

4350 EL CAMINO REAL

LOS ALTOS, CALIFORNIA



PROJECT TEAM

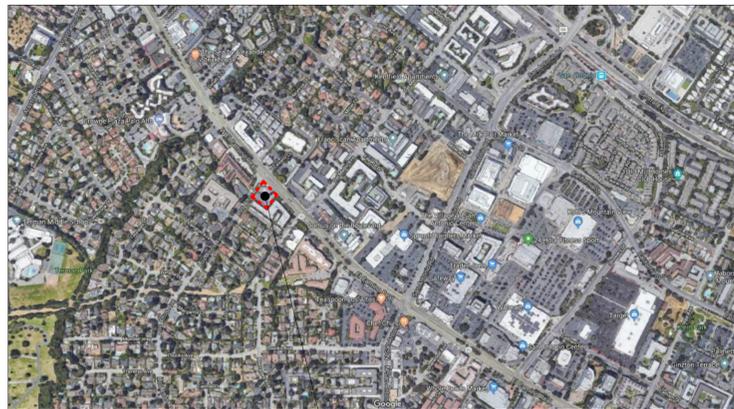
APPLICANT / OWNER
ANGIE & GREG GALATOLO
4350 EL CAMINO REAL
LOS ALTOS, CA

ARCHITECT
SEIDEL ARCHITECTS
545 SANSOME ST.
SUITE 901
SAN FRANCISCO, CA 94111
P: 415.397.5535

LANDSCAPE ARCHITECT
REED GILLILAND
1060 CORONA ROAD
PETALUM, CA 94594
P: 707.765.9582

CIVIL ENGINEER
BKF ENGINEERS
1730 NORTH FIRST STREET
SUITE 600
SAN JOSE, CA 95112
P: 408.467.9192

VICINITY MAP



PROJECT SITE

PROJECT INFORMATION

ZONING: CT COMMERCIAL THOUROUHGFARE
APN: 015-010-500
LOT AREA: 0.655 ACRES / 28,562 SF
BASE DENSITY: 25 UNITS AT 38 UNITS / ACRE
PROPOSED DENSITY: 68.6 DU/ACRE
FLOOR AREA RATIO: 2.47
BUILDING COVERAGE: 49.28 %
SETBACKS: SEE A1.0

OCCUPANCY CLASSIFICATIONS

R-2 RESIDENTIAL
A-3 POOL/COURTYARD, LOUNGE, FITNESS
S-2 PARKING GARAGE
ACCESSORY ROOF DECK

TYPE OF CONSTRUCTION

GARAGE: TYPE IA
RESIDENTIAL TYPE IIIA

BEDROOM COUNT

BR'S MARKET RATE: 77
BR'S AFFORDABLE: 8
TOTAL BEDROOMS: 85

PARKING:

REQUIRED PER DENSITY 81
BONUS: 81
PROVIDED: 84

CURRENT USE ON SITE:

GAS STATION
(NO RENTAL UNITS IN PREVIOUS 5 YEARS)

OPEN SPACE CALCULATION:

REQUIRED:

PRIVATE OPEN SPACE REQUIRED: 50 SF PER UNIT
COMMON OPEN SPACE REQUIRED: 2,400 SF

PROVIDED:

PRIVATE OPEN SPACE: 64.3 SF/UNIT: 2,893 SF

COMMON OPEN SPACE:

COURTYARD: 6,116 SF
FRONTYARD: 5,855 SF
TOTAL: 11,971 SF

PROJECT TABULATION

Unit Type	1 BEDROOM					2 BEDROOM				3 BEDROOM	TOTALS	
	IA	IB	IC	ID	IE	2A	2B	2B-2	2C	2C-2		3A
PROGRAM			630-880					1100-1320			1400-1850	
SF*	681	748	874	632	697	1106	1780	1200	1318	1146	1823	
Ground floor	1	1	1	1	1		3		1			9
2nd floor	1						4		2		1	9
3rd floor	1						4		2		1	9
4th floor	1						4		2		1	9
5th floor	1							4		2	1	9
	5	1	1	1	1	4	15	4	7	2	4	
Totals			9					32			4	45
Unit Mix (% Units)			20.0%					71.1%			8.9%	

*SQUARE FOOTAGE IS MEASURED FROM OUTSIDE FACE OF EXTERIOR & CORRIDOR WALLS, AND CENTERLINE OF PARTY WALLS, AND DOES NOT INCLUDE DECKS.

DRAWING INDEX

A0.0	COVER SHEET
A0.1	SITE PLAN
A1.0	CONCEPTUAL SITE PLAN
A2.0	GARAGE PLANS
A2.1	CONCEPTUAL 1ST & 2ND FLOOR PLANS
A2.2	CONCEPTUAL 3RD & 4TH FLOOR PLANS
A2.3	CONCEPTUAL 5TH FLOOR & ROOF PLANS
A3.0	PERSPECTIVE VIEW
A3.1	CONCEPTUAL ELEVATIONS
A3.2	CONCEPTUAL ELEVATIONS
A3.3	STREETSCAPE ELEVATIONS
A3.4	BUILDING SECTIONS
A4.1	FLOOR AREA DIAGRAMS
A5.1	MATERIAL BOARD
A6.1	CONCEPTUAL UNIT PLANS
A6.2	CONCEPTUAL UNIT PLANS
A6.3	CONCEPTUAL UNIT PLANS
A6.4	CONCEPTUAL UNIT PLANS
A7.1	EXTERIOR DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE ILLUSTRATIVE PLAN
TM	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS PLAN
C2.0	CONCEPTUAL SITE PLAN
C3.0	CONCEPTUAL GRADING & DRAINAGE
C4.0	CONCEPTUAL UTILITY PLAN
C5.0	CONCEPTUAL STORMWATER CONTROL PLAN

AFFORDABLE HOUSING / DENSITY

AFFORDABLE HOUSING:

- Lot Size: 28,562SF / 43,560SF = .656 AC
ALLOWABLE DENSITY: .656 AC X 38 DU/AC
= 24.93 ROUND UP = 25 UNITS
- AFFORDABLE HOUSING PER LAMC
25 UNITS X 15% BMR = 3.75 = 4 BMR

DENSITY BONUS:

- AFFORDABLE UNITS: 6 UNITS
5 MODERATE/ 1 VERY LOW
25 UNITS X 80 % = 45 UNITS
ACTUAL DENSITY = 68.6 DU/AC

PROPOSED BUILDING CONFIGURATION:

- (9) 1 BEDROOM UNITS 600 SF - 1000 SF
- (32) 2 BEDROOM UNITS 1105 SF - 1450 SF
- (4) 3 BEDROOM UNITS 1400 SF - 1780 SF

PROPOSED 6 BMR UNITS

- (3) 1 BEDROOM MODERATE INCOME
- (2) 2 BEDROOM MODERATE INCOME
- (1) 1 BEDROOM VERY LOW INCOME

* INDICATES AFFORDABLE UNIT FLOOR PLAN DESIGNATION; SEE SHEET A2.1-A2.2

INCENTIVES (PER LAMC 14.28.040C)

- 11' OF ADDITIONAL BUILDING HEIGHT (56' TOTAL), PER LAMC 14.20.040C,F,D

ALTERATIONS

- 24' PARKING AISLE



LODGING

RETAIL

LODGING

LODGING

EXISTING
LODGING
3 STORY

EL CAMINO REAL

GARAGE
ENTRY

BUS STOP

+/- 104'-0"

EXISTING
DRIVEWAY

LOS ALTOS AVE

LOBBY

RESIDENTIAL
5 STORY

STAIR

EXISTING
MULTIFAMILY
3 STORY (40')

EXISTING
RETAIL
1 STORY

BUFFER ZONE

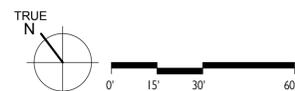
EXISTING
MULTIFAMILY
2 STORY

SENIOR HOUSING

EXTENT OF
CT ZONE

RI-10 ZONE

EXISTING
SINGLE FAMILY
1 STORY





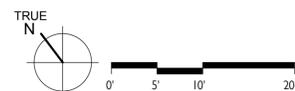
6'-0" GOOD NEIGHBOR FENCE
 EXTENT OF GARAGE BELOW

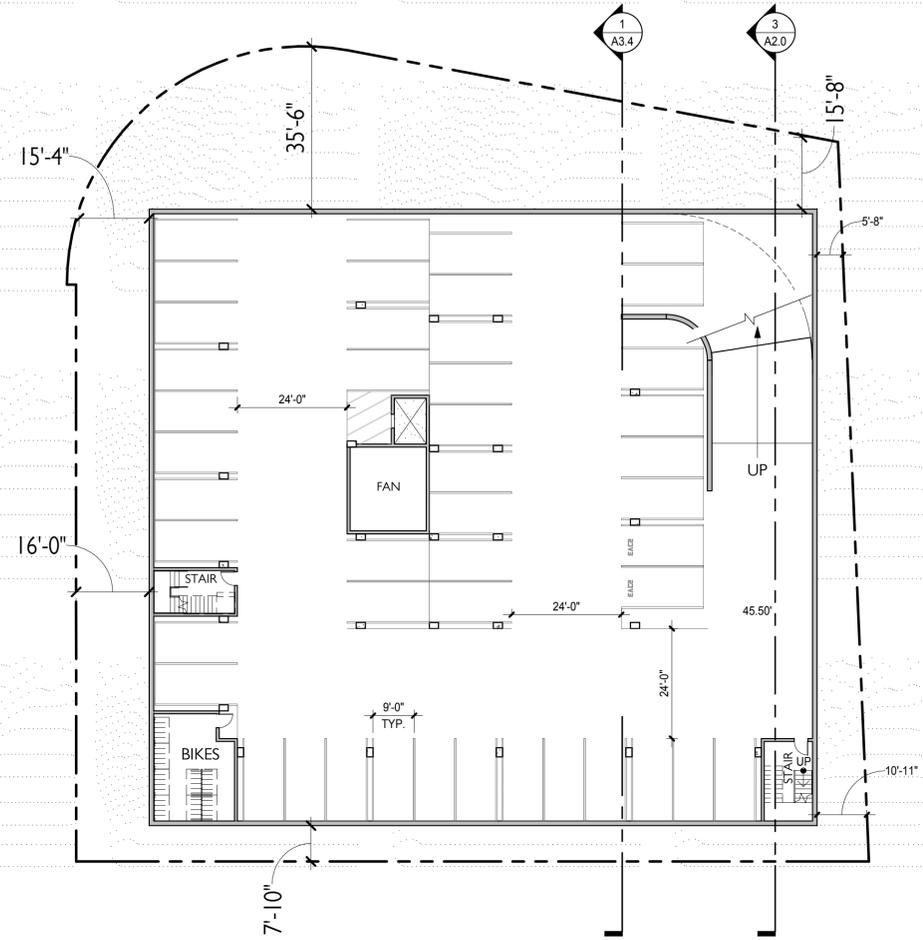
OPEN SPACE CALCULATION:

PRIVATE OPEN SPACE:	64.3 SF/UNIT:	2,893 SF
COMMON OPEN SPACE:		
COURTYARD:		6,116 SF
FRONTYARD:		5,855 SF
TOTAL:		11,971 SF

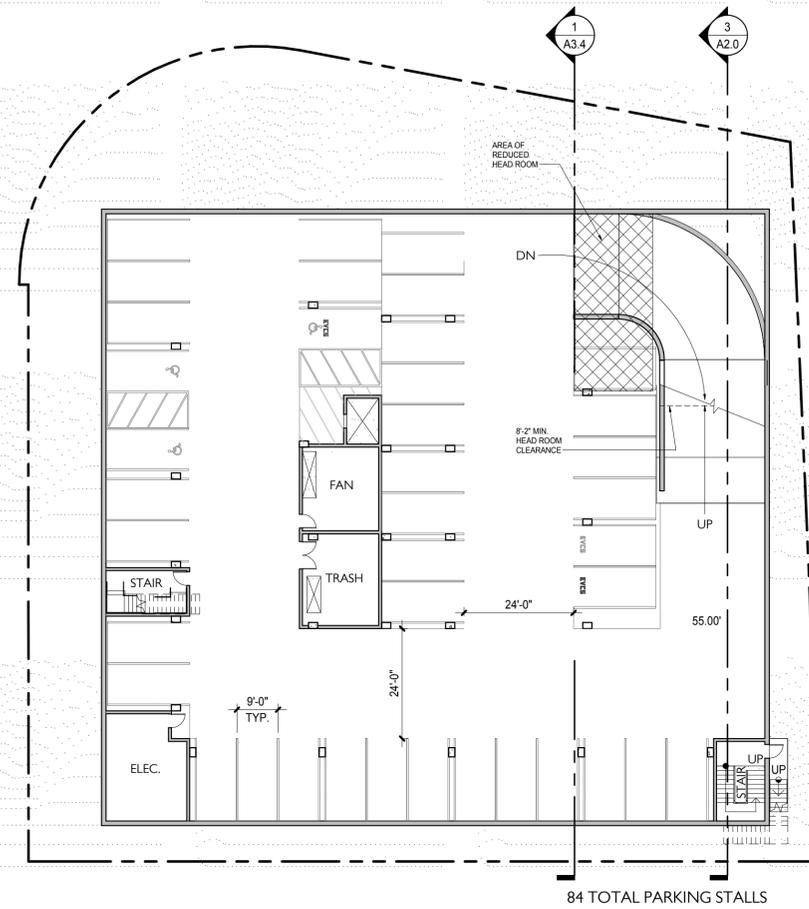
GRAPHIC LEGEND:

- COMMON OPEN SPACE
 - EXTENT OF GARAGE BELOW
 - LANDSCAPE BUFFER
- NOTE: ALL TREES ARE NEW

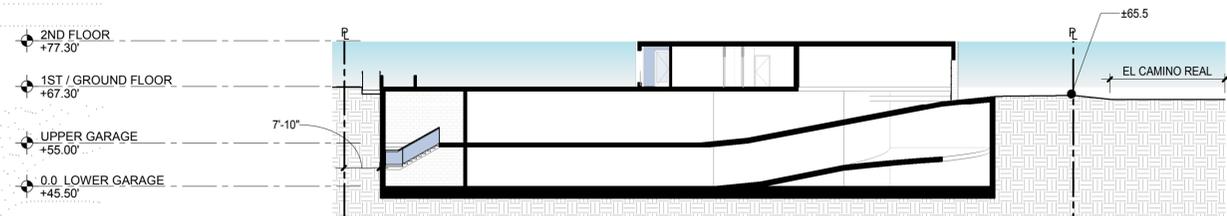




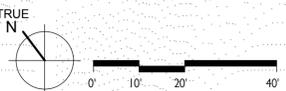
LOWER GARAGE
45 SPACES

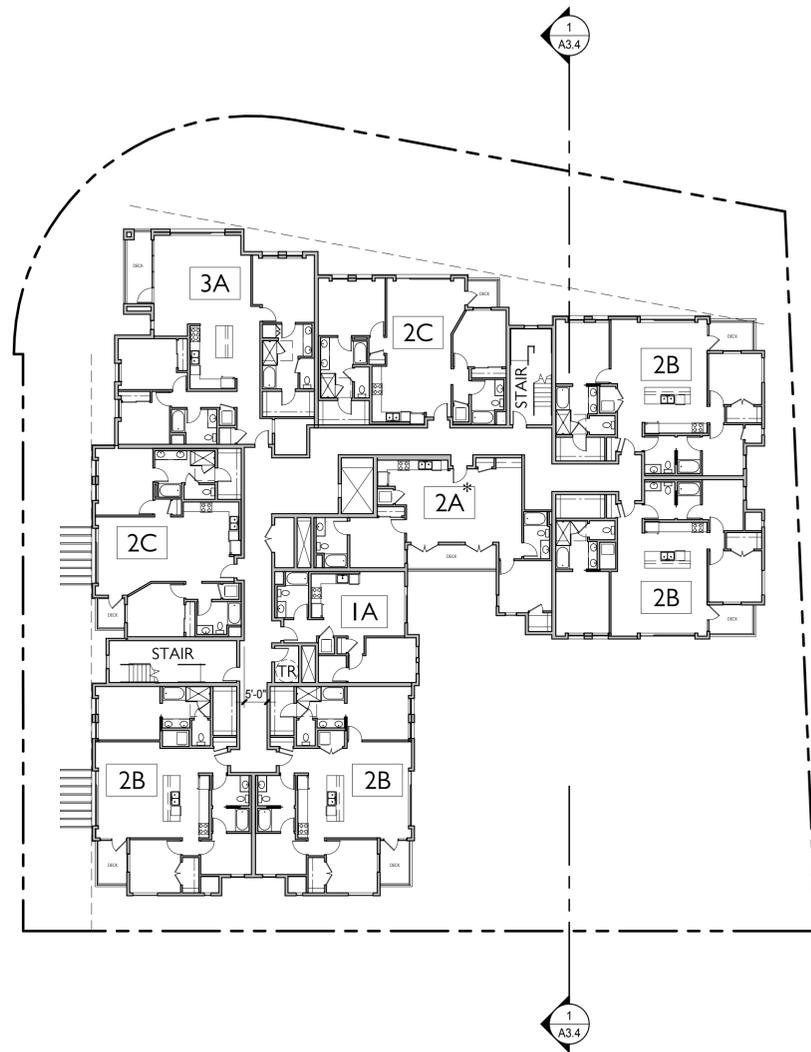


UPPER GARAGE
39 SPACES

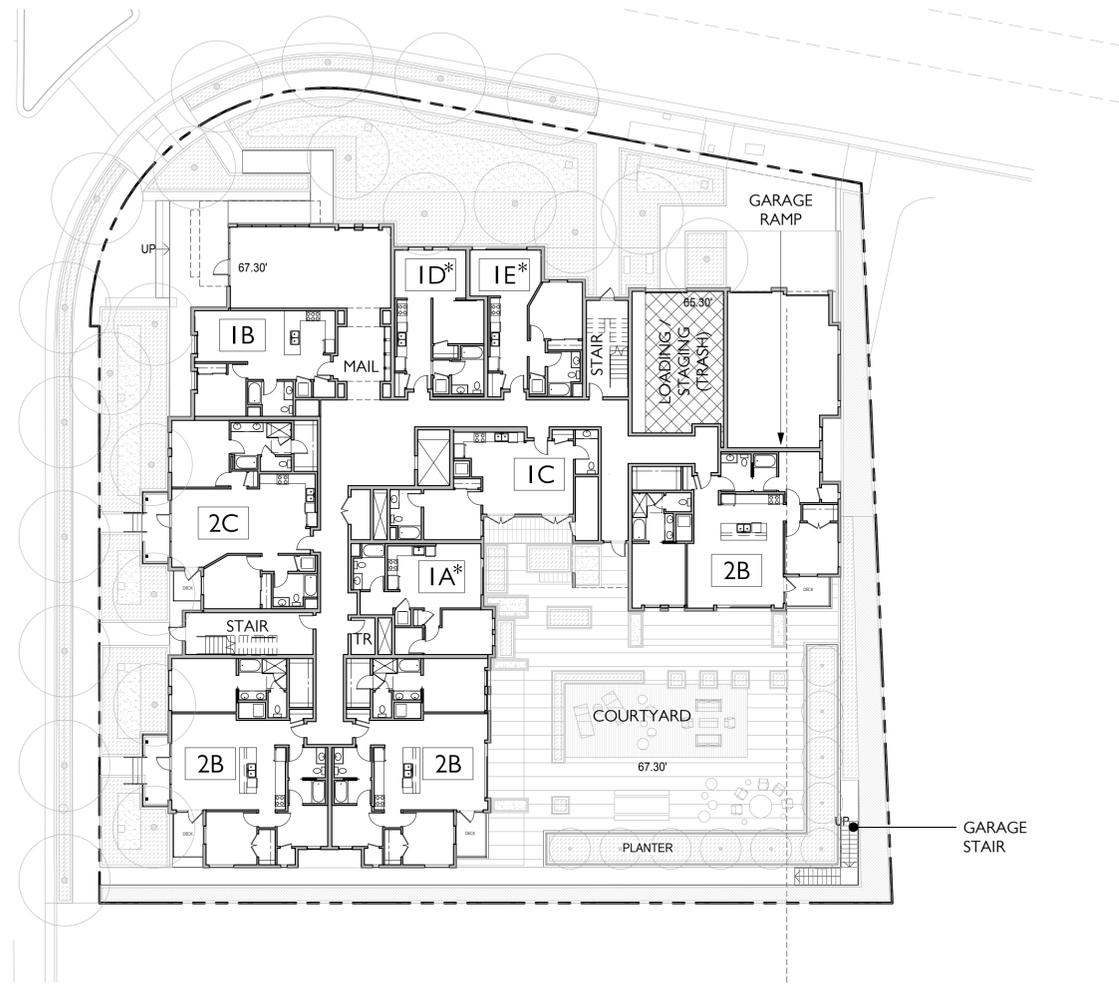


3 NORTH-SOUTH GARAGE SECTION AT ENTRANCE RAMP
1" = 20'-0"



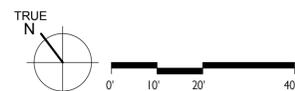


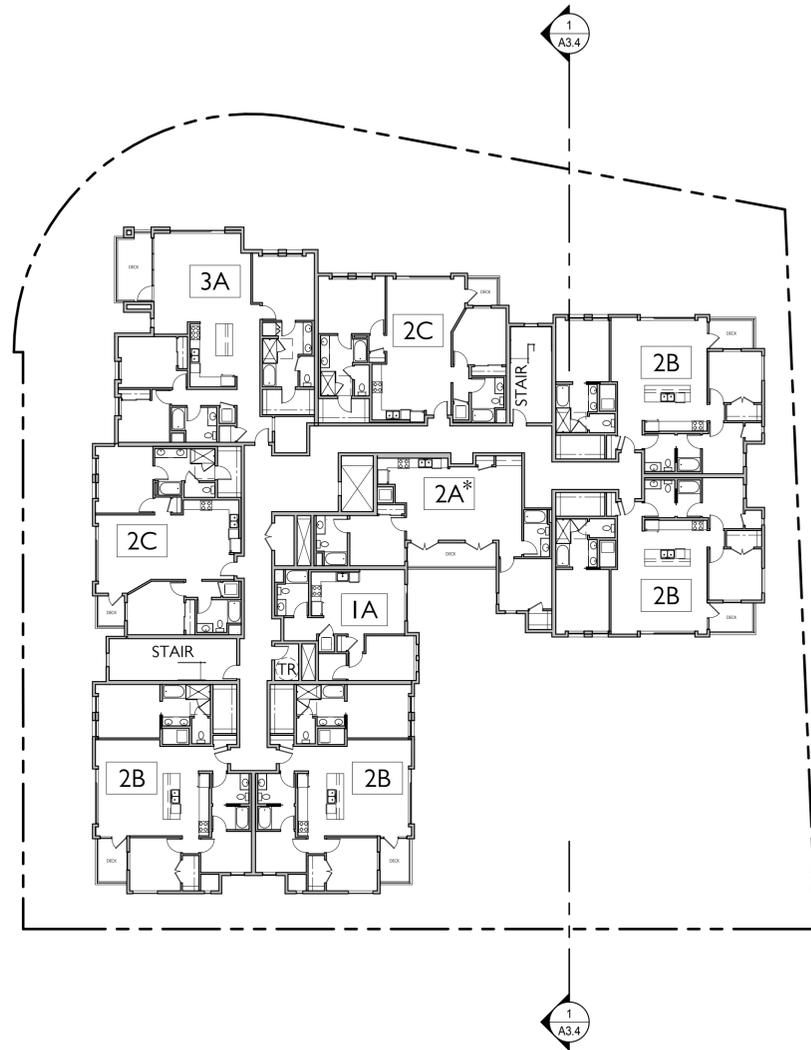
SECOND FLOOR PLAN



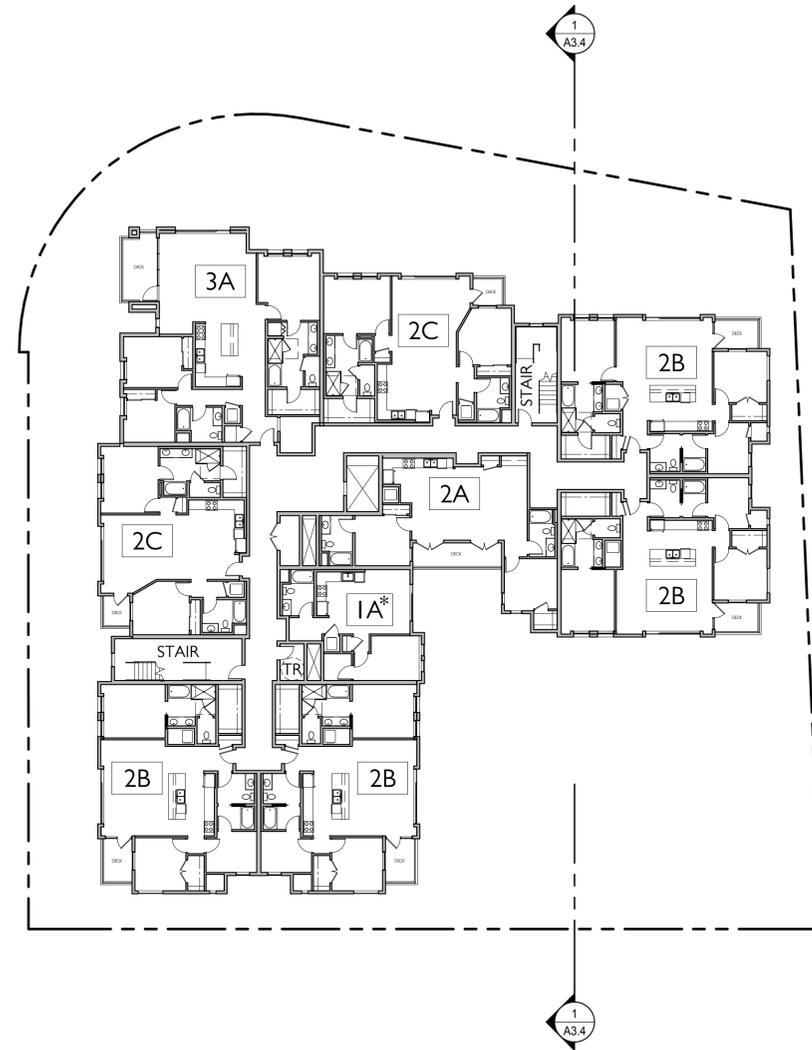
01 GROUND

NOTE: (*) DENOTES AFFORDABLE UNIT
IN UNIT DESIGNATION



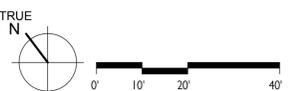


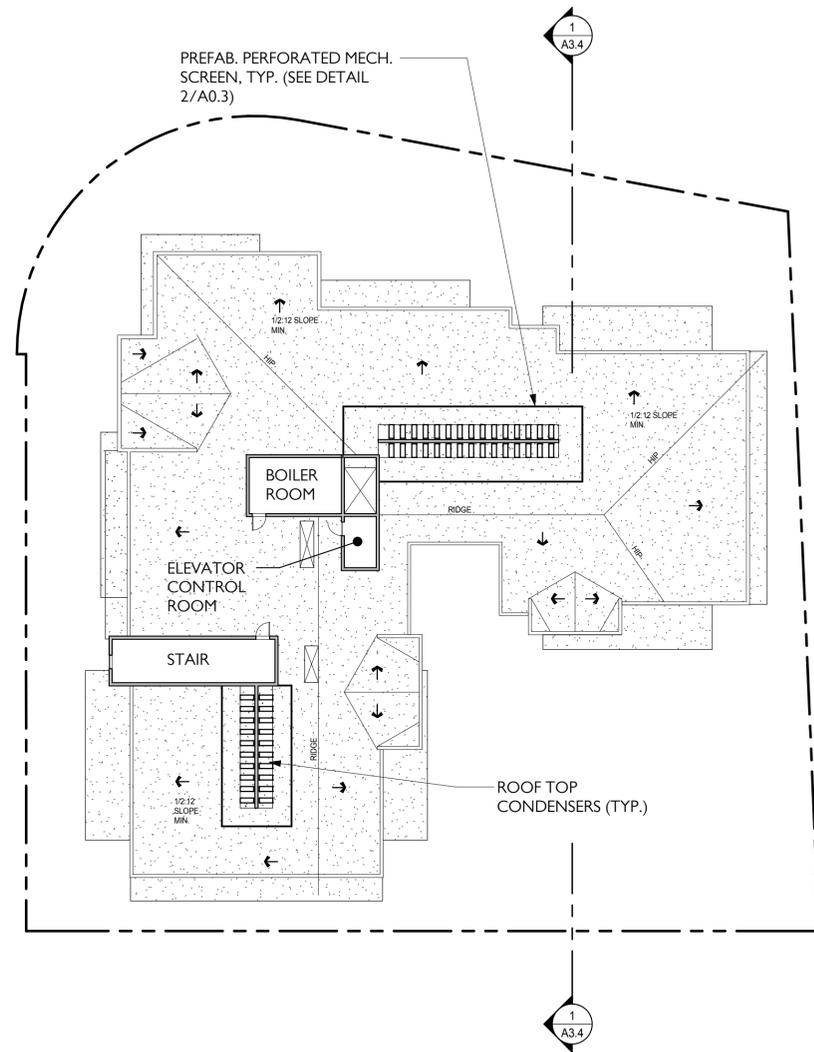
FOURTH FLOOR PLAN



THIRD FLOOR PLAN

NOTE: (*) DENOTES AFFORDABLE UNIT
IN UNIT DESIGNATION

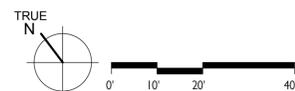




06 - ROOF



FIFTH FLOOR PLAN



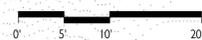




ECR ELEVATION



LOS ALTOS AVE ELEVATION





EAST ELEVATION

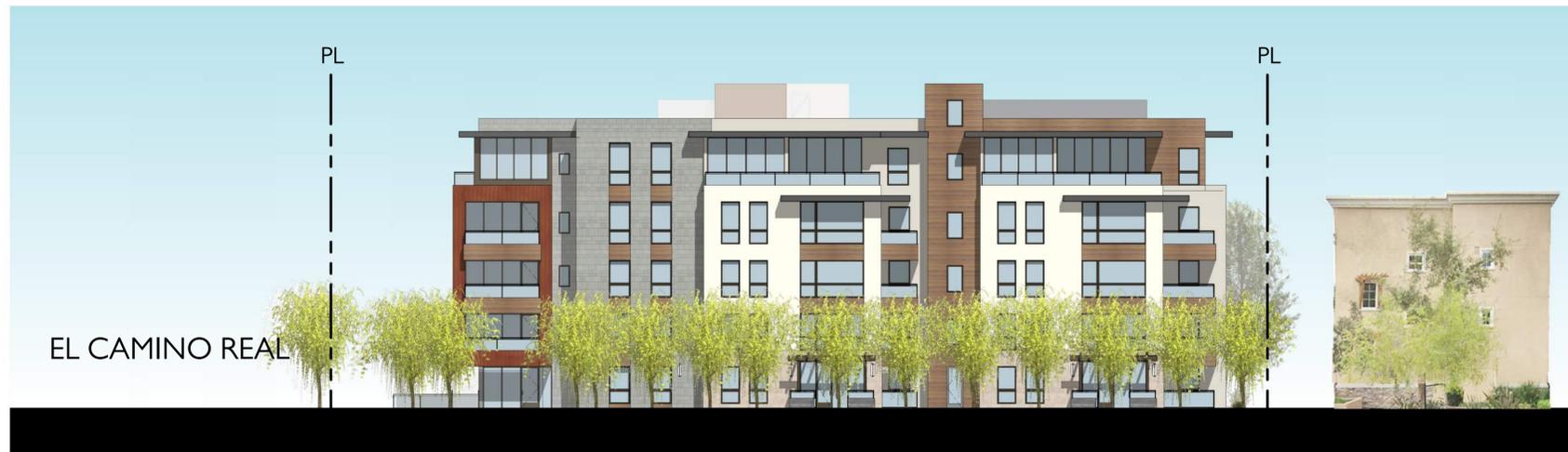


SOUTH ELEVATION



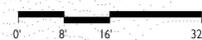
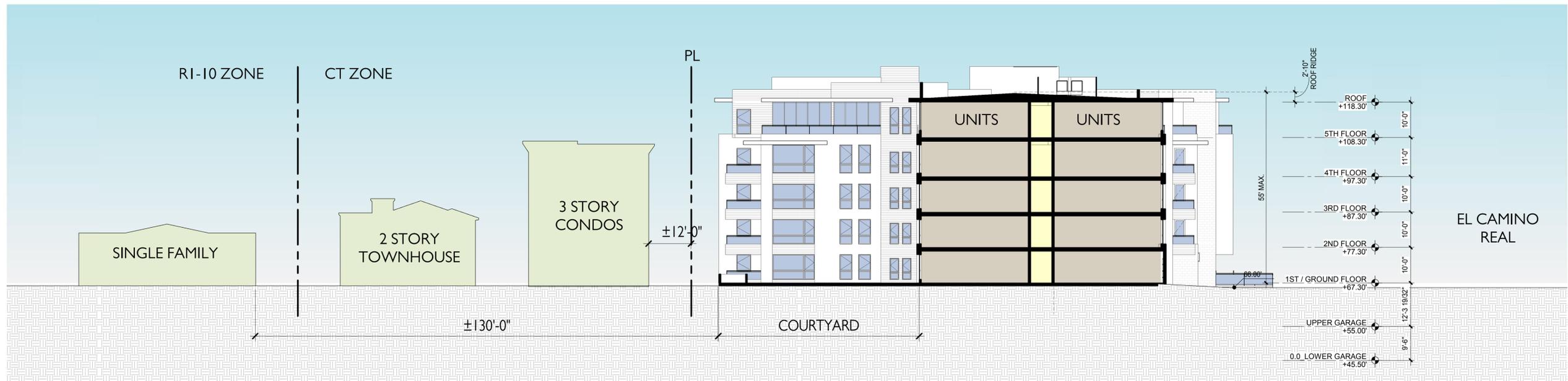


STREETSCAPE ELEVATION - ECR



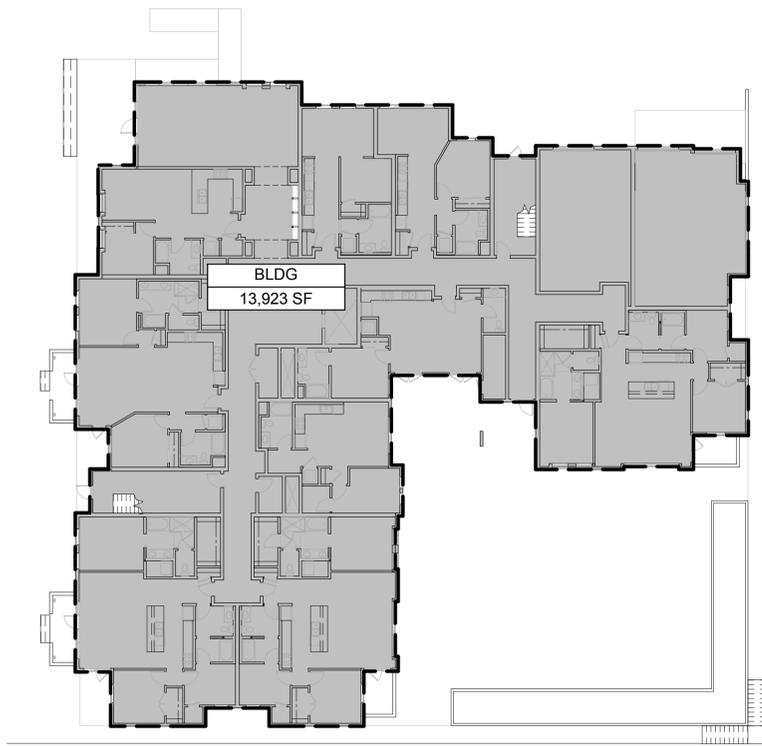
STREETSCAPE ELEVATION - LOS ALTOS AVE



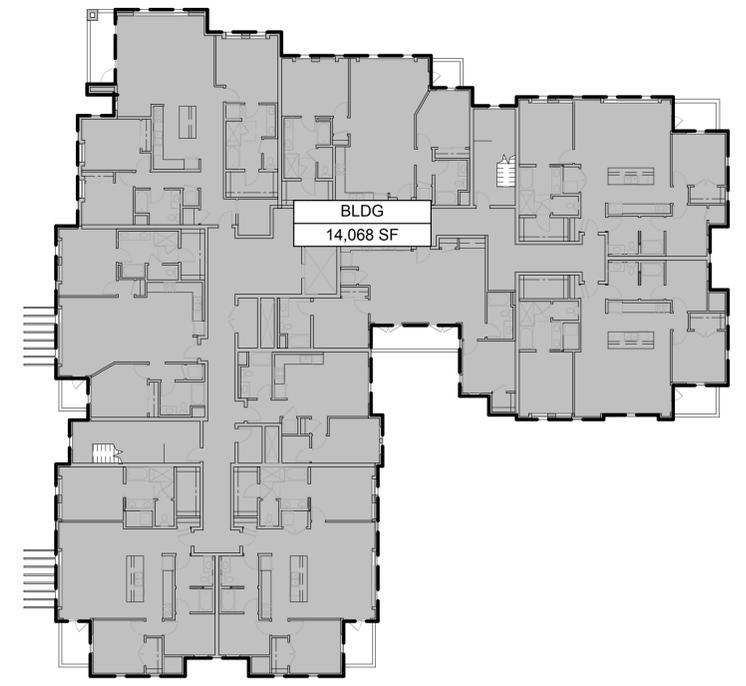


GROSS FLOOR AREA SCHEDULE	
LEVEL	AREA
1ST / GROUND FLOOR	13,923 SF
2ND FLOOR	14,068 SF
3RD FLOOR	14,064 SF
4TH FLOOR	14,067 SF
5TH FLOOR	12,657 SF
ROOF	890 SF
69,669 SF / 28,562 SF = 2.47 FAR	

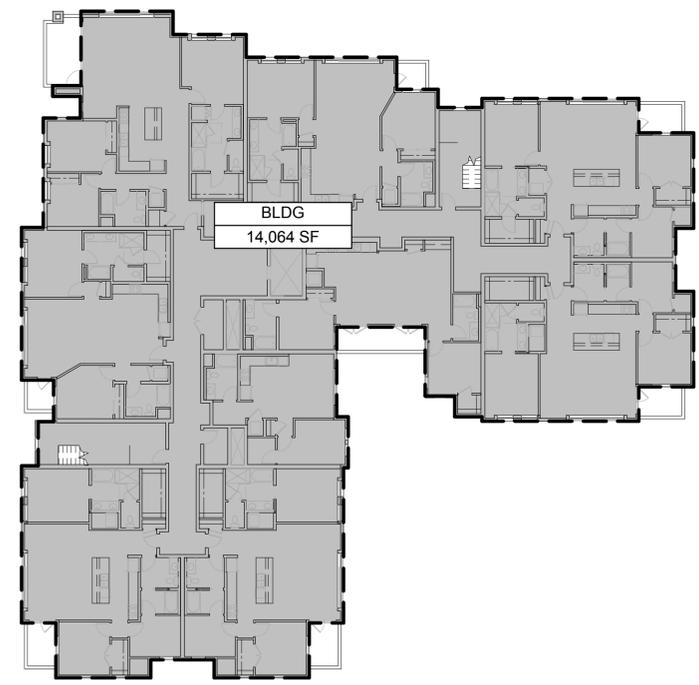
BUILDING COVERAGE	
1ST / GROUND FLOOR	13,923 SF
13,923 SF / 28,562 SF = 49.3 %	



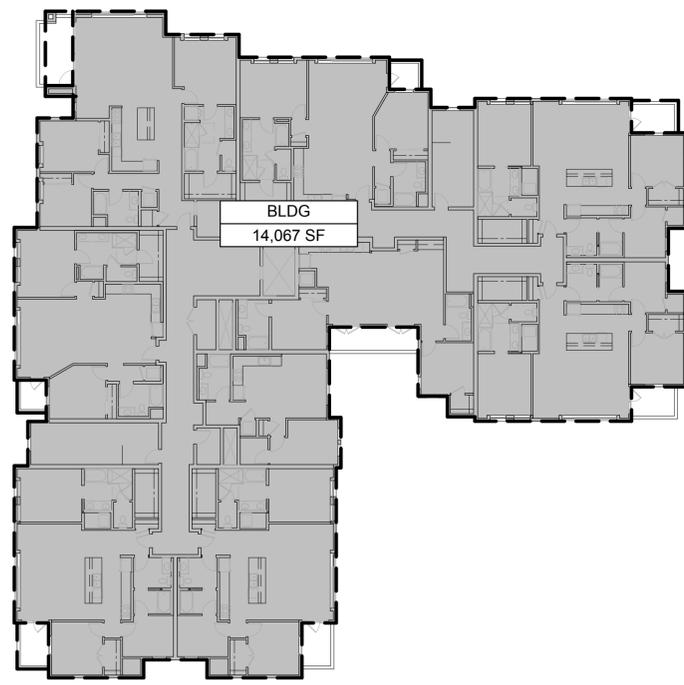
1ST / GROUND FLOOR
1" = 20'-0"



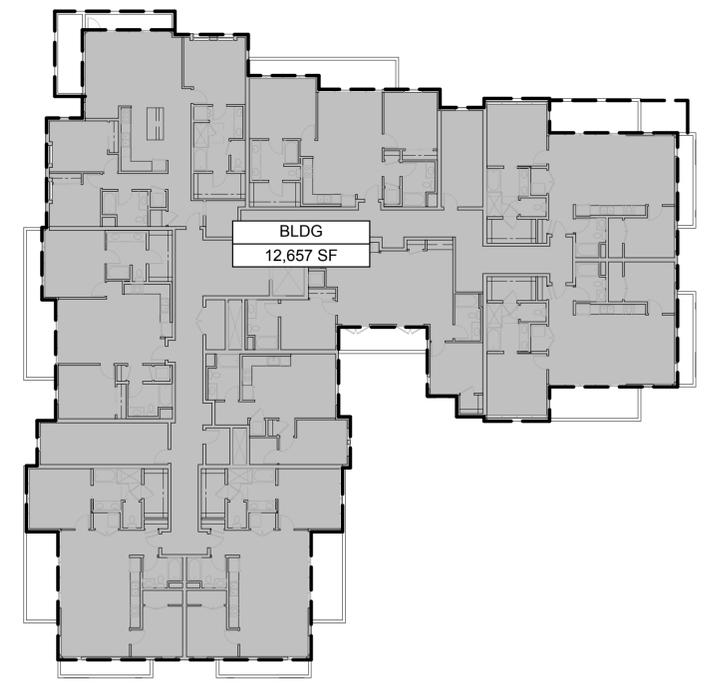
2ND FLOOR
1" = 20'-0"



3RD FLOOR
1" = 20'-0"



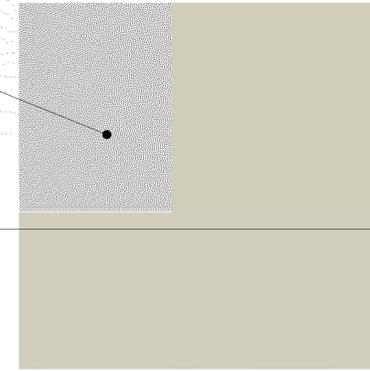
4TH FLOOR
1" = 20'-0"



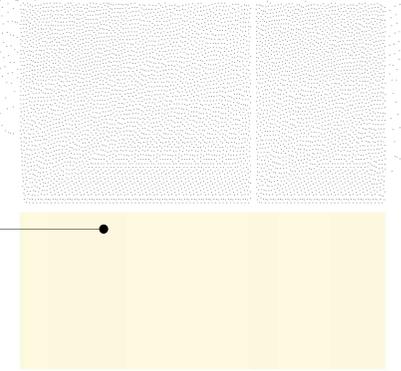
5TH FLOOR
1" = 20'-0"



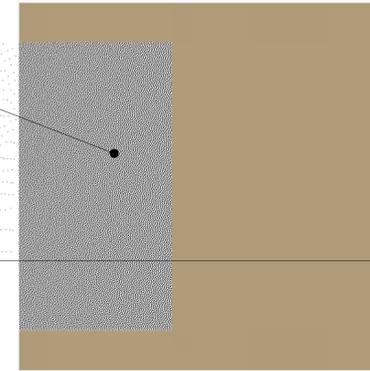
PLASTER 1
BAY SALT
DET642



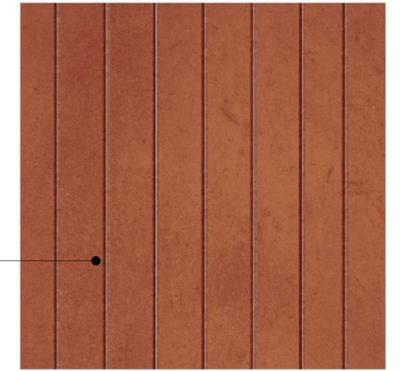
PLASTER 2
BEAMING SUN
DE5218



PLASTER 3
WOODED ACRE
DE6130



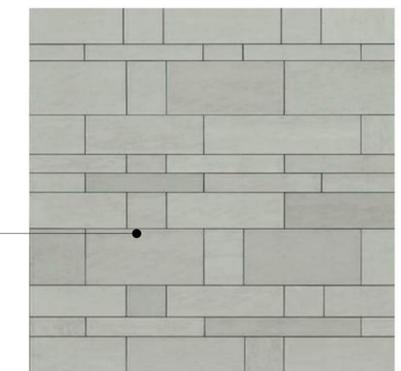
CORTEN STEEL
PANEL



WOOD SIDING
TRESPA PURA
ROMANTIC WALNUT

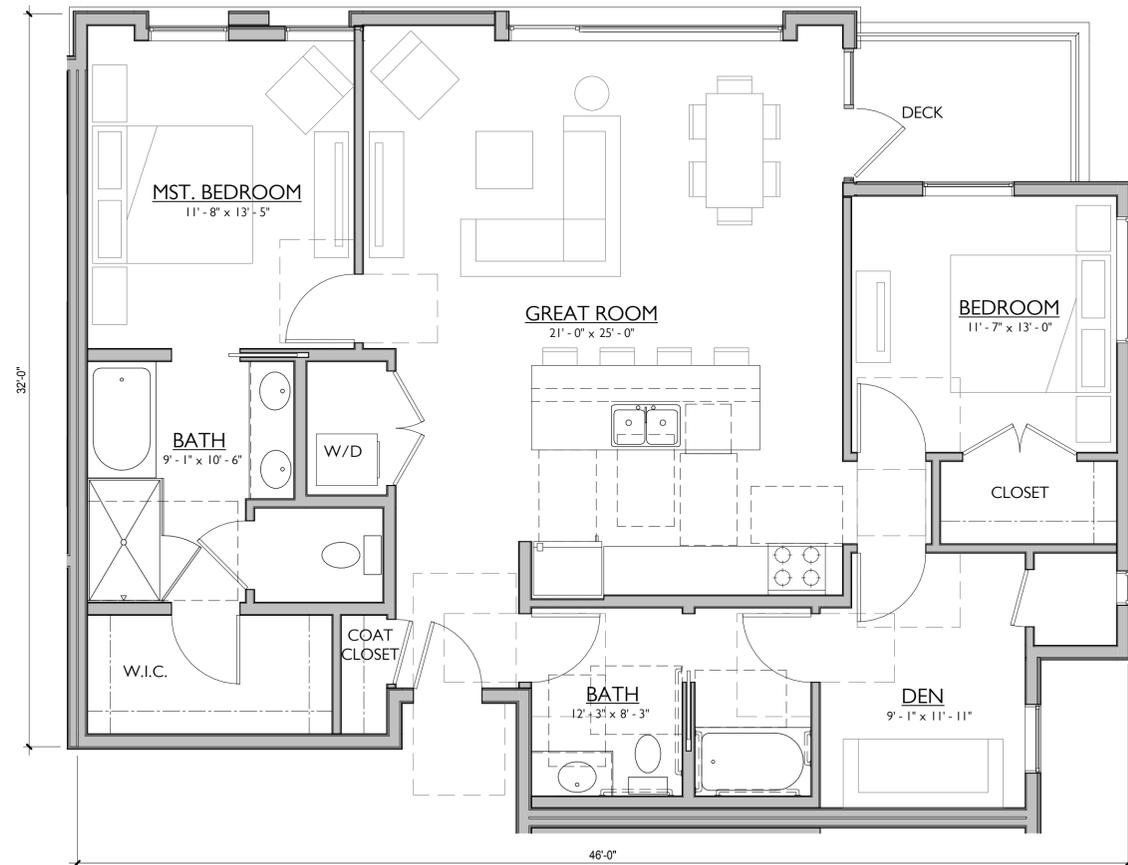


STONE SIDING
EQUITONE
TE10

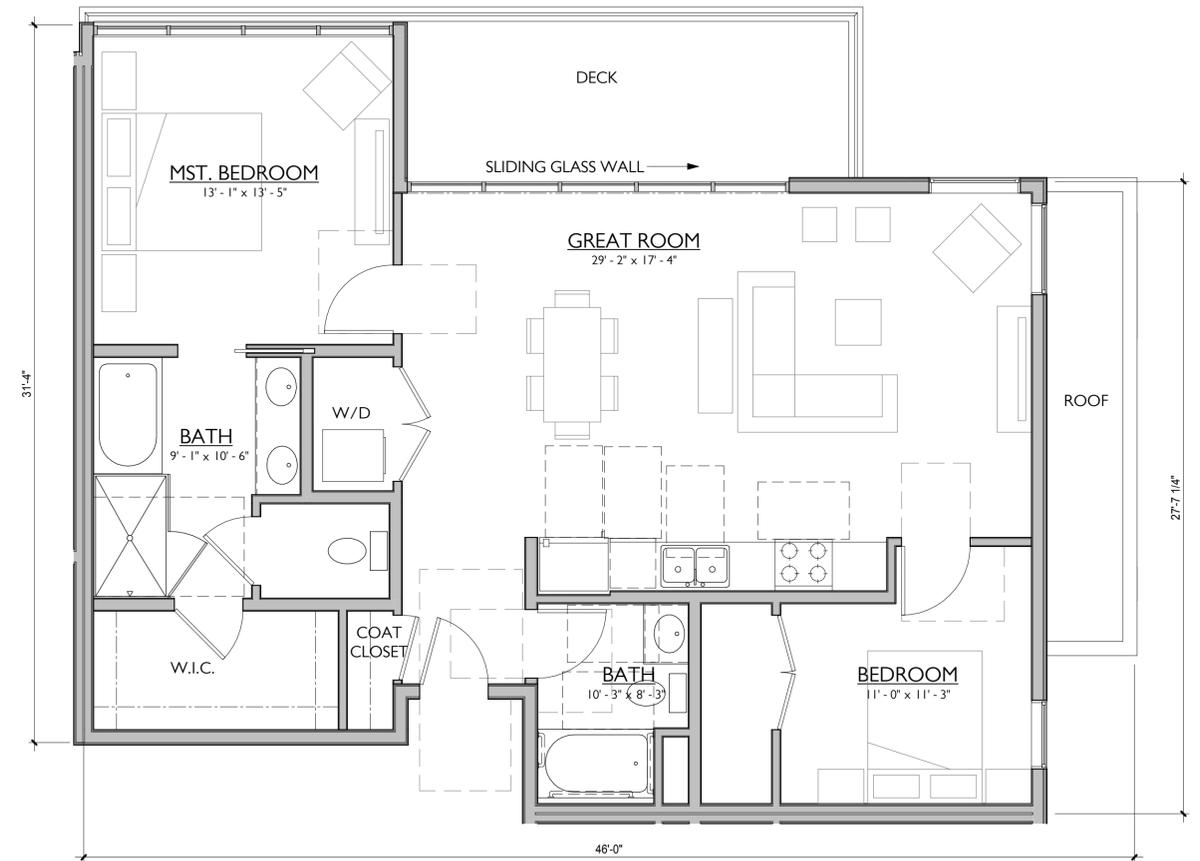


STONE BASE
LIMESTONE





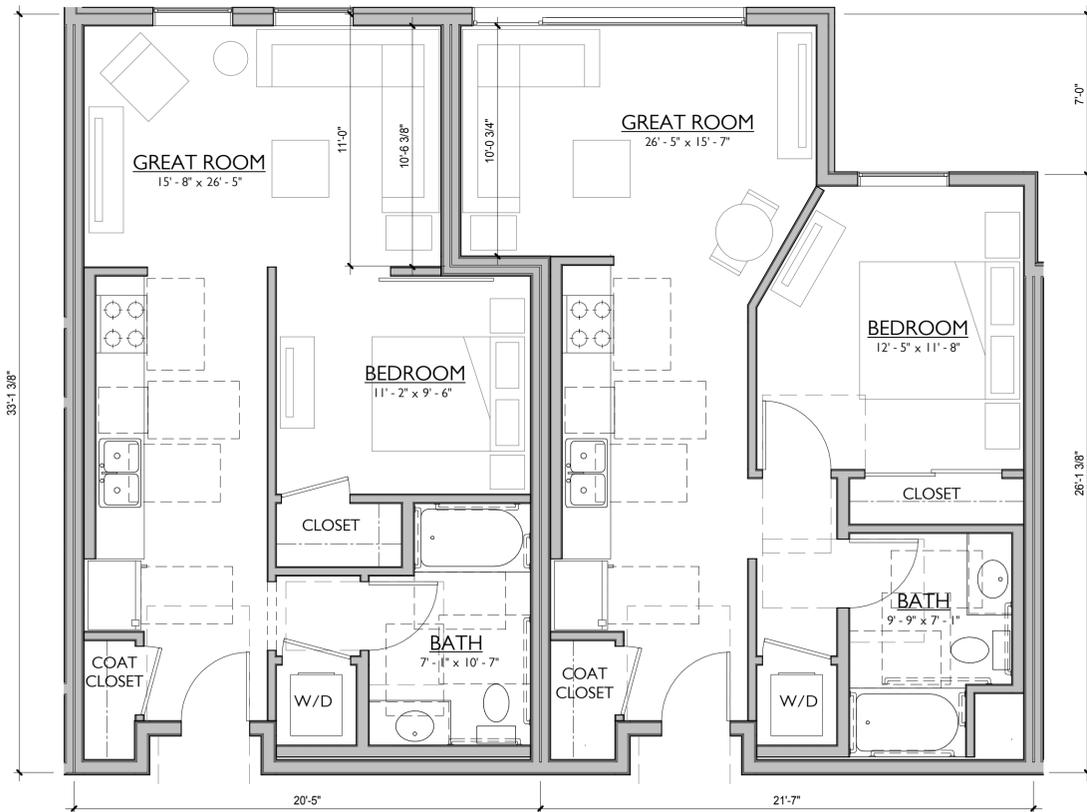
UNIT 2B
1391 SF



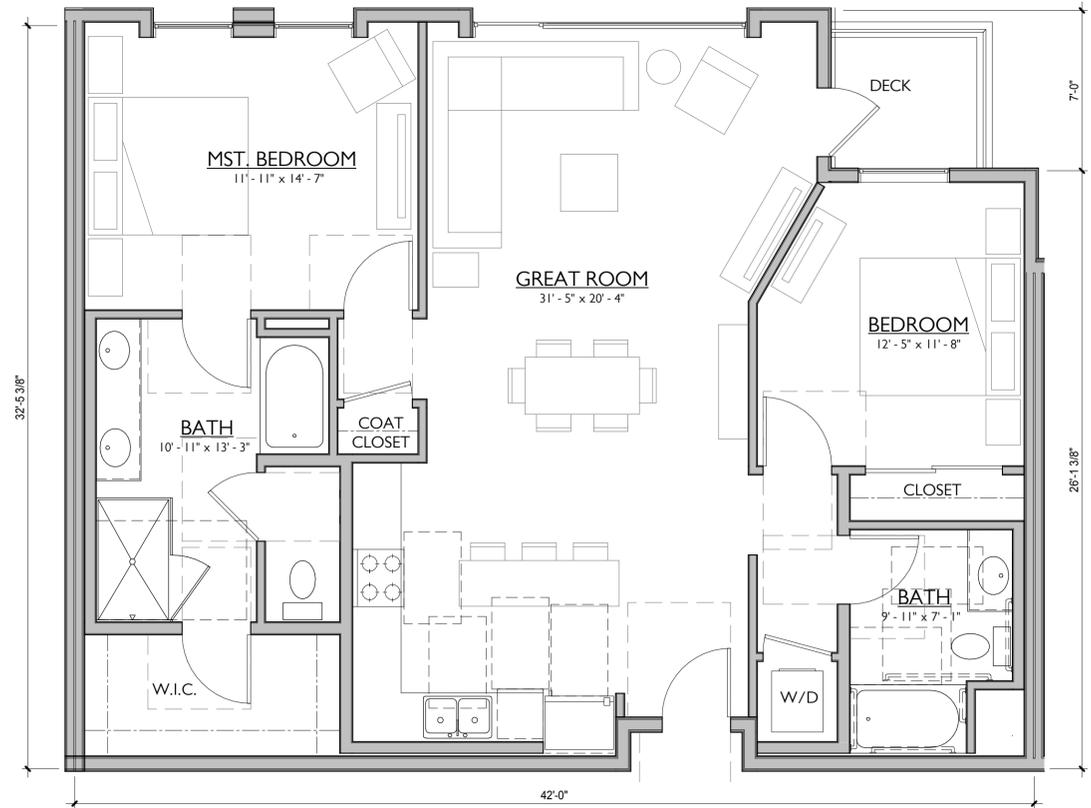
UNIT 2B-2
1256 SF



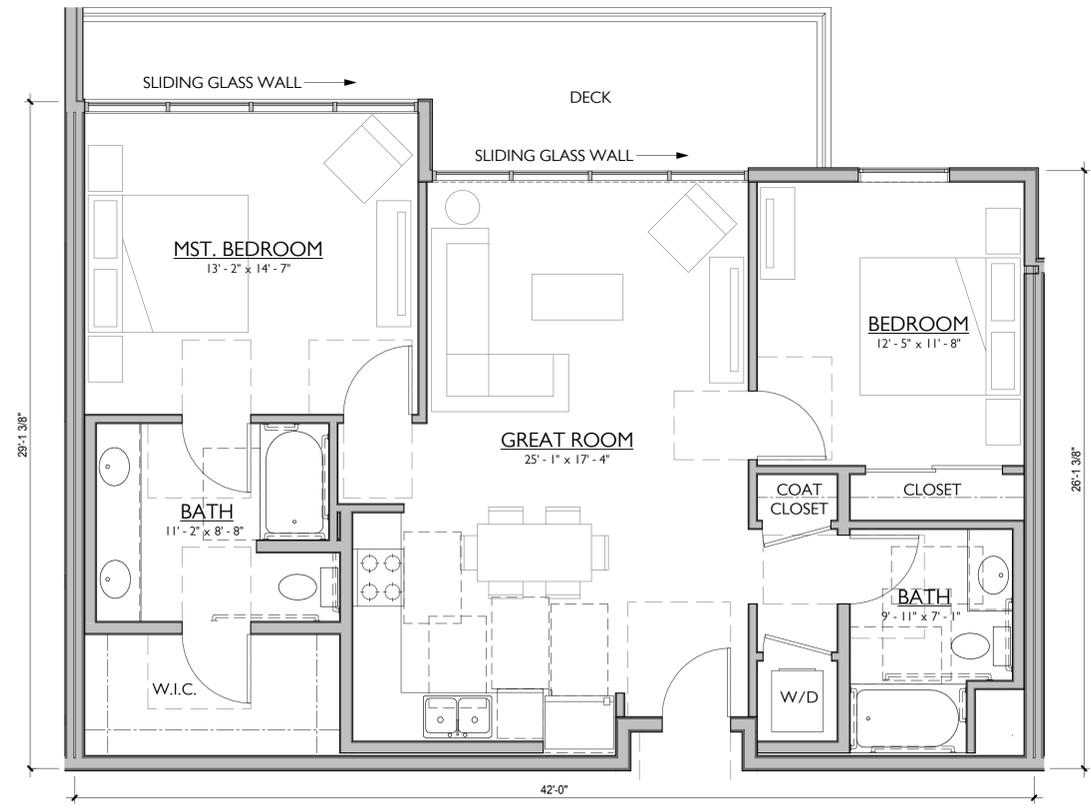
PATIO



UNIT ID & IE
630 SF & 695 SF



UNIT 2C
1310 SF

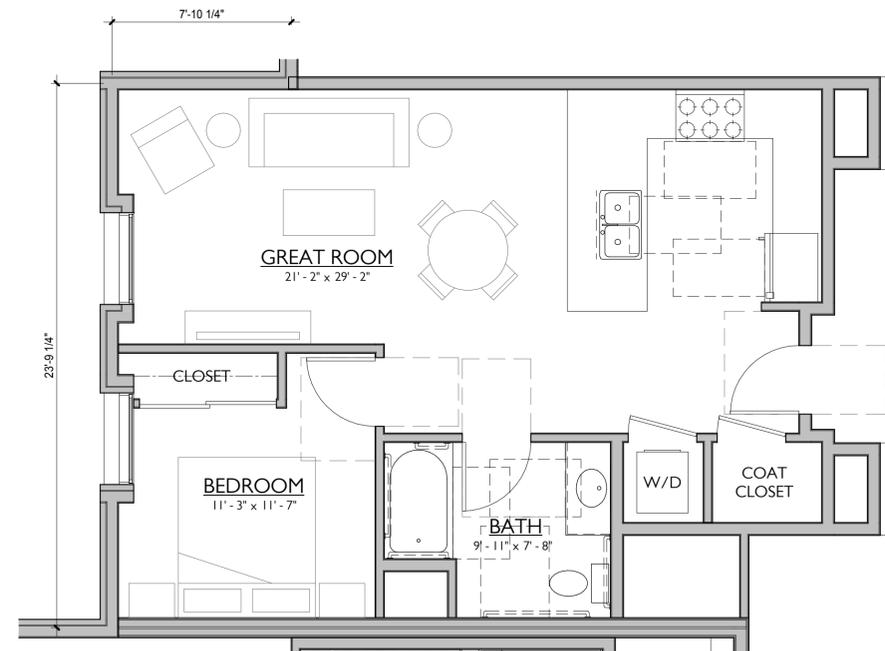


UNIT 2C-2
1140 SF



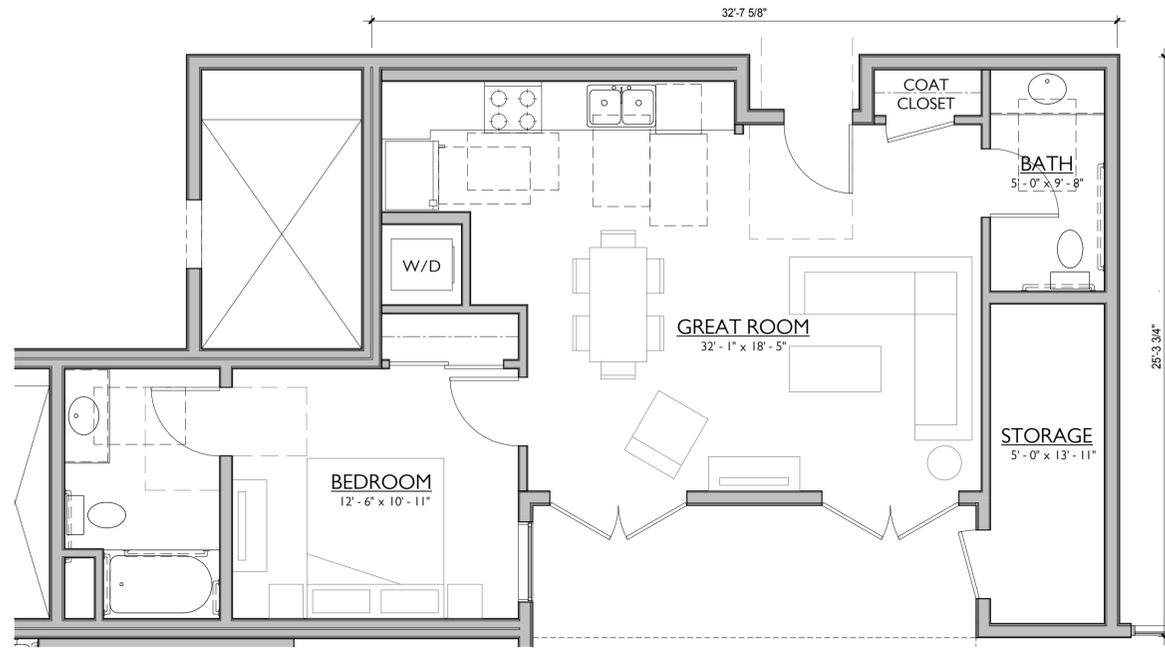


UNIT 3A
1780 SF

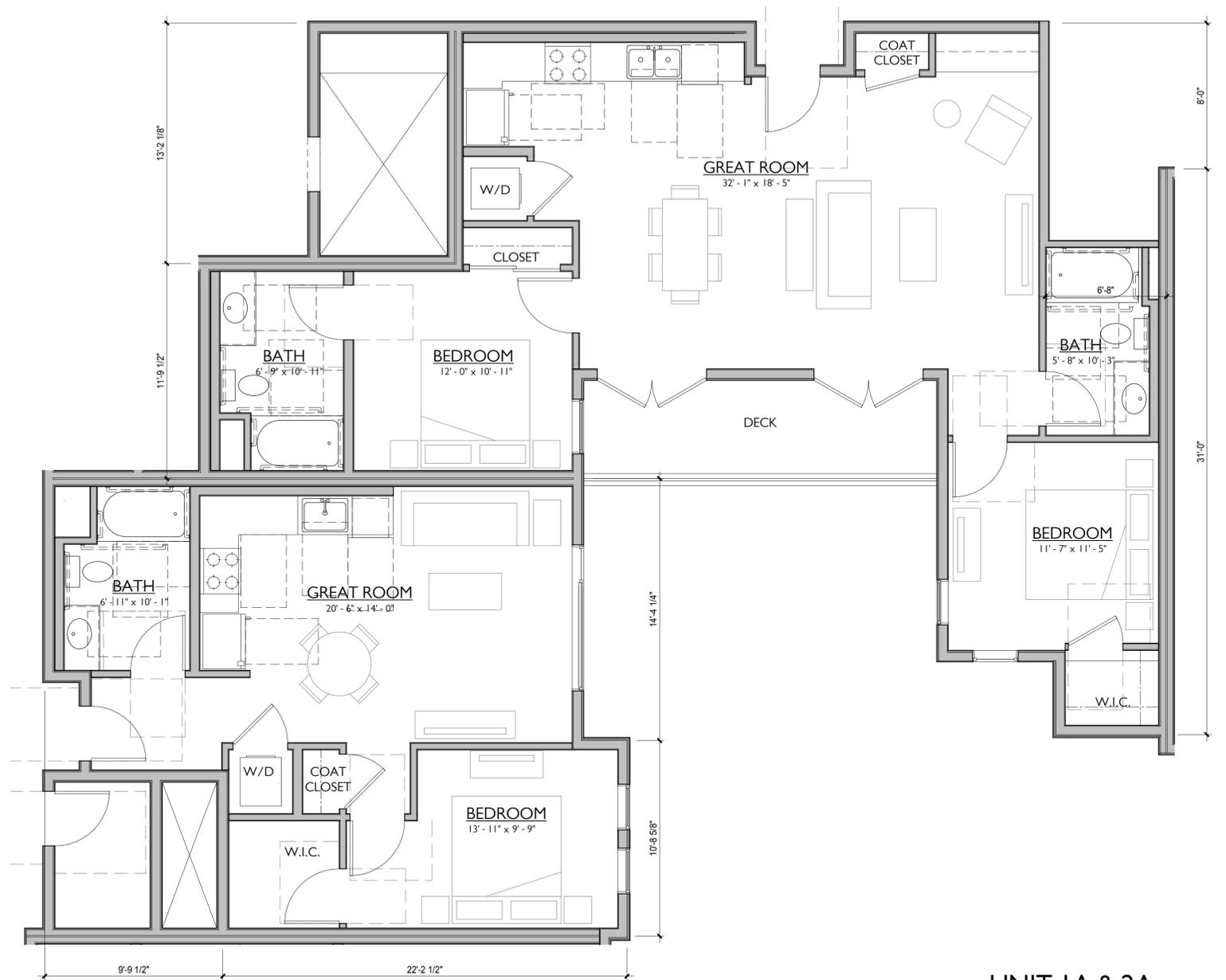


UNIT 1B
658 SF



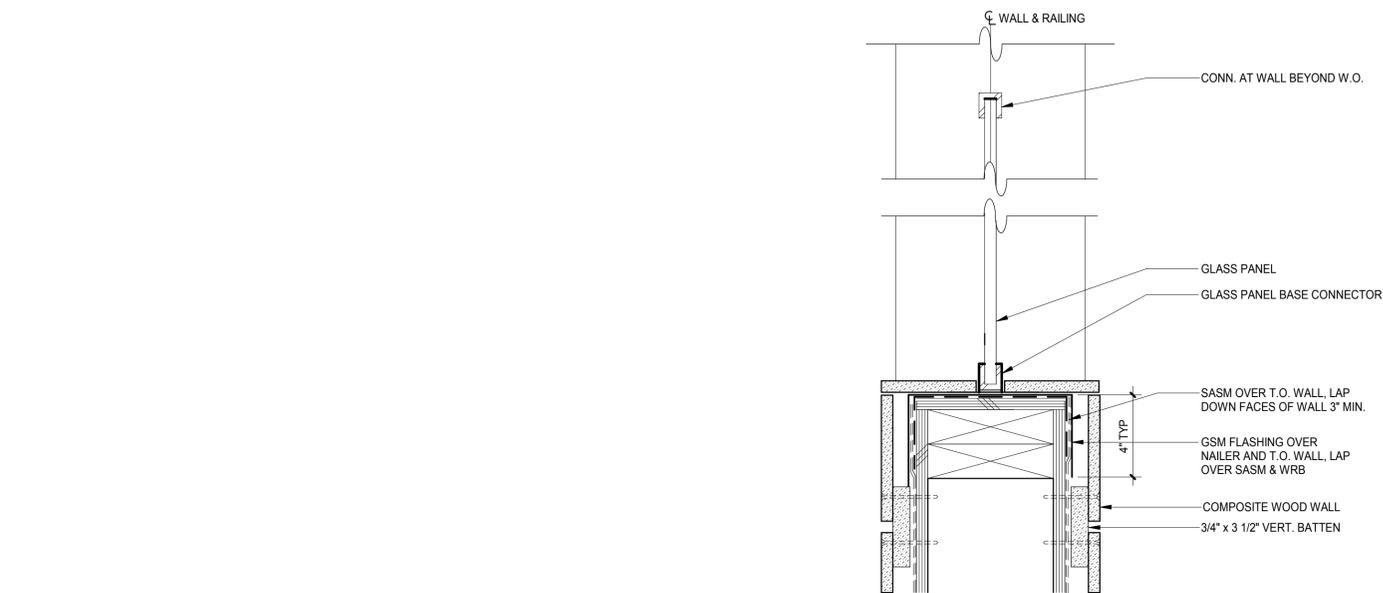


UNIT 1C
775 SF

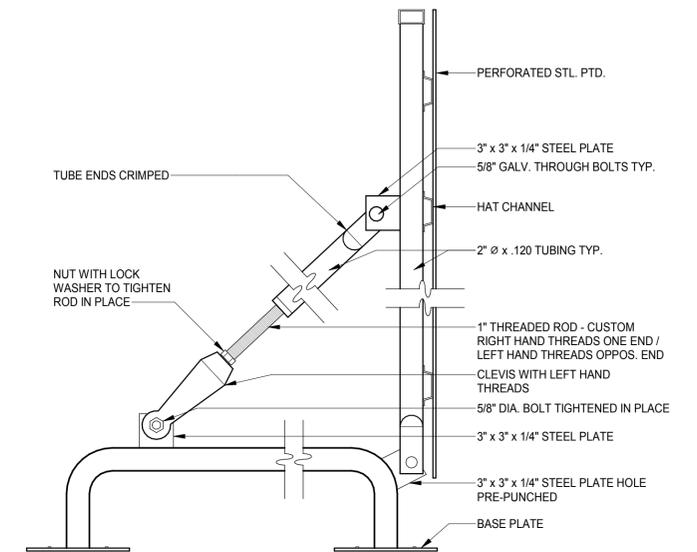


UNIT 1A & 2A
670 SF & 1105 SF

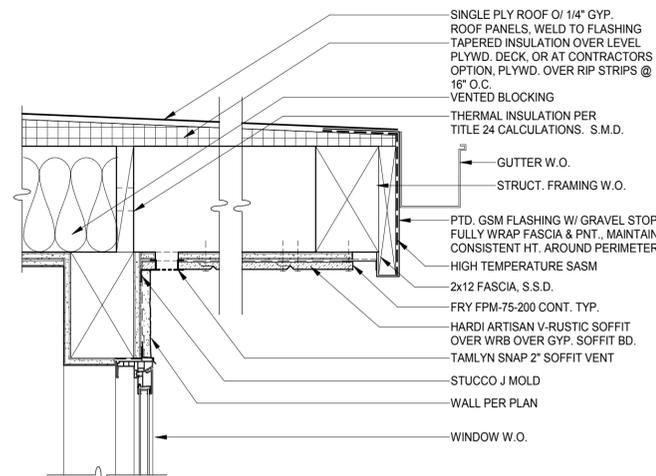




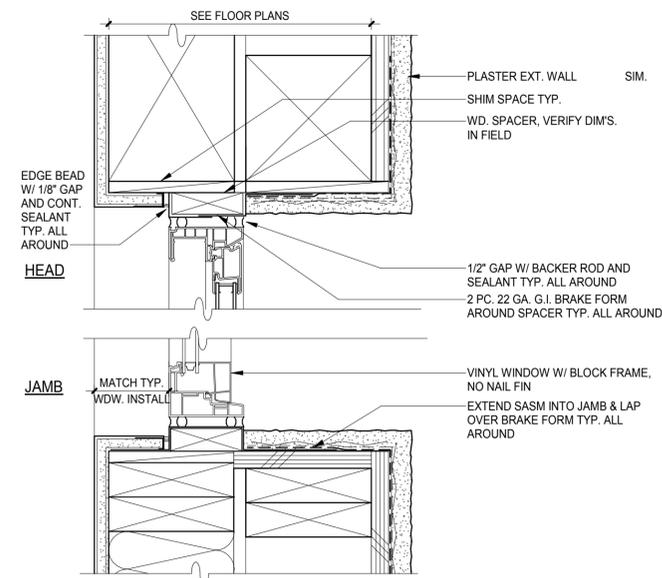
4 GUARDRAIL @ PART. HT. PLASTER WALL W/ BELT COURSE
A7.1 3" = 1'-0"



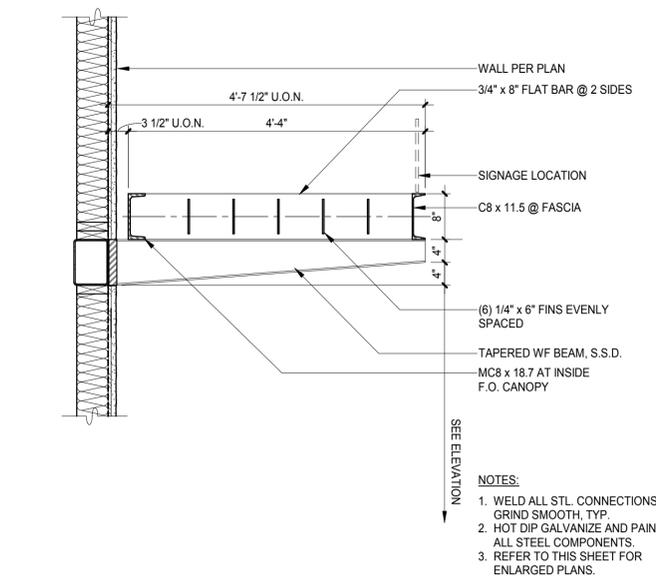
2 EQUIPMENT SCREEN
A7.1 1 1/2" = 1'-0"



5 FLAT EAVE AT PLASTER WALL
A7.1 1 1/2" = 1'-0"

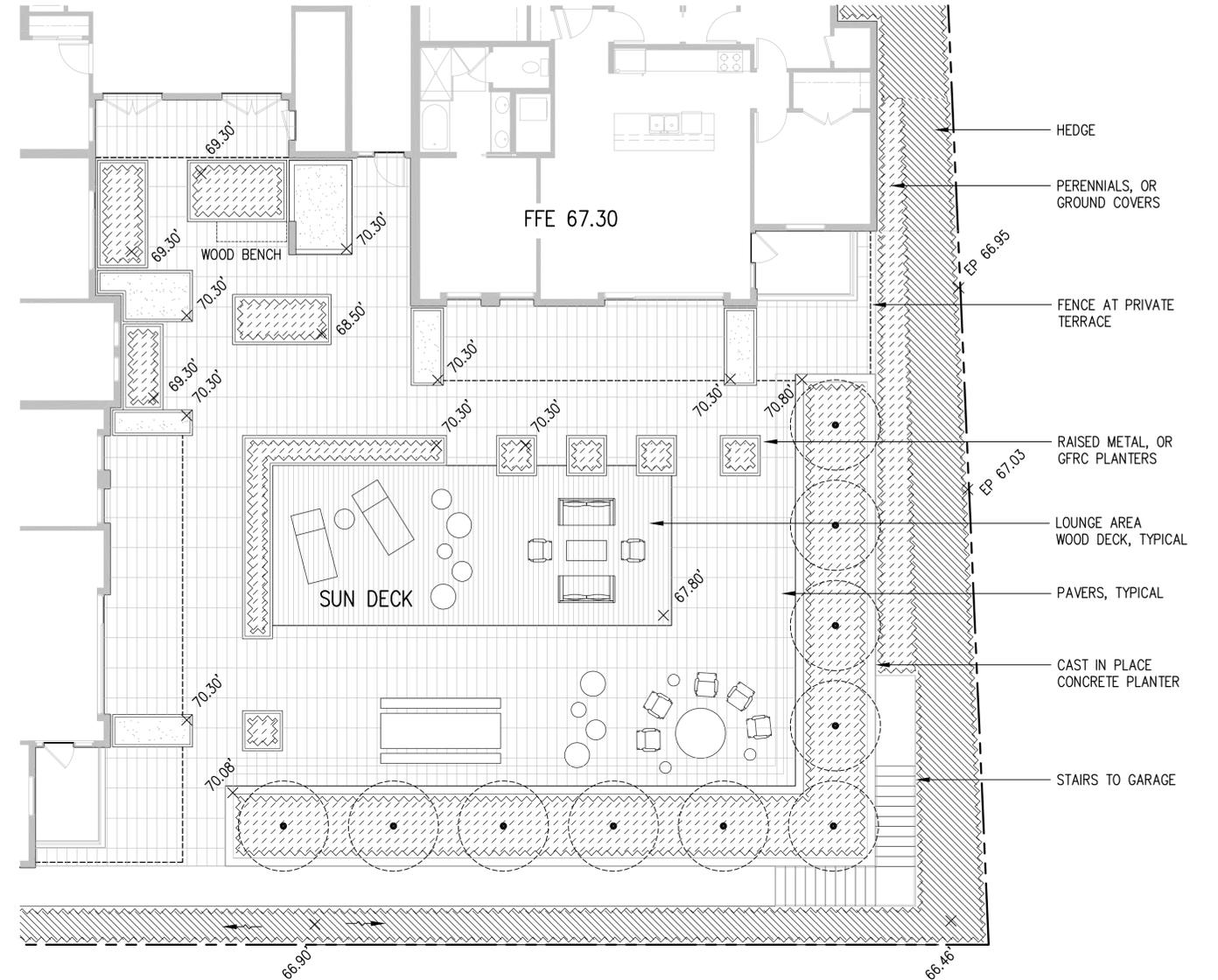
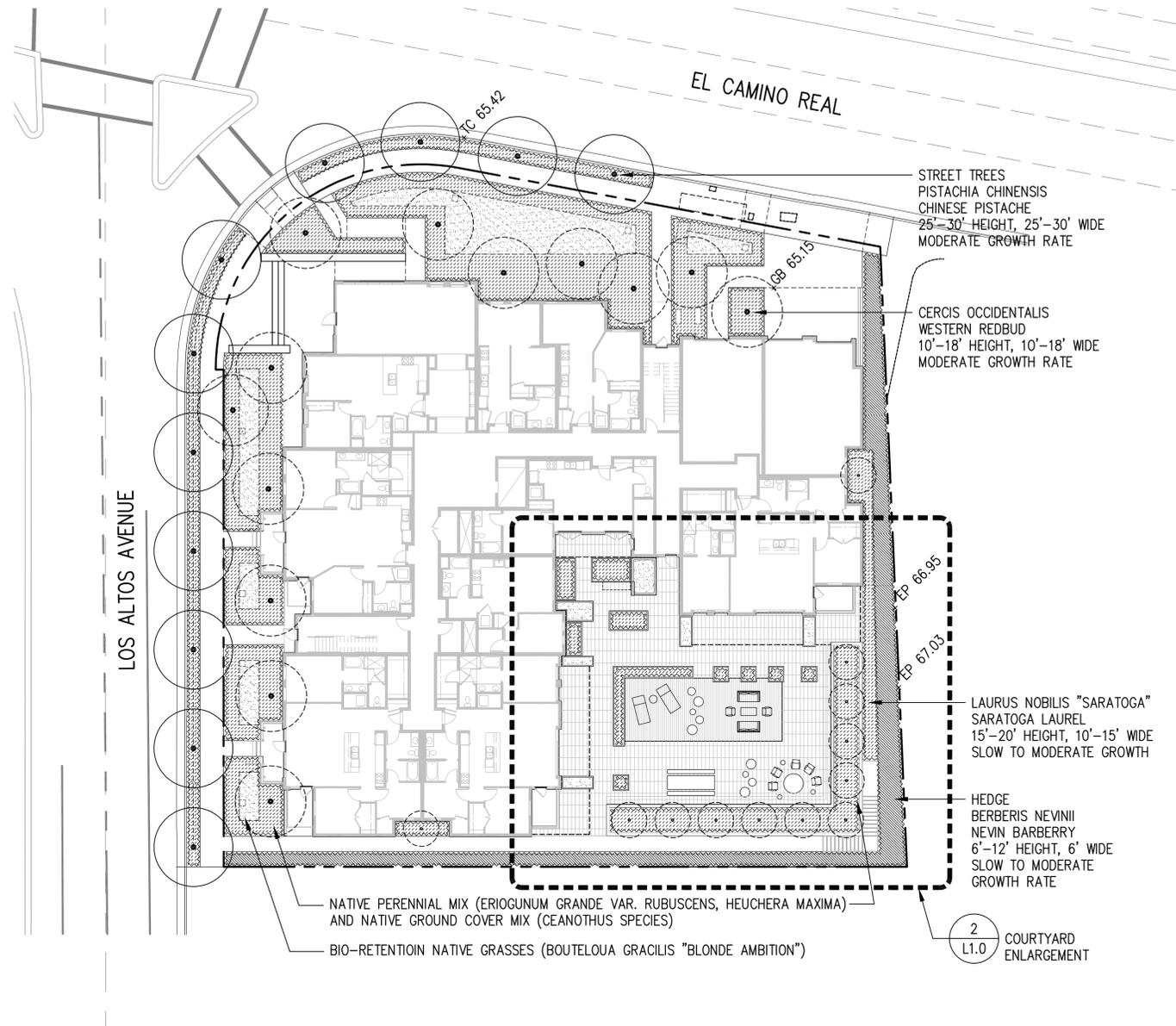


3 WINDOW HEAD/JAMB AT SHALLOW RECESSED OPENING
A7.1 3" = 1'-0"



1 STEEL SUNSHADE - OUTRIGGER
A7.1 3/4" = 1'-0"

NOTES:
1. WELD ALL STL. CONNECTIONS & GRIND SMOOTH, TYP.
2. HOT DIP GALVANIZE AND PAINT ALL STEEL COMPONENTS.
3. REFER TO THIS SHEET FOR ENLARGED PLANS.



1 LANDSCAPE SITE PLAN
1" = 20"

2 COURTYARD ENLARGEMENT
1" = 8"



PISTACHE CHINENSIS



CERCIS OCCIDENTALIS



BERBERIS NEVINII



LAURUS NOBILIS "SARATOGA"

LANDSCAPE AREA TABULATION

OFF SITE		
LANDSCAPE	906 SF	
HARDSCAPE	1,848 SF	
		2,754 SF
ON SITE		
LANDSCAPE	6,495 SF	
HARDSCAPE	2,339 SF	
		8,834 SF
ON STRUCTURE		
LANDSCAPE	621 SF	
HARDSCAPE	3,919 SF	
		4,540 SF



1 ILLUSTRATIVE SITE PLAN
1" = 16"

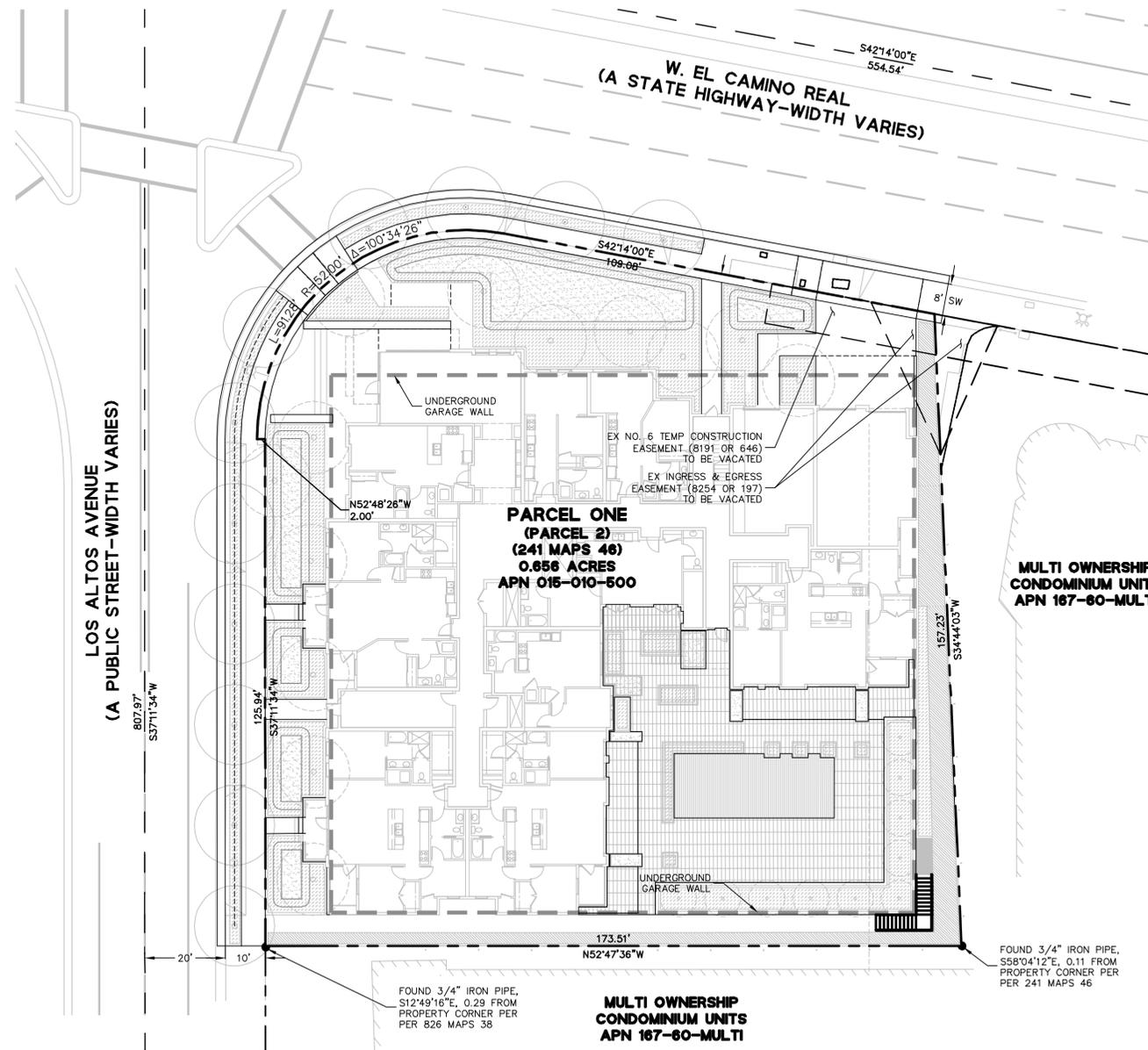


STREETSCAPE PRECEDENT IMAGES



COURTYARD PRECEDENT IMAGES

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES



LEGEND

	PROPERTY LINE
	ADJACENT LOT LINE
	EASEMENT LINE
	PODIUM WALL
	CURB, GUTTER, AND DETACHED SIDEWALK
	DRIVEWAY PER CITY STD

ABBREVIATIONS

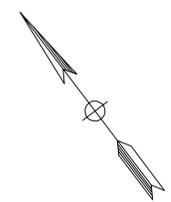
C&G	= CURB & GUTTER
CLA	= CITY OF LOS ALTOS
ESMT	= EASEMENT
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
EX	= EXISTING
PG&E	= PACIFIC GAS & ELECTRIC COMPANY
DTL	= DETAIL
DWY	= DRIVEWAY
LSC	= LANDSCAPE
(N)	= NEW
PAE	= PUBLIC ACCESS EASEMENT
PEAE	= PEDESTRIAN ACCESS EASEMENT
PGE	= PACIFIC GAS & ELECTRIC EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
R/W	= RIGHT OF WAY
S.A.D	= SEE ARCHITECTURAL DRAWINGS
SSE	= SANITARY SEWER EASEMENT
STD	= STANDARD
SW	= SIDEWALK
TYP	= TYPICAL

GENERAL NOTES

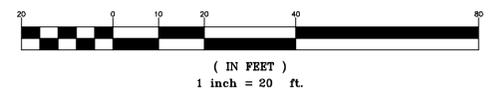
- VESTING PRELIMINARY PARCEL MAP- THIS VESTING PRELIMINARY PARCEL MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 0.656± ACRES.
- UTILITIES: A UTILITY EASEMENT IN THE FAVOR OF PACIFIC GAS & ELECTRIC WILL BE CREATED TO FACILITATE MAINTENANCE OF GAS METERS AND ELECTRICAL SERVICES, SANITARY AND WATER SERVICE LATERALS, BETWEEN THE BUILDINGS AND THE CLEANOUTS AND/OR WATER METERS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORM DRAINAGE SYSTEM WILL ALSO BE PRIVATELY OWNED AND MAINTAINED OR AS DESIGNATED.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR SANITARY SEWER INFRASTRUCTURE IN PRIVATE STREETS
- ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF LOS ALTOS STANDARDS AND SPECIFICATIONS.

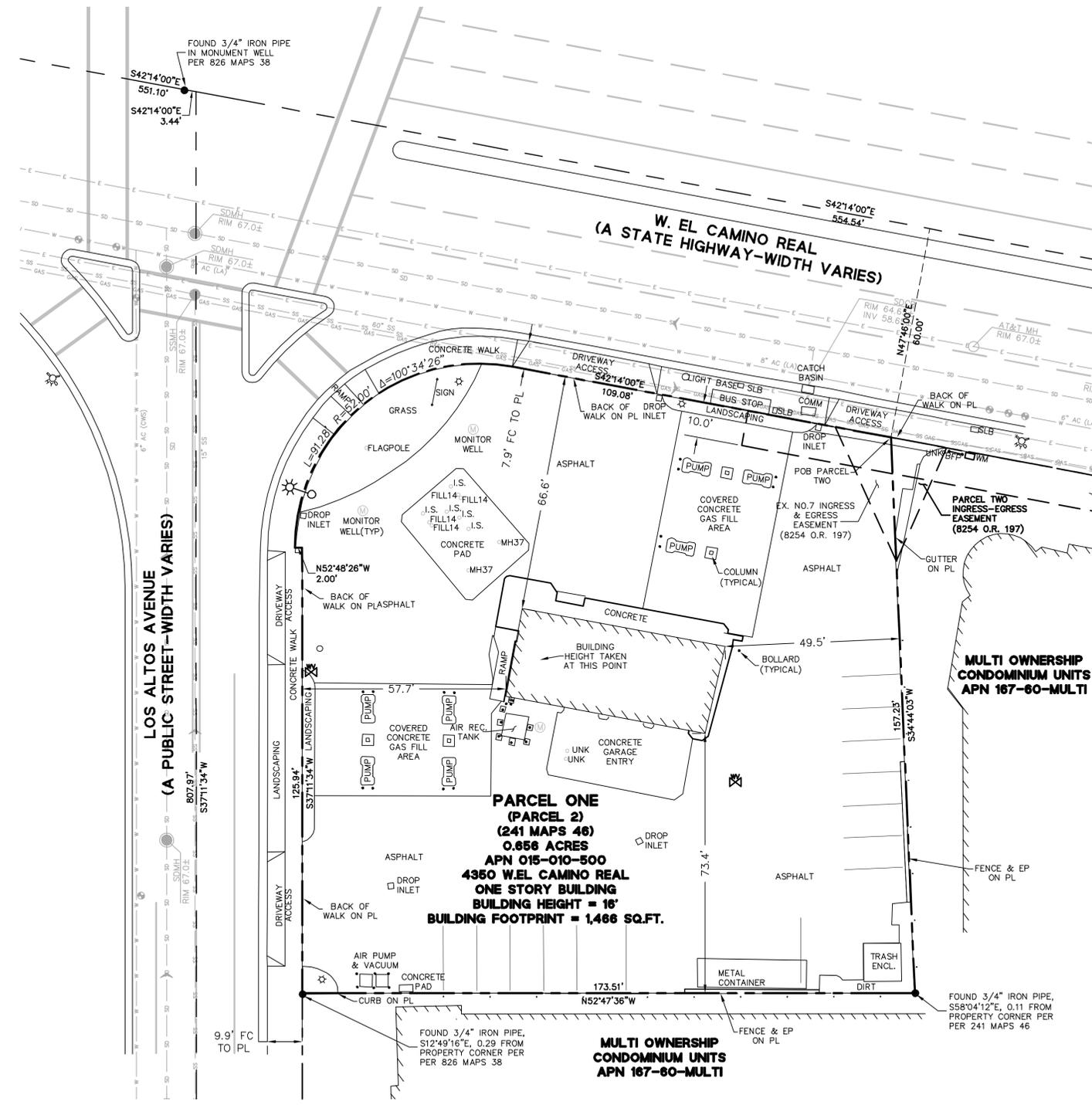
PROJECT DATA

- OWNER: GALATOLO GREGORY P AND ANGELA K
- DEVELOPER: ALAIN PINEL REALTORS
167 S SAN ANTONIO ROAD
LOS ALTOS, CA 94022
CONTACT: ANGIE GALATOLO
- CIVIL ENGINEER: BKF ENGINEERS
1730 N FIRST STREET, SUITE 600
SAN JOSE, CA 951121
CONTACT: ISAAC KONTOROVSKY
(408) 467-9100
- PROPERTY: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL ONE:
PARCEL 2, AS SHOWN UPON THAT CERTAIN MP ENTITLED "PARCEL MP OF PORTIONS OF LOT 7 OF THE HARRINGTON SUBDIVISION IN THE CITY OF LOS ALTOS, CALIFORNIA, FOR S. STEPHEN NKSHIMA", WHICH MP WS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON AUGUST 26, 1968 IN BOOK 241 OF MAPS AT PAGE 46.
PARCEL TWO:
AN EASEMENT FOR INGRESS AND EGRESS OVER A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE PROLONGATION OF THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND S. 42° 14' E. 16.00 FEET TO A POINT; THENCE WESTERLY IN A DIRECT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF THE FIRST ABOVE DESCRIBED PARCEL OF LAND DISTANT THEREON, S. 34° 44' 24" W. 35.00 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE ALONG THE SOUTHEASTERLY LINE OF THE FIRST ABOVE DESCRIBED PARCEL OF LAND, N. 34° 44' 24" E. 35.00 FEET TO THE POINT OF BEGINNING.
- ASSESSORS PARCEL NO. 015-010-500
- GENERAL PLAN: MEDIUM-HIGH RESIDENTIAL DENSITY & MIXED-USE CORRIDOR
- EXISTING ZONING: CT COMMERCIAL THOROUGHFARE ZONING DISTRICT
- PROPOSED ZONING: CT COMMERCIAL THOROUGHFARE ZONING DISTRICT
- EXISTING USE: CONVENIENCE/PETROL STORE
- PROPOSED USE: FIVE-FLOOR RESIDENTIAL UNITS OVER ONE LEVEL OF SEMI-UNDERGROUND PARKING
- GROSS AREA: 0.656± ACRES
- NUMBER OF PARCELS: 1 PARCEL FOR CONDOMINIUM PURPOSES
- NUMBER OF CONDO UNITS: 44 RESIDENTIAL CONDOMINIUM UNITS
- UTILITIES:
A. WATER: CALIFORNIA WATER SERVICE
PRIVATE STREETS: PROPERTY OWNER
B. SANITARY SEWER: CITY OF LOS ALTOS
PRIVATE STREETS: PROPERTY OWNER
C. STORM DRAIN: CITY OF LOS ALTOS
PRIVATE STREETS: PROPERTY OWNER
D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
E. TELEPHONE: AT&T
F. CABLE TV: COMCAST
- BENCHMARK: CITY OF LOS ALTOS BENCHMARK STAMPED XXX; BRONZE DISK SET IN TOP OF CURB XXX. ELEVATION=XXX.XX (NAV D 88)
- FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06085C0038H
- PARCEL SIZE: 28,562 SF (0.656± ACRES-GROSS)



GRAPHIC SCALE





LEGEND

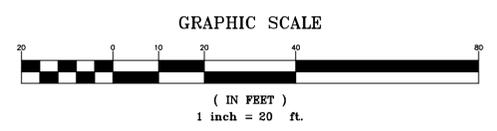
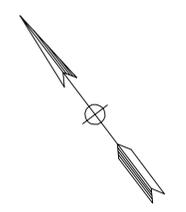
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- SD --- SD --- STORM DRAIN LINE
- SS --- SS --- SANITARY SEWER LINE
- W --- W --- DOMESTIC WATER LINE
- E --- E --- ELECTRICAL LINE
- GAS --- GAS --- GAS LINE
- X --- X --- FENCE
- CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- STORM DRAIN INLET
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT (CO)
- WM WATER METER (WM)
- ⊗ WATER VALVE
- ⊗ BFP BACKFLOW PREVENTER (BFP)
- ⊗ FIRE HYDRANT
- ⊗ STREET LIGHT
- DSLB STREET LIGHT BOX (SLB)
- COMM COMMUNICATION BOX
- ⊗ GAS METER

NOTE:
BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS DATED MAY XX, 2018, BY DAVID JUNGSMANN, PLS 9267.

BENCHMARK:
CITY OF LOS ALTOS NO. XXX. BRONZE DISK SET IN TOP OF CURB AT XXXXX (NAVD 1988 ELEV XX.XX)

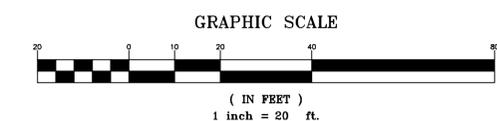
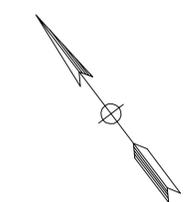
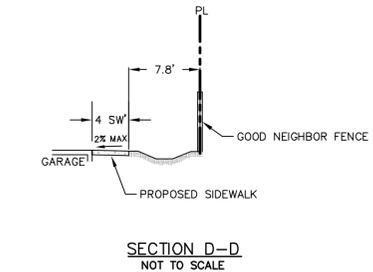
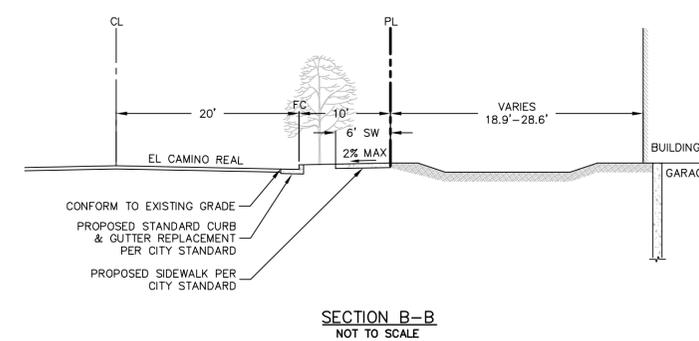
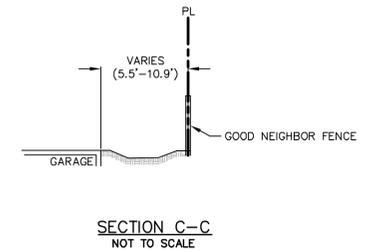
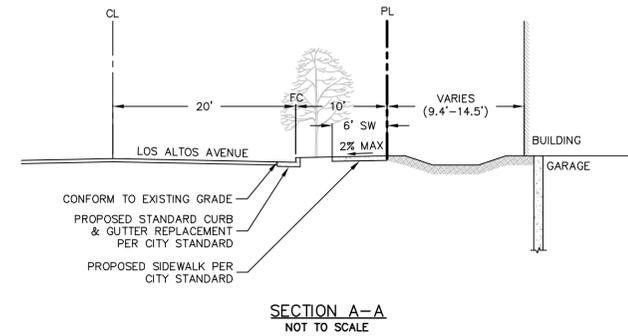
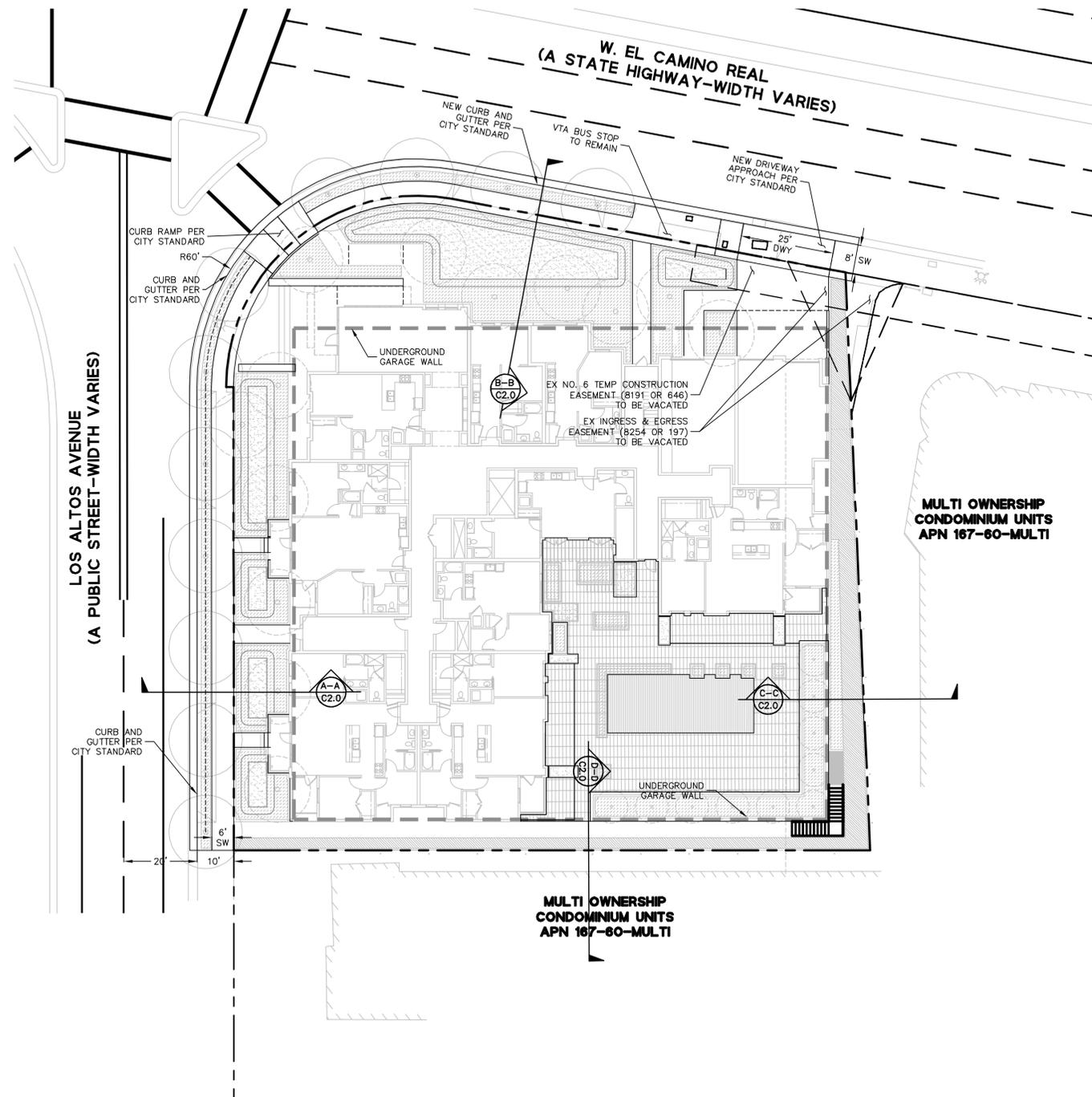
BASIS OF BEARINGS:
THE BEARING NXX°XX'XX"E OF THE MONUMENT LINE OF XXX, BETWEEN FOUND MONUMENTS, AS SHOWN ON MAP OF TRACT NO. XXX, ENTITLED "XXX" FILED FOR RECORD ON XXX XX, XXXX IN BOOK XXX OF MAPS AT PAGES XX AND XX, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

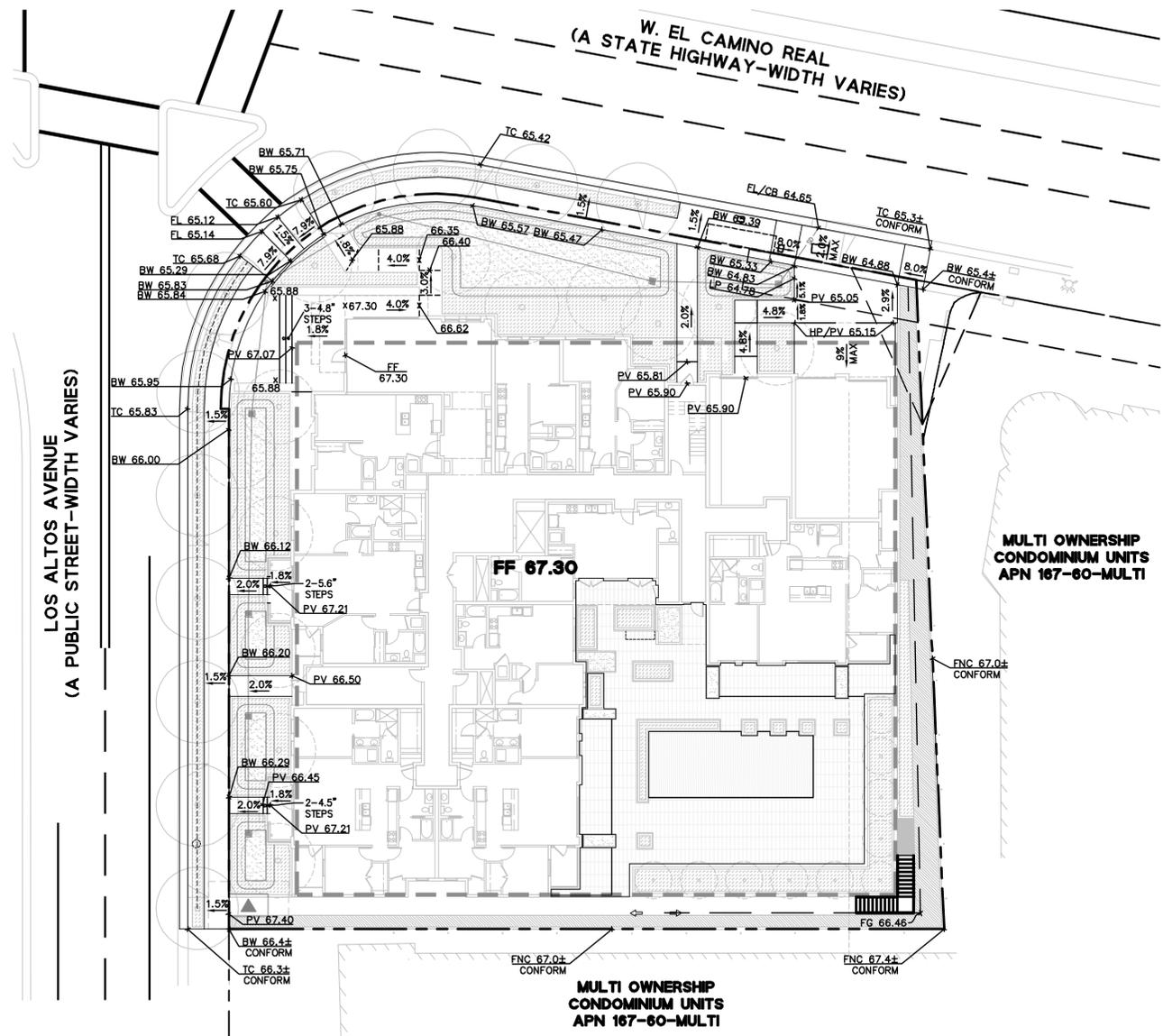
TREE NOTE:
NO EXISTING TREES ON SITE



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- PODIUM WALL
- CURB, GUTTER, AND DETACHED SIDEWALK
- DRIVEWAY PER CITY STD
- TREATMENT BASIN



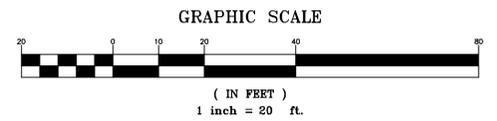
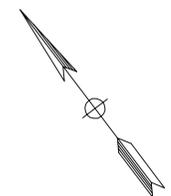


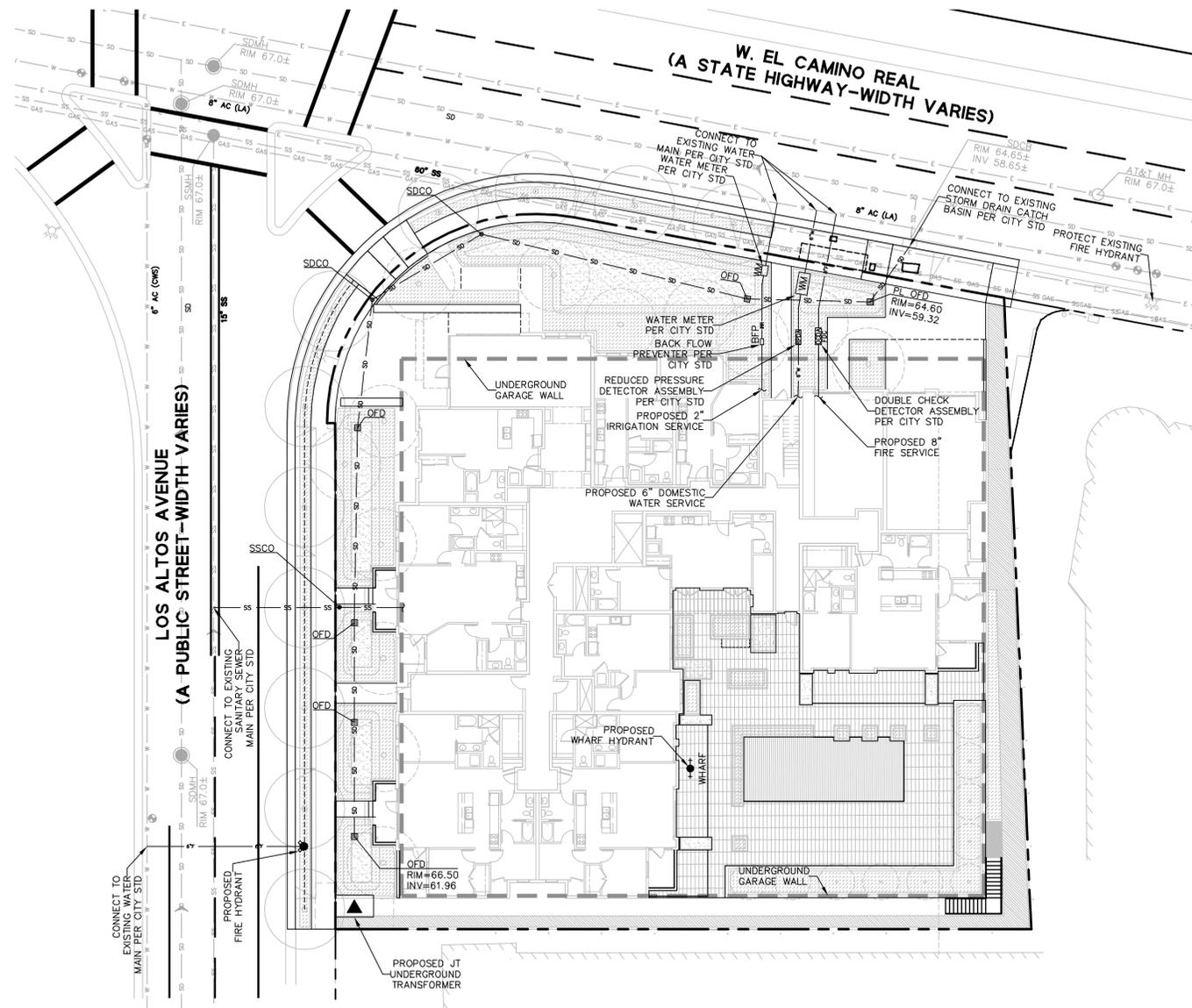
LEGEND

- PROPERTY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - PODIUM WALL
- - - GRADE BREAK
- ▣ OVERFLOW DRAIN (OFD)
- STORM DRAIN CLEANOUT (SDCO)
- SANITARY SEWER CLEANOUT (SSCO)
- SLOPE TO DRAIN
- ⇨ OVERLAND RELEASE
- TREATMENT BASIN

ABBREVIATIONS

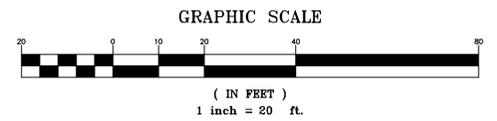
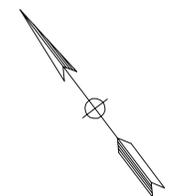
- FF FINISHED FLOOR
- FG FINISHED GROUND
- FL FLOWLINE
- FNC FENCE
- LP LOW POINT
- HP HIGH POINT
- PV PAVEMENT
- SW SIDEWALK
- TH THRESHOLD





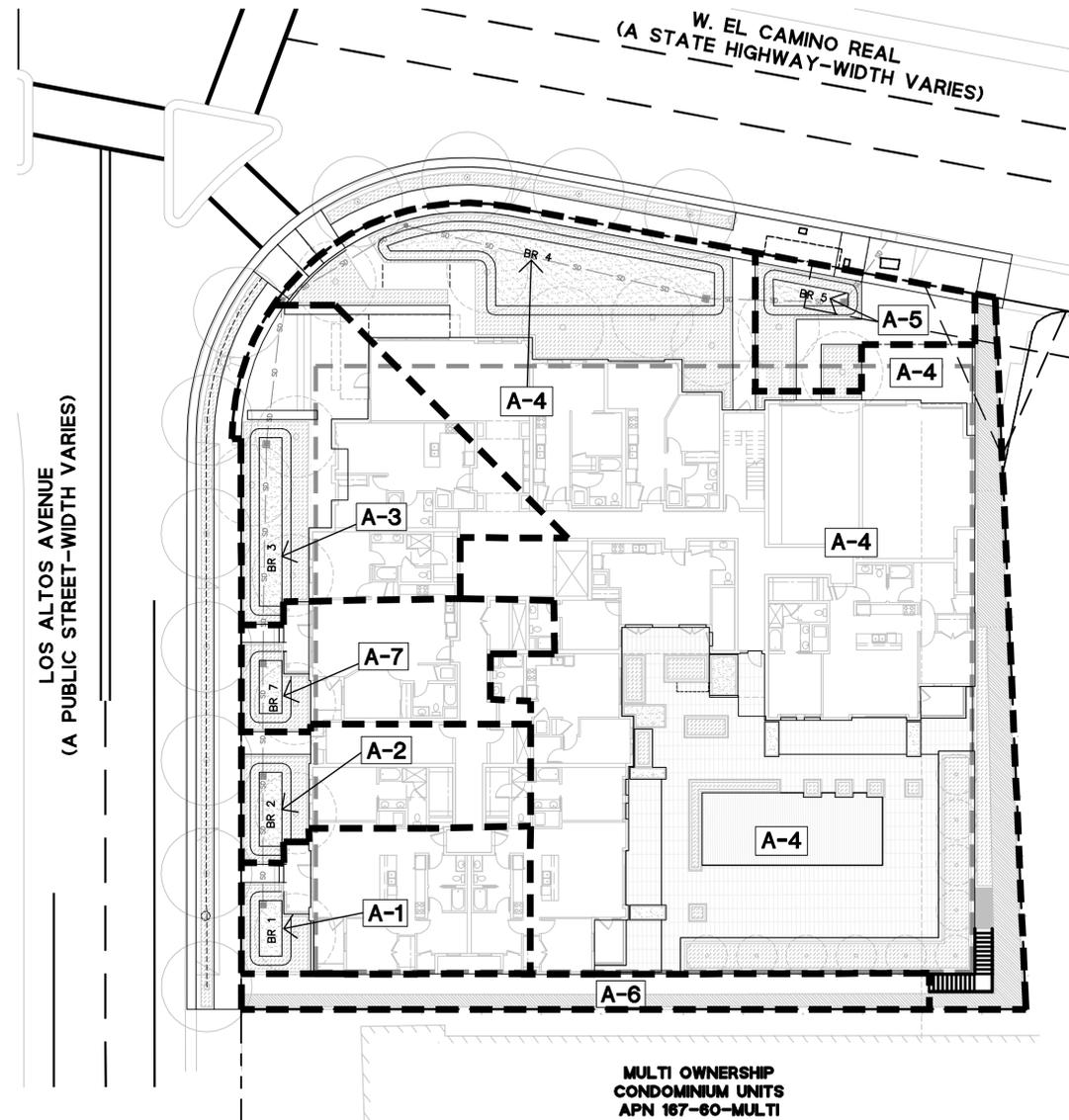
LEGEND

- — — — — PROPERTY LINE
- — — — — ADJACENT LOT LINE
- — — — — EASEMENT LINE
- — — — — PODIUM WALL
- SD — SD — STORM DRAIN LINE
- SS — SS — SANITARY SEWER LINE
- DW — DW — DOMESTIC WATER LINE
- FW — FW — FIRE WATER LINE
- IR — IR — IRRIGATION LINE
- — STORM DRAIN OVERFLOW DRAIN (OFD)
- — STORM DRAIN CLEANOUT (SDCO)
- — SANITARY SEWER CLEANOUT (SSCO)
- WM WM — WATER METER (WM)
- RPDA — REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA)
- DCDA FDC — DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) WITH FIRE DEPARTMENT CONNECTION (FDC)
- WH — WHARF HYDRANT
- BFP — BACKFLOW PREVENTER (BFP)
- ▲ — BELOW GRADE TRANSFORMER
- — TREATMENT BASIN



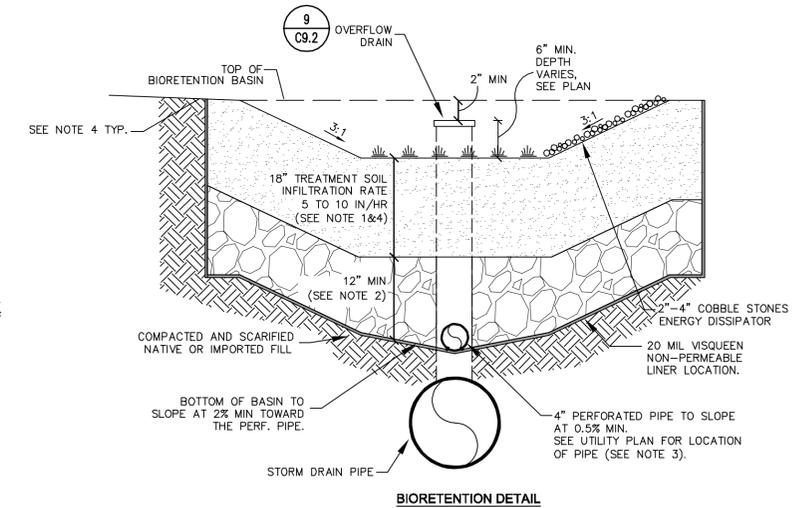
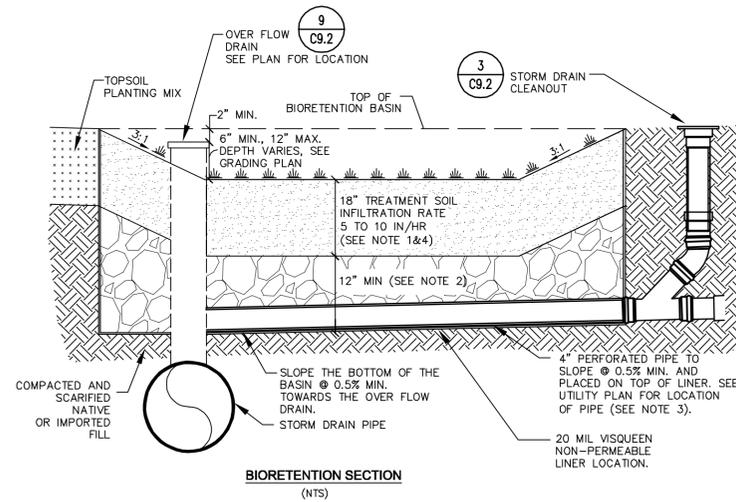
LEGEND

-  PROPERTY LINE
-  DRAINAGE BOUNDARY AREA
-  TREATMENT BASIN
-  OVERFLOW DRAIN (OFD)
-  STORM DRAIN CLEANOUT (SDCO)



AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREE CREDIT (100 SF/1 DECIDUOUS) (200 SF/1 EVERGREEN)	IMPERVIOUS AREA W/ TREE CREDIT (SF)	WATER QUANTITY		PROPOSED TREATMENT NO.	CONFORMS TO SIZE STANDARD?
								REQUIRED (SF)	PROVIDED (SF)		
A-1	1,978	278	Landscape	1,700	ROOF	0	1,700	68	70	BR 1	YES
A-2	1,456	343	Landscape	1,113	ROOF/PAVEMENT	0	1,113	45	86	BR 2	YES
A-3	1,750	236	Landscape	1,514	ROOF/PAVEMENT	0	1,514	61	58	BR 3	YES
A-4	3,114	685	Landscape	2,429	PAVEMENT	0	2,429	97	185	BR 4	YES
A-5	18,039	5,193	Landscape	12,846	ROOF/PAVEMENT	0	12,846	514	611	BR 5	YES
A-6	1,007	437	Landscape	570	ROOF/PAVEMENT	0	570	23	24	BR 6	YES
A-7	1,218	578	Landscape	640	PAVEMENT	0	640	320	578	SELF RETAINING	YES

4% METHOD USED FOR WATER QUANTITY UNLESS OTHERWISE NOTED
 *COMBINATION FLOW AND VOLUME METHOD
 **2:1 RATIO OF IMPERVIOUS AREA TO PERVIOUS AREA



NOTES

- SOIL MIX SHALL MEET REQUIREMENTS AS SPECIFIED IN THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK DATED 2016 IN APPENDIX C.
- PERMEABLE MATERIAL SHALL BE CLASS II PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
- PERFORATED PIPE SHALL BE PVC SDR 35, WITH 1/8" PERFORATIONS ON THE BOTTOM. THE PERFORATIONS SHALL BE FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
- THE BIOTREATMENT SOIL MIX USED IN ALL BIORETENTION AREAS SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE RWQCB MUNICIPAL REGIONAL PERMIT. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS INCLUDED ON SCVURPPP'S "BIOTREATMENT SOIL MIX SUPPLIER LIST" (SUPPLIER LIST), A BIOTREATMENT SOIL MIX SUPPLIER CERTIFICATION STATEMENT (CERTIFICATION STATEMENT) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY OF MOUNTAIN VIEW/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS NOT INCLUDED ON THE SUPPLIER LIST, A BIOTREATMENT SOIL MIX VERIFICATION CHECKLIST (VERIFICATION CHECKLIST) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY OF MOUNTAIN VIEW/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. COPIES OF THE SUPPLIER LIST, CERTIFICATION STATEMENT AND VERIFICATION CHECKLIST CAN BE DOWNLOADED FROM THE COUNTYWIDE PROGRAM'S WEBSITE AT [HTTP://WWW.SCVURPPP-W2K.COM/ND_WP.SHTML](http://www.scvurppp-w2k.com/nd_wp.shtml)

GRAPHIC SCALE

