

PROJECT NARRATIVE

Dutchints Development envisions a community-enhancing development project. This project will do its part to help solve Los Altos's (and the overall region's) need for more market-rate and below market-rate housing while respecting the fabric of the existing neighborhood. The design takes into account special consideration for the single-family property owners to the south of the property and to the project's overall interaction with El Camino Real. The goal is to create a great place to live, while promoting sustainability, walkability and the use of mass transit.

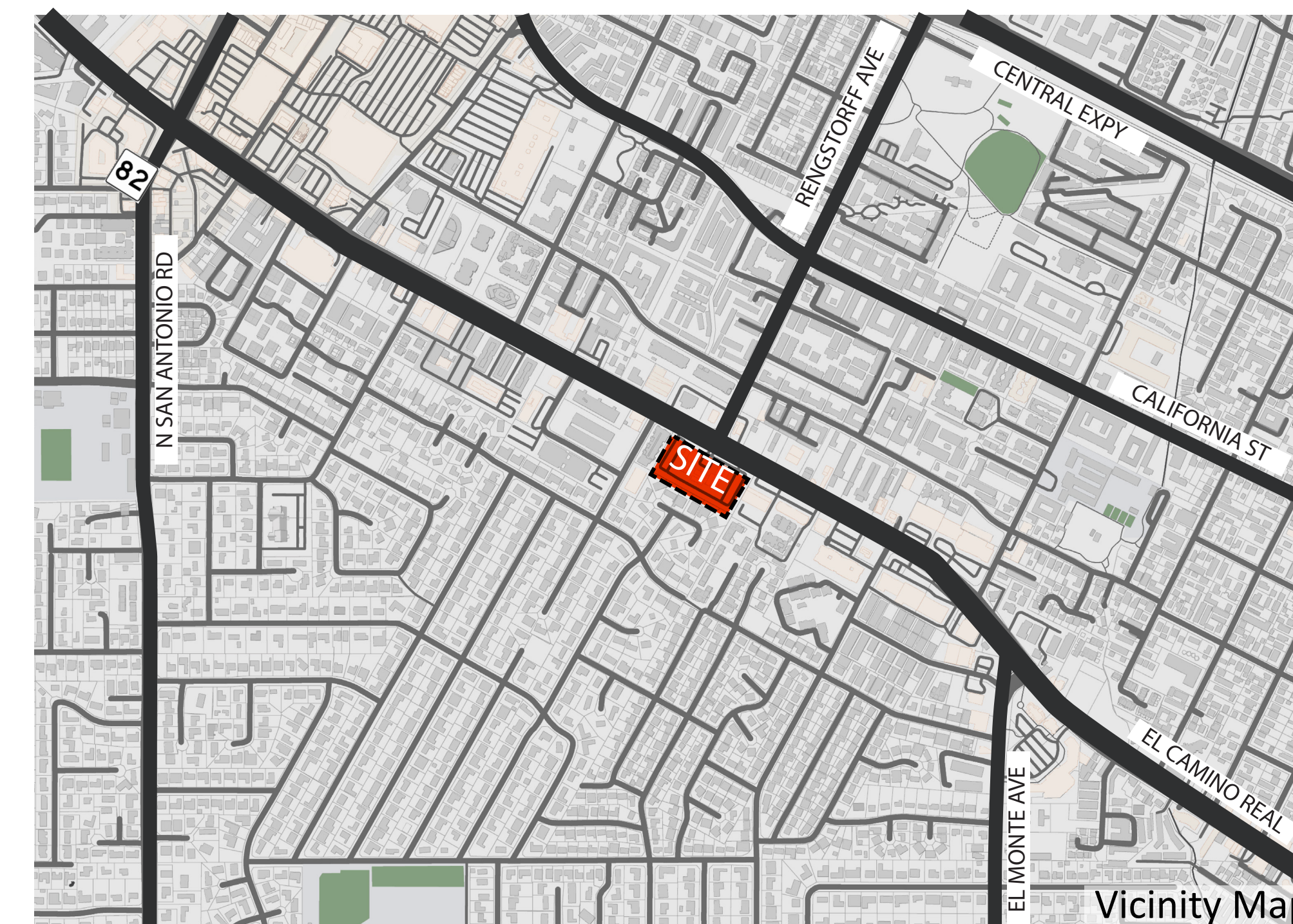
The site is located at 5150 El Camino Real, on the south side of the street at the terminus of Rengstorff Avenue. To the west of the property is a high-density residential development. To the east of the property is the Mountain View, KinderCare and Taekwon Kids facility. To the south are six existing single family homes. The property is located mid-block. Overall, the property is located in a desirable urban area of Silicon Valley. The neighborhood has great transportation linkages to the South Bay and Peninsula as well as the greater Bay Area and is convenient to major employment areas. Residential support services such as schools, recreational areas and shopping are considered above average.

Condo Buildings 1 & 2

Condo Buildings 1 & 2 front El Camino Real at the gateway into Los Altos from Rengstorff Ave. Condo Buildings 1 & 2 are five-story buildings, housing 85 and 87 units above one level of underground parking. The buildings consist of mostly one and two bedroom units, with a select number of three bedroom units. The average area of the units is 829 square feet for one-bedroom units, 1,278 square feet for two-bedroom units and 1,845 square feet for three-bedroom units. Two main entry lobbies with elevators for residents front El Camino Real. There is ample bicycle parking both within the parking garage as well as throughout the property. The building design features a contemporary design with strong vertical massing, contrasting rich body colors and materials, and high quality architectural detailing.

Townhomes

The townhome component of the project meets the required setbacks and heights described in the zoning designation. These buildings do not exceed 30 feet in height and are located no closer than 40 feet from the rear property line. The townhomes will be built at grade and will each have a two car parking garage. The average square footage for the townhomes is 1,932 square feet.



PROJECT TEAM



Client:
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San Jose, CA 95112
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PROJECT DATA

Address: 5150 El Camino Real, Los Altos, CA 94022
Site Area: 3.8 Acres
General Plan Designation: Thoroughfare Commercial (38 du/ac)
Zoning Designation: CT Commercial Thoroughfare District
Current Use: Los Altos Plaza - Approximately 77,000 square feet of office

Entitlements Requested: Vesting Tentative Tract Map, State Density Bonus
Proposed Program: (24) Townhomes and (172) Condominiums - Total (196) units (52 du/ac)
Affordable Housing: (28) Below Market Rate Units: (12) Moderate Rate Income Units and (16) Very Low Rate Income Units
Construction Type: Four separate buildings: Two buildings of 3-story townhomes, at grade, Type V wood-framed construction. Two buildings of 5-story, Type III wood-framed condominiums over one level of underground parking, Type I concrete.
Proposed Height: Max. 30-ft height for townhomes; Max. 56-ft height for condominium buildings

PARKING SUMMARY

(PER LOS ALTOS MUNICIPAL CODE 14.28.040 §G2(B))

PARKING TYPE	REQUIREMENT	#
PARKING REQUIRED	.5 PER BED	171
A. PARKING PROVIDED - CONDO PARKING		232
ADA STALLS = 8 STALLS, INCL. 4 VAN ADA STALLS		
EVR/EVC STALLS: 65 (28 EVC +37 EVR; AND 4 EV/ADA STALLS)		
TANDEM STALLS: 44		
B. PARKING PROVIDED - TOWNHOMES PARKING		48
EVR STALLS: 48		
C. PARKING PROVIDED - SURFACE PARKING		6
PARKING PROVIDED TOTAL		286
EVR/EVC STALLS: 115 (30 EVC + 85 EVR)		

GUEST PARKING

GUEST PARKING	REQUIREMENT	#
GUEST PARKING REQUIRED	N/A	0
GUEST PARKING PROVIDED:		
CONDO GUEST PARKING		43
SURFACE GUEST PARKING		6
GUEST PARKING PROVIDED TOTAL		49*

* AT A RATIO OF 1 STALL PER 4 DWELLING UNITS

PROJECT SUMMARY

BASE UNIT COUNT	145 UNITS
INCLUDING STATE DENSITY BONUS	196 UNITS
DENSITY	52 DU/AC

PODIUM CONDOS

UNIT TYPE	QUAN.	AVG. SF	UNIT MIX	SF	PKG RATIO REQUIRED	PARKING REQUIRED
1A	5	816	3%	4,078	0.5 PER BED	3
1B	33	944	19%	31,155	0.5 PER BED	17
1C	38	715	22%	27,170	0.5 PER BED	19
1D	4	773	2%	3,092	0.5 PER BED	2
TOTAL 1-BEDROOM UNITS	80	829	47%	65,495	0.5 PER BED	41
2A	9	1,230	5%	11,070	0.5 PER BED	9
2B	15	1,412	9%	21,180	0.5 PER BED	15
2C	10	1,080	6%	10,800	0.5 PER BED	10
2D	52	1,295	31%	67,320	0.5 PER BED	52
2E	4	1,155	2%	4,620	0.5 PER BED	4
TOTAL 2-BEDROOM UNITS	90	1,278	52%	114,990	0.5 PER BED	90
3A	1	1,895	1%	1,895	0.5 PER BED	2
3B	1	1,795	1%	1,795	0.5 PER BED	2
TOTAL 3-BEDROOM UNITS	2	1,845	1%	3,690	0.5 PER BED	4
TOTAL	172	1,071	100%	184,175		135

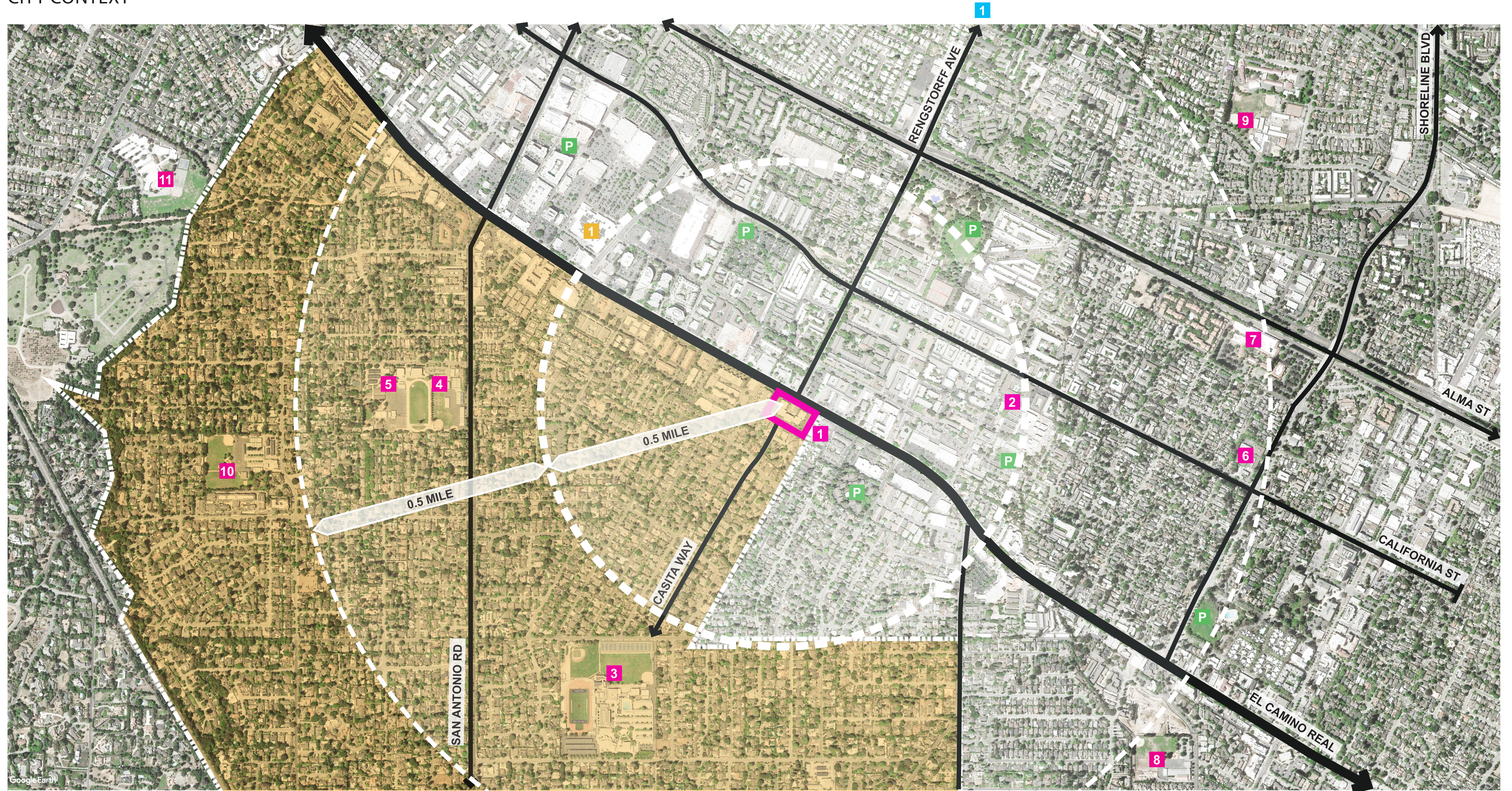
TOWNHOMES

UNIT TYPE	QUAN.	AVG. SF	UNIT MIX	SF	PKG RATIO REQUIRED	PARKING REQUIRED
TH A-END	4	2,506	17%	10,024	0.5 PER BED	8
TH B	12	1,994	50%	23,928	0.5 PER BED	18
TH C	4	1,737	17%	6,948	0.5 PER BED	6
TH D-TAN	4	1,368	17%	5,472	0.5 PER BED	4
TOTAL	24	1,932	100%	46,372		36

BIKE PARKING SUMMARY

BIKE PARKING TYPE	REQUIREMENT	#
REQUIRED (CLASS I)	1 PER 3 UNITS	66
REQUIRED (CLASS II)	1 PER 15 UNITS	14
REQUIRED TOTAL (CLASS I + CLASS II)		80
PROVIDED (CLASS I)		84
PROVIDED (CLASS II)		68
BIKE PARKING PROVIDED TOTAL (CLASS I + CLASS II)		152

CITY CONTEXT



- | | | | | |
|-------------------------|-----------------------------|----------------------------------|---------------------------|------------------------------|
| PROJECT SITE | SAN ANTONIO SHOPPING CENTER | MOUNTAIN VIEW KINDERCARE | EGAN JUNIOR HIGH SCHOOL | STEVENSON ELEMENTARY SCHOOL |
| LOS ALTOS CITY BOUNDARY | PARK / PLAZA | MARIANO CASTRO ELEMENTARY SCHOOL | MOUNTAIN VIEW ACADEMY | SANTA RITA ELEMENTARY SCHOOL |
| | | LOS ALTOS HIGH SCHOOL | KHAN LAB SCHOOL | ELLEN FLETCHER MIDDLE SCHOOL |
| | | BULLIS CHARTER SCHOOL | ST JOSEPH CATHOLIC SCHOOL | FUTURE GOOGLE CAMPUS |



EXISTING SITE PHOTOS



1. 5100 ECR - LANDSCAPE/SIDEWALK ALONG EL CAMINO REAL



2. VIEW OF EXISTING BUILDINGS AT RENGSTORFF AVE. TERMINUS



3. TREES/ SIDEWALK ALONG EL CAMINO REAL



8. WEST PROPERTY LINE AND 5100 ECR BEYOND

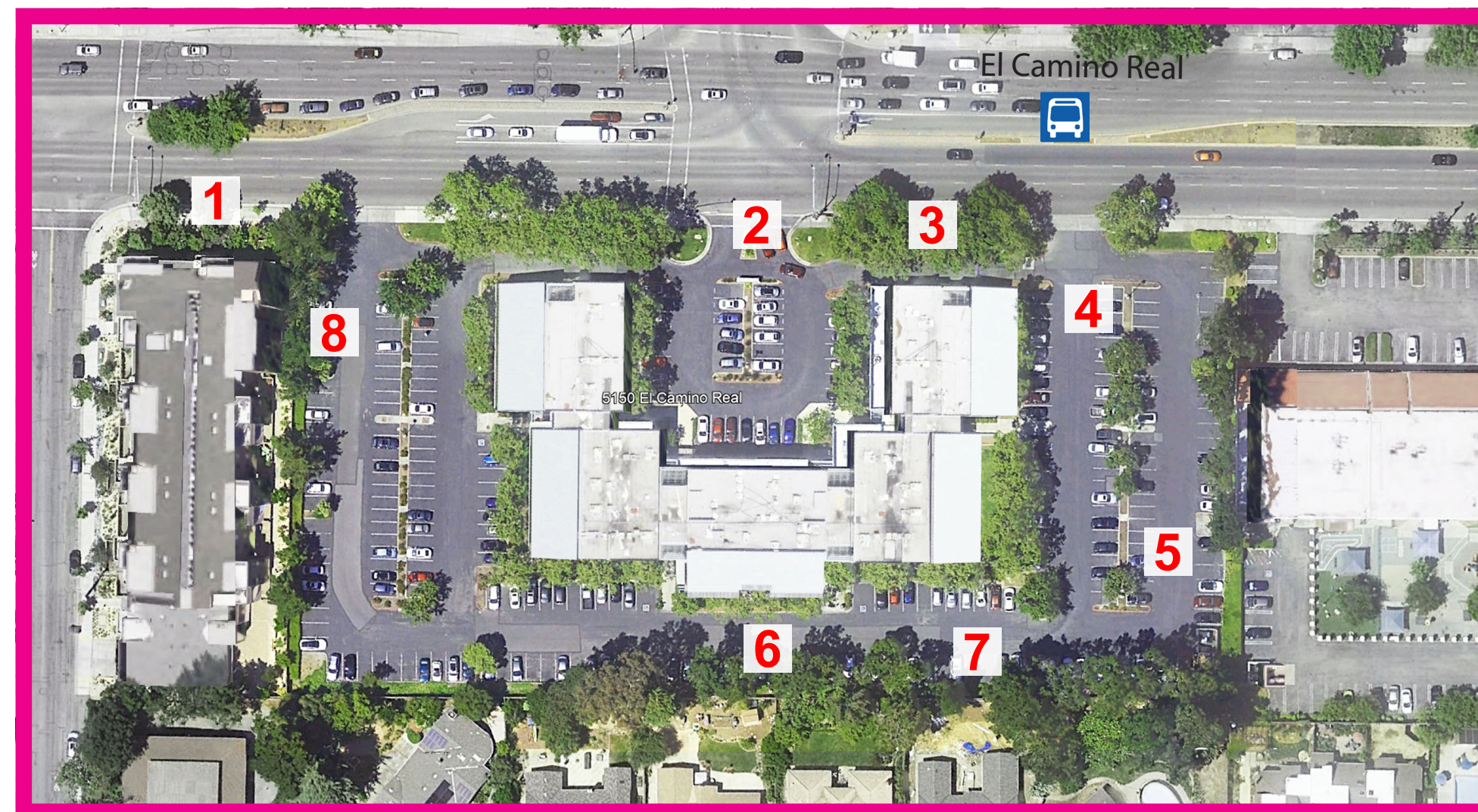


PHOTO KEY MAP



4. ON-GRADE PARKING AT EAST



7. FENCE AND PARKING IN REAR



6. FENCE AT REAR PROPERTY LINE



5. PARKING LOT OF SOUTH-EAST CORNER

SITE CONTEXT



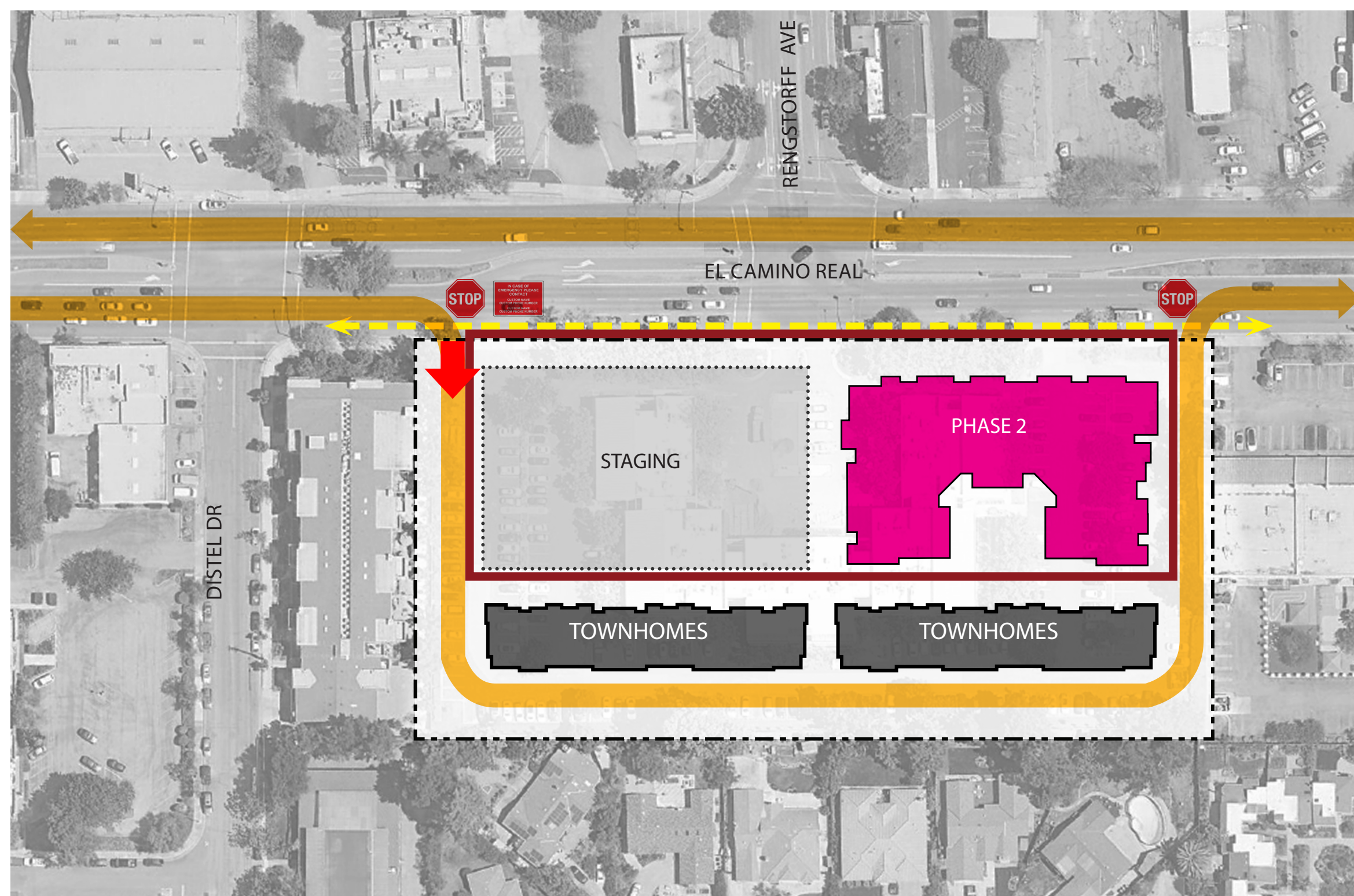
PRELIMINARY CONSTRUCTION MANAGEMENT PLAN



PHASE 1A TOWNHOMES



PHASE 1B TOWNHOMES



PHASE 2 CONDOMINIUM BUILDING I
(UNDERGROUND GARAGE & 5-STORY RESIDENTIAL)

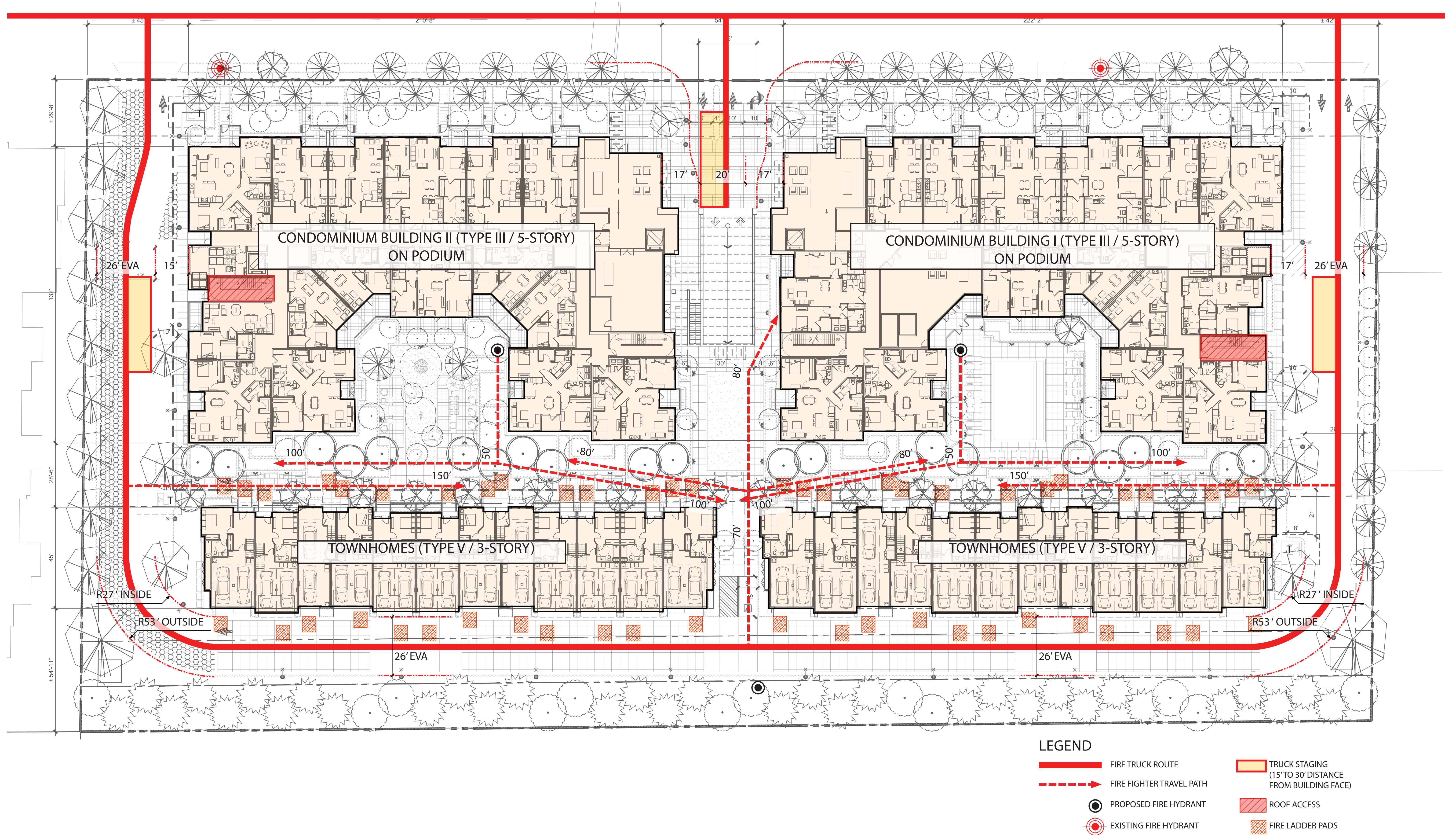


PHASE 3 CONDOMINIUM BUILDING II
(UNDERGROUND GARAGE & 5-STORY RESIDENTIAL)

- LEGEND**
- PROPERTY LINE
 - PROTECTIVE FENCE (8' HEIGHT & K-RAIL)
 - TRUCK ROUTE
 - ↔ PEDESTRIAN PATH
 - ➔ GATED ENTRY / PEDESTRIAN ENTRY / ROCK ENTRANCE PAD
 - STOP TRAFFIC CONTROL
 - EMERGENCY CONTACT SIGN



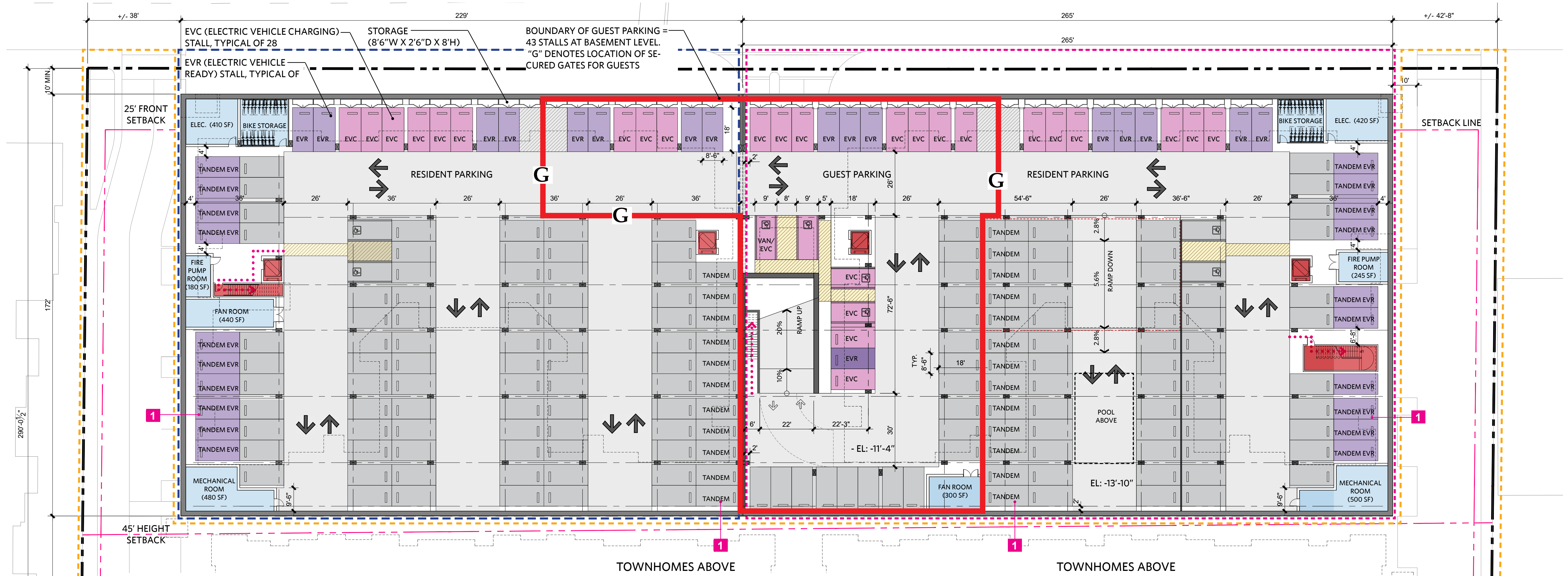
FIRE ACCESS DIAGRAM



LEGEND

- FIRE TRUCK ROUTE
- FIRE FIGHTER TRAVEL PATH
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- TRUCK STAGING (15' TO 30' DISTANCE FROM BUILDING FACE)
- ROOF ACCESS
- FIRE LADDER PADS

SUBTERRANEAN LEVEL GARAGE PLAN



PARKING SUMMARY

(PER LOS ALTOS MUNICIPAL CODE 14.28.040 SG2(B))

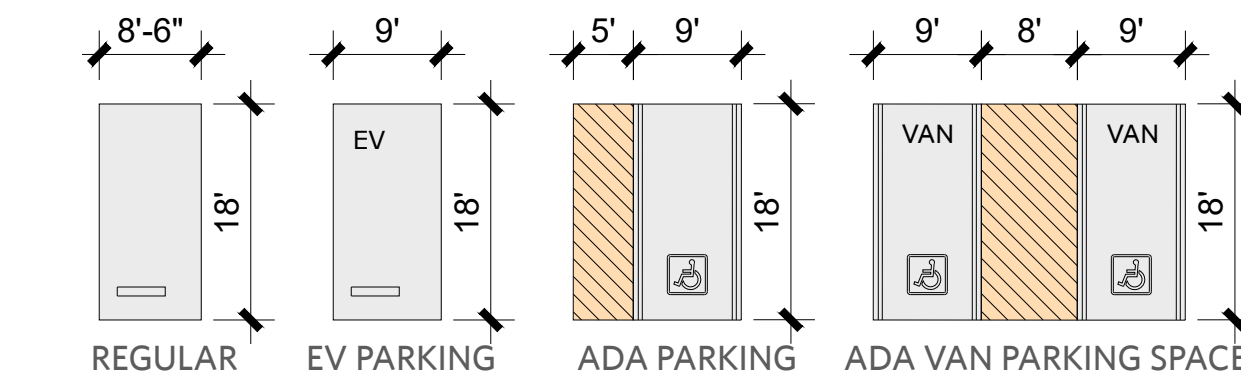
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TANDEM STALLS: 44. REFER TO NOTE 1.		
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EVR STALLS: 48		
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TYPICAL PARKING SPACE DIMENSIONS



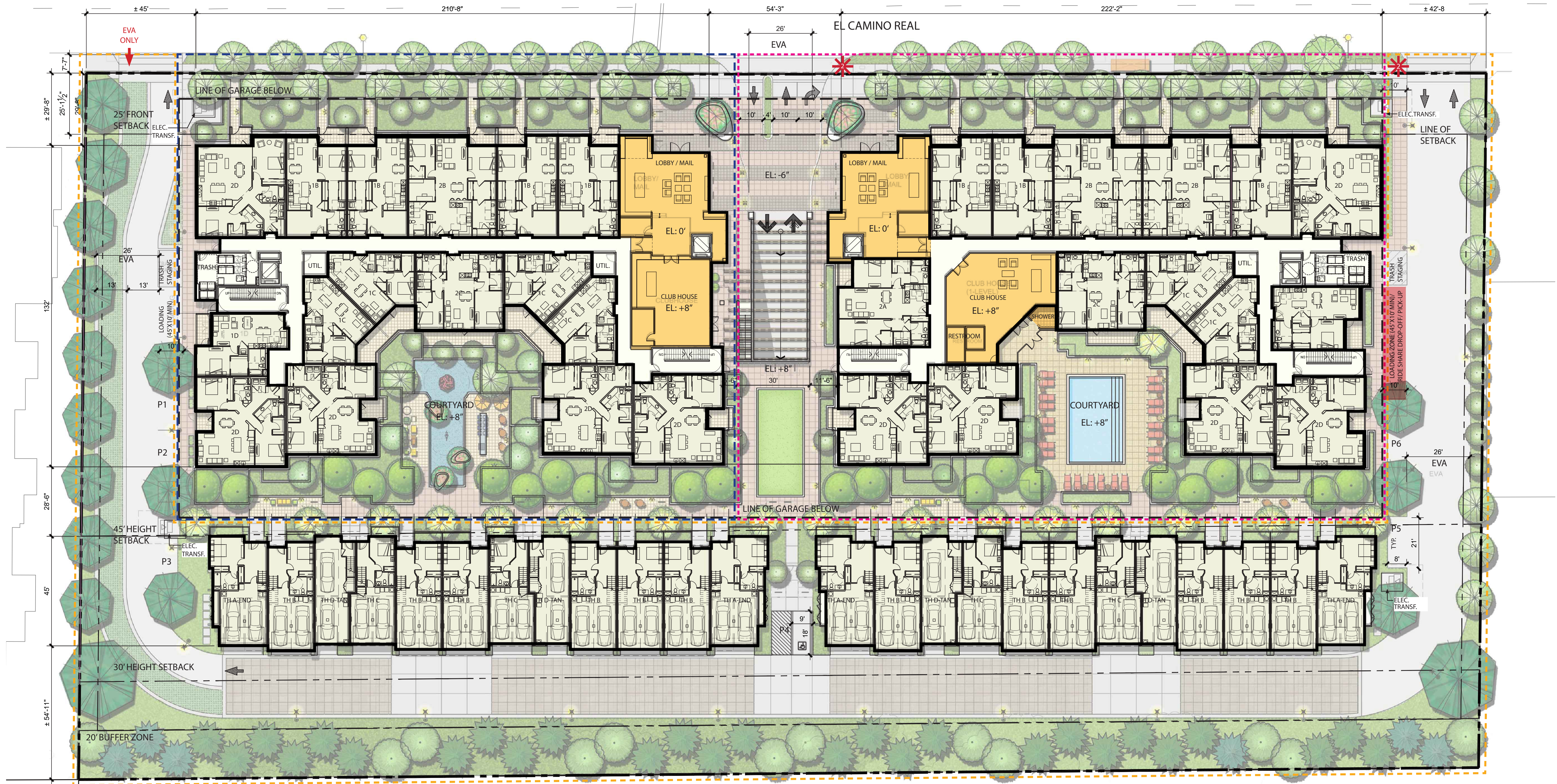
1 TANDEM CONFIGURATION WILL BE ASSIGNED TO THE SAME UNIT

LEGEND

- G** SECURITY GATE
- EVC** ELECTRIC VEHICLE CHARGING STALL
- EVR** ELECTRIC VEHICLE READY STALL
- PHASE 1 (TOWNHOMES)
- PHASE 2 (CONDO BUILDING I)
- PHASE 3 (CONDO BUILDING II)
- EGRESS PATH



STREET LEVEL PLAN



-  SIGNAGE
 1. "RIDESHARE DROP-OFF & PICK-UP AREA"
 2. "NO DROP OFF OR PICK-UP AT ANY TIME"
-  PHASE 1 (TOWNHOMES)
-  PHASE 2 (CONDO BUILDING I)
-  PHASE 3 (CONDO BUILDING II)



SECTION PERSPECTIVE: EL CAMINO REAL FRONTAGE



SECTION PERSPECTIVE: PASSEO



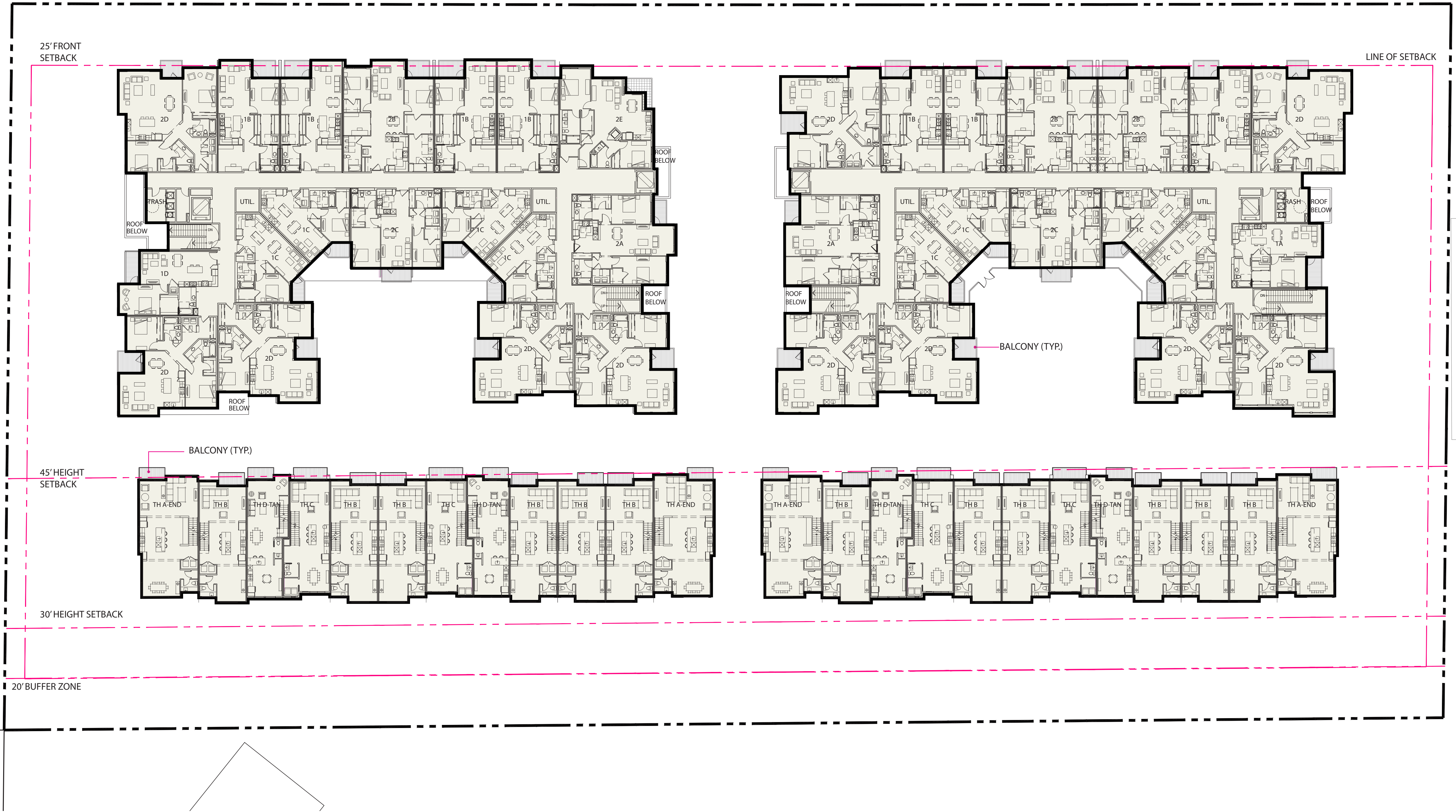
MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

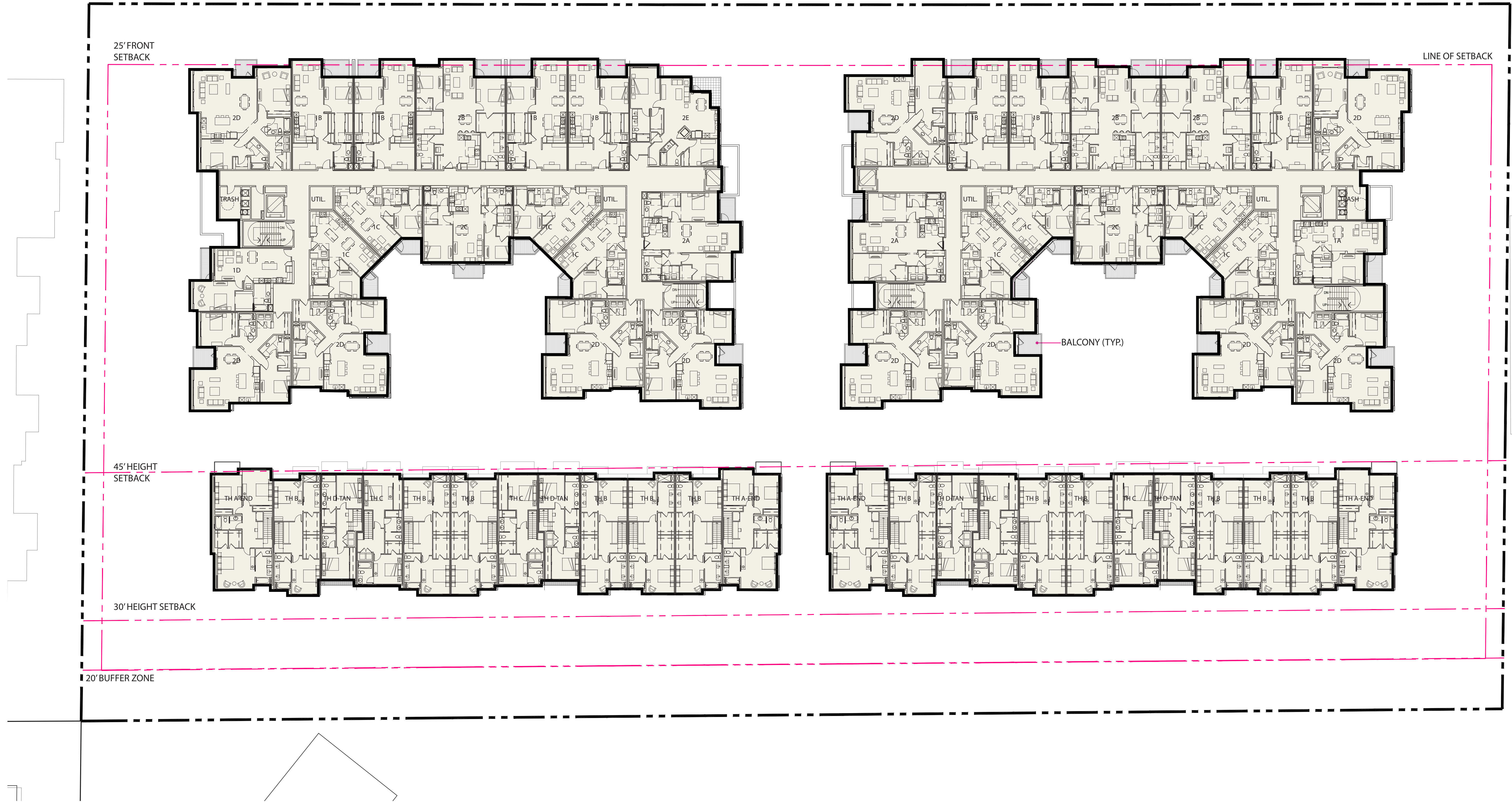
- 1. PARAPET CORNICE W/ METAL COPING
- 2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
- 3. METAL AWNING W/ COMPOSITE WOOD LOUVER
- 4. PAINTED METAL LOUVER SCREEN
- 5. EXTERIOR PLASTER
- 6. FIBER CEMENT SIDING
- 7. COMPOSITE WOOD SIDING
- 8. VINYL WINDOW (TYP)
- 9. ALUMINUM STORE FRONT
- 10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
- 11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
- 12. METAL PICKET RAILING
- 13. METAL RAILING W/ COMPOSITE WOOD SIDING
- 14. METAL RAILING W/ PERFORATED METAL PANELS
- 15. STANDING SEAM METAL ROOF
- 16. PAINTED METAL GUARDRAIL



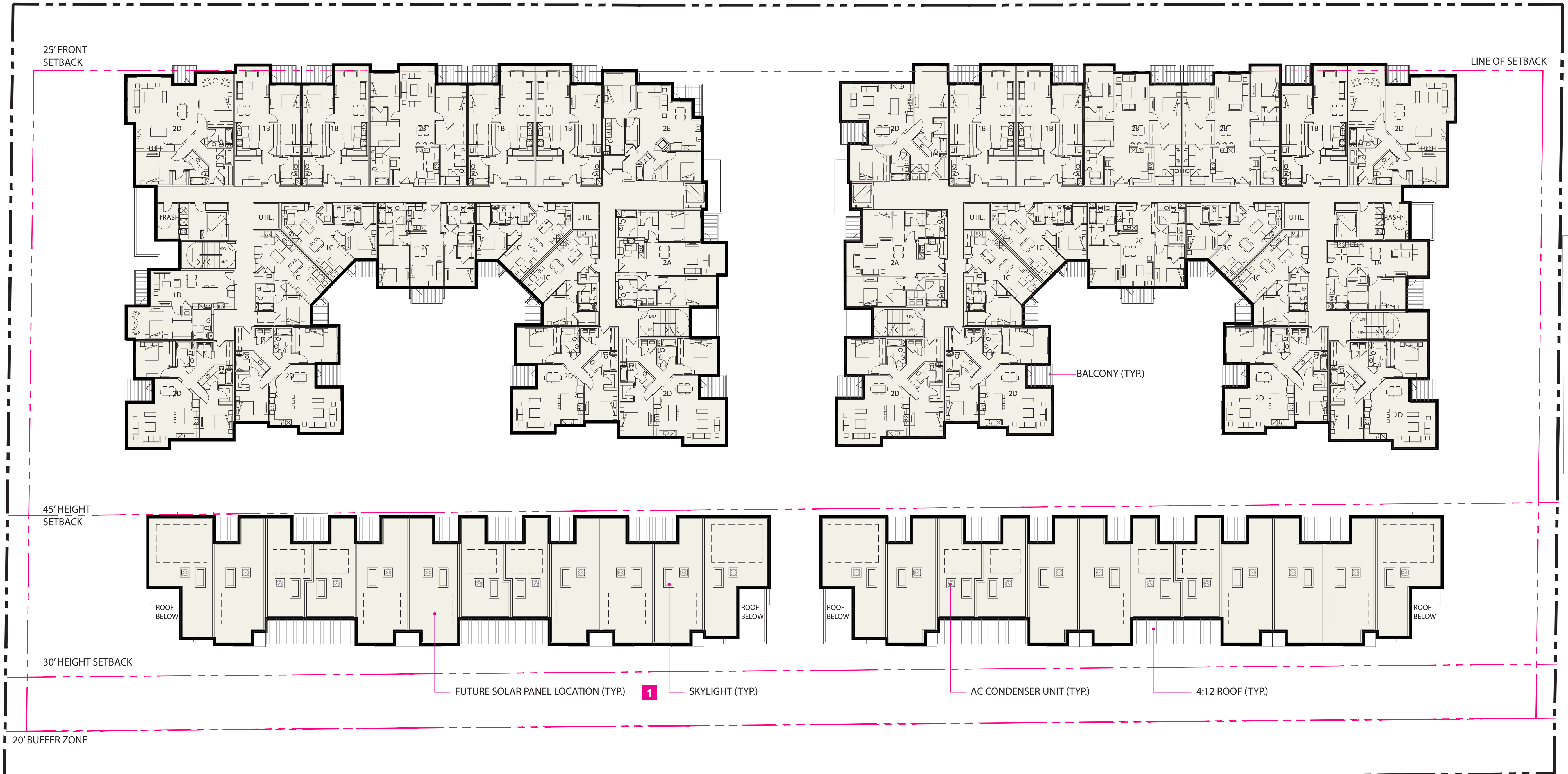
LEVEL 2 PLAN



LEVEL 3 PLAN



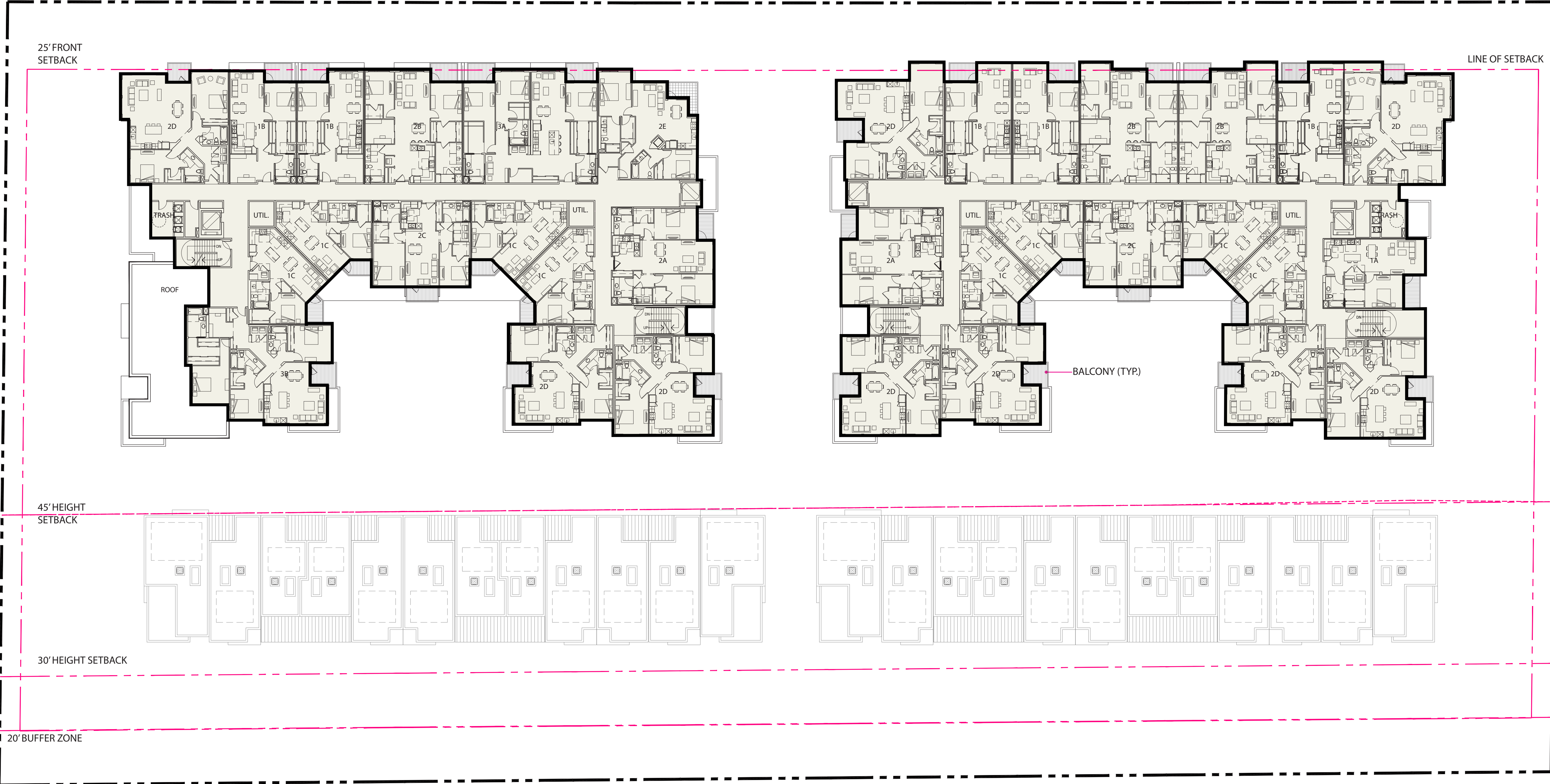
LEVEL 4 / TOWNHOME ROOF PLAN



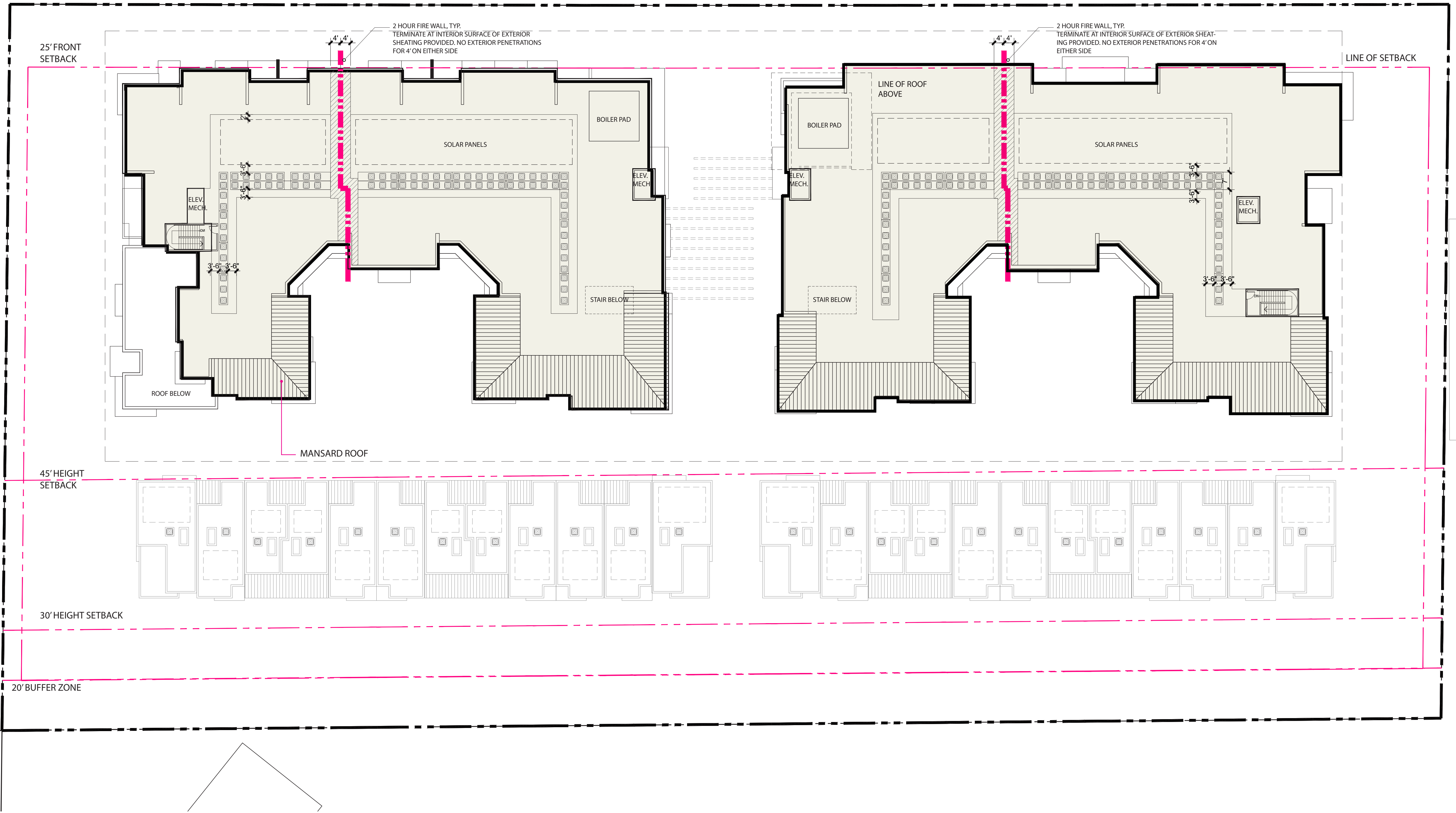
1 NOTE: ALL TOWNHOME UNITS WILL BE WIRED FOR ROOFTOP SOLAR AND EV CHARGING STATIONS



LEVEL 5 PLAN



CONDOMINIUM ROOF PLAN



EL CAMINO REAL STREETSCAPE ELEVATION



1 | NORTH ELEVATION (EL CAMINO REAL)

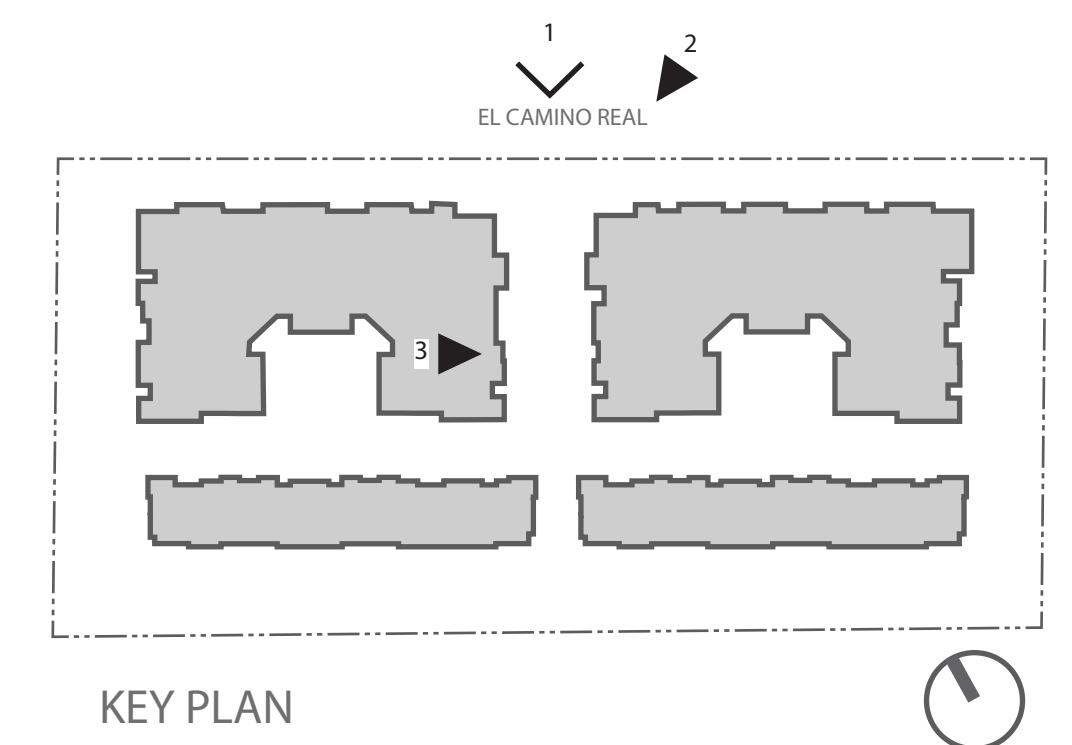
SCALE: 1" = 40'



2 | MID-BLOCK PLAZA



3 | AERIAL VIEW OF MID-BLOCK PLAZA



CONDOMINIUM BUILDING I - NORTH (EL CAMINO REAL) ELEVATION



2 | MID-BLOCK PLAZA



3 | NORTH EAST CORNER



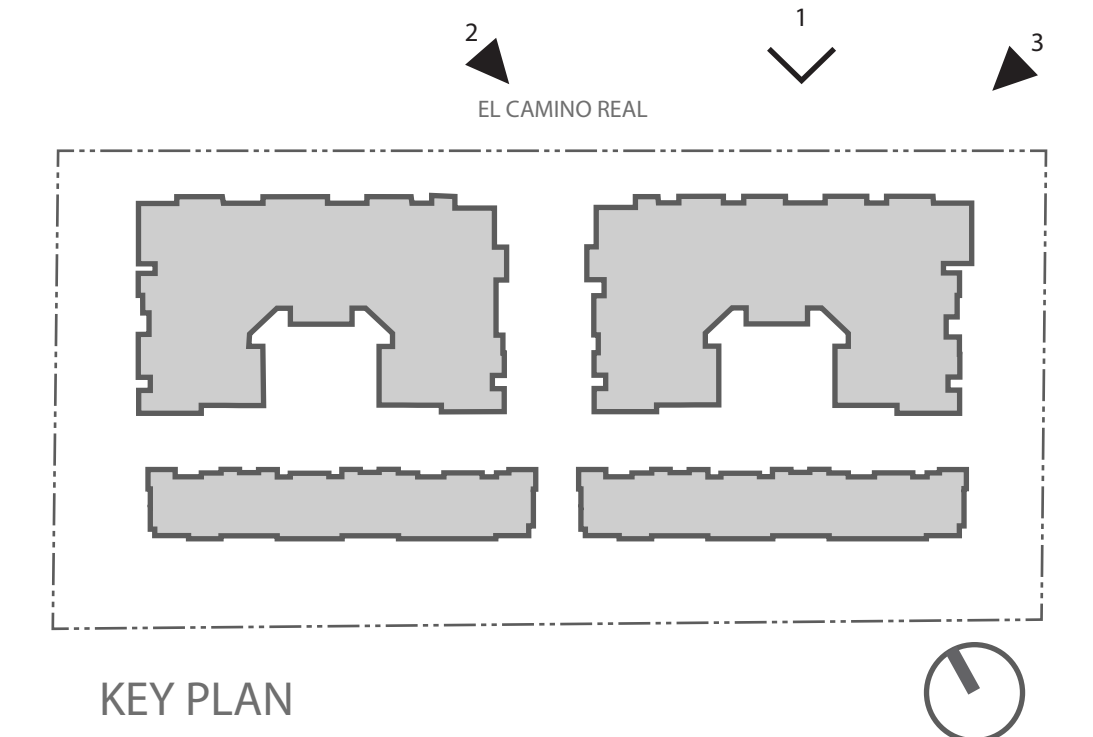
1 | CONDO I NORTH(EL CAMINO REAL) ELEVATION

SCALE: 1" = 30'

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
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15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

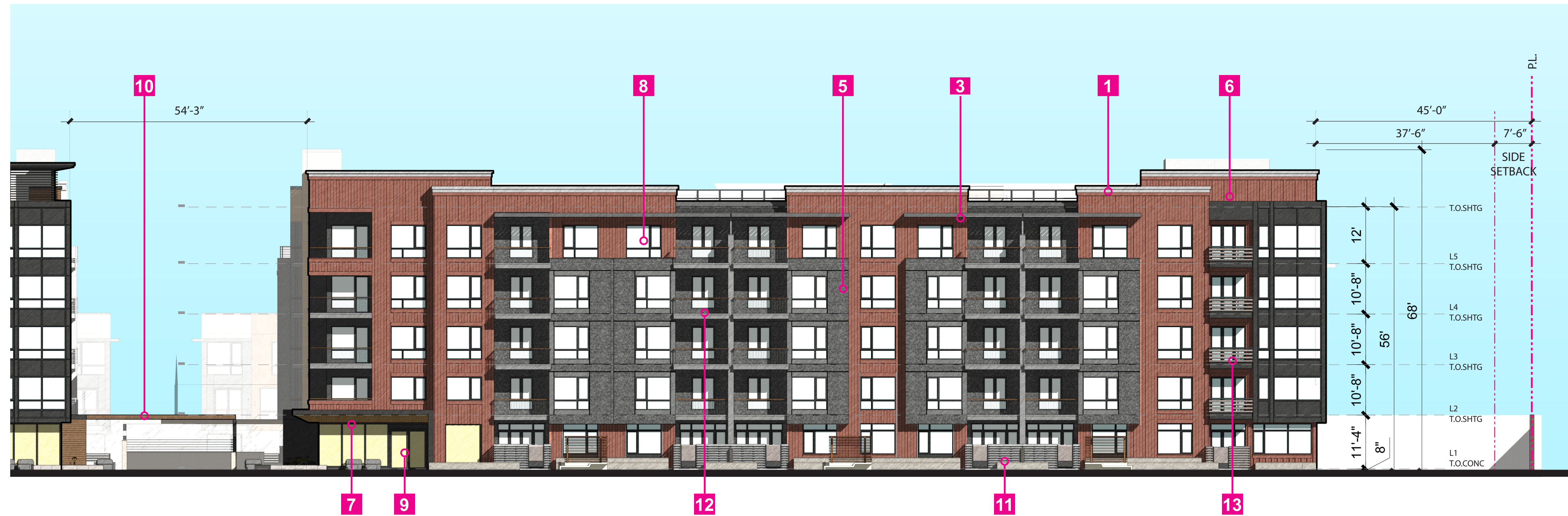
CONDOMINIUM BUILDING II - NORTH (EL CAMINO REAL) ELEVATION



2 | VIEW FROM ECR (EL CAMINO REAL)



3 | VIEW FROM ECR (EL CAMINO REAL)



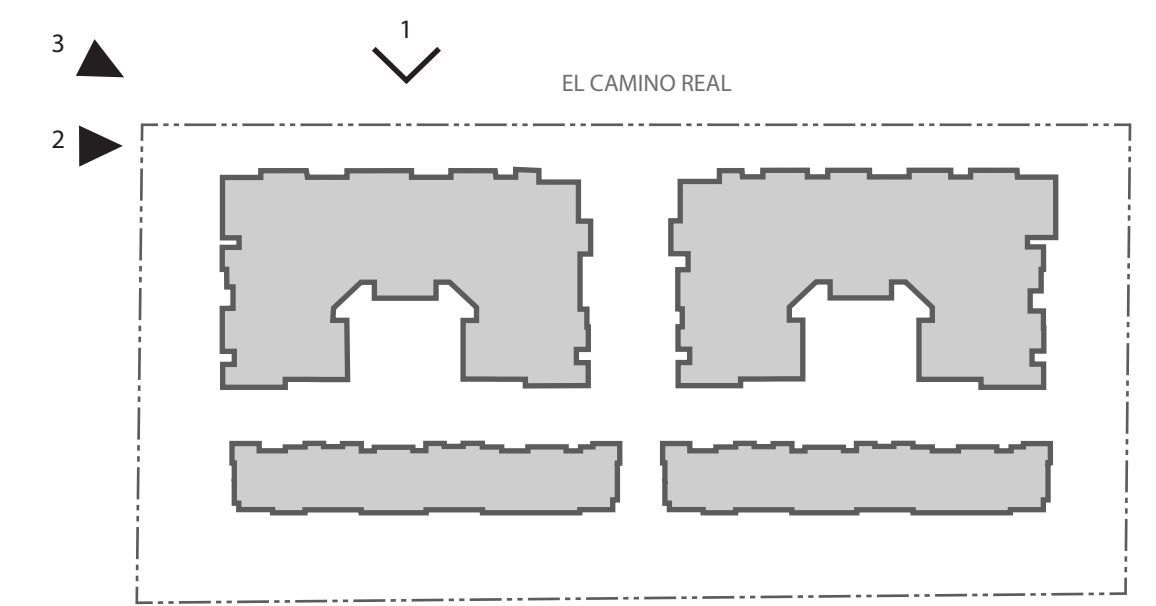
1 | CONDO II NORTH (EL CAMINO REAL) ELEVATION

SCALE: 1" = 30'

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KEY PLAN

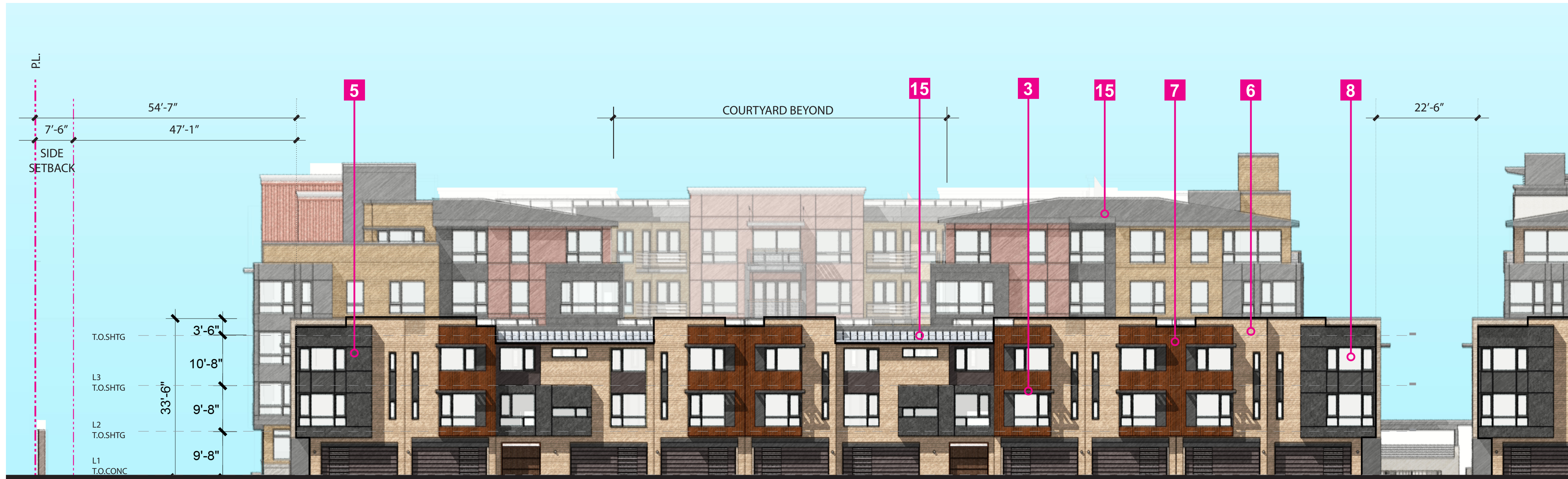
TOWNHOME ELEVATION



2 | TOWNHOME SOUTH FACADE



3 | AERIAL VIEW OF TOWNHOME

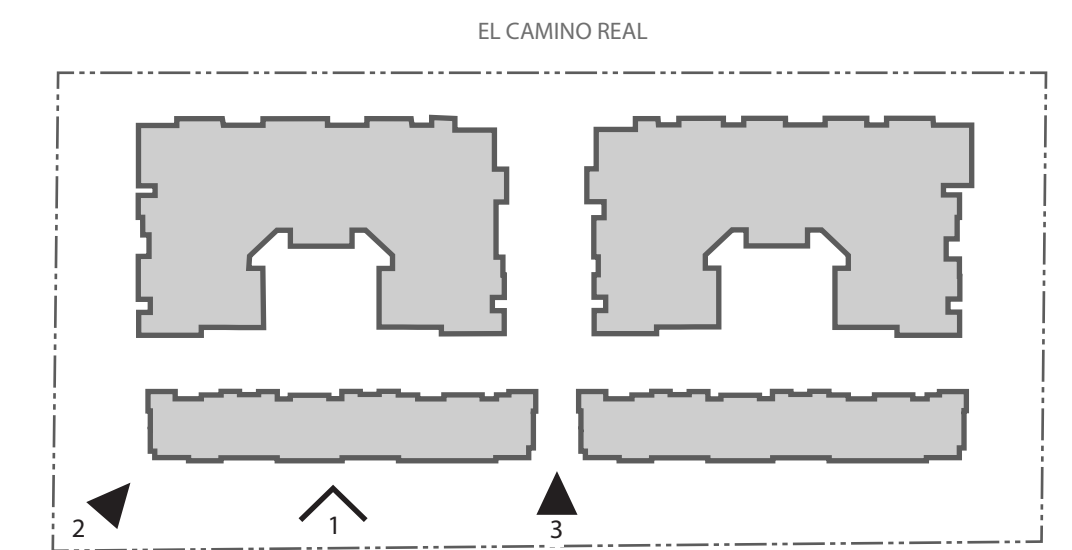


1 | TOWNHOME SOUTH ELEVATION

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KEY PLAN

TOWNHOME NORTH ELEVATION



2 | TOWNHOME NORTH FACADE



3 | AERIAL VIEW OF PASEO

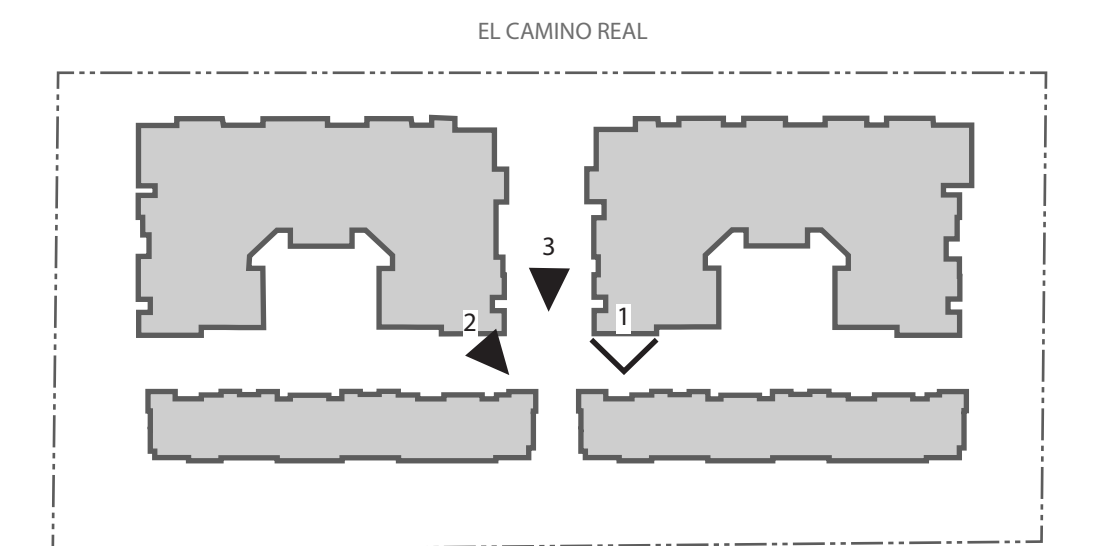


1 | TOWNHOME NORTH ELEVATION

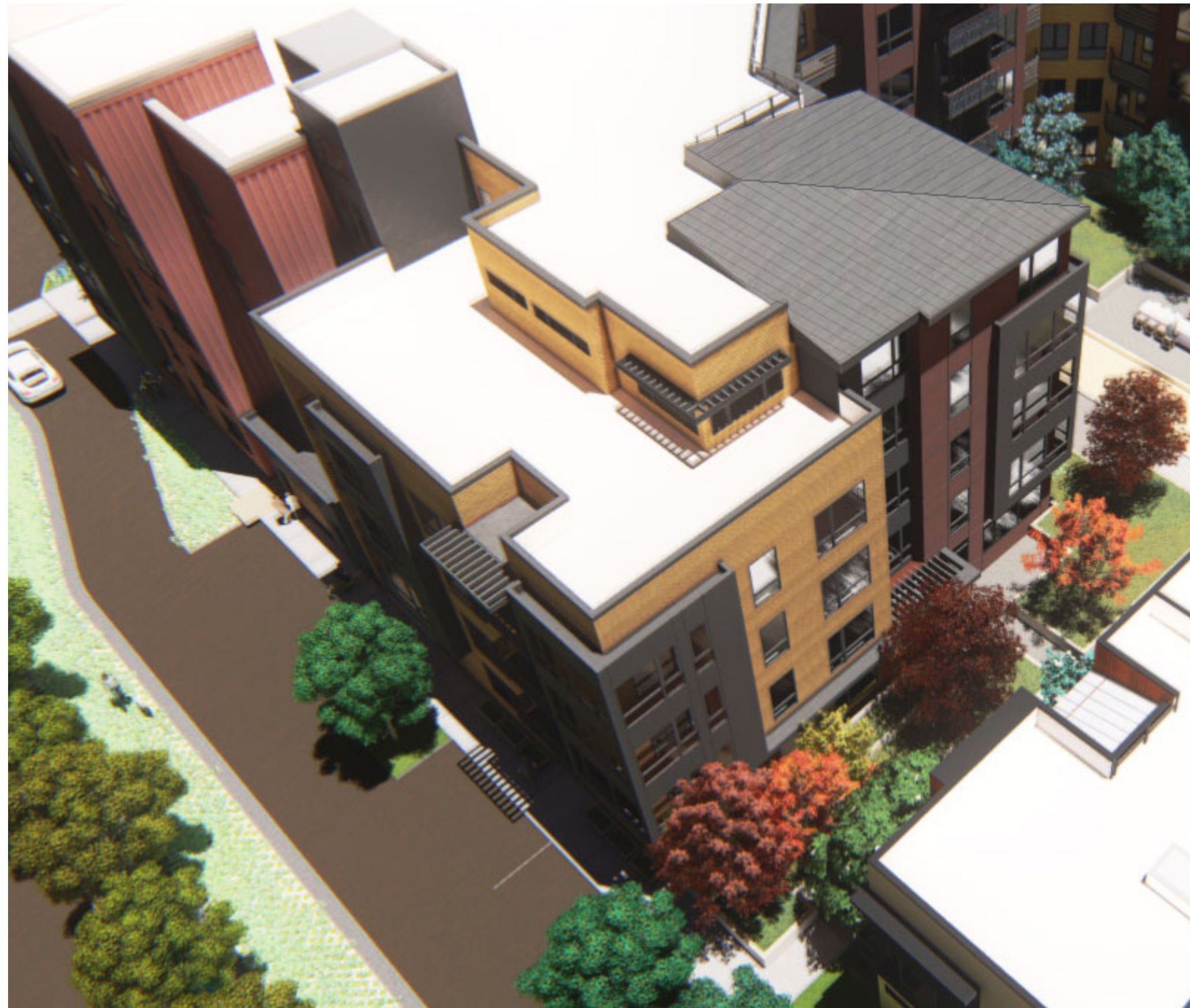
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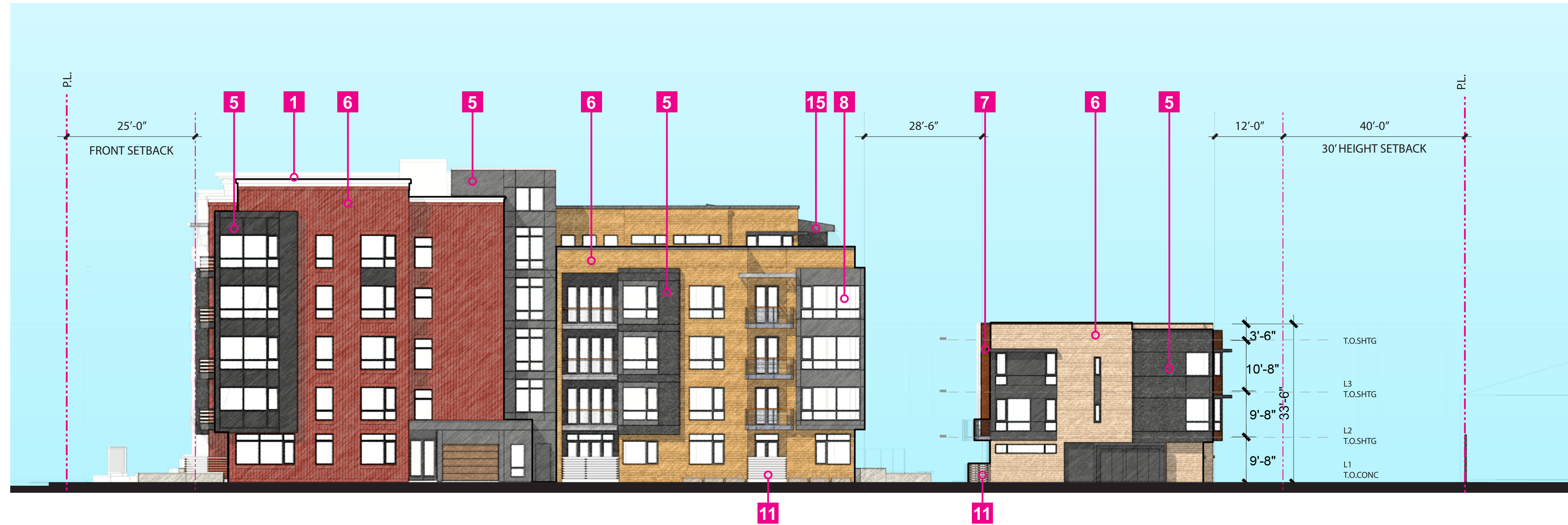
WEST ELEVATION



2 | AERIAL VIEW



3 | WEST FACADE

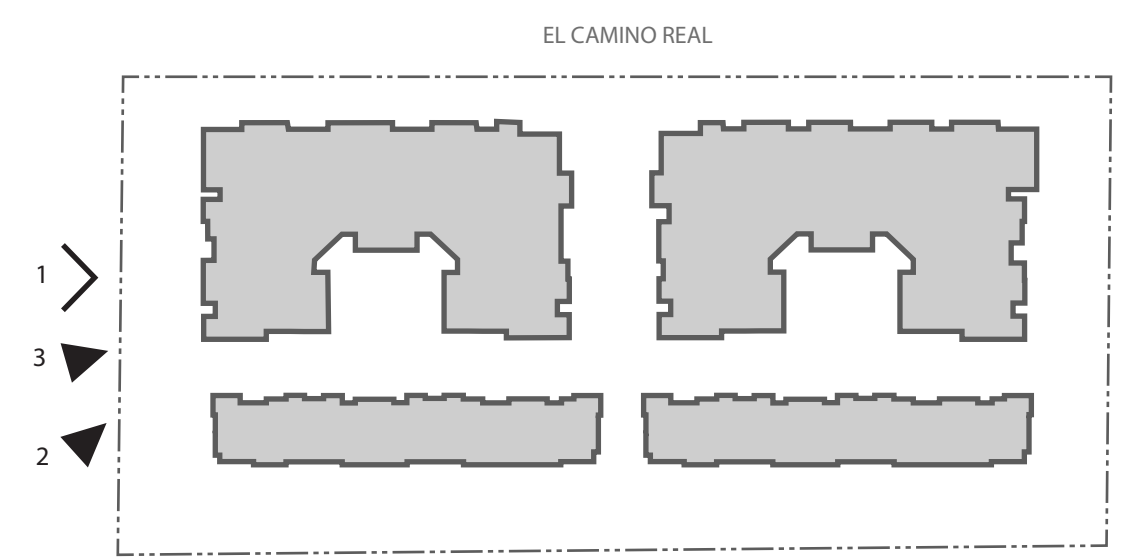


1 | WEST ELEVATION

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KEY PLAN

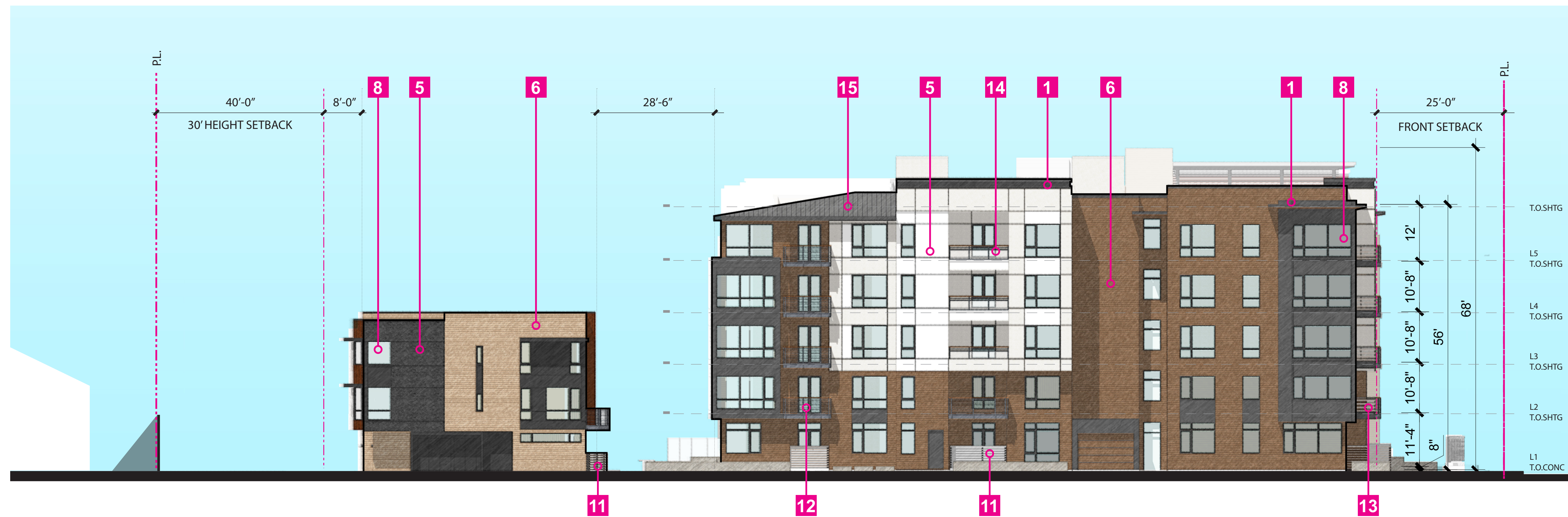
EAST ELEVATION



2 | VIEW OF PASEO AND POOL



3 | VIEW OF PASEO

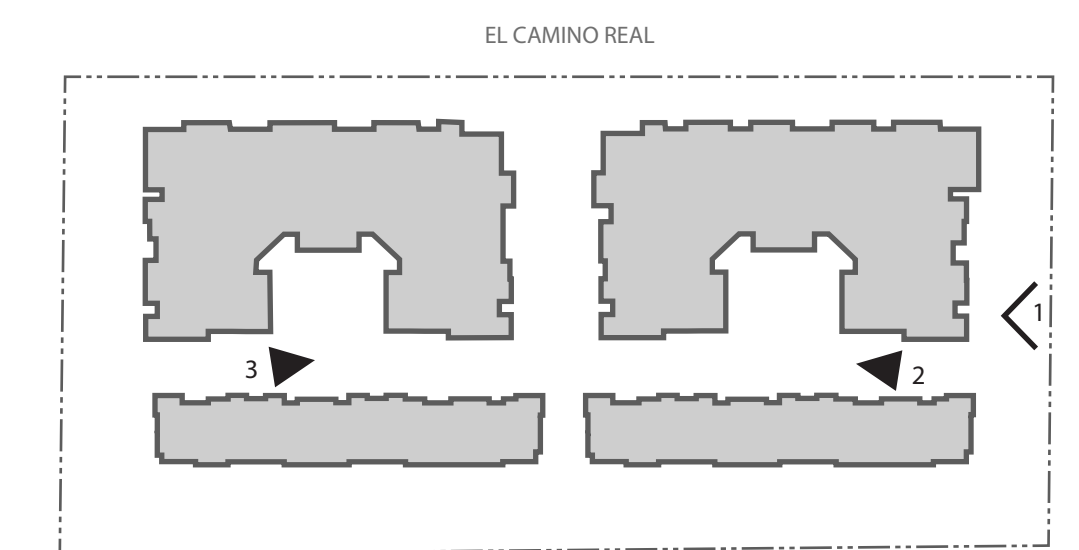


1 | EAST ELEVATION

MATERIAL LEGEND

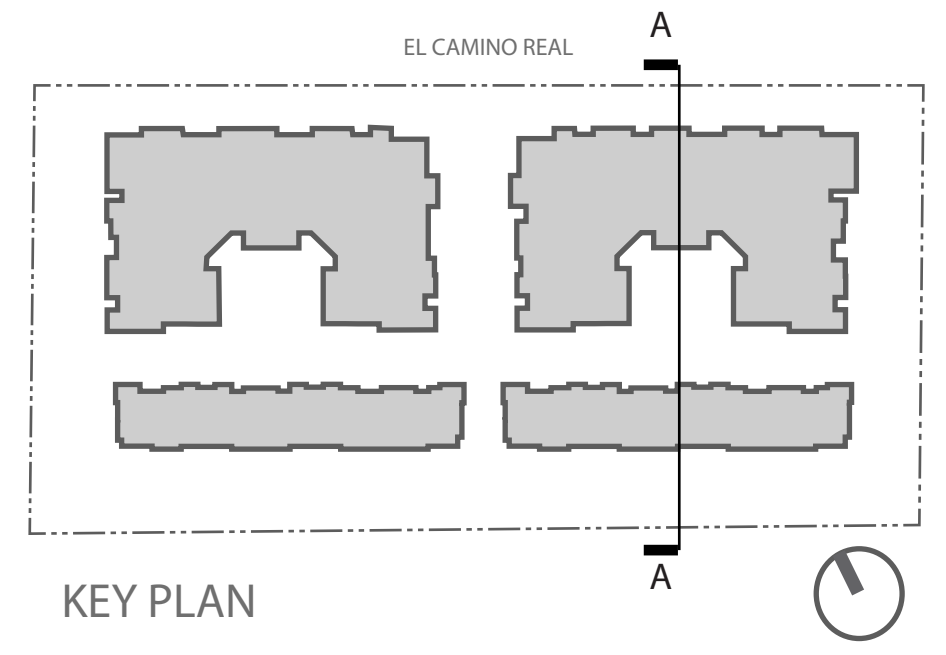
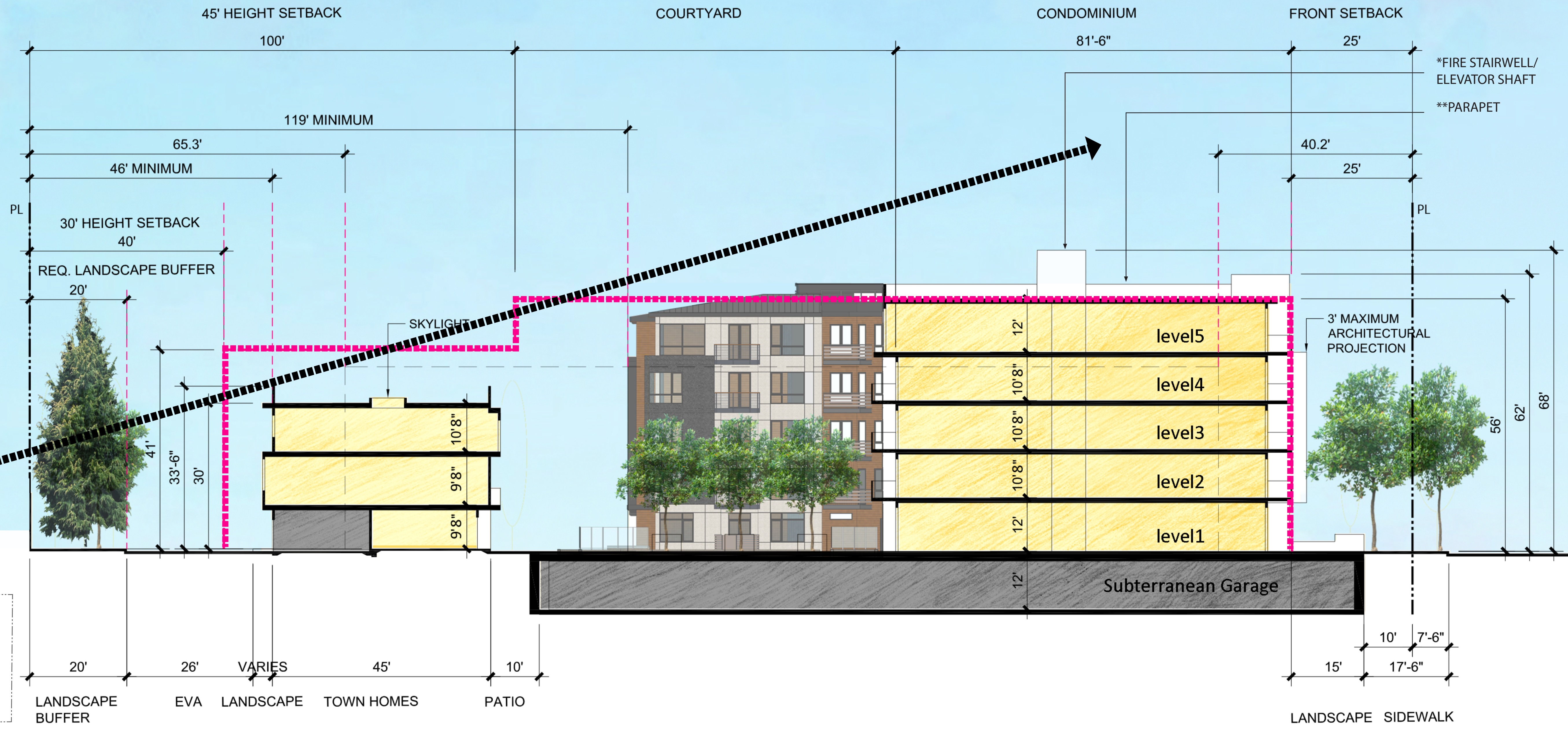
(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL

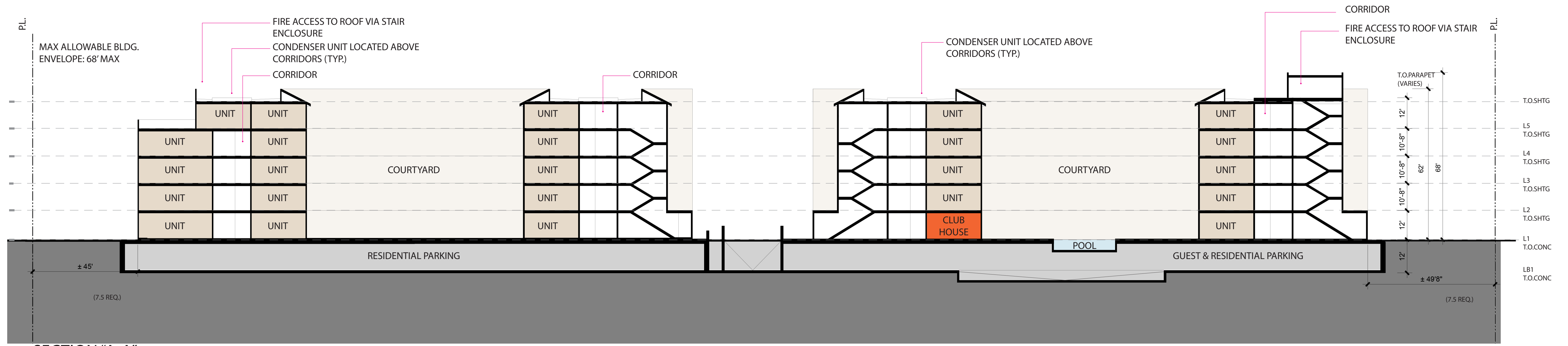


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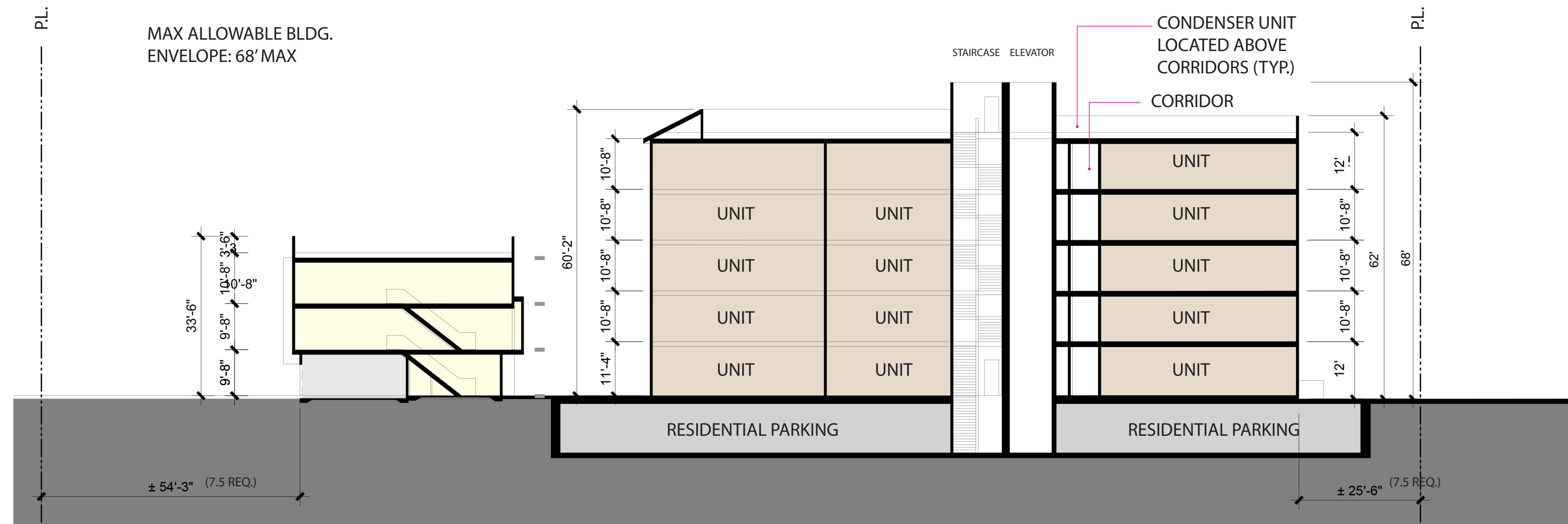
ILLUSTRATIVE BUILDING SECTION



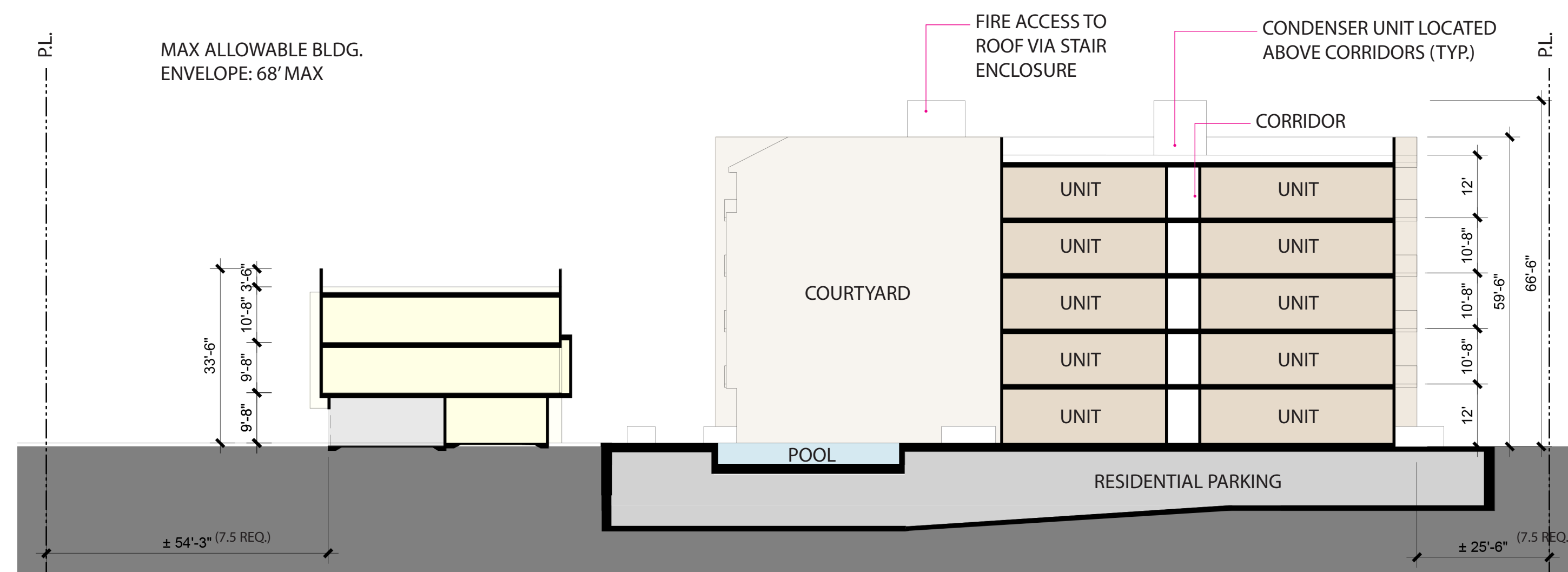
BUILDING SECTION A-A , B-B & C-C



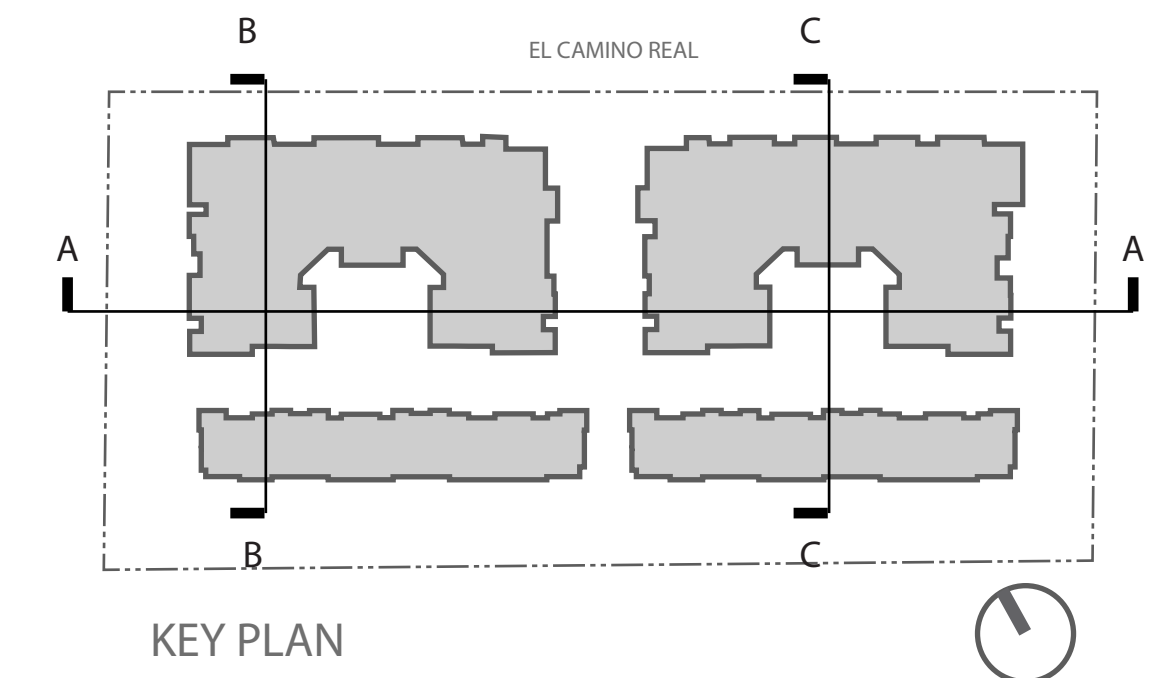
SECTION "A-A"



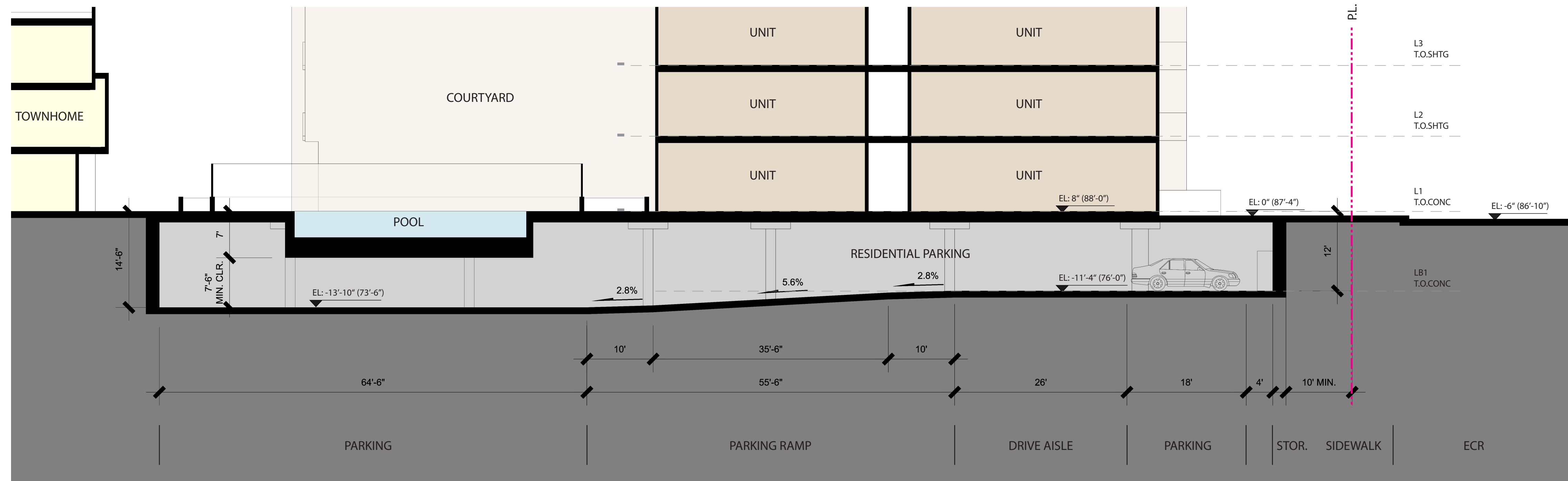
SECTION "B-B"



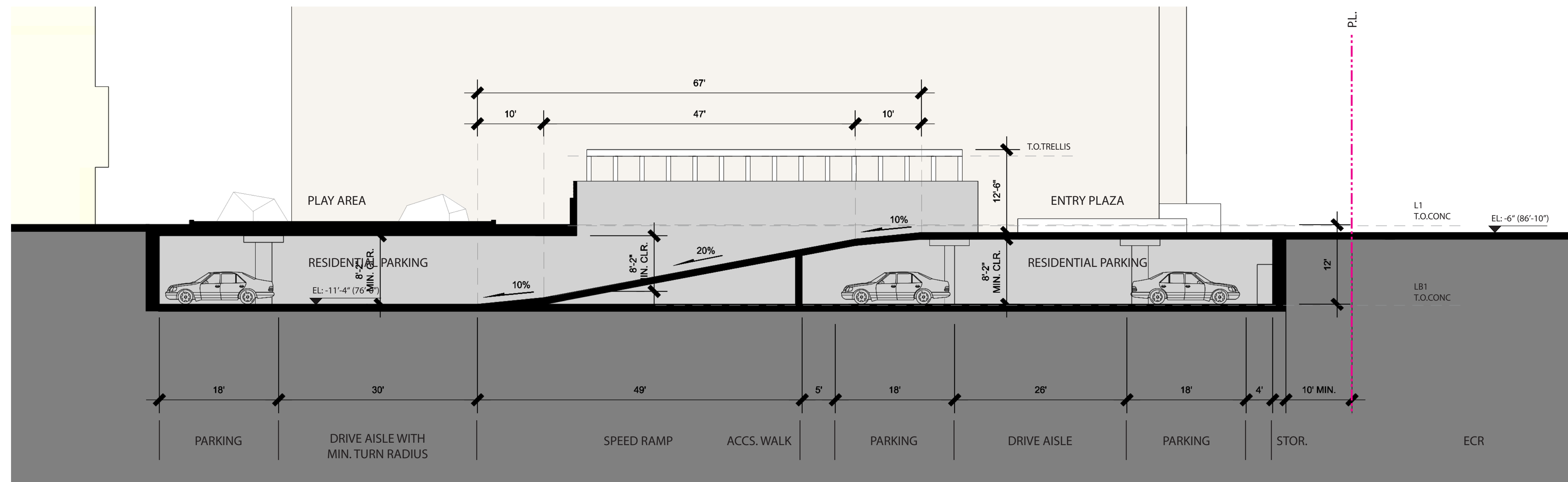
SECTION "C-C"



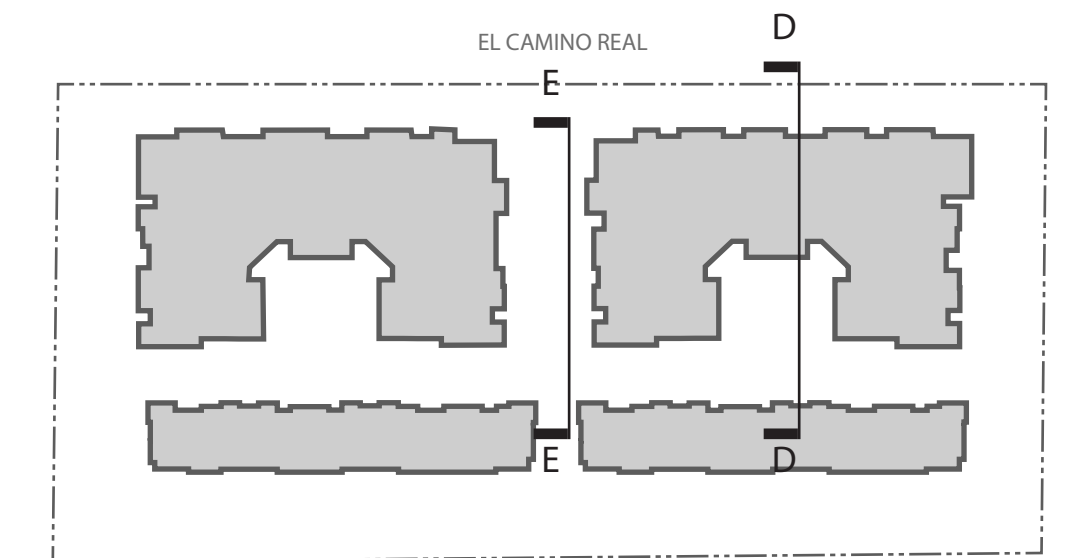
BUILDING SECTION D-D & E-E



SECTION "D-D"



SECTION "E-E"



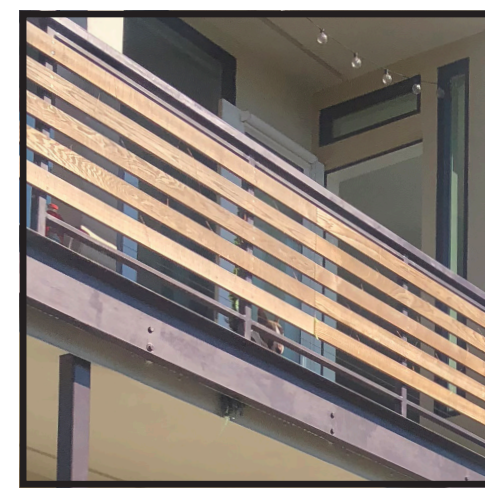
KEY PLAN



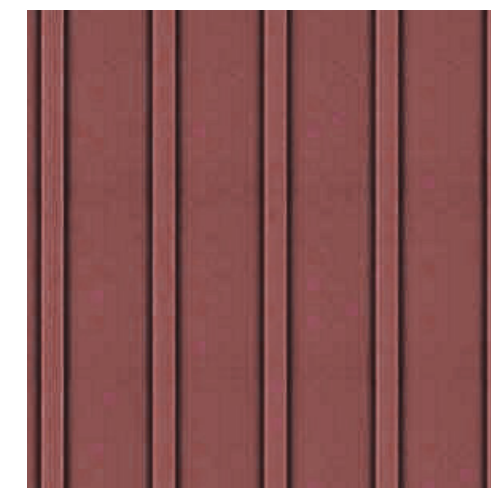
COLORS & MATERIALS



**STUCCO COLOR #1
(SMOOTH TROWELED)**



STEEL CABLE RAILING W/ BOARD



BOARD & BATTEN



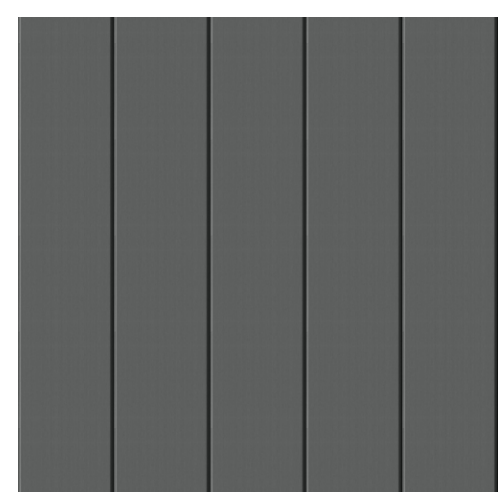
**EXTERIOR PLASTER #2
(SMOOTH TROWELED)**



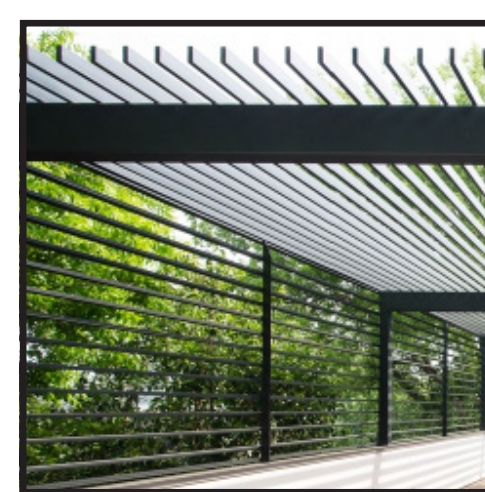
METAL AWNING



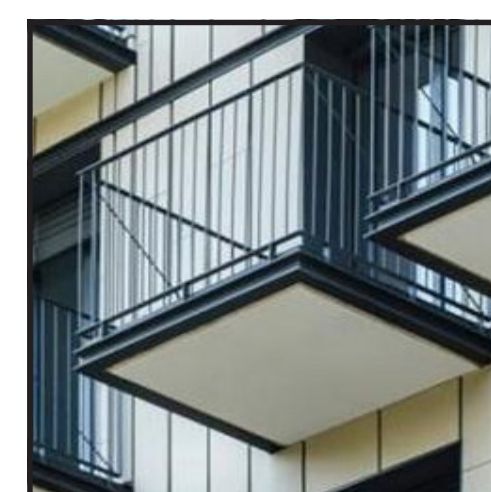
HORIZONTAL SIDING



VERTICAL SIDING



METAL TRELLIS/ CANOPY

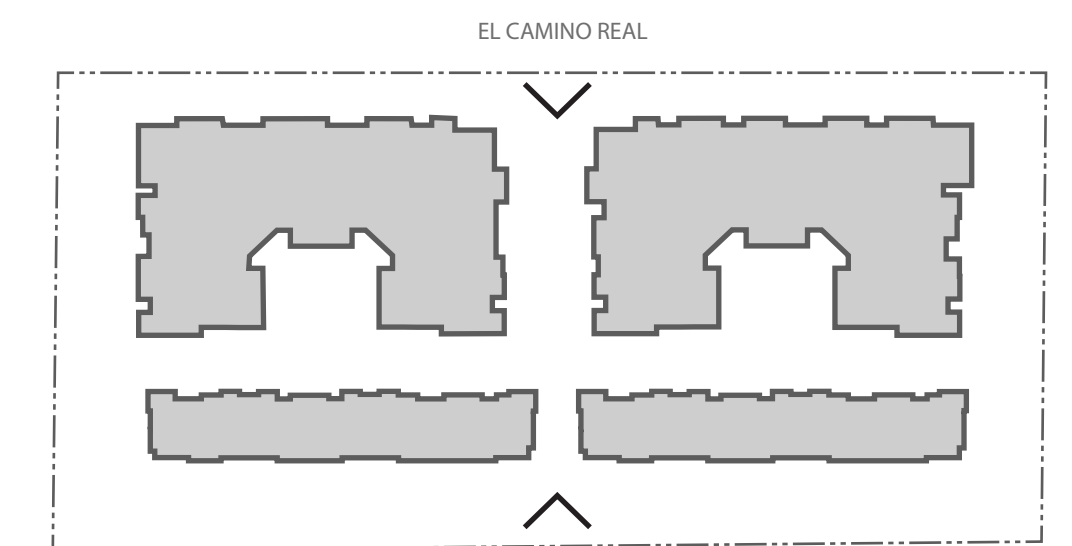


METAL RAILING (TYP.)

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
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14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN



SHADOW STUDY

SUMMER SOLSTICE



JUNE 21 AT 9:00 AM



JUNE 21 AT 12:00 PM



JUNE 21 AT 3:00 PM

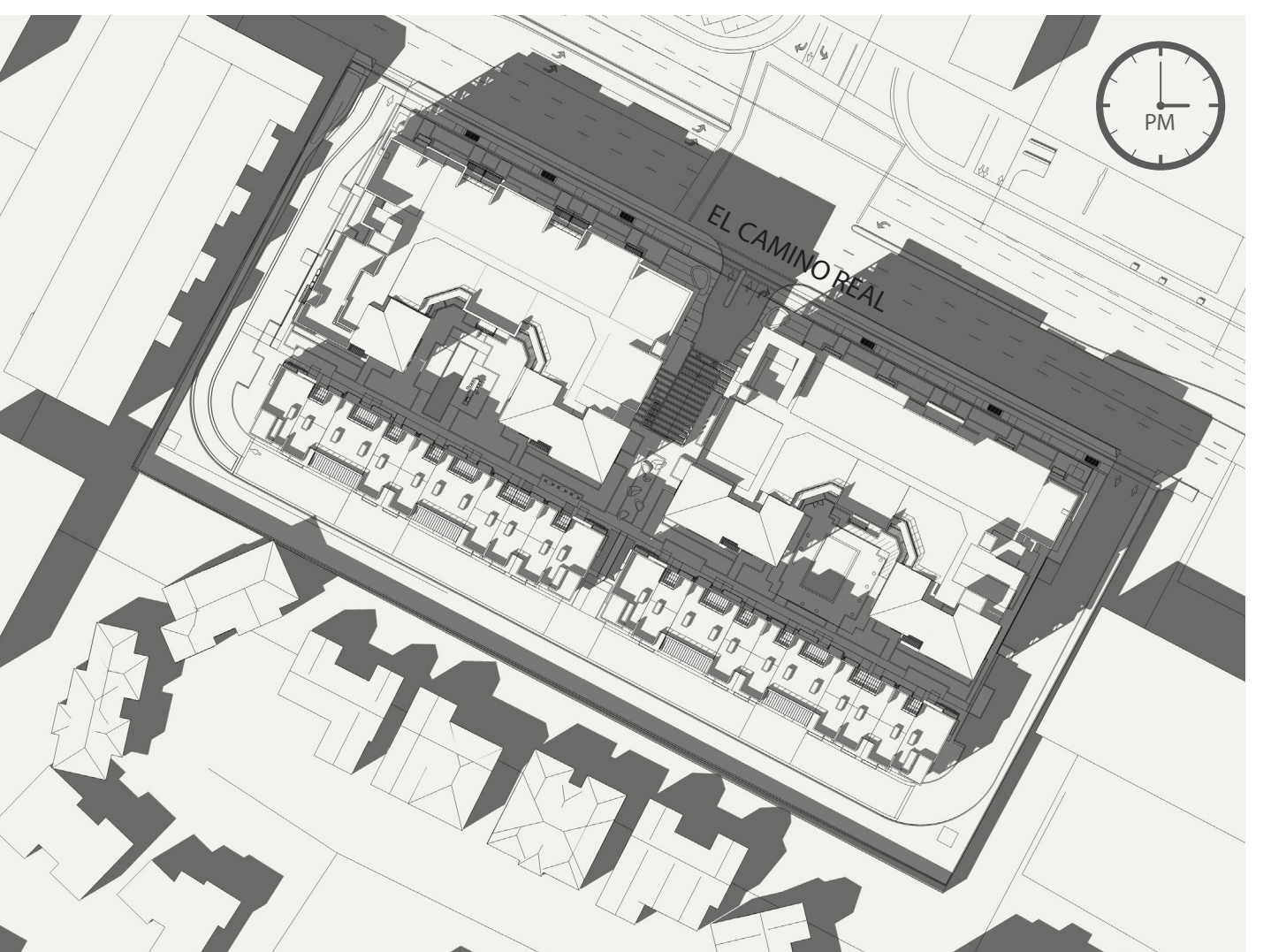
SPRING / FALL EQUINOX



MARCH / SEPTEMBER 21 AT 9:00 AM

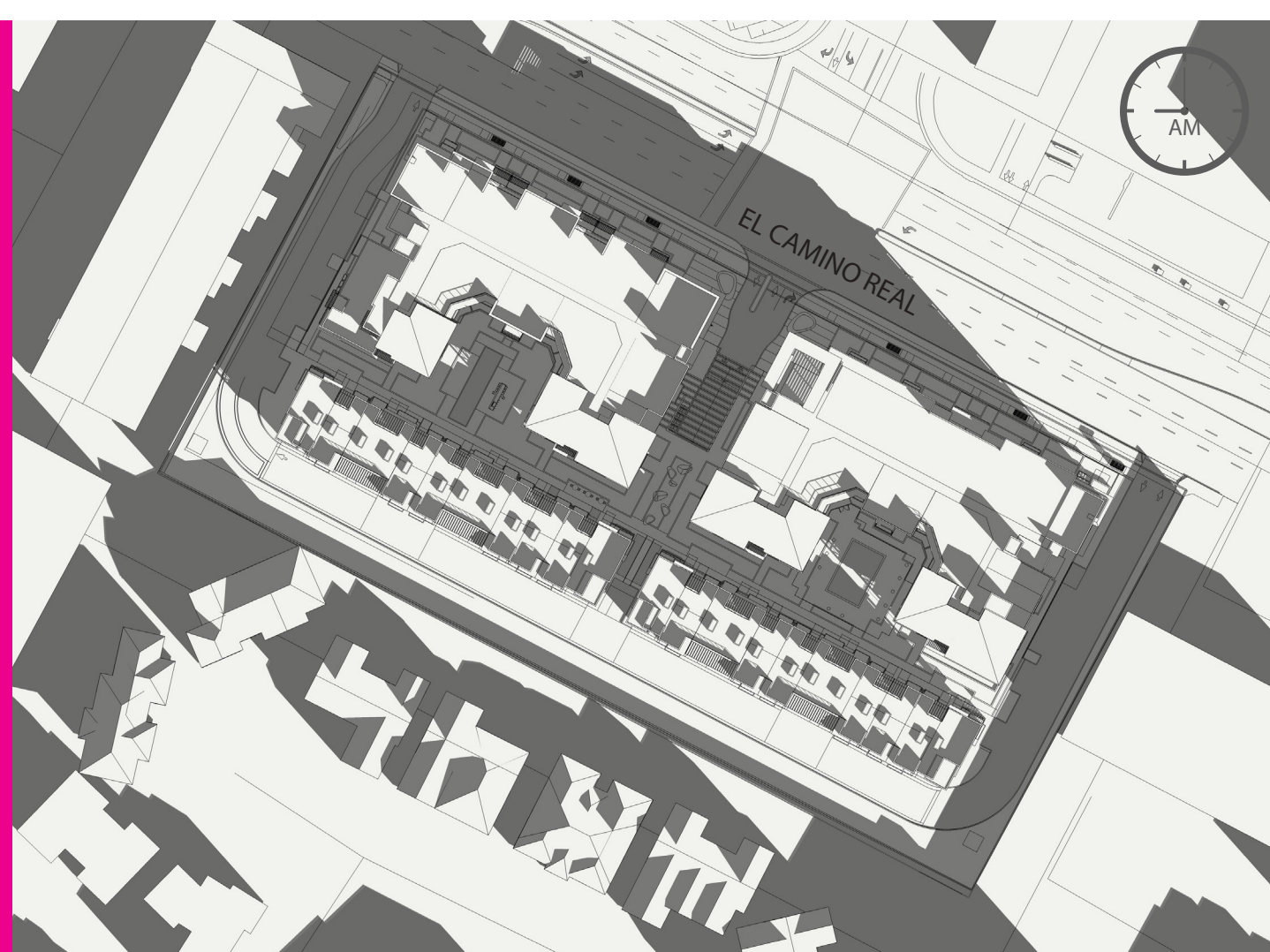


MARCH / SEPTEMBER 21 AT 12:00 PM

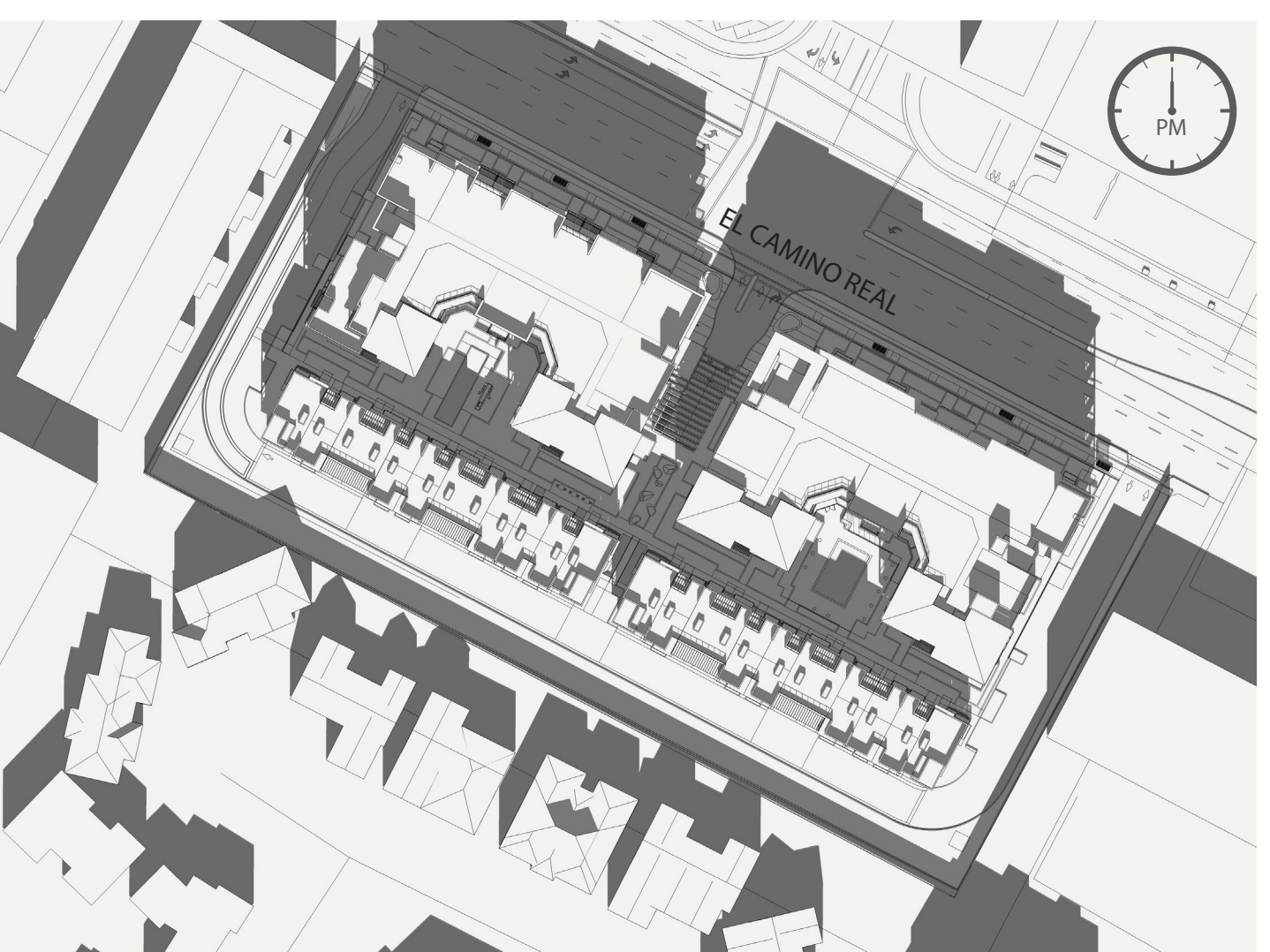


MARCH / SEPTEMBER 21 AT 3:00 PM

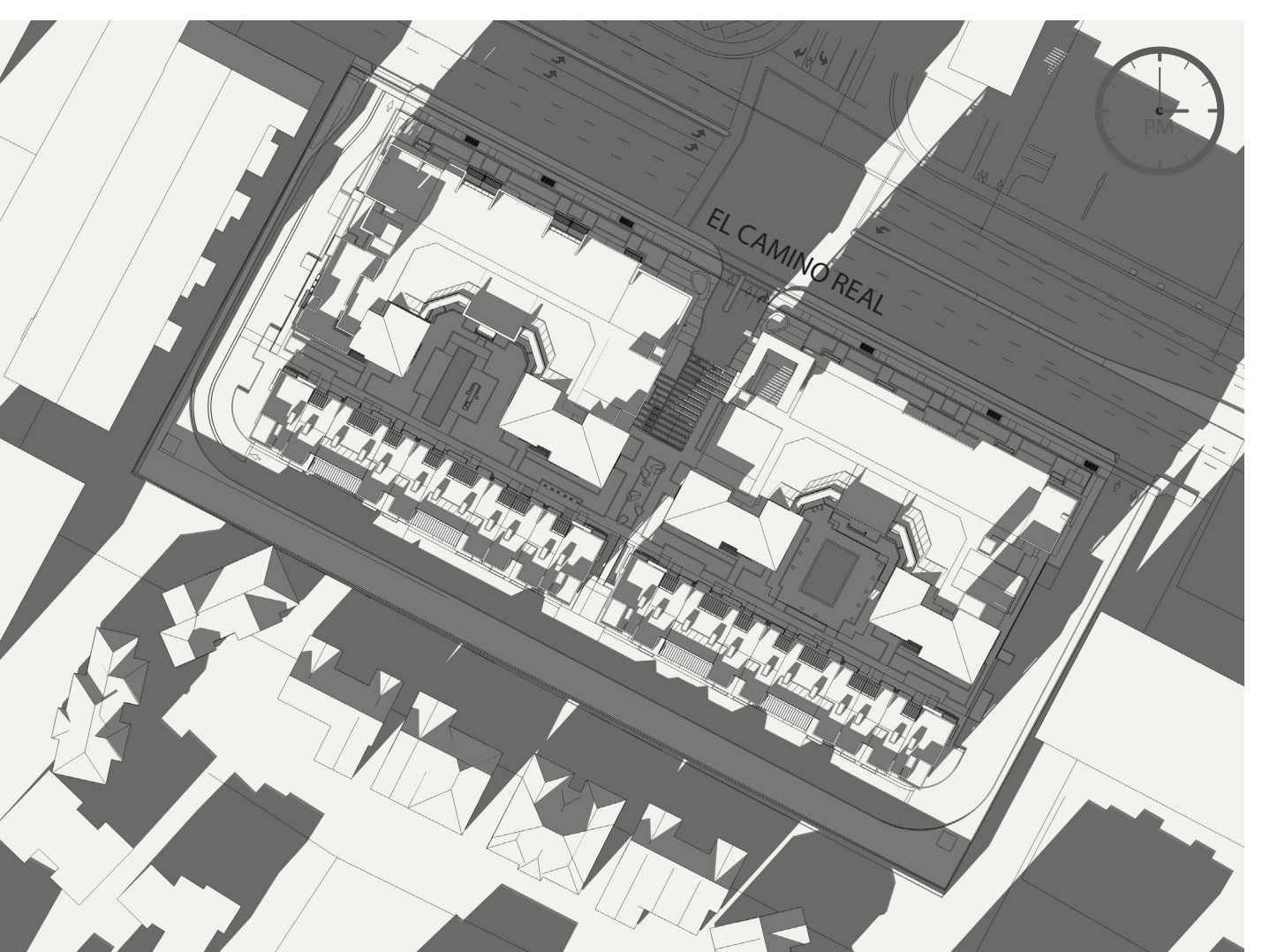
WINTER SOLSTICE



DECEMBER 21 AT 9:00 AM

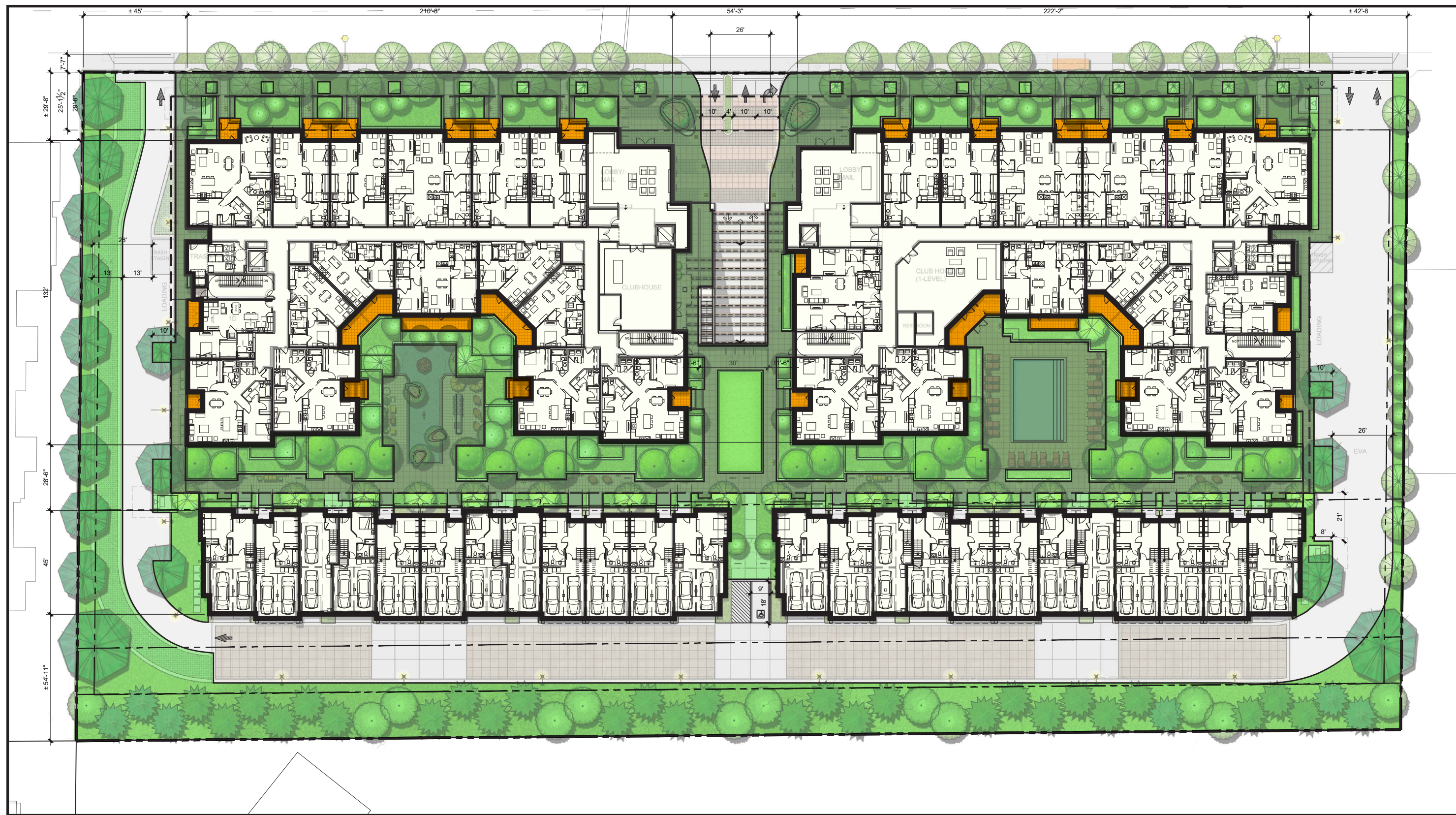


DECEMBER 21 AT 12:00 PM



DECEMBER 21 AT 3:00 PM





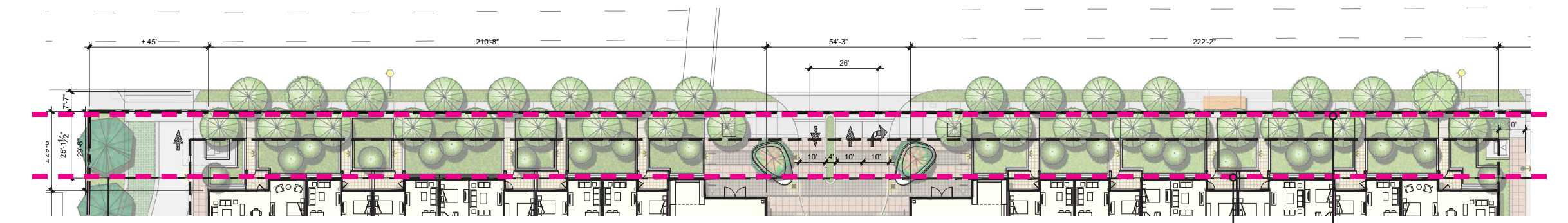
GROUND FLOOR

PRIVATE OPEN SPACE: 3,500 SF
COMMON OPEN SPACE: 62,880 SF

FRONT SETBACK LANDSCAPE REQUIREMENT

PER LOS ALTOS MUNICIPAL CODE SECTION 14.50.090

	REQUIRED	PROVIDED
14,380 SF		
FRONT SETBACK LANDSCAPE AREA	7,190 SF	7,190 SF



FRONT SETBACK LANDSCAPE REQUIRED

- The minimum front yard depth shall be twenty-five (25) feet, with a minimum of fifty (50) percent of which shall be landscaped

FRONT SETBACK LANDSCAPE PROVIDED

- The total frontyard setback area is 14,380 sf
- The total landscape area is 7,190 sf, which is 50% of this setback area
- Project is in compliance of setback area requirement.

OPEN SPACE CALCULATION

PER LOS ALTOS MUNICIPAL CODE SECTION 14.50.150 (CT DISTRICTS)

	REQUIRED	PROVIDED	
196 UNITS			
PRIVATE OPEN SPACE	9,800 SF	13,150 SF	
NON-PERMEABLE SURFACE		20,176 SF	32%
PERMEABLE SURFACE		42,704 SF	68%
COMMON OPEN SPACE	3,200 SF	62,880 SF	100%

PRIVATE OPEN SPACE REQUIRED

- An average of fifty (50) square feet of private open space shall be provided for the total number of dwelling units within a project.
- 196 units X 50 sf = 9,800 sf

PRIVATE OPEN SPACE PROVIDED

- The average private open space per condo unit is 69.5 sf. 172 units X 69.5 sf = 11,950 sf.
- The average private open space per townhome unit is 50 sf. 24 townhomes X 50 sf = 1,200 sf
- The total private open space is 13,150 sf.

COMMON OPEN SPACE REQUIRED

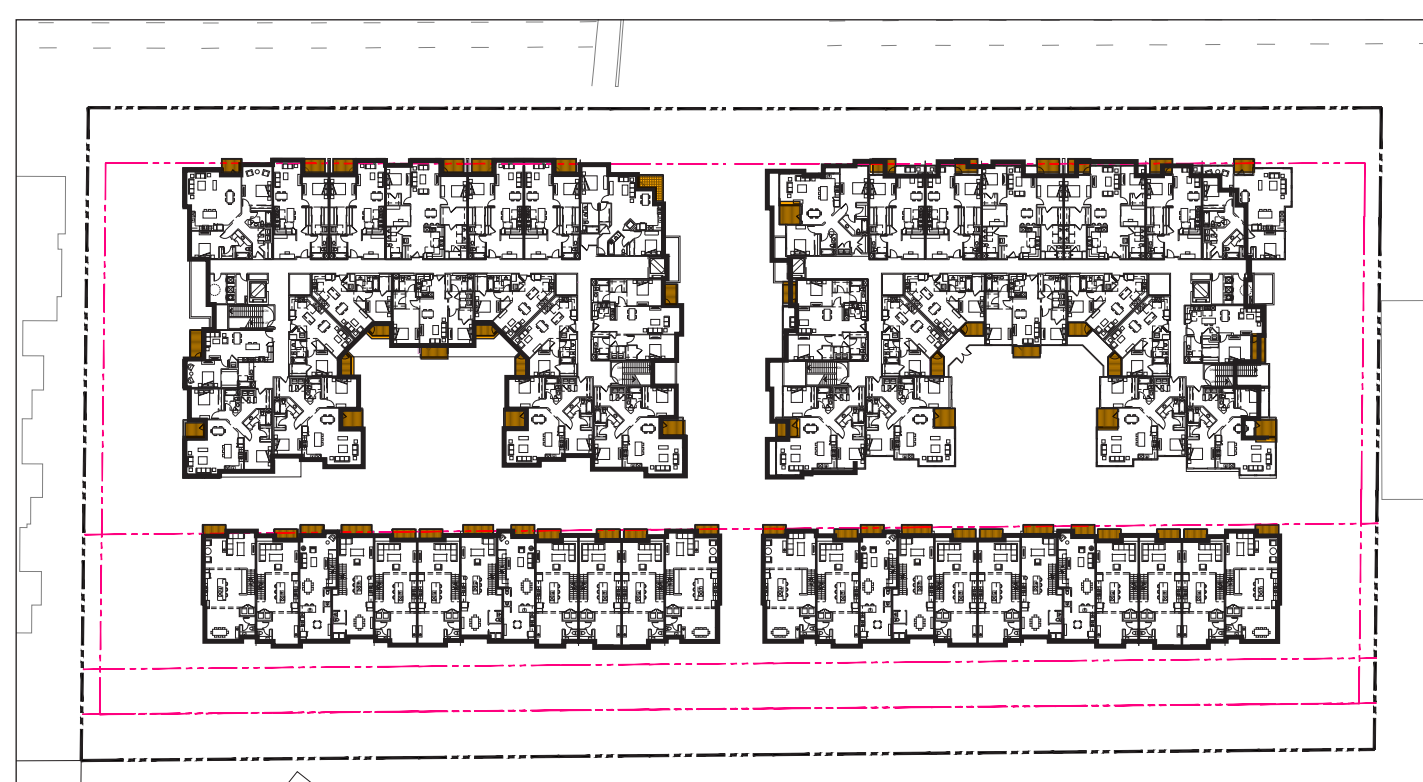
- Fifty-one (51) or more units: a minimum of three thousand two hundred (3,200) square feet of common open space shall be provided.
- Common open space areas shall be surfaced with any practical combination of landscaping, paving, decking, concrete, or other serviceable material with no more than fifty (50) percent of the area at grade level covered with a non-permeable surface.

COMMON OPEN SPACE PROVIDED

- The total non-permeable surface area is 20,176 sf (32%)
- The total permeable surface area is 42,704 sf (68%)
- The total common open space is 62,880 sf

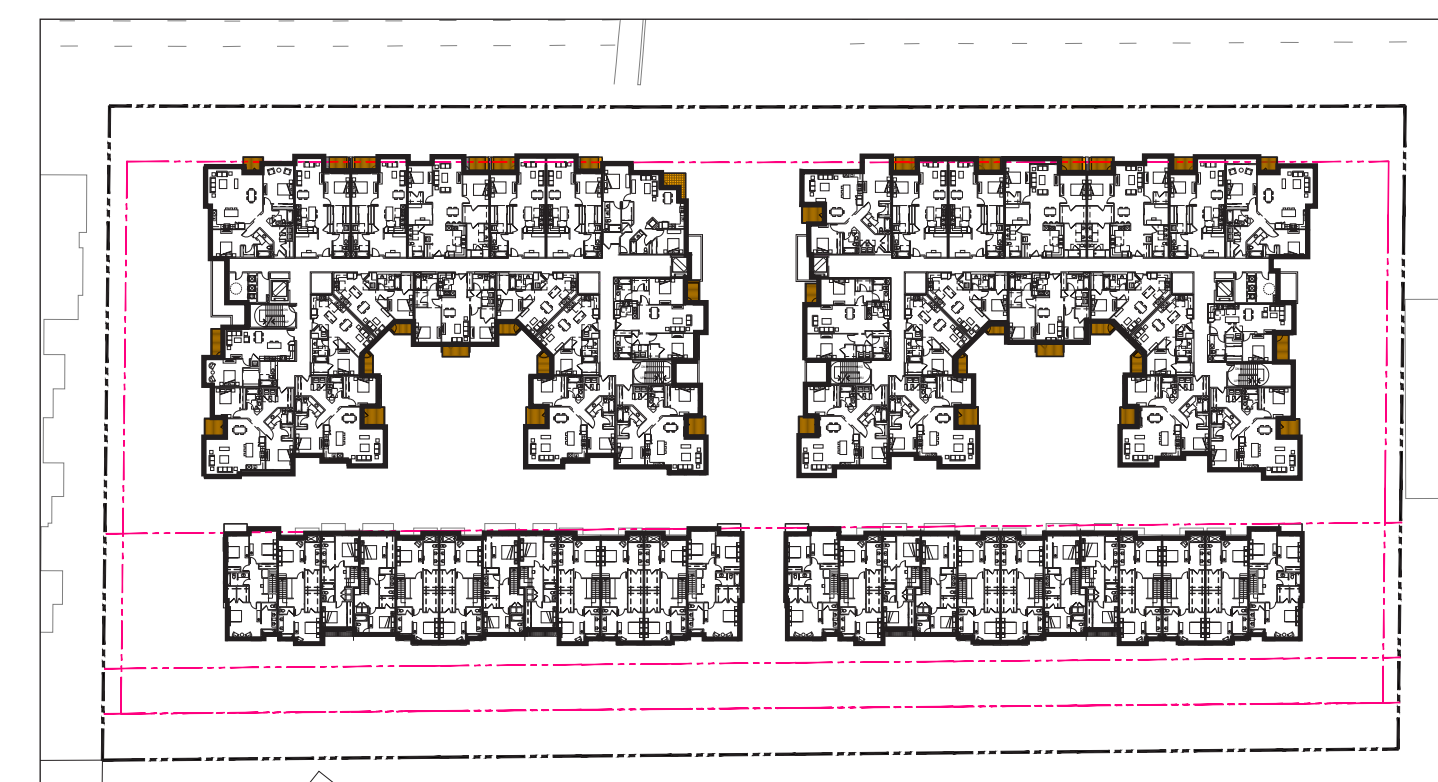
LEGEND

- TOTAL PRIVATE OPEN SPACE
- COMMON OPEN SPACE (NON-PERMEABLE SURFACE)
- COMMON OPEN SPACE (PERMEABLE SURFACE)



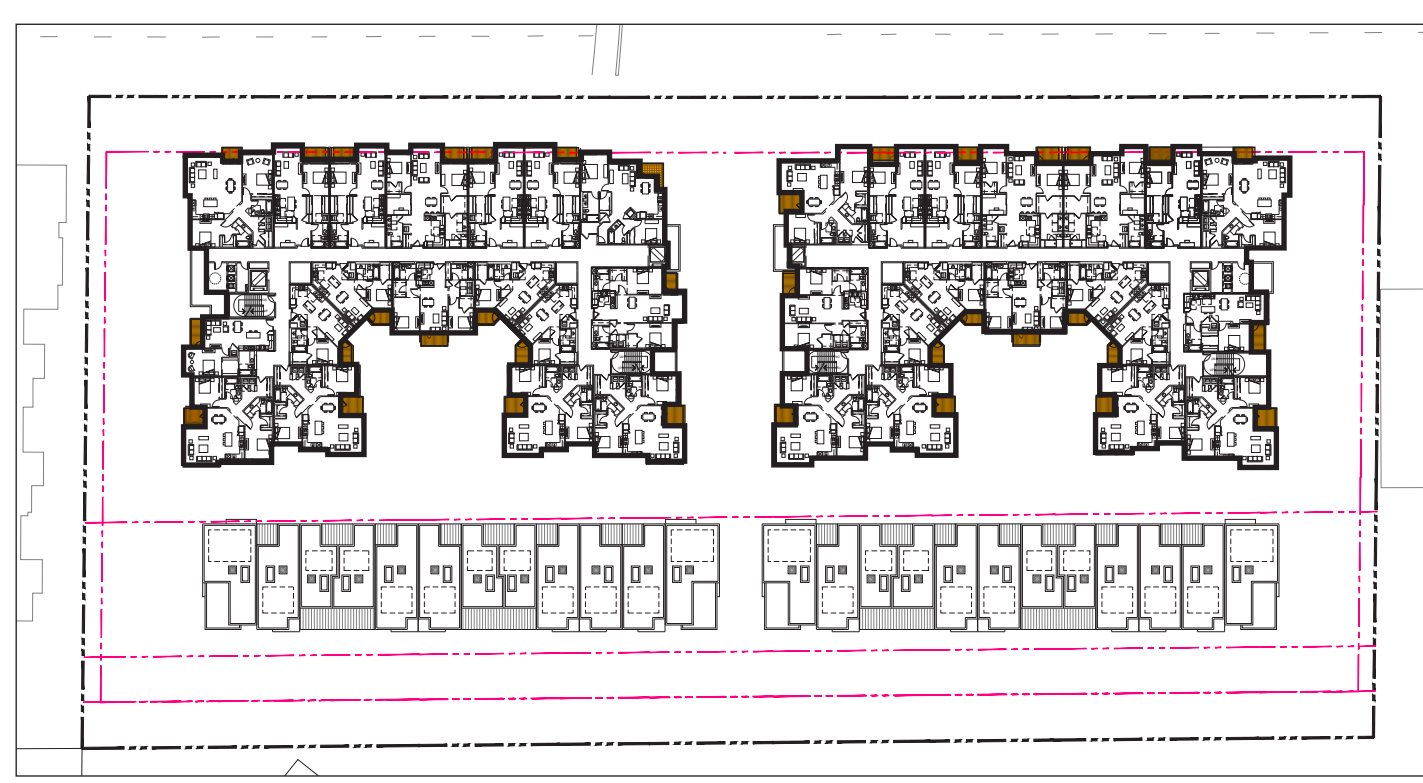
2ND FLOOR

PRIVATE OPEN SPACE: 3,350 SF



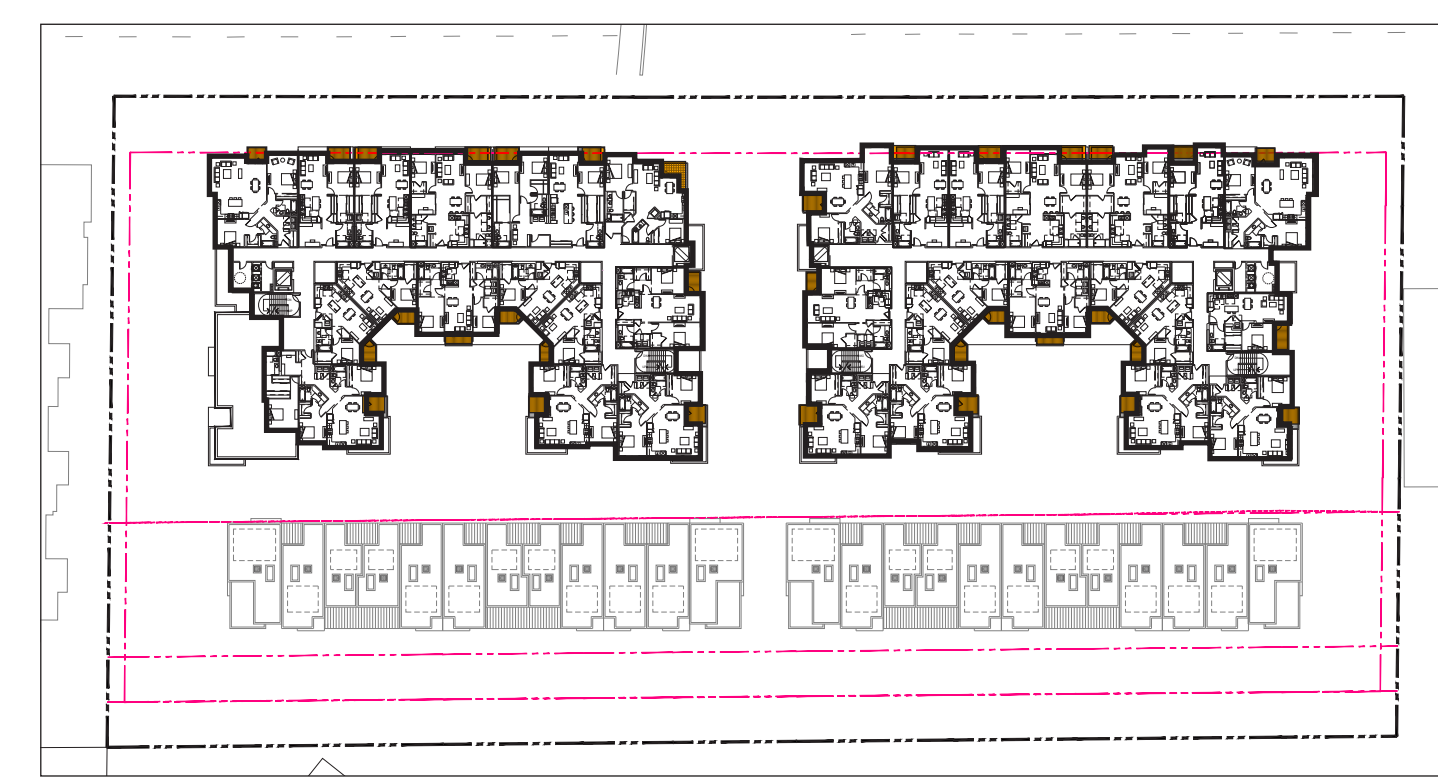
3RD FLOOR

PRIVATE OPEN SPACE: 2,150 SF



4TH FLOOR

PRIVATE OPEN SPACE: 2,150 SF



5TH FLOOR

PRIVATE OPEN SPACE: 2,000 SF

VESTING TENTATIVE MAP APPLICATION FOR CONDOMINIUM PURPOSES DUTCHINTS DEVELOPMENT 5150 EL CAMINO REAL CITY OF LOS ALTOS SANTA CLARA COUNTY, CALIFORNIA

GENERAL PROJECT INFORMATION

1. **OWNER/SUBDIVIDER:** DUCHINTS DEVELOPMENT
5150 EL CAMINO REAL
LOS ALTOS, CA 94022
2. **ENGINEER:** BKF ENGINEERS
4670 WILLOW ROAD, SUITE 250
PLEASANTON, CA 94588
TEL (925) 396-7700
FAX (925) 396-7799
3. **SUBDIVIDED AREA:** 165,345 SQ FT (APPROX. 3.80 ACRES)
4. **UTILITIES:**
WATER SUPPLY: CAL WATER
FIRE PROTECTION: SANTA CLARA COUNTY FIRE
SEWAGE DISPOSAL: CITY OF LOS ALTOS
STORM DRAIN: CITY OF LOS ALTOS
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST
5. **APN:** 170-04-066
6. **ZONING:** CT COMMERCIAL THOROUGHFARE
7. **LAND USE:** THOROUGHFARE COMMERCIAL
8. **GENERAL PLAN:** EL CAMINO REAL
9. **FLOOD ZONE DESIGNATION:** ZONE X PER MAP #0685C0038H
AREA OF 0.2% ANNUAL CHANCE FLOODPLANE
10. **NUMBER OF LOTS:** 1
11. **NUMBER OF RESIDENTIAL CONDO UNITS:** 172
12. **NUMBER OF RESIDENTIAL TOWNHOMES:** 24



VICINITY MAP
NTS

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
APN	ASSESSOR PARCEL NUMBER	HDPE	HIGH DENSITY POLYETHYLENE	SDCB	STORM DRAIN CATCH BASIN
APPROX	APPROXIMATE	HP	HIGH POINT	SDCI	STORM DRAIN CURB INLET
BFP	BACK FLOW PREVENTION DEVICE	INV	INVERT	SDCO	STORM DRAIN CLEANOUT
BLDG	BUILDING	IRR	IRRIGATION	SDE	STORM DRAIN EASEMENT
BW	BACK OF WALK	JP	JOINT POLE	SDJB	STORM DRAIN JUNCTION BOX
C&G	CURB AND GUTTER	JT	JOINT TRENCH	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	LF	LINEAR FOOT	SHT	SHEET
CD	CURB DRAIN	LG	LIP OF GUTTER	SL	STREET LIGHT
CI	CURB INLET	LP	LOW POINT	SQFT	SQUARE FEET
CONC	CONCRETE	MAX	MAXIMUM	SS	SANITARY SEWER
CY	CUBIC YARDS	MIN	MINIMUM	SSCO	SANITARY SEWER CLEANOUT
DEMO	DEMOLITION	MH	MANHOLE	SSMH	SANITARY SEWER MANHOLE
DI	DROP INLET	MON	MONUMENT	SW, S/W	SIDEWALK
DW	DOMESTIC WATER	(N)	NEW	STD	STANDARD
DW, D/W, DWY	DRIVEWAY	NO.	NUMBER	SWE	SIDEWALK EASEMENT
E, ELEC	ELECTRIC	NTS	NOT TO SCALE	TC	TOP OF CURB
(E), EX, EXIST	EXISTING	PG&E	PACIFIC GAS & ELECTRIC	TEL, TELE	TELEPHONE
EB	ELECTRIC BOX	PGE	PG&E EASEMENT	TG	TOP OF GRATE
EG	EXISTING GROUND	PG&E TOWER LINE EASEMENT	PG&E TOWER LINE EASEMENT	THRU	THROUGH
EL, ELEV	ELEVATION	PIV	POST INDICATOR VALVE	TM	TENTATIVE MAP
EP	EDGE OF PAVEMENT	P/L	PROPERTY LINE	TOS	TOP OF SLAB
ESMT	EASEMENT	POC	POINT OF CONNECTION	TRANS	TRANSFORMER
ETW	EDGE OF TRAVELED WAY	PR, PROP	PROPOSED	TS	TRAFFIC SIGNAL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PRV	PRESSURE REDUCING VALVE	TSB/TSBP	TRAFFIC SIGNAL BOX
FC	FACE OF CURB	PSE	PUBLIC SURVEY EASEMENT	TTA	TOP OF TREATMENT SOIL
FDC	FIRE DEPARTMENT CONNECTION	R	RADIUS	TYP	TYPICAL
FF	FINISHED FLOOR	RCP	REINFORCED CONCRETE PIPE	UB	UTILITY BOX
FG	FINISH GRADE	RE	ROADWAY EASEMENT	UE	UTILITY EASEMENT
FH	FIRE HYDRANT	RIM	RIM ELEVATION	USD	UNION SANITARY DISTRICT
FL	FLOW LINE	R/W, R-O-W	RIGHT OF WAY	VCP	VITRIFIED CLAY PIPE
FS	FINISHED SURFACE	RUE	RAIL TRACK EASEMENT	W	WATER
GB	GRADE BREAK	RUE	ROAD UTILITY EASEMENT	WL	WATER LINE
GM	GAS METER	S	SLOPE	WM	WATER METER
HC/HCR	HANDICAP RAMP	SD	STORM DRAIN	WV	WATER VALVE
				W/	WITH

TABLE OF CONTENTS

NUMBER	DESCRIPTION
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	CIVIL SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY MAP
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.0	BASEMENT VEHICULAR TRUCK TURNING
C6.1	BASEMENT VEHICULAR TRUCK TURNING

BENCHMARK

BRASS DISK NEAR THE SOUTHEASTERLY CORNER OF THE NORTHEAST HEADWALL AT CALIFORNIA AVENUE AND PERMANENTE CREEK, CITY OF MOUNTAIN VIEW
ELEVATION = 78.20

BASIS OF BEARINGS

THE BEARING OF NORTH 47°16'42" EAST ALONG THE CENTERLINE OF MURCHISON DRIVE AS SHOWN ON THE SUBDIVISION MAP FILED FOR RECORD ON MAY 5, 1954, IN BOOK 38 OF MAPS AT PAGES 48 & 49, ORIGINAL RECORDS OF SAN MATEO COUNTY, WAS TAKE AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE	---	---
EASEMENT LINE	---	---
STORM DRAIN LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---
FIRE LINE	---	---
BIORETENTION AREA		
PERVIOUS TURF BLOCK		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
FIRE WATER BACKFLOW PREVENTER		
DOMESTIC WATER BACKFLOW PREVENTER		
POST INDICATOR VALVE		
WATER BOX (WB)		
WATER VALVE (WV)		
AREA LIGHT		
TRAFFIC SIGNAL (TS)		
TRAFFIC SIGNAL BOX (TSB)		
STREET LIGHT		
STREET LIGHT BOX (SLB)		
ELECTRICAL BOX (EB)		
CURB STORM DRAIN INLET (SDDI)		
STORM DRAIN OVERFLOW INLET		
MANHOLE		
SANITARY SEWER MANHOLE (SSMH)		
STORM DRAIN MANHOLE (SDMH)		
AREA DRAIN		
MONITORING WELL		
CLEAN OUT		



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5150 El Camino Real, Los Altos, CA



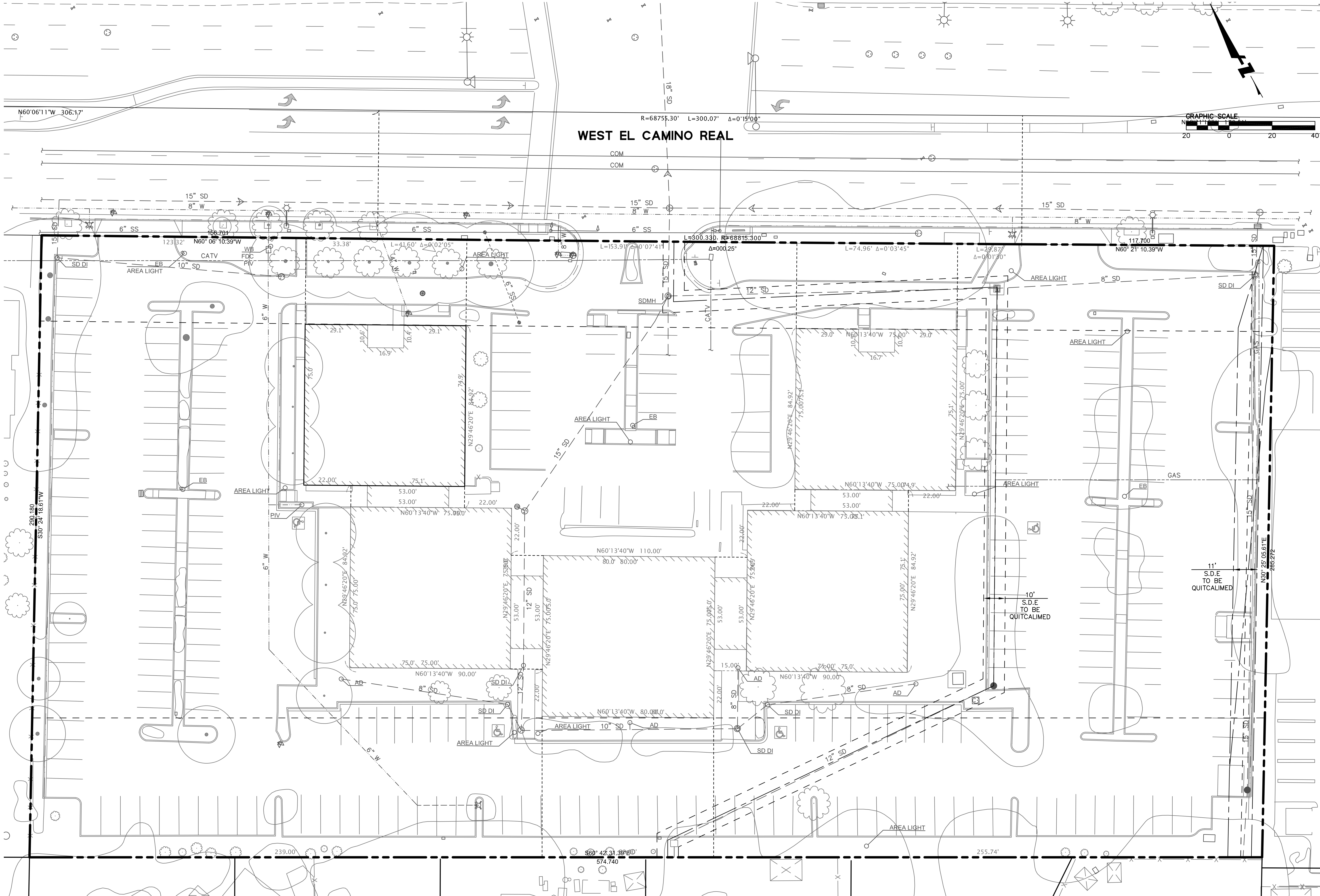
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VESTING TENTATIVE MAP COVER SHEET

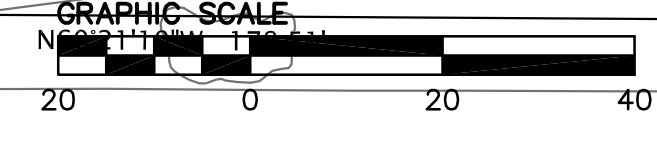
Job No. 18002
Date: 11/20/2019
Scale: AS SHOWN
Drawn By: KA

Sheet No:

C0.0



WEST EL CAMINO REAL



BKF100+
YEARS
ENGINEERS · SURVEYORS · PLANNERS

4670 WILLOW RD
 SUITE 250
 PLEASANTON, CA 94588
 925-396-7700
 925-396-7799 (FAX)

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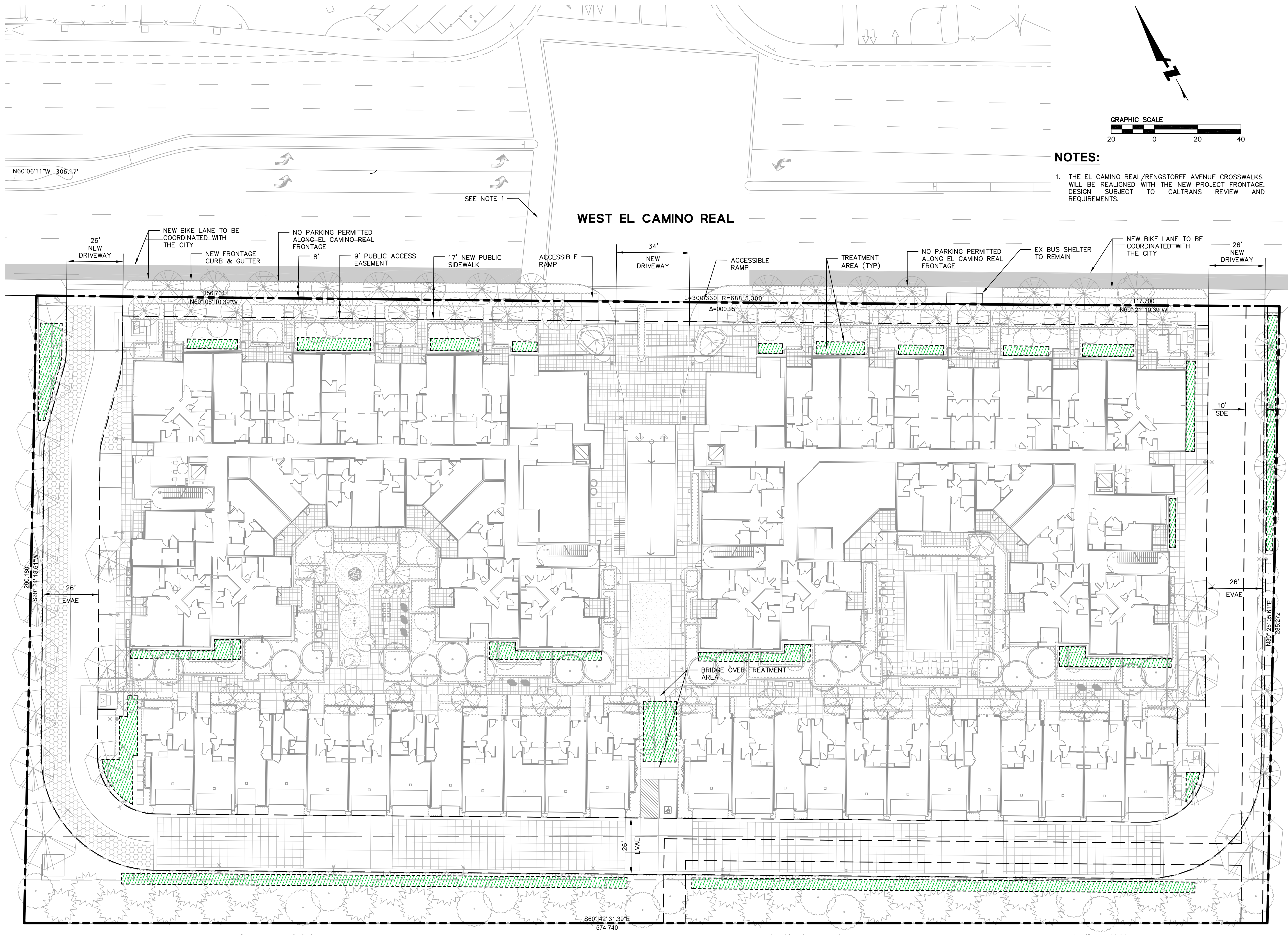
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Sheet Title:
**EXISTING
 CONDITIONS**

Job No. 18002
 Date: 11/20/2019
 Scale: AS SHOWN
 Drawn By: KA

Sheet No:
C1.0



NOTES:

1. THE EL CAMINO REAL/RENGSTORFF AVENUE CROSSWALKS WILL BE REALIGNED WITH THE NEW PROJECT FRONTAGE. DESIGN SUBJECT TO CALTRANS REVIEW AND REQUIREMENTS.

BKF100+
YEARS
ENGINEERS · SURVEYORS · PLANNERS

4670 WILLOW RD
SUITE 250
PLEASANTON, CA 94568
925-396-7700
925-396-7799 (FAX)

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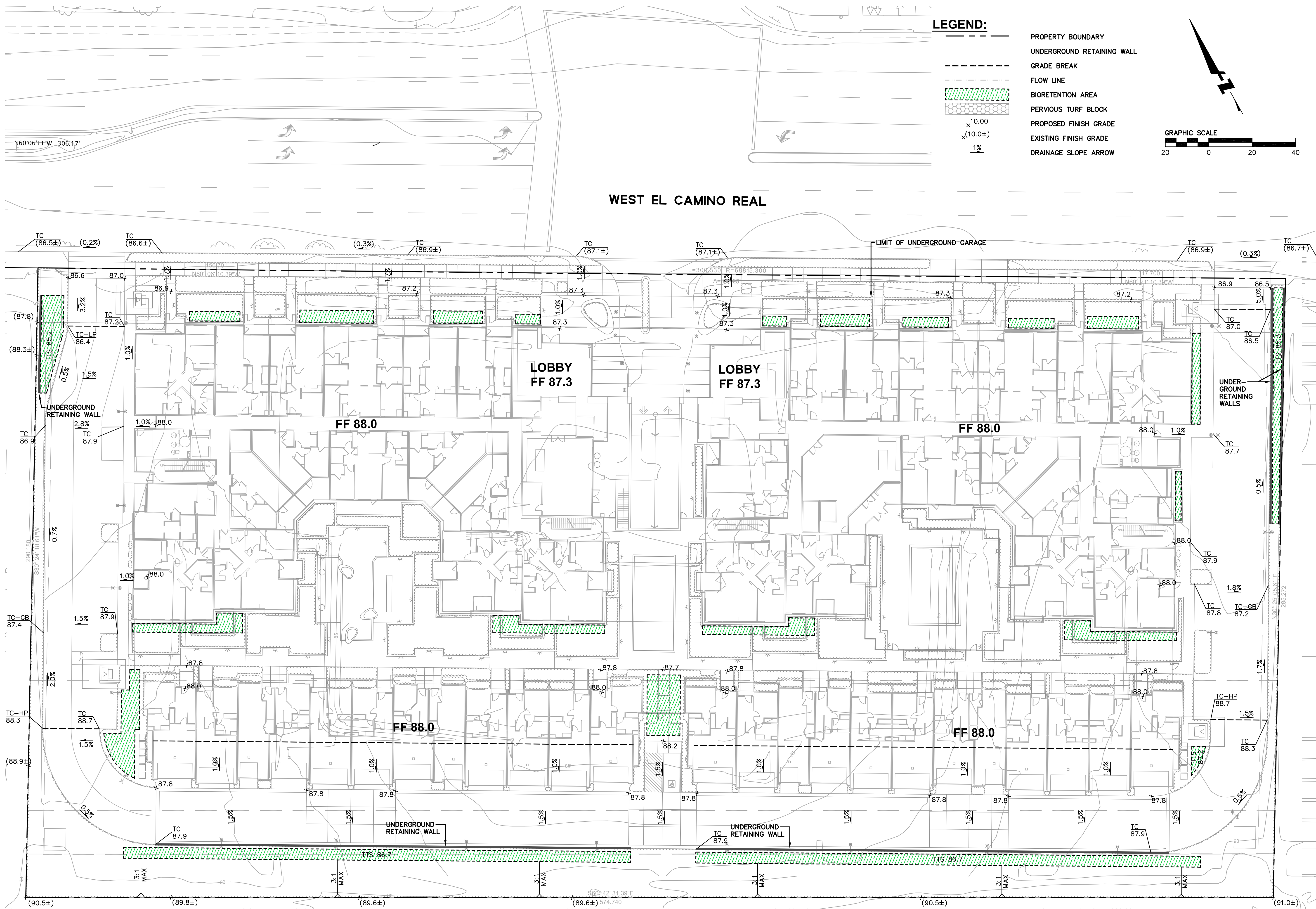
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5150 El Camino Real, Los Altos, CA



Sheet Title:
CIVIL SITE PLAN

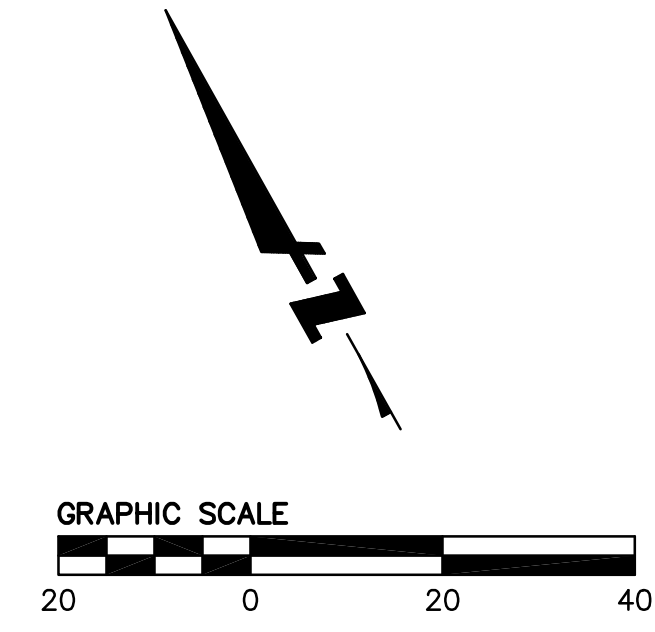
Job No. 18002
Date: 11/20/2019
Scale: AS SHOWN
Drawn By: KA

Sheet No:
C2.0



LEGEND:

- PROPERTY BOUNDARY
- - - UNDERGROUND RETAINING WALL
- - - GRADE BREAK
- - - FLOW LINE
- [Hatched Box] BIORETENTION AREA
- [Dotted Box] PERVIOUS TURF BLOCK
- PROPOSED FINISH GRADE
- EXISTING FINISH GRADE
- DRAINAGE SLOPE ARROW



WEST EL CAMINO REAL

BKF100+
YEARS
ENGINEERS · SURVEYORS · PLANNERS

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SUITE 250
PLEASANTON, CA 94568
925-396-7700
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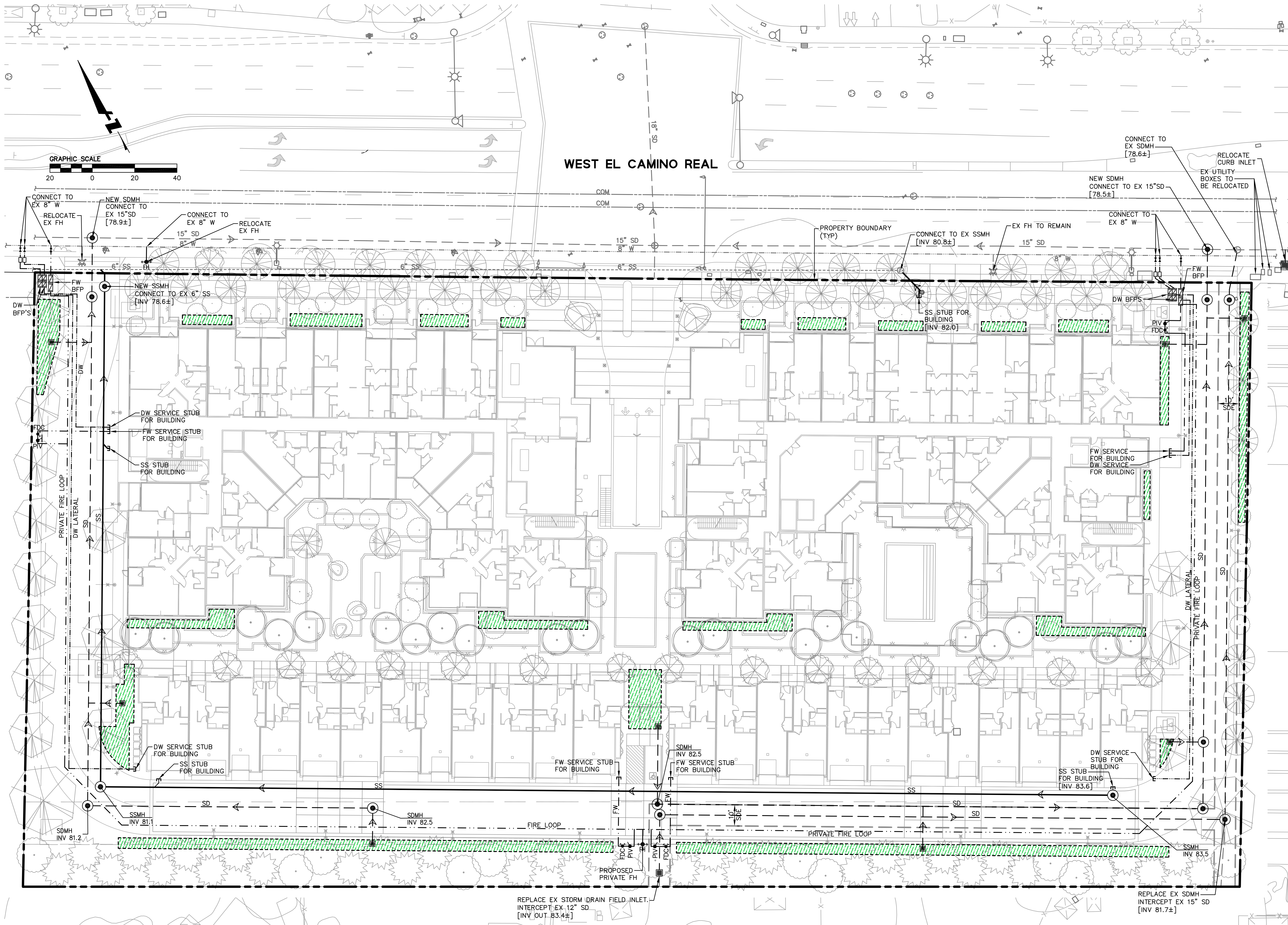
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Sheet Title:
PRELIMINARY GRADING AND DRAINAGE PLAN

Job No. 18002
Date: 11/20/2019
Scale: AS SHOWN
Drawn By: KA

Sheet No:
C3.0



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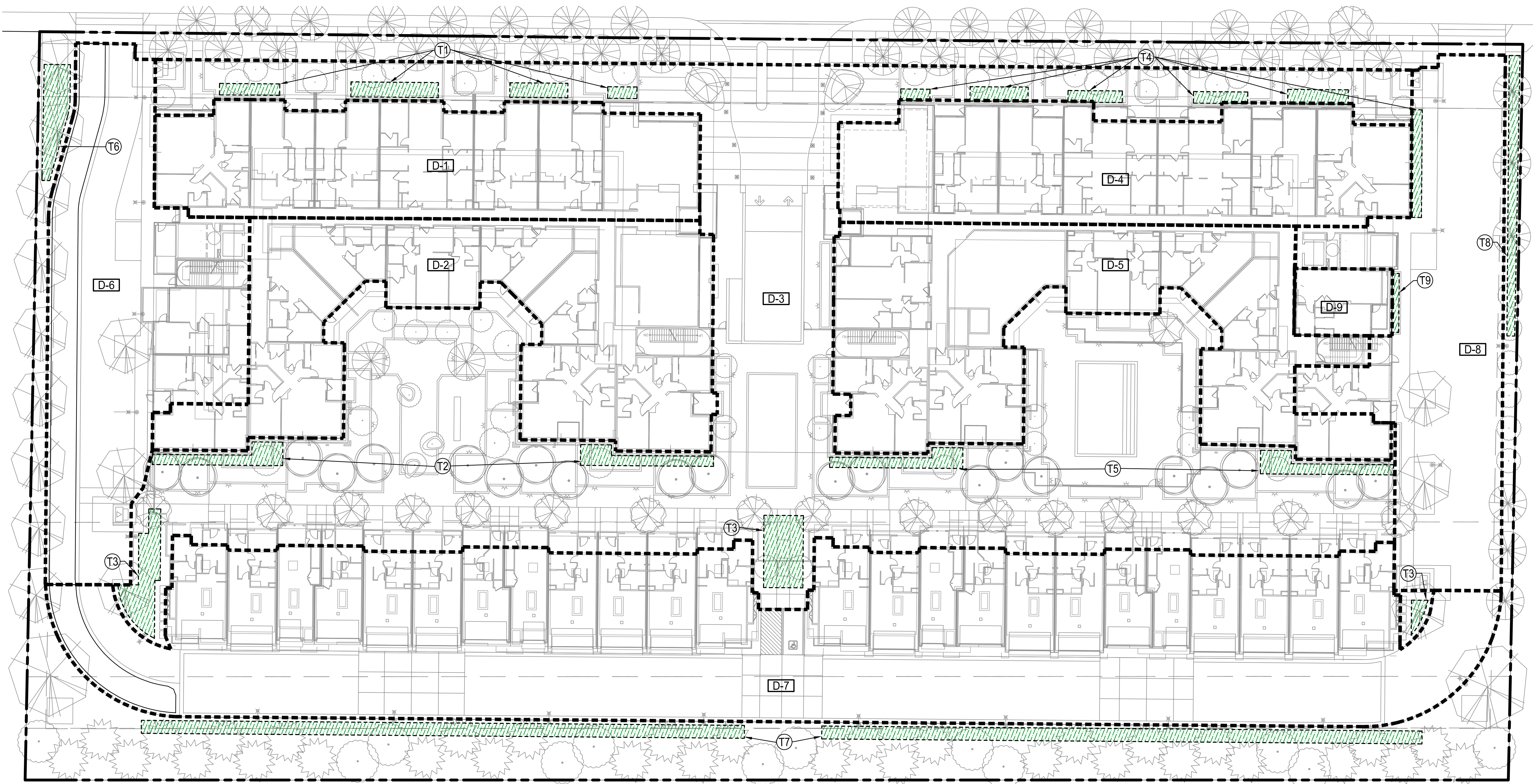
Sheet Title:
PRELIMINARY UTILITY PLAN

Job No. 18002
 Date: 11/20/2019
 Scale: AS SHOWN
 Drawn By: KA

Sheet No:
C4.0

REPLACE EX STORM DRAIN FIELD INLET. INTERCEPT EX 12" SD. [INV OUT 83.4#]

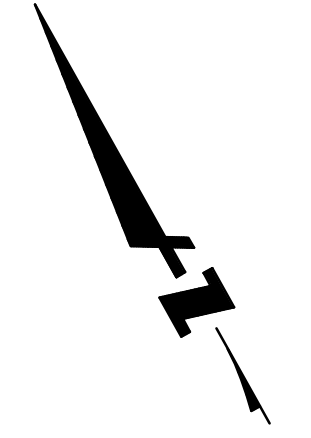
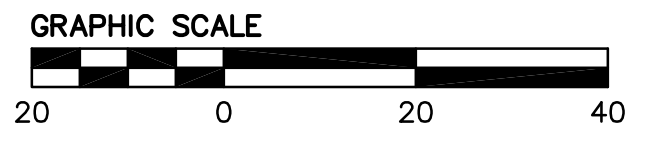
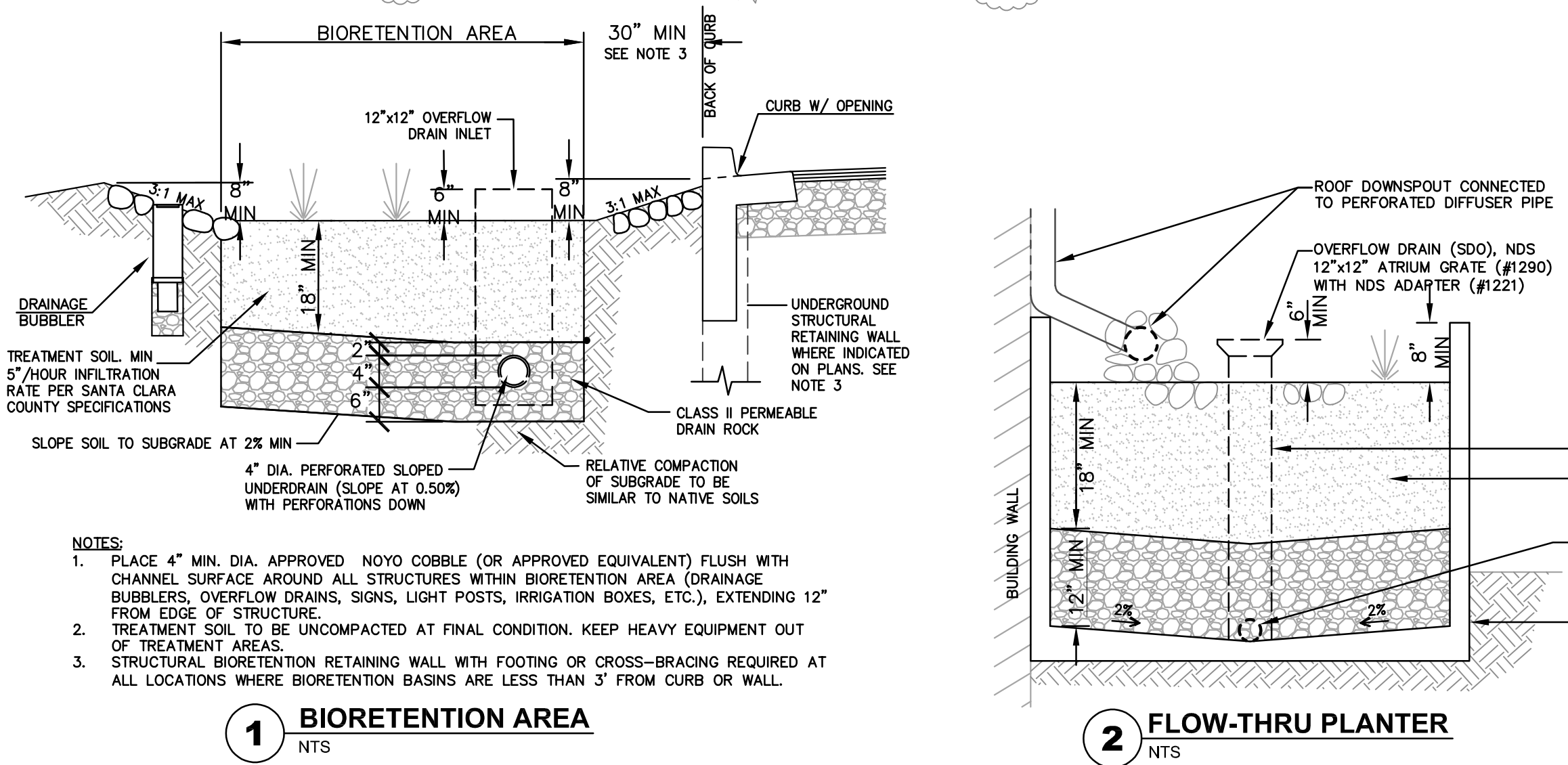
REPLACE EX SDMH INTERCEPT EX 15" SD [INV 81.7#]



- LEGEND:**
- DRAINAGE AREA BOUNDARY
 - BIORETENTION AREA
 - PERVIOUS TURF BLOCK
 - DRAINAGE MANAGEMENT AREA DESIGNATION
 - BIORETENTION AREA DESIGNATION

STORMWATER MANAGEMENT TABLE							
DRAINAGE AREA DESIGNATION	DRAINAGE AREA (SF)	PERVIOUS AREA (SF)	WEIGHTED CUMULATIVE DRAINAGE AREA (SF)	TREATMENT AREA DESIGNATION	TREATMENT AREA TYPE	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
D-1	9,101	0	9,101	T1	FLOW-THRU	364	478
D-2	12,199	0	12,199	T2	FLOW-THRU	488	518
D-3	22,228	0	22,228	T3	BIORETENTION	889	895
D-4	9,760	0	9,760	T4	FLOW-THRU	390	667
D-5	12,354	0	12,354	T5	FLOW-THRU	494	521
D-6	10,552	2,087	8,674	T6	BIORETENTION	347	359
D-7	33,923	687	33,305	T7	BIORETENTION	1332	2,331
D-8	8,538	0	8,538	T8	BIORETENTION	342	390
D-9	983	0	983	T9	BIORETENTION	39	63

**FLOW THRU PLANTERS AND BIORETENTION AREAS ARE SIZED FOR 4% OF THE IMPERVIOUS AREA DRAINING TO THEM PER THE FLOW TREATMENT SIZING METHOD.



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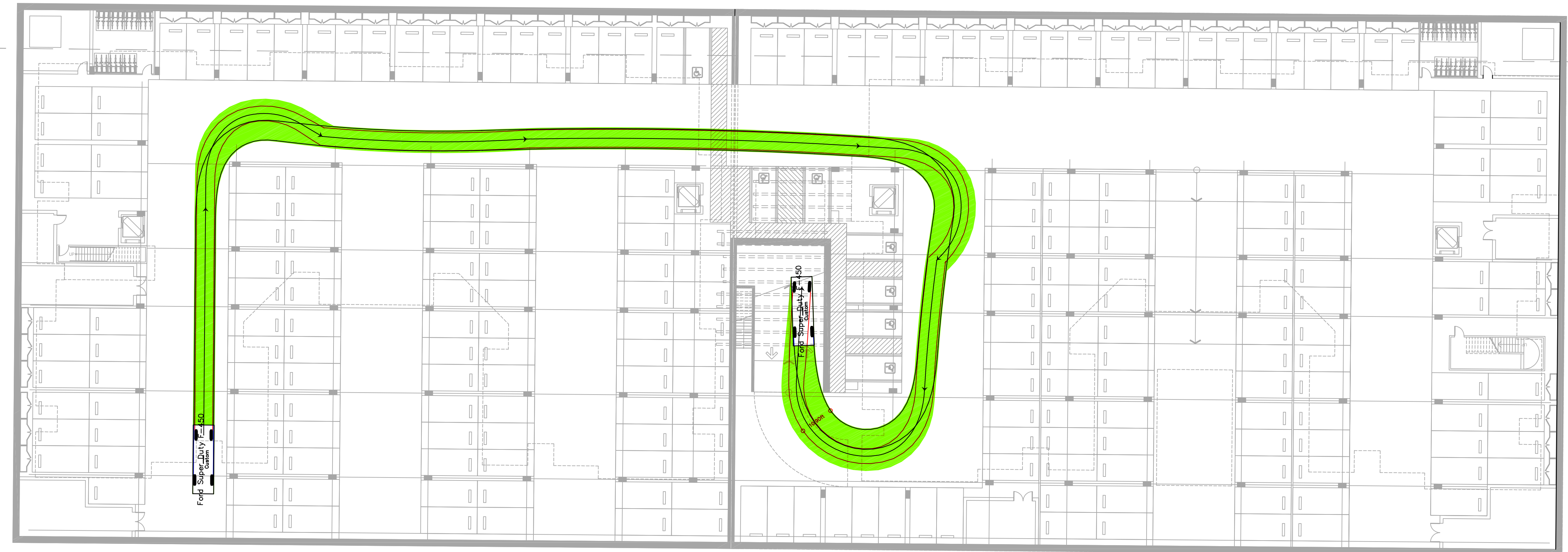
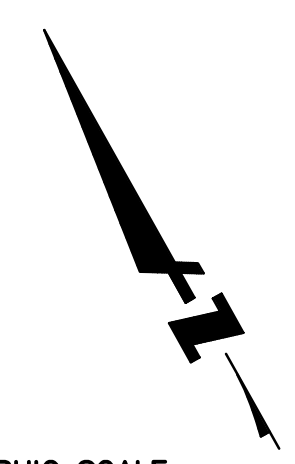
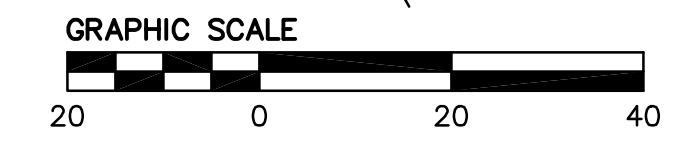
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PRELIMINARY STORMWATER MANAGEMENT PLAN

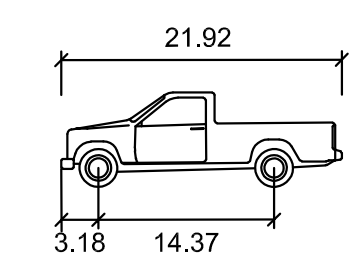
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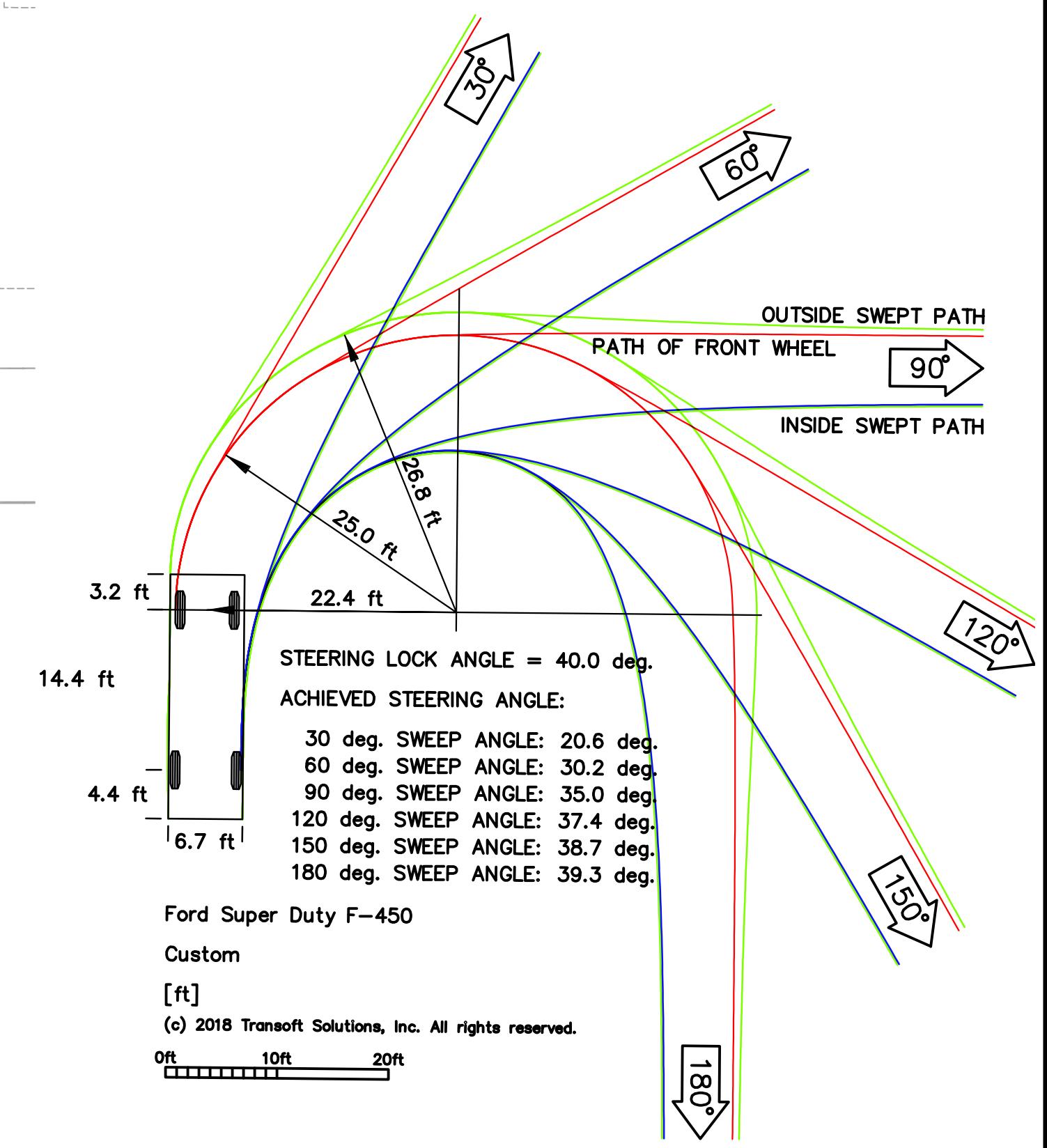


Ford Super Duty F-450
Custom

Ford Super Duty F-450
Custom



Ford Super Duty F-450
feet
Width : 6.66
Track : 6.33
Lock to Lock Time : 6.0
Steering Angle : 40.0



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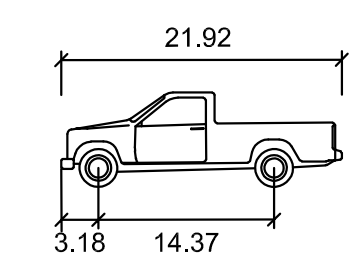
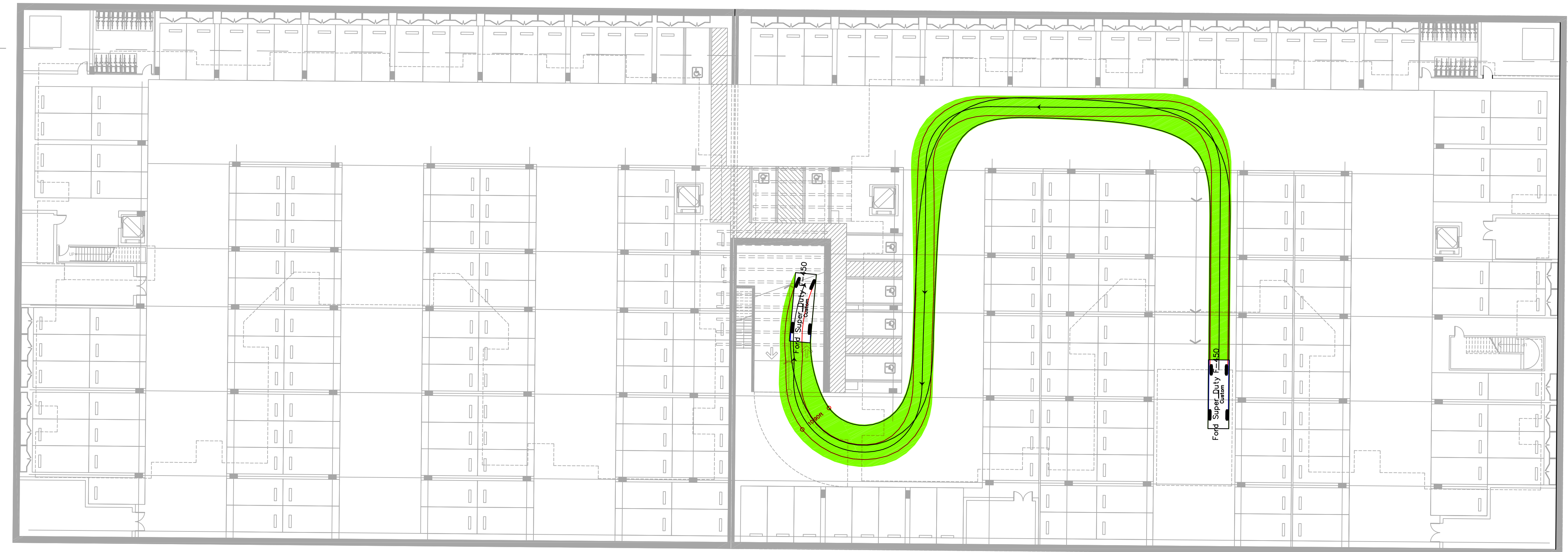
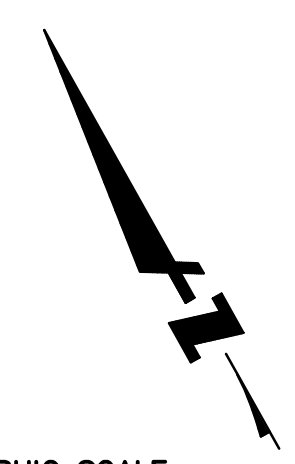
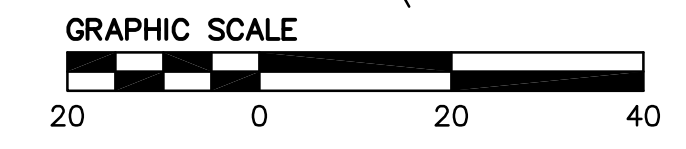
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**BASEMENT
VEHICULAR
TRUCK TURNING**

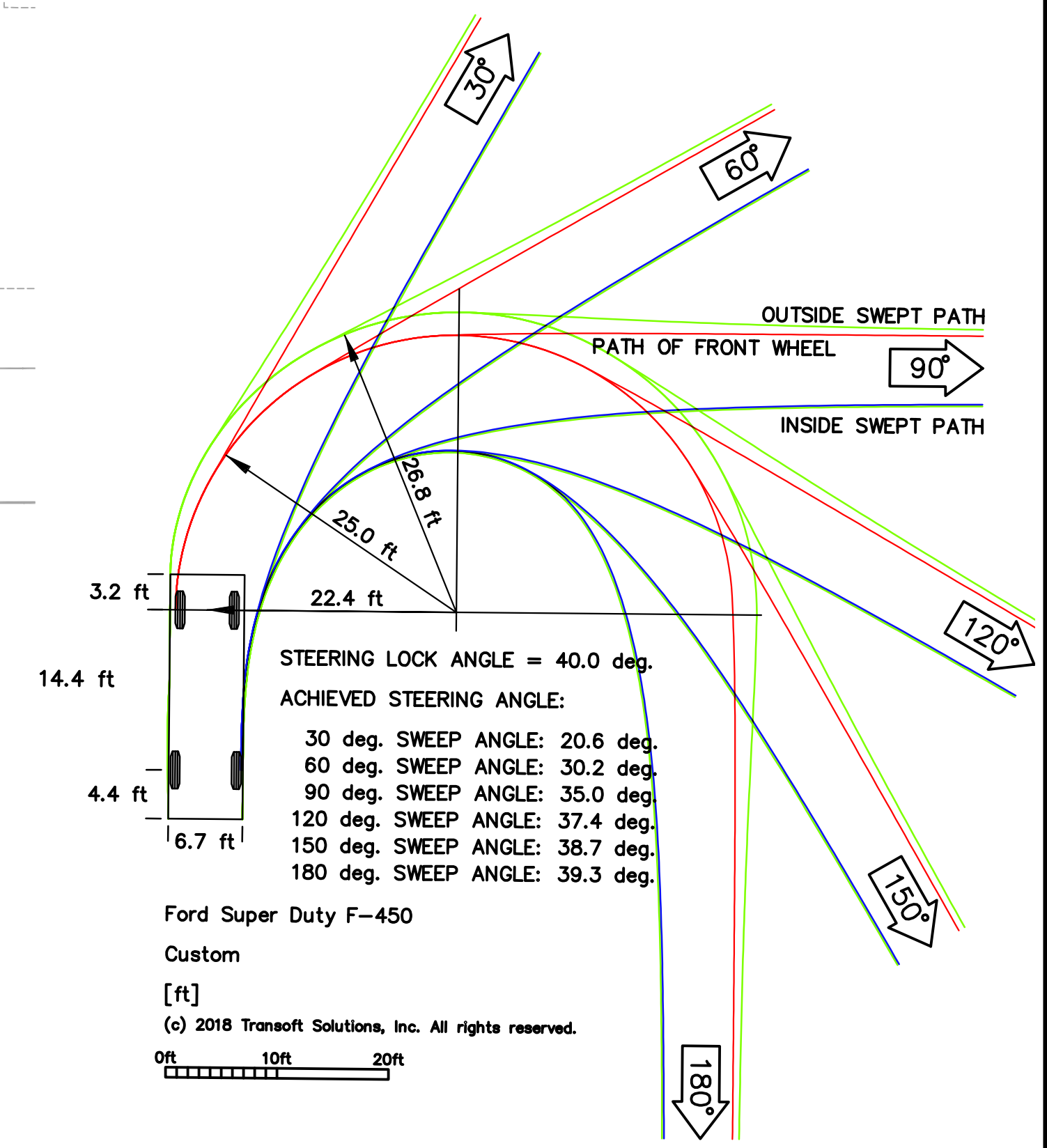
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Ford Super Duty F-450

Width	: 6.66
Track	: 6.33
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



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Sheet Title:
Schematic Landscape Plan

Job No. 18002
 Date: 11/19/2019
 Scale:
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Sheet No:

L-1

EVERGREEN SCREENING TREES



Live Oak Afghan Pine Brisbane Box Incense Cedar Fern Pine

STREET AND SHADE TREES



Sweet Bay Maidenhair Tree Pyramidal European Hornbeam London Plane Tree Red Maple

SHRUBS AND GROUNDCOVERS



Leucadendron Blue Flame Agave Lion's Tail Sweet Pea Shrub



Myers Asparagus Fern Kaffir Lily Euphorbia Hot Lips Sage



Cape Rush New Zealand Flax Compact Breath of Heaven Bird of Paradise Winter Blooming Bergenia Lily Turf Mexican Heather Amber Carpet Rose

PLANT PALETTE

TREES * 24" box standard unless notes otherwise.				
SIZE	BOTANICAL NAME	COMMON NAME	MAT. SIZE	GR. RATE
*	Acer palmatum	Japanese Maple	20'x20'	Slow
*	Acer r. 'Red Sunset'	'Red Sunset' Maple	15'x45'	Fast
*	Arbutus 'Marina'	Strawberry Tree	30'x30'	Slow
*	Calocedrus decurrens	Incense-Cedar	50'x35'	Fast
*	Cornus kousa	Kousa Dogwood	20'x20'	Medium
*	Chamaerops humilis	Med. Fan Palm	20'x15'	Slow
*	Cupressus s 'Stricta'	Italian Cypress	50'x10'	Medium
*	Fraxinus uhdei	Evergreen Ash	60'x40'	Fast
*	Ginkgo b. 'Fairmount'	Maidenhair Tree	40'x20'	Slow
*	Lagerstroemia 'Natchez'	Crepe Myrtle	25'x20'	Fast
*	Laurus 'Saratoga'	Sweet Bay	25'x15'	Slow
*	Lophostemon confertus	Brisbane Box	40'x25'	Fast
*	Magnolia g. 'Little Gem'	Southern Magnolia	20'x15'	Slow
*	Magnolia s. 'Lilliputian'	Saucer Magnolia	18'x15'	Slow
*	Olea e. 'Swan Hill'	Fruitless Olive	25'x25'	Slow
*	Pinus ularica	Afghan Pine	50'x25'	Fast
*	Pistacia c. 'Keith Davey'	Chinese Pistache	45'x45'	Medium
*	Platanus a. 'Columbia'	London Plane Tree	60'x35'	Fast
*	Podocarpus gracilior	Fern Pine	40'x15'	Slow
*	Quercus f. 'Schmidt'	Hungarian Oak	50'x30'	Fast
*	Quercus virginiana	Southern Live Oak	60'x60'	Slow
*	Washingtonia filifera	California Fan Palm	50'x20'	Fast

SHRUBS		
SIZE	BOTANICAL NAME	COMMON NAME
5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw
5 gal	Acacia cognata 'Cousin Itt'	Little River Wattle
5 gal	Asparagus d. 'Meyers'	Myers Asparagus Fern
5 gal	Acanthus mollis	Bears Breech
5 gal	Arctostaphylos 'John Dourley'	Manzanita
5 gal	Buxus s. 'Green Beauty'	Boxwood
5 gal	Callistemon 'Little John'	Dwarf Weeping Bottlebrush
5 gal	Ceanothus 'Concha'	California Lilac
5 gal	Chondropetalum tectorum	Cape Rush
5 gal	Clivia mimata	Kaffir Lily
5 gal	Coleonema p. 'Compacta'	Compact Breath of Heaven
5 gal	Coleonema p. 'Sunset Gold'	Gold Breath of Heaven
5 gal	Dietes bicolor	Fortnight Lily
5 gal	Dianella 'Little Rev'	Dwarf Flax Lily
5 gal	Dianella t. 'Variegata'	Varegated Flax Lily
5 gal	Euphorbia x martini	Euphorbia
5 gal	Elaeagnus p. 'Variegata'	Yellow-Edge Elaeagnus
5 gal	Fatsia j. 'Moseri'	Compact Japanese Aralia
5 gal	Feijoa sellowiana	Pineapple Guava
5 gal	Grevillea rosmarinifolia 'Dwarf'	Grevillea
5 gal	Hypericum moseranum	Gold Flower

SIZE	BOTANICAL NAME	COMMON NAME
15 gal	Juniperus s. 'Cologreen'	Juniper 'Cologreen'
5 gal	Lavatera t. 'Barnsley'	Tree Mallow
5 gal	Leymus c. 'Canyon Prince'	Wild Rye
5 gal	Leonotis leonuris	Lion's Tail
5 gal	Lomandra 'Lime Tuff'	Dwarf Mat Rush
5 gal	Leucadendron 'Pisa'	Leucadendron
5 gal	Nephrolepis cordifolia	Sword Fern
5 gal	Olea e. 'Little Ollie'	Dwarf Olive
5 gal	Pittosporum t. 'Cream de Mint'	Dwarf Tobira
5 gal	Phlomis fruticosa	Sweet Pea Shrub
5 gal	Photinia x f. 'Indian Princess'	Chinese Photinia
15 gal	Podocarpus e. 'Monmal'	Icee Blue Yellow Wood
5 gal	Polygala x dalmaisiana	Sweet Pea Shrub
5 gal	Phormium 'Duet'	New Zealand Flax
5 gal	Phormium 'Firebird'	New Zealand Flax
5 gal	Phormium 'Sea Jade'	New Zealand Flax
5 gal	Phormium 'Yellow Wave'	New Zealand Flax
5 gal	Rhaphiolepis i. 'Clara'	Indian Hawthorn
5 gal	Rhaphiolepis u. minor	Yedda Hawthorn
5 gal	Rosa 'White Simplicity'	White Simplicity Rose
5 gal	Rosmarinus 'Tuscan Blue'	Upright Rosemary
5 gal	Salvia m. 'Hot Lips'	Hot Lips Sage
5 gal	Salvia l. 'Santa Barbara'	Mexican Sage
5 gal	Strelitzia reginae	Bird of Paradise

GROUNDCOVER		
SIZE	BOTANICAL NAME	COMMON NAME
1 gal	Agapanthus 'Queen Anne'	Lily of the Nile
5 gal	Arctostaphylos 'Pacific Mist'	Manzanita
1 gal	Bergenia crassifolia	Winter Blooming Bergenia
5 gal	Ceanothus g. h. 'Yankee Point'	Yankee Point Ceanothus
5 gal	Cuphea ilavea	Mexican Heather
1 gal	Coprosma x kirkii	Creeping Coprosma
1 gal	Convolvulus mauritanicus	Ground Morning Glory
5 gal	Grevillea 'Fanfare'	Grevillea
5 gal	Lavandula intermedia	Lavender
1 gal	Liriope m. 'Big Blue'	Lily Turf
5 gal	Myrtus c. 'Compacta'	Dwarf Myrtle
5 gal	Mahonia repens	Creeping Mahonia
5 gal	Nandina 'Harbour Dwarf'	Dwarf Heavenly Bamboo
1 gal	Rubus p. 'Emerald Carpet'	No Common Name
5 gal	Rosa 'Flower Carpet Amber'	Amber Carpet Rose

VINES		
SIZE	BOTANICAL NAME	COMMON NAME
5 gal	Clytostoma callistegioides	Voilet Trumpet Vine
5 gal	Rosa 'Sally Holmes'	Sally Holmes Rose



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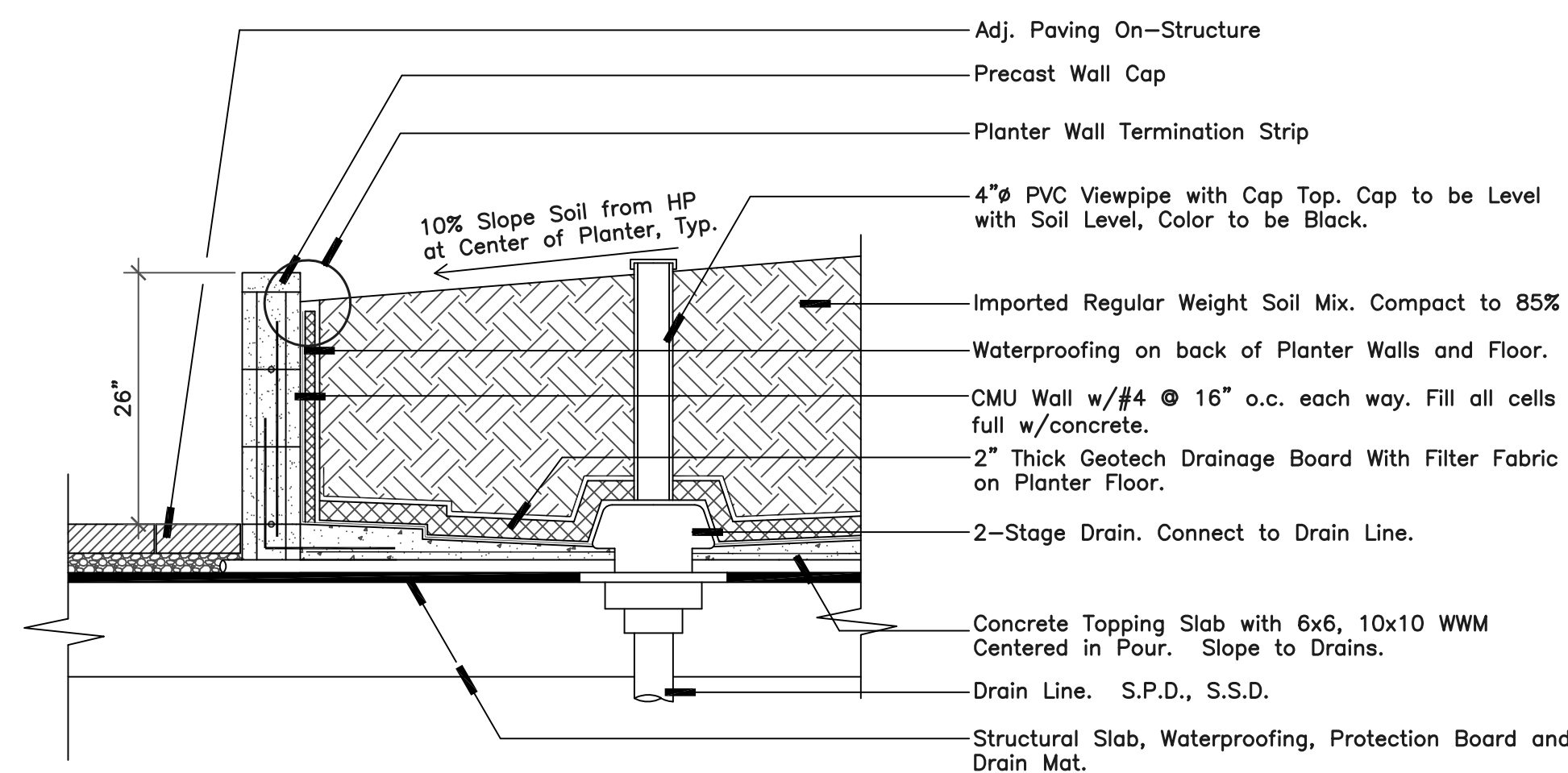
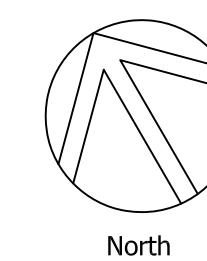
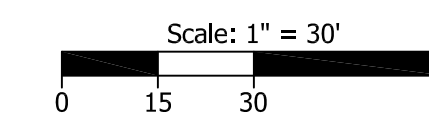
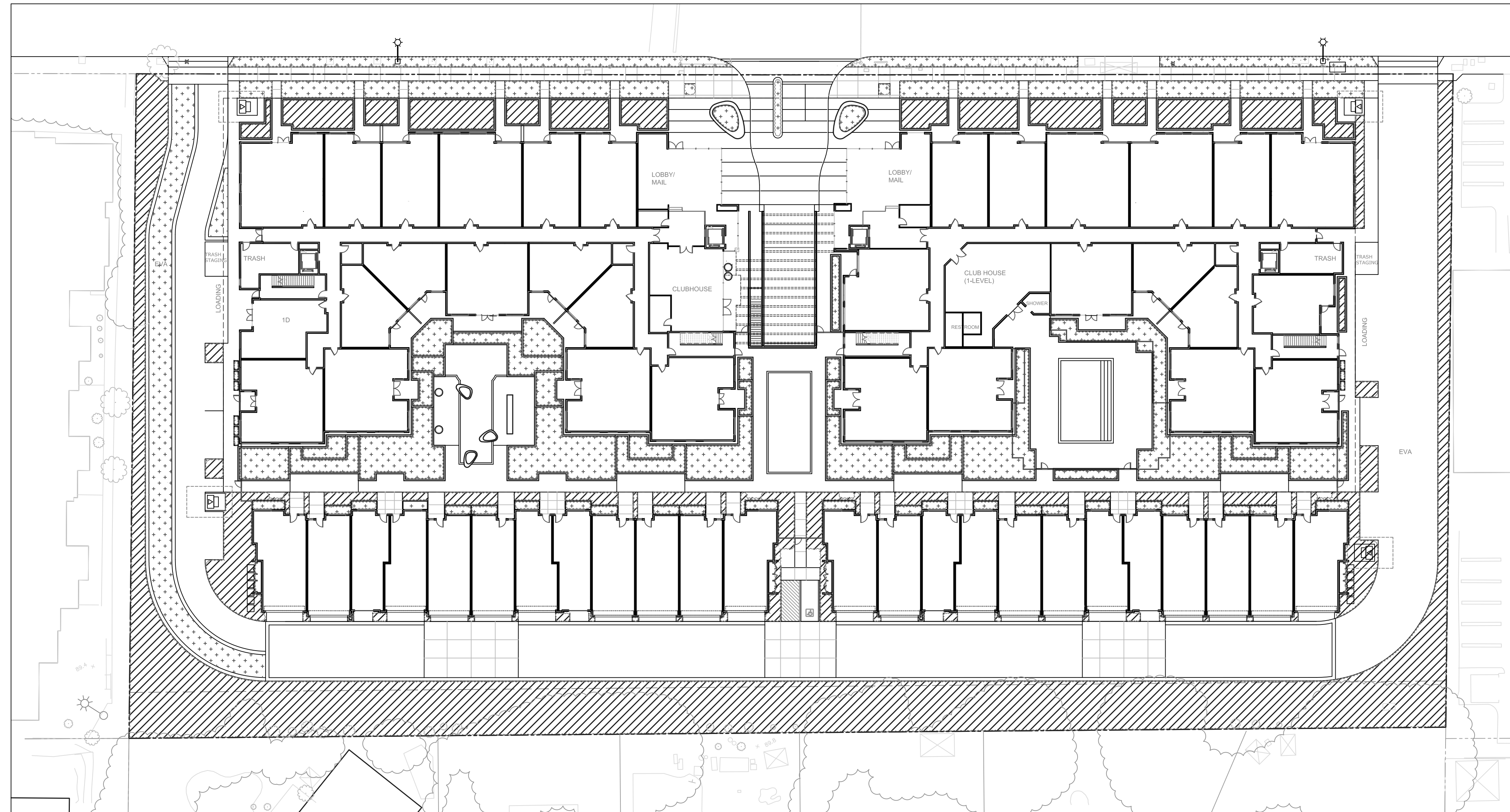
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L-2



Creeping Coprosma



Planter Wall on Structure

Scale: 3/4" = 1'-0"

WATER USE LEGEND

Key	Wucols Category	Area
	Low Water Use	25,564 sf
	Medium Water Use	17,789 sf
	High Water Use	795 sf



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Irrigation Zoning Diagram

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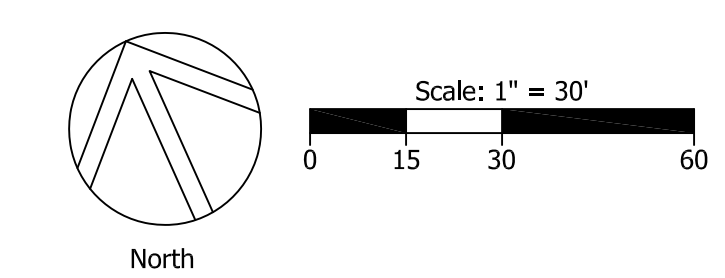
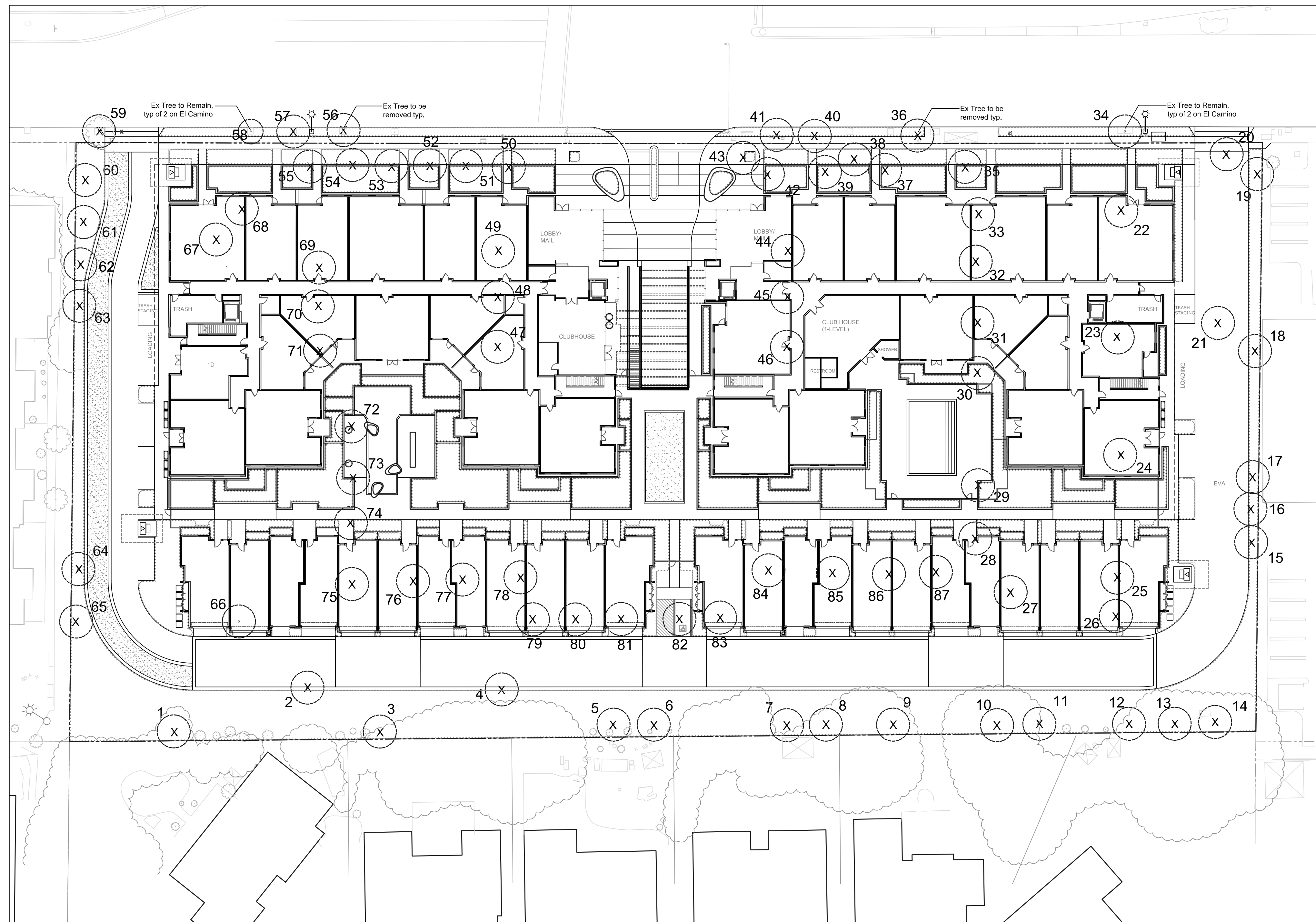
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TREE MITIGATION CHART

Total Existing Trees on Site	87
Existing Trees to be Removed	85
Minimum Replacement Trees Required at 1:Unit	196
Total Proposed Trees	199

Note: Newly planted, unsurveyed trees along east and west property lines will be saved if proposed site improvements allows.



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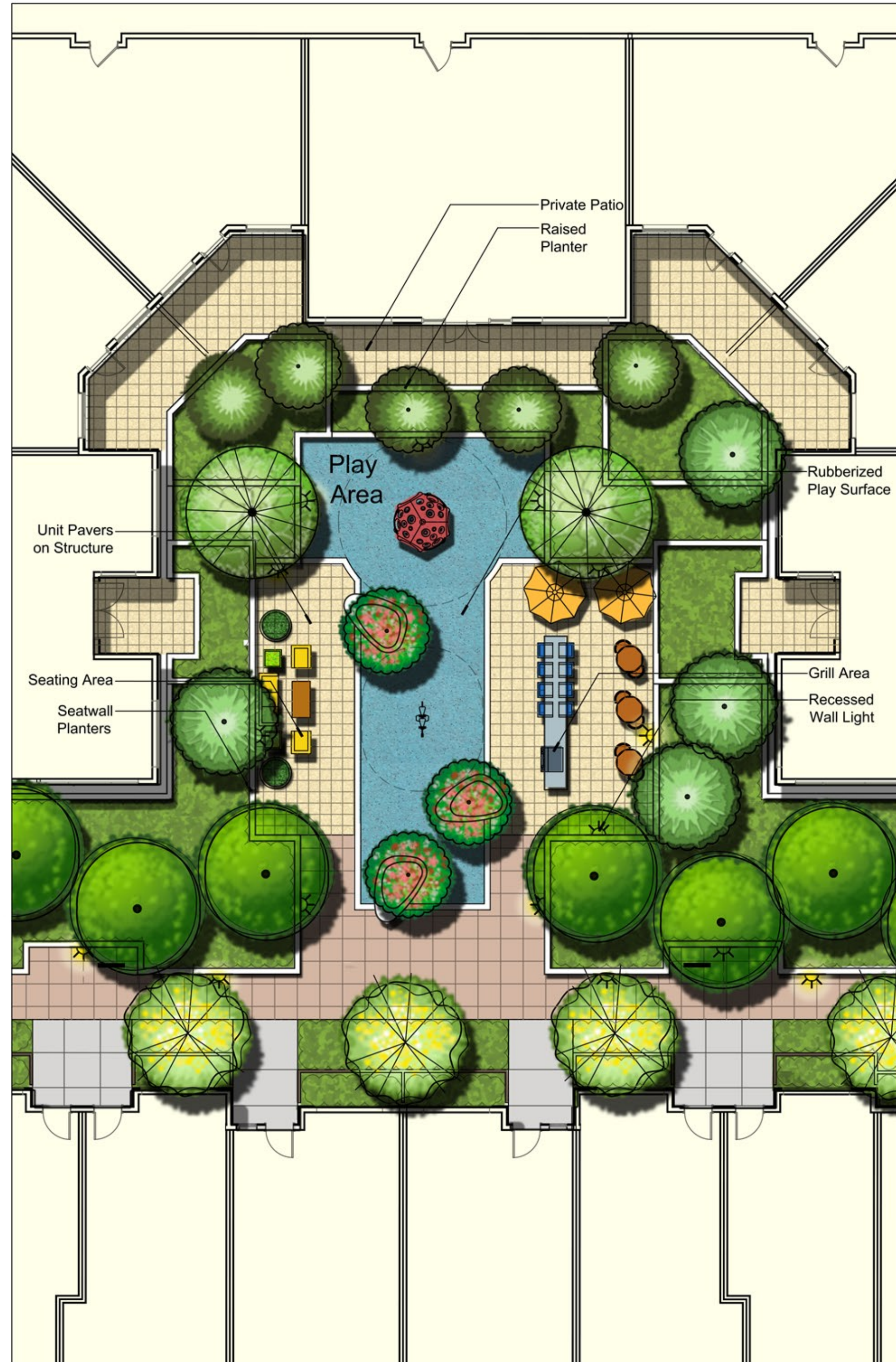
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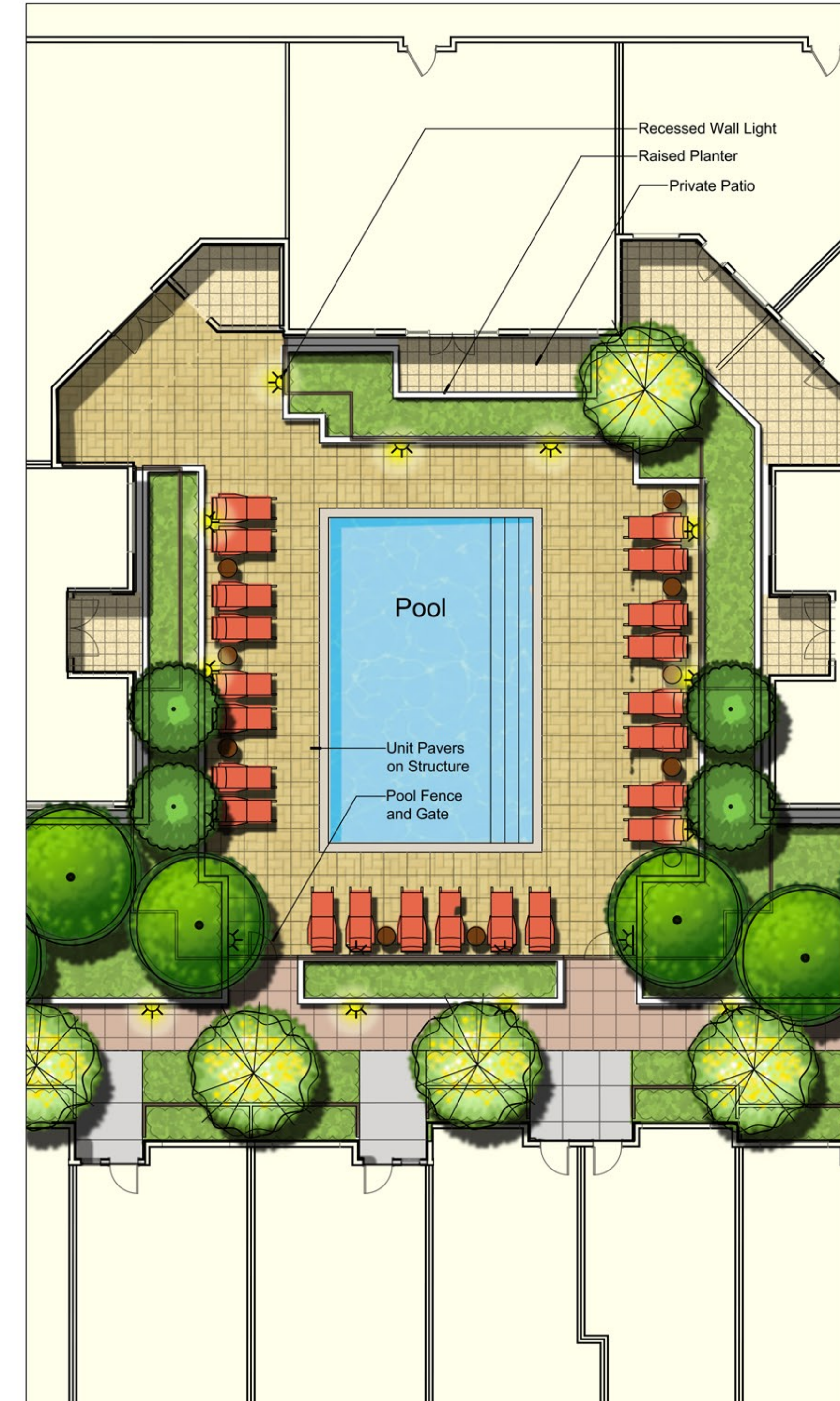
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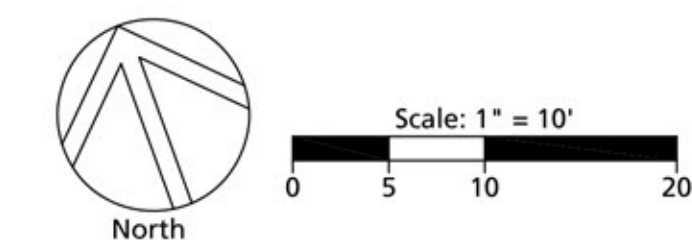
WEST COURTYARD



CENTRAL COURTYARD



POOL COURTYARD



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