REMODEL OF EXISTING AUTOMOTIVE SALES & SERVICE DEALERSHIP, WITH IMPROVEMENTS CONSISTING OF THE FOLLOWING:

A) DEMOLITION OF EXISTING SHOWROOM AREAS, ACCESSORY/UTILITY STRUCTURES, MODEST INTERIOR PARTITIONS AND FINISHES, AND SITE SURFACING AND LANDSCAPING.

B) NEW SINGLE-STORY SHOWROOM STRUCTURE, WITH ASSOCIATED LANDSCAPE, HARDSCAPE, SITE ACCESSIBILITY, SITE LIGHTING, AND SIGNAGE IMPROVEMENTS.

C) NEW ATTACHED TWO-STORY CAR WASH UTILITY STRUCTURE.

D) MODERATE INTERIOR IMPROVEMENTS ON GROUND FLOOR, INCLUDING UPGRADED RESTROOMS FOR ACCESSIBILITY COMPLIANCE.

E) UPGRADED ELECTRICAL SYSTEM, INCLUDING RELOCATION OF UTILITY POLE.

F) NEW SPRINKLER SYSTEM TO BE INSTALLED THROUGHOUT.

3 SCOPE OF WORK PROPOSED

ARCHITECTURAL
A.001 PROJECT DATA, SYMBOLS, ABBREVIATIONS, SHEET INDEX
A.101 SITE PLAN & ROOF PLAN
D.101 EXISTING/DEMO FLOOR PLAN
D.301 EXISTING/DEMO EXTERIOR ELEVATIONS
D.302 EXISTING/DEMO EXTERIOR ELEVATIONS
A.201 PROPOSED FIRST FLOOR PLAN
A.202 PROPOSED SECOND FLOOR PLAN
A.301 PROPOSED EXTERIOR ELEVATIONS
A.302 PROPOSED EXTERIOR ELEVATIONS
A.303 PROPOSED SITE & NEIGHBORING PROPERTY ELEVATIONS
A.401 SITE SECTIONS

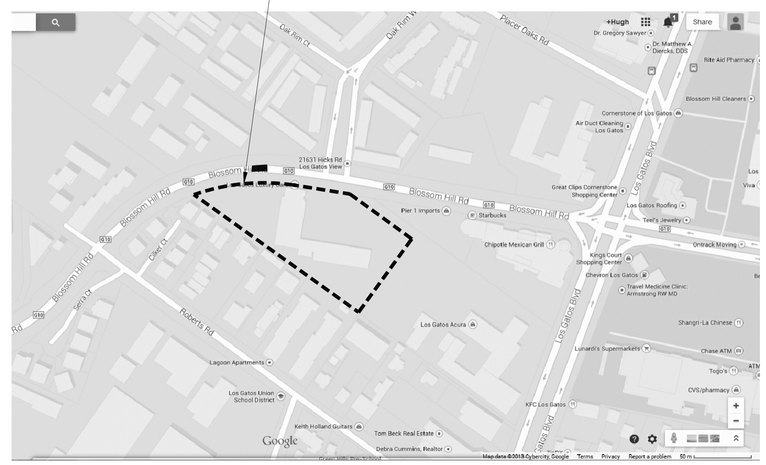
CIVIL/SURVEY
C1 DEMOLITION PLAN
C2 GRADING & DRAINAGE PLAN
C3 STORMWATER CONTROL PLAN
C4 EROSION CONTROL PLAN

LANDSCAPE
L.101 TREE DISPOSITION PLAN
L.201 IRRIGATION PLAN
L.301 PLANTING PLAN

LIGHTING DESIGN
AL1.0 SITE LIGHTING PHOTOMETRIC PLAN & LEGEND
AL1.1 SITE LIGHTING FIXTURES & CUTSHEETS

2 DRAWING INDEX

620 BLOSSOM HILL ROAD,
LOS GATOS, CA 95032
APN: 529-16-041



4 VICINITY MAP

CODE INFORMATION

BUILDING CODE:	2013 CALIFORNIA BUILDING CODE*
MECHANICAL CODE:	2010 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2010 CALIFORNIA ELECTRICAL CODE*
PLUMBING CODE:	2010 CALIFORNIA PLUMBING CODE
FIRE CODE:	2010 CALIFORNIA FIRE CODE*
PLANNING CODE:	LOS GATOS PLANNING CODE
ENERGY/GREEN BLDG. CODE:	2010 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS & 2010 CALIFORNIA GREEN BUILDING STANDARDS

*WITH LOS GATOS AMMENDMENTS

BUILDING INFORMATION

CONSTRUCTION TYPE:	TYPE V-A
OCCUPANCY TYPE:	MIXED (B & S-1)
NUMBER OF STORIES:	2 STORIES
SPRINKLERED:	YES

PLANNING INFORMATION

AREA OF PARCEL:	115,493 S.F., 2.65 ACRES
ZONING AREA:	C-H, RESTRICTED HIGHWAY COMMERCIAL
FRONT SETBACK:	25 FEET (ABUTS RESIDENTIAL LOT)
SIDE SETBACK:	15 FEET
REAR SETBACK:	20 FEET

AREA TABULATION

	EXISTING (SF)	PROPOSED (SF)	ALLOWABLE
USAGE:			
SHOWROOM			
MAIN	4563	7400	
SATELLITE (ASTON MARTIN)	1380	1973	
CUSTOMER/ADMIN	1847	1503	
CAR WASH/ACCESSORY			
1ST FLOOR	1201	2360	
2ND FLOOR (STORAGE)	0	1700	
SERVICE SHOP			
MAIN	6047	6047	
SATELLITE	6167	6167	
PARTS	973	973	
SERVICE DROP-OFF	0	656	
SECOND FLOOR OFFICES	2433	2433	54,000 S.F.*
ACCESSORY STRUCTURES	1724	0	
TOTAL NET	23,335 S.F.	31,212 S.F.	
TOTAL 1ST FLOOR GROSS	21,206 S.F.	27,222	
SITE AREA:	115,493 S.F.	115,493 S.F.	N/A
LOT COVERAGE:	18.4%	23.6%	50% MAX.**
FLOOR AREA RATIO:	.20	.27	N/A

*PER CBC TABLE 503 W/+200% SPRINKLER INCREASE (CBC 506.3)
**PER LOS GATOS MUNICIPAL CODE

PARKING TABULATION

USAGE		SPACES REQUIRED*	SPACES PROVIDED
RETAIL AREA			
MAIN	7400 S.F.		
SATELLITE (ASTON MARTIN)	1380 S.F.	(1 / 470 S.F.)	
TOTAL	9373 S.F.	20	20 CUSTOMER
SERVICE AREA			
# LIFTS	18	1/LIFT	
# EMPLOYEES	25	1/EMPLOYEE	
TOTAL	43	43	43 (25 EMPLOYEE, 18 SERVICE)
TOTAL			63

*PER LOS GATOS MUNICIPAL CODE
** INCLUDES 1 HANDICAPPED ACCESSIBLE STALL + 1 VAN ACCESSIBLE STALL, PER CBC TABLE 11B-6

1 CODE AND PLANNING INFORMATION

ACOUS.	Acoustic
ADJ.	Adjacent
A.F.F.	Above Finish Floor
ALUM.	Aluminum
ANOD.	Anodised
ATT.	Attenuation
@	At
BD.	Board
BTWN.	Between
BLKG.	Blocking
BM.	Beam
BSMT.	Basement
B.U.R.	Built-Up Roof
C.B.B.	Cement. Backer Bd.
CEM.	Cement
C.I.P.	Cast In Place
C.J.	Control Joint
CL	Center Line
CLNG.	Ceiling
CLR.	Clear
C.M.U.	Concrete Masonry Unit
COL.	Column
CONC.	Concrete
CONST.	Construction
CONT.	Continuous
DBL.	Double
D.G.	Double Glazed
DIM.	Dimension
DN.	Down
DR.	Door
DTL.	Detail
DWG.	Drawing
EA.	Each
EL.	Elevation
E.J.	Expansion Joint
ELEC.	Electrical
ELEV.	Elevator
EQ.	Equal
EQUIP.	Equipment
EXP.	Expansion
EXT.	Exterior
(E)	Existing
F.C.	Fiber Cement
F.E.C	Fire Extinguisher Cabinet
F.F.L.	Finish Floor Level
FLR.	Floor
FLUOR.	Fluorescent
FIN.	Finish
F.O.	Face of
F.O.S.	Face of Stud
F.O.W.	Face of Wall
FURR.	Furring
GA.	Gauge
G.S.M.	Galvanized Sheet Metal
GALV.	Galvanized
GLAZ.	Glazing
GR.	Grade
G.W.B.	Gypsum Wall Board
GYP. BD.	Gypsum Board
H.C.	Hollow Core
H.D.	Hot Dipped
H.M.	Hollow Metal
HR.	Hour
HT.	Height
INS.	Insulation
INT.	Interior
JT.	Joint
LEV.	Level
LT.	Light
LOC.	Location
M.U.	Masonry Unit
MAX.	Maximum
MECH.	Mechanical
MEMB.	Member
MFR.	Manufacturer
MIN.	Minimum
MTD.	Mounted
MTL.	Metal
MOD.	Module
N.I.C.	Not In Contract
NO.	Number
(N)	New
O.C.	On Center
OPNG.	Opening
OPP.	Opposite
O.T.B.	Open To Below
PRE-FIN.	Pre Finished
PL.	Property Line
PLAS.	Plaster
PLAS. LAM.	Plastic Laminate
PLT.	Plate
PLY.	Plywood
PT.	Point
PTD.	Painted
RAD.	Radius/Radii
R.W.L.	Rain Water Leader
R.D.	Roof Drain
RDWD	Redwood
RE.	Refer to
RES.	Resistant
RESIL.	Resilient
REQ'D.	Required
RGD.	Regid
RM.	Room
R.O.	Rough Opening
R.O.D.	Rolling O/head Dr
S.C.	Solid Core
SCHED.	Schedule
SECT.	Section
SHT.	Sheet
SIM.	Similar
SKD. GD.	Skid Guard
ST. STL.	Stainless Steel
STRUCT.	Structural
SUSP.	Suspended
THK.	Thick
THRU.	Through
T.O.	Top of
T.O.S.	Top of Steel
T.O.W.	Top of Wall
T.S.	Tube Steel
TYP.	Typical
U.O.N.	Unless Otherwise Noted
V.C.T.	Vinyl Composite Tile
VEN.	Veneer
VEST.	Vestibule
VER.	Verify
w/	With
WD.	Wood
W.P.	Water Proofing
W.R.	Water Resistant
WT.	Weight

5 ABBREVIATIONS

ELEV. / LEVEL — ELEVATION MARKER

/ A.### — SECTION (WALL, DETAIL, OR BUILDING) IE: DWG. X SHEET A.XXX

/ A.### — ELEVATION IE: DWG. X SHEET A.XXX

/ A.### — DETAIL IE: DWG. X SHEET A.XXX

— DOOR SYMBOL, RE: SCHEDULE

— WINDOW SYMBOL, RE: SCHEDULE

ROOMNAME ## — ROOM NUMBER

— PARTITION TYPE RE: SCHEDULE

— REVISION

P-# — REFERENCE TO INTERIOR FINISH

/ A.### — INTERIOR ELEVATION IE: DWG. X SHEET A.XXX

6 SYMBOLS

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PROJECT DATA

LOS GATOS LUXURY CARS

620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN# 529-16-041

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
1	1.07.14	DEVELOPMENT REVIEW APPLICATION	HH/AC
2	3.14.14	DEVELOPMENT REVIEW APPL. REVISION 1	HH/AC

SCALE
NO SCALE
REF. NORTH

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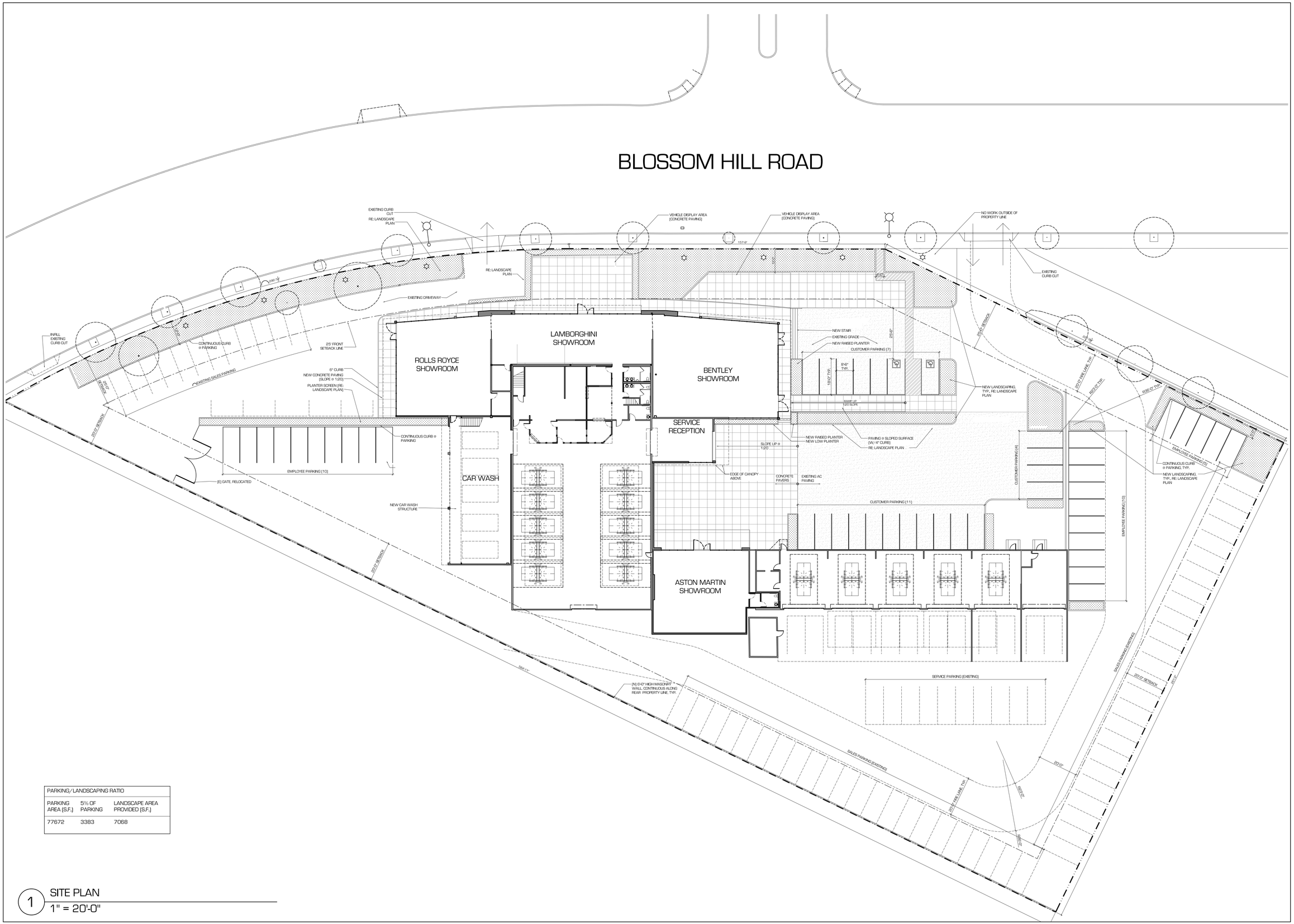
SHEET
A.001

SHEET DESCRIPTION
PROJECT DATA



PARKING/LANDSCAPING RATIO		
PARKING AREA (S.F.)	5% OF PARKING	LANDSCAPE AREA PROVIDED (S.F.)
77672	3383	7068

1 SITE PLAN
1" = 20'-0"

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1	3.14.14	DEVELOPMENT REVIEW APPL. REVISION 1	HH/AC

SCALE
1" = 20'-0"
REF. NORTH

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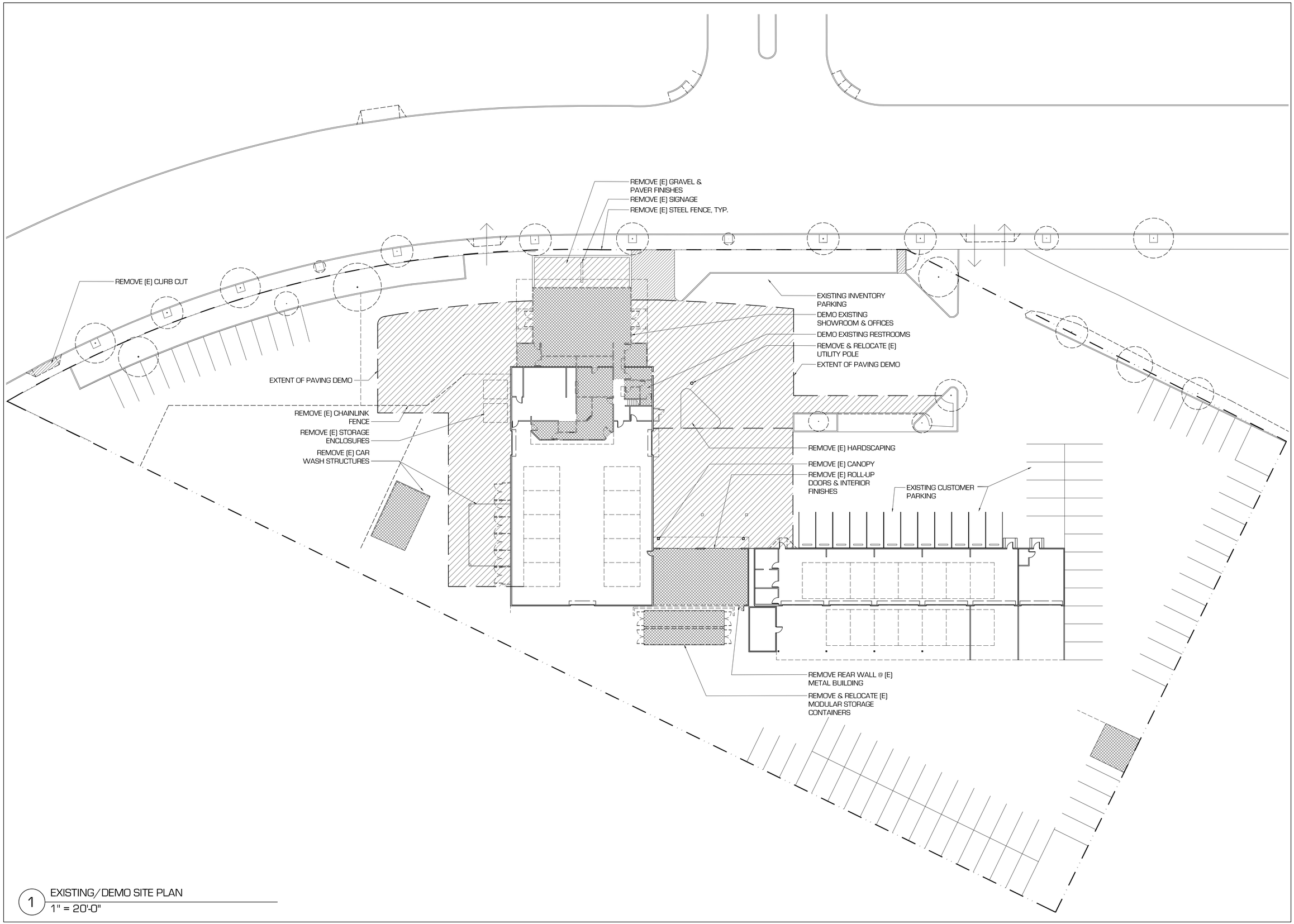
SHEET
A.101

SHEET DESCRIPTION
SITE PLAN



1 EXISTING/DEMO SITE PLAN
1" = 20'-0"

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PROJECT DATA
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APN# 529-16-041

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SCALE
1" = 20'-0"
REF. NORTH

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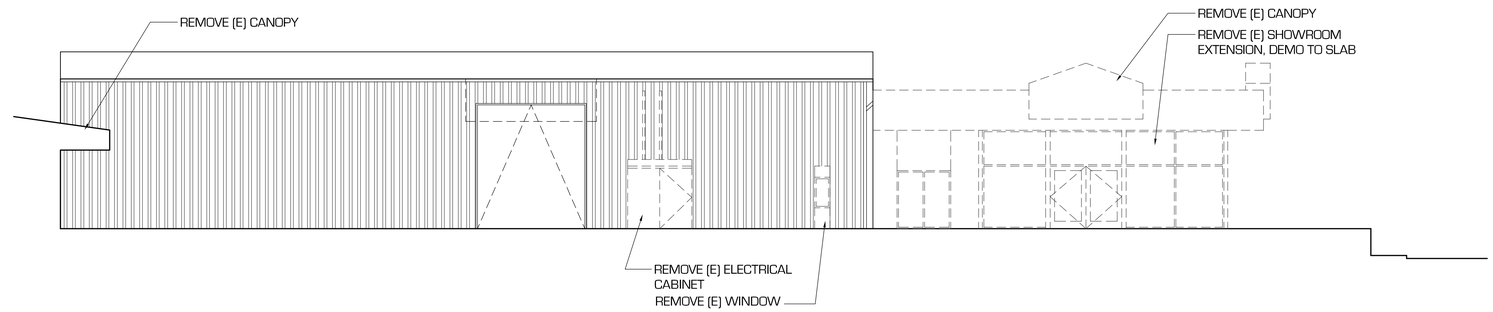
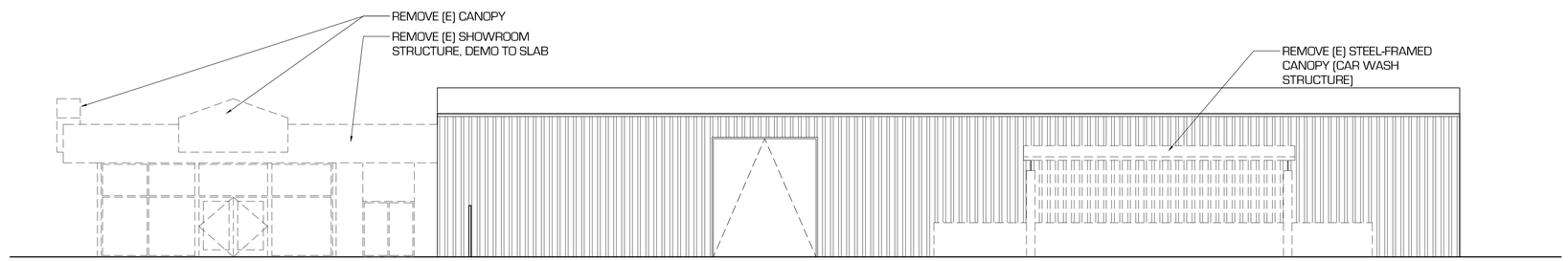
SHEET
D.101

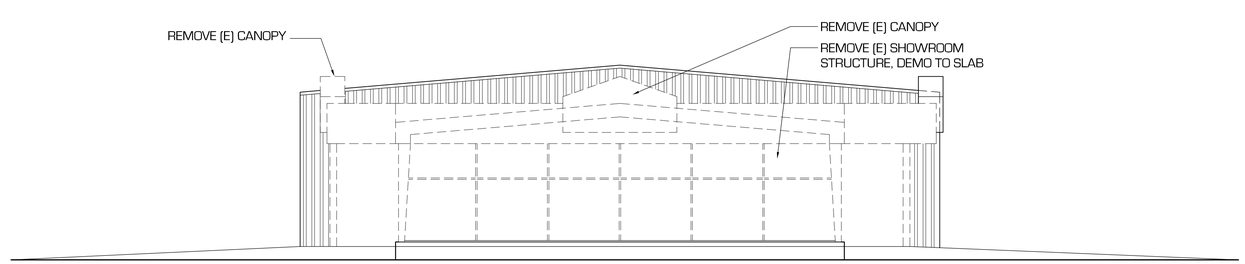
SHEET DESCRIPTION
EXISTING/DEMO SITE PLAN



3 EAST/SIDE ELEVATION
1/8" = 1'-0"



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



1 NORTH/FRONT ELEVATION: BLOSSOM HILL ROAD
1/8" = 1'-0"

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PROJECT DATA
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620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN# 529-16-041

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SCALE
1/8" = 1'-0"
REF. NORTH

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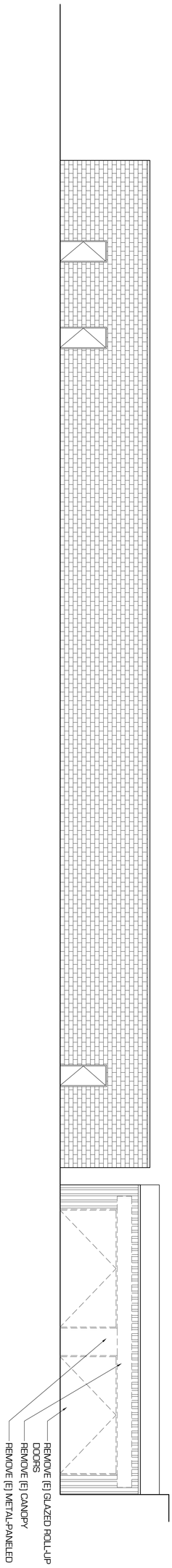
SHEET
D.301

SHEET DESCRIPTION
EXTERIOR ELEVATIONS: EXISTING



1 NORTH/FRONT ELEVATION: BLOSSOM HILL ROAD
1/8" = 1'-0"

SHEET
D.302

SHEET DESCRIPTION
EXTERIOR ELEVATIONS: EXISTING

SCALE
1/8" = 1'-0"

REF. NORTH

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PROJECT DATA

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LOS GATOS, CA 95032
APN# 529-16-041

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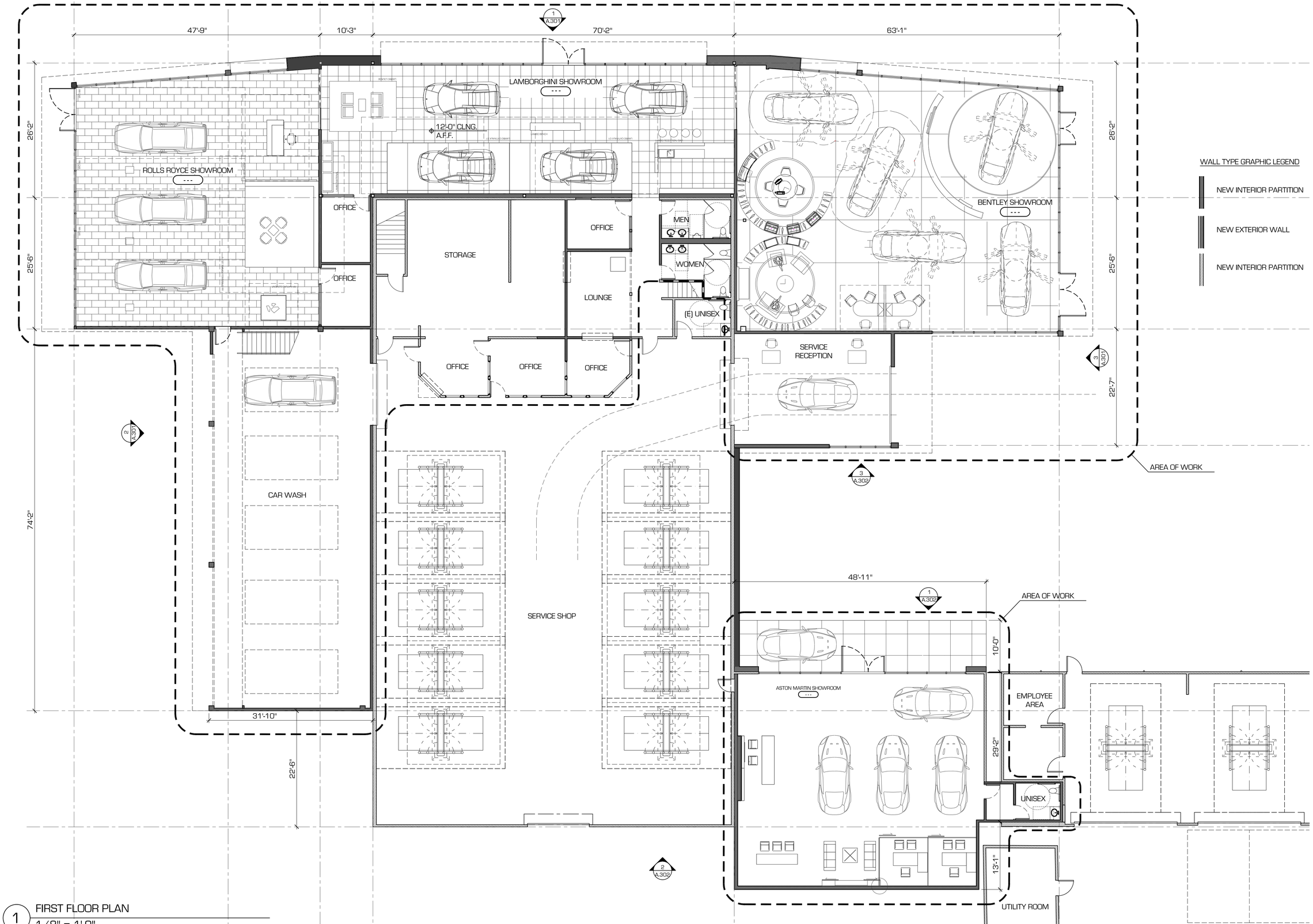

1 FIRST FLOOR PLAN
1/8" = 1'-0"

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PROJECT DATA

LOS GATOS LUXURY CARS

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APN#: 529-16-041

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1	3.14.14	DEVELOPMENT REVIEW APPLICATION	HH/AC

SCALE
1/8" = 1'-0"
REF. NORTH

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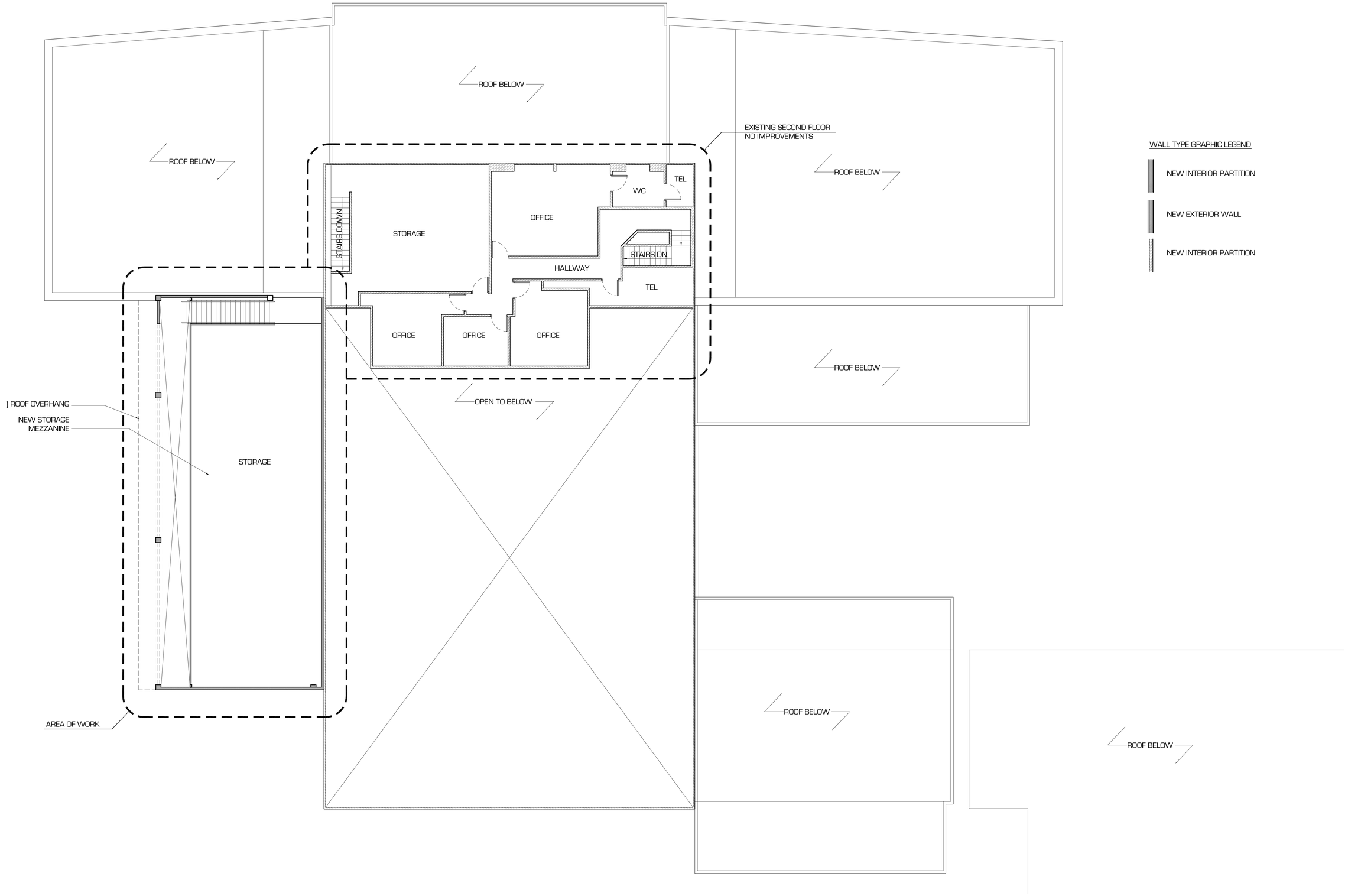
SHEET
A.201

SHEET DESCRIPTION
FIRST FLOOR PLAN



1 SECOND FLOOR PLAN
1/8" = 1'-0"

WALL TYPE GRAPHIC LEGEND

NEW INTERIOR PARTITION

NEW EXTERIOR WALL

NEW INTERIOR PARTITION

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SCALE
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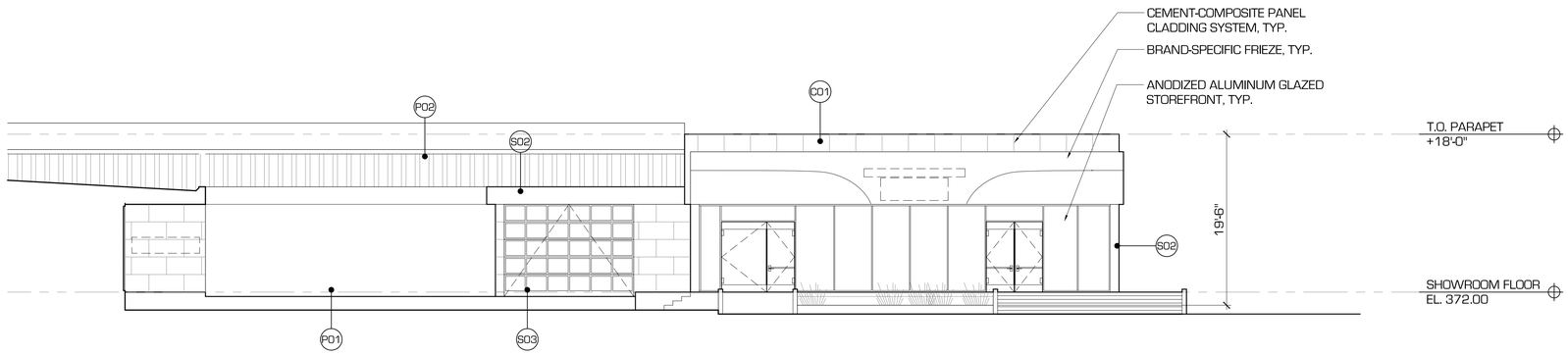
SHEET
A.202

SHEET DESCRIPTION
SECOND FLOOR PLAN



3 EAST/SIDE ELEVATION
1/8" = 1'-0"

C01 SWISSPEARL CEMENTITIOUS FIBER BOARD, CARAT ONYX 7094-11

C02 SWISSPEARL CEMENTITIOUS FIBER BOARD, XPRESSIV LIGHT GREY 8060

S01 BRAKE-FORMED METAL PANELING, POWDER & CLEAR COATED, RAL 9003 (POLAR WHITE)

S02 PAINTED COLD-ROLLED STEEL, EXTERIOR GRADE LATEX PAINT, KM-4904-5 BALSAMIC REDUCTION OR EQUAL

S03 DARK BRONZE ANODIZED ALUMINUM

S04 BRUSHED STAINLESS STEEL

S05 CORRUGATED METAL SIDING, KYNAR PAINT, COOL ZACTIQUE

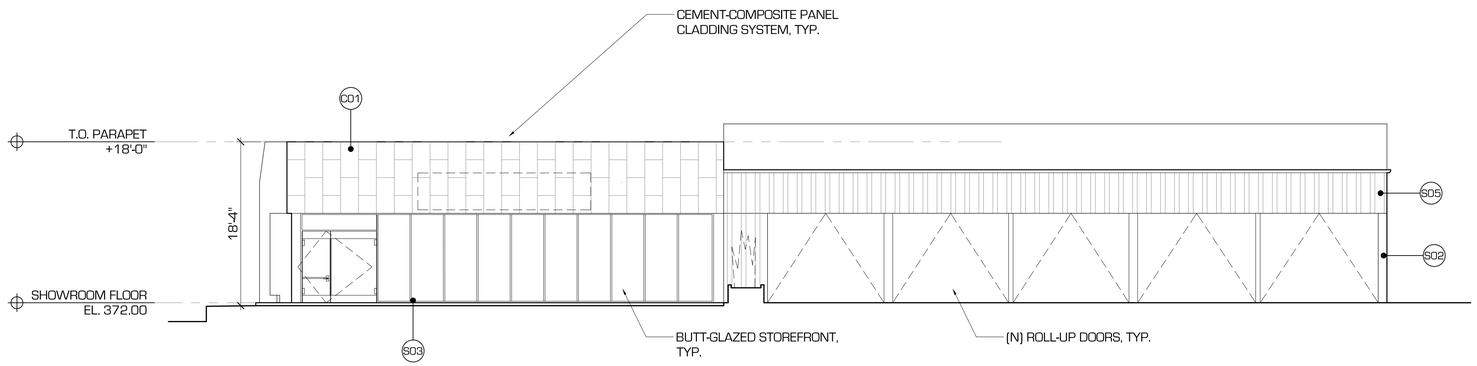
T01 CONCRETE COLLABORATIVE CONCRETE MODULAR WALL TILE, ZUMA BOARD FORM FOSSIL

T02 LIMESTONE TILE: "JERUSALEM GOLD"

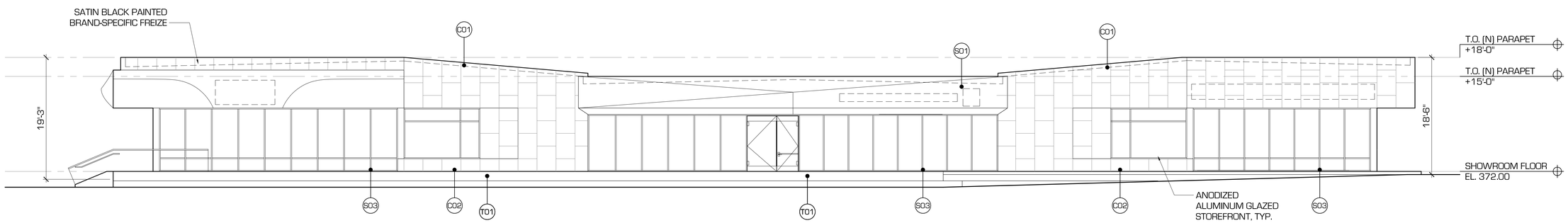
P01 PAINTED STUCCO, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL

P02 PAINTED CORRUGATED METAL SIDING, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL

4 FINISH LEGEND
NO SCALE



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



1 NORTH/FRONT ELEVATION: BLOSSOM HILL ROAD
1/8" = 1'-0"

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1	3.14.14	DEVELOPMENT REVIEW APPL. REVISION 1	HH/AC

SCALE
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REF. NORTH

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SHEET
A.301

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

C01 SWISSPEARL CEMENTITIOUS FIBER BOARD, CARAT ONYX 7094-11

C02 SWISSPEARL CEMENTITIOUS FIBER BOARD, XPRESSIV LIGHT GREY 8060

S01 BRAKE-FORMED METAL PANELING, POWDER & CLEAR COATED, RAL 9003 (POLAR WHITE)

S02 PAINTED COLD-ROLLED STEEL, EXTERIOR GRADE LATEX PAINT, KM-4904-5 BALSAMIC REDUCTION OR EQUAL

S03 DARK BRONZE ANODIZED ALUMINUM

S04 BRUSHED STAINLESS STEEL

S05 CORRUGATED METAL SIDING, KYNAR PAINT, COOL ZACTIQUE

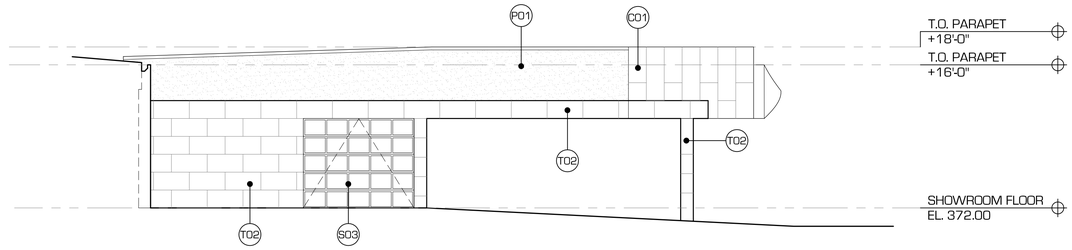
T01 CONCRETE COLLABORATIVE CONCRETE MODULAR WALL TILE, ZUMA BOARD FORM FOSSIL

T02 LIMESTONE TILE: "JERUSALEM GOLD"

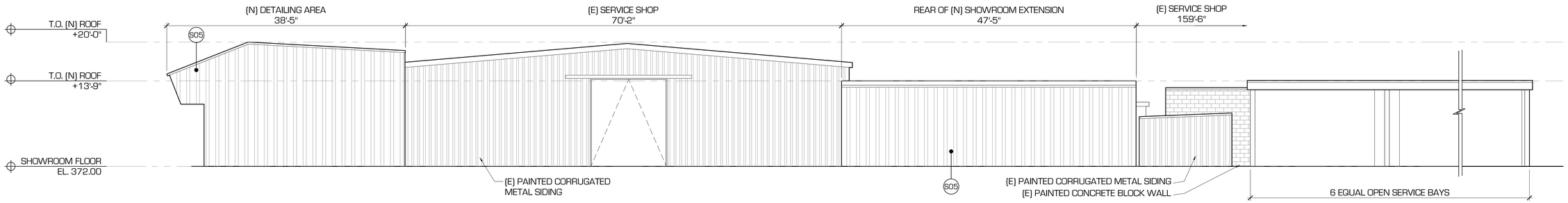
P01 PAINTED STUCCO, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL

P02 PAINTED CORRUGATED METAL SIDING, EXTERIOR GRADE LATEX PAINT, KM-5729-2 FOOTHILL DRIVE OR EQUAL

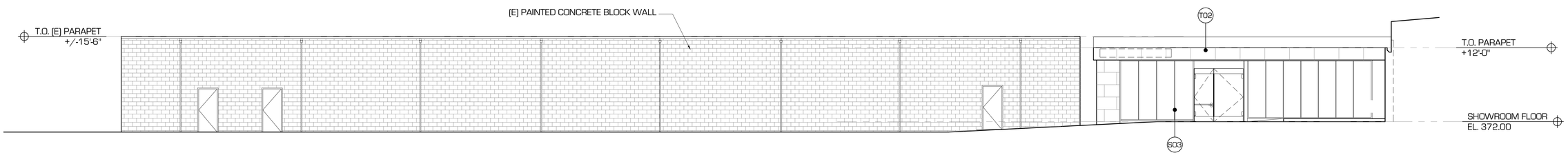
4 FINISH MATERIAL LEGEND
NO SCALE



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



2 SOUTH/REAR YARD ELEVATION
1/8" = 1'-0"



1 NORTH/INTERIOR YARD ELEVATION
1/8" = 1'-0"

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CIVIL ENGINEER
Underwood & Rosenblum, Inc.
1630 Oakland Road, Suite A114
San Jose, CA 95131
(408) 453-1222

PROJECT DATA

LOS GATOS LUXURY CARS

620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN#: 529-16-041

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
	1.07.14	DEVELOPMENT REVIEW APPLICATION	HH / AC
1	3.14.14	DEVELOPMENT REVIEW APPL. REVISION 1	HH / AC

SCALE
1/8" = 1'-0"
REF. NORTH

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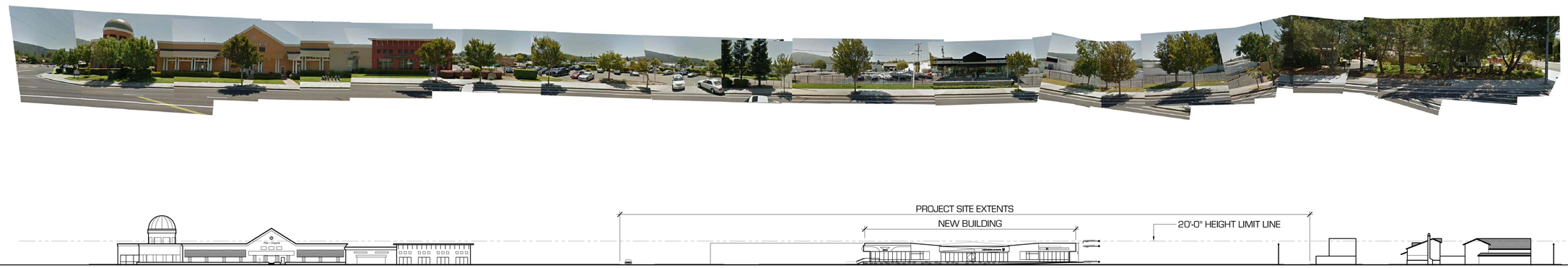
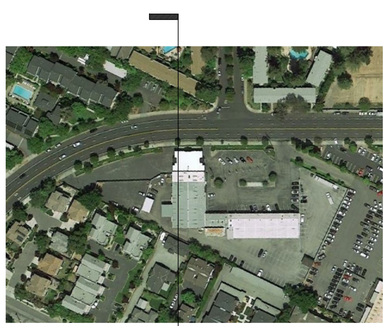
SHEET
A.302

SHEET DESCRIPTION
EXTERIOR ELEVATIONS



2 SOUTH STREET ELEVATION: BLOSSOM HILL ROAD
1" = 50'-0"



KEY PLAN
N.T.S.

1 NORTH-SOUTH SITE SECTION
1" = 20'-0"

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566 Folsom Street
San Francisco, CA 94105
415.992.6899

PROJECT DATA
LOS GATOS LUXURY CARS

620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN# 529-16-041

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
1	07.14	DEVELOPMENT REVIEW APPLICATION	HH/ AC
2	3.14.14	DEVELOPMENT REVIEW APPLICATION	HH/ AC

SCALE
VARIES
REF. NORTH

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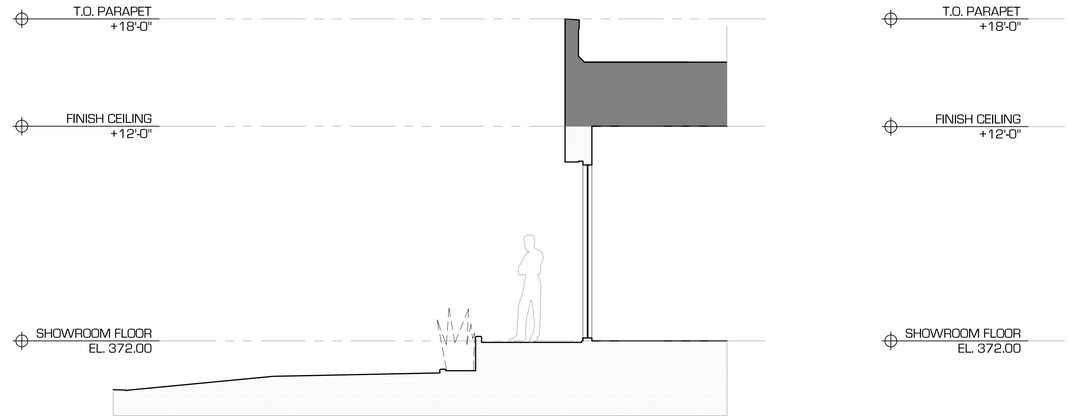
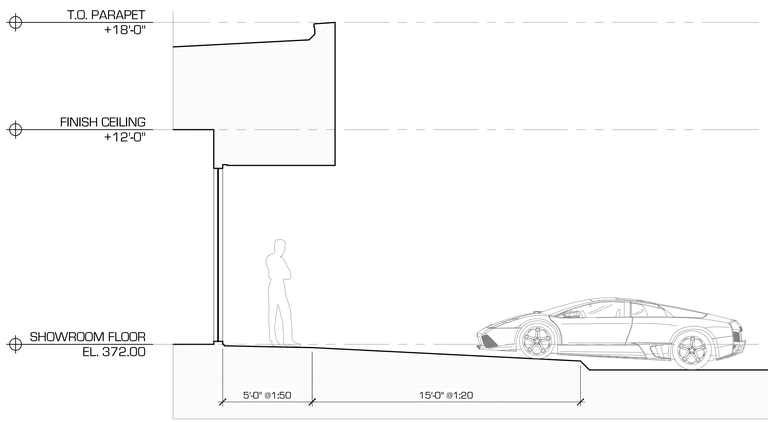
SHEET
A.303

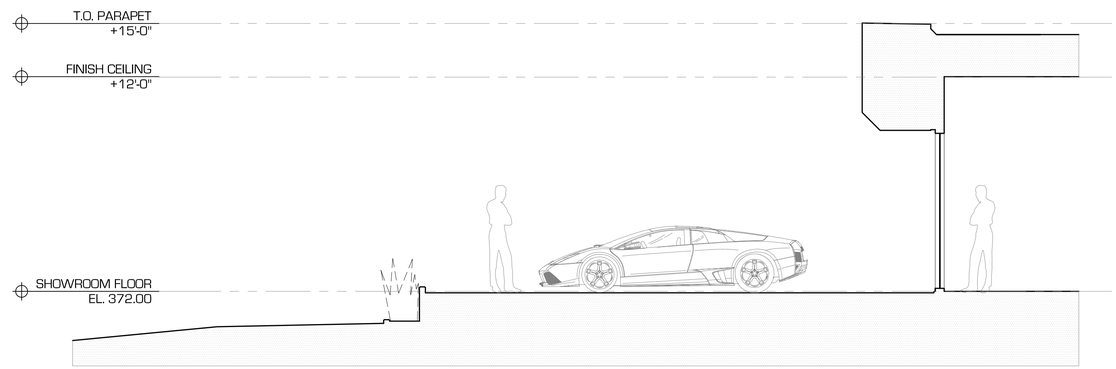
SHEET DESCRIPTION
SITE ELEVATIONS & SECTIONS



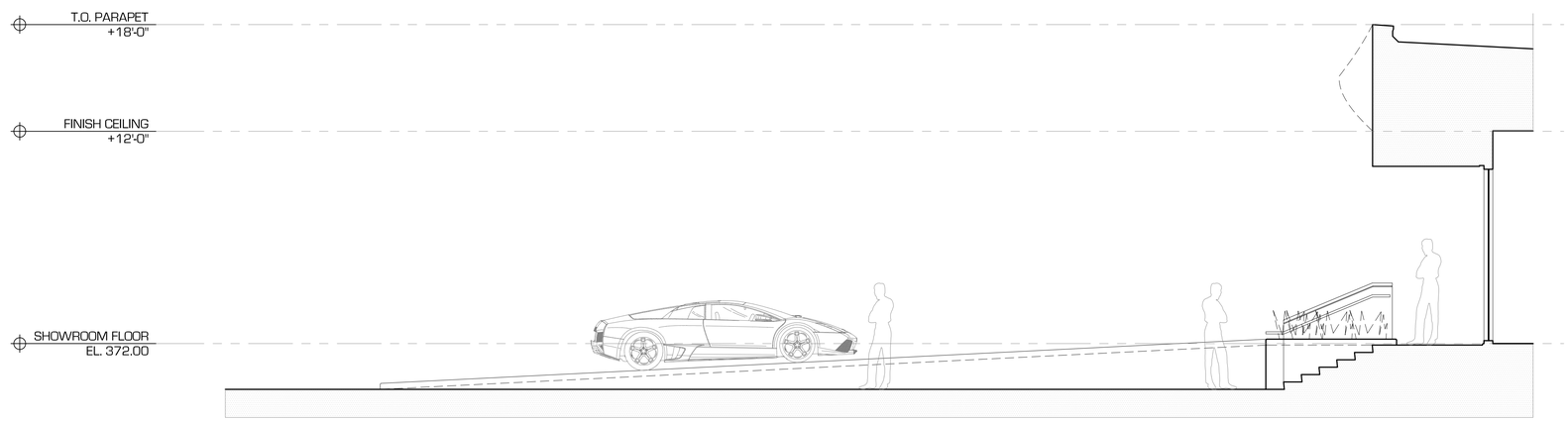
1 N-S SECTION @ ROLLS ROYCE SHOWROOM
1/4" = 1'-0"



1 E-W SECTION @ ROLLS ROYCE SHOWROOM
1/4" = 1'-0"



1 N-S SECTION @ LAMBORGHINI SHOWROOM
1/4" = 1'-0"



1 E- W SECTION @ BENTLEY SHOWROOM
1/4" = 1'-0"

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PROJECT DATA

LOS GATOS LUXURY CARS

620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN# 529-16-041

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
1	1.07.14	DEVELOPMENT REVIEW APPLICATION	HH/AC
2	3.14.14	DEVELOPMENT REVIEW APPLICATION	HH/AC

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

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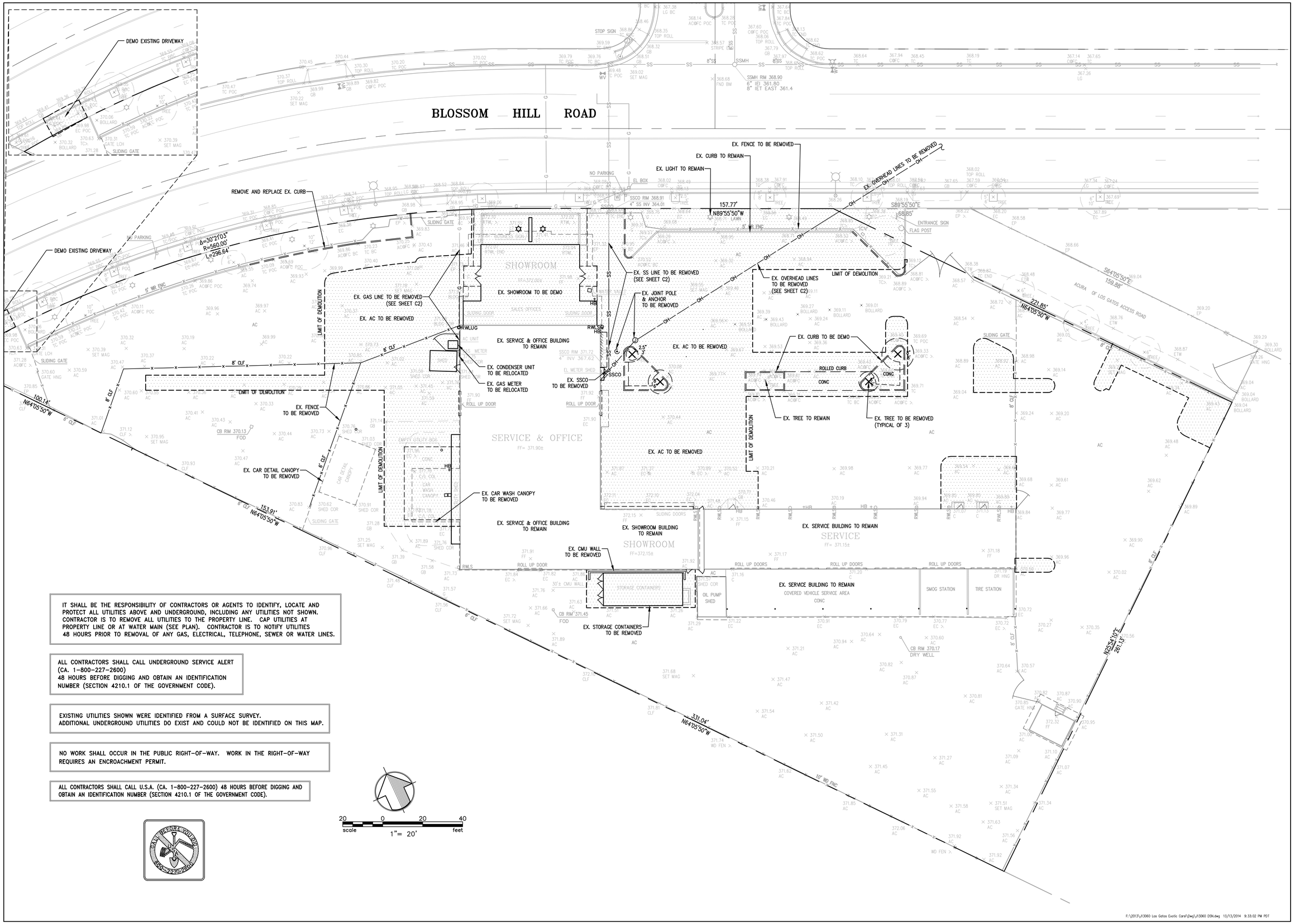
SHEET
A.401

SHEET DESCRIPTION
EXTERIOR ELEVATIONS



IT SHALL BE THE RESPONSIBILITY OF CONTRACTORS OR AGENTS TO IDENTIFY, LOCATE AND PROTECT ALL UTILITIES ABOVE AND UNDERGROUND, INCLUDING ANY UTILITIES NOT SHOWN. CONTRACTOR IS TO REMOVE ALL UTILITIES TO THE PROPERTY LINE. CAP UTILITIES AT PROPERTY LINE OR AT WATER MAIN (SEE PLAN). CONTRACTOR IS TO NOTIFY UTILITIES 48 HOURS PRIOR TO REMOVAL OF ANY GAS, ELECTRICAL, TELEPHONE, SEWER OR WATER LINES.

ALL CONTRACTORS SHALL CALL UNDERGROUND SERVICE ALERT (CA. 1-800-227-2600) 48 HOURS BEFORE DIGGING AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).

EXISTING UTILITIES SHOWN WERE IDENTIFIED FROM A SURFACE SURVEY. ADDITIONAL UNDERGROUND UTILITIES DO EXIST AND COULD NOT BE IDENTIFIED ON THIS MAP.

NO WORK SHALL OCCUR IN THE PUBLIC RIGHT-OF-WAY. WORK IN THE RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT.

ALL CONTRACTORS SHALL CALL U.S.A. (CA. 1-800-227-2600) 48 HOURS BEFORE DIGGING AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).

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PROJECT DATA

LOS GATOS LUXURY CARS

620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN# 529-016-041

NO.	DATE	ISSUES AND REVISIONS	BY/CHECK

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHEES
No. 26429
Exp. 03-31-16
CIVIL
STATE OF CALIFORNIA

SCALE
1"=20'
REF. NORTH

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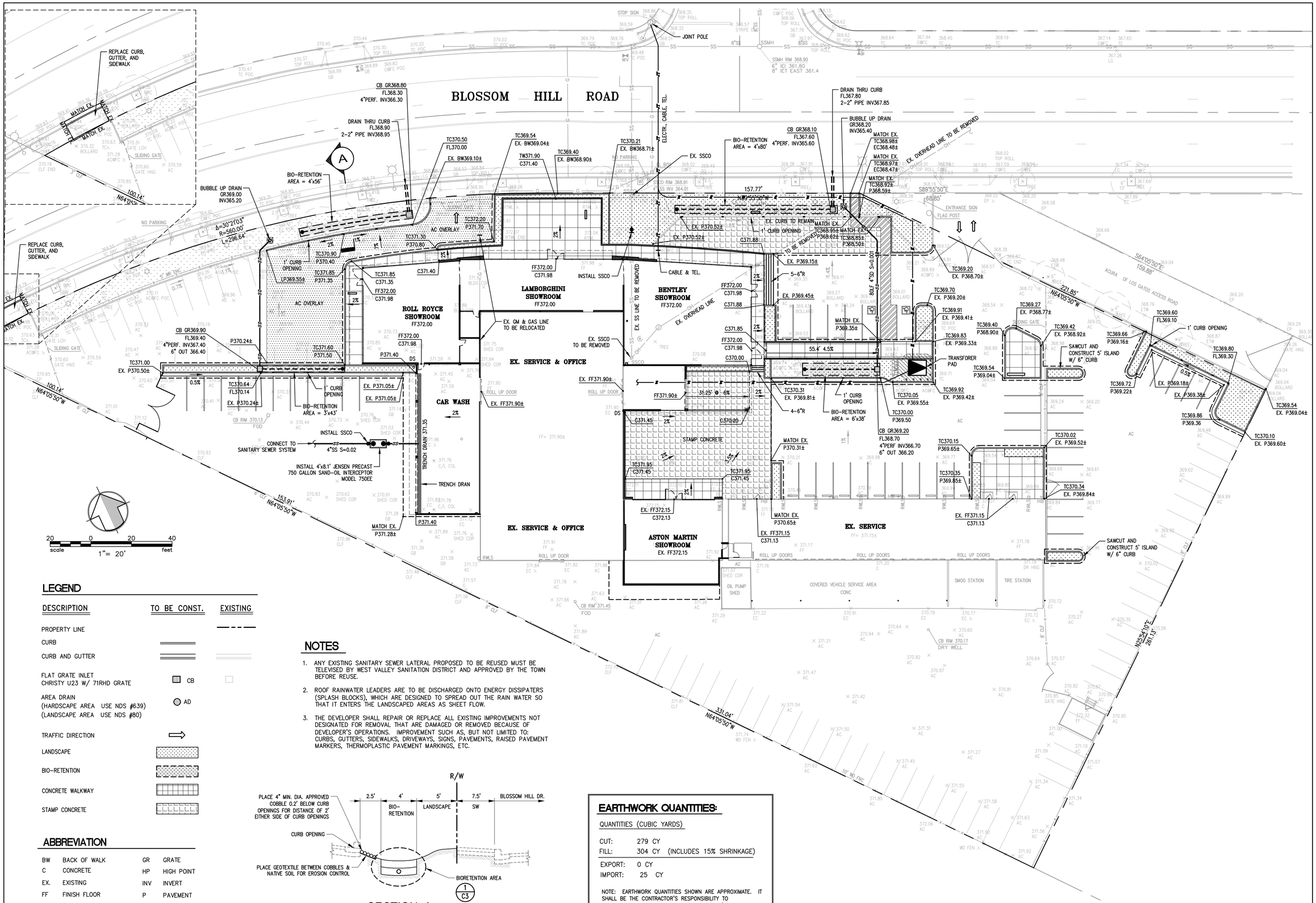
SHEET
C1

SHEET DESCRIPTION
DEMOLITION PLAN

F:\2013\J13060 Los Gatos Exotic Cars\Dwg\J13060 DSN.dwg 13/13/2014 9:33:02 PM PDT



LEGEND

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE		
CURB		
CURB AND GUTTER		
FLAT GRATE INLET CHRISTY U23 W/ 71RHD GRATE	CB	
AREA DRAIN (HARDSCAPE AREA USE NDS #639) (LANDSCAPE AREA USE NDS #80)	AD	
TRAFFIC DIRECTION		
LANDSCAPE		
BIO-RETENTION		
CONCRETE WALKWAY		
STAMP CONCRETE		

ABBREVIATION

BW	BACK OF WALK	GR	GRATE
C	CONCRETE	HP	HIGH POINT
EX.	EXISTING	INV	INVERT
FF	FINISH FLOOR	P	PAVEMENT
FL	FLOW LINE	TC	TOP OF CURB
GB	GRADE BREAK		

NOTES

1. ANY EXISTING SANITARY SEWER LATERAL PROPOSED TO BE REUSED MUST BE TELEVISED BY WEST VALLEY SANITATION DISTRICT AND APPROVED BY THE TOWN BEFORE REUSE.
2. ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO ENERGY DISSIPATERS (SPLASH BLOCKS), WHICH ARE DESIGNED TO SPREAD OUT THE RAIN WATER SO THAT IT ENTERS THE LANDSCAPED AREAS AS SHEET FLOW.
3. THE DEVELOPER SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED BECAUSE OF DEVELOPER'S OPERATIONS. IMPROVEMENT SUCH AS, BUT NOT LIMITED TO: CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, SIGNS, PAVEMENTS, RAISED PAVEMENT MARKERS, THERMOPLASTIC PAVEMENT MARKINGS, ETC.

SECTION A

NTS

EARTHWORK QUANTITIES:

QUANTITIES (CUBIC YARDS)

CUT:	279 CY	
FILL:	304 CY	(INCLUDES 15% SHRINKAGE)
EXPORT:	0 CY	
IMPORT:	25 CY	

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

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PROJECT DATA

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NO.	DATE	ISSUES AND REVISIONS	BY/CHECK

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-16
CIVIL
STATE OF CALIFORNIA

SCALE
1"=20'
REF. NORTH

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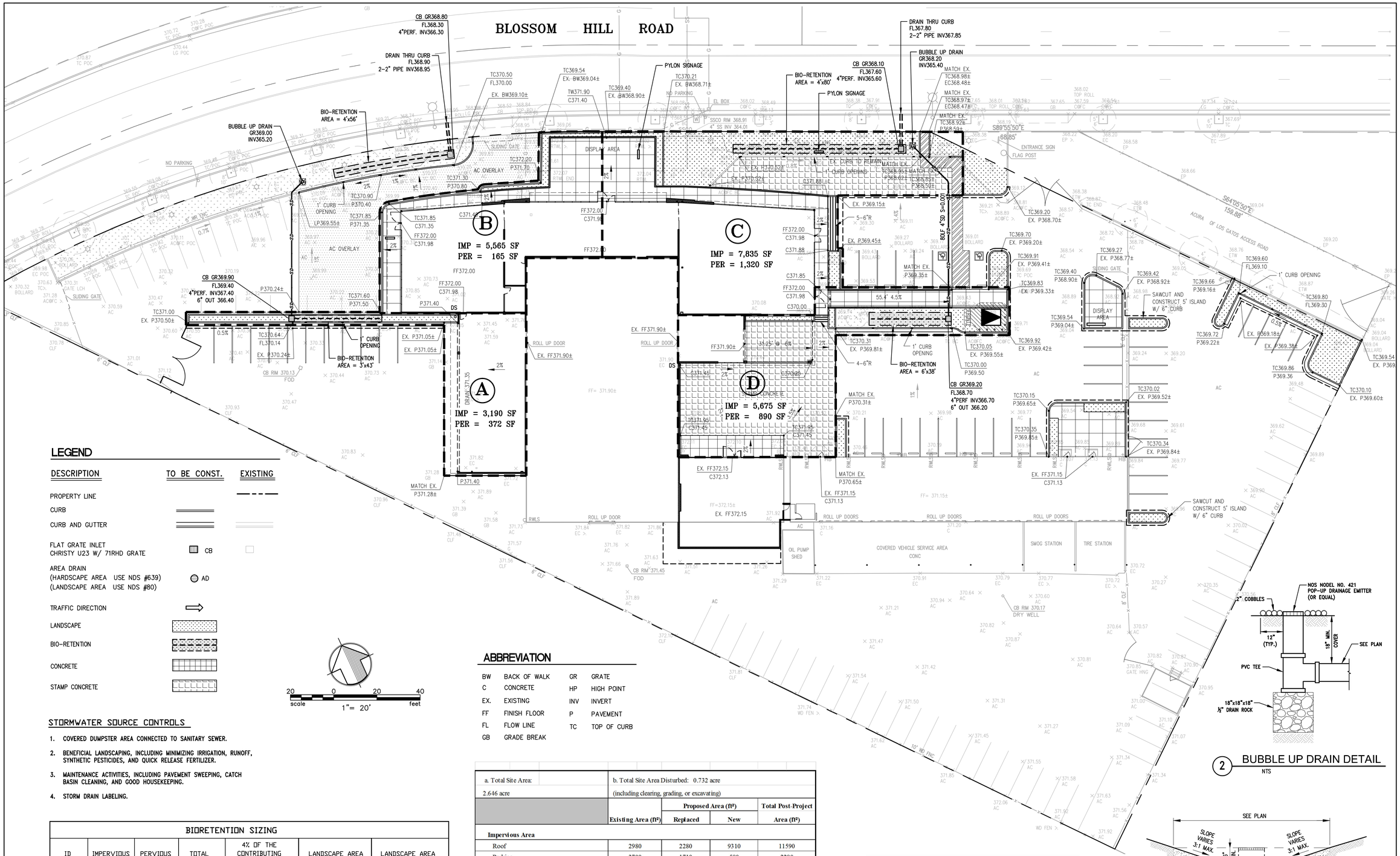
SHEET C2

SHEET DESCRIPTION
GRADING AND DRAINAGE PLAN



LEGEND

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE		
CURB		
CURB AND GUTTER		
FLAT GRATE INLET CHRISTY U23 W/ 71RHD GRATE	CB	
AREA DRAIN (HARDSCAPE AREA USE NDS #639) (LANDSCAPE AREA USE NDS #80)	AD	
TRAFFIC DIRECTION		
LANDSCAPE		
BIO-RETENTION		
CONCRETE		
STAMP CONCRETE		

ABBREVIATION

BW	BACK OF WALK	GR	GRATE
C	CONCRETE	HP	HIGH POINT
EX.	EXISTING	INV	INVERT
FF	FINISH FLOOR	P	PAVEMENT
FL	FLOW LINE	TC	TOP OF CURB
GB	GRADE BREAK		

STORMWATER SOURCE CONTROLS

1. COVERED DUMPSTER AREA CONNECTED TO SANITARY SEWER.
2. BENEFICIAL LANDSCAPING, INCLUDING MINIMIZING IRRIGATION, RUNOFF, SYNTHETIC PESTICIDES, AND QUICK RELEASE FERTILIZER.
3. MAINTENANCE ACTIVITIES, INCLUDING PAVEMENT SWEEPING, CATCH BASIN CLEANING, AND GOOD HOUSEKEEPING.
4. STORM DRAIN LABELING.

BIORETENTION SIZING

ID AREA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	4% OF THE CONTRIBUTING IMPERVIOUS AREA	LANDSCAPE AREA REQUIRED (SF)	LANDSCAPE AREA PROVIDED (SF)
A	3,190	372	3,562	4	128	3'x43' = 129
B	5,565	165	5,730	4	223	4'x56' = 224
C	7,835	2,100	9,935	4	314	4'x80' = 320
D	5,675	890	6,565	4	227	6'x38' = 228
TOTAL AREA	20,350	2,207	22,557	4	815	821

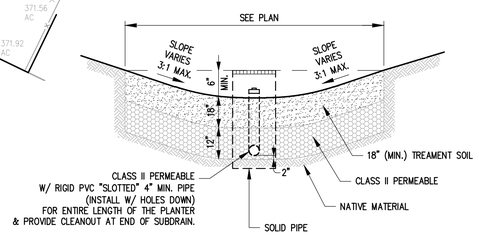
a. Total Site Area: 2.646 acre	b. Total Site Area Disturbed: 0.732 acre (including clearing, grading, or excavating)			
		Proposed Area (ft²)		Total Post-Project
	Existing Area (ft²)	Replaced	New	Area (ft²)
Impervious Area				
Roof	2980	2280	9310	11590
Parking	3700	1710	580	2290
Sidewalks and Streets	15810	12730	0	10940
c. Total Impervious Area	22490	16720	9890	24820
d. Total new and replaced impervious area		26610		
Pervious Area				
Landscaping	1600	2710	2550	5260
Permeable Pavers	0	0	0	0
Other (e.g. Green Roof)	0	0	0	0
e. Total Pervious Area	1600	0	2550	5260
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% =	74%			

SOIL CONSIDERATIONS:

THE CONTRACTOR MUST PROVIDE A SOIL CERTIFICATE OF COMPLIANCE TO VERIFY THAT THE SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES MEETS BASMAA SOIL SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF THE CLEAN WATER PROGRAM'S C.3 STORMWATER TECHNICAL GUIDANCE MANUAL.

BIORETENTION SOIL SHALL ACHIEVE A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR. BIORETENTION SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH.

BIORETENTION SOIL SHALL BE A MIXTURE OF FINE SAND, AND COMPOST, MEASURED ON A VOLUME BASIS:
60%-70% SAND
30%-40% COMPOST



1 BIO-RETENTION DETAIL
NTS

2 BUBBLE UP DRAIN DETAIL
NTS

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PROJECT DATA

LOS GATOS LUXURY CARS

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LOS GATOS, CA 95032
APN# 529-016-041

NO.	DATE	ISSUES AND REVISIONS	BY/CHECK

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-16
CIVIL
STATE OF CALIFORNIA

SCALE 1"=20'
REF. NORTH

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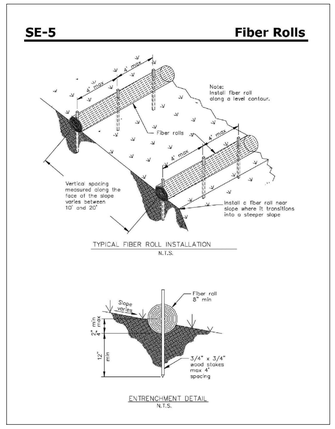
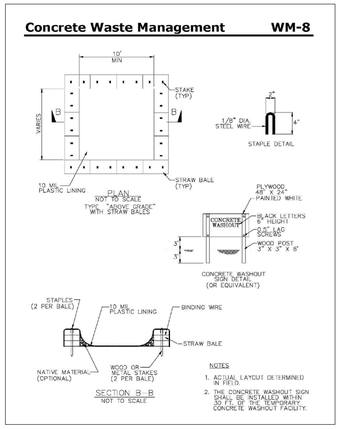
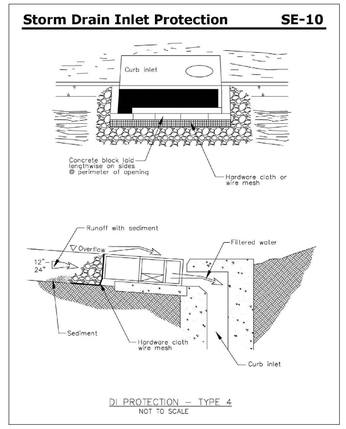
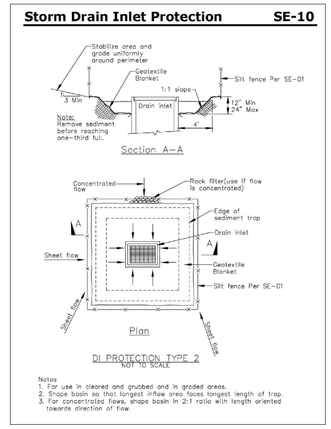
SHEET C3

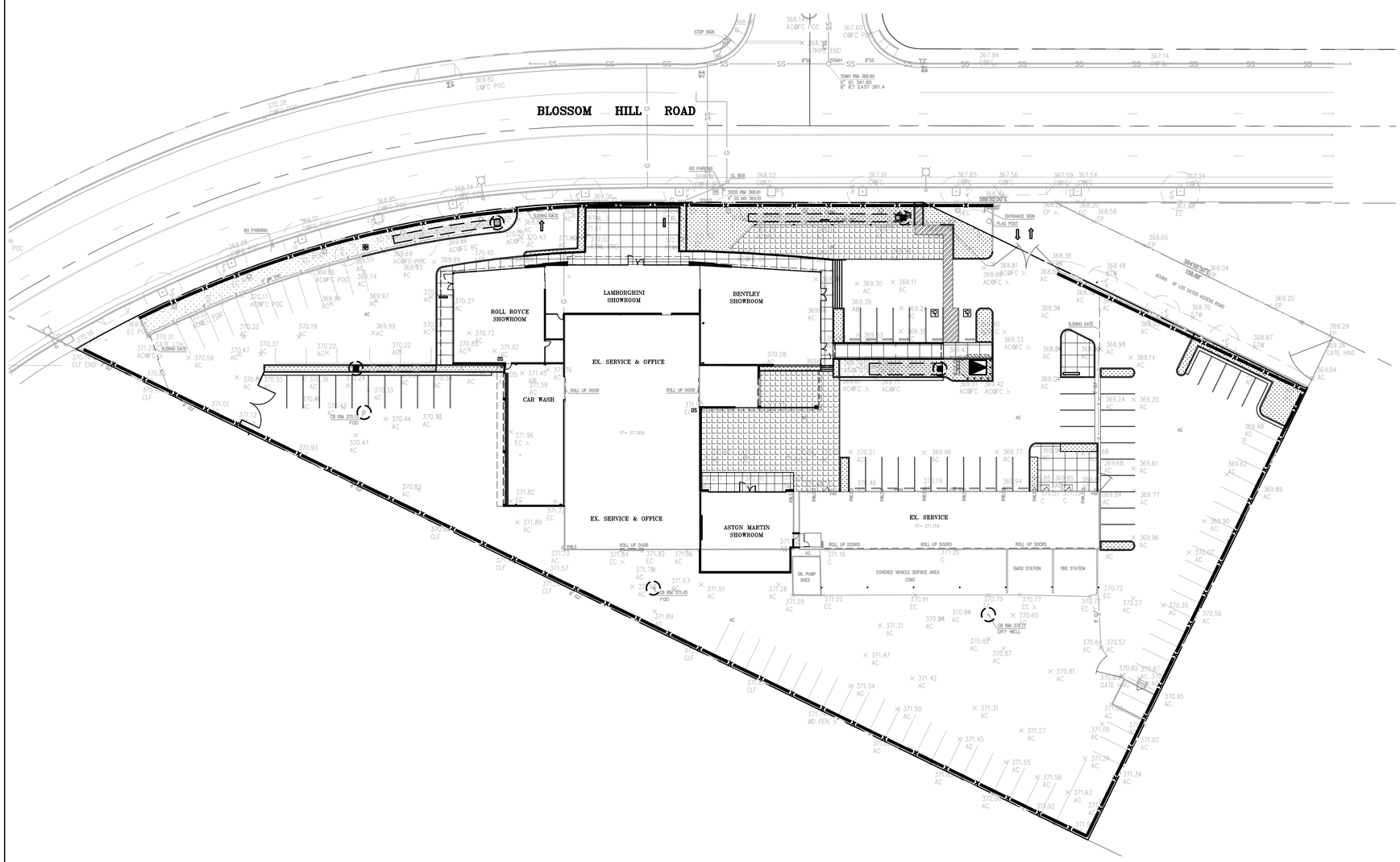
SHEET DESCRIPTION
STORMWATER CONTROL PLAN

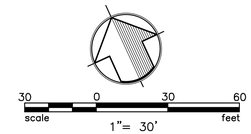












EROSION CONTROL LEGEND

- SEDIMENT ROLL DROP INLET SEDIMENT BARRIER
- CURB INLET SEDIMENT BARRIER
- SEDIMENT BARRIER ROLL
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR/OWNER: IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER: UNDERWOOD & ROSENBLUM, INC., DAVID B. VOORHIES, 1630 OAKLAND ROAD, SUITE A114, SAN JOSE CA 95131, (408) 453–1222 EXT. 24.
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 1ST AND APRIL 30TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
5. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
6. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
7. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO SEPTEMBER 15 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON–RAINY SEASON BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED TO: STABILIZED CONSTRUCTION ENTRANCE, TIRE WAS AREA AND INLET PROTECTION.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 9/23, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE–STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

I. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
F. RILLS AND GULLIES MUST BE REPAIRED.

2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SANDBAG.

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PROJECT DATA

LOS GATOS LUXURY CARS

620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN# 529–016–041

NO.	DATE	ISSUES AND REVISIONS	BY/CHECK

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–16
CIVIL
STATE OF CALIFORNIA

SCALE
1"=30'
REF. NORTH

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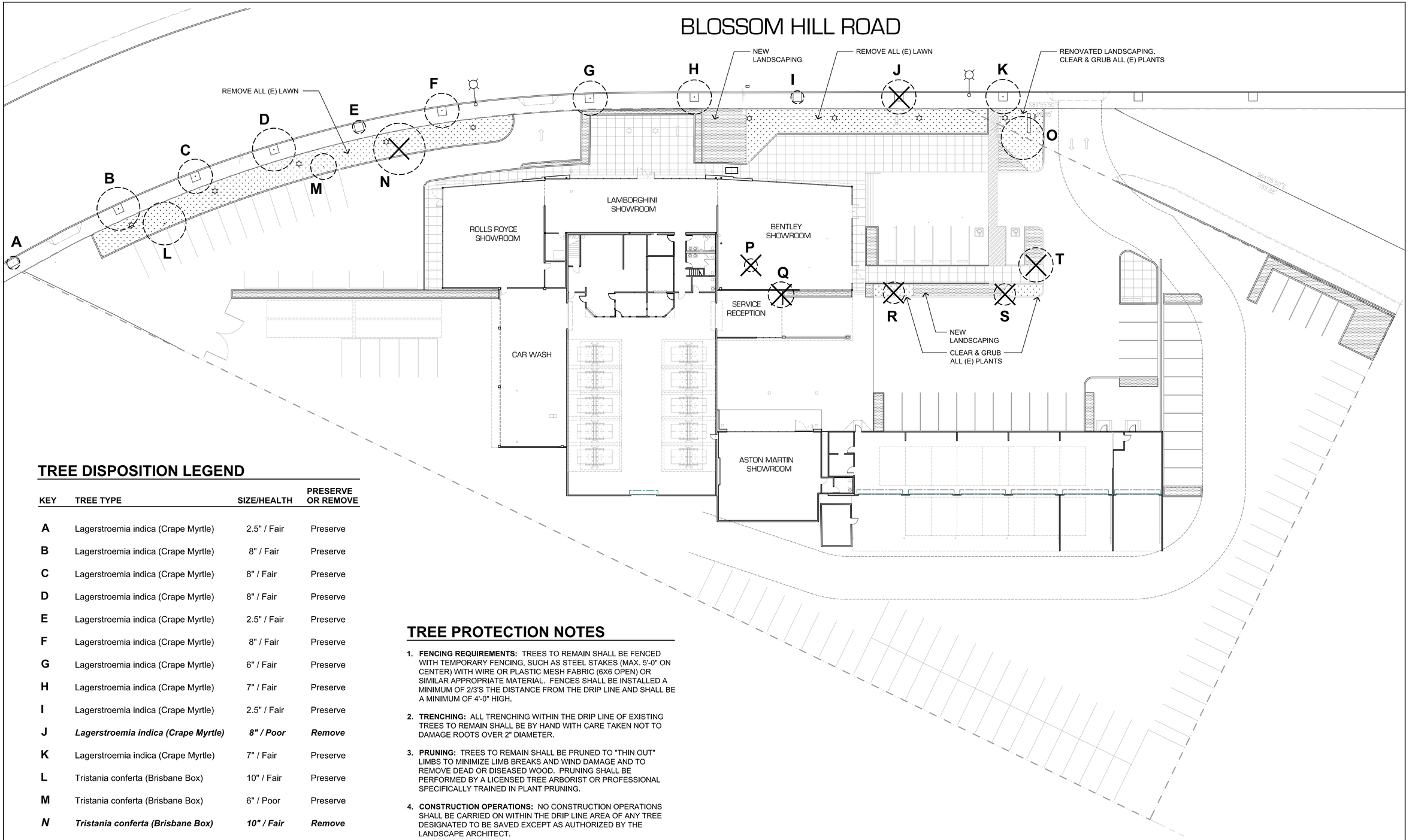
SHEET
C4

SHEET DESCRIPTION
EROSION CONTROL PLAN



TREE DISPOSITION LEGEND

KEY	TREE TYPE	SIZE/HEALTH	PRESERVE OR REMOVE
A	Lagerstroemia indica (Crape Myrtle)	2.5" / Fair	Preserve
B	Lagerstroemia indica (Crape Myrtle)	8" / Fair	Preserve
C	Lagerstroemia indica (Crape Myrtle)	8" / Fair	Preserve
D	Lagerstroemia indica (Crape Myrtle)	8" / Fair	Preserve
E	Lagerstroemia indica (Crape Myrtle)	2.5" / Fair	Preserve
F	Lagerstroemia indica (Crape Myrtle)	8" / Fair	Preserve
G	Lagerstroemia indica (Crape Myrtle)	6" / Fair	Preserve
H	Lagerstroemia indica (Crape Myrtle)	7" / Fair	Preserve
I	Lagerstroemia indica (Crape Myrtle)	2.5" / Fair	Preserve
J	***Lagerstroemia indica (Crape Myrtle)***	***8" / Poor***	***Remove***
K	Lagerstroemia indica (Crape Myrtle)	7" / Fair	Preserve
L	Tristania conferta (Brisbane Box)	10" / Fair	Preserve
M	Tristania conferta (Brisbane Box)	6" / Poor	Preserve
N	***Tristania conferta (Brisbane Box)***	***10" / Fair***	***Remove***
O	Geijera parvifolia (Australian Willow)	8" / Fair	Preserve
P	***Geijera parvifolia (Australian Willow)***	***2.5" / Poor***	***Remove***
Q	***Geijera parvifolia (Australian Willow)***	***8" / Poor***	***Remove***
R	***Geijera parvifolia (Australian Willow)***	***6" / Poor***	***Remove***
S	***Geijera parvifolia (Australian Willow)***	***6" / Poor***	***Remove***
T	***Geijera parvifolia (Australian Willow)***	***8" / Poor***	***Remove***

TREE PROTECTION NOTES

1. **FENCING REQUIREMENTS:** TREES TO REMAIN SHALL BE FENCED WITH TEMPORARY FENCING, SUCH AS STEEL STAKES (MAX. 5'-0" ON CENTER) WITH WIRE OR PLASTIC MESH FABRIC (6X6 OPEN) OR SIMILAR APPROPRIATE MATERIAL. FENCES SHALL BE INSTALLED A MINIMUM OF 2/3'S THE DISTANCE FROM THE DRIP LINE AND SHALL BE A MINIMUM OF 4'-0" HIGH.
2. **TRENCHING:** ALL TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES TO REMAIN SHALL BE BY HAND WITH CARE TAKEN NOT TO DAMAGE ROOTS OVER 2" DIAMETER.
3. **PRUNING:** TREES TO REMAIN SHALL BE PRUNED TO "THIN OUT" LIMBS TO MINIMIZE LIMB BREAKS AND WIND DAMAGE AND TO REMOVE DEAD OR DISEASED WOOD. PRUNING SHALL BE PERFORMED BY A LICENSED TREE ARBORIST OR PROFESSIONAL SPECIFICALLY TRAINED IN PLANT PRUNING.
4. **CONSTRUCTION OPERATIONS:** NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
5. **GRADING OPERATIONS:** TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. **STORAGE:** THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS OR CHEMICAL SOLVENTS SHALL BE STORED OR DISPOSED OF AROUND OR UNDER TREES.
7. **TREE DAMAGE:** ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED AND LICENSED ARBORIST OR TREE SURGEON.

LANDSCAPE SUMMARY

NEW LANDSCAPING:	2,785 S.F.
RENOVATED LANDSCAPING:	4,730 S.F.
TOTAL:	7,515 S.F.
TREES REMOVED:	7 TOTAL
NEW TREES:	3 TOTAL

0' 10' 20' 40' 80'

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PROJECT DATA

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620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN# 529-016-041

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
	03.14.14		

LICENSED LANDSCAPE ARCHITECT
JOHN CAHALAN NO. 2894
STATE OF CALIFORNIA
Signature
3/20/15
Renewal Date
3/14/14
Date

SCALE
1" = 20'-0"
REF. NORTH

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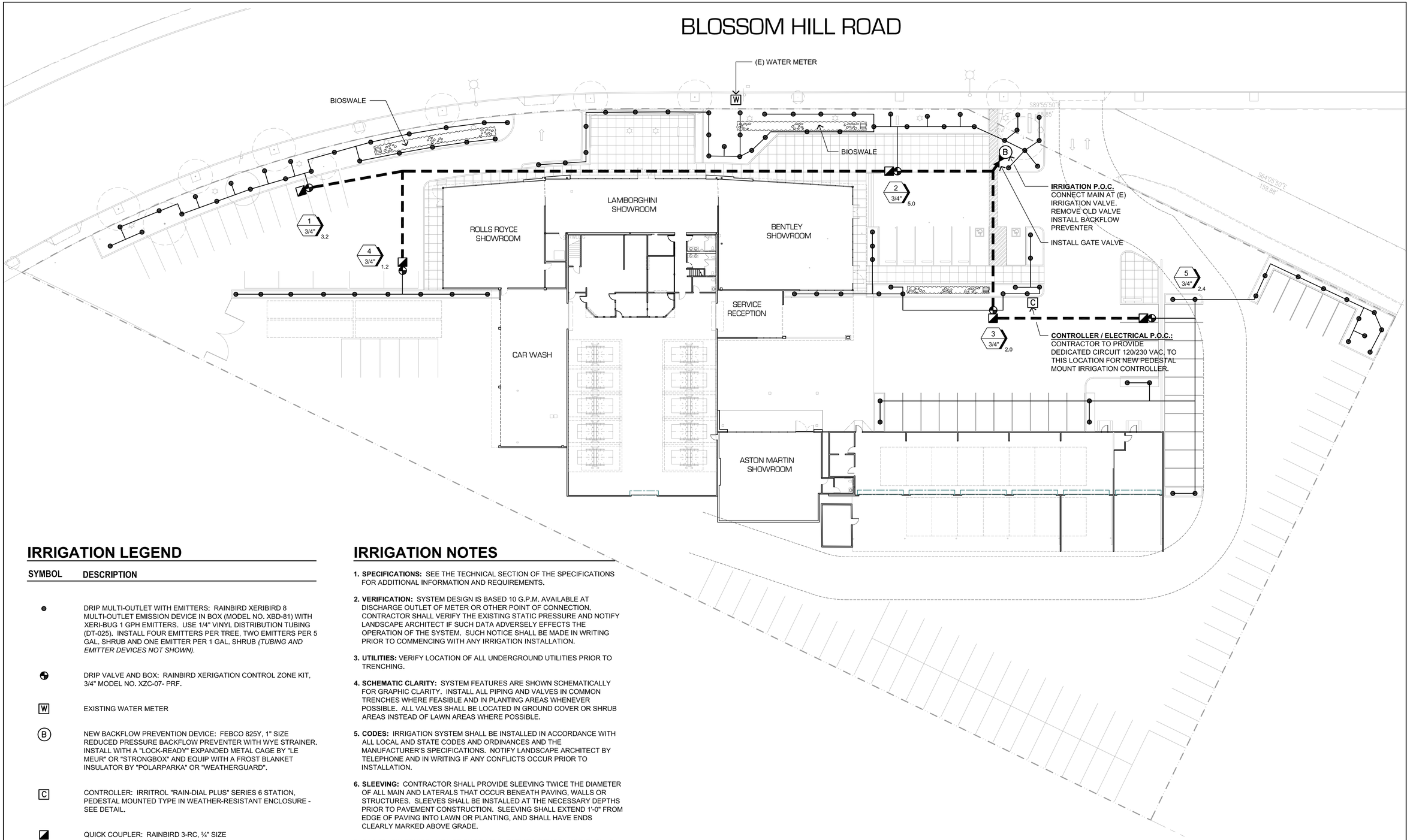
SHEET
L.101

SHEET DESCRIPTION
TREE DISPOSITION PLAN

BLOSSOM HILL ROAD



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
●	DRIP MULTI-OUTLET WITH EMITTERS: RAINBIRD XERIBIRD 8 MULTI-OUTLET EMISSION DEVICE IN BOX (MODEL NO. XBD-81) WITH XERI-BUG 1 GPH EMITTERS. USE 1/4" VINYL DISTRIBUTION TUBING (DT-025). INSTALL FOUR EMITTERS PER TREE, TWO EMITTERS PER 5 GAL. SHRUB AND ONE EMITTER PER 1 GAL. SHRUB *(TUBING AND EMITTER DEVICES NOT SHOWN).*
	DRIP VALVE AND BOX: RAINBIRD XERIGATION CONTROL ZONE KIT, 3/4" MODEL NO. XZC-07- PRF.
W	EXISTING WATER METER
B	NEW BACKFLOW PREVENTION DEVICE: FEBCO 825Y, 1" SIZE REDUCED PRESSURE BACKFLOW PREVENTER WITH WYE STRAINER. INSTALL WITH A "LOCK-READY" EXPANDED METAL CAGE BY "LE MEUR" OR "STRONGBOX" AND EQUIP WITH A FROST BLANKET INSULATOR BY "POLARPARKA" OR "WEATHERGUARD".
C	CONTROLLER: IRRITROL "RAIN-DIAL PLUS" SERIES 6 STATION, PEDESTAL MOUNTED TYPE IN WEATHER-RESISTANT ENCLOSURE - SEE DETAIL.
◪	QUICK COUPLER: RAINBIRD 3-RC, ¾" SIZE
⋈	GATE VALVE: KENNEDY, LINE SIZE, INSTALL IN ROUND CARSON BOX WITH BOLT DOWN LID
— — —	MAIN: SCHEDULE 40 PVC, SIZE PER PLAN, 18" MINIMUM COVER
———	LATERAL LINE: SCHEDULE 40 PVC, SIZE PER PLAN, 18" MIN. COVER.

1" — VALVE #
3/4" — VALVE SIZE
3.2 — APPROXIMATE GPM THRU VALVE

IRRIGATION NOTES

1. **SPECIFICATIONS:** SEE THE TECHNICAL SECTION OF THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. **VERIFICATION:** SYSTEM DESIGN IS BASED 10 G.P.M. AVAILABLE AT DISCHARGE OUTLET OF METER OR OTHER POINT OF CONNECTION. CONTRACTOR SHALL VERIFY THE EXISTING STATIC PRESSURE AND NOTIFY LANDSCAPE ARCHITECT IF SUCH DATA ADVERSELY EFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING PRIOR TO COMMENCING WITH ANY IRRIGATION INSTALLATION.
3. **UTILITIES:** VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO TRENCHING.
4. **SCHEMATIC CLARITY:** SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND IN PLANTING AREAS WHENEVER POSSIBLE. ALL VALVES SHALL BE LOCATED IN GROUND COVER OR SHRUB AREAS INSTEAD OF LAWN AREAS WHERE POSSIBLE.
5. **CODES:** IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES AND THE MANUFACTURER'S SPECIFICATIONS. NOTIFY LANDSCAPE ARCHITECT BY TELEPHONE AND IN WRITING IF ANY CONFLICTS OCCUR PRIOR TO INSTALLATION.
6. **SLEEVING:** CONTRACTOR SHALL PROVIDE SLEEVING TWICE THE DIAMETER OF ALL MAIN AND LATERALS THAT OCCUR BENEATH PAVING, WALLS OR STRUCTURES. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 1'-0" FROM EDGE OF PAVING INTO LAWN OR PLANTING, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE.
7. **BACKFLOW DEVICE:** UTILIZE EXISTING BACKFLOW DEVICE. VERIFY THAT EXISTING BACKFLOW WILL PROVIDE PROTECTION OF ANY EXISTING POTABLE/DOMESTIC SERVICE FROM NEW SYSTEM.
8. **QUICK COUPLER VALVES:** SEE LEGEND AND DETAILS FOR TYPE.
9. **CONTROLLER:** INSTALL CONTROLLER 4'-0" ABOVE GRADE OF FLOOR (WHERE APPLICABLE) AND FASTEN SECURELY TO WALL OR CONTROLLER ENCLOSURE. ALL ABOVE GRADE CONDUIT SHALL BE EITHER 240V OR 110V RIGID STEEL, SECURELY FASTENED TO STRUCTURE, WALL OR ENCLOSURE.

0' 10' 20' 40' 80'

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PROJECT DATA

LOS GATOS LUXURY CARS

620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN# 529-016-041

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
	03.14.14		

LICENSED LANDSCAPE ARCHITECT
JOHN CAHALAN NO. 2694
STATE OF CALIFORNIA
3/20/15
Renewal Date
3/14/14
Date

SCALE
1" = 20'-0"
REF: NORTH

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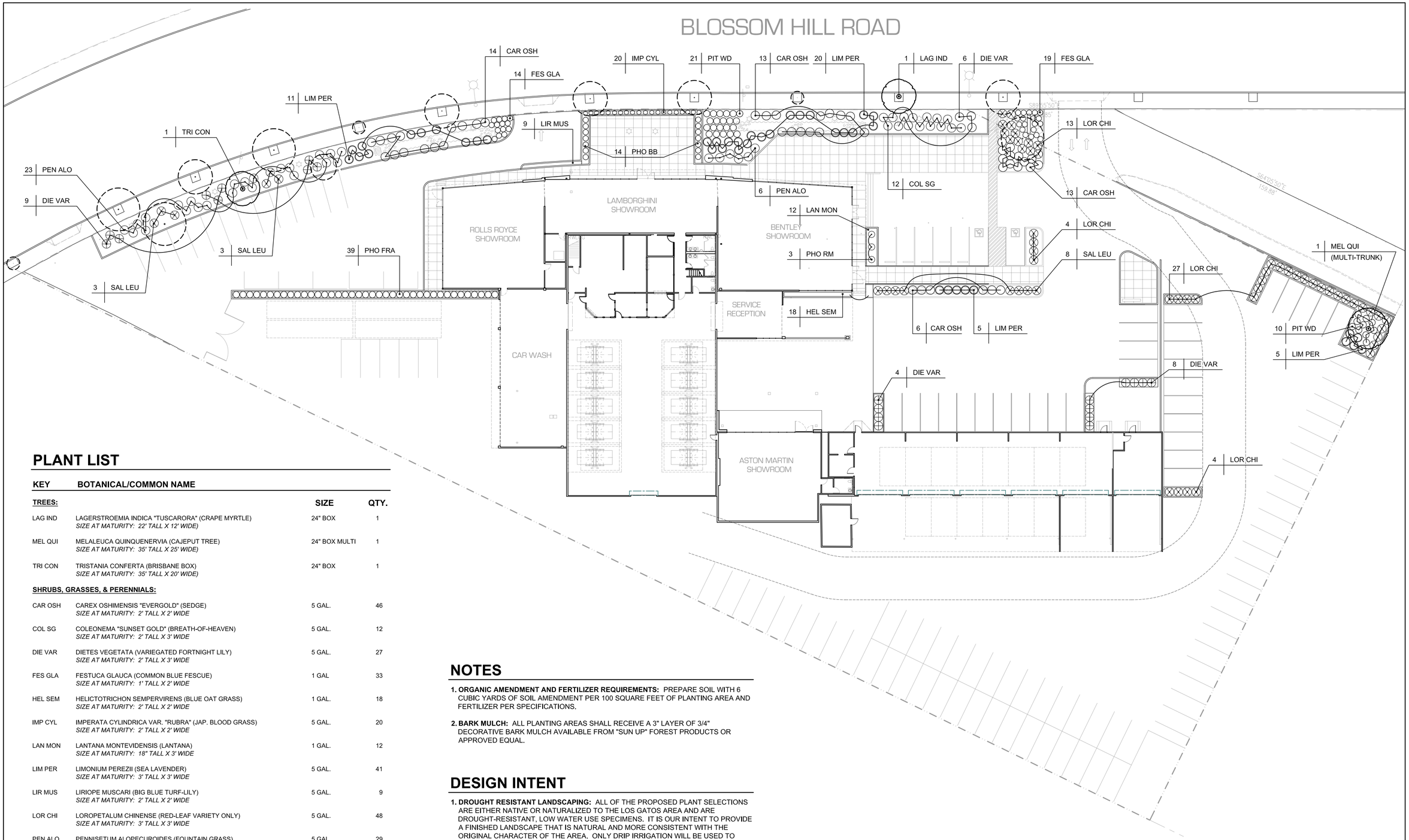
SHEET
L.201

SHEET DESCRIPTION
IRRIGATION PLAN



PLANT LIST

KEY	BOTANICAL/COMMON NAME	SIZE	QTY.
TREES:			
LAG IND	LAGERSTROEMIA INDICA "TUSCARORA" (CRAPE MYRTLE) *SIZE AT MATURITY: 22' TALL X 12' WIDE)*	24" BOX	1
MEL QUI	MELALEUCA QUINQUENERVIA (CAJEPUT TREE) *SIZE AT MATURITY: 35' TALL X 25' WIDE)*	24" BOX MULTI	1
TRI CON	TRISTANIA CONFERTA (BRISBANE BOX) *SIZE AT MATURITY: 35' TALL X 20' WIDE)*	24" BOX	1
SHRUBS, GRASSES, & PERENNIALS:			
CAR OSH	CAREX OSHIMENSIS "EVERGOLD" (SEDGE) *SIZE AT MATURITY: 2' TALL X 2' WIDE*	5 GAL.	46
COL SG	COLEONEMA "SUNSET GOLD" (BREATH-OF-HEAVEN) *SIZE AT MATURITY: 2' TALL X 3' WIDE*	5 GAL.	12
DIE VAR	DIETES VEGETATA (VARIEGATED FORTNIGHT LILY) *SIZE AT MATURITY: 2' TALL X 3' WIDE*	5 GAL.	27
FES GLA	FESTUCA GLAUCA (COMMON BLUE FESCUE) *SIZE AT MATURITY: 1' TALL X 2' WIDE*	1 GAL	33
HEL SEM	HELICTOTRICHON SEMPERVIRENS (BLUE OAT GRASS) *SIZE AT MATURITY: 2' TALL X 2' WIDE*	1 GAL.	18
IMP CYL	IMPERATA CYLINDRICA VAR. "RUBRA" (JAP. BLOOD GRASS) *SIZE AT MATURITY: 2' TALL X 2' WIDE*	5 GAL.	20
LAN MON	LANTANA MONTEVIDENSIS (LANTANA) *SIZE AT MATURITY: 18" TALL X 3' WIDE*	1 GAL.	12
LIM PER	LIMONIUM PEREZII (SEA LAVENDER) *SIZE AT MATURITY: 3' TALL X 3' WIDE*	5 GAL.	41
LIR MUS	LIRIOPE MUSCARI (BIG BLUE TURF-LILY) *SIZE AT MATURITY: 2' TALL X 2' WIDE*	5 GAL.	9
LOR CHI	LOROPETALUM CHINENSE (RED-LEAF VARIETY ONLY) *SIZE AT MATURITY: 3' TALL X 3' WIDE*	5 GAL.	48
PEN ALO	PENNISETUM ALOPECUROIDES (FOUNTAIN GRASS) *SIZE AT MATURITY: 3' TALL X 3' WIDE)*	5 GAL.	29
PHO BB	PHORMUIM HYBRID 'BRONZE BABY' (FLAX) *SIZE AT MATURITY: 2' TALL X 3' WIDE*	5 GAL.	14
PHO RM	PHORMUIM HYBRID 'RAINBOW MAIDEN' (FLAX) *SIZE AT MATURITY: 3' TALL X 3' WIDE*	5 GAL.	3
PHO FRA	PHOTINIA FRASERI (PHOTINIA) *SIZE AT MATURITY: 8' TALL X 4' WIDE*	5 GAL.	39
PIT WD	PITTOSPORUM "WHEELER'S DWARF" (PITTOSPORUM) *SIZE AT MATURITY: 18" TALL X 3' WIDE*	5 GAL.	31
SAL LEU	SALVIA LEUCANTHA (PURPLE SAGE) *SIZE AT MATURITY: 3' TALL X 4' WIDE*	5 GAL.	14

NOTES

1. **ORGANIC AMENDMENT AND FERTILIZER REQUIREMENTS:** PREPARE SOIL WITH 6 CUBIC YARDS OF SOIL AMENDMENT PER 100 SQUARE FEET OF PLANTING AREA AND FERTILIZER PER SPECIFICATIONS.

2. **BARK MULCH:** ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF 3/4" DECORATIVE BARK MULCH AVAILABLE FROM "SUN UP" FOREST PRODUCTS OR APPROVED EQUAL.

DESIGN INTENT

1. **DROUGHT RESISTANT LANDSCAPING:** ALL OF THE PROPOSED PLANT SELECTIONS ARE EITHER NATIVE OR NATURALIZED TO THE LOS GATOS AREA AND ARE DROUGHT-RESISTANT, LOW WATER USE SPECIMENS. IT IS OUR INTENT TO PROVIDE A FINISHED LANDSCAPE THAT IS NATURAL AND MORE CONSISTENT WITH THE ORIGINAL CHARACTER OF THE AREA. ONLY DRIP IRRIGATION WILL BE USED TO MINIMIZE WATER USE AND EVENTUALLY AFTER THE LANDSCAPING IS ESTABLISHED, THE IRRIGATION WATER USE WILL BE FURTHER REDUCED OR ELIMINATED.

2. **EDUCATIONAL SIGNAGE:** OUR PROPOSAL INCLUDES THE POSSIBILITY OF INSTALLING TWO SMALL DECORATIVE SIGNS FACING THE SIDEWALK ALONG BLOSSOM HILL BLVD., ONE AT EITHER END. THESE SIGNS WOULD EXPLAIN THE DESIGN INTENT OF THE PROJECT AND THE BENEFITS OF USING NATIVE AND NATURALIZED PLANT SPECIES THAT WILL THRIVE IN THE LOS GATOS MICRO-CLIMATE AND MINIMIZE WATER USE TO HELP US PRESERVE ONE OF OUR MOST VALUABLE NATURAL RESOURCES.

3. **MIX OF PLANT SPECIES:** PLANT SPECIES FOR TREES, SHRUBS AND GROUND COVER HAVE BEEN SELECTED, IN ADDITION TO THEIR DROUGHT-RESISTANT NATURE, TO PROVIDE A VARIETY OF FLOWERING COLOR AND LEAF COLOR AND TEXTURE THROUGHOUT THE YEAR.

0' 10' 20' 40' 80'

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PROJECT DATA

LOS GATOS LUXURY CARS

620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN# 529-016-041

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
	03.14.14		

LICENSED LANDSCAPE ARCHITECT
JOHN CAHALAN NO. 2694
STATE OF CALIFORNIA
3/20/15
3/14/14
3/20/14

SCALE
1" = 20'-0"
REF: NORTH

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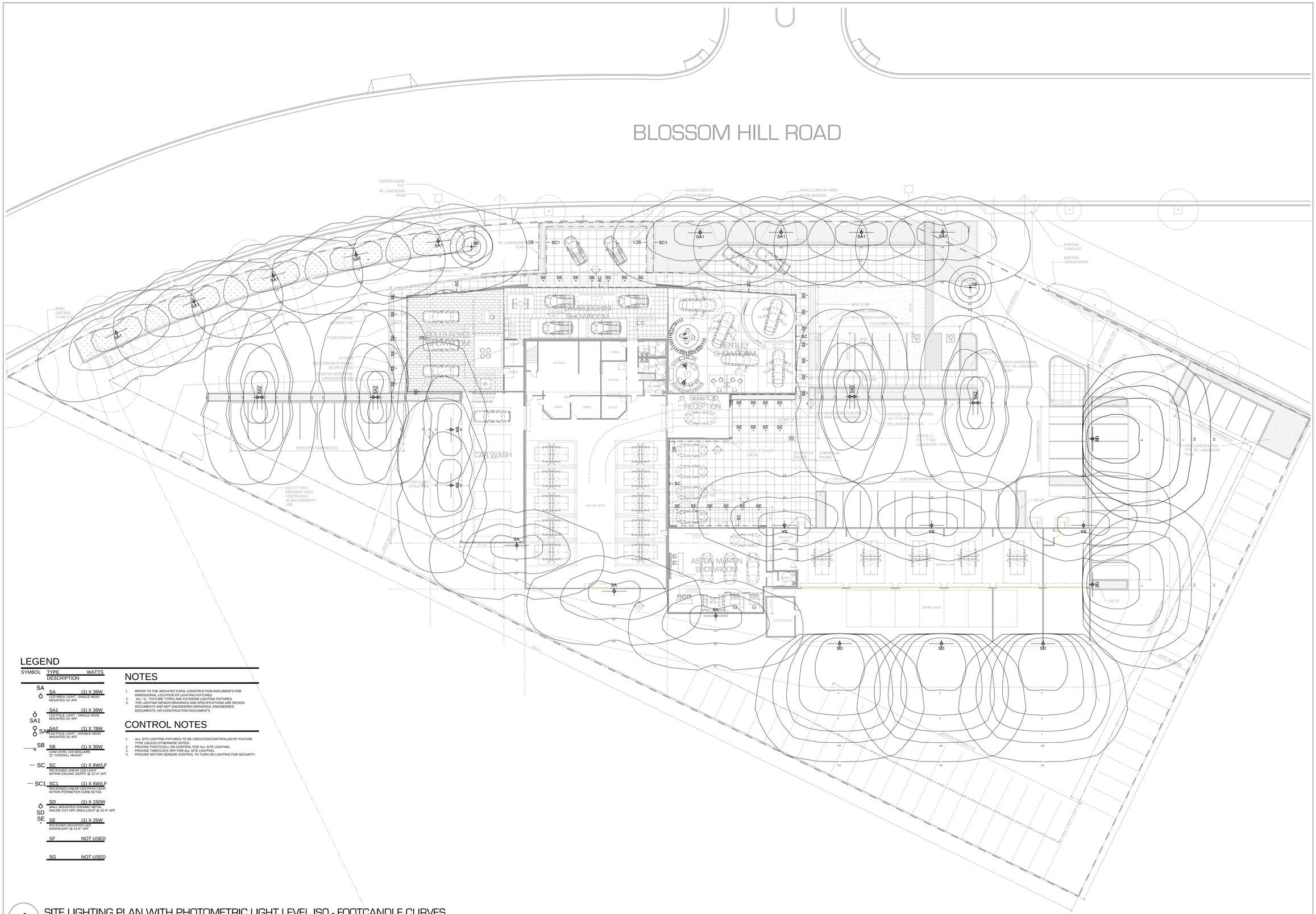
SHEET
L.301

SHEET DESCRIPTION
PLANTING PLAN



LEGEND

SYMBOL	TYPE DESCRIPTION	WATTS
SA	SA LED AREA LIGHT - SINGLE HEAD MOUNTED 15' AFF	(1) X 39W
SA1	SA1 LED POLE LIGHT - SINGLE HEAD MOUNTED 20' AFF	(1) X 39W
SA2	SA2 LED POLE LIGHT - DOUBLE HEAD MOUNTED 20' AFF	(1) X 78W
SB	SB LOW LEVEL LED BOLLARD 31" OVERALL HEIGHT	(1) X 30W
SC	SC RECESSED LINEAR LED LIGHT WITHIN CEILING SOFFIT @ 12'-0" AFF	(1) X 6W/LF
SC1	SC1 RECESSED LINEAR LED PATH LIGHT WITHIN PERIMETER CURB DETAIL	(1) X 6W/LF
SD	SD WALL MOUNTED CERAMIC METAL HALIDE CUT OFF AREA LIGHT @ 15'-0" AFF	(1) X 150W
SE	SE RECESSED MOUNTED LED DOWNLIGHT @ 12'-0" AFF	(1) X 25W
SF		NOT USED
SG		NOT USED

NOTES

1. REFER TO THE ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR DIMENSIONAL LOCATION OF LIGHTING FIXTURES.
2. ALL "S.." FIXTURE TYPES ARE EXTERIOR LIGHTING FIXTURES.
3. THE LIGHTING DESIGN DRAWINGS AND SPECIFICATIONS ARE DESIGN DOCUMENTS AND NOT ENGINEERED DRAWINGS, ENGINEERED DOCUMENTS, OR CONSTRUCTION DOCUMENTS.

CONTROL NOTES

1. ALL SITE LIGHTING FIXTURES TO BE CIRCUITED/CONTROLLED BY FIXTURE TYPE UNLESS OTHERWISE NOTED.
2. PROVIDE PHOTOCELL ON CONTROL FOR ALL SITE LIGHTING.
3. PROVIDE TIMECLOCK OFF FOR ALL SITE LIGHTING.
4. PROVIDE MOTION SENSOR CONTROL TO TURN ON LIGHTING FOR SECURITY.

1 SITE LIGHTING PLAN WITH PHOTOMETRIC LIGHT LEVEL ISO - FOOTCANDLE CURVES

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LOS GATOS, CA 95032
APN# 529-16-041

NO.	DATE	ISSUES AND REVISIONS	BY/ CHECK
	12.19.13	ARB SUBMITTAL	KK
	03.14.14	ARB SUBMITTAL- REVISED	KK

SCALE
1" = 20'-0"
REF. NORTH

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SHEET
AL1.0

SHEET DESCRIPTION
SITE LIGHTING
PHOTOMETRIC PLAN
AND LEGEND

Pole top luminaires with asymmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Die-cast aluminum housing and slip fitter. Slip fits 3° O.D. pole top, secures to pole with six stainless steel set screws. Die-cast aluminum knuckle allows for 0° or 15° tilt adjustment from horizontal. All aluminum used in the construction is marine grade and copper free.

Enclosure: Faceplate is constructed of die-cast aluminum and is hinged for easy maintenance. The faceplate is secured to the housing with captive stainless steel fasteners. Tempered clear glass, 1/4" thick. Reflector of pure anodized aluminum. Fully shielded to comply with LEED zones 1 and higher. Fully gasketed with a molded silicone gasket.

Electrical: 39W LED luminaire, 41 total system watts, -30° C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

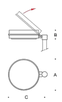
Finish: These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations. Protection class: IP66.

Weight: 18.2 lbs.

EPA: .53 ft²

Luminaire Lumens: 1989
Tested in accordance with LM-79-08



Single pole-top luminaires

	Lamp	LEED	A	B	C
9002 LED	39W LED	LZ-1	16½	4	20

Type - II distribution
Recommended for use with 14' to 20' poles.

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1 FIXTURE TYPE SA, SA1, & SA2

Bollards for indirect light directed downwards

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Post construction: One piece aluminum body with a one piece die-cast aluminum top housing and a base internally welded into an assembly. All aluminum used in the construction is marine grade and copper free.

Lamp enclosure: One piece die-cast aluminum top housing, secured by two captive stainless steel screws threaded into stainless steel inserts. Clear 1/4" thick borosilicate glass uses a molded silicone high temperature gasket on top and bottom of lens. Pure anodized aluminum top reflector provides indirect glare free surface illumination.

Electrical: 30 W LED luminaire, 31.5 total system watts, -30° C start temperature. Integral 120 V through 277 V electronic LED driver, 0-10V dimming. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to Kit F anchorage kit. Bollards are secured to the post with one (1) stainless steel set screw.

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations. Protection class: IP65.

Weight: 13.2 lbs.

Luminaire Lumens: 508
Tested in accordance with LM-79-08

	Lamp	A	B	C	Anchorage
7586 LED	30W LED	10¼	23½	5½	**Kit F**

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2 FIXTURE TYPE SB

AION LED

MODULAR MOUNTING SYSTEM
A-TRACK

SEAMLESS FIXTURE UP TO 30 FEET PER CIRCUIT (24V)

CUSTOM CRAFTED TO GIVEN DIMENSIONS

BEST IN CLASS DIFFUSION OPTIONS

HIGH QUALITY, HIGH OUTPUT

CABLE ARMOR OPTION

COMPATIBLE WITH PS TYPE: 4000, 4024, 8024, 7000-RGB, & 7024-RGB
LINEAR FIXTURE -NOT INCLUDED, SOLD SEPARATELY

(multiple pages) →

Warning: Installation should only be attempted by qualified and authorized personnel. Licensed electricians and trained technicians must wire all components in strict compliance with local building codes. Installer assumes all liability for safety and hazard mitigation. Aion LED is not liable for damages incurred by negligence, faulty wiring, poor design, overloading, or other. Authorized Aion LED Installers are trained in installation methods, materials, and code-related protocol.

AION LED, LLC 2325 3RD ST #330 SAN FRANCISCO, CA 94107 TOLL FREE: (877) 345-AION [2466] FAX: (415) 285-1335 CustomerCare@AionLED.com

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3 FIXTURE TYPE SC & SC1

AION LED

LINEAR FIXTURE
8024 SERIES

Class 2 24V
High Output
High Quality Components
Interior/Exterior
Residential/Commercial
New Construction/Retrofit

Primary, task, accent, cabinet, cove, counter, soffit, bar, display, curved elevation, edge-lit glass, handrail, path, signage, art, ropelight/ neon/ fluorescent replacement

UL Approved Class 2
CEC TITLE 24 Listed

50,000 lamp hours

Custom Fabrication Per Inch

5 Year Standard Warranty*

(72) SMD LED/ft
Draw: 6.1W/ft
Voltage: 24 DC

TYPE:	**PS**	**WR**
	Indoor only IP62 Easy installation with adhesive backing	Wet location IP67 Cut, Connect, & Seal WR-MK Mounting kit included Requires silicone adhesive or WR-MT mounting tape sold separately
LxWxH:	15 ft x 0.55" x 0.10"	15 ft x 0.66" x 0.17"

8024-X-PS

8024-X-WR

ELECTRICIAN INSTALLED

Wall penetrations require electrical junction boxes per local code.
Long cable runs & in-wall wiring require proper cord gage and type, per local code.
To avoid voltage drop, multiple power feeds may be required.
LED Linear Fixture max length = 15 ft (per circuit/ homerun lead from LED Driver).
Per CLASS 2 requirements [NEC Article 725].

MAY REQUIRE LARGER GAGE CABLE TO EXTEND POWER FEEDS BEYOND 40 FEET.

ACCESSORIES [NOT INCLUDED -SOLD SEPARATELY]

COMPATIBLE WITH AION LED DRIVERS, A-TRACK MODULAR MOUNTING SYSTEM WITH DIFFUSER LENS & A-CORD IN-WALL APPROVED 18/2 POWER CABLE

WR TYPE INCLUDES WR-MK MOUNTING KIT WITH STRAPS & SCREWS.
SUPPLEMENT WITH AION LED WR-MT MOUNTING TAPE (INDOOR/ NON-POROUS)
OR CLEAR SILICONE ADHESIVE CAULKING (OUTDOOR -OR- POROUS)

WR-MK **WR-MT** **A-CORD** **BC-SERIES**

(multiple pages) →

*5 year warranty on Aion LED Linear Fixture parts only; against manufacturing defects. Must be purchased new, as a complete system, and installed per Aion LED guidelines by a licensed electrician.

Warning: Installation should only be attempted by qualified and authorized personnel. Licensed electricians and trained technicians must wire all components in strict compliance with local building codes. Installer assumes all liability for safety and hazard mitigation. Aion LED is not liable for damages incurred by negligence, faulty wiring, poor design, overloading, or other. Authorized Aion LED Installers are trained in installation methods, materials, and code-related protocol.

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4 FIXTURE TYPE SC & SC1

Wall luminaires · surface washers

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

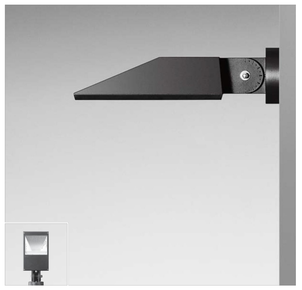
Housing: One piece die-cast aluminum with integral arm and canopy supplied with a universal mounting bracket for direct attachment to a 3½" or 4" octagonal wiring box. A die-cast aluminum round "rotation" plate allows the housing to be precisely leveled (or rotated) after installation.

Enclosure: Clear tempered glass with an anodized, aluminum reflector held by a die-cast aluminum door. Door is secured with captive, stainless steel fasteners threaded into stainless steel inserts. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

Electrical: Lampholders: G12, bi-pin porcelain with nickel plated copper contacts. Ballasts are electronic, 120V through 277V.

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

U.L. listed, suitable for wet locations. Protection class: IP 65.



	Lamp	Lumen	A	B	C
6877 MH	1 150 W T6 G12 MH	14 000	12⅝	4¾	22½

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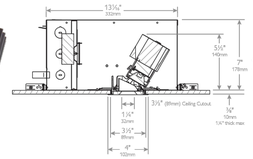
5 FIXTURE TYPE SD

Evolution LED 3"

Adjustable Pinhole Specifications



C3L085N
Calculite 3" LED Non-IC frame-in kit for new construction. (AIC also available)

Ordering guide

Evolution LED 3" complete fixture consists of Frame-in kit with Light engine and Trim kit.

Frame-in kit	Non-IC options	IC-Airseal options (Chicago Plenum)
C3L085N	**1ELV** 120V with ELV dimming **1Z10V** 120V with 0-10V dimming **2Z10V** 277V with 0-10V dimming **1LD** 120V with Lutron dimming **2LD** 277V with Lutron dimming	**1ELVAIC** 120V with ELV dimming **UZ10VAIC** Universal with 0-10V dimming **ULDAIC** Universal with Lutron dimming

Light engine	Engine	CCT	CRI	Reflector
C3L085AP	**01** MTG2 LED	**27K** 2700K **30K** 3000K	**8** 80 **9** 90	**FSP** Fresnel Spot **SP** Spot **NF** Narrow Flood **FL** Flood **WFL** Wide Flood

Trim kit	Finish	Flange (optional)
C3LAP	**WH** White **BK** Black **SA** Satin Aluminum	**F** Pinhole Flushmount (requires CA3FMR)

How to specify

Frame-in kit:	**C3L085N**	1Z10V
Light engine:	**C3L085AP**	0127K9FL
Trim kit:	**C3LAP**	BKF

Actual size

6 Philips Lightolier

6 FIXTURE TYPE SE

7 FIXTURE TYPE SF - NOT USED

8 FIXTURE TYPE SG - NOT USED

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ARCHITECT
PROTOInc
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SAN FRANCISCO, CA 94105
P(415) 992-6899

CIVIL ENGINEER
Underwood & Rosenblum, Inc.
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(408) 453-1222

PROJECT DATA

LOS GATOS LUXURY CARS

620 BLOSSOM HILL ROAD
LOS GATOS, CA 95032
APN# 529-16-041

NO.	DATE	ISSUES AND REVISIONS	BY / CHECK
	12.19.13	ARB SUBMITTAL	KK
	03.14.14	ARB SUBMITTAL - REVISED	KK

SCALE
1" = 20'-0"
REF: NORTH

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SHEET
AL1.1

SHEET DESCRIPTION
SITE LIGHTING
FIXTURES
AND CUTSHEETS