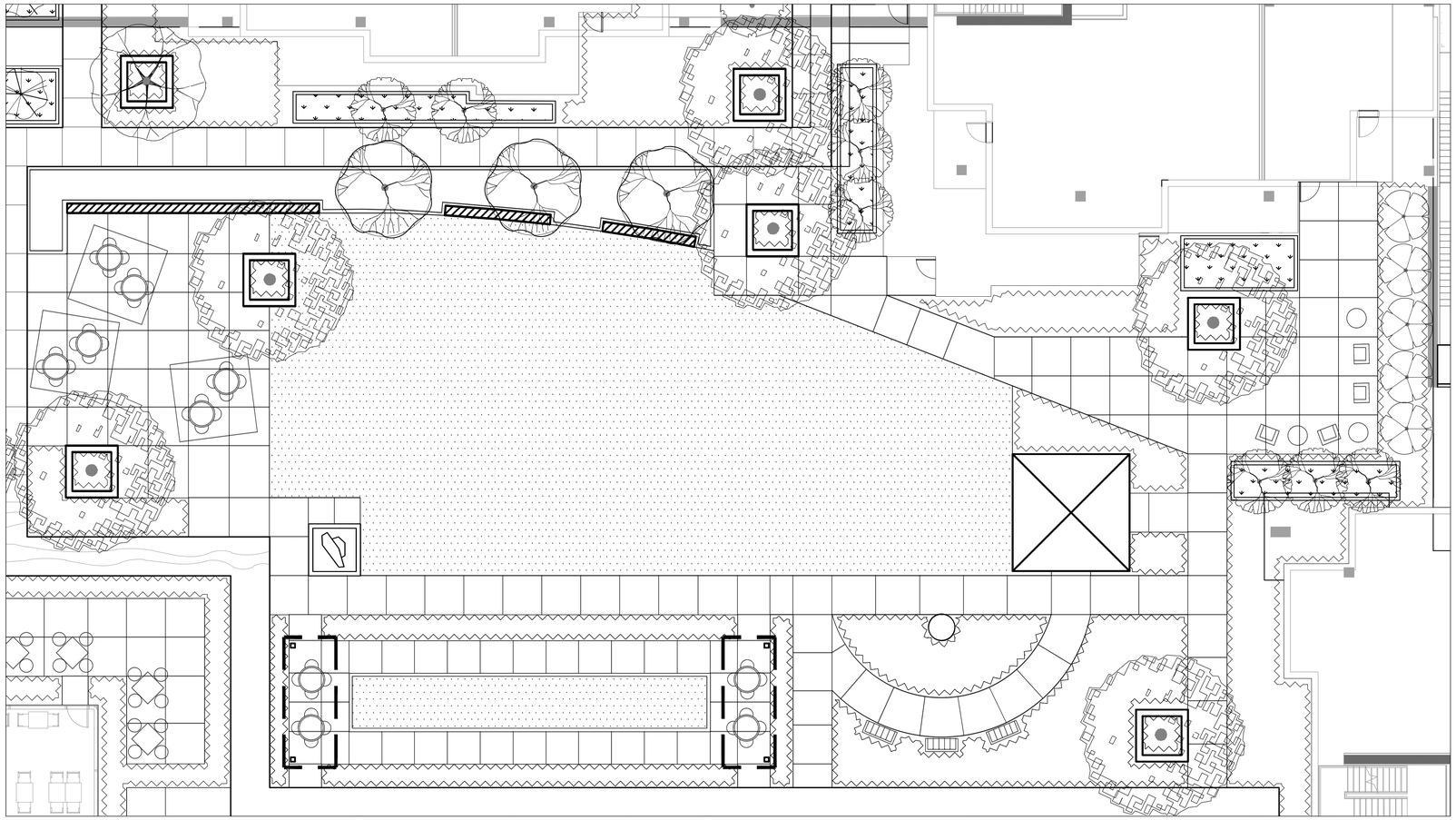
TERRACE LEVEL PLANTING PLAN

LS-10

of -



TOWN SQUARE PLANTING PLAN & BIO PLANTER



VILLAGE GREEN PLANTING PLAN

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

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	APM	ACER PALMATUM `MORTON`	MORTON JAPANESE MAPLE	24"BOX	3	M		N	FULL TO PT SUN, 10'H X 8'W, DECIDUOUS
	ARA	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	24"BOX	18	M		N	FULL TO PT SHADE, 55'H X 20'W, DECIDUOUS
	ARM	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	9	L	N	Y	FULL SUN, 30'H X 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	19	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CIT	CITRUS SPP.	ORANGE TREE	24"BOX	4	M		Y	FULL SUN, 30'H X 20'W, EVERGREEN
	LAM	LAGERSTROEMIA INDICA `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE	24"BOX	6	L	L	Y	FULL SUN, 20'H X 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA `TONTO`	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H X 6'W, DECIDUOUS
	LIP	LAGERSTROEMIA INDICA `PURPLE TOWER`	PURPLE TOWER CRAPE MYRTLE	24"BOX	7	L	L	Y	FULL SUN, 25'H X 10'W, DECIDUOUS
	LNS	LAURUS NOBILIS `SARATOGA`	SWEET BAY	24"BOX	5	L	L	Y	FULL SUN TO PT SHADE, 30'H X 20'W, EVERGREEN
	OES	OLEA EUROPAEA `SWAN HILL`	SWAN HILL OLIVE	36"BOX	3	VL	L	Y	FULL SUN TO PT SHADE, 25'H X 25'W, EVERGREEN
	PRY	PRUNUS X YEDOENSIS	YOSHINO CHERRY	24"BOX	4	M	L	Y	FULL SUN, 40'H X 35'W, DECIDUOUS
	PSA	PRUNUS SERRULATA `AMANOGAWA`	JAPANESE FLOWERING CHERRY	15 GAL.	6	M	L	Y	PT SHADE TO FULL SUN, 25'H X 12'W, DECIDUOUS
	RPI	ROSA FLORIBUNDA `BRILLIANT PINK ICEBERG`	ROSE	15 GAL.	4	M	L	N	PT TO FULL SUN, 5'H X 5'W, DECIDUOUS
	UPF	ULMUS CARPINIFOLIA X PARVIFOLIA `FRONTIER`	FRONTIER ELM	36"BOX	7	L	L	Y	FULL SUN, 35'H X 25'W, DECIDUOUS
	ZEM	ZELKOVA SERRATA `MUSASHINO`	SAWLEAF ZELKOVA	24"BOX	11	M		Y	FULL SUN, 40'H X 20'W, DECIDUOUS

TERRACE PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AU	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	15 GAL	4	L	N	Y	FULL SUN PT SHADE, 10'H X 10'W, EVERGREEN
	PM	PODOCARPUS MACROPHYLLUS `MAKI`	MAKI SHRUBBY YEW PODOCARPUS	15 GAL	16	M		Y	FULL SUN PT SHADE, 10'H X 5'W, EVERGREEN
	PC	PRUNUS CAROLINIANA `BRIGHT AND TIGHT`	BRIGHT N TIGHT CAROLINA LAUREL	15 GAL	6	L	N	Y	SUN OR SAHDE, 10'H X 6'W, EVERGREEN
	AI	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, DECIDUOUS
	AK	AGAVE ATTENUATA `KARA`S STRIPES`	AGAVE	5 GAL	X	L	N	N	SUN OR SHADE, 4'H X 4'W, EVERGREEN
	AP	ABUTILON PALMERI	INDIAN MALLOW	5 GAL	X	L	N	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	CS	CAMELLIA SASANQUA	CHRISTMAS CAMELLIA	5 GAL	X	M		Y	FULL SUN TO PT SHADE, 8'H X 8'W, EVERGREEN
	CU	COLEONEMA PULCHRUM `SUNSET GOLD`	GOLDEN BREATH OF HEAVEN	5 GAL	X	M	L	Y	FULL SUN, 4'H X 6'W, EVERGREEN
	DB	DIETES BICOLOR	FORTNIGHT LILY	1GAL	X	L	L	Y	FULL SUN PT SHADE, 3'H X 2'W, EVERGREEN
	DV	DIETES GRANDIFLORA `VARIEGATA`	STRIPED FORTNIGHT LILY	5 GAL	X	L	L	Y	SUN OR PT SHADE, 4'H X 3'W, EVERGREEN
	EB	EPILOBIUM CALIFORNICUM `BOWMAN`S #1`	CALIFORNIA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 2'H X 2'W, DECIDUOUS
	EC	EPILOBIUM CANUM `CATALINA`	CATALINA FUCHSIA	5 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS
	FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	X	L		Y	SUN OR PT SHADE, 3'H X 3'W, EVERGREEN
	HB	HESPERALOE PARVIFLORA `BRAKELIGHTS`	BRAKELIGHTS RED YUCCA	5 GAL	X	L	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	HE	HEUCHERA X `ELECTRIC LIME`	CORAL BELLS	1 GAL	X	M	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	X	L	L	Y	FULL SUN, 3'H X 4'W, EVERGREEN
	LL	LOMANDRA LONGIFOLIA `BREEZE`	BREEZE MAT RUSH	1 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	LS	LIGUSTRUM SINENSE `SUNSHINE`	SUNSHINE LIGUSTRUM	5 GAL	X	L	L	Y	FULL SUN, 6'H X 4'W, EVERGREEN
	LT	LAVATERA MARITIMA	TREE MALLLOW	5 GAL	X	L	L	Y	SUN OR SHADE, 8'H X 12'W, EVERGREEN
	LV	LIRIOPE MUSCARI `VARIEGATA`	VARIEGATED LILY TURF	1 GAL	X	M		Y	FULL SUN TO PT SHADE, 1'H X 2'W, EVERGREEN
	MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	X	L	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	NC	NEPETA FAASSENII	CATMINT	1GAL	X	L	L	Y	FULL SUN TO PT SHADE, 2'H X 3'W, EVERGREEN
	NL	NANDINA DOMESTICA `LEMON LIME`	LEMON LIME NANDINA	1GAL	X	M	L	Y	FULL SUN TO PT SHADE, 3'H X 3'W, EVERGREEN
	RF	ROSA X `FLOWER CARPET APPLEBLOSSOM`	ROSE	2 GAL	X	M	L	Y	FULL SUN, 3'H X 4'W, DECIDUOUS
	RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	SUN BRUNO COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 12'W, EVERGREEN
	RT	ROSMARINUS OFFICINALIS `TUSCAN BLUE`	TUSCAN BLUE ROSEMARY	5 GAL	X	L	L	Y	FULL SUN, 6'H X 5'W, EVERGREEN
	SB	SALVIA LEUCANTHA `SANTA BARBARA`	MEXICAN BUSH SAGE	5 GAL	X	L	L	Y	FULL SUN, 3'H X 4'W, EVERGREEN
	SH	SALVIA MICROPHYLLA `HOT LIPS`	HOT LIPS SAGE	5 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 3'H X 3'W, EVERGREEN
	SS	SENECIO SPP.	AMANI SENECIO	1 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN
	TC	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN

TERRACE PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

0 5 10 20
0" 1/2" 1" 2"

TERRACE LEVEL PLANTING PLAN - VILLAGE GREEN AND TOWN SQUARE

LS-11

of -

D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

LIGHT FIXTURE SCHEDULE:

■ : POST TOP LIGHT

MFR: BEGA
MODLE: 77120, 23.4W LED
POLE HEIGHT: 10'
LIGHT SOURCE: LED
COLOR FINISH: T.B.D.



● : BOLLARD LIGHT

MFR: BEGA
MODLE: 77120, 23.4W LED
POLE HEIGHT: 10'
LIGHT SOURCE: LED
COLOR FINISH: T.B.D.



▼ : WALL MOUNTED LIGHT

MFR: BEGA
MODLE: 22263, 11.8W LED
SIZE: 9-7/8"X9-7/8"X5-3/8"
LIGHT SOURCE: LED
COLOR FINISH: T.B.D.



▼ : FOUNTAIN LIGHT

MFR: FOUNTAIN PEOPLE
MODLE: FX SERIES FOUNTAIN FLUSH MOUNT , 25.5W LED, 3000K WARM WHITE
SIZE: 4.75"DIA.
FINISH: STAINLESS STEEL



▬ : STAIR LIGHT

MFR: BEGA
MODLE: 22 130, 3.4 W LED
SIZE: 7-1/2"X 3-1/8"X 4"
FINISH: #4 BRUSHED STAINLESS STEEL



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

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

0 15 30 60
0" 1/2" 1" 2"

SITE LIGHTING CONCEPT PLAN

LS-12

of -

PATH: G:\VOTAW CAD DESIGN\CADFILES\GATES\DAVID GATES PROJECTS\LOS GATOS MEADOWS\SHEETS\LDG-LIGHTING AND MATERIAL-LOS GATOS MEADOWS.DWG
PLOT DATE: 7/9/2025 4:26:14 PM

PAVING





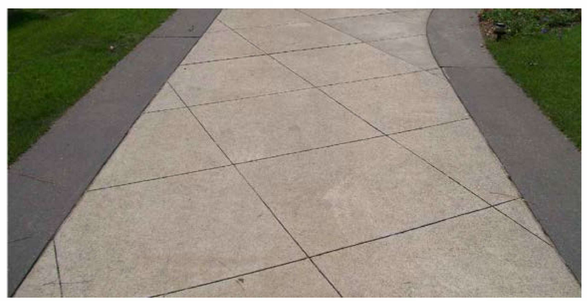
VEHICULAR PAVER BAND – 8"X8"X3" THICKNESS GRANITE PAVERS AT ARRIVAL COURT

MFR: COLD SPRING GRANITE
COLOR: ACADEM BLACK
FINISH: THERMAL



VEHICULAR COLORED SAWCUT CONCRETE PAVING

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



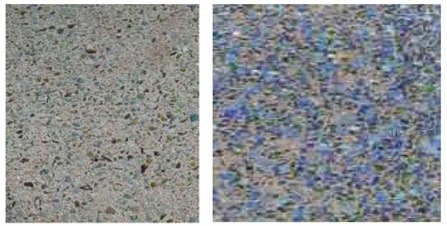
PEDESTRIAN COLORED SAWCUT CONCRETE PAVING

COLOR: PEBBLE BY DAVIS COLORS
FINISH: MEDIUM BROOM/TOPOCAST 25

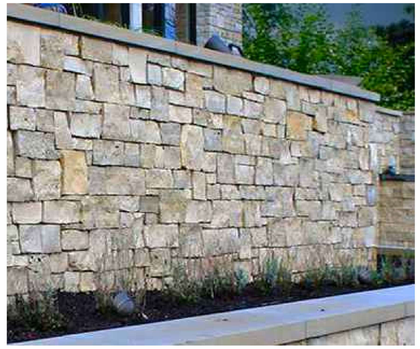


TONED AC PAVING
FOR THE TRAIIL ALONG EVA

SEEDED GLASS IN PAVING



STONE VENEERED RETAINING WALL





VEGETATED GREEN WALL BIOPHILIA



D. LAURENCE GATES
LANDSCAPE ARCHITECTURE

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	XXXX
DRAWN:	XX
CHECK:	XX
DATE:	JUNE 13 2025
SCALE:	SCALE

0 ½" 1" 2"

MATERIAL BOARD

LS-13

of -

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

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

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

EXISTING TREE LEGEND

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

TOTAL OF EXISTING TREES: 375
TOTAL TREES REMOVED IN 2019: 44
TOTAL OF EXISTING TREES TO BE PRESERVED: 118
TOTAL OF EXISTING TREES TO BE REMOVED: 213

PLANNING SUBMITTAL 2021.07.27

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\CAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 3/22/2021 1:51 PM

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CASE · No. 6082
Signature
6/30/2020
Renewal Date
X/XX/XXXX
for
L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	JUNE 13 2025
SCALE:	1"=40'-0"

0 20' 40' 80'
0" ½" 1" 2"

TREE PRESERVATION/ REMOVAL PLAN

T-1

of -

TREE INVENTORY TABLE

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

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

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
41	California Bay *Umbellularia californica*	8,5,4	~20	50%	Mod	Protected		
42	California Bay *Umbellularia californica*	5	~20	50%	Low	Protected		
43	Valley Oak *Quercus lobata*	14	~30	50%	Mod	Protected		
44	Coast Live Oak *Quercus agrifolia*	22	~50	50%	Low	Protected		
45	California Bay *Umbellularia californica*	6,5	~20	50%	Low	Protected		
46	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
47	Valley Oak *Quercus lobata*	17,13	~50	50%	Mod	Protected		
48	California Bay *Umbellularia californica*	22,12	~50	10%	Low	Protected		
49	California Bay *Umbellularia californica*	7	~20	50%	Low	Protected		
50	California Bay *Umbellularia californica*	7	~20	50%	Low	Protected		
51	California Bay *Umbellularia californica*	7	~30	30%	Low	Protected		
52	California Bay *Umbellularia californica*	9	~30	30%	Low	Protected		
53	California Bay *Umbellularia californica*	10	~20	50%	Low	Protected		
54	California Bay *Umbellularia californica*	13,9	~30	50%	Low	Protected		
55	California Bay *Umbellularia californica*	6,5,5,4	~30	50%	Low	Protected		
56	California Bay *Umbellularia californica*	7	~30	30%	Low	Protected		
57	California Bay *Umbellularia californica*	9,8	~30	30%	Low	Protected		
58	California Bay *Umbellularia californica*	12	~30	30%	Low	Protected		
59	Coast Live Oak *Quercus agrifolia*	27,16	~60	50%	Mod	Large Protected		
60	California Bay *Umbellularia californica*	14	~20	10%	Low	Protected		
61	California Bay *Umbellularia californica*	15	~30	30%	Low	Protected		
62	California Bay *Umbellularia californica*	13	~30	30%	Low	Protected		
63	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
64	California Bay *Umbellularia californica*	10,9	~30	50%	Low	Protected		
65	California Bay *Umbellularia californica*	9	~30	30%	Low	Protected		
66	California Bay *Umbellularia californica*	11	~20	30%	Low	Protected		
67	Olive *Olea spp.*	5,4,3,2	~20	30%	Low	Exception		
68	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
69	California Bay *Umbellularia californica*	7	~20	30%	Low	Protected		
70	Coast Live Oak *Quercus agrifolia*	6	~20	50%	Mod	Protected		
71	California Bay *Umbellularia californica*	17,8	~30	50%	Mod	Protected		
72	Valley Oak *Quercus lobata*	33	~60	70%	High	Large Protected		
73	Olive *Olea spp.*	5	~10	50%	Mod	Exception	2019 X	Invasive
74	Coast Live Oak Quercus agrifolia	6	~20	50%	Mod	Protected		
75	Coast Live Oak Quercus agrifolia	30	~50	50%	Mod	Large Protected		
76	Monterery Pine *Pinus radiata*	15	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
77	Monterery Pine *Pinus radiata*	17	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
78	Coast Redwood *Sequioa sempervirens*	7	~10	90%	High	Protected	X	New EVA. construction
79	Coast Redwood *Sequioa sempervirens*	13	~20	90%	High	Protected	X	Within grading limits
80	Blue Oak *Quercus douglasii*	12	~20	50%	Mod	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
81	Coast Redwood *Sequioa sempervirens*	5	~10	90%	High	Protected	X	Within grading limits
82	Coast Redwood *Sequioa sempervirens*	7	~20	30%	Low	Protected		
83	Monterery Pine *Pinus radiata*	14	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
84	Big Leaf Maple *Acer macrophylla*	9	~30	30%	Low	Protected		
85	Coast Redwood *Sequioa sempervirens*	7	~10	90%	High	Protected		
86	Valley Oak *Quercus lobata*	19	~50	70%	Mod	Protected		
87	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
88	Monterery Pine *Pinus radiata*	8	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
89	Monterery Pine *Pinus radiata*	8	~20	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
90	Blackwood Acacia *Acacia melanoxylon*	10,6	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
91	Blackwood Acacia *Acacia melanoxylon*	5	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
92	Blackwood Acacia *Acacia melanoxylon*	8,7,4	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
93	Blackwood Acacia *Acacia melanoxylon*	5,5,5,4	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
94	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected		
95	California Bay *Umbellularia californica*	16	~30	30%	Low	Protected		
96	California Bay *Umbellularia californica*	5	~10	10%	Low	Protected		
97	California Bay *Umbellularia californica*	19,6,5.4,4	~30	50%	Low	Protected		
98	Valley Oak *Quercus lobata*	17,16	~50	50%	Mod	Protected		
99	California Bay *Umbellularia californica*	7,6,6,5	~30	50%	Low	Protected		
100	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
101	California Bay *Umbellularia californica*	5	~20	70%	High	Protected		
102	California Bay *Umbellularia californica*	5,5,5,4,4,3,3,2,2	~50	70%	Mod	Protected		
103	Coast Redwood *Sequioa sempervirens*	9	~20	50%	Mod	Protected		
104	Coast Redwood *Sequioa sempervirens*	8	~20	90%	High	Protected		
105	Coast Redwood *Sequioa sempervirens*	9	~20	90%	High	Protected		
106	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
107	Coast Redwood *Sequioa sempervirens*	8	~20	90%	High	Protected		
108	Coast Redwood *Sequioa sempervirens*	4	~10	90%	High	Protected		
109	Grecian Laurel *Laurus nobilis*	10,9,9	~20	30%	Low	Protected		
110	Grecian Laurel *Laurus nobilis*	6,6,5,5,4,3,3,2	~20	30%	Low	Protected		
111	Grecian Laurel *Laurus nobilis*	5,4,4,4,4,4,3,3,3	~20	30%	Low	Protected		
112	Olive *Olea spp.*	6	~10	50%	Mod	Exception		
113	Olive *Olea spp.*	12,7	~20	50%	Mod	Exception		
114	Olive *Olea spp.*	10,6,5,4,3,2,2,2	~20	50%	Mod	Exception		
115	Valley Oak *Quercus lobata*	21	~30	50%	Low	Protected		
116	Blue Gum *Eucalyptus globulus*	47,32,17	~60	50%	Low	Large Protected		
117	Bronze Loquat *Eriobotrya deflexa*	6	~20	30%	Low	Protected		
118	Coast Live Oak *Quercus agrifolia*	19,15	~50	70%	High	Protected		
119	Coast Live Oak *Quercus agrifolia*	19	~50	70%	High	Protected		
120	Valley Oak *Quercus lobata*	14	~30	50%	Mod	Protected		

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CHRIS CASE · No. 6482
Signature
6/30/2020
Renewal Date
X/XX/XXXX
LA
STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: JUNE 13 2025
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

T-2

of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(5639)\CAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 3/22/2021 1:31 PM

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
121	Valley Oak *Quercus lobata*	19	~30	50%	Low	Protected		
122	Coast Live Oak *Quercus agrifolia*	11	~20	50%	Mod	Protected		
123	Olive *Olea spp.*	7,7,5,4, 4,3	~20	50%	Mod	Exception		
124	Coast Live Oak *Quercus agrifolia*	25	~30	10%	Low	Large Protected		
125	Coast Redwood *Sequioa sempervirens*	19	~20	10%	Low	Protected	X	New retaining wall construction
126	Coast Live Oak *Quercus agrifolia*	7,7	~20	10%	Low	Protected		
127	Coast Live Oak *Quercus agrifolia*	8	~20	10%	Low	Protected		
128	Canary Island Pine Pinus canariensis	28	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
129	Coast Live Oak *Quercus agrifolia*	15	~30	50%	Low	Protected	X	New bio-retention construction
130	Canary Island Pine Pinus canariensis	23	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
131	Canary Island Pine Pinus canariensis	26	~30	30%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
132	Coast Redwood *Sequioa sempervirens*	7	~20	90%	Mod	Protected	X	New building construction
133	Canary Island Pine Pinus canariensis	22	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
134	Coast Live Oak *Quercus agrifolia*	18	~50	70%	Mod	Protected	X	New building construction
135	Canary Island Pine Pinus canariensis	22	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
136	Canary Island Pine Pinus canariensis	23	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
137	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
138	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
139	Bronze Loquat *Eriobotrya deflexa*	5,3,3,3	~20	50%	Mod	Protected	X	New EVA. construction
140	Bronze Loquat *Eriobotrya deflexa*	6,4,2	~20	30%	Low	Protected	X	New EVA. construction
141	Crabapple *Malus spp.*	8	~30	70%	High	Exception	X	New building construction
142	Coast Live Oak *Quercus agrifolia*	18	~30	70%	High	Protected	X	New building construction
143	Coast Live Oak *Quercus agrifolia*	16	~30	70%	High	Protected	X	New building construction
144	Canary Island Pine *Pinus canariensis*	18	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
145	Canary Island Pine *Pinus canariensis*	22	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
146	Canary Island Pine *Pinus canariensis*	26	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
147	Douglas Fir *Pseudosuga menziesii*	18	~30	70%	Mod	Protected	X	Within grading limits
148	Douglas Fir *Pseudosuga menziesii*	29	~30	70%	Mod	Protected	X	New EVA. construction
149	Hollywood Juniper *Juniperus chinensis*	9,5	~30	70%	High	Protected	X	New building construction
150	Douglas Fir *Pseudosuga menziesii*	15	~30	50%	Mod	Protected	X	Within grading limits
151	Douglas Fir *Pseudosuga menziesii*	15	~30	30%	Low	Protected	X	Within grading limits
152	Douglas Fir *Pseudosuga menziesii*	18	~30	50%	Low	Protected	X	Within grading limits
153	Douglas Fir *Pseudosuga menziesii*	14	~30	50%	Mod	Protected	X	New retaining wall construction
154	Valley Oak *Quercus lobata*	11	~30	70%	High	Protected	X	New retaining wall construction
155	Silk Oak *Grevillea robusta*	11	~30	50%	Low	Protected	X	New retaining wall construction
156	Coast Live Oak *Quercus agrifolia*	17	~30	70%	High	Protected	X	New retaining wall construction
157	Coast Live Oak *Quercus agrifolia*	15	~50	30%	Low	Protected	X	New retaining wall construction
158	Douglas Fir Pseudosuga menziesii	22	~30	30%	Low	Protected	X	New retaining wall construction
159	Coast Live Oak *Quercus agrifolia*	21	~30	50%	Mod	Protected	X	New building construction
160	Valley Oak *Quercus lobata*	21	~50	50%	Mod	Protected	X	New building construction

TREE INVENTORY TABLE (CONT.)

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

TREE INVENTORY TABLE (CONT.)

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

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

PLANNING SUBMITTAL 2021.07.27

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DG-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 3/23/2021 1:31 PM

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CHRIS CASE · No. 6482 · STATE OF CALIFORNIA
Signature
6/30/2020
Renewal Date
X/XX/XXXX
Date
LA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: JUNE 13 2025
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

T-3

of -

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
241	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected	X	Within grading limits
242	California Bay *Umbellularia californica*	5	~20	50%	Low	Protected		
243	Coast Live Oak *Quercus agrifolia*	27	~30	10%	Low	Large Protected	X	Within grading limits
244	Valley Oak *Quercus lobata*	15	~20	30%	Low	Protected	X	New EVA. construction
245	Coast Live Oak *Quercus agrifolia*	4,4,4,3, 3,2,2,2	~20	30%	Low	Protected	X	New EVA. construction
246	Valley Oak *Quercus lobata*	26	~30	50%	Low	Large Protected	X	New EVA. construction
247	Coast Live Oak *Quercus agrifolia*	16	~30	50%	Low	Protected		
248	Coast Live Oak *Quercus agrifolia*	6,5,3	~20	30%	Low	Protected	X	New building construction
249	Victorian Box *Pittosporum undulatum*	5,4,4,4, 4,3,2	~20	30%	Low	Protected	X	New EVA. construction
250	Blue Gum *Eucalyptus globulus*	50	~50	30%	Low	Large Protected	2019 X	Invasive, Fire prone
251	Valley Oak *Quercus lobata*	28	~50	70%	High	Large Protected		
252	Crabapple *Malus spp.*	5	~20	50%	Low	Exception	X	New building construction
253	Plum *Prunus spp.*	6,5,3	~20	50%	Low	Exception	X	New building construction
254	Crabapple *Malus spp.*	7	~20	30%	Low	Exception	X	New building construction
255	Crabapple *Malus spp.*	11	~30	50%	Mod	Exception	X	New building construction
256	Bottlebrush *Callistemon spp.*	4,4	~20	70%	Mod	Protected	X	New building construction
257	Alepo Pine *Pinus halepensis*	6	~20	30%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
258	Victorian Box *Pittosporum undulatum*	4,3	~20	50%	Low	Protected	X	New building construction
259	Victorian Box *Pittosporum undulatum*	6,5,2,2	~20	50%	Mod	Protected	X	New building construction
260	Blue Gum *Eucalyptus globulus*	52	~50	50%	Low	Large Protected		
261	Jacaranda *Jacaranda mimosifolia*	7	~20	50%	Mod	Protected		
262	Portugal Laurel *Prunus lusitanica*	6,5,4,4, 4	~20	30%	Low	Protected		
263	Japanese Cherry *Prunus serrulata*	10	~20	50%	Low	Protected	X	Grading limits
264	Coast Live Oak *Quercus agrifolia*	20	~30	70%	High	Protected	X	New building construction
265	Cherry *Prunus spp.*	12	~20	30%	Low	Exception	X	Grading limits
266	California Black Walnut *Juglans californica*	8	~20	30%	Low	Protected	X	New building construction
267	Coast Live Oak *Quercus agrifolia*	7	<10	50%	Low	Protected	X	Grading limits
268	California Bay *Umbellularia californica*	5	<10	50%	Low	Protected	X	Grading limits
269	African sumac *Searsia lancea*	12	~30	10%	Low	Protected	X	Poor condition
270	African sumac *Searsia lancea*	9,9	~30	10%	Low	Protected	X	Poor condition
271	Coast Live Oak *Quercus agrifolia*	11	~20	50%	Low	Protected	X	Within grading limits
272	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Mod	Protected	X	Within grading limits
273	African sumac *Searsia lancea*	13,11	~20	50%	Low	Protected	X	Within grading limits
274	Glossy Privet *Ligustrum lucidum*	8,5	~20	50%	Mod	Exception	2019 X	Invasive
275	African sumac *Searsia lancea*	9,7	~20	10%	Low	Protected	X	Poor condition
276	Crabapple *Malus spp.*	13	~20	70%	Mod	Exception	X	New building construction
277	Crabapple *Malus spp.*	13	~20	70%	Mod	Exception	X	New building construction
278	California Bay *Umbellularia californica*	6,5	~20	70%	Mod	Protected	X	New building construction
279	Flowering Dogwood *Cornus florida*	9,4	~20	70%	High	Protected	X	New EVA. construction
280	Coast Live Oak *Quercus agrifolia*	12,10	~30	50%	Low	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
281	California Bay *Umbellularia californica*	6,4,3,2	~20	50%	Low	Protected	X	Within grading limits
282	Coast Live Oak *Quercus agrifolia*	15	~30	70%	High	Protected	X	Within grading limits
283	Coast Live Oak *Quercus agrifolia*	9	~20	50%	Low	Protected	X	Within grading limits
284	Windmill Palm *Trachycarpus fortunei*		~20	90%	Mod	Exception	X	New building construction
285	African Fern Pine *Afrocarpus gracilior*	4	~10	30%	Low	Protected	X	New building construction
286	Hollywood Juniper *Juniperus chinensis*	12,6,5	~20	50%	Low	Protected	X	New building construction
287	Red Maple *Acer rubrum*	12	~30	70%	High	Protected	X	New building construction
288	White Willow *Salix alba*	24	~50	70%	Mod	Protected	X	New building construction
289	Valley Oak *Quercus lobata*	28	~30	30%	Low	Large Protected	X	New building construction
290	Sweet Gum Tree *Liquidambar styraciflua*	15	~30	70%	High	Protected	X	New building construction
291	Sweet Gum Tree *Liquidambar styraciflua*	20	~30	50%	Mod	Protected	X	New building construction
292	Coast Live Oak *Quercus agrifolia*	15	~30	30%	Low	Protected	X	New building construction
293	Ginkgo *Ginkgo biloba*	5	~20	50%	Mod	Protected	X	New building construction
294	Coast Live Oak *Quercus agrifolia*	19	~30	30%	Low	Protected		
295	California Bay *Umbellularia californica*	6	~20	30%	Low	Protected		
296	Coast Live Oak *Quercus agrifolia*	26,25, 17	~60	50%	Mod	Large Protected	X	Retaining Wall Construction
297	Arroyo Willow *Salix lasiolepis*	18,16	~30	30%	Low	Protected	X	Poor condition
298	Coast Live Oak *Quercus agrifolia*	18	~30	50%	Low	Protected	X	New building construction
299	African Fern Pine *Afrocarpus gracilior*	8	~20	30%	Low	Protected	X	New building construction
300	African Fern Pine *Afrocarpus gracilior*	8	~20	30%	Low	Protected	X	New building construction
301	Japanese Maple *Acer palmatum*	5	~20	50%	Mod	Protected	X	New building construction
302	Crabapple *Malus spp.*	9	~20	50%	Low	Exception	X	New building construction
303	Coast Live Oak *Quercus agrifolia*	19	~30	50%	Mod	Protected	X	New building construction
304	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Low	Protected	X	New building construction
305	Coast Live Oak *Quercus agrifolia*	5	~20	30%	Low	Protected	X	New building construction
306	Coast Live Oak *Quercus agrifolia*	9	~20	30%	Low	Protected	X	New building construction
307	Coast Live Oak *Quercus agrifolia*	4	~20	30%	Low	Protected	X	New building construction
308	Coast Live Oak *Quercus agrifolia*	12	~20	10%	Low	Protected	X	Poor condition
309	Sugar Gum Tree *Liquidambar styraciflua*	33	~50	30%	Low	Protected	X	Risk, poor condition
310	Sugar Gum Tree *Liquidambar styraciflua*	33	~50	30%	Low	Protected	X	Risk, poor condition
311	Coast Live Oak *Quercus agrifolia*	8	~20	50%	Low	Protected	X	New building construction
312	Coast Live Oak *Quercus agrifolia*	12	~30	50%	Low	Protected	X	New building construction
313	Coast Live Oak *Quercus agrifolia*	17	~30	50%	Low	Protected	X	New building construction
314	California Bay *Umbellularia californica*	18,14	~30	70%	High	Protected	X	New building construction
315	California Bay *Umbellularia californica*	9	~20	50%	Mod	Protected	X	New EVA. construction
316	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected	X	New EVA. construction
317	Valley Oak *Quercus lobata*	18	~30	30%	Low	Protected	X	New EVA. construction
318	Coast Live Oak *Quercus agrifolia*	14	~20	50%	Low	Protected	X	New EVA. construction
319	California Bay *Umbellularia californica*	9,6,5	~20	50%	Mod	Protected	X	New EVA. construction
320	California Bay *Umbellularia californica*	9	~20	50%	Low	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
321	Coast Live Oak *Quercus agrifolia*	14	~20	30%	Low	Protected	X	New EVA. construction
322	California Bay *Umbellularia californica*	19	~30	50%	Mod	Protected	X	New EVA. construction
323	Coast Live Oak *Quercus agrifolia*	10	~20	50%	Low	Protected	X	New EVA. construction
324	Valley Oak *Quercus lobata*	13	~30	30%	Low	Protected	X	Risk, poor condition
325	Coast Live Oak *Quercus agrifolia*	8	~20	30%	Low	Protected	X	New EVA. construction
326	Coast Live Oak *Quercus agrifolia*	13	~20	30%	Low	Protected	X	Risk, poor condition
327	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
328	California Bay *Umbellularia californica*	12	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
329	Coast Live Oak *Quercus agrifolia*	8	~20	30%	Low	Protected	X	New building construction
330	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
331	Coast Live Oak *Quercus agrifolia*	17,14	~30	70%	Mod	Protected	X	New building construction
332	Purpleleaf Plum *Prunus spp.*	8	~20	30%	Low	Protected	2019 X	Invasive
333	Coast Live Oak *Quercus agrifolia*	27	~30	10%	Low	Protected	X	Risk, poor condition
334	California Bay *Umbellularia californica*	12,11	~30	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
335	Coast Live Oak *Quercus agrifolia*	10	~20	30%	Low	Protected	X	New building construction
336	California Bay *Umbellularia californica*	10	~20	50%	Low	Protected	X	New building construction
337	Coast Live Oak *Quercus agrifolia*	22,10	~30	30%	Low	Protected	X	New building construction
338	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
339	Coast Live Oak *Quercus agrifolia*	15	~20	50%	Low	Protected	X	New building construction
340	Blackwood Acacia *Acacia melanoxylon*	5	~20	70%	Low	Exception	2019 X	Invasive, Fire prone
341	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected	X	New building construction
342	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected	X	New building construction
343	Coast Live Oak *Quercus agrifolia*	14	~30	50%	Mod	Protected	X	New building construction
344	Coast Live Oak *Quercus agrifolia*	18	~10	70%	Mod	Protected	X	New building construction
345	Coast Live Oak *Quercus agrifolia*	8	~20	10%	Low	Protected	X	Poor condition
346	Olive *Olea spp.*	9,7	~20	50%	Low	Protected	2019 X	Invasive
347	Coast Live Oak *Quercus agrifolia*	5	~20	30%	Low	Protected	X	New building construction
348	Marina Madrone *Arbutus 'Marina'*	14	~20	50%	High	Protected	X	New building construction
349	Valley Oak *Quercus lobata*	34	~30	30%	Low	Large Protected	X	Risk, Poor condition
350	Valley Oak *Quercus lobata*	37	~50	50%	Low	Large Protected	X	New building construction
351	Coast Live Oak *Quercus agrifolia*	9	~20	50%	Low	Protected	X	New building construction
352	Coast Live Oak *Quercus agrifolia*	10	~20	30%	Low	Protected	X	New building construction
353	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Mod	Protected	X	New building construction
354	New Zealand Cabbage *Cordyline australis*	5	~10	30%	Low	Exception	2019 X	Invasive
355	Hackberry *Celtis spp.*	6	~10	10%	Low	Protected	X	Poor condition
356	Hackberry *Celtis spp.*	9	~20	30%	Low	Protected	X	New building construction
357	Italian Cypress *Cupressus sempervirens*	6	~10	90%	Mod	Protected	X	New building construction
358	Italian Cypress *Cupressus sempervirens*	8	~10	90%	Mod	Protected	X	New building construction
359	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
360	California Bay *Umbellularia californica*	9	~20	50%	Low	Protected	X	Retaining Wall Construction

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

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\CAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 3/23/2021 1:31 PM

PLANNING SUBMITTAL 2021.07.27

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6383 · Signature 6/30/2020 Renewal Date X/XX/XXXX for LA · STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: JUNE 13 2025
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

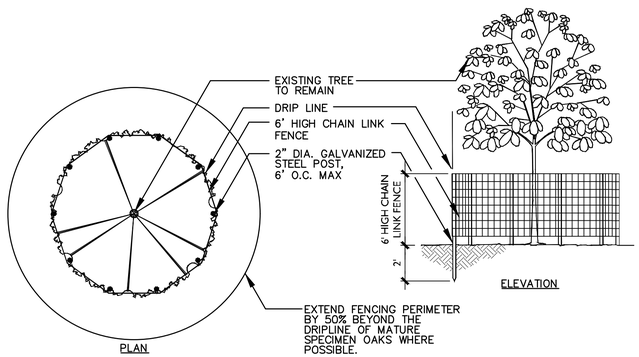
T-4

of -

TREE INVENTORY TABLE (CONT.)

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

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



1 EXISTING TREE PROTECTIVE FENCING

SCALE: N.T.S.

TREE PROTECTION NOTES:

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

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases. All tree protection measures to comply with Town of Los Gatos Municipal Code Sec.29.10.1005- Protection of Trees During Construction.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved. The **TREE PROTECTION ZONE** for each tree shall be the dripline of the tree. In most cases, groups of trees can be protected collectively.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with 2-inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing, or equivalent as approved by the Town. Tree #75 shall be fenced at the edge of construction. Trees to remain in the sequences of #19-102 and 101-127 can be fenced along the western edge of their collective dripline. All other trees to remain can be protected by the perimeter fencing at their collective driplines at the limit of grading on the northern, eastern, and southern edges of the project.
3. Fences must be installed before demolition, grading or construction permits are issued and must remain in place until construction is complete. Contractor shall first obtain the approval of the Consulting Arborist on record prior to removing a tree protection fence.
4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**. Excavation within the dripline of tree #75 shall be approved by and monitored by the Consulting Arborist.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
6. Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".
7. The attachment of wires, signs or ropes to any protected tree is prohibited.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
3. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
4. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
6. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in some cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Prior to the commencement of construction, install the fence at the dripline, or **TREE PROTECTION ZONE** around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the **TREE PROTECTION ZONE**. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
3. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
4. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
5. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
   a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
   b. The Consulting Arborist will provide pruning specifications prior to site demolition.
   c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
   d. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
6. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
7. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
8. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**
9. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
10. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist. The Consulting arborist shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project Consulting Arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Construction activities within the **TREE PROTECTION ZONE**, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree are prohibited, unless approved by the Director, per Sec.10.29.1005.
6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
7. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
8. Any brush clearing required within the **TREE PROTECTION ZONE** shall be accomplished with hand-operated equipment.
9. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.
10. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
11. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
12. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
13. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
14. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. The Director and Consulting Arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.
15. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**. Disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree are prohibited.
16. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
17. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees

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

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6062 · 6/30/2020 · RENEWAL DATE · X/XX/XXXX · CA · STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	JUNE 13 2025
SCALE:	

0 0" ½" 1" 2"

TREE INVENTORY TABLE AND NOTES

T-5

of -

PLANNING SUBMITTAL 2021.07.27

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 3/23/2021 1:31 PM



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

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
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(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
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Mechanical, Electrical & Plumbing:
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General Contractor:
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4309 HACIENDA DR SUITE 530,
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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

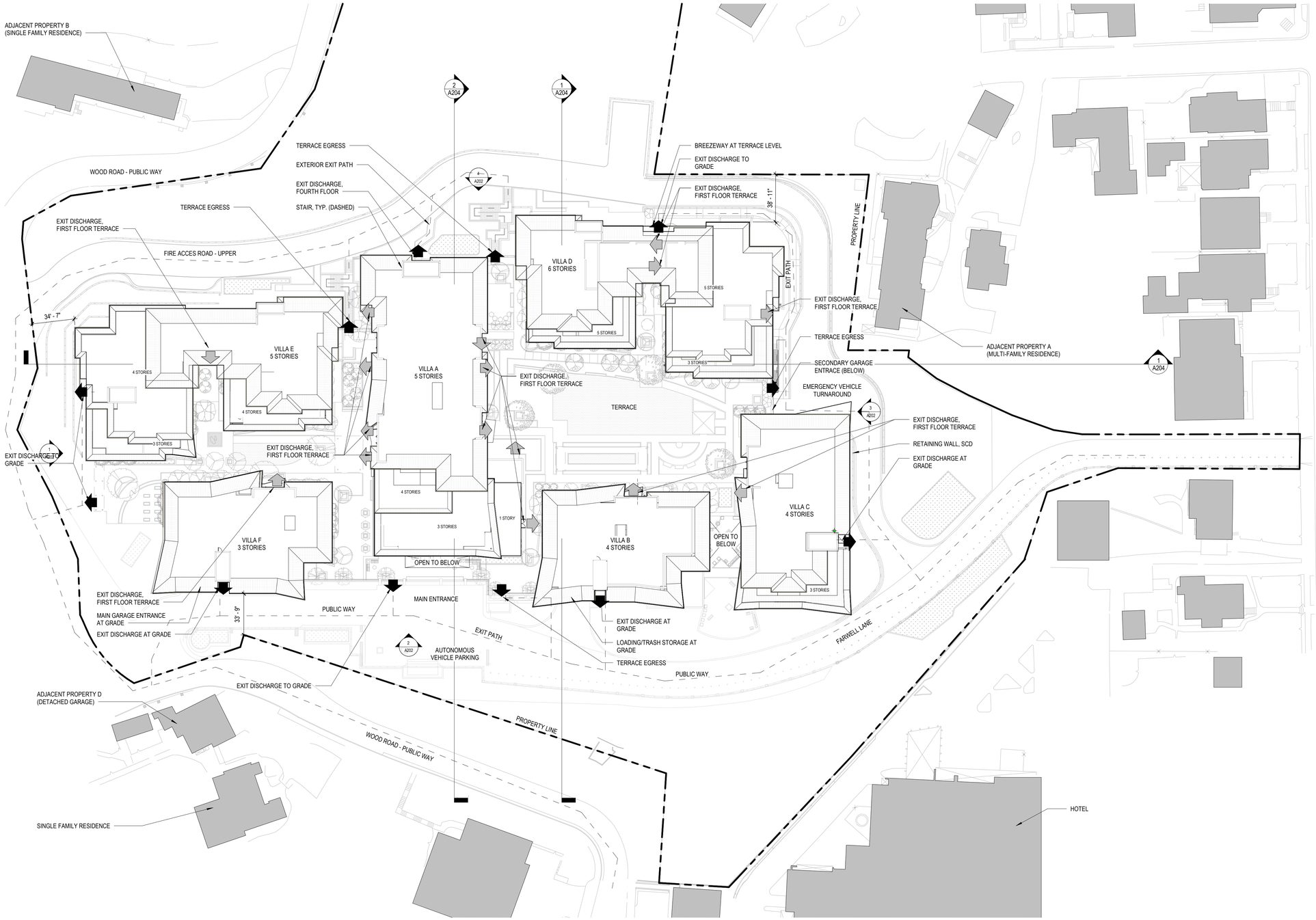
AERIAL VIEW DIAGRAM

SCALE: 1" = 100'-0"

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PLANNING SUBMITTAL

JUNE 13, 2025

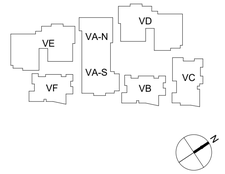


1 **SITE PLAN**
1" = 40'-0"

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



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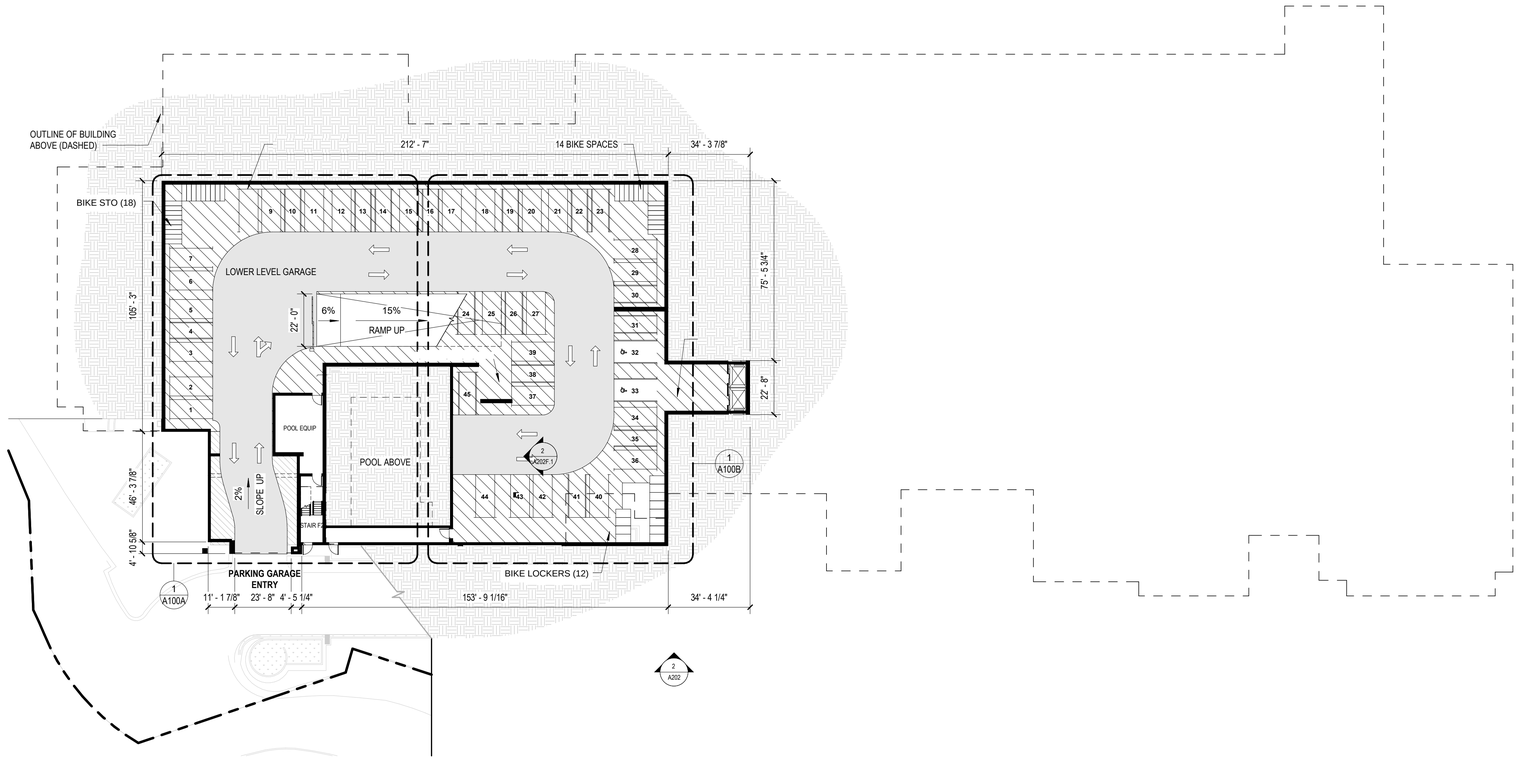
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OVERALL SITE PLAN

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PLANNING SUBMITTAL

JUNE 13, 2025



1 **LOWER GARAGE LEVEL PLAN - OVERALL**

1" = 30'-0"

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1	PLANNING SUBMISSION 2	08/08/25

SEAL

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

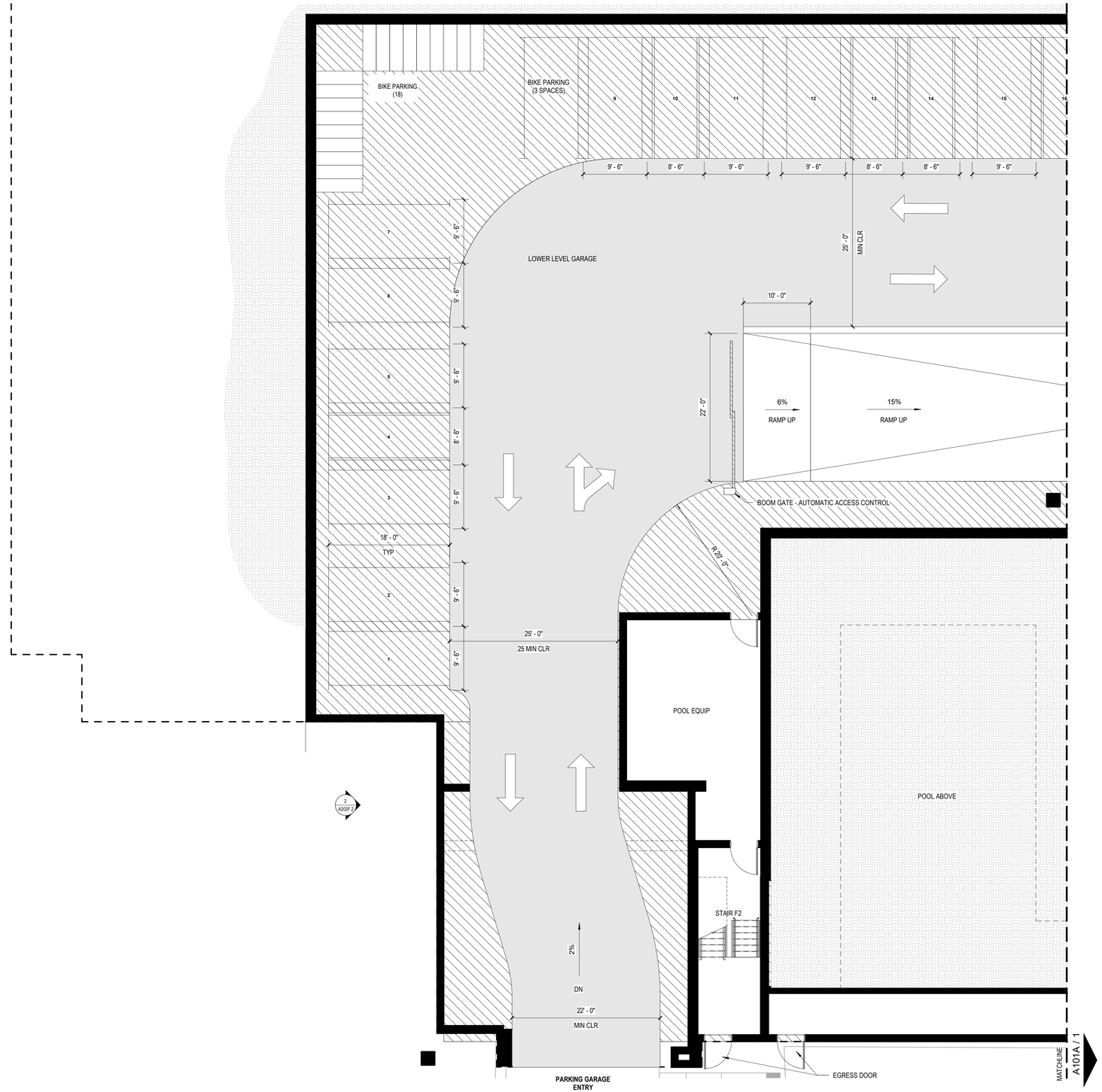
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LOWER GARAGE LEVEL PLAN - OVERALL

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PLANNING SUBMITTAL

JUNE 13, 2025



1 **LOWER GARAGE LEVEL PLAN**

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

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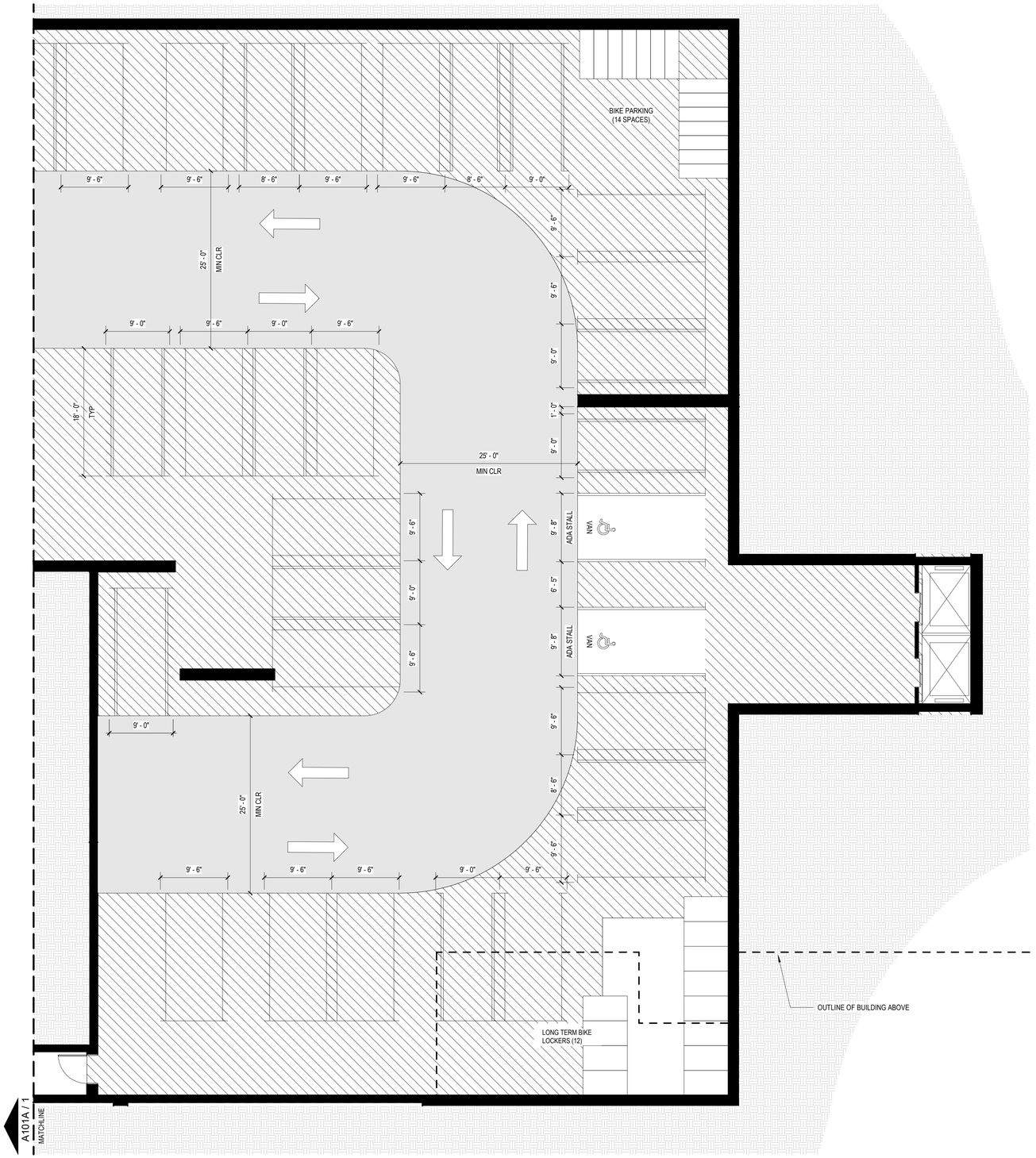
LOWER GARAGE LEVEL PLAN - EAST

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JUNE 13, 2025



1 LOWER LEVEL GARAGE PLAN - N

1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

LOWER GARAGE LEVEL PLAN - WEST

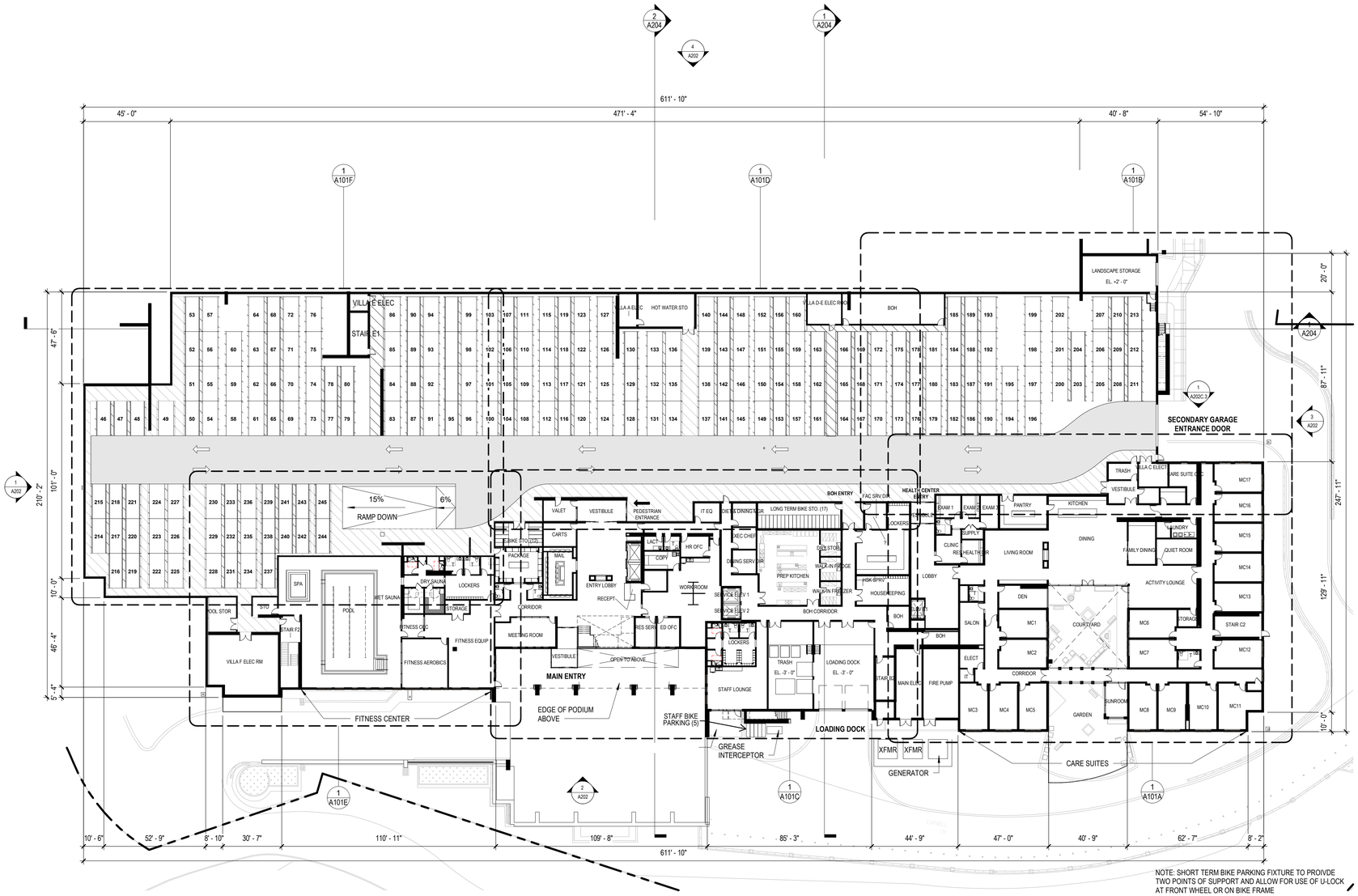
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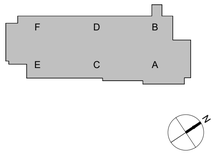


NOTE: SHORT TERM BIKE PARKING FIXTURE TO PROIVDE TWO POINTS OF SUPPORT AND ALLOW FOR USE OF U-LOCK AT FRONT WHEEL OR ON BIKE FRAME

1 GROUND FLOOR PLAN - OVERALL

1" = 30'-0"

SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

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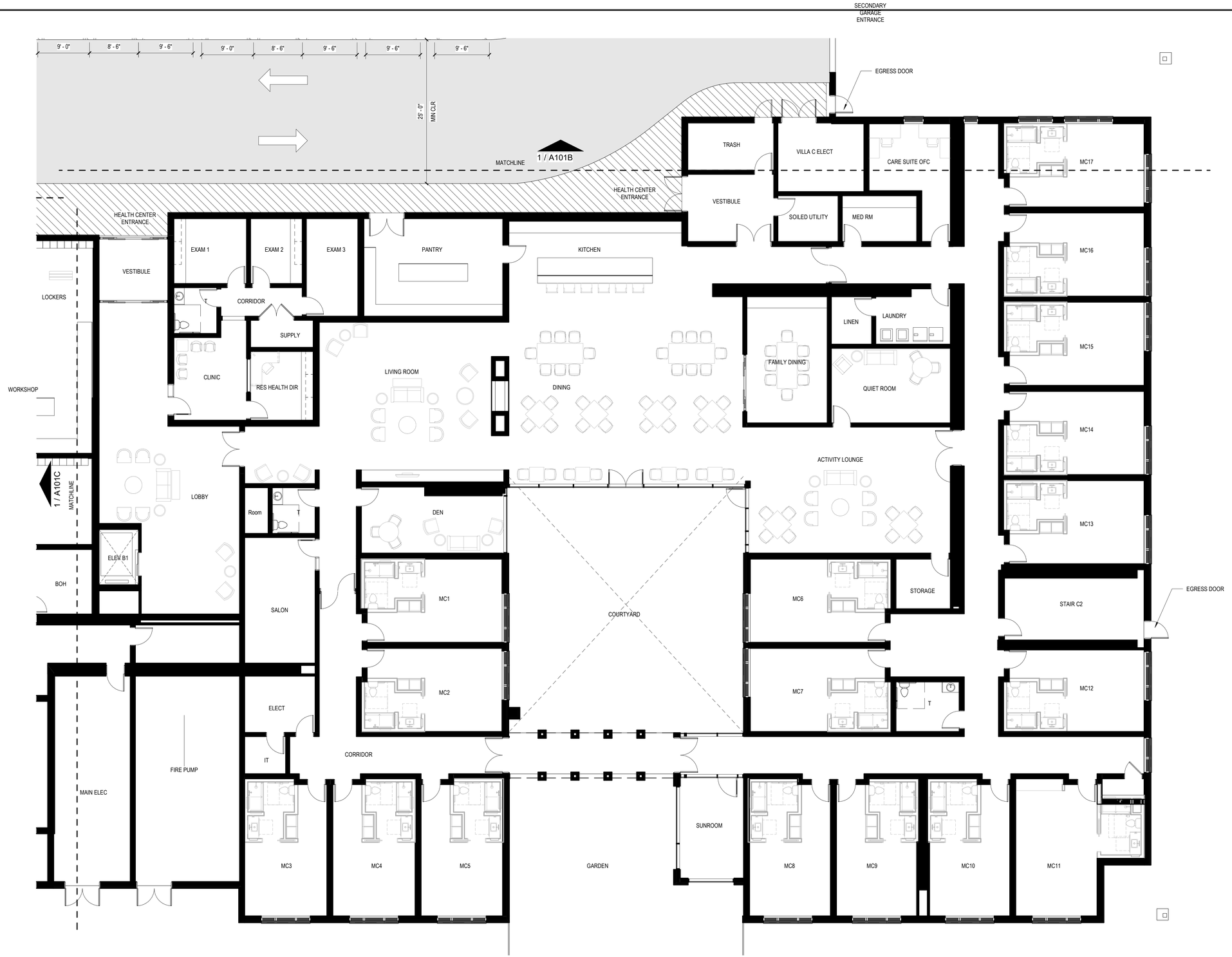
GROUND FLOOR PLAN - OVERALL

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PLANNING SUBMITTAL

JUNE 13, 2025

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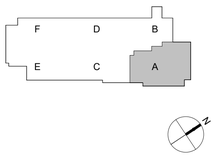


1 **GROUND FLOOR PLAN - A**

1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



PERKINS — EASTMAN
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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

GROUND FLOOR PLAN - A

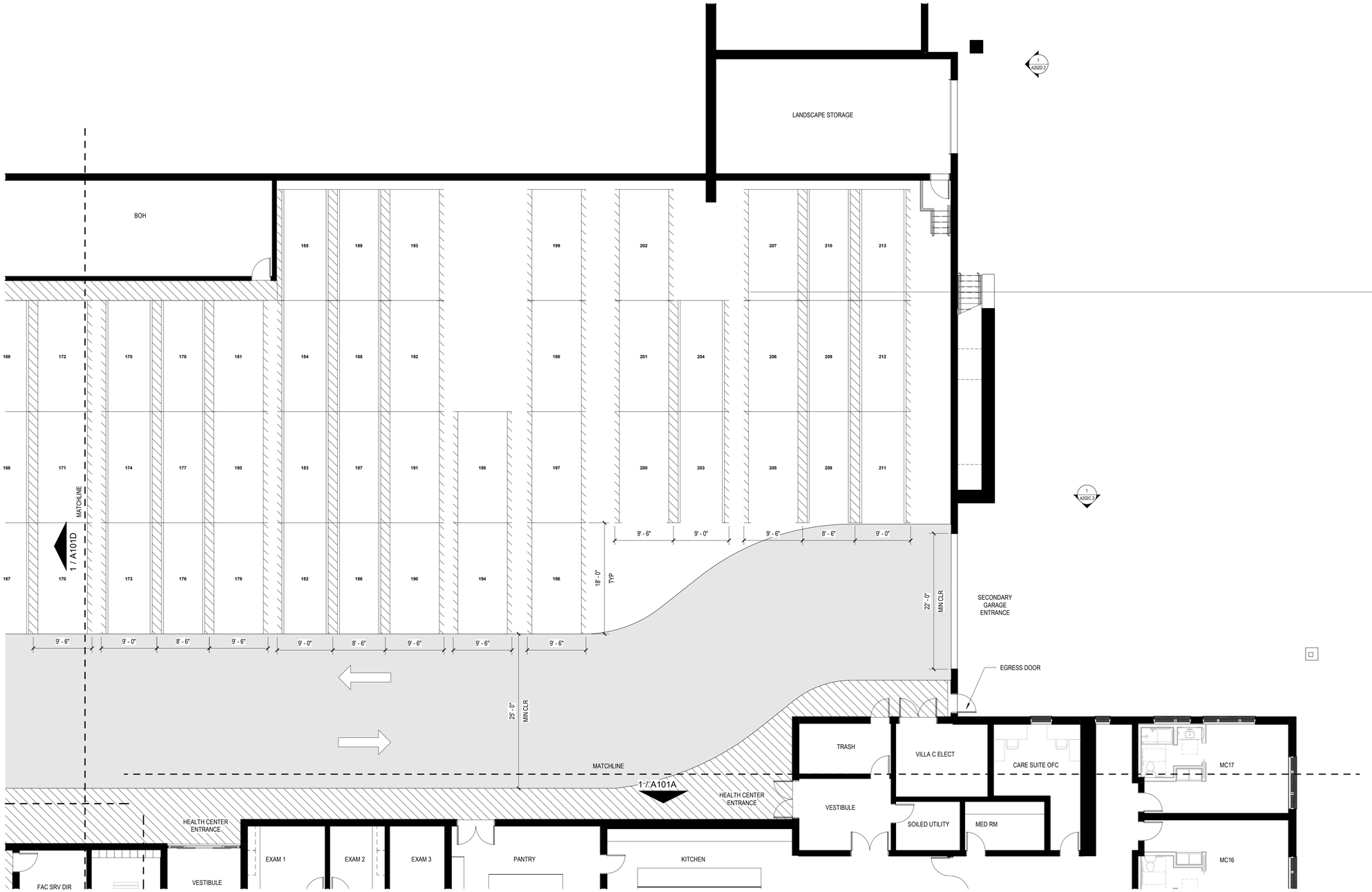
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PLANNING SUBMITTAL

JUNE 13, 2025

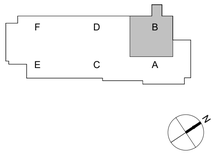
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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25



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

SEAL



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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

GROUND FLOOR PLAN - B

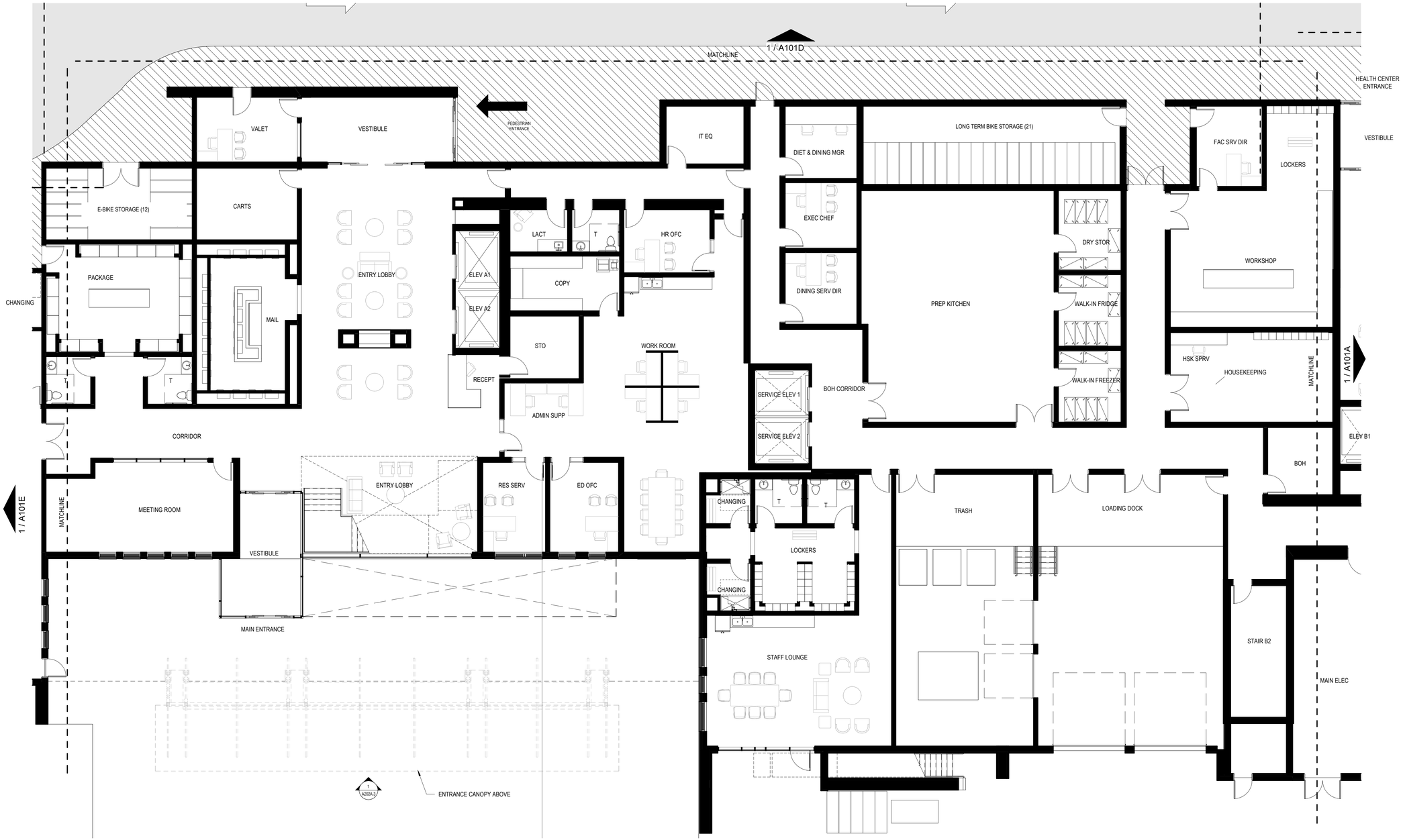
A101B

PLANNING SUBMITTAL

JUNE 13, 2025

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

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SEAL

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Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

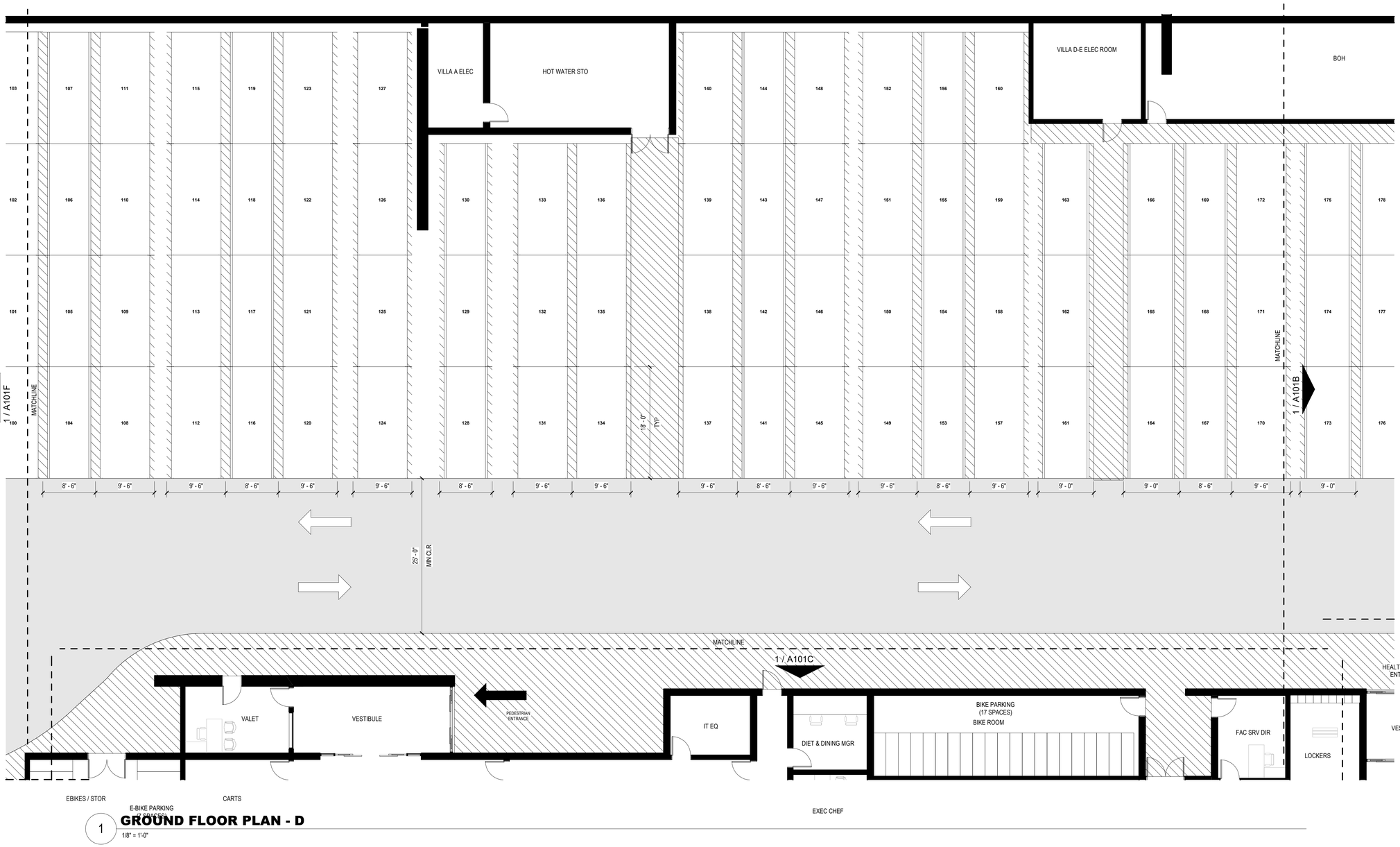
GROUND FLOOR PLAN - C

A101C

PLANNING SUBMITTAL

JUNE 13, 2025

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25



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

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SEAL

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Applicant:
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(925) 466-2990

PROJECT TITLE:

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

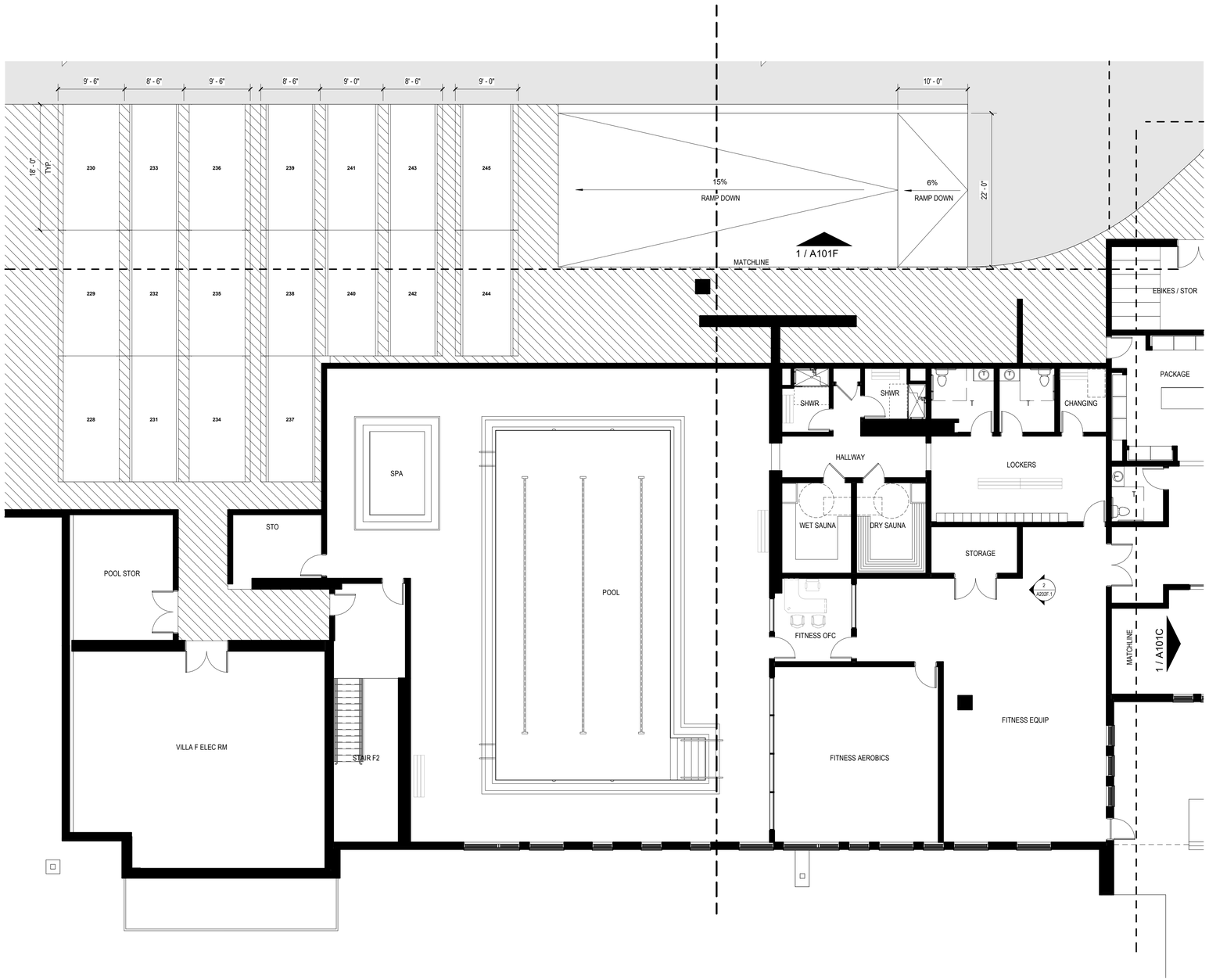
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GROUND FLOOR PLAN - D

A101D

PLANNING SUBMITTAL

JUNE 13, 2025



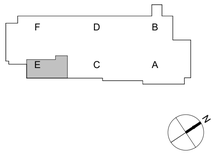
1 **GROUND FLOOR PLAN - D**

1/8" = 1'-0"

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PROJECT TITLE:

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110 WOOD ROAD
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PROJECT No: 70582.00

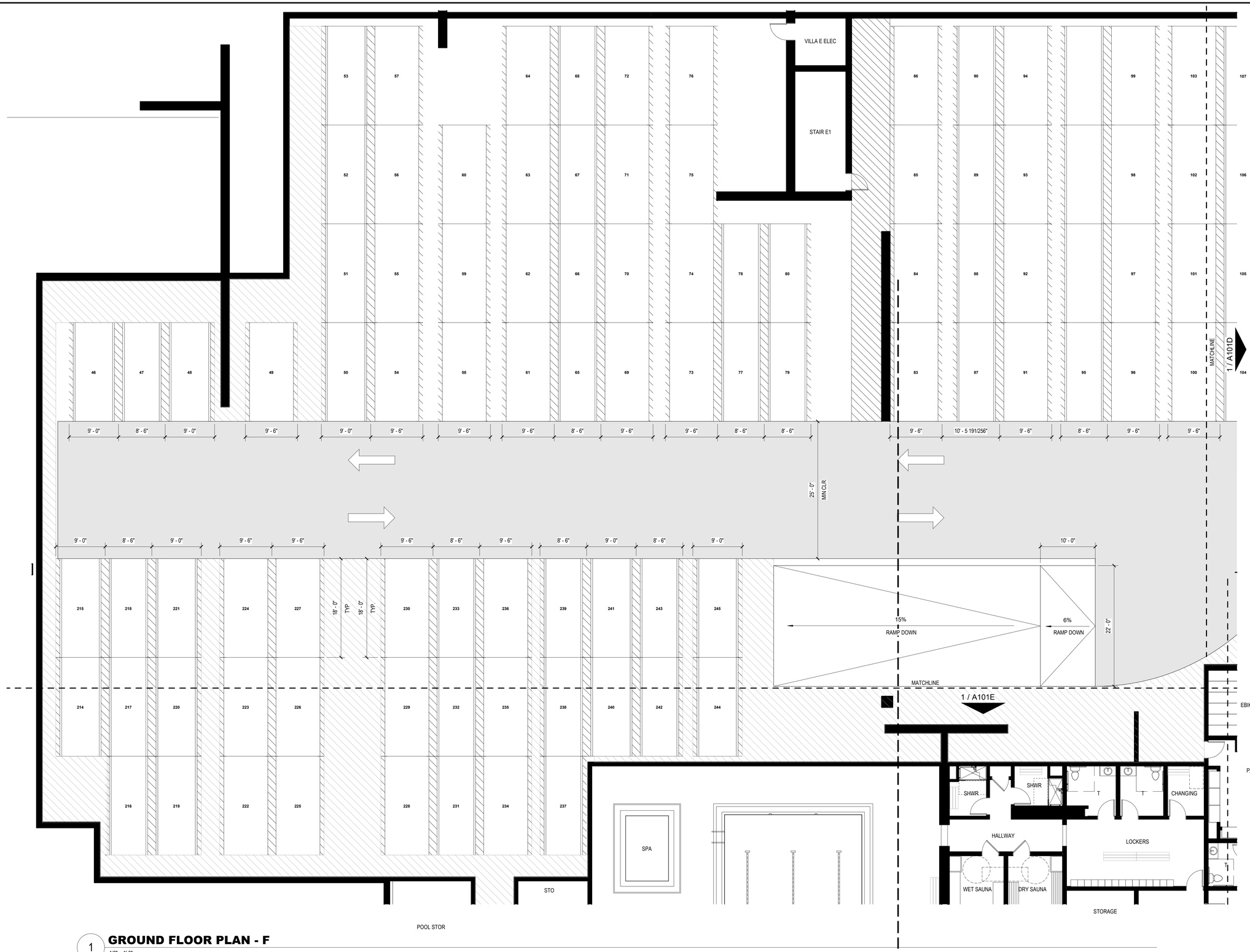
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GROUND FLOOR PLAN - E

A101E

PLANNING SUBMITTAL

JUNE 13, 2025

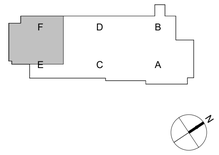


1 **GROUND FLOOR PLAN - F**
1/8" = 1'-0"

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

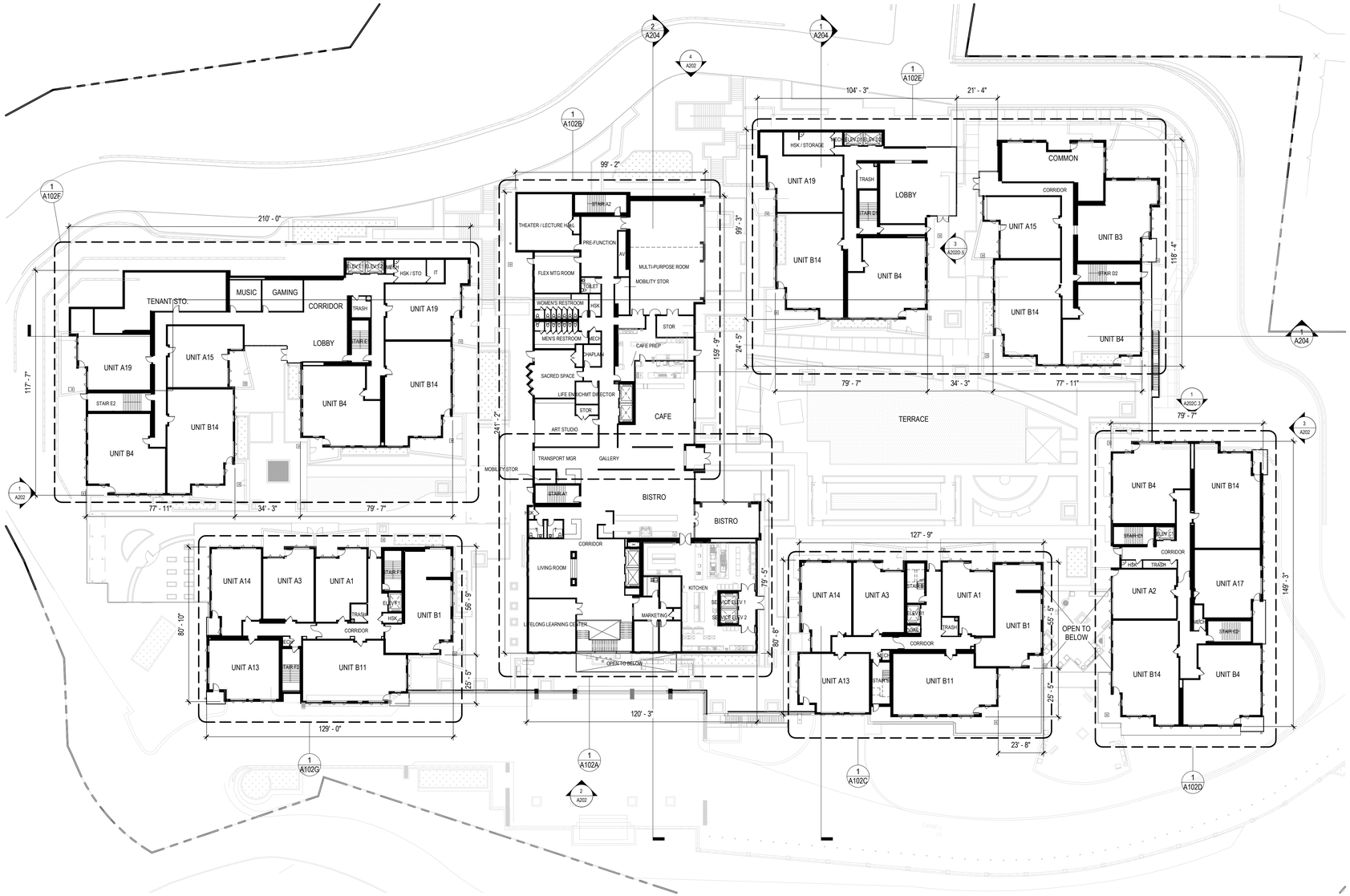
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PLANNING SUBMITTAL

JUNE 13, 2025

NO.	DESCRIPTION	DATE
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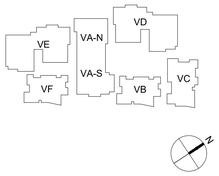


1 **1ST FLOOR PLAN - OVERALL**

1" = 30'-0"

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

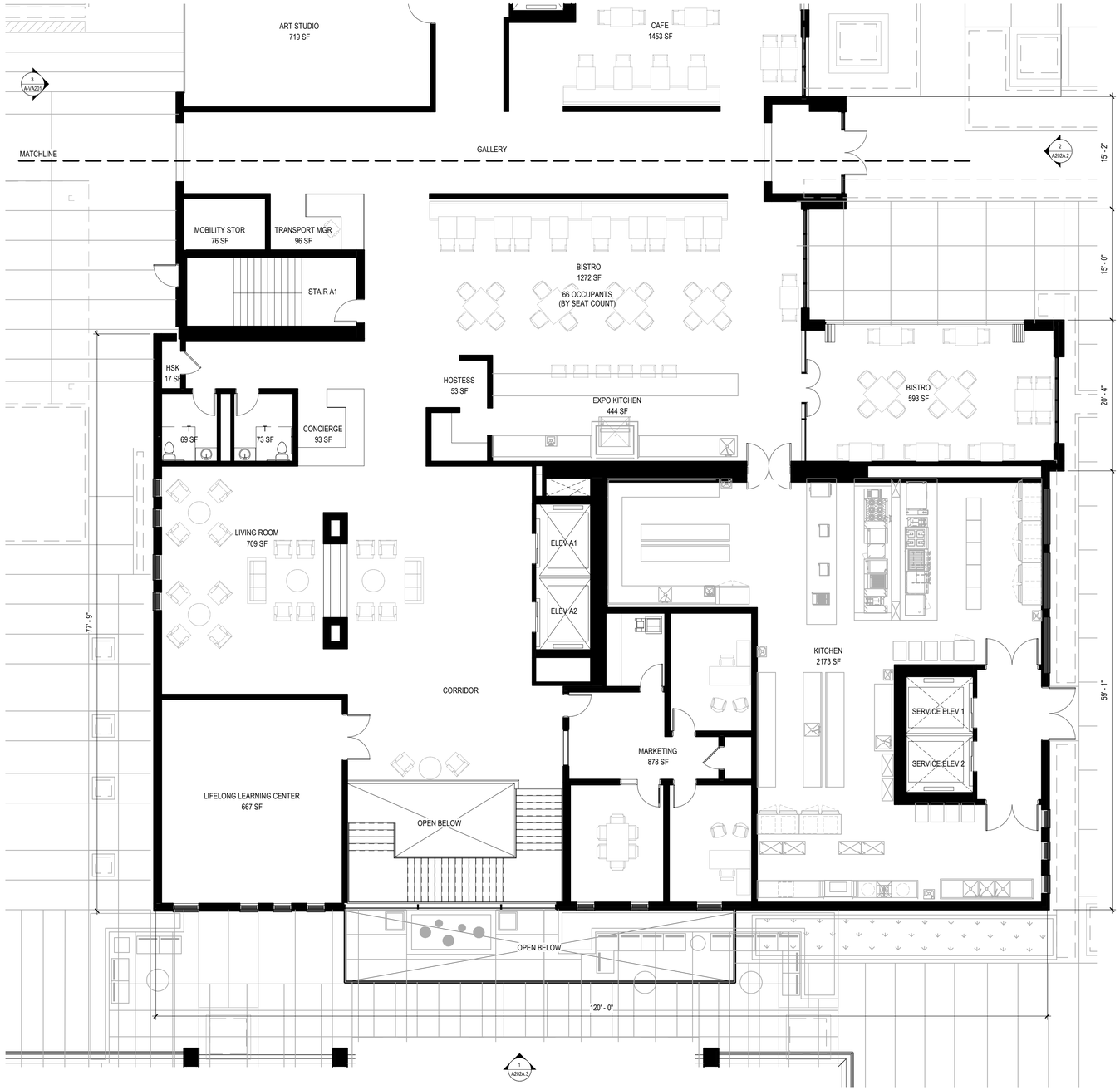
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1ST FLOOR PLAN - OVERALL

A102

PLANNING SUBMITTAL

JUNE 13, 2025



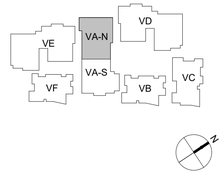
1 **1ST FLOOR PLAN - VILLA A SOUTH**

1/8" = 1'-0"

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SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

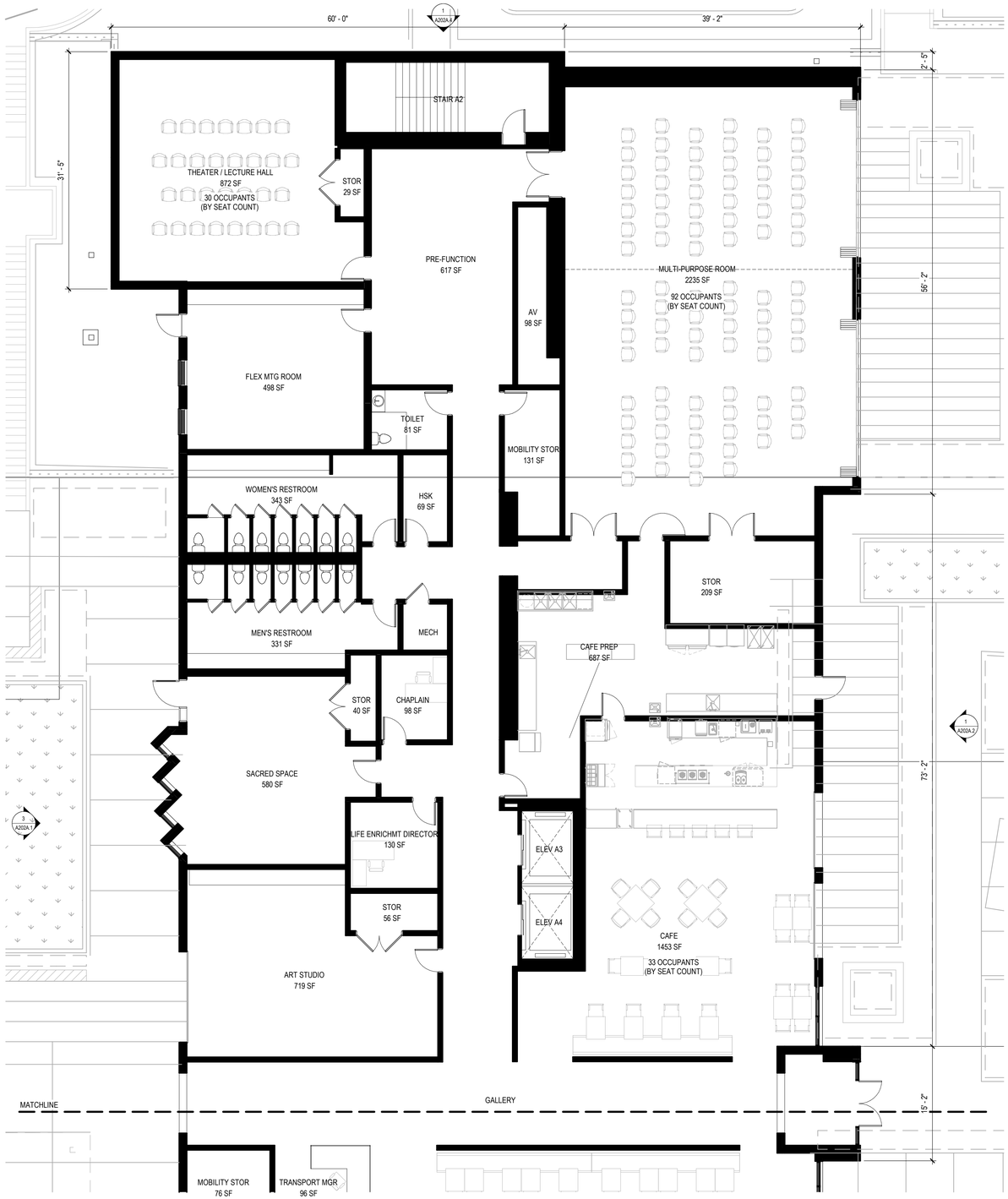
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1ST FLOOR PLAN - VILLA A S

A102A

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JUNE 13, 2025



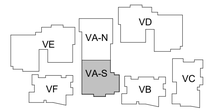
1 1ST FLOOR PLAN - VILLA A NORTH

1/8" = 1'-0"

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Landscape:
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

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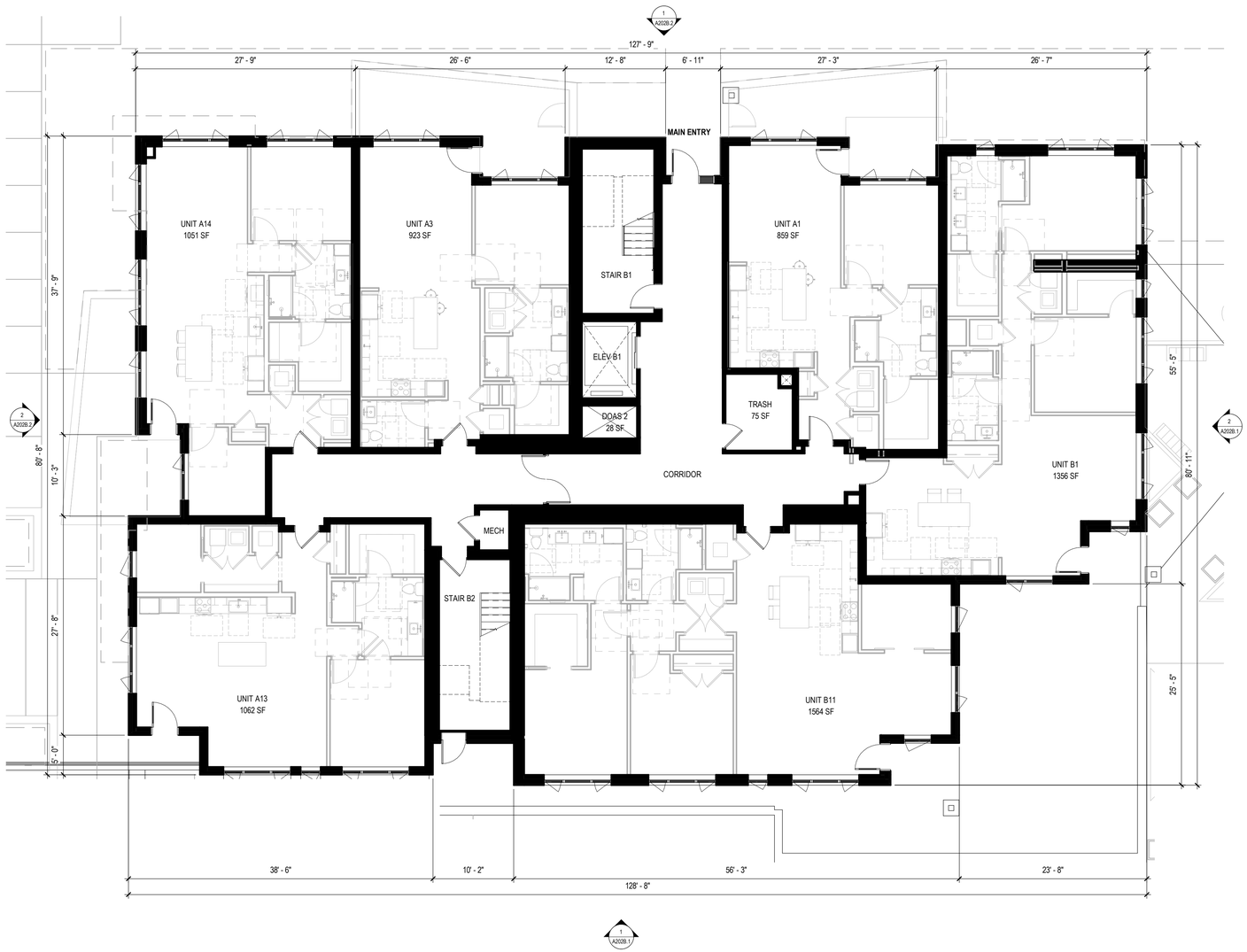
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1ST FLOOR PLAN - VILLA A N

A102B

PLANNING SUBMITTAL

JUNE 13, 2025

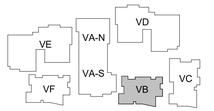


1 **1ST FLOOR PLAN - VILLA B**

1/8" = 1'-0"

NO.	DESCRIPTION	DATE
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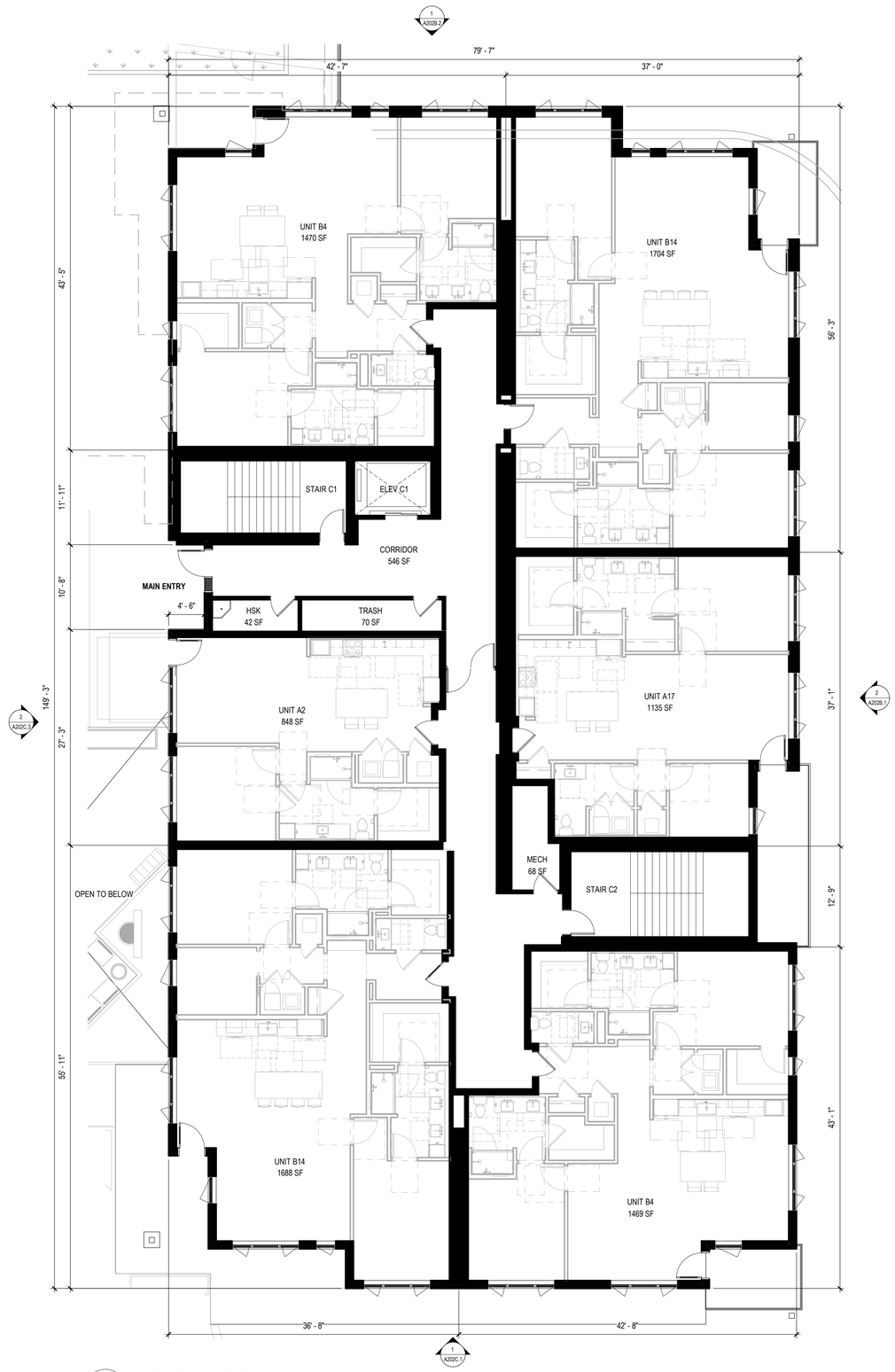
1ST FLOOR PLAN - VILLA B

A102C

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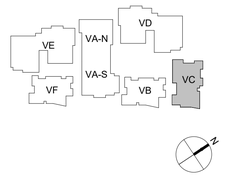
1 **1ST FLOOR PLAN - VILLA C**

1/8" = 1'-0"

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PROJECT TITLE:

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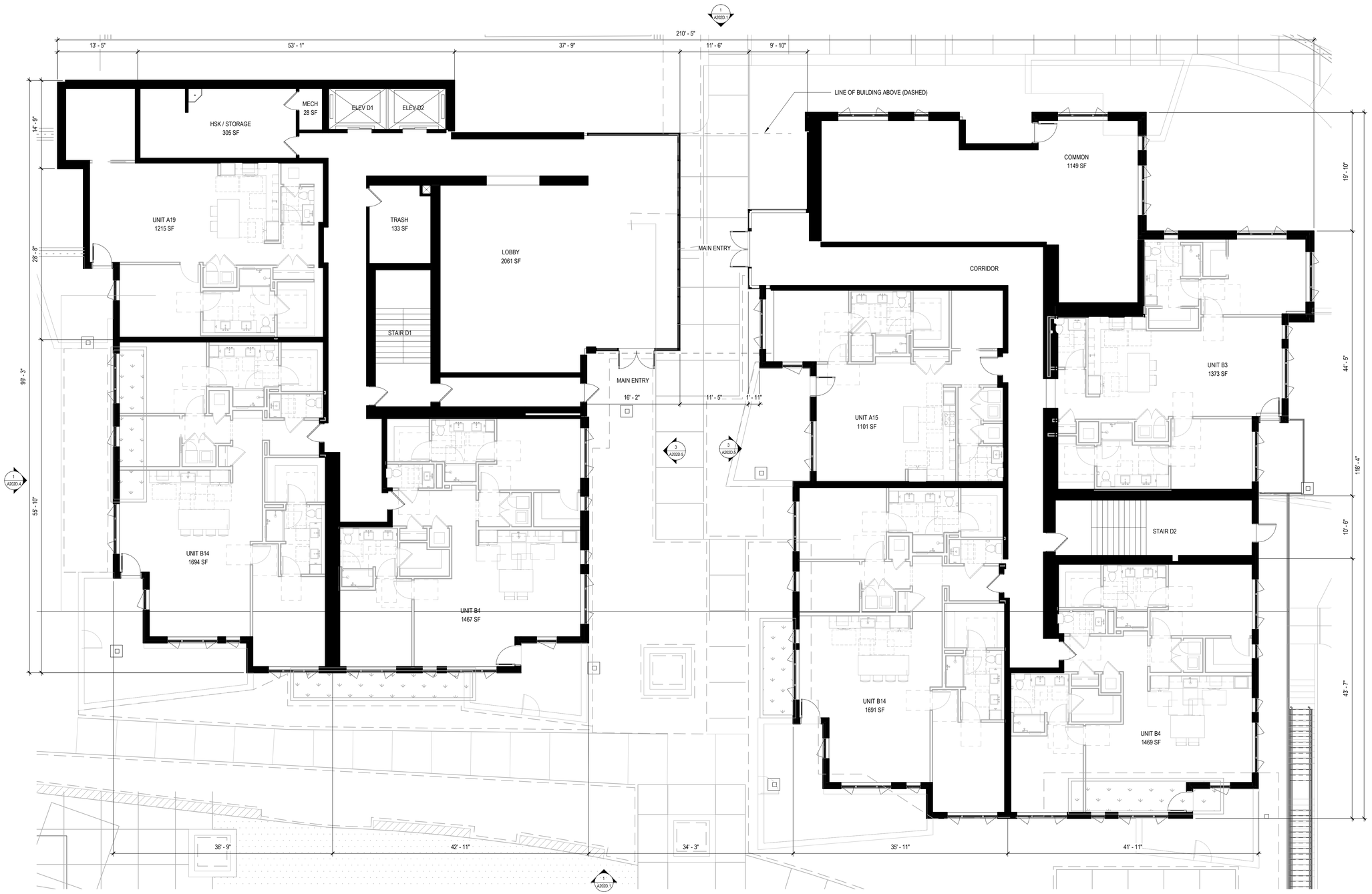
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1ST FLOOR PLAN - VILLA C

A102D

PLANNING SUBMITTAL

JUNE 13, 2025



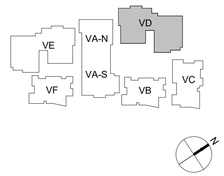
1 1ST FLOOR PLAN - VILLA D

1/8" = 1'-0"

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PROJECT No: 70582.00

DRAWING TITLE:

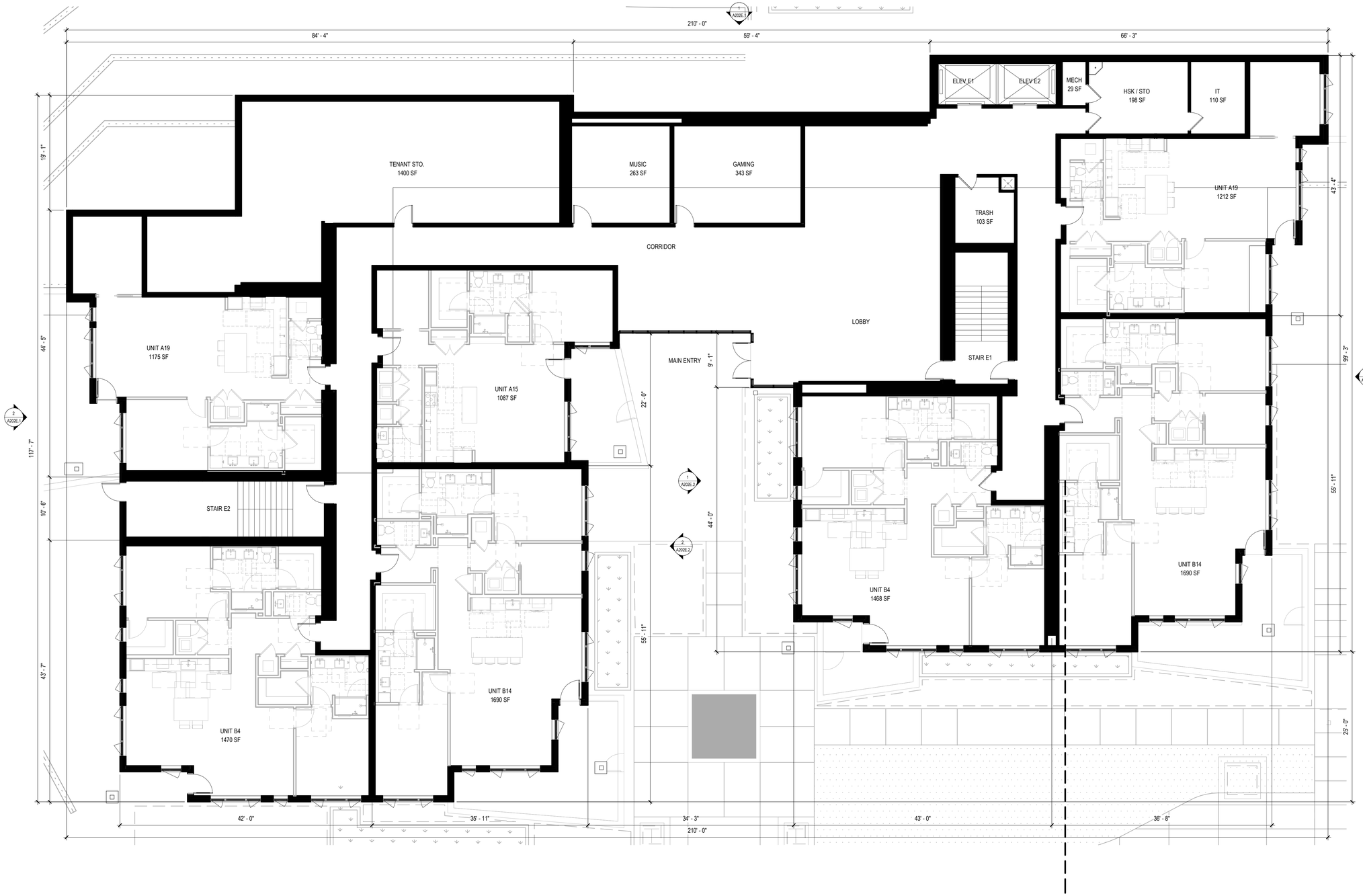
1ST FLOOR PLAN - VILLA D

A102E

PLANNING SUBMITTAL

JUNE 13, 2025

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

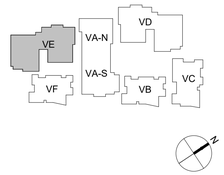


1 **1ST FLOOR PLAN - VILLA E**

1/8" = 1'-0"

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SEAL



PERKINS — EASTMAN
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Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

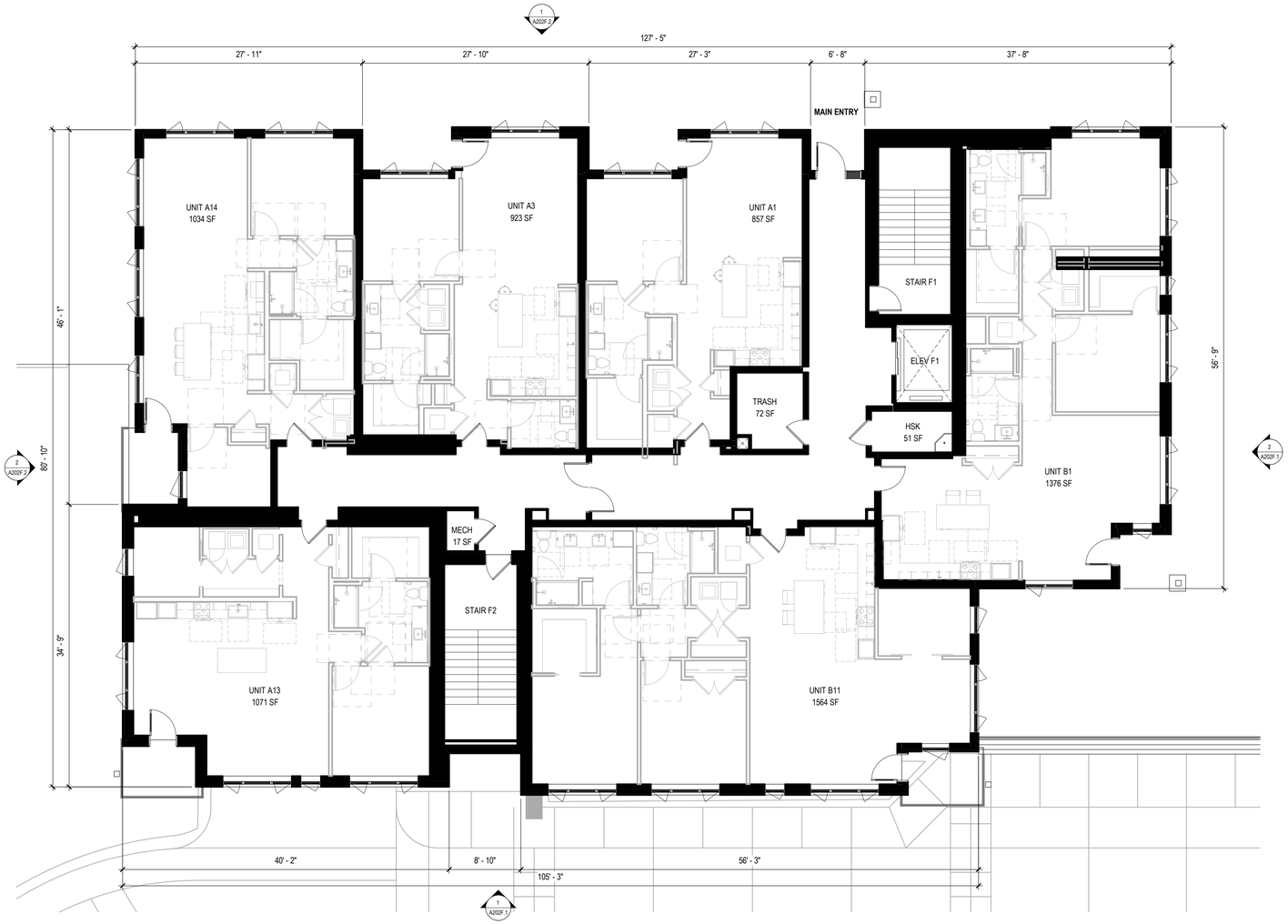
DRAWING TITLE:

1ST FLOOR PLAN - VILLA E

A102F

PLANNING SUBMITTAL

JUNE 13, 2025



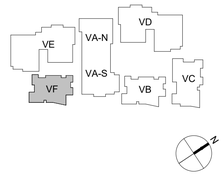
1 **1ST FLOOR PLAN - VILLA F**

1/8" = 1'-0"

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4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

1ST FLOOR PLAN - VILLA F

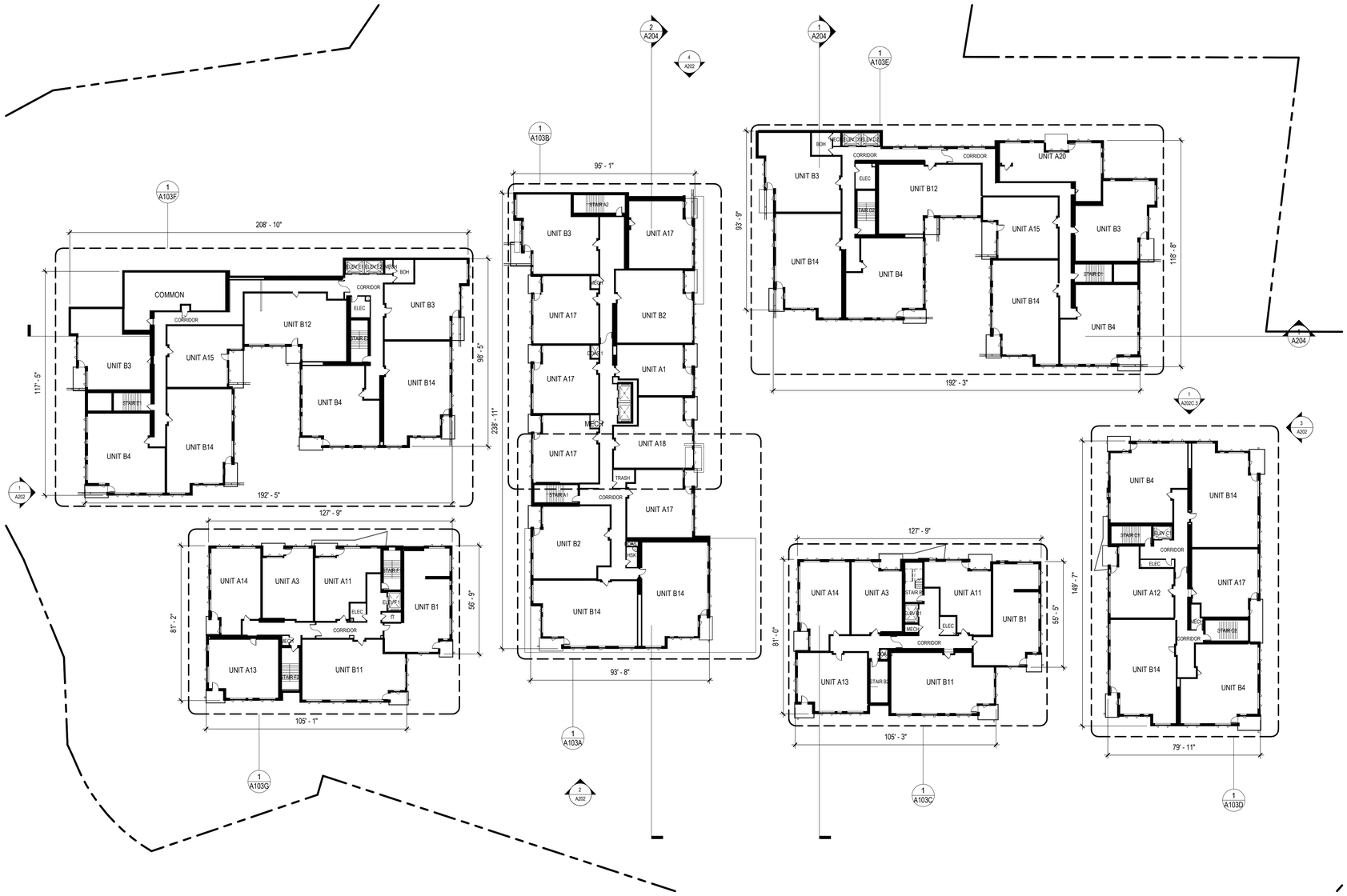
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A102G

PLANNING SUBMITTAL

JUNE 13, 2025

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

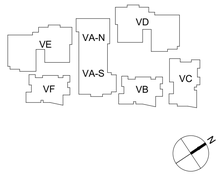


1 **2ND & 3RD FLOOR PLAN - OVERALL**

1" = 30'-0"

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

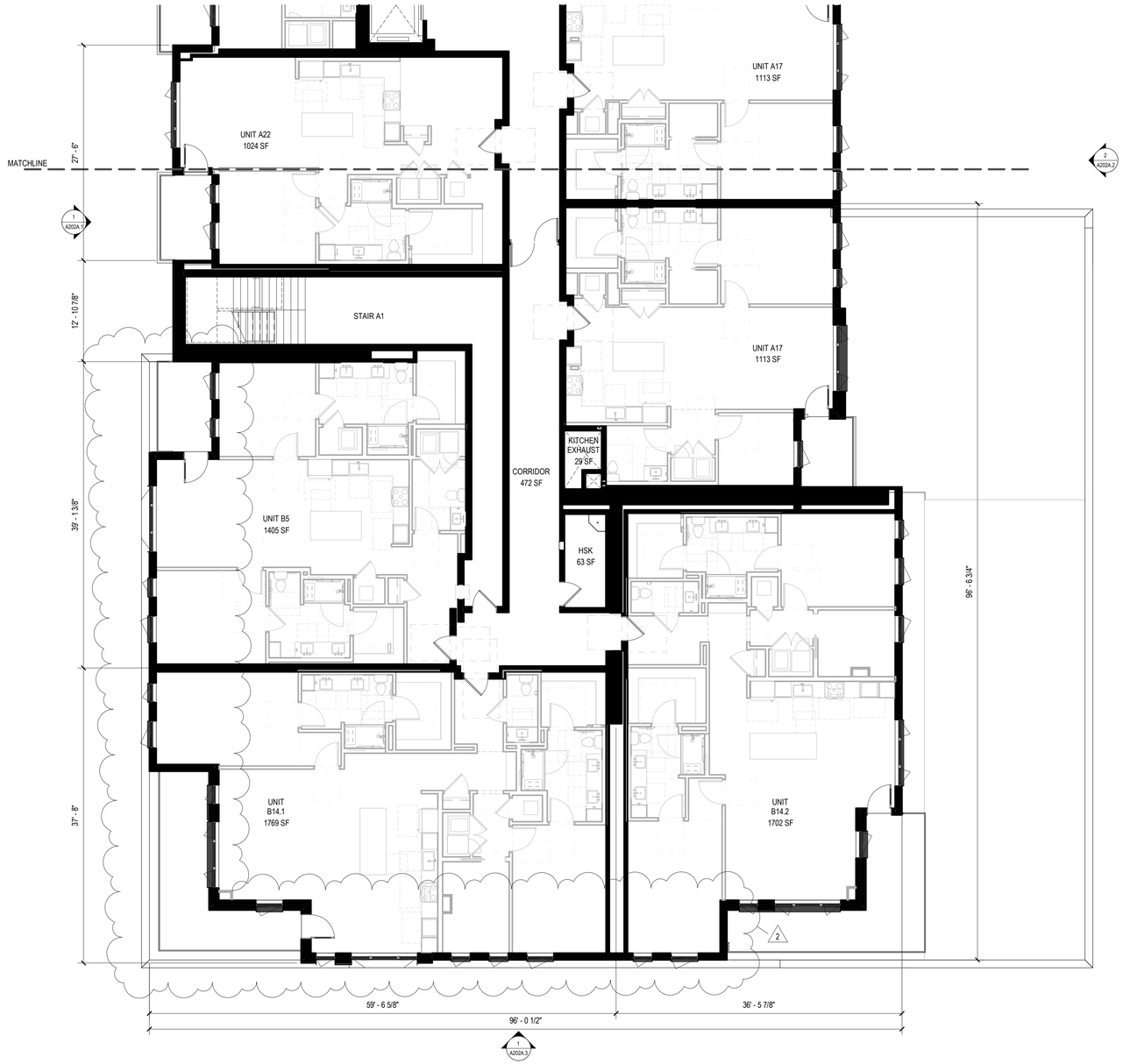
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2ND & 3RD FLOOR PLAN - OVERALL

A103

PLANNING SUBMITTAL

JUNE 13, 2025

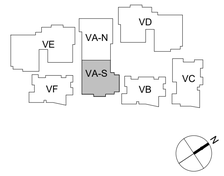


1 **2ND & 3RD FLOOR PLAN - VILLA A S**

1/8" = 1'-0"

No.	Description	Date
2	PLANNING SUBMISSION 3	10/31/25

SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

2ND & 3RD FLOOR PLAN - VILLA A S

A103A

PLANNING SUBMITTAL

JUNE 13, 2025

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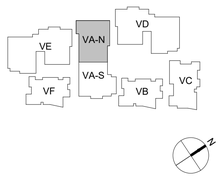
1 **2ND & 3RD FLOOR PLAN - VILLA A N**

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

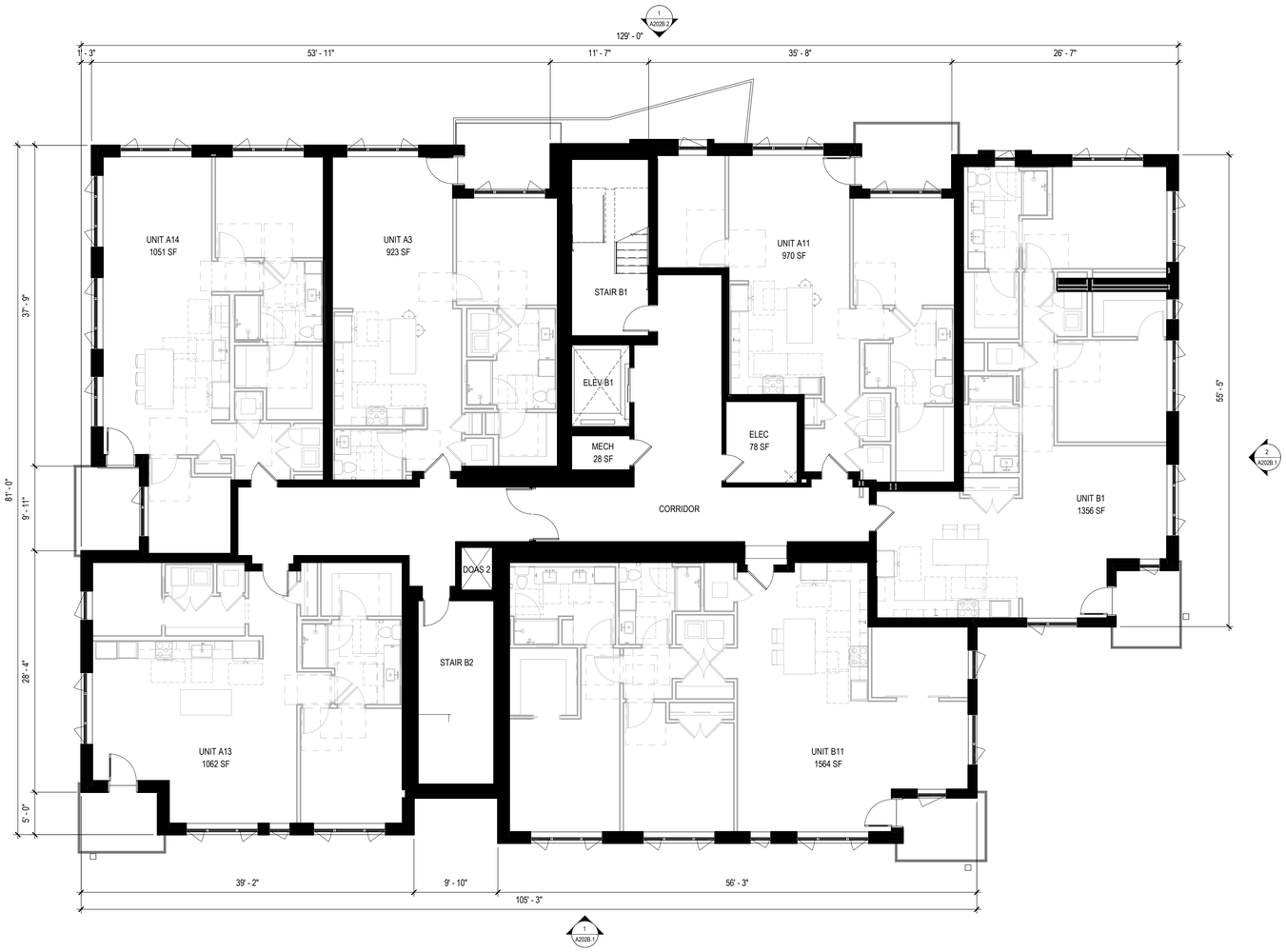
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2ND & 3RD FLOOR PLAN - VILLA A N

A103B

PLANNING SUBMITTAL

JUNE 13, 2025



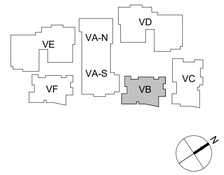
1 2ND, 3RD & 4TH FLOOR PLAN - VILLA B

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



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(925) 398-4840

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Structural:
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SAN FRANCISCO, CA 94105
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(415) 198-7667

General Contractor:
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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

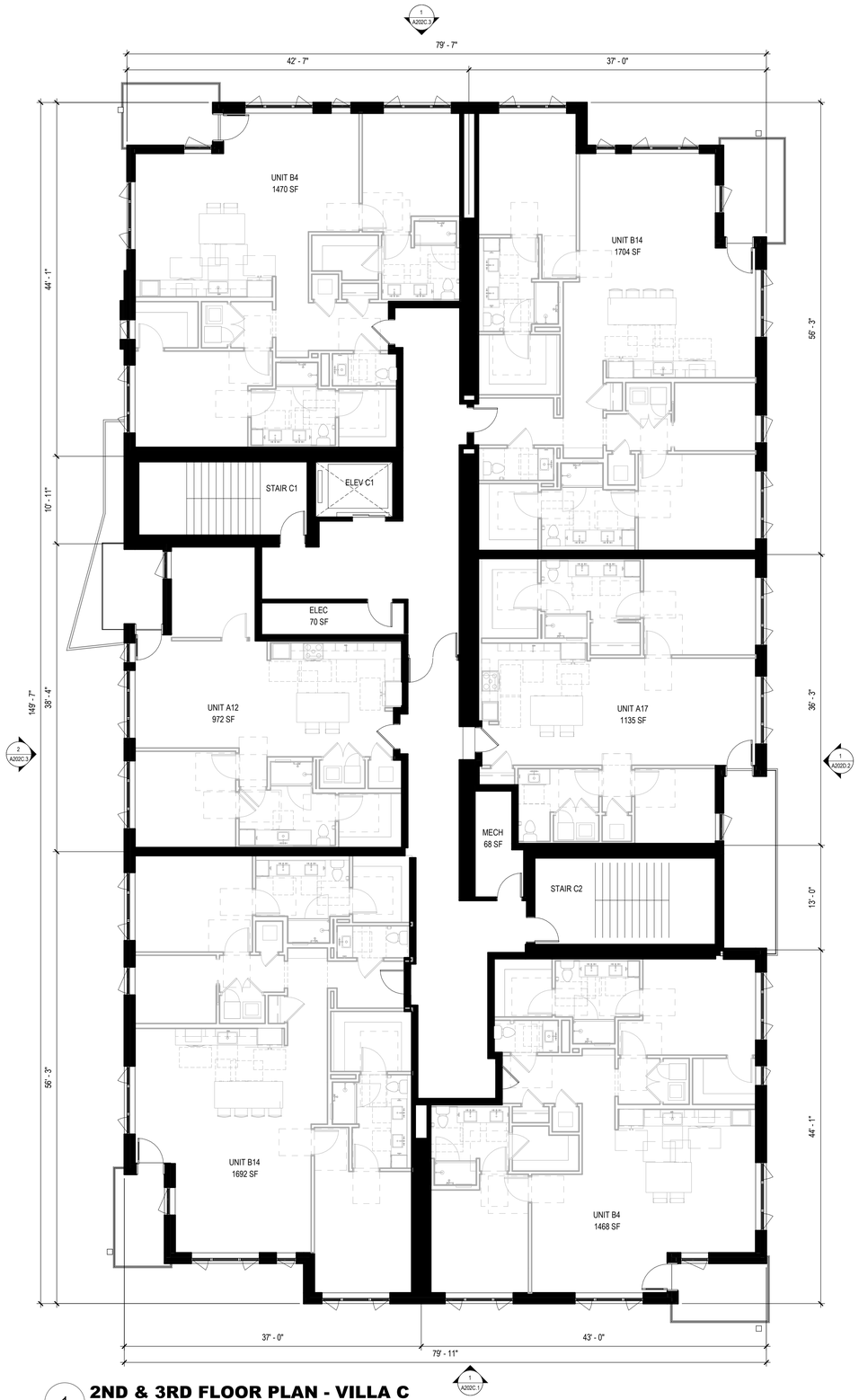
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2ND, 3RD & 4TH FLOOR PLAN - VILLA B

A103C

PLANNING SUBMITTAL

JUNE 13, 2025



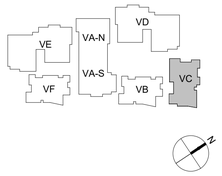
1 **2ND & 3RD FLOOR PLAN - VILLA C**

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
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Landscape:
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4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

2ND & 3RD FLOOR PLAN - VILLA C

A103D

PLANNING SUBMITTAL

JUNE 13, 2025



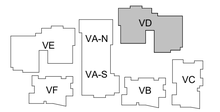
1 **2ND & 3RD FLOOR PLAN - VILLA D**

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
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SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

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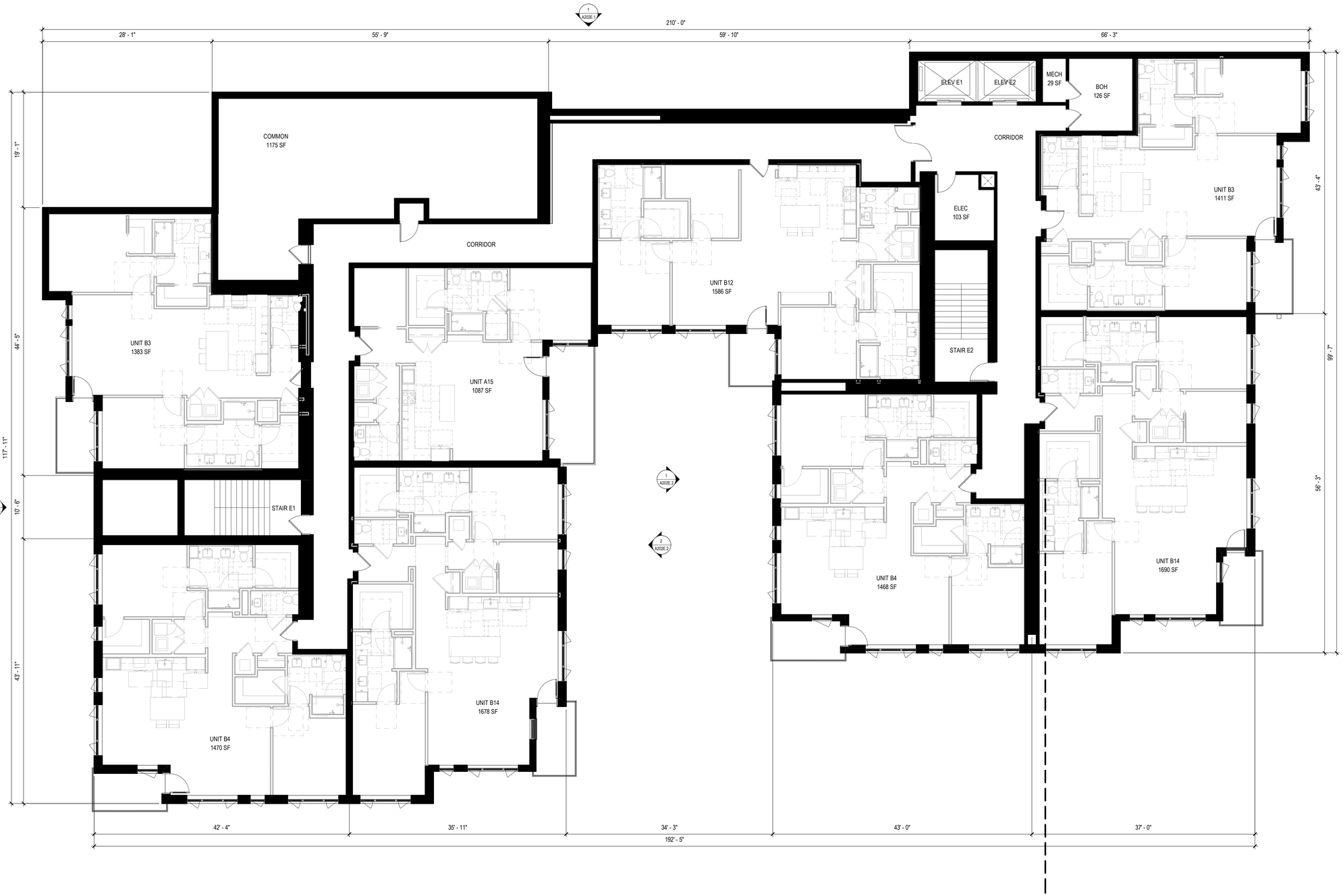
2ND & 3RD FLOOR PLAN - VILLA D

A103E

PLANNING SUBMITTAL

JUNE 13, 2025

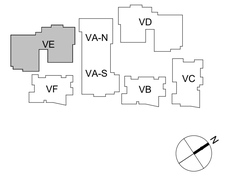
NO.	DESCRIPTION	DATE
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1 **2ND & 3RD FLOOR PLAN - VILLA E**

1/8" = 1'-0"

SEAL



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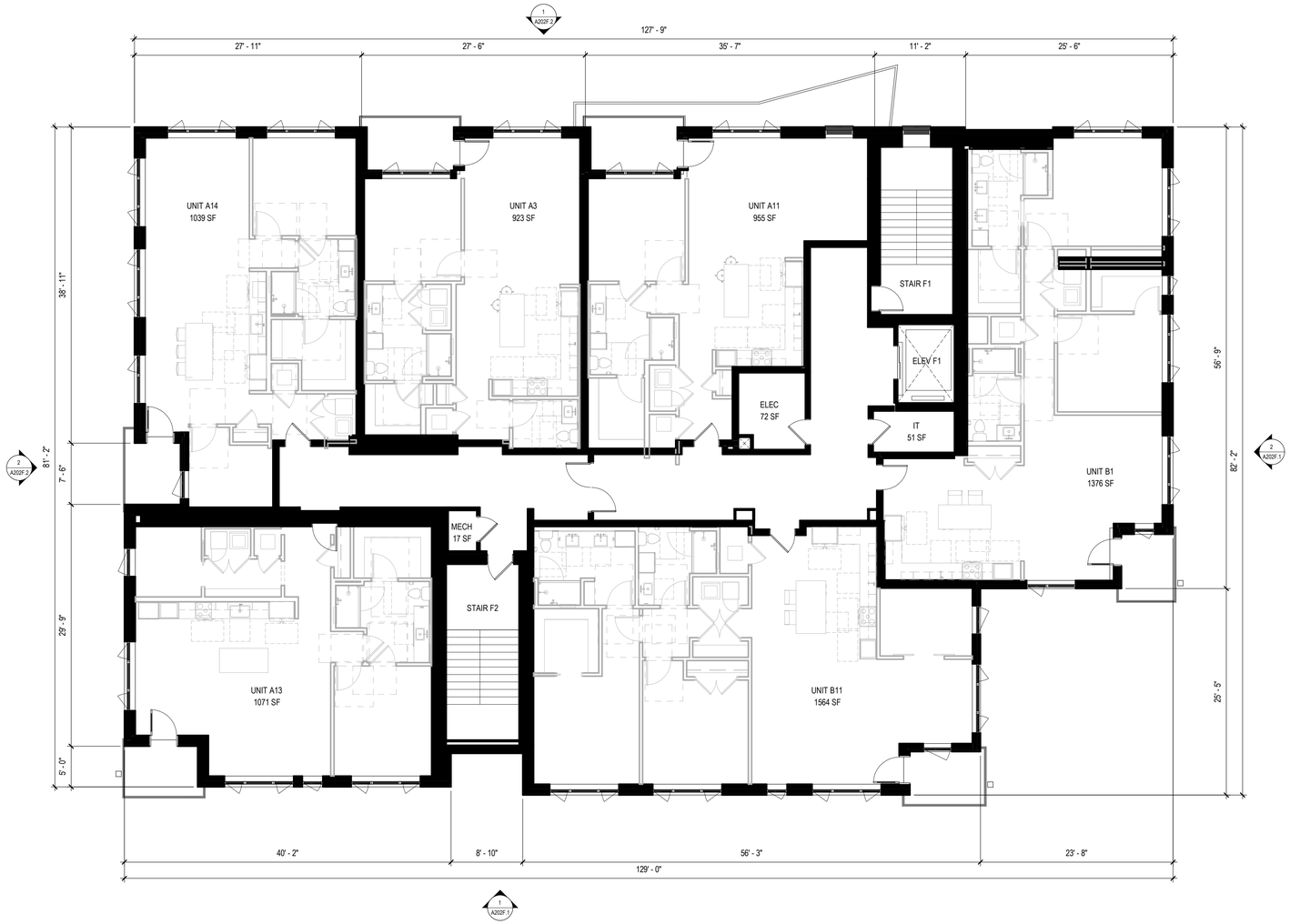
2ND & 3RD FLOOR PLAN - VILLA E

A103F

PLANNING SUBMITTAL

JUNE 13, 2025

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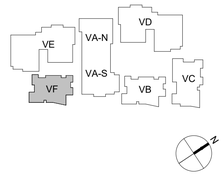
1 **2ND & 3RD FLOOR PLAN - VILLA F**

1/8" = 1'-0"

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PROJECT No: 70582.00

DRAWING TITLE:

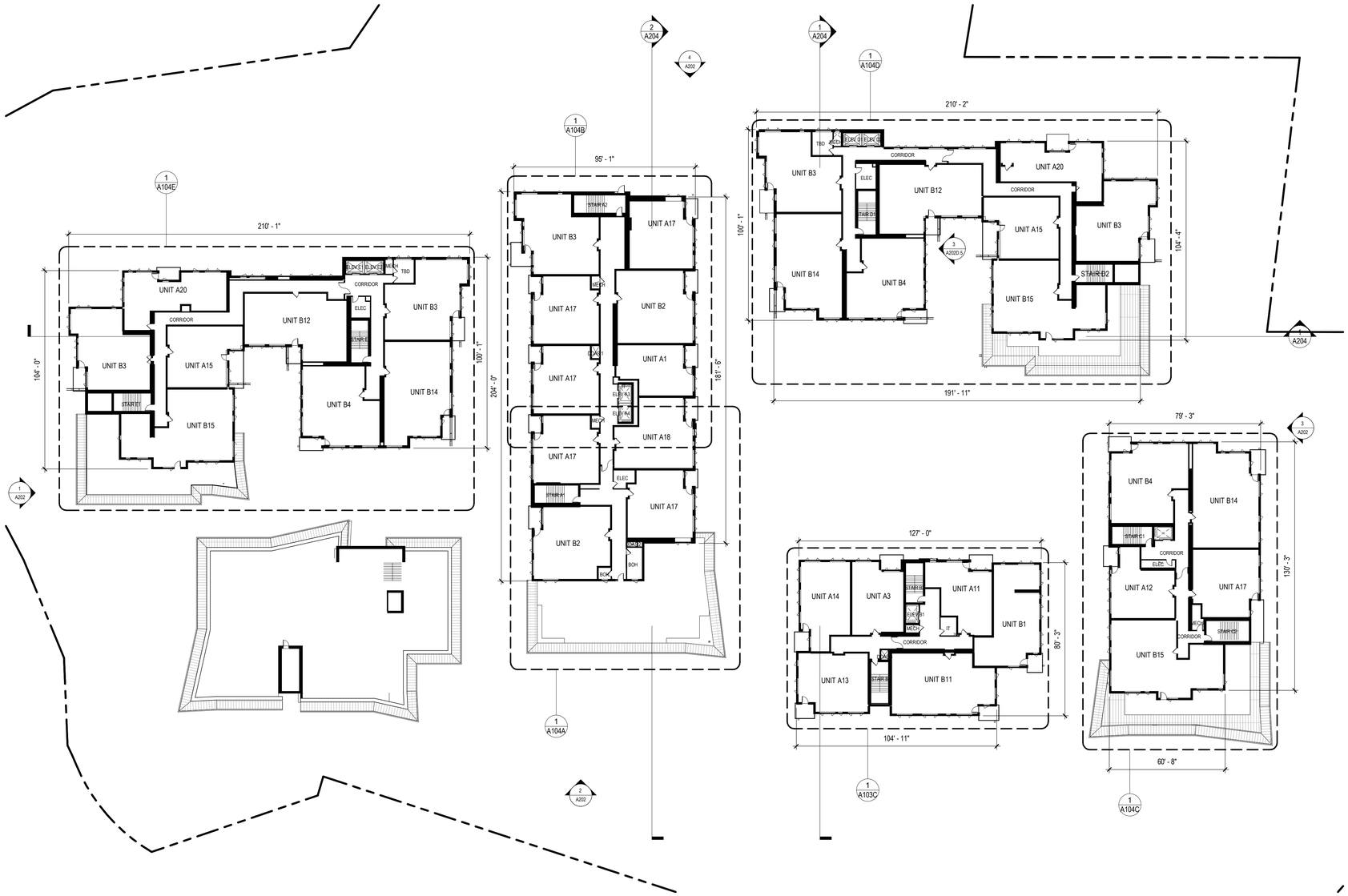
2ND & 3RD FLOOR PLAN - VILLA F

1

A103G

PLANNING SUBMITTAL

JUNE 13, 2025



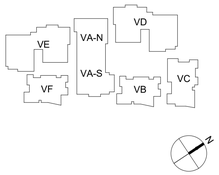
1 4TH FLOOR PLAN - OVERALL

1" = 30'-0"

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



PERKINS EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
T. +1 412 456 0900
F. +1 412 456 0906

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

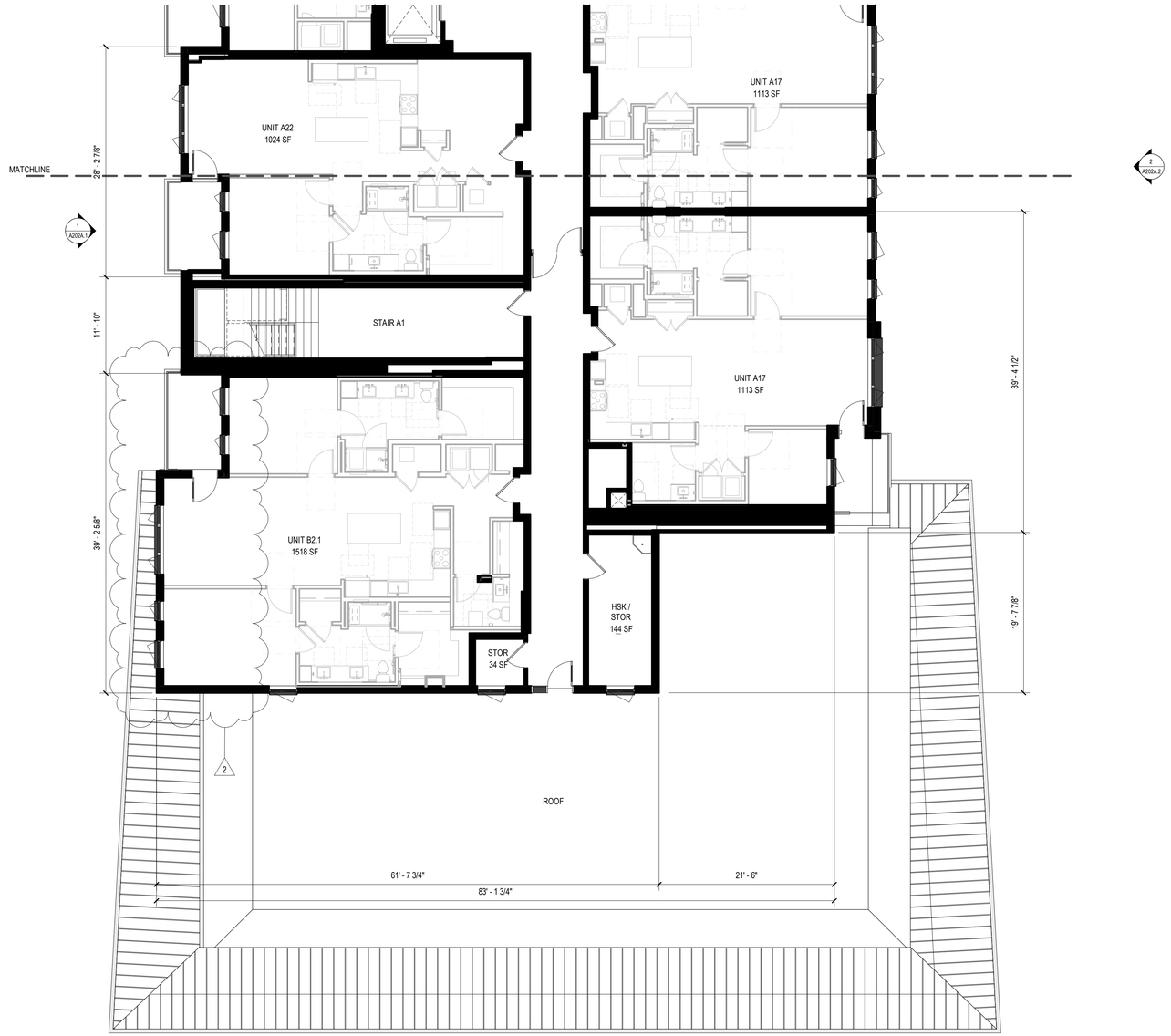
DRAWING TITLE:

4TH FLOOR PLAN - OVERALL

A104

PLANNING SUBMITTAL

JUNE 13, 2025

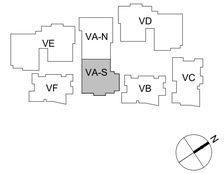


1 **4TH FLOOR PLAN - VILLA A S**

1/8" = 1'-0"

No.	Description	Date
2	PLANNING SUBMISSION 3	10/31/25

SEAL



PERKINS — EASTMAN
525 William Penn Place Suite 2510
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Applicant:
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
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45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
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4309 HACIENDA DR SUITE 530
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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

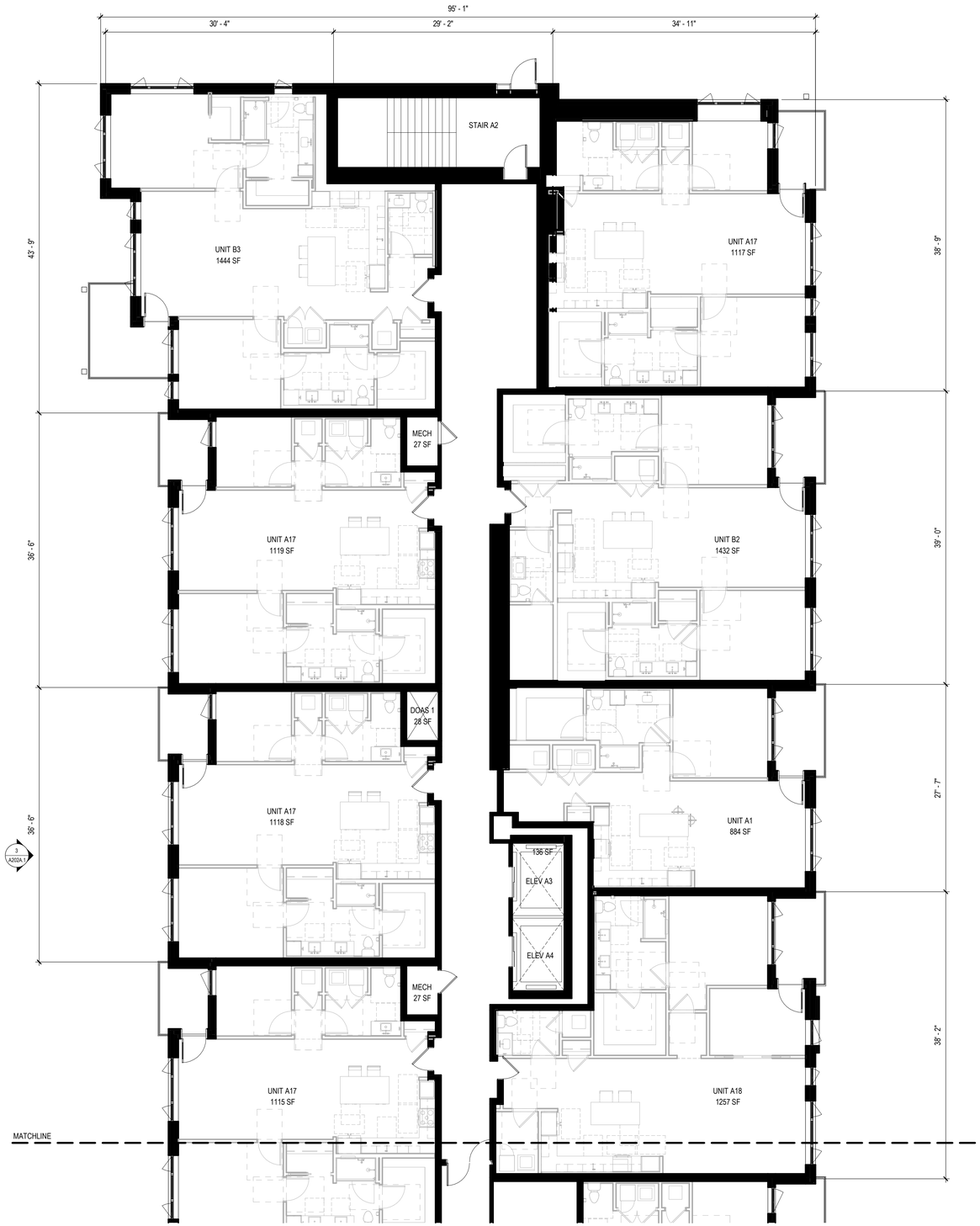
4TH FLOOR PLAN - VILLA A S

A104A

PLANNING SUBMITTAL

JUNE 13, 2025

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Meadows/70582_LGM_Arch.rvt



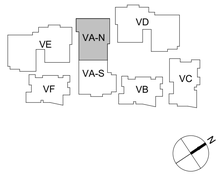
1 **4TH FLOOR PLAN - VILLA A N**

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

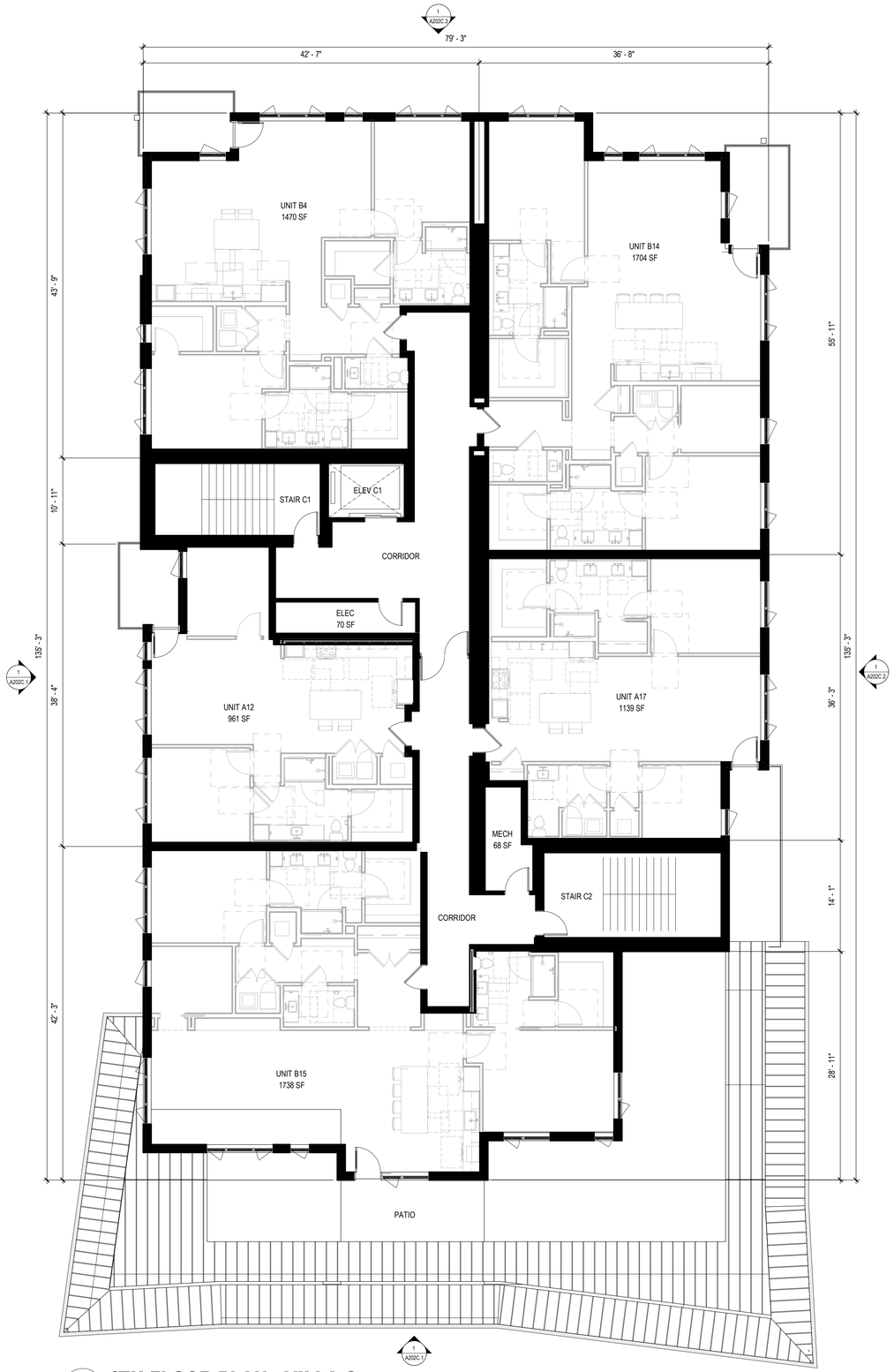
DRAWING TITLE:

4TH FLOOR PLAN - VILLA A N

A104B

PLANNING SUBMITTAL

JUNE 13, 2025



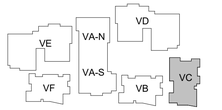
1 **4TH FLOOR PLAN - VILLA C**

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
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SEAL



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Landscape:
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General Contractor:
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4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

4TH FLOOR PLAN - VILLA C

A104C

PLANNING SUBMITTAL

JUNE 13, 2025



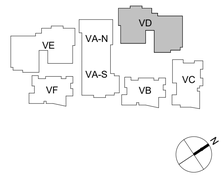
1 4TH FLOOR PLAN - VILLA D

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



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525 William Penn Place Suite 2510
Pittsburgh, PA 15219
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GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
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SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
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SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

4TH FLOOR PLAN - VILLA D

A104D

PLANNING SUBMITTAL

JUNE 13, 2025



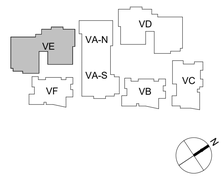
1 4TH FLOOR PLAN - VILLA E

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



PERKINS — EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
T. +1 412 456 0900
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Applicant:
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(415) 816-7944

Owner:
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GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
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45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

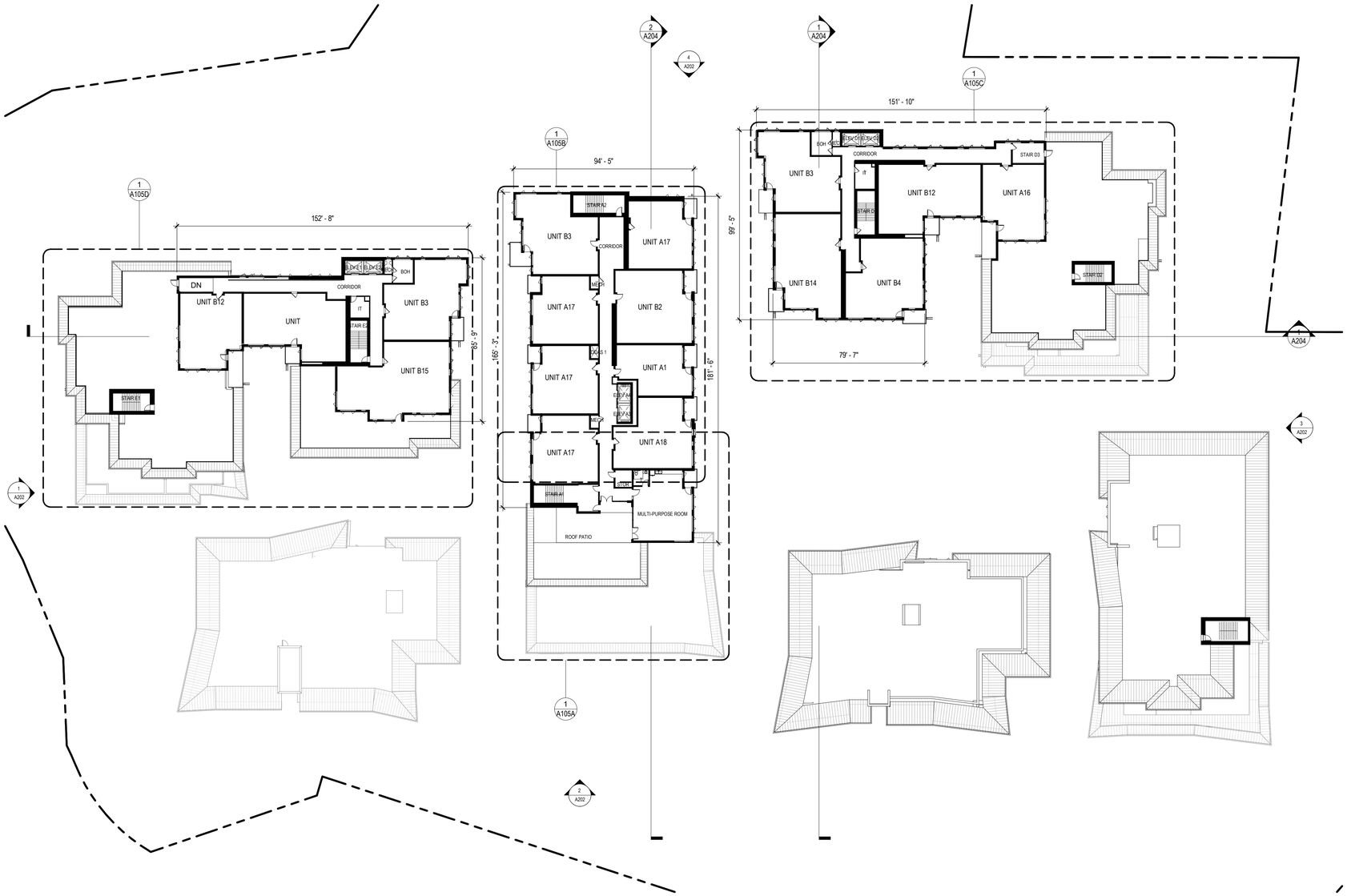
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4TH FLOOR PLAN - VILLA E

A104E

PLANNING SUBMITTAL

JUNE 13, 2025



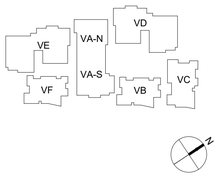
1 **5TH FLOOR PLAN - OVERALL**

1" = 30'-0"

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



PERKINS EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
T. +1 412 456 0900
F. +1 412 456 0906

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

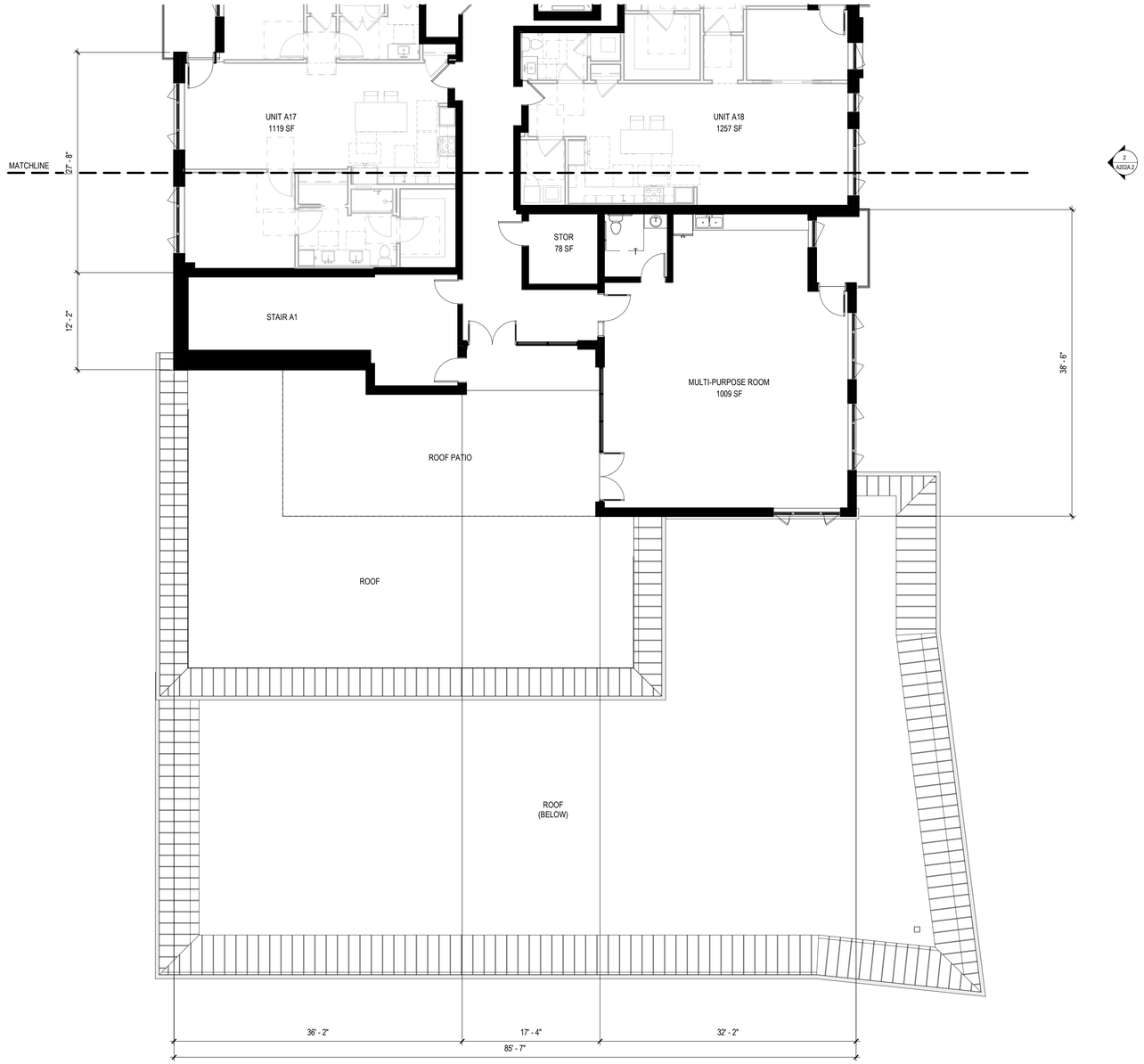
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5TH FLOOR PLAN - OVERALL

A105

PLANNING SUBMITTAL

JUNE 13, 2025



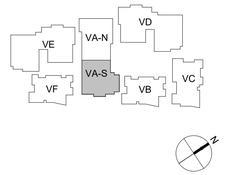
1 **5TH FLOOR PLAN - VILLA A SOUTH**

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



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525 William Penn Place Suite 2510
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T. +1 412 456 0900
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
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Structural:
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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

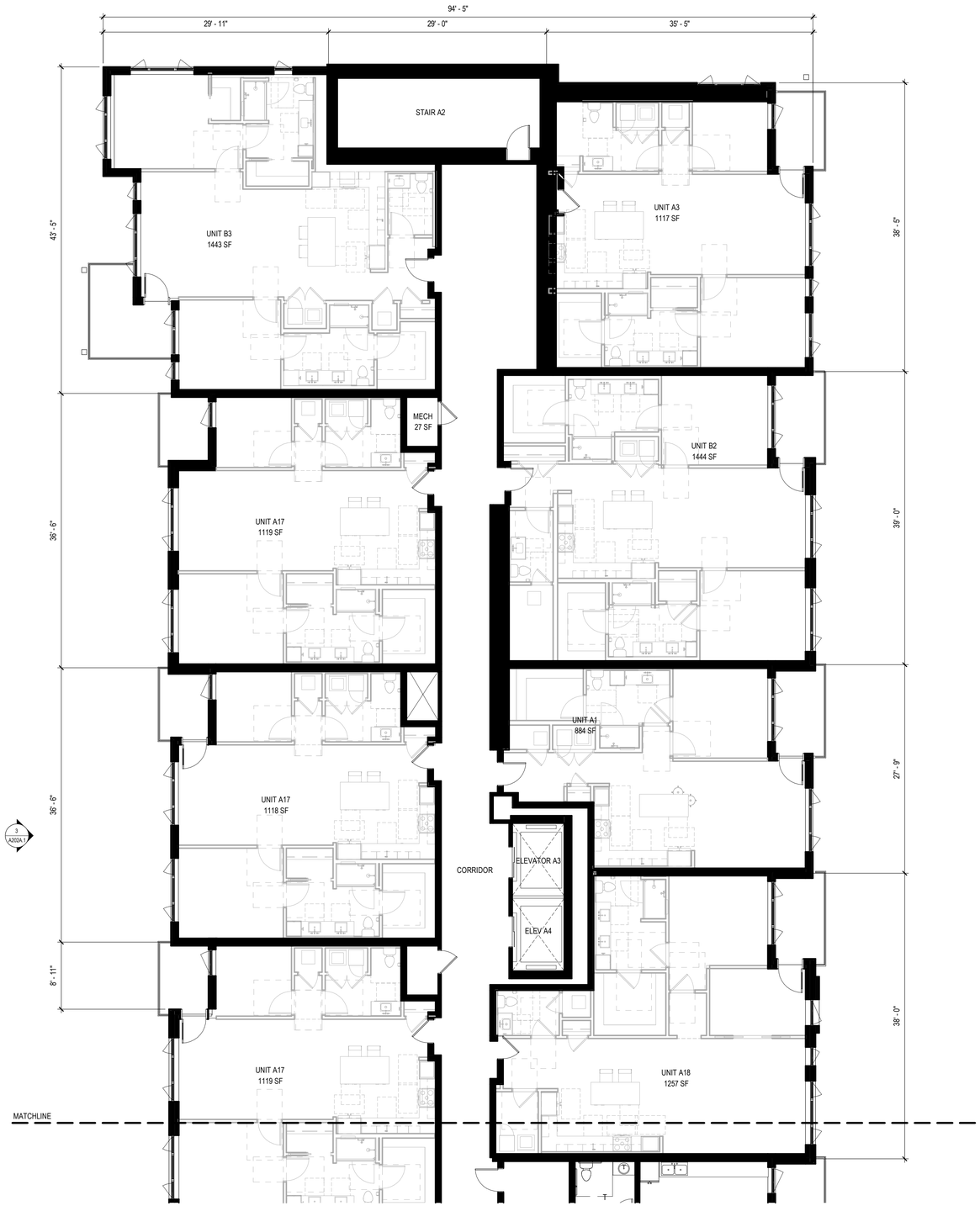
DRAWING TITLE:

5TH FLOOR PLAN - VILLA A S

A105A

PLANNING SUBMITTAL

JUNE 13, 2025



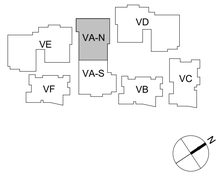
1 **5TH FLOOR PLAN - VILLA A NORTH**

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
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Landscape:
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

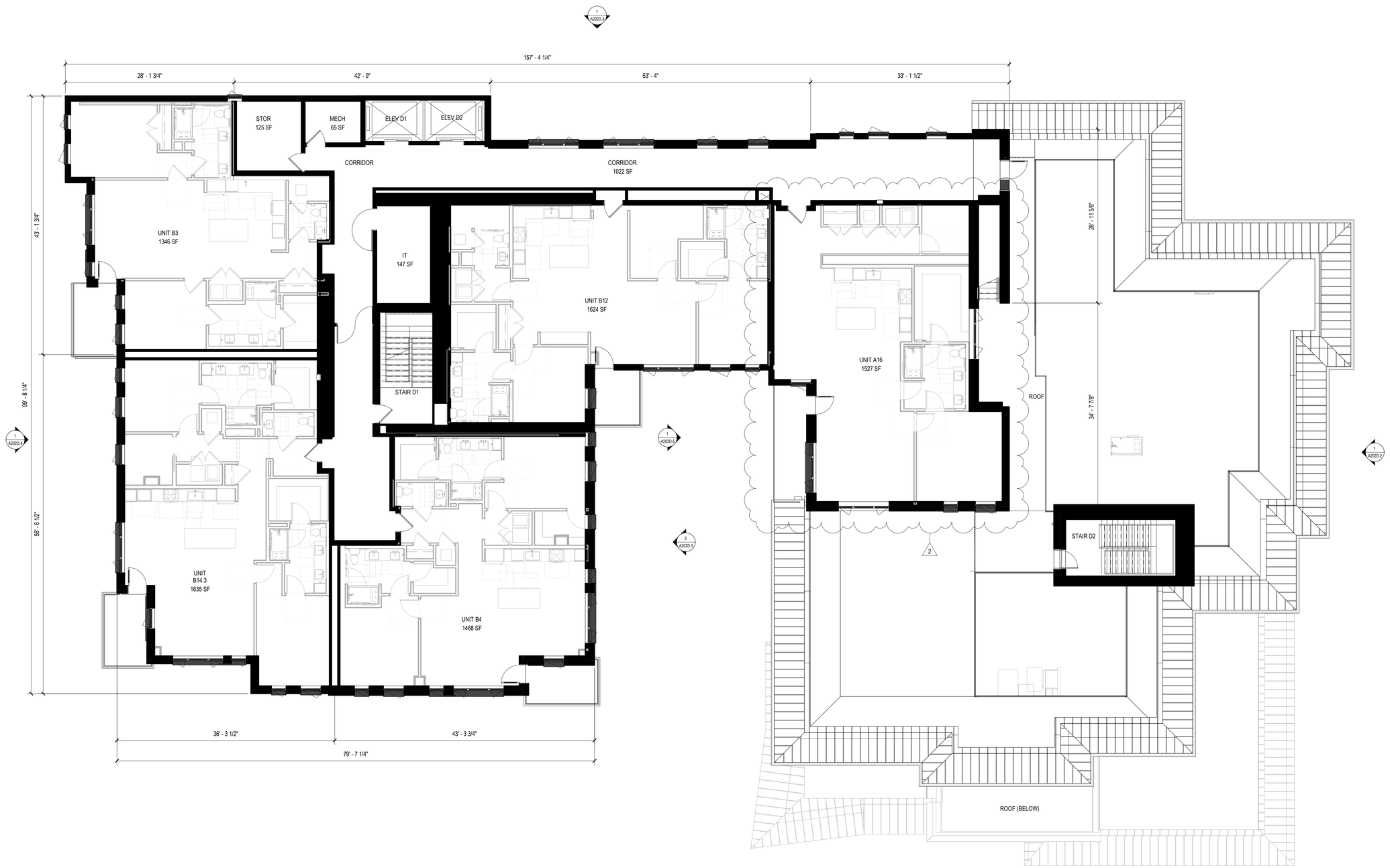
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5TH FLOOR PLAN - VILLA A N

A105B

PLANNING SUBMITTAL

JUNE 13, 2025

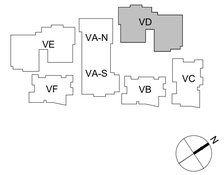


1 **5TH FLOOR PLAN - VILLA D**

1/8" = 1'-0"

No.	Description	Date
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SEAL



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PROJECT TITLE:

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

5TH FLOOR PLAN - VILLA D

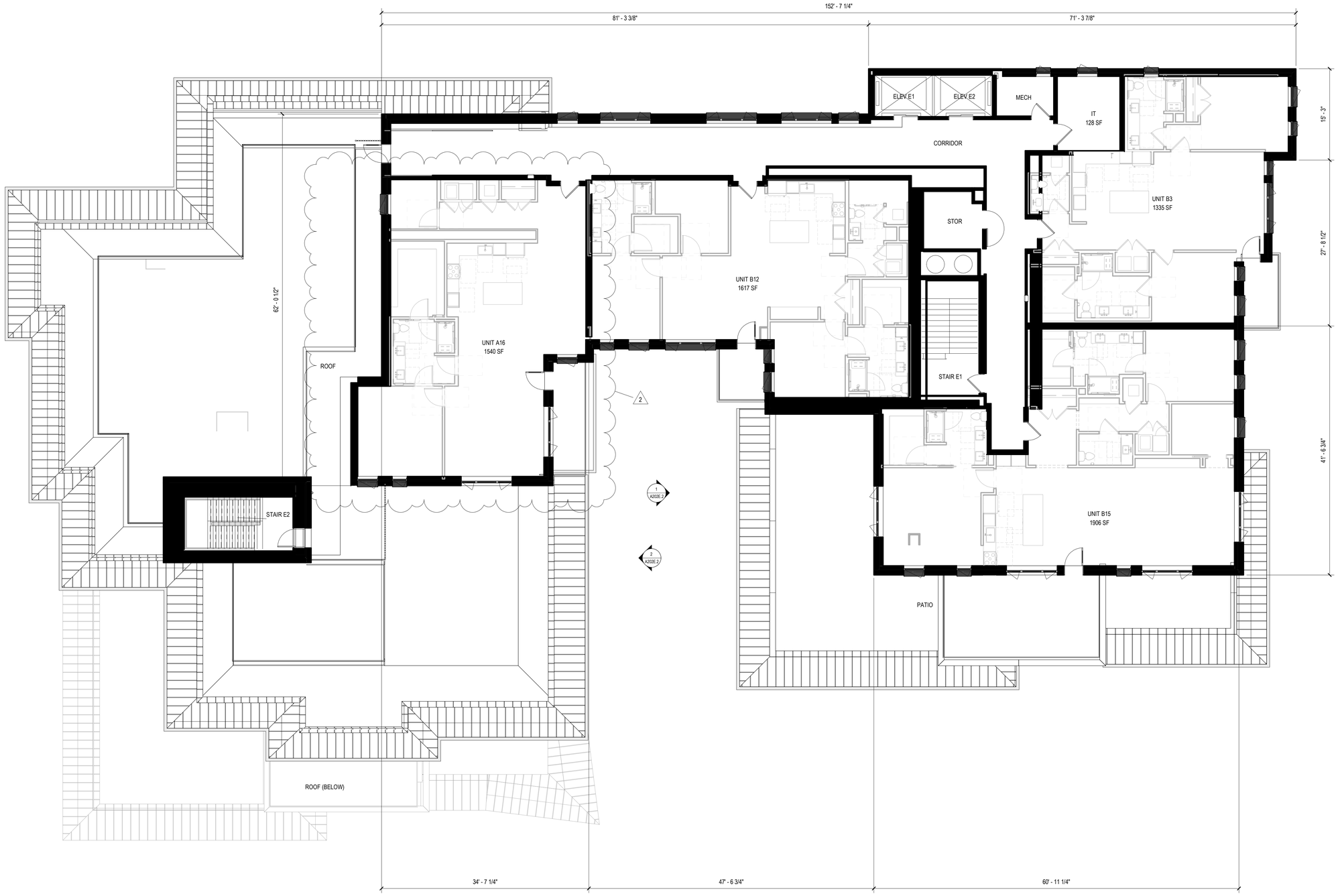
A105C

PLANNING SUBMITTAL

JUNE 13, 2025

Autodesk Docs://Front Porch Los Gatos

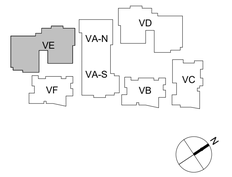
No.	Description	Date
2	PLANNING SUBMISSION 3	10/31/25



1 **5TH FLOOR PLAN - VILLA E**

1/8" = 1'-0"

SEAL



PERKINS — EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
T. +1 412 456 0900
F. +1 412 456 0906

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

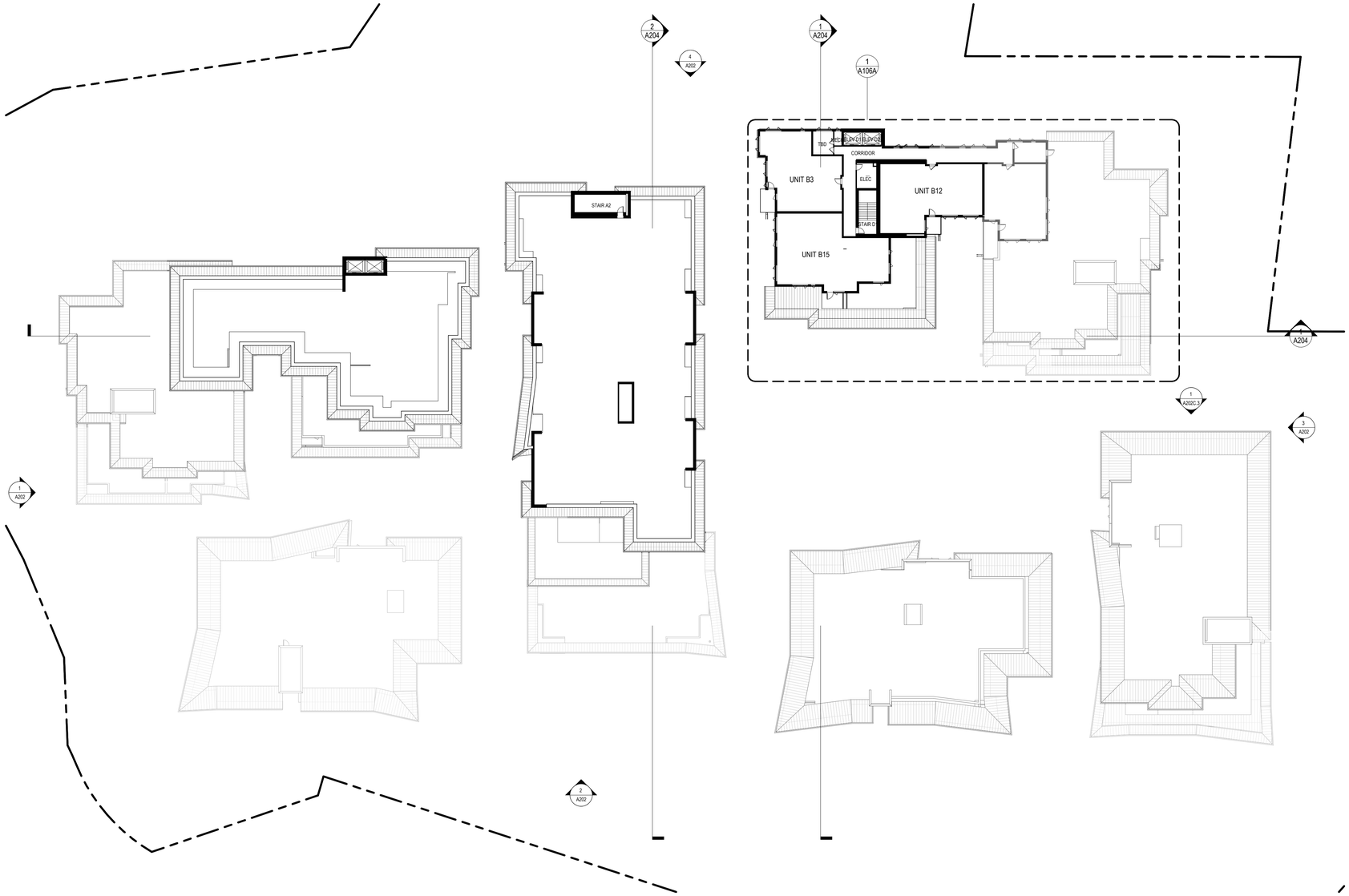
5TH FLOOR PLAN - VILLA E

A105D

PLANNING SUBMITTAL

JUNE 13, 2025

Autodesk Docs://Front Porch Los Gatos Meadows 70582.00/70582_LGM_Arch.rvt
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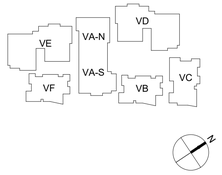


1 6TH FLOOR PLAN - OVERALL

1" = 30'-0"

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



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PROJECT TITLE:

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

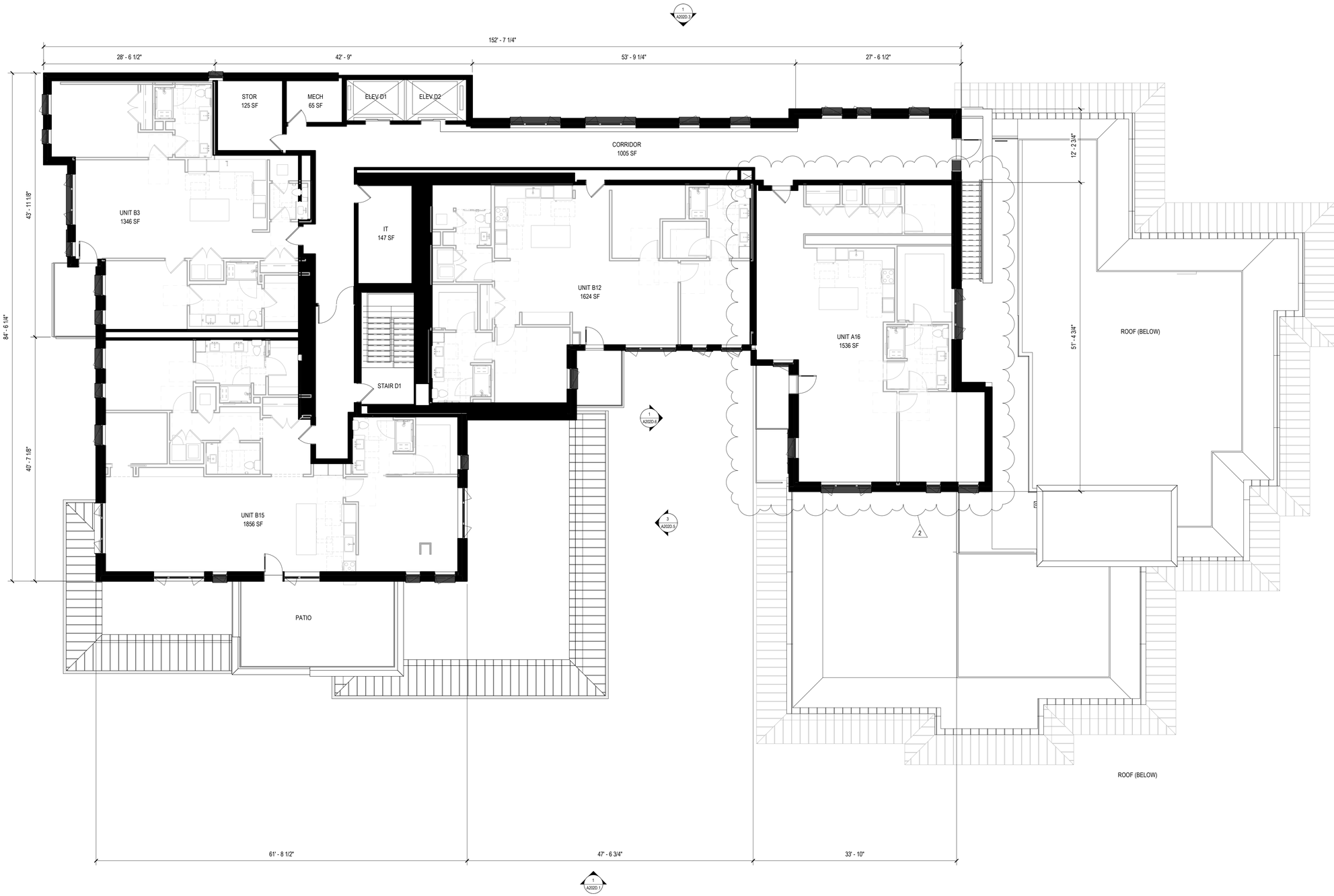
6TH FLOOR PLAN - OVERALL

A106

PLANNING SUBMITTAL

JUNE 13, 2025

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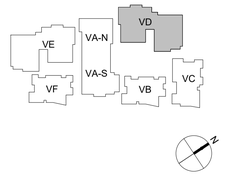


1 **6TH FLOOR PLAN - VILLA D**

1/8" = 1'-0"

No.	Description	Date
2	PLANNING SUBMISSION 3	10/31/25

SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

6TH FLOOR PLAN - VILLA D

A106A

PLANNING SUBMITTAL

JUNE 13, 2025

Autodesk Docs://Front Porch Los Gatos

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

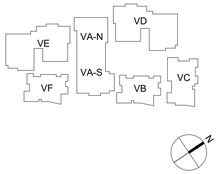


1 **ROOF PLAN - OVERALL**

1" = 30'-0"

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SEAL



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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

ROOF PLAN - OVERALL

A107

PLANNING SUBMITTAL

JUNE 13, 2025

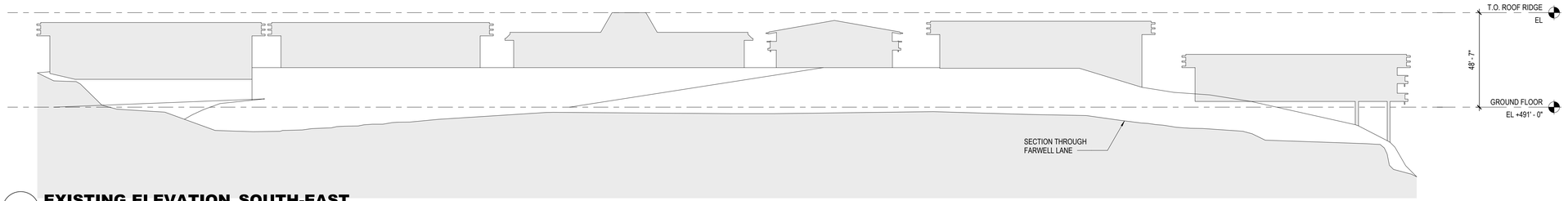






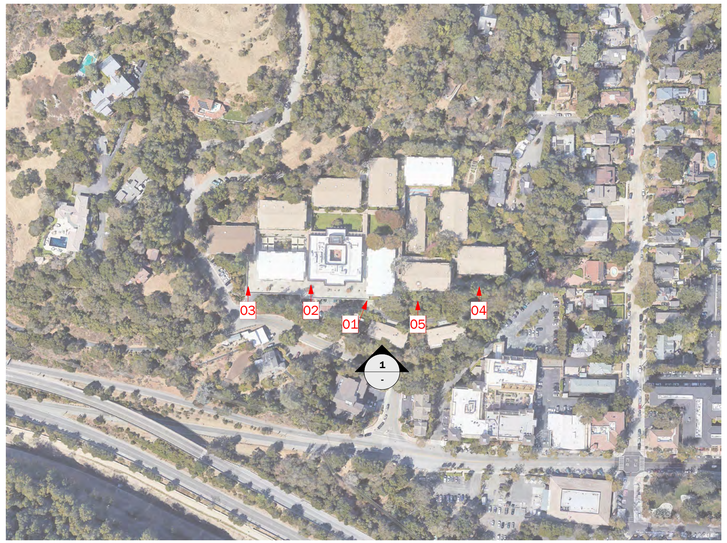






1 **EXISTING ELEVATION_SOUTH-EAST**

1" = 30'-0"



3 **VIEW LEGEND - EXISTING ELEVATION - SE**

1/2" = 1'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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General Contractor:
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4309 HACIENDA DR SUITE 530,
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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS EAST

SCALE: As indicated

A201A

PLANNING SUBMITTAL

JUNE 13, 2025



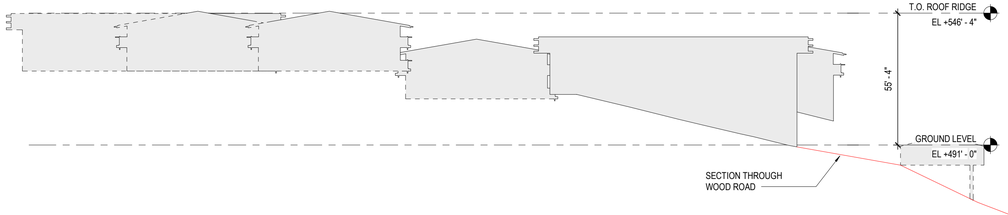






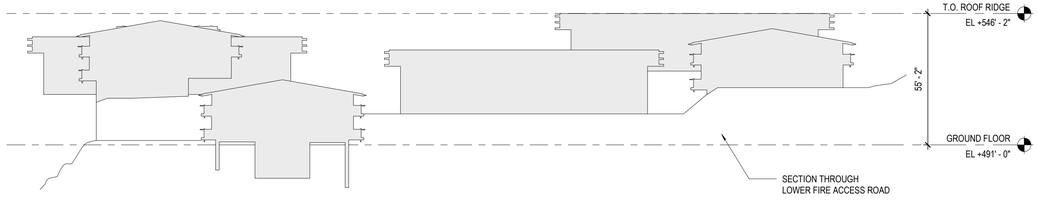






2 EXISTING ELEVATION_SOUTH-WEST

1" = 30'-0"



1 EXISTING ELEVATION_NORTH-EAST

1" = 30'-0"



4 VIEW LEGEND - EXISTING ELEVATION - SW-NE

1/2" = 1'-0"

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NO.	DATE	ISSUE

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SEAL

KEY PLAN

PERKINS EASTMAN
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San Francisco, CA 94104
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Applicant:
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS NORTH, SOUTH

SCALE: As indicated

A201B

PLANNING SUBMITTAL

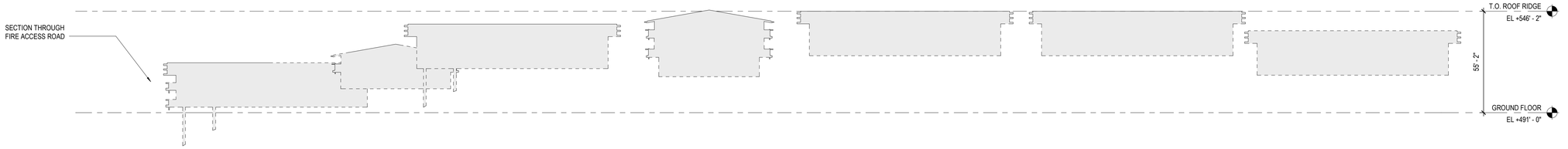
JUNE 13, 2025





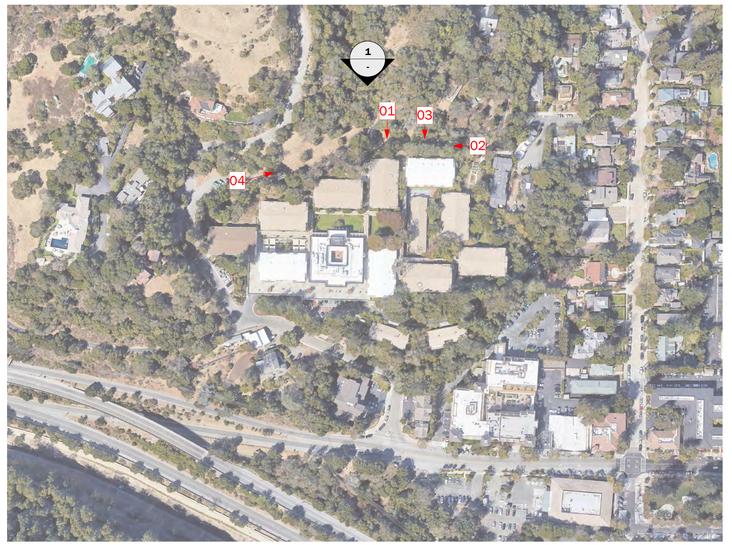






1 **EXISTING ELEVATION_NORTH-WEST**

1" = 30'-0"



3 **VIEW LEGEND - EXISTING ELEVATION - NW**

1/2" = 1'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

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PERKINS EASTMAN
100 Montgomery St., Suite 2300
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Applicant:
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

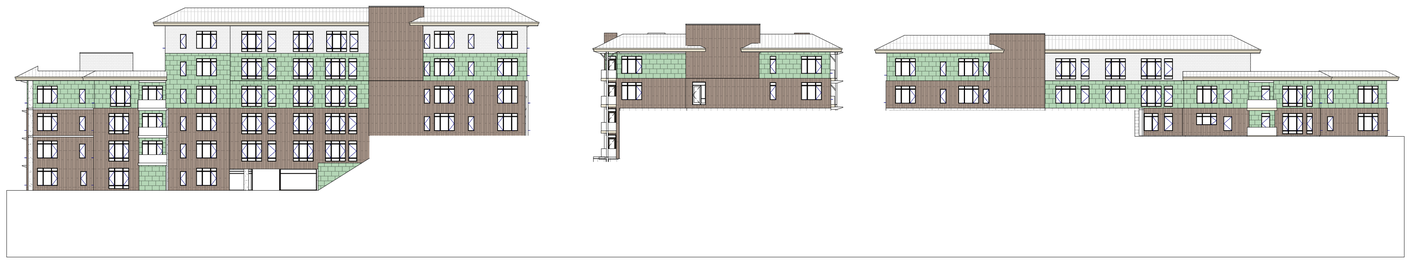
EXISTING EXTERIOR ELEVATIONS WEST

SCALE: As indicated

A201C

PLANNING SUBMITTAL

JUNE 13, 2025



4 **EXT ELEVATION NORTH**

1" = 30'-0"



3 **EXT ELEVATION EAST**

1" = 30'-0"



2 **EXT ELEVATION SOUTH**

1" = 30'-0"



1 **EXT ELEVATION WEST**

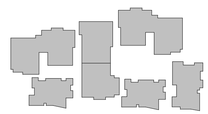
1" = 30'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
- CP-1 CERAMIC PANEL SIDING
- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE

NO.	DESCRIPTION	DATE
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SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

OVERALL EXTERIOR ELEVATIONS

1

A202

PLANNING SUBMITTAL

JUNE 13, 2025

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1 **VILLA A SOUTH - EXT ELEVATION WEST**

1/8" = 1'-0"



3 **VILLA A NORTH - EXT ELEVATION WEST**

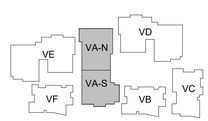
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
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- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA A - EXTERIOR ELEVATIONS WEST

1

A202A.1

PLANNING SUBMITTAL

JUNE 13, 2025

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2 **VILLA A SOUTH - EXT ELEVATION EAST**

1/8" = 1'-0"



1 **VILLA A NORTH - EXT ELEVATION EAST**

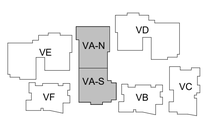
1/8" = 1'-0"

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA A - EXTERIOR ELEVATIONS EAST

1

A202A.2

PLANNING SUBMITTAL

JUNE 13, 2025

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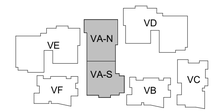
1 **VILLA A - EXT ELEVATION SOUTH**
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
- CP-1 CERAMIC PANEL SIDING
- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



PERKINS EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
T. +1 412 456 0900
F. +1 412 456 0906

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

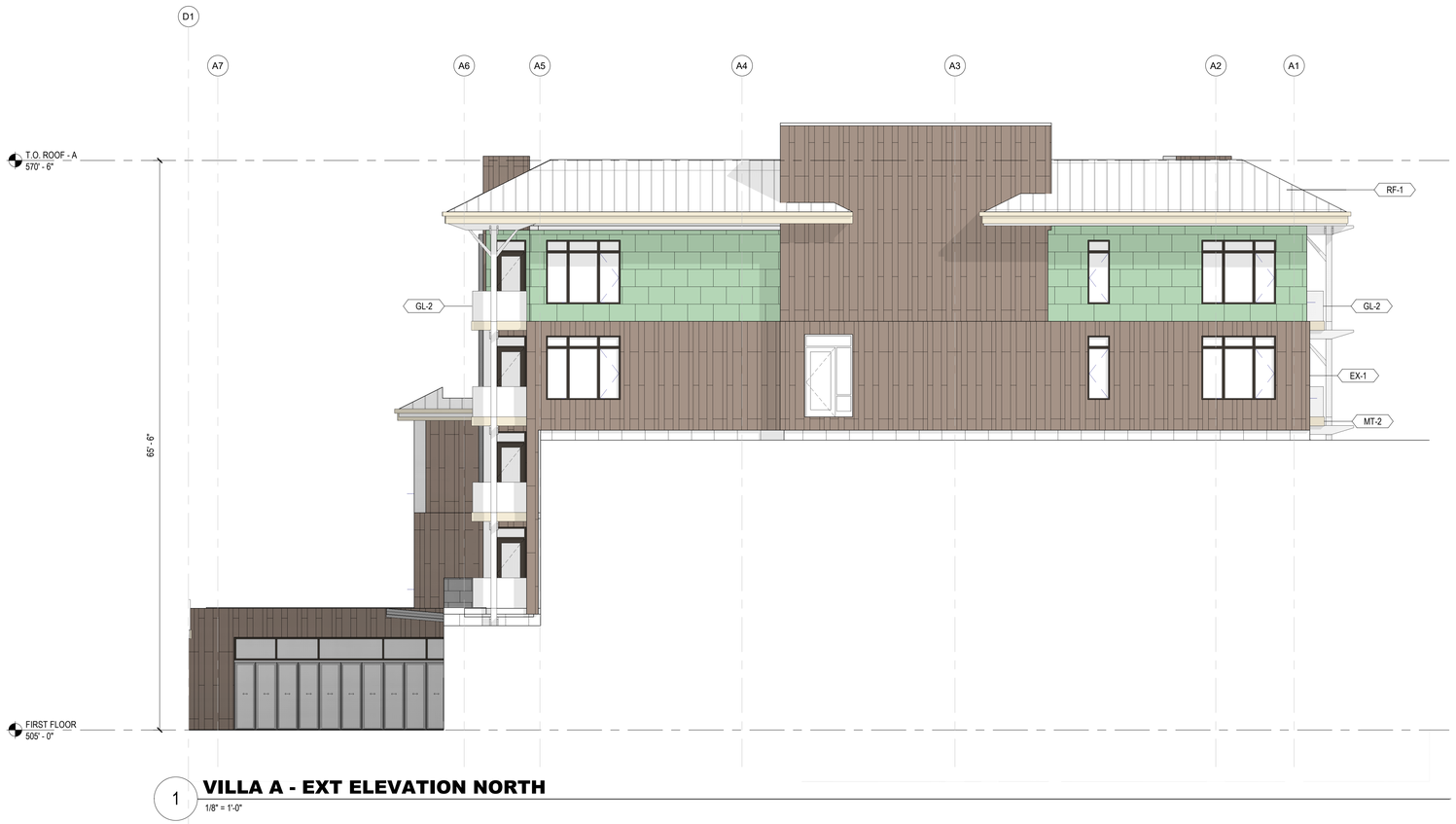
DRAWING TITLE:
VILLA A - EXTERIOR ELEVATIONS SOUTH

1
A202A.3

PLANNING SUBMITTAL

JUNE 13, 2025

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1 **VILLA A - EXT ELEVATION NORTH**

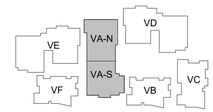
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
- CP-1 CERAMIC PANEL SIDING
- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



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(925) 956-7400

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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA A - EXTERIOR ELEVATIONS NORTH

1

A202A.4

PLANNING SUBMITTAL

JUNE 13, 2025

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2 **VILLA B - EXT ELEVATION EAST**

1/8" = 1'-0"



1 **VILLA B - EXT ELEVATION SOUTH A&S**

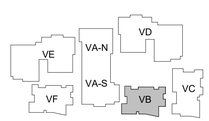
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
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- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE

NO.	DESCRIPTION	DATE
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SEAL



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525 William Penn Place Suite 2510
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Applicant:
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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
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150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA B - EXTERIOR ELEVATIONS SOUTH EAST

1

A202B.1

PLANNING SUBMITTAL

JUNE 13, 2025

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2 **VILLA B - EXT ELEVATION WEST**

1/8" = 1'-0"



1 **VILLA B - EXT ELEVATION NORTH**

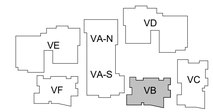
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
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- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE

NO.	DESCRIPTION	DATE
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SEAL



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525 William Penn Place Suite 2510
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Applicant:
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Landscape:
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General Contractor:
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4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA B - EXTERIOR ELEVATIONS NORTH WEST

1

A202B.2

PLANNING SUBMITTAL

JUNE 13, 2025

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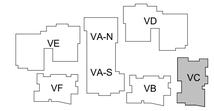
1 **VILLA C - EXT ELEVATION SOUTH**
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
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- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
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SEAL



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General Contractor:
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4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA C - EXTERIOR ELEVATION SOUTH

A202C.1

PLANNING SUBMITTAL

JUNE 13, 2025

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MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
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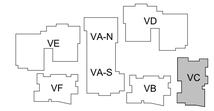
1 **VILLA C - EXT ELEVATION EAST**

1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



PERKINS — EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
T. +1 412 456 0900
F. +1 412 456 0906

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
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General Contractor:
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4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA C - EXTERIOR ELEVATION EAST

A202C.2

PLANNING SUBMITTAL

JUNE 13, 2025



1 **VILLA C - EXT ELEVATION NORTH**

1/8" = 1'-0"



2 **VILLA C - EXT ELEVATION WEST**

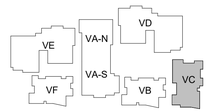
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
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- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA C - EXTERIOR ELEVATION NORTH WEST

A202C.3

PLANNING SUBMITTAL

JUNE 13, 2025

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1 **VILLA D - EXT ELEVATION SOUTH A&S**
1/8" = 1'-0"

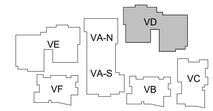
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MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA D EXTERIOR ELEVATIONS SOUTH

1
A202D.1

PLANNING SUBMITTAL

JUNE 13, 2025



1 **VILLA D - EXT ELEVATION EAST A&S**

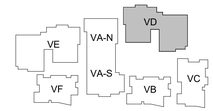
1/8" = 1'-0"

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- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE

No.	Description	Date
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SEAL



KEY PLAN

PERKINS — EASTMAN
525 William Penn Place Suite 2510
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T. +1 412 456 0900
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Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR
GLENDALE, CA 91203

Low Voltage:
PAE
151 SW 1ST AVE, SUITE 300
PORTLAND, OR 97204

Owner's Representative
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563

Food Service:
MARSHALL ASSOCIATES
300 DANVILLE BLVD. F344
ALAMO, CA 94507

Owner's Representative
ARCH LTD
300 KNIGHTSBRIDGE PKWY, SUITE 340
LINCOLNSHIRE, IL 60069

Pool Consultant
AQUATIC DESIGN GROUP
226 FARADAY AVE.
CARLSBAD, CA 92008

Civil / Site:
KIMLEY HORN
2801 MONTEREY-SALINAS HWY, SUITE K
MONTEREY, CA

Envelope Consultant:
AQUATECH CONSULTANCY
1777 N CALIFORNIA BLVD #210
WALNUT CREEK, CA 94596

Landscape:
LAND CONCERN
18301 VON KARMAN AVE., SUITE 760
IRVINE, CA 92612

Code Consultant:
JENSEN HUGHES
1220 CONCORD AVE, SUITE 400 CONCORD, CA 94520

Structural:
KPFF (SF)
71 STEVENSON ST, SUITE 1800 SAN FRANCISCO, CA 94105

Acoustical Consultant:
SHEN MILSOM & WILKE
177 POST STREET, STE 900
SAN FRANCISCO, CA 94180

MEP:
JORDAN & SKALA (TX)
6201 WEST PLAN PARKWAY, SUITE 250
PLANO, TX 95093

Interior Design:
ANKROM MOISAN
38 NW DAVIS STREET, SUITE 300
PORTLAND, OR 97209

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA D EXTERIOR ELEVATIONS EAST

1

A202D.2

SCHEMATIC DESIGN

8/22/25

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NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

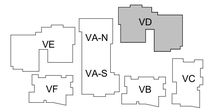
MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
- CP-1 CERAMIC PANEL SIDING
- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE



1 **VILLA D - EXT ELEVATION NORTH**
1/8" = 1'-0"

SEAL



PERKINS EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
T. +1 412 456 0900
F. +1 412 456 0906

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA D EXTERIOR ELEVATIONS NORTH

1

A202D.3

PLANNING SUBMITTAL

JUNE 13, 2025

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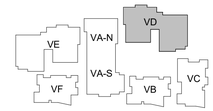
1 **VILLA D - EXT ELEVATION WEST**
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
- CP-1 CERAMIC PANEL SIDING
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1	PLANNING SUBMISSION 2	08/08/25

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4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA D EXTERIOR ELEVATIONS WEST

1
A202D.4

PLANNING SUBMITTAL

JUNE 13, 2025

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3 **VILLA D - EXT ELEVATION EAST BREEZEWAY**
1/8" = 1'-0"

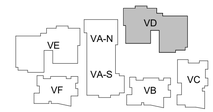
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MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
- CP-1 CERAMIC PANEL SIDING
- EX- 1 CONCRETE PANEL SIDING
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- MT-2 METAL PAINTED DARK BRONZE

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

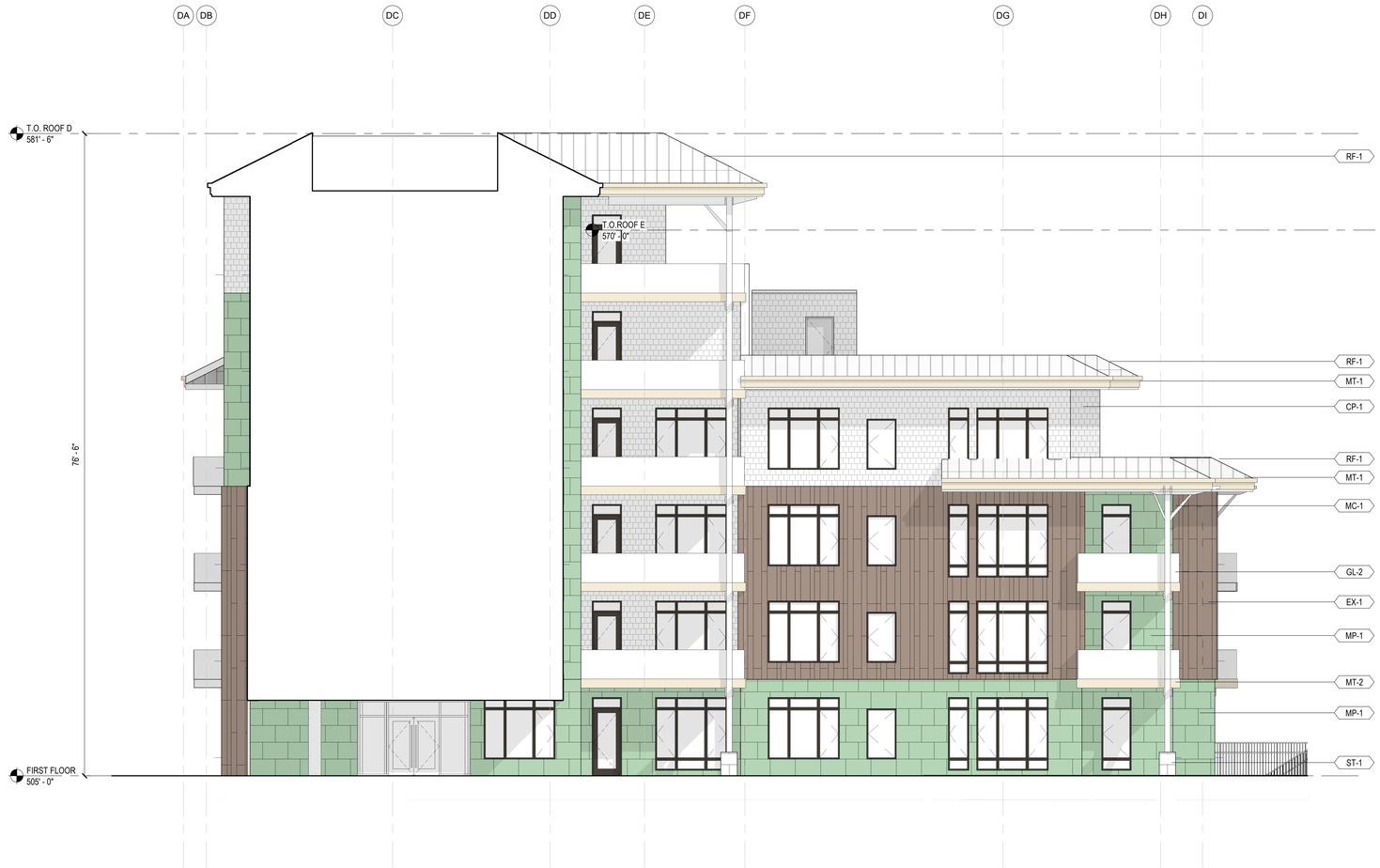
VILLA D EXTERIOR ELEVATIONS EAST BREEZWAY

1

A202D.5

PLANNING SUBMITTAL

JUNE 13, 2025



1 **VILLA D - EXT ELEVATION WEST BREEZEWAY**

1/8" = 1'-0"

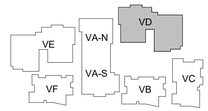
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MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
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- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
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- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE

No.	Description	Date
1	PLANNING SUBMITTAL 2	8/8/25

SEAL



KEY PLAN

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Pittsburgh, PA 15219
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Owner:
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GLENDALE, CA 91203

Low Voltage:
PAE
151 SW 1ST AVE, SUITE 300
PORTLAND, OR 97204

Owner's Representative
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563

Food Service:
MARSHALL ASSOCIATES
300 DANVILLE BLVD. F344
ALAMO, CA 94507

Owner's Representative
ARCH LTD
300 KNIGHTSBRIDGE PKWY, SUITE 340
LINCOLNSHIRE, IL 60069

Pool Consultant
AQUATIC DESIGN GROUP
226 FARADAY AVE.
CARLSBAD, CA 92008

Civil / Site:
KIMLEY HORN
2801 MONTEREY-SALINAS HWY, SUITE K
MONTEREY, CA

Envelope Consultant:
AQUATECH CONSULTANCY
1777 N CALIFORNIA BLVD #210
WALNUT CREEK, CA 94596

Landscape:
LAND CONCERN
18301 VON KARMAN AVE., SUITE 760
IRVINE, CA 92612

Code Consultant:
JENSEN HUGHES
1220 CONCORD AVE, SUITE 400 CONCORD, CA 94520

Structural:
KPFF (SF)
71 STEVENSON ST, SUITE 1800 SAN FRANCISCO, CA 94105

Acoustical Consultant:
SHEN MILSOM & WILKE
177 POST STREET, STE 900
SAN FRANCISCO, CA 94180

MEP:
JORDAN & SKALA (TX)
6201 WEST PLAN PARKWAY, SUITE 250
PLANO, TX 95093

Interior Design:
ANKROM MOISAN
38 NW DAVIS STREET, SUITE 300
PORTLAND, OR 97209

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA D EXTERIOR ELEVATIONS WEST BREEZEWAY

1

A202D.6

SCHEMATIC DESIGN

8/22/25



2 **VILLA E - EXT ELEVATION WEST**

1/8" = 1'-0"



1 **VILLA E - EXT ELEVATION NORTH**

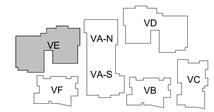
1/8" = 1'-0"

MATERIAL LEGEND

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NO.	DESCRIPTION	DATE
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SEAL



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(415) 816-7944

Owner:
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GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA E - EXTERIOR ELEVATIONS NORTH WEST

1

A202E.1

PLANNING SUBMITTAL

JUNE 13, 2025

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1 **VILLA E - EXT ELEVATION WEST COURTYARD**
1/8" = 1'-0"



2 **VILLA E - EXT ELEVATION EAST COURTYARD**
1/8" = 1'-0"

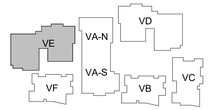
MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
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- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
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- MT-2 METAL PAINTED DARK BRONZE

No.	Description	Date
1	PLANNING SUBMITTAL 2	8/8/25

SEAL

KEY PLAN



PERKINS EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
T. +1 412 456 0900
F. +1 412 456 0906

Owner:
FRONT PORCH
800 N. BRAND BLVD. 19TH FLOOR
GLENDALE, CA 91203

Low Voltage:
PAE
151 SW 1ST AVE, SUITE 300
PORTLAND, OR 97204

Owner's Representative
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563

Food Service:
MARSHALL ASSOCIATES
300 DANVILLE BLVD. F344
ALAMO, CA 94507

Owner's Representative
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300 KNIGHTSBRIDGE PKWY, SUITE 340
LINCOLNSHIRE, IL 60069

Pool Consultant
AQUATIC DESIGN GROUP
226 FARADAY AVE.
CARLSBAD, CA 92008

Civil / Site:
KIMLEY HORN
2801 MONTEREY-SALINAS HWY, SUITE K
MONTEREY, CA

Envelope Consultant:
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1777 N CALIFORNIA BLVD #210
WALNUT CREEK, CA 94596

Landscape:
LAND CONCERN
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IRVINE, CA 92612

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1220 CONCORD AVE. SUITE 400 CONCORD, CA 94520

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Acoustical Consultant:
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Interior Design:
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38 NW DAVIS STREET, SUITE 300
PORTLAND, OR 97209

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:
VILLA E - EXTERIOR ELEVATIONS EAST WEST COURTYARD

1

A202E.2

SCHEMATIC DESIGN

8/22/25

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2 **VILLA E - EXT ELEVATION EAST**
1/8" = 1'-0"



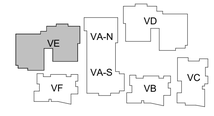
1 **VILLA E - EXT ELEVATION SOUTH**
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
- GL-2 GUARDRAIL GLASS
- MP-1 METAL PANEL SIDING
- CP-1 CERAMIC PANEL SIDING
- EX- 1 CONCRETE PANEL SIDING
- MT-1 METAL PAINTED SANDY TAN
- MT-2 METAL PAINTED DARK BRONZE

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL



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Structural:
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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA E - EXTERIOR ELEVATIONS SOUTH EAST

1

A202E.3

PLANNING SUBMITTAL

JUNE 13, 2025

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2 **VILLA F - EXT ELEVATION EAST**

1/8" = 1'-0"



1 **VILLA F - EXT ELEVATION SOUTH**

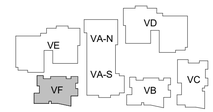
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
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- MC-1 BRUSHED STAINLESS STEEL
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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

VILLA F - EXTERIOR ELEVATIONS SOUTH EAST

1

A202F.1

PLANNING SUBMITTAL

JUNE 13, 2025

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1 **VILLA F - EXT ELEVATION NORTH**
1/8" = 1'-0"



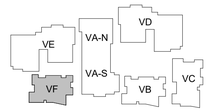
2 **VILLA F - EXT ELEVATION WEST**
1/8" = 1'-0"

MATERIAL LEGEND

- RF-1 ROOF - STANDING SEAM
- ST-1 STONE TILE
- MC-1 BRUSHED STAINLESS STEEL
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DRAWING TITLE:

VILLA F - EXTERIOR ELEVATIONS NORTH WEST

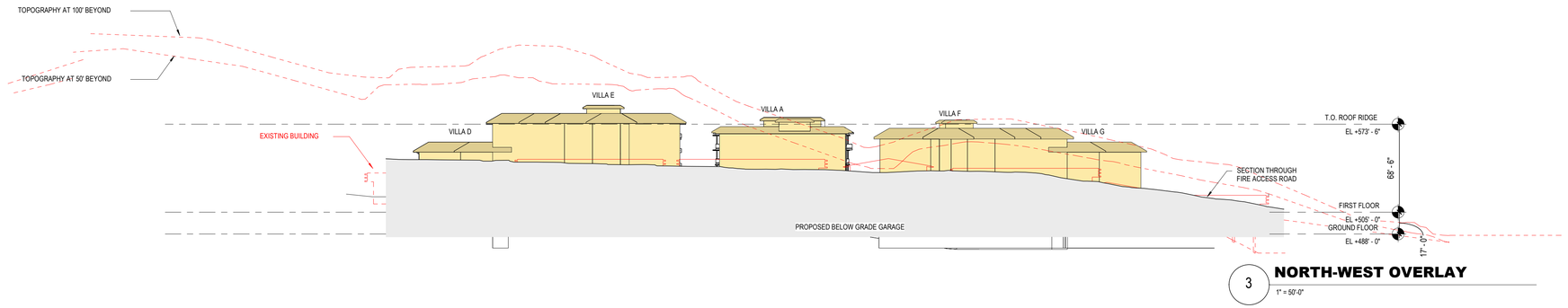
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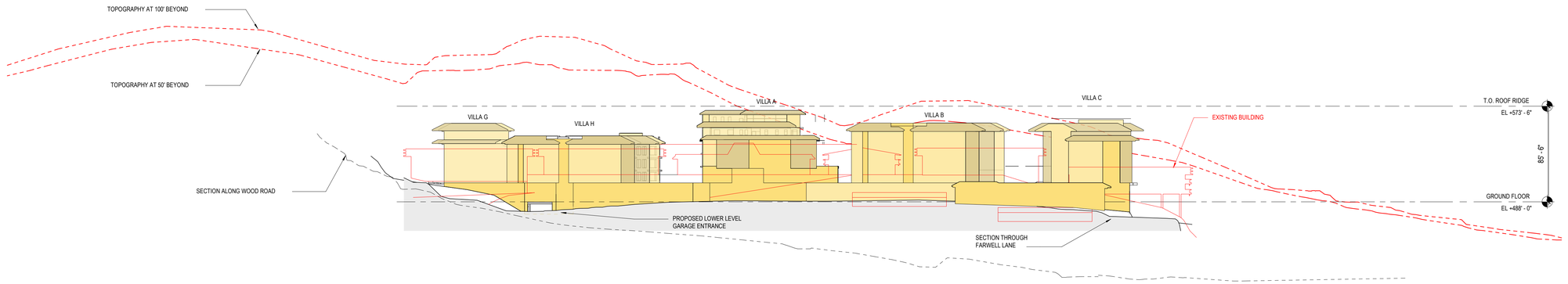
PLANNING SUBMITTAL

JUNE 13, 2025

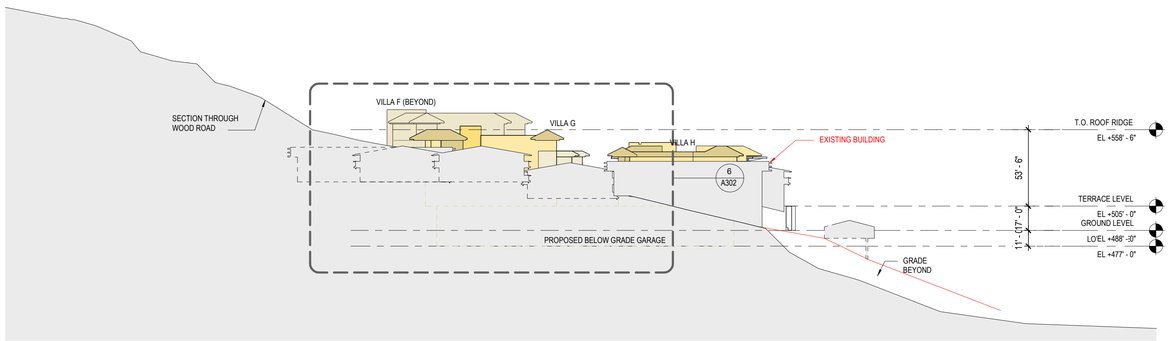
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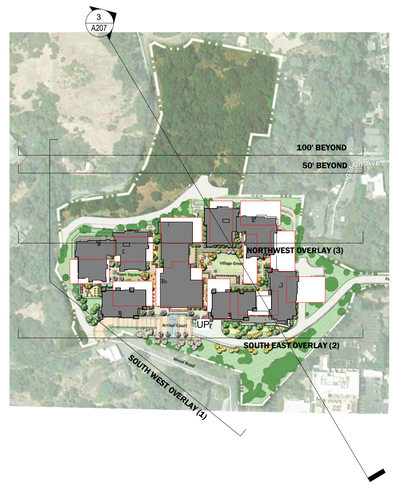
3 **NORTH-WEST OVERLAY**
1" = 50'-0"



2 **SOUTH-EAST OVERLAY**
1" = 50'-0"



1 **SOUTH-WEST OVERLAY**
1" = 50'-0"



NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

BUILDING OUTLINES - EXISTING AND PROPOSED

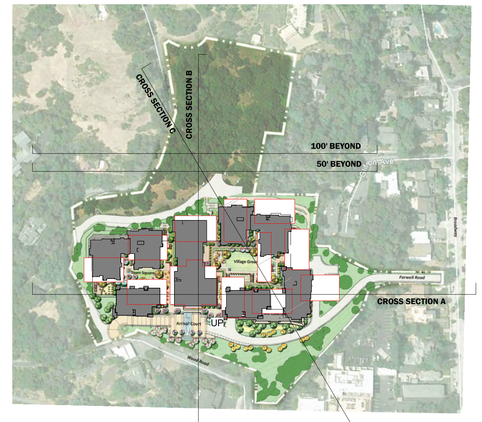
SCALE: As indicated

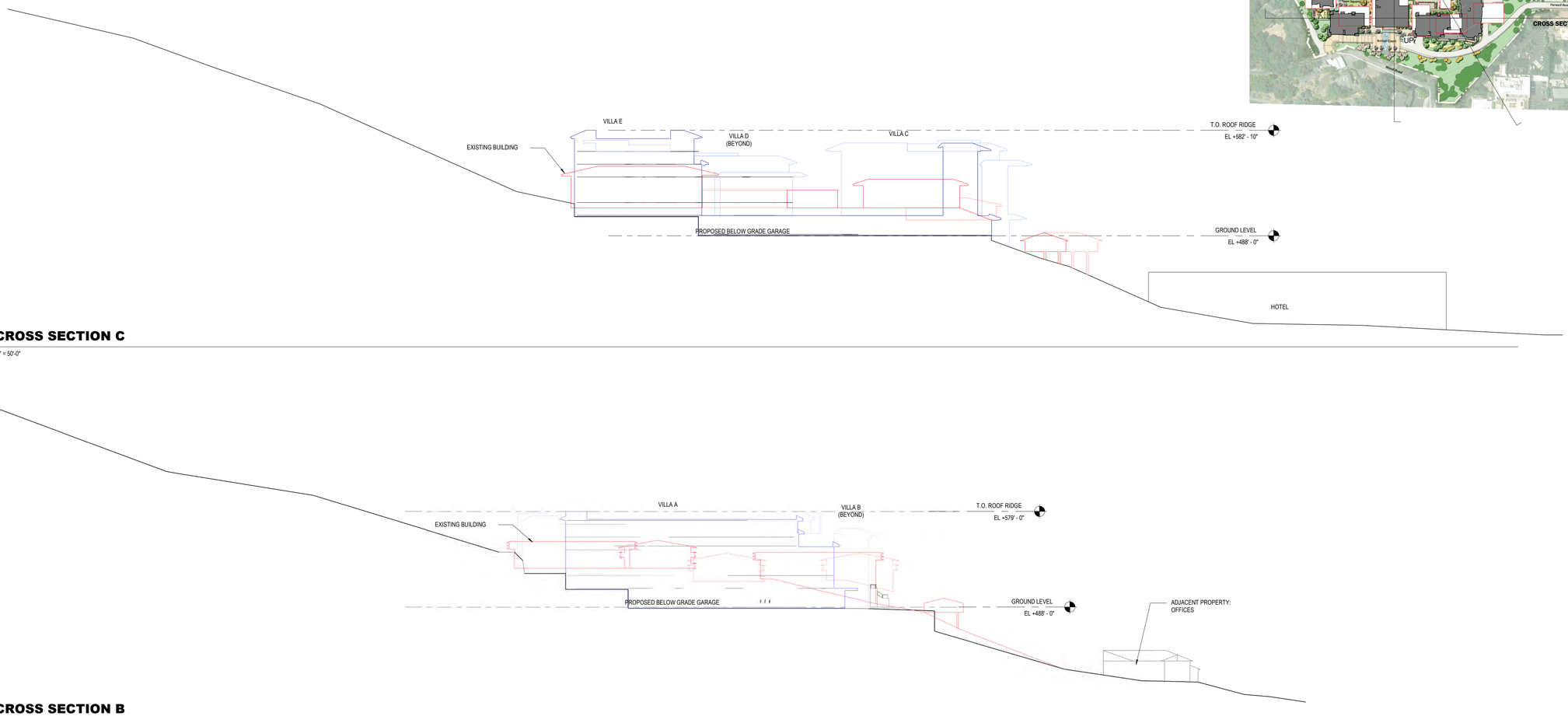
A205

PLANNING SUBMITTAL

JUNE 13, 2025

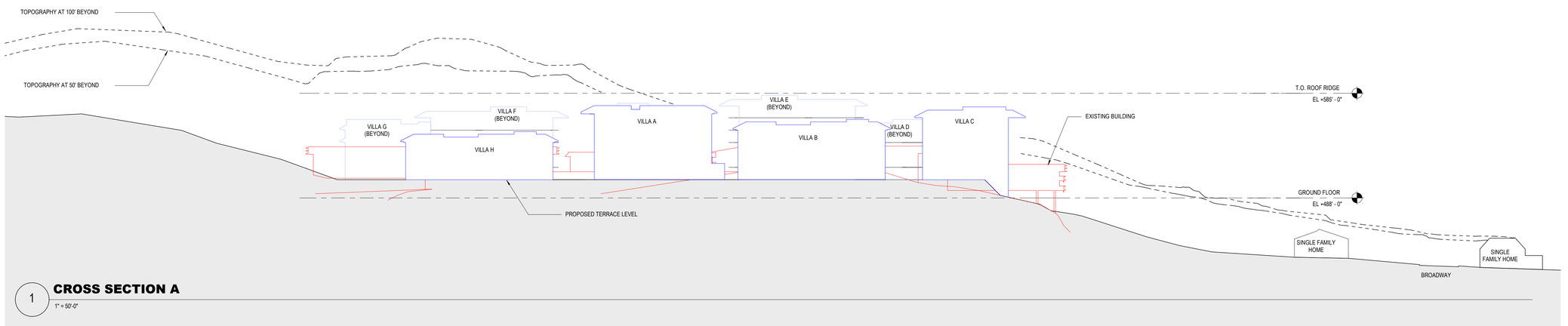
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3 **CROSS SECTION C**
1" = 50'-0"

2 **CROSS SECTION B**
1" = 50'-0"



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

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6/10/2025 11:41:56 PM

NO.	DATE	ISSUE

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(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
SITE CROSS-SECTIONS

SCALE: As indicated

A207

PLANNING SUBMITTAL

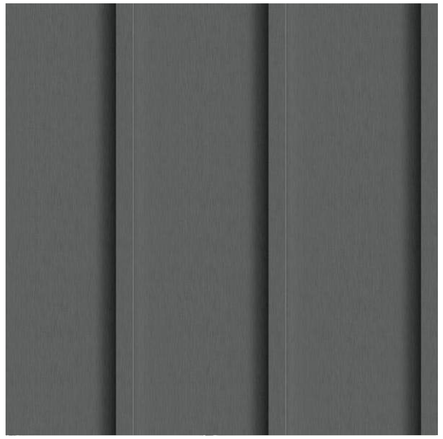
JUNE 13, 2025



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



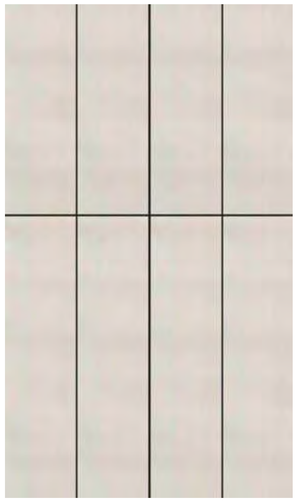
WOOD-LOOK ALUMINUM SOFFIT



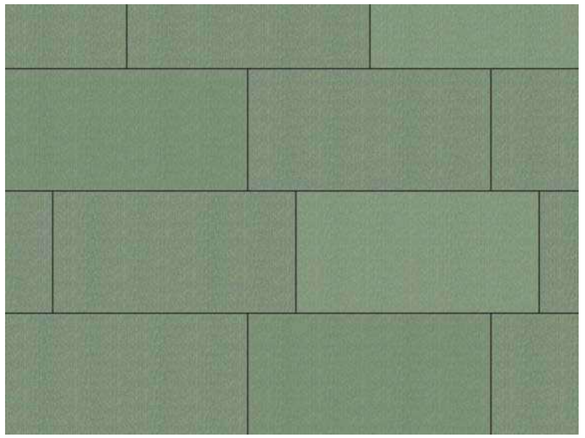
(RF-1)
STANDING SEAM ROOF



(ST-1)
STONE TILE



(MP-2)
VERTICAL STANDING SEAM



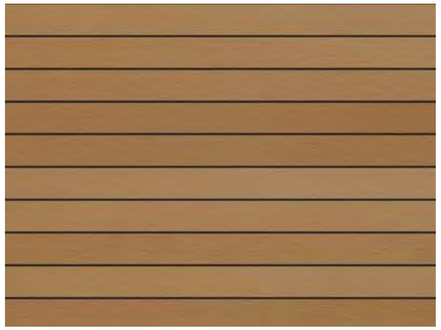
(MP-1)
METAL PANEL SIDING



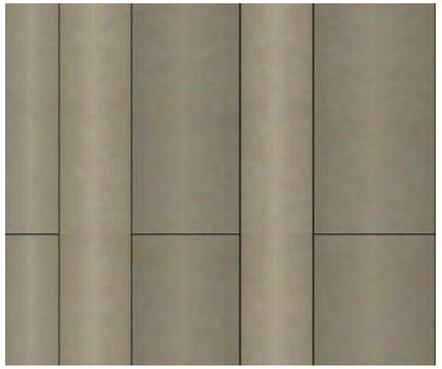
(MC-1)
PAINTED METAL



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



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



(EX-1)
CONCRETE PANEL SIDING

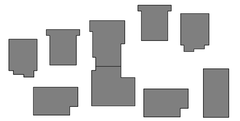


LIGHT FIXTURE EXTERIOR
(WALL-MOUNTED SCONCE)
AT BALCONIES

NO.	DATE	ISSUE

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SEAL





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General Contractor:
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4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS
MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
MATERIAL BOARD

SCALE:

A208

PLANNING SUBMITTAL

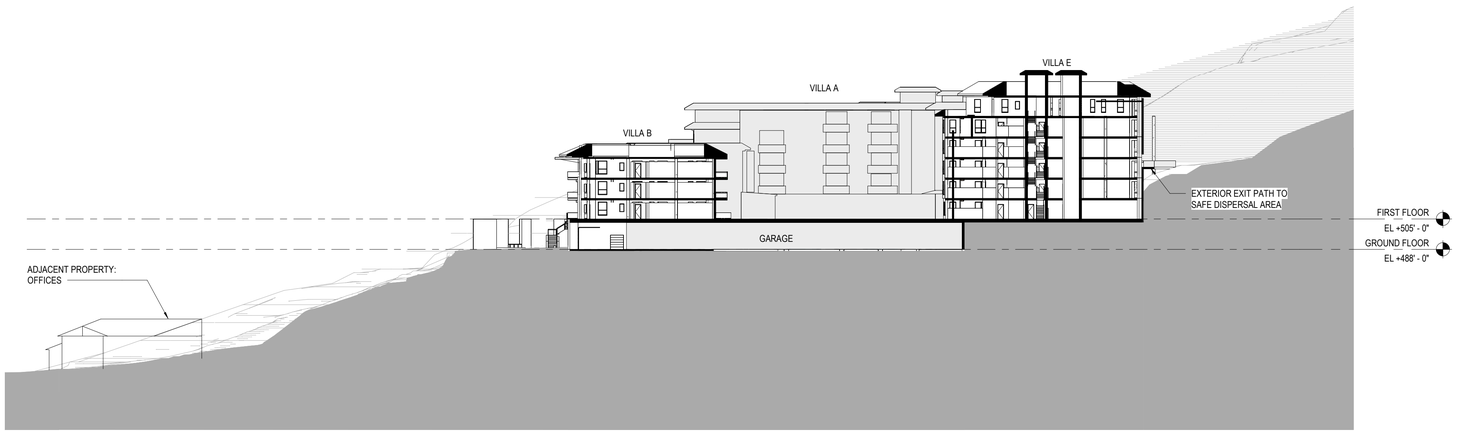
JUNE 13, 2025

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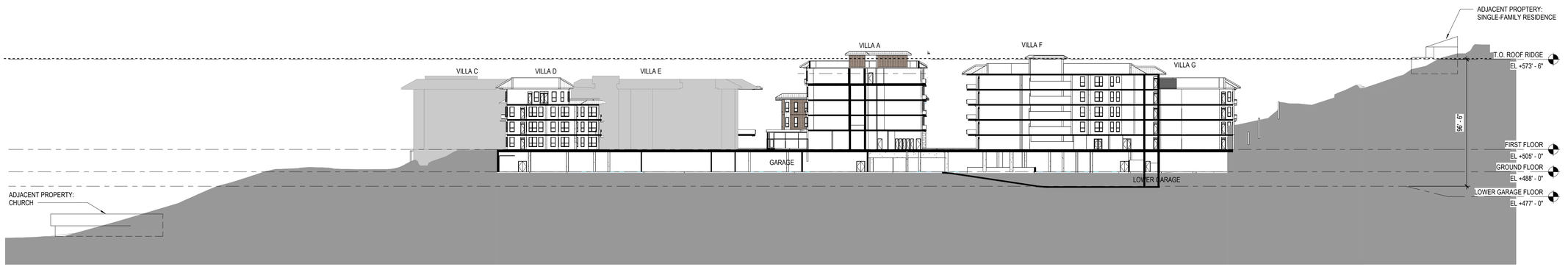
4 ADJACENT PROPERTIES MAP - PROPOSED

1" = 100'-0"



2 SITE - Overall NS Section

1" = 40'-0"



1 SITE - Overall WE Section

1" = 40'-0"

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6/13/2025 3:26:58 PM

NO.	DATE	ISSUE

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

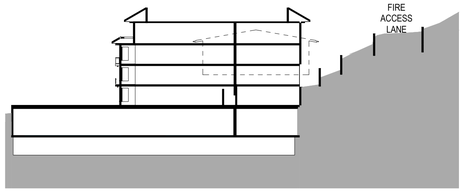
OVERALL SITE SECTION

SCALE: As indicated

A301

PLANNING SUBMITTAL

JUNE 13, 2025



SINGLE-FAMILY
RESIDENCE

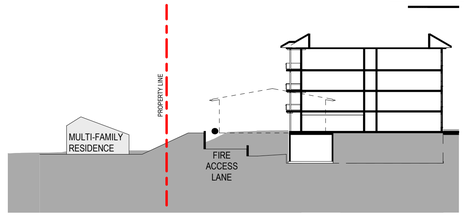
WOOD RD

- TOP OF BUILDING ROOF IS APPROXIMATELY 25' BELOW LEVEL OF ADJACENT RESIDENCE
- VIEW ACROSS VALLEY IS NOT IMPACTED
- 3 STORY MAXIMUM BUILDING FACADE VISIBLE FROM ADJACENT PROPERTY
- MINIMAL ROOFTOP EQUIPMENT AND DARKER TONED ROOFING MATERIAL
- PARKING REMOVED ALONG WOOD ROAD AND FIRE ACCESS ROAD

6 SITE SECTION - ADJACENT PROPERTY G

1" = 40'-0"

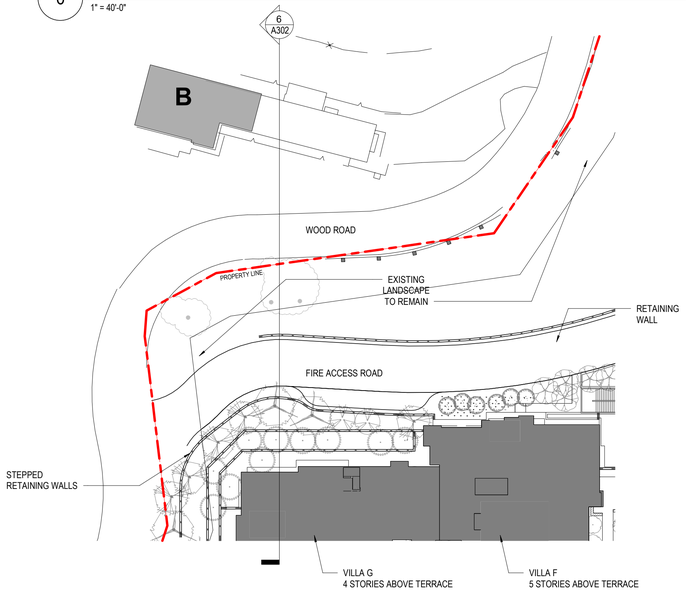
NOTE: PROPOSED TREES SHOWN ARE AFTER 7-10 YEARS OF INSTALLATION



- INCREASED DISTANCE FROM PROPERTY LINE BY APPROXIMATELY 35'
- COMPATIBLE USES, RESIDENTIAL MEETS RESIDENTIAL
- INCREASED LANDSCAPE BETWEEN BUILDINGS
- REDUCED FIRE RISK DUE TO NON-COMBUSTIBLE NEW CONSTRUCTION

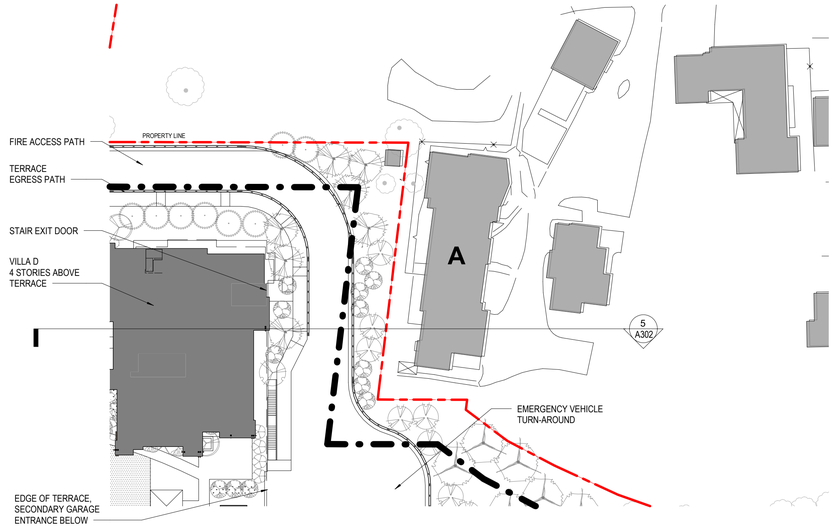
5 SITE SECTION - ADJACENT PROPERTY A

1" = 40'-0"



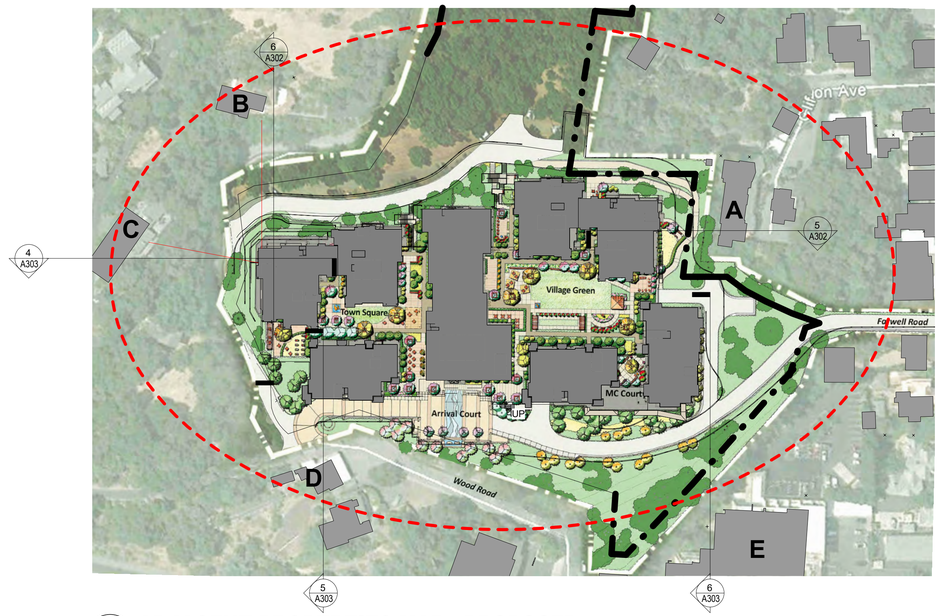
4 ENLARGED SITE PLAN - ADJACENT PROPERTY B

1" = 40'-0"



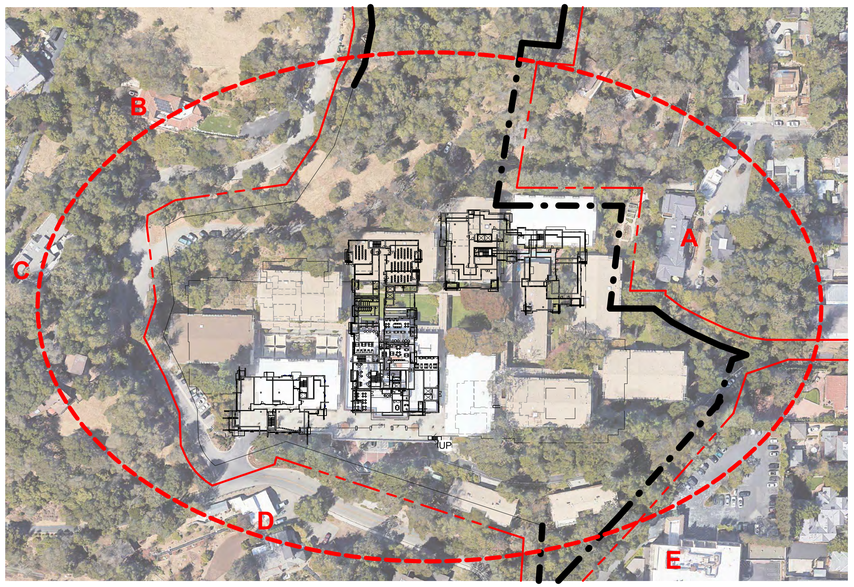
3 ENLARGED SITE PLAN - ADJACENT PROPERTY A

1" = 40'-0"



2 ADJACENT PROPERTIES MAP - PROPOSED

1" = 100'-0"



1 ADJACENT PROPERTIES MAP - EXISTING

1" = 100'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

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PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
ADJACENT PROPERTIES SECTIONS

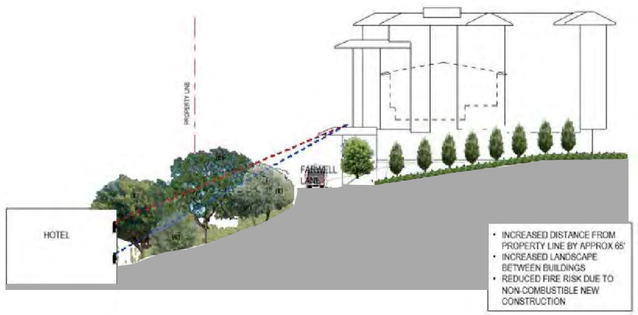
SCALE: As indicated

A302

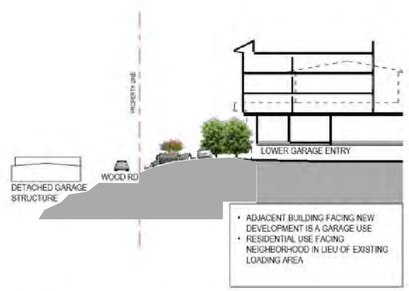
PLANNING SUBMITTAL

JUNE 13, 2025

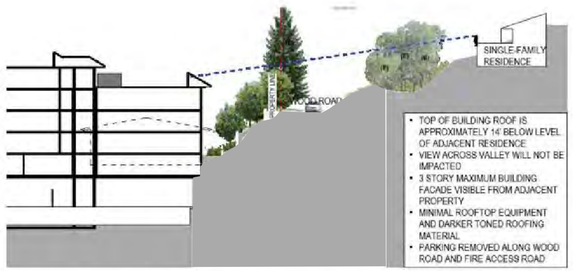
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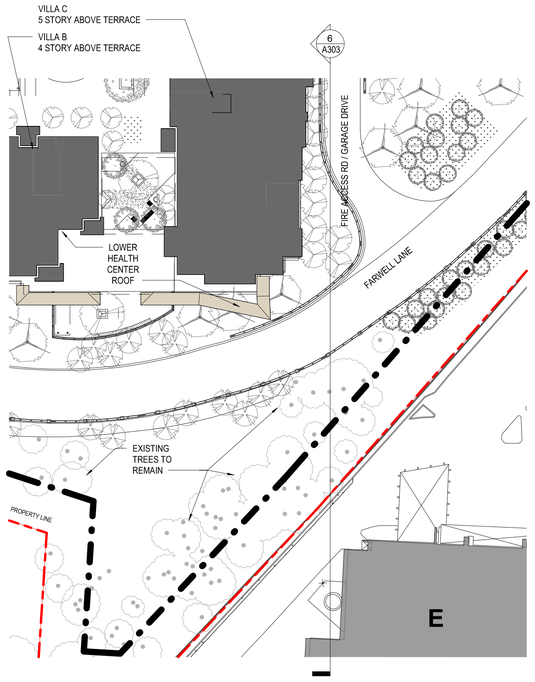
6 **ADJACENT PROPERTY E**
1" = 40'-0"



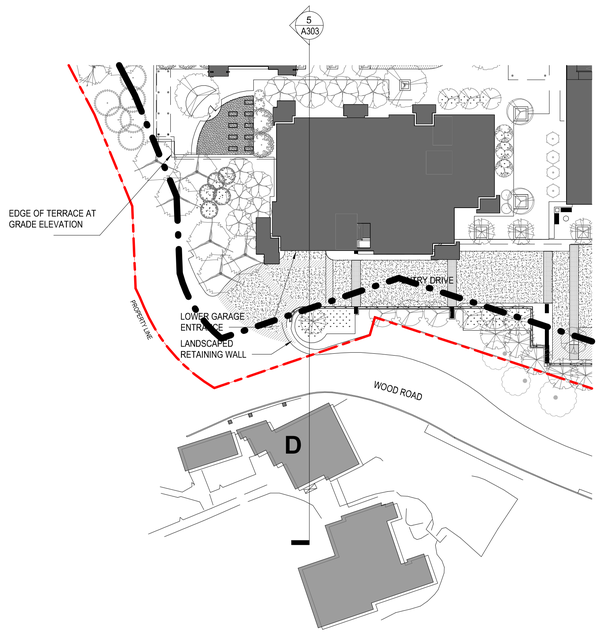
5 **ADJACENT PROPERTY D**
1" = 40'-0"



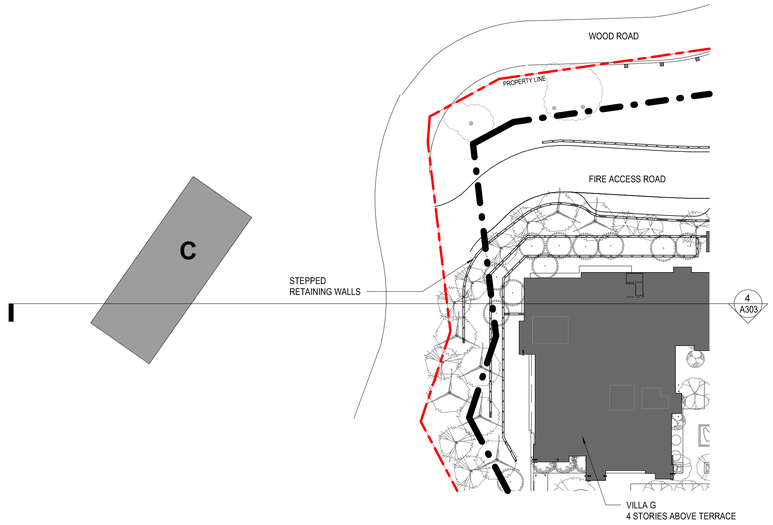
4 **SITE SECTION - ADJACENT PROPERTY C**
1" = 40'-0"



3 **ENLARGED SITE PLAN - ADJACENT PROPERTY E**
1" = 40'-0"



2 **ENLARGED SITE PLAN - ADJACENT PROPERTY D**
1" = 40'-0"



1 **ENLARGED SITE PLAN - ADJACENT PROPERTY C**
1" = 40'-0"

NOTE: PROPOSED TREES SHOWN ARE AFTER 7-10 YEARS OF INSTALLATION

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ADJACENT PROPERTIES SECTIONS

SCALE: 1" = 40'-0"

A303

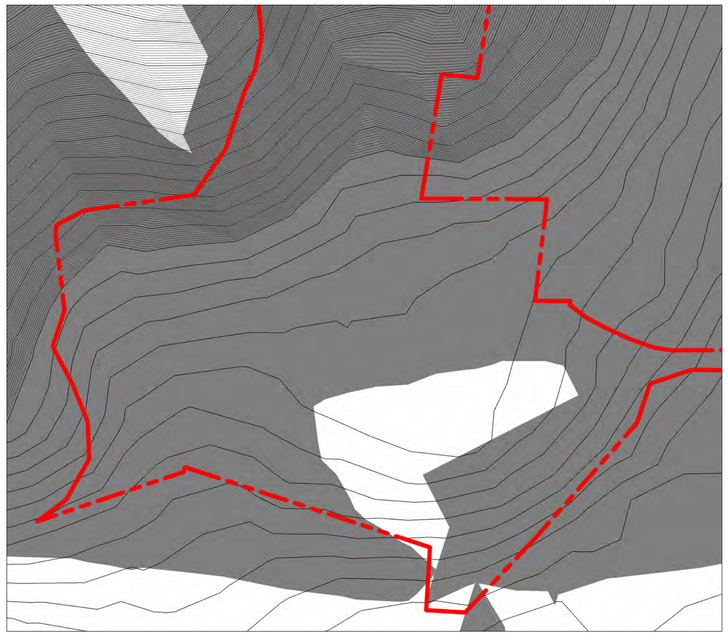
PLANNING SUBMITTAL

JUNE 13, 2025

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9 **SHADOW STUDY-TERRAIN ONLY_December 21_1500**
1/4" = 1'-0"



8 **SHADOW STUDY-TERRAIN ONLY_December 21_1200**
1/4" = 1'-0"



7 **SHADOW STUDY-TERRAIN ONLY_December 21_0900**
1/4" = 1'-0"



6 **SHADOW STUDY_December 21_1500**
1" = 100'-0"



5 **SHADOW STUDY_December 21_1200**
1" = 100'-0"



4 **SHADOW STUDY_December 21_0900**
1" = 100'-0"

NOTE: SEPARATE STUDY OF SHADOW IMPACT ON TERRAIN ONLY DOES NOT INCLUDE TREES ON HILLSIDE AS A CONSERVATIVE APPROACH TO UNDERSTAND THE IMPACT OF THE HILLSIDE ON SITE SHADING PRIOR TO THE PROPOSED DEVELOPMENT.

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
SHADOW STUDY - DECEMBER

SCALE: As indicated

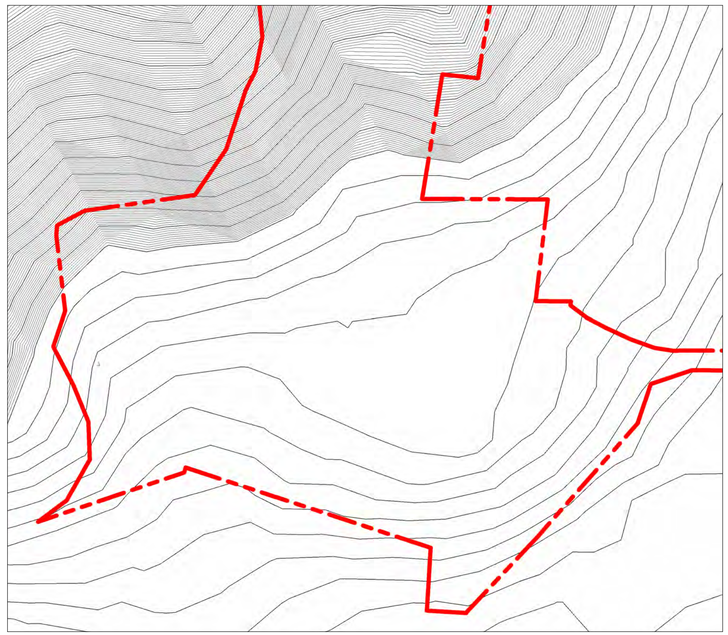
A400

PLANNING SUBMITTAL

JUNE 13, 2025



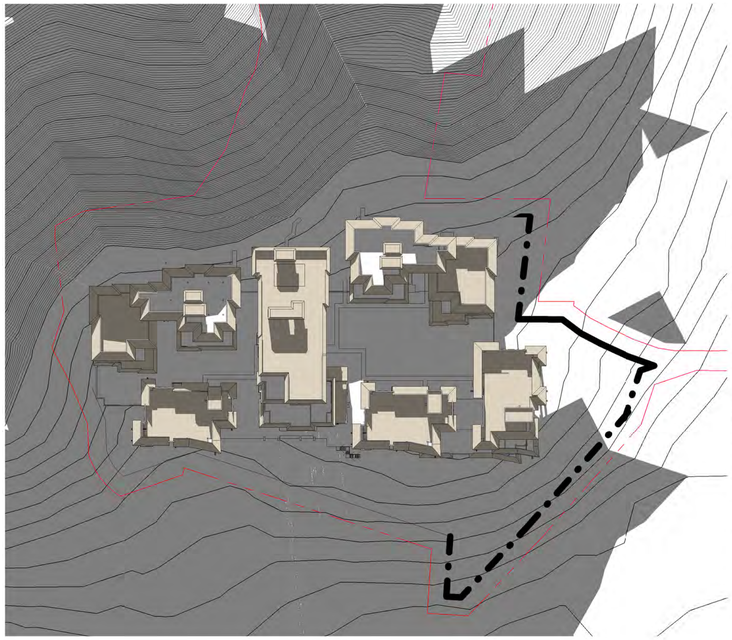
6 **SHADOW STUDY-TERRAIN ONLY_June 21_1500**
1/4" = 1'-0"



5 **SHADOW STUDY-TERRAIN ONLY_June 21_1200**
1/4" = 1'-0"



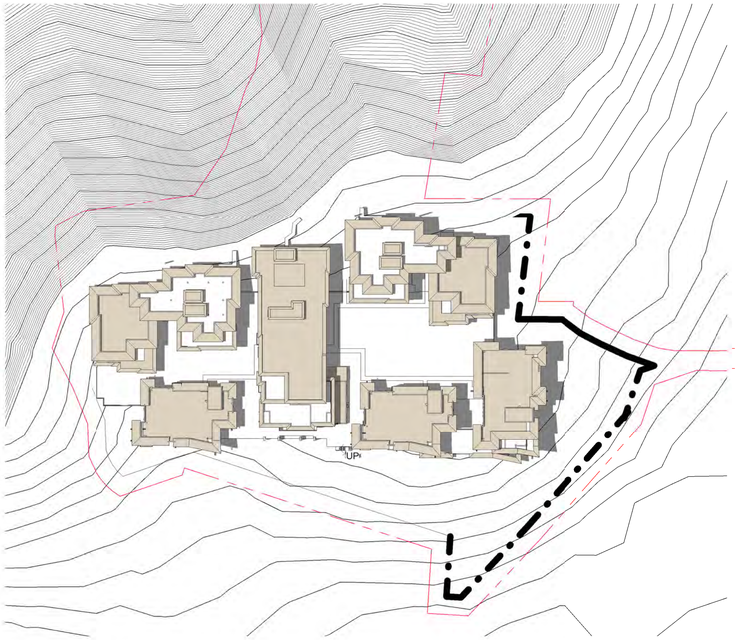
4 **SHADOW STUDY-TERRAIN ONLY_June 21_0900**
1/4" = 1'-0"



3 **SHADOW STUDY_June 21_1500**
1" = 100'-0"



2 **SHADOW STUDY_June 21_1200**
1" = 100'-0"



1 **SHADOW STUDY_June 21_0900**
1" = 100'-0"

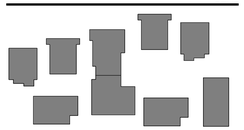
NOTE: SEPARATE STUDY OF SHADOW IMPACT ON TERRAIN ONLY DOES NOT INCLUDE TREES ON HILLSIDE AS A CONSERVATIVE APPROACH TO UNDERSTAND THE IMPACT OF THE HILLSIDE ON SITE SHADING PRIOR TO THE PROPOSED DEVELOPMENT.

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NO.	DATE	ISSUE

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KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SHADOW STUDY - JUNE

SCALE: As indicated

A401

PLANNING SUBMITTAL

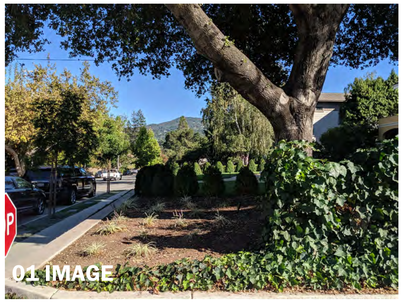
JUNE 13, 2025





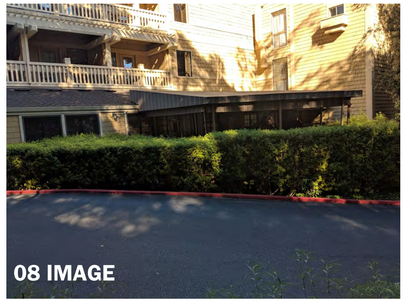
















2 **SITE PHOTOS 01-10**

1" = 1'-0"



1 **AERIAL VIEW DIAGRAM_SITE PHOTOS 01-10**

1" = 100'-0"

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NO.	DATE	ISSUE

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KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
FRONT PORCH
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FLOOR GLENDALE, CA 91203
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
SITE PHOTOS

SCALE: As indicated

A402

PLANNING SUBMITTAL

JUNE 13, 2025

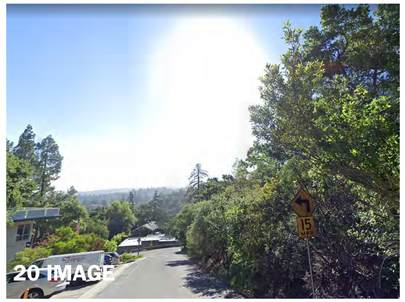


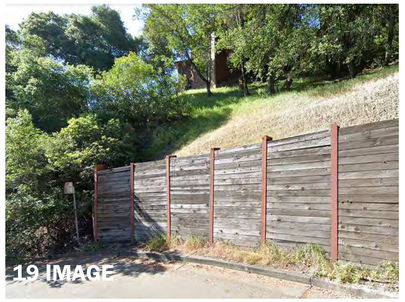


















2 **SITE PHOTOS 11-20**

1" = 1'-0"



1 **AERIAL VIEW DIAGRAM_SITE PHOTOS 11-20**

1" = 100'-0"

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KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
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Applicant:
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ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
SITE PHOTOS

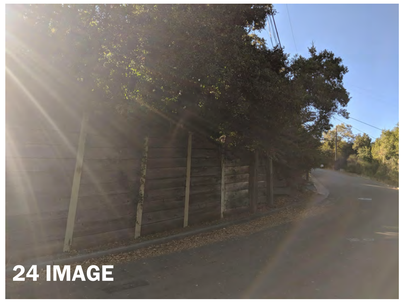
SCALE: As indicated

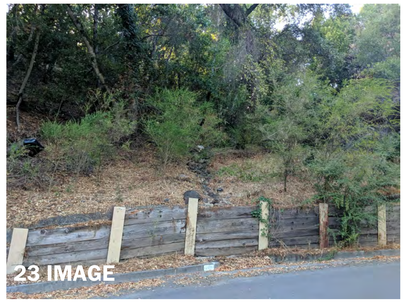
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JUNE 13, 2025



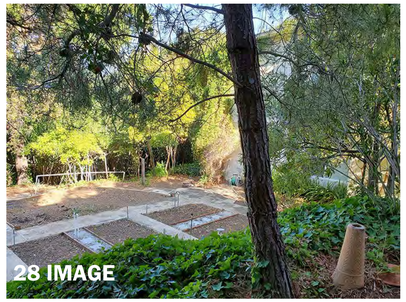


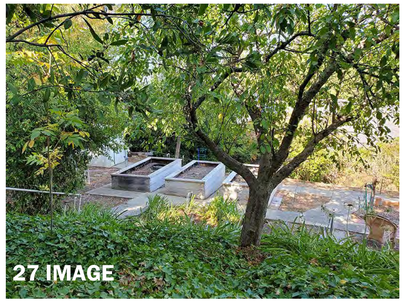


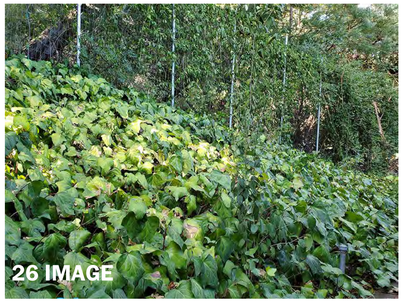












1 **SITE PHOTOS 21-29**

1" = 1'-0"



2 **AERIAL VIEW DIAGRAM_SITE PHOTOS 21-29**

1" = 100'-0"

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NO.	DATE	ISSUE

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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
SITE PHOTOS

SCALE: As indicated

A404

PLANNING SUBMITTAL

JUNE 13, 2025



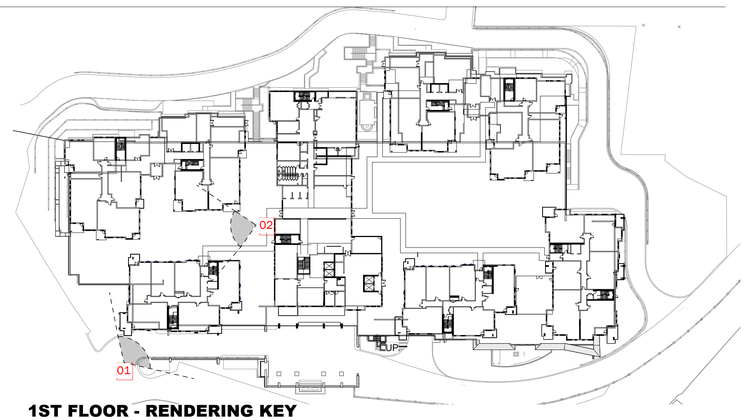
02 **RENDERING IMAGE - COURTYARD**

12" = 1'-0"



01 **RENDERING IMAGE - APPROACH**

12" = 1'-0"



1ST FLOOR - RENDERING KEY

1" = 80'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

RENDERING IMAGES

SCALE: As indicated

A405

PLANNING SUBMITTAL

JUNE 13, 2025

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VIEW CORRIDORS

135 WOOD ROAD





VIEW CORRIDORS

135 WOOD ROAD



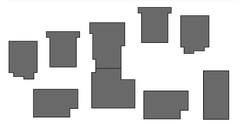


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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL





KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PERSPECTIVE - BEFORE AND AFTER

SCALE:

A406

PLANNING SUBMITTAL

JUNE 13 2025

VIEW CORRIDORS

BROADWAY





VIEW CORRIDORS





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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
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WALNUT CREEK, CA 94596
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SAN RAMON, CA 94583
(925) 736-8176

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45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
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Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530,
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

RENDERED IMAGE PROGRESSION

SCALE:

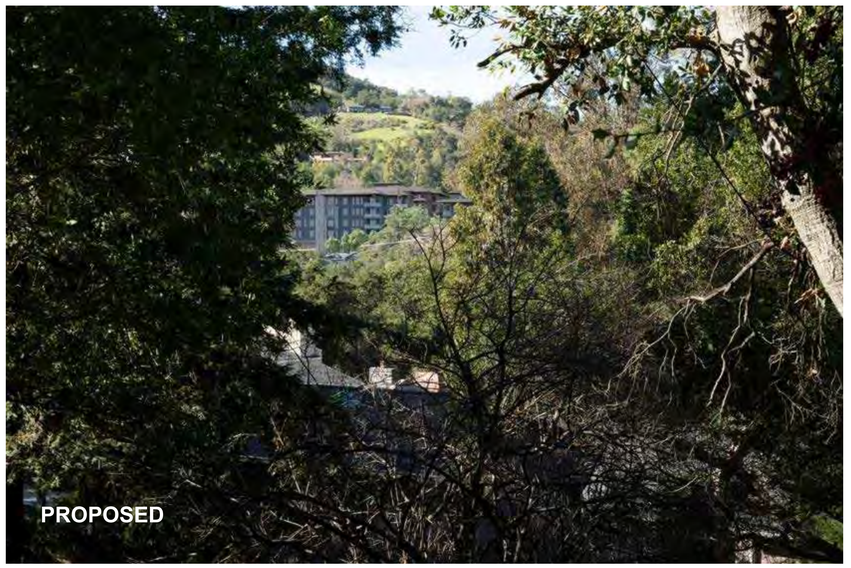
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PLANNING SUBMITTAL

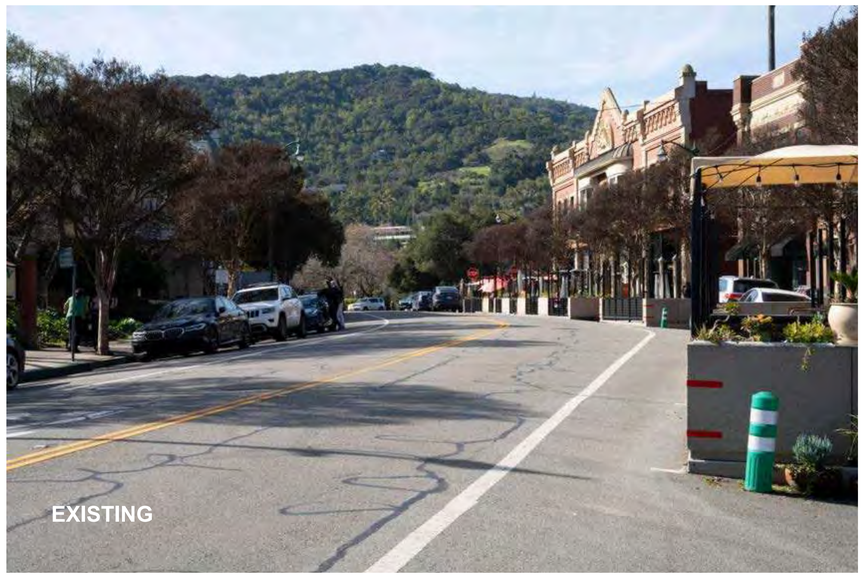
JUNE 13 2025

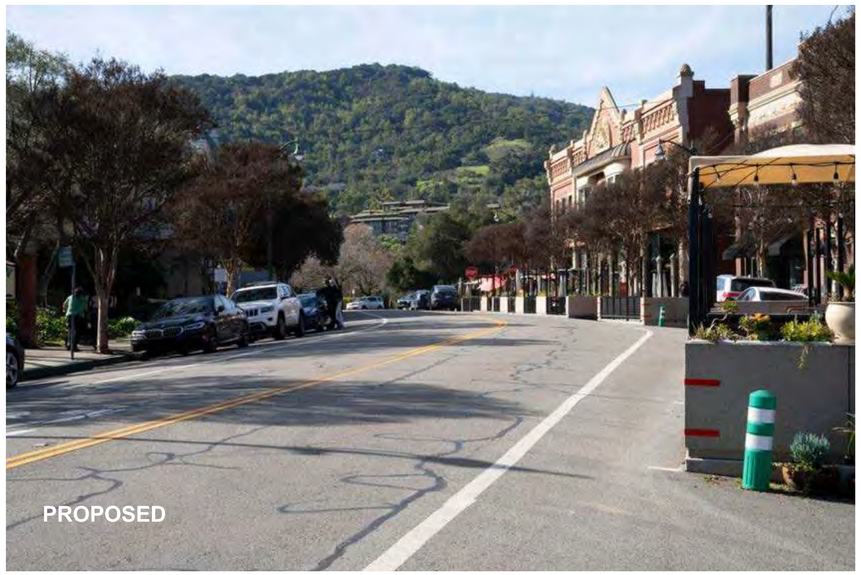
VIEW CORRIDORS





VIEW CORRIDORS





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NO. DATE ISSUE

SEAL

KEY PLAN

PERKINS EASTMAN
677 Washington Blvd.
Suite 101
Stamford, CT 06901
T. +1 203 251 7400
F. +1 203 251 7474

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400
Construction Manager:
CM NAME
CM Address
Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840
Landscape:
GATES + ASSOCIATES
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SAN RAMON, CA 94583
(925) 736-8176
Structural:
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SAN FRANCISCO, CA 94105
(415) 989-1004
Mechanical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667
Electrical:

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

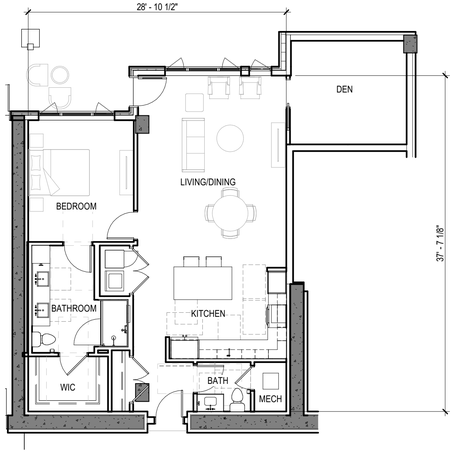
PERSPECTIVE - BEFORE AND AFTER

SCALE:

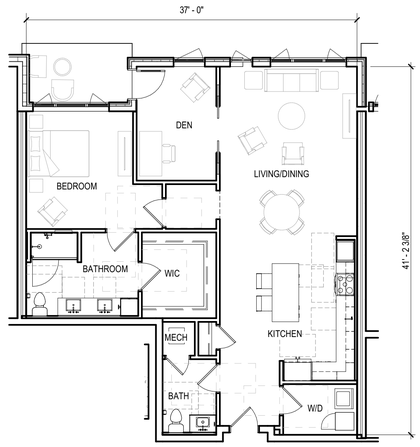
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PLANNING SUBMITTAL

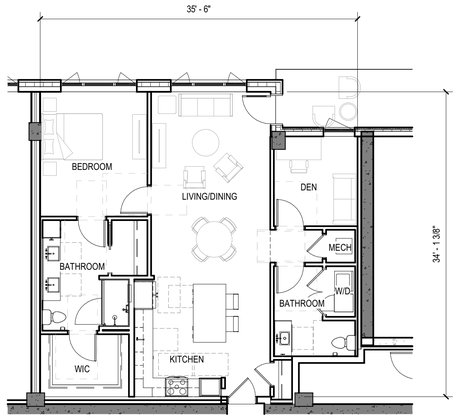
JUNE 13 2025



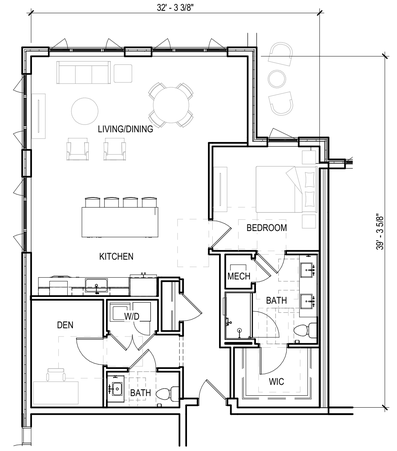
12 **UNIT A19** AREA = 1,325 sf
1/8" = 1'-0" COUNT = 3



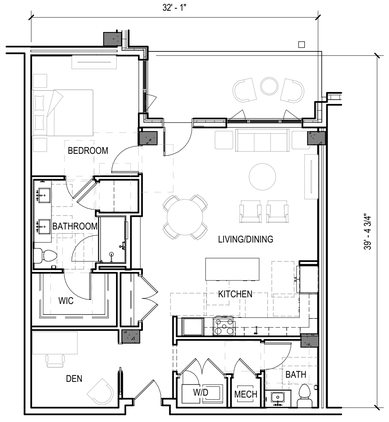
11 **UNIT A18** AREA = 1,250 sf
1/8" = 1'-0" COUNT = 8



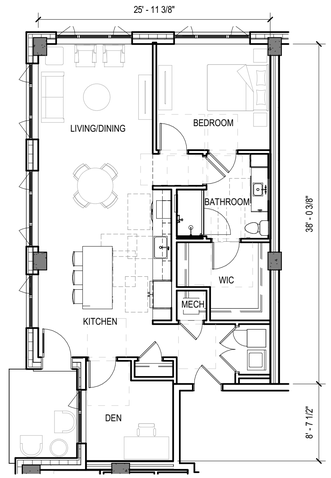
10 **UNIT A17** AREA = 1,210 sf
1/8" = 1'-0" COUNT = 19



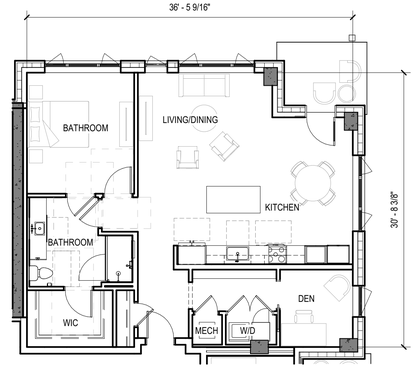
9 **UNIT A16** AREA = 1,255 sf
1/8" = 1'-0" COUNT = 4



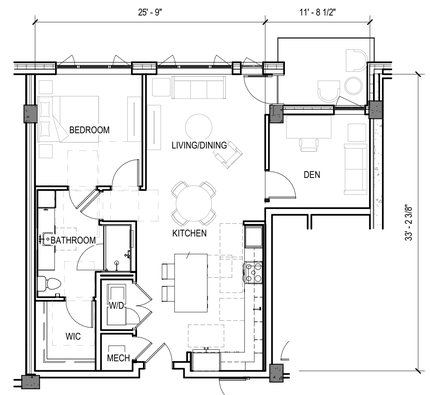
8 **UNIT A15** AREA = 1,190 sf
1/8" = 1'-0" COUNT = 8



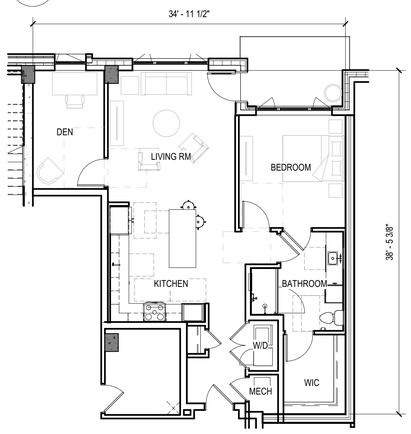
7 **UNIT A14** AREA = 1,145 sf
1/8" = 1'-0" COUNT = 7



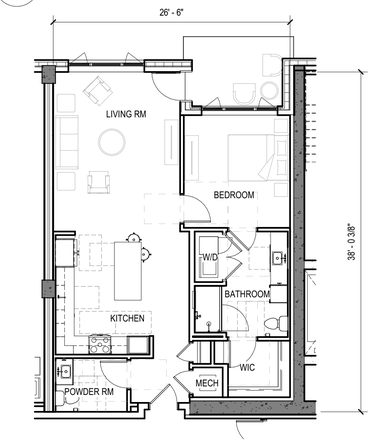
6 **UNIT A13** AREA = 1,150 sf
1/8" = 1'-0" COUNT = 7



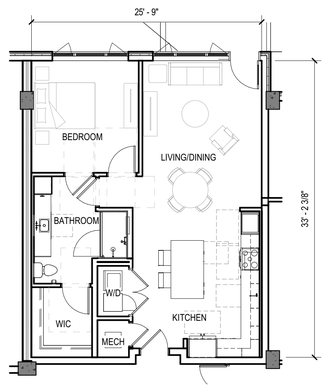
5 **UNIT A12** AREA = 1,051 sf
1/8" = 1'-0" COUNT = 3



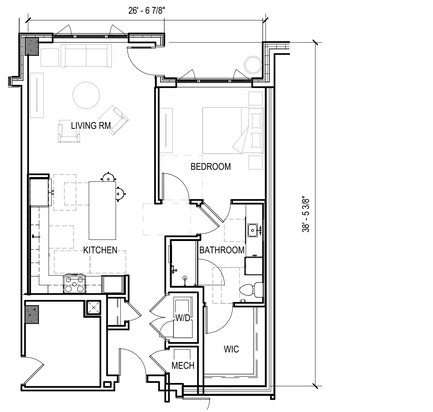
4 **UNIT A11** AREA = 1,049 sf
1/8" = 1'-0" COUNT = 5



3 **UNIT A3** AREA = 1,001 sf
1/8" = 1'-0" COUNT = 11



2 **UNIT A2** AREA = 931 sf
1/8" = 1'-0" COUNT = 1



1 **UNIT A1** AREA = 942 sf
1/8" = 1'-0" COUNT = 2

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION 2	08/08/25

SEAL

PERKINS — EASTMAN
525 William Penn Place Suite 2510
Pittsburgh, PA 15219
T. +1 412 456 0900
F. +1 412 456 0906

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

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

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
D. LAWRENCE GATES

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 198-7667

General Contractor:
W.E. O'NEIL CONSTRUCTION
4309 HACIENDA DR SUITE 530
PLEASANTON, CA 94588
(925) 466-2990

PROJECT TITLE:

Los Gatos Meadows

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

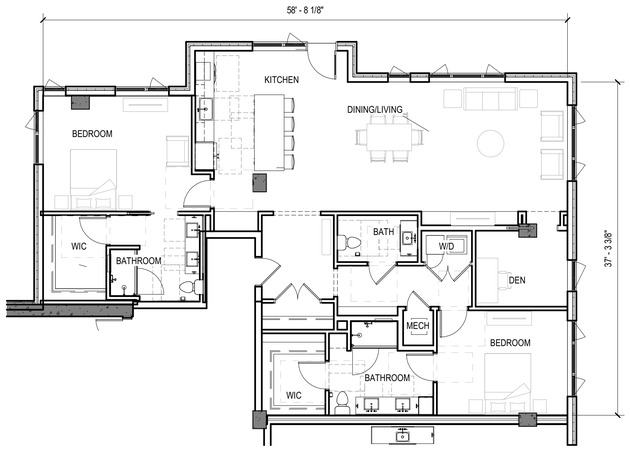
UNIT PLANS

A-501

PLANNING SUBMITTAL

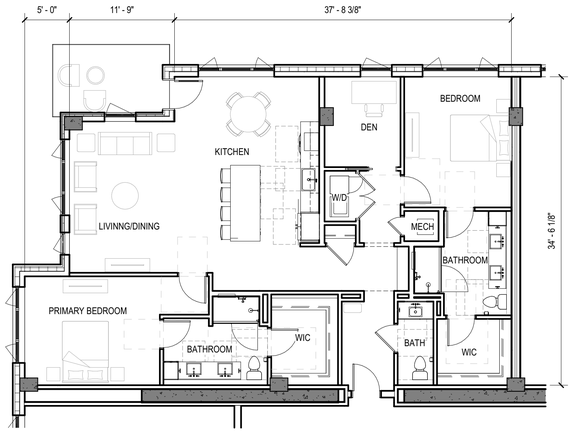
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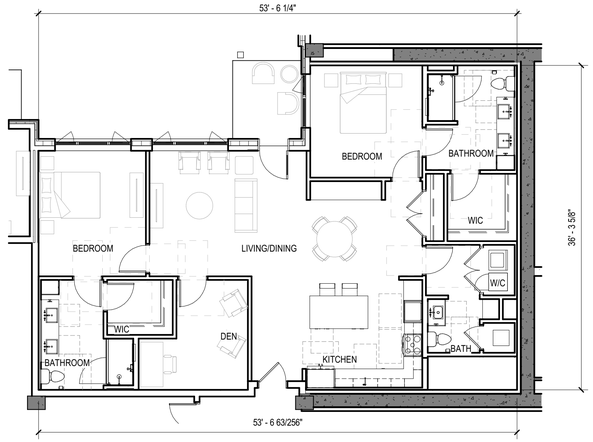
9 **UNIT B15**
1/8" = 1'-0"

AREA = 2,000 sf
COUNT = 3



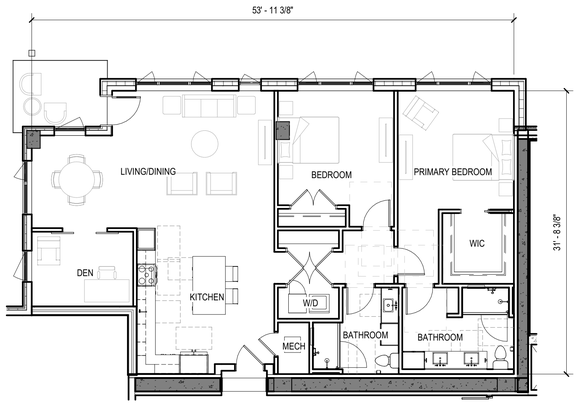
8 **UNIT B14**
1/8" = 1'-0"

AREA = 1,801 sf
COUNT = 26



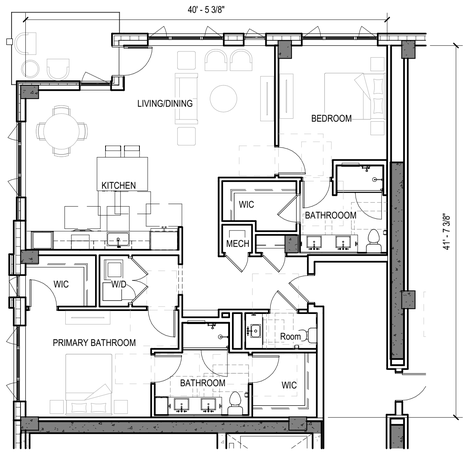
7 **UNIT B12**
1/8" = 1'-0"

AREA = 1,706 sf
COUNT = 9



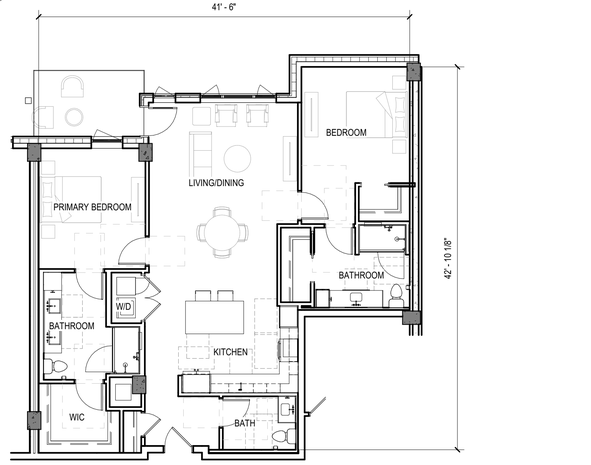
6 **UNIT B11**
1/8" = 1'-0"

AREA = 1,670 sf
COUNT = 7



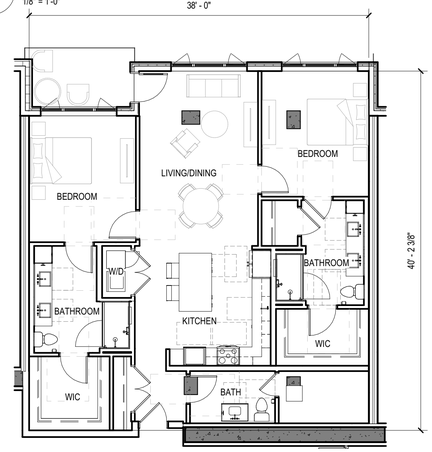
5 **UNIT B4**
1/8" = 1'-0"

AREA = 1,574 sf
COUNT = 22



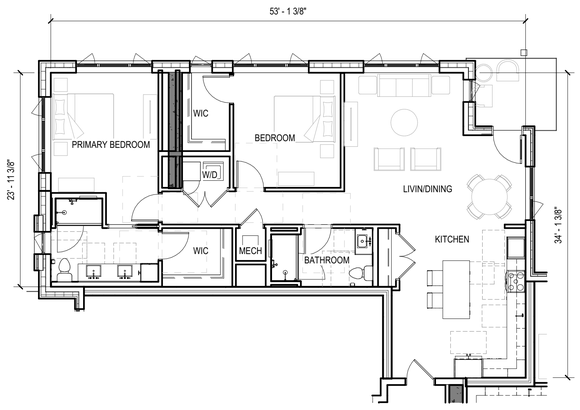
4 **UNIT B3**
1/8" = 1'-0"

AREA = 1,509 sf
COUNT = 19



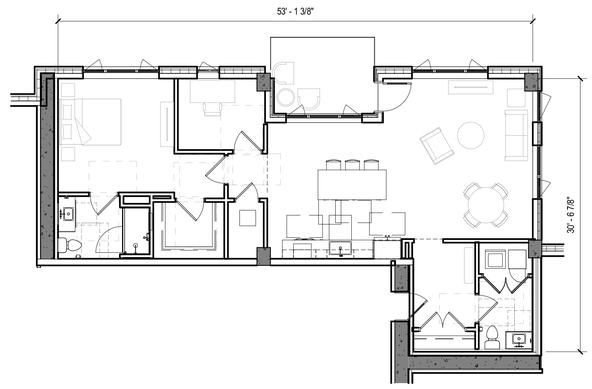
3 **UNIT B2**
1/8" = 1'-0"

AREA = 1,480 sf
COUNT = 7



2 **UNIT B1**
1/8" = 1'-0"

AREA = 1,465 sf
COUNT = 11



1 **UNIT A20**
1/8" = 1'-0"

AREA = 1,246 sf
COUNT = 3

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(925) 466-2990

PROJECT TITLE:

Los Gatos Meadows

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70582.00

DRAWING TITLE:

UNIT PLANS

A-502

PLANNING SUBMITTAL

8/8/2025

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