



VICINITY MAP
SCAN WITH QR READER

GENERAL

OWNERS / SUBDIVIDER: IVAN MARGARETICH AND NICK GERA
122 E. ARRELLAGA ST., SUITE 4
SANTA BARBARA, CA 93101

CIVIL ENGINEER: CIVIL CONSULTANTS GROUP, C2G INC.
4444 SCOTTS VALLEY DRIVE, SUITE 6
SCOTTS VALLEY, CA 95066
831.438.4420

SURVEYOR: ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
831.438.4420

EXISTING USE: COMMERCIAL

EXISTING ZONING: CD COMMERCIAL DOWNTOWN

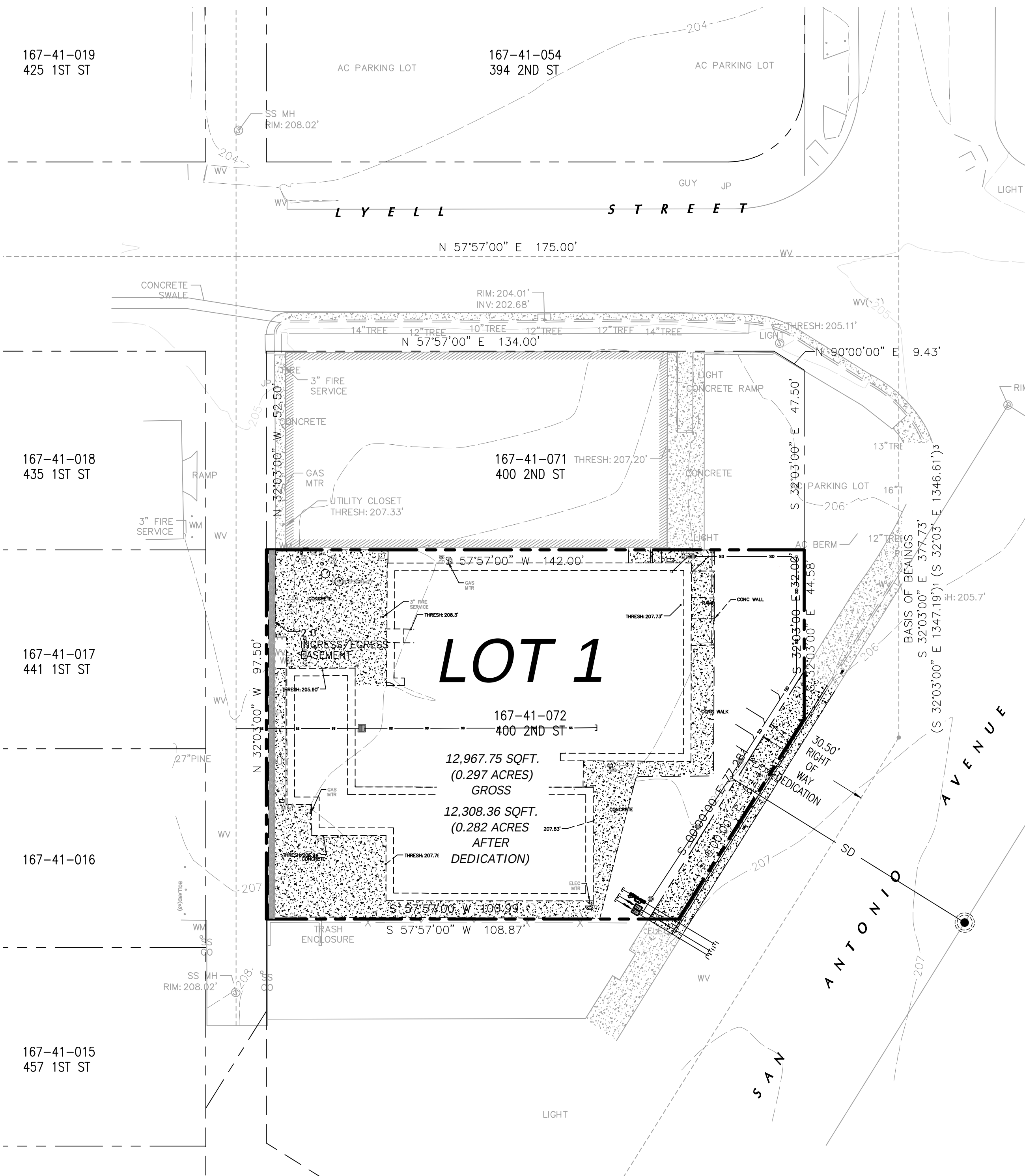
PROPOSED USE: MIXED USE

PROPOSED USE: 1 COMMERCIAL SPACE AND 20 RESIDENTIAL CONDOMINIUM UNITS

GENERAL PLAN DESIGNATION: DOWNTOWN COMMERCIAL

FLOOD HAZARD ZONES AS SHOWN ON FEMA MAPS: FLOOD ZONE X

UNIT OF AIR SPACE - CUBIC FEET = 18,671



LEGEND

- UNIT BOUNDARAY
- BOUNDARY LINE
- ADJOINING LOT LINE
- INGRESS EGRESS EASEMENT

ABBREVIATIONS

- APN ASSESSORS PARCEL NUMBER
- CA COMMON AREA
- DOC DOCUMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PM PARCEL NUMBER
- PUE PUBLIC UTILITY EASEMENT
- EUE EXCLUSIVE USE EASEMENT

BOUNDARY NOTE

THE BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS MAP. EASEMENTS SHOWN ARE PER RECORD DATA AS NOTED HEREON. PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD THAT ARE NOT SHOWN ON THIS MAP.

SURVEYOR'S STATEMENT

THE SUBJECT PROJECT SITE WAS SURVEYED (BOTH BOUNDARY AND TOPOGRAPHIC) BY ALPHA LAND SURVEYS, INC.

BASIS OF ELEVATIONS

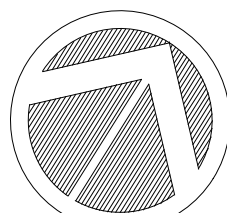
ELEVATIONS FOR THIS SURVEY ARE BASED ON THE CITY OF LOS ALTOS BENCHMARK #22, LOCATED IN THE TOP OF CURB AT THE SOUTHWEST NOSE OF THE TRAFFIC ISLAND AT SAN ANTONIO ROAD AND FIRST STREET.

BENCHMARK ELEVATION = 212.96'

BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE CENTERLINE OF SECOND AVENUE AND BASED UPON MONUMENTS FOUND AT THE CENTERLINE INTERSECTIONS OF SECOND AVE WITH SAN ANTONIO ROAD AND MAIN STREET

NORTH 32°03' WEST



SCALE: 1"=20'

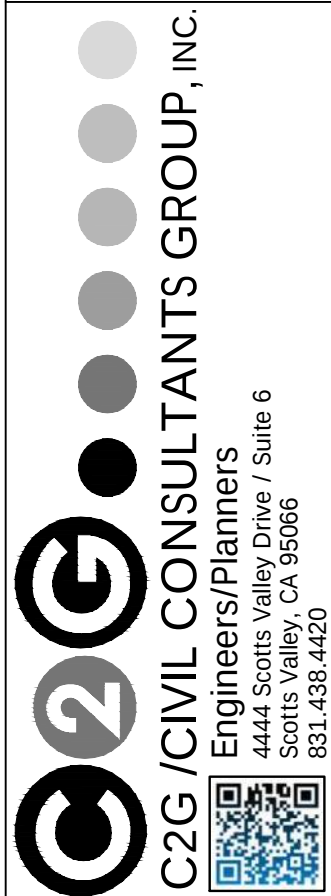


1 GROUND FLOOR PLAN - COMMERCIAL UNITS

Scale: 1"=20'

REVISIONS	BY

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES



LOS ALTOS MIXED USE
400, 420 & 428 2ND AVENUE
LOS ALTOS, CALIFORNIA 94022

Date:	08.26.2021
1" = 20'	
Drawn:	JB/DD
Job:	3012.01
Sheet:	C0.2
Of 8 Sheets	