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PROJECT DATA SUMMARY

SITE APN: 170-02-022
 ADDRESS: 4880 EL CAMINO REAL, LOS ALTOS, CALIFORNIA
 ZONING: COMMERCIAL THOROUGHFARE (CT)
 SITE AREA: 19,533 SF (0.45 ACRES)

RESIDENTIAL UNITS: 21 UNITS
 DENSITY: 46 DU/A

ALLOWABLE HEIGHT AND AREA

PODIUM GARAGE:
 CONSTRUCTION TYPE IA
 SPRINKLERED AS PER CBC 903.3.1.1
 PER CBC TABLE 503 HEIGHT AND AREA IS UNLIMITED

RESIDENTIAL FRAME OVER PODIUM:
 CONSTRUCTION TYPE IIA
 SPRINKLERED AS PER CBC 903.3.1.1
 HEIGHT: 5-STORIES AND 42 FEET
 MAX FLOOR AREA: 10,928 SQUARE FEET (2ND FLOOR)

PER CBC 504.2 INCREASE ALLOWABLE STORIES BY ONE
 PER CBC 504.2 INCREASE ALLOWABLE HEIGHT BY 20 FEET
 THEREFORE, PER CBC TABLE 503 R-2 OCCUPANCY
 ALLOWABLE STORIES IS 5 AND ALLOWABLE HEIGHT IS 85 FEET
 PER CBC 506.3 INCREASE ALLOWABLE AREA BY 200% FOR SPRINKLERS
 THEREFORE, PER CBC TABLE 503 R-2 OCCUPANCY
 ALLOWABLE BUILDING AREA PER STORY IS 48,000 SQUARE FEET

UNIT SUMMARY

9 - 2-BEDROOM UNITS (2 BELOW MARKET RATE - LOW INCOME)
 12 - 3-BEDROOM UNITS (1 BELOW MARKET RATE - MODERATE INCOME)

PARKING SUMMARY

REQUIRED ASSIGNED PARKING: 2 STALLS PER UNIT = 42 SPACES
 REQUIRED GUEST PARKING: 25% OF UNITS (ROUND DOWN) = 5 SPACES
 REQUIRED ACCESSIBLE PARKING: 2% OF ASSIGNED (1); 5% OF GUEST (1)
 ASSIGNED PARKING PROVIDED: 42 STALLS COMPLIES
 GUEST PARKING PROVIDED: 5 STALLS COMPLIES
 ACCESSIBLE PARKING PROVIDED: 2 STALLS COMPLIES (1 GUEST, 1 ASSIGNED)

PROJECT DIRECTORY

OWNER
 LOLA, LLC
 12340 Saratoga-Sunnyvale Road
 Saratoga, CA 95070
 tel (408) 253-4747

ARCHITECT
 DAHLIN GROUP
 5865 Owens Drive
 Pleasanton, California 94588 USA
 tel (925) 251-7200
 fax (925) 251-7201

CIVIL ENGINEER
 JMH WEISS
 1960 Zanker Road
 San Jose, CA 95112
 tel (408) 286-4555

LANDSCAPE ARCHITECT
 VAN DORN ABED
 81 14th Street
 San Francisco, CA 94103
 tel (415) 864-1921
 fax (415) 864-4796



4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA



JOB NO. 1334.001
 DATE 02-26-16

5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

T-1



DISCLAIMER:
BUILDINGS AND COLORS REPRESENTED
ARE FOR CONTEXTUAL ANALYSIS ONLY
AND ARE NOT GUARANTEED TO BE
100% ACCURATE





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Google earth

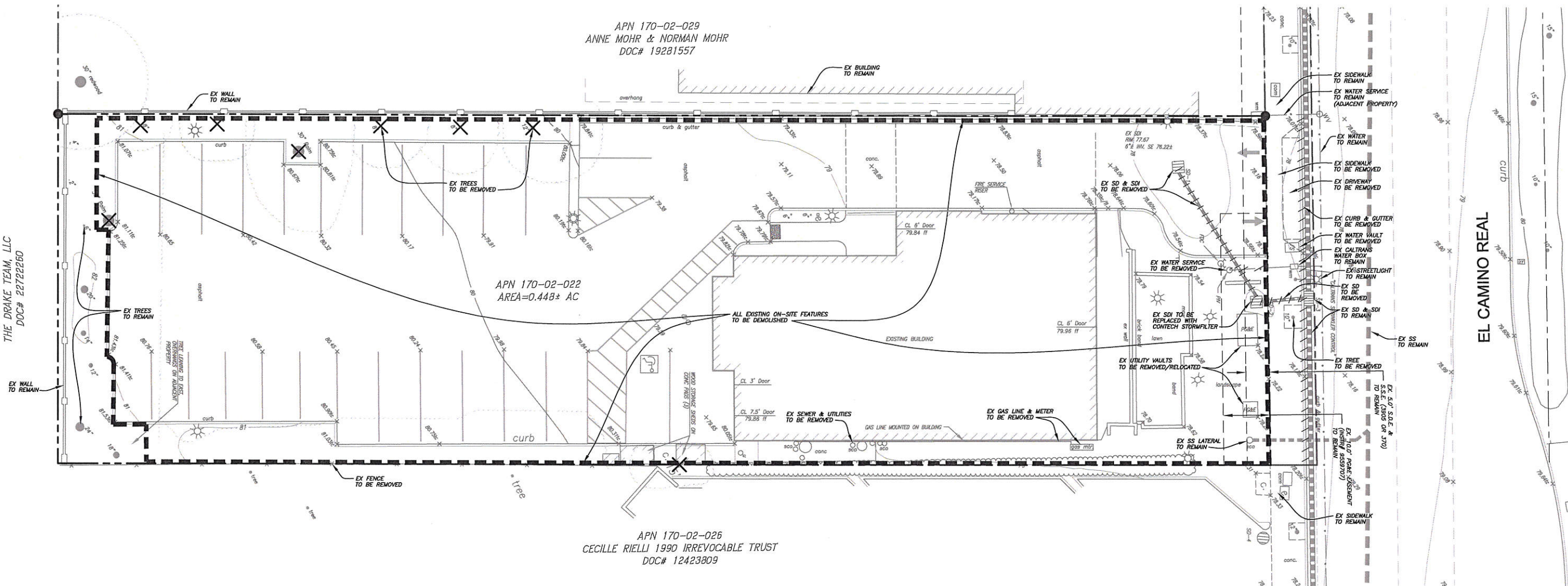


APN 170-02-029
ANNE MOHR & NORMAN MOHR
DOC# 19281557

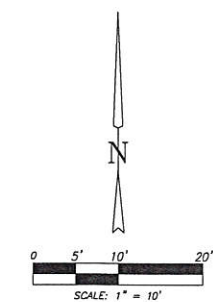
APN 170-02-022
AREA=0.448± AC

APN 170-02-026
CECILLE RIELLI 1990 IRREVOCABLE TRUST
DOC# 12423809

APN 170-02-020
THE DRAKE TEAM, LLC
DOC# 22722260



- LEGEND**
- REMOVE EXISTING CURB
 - REMOVE EXISTING TREE
 - LIMITS OF WORK



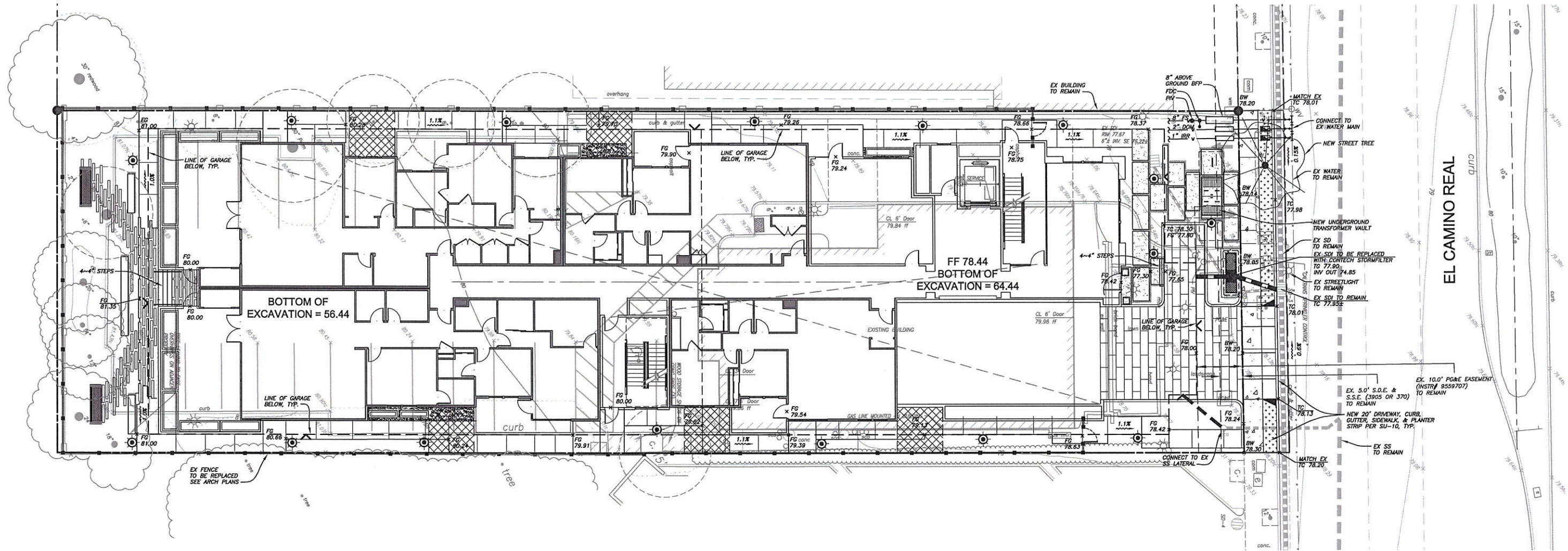
4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

PRELIMINARY
DEMOLITION PLAN

JMH WEISS, INC.
Civil Engineering - Surveying - Land Planning
1960 Zanker Road
San Jose, CA 95113
Tel: (408) 286-4555
www.jmhweiss.com

JOB NO. 5078
DATE 02-25-16

C-1.0



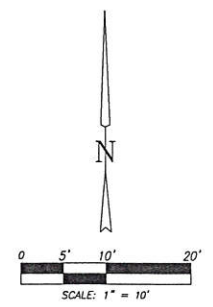
NOTE:
SEE LANDSCAPE PLANS FOR TREE REMOVAL AND PAVING TREATMENT DETAILS.

EARTH WORK QUANTITIES	
CUT:	11,100 CY
FILL:	0 CY
EXPORT:	11,100 CY
IMPORT:	0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

BENCHMARK
VERTICAL DATUM IS BASED UPON NGS PID HT 1233, A DISC SET IN A LARGE WATER VAULT NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CHARLESTON ROAD AND PARK BOULEVARD. ELEVATION TAKEN AS 96.30, NAVD88.

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE	---	---
CURB	---	---
CURB AND GUTTER	---	---
CONCRETE SIDEWALKS / WALKWAYS	[Pattern]	[Pattern]
BUILDING CONCRETE SLAB	[Pattern]	[Pattern]
PERVIOUS PAVERS	[Pattern]	[Pattern]
DRIVEWAY	[Pattern]	[Pattern]
FLAT GRATE INLET	■ CB	□
CHRISTY U23 W/ 71RHD GRATE	■ CB	□
AREA DRAIN (HARDSCAPE AREA USE NDS #639) (LANDSCAPE AREA USE NDS #80)	● AD	
OVERLAND RELEASE	←	
SWALE FLOWLINE	---	



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LOS ALTOS, CALIFORNIA

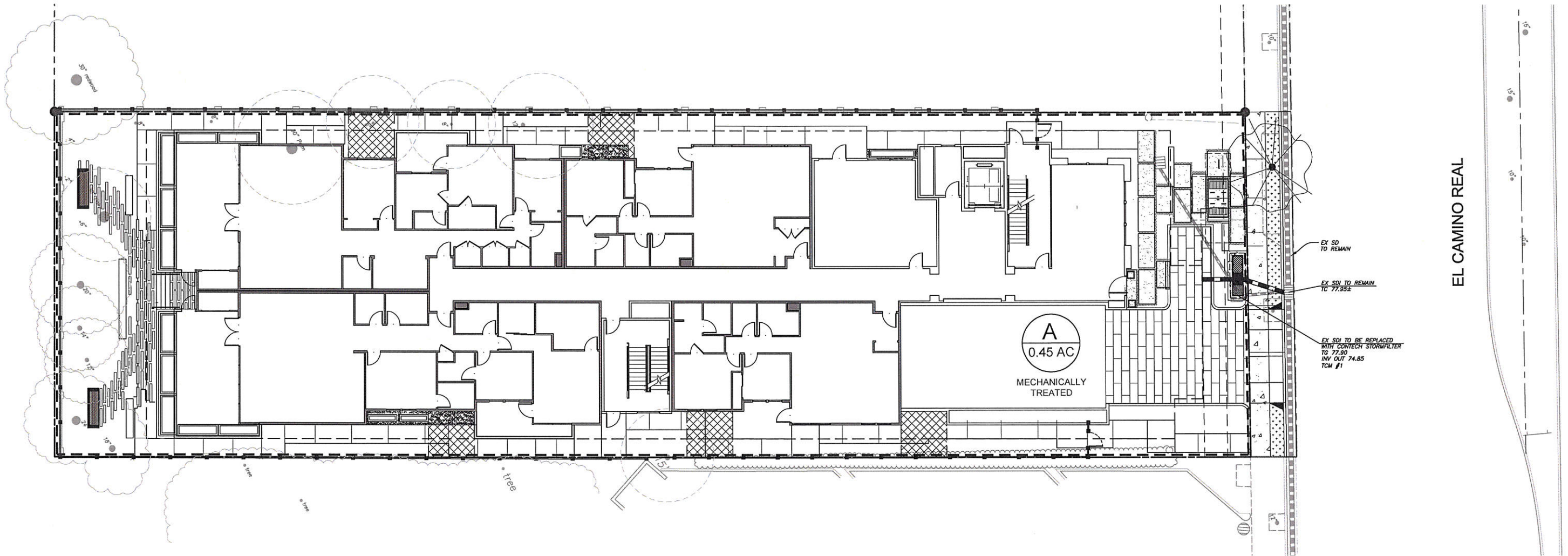
PRELIMINARY GRADING,
UTILITY & DRAINAGE PLAN

JMH WEISS, INC.
Civil Engineering - Surveying - Land Planning
1960 Zanker Road
San Jose, CA 95113
Tel: (408) 285-4555
www.jmhweiss.com

JOB NO. 5078
DATE 02-25-16

C-2.0

DWG NAME: P:\5078 - 4880 El Camino Real - Los Altos\5078\Engineering\Engineering Plans\Planning\5078 C-2.0 Grading & Utility Plan.dwg, LAST EDITED: Thu, Feb 25, 2016 3:56pm
USER: ltron, AutoCad V.20.06 (LMS Tech), Microsoft Windows NT Version 6.1 (64)



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
		PROJECT PHASE NUMBER: ONE (1)	
TOTAL SITE (ACRES):	0.45	TOTAL AREA OF SITE DISTURBED (ACRES):	0.45
EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)		
	REPLACED	NEW	
IMPERVIOUS SURFACES			
ROOF AREA(S)	3,584	0	15,190
PARKING	12,304	0	0
SIDEWALKS, PATIOS, PATHS, ETC	0	0	1,557
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES:	15,888	0	16,747
PERVIOUS SURFACES			
LANDSCAPED AREAS	3,645	0	2,786
PERVIOUS PAVERS	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0	0
TOTAL PERVIOUS SURFACES:	3,645	0	2,786
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:		23,125	
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:		2,786	

TREATMENT CONTROL SUMMARY TABLE (REGULATORY REQUIRED)										
ID AREA	TCM#	TYPE	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	NUMBER OF CARTRIDGES PROVIDED	FLOW-THROUGH PLANTER AREA REQUIRED (SF)	FLOW-THROUGH PLANTER AREA PROVIDED (SF)	RISER HEIGHT (FT)	LOCATION
A	1	MEDIA FILTER	19,533	17,322	2,211	3	-	-	-	ONSITE

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

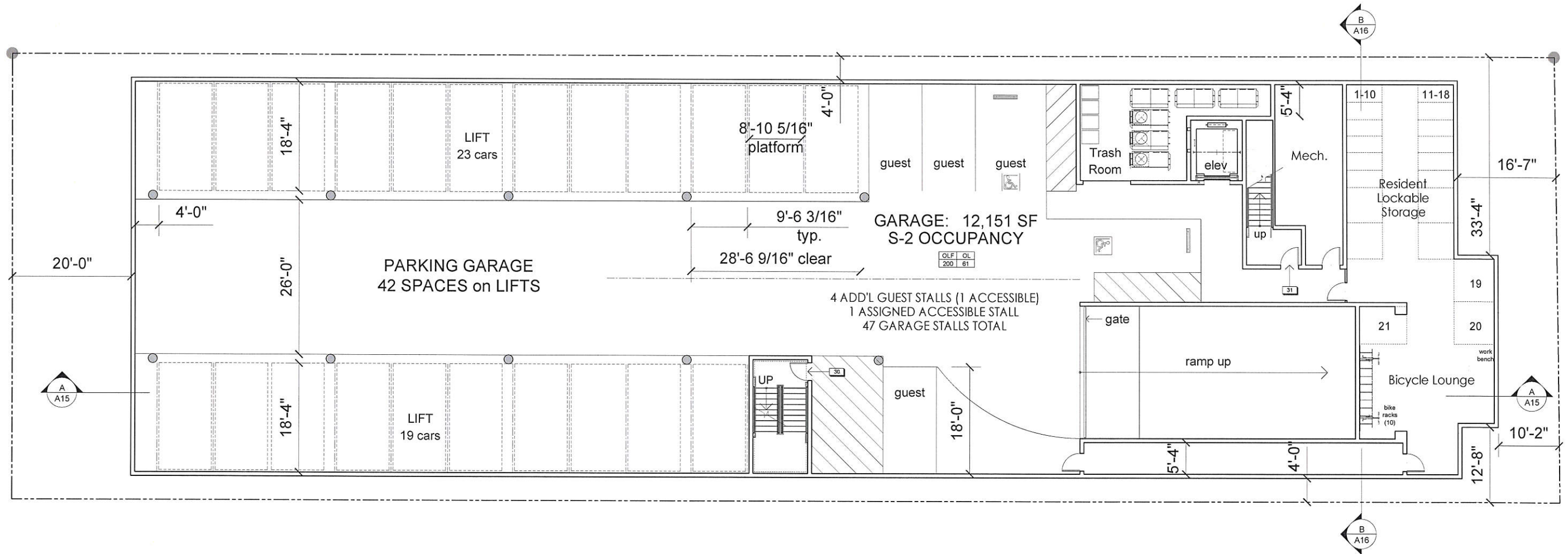
STORMWATER CONTROL PLAN

JMH WEISS, INC.
Civil Engineering - Surveying - Land Planning
1960 Zanker Road
San Jose, CA 95113
Tel: (408) 286-4555
www.jmhweiss.com

JOB NO. 5078
DATE 02-25-16

C-3.0

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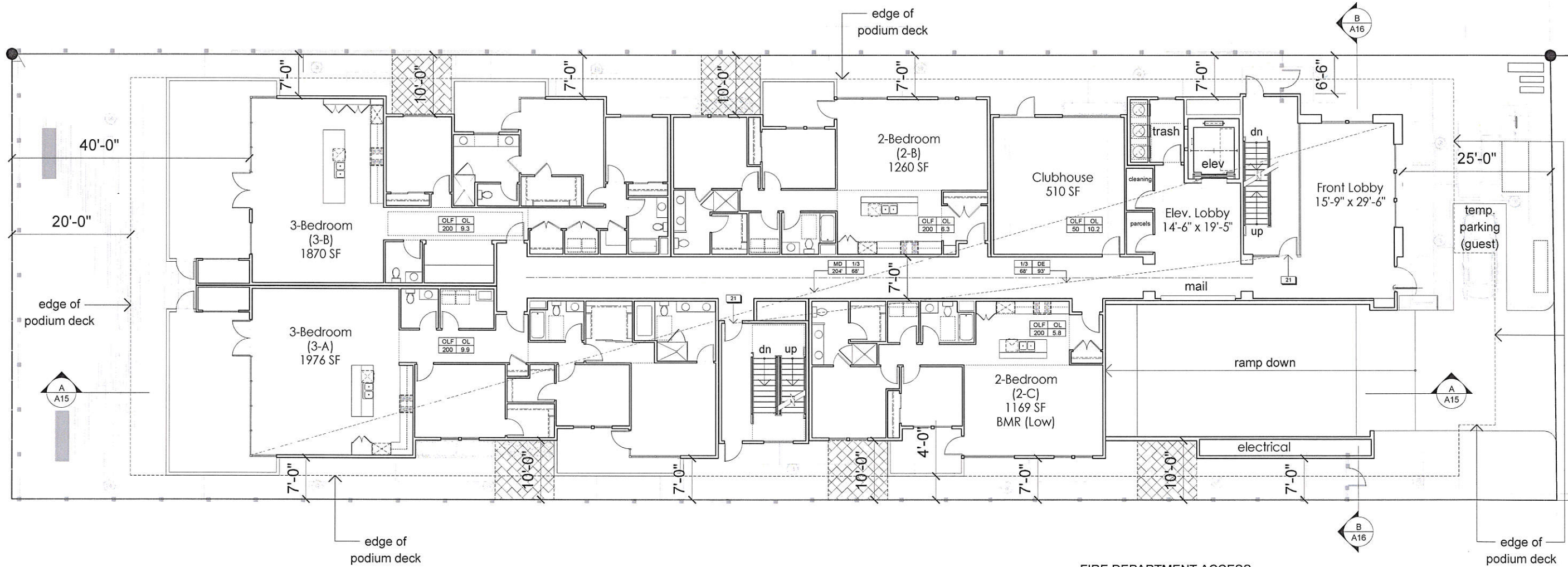
GARAGE LEVEL PLAN



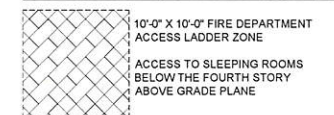
JOB NO. 1334.001
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925-251-7200

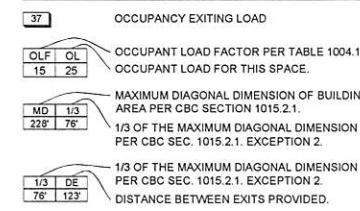
A-0



FIRE DEPARTMENT ACCESS



BLDG. EXIT ANALYSIS LEGEND



LEVEL 1
 LOBBY
 CLUBHOUSE
 (2) 2-BEDROOM UNITS
 (2) 3-BEDROOM UNITS
 (4) UNITS THIS FLOOR

9,903 SF GROSS AREA
 6,275 SF NET AREA

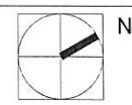
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 DATE 02-26-16

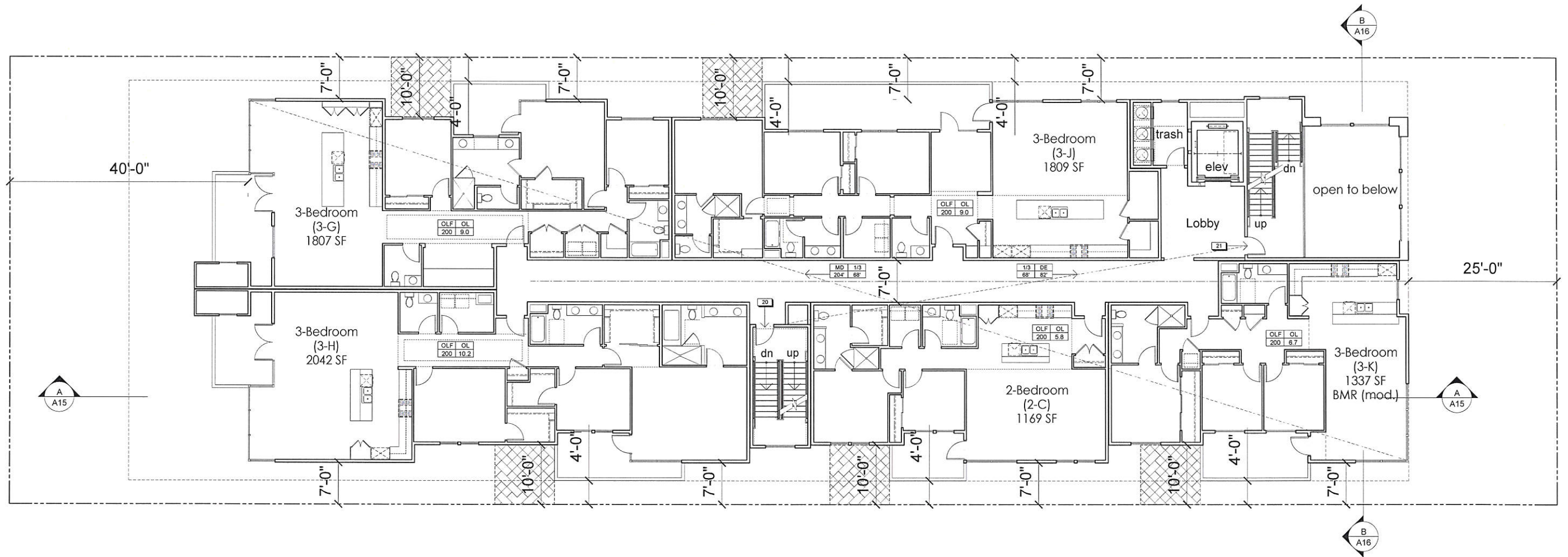
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LEVEL 1 PLAN

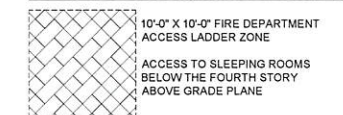


A-1

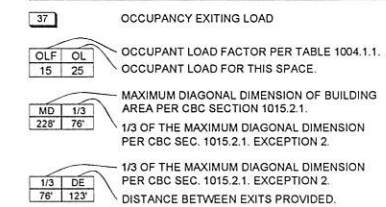
4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA



FIRE DEPARTMENT ACCESS



BLDG. EXIT ANALYSIS LEGEND



LEVEL 2
LOBBY VOLUME
(2) 2-BEDROOM UNITS
(3) 3-BEDROOM UNITS
(5) UNITS THIS FLOOR

10,928 SF GROSS AREA
8,164 SF NET AREA

SCALE: 1/8"=1'-0"



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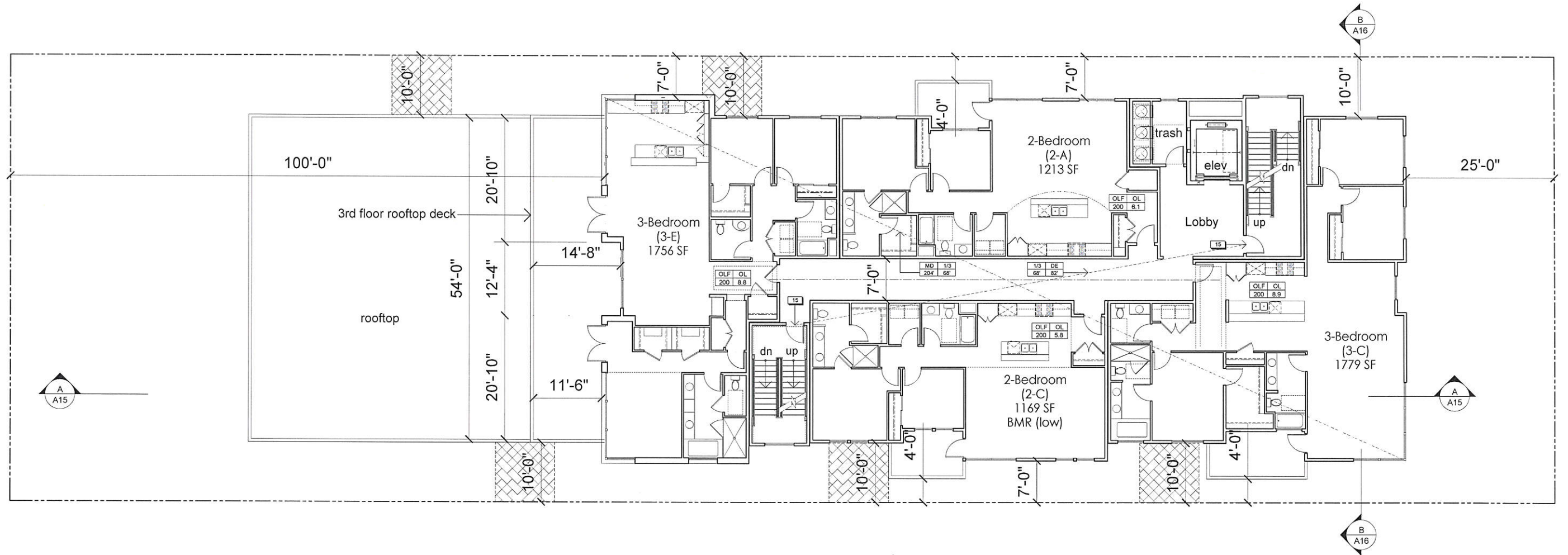


A-2

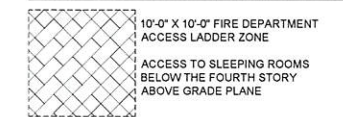
4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

LEVEL 2 PLAN

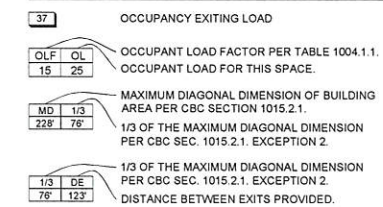




FIRE DEPARTMENT ACCESS



BLDG. EXIT ANALYSIS LEGEND



LEVEL 3
 (2) 2-BEDROOM UNITS
 (2) 3-BEDROOM UNITS
 (4) UNITS THIS FLOOR

7,735 SF GROSS AREA
 5,917 SF NET AREA

SCALE: 1/8"=1'-0"



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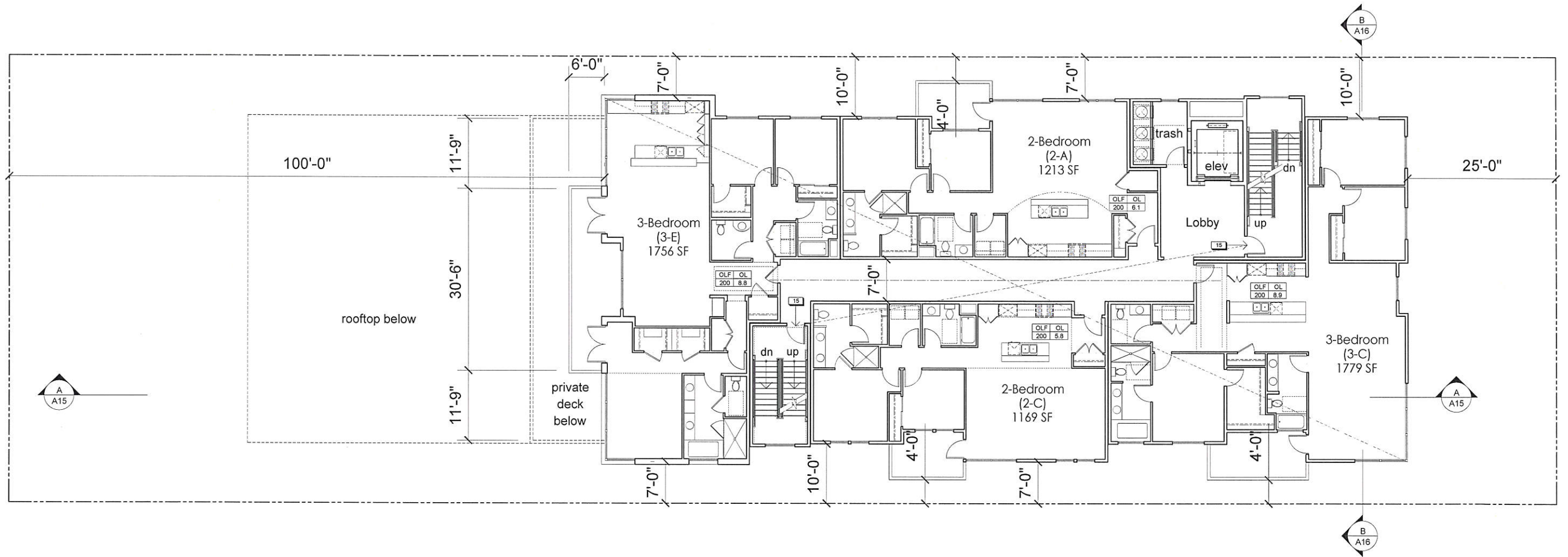


A-3






4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

LEVEL 3 PLAN





BLDG. EXIT ANALYSIS LEGEND

-  OCCUPANCY EXITING LOAD
-  OCCUPANT LOAD FACTOR PER TABLE 1004.1.1. OCCUPANT LOAD FOR THIS SPACE.
-  MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1.
-  1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
-  1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2. DISTANCE BETWEEN EXITS PROVIDED.

LEVEL 4
 (2) 2-BEDROOM UNITS
 (2) 3-BEDROOM UNITS
 (4) UNITS THIS FLOOR

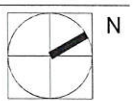
7,735 SF GROSS AREA
 5,927 SF NET AREA

SCALE: 1/8"=1'-0"



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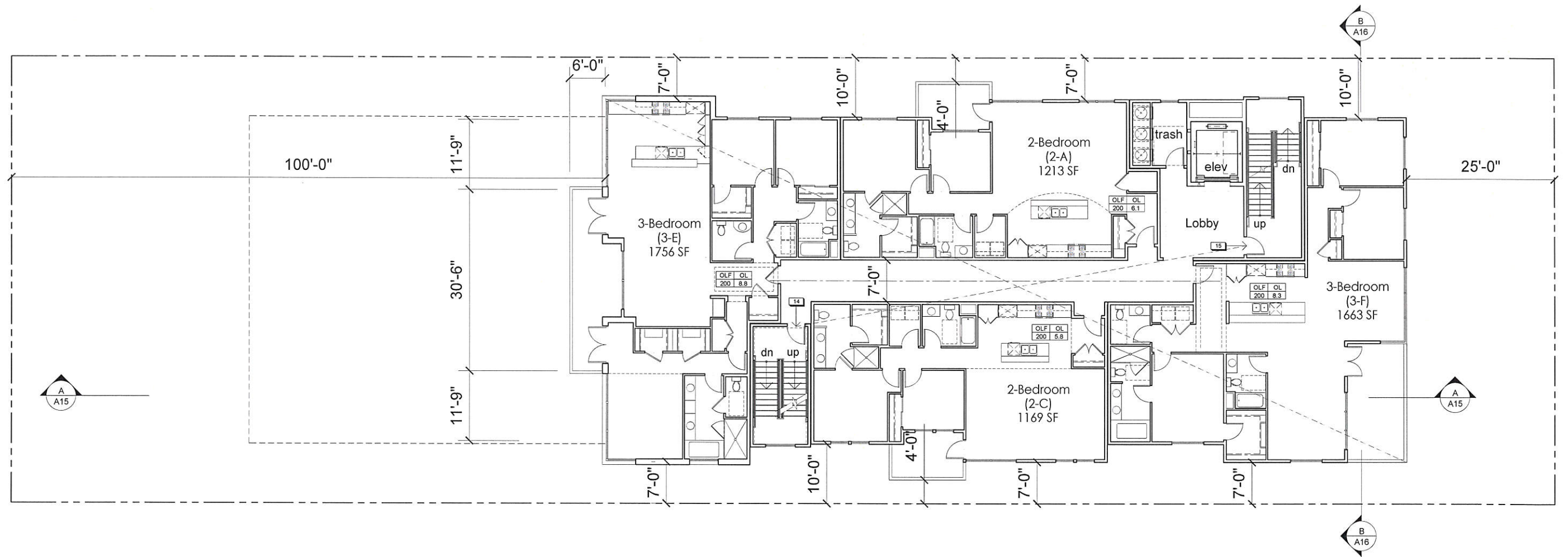


A-4

4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

LEVEL 4 PLAN





LEVEL 5
 (2) 2-BEDROOM UNITS
 (2) 3-BEDROOM UNITS
 (4) UNITS THIS FLOOR

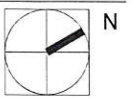
7,616 SF GROSS AREA
 5,801 SF NET AREA

SCALE: 1/8"=1'-0"



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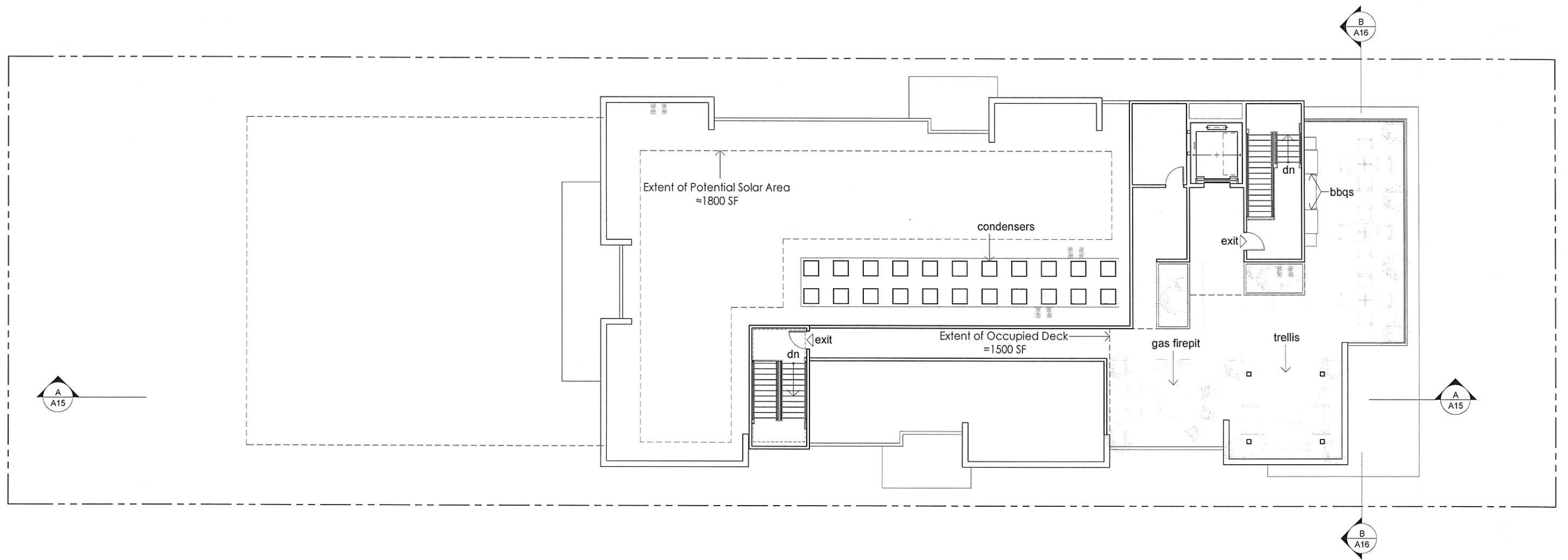


A-5

4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

LEVEL 5 PLAN





4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

ROOF PLAN



SCALE: 1/8"=1'-0"



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A-6



② SOUTH ELEVATION



① NORTH ELEVATION

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

ELEVATIONS



SCALE: 1/8"=1'-0"
0 8 16 32

JOB NO. 1334.001
DATE 02-26-16

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-12



① EAST ELEVATION

4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

ELEVATIONS



SCALE: 1/8"=1'-0"



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 DATE 02-26-16

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A-13



① WEST ELEVATION

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

ELEVATIONS



SCALE: 1/8"=1'-0"



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DATE 02-26-16

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A-14



4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

PERSPECTIVE



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DATE 02-26-16

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A-17



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LOS ALTOS, CALIFORNIA

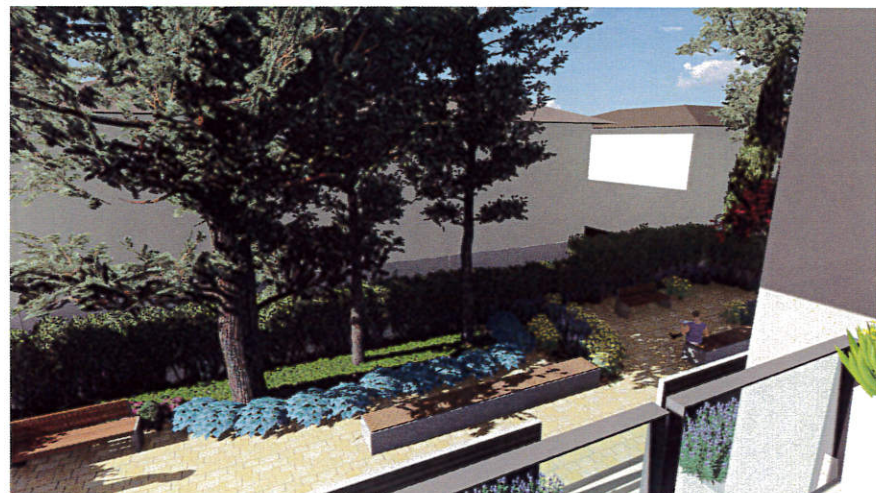
PERSPECTIVE



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A-18



BALCONY VIEW FROM REAR YARD



REAR YARD



EL CAMINO REAL ENTRANCE



PUBLIC SEATING AREA IN REAR YARD



SIDE YARD



EL CAMINO REAL ENTRY AND FRONT YARD

VIGNETTES



SHADOW STUDY

DECEMBER 21
9:00 AM

SCALE: N.T.S.

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

SHADOW STUDY



JOB NO. 1334.001
DATE 02-26-16

5865 Owens Drive
Pleasanton, CA 94588
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A-20



SHADOW STUDY

DECEMBER 21
12:00 PM

SCALE: N.T.S.

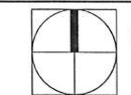
4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

SHADOW STUDY



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DATE 02-26-16

5865 Owens Drive
Pleasanton, CA 94588
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A-21



SHADOW STUDY

DECEMBER 21
3:00 AM

SCALE: N.T.S.

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

SHADOW STUDY

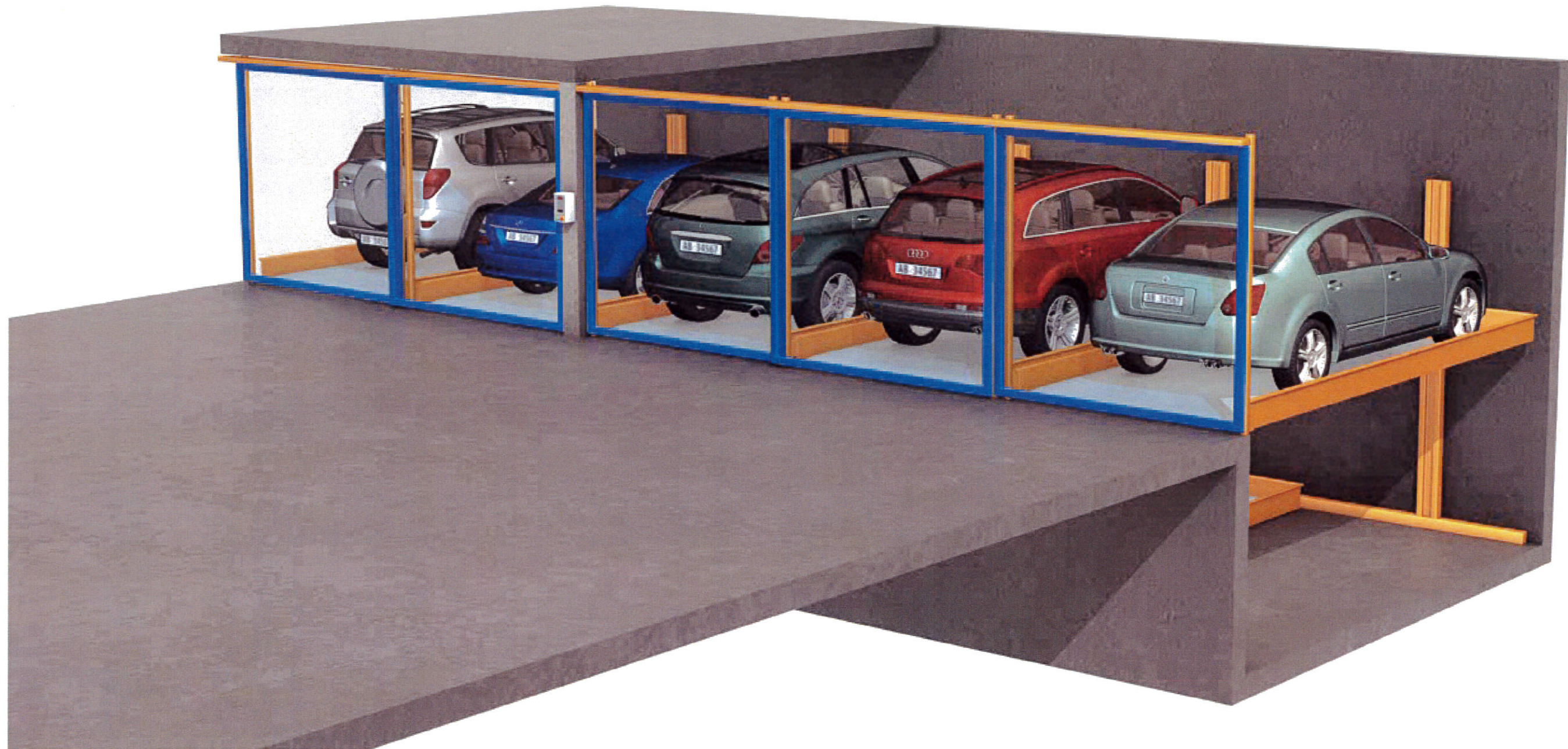


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A-22



4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

KLAUS AUTOMATED VEHICLE STACKING SYSTEM



JOB NO. 1334.001
DATE 02-26-16

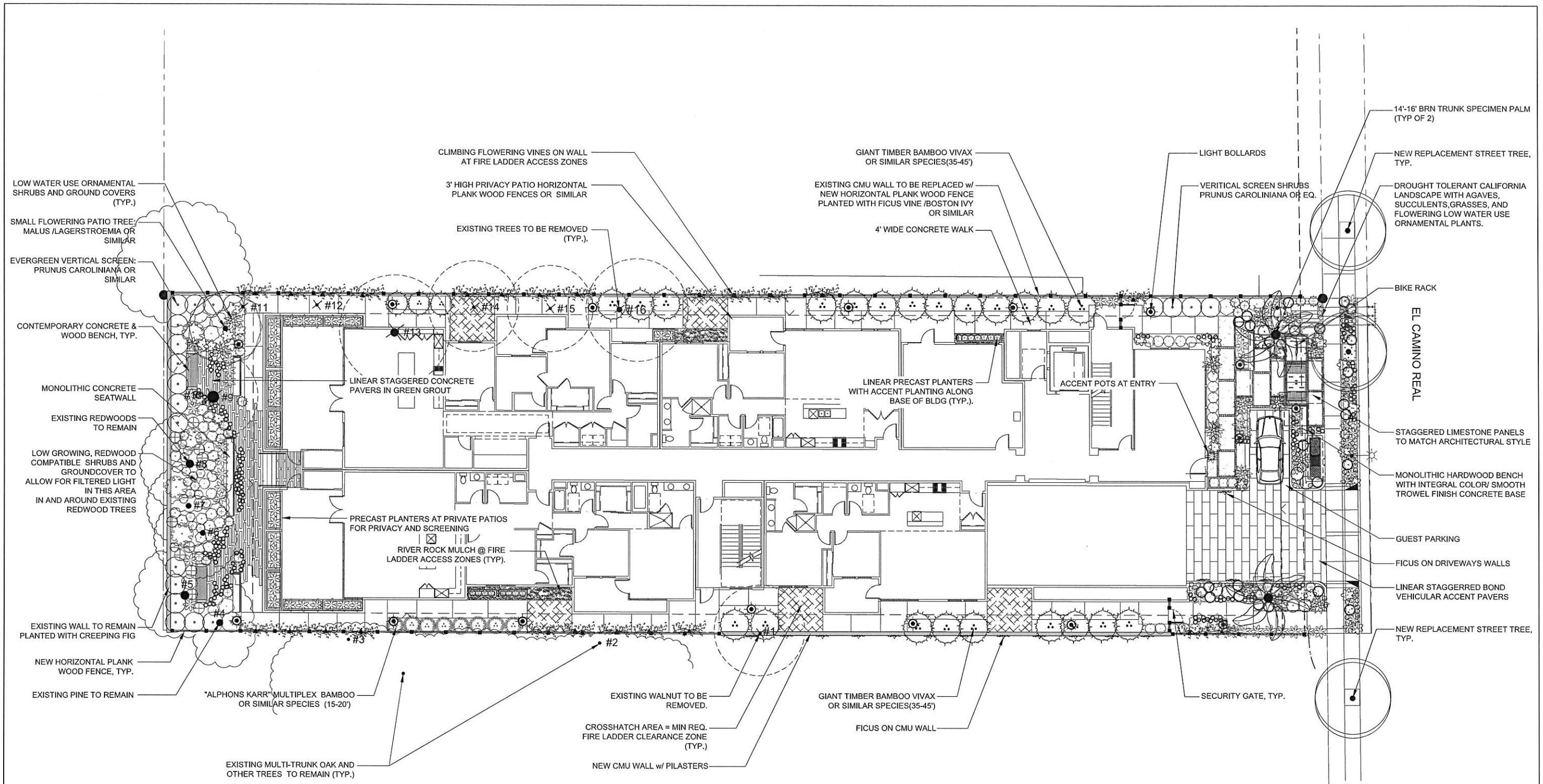
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Pleasanton, CA 94588
925-251-7200

A-23



EL CAMINO REAL





LOW WATER USE ORNAMENTAL SHRUBS AND GROUND COVERS (TYP.)

SMALL FLOWERING PATIO TREE: MALUS / LAGERSTROEMIA OR SIMILAR

EVERGREEN VERTICAL SCREEN: PRUNUS CAROLINIANA OR SIMILAR

CONTEMPORARY CONCRETE & WOOD BENCH, TYP.

MONOLITHIC CONCRETE SEATWALL

EXISTING REDWOODS TO REMAIN

LOW GROWING, REDWOOD COMPATIBLE SHRUBS AND GROUND COVER TO ALLOW FOR FILTERED LIGHT IN THIS AREA IN AND AROUND EXISTING REDWOOD TREES

EXISTING WALL TO REMAIN PLANTED WITH CREEPING FIG

NEW HORIZONTAL PLANK WOOD FENCE, TYP.

EXISTING PINE TO REMAIN

CLIMBING FLOWERING VINES ON WALL AT FIRE LADDER ACCESS ZONES

3' HIGH PRIVACY PATIO HORIZONTAL PLANK WOOD FENCES OR SIMILAR

EXISTING TREES TO BE REMOVED (TYP.)

EXISTING WALNUT TO BE REMOVED.

CROSSHATCH AREA = MIN REQ. FIRE LADDER CLEARANCE ZONE (TYP.)

NEW CMU WALL w/ PILASTERS

EXISTING MULTI-TRUNK OAK AND OTHER TREES TO REMAIN (TYP.)

ALPHONS KARR MULTIPLEX BAMBOO OR SIMILAR SPECIES (15-20')

PRECAST PLANTERS AT PRIVATE PATIOS FOR PRIVACY AND SCREENING

RIVER ROCK MULCH @ FIRE LADDER ACCESS ZONES (TYP.)

LINEAR STAGGERED CONCRETE PAVERS IN GREEN GROUT

GIANT TIMBER BAMBOO VIVAX OR SIMILAR SPECIES(35-45')

EXISTING CMU WALL TO BE REPLACED w/ NEW HORIZONTAL PLANK WOOD FENCE PLANTED WITH FIGUS VINE / BOSTON IVY OR SIMILAR

4' WIDE CONCRETE WALK

NEW CMU WALL w/ PILASTERS

GIANT TIMBER BAMBOO VIVAX OR SIMILAR SPECIES(35-45')

FICUS ON CMU WALL

EXISTING WALNUT TO BE REMOVED.

CROSSHATCH AREA = MIN REQ. FIRE LADDER CLEARANCE ZONE (TYP.)

NEW CMU WALL w/ PILASTERS

LIGHT BOLLARDS

VERTICAL SCREEN SHRUBS PRUNUS CAROLINIANA OR EQ.

14'-16' BRN TRUNK SPECIMEN PALM (TYP OF 2)

NEW REPLACEMENT STREET TREE, TYP.

DROUGHT TOLERANT CALIFORNIA LANDSCAPE WITH AGAVES, SUCCULENTS, GRASSES, AND FLOWERING LOW WATER USE ORNAMENTAL PLANTS.

BIKE RACK

EL CAMINO REAL

STAGGERED LIMESTONE PANELS TO MATCH ARCHITECTURAL STYLE

MONOLITHIC HARDWOOD BENCH WITH INTEGRAL COLOR/ SMOOTH TROWEL FINISH CONCRETE BASE

GUEST PARKING

FICUS ON DRIVEWAYS WALLS

LINEAR STAGGERED BOND VEHICULAR ACCENT PAVERS

NEW REPLACEMENT STREET TREE, TYP.

SECURITY GATE, TYP.

ACCENT POTS AT ENTRY

LINEAR PRECAST PLANTERS WITH ACCENT PLANTING ALONG BASE OF BLDG (TYP.)

TOTAL LANDSCAPE AREA (50% MINIMUM LANDSCAPE REQUIRED)	
TOTAL AREA: (VEHICULAR DRIVEWAY -N.L.C.)	6,793 SF
TOTAL HARDSCAPE (WALKS AND GUEST PARKING)	3,358 SF
SOFTSCAPE LANDSCAPE (TREE AND SHRUB PLANTING)	3,435 SF
TOTAL LANDSCAPE AREA	51%

FRONT YARD SETBACK LANDSCAPE AREA (50% MINIMUM LANDSCAPE REQUIRED)	
TOTAL AREA: (VEHICULAR DRIVEWAY -N.L.C.)	1151 SF
TOTAL HARDSCAPE (WALKS AND GUEST PARKING)	556 SF
SOFTSCAPE LANDSCAPE (TREE AND SHRUB PLANTING)	595 SF
TOTAL LANDSCAPE AREA	52%

BACK YARD SETBACK LANDSCAPE AREA (50% MINIMUM LANDSCAPE REQUIRED)	
TOTAL AREA: (VEHICULAR DRIVEWAY -N.L.C.)	1,409 SF
TOTAL HARDSCAPE (WALKS AND GUEST PARKING)	262 SF
SOFTSCAPE LANDSCAPE (TREE AND SHRUB PLANTING)	1,147 SF
TOTAL LANDSCAPE AREA	81%



LINEAR STAGGERED BOND VEHICULAR PAVERS IN DRIVEWAY



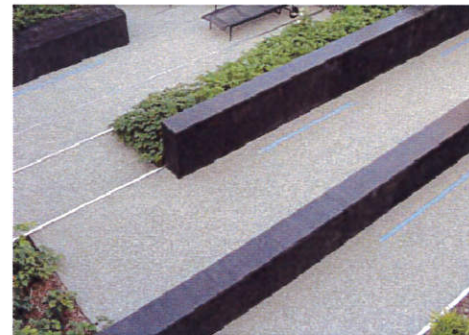
STAGGERED LIMESTONE PAVERS AT MAIN ENTRY



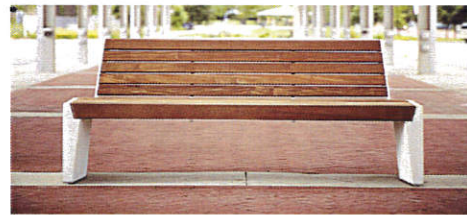
LINEAR LIMESTONE PAVERS IN GREEN GROUT



HORIZONTAL WOOD FENCE



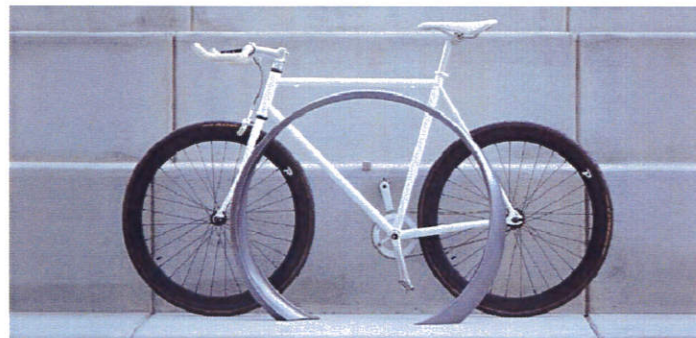
MONOLITHIC, INTEGRAL COLOR, SMOOTH FINISH CONCRETE SEAT BLOCKS



CONTEMPORARY WOOD/CONCRETE BENCH



PRECAST LINEAR PLANTERS ALONG BASE OF BUILDING



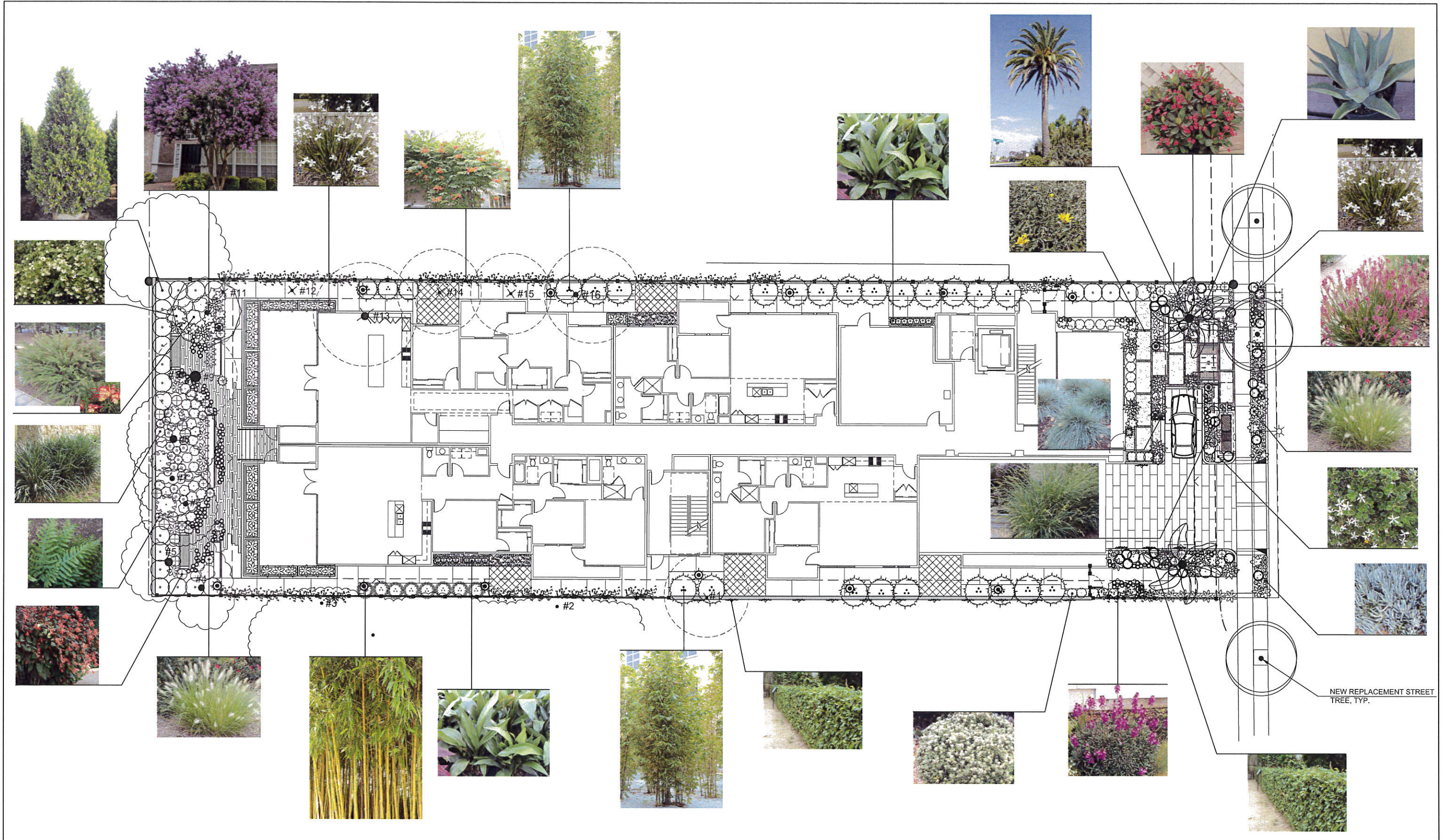
BIKE RACK



BIKE RACK W/ INTEGRAL LIGHTING OPTION



BOLLARD LIGHT





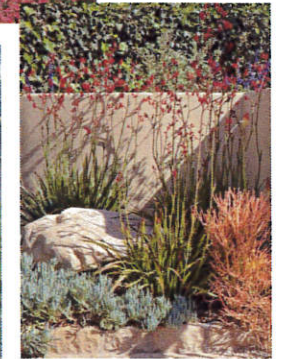
EXISTING REDWOOD TREES -
COMPATIBLE SHRUBS AND
GROUNDCOVER



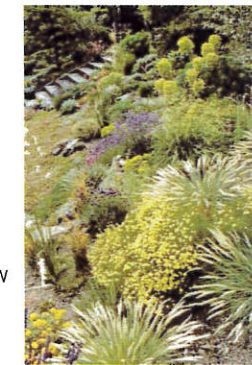
COLUMNAR EVERGREEN
HEDGE SHRUBS



ORNAMENTAL AND
FLOWERING VINES



SUCCULENTS, GRASSES, ORNAMENTAL LOW
WATER USE SHRUBS AND GROUNDCOVER



SPECIMEN PALMS,
FLOWERING
ORNAMENTAL TREES
BAMBOO SCREENING
ALONG SIDE YARDS

