5100 EL CAMINO REAL
29 RESIDENTIAL UNITS
LOS ALTOS, CALIFORNIA

RECEIVED
AUG - 4 2005
CITY OF LOS ALTOS
PLANNING

APPROVED
PLANNING DIVISION
FILE NO. 05-D-02, 05-SD-02
PERMIT NO. 05-SD-01
BY City Council DATE 8-9-05

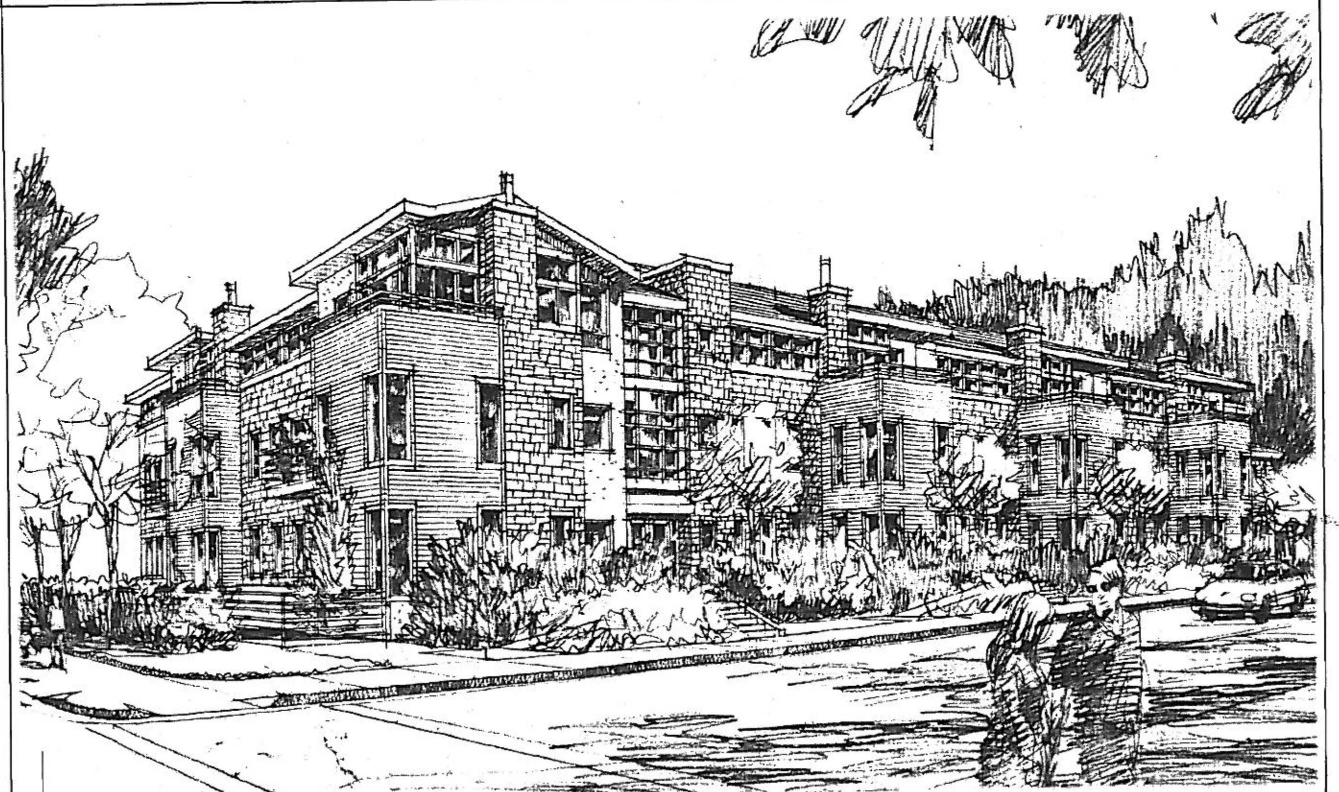
ABBREVIATIONS

AC	AIR CONDITIONING
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATELY
ARCH	ARCHITECT(URAL)
ATC	ACOUSTIC TILE CEILING
BBD	BACKER BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
CAB	CABINET
CJ	CONTROL JOINT
CHG	CHANGE
CL	CENTER LINE
CLG	CEILING
CL	CLOSET
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CT	CERAMIC TILE
CTR	CENTER
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DWG	DRAWING
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXPOS	EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
FLOUR	FLUORESCENT
FOF	FACE OF FINISH
FOS	FACE OF STUD
FURN	FURNITURE
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HC	HANDICAPPED
HCW	HOLLOW CORE WOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HP	HIGH POINT
HW	HOT WATER
INSUL	INSULATION/INSULATED
INT	INTERIOR
LP	LOW POINT
MTL	MECHANICAL
MECH	METAL
(N)	NEW
NS	NON-SLIP
NSBF	NON SLIP BROOM FINISH
NIC	NOT IN CONTRACT
NO.	NUMBER
OC	ON CENTER
OPP	OPPOSITE
PLAM	PLASTIC LAMINATE
PTD	PAINTED
PLYWD	PLYWOOD
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RD	ROUND
RO	ROUGH OPENING
SC	SOLID CORE
STOR	STORAGE
SHT	SHEET
SST	STAINLESS STEEL
T+G	TONGUE AND GROOVE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WP	WATERPROOF
W/	WITH
WD	WOOD

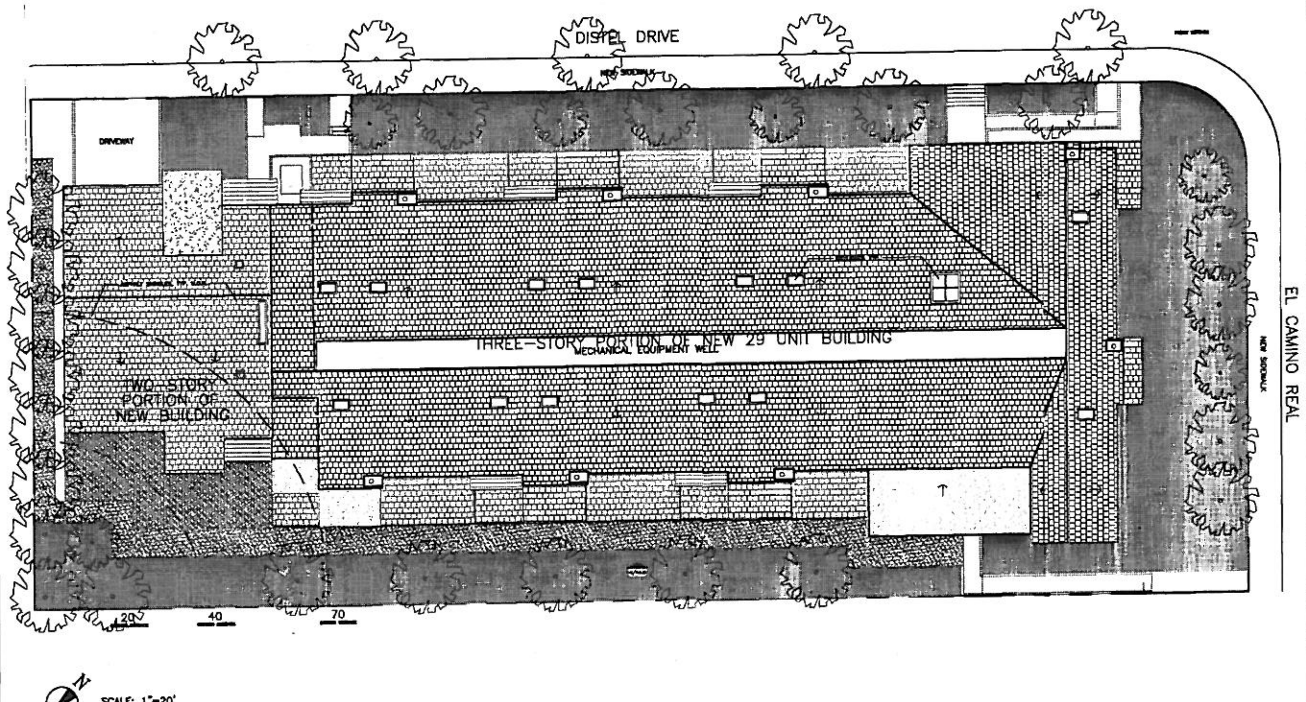
DRAWING LEGEND

- DTL/SHT — ARROW SHOWS DIRECTION OF VIEW ELEVATION DETAIL IDENTIFICATION/ SHEET WHERE ELEVATION IS LOCATED
- DTL/SHT — ARROW SHOWS DIRECTION OF VIEW SECTION DETAIL IDENTIFICATION SHEET WHERE SECTION IS LOCATED
- XX — DOOR SYMBOL
- WIN — WINDOW SYMBOL
- ELEVATION DATUM
- WALL/FLOOR-CEILING TYPE SYMBOL
- 0'-0" — FINISHED CEILING HEIGHT

RENDERING



SITE PLAN



SCALE: 1"=20'

DRAWING INDEX

A0.0 COVER SHEET

LANDSCAPE
L-1 LANDSCAPE & PLANTING PLAN

CIVIL
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2 PRELIMINARY GRADING PLAN

ARCHITECTURAL
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A1.0 SITE PLAN
A1.1 PLOT PLAN
A2.0 LOWER LEVEL PARKING PLAN
A2.1 FIRST FLOOR PLAN
A2.2 SECOND FLOOR PLAN
A2.3 THIRD FLOOR PLAN
A2.4 ROOF PLAN
A3.0 EXTERIOR ELEVATIONS
A4.0 BUILDING SECTION / DETAILS

PROJECT TEAM:

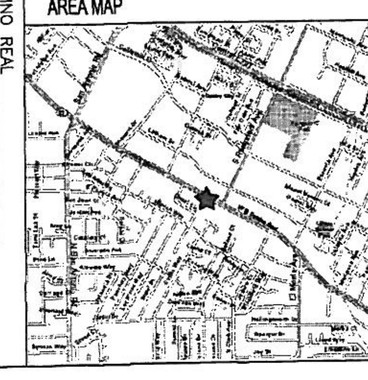
CLIENT
5100 EL CAMINO, LLC
c/o DAVE LUEDTKE & DAVE KNUDSON
1054 SAINT JOSEPH AVE.
LOS ALTOS, CA 94022
PH: (650) 968-9317
FAX: (650) 941-3094

ARCHITECT
LEVY DESIGN PARTNERS
90 SOUTH PARK
SAN FRANCISCO, CA 94107
PH: (415) 777-0561
FAX: (415)-777-5117
ATTN: TOBY LEVY

LANDSCAPE DESIGNER
DONNA GULDIMANN
21891 VIA REGINA
SARATOGA, CA 95070
(408) 741-8433

CIVIL ENGINEER/SURVEYOR
GIULIANI AND KULL, INC.
4880 STEVENS CREEK BLVD. SUITE 205
SAN JOSE, CA 95129
(408) 615-4000
ATTN: SUSAN ROBERTS, P.E., P.L.S.

AREA MAP



LAND DEVELOPMENT SUMMARY

ADDRESS: 5100 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

BLOCK/LOT #: APS 170-4-59, 170-4-56

LOT AREA: 34,600 SF

ZONING DISTRICT: CT-COMMERCIAL THROUGHFARE

SCOPE OF WORK: NEW CONSTRUCTION OF MULTI-FAMILY HOUSING BUILDING COMPRISED OF 29 RESIDENTIAL UNITS, INCLUDING 3 BMR UNITS, ABOVE OFF-STREET ENCLOSED PARKING GARAGE.

OCCUPANT CLASS: R-1 RESIDENTIAL
S-3 PARKING GARAGE

HEIGHT:
ALLOWABLE BUILDING HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 35'-0"

STORIES:
ALLOWABLE BUILDING STORIES: 3
PROPOSED BUILDING STORIES: 3 OVER BASEMENT PARKING

SETBACKS:

FRONT YARD SETBACK REQUIRED: (@ EL CAMINO)	25'-0"
FRONT YARD SETBACK PROPOSED:	25'-0"
SIDE YARD SETBACKS REQUIRED:	NONE
SIDE YARD SETBACKS PROPOSED:	
• NORTH SIDE:	14'-0"
• SOUTH SIDE, ALL LEVELS:	12'-0"
REAR YARD SETBACK REQUIRED:	0'-0"
REAR YARD SETBACK PROPOSED:	7'-0"
CORNER SETBACK REQUIRED:	0'-0"
CORNER SETBACK PROPOSED:	
1ST & 2ND FLOORS (RADIUS):	22'-10"
3RD FLOOR (RADIUS):	70'-0"

LOT COVERAGE:
NO LOT COVERAGE OR FAR REQUIREMENTS IN C.T. DISTRICTS
IMPERVIOUS SITE COVERAGE = 23,934 SF OR 69% OF LOT

LOT DENSITY:
ALLOWED: 38 UNITS PER ACRE
34,600 SF = 0.79 ACRE
30 UNITS FOR THIS SITE
PROVIDED: 29 UNITS

UNIT SUMMARY:
25 3BR/2BA FLATS
1 2BR/2BA FLATS
3 1BR/1BA BMR UNITS
29 TOTAL UNITS

PARKING:
PARKING REQUIRED: TWO PER UNIT (55 SPACES)

ALLOWED COMPACT PARKING = 35% (20)
REQ BONUS FOR BMR UNITS = 5% (3)
TOTAL REQUESTED COMPACT = 40% (23)

PARKING PROVIDED:
57 ASSIGNED PARKING SPACES, INCLUDING:
(32) STANDARD SPACES
(2) STANDARD SPACE SIZED TO FIT ADA VAN PARKING
(23) COMPACT SPACES (40% OF TOTAL)

ACCESSIBILTY:
(S-3) PARKING GARAGE: FULL ACCESSIBILITY [PER CBC CHAPTER 11A]
(R-1) RESIDENTAIL UNITS: ALL UNITS ACCESSIBLE
* UPPER FLOORS OF TOWNHOUSE UNITS NOT REACHABLE BY ELEVATOR ARE NOT REQUIRED TO BE ACCESSIBLE PER [CBC SECTION 1107A.5, EXCEPTION 1]

GENERAL NOTES

GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.

EXISTING CONDITIONS: CONDITIONS SHOWN OF THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.

PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.C.

CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.

SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.

CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF THE EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.

ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR.

"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.

"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.

SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK.

COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS.

SEPARATE PERMITS WILL BE OBTAINED FOR THE FOLLOWING:
1. ALL UNDERPINNING AND SHORING
2. SPRINKLERS
3. MECHANICAL VENTILATION

LEVY DESIGN PARTNERS
ARCHITECTS
90 South Park
San Francisco
CA 94107

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29 RESIDENTIAL UNITS

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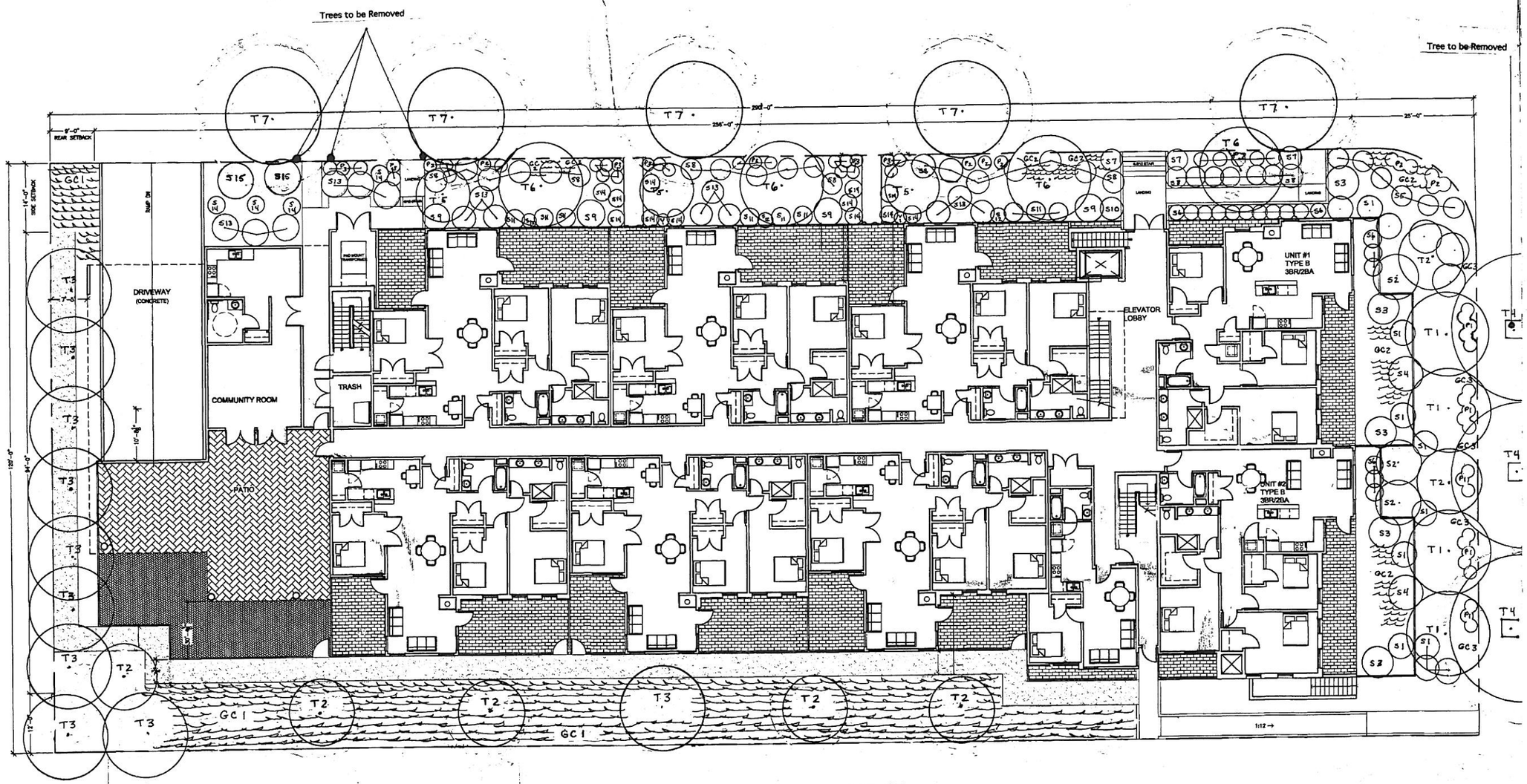
06-16-05	PLANNING REVISIONS 2
07-06-05	PLANNING REVISIONS 3

CONTACT:
TOBY LEVY
toby@levydesignpartners.com
(415) 777-0561 P
(415) 777-5117 F

SCALE: AS NOTED

COVER SHEET

A0.0



PLANT LIST

Symbol	Size	Total	Botanical Name	Common Name
T-1	24" box	4	Cocculus laurifolius	
T-2	24" box	7	Cornus Kousa 'Satomi'	Dogwood
T-3	24" box	10	Prunus carolliniana	Carolina Laurel Cherry
T-4	15 gal	3	Platanus x acerifolia 'Yarwood'	London Plane
T-5	15 gal	3	Malus 'Pink Princess'	Crab Apple
T-6	15 gal	4	Feijoa sellowiana	Pineapple Guava
T-7	15 gal	5	Ginko biloba 'Fairmont'	Maidenhair /male
S-1	5 gal	12	Sarcococca ruscifolia	Sweet Box
S-2	5 gal	3	Prunus laurocerasus	English Laurel
S-3	5 gal	8	Hydrangea quercifolia 'Snow Queen'	Oak leaf Hydrangea
S-4	5 gal	2	Camellia japonica 'Eleanor McCown'	Camellia
S-5	5 gal	6	Camellia sasanqua 'Chansonette'	Camellia
S-6	5 gal	17	Nandina 'Moyer's Red'	Heavenly Bamboo

PLANT LIST

S-7	5 gal	3	Gardenia augusta 'Veitchii'	Gardenia
S-8	5 gal	26	Abelia x grandiflora 'Sherwoodi'	Glossy Abelia
S-9	5 gal	4	Drimys lanceolata	Winter's Bark
S-10	5 gal	1	Tibuchina urvilleana	Princess Flower
S-11	5 gal	9	Nandina domestica	Heavenly Bamboo
S-12	5 gal	3	Abutilon 'Apollo'	Chinese Lantern
S-13	5 gal	15	Viburnum tinus 'Spring Bouquet'	
S-14	5 gal	16	Rosa Flower Carpet	Flower Carpet Rose
S-15	5 gal	2	Rosmarinus officinalis 'Huntington Carpet'	Rosemary
P-1	1 gal	25	Bergenia crassifolia	Winter - blooming Bergenia
P-2	1 gal	22	Agapanthus 'Peter Pan'	Lily of the Nile
P-3	1 gal	21	Lavendula stoechas	Spanish Lavender
V-1	1 gal	2	Clematis Montana	Clematis anemone
GC-1	flats	TBD	Trachelospermum jasminoides	Star jasmine
GC-2	flats	TBD	Geranium x cantabrigiense	Cranesbill
GC-3	flats	TBD	Ophiopogon japonicus	Mondo grass

5100 EL CAMINO REAL

DONNA GULDIMANN
LANDSCAPE DESIGNER

21891 Via Regina
Saratoga, CA 95070

5100 EL CAMINO REAL

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07-06-05	LANDSCAPE REVISION
08-04-05	" "

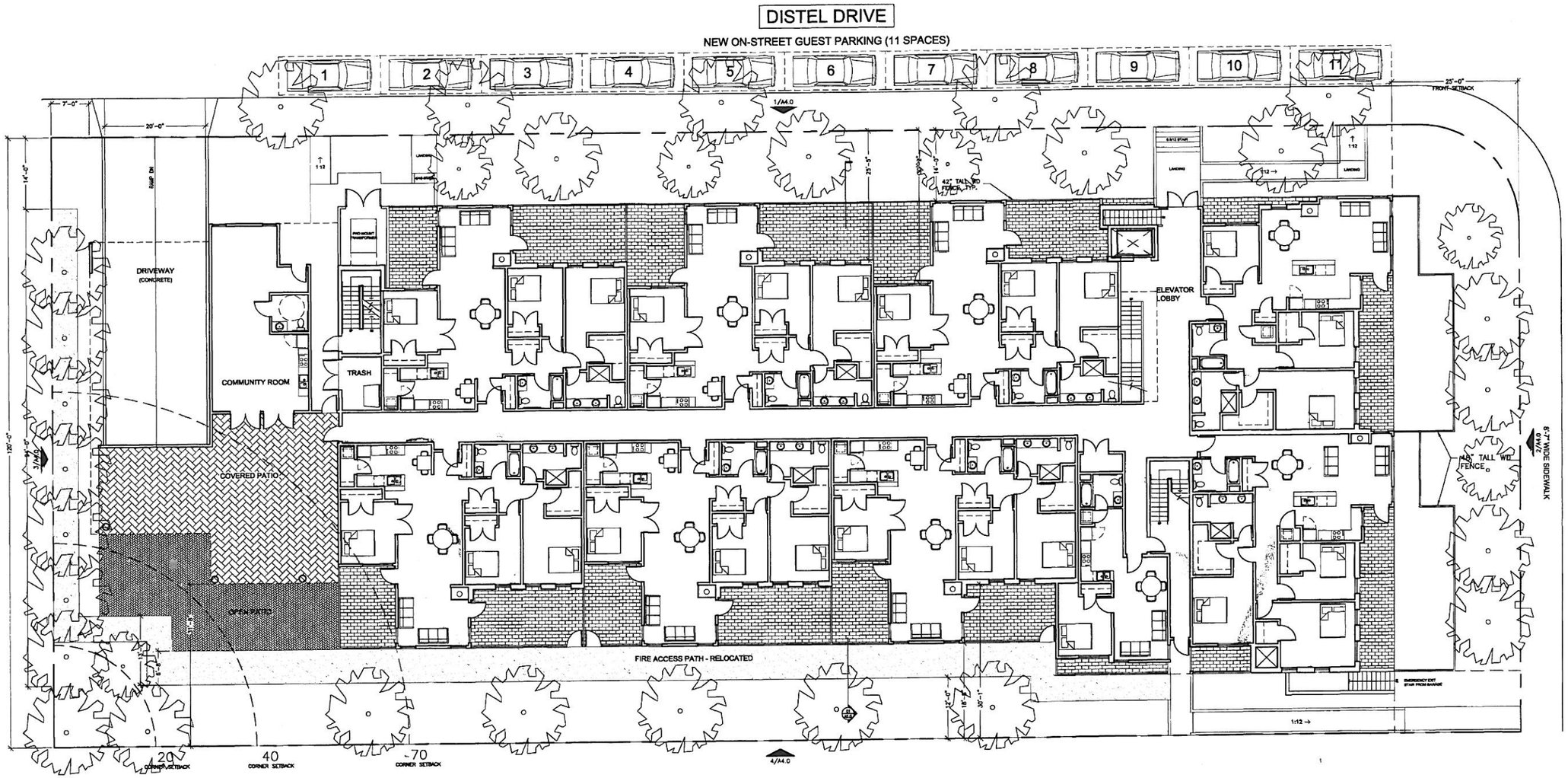
CONTACT:

DONNA GULDIMANN
dguld@comcast.net
(408-867-8212)

SCALE: AS NOTED

LANDSCAPE
& PLANTING
PLAN

L - 1



1 SITE PLAN
1"=10'-0"

LEVY DESIGN PARTNERS
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CONTACT:
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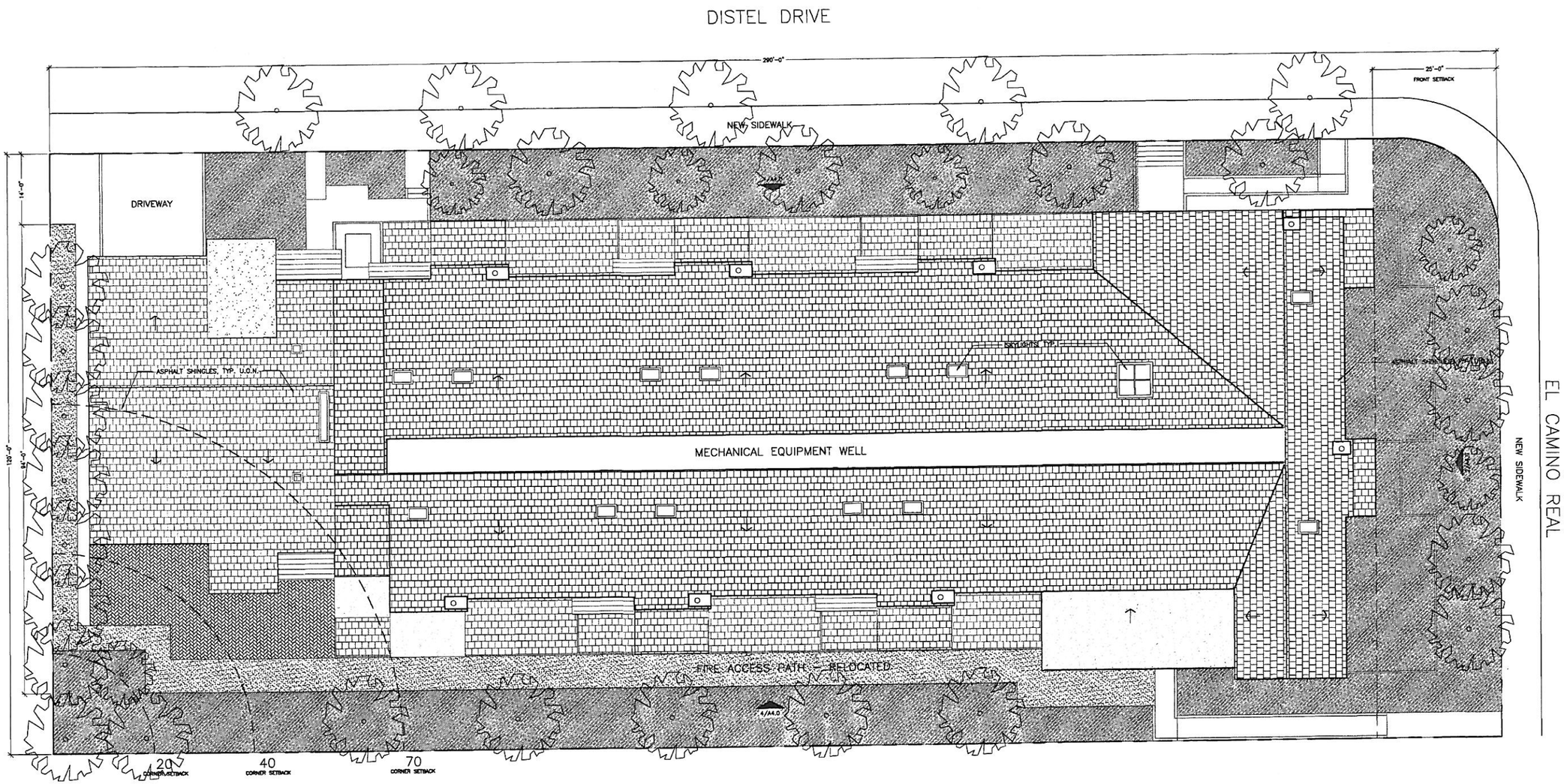
SCALE: 1"=10'-0"

SITE
PLAN

A1.0



1 ROOF PLAN
1"=10'-0"

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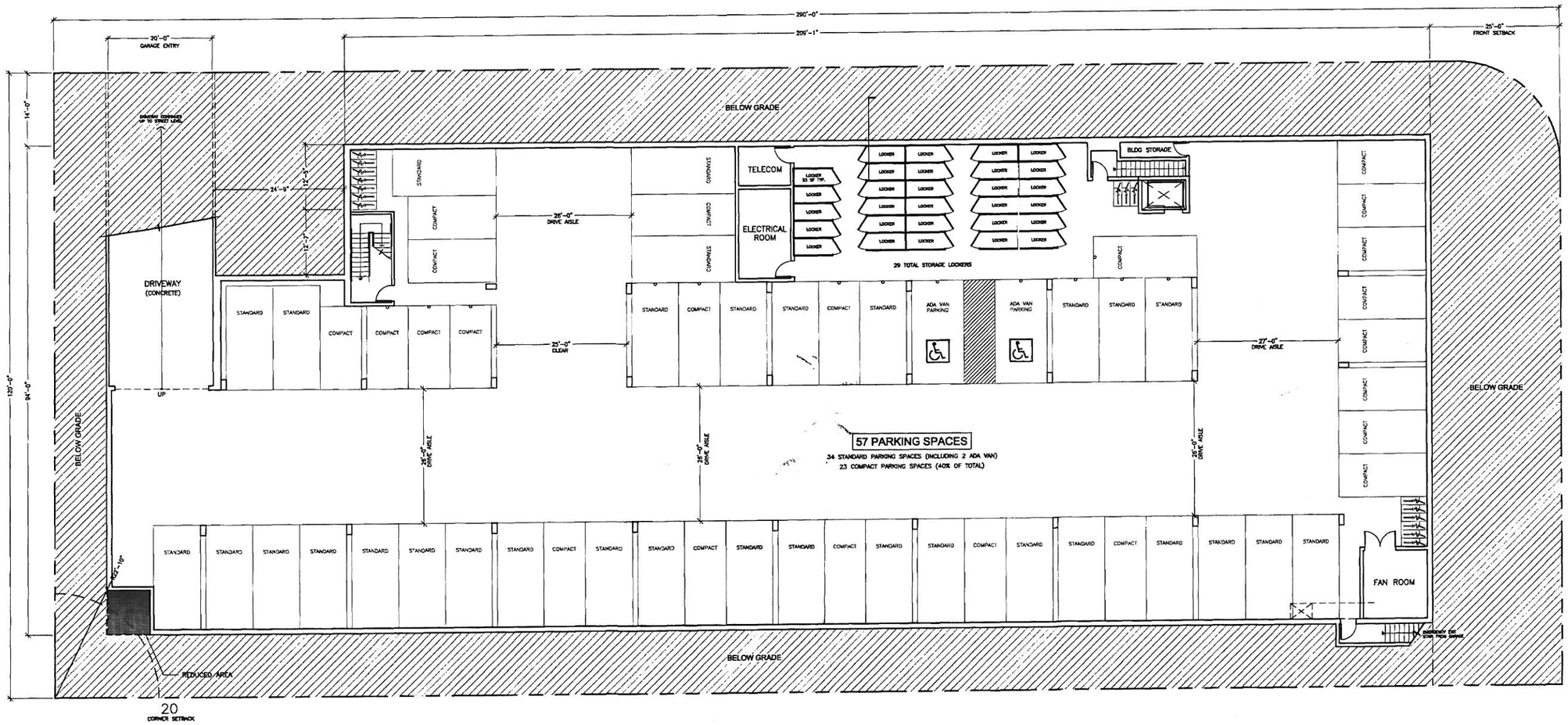
SCALE: 1"=10'-0"

PLOT PLAN

A1.1



1 PARKING PLAN
1"=10'-0"

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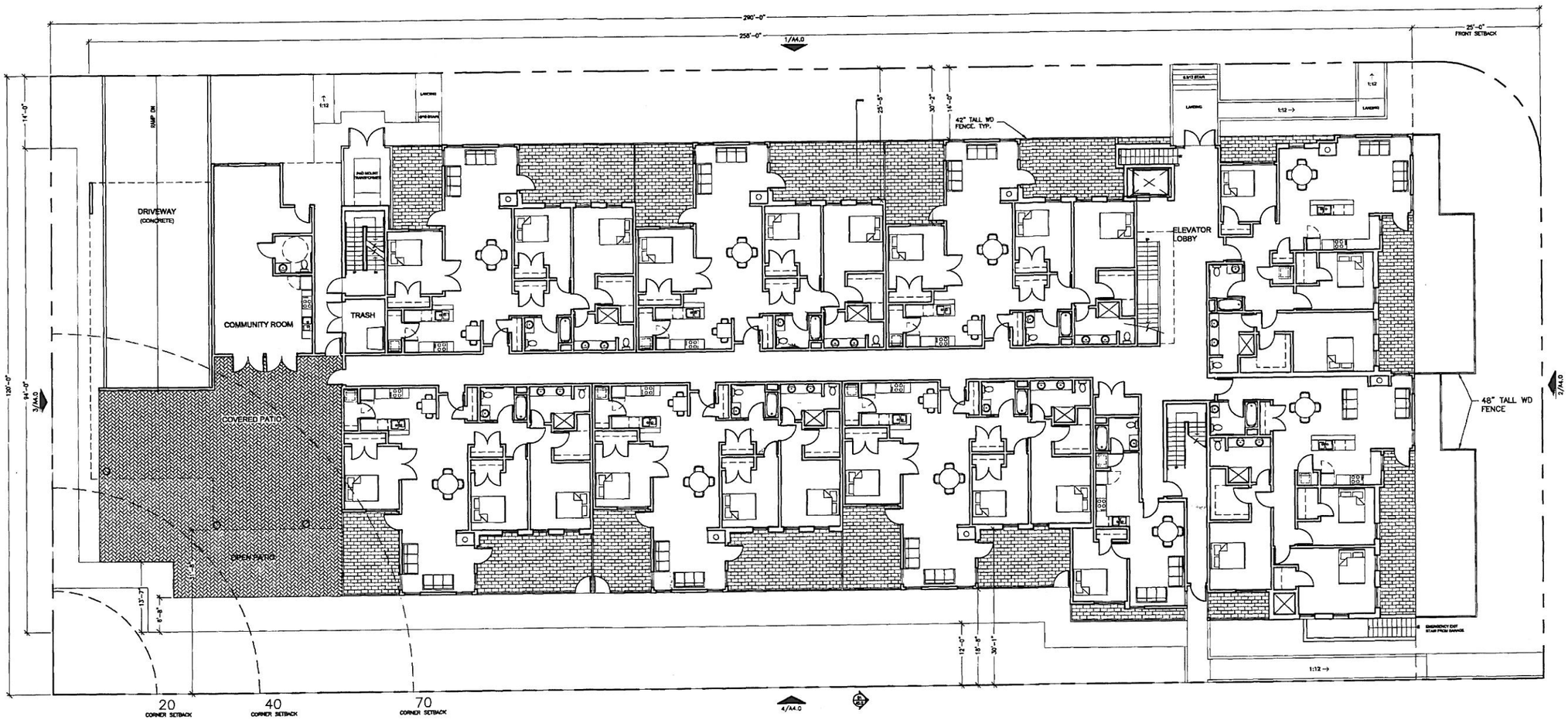
SCALE: 1"=10'-0"

LOWER
LEVEL
PARKING
PLAN

A2.0



1 FIRST FLOOR PLAN
1"=10'-0"

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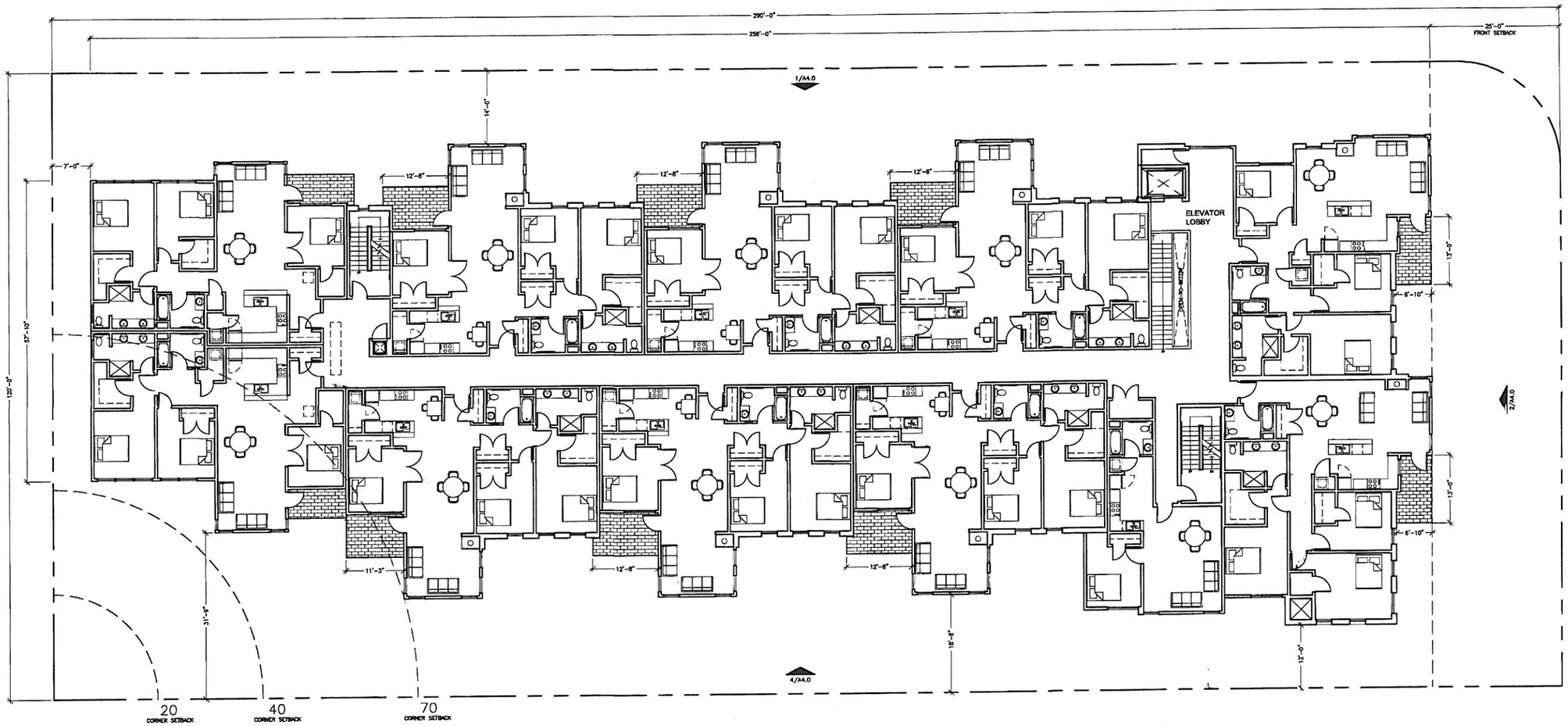
FIRST FLOOR PLAN

A2.1



1 SECOND FLOOR PLAN
1"=10'-0"

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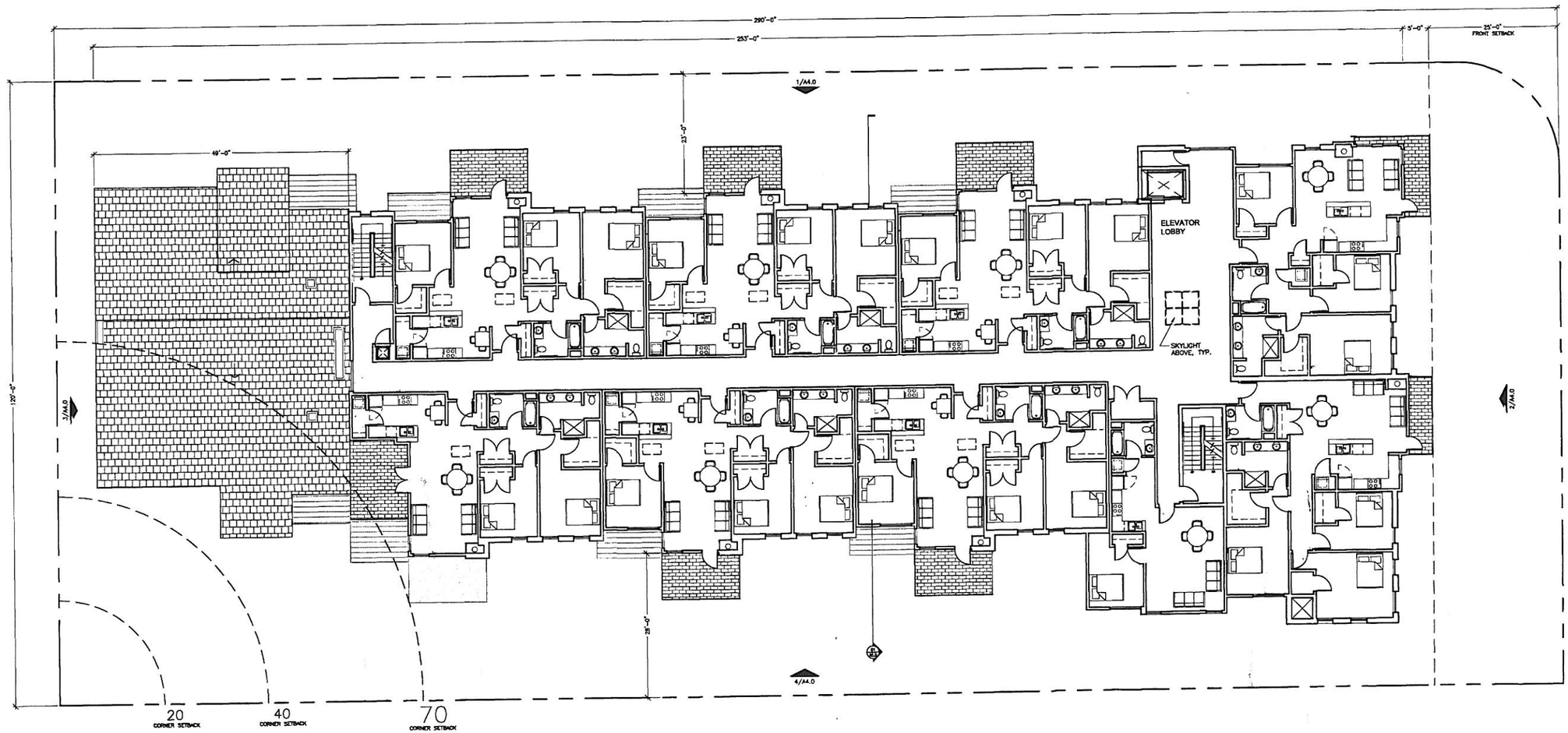
SCALE: 1"=10'-0"

SECOND
FLOOR PLAN

A2.2



1 THIRD FLOOR PLAN
1"=10'-0"

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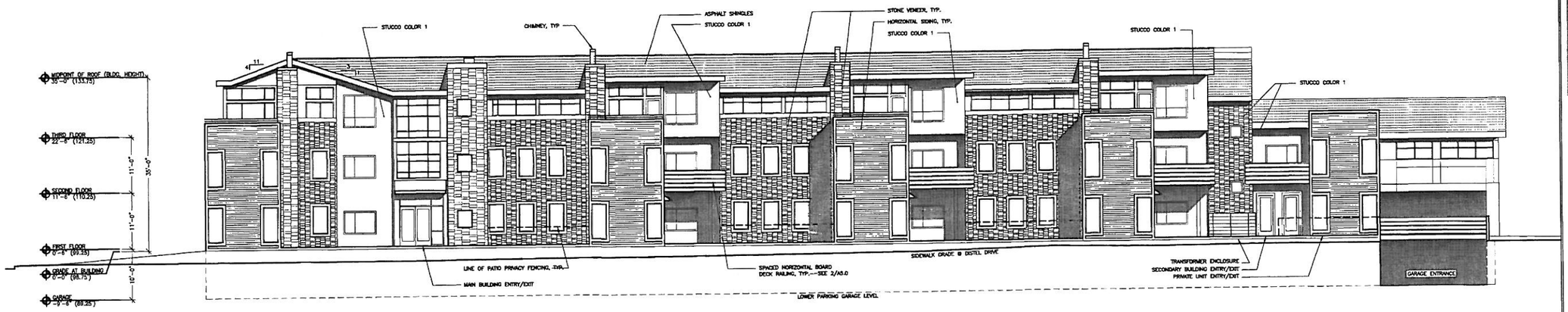
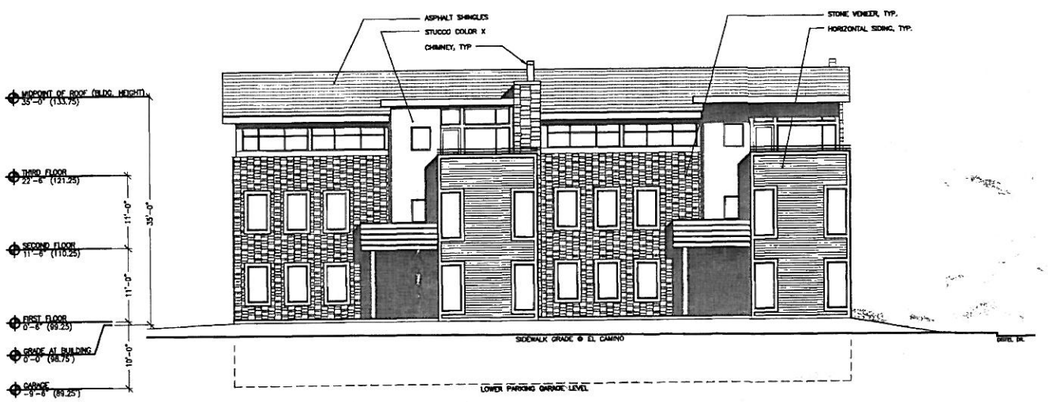
SCALE: 1"=10'-0"

THIRD
FLOOR PLAN

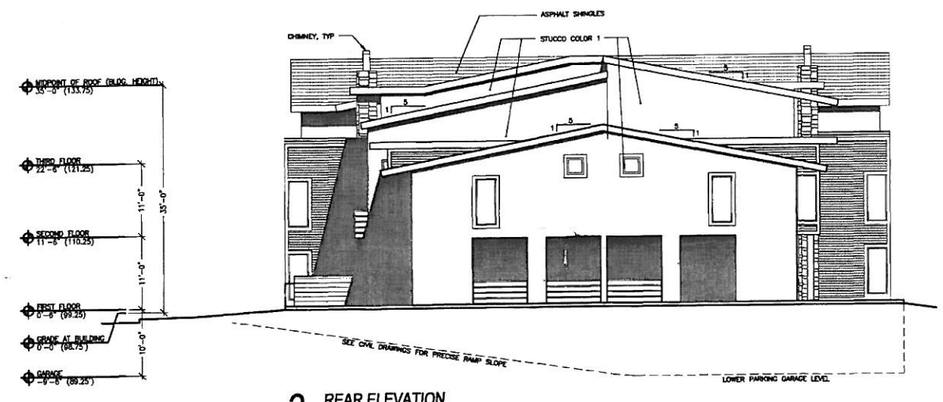
A2.3



1 DISTEL AVENUE ELEVATION
1"=10'-0"



2 EL CAMINO REAL ELEVATION
1"=10'-0"



3 REAR ELEVATION
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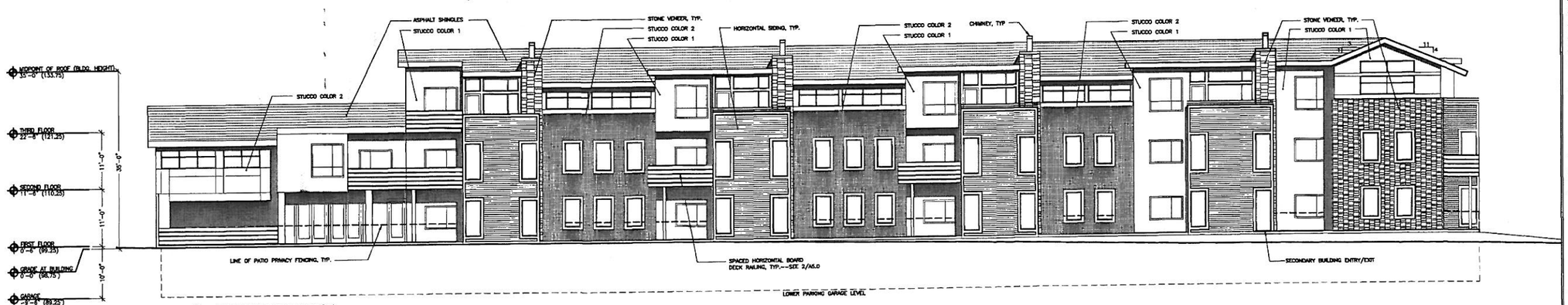

4 BACK SIDE ELEVATION
1"=10'-0"

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ARCHITECTURE
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07-06-05	PLANNING REVISIONS 3
08-03-05	PLANNING REVISIONS 4

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SCALE: 1"=10'-0"

EXTERIOR ELEVATIONS

A3.0