

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.

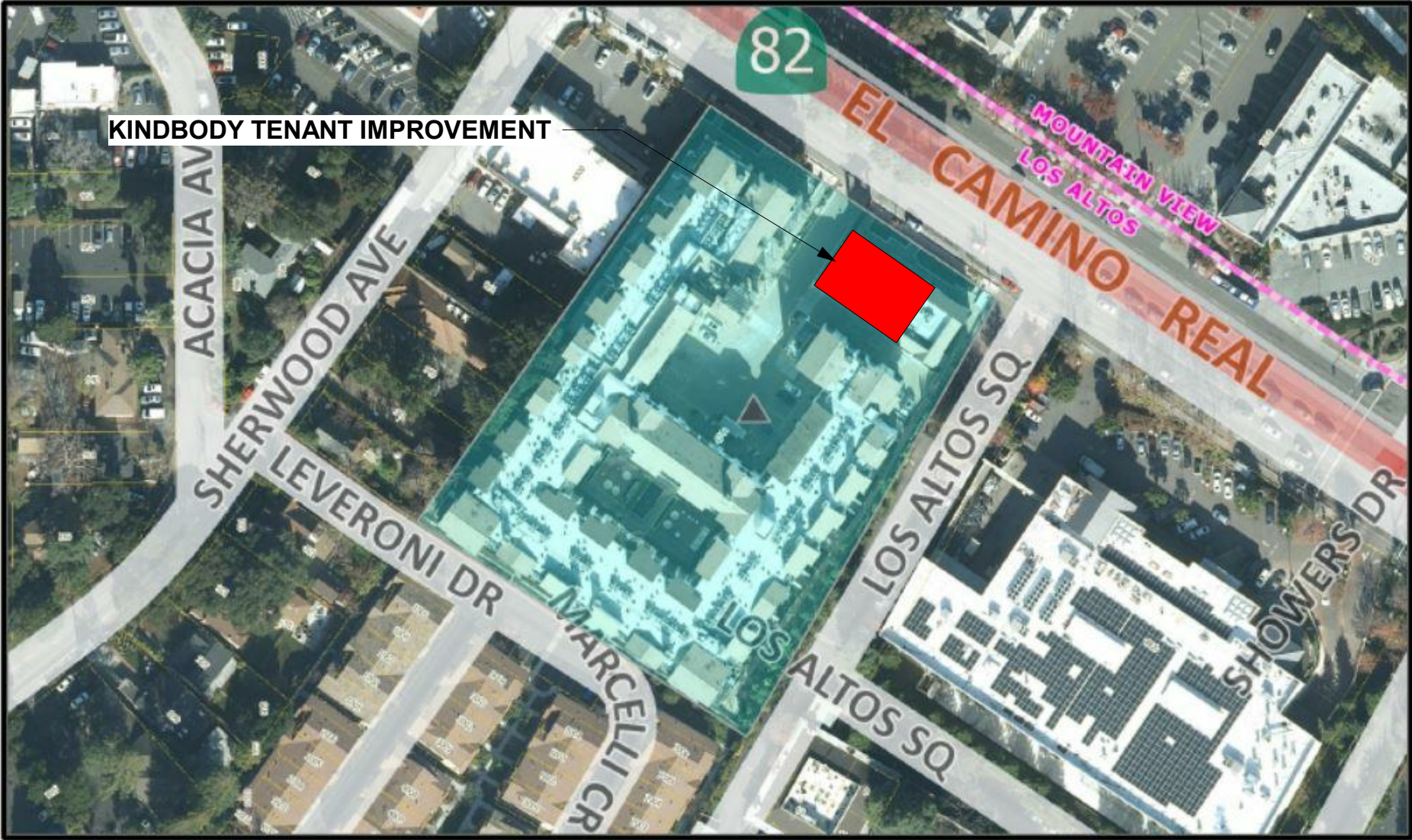
ESTIMATED PARKING
STALLS REQUIRED:
15

PARKING STALLS
PROPOSED:
0 (74 EXISTING)

GENERAL PLAN USE:
THOROUGHFARE
COMMERICAL

CITY ZONING:
COMMERICAL
THOROUGHFARE (CT)

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DD-1.1	SITE PLAN
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DD-2.1	EXISTING FLOOR PLAN & DEMO
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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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COVER PAGE

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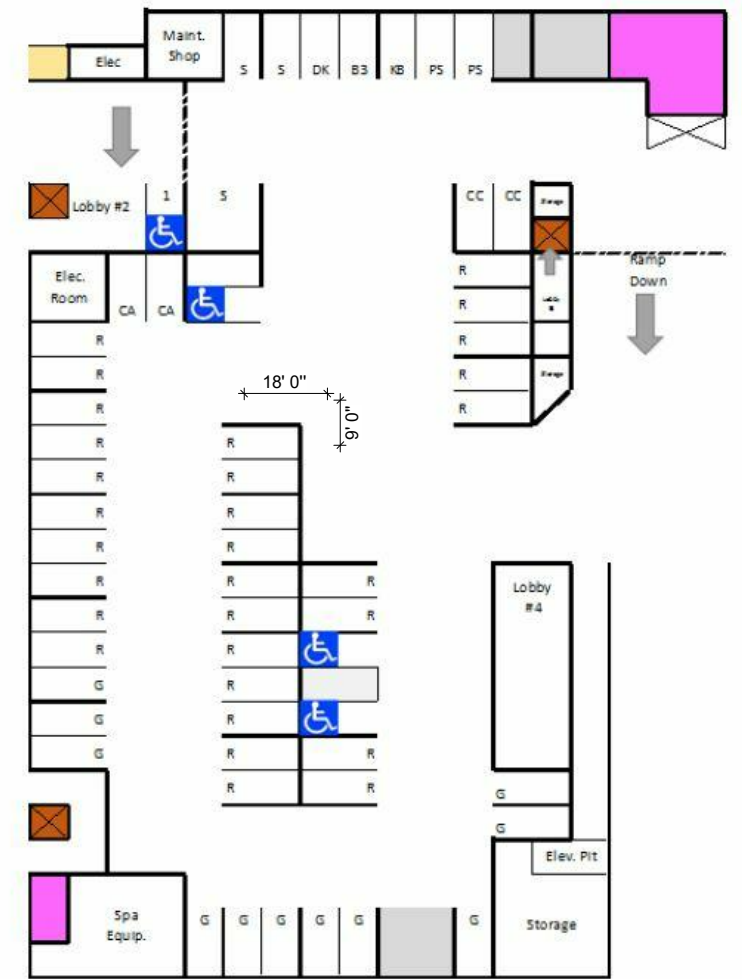
COLONNADE COURTYARD & LEVEL G PARKING



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.
3. ALL PARKING INDICATED AS RETAIL ARE ALLOCATED TO ALL NON RESIDENTIAL FACILITIES LOCATED IN THE COLONNADE COMPLEX.

COLONNADE RETAIL/GUEST PARKING LEVEL A



RETAIL

RETAIL SPACES ALLOCATED TO ALL FOUR RETAIL SPOTS IN THE COLONNADE COMPLEX



GUEST



FUTURE RESIDENT



KINDBODY TENANT IMPROVEMENT



FUTURE RESIDENT

1

OVERALL SITE PARKING PLAN

12" = 1'-0"

2

UNDERGROUND PARKING PLAN

12" = 1'-0"



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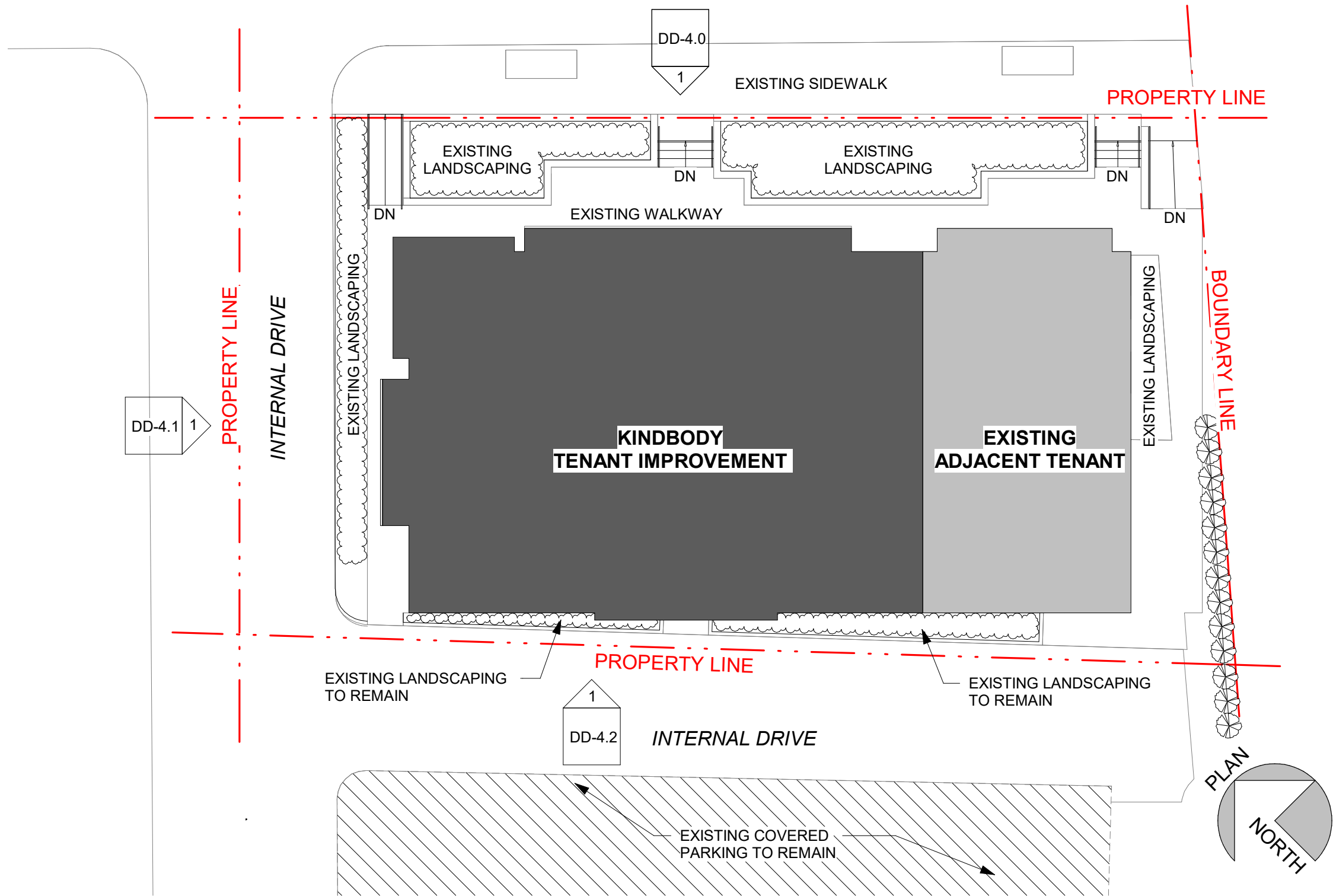
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SITE PLAN

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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



MEDICAL ROOMS
273 SF

LOBBY
437 SF

MEDICAL ROOMS
153 SF

MEDICAL ROOMS
99 SF

RECOVERY
151 SF

NURSES STATION
152 SF

STORAGE
57 SF

CIRCULATION
460 SF

STORAGE
170 SF

RESTROOM
74 SF

MEDICAL ROOMS
76 SF

MEDICAL ROOMS
64 SF

STORAGE
59 SF

MEDICAL ROOMS
71 SF

RESTROOM
71 SF

MEDICAL ROOMS
131 SF

MEDICAL ROOMS
107 SF

MEDICAL ROOMS
162 SF

MEDICAL ROOMS
148 SF

MEDICAL ROOMS
176 SF

MEDICAL ROOMS
148 SF

BREAK AREA
202 SF

FLOOR PLAN

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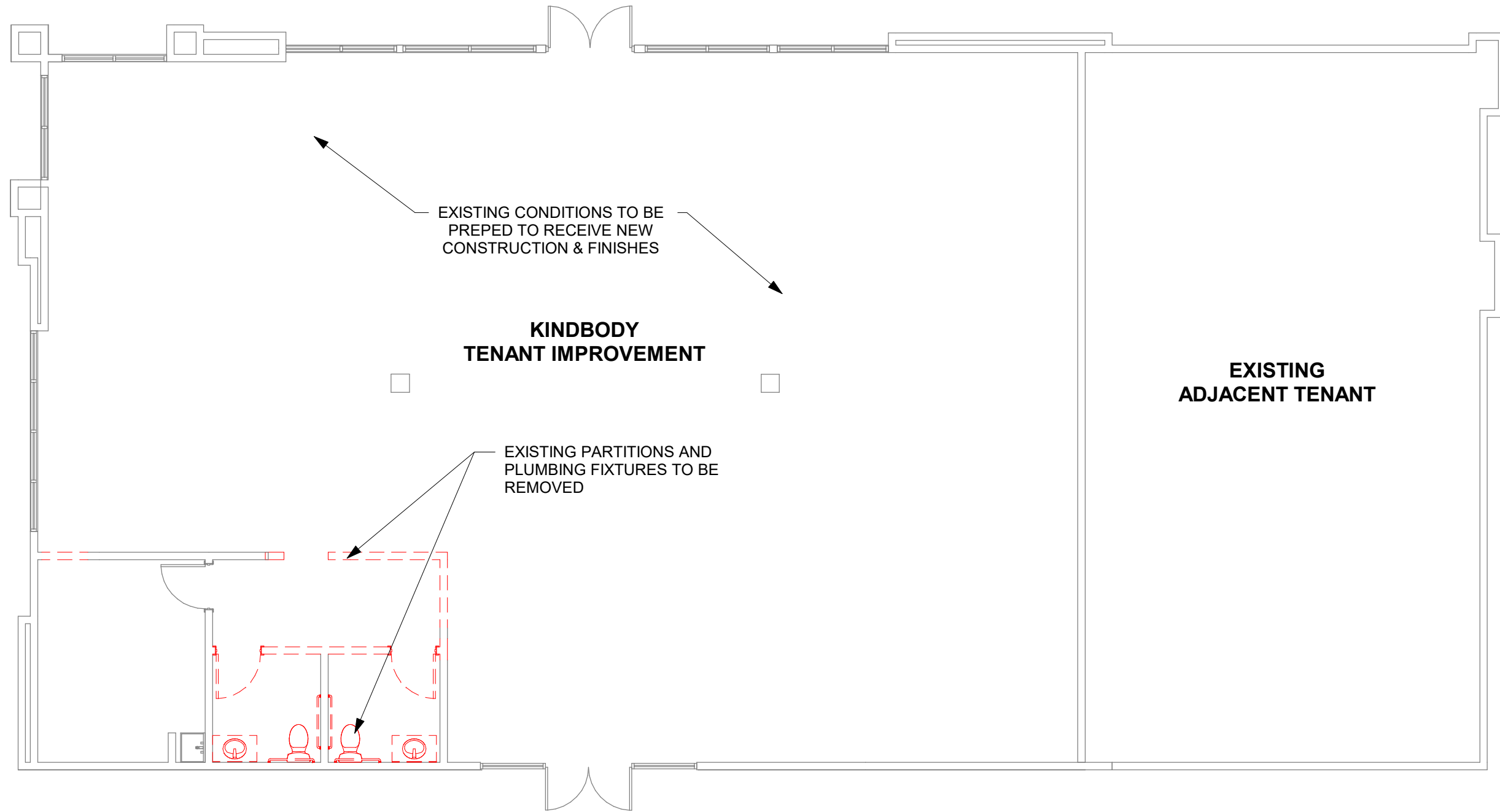


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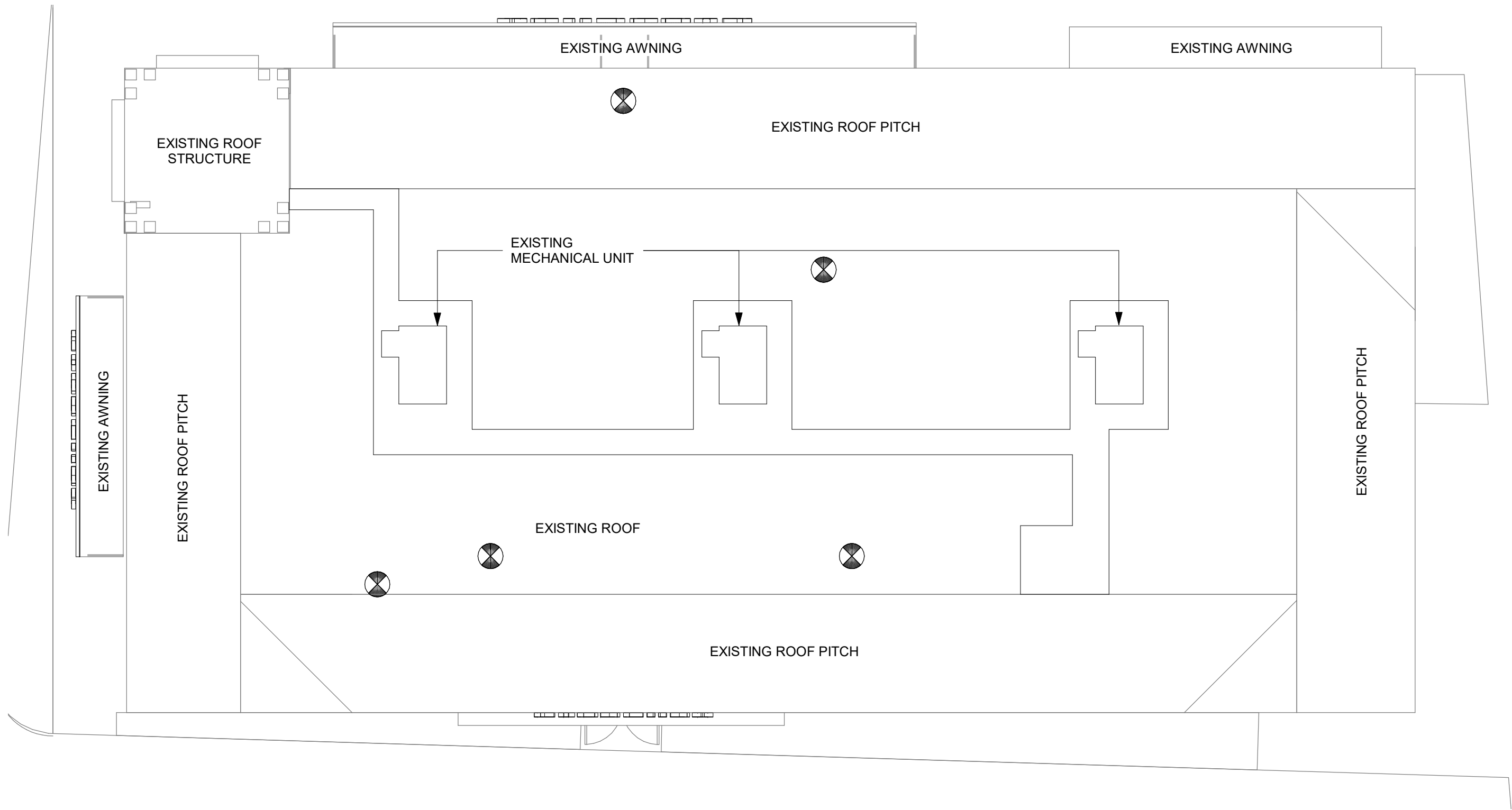
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EXISTING FLOOR PLAN & DEMO

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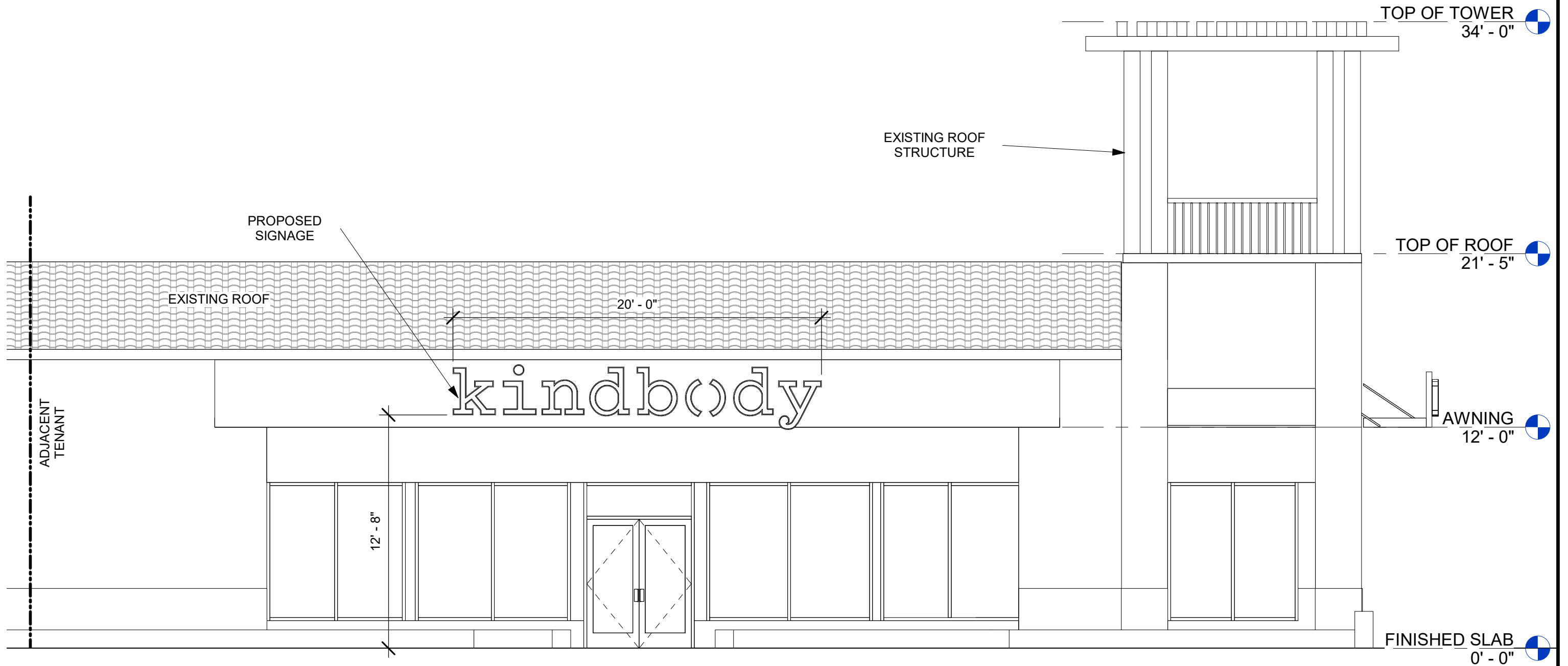
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ROOF PLAN

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



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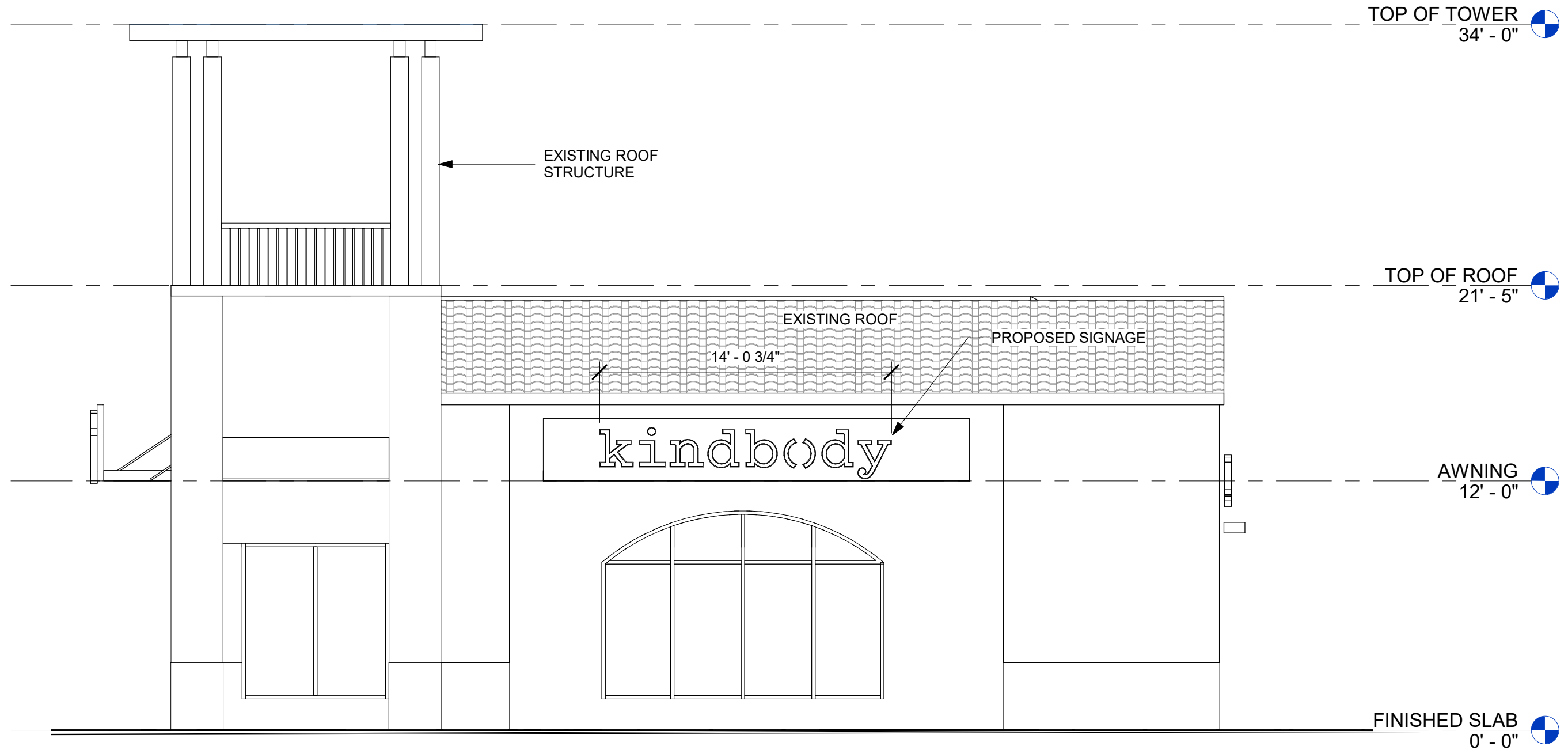
EXTERIOR ELEVATIONS

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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 B
3/16" = 1'-0"



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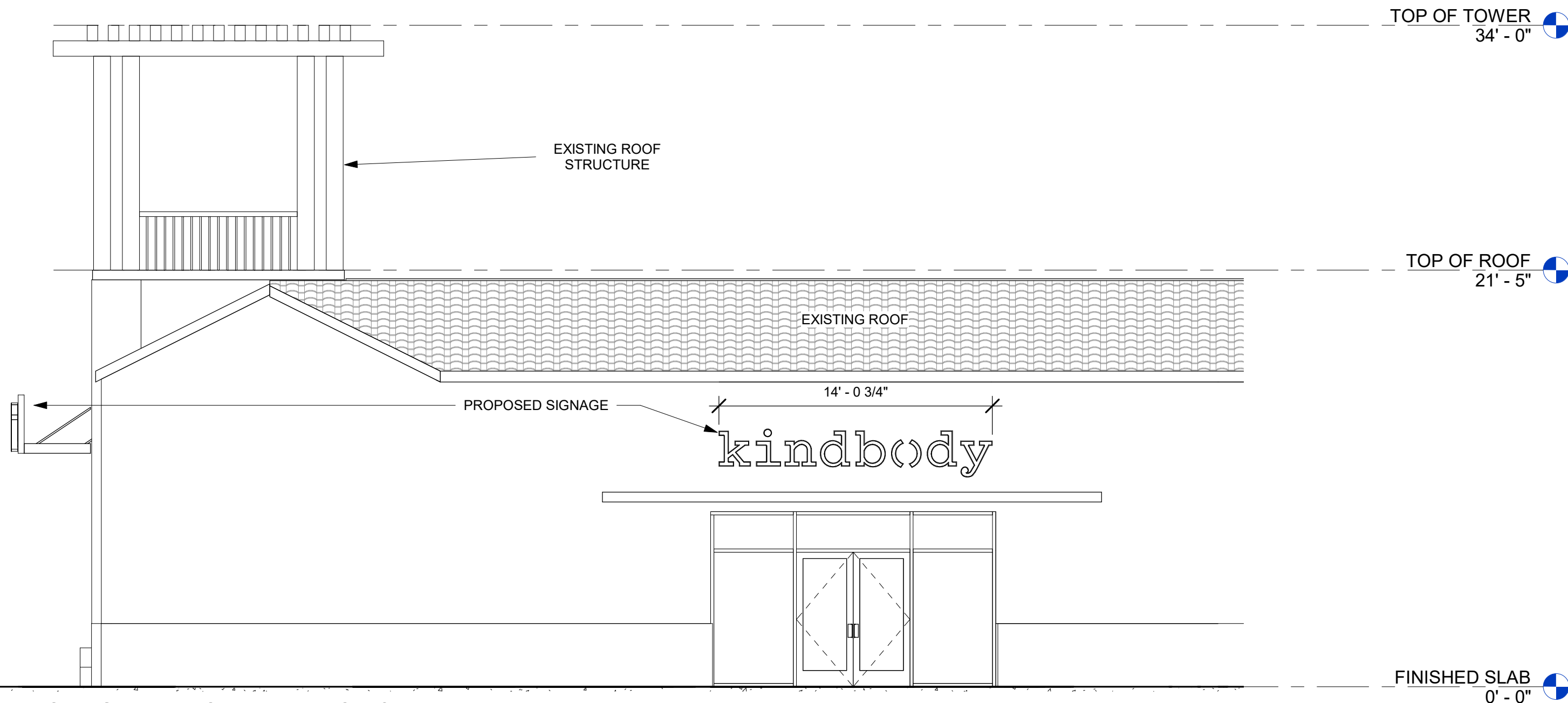
EXTERIOR ELEVATIONS

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ELEVATION GENERAL NOTES

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



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EXTERIOR ELEVATIONS

DD-4.2

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