BLACK ROAD ESTATES

NEW SINGLE FAMILY HOME SUBDIVISION

PROJECT TEAM

OWNER — SILICON VALLEY PROPERTIES,LP
16400 LARK AVENUE
LOS GATOS, CA. 95032
ALI MOAYED
408.515-4699
alimoayed@msn.com

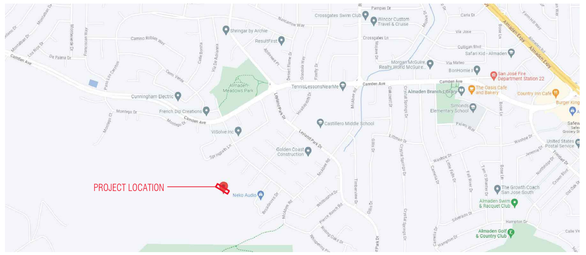
ARCHITECT — ANDERSON ARCHITECTS, INC.
120 W. CAMPBELL AVE, SUITE D
CAMPBELL, CA 95008
KURT B. ANDERSION, AIA
408.202.5462
kanderson@andarchinc.com

LANDSCAPE: — TANIGUCHI LANDSCAPE ARCHITECTURE
1013 SOUTH CLAREMONT ST, SUITE 1
SAN MATEO, CA 94401
(650) 638- 9985
(650) 638- 9986
dennis@dtlandarch.com

CIVIL ENGINEER: — WOOD RODGERS, INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CA 94588
(925) 398- 7915
calvernaz@woodrodgers.com

TS CIVIL ENGINEER, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
408.316.2696
terry@tscivil.com

SITE LIGHTING: — ROBISON ENGINEERING, INC.
19401 40TH AVE W. SUITE 302
LYNNWOOD, WA 98036
206.364.3343
jrobison@robisonengineering.com

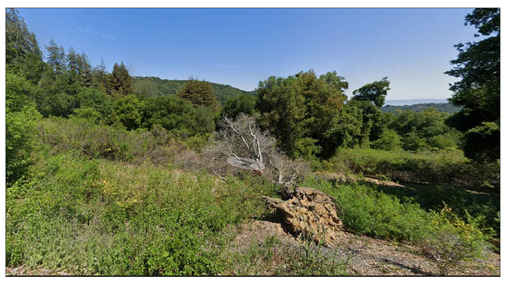

PROJECT LOCATION
Kaiko Auto
Almaden Meadows Park
Cunningham Electric
Castillero Middle School
Golden Coast Construction
Almaden Quicksilver Mines
Almaden Quicksilver County Park
Almaden Elementary School
San Jose Fire Department Station 22
The Good Cafe and Bakery
Country Inn Cafe
The Grateful Coach - San Jose South
Almaden Swim & Racquet Club
Almaden Golf & Country Club
Crossgates Swim Club
Minor Custom Travel & Cruise
Morgan Sculpture Realty and Art Movers
Via Motor Biomarine
Gallagher Blvd
Safari Ln - Almaden
Crossgates Dr
Via Jose
Cielo Dr
Kemper Dr
Kemper Ave
Cassia Way
Cassia Dr
Cassia Ct
Cassia Ln
Cassia Ave
Tennis/swimming pool
Vidovich Ct
Vidovich Dr
Kaiko Ct
Kaiko Dr
Kaiko Ave
Cunningham Ave
Monterey Hwy
Monterey Sr
Camino Ruiz
Camino Ruiz Dr
Camino Ruiz Ct
Camino Ruiz Ln
Camino Ruiz Way
Camino Ruiz Cir
Camino Ruiz Pl
Camino Ruiz Ter
Camino Ruiz Trl
Camino Ruiz Aly
Camino Ruiz Sq
Camino Ruiz Vw
Camino Ruiz Xing
Camino Ruiz Bend
Camino Ruiz Grn
Camino Ruiz Hl
Camino Ruiz Mdw
Camino Ruiz Pk
Camino Ruiz Rdg
Camino Ruiz Wy
Camino Ruiz Xrd
Camino Ruiz Yd
Camino Ruiz Zn
Camino Ruiz Blvd
Camino Ruiz Cmn
Camino Ruiz Cres
Camino Ruiz Dr
Camino Ruiz Ln
Camino Ruiz Pl
Camino Ruiz Rd
Camino Ruiz St
Camino Ruiz Ter
Camino Ruiz Trl



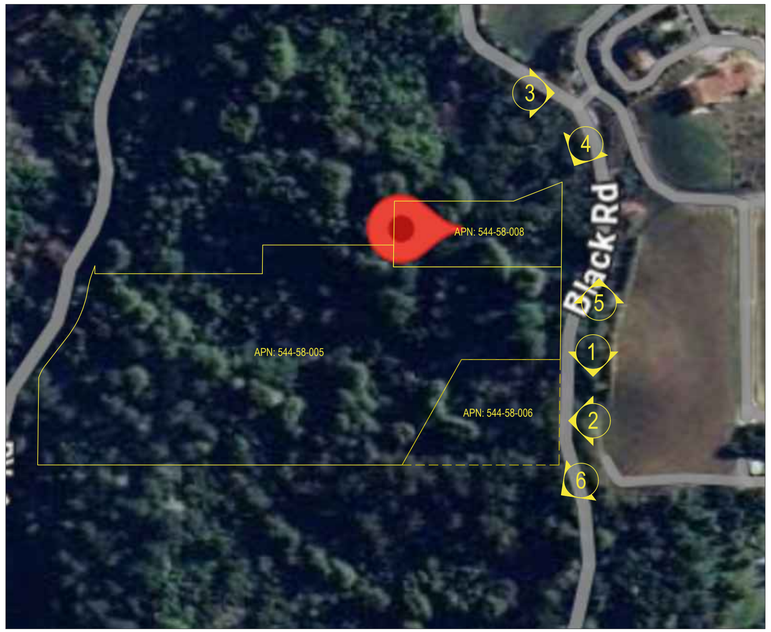
VIEW 4



VIEW 5

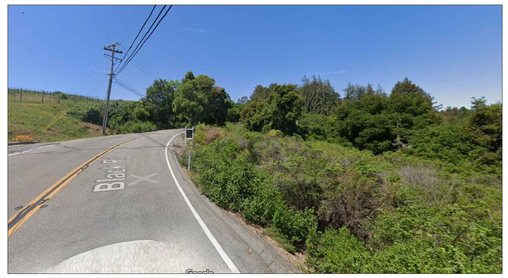


VIEW 6



EXISTING SITE
NTS

N



VIEW 1



VIEW 2



VIEW 3

Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson. AIA
Principal

1925 S Winchester Blvd, Suite 103
Campbell, CA 95008

Tel. 408.371.1269

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Client:

SILICON VALLEY PROPERTIES, LP

16400 LARK AVENUE
LOS GATOS, CA 95032
-

Project:

BLACK ROAD ESTATES
SUBDIVISION- SINGLE FAMILY

APN# 544-58-005, -006, -008
18555, 18655, 18675 BLACK ROAD
LOS GATOS, CA 95033

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15210
EXP. 10/31/25
STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	SB330- FORMAL APPLICATION SUBMITTALS	05/16/25
1	SB330- FORMAL APPLICATION REV 1	09/11/25
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Issued Date: 05/16/25

Scale: AS NOTED

Drawn By: CDR

Checked By: KBA

Sheet Title:

Existing Site Photos

Sheet No.:

0.1

File: Z:\Projects\Black Road Estates

Job: Black Rd Estates

TENTATIVE SUBDIVISION MAP
FOR CONDOMINIUM PURPOSES
BLACK ROAD
SANTA CLARA COUNTY, CALIFORNIA
JANUARY 2026

PROJECT NOTES

ASSESSOR'S PARCEL NO.
248-020-17

SITE ADDRESS
18555 BLACK ROAD, LOS GATOS, CA 95033

AREA
17.9± ACRES GROSS

TOTAL UNIT COUNT
19 RESIDENTIAL UNITS

DENSITY
1.06 D.U./AC. GROSS

PARKING SPACE COUNT
38 GARAGE SPACES
7 OPEN SPACES

EXISTING / PROPOSED GENERAL PLAN
HILLSIDES

EXISTING / PROPOSED ZONING
HS-SR

EXISTING / PROPOSED LAND USE
VACANT / RESIDENTIAL

BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS A NAIL AND SHINER ON THE SOUTH EDGE OF BLACK ROAD AT THE CENTER OF THE DRIVEWAY TO BLACK RIDGE VINEYARDS. THE NAIL IS A FEW FEET INTO THE DRIVEWAY, ROUGHLY IN THE CENTER.
DATUM NAVD88
ELEVATION 991.63'

SANITARY SEWER
PRIVATE

STORM DRAIN
PRIVATE

WATER
COUNTY OF SANTA CLARA

FLOOD ZONE
ZONE D
SOURCE: FEMA FLOOD MAP, NUMBER 06085C0360H, DATED 5/18/2009

ELECTRIC
PG&E

FIRE PROTECTION
SANTA CLARA COUNTY

SCHOOL DISTRICT
SANTA CLARA COUNTY

DIMENSIONS
ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.

LEGEND

	PROJECT BOUNDARY
	EASEMENT
	CENTERLINE
	EXISTING CONTOUR
	EXISTING AC PAVEMENT
	CURB AND GUTTER
	BUILDING OUTLINE
W	WATER
	FIRE HYDRANT
SS	SANITARY SEWER
	SANITARY SEWER MANHOLE
SD	STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	BIORETENTION BASIN
	AC PAVEMENT
	CONCRETE
	RETAINING WALL

ABBREVIATIONS

AC.	ACRES	SD	STORM DRAIN
BFF	BASEMENT FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
BNDY	BOUNDARY	SF	SQUARE FEET
CB	CATCH BASIN	SS	SANITARY SEWER
CL	CENTERLINE	SSMH	SANITARY SEWER MANHOLE
DMA	DRAINAGE MANAGEMENT AREA	STD	STANDARD
D.U.	DWELLING UNIT	S/W	SIDEWALK
DWG	DRAWING	TC	TOP OF CURB
DWY	DRIVEWAY	TCM	TREATMENT CONTROL MEASURE
EX	EXISTING	TFC	TOP OF FLUSH CURB
FF	FINISHED FLOOR	TRC	TOP OF ROLLED CURB
FH	FIRE HYDRANT	TFF	TOP FINISHED FLOOR
MIN	MINIMUM	TYP	TYPICAL
NTS	NOT TO SCALE	W	WATER
PROP	PROPOSED	WM	WATER METER
R	RADIUS		

SHEET INDEX

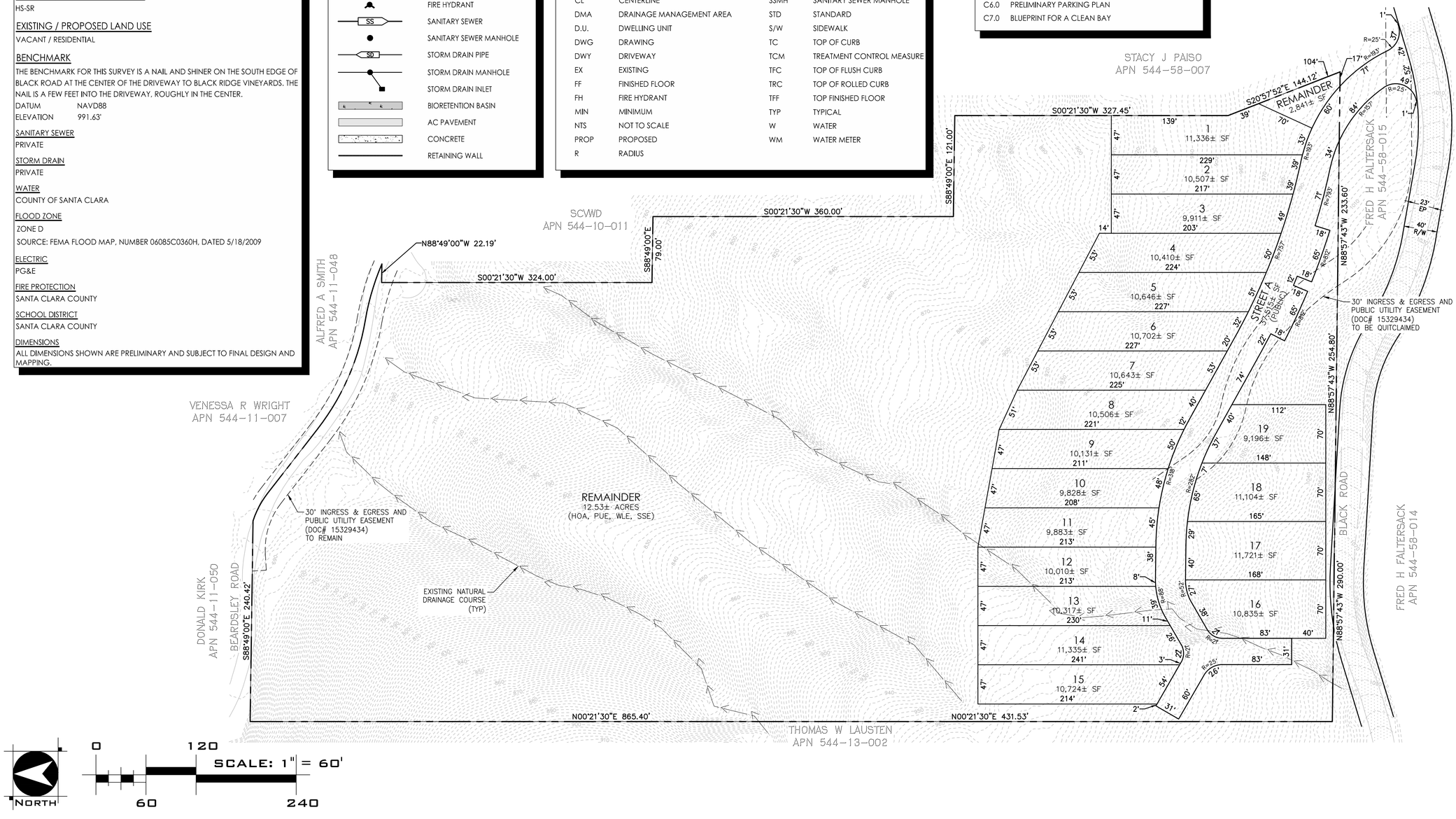
C0.0	VESTING TENTATIVE SUBDIVISION MAP
C1.0	EXSTING CONDITIONS PLAN
C1.1	TREE DISPOSITION PLAN
C1.2	TREE INVENTORY
C2.0	SITE PLAN
C3.0	PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
C3.1	PRELIMINARY GRADING DETAIL
C3.2	PRELIMINARY GRADING SECTIONS
C4.0	PRELIMINARY STORMWATER CONTROL PLAN
C5.0	PRELIMINARY FIRE ACCESS PLAN
C6.0	PRELIMINARY PARKING PLAN
C7.0	BLUEPRINT FOR A CLEAN BAY

PROJECT CONTACTS

APPLICANT/OWNER
SILICON VALLEY PROPERTIES, LP
16400 LARK AVENUE
LOS GATOS, CA 95032
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3875 HOPYARD ROAD, SUITE 345
PLEASANTON, CA 94588
CONTACT: COLT ALVERNAZ
PHONE: (925) 398-7915

ARCHITECT
ANDERSON ARCHITECTS INC.
120 W CAMPBELL AVENUE, SUITE D
CAMPBELL, CA 95008
CONTACT: KURT ANDERSON
PHONE: (408) 371-1269



NORTH

0 120
SCALE: 1" = 60'
60 240

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Principal

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Fax. 408.371.1276

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Client:

SILICON VALLEY PROPERTIES, LP

16400 Lark Ave.
Los Gatos, CA 95032

Project:

Black Road

18555 Black Road
Los Gatos, CA, 95033

ENTITLEMENT SUBMITTAL

Planner/Civil Engineer:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD, SUITE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

Stamp:

REGISTERED PROFESSIONAL ENGINEER
COLT R. ALVERNAZ
No. C75740
Exp. 06-30-26
CIVIL
STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	INITIAL SUBMITTAL	05/15/2025
1	CYCLE 2 PLANNING SUBMITTAL	09/11/2025
2	CYCLE 3 PLANNING SUBMITTAL	01/08/2026
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Initial Submittal Date:	05/16/2025
Scale:	SEE SHEET
Drawn By:	MY
Checked By:	CRA

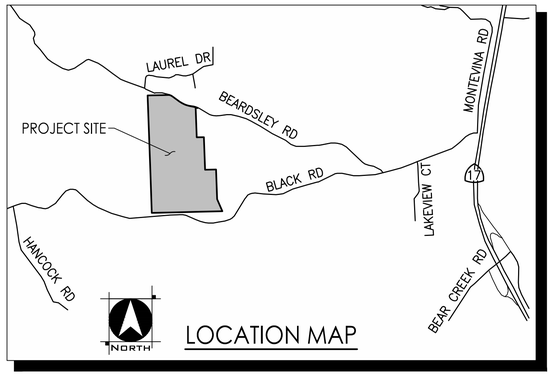
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VESTING TENTATIVE SUBDIVISION MAP

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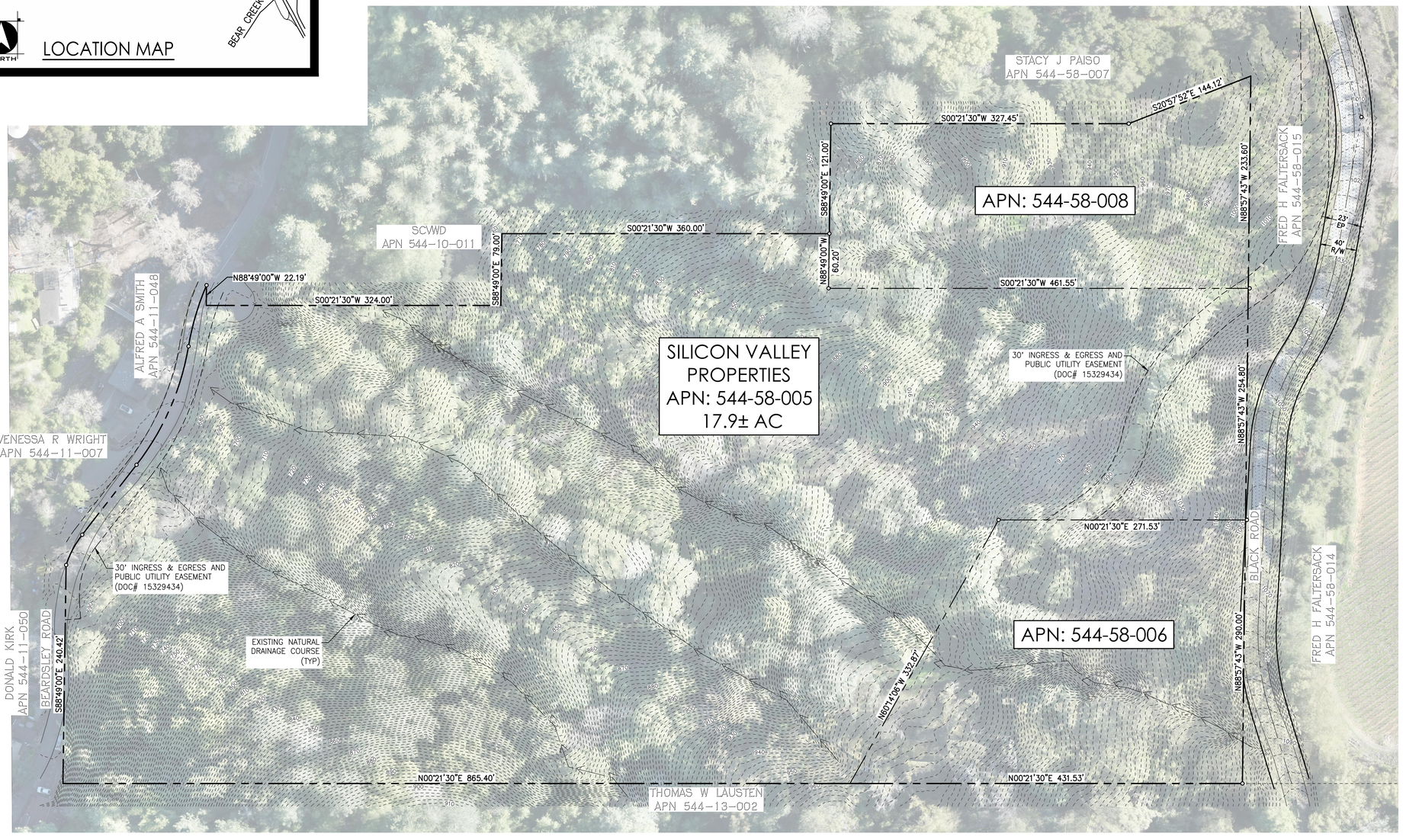
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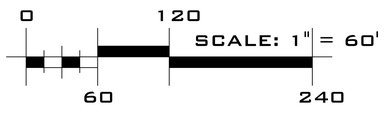
LOCATION MAP

EXISTING TOPOGRAPHY

THE AVERAGE SLOPE OF THE EXISTING SITE IS APPROXIMATELY 33%.







Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson. AIA
Principal

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Campbell, CA 95008

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16400 Lark Ave.
Los Gatos, CA 95032

Project:

Black Road

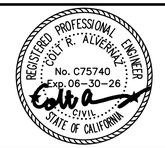
18555 Black Road
Los Gatos, CA, 95033

ENTITLEMENT SUBMITTAL

Planner/Civil Engineer:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD, SUITE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

Stamp:



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Initial Submittal Date:	05/16/2025
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Drawn By:	MY
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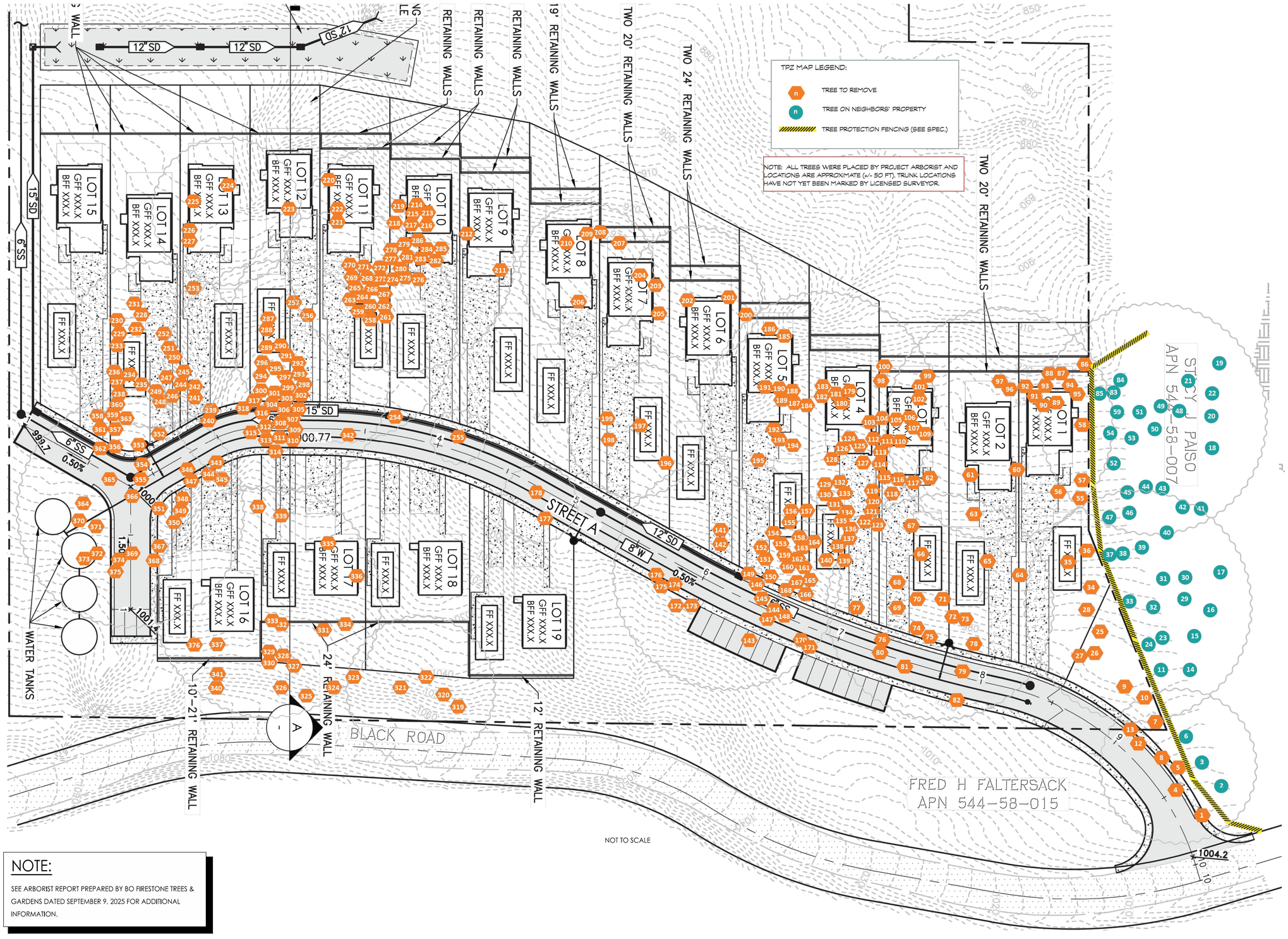
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EXSTING CONDITIONS PLAN

Sheet No.:

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NOTE:

SEE ARBORIST REPORT PREPARED BY BO FIRESTONE TREES & GARDENS DATED SEPTEMBER 9, 2025 FOR ADDITIONAL INFORMATION.

Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson. AIA
Principal

120 W. Campbell Ave, Suite D
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16400 Lark Ave.
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3875 HOPYARD ROAD, SUITE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

Stamp:

REGISTERED PROFESSIONAL ENGINEER
CORY R. ALVERNAZ
No. C75740
Exp. 06-30-26
CIVIL
STATE OF CALIFORNIA

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Initial Submittal Date:	05/16/2025
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Sheet Title:

TREE DISPOSITION PLAN

Sheet No.:

C1.1

File: J:\Jobs\4545_Black Road | Job: 4545_Black Road

TREE INVENTORY - 18555 Black Rd, Los Gatos, Santa Clara County, CA

pg. 15

Date: 9/9/2025

Number	Common Name	Botanical Name	DBH (inches)	multi. DBH (inches)	Height (feet)	Spread (feet)	TREE IMPACT ASSESSMENT: Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Remove / Preserve
1	Coast Live Oak	*Quercus agrifolia*	22	22	40	35	GOOD	MATURE	HIGH	8	15	SEVERE	LOW	REMOVE (X)***
2	Coast Live Oak	*Quercus agrifolia*	23	23	40	30	FAIR	MATURE	HIGH	8	15	LOW	MODERATE	PRESERVE
3	Coast Live Oak	*Quercus agrifolia*	8	8	25	20	GOOD	YOUNG	HIGH	6	4	VERY LOW	HIGH	PRESERVE
4	Coast Live Oak	*Quercus agrifolia*	14.5,7.5	16.5	35	25	FAIR	MATURE	HIGH	8	11	SEVERE	LOW	REMOVE (X)***
5	Coast Live Oak	*Quercus agrifolia*	22	22	40	45	GOOD	MATURE	HIGH	8	15	SEVERE	LOW	REMOVE (X)***
6	Coast Live Oak	*Quercus agrifolia*	24	24	50	40	GOOD	MATURE	HIGH	8	16	LOW	HIGH	PRESERVE
7	Coast Live Oak	*Quercus agrifolia*	est. 20, 15, 10	33	50	40	GOOD	MATURE	HIGH	8	21	SEVERE	LOW	REMOVE (X)
8	Douglas Fir	*Pseudotsuga menziesii*	10	10	35	5	DEAD	n/a	n/a	n/a	n/a	LOW	LOW	REMOVE (X)***
9	Coast Live Oak	*Quercus agrifolia*	8	8	30	10	POOR	MATURE	HIGH	8	5	VERY LOW	LOW	REMOVE (X)
10	Coast Live Oak	*Quercus agrifolia*	6	6	35	15	FAIR	MATURE	HIGH	8	4	SEVERE	LOW	REMOVE (X)
11	Coast Live Oak	*Quercus agrifolia*	10	10	35	25	GOOD	MATURE	HIGH	8	7	LOW	HIGH	PRESERVE
12	Coast Live Oak	*Quercus agrifolia*	11	11	35	25	FAIR	MATURE	HIGH	8	7	SEVERE	LOW	REMOVE (X)***
13	Coast Live Oak	*Quercus agrifolia*	10	10	30	25	GOOD	MATURE	HIGH	8	7	SEVERE	LOW	REMOVE (X)***
14	Coast Live Oak	*Quercus agrifolia*	6	6	35	20	FAIR	YOUNG	HIGH	6	3	VERY LOW	MODERATE	PRESERVE
15	Coast Live Oak	*Quercus agrifolia*	14	14	45	30	GOOD	MATURE	HIGH	8	9	VERY LOW	HIGH	PRESERVE
16	Coast Live Oak	*Quercus agrifolia*	7.5	7.5	30	20	GOOD	YOUNG	HIGH	6	4	VERY LOW	HIGH	PRESERVE
17	Coast Live Oak	*Quercus agrifolia*	24, 13	27.5	60	50	GOOD	MATURE	HIGH	8	18	VERY LOW	HIGH	PRESERVE
18	Coast Live Oak	*Quercus agrifolia*	Est. 14, 22, 12	28	40	35	FAIR	MATURE	HIGH	8	15	VERY LOW	MODERATE	PRESERVE
19	Coast Live Oak	*Quercus agrifolia*	16	16	40	30	FAIR	MATURE	HIGH	8	11	VERY LOW	MODERATE	PRESERVE
20	Coast Live Oak	*Quercus agrifolia*	18	18	50	40	GOOD	MATURE	HIGH	8	12	VERY LOW	HIGH	PRESERVE
21	Coast Live Oak	*Quercus agrifolia*	24	24	50	40	FAIR	MATURE	HIGH	8	16	VERY LOW	MODERATE	PRESERVE
22	Coast Live Oak	*Quercus agrifolia*	(2) 9	13	40	30	DEAD	n/a	n/a	n/a	n/a	LOW	LOW	PRESERVE
23	Coast Live Oak	*Quercus agrifolia*	12,(3) 8	14.5	40	30	GOOD	MATURE	HIGH	8	12	VERY LOW	HIGH	PRESERVE
24	Coast Live Oak	*Quercus agrifolia*	8	8	30	20	GOOD	YOUNG	HIGH	6	4	LOW	HIGH	PRESERVE
25	Coast Live Oak	*Quercus agrifolia*	8	8	35	20	GOOD	YOUNG	HIGH	6	4	SEVERE	LOW	REMOVE (X)
26	Coast Live Oak	*Quercus agrifolia*	5	5	30	15	GOOD	YOUNG	HIGH	6	3	SEVERE	LOW	REMOVE (X)
27	Coast Live Oak	*Quercus agrifolia*	10	10	30	20	GOOD	MATURE	HIGH	8	7	SEVERE	LOW	REMOVE (X)
28	Coast Live Oak	*Quercus agrifolia*	9.5	9.5	35	25	FAIR	MATURE	HIGH	8	6	SEVERE	LOW	REMOVE (X)
29	Coast Live Oak	*Quercus agrifolia*	20	20	50	40	GOOD	MATURE	HIGH	8	13	VERY LOW	HIGH	PRESERVE
30	Coast Live Oak	*Quercus agrifolia*	11, 8	14	40	25	FAIR	MATURE	HIGH	8	9	VERY LOW	MODERATE	PRESERVE
31	Coast Live Oak	*Quercus agrifolia*	21	21	40	30	GOOD	MATURE	HIGH	8	14	VERY LOW	HIGH	PRESERVE
32	Coast Live Oak	*Quercus agrifolia*	22	22	45	35	FAIR	MATURE	HIGH	8	15	VERY LOW	MODERATE	PRESERVE

Prepared by Busara Firestone
ISA Board-Certified Master Arborist #WE-8125B
RCA #758

TREE INVENTORY - 18555 Black Rd, Los Gatos, Santa Clara County, CA

pg. 16

Date: 9/9/2025

Number	Common Name	Botanical Name	DBH (inches)	multi. DBH (inches)	Height (feet)	Spread (feet)	TREE IMPACT ASSESSMENT: Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Remove / Preserve
33	Coast Live Oak	*Quercus agrifolia*	12.5	12.5	35	25	FAIR	MATURE	HIGH	8	8	LOW	MODERATE	PRESERVE
34	Coast Live Oak	*Quercus agrifolia*	18	18	60	35	FAIR	MATURE	HIGH	8	12	SEVERE	LOW	REMOVE (X)
35	Coast Live Oak	*Quercus agrifolia*	9.5	9.5	35	20	FAIR	MATURE	HIGH	8	6	SEVERE	LOW	REMOVE (X)
36	Coast Live Oak	*Quercus agrifolia*	est. 22	22	55	40	FAIR	MATURE	HIGH	8	15	SEVERE	LOW	REMOVE (X)
37	Coast Live Oak	*Quercus agrifolia*	10	10	50	20	FAIR	MATURE	HIGH	8	7	LOW	MODERATE	PRESERVE
38	Coast Live Oak	*Quercus agrifolia*	13.5	13.5	50	20	FAIR	MATURE	HIGH	8	9	VERY LOW	MODERATE	PRESERVE
39	Coast Live Oak	*Quercus agrifolia*	13	13	55	30	FAIR	MATURE	HIGH	8	9	VERY LOW	MODERATE	PRESERVE
40	Coast Live Oak	*Quercus agrifolia*	6	6	35	15	POOR	MATURE	HIGH	8	4	VERY LOW	LOW	PRESERVE
41	Coast Live Oak	*Quercus agrifolia*	23	23	65	50	GOOD	MATURE	HIGH	8	15	VERY LOW	HIGH	PRESERVE
42	Coast Live Oak	*Quercus agrifolia*	18	18	60	30	DEAD	n/a	n/a	n/a	n/a	LOW	LOW	PRESERVE
43	Coast Live Oak	*Quercus agrifolia*	11	11	60	25	VERY POOR	MATURE	HIGH	8	7	VERY LOW	LOW	PRESERVE
44	Coast Live Oak	*Quercus agrifolia*	10	10	60	25	FAIR	MATURE	HIGH	8	7	VERY LOW	MODERATE	PRESERVE
45	Coast Live Oak	*Quercus agrifolia*	9	9	55	20	FAIR	MATURE	HIGH	8	6	VERY LOW	MODERATE	PRESERVE
46	Coast Live Oak	*Quercus agrifolia*	6	6	45	10	POOR	YOUNG	HIGH	6	3	VERY LOW	LOW	PRESERVE
47	Coast Live Oak	*Quercus agrifolia*	10	10	50	25	DEAD	n/a	n/a	n/a	n/a	LOW	LOW	PRESERVE
48	Coast Live Oak	*Quercus agrifolia*	est. 22	22	60	25	FAIR	MATURE	HIGH	8	15	VERY LOW	MODERATE	PRESERVE
49	Coast Live Oak	*Quercus agrifolia*	16.5	16.5	60	25	FAIR	MATURE	HIGH	8	11	VERY LOW	MODERATE	PRESERVE
50	Coast Live Oak	*Quercus agrifolia*	10	10	65	15	POOR	MATURE	HIGH	8	7	VERY LOW	LOW	PRESERVE
51	Coast Live Oak	*Quercus agrifolia*	est. 22	22	65	45	FAIR	MATURE	HIGH	8	15	VERY LOW	MODERATE	PRESERVE
52	Coast Live Oak	*Quercus agrifolia*	11, 9	14	60	40	FAIR	MATURE	HIGH	8	10	VERY LOW	MODERATE	PRESERVE
53	Coast Live Oak	*Quercus agrifolia*	14	14	65	40	FAIR	MATURE	HIGH	8	9	VERY LOW	MODERATE	PRESERVE
54	Coast Live Oak	*Quercus agrifolia*	10	10	35	15	DEAD	n/a	n/a	n/a	n/a	LOW	LOW	PRESERVE
55	Coast Live Oak	*Quercus agrifolia*	14, 11	18	65	40	FAIR	MATURE	HIGH	8	12	SEVERE	LOW	REMOVE (X)
56	Coast Live Oak	*Quercus agrifolia*	17	17	60	35	GOOD	MATURE	HIGH	8	11	SEVERE	LOW	REMOVE (X)
57	Coast Live Oak	*Quercus agrifolia*	15	15	55	35	FAIR	MATURE	HIGH	8	10	SEVERE	LOW	REMOVE (X)
58	Coast Live Oak	*Quercus agrifolia*	16, 14	21.5	65	40	FAIR	MATURE	HIGH	8	14	SEVERE	LOW	REMOVE (X)
59	Coast Redwood	*Sequoia sempervirens*	5	5	25	15	EXCELLENT	YOUNG	HIGH	6	3	VERY LOW	HIGH	PRESERVE
60	Coast Live Oak	*Quercus agrifolia*	18, 13, 9	24	45	35	FAIR	MATURE	HIGH	8	16	SEVERE	LOW	REMOVE (X)
61	Coast Live Oak	*Quercus agrifolia*	19	20	60	45	FAIR	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
62	Coast Live Oak	*Quercus agrifolia*	20	20	40	30	FAIR	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
63	Coast Live Oak	*Quercus agrifolia*	16, 15	22	45	35	FAIR	MATURE	HIGH	8	15	SEVERE	LOW	REMOVE (X)
64	Coast Live Oak	*Quercus agrifolia*	22, 18	28.5	60	40	GOOD	MATURE	HIGH	8	19	SEVERE	LOW	REMOVE (X)

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Number	Common Name	Botanical Name	DBH (inches)	multi. DBH (inches)	Height (feet)	Spread (feet)	TREE IMPACT ASSESSMENT: Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Remove / Preserve
65	Coast Live Oak	*Quercus agrifolia*	16, 13.5	21	45	45	GOOD	MATURE	HIGH	8	14	SEVERE	LOW	REMOVE (X)
66	Coast Live Oak	*Quercus agrifolia*	17, 16	23.5	70	45	GOOD	MATURE	HIGH	8	15	SEVERE	LOW	REMOVE (X)
67	Coast Redwood	*Sequoia sempervirens*	5	5	30	15	GOOD	YOUNG	HIGH	6	3	SEVERE	LOW	REMOVE (X)
68	Coast Redwood	*Sequoia sempervirens*	8	8	30	20	FAIR	MATURE	HIGH	8	5	SEVERE	LOW	REMOVE (X)
69	Coast Live Oak	*Quercus agrifolia*	22, 12	25	60	45	GOOD	MATURE	HIGH	8	17	SEVERE	LOW	REMOVE (X)
70	Coast Live Oak	*Quercus agrifolia*	16	16	55	25	DEAD	n/a	n/a	n/a	n/a	LOW	LOW	REMOVE (X)
71	Coast Live Oak	*Quercus agrifolia*	15, 14	20.5	60	35	FAIR	MATURE	HIGH	8	14	SEVERE	LOW	REMOVE (X)
72	Coast Live Oak	*Quercus agrifolia*	19	19	55	25	FAIR	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
73	Coast Live Oak	*Quercus agrifolia*	13.5	13.5	60	30	FAIR	MATURE	HIGH	8	9	VERY LOW	MODERATE	PRESERVE
74	Coast Redwood	*Sequoia sempervirens*	11, 9, 7	17.5	65	25	FAIR	MATURE	HIGH	8	12	SEVERE	LOW	REMOVE (X)
75	Coast Redwood	*Sequoia sempervirens*	(2) 13, 9, 8	22	65	25	FAIR	MATURE	HIGH	8	15	SEVERE	LOW	REMOVE (X)
76	Coast Redwood	*Sequoia sempervirens*	14, 9	17	60	25	FAIR	MATURE	HIGH	8	11	SEVERE	LOW	REMOVE (X)
77	Coast Redwood	*Sequoia sempervirens*	6	6	35	15	FAIR	YOUNG	HIGH	6	3	SEVERE	LOW	REMOVE (X)
78	Coast Live Oak	*Quercus agrifolia*	23	23	45	40	GOOD	MATURE	HIGH	8	15	SEVERE	LOW	REMOVE (X)
79	Coast Live Oak	*Quercus agrifolia*	est. 24	24	60	40	GOOD	MATURE	HIGH	8	16	SEVERE	LOW	REMOVE (X)
80	Coast Redwood	*Sequoia sempervirens*	8	8	30	15	FAIR	YOUNG	HIGH	6	4	SEVERE	LOW	REMOVE (X)
81	Black Oak	*Quercus kellogii*	16	16	35	35	GOOD	MATURE	MODERATE	12	16	SEVERE	LOW	REMOVE (X)
82	Coast Redwood	*Sequoia sempervirens*	8	8	25	10	POOR	YOUNG	HIGH	6	4	SEVERE	LOW	REMOVE (X)
83	Coast Redwood	*Sequoia sempervirens*	est. 50	50	100	35	GOOD	MATURE	HIGH	8	33	MODERATE	HIGH	PRESERVE
84	Coast Redwood	*Sequoia sempervirens*	est. (2) 30, 26	50	100	40	FAIR	MATURE	HIGH	8	33	LOW	MODERATE	PRESERVE
85	Coast Redwood	*Sequoia sempervirens*	est. 40	40	100	30	GOOD	MATURE	HIGH	8	27	MODERATE	HIGH	PRESERVE
86	Coast Redwood	*Sequoia sempervirens*	46	46	120	30	GOOD	MATURE	HIGH	8	31	SEVERE	LOW	REMOVE (X)
87	Coast Redwood	*Sequoia sempervirens*	26	26	100	25	GOOD	MATURE	HIGH	8	17	SEVERE	LOW	REMOVE (X)
88	Coast Redwood	*Sequoia sempervirens*	est. 30	30	100	25	GOOD	MATURE	HIGH	8	20	SEVERE	LOW	REMOVE (X)
89	Coast Redwood	*Sequoia sempervirens*	est. 40, 30	50	120	30	FAIR	MATURE	HIGH	8	33	SEVERE	LOW	REMOVE (X)
90	Coast Redwood	*Sequoia sempervirens*	est. 50	50	120	30	GOOD	MATURE	HIGH	8	33	SEVERE	LOW	REMOVE (X)
91	Coast Redwood	*Sequoia sempervirens*	est. 42	42	120	30	GOOD	MATURE	HIGH	8	28	SEVERE	LOW	REMOVE (X)
92	Coast Redwood	*Sequoia sempervirens*	36, 20	41	110	35	GOOD	MATURE	HIGH	8	27	SEVERE	LOW	REMOVE (X)
93	Coast Redwood	*Sequoia sempervirens*	est. 32	32	110	20	GOOD	MATURE	HIGH	8	21	SEVERE	LOW	REMOVE (X)
94	Coast Redwood	*Sequoia sempervirens*	est. 34	34	110	25	GOOD	MATURE	HIGH	8	23	SEVERE	LOW	REMOVE (X)
95	Coast Redwood	*Sequoia sempervirens*	est. 32	32	100	25	GOOD	MATURE	HIGH	8	21	SEVERE	LOW	REMOVE (X)
96	California Bay	*Umbellularia californica*	8, 5.5	10	35	25	GOOD	YOUNG	MODERATE	8	7	SEVERE	LOW	REMOVE (X)

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Number	Common Name	Botanical Name	DBH (inches)	multi. DBH (inches)	Height (feet)	Spread (feet)	TREE IMPACT ASSESSMENT: Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Remove / Preserve
97	California Bay	*Umbellularia californica*	13	13	40	25	GOOD	YOUNG	MODERATE	8	7	SEVERE	LOW	REMOVE (X)
98	Coast Live Oak	*Quercus agrifolia*	36, 21.5	42	50	45	FAIR	MATURE	HIGH	8	28	SEVERE	LOW	REMOVE (X)
99	Bigleaf Maple	*Acer macrophyllum*	24.5	24.5	40	35	FAIR	MATURE	MODERATE	12	25	SEVERE	LOW	REMOVE (X)
100	Bigleaf Maple	*Acer macrophyllum*	8	8	30	30	GOOD	YOUNG	MODERATE	8	5	SEVERE	LOW	REMOVE (X)
101	Bigleaf Maple	*Acer macrophyllum*	10	10	30	20	VERY POOR	MATURE	MODERATE	12	10	SEVERE	LOW	REMOVE (X)
102	Bigleaf Maple	*Acer macrophyllum*	13.5	13.5	35	25	FAIR	MATURE	MODERATE	12	14	SEVERE	LOW	REMOVE (X)
103	Coast Redwood	*Sequoia sempervirens*	20	20	100	25	GOOD	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
104	Coast Redwood	*Sequoia sempervirens*	est. 32	32	100	25	GOOD	MATURE	HIGH	8	21	SEVERE	LOW	REMOVE (X)
105	Coast Redwood	*Sequoia sempervirens*	est. 20	20	100	25	GOOD	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
106	Coast Redwood	*Sequoia sempervirens*	6	7	20	10	DEAD	YOUNG	HIGH	6	4	SEVERE	LOW	REMOVE (X)
107	Coast Redwood	*Sequoia sempervirens*	est. 24	24	80	25	GOOD	MATURE	HIGH	8	16	SEVERE	LOW	REMOVE (X)
108	Coast Redwood	*Sequoia sempervirens*	est. 34, 32, 30	55.5	120	40	GOOD	MATURE	HIGH	8	37	SEVERE	LOW	REMOVE (X)
109	Coast Redwood	*Sequoia sempervirens*	24	24	110	25	GOOD	MATURE	HIGH	8	16	SEVERE	LOW	REMOVE (X)
110	Coast Redwood	*Sequoia sempervirens*	21.5	21.5	100	25	GOOD	MATURE	HIGH	8	14	SEVERE	LOW	REMOVE (X)
111	Coast Redwood	*Sequoia sempervirens*	19	19	100	20	GOOD	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
112	Coast Redwood	*Sequoia sempervirens*	est. 24	24	110	25	GOOD	MATURE	HIGH	8	16	SEVERE	LOW	REMOVE (X)
113	Coast Redwood	*Sequoia sempervirens*	15	15	80	20	GOOD	MATURE	HIGH	8	10	SEVERE	LOW	REMOVE (X)
114	Coast Redwood	*Sequoia sempervirens*	5	5	35	10	POOR	YOUNG	HIGH	6	3	SEVERE	LOW	REMOVE (X)
115	Coast Redwood	*Sequoia sempervirens*	19.5	19.5	90	20	GOOD	YOUNG	HIGH	6	10	SEVERE	LOW	REMOVE (X)
116	Coast Redwood	*Sequoia sempervirens*	25	25	100	25	GOOD	MATURE	HIGH	8	17	SEVERE	LOW	REMOVE (X)
117	Coast Redwood	*Sequoia sempervirens*	31	31	120	30	GOOD	MATURE	HIGH	8	21	SEVERE	LOW	REMOVE (X)
118	Coast Redwood	*Sequoia sempervirens*	27	27	120	30	GOOD	MATURE	HIGH	8	18	SEVERE	LOW	REMOVE (X)
119	Coast Redwood	*Sequoia sempervirens*	est. 36	36	120	25	GOOD	MATURE	HIGH	8	24	SEVERE	LOW	REMOVE (X)
120	Coast Redwood	*Sequoia sempervirens*	est. 20	20	120	25	GOOD	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
121	Coast Redwood	*Sequoia sempervirens*	est. 32, 18	37	120	30	GOOD	MATURE	HIGH	8	25	SEVERE	LOW	REMOVE (X)
122	Coast Redwood	*Sequoia sempervirens*	24	24	120	25	GOOD	MATURE	HIGH	8	16	SEVERE	LOW	REMOVE (X)
123	Coast Redwood	*Sequoia sempervirens*	33.5	33.5	120	25	GOOD	MATURE	HIGH	8	22	SEVERE	LOW	REMOVE (X)
124	Coast Redwood	*Sequoia sempervirens*	33.5	33.5	120	30	GOOD	MATURE	HIGH	8	22	SEVERE	LOW	REMOVE (X)
125	Coast Redwood	*Sequoia sempervirens*	est. 24	24	100	25	GOOD	MATURE	HIGH	8	16	SEVERE	LOW	REMOVE (X)
126	Coast Redwood	*Sequoia sempervirens*	19	20	80	25	GOOD	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
127	Coast Redwood	*Sequoia sempervirens*	est. 24	24	110	25	GOOD	MATURE	HIGH	8	16	SEVERE	LOW	REMOVE (X)
128	Coast Redwood	*Sequoia sempervirens*	14	15	35	15	FAIR	YOUNG	HIGH	6	8	SEVERE	LOW	REMOVE (X)

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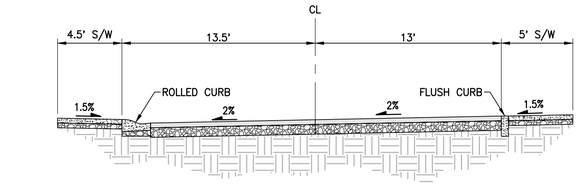
Number	Common Name	Botanical Name	DBH (inches)	multi. DBH (inches)	Height (feet)	Spread (feet)	TREE IMPACT ASSESSMENT: Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Remove / Preserve
129	Coast Redwood	*Sequoia sempervirens*	est. 30	30	120	25	GOOD	MATURE	HIGH	8	20	SEVERE	LOW	REMOVE (X)
130	Coast Redwood	*Sequoia sempervirens*	20	20	110	25	GOOD	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
131	Coast Redwood	*Sequoia sempervirens*	30	30	120	25	GOOD	MATURE	HIGH	8	20	SEVERE	LOW	REMOVE (X)
132	Coast Redwood	*Sequoia sempervirens*	26	26	110	25	GOOD	MATURE	HIGH	8	17	SEVERE	LOW	REMOVE (X)
133	Coast Redwood	*Sequoia sempervirens*	16.5	16.5	80	15	DEAD	n/a	n/a	n/a	n/a	LOW	LOW	REMOVE (X)
134	Coast Redwood	*Sequoia sempervirens*	13.5	13.5	70	10	DEAD	n/a	n/a	n/a	n/a	LOW	LOW	REMOVE (X)
135	Coast Redwood	*Sequoia sempervirens*	27	27	120	25	GOOD	MATURE	HIGH	8	18	SEVERE	LOW	REMOVE (X)
136	Coast Redwood	*Sequoia sempervirens*	est. 26, 7	27	120	30	GOOD	MATURE	HIGH	8	18	SEVERE	LOW	REMOVE (X)
137	Coast Redwood	*Sequoia sempervirens*	est. 22, 11	24.5	120	30	GOOD	MATURE	HIGH	8	16	SEVERE	LOW	REMOVE (X)
138	Coast Redwood	*Sequoia sempervirens*	est. 32, 26	41	120	35	GOOD	MATURE	HIGH	8	27	SEVERE	LOW	REMOVE (X)
139	California Bay	*Umbellularia californica*	11, 5	12	50	30	FAIR	YOUNG	HIGH	6	7	SEVERE	LOW	REMOVE (X)
140	Coast Redwood	*Sequoia sempervirens*	10, 3	10.5	50	20	FAIR	YOUNG	HIGH	6	5	SEVERE	LOW	REMOVE (X)
141	Coast Redwood	*Sequoia sempervirens*	est. 30	30	110	35	EXCELLENT	MATURE	HIGH	8	20	SEVERE	LOW	REMOVE (X)
142	Coast Redwood	*Sequoia sempervirens*	est. 20	20	100	25	GOOD	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
143	Coast Redwood	*Sequoia sempervirens*	est. 30	30	120	25	GOOD	MATURE	HIGH	8	20	SEVERE	LOW	REMOVE (X)
144	Coast Redwood	*Sequoia sempervirens*	22, 20	30	120	25	GOOD	MATURE	HIGH	8	20	SEVERE	LOW	REMOVE (X)
145	Coast Redwood	*Sequoia sempervirens*	14	14	100	25	GOOD	MATURE	HIGH	8	9	SEVERE	LOW	REMOVE (X)
146	Coast Redwood	*Sequoia sempervirens*	15	15	60	25	FAIR	YOUNG	HIGH	6	8	SEVERE	LOW	REMOVE (X)
147	Coast Redwood	*Sequoia sempervirens*	est. 24	24	110	25	GOOD	MATURE	HIGH	8	16	SEVERE	LOW	REMOVE (X)
148	Coast Redwood	*Sequoia sempervirens*	20.5	20.5	110	25	GOOD	MATURE	HIGH	8	14	SEVERE	LOW	REMOVE (X)
149	Coast Redwood	*Sequoia sempervirens*	est. 30	30	120	30	GOOD	MATURE	HIGH	8	20	SEVERE	LOW	REMOVE (X)
150	Coast Redwood	*Sequoia sempervirens*	est. 28	28	120	25	GOOD	MATURE	HIGH	8	18	SEVERE	LOW	REMOVE (X)
151	Coast Redwood	*Sequoia sempervirens*	est. 30, 24	38.5	120	30	GOOD	MATURE	HIGH	8	26	SEVERE	LOW	REMOVE (X)
152	Coast Redwood	*Sequoia sempervirens*	7	7	40	15	FAIR	YOUNG	HIGH	6	4	SEVERE	LOW	REMOVE (X)
153	Coast Redwood	*Sequoia sempervirens*	20	20	100	25	GOOD	MATURE	HIGH	8	13	SEVERE	LOW	REMOVE (X)
154	Coast Redwood	*Sequoia sempervirens*	est. 28	28	120	30	GOOD	MATURE	HIGH	8	19	SEVERE	LOW	REMOVE (X)
155	Coast Redwood	*Sequoia sempervirens*	est. 25	25	110	25	FAIR	MATURE	HIGH	8	17	SEVERE	LOW	REMOVE (X)
156	Coast Redwood	*Sequoia sempervirens*	est. 30	30	110	25	FAIR	MATURE	HIGH	8	20	SEVERE	LOW	REMOVE (X)
157	Coast Redwood	*Sequoia sempervirens*	est. 26, 24	35.5	120	30	GOOD	MATURE	HIGH	8	24	SEVERE	LOW	REMOVE (X)
158	California Bay	*Umbellularia californica*	11.5	11.5	35	25	FAIR	MATURE	MODERATE	12	12	SEVERE	LOW	REMOVE (X)
159	Coast Redwood	*Sequoia sempervirens*	est. 25	25	120	25	GOOD	MATURE	HIGH	8	17	SEVERE	LOW	REMOVE (X)
160	Coast Redwood	*Sequoia sempervirens*	6	6	60	15	FAIR	YOUNG	HIGH	6	3	SEVERE	LOW	REMOVE (X)

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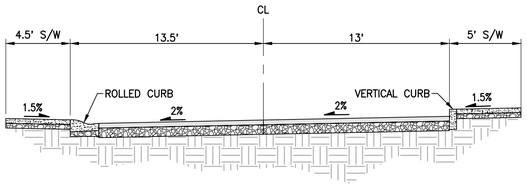
Date: 9/9/2025

Number	Common Name	Botanical Name	DBH (inches)	multi. DBH (inches)	Height (feet)	Spread (feet)	TREE IMPACT ASSESSMENT: Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Remove / Preserve
161	Coast Redwood	*Sequoia sempervirens*	est. 36	36	120	25	GOOD	MATURE	HIGH	8	24	SEVERE	LOW	REMOVE (X)
162	Coast Redwood	*Sequoia sempervirens*	est. 28	28	120	25	GOOD	MATURE	HIGH	8	19	SEVERE	LOW	REMOVE (X)
163	Coast Redwood	*Sequoia sempervirens*	est. 26	26	120	25	GOOD	MATURE	HIGH	8	17	SEVERE	LOW	REMOVE (X)
164	Coast Redwood	*Sequoia sempervirens*	11	12	80	15	FAIR	YOUNG	HIGH	6	6	SEVERE	LOW	REMOVE (X)
165	Coast Redwood	*Sequoia sempervirens*	est. 30	30	120	25	GOOD	MATURE	HIGH	8	20	SEVERE	LOW	REMOVE (X)
166	Coast Redwood	*Sequoia sempervirens*	est. 26	26	120	25	GOOD	MATURE	HIGH	8	17	SEVERE	LOW	REMOVE (X)
167	Coast Redwood	*Sequoia sempervirens*	12	12	70	15	FAIR	YOUNG	HIGH	6	6	SEVERE	LOW	REMOVE (X)
168	Coast Redwood	*Sequoia sempervirens*	est. 11	11	55	40	FAIR	YOUNG	HIGH	6	6	SEVERE	LOW	REMOVE (X)
169	Coast Redwood	*Sequoia semp



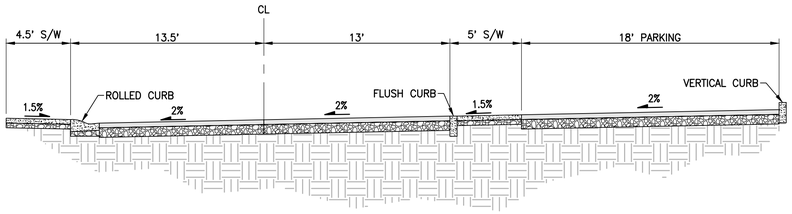
A PRIVATE DRIVE

N.T.S



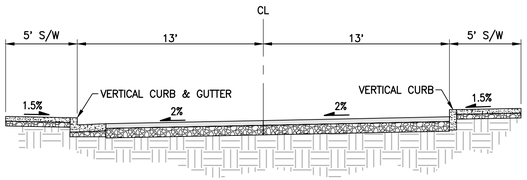
B PRIVATE DRIVE

N.T.S



C PRIVATE DRIVE

N.T.S

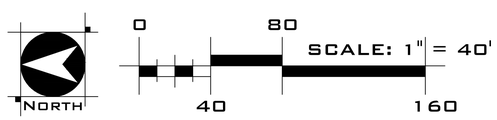


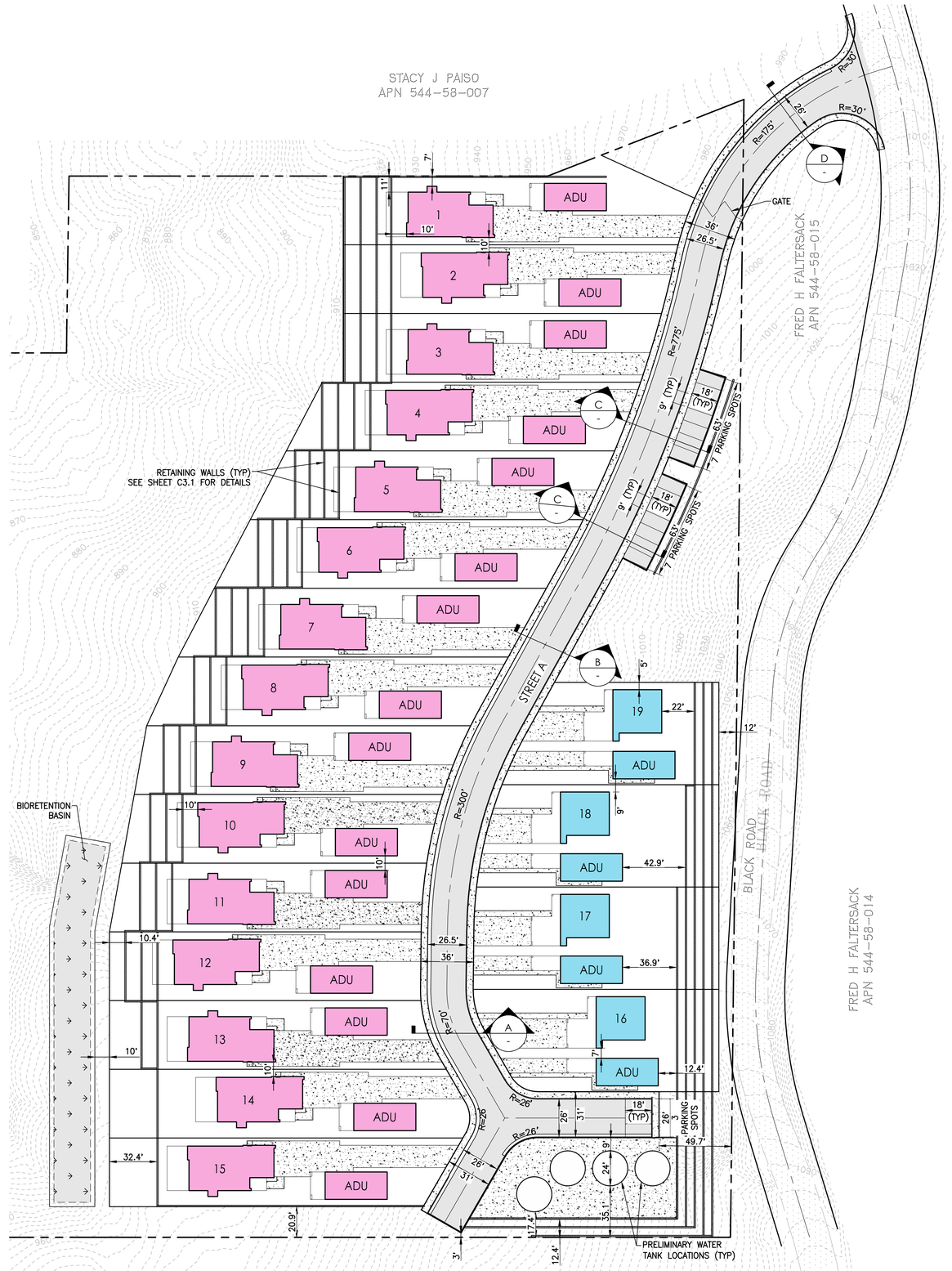
D PRIVATE DRIVE

N.T.S

HOUSING SUMMARY

PLAN TYPE	COUNT	PERCENT MIX
PLAN A	15	79
PLAN B	4	21
TOTAL	19	100





Anderson Architects INC

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SILICON VALLEY PROPERTIES, LP

16400 Lark Ave.
Los Gatos, CA 95032

Project:

Black Road

18555 Black Road
Los Gatos, CA, 95033

ENTITLEMENT SUBMITTAL

Planner/Civil Engineer:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD, SUITE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

Stamp:

REGISTERED PROFESSIONAL ENGINEER
COLBY R. ALVERNAZ
No. C75740
Exp. 06-30-26
CIVIL
STATE OF CALIFORNIA

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Sheet Title:

SITE PLAN

Sheet No.:

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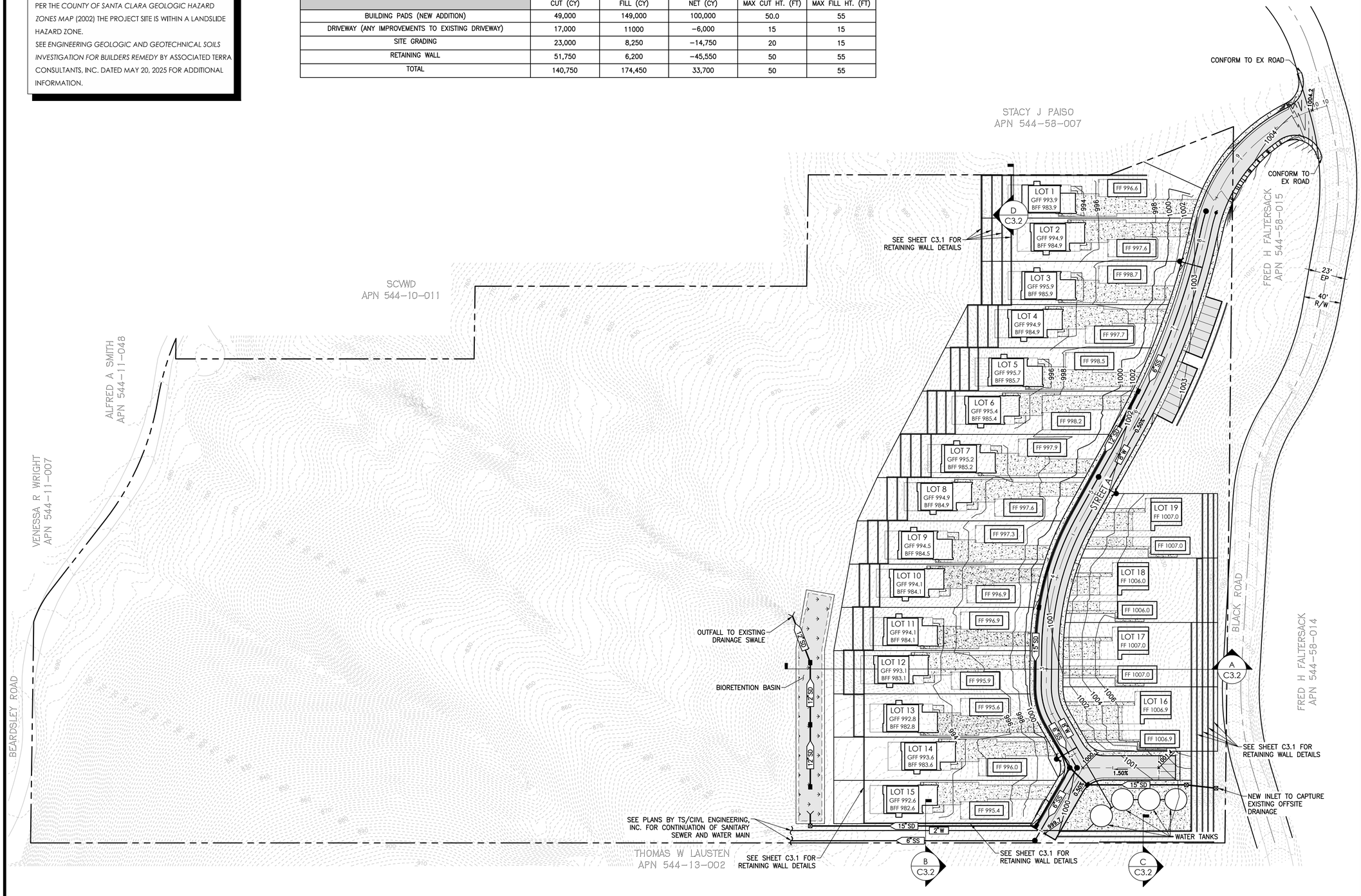
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GEOLOGIC HAZARD ZONE

PER THE *COUNTY OF SANTA CLARA GEOLOGIC HAZARD ZONES MAP* (2002) THE PROJECT SITE IS WITHIN A LANDSLIDE HAZARD ZONE.
SEE *ENGINEERING GEOLOGIC AND GEOTECHNICAL SOILS INVESTIGATION FOR BUILDERS REMEDY* BY ASSOCIATED TERRA CONSULTANTS, INC. DATED MAY 20, 2025 FOR ADDITIONAL INFORMATION.

EARTHWORK QUANTITIES

	CUT (CY)	FILL (CY)	NET (CY)	MAX CUT HT. (FT)	MAX FILL HT. (FT)
BUILDING PADS (NEW ADDITION)	49,000	149,000	100,000	50.0	55
DRIVEWAY (ANY IMPROVEMENTS TO EXISTING DRIVEWAY)	17,000	11000	−6,000	15	15
SITE GRADING	23,000	8,250	−14,750	20	15
RETAINING WALL	51,750	6,200	−45,550	50	55
TOTAL	140,750	174,450	33,700	50	55



NORTH

0 50 100 200

SCALE: 1" = 50'

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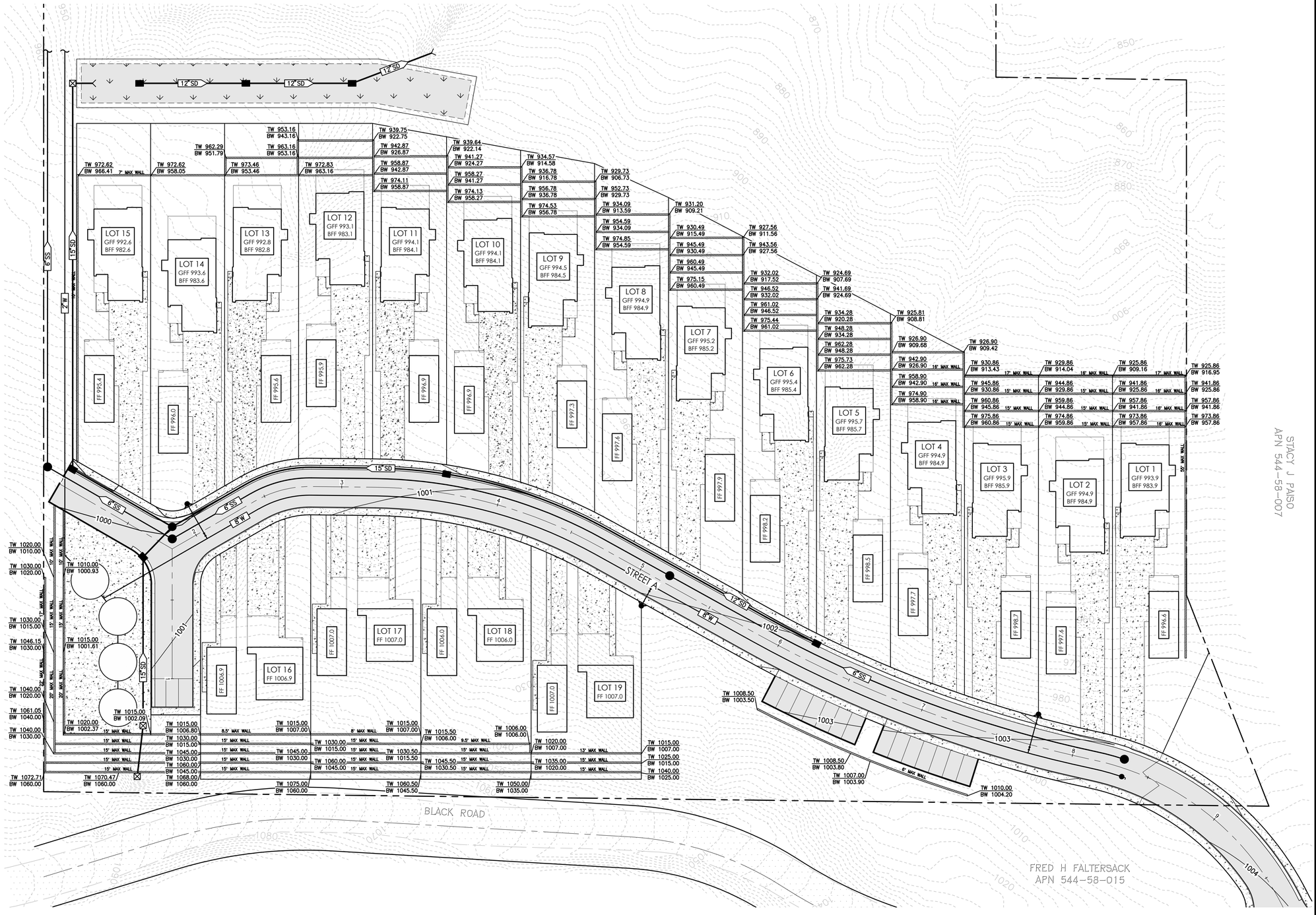
Sheet Title:

PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN

Sheet No.:

C3.0

File: J:\Jobs\4545_Black Road | Job: 4545_Black Road



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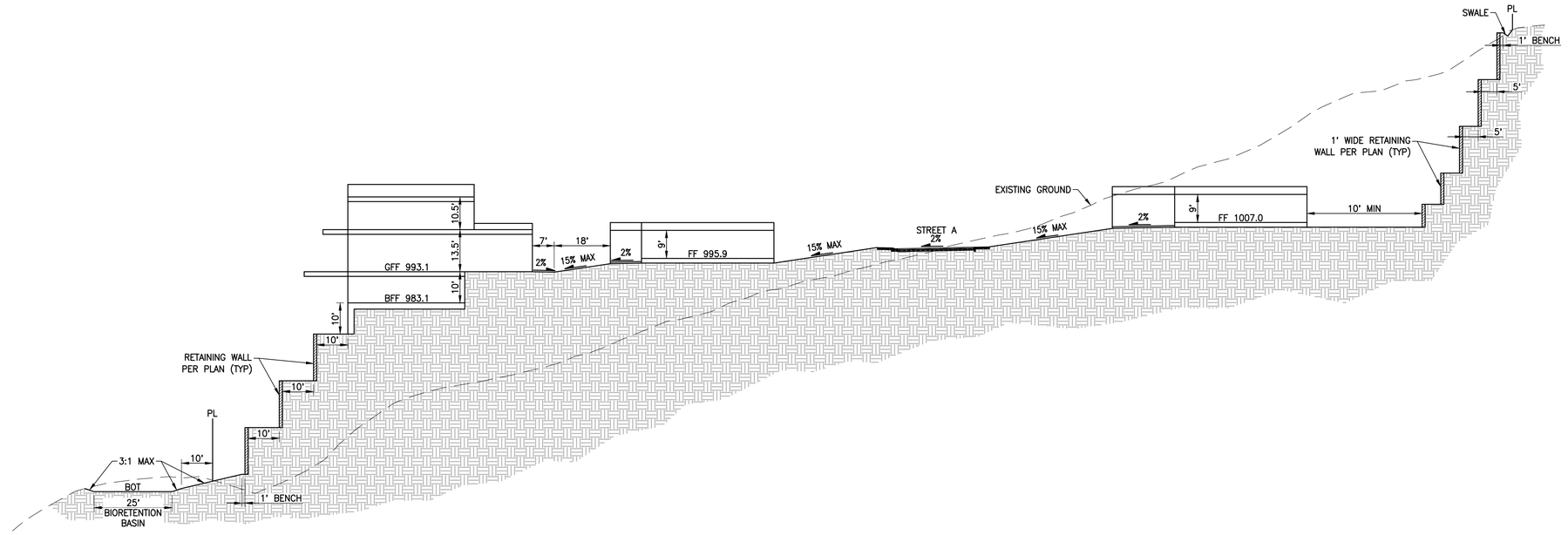
Sheet Title:

PRELIMINARY GRADING DETAIL

Sheet No.:

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A SECTION A

N.T.S

B SECTION B

N.T.S

C SECTION C

N.T.S

D SECTION D

N.T.S

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PRELIMINARY GRADING SECTIONS

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2. Project Size

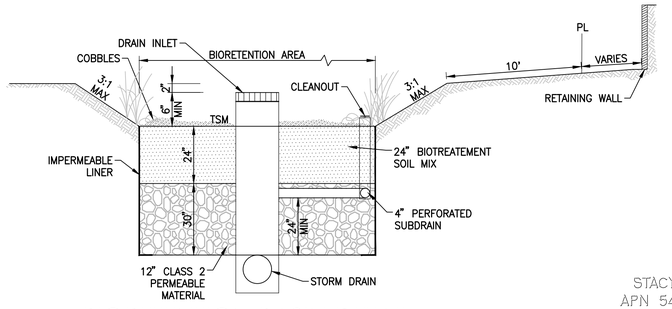
a. Total Site Area: 786,452 (ft²)		b. Total Land Area Disturbed During Construction: 275,591 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	134,291	134,291
d. Total off-site IA[3]	0		0	4,636	4,636
e. Total project IA	0	0	0	138,927	138,927
f. Total new and replaced IA			138,927		
Pervious Area (PA)[4]					
g. Total on-site PA	781,816				136,664
h. Total off-site PA[3]	4,636				0
i. Total project PA	786,452				136,664
j. **Total Project Area (2.e.+2.i.)**	786,452				275,591
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% ____%					

DRAINAGE MANAGEMENT AREA (DMA) SUMMARY

DMA	TOTAL DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (4%) (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT MEASURE
1	275,591	138,927	136,664	152,593	6,104	6,160	BIORETENTION

IMPERVIOUS SURFACE SUMMARY

TOTAL DMA AREA	EXISTING IMPERVIOUS SURFACE AREA (SF)	PROPOSED IMPERVIOUS SURFACE AREA (SF)
275,591	0	138,927

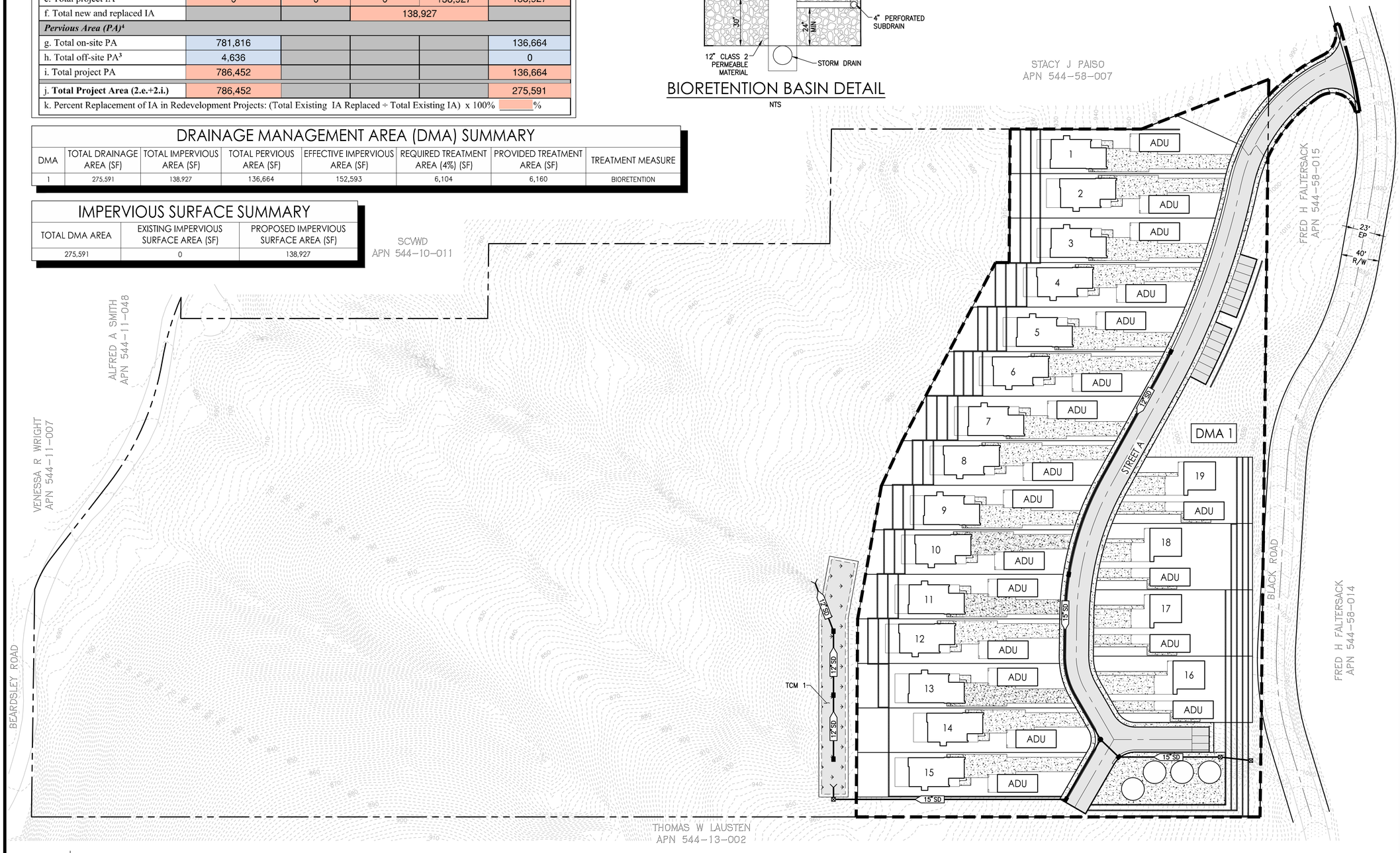


BIORETENTION BASIN DETAIL

NTS

LEGEND

- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- DMA # — DRAINAGE MANAGEMENT AREA ID
- SD — STORM DRAIN LINE



NORTH

0 50 100 200

SCALE: 1" = 50'

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Sheet Title:

PRELIMINARY STORMWATER CONTROL PLAN

Sheet No.:

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FIRE FLOW SUMMARY

- TYPE VB: 4,270 SF
- REQUIRED SPRINKLERED FIRE FLOW: 875 GPM
- REQUIRED NON-SPRINKLERED FIRE FLOW: 1,750 GPM

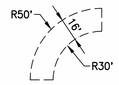
FIRE ACCESS NOTES

1. EMERGENCY ACCESS SHALL BE PER THE CALIFORNIA STATE FIRE CODE APPENDIX D.
2. EMERGENCY ACCESS SHALL BE MADE OF AN ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.

SANTA CLARA COUNTY FIRE DEPARTMENT

REVIEWED AND APPROVED BY:

BY: DATE



EMERGENCY APPARATUS TURNING DETAIL

NTS

NORTH

0 50 100 200

SCALE: 1" = 50'

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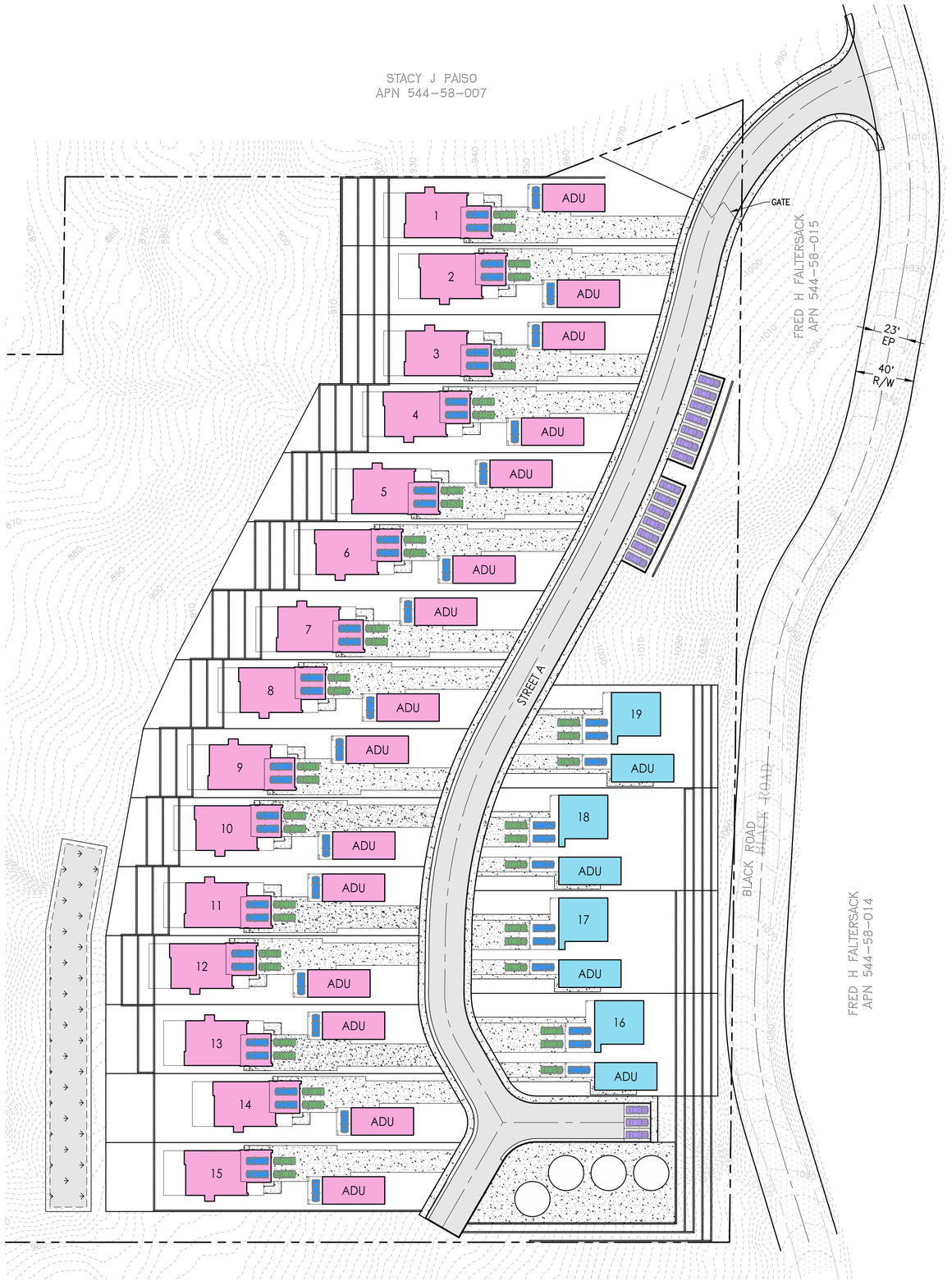
Sheet Title:

PRELIMINARY FIRE ACCESS PLAN

Sheet No.:

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PARKING SUMMARY

GARAGE SPACES (RESIDENTIAL)	57
DRIVEWAY (RESIDENTIAL)	42
STREET SPACES (RESIDENTIAL)	17
TOTAL SPACES	116

NORTH

0 80

SCALE: 1" = 40'

40 160

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Sheet Title:

PRELIMINARY PARKING PLAN

Sheet No.:

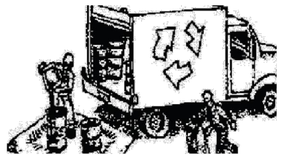
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Construction Best Management Practices (BMPs)

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

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

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

Non-Hazardous Materials and Dust Control

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

Hazardous Materials

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

Waste Management

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

Equipment Management & Spill Control



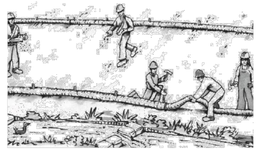
Vehicle and Equipment Maintenance

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

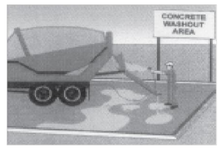
Contaminated Soils

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

Landscaping

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

Concrete Management & Dewatering



Concrete Management

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

Dewatering

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

Paving/Asphalt Work



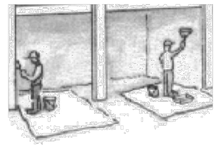
Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Painting & Paint Removal



Painting Cleanup and Removal

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

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

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

April 2024

Anderson Architects INC

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Cell 408.202.5462

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Principal

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Client:

SILICON VALLEY PROPERTIES, LP

16400 Lark Ave.
Los Gatos, CA 95032

Project:

Black Road

18555 Black Road
Los Gatos, CA, 95033

ENTITLEMENT SUBMITTAL

Planner/Civil Engineer:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD, SUITE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

Stamp:

REGISTERED PROFESSIONAL ENGINEER
CODY R. ALVERNAZ
No. C75740
Exp. 06-30-26
CIVIL
STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	INITIAL SUBMITTAL	05/15/2025
1	CYCLE 2 PLANNING SUBMITTAL	09/11/2025
2		
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Initial Submittal Date:	05/16/2025
Scale:	SEE SHEET
Drawn By:	MY
Checked By:	CRA

Sheet Title:

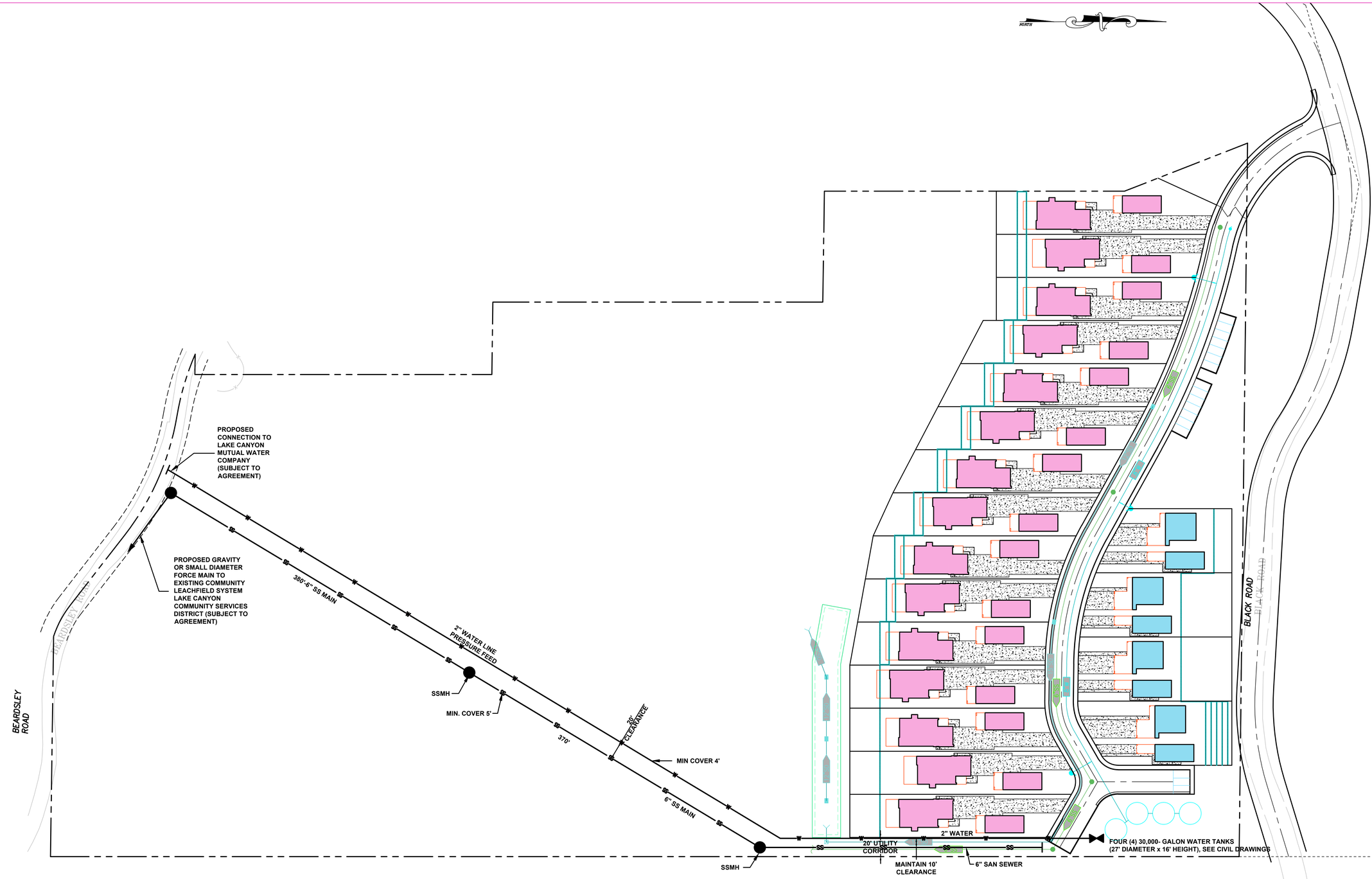
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Sheet No.:

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DESIGNED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
TERENCE J. SZEWCZYK
NO. 35527
EXP. 9-30-25
STATE OF CALIFORNIA

2-6-24

TERENCE J. SZEWCZYK, P.E. 35527
EXPIRATION DATE: 09/30/25

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550

TS CIVIL ENGINEERING

WATER & SEWER SERVICE PLAN
18555 BLACK ROAD
LOS GATOS, CA 95030

BY	TS	1	2	3	4	5	6	REVISIONS	DATE

DATE:	09-09-25
SCALE:	
DRAWN BY:	DKH
SURVEYED BY:	RJC
PROJ ENGR:	TJS
CHECK BY:	TJS

SHEET NO.
C-8
OF 1 SHEET

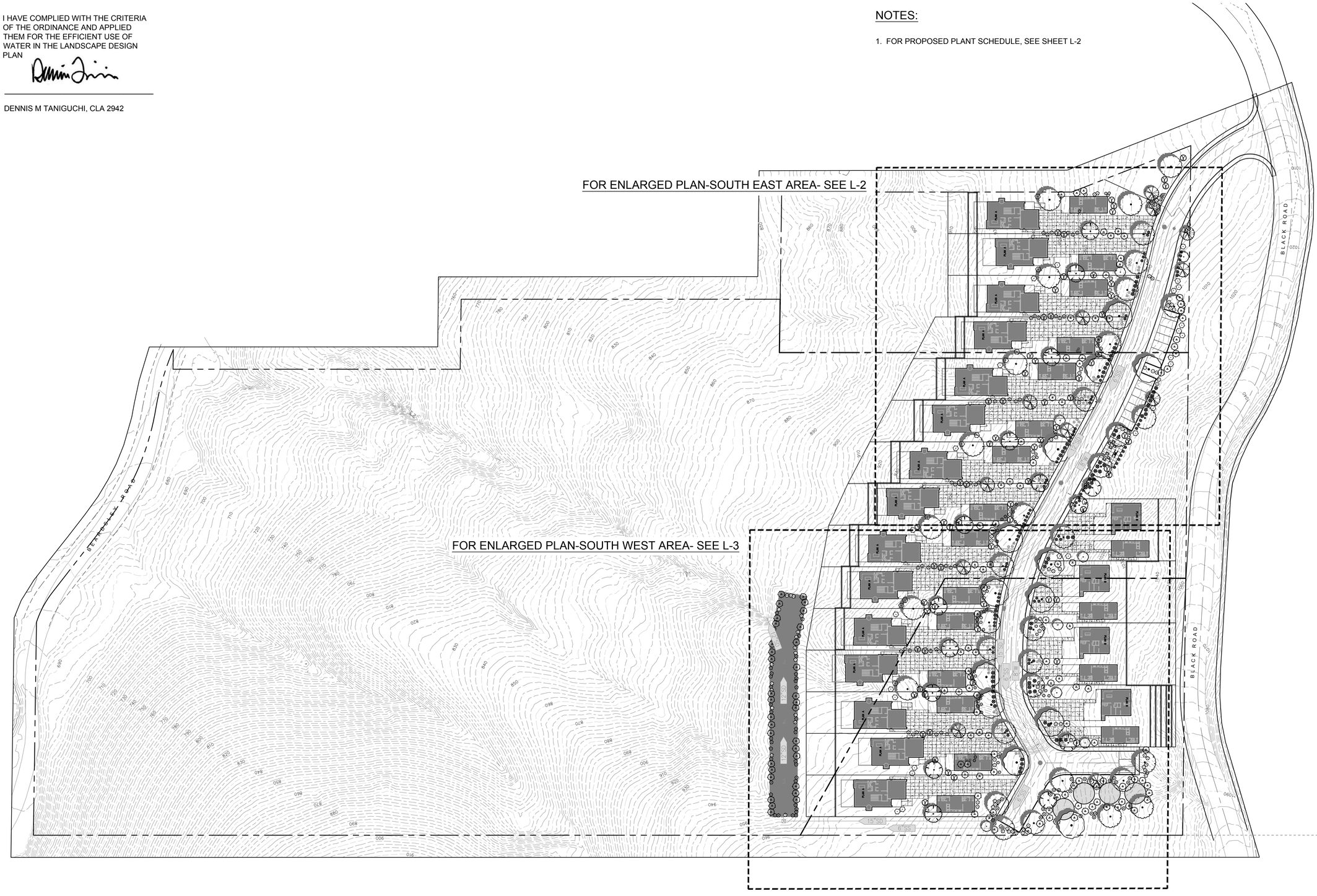
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25-280

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942

NOTES:

1. FOR PROPOSED PLANT SCHEDULE, SEE SHEET L-2



0 10' 25' 50'

SCALE: 1" = 50'-0"

N

BLACK ROAD ESTATES
SUBDIVISION-SINGLE FAMILY

18555, 18655, 18675
Black Road
Los Gatos, CA
95033

APN# 544-58-005, -006, -008

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CLA #2942

LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI CLA 2942
Signature
10/31/26
Renewal Date
09/11/25
Date
STATE OF CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:
1	SB330-FORMAL APPLICATION	05/16/25
2	SB330-FORMAL APPLICATION	09/11/25

SCALE: 1" = 40'-0"

PROJECT NUMBER: TLA#: 24004.000

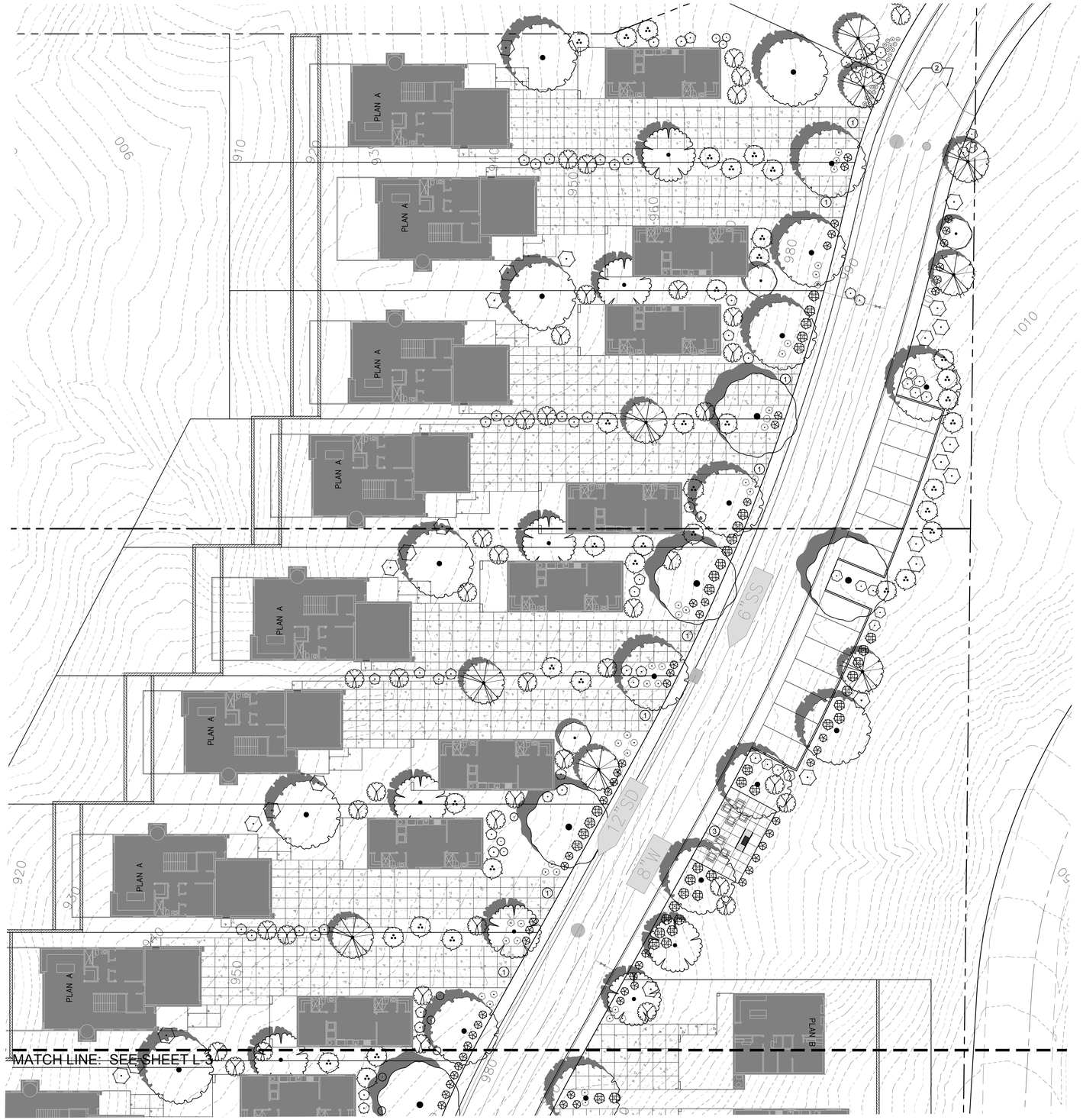
SHEET TITLE

LANDSCAPE PLAN: PROJECT SITE

SHEET NO.

L-1

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0 10' 20' 40'

SCALE: 1" = 20'-0"

KEY NOTES:

1. DRIVEWAY
2. VEHICULAR GATE
3. PICNIC AREA OPEN SPACE/BBQ

NOTES:

1. FOR PROPOSED IRRIGATION SEE SHEET L-4.
2. FOR IRRIGATION WATER USE CALCULATIONS SEE SHEET L-4.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY
TREES						
	ARB MEN	Arbutus menziesii / Pacific Madrone	15 gal.	Can	L	15
	CER OCC	Cercis occidentalis / Western Redbud	15 gal.		VL	12
	PRU ILI	Prunus ilicifolia / Hollyleaf Cherry	15 gal.	Can	L	8
	QUE AGR	Quercus agrifolia / Coast Live Oak	24"	Box	VL	35
	QUE DOU	Quercus douglasii / Blue Oak	24"	Box	VL	13
SHRUBS						
	ARC MO2	Arctostaphylos hookeri 'Monterey Carpet' / Monterey Carpet Hooker's Manzanita	1 gal.	Can	L	78
	ARC THH	Arctostaphylos x 'Howard McMinn' / Howard McMinn Manzanita	5 gal.	Can	L	67
	CEA YA2	Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper	5 gal.	Can	L	71
	CEA XSK	Ceanothus x 'Skylark' / Skylark Wild Lilac	5 gal.	Can	L	37
	GAR JAM	Garrya elliptica 'James Roof' / James Roof Coast Silktassel	5 gal.	Can	L	24
	HET ARB	Heteromeles arbutifolia / Toyon	5 gal.	Pot	L	130
	IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	1 gal.	Pot	L	18
	MUH RIG	Muhlenbergia rigens / Deer Grass	5 gal.	Pot	L	27
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Pot	L	150
	SAL SPA	Salvia spathacea / Hummingbird Sage	5 gal.	Pot	L	45
	ZAU CAT	Zauschneria californica 'Catalina' / California Fuchsia	5 gal.	Pot	L	107

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY
GROUND COVERS							
	CAR TUM	Carex tumulicola / Foothill Sedge	1 gal.	Pot	L	18" o.c.	2,634

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942

BLACK ROAD ESTATES
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2	SB330-FORMAL APPLICATION	09/11/25

SCALE: 1" = 20'-0"

PROJECT NUMBER: TLA#: 24004.000

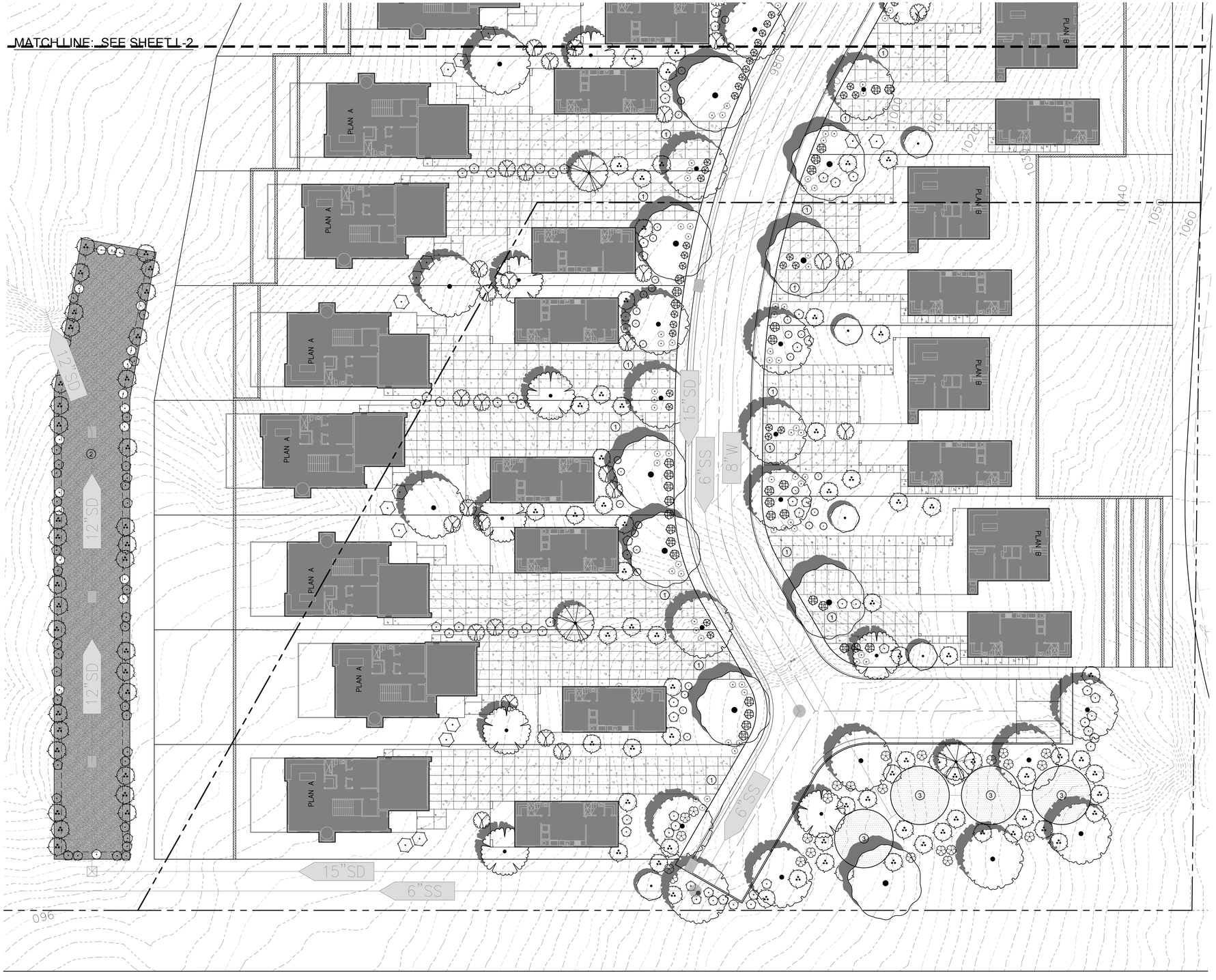
SHEET TITLE

LANDSCAPE PLAN: EAST AREA

SHEET NO.

L-2

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KEY NOTES:

1. DRIVEWAY
2. STORMWATER TREATMENT AREA
   SEE CIVIL ENGINEER'S STORMWATER TREATMENT PLAN
3. WATER TANKS

NOTES:

1. FOR PLANT SCHEDULE SEE SHEET L-2.
2. FOR PROPOSED IRRIGATION SEE SHEET L-5.
3. FOR IRRIGATION WATER USE CALCULATIONS SEE SHEET L-4.

0 10' 20' 40'

SCALE: 1" = 20'-0"

N

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SHEET TITLE

LANDSCAPE PLAN: WEST AREA

SHEET NO.

L-3

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0 10' 20' 40'

SCALE: 1" = 20'-0"

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942

HYDROZONE LEGEND

LOW WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
64,106 SF OR 100% OF IRRIGATED PROJECT AREA

MEDIUM WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
0 SF OR 0% OF IRRIGATED PROJECT AREA

HIGH WATER USE
(POP-UP SPRAY HEADS)
0 SF OR 0% OF IRRIGATED PROJECT AREA

NOTES:

1. MULCH TO BE 3 INCHES DEEP IN ALL PLANTING AREAS INCLUDING THE ROW PLANTING STRIP. MULCH TO BE ORGANIC RECYCLED CHIPPED WOOD (1/2 TO 1 INCH) IN DARK BROWN COLOR.

CONCEPTUAL IRRIGATION STATEMENT

1 Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials; 2) groundcovers, and 3) native and water conserving plant materials.

2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.

3 Part shade areas include moderate water use areas having morning and/or afternoon shade.

4 Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.

5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas

6 Low volume sprinklers shall be used wherever possible with head to head coverage.

7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.

8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.

9 The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.

10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

STANDARDS FOR IRRIGATION EQUIPMENT

1 Mainlines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.

2 Lateral lines shall be 1120 pvc-class 200.

3 Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth of pipe under paving: 24" of cover encased in a sleeve

4 Backflow preventer shall be a type approved by and installed per local codes.

5 Sprinklers shall have matched precipitation rates within each control valve circuit.

6 Precipitation rates for sprinklers shall match soil absorption rate.

7 Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.

8 Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.

9 Rain sensing override devices shall be installed with controller.

Water Efficient Landscape Worksheet: Black Road (9/06/2025)

Reference Evapotranspiration (ETo)		**43.3**	**(Los Gatos)**				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area (**LA**) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
#1 East Area	0.2	Drip	0.81	0.247	25,847	6,381.98	171,331
#2 West Area	0.2	Drip	0.81	0.247	38,259	9,446.67	253,605
	0.4	Drip	0.81	0.494		0.00	0
	0.4	Drip	0.81	0.494		0.00	0
	0.4	Drip	0.81	0.494		0.00	0
		Drip	0.81	0.000		0.00	0
		Drip	0.81	0.000		0.00	0
			Totals		64,106	15,828.64	424,936
Special Landscape Areas (SLA)							
1) Pool/Spa				0	0	0	0
2) Water Features				0	0	0	0
				0	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**424,936**
						Maximum Allowed Water Allowance (MAWA)	**774,445**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landspape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	15,829	
Total Area	64,106	Average ETAF for regular landscape areas must be 0.55 or below
Average ETAF	**0.25**	for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	15,829
Total Area	64,106
Sitewide ETAF	**0.25**

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SHEET TITLE
IRRIGATION HYDROZONE PLAN: EAST AREA

SHEET NO.
L-4

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MATCH LINE: SEE SHEET L-4



HYDROZONE LEGEND

LOW WATER USE
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HIGH WATER USE
(POP-UP SPRAY HEADS)
0 SF OR 0% OF IRRIGATED PROJECT AREA

NOTES:

1. MULCH TO BE 3 INCHES DEEP IN ALL PLANTING AREAS INCLUDING THE ROW PLANTING STRIP. MULCH TO BE ORGANIC RECYCLED CHIPPED WOOD (1/2 TO 1 INCH) IN DARK BROWN COLOR.

2. FOR IRRIGATION CONCEPT AND STANDARDS SEE SHEET L-4.

3. FOR IRRIGATION WATER USE CALCULATIONS SEE SHEET L-4.

0 10' 20' 40'

SCALE: 1" = 20'-0"

N

BLACK ROAD ESTATES
SUBDIVISION-
SINGLE FAMILY

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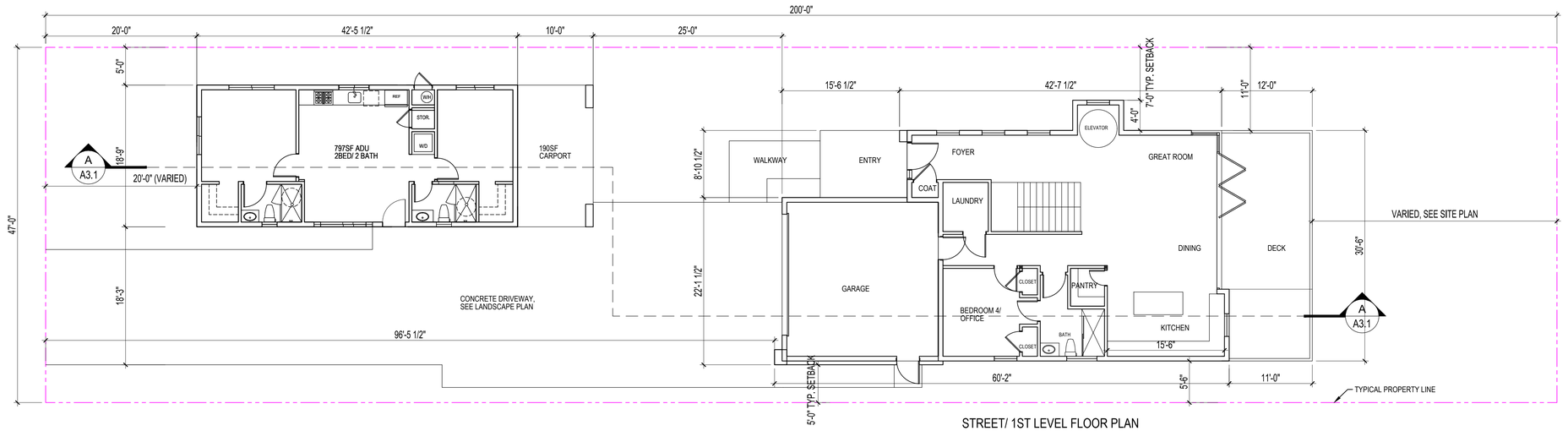
SHEET TITLE

IRRIGATION HYDROZONE PLAN: WEST AREA

SHEET NO.

L-5

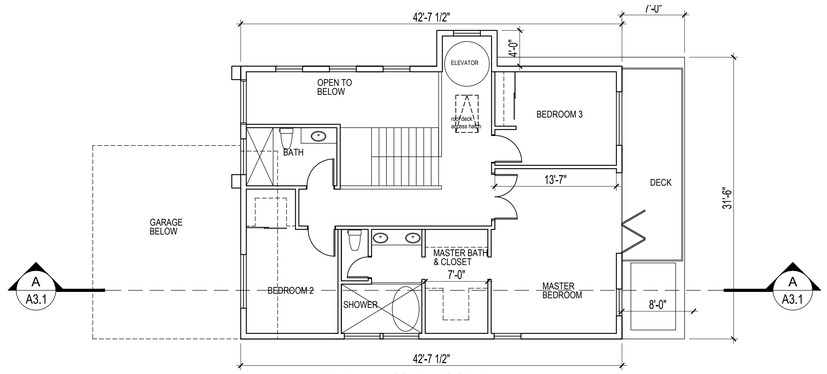
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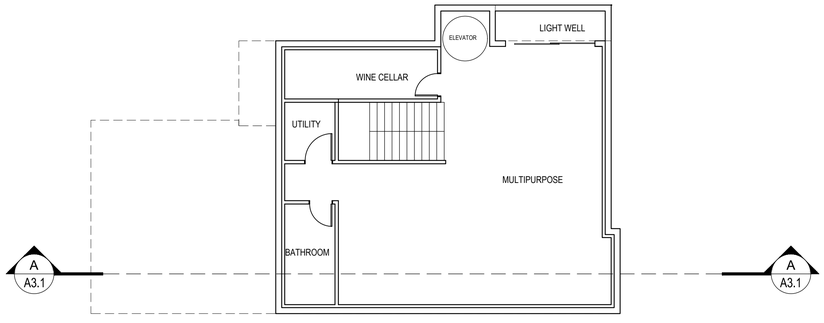
STREET/ 1ST LEVEL FLOOR PLAN

PLAN A (DOWN HILL)

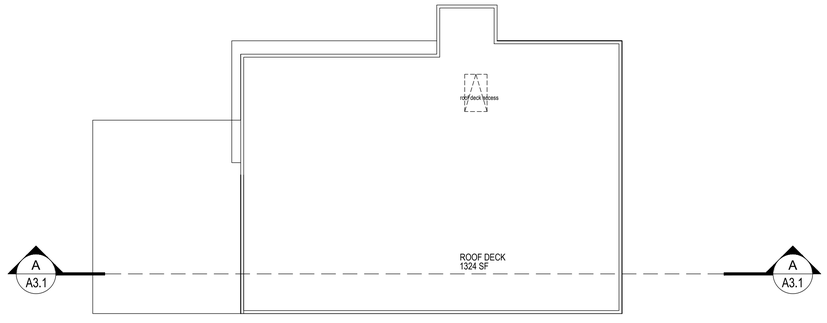
	BUILDING AREA	DECK/BALCONY
1ST/STREET LEVEL	1,201	384
2ND/UPPER LEVEL	1,309	256
GARAGE	444	
TOTAL CALCULATED FLOOR AREA	2,954	
BASEMENT	1,180	
TOTAL LIVING (INCL. BASEMENT)	**4,134**	
ROOF DECK		1388
COVERED PORCH	102	
ADU	797	
ADU CARPORT (OPEN ON 3 SIDES)	190	



UPPER LEVEL/ 2ND FLOOR PLAN



BASEMENT PLAN



ROOF DECK

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Client:

SILICON VALLEY PROPERTIES, LP

16400 LARK AVENUE
LOS GATOS, CA 95032
-

Project:

BLACK ROAD ESTATES
SUBDIVISION- SINGLE FAMILY

APN# 544-58-005, -006, -008
18555, 18655, 18675 BLACK ROAD
LOS GATOS, CA 95033

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15210
EXP. 10/31/25
STATE OF CALIFORNIA

Issued For

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Issued Date:	05/16/25
Scale:	1/8"=1'-0"
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Checked By:	KBA

Sheet Title:

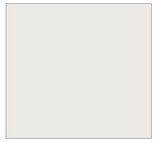
House Plan A (Downhill)
Floor Plans
Floor Area Calculations

Sheet No.:

A1.1

File: Z:\Projects\Black Road Estates | Job: Black Rd Estates

COLOR BOARD



1. Wall/Stucco
Sherwin-Williams
Snowbound SW 7004
Sand finish



1. Accent Stucco
Sherwin-Williams
SW 2927 Weathervane
Sand finish



3. Entry, Garage Door, Window:
Sherwin-Williams
SW 7083 Darkroom
Matte



4. Wood Siding
Woodplank
Therma Poplar
Factory pre-finished



5. Brick Veneer
Eldorado Stone
LedgeCut 33- Ocean Floor



6. Glass railing
Invisible Rail



LEFT SIDE ELEVATION
1/8" = 1'-0"



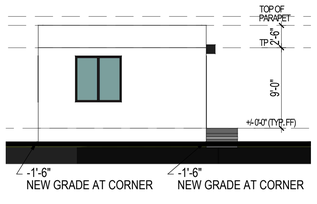
REAR ELEVATION
1/8" = 1'-0"



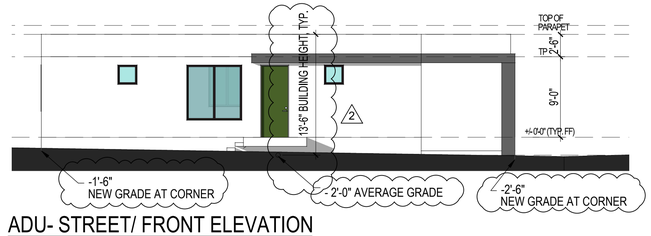
RIGHT SIDE ELEVATION
1/8" = 1'-0"



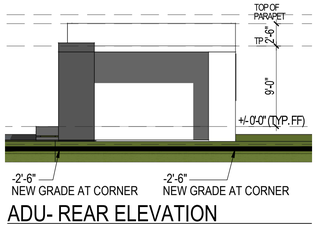
STREET/ FRONT ELEVATION
1/8" = 1'-0"



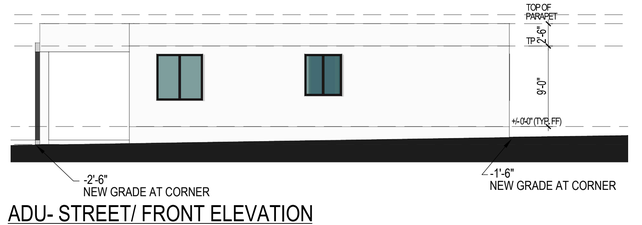
ADU- STREET/ FRONT ELEVATION
1/8" = 1'-0"



ADU- STREET/ FRONT ELEVATION
1/8" = 1'-0"



ADU- REAR ELEVATION
1/8" = 1'-0"



ADU- STREET/ FRONT ELEVATION
1/8" = 1'-0"

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Project:

BLACK ROAD ESTATES
SUBDIVISION- SINGLE FAMILY

APN# 544-58-005, -006, -008
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LOS GATOS, CA 95033

Stamp:

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Sheet Title:

House Plan A & ADU(Downhill) Exterior Elevations

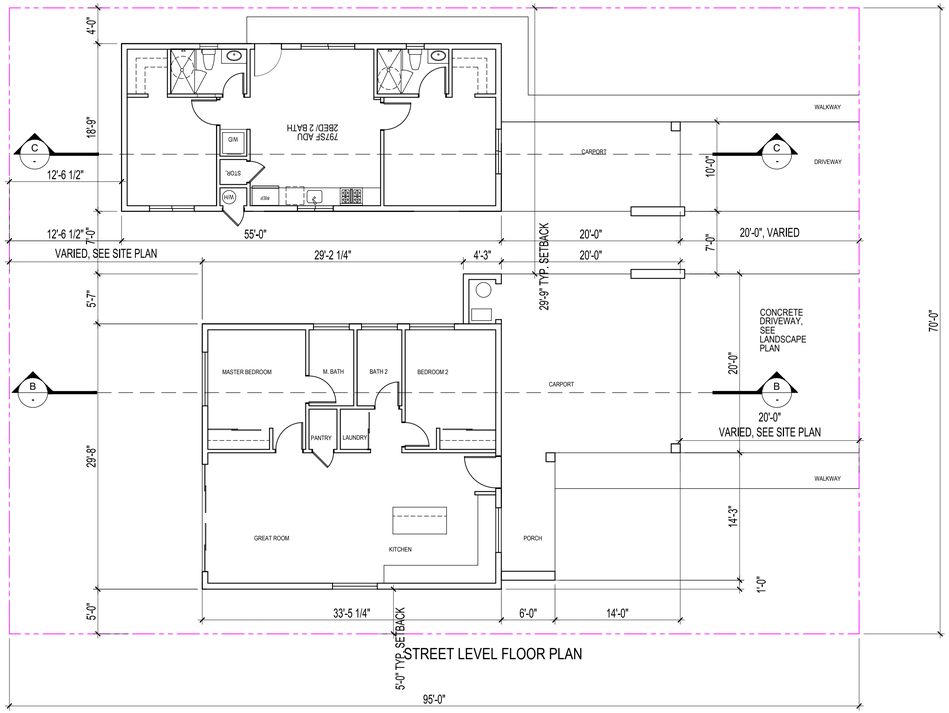
Sheet No.:

A1.2

File: P:\Projects\Black Road Estates | Job: Black Rd Estates

PLAN B (UP HILL) AFFORDABLE

	BUILDING AREA	DECK/BALCONY
1ST/ STREET LEVEL	1,000	
TOTAL CALCULATED FLOOR AREA	**1,000**	
CARPORT (OPEN ON 3 SIDES)	400	
COVERED PORCH	92	
ADU	797	
ADU CARPORT (OPEN ON 3 SIDES)	200	



STREET LEVEL FLOOR PLAN

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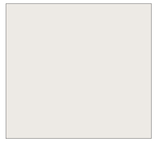
House Plan B (Uphill)
Floor Plans
Floor Area Calculations

Sheet No.:

A2.1

File: Z:\Projects\Black Road Estates	Job: Black Rd Estates

COLOR BOARD



1. Wall/Stucco
Sherwin-Williams
Snowbound SW 7004
Sand finish



1. Accent Stucco
Sherwin-Williams
SW 2927 Weathervane
Sand finish



3. Entry, Garage Door, Window:
Sherwin-Williams
SW 7083 Darkroom
Matte



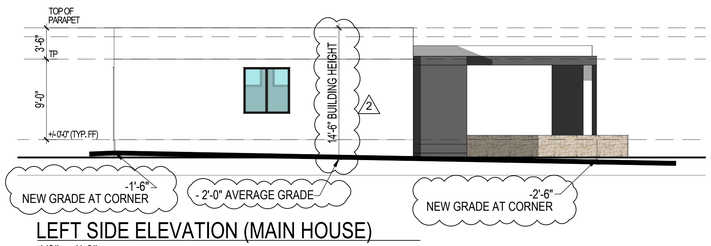
4. Wood Siding
Woodplank
Therma Poplar
Factory pre-finished



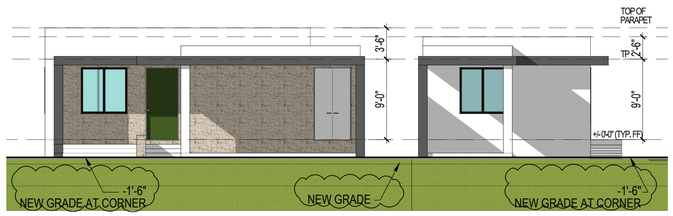
5. Brick Veneer
Eldorado Stone
LedgeCut 33- Ocean Floor



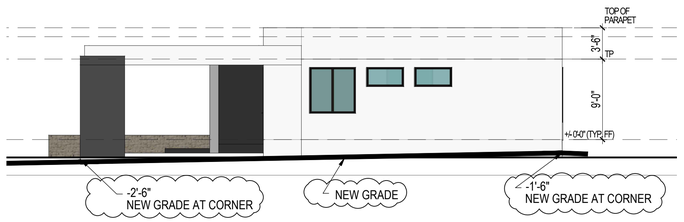
6. Glass railing
Invisible Rail



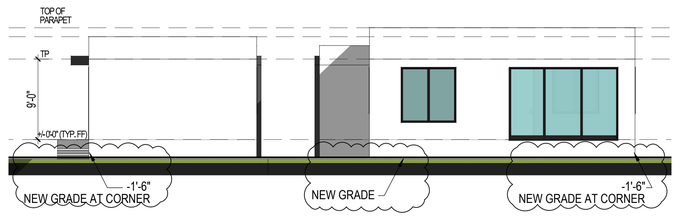
LEFT SIDE ELEVATION (MAIN HOUSE)
1/8" = 1'-0"



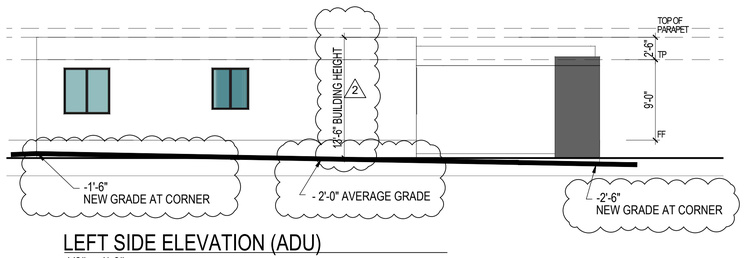
STREET/ FRONT ELEVATION (MAIN HOUSE & ADU)
1/8" = 1'-0"



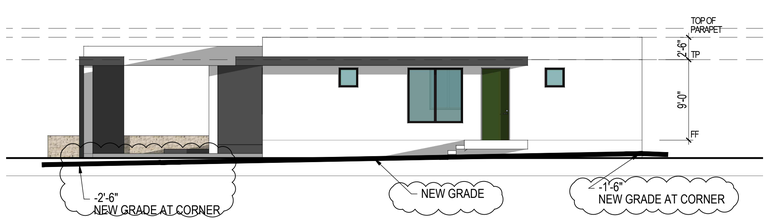
RIGHT SIDE ELEVATION (MAIN HOUSE)
1/8" = 1'-0"



REAR ELEVATION (MAIN HOUSE & ADU)
1/8" = 1'-0"



LEFT SIDE ELEVATION (ADU)
1/8" = 1'-0"



RIGHT SIDE ELEVATION (ADU)
1/8" = 1'-0"

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Principal

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-

Project:

BLACK ROAD ESTATES
SUBDIVISION- SINGLE FAMILY

APN# 544-58-005, -006, -008
18555, 18655, 18675 BLACK ROAD
LOS GATOS, CA 95033

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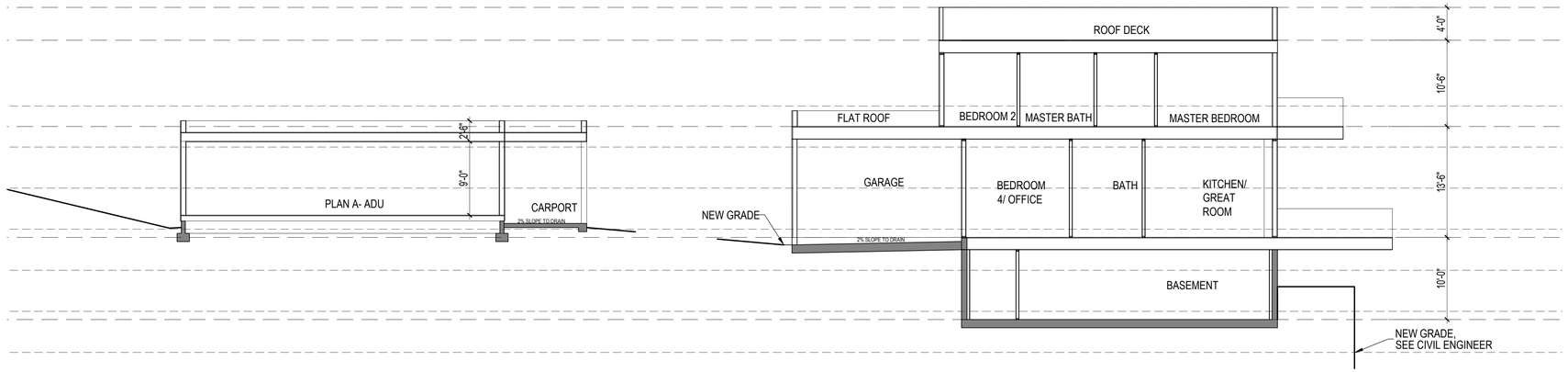
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House Plan B & ADU (Uphill) Exterior Elevations

Sheet No.:

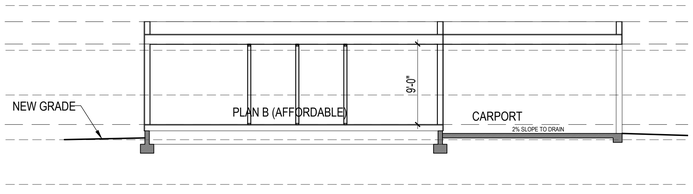
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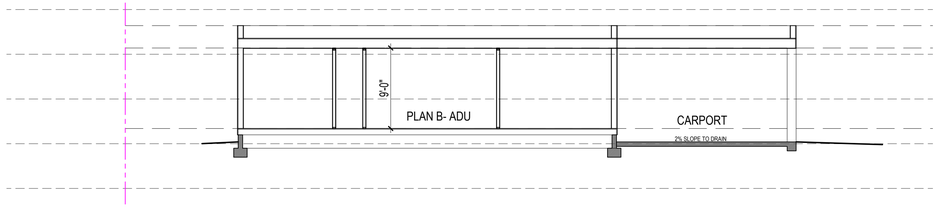
SECTION A-A

1/8" = 1'-0"



SECTION B-B

1/8" = 1'-0"



SECTION C-C

1/8" = 1'-0"

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SUBDIVISION- SINGLE FAMILY

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Sheet Title:

Building Sections

Sheet No.:

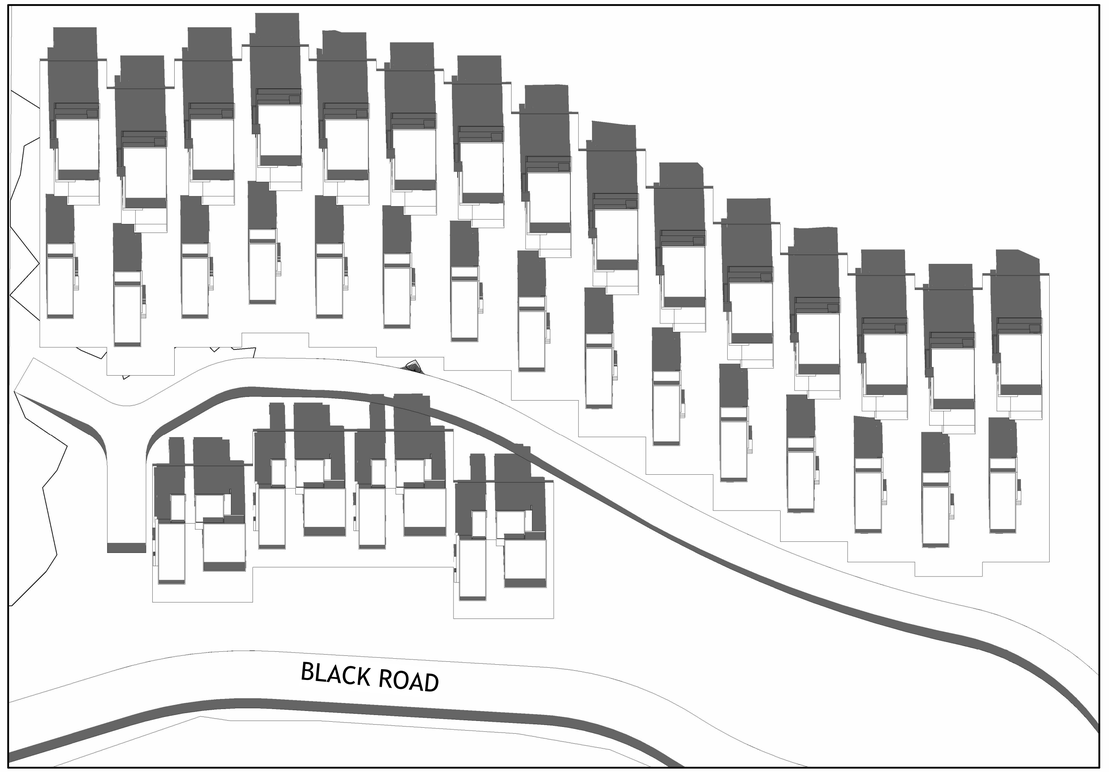
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File: Z:\Projects\Black Road Estates

Job: Black Rd Estates



1 DECEMBER 21 - 9 AM
1" = 50'-0"



2 DECEMBER 21 - 12 PM
1" = 50'-0"

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Sheet Title:

ENERGY CONSERVATION PLAN

Sheet No.:

A4.1

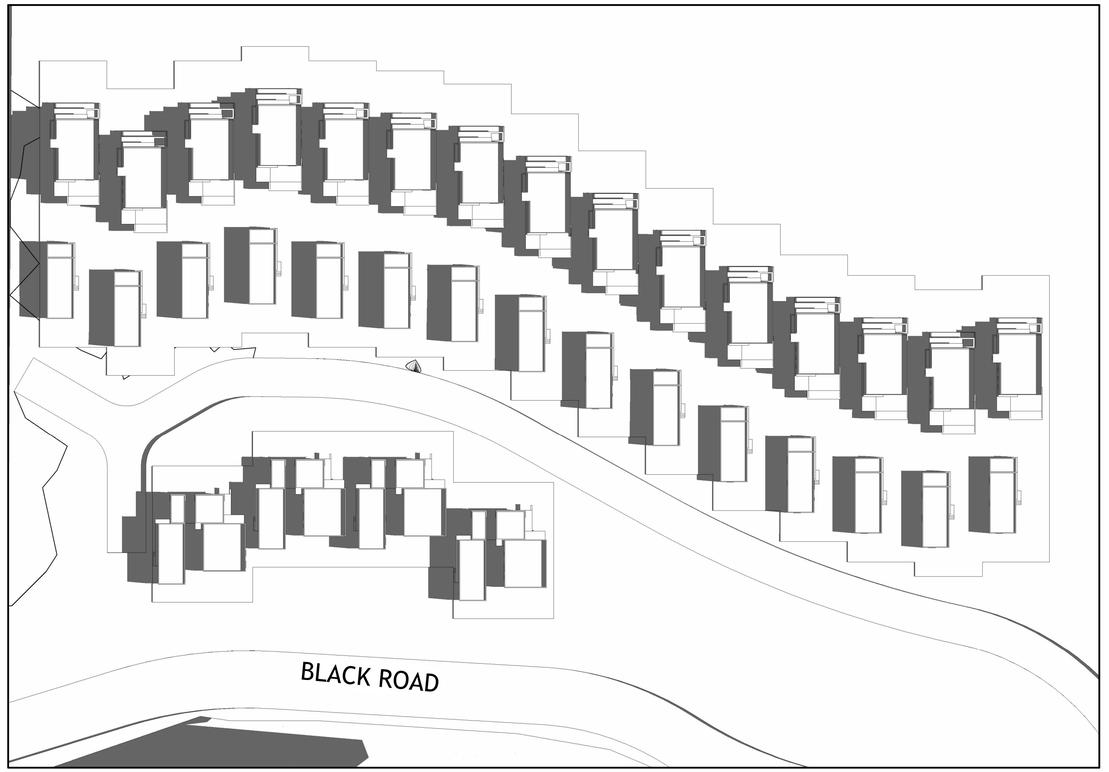
File: P\Projects\Black Road Estates

Job: BLACK ROAD ESTATES

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1 DECEMBER 21 - 3 PM
1" = 50'-0"



2 JUNE 21 - 9 AM
1" = 50'-0"

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SUBDIVISION - SINGLE FAMILY

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LOS GATOS, CA, 95033

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Checked By: KBA

Sheet Title:

ENERGY CONSERVATION PLAN

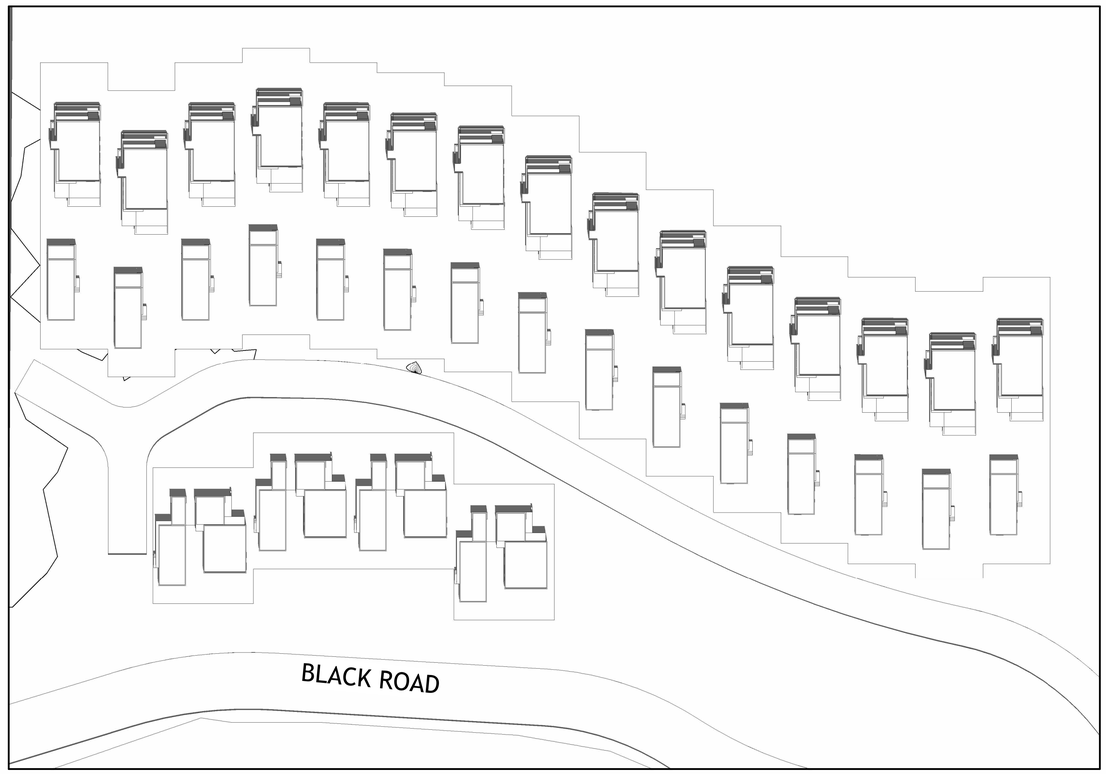
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A4.2

File: P\Projects\Black Road Estates

Job: BLACK ROAD ESTATES

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1 JUNE 21 - 12 PM
1" = 50'-0"



2 JUNE 21 - 3 PM
1" = 50'-0"

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1	SB330- FORMAL APPLICATION REV 1	09/11/25

Scale: 1" = 50'-0"

Drawn By: ANN

Checked By: KBA

Sheet Title:

ENERGY CONSERVATION PLAN

Sheet No.:

A4.3

File: P\Projects\Black Road Estates

Job: BLACK ROAD ESTATES

9/10/2025 12:25:33 PM



SHEET INDEX

DRAWING	DESCRIPTION
E1.0	SITE PLAN – LIGHTING
E1.1	SITE PLAN – PHOTOMETRIC
E1.2	LUMINAIRE SCHEDULE & FIXTURE DETAILS

GENERAL NOTES

1. LIGHTING CONTROLS SHALL BE INSTALLED WHICH MEET ALL REQUIREMENTS OF LOCAL ENERGY CODES.
2. ALL EXTERIOR MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCONTROL OR ASTRONOMIC TIME–CLOCK SCHEDULING PER CALIFORNIA ENERGY CODE (CENC) REQUIREMENTS 130.2. PROVIDE MOTION SENSING CONTROLS FOR LUMINAIRES OVER 40 WATTS MOUNTED LESS THAN 24' ABOVE GRADE AND WALL MOUNTED LUMINAIRES MORE THAN 24' ABOVE GRADE.
3. ALL EXTERIOR MOUNTED LUMINAIRES SHALL FOLLOW MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS FOUND IN CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.8.
4. ALL PERMANNT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. (LOS GATOS MUNICIPAL CODE 29.10.0915)
5. MOUNTING HEIGHT (MH)/POLE HEIGHT LISTED IN LUMINAIRE SCHEDULE SHALL BE FROM GRADE LEVEL TO BOTTOM OF COMPLETE EXPOSED FIXTURE.

NO.	DATE	DESCRIPTION
		REVISIONS

REGISTERED PROFESSIONAL ENGINEER
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EXP. 3-31-26
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STATE OF CALIFORNIA
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19401 40TH AVE W., SUITE 302
LYNNWOOD, WA 98036
206.364.3343 TEL
REI PROJECT NO.: 692-034
CONTACT: JON ROBISON

DRAWN: AJS | DESIGNED: AJS | CHECKED: MHS | APPROVED: MHS

PROJECT:
BLACK ROAD ESTATES
16555, 16655, 16675 BLACK ROAD
LOS GATOS, CA 95033

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DATE: 09/10/2025

SHEET TITLE:
SITE PLAN - LIGHTING

SHEET NO.
E1.0



PHOTOMETRIC NOTES

1. PHOTOMETRIC CALCULATIONS BASED ON AVAILABLE IES FILE FROM FIXTURE MANUFACTURER (OR EQUIVALENT). FIXTURE SUBSTITUTIONS MAY COMPROMISE FOOT CANDLE LEVELS.
2. PHOTOMETRIC CALCULATIONS MEASURED AT GRADE LEVEL FROM CEILING HEIGHT OR MOUNTING HEIGHT (MH) NOTED IN LUMINAIRE SCHEDULE.
3. SITE PHOTOMETRIC CALCULATIONS: BASED ON PROPOSED SITE LIGHTING FOR PROJECT ONLY.

East Parking Photometric Schedule

AVERAGE FOOT–CANDLES	0.69
MAXIMUM FOOT–CANDLES	1.3
MINIMUM FOOT–CANDLES	0.2
MAXIMUM TO AVERAGE FC RATIO	1.88
AVERAGE TO MINIMUM FC RATIO	3.59

West Parking Photometric Schedule

AVERAGE FOOT–CANDLES	0.99
MAXIMUM FOOT–CANDLES	1.2
MINIMUM FOOT–CANDLES	0.8
MAXIMUM TO AVERAGE FC RATIO	1.16
AVERAGE TO MINIMUM FC RATIO	1.17

Sidewalk Photometric Schedule

AVERAGE FOOT–CANDLES	1.54
MAXIMUM FOOT–CANDLES	5.2
MINIMUM FOOT–CANDLES	0.0
MAXIMUM TO AVERAGE FC RATIO	3.34
AVERAGE TO MINIMUM FC RATIO	36.37

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SITE PLAN - PHOTOMETRIC

SHEET NO.
E1.1

EXTERIOR LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	VOLTAGE	PROTOCOL	CRI / CCT	LAMPING	WATTAGE
SB1	○	BOLLARD	42" BOLLARD – TYPE 5 – B2 U0 G1 – INTEGRAL PHOTOCELL	US ARCHITECTURAL LIGHTING: PACB PLED-V-SQ-W 20LED 175MA 27K UNV [FINISH] PC120V	120	0-10V DIMMING	70 / 2700K	(1) 11.7W LED	11.7
SP1.BC	○—□	16' POLE	POLE LIGHT – BACK LIGHT CONTROL – B0 U0 G1	GARDCO: P15 P A01 827 BLC AR1 UNV 010V [FINISH]	MULTIPLE	0-10V DIMMING	80 / 2700K	(1) 15W LED	15
SR1	○	RECESSED	3" DOWNLIGHT	INTEGER LIGHTING: RGY3 6W ID 27K 50 F IC 3CR FMH UH / [TRIM]	MULTIPLE	0-10V DIMMING	90 / 2700K	(1) 6W LED	6
SW1	▭	SURFACE	WALL SCONCE – B1 U1 G0 – 8' MH	AFX: WATSON / WTNW0506LAJUD [FINISH]	MULTIPLE	0-10V DIMMING	80 / 2700K	(1) 12W LED	12

NOTES:
1. LUMINAIRE SCHEDULE IS BOD ONLY. CONTRACTOR TO SUBMIT FIXTURE MODEL OR EQUIVALENT. CONTRACTOR TO COORDINATE FIXTURE FINISHES WITH ARCHITECT/OWNER.
2. FIXTURE CATALOG NUMBERS DO NOT NECESSARILY DENOTE SPECIFIC MOUNTING ACCESSORIES. CONTRACTOR TO PROVIDE ALL NECESSARY ACCESSORIES TO SUCCESSFULLY COMPLETE THE INSTALLATION.
3. 'BUG' RATING ON EXTERIOR FIXTURES INDICATES 'BACKLIGHT', 'UPLIGHT', AND 'GLARE' AS STANDARDS IN CLASSIFYING OUTDOOR LIGHT FIXTURES.

LOCATION	DATE
PREPARED BY	QUANTITY
COMMENTS	SW1 FIXTURE TYPE
CATALOG NUMBER	

AFX

Watson LED Outdoor Sconce
WTNW Series

Features
Simplistic design. Down light with wall wash effect.
Ideal use in entrances or anywhere general outdoor lighting is needed. Provides lighting in residential, commercial and hospitality applications. Meets ADA requirements. Fixture mounts to standard junction box (not included).

Construction
Fabricated aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish
All metal parts are powder coated in White or Black.

Diffuser
Frosted white glass bottom diffuser.

Electrical
Input 120-277 VAC 60 HZ.
0-10V dimming (120-277V), TRIAC (120V).
Minimum starting temp -4° F / -20°C

Lamping
Integrated LED modules capable of producing:
12W = 600 delivered lumens
20W = 1000 delivered lumens
Selectable 2700K, 3000K, 3500K, 4000K, 5000K (CCT).
Rated for 50,000 Hrs., 90 CRI.

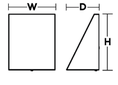
Certification
All fixtures are cETLus listed for wet locations.
ADA
Title 24/JA8 Compliant

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

Specifications and dimensions subject to change without notice.







Ordering Information:

		LED	Delivered Lumens	Adjustable CCT	H	W	D
White	Black						
WTNW0506LAJUDWH	WTNW0506LAJUDBK	12W	600	2700K/3000K/3500K/4000K/5000K	6"	5"	3-1/2"
WTNW0810LAJUDWH	WTNW0810LAJUDBK	20W	1000	2700K/3000K/3500K/4000K/5000K	9-1/2"	8"	3-1/2"

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

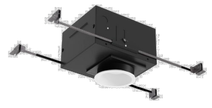
R0/24

PRODIGY

3" ARCHITECTURAL FIRE-RATED ROUND FLANGE DOWNLIGHT

integer lights

SR1



USE OF PRODUCT
Prodigy is an architectural fixture that is available in fixed, wall wash, or adjustable configurations. Meticulously engineered to offer an assortment of color temperatures, optics, filters, lumen outputs, and dimmable drivers. This series is suitable for residential and commercial applications in flange or flangeless appearance in an assortment of trim selections. May be utilized where fire-rating is required.

LED MODULE
Cree LEDs in static white or warm dim, in 90+ CRI, with 2-step binning which allows for color consistency between fixtures. Module may be interchangeable from downlight, wall wash, or adjustable by utilization of appropriate module holder. Module is accessible from below the ceiling.

ALIGNMENT/ADJUSTABILITY
- Collar notch allows for easy alignment between trims.
- Square collar provides mechanism to adjust +/- 5° before and after dry wall installation.
- Adjustable module may rotate 359° (horizontally) and tilt 35° (vertically), both positions may be locked.
- Adjustable module has dial indicator to determine tilt.

OPTICS AND FILTERS
Optical lens available in 18°, 25°, 30°, 40°, 50° and 80°. Easily achieve narrow spot to wide flood beam pattern. Optional frosted, honeycomb, or solite filter available upon request. Optics and filters are field-replaceable and are accessible from below the ceiling.

DIMMING
Intelligent Drive (ID) is the standard, all-inclusive driver which is Triac (120V), ELV (120V), and 0–10V (120V–277V). Optional driver selections include eldoLED. All drivers are accessible from below the ceiling.

THERMAL MANAGEMENT
Ambient temperature at fixture location should not exceed -20°C to 40°C.

TRIM
Die-cast trims are available in an assortment of finishes in round/square, flange/flangeless. Consult factory for made-to-order finishes. Flanged trim is compatible with all ceiling materials. Flangeless available for plaster ceilings. Frosted acrylic diffuser on trim is standard and allows it to meet wet location applications. Acrylic diffuser may be removed in the field. Wing bracket on trim accommodates for varying ceiling depths.

EMERGENCY BATTERY
Optional 4-watt emergency battery (E.M.) provides light for a minimum of 90 minutes. E.M. back box is required and is installed by factory. Ceiling access is necessary to service the E.M. unit. E.M. test switch is remote. E.M. is UL924 certified, CEC Title 20 approved, and provides sufficient lumens to comply with NFPA 101 safety code.

MOUNTING
Universal bar hanger (U.H.) is designed to mount to wood (two positions) and T-bar ceilings. U.H. may be adjusted vertically to accommodate varying ceiling depths.

NOTE
2-hour fire-rated ceiling assembly can be maintained when installed according to the International Building Code, Section 714. Metallic outlet boxes with metallic or non-metallic cover plates may be used in floor-ceiling and roof-ceiling assemblies with ratings not exceeding 2 hours. These assemblies should have gypsum board membranes. The metallic outlet boxes should be securely fastened to the joists and the opening in the gypsum board facing should be cut so that the clearance between the box and the gypsum board does not exceed ¼". The surface area of individual boxes should not exceed 16 square inches. The aggregate surface area of the boxes should not exceed
100 square inches per 100 square feet of ceiling surface.

LABELS/COMPLIANCE/WARRANTY
- ETL (Intertek) Listed per UL 1598
- ETL (Intertek) Listed per UL514A (2-hour fire-rated metallic outlet box)
- Wet location rated.
- IC air-tight rated.
- Chicago Plenum rated.
- State of California Title 24 and JA8 compliant.

PATENT PENDING

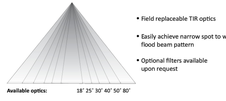
GENERAL PERFORMANCE CHART

*Detailed performance chart may be found on page 2

	6W	9W	12W	15W
Initial Lumens	955	1296	1618	2015
Delivered Lumens	738-826	1005-1124	1268-1406	1511-1713

* Values are listed at 3000K, 90+ CRI with trim.
Delivered lumens range based on beam spread.
Performance may vary +/- 5%

BEAM SPREAD



- Field replaceable TIR optics
- Easily achieve narrow spot to wide flood beam pattern
- Optional filters available upon request

Integer Lights continually works to improve products and reserves the right to make changes which may alter the performance, appearance or specification of products.
www.integerlights.com • 1512 N. Tamarind Ave., Compton, CA 90222 • Tel 323.446.2626

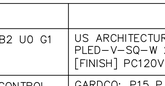
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integer lights

PG. 1

GARDCO

Site & Area
PureForm
P15 small square area light



SP1.BC

Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

Gardco PureForm LED area small square P15 features a sleek, low profile design. Precision optics are optimized for maximum efficiency and uniformity. Comfort optics are designed to enhance visual comfort by reducing glare and are ideally suited for pedestrian scale applications. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Ordering guide

Example: P15-P-A05-840-73M-EHS-AR1-120-DALI-CS30-PCB-F1-BZ

Prefix	Catalog Code	Lumens Selection	CCT/CRI	Distribution	Shielding	Mounting	Voltage
P15							
P15 PureForm area small	P[1] Precision optics	A01 2,000 A02 4,000 A03 6,000 A04 8,000 A05 10,000 A06 12,000 A07 14,000 A08 16,000 A09 18,000 A10 20,000	730 70CRI, 3000K 740 70CRI, 4000K 750 70CRI, 5000K 830 80CRI, 3000K 840 80CRI, 4000K 827[1] 80CRI, 2700K (ETO+)	Auto front row AFR Auto front row AFR-90 Rotated left 90° AFR-270 Rotated left 270° Type 2 Medium T2M Type 2 medium T2M-90 Rotated left 90° T2M-270 Rotated left 270° Type 3 Medium T3M Type 3 medium T3M-90 Rotated left 90° T3M-270 Rotated left 270° LED optics LCL LED corner optic left LCR LED corner optic right Type 4 Medium T4M Type 4 medium T4M-90 Rotated left 90° T4M-270 Rotated left 270° Type 4 Wide T4W Type 4 wide T4W-90 Rotated left 90° T4W-270 Rotated left 270° Type 5 T5N Type 5 narrow T5M Type 5 medium T5W Type 5 wide BLC Back light control BLC-90 Rotated left 90° BLC-270 Rotated left 270°	None -	AR1 Arm mount (std.) The following mounting kits must be ordered separately: (see accessories) RAM Retrofit arm mount kit WAL Wall mount	120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V HVU 347-480V
	C[1] Comfort optics	A01 2,000 A02 4,000 A03 6,000 A04 8,000 A05 10,000	830 80CRI, 3000K 840 80CRI, 4000K 760[1] 70CRI, 6000K (ETO+) Amber[1] Direct Amber FWC (ETO+)	T1S Comfort optic type 1 short T2S Comfort optic type 2 short T4S Comfort optic type 4 short ACD Comfort optic type 4 concentrated downlight T5S Comfort optic type 5 short	HIS Internal house side shield, clip on The following mounting kits must be ordered separately: (see accessories) EHS External house side shield, black		

Driver type	Dimming Controls (only one may be selected)	Lighting controls	Options	Finish
0-10V (only one may be selected)		None -	None -	Standard textured
010V 0-10V	None -	PCB[1] Photocontrol button (only available in 120-277V)	Emergency (only available in UNV)	BK Black
	DLEA Dimming leads externally accessible (controls by others)		EM Emergency battery backup (0°C to +40°C/32°F to +104°F)	WH White
	FAWS[1] Field adjustable wattage selector	TR7 7-pin twist lock	ER100[1] UL924 Listed Emergency relay (precision only)	BZ Bronze
	BLSO1,2 PIR motion response dim to 50% L2 lens (precision only)	TL7 7-pin twist lock and on/off photocell	Fusing	DG Dark gray
	BLSO1,3 PIR motion response dim to 50% L3 lens (precision only)		FP Single Fuse (120V, 277V, or 347V)	MG Medium gray
	BLSOMW Microwave motion sensor factory set at 50% dimming (comfort only)		F2[1] Double Fuse (208V, 240V, or 480V)	Customer specified
DALI (only one may be selected)			F3[1,4] Double Fuse Canadian double pole (208V, 240V, or 480V)	OC Optional color (specify optional color or RAL, contact factory)
DALI SR/DALI	None - -		Surge Protection	SC Special color (must supply color chip, requires factory quote)
	CS50 Security 50 % dimming, 7 hours		Blank (SPT) Surge Protector 10kV / 10kA (standard)	
	CM50 Median 50 % dimming, 8 hours		SP2 Surge Protector 20kV/ 10kA (option)	
	CS30 Security 30 % dimming, 7 hours		Buy America[5]	
	CM30 Median 30 % dimming, 8 hours		BAC Meets the requirements of the Buy American Act of 1933 (BAA)	
	SRDR SR driver connected to Zhaga socket D4i			
	WAPL[6] Wireless Interact outdoor low mounting (7'-15'), white housing			
	WAPLB[6] Wireless Interact outdoor low mounting (7'-15'), black housing			
	WAPH[6] Wireless Interact outdoor high mounting (15'-40'), white housing			
	WAPHB[6] Wireless Interact outdoor high mounting (15'-40'), black housing			

1. **Precision optics:** UNV DALI available in A03–A10. HVU 0-10V dimming available in A05–A10. HVU DALI available in A06–A10. EM and ER100 available in A01–A07. ER100 only available with DALI.
2. **Comfort optics:** Amber only available in A01–A03. DALI only available in UNV. BLSOMW only available in UNV and 347V. WAP/SRDR only available A01–A03. EM only available in A01–A02.
3. Extended lead times apply. Contact factory for details.
4. WAP comes standard with a Zhaga receptacle.
5. Must specify input voltage (for ref. PCB, F1, F2, F3)
6. Not available with Emergency
7. Not compatible with CS50, CM50, CS30, CM50

BAA DARKSKY APPROVED Reduced light pollution minimizes blindness. Only available in 3000K and below. DLC LISTED DLC LISTED c UL us

SOLID STATE LIGHTING

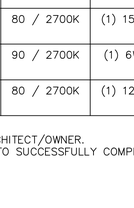
Pacifica® - BOLLARD

CONTEMPORARY ROUND FORM BOLLARD

PROJECT NAME:

PROJECT TYPE:

SB1



PACB

Optical Housing
Contemporary, double strut post-top style bollard. All housing components are heavy wall, low copper aluminum alloy (A356 alloy, <0.2% copper). Removable internal heatsink provides direct mounting of the LED modules and thermal control for long life and efficiency. Bollard Top is removable for LED Module access. Bollard head is removable for electrical and driver access. All hardware is stainless steel.

Shaft & Base
Bollard Shaft is heavy wall extruded 6063-t6 aluminum alloy. Base is heavy cast aluminum. All hardware is stainless steel and tamper resistant. Standard shaft height provides a 42.5" overall height, consult factory for custom heights.

Anchor Bolts
Four 3/8" x 13" x 2" galvanized anchor bolts with couplings, leveling nuts, washers, template, and stainless bolts.

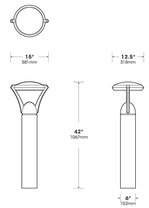
PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a microreflector inside the refractor redirects the house side emitter output towards the street side, maximizing usable light. Optional house side shields are available that cover each individual optic. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments. Quick-disconnects are provided above each panel for fast field replacement. All fixture optical options will provide a "U0" no uplight optical package and is are dark sky friendly.

LED Emitters
LED thermal management is designed to maintain LED operating temperature below 90 °C, well below the manufacturers thermal max of 150 °C for long life, high lumen maintenance and color stability. High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 4x Test Time).

True Amber LED's 194-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with a separate 20KV surge protector for field installation.

Finish
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.



U.L. Listed for Wet Location

2023087

MADE IN THE USA

U.S. ARCHITECTURAL LIGHTING

U.S. Pole Company Inc | An Employee Owned Company
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 www.uspltg.com

NO.	DATE	DESCRIPTION
		REVISIONS

DRAWN: AJS
DESIGNED: AJS
CHECKED: MHS
APPROVED: MHS

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SHEET TITLE:
LUMINAIRE SCHEDULE & FIXTURE DETAILS

SHEET NO.
E1.2