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 UNDERGROUND GARAGES 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 FIELD.

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.

PROJECT NO. 34.639
DATE JULY 31, 2020
VIEW LOOKING SOUTHEAST AT 1777 SARATOガ
VIEW LOOKING WEST AT EL PASEO MAIN STREET
VIEW OF EL PASEO ACTIVITY FIELD
VIEW LOOKING WEST AT EL PASEO PROJECT SITE
EL PASO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

PLANNED DEVELOPMENT PERMIT
PDC19-049

PROJECT SITE
1.72 ACRES

PROJECT SITE
9.94 ACRES
EL PASO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

PLANNED DEVELOPMENT
PERMIT
PDC19-049

EXISTING SITE
PHOTOS

A1.2
SARATOGA AVENUE
LAWRENCE EXPRESSWAY
QUITO ROAD
EXISTING (CG) COMMERCIAL GENERAL ZONING DISTRICT TO REMAIN

LEGEND

SARATOGA AVENUE
QUITO ROAD
PARCEL 5
(NOT PART OF THIS RE-ZONING)
0.15 ACRES
VICINITY MAP
(NOT TO SCALE)

PROJECT SITES
SIGNATURE PROJECT WITH A PLANNED DEVELOPMENT REZONING TO CP(PD) PLANNED DEVELOPMENT ZONING DISTRICT. ALL PERMITTED AND CONDITIONAL USES UNDER THE R-M RESIDENTIAL ZONING DISTRICT AND CP COMMERCIAL GENERAL/PEDESTRIAN USES

GROSS SITE AREA:
33.59 AC
100%

EL PASEO
EXISTING BUILDING ON EL PASEO SITE TO REMAIN

NEW AREA TO BE RE-ZONED
EL PASEO & 1777 SARATOGA AVENUE MIXED USE VILLAGE

PERMITTED USES

HATCH PATTERN
LAND USE
AREA
PERCENT
22.93 AC
68%

EXISTING BUILDING ON EL PASEO SITE TO REMAIN

EXISTING SHOPPING CENTER

PERCENTAGE
ACRES
PERMITTED
ERROR

GENERAL
DEVELOPMENT
PLAN

PLANNED DEVELOPMENT PERMIT
PDC19-049

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

EASEMENTS

383.26'
S57°01'36"W
N80°44'52"E

183.39'
N46°21'56"W
S09°15'08"E

113.50'
S49°56'00"E
N03°38'06"W

146.00'
N28°22'50"E
S46°31'26"W

21.02'
S41°51'28"W
N00°48'53"E

1843.37'
S89°21'40"W
N03°38'06"W

277.47'
N09°15'08"E
S49°56'00"E

143.58'
N28°22'50"E
S46°31'26"W

268.01'
S43°31'08"W
S46°31'26"E

327.00'
S45°51'28"E
S46°31'26"E

642.50'
S46°31'26"E
S46°31'26"E

6.52'
N49°56'00"W
S00°52'41"E

142.44'
N80°44'52"W
S00°52'41"E

Δ=00°52'41" L=185.66' R=12115.00'
Δ=00°32'17" L=128.66'

1.81 AC
3.06 AC
18.00 AC
13.96 AC
22.03 AC
6.00 AC
1.08 AC
0.15 AC
1.08 AC

8.85 AC
21.85 AC
10.66 AC
80' 0' 160'

N80°44'52"E
N80°44'52"E
N80°44'52"E
N80°44'52"E
N80°44'52"E
N80°44'52"E
N80°44'52"E

S89°21'40"W
S89°21'40"W
S89°21'40"W
S89°21'40"W
S89°21'40"W
S89°21'40"W
S89°21'40"W

EASEMENTS
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.
RETAIL
LEASING/AMENITY
LOBBY/AMENITY
BIKES
LOBBY/AMENITY
FAN
ROOM
RES.
TRASH
DOWN
UP
RES.
TRASH
GARAGE
ENTRY
ENTRY
SARATOGA AVENUE
LAWRENCE EXPRESSWAY
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE
A3.2
PLANNED DEVELOPMENT PERMIT PDC19-049
EXISTING BUILDING
EXISTING BUILDING
SARATOGA AVE
QUITO ROAD
KEY MAP
KEY NOTES
GLASS CURTAIN WALL SYSTEM
CLEAR VISION GLASS
ALUMINUM WINDOW SYSTEM
ELEVATORS
EXIT STAIRS
ENCLOSED FIRE STAIR
UTILITY ROOM
PROPERTY LINE
PRECAST WINDOW FRAME
PRECAST BUTTRESSES BEYOND PRECAST WALL
SHEET METAL GRATE
GRATEY MACE
LINE OF BUILDING ABOVE
LINE OF BUILDING BELOW
SURFACE PARKING
RAMP TO BASEMENT
HARDSCAPE - SEE LANDSCAPE PLAN
STEP DECK
WELD
CONCRETE COLUMN
GLASS HANDRAIL
OPEN STAIR
10
20
30
40
0

SCALE
DATE
PROJECT NO.
REVISION
34.639
JULY 31, 2020
A3.2
1777 SARATOGA AVENUE
COMPREHENSIVE SITE PLAN
### PROJECT SITE SUMMARY

<table>
<thead>
<tr>
<th>BUILDING No.</th>
<th>PROJECT SITE SUMMARY</th>
<th>BUILDING No.</th>
<th>PROJECT SITE SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

### RESIDENTIAL UNIT SUMMARY

<table>
<thead>
<tr>
<th>BUILDING No.</th>
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<th>RESIDENTIAL UNIT SUMMARY</th>
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</thead>
<tbody>
<tr>
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### BUILDING SUMMARIES

<table>
<thead>
<tr>
<th>BUILDING No.</th>
<th>BUILDING SUMMARIES</th>
<th>BUILDING No.</th>
<th>BUILDING SUMMARIES</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
</tbody>
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### PLANNED DEVELOPMENT PERMIT

<table>
<thead>
<tr>
<th>PROJECT No.</th>
<th>PLANNED DEVELOPMENT PERMIT</th>
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</thead>
<tbody>
<tr>
<td>PDC19-049</td>
<td>EL PASO &amp; 1777 SARATOGA AVENUE</td>
</tr>
<tr>
<td></td>
<td>MIXED USE VILLAGE</td>
</tr>
</tbody>
</table>
PARKING GARAGE PLAN

PLANNED DEVELOPMENT
PERMIT
PDC19-049
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

KEY MAP

KEY NOTES
- CONCRETE PERIMETER WALL
- CONCRETE DRIVE ACCESS RAMP
- ELEVATORS
- EXIT STAIRS
- CONCRETE COLUMN
- LINE OF BUILDING ABOVE
- PROPERTY LINE
- UTILITY ROOM
- UTILITY CORRIDOR

BASEMENT PARKING ANALYSIS:
- GARAGE AREA: 304,780 SF
- TOTAL PARKING AREA: 814 STALLS
- AREA/STALL: 374 SF/STALL

ELE PASEO & QUITO ROAD
BUILDING 1
BUILDING 2
BUILDING 4
LOBBY

CONCRETE PERIMETER WALL
CONCRETE DRIVE ACCESS RAMP
ELEVATORS
EXIT STAIRS
CONCRETE COLUMN
LINE OF BUILDING ABOVE
PROPERTY LINE
UTILITY ROOM
UTILITY CORRIDOR

PARKING GARAGE PLAN
1"=40'
PLAN - EL PASEO

PROJECT NO. 20191362

DATE JULY 31, 2020

REVISION SCALE

PERMIT PDC19-049

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

MATCHLINE SEE C3.2
MATCHLINE SEE C3.3
MATCHLINE SEE C3.4
MATCHLINE SEE C3.5
MATCHLINE SEE C3.6
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

PLANNED DEVELOPMENT PERMIT
PDC19-049

JULY 31, 2020

C4.5

MATCHLINE SEE C4.4

LEGEND

PROPERTY LINE
BUILDING ENVELOPE
GRADE MARK
VERTICAL DRAIN & GUTTER
UNDERGROUND DRAINAGE
PROPOSED GRADE
OVERLAND FLOW
GRADE TO DRAIN
SOIL/STORM DRAIN
FLOW THROUGH PLANTER

CONCEPTUAL GRADING
AND DRAINAGE PLAN - EL PASEO
CONCEPTUAL UTILITY PLAN - EL PASEO

C4.8

PLANNED DEVELOPMENT PERMIT
PDC19-049
EL PASEO & 1777 SARATOGA AVENUE MIXED USE VILLAGE

MATCHLINE SEE C4.10
MATCHLINE SEE C4.11
MATCHLINE SEE C4.12

BUILDING 1
FF 255.56

BUILDING 4

FROM E2 PUMP ROOM BUILDING CENTERLINE THROUGH E2 SHOULDER TO CENTERLINE OF MATCHLINE SEE C4.8

FROM E2 PUMP ROOM BUILDING CENTERLINE THROUGH E2 SHOULDER TO CENTERLINE OF MATCHLINE SEE C4.11

FROM E2 PUMP ROOM BUILDING CENTERLINE THROUGH E2 SHOULDER TO CENTERLINE OF MATCHLINE SEE C4.12

SHOWN ON FIGURE 411.002 IN PL 33 AND MATCHLINE SEE C4.8

SHOWN ON FIGURE 411.002 IN PL 33 AND MATCHLINE SEE C4.11

SHOWN ON FIGURE 411.002 IN PL 33 AND MATCHLINE SEE C4.12

MATCHLINE SEE C4.9

C4.9

MATCHLINE SEE C4.10

C4.10

MATCHLINE SEE C4.11

C4.11

C4.8

C4.9

C4.10

C4.11

C4.8
### TABLE 4. SURFACE DATA

<table>
<thead>
<tr>
<th>AREA $A_{f}$</th>
<th>Elevation (ft)</th>
<th>Roadway Area $A_{r}$ (acres)</th>
<th>Total Area of Project Site $A_{t}$ (acres)</th>
<th>Total Area of the Bank of the Project $A_{b}$ (acres)</th>
<th>Total Area of the State $A_{s}$ (acres)</th>
<th>Total Area of the Planning Area $A_{p}$ (acres)</th>
<th>Total Area of the Planning Area (Including Roadway Area) $A_{p'}$ (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.000</td>
<td>88</td>
<td>88</td>
<td>88</td>
<td>88</td>
<td>88</td>
<td>88</td>
<td>88</td>
</tr>
</tbody>
</table>

**NOTES:**
1. *Management* note: To improve management efficiency and effectiveness, the following data was collected:
   - Elevation
   - Roadway Area
   - Total Area of Project Site
   - Total Area of the Bank of the Project
   - Total Area of the State
   - Total Area of the Planning Area

### TABLE 5. TREATMENT CONTROL MEASURES SUMMARY TABLE

<table>
<thead>
<tr>
<th>DN#</th>
<th>T#</th>
<th>Treatment Type</th>
<th>LID</th>
<th>Stormwater Area</th>
<th>Drainage Area</th>
<th>Separation Area</th>
<th>Separation Area Required</th>
<th>Separation Area Required (Including Roadway Area)</th>
<th>Separation Area Required (Including Roadway Area) (Including Roadway Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>6</td>
<td>Plane through planer concrete beam w/ concrete beam</td>
<td>L0D</td>
<td>25'</td>
<td>4%</td>
<td>6'</td>
<td>147.50</td>
<td>147.50</td>
<td>147.50</td>
</tr>
<tr>
<td>02</td>
<td>6</td>
<td>Plane through planer concrete beam w/ concrete beam</td>
<td>L0D</td>
<td>25'</td>
<td>4%</td>
<td>6'</td>
<td>147.50</td>
<td>147.50</td>
<td>147.50</td>
</tr>
</tbody>
</table>

**NOTES:**
1. *Management* note: To improve management efficiency and effectiveness, the following data was collected:
   - LID
   - Stormwater Area
   - Drainage Area
   - Separation Area
   - Separation Area Required
   - Separation Area Required (Including Roadway Area)
   - Separation Area Required (Including Roadway Area) (Including Roadway Area)

### TABLE 6. TREATMENT CONTROL MEASURES SUMMARY TABLE - EL PASO

<table>
<thead>
<tr>
<th>DN#</th>
<th>T#</th>
<th>Treatment Type</th>
<th>LID</th>
<th>Stormwater Area</th>
<th>Drainage Area</th>
<th>Separation Area</th>
<th>Separation Area Required</th>
<th>Separation Area Required (Including Roadway Area)</th>
<th>Separation Area Required (Including Roadway Area) (Including Roadway Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>03</td>
<td>6</td>
<td>Plane through planer concrete beam w/ concrete beam</td>
<td>L0D</td>
<td>25'</td>
<td>4%</td>
<td>6'</td>
<td>147.50</td>
<td>147.50</td>
<td>147.50</td>
</tr>
<tr>
<td>04</td>
<td>6</td>
<td>Plane through planer concrete beam w/ concrete beam</td>
<td>L0D</td>
<td>25'</td>
<td>4%</td>
<td>6'</td>
<td>147.50</td>
<td>147.50</td>
<td>147.50</td>
</tr>
</tbody>
</table>

**NOTES:**
1. *Management* note: To improve management efficiency and effectiveness, the following data was collected:
   - LID
   - Stormwater Area
   - Drainage Area
   - Separation Area
   - Separation Area Required
   - Separation Area Required (Including Roadway Area)
   - Separation Area Required (Including Roadway Area) (Including Roadway Area)
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
VIEW LOOKING EAST FROM 1777 SARATOGA PLAZA TOWARD SARATOGA AVENUE
ENLARGED NORTH ELEVATION - BUILDING 3

COLOR AND MATERIAL LEGEND

- Paint, Benjamin Moore, #2142-50, Gray Mirage
- Paint, Benjamin Moore, #2062-20, Gentlemen's Gray
- Paint, Benjamin Moore, #2127-50, Pike's Peak Gray
- Paint, Benjamin Moore, #2138-10, Southern Vine
- Paint, Benjamin Moore, #HC-91, Danville Tan
- Paint, Benjamin Moore, #OC-57, White Heron
- Paint, Benjamin Moore, #225, Chatsworth Cream
- Metal Panel, Alucobond, #SRI 41, Statuary Bronze
- Metal Panel, Alucobond, #SRI 56, Castle Gray
- Metal Panel, Alucobond, #SRI 51, Cadet Gray
- Metal, Anodized Aluminum, Color: Black
- Metal, Anodized Aluminum, Color: Clear
- Masonry Veneer, Creative Mines, Craft Flamed, Mist
- Masonry Veneer, Creative Mines, Craft Urban, Sandollar
- Masonry Veneer, Creative Mines, Craft Chisled, Knapsack
- Composite Panel, Ceralclad, Silky Flow, #NH3758A, Euro Brown
- Precast Concrete
- Wood, Clear Finish Cedar
- Composite Wood, Geolam, Soleo 6008, Teak
- Composite Wood, Geolam, Soleo 6008, Blackwood
- Glass Curtain Wall System
- Clear Vision Glass
- Aluminum Window System
- Precast Curtain Wall System
- Precast Butresses
- Precast Concrete
- Glass Railing
- Precast Window Frame
<table>
<thead>
<tr>
<th>View Description</th>
<th>Page</th>
</tr>
</thead>
<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>
</tr>
<tr>
<td>View Description</td>
<td>Page</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>View of Building 1 Entry Plaza</td>
<td>4</td>
</tr>
<tr>
<td>View Looking from Lawrence Expressway to Building 1 &amp; 2 and Saratoga</td>
<td>2</td>
</tr>
<tr>
<td>View from Park Looking at Building 1 &amp; 2</td>
<td>3</td>
</tr>
<tr>
<td>View Looking North at Main Street</td>
<td>1</td>
</tr>
<tr>
<td>View Description</td>
<td>Page</td>
</tr>
<tr>
<td>-------------------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>View Looking West of Building 3 &amp; 4</td>
<td>4</td>
</tr>
<tr>
<td>View of Main Street Looking West</td>
<td>2</td>
</tr>
<tr>
<td>View of Main Street Looking East</td>
<td>3</td>
</tr>
<tr>
<td>View Looking West of Main Street Building 3 &amp; 4</td>
<td>1</td>
</tr>
<tr>
<td>View Description</td>
<td>Page</td>
</tr>
<tr>
<td>-------------------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>View Looking from Main Street to Pedestrian Connection to Quito Rd.</td>
<td>4</td>
</tr>
<tr>
<td>View from Park Looking Towards Building 3</td>
<td>2</td>
</tr>
<tr>
<td>View Looking from Pedestrian Connection to Main Street</td>
<td>3</td>
</tr>
<tr>
<td>View of Building 2 and 3 from Park</td>
<td>1</td>
</tr>
</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

MATERIAL PALETTE

PAINT, BENJAMIN MOORE,
#2142-50, GRAY MIRAGE
PAINT, BENJAMIN MOORE,
#2062-20, GENTLEMEN’S GRAY
PAINT, BENJAMIN MOORE,
#2127-50, PIKE’S PEAK GRAY
PAINT, BENJAMIN MOORE,
#2138-10, SOUTHERN VINE
PAINT, BENJAMIN MOORE,
#HC-91, DANVILLE TAN
PAINT, BENJAMIN MOORE,
#OC-57, WHITE HERON
PAINT, BENJAMIN MOORE,
#225, CHATSWORTH CREAM
PAINT, BENJAMIN MOORE,
#2127-50, PIKE’S PEAK GRAY
PAINT, BENJAMIN MOORE,
#2138-10, SOUTHERN VINE

METAL PANEL, ALUCOBOND,
#SRI 41, STATUARY BRONZE
METAL PANEL, ALUCOBOND,
#SRI 56, CASTLE GRAY
METAL PANEL, ALUCOBOND,
#SRI 51, CADET GRAY
METAL, ANODIZED ALUMINUM,
COLOR: BLACK
METAL, ANODIZED ALUMINUM,
COLOR: CLEAR

MASONRY VENEER, CREATIVE MINES,
CRAFT FLAMED, MIST
MASONRY VENEER, CREATIVE MINES,
CRAFT URBAN, SANDOLLAR
MASONRY VENEER, CREATIVE MINES,
CRAFT CHISLED, KNAPSACK

PRECAST CONCRETE,
COLOR: WHITE
COMPOSITE PANEL, CERACLAD,
SILKY FLOW, #NH3758A, EURO BROWN
WOOD, CLEAR FINISH CEDAR
COMPOSITE WOOD, GEOLAM,
SOLEO 6008, TEAK
COMPOSITE WOOD, GEOLAM,
SOLEO-R02R, BLACK WOOD
PRECAST CONCRETE: SUGAR CUBE DARK
PRECAST CONCRETE: SUGAR CUBE MEDIUM
PRECAST CONCRETE: SUGAR CUBE LIGHT
METAL, ANODIZED ALUMINUM: CLEAR
POWDER COATED METAL: COLOR: TO MATCH PANTONE 4276 C
POWDER COATED METAL: COLOR: TO MATCH PANTONE 7 C
POWDER COATED METAL: COLOR: TO MATCH PANTONE 4278 C
METAL, ANODIZED ALUMINUM: BLACK
POWDER COATED METAL: COLOR: WHITE
PRECAST CONCRETE: SUGAR CUBE DARK
PRECAST CONCRETE: SUGAR CUBE MEDIUM
PRECAST CONCRETE: SUGAR CUBE LIGHT
METAL, ANODIZED ALUMINUM: CLEAR
POWDER COATED METAL: COLOR: TO MATCH PANTONE 4276 C
POWDER COATED METAL: COLOR: TO MATCH PANTONE 7 C
POWDER COATED METAL: COLOR: TO MATCH PANTONE 4278 C
METAL, ANODIZED ALUMINUM: BLACK
POWDER COATED METAL: COLOR: WHITE
1777 SARATOGA
MATERIAL PALETTE

A7.31

PROJECT NO.
DATE
REVISION
SCALE

PERMIT
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE
JULY 31, 2020

METAL, ANODIZED ALUMINUM, CLEAR
POWDER COATED METAL, COLOR: WHITE
METAL, ANODIZED ALUMINUM, BLACK
NORTH/SOUTH BUILDING SECTION - BUILDING 1

1ST FLOOR
-15'-0" GARAGE

2ND FLOOR
20'-0"

3RD FLOOR
35'-0"

4TH FLOOR
50'-0"

5TH FLOOR
65'-0"

6TH FLOOR
80'-0"

7TH FLOOR
95'-0"

ROOF
110'-0"

EDUCATIONAL

DORM

Atrium

GARAGE

AT 45° SETBACK DAYLIGHT PLANE
PROPERTY LINE
PLANNED DEVELOPMENT
PERMIT
PDC19-049
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE
JULY 31, 2020

ENLARGED ELEVATION
& WALL SECTION

KEY MAP

1. CONCRETE SLAB
2. PRECAST WINDOW FRAME
3. CLEAR VISION GLASS
4. ALUMINUM WINDOW SYSTEM
5. GLASS ROOF SKYLIGHT
6. GLASS RAILING
7. CLEAR VISION GLASS
8. PRECAST BUTTRESSES BEYOND
9. PRECAST SILL
10. PRECAST TRELLIS WITH WOOD LATTICE
11. SPANDREL GLASS
12. GLASS CURTAINWALL SYSTEM
13. MEDIA BOARD
14. VERTICAL LOUVERS
15. METAL WALL PANELS
16. METAL CANOPY
17. PAINTED STUCCO

EDUCATIONAL
BELOW GRADE PARKING GARAGE

ENLARGED ELEVATION
& WALL SECTION

WALL SECTION
0'-0" 15'-0" 15'-0" 15'-0" 15'-0" 20'-0" 20'-0" 35'-0" 50'-0" 65'-0" 80'-0" 95'-0" 110'-0" 114'-0" 114'-0"

KEY NOTES
20'-0" 15'-0" 15'-0" 15'-0" 15'-0" 20'-0" 20'-0" 35'-0" 50'-0" 65'-0" 80'-0" 95'-0" 110'-0" 114'-0" 114'-0"
FLOOR AREA:
41,100 SF GROSS
34,935 SF NET (85%)
SECOND FLOOR PLAN - BUILDING 1

FLOOR AREA:
47,282 SF GROSS
40,190 SF NET (85%)
FLOOR AREA:
43,737 SF GROSS
37,176 SF NET (85%)
THIRD FLOOR PLAN - BUILDING 1

FLOOR AREA:
47,282 SF GROSS
40,190 SF NET (85%)
FLOOR AREA:
43,737 SF GROSS
37,176 SF NET (85%)
FLOOR AREA:
42,406 SF GROSS
36,045 SF NET (85%)
RESIDENTIAL AREA: 29,340 SF
COMMERCIAL AREA: 40,406 SF GROSS
36,045 SF NET (85%)
FLOOR AREA:
40,406 SF GROSS
36,045 SF NET (85%)
FLOOR AREA:
29,340 SF

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

FIFTH FLOOR PLAN - BUILDING 2
FIFTH FLOOR PLAN - BUILDING 2

A9.14

PLANNED DEVELOPMENT
PERMIT
PDC19-049

EL PASEO
PROPERTY OWNER LLC

PERMIT
PDC19-049

MIXED USE VILLAGE

1/16" MATCH LINE
FLOOR AREA: 34,416 SF GROSS
29,255 SF NET (85%)
FLOOR AREA:
30,635 SF GROSS
26,040 SF NET (85%)
PLANNED DEVELOPMENT
PERMIT
PDC19-049
EL PASO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE
JULY 31, 2020

SECOND FLOOR PLAN BLDG. 3

KEY MAP

1/16" = 1'-0"

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

UNIT COLOR LEGEND
- STUDIO & ONE-BEDROOM UNITS
- TWO-BEDROOM UNITS
- THREE-BEDROOM UNITS
- COVERED PASSAGE
- OPEN BELOW
- LOBBY
- STORAGE
- LOADING AREA BELOW (TERRACE ABOVE)
- EL PASO
- QUITO ROAD

PROJECT NO.
34.639
DATE
REVISION
SCALE
PLANNED DEVELOPMENT
PERMIT
PDC19-049
EL PASO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE
JULY 31, 2020

A9.25
A9.3.6

SEVENTH FLOOR PLAN
BUILDING 3

PLANNED DEVELOPMENT
PERMIT
PD19-049

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

KEY NOTES

1/16" = 1'-0"

KEY MAP

1. GLASS CURTAIN WALL SYSTEM
2. CLEAR VISION GLASS
3. ALUMINUM WINDOW SYSTEM
4. ELEVATORS
5. EXIT STAIRS
6. ENCLOSED FIRE STAIR
7. UTILITY ROOM
8. PROPERTY LINE
9. PRECAST WINDOW FRAME
10. PRECAST BUTTRESSES BEYOND
11. PRECAST SILL
12. CANOPY
13. CANOPY ABOVE
14. GLASS ENTRY DOOR W/ CLEAR GLAZING
15. LINE OF BUILDING ABOVE
16. LINE OF BUILDING BELOW
17. SURFACE PARKING
18. RAMP TO BASEMENT
19. HARDSCAPE - SEE LANDSCAPE PLAN
20. ROOF DECK
21. FIELD
22. CONCRETE COLUMN
23. GLASS HANDRAIL
24. OPEN STAIR

7,400 SF

AMENITY

0.200 SF

ROOF
RESIDENTIAL AREA: 11,268 SF
COMMERCIAL AREA: 53,143 SF GROSS
45,172 SF NET (85%)

PROJECT NO. 34.639
REVISION
SCALE
PLANNED DEVELOPMENT PERMIT
PDC19-049
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

FIRST FLOOR PLAN - BUILDING 4

KEY NOTES
- GLASS CURTAIN WALL SYSTEM
- CLEAR VISION GLASS
- ALUMINUM WINDOW SYSTEM
- ELEVATORS
- EXIT STAIRS
- ENCLOSED FIRE STAIR
- UTILITY ROOM
- PROPERTY LINE
- PRECAST WINDOW FRAME
- PRECAST BUTTRESSES
- SKYLIGHT
- SURFACE PARKING
- RAMP TO UNDERGROUND PARKING
- HARDSCAPE AREA, SEE LANDSCAPE PLAN
- CANOPY
- CANOPY ABOVE
- GLASS ENTRY DOOR W/ CLEAR GLAZING
- ROOF DECK
- ENCLOSED FIRE STAIR
- PUBLIC ELEVATORS FROM GARAGE BELOW
- SERVICE CORRIDOR
- SERVICE CORRIDOR
- RAMP TO GARAGE BELOW

KEY MAP
- N
- QUITO ROAD
- SARATOGA AVE
- A9.32
- EL PASEO BUILDING 4
- BLDG. 4
- COMMERCIAL
- COMMERCIAL
- MAJOR
- TENANT 1
- 40,000 SF
- LOBBY
- LEASING/AMENITY
- ENCLOSED LOADNG DOCK
- ROLL-UP DOOR
- RAMP TO GARAGE BELOW
- BLDG. 4

RESIDENTIAL AREA: 11,268 SF
COMMERCIAL AREA: 53,143 SF GROSS
45,172 SF NET (85%)
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

KEY MAP

1. GLASS CURTAIN WALL SYSTEM
2. CLEAR VISION GLASS
3. ALUMINUM WINDOW SYSTEM
4. ELEVATORS
5. EXIT STAIRS
6. ENCLOSED FIRE STAIR
7. UTILITY ROOM
8. PRECAST WINDOW FRAME
9. PRECAST BALCONY
10. GLASS ENTRY DOOR
11. GLASS HANDRAIL
12. OPEN STAIR
13. PROPERTY LINE
14. DUCTWORK
15. PROPERTY MARKER
16. PROPERTY MARKER
17. PROPERTY MARKER
18. PROPERTY MARKER
19. PROPERTY MARKER
20. PROPERTY MARKER
21. PROPERTY MARKER
22. PROPERTY MARKER
23. PROPERTY MARKER
24. PROPERTY MARKER

KEY NOTES

1/16" = 1'-0"

SARATOGA AVE.
QUITO ROAD

EL PASEO
FOURTH FLOOR PLAN
BUILDING 4

PLANNED DEVELOPMENT PERMIT
PDC19-049

PROJECT NO.
DATE
REVISION
SCALE

EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

FOURTH FLOOR PLAN
BUILDING 4

A9.35
**EIGHTH FLOOR PLAN BLDG. 5**

**KEY NOTES**

1. GLASS CURTAIN WALL SYSTEM
2. CLEAR VISION GLASS
3. ALUMINUM WINDOW SYSTEM
4. ELEVATORS
5. EXIT STAIRS
6. ENCLOSED FIRE STAIR
7. UTILITY ROOM
8. PROPERTY LINE
9. PRECAST WINDOW FRAME
10. PRECAST BUTTRESSES BEYOND PRECAST SILL
11. CANOPY
12. CANOPY ABOVE
13. LINE OF BUILDING ABOVE
14. LINE OF BUILDING BELOW
15. SURFACE PARKING
16. RAMP TO BASEMENT
17. HARDSCAPE - SEE LANDSCAPE PLAN
18. SURFACE FLOOR
19. FIELD
20. CONCRETE COLUMN
21. GLASS HANDRAIL
22. OPEN STAIR

**SCALE**

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

KEY NOTES

1. GLASS CURTAIN WALL SYSTEM
2. CLEAR VISION GLASS
3. ALUMINUM WINDOW SYSTEM
4. ELEVATORS
5. EXIT STAIRS
6. ENCLOSED FIRE STAIR
7. UTILITY ROOM
8. PROPERTY LINE
9. PRECAST WINDOW FRAME
10. PRECAST SILL
11. PRECAST BUTTRETTES BEYOND
12. PRECAST SILL
13. CANOPY
14. CANOPY ABOVE
15. LINE OF BUILDING ABOVE
16. LINE OF BUILDING BELOW
17. SURFACE PARKING
18. RAMP TO BASEMENT
19. HARDSCAPE - SEE LANDSCAPE PLAN
20. ROOF DECK
21. FIELD
22. CONCRETE COLUMN
23. GLASS HANDRAIL
24. OPEN STAIR

TENTH FLOOR PLAN
BUILDING 5

EL PASO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

PD19-049
MAY 2020

PROJECT NO.
DATE
REVISION
SCALE
PLANNED DEVELOPMENT
PERMIT

PD20-XXX
JULY 31, 2020
34.639

SARATOGA AVE
QUITO ROAD

KEY MAP

EL PASEO
PROPERTY OWNER LLC

A9.50

1777 TENTH FLOOR PLAN
BUILDING 5
1. River Walk Paseo between Bldg 1 & 2
2. Walk between Bldg 1 & 4
3. Central Water-Light Feature at River Walk Paseo
4. River Walk Paseo between Bldg 4 & 3
**PLANT PALETTE**

<table>
<thead>
<tr>
<th>REF.</th>
<th>CODE</th>
<th>COMMON NAME</th>
<th>HINTS</th>
<th>SPECIES/VIDE</th>
<th>QTY.</th>
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</table>

**GROUND COVER**

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**PROPAGATION**

**TOOL SHEET**

<table>
<thead>
<tr>
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</table>

The above plants have been selected as being representative of the overall design intent. This plan is subject to change and final selection of plants will take place with the assistance of the architect and the landscape designer. The final selection will take into consideration the specific site conditions and the overall design objectives.
IRRIGATION PERFORMANCE SPECIFICATIONS

1. Planting Areas and Method of Irrigation:
   a. All lawn shall be irrigated with tree boxes or a separate valves in compliance with City specifications.
   b. All trees shall be irrigated with drip irrigation systems.
   c. All tree areas (if specified by the client) shall be irrigated with high-efficiency spray nozzles or subsurface drip irrigation systems.

2. Irrigation Equipment:
   a. Flow of Connections: A dedicated irrigation water meter shall be provided for the project in accordance with city specifications. Water pressure shall be approximately 10 psi. A master valve and flow sensor shall be provided to measure water conservation.
   b. Remote Control Valves: Trees shall have separate irrigation control valves. Valves shall be provided to apply efficient water application in such hydrant lines. Flow sensors and moisture sensors shall be used where appropriate to provide efficient water application.
   c. Irrigation application method shall comply with City requirements for planting areas.
   e. Irrigation controllers shall be smart controllers that are weather-based to create an efficient water use system.
   f. Irrigation controllers shall be provided in accordance with City Specifications and screened from view.

IRRIGATION WATER USE COMPLIANCE CALCULATIONS

PRELIMINARY IRRIGATION SYSTEM LEGEND

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

L-10.15
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

KEY NOTES
- PRIVATE PATIO
- PLANTING AREA - REFER TO CONCEPTUAL PLANTING PALETTE 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

CONCEPT IMAGERY

KEY MAP
KEY NOTES
- PLANTING AREA - SEE CONCEPTUAL PLANTING PALETTE SHEETS
- AMENITY LOUNGE SET IN WOODLAND GARDEN - SEE CONCEPTUAL PLANTING PALETTE SHEETS
- POOL DECK WITH GRAPHIC PAVING SET 12 INCHES ABOVE FINISH FLOOR
- STAIR TO OVERLOOK
- MAIN STREET 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 POOL ENCLOSURE - 5 FT HIGH
- FRAMLESS GLASS RAIL - SEE ARCHITECTURE DRAWINGS
- VISUAL LANDSCAPE PRIVATE PATIOS

CONCEPT IMAGERY
COLORFUL DRY GARDEN PLANTING AREA - SEE CONCEPTUAL PLANTING PALETTE SHEETS
PLANTING IN GROVE - SEE CONCEPTUAL PLANTING PALETTE SHEETS
STAIR CORE
WALL FIRE AND DIGITAL SCREEN AT NORTH FACE OF STAIR CORE
SHADE CANOPY AND DINING AREA WITH BBQ GRILLS AND BAR-COUNTER
GLASS PEBBLES ILLUMINATED FROM BELOW WITH LED LIGHTS
ACTIVITY LAWN - ORANGE SYNTHETIC TURF WITH RESILIENT BASE
LARGE CANTILEVER UMBRELLAS
ICONIC SHADE STRUCTURE AND MECHANICAL SCREEN WITH INTEGRATED LIGHTING AND SUSPENDED LOUNGES
HAMMOCK GROVE
GARDEN OVERLOOK Niche
FIRE TABLE AND MOVABLE SEATING
ANGULAR STONE SEATING
WOOD BENCHES
CATERING AND EVENT STORAGE ROOM
CATENARY STRING LIGHTS
SCREENED MECHANICAL AREA, SEE ARCHITECTURE DRAWINGS
FRAMELESS GLASS RAIL, SEE ARCHITECTURE DRAWINGS
SLOPED ENTRANCE WALK LESS THAN 5%
ISLAND LOUNGE
KEY PLAN

POOL DECK

WEST TERRACE

EAST TERRACE

PLANTING

MECHANICAL AREA

+0' FINISH FLOOR ELEVATION

EL PASEO & 1777 SARATOGA AVENUE

MIXED USE VILLAGE

JULY 31, 2020

2020 PETERSEN STUDIO

PROJECT NO.

DATE

EPS2001

REVISION

SCALE

EL PASEO
PROPERTY
OWNER LLC

PLANNED DEVELOPMENT
PERMIT
PDC19-049

EL PASEO BLDG 4 -
PODIUM & TERRACE
SECTIONS

SECTION THROUGH BUILDING 4 PODIUM AND ROOF TERRACES
SCALE: 1/8" = 1'-0"
PLANNED DEVELOPMENT
PERMIT
PDC19-049
EL PASEO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

L10.21

KEY MAP

KEY NOTES
- PLANTING AREA - SEE CONCEPTUAL PLANTING PALETTE SHEETS
- BIODIVERSITY BASIN - SEE CONCEPTUAL PLANTING PALETTE SHEETS AND CIVIL DRAWINGS
- STREETSCAPE PLANTING AND DESIGN FOR ROAD USE
  COMPLETE STREETS DESIGN STANDARDS & GUIDELINES
- SMOOTH CONVEX PLANTED MOUNDS FOR PLAZA ENCLOSURE AT MAJOR ROADWAYS - 3' FT HIGH MOUNDS WITH 2 TO 3' FT PLANTING
- WATER FEATURE WITH LOW JETS FOR VISUAL INTEREST AND WHITE NOISE
- BUILT-IN CURVED BENCHES
- NORTH TOWER LOBBY PLAZA WITH SHARED PLANTING
- ALTERNATIVE WOOD SCREEN - 6' HIGH
- CONCRETE SEATING PLATFORMS AND BENCHES AT TERMINUS OF CROSSWALK
- DEEP-OFF PLAZA WITH ENHANCED VEHICULAR PAVING
- VINE SCREEN ACCENT WALL
- FULL-SHOT RECTANGULAR HEAD PEDESTRIAN POLE LIGHTS - 12' HIGH
- LINEAR LED LIGHTING
- NOTED AND BACKFLOW PREVENTERS CONCEALED IN PLANTING - SEE CIVIL DRAWINGS

CONCEPT IMAGERY

1777 SARATOGA
LANDSCAPE PLAN
LEVEL 1
KEY NOTES:
- 15'-20' BAMBOO PLANTING - SEE CONCEPTUAL PLANTING PALETTE SHEETS
-北 SIDE PLANTING - PALMS WITH LAVERED MIXED SHRUBS AND PERENNIALS - SEE PLANTING PALETTE SHEETS
- POOL ENCLOSURE - 5' FT HIGH, VISUALLY POROUS
- POOL DECK
- PERIMETER OVERFLOW POOL - 1,500 SF
- SUN DECK OVERLOOK
- SARATOGA / EL PASEO OVERLOOK
- GARDEN ROOM
- FLOWING ANGULAR BOARDWALK
- FIRE FEATURE
- BBQ GRILL AND COUNTER
- CATENARY LIGHT PENDANTS SUSPENDED OVER POOL
- FULL-CUTOFF POLE LIGHTS - 12' FT HIGH, RECTANGULAR HEAD
- SOFIT LIGHTING AT BUILDING INSET, SEE ARCHITECTURAL DRAWINGS
- FRAMELESS GLASS RAIL

CONCEPT IMAGERY:
- SARATOGA AVENUE
- EL PASEO & 1777 SARATOGA AVENUE
- MIXED USE VILLAGE

KEY MAP:
- Quito Road
- Saratoga Ave.
- Quintero Road

PLANNED DEVELOPMENT PERMIT
PDC19-049

1777 SARATOGA
LANDSCAPE PLAN
PODIUM

L10.22
1777 SARATOGA STREETSCAPE AND PLAZA

1777 SARATOGA PODIUM

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

PLANNED DEVELOPMENT PERMIT
PDC19-049

1777 SARATOGA ROOF TERRACE

BUILDING 4 WEST TERRACE

BUILDING 4 EAST TERRACE

NOTE: PLANT SPECIES SELECTIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING DESIGN DEVELOPMENT.
NOTE: PLANT SPECIES SELECTIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING DESIGN DEVELOPMENT.
EL PASO & 1777 SARATOGA AVENUE
MIXED USE VILLAGE

PLANNED DEVELOPMENT PERMIT
PDC19-049

NOTE: LIGHT FIXTURE SELECTIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING DESIGN DEVELOPMENT