

4350 EL CAMINO REAL

ATTACHMENT G

LOS ALTOS, CALIFORNIA



PROJECT DESCRIPTION

The proposed design for 4350 El Camino Real provides 40 new market rate condominium residences, and 7 affordable residences on the prominent corner of Los Altos Avenue and El Camino Real. Of the 7 affordable residences there are 3 Very Low Income 1BR units, 2 Moderate Low Income 1 BR units and 2 Moderate Low Income 2 BR units. The 2/3rd + acre site is bordered on two sides by an existing 3 story multifamily structure. 4350 is designed in a 5 story "L" shaped configuration creating an ample open space courtyard that provides a light filled landscape space between the buildings. In total, the onsite open space requirement is exceeded by more than 500%.

The project is proposing 9' of the 11' height increase Incentive above the height limit of 45' per LAMC 14.28.040 and an incentive to propose 24' wide parking drive aisles.

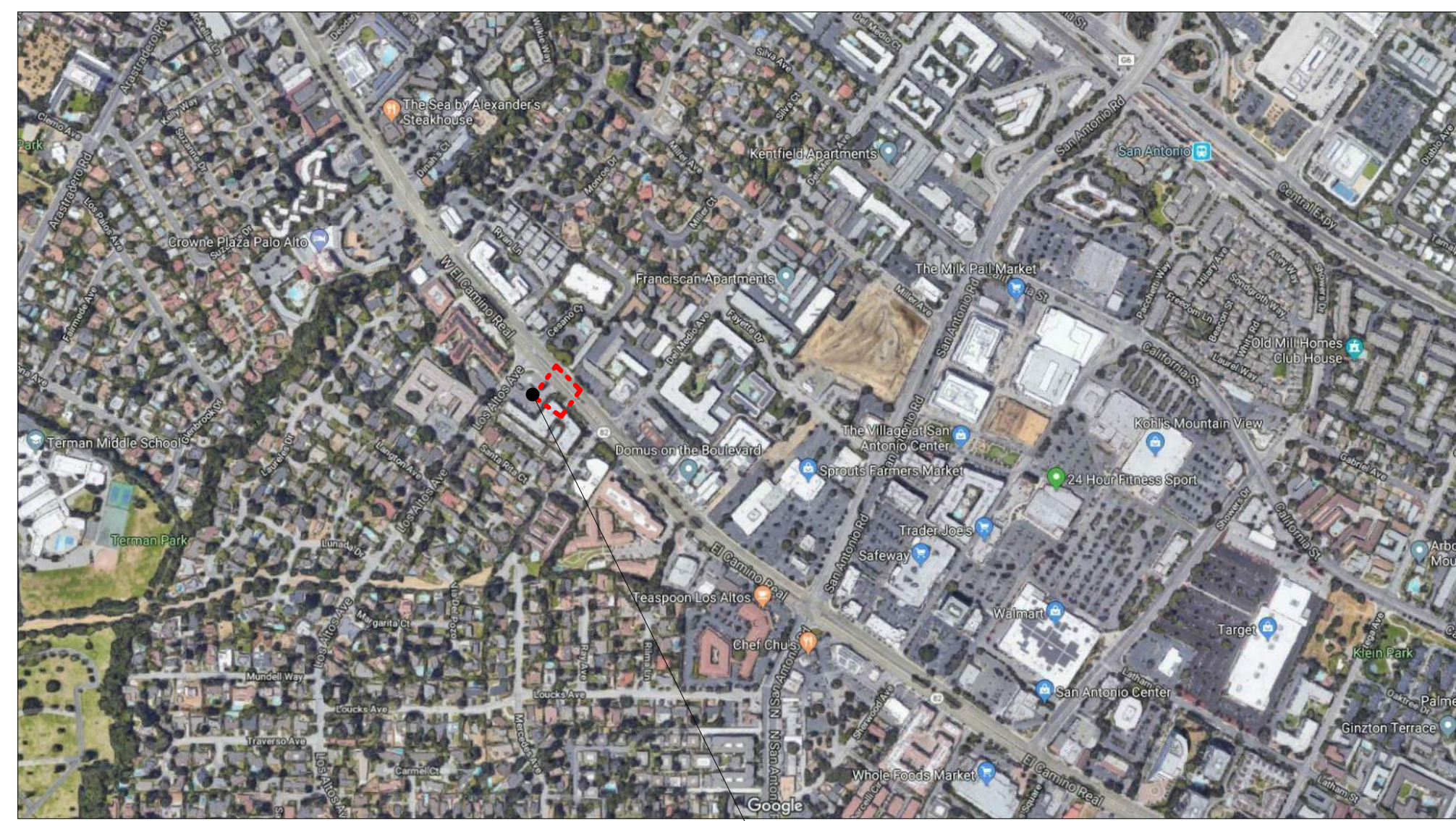
The average set back along El Camino Real exceeds the required setback due to the "staggered" massing related to the angle of the roadway, permitting an enhanced landscape frontage and robust articulation of the façade. The top floor has deeper setbacks on both El Camino Real and Los Altos Avenue reducing the scale and adding attractive character to the massing.

Along Los Altos Avenue, the ground floor residences are provided with stoops leading to direct exterior entries, enhancing the pedestrian character of the street. A glassy, transparent building lobby is located at the corner, and features a unique massing treatment above with projected wood balconies and corten elements. Other exterior building materials include stone, plaster, cementitious siding, glass railings, and ornamental metal work. Many of the windows are recessed providing 3-dimensional articulation to the building.

The resident courtyard has been designed to provide a pleasant landscaped amenity space for the residents. The east and south sides of the courtyard are lined with trees, which combined with the trees on the adjacent property lines, provide effective screening and privacy for both adjacent residents, as well as the residents of this project.

The 2 level below grade parking garage provides 84 parking spaces, as well as secure bike parking.

VICINITY MAP



PROJECT SITE

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PROJECT TEAM

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

ARCHITECT
SEIDEL ARCHITECTS
545 SANSOME STREET, SUITE 901
SAN FRANCISCO, CA 94111
P: 415.397.5535

LANDSCAPE ARCHITECT
REED GILLIAND
1060 CORONA ROAD
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P: 707.765.9582

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

PROJECT INFORMATION

GENERAL PLAN DESIGNATION:
THOROUGHFARE 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"

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: 12,359 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)
32	TWO BEDROOM UNITS	(767-1449 SF)
5	THREE BEDROOM UNITS	(1023-1675 SF)
47	TOTAL UNITS	

PROPOSED BMR UNIT MIX

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

PROPOSED BEDROOM COUNT

80	MARKET RATE
9	BELOW MARKET RATE
89	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 ordinances where two way system is being installed, policies, and standards. Other standards containing design/installation 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 I/LI.0 and Fire Apparatus Clearance Diagram on I/A8.0 indicating how the landscaping has been redesigned to accommodate aerial access.

UNIT TABULATION

Unit Type	1 BEDROOM						2 BEDROOM						3 BEDROOM			TOTALS	
	IA	IA**	IB*	IC	ID*	ID**	2A	2B	2B-2	2C	2C-2	2D	2D*	3A	3A-2		3B
<i>RANGE</i>	580-774						767-1449						1023-1675				
SF*	718	718	764	774	580	580	1022	1449	1184	1326	1146	767	767	1675	1601	1023	
Ground floor		1	1	1				3		2							8
2nd floor	1					1	1	3		2			1	1			10
3rd floor	1				1			3		2			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	1	2	3	12	4	8	2	1	2	3	1	1	
Totals	10						32						5			47	
Unit Mix (% Units)	21.3%						68.1%						10.6%				

SQUARE FOOTAGE IS MEASURED FROM OUTSIDE FACE OF EXTERIOR & CORRIDOR WALLS, AND CENTERLINE OF PARTY WALLS, AND DOES NOT INCLUDE DECKS.

(*) DENOTES MODERATE INCOME AFFORDABLE BELOW MARKET RATE UNIT

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

PARKING TABULATION

PARKING REQUIREMENTS			
	1 SPACE PER 1 BEDROOM	2 SPACES PER 2-3 BEDROOM	
Parking Required (LAMC Chapter 14.24.040; G2)	10 UNITS X 1 SPACE = 10	37 UNITS X 2 SPACES = 74	84
Parking Provided	10	74	84

*LAMC 14.28.040; 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.

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 REQUIREMENTS		
Per VTA Technical Guidelines (Table 10-3)	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



LODGING

RETAIL

LODGING

LODGING

EL CAMINO REAL

EXISTING
LODGING
3 STORY

GARAGE
ENTRY

EXISTING
DRIVEWAY

BUS STOP

+/- 104'-0"

LOS ALTOS AVE

LOBBY

STAIR

RESIDENTIAL
5 STORY

EXISTING
RETAIL
1 STORY

EXISTING
MULTIFAMILY
3 STORY (40')

BUFFER ZONE

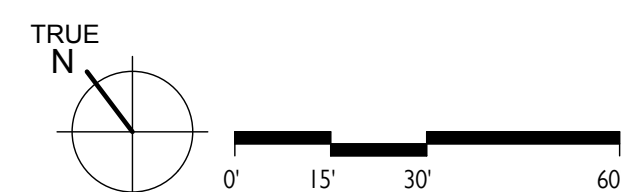
EXISTING
MULTIFAMILY
2 STORY

SENIOR HOUSING

EXTENT OF
TC ZONE

RI-10 ZONE

EXISTING
SINGLE FAMILY
1 STORY





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 Planning Division
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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				
<input type="checkbox"/> 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
<input type="checkbox"/> Connect to and include non-motorized (bicycle and pedestrian) infrastructure on-site.	Nonresidential projects over 10,000 square feet	Yes	No	N/A
<input type="checkbox"/> 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				
<input type="checkbox"/> 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				
<input checked="" type="checkbox"/> Provide electric vehicle (EV) pre-wiring and/or charging stations.	All projects	Yes	No	N/A
2.2 Increase Energy Efficiency				
<input checked="" type="checkbox"/> Install higher-efficiency appliances.	All new construction	Yes	No	N/A
<input checked="" type="checkbox"/> Install high-efficiency outdoor lights.	All new construction	Yes	No	N/A
<input type="checkbox"/> Obtain third-party heating, ventilating and air conditioning (HVAC) commissioning.	All new nonresidential construction	Yes	No	N/A

Updated: November 2014

Best Management Practice	Applicable to	Project Compliance		
3.1 Reduce and Divert Waste				
<input checked="" type="checkbox"/> Develop and implement a Construction and Demolition (C&D) waste plan.	All new projects	Yes	No	N/A
3.2 Conserve Water				
<input checked="" type="checkbox"/> Reduce turf area and increase native plant landscaping.	All new projects	Yes	No	N/A
3.3 Use Carbon-Efficient Construction Equipment				
<input checked="" type="checkbox"/> Implement applicable Bay Area Air Quality Management District construction site and equipment best practices. Tables B-1 and B-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				
<input checked="" type="checkbox"/> Create or restore vegetated common space.	Projects over 10,000 sq ft	Yes	No	N/A
<input type="checkbox"/> Establish a carbon sequestration project or similar off-site mitigation strategy.	Projects over 10,000 sq ft	Yes	No	N/A
<input type="checkbox"/> Plant at least one well-placed shade tree per dwelling unit.	New residential projects	Yes	No	N/A

Updated: November 2014

TREE IDENTIFICATION

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

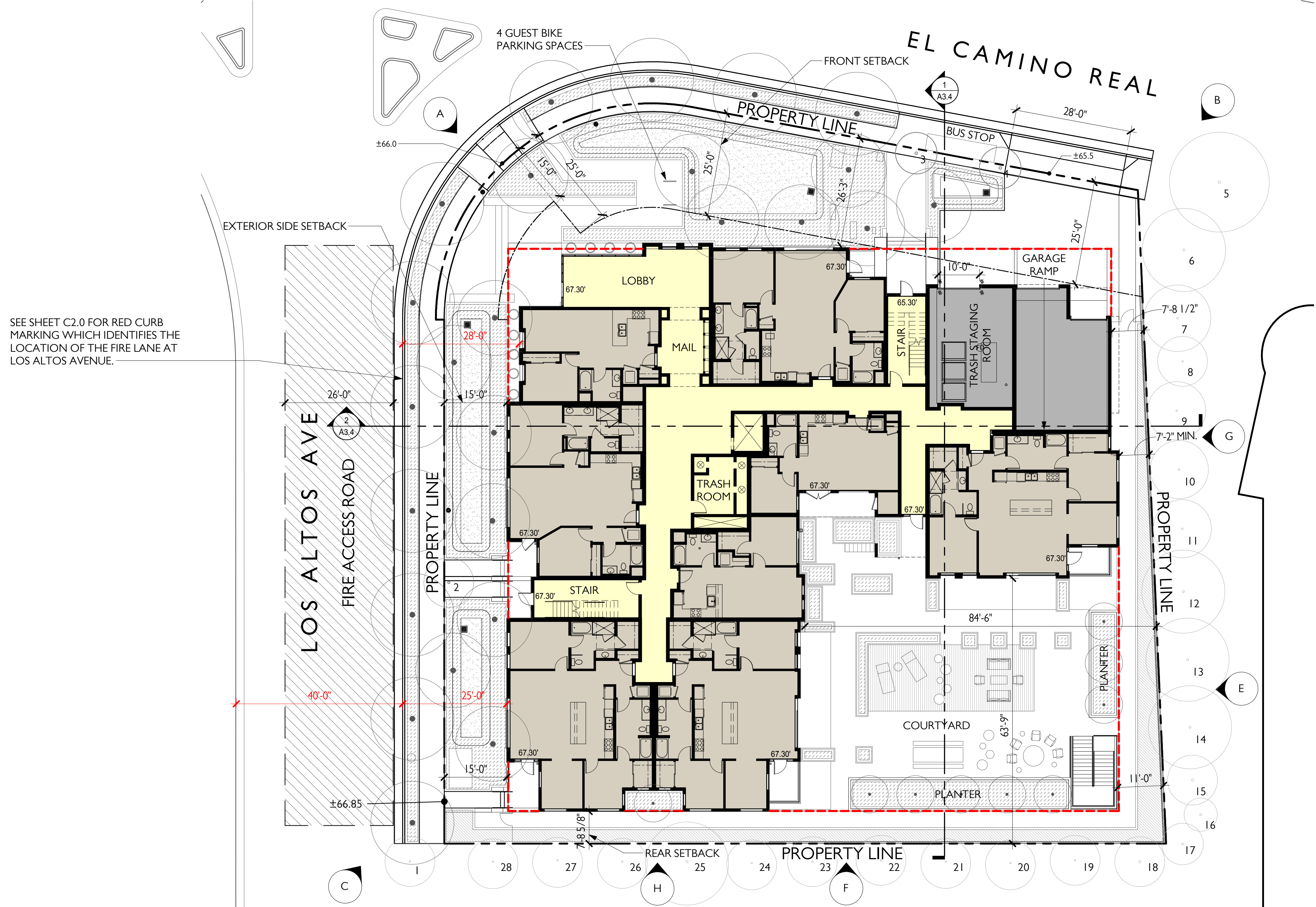
GRAPHIC LEGEND:

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

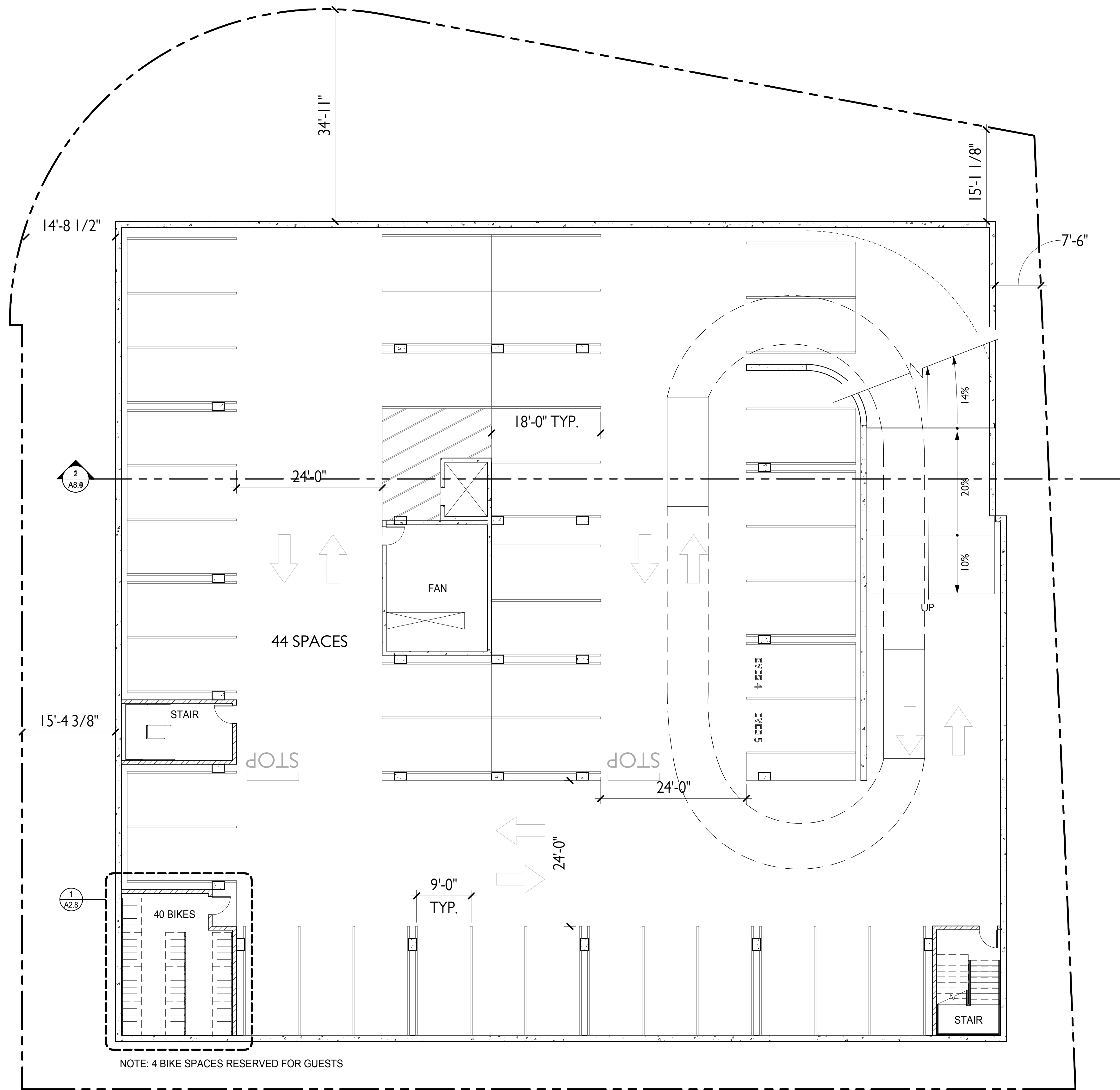
NOTES:

1. THERE ARE NO OVERHEAD UTILITY LINES THAT IMPEDE ACCESS TO THE BUILDING 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.

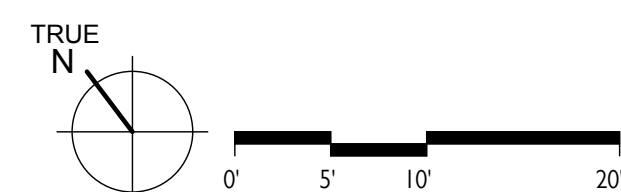
PROJECTS HAVING A GROSS BUILDING AREA OF UP TO 124,000 SQUARE FEET MAY HAVE A SINGLE APPROVED FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS. THE BUILDING IS EQUIPPED WITH AN APPROVED SPRINKLER SYSTEM, AND THEREFORE ONE FIRE ACCESS ROAD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

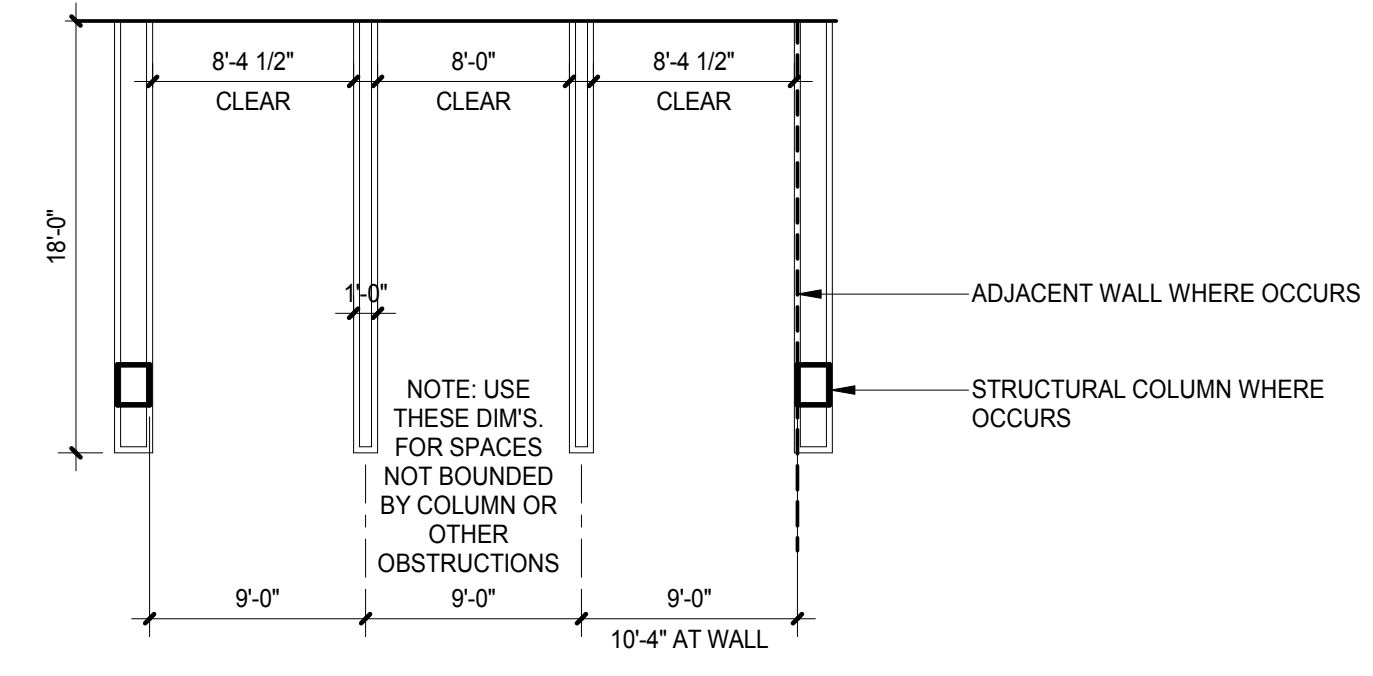
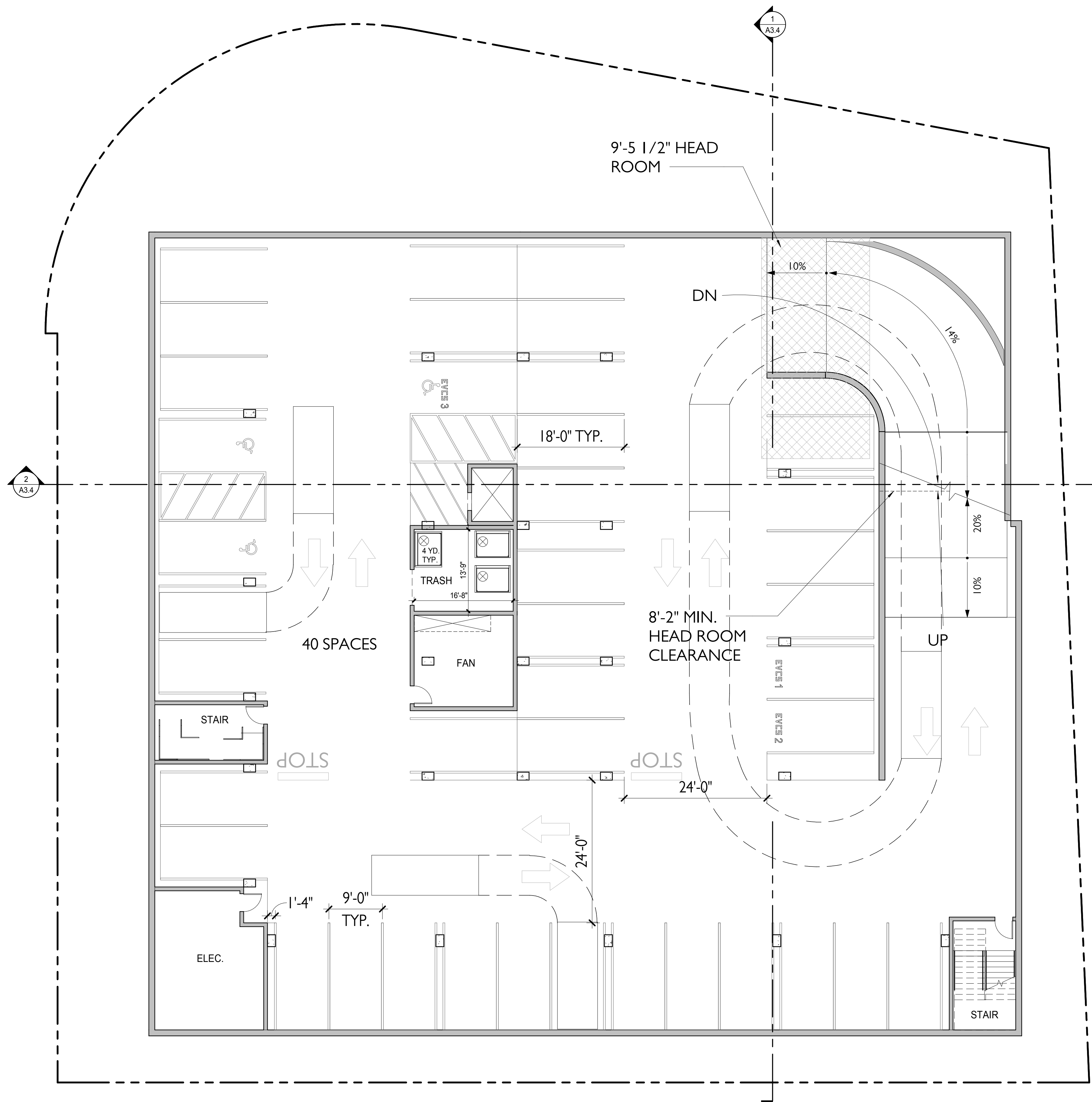


SEE SHEET C2.0 FOR RED CURB MARKING WHICH IDENTIFIES THE LOCATION OF THE FIRE LANE AT LOS ALTOS AVENUE.



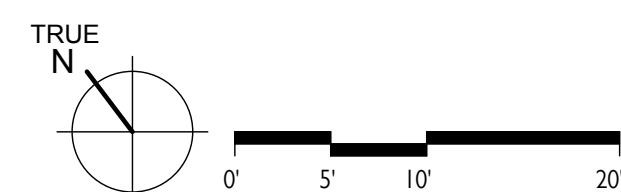
NOTE: 4 BIKE SPACES RESERVED FOR GUESTS

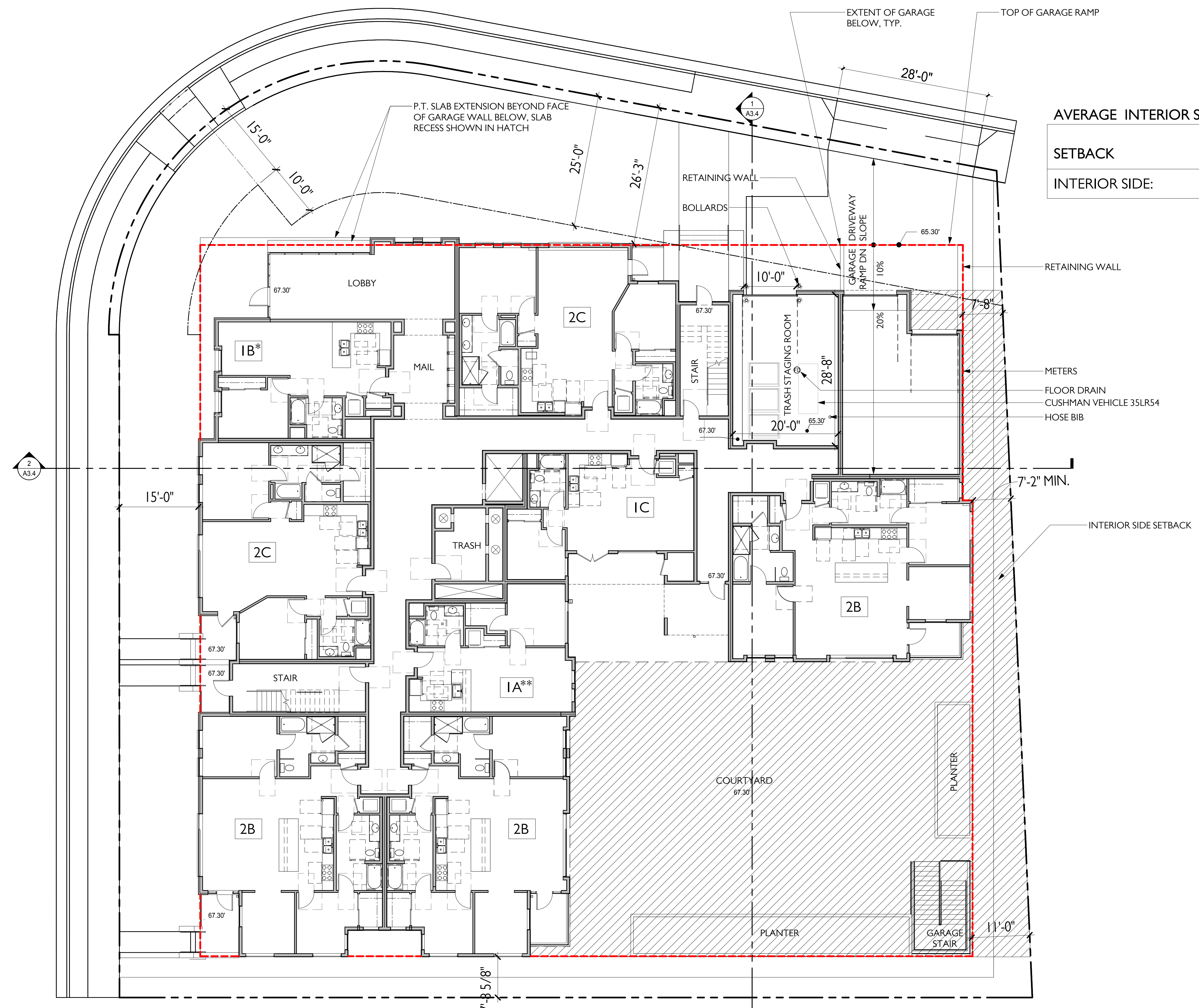




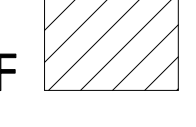
PARKING DIMENSIONS AND STRIPING (NON-ACC)

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



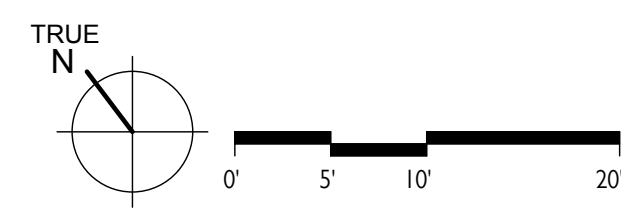


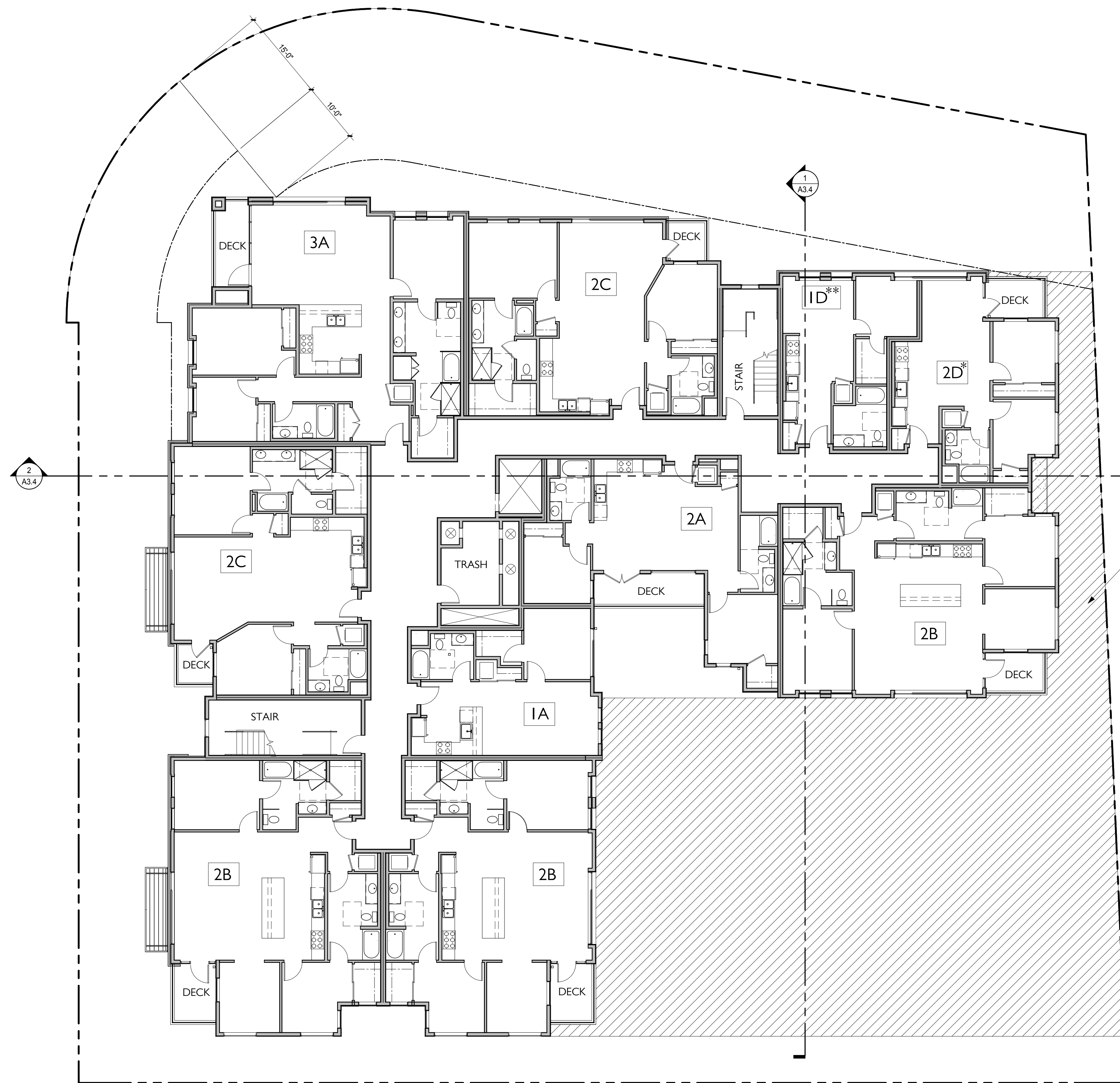
AVERAGE INTERIOR SIDE SETBACK CALC.

SETBACK	SF 	LENGTH	AVG. SETBACK
INTERIOR SIDE:	5,505	126'-8"	43'-5 1/2"


SF / LENGTH = AVG. SETBACK

NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION





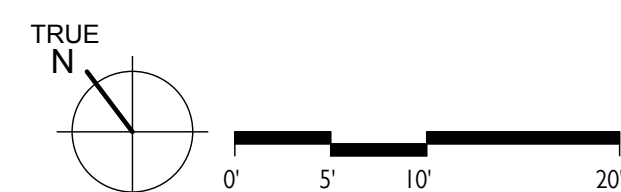
AVERAGE INTERIOR SIDE SETBACK CALC.

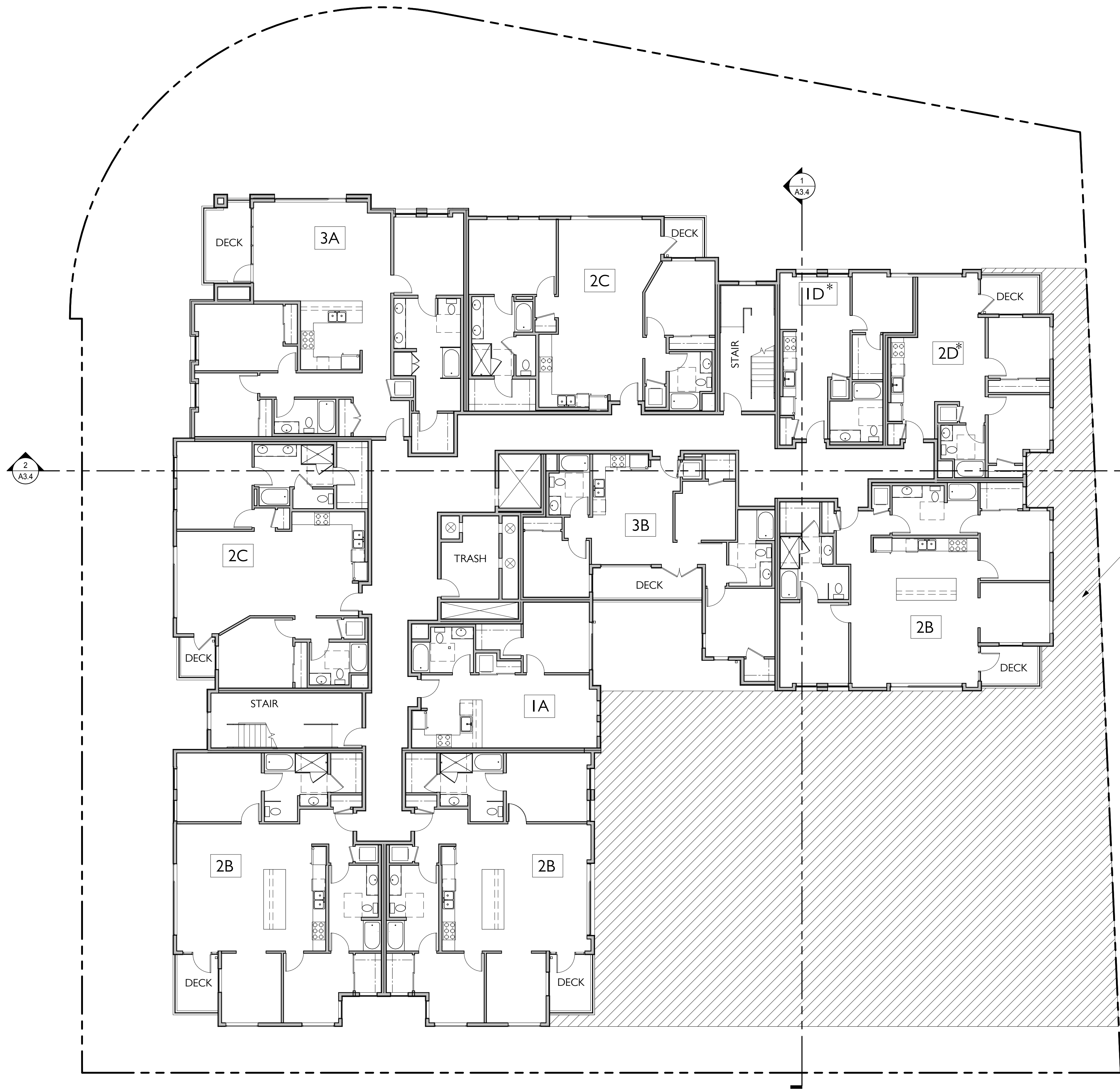
SETBACK	SF 	LENGTH	AVG. SETBACK
INTERIOR SIDE:	5,417	126'-8"	42'-9 1/4"

SF / LENGTH = AVG. SETBACK

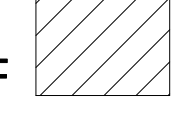
INTERIOR SIDE SETBACK

NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION





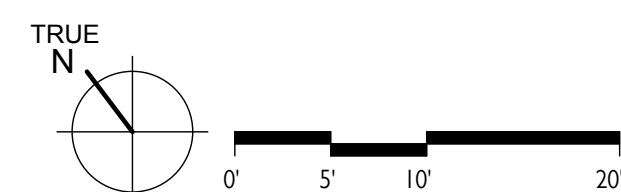
AVERAGE INTERIOR SIDE SETBACK CALC.

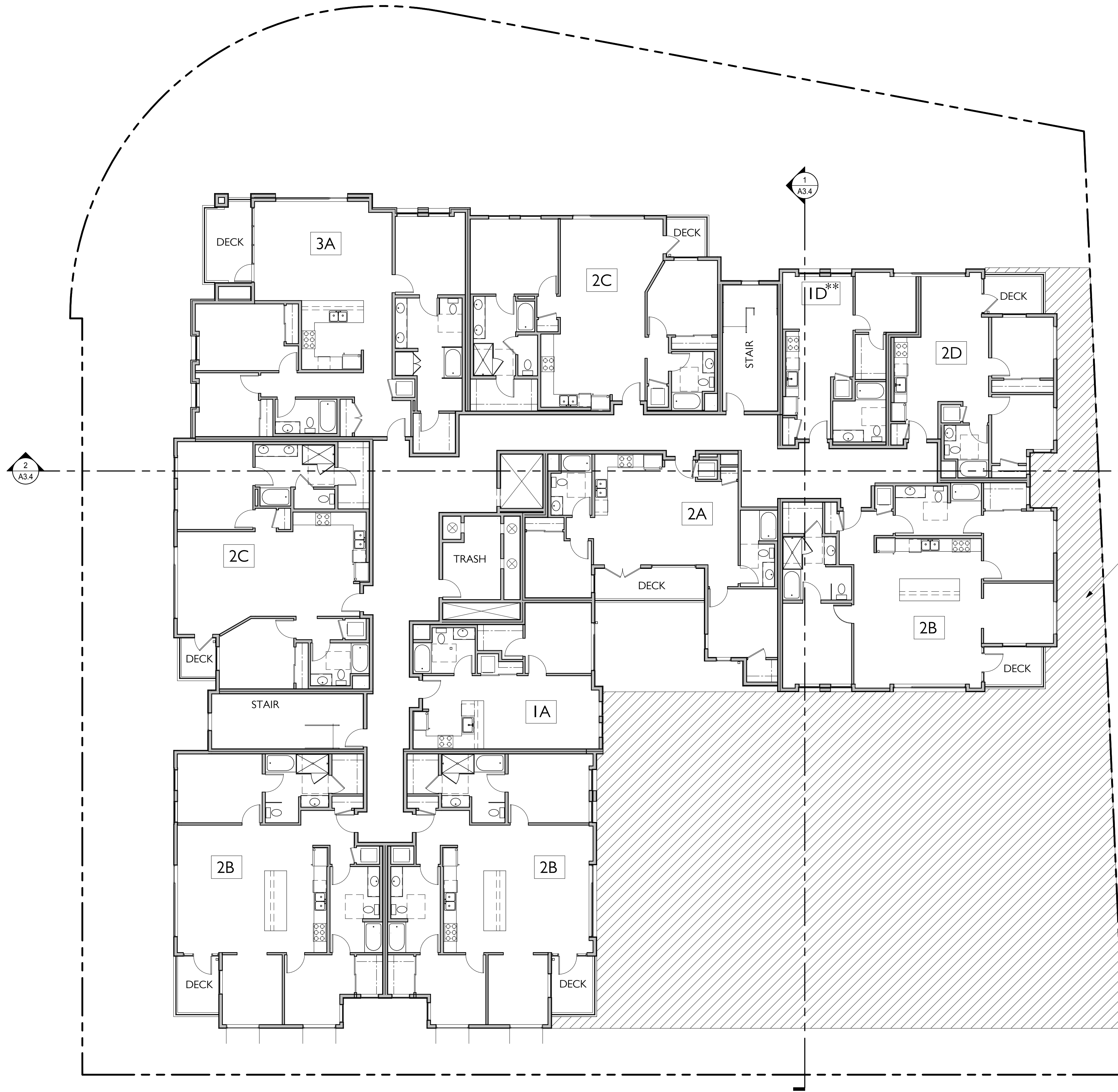
SETBACK	SF 	LENGTH	AVG. SETBACK
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SF / LENGTH = AVG. SETBACK

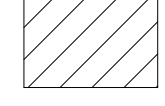
INTERIOR SIDE SETBACK

NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION





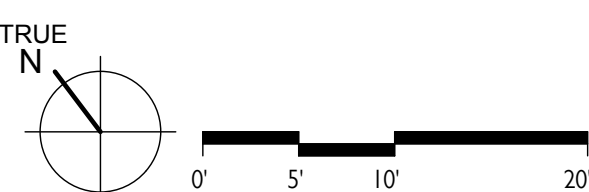
AVERAGE INTERIOR SIDE SETBACK CALC.

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

SF / LENGTH = AVG. SETBACK

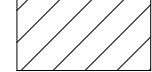
INTERIOR SIDE SETBACK

NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION





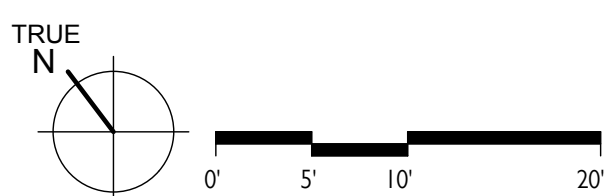
AVERAGE INTERIOR SIDE SETBACK CALC.

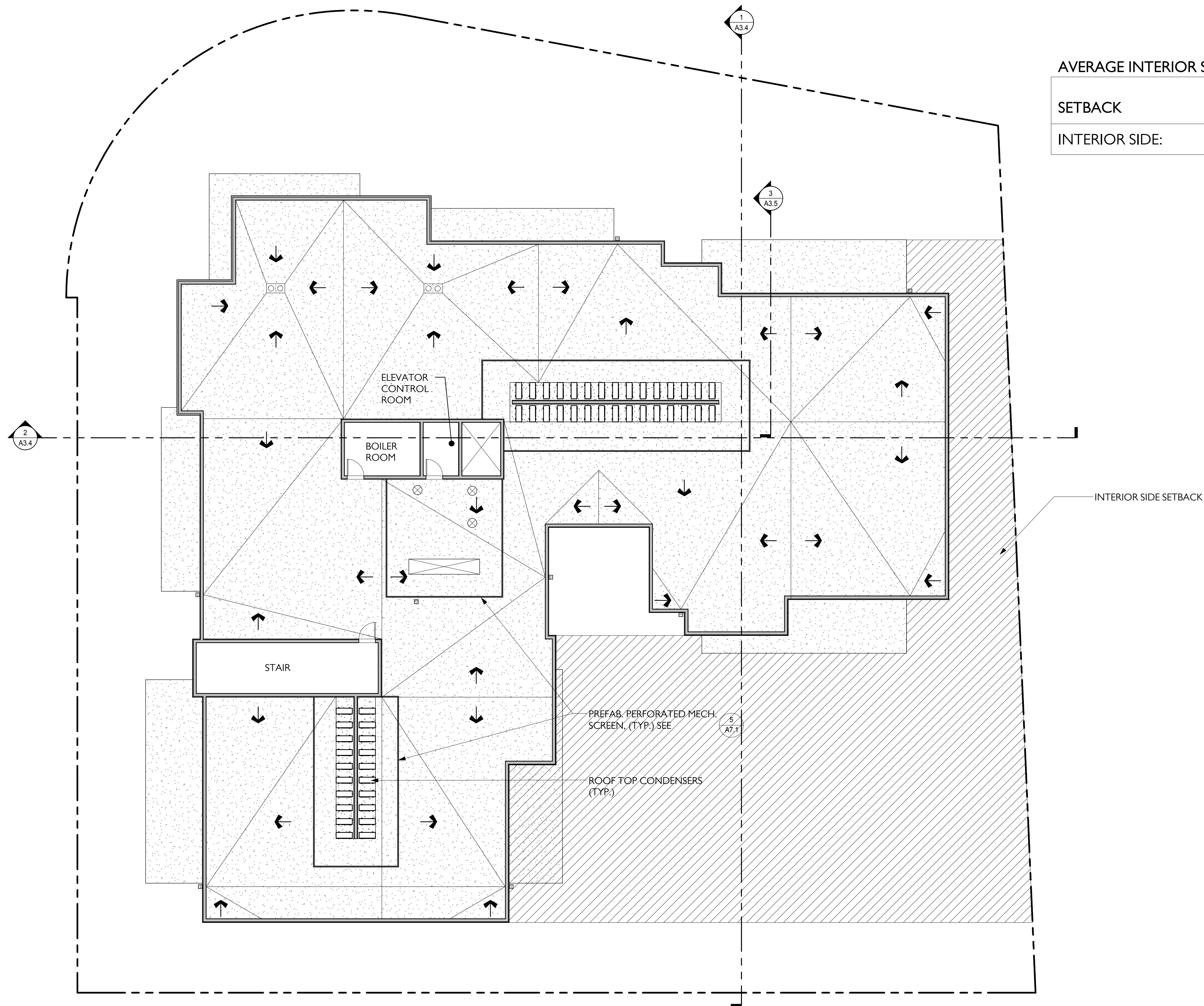
SETBACK	SF 	LENGTH	AVG. SETBACK
INTERIOR SIDE:	5,445	128'-6"	42'-4 1/2"

SF / LENGTH = AVG. SETBACK

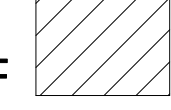
INTERIOR SIDE SETBACK

BUILDING SETBACKS IN GREEN



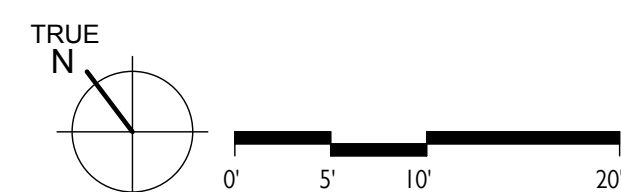


AVERAGE INTERIOR SIDE SETBACK CALC.

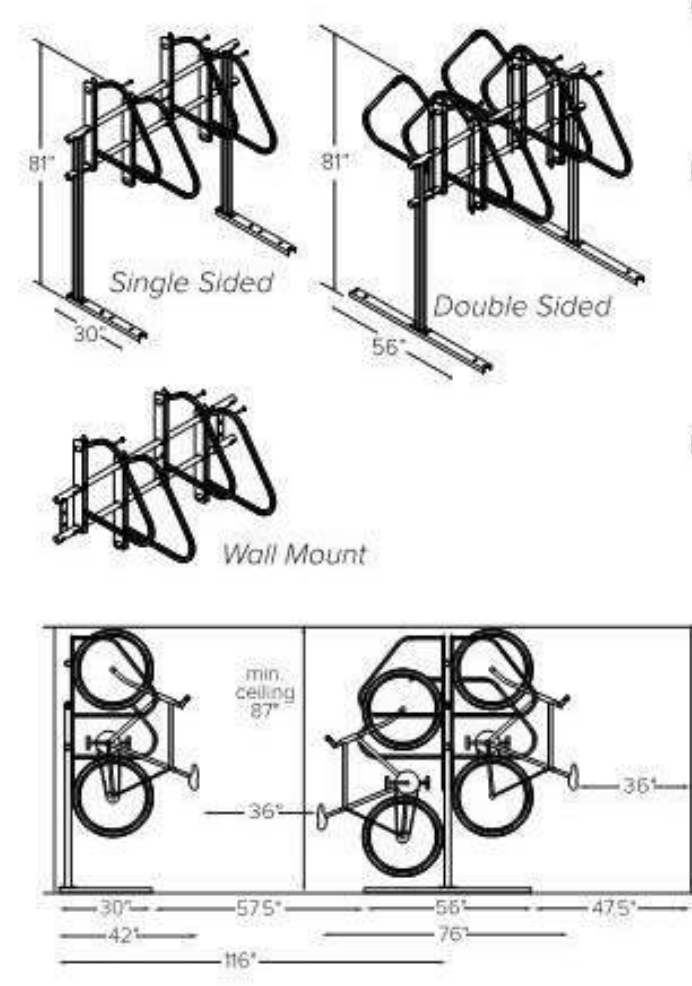
SETBACK	SF 	LENGTH	AVG. SETBACK
INTERIOR SIDE:	5,488	123'-8"	44'-4 1/2"

SF / LENGTH = AVG. SETBACK

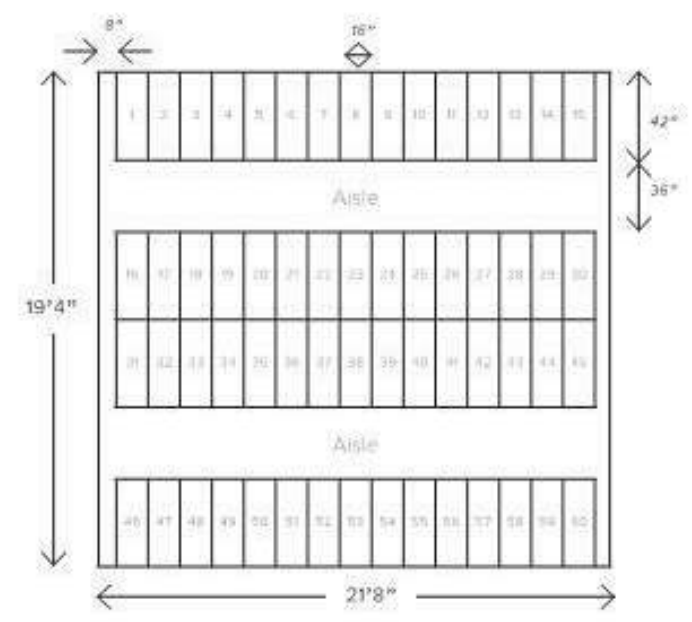
INTERIOR SIDE SETBACK



ULTRA SPACE SAVER SQUARED Submittal Sheet



- 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.

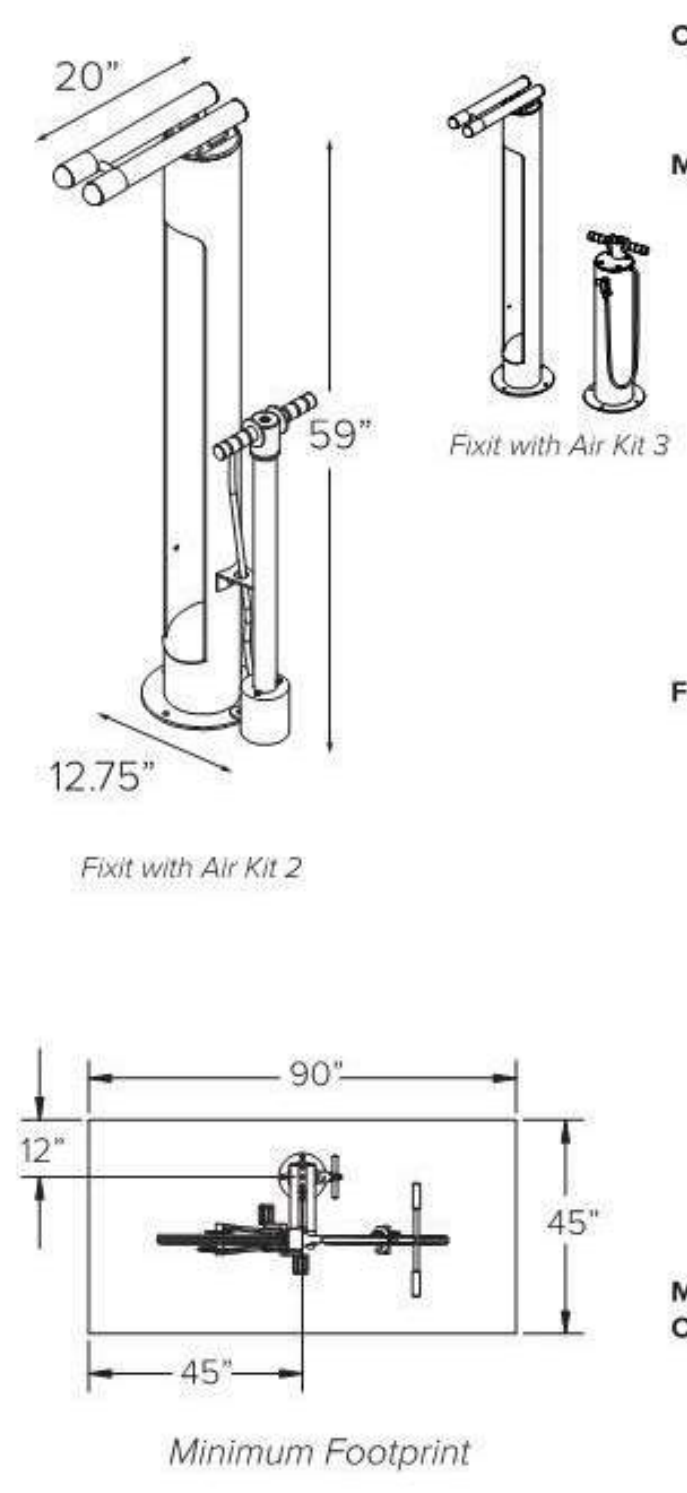
The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 40" from the wall.



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FIXIT Submittal Sheet



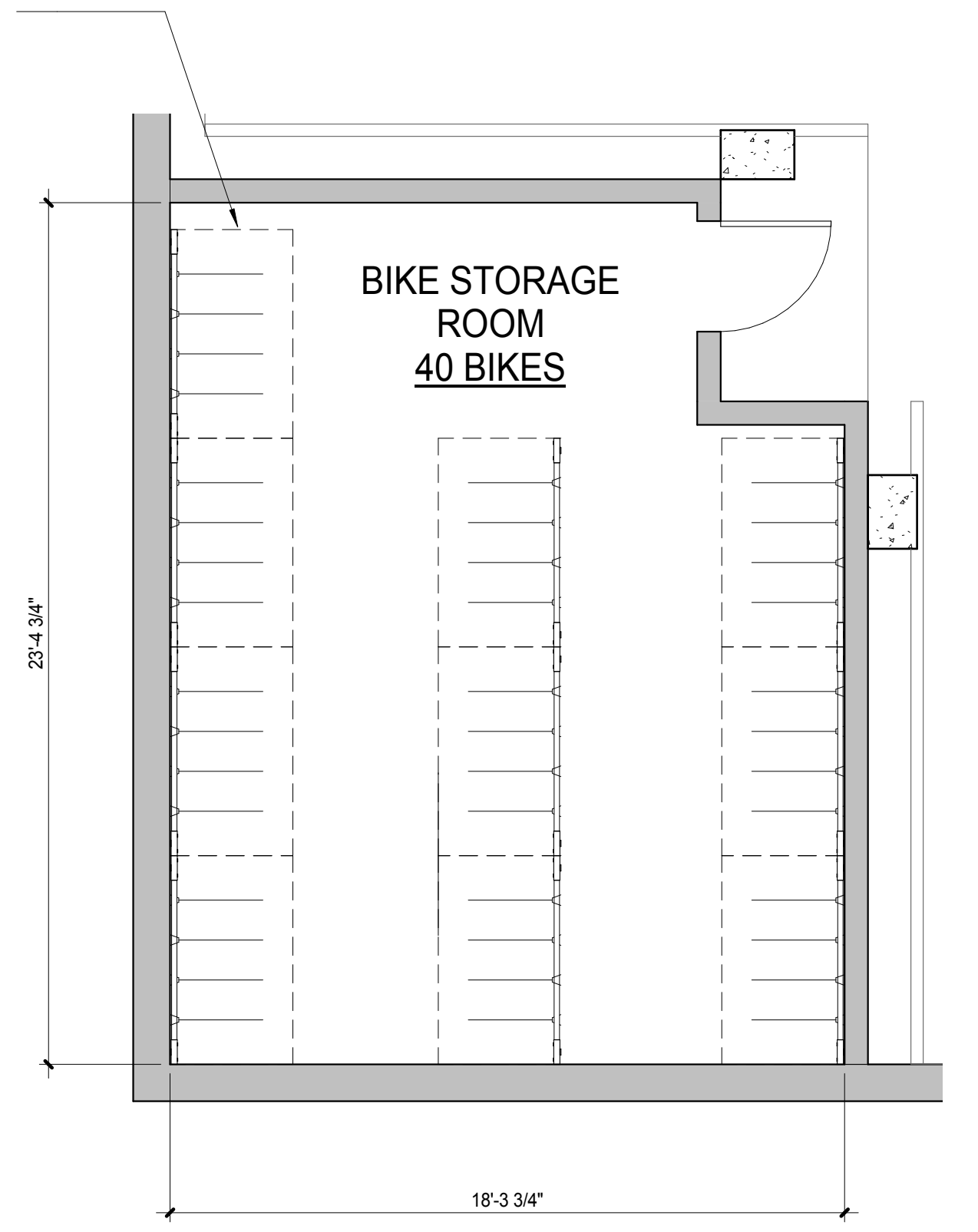
- CAPACITY**
1 Bike
- MATERIALS**
Main body: 6" x .154" tube
Bike Hanger: 1.5" sch. 40 pipe, 1/4" plate
Foot: 10" dia. x .25" plate
Tool tethers: 5/32" stainless steel cable
Manual air pump
Hand tools:
Philips and flat head screwdrivers
2.5, 3, 4, 5, 6, 8mm Allen wrenches
Headset wrench
Pedal wrench
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 LOWER GARAGE BIKE PARKING AREA
A2.8 1/4" = 1'-0"







4350 EL CAMINO REAL







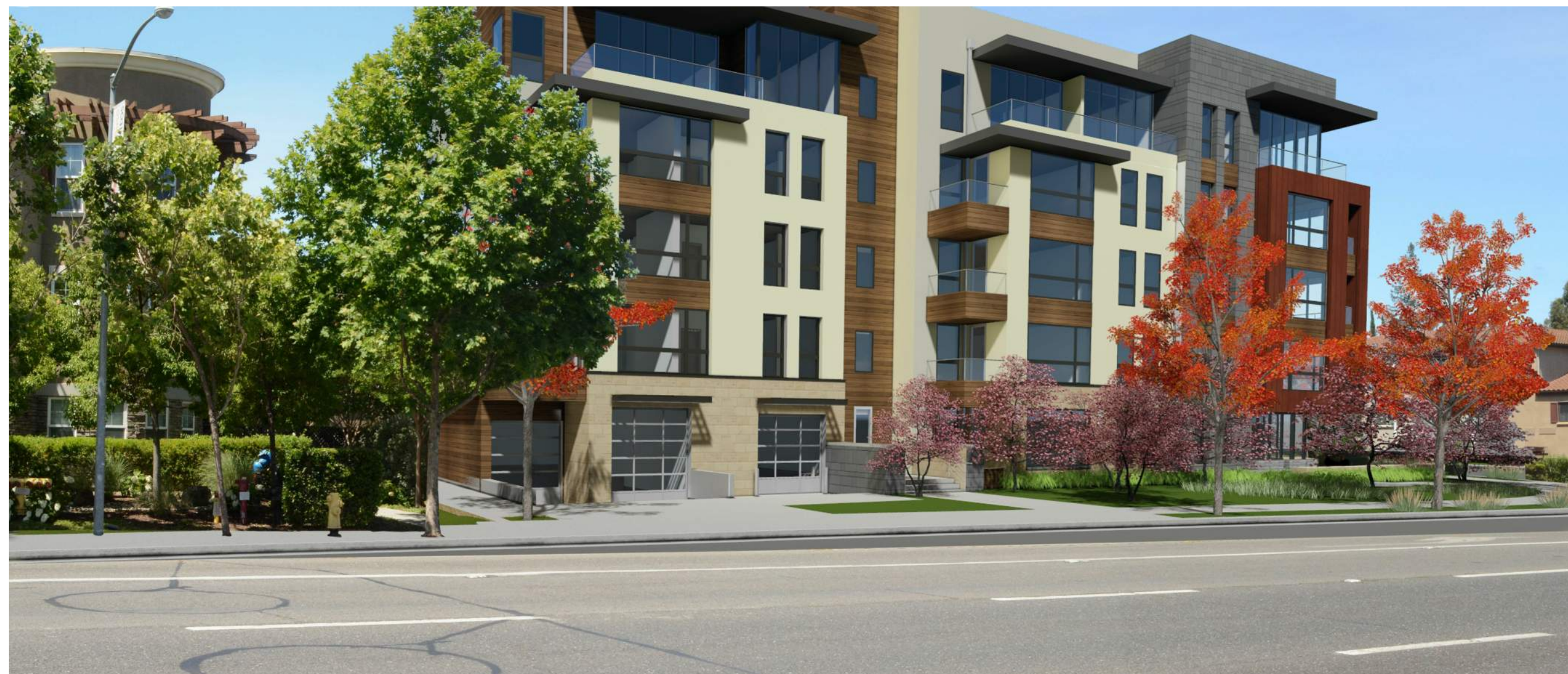




2A "4350_El_Camino_Northbound-from-sidewalk"



1A "4350_El_Camino_pano"



2B "4350_El_Camino_Northbound-from-sidewalk" photosimulation



1B "4350_El_Camino_pano" photosimulation



2A "4350_El-C-from-East_across-EIC"



1A "4350_E-C_Los-Los-Altos_Ave_near-corner"



2B "4350_El-C-from-East_across-EIC" photosimulation



1B "4350_E-C_Los-Los-Altos_Ave_near-corner" photosimulation



2A "4350_El--C_Los-Altos-Ave_close"



1A "4350_El-C_Los-Altos-Ave_distant"



2B "4350_El--C_Los-Altos-Ave_close" photosimulation



1B "4350_El-C_Los-Altos-Ave_distant" photosimulation



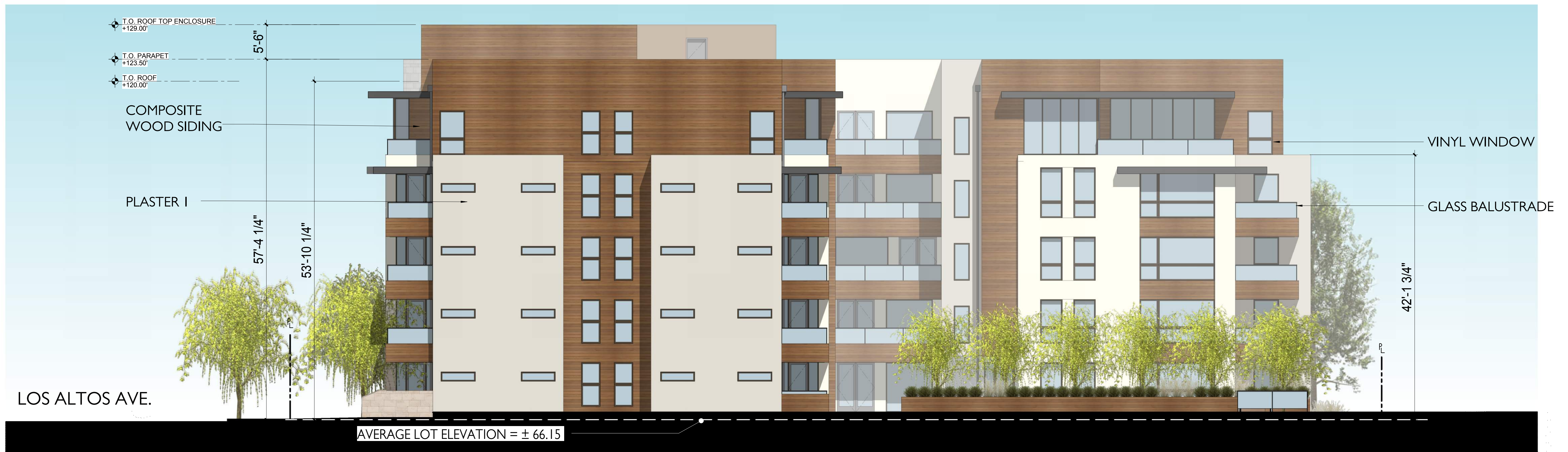
EL CAMINO REAL ELEVATION



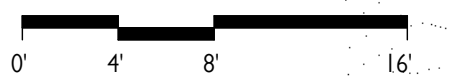
LOS ALTOS AVE ELEVATION



EAST ELEVATION



SOUTH ELEVATION





STREETSCAPE ELEVATION - ECR



STREETSCAPE ELEVATION - LOS ALTOS AVE

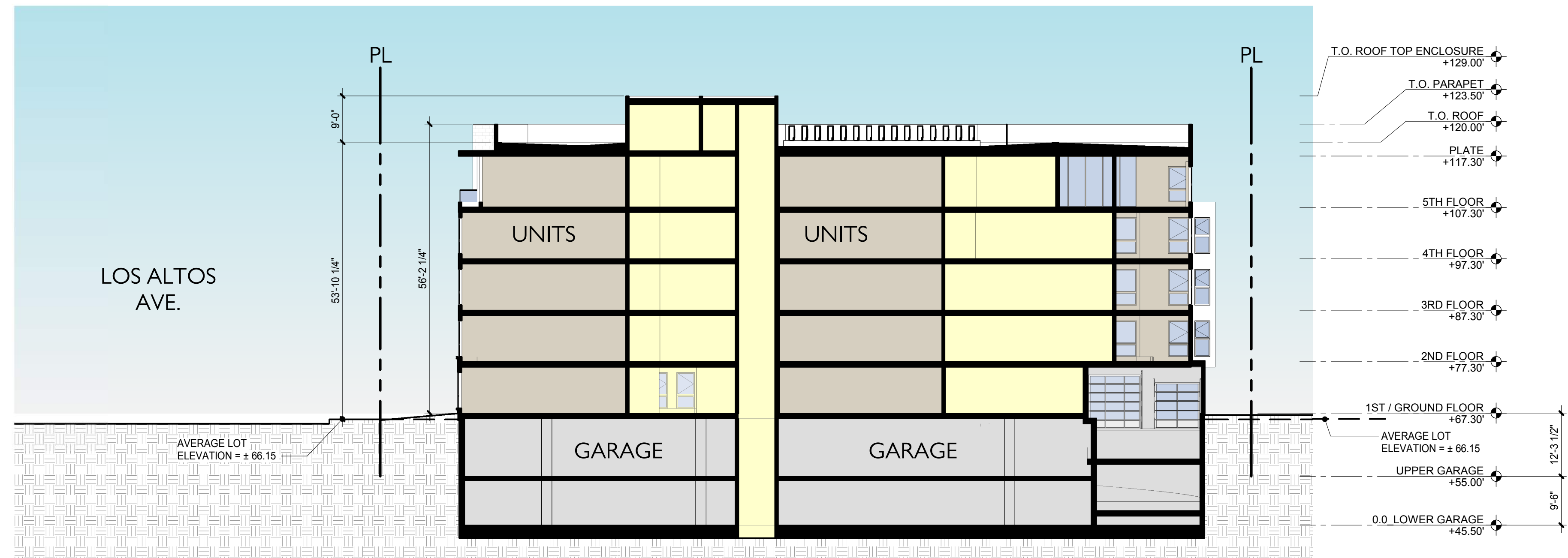




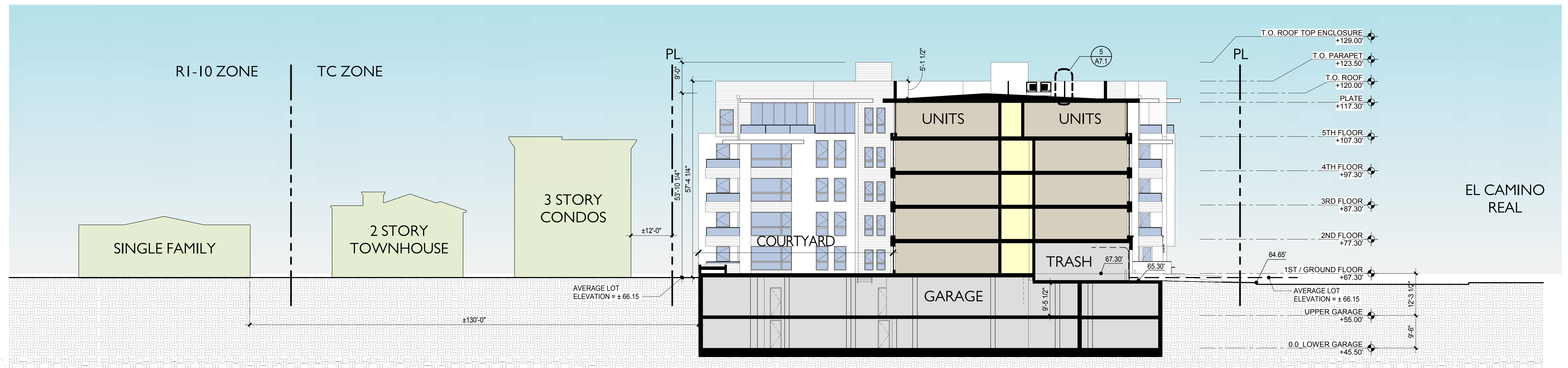
ADJACENT BUILDING HEIGHT EXHIBIT - LOS ALTOS AVE.



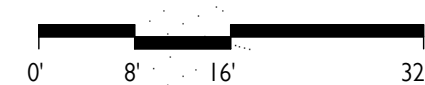
ADJACENT BUILDING HEIGHT EXHIBIT - ECR

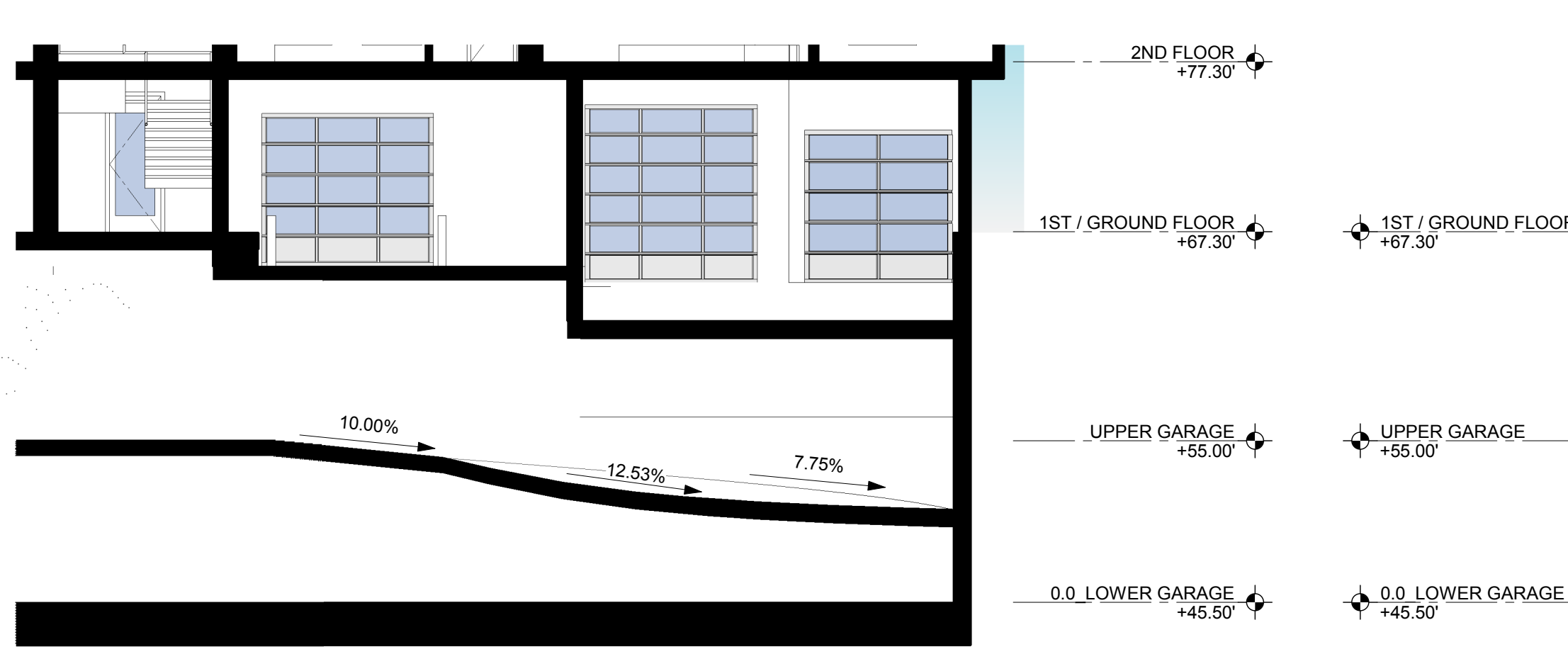


2 EAST WEST SECTION
A3.4 1/16" = 1'-0"

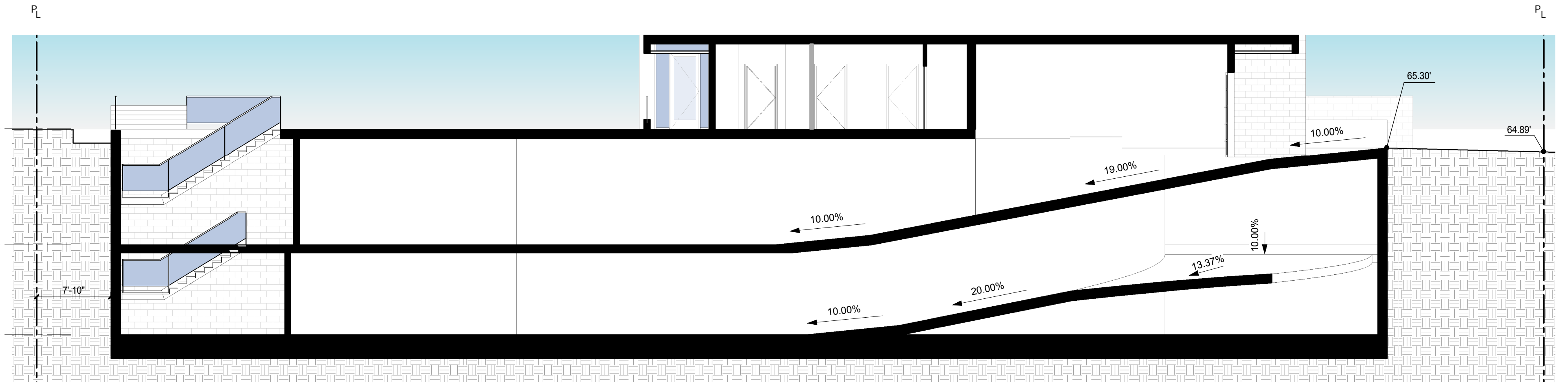


1 NORTH-SOUTH SECTION
A3.4 1/16" = 1'-0"

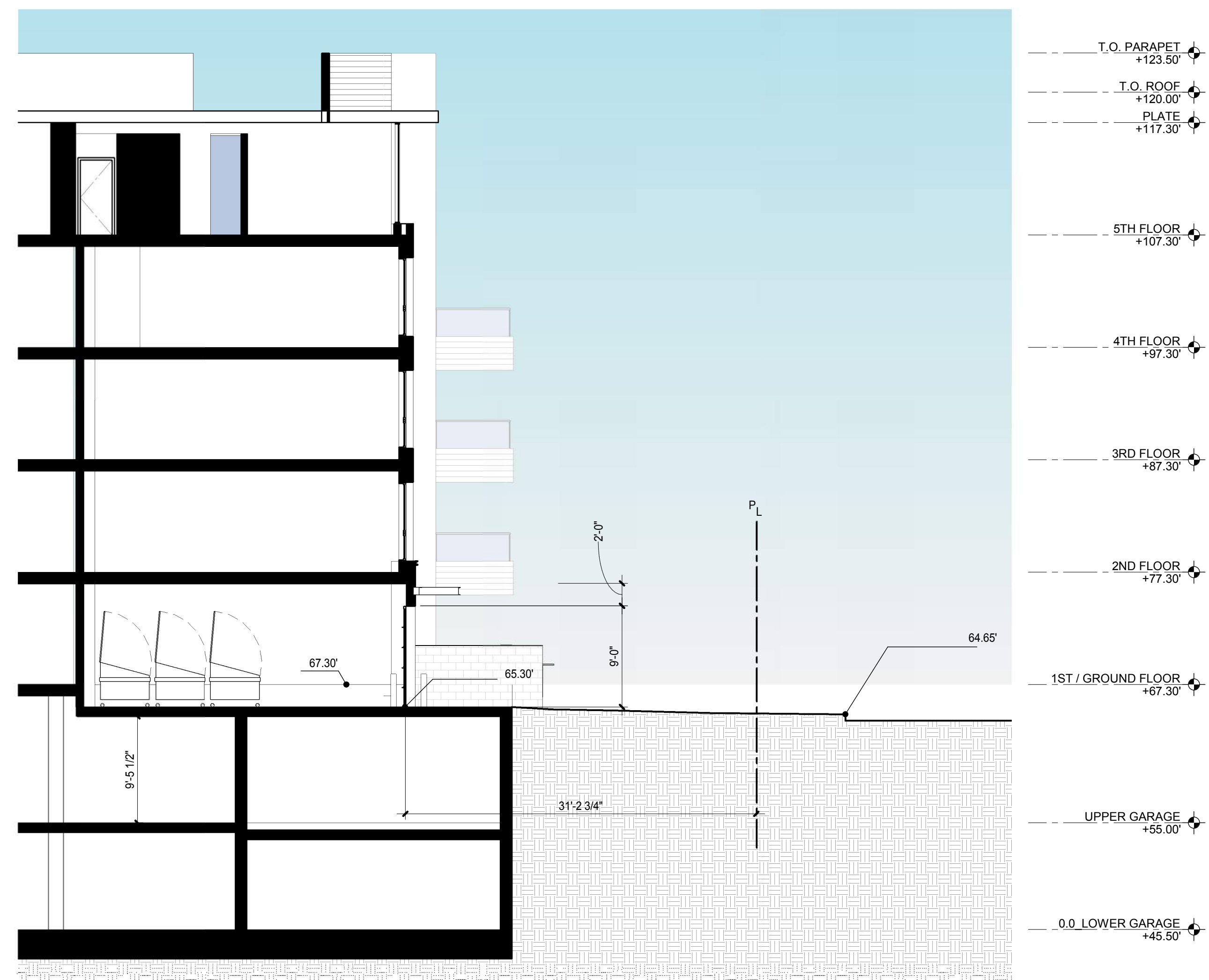




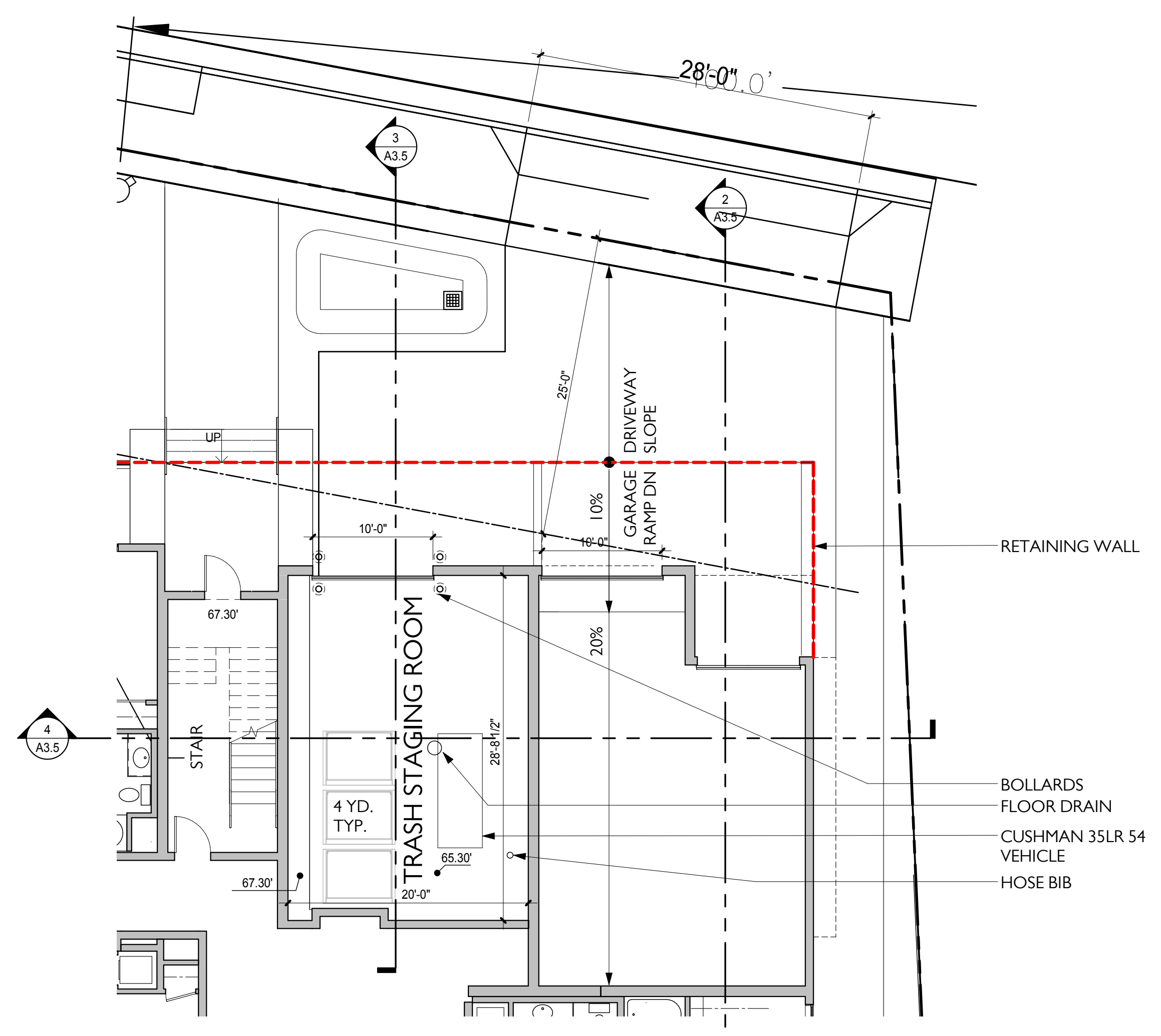
4 EAST-WEST GARAGE SECTION AT ENTRANCE RAMP
A3.5 1/8" = 1'-0"



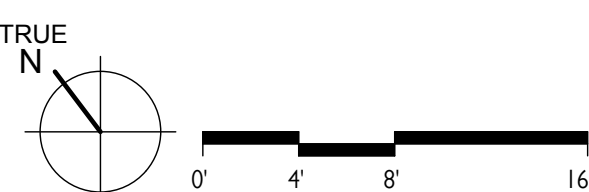
2 NORTH-SOUTH GARAGE SECTION AT ENTRANCE RAMP
A3.5 1/8" = 1'-0"



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



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

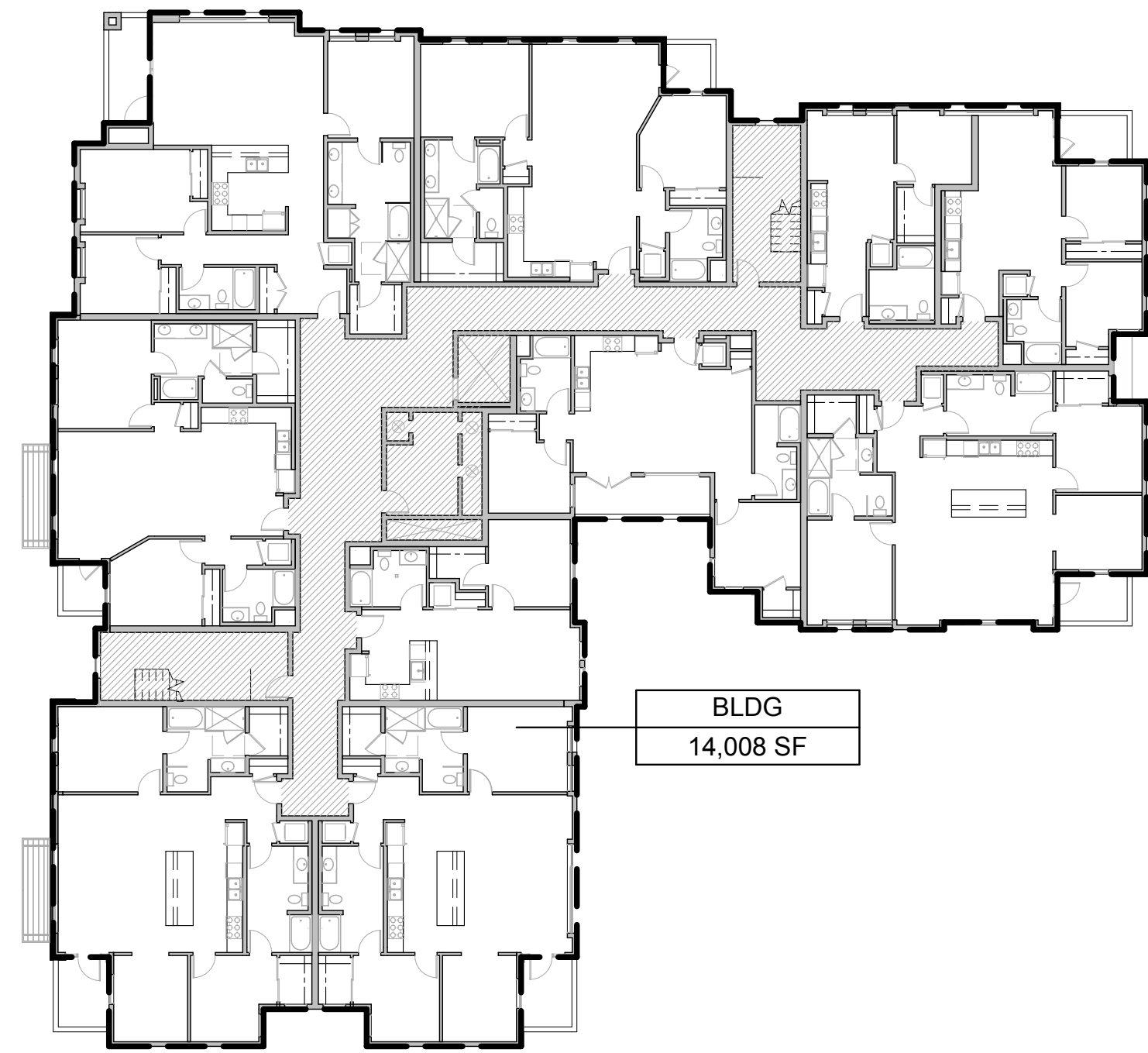


GROSS FLOOR AREA SCHEDULE	
LEVEL	AREA
1ST / GROUND FLOOR	13,638 SF
2ND FLOOR	14,008 SF
3RD FLOOR	14,023 SF
4TH FLOOR	14,023 SF
5TH FLOOR	12,440 SF
PLATE	683 SF
	68,815 SF

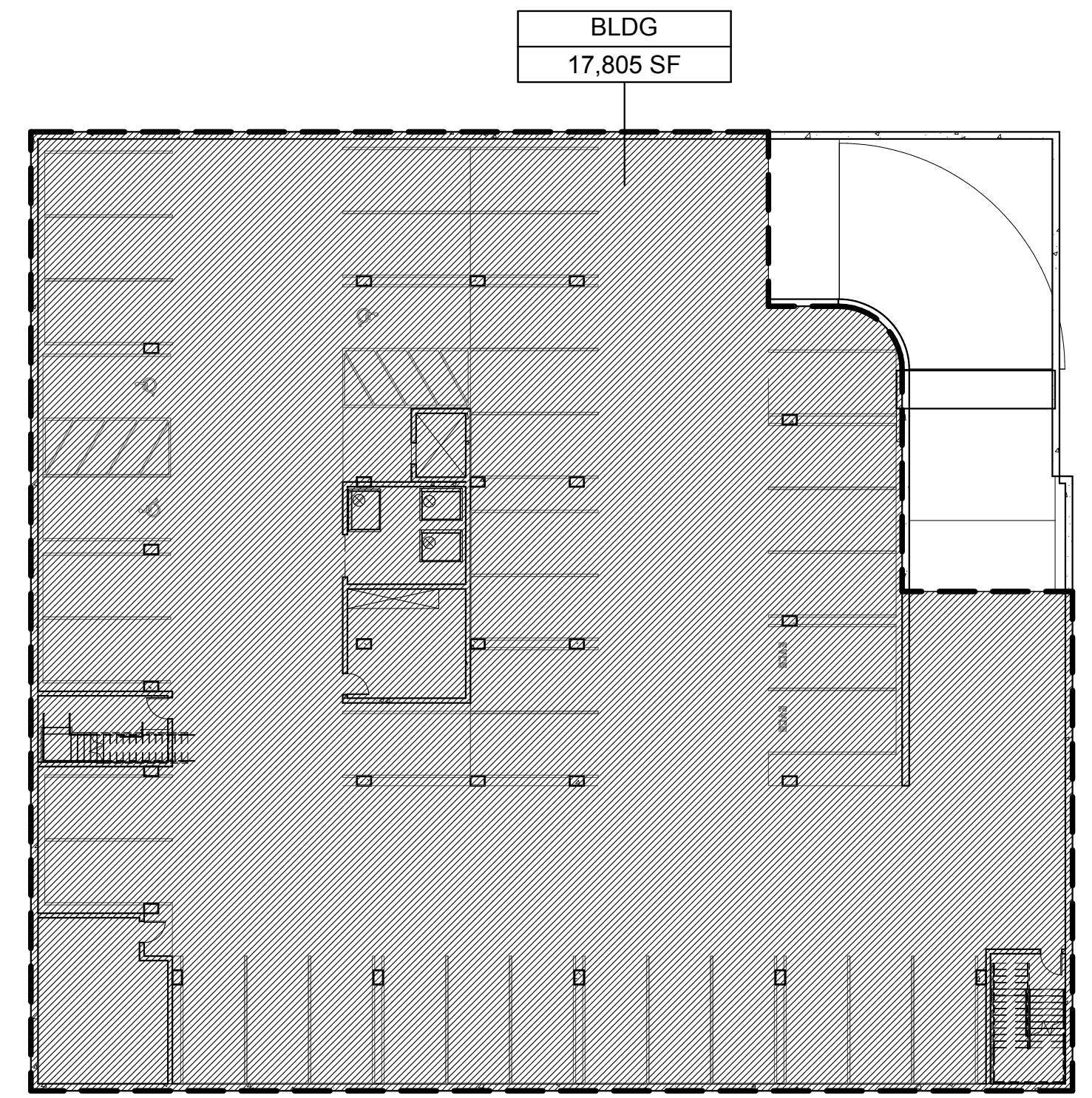
GARAGE FLOOR AREA	
LEVEL	AREA
0.0 LOWER GARAGE	19,041 SF
UPPER GARAGE	17,805 SF
	36,845 SF

BUILDING COVERAGE	
1ST / GROUND FLOOR	13,638 SF
	13,638 SF / 28,562 SF = 48 %

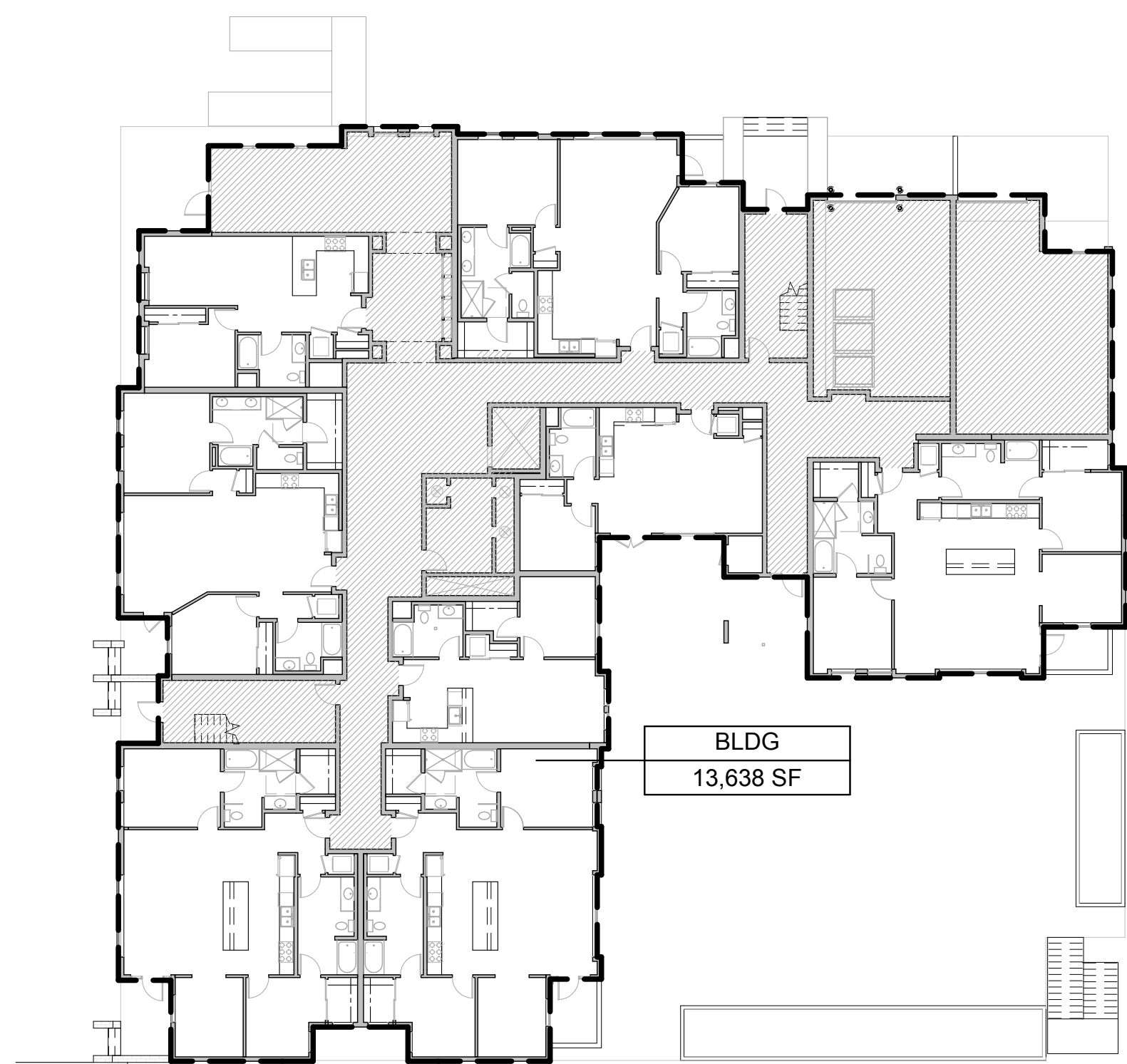
GROSS AREA	68,815 SF
NET RENTABLE	54,908 SF
<hr/>	
CIRCULATION / OTHER	13,907 SF
NET RENTABLE	54,908 SF
CIRCULATION/OTHER	13,907 SF
GARAGE	36,845 SF
<hr/>	
TOTAL	105,660 SF



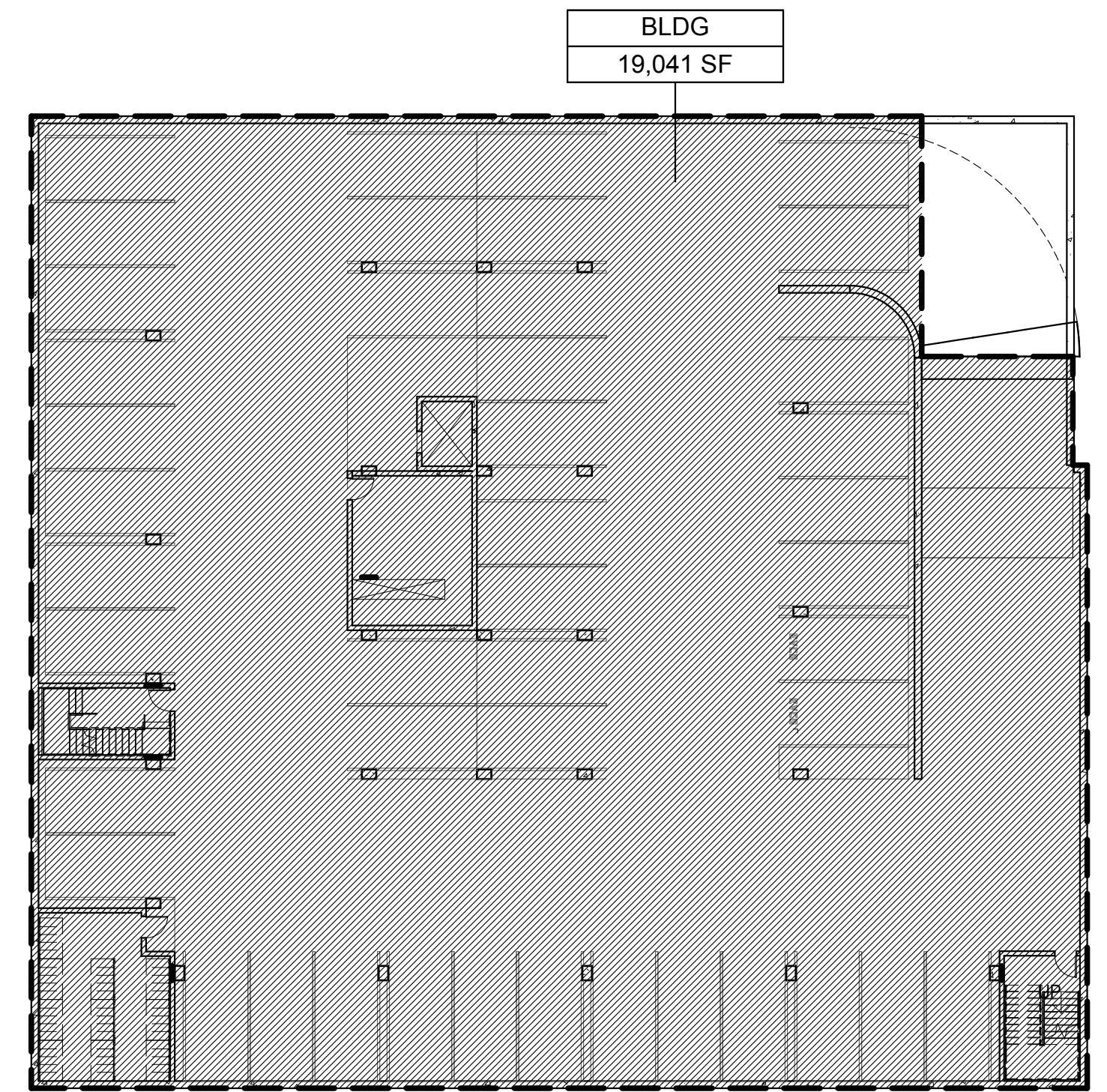
4 2ND FLOOR
A4.1 1" = 20'-0"



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



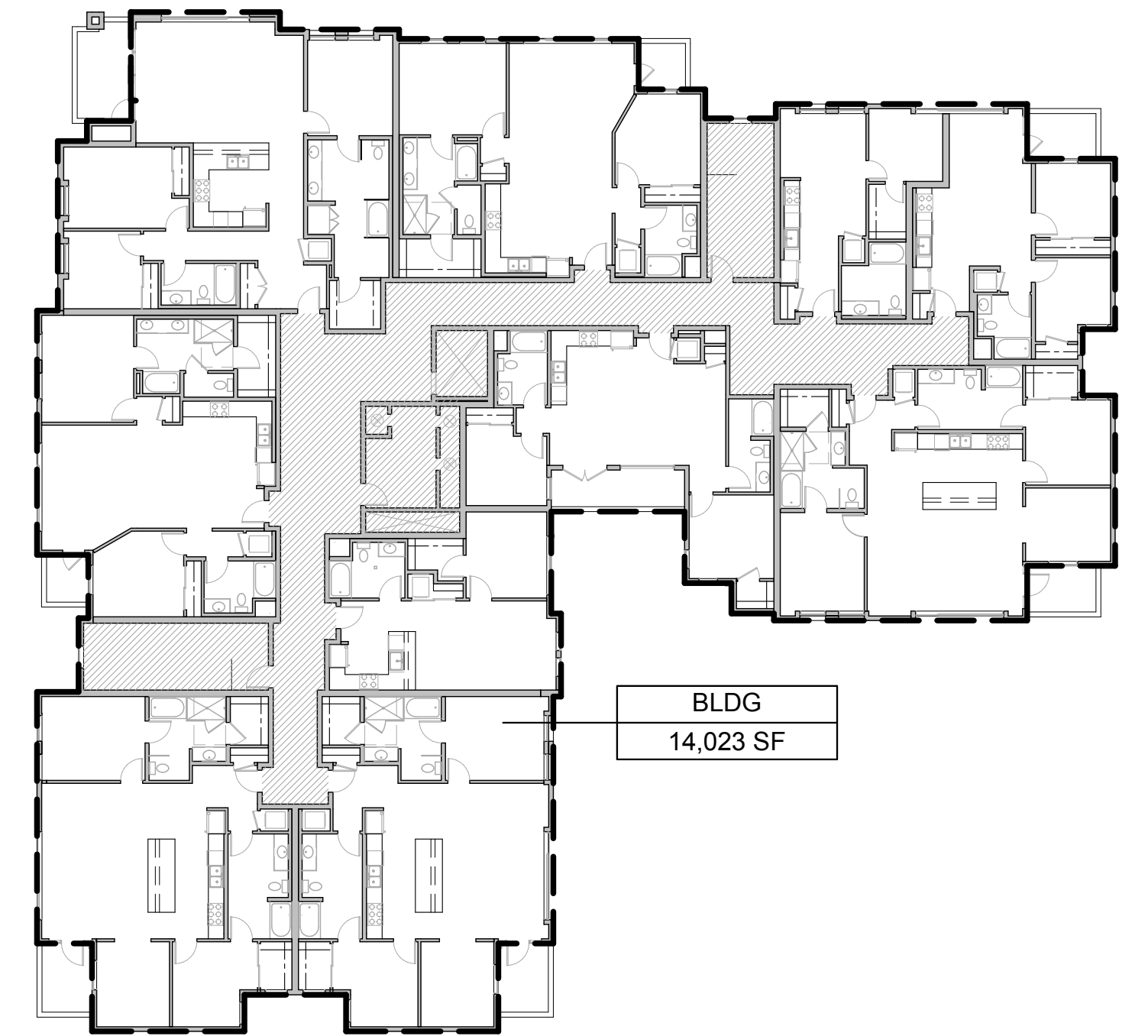
3 1ST / GROUND FLOOR
A4.1 1" = 20'-0"



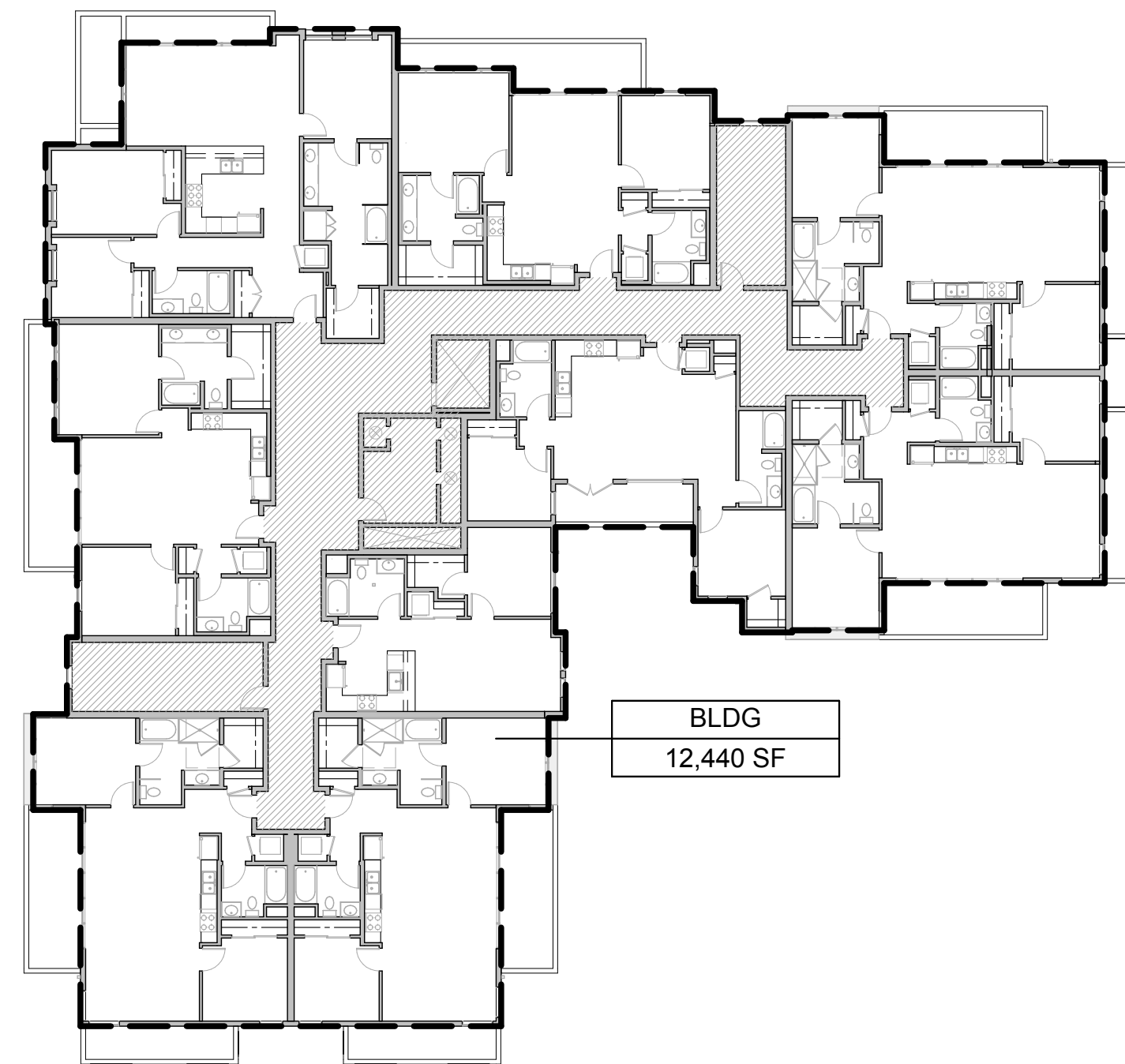
1 0.0 LOWER GARAGE
A4.1 1" = 20'-0"



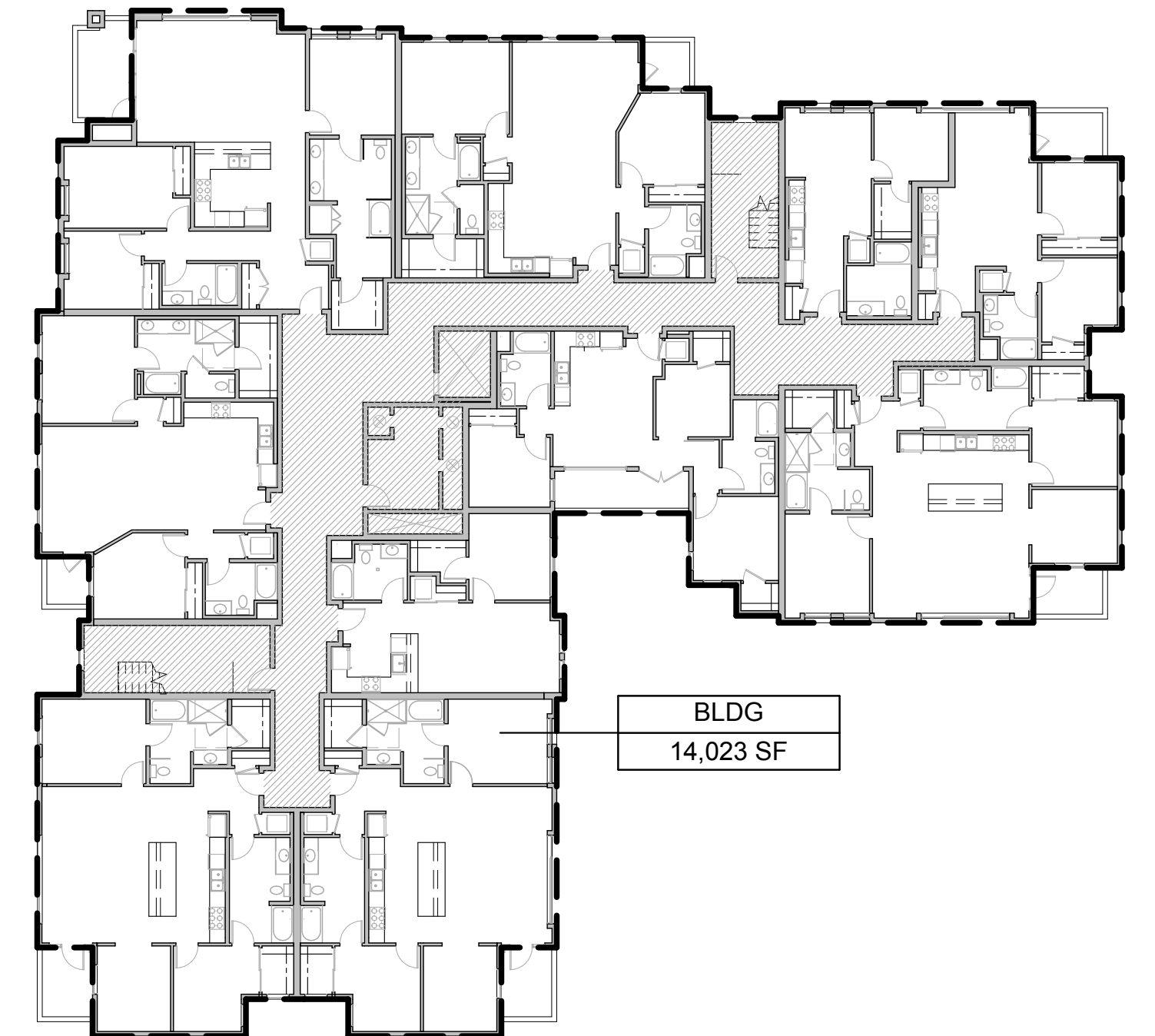
4 ROOF PLATE
A4.2 1" = 20'-0"



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



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



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

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

64 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

64 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
143 SF	5.5 DECK
143 SF	5.6 DECK
93 SF	5.7 DECK
143 SF	5.8 DECK

2,992 SF / 47 UNITS = 63.66 SF PER UNIT

PRIVATE OPEN SPACE REQUIRED: 50 SF PER UNIT
PROVIDED: 63.66 SF PER UNIT

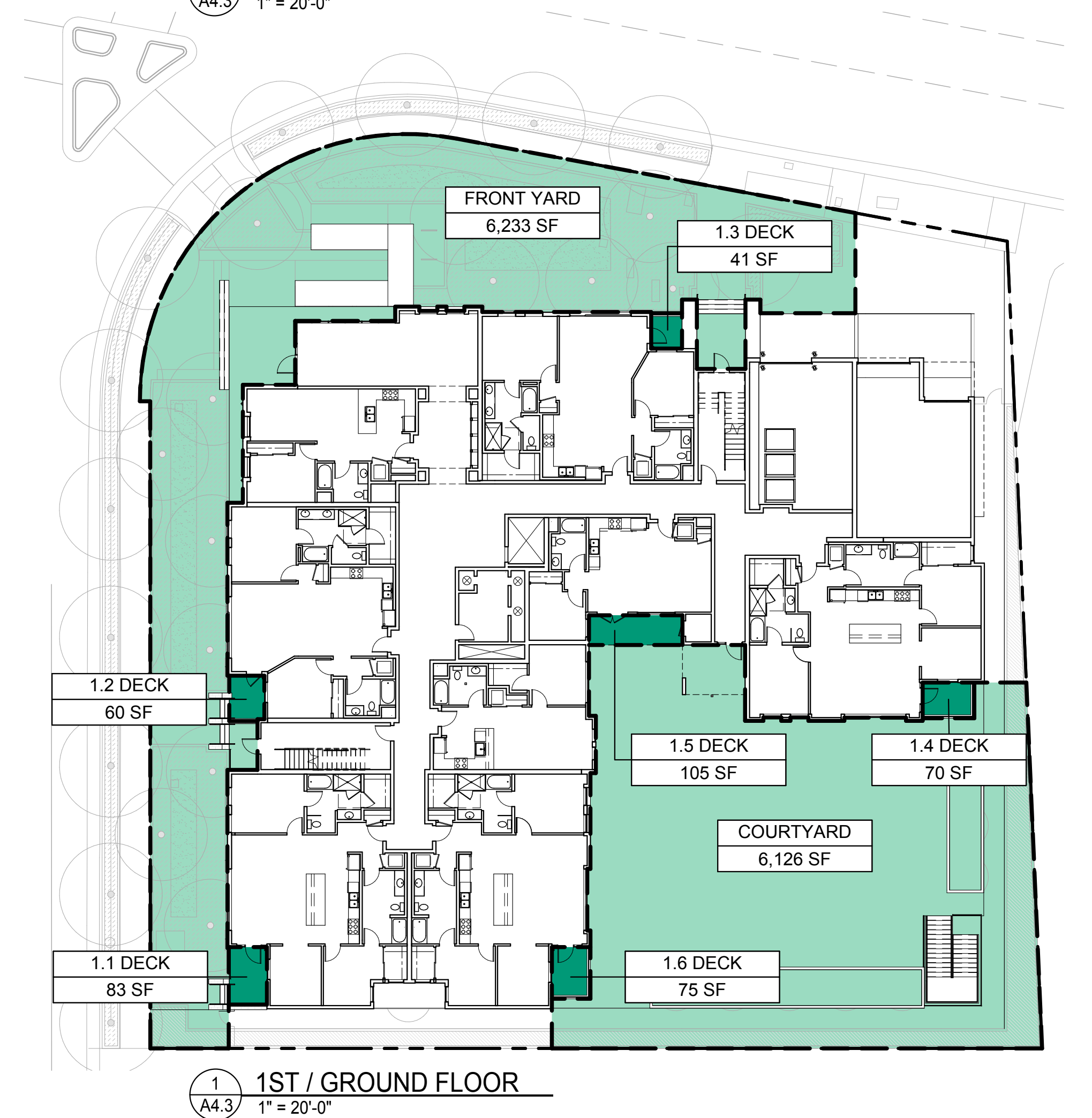
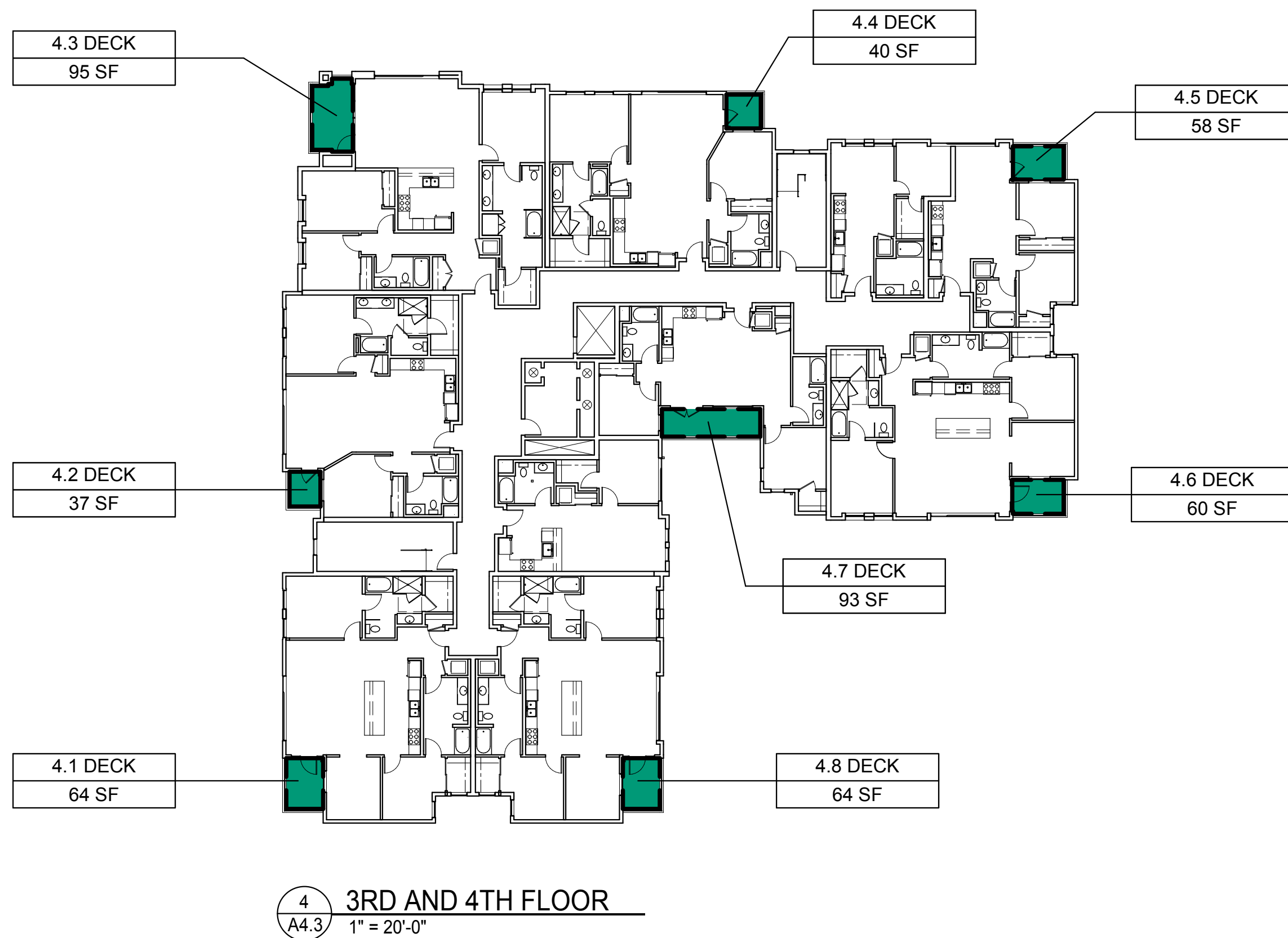
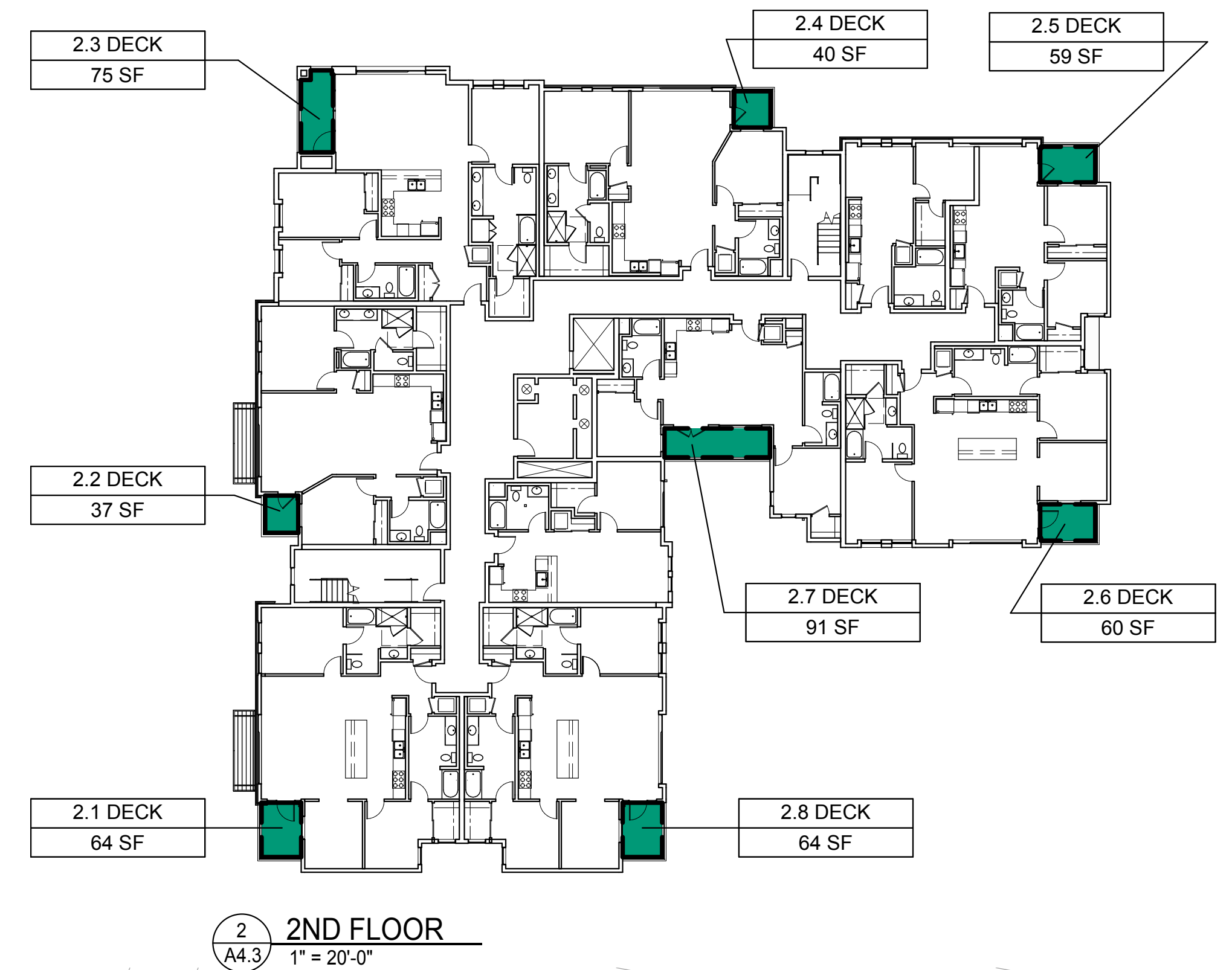
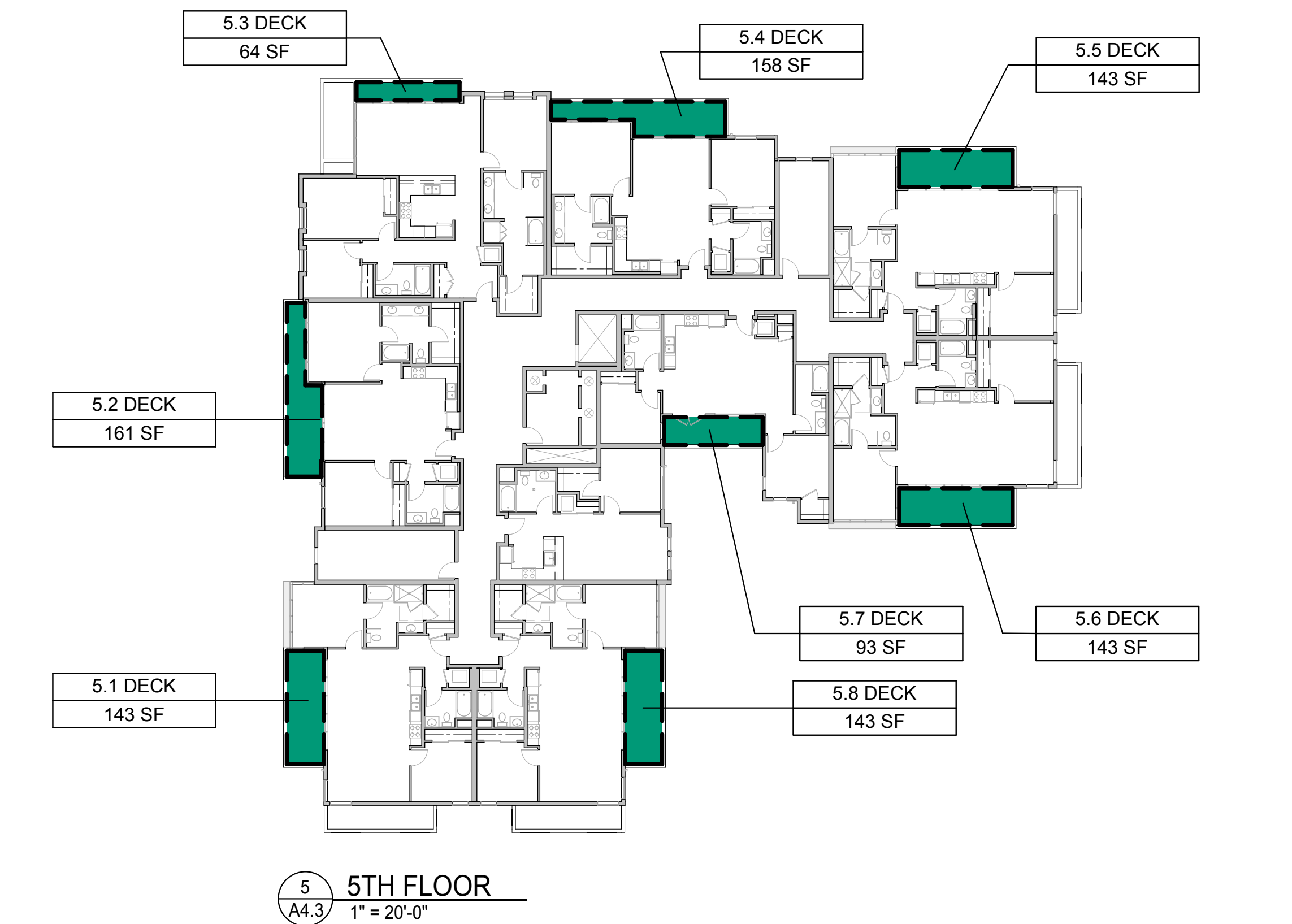
*PRIVATE AND COMMON OPEN SPACE REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL PROJECTS PER LOS ALTO MUNICIPAL CODE SECTION 14.50.150 - OPEN SPACE (TC)

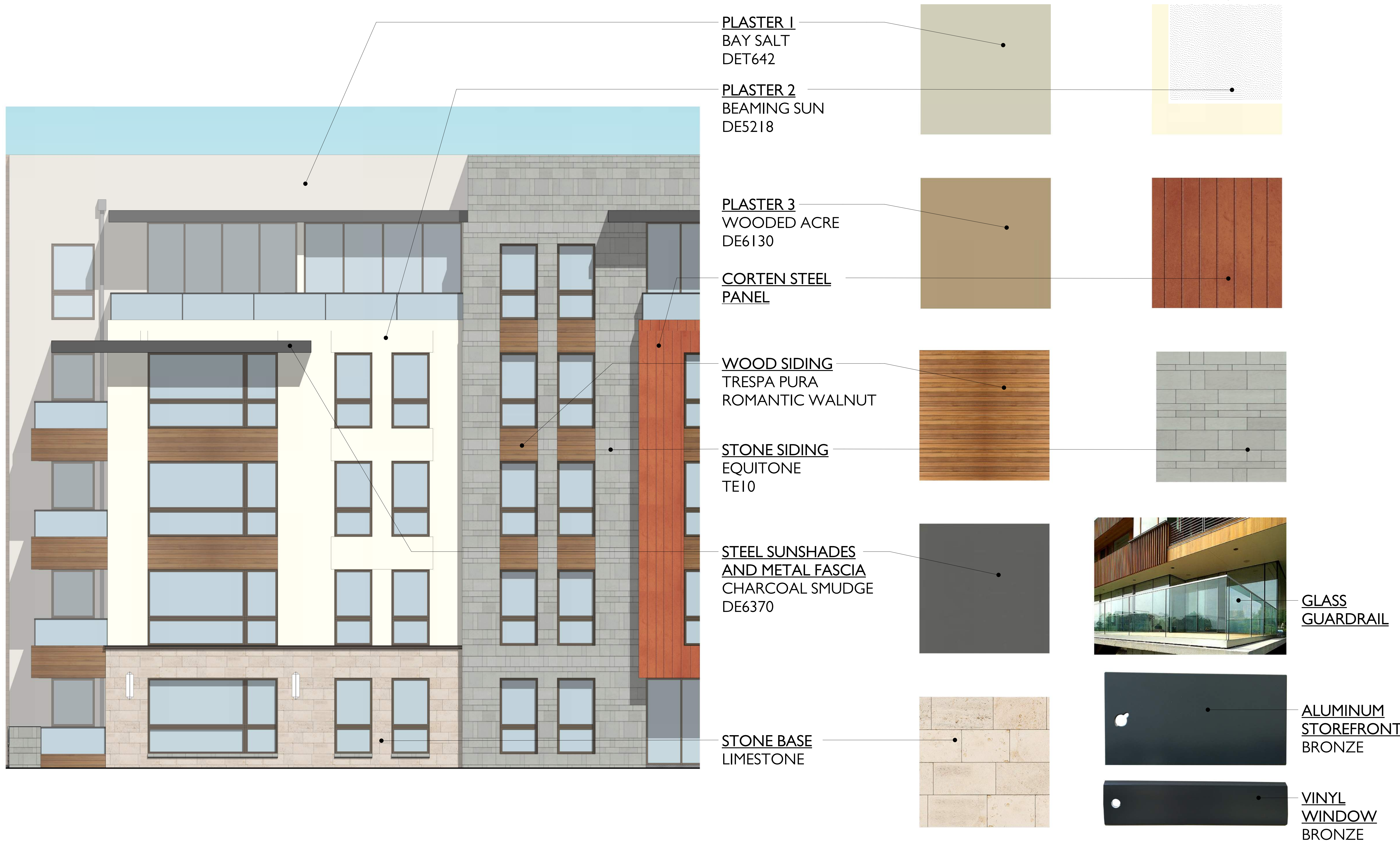
COMMON OPEN SPACE SCHEDULE PE...

AREA	Name
------	------

6,126 SF	COURTYARD
6,233 SF	FRONT YARD

12,359 SF
COMMON OPEN SPACE REQUIRED: 2,400 SF
PROVIDED: 12,359 SF





PLASTER 1
BAY SALT
DET642

PLASTER 2
BEAMING SUN
DE5218

PLASTER 3
WOODED ACRE
DE6130

CORTEN STEEL
PANEL

WOOD SIDING
TRESPA PURA
ROMANTIC WALNUT

STONE SIDING
EQUITONE
TE10

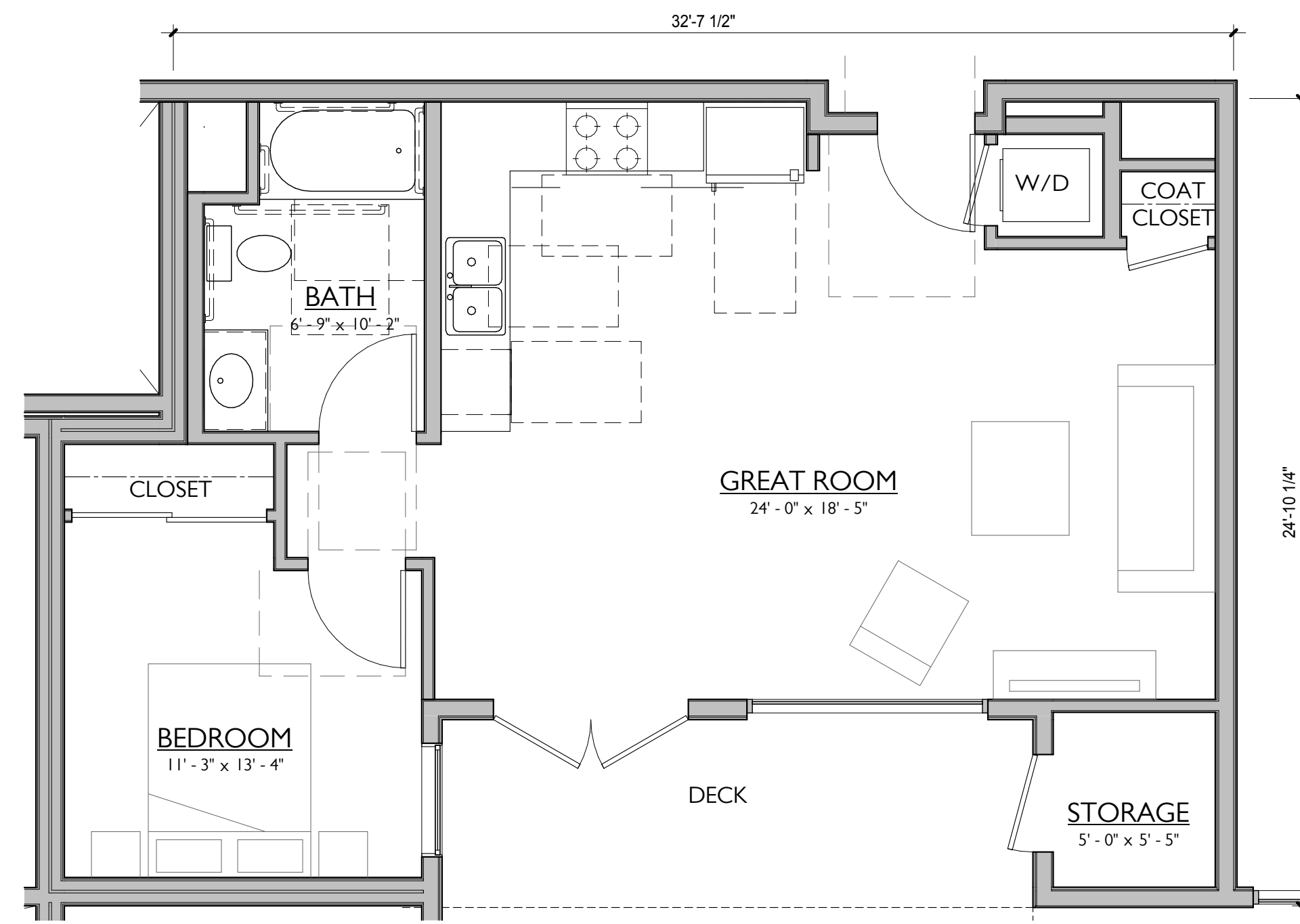
STEEL SUNSHADES
AND METAL FASCIA
CHARCOAL SMUDGE
DE6370

STONE BASE
LIMESTONE

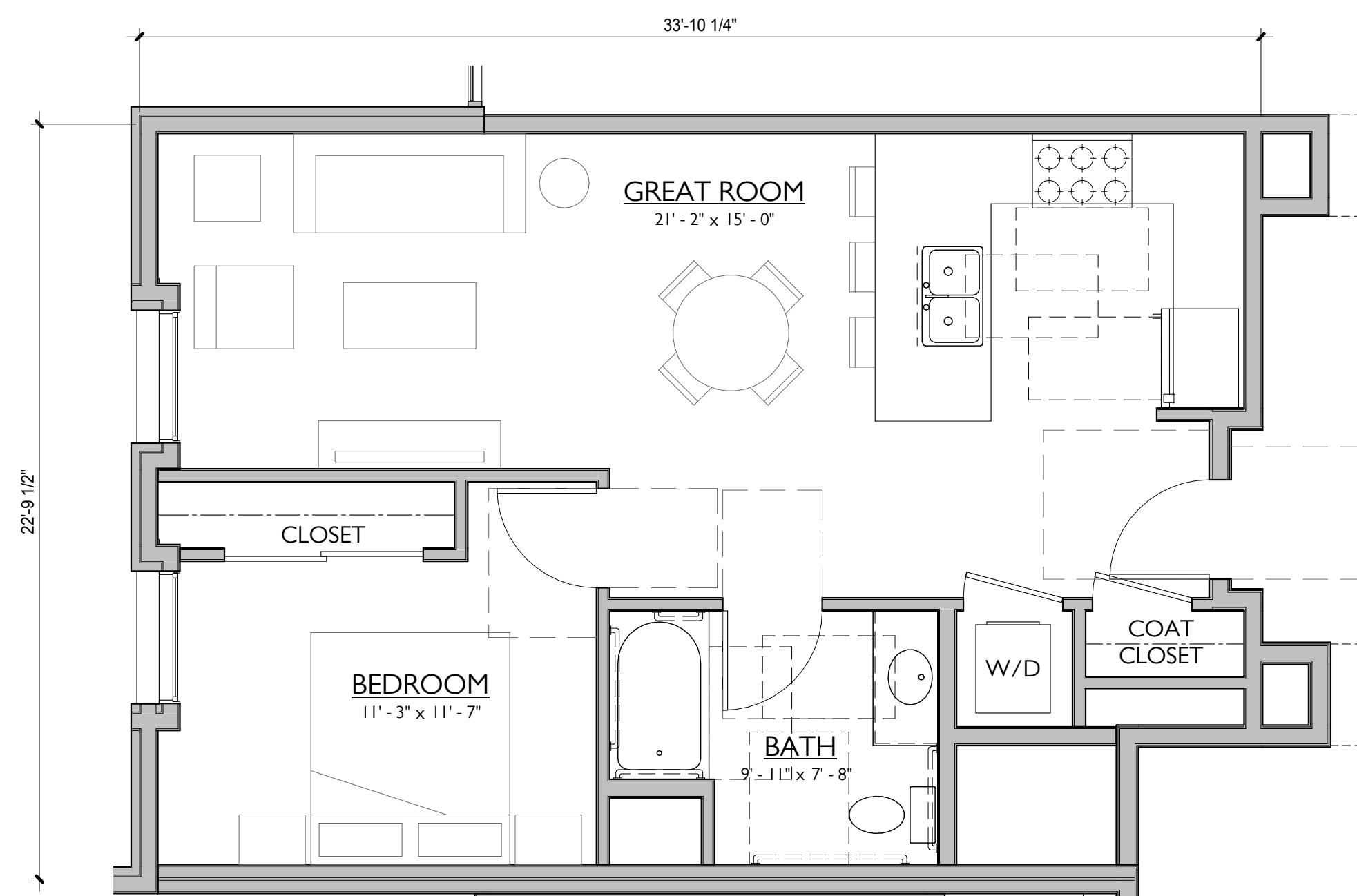
GLASS
GUARDRAIL

ALUMINUM
STOREFRONT
BRONZE

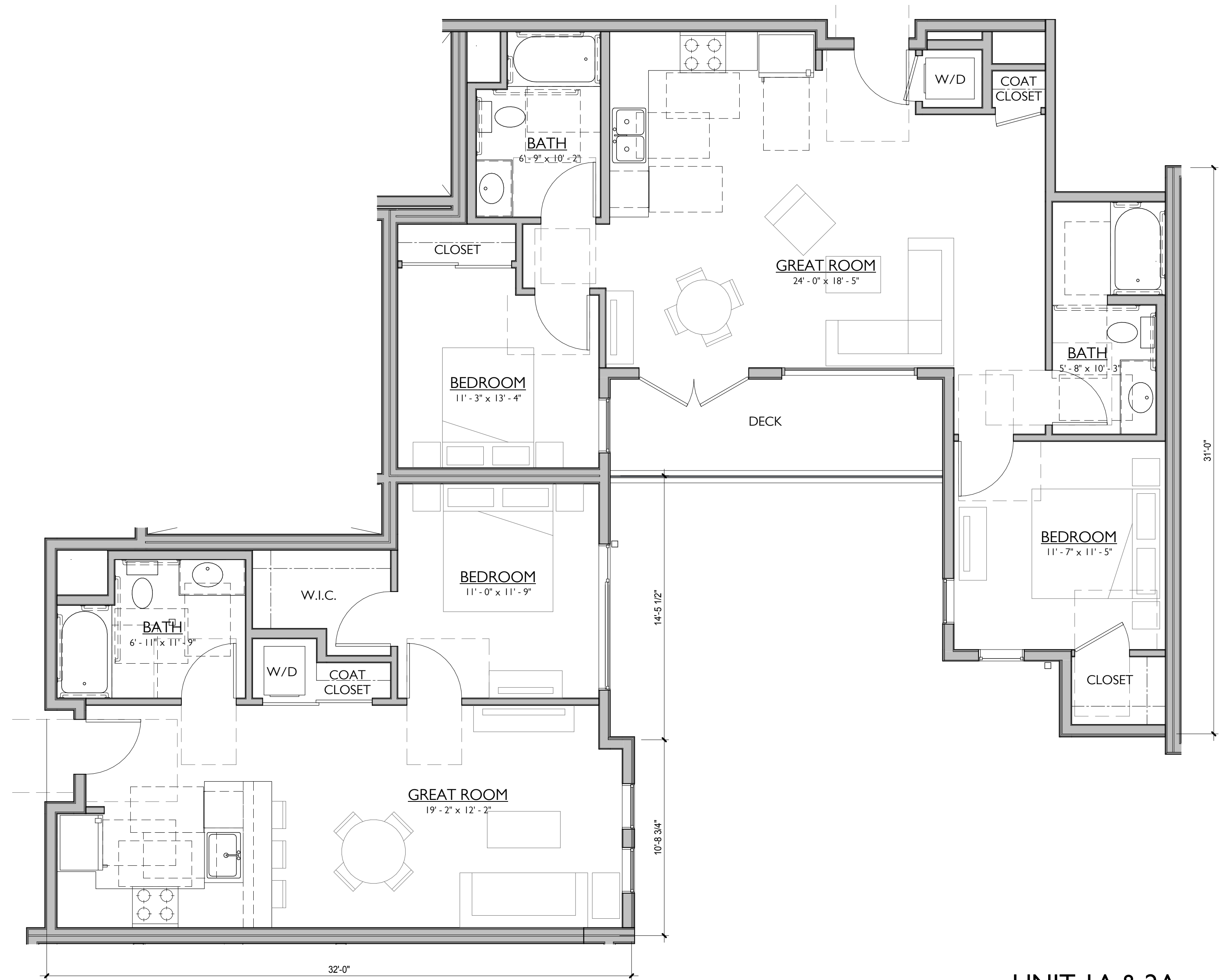
VINYL
WINDOW
BRONZE



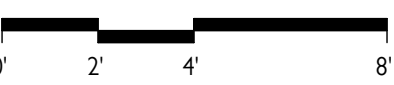
UNIT 1C
774 SF

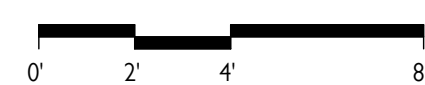
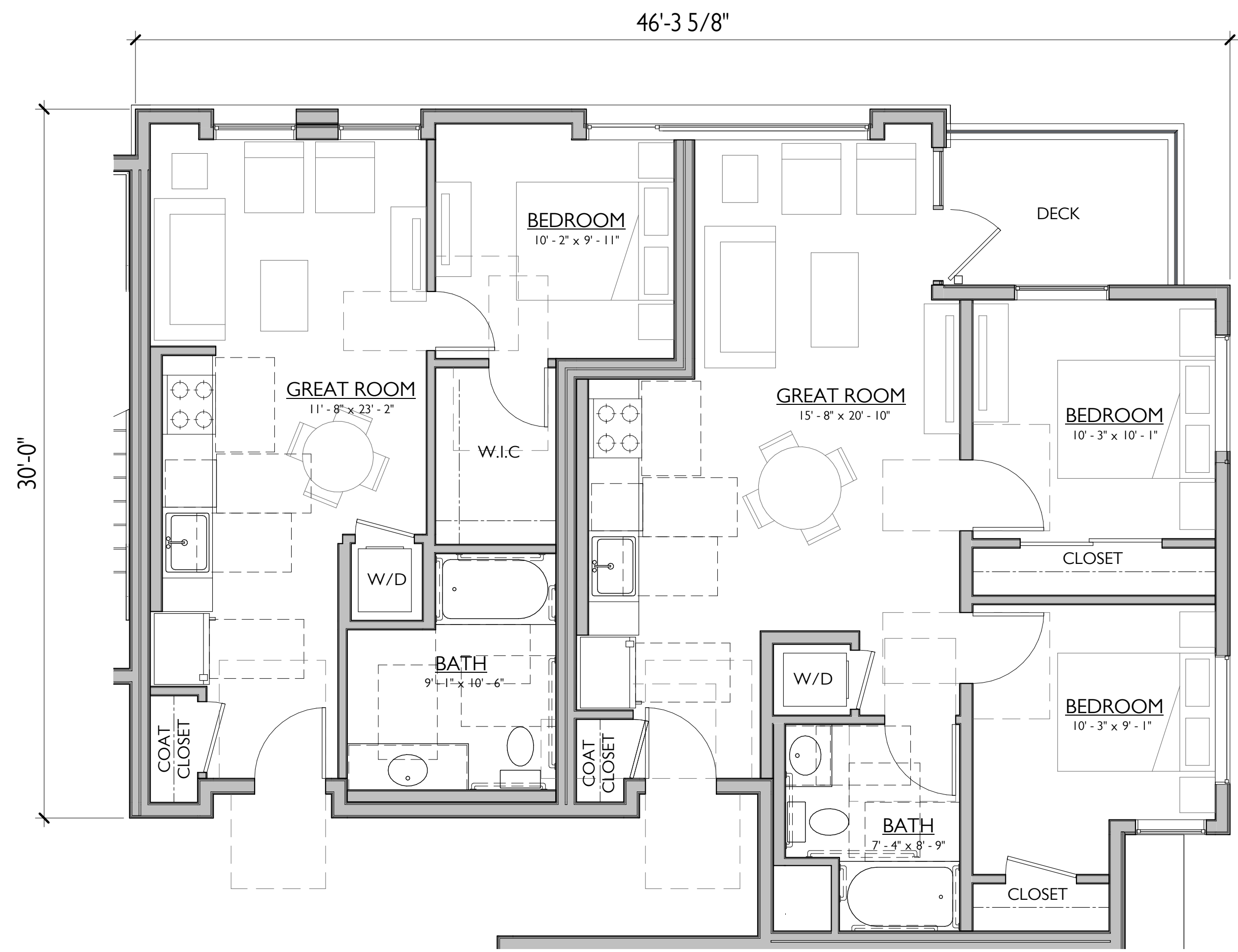
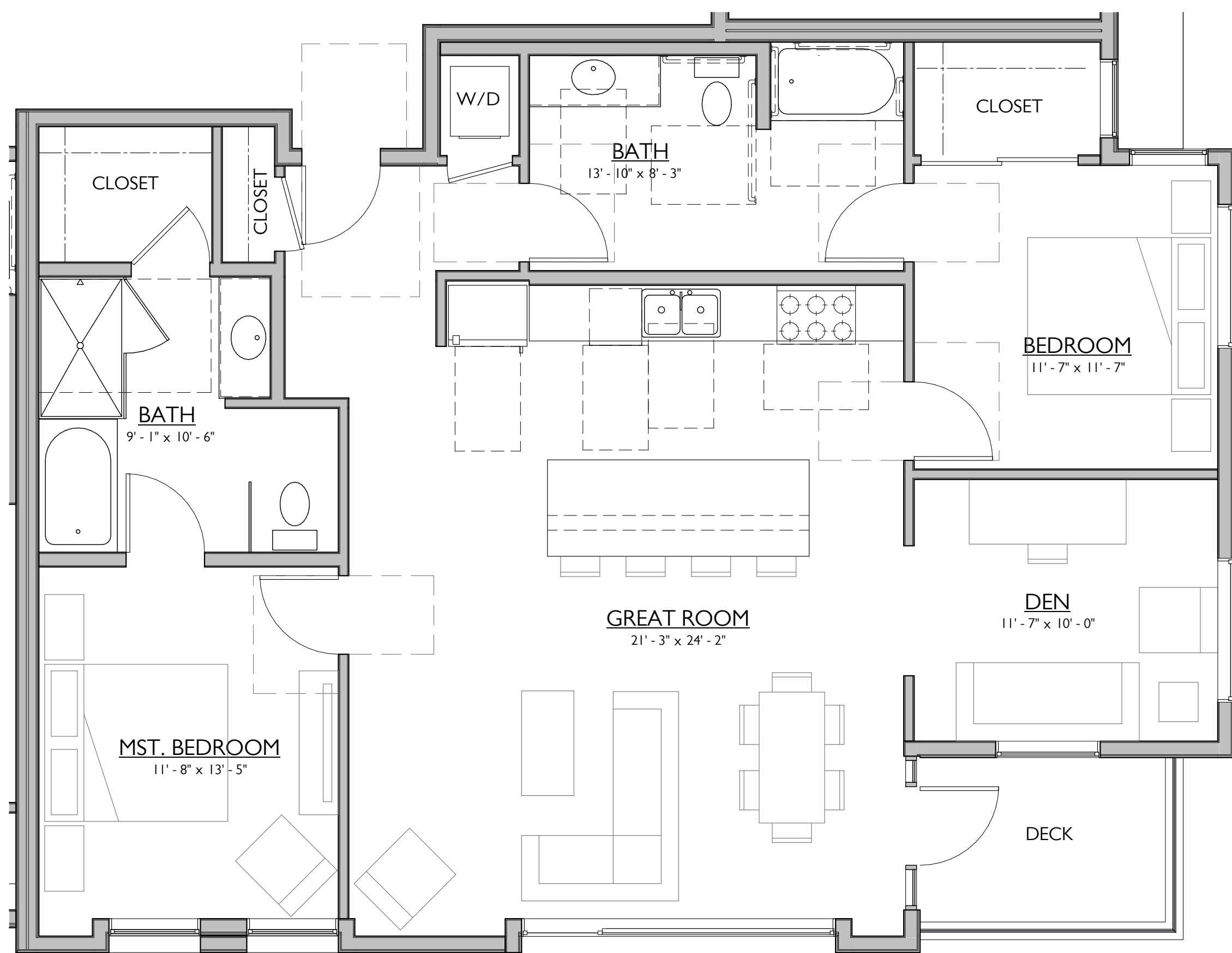
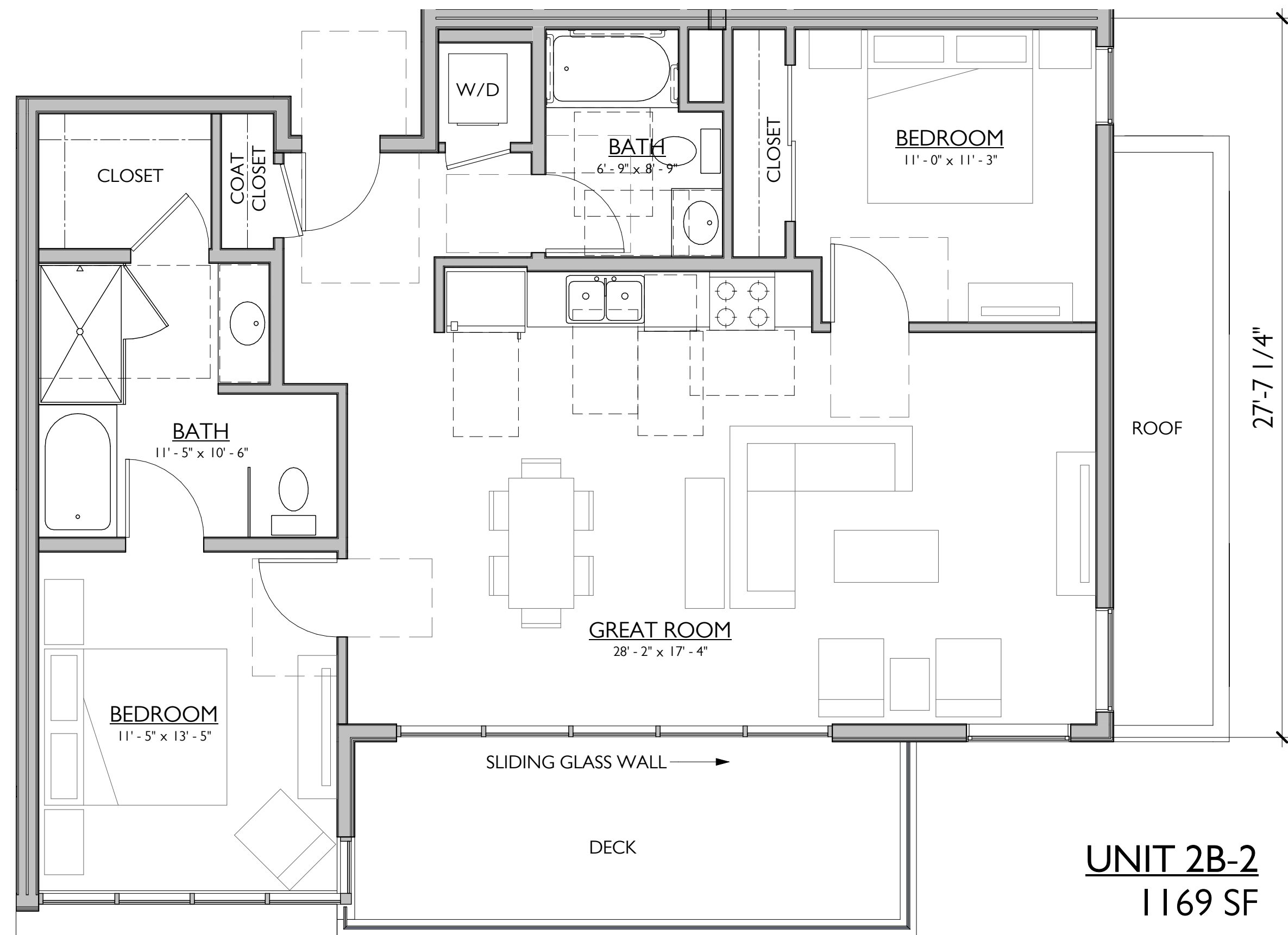


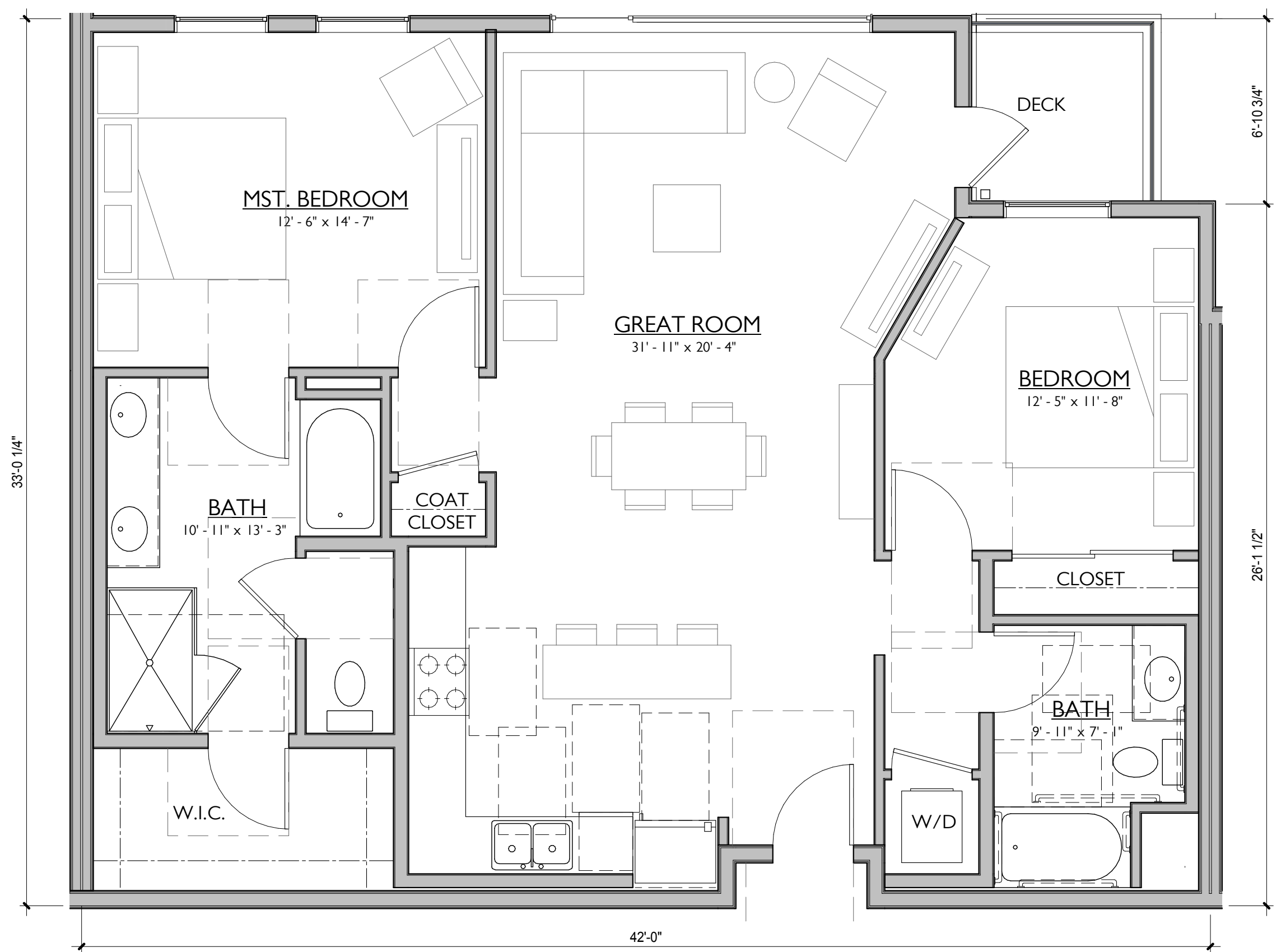
UNIT 1B
787 SF



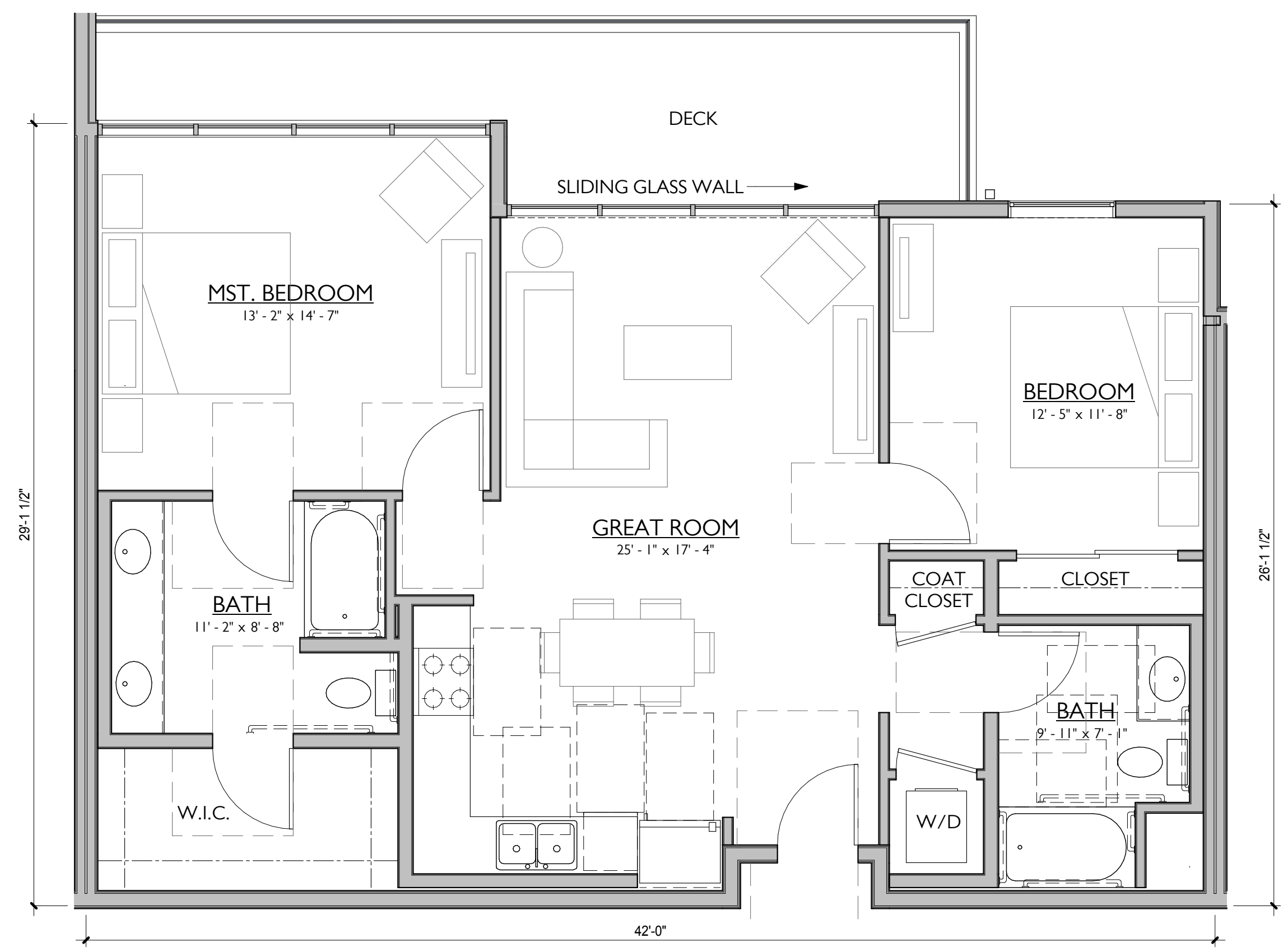
UNIT 1A & 2A
718 SF & 1022 SF



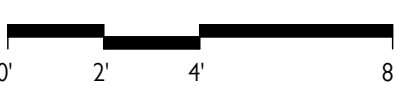


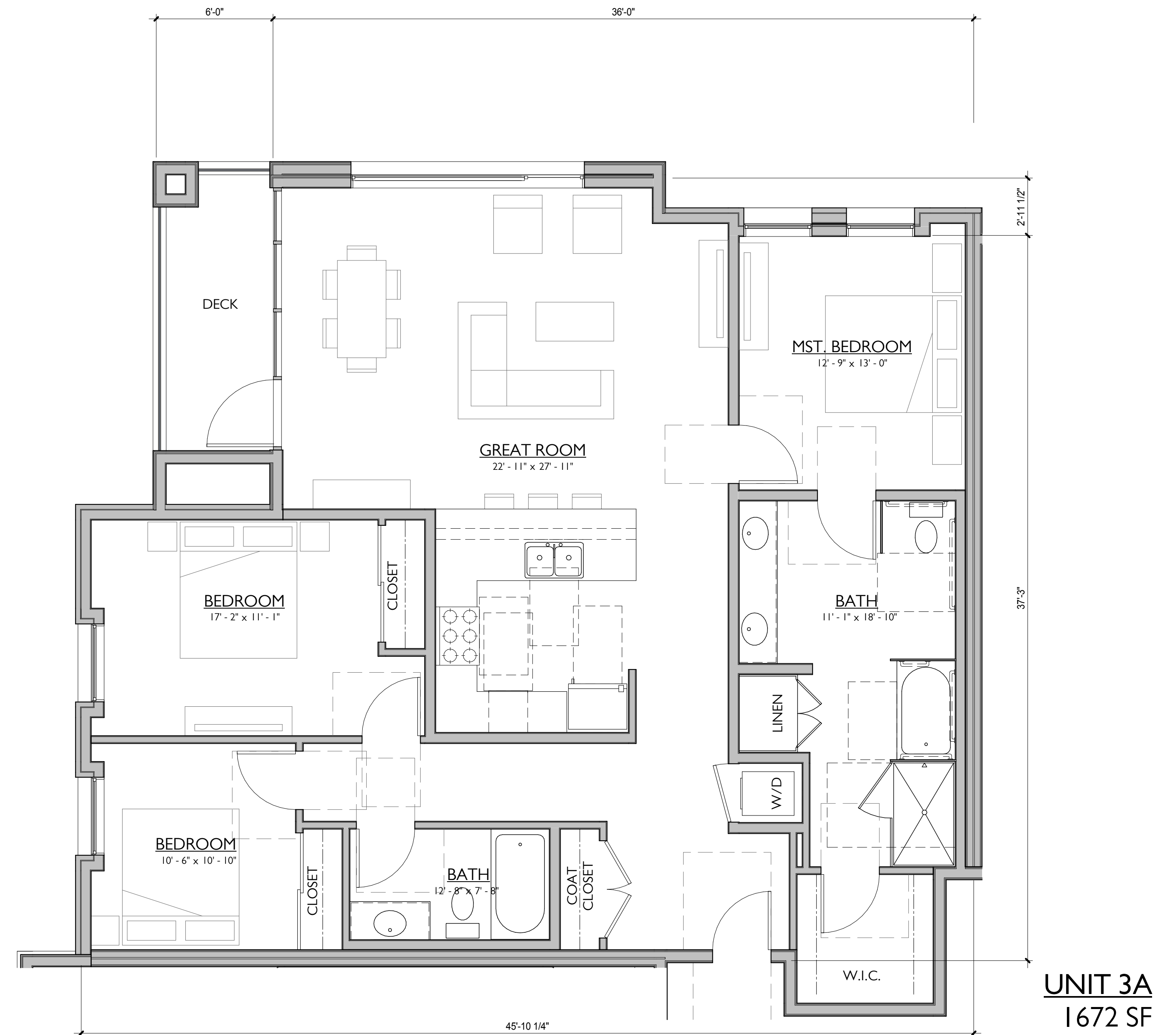
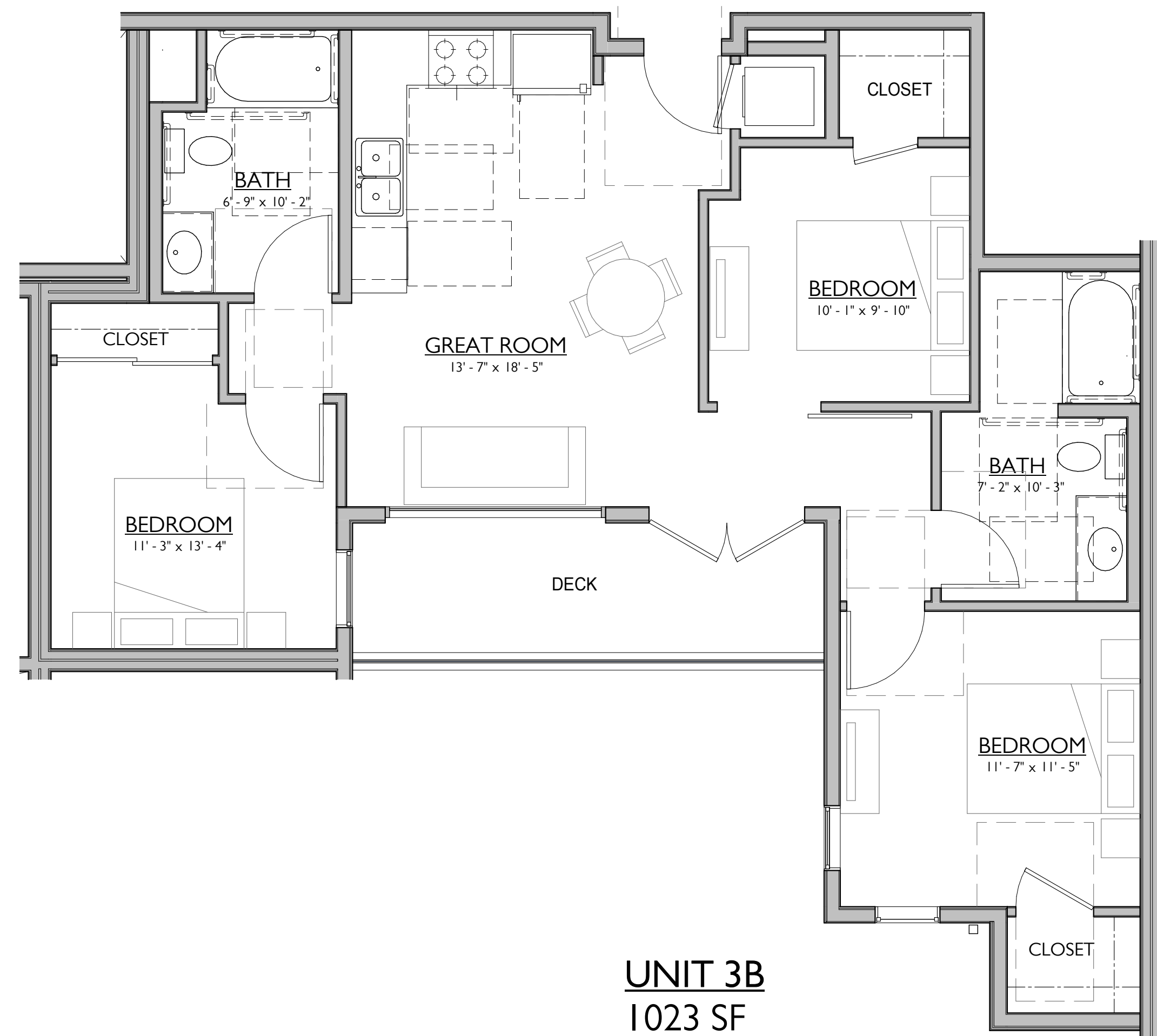


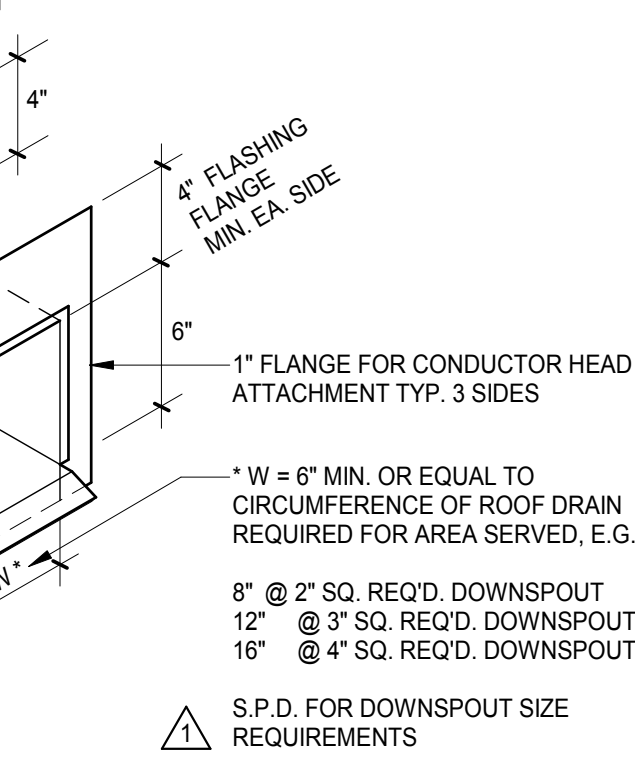
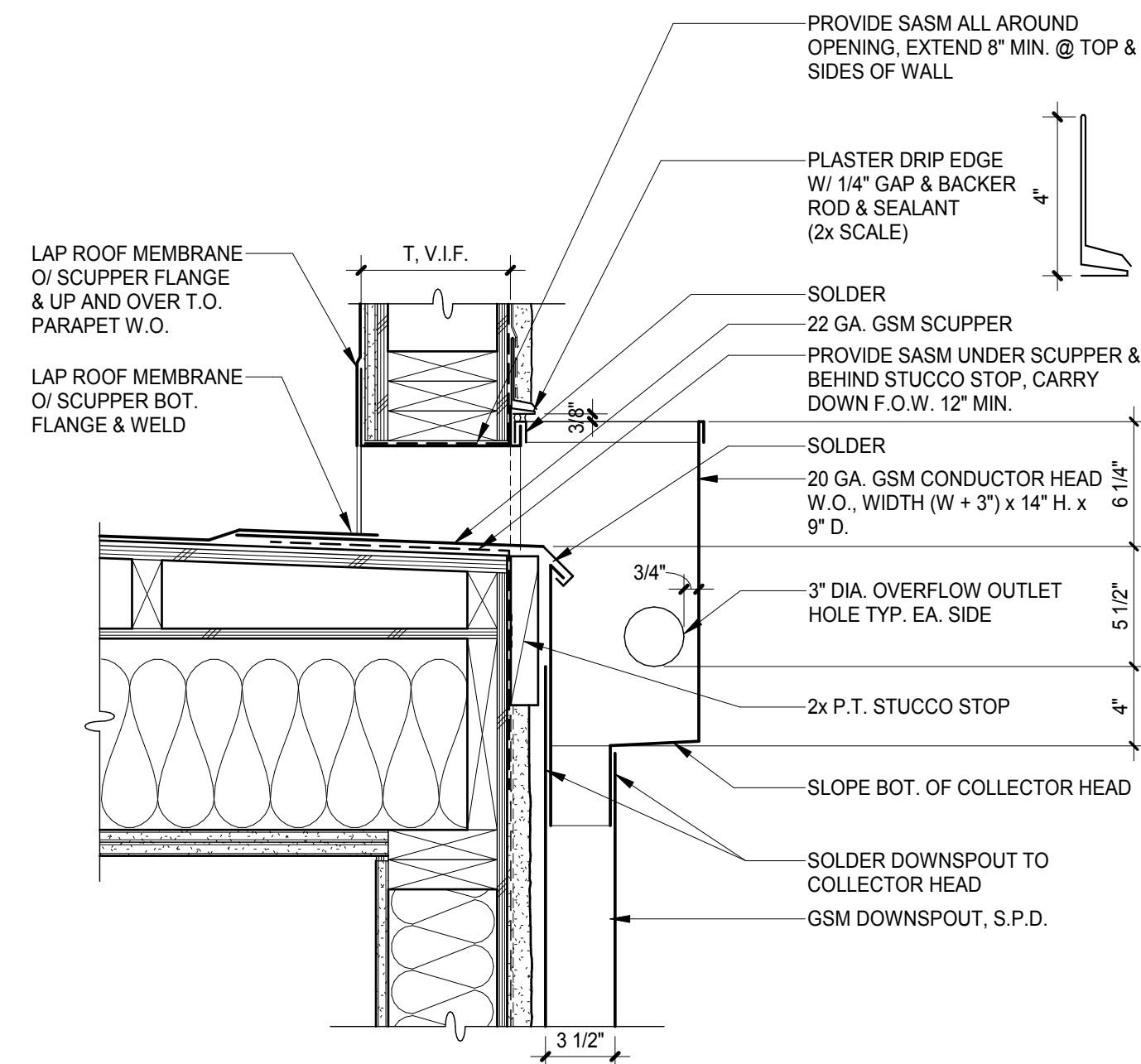
UNIT 2C
1318 SF



UNIT 2C-2
1146 SF

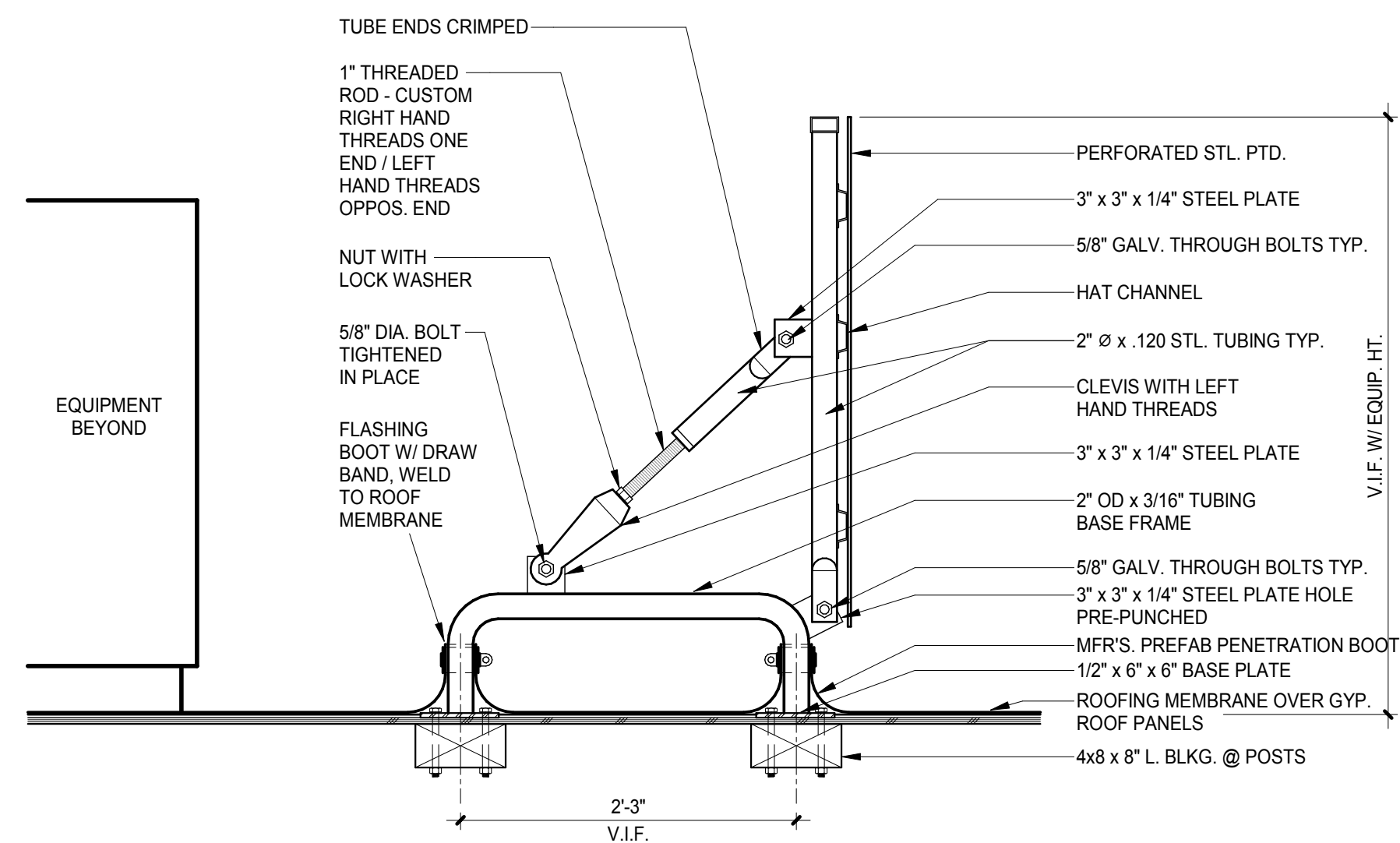




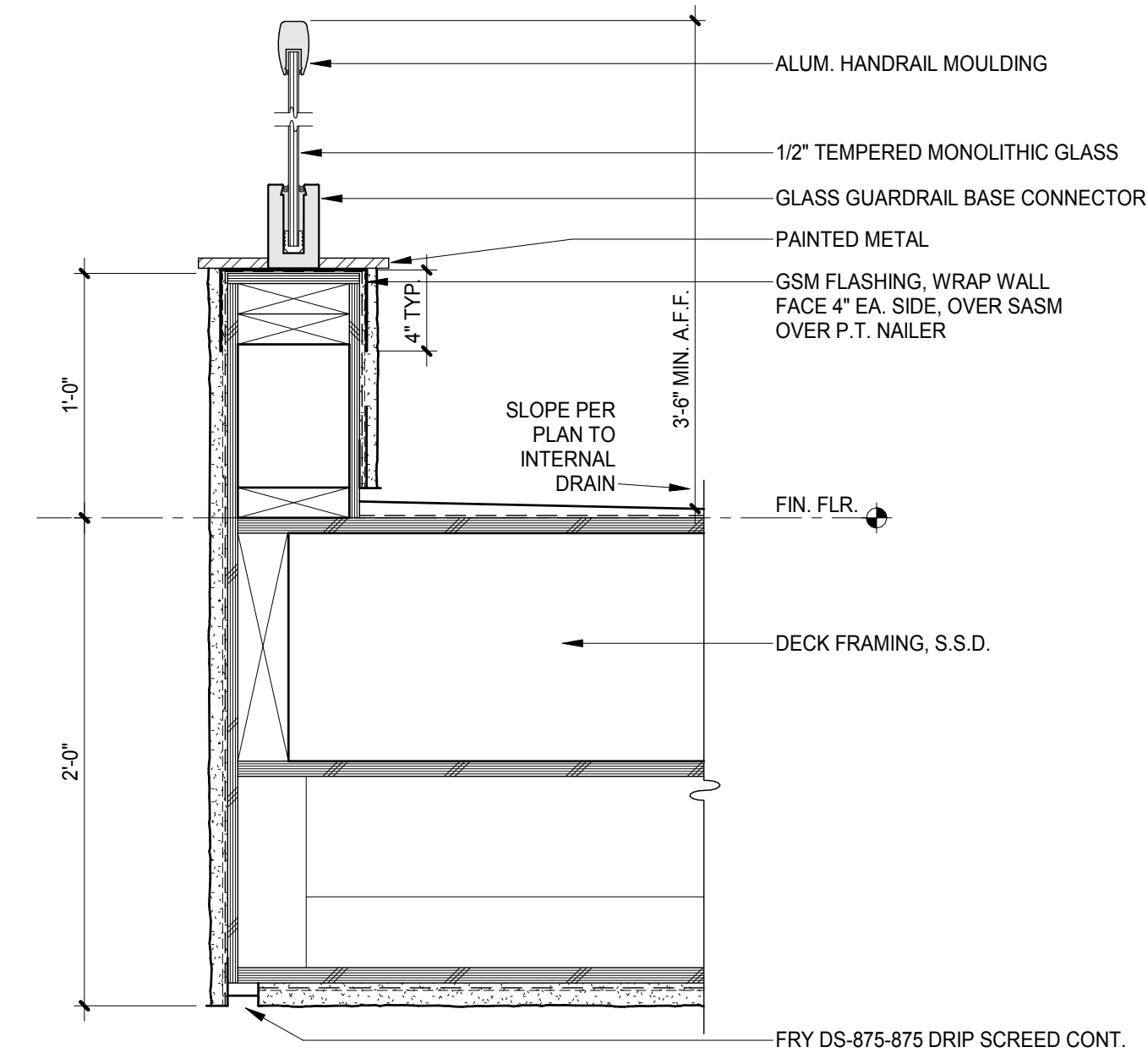


- NOTES:**
1. SOLDER ALL JOINTS WATERTIGHT.
 2. SHOP GALVANIZE ALL COMPONENTS.
 3. SCUPPER MATL. TO BE COMPATIBLE WITH ROOM MEMBRANE. WELD ROOF MEMBRANE TO SCUPPER AT ALL LOCATIONS WHERE THEY OVERLAP.

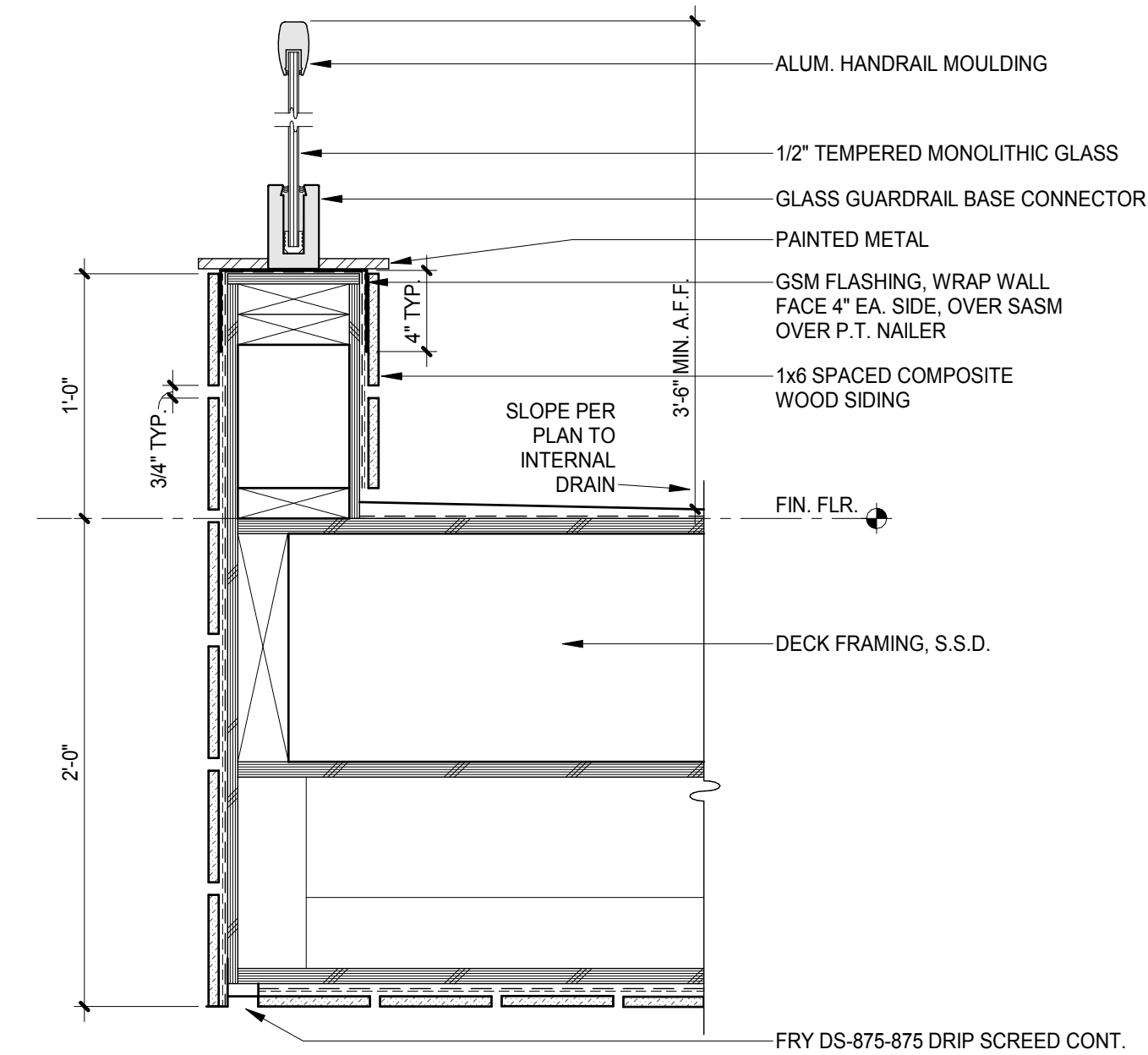
6 ROOF SCUPPER & CONNECTION HEAD
A7.1 1 1/2" = 1'-0"



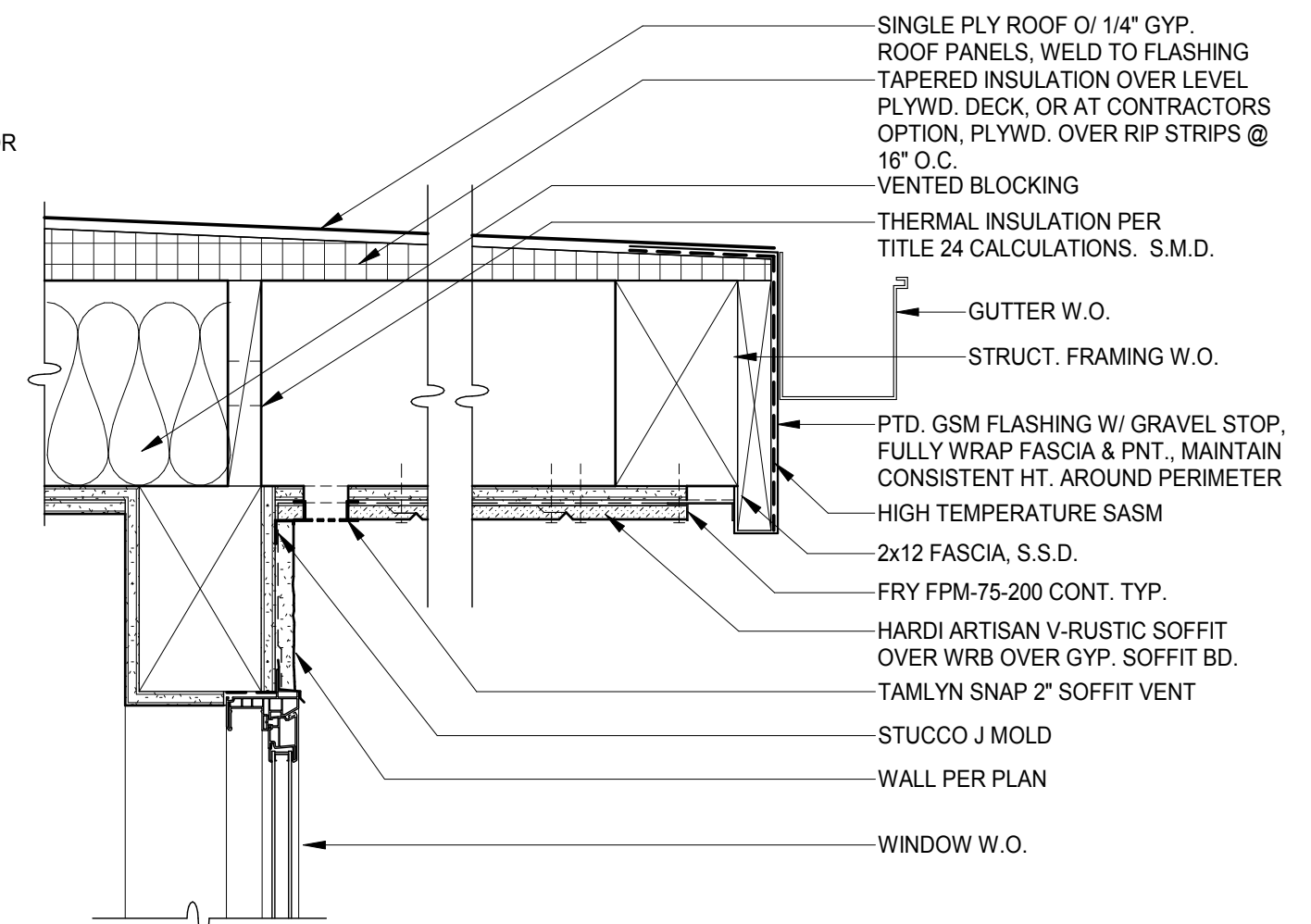
5 EQUIPMENT SCREEN
A7.1 1" = 1'-0"



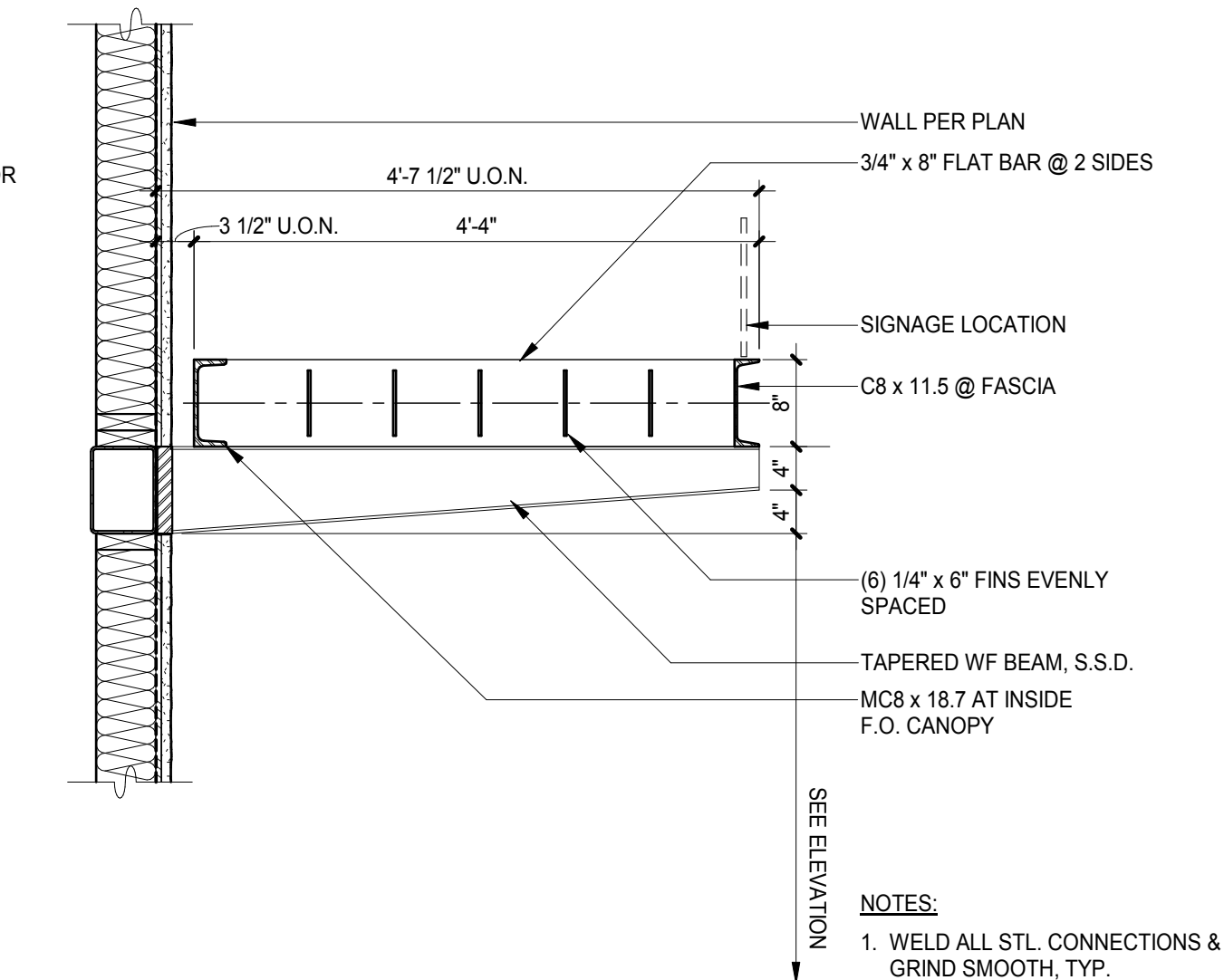
4 GUARDRAIL @ DECK W/ PLASTER
A7.1 1 1/2" = 1'-0"



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

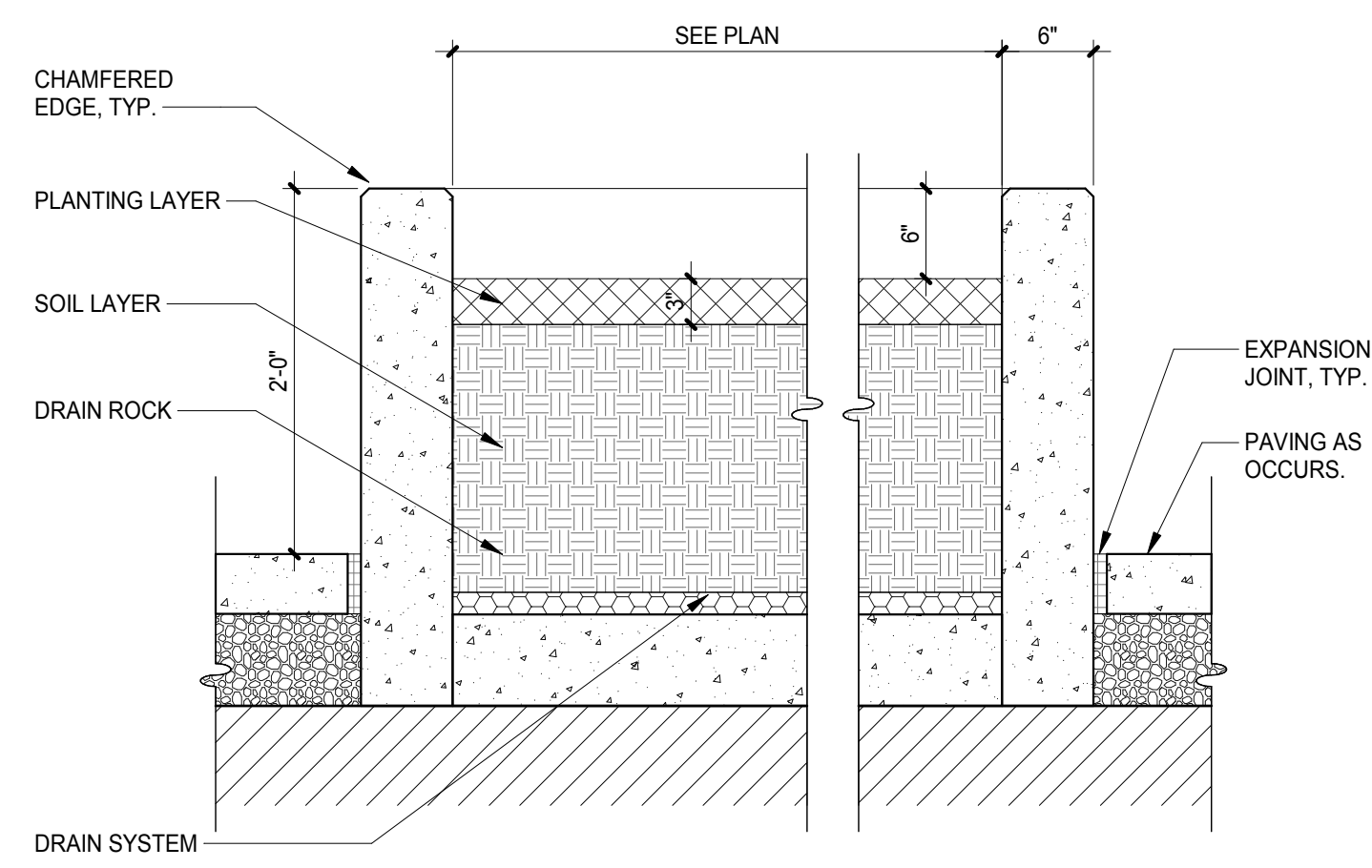


2 FLAT EAVE AT PLASTER WALL
A7.1 1 1/2" = 1'-0"

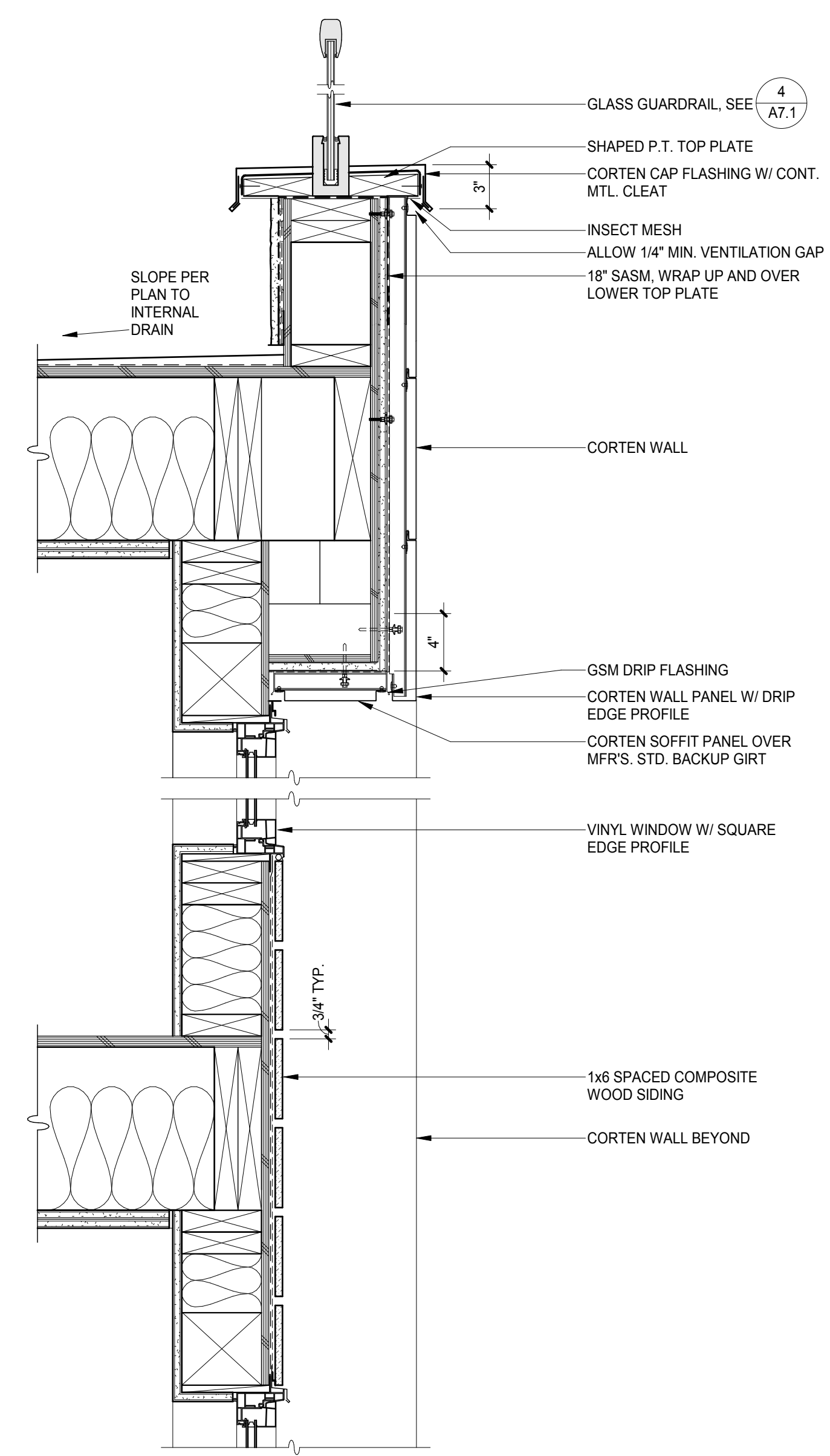


1 STEEL SUNSHADE - OUTRIGGER
A7.1 3/4" = 1'-0"

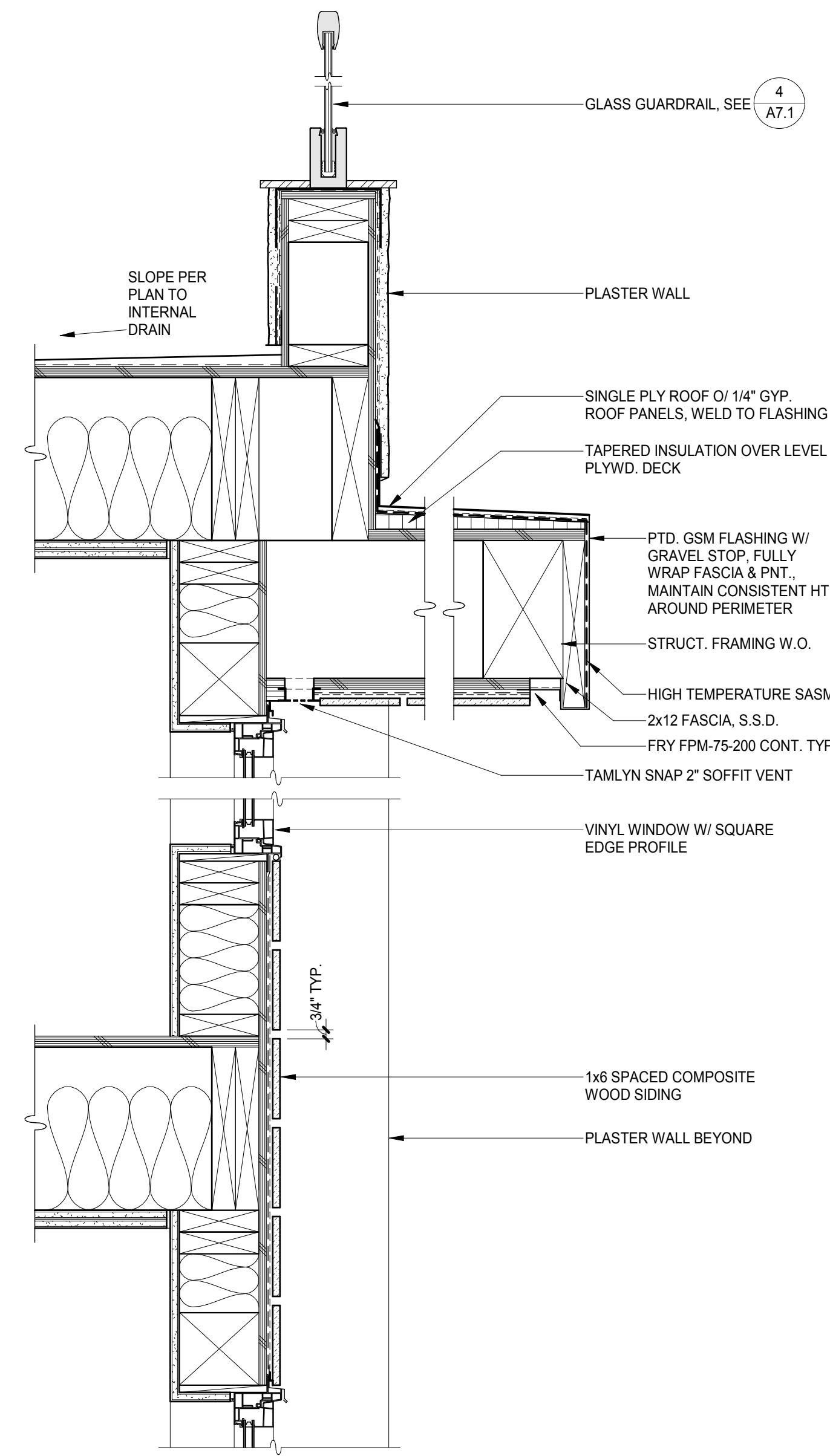
- NOTES:**
1. WELD ALL STL. CONNECTIONS & GRIND SMOOTH TYP.
 2. HOT DIP GALVANIZE AND PAINT ALL STEEL COMPONENTS.
 3. REFER TO THIS SHEET FOR ENLARGED PLANS.



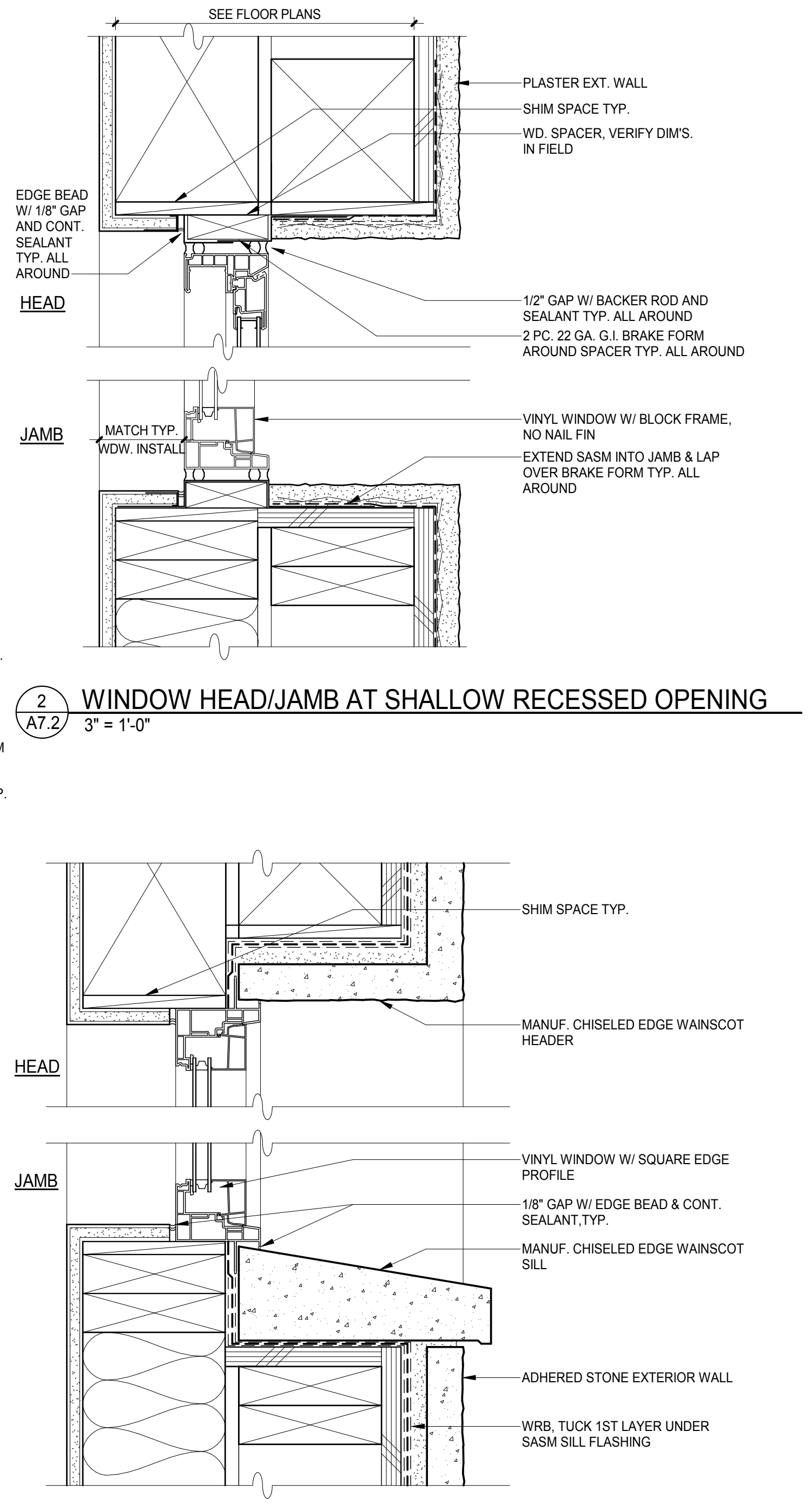
5 CAST IN PLACE CONCRETE PLANTER
1" = 1'-0"



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



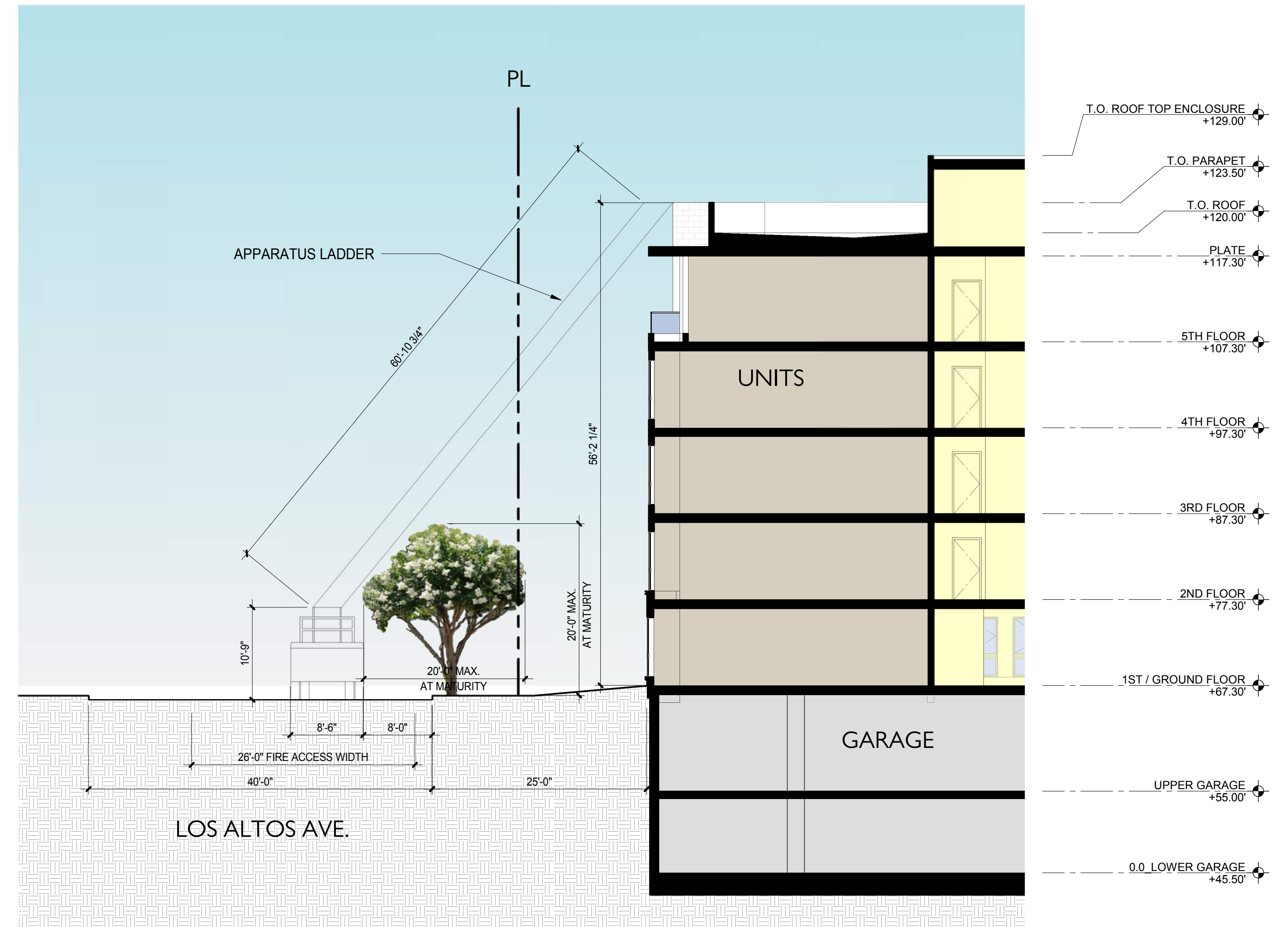
3 RECESSED WINDOWS W/ WOOD SPANDRELS
1 1/2" = 1'-0"



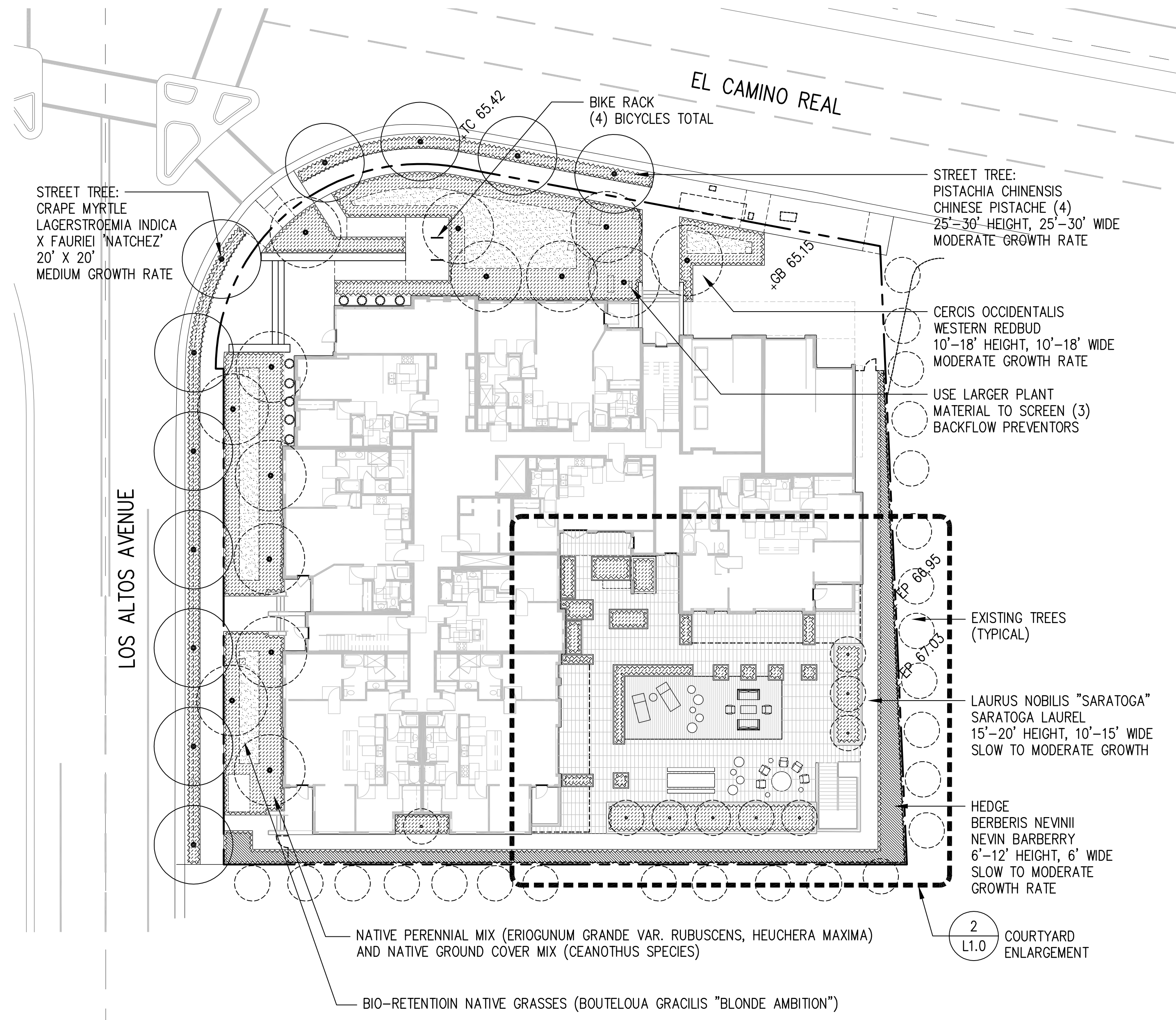
2 WINDOW HEAD/JAMB AT SHALLOW RECESSED OPENING
3" = 1'-0"

1 RECESSED WINDOW @ GROUND FLOOR
3" = 1'-0"

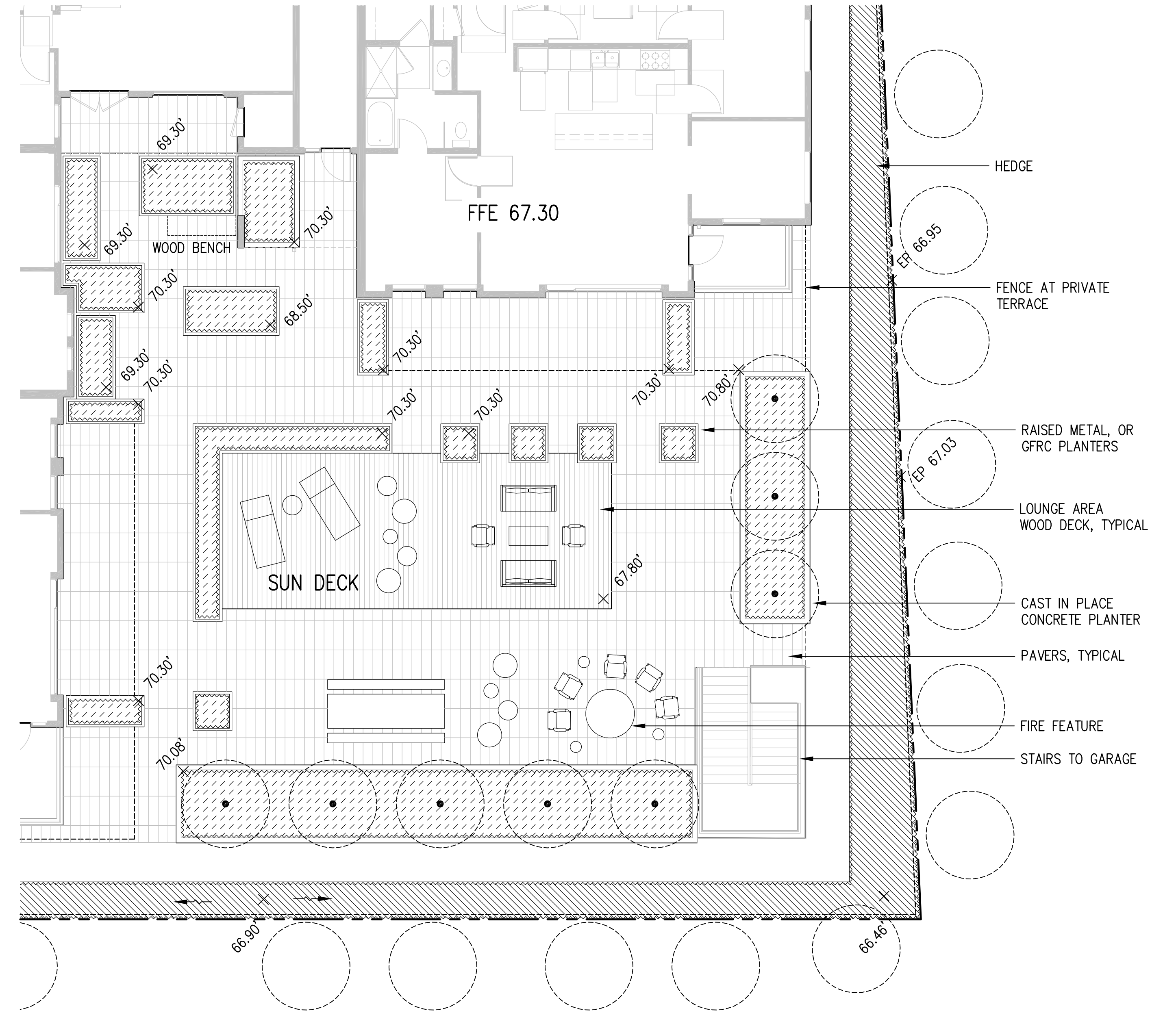
NOTE: CREPE MYRTLE STREET TREE TO BE MAINTAINED AT MAXIMUM 20' HEIGHT BY PROPERTY OWNER



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



1 LANDSCAPE SITE PLAN
1" = 20"



2 COURTYARD ENLARGEMENT
1" = 8"



CRAPE MYRTLE



PISTACHE CHINENSIS



CERCIS OCCIDENTALIS



BERBERIS NEVINII

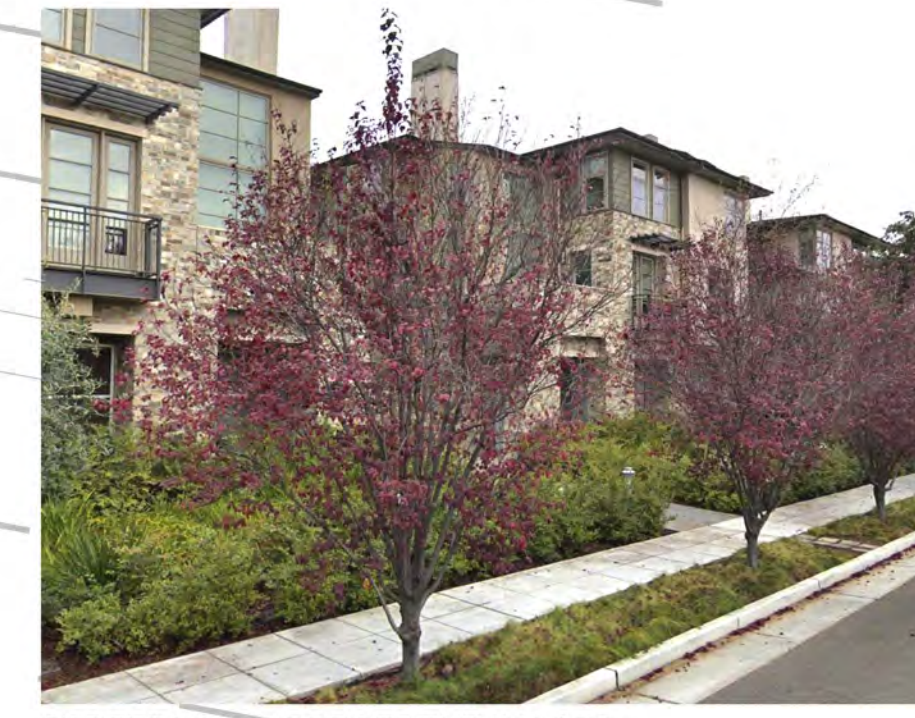


LAURUS NOBILIS "SARATOGA"

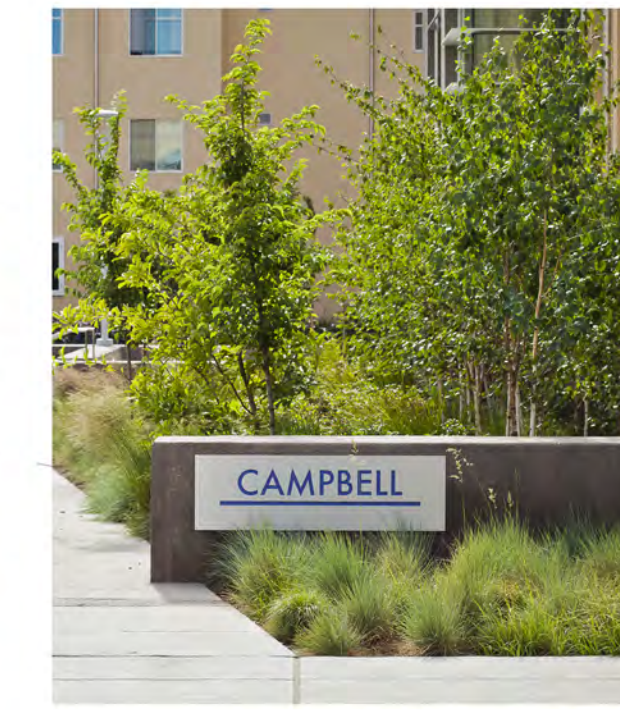
LANDSCAPE AREA TABULATION			
FRONT SETBACK			
LANDSCAPE	5,231 SF		
HARDSCAPE	4,488 SF		
		9,719 SF	
OFF SITE			
LANDSCAPE	906 SF		
HARDSCAPE	1,848 SF		
		2,754 SF	
ON STRUCTURE			
LANDSCAPE	952 SF		
HARDSCAPE	3,588 SF		
		4,540 SF	



1 ILLUSTRATIVE SITE PLAN
1" = 16'



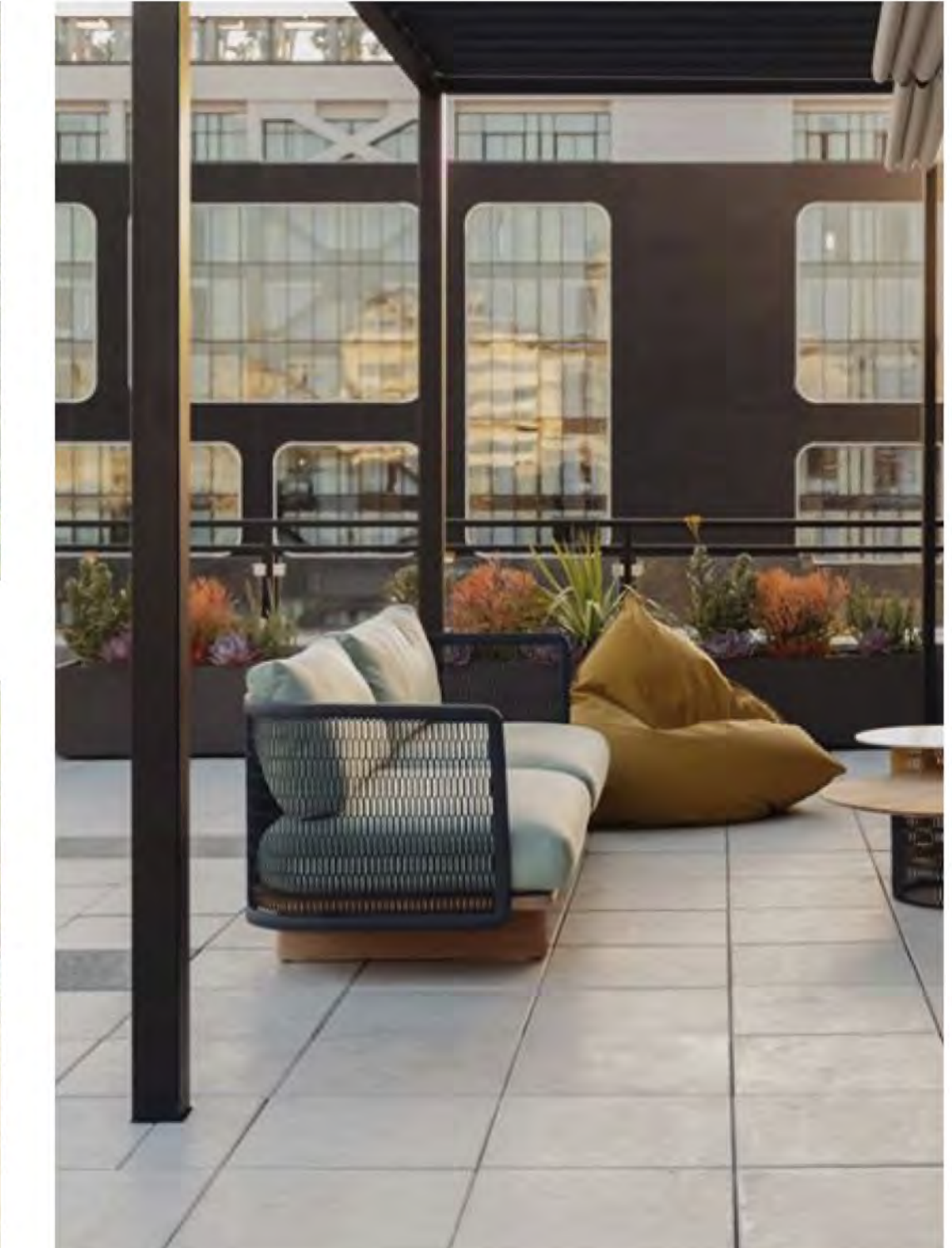
STREETScape PRECEDENT IMAGES



COURTYARD PRECEDENT IMAGE



COURTYARD PRECEDENT IMAGES



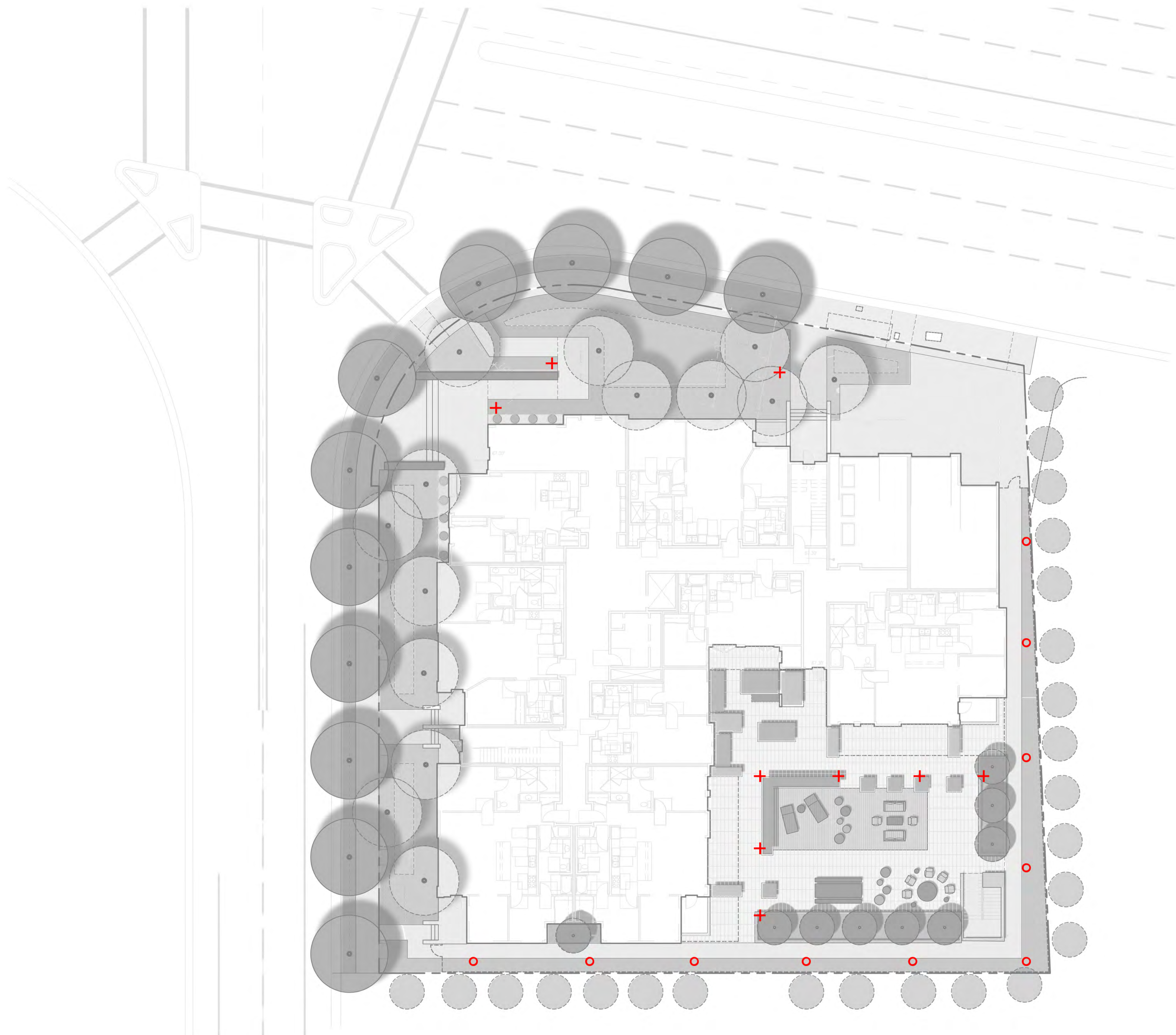
COURTYARD PAVERS



FIRE FEATURE



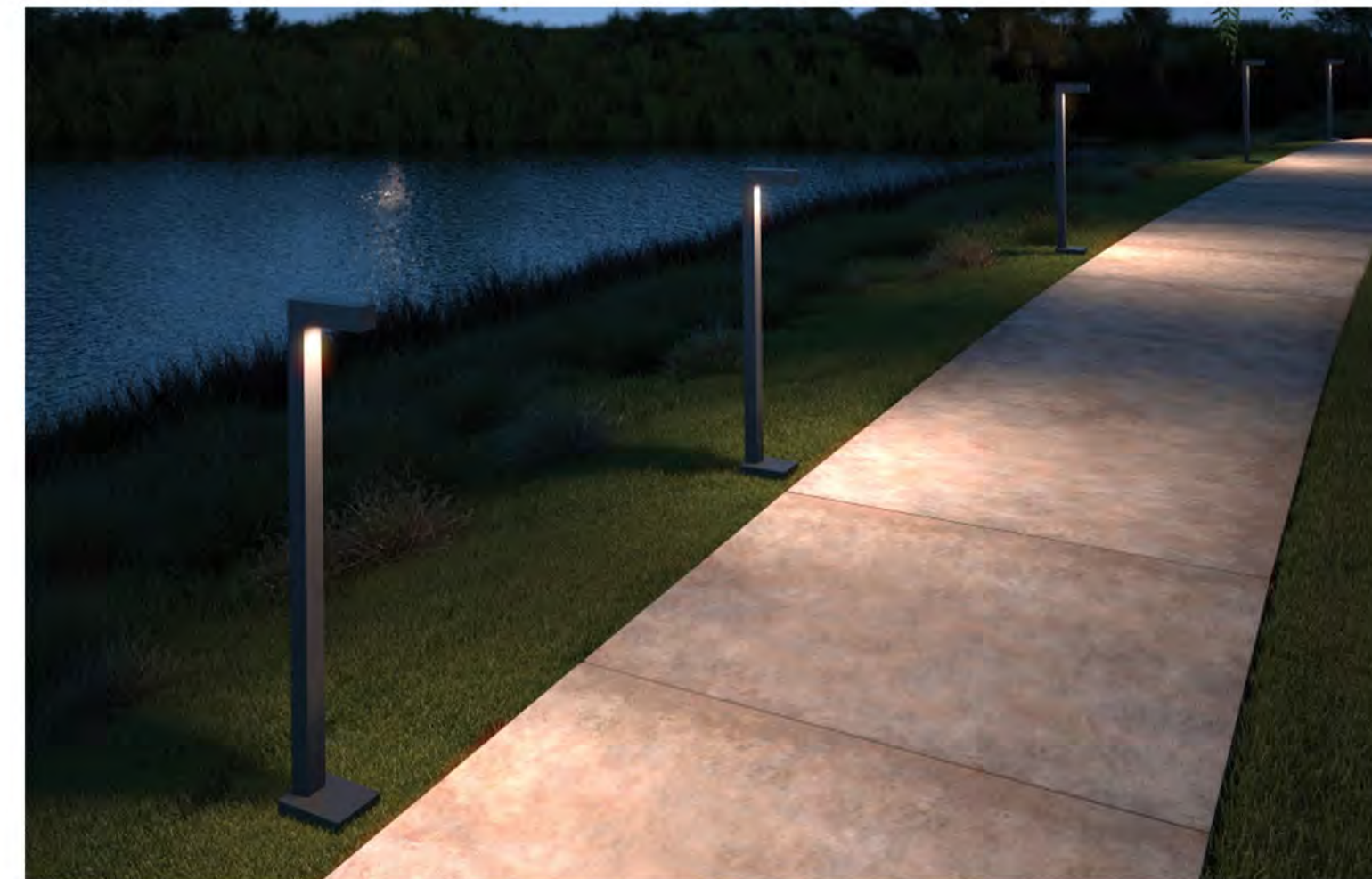
WOOD DECK



1 ILLUSTRATIVE SITE PLAN
1" = 16"

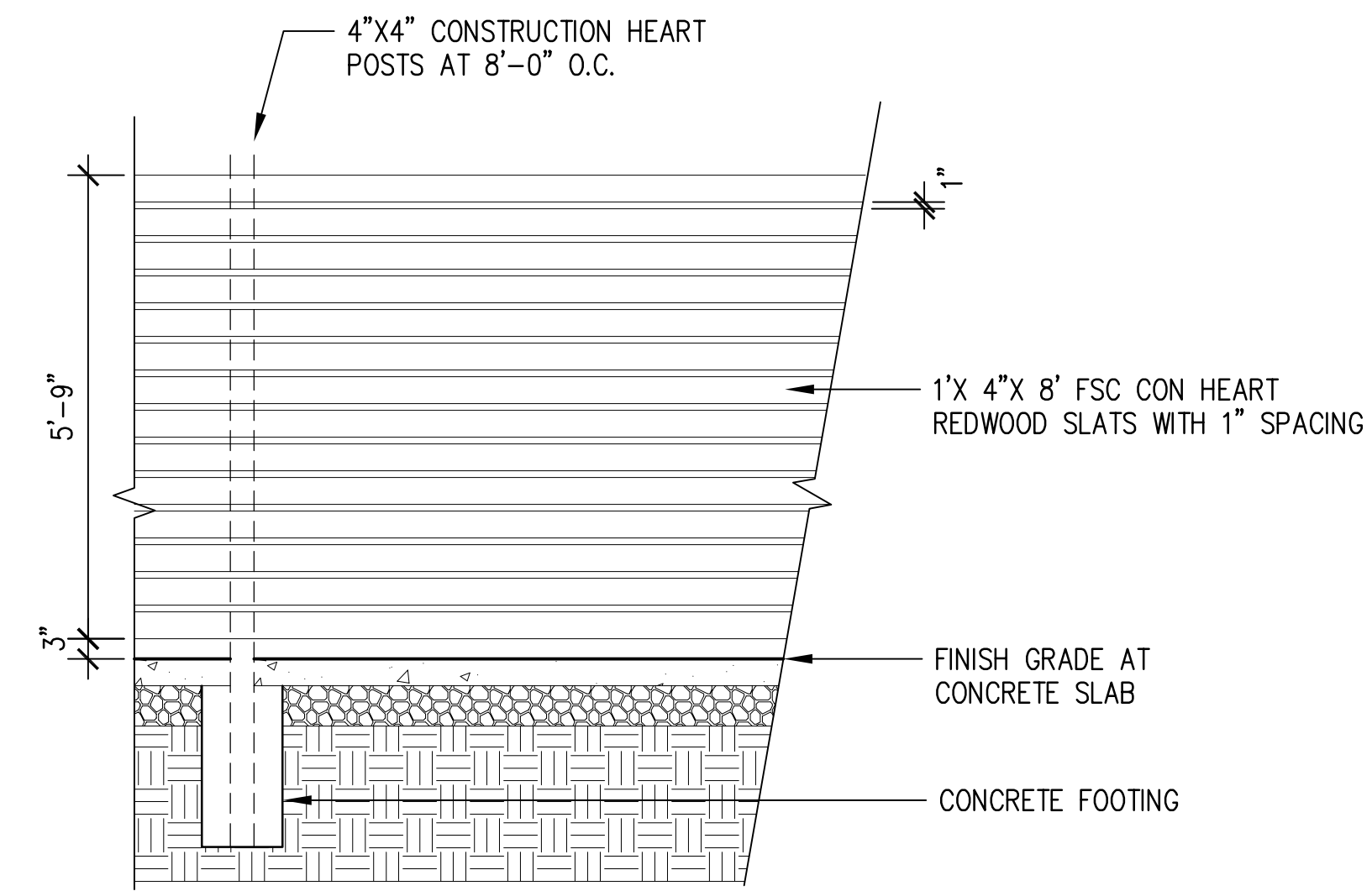


+ ENTRY AND COURTYARD BOLLARD LIGHTS

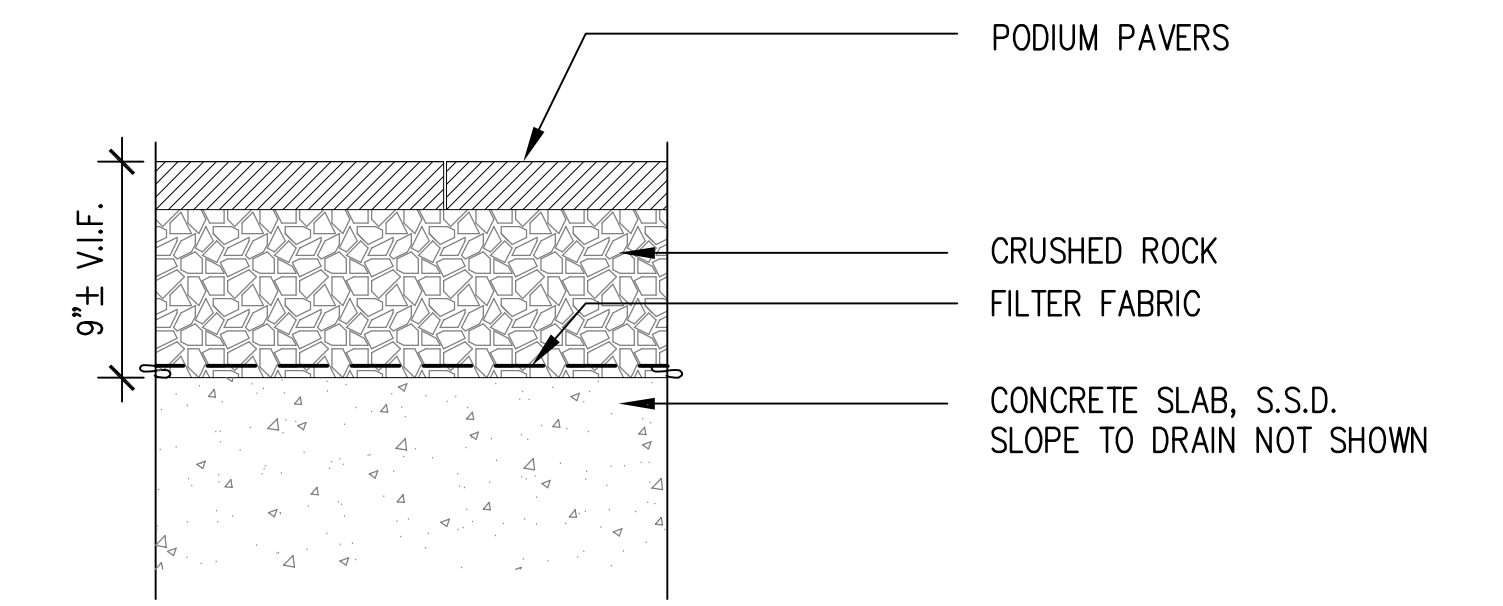


o EMERGENCY PATH BOLLARD LIGHTS

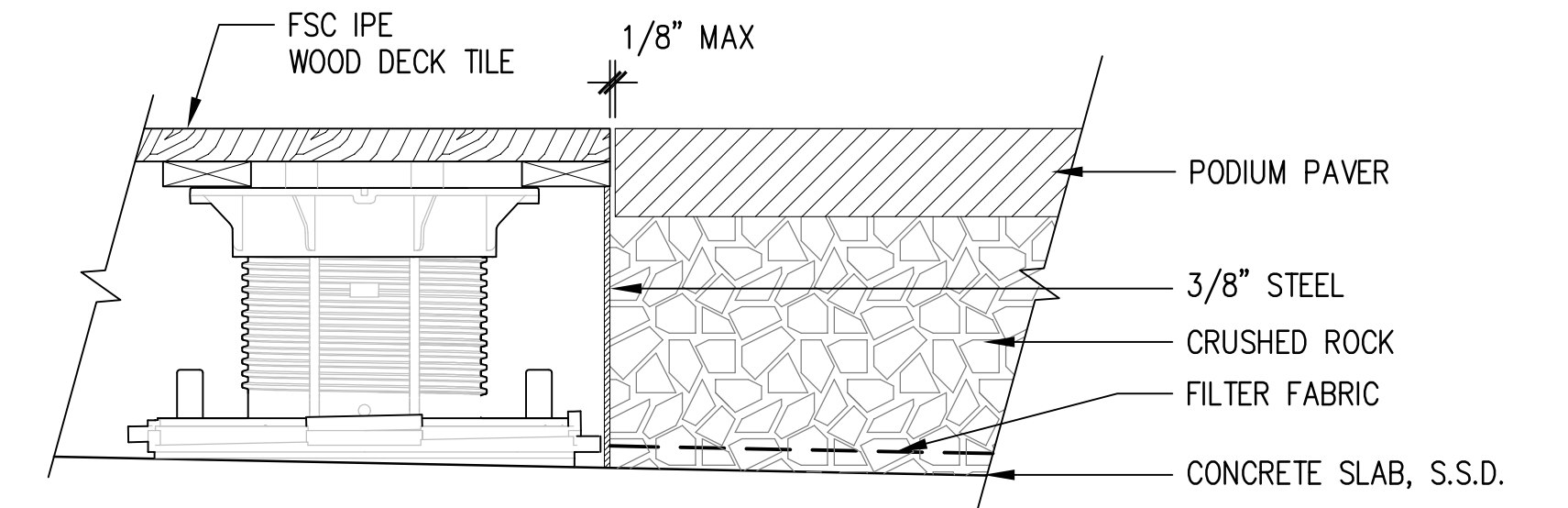




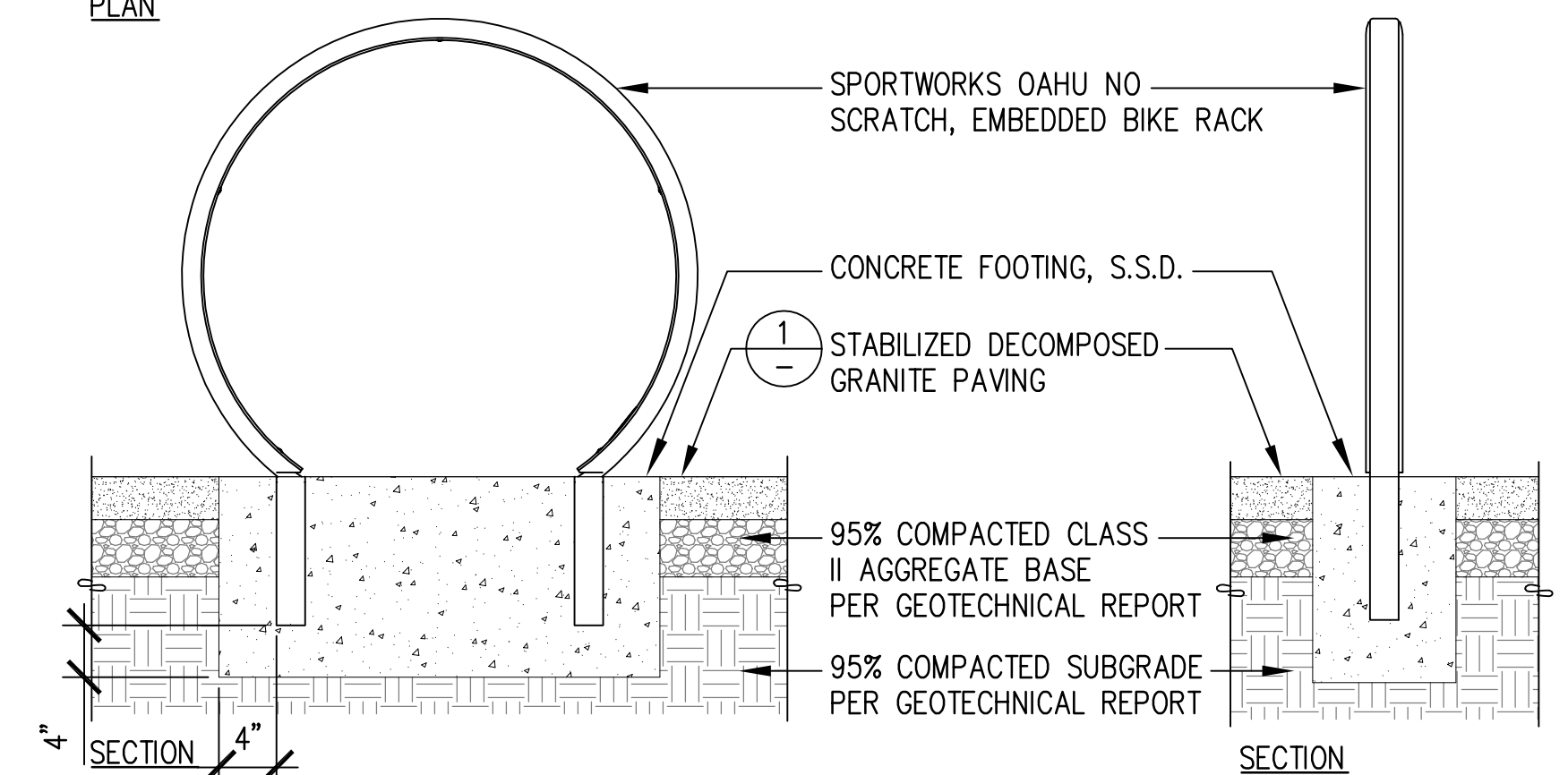
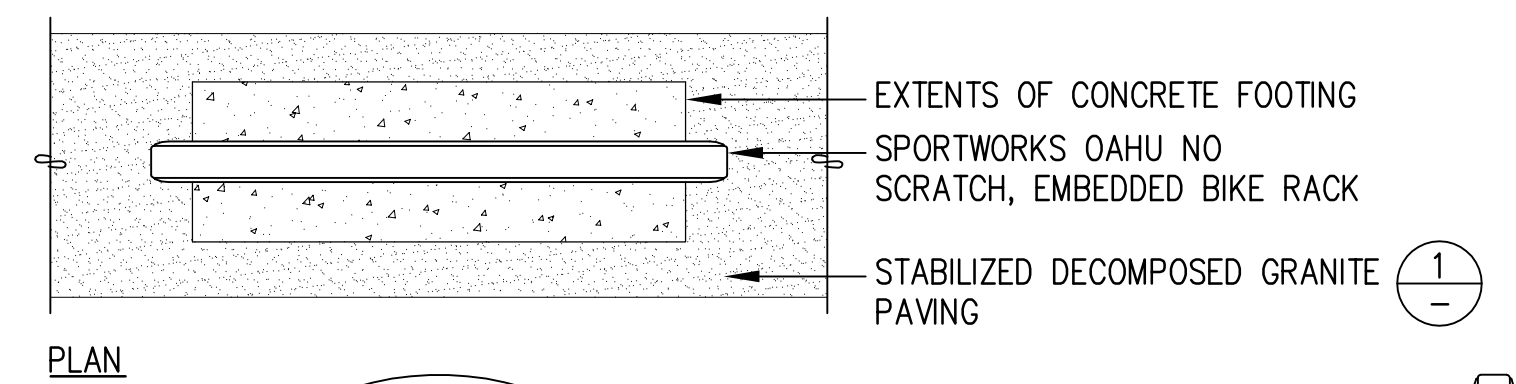
04 WOOD FENCE
1/2" = 1'-0"



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



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

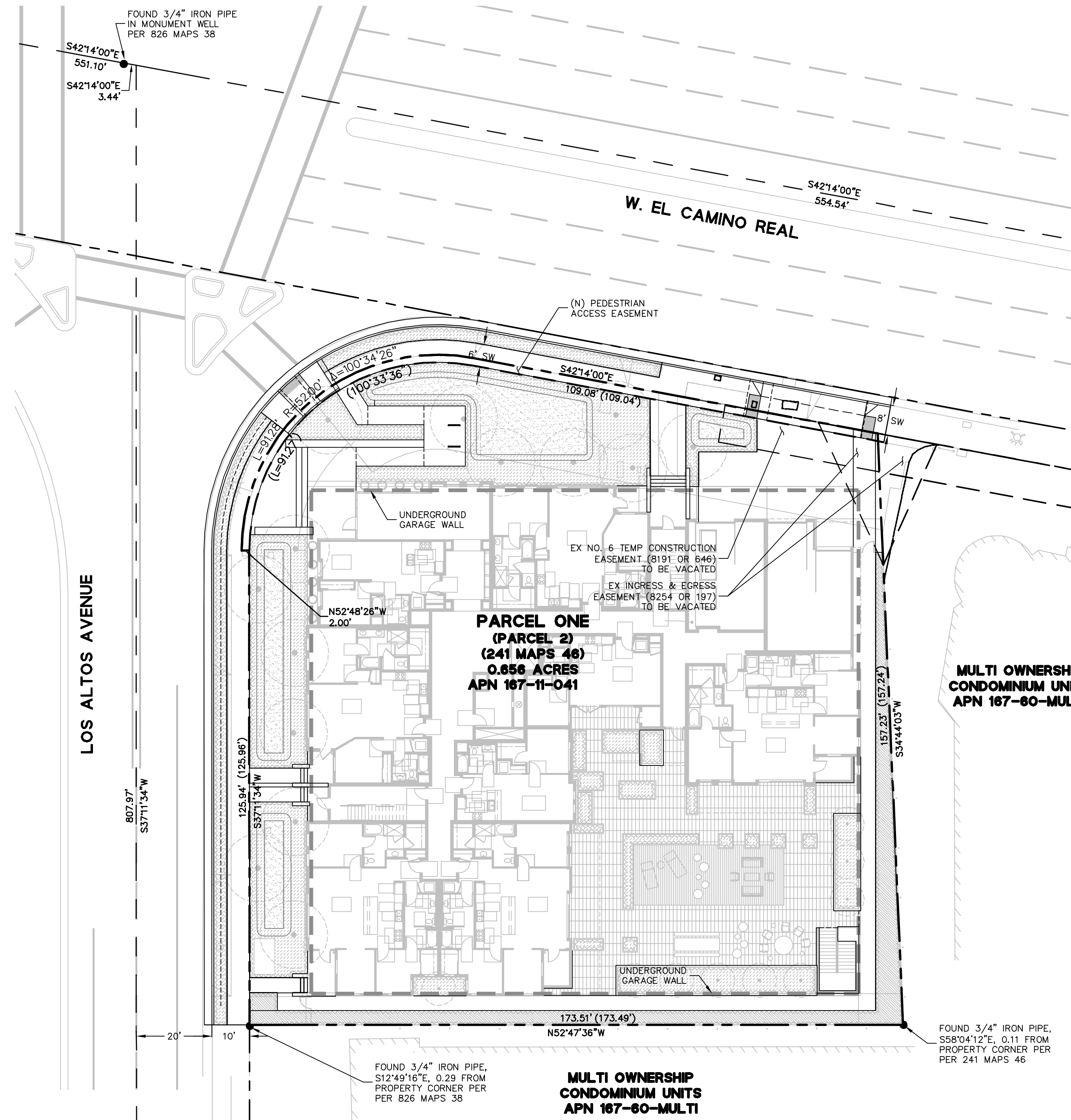


03 BIKE RACK
1" = 1'-0"

4350 EL CAMINO REAL

LOS ALTOS, CA

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

- 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.
- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 0.656± ACRES.
- 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.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR SANITARY SEWER INFRASTRUCTURE IN PRIVATE STREETS
- ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF LOS ALTOS STANDARDS AND SPECIFICATIONS.

SHEET INDEX

TM	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS
C2.0	CONCEPTUAL SITE PLAN
C3.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
C4.0	CONCEPTUAL UTILITY PLAN
C5.0	CONCEPTUAL STORMWATER CONTROL PLAN
CM1.0	CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN
CM2.0	CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN
CM3.0	CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN

PROJECT DATA

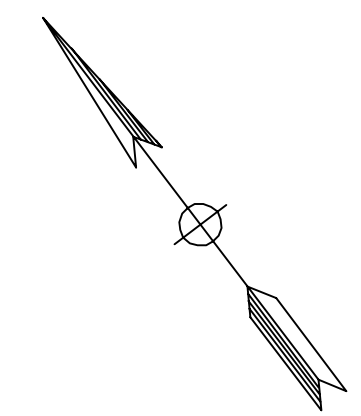
- | | |
|----------------------------|---|
| 1. OWNER: | GALATOLO GREGORY P AND ANGELA K
4350 EL CAMINO REAL
LOS ALTOS, CA 94022
CONTACT: (650) 704-8168 |
| 2. CIVIL ENGINEER: | BKF ENGINEERS
1730 N FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: ISAAC KONTOROVSKY
(408) 467-9100 |
| 3. PROPERTY: | 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:

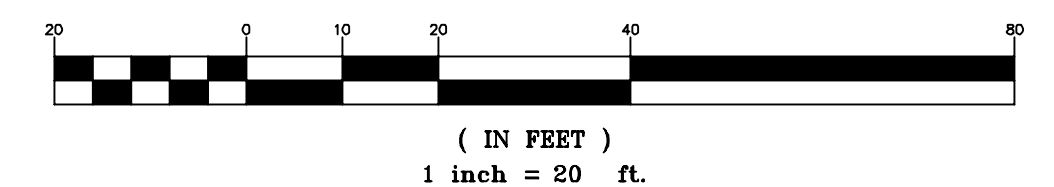
PARCEL 2, AS SHOWN UPON THAT CERTAIN MP ENTITLED "PARCEL MP OF PORTIONS OF LOT 7 OF THE HARRINGTON SUBDIVISION IN THE CITY OF LOS ALTOS, CALIFORNIA, FOR S. STEPHEN NKSHIMA", WHICH MP WS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON AUGUST 26, 1968 IN BOOK 241 OF MAPS AT PAGE 46.

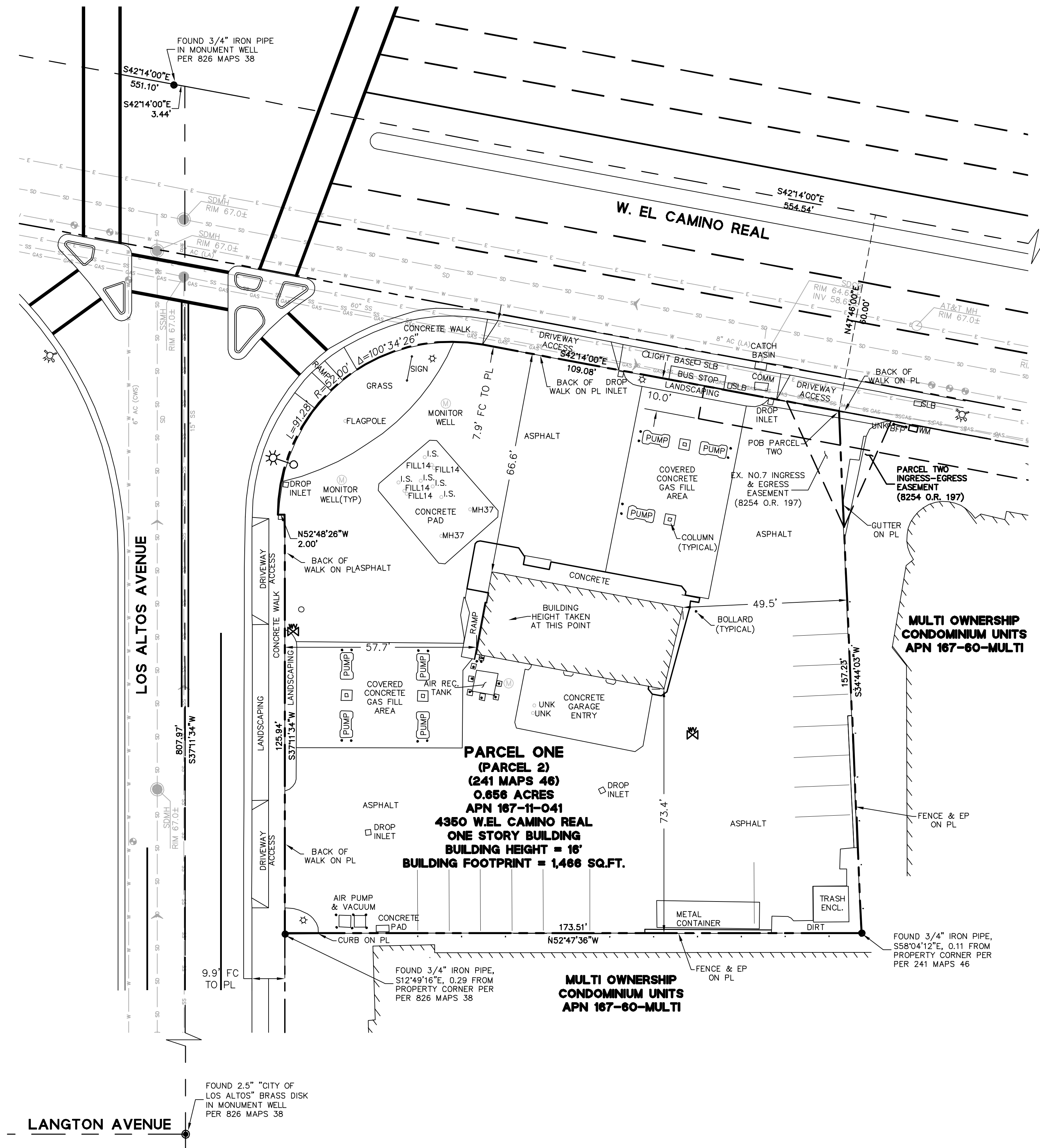
PARCEL TWO:

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 LAND; 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 LAND DISTANT THEREON, S. 340° 44' 24" 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 MULTIPLE-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:
E. TELEPHONE:
F. CABLE TV: AT&T
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





LEGEND

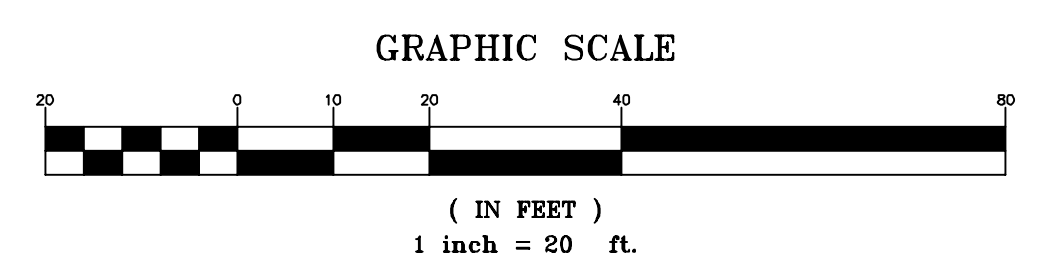
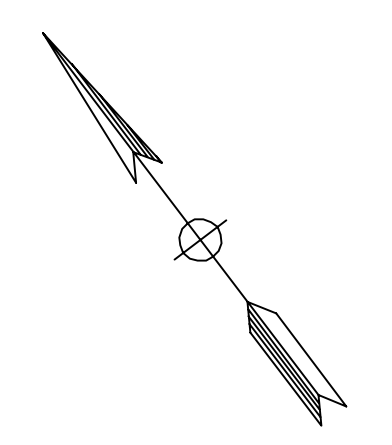
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- SD --- SD --- STORM DRAIN LINE
- SS --- SS --- SANITARY SEWER LINE
- W --- W --- DOMESTIC WATER LINE
- E --- E --- ELECTRICAL LINE
- GAS --- GAS --- GAS LINE
- X-X- FENCE
- CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- STORM DRAIN INLET
- STORM DRAIN 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
- DSLB STREET LIGHT BOX (SLB)
- COMM COMMUNICATION BOX
- ⊗ GAS METER

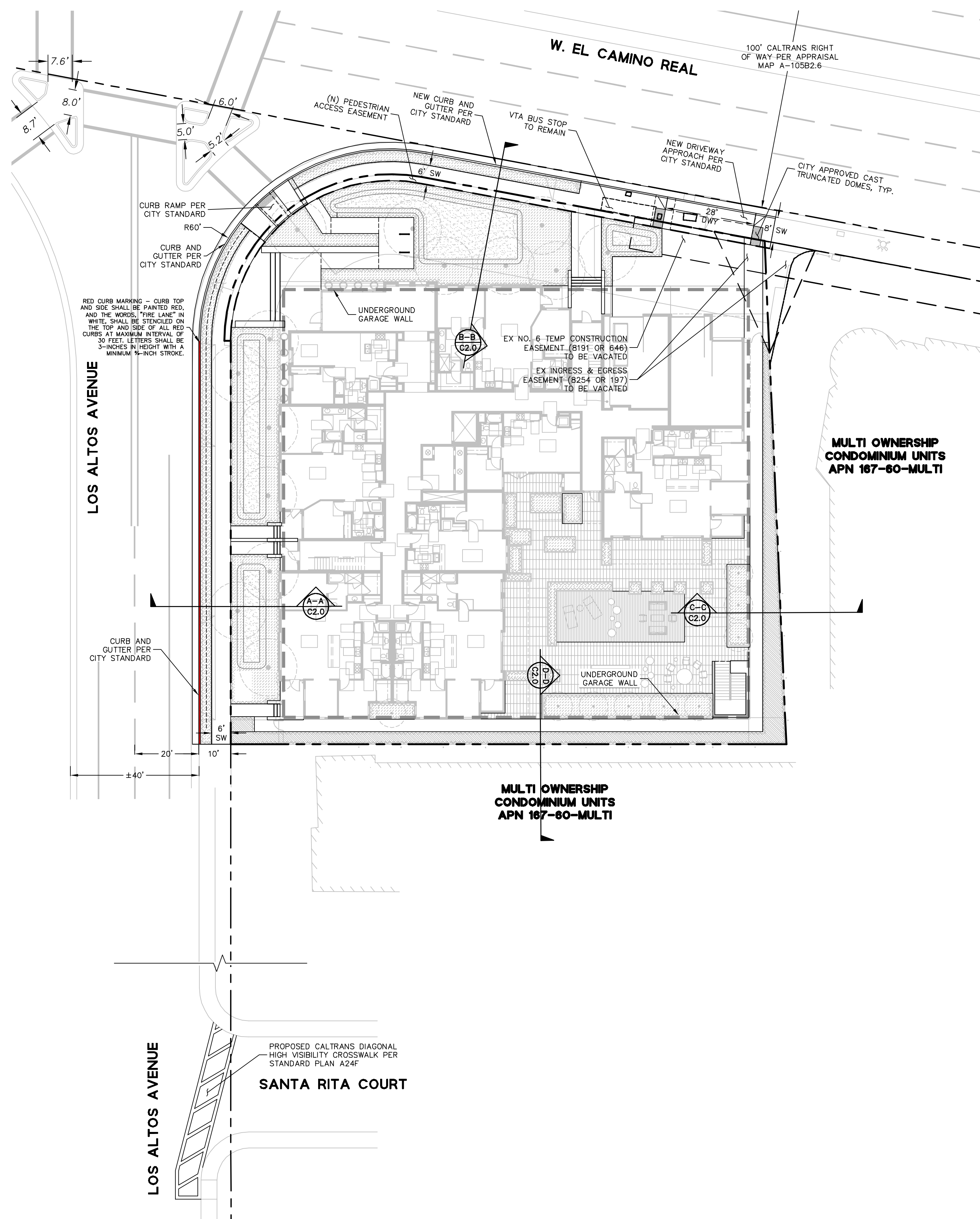
NOTE:
BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS DATED MAY XX, 2018, BY DAVID JUNGSMANN, PLS 9267.

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.

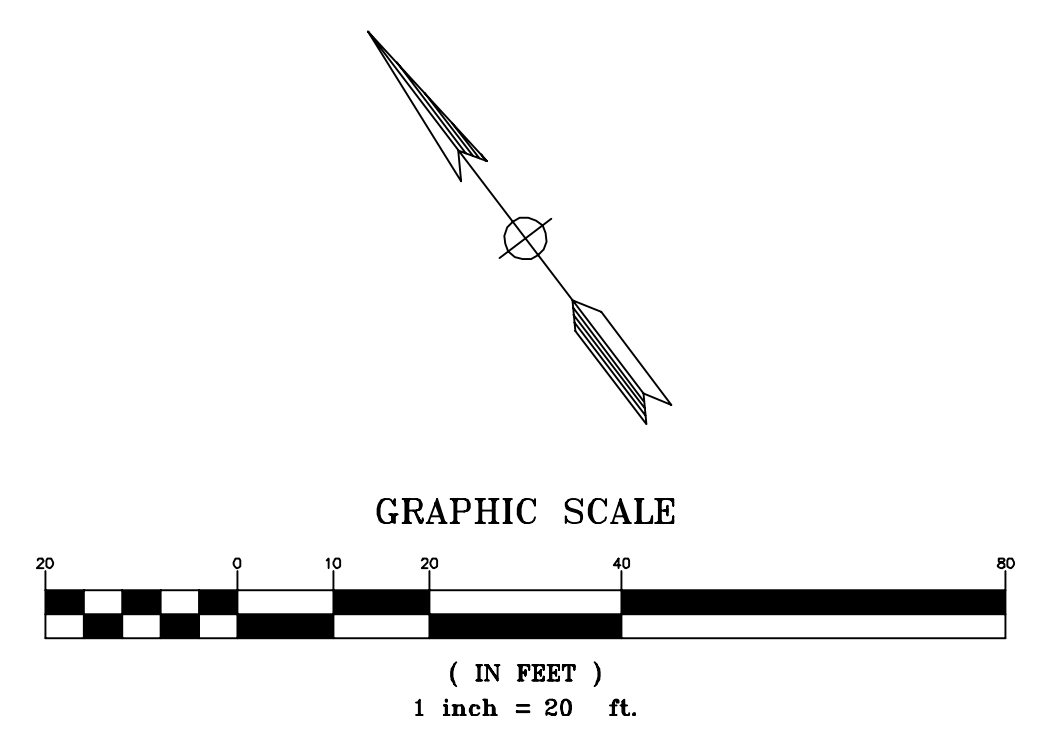
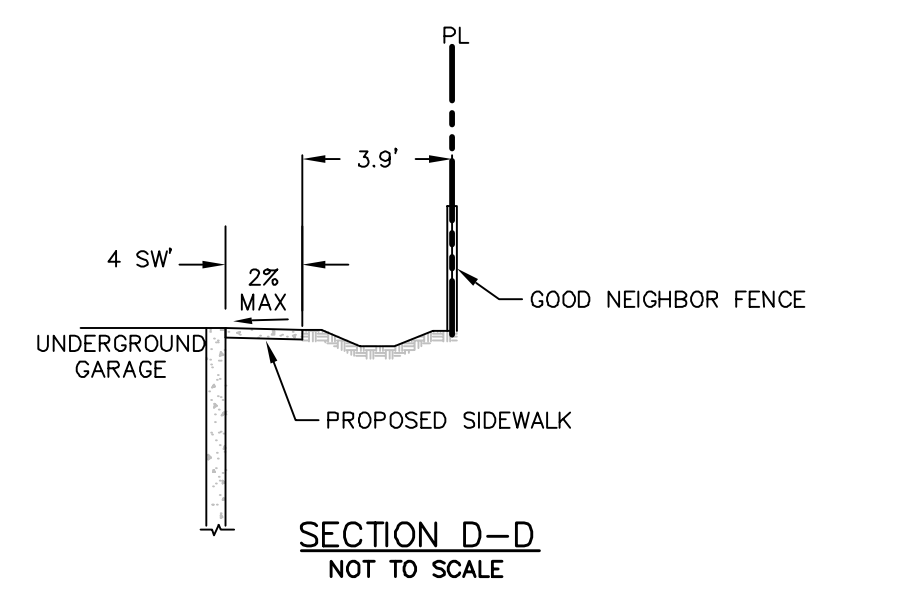
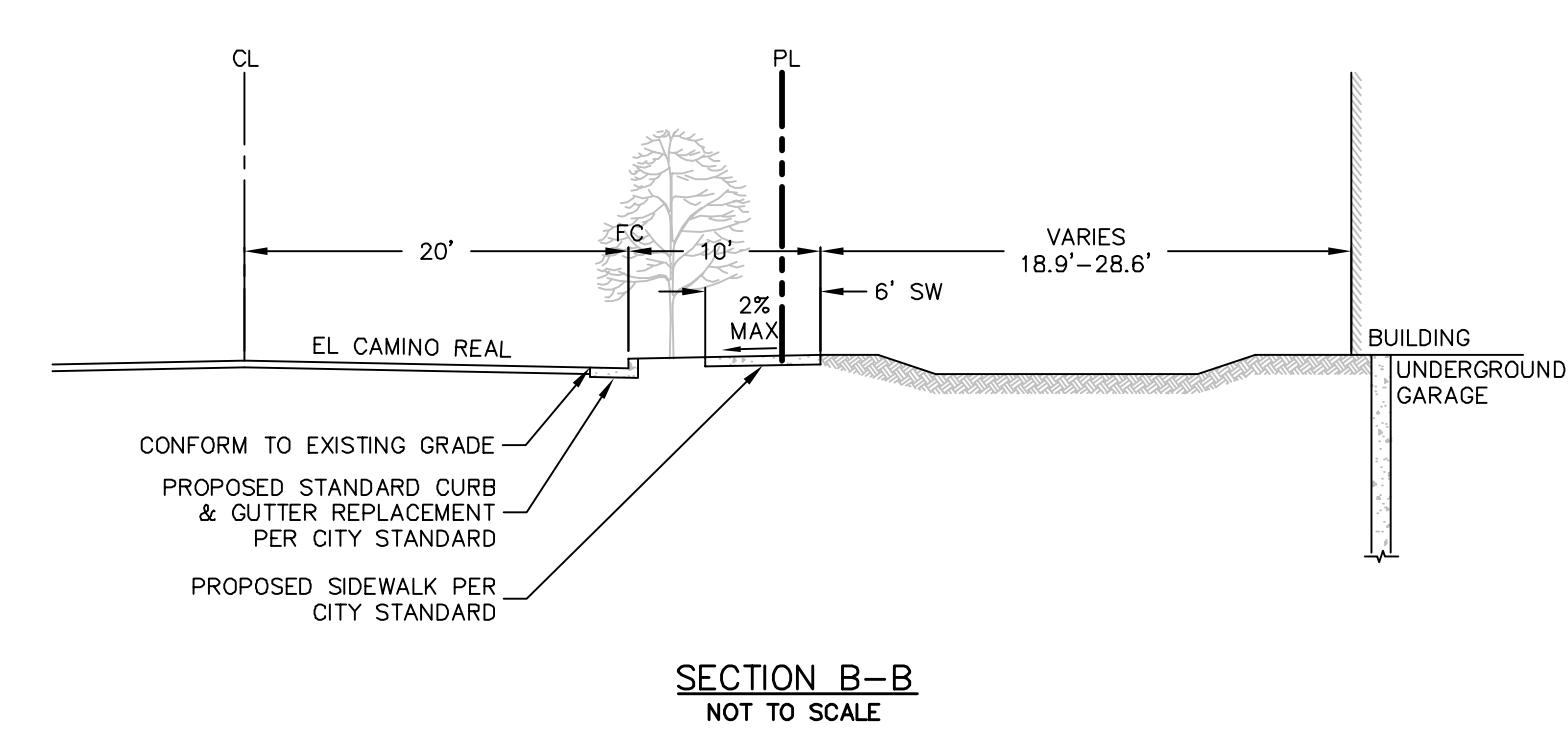
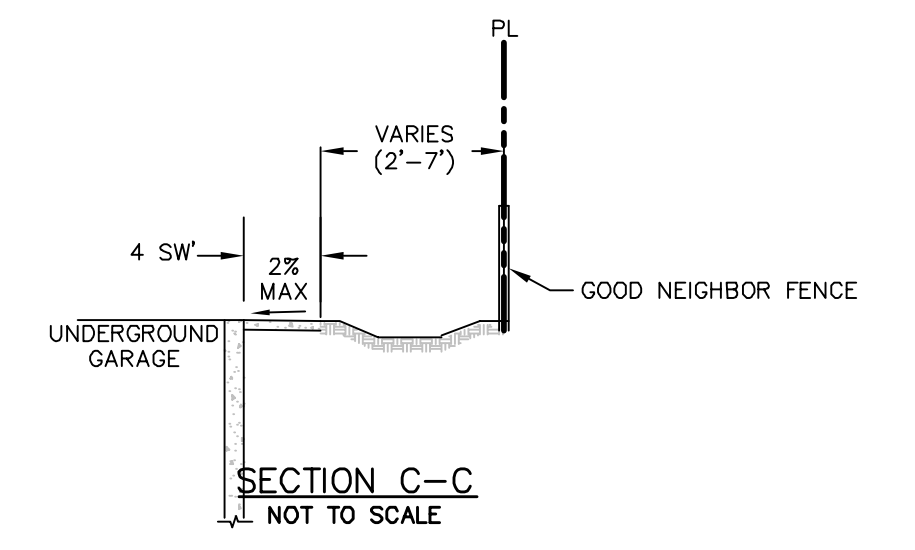
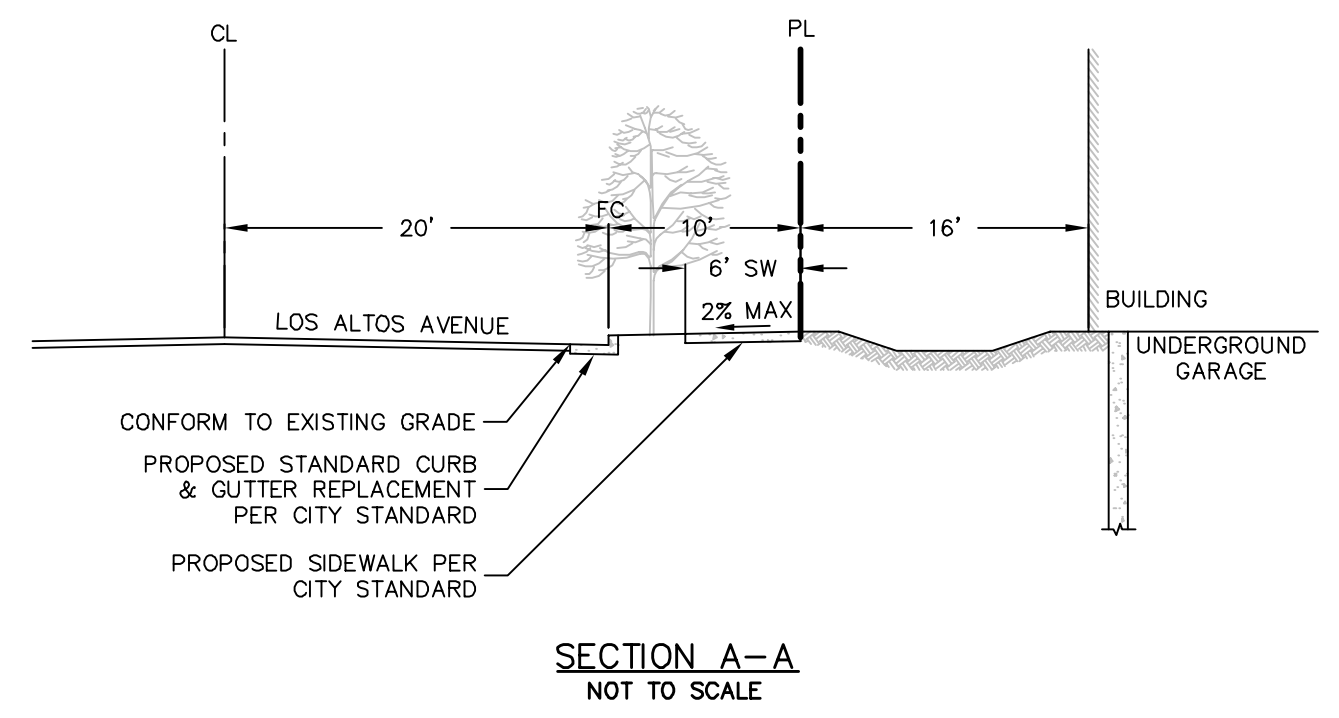
TREE NOTE:
NO EXISTING TREES ON SITE

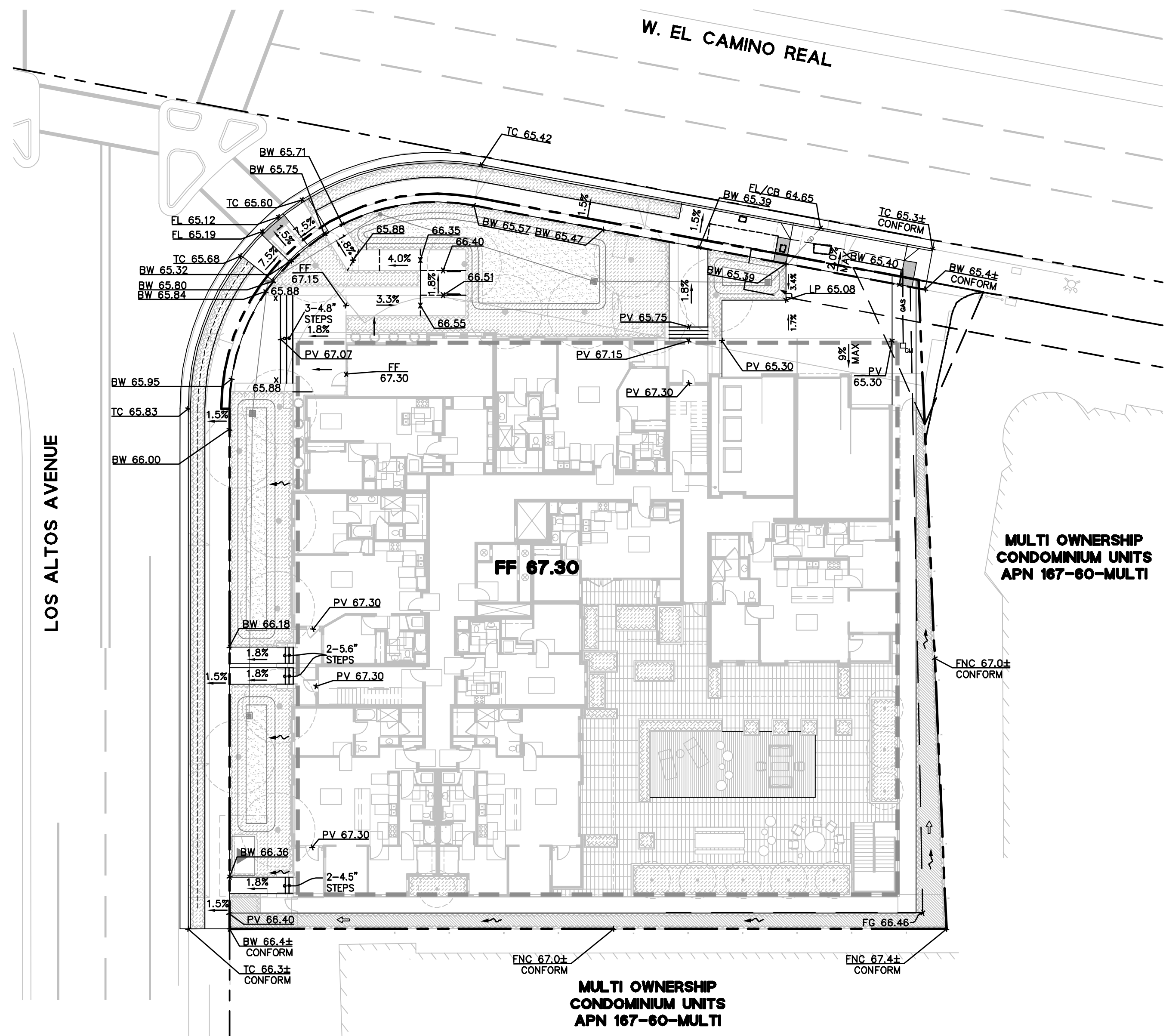




LEGEND

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





LEGEND

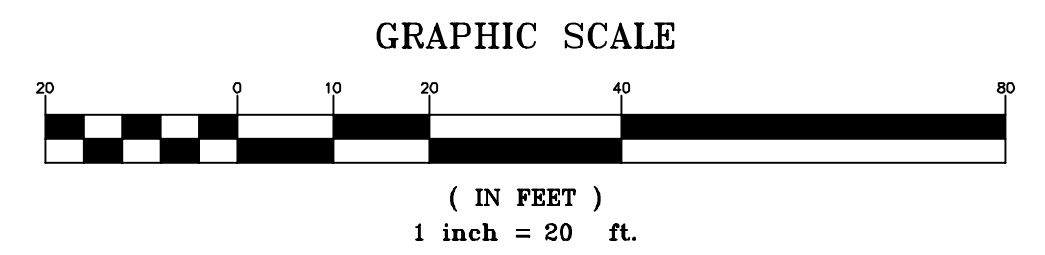
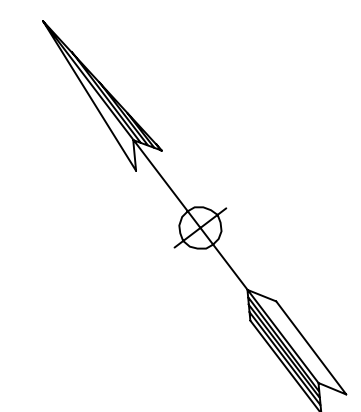
- PROPERTY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - PODIUM WALL
- - - GRADE BREAK
- OVERFLOW DRAIN (OFD)
- STORM DRAIN CLEANOUT (SDCO)
- SANITARY SEWER CLEANOUT (SSCO)
- SLOPE TO DRAIN
- ~ SLOPE TO DRAIN (LANDSCAPE)
- ⇨ OVERLAND RELEASE
- TREATMENT BASIN

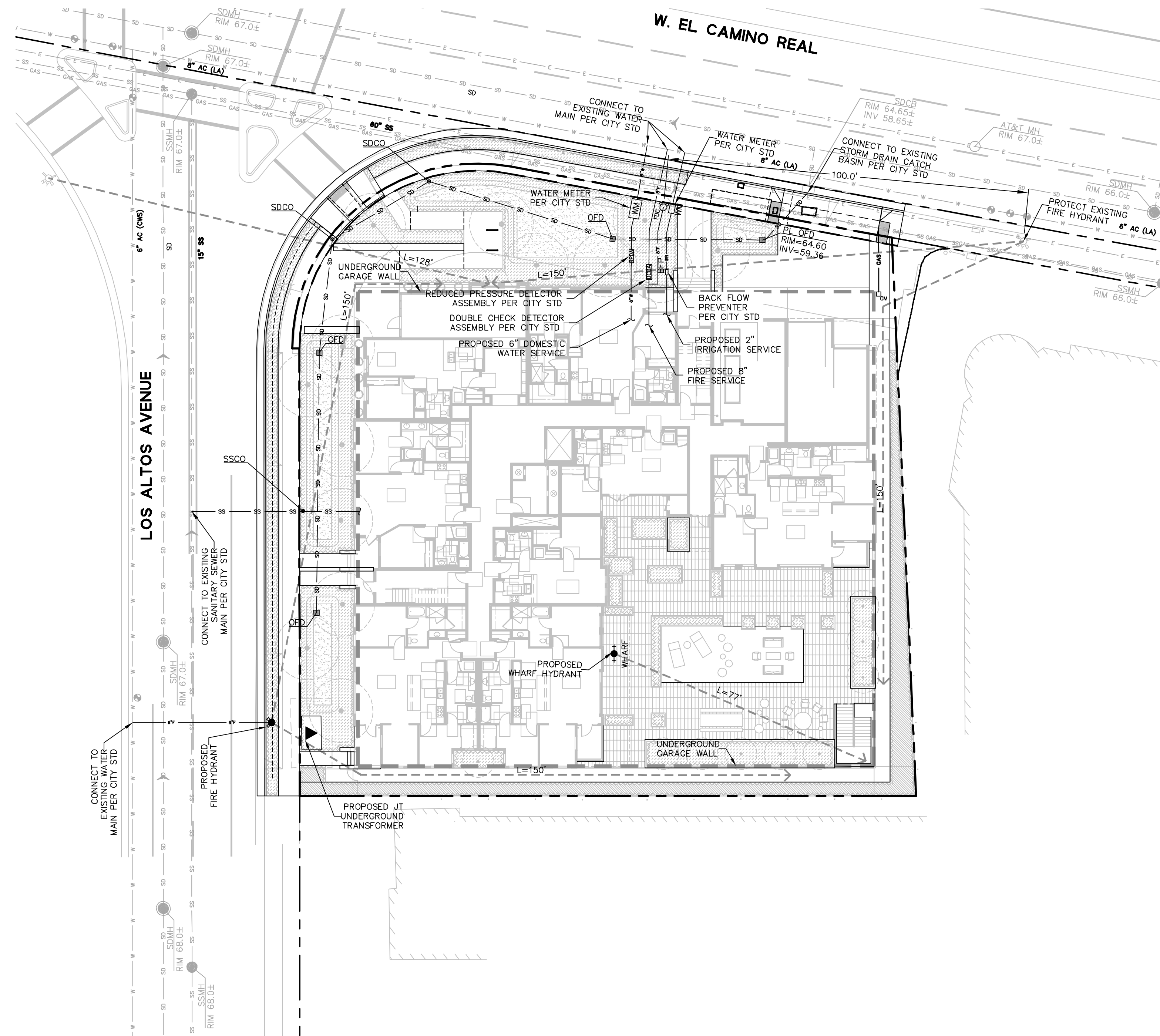
ABBREVIATIONS

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

BENCHMARK

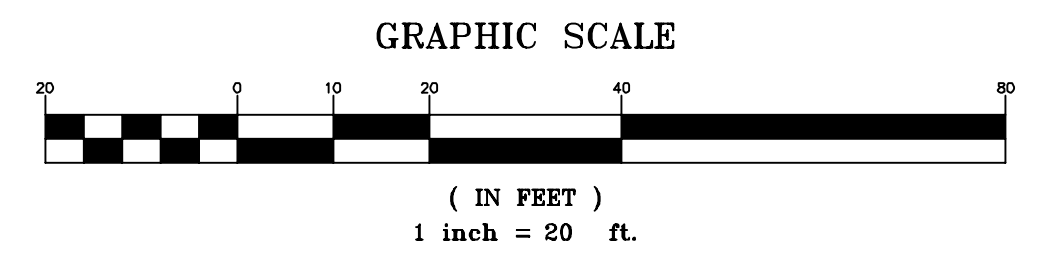
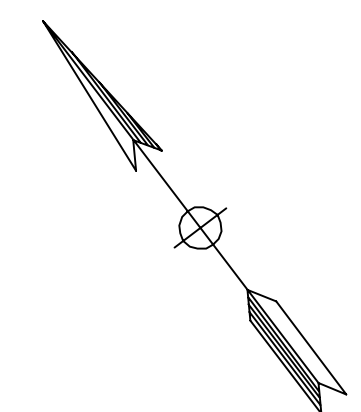
THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A PROJECT BENCHMARK WAS ESTABLISHED IN THE ISLAND AT THE NORTH SIDE OF THE SITE SAID ISLAND ALSO BEING AT THE SOUTH CORNER OF LOS ALTOS AVE AND EL CAMINO REAL. MAG NAIL AND WASHER SET IN CONCRETE, ELEVATION=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










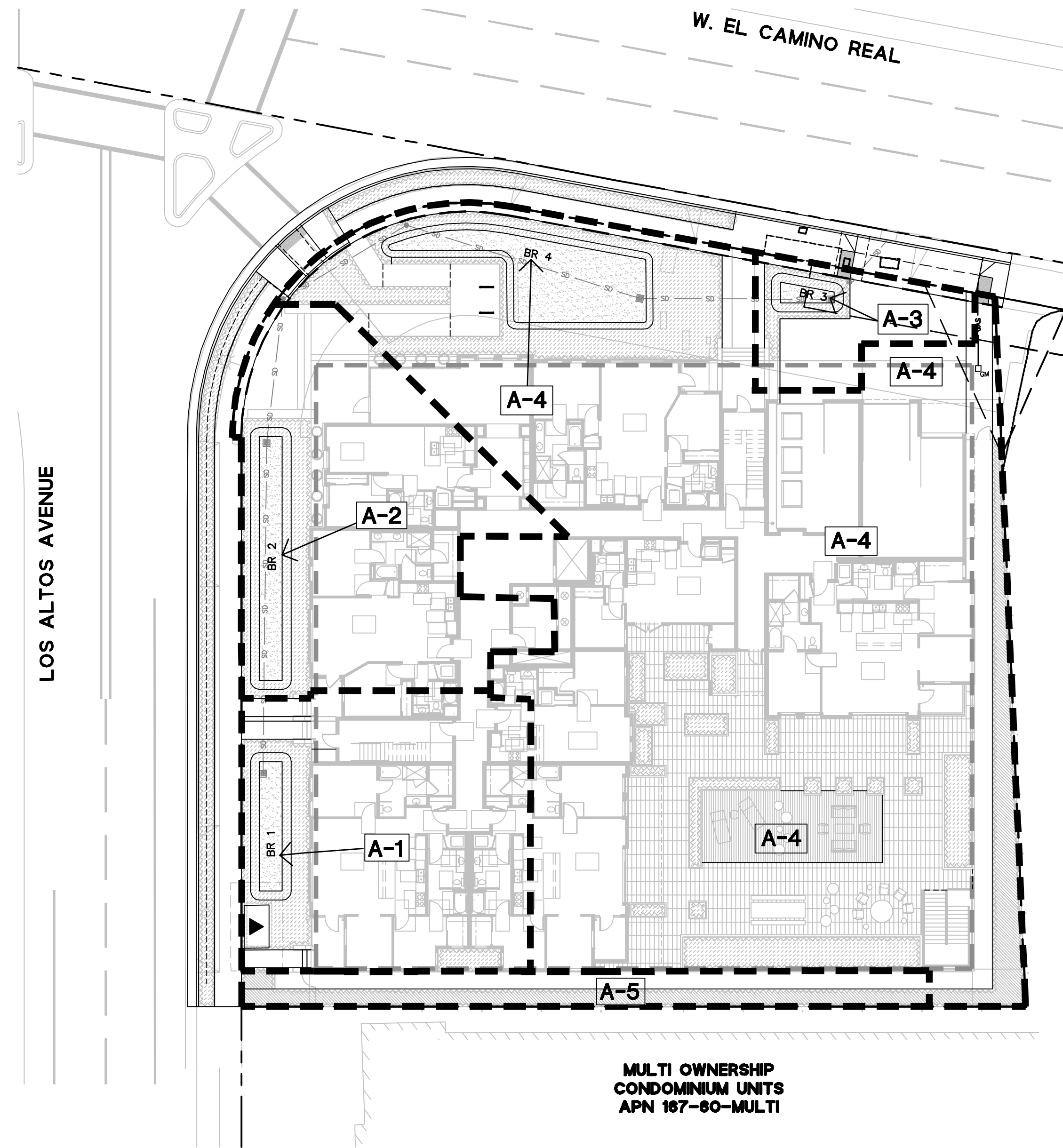
LEGEND

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



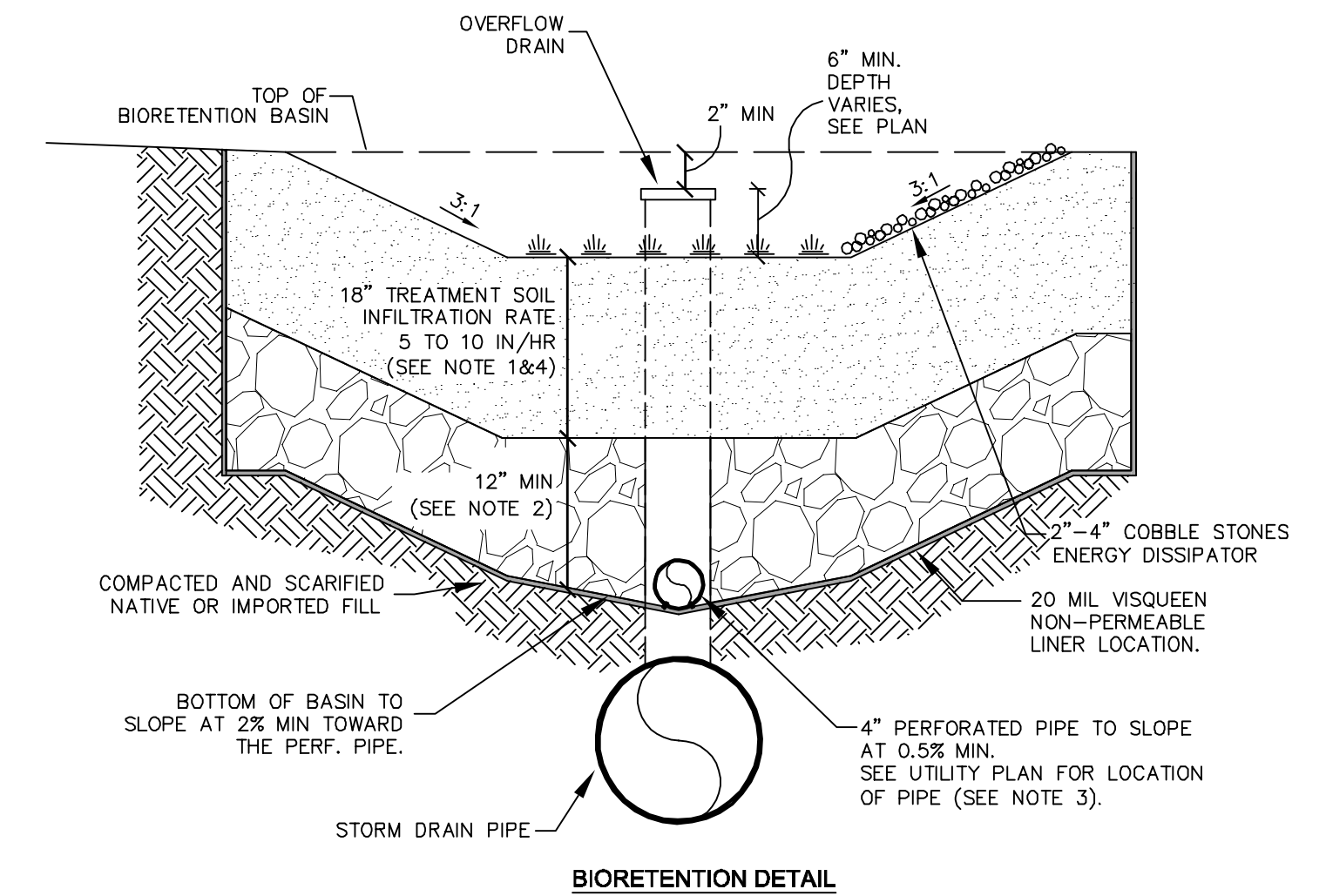
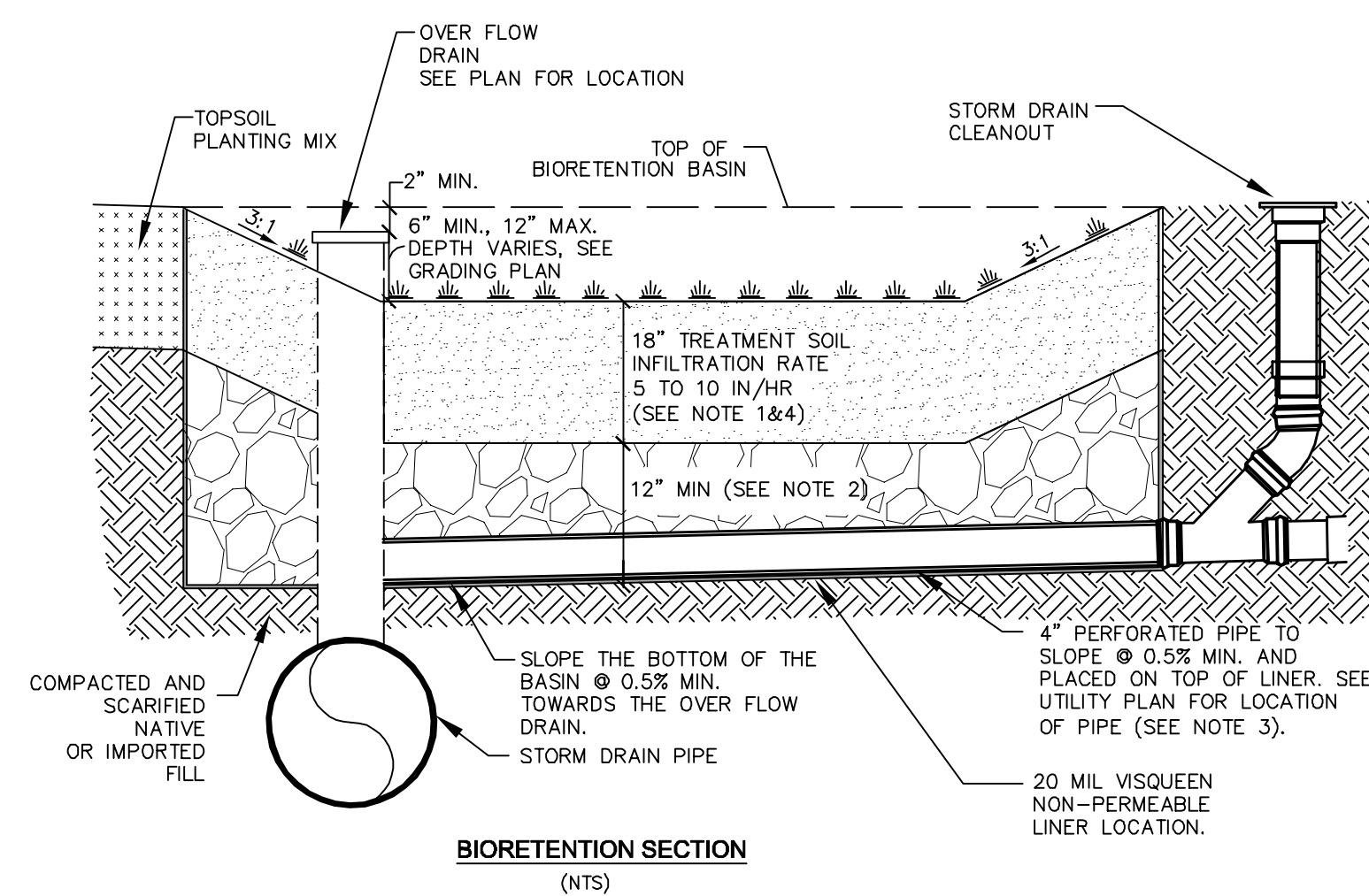
LEGEND

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

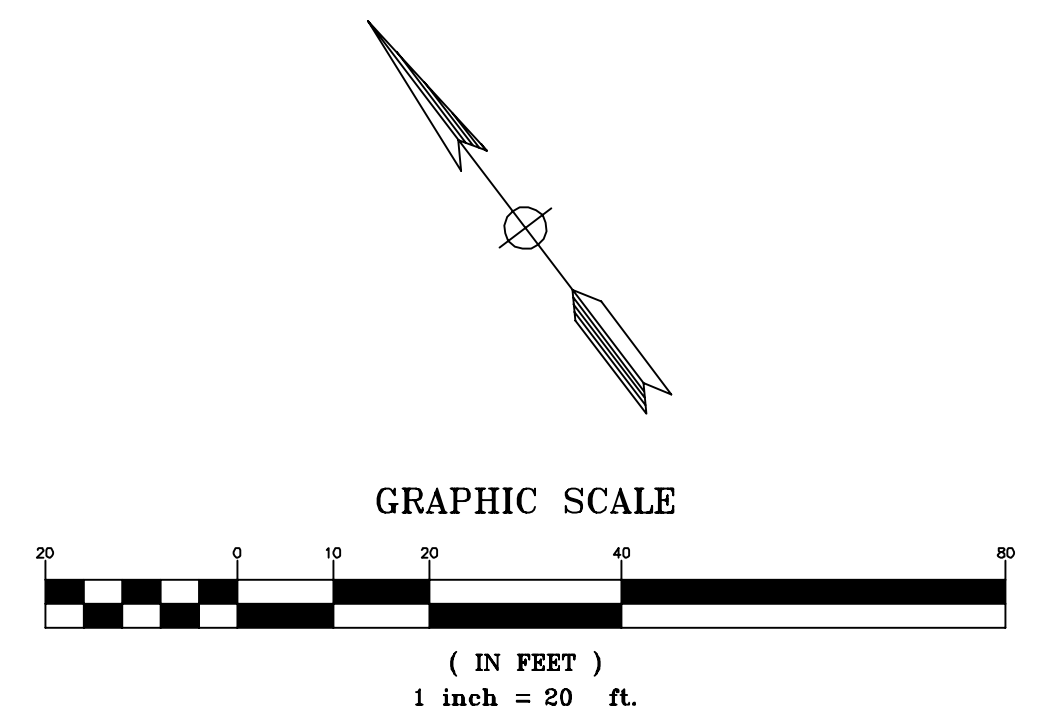


AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREE CREDIT (100 SF/1 DECIDUOUS) (200 SF/1 EVERGREEN)	IMPERVIOUS AREA W/ TREE CREDIT (SF)	WATER QUANTITY		PROPOSED TREATMENT NO.	CONFORMS TO SIZE STANDARD?
								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



- NOTES**
- 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.
 - 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.
 - PERFORATED PIPE SHALL BE PVC SDR 35, WITH 1/8" PERFORATIONS ON THE BOTTOM. THE PERFORATIONS SHALL BE FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
 - 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 SOIL 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](http://www.scvurppp-w2k.com/nd_wp.shtml)



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 Date
 (Owners)

 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	Hours
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

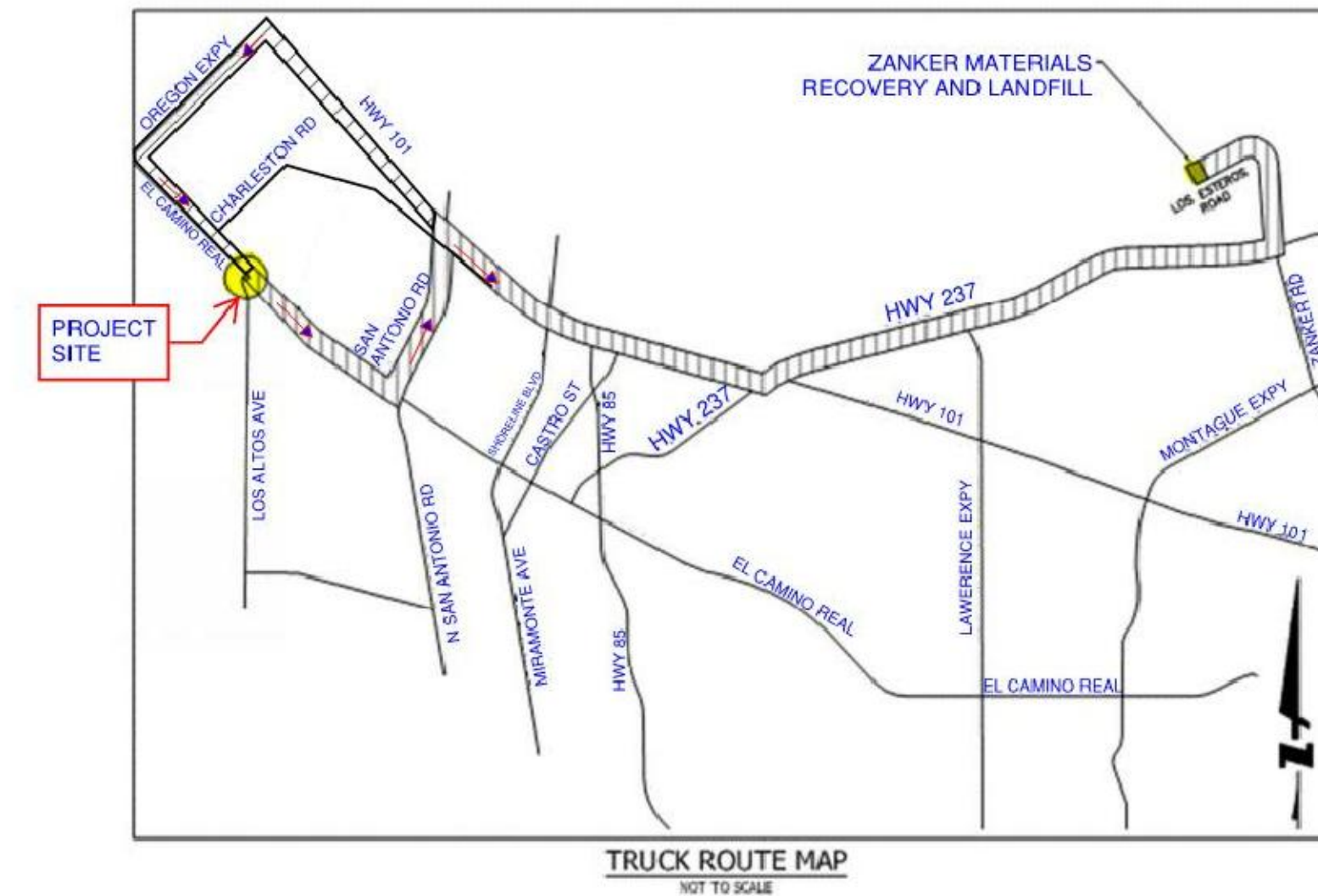
OFF-SITE TRUCK STAGING FOR MATERIAL DELIVERIES THAT REQUIRE MULTIPLE TRUCKS AT ANY ONE TIME (CONCRETE, BUILDING MATERIALS, ETC.) WILL BE DETERMINED WITH CITY STAFF PRIOR TO CONSTRUCTION COMMENCING

SITE PARKING AND STAGING

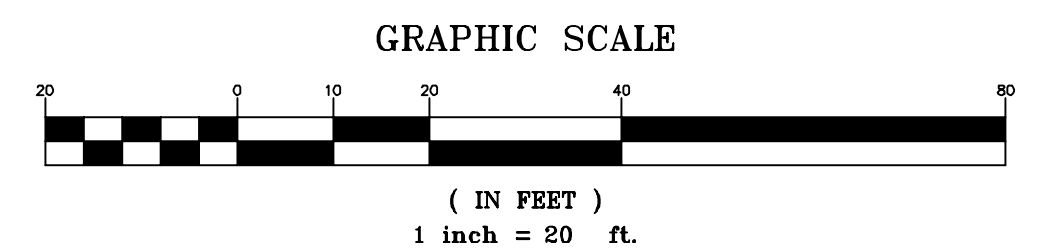
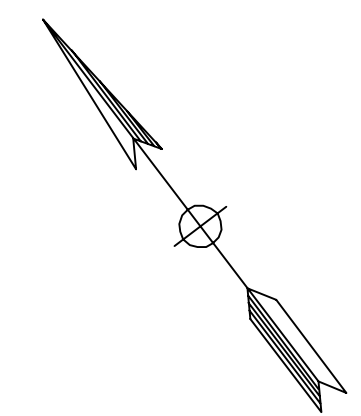
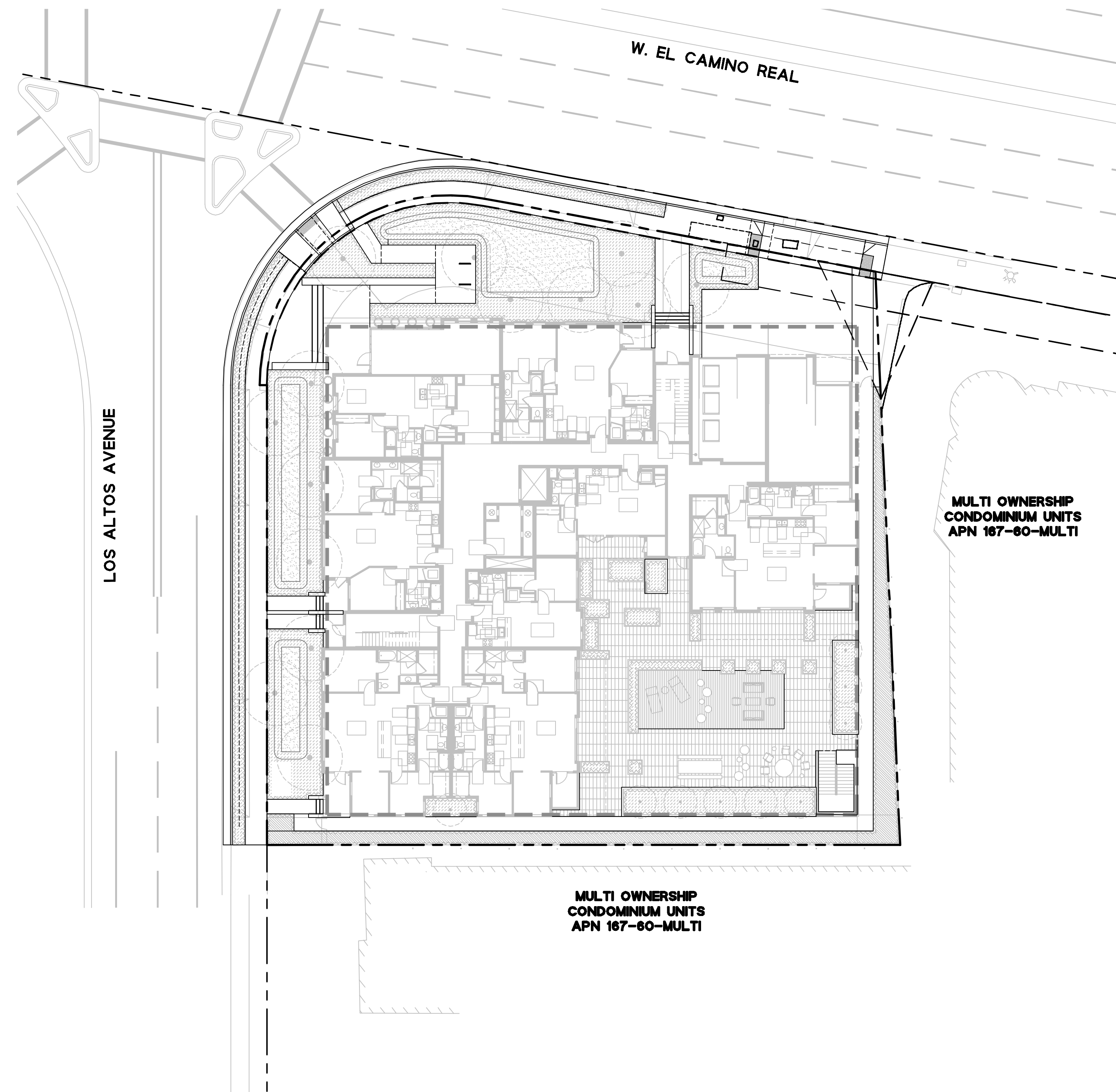
The following outlines general methods to reduce construction impact on the surrounding neighbors:

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.



- 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



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- 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.

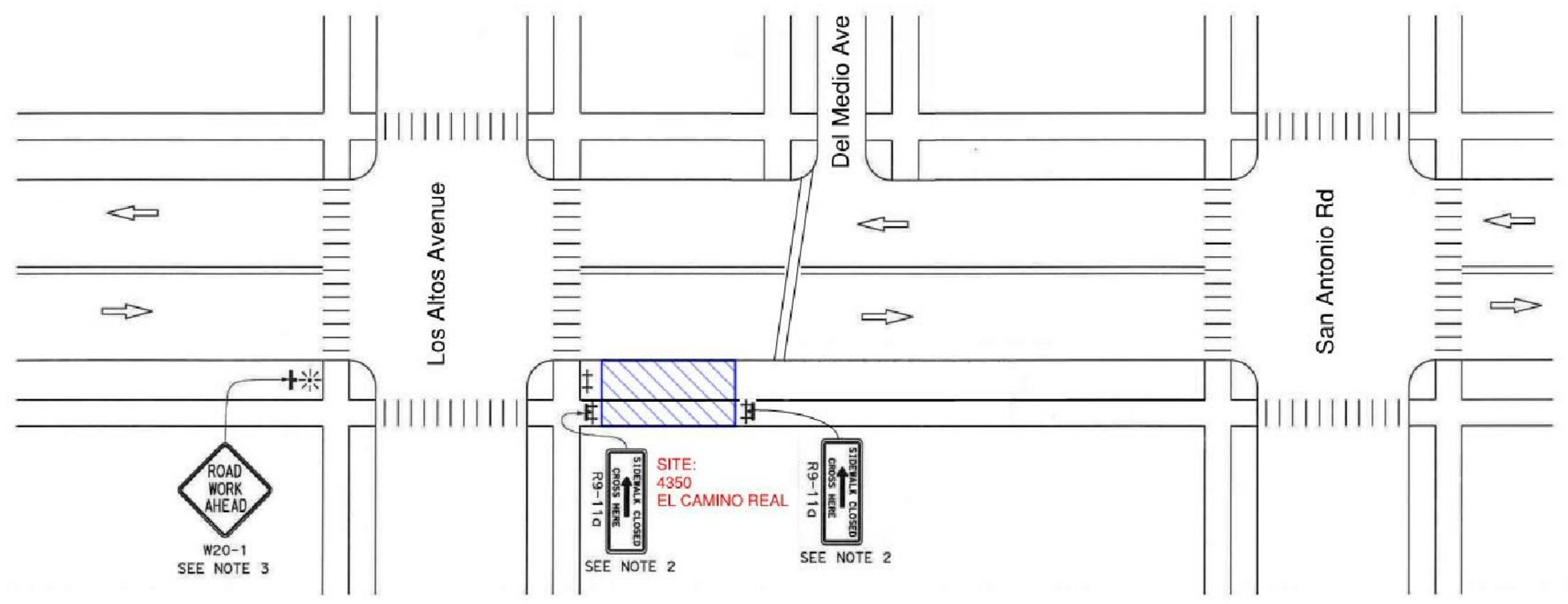
DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

Atifa Ferouz
REGISTERED CIVIL ENGINEER

May 31, 2018
PLANS APPROVAL DATE

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

2018 STANDARD PLAN T30

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