

Kindbody Los Altos Tenant Improvement

**4756 EL CAMINO REAL
LOS ALTOS, CA 94022**

APN: 170-01-099

PROJECT LOT SIZE:
3,500 SQ. FT.
(3.12% OF TOTAL LOT)

TOTAL LOT SIZE:
111,882 SQ. FT.

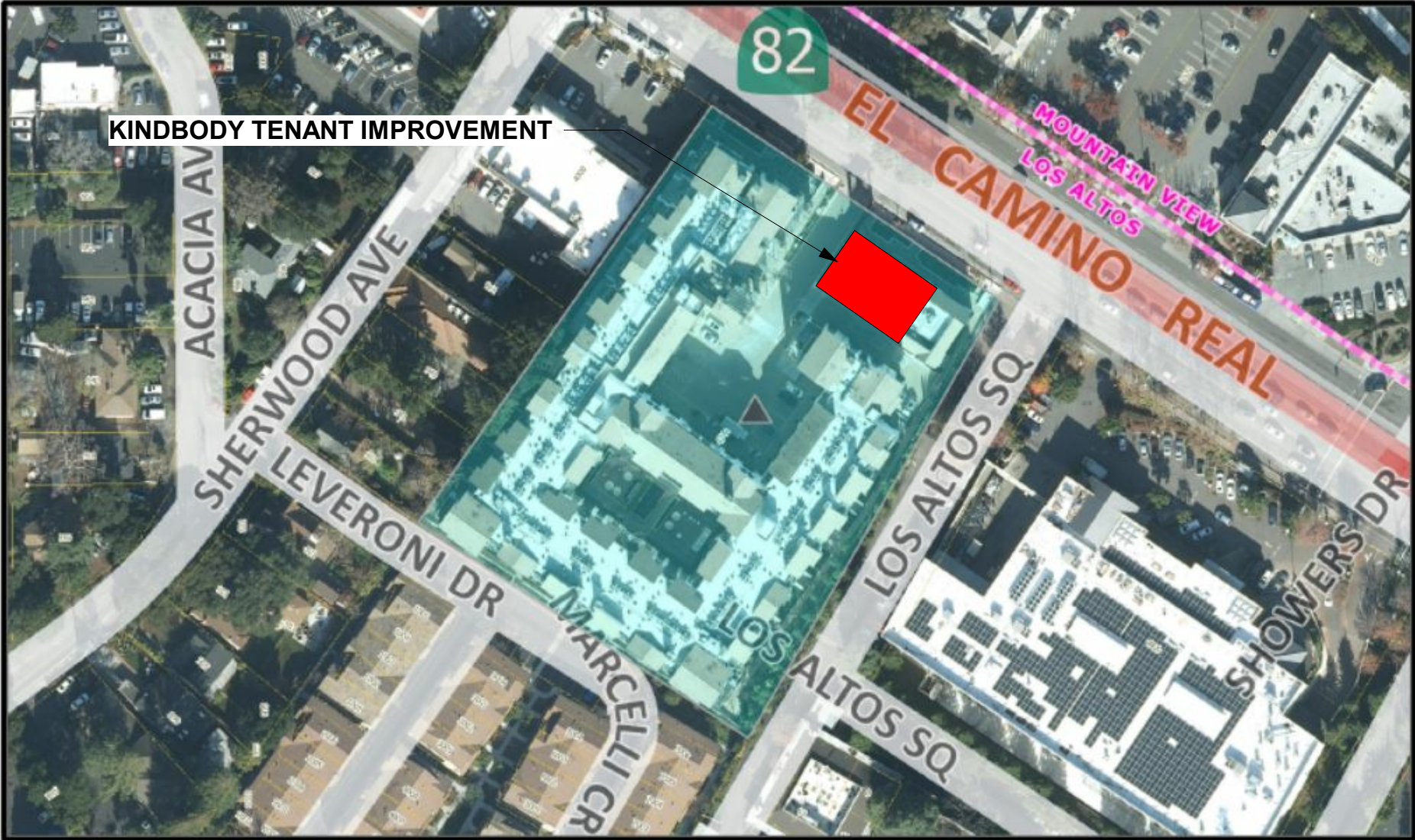
ESTIMATED PARKING
STALLS REQUIRED:
15

PARKING STALLS
PROPOSED:
0 (74 EXISTING)

GENERAL PLAN USE:
THOROUGHFARE
COMMERICAL

CITY ZONING:
COMMERICAL
THOROUGHFARE (CT)

DD-0.0	COVER PAGE
DD-1.0	SITE PLAN
DD-1.1	SITE PLAN
DD-2.0	FLOOR PLAN
DD-2.1	EXISTING FLOOR PLAN & DEMO
DD-3.0	ROOF PLAN
DD-4.0	EXTERIOR ELEVATIONS
DD-4.1	EXTERIOR ELEVATIONS
DD-4.2	EXTERIOR ELEVATIONS



LOT MAP

PROPERTY OWNER

ECR-LOS ALTOS, LLC
901 MARINERS ISLAND BLVD
SAN MATEO, CA 94404

JEFF SMITH / RICK CROSETTI
JSMITH@SRGNC.COM
RCROSETTI@SRGNC.COM

KINDBODY DESCRIPTION / PROPOSED USE

KINDBODY IS AN IVF CLINIC THAT PROVIDES FULL-SERVICE FERTILITY CARE, GYNECOLOGY, MENTAL HEALTH, AND NUTRITION COACHING. THE CLINIC WOULD OPERATE 7 DAYS PER WEEK FROM 8AM TO 7PM.

THE CLINIC EXPECTS TO HAVE 4 TO 6 EMPLOYEES AND 4 TO 6 PATIENTS ON SITE AT ANY GIVEN TIME. PATIENTS WILL TYPICALLY VISIT THE CLINIC ON AN APPOINTMENT BASIS, EITHER TO UNDERGO MEDICAL PROCEDURES OR RECEIVE CONSULTATION OF VARYING LENGTHS OF TIME.

PROJECT SCOPE

THE INTENT OF THE SCOPE CONTAINED WITHIN THESE DOCUMENTS RELATES TO A TENANT IMPROVEMENT IN AN EXISTING BUILDING FOR AN IVF CLINIC. PROJECT WORK INCLUDES BUT IS NOT LIMITED TO:

MODIFIED HVAC DUCTWORK & EXHAUST SYSTEMS, INTERIOR ELECTRICAL SYSTEMS, INTERIOR FINISHES & INTERIOR FURNISHINGS



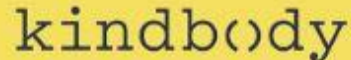
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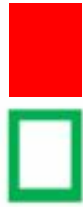
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COLONNADE COURTYARD & LEVEL G PARKING



KINDBODY TENANT IMPROVEMENT

FUTURE RESIDENT

1

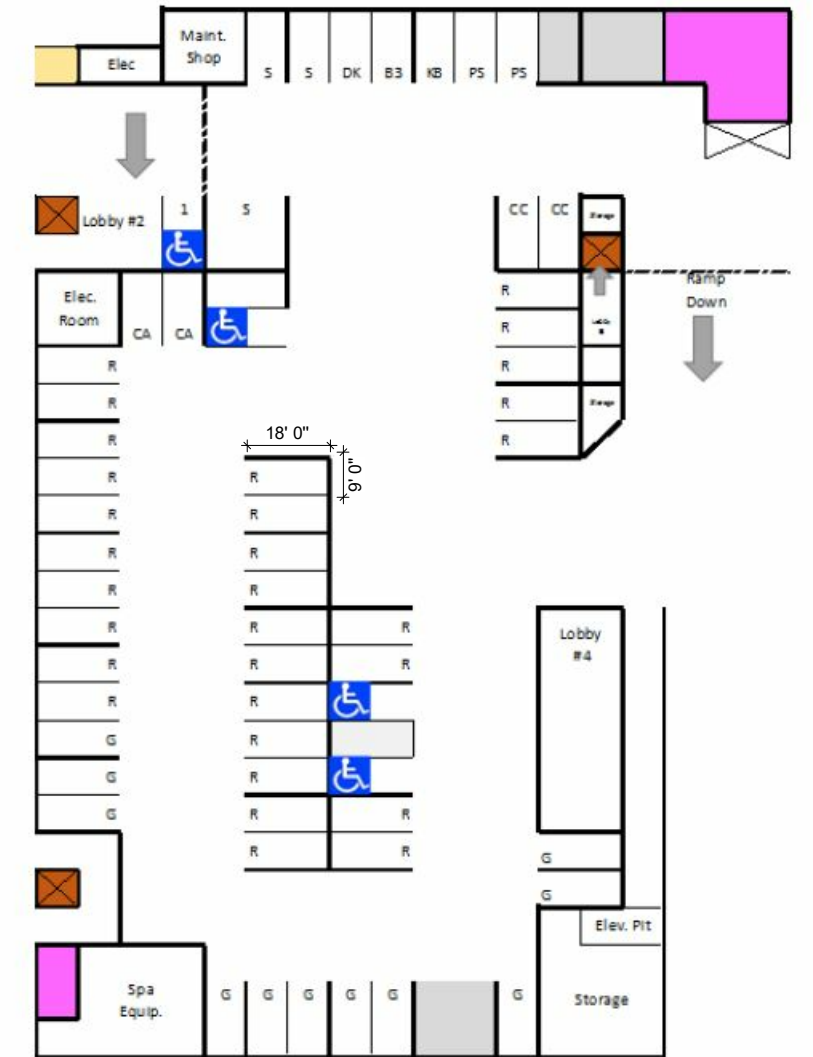
OVERALL SITE PARKING PLAN

12" = 1'-0"

GENERAL NOTES

1. ALL EXISTING DRIVEWAYS, LOADING AREAS AND CAR PARK SPACES ARE TO REMAIN AS IS, IN COMPLIANCE WITH CITY OF LOS ALTOS PREVIOUS APPROVAL AT TIME OF INITIAL CONSTRUCTION.
2. DIMENSIONS OF PARKING DRIVEWAY, LOADING AREAS AND CAR PARK SPACES THAT ARE NOTED ARE DERIVED FROM THE AS-BUILT DRAWINGS, AND SHOULD BE CONFIRMED ON SITE.

COLONNADE RETAIL/GUEST PARKING LEVEL A



- GATE
- CA - CLEAN AIR
- S - STAFF
- B3 - BARRE 3
- G - GUEST
- R - RETAIL
- CC - COUPA CAFE
- KB - KINDBODY
- PS - PURSUIT SALON

2

UNDERGROUND PARKING PLAN

12" = 1'-0"



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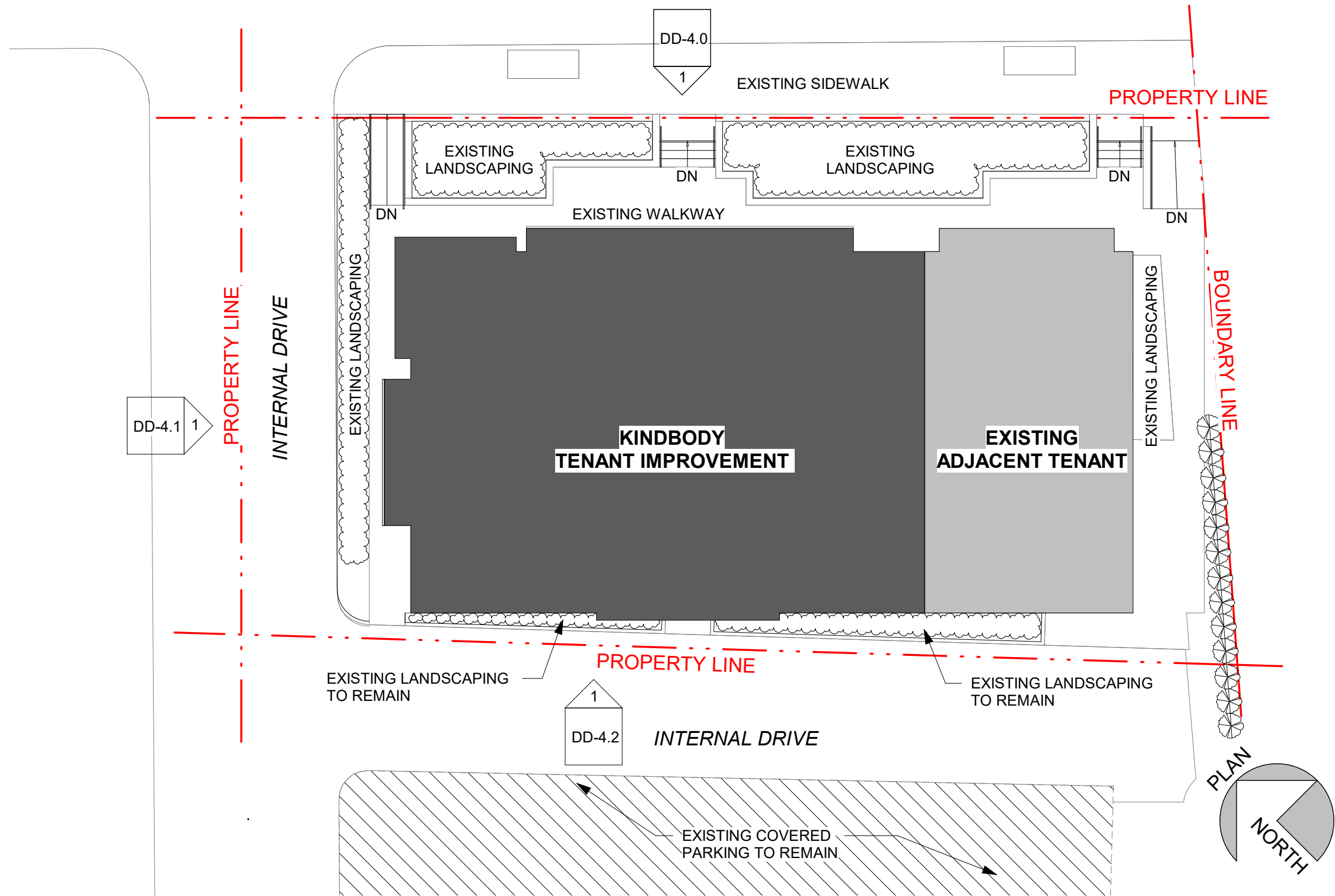
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SITE PLAN

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EL CAMINO REAL



1 SITE PLAN
1/16" = 1'-0"



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SITE PLAN

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Area Schedule (Rentable Space)

NAME	AREA	PERCENTAGE
CIRCULATION	460 SF	13%
LOBBY	437 SF	13%
MEDICAL ROOMS	273 SF	8%
BREAK AREA	202 SF	6%
MEDICAL ROOMS	176 SF	5%
STORAGE	170 SF	5%
MEDICAL ROOMS	162 SF	5%
MEDICAL ROOMS	153 SF	4%
NURSES STATION	152 SF	4%
RECOVERY	151 SF	4%
MEDICAL ROOMS	148 SF	4%
MEDICAL ROOMS	148 SF	4%
MEDICAL ROOMS	131 SF	4%
MEDICAL ROOMS	107 SF	3%
MEDICAL ROOMS	99 SF	3%
MEDICAL ROOMS	76 SF	2%
RESTROOM	74 SF	2%
MEDICAL ROOMS	71 SF	2%
RESTROOM	71 SF	2%
MEDICAL ROOMS	64 SF	2%
STORAGE	59 SF	2%
STORAGE	57 SF	2%
TOTAL	3441 SF	100%

Rentable Space

- BREAK AREA
- CIRCULATION
- LOBBY
- MEDICAL ROOMS
- NURSES STATION
- RECOVERY
- RESTROOM
- STORAGE



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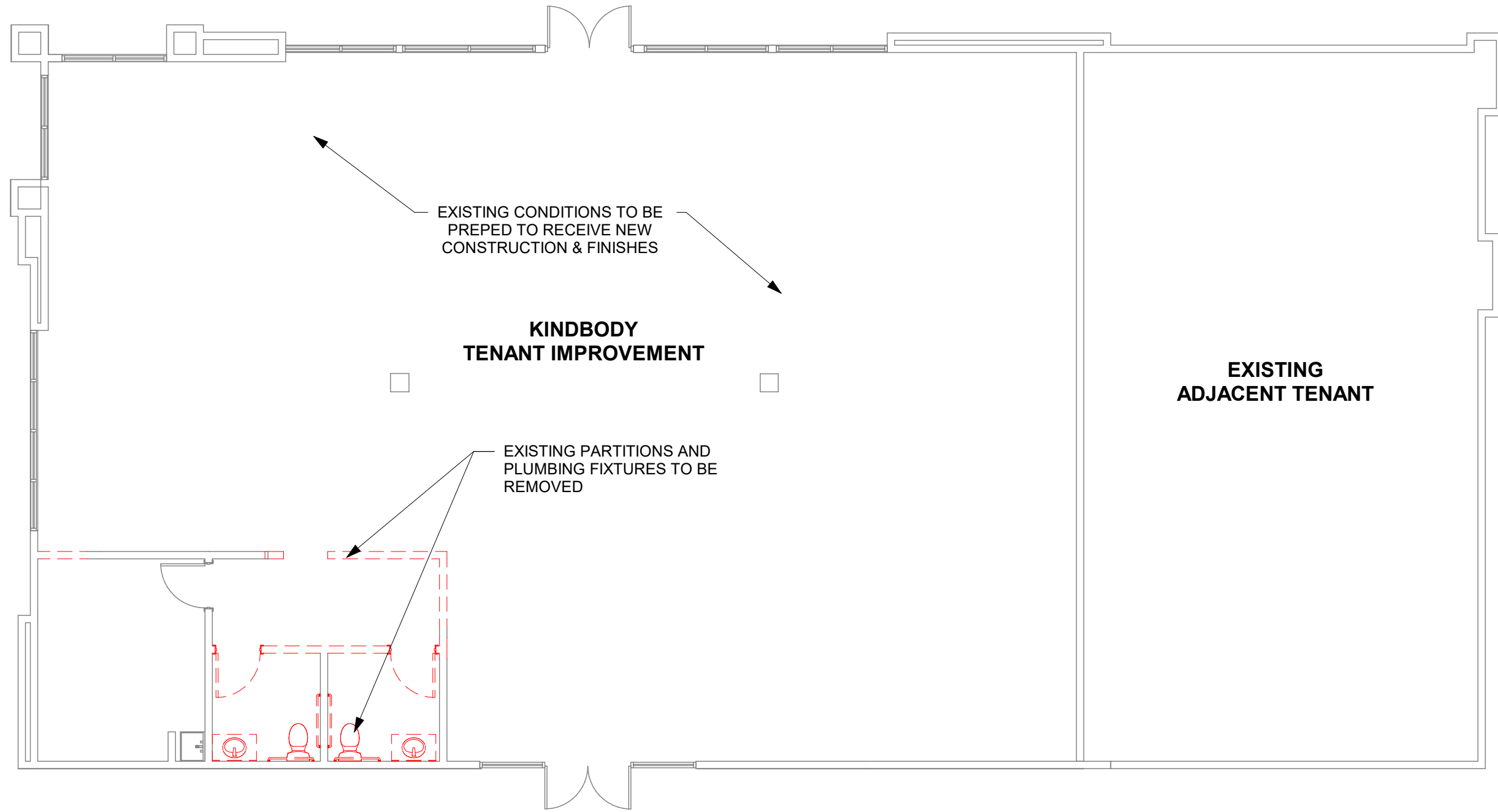
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FLOOR PLAN

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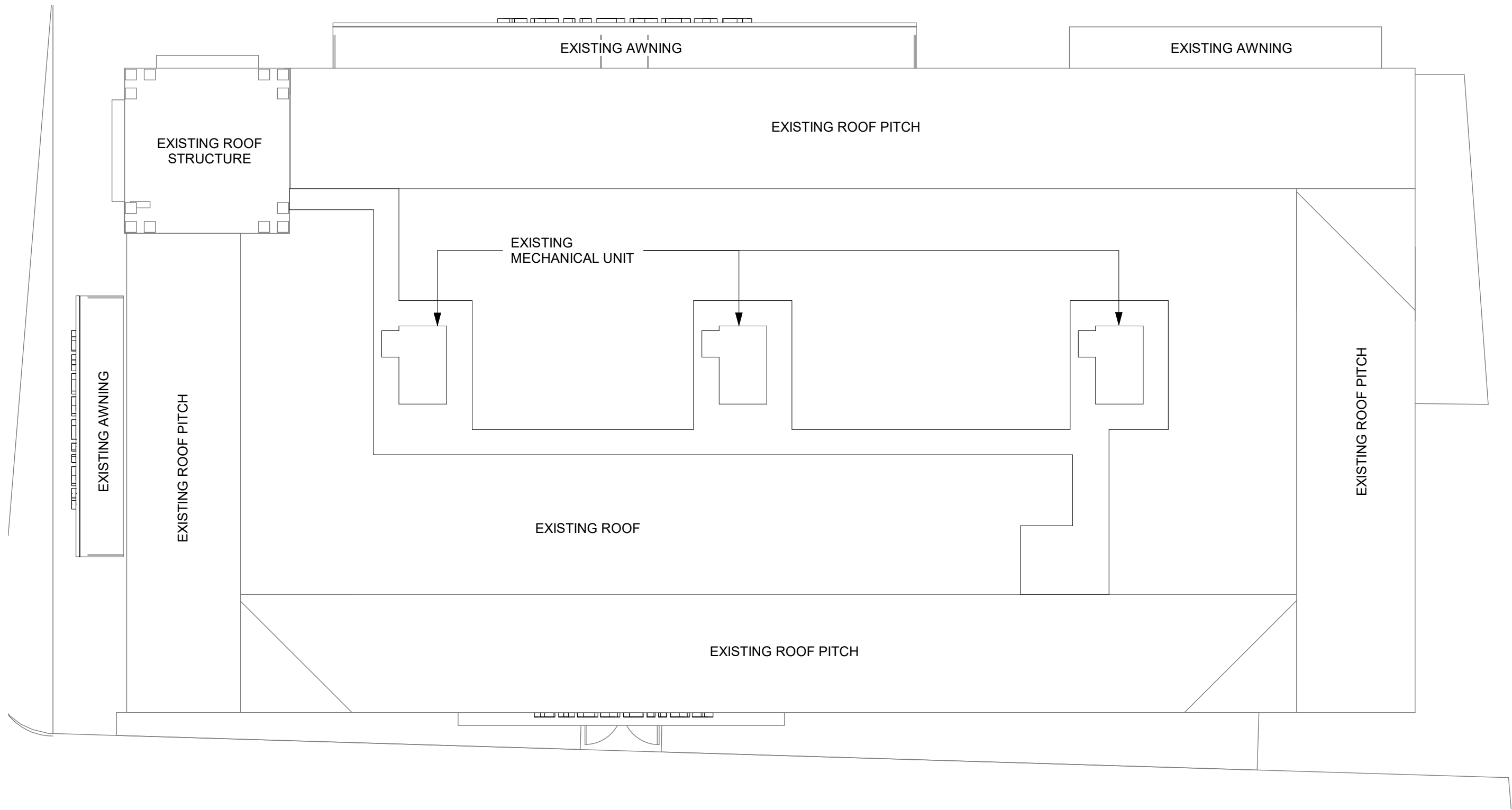
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EXISTING FLOOR PLAN & DEMO

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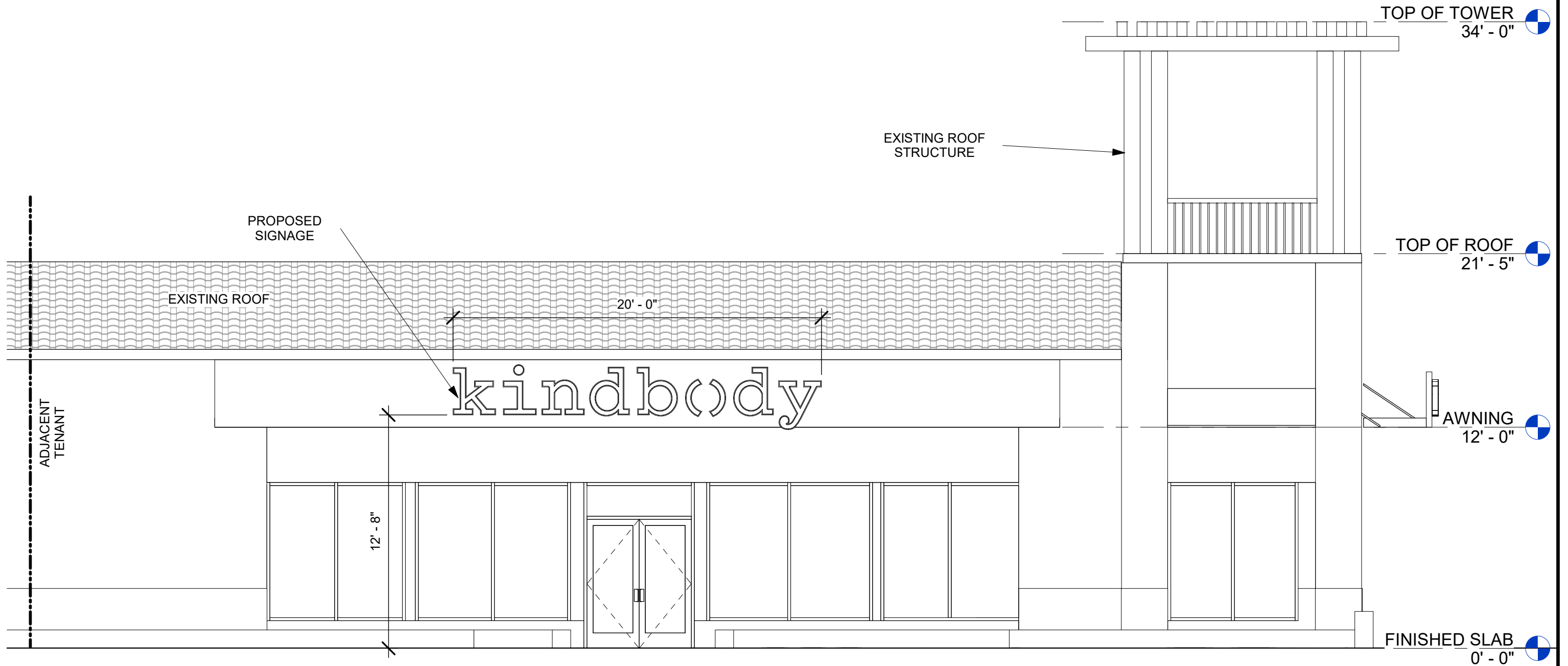
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ROOF PLAN

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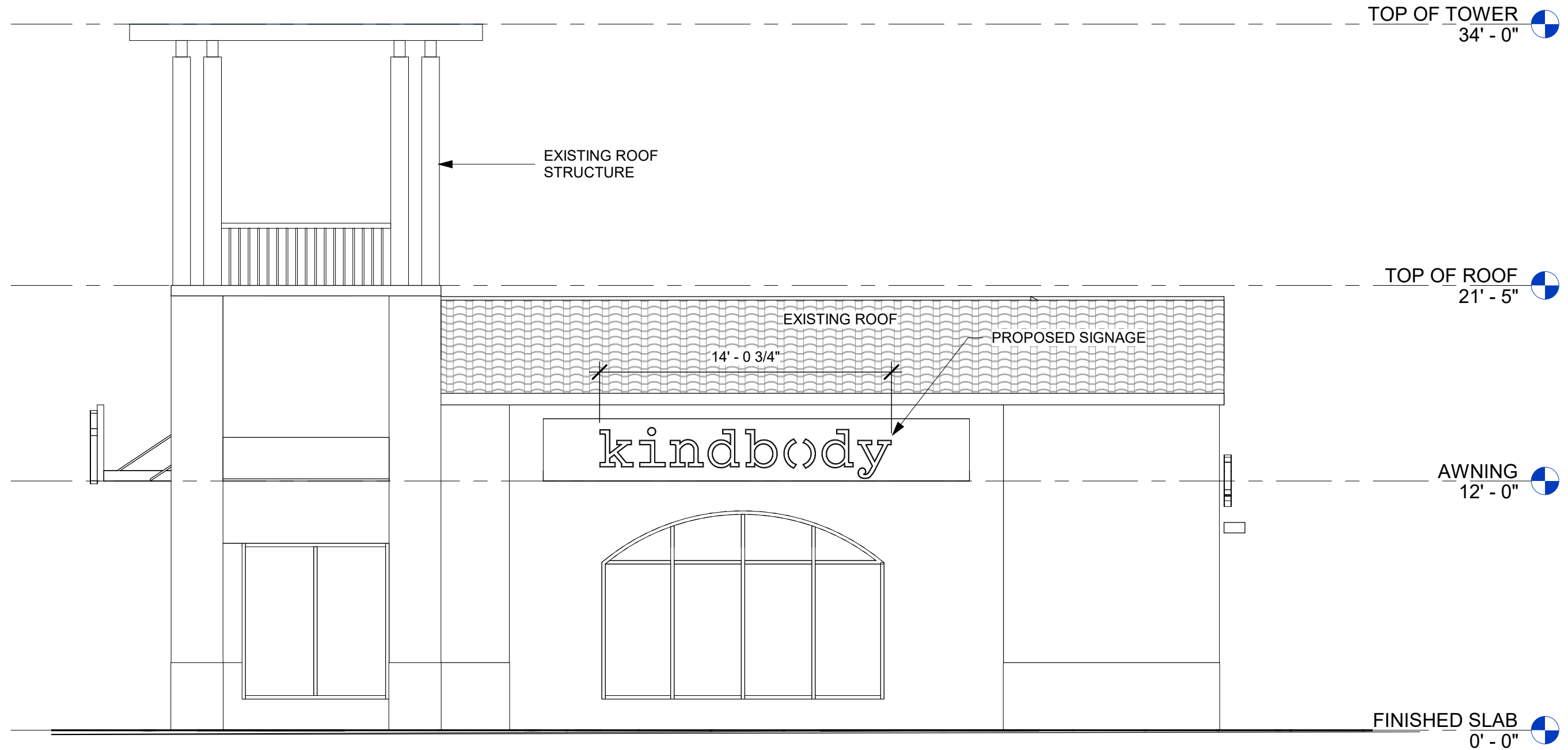
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1 EXISTING EXTERIOR ELEVATION A
 3/16" = 1'-0"

ELEVATION GENERAL NOTES

- 1. ALL EXISTING EXTERIOR CONDITIONS TO REMAIN, INCLUDING ROOF PITCHES AND MATERIALS.
- 2. PREVIOUSLY APPROVED EXTERIOR CONDITIONS TO BE FOUND IN SEPARATE PERMIT



1 EXISTING EXTERIOR ELEVATION B
3/16" = 1'-0"



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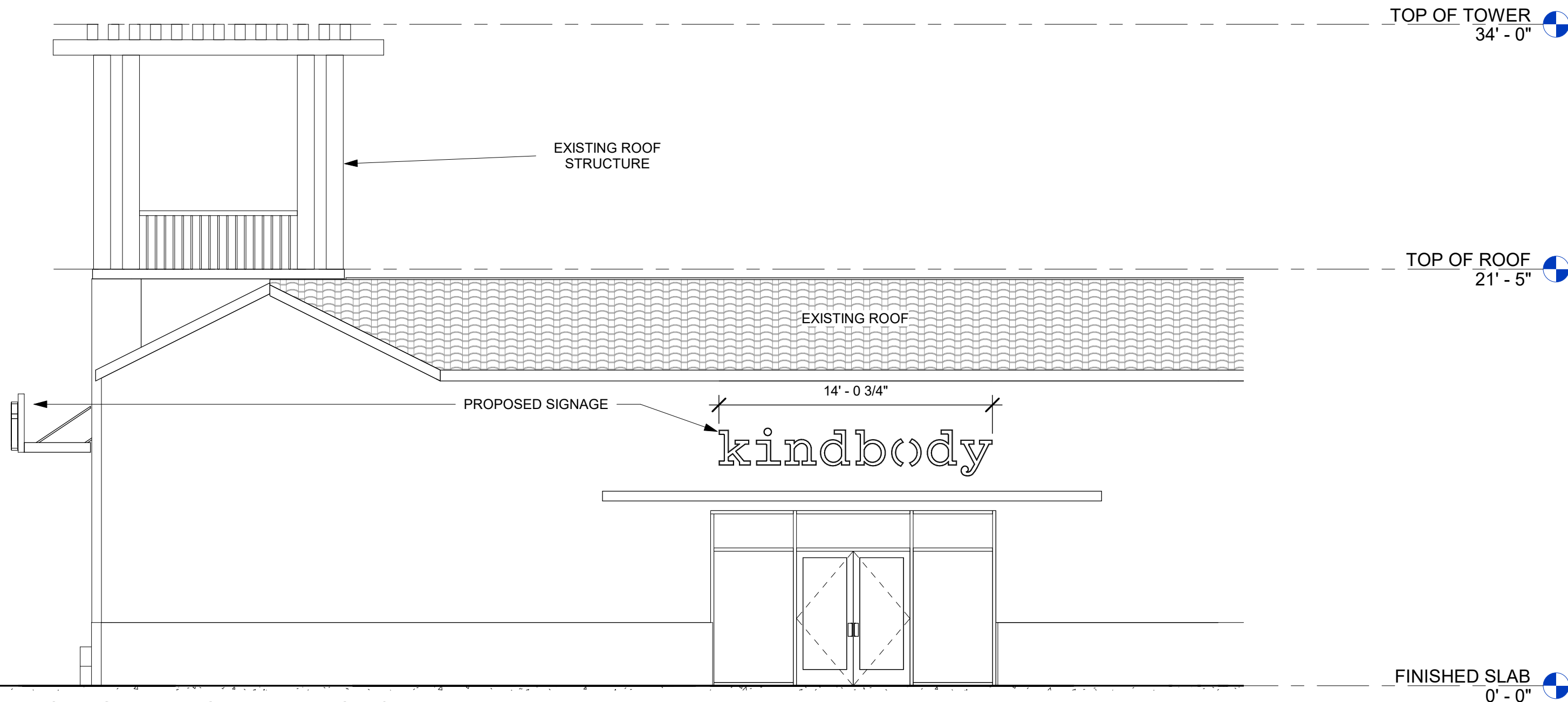
EXTERIOR ELEVATIONS

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ELEVATION GENERAL NOTES

- 1. ALL EXISTING EXTERIOR CONDITIONS TO REMAIN, INCLUDING ROOF PITCHES AND MATERIALS.
- 2. PREVIOUSLY APPROVED EXTERIOR CONDITIONS TO BE FOUND IN SEPARATE PERMIT



1 EXISTING EXTERIOR ELEVATION C
3/16" = 1'-0"



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EXTERIOR ELEVATIONS

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