4350 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

PROJECT DESCRIPTION

Currently occupied by a gas station, 4350 El Camino Real is planned to be redeveloped as a 47 unit residential community. The corner site is located at the intersection of El Camino Real and Los Altos Avenue in the Commercial Thoroughfare zone. It is adjoined on the two other sides by the Peninsula Real, a 3 story multifamily condominium development. Several hotels are located across the streets, as well as a new 5 story multifamily development across El Camino Real.

The project features landscaped setbacks on both street frontages, and provides an intimate pedestrian plaza at the main building lobby at the intersection of the two streets. Additional individual residence stoop entries are located on Los Altos Avenue. The plan is configured in an “L” shape creating a large sheltered landscaped courtyard within the site that will provide outdoor amenities for the residents, as well as providing pleasant vistas for residents of the adjacent property. The open space provided on site significantly exceeds the amount required by the zoning. Privacy for the adjacent residents has been protected by carefully locating out looks from primary rooms so they do not directly face the neighbors in the locations close to property lines.

The vehicular and bike entrance is located off of El Camino Real, as well as a truck loading zone for convenient deliveries and pick up. A new VTA bus shelter meeting current standards will be located in the landscaped set back along El Camino Real.

The 5 story building exceeds the zoning by 1 story, and a 9’ increase above the 45’ height limit is requested in this proposal. The building design incorporates both horizontal and vertical articulation to create an appropriate scale and character for the project. The 5th floor has been setback from the face of the building and has been given a more glazed character to reduce the mass. Exterior materials including masonry, plaster, wood siding, and weathering steel (Corten) provided variety and articulate the massing into residential scaled elements.

The design team has been working with the planning staff to reflect updated aspects of the Los Altos planning code, including differentiating the base, body and top of the building, and incorporating residential details including recessed windows, projected precast sills and belt courses, ornamental metal railings, architectural sunshades, and painted metal windows to imbue the community with high quality residential character.

An 84 space 2 level parking garage is located entirely below grade. A resident bike storage and maintenance facility is also located within the garage. The project seeks a garage aisle width reduction to 24’ from the 26’ standard.

DRAWING INDEX

PROJECT TEAM

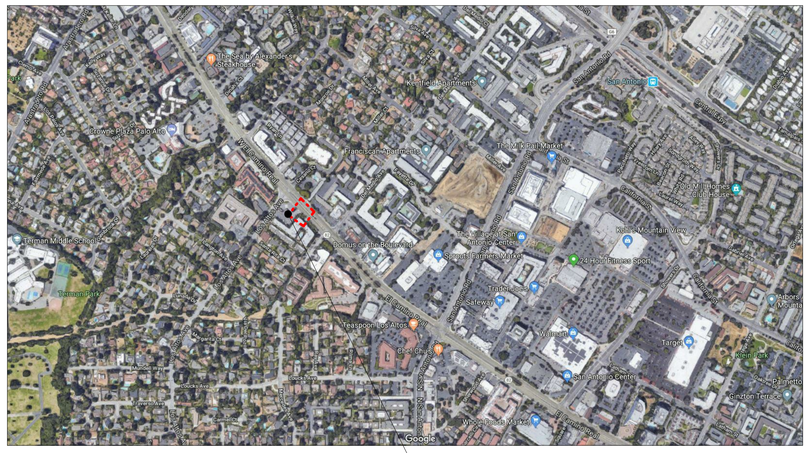
APPLICANT / OWNER
ANGIE & GREG GALATOLO
4350 El CAMINO REAL
LOS ALTOS, CA

ARCHITECT
SEIDEL ARCHITECTS
109 STEVENSON STREET, 6TH FLOOR
SAN FRANCISCO, CA 94105
P: 415.397.5535

LANDSCAPE ARCHITECT
REED GILLIAND
1060 CORONA ROAD
PETALUMA, CA 94594
P: 707.765.9582

CIVIL ENGINEER
BKF ENGINEERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSE, CA 95112
P: 408.467.9192

VICINITY MAP



PROJECT SITE

PROJECT INFORMATION

GENERAL PLAN DESIGNATION:
THOUROUGHFARE COMMERCIAL (TC)

ZONING:
COMMERCIAL THOROUGHFARE (CT)

APN:
167-11-041

LOT AREA:
.656 ACRES / 28,562 SF

BUILDING COVERAGE:
48%

RESIDENTIAL UNITS:
47

DENSITY:
25 PERMITTED (38 DU/AC)
47 PROVIDED (72 DU/AC)
(INCL. DENSITY BONUS)

SETBACKS (SEE A1.0 & A2.2):	REQUIRED
FRONT:	25'-0" MIN.
EXTERIOR SIDE (LOS ALTOS AVE):	15'-0" AVG., 4' MIN.
INTERIOR SIDE (GROUND LEVEL)	7'-6" AVG
REAR:	0'-0"

	PROPOSED
FRONT:	25'-0"
EXTERIOR SIDE (LOS ALTOS AVE):	15'-0"
INTERIOR SIDE (GROUND LEVEL):	42'-11"
REAR:	7'-6 1/2"

OCCUPANCY CLASSIFICATIONS:
R-2 RESIDENTIAL
S-2 PARKING GARAGE

CONSTRUCTION TYPE:
TYPE IA (GARAGE)
TYPE IIIA (RESIDENTIAL)

INCENTIVES (PER LAMC 14.28.040):
11' HEIGHT INCREASE ABOVE 45'
24' PARKING AISLE VERSUS 26'

USE:
CURRENT: SERVICE STATION
CONVENIENCE STORE

PROPOSED: FIVE STORY RESIDENTIAL
AND TWO SUBGRADE
PARKING LEVELS

COMMON OPEN SPACE (SEE A4.3):
REQUIRED: 2,400 SF
PROVIDED: 12,103 SF

PRIVATE OPEN SPACE (SEE A4.3):
REQUIRED: 50 SF/ UNIT
PROVIDED: 63 SF/ UNIT

PROPOSED UNIT MIX

10	ONE BEDROOM UNITS	(580-774 SF)
31	TWO BEDROOM UNITS	(767-1449 SF)
6	THREE BEDROOM UNITS	(1023-1675 SF)
47	TOTAL UNITS	

2

PROPOSED BMR UNIT MIX

2	ONE BEDROOM UNITS	(VERY LOW INCOME)
1	TWO BEDROOM UNITS	(VERY LOW INCOME)
3	TWO BEDROOM UNITS	(MODERATE INCOME)
1	THREE BEDROOM UNITS	(MODERATE INCOME)
7	TOTAL BMR UNITS	

PROPOSED BEDROOM COUNT

77	MARKET RATE
13	BELOW MARKET RATE
90	TOTAL BEDROOMS

FIRE DEPARTMENT COMMENTS:

#2: Fire sprinklers will be provided and installed throughout per CFC sections 903.2.1 through 903.2.18 whichever is more restrictive. A state of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a complete permit application and appropriate fees to the fire department for review and approval prior to beginning the work.

#4: Standpipes shall be provided and installed in accordance with CFC Sec. 905 and NFPA 14.

#6: Emergency Responder Radio Coverage shall be provided.

#7: A Two-way Communication System shall be designed and installed in accordance with NFPA 72, the California Electrical Code, the California Fire Code, the California Building Code, and the city ordiances where two way system is being installed, policies, and standards. Other standards containing design/instllation criteria for specific life safety related equipment are referred to in NFPA 72.

#8: Fire Alarm System shall be provided in accordance with CFC # 907.2.9.

#9: See sheet C2.0 for the the Red Curb Marking note which identifies the location of the Fire Lane at Los Altos Avenue. See Landscape Site Plan on 1/ L1.0 and Fire Aparatus Clearance Diagram on 1/A8.0 indicating how the landscaping has been redesigned to accommodate aerial access.

PARKING TABULATION

PARKING REQUIREMENTS			
	1 SPACE PER 1 BEDROOM	2 SPACES PER 2-3 BEDRROM	
Parking Required (LAMC Chapter14.24.040; G2)	10 UNITS X 1 SPACE = 10	37 UNITS X 2 SPACES = 74	84
Parking Provided	10	74	**84**

***LMAC14.28.040C;G2 (PARKING REQUIREMENT ALTERATION STANDARDS) SUPERSEDES LMAC 14.74.080 (PARKING REQUIREMENT FOR A RESIDENTIAL DEVELOPMENT IN A CT DISTRICT). THIS DEVELOPMENT IMPLEMENTS THE STATE DENSITY BONUS REQUIREMENTS.**

EVCS REQUIREMENTS

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE) REQUIREMENTS	
Cal Green 4.106.4.2	3% of Total Parking Spaces
EV Spaces Required	84 UNITS * 3% = 2.52
EV Spaces Provided	**5**

BIKE PARKING TABULATION

BIKE PARKING REQUIREMENTS		
Per VTA Technical Guidelines (Table10-3)	1 Class 1 Space Per 3 Units	1 Class 2 Space Per 15 Units
Bike Parking Required	47 UNITS / 3 = 15.67	47 UNITS / 15 = 3.13
Bike Parking Provided	**40**	**4**

2

UNIT TABULATION

	1 BEDROOM						2 BEDROOM										3 BEDROOM				
Unit Type	**1A**	**IA****	**1B**	**1C**	**1D**	**1D****	**2A**	**2B**	**2B-2**	**2C**	**2C***	**2C-2**	**2D**	**2D***	**2D****	**2E**	**3A**	**3A-2**	**3B**	**3C***	**TOTALS**
RANGE	*580-774*						*767-1449*										*1023-1675*				
SF*	718	718	764	774	580	580	1022	1449	1184	1326	1326	1146	767	767	767	1343	1675	1601	1023	1461	
Ground floor		1	1	1				1		2						1				1	8
2nd floor	1					1	1	3		2				1			1				10
3rd floor	1				1			3		1	1			1			1		1		10
4th floor	1				1		1	3		2					1		1				10
5th floor	1						1		4			2						1			9
	4	1	1	1	2	1	3	10	4	7	1	2	0	2	1	1	3	1	1	1	
Totals	**10**						**31**										**6**				**47**
Unit Mix (% Units)	21.3%						66.0%										12.8%				

(*) DENOTES MODERATE INCOME AFFORDABLE BELOW MARKET RATE UNIT)
(**) DENOTES VERY LOW INCOME AFFORDABLE BELOW MARKET RATE UNIT)

SEIDEL ARCHITECTS

BkF ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A0.1

CONTEXT PLAN

6/16/2022

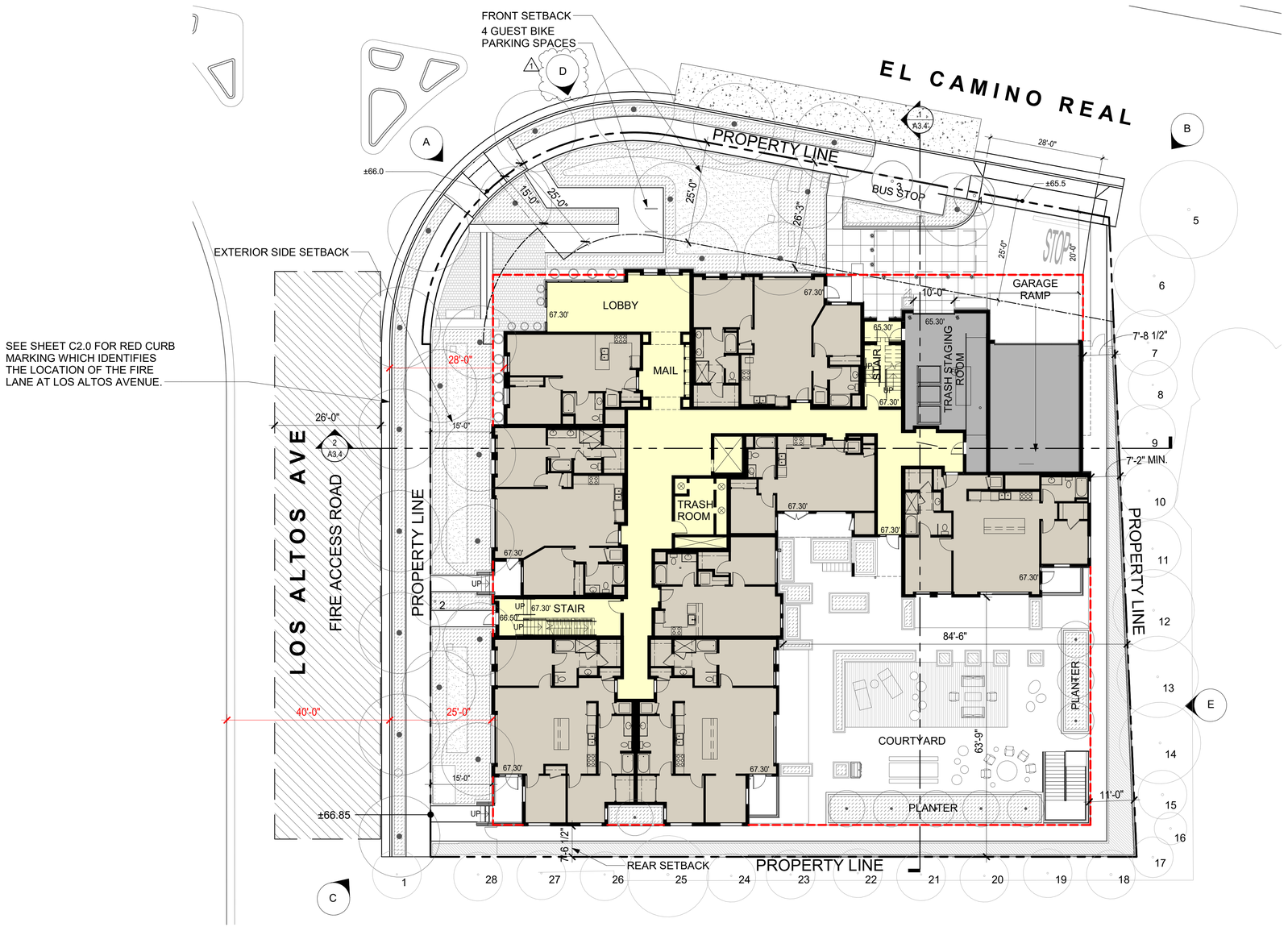
Best Management Practice		Applicable to	Project Compliance
3.1 Reduce and Divert Waste			
☑	Develop and implement a Construction and Demolition (C&D) waste plan.	All new projects	Yes No N/A
3.2 Conserve Water			
☑	Reduce turf area and increase native plant landscaping.	All new projects	Yes No N/A
3.3 Use Carbon-Efficient Construction Equipment			
☑	Implement applicable Bay Area Air Quality Management District construction site and equipment best practices. *Tables 8-1 and 8-2 in the District's Air Quality Guidelines (see separate handout).*	All new projects	Yes No N/A
4.1 Sustain a Green Infrastructure System and Sequester Carbon			
☑	Create or restore vegetated common space.	Projects over 10,000 sq ft	Yes No N/A
☐	Establish a carbon sequestration project or similar off-site mitigation strategy.	Projects over 10,000 sq ft	Yes No N/A
☐	Plant at least one well-placed shade tree per dwelling unit.	New residential projects	Yes No N/A

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEW DEVELOPMENT CLIMATE ACTION PLAN CHECKLIST

As required in the Los Altos Climate Action Plan, which was adopted in December of 2013, new development shall demonstrate compliance with all applicable best management practices outlined in the checklist below. This list should be included in the project plans and, for all applicable best management practices, provide a description for how the project will complying.

Best Management Practice		Applicable to	Project Compliance
1.1 Improve Non-Motorized Transportation			
☐	Provide end-of-trip facilities to encourage alternative transportation, including showers, lockers, and bicycle racks.	Nonresidential projects over 10,000 square feet	Yes No N/A
☐	Connect to and include non-motorized (bicycle and pedestrian) infrastructure on-site.	Nonresidential projects over 10,000 square feet	Yes No N/A
☐	Where appropriate, require new projects to provide pedestrian access that internally links all surrounding uses. Applicable to all new commercial and multiple-family development.	Nonresidential projects over 10,000 square feet	Yes No N/A
1.2 Expand Transit and Commute Options			
☐	Develop a program to reduce employee vehicle miles traveled (VMT).	Nonresidential projects over 10,000 square feet *(or over 50 employees)*	Yes No N/A
1.3 Provide Alternative-Fuel Vehicle Infrastructure			
☑	Provide electric vehicle (EV) pre-wiring and/or charging stations.	All projects	Yes No N/A
2.2 Increase Energy Efficiency			
☑	Install higher-efficiency appliances.	All new construction	Yes No N/A
☑	Install high-efficiency outdoor lights.	All new construction	Yes No N/A
☐	Obtain third-party heating, ventilating and air conditioning (HVAC) commissioning.	All new nonresidential construction	Yes No N/A



TREE IDENTIFICATION

NO.	RADIUS	SPECIES
1	6'-0"	MAYTEN *(MAYTENUS BOARIA)*
2	6'-0"	JUNIPER, HOLLYWOOD *(JUNIPERUS CHINENSIS)* - TO BE REMOVED*
3	5'-0"	JUNIPER, HOLLYWOOD *(JUNIPERUS CHINENSIS)* - TO BE REMOVED*
4	5'-0"	JUNIPER, HOLLYWOOD *(JUNIPERUS CHINENSIS)* - TO BE REMOVED*
5	12'-0"	LONDON-PLANE *(PLATANUS ACERIFOLIA)*
6	10'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
7	8'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
8	6'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
9	7'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
10	7'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
11	7'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
12	10'-0"	BRISBANE BOX *(LOPHOSTEMON CONFERTUS)*
13	10'-0"	BRISBANE BOX *(LOPHOSTEMON CONFERTUS)*
14	10'-0"	BRISBANE BOX *(LOPHOSTEMON CONFERTUS)*
15	6'-0"	PINE, CANARY ISLAND *(PINUS CANARIENSIS)*
16	4'-0"	BRISBANE BOX *(LOPHOSTEMON CONFERTUS)*
17	5'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
18	6'-0"	PINE, CANARY ISLAND *(PINUS CANARIENSIS)*
19	6'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
20	6'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
21	6'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
22	6'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
23	6'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
24	6'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
25	10'-0"	PINE, CANARY ISLAND *(PINUS CANARIENSIS)*
26	6'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
27	6'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*
28	6'-0"	CRAPE MYRTLE *(LARGERSTOEMIA INDICA)*

GRAPHIC LEGEND:

- EXTENT OF GARAGE BELOW
- A — DIRECTION OF RENDERED PERSPECTIVE VIEW. SEE SHEETS A3.0x

NOTES:

1. THERE ARE NO OVERHEAD UTILITY LINES THAT IMPEDE ACCESS TO THE BUIDLING FROM THE FIRE ACCESS ROAD.

2. THE FIRE ACCESS ROAD EXCEEDS 26' IN WIDTH (IT IS APPROXIMATELY 40' WIDE).

3. THE SIDE OF THE BUILDING FACING LOS ALTOS AVENUE IS MORE THAN 15' AND LESS THAN 30' FROM THE FIRE ACCESS ROAD.

PROJECTS HAVING A GROSS BUILDING AREA OF UP TO 124,000 SQUARE FEET MAY HAVE A SINGLE APPROVED FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS. THE BUILDING IS EQUIPPED WITH AN APPROVED SPRINKLER SYSTEM, AND THEREFORE ONE FIRE ACCESS ROAD IS REQUIRED.

TRUE N

0' 15' 30'

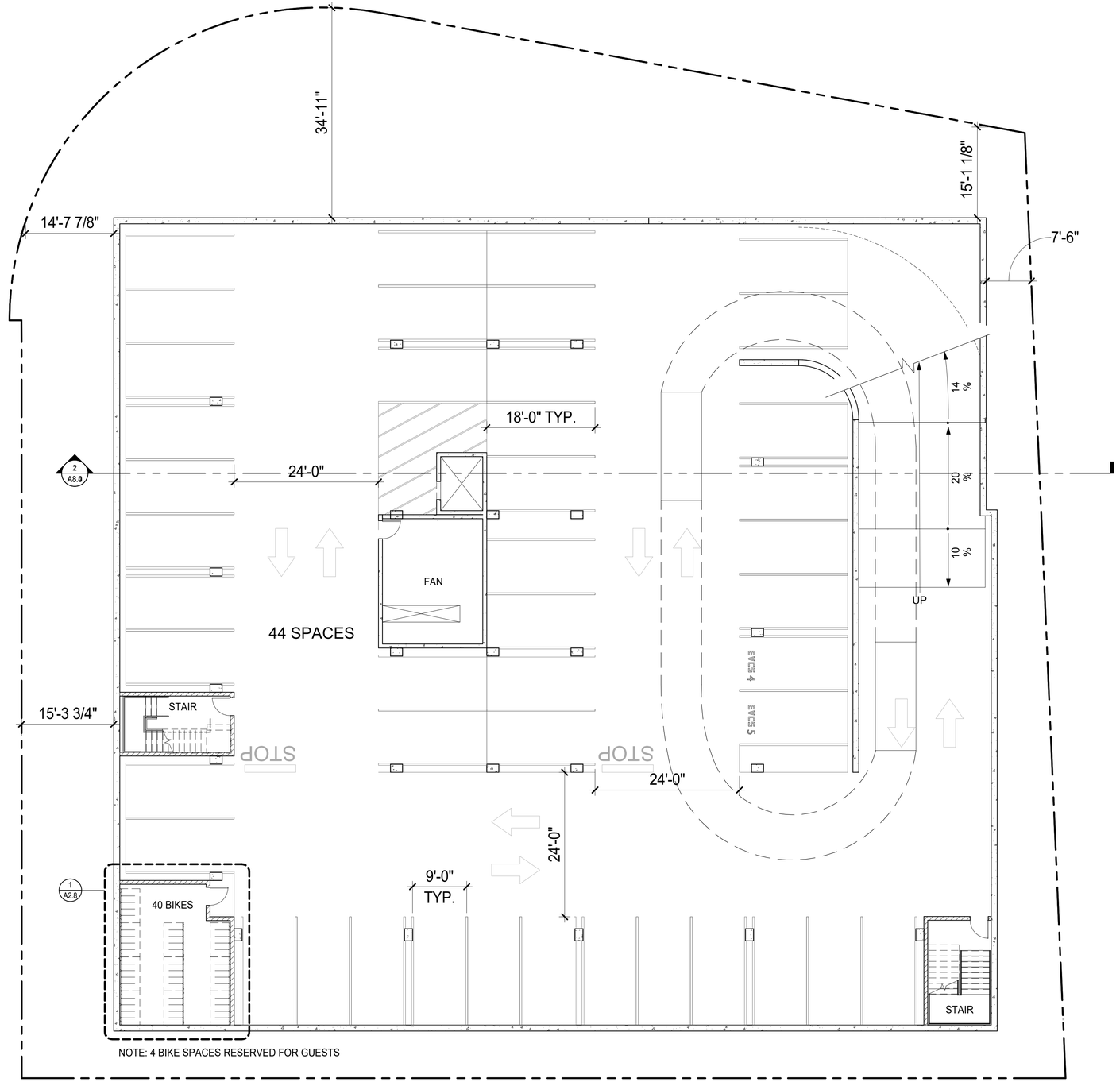
SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A1.0
SITE PLAN
6/16/2022



TRUE N

0' 5' 10' 20'

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

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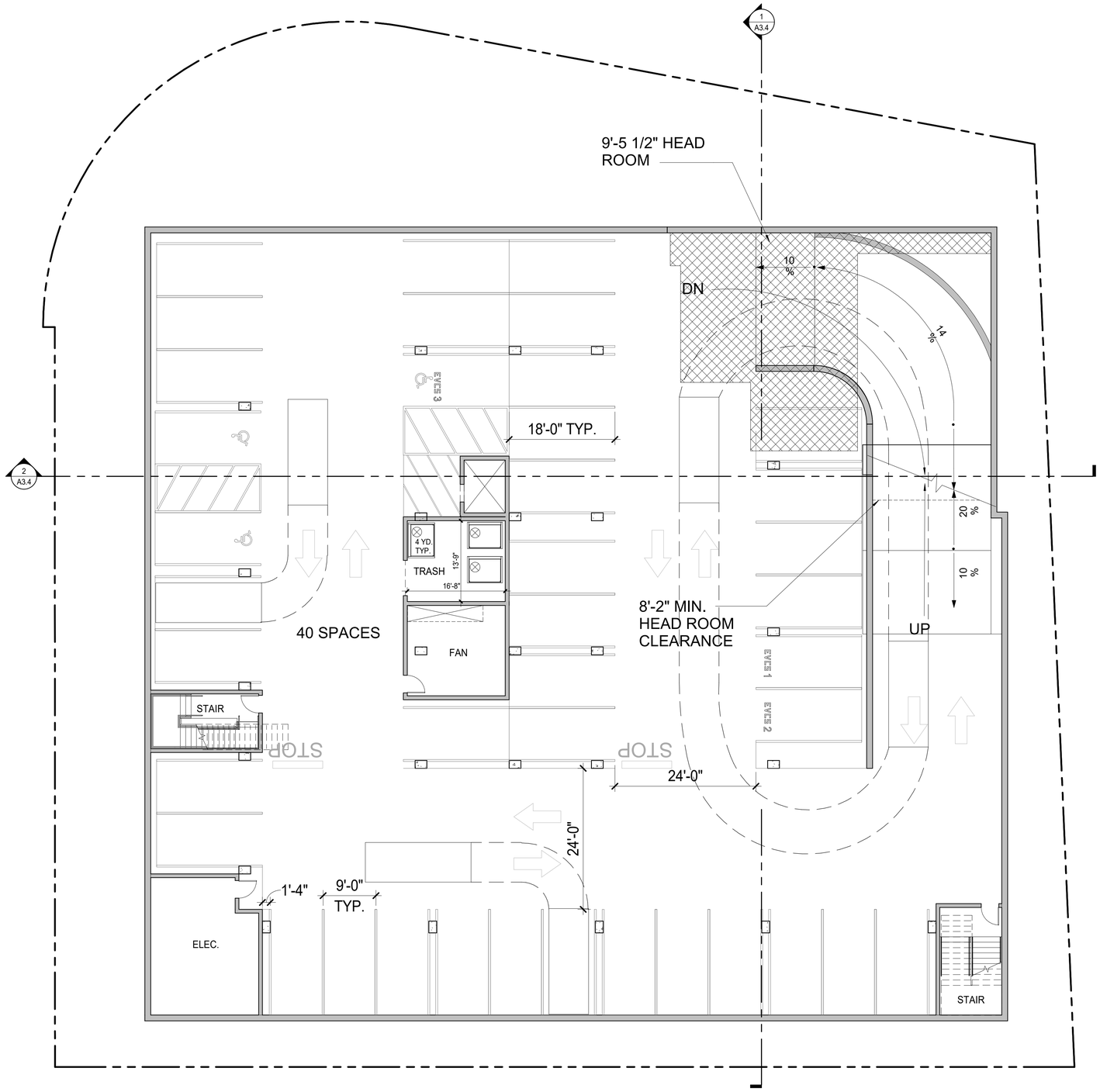
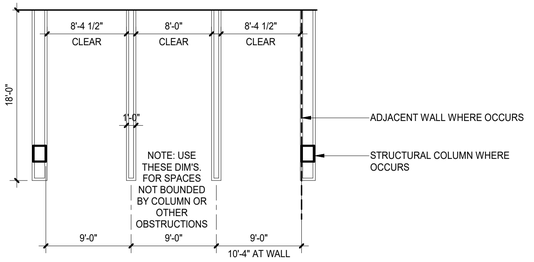
4350 EL CAMINO REAL

A2.0

LOWER GARAGE PLAN

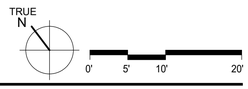
6/16/2022





PARKING DIMENSIONS AND STRIPING (NON-ACC)

NOTE: TRASH BINS TRANSPORTED BY OWNER TO THE AT GRADE TRASH STAGING ROOM USING THE CUSHMAN UTILITY VEHICLE.



SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A2.1

UPPER GARAGE PLANS

6/16/2022

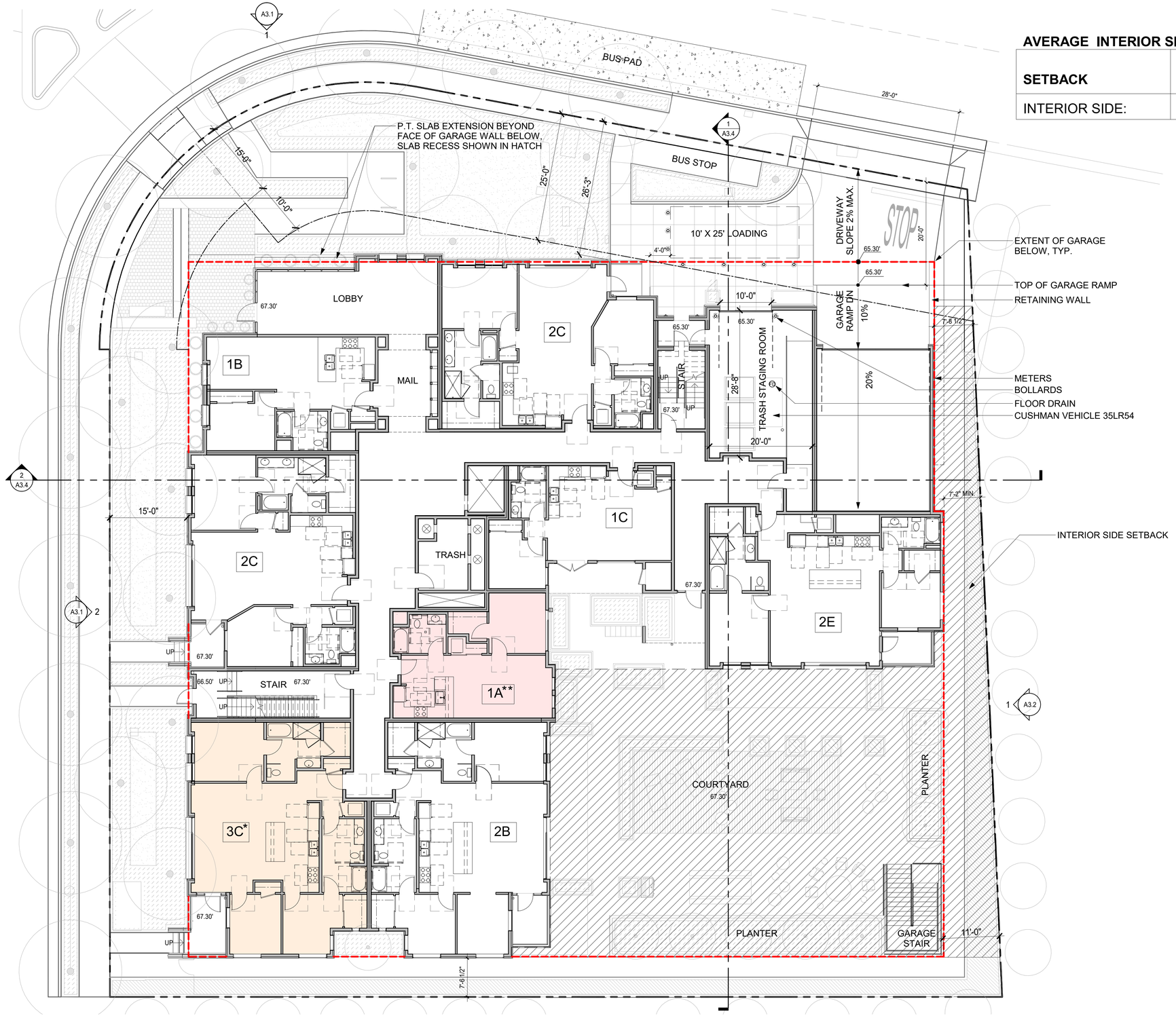
AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF	LENGTH	AVG. SETBACK
INTERIOR SIDE:	5,432	126'-8"	42'-11"

SF / LENGTH = AVG. SETBACK

COLOR LEGEND

VERY LOW INCOME UNIT	
MODERATE INCOME UNIT	



NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION

TRUE N

0' 5' 10' 20'

4350 EL CAMINO REAL

A2.2

FIRST FLOOR PLAN

6/16/2022

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF	LENGTH	AVG. SETBACK
INTERIOR SIDE:	5,417	126'-8"	42'-9 1/4"

SF / LENGTH = AVG. SETBACK

COLOR LEGEND

VERY LOW INCOME UNIT	
MODERATE INCOME UNIT	

NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION

TRUE N

0' 5' 10' 20'

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

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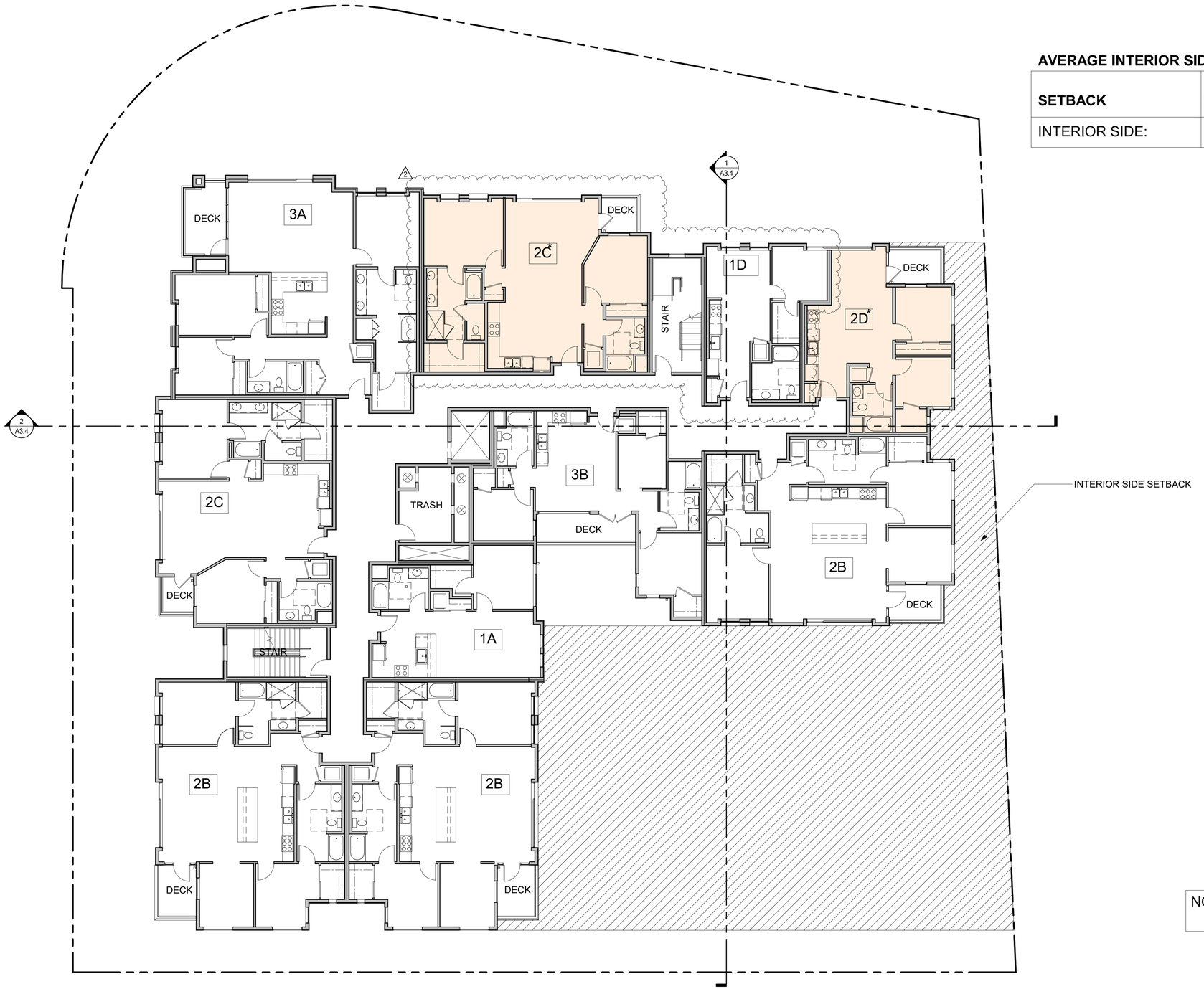
4350 EL CAMINO REAL

A2.3

SECOND FLOOR PLAN

6/16/2022



AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF	LENGTH	AVG. SETBACK
INTERIOR SIDE:	5,417	126'-8"	42'-9 1/4"

SF / LENGTH = AVG. SETBACK

COLOR LEGEND

VERY LOW INCOME UNIT	
MODERATE INCOME UNIT	

NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION

TRUE N

0' 5' 10' 20'

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

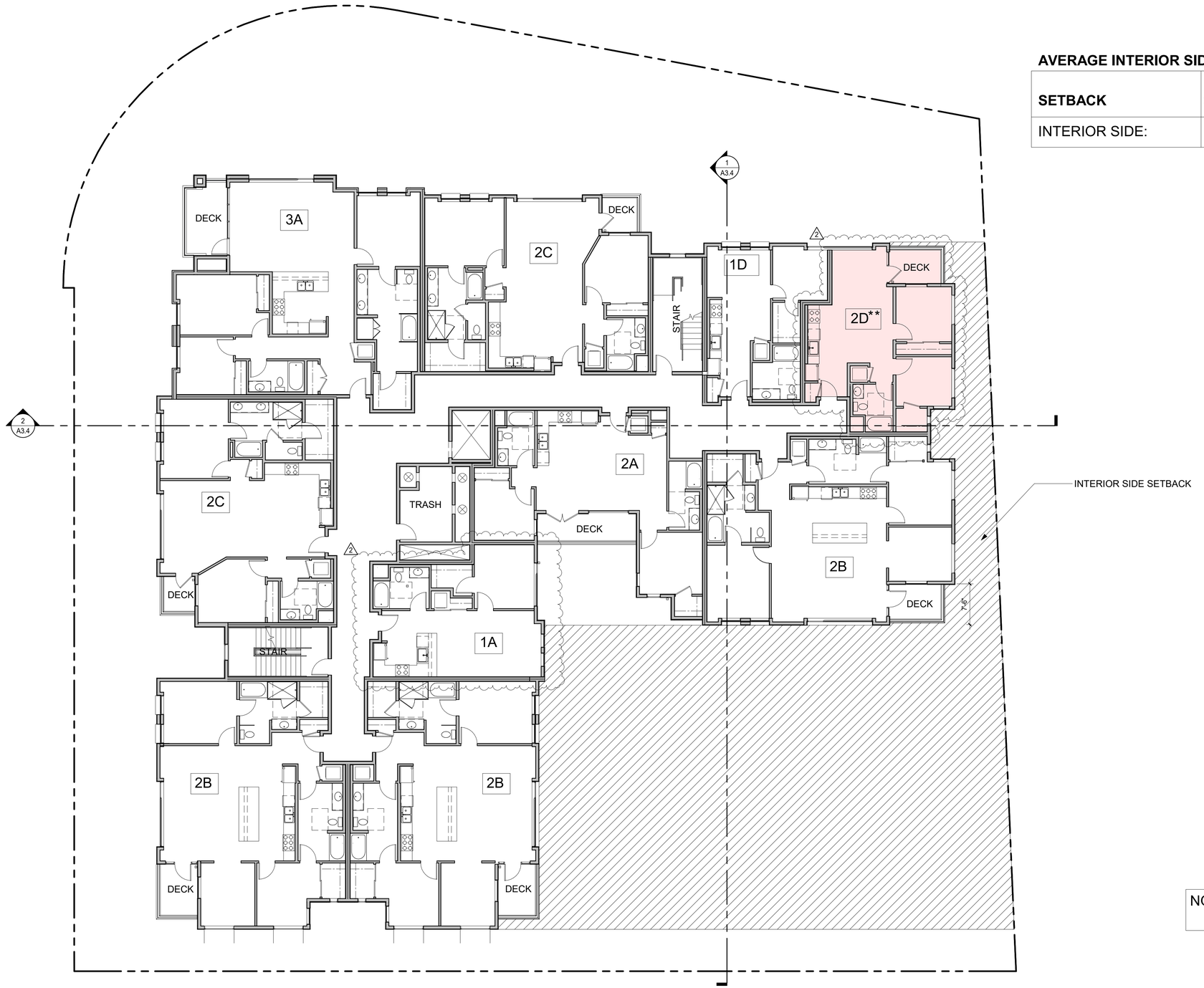
reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A2.4

THIRD FLOOR PLAN

6/16/2022



AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF	LENGTH	AVG. SETBACK
INTERIOR SIDE:	5,417	126'-8"	42'-9 1/4"

SF / LENGTH = AVG. SETBACK

COLOR LEGEND

VERY LOW INCOME UNIT	
MODERATE INCOME UNIT	

NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION

TRUE N

0' 5' 10' 20'

SEIDEL ARCHITECTS

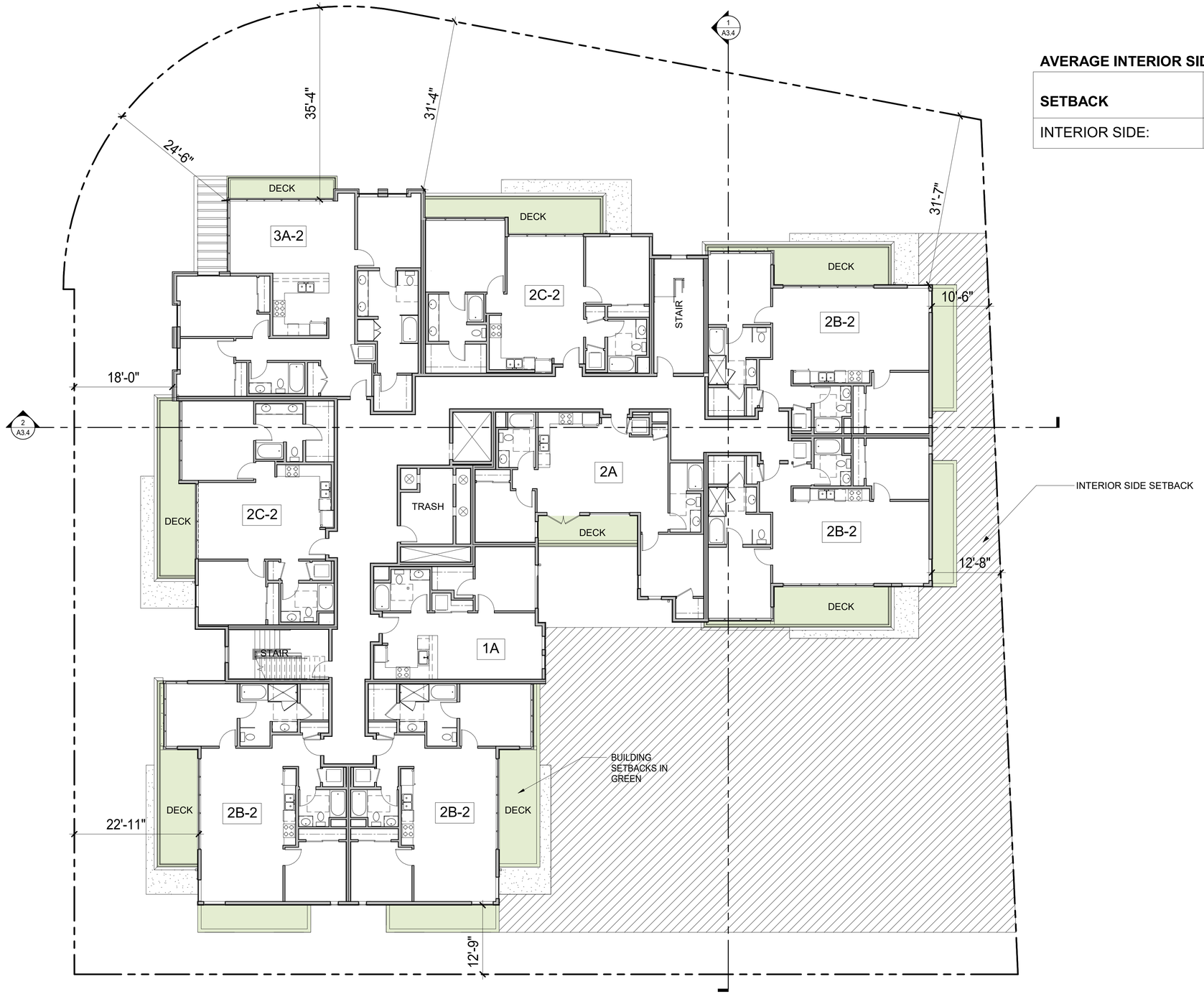
BkF ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A2.5

FOURTH FLOOR PLAN
6/16/2022



AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF	LENGTH	AVG. SETBACK
INTERIOR SIDE:	5,445	128'-6"	42'-4 1/2"

SF / LENGTH = AVG. SETBACK

TRUE N

0' 5' 10' 20'

SEIDEL ARCHITECTS

BkF ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A2.6

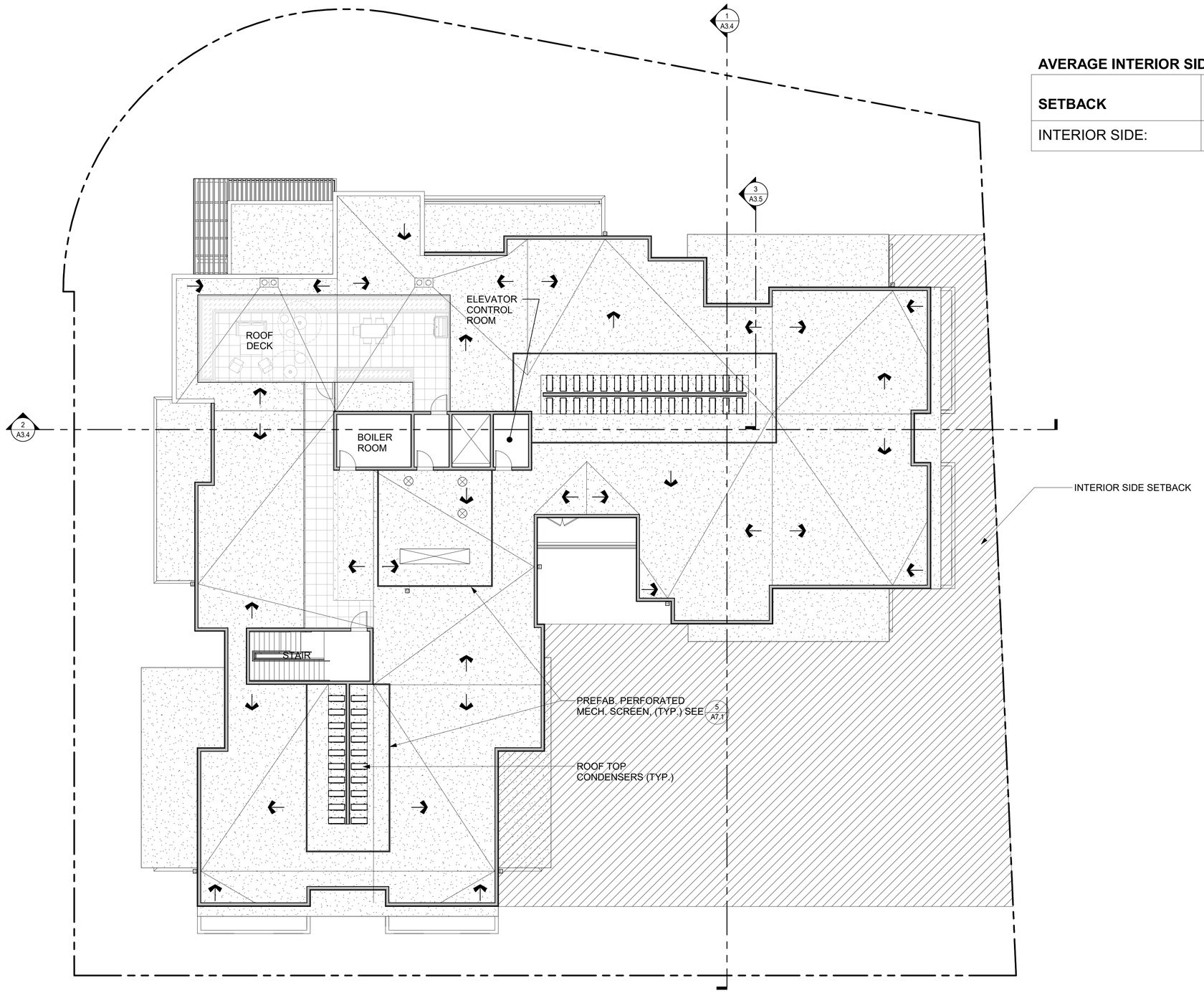
FIFTH FLOOR PLAN

6/16/2022

AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF	LENGTH	AVG. SETBACK
INTERIOR SIDE:	5,488	123'-8"	44'-4 1/2"

SF / LENGTH = AVG. SETBACK



TRUE N

0' 5' 10' 20'

SEIDEL ARCHITECTS

BKF 100 YEARS ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

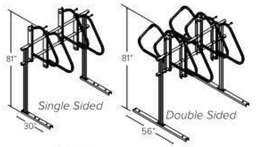
4350 EL CAMINO REAL

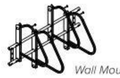
A2.7

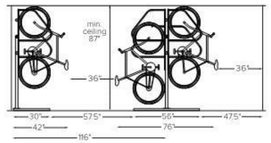
ROOF PLAN

6/16/2022

ULTRA SPACE SAVER SQUARED
Submittal Sheet




Wall Mount




Optional wheel stops are available for an additional cost

CAPACITY Modular construction
1 biker per arm

MATERIALS Hanger is 1" square tube with steel slider head with tamperproof locking bolts.
Upright is 2" square tube.
Feet are AISI C3 x 4.1 galvanized steel channel. Crossbeams are 2" sched. 40 galvanized pipe.

FINISHES

☐ **Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGIC polyester powder coat

☐ **Powder Coat (Exterior Use)** *Additional Cost*
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

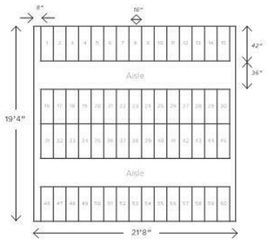
☐ **Galvanized**
An after fabrication hot-dipped galvanized finish is our standard option.

MOUNT OPTIONS

☐ **Floor Mount** Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

☐ **Wall Mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS ☐ Include optional wheel stops

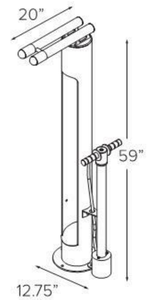


As a general guideline, this space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 40" from the wall.

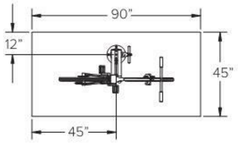
DERO A PLAYCORE Company www.dero.com | 1-888-337-6729

FIXIT
Submittal Sheet



Fixit with Air Kit 2


Fixit with Air Kit 3



Minimum Footprint

CAPACITY 1 Bike

MATERIALS Main body: 6"x .154" tube
Bike Hanger: 1.5" sch. 40 pipe, ¼" plate
Foot: 10" dia. x .25" plate
Tool tethers: 5/32" stainless steel cable
Manual air pump
Hand tools:
- Philips and flat head screwdrivers
- 2.5, 3, 4, 5, 6, 8mm Allen wrenches
- Headset wrench
- Pedal wrench
- 8, 9, 10, 11mm box wrenches
- Tire levers (2)

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

☐ **Surface**
Has 10" diameter x.25" foot with four anchors per foot.

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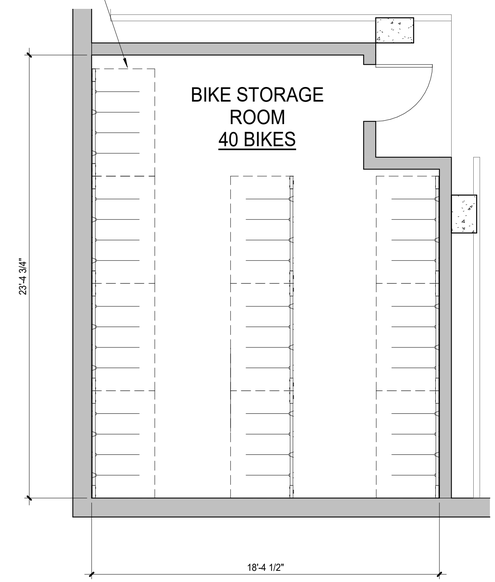
DERO - ULTRA SPACE SAVER SQUARED BIKE RACK, TYP.



1 / A2.8 LOWER GARAGE BIKE PARKING AREA
1/4" = 1'-0"

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A2.8
ENLARGED BICYCLE ROOM AND DETAILS
6/16/2022

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BKF ENGINEERS SURVEYORS PLANNERS 100 YEARS

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4350 EL CAMINO REAL

A3.0a

PERSPECTIVE VIEW @ EL CAMINO REAL + LOS ALTOS AVE.

6/16/2022

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS 100+ YEARS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A3.0b

PERSPECTIVE VIEW FROM EAST ON EL CAMINO REAL

6/16/2022

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS 50 YEARS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A3.0c

PERSPECTIVE VIEW FROM SOUTH ON LOS ALTOS AVE.

6/16/2022

SEIDEL ARCHITECTS

BKF 100 YEARS ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A3.0d

PERSPECTIVE VIEW ON LOS ALTOS AVE LOOKING NORTH EAST

6/16/2022

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A3.0e

COURTYARD PERSPECTIVE VIEW FROM EAST

6/16/2022

EL CAMINO REAL ELEVATION

LOS ALTOS AVE ELEVATION

0' 4' 8' 16'

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A3.1

ELEVATIONS

6/16/2022

EAST ELEVATION

SOUTH ELEVATION

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

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4350 EL CAMINO REAL

A3.2

ELEVATIONS

6/16/2022

STREETSCAPE ELEVATION - ECR

STREETSCAPE ELEVATION - LOS ALTOS AVE

0' 8' 16' 32'

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

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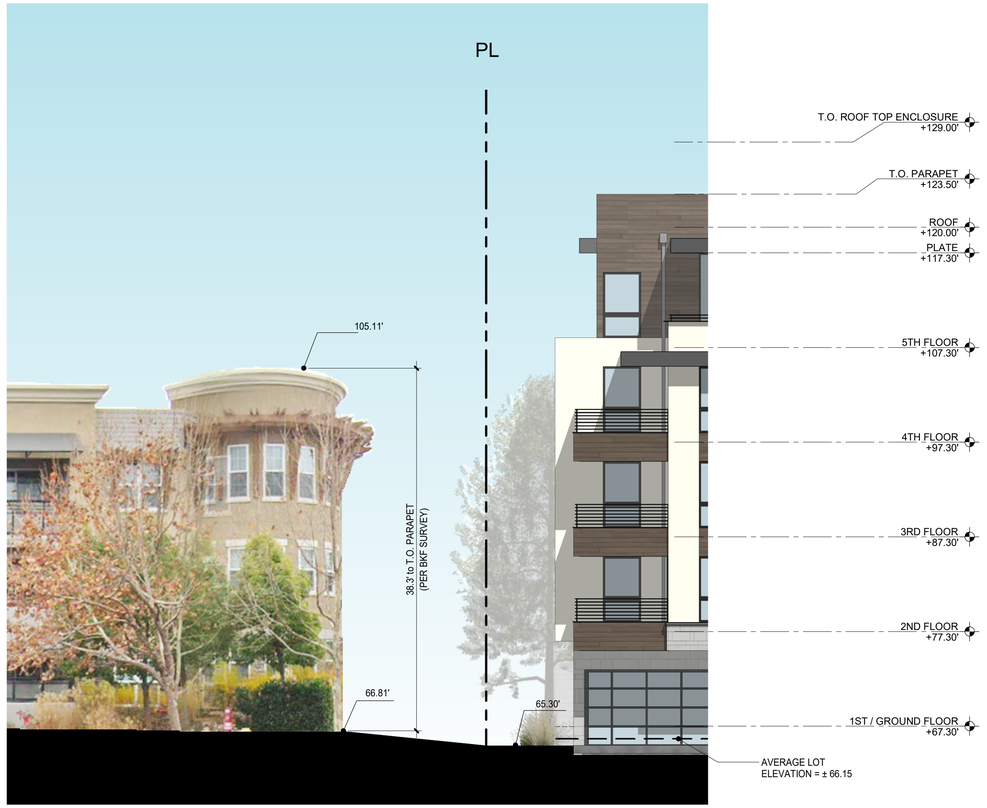
4350 EL CAMINO REAL

A3.3

STREETSCAPE ELEVATIONS

6/16/2022

ADJACENT BUILDING HEIGHT EXHIBIT - LOS ALTOS AVE.



ADJACENT BUILDING HEIGHT EXHIBIT - ECR

SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

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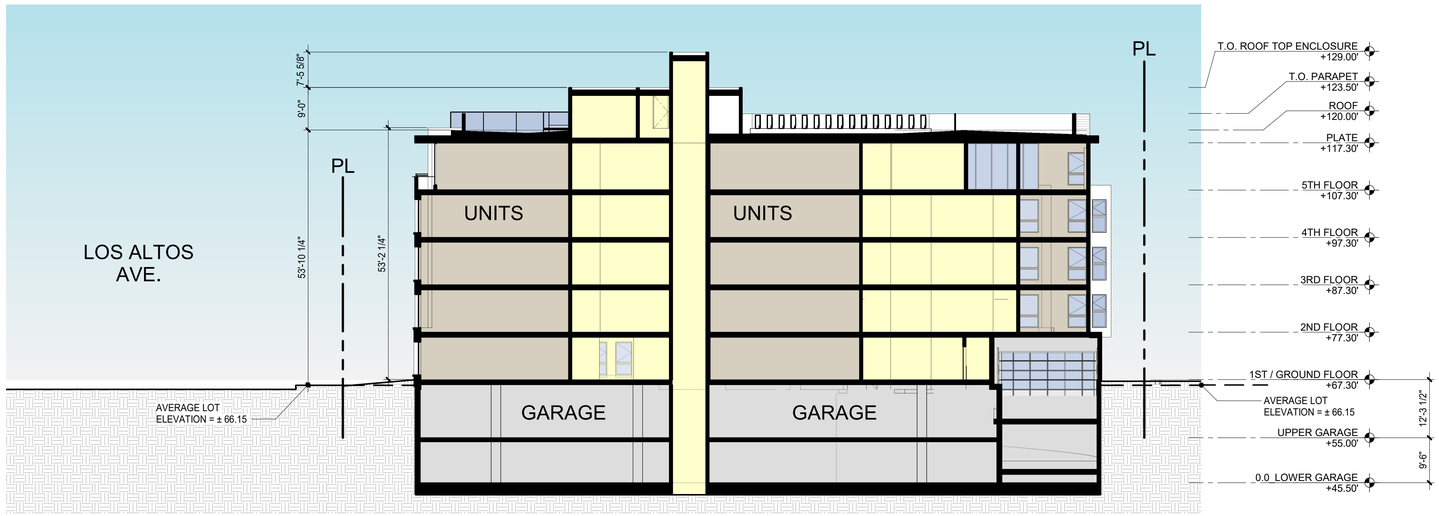
4350 EL CAMINO REAL

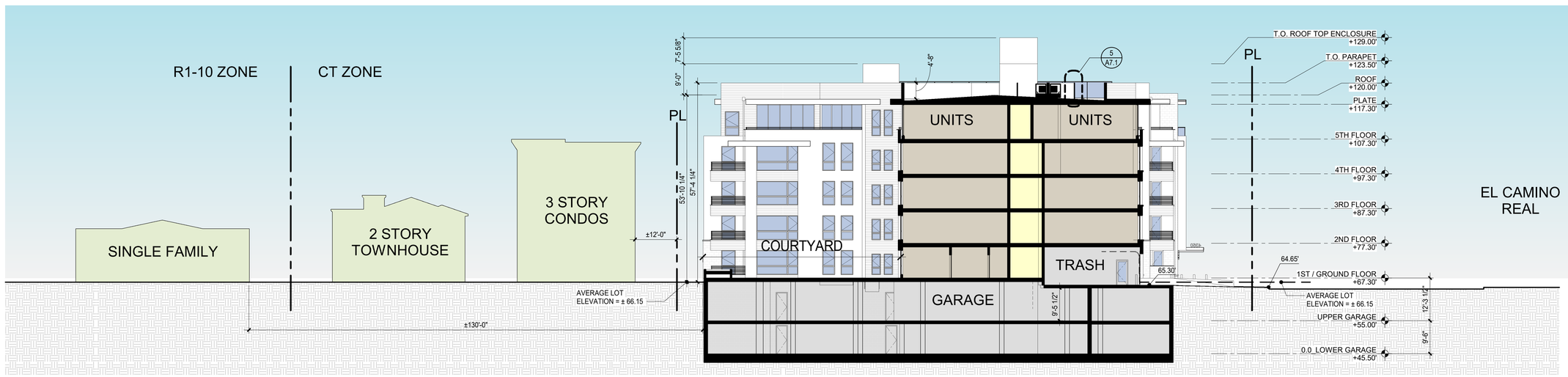
A3.3a

ADJACENT BUILDING HEIGHT EXHIBITS

6/16/2022



2 A3.4 EAST WEST SECTION
1/16" = 1'-0"



1 A3.4 NORTH-SOUTH SECTION
1/16" = 1'-0"

0' 8' 16' 32'

SEIDEL ARCHITECTS

BKF 100 YEARS ENGINEERS SURVEYORS PLANNERS

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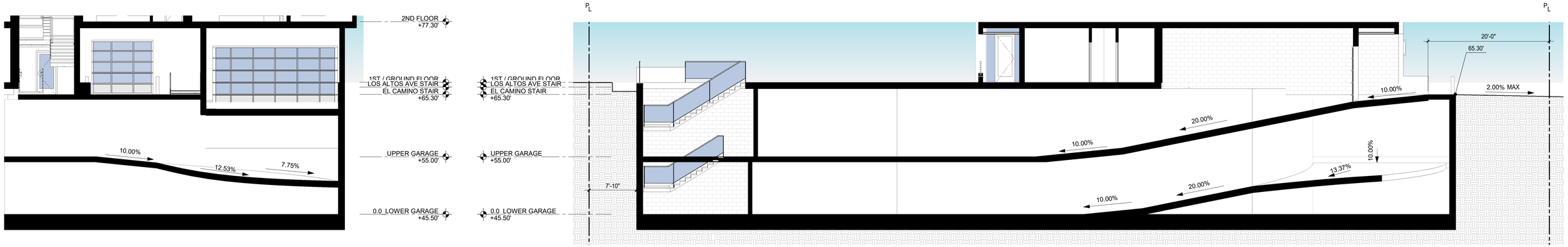
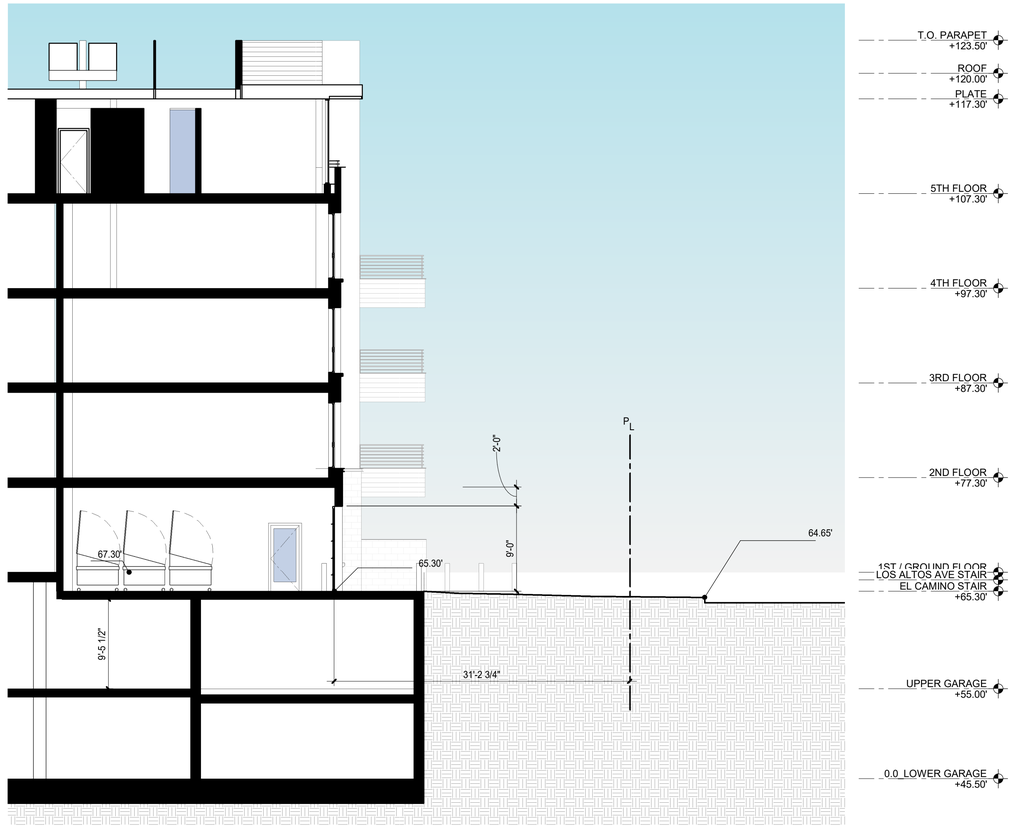
A3.4
BUILDING SECTIONS
6/16/2022

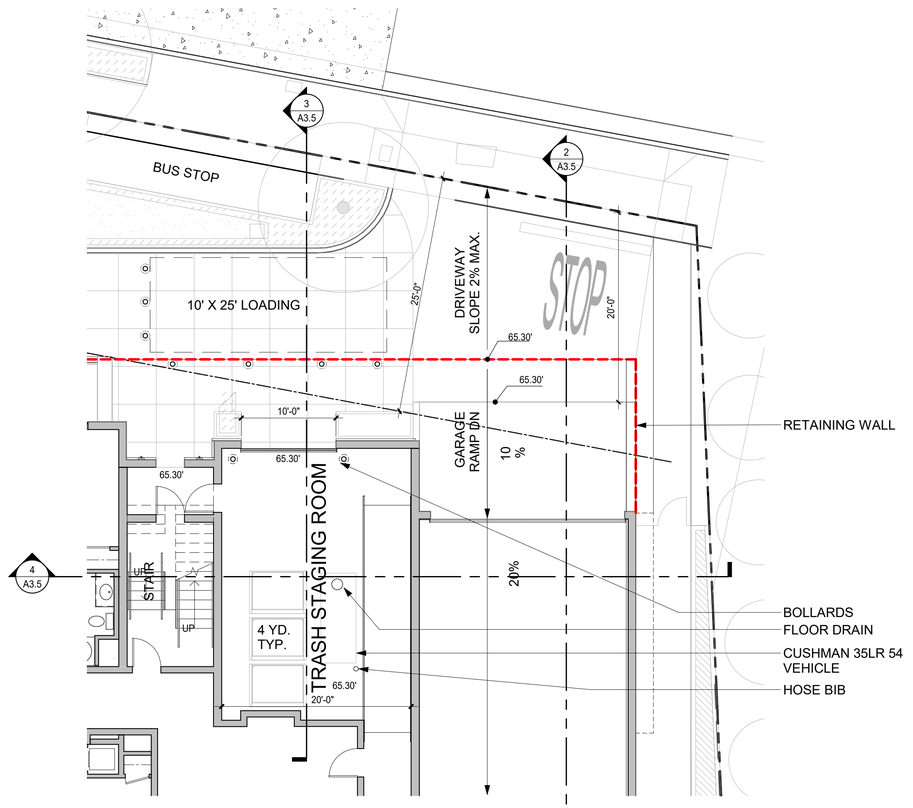


4 A3.5 EAST-WEST GARAGE SECTION AT ENTRANCE RAMP
1/8" = 1'-0"

2 A3.5 NORTH-SOUTH GARAGE SECTION AT ENTRANCE RAMP
1/8" = 1'-0"



3 A3.5 SECTION AT TRASH STAGING ROOM
1/8" = 1'-0"



1 A3.5 01 GROUND TRASH STAGING
1/8" = 1'-0"

TRUE N
0' 4' 8' 16'

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A3.5
ENLARGED TRASH AREA
6/16/2022

GROSS FLOOR AREA SCHEDULE

LEVEL	AREA
1ST / GROUND FLOOR	13,695 SF
2ND FLOOR	13,946 SF
3RD FLOOR	13,958 SF
4TH FLOOR	13,959 SF
5TH FLOOR	12,375 SF
PLATE	644 SF
	68,577 SF

GARAGE FLOOR AREA

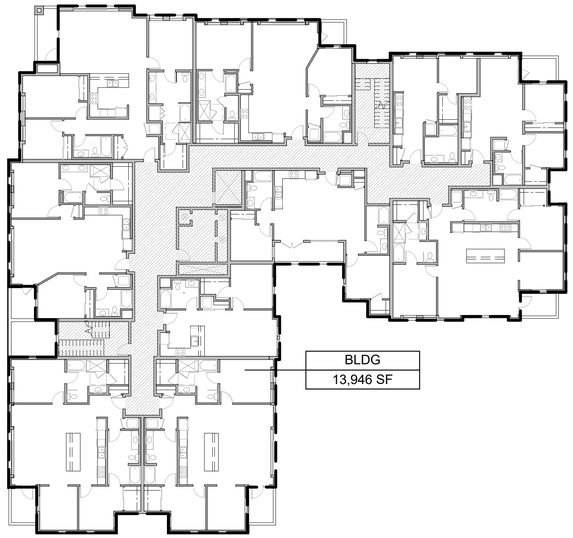
LEVEL	AREA
0.0_LOWER GARAGE	19,041 SF
UPPER GARAGE	17,805 SF
	36,845 SF

BUILDING COVERAGE

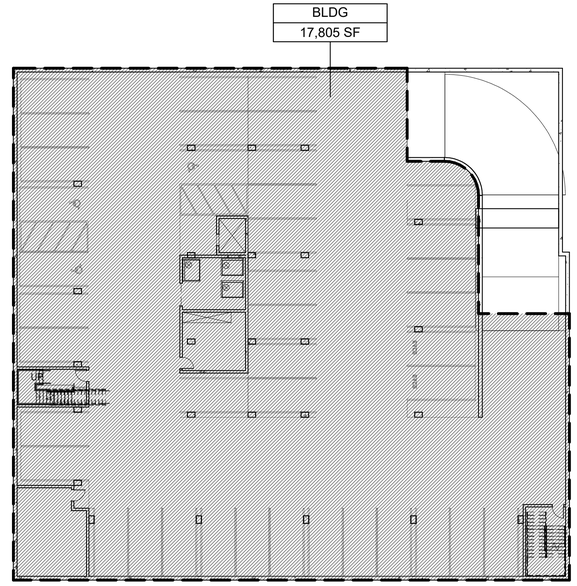
1ST / GROUND FLOOR	13,695 SF
	13,695 SF / 28,562 SF = 48 %

GROSS AREA	68,577SF
NET RENTABLE	54,952 SF
CIRCULATION / OTHER	13,625 SF

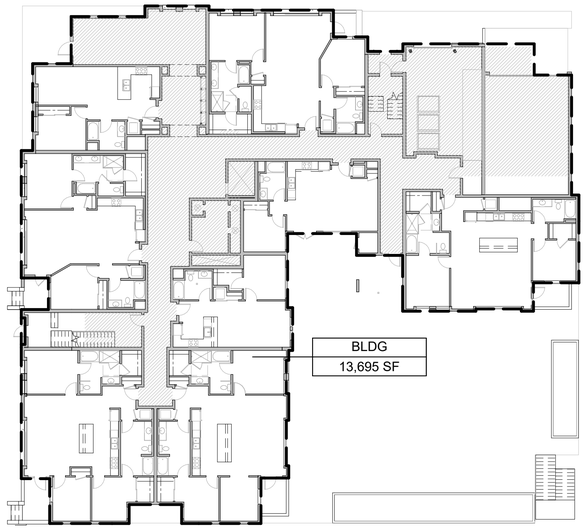
	NET RENTABLE	54,952 SF
	CIRCULATION/OTHER	13,625 SF
	GARAGE	36,845 SF
	TOTAL	105,422 SF



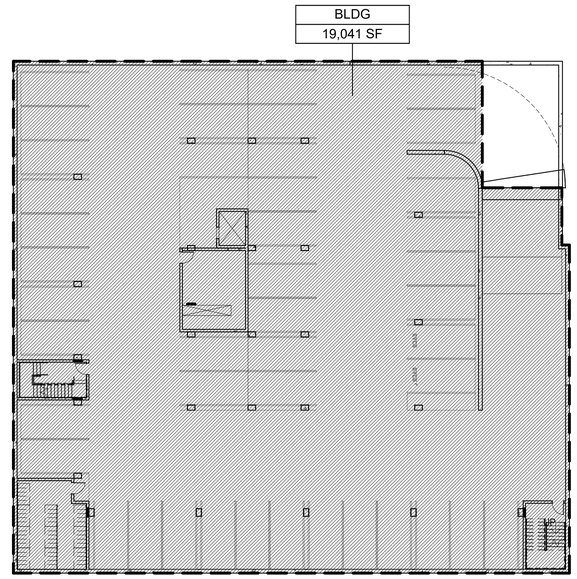
4 A4.1 2ND FLOOR
1" = 20'-0"



2 A4.1 UPPER GARAGE
1" = 20'-0"



3 A4.1 1ST / GROUND FLOOR
1" = 20'-0"



1 A4.1 0.0 LOWER GARAGE
1" = 20'-0"

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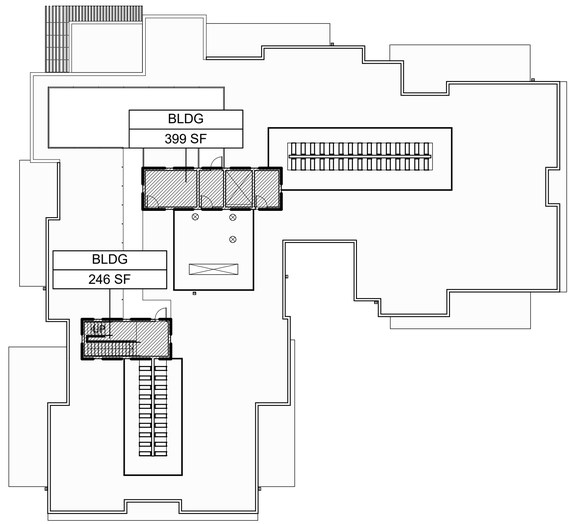
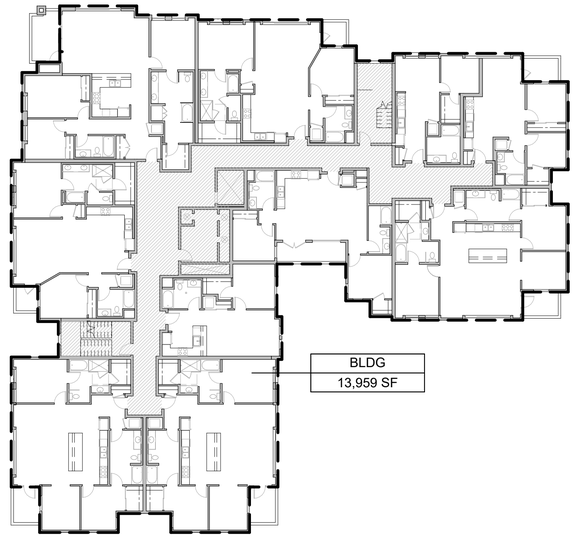
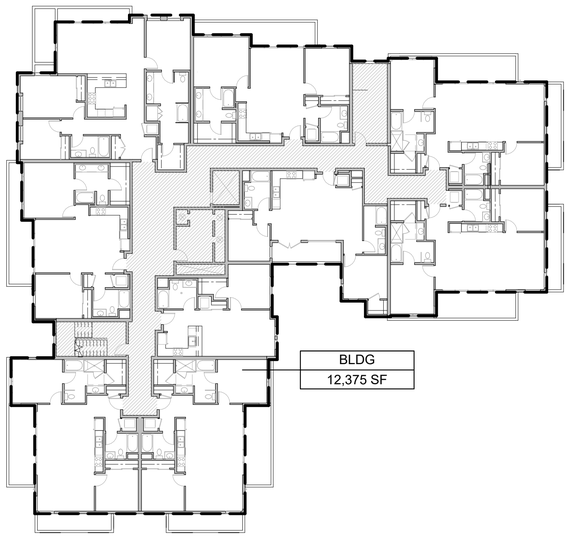
A4.1
FLOOR AREA DIAGRAMS
6/16/2022



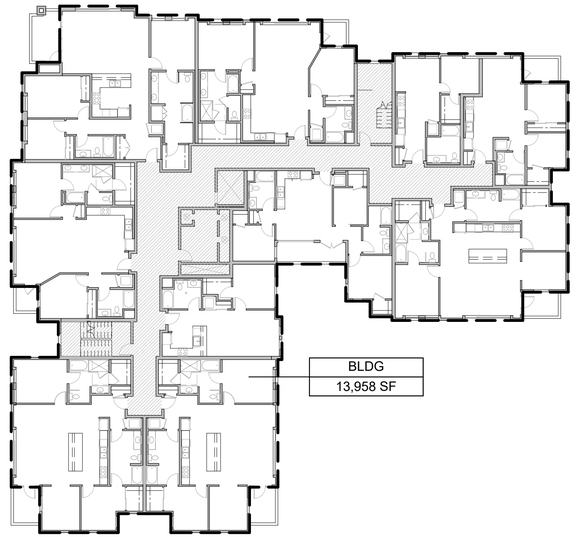
4 A4.2 ROOF PLATE
1" = 20'-0"



2 A4.2 4TH FLOOR
1" = 20'-0"



3 A4.2 5TH FLOOR
1" = 20'-0"



1 A4.2 3RD FLOOR
1" = 20'-0"

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A4.2
FLOOR AREA DIAGRAMS
6/16/2022

PRIVATE OPEN SPACE SCHEDULE	
AREA	Name
83 SF	1.1 DECK
60 SF	1.2 DECK
41 SF	1.3 DECK
70 SF	1.4 DECK
105 SF	1.5 DECK
75 SF	1.6 DECK

62 SF	2.1 DECK
37 SF	2.2 DECK
75 SF	2.3 DECK
40 SF	2.4 DECK
59 SF	2.5 DECK
60 SF	2.6 DECK
91 SF	2.7 DECK
64 SF	2.8 DECK

64 SF	3.1 DECK
37 SF	3.2 DECK
95 SF	3.3 DECK
40 SF	3.4 DECK
59 SF	3.5 DECK
60 SF	3.6 DECK
93 SF	3.7 DECK
64 SF	3.8 DECK

PRIVATE OPEN SPACE SCHEDULE	
AREA	Name
63 SF	4.1 DECK
37 SF	4.2 DECK
95 SF	4.3 DECK
40 SF	4.4 DECK
58 SF	4.5 DECK
60 SF	4.6 DECK
93 SF	4.7 DECK
64 SF	4.8 DECK

143 SF	5.1 DECK
161 SF	5.2 DECK
64 SF	5.3 DECK
158 SF	5.4 DECK
142 SF	5.5 DECK
143 SF	5.6 DECK
93 SF	5.7 DECK
143 SF	5.8 DECK

2,989 SF / 47 UNITS = 63.59 SF PER UNIT

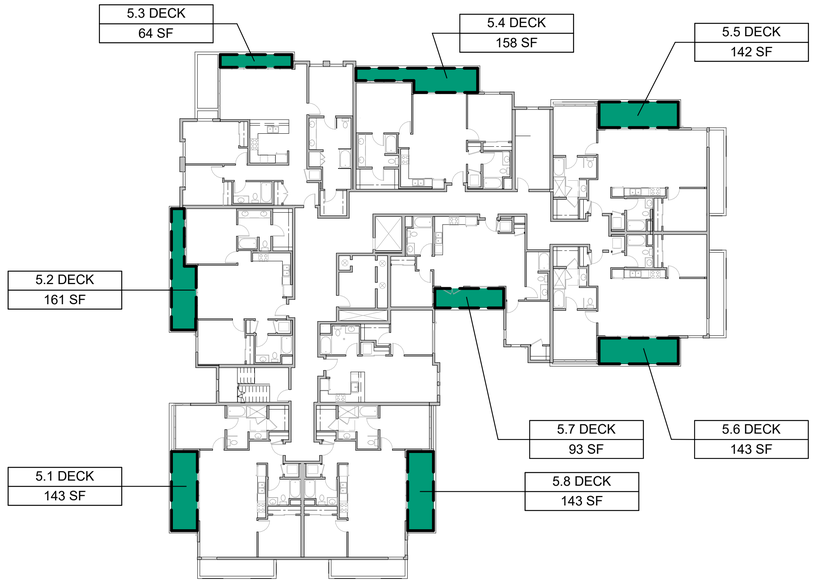
PRIVATE OPEN SPACE REQUIRED: 50 SF PER UNIT
PROVIDED: 63.59SF PER UNIT

*PRIVATE AND COMMON OPEN SPACE REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL PROJECTS PER LOS ALTO MUNICIPAL CODE SECTION 14.50.150 - OPEN SPACE (TC)

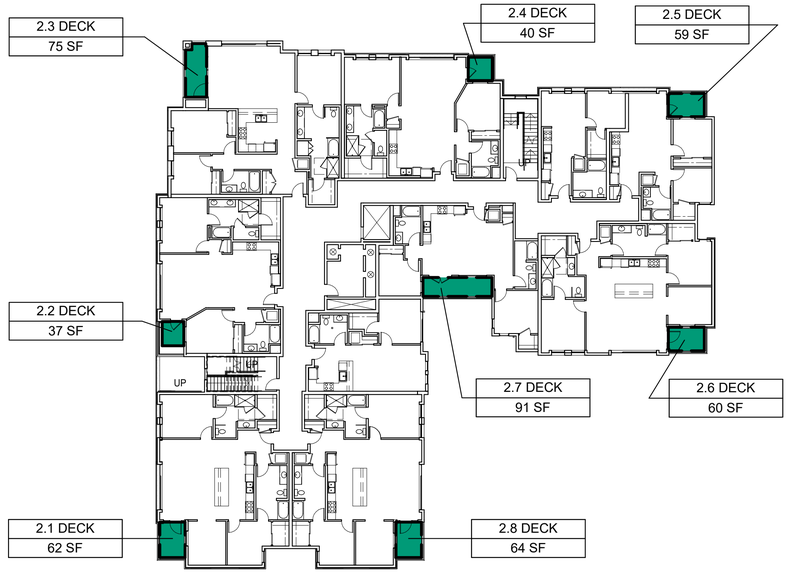
COMMON OPEN SPACE SCHEDULE PE...	
AREA	Name
6,126 SF	COURTYARD
5,225 SF	FRONT YARD
753 SF	ROOF DECK

12,103 SF

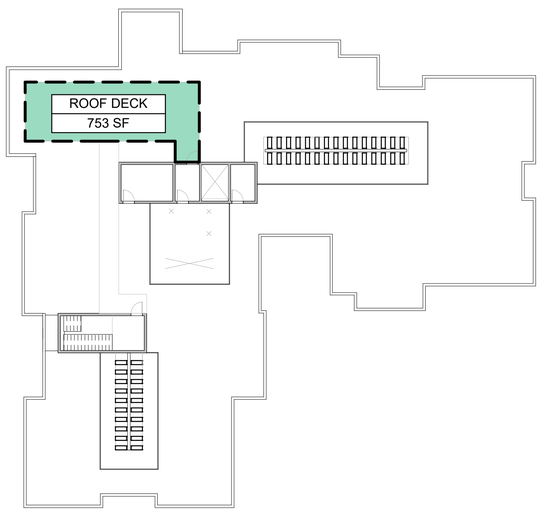
COMMON OPEN SPACE REQUIRED: 2,400 SF
PROVIDED: 12,103 SF



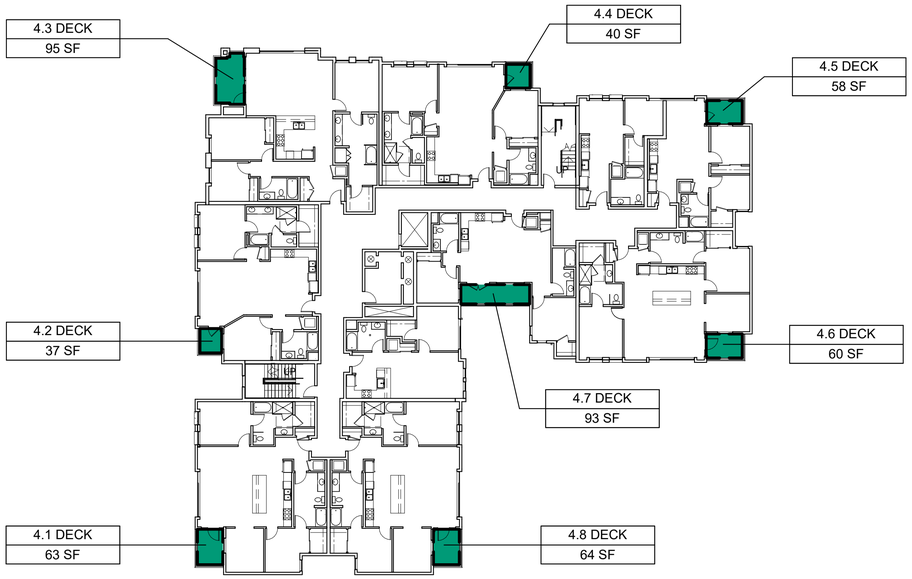
5 A4.3 5TH FLOOR
1" = 20'-0"



2 A4.3 2ND FLOOR
1" = 20'-0"



3 A4.3 ROOF
1" = 20'-0"



4 A4.3 3RD AND 4TH FLOOR
1" = 20'-0"

1 A4.3 1ST / GROUND FLOOR
1" = 20'-0"

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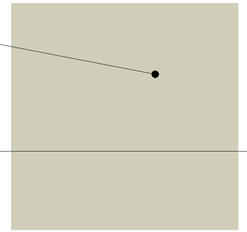
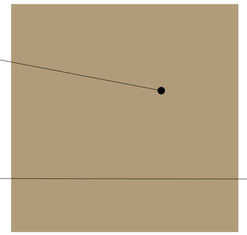
A4.3
OPEN SPACE DIAGRAM
6/16/2022

PLASTER 1
BAY SALT
DET642

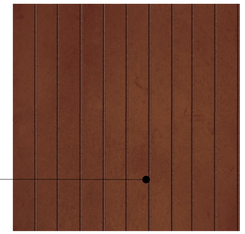


PLASTER 2
BEAMING SUN
DE5218

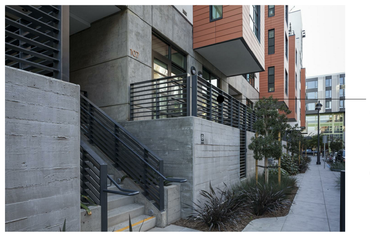
PLASTER 3
WOODED ACRE
DE6130



CORTEN STEEL PANEL

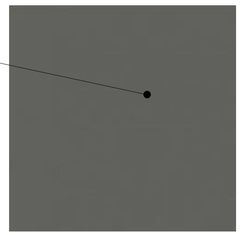


WOOD SIDING
TRESPA PURA
AGED ASH



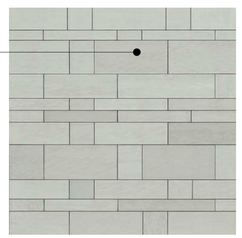
HORIZONTAL FLAT BAR RAILING

STEEL SUNSHADES AND METAL FASCIA
CHARCOAL SMUDGE
DE6370



GLASS GUARDRAIL

STONE SIDING
EQUITONE
TE10



ALUMINUM STOREFRONT
BRONZE

ALUMINUM WINDOW
BRONZE

SEIDEL ARCHITECTS

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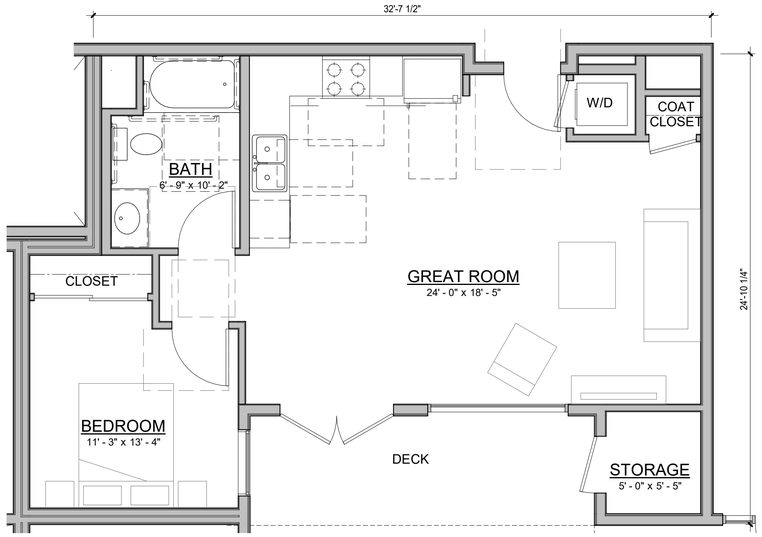
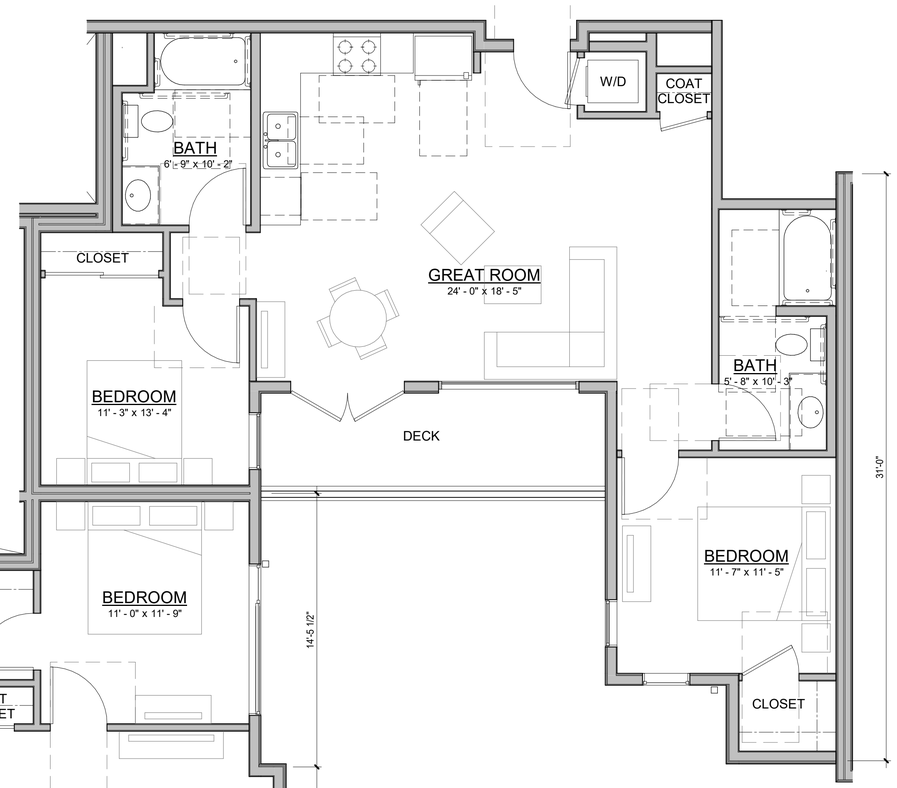
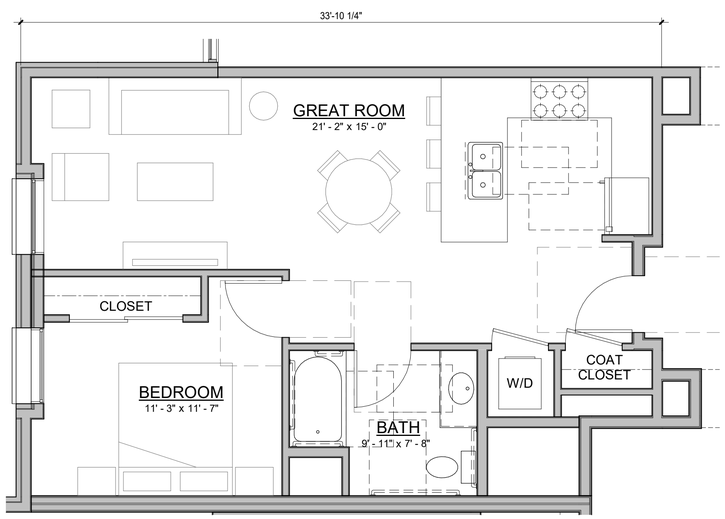
A5.1
MATERIAL BOARD
6/16/2022



UNIT 1C
774 SF





UNIT 1B
764 SF

UNIT 1A & 2A
718 SF & 1022 SF

0' 2' 4' 8'

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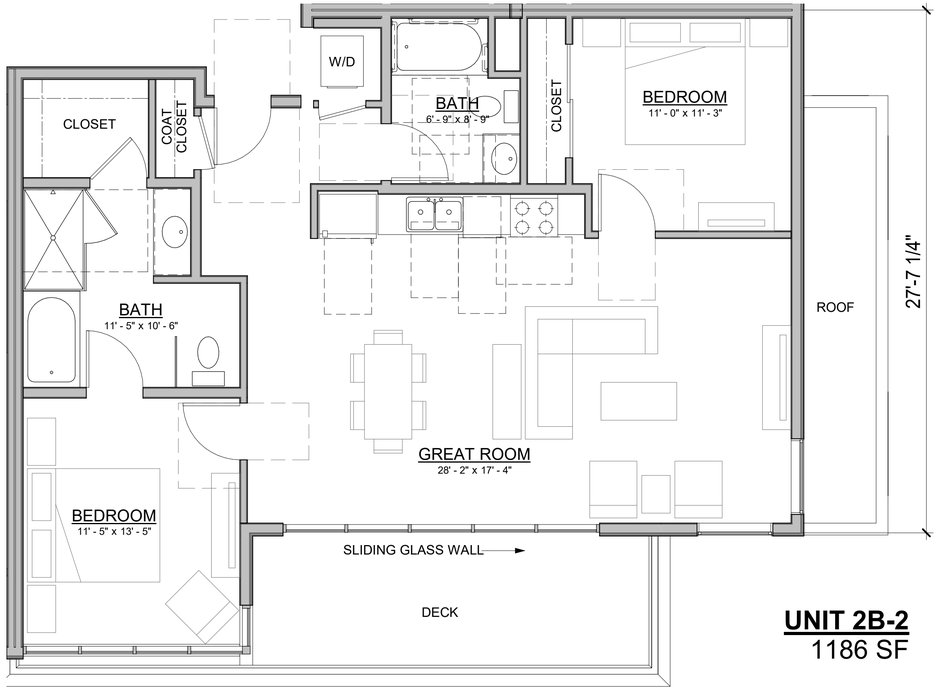
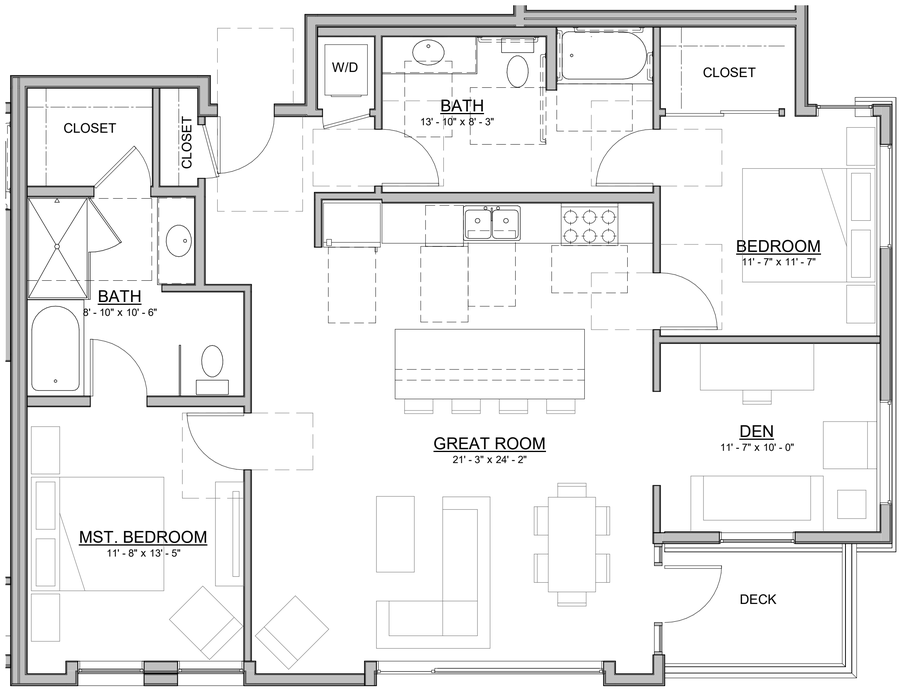
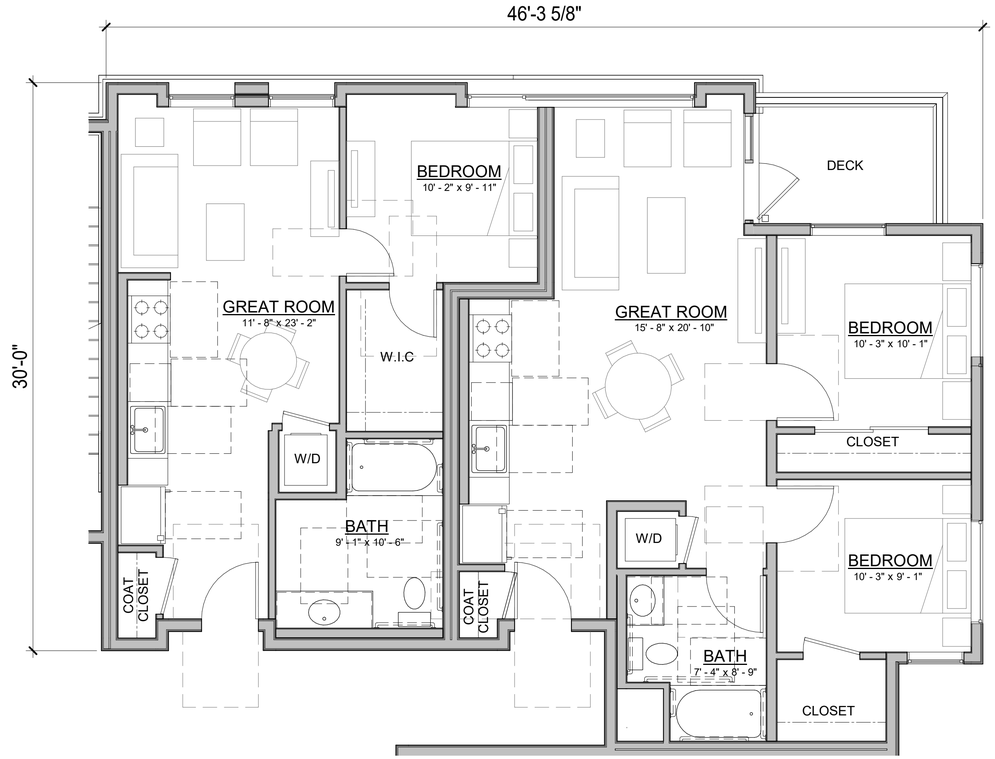
A6.1
UNIT PLANS
6/16/2022



UNIT 2B-2
1186 SF



UNIT 2B
1449 SF



UNIT 1D + 2D
580 & 767 SF

0' 2' 4' 8'

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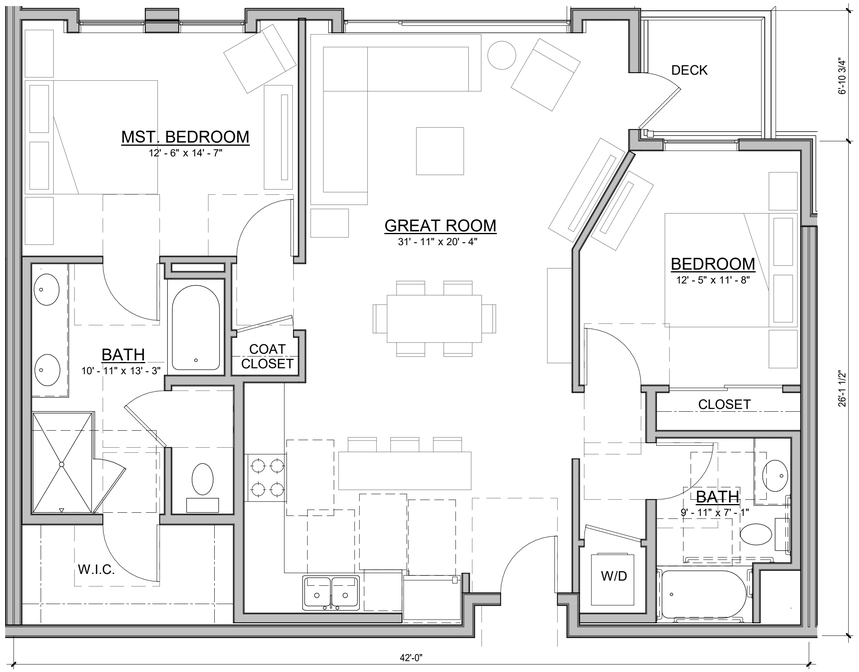
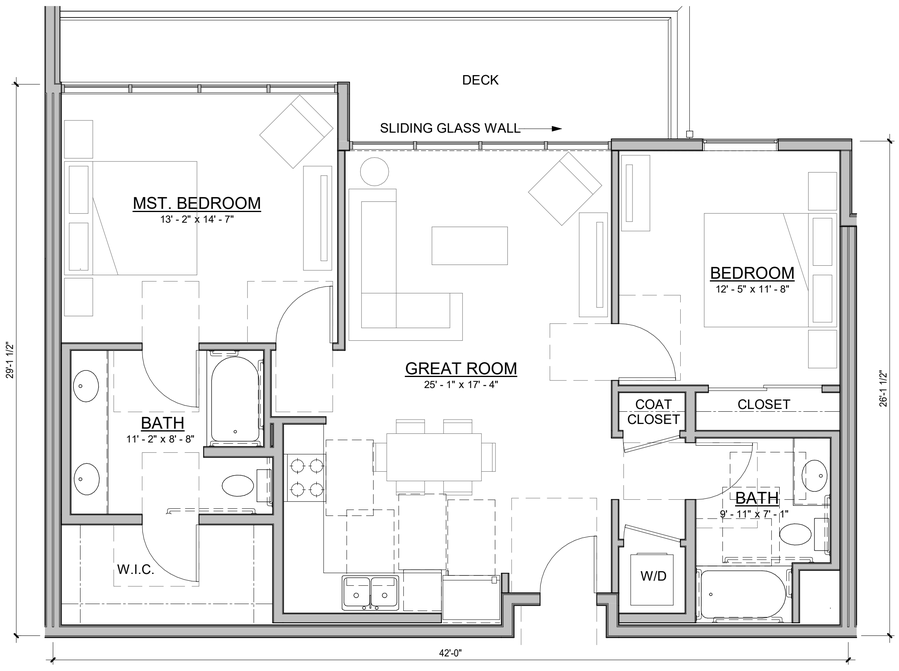
A6.2
UNIT PLANS
6/16/2022



UNIT 2C
1326 SF



UNIT 2C-2
1146 SF

0' 2' 4' 8'

SEIDEL ARCHITECTS

BkF ENGINEERS SURVEYORS PLANNERS

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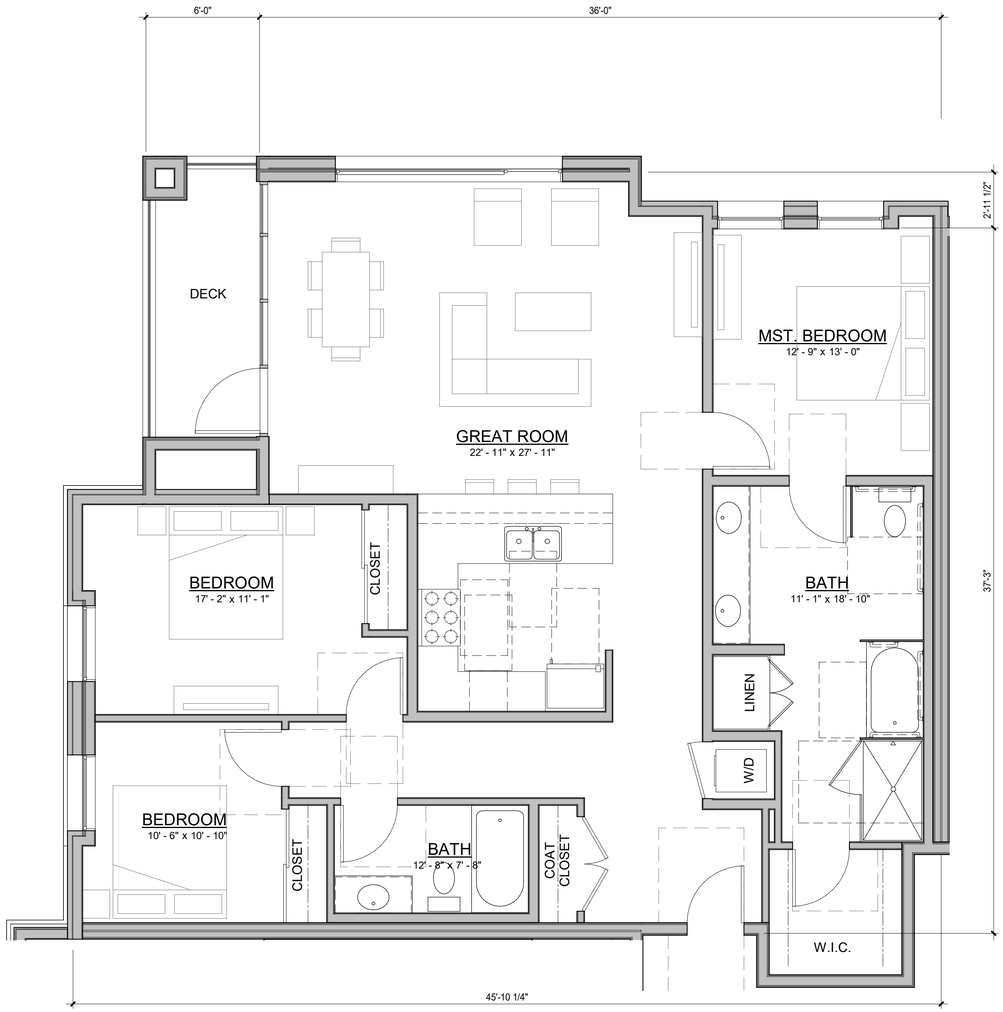
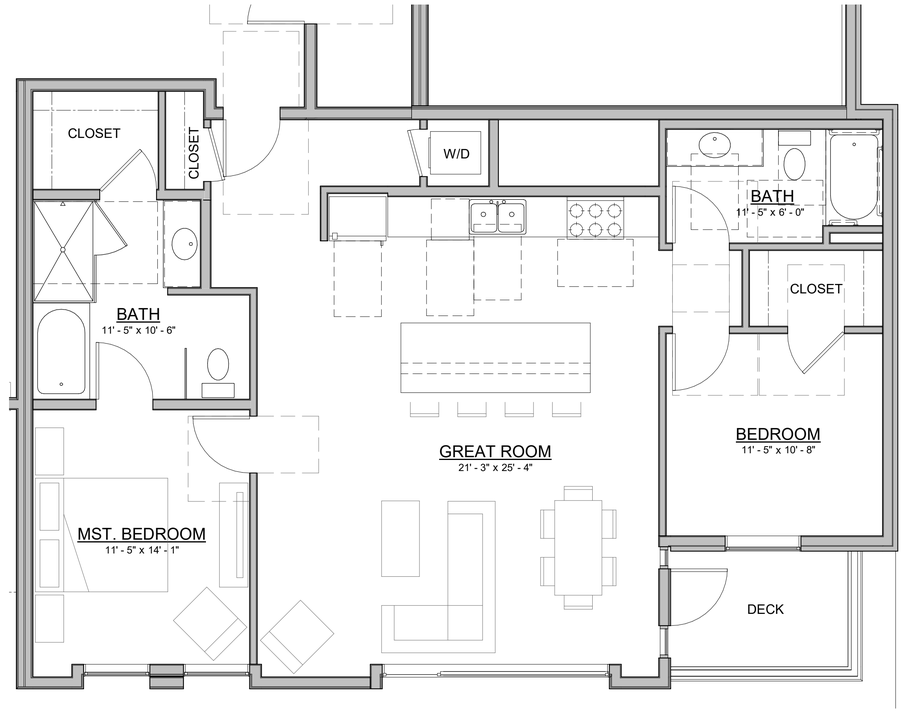
4350 EL CAMINO REAL

A6.3
UNIT PLANS
6/16/2022



UNIT 3A
1675 SF



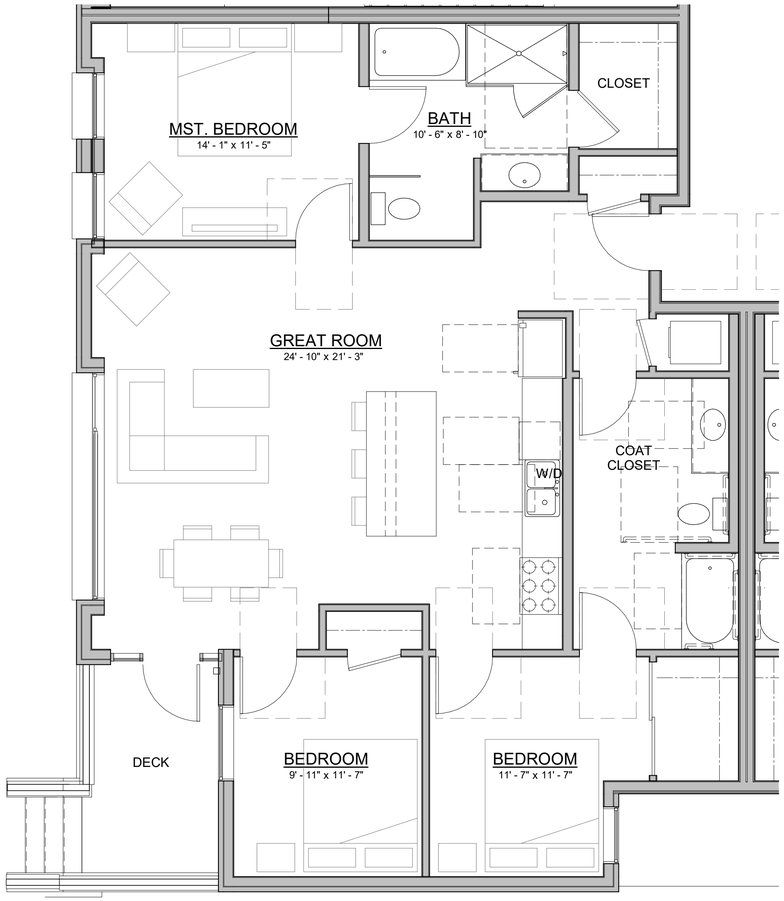
UNIT 2E
1325 SF

0' 2' 4' 8'

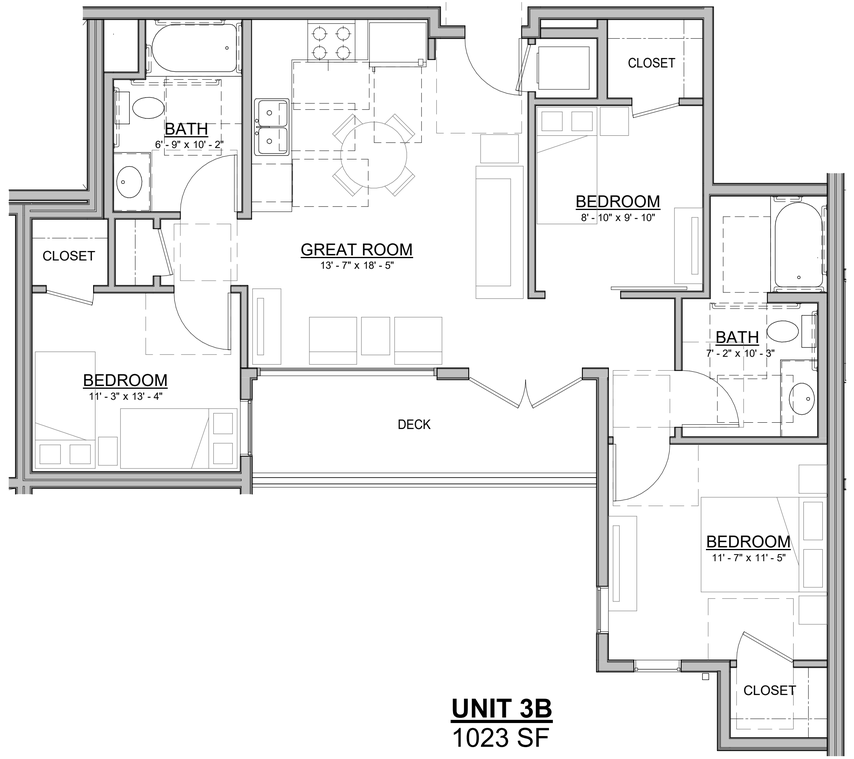
SEIDEL ARCHITECTS
BKF ENGINEERS SURVEYORS PLANNERS
reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A6.4
UNIT PLANS
6/16/2022



UNIT 3C
1461 SF



UNIT 3B
1023 SF

0' 2' 4' 8'

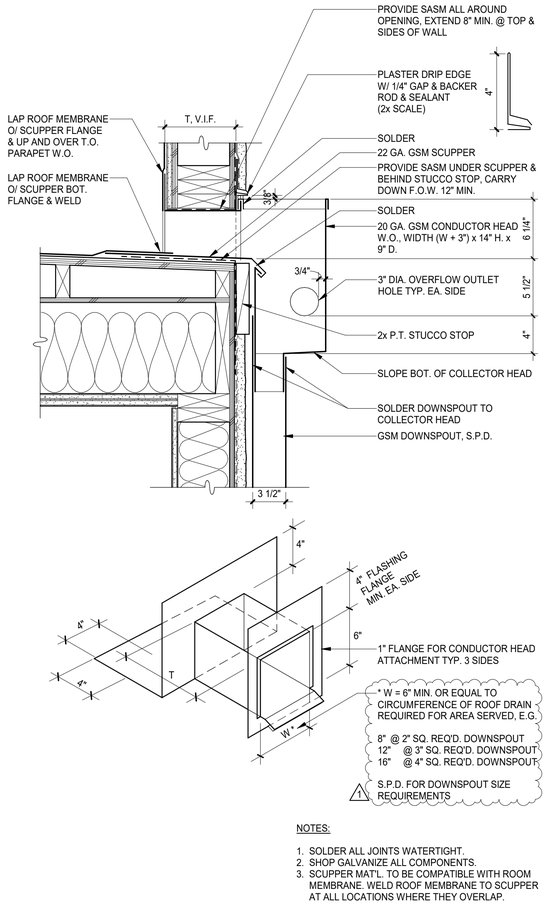
SEIDEL ARCHITECTS

BKF ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

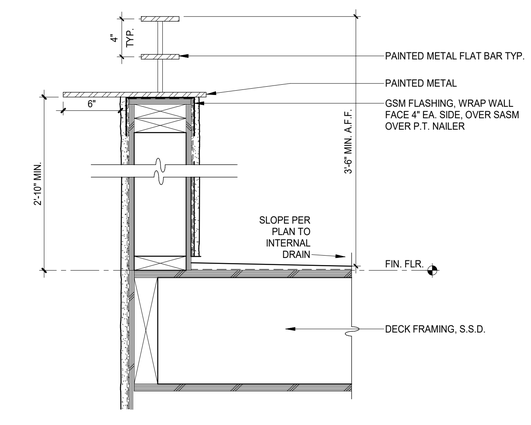
A6.5
UNIT PLANS
6/16/2022



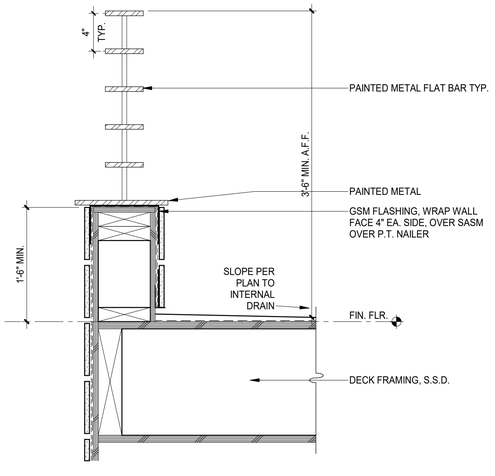
NOTES:

1. SOLDER ALL JOINTS WATERTIGHT.
2. SHOP GALVANIZE ALL COMPONENTS.
3. SCUPPER MAT'L. TO BE COMPATIBLE WITH ROOM MEMBRANE. WELD ROOF MEMBRANE TO SCUPPER AT ALL LOCATIONS WHERE THEY OVERLAP.

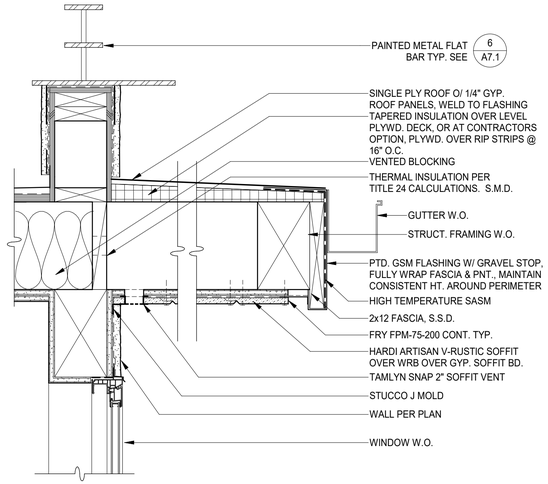
7 A7.1 ROOF SCUPPER & CONNECTION HEAD
1 1/2" = 1'-0"



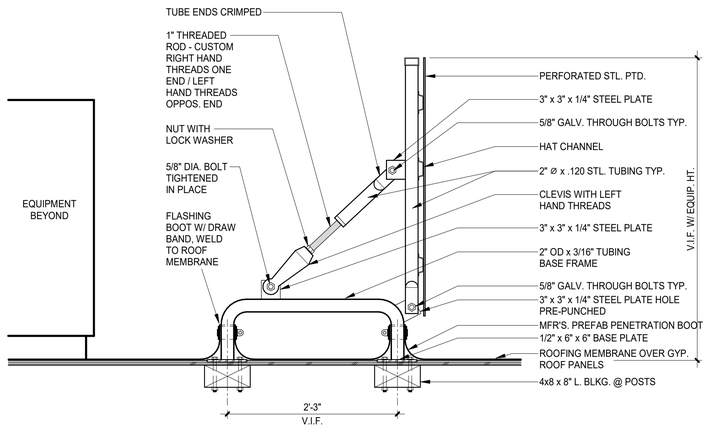
6 A7.1 GUARDRAIL @ DECK W/ PLASTER @ 5TH FL.
1 1/2" = 1'-0"



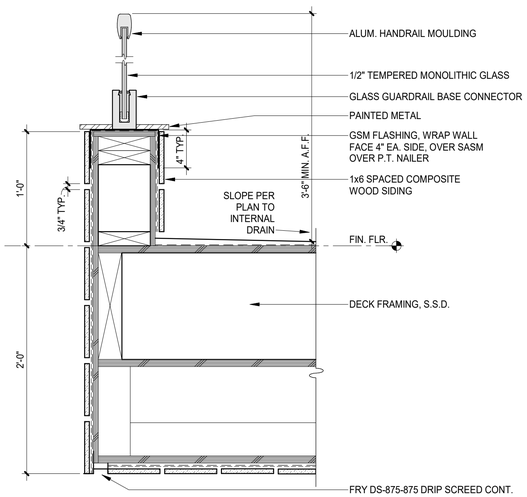
4 A7.1 GUARDRAIL @ DECK W/ PLASTER
1 1/2" = 1'-0"



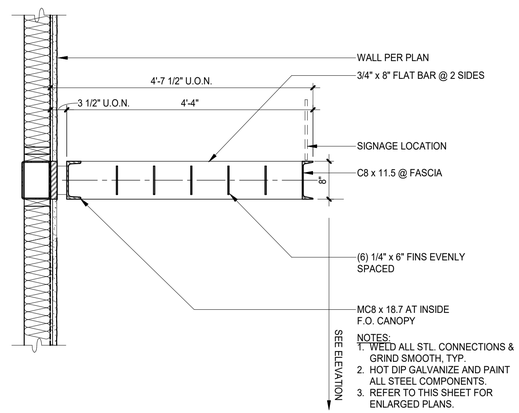
2 A7.1 FLAT EAVE AT PLASTER WALL
1 1/2" = 1'-0"



5 A7.1 EQUIPMENT SCREEN
1" = 1'-0"



3 A7.1 GUARDRAIL @ DECK W/ WOOD
1 1/2" = 1'-0"



1 A7.1 STEEL SUNSHADE - OUTRIGGER
3/4" = 1'-0"

SEIDEL ARCHITECTS
BKF ENGINEERS SURVEYORS PLANNERS
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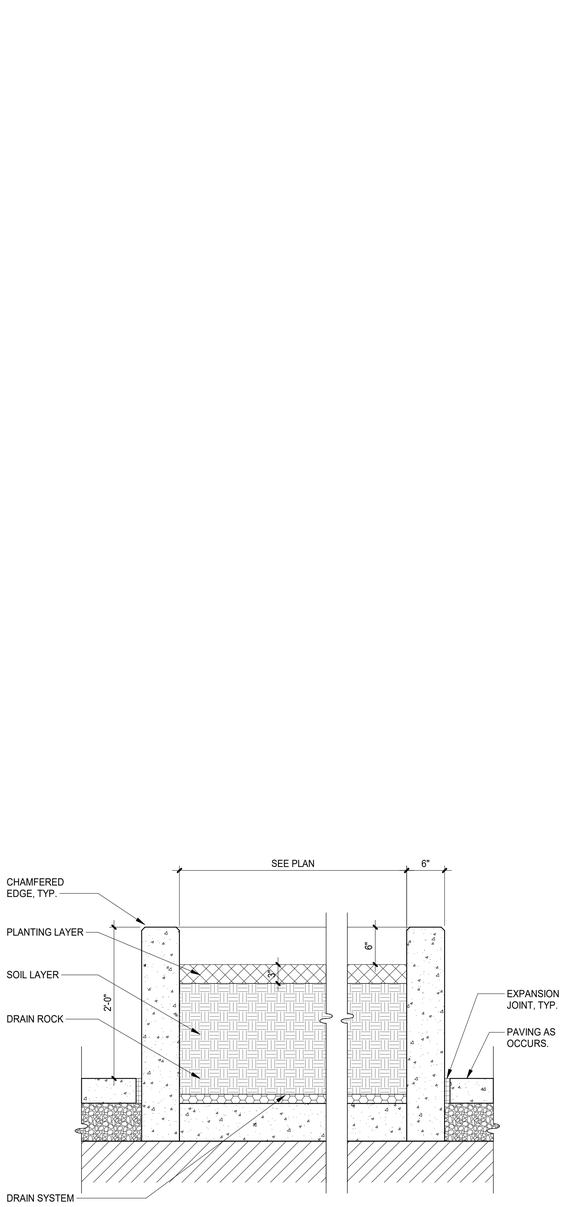
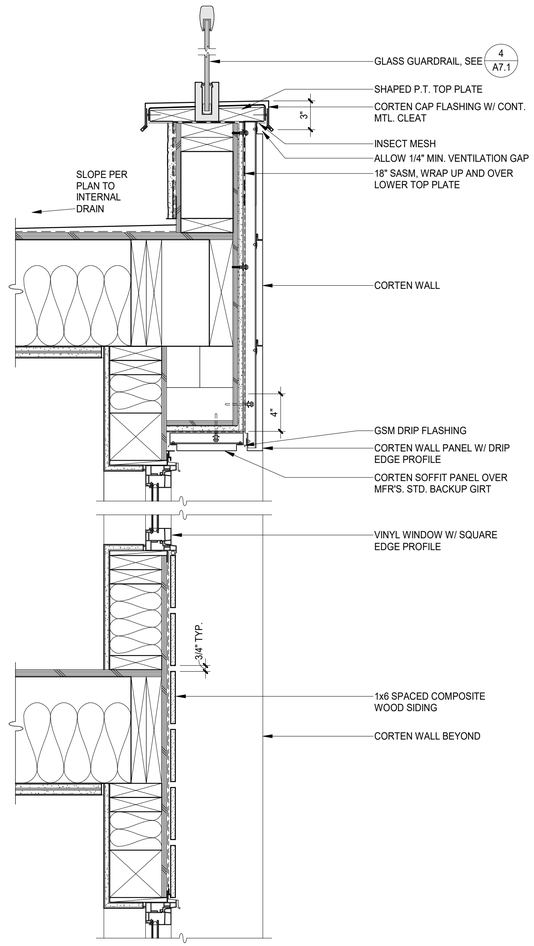
4350 EL CAMINO REAL

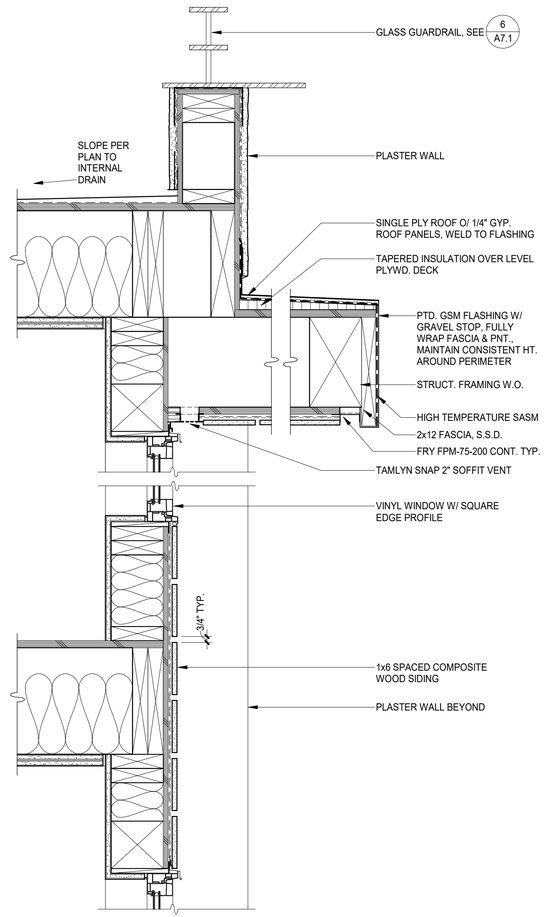
A7.1
EXTERIOR DETAILS
6/16/2022



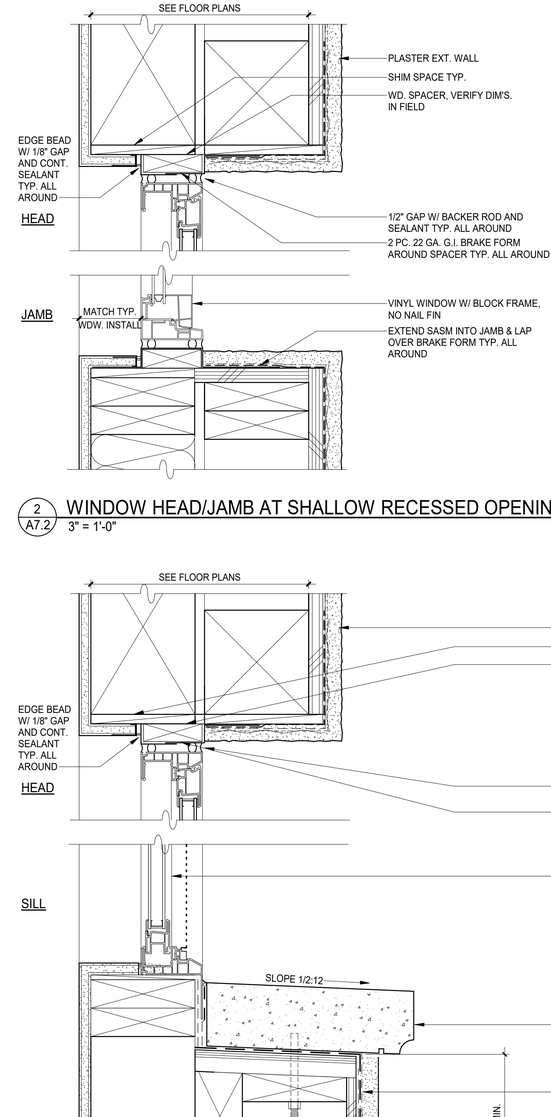
5 A7.2 CAST IN PLACE CONCRETE PLANTER
1" = 1'-0"



4 A7.2 CORTEN CLADDING @ RECESSED WINDOWS
1 1/2" = 1'-0"



3 A7.2 RECESSED WINDOWS W/ WOOD SPANDRELS
1 1/2" = 1'-0"



2 A7.2 WINDOW HEAD/JAMB AT SHALLOW RECESSED OPENING
3" = 1'-0"

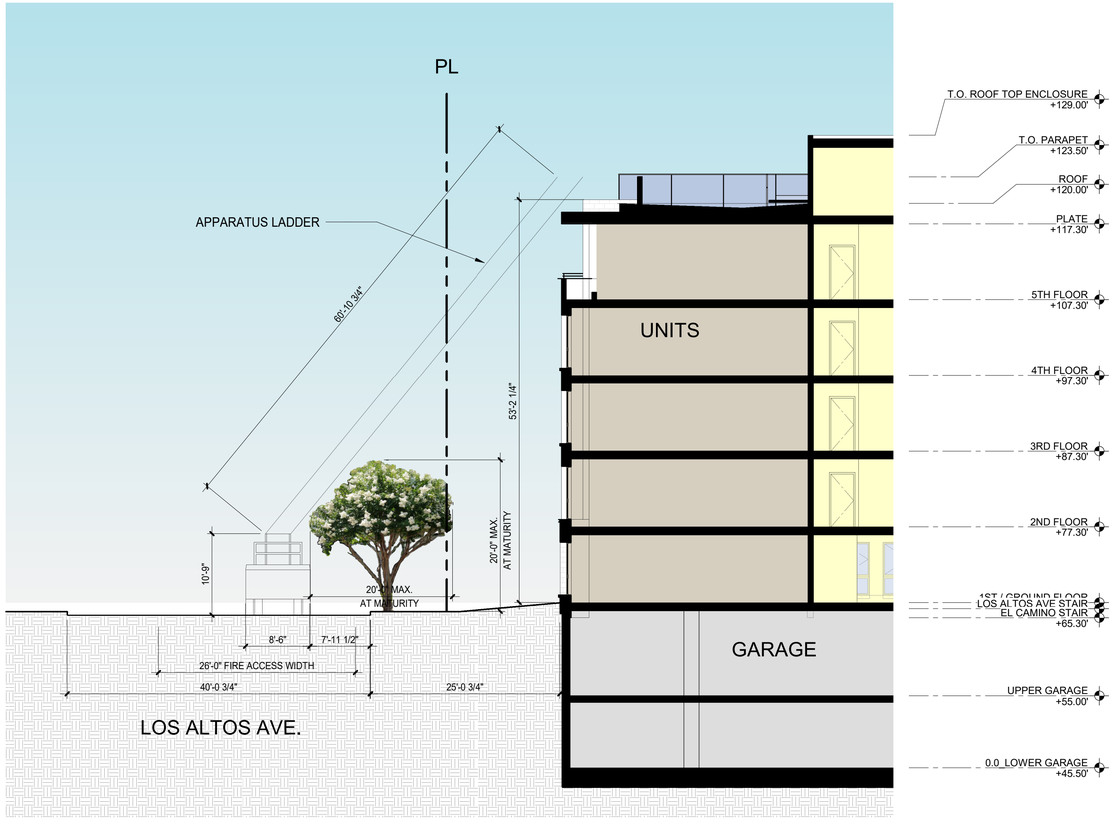
1 A7.2 WINDOW HEAD/JAMB AT SHALLOW RECESSED OPENING WITH PRECAST SILL
3" = 1'-0"

SEIDEL ARCHITECTS
BKF ENGINEERS SURVEYORS PLANNERS
reedgilliland Landscape Architecture

4350 EL CAMINO REAL

A7.2
EXTERIOR DETAILS
6/16/2022

NOTE: CREPE MYRTLE STREET TREE TO BE MAINTAINED AT MAXIMUM 20' HEIGHT BY PROPERTY OWNER



1 / A8.0 EAST WEST SECTION - FIRE APPARATUS CLEARANCE DIAGRAM

0' 5' 10' 20'

SEIDEL ARCHITECTS

BKF 100 YEARS ENGINEERS SURVEYORS PLANNERS

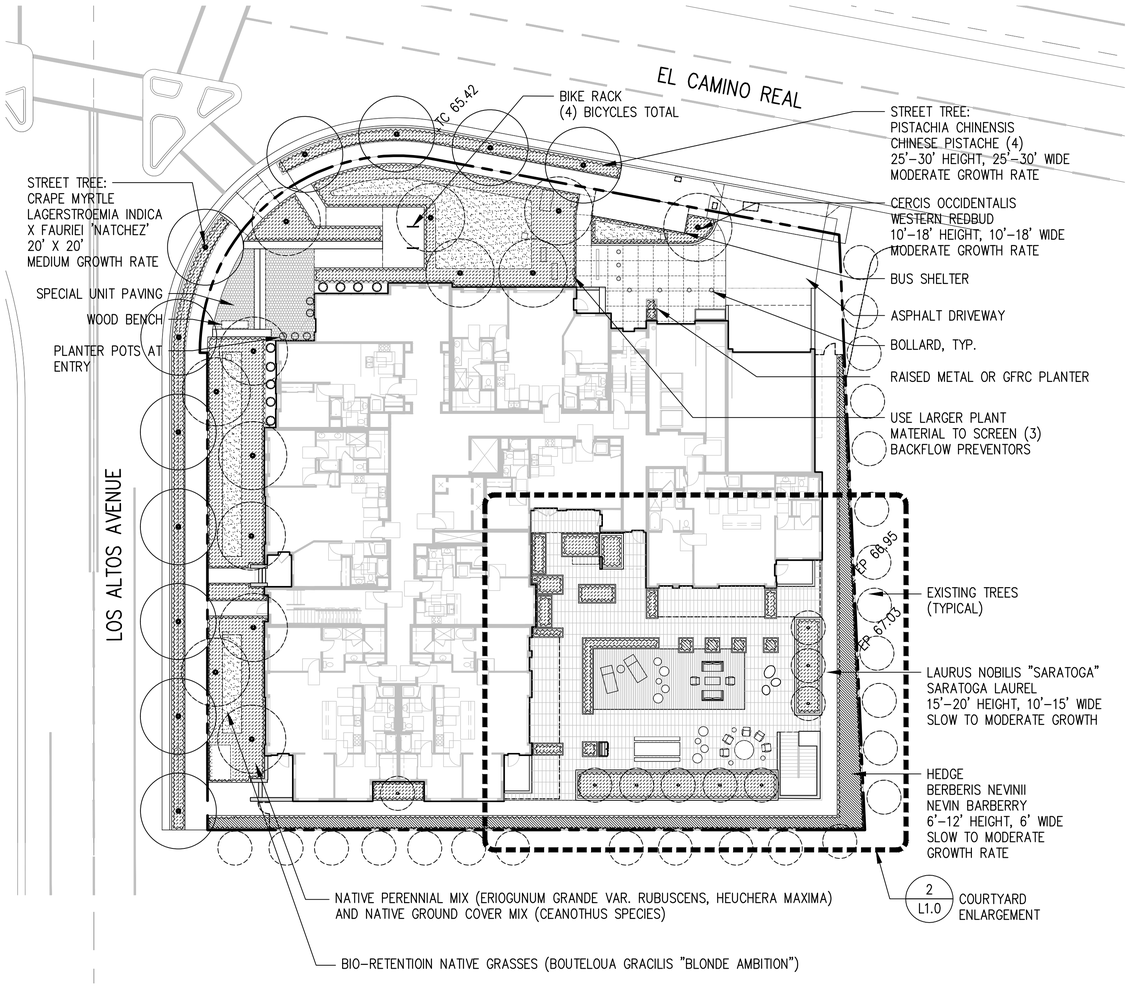
reedgilliland Landscape Architecture

4350 EL CAMINO REAL

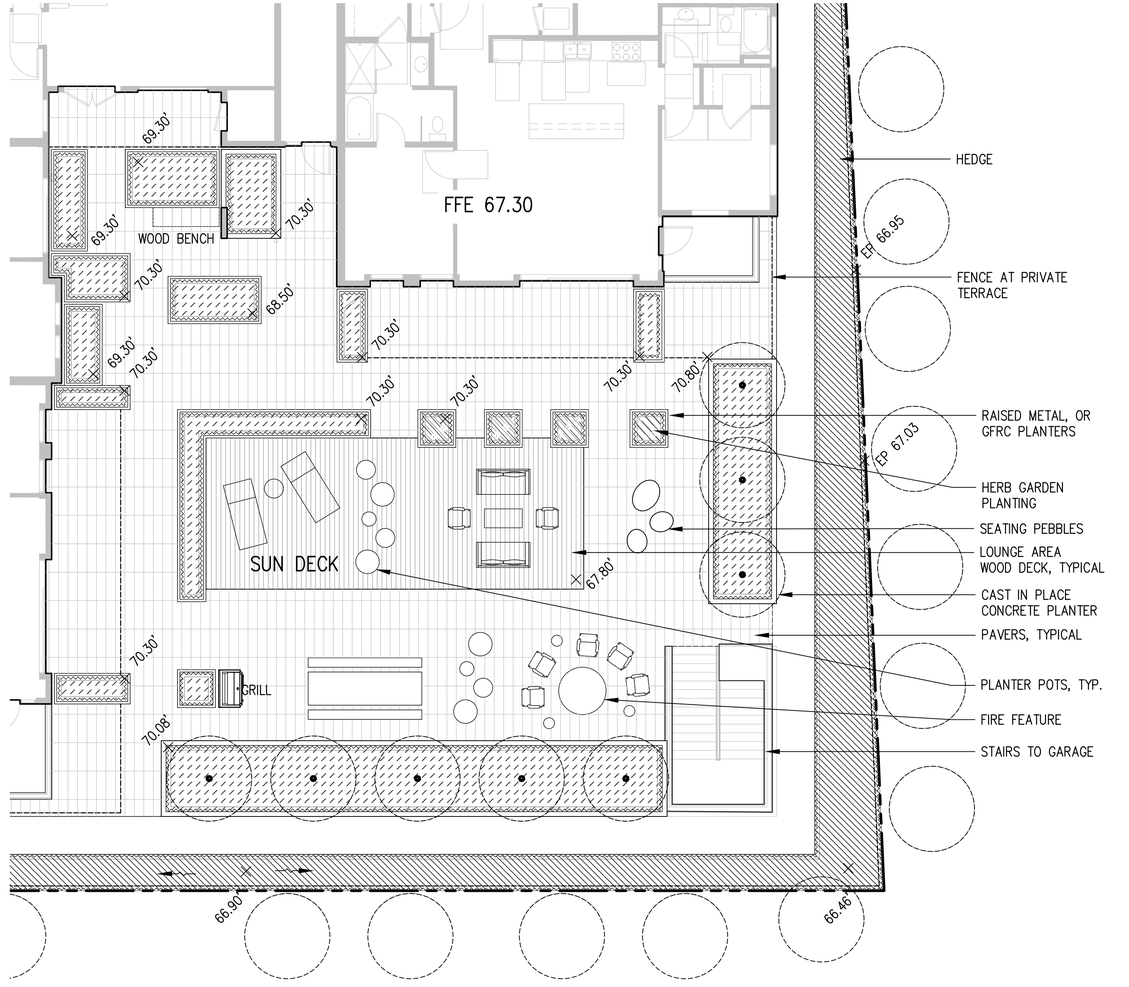
A8.0

SCHEMATIC FIRE APPARATUS DIAGRAMS

6/16/2022



1 LANDSCAPE SITE PLAN
1" = 20'



2 COURTYARD ENLARGEMENT
1" = 8'


CRAPE MYRTLE


PISTACHE CHINENSIS


CERCIS OCCIDENTALIS


BERBERIS NEVINII


LAURUS NOBILIS "SARATOGA"

LANDSCAPE AREA TABULATION

FRONT SETBACK		
LANDSCAPE	4,833 SF	
HARDSCAPE	4,806 SF	
		9,639 SF
OFF SITE		
LANDSCAPE	906 SF	
HARDSCAPE	1,848 SF	
		2,754 SF
ON STRUCTURE		
LANDSCAPE	1,164 SF	
HARDSCAPE	4,401 SF	
		5,565 SF

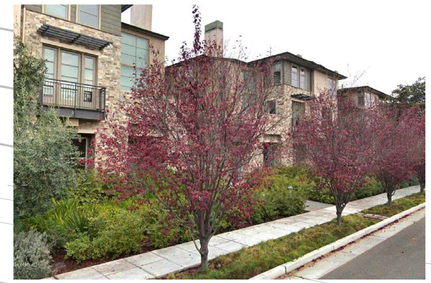
SEIDEL ARCHITECTS
BkF ENGINEERS SURVEYORS PLANNERS 100 YEARS
reedgilliland Landscape Architecture

4350 EL CAMINO REAL

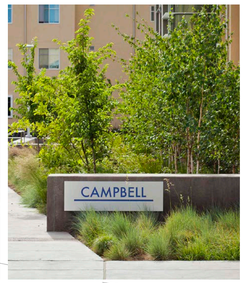
LOS ALTOS, CA

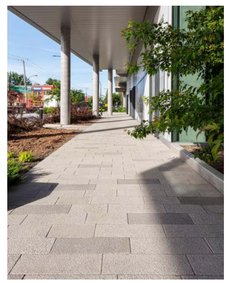
L1.0
LANDSCAPE PLAN
05/05/2022

1 ILLUSTRATIVE SITE PLAN
1" = 16"



STREETSCAPE PRECEDENT IMAGES

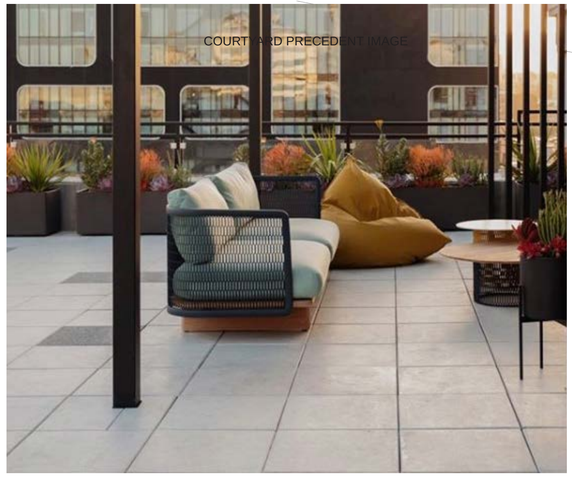




ENTRY PAVERS

COURTYARD PRECEDENT IMAGES

COURTYARD PRECEDENT IMAGE



COURTYARD PAVERS

COURTYARD SEATING PEBBLES

FIRE FEATURE

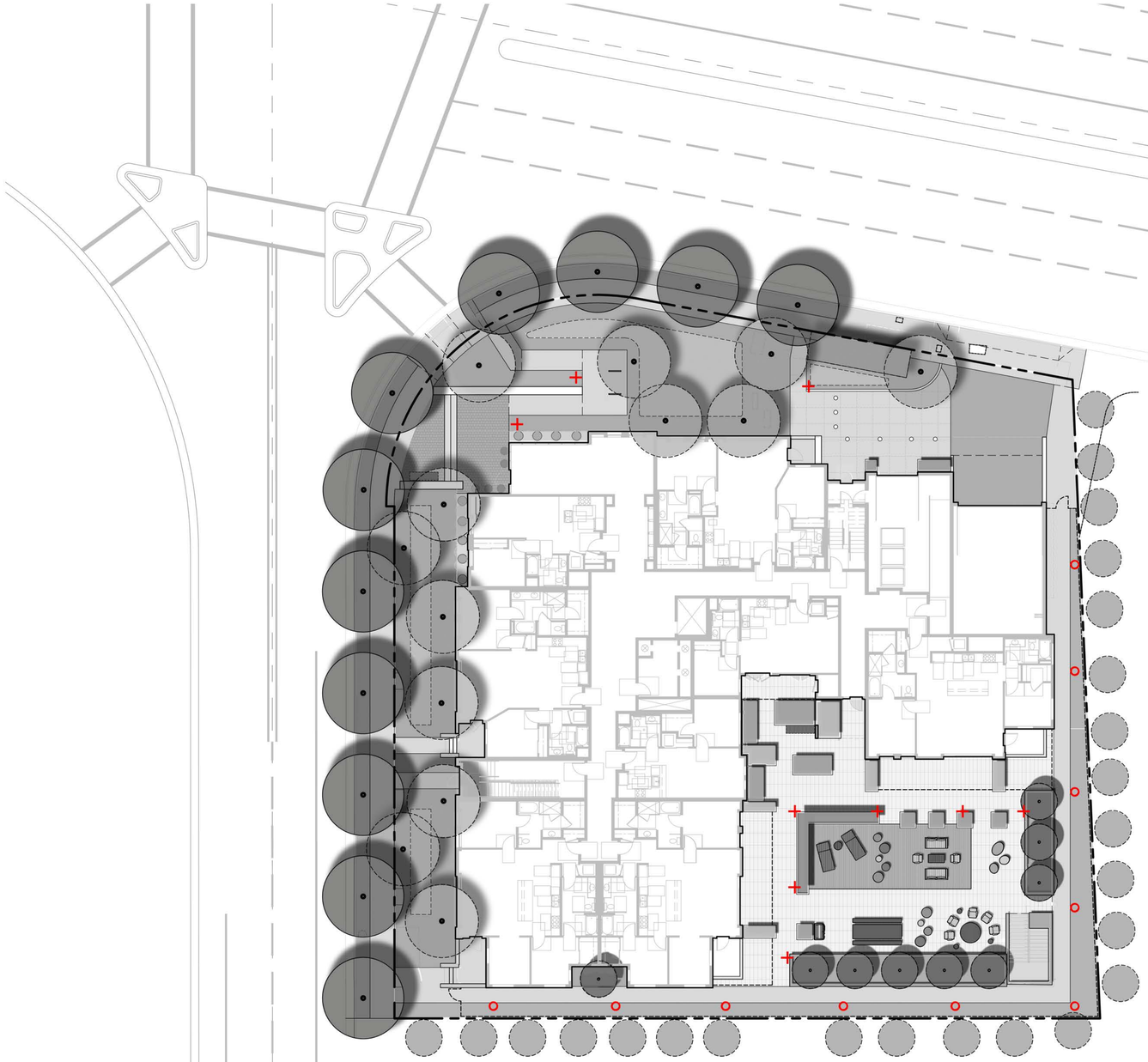
WOOD DECK

SEIDEL ARCHITECTS
BKF ENGINEERS SURVEYORS PLANNERS 100 YEARS
reedgilliland Landscape Architecture

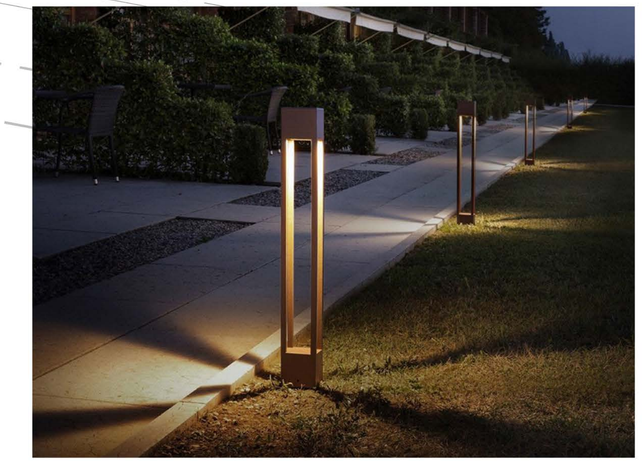
4350 EL CAMINO REAL

LOS ALTOS, CA

L1.1
LANDSCAPE PLAN
05/05/2022



1 ILLUSTRATIVE SITE PLAN
1" = 16"



+ ENTRY AND COURTYARD BOLLARD LIGHTS

○ EMERGENCY PATH BOLLARD LIGHTS

SEIDEL ARCHITECTS

BkF ENGINEERS SURVEYORS PLANNERS

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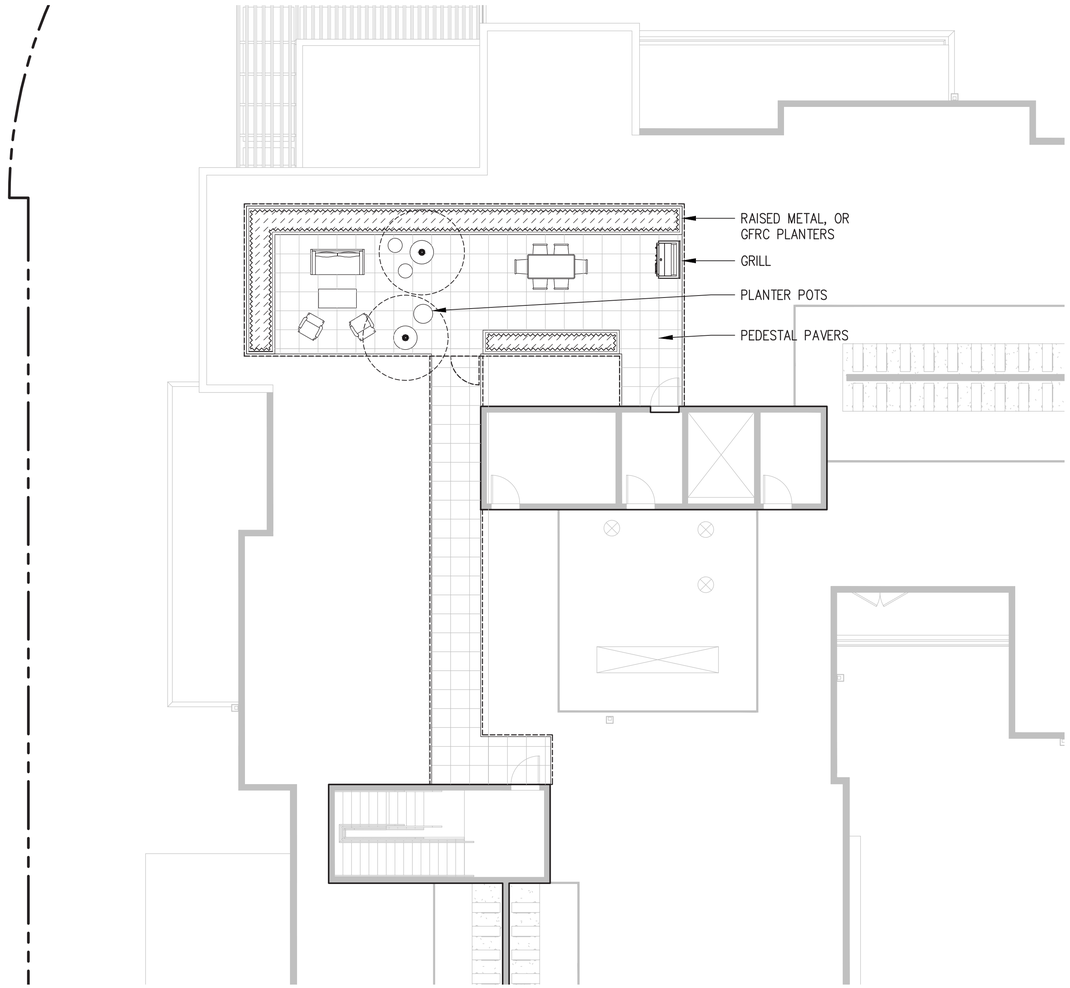
4350 EL CAMINO REAL

LOS ALTOS, CA

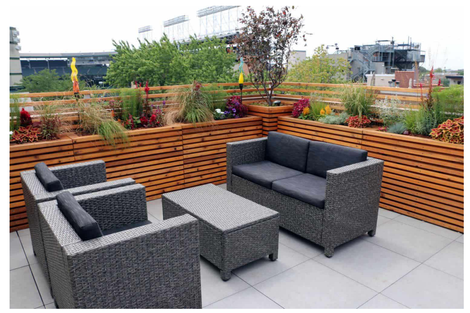
L1.2
LANDSCAPE PLAN
05/05/2022



1 ROOF DECK ENLARGEMENT
1" = 8'

ROOF DECK PRECEDENT IMAGES

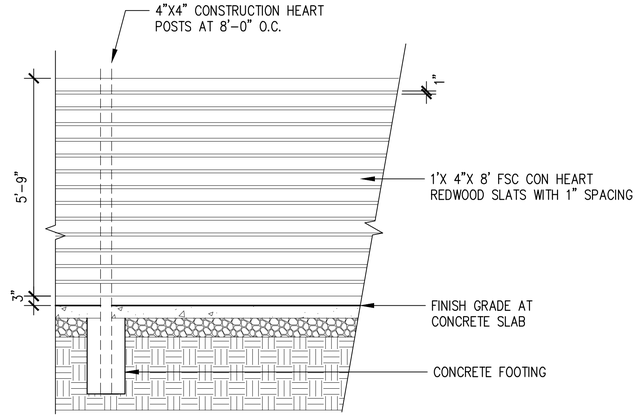
ROOF DECK PEDESTAL PAVERS



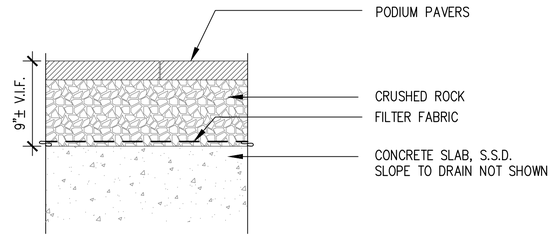
ROOF DECK PRECEDENT IMAGES

4350 EL CAMINO REAL

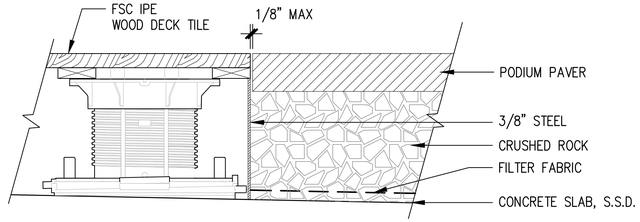
LOS ALTOS, CA



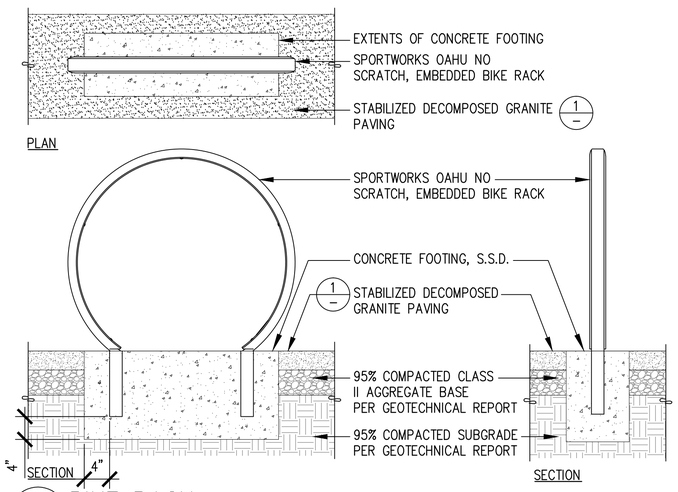
04 WOOD FENCE
1/2" = 1'-0"



01 PAVERS ON SAND ON PODIUM
1 1/2"=1'-0"



02 WOOD DECK TILE/PODIUM PAVER
3"= 1'-0"



03 BIKE RACK
1"=1'-0"

SEIDEL ARCHITECTS

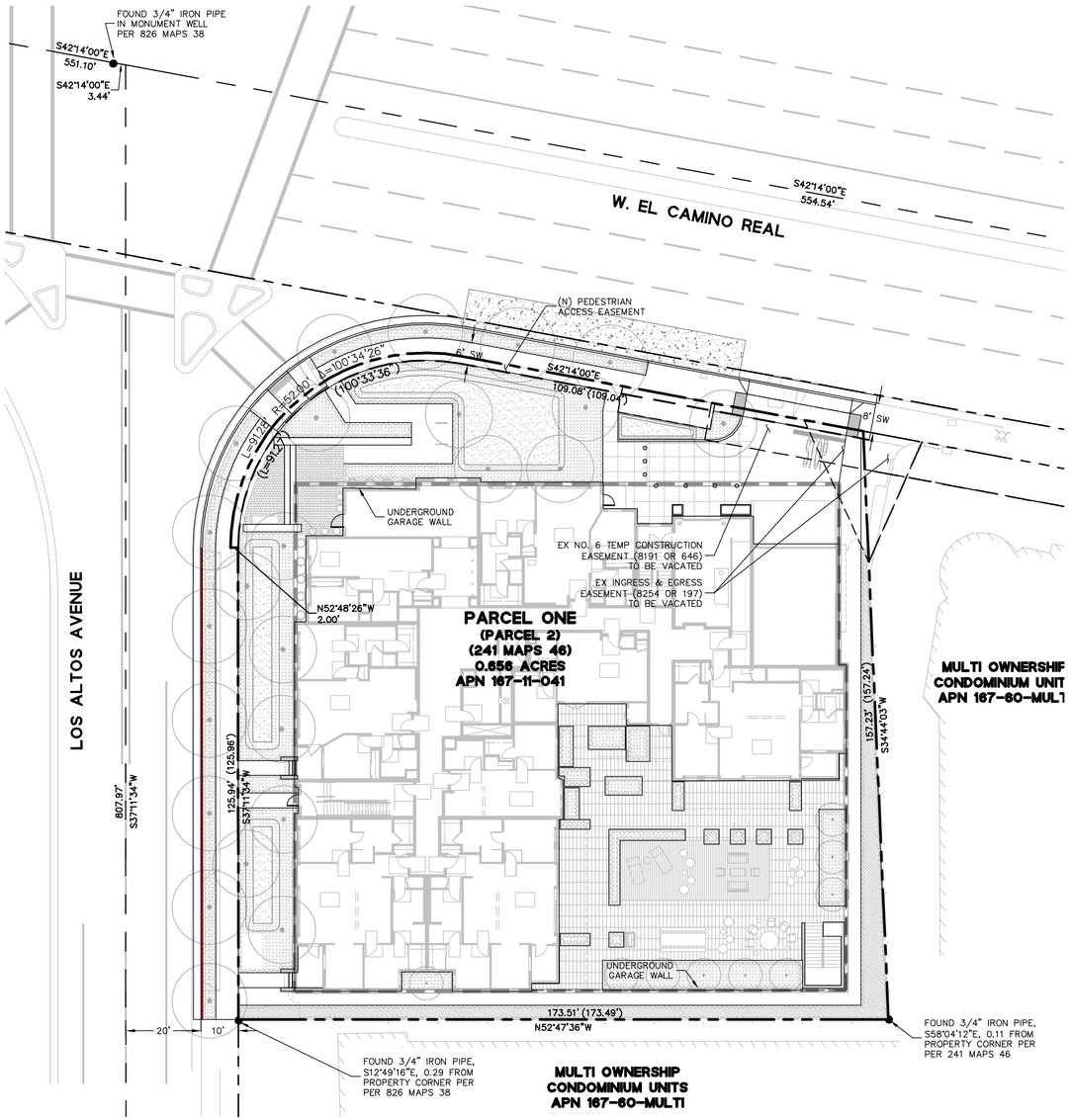
BkF ENGINEERS SURVEYORS PLANNERS 100 YEARS reedgilliland Landscape Architecture

4350 EL CAMINO REAL

LOS ALTOS, CA

L2.0
LANDSCAPE DETAILS
05/05/2022

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- PODIUM WALL
- CURB, GUTTER, AND DETACHED SIDEWALK
- DRIVEWAY PER CITY STD

ABBREVIATIONS

C&G	=	CURB & GUTTER
CLA	=	CITY OF LOS ALTOS
ESMT	=	EASEMENT
EVAE	=	EMERGENCY VEHICLE ACCESS EASEMENT
EX	=	EXISTING
PG&E	=	PACIFIC GAS & ELECTRIC COMPANY
DTL	=	DETAIL
DWY	=	DRIVEWAY
LSC	=	LANDSCAPE
(N)	=	NEW
PAE	=	PUBLIC ACCESS EASEMENT
PEAE	=	PEDESTRIAN ACCESS EASEMENT
PGE	=	PACIFIC GAS & ELECTRIC EASEMENT
PUE	=	PUBLIC UTILITY EASEMENT
R/W	=	RIGHT OF WAY
S.A.D	=	SEE ARCHITECTURAL DRAWINGS
SSE	=	SANITARY SEWER EASEMENT
STD	=	STANDARD
SW	=	SIDEWALK
TYP	=	TYPICAL
( )	=	RECORD DATA PER 241 MAPS 46

GENERAL NOTES

1. VESTING PRELIMINARY PARCEL MAP: THIS VESTING PRELIMINARY PARCEL MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 0.656± ACRES.
3. UTILITIES: A UTILITY EASEMENT IN THE FAVOR OF PACIFIC GAS & ELECTRIC WILL BE CREATED TO FACILITATE MAINTENANCE OF GAS METERS AND ELECTRICAL SERVICES. SANITARY AND WATER SERVICE LATERALS BETWEEN THE BUILDINGS AND THE CLEANOUTS AND/OR WATER METERS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORM DRAINAGE SYSTEM WILL ALSO BE PRIVATELY OWNED AND MAINTAINED OR AS DESIGNATED.
4. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR SANITARY SEWER INFRASTRUCTURE IN PRIVATE STREETS
5. ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF LOS ALTOS STANDARDS AND SPECIFICATIONS.

SHEET INDEX

PROJECT DATA

1.	OWNER:	GALATOLO GREGORY P AND ANGELA K 4350 EL CAMINO REAL LOS ALTOS, CA 94022 CONTACT: (650) 704-8168
2.	CIVIL ENGINEER:	BKF ENGINEERS 1730 N FIRST STREET, SUITE 600 SAN JOSE, CA 951121 CONTACT: ISAAC KONTOROVSKY (408) 467-9100
3.	PROPERTY:	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL ONE: PARCEL 2, AS SHOWN UPON THAT CERTAIN MP ENTITLED "PARCEL MP OF PORTIONS OF LOT 7 OF THE HARRINGTON SUBDIVISION IN THE CITY OF LOS ALTOS, CALIFORNIA, FOR S. STEPHEN NKSHIMA", WHICH MP WS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON AUGUST 26, 1968 IN BOOK 241 OF MAPS AT PAGE 46. PARCEL TWO: AN EASEMENT FOR INGRESS AND EGRESS OVER A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF THE ABOVE DESCRIBED PARCEL OF LEND; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE PROLONGATION OF THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND S. 42° 14 E. 16.00 FEET TO A POINT; THENCE WESTERLY IN A DIRECT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF THE FIRST ABOVE DESCRIBED PARCEL OF LEND DISTANT THEREON, S. 340 44 241 W. 35.00 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE ALONG THE SOUTHEASTERLY LINE OF THE FIRST ABOVE DESCRIBED PARCEL OF LAND, N. 34° 44' 24" E. 35.00 FEET TO THE POINT OF BEGINNING.
4.	ASSESSORS PARCEL NO.	167-11-041
5.	GENERAL PLAN:	THOROUGHFARE COMMERCIAL
6.	EXISTING ZONING:	SERVICE STATION/CONVENIENCE STORE
7.	PROPOSED ZONING:	CT COMMERCIAL THOROUGHFARE ZONING DISTRICT
8.	EXISTING USE:	SERVICE STATION/CONVENIENCE STORE
9.	PROPOSED USE:	FIVE-STORY MUTIPLE-FAMILY RESIDENTIAL CONDOMINIUM BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING
10.	GROSS AREA:	0.656± ACRES
11.	NUMBER OF PARCELS:	1 PARCEL FOR CONDOMINIUM PURPOSES
12.	NUMBER OF CONDO UNITS:	47 RESIDENTIAL CONDOMINIUM UNITS
13.	UTILITIES:	
	A. WATER:	
	PUBLIC STREETS:	CALIFORNIA WATER SERVICE
	PRIVATE STREETS:	PROPERTY OWNER
	B. SANITARY SEWER:	
	PUBLIC STREETS:	CITY OF LOS ALTOS
	PRIVATE STREETS:	PROPERTY OWNER
	C. STORM DRAIN:	
	PUBLIC STREETS:	CITY OF LOS ALTOS
	PRIVATE STREETS:	PROPERTY OWNER
	D. GAS/ELECTRIC:	PACIFIC GAS & ELECTRIC
	E. TELEPHONE:	AT&T
	F. CABLE TV:	COMCAST
14.	BENCHMARK:	THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A PROJECT BENCHMARK WAS ESTABLISHED IN THE ISLAND AT THE NORTH SIDE OF THE SITE SAID ISLAND ALSO BEING AT THE SOUTH CORNER OF LOS ALTOS AVE AND EL CAMINO REAL. MAG NAIL AND WASHER SET IN CONCRETE, ELEVATION= 66.21 FEET.
15.	FLOOD ZONE:	THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06085C0038H
16.	PARCEL SIZE:	28,562 SF (0.656± ACRES-GROSS)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SEIDEL ARCHITECTS

BKF 100+ YEARS ENGINEERS SURVEYORS PLANNERS

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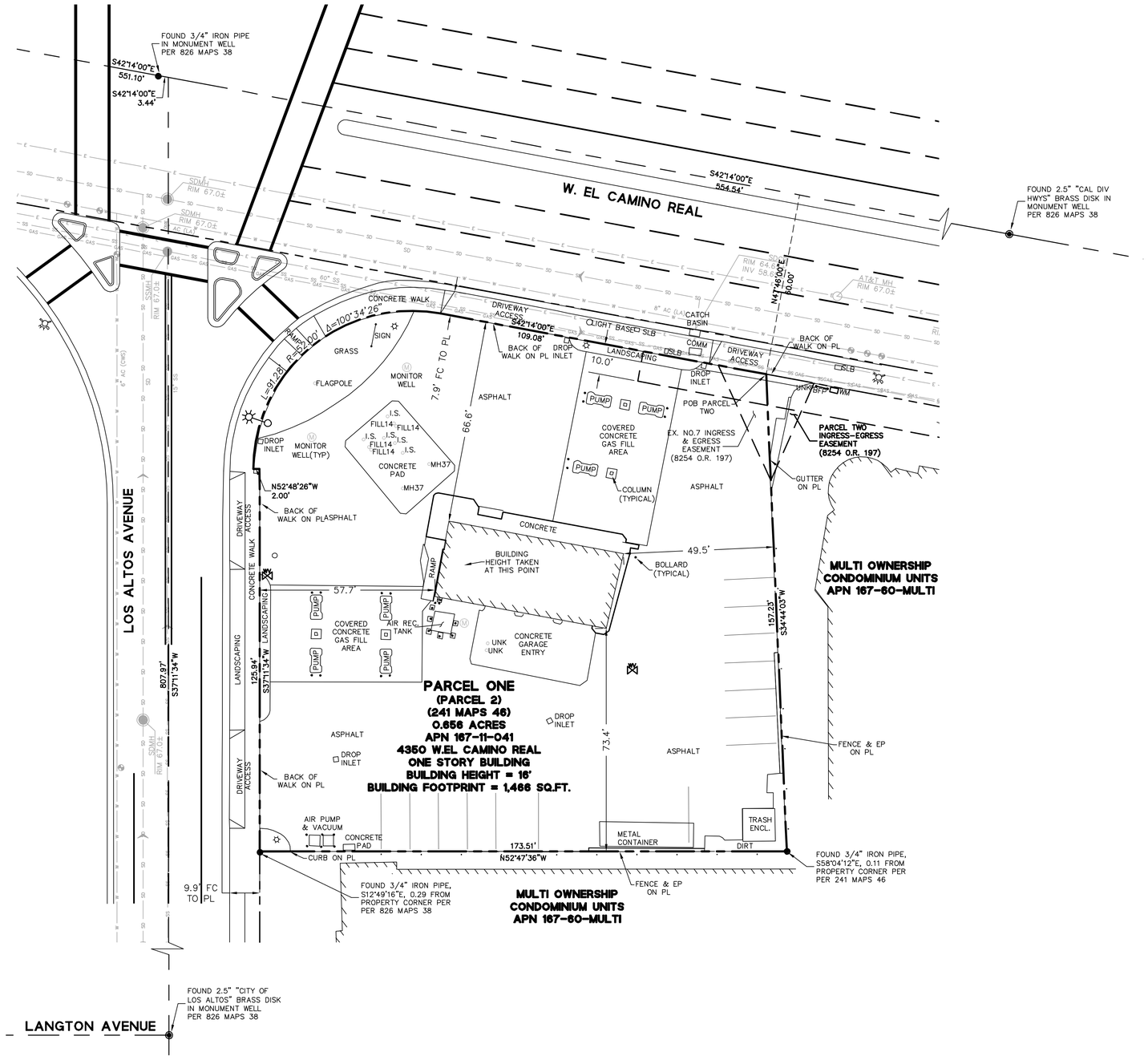
4350 EL CAMINO REAL

LOS ALTOS, CA

TM
VESTING TENTATIVE MAP
05/05/2022



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- ELECTRICAL LINE
- GAS LINE
- FENCE
- CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- STORM DRAIN INLET
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT (CO)
- WM WATER METER (WM)
- WATER VALVE
- BFP BACKFLOW PREVENTER (BFP)
- FIRE HYDRANT
- STREET LIGHT
- SLB STREET LIGHT BOX (SLB)
- COMM COMMUNICATION BOX
- GAS METER

NOTE:

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS DATED MAY XX, 2018, BY DAVID JUNGMANN, PLS 9267.

BENCHMARK:

THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A PROJECT BENCHMARK WAS ESTABLISHED IN THE ISLAND AT THE NORTH SIDE OF THE SITE SAID ISLAND ALSO BEING AT THE SOUTH CORNER OF LOS ALTOS AVE AND EL CAMINO REAL. MAG NAIL AND WASHER SET IN CONCRETE, ELEVATION= 66.21 FEET.

BASIS OF BEARINGS:

THE BEARING OF NORTH 42°14'00" WEST BETWEEN THE TWO FOUND MONUMENTS ON THE MONUMENT LINE OF EL CAMINO REAL AS SHOWN, PER THAT CERTAIN TRACT MAP NO. 10,000 RECORDED ON AUGUST 18, 2008 IN BOOK 826 OF MAPS AT PAGES 38-39, SANTA CLARA COUNTY.

TREE NOTE:

NO EXISTING TREES ON SITE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SEIDEL ARCHITECTS

BkF ENGINEERS SURVEYORS PLANNERS 100+ YEARS

reedgilliland Landscape Architecture

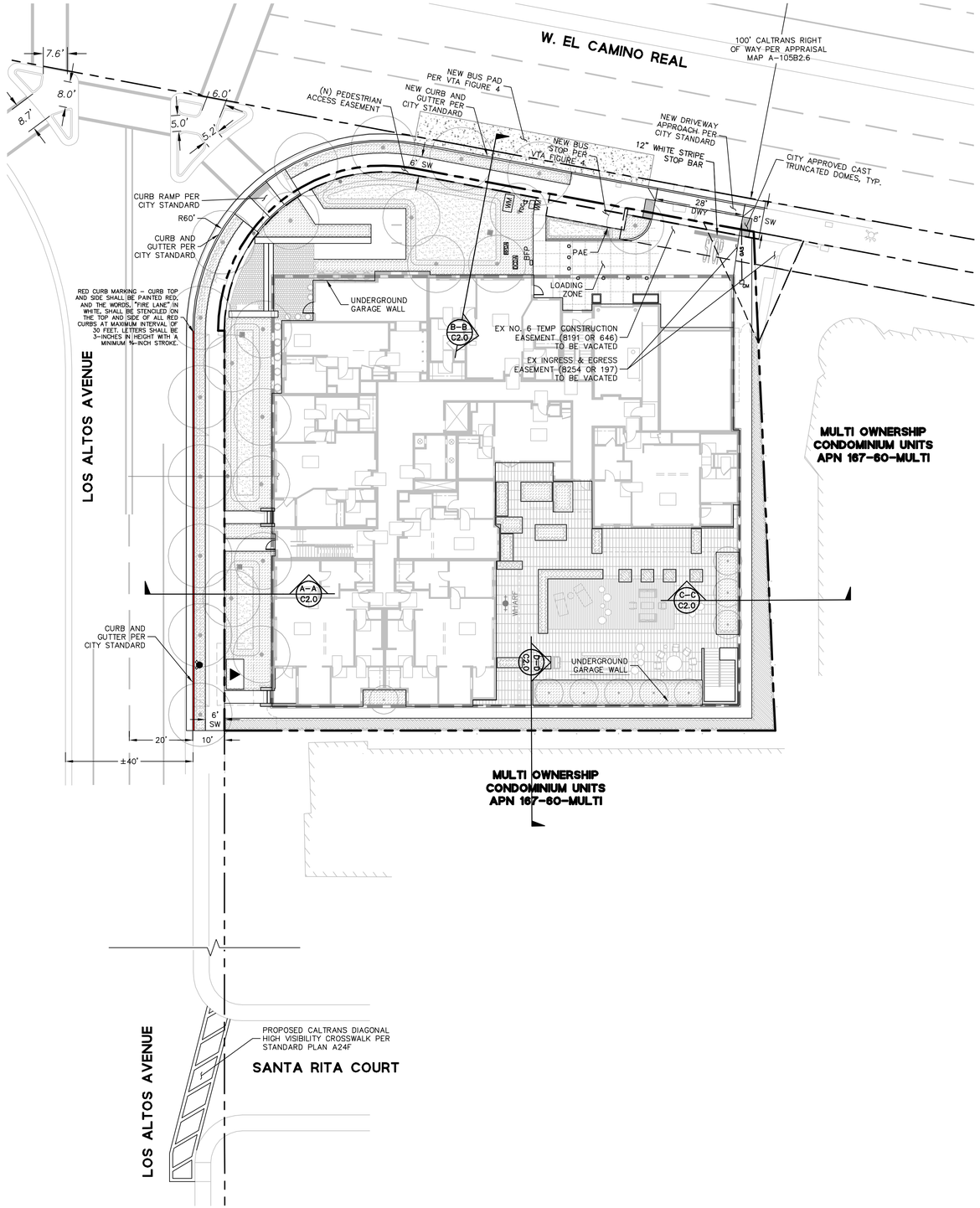
4350 EL CAMINO REAL

LOS ALTOS, CA

C1.0

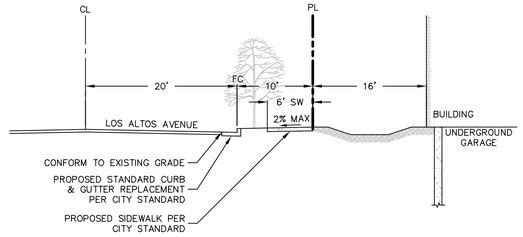
EXISTING CONDITIONS PLAN

05/05/2022

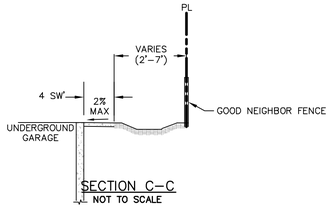


LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- PODIUM WALL
- CURB, GUTTER, AND DETACHED SIDEWALK
- DRIVEWAY PER CITY STD
- TREATMENT BASIN



SECTION A-A
NOT TO SCALE



SECTION C-C
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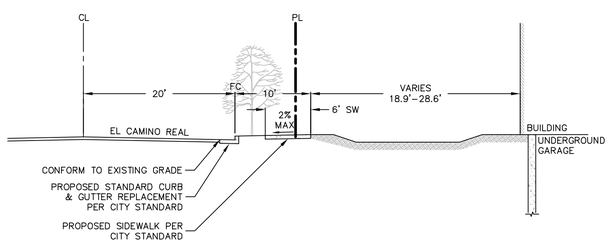

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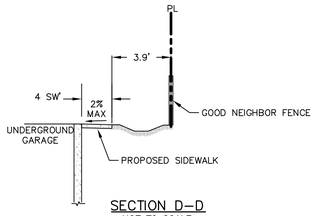


SECTION D-D
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

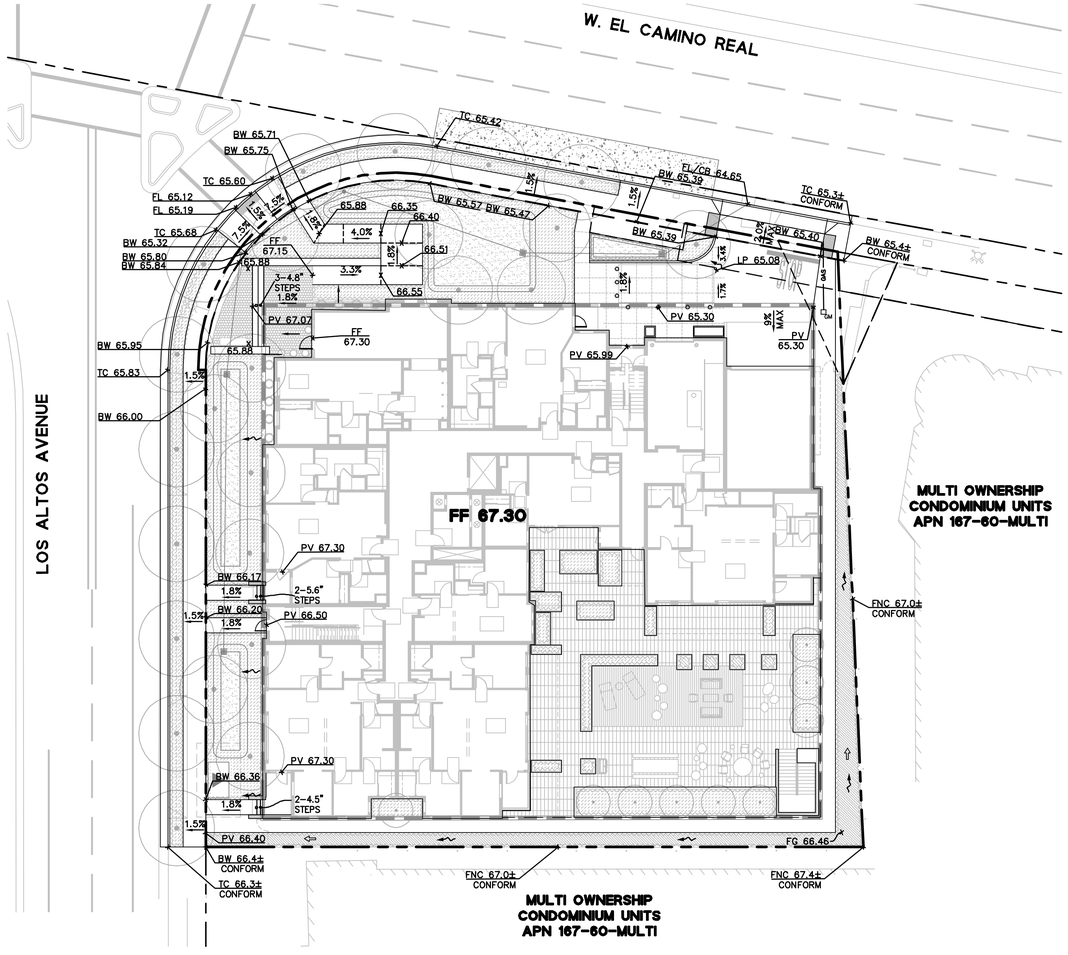
(IN FEET)
1 inch = 20 ft.

SEIDEL ARCHITECTS
BkF ENGINEERS SURVEYORS PLANNERS 100+ YEARS
reedgilliland Landscape Architecture

4350 EL CAMINO REAL

LOS ALTOS, CA

C2.0
SITE PLAN
05/05/2022



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- PODIUM WALL
- GRADE BREAK
- OVERFLOW DRAIN (OFD)
- STORM DRAIN CLEANOUT (SDCO)
- SANITARY SEWER CLEANOUT (SSCO)
- SLOPE TO DRAIN
- SLOPE TO DRAIN (LANDSCAPE)
- OVERLAND RELEASE
- TREATMENT BASIN

ABBREVIATIONS

FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOWLINE
FNC	FENCE
LP	LOW POINT
HP	HIGH POINT
PV	PAVEMENT
SW	SIDEWALK
TH	THRESHOLD

BENCHMARK

THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A PROJECT BENCHMARK WAS ESTABLISHED IN THE ISLAND AT THE NORTH SIDE OF THE SITE SAID ISLAND ALSO BEING AT THE SOUTH CORNER OF LOS ALTOS AVE AND EL CAMINO REAL. MAG NAIL AND WASHER SET IN CONCRETE, ELEVATION= 66.21 FEET.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SEIDEL ARCHITECTS

BkF ENGINEERS SURVEYORS PLANNERS 100+ YEARS

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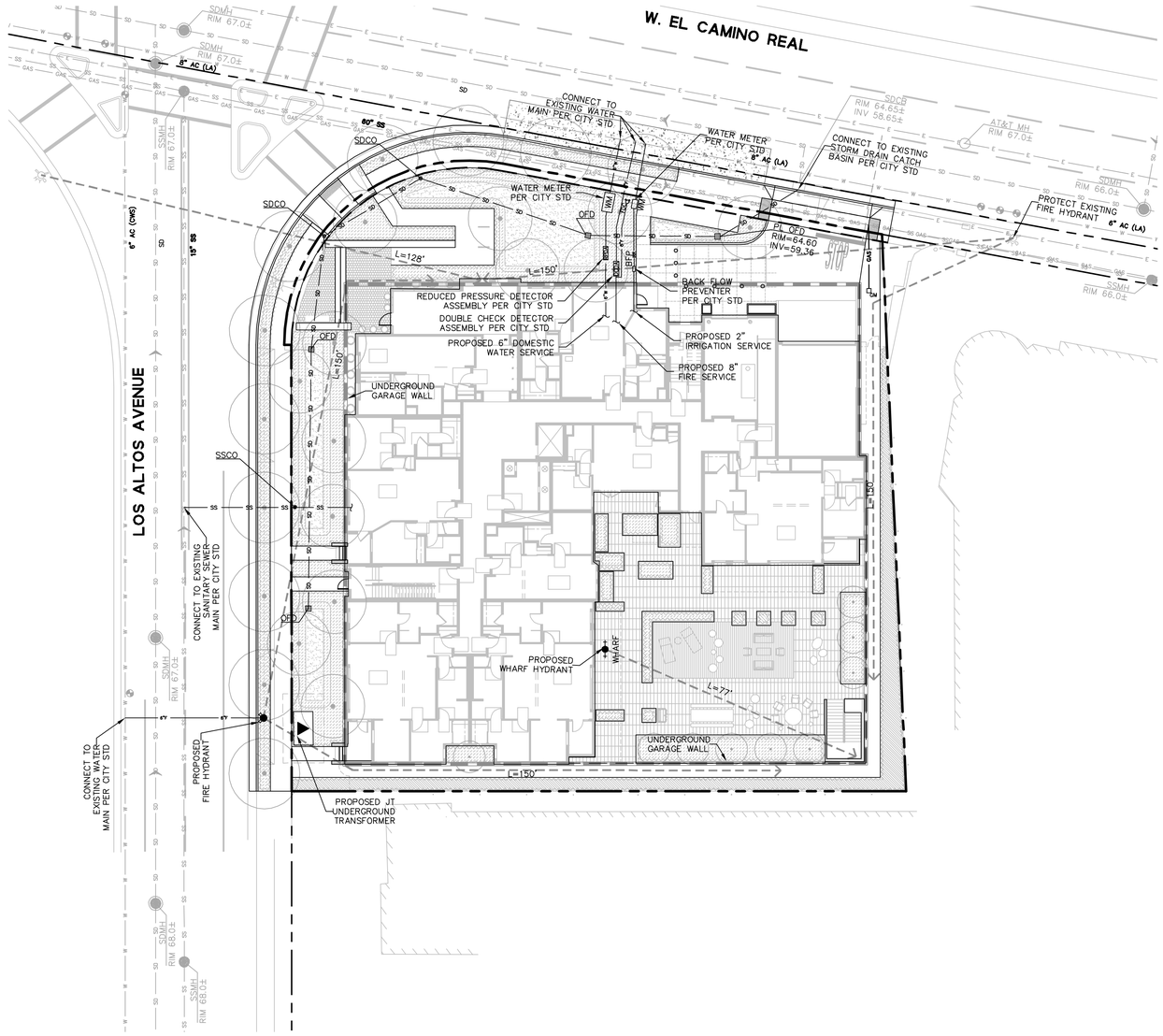
4350 EL CAMINO REAL

LOS ALTOS, CA

C3.0

GRADING AND DRAINAGE PLAN

05/05/2022



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- PODIUM WALL
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- IRRIGATION LINE
- GAS LINE
- STORM DRAIN OVERFLOW DRAIN (OFD)
- STORM DRAIN CLEANOUT (SDCO)
- SANITARY SEWER CLEANOUT (SSCO)
- WATER METER (WM)
- REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA)
- GAS METER
- WHARF HYDRANT
- BACKFLOW PREVENTER (BFP)
- DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) WITH FIRE DEPARTMENT CONNECTION (FDC)
- BELOW GRADE TRANSFORMER
- TREATMENT BASIN
- FIRE HOSE REACH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SEIDEL ARCHITECTS

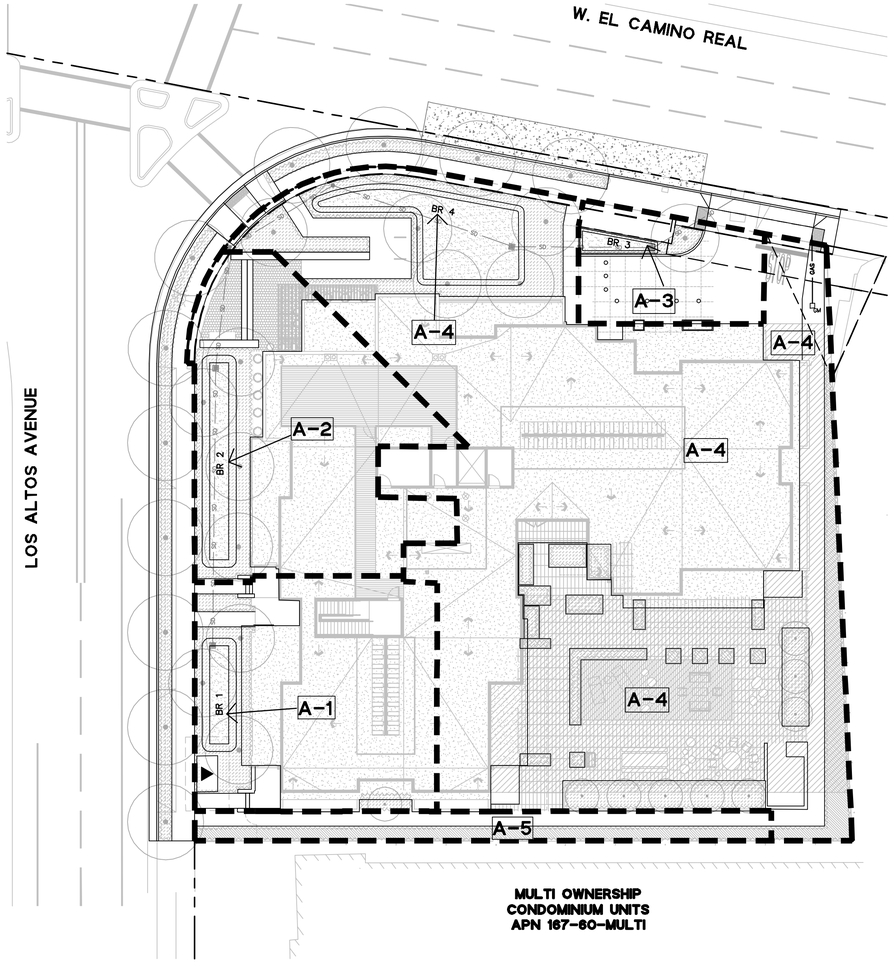
BKF 100+ YEARS ENGINEERS SURVEYORS PLANNERS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

LOS ALTOS, CA

C4.0
UTILITY PLAN
05/05/2022



LEGEND

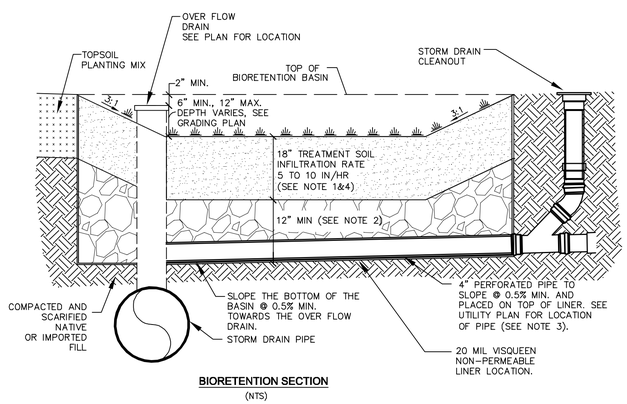
- PROPERTY LINE
- A–X — DRAINAGE BOUNDARY AREA
- TREATMENT BASIN
- OVERFLOW DRAIN (OFD)
- STORM DRAIN CLEANOUT (SDCO)

TREATMENT CONTROL MEASURE SUMMARY											
AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREE CREDIT (100 SF/1 DECIDUOUS) (200 SF/1 EVERGREEN)	IMPERVIOUS AREA W/ TREE CREDIT (SF)	WATER QUANTITY		PROPOSED TREATMENT NO.	CONFORMS TO SIZE STANDARD?
								REQUIRED (SF)	PROVIDED (SF)		
A–1	3,928	770	LANDSCAPE	3,158	ROOF	0	3,158	126	143	BR 1	YES
A–2	4,348	947	LANDSCAPE	3,401	ROOF/PAVEMENT	0	3,401	136	270	BR 2	YES
A–3	1,008	226	LANDSCAPE	782	PAVEMENT	0	782	31	41	BR 3	YES
A–4	18,087	3,625	LANDSCAPE	14,462	ROOF/PAVEMENT	0	14,462	578	595	BR 4	YES
A–5	1,189	618	LANDSCAPE	571	ROOF/PAVEMENT	0	571	286	618	BR 5	YES

4% METHOD USED FOR WATER QUANTITY UNLESS OTHERWISE NOTED

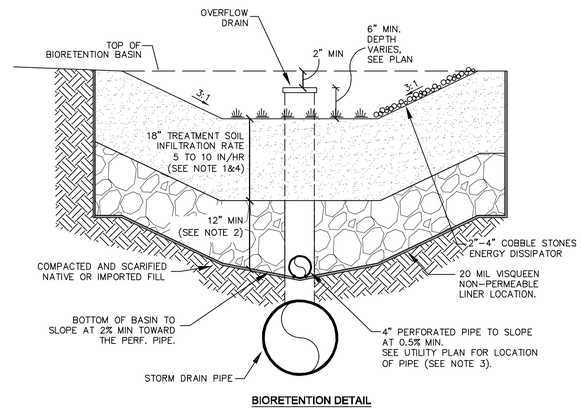
*COMBINATION FLOW AND VOLUME METHOD

**2:1 RATIO OF IMPERVIOUS AREA TO PERVIOUS AREA



BIORETENTION SECTION

(NTS)



BIORETENTION DETAIL

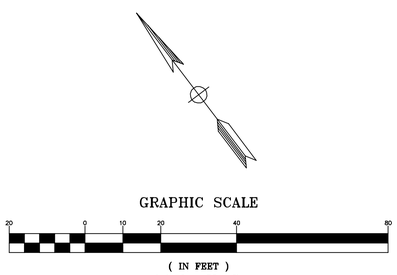
NOTES

1. SOIL MIX SHALL MEET REQUIREMENTS AS SPECIFIED IN THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK DATED 2016 IN APPENDIX C.

2. PERMEABLE MATERIAL SHALL BE CLASS II PER CALTRANS STANDARD SECTION 68–1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.

3. PERFORATED PIPE SHALL BE PVC SDR 35, WITH ½" PERFORATIONS ON THE BOTTOM. THE PERFORATIONS SHALL BE FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.

4. THE BIOTREATMENT SOIL MIX USED IN ALL BIORETENTION AREAS SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE RWQCB MUNICIPAL REGIONAL PERMIT. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS INCLUDED ON SCVURPPP'S "BIOTREATMENT SOIL MIX SUPPLIER LIST" (SUPPLIER LIST), A BIOTREATMENT SOIL MIX SUPPLIER CERTIFICATION STATEMENT (CERTIFICATION STATEMENT) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY OF MOUNTAIN VIEW/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS NOT INCLUDED ON THE SUPPLIER LIST, A BIOTREATMENT SOILS MIX VERIFICATION CHECKLIST (VERIFICATION CHECKLIST) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY OF MOUNTAIN VIEW/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. COPIES OF THE SUPPLIER LIST, CERTIFICATION STATEMENT AND VERIFICATION CHECKLIST CAN BE DOWNLOADED FROM THE COUNTYWIDE PROGRAM'S WEBSITE AT HTTP://WWW.SCVURPPP-W2K.COM/ND_WP.SHTML



SEIDEL ARCHITECTS

BkF ENGINEERS SURVEYORS PLANNERS 100+ YEARS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

LOS ALTOS, CA

C5.0

STORMWATER CONTROL PLAN

05/05/2022

CONSTRUCTION MANAGEMENT PLAN
4350 EL CAMINO REAL
November 1, 2019

Acknowledgement

The goal of this Construction Management plan is to minimize the construction related impacts to the surrounding neighborhood and adjacent properties and their occupants. Specifically the objectives of this plan are to:

- Reduce parking impacts related to the proposed construction;
- Contain construction related parking to the project site and areas approved by the city;
- Reduce construction related noise to the greatest extent technically and economically feasible; and
- Minimize off-site dust and air quality impacts per best management practices.

In order to achieve the above stated goals and objectives, we agree to, and will abide by the terms contained in this Construction Management Plan.

Angela and Gregory Galatolo (Owners) Date

General Contractor (TBD) Date

Pre-Construction Meeting

The owner and contractor shall schedule a pre-construction meeting with City Staff (Building, Planning and Engineering) after permit issuance, but prior to start of work, to review Construction Management Plan implementation.

Approvals

Building Date

Planning Date

Engineering Date

Noise Reduction Plan

During Construction and Demolition the project will adhere to the following noise reduction policies per LAMC 6.16.

The project will not operate or cause the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work on weekdays before 7:00 a.m. and after 7:00 p.m. and Saturdays before 9:00 a.m. or after 6:00 p.m. or any time on Sundays or the city observed holidays of New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day and Christmas Day, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line.

Where technically and economically feasible, construction activities shall be conducted in such a manner that the maximum noise levels at affected properties will not exceed:

Maximum noise levels for the nonscheduled, intermittent, short-term operation (less than ten (10) days) of mobile equipment or stationary equipment:

Daily, except Sundays and legal holidays 7:00 a.m. — 7:00 p.m.	85dBA
Daily, 7:00 p.m. — 7:00 a.m. and all day Sundays and legal holidays	60 dBA

No person shall operate, or cause to be operated, any source of sound at any location within the city, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level, when measured on any other property, either incorporated or unincorporated, to exceed:

10:00 PM – 7:00 AM	60 dBA
7:00 AM – 10:00 PM	65d BA

- For a cumulative period of more than thirty (30) minutes in any hour; or
- The noise standard plus five dB for a cumulative period of more than fifteen (15) minutes in any hour; or
- The noise standard plus ten (10) dB for a cumulative period of more than five minutes in any hour; or
- The noise standard plus fifteen (15) dB for a cumulative period of more than one minute in any hour; or
- The noise standard plus twenty (20) dB or the maximum measured ambient for any period of time.

PROJECT TOTAL EQUIPMENT HOURS

Equipment	dBA		
Excavators	81	480	hours
Trucks	79	1736	hours
Loaders	85	280	hours
Backhoe	85	260	hours
Compactor/Roller	74	60	hours
Mobile Crane	83	544	hours
Air Compressor	81	60	hours
Generator	81	800	hours
Concrete Boom Pump	82	320	hours
Concrete Trucks	83	320	hours
Concrete Trailer Pump	82	240	hours
Misc. Hand Tools	74	3360	hours
Personnel Hoist	75	1440	hours
Fork Lifts	83	3040	hours

Loading, unloading, opening, closing, or handling of boxes, crates, containers, building materials, or similar objects, between the hours of 10:00 p.m. and 7:00 a.m. of the following day, in such a manner as to cause a noise disturbance across a residential real property line is prohibited.

At least 24 hours prior to any jack-hammering activities, all occupants of adjacent properties will be notified.

DELIVERIES WILL BE MADE FROM EL CAMINO REAL

DELIVERIES ARE ANTICIPATED ONLY BETWEEN 7:00 AM - 4:00 PM WEEKDAYS AND 10:00 AM - 2:00 PM ON SATURDAY

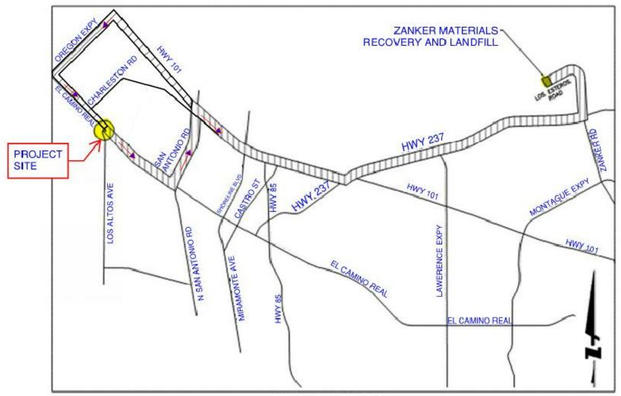
OFF-SITE TRUCK STAGING FOR MATERIAL DELIVERIES THAT REQUIRE MULTIPLE TRUCKS AT ANY ONE TIME (CONCRETE, BUILDING MATERIALS, ETC.) WILL BE DETERMINED WITH CITY STAFF PRIOR TO CONSTRUCTION COMMENCING

SITE PARKING AND STAGING

The following outlines general methods to reduce construction impact on the surrounding neighbors:

1. Parking during basement excavation and construction is anticipate to be limited to the project frontage on El Camino Real and on Los Altos Avenue utilizing approximately 10 cars for this stage of construction.
2. After basement parking structure is built, then parking will be available for employees and materials in the garage.
3. Trailer size is approximately 8'x20'. See sheet CM2.0 for location.
4. Construction metal chain link fence is approximately 6' tall with a green screen.
5. Entrance/gate is located on El Camino Real at the proposed basement parking entry.
6. Material location is per sheet CM2.0.

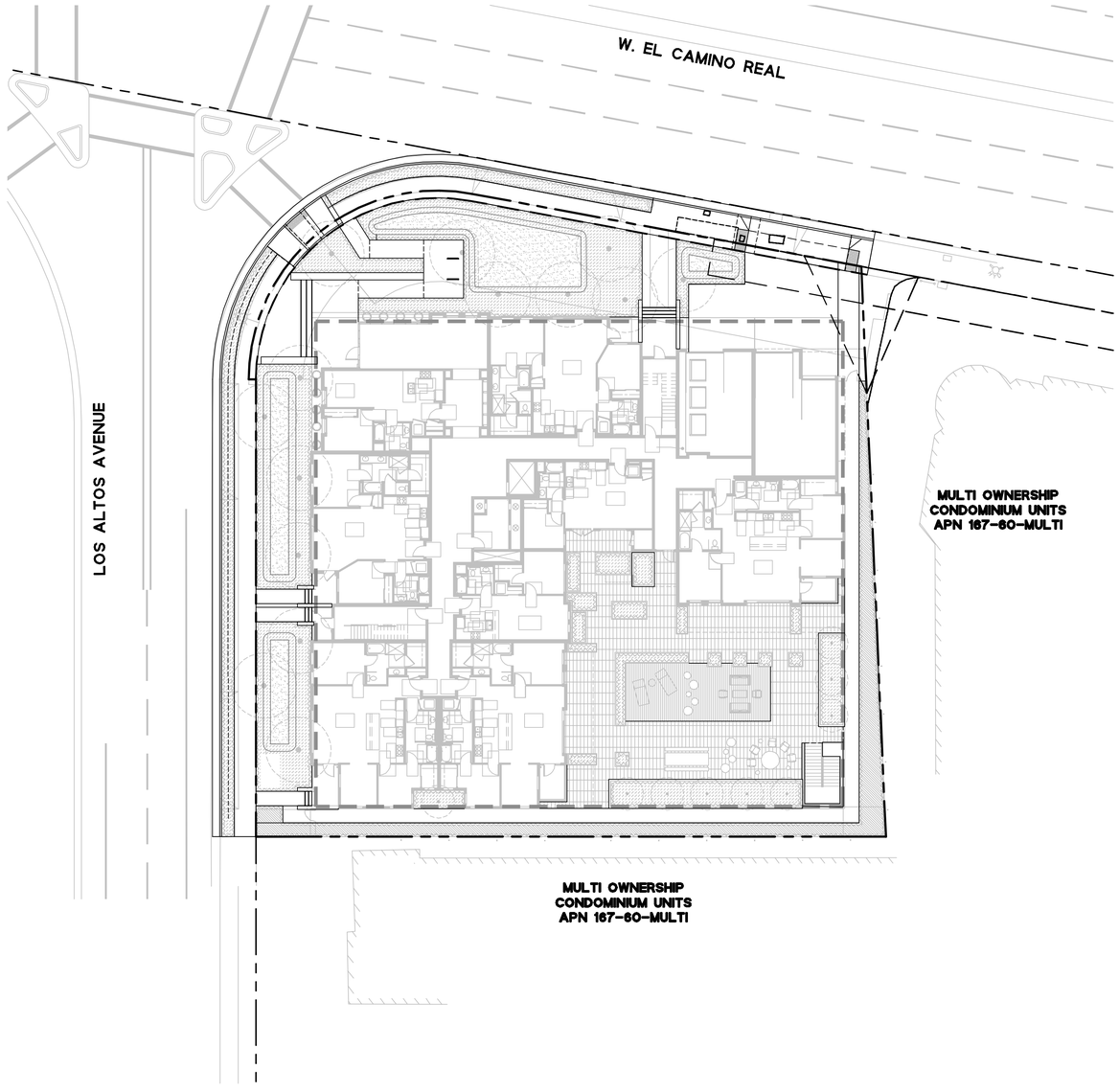
NOTE: Contractor shall not be permitted to park on Los Altos Avenue or other residential neighborhood streets beyond project frontage.

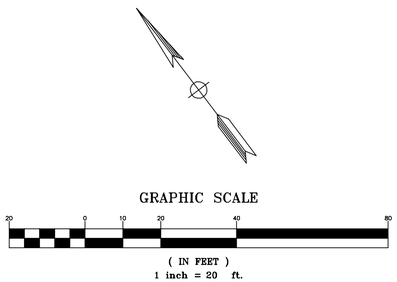


TRUCK ROUTE MAP
NOT TO SCALE

FROM 101 HIGHWAY:
1) EXIT TO WESTBOUND OREGON EXPRESSWAY
2) TURN LEFT ON TO SOUTHBOUND EL CAMINO REAL

TO 101 HIGHWAY:
1) FROM SOUTHBOUND EL CAMINO REAL, TURN LEFT TO EASTBOUND SAN ANTONIO ROAD
2) TURN RIGHT TO SOUTHBOUND CHARLESTON ROAD





SEIDEL ARCHITECTS

BkF ENGINEERS SURVEYORS PLANNERS 100+ YEARS

reedgilliland Landscape Architecture

4350 EL CAMINO REAL

LOS ALTOS, CA

CM2.0

CONSTRUCTION MANAGEMENT PLAN

02/12/2021

NOTES:

1. Only signs related to pedestrians are shown. For all other signs see appropriate T-sheets.
2. Barricades closing sidewalk shall cover the full width of the sidewalk. Use R9-11 sign when there are destination points between the detour and the work area. Locate the R9-11 sign to allow pedestrian access.
3. Advance warning sign is not required if the work area is within the limits of a larger work zone. Sign shall be equipped with at least two flags for daytime closure. Each flag shall be orange or fluorescent red-orange in color.

NOTES:

See Standard Plan T9 for tables.

Use cone spacing X for taper segment, Y for tangent segment or Z for conflict situations, as appropriate, per Table 1 unless X,Y, or Z cone spacing is shown on this sheet.

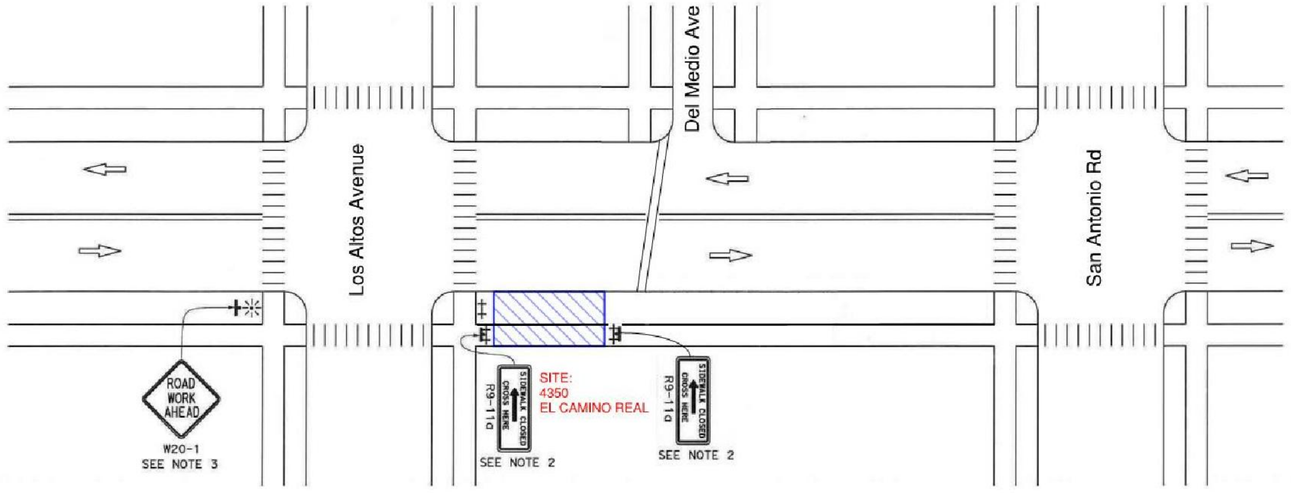
Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

Atifa Ferouz
REGISTERED CIVIL ENGINEER

May 31, 2018
PLANS APPROVAL DATE

Atifa Ferouz
No. C80402
Exp. 3-31-19
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



LEGEND:

- ‡ BARRICADE
- • TRAFFIC CONE
- ✳ PORTABLE FLASHING BEACON
- ⊢ SIGN
- ‡ TEMPORARY TRAFFIC CONTROL SIGN ON BARRICADE

SIGN PANEL SIZE (Min)

SIGN DESIGNATION	SIGN OR PLAQUE	SIGN SIZE
R9-9	SIDEWALK CLOSED	24" x 12"
R9-11	SIDEWALK CLOSED AHEAD CROSS HERE	24" x 18"
R9-11a	SIDEWALK CLOSED CROSS HERE	24" x 12"
W20-1	ROAD WORK AHEAD	36" x 36"

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

TEMPORARY PEDESTRIAN ACCESS ROUTES
TYPICAL SIDEWALK CLOSURE
AND PEDESTRIAN DETOUR

NO SCALE

T30

1-29-18

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