EL PASEO AND 1777 SARATOGA AVENUE MIXED USE VILLAGE
PLANNED DEVELOPMENT ZONING AND PERMIT APPLICATION
1312 EL PASEO DE SARATOGA AND 1777 SARATOGA AVENUE
JULY 31, 2020

PROJECT DESCRIPTION
The El Paseo and 1777 Saratoga Avenue mixed-use village project is located on 10.86 acres at Quito Road, Lawrence Expressway, and Saratoga Avenue in San Jose, California. The project application is for a “Signature Project Mixed-Use Neighborhood Village consisting of educational facilities with dormitories in two buildings. Other proposed buildings incorporate ground floor commercial uses which include outdoor seating in a main street pedestrian concept to promote a walkable experience. Located above the commercial uses are residential living units. Parking is provided in an underground garage along with shared surface parking on the El Paseo site.

The buildings consist of multi-story glass, concrete, wood, and steel structures arranged in a Village-type design. The ground floor commercial spaces include outdoor dining patios and walkable streets. Also provided are 4.6 acres of public outdoor space and activity fields.

PROJECT TEAM
OWNER
SAND HILL PROPERTY COMPANY
(EL PASEO PROPERTY OWNER LLC)
965 PAGE MILL ROAD
PALO ALTO, CA 94304
PHONE: 650.344.1500

ARCHITECTS
KENNETH RODRIGUES & PARTNERS, INC.
445 N. WHISMAN ROAD, SUITE 200
MOUNTAIN VIEW, CA 94043
PHONE: 650.965.0700

KTGY ARCHITECTURE + PLANNING
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
PHONE: 510.272.2910

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE CA, 95112
PHONE: 408.467.9100

LANDSCAPE ARCHITECTS
THE GUZZARDO PARTNERSHIP
161 GREENWICH STREET
SAN FRANCISCO, CA 94111
PHONE: 415.433.4672

PETERSEN STUDIO
133 KEARNY STREET, SUITE 303
SAN FRANCISCO, CA 94108
PHONE: 415.983.0950

VICINITY MAP

VIEW LOOKING WEST TOWARDS EL PASEO PROJECT SITE
DESIGN GOALS

1. CREATE A MIXED-USE VILLAGE WHERE PEOPLE: LIVE, SHOP, PLAY AND LEARN.

2. ACTIVATE THE SITE WITH PEDESTRIAN-FRIENDLY AND BIKE-FRIENDLY STREETS.

   INTEGRATE GROUND-LEVEL RETAIL SHOPS WITH OUTDOOR DINING AND HOUSING ABOVE.

   PLACE PARKING UNDERGROUND TO CREATE MORE OPEN SPACE.

   RETURN EL PASEO TO SMALL WALKABLE STREETS WITH LANDSCAPE AND WATER FEATURES.

3. CREATE NEW ENHANCEMENTS TO THE EXISTING SHOPPING CENTER THAT HELP LINK THE NEW MIXED-USE DEVELOPMENT TO EXISTING TENANTS SUCH AS AMC THEATERS AND REI.

4. CREATE A COMMUNITY PARK AND OPEN GREEN SPACES THAT CAN BE USED BY LOCAL RESIDENTS AND THE PUBLIC.

   ENCOURAGE PEOPLE TO INTERACT WITH ONE ANOTHER AS THEY ENJOY THE NEW RETAIL, RESTAURANTS AND SHOPS.

   CREATE A DESTINATION SHOPPING AND ENTERTAINMENT EXPERIENCE FOR THE COMMUNITY.
PLANNED DEVELOPMENT PERMIT
PDC19-049

EL PASSEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

JULY 31, 2020

AERIAL MAP

A1.0
A DRAFT COPY OF THE PROPOSED DEVELOPMENT STANDARDS WILL BE REVIEWED WITH THE CITY AND THE APPLICANT AND ONCE FINALIZED, IT WILL BE ATTACHED TO THIS SHEET
### PROJECT SITE SUMMARY

**PROJECT NO.**

34.639

**DATE**

JULY 31, 2020

**REVISION**

A3.3

**SCALE**

1:200

**PLANNED DEVELOPMENT PERMIT**

PDC19-049

**EL PASO & 1777 SARATOGA AVENUE**

MIXED USE VILLAGE

---

### RESIDENTIAL UNIT SUMMARY

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Gross Area</th>
<th>Net Area</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Suite 1A</td>
<td>451.2 m²</td>
<td>340.05 m²</td>
<td>75.3%</td>
</tr>
<tr>
<td>Suite 1B</td>
<td>451.2 m²</td>
<td>340.05 m²</td>
<td>75.3%</td>
</tr>
<tr>
<td>Suite 1C</td>
<td>451.2 m²</td>
<td>340.05 m²</td>
<td>75.3%</td>
</tr>
<tr>
<td>Suite 1D</td>
<td>451.2 m²</td>
<td>340.05 m²</td>
<td>75.3%</td>
</tr>
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</table>

**TOTAL RESIDENTIAL AREA**: 1361.05 m²

---

### BUILDING SUMMARIES

<table>
<thead>
<tr>
<th>Building</th>
<th>Total Floors</th>
<th>Gross Area</th>
<th>Net Area</th>
<th>Rentable Area</th>
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<tbody>
<tr>
<td>Building 1</td>
<td>3</td>
<td>936.9 m²</td>
<td>734.7 m²</td>
<td>734.7 m²</td>
</tr>
<tr>
<td>Building 2</td>
<td>3</td>
<td>936.9 m²</td>
<td>734.7 m²</td>
<td>734.7 m²</td>
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<tr>
<td>Building 3</td>
<td>3</td>
<td>936.9 m²</td>
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<td>734.7 m²</td>
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<tr>
<td>Building 4</td>
<td>3</td>
<td>936.9 m²</td>
<td>734.7 m²</td>
<td>734.7 m²</td>
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</table>

**TOTAL GROSS AREA**: 3747.6 m²

**TOTAL NET AREA**: 2938.8 m²

**TOTAL RENTABLE AREA**: 2938.8 m²

---

### PROJECT DATA SHEET

El Paseo & 1777 Saratoga Avenue

Mixed Use Village

---

**KEMNETH RODRIGUEZ & PARTNERS**

EL PASO PROPERTY OWNER LLC

**PLANNED DEVELOPMENT PERMIT**

PDC19-049

---

**A3.3**
1777 SUB-T
FIRST FLOOR PLAN
BUILDING 5

KEY MAP

1/16" = 1'-0"

GLASS CURTAIN WALL SYSTEM
CLEAR VISION GLASS
ALUMINUM WINDOW SYSTEM
LINOLEUM
BIFURCATOR STAIRS
EXTERIOR FIRE STAIR
UTILITY ROOM
PROPERTY LINE
PRECAST WINDOW FRAME
PRECAST COLUMNS BEYOND
HANDICAP RAIL
CANOPY
CANOPY ABOVE
LINE OF BUILDING ABOVE
LINE OF BUILDING BELOW
HARDSCAPE - SEE LANDSCAPE PLAN
RAMP TO BASEMENT
HANDICAP RAMP - SEE LANDSCAPE PLAN
CONCRETE COLUMN
GLASS HANDRAIL
OPEN STAIR

KEY NOTES

GLASS CURTAIN WALL SYSTEM
CLEAR VISION GLASS
ALUMINUM WINDOW SYSTEM
LINOLEUM
BIFURCATOR STAIRS
EXTERIOR FIRE STAIR
UTILITY ROOM
PROPERTY LINE
PRECAST WINDOW FRAME
PRECAST COLUMNS BEYOND
HANDICAP RAIL
CANOPY
CANOPY ABOVE
LINE OF BUILDING ABOVE
LINE OF BUILDING BELOW
HARDSCAPE - SEE LANDSCAPE PLAN
RAMP TO BASEMENT
HANDICAP RAMP - SEE LANDSCAPE PLAN
CONCRETE COLUMN
GLASS HANDRAIL
OPEN STAIR

PLANNED DEVELOPMENT
PERMIT
PDC19-049

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

DOWN
UP
FAN
ROOM TRASH

A3.11
PLANNED DEVELOPMENT PERMIT
PDC19-049

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

LEGEND

PROPERTY LINE
BUILDING OUTLINE
GRADE BREAK
VERTICAL OVER & GUTTER
UNDERGROUND PIPELINE
PROPOSED GRADE
OVERLAND FLOW
RUNOFF TO MAIN
SLOPE/DIRECTION OF FLOW
PARK/DISPOSAL
FLOW THROUGH PLANTER

MATCHLINE SEE C4.4
MATCHLINE SEE C4.5
MATCHLINE SEE C4.3
MATCHLINE SEE C4.6

BUILDING 4

C4.2

CONCEPTUAL GRADING AND DRAINAGE PLAN - EL PASEO
PLANNED DEVELOPMENT
PERMIT
PDC19-049

EL PASO
& 1777 SARATOGA AVENUE
MIXED USE VILLAGE

MATCHLINE SEE C4.7B

MATCHLINE SEE C4.48

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

C4.9

MATCHLINE SEE C4.48

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

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MATCHLINE SEE C4.8

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MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

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MATCHLINE SEE C4.8

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MATCHLINE SEE C4.8

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MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

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MATCHLINE SEE C4.8

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MATCHLINE SEE C4.8

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MATCHLINE SEE C4.11

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MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

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C4.9

MATCHLINE SEE C4.8

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MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9

MATCHLINE SEE C4.8

MATCHLINE SEE C4.10

MATCHLINE SEE C4.11

C4.9
PLANNED DEVELOPMENT PERMIT
PDC19-049
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE
JULY 31, 2020
CONCEPTUAL UTILITY PLAN - EL PASEO
C4.10
CONCEPTUAL UTILITY PLAN - EL PASEO

MATCHLINE SEE C4.8
MATCHLINE SEE C4.9
MATCHLINE SEE C4.10

BUILDING 3

BUILDING EASEMENT AREA
DOC. 14045348

NON-EXCLUSIVE EASEMENT FOR
ACCESS, REPAIR AND MAINTENANCE
DOC. 14045348

EXISTING BUILDING

PRELIMINARY TITLE REPORT

PARCEL TWO

NON-EXCLUSIVE EASEMENT FOR
ACCESS, REPAIR AND MAINTENANCE

BUILDING EASEMENT AREA
DOC. 14045348

BUILDING EASEMENT AREA
DOC. 14045348

MATCHLINE SEE C4.8
MATCHLINE SEE C4.9
MATCHLINE SEE C4.10

BUILDING EASEMENT AREA
DOC. 14045348

BUILDING EASEMENT AREA
DOC. 14045348
VIEW LOOKING WEST TOWARD QUITO ROAD TOWARD MAJOR COMMERCIAL TENANT
VIEW LOOKING WEST TOWARD QUITO ROAD TOWARD BUILDING 1 AND 2.
VIEW WEST ACROSS PARK TOWARD BUILDING 2 AND 3.
RETAIL CORRIDOR VIEW LOOKING EAST BETWEEN BUILDING 3 AND 4
KEY NOTES

WINDOW WALL
REFLECTIVE GLASS RAILING
STOREFRONT BLACK
S.S. CABLE
SPANDREL
PRECAST CONCRETE
POWDER COATED METAL PANEL
PERFORATED METAL SCREEN
METAL LOUVRE
MULLION
TERRA-COTTA RAINSCREEN

COLOR AND MATERIAL LEGEND

PRECAST CONCRETE, SUGAR CUBE DARK
PRECAST CONCRETE, SUGAR CUBE MEDIUM
PRECAST CONCRETE, SUGAR CUBE LIGHT
NBK NATURAL, PARED 641-6
NBK NATURAL, PARED 642-6
METAL, ANODIZED ALUMINUM, COLOR: BLACK
METAL, ANODIZED ALUMINUM, MATCH PANTONE 2333 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 7 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 1805 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 4276 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 4278 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 968 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 969 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 970 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 971 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 974 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 975 C
METAL, ANODIZED ALUMINUM, MATCH PANTONE 976 C
METAL, ANODIZED ALUMINUM, COLOR: WHITE

PROJECT NO.

PRENO: 1177 SARATOGA
DATE: JULY 31, 2020

KEY MAP

SARATOGA AVE
QUITO ROAD

PLANNED DEVELOPMENT PERMIT
PDC19-049

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

A7.21
<table>
<thead>
<tr>
<th>View Description</th>
<th>Page</th>
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<tbody>
<tr>
<td>View From Quito Road Of Building 1 &amp; 2 And 1777 Saratoga Ave</td>
<td>4</td>
</tr>
<tr>
<td>View Of Building 1 Entry Lobby &amp; Stairs</td>
<td>2</td>
</tr>
<tr>
<td>View From Quito Rd. Looking At Building 1 &amp; 2</td>
<td>3</td>
</tr>
<tr>
<td>View Looking At Pedestrian Connection To Quito Rd. Between Building 1 &amp; 2</td>
<td>1</td>
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</tbody>
</table>
VIEW 1 - Residential frontage along Main Street Promenade

VIEW 2 - Detail of residential facade

VIEW 3 - Unique building frontage at play field

VIEW 4 - Residential building expression between Building 4 and play field
VIEW 1 - Corner of Main Street Promenade

VIEW 2 - Detail of architectural projections

VIEW 3 - Residential wings fronting Main Street Promenade

VIEW 4 - Residential tower at major retail tenant entry
VIEW 1 - Architectural presence at major street intersection

VIEW 2 - Detail of residential facade transitions

VIEW 3 - Interlocking architectural expressions

VIEW 4 - High-quality affordable residential tower with entry court
PLANNED DEVELOPMENT PERMIT
PDC19-049

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

EAST/WEST BUILDING SECTION - BUILDING 1
1/16"

EAST/WEST BUILDING SECTION - BUILDING 2
1/16"

KEY MAP

EL PASEO
PROPERTY OWNER LLC

A8.2
FLOOR AREA: 47,282 SF GROSS
40,190 SF NET (85%)
FLOOR AREA:
43,737 SF GROSS
37,176 SF NET (85%)
UP
DN
UP
DN
UP
DN
UP
DN
FLOOR AREA:
43,737 SF GROSS
37,176 SF NET (85%)

PROJECT NO.
34.639

DATE
REVISION
SCALE

PLANNED DEVELOPMENT PERMIT
PDC19-049

PERMIT
PDC19-049

MIXED USE VILLAGE

JULY 31, 2020

28'-0"

EL PASEO & 1777 SARATOGA AVENUE

THIRD FLOOR PLAN
BUILDING 2

1/16"

KEY NOTES

GLASS CURTAIN WALL SYSTEM
GLASS ORGON GLAISE SYSTEM
ALUMINUM FRAMING SYSTEM
ELEVATOR
EXIT STAIRS
PREDYNROSE FIRE STAIR
UTILITY ROOM
PROPERTY LINE
PRECAST WINDOW FRAME
PRECAST BALUSTERS
SHELF LIGHT
DECKING
ISLANDS
ISOLATED ENTRY DOOR IN CLEAR GLAZING
USE OF FLOOR ABOVE
USE OF BUILDING BELOW
SURFACE PARKING
EASE TO UNDERGROUND PARKING
Landscape hardscap. see landscape plan
ROW FENCES
CHARACTER FIELD
CONCRETE COLUMN
RAISED PLANTER
PARK/ACTIVITY FIELD
OPEN STAIR
OPEN STAIR
OPEN STAIR
OPEN STAIR

FLOOR AREA:
43,737 SF GROSS
37,176 SF NET (85%)

THIRD FLOOR PLAN - BUILDING 2

1/16"

A9.8
FOURTH FLOOR PLAN - BUILDING 2

FLOOR AREA:
29,340 SF

KEY MAP

1 2 3 4 5 6 7 8

MATCH LINE

FOURTH FLOOR PLAN - BUILDING 2

FLOOR AREA:
29,340 SF

KEY NOTES

1 GLASS CURTAIN WALL SYSTEM
2 CLEAR VISION GLASS
3 ALUMINUM FRAME GLASS
4 BURNT RED BRICK
5 ELEVATOR
6 HOT AIR SHADE
7 SLIDING FIRE STAIR
8 UTILITY ROOM
9 PRECAST WINDOW FRAME
10 PRECAST MASONRY
11 BEACON LIGHT
12 DOWNLIGHT
13 GLASS ENTRY DOOR W/ CLEAR GLAZING
14 ROOF DECK
15 ENCLOSED FIRE STAIR
16 CLEAR VISION GLASS
17 ALUMINUM WINDOW SYSTEM
18 PRECAST BUTTRESSES
19 SKYLIGHT
20 PARK/ACTIVITY FIELD
21 CONCRETE COLUMN
22 GLASS HANDRAIL
23 OPEN STAIR
24 RAISED PLANTER
FLOOR AREA:
40,406 SF GROSS
36,045 SF NET (85%)
FLOOR AREA:
34,416 SF GROSS
29,255 SF NET (85%)
PLANNED DEVELOPMENT PERMIT PDC19-049

MIXED USE VILLAGE

RESIDENTIAL AREA: 29,340 SF
COMMERCIAL AREA: 30,635 SF GROSS
26,040 SF NET (85%)
FLOOR AREA:
30,635 SF GROSS
26,040 SF NET (85%)
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

PLAN DEVELOPMENT
PERMIT
PDC19-049

ROOF/PENTHOUSE - BUILDINGS 1 & 2
FLOOR AREA:
9,820 SF

BUILDING 1
FLOOR AREA:
4,910 SF

BUILDING 2
FLOOR AREA:
4,910 SF

BUILDING 3
FLOOR AREA:
4,910 SF

BUILDING 4

KEY MAP

ROOF/PENTHOUSE - BUILDINGS 1 & 2
1/32"
PLAN DEVELOPMENT PERMIT
PDC19-049

FIFTH FLOOR PLAN
BUILDING 3

A9.3.4
FIFTH FLOOR PLAN BLDG. 3

KEY MAP

KEY NOTES
1/16" = 1'-0"

GLASS CURTAIN WALL SYSTEM
1.
CLEAR VISION GLASS
2.
ALUMINUM WINDOWS SYSTEM
3.
ELEVATORS
4.
EXIT STAIRS
5.
ENCLOSED FIRE STAIR
6.
UTILITY ROOM
7.
PROPERTY LINE
8.
PRECAST WINDOW FRAME
9.
PRECAST SILL BEYOND
10.
GLASS ENTRY DOOR
11.
PROPERTY LIMITS
12.
GLASS EXIT DOOR IN CLEAR GLAZING
13.
LINE OF BUILDING ABOVE
14.
LINE OF BUILDING BELOW
15.
SURFACE PARKING
16.
RAMP TO BASEMENT
17.
HANDICAP - SEE LANDSCAPE PLAN
18.
BIRDSEED
19.
CONCRETE COLUMN
20.
GLASS HANDRAIL
21.
OPEN STAIR
KEY NOTES

1/16" = 1'-0"

0            8          16                       32

KEY MAP

GLASS CURTAIN WALL SYSTEM
CLEAR VISION GLASS
ALUMINUM WINDOW SYSTEM
ELEVATORS
EXIT STAIRS
ENCLOSED FIRE STAIR
UTILITY ROOM
PROPERTY LINE
PRECAST WINDOW FRAME
PRECAST MULTI-STOREY BALCONY
PRECAST WALL
GLASSTOP
GLASSTOP MOUSE
GLASS ENTRY DOOR WITH GLAZED GLAZING
LINE OF BUILDING ABOVE
LINE OF BUILDING BELOW
SURFACE PARKING
RAMP TO BASEMENT
LANDSCAPE PLAN
ROOF DECK
FIELD
CONCRETE COLUMN
GLASS HANDRAIL
OPEN STAIRS

PLANNED DEVELOPMENT PERMIT
PDC19-049

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

SIXTH FLOOR PLAN BLDG. 4

A9.37
1777 FIFTH & SIXTH FLOOR PLAN
BUILDING 5

A9.46
1777 TENTH FLOOR PLAN
BUILDING 5

KEY MAP

PLANNED DEVELOPMENT PERMIT
PD19-049

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

EL PASEO PROPERTY OWNER LLC

PROJECT NO.

DATE

REVISION

SCALE

PLANNED DEVELOPMENT

PERMIT

PD20-XXX

MAY 2020

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

A9.50

KEY NOTES

1/16" = 1'-0"
River Walk Paseo between Bldg 1 & 2

Walk between Bldg 1 & 4

Central Water-Light Feature at River Walk Paseo

River Walk Paseo between Bldg 4 & 3
# Plant Palette

## Groundcover

<table>
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<tr>
<th>CODE</th>
<th>SPECIES</th>
<th>DESCRIPTION</th>
<th>EXPOSURE</th>
<th>COMMENTS</th>
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</thead>
<tbody>
<tr>
<td>150</td>
<td>Euphorbia 'Star Of Bethlehem'</td>
<td>Euphorbia</td>
<td>Full Sun</td>
<td>Waterwise</td>
</tr>
<tr>
<td>151</td>
<td>Sedum 'Matteuccia'</td>
<td>Sedum</td>
<td>Full Sun</td>
<td>Waterwise</td>
</tr>
<tr>
<td>152</td>
<td>Thymus serpyllum 'Silver Queen'</td>
<td>Thyme</td>
<td>Full Sun</td>
<td>Drought Tolerant</td>
</tr>
</tbody>
</table>

## Propagation Guidelines

### Vegetative Propagation

- **Seed**: Sow in spring or fall. Do not let seeds lie on ground, as they may not germinate.
- **Division**: Divide established plants in spring, using sharp garden spade.
- **Stem Cuttings**: Cuttings can be taken from new growth in summer. Dip in rooting hormone before planting.

### Hydroponic Propagation

- Use a hydroponic system that suits the plants' needs. Monitor nutrient levels and pH regularly.

## Watering

- Water plants regularly to keep the soil consistently moist. Adjust watering frequency according to the season and weather conditions.

## Pest Management

- Regularly check plants for signs of pests such as aphids, spider mites, and mealybugs.
- Use insecticidal soap or neem oil as necessary to control pests.

## Soil Requirements

- Most of the plants listed require well-draining soil. Ensure the soil is amended with compost or fertilizer to improve structure and nutrient content.

# Mixed Use Vegetables

- **Lettuce**: Direct sow in spring and fall in rich, well-drained soil. Water regularly.
- **Tomatoes**: Plant in rich, loose soil. Provide support stakes and regular watering.

# Fruits

- **Strawberries**: Plant in a sunny area with well-drained soil. Water regularly and keep weeds in check.

# Herbs

- **Basil**: Grow in full sun. Keep well-watered and pinch regularly to promote bushy growth.

# Conclusion

- Regular maintenance is key to the success of your plant palette. Monitor growth, water, and fertilize as needed. Rotating crops and rotating plantings can help prevent soil-borne diseases and pests.

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**Note**: The above plants have been selected as a strong representation of the overall design intent. This palette is subject to change, but it provides a flexible tool to incorporate desired elements while maintaining overall aesthetics and conserving resources.
PLANTING NOTES

1. All shrubs shall be performed by persons familiar with planting work and under supervision of a qualified planting crew.

2. Plant material shall be in containers or balled and burlapped and may be ordered to change in the Landscape architect before the purchase or delivery begins.

3. All landscape materials shall be arranged and placed in such a manner as to make the landscape appear balanced and to maintain the balance and the design intentions. All trees and shrubs shall be in place after the grading is completed.

4. Plant locations shall be adjusted as necessary to accommodate any unforeseen conditions. Planting locations shall be determined as necessary to maintain the balance of the design.

5. All tree and shrub plantings shall be adjusted as necessary to maintain the balance of the design. All trees and shrubs shall be in place after the grading is completed.

6. The Landscape architect reserves the right to make adjustments, additions, and changes to the planting plan as necessary and in good faith. Such changes are to be made by the Landscape architect or an agent designated by the Landscape architect and approved by the Owner.

7. The Contractor shall be responsible for all work, and any materials to be included in the Landscape architect's planting plan and approved by the Owner.

8. Planting crews shall be trained in the proper techniques of planting and maintenance of plant materials. All planting crews shall be in place after the grading is completed.

9. All tree and shrub plantings shall be adjusted as necessary to maintain the balance of the design. All trees and shrubs shall be in place after the grading is completed.

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PLANT SPACING DIAGRAM

PLANT CALLOUT SYMBOL

PLANT QUANTITY DIAGRAM
IRRIGATION PERFORMANCE SPECIFICATIONS

1. Planting Areas and Method of Irrigation
   a. All trees shall be irrigated with tree boxes on a separate valve in compliance with city specifications.
   b. All trees shall be irrigated with drip irrigation systems.
   c. All lawn areas (if specified on the plans) shall be irrigated with high efficiency stream or sprinkler or subsurface drip irrigation systems.

2. Irrigation Equipment
   a. Valve of Connection: A dedicated irrigation water meter valve shall be provided for the project in accordance with city specifications. Water pressure shall be approximately 60 psi. A master valve and flow sensor shall be provided to provide water conservation.
   b. Remote Control Valves: Trees shall have separate irrigation control valves. Valves shall be provided to supply efficient water application in each hydrant. Rain sensors and moisture sensors shall be used where appropriate to provide efficient water application.
   c. Irrigation equipment shall comply with city maintenance requirements for planting trees.
   e. Irrigation controllers shall use smart controllers that are weather-based to create an efficient water use system.
   f. Irrigation headers shall be provided in accordance with city specification and screened from view.

IRRIGATION WATER USE COMPLIANCE CALCULATIONS

PRELIMINARY IRRIGATION SYSTEM LEGEND

WATER EFFICIENT IRRIGATION SYSTEM

PLANNED DEVELOPMENT PERMIT
PDC19-049
EL PASOC 1,177 SARATOGA AVENUE
MIXED USE VILLAGE

THE GUZZARDI PARTNERSHIP INC.
Landscape Architects - Land Planners
381 Greenwich Street
San Francisco, CA 94111
415.433.3600
www.gppc.com

PLANNED DEVELOPMENT
PERMIT
PDC19-049

EL PASO
1,177 SARATOGA AVENUE
MIXED USE VILLAGE

L-10.15
PLANNED DEVELOPMENT PERMIT
PDC19-049
EL PASSEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

KEY MAP

CONCEPT IMAGERY

KEY NOTES

PRIVATE PATIO
PLANTING AREA - REFER TO CONCEPTUAL PLANTING PALETTES FOR PLANT TYPES
POST AND CABLE BAMBOO ARMATURE AT INSIDE OF PLANTER WALLS - 20 FT HIGH
CABLE BARRIER IN LOW PLANTERS FOR PRIVATE PATIO SEPARATION
BUILT-IN WOOD BENCH
GLASS RAIL - 4 FT HIGH
BAMBOO UPLIGHTS
WALL-MOUNTED PATIO LIGHTS, SEE ARCHITECTURE DRAWINGS

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

L10.16
KEY NOTES
- Planting area - see conceptual planting palette sheets
- Pool deck with graphic paving set 12 inches above finish floor
- Stair to overlook
- Wood privacy screen
- Fire feature
- Sloped walk to pool deck - less than 5% slope
- Private patios
- Visual landscape
- Screened mechanical enclosure - final location TBD, see architecture drawings
- Pool cabanas
- Pole lights at pool deck, 12 ft high
- Bollard lights at garden paths
- Frameless glass RAIL, see architecture drawings
- Frameless glass pool enclosure, 2 ft high

KEY MAP
- Amenity lounge
- Pool cabanas
- East entrance
- Amenity plaza
- Woodland garden - see conceptual planting palette sheets
- Pool deck with graphic paving set 12 inches above finish floor
- Stair to overlook
- Wood privacy screen
- Fire feature
- Sloped walk to pool deck - less than 5% slope
- Private patios
- Visual landscape
- Screened mechanical enclosure - final location TBD, see architecture drawings
- Pool cabanas
- Pole lights at pool deck, 12 ft high
- Bollard lights at garden paths
- Frameless glass RAIL, see architecture drawings
- Frameless glass pool enclosure, 2 ft high
PLANNED DEVELOPMENT
PERMIT
PDC19-049
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE
1777 SARATOGA LANDSCAPE PLAN
LEVEL 1

KEY NOTES
- PLANTING AREA - SEE CONCEPTUAL PLANTING PALETTE SHEETS
- BIoretention Basin - SEE CONCEPTUAL PLANTING PALETTE SHEETS AND CIVIL DRAWINGS
- STREETSCAPE PLANTING AND DESIGN FOR DAY USE COMPLIES TO STREETS DESIGNED STANDARDS & GUIDELINES
- SMOOTH CONVEX PLANTED MOUNDS FOR PLAZA ENCLOSURE AT MAJOR ROADWAYS - 3FT HIGH MOUNDS WITH 2 TO 3FT HIGH PLANTING
- WATER FEATURE WITH LOW JETS FOR VISUAL INTEREST AND WHITE NOISE
- BUILT-IN CURVED BENCHES
- NORTH TOWER LOBBY PLAZA WITH CONCRETE SEATING
- ALTERNATIVE WOOD SCREEN - 3’ HIGH
- CONCRETE SEATING, PLATFORMS AND BENCHES AT TERMINUS OF CROSSWALK
- DEEP-OFF PLAZA WITH ENHANCED Vehicular PAVING
- VINE SCREEN ACCENT WALL
- TALL-TUBULAR RECTANGULAR HEAD PEDESTRIAN POLE LIGHTS - 12’ HIGH
- LINEAR LED LIGHTING
- RETROFIT AND BACKFLOW PREVENTERS CONCEALED IN PLANTING - SEE CIVIL DRAWINGS

CONCEPT IMAGERY
- VINE SCREEN ACCENT WALL
- TALL-TUBULAR RECTANGULAR HEAD PEDESTRIAN POLE LIGHTS - 12’ HIGH
- LINEAR LED LIGHTING
- RETROFIT AND BACKFLOW PREVENTERS CONCEALED IN PLANTING - SEE CIVIL DRAWINGS

KEY MAP
KEY NOTES:
1. 20% BAMBOO PLANTING - SEE CONCEPTUAL PLANTING PALETTE SHEETS
2. NORTH SIDE PLANTING - PALMS WITH LAYERED MIXED SHRUBS AND PERENNIALS - SEE PLANTING PALETTE SHEETS
3. POOL ENCLOSURE - 5 FT HIGH, VISUALLY POUROUS
4. POOL DECK
5. PERIMETER OVERFLOW POOL 1,500 SF
6. SUN DECK OVERLOOK
7. SARATOGA / EL PASEO OVERLOOK
8. GARDEN ROOM
9. FLOOILING ANGULAR BOARDWALK
10. FIRE FEATURE
11. BBQ GRILL AND COUNTER
12. CATENARY LIGHT PENDANTS SUSPENDED OVER POOL
13. FULL-CUT-OFF POLE LIGHTS - 12 FT HIGH, RECTANGULAR HEAD
14. SOFFIT LIGHTING AT BUILDING INSET, SEE ARCHITECTURAL DRAWINGS
15. FRAMELESS GLASS RAIL
1777 SARATOGA STREETSCAPE AND PLAZA

STREETSCAPE TREE OPTIONS
- A. 1europeum ‘Dormer’
- A. ‘Griffiths’
- A. ‘Kimball’
- A. ‘Pendula’

PLAZA TREE OPTIONS
- A. ‘Butterfly’
- A. ‘Dunthorpe’
- A. ‘Griffiths’
- A. ‘Pendula’
- A. ‘Serene’
- A. ‘Sunburst’

SCREENING TREE OPTIONS
- A. ‘Dappled’
- A. ‘Morton’
- A. ‘Serene’
- A. ‘Sunburst’

STREETSCAPE GROUND COVER PLANTING
- A. ‘Butterfly’
- A. ‘Dunthorpe’
- A. ‘Griffiths’
- A. ‘Pendula’
- A. ‘Serene’
- A. ‘Sunburst’

PLAZA MOUND PLANTING
- L. tenuissima ‘Lowland’
- P. ‘Maiden’s Touch’
- G. sempervirens
- S. rostrata
- S. siberica
- S. x murphyi ‘Gold King’
- D. nitida ‘Alba’
- A. vinifera ‘Dionysos’
- A. vitifolia ‘Jamaica’

SEQUESTER PLANTING
- J. ‘Mike’s Blend’
- O. ‘Pink Star’
- C. x hybridum ‘Ruth Reichardt’
- Chrysanthemum indicum
- Dracaena deremensis ‘Massangeana’
- M. angustifolia ‘Goldrush’
- A. alpina sprengeri
- I. x hocheftii ‘Barnes’
- W. x hortulanum ‘Aureum’
- E. Xanthi ‘Bonfire’
- E. Xanthi ‘Potsdam’
- C. caeruleum ‘Aureum’
- C. ‘Flame’

VAN SCREEN OPTIONS
- P. juniperomorrisonii ‘Lac n’
- S. japonica ‘Variegata’
- S. japonica ‘Shirotae’
- Z. pinnata ‘Green’

1777 SARATOGA PODIUM

1777 SARATOGA STREETSCAPE AND PLAZA

NOTE: PLANT SPECIES SELECTIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING DESIGN DEVELOPMENT.
1777 SARATOGA ROOF TERRACE

1777 ROOF TERRACE TREE OPTIONS
Chilean Monkey Puzzle:
    Puyehue Monkey Puzzle Tapioca Palm
Carpinteria Willow
    American Sycamore

1777 ROOF TERRACE VINE OPTIONS
Trumpet Vine
    Peregrine Vine
    Coral Vine

1777 ROOF TERRACE GROUND COVER PLANTING
Yellow Willow
    Hairy Willow
    White Willow

1777 ROOF TERRACE PLANT PALETTES

WEST TERRACE TREE OPTIONS
Arbutus
    Manzanita
Monterey Cypress
    Dwarf Alberta Spruce
Parker's Cypress
    Arizona Cypress

WEST TERRACE GROUND COVER PLANTING
Agave
    Century Plant
Monterey Gold Dust
    Blue Chalksticks
Lavender Mound
    White Mound
Lavender Mist
    White Mound
Lavender Mist
    Blue Mound
Lavender Mist
    Green Mound

PLANNED DEVELOPMENT PERMIT
PDC19-049

BUILDING 4 WEST TERRACE

BUILDING 4 EAST TERRACE

NOTE: PLANT SPECIES SELECTIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING DESIGN DEVELOPMENT

EL PASO & 1777 SARATOGA - CONCEPTUAL ROOF TERRACE PLANT PALETTES
PLANNED DEVELOPMENT PERMIT
PDC19-049

EL PASO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

NOTE: PLANT SPECIES SELECTIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING DESIGN DEVELOPMENT.
### B-K Lighting Catalog Number Logic

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<tr>
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### KiaLighting Catalog Number Logic

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### Denali™ Floodlight Specifications

<table>
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<th>Specification</th>
<th>Details</th>
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<tr>
<td>Power</td>
<td>120W</td>
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<tr>
<td>Voltage</td>
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<tr>
<td>Lifespan</td>
<td>50,000H</td>
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<tr>
<td>Waterproof</td>
<td>Yes</td>
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</tbody>
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### Lightstrings

**T** 

Lightstrings are available with a wide range of LED and incandescent bulbs, designed to create brilliant, safe and reliable lighting effects for a diverse range of applications.

**How to Specify**

Select the appropriate color, color temperature, and LED for the application. For outdoor applications, include the ordering code for slower aging.

**Lightstrings**

Lightstrings are cut on 24” paper lengths to follow the contour of each brush.

**Specifications**

- Light Sources: Incandescent and Kinetic Takis
- Polycarbonate: Dimmable and Safe for Muds
- Flexible Connection: 24” (60cm) length
- Sockets: Ceramic or porcelain (120V or 12V)
- Installation: In-tube PVC and Terneal colors 3, 4, 49

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### TokiLeds

TokiLeds: unique phosphor-coated lens reflects light in all directions rendering a full-color effect. Different LEDS can be combined in the same fixture, including a mix of static and Kinetic Takis.

While TokiLeds do an outstanding job of illuminating your environment, our selection includes a variety of other temperatures and brightness levels.

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### Kinetic TokiLeds

Kinetic TokiLeds are smart LEDS with an accelerometer that senses movement or wind patterns. LEDs operate independently for a unique lighting effect.

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### Sizes and Lengths

For complete options and purchase requirements, contact your sales representative to determine the exact length required for each application.
PLANNED DEVELOPMENT PERMIT
PDC19-049
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

NOTE: LIGHT FIXTURE SELECTIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING DESIGN DEVELOPMENT
El Paseo Retail Village Renovation

Conceptual Landscape Design Intent
08.07.2020

Sand Hill Property Company
965 Page Mill Road, Palo Alto, CA 94304

L-12.0