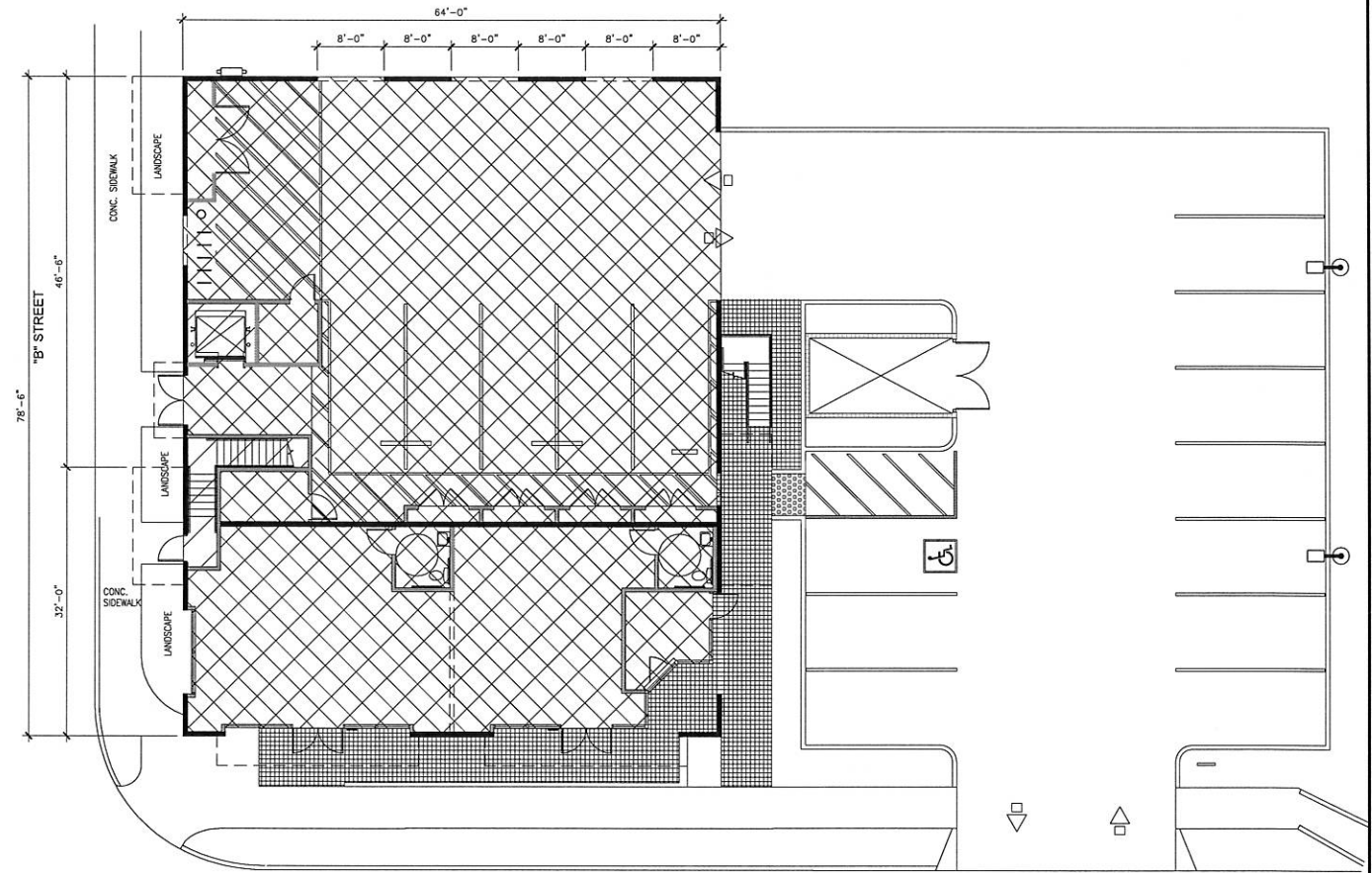






2 SECOND FLOOR PLAN
SCALE: 1/8" = 1' - 0"



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1' - 0"

	GROSS FLOOR AREA - FIRST FLOOR	4,896 S.F.
	GROSS FLOOR AREA - SECOND FLOOR	4,958 S.F.
	GROSS FLOOR AREA - TOTAL	9,854 S.F.
	NET FLOOR AREA - FIRST FLOOR	4,735 S.F.
	NET FLOOR AREA - SECOND FLOOR	4,823 S.F.
	NET FLOOR AREA - TOTAL	9,558 S.F.



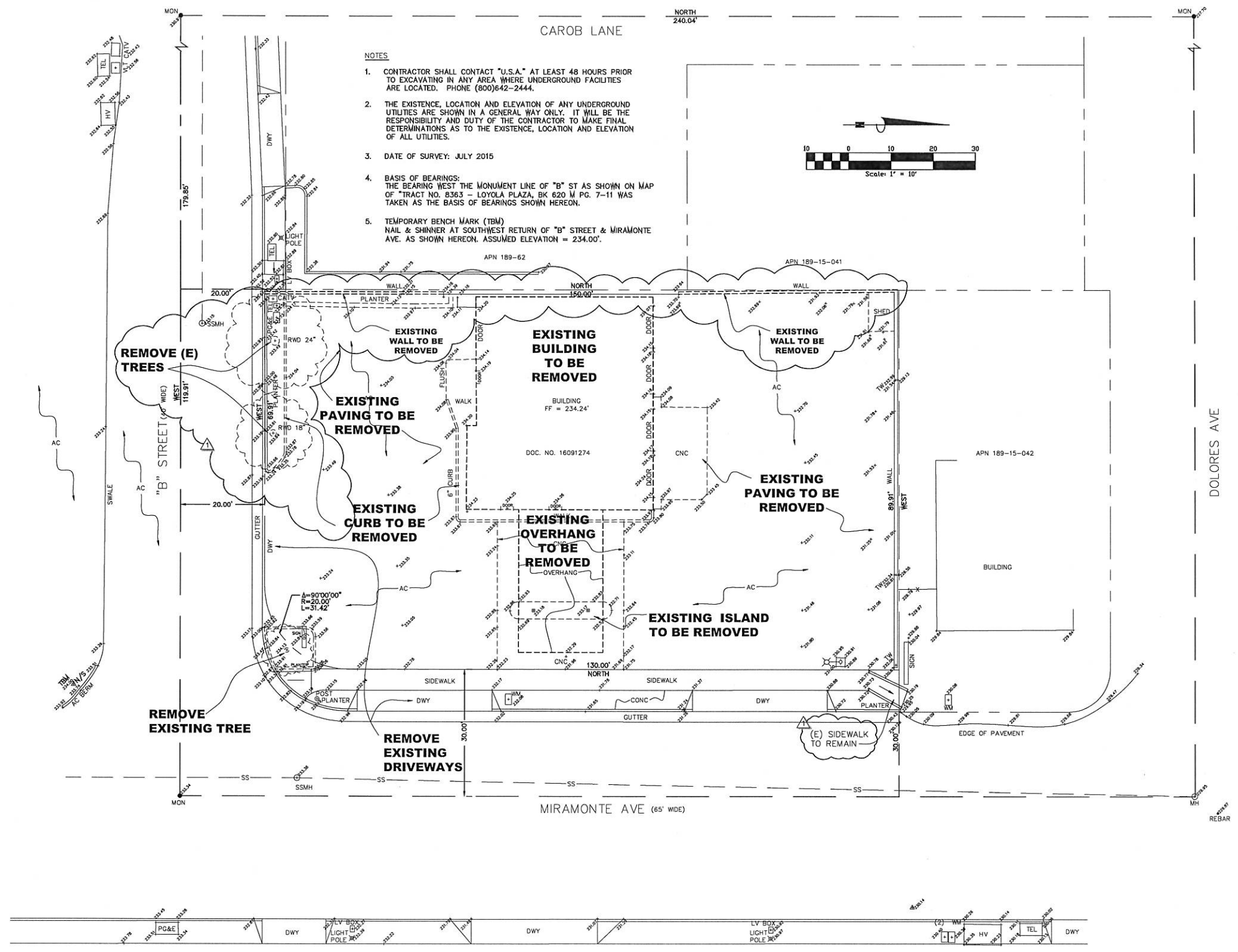
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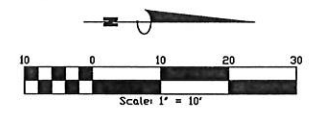
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REVISION 3	REVISION 6

NEW RETAIL / APARTMENT BLDG.	
1540 MIRAMONTE AVENUE, LOS ALTOS, CA	
SHEET TITLE FLOOR AREA CALCS	

JOB NO. 158689	SHEET NO. A-0.2
DATE 08-24-2015	DRAWN BY Bud/Jriss



- NOTES**
1. CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
 2. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
 3. DATE OF SURVEY: JULY 2015
 4. BASIS OF BEARINGS: THE BEARING WEST THE MONUMENT LINE OF "B" ST AS SHOWN ON MAP OF TRACT NO. 8363 - LOYOLA PLAZA, BK 620 M PG. 7-11 WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.
 5. TEMPORARY BENCH MARK (TBM) NAIL & SHINER AT SOUTHWEST RETURN OF "B" STREET & MIRAMONTE AVE. AS SHOWN HEREON. ASSUMED ELEVATION = 234.00'.

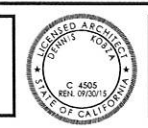


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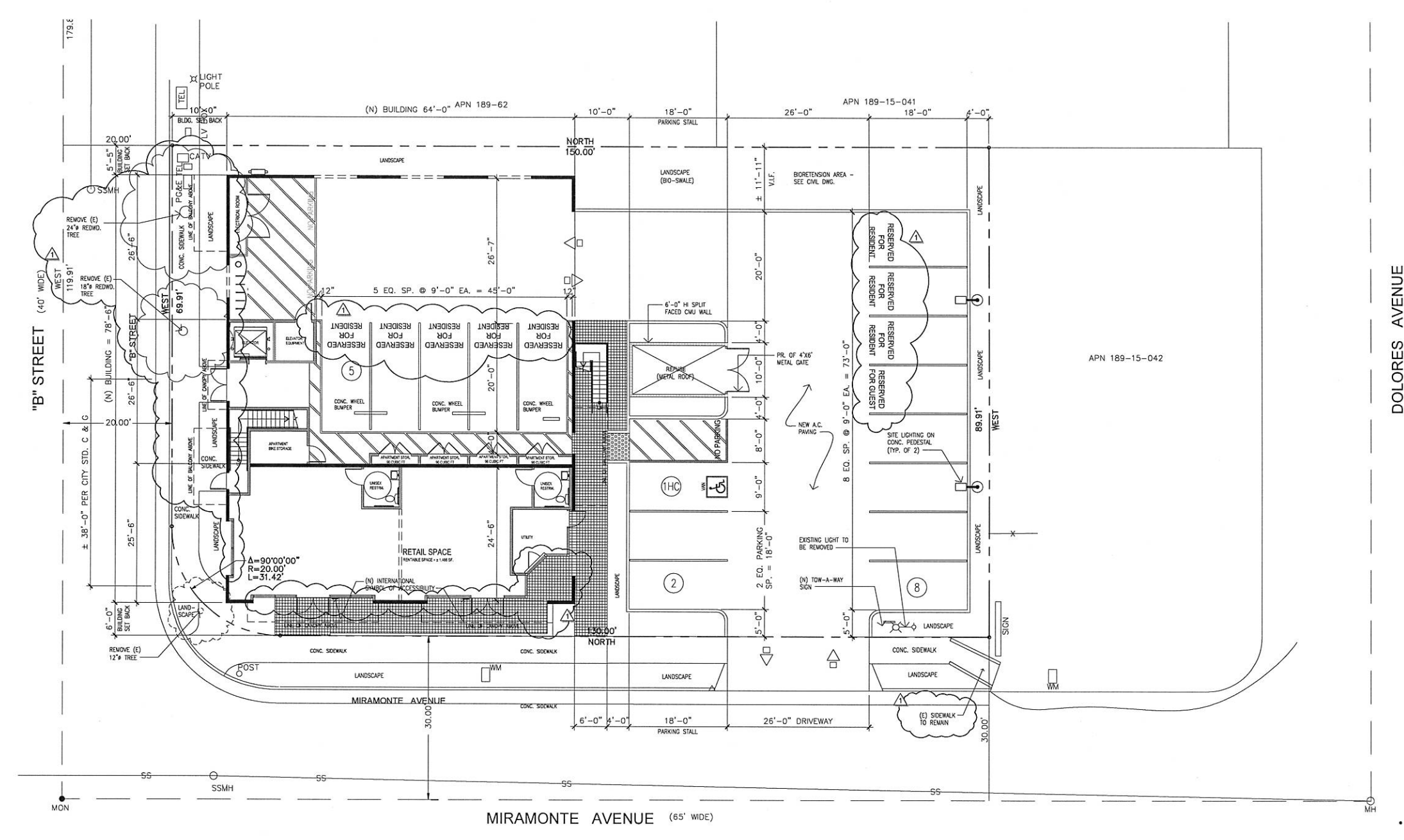


NEW RETAIL / APARTMENT BLDG.
 1540 MIRAMONTE AVENUE, LOS ALTOS, CA

SHEET TITLE **TOPO AND DEMOLITION PLAN**

JOB NO. 159689
 DATE 08-24-2015
 DRAWN BY Bud Uriss

SHEET NO. **A-0.3**



PROJECT ANALYSIS:

PROPERTY OWNER: GALE H. SHAW, TRUSTEE OF THE GALE H. SHAW LIVING TRUST

SITE AREA: ± 0.307 ACRES
± 13,400 SQ. FT.

BUILDING AREA: (N) 2 STORY (RETAIL & APARTMENT)
FOOTPRINT ± 4,896 SQ. FT.

GROUND FLOOR: ± 1,466 SQ. FT. (variable space)
± 3,430 SQ. FT. (Garage area, elev. deck, m. stair & etc.)

SECOND FLOOR: ± 4,958 SQ. FT. (4 units dwelling)

TOTAL: ± 9,854 SQ. FT.

BUILDING COVERAGE: 39 %

PARKING PROVIDED: 18 STALLS

STANDARD (P + 18): 15 STALLS
ACCESSIBLE PARKING (VAN): 1 STALLS
TOTAL: 16 STALLS

RETAIL: 1,466 variable space ± 5 cars req'd.
DWELLING: 4 UNITS x 2 cars = 8 cars req'd.
GUEST / VISITOR: 1 car req'd.
TOTAL = 14 cars req'd.

PARKING RATIO: 1/300 SQ. FT.

PAVING AREA: TOTAL ± 5,993 SQ. FT.
COVERAGE 44 %

LANDSCAPE AREA: TOTAL ± 2,333 SQ. FT.
COVERAGE 17 %

TYPE OF CONSTRUCTION: II-B

ZONING: CN (Commercial Neighborhood District)
LCSPZ (Loyola Corners Specific Plan Overlay)

OCCUPANCY: M / R-2

FIRE SPRINKLER SYSTEM: -

APPLICABLE CODES:

- 2013 California Building Code
- 2013 California Mechanical Code
- 2013 California Plumbing Code
- 2013 California Electrical Code
- 2013 California Green Building Code (CALGreen)
- 2013 California Fire Code (with local amendments)
- 2013 State of California Title 24 Energy Regulations
- 2013 State of California Title 24 Historic Accessibility Regulations
- Los Altos Code (including local amendments to the above requirements)

CITY OF LOS ALTOS LOCAL CODES and ORDINANCES.

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

REF. NORTH

DOLORES AVENUE

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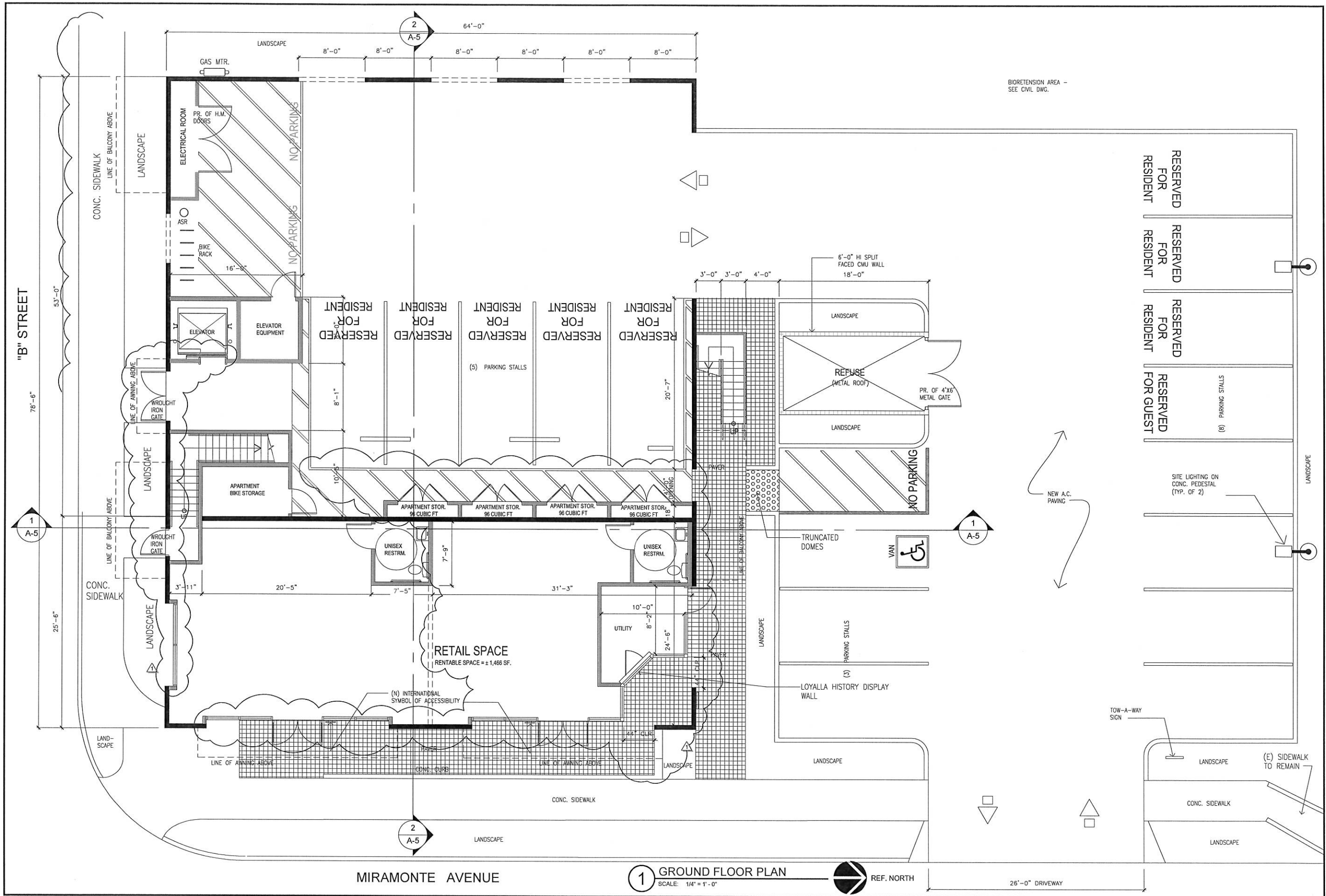


NEW RETAIL / APARTMENT BLDG.
1540 MIRAMONTE AVENUE, LOS ALTOS, CA

SHEET TITLE: SITE DEVELOPMENT PLAN

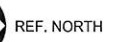
JOB NO. 158689
DATE 08-24-2015
DRAWN BY Bud/Jr/SS

SHEET NO. A-1



MIRAMONTE AVENUE

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



26'-0" DRIVEWAY

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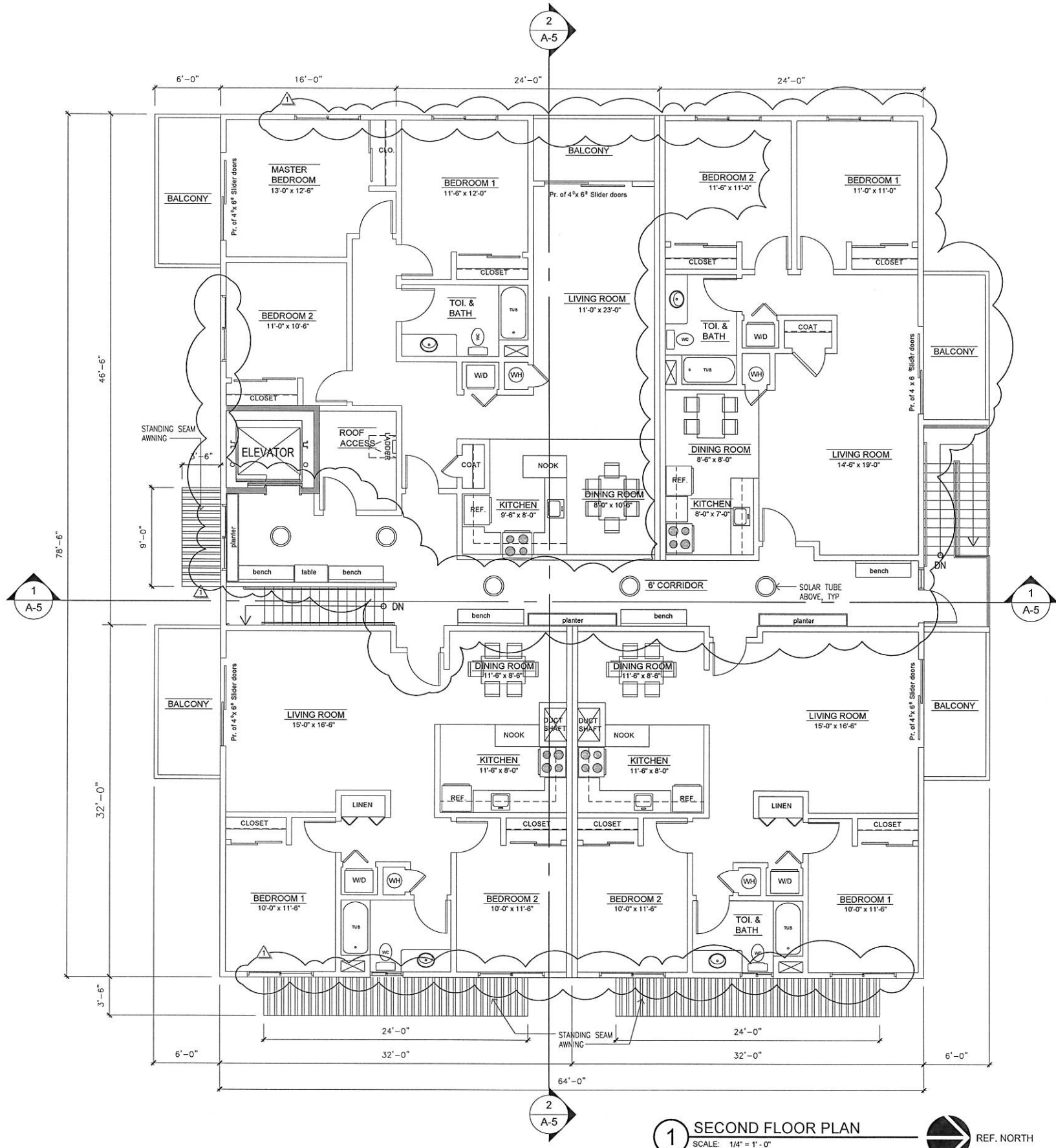


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NEW RETAIL / APARTMENT BLDG.
1540 MIRAMONTE AVENUE, LOS ALTOS, CA
SHEET TITLE: ALTERNATE FLOOR PLAN

JOB NO. 158689
DATE 08-24-2015
DRAWN BY BudJrSS

SHEET NO. A-2



1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1' - 0"
 REF. NORTH

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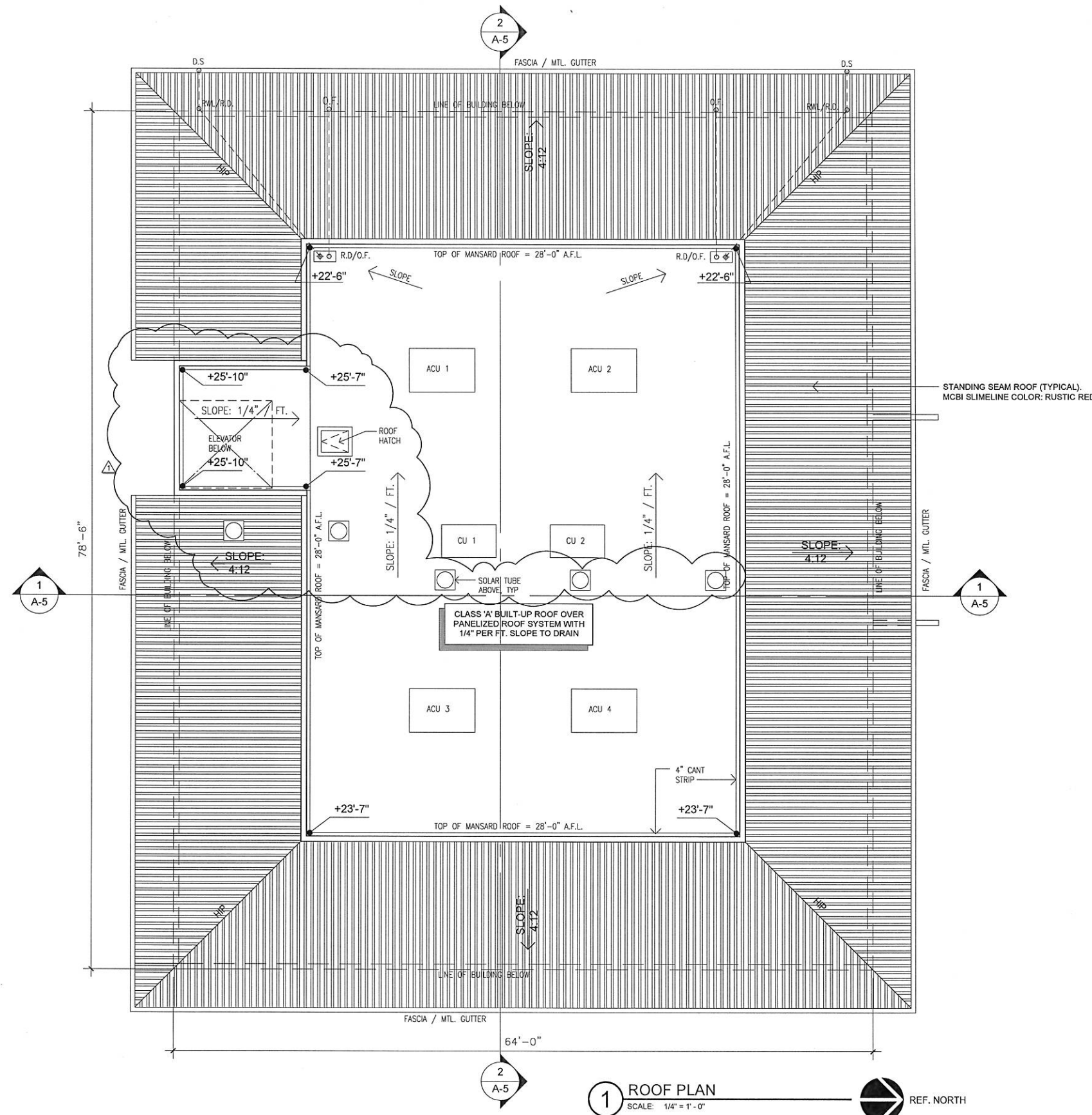


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NEW RETAIL / APARTMENT BLDG.
 1540 MIRAMONTE AVENUE, LOS ALTOS, CA
 SHEET TITLE: **SECOND FLOOR PLAN**

JOB NO. 158689
 DATE 08-24-2015
 DRAWN BY BudJriss

SHEET NO. **A-2.1**



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



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1
A-5

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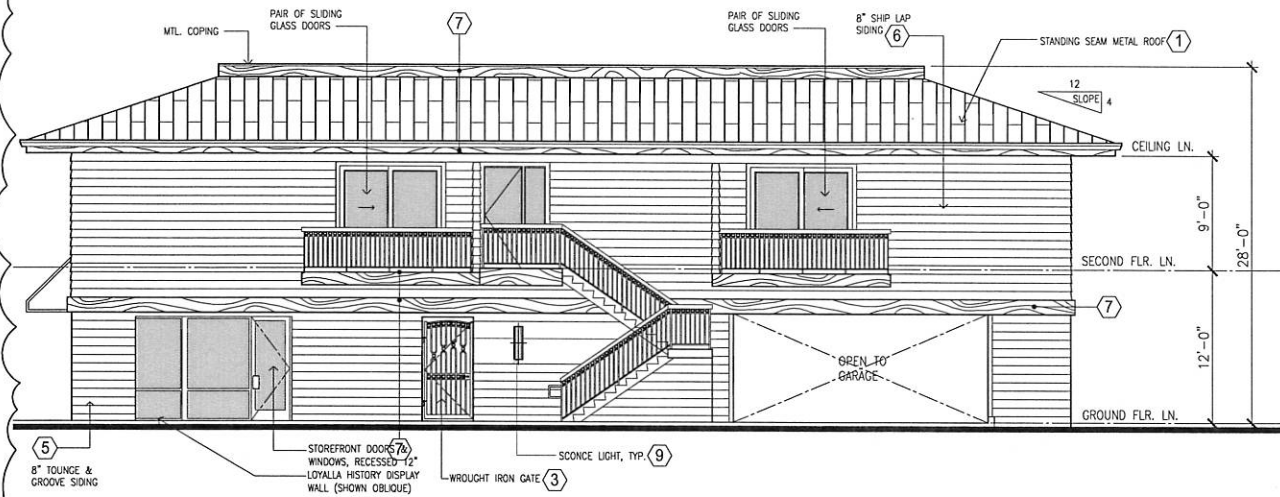


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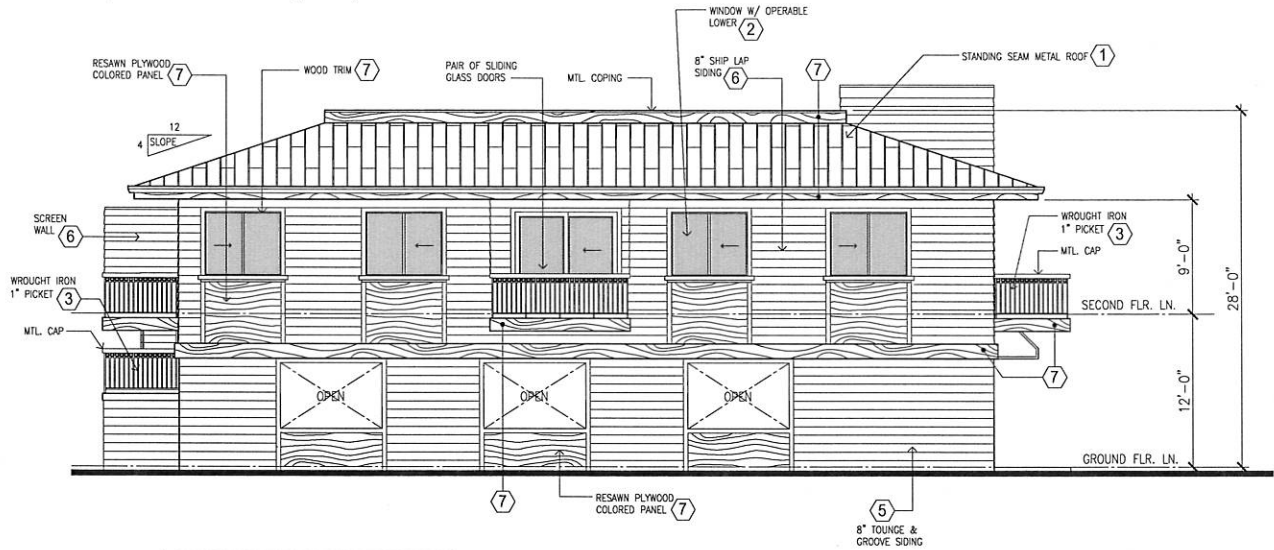
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1540 MIRAMONTE AVENUE, LOS ALTOS, CA
SHEET TITLE: ROOF PLAN

JOB NO. 158689
DATE 08-24-2015
DRAWN BY Bud/JISS

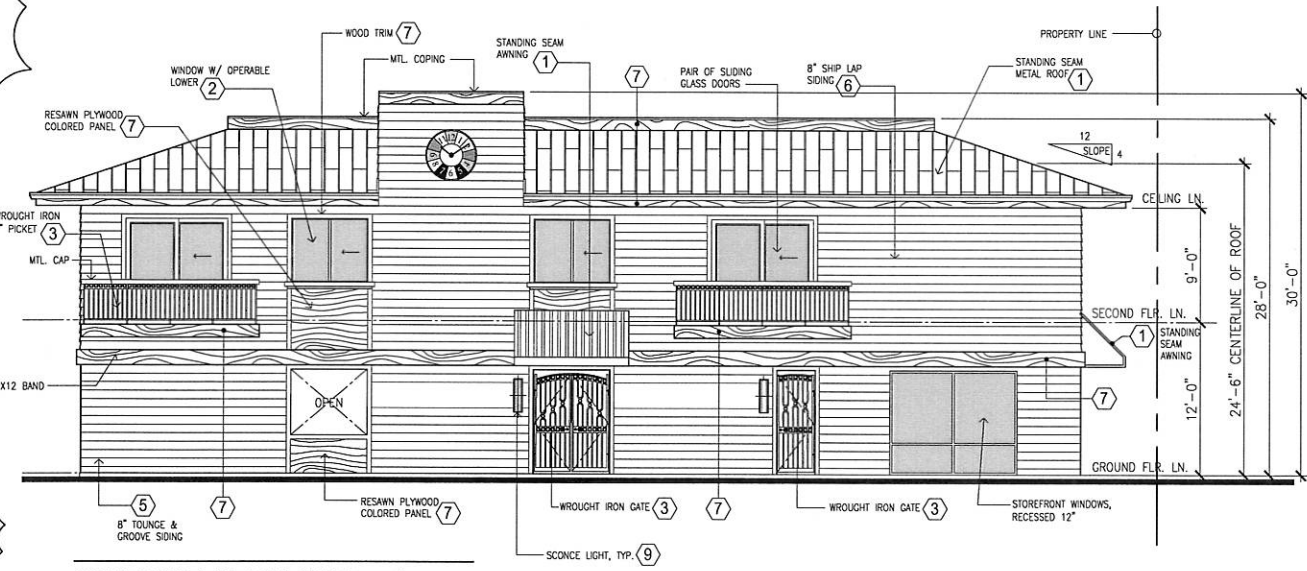
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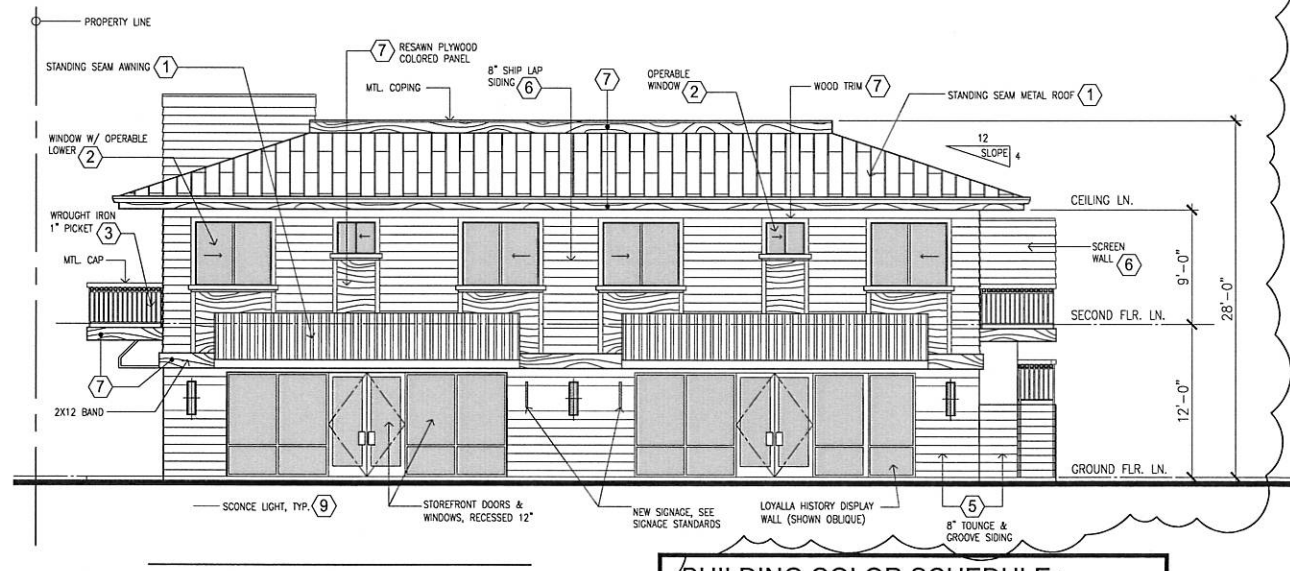
NORTH ELEVATION (@ Parking area)



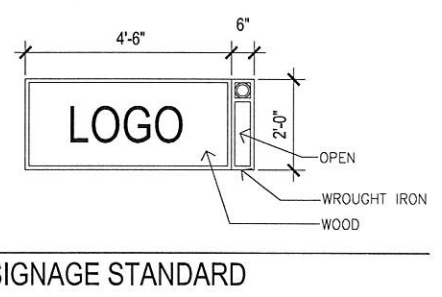
WEST ELEVATION (Rear)



SOUTH ELEVATION ("B" Street)



EAST ELEVATION (Miramonte Ave.)



SIGNAGE STANDARD

1 PROPOSED EXTERIOR ELEVATIONS
SCALE: 3/16" = 1' - 0"

BUILDING COLOR SCHEDULE :

- 1 STANDING SEAM ROOF. MCBI SLIMLINE COLOR: RUSTIC RED
- 2 CLEAR LOW E GLASS IN BLACK ALUMINUM FRAMES
- 3 WROUGHT IRON RAILS PAINTED. DUNN EDWARDS DE 6350 DARK ENGINE
- 4 DUNN EDWARDS DEC 756 WEATHERED BROWN.
- 5 SHERWIN WILLIAMS SEMI TRANSPARENT STAIN BANYAN BROWN SW3522
- 6 SHERWIN WILLIAMS SEMI TRANSPARENT STAIN BAJA BEIGE SW3509
- 7 SHERWIN WILLIAMS SEMI TRANSPARENT STAIN CHESTNUT SW3524
- 8 NOT USED
- 9 SAL S9351 SCENCE LIGHT

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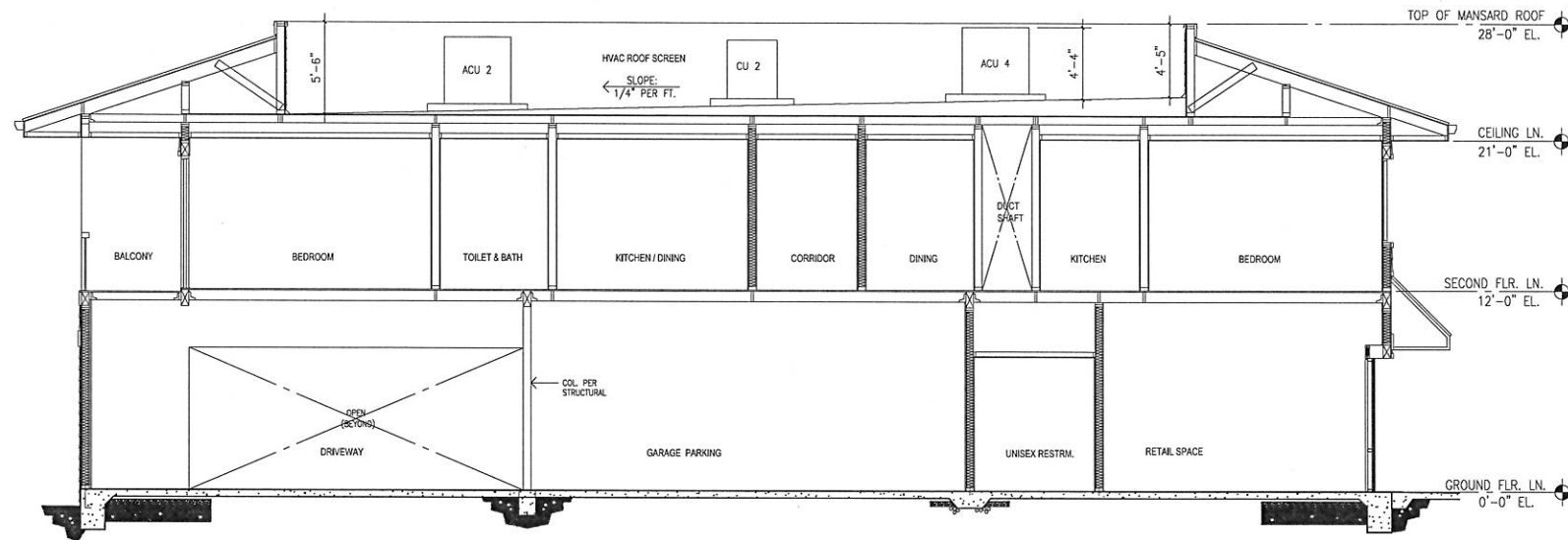
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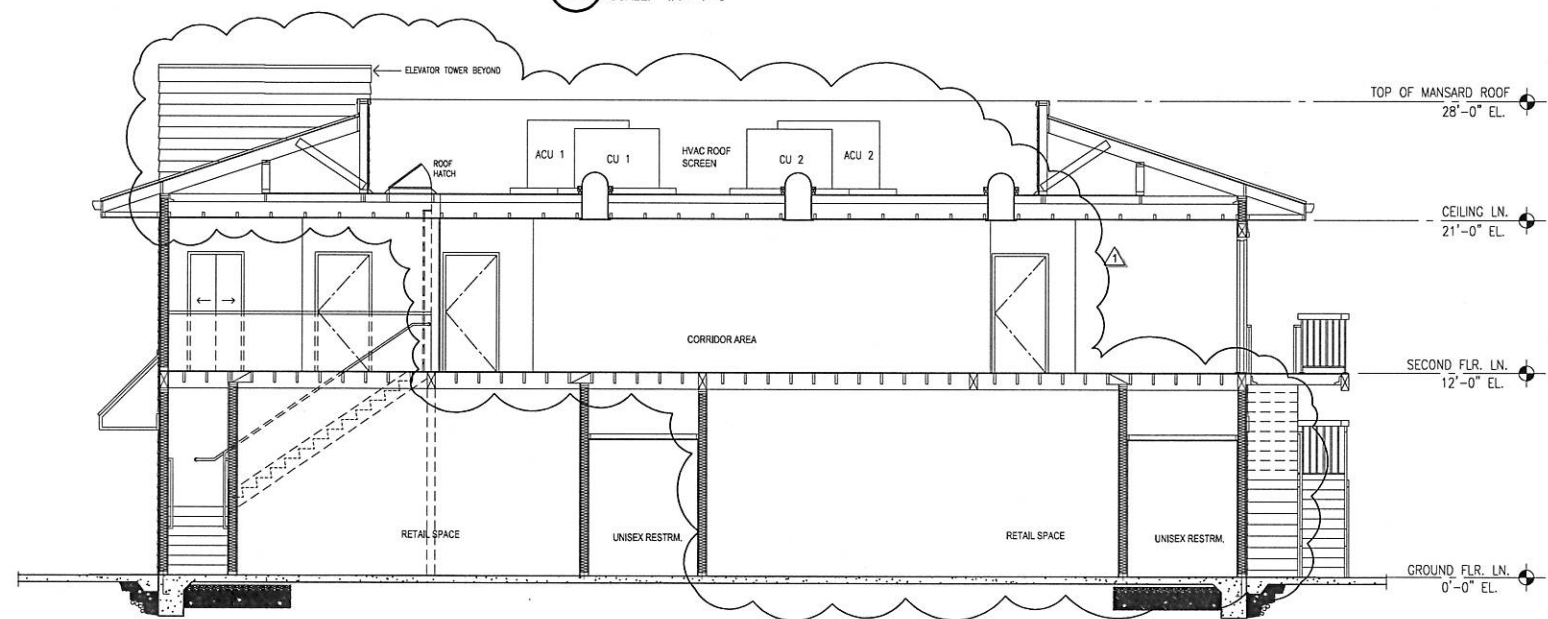
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NEW RETAIL / APARTMENT BLDG.
1540 MIRAMONTE AVENUE, LOS ALTOS, CA
SHEET TITLE **EXTERIOR ELEVATIONS**

JOB NO. 158689
DATE 08-24-2015
DRAWN BY BudJrSS
SHEET NO. **A-4**



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1' - 0"



1 CROSS SECTION
SCALE: 1/4" = 1' - 0"

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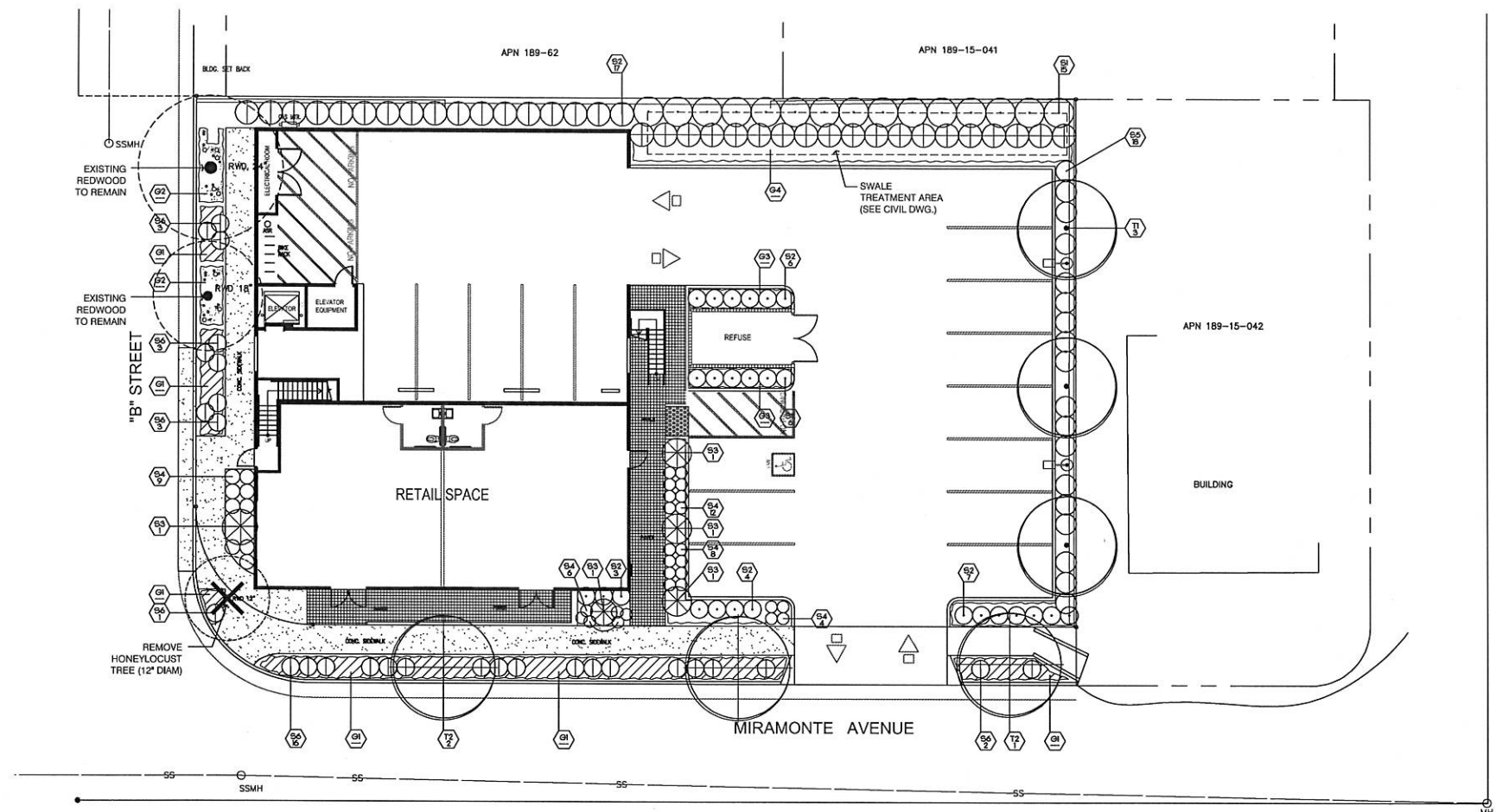


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NEW RETAIL / APARTMENT BLDG.
1540 MIRAMONTE AVENUE, LOS ALTOS, CA
SHEET TITLE **BUILDING SECTIONS**

JOB NO. 158689
DATE 08-24-2015
DRAWN BY BudJrSS

SHEET NO. **A-5**



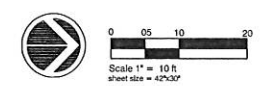
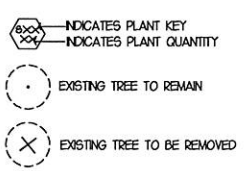
PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	SUGG. S
TREES						
11	LARIX LARicina	SARATOGA LAUREL	3	8\"/>		

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 4% SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2% SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2\"/>

PLANT SYMBOLS:



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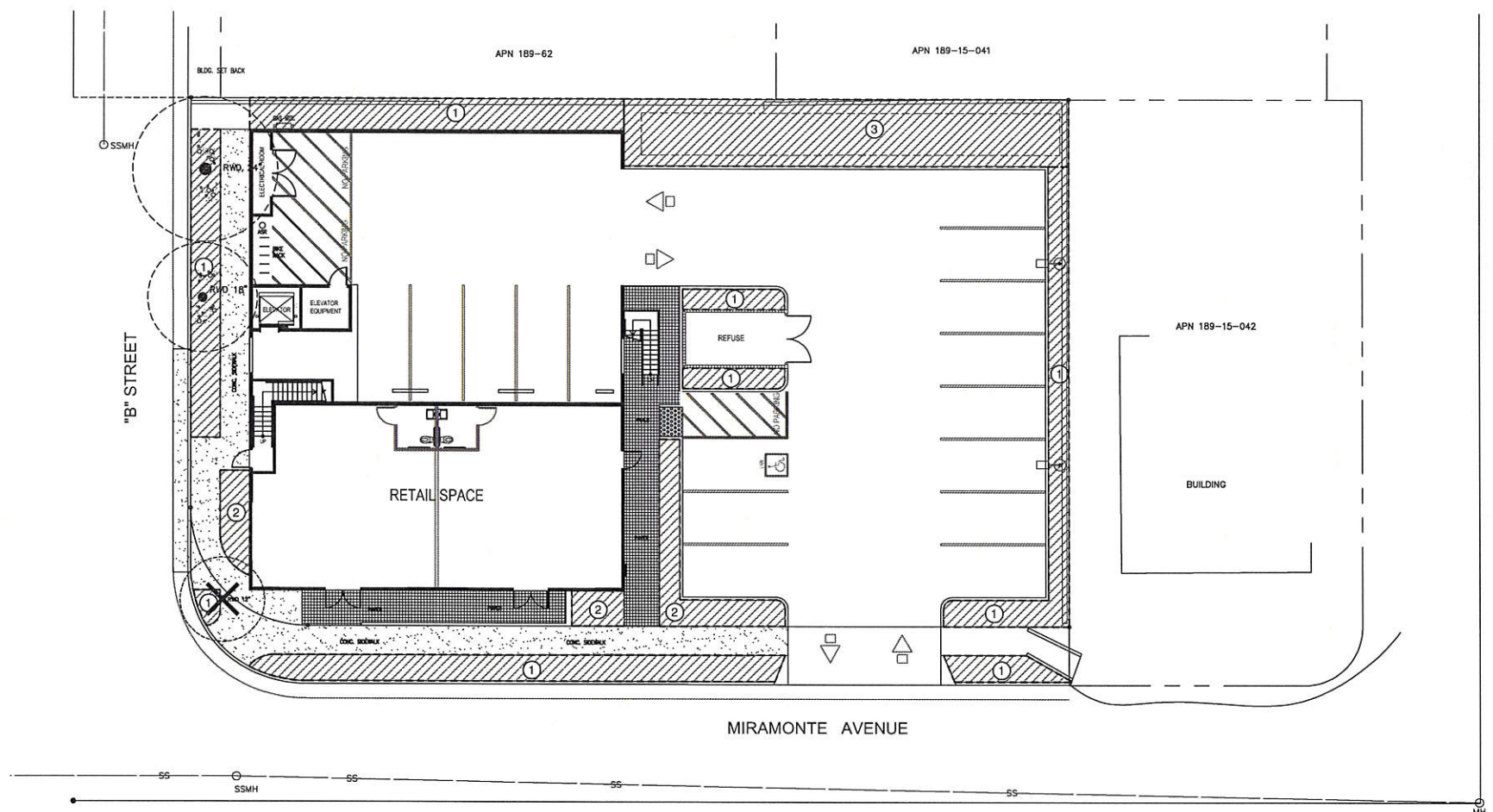


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NEW RETAIL & OFFICE BLDG:
1540 MIRAMONTE AVENUE, LOS ALTOS, CA
SHEET TITLE: **LANDSCAPE PLANTING PLAN**

JOB NO. 158689
DATE 08-21-2015
DRAWN BY pjt / ds

SHEET NO. **L1.0**



PROJECT DETAILS

RENOVATED LANDSCAPE AREA TOTAL = 2,772 SF.
 IRRIGATION WATER SOURCE - MUNICIPAL WATER WITH IRRIGATION WATER METER

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

- HIGH WATER REQUIREMENT
- MEDIUM WATER REQUIREMENT
- LOW WATER REQUIREMENT

MAWA

$$MAWA = (ET_o) \times (\phi_{62}) \times ((\phi_{71} \times LA) + (\phi_{3} \times SLA))$$

MAWA = 54,498 gallons/year
 eto = 45.3

hydro-zone	plant water use	hydro-zone area	MAWA
1	LOW	1,579	31,043
2	MEDIUM	326	6,409
3	LOW	867	17,045
TOTAL			54,498

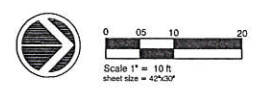
ETWU

ESTIMATED WATER USE (ETWU)

$$ETWU = (ET_o) \times (\phi_{62}) \times \left(\frac{PF \times HA}{IE} + SLA \right)$$

ETWU = 21,550 gallons/year
 eto = 45.3

hydro-zone	plant water use	plant factor	hydro-zone area	PFxHA	Irrigation efficiency	ETWU
1	LOW	0.2	1,579	316	0.85	10,435
2	MEDIUM	0.5	326	163	0.85	5,386
3	LOW	0.2	867	173	0.85	5,730
TOTAL						21,550



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REVISION 1	REVISION 4
REVISION 2	REVISION 5
REVISION 3	REVISION 6

NEW RETAIL & OFFICE BLDG:
 1540 MIRAMONTE AVENUE, LOS ALTOS, CA
 SHEET TITLE: **LANDSCAPE PLANTING PLAN**

JOB NO. 158689
 DATE 08-21-2015
 DRAWN BY pjt / ds
L2.0