



# ALTOS II (28-UNIT BUILDING) SECOND PLANNING COMMISSION SUBMITTAL AUGUST 30, 2019

## PROJECT TEAM

### OWNER

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### ARCHITECT

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### CIVIL ENGINEER

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### LANDSCAPE ARCHITECT

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PROJECT ADDRESS: 4898 EL CAMINO REAL

PROJECT NAME: ALTOS II

Altos II  
Los Altos, CA  
August 30, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301  
650.996.1114

28 UNIT BUILDING

T1 (28)  
TITLE SHEET

SDG Architects, Inc.  
3361 Walnut Blvd, Suite 120  
Brentwood, CA 94513  
925.634.7000 | sdgarchitectsinc.com





**UNIT AREA SUMMARY**

UNIT	SQUARE FOOTAGE	NUMBER OF UNITS IN BUILDING	TOTAL SQ FT. OF UNITS IN BUILDING	UNIT MAKEUP		OCC. LOAD PER UNIT	TOTAL OCC. LOAD
				BEDROOMS	BATHS		
A	1501	4	6,004	3	2.0	7.51	30.02
B1	1656	1	1,656	3	2.0	8.28	8.28
B2	1822	4	7,288	3	2.0	9.11	36.44
C	1886	4	7,544	3	2.0	9.43	37.72
F	1376	1	1,376	2	2.0	6.88	6.88
G	1169	5	5,845	2	2.0	5.85	29.23
H	782	4	3,128	1	1.0	3.91	15.64
I	1112	5	5,560	2	1.0	5.56	27.80
FITNESS	566	1	566	0	0.0	11.32	11.32
FAMILY ROOM	1011	1	1,011	0	0.0	10.11	10.11
<b>TOTAL BUILDING</b>		<b>28</b>	<b>39,978</b>				<b>213.44</b>

**UNIT TABLE**

UNIT #	UNIT TYPE	UNIT SF	BMR
101	I	1112	VERY LOW (FOR SALE)
102	G	1169	-
103	F	1376	-
104	B1	1656	-
201	I	1112	-
202	G	1169	-
203	H	782	VERY LOW (FOR SALE)
204	A	1501	-
205	C	1886	MODERATE (FOR SALE)
206	B2	1822	-
301	I	1112	MODERATE (FOR SALE)
302	G	1169	-
303	H	782	VERY LOW (FOR SALE)
304	A	1501	-
305	C	1886	-
306	B2	1822	-
401	I	1112	-
402	G	1169	-
403	H	782	VERY LOW (FOR SALE)
404	A	1501	-
405	C	1886	-
406	B2	1822	-
501	I	1112	-
502	G	1169	-
503	H	782	-
504	A	1501	-
505	C	1886	-
506	B2	1822	-

**AFFORDABLE HOUSING / DENSITY BONUS**

**AFFORDABLE HOUSING**

LOT SIZE: 16,919 / 43560 = .388 ac  
ALLOWABLE DENSITY: .388 ac x 38 du/ac = 14.76 = 15 UNITS  
AFFORDABLE HOUSING PER LAMC  
15 UNITS x 15% BMR = 2.25 = 3 BMR  
BMR REQUIRED: 2 MODERATE + 1 (ANY LEVEL)

**DENSITY BONUS**

AFFORDABLE UNITS: 6 UNITS (2 MODERATE / 4 VERY LOW)  
DENSITY BONUS: 4 VERY LOW / 15 = 27 % = 81 % DENSITY BONUS  
15 UNITS x 81 % = 12.15 (13 UNITS) = 28 UNITS

**PROPOSED BUILDING CONFIGURATION**

- (4) 1 BEDROOM / 1 BATHROOM UNITS
- (5) 2 BEDROOM / 1 BATHROOM UNITS
- (6) 2 BEDROOM / 2 BATHROOM UNITS
- (13) 3 BEDROOM / 2 BATHROOM UNITS

**PROPOSED BMR UNITS (FOR SALE)**

- (3) 1 BEDROOM / 1 BATHROOM UNITS (VERY LOW INCOME)
- (1) 2 BEDROOM / 1 BATHROOM UNITS (VERY LOW INCOME)
- (1) 2 BEDROOM / 1 BATHROOM UNITS (MODERATE)
- (1) 3 BEDROOM / 2 BATHROOM UNITS (MODERATE)

**INCENTIVES (11.8% VERY LOW = 2 INCENTIVES)**

	STANDARD	INCENTIVE
1. FRONT YARD SETBACK DECREASE (20% ON-MENU)	25'	20'
2. HEIGHT INCREASE (11' ON-MENU)	45'	56'

**WAIVERS**

1. ELEVATOR TOWER HEIGHT INCREASE	12'	17'-6"
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**PROJECT DESCRIPTION**

ALTOS II IS A MULTIPLE-FAMILY RESIDENTIAL PROJECT AT 4898 EL CAMINO REAL. THE PROJECT CONSISTS OF A 78,993 SQUARE FOOT, 28-UNIT, FIVE-STORY BUILDING, WITH TWO LEVELS OF UNDERGROUND PARKING. THE PROJECT REPLACES THE EXISTING FUTON SHOP BUILDING WHICH IS APPROXIMATELY 8,396 SF. THE UNDERGROUND PARKING LEVELS ARE ACCESSED FROM JORDAN AVENUE AND INCLUDE; 55 PARKING STALLS, 56 BICYCLE LOCKERS, 8 BIKE RACKS WITH 110V SERVICE FOR CHARGING EBIKES, 28 STORAGE UNITS, AND EV CHARGING STATIONS FOR EACH UNIT. THE FIRST FLOOR INCLUDES THE MAIN LOBBY, 4 RESIDENTIAL UNITS, AND A GATHERING ROOM AND GYM SPACE. THE ROOF TOP INCLUDES A 3,340 SQUARE FOOT ROOFTOP DECK WITH GRILLING STATIONS, DINING TABLES, AND OUTDOOR SEATING. IN ADDITION SOLAR PANELS WILL BE INSTALLED FOR A PORTION OF THE COMMON AREA ELECTRICITY USE AND TO OFFSET ELECTRICITY FOR THE 4 BMR UNITS. THE FOLLOWING TABLE SUMMARIZES THE PROJECT:

	EXISTING	PROPOSED	REQUIRED / ALLOWED
<b>SETBACKS:</b>			
FRONT	50'	20' (20% ON-MENU INCENTIVE)	25'
REAR GRADING	N/A	2'-6"	NO LIMIT
REAR	42'	20'	0'
RIGHT SIDE	5'	10' TO 22'	4' MIN. / 15' AVE.
LEFT SIDE	0'	4'-6" TO 43'	4' MIN. / 7'-6" AVE.
<b>HEIGHT:</b>	+/- 22'	56' (11' ON-MENU INCENTIVE)	45'

**PROJECT DATA TABLE**

ADDRESS:	4898 EL CAMINO REAL LOS ALTOS, CA 94022
APN:	170-03-085
GENERAL PLAN:	THOROUGHFARE COMMERCIAL (TC)
ZONING:	COMMERCIAL THOROUGHFARE (CT)
GROSS SITE AREA:	18,919 S.F. ( .434 ACRES )
NETSITE AREA:	16,919 S.F. ( .388 ACRES )
BASE DENSITY:	15 UNITS (38 du / net ac)
PROPOSED DENSITY:	28 UNITS (83 du / net ac)
LOT COVERAGE:	48%
IMPERVIOUS AREA:	18,919 SQ. FT.
OCCUPANCY:	S2 / R2
CONSTRUCTION:	TYPE IA / IIIA
FIRE SPRINKLERS:	INCLUDED PER C.B.C. 903.2

**BUILDING AREA SUMMARY (GROSS S.F.)**

LOWER BASEMENT FLOOR:	15,902 S.F.
UPPER BASEMENT FLOOR:	15,442 S.F.
FIRST FLOOR:	8,945 S.F.
SECOND FLOOR:	9,628 S.F.
THIRD FLOOR:	9,692 S.F.
FOURTH FLOOR:	9,692 S.F.
FIFTH FLOOR:	9,692 S.F.

TOTAL LIVING:	47,649 S.F.
GARAGE:	31,344 S.F.

**PARKING STANDARDS**

PARKING STANDARDS (PER LAMC 14.74.080 )

**REQUIRED SPACES**

2 SPACES PER UNIT:	56 SPACES
1 GUEST SPACES PER 4 UNITS:	7 SPACES
TOTAL REQUIRED:	63 SPACES

DENSITY BONUS PARKING STANDARDS (PER LAMC 14.28.040 SECTION G2a)

**REQUIRED SPACES**

1 SPACES PER UNIT 1 BEDROOM UNIT:	4 SPACES
2 SPACES PER UNIT 2-3 BEDROOM UNIT:	48 SPACES
GUEST AND ADA INCLUDED:	0 SPACES
TOTAL REQUIRED:	52 SPACES

**PARKING PROVIDED**

STANDARD SPACES:	53 SPACES
ADA SPACES:	2 SPACES
TOTAL PROVIDED:	55 SPACES

NOTE: ALL PARKING SHALL BE DOUBLE - STRIPED

**BICYCLE PARKING STANDARDS**

REQUIRED SPACES (PER VTA)

1 CLASS I SPACES PER 3 UNITS:	10 SPACES
1 CLASS II SPACES PER 15 UNITS:	2 SPACES

**PROVIDED SPACES**

CLASS I (28 2 BICYCLE LOCKERS):	56 SPACES
CLASS II (1 BICYCLE RACK):	2 SPACES







Altos II  
Los Altos, CA  
August 30, 2019

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28 UNIT BUILDING

A1F (28)  
CONCEPTUAL RENDERING

SDG Architects, Inc.  
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**BUILDING EXIT ANALYSIS PLAN**

# OCCUPANCY EXITING LOAD

OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
200	47	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1007.1.1
148'	49'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2

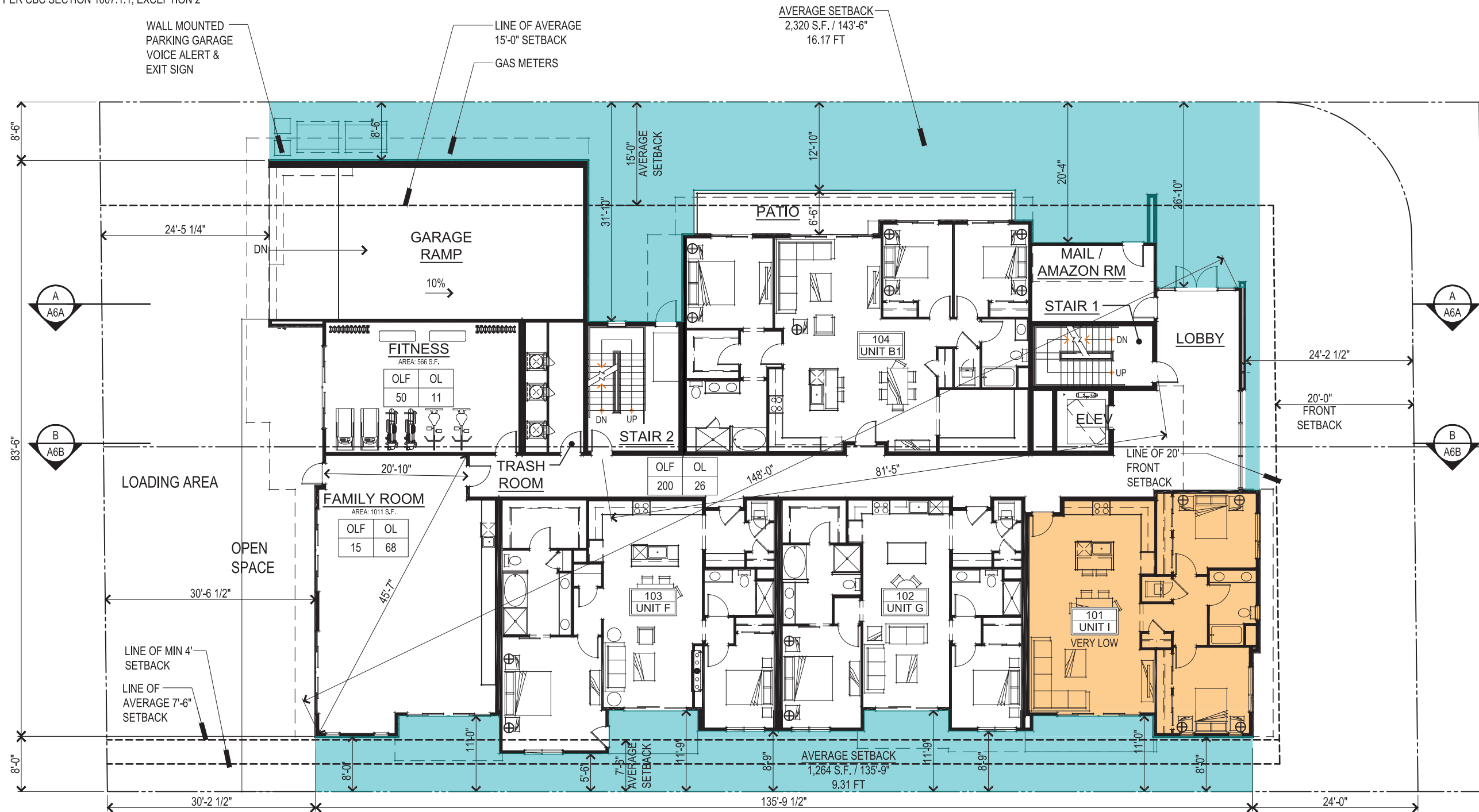
1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
49'	81'	DE = DISTANCE BETWEEN EXITS PROVIDED

**FIRE DEPARTMENT ACCESS**

1. EMERGENCY RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.
2. FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
3. KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
4. STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.
5. ROADWAYS, DRIVEWAYS, BUILDING OPENINGS AND ROOF ACCESS SHALL BE PRESCRIBED IN CFC CHAPTER 5 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION A-1. AERIAL TRUCK ACCESS SHALL BE AS DESCRIBED IN THE AFOREMENTIONED SD&S.



PARKING GARAGE VOICE ALERT & EXIT SIGN



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Los Altos, CA  
August 30, 2019

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**28 UNIT BUILDING**

**A3C (28)  
FIRST FLOOR PLAN**

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**BUILDING EXIT ANALYSIS PLAN**

# OCCUPANCY EXITING LOAD

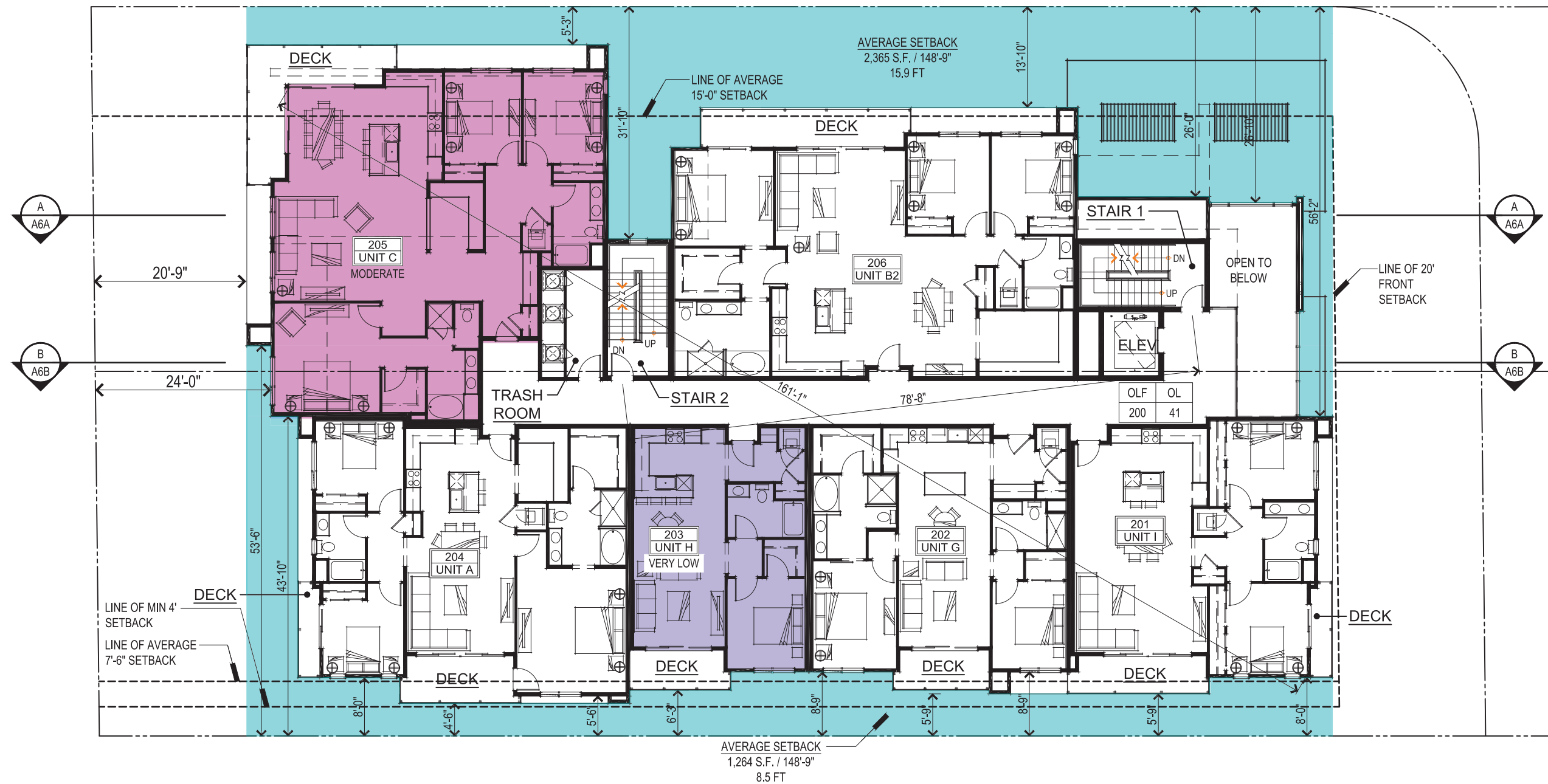
OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
200	41	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1007.1.1
161'	53'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
53'	78'	DE = DISTANCE BETWEEN EXITS PROVIDED

**FIRE DEPARTMENT ACCESS**

1. EMERGENCY RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.
2. FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
3. KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
4. STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.
5. ROADWAYS, DRIVEWAYS, BUILDING OPENINGS AND ROOF ACCESS SHALL BE PRESCRIBED IN CFC CHAPTER 5 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION A-1. AERIAL TRUCK ACCESS SHALL BE AS DESCRIBED IN THE AFOREMENTIONED SD&S.



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**28 UNIT BUILDING**

**A3D (28)  
SECOND FLOOR PLAN**

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**BUILDING EXIT ANALYSIS PLAN**

# OCCUPANCY EXITING LOAD

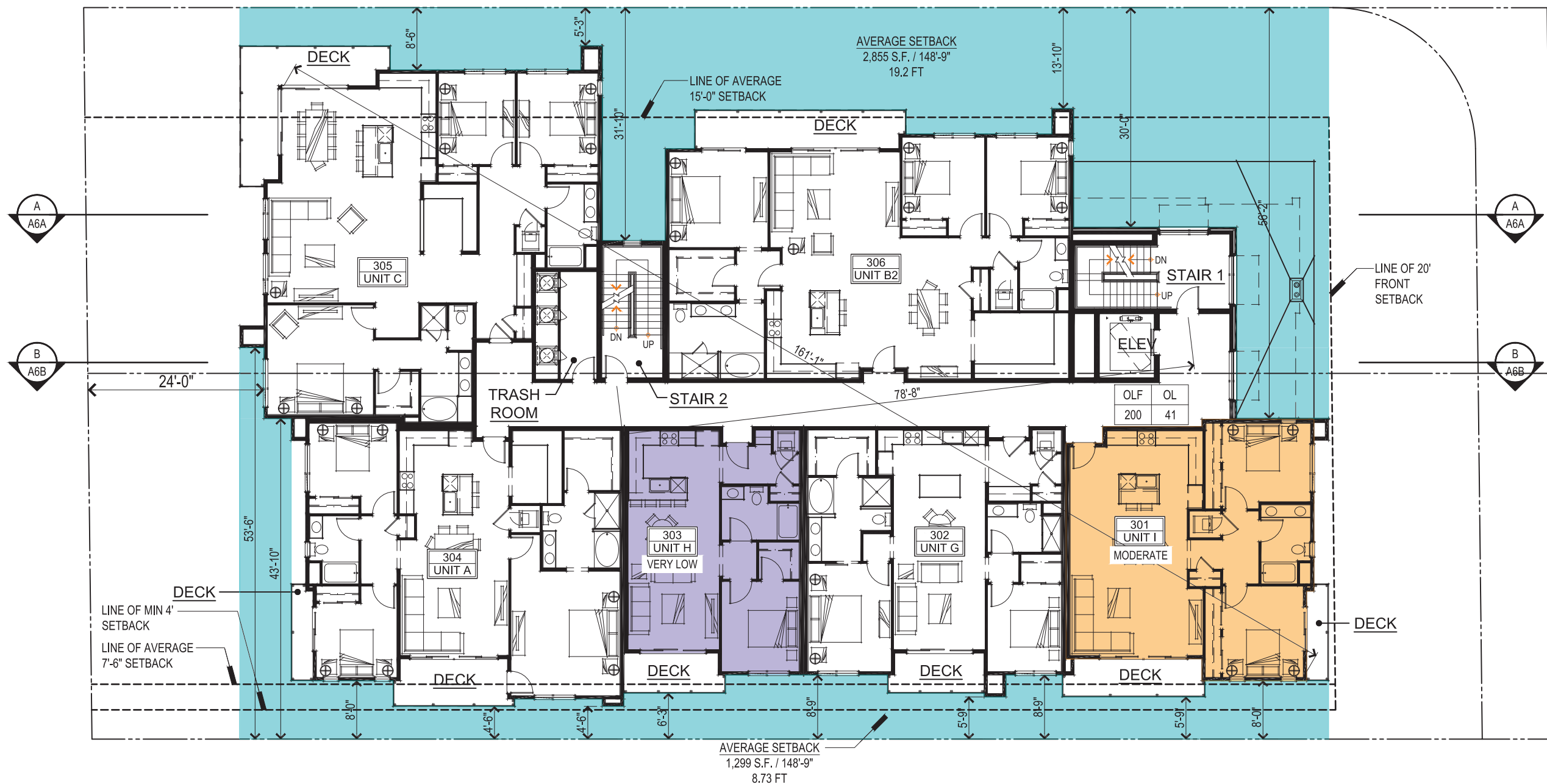
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1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
53'	78'	DE = DISTANCE BETWEEN EXITS PROVIDED

**FIRE DEPARTMENT ACCESS**

1. EMERGENCY RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.
2. FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
3. KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
4. STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.
5. ROADWAYS, DRIVEWAYS, BUILDING OPENINGS AND ROOF ACCESS SHALL BE PRESCRIBED IN CFC CHAPTER 5 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION A-1. AERIAL TRUCK ACCESS SHALL BE AS DESCRIBED IN THE AFOREMENTIONED SD&S.



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Los Altos, CA  
August 30, 2019

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**28 UNIT BUILDING**

A3E (28)  
THIRD FLOOR PLAN

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**BUILDING EXIT ANALYSIS PLAN**

# OCCUPANCY EXITING LOAD

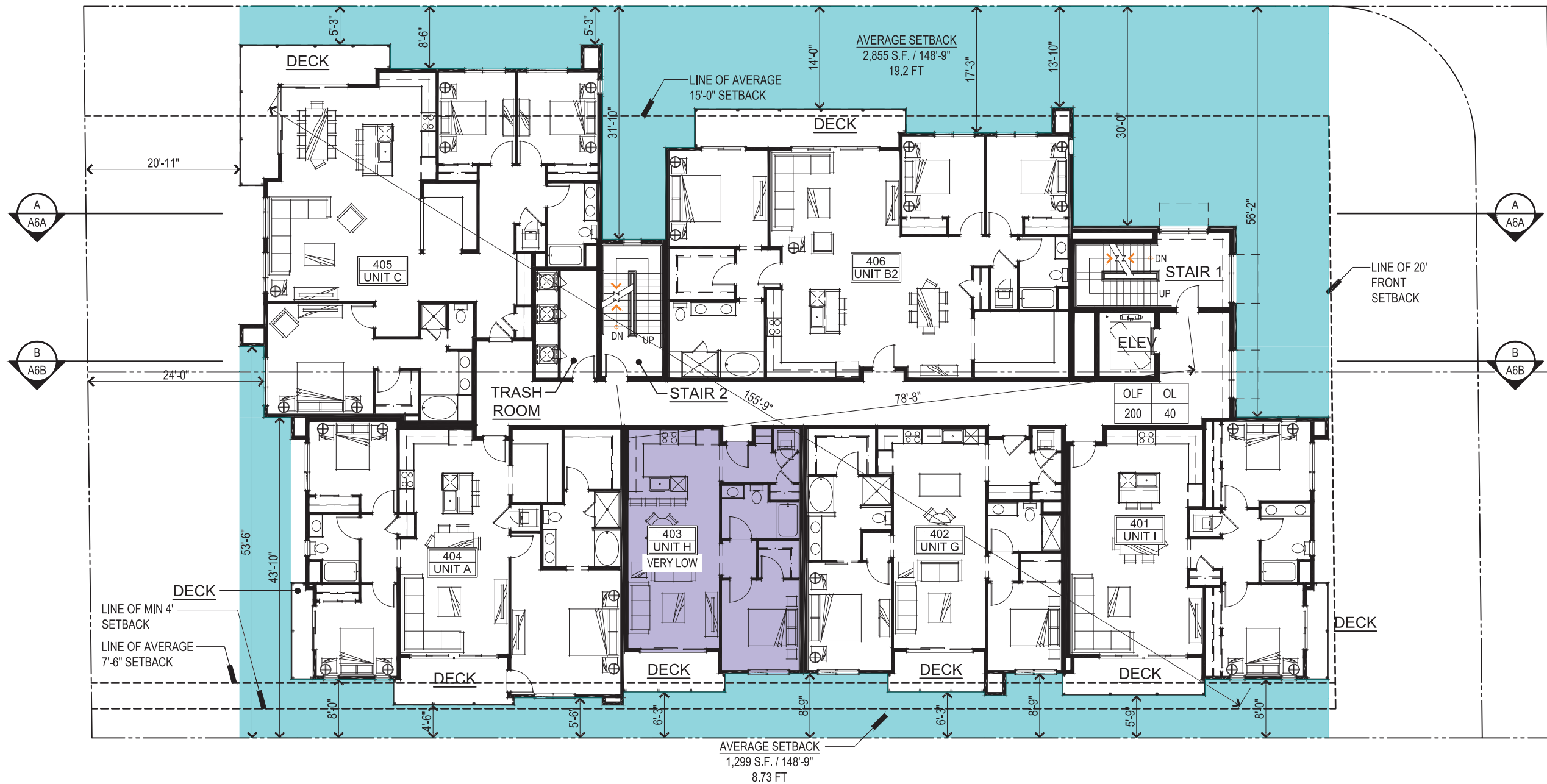
OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
200	40	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1007.1.1
155'	51'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
51'	78'	DE = DISTANCE BETWEEN EXITS PROVIDED

**FIRE DEPARTMENT ACCESS**

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2. FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
3. KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
4. STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.
5. ROADWAYS, DRIVEWAYS, BUILDING OPENINGS AND ROOF ACCESS SHALL BE PRESCRIBED IN CFC CHAPTER 5 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION A-1. AERIAL TRUCK ACCESS SHALL BE AS DESCRIBED IN THE AFOREMENTIONED SD&S.



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**28 UNIT BUILDING**

**A3F (28)  
FOURTH FLOOR PLAN**

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**BUILDING EXIT ANALYSIS PLAN**

# OCCUPANCY EXITING LOAD

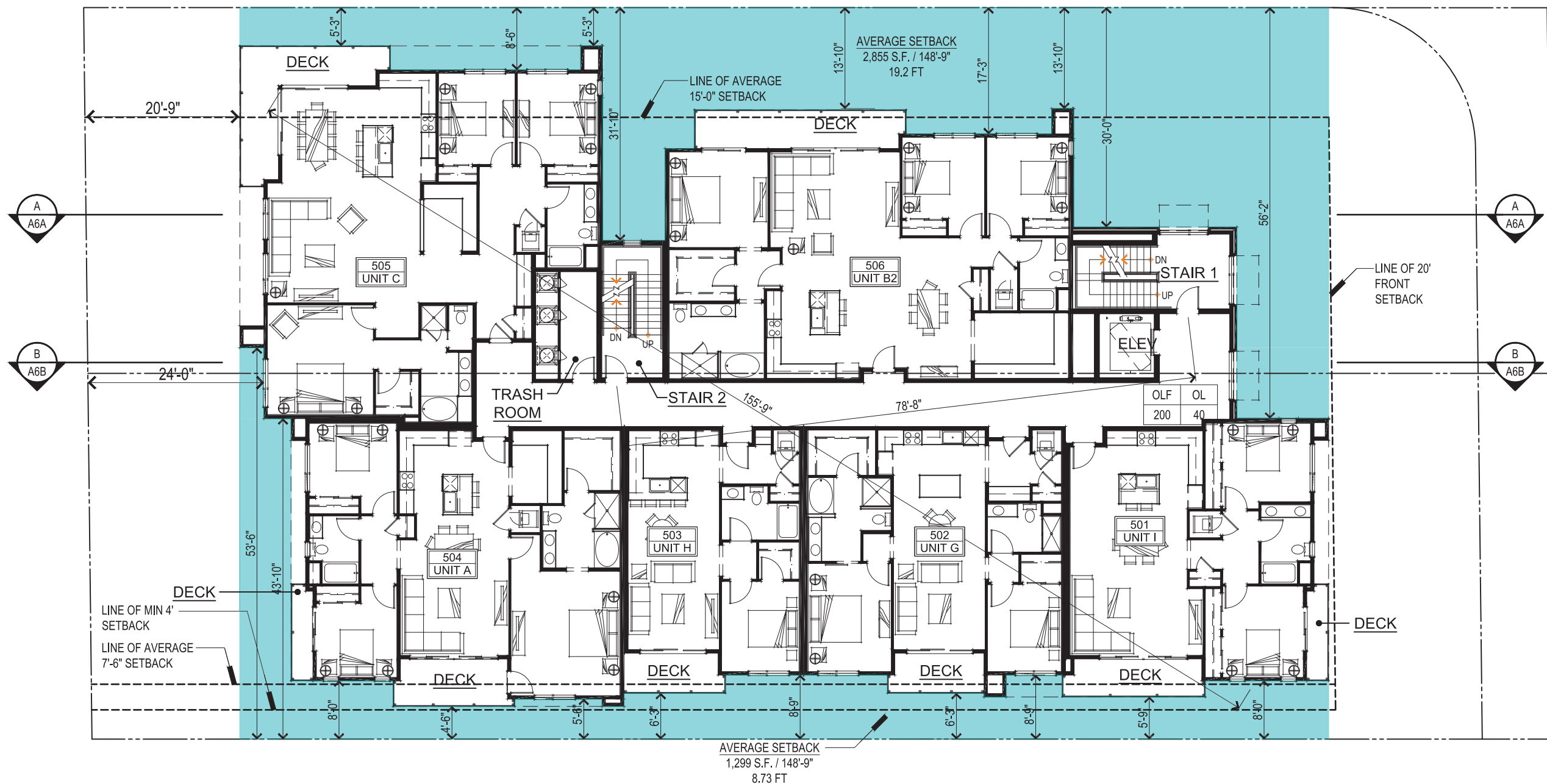
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Los Altos, CA  
August 30, 2019

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**28 UNIT BUILDING**

**A3G (28)  
FIFTH FLOOR PLAN**

SDG Architects, Inc.  
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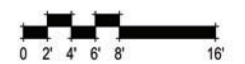
T.O. ELEVATOR TOWER  
 73'-4 3/4"  
 T.O. STAIR TOWER  
 67'-11 3/4"  
 ROOF DECK  
 55'-11 3/4"  
 FIFTH FLOOR  
 44'-6 1/2"  
 FOURTH FLOOR  
 33'-8 1/4"  
 THIRD FLOOR  
 22'-10"  
 SECOND FLOOR  
 11'-11 3/4"  
 FIRST FLOOR  
 1 1/2"  
 AVERAGE FINISH GRADE  
 0" (80.53)

PROPERTY LINE



PROPERTY LINE

TRESPA HORIZONTAL SIDING  
 METAL BALCONY GUARD  
 SMOOTH TEXTURE STUCCO FINISH  
 EQUITONE T60 EXTERIOR CLADDING  
 STONE VENEER - CULTURED STONE - FOUNDATION HEWN STONE



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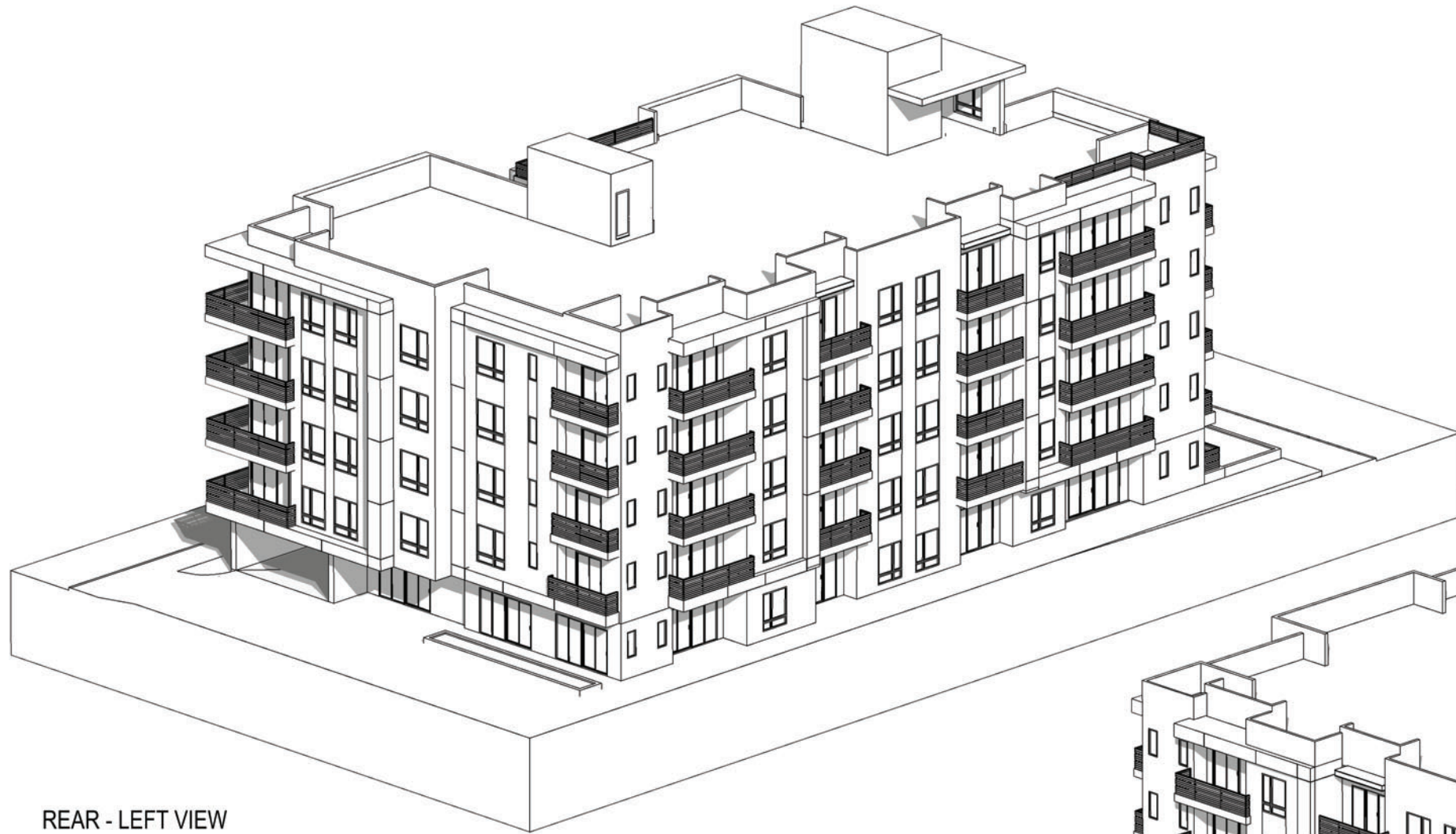
28 UNIT BUILDING

A4D (28)  
 LEFT ELEVATION

SDG Architects, Inc.  
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REAR - LEFT VIEW



LEFT - FRONT VIEW

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728 Addison Ave, Palo Alto, CA 94301  
650.996.1114

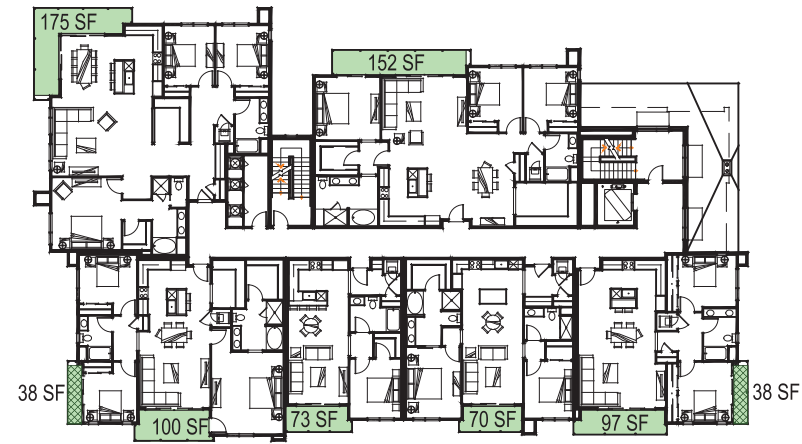
\*SEE ELEVATIONS AND RENDERINGS FOR MATERIALS AND COLORS

A5B (28)  
AXONOMETRIC MASSING MODELS

SDG Architects, Inc.  
3361 Walnut Blvd, Suite 120  
Brentwood, CA 94513  
925.634.7000 | sdgarchitectsinc.com



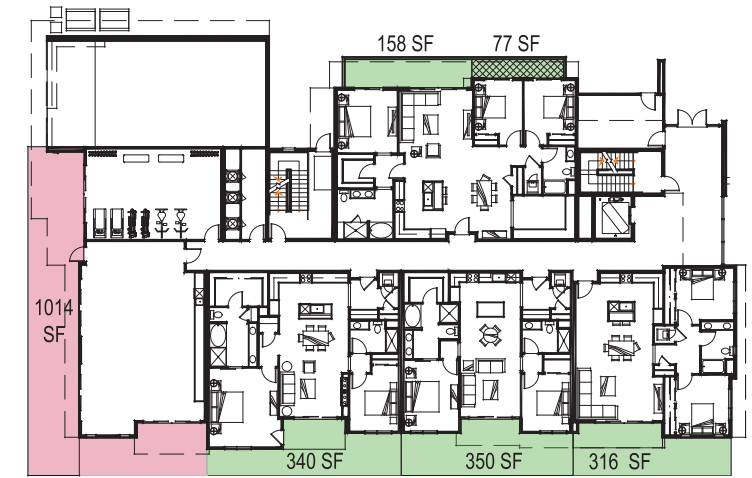




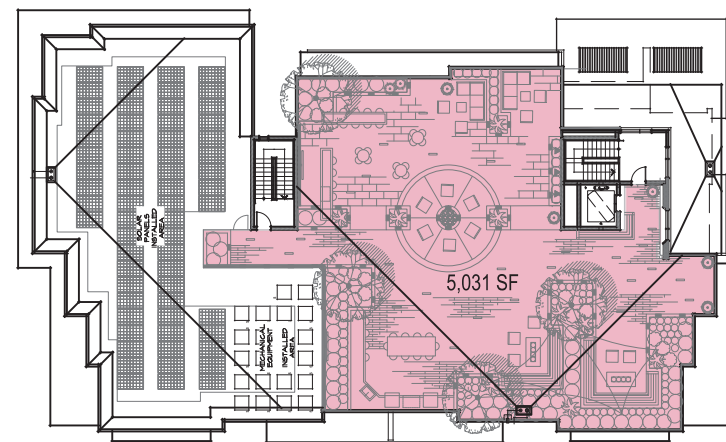
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



ROOF



FIFTH FLOOR



FOURTH FLOOR

OPEN SPACE

PRIVATE OPEN SPACE (PER LAMC 14.50.150A)

REQUIRED: 50 SF / UNIT AVERAGE X 28 UNITS = 1,400 SF  
 PROVIDED:

	> 5' DEEP	< 5' DEEP	
FIRST FLOOR:	1,164 SF	77 SF	
SECOND FLOOR:	667 SF	76 SF	
THIRD FLOOR:	667 SF	76 SF	
FOURTH FLOOR:	667 SF	76 SF	
FIFTH FLOOR:	667 SF	76 SF	
TOTAL PROVIDED:	3,832 SF	379 SF	4,212 SF

COMMON OPEN SPACE (PER LAMC 14.50.150C3)

REQUIRED: TWENTY-SIX (26) TO FIFTY (50) UNITS: 2400 SF

PROVIDED:  
 GROUND LEVEL: 1,014 SF  
 ROOF LEVEL: 5,031 SF  
 TOTAL PROVIDED: 6,045 SF

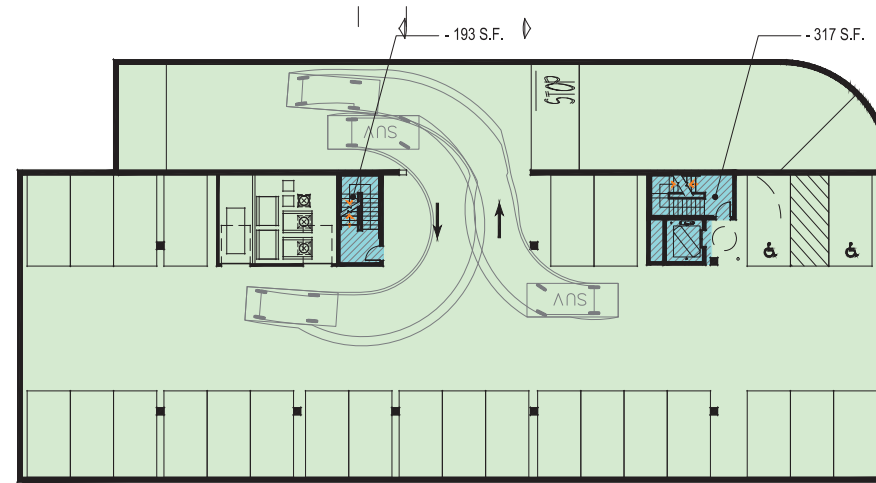
OPEN SPACE LEGEND

COMMON OPEN SPACE	
PRIVATE OPEN SPACE > 5' DEEP	
PRIVATE OPEN SPACE < 5' DEEP	



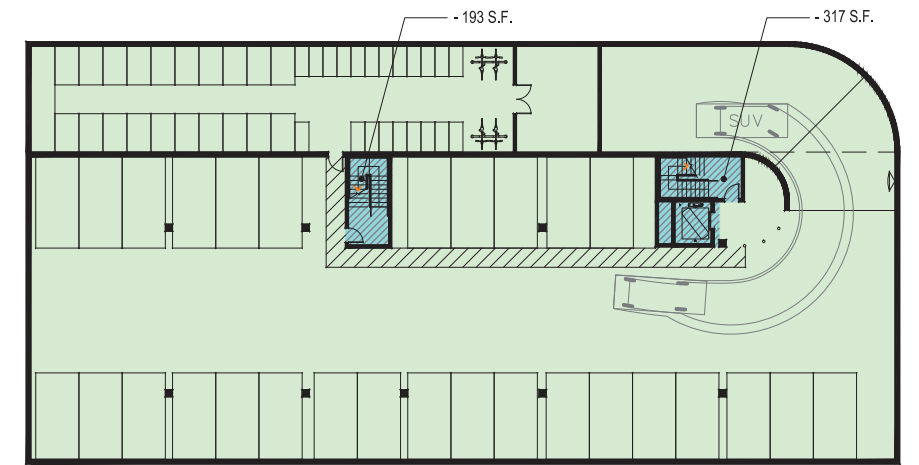
**FIRST FLOOR**

GROSS FLOOR AREA: 8,945 S.F.  
NET FLOOR AREA: 7,125 S.F.



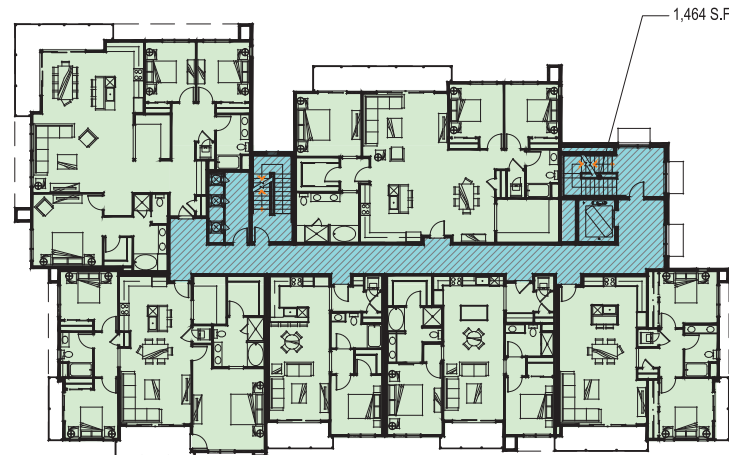
**UPPER LEVEL BASEMENT**

GROSS FLOOR AREA: 15,442 S.F.  
NET FLOOR AREA: 14,932 S.F.



**LOWER LEVEL BASEMENT**

GROSS FLOOR AREA: 15,902 S.F.  
NET FLOOR AREA: 15,392 S.F.



**FIFTH FLOOR**

GROSS FLOOR AREA: 9,692 S.F.  
NET FLOOR AREA: 8,228 S.F.



**FOURTH FLOOR**

GROSS FLOOR AREA: 9,692 S.F.  
NET FLOOR AREA: 8,228 S.F.



**THIRD FLOOR**

GROSS FLOOR AREA: 9,692 S.F.  
NET FLOOR AREA: 8,228 S.F.



**SECOND FLOOR**

GROSS FLOOR AREA: 9,626 S.F.  
NET FLOOR AREA: 8,228 S.F.

GROSS FLOOR AREA	
LOWER LEVEL BASEMENT:	15,902 S.F.
UPPER LEVEL BASEMENT:	15,442 S.F.
FIRST FLOOR:	8,945 S.F.
SECOND FLOOR:	9,628 S.F.
THIRD FLOOR:	9,692 S.F.
FOURTH FLOOR:	9,692 S.F.
FIFTH FLOOR:	9,692 S.F.
<b>TOTAL PROVIDED:</b>	<b>78,993 S.F.</b>

NET FLOOR AREA	
LOWER LEVEL BASEMENT:	15,392 S.F.
UPPER LEVEL BASEMENT:	14,932 S.F.
FIRST FLOOR:	7,125 S.F.
SECOND FLOOR:	8,228 S.F.
THIRD FLOOR:	8,228 S.F.
FOURTH FLOOR:	8,228 S.F.
FIFTH FLOOR:	8,228 S.F.
<b>TOTAL PROVIDED:</b>	<b>70,361 S.F.</b>

