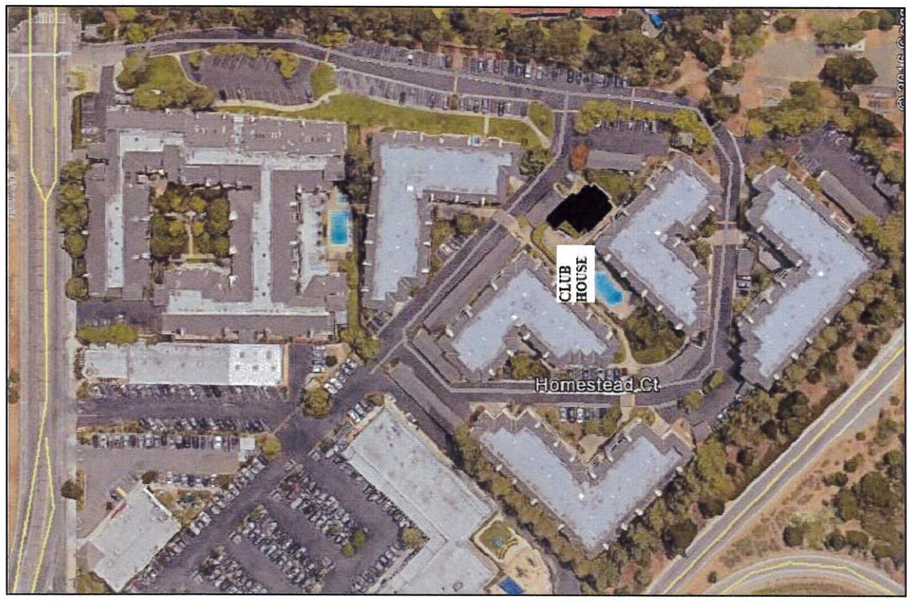


SITE AERIAL NTS

PROJECT ADDRESS:

SPRINGWOOD APARTMENT HOMES
NEW CLUB HOUSE
2270 HOMESTEAD RD.
LOAS ALTOS, CA 94024

OWNER: DENNIS NAMIMATSU
(408) 720-0600

PROJECT SCOPE:

REPLACE THE EXISTNG CLUB HOUSE AND MANAGEMENT OFFICE STRUCTURE
NO CHANGE EXPECTED IN MANAGEMENT STAFF NUMBER
BUILDING COLORS TO MATCH THE EXISTING BUILDINGS

ZONING: R3-1
EXISTNG CLUB HOUSE: 1,910 SQ. FT.
PROPOSED NEW CLUB HOUSE: 3,972 SQ. FT.

NO CHANGE TO THE EXISTING APPARTMENT BUILDINGS
EXISTING: 216 APARTMENT UNITS

PARKING ANALYSIS: SEE PARKING SUMMARY SHEET A1.1
EXISTING PARKING: 349 SPACES
PROVIDED PARKING AFTER NEW CLUB HOUSE: 349 SPACES

LOT COVERAGE:

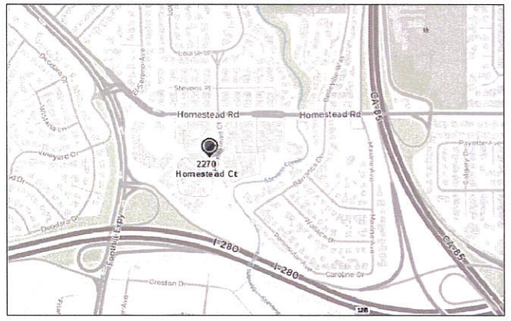
EXISTING APARTMENT BUILDING COVERAGE :	79,600 S.F.
PROPOSED CLUB HOUSE :	3,972 S.F.
EXISTING CLUB HOUSE TO BE REPLACED:	1,910 S.F.
LOT SIZE:	309,712 S.F.

EXISTING LOT COVERAGE = 26.3 %
PROPOSED LOT COVERAGE = 27 %

ARCHITECT

THE HAGMAN GROUP
1182A Chestnut Street
Menlo Park, CA 94025
(408) 234-2218

PROJECT DATA



VICINITY MAP

A1.0	TITLE SHEET / PROJECT DATA / PROJECT SITE
A1.1	PROJECT SITE PLAN
A1.2	SITE PLANS (EXISTING AND NEW)
A2.1	FLOOR PLAN
A2.2	FLOOR AREA CALCULATIONS
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	ELEVATION RENDERING / EXISTING PICTURES
A3.4	CROSS SECTIONS
1	GRADING AND DRAINAGE PLAN
L1	LANDSCAPE RENDERING PLAN
L1.0	LANDSCAPE PLANTING PLAN
L2.0	LANDSCAPE HYDROZONE PLAN

SHEET INDEX

SPRINGWOOD APARTMENT HOMES

CLUB HOUSE

2270 Homestead Los Altos, CA

The Hagman Group

Architecture And Planning
1182A Chestnut Street
Menlo Park, CA 94024
408-241-1433

NO	DESCRIPTION	DATE
1	PLANNING COMMENTS	9-29-2016

©THE HAGMAN GROUP, INC., 1998
ALL RIGHTS RESERVED

SITE PLAN

JOB NO: 15005
DATE : 8-15-2016
DRAWN: CB
CHECK :

SHEET NO.
A1.0

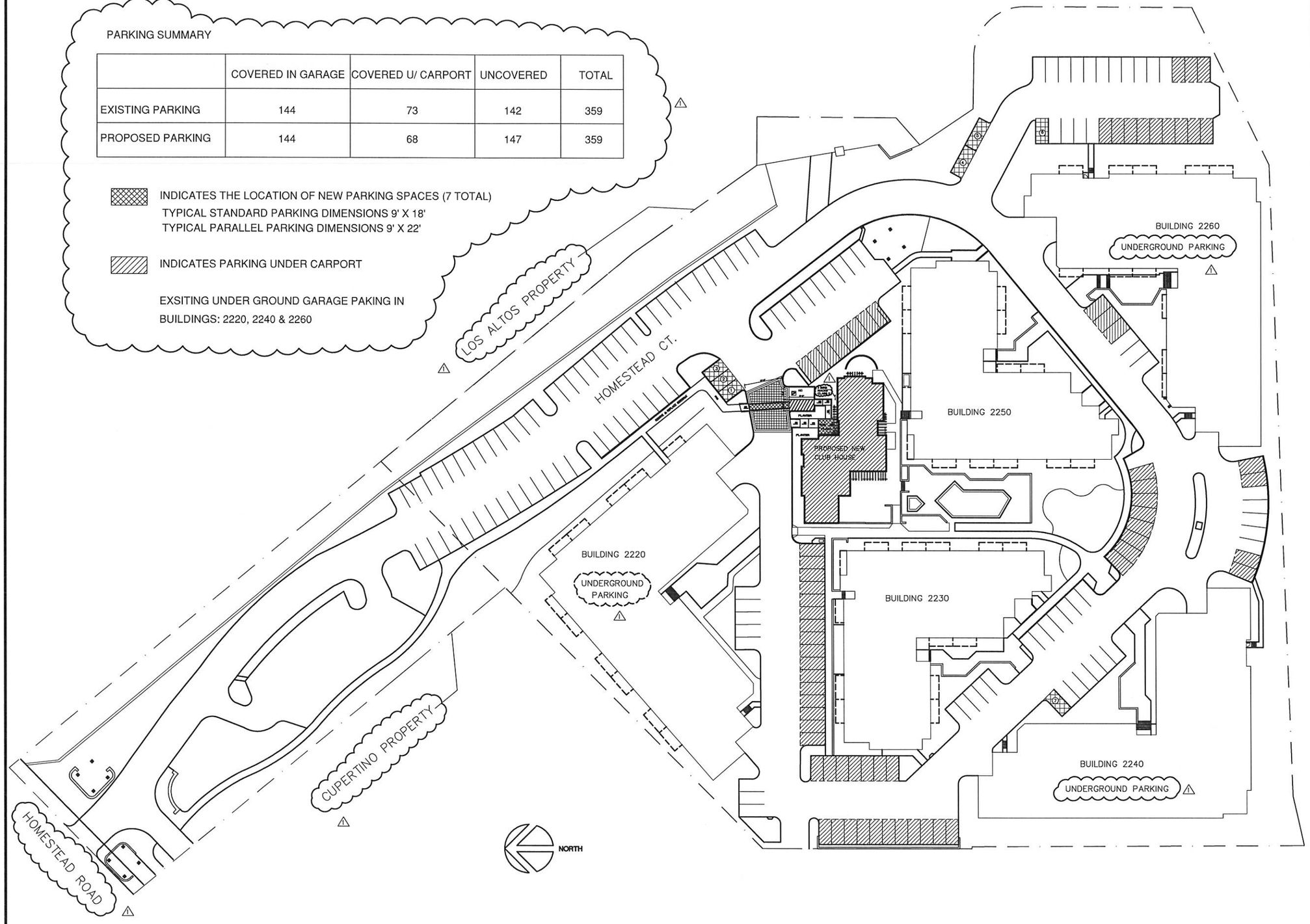
PARKING SUMMARY

	COVERED IN GARAGE	COVERED U/ CARPORT	UNCOVERED	TOTAL
EXISTING PARKING	144	73	142	359
PROPOSED PARKING	144	68	147	359

INDICATES THE LOCATION OF NEW PARKING SPACES (7 TOTAL)
TYPICAL STANDARD PARKING DIMENSIONS 9' X 18'
TYPICAL PARALLEL PARKING DIMENSIONS 9' X 22'

INDICATES PARKING UNDER CARPORT

EXSITING UNDER GROUND GARAGE PAKING IN BUILDINGS: 2220, 2240 & 2260



PROJECT SITE NTS

SPRINGWOOD APARTMENT HOMES

CLUB HOUSE

2270 Homestead
Los Altos, CA

The Hagman Group

Architecture And Planning
1182A Chestnut Street
Menlo Park, CA 94024
408-241-1433

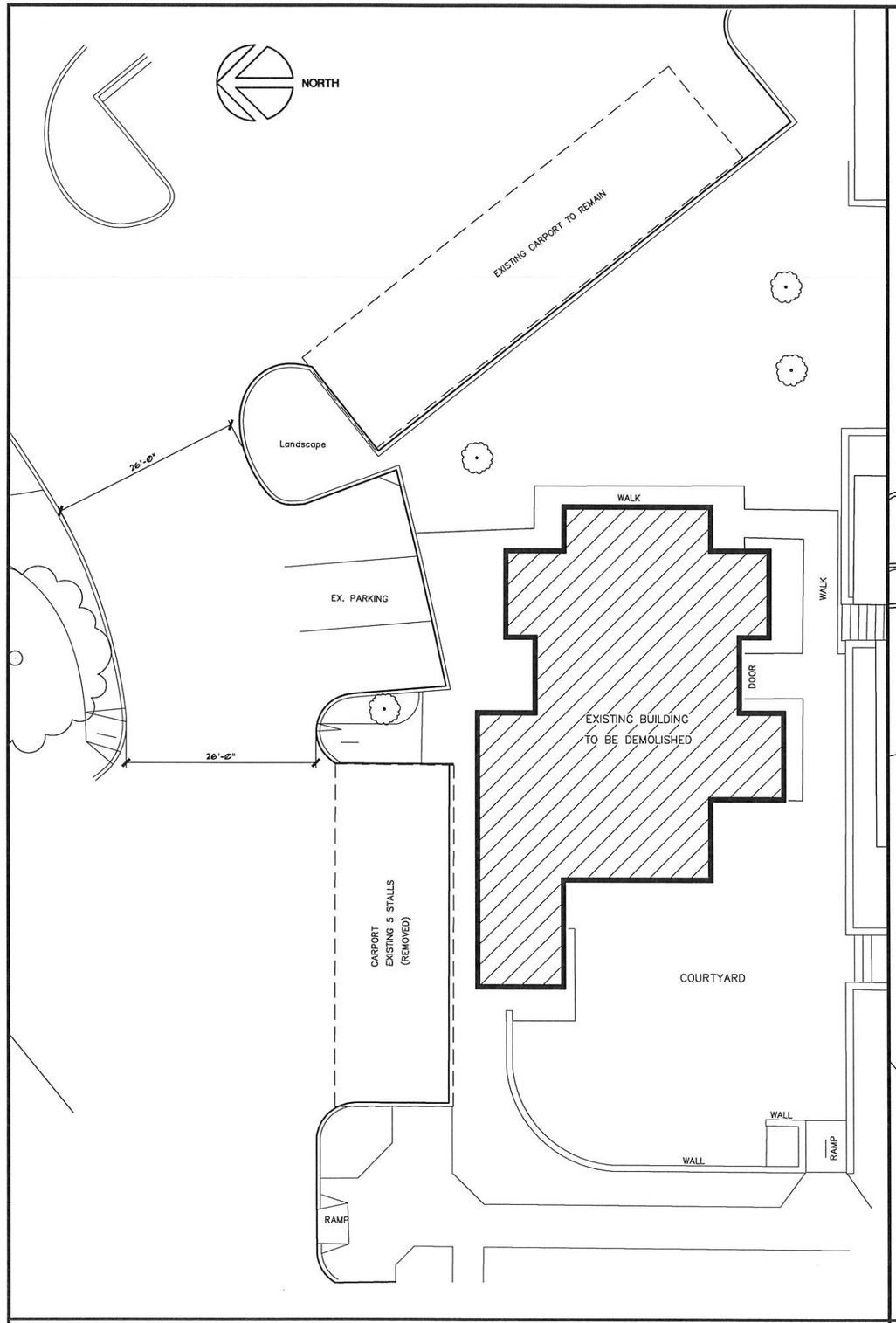
NO	DESCRIPTION	DATE
1	PLANNING COMMENTS	9-29-2016

©THE HAGMAN GROUP, INC. 2016
ALL RIGHTS RESERVED

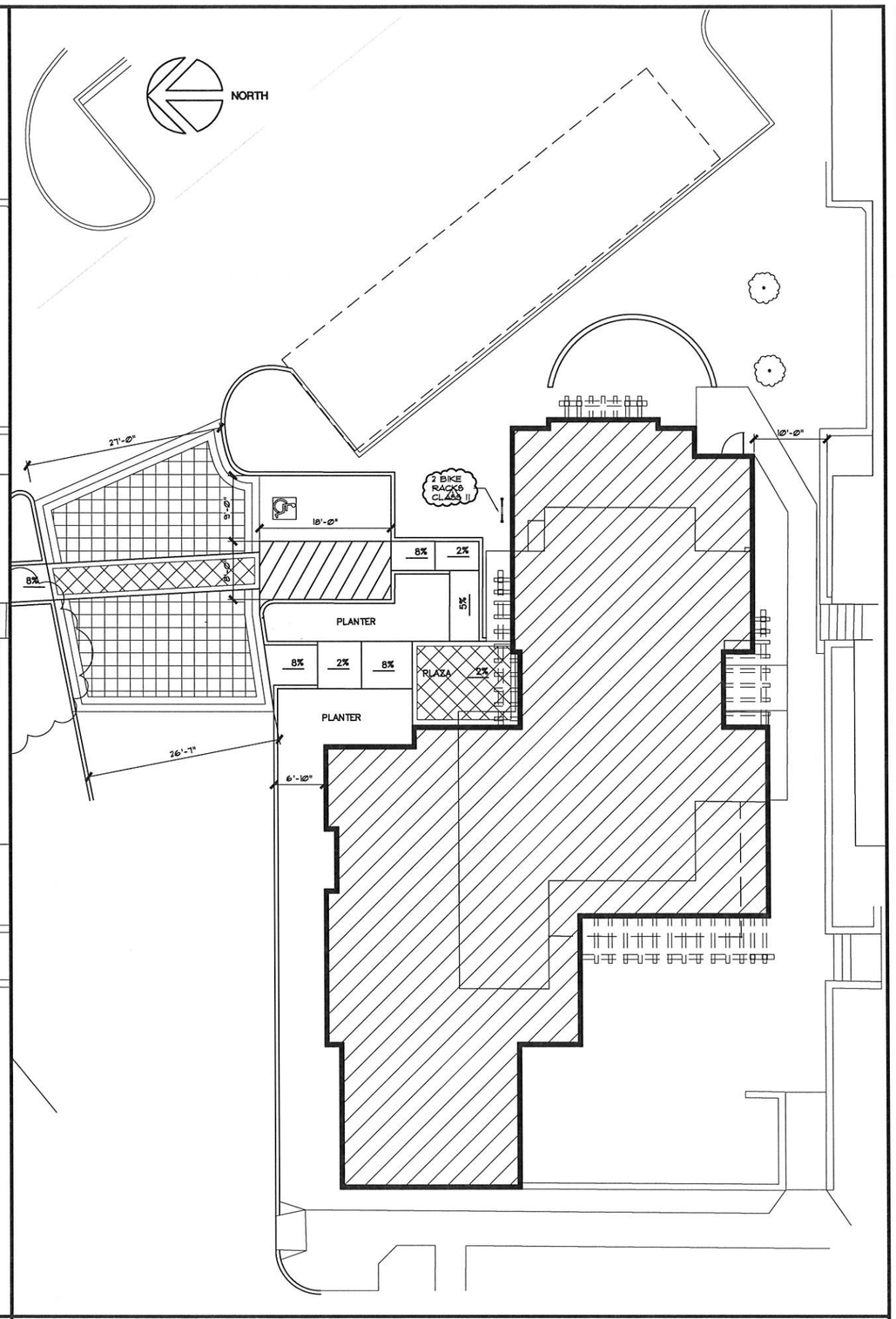
BUILDING SITE

JOB NO: 15005
DATE : 8-15-2016
DRAWN: CB
CHECK :

SHEET NO. A1.1



EXISTNG SITE PLAN SCALE : 1/8"=1'-0"



NEW SITE PLAN SCALE : 1/8"=1'-0"

SPRINGWOOD APARTMENT HOMES

CLUB HOUSE

2270 Homestead Los Altos, CA

The Hagman Group

Architecture And Planning
1182A Chestnut Street
Menlo Park, CA 94024
408-241-1433

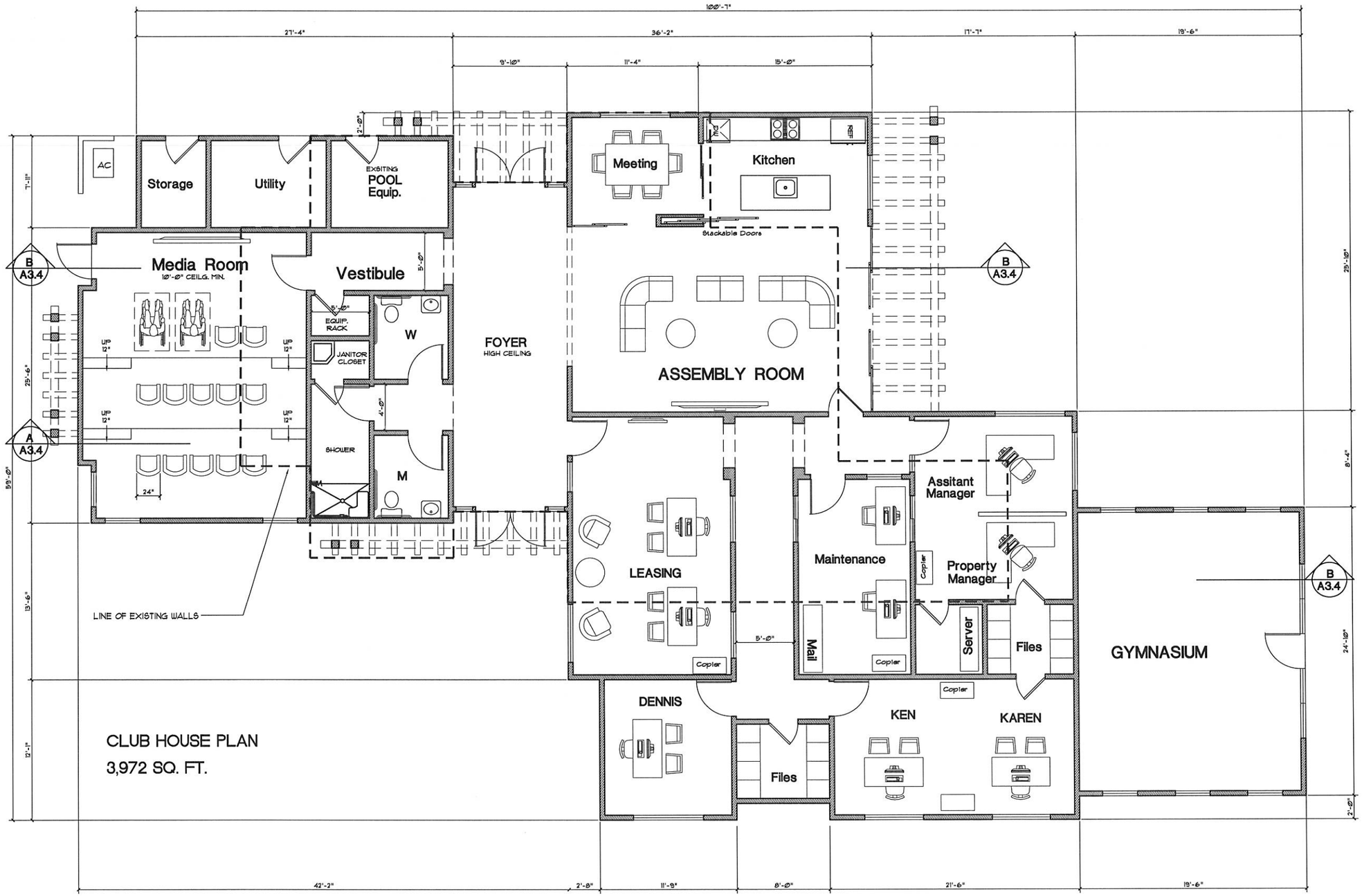
NO	DESCRIPTION	DATE
1	PLANNING COMMENTS	9-29-2016

©THE HAGMAN GROUP, INC. 2016
ALL RIGHTS RESERVED

SITE PLANS

JOB NO: 15005
DATE : 8-15-2016
DRAWN: CB
CHECK :

SHEET NO.
A1.2



FLOOR PLAN SCALE : 1/4"=1'-0"

SPRINGWOOD APARTMENT HOMES

CLUB HOUSE

2270 Homestead Los Altos, CA

The Hagman Group

Architecture And Planning
1182A Chestnut Street
Menlo Park, CA 94024
408-241-1433

NO	DESCRIPTION	DATE

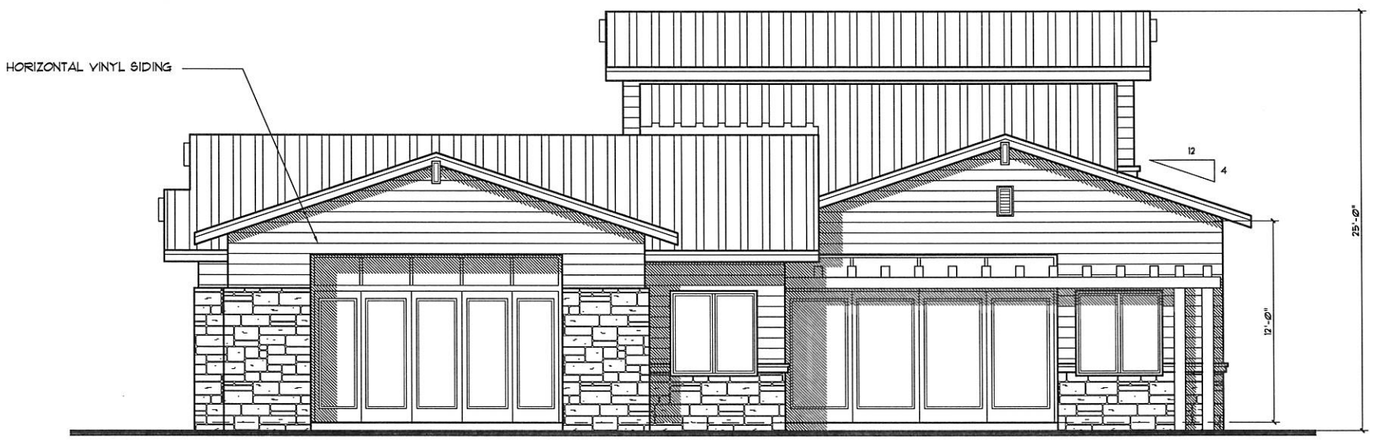
©THE HAGMAN GROUP, INC. 2016
ALL RIGHTS RESERVED

FLOOR PLAN

JOB NO: 15005
DATE : 8-15-2016
DRAWN: CB
CHECK :

SHEET NO.
A2.1

SPRINGWOOD CLUB HOUSE
FRONT ELEVATION



RIGHT SIDE ELEVATION
COURTYARD VIEW

EXTERIOR ELEVATIONS SCALE : 1/4"=1'-0"

SPRINGWOOD APARTMENT HOMES

CLUB HOUSE

2270 Homestead
Los Altos, CA

The Hagman Group

Architecture And Planning
1182A Chestnut Street
Menlo Park, CA 94024
408-241-1433

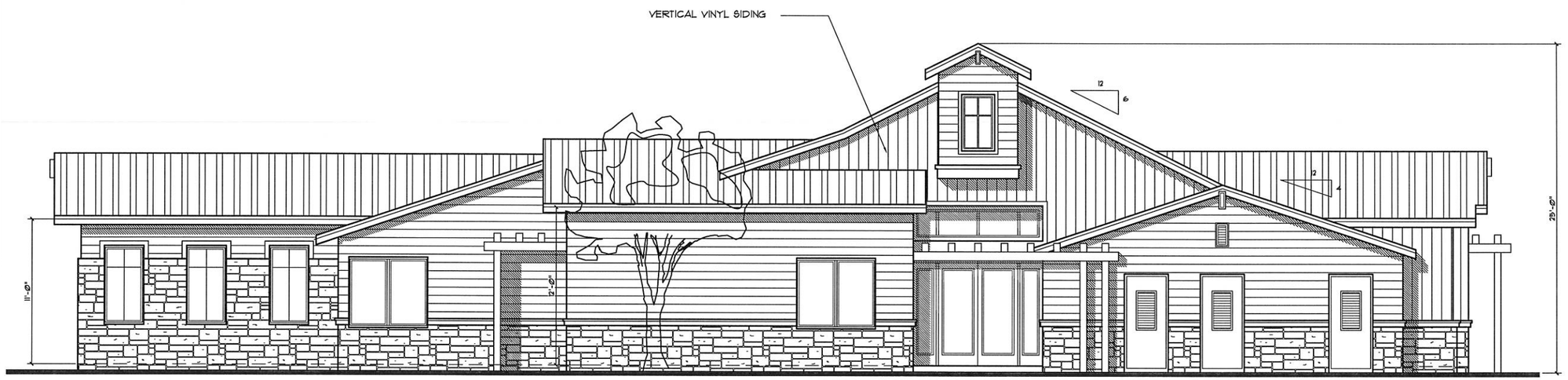
NO	DESCRIPTION	DATE

©THE HAGMAN GROUP, INC., 1998
ALL RIGHTS RESERVED

ELEVATIONS

JOB NO: 15005
DATE : 8-15-2016
DRAWN: CP
CHECK :

SHEET NO.
A3.1



SPRINGWOOD CLUB HOUSE
REAR ELEVATION

LEFT SIDE ELEVATION

EXTERIOR ELEVATIONS SCALE : 1/4"=1'-0"

SPRINGWOOD APARTMENT HOMES

CLUB HOUSE

2270 Homestead Los Altos, CA

The Hagman Group

Architecture And Planning
1182A Chestnut Street
Menlo Park, CA 94024
408-241-1433

NO	DESCRIPTION	DATE

© THE HAGMAN GROUP, INC., 1998
ALL RIGHTS RESERVED

ELEVATIONS

JOB NO: 15005
DATE : 8-15-2016
DRAWN: CB
CHECK :

SHEET NO.
A3.2