



**FACILITIES SUBCOMMITTEE MEETING**  
Gilroy Unified School District – via Zoom teleconference  
9 a.m. Friday, Nov. 19, 2021

1.

ITEM
<b>Time certain, 9:30 a.m.:</b> Joe Vela, Aedis Architects, with update about South Valley MS Modernization Project
A. Approval of minutes: Oct. 22, 2021

**2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)**

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Special inspector for shade structures	South Valley MS	Steel Inspectors of Texas	\$7,000	Measure E
B. Architectural agreement for design services	Maintenance, Operations and Transportation (MOTS) yard	Aedis Architecture	\$25,000	Measure E
C. Contractor evaluation services (P.O. renewal)	N/A	Colbi Technologies	\$10,000	Measure E & RRM (50%-50%)
D. Request for storage container on track	Brownell MS	TBD	TBD	Site funds

**3. MAINTENANCE (DAN MCAULIFFE)**

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Solicitation of bids for roofing projects	Gilroy HS	Roofing contractors TBD; TREMCO to work as GUSD agent/consultant	TBD	Deferred Maintenance
B. Varsity baseball field renovation	Gilroy HS	GUSD grounds staff	Approx. \$15,000	RRM
C. Sewer issues update <b>INFORMATION</b>	Gilroy HS	Plumbing America	TBD	RRM

#### 4. AURELIO RODRIGUEZ'S ITEMS

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Vape sensors	Mt. Madonna HS	QoVo	\$4203.17	General Fund

#### 5. ALVARO MEZA'S ITEMS

ITEM	SITE
A.Third Millennium Partners updated proposal for landscaping adjacent to Gilroy HS	Gilroy HS

#### OTHER PROJECTS/FACILITY ISSUES AT SITES

SITES		
ANTONIO DEL BUONO ES	BROWNELL MS	CHRISTOPHER HS
ELIOT ES	SOLORSANO MS	GECA
EL ROBLE ES	SOUTH VALLEY MS	GILROY HS
GLEN VIEW ES		MT. MADONNA HS
LAS ANIMAS ES		
LUIGI APREA ES	DISTRICT OFFICE	
ROD KELLEY ES		
RUCKER ES		

**NEXT MEETING:** 9 A.M. FRIDAY, DEC. 10, 2021

## FACILITIES SUBCOMMITTEE MEETING

MINUTES FROM OCT. 22, 2021

### PRESENT

Debbie Flores  
Mark Good  
Dan McAuliffe

Alvaro Meza  
Paul Nadeau  
Anna O'Connor

James Pace  
Linda Piceno  
Kimberly Smith

1.

ITEM	
A.	<b>Time certain, 9 a.m.:</b> Solar Presentation/Analysis by ForeFront Power/SPURR
MINUTES	
<ul style="list-style-type: none"><li>Alvaro invited ForeFront Power/SPURR to present its preliminary analysis of district sites and how to reduce utility costs. Presenters are Nate Smith-Ide of ForeFront Power and Kevin Flanagan of School Project for Utility Rate Reduction (SPURR).</li><li>SPURR REAP Program (Renewable Energy Aggregated Procurement) aims to streamline solar buying process, drive down pricing and reduce risk through improved contract terms and conditions. It allows districts to join other districts in leveraging consolidated buying power.</li><li>Forefront's "Power Purchase Agreement" (PPA) structure is the primary source of procurement. No upfront cost to district. Forefront finances and owns projects. The district then buys power from Forefront at a cheaper rate than PG&amp;E. Forefront monetizes the solar credit tax credit, which is at 26% this year.</li><li>The estimated savings are that a Forefront project could reduce overall district current energy bill about 20%.</li><li>Net energy metering is the energy produced that is not consumed and sent back to the grid. PG&amp;E pays GUSD for exported solar energy. The current program (NEM 2.0) maximizes payment to GUSD; NEM 2.0 pays GUSD near full retail energy payment. It is changing to NEM 3.0 for new projects, which may reduce payment for exported energy and a fixed fee for solar projects. Expected timing: January/February 2022.</li><li>District program timing is ideal to secure NEM 2.0 pricing.</li><li>Next steps: Alvaro and Aurelio keep working on this proposal. Bring back to FSC.</li></ul>	
B.	Approval of minutes: Sept. 24, 2021
MINUTES	
<ul style="list-style-type: none"><li>Mark Good moved to approve. James Pace seconded.</li><li>All approved.</li></ul>	

## 2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Fencing project	MOTS*	Dryco Inc.	\$102,770	Measure E
MINUTES				
<ul style="list-style-type: none"><li>These proposals address traffic through Swanston Lane.</li></ul>				

- Phase 1: Student path of travel – fencing in front of tennis courts angling toward field to put a barrier between students travel and trash. Approved.
- Phase 2: Relocate automatic gates from lower parking lot to front of the property line on Swanston Lane. Approved.
- Paul to research planting blackberry bushes along the secondary field fence to mitigate attempts to cut the fencing
- Portables behind Gilroy Prep School will be fenced. Approved.
- Next steps: All approved to go to board for approval.

B. SPEC Safety and Accessibility Study 2021

Elementary schools

N/A

N/A

N/A

MINUTES

- Study used a color system to provide a clear breakdown for assessing equipment safety priorities for each of the seven elementary school sites.
- This vendor installed the new playgrounds at three GUSD schools in the last year. Installation costs are packaged with the equipment costs from this vendor.
- The study will be used to begin the process of installing a new playground at Luigi ES. Start with community engagement.
- The location on Luigi campus would likely be on the grass field. The cost estimates include preparation of the area, fencing, etc.
- Looking to install the new playground during the summer of 2022. Approximate cost: \$940,000.

C. MOTS building structural analysis review

MOTS\*

N/A

N/A

N/A

MINUTES

- The review evaluated the Transportation/Maintenance and Facilities and State Preschool buildings.
- Transportation building: \$400,000 to make it structurally sound (in case of earthquake). At the very least, non-permitted structures within the building should be addressed. Significant foundation issues.
- Building 300, Maintenance shops: Good. Nothing needed.
- Building 400, Facilities/Maintenance and State Preschool: \$500,000 to make it structurally sound. It was built in 1911; updated 1949. It is not seismically fit.
- Possible solutions:
  - Transportation: Demolish existing building and migrate department to four of the portables that are set up in the yard. Initial cost estimate for hooking up the portables: \$70K-90K.
  - Facilities/Maintenance: Relocate to Flint trailer after South Valley MS project is completed.
  - State Preschool: Needs more time and attention for possible solutions. Paul would like to ask Aedis Architects to prepare proposal of options for the program (two classrooms of 20 students in two cycles daily, plus staff).
  - Costs to hook up portables to power, sewer, internet, etc. may be able to come out of Measure P and Measure E balances, state matching funds and emergency funds.
- For Transportation: Setting up the portables and moving the department would be fast. The more complicated process would be demolition of old buildings. It may be worth waiting to demo when other demo is happening at the adjacent South Valley MS campus.
- Next steps: Paul will approach Aedis Architects to design relocation ideas and assist in creating a plan for the Preschool. Quote from Aedis at next board meeting. He'll also start getting quotes for demolishing the existing Transportation building and for connecting the existing portables.



D. Costs of oversight for Brownell project report	Brownell MS	N/A	N/A	N/A
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Information item.</li> <li>At the last FSC meeting, Linda asked what the percentage of oversight and consultant costs for the Brownell MS Modernization Project.</li> <li>Per Paul's spreadsheet, the percentage cost is approximately 3% of total project. Cost: \$2,069,138.</li> </ul>				
E. Plaza change order	Gilroy HS	Kent Construction	\$16,608.84	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Paul presented the Gilroy HS Plaza change order log showing adding an additional \$16,608.84 to Kent Construction's contract of \$787,571. New total = \$804,179.84.</li> <li>Next steps: This item will go the board for approval.</li> </ul>				

**\*MOTS = Maintenance, Operations & Transportation Yard**

### 3. MAINTENANCE (DAN MCAULIFFE)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Wheelchair, ADA-compliant concrete work	Luigi ES	EF&S	\$8,300	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> <li>One student in a wheelchair has difficulty navigating campus, specifically around empty planter areas in the quad.</li> <li>These areas are also trip hazards for others on the campus.</li> <li>Work will be completed by the end of October.</li> <li>Next steps: This will go to the board for approval as a ratification.</li> </ul>				
B. Lunch shade/canopies	All sites	USA Shade & Fabric	Est. \$960K	ESSER II
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Prices range from \$40,000-\$100,000/site for permanent structures, with fabric shades.</li> <li>All sites will be evaluated but primarily looking at elementary sites, GECA, Swanston Preschool and Mt. Madonna HS.</li> <li>Staff also looked into short-term rentals but the vendor was not sufficiently responsive to district needs.</li> <li>Next steps: Will bring quotes to the next FSC meeting.</li> </ul>				

C. Water stations update	All sites	Plumbing America Quotes	Est. \$500K	ESSER III
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Continuing to get quotes for all sites.</li> <li>Will need to retrofit water stations with drinking fountains vs. stand-alone units because of cost.</li> <li>Approximate cost is \$3,000-\$6,000/unit.</li> </ul> <ul style="list-style-type: none"> <li>Discussion: The proposed units should be outside because elementary sites are reporting they're not using interior units.</li> <li>Linda states that two units/school is not enough; should be three to six per school.</li> <li>Principals should be consulted for where to place water stations on campuses.</li> <li>Next steps: Dan will continue to get quotes for all locations.</li> </ul>				

#### 4. ALVARO MEZA'S ITEMS

ITEM
A. Updated Modernization Eligibility (information)
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Alvaro reviewed School Facility Consultants' 2020-21 Modernization Eligibility Analysis.</li> <li>Modernization eligibility is site specific, driven by buildings that are 25 years old or portables older than 20 years old.</li> <li>State share is 60% of eligibility, district share is 40%. Ten sites (minus Gilroy Prep School) for a total of \$17,231,819 of state funds; district's share would be \$11,487,879.</li> </ul>
B. Updated Bond Priorities Budget Worksheet (information)
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Anna reviewed the updated Measure E &amp; P: Priority Aging Middle Schools Worksheet.</li> <li>Balance of \$17,185,921 of remaining E and P funds.</li> <li>Remaining funds will continually change because of salaries tied to the two construction management lines.</li> <li>Next steps: Anna will update and present to the FSC every few months.</li> </ul>

## OTHER PROJECTS/FACILITY ISSUES AT SITES

### GILROY HS

- The main sewer line at the XY building has had several sewer back-ups the last few weeks, including at the first football home game. The building restrooms are currently offline as crews continue to identify source of problems. Per Dan, this could be a design flaw in the system. Maintenance will need to continually check the line and provide regular preventative service. Mark suggested contacting our legal team. Alvaro, Paul and Dan will review with our legal team regarding possible design flaws in the Math Building sewer design. LPA Architects was the design firm; Premier Builders was the contractor.

### NEXT MEETINGS:

9 A.M. FRIDAY, NOV. 19, 2021

9 A.M. FRIDAY, DEC. 10, 2021

Date: October 27, 2021

Marissa Van Patten  
Gilroy Unified School District

**RE: COST PROPOSAL FOR THE IN-PLANT WELDING INSPECTION ON THE SOUTH VALLEY MIDDLE SCHOOL SHADE STRUCTURE**

USA Shades stated that the shop welding on the shade structures should take fourteen (14) days. We propose to do these shop inspections not to exceed \$7,000. This cost includes travel time, mileage, and visual inspection and report time. Cost could be less but will not exceed this amount.

If you have any questions please do not hesitate to call my office 817-246-8096.

Thanks

A handwritten signature in blue ink that reads "Tiphony Hulse". The signature is written in a cursive, flowing style.

Tiphony Hulse

October 29, 2021

Mr. Paul Nadeau  
Director of Facilities Planning & Management  
Gilroy Unified School District  
7810 Arroyo Circle  
Gilroy, CA 95020

Subject: Facilities Study and Master Planning for Facilities, Maintenance Operations and Transportation Site  
Proposal for Architectural Services

Dear Mr. Nadeau,

Per your request, we are submitting this Proposal for architectural service on the subject project. We will honor the terms herein for 30 calendar days from the date of this proposal. The proposal is as follows:

#### **PROJECT UNDERSTANDING**

The project consists of a feasibility study and master planning for the entire District owned property North, and adjacent to, South Valley Middle School. This includes the current day care facility, Facilities, Maintenance, Operations transportation, and athletic field. This will create a long-term vision and implementation plan for this site.

The existing buildings and utilities are old and at the at the end of their expected life. The District has relocated surplus portable units on this site and is considering using these for the displaced departments mentioned above, along with other new facilities.

The intent of this proposal/agreement is to engage in Aedis in preliminary planning, site planning, order of magnitude cost anticipation, process planning, and meeting with District personnel/administration to discuss the uses, outcomes and next steps.

#### **SCHEDULE**

The period during which our services will occur will be from the date of approval through March 15, 2021.

#### **COMPENSATION**

We will perform these services on an hourly not to exceed fee of **\$25,000**.

All services described above will be invoiced based upon standard hourly rates listed in Attachment D.

#### **REIMBURSABLE EXPENSES**

Reimbursable expenses are invoiced at 1.10 times actual cost.

We are available to proceed immediately on the Project, upon your approval of this Proposal. Please do not hesitate to call us if you require additional clarification on any of the above points. Otherwise, we ask that you

indicate your acceptance of this Proposal by signing the enclosed copy of this letter, which will become our working agreement, and return an electronic copy to our office.

We thank you for the opportunity to be of service.

Sincerely yours,  
AEDIS, Inc.



Joe A. Vela, AIA  
Managing Principal Central Valley

Accepted:

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For Gilroy Unified School District

**ATTACHMENT D**  
**Owner Architect Agreement**

**ARCHITECT'S SCHEDULE OF HOURLY RATES**

Client: Gilroy Unified School District  
Project: Feasibility and Master Planning of Facilities, Maintenance Operations and Transportation Site  
Date: 10/29/21

(Effective 1/1/2021 to 12/31/2021)

President / CEO	\$ 250.00 / hr
Principal	\$ 225.00 / hr
Associate Principal	\$ 210.00 / hr
Director of Educational Planning	\$ 200.00 / hr
Senior Project Manager	\$ 200.00 / hr
Project Architect/Project Manager	\$ 180.00 / hr
Contract Administrator	\$ 180.00 / hr
Senior Designer	\$180.00 / hr
Assistant Project Manager	\$ 160.00 / hr
Designer	\$ 135.00 / hr
Interior Designer 1	\$ 150.00 / hr
Interior Designer 2	\$ 130.00 / hr
Office Manager	\$ 160.00 / hr
Administrator	\$ 120.00 / hr



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### *Contractor Evaluation Services (PO Renewal)*

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Each year, the District needs to review and approve / decline expiring applications for contractors wishing to do business with us. In November, an advertisement goes out to the trade publications reminding contractors about the renewals. We start collecting applications and reviewing them in January of 2022. We utilize Colbi Technologies Inc. to process all applications for us prior to the District's approval of a contractor. Below is the fee schedule for Colbi Technologies for this service. To process the number of applications we wish to work with, I'm recommending that we increase our PO with Colbi Technologies Inc. by \$10,000 to cover this cost.

#### **Fees for Services**

##### **Pre-Qualification Application Review Fees: Billed at \$85/hour**

- Colbi will review submitted applications including, submitted financials, license and registration, and will conduct reference checks using standardized questions for a minimum of two recently completed projects. Colbi will document review and reference checks and mark each application as ready for final determination by the Customer based on score.
- CUPCCAA Review Service Fee: \$5,000.00 per year
- Colbi will provide daily monitoring of CUPCCAA registration applications. Colbi will register contractors for Customer informal bidding based on our ability to verify Contractor License and DIR registration. During the month of November, Colbi will mail out a written notice on behalf of the Customer, to construction trade journals designated by DIR for the District, inviting all licensed contractors to submit registration applications for inclusion on the Customer's CUPCCAA informal bidding list for the next year.





## Athletics Storage

8 messages

**David Laboranti** <david.laboranti@gilroyunified.org>

Tue, Oct 19, 2021 at 3:17 PM

To: Paul Nadeau <paul.nadeau@gilroyunified.org>

Cc: Marissa Van Patten <marissa.vanpatten@gilroyunified.org>, Alvaro Meza <alvaro.meza@gilroyunified.org>, Debbie Flores <debbie.flores@gilroyunified.org>

Hello everyone,

We have an issue that we need help with, but I am not sure how to address it. At the start of the rebuild project we had the old staff lounge that we were going to use for athletics storage for the larger items like hurdles, mats, volleyball poles, etc. As you know during the construction project the staff room was turned into the new music room, and it is GREAT!

However, it leaves us with no storage for the larger items. When ASMS was built they got a pod that they store their items in, and we used to have one to store ours. We have tried to figure out a place for them, but there is none. With that said, our solution is basically to go back to having the pod again. We have an area where it can be put, but need to figure out how to get one.

Can anyone advise us on any ideas or how to make this happen?

Thanks in advance,

David Laboranti  
Principal  
Brownell Middle School  
Phone: (669) 205-5100

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**Alvaro Meza** <alvaro.meza@gilroyunified.org>

Tue, Oct 19, 2021 at 4:37 PM

To: David Laboranti <david.laboranti@gilroyunified.org>

Cc: Paul Nadeau <paul.nadeau@gilroyunified.org>, Marissa Van Patten <marissa.vanpatten@gilroyunified.org>, Debbie Flores <debbie.flores@gilroyunified.org>

Are you using all your classrooms? For now, that could be a temporary solution.  
Most schools use classroom space for storage until they grow in enrollment to need the classroom.  
Let us know if that's an option.

*Álvaro Meza*  
*Assistant Superintendent, Business Services/  
Chief Business Official*  
*Gilroy Unified School District*  
**7810 Arroyo Circle**  
**Gilroy, CA 95020**  
**(669) 205-4080**

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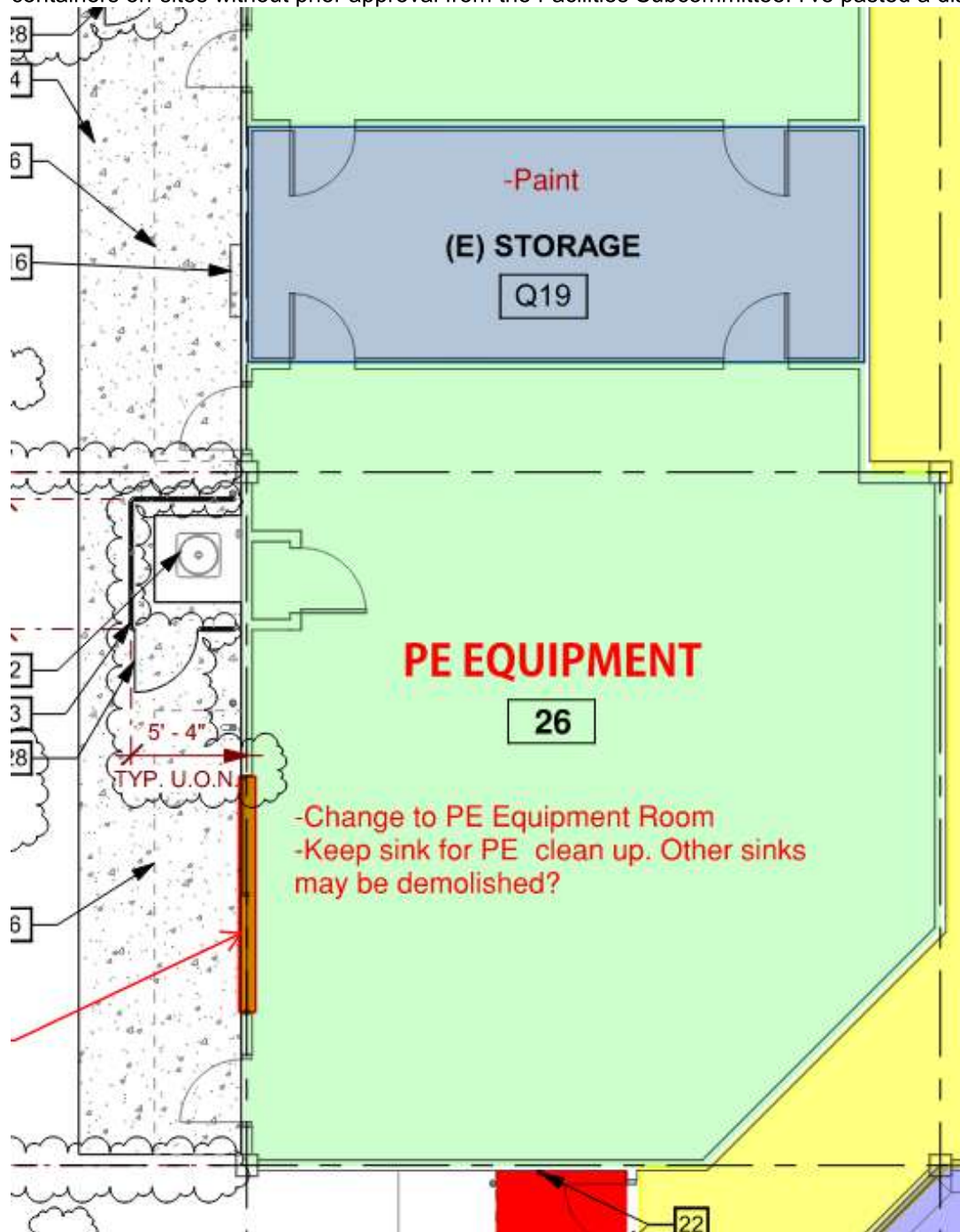
**Paul Nadeau** <paul.nadeau@gilroyunified.org>

Tue, Oct 19, 2021 at 9:18 PM

To: Alvaro Meza <alvaro.meza@gilroyunified.org>

David,

To assist with the storage of large PE items like hurdles, mats and volleyball poles, we have dedicated room 26 in the gym. We have removed the casework around the room and installed durable laminate flooring and refinished the walls and ceiling. This space is about 1,200 square feet in total and has an adjacent room with two storage cabinets and a wall with lower and upper cabinets and a sink. This is about 320 square feet. A typical storage container is about 160 square feet. The District no longer allows these types of containers on-sites without prior approval from the Facilities Subcommittee. I've pasted a diagram of the room below.



We installed an extra-wide door in this room to accommodate moving large PE equipment in and out of the room. It is indicated as an orange rectangle in the diagram above. I have visited the campus this evening to observe the spaces and their uses. I noted that the storage room (Q19) above, is not utilized at all yet. This will provide you with great space to store smaller items as well as some large items.

Room 26 is full of the PE Equipment I believe you mentioned in your earlier email. It appears to fit fine, however, I would suggest organizing these items to maximize the space. Also, Room 27 is utilized as the Choir room. I note that Avey has made this space her own very well. There is a large wall of casework that is not utilized at this time and could be used to store PE equipment of smaller nature (balls, jump rope, cones, paddles, etc. I have attached photos of my observations below for your review.

The first 3 photos of are of room 26









d











The above casework is empty save the window box at the far right. This isn't ideal but if you found yourself really needing more space, I'd suggest using this.

I hope this helps you in your quest for storage. I understand the desire to possibly install a storage container, but we have been methodically removing them from all campuses as possible. They are really unsightly, attract vandalism and theft and usually cost much more than their contents.

Please let me know if you would like to discuss this further.

On Tue, Oct 19, 2021 at 4:38 PM Alvaro Meza <[alvaro.meza@gilroyunified.org](mailto:alvaro.meza@gilroyunified.org)>  
[Quoted text hidden]

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**Paul Nadeau**  
Director of Facilities Planning & Management  
(408) 726-1686



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Paul Nadeau  
Director of Facilities Planning and Management  
Gilroy Unified School District  
(669) 261-5901  
Sent from my mobile phone

**David Laboranti** <david.laboranti@gilroyunified.org>

Wed, Oct 20, 2021 at 7:18 AM

To: Paul Nadeau <paul.nadeau@gilroyunified.org>

Cc: Alvaro Meza <alvaro.meza@gilroyunified.org>, Debbie Flores <debbie.flores@gilroyunified.org>, Marissa Van Patten <marissa.vanpatten@gilroyunified.org>

Hi Paul,

Thank you for the detailed response. I understand that there is an approval process for the storage units, which is why I wanted to start the conversation. It is great that we have room 26 for PE to store their items, and with the large door that is great for supervision while students are getting out equipment. That is why we asked for the large door, not for the size of the equipment. Yes, the door makes it easier to remove the equipment, but supervision was/is our main concern. If a student(s) were unsupervised and got hurt, the teacher of record could be in jeopardy of potentially losing their credential.

While Q19 is a good storage room in theory, it does not work in application for PE or after school athletics. A PE teacher cannot send the students into the room to get equipment, as then the student would not be supervised. The converse is also true in that if a teacher went into the room to supervise the students getting equipment then there would be no one supervising the rest of the students outside.

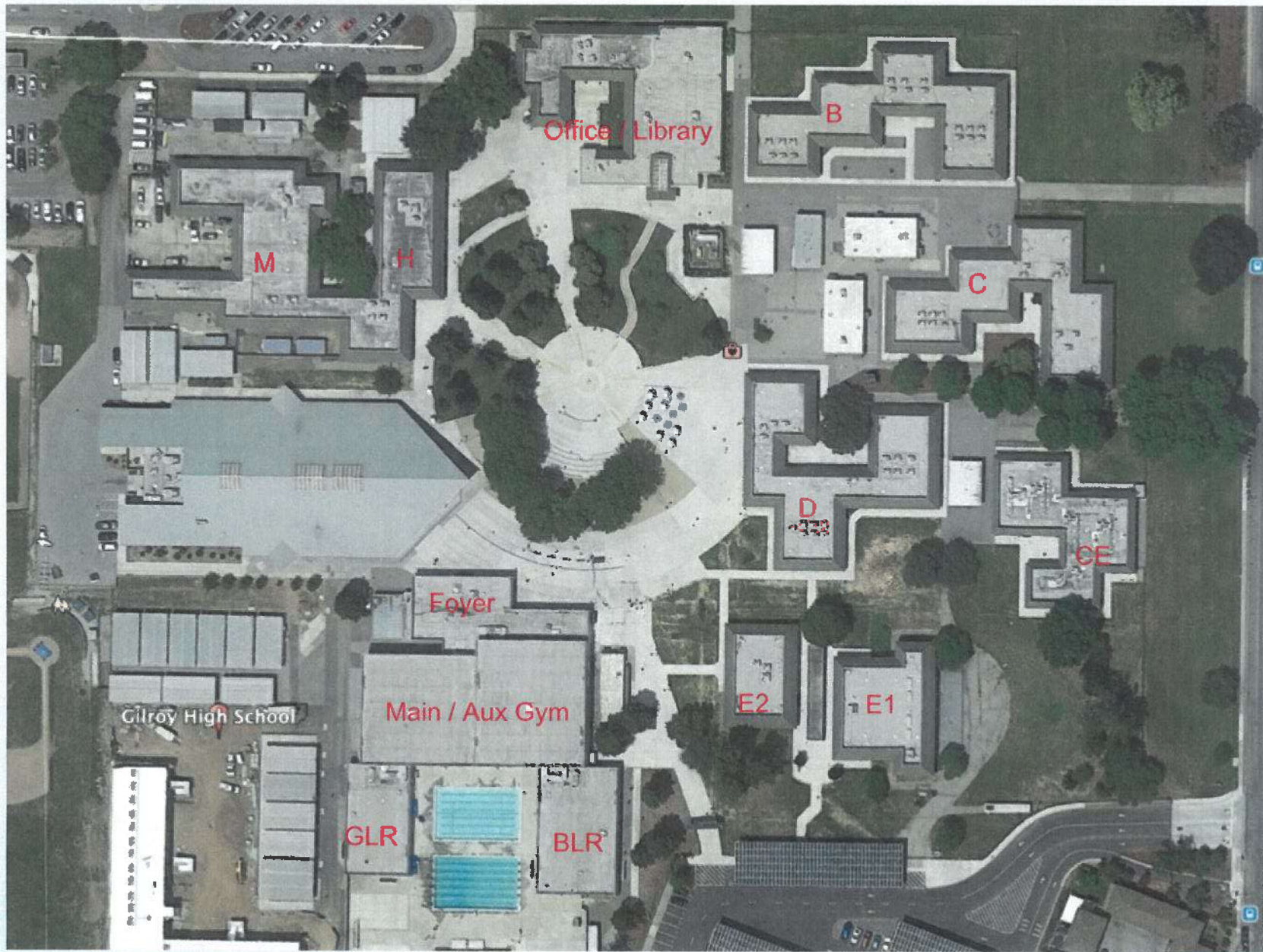
Yes, it is true that room 26 is not organized yet. Regular classroom teachers had time to get into their classrooms, set up, and organize them prior to school starting. My PE teachers are in the process of organizing room 26, but remember they did not have access to the room until after school started, at no fault of GUSD. They are trying to create time to organize during their prep periods, when they have time away from their other duties like prepping for classes, grading, inventorying missing equipment, etc.

Room 27 is much like room 26, in theory it works for storage, but in application it does not. We cannot store items in the for PE classes or after school athletics in room 27. We have added a lot of counseling services this year to try and support students coming back from distance learning/COVID. Room 27 is sometimes used for counseling during the regular school day, and therefore we would be interrupting counseling when we went in to get equipment. After school is the same, as the room is used for choir class. If after school athletics needed equipment and had to go in there then they would be interrupting choir class.

Dedicating a classroom for storage also presents a problem. If equipment is stored away from the fields, or track area, then it needs to be transported back and forth. Unfortunately, the time spent moving equipment from a farther location presents a problem as it takes time away from practice/events.

I understand the pods are not ideal, but in lieu of losing the old staff room I don't really see another option. With that said, I am open to discussing other options.

# Gilroy High School





# Gilroy High School

## Roofing Inventory

### 12-1-2020

Campus / Building / Roof Level	Roof Area	Priority Ranking	GAR	Recommendation	Budget	Roof Type
<b>Gilroy HS (2000 - 2004)</b>						
Main & Aux Gym, Locker Rooms & Foyer	42,500	1		Restore	\$500,000.00	Mod Bit
Bldg D	15,000	2		Replace	\$300,000.00	Mod Bit w/ 3 tab shingles
Bldg C	15,200	3		Replace	\$304,000.00	Mod Bit w/ 3 tab shingles
Bldg B	14,400	4		Replace	\$288,000.00	Mod Bit w/ 3 tab shingles
Bldg A (office & library)	15,000	5		Restore within 3 years	\$225,000.00	Mod Bit
Bldg CE (2002)	10,800	6		Maintain; Replace within 5 years	\$216,000.00	Mod Bit
M & H (2002)	19,000	7		Maintain, Replace within 5 years	\$418,000.00	Mod Bit w/ 3 tab shingles
Bldg E1	7,200	8		Maintain; Replace within 5 years	\$144,000.00	Mod Bit w/ 3 tab shingles
Bldg E2	4,700	9		Maintain, Replace within 5 years	\$94,000.00	Mod Bit w/ 3 tab shingles
BE 1 & BE 2	4,600	10		Maintain		FOAM
	148,400				\$2,489,000.00	

## GYM / Foyer / Boys & Girls LR

- Roof restoration using AlphaGuard MTS fluid applied roofing.
- 25 year warranty – will provide lowest long-term roofing cost for District.
- No tear-off + non-disruptive installation = spring construction.

### Option #1: Turn-key thru CMAS

Utilize the California Multiple Award Schedule (CMAS) to procure a turn-key solution.

Firm Cost: \$482,000

### Option #2: CMAS w/ Formal Labor Bid

Purchase materials thru CMAS and bid out labor.

Estimated Cost: \$550,000 - \$600,000

## Buildings: B, C, & D

### Buildings B, C & D

- Replace roofs with new Tremco KEE roofs.
- Replace 3-tab shingles on parapet wall w/ Tremco KEE membrane.
- 30-year warranty
- Building would need to be un-occupied – Summer??
- Replace cast iron drains with new no-hub drain assemblies.

Estimated Cost: \$810,000 - \$990,000



## Buildings: Office/Library

- Roof restoration using AlphaGuard MTS fluid applied roofing.
- 25-year warranty
- Buildings would need to be un-occupied = Summer Construction
- 3 – tab shingles on parapet walls to remain.
- Restoration window is currently 2 - 3 years.

Estimated Cost: \$165,000 - \$225,000

## Buildings: M & H, CE, E1 & E2

- Roof restoration is no longer an option.
- With preventative maintenance, the roofs can be maintained for another 3-5 years.



We have prepared a quote for you

**GUSD - MT. Madonna HALO Sensors and 5Y Licensing**

Quote # Q-GG003612

Version 2

Prepared for:

**Gilroy Unified School District**

Aurelio Rodriguez

[aurelio.rodriguez@gilroyunified.org](mailto:aurelio.rodriguez@gilroyunified.org)



- WIRELESS
- MANAGED SERVICES
- VIDEO SURVEILLANCE



Wednesday, September 22, 2021

Gilroy Unified School District  
Aurelio Rodriguez  
7810 Arroyo Circle  
Gilroy, CA 95020  
aurelio.rodriguez@gilroyunified.org

Dear Aurelio,

QOVO Solutions, Inc. is pleased to present this proposal for hardware and services as requested. We pride ourselves on the quality and simplicity of the solutions that we deliver and our company was founded on philosophy that the customer makes the business.

This proposal is presented without a prior site survey. As such the proposal cannot be considered final until a site survey has been performed and all pricing is considered budgetary until the final site survey is completed.

**The following is included in this proposal:**

- **2 x HALO Smart Sensors for the bathrooms at Mt. Madonna High School**
- **2 x HALO 5 Y Licenses**
- **Wiring and Installation of sensors.**
- **Configuration and Testing**
- **HALO Cloud Configuration**

Ongoing maintenance as proposed and available through QOVO Solutions, Inc. (QSI) typically proposed monthly, quarterly or yearly.

QOVO is a CMAS approved vendor. In situations where CMAS approved hardware or services are proposed all pricing will be at or below CMAS approved pricing.



Please do not hesitate to let us know if there are any questions.

- WIRELESS
- MANAGED SERVICES
- VIDEO SURVEILLANCE



Sincerely;

A handwritten signature in black ink, appearing to read "Garth Gilmour".


Garth Gilmour

QOVO Solutions, Inc.

- WIRELESS
- MANAGED SERVICES
- VIDEO SURVEILLANCE



## HARDWARE

Line#	Qty	Description
1.1	1	Misc Material  <b>Conduit, Mounting Boxes, Velcro, zip ties. Mounti</b> Conduit, Mounting Boxes, Velcro, zip ties. Mounting screws and unistrut.
1.2		<b>HALO Smart Sensors</b>
1.3	2	HALO-V2.00 <b>HALO real-time vape detector and security device.</b> HALO V.2 real-time vape detector and security device. HALO has 12 uniqueness sensors that work in conjunction to detect a multitude of measurements with unlimited customization. It's the only vape detector that detects THC oil.

Subtotal: \$2,362.24


Estimated Tax: \$212.60

## LICENSING & MFR. SUPPORT

Line#	Qty	Description
2.1		<b>HALO Smart Sensor Licensing</b>
2.2	1	HALO-CLOUD-5YR <b>Halo Cloud 5 Year Plan</b> Halo Cloud 5 Year Plan

Subtotal: \$618.33


## PROFESSIONAL SERVICES

Line#	Qty	Description
3.1	2	PS-WP-INT <b>Camera Interior - Wire Placement</b>  PS Wire Placement

- WIRELESS
- MANAGED SERVICES
- VIDEO SURVEILLANCE



## PROFESSIONAL SERVICES

Line#	Qty	Description
3.2	2	<div> <div>QOVO-PS</div> <div>  </div> </div> <b>Configure, Label and Test HALO Cloud</b> Installation and Wire Placement for cameras.

Subtotal: **\$962.00**

## NOTES

Line#	Qty	Description
5.1	1	Note <b>Terms and Conditions Taxes, shipping, handling and other fee</b> Terms and Conditions Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. All orders paid by Credit Card will incur and 3% handling and convenience fee.
5.2	1	Note Please note that the proposed system needs to have a Basic High Speed Internet to configure, control to be functional. This allows for remote monitoring and visibility to the camera system. The Verkada model is to remove the need for a local DVR/Machine that draws power and requires maintenance and updates. The High Speed internet can be shared with other facility uses such as Access Control Systems and other shared services.
5.3	1	Note Pricing in this proposal is based on the proposed quantity and scope of work. In the event that the proposed quantities change the proposed pricing will be adjusted to reflect the revised quantities and scope of work.  Discounts in this proposal as based on the proposed hardware and licensing quantities. QOVO retains the right to adjust discounts as quantities on hardware and licensing items change.
5.4	1	Exclusion Qovo Solutions Inc is not providing high speed internet or managed services unless otherwise noted with in this quote.
5.5	6	Note - IDF Power Each MDF/IDF location will need access to 1 power outlet to power up provided switch which will provide power to cameras.


- WIRELESS
- MANAGED SERVICES
- VIDEO SURVEILLANCE



## NOTES

Line#	Qty	Description
5.6	1	<p>Note</p> <p>This proposal including all elements, diagrams, documents, and communications are considered the proprietary work product of QOVO Solutions, Inc. Any dissemination of these documents beyond the intended recipients and related entities will be considered a violation of a confidentiality agreement and any items related to this proposal cannot be disclosed to any third party without the express written permission of QOVO Solutions, inc.</p>

## SHIPPING

Line#	Qty	Description
6.1	1	<p>UPS-GROUND</p> <p>UPS-GROUND SHIPPING</p> 

Subtotal: **\$48.00**

- WIRELESS
- MANAGED SERVICES
- VIDEO SURVEILLANCE



## GUSD - MT. Madonna HALO Sensors and 5Y Licensing

### Prepared by:

**QOVO Solutions, Inc.**

Garth Gilmour  
844.768.6462  
garth@qovoinc.com

### Prepared for:

**Gilroy Unified School District**

7810 Arroyo Circle  
Gilroy, CA 95020  
Aurelio Rodriguez  
(669) 205-4050  
aurelio.rodriguez@gilroyunified.org

### Quote Information:

**Quote #: Q-GG003612**

Version: 2  
Delivery Date: 09/22/2021  
Expiration Date: 10/22/2021

## Quote Summary

Description	Amount
HARDWARE	\$2,362.24
LICENSING & MFR. SUPPORT	\$618.33
PROFESSIONAL SERVICES	\$962.00
<b>Subtotal:</b>	<b>\$3,942.57</b>
<b>Shipping:</b>	<b>\$48.00</b>
<b>Estimated Tax:</b>	<b>\$212.60</b>
<b>Total:</b>	<b>\$4,203.17</b>

## Payment Details

Description	Payments	Interval	Amount
Mobilization Deposit			
Mobilization Deposit Billed Upon Approved Contract.	1	One-Time	\$2,101.58
Progress Billing			
Progress Billing @ 100% Completion	1	One-Time	\$2,101.58

- WIRELESS
- MANAGED SERVICES
- VIDEO SURVEILLANCE



#### TERMS AND CONDITIONS

##### PRICING:

Quote is valid for 30 days from issuance.

##### PAYMENT TERMS: Net 21

Taxes, shipping, handling, and other fees may apply, actual amounts will be provided upon invoicing. Unless otherwise agreed in writing by QOVO Solutions Inc. all invoices are payable with twenty-one (21) days of the date of invoice. All hardware, software, and/or manufacturer related services will be invoiced upon shipment from the manufacturer. We reserve the right to cancel orders arising from pricing or other errors. QOVO Solutions, Inc. retains all ownership of equipment installed until payment for equipment and installation is made in full. We retain the right to file a lien where applicable under the relevant state and local laws including those of the applicable licensing authorities.

##### LATE PAYMENT POLICY:

Penalties will be applied to all late payment of 3% of the outstanding value.

##### PURCHASE ORDERS:

In the event your company does not issue Purchase Orders (PO), please utilize the signature option below. Your signature below is considered equivalent to your signed Purchase Order. With your acceptance, you are also signing and agreeing to the purchase of the products and services included and the terms and conditions of this quote. If you have any questions, please contact your sales representative directly.

##### COMMUNICATIONS:

The information contained in this transmission may be confidential. Any disclosure, copying, or further distribution of confidential information is not permitted unless such privilege is explicitly granted in writing by QOVO Solutions, Inc. (QSI). QSI reserves the right to have electronic communications, including email and attachments, sent across its networks filtered through anti-virus and spam software programs and retain such messages to comply with applicable data security and retention requirements. QSI is not responsible for the proper and complete transmission of the substance of this communication or for any delay in its receipt.

This proposal including all elements, diagrams, documents, and communications are considered the proprietary work product of QOVO Solutions, Inc. Any dissemination of these documents beyond the intended recipients and related entities will be considered a violation of a confidentiality agreement and any items related to this proposal cannot be disclosed to any third party without the express written permission of QOVO Solutions, inc.

QOVO Solutions, Inc.

Gilroy Unified School District

Signature:

A handwritten signature in black ink, appearing to be "Garth Gilmour", written over a horizontal line.

Name: Garth Gilmour

Title: \_\_\_\_\_

Date: 09/22/2021

Signature: \_\_\_\_\_

Name: Aurelio Rodriguez

Date: \_\_\_\_\_

## Landscape Maintenance Agreement

This Landscape Maintenance Agreement (the “**Agreement**”) is entered into by and between Gilroy High School District, a political subdivision of the State of California (the “**District**”) and TMP Royal Way, LLC, a California limited liability company (“**TMP**”) on \_\_\_\_\_, 2021 (the “**Effective Date**”).

**WHEREAS**, the District is the owner of that certain real property known located at 750 W. 10<sup>th</sup> Street, Gilroy, California, also known as Gilroy High School, the location of which is more particularly depicted on Exhibit A attached hereto and incorporated herein by this reference (the “**District Property**”).

**WHEREAS**, TMP is the owner of that certain real property known located at \_\_\_\_\_ Royal Way, Gilroy, California, also known as Assessors Parcel Numbers \_\_\_\_\_, the location of which is more particularly depicted on Exhibit A attached hereto and incorporated herein by this reference (the “**TMP Property**”).

**WHEREAS**, TMP is in the process of developing the TMP Property (the “**Development**”) and has proposed installation and maintenance of certain landscaping, hereinafter defined, within a portion of the District Property, the location of which is more particularly depicted on Exhibit C attached hereto and incorporated herein by this reference (the “**Landscape Area**”).

**WHEREAS**, the District has agreed to TMP’s installation and maintenance of the Landscape Area subject to the terms and conditions set forth in this Agreement.

**NOW THEREFORE**, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and TMP hereby agree as follows:

1. Landscape Installation. Within the Landscape Area, TMP shall, at its sole expense, install (i) a water supply system, and (ii) trees, shrubs and other plants which are consistent with those installed elsewhere in the Development (the “**Landscaping**”). Prior to its installation, the plans for the Landscaping are to be approved in writing by the District.

2. Landscape Maintenance. TMP shall, at its sole cost and expense, maintain the Landscaping in a healthful, attractive and weed-free condition, using generally accepted methods for the cultivation of normally health plant growth. Maintenance shall include replacement when necessary, of plantings and all ordinary and usual care, including irrigation, fertilization, pest and disease control, weeding, rotation of plantings, and the removal of trimmings, rubbish, debris, and other sold waste. Replacement plantings shall be of like number, type, and quality of plantings being replaced. All shrubbery and trees shall be maintained so as to not interfere with use of the remaining District Property.

3. Term of Agreement. This Agreement shall remain in full force and effect until either party elects to terminate the Agreement (the “**Term**”) by delivering written notice thereof to the other party (a “**Notice of Termination**”). This Agreement shall terminate thirty (30) days after delivery of a Notice of Termination.



4. Permission to Enter. The District hereby grants TMP and its agents, employees, and contractors permission to enter upon the Landscape Area for the purpose of installing the Landscaping and maintaining the Landscaping for the Term of this Agreement. TMP shall not use the Landscape Area for any purposes other than those set forth in this Agreement.

5. Assignment/Successors and Assigns. TMP shall have the right, at its sole and absolute discretion, to assign this Agreement to a homeowners association formed to manage the common areas of the Development (the “HOA”). Upon assignment of this Agreement to the HOA, TMP shall be relieved of all obligations related to this Agreement. This Agreement shall be binding upon and inure to the benefit of and be enforceable by the successors and assigns of the parties hereto.

6. Indemnity. TMP shall indemnify, hold harmless, and defend the District, its trustees, officers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, expenses and costs for any injury, death or damage to any person or property occurring in, on or about the Landscape Area arising from TMP's use of the Landscape Area or from the conduct of its business or from any activity, work, or other things done, permitted or suffered by TMP in or about the Landscape Area.

TMP shall further indemnify, hold harmless, and defend the District, its trustees, officers, employees and agents against and from any and all claims arising from any breach or default in the performance of any obligation on TMP's part to be performed under the terms of this Agreement, or arising from any act, omission or negligence of TMP, or any officer, agent, employee, volunteer, guest, or invitee of TMP, and from all costs, attorneys' fees, and liabilities incurred in or about the defense of any such claim or any action or proceeding brought thereon.

If any action or proceeding is brought against the District by reason of such claim (regardless of whether a claim is filed), TMP upon notice from the District shall defend the same at TMP's expense by counsel reasonably satisfactory to the District. TMP shall give prompt written notice to the District's Risk Manager in case of casualty or accidents in, on or about the Landscape Area. ~~TMP shall indemnify and hold the District harmless from any loss, claims, liability or expense, including reasonable attorneys' fees and costs, for personal injury or death, or property damage, arising out of or in connection with the activities of TMP or its agents, employees or contractors in performance of the maintenance obligations set forth in this Agreement.~~

7. Additional Insured. The District shall be named as an additional covered party on TMP's comprehensive/commercial liability insurance coverage and property insurance. TMP's liability coverage shall be primary coverage for the Landscape Area and also for liability arising from acts or omissions by TMP, its officers, agents, employees, volunteers, guests or invitees.

8. Breach of Maintenance Obligations. In the event TMP fails to maintain the Landscaping pursuant to the terms of this Agreement, the District may either (i) terminate this Agreement pursuant to the terms set forth in Section 3 above, provided the termination shall be immediate upon delivery of a Notice of Termination, or (ii) perform those actions necessary to correct the condition of the Landscaping, in which event, TMP shall upon demand from the District, deliver to the District those sums incurred by the District in performance of such maintenance.

28. Notices. Any notices required to be delivered pursuant to the terms of this Agreement shall be given in writing by personal delivery or overnight mail to the following address:

The District:                      Gilroy Unified School District  
7810 Arroyo Circle  
Gilroy, CA 95020  
Attn: Superintendent

TMP:                                      TMP Royal Way, LLC  
5671 Santa Teresa Blvd., Suite 216  
San Jose, CA 95123  
Attn: Office Manager

Either party may change the addresses set forth above by delivering written notice thereof to the other party by the means set forth above.

109. General Provisions.

9.1 Amendment. Any amendments to this Agreement must be in writing and signed by both parties to this Agreement.

9.2 Entire Agreement. This Agreement represents the entire agreement between the parties with respect to the subject matters set forth herein.

9.3 Construction. The parties acknowledge that each party and its counsel have reviewed this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement. If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, any remaining portion of this Agreement shall remain in effect.

~~9.4 Attorneys' Fees. If an action is filed by any of the parties hereto, to enforce and/or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.~~

9.45 Headings. Any headings or captions used herein are inserted only as a matter of convenience and for reference only and in no way define, limit or describe the scope of this Agreement nor the intent of any of the provisions hereof.

9.56 Counterparts. This Agreement may be signed by the parties in different counterparts and the signature pages combined shall create a document binding on all parties.

9.67 Governing Law. This Agreement shall be governed by the laws of the State of California.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

Gilroy Unified School District, a political  
subdivision of the State of California

TMP Royal Way, LLC, a California limited liability  
company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Exhibit A

The District Property

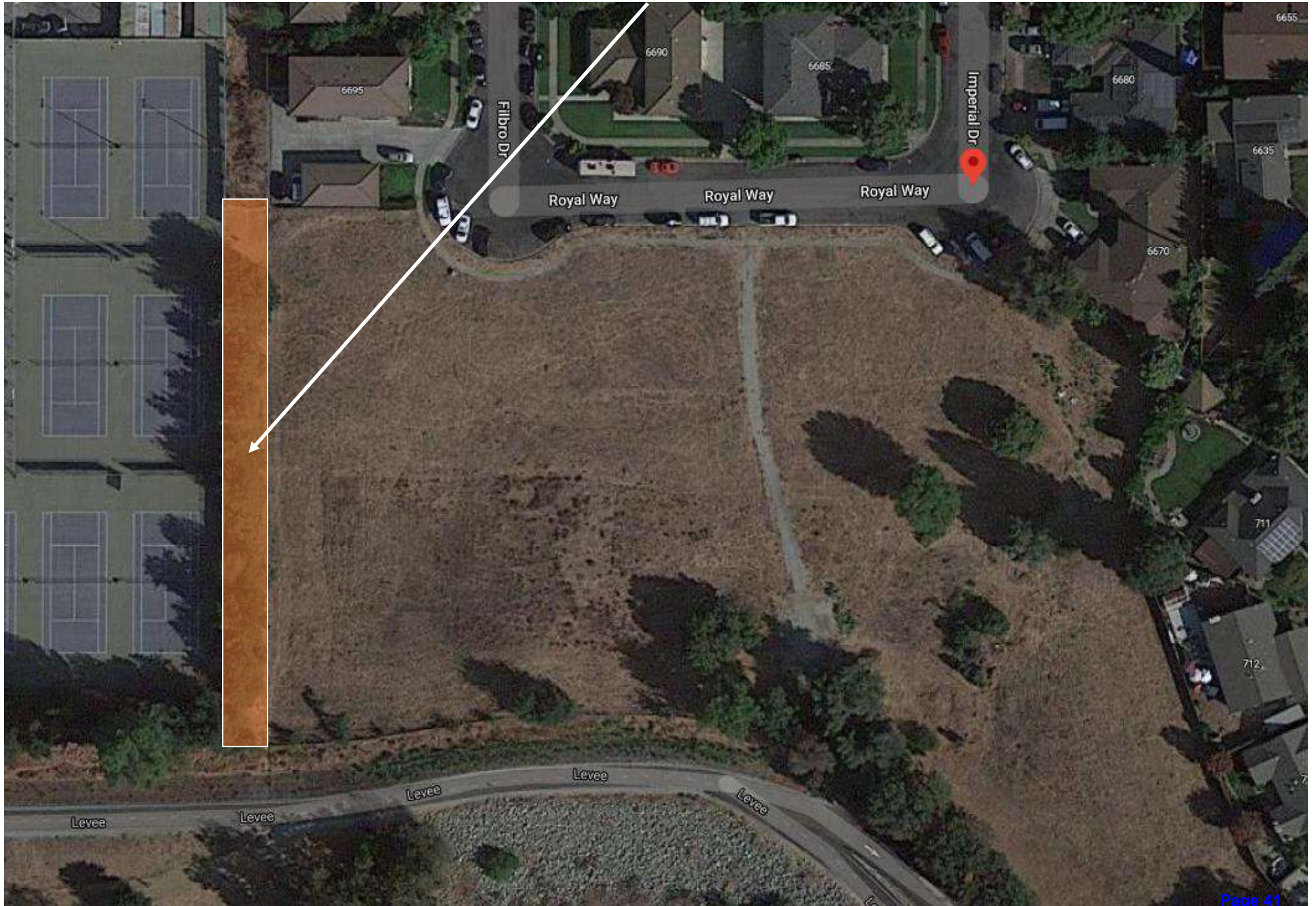
Exhibit B

The TMP Property

Exhibit C

The Landscape Area







# ROYAL WAY TOWNHOMES PROJECT

Gilroy, California



## PROJECT DATA

OWNER/APPLICANT: TMP ROYAL WAY, LLC

PROJECT ADDRESS: GILROY, CA

ZONE: R3 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

PARCEL NUMBERS: 790 -44-93/ 94/ 95/ 96/ 97/ 98/ 101/ 109/ 110

OCCUPANCY TYPE: CALIF. BLDG CODE B, R2, S-2

### PROJECT INFORMATION

LOT AREA 3.29 NET ACRES

NO. OF STORIES: 2

BUILDING HEIGHT: MAX ALLOWED 47'

PROPOSED - 26.5'

TOTAL BUILDING COVERAGE 53,946 SF (1.23 AC) ~36.7%

LANDSCAPE COVARAGE 36,305 SF (0.83 AC) ~24.8%

HARDSCAPE COVARAGE 53,458 SF (1.22 AC) ~ 38.5%

### DENSITY CALCULATIONS:

R3 ZONE ALOWS DENSITY OF 48 UNITS

R3 ZONE MIDIUUM DENSITY

Hochhauser  
Blatter



ARCHITECTURE  
AND PLANNING

122 E. ARRELLAGA  
SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

ROYAL WAY TOWNHOMES

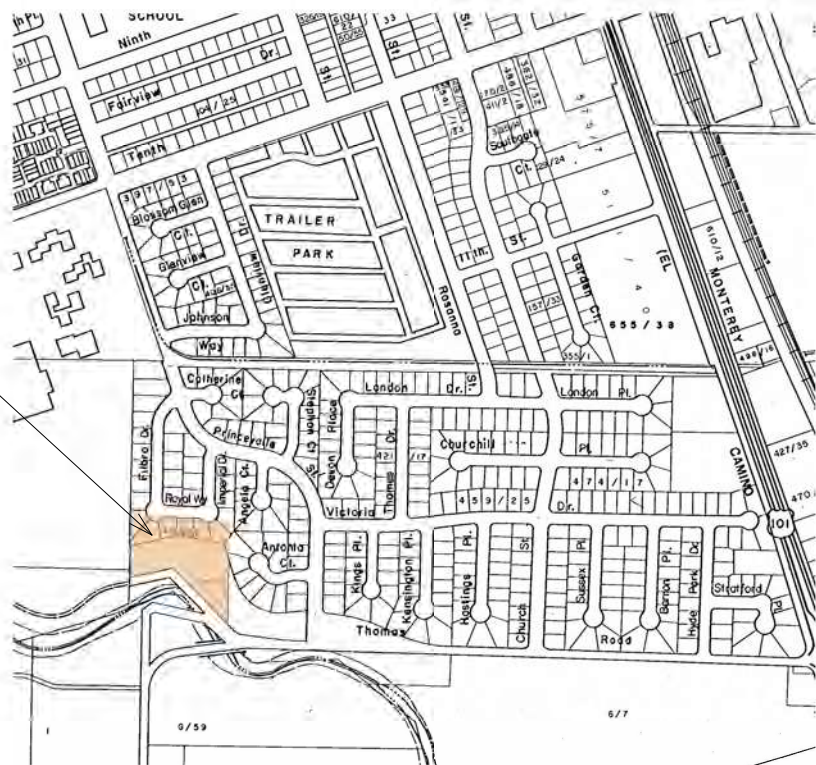
RESIDENTIAL DEVELOPMENT

ROYAL WAY  
GILROY CA 95020

SCHEMATIC DESIGN

## VICINITY MAP

SITE



## SHEET INDEX

A0.1 COVER SHEET

C1 SURVEY

C2 SURVEY

### ARCHITECTURAL:

A1.1 SITE PLAN

A2.1 1ST FLOOR PLAN

A2.2 2ND FLOOR PLAN

A2.3 ROOF PLAN

A2.5 UNITS LAYOUT

A3.0 UNITS ELEVATION

A3.1 TOWNHOME K - LAYOUTS

A3.2 TOWNHOME H - LAYOUTS

A3.3 TOWNHOME G - LAYOUTS

A3.4 OVERAL ELEVATION - A

A3.5 OVERALL ELEVATION - F, M

A3.6 OVERALL ELEVATION - E

A3.7 OVERALL ELEVATION - L

A3.8 OVERALL ELEVATION - D

A4.1 SITE SECTIONS

A5.1 ILLUSTRATION

A6.0 MATERIAL BOARD

### CIVIL

TENTATIVE PARCEL MAP

C1.0 PRELIMINARY  
GRADING PLAN

C2.0 PRELLIMINARY  
UTILITY PLAN

### LANDSCAPE

L1.0 TREE REMOVAL  
& PROTECTION PLAN

L2.0 LANDSCAPE SITE PLAN

L3.0 IRRIGATION PLAN

## GENERAL NOTES

1. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRICAL CODE, TITLE 24, AND ANY OTHER FEDERAL, STATE, AND LOCAL CODE, REGULATIONS, ORDINANCES OF THE GOVERNING JURISDICTION. SUCH APPLICABLE CODES, ETC. ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATION IS FILED FOR THE PROJECT.

2. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES BY THE AGENT INVOLVED WITH THE GOVERNING AGENCY HAVING JURISDICTION. IT IS UNDERSTOOD THAT THE "FIELD INSPECTOR" FOR SUCH AGENCY HAS FINAL AUTHORITY TO APPROVE/DISAPPROVE PROJECT CONSTRUCTION AND CORRECTNESS OF ALL CODE RELATED ITEMS

3. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN THEIR RESPECTIVE FIELD OR TRADE AND SHALL NOTIFY, PRIOR TO PERFORMANCE OF THE WORK AND PRIOR TO THE TENDERING A PRICE FOR THE WORK, THE GENERAL CONTRACTOR AND THE ARCHITECT OF ANY WORK CALLED OUT IN THE DRAWINGS WHICH CANNOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED OR DETAILED AND WHICH WOULD NOT BE SUITABLE FOR THIS TYPE OF FACILITY.

4. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL OPENINGS, CHASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, DUCTS, PIPING, CONDUITS, FINISH HARDWARE, ETC. AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

6. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SPECIFIED SHALL GOVERN. DIMENSIONS ARE TYPICALLY TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.

7. ALL DECORATIVE MATERIALS, INTERIOR FURNISHINGS, ETC., WILL MEET SMOKE DENSITY AND FLAME SPREAD RATINGS AS PER CODE. CERTIFICATIONS SHALL BE PROVIDED PRIOR TO FINAL OCCUPANCY.

8. ALL ITEMS OF THE WORK DESIGNATED FOR THE USE BY HANDICAPPED SHALL FULLY COMPLY WITH CURRENT REQUIREMENTS OF APPLICABLE GOVERNING HANDICAP/ACCESSIBILITY CODES AND REGULATIONS.

9. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILING SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY ALTERNATE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED

10. GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL AND STRUCTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS, AND SHALL NOTIFY THE ARCHITECT OF ANY REQUIREMENTS (CODE-RELATED OR OTHERWISE) FOR ENCLOSURES, SHAFTS, AND ACCESS PANELS THAT ARE NOT OTHERWISE DESCRIBED ON THE DOCUMENTS PRIOR TO TENDERING ANY PRICE FOR THE WORK.

11. PLANS FOR AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE SUBMITTED TO AND APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.

12. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

13. PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES (FLOOR-CEILINGS AND ROOF-CEILINGS) AND FIRE-RESISTIVE WALL ASSEMBLIES SHALL BE PROTECTED PER CBC SECTION 712.

14. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8

15. PER REQUIREMENTS OF CBC SECTION 903.3, THE BUILDING SHALL BE PROTECTED THROUGHOUT BY AN APPROVED "AUTOMATIC SMOKE DETECTION SYSTEM" AND AN APPROVED "AUTOMATIC SPRINKLER SYSTEM" IN COMPLIANCE WITH STANDARDS OF NFPA 13.

16. PER REQUIREMENTS OF CBC SECTION 903.3, THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM COMPLYING WITH THE REQUIREMENTS OF NFPA 72.

17. THIS PROJECT REQUIRES STRUCTURAL OBSERVATION PURSUANT TO CBC 1710

18. ELEVATOR SHALL MEET ALL PROVISIONS OF CBC CHAPTER 30 AND CBC CHAPTER 7. AN ELEVATOR PERMIT IS TO BE OBTAINED FROM *DOSH* PRIOR TO FINAL OCCUPANCY

19. ACCESSIBILITY FOR DISABLED PERSONS IN WHEEL CHAIRS WILL BE PROVIDED AS REQUIRED BY THE 2019 CBC

## PROJECT DIRECTORY

### OWNER

TMP ROYAL WAY, LLC  
ATTN: MICHAEL CADY  
SANTA TERESA BLVD. #200  
SAN JOSE, CA 95123  
T: 408.960-8010  
F: 408.393-9769

### SURVEY

MID COAST ENGINEERIS  
70 PENNY LANE, SUITE A  
WATSONVILLE CA, 95076  
TEL. 831.724.2580

### CIVIL

CIVIL DESIGN STUDIO, Inc.  
ROBERT WINSLOW, P.E., QSD  
P.O. BOX 199  
CAMBRIA, CA 93428  
TEL. 805.706.0401

### ARCHITECT

JAN R. HOCHHAUSER, AIA  
HOCHHAUSER BLATTER  
ARCHITECTURE + PLANNING  
122 E. ARRELLAGA STREET  
SANTA BARBARA, CA 93101  
T: 805.962.2746 X 102  
F: 805.962.4984

### LANDSCAPE

BFS LANDSCAPE ARCHITECTS  
425 Pacific Street, Suite 201,  
Monterey CA 93940  
[www.bfsla.com](http://www.bfsla.com)  
TEL: 831.646-1383

## SCOPE OF WORK

45 UNIT RESIDENTIAL TOWNHOMES PROJECT, RESIDENTIAL AMENITIES AND OPEN SPACE,  
87 ON GRADE PARKING SPACE

## PROJECT TYPE

1HR TYPE V, WOODEN FRAME

TOTAL 45 UNIT RESIDENTIAL TOWNHOMES SITE CONTAINS:

6 - TWO STORIES TOWNHOMES ARE 3 BDRMS (WITH  
AVERAGE OF ~1,300 SF PER UNIT)

39 -TWO STORIES TOWNHOMES ARE 2 BDRMS (WITH  
AVERAGE OF ~1,200 SF PER UNIT)

2 GARAGE PARKING PER UNIT

## PARKING

77 PARKING STALLS ON THE SITE

3 HANDICAPPED

7 GUEST

TOTAL ON SITE: 87

8 PARALLEL PARKING SPACES ALONG ROYAL WAY ST

TOTAL: 95

## APPLICABLE CODES

2021 GILROY CITY CODE IS CURRENT ORDINANCE 2021

2019 CALIFORNIA BUILDING CODE

DATE: ISSUANCE OR REVISION

08/13/2021 PLANNING SUBMITTAL

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PROHIBITED.

### SHEET CONTENTS

COVER SHEET

PROJECT NO: 9967

### SHEET

A0.1



SUBJECT PROPERTY LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SANTA CLARA, CITY OF GILROY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL OF LOTS 59, 60, 61, AND 71, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, TRACT NO. 6251, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON AUGUST 11, 1978 IN BOOK 424 OF MAPS, AT PAGES 35 AND 36, AND AS AMENDED BY A CERTIFICATE OF CORRECTION RECORDED JUNE 29, 1987 IN BOOK K205, PAGE 914, OFFICIAL RECORDS, APN: 799-44-094; 799-44-095; 799-44-096 + 799-44-097

PARCEL TWO:

A PORTION OF LOT 8 AND ALL OF LOT 58 AS SHOWN ON A MAP OF TRACT NUMBER 6251 IN THE CITY OF GILROY, RECORDED IN BOOK 424 OF MAPS, PAGES 35 AND 36, SANTA CLARA COUNTY, CALIFORNIA RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE RIGHT OF WAY OF ROYAL WAY ON THE COMMON LINE BETWEEN LOTS 57 AND 58 AS SHOWN ON SAID MAP, THENCE ALONG SAID COMMON LINE S. 47 DEG. 08' 26" E. 1165 FEET, THENCE LEAVING SAID COMMON LINE S. 33 DEG. 48' 43" W. 34.22 FEET, AND S. 13 DEG. 38' 42" W., 42.79 FEET, THENCE ALONG THE LINE COMMON WITH LANDS OF A. FILICE AND LOT 8 AS SHOWN ON SAID MAP, N. 19 DEG. 04' 03" W. 18.50 FEET, THENCE N. 78 DEG. 30' 44" W. 65.17 FEET, THENCE ALONG THE COMMON LINE OF LOTS 58 AND 59 AS SHOWN ON SAID MAP, N. 11 DEG. 01' 22" W. 1046 FEET TO SAID RIGHT OF WAY OF ROYAL WAY, A 5000 FOOT RADIUS CURVE, THENCE FROM A TANGENT BEARING OF N. 90 DEG. 00' E. ALONG THE ARC OF A 5000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47 DEG. 08' 26" AND ARC LENGTH OF 4114 FEET TO THE POINT OF BEGINNING APN: 799-44-098 + 799-44-101

PARCEL THREE:

A PORTION OF LOTS 1 AND 2 OF SUBDIVISION OF LOT 3, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, MASSEY THOMAS SUBDIVISION, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 31, 1905 IN BOOK F-2 OF MAPS, AT PAGE 36, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1, AS SHOWN UPON SAID SUBDIVISION MAP ABOVE REFERRED TO, THENCE FROM SAID POINT OF BEGINNING DUE SOUTH ALONG THE WESTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 82212 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED, SAID TRUE POINT OF BEGINNING BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 6.362 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ERNEST S. FILICE ET AL, RECORDED DECEMBER 11, 1961 IN BOOK 8766 OFFICIAL RECORDS, PAGE 514, SANTA CLARA COUNTY RECORDS, THENCE FROM SAID TRUE POINT OF BEGINNING DUE EAST ALONG THE WESTERLY LINE OF SAID 6.362 ACRE TRACT FOR A DISTANCE OF 5000 FEET TO THE NORTHWESTERLY CORNER OF THE TRACT, THENCE DUE SOUTH ALONG THE EASTERLY LINE OF SAID 6.362 ACRE TRACT FOR A DISTANCE OF 26000 FEET, THENCE LAVING SAID EASTERLY LINE AND RUNNING DUE WEST 50000 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE WESTERLY LINE OF SAID LOT 1, THENCE DUE NORTH ALONG THE WESTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 26000 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THAT CERTAIN MAP ENTITLED, TRACT NO. 6251, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON AUGUST 11, 1978 IN BOOK 424 OF MAPS, AT PAGES 35 AND 36.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SANTA CLARA VALLEY WATER DISTRICT, A PUBLIC CORPORATION BY DEED RECORDED MARCH 23, 1990 IN BOOK L296 PAGE 1606, OFFICIAL RECORDS OF SANTA CLARA COUNTY. ALSO EXCEPTING THEREFROM THAT PORTION AS GRANTED TO THE SANTA CLARA VALLEY WATER DISTRICT, A PUBLIC ENTITY, BY THAT CERTAIN GRANT DEED RECORDED JANUARY 12, 2007 AS DOCUMENT NO. 19263928, OFFICIAL RECORDS, SANTA CLARA COUNTY, APN: 799-44-109 PORTION

PARCEL FOUR:

ALL OF LOT 2 OF SUBDIVISION OF LOT 3, AS SHOWN ON THAT CERTAIN MAP ENTITLED, MASSEY THOMAS SUBDIVISION, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON MAY 31, 1905 IN BOOK F-2 OF MAPS AT PAGE 36, EXCEPTING THEREFROM THAT PORTION THEREOF BEING DESCRIBED AS FOLLOWS: PORTION OF LOTS 1 AND 2 OF SUBDIVISION OF LOT 3, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, MASSEY THOMAS SUBDIVISION, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON MAY 31, 1905 IN BOOK F-2 OF MAPS, AT PAGE 36, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1, AS SHOWN UPON SAID SUBDIVISION MAP ABOVE REFERRED TO, THENCE FROM SAID POINT OF BEGINNING DUE SOUTH ALONG THE WESTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 82212 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED, SAID TRUE POINT OF BEGINNING BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 6.362 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ERNEST S. FILICE ET AL, RECORDED ON DECEMBER 11, 1961 IN BOOK 8766 OFFICIAL RECORDS, PAGE 514, SANTA CLARA COUNTY RECORDS, THENCE FROM SAID TRUE POINT OF BEGINNING DUE EAST ALONG THE NORTHERLY LINE OF SAID 6.362 ACRE TRACT FOR A DISTANCE OF 5000 FEET TO THE NORTHWESTERLY CORNER OF THE TRACT, THENCE DUE SOUTH ALONG THE EASTERLY LINE OF SAID 6.362 ACRE TRACT FOR A DISTANCE OF 26000 FEET, THENCE LEAVING SAID EASTERLY LINE AND RUNNING DUE WEST 50000 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE WESTERLY LINE OF SAID LOT 1, THENCE DUE NORTH ALONG THE WESTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 26000 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THAT CERTAIN MAP ENTITLED, TRACT NO. 6251, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON AUGUST 11, 1978 IN BOOK 424 OF MAPS, AT PAGES 35 AND 36.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SANTA CLARA VALLEY WATER DISTRICT, A PUBLIC CORPORATION BY DEED RECORDED MARCH 23, 1990 IN BOOK L296 PAGE 1606, OFFICIAL RECORDS OF SANTA CLARA COUNTY. ALSO EXCEPTING THEREFROM THAT PORTION AS GRANTED TO THE SANTA CLARA VALLEY WATER DISTRICT, A PUBLIC ENTITY, BY THAT CERTAIN GRANT DEED RECORDED JANUARY 12, 2007 AS DOCUMENT NO. 19263928, OFFICIAL RECORDS, SANTA CLARA COUNTY, APN: 799-44-109 PORTION

PARCEL FIVE:

ALL OF LOT 3 OF SUBDIVISION OF LOT 3, AS SHOWN ON THAT CERTAIN MAP ENTITLED, MASSEY THOMAS SUBDIVISION, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON MAY 31, 1905 IN BOOK F-2 OF MAPS AT PAGE 36, EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THAT CERTAIN MAP ENTITLED, TRACT NO. 6251, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON AUGUST 11, 1978 IN BOOK 424 OF MAPS, AT PAGES 35 AND 36. ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SANTA CLARA VALLEY WATER DISTRICT, A PUBLIC CORPORATION BY DEED RECORDED MARCH 23, 1990 IN BOOK L296 PAGE 1606, OFFICIAL RECORDS OF SANTA CLARA COUNTY. ALSO EXCEPTING THEREFROM THAT PORTION AS GRANTED TO THE SANTA CLARA VALLEY WATER DISTRICT, A PUBLIC ENTITY, BY THAT CERTAIN GRANT DEED RECORDED JANUARY 12, 2007 AS DOCUMENT NO. 19263928, OFFICIAL RECORDS, SANTA CLARA COUNTY, APN: 799-44-109

PARCEL SIX:

BEING A PORTION OF THAT 6.362 ACRE PARCEL DESCRIBED IN THAT GIFT DEED FROM ANGELINA FILICE TO ERNEST S. FILICE AND VALENTINO A. FILICE AKA VAL, A.G.E. RECORDED BOOK 8766 OF OFFICIAL RECORDS AT PAGE 514, SANTA CLARA COUNTY RECORDS, AND A PORTION OF PARCEL 1 AS DESCRIBED IN THAT GRANT DEED FROM ERNEST S. FILICE, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND VAL FILICE, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY TO THE SANTA CLARA VALLEY WATER DISTRICT, A PUBLIC CORPORATION (DISTRICT), RECORDED IN BOOK L296 OF OFFICIAL RECORDS, AT PAGE 1606, SANTA CLARA COUNTY RECORDS AND PARTICULARLY A PORTION OF LOTS 1 AND 2, OF THE SUBDIVISION OF LOT 3, AS SHOWN ON THE MAP OF MASSEY THOMAS SUBDIVISION, FILED MAY 31, 1905, IN BOOK "F-2" OF MAPS, PAGE 36, SANTA CLARA COUNTY RECORDS, AND MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1, THENCE ALONG THE NORTHWESTERLY LINE THEREOF NORTH 77° 03' 45" EAST 88.25 TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE NORTH 77° 03' 45" EAST 154.41 FEET, THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 SOUTH 70° 51' 00" EAST 63.91 FEET, THENCE NORTH 87° 10' 11" WEST 134.91 FEET, THENCE NORTH 87° 35' 55" WEST 57.39 FEET, THENCE SOUTH 87° 22' 53" WEST 60.80 FEET, THENCE SOUTH 80° 58' 53" WEST 42.04 FEET TO THE TRUE POINT OF BEGINNING, APN: 799-44-109 PORTION

PARCEL SEVEN:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS LOT 72, ON THAT MAP ENTITLED "TRACT NO. 6251 RECORDED AUGUST 11, 1978 IN BOOK 424 OF MAPS, AT PAGES 35 AND 36, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 29, 1987 IN BOOK K205, PAGE 914 BOTH OF RECORDS OF SANTA CLARA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 72, DISTANT SOUTH 0° 02' 50" WEST 1350 FEET FROM THE NORTHWEST CORNER THEREOF, THENCE 1. SOUTH 89° 57' 10" EAST 816 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 77° 41' 46" EAST 5000 FEET, THENCE 2. SOUTHEASTERLY ALONG SAID CURVE 37.04 FEET, THROUGH A CENTRAL ANGLE OF 47° 26' 46" TO THE MOST EASTERLY CORNER OF SAID LOT 72, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 72 3. SOUTH 40° 00' 00" WEST 187.56 FEET TO THE WESTERLY LINE OF SAID LOT 72, THENCE 4. NORTH 0° 02' 50" EAST 150.94 FEET TO THE POINT OF BEGINNING, APN: 799-44-093 PORTION

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED OR COVERED BY THIS REPORT IS: FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN

ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE SURVIVORS TRUST ESTABLISHED UNDER THE ERNEST S. FILICE AND ANN R. FILICE TRUST AGREEMENT DATED DECEMBER 19, 1991 AN UNDIVIDED 25% INTEREST AND ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE BYPASS TRUST ESTABLISHED UNDER THE ERNEST S. FILICE AND ANN R. FILICE TRUST AGREEMENT DATED DECEMBER 19, 1991 AN UNDIVIDED 25% INTEREST, VALERIE FILICE, AN UNMARRIED WOMAN AS TO AN UNDIVIDED 125% INTEREST, ROBERT ANTHONY FILICE, AN UNMARRIED MAN AS TO AN UNDIVIDED 125% INTEREST, AS TO PARCELS ONE AND TWO.

ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE SURVIVORS TRUST ESTABLISHED UNDER THE ERNEST S. FILICE AND ANN R. FILICE TRUST AGREEMENT DATED DECEMBER 19, 1991 AN UNDIVIDED 25% INTEREST AND ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE BYPASS TRUST ESTABLISHED UNDER THE ERNEST S. FILICE AND ANN R. FILICE TRUST AGREEMENT DATED DECEMBER 19, 1991 AN UNDIVIDED 25% INTEREST, VALERIE FILICE, SUCCESSOR TRUSTEE OF THE FILICE MARITAL TRUST - 1 ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 AS TO AN UNDIVIDED 25% INTEREST, VALERIE FILICE, SUCCESSOR TRUSTEE OF THE FILICE SURVIVOR'S TRUST - 1 ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 AS TO AN UNDIVIDED 25% INTEREST, AS TO PARCELS THREE, FOUR AND FIVE.

ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE SURVIVORS TRUST ESTABLISHED UNDER THE ERNEST S. FILICE AND ANN R. FILICE TRUST AGREEMENT DATED DECEMBER 19, 1991 AN UNDIVIDED 25% INTEREST AND ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE BYPASS TRUST ESTABLISHED UNDER THE ERNEST S. FILICE AND ANN R. FILICE TRUST AGREEMENT DATED DECEMBER 19, 1991 AN UNDIVIDED 25% INTEREST AND VALERIE FILICE, SUCCESSOR TRUSTEE OF THE FILICE SURVIVOR'S TRUST ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 AS TO AN UNDIVIDED 25% INTEREST, VALERIE FILICE, SUCCESSOR TRUSTEE OF THE FILICE SURVIVOR'S TRUST - 1 ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 AS TO AN UNDIVIDED 25% INTEREST, AS TO PARCEL SIX.

ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE SURVIVORS TRUST ESTABLISHED UNDER THE ERNEST S. FILICE AND ANN R. FILICE TRUST AGREEMENT DATED DECEMBER 19, 1991 AN UNDIVIDED 25% INTEREST AND ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE BYPASS TRUST ESTABLISHED UNDER THE ERNEST S. FILICE AND ANN R. FILICE TRUST AGREEMENT DATED DECEMBER 19, 1991 AN UNDIVIDED 25% INTEREST, VALERIE FILICE, SUCCESSOR TRUSTEE OF THE FILICE MARITAL TRUST - 1 ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 AS TO AN UNDIVIDED 25% INTEREST, VALERIE FILICE, SUCCESSOR TRUSTEE OF THE FILICE SURVIVOR'S TRUST - 1 ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997, AS TO AN UNDIVIDED 25% INTEREST AS TO PARCEL SEVEN.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS: 1. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2015 - 2016, A LIEN, BUT NOT PAYABLE. 2. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014 - 2015, AS FOLLOWS:

ASSESSOR'S PARCEL NO. 799-44-093  
CODE NO. 002-001  
1ST INSTALLMENT 333.53 MARKED PAID  
2ND INSTALLMENT 333.53 MARKED PAID  
LAND VALUE \$51,202.00  
AS TO PORTION 3. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014 - 2015, AS FOLLOWS:

ASSESSOR'S PARCEL NO. 799-44-094  
CODE NO. 002-001  
1ST INSTALLMENT 333.53 MARKED PAID  
2ND INSTALLMENT 333.53 MARKED PAID  
LAND VALUE \$51,202.00

4. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014 - 2015, AS FOLLOWS:

ASSESSOR'S PARCEL NO. 799-44-095  
CODE NO. 002-001  
1ST INSTALLMENT 333.53 MARKED PAID  
2ND INSTALLMENT 333.53 MARKED PAID  
LAND VALUE \$51,202.00

5. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014 - 2015, AS FOLLOWS:

ASSESSOR'S PARCEL NO. 799-44-096  
CODE NO. 002-001  
1ST INSTALLMENT 333.53 MARKED PAID  
2ND INSTALLMENT 333.53 MARKED PAID  
LAND VALUE \$51,202.00

6. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014 - 2015, AS FOLLOWS:

ASSESSOR'S PARCEL NO. 799-44-097  
CODE NO. 002-001  
1ST INSTALLMENT 333.53 MARKED PAID  
2ND INSTALLMENT 333.53 MARKED PAID  
LAND VALUE \$51,202.00

7. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014 - 2015, AS FOLLOWS:

ASSESSOR'S PARCEL NO. 799-44-098  
CODE NO. 002-001  
1ST INSTALLMENT 333.53 MARKED PAID  
2ND INSTALLMENT 333.53 MARKED PAID  
LAND VALUE \$51,202.00

8. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014 - 2015, AS FOLLOWS:

ASSESSOR'S PARCEL NO. 799-44-101  
CODE NO. 002-001  
1ST INSTALLMENT 27.50 MARKED PAID  
2ND INSTALLMENT 27.50 MARKED PAID  
LAND VALUE \$1488.00

9. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014 - 2015, AS FOLLOWS:

ASSESSOR'S PARCEL NO. 799-44-109  
CODE NO. 002-001  
1ST INSTALLMENT 367.24 MARKED PAID  
2ND INSTALLMENT 367.24 MARKED PAID  
LAND VALUE \$36,642.00  
IMP. VALUE \$18,456.00

10. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014 - 2015, AS FOLLOWS:

ASSESSOR'S PARCEL NO. 799-44-110  
CODE NO. 002-001  
1ST INSTALLMENT 68.26 MARKED PAID  
2ND INSTALLMENT 68.26 MARKED PAID  
LAND VALUE \$8,115.00

11. ANY SPECIAL TAX WHICH IS NOW A LIEN AND THAT MAY BE LEVIED WITHIN THE SANTA CLARA COUNTY LIBRARY DISTRICT, NOTICE(S) FOR WHICH HAVING BEEN RECORDED.

NOTES: AMONG OTHER THINGS, THERE ARE PROVISIONS IN SAID NOTICE(S) FOR A SPECIAL TAX TO BE LEVIED ANNUALLY, THE AMOUNTS OF WHICH ARE TO BE ADDED TO AND COLLECTED WITH THE PROPERTY TAXES. NOTE: THE CURRENT ANNUAL AMOUNT LEVIED AGAINST THIS LAND IS \$15.68. NOTE: FURTHER INFORMATION ON SAID ASSESSMENT OR SPECIAL TAX CAN BE OBTAINED BY CONTACTING: NAME: FISCAL AGENT OF THE SANTA CLARA COUNTY LIBRARY DISTRICT, JOINT POWERS AUTHORITY ADDRESS: 14600 WINCHESTER BLVD., LOS GATOS, CA 95032 TELEPHONE NO. (408) 293-2326, EXT. 3004 (AFFECTS APN 799-44-109)

12. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ. OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA. 13. SPECIAL TAX FOR SANTA CLARA COUNTY LIBRARY DISTRICT JOINT POWERS AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2005-1 UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982 AS DISCLOSED BY A NOTICE OF SPECIAL TAX LIEN RECORDED JUNE 24, 2005, INSTRUMENT NO. 18438576, OFFICIAL RECORDS, PAYABLE IN CONTINUING INSTALLMENTS COLLECTED WITH THE REAL PROPERTY TAXES. 14. (A) ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SAID LAND OR ANY PART THEREOF IS NOW OR AT ANY TIME HAS BEEN INCLUDED WITHIN A NAVIGABLE RIVER, SLOUGH OR OTHER NAVIGABLE BODY OF WATER(B) RIGHTS AND EASEMENTS FOR COMMERCE, NAVIGATION AND FISHERY. 15. ANY RIGHTS IN FAVOR OF THE PUBLIC, WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR WERE AT ANY TIME USED BY THE PUBLIC. 16. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE FILED MAP.

FOR: PUBLIC UTILITY EASEMENT AFFECTS: AS SHOWN ON MAP FOR: BUILDING SETBACK LINE AFFECTS: AS SHOWN ON MAP FOR: STORM DRAINAGE EASEMENT AFFECTS: AS SHOWN ON MAP

SAID MATTERS AFFECT PARCEL ONE AND TWO

17. TERMS AND CONDITIONS CONTAINED IN THE ERNEST S. FILICE AND ANN R. FILICE FAMILY TRUST AGREEMENT DATED DECEMBER 19, 1991 AS TO AN UNDIVIDED 50% INTEREST AS DISCLOSED BY GRANT DEED DATED JUNE 23, 2006 RECORDED NOVEMBER 22, 2006 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 1998058

NOTE: THE REQUIREMENT THAT A CERTIFICATION OF TRUST BE FURNISHED IN ACCORDANCE WITH PROBATE CODE SECTION 18005, THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS. 18. TERMS AND CONDITIONS CONTAINED IN THE FILICE MARITAL TRUST-1 ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 AS DISCLOSED BY GRANT DEED DATED JUNE 23, 2006

RECORDED NOVEMBER 22, 2006 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 1998058 NOTE: THE REQUIREMENT THAT A CERTIFICATION OF TRUST BE FURNISHED IN ACCORDANCE WITH PROBATE CODE SECTION 18005, THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS. 19. TERMS AND CONDITIONS CONTAINED IN THE FILICE SURVIVOR'S TRUST ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 AS DISCLOSED BY GRANT DEED DATED JUNE 23, 2006

RECORDED NOVEMBER 22, 2006 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 1998058 NOTE: THE REQUIREMENT THAT A CERTIFICATION OF TRUST BE FURNISHED IN ACCORDANCE WITH PROBATE CODE SECTION 18005, THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS. 20. NOTE: INFORMATION IN POSSESSION OF THIS COMPANY INDICATES THE POSSIBILITY OF A DIVISION OF LAND OWNERSHIP, IF SUCH DIVISION IS IN FACT CONTEMPLATED, THE TRANSACTION WOULD APPEAR TO FALL WITHIN THE PURVIEW OF THE SUBDIVISION MAP ACT 16640 ET SEQ. GOVERNMENT CODE) AS A PREREQUISITE TO THE COMPANY'S PARTICIPATION IN LAND DIVISION TRANSACTIONS, COMPLIANCE WITH ONE OF THE FOLLOWING PROVISIONS OF THE SUBDIVISION MAP ACT WILL BE REQUIRED: A. THE RECORDING OF A SUBDIVISION MAP IN COMPLIANCE WITH STATUTES OR RELATED LOCAL ORDINANCES; OR B. THE RECORDING OF A PARCEL MAP IN COMPLIANCE WITH STATUTES OR RELATED LOCAL ORDINANCES; OR C. THE RECORDING OF A CERTIFICATE OF COMPLIANCE, AS PROVIDED BY STATUTE; OR D. THE RECORDING OF A WAIVER AS PROVIDED BY GOVERNMENT CODE SECTION 66420; OR E. SUBMISSION OF OTHER SATISFACTORY EVIDENCE OF COMPLIANCE WITH OR NON-VIOLATION OF THE ACT.

21. THE EFFECT OF AND ANY RIGHTS CLAIMED THEREBY OF THAT INSTRUMENT, ENTITLED: CORRECTION GRANT DEED GRANTOR: SANTA CLARA VALLEY WATER DISTRICT GRANTEE: ERNEST S. FILICE AND ANN R. FILICE, TRUSTEES OF THE ERNEST S. FILICE AND ANN R. FILICE FAMILY TRUST AGREEMENT DATED DECEMBER 19, 1991 AND VALERIE FILICE, SUCCESSOR TRUSTEE OF THE FILICE SURVIVOR'S TRUST ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997, AND TRUSTEE OF THE FILICE MARITAL TRUST ESTABLISHED UNDER THE FILICE LIVING TRUST DATED SEPTEMBER 19, 1997 (AS SHOWN ON ORIGINAL GRANT DEED RECORDED JANUARY 16, 2007, DOCUMENT NO. 19265709) RECORDED NOVEMBER 7, 2014 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 22764080 AFFECTS: SPECIFIED AREAS NEAR THE SOUTHERLY PROPERTY LINE. NOTE: SAID INSTRUMENT PURPORTS TO CORRECT DOCUMENT NO. 19265709 WITH A REPLACEMENT DESCRIPTION OF LAND, CONTAINING ADDITIONS AND SUBTRACTIONS, NO GRANT OR CONVEYANCE HAS BEEN FOUND BY THE EARLIER GRANTEE'S.

THIS SURVEY IS BASED ON PRELIMINARY TITLE REPORT 0621006149-JW DATED AUGUST 21, 2015, 7:30 AM BY OLD REPUBLIC TITLE COMPANY.

INFORMATIONAL NOTES:

A. THE APPLICABLE RATE(S) FOR THE POLICY(S) BEING OFFERED BY THIS REPORT OR COMMITMENT APPEARS TO BE SECTION(S) 11 AND 21.

B. THE ABOVE NUMBERED REPORT (INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS HEREBY MODIFIED BY THIS SUPPLEMENTAL REPORT. THE FOLLOWING ITEMS, RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY, NONE

NOTE: OUR INVESTIGATION HAS BEEN COMPLETED AND THERE IS LOCATED ON SAID LAND VACANT LAND KNOWN AS GILROY, CA 95020.

THE ALTA LOAN POLICY, WHEN ISSUED, WILL CONTAIN THE CLTA 100 ENDORSEMENT AND 116 SERIES ENDORSEMENT.

UNLESS SHOWN ELSEWHERE IN THE BODY OF THIS REPORT, THERE APPEAR OF RECORD NO TRANSFERS OR AGREEMENTS TO TRANSFER THE LAND DESCRIBED HEREIN WITHIN THE LAST THREE YEARS PRIOR TO THE DATE HEREOF, EXCEPT AS FOLLOWS:

PARCEL TWO GRANT DEED EXECUTED BY VALERIA FILICE, SUCCESSOR TRUSTEE OF THE FILICE MARITAL TRUST-1 ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 TO VALERIA FILICE, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED ONE-HALF 1/2 INTEREST AND ROBERT ANTHONY FILICE, AN UNMARRIED MAN, AS TO AN UNDIVIDED ONE-HALF 1/2 INTEREST, RECORDED DECEMBER 10, 2012 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2194324.

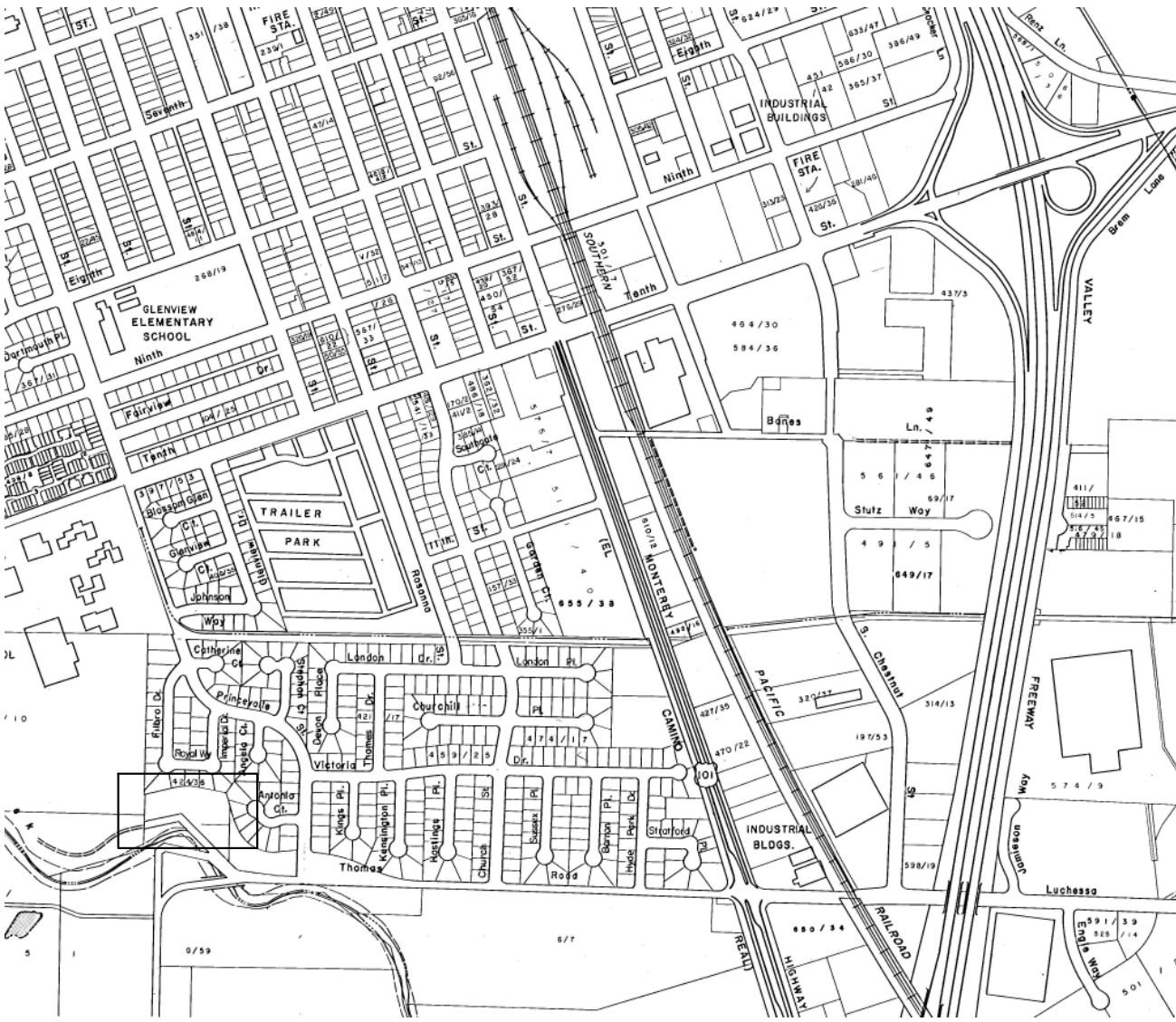
PARCEL TWO GRANT DEED EXECUTED BY VALERIA FILICE, SUCCESSOR TRUSTEE OF THE FILICE SURVIVOR'S TRUST ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 TO VALERIA FILICE, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED ONE-HALF 1/2 INTEREST AND ROBERT ANTHONY FILICE, AN UNMARRIED MAN, AS TO AN UNDIVIDED ONE-HALF 1/2 INTEREST, RECORDED DECEMBER 10, 2012 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2194325.

PARCEL ONE GRANT DEED EXECUTED BY VALERIA FILICE, SUCCESSOR TRUSTEE OF THE FILICE SURVIVOR'S TRUST ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 TO VALERIA FILICE, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED ONE-HALF 1/2 INTEREST AND ROBERT ANTHONY FILICE, AN UNMARRIED MAN, AS TO AN UNDIVIDED ONE-HALF 1/2 INTEREST, RECORDED DECEMBER 10, 2012 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2194326.

PARCEL ONE GRANT DEED EXECUTED BY VALERIA FILICE, SUCCESSOR TRUSTEE OF THE FILICE MARITAL TRUST-1 ESTABLISHED UNDER THE FILICE LIVING TRUST UAD SEPTEMBER 19, 1997 TO VALERIA FILICE, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED ONE-HALF 1/2 INTEREST AND ROBERT ANTHONY FILICE, AN UNMARRIED MAN, AS TO AN UNDIVIDED ONE-HALF 1/2 INTEREST, RECORDED DECEMBER 10, 2012 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2194327.

PARCEL ONE TO SIX QUITCLAIM DEED EXECUTED BY ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE ERNEST S. FILICE AND ANN R. FILICE FAMILY TRUST AGREEMENT DATED DECEMBER 19, 1991 TO ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE SURVIVOR'S TRUST ESTABLISHED UNDER THE ERNEST S. FILICE AND ANN R. FILICE TRUST AGREEMENT DATED DECEMBER 19, 1991 AN UNDIVIDED 1/4 INTEREST, AND TO ANN R. FILICE, TONI ANN FILICE AND RENEE A. FILICE, AS CO-TRUSTEES OF THE BYPASS TRUST ESTABLISHED UNDER THE ERNEST S. FILICE AND ANN R. FILICE TRUST AGREEMENT DATED DECEMBER 19, 1991 AN UNDIVIDED 1/4 INTEREST RECORDED FEBRUARY 8, 2013 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2208703.

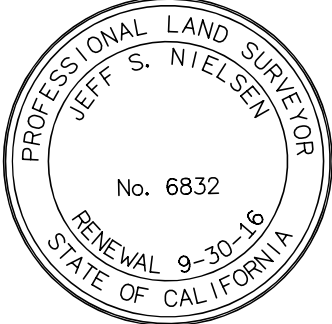
PARCEL SIX A CORRECTION GRANT DEED EXECUTED BY THE VESTED STATED HEREIN AND THE SANTA CLARA VALLEY WATER DISTRICT RECORDED JULY 10, 2015, AS DOCUMENT NO. 23012600, WHICH IN TURN PURPORTS TO CORRECT DOCUMENT NO. 19265709 RECORDED NOVEMBER 7, 2014, AS DOCUMENT NO. 22764080, WHICH IN TURN PURPORTS TO CORRECT THAT DEED RECORDED ON JANUARY 16, 2007, AS DOCUMENT NO. 19265709.



VICINITY MAP

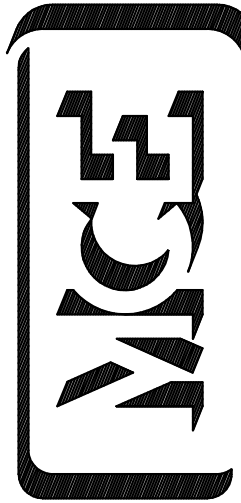
TO BLUE RIVER FARMS, LLC, ANN R. FILICE, ET AL., ALL TRUSTS AND TRUSTEES LISTED IN THE ABOVE VESTING STATEMENT, AND OLD REPUBLIC TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3.4.5, AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 28, 2016.



JEFF S. NIELSEN, L.S. 6832  
DATE: FEB. 8, 2016

MID COAST ENGINEERS  
CIVIL ENGINEERS AND LAND SURVEYORS

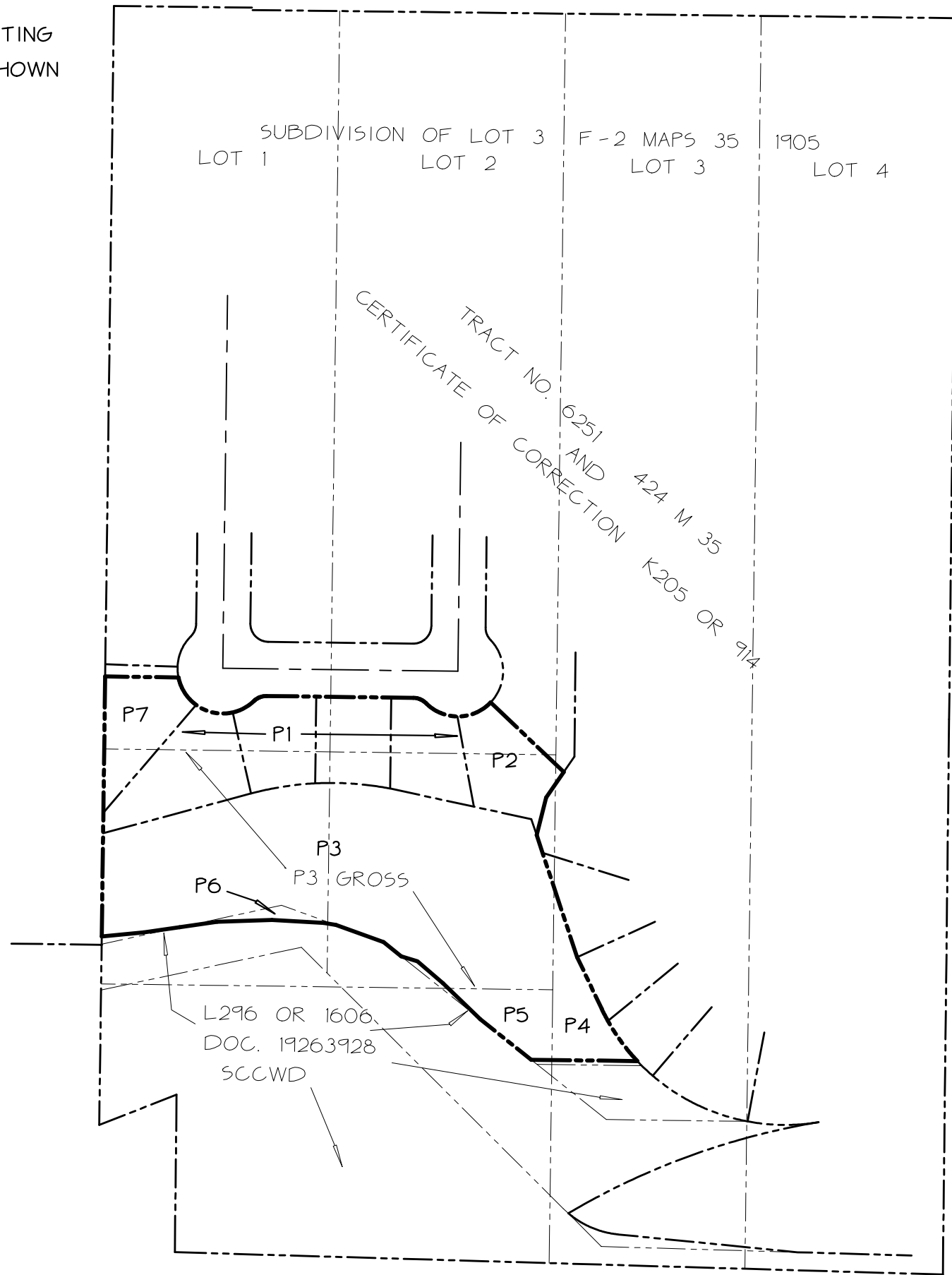
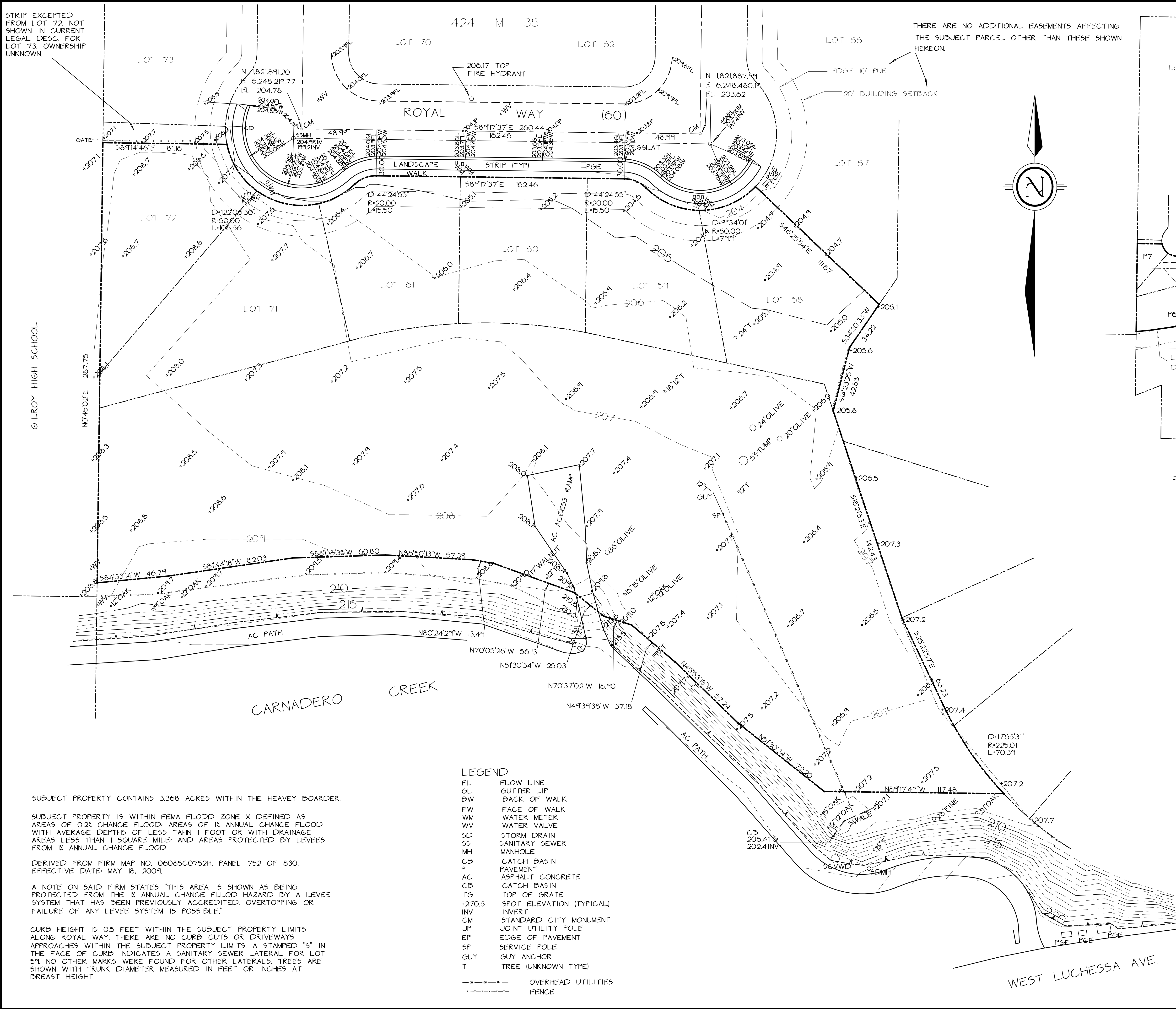


LANDS OF  
ANN R. FILICE, ET AL.  
APN 799 44 93,94,95,96,97,98,101,108,110  
CITY OF GILROY - SANTA CLARA COUNTY  
A.L.T.A. SURVEY

SCALE:	1"=30'
DESIGNED BY:	JSN
DRAWN BY:	JSN
DATE:	FEB. 8, 2016
REVISED:	
JOB NO.:	16008
SHEET	

1





PARCELS PER LEGAL DESCRIPTION  
SCALE: 1"=150'

MID COAST ENGINEERS  
CIVIL ENGINEERS AND LAND SURVEYORS



70 PENNY LANE, SUITE A WATSONVILLE, CA 95076 - (831) 724-2580

LANDS OF  
ANN R. FILICE, ET AL.  
APN 799 44 93,94,95,96,97,98,101,108,110  
CITY OF GILROY - SANTA CLARA COUNTY  
A.I.T.A. SURVEY

SCALE: 1"=30'  
DESIGNED BY: JSN  
DRAWN BY: JSN  
DATE: FEB. 8, 2016  
REVISED:  
JOB NO.: 16008  
SHEET

2



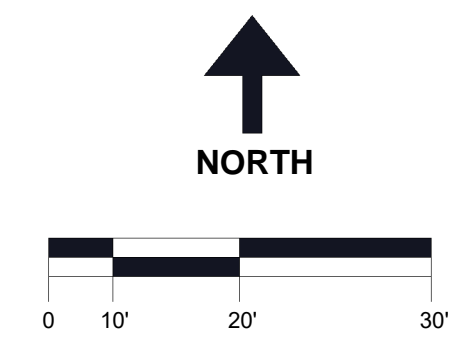
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A1.1





ROYAL WAY TOWNHOMES

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GILROY CA 95020

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SHEET CONTENTS

FLOOR PLANS

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SHEET

A2.1

1. NOTE





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RESIDENTIAL DEVELOPMENT

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GILROY CA 95020

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SHEET CONTENTS  
2ND FLOOR PLAN

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SHEET

A2.2







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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION  
SECTION: 07 54 00—THERMOPLASTIC MEMBRANE ROOFING  
DIVISION: 07 54 23—THERMOPLASTIC-POLYOLEFIN ROOFING

REPORT HOLDER:  
FIRESTONE BUILDING PRODUCTS COMPANY, LLC  
250 WEST 96<sup>TH</sup> STREET  
INDIANAPOLIS, INDIANA 46260

EVALUATION SUBJECT:  
FIRESTONE ULTRAPLY™ TPO AND TPO XR SINGLE-PLY ROOFING MEMBRANES



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SHEET CONTENTS

Roof Plan

PROJECT NO: 9967

SHEET

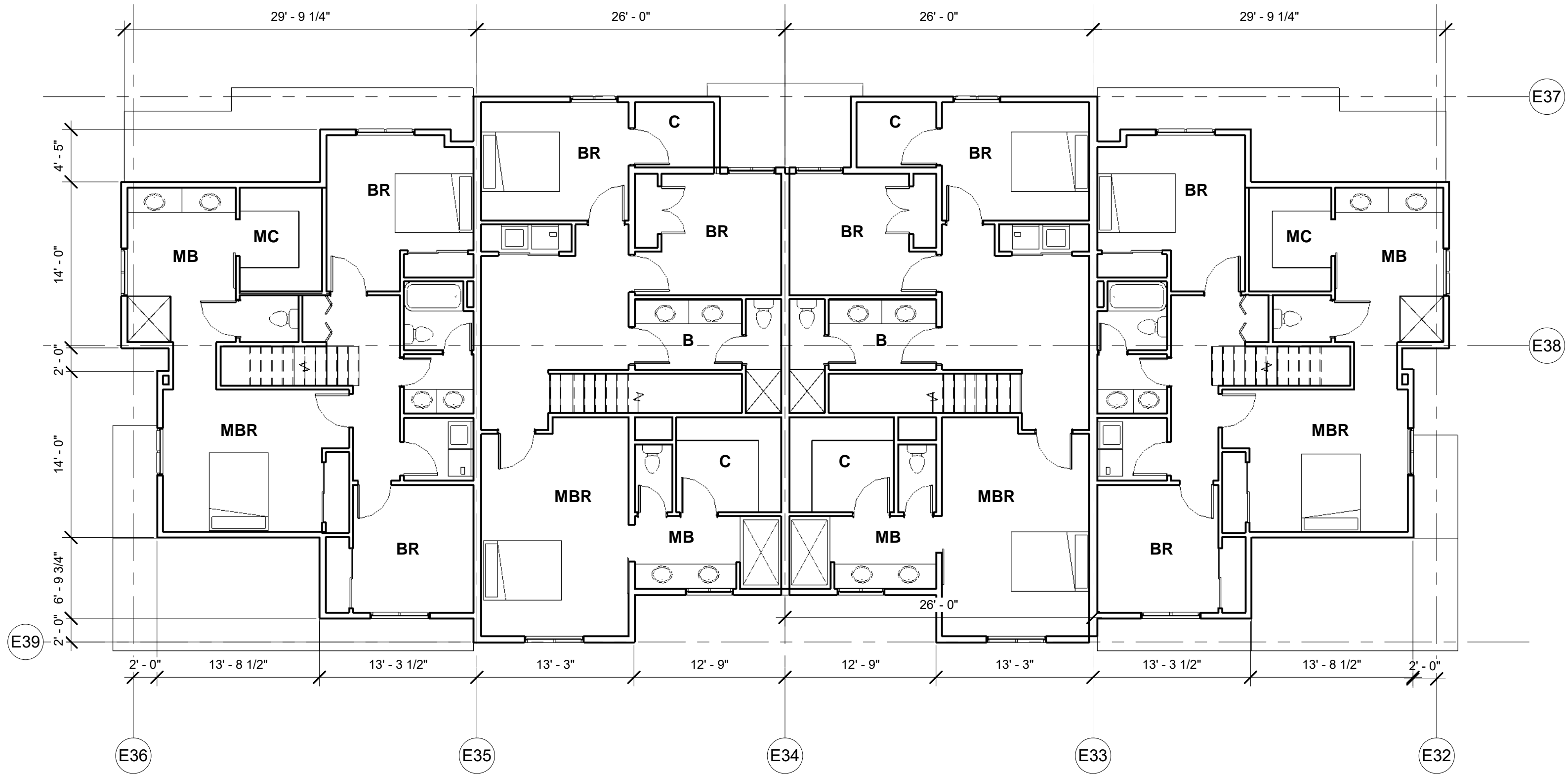
A2.3



Roof Plan 1" = 30'-0"

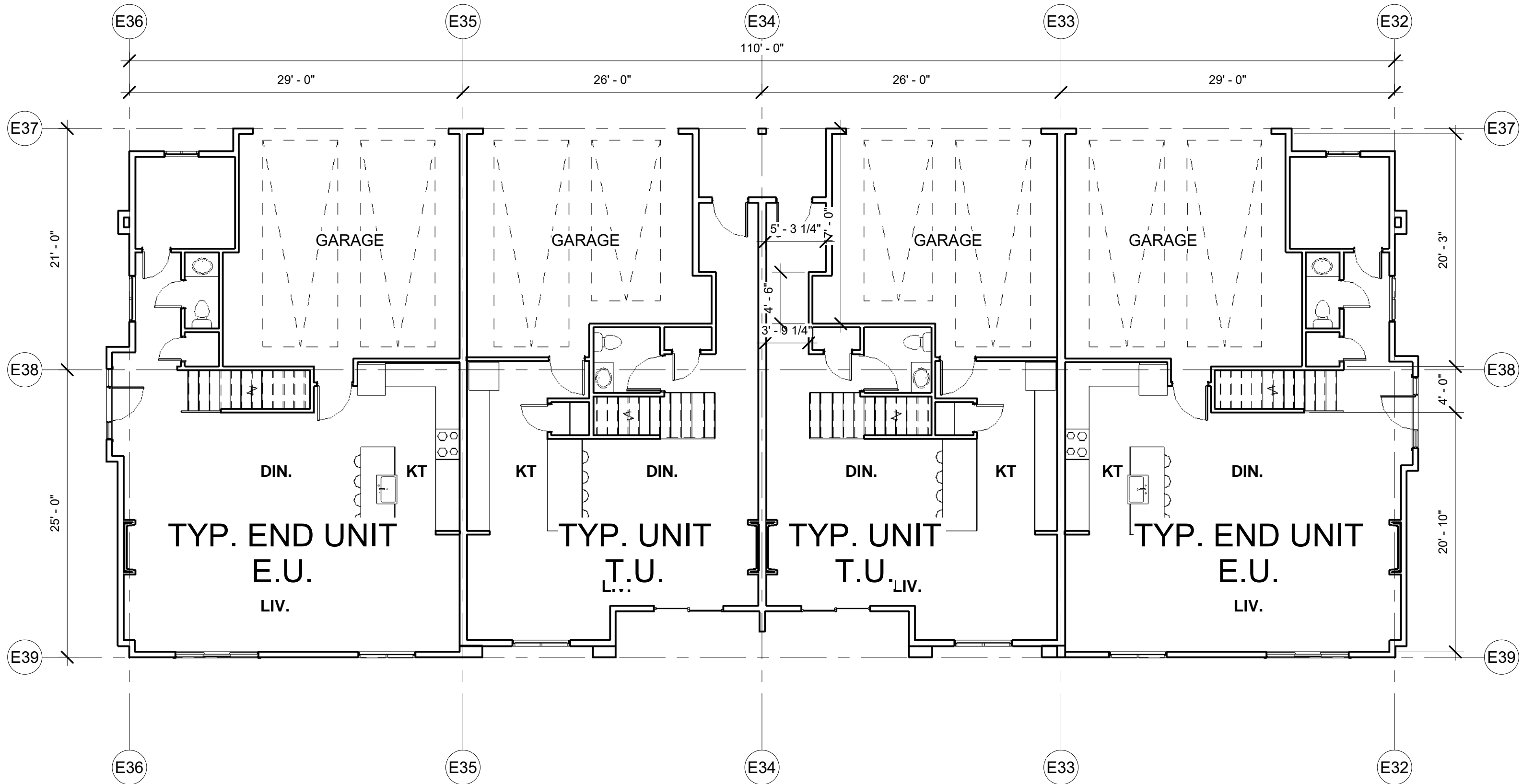
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2nd FLOOR UNIT LAYOUT 1/8" = 1'-0"

2



1ST FLOOR UNIT LAYOUT 1/8" = 1'-0"

1

GENERAL NOTES

1. NOTE
- OVERALL FLOOR PLAN FOR BUILDINGS B, C
- UNIT PLANS ARE TYPICAL FOR THE BUILDINGS A, B, C, D, E, F, M, L
- SEE A3.0 FOR ELEVATIONS OF BUILDING B & C

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SHEET CONTENTS  
TYP. UNITS LAYOUT

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SHEET  
A2.5



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SHEET CONTENTS  
TYP. UNITS ELEVATION

PROJECT NO: 9967

SHEET

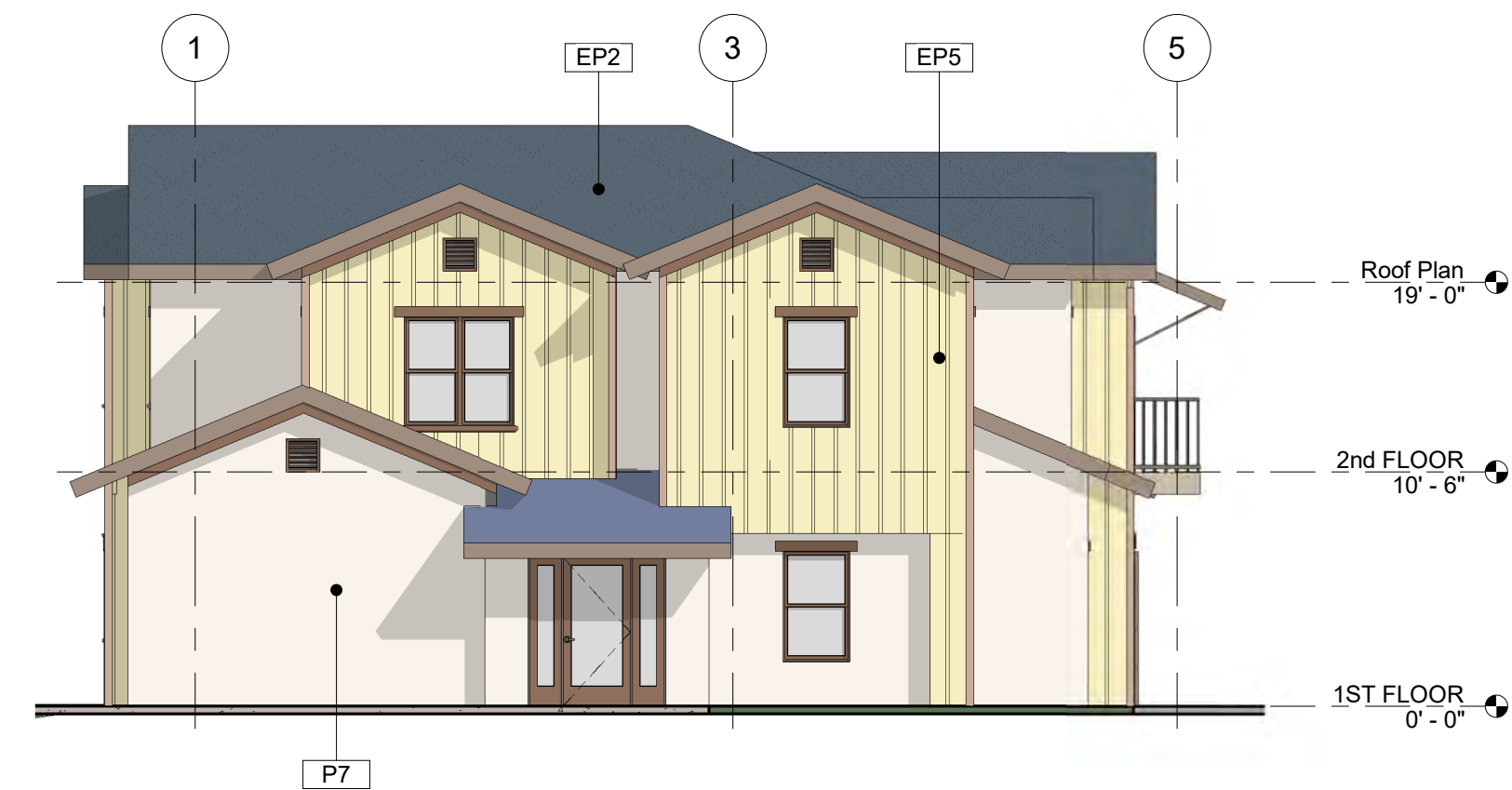
A3.0



TYP. UNITS ELEVATION - WEST



TYP. UNITS ELEVATION - NORTH



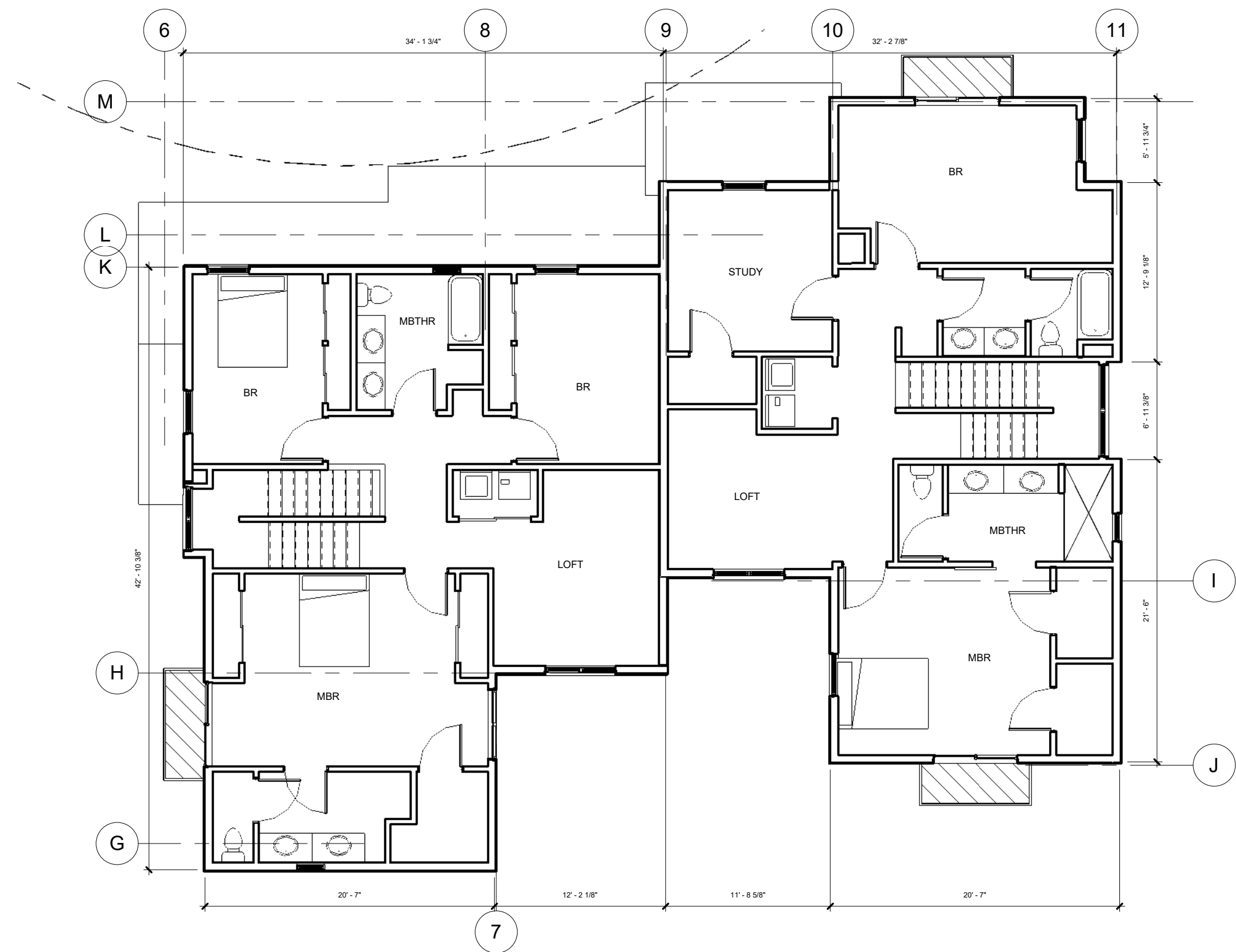
TYP. UNITS ELEVATION - EAST



TYP. UNITS ELEVATION - SOUTH

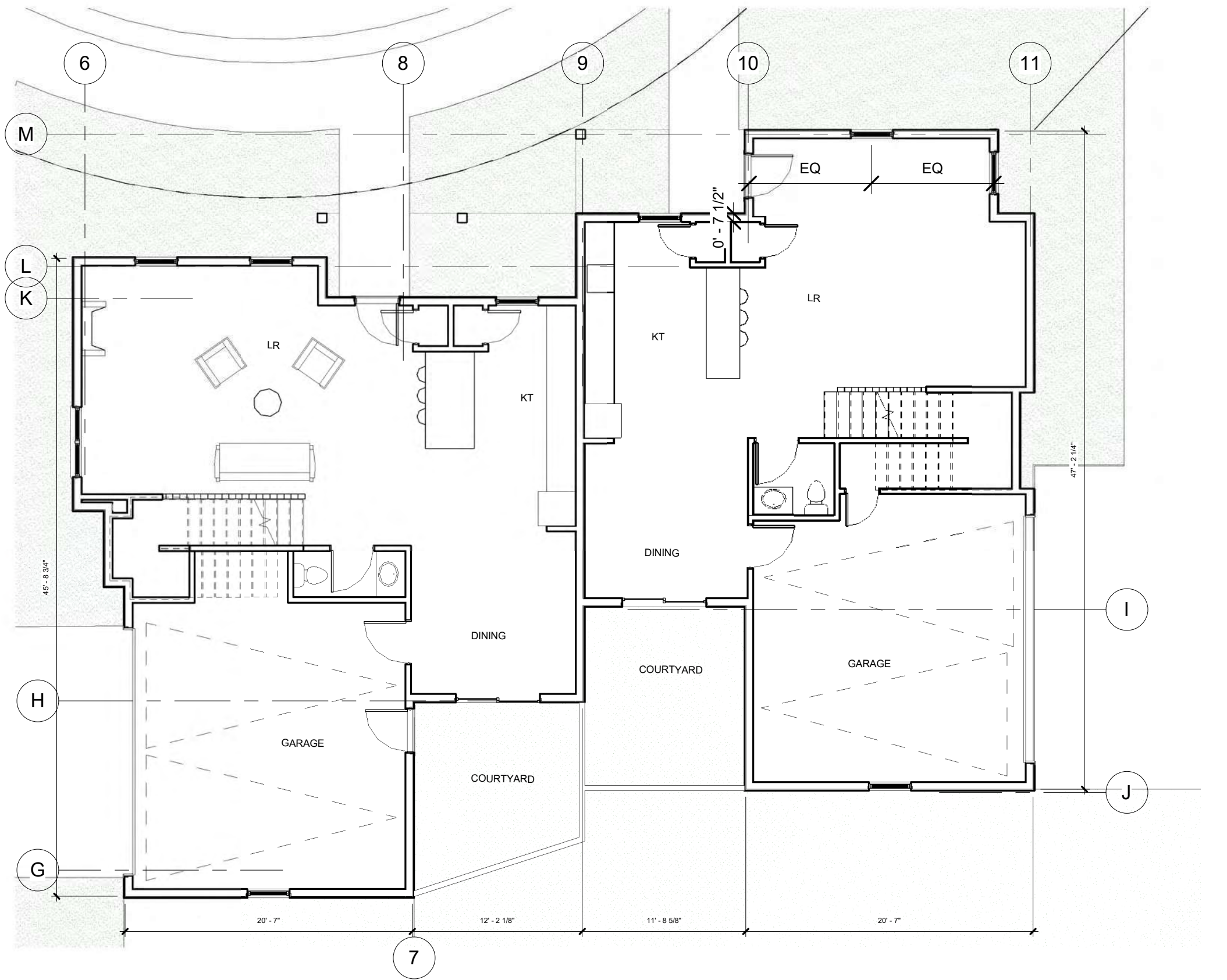
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Key Value	Keynote Text
62	DECORATIVE TRELLIS STRUCTURE: ARCHITECTURAL GRADE WOOD MEMBERS, REFER TO DETAILS, PRIME AND PAINT PER EXTERIOR FINISH SCHEDULE.
EP1	SLOPED WOODEN FRAMED BALCONY AWNING WITH CORRUGATED METAL PANEL ON TOP
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EP5	DUNN-EDWARDS BOARD AND BATTEN - FIBER CEMENT DE6176 "CREAMY CAMEO"
P7	EXTERIOR WALL TO RECEIVE STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS, DEW383 "COOL DECEMBER"





2nd FLOOR LAYOUT - TOWNHOME K 1/8" = 1'-0"

5



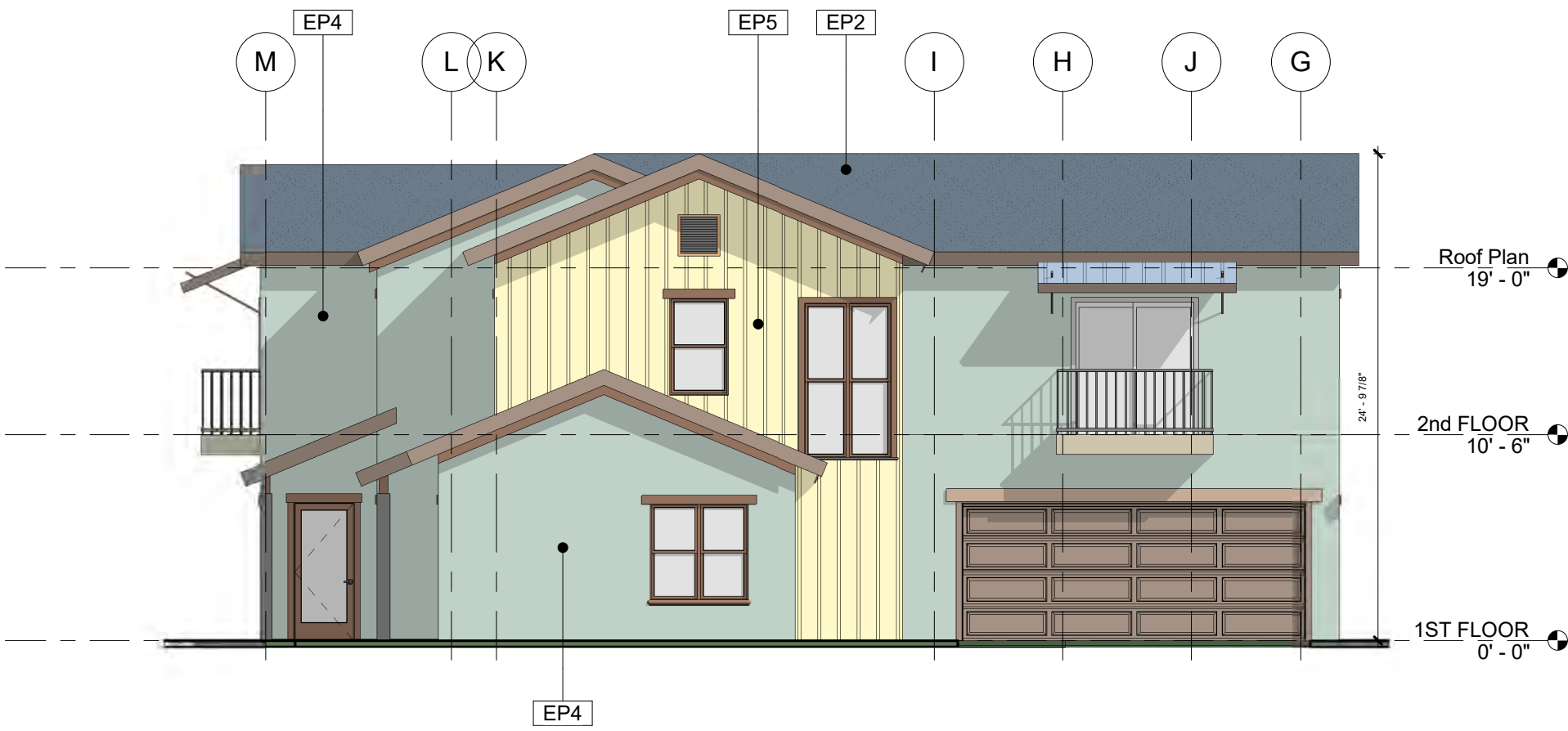
1ST FLOOR LAYOUT - TOWNHOME K 1/8" = 1'-0"

6



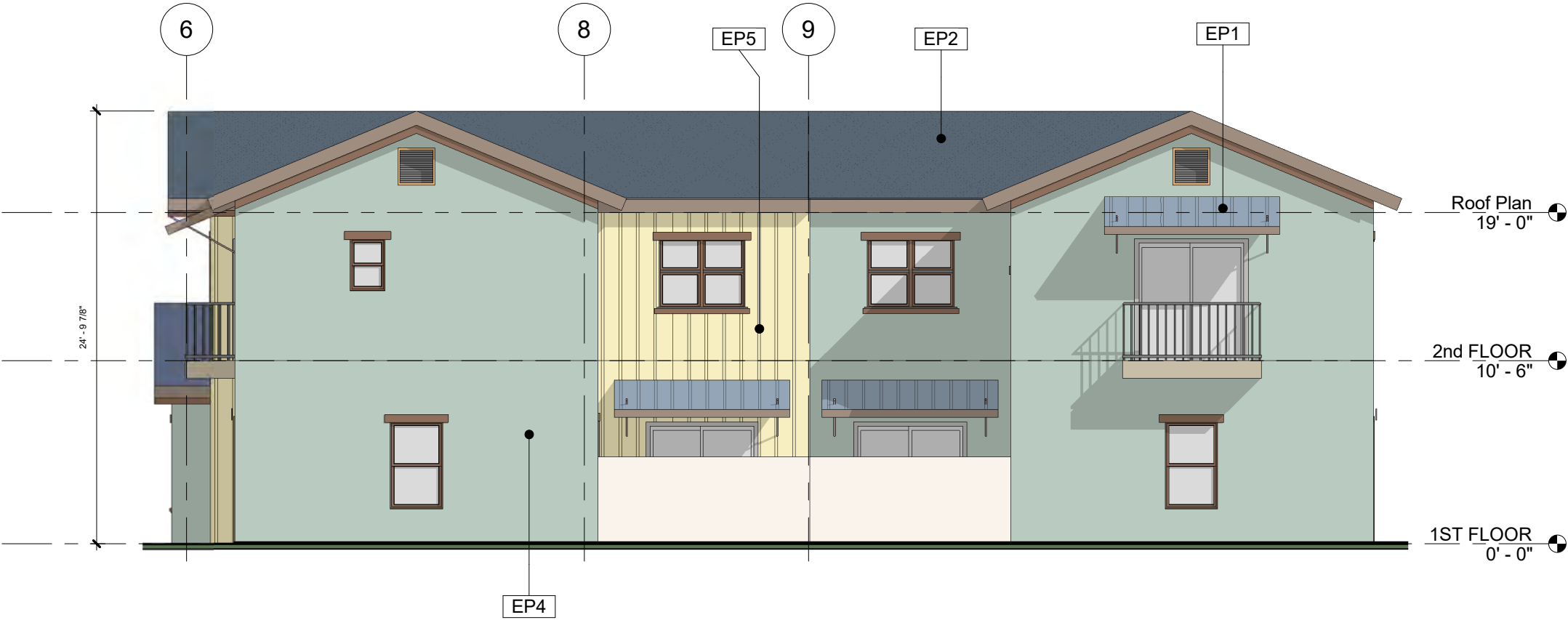
TOWNHOME K ELEVATION - NORTH 1/8" = 1'-0"

1



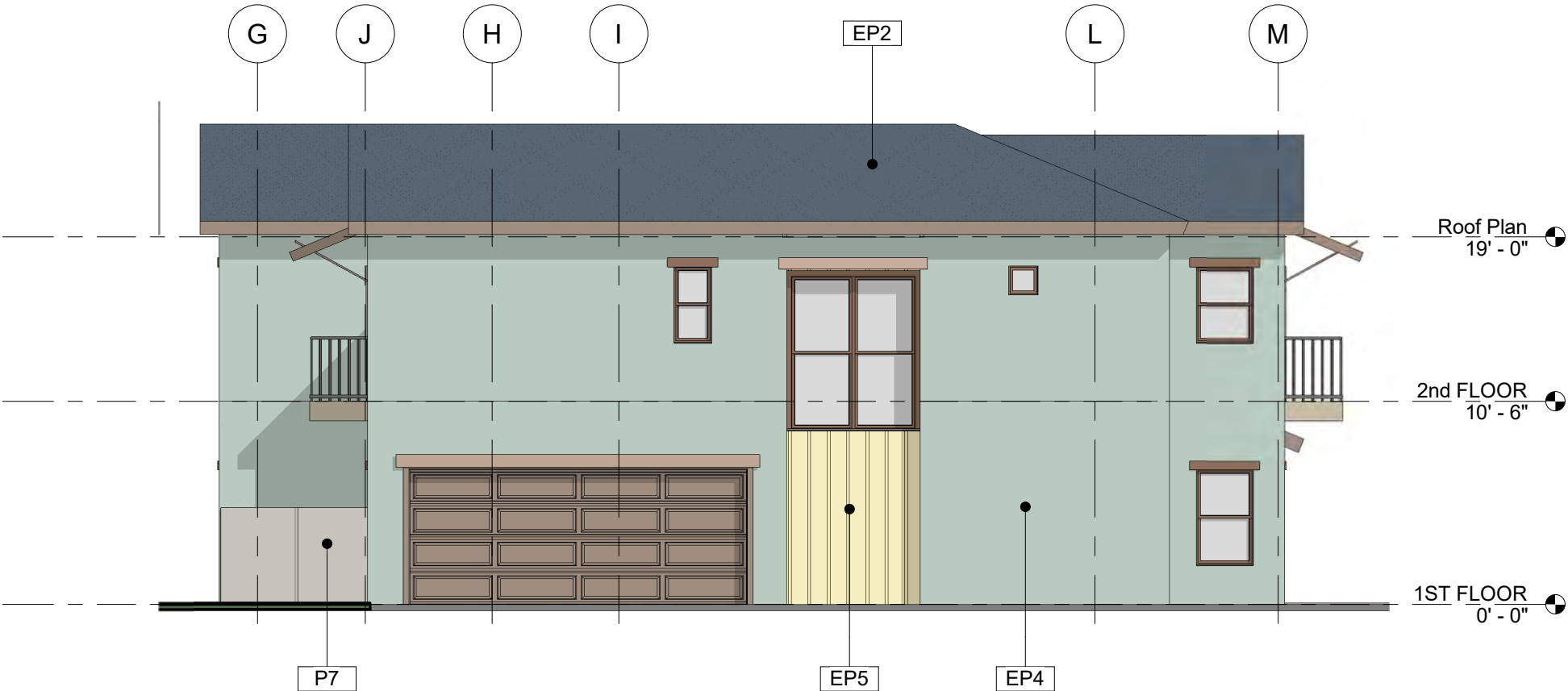
TOWNHOME K ELEVATION - WEST 1/8" = 1'-0"

2



TOWNHOME K ELEVATION - SOUTH 1/8" = 1'-0"

3



TOWNHOME K ELEVATION - EAST 1/8" = 1'-0"

4

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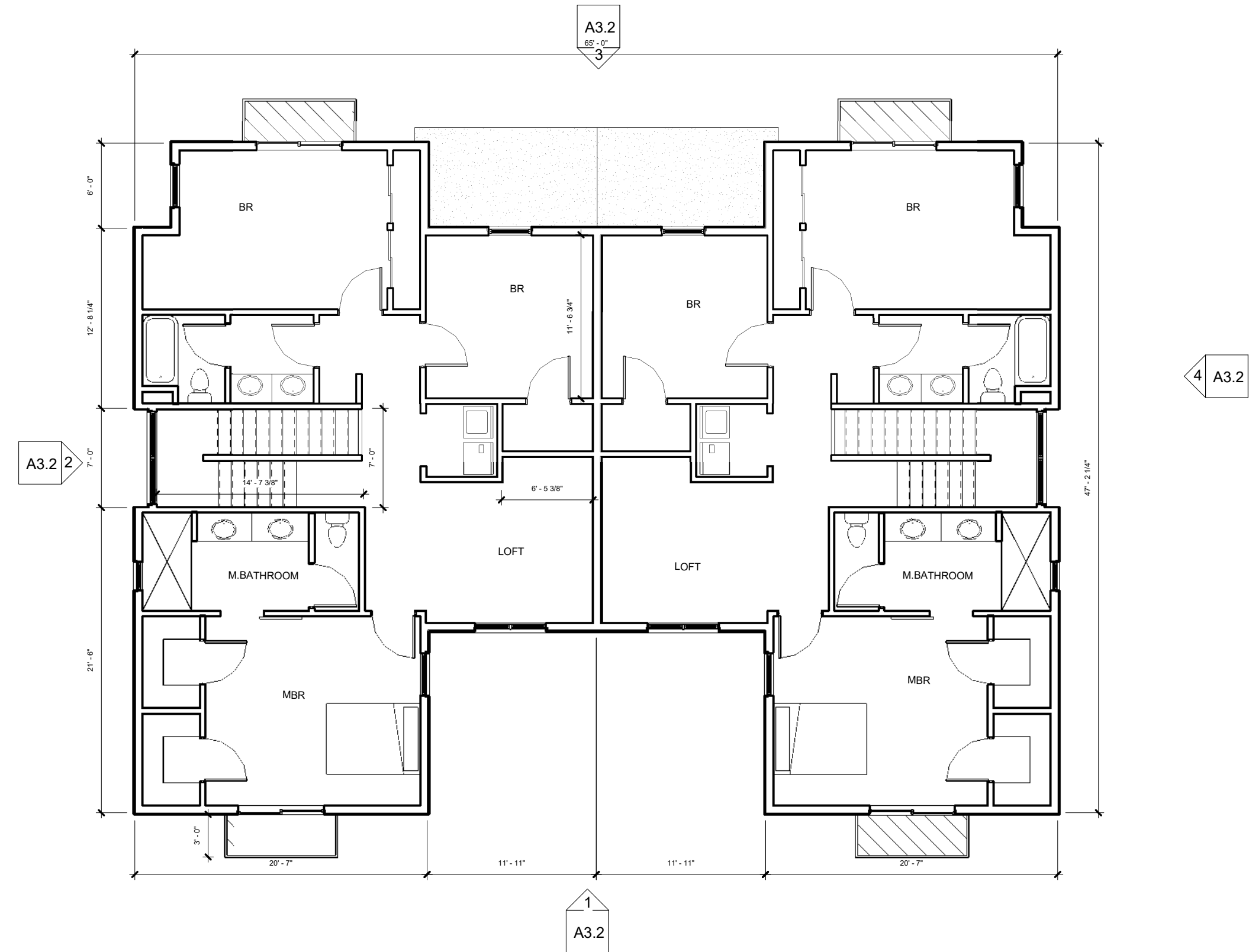
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SHEET CONTENTS  
TOWNHOME K - LAYOUTS

PROJECT NO: 9967

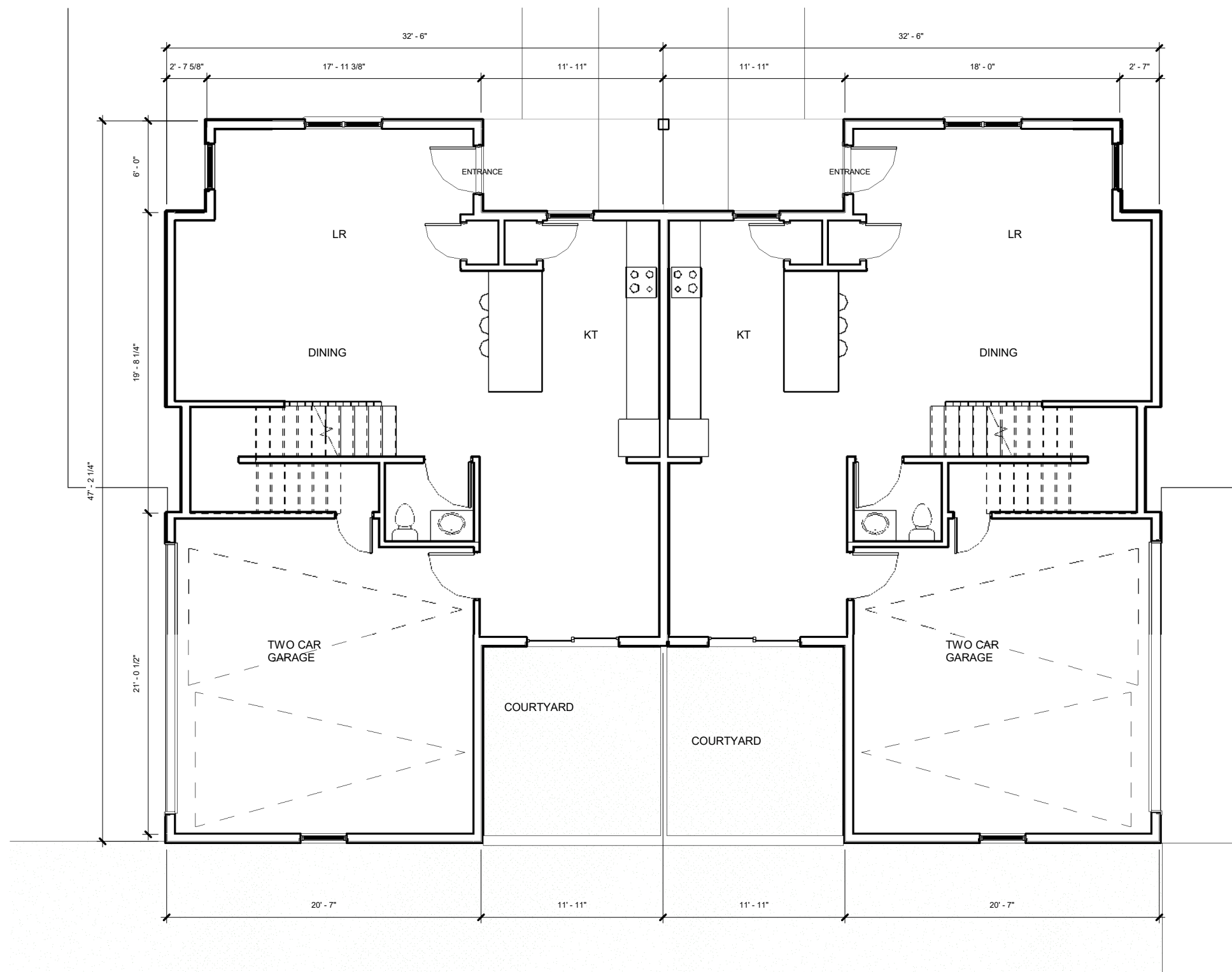
SHEET  
A3.1





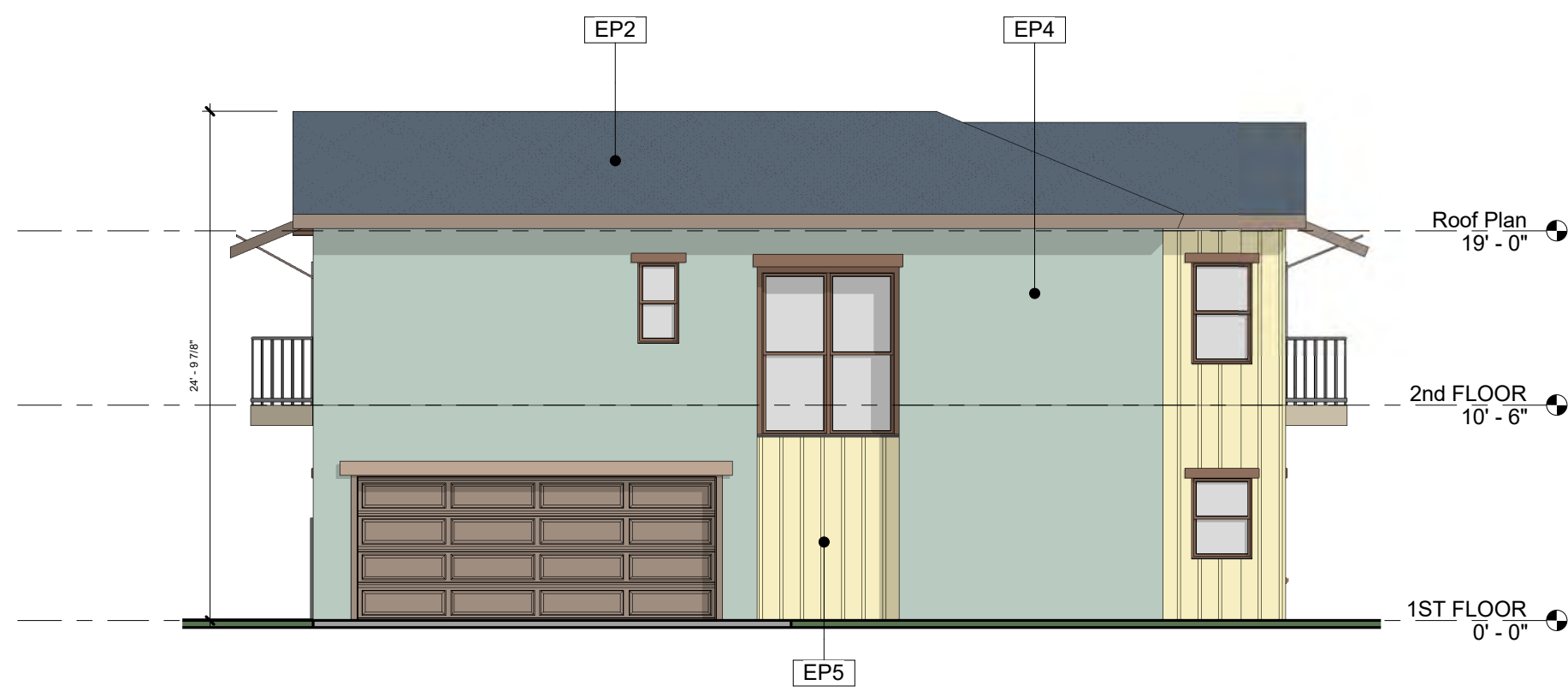
2nd FLOOR LAYOUT - TOWNHOME H 1/8" = 1'-0"

6



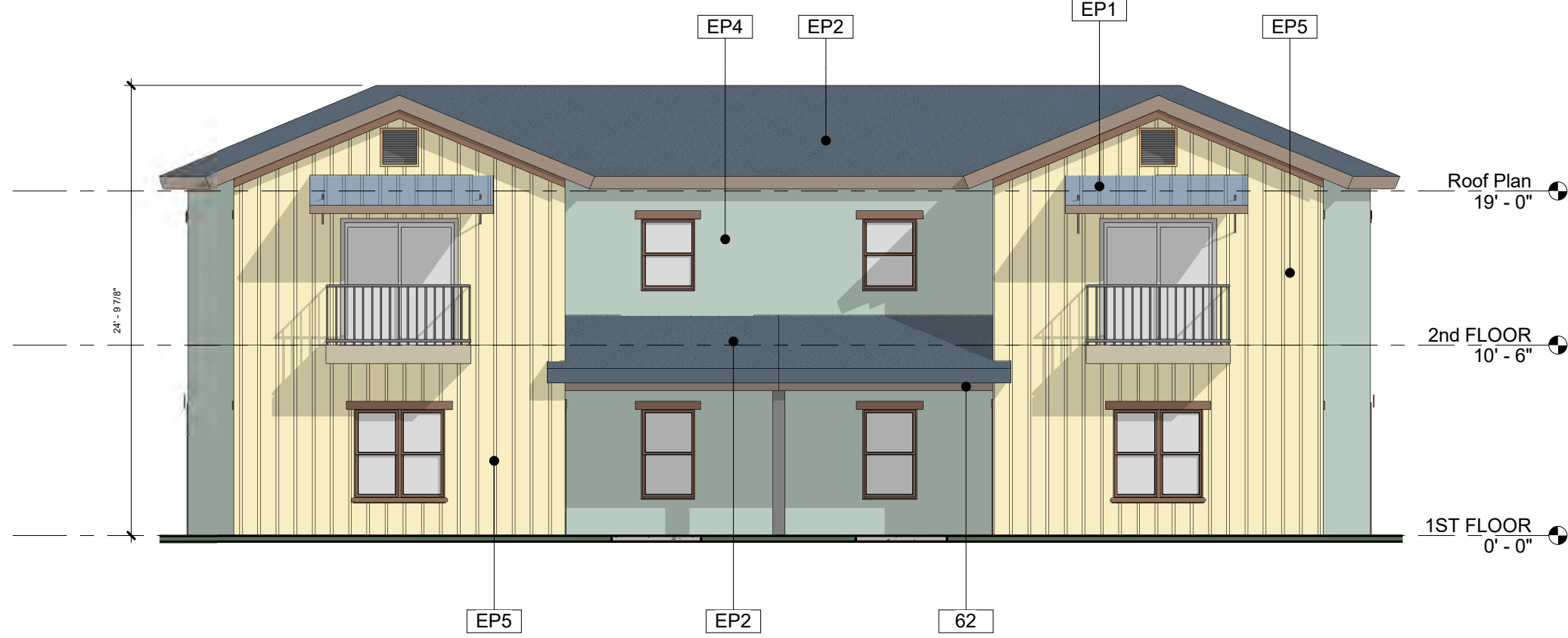
1ST FLOOR LAYOUT - TOWNHOME H 1/8" = 1'-0"

5



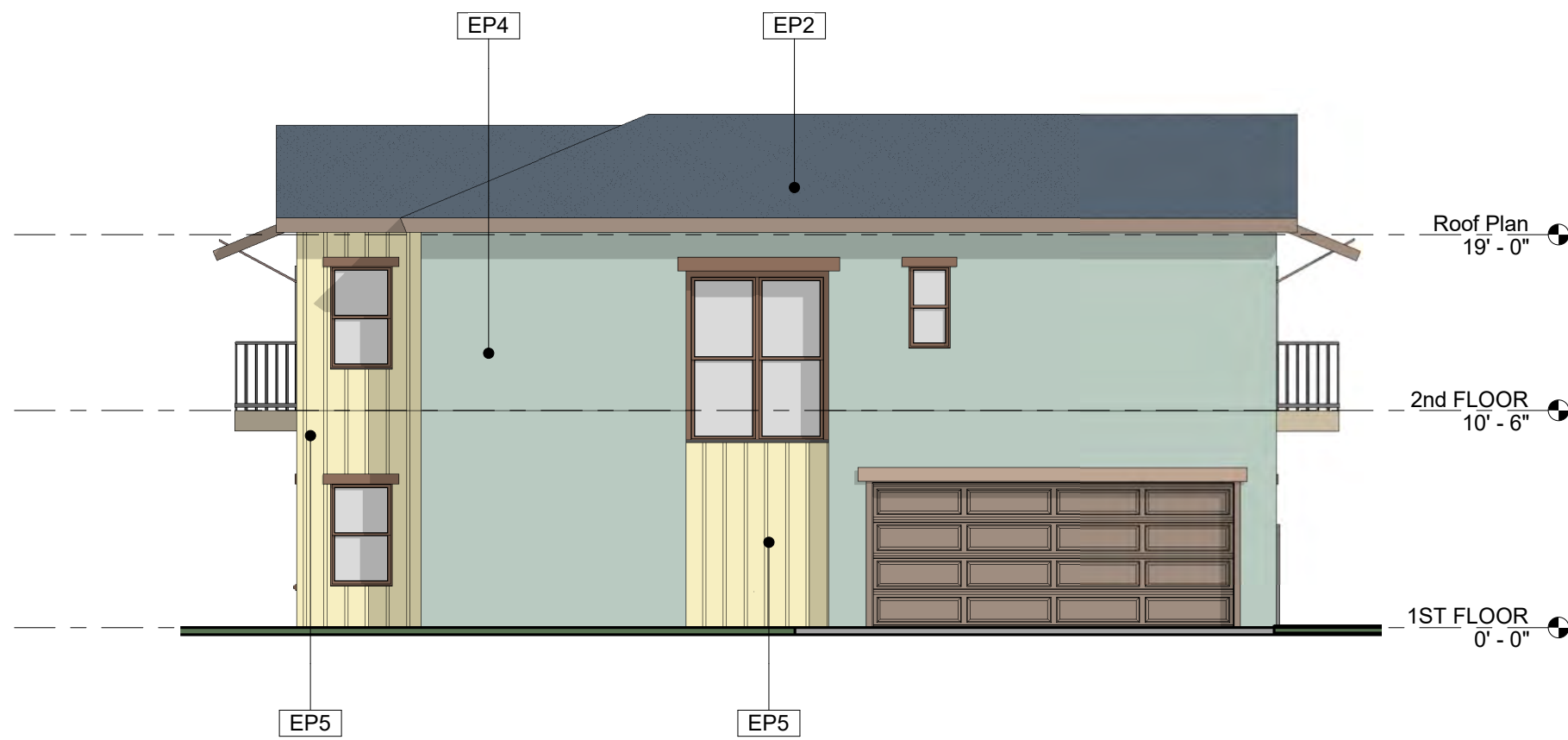
TOWNHOME H ELEVATION - EAST 1/8" = 1'-0"

4



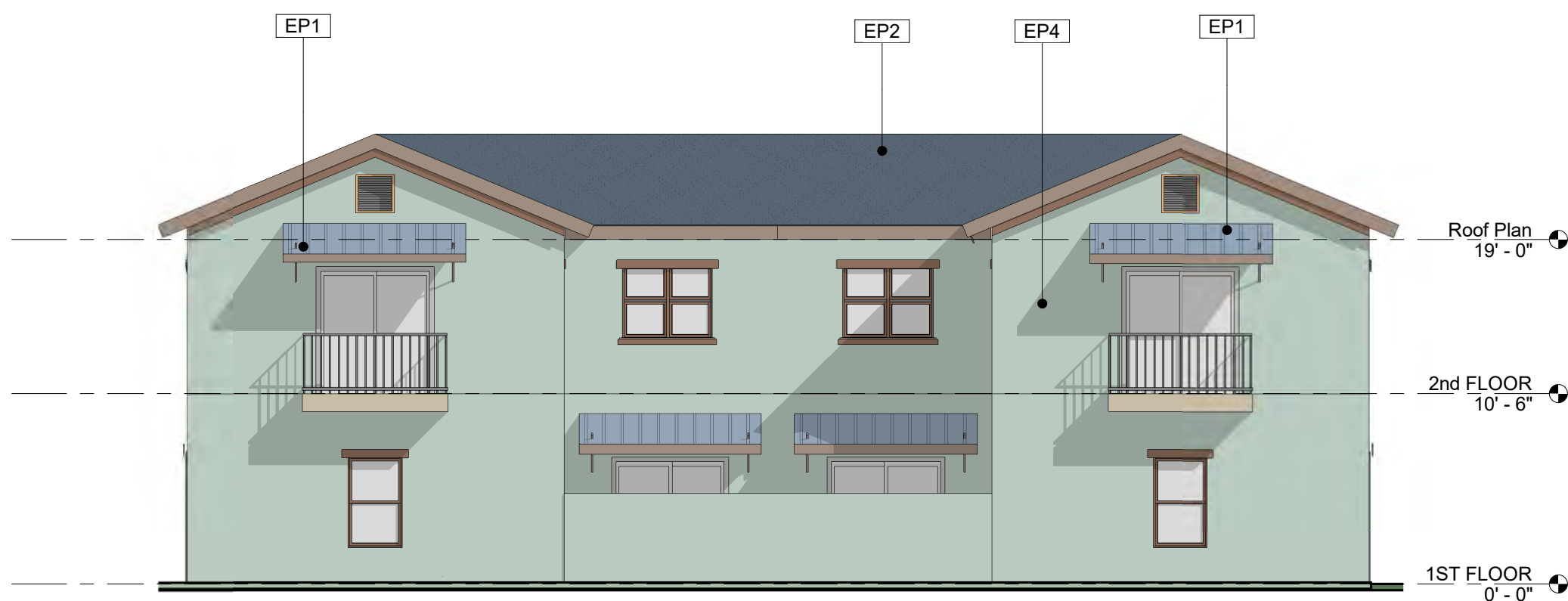
TOWNHOME H ELEVATION - NORTH 1/8" = 1'-0"

3



TOWNHOME H ELEVATION - WEST 1/8" = 1'-0"

2



TOWNHOME H ELEVATION - SOUTH 1/8" = 1'-0"

1

Keynote Legend	
Key Value	Keynote Text
62	DECORATIVE TRELLIS STRUCTURE: ARCHITECTURAL GRADE WOOD MEMBERS, REFER TO DETAILS. PRIME AND PAINT PER EXTERIOR FINISH SCHEDULE.
EP1	SLOPED WOODEN FRAMED BALCONY AWNING WITH CORRUGATED METAL PANEL ON TOP
EP2	ASPHALT SHINGLE ROOFING
EP4	STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS DUNN-EDWARDS DE6298 "Agate Green"
EP5	DUNN-EDWARDS BOARD AND BATTEN - FIBER CEMENT DE6176 "CREAMY CAMEO"
P7	EXTERIOR WALL TO RECEIVE STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS, DEW383 "COOL DECEMBER"

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SHEET CONTENTS
TOWNHOME H - LAYOUTS
PROJECT NO: 9967

SHEET

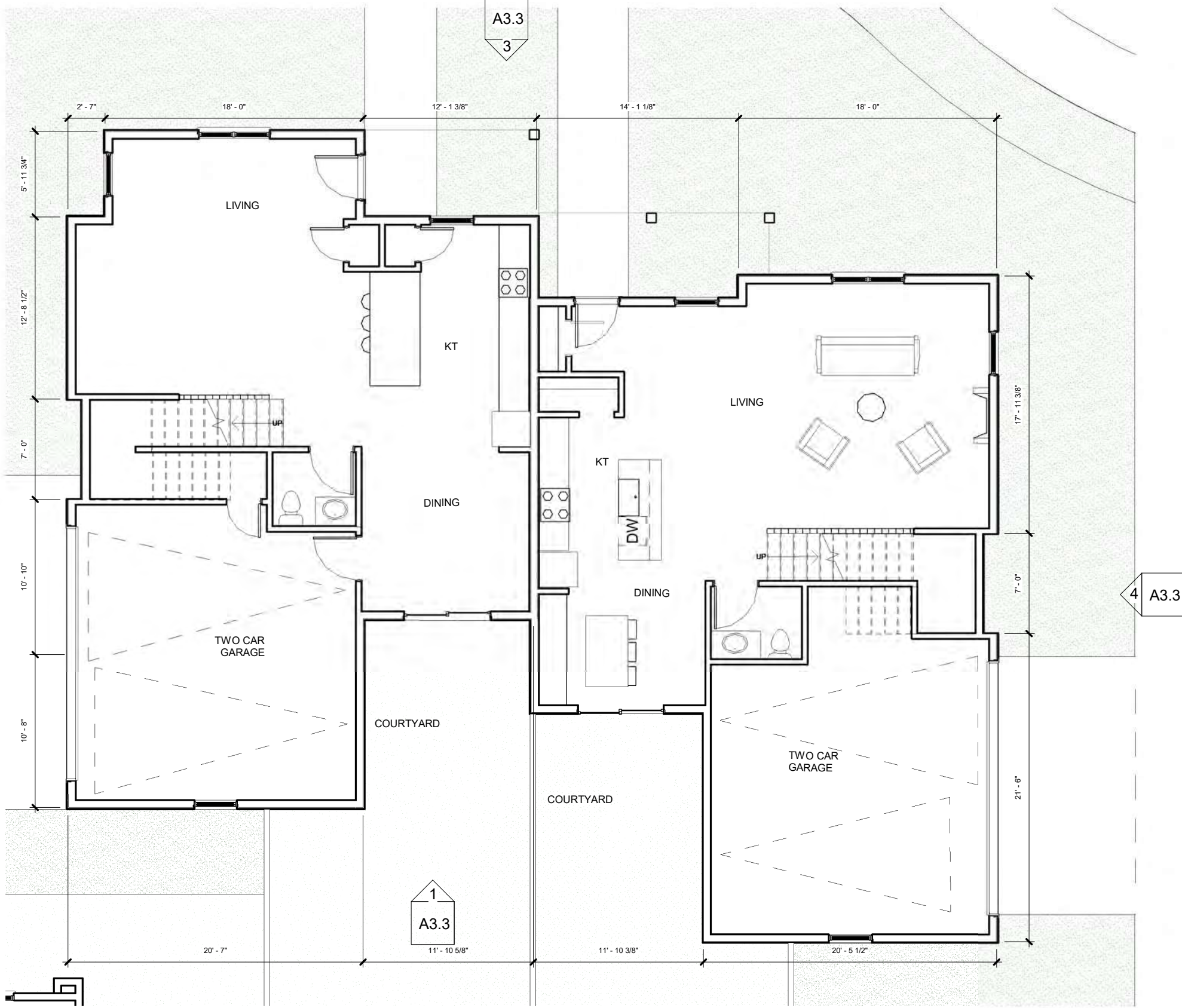
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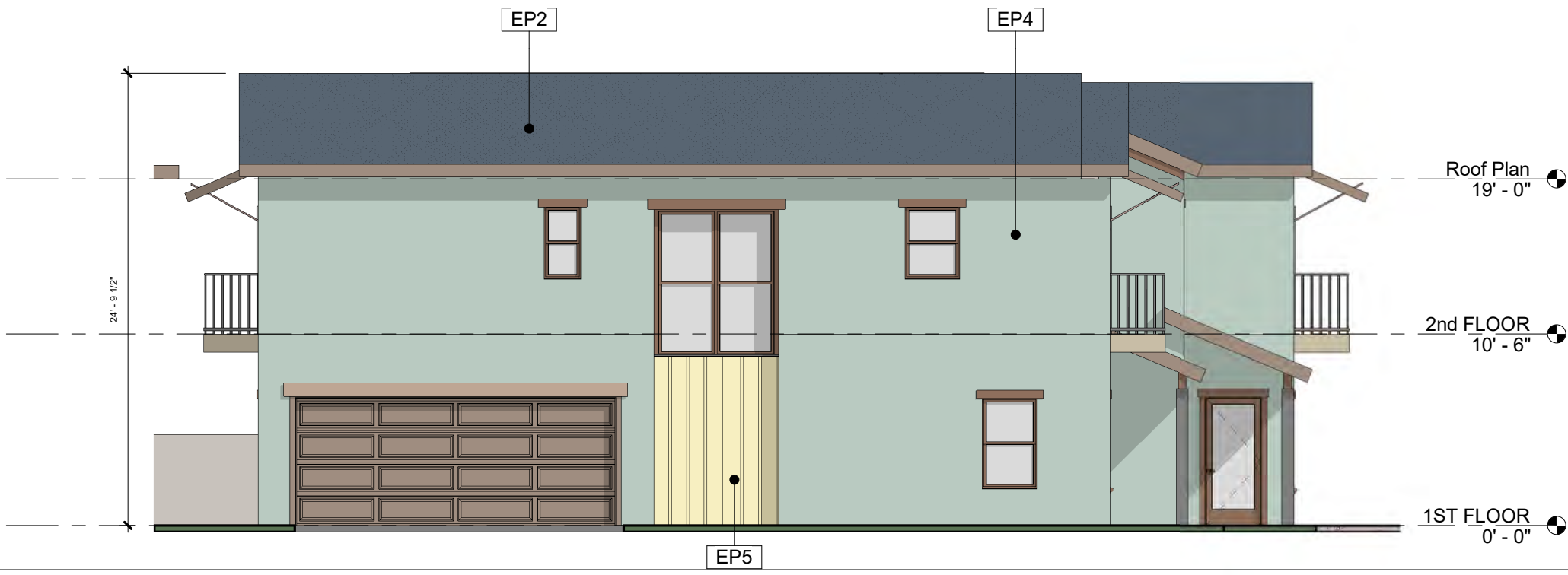
2ND FLOOR LAYOUT - TOWNHOME G 1/8" = 1'-0"

6



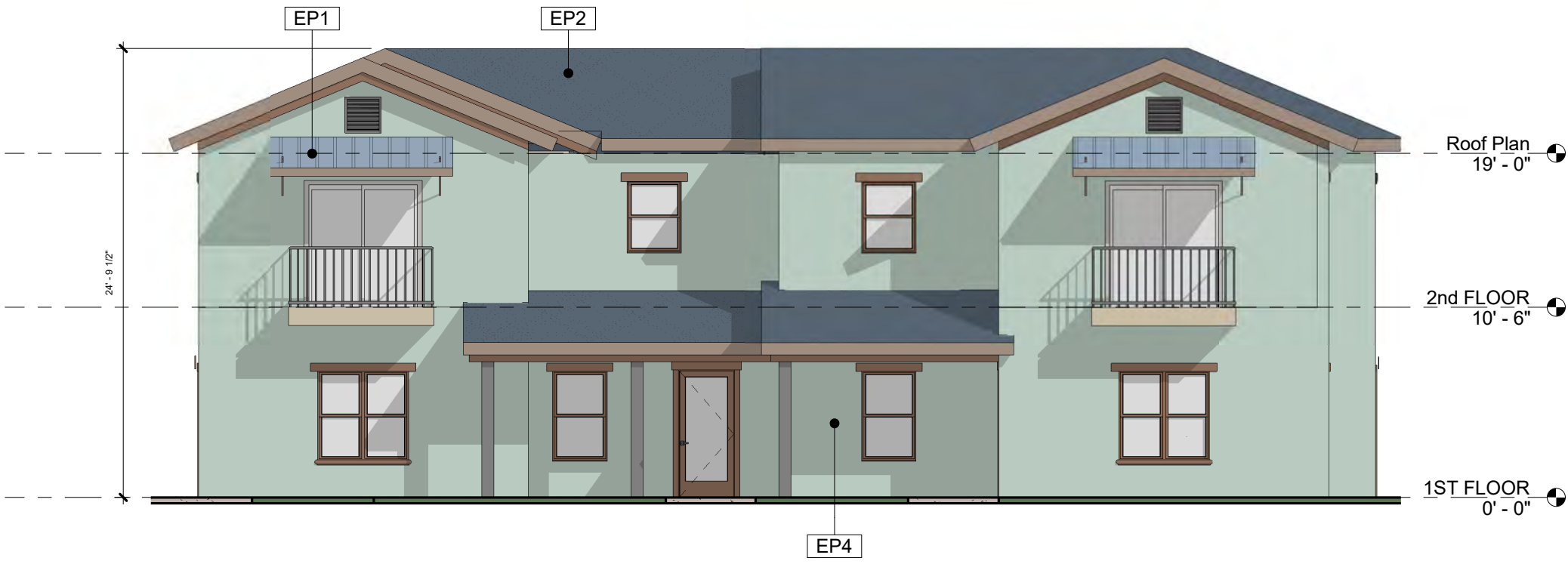
1ST FLOOR LAYOUT - TOWNHOME G 1/8" = 1'-0"

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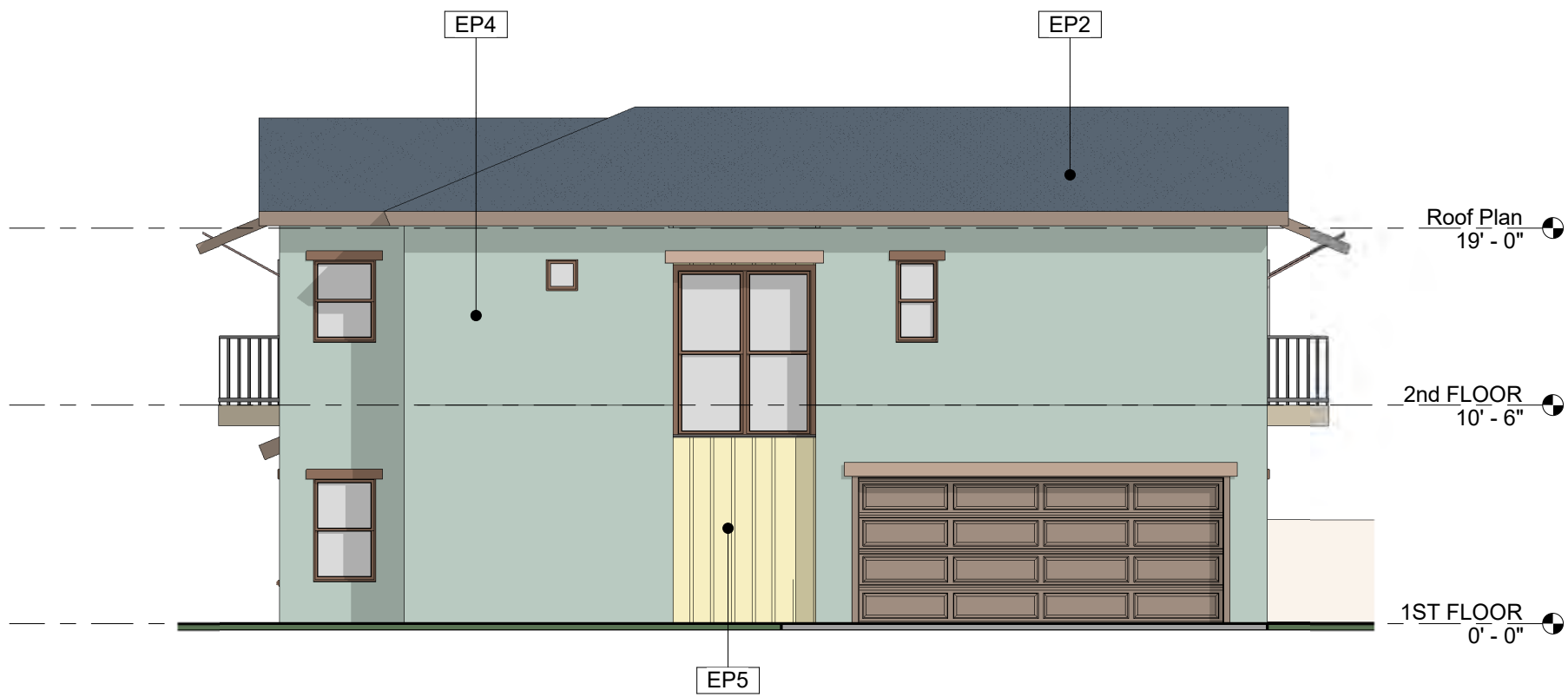
TOWNHOME G ELEVATION - EAST 1/8" = 1'-0"

4



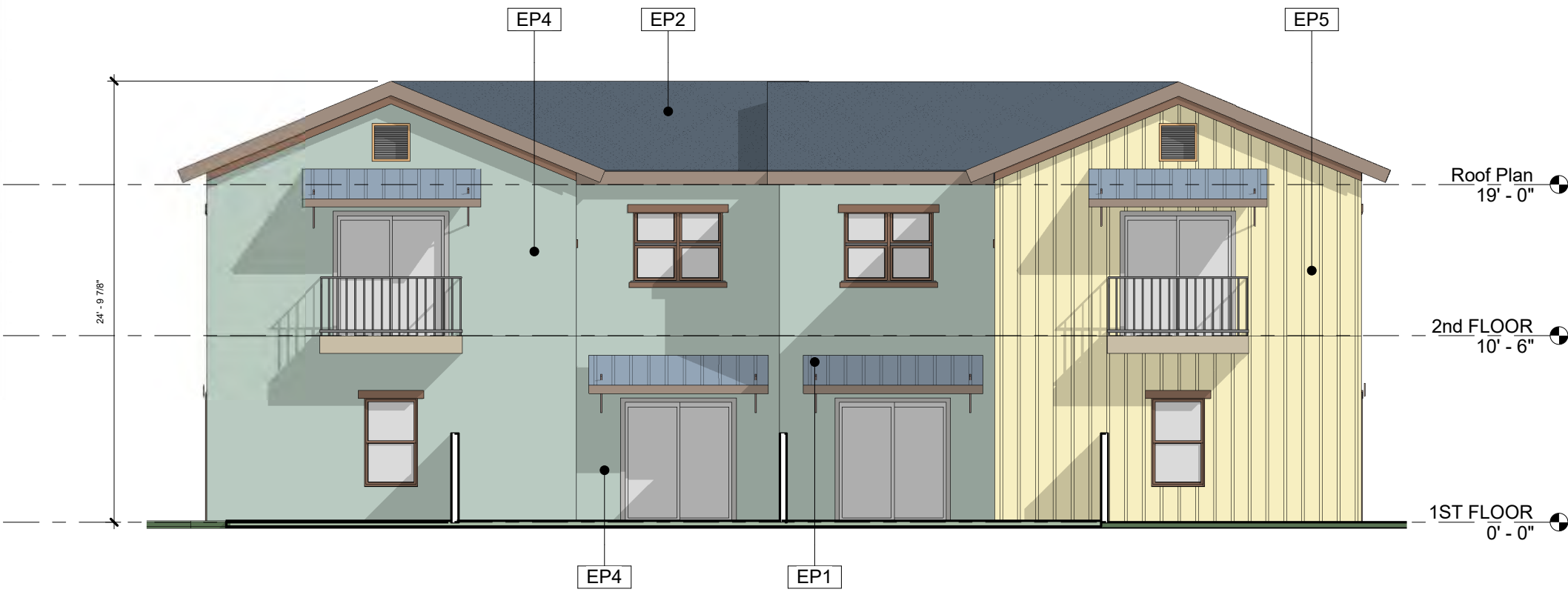
TOWNHOME G ELEVATION - NORTH 1/8" = 1'-0"

3



TOWNHOME G ELEVATION - WEST 1/8" = 1'-0"

2



TOWNHOME G ELEVATION - SOUTH 1/8" = 1'-0"

1

Keynote Legend	
Key Value	Keynote Text
62	DECORATIVE TRELLIS STRUCTURE: ARCHITECTURAL GRADE WOOD MEMBERS, REFER TO DETAILS. PRIME AND PAINT PER EXTERIOR FINISH SCHEDULE.
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SHEET CONTENTS  
TOWNHOME G - LAYOUTS

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A3.3



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ELEVATIONS - A

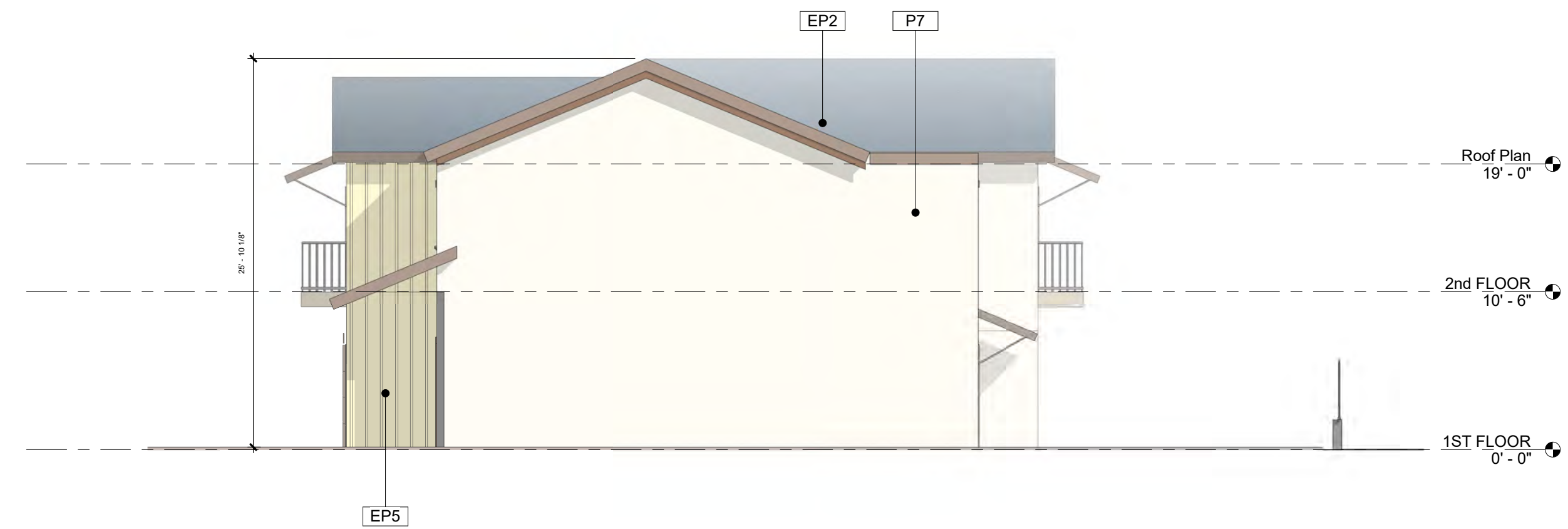
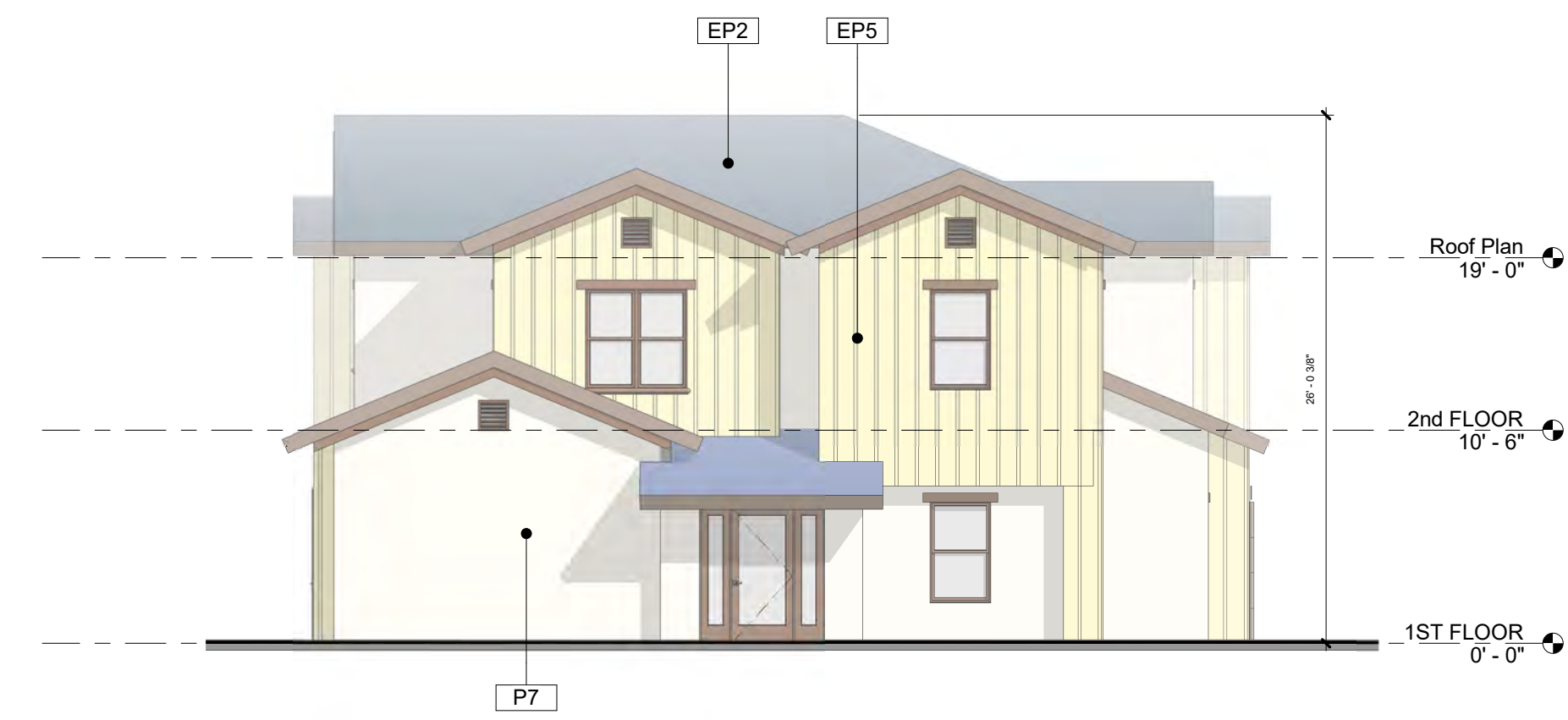
PROJECT NO: 9967

A3.4



OVERALL ELEVATION BUILDING A - WEST 1/8" = 1'-0"

1



OVERALL ELEVATION BUILDING A - SOUTH 1/8" = 1'-0"

2

OVERALL ELEVATION BUILDING A - NORTH 1/8" = 1'-0"

4

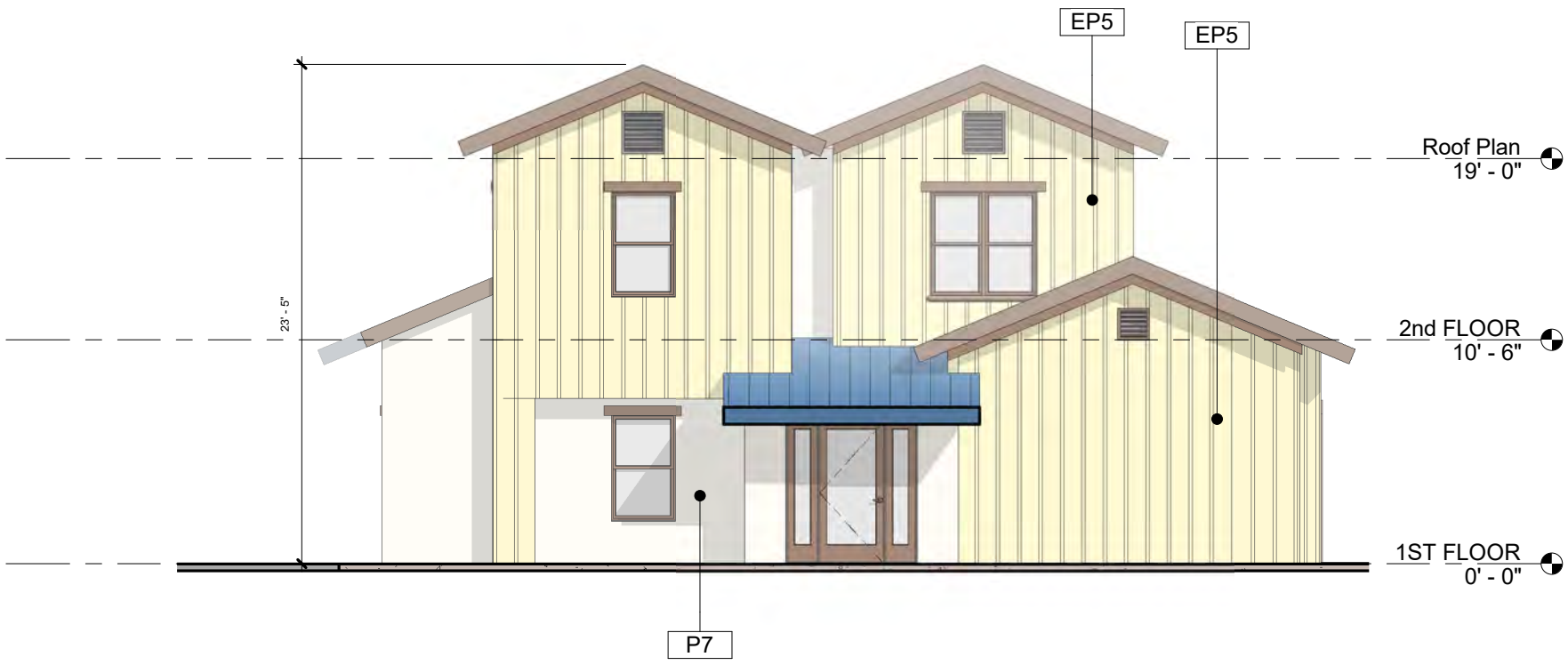


OVERALL ELEVATION BUILDING A - EAST 1/8" = 1'-0"

3

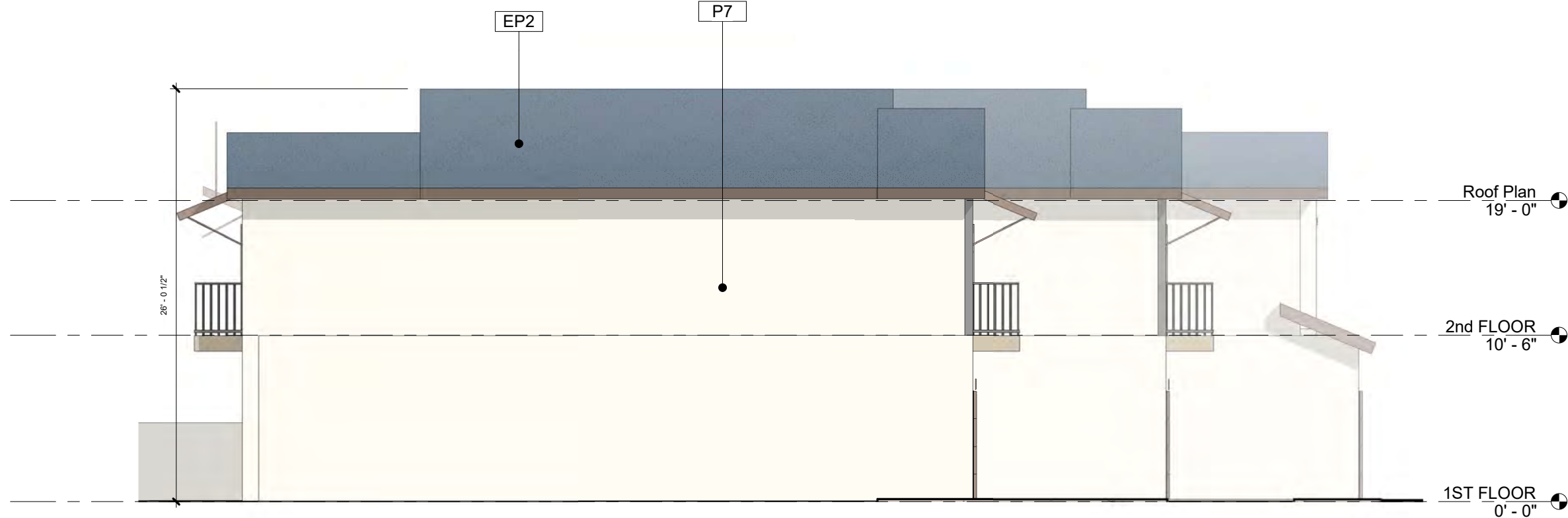


Keynote Legend	
Key Value	Keynote Text
62	DECORATIVE TRELLIS STRUCTURE: ARCHITECTURAL GRADE WOOD MEMBERS, REFER TO DETAILS, PRIME AND PAINT PER EXTERIOR FINISH SCHEDULE.
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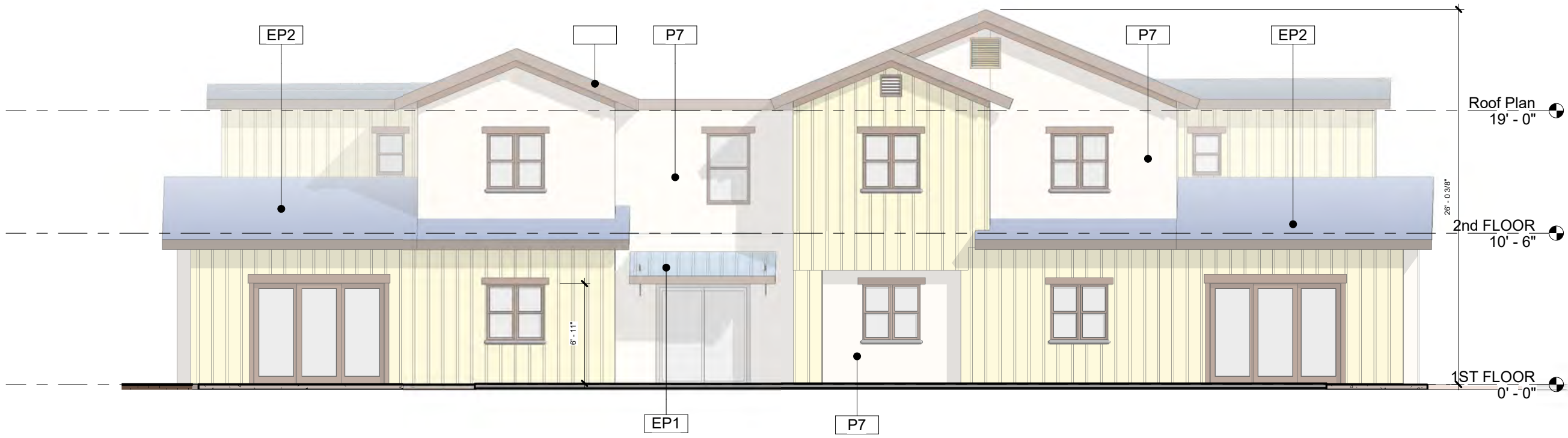
OVERALL ELEVATION F - SOUTH 1/8" = 1'-0"

8



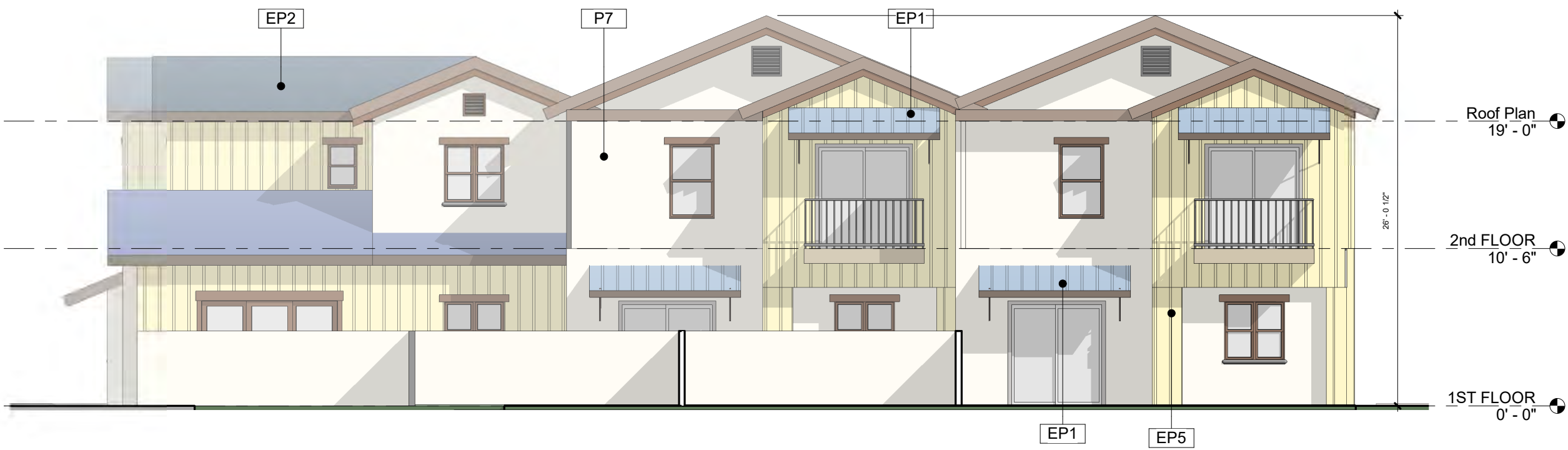
OVERALL ELEVATION M - WEST 1/8" = 1'-0"

4



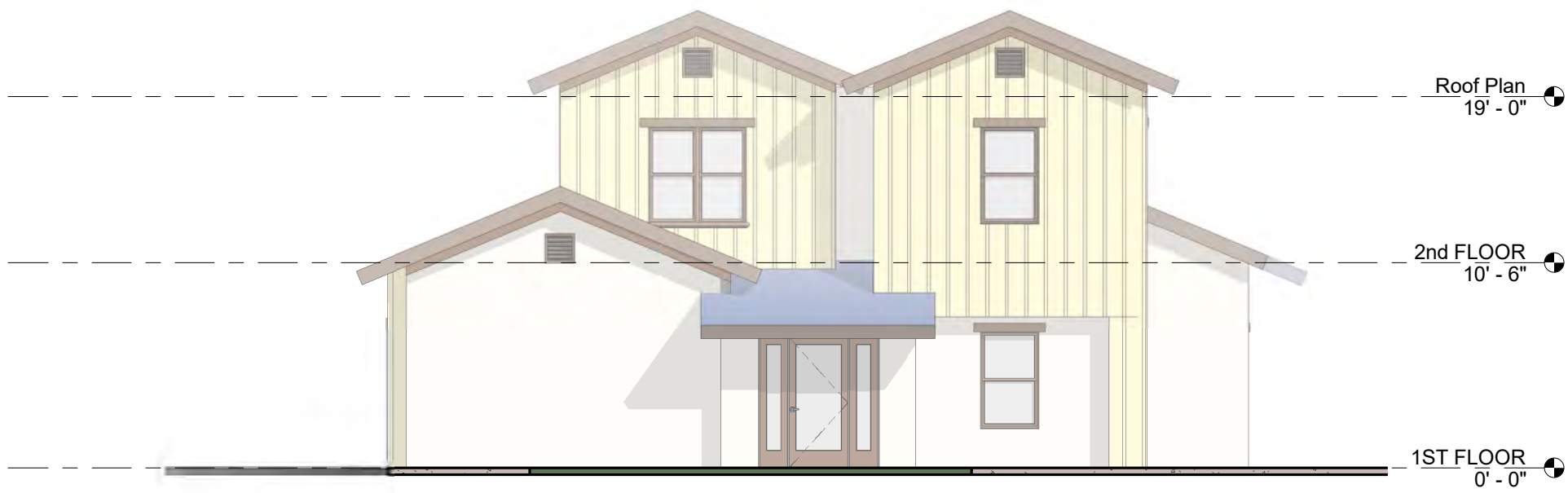
OVERALL ELEVATION F - EAST 1/8" = 1'-0"

7



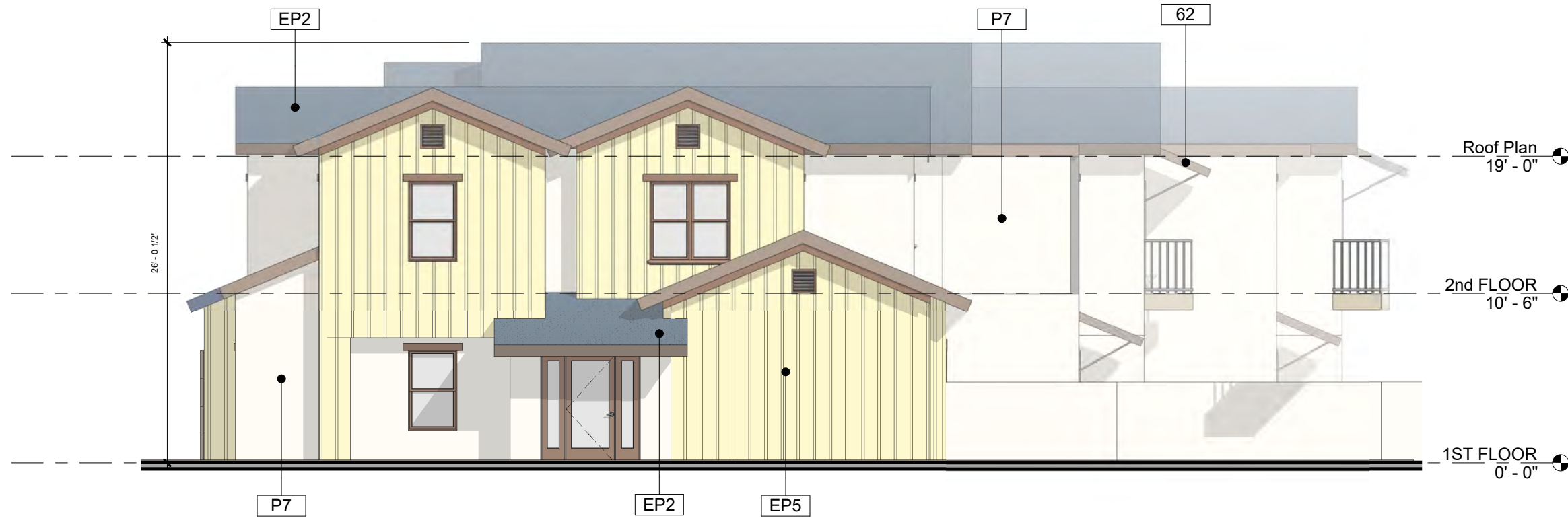
OVERALL ELEVATION M - NORTH 1/8" = 1'-0"

3



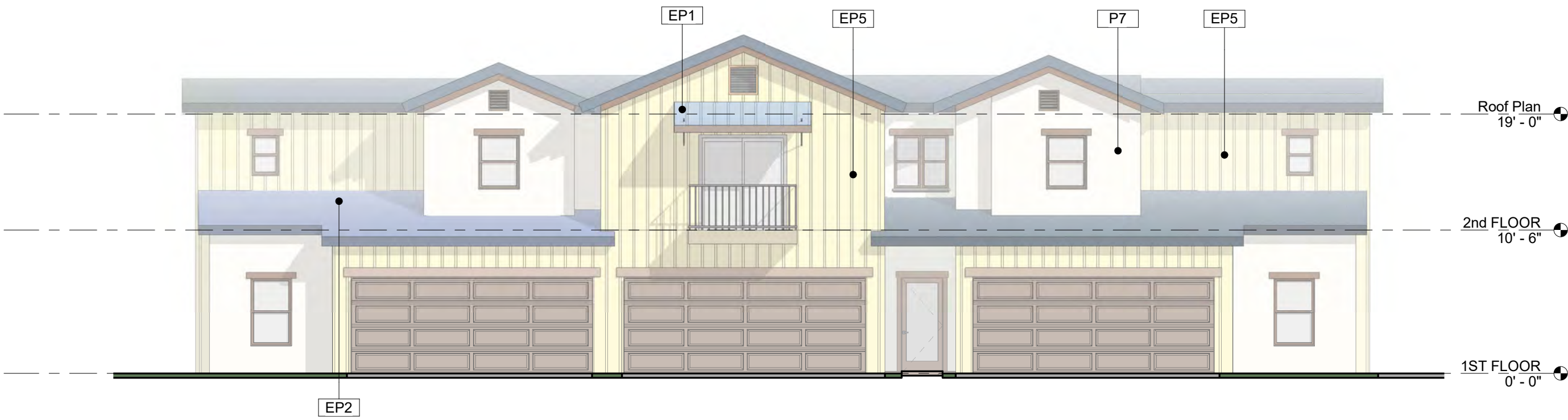
OVERALL ELEVATION F - NORTH 1/8" = 1'-0"

6



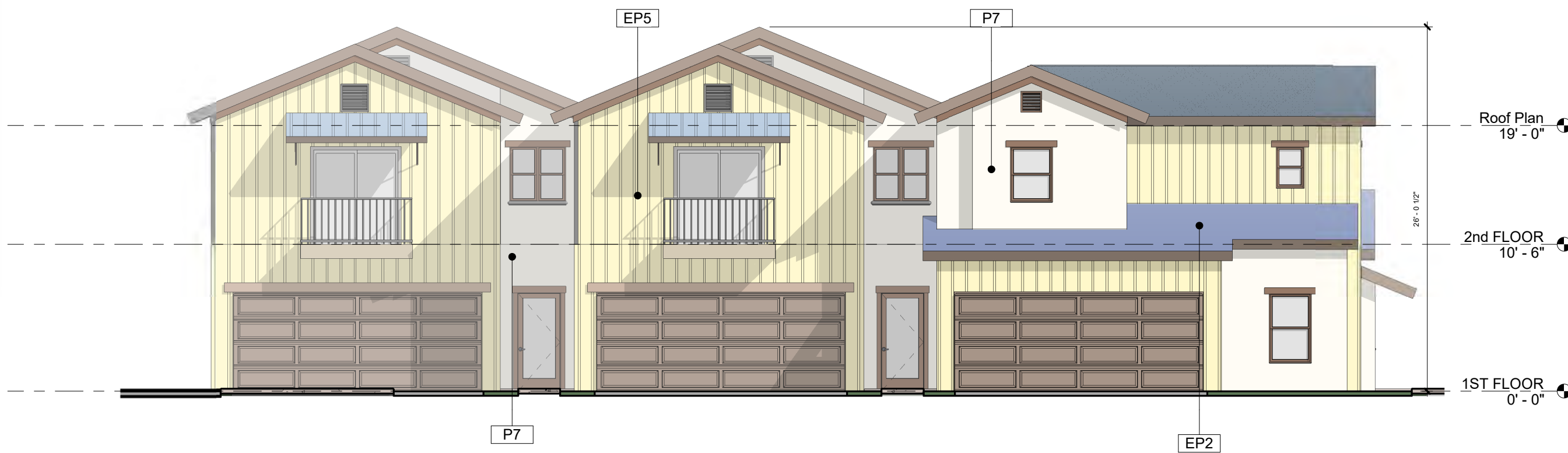
OVERALL ELEVATION M - EAST 1/8" = 1'-0"

2



OVERALL ELEVATION F - WEST 1/8" = 1'-0"

5



OVERALL ELEVATION M - SOUTH 1/8" = 1'-0"

1

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Blatter

ARCHITECTURE  
AND PLANNING

122 E. ARRELLAGA  
SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

ROYAL WAY TOWNHOMES

RESIDENTIAL DEVELOPMENT

ROYAL WAY

GILROY CA 95020

SCHEMATIC DESIGN

DATE:	ISSUANCE OR REVISION
08/13/2021	PLANNING SUBMITTAL

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SHEET CONTENTS  
ELEVATIONS - F, M

PROJECT NO: 9967

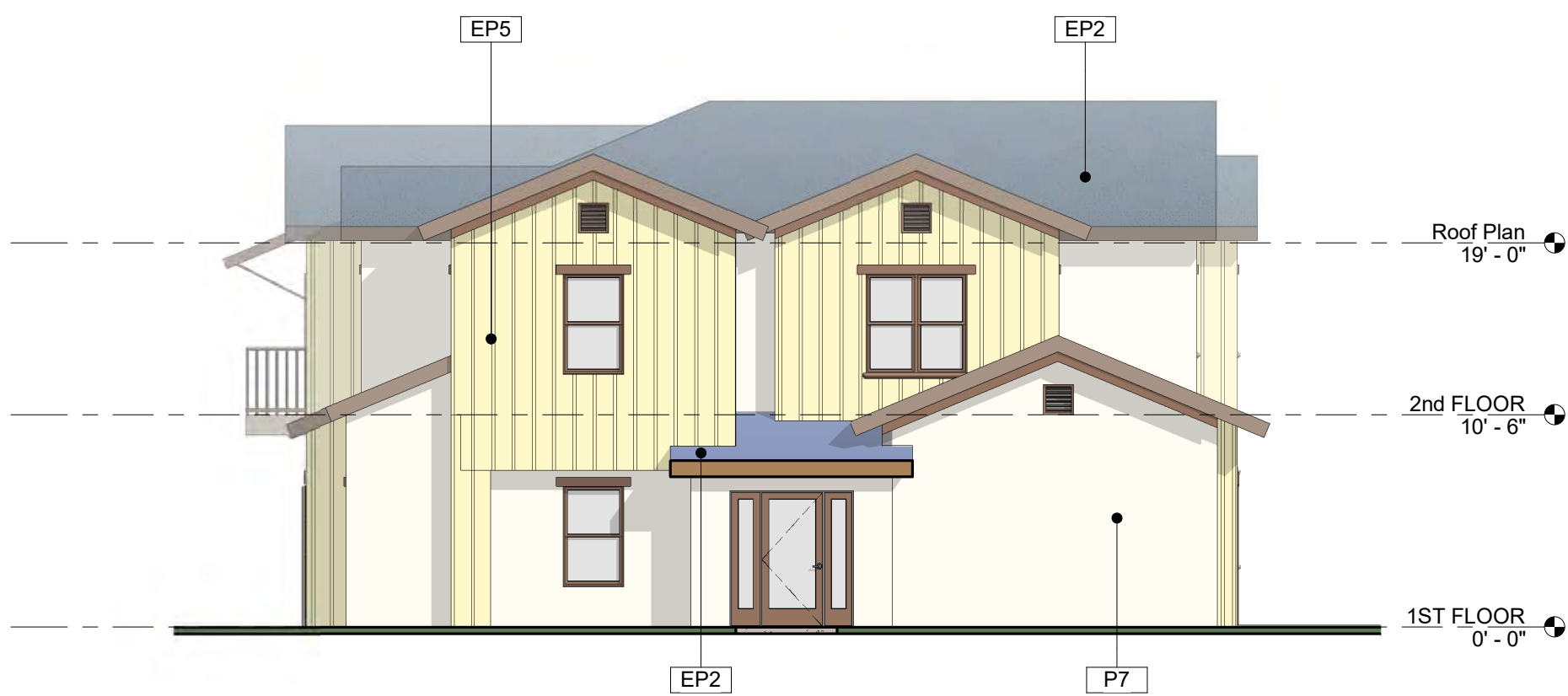
SHEET  
A3.5





OVERALL ELEVATION E - EAST 1/8" = 1'-0"

3



OVERALL ELEVATION E - SOUTH 1/8" = 1'-0"

4



OVERALL ELEVATION E - NORTH 1/8" = 1'-0"

2

Keynote Legend	
Key Value	Keynote Text
62	DECORATIVE TRELLIS STRUCTURE: ARCHITECTURAL GRADE WOOD MEMBERS, REFER TO DETAILS. PRIME AND PAINT PER EXTERIOR FINISH SCHEDULE.
EP1	SLOPED WOODEN FRAMED BALCONY AWNING WITH CORRUGATED METAL PANEL ON TOP
EP2	ASPHALT SHINGLE ROOFING
EP4	STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS DUNN-EDWARDS DE6298 "Agate Green"
EP5	DUNN-EDWARDS BOARD AND BATTEN - FIBER CEMENT DE6176 "CREAMY CAMEO"
P7	EXTERIOR WALL TO RECEIVE STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS, DEW383 "COOL DECEMBER"

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SHEET CONTENTS  
ELEVATIONS - E

PROJECT NO: 9967

SHEET

A3.6



OVERALL ELEVATION E - WEST 1/8" = 1'-0"

1

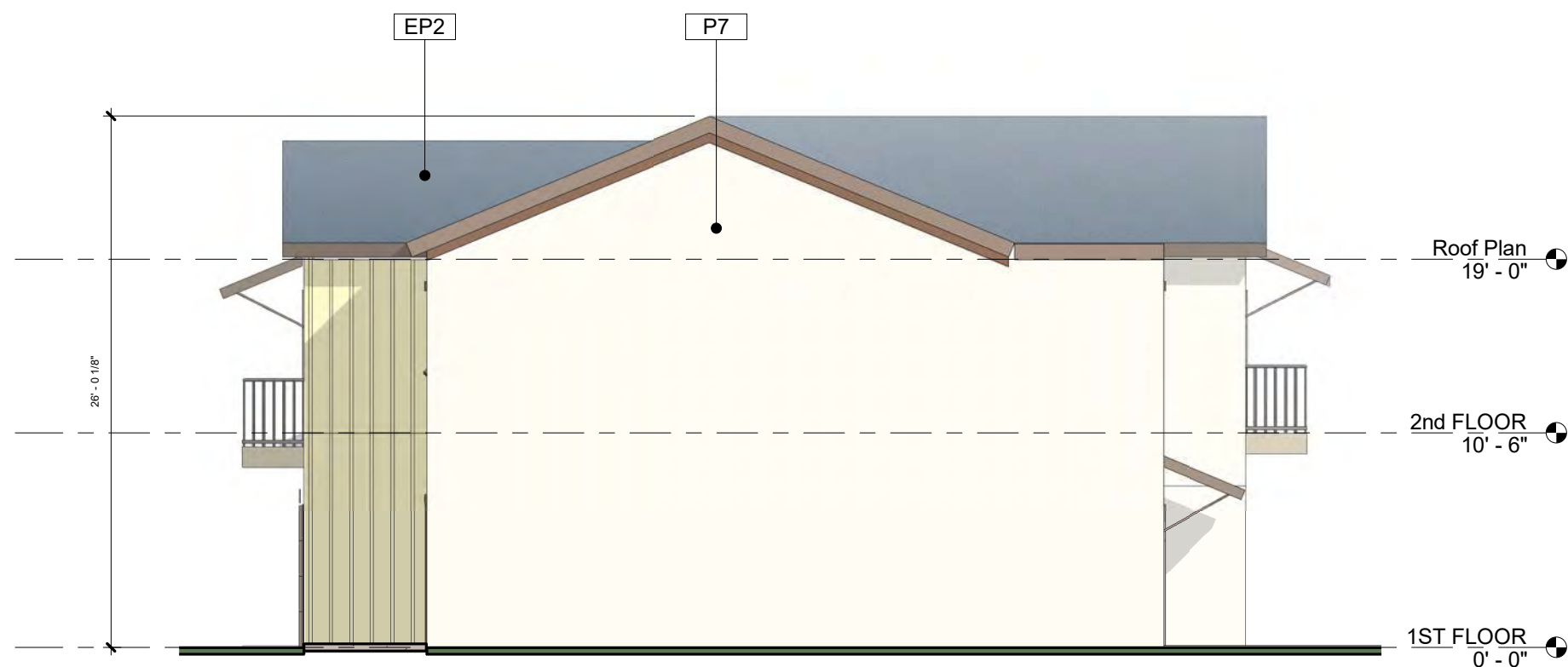




Keynote Legend	
Key Value	Keynote Text
62	DECORATIVE TRELLIS STRUCTURE: ARCHITECTURAL GRADE WOOD MEMBERS, REFER TO DETAILS. PRIME AND PAINT PER EXTERIOR FINISH SCHEDULE.
EP1	SLOPED WOODEN FRAMED BALCONY AWNING WITH CORRUGATED METAL PANEL ON TOP
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P7	EXTERIOR WALL TO RECEIVE STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS, DEW383 "COOL DECEMBER"

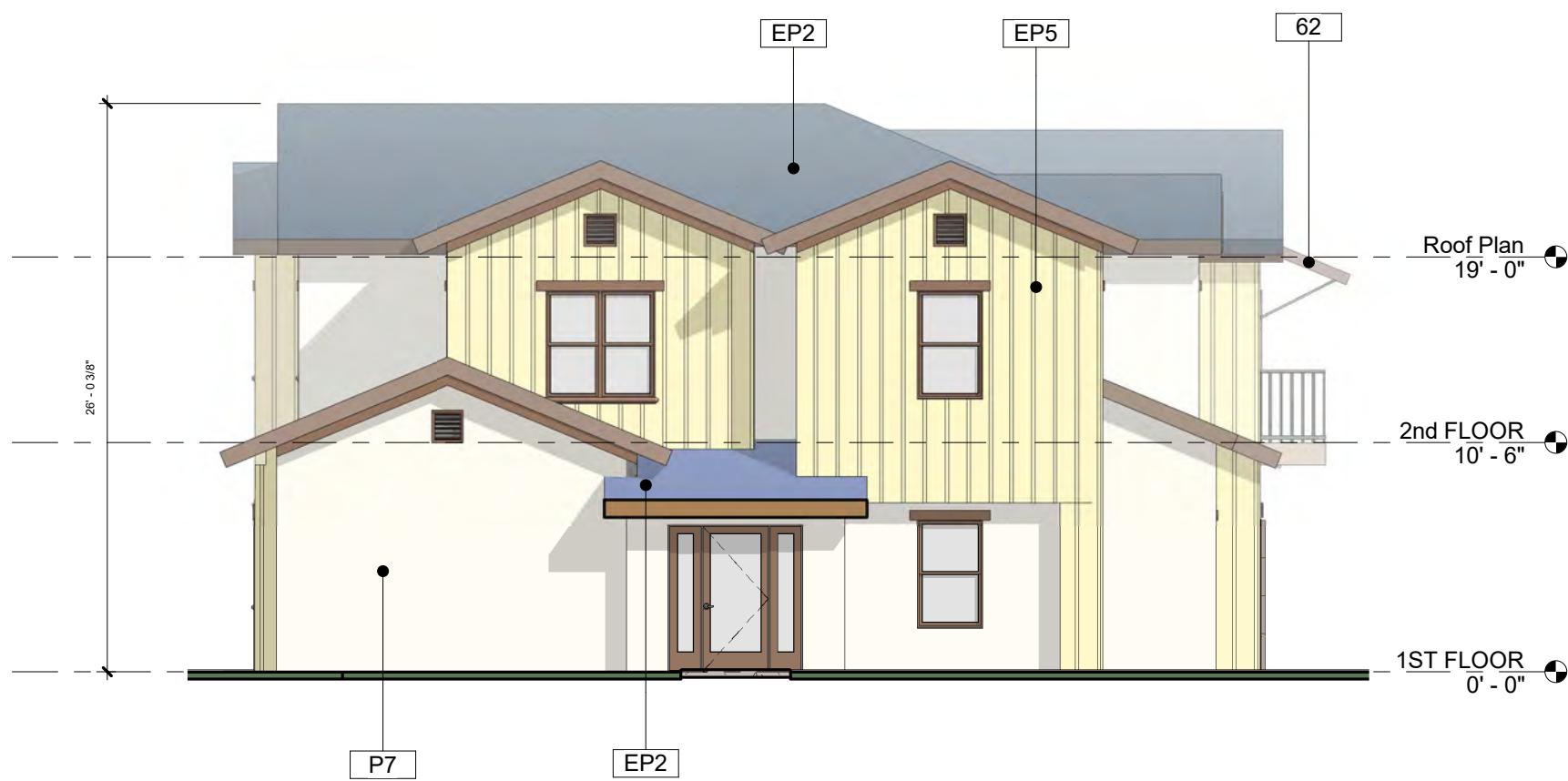
OVERALL ELEVATION L - NORTH 1/8" = 1'-0"

3



OVERALL ELEVATION L - EAST 1/8" = 1'-0"

4



OVERALL ELEVATION L - WEST 1/8" = 1'-0"

2



OVERALL ELEVATION L - SOUTH 1/8" = 1'-0"

1

Hochhauser  
Blatter

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AND PLANNING

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SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

ROYAL WAY TOWNHOMES

RESIDENTIAL DEVELOPMENT

ROYAL WAY  
GILROY CA 95020

SCHEMATIC DESIGN

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SHEET CONTENTS  
ELEVATIONS - L

PROJECT NO: 9967

SHEET

A3.7



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SHEET CONTENTS  
ELEVATIONS - D

PROJECT NO: 9967

SHEET  
A3.8

Keynote Legend	
Key Value	Keynote Text
62	DECORATIVE TRELLIS STRUCTURE: ARCHITECTURAL GRADE WOOD MEMBERS, REFER TO DETAILS. PRIME AND PAINT PER EXTERIOR FINISH SCHEDULE.
EP1	SLOPED WOODEN FRAMED BALCONY AWNING WITH CURRAGATED METAL PANEL ON TOP
EP2	ASPHALT SHINGLE ROOFING
EP4	STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS DUNN-EDWARDS DE6298 "Agate Green"
EP5	DUNN-EDWARDS BOARD AND BATTEN - FIBER CEMENT DE6176 "CREAMY CAMEO"
P7	EXTERIOR WALL TO RECEIVE STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS, DEW383 "COOL DECEMBER"



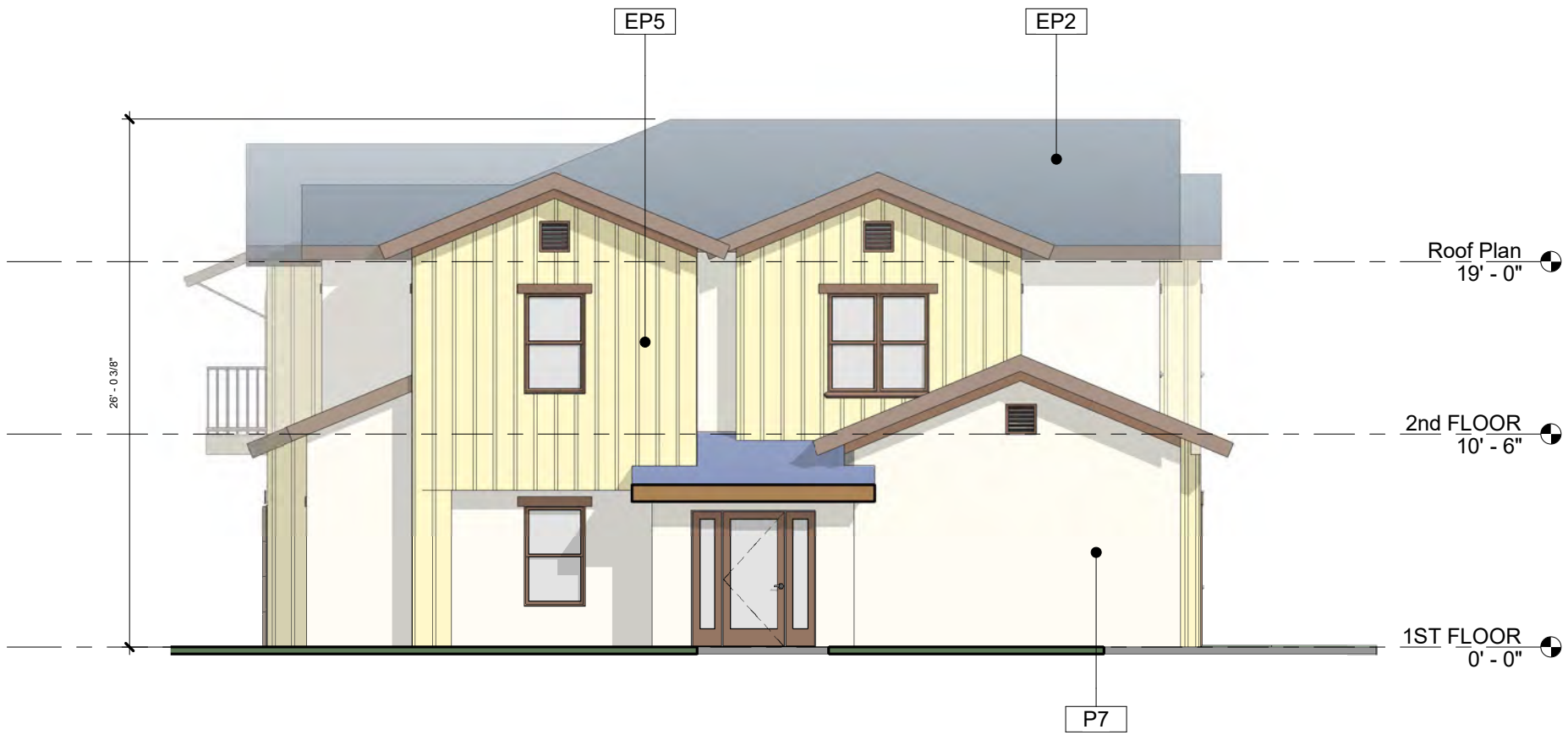
OVERALL ELEVATION D - NORTH 1/8" = 1'-0"

3



OVERALL ELEVATION D - EAST 1/8" = 1'-0"

4



OVERALL ELEVATION D - WEST 1/8" = 1'-0"

2



OVERALL ELEVATION D - SOUTH 1/8" = 1'-0"

1



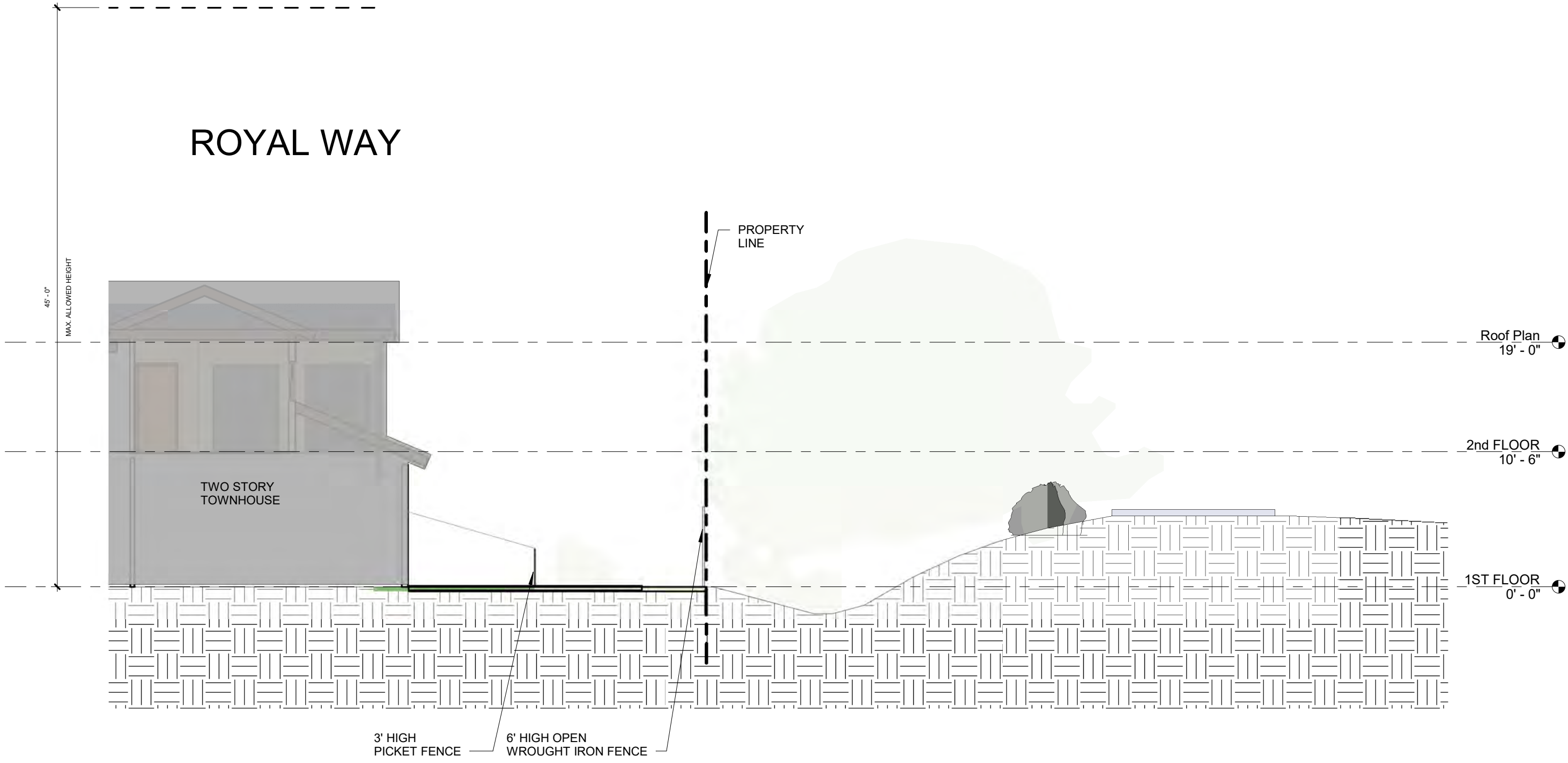


ROYAL WAY TOWNHOMES

RESIDENTIAL DEVELOPMENT

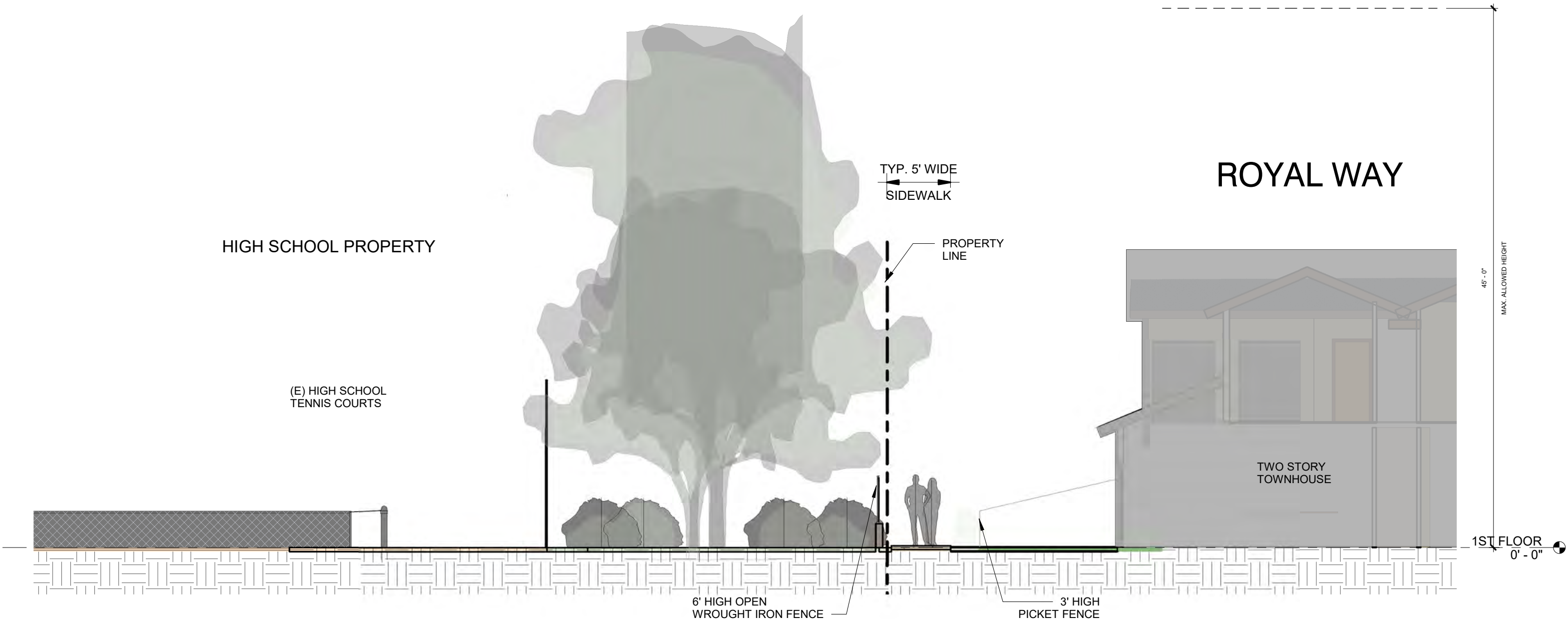
ROYAL WAY  
GILROY CA 95020

SCHEMATIC DESIGN



SOUTH SECTION 1/8" = 1'-0"

1



WEST SECTION 1/8" = 1'-0"

2

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SHEET CONTENTS  
SECTIONS

PROJECT NO: 9967

SHEET

A4.1





OVERALL SOUTH EAST VIEW



LOW-LEVEL VIEW (NORTH EAST



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SHEET CONTENTS  
ILLUSTRATIONS

PROJECT NO: 9967

SHEET

A5.1

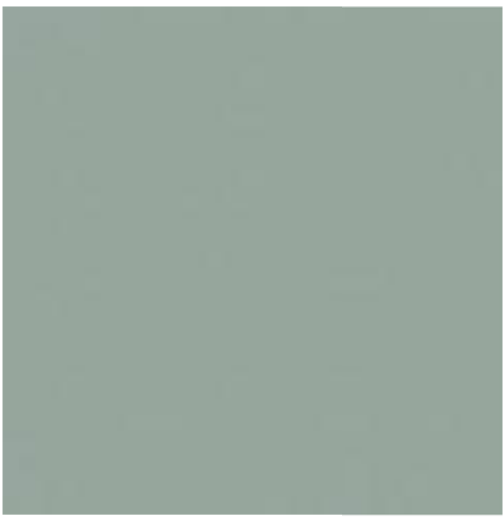


# ROYAL WAY TOWNHOMES

## COLOR + MATERIAL BOARD



EP1 - CURRAGATED METAL PANEL  
ROOFING, SLOPPED,  
ZINCALUME (BARE METAL)



EP4  
DUNN-EDWARDS  
FIBER CEMENT  
DE6298 "Agate Green"



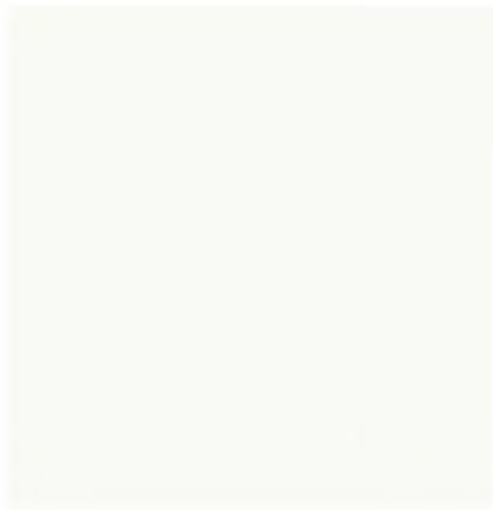
EP2  
ROOF SHINGLES  
"TIMBERTEX ENGLISH GREY"



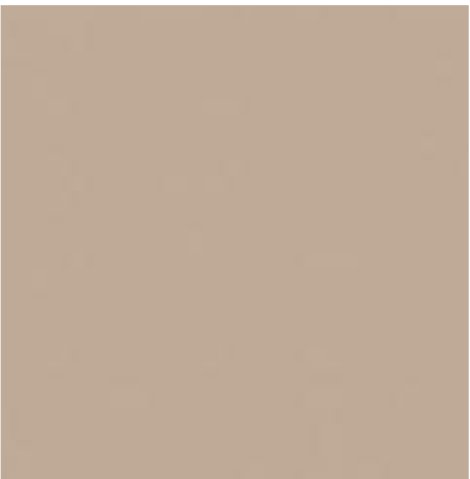
WINDOWS:  
Milgard: Montecito Line (Vinyl)  
brown



EP5 -  
DUNN-EDWARDS  
BOARD AND BATTEN  
FIBER CEMENT  
DE6176 "CREAMY CAMEO"



P7  
DUNN-EDWARDS  
FIBER CEMENT  
DEW383 "COOL DECEMBER"



EP3  
DUNN-EDWARDS  
ACCENTS:  
WOOD TRIMS, FACIAS  
DE-6139  
"SUMMERVILLE BROWN"



DOORS:  
Milgard: Montecito Line (Vinyl)  
Brown



DATE:	ISSUANCE OR REVISION
08/13/2021	PLANNING SUBMITTAL

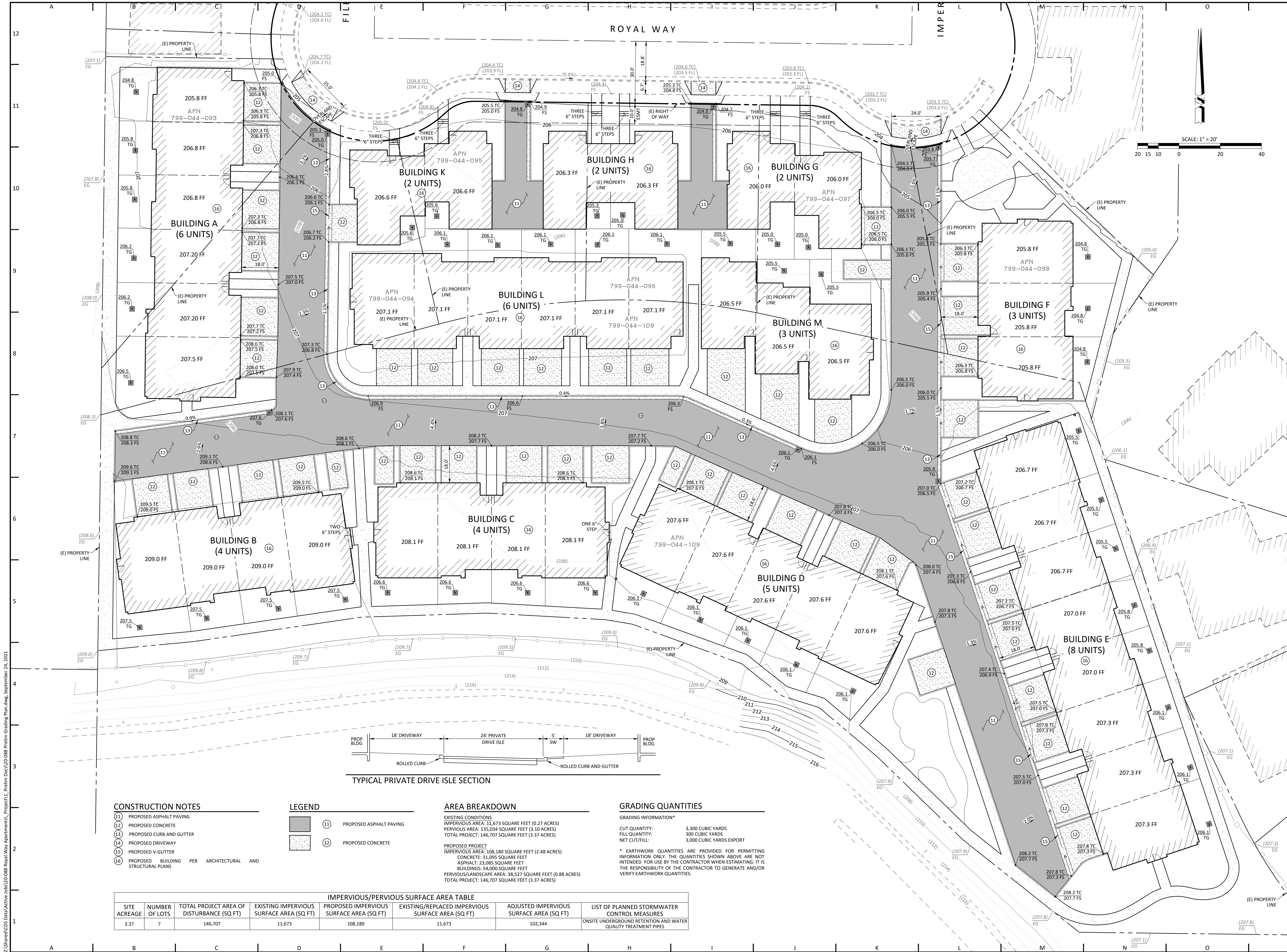
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SHEET CONTENTS
MATERIAL BOARD
PROJECT NO: 9967

SHEET
A6.0



Z:\Shared\CDS Data\Active Jobs\20-088 Royal Way Apartments\1\_Prelim Docs\20-088 Prelim Grading Plan.dwg, September 24, 2021



#### CONSTRUCTION NOTES

- (11) PROPOSED ASPHALT PAVING
- (12) PROPOSED CONCRETE
- (13) PROPOSED CURB AND GUTTER
- (14) PROPOSED DRIVEWAY
- (15) PROPOSED V-GUTTER
- (16) PROPOSED BUILDING STRUCTURAL PLANS

#### LEGEND

- (11) PROPOSED ASPHALT PAVING
- (12) PROPOSED CONCRETE

#### AREA BREAKDOWN

EXISTING CONDITIONS  
IMPERVIOUS AREA: 11,673 SQUARE FEET (0.27 ACRES)  
PERVIOUS AREA: 135,034 SQUARE FEET (3.10 ACRES)  
TOTAL PROJECT: 146,707 SQUARE FEET (3.37 ACRES)

PROPOSED PROJECT  
IMPERVIOUS AREA: 108,180 SQUARE FEET (2.48 ACRES)  
CONCRETE: 31,095 SQUARE FEET  
ASPHALT: 33,085 SQUARE FEET  
BUILDINGS: 54,000 SQUARE FEET  
PERVIOUS/LANDSCAPE AREA: 38,527 SQUARE FEET (0.88 ACRES)  
TOTAL PROJECT: 146,707 SQUARE FEET (3.37 ACRES)

#### GRADING QUANTITIES

GRADING INFORMATION\*

CUT QUANTITY: 3,300 CUBIC YARDS  
FILL QUANTITY: 300 CUBIC YARDS  
NET CUT/FILL: 3,000 CUBIC YARDS EXPORT

\* EARTHWORK QUANTITIES ARE PROVIDED FOR PERMITTING INFORMATION ONLY. THE QUANTITIES SHOWN ABOVE ARE NOT INTENDED FOR USE BY THE CONTRACTOR WHEN ESTIMATING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GENERATE AND/OR VERIFY EARTHWORK QUANTITIES.

IMPERVIOUS/PERVIOUS SURFACE AREA TABLE							LIST OF PLANNED STORMWATER CONTROL MEASURES
SITE ACREAGE	NUMBER OF LOTS	TOTAL PROJECT AREA OF DISTURBANCE (SQ FT)	EXISTING IMPERVIOUS SURFACE AREA (SQ FT)	PROPOSED IMPERVIOUS SURFACE AREA (SQ FT)	EXISTING/REPLACED IMPERVIOUS SURFACE AREA (SQ FT)	ADJUSTED IMPERVIOUS SURFACE AREA (SQ FT)	
3.37	7	146,707	11,673	108,180	11,673	102,344	ONSITE UNDERGROUND RETENTION AND WATER QUALITY TREATMENT PIPES

Hochhauser  
Blatter

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AND PLANNING

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SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

CIVIL DESIGN STUDIO  
CIVIL ENGINEERING | PLANNING | PERMITTING  
P.O. Box 199 Cambria, CA 93428  
805/966-0401 www.civil-studio.com

ROYAL WAY TOWNHOMES

PROJECT LOCATION:  
ROYAL WAY  
GILROY, CA 95020  
APNS: 799-044-093 TO 098  
& 109

PLANS PREPARED FOR:  
HOCHHAUSER BLATTER  
122 E ARRELLAGA  
SANTA BARBARA, CA 93101

PRELIMINARY PLANS  
- NOT FOR  
CONSTRUCTION

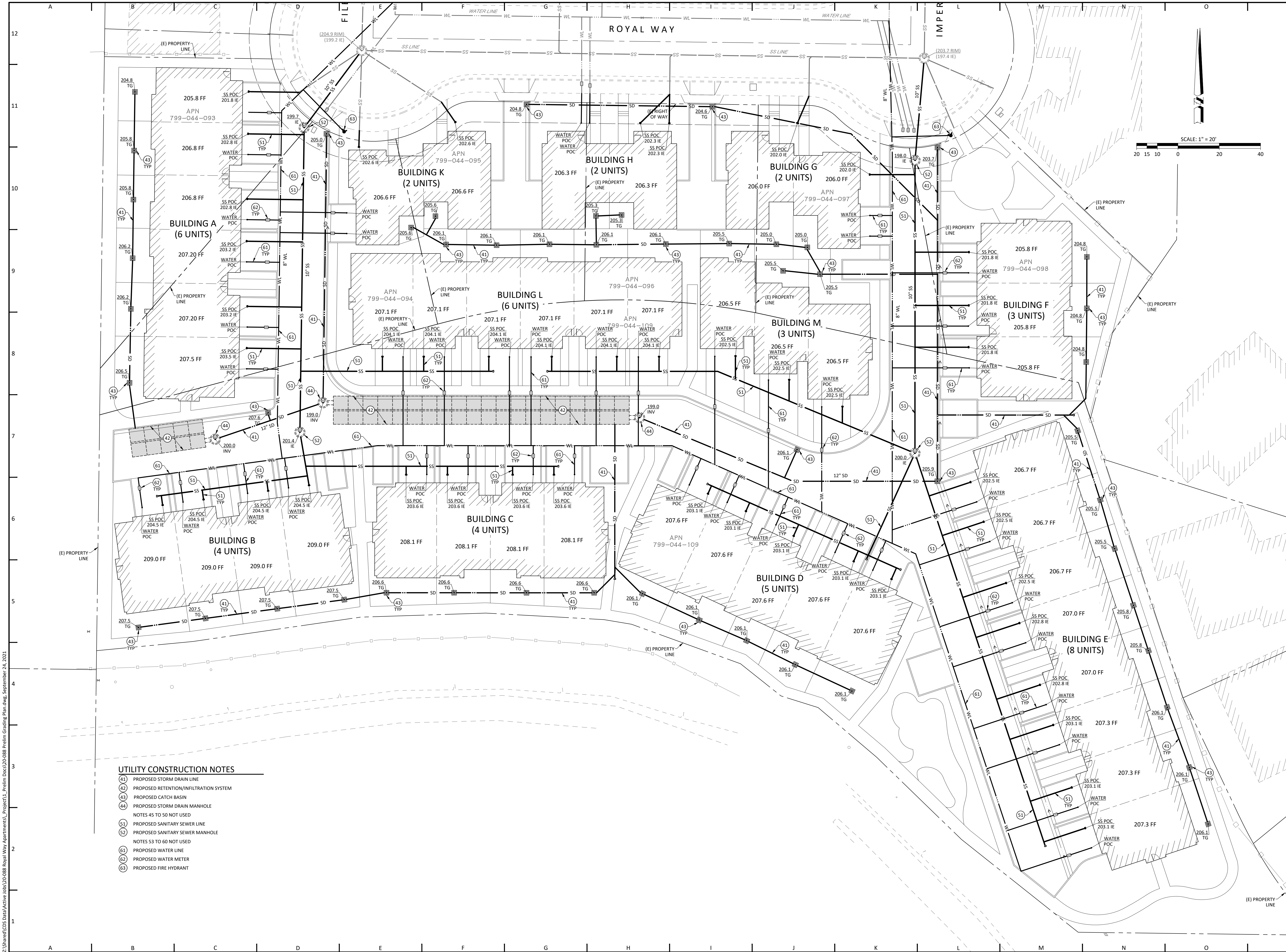
REVIEWED BY: RDW  
PREPARED BY: MMM  
DATE: 9/24/2021  
SCALE: 1" = 20'  
CDS JOB #: 20-088

PRELIMINARY  
GRADING PLAN

C1.0



Z:\Shared\CDS Data\Active Jobs\20-088 Royal Way Apartments\_L\_Prelim Docs\20-088 Prelim Grading Plan.dwg, September 24, 2021



UTILITY CONSTRUCTION NOTES

- (41) PROPOSED STORM DRAIN LINE
- (42) PROPOSED RETENTION/INFILTRATION SYSTEM
- (43) PROPOSED CATCH BASIN
- (44) PROPOSED STORM DRAIN MANHOLE
- NOTES 45 TO 50 NOT USED
- (51) PROPOSED SANITARY SEWER LINE
- (52) PROPOSED SANITARY SEWER MANHOLE
- NOTES 53 TO 60 NOT USED
- (61) PROPOSED WATER LINE
- (62) PROPOSED WATER METER
- (63) PROPOSED FIRE HYDRANT

Hochhauser  
Blatter



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AND PLANNING

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SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

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P.O. Box 199  
805/706-0401  
Cambria  
Ca 93428  
www.civil-studio.com

PLAN PREPARED BY:

ROYAL WAY TOWNHOMES

PROJECT LOCATION:

ROYAL WAY  
GILROY, CA 95020  
APNS: 799-044-093 TO 098  
& 109

PLANS PREPARED FOR:

HOCHHAUSER BLATTER  
122 E ARRELLAGA  
SANTA BARBARA, CA 93101

PROJECT NAME:

PRELIMINARY PLANS  
- NOT FOR  
CONSTRUCTION

REVIEWED BY:

RDW

PREPARED BY:

MMM

DATE:

9/24/2021

SCALE:

1" = 20'

CDS JOB #:

20-088

PRELLIMINARY  
UTILITY PLAN

C2.0

SHEET 2 OF 3 SHEETS

Page 63

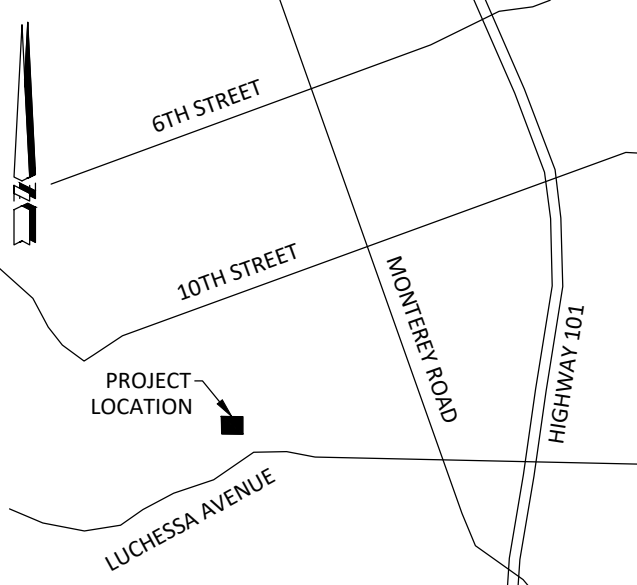


VESTING TENTATIVE PARCEL MAP NO. \_\_\_\_\_  
FOR CONDOMINIUM PURPOSES

PROPOSED CONDITIONS



P.O. Box 199 | Cambria | Ca 93428  
805.706.0401 | www.civil-studio.com



VICINITY MAP  
NOT TO SCALE

PROJECT PARTICIPANTS

PROPERTY OWNER:	THIRD MILLENNIUM PARTNERS 5671 SANTA TERESA BOULEVARD, SUITE 216 SAN JOSE, CA 95123 408.960.8010
AGENCY:	CITY OF GILROY 7351 ROSANNA STREET GILROY, CA 95020
ARCHITECT:	HOCHHAUSER BLATTER 122 EAST ARRELLAGA SANTA BARBARA, CA 93101 805.962.2746
CIVIL ENGINEER:	CIVIL DESIGN STUDIO, INC. ROBERT WINSLOW, P.E., QSD P.O. BOX 199 CAMBRIA, CA 93428 805.706.0401
GEOTECHNICAL ENGINEER:	EARTH SYSTEMS PACIFIC 500 PARK CENTER DRIVE HOLLISTER, CA 95023 831.637.2133
SURVEYOR:	MID COAST ENGINEERS 70 PENNY LANE, SUITE A WATSONVILLE, CA 95076 931.724.2580

SURVEY NOTES

BENCHMARK:  
THE BENCHMARK FOR THIS PROJECT BGS PID HS 5172 WITH AN ELEVATION OF 208.83 (NAVD 1988).

BASIS OF BEARINGS:  
THE BASIS OF BEARINGS FOR THIS PROJECT IS N.A.D. 1983 NOR. CAL. SMART NET (JANUARY 2016), CALIFORNIA COORDINATE SYSTEM ZONE 3.

ORIGIN OF SURVEY INFORMATION:  
THE TOPOGRAPHIC INFORMATION SHOWN IN THESE DRAWINGS AND USED TO DESIGN THE INFORMATION SHOWN ON THESE DRAWINGS WAS PERFORMED AND PREPARED BY MID COAST ENGINEERS ON FEBRUARY 8, 2016.

UTILITY INFORMATION

ELECTRICITY/GAS:	PG&E
TELEPHONE:	VERIZON/AT&T/CHARTER
WATER/SEWER:	CITY OF GILROY
TRASH SERVICE:	RECOLOGY SOUTH COUNTY

PROJECT INFORMATION

ZONING:	HIGH DENSITY RESIDENTIAL
APNS:	799-044-093, 799-044-094, 799-044-095, 799-044-096, 799-044-097, 799-044-098, 799-044-109, ZONE X
FLOOD ZONE:	VACANT LAND (DEMOLISHED RESIDENTIAL)
EXISTING USE:	TOWNHOMES
PROPOSED USE:	7
EXISTING PARCELS:	1
PROPOSED PARCELS:	1

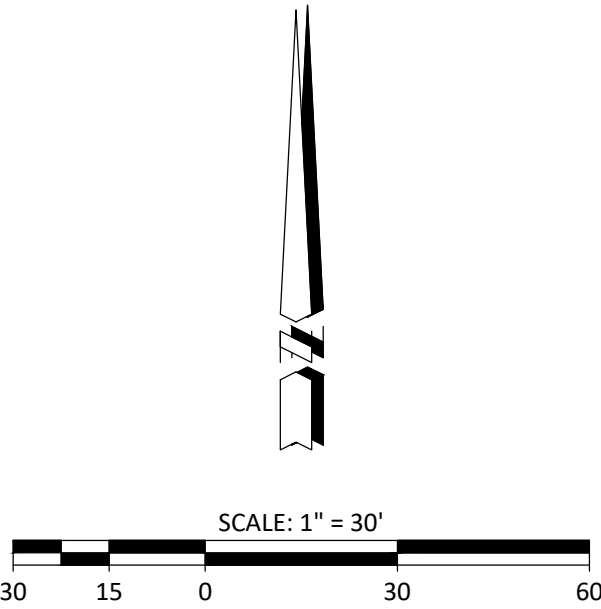
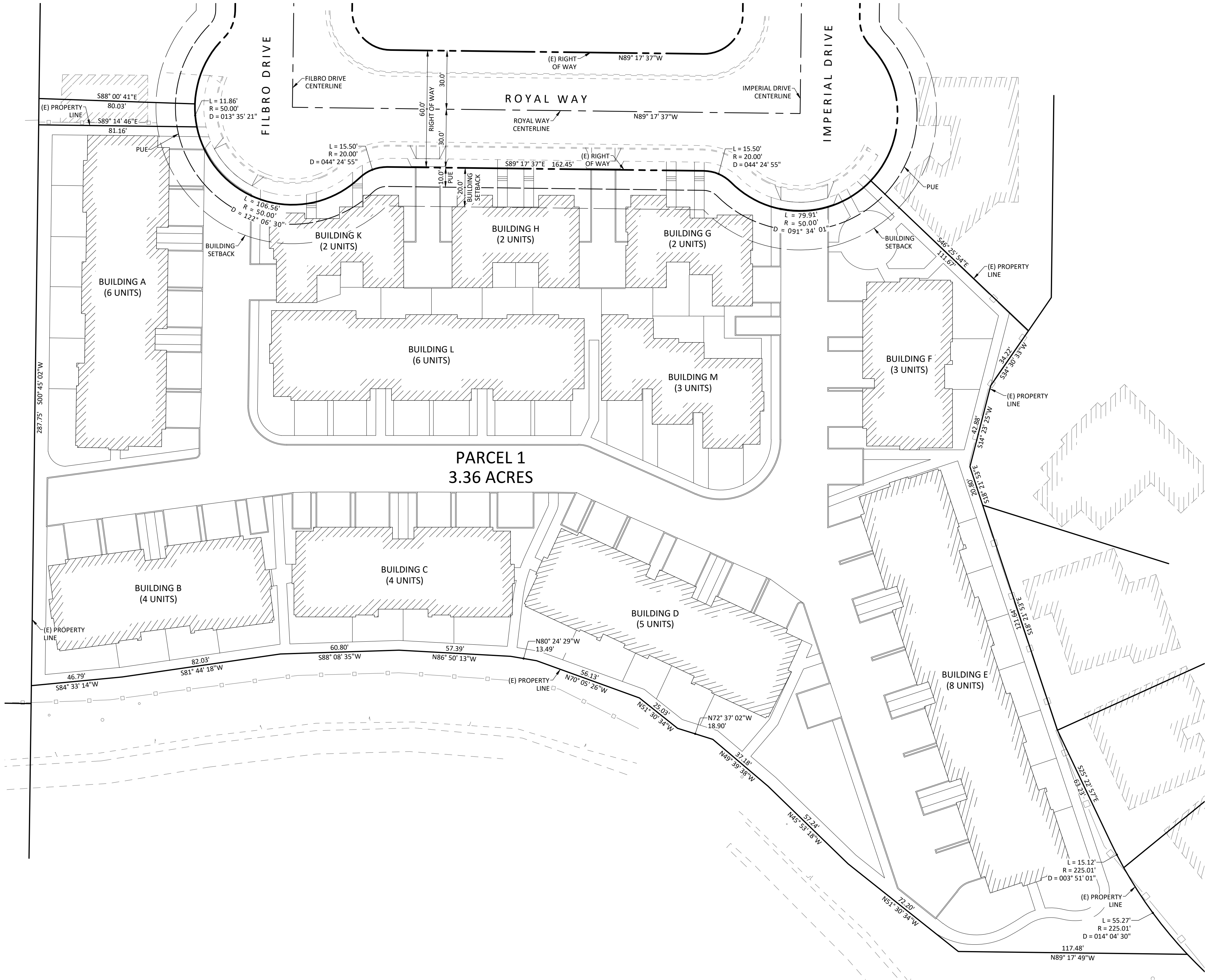
SITE AREA: 3.37 AC (146,707 SQUARE FEET)

NOTES

I, ROBERT WINSLOW, CERTIFY THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF GILROY SUBDIVISION ORDINANCE AND THE STATE MAP ACT.

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY EARTH SYSTEMS PACIFIC, TITLED "GEOTECHNICAL ENGINEERING REPORT, ROYAL WAY DEVELOPMENT, ROYAL WAY, GILROY, CALIFORNIA (EARTH SYSTEMS PACIFIC FILE NO. SH-12015-SB)" AND DATED JUNE 7, 2013.

THIS VESTING TENTATIVE MAP IS BASED ON A SURVEY/ALTA PERFORMED BY MID COAST ENGINEERS ON FEBRUARY 8, 2016.








Luminaire Schedule - LED										
Project: ROYAL WAY TOWNHOMES - GILROY										
Symbol	Qty	Label	Arrangement	LLF	LLD	UDF	Luminaire Lumens	Luminaire Watts	Description	Filename
	7	AA	Single	0.630	0.900	0.700	2856 +/-	25 +/-	LUMEC S55-35W32LED3K-G3-LE2 - 14' POLE (REDUCED 30%)	S55-35W32LED3K-G3-LE2.ies

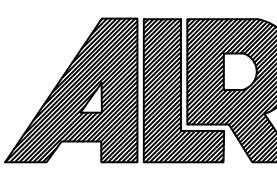
Calculation Summary								
Project: ROYAL WAY TOWNHOMES - GILROY								
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
PRIVATE STREET	Illuminance	Fc	0.44	1.2	0.1	4.40	12.00	

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

\*\*\*\*\*  
PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.  
\*\*\*\*\*

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

**Associated Lighting Representatives, Inc.**



ASSOCIATED LIGHTING REPRESENTATIVES, INC  
7777 PARDEE LANE  
P.O. BOX 2265  
OAKLAND, CA 94621  
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: GIACALONE DESIGN SERVICES  
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA  
SALES REPRESENTATIVE: ALR; JOHN BENSON



AGI32 VERSION 20.1  
AGI (C) 2021 LIGHTING ANALYSTS, INC.  
10268 W. CENTENNIAL ROAD, SUITE 202  
LITTLETON, CO 80127

PROJECT DESCRIPTION

**ROYAL WAY TOWNHOMES**  
CITY OF GILROY

DRAWING NO. / INPUT FILE

19324BEN.DWG / 19324BEN.A32

SCALE  
1" = 30'

SHEET  
1 OF 1

DATE  
09.16.2021

REV  
X



F:\PRODUCTION\Projects\2021\21.005\CAD\21.005\_L-1.0 Tree Removal.dwg 8/19/2021

GILROY HIGH SCHOOL

ROYAL WAY

CARNADERO CREEK

THESE THREE TREES APPEAR ON THE 2016 ALTA SURVEY BUT SEEM TO HAVE BEEN REMOVED AND REPLACED WITH YOUNGER TREES (SHOWN AS GREY CLOUD ABOVE; TREES 32-38 ON ARBORISTS REPORT)

- 1 TREES WITHIN THE PROPERTY LINE ACCORDING TO THE 2016 ALTA SURVEY, NUMBERED ACCORDING TO ARBORISTS REPORT
- 17 TREES OUTSIDE THE PROPERTY LINE ACCORDING TO THE 2016 ALTA SURVEY, NUMBERED ACCORDING TO ARBORISTS REPORT
- PROPERTY LINE

THIS TREE (#4 ON THE ARBORIST REPORT) IS NOT LOCATED ON THE 2016 ALTA SURVEY, BUT WAS IDENTIFIED ON THE ARBORIST'S REPORT (MARCH 2021). IT SHOULD BE ASSUMED THIS TREE IS NOT WITHIN THE PROPERTY LINE.

THIS TREE WAS NOT IDENTIFIED ON THE 2021 ARBORISTS REPORT AND NO LONGER APPEARS TO BE HERE ACCORDING TO AERIAL IMAGES

THESE TWO TREES APPEAR ON THE 2016 ALTA SURVEY AND ON AERIAL IMAGES, BUT WERE NOT IDENTIFIED IN THE 2021 ARBORIST REPORT

## LEGEND

- ① Indicates tree number as referenced in Arborist Report
- 8" Tree To Remain: Preserve And Protect. See Tree Protection Notes
- ✱ 12" Tree To Be Removed: See Tree Protection Notes
- ⊠ 23" Tree To Be Moved or Removed: Heritage Tree or Protected Tree

Existing Trees to Remain: Preserve and Protect

These tree outlines were based off available aerial imagery (September 2020)

## EXISTING TREE SUMMARY

Tree #:	Tree Name:	DBH:	Heritage Tree:	Protected:	Status:
1	Fraxinus uhdei	20"	No	No	Remove
2	Olea europea	30"	No	No	Move or Remove
3	Koelreuteria bipinnata	16"	No	No	Remove
4	Quercus lobata	24"	No	Yes	Preserve
24	Quercus lobata	22"	No	Community	Remove
25	Quercus lobata	16"	No	Community	Remove
27	Olea europea	23"	Yes	No	Move or Remove
28	Olea europea	38"	Yes	No	Move or Remove
30	Juglans regia	26"	Yes	No	Preserve
31	Fraxinus uhdei	16"	No	No	Remove

## ARBORISTS REPORT: TREE PROTECTION NOTES

Arborwell Report - March 19, 2021

Samuel Oakley  
TMP - Royal Way Tree Protection Plan  
3/19/2021



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### Tree Protection Zone

All of the trees to be preserved will incur significant impacts from grading, utilities, storm drains, bio-retention basins, curb and gutters, pathways, and landscaping.

Generally, a TPZ is established for each tree based on species tolerance, condition, and age. In many instances, this is an area less than the dripline of the tree. The improvements required for this project will not allow for what would be considered an adequate TPZ. Therefore, the TPZ will be the dripline (or curb face for the area of dripline extending over a hardscape surface) for all of the trees on this site.

Each tree to be preserved shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance. The recommended TPZ area can be determined by the canopy footprint. All work that occurs in the dripline falls under the category of the TPZ. This means that work that is performed within this zone will require direct involvement of the PA. Direct involvement requires the PA to be on site for all work in the dripline to provide direction when tree roots are encountered. Improvements or activities such as paving, utility, and irrigation trenching and other ancillary activities shall occur outside the TPZ, unless authorized by the PA. Because of the nature of final improvements, protective fencing will not be used; a protective barrier using straw wattle wrapped with orange plastic fencing shall serve as the TPZ boundaries. At no time shall tree protection be encroached without the directive of the PA or City Arborist (CA).

Any tree that will have numerous improvements very close to the trunks and well within the driplines will require all work in the TPZ to utilize boring (for utilities and storm drains), pneumatic or hydraulic tools, as described in latter sections. This is necessary in order to preserve the health and structural integrity of the trees.

Improvements will be as far from any tree trunk as possible. Plans will show how the layout will help mitigate the severity of these impacts. There will be not landscape planting and the installation of underground piping and wiring inside any TPZ. Landscaping on the edges of a TPZ is acceptable utilizing the TPG for mitigating impacts under direction of the PA.

Activities prohibited within the TPZ include:

- Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dirty water or any other material which may be deleterious to tree health.
- The use of tree trunks as a winch support, anchorage, as a temporary power pole, sign posts or other similar function.
- Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the PA.
- Soil disturbance or grade/drainage changes
- Materials must not be stored, stockpiled, dumped, or buried inside the dripline of trees.
- Excavated soil must not be piled or dumped, even temporarily, inside the TPZ of protected trees.

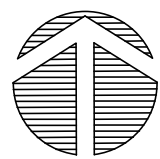
Samuel Oakley  
TMP - Royal Way Tree Protection Plan  
3/19/2021



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Activities permitted or required within the TPZ include:

- Mulching: During construction, wood chips shall be spread within the TPZ to a six (6) inch depth, leaving the trunk clear of mulch to help inadvertent compaction and moisture loss from occurring. The mulch may be removed if improvements or other landscaping is required. Mulch material shall comply with ISA specifications. Mulching may be applied at a depth of three (3) inches prior to construction under trees where there is no landscaping or paving (landscaping shall not be installed underneath a mature tree).
- Root Buffer: When areas under the tree canopy cannot be fenced, a temporary buffer is required and shall cover the root zone and remain in place at the specified thickness until final grading stage.
- Irrigation, aeration, or other beneficial practices that have been specifically approved for use within the TPZ.



### REVISIONS:

NO. DATE DESCRIPTION

### PROJECT:

## ROYAL WAY TOWNHOMES

GILROY, CA  
HOCHHAUSER BLATTER  
ARCHITECTURE AND PLANNING

PROJECT NO: 21.005

DATE: 08/13/2021

SCALE: AS SHOWN

DRAWN | CHECKED: DZ/PO

ISSUANCE:

PLANNING SUBMITTAL

SHEET NAME:

## Tree Removal & Protection Plan

SHEET NO:



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GILROY HIGH SCHOOL



EXAMPLE IMAGERY OF POTENTIAL PLAY EQUIPMENT



GEOTECH REPORT: SOIL PREPARATION AND GRADING RECOMMENDATIONS  
Earth Systems Pacific - June 7, 2013

Royal Way Development

June 7, 2013

5. The soil in the planned building areas and other areas to receive improvements should be removed (overexcavated) to a minimum depth of 1 foot below existing grade. Any existing fill at the site should also be removed during the overexcavation operations. The depth and lateral extent of the fill should be identified by the geotechnical engineer at the time of grading.

PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE
Shade Trees				
L	Am	Arbutus menziesii	Madrone	24" Box
L	Pc	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" Box
L	Pr	Platanus racemosa	Western Sycamore	24" Box
L	Qr	Quercus lobata or agrifolia	Valley or Coast Live Oak	24" Box
L	Up	Ulmus parvifolia	Chinese Elm	24" Box
Ornamental Trees				
L	Au	Arbutus unedo	Strawberry Tree	15 Gal.
L	Co	Cercis occidentalis	Western Redbud	15 Gal.
L	Ct	Chitalpa tashkentensis	Chitalpa	15 Gal.
L	Ln	Laurus nobilis 'Saratoga'	Bay Laurel	15 Gal.
Planting Zones				
Common Landscape A				
M	Aa	Agapanthus africanus	Lily of the Nile	1 Gal.
L	Cs	Cistus spp.	Rockrose	5 Gal.
L	Co	Correa spp.	Australian Fuschia	5 Gal.
L	Cd	Carex divulsa	Berkeley Sedge	1 Gal.
L	Db	Dietes bicolor	Fortnight Lily	1 Gal.
L	Fc	Festuca californica	California Fescue	1 Gal.
L	Fr	Festuca rubra	Red Fesuce	1 Gal.
L	Ls	Lavandula spp.	Lavender	1 Gal.
L	Lm	Lomondra longifolia	Dwarf Mat Rush	1 Gal.
L	Ps	Phormium spp	New Zealand Flax	1 Gal.
L	Ru	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	1 Gal.
L	Sa	Salivia spp.	Sage	5 Gal.
L	Ss	Senecio serpens	Blue Chalksticks	1 Gal.
Common Landscape B				
L	Bp	Baccharis pilularis	Coyote Bush	5 Gal.
L	Cd	Carex divulsa	Berkeley Sedge	1 Gal.
L	Fc	Festuca californica	California Fescue	1 Gal.
L	Fr	Festuca rubra	Red Fesuce	1 Gal.
L	Ha	Heteromeles arbutifolia	Toyon	5 Gal.
L	Km	Koeleria macrantha	Prairie Junegrass	1 Gal.
L	Ma	Mimulus aurantiacus	Monkey Flower	1 Gal.
L	Mr	Muhlenbergia rigens	Deergrass	1 Gal.
L	Rc	Rhamnus californica	Coffeeberry	5 Gal.
L	Rm	Romneya coulteri	Matilija Poppy	5 Gal.

SUPPLEMENTAL PLANT LIST

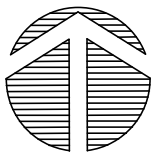
*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE
L	As	Anigozanthos spp.	Kangaroo Paw	1 Gal.
M	Ct	Choisya ternata	Mexican Orange Blossom	5 Gal.
L	Ek	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.
L	Li	Leonotis leonurus	Lions Tail	1 Gal.
L	Lb	Lobelia laxiflora	Mexican Lobelia	1 Gal.
L	Pt	Pittosporum tobira	Japanese Pittosporum	5 Gal.
M	Rf	Rosa floribunda or 'Iceberg'	Rose	5 Gal.
M	Sl	Sesleria 'Greenlee' or 'Fairytale'	Moor Grass	1 Gal.

\* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: **REGION 1**  
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed  
\* from: Water Use Classification of Landscape Species,  
A Guide to the Water Needs of Landscape Plants (WUCOLS)  
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANTING NOTES

- The project Geotechnical Report recommends over excavation to remove twelve (12) inches of site soil for new construction (see report excerpt). Given that the site will largely be imported soil, BFS will specify a soils and amendment horticultural test for approval prior to any planting.
- Mulch: Chipped wood to contain less than 1% foreign matter including soil, weeds, seeds, etc. by dry weight at three (3) inch depth.



REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:  
**ROYAL WAY**  
**TOWNHOMES**  
GILROY, CA  
HOCHHAUSER BLATTER  
ARCHITECTURE AND PLANNING

PROJECT NO: 21.005  
DATE: 08/13/2021  
SCALE: AS SHOWN  
DRAWN | CHECKED: DZ/PO  
ISSUANCE:  
**PLANNING SUBMITTAL**

SHEET NAME:

**Landscape Site Plan**

SHEET NO:



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GILROY HIGH SCHOOL

ROYAL WAY

CARNADERO CREEK

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name \_\_\_\_\_ Status \_\_\_\_\_ Calc By \_\_\_\_\_  
Project Number \_\_\_\_\_ Date \_\_\_\_\_

Reference Evapotranspiration (Eto)

Hydrozone #/Planting Description*	Plant Factor (PF)	Irrigation Method <sup>2</sup> s or d	Irrigation Efficiency (IE) <sup>3</sup>	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>4</sup>
Regular Landscape Areas							
						755.56	20424.18
						14198.52	383814.35
						2946.67	79654.29
				Totals	(A) 43746 (B)	17900.74	483892.82
Special Landscape Areas							
				1.00		0.00	0.00
				Totals	(C) 0 (D)	0.00	0.00
						ETWU Total (Gallons)	483892.82
						Maximum Allowed Water Allowance (MAWA)* (Gallons)	532143.84
						ETWU (Acre Feet)	1.48
						MAWA (Acre Feet)	1.63

\*Hydrozone #/Planting Description  
E.g.  
1.) front lawn  
2.) low water use plantings  
3.) medium water use planting

<sup>1</sup>Irrigation Method  
overhead spray  
or drip

<sup>2</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>3</sup>ETWU (Annual Gallons Required) =  
Eto x 0.62 x ETAF x Area  
where 0.62 is a conversion  
factor that converts acre-  
inches per acre per year to  
gallons per square foot per  
year.

\*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 per year to gallons per square foot per  
year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet,  
and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	
Total Area	(A)	
Average ETAF	B ÷ A	0.41

Average ETAF for Regular Landscape  
Areas must be 0.55 or below for  
residential areas, and 0.45 or below for  
non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	
Total Area	(A+C)	
Sitewide ETAF	(B+D) ÷ (A+C)	0.41

BFS Landscape Architects

IRRIGATION NOTES

1. THE IRRIGATION DESIGN WILL COMPLY WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND LOCAL ORDINANCES
2. THE DESIGN WILL INCLUDE A SEPARATE METERED POINT OF CONNECTION WITH A BACKFLOW DEVICE
3. THE CONTROLLER WILL BE WILL HAVE A MASTER VALVE AND FLOW SENSOR FOR MANAGING FLOW
4. THE CONTROLLER WILL UTILIZE EVAPOTRANSPIRATION DATA FOR MANAGING RUN TIMES
5. THE CONTROLLER WILL UTILIZE EVAPOTRANSPIRATION DATA FOR MANAGING RUN TIMES
6. THE SYSTEM WILL BE DESIGNED TO PREVENT RUNOFF
7. THE SYSTEM WILL BE DESIGNED BY GROUPING PLANTS OF SIMILAR WATER USE TOGETHER INTO HYDROZONES
8. IRRIGATION DISTRIBUTION WILL BE THROUGH HIGH EFFICIENCY/LOW VOLUME SPRAY HEADS, DRIP EMITTERS OR SUBSURFACE DRIP TUBING
9. SELECT AREAS OF NATIVE PLANTS TO BE IRRIGATED WITH TEMPORARY IRRIGATION; IRRIGATION TO BE REMOVED ONCE THOSE PLANTS ARE ESTABLISHED

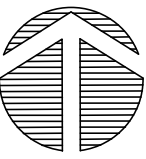
REVISIONS:  
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PROJECT:  
ROYAL WAY  
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DATE:	ISSUANCE OR REVISION

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SHEET CONTENTS
SITE PLAN
PROJECT NO: 9805

SHEET  
**A1.1**

