OWNER
DeNARDI WANG HOMES
4962 EL CAMINO REAL STE. 223
LOS ALTOS, CA 94022
PHONE: (650) 265-0597
CONTACT: KEVIN DENARDI
ALBERT WANG

ARCHITECT
SDG ARCHITECTS INC.
3361 WALNUT BLVD. SUITE 120
BRENTWOOD, CA 94513
PHONE: (925) 634-7000
CONTACT: JEFF POTTS

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
PHONE: (408) 467-9187
CONTACT: ISAAC KONTOROVSKY

BUILDING AREAS	
RETAIL	1,195 SQ. FT.
RESIDENTIAL LIVING	9,942 SQ. FT.
CIRCULATION	3,093 SQ. FT.
UTILITY	359 SQ. FT.
TOTAL	14,589 SQ. FT.

SHEET INDEX

TS TITLE SHEET
C1 EXISTING SITE PLAN
C2 PROPOSED SITE PLAN
A0 BUILDING AREA SUMMARY
A1 FIRST FLOOR PLAN
A2 SECOND FLOOR PLAN
A3 THIRD FLOOR PLAN
A4 FRONT ELEVATION
A5 SIDE AND REAR ELEVATIONS
A6 COLORS AND MATERIALS
A7 PERSPECTIVES

PROJECT DESCRIPTION
THE PROJECT PROPOSES A 3-STORY MIXED-USE BUILDING COMPOSED OF FIRST FLOOR RETAIL AND SECOND AND THIRD FLOOR RESIDENTIAL WITH AT GRADE PARKING.

PROJECT DATA

ADDRESS	996 LORAINE LOS ALTOS, CA 94022
APN	189-15-086
EXISTING USE	COMMERCIAL
PROPOSED USE	MIXED-USE
GENERAL PLAN	NC (NEIGHBORHOOD COMMERCIAL)
ZONING	LCSP (LOYOLA CORNERS SPECIFIC PLAN) CN (COMMERCIAL NEIGHBORHOOD)
APPROX. SITE AREA	8,898 SF (0.20 ACRES)
OCCUPANCY	B / R2
CONSTRUCTION TYPE	VA

		REQUIRED	PROPOSED
BUILDING HEIGHT		30'	41' MAX
SETBACKS	FRONT	0' (40' AT R ZONES)	0'
	STREET SIDE	0' (40' AT R ZONES)	0'
	INTERIOR SIDE	0' (50' AT R ZONES)	1'-6"
	REAR	20'	20'

PARKING

PER LCSP:	RESIDENTIAL:	12 (1 SPACE / UNIT)	12
	COMMERCIAL:	4 (1 SPACE / 300 SF)	4
	TOTAL	16	16

AFFORDABLE HOUSING
15% OF TOTAL UNITS (12X.15): 2 MODERATE

CONCESSIONS
11' INCREASE IN MAX ALLOWABLE BUILDING HEIGHT

WAIVERS
NO INCREASED SETBACKS AT R ZONES

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

ELEVATION BENCHMARK

BENCHMARK 35: 3-1/2" BRASS DISC AT TOP OF CURB OF MIRAMONTE AVENUE & FREMONT AVENUE, MIDDLE OF RETURN (ON FOOTHILL EXPRESSWAY SIDE).

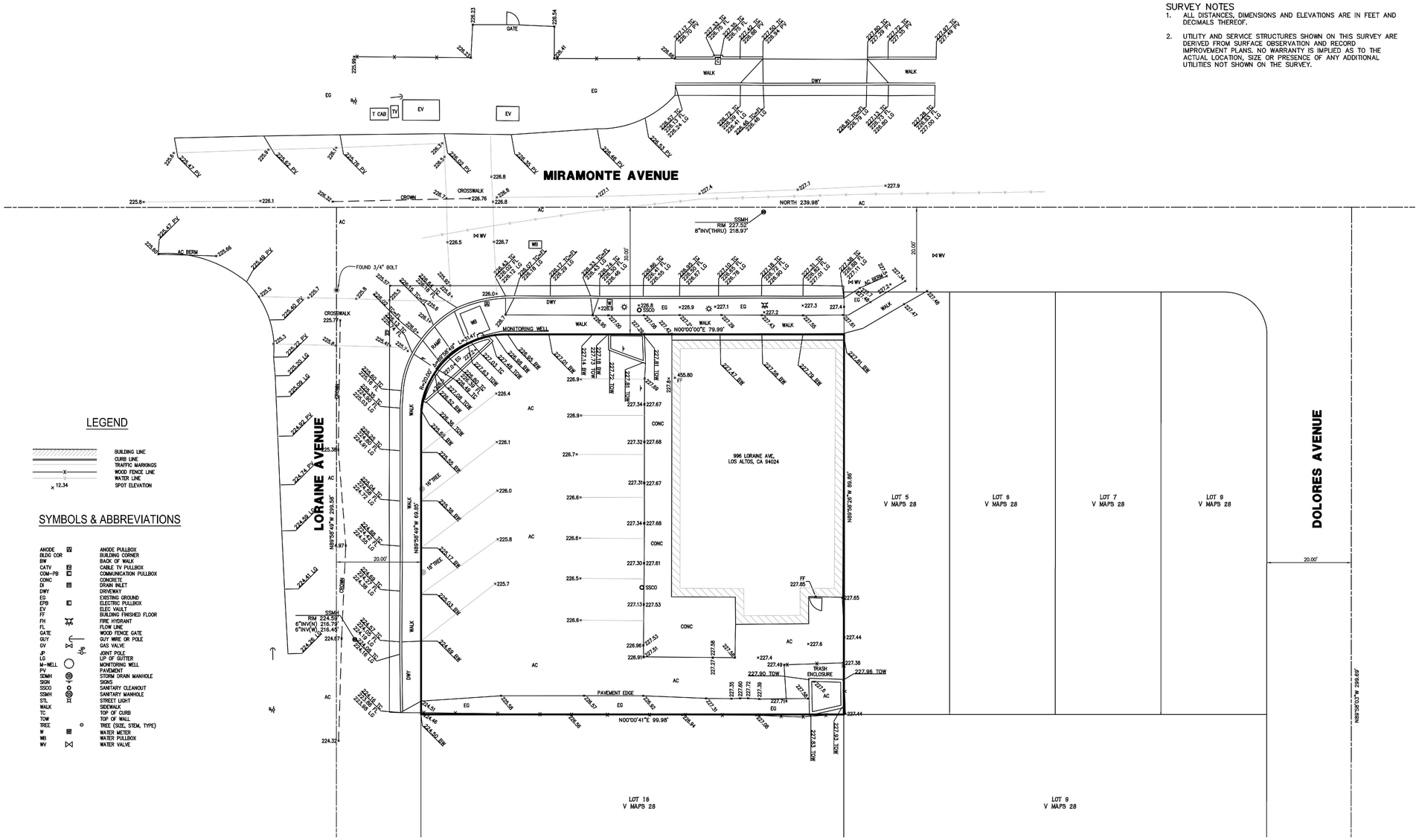
ELEVATION = 238.49 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARINGS

THE BEARING, NORTH "N00°00'00"E" OF THE MONUMENT LINE OF MIRAMONTE AVENUE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD OCTOBER 4, 2017 IN BOOK 908 OF MAPS AT PAGES 8 AND 9, RECORDS OF SAN SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEY NOTES

1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. UTILITY AND SERVICE STRUCTURES SHOWN ON THIS SURVEY ARE DERIVED FROM SURFACE OBSERVATION AND RECORD IMPROVEMENT PLANS. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN ON THE SURVEY.



LEGEND

- BUILDING LINE
- CURB LINE
- TRAFFIC MARKINGS
- WOOD FENCE LINE
- WATER LINE
- × 12.34 SPOT ELEVATION

SYMBOLS & ABBREVIATIONS

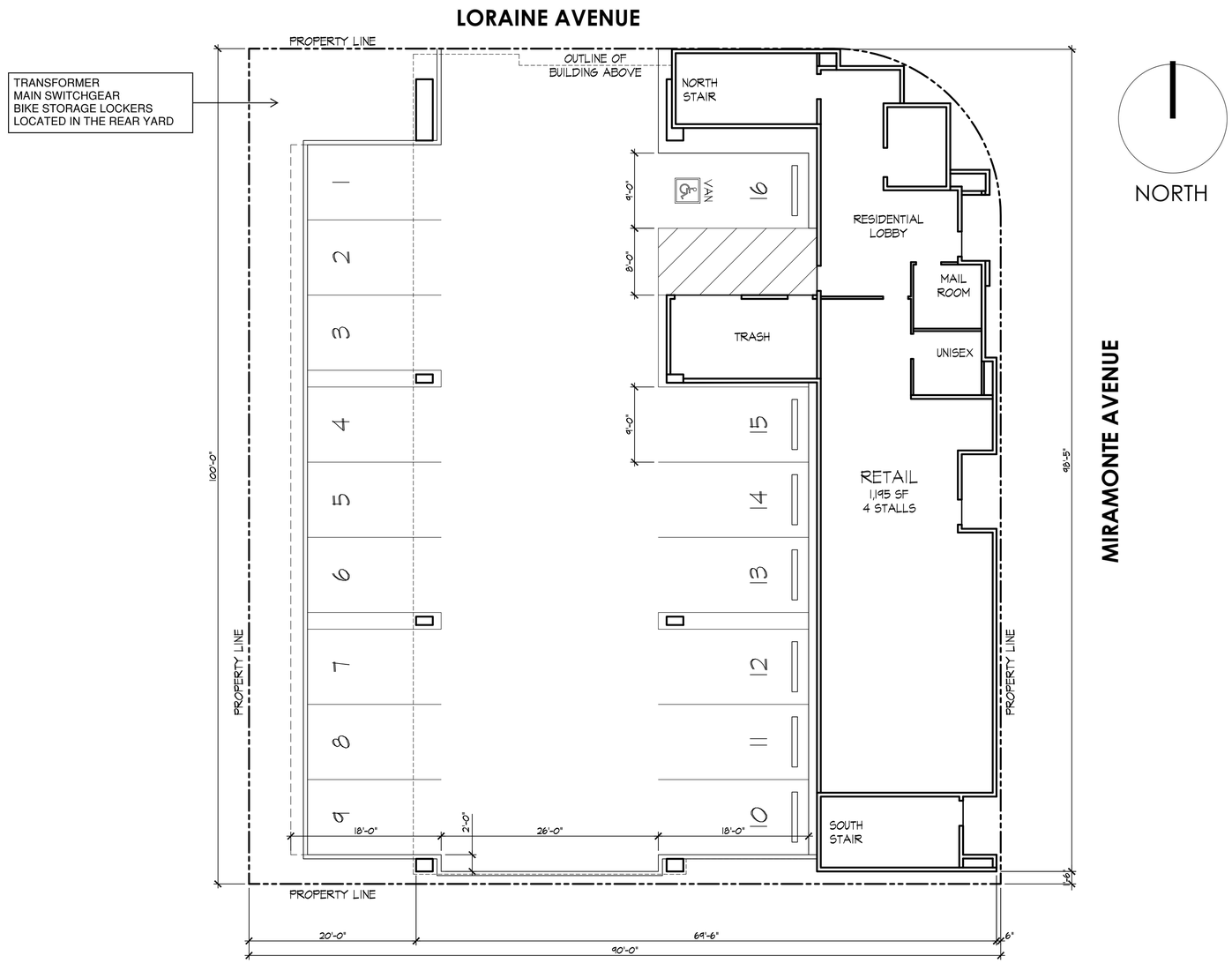
ANODE	ANODE PULLBOX
BLDG COR	BUILDING CORNER
BW	BACK OF WALK
CATV	CABLE TV PULLBOX
COM-PB	COMMUNICATION PULLBOX
CONC	CONCRETE
DI	DRAIN INLET
DWY	DRIVEWAY
EG	EXISTING GROUND
EPB	ELECTRIC PULLBOX
EV	ELEC VAULT
FF	BUILDING FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GATE	WOOD FENCE GATE
GUY	GUY WIRE OR POLE
GV	GAS VALVE
JP	JOINT POLE
LG	LIP OF GUTTER
M-WELL	MONITORING WELL
PV	PAVEMENT
SDMH	STORM DRAIN MANHOLE
SIGN	SIGNS
SSCO	SANITARY CLEANOUT
SSMH	SANITARY MANHOLE
STL	STREET LIGHT
WALK	SIDEWALK
TC	TOP OF CURB
TOW	TOP OF WALL
TREE	TREE (SIZE, STEM, TYPE)
W	WATER METER
WB	WATER PULLBOX
WV	WATER VALVE

366.016 996 Loraine Avenue
Los Altos, CA
December 16, 2021

DeNardi Wang Homes

EXISTING SITE PLAN
C1

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

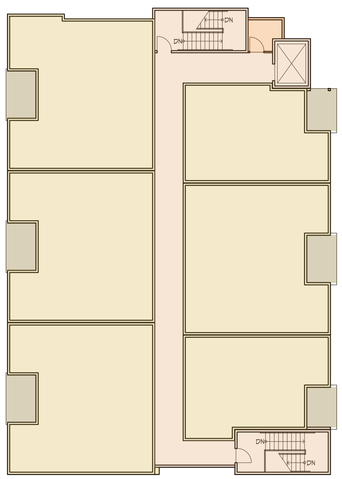


366.016 996 Loraine Avenue
Los Altos, CA
December 16, 2021

DeNardi Wang Homes

PROPOSED SITE PLAN
C2

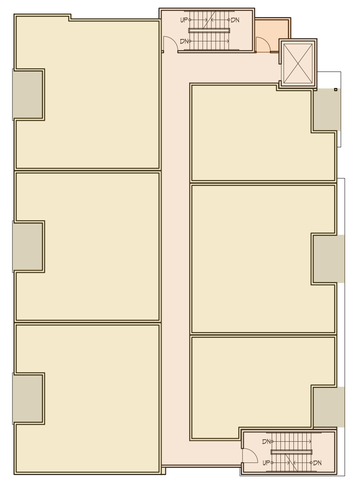
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



CATEGORY	SUBTOTALS
CIRCULATION	1,169 SF
UTILITY	49 SF
DWELLING UNITS	4,971 SF
RETAIL	
FLOOR TOTAL	6,189 SF

PRIVATE DECK AREA
363 SF

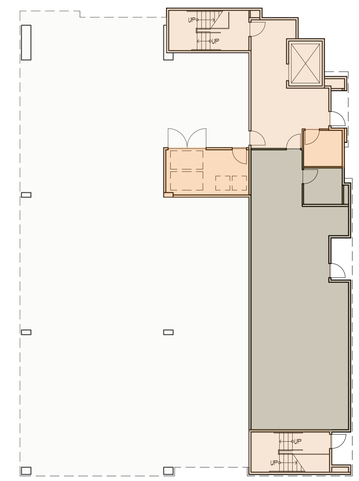
THIRD FLOOR



CATEGORY	SUBTOTALS
CIRCULATION	1,169 SF
UTILITY	49 SF
DWELLING UNITS	4,971 SF
RETAIL	
FLOOR TOTAL	6,189 SF

PRIVATE DECK AREA
363 SF

SECOND FLOOR



CATEGORY	SUBTOTALS
CIRCULATION	755 SF
UTILITY	261 SF
DWELLING UNITS	
RETAIL	1,195 SF
FLOOR TOTAL	2,211 SF

FIRST FLOOR

BUILDING TOTALS	
CATEGORY	SUBTOTALS
CIRCULATION	3,093 SF
UTILITY	359 SF
DWELLING UNITS	9,942 SF
RETAIL	1,195 SF
TOTAL	14,589 SF

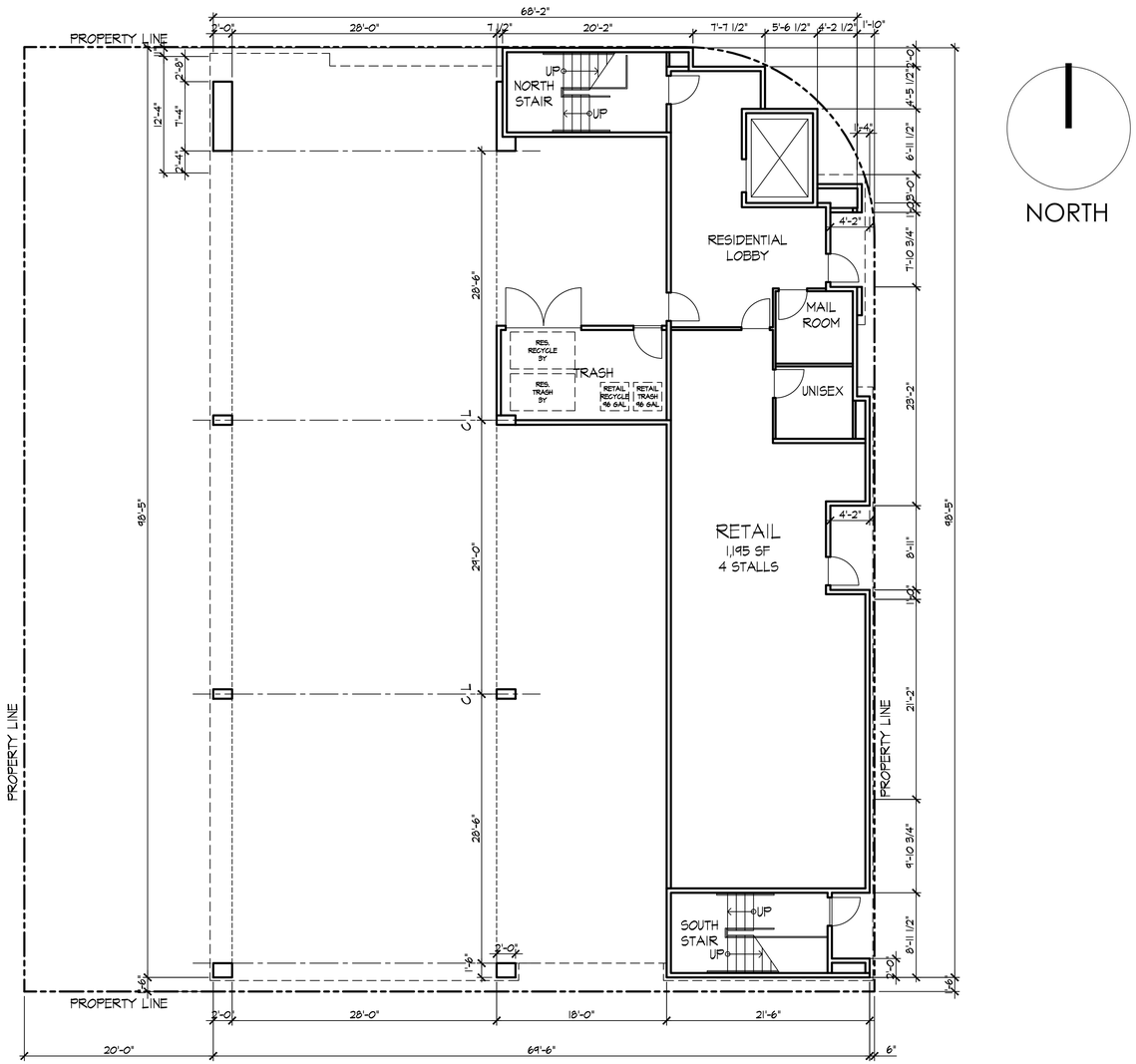
TOTAL PRIVATE DECK AREA
726 SF

366.016
996 Loraine Avenue
Los Altos, CA
December 16, 2021

BUILDING AREA SUMMARY
A0

DeNardi Wang Homes

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

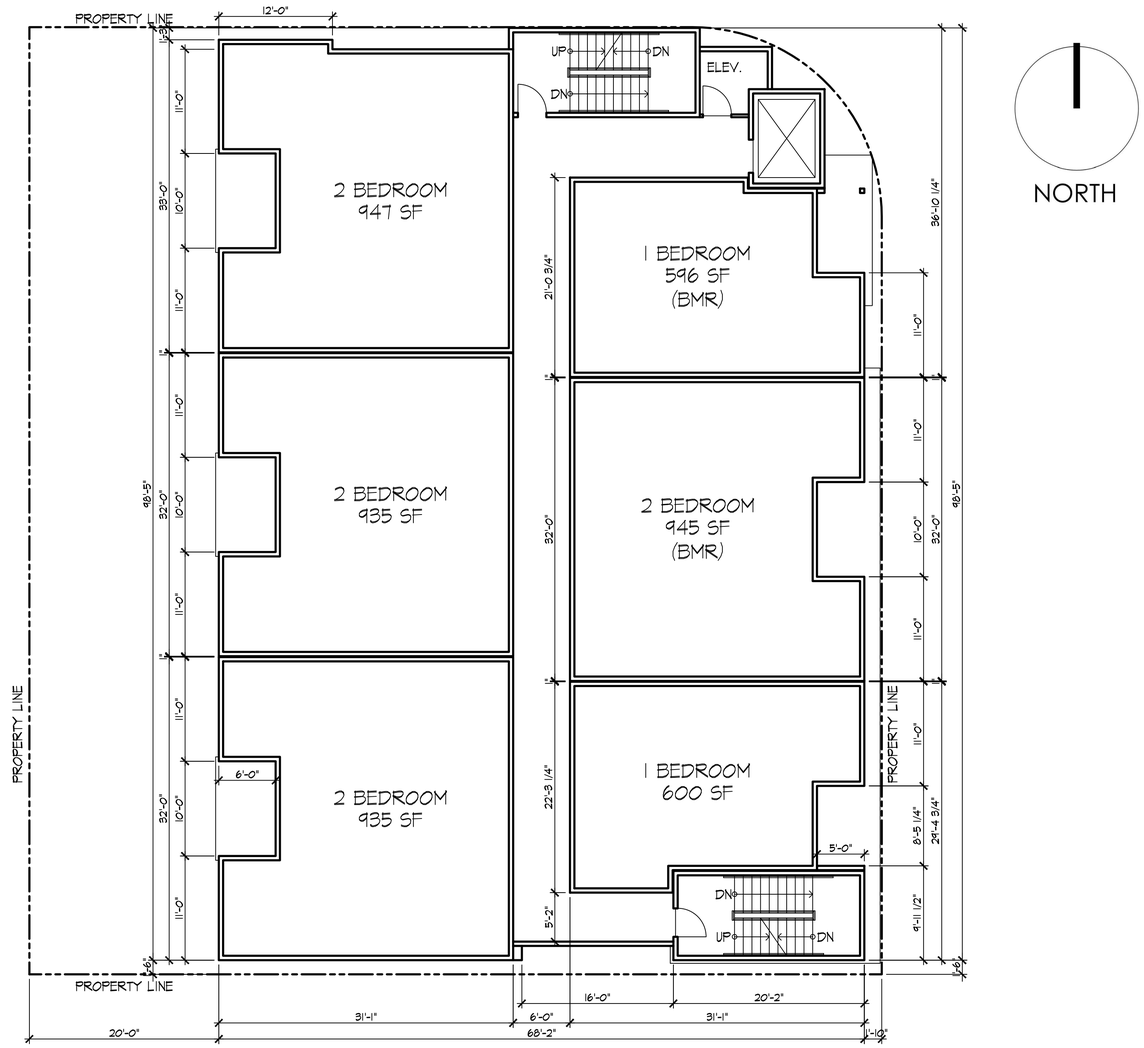


366.016 996 Loraine Avenue
Los Altos, CA
December 16, 2021

DeNardi Wang Homes

FIRST FLOOR PLAN
A1

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



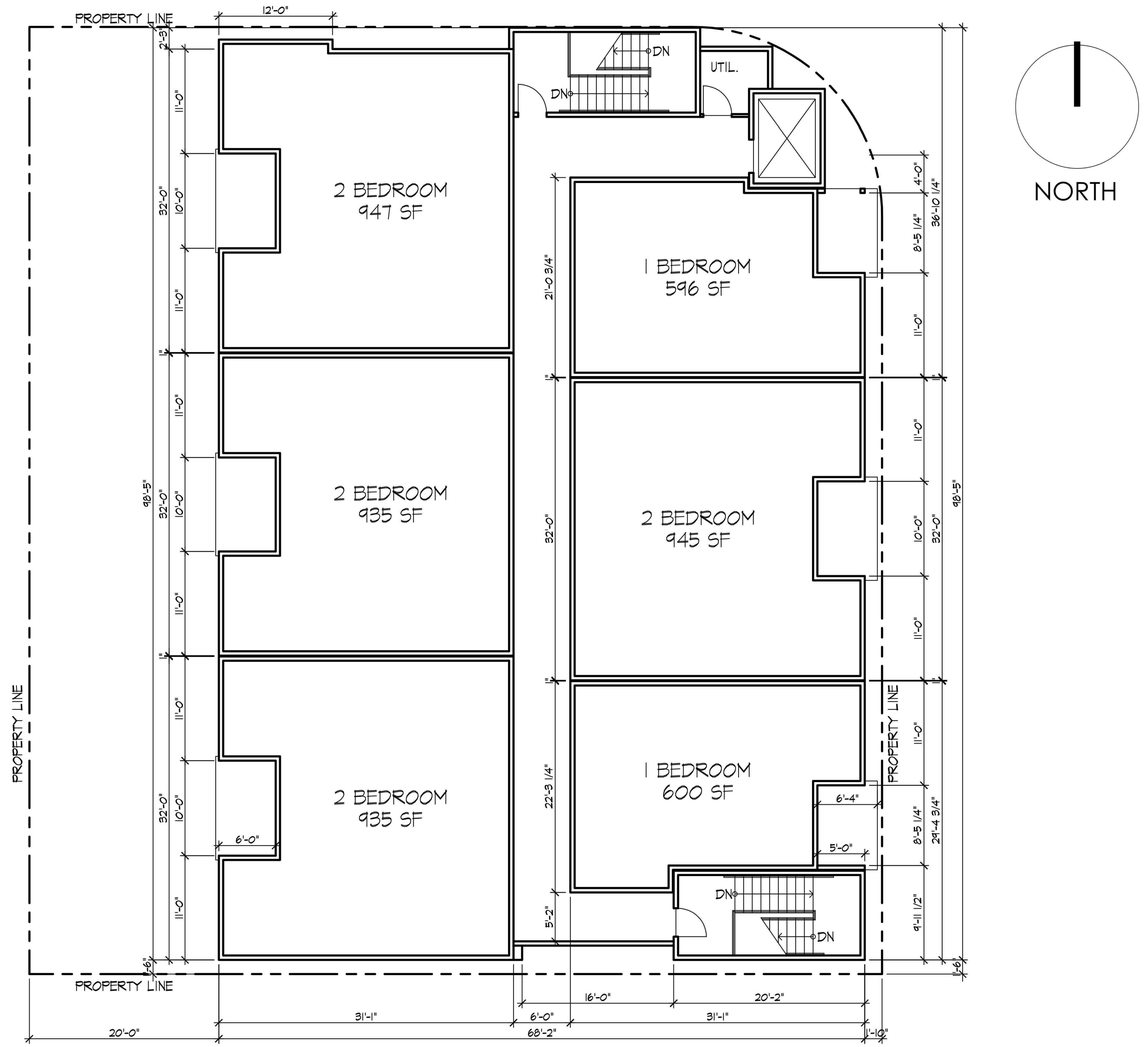
NORTH

366.016 996 Loraine Avenue
Los Altos, CA
December 16, 2021

DeNardi Wang Homes

SECOND FLOOR PLAN
A2

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



366.016 996 Loraine Avenue
Los Altos, CA
December 16, 2021

DeNardi Wang Homes

THIRD FLOOR PLAN
A3

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

EAST ELEVATION (MIRAMONTE AVE)

366.016
996 Loraine Avenue
Los Altos, CA
December 16, 2021

DeNardi Wang Homes

FRONT ELEVATION
A4

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

NORTH ELEVATION (LORAINE AVE)

WEST ELEVATION

SOUTH ELEVATION

366.016
996 Loraine Avenue
Los Altos, CA
December 16, 2021

DeNardi Wang Homes

SIDE AND REAR ELEVATIONS
A5

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

PAINT:

SHERWIN WILLIAMS

A: EXTRA WHITE - SW 7006

B: SKYLINE STEEL - SW 1015

C: EARL GRAY - SW 7660

D: PEPPERCORN - SW 7674

MATERIAL LIST

1. CONCRETE, TILE VENEER W/LIMESTONE TEXTURE/FINISH
2. ALUMINUM SIDING W/WOOD FINISH
3. STUCCO W/METAL REVEALS
6. VINYL WINDOW
7. ALUMINUM STOREFRONT
8. METAL AWNING
13. ASPHALT SHINGLE ROOF
14. METAL HORIZONTAL RAILING

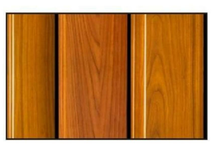
MATERIALS:

1. CONCRETE VENEER: LIMESTONE FINISH

CREATIVE MINES
CRAFT CARVED RECTANGLE
SANDOLLAR

2. ALUMINUM SIDING: WOOD-GRAIN FINISH

LONGBOARD
6" V-GROOVE PROFILE SIDING
DARK CHERRY

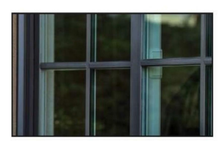


3. STUCCO SMOOTH FINISH

LAHABRA

6. VINYL WINDOW

MILGARD
MATCH COLOR D
WITH BIRD SAFE WINDOW
FILM, SEE SPEC BELOW



7. ALUMINUM STORE-FRONT: BUTT-JOINTED

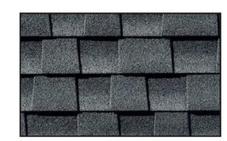
PRL GLASS SYSTEMS INC.
WITH BIRD SAFE WINDOW
FILM, SEE SPEC BELOW

8. METAL AWNING

BOK MODERN
LASER CUT PERFORATED METAL
AWNING
PATTERN: B12

13. ASPHALT SHINGLE ROOF

OWENS CORNING



14. METAL HORIZONTAL RAILING

DECK RAIL
WEDGE LOCK 3000

366.016
996 Loraine Avenue
Los Altos, CA
December 16, 2021

DeNardi Wang Homes

COLORS AND MATERIALS
A6

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

366.016 996 Loraine Avenue
Los Altos, CA
December 16, 2021

PERSPECTIVES
A7

DeNardi Wang Homes

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