

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 IIIA
SPRINKLERED AS PER CBC 903.3.1.1
HEIGHT: 5-STORIES AND 62'-0"
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)
21 - TOTAL UNITS (3 BELOW MARKET RATE)

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)

DRAWING INDEX

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L3.2 CONCEPTUAL PLANT LIST
L4.0 TREE PROTECTION MEASURES

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

VICINITY MAP





DISCLAIMER: Renderings and colors represented are for contextual analysis only and are not guaranteed to be 100% accurate.





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





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



40 ft



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



30 ft



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





86 THIRD STREET



86 THIRD STREET



100 FIRST STREET



396 FIRST STREET



960 NORTH SAN ANTONIO ROAD



4750 EL CAMINO REAL

LOS ALTOS MULTI-FAMILY

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

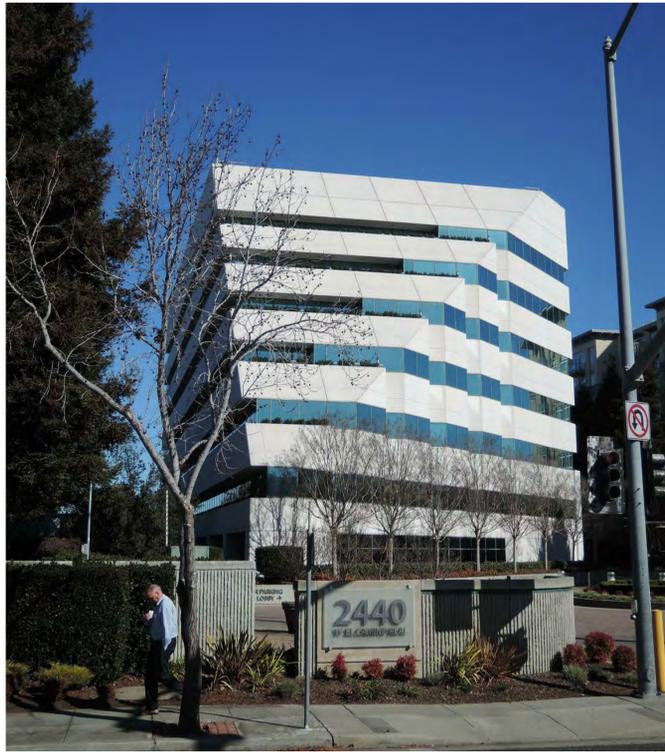
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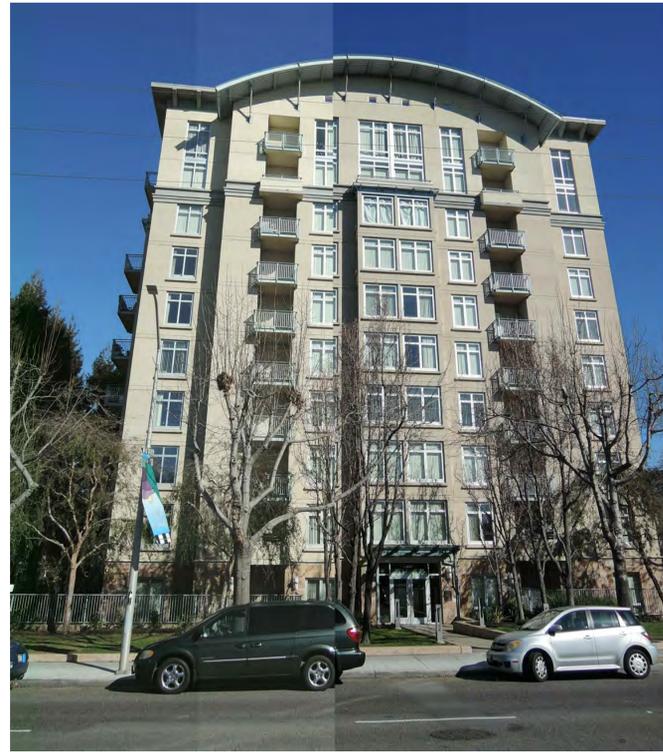
JOB NO. 1334.001
DATE 04-22-16

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

A-01



2440 EL CAMINO REAL



2400 EL CAMINO REAL



2350 EL CAMINO REAL



2464 EL CAMINO REAL



MOHR'S CLOCK



JACK-IN-THE-BOX

4880 EL CAMINO REAL VICINITY

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

CONTEXT



JOB NO. 1334.001
DATE 04-22-16

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

A-02



OAK TREE ON EAST NEIGHBOR'S PROPERTY



EAST PROPERTY LINE



EAST PROPERTY LINE SHOWING PINES



TRASH ENCLOSURE ON JACK-IN-THE-BOX SIDE



HEDGE ON JACK-IN-THE-BOX SIDE



SOUTH PROPERTY LINE SHOWING PINES AND REDWOODS

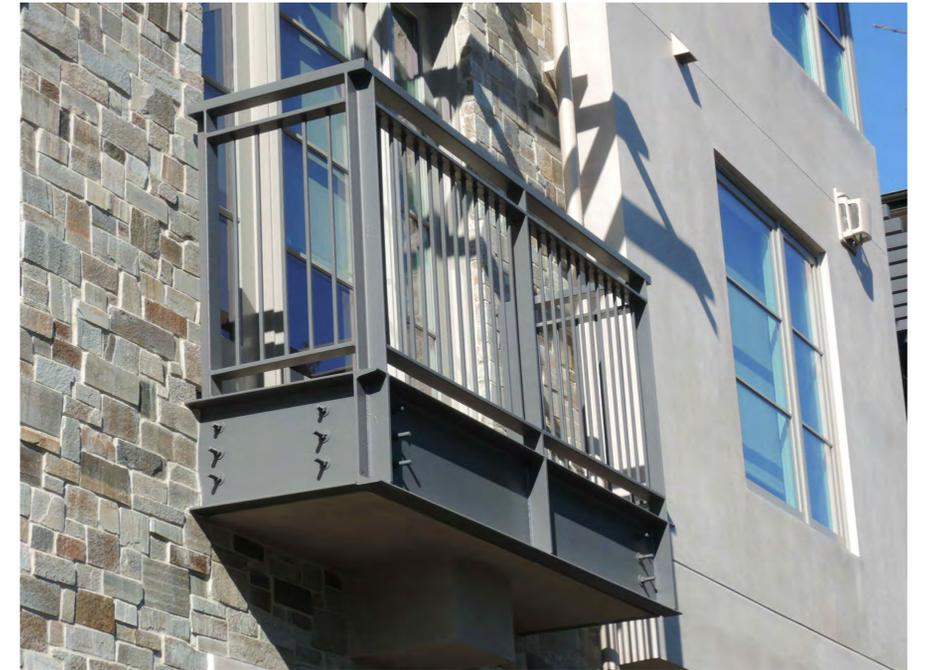
SITE PHOTOS



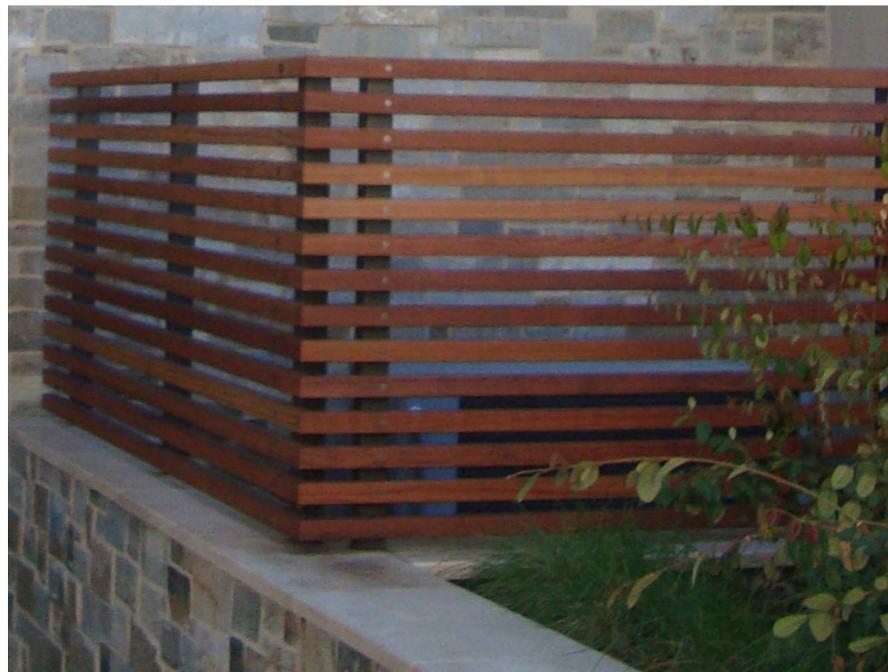
NATURAL LIMESTONE VENEER



SMOOTH-TROWEL PLASTER AND RECESSED WINDOWS



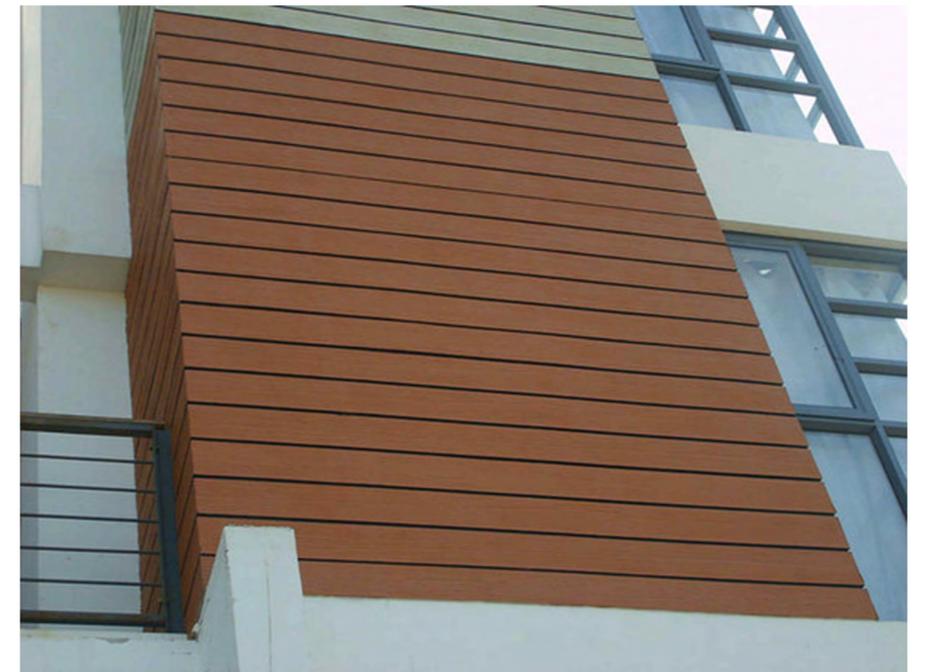
PAINTED STEEL GUARDRAILS



PRIVATE PATIO WALLS AND PRIVACY SCREENS



STAINED CEDAR SOFFITS



PAINTED CEMENTITIOUS HORIZONTAL SIDING

SELECTED PROJECT DETAILS

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

DETAILS



JOB NO. 1334.001
DATE 04-22-16

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

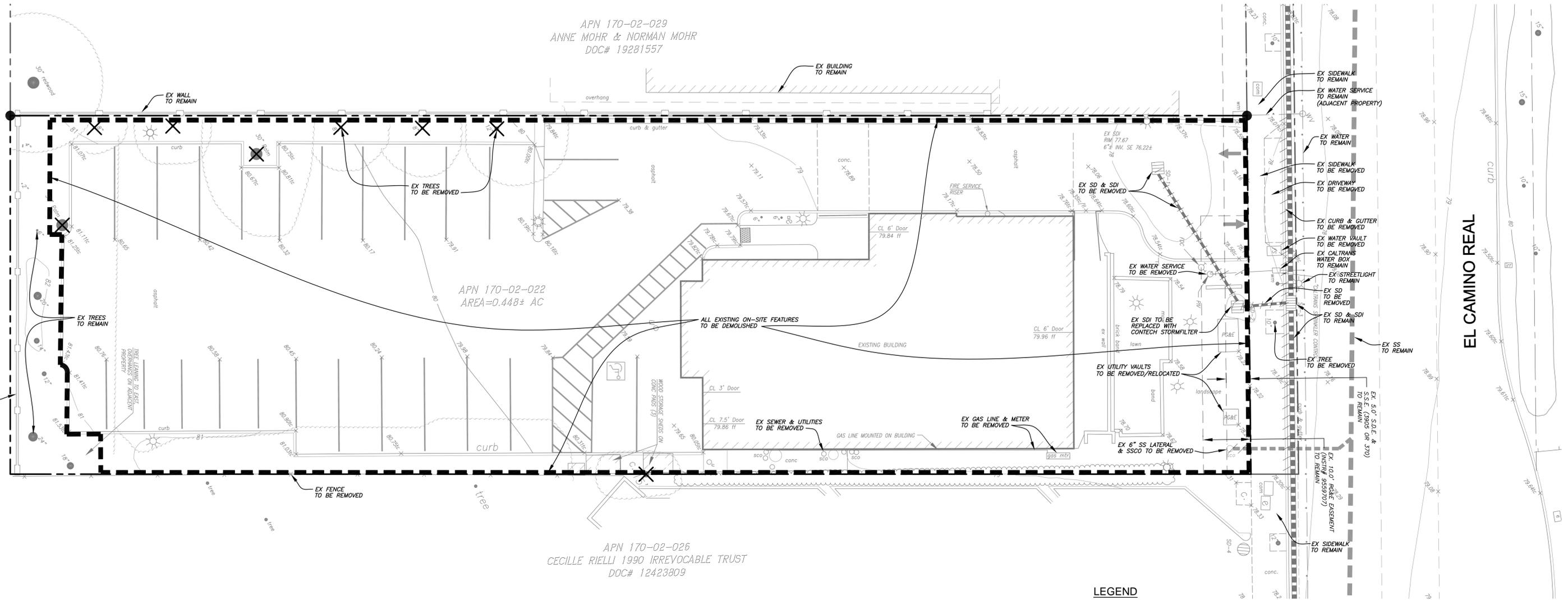
A-04

APN 170-02-020
THE DRAKE TEAM, LLC
DOC# 2272260

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

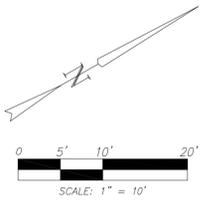
APN 170-02-022
AREA=0.448± AC

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



LEGEND

- BUILDING LINE
- CONCRETE
- CURB
- FENCELINE
- com COMMUNICATIONS BOX
- c. or conc. CONCRETE
- DRAINAGE INLET
- FIRE DEPARTMENT CONNECTION
- irr IRRIGATION VALVE
- post POST INDICATOR VALVE
- sco SEWER CLEANOUT
- sign SIGN POST
- site SITE LIGHT
- street STREET LIGHT
- x100.00 SPOT ELEVATION
- 8" Pine TREE (SIZE/TYPE AS NOTED)
- u UNKNOWN UTILITY
- wm WATER METER
- vv WATER VALVE
- REMOVE EXISTING CURB
- REMOVE EXISTING TREE
- LIMITS OF WORK



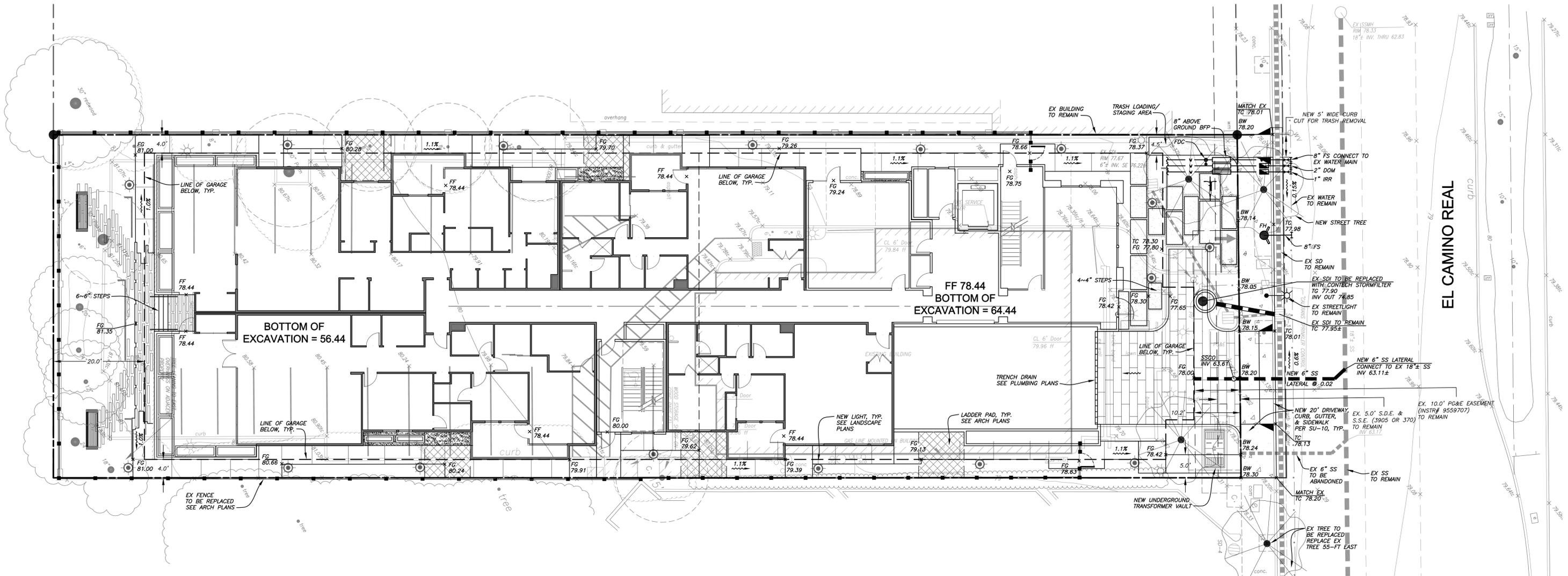
4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

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 04-26-16

C-1.0



NOTES:

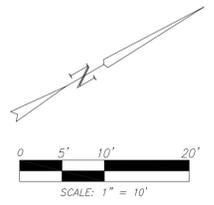
- SEE LANDSCAPE PLANS FOR TREE REMOVAL AND PAVING TREATMENT DETAILS.
- WATER SUPPLY REQUIREMENT:** POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THE PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). SEE CFC CFC SEC. 507,2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

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 CHRISTY U23 W/ 71RHD GRATE	■ CB	□
AREA DRAIN (HARDSCAPE AREA USE NDS #639) (LANDSCAPE AREA USE NDS #80)	⊙ AD	
OVERLAND RELEASE	←	
SWALE FLOWLINE	— —	
LIGHT	⊙	
FIRE HYDRANT	⊙	
TREE	⊙	⊙
TRANSFORMER VAULT	[Symbol]	



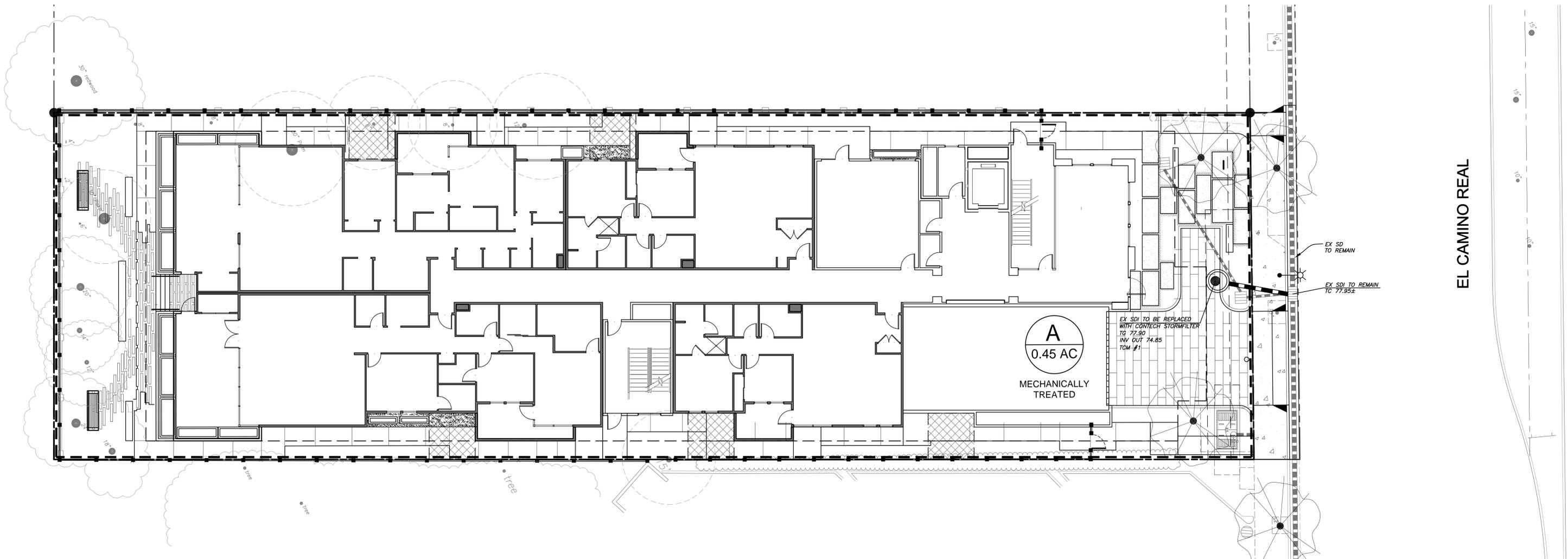
4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

PRELIMINARY GRADING,
 UTILITY & DRAINAGE PLAN

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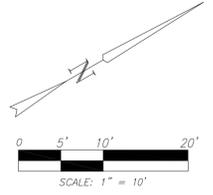
JOB NO. 5078
DATE 04-26-16

DWG NAME: P:\5078 - 4880 El Camino Real - Los Altos\5078\Engineering\Planning\5078 C-2.0 Grading & Utility Plan.dwg, LAST EDITED: Tue, Apr 26, 2016 10:19:30am
 USER: ttron, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.1 (x64)



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
TOTAL SITE (ACRES):	PROJECT PHASE NUMBER:		ONE (1)
	0.45	TOTAL AREA OF SITE DISTURBED (ACRES):	0.45
IMPERVIOUS SURFACES	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	
		REPLACED	NEW
ROOF AREA(S)	3,584	15,190	0
PARKING	12,304	0	0
SIDEWALKS, PATIOS, PATHS, ETC	0	1,557	0
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES:	15,888	16,747	0
PERVIOUS SURFACES			
LANDSCAPED AREAS	3,645	2,786	0
PERVIOUS PAVERS	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0	0
TOTAL PERVIOUS SURFACES:	3,645	2,786	0
		TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:	16,747
		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 04-26-16

DWG NAME: P:\5078 - 4880 El Camino Real - Los Altos\5078\Engineering\Engineering Plans\Planning\5078 C-3.0 SWMP.dwg, LAST EDITED: Tue, Apr 26, 2016 10:14am
USER: ttrun, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.1 (x64)

CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Overview
This problem should be used as a year of your own experience. This problem should be used as a year of your own experience. This problem should be used as a year of your own experience.

Operation and Maintenance
1. Inspect the catchbasin structure, catchbasin grate and grate support structure for any damage. If damage is observed, repair or replace the damaged components. 2. Inspect the catchbasin structure, catchbasin grate and grate support structure for any damage. If damage is observed, repair or replace the damaged components.

CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Inspection and Maintenance
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CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

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OPERATION AND MAINTENANCE

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CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

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OPERATION AND MAINTENANCE

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CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

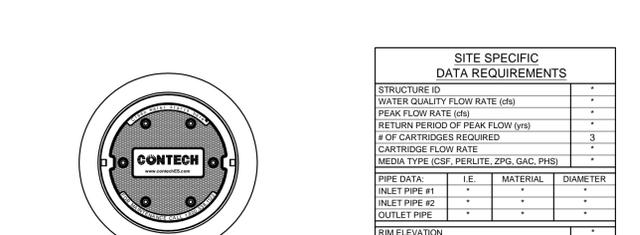
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INFILTRATOR STORMFILTER DESIGN NOTES

INFILTRATOR STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (7).

848" MANHOLE INFILTRATOR STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.5 CFS. IF THE SITE CONDITIONS EXCEED 1.5 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	LOW DROP
CARTRIDGE HEIGHT	27"	18"	18"
RECOMMENDED HYDRAULIC DROP (ft)	3.05"	2.3"	1.0"
SPECIFIC FLOW RATE (gpm/ft ²)	2 gpm/ft ²	1 gpm/ft ²	1 gpm/ft ²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	10



SITE SPECIFIC SITE REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
CARTRIDGE FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED	3
DESIGN FLOW RATE (cfs)	*
MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)	*

PIPE DATA:

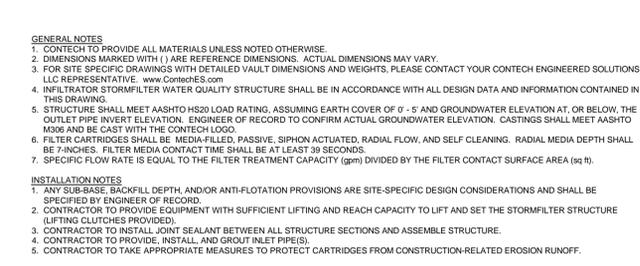
PIPE DATA	IE	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION: *

ANTI-FLOTATION BALLAST: * WIDTH: * HEIGHT: *

NOTES/SPECIAL REQUIREMENTS: *

* PER ENGINEER OF RECORD



FRAME AND COVER (DIAMETER VARIES) N.T.S.

GENERAL NOTES:

- CONTRACTOR PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH (A) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED VULN. DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

INSTALLATION NOTES:

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC

8025 Carlini Pointe Dr., Suite 400, West Chester, OH 45389
937.633.1122 937.645.7600 937.645.7931 FAX

SFIN-MM48 INFILTRATOR STORMFILTER STANDARD DETAIL

STORMFILTER UNIT SIZING (AREA A1)

THE FOLLOWING STEPS FOR SIZING THE PROPOSED STORMFILTER UNITS ARE TAKEN FROM THE PRODUCT DESIGN GUIDELINES BY CONTECH INC. STORMWATER MANAGEMENT, INC. (PRODUCT MANUFACTURER). THE RATIONAL METHOD INFORMATION CONTAINED IN STEP 1 IS BASED ON THE METHODOLOGY PROVIDED BY THE SANTA CLARA VALLEY RUNOFF POLLUTION PREVENTION PROGRAM FOR CALCULATING TREATABLE FLOW RATES.

DETERMINE THE NUMBER OF CARTRIDGES FOR A HIGHLY DRAINAGE AREA (>75% IMPERVIOUS)

TOTAL DRAINAGE AREA

STEP 1 CALCULATE THE TREATABLE FLOW RATE FROM THE WATER QUALITY STORM (Q-treat) FOR THE SITE. USE THE RATIONAL METHOD TO SOLVE FOR Q.

$$Q = CIA$$

$$C = 0.9 \text{ (PAVED SURFACE RUNOFF COEFFICIENT)}$$

$$I = 0.2 \text{ (RAINFALL INTENSITY, INCHES/HOUR)}$$

$$A = 0.45 \text{ ACRES}$$

$$Q = 0.9 \times 0.2 \times 0.45$$

$$Q = 0.08 \text{ CFS (TOTAL TREATABLE FLOWRATE)}$$

STEP 2 CALCULATE THE NUMBER OF CARTRIDGES REQUIRED TO TREAT THE PEAK WATER QUALITY FLOW RATE (N-flow) FOR THE SITE.

$$N\text{-flow} = Q\text{-treat} (449\text{gpm/cfs} / Q\text{-cart gpm/cart})$$

NOTES:

ASSUME Q-treat=12.50 gpm/cart, WHICH IS THE MAXIMUM FLOW RATE THAT AN INDIVIDUAL CARTRIDGE CAN TREAT.

IF THE NUMBER OF CARTRIDGES IS NOT A WHOLE NUMBER, ROUND THE NUMBER OF CARTRIDGES UP TO THE NEXT WHOLE NUMBER.

$$N\text{-flow} = (0.08 \text{ CFS}) \times (449\text{gpm/cfs} / 12.50 \text{ gpm/cart}) =$$

$$N\text{-flow} = 2.87 = 3 \text{ CARTRIDGES}$$

STEP 3 CALCULATE THE FLOW RATE FROM 10 YEAR STORM. USE THE RATIONAL METHOD TO SOLVE FOR Q.

$$Q = CIA$$

$$C = 0.9 \text{ (PAVED SURFACE RUNOFF COEFFICIENT)}$$

$$I = 2.00 \text{ (RAINFALL INTENSITY PER CPC, INCHES/HOUR)}$$

$$A = 0.45 \text{ ACRES}$$

$$Q = 0.9 \times 2.00 \times 0.45$$

$$Q = 0.81 \text{ CFS (TOTAL FLOWRATE)}$$

RESPONSIBLE PARTY

A MAINTENANCE AND MONITORING PROGRAM SHALL BE IMPLEMENTED TO ENSURE THAT ALL STORMWATER TREATMENT BMPs WILL BE PERMANENTLY MAINTAINED BY THE PROPERTY OWNER, FOR THE LIFE OF THE DEVELOPMENT, TO THE SATISFACTION OF THE DIRECTOR OF PLANNING.

BEST MANAGEMENT PRACTICES (BMP'S)

CONSTRUCTION BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO, SILT FENCE/STRAW WADDOLES AROUND PERIMETER OF SITE FOR SEDIMENT CONTROL, REGULAR STREET CLEANING, AND INLET PROTECTION DURING CONSTRUCTION.

STORMWATER TREATMENT STATEMENT

THIS PROJECT IS A TYPICAL MID-RISE URBAN INFILL SITE WITH HIGH DENSITY REQUIRED BY THE CITY'S GENERAL PLAN. 93% OF THE SITE IS PRESENTLY IMPERVIOUS. THE USE OF BELOW GROUND MECHANICAL STORMWATER TREATMENT UNITS SUCH AS THOSE MANUFACTURED BY CONTECH INC., MAY BE USED FOR THIS PROJECT. ALL STORMWATER RUNOFF FROM THIS PROJECT, INCLUDING THE ROOF COLLECTED WATER AND GROUND LEVEL RUNOFF, WILL BE TREATED BEFORE IT ENTERS THE COLLECTION SYSTEM.

THE PROPOSED MIXED USE PROJECT WILL INCREASE THE AMOUNT OF IMPERVIOUS SURFACES AND RUNOFF QUANTITY.

CONTECH ENGINEERED SOLUTIONS

Operation and Maintenance

The Stormwater StormFilter™

Inspection and Maintenance
1. Inspect the catchbasin structure, catchbasin grate and grate support structure for any damage. If damage is observed, repair or replace the damaged components. 2. Inspect the catchbasin structure, catchbasin grate and grate support structure for any damage. If damage is observed, repair or replace the damaged components.

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CONTECH ENGINEERED SOLUTIONS

Operation and Maintenance

The Stormwater StormFilter™

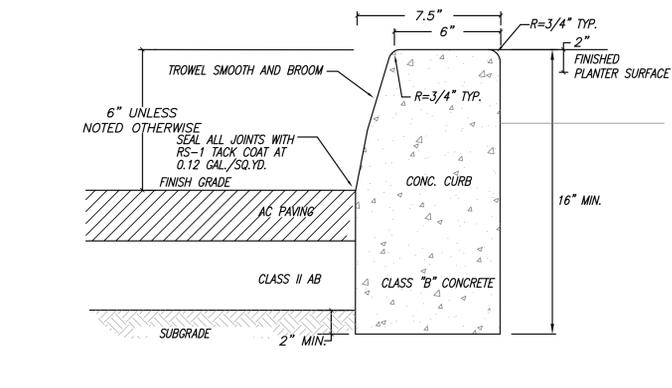
Inspection and Maintenance
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CONCRETE VERTICAL CURB, TYP.
SCALE: N.T.S.

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

STORMWATER CONTROL
NOTES & DETAILS

JMH WEISS, INC.

Civil Engineering - Surveying - Land Planning

1960 Zanker Road
San Jose, CA 95113
Tel: (408) 286-4555
www.jmhweiss.com

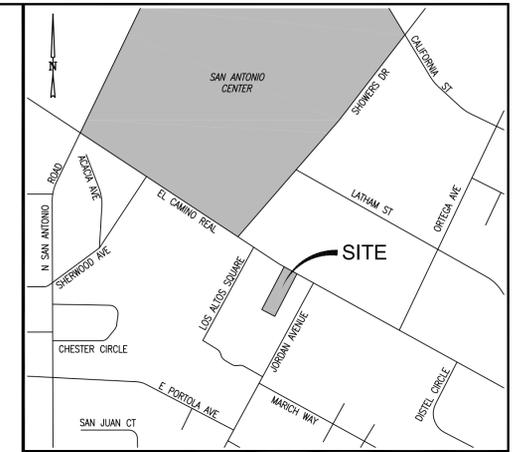
JOB NO. 5078
DATE 04-26-16

BASIS OF BEARINGS

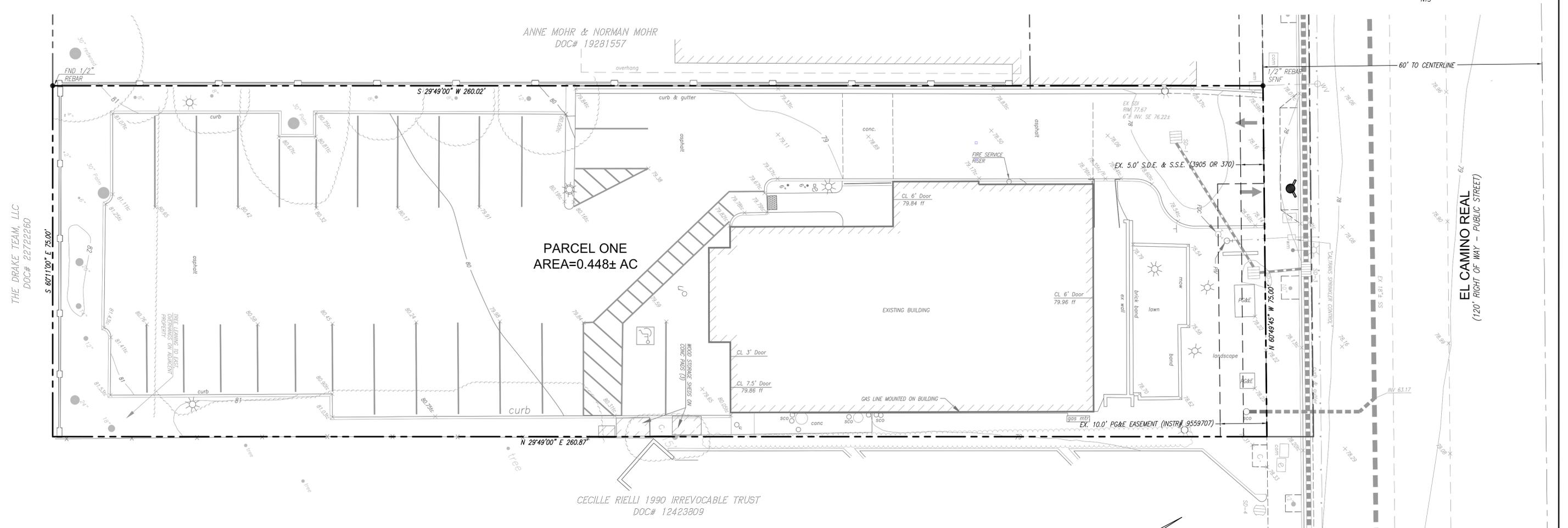
THE BASIS OF BEARINGS FOR THIS MAP WAS TAKEN AS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EL CAMINO REAL, AS SHOWN ON THAT MAP OF REVERSION TO ACREAGE, RECORDED ON MAY 20, 1987 IN BOOK 574 OF MAPS, AT PAGE 13. THE BEARINGS OF SAID LINE TAKEN AS "SOUTH 80°49'45" EAST" AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD ON DECEMBER 6, 1951 ON BOOK 35 OF MAPS, AT PAGE 19, SANTA CLARA COUNTY RECORDS.

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.



VICINITY MAP
NTS

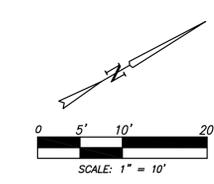


GENERAL NOTES:

- | | |
|---|---|
| <p>1. OWNER/SUBDIVIDER: LOLA LLC
ATTN: JEFF TAYLOR
12340 SARATOGA SUNNYSVALE ROAD
SARATOGA, CA 95070</p> <p>2. CIVIL ENGINEER / LAND SURVEYOR: KEVIN R. WEISS, R.C.E. 47967, P.L.S. 007139
DANIEL J. EDWARDS, R.C.E. 69369
JMH WEISS, INC.
1960 ZANKER ROAD
SAN JOSE, CALIFORNIA 95112
(408) 286-4555</p> <p>3. ASSESSOR'S PARCEL NUMBERS: 170-02-022</p> <p>4. EXISTING ZONING: THOROUGHFARE COMMERCIAL</p> <p>5. PROPOSED ZONING: NO CHANGE</p> <p>6. GENERAL PLAN DESIGNATION: CT, COMMERCIAL THOROUGHFARE</p> <p>7. SUBDIVIDED AREA: APPROXIMATELY 0.448 +/- ACRES</p> <p>8. EXISTING LOTS: 1 LOT</p> | <p>9. TOTAL PROPOSED LOTS: 21 RESIDENTIAL UNITS</p> <p>10. EXISTING LAND USE: RESTAURANT</p> <p>11. PROPOSED LAND USE: CITY OF LOS ALTOS</p> <p>12. WATER SYSTEM: TO BE INSTALLED IN CONFORMANCE WITH STANDARD AND SPECIFICATIONS OF THE CITY OF LOS ALTOS</p> <p>13. STORM DRAIN: TO BE INSTALLED IN CONFORMANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF LOS ALTOS</p> <p>14. SANITARY SEWER: TO BE INSTALLED IN CONFORMANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF LOS ALTOS</p> <p>15. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)</p> <p>16. TELEPHONE: AT&T</p> <p>17. CABLE: COMCAST</p> <p>18. FIRE HYDRANTS: TO BE INSTALLED IN CONFORMANCE WITH STANDARD AND STANDARDS OF THE CITY OF LOS ALTOS</p> <p>19. NOTES: 1) EASEMENTS TO BE DEDICATED ON FINAL MAP OR BY SEPARATE INSTRUMENT
2) SUBJECT TO PROJECT CC&R'S TO BE RECORDED</p> |
|---|---|

LEGEND & ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- - - PROPERTY LINE - ADJACENT PARCEL
- MONUMENT LINE/CENTERLINE, AS NOTED
- - - EASEMENT - EXISTING
- - - EASEMENT - NEW
- IRON PIPE, FOUND AS NOTED
- 3/4" IP TO BE SET, LS 7139
- ⊗ CITY MONUMENT, FOUND AS NOTED
- × CUT CROSS, AS NOTED
- N 46°51'00" W 359.21' BEARING AND DISTANCE
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT



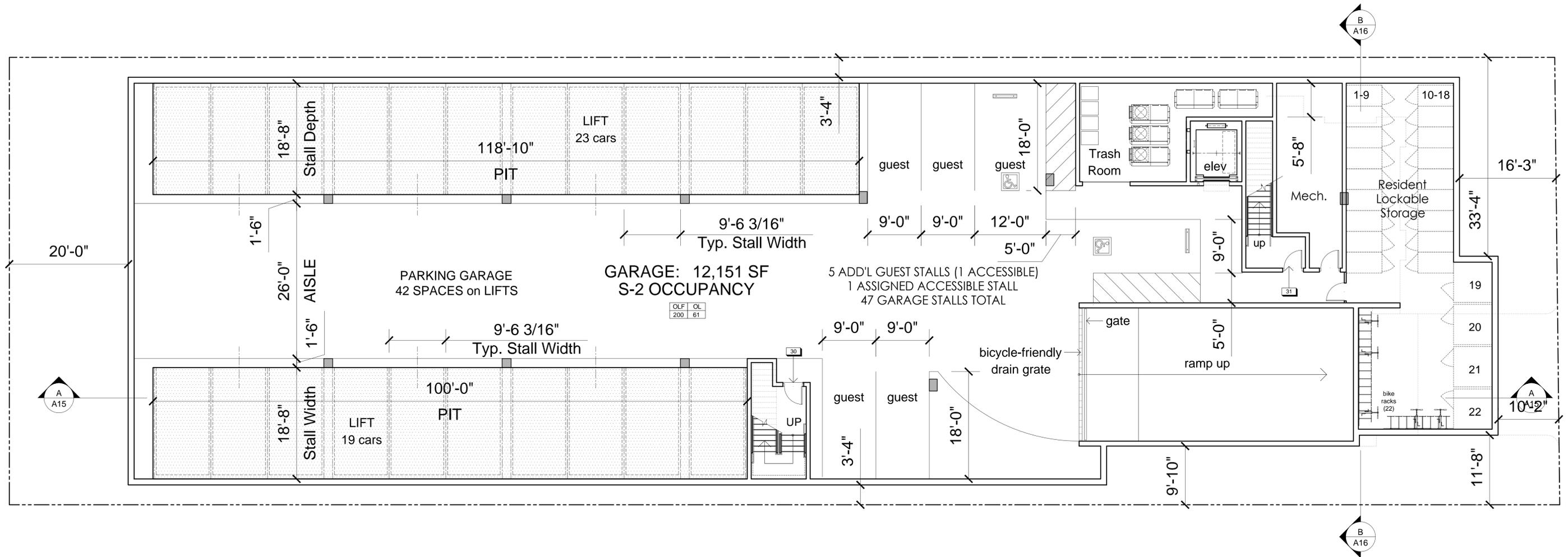
BOUNDARY AND EXISTING CONDITIONS

REVISIONS	
#	DATE
1	02/25/2016
2	04/26/2016

VESTING TENTATIVE TRACT MAP
RESIDENTIAL CONDOMINIUM PURPOSES
4880 EL CAMINO REAL
LOS ALTOS CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1960 Zanker Road, San Jose, Ca 95112
Tel(408)286-4555

AS SHOWN	02/25/2016	5078	1 OF 2
SCALE	DATE	JOB NO.	



4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

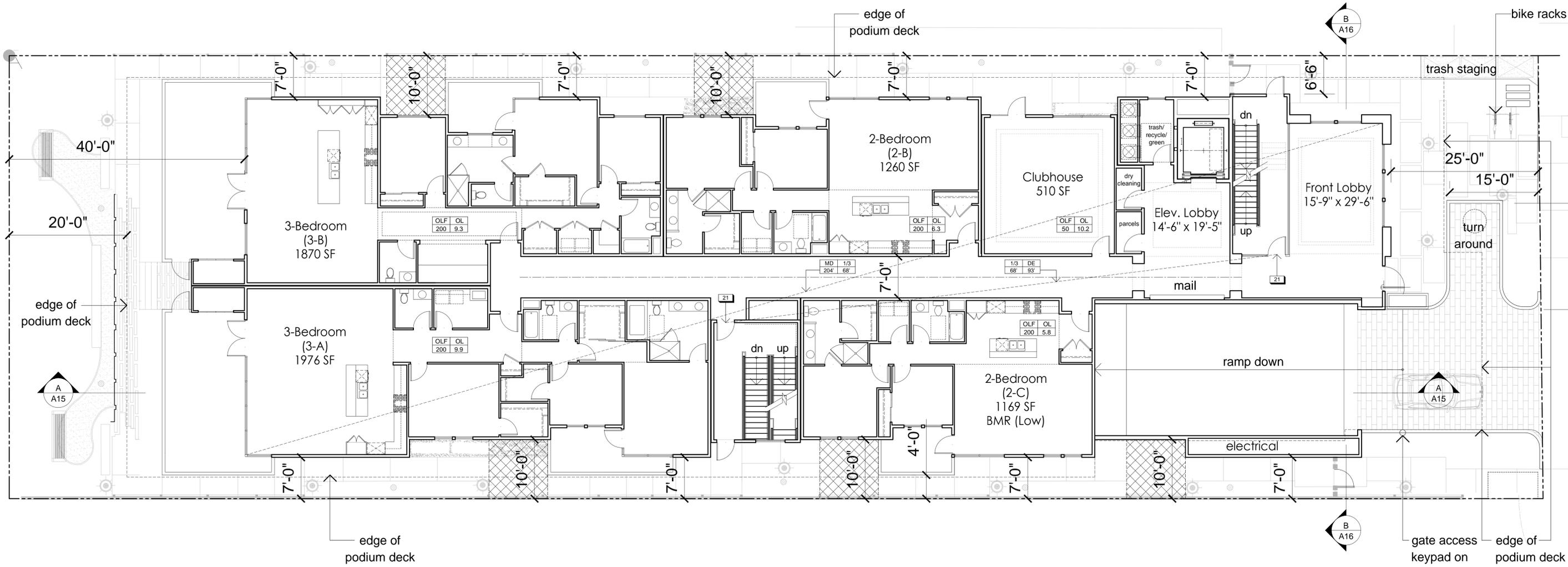
GARAGE LEVEL PLAN



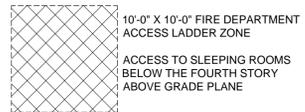
JOB NO. 1334.001
DATE 04-22-16

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

A-0

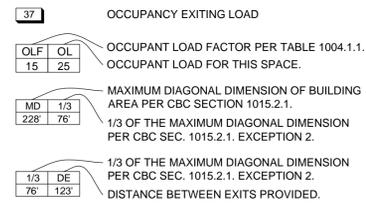


FIRE DEPARTMENT ACCESS



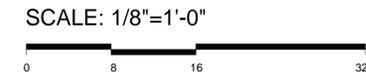
KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
 FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907
 STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.
 ROADWAYS, DRIVEWAYS, 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.

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



4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

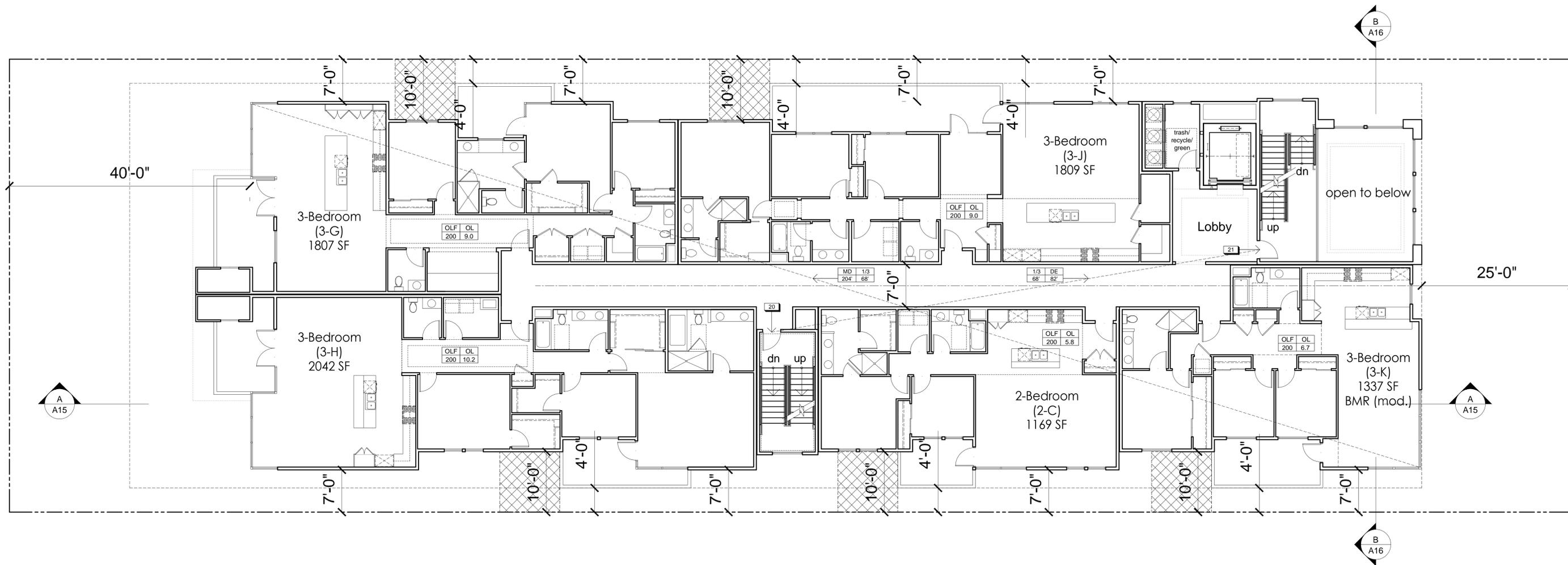
LEVEL 1 PLAN



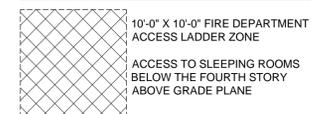
JOB NO. 1334.001
 DATE 04-22-16

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



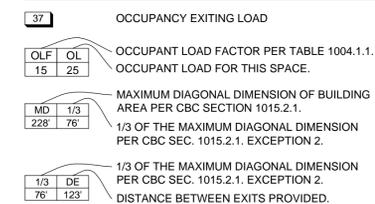


FIRE DEPARTMENT ACCESS



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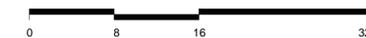
BLDG. EXIT ANALYSIS LEGEND



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

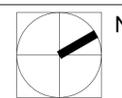
10,928 SF GROSS AREA
8,164 SF NET AREA

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



JOB NO. 1334.001
DATE 04-22-16

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

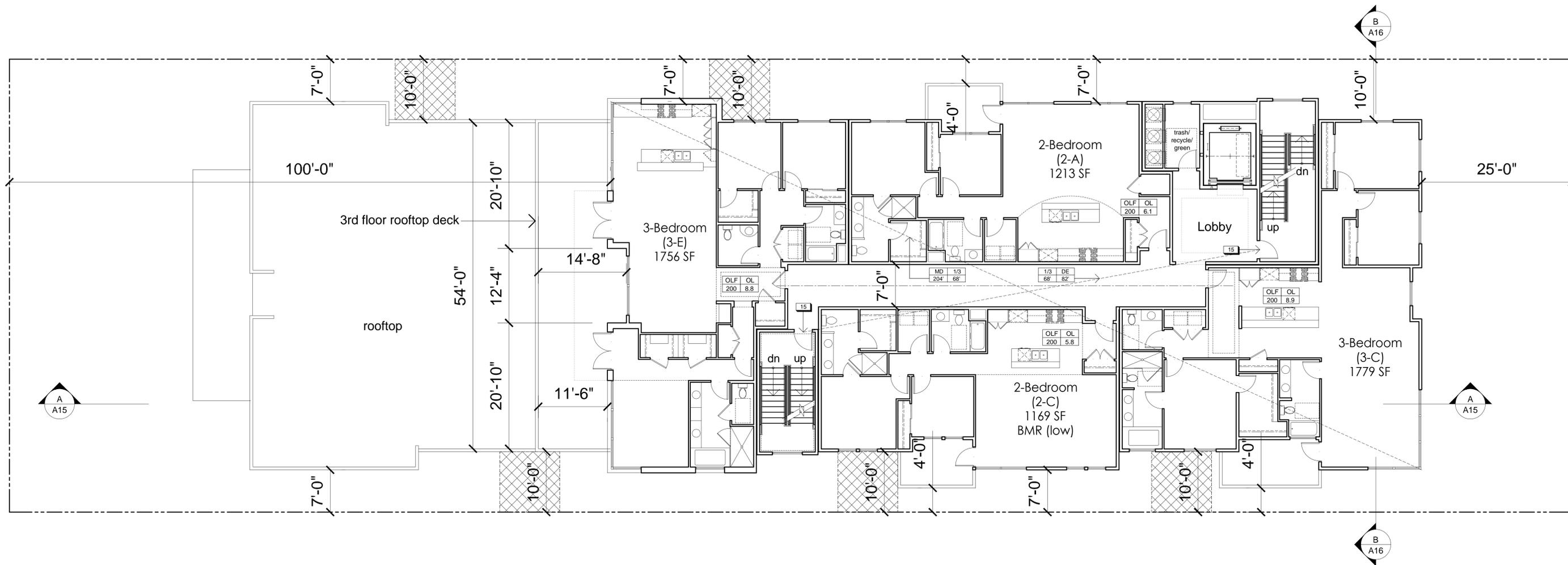


A-2

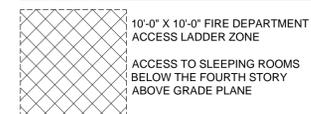
4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

LEVEL 2 PLAN





FIRE DEPARTMENT ACCESS



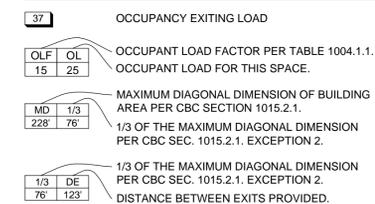
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FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907

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BLDG. EXIT ANALYSIS LEGEND



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

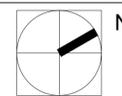
7,735 SF GROSS AREA
 5,917 SF NET AREA

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



JOB NO. 1334.001
DATE 04-22-16

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

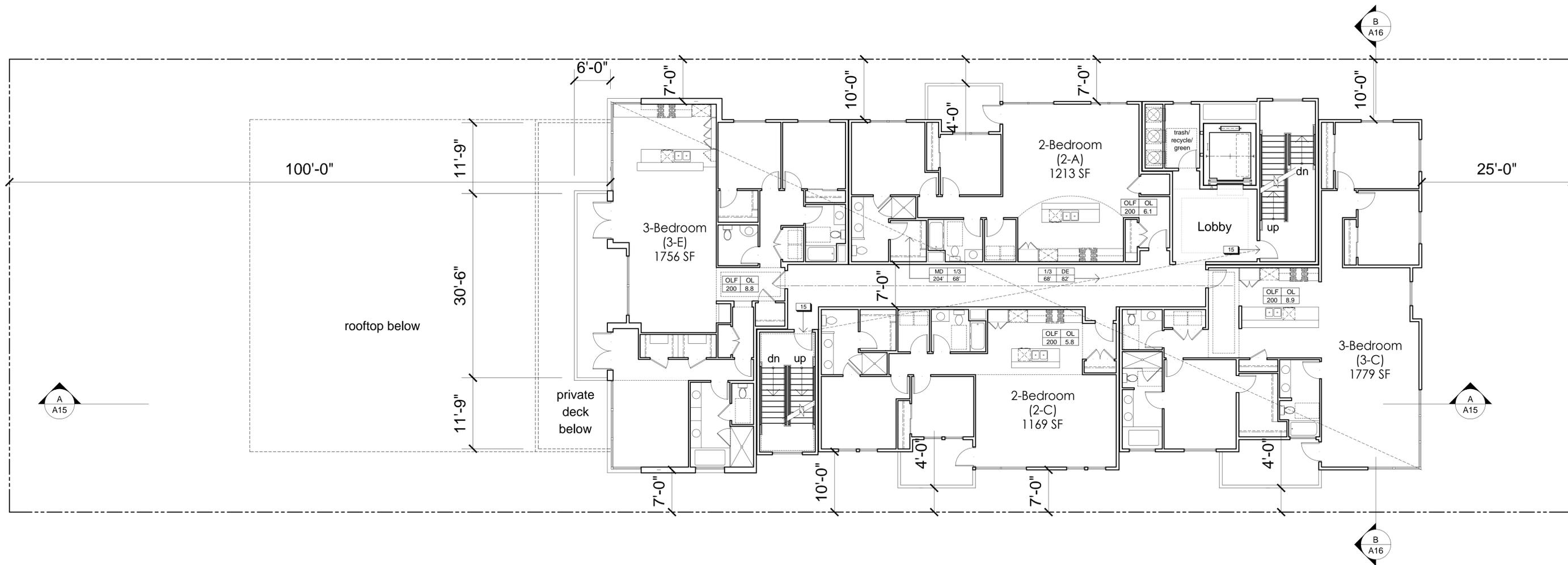


A-3

4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

LEVEL 3 PLAN





BLDG. EXIT ANALYSIS LEGEND

- 37 OCCUPANCY EXITING LOAD
- OLF 15 | OL 25 OCCUPANT LOAD FACTOR PER TABLE 1004.1.1.
OCCUPANT LOAD FOR THIS SPACE.
- MD 1/3 | 228' | 76' 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 DE | 76' | 123' 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

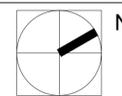
7,735 SF GROSS AREA
 5,927 SF NET AREA

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



JOB NO. 1334.001
DATE 04-22-16

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

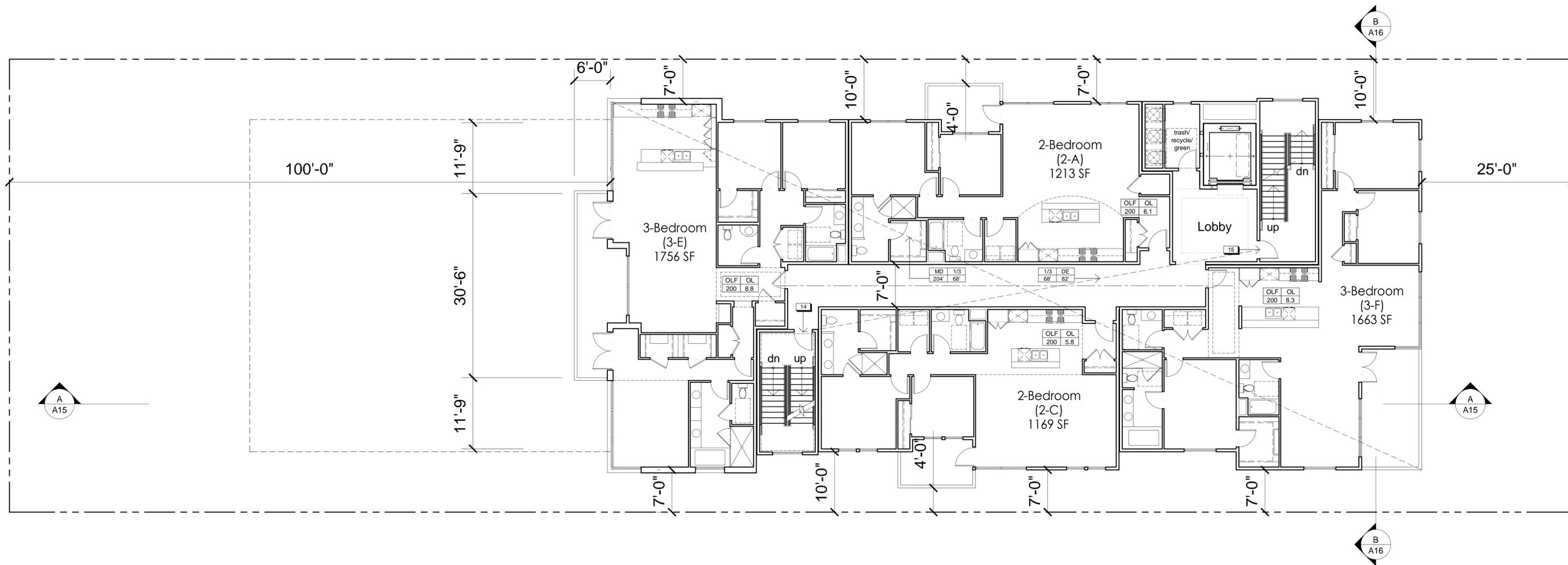


A-4

4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

LEVEL 4 PLAN





BLDG. EXIT ANALYSIS LEGEND

- 37 OCCUPANCY EXITING LOAD
- OLF 15 | OL 25 OCCUPANT LOAD FACTOR PER TABLE 1004.1.1.
OCCUPANT LOAD FOR THIS SPACE.
- MD 228 | 1/3 76 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 DE 76 | 123 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
DISTANCE BETWEEN EXITS PROVIDED.

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

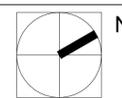
7,616 SF GROSS AREA
 5,801 SF NET AREA

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



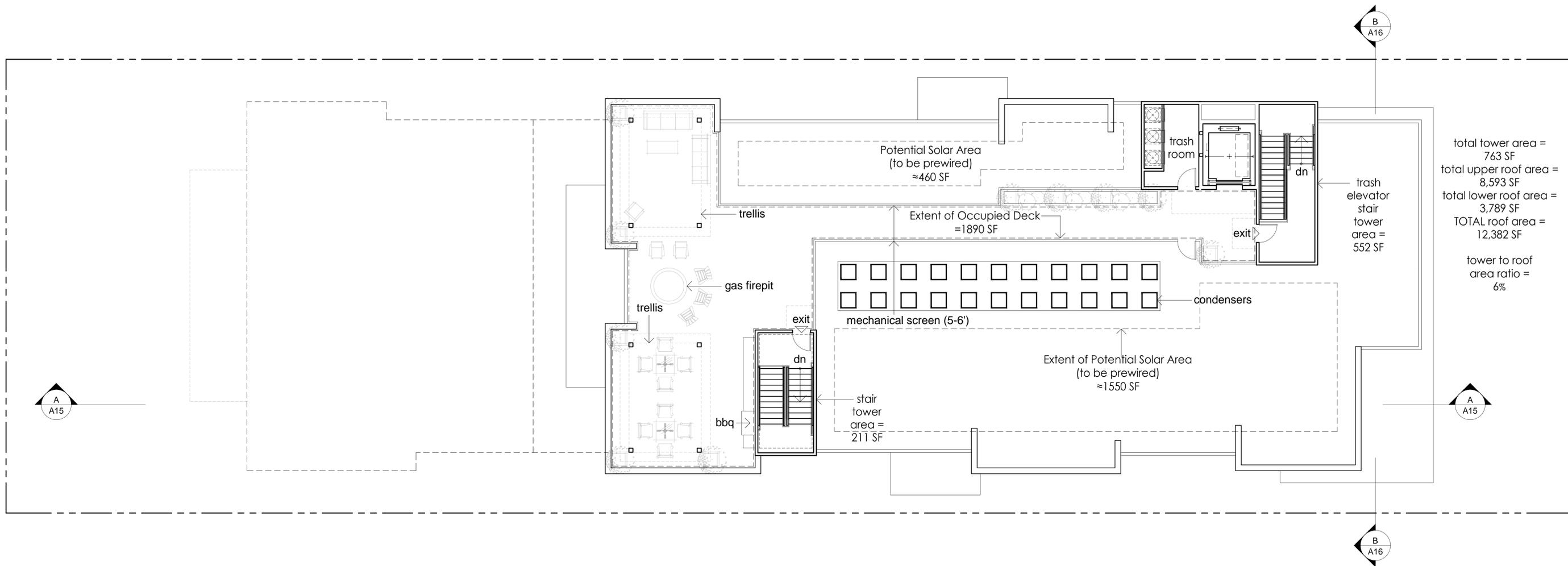
JOB NO. 1334.001
DATE 04-22-16

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



A-5





total tower area = 763 SF
 total upper roof area = 8,593 SF
 total lower roof area = 3,789 SF
 TOTAL roof area = 12,382 SF
 tower to roof area ratio = 6%

FIRE DEPARTMENT ACCESS

KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
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 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.

BLDG. EXIT ANALYSIS LEGEND

- | |
|----|
| 37 |
|----|

 OCCUPANCY EXITING LOAD
- | | |
|-----|----|
| OLF | OL |
| 15 | 25 |

 OCCUPANT LOAD FACTOR PER TABLE 1004.1.1. OCCUPANT LOAD FOR THIS SPACE.
- | | |
|------|-----|
| MD | 1/3 |
| 228' | 76' |

 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 | DE |
| 76' | 123' |

 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
DISTANCE BETWEEN EXITS PROVIDED.

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



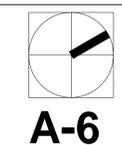
4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

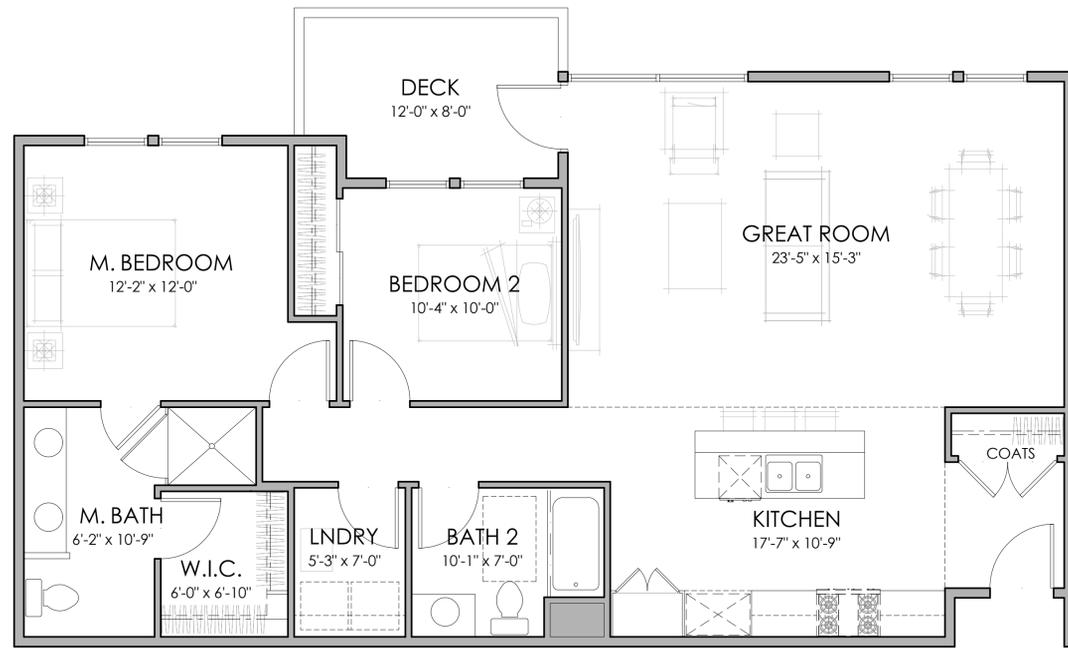
ROOF PLAN



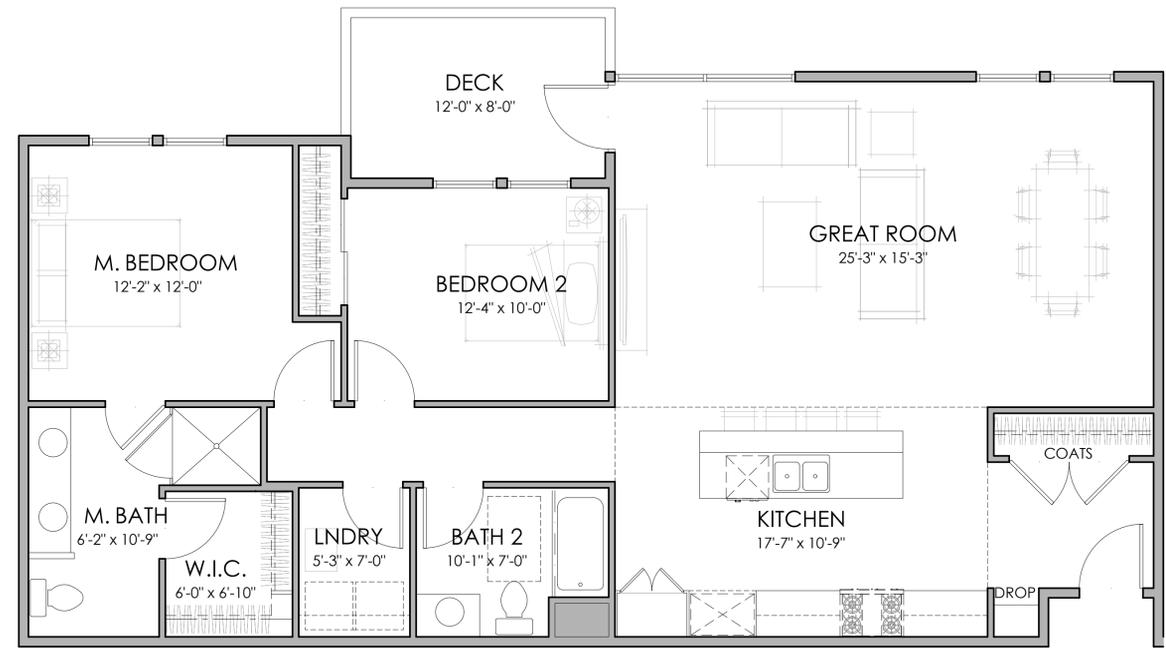
JOB NO. 1334.001
 DATE 04-22-16

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

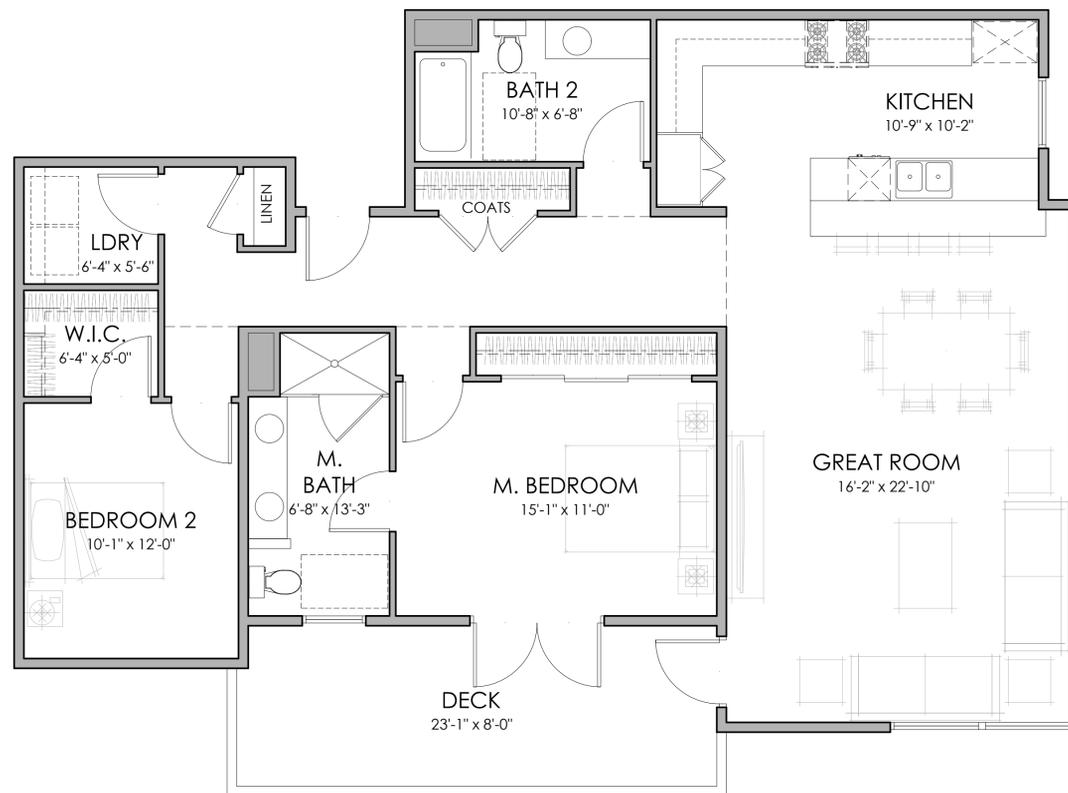




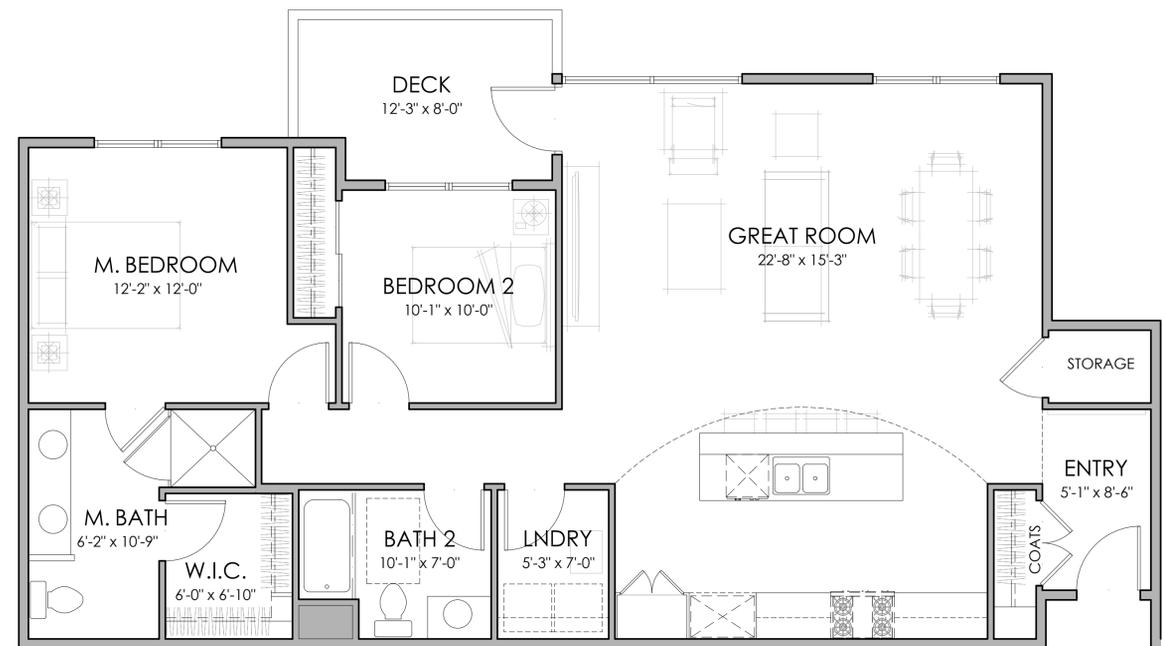
PLAN 2C
1169 SF



PLAN 2B
1260 SF



PLAN 2D
1329 SF



PLAN 2A
1213 SF

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



JOB NO. 1334.001

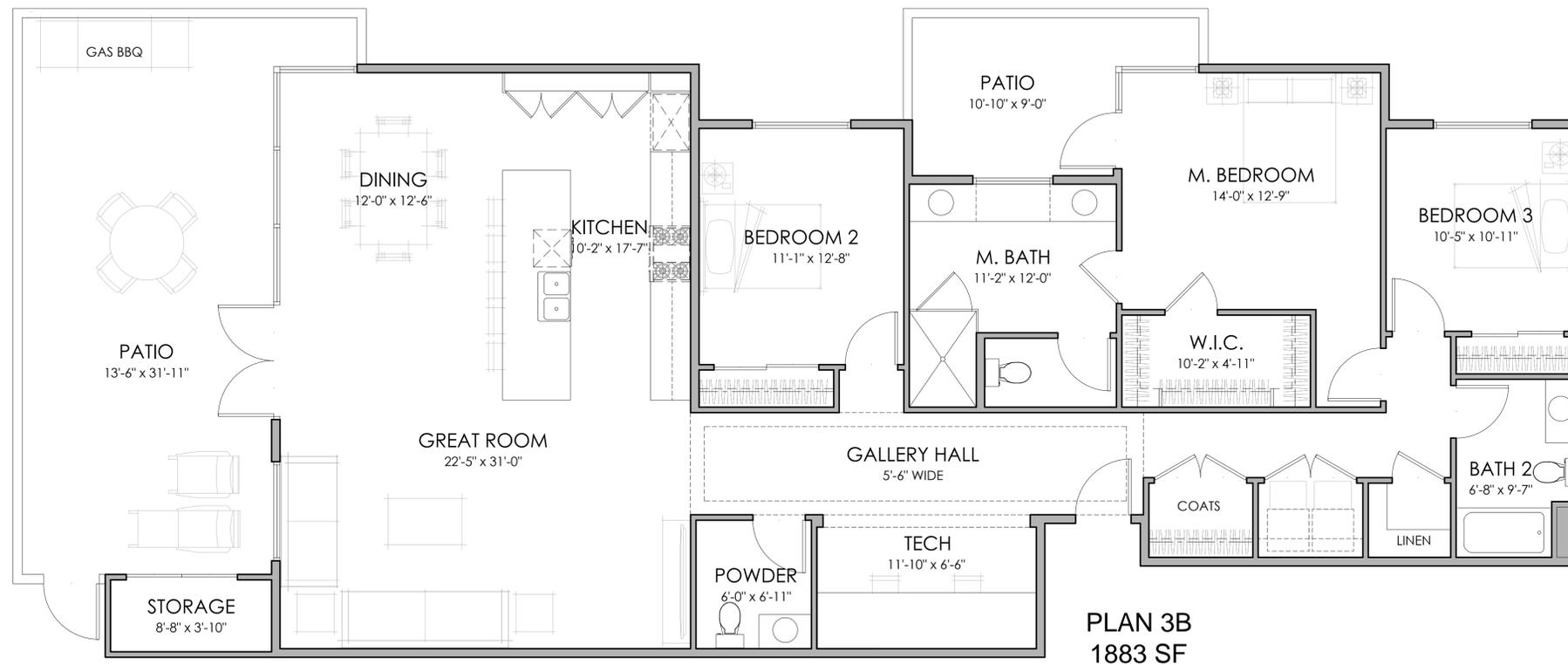
DATE 04-22-16

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

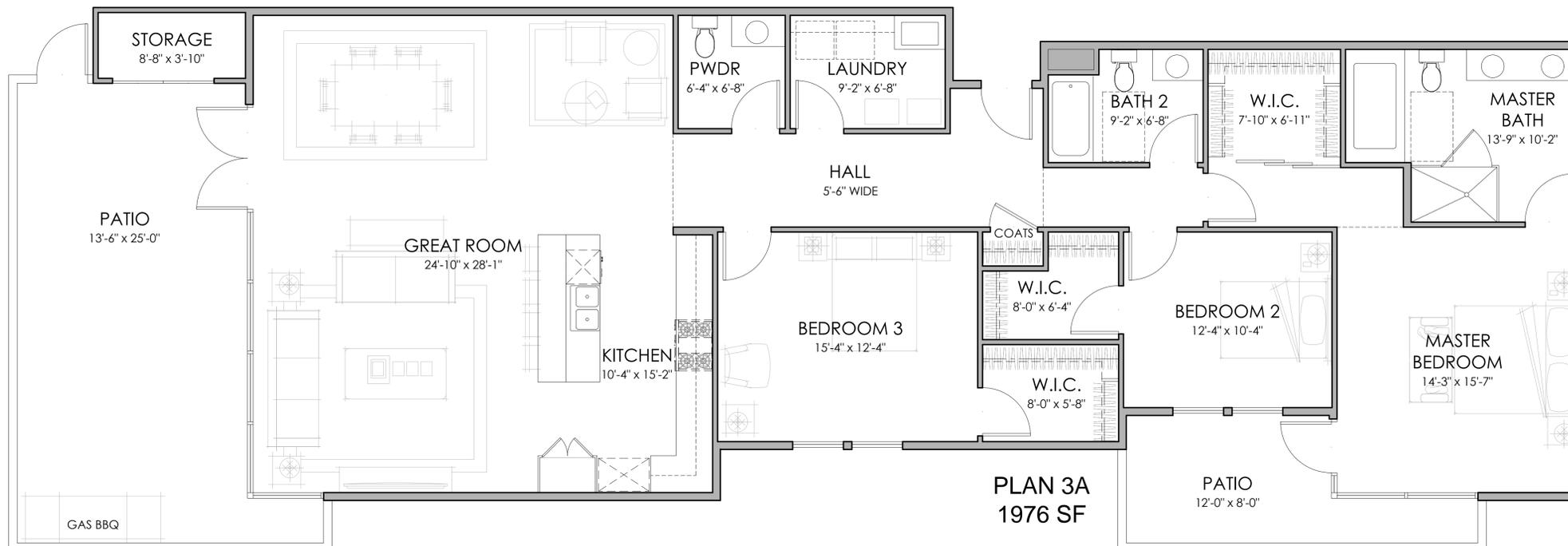
2-BEDROOM PLANS



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



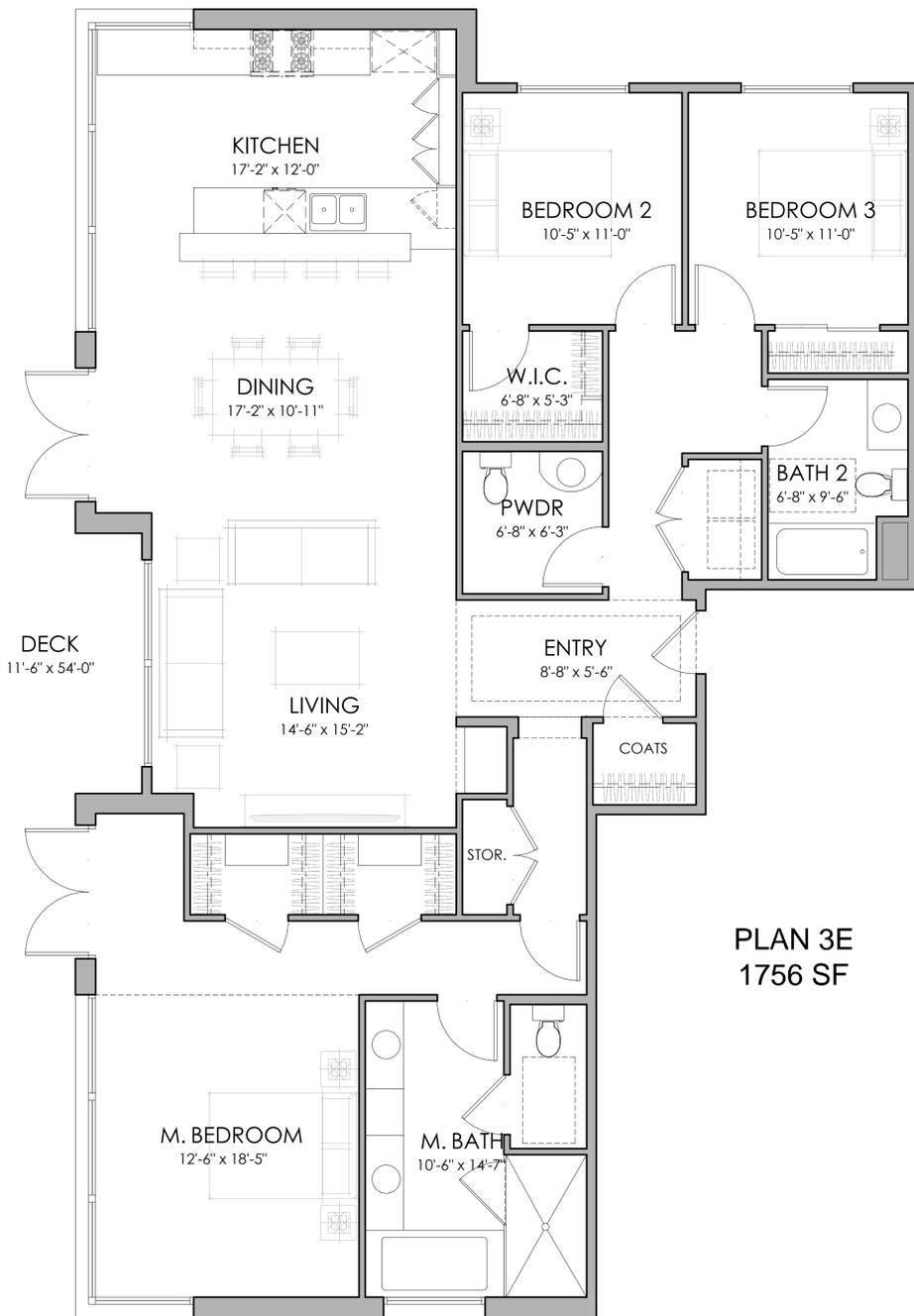
PLAN 3B
1883 SF



PLAN 3A
1976 SF

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





PLAN 3E
1756 SF



PLAN 3D
1360 SF



PLAN 3C
1789 SF

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



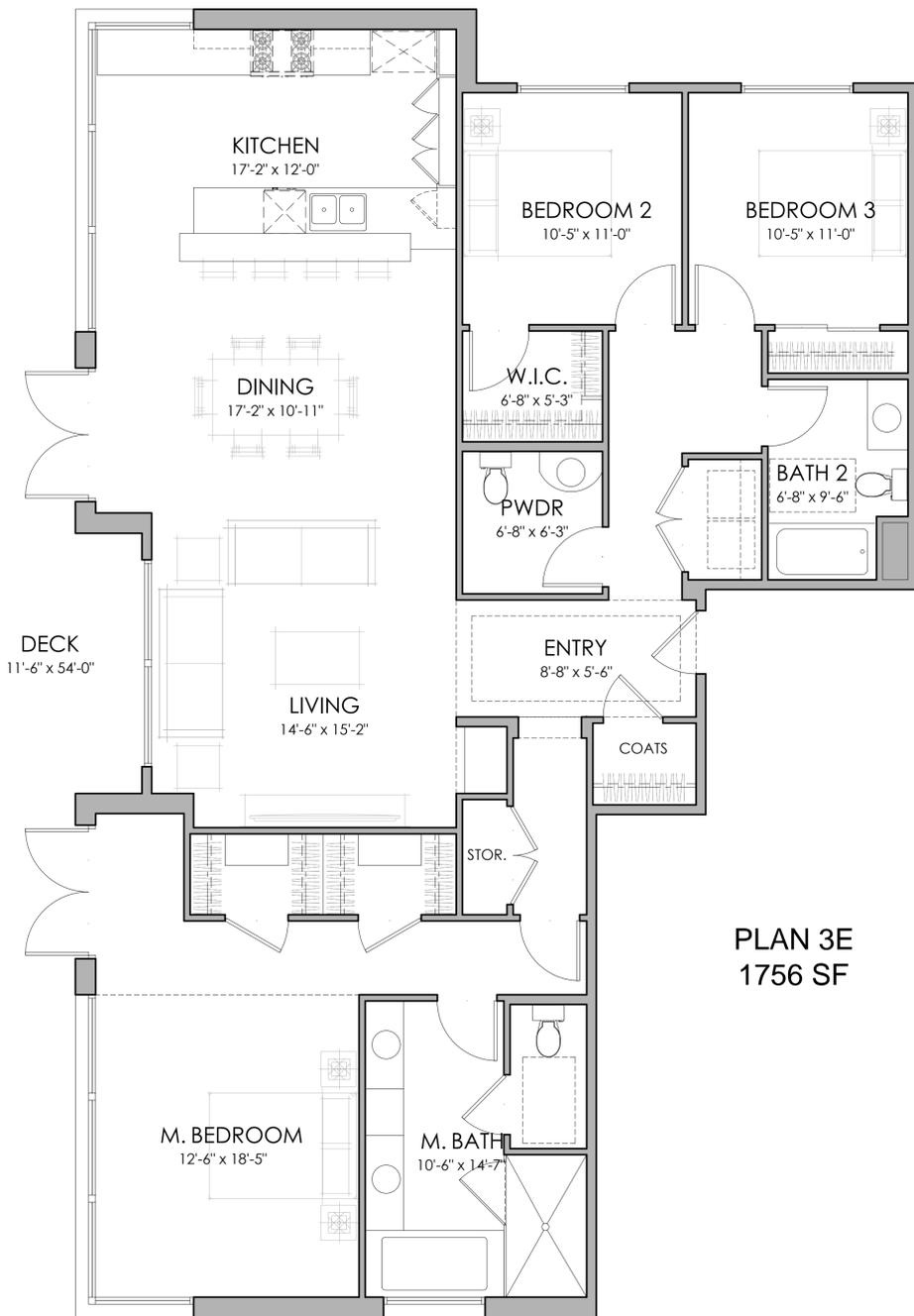
4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

3-BEDROOM PLANS



JOB NO. 1334.001
DATE 04-22-16

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



PLAN 3E
1756 SF



PLAN 3D
1360 SF



PLAN 3C
1779 SF

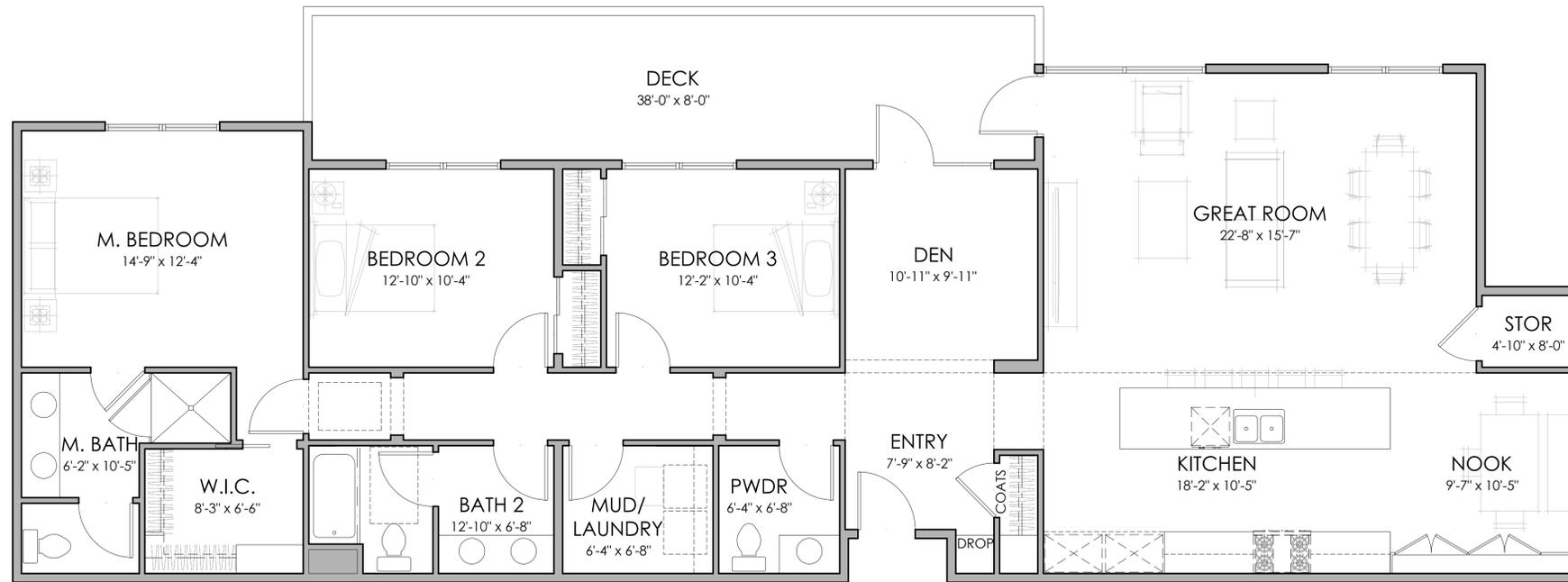
SCALE: 1/4"=1'-0"



JOB NO. 1334.001

DATE 04-22-16

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PLAN 3J
1809 SF



PLAN 3F
1663 SF

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



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LOS ALTOS, CALIFORNIA

3-BEDROOM PLANS



JOB NO. 1334.001
DATE 04-22-16

5865 Owens Drive
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A-11

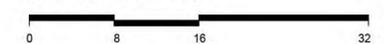
COLOR AND MATERIALS

1. EXTERIOR METAL AWNING AND RAILING
COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
2. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE NAVAJO WHITE 947
3. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE MANCHESTER TAN HC-81
4. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE CYPRESS GREEN 509
5. EXTERIOR CEMENTITIOUS HORIZONTAL SIDING
COLOR: BENJAMIN MOORE SPRINGFIELD SAGE 510
6. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE INDIAN RIVER 985
7. WOOD SOFFIT
STAINED WOOD
8. ENTRY DOOR
STAINED WOOD
9. LIGHT FIXTURE
RESTORATION HARDWARE: FLATIRON SCONCE
8'W x 7'D x 22'H
10. EXTERIOR STONE WALL
STONE: BERKSHIRE



NOTE: ALL EXTERIOR UNIT LIGHTING SHALL BE BY RECESSED DOWNLIGHT LED FIXTURE WITH BLACK TRIM IN OVERHEAD SOFFITS, TYP.

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



4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

ELEVATIONS



JOB NO. 1334.001
DATE 05-09-16

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A-12



2 SOUTH ELEVATION



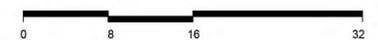
1 NORTH ELEVATION

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

ELEVATIONS



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



JOB NO. 1334.001

DATE 05-09-16

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Pleasanton, CA 94588
925-251-7200

A-12c

COLOR AND MATERIALS

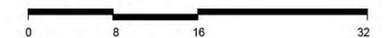
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COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
2. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE NAVAJO WHITE 947
3. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE MANCHESTER TAN HC-81
4. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE CYPRESS GREEN 509
5. EXTERIOR CEMENTITIOUS HORIZONTAL SIDING
COLOR: BENJAMIN MOORE SPRINGFIELD SAGE 510
6. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE INDIAN RIVER 985
7. WOOD SOFFIT
STAINED WOOD
8. ENTRY DOOR
STAINED WOOD
9. LIGHT FIXTURE
RESTORATION HARDWARE: FLATIRON SCENCE
8"W x 7"D x 22"H
10. EXTERIOR STONE WALL
STONE: BERKSHIRE



① EAST ELEVATION

NOTE: ALL EXTERIOR UNIT LIGHTING SHALL BE BY RECESSED DOWNLIGHT LED FIXTURE WITH BLACK TRIM IN OVERHEAD SOFFITS, TYP.

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



JOB NO. 1334.001

DATE 05-09-16

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4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

ELEVATION



A-13

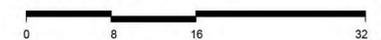
COLOR AND MATERIALS

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COLOR: BENJAMIN MOORE BITTERSWEET CHOCOLATE 2114-10
2. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE NAVAJO WHITE 947
3. EXTERIOR SMOOTH PLASTER
COLOR: BENJAMIN MOORE MANCHESTER TAN HC-81
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7. WOOD SOFFIT
STAINED WOOD
8. ENTRY DOOR
STAINED WOOD
9. LIGHT FIXTURE
RESTORATION HARDWARE: FLATIRON SCENCE
8"W x 7"D x 22"H
10. EXTERIOR STONE WALL
STONE: BERKSHIRE



NOTE: ALL EXTERIOR UNIT LIGHTING SHALL BE BY RECESSED DOWNLIGHT LED FIXTURE WITH BLACK TRIM IN OVERHEAD SOFFITS, TYP.

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



JOB NO. 1334.001

DATE 05-09-16

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4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

ELEVATION



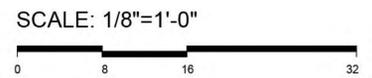
A-14



1 WEST ELEVATION

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

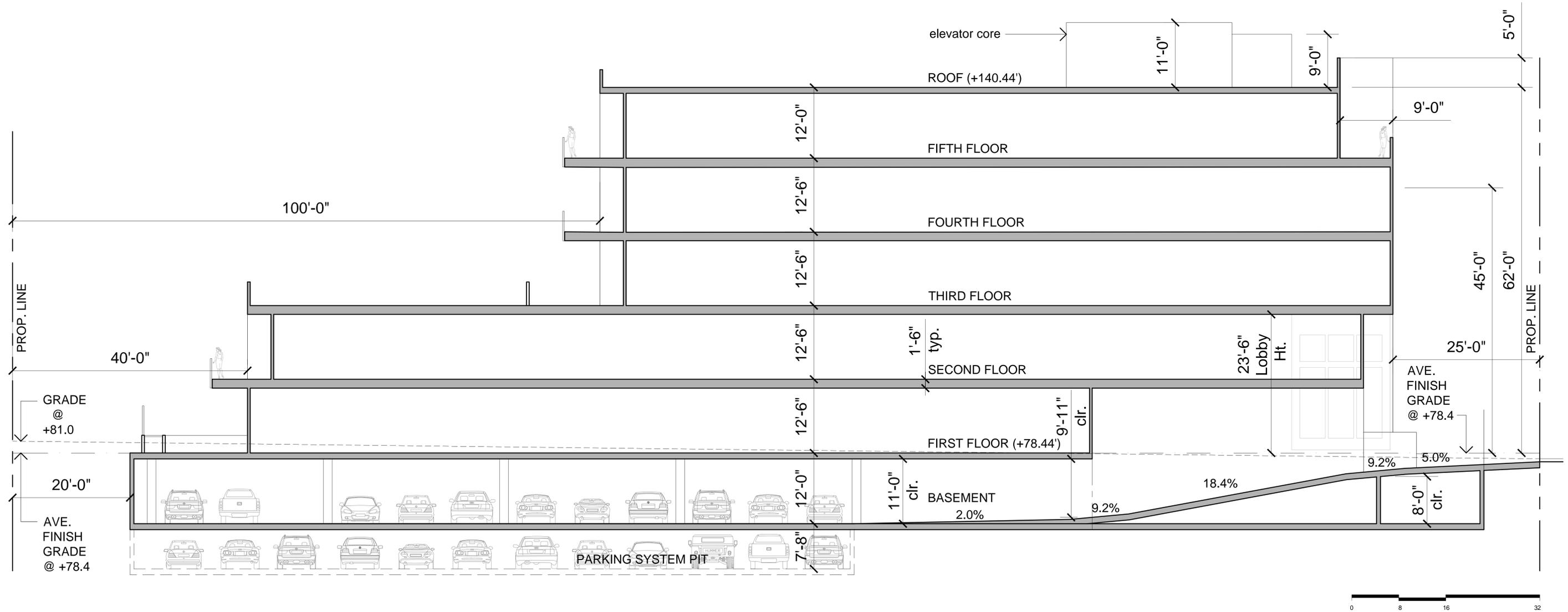
ELEVATION



JOB NO. 1334.001
DATE 05-09-16

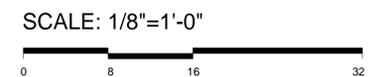
5865 Owens Drive
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925-251-7200

A-14c



4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

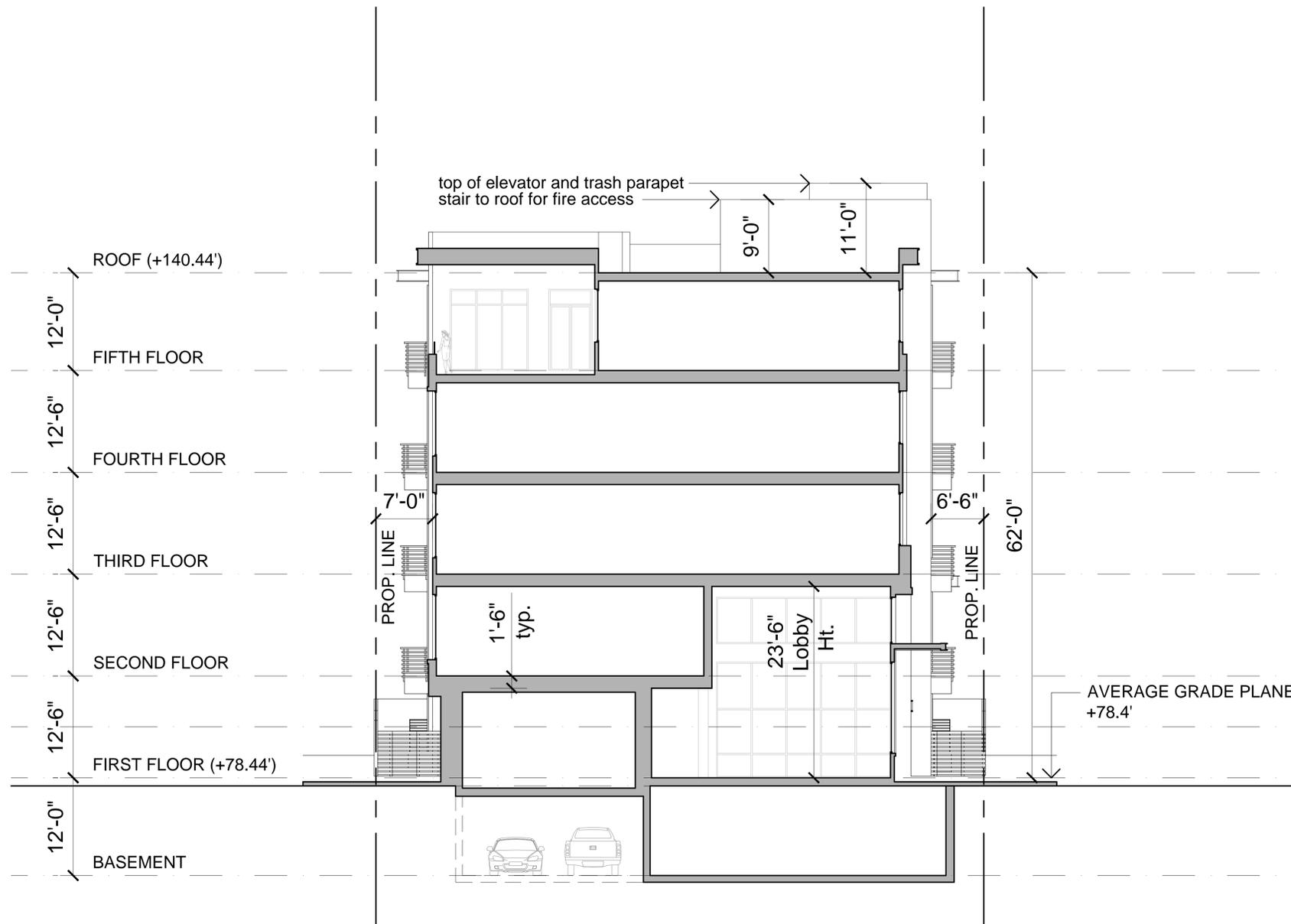
SECTION A-A



SCALE: 1/8"=1'-0"
JOB NO. 1334.001
DATE 04-22-16

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A-15





4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

PERSPECTIVE



JOB NO. 1334.001
DATE 04-22-16

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A-17



4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

PERSPECTIVE



JOB NO. 1334.001
DATE 04-22-16

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925-251-7200

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



VIEW FROM SOUTHWEST NEIGHBOR



VIEW FROM SOUTHEAST NEIGHBOR

VIGNETTES

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

VIGNETTES



JOB NO. 1334.001
DATE 04-22-16

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A-20



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 04-22-16

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





SHADOW STUDY

DECEMBER 21
12:00 PM

SCALE: N.T.S.

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

SHADOW STUDY



JOB NO. 1334.001
DATE 04-22-16

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





SHADOW STUDY

DECEMBER 21
3:00 PM

SCALE: N.T.S.

4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

SHADOW STUDY

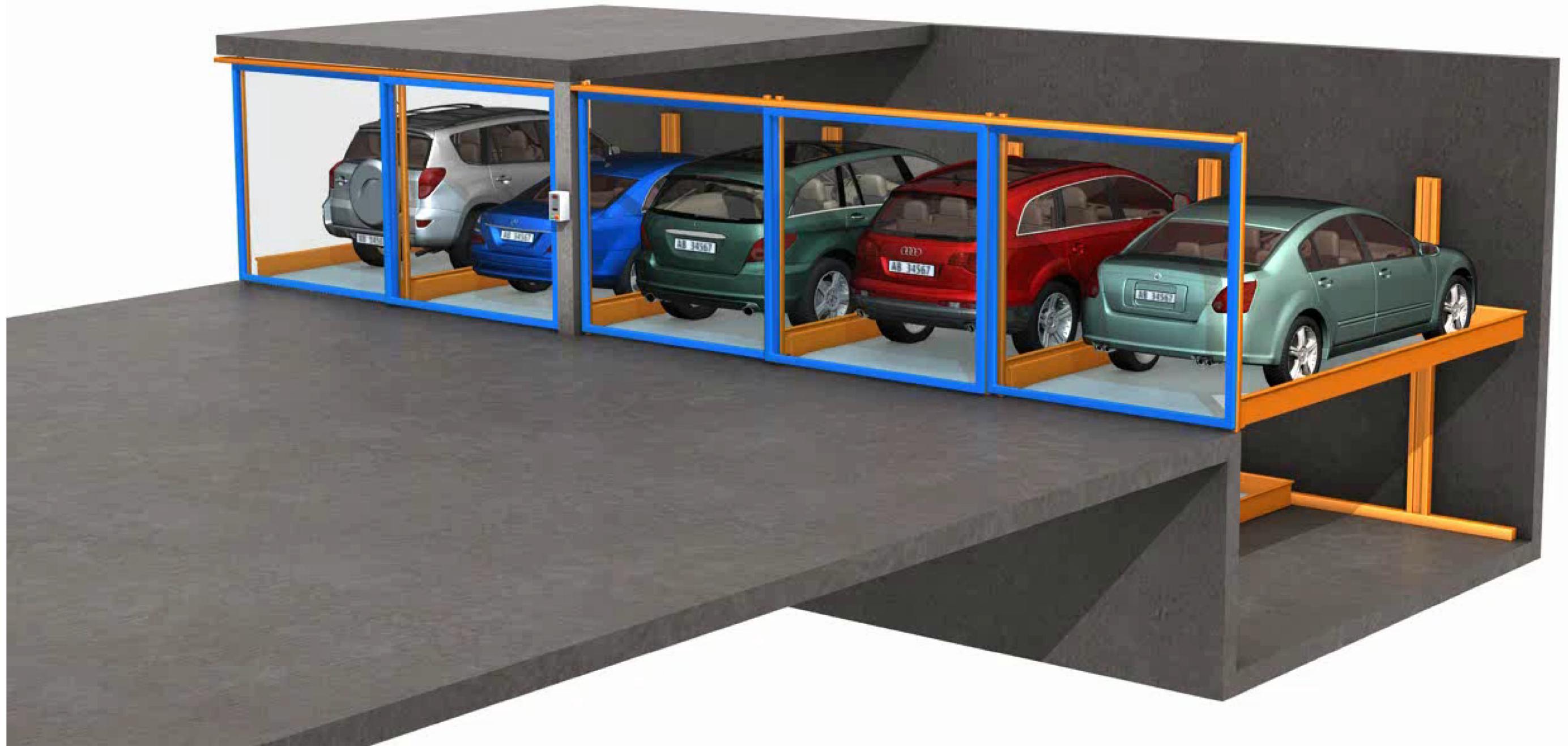


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DATE 04-22-16

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925-251-7200



A-23



4880 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

KLAUS AUTOMATED VEHICLE STACKING SYSTEM



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DATE 04-22-16

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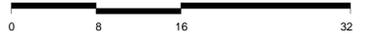


PLAN KEYNOTES

- 1. TOILET AND TEMPORARY POWER
- 2. EMERGENCY EYE WASH AND FIRST AID
- 3. TEMPORARY MATERIAL STORAGE (TO BE OUTSIDE OF THE DRIPLINE OF ANY TREES TO REMAIN)
- 4. TEMPORARY PARKING/LOADING IN FRONT OF SITE
- 5. SIDEWALK OPEN TO PEDESTRIANS
- 6. 6' HIGH METAL CYCLONE CONSTRUCTION FENCE (TYP.) WITH FABRIC SCREEN AROUND SITE
- 7. TEMPORARY POWER (ALTERNATE LOCATION)

FIRE DEPARTMENT GENERAL NOTE:
 ALL CONSTRUCTION SITES MUST COMPLY WITH THE APPLICABLE PROVISIONS OF SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATIONS SI-7 AND CHAPTER 33 OF THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA FIRE CODE. THIS MUST BE SUBMITTED TO, AND APPROVED BY THE OFFICE OF THE SANTA CLARA COUNTY FIRE DEPARTMENT PRIOR TO COMMENCING DEMOLITION / CONSTRUCTION ACTIVITIES.

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



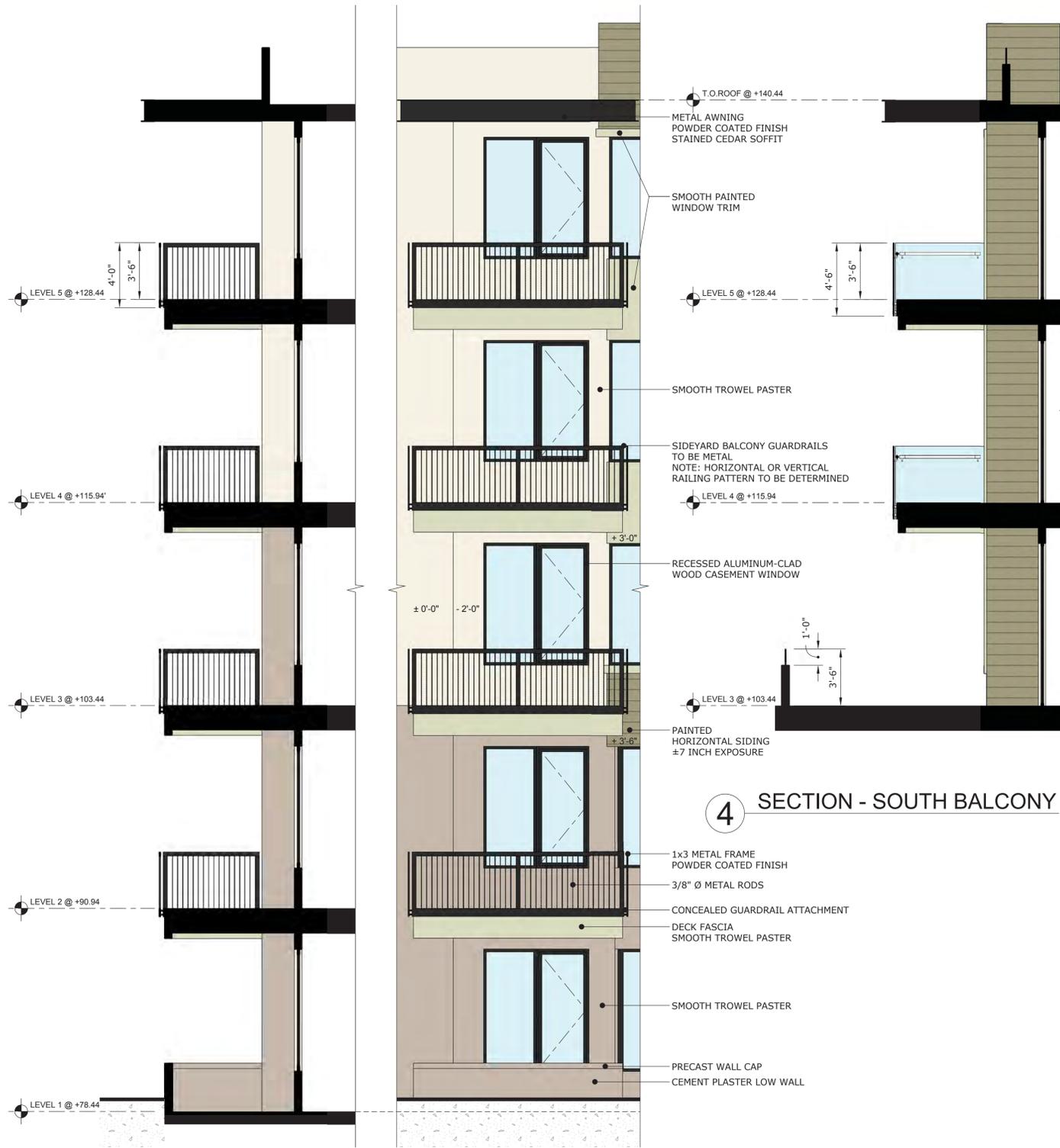
4880 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

**PRELIMINARY CONSTRUCTION
 MANAGEMENT PLAN**

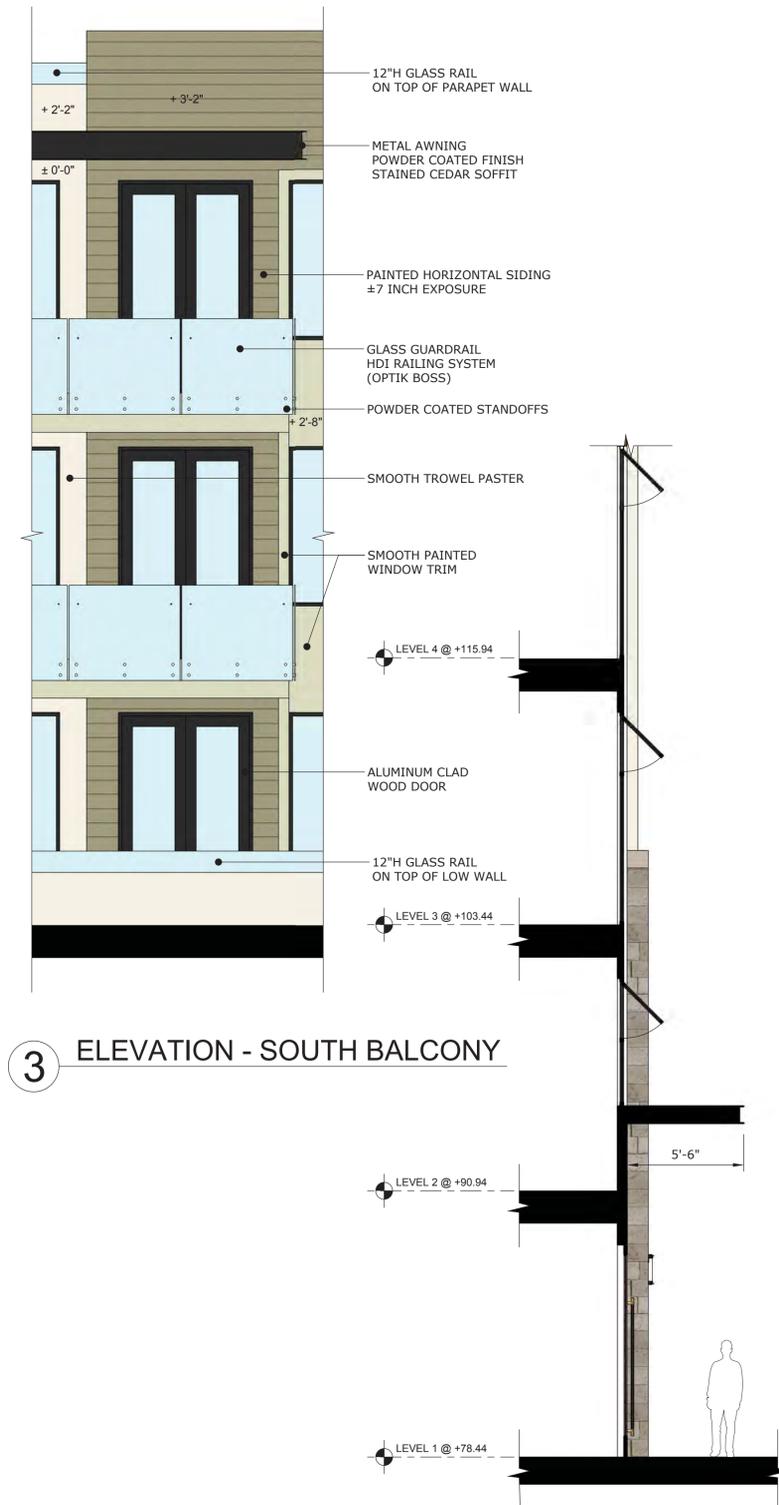


JOB NO. 1334.001
DATE 04-22-16

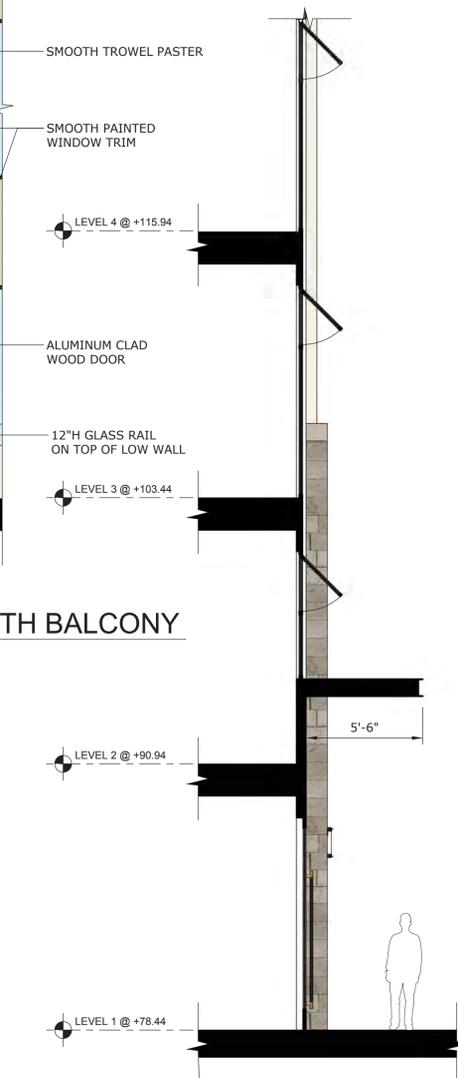
5865 Owens Drive
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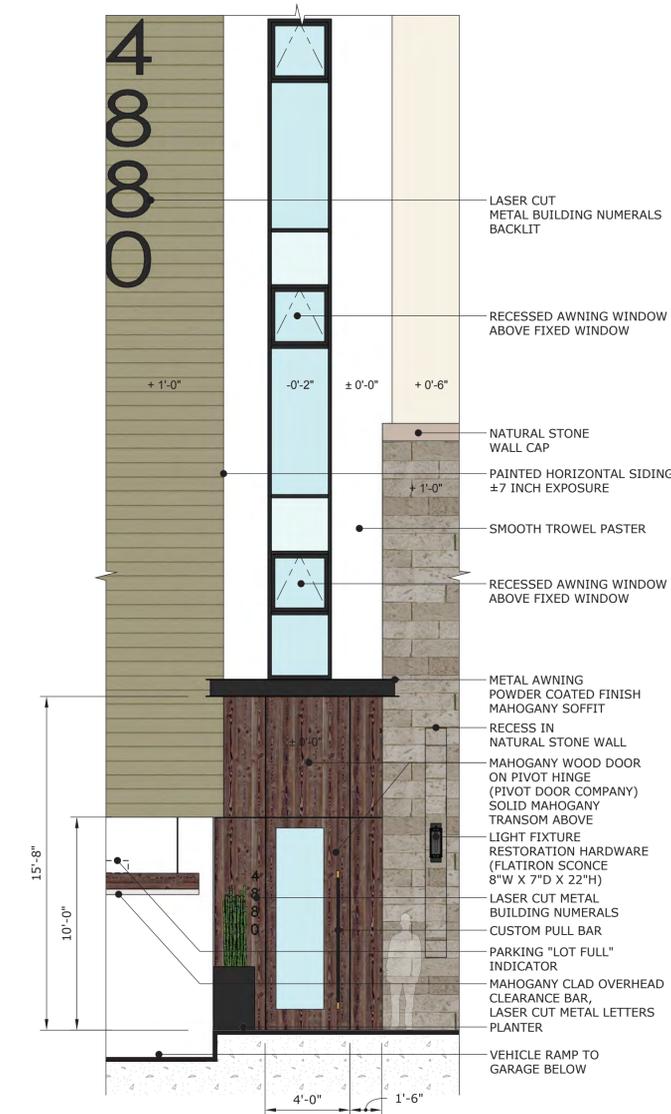
4 SECTION - SOUTH BALCONY



3 ELEVATION - SOUTH BALCONY



2 SECTION - ENTRY DOOR



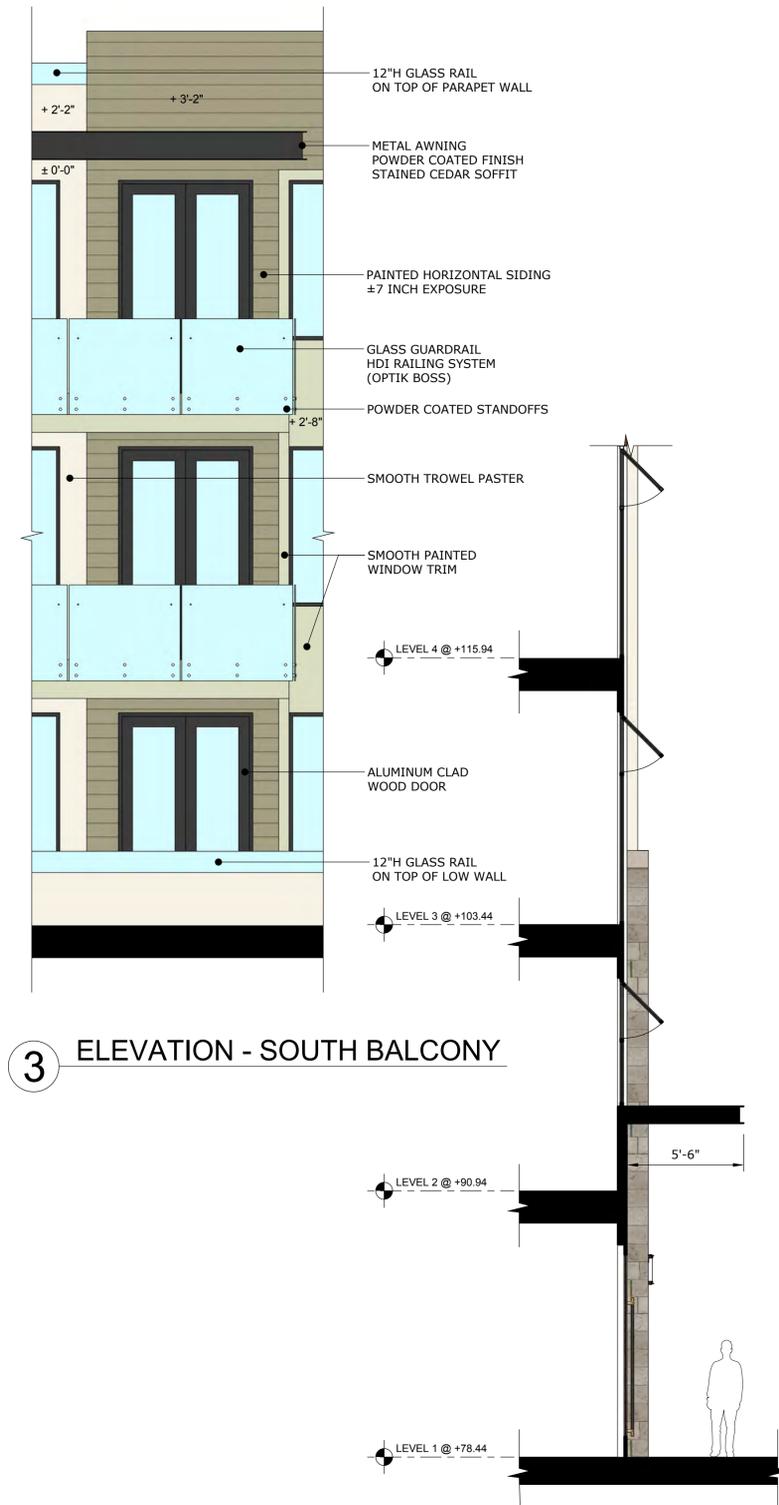
1 ELEVATION - ENTRY DOOR

6 SECTION - SIDE BALCONY

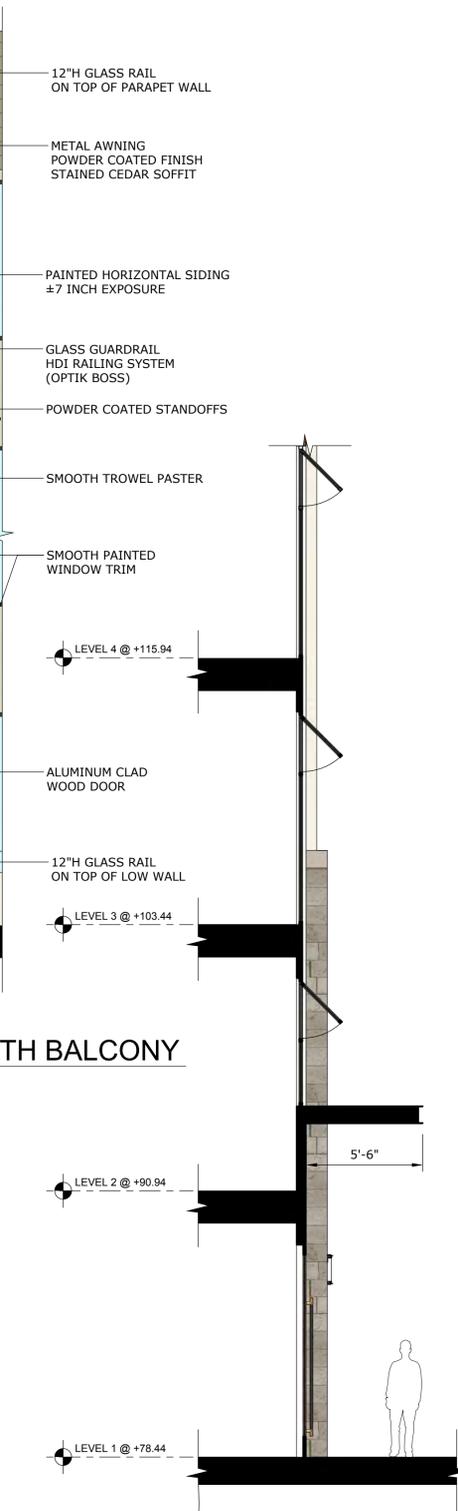
5 ELEVATION - SIDE BALCONY



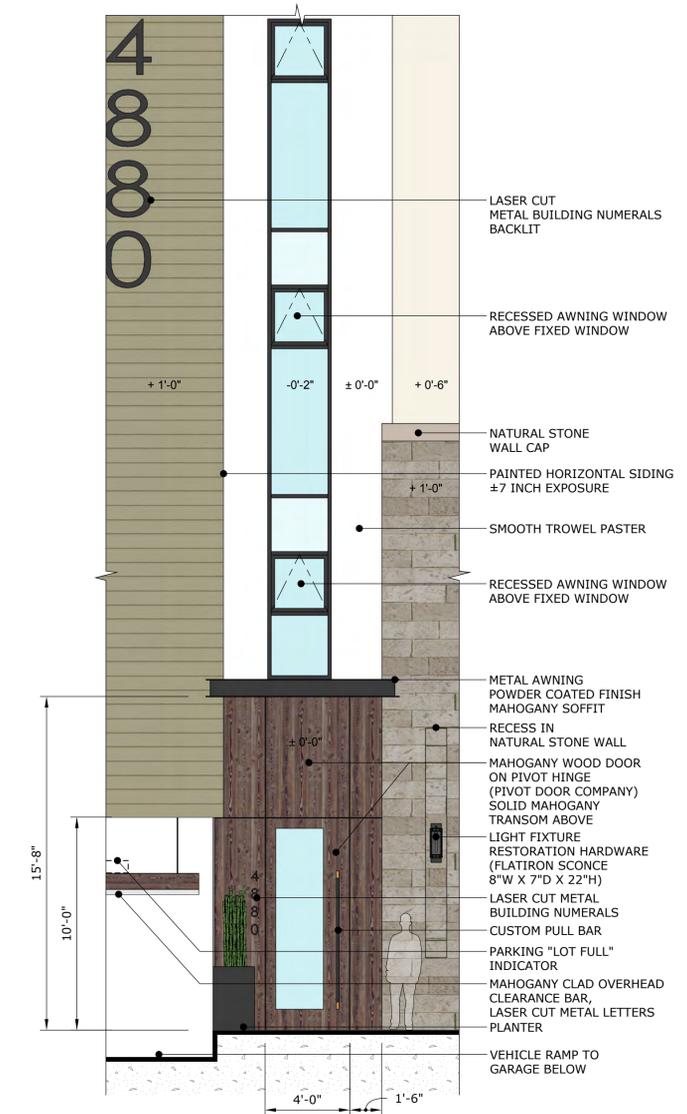
4 SECTION - SOUTH BALCONY



3 ELEVATION - SOUTH BALCONY



2 SECTION - ENTRY DOOR



1 ELEVATION - ENTRY DOOR

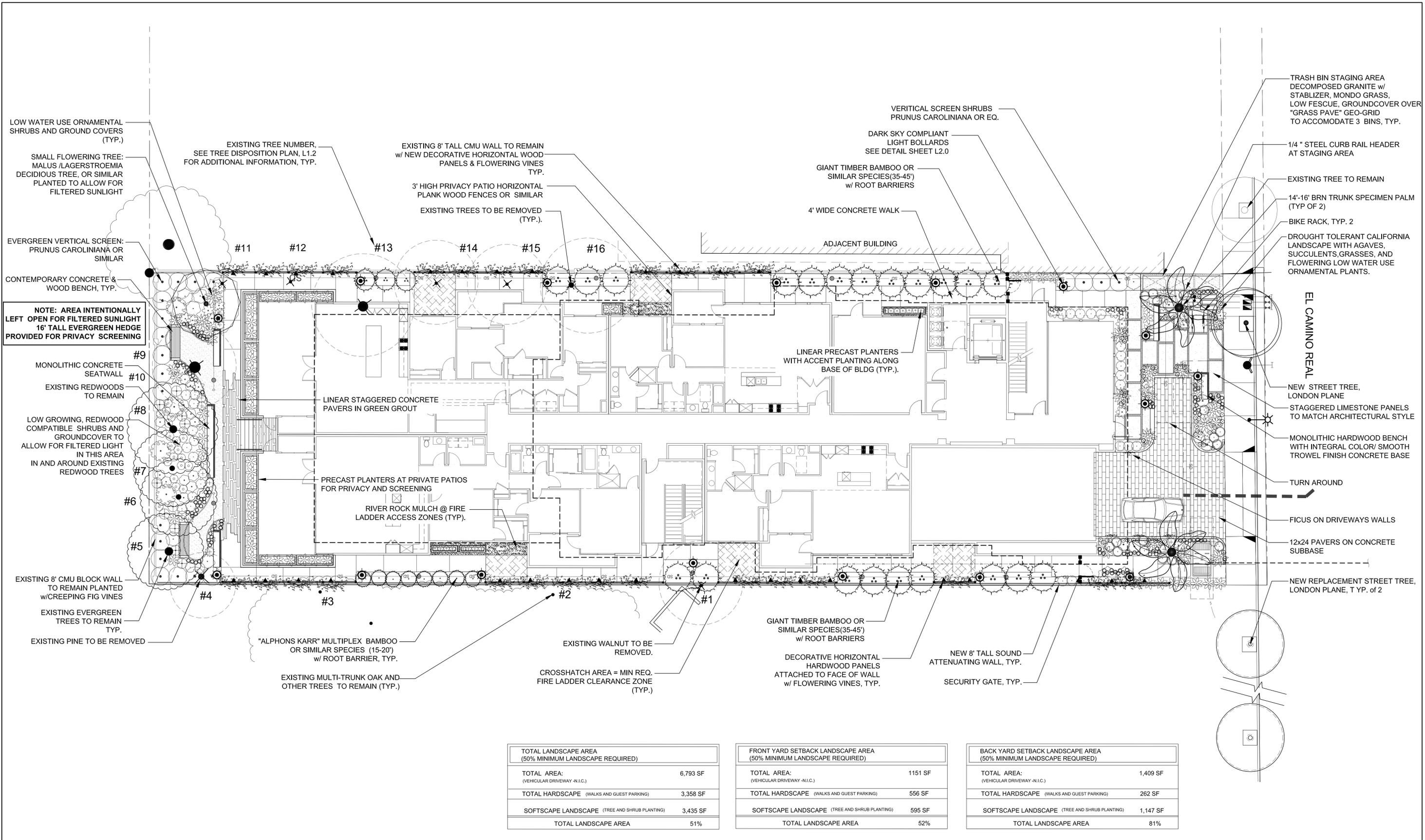
6 SECTION - SIDE BALCONY

5 ELEVATION - SIDE BALCONY



EL CAMINO REAL







12x24 PAVER ON CONCRETE SUBBASE ON DRIVEWAY



STAGGERED LIMESTONE PAVERS AT MAIN ENTRY



LINEAR LIMESTONE PAVERS IN GREEN GROUT



HORIZONTAL WOOD PANELS MOUNTED TO WALLS



CONTEMPORARY WOOD/CONCRETE BENCH



MONOLITHIC, INTEGRAL COLOR, SMOOTH FINISH CONCRETE SEAT BLOCKS



PRECAST LINEAR PLANTERS ALONG BASE OF BUILDING



"REEDER" BIKE RACK W/ INTEGRAL LIGHTING OPTION BY LANDSCAPE FORMS



"LOOP" BIKE RACK BY LANDSCAPE FORMS



BOLLARD LIGHT "MULTIPLICITY" LED BOLLARD LIGHT DARK SKY COMPLIANT CLEAR ANODIZED ALUMINUM, EMBEDDED MOUNT BY LANDSCAPE FORMS

SMALL FLOWERING DECIDUOUS TREE
INTENTIONALLY USED TO ALLOW FOR
FILTERED SUNLIGHT



CAROLINIANA LAUREL



CRAPE MYRTLE



FORTNIGHT LILY



TRUMPET VINE



TIMBER BAMBOO



CAST IRON PLANT



CANARY ISLAND DATE PALM



DWARF CROWN OF THORNS



DYMONDIA



AGAVE

NEW STREET TREE, LONDON PLANE



MOCK ORANGE



GREVILLEA



LIRIOPE



CALIFORNIA FERN



FUCHSIA GARTENMEISTER



LITTLE BUNNY FOUNTAIN GRASS



BAMBOO MULTIPLEX VARIETY



CAST IRON PLANT



TIMBER BAMBOO



TRUMPET VINE



KARO PITTOSPORUM



WALLFLOWER

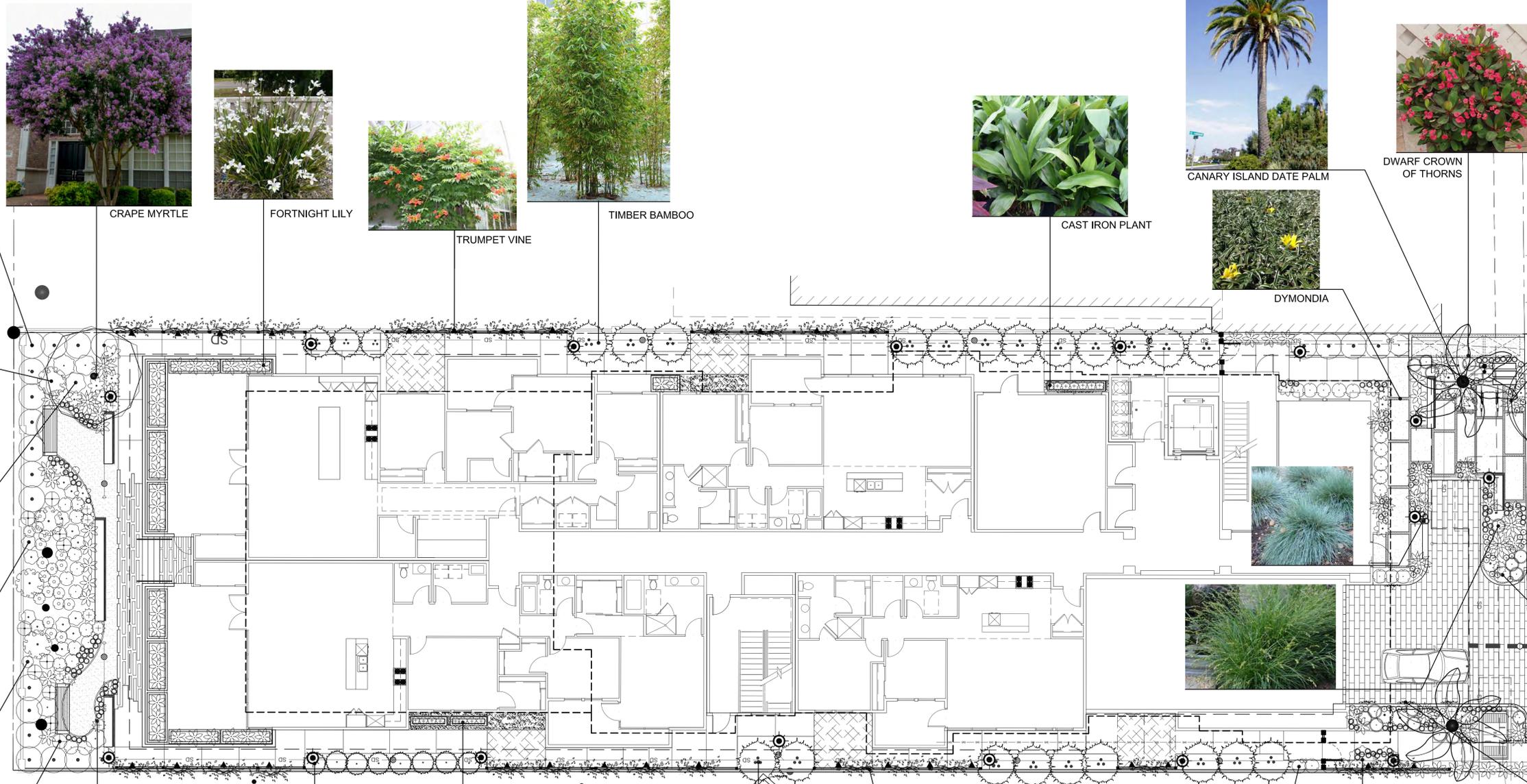


DWARF NATAL PLUM



FICUS VINE

NEW REPLACEMENT STREET TREE, LONDON PLANE, TYP.





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



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BAM ALP	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	5 GAL	8		POL CAL	POLYSTICHUM CALIFORNICUM	CALIFORNIA FERN	5 GAL	20
	BAM OLD	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO	15 GAL	24		PRU BRI	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL	21
	LAG MUS	LAGERSTROEMIA X 'MUSKOGEE'	CRAPE MYRTLE LIGHT LAVENDER	24"BOX	1		SEN BLU	SENECIO MANDRALISCAE 'BLUE CHALK STICKS'	SENECIO	4"POT	86
	PHO BAL	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	15' BT	2	VINE/ESPALIER	CODE	BOTANICAL NAME	COMMON NAME	CONT.	QTY
	PLA ACE	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24"BOX	3		CAM RAD	CAMPSIS RADICANS	TRUMPETVINE	5 GAL	29
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT.	QTY		FIC REP	FICUS REPENS	CREEPING FIG	5 GAL	5
	AGA ARB	AGAVE ATTENUATA 'ARBOLEDA BLUE'	BLUE FOXTAIL AGAVE	5 GAL	14						
	ANI JOE	ANIGOZANTHOS X 'PINK JOEY'	PINK JOEY KANGAROO PAW	5 GAL	20						
	ASP ELA	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	15						
	CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	5 GAL	18						
	CAR NAN	CARISSA MACROCARPA 'NANA'	DWARF NATAL PLUM	5 GAL	9						
	DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	68						
	ERY BOW	ERYSIMUM X 'BOWLES' MAUVE'	WALLFLOWER	5 GAL	2						
	EUP DW3	EUPHORBIA MILII 'DWARF APACHE'	DWARF CROWN OF THORNS	5 GAL	1						
	FES EL2	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	130						
	FUC GAR	FUCHSIA HYBRID 'GARTENMEISTER BONSTEDT'	GARTENMEISTER FUCHSIA	5 GAL	10						
	GRE NOE	GREVILLEA HYBRID 'NOELLII'	GREVILLEA	5 GAL	4						
	HEB COE	HEBE X 'COED'	HEBE	5 GAL	3						
	LEU SA2	LEUCADENDRON X 'SAFARI SUNSHINE'	CONEBUSH	5 GAL	2						
	LIR GIG	LIRIOPE GIGANTEA	GIANT LIRIOPE	5 GAL	13						
	PEN BUN	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	5 GAL	14						
	PHI MEX	PHILADELPHUS MEXICANUS	MOCK ORANGE	5 GAL	4						
	PIT CRA	PITTOSPORUM CRASSIFOLIUM	KARO PITTOSPORUM	5 GAL	32						

4.3 Basic Tree Preservation Measures (TPMs)

The basic tree protection fencing is just the first step in tree preservation. Many additional tools and procedures come into play. Usually restriction of space and time curtail the use of the more esoteric ones, but those below are significant. Ideally, the owner or designer makes decisions well ahead of the project's start so that only trees which can realistically be preserved are retained.

Tree Protection Fence (TPF)

We have inspected the property; Type I fence is to be installed to protect 5, 6, 7, and 8, as shown in attached site plan.

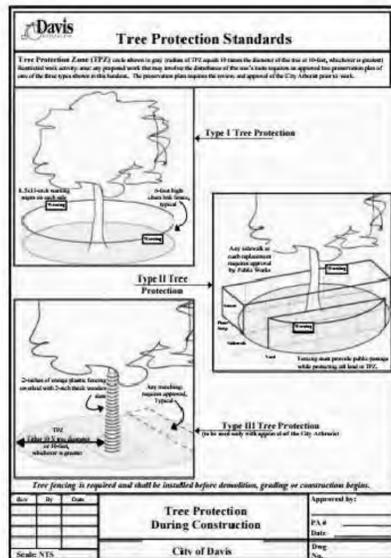
Keep *fence in tact* until ready for final landscaping.

Use a *continuous 6' foot high chain link fence with an allowed 2' foot opening to provide access for inspections*. The Posts = 8 ft. tall X 2" inch diameter galvanized posts driven 2 feet into the soil. Post Signs on the fence (8.5" X 11") warning of "penalty for working inside of fence or removal without written permission of Project or City Arborist (specific sign wording can be provided in memo form).

Fence *as much of the root zones as possible*, ideally 5' feet beyond the drip lines (branch tips) or including the entire TPZ. For this project's design constraints, the fence locations are pulled back to hardscape perimeters (with supplemental root zone protection described below).

Prohibit *all construction impact* from disturbing the root zone area which can effect tree preservation.

The "clinical" area of the trees are the trunk and the branch structures that we see above the ground, however to ensure the health of the tree and facilitate preservation we must also acknowledge and take into consideration the complex structures of the root system under the ground responsible for structural and nutritional health; therefore, *should work be required within the TPZ the advice and guidance of a Project Arborist should be employed.*



SUPPLEMENTAL PROTECTION – MULCH – ROOT ZONE BUFFER

Wood chip mulch shall be applied over open root zones (beneath trees' drip lines) to a depth of 4-6 inches, tapering to soil level within the 9 inches nearest the tree trunk.

Wood chips from tree pruning operations are ideal – they make a mulch that provides exceptional benefits to all trees – modifying the soil environment to conserve moisture, promote beneficial soil microbes, buffer against weather (desiccating sun, drying winds, pounding raindrops, temperature extremes), cushion the soil structure from foot (or vehicle) traffic.

Provide this for all trees – even inside of TPFs.

Where this buffer is used when TPFs cannot be placed at a drip line, additional supplemental material(s) may be required. When pre-existing driveway asphalt, or similar durable surface can be maintained intact, that may suffice. Otherwise for those cases, arborist sign-off is required, but generally depends on the traffic load:
 -Foot traffic and wheelbarrows: sheets of 5/8-inch plywood tacked together.
 -Small bobcat-type vehicles and "Fergie" – size tractors: increase chip depth to 9 inches with 1-inch plywood sheets.
 -Occasional full-size vehicles (cars, pickups, service vans): 9-inches of chips.
 -Cement trucks, haulers, loaded dump trucks, heavy duty delivery trucks ["construction site temporary access road"]: a layer of biaxial geogrid (e.g. Tensar BX1200, or equal) on top of existing grade, topped with 12 inches of chips with 1-inch trench plate, tack welded together to avoid slipping apart.

Removal of any existing driveway or parking lot asphalt from over root zone areas must be performed with care. The excavator/tractor/trucks must keep all tires/tracks on the existing asphalt, picking it up as it goes. Re-laying the paving surfacing is done in reverse path, again keeping all tires/tracks on the hard surface above any root zone.

ROOT-SENSITIVE DESIGN

Additional preservation suggestions and techniques to consider can include:
 -Pier and grade beam (on top of existing grade) to suspend construction above the roots.
 -Trenchless technology to place utilities beneath roots without severing by trenching.
 -Porous concrete, porous asphalt, open pavers can be used for some surfaces to let both air and water into root zones.
 -Re-route the layout in a different location to avoid tree roots.
 -Ramp over tree roots to avoid compacting their soil or severing them.

SUPPLEMENTAL WATERING AND FERTILIZING

Objective: To provide moisture to promote vigorous, healthy root growth.
 Procedures:

For Heritage Trees Number 5,6,7, and 8, 2-4 inches of mulch is to cover as much of the root system as possible.

Water application hints can be found in the ISA BMPs (Fertilization). Generally, a basic rule is to provide a deep soaking once a month during the hottest months of the year. Start before construction commences. Continue for a year after project completion. Modify by on-site arborist observations, especially during the "dry season" or in "drought conditions".
 One application of water can be made to be included with a fertilizer application by surface application or soil injected to a depth of 6-8 inches.
 Rules of thumb:
 -10-20 gallons of water per trunk diameter incher per month, applied evenly over the root zone.
 -Applying one inch of water will wet a moderate clay soil to about a depth of 1 ft.
 -Soil samples should be lab tested to determine nutrients lacking-lab fertilizer recommendations should be followed.

PRUNING

General: The care of trees is the obvious domain of tree care contractors. Any clearance pruning, removals, aesthetic trimming, removal of limbs, root pruning, stump grinding, and/or remedial repair must be performed by a tree care contractor with a current California Contractor's License – the appropriate classification is C61/D49, with workers being WC-ISA Certified Tree Workers supervised by an ISA Certified Arborist. This includes removal of trees and/or stumps with intertwining/overlapping branches or roots.

Routine: Typically trees would benefit from pruning near the end of a project, sometimes to improve the health and structure of some, but also to remove any deadwood, establishing a benchmark against which one can measure changes in the trees' status (e/g/, accumulation of new deadwood, hence decline).

Project-Critical: Of particular importance here may be a project clearance issues. Depending on the owner's decision about which trees to retain, crown cleaning, thinning

and raising may be needed, especially structural pruning for the near at hand perimeter trees.

Standards: All tree work must comply with applicable tree-specific ANSI Standards and be performed within the guidelines of the ISA Best Management Practices – qualified tree care contractors will be thoroughly familiar with those published industry standards.

Typical pruning types to be used are described in the cited standards. Most of the trees would benefit from "cleaning" to remove deadwood and diseased or superfluous branches; plus, they can be improved structurally by "thinning" to reduce foliage branch end weights; many will require "raising" for project clearance.

Over-Pruning: Care must be taken to avoid over-pruning trees that one seriously wants to preserve. Not only does that ruin trees' structure, but it also removes so many food producing leaves that it stresses the trees (puts them on a diet), sometime irrecoverably.

Generally, one can prune 25% from a young, vigorously growing oak or redwood without resulting in a stress reaction. Mature trees usually show stress when 15% is pruned out. Over-mature specimens can readily show decline when even 5% of the live foliage is removed from an area of the foliage canopy.

Pruning Specifications: Objectives and procedures must be project-specific. As project details take shape, the Project Arborist can draft tree-specific pruning specs in line with those general guidelines, depending on the extent to which the project is designed to accommodate tree preservation.

Root Pruning: Any roots that must be severed must be cut cleanly (no shatter, rip, tear). A tree care contractor must root prune along any line, cut, or trench will disrupt roots larger than 1-inch in diameter. This root pruning is best scheduled prior to the installation contractor's work – this actually both speeds up the work for the contractor and cause less damage to the trees.

CUTS / FILLS

Cuts into the root zones must be minimized, per roots and root zones discussions above. Preview by Project or City Arborist required before commencing.

ROOT CROWN CHANGES / DISTURBANCES

Root crown: the base of a tree – where the trunk ends and scaffold roots flare off into the surrounding soil. No change or disturbance may occur in any root crown area and all materials inadvertently or intentionally accumulating there must be removed.

ATTACHMENTS

No construction apparatus shall be attached to any tree (braces, signs, slings, etc.).

TRENCHES

Proactively avoid routing any trench under any tree's drip line (including utility, sewer, phone, cable, electric, drainage, irrigation, decorative lighting, pool supply, etc.).

In the unlikely event that a trench must cross a root system, the plan must be reviewed by the Project Arborist before that work can be done.

Consider alternatives – Tunnel with trenchless technology equipment? Hand dig? Trench straight toward a tree's trunk from both sides and then follow tunneling procedures for the short distance between (tree-specific distances recommendations can be made, based on an individual subject tree's size)?

When trenching across a root zone is necessary on-site monitoring by Project Arborist is required.

EQUIPMENT CLEANING

Establish a "Clean Out" site for such equipment as concrete trucks, cement forums, plastering apparatus, paint tools, etc. This must be located well away from any tree's root zone – or even any future planting areas.

All (sub) contractors must be on-notice that equipment must never be cleaned out over any tree's root zone – only within the designated "Clean Out" site.

STORAGE

No storage of gasoline, oil, or other chemicals over any tree's root zone.
 No storage of any construction materials inside of any tree protection fence.

CHEMICAL SPILLS

Promptly confine and clean up any chemical spill over any root zone.

PARKING

No parking under tree canopies unless the root zones are protected. This will be precluded if they can be fenced at the drip lines. Even ore important is the root zone wood chip mulch.

Traffic causes irreparable harm to the soil structure and to the tree's roots due to the compaction.

Root zone compaction under a traffic load can be reduced by thickening the root zone buffer – say, beefing up to 6-8 inches of wood chips. Alternative buffer surfaces might include (alone or in combination): crushed rock, plywood sheets, steel plate, etc.

And one still must be careful of clearances to avoid bark bruising, trunk scrapes and limb breakage.

PUBLICATION & NOTICE

A copy of these tree protection measures must be on site, available to all workers, so they will be on notice regarding the tree's requirements.

One effective method is to paste up these pages on a sheet (usually titled "Tree Preservation Plan, Sheet T-1", or equivalent) and be certain that it is included in every set of construction drawings issued.

LANDSCAPE PLAN

A well-thought-out landscaping plan can be essential. It must take into account the status and longevity of this site's existing trees. Plan for the irrigation lines to be laid on top of existing grade, placed beneath the wood-chip-mulch layer. Expect no irrigation or water-loving plants within 10 feet of any mature tree's trunk.

MONITORING

Project Arborist inspections begin with a sign-off to confirm that initial tree protection measures are in place before commencement of any other part of the project.

The City of Los Altos requires periodic monitoring inspections by the Project Arborist verifying that the tree preservation measures continue to be effective, with monthly reports faxed to the owner and the City Arborist.

PENALTIES

All (sub) contractors and their personnel must understand that they are responsible for their actions around these trees.

Circumventing tree protection measures will most certainly cause the tree(s) additional stress. This can be calculated as a change in the tree's status and there are formulae for assessing damage dollar amounts (see CTLA, Council of Tree and Landscape Appraisers).

Besides penalties derived from action on the City Ordinance, court have required contractors to pay penalties directly to the property owner suffering the damage/loss (diminution in tree value), sometimes assessed as double or triple if intentional action.

5.0 CERTIFICATION

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief and are made in good faith.

Thank you for the opportunity to be of service to you. Should you have any questions or concerns please feel free to contact me at any time of the day.

Respectfully submitted,

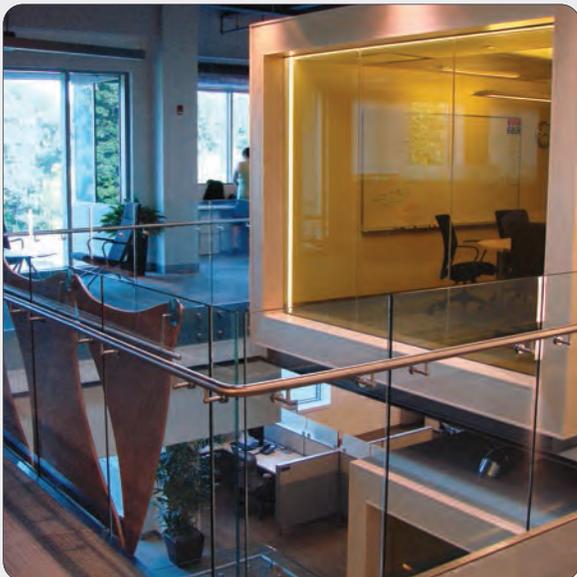
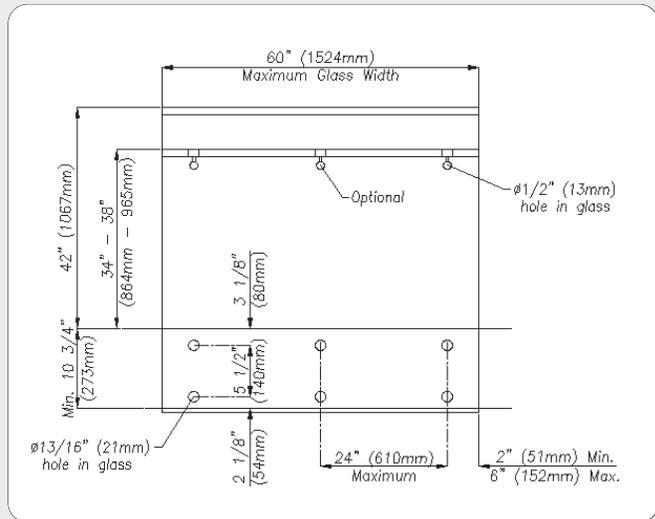
Don Araki
 ISA Certified Arborist #WE-6547A
The Tree Specialist
 (408) 209-1007

Structural Glass Guardrail — Side Mounted

- Materials** High quality stainless steel, AISI 304.
316 and 316L stainless steel available as required by environmental conditions.
- Finish** 240 grain brushed finish.
- Infill Panels** Tempered glass infill panels.
1/2" (13 mm) – cap rail optional/recommended.
5/8" (15.8 mm) – cap rail optional/recommended.
3/4" (19 mm) – cap rail optional/recommended.
- Top Rail** 1-1/2" (38 mm) outside diameter; tube wall 5/64" (2 mm) through bolted with 1/2" (13 mm) diameter elbow supports and 1-1/2" (38 mm) diameter rosettes.
- Fastening Bosses** Pairs of stainless steel bosses vertically spaced at a minimum of 5-1/2" (140 mm) and maximum 10" (254 mm) placed on a maximum of 24" (610 mm) horizontal centers.
- Total Height** 34" to 42" (864 mm to 1067 mm).
- Codes** Please check local code requirements for attached handrail needs.



Tempered glass infill panel.



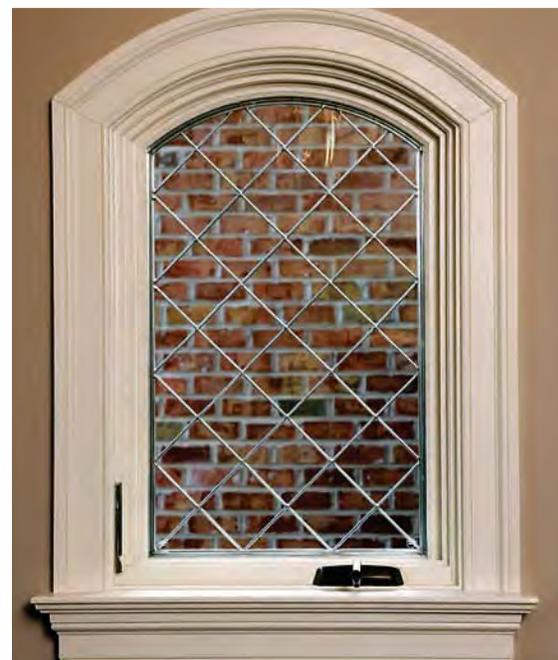
mm x 0.03937 = inches inches x 25.4 = mm



Casements

The design and performance of Ultra Series casements are what make these windows so popular. Most casements open from the side to a 90 degree angle, which allows for maximum ventilation. Corrosion-resistant hardware and folding handles make operation easy. The multi-point lock offers a sleek and convenient way to tightly secure your windows from one locking location.

*Crank-Out Casements | Push-Out Casements | French Casements | Picture & Transform Units
Picture Combination Units | Bow & Bay Units | Segment Head & Half-Circle Top Units*







Awnings

Ultra Series awning windows open from the bottom out, making them fully functional even when there is a gentle rain outside. Awnings offer unique style to any room and are the perfect complement to other Kolbe windows and doors. Folding handles and dual-arm operators make these windows easy to operate.

*Crank-Out Awnings | Push-Out Awnings | Picture Units | Picture Combination Units
Mulled Configurations*



Direct-View LED Traffic Controller TCL718DAAAA-H874

PRODUCT ID
18318



DIMENSIONS
7" H x 18" W x 5.5" D

CONSTRUCTION

Cabinet: Corrosion resistant, extruded aluminum frame. 5.5" deep, mitered construction.
Cabinet Finish: Duranodic Bronze
Face Material: 1/8" thick, impact resistant, smoke-tinted polycarbonate (5109)
Faces: Double faced sign

ELECTRICAL

UL/cUL Listed: Listed for wet locations
Voltage: 120 VAC

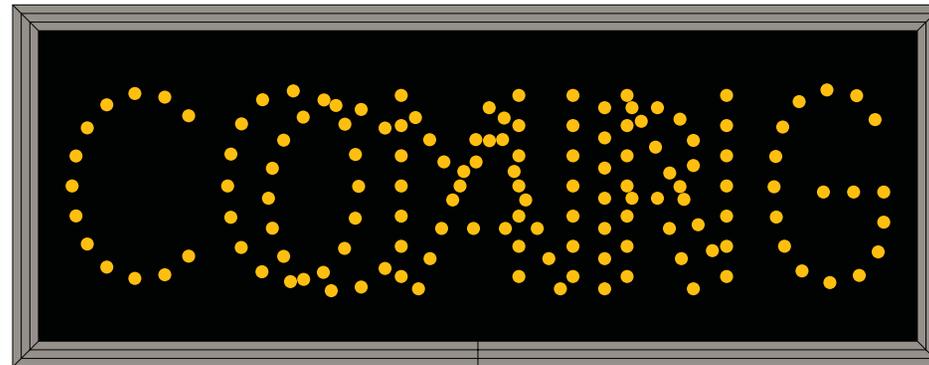
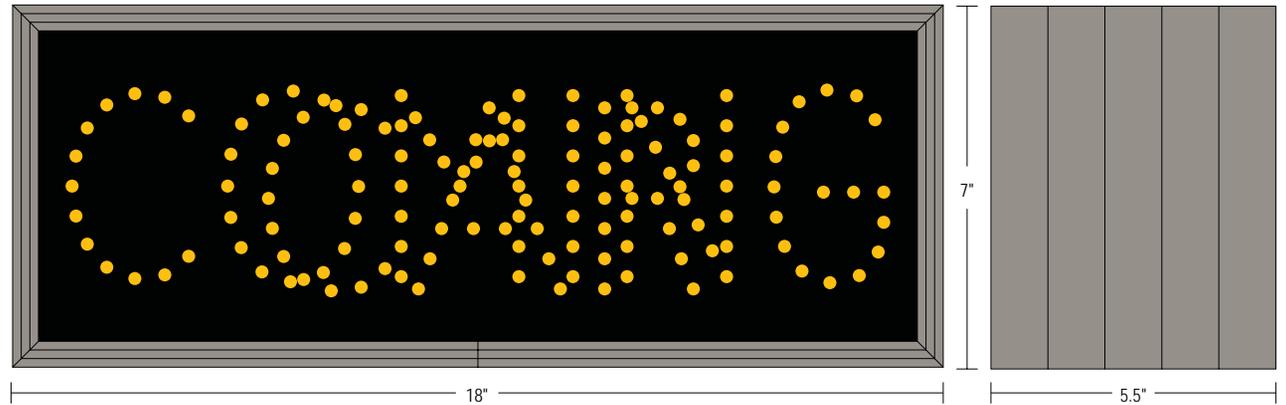
MESSAGE

Illumination: Super bright direct view LEDs. Message blanks out when off.
LED Viewing Angle: Wide Angle
Sign Messages: See message table below

NOTE: Other colors, voltages, cabinet sizes, cabinet styles and paint finishes are available upon request.

Product View

NOTE: Sign image may not exactly represent the finished product. For illustration purposes only.



Message alternately flashes



MESSAGE	LED/COLOR	HEIGHT	AMPS
CAR	Amber Wide Angle	3.5"	0.018
COMING	Amber Wide Angle	3.5"	0.034
CAR	Amber Wide Angle	3.5"	0.018
COMING	Amber Wide Angle	3.5"	0.034

Directional Systems

2250 West 23rd St
Erie, PA 16506
Phone: (877) 827-8296
Fax: (877) 827-8291

Email: sales@directionalsystems.com

Website: www.directionalsystems.com



Proudly Made in the USA

Direct-View LED Traffic Controller TCL718GR-713

PRODUCT ID
21567



DIMENSIONS
7" H x 18" W x 2.5" D

CONSTRUCTION

Cabinet: 2-piece, corrosion resistant, extruded all-weather frame, 2.5" deep.
Cabinet Finish: Duranodic Bronze
Face Material: 1/8" thick, impact resistant, smoke-tinted polycarbonate (5109)
Faces: Single faced sign

ELECTRICAL

UL/cUL Listed: Listed for wet locations
Voltage: 120 VAC

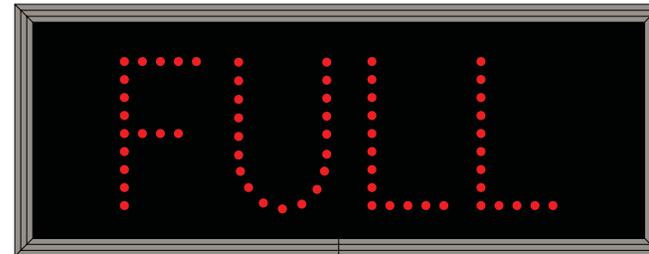
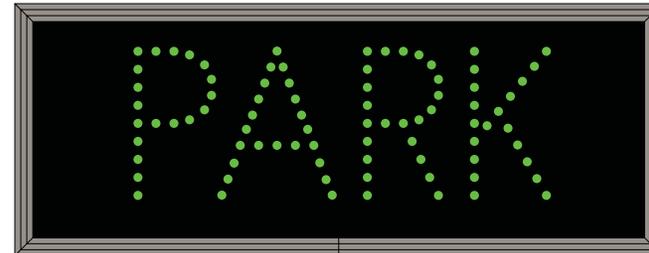
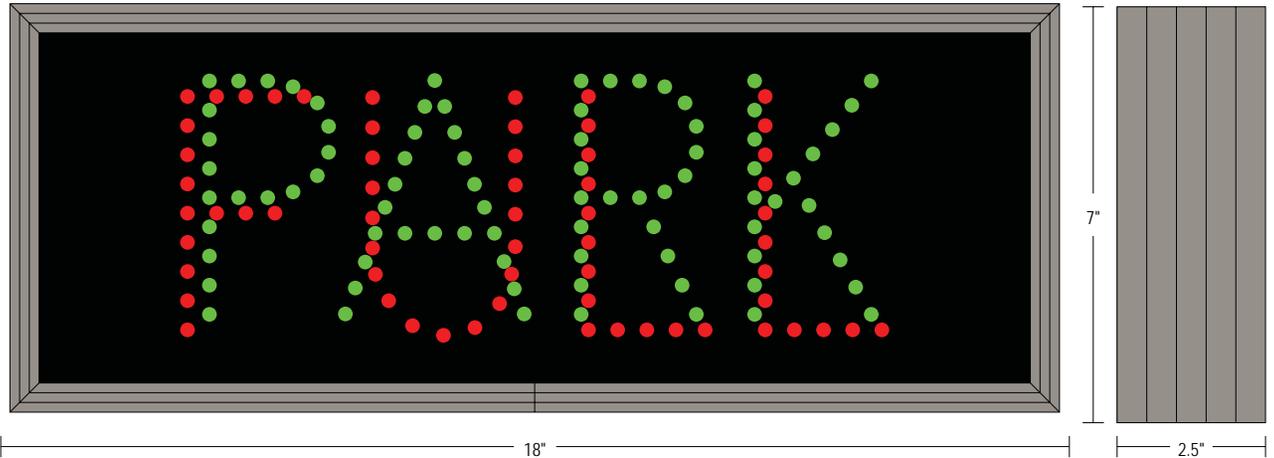
MESSAGE

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Product View

NOTE: Sign image may not exactly represent the finished product. For illustration purposes only.



MESSAGE	LED/COLOR	HEIGHT	AMPS
PARK	Green Wide Angle	4.0"	0.050
FULL	Red Wide Angle	4.0"	0.023

Directional Systems

2250 West 23rd St
Erie, PA 16506
Phone: (877) 827-8296
Fax: (877) 827-8291

Email: sales@directionalsystems.com

Website: www.directionalsystems.com



Proudly Made in the USA