

4350 EL CAMINO REAL

LOS ALTOS, CALIFORNIA



PROJECT DESCRIPTION

The proposed design for 4350 El Camino Real provides 40 new market rate condominium residences, and 7 affordable residences on the prominent corner of Los Altos Avenue and El Camino Real. Of the 7 affordable residences there are 3 Very Low income 1BR units, 2 Moderate Low Income 1 BR units and 2 Moderate Low Income 2 BR units. The 2/3rd + acre site is bordered on two sides by an existing 3 story multifamily structure. 4350 is designed in a 5 story "L" shaped configuration creating an ample open space courtyard that provides a light filled landscape space between the buildings. In total, the onsite open space requirement is exceeded by more than 500%.

The project is proposing an 11' height increase Incentive above the height limit of 45' per LAMC 14.28.040 and a Waiver to propose 24' wide parking drive aisles.

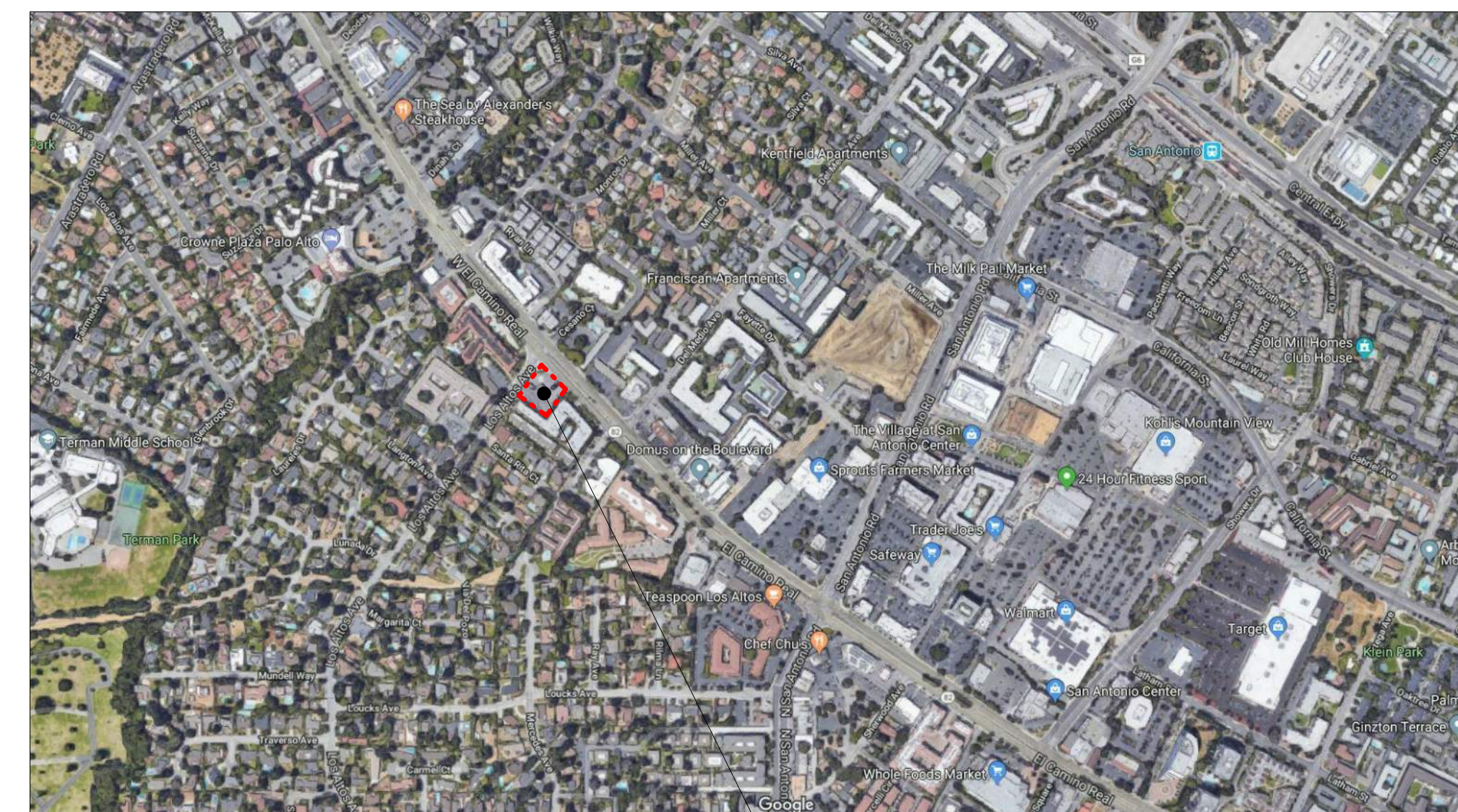
The average set back along El Camino Real exceeds the required setback due to the "staggered" massing related to the angle of the roadway, permitting an enhanced landscape frontage and robust articulation of the façade. The top floor has deeper setbacks on both El Camino Real and Los Altos Avenue reducing the scale and adding attractive character to the massing.

Along Los Altos Avenue, the ground floor residences are provided with stoops leading to direct exterior entries, enhancing the pedestrian character of the street. A glassy, transparent building lobby is located at the corner, and features a unique massing treatment above with projected wood balconies and corten elements. Other exterior building materials include stone, plaster, cementitious siding, glass railings, and ornamental metal work. Many of the windows are recessed providing 3-dimensional articulation to the building.

The resident courtyard has been designed to provide a pleasant landscaped amenity space for the residents. The east and south sides of the courtyard are lined with trees, which combined with the trees on the adjacent property lines, provide effective screening and privacy for both adjacent residents, as well as the residents of this project.

The 2 level below grade parking garage provides 84 parking spaces, as well as secure bike parking.

VICINITY MAP



PROJECT SITE

PROJECT TEAM

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

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

LANDSCAPE ARCHITECT
REED GILLIAND
1060 CORONA ROAD
PETALUMA, CA 94594
P: 707.765.9582

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

DRAWING INDEX

A0.0	COVER SHEET
A0.0.1	PROJECT INFORMATION
A0.1	CONTEXT PLAN
A0.2	CLIMATE ACTION PLAN CHECKLIST
A1.0	SITE PLAN
A2.0	LOWER GARAGE PLAN
A2.1	UPPER GARAGE PLANS
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	THIRD FLOOR PLAN
A2.5	FOURTH FLOOR PLAN
A2.6	FIFTH FLOOR PLAN
A2.7	ROOF PLAN
A3.0a	PERSPECTIVE VIEW 1 @ EL CAMINO REAL + LOS ALTOS AVE.
A3.0b	PERSPECTIVE VIEW 2 FROM EAST ON EL CAMINO REAL
A3.0c	PERSPECTIVE VIEW 3 FROM SOUTH ON LOS ALTOS AVE.
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	STREETSCAPE ELEVATIONS
A3.4	BUILDING SECTIONS
A3.5	ENLARGED TRASH AREA
A4.1	FLOOR AREA DIAGRAMS
A4.2	FLOOR AREA DIAGRAMS
A4.3	OPEN SPACE DIAGRAM
A5.1	MATERIAL BOARD
A6.1	UNIT PLANS
A6.2	UNIT PLANS
A6.3	UNIT PLANS
A6.4	UNIT PLANS
A7.1	EXTERIOR DETAILS
A7.2	EXTERIOR DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE ILLUSTRATIVE PLAN
L1.2	LIGHTING PLAN
L2.0	LANDSCAPE DETAILS
TM	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	STORMWATER CONTROL PLAN

PROJECT INFORMATION

ZONING: THOROUGHFARE COMMERCIAL (TC)
 APN: 167-11-041
 LOT AREA: .656 ACRES / 28,562 SF
 BUILDING COVERAGE: 48%
 RESIDENTIAL UNITS: 47

DENSITY
 TC ZONING: **REQUIRED:** 38 DU/ACRE = 25 UNITS **PROVIDED (INCL. DENSITY BONUS):** 47 DU/.656 ACRE = 72 UNITS/ACRE

SETBACKS (SEE A1.0 & A2.2)

FRONT: **REQUIRED:** 25'-0" MIN. **PROPOSED:** 25'-0"
EXTERIOR SIDE (LOS ALTOS): 15'-0" 15'-0"
INTERIOR SIDE EAST: 7'-6" AVG. 9'-7 5/8" AVG.
INTERIOR SIDE SOUTH: 7'-6" AVG. 7'-8 5/8" AVG.

OCCUPANCY CLASSIFICATIONS
 R-2 RESIDENTIAL
 S-2 PARKING GARAGE

TYPE OF CONSTRUCTION
 GARAGE: TYPE IA
 RESIDENTIAL: TYPE IIIA

INCENTIVES (PER LAMC 14.28.040)
 HEIGHT INCREASE OF 11' ABOVE THE HEIGHT LIMIT OF 45'

WAIVER
 24' PARKING AISE

USE
 CURRENT: SERVICE STATION / CONVENIENCE STORE
 PROPOSED: FIVE-STORY MULTI-FAMILY BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING

OPEN SPACE: (SEE A4.3)

PRIVATE
REQUIRED: 2,400 SF **PROVIDED:** 12,359 SF

COMMON
REQUIRED: 50 SF / UNIT **PROVIDED:** 63.66 SF / UNIT

PROPOSED BMR UNIT MIX
 10 ONE BEDROOM UNITS (580-774 SF)
 32 TWO BEDROOM UNITS (767-1449 SF)
 5 THREE BEDROOM UNITS (1023-1675 SF)
 47 TOTAL UNITS

PROPOSED UNIT MIX
 2 ONE BEDROOM UNITS (MODERATE INCOME)
 3 ONE BEDROOM UNITS (VERY LOW INCOME)
 2 TWO BEDROOM UNITS (MODERATE INCOME)
 7 TOTAL BELOW MARKET RATE UNITS

PROPOSED BEDROOM COUNT
 90 MARKET RATE
 9 BELOW MARKET RATE
 89 TOTAL BEDROOMS

UNIT TABULATION

Unit Type	1 BEDROOM					2 BEDROOM					3 BEDROOM			TOTALS	
	IA	IA*	IB*	IC	ID*	2A	2B	2B-2	2C	2C-2	2D	3A	3A-2		3B
<i>RANGE</i>	580-774					767-1449					1023-1675				
SF*	718	718	764	774	580	1022	1449	1184	1326	1146	767	1675	1601	1023	
Ground floor		1	1	1			3		2						8
2nd floor		1			1	1	3		2		1	1			10
3rd floor		1			1		3		2		1	1		1	10
4th floor	1				1	1	3		2		1	1			10
5th floor	1					1		4		2			1		9
Totals	2	3	1	1	3	3	12	4	8	2	3	3	1	1	47
Unit Mix (% Units)	21.3%					68.1%					10.6%				

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

PARKING TABULATION

	PARKING REQUIREMENTS		
	1 SPACE PER 1 BEDROOM	2 SPACES PER 2-3 BEDROOM	
Parking Required Chapter 14.24.040; G2) (LAMC)	10 UNITS X 1 SPACE = 10	37 UNITS X 2 SPACES = 74	84
Parking Provided	10	74	84

*LMAC 14.28.040C; G2 (PARKING REQUIREMENT ALTERATION STANDARDS) SUPERSEDES LMAC 14.74.080 (PARKING REQUIREMENT FOR A RESIDENTIAL DEVELOPMENT IN A CT DISTRICT). THIS DEVELOPMENT IMPLEMENTS THE...

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE) REQUIREMENTS	
Cal Green 4.106.4.2	3% of Total Parking Spaces
EV Spaces Required	84 * 3% = 2.52
EV Spaces Provided	5

BIKE PARKING REQUIREMENTS		
Per VTA Technical Guidelines (Table 10-3)	1 Class 1 Space Per 3 Units	1 Class 2 Space Per 15 Units
Bike Parking Required	47 UNITS / 3 = 15.67	47 UNITS / 15 = 3.13
Bike Parking Provided	16	4

(*) DENOTES MODERATE INCOME AFFORDABLE BELOW MARKET RATE UNIT
 (**) DENOTES VERY LOW INCOME AFFORDABLE BELOW MARKET RATE UNIT



LODGING

RETAIL

LODGING

LODGING

EXISTING
LODGING
3 STORY

GARAGE
ENTRY

EXISTING
DRIVEWAY

EL CAMINO REAL

BUS STOP

+/- 104'-0"

LOS ALTOS AVE

LOBBY

STAIR

RESIDENTIAL
5 STORY

EXISTING
RETAIL
1 STORY

EXISTING
MULTIFAMILY
3 STORY (40')

BUFFER ZONE

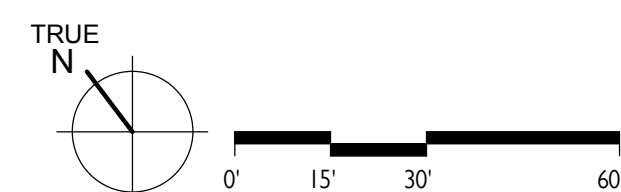
EXISTING
MULTIFAMILY
2 STORY

SENIOR HOUSING

EXTENT OF
TC ZONE

RI-10 ZONE

EXISTING
SINGLE FAMILY
1 STORY

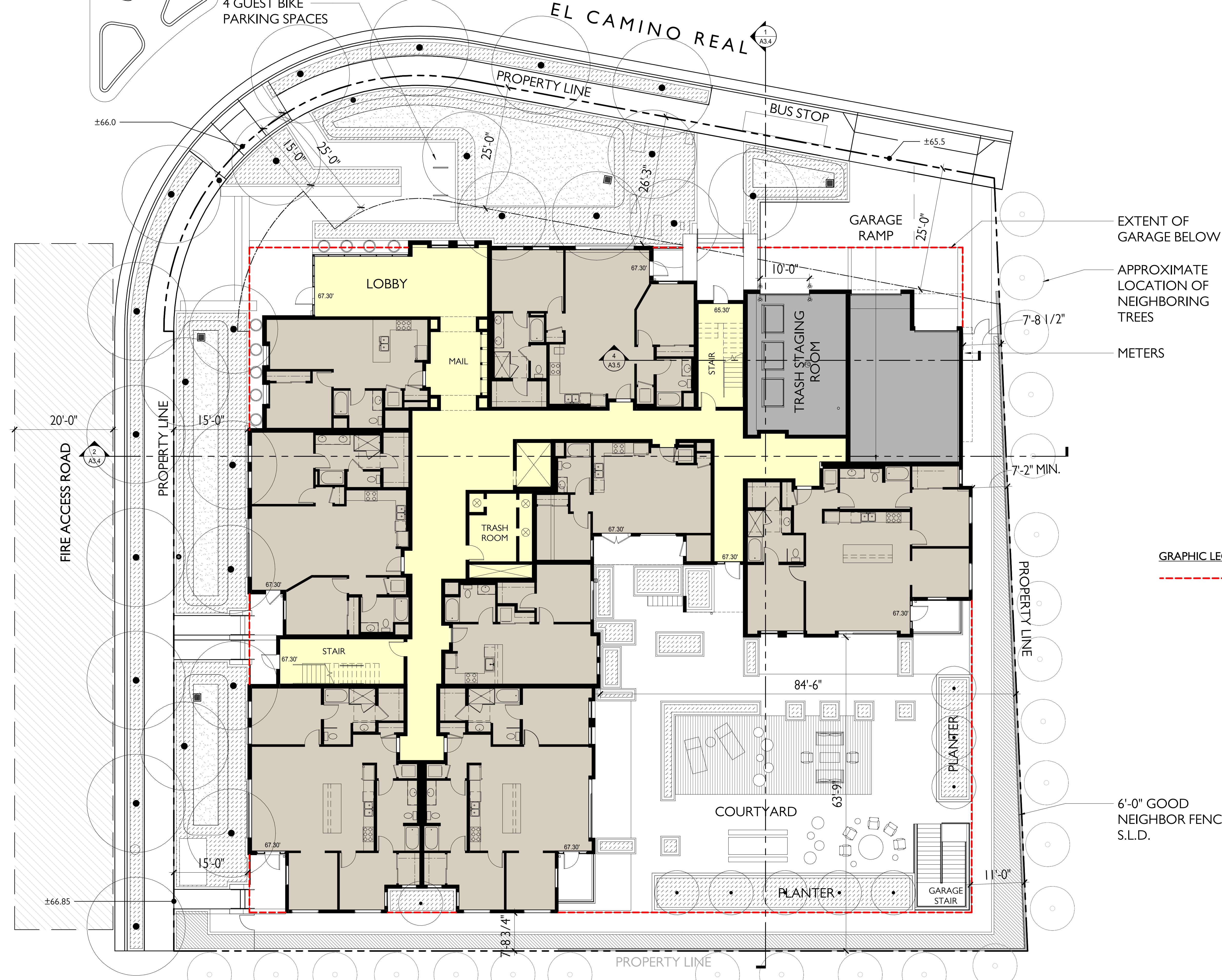


LOS ALTOS AVE

FIRE ACCESS ROAD

4 GUEST BIKE PARKING SPACES

EL CAMINO REAL



EXTENT OF GARAGE BELOW

APPROXIMATE LOCATION OF NEIGHBORING TREES

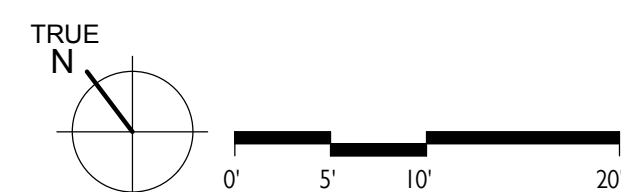
7'-8 1/2"

METERS

GRAPHIC LEGEND:

----- EXTENT OF GARAGE BELOW

6'-0" GOOD NEIGHBOR FENCE S.L.D.



ULTRA SPACE SAVER SQUARED
Submittal Sheet

CAPACITY Modular construction
1 biker per arm

MATERIALS Hanger is 1" square tube with steel slider head with tamperproof locking bolts.
Uprights is 2" square tube.
Feet are AISI C3 x 41 galvanized steel channel. Crossbeams are 2" sched. 40 galvanized pipe.

FINISHES

- Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGIC polyester powder coat
- Powder Coat (Exterior Use) Additional Cost**
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- Galvanized**
An after fabrication hot-dipped galvanized finish is our standard option.

MOUNT OPTIONS

- Floor Mount** Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.
- Wall Mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.
- Include optional wheel stops**

WHEEL STOPS

As a general guideline, this space can fit approximately 60 bicycles.
The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 40" from the wall.

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FIXIT
Submittal Sheet

CAPACITY 1 Bike

MATERIALS Main body: 6" x 1.54" tube
Bike Hanger: 1.5" sq. 40 pipe, 1/4" plate
Foot: 10" dia x .25" plate
Tool tethers: 5/32" stainless steel cable
Manual air pump
Hand tools:
Phillips and flat head screwdrivers
2.5, 3, 4, 5, 6, 8mm Allen wrenches
Headset wrench
Pedal wrench
8, 9, 10, 11mm box wrenches
Tire levers (2)

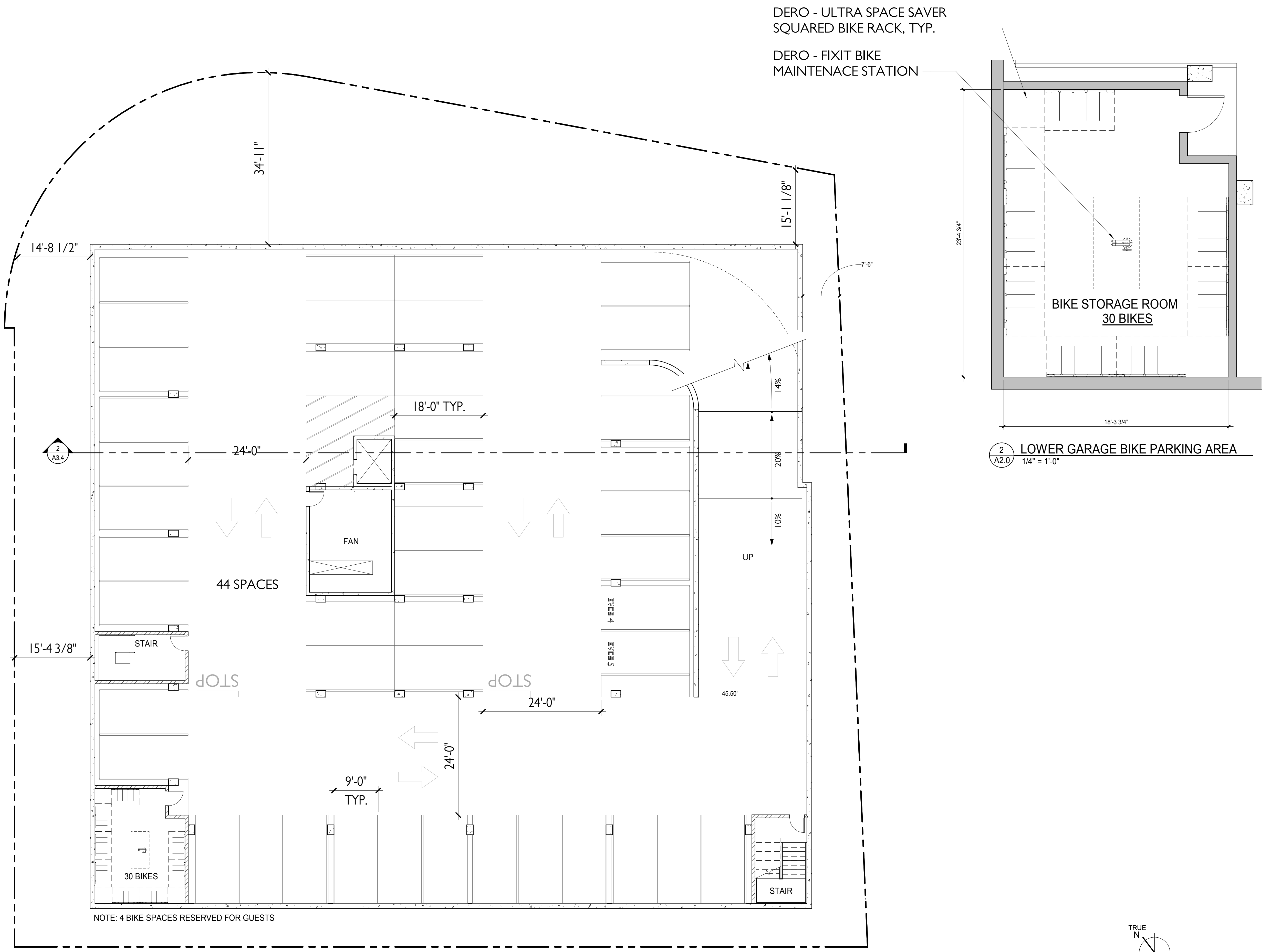
FINISHES

- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

- Surface**
Has 10" diameter x .25" foot with four anchors per foot.

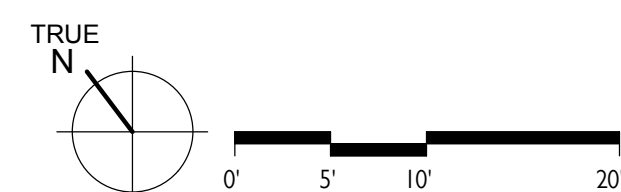
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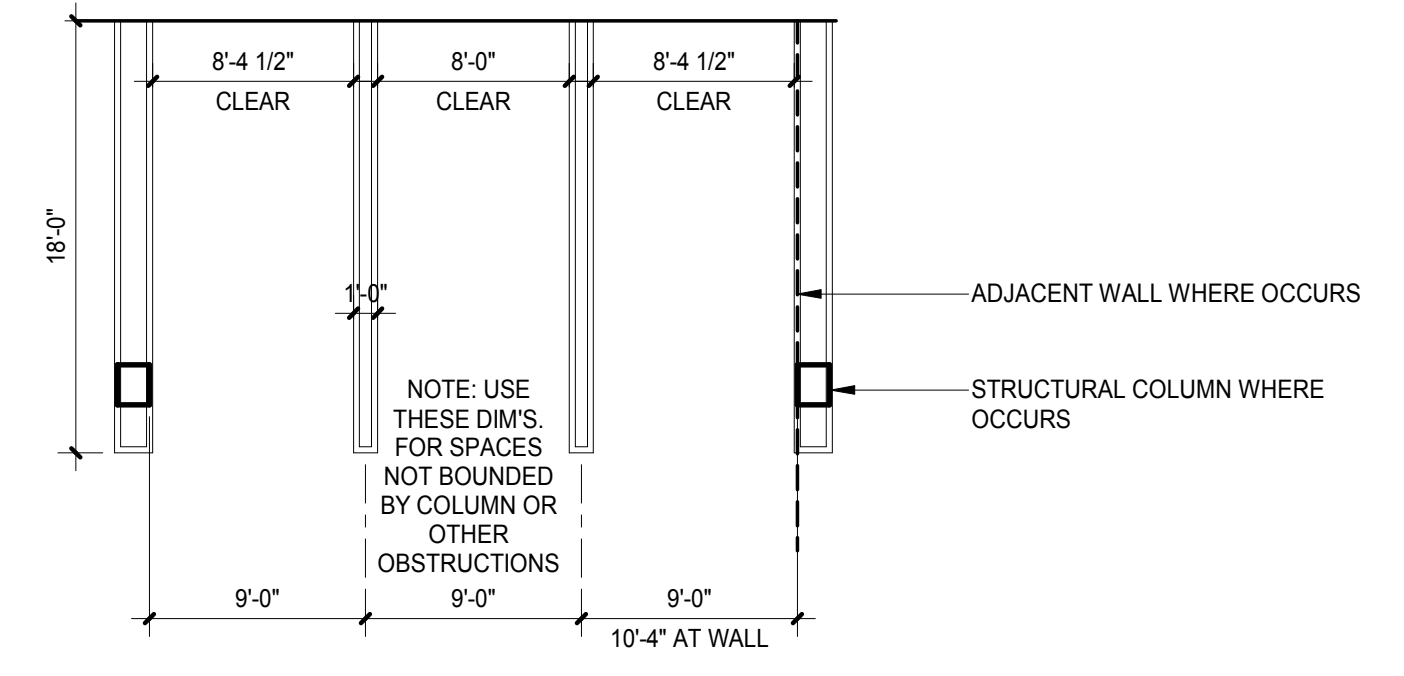
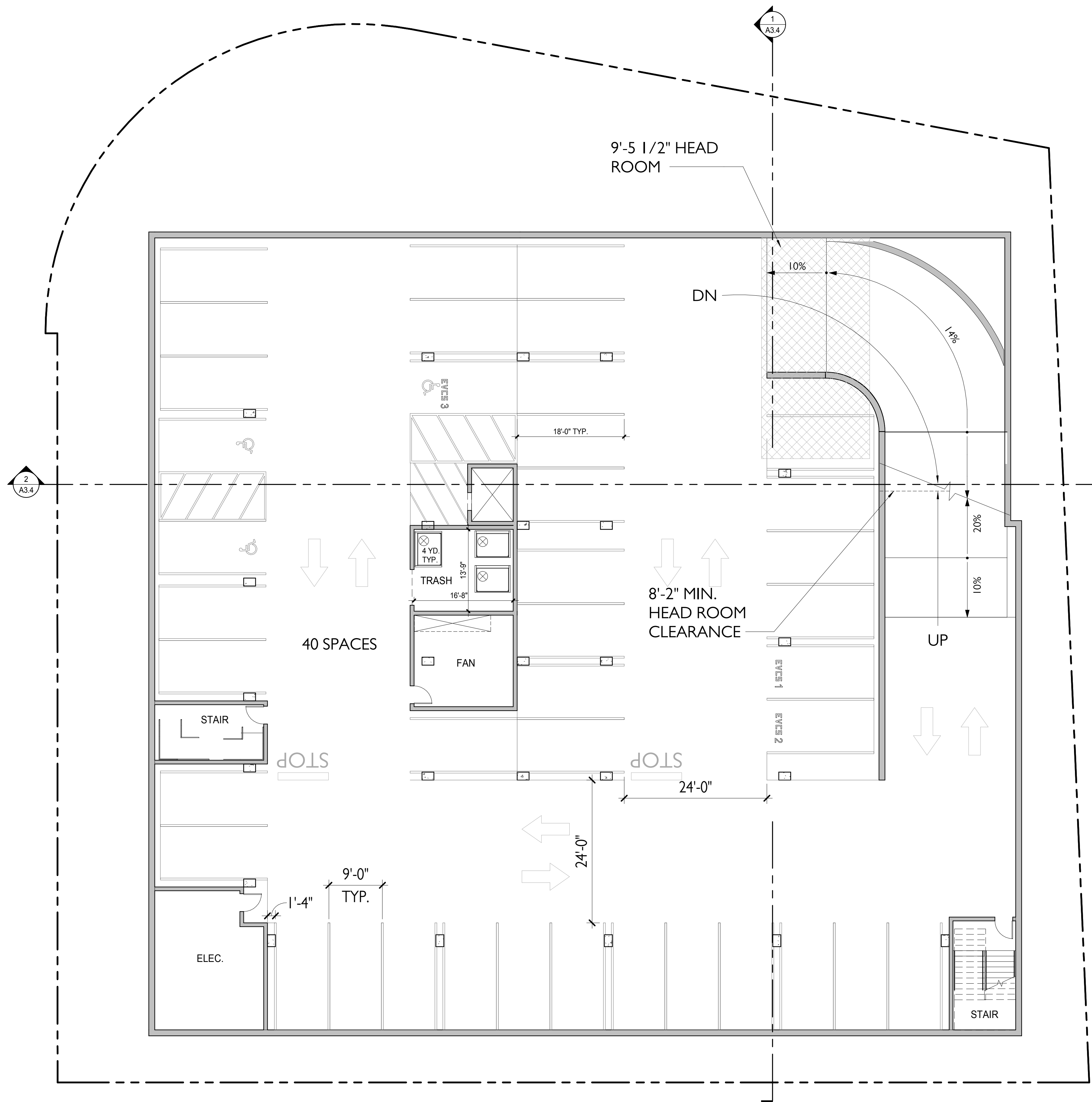


DERO - ULTRA SPACE SAVER
SQUARED BIKE RACK, TYP.

DERO - FIXIT BIKE
MAINTENANCE STATION

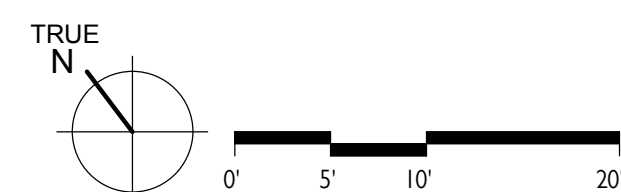
2
A2.0
1/4" = 1'-0"

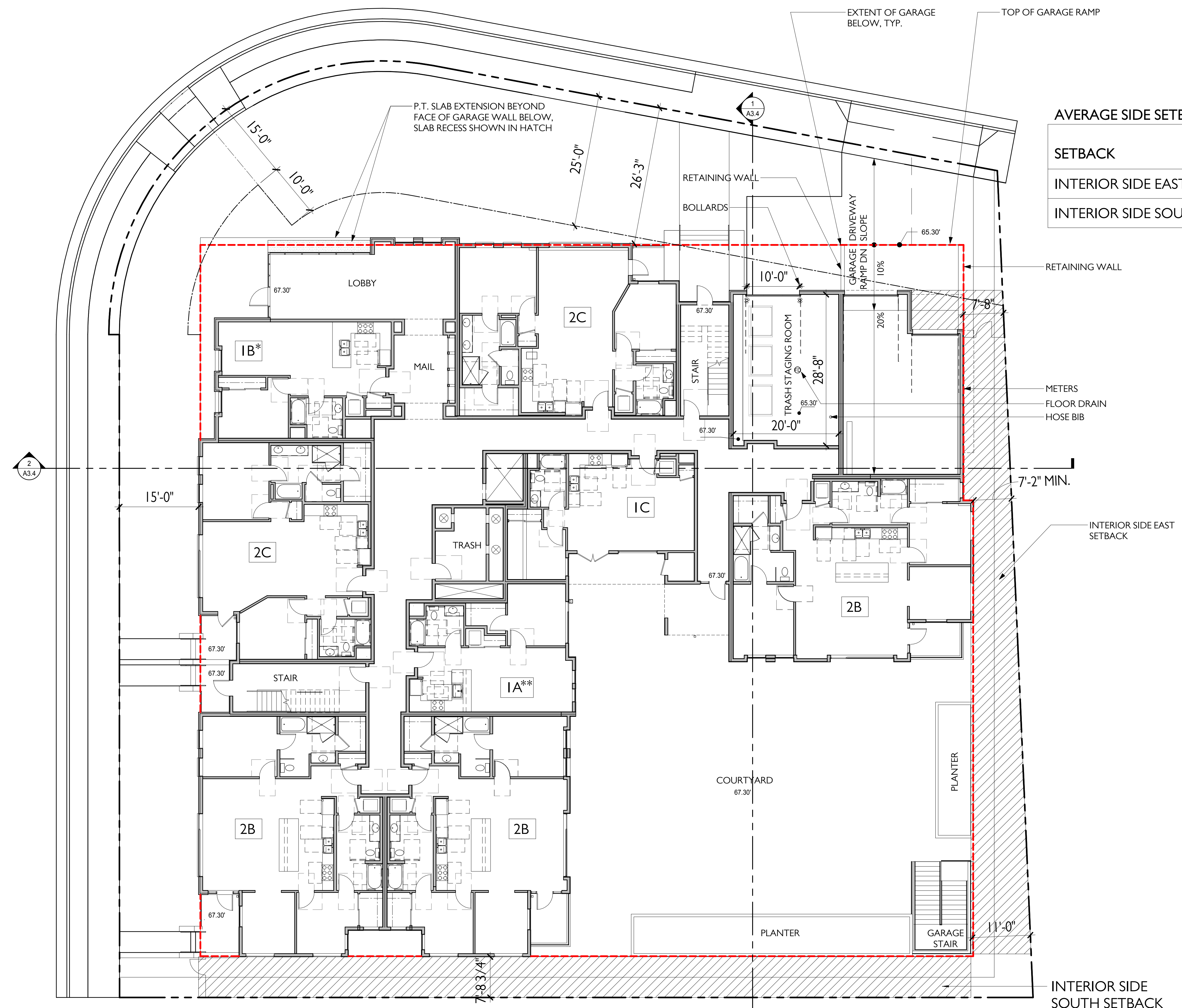




PARKING DIMENSIONS AND STRIPING (NON-ACC)

NOTE: TRASH BINS REMOVED TO TRASH STAGING RM. BY OWNER FOR PICK UP BY MISSION TRAIL



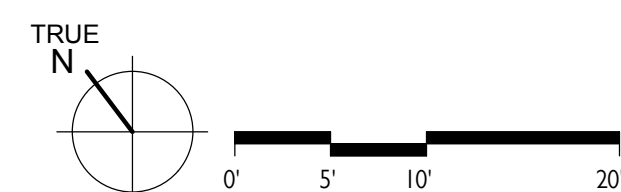


AVERAGE SIDE SETBACK CALC.

SETBACK	SF	LENGTH	AVG. WIDTH
INTERIOR SIDE EAST:	1,216	126'-1 1/4"	9'-7 5/8"
INTERIOR SIDE SOUTH:	1,132	146'-8 1/2"	7'-8 3/4"

SF / LENGTH = AVG. WIDTH

NOTE: (*) DENOTES AFFORDABLE UNIT IN UNIT DESIGNATION











EL CAMINO REAL ELEVATION



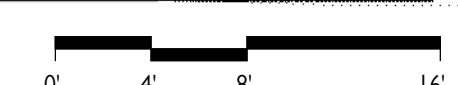
LOS ALTOS AVE ELEVATION

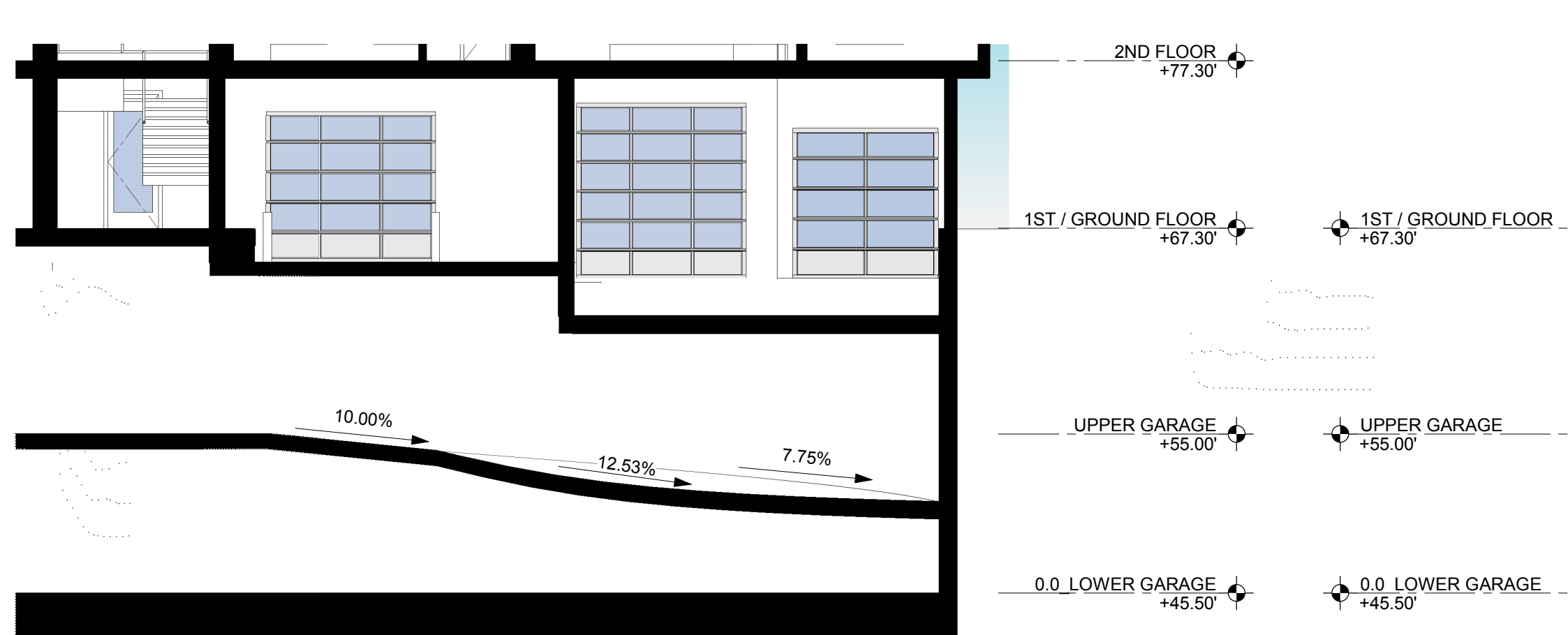


EAST ELEVATION

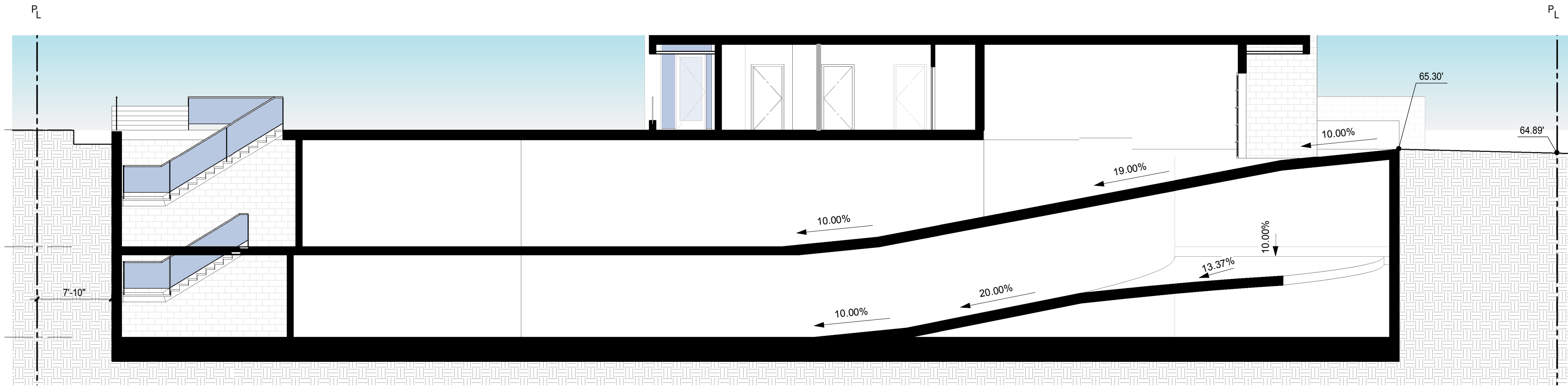


SOUTH ELEVATION

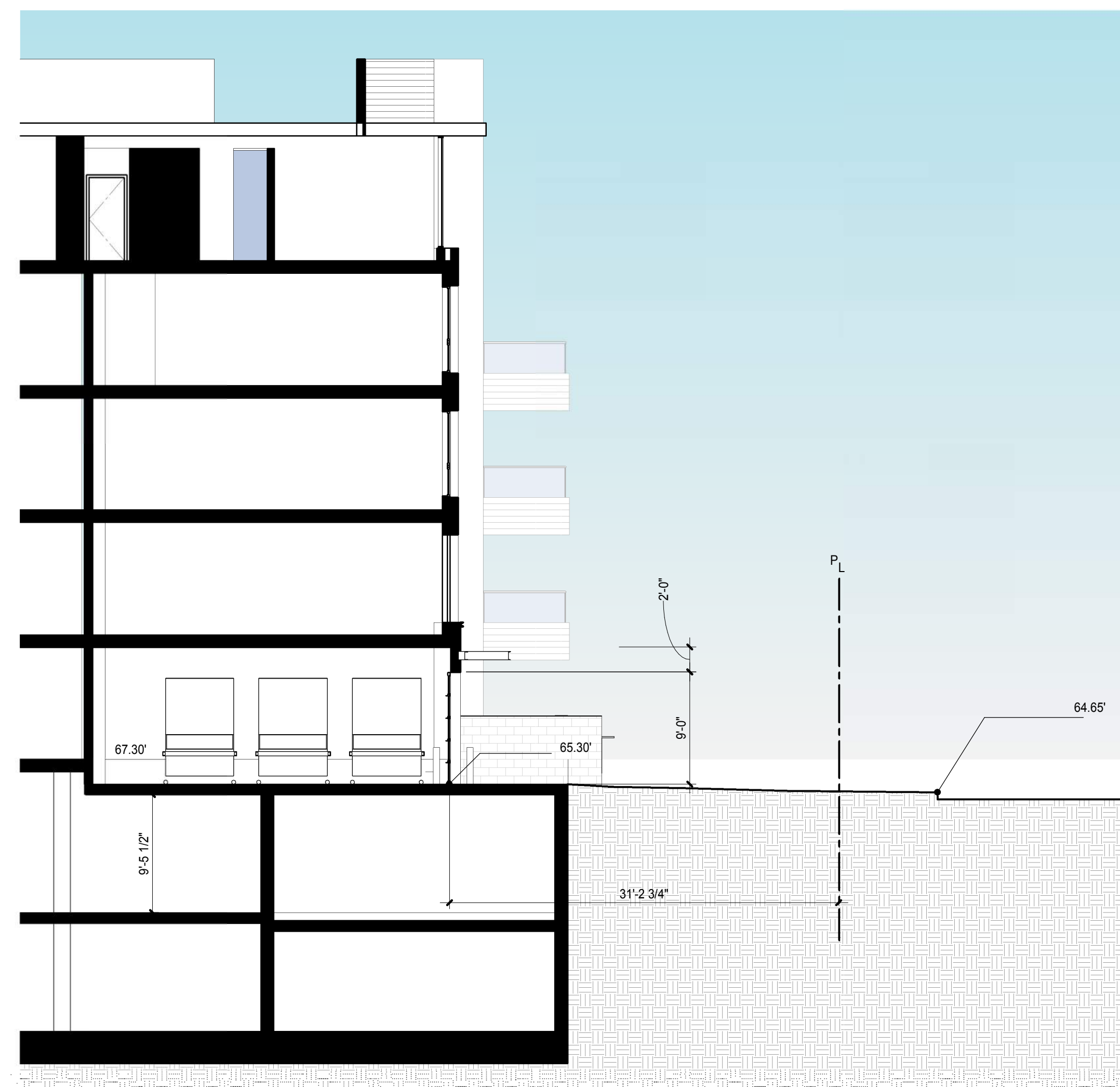




4 EAST-WEST GARAGE SECTION AT ENTRANCE RAMP
A3.5 1/8" = 1'-0"

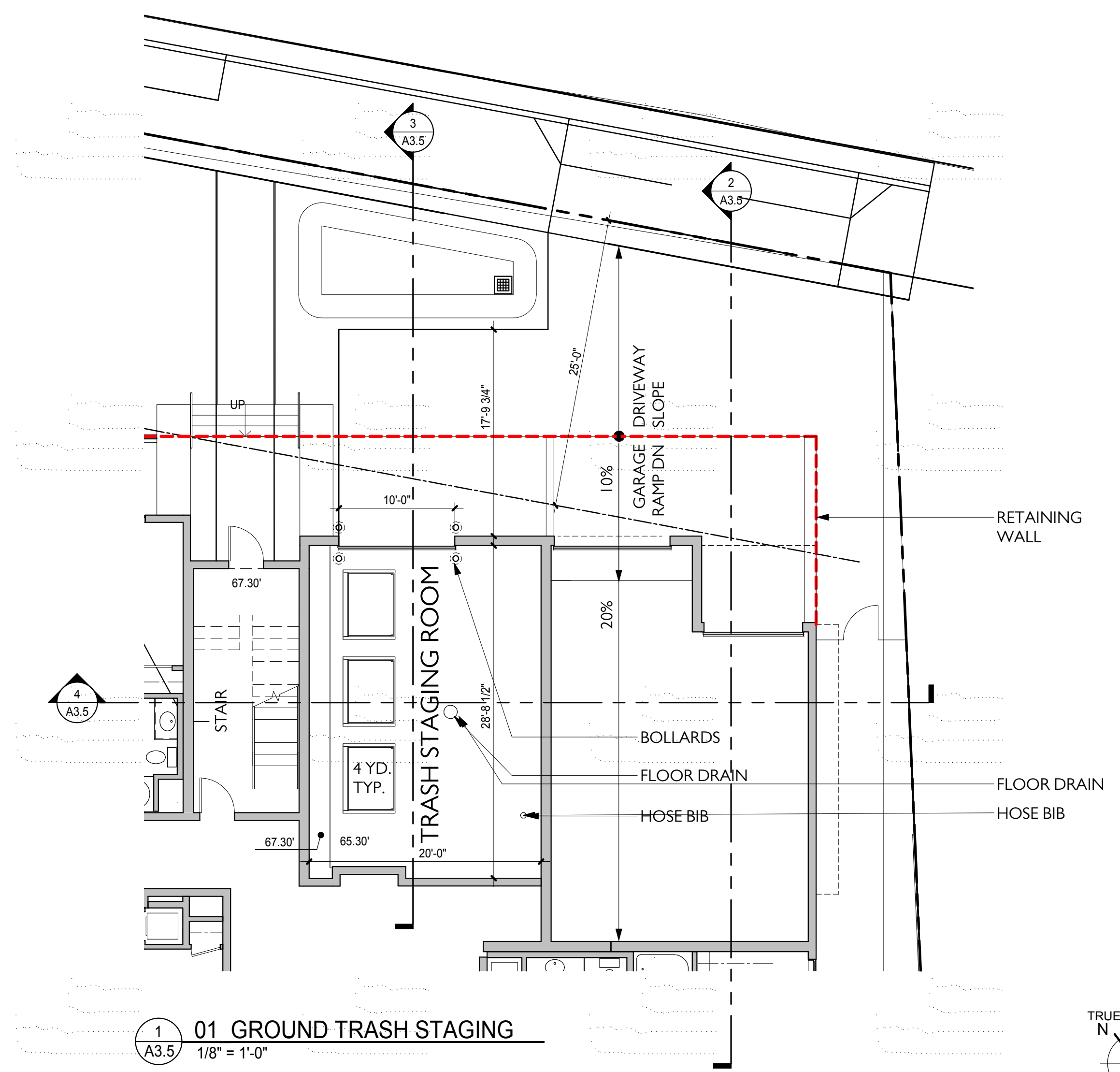


2 NORTH-SOUTH GARAGE SECTION AT ENTRANCE RAMP
A3.5 1/8" = 1'-0"

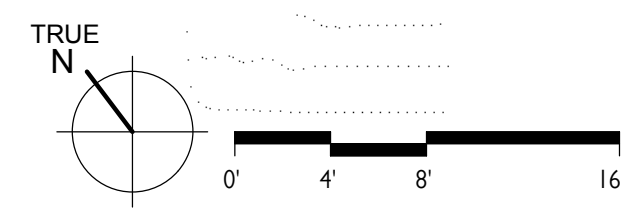


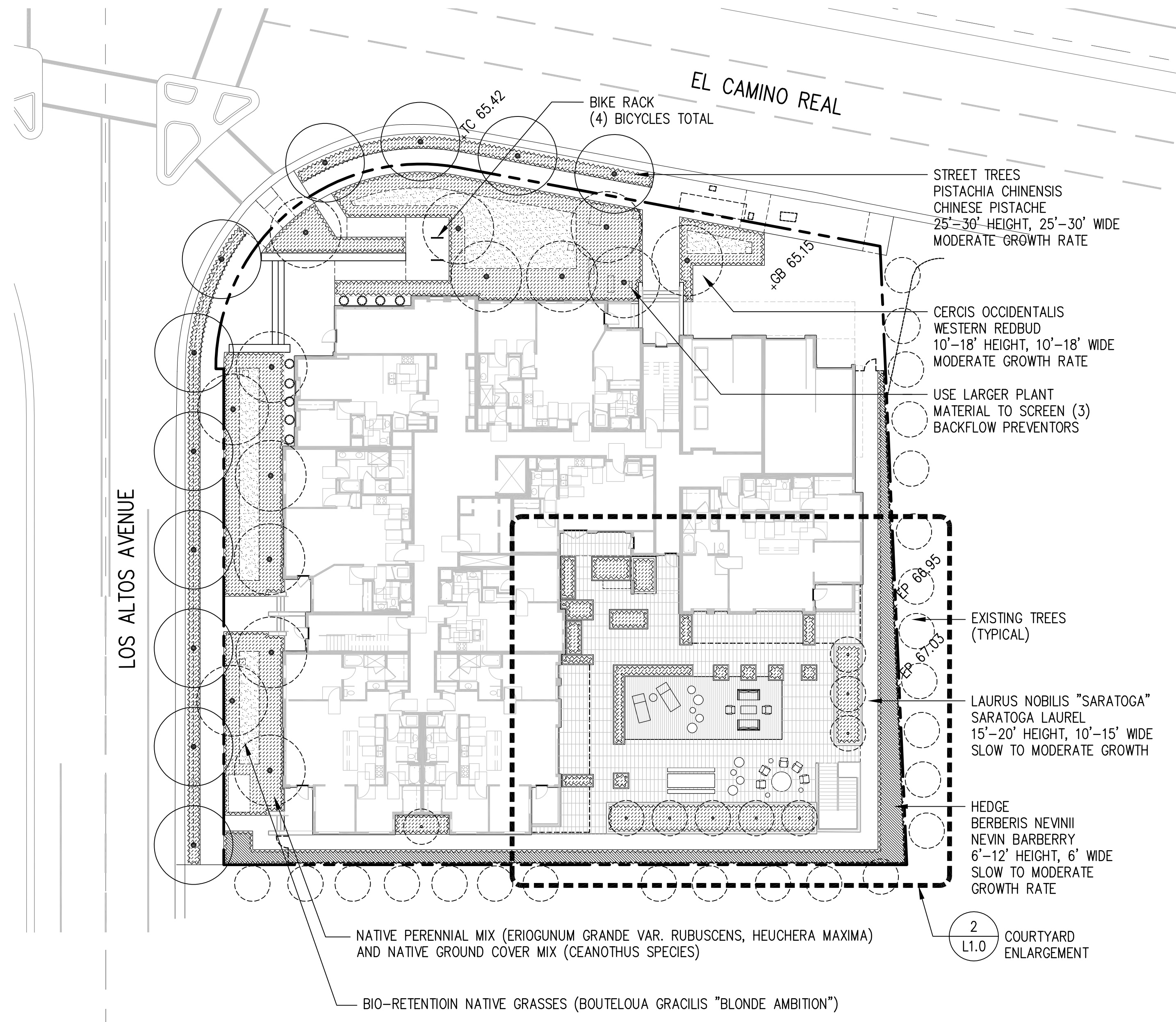
3 SECTION AT TRASH STAGING ROOM
A3.5 1/8" = 1'-0"

- T.O. PARAPET +123.50'
- T.O. ROOF +120.00'
- PLATE +117.30'
- 5TH FLOOR +107.30'
- 4TH FLOOR +97.30'
- 3RD FLOOR +87.30'
- 2ND FLOOR +77.30'
- 1ST / GROUND FLOOR +67.30'
- UPPER GARAGE +55.00'
- 0.0 LOWER GARAGE +45.50'

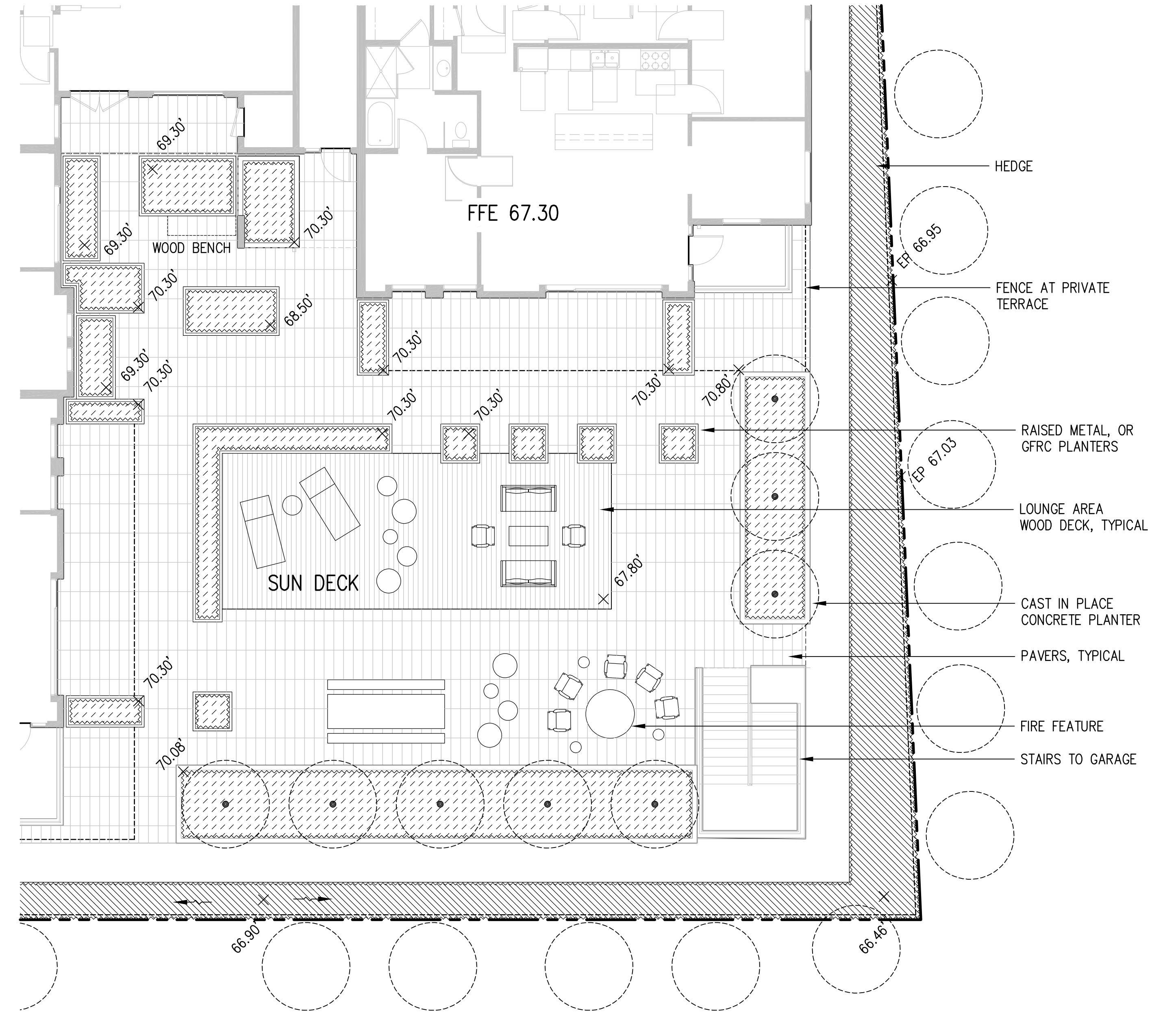


1 01 GROUND TRASH STAGING
A3.5 1/8" = 1'-0"





1 LANDSCAPE SITE PLAN
1" = 20"



2 COURTYARD ENLARGEMENT
1" = 8"



PISTACHIA CHINENSIS



CERCIS OCCIDENTALIS

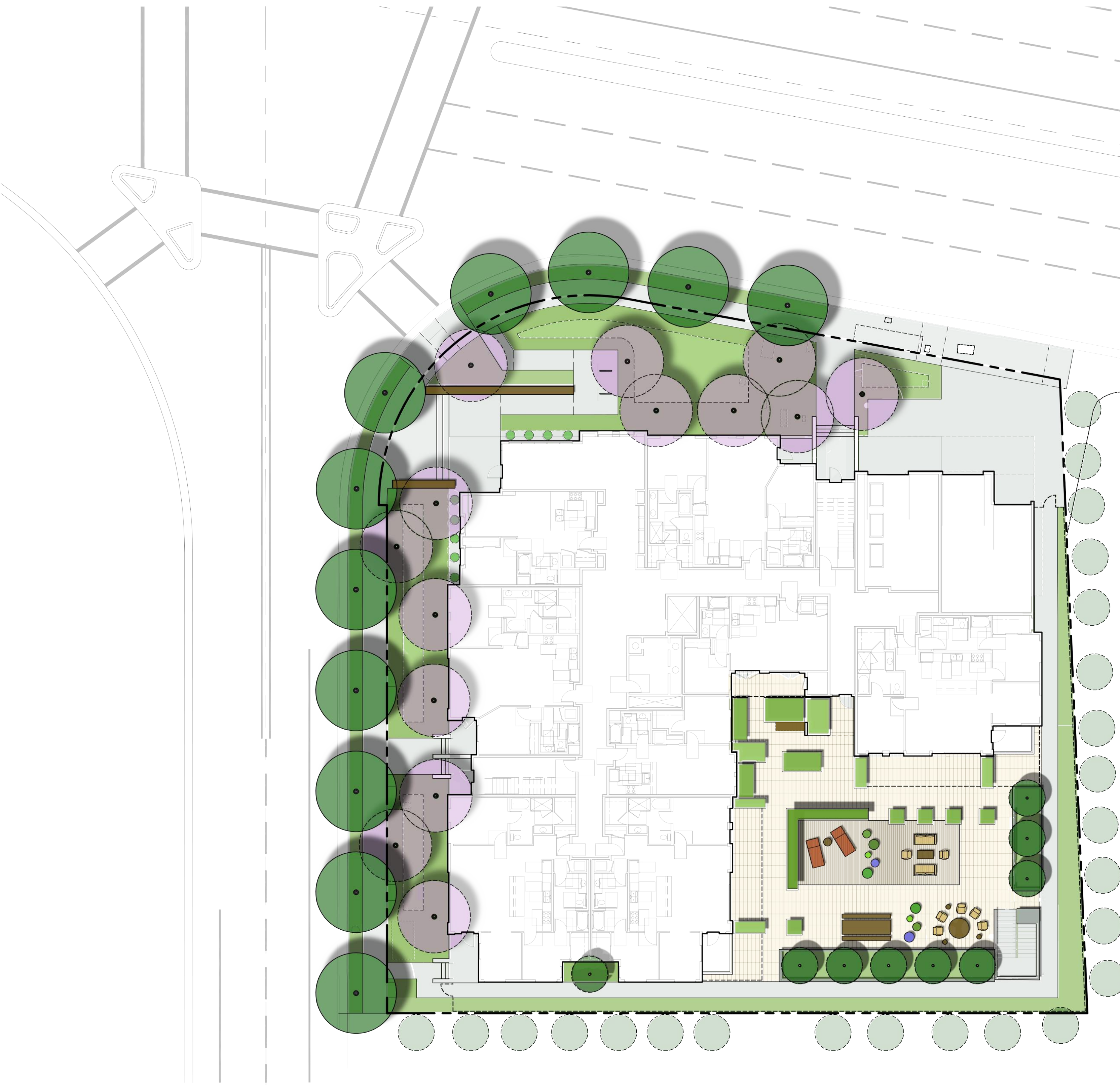


BERBERIS NEVINII



LAURUS NOBILIS "SARATOGA"

LANDSCAPE AREA TABULATION		
FRONT SETBACK		
LANDSCAPE	5,231 SF	
HARDSCAPE	4,488 SF	
		9,719 SF
OFF SITE		
LANDSCAPE	906 SF	
HARDSCAPE	1,848 SF	
		2,754 SF
ON STRUCTURE		
LANDSCAPE	952 SF	
HARDSCAPE	3,588 SF	
		4,540 SF



1 ILLUSTRATIVE SITE PLAN
1" = 16"



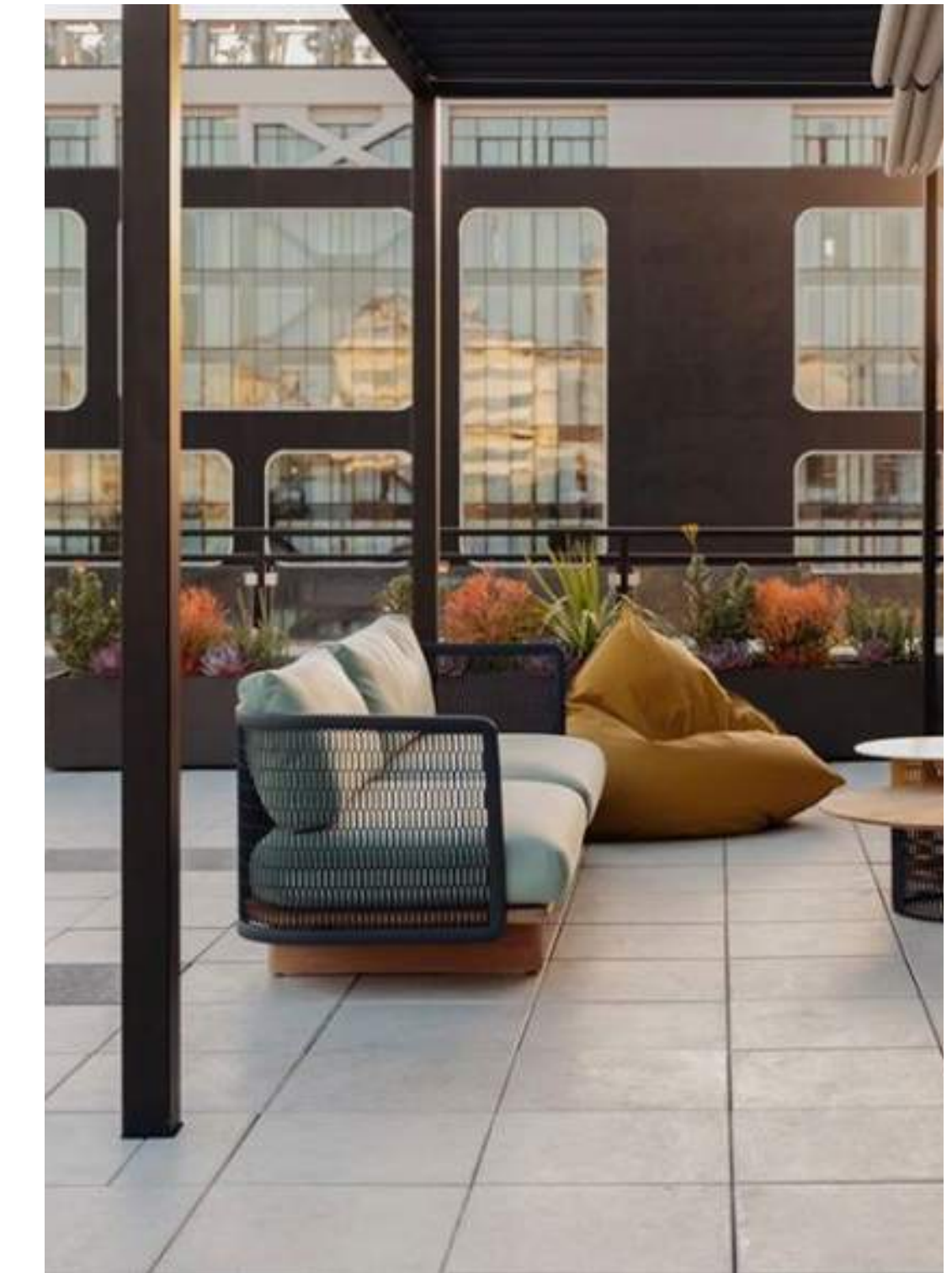
STREETSCAPE PRECEDENT IMAGES



COURTYARD PRECEDENT IMAGE



COURTYARD PRECEDENT IMAGES



COURTYARD PAVERS

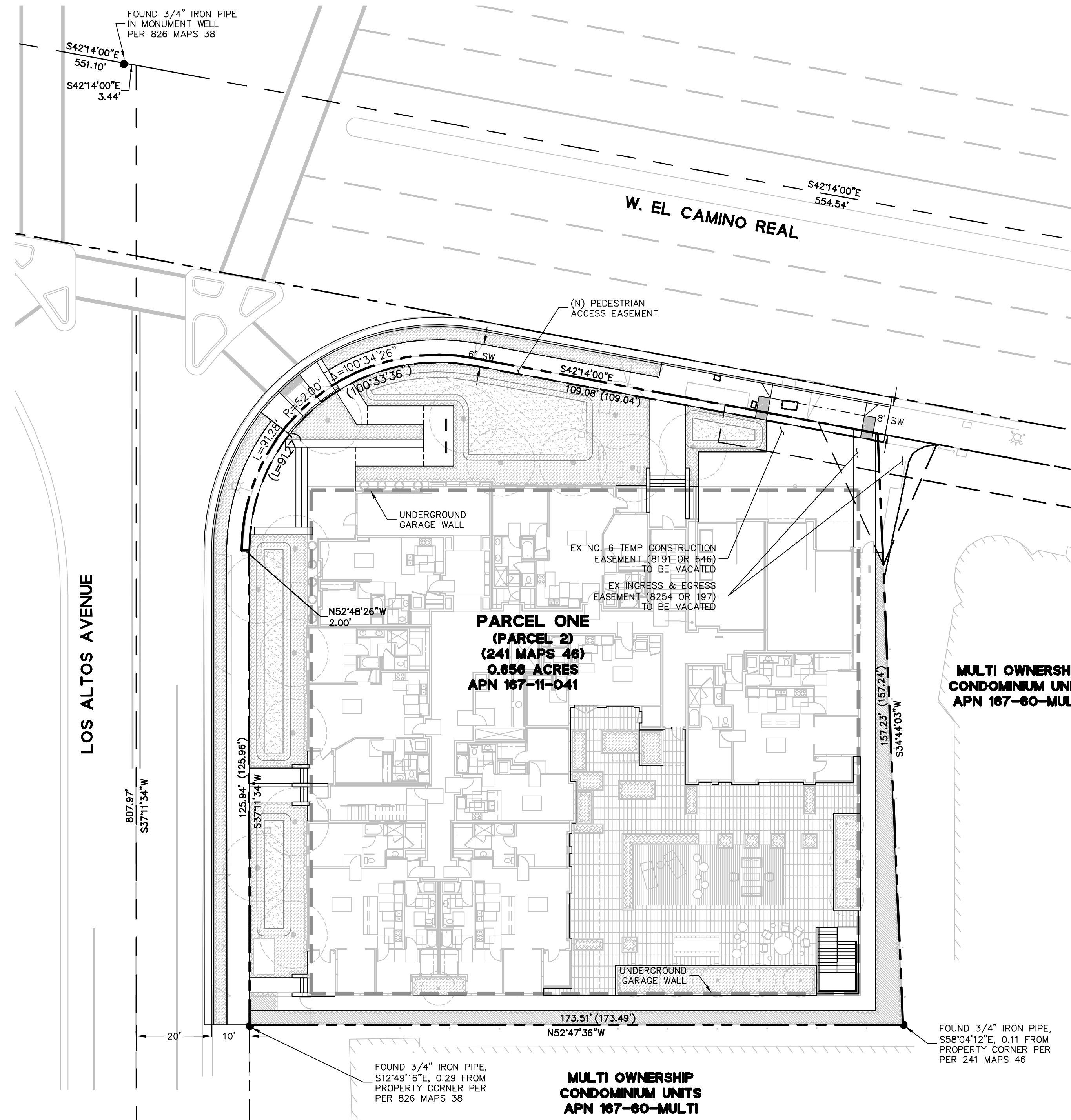


FIRE FEATURE



WOOD DECK

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES



LEGEND

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

ABBREVIATIONS

C&G	= CURB & GUTTER
CLA	= CITY OF LOS ALTOS
ESMT	= EASEMENT
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
EX	= EXISTING
PG&E	= PACIFIC GAS & ELECTRIC COMPANY
DTL	= DETAIL
DWY	= DRIVEWAY
LSC	= LANDSCAPE
(N)	= NEW
PAE	= PUBLIC ACCESS EASEMENT
PEAE	= PEDESTRIAN ACCESS EASEMENT
PGE	= PACIFIC GAS & ELECTRIC EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
R/W	= RIGHT OF WAY
S.A.D	= SEE ARCHITECTURAL DRAWINGS
SSE	= SANITARY SEWER EASEMENT
STD	= STANDARD
SW	= SIDEWALK
TYP	= TYPICAL
()	= RECORD DATA PER 241 MAPS 46

GENERAL NOTES

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

SHEET INDEX

TM	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS
C2.0	CONCEPTUAL SITE PLAN
C3.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
C4.0	CONCEPTUAL UTILITY PLAN
C5.0	CONCEPTUAL STORMWATER CONTROL PLAN

PROJECT DATA

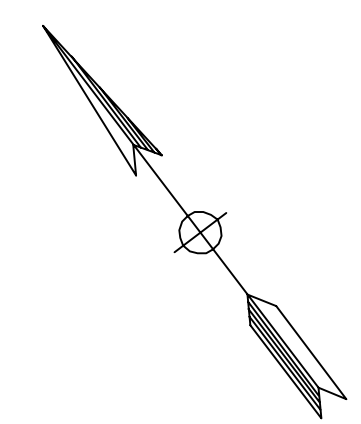
- | | |
|----------------------------|--|
| 1. OWNER: | GALATOLO GREGORY P AND ANGELA K
4350 EL CAMINO REAL
LOS ALTOS, CA 94022
CONTACT: (650) 704-8168 |
| 2. CIVIL ENGINEER: | BKF ENGINEERS
1730 N FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: ISAAC KONTOROVSKY
(408) 467-9100 |
| 3. PROPERTY: | THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

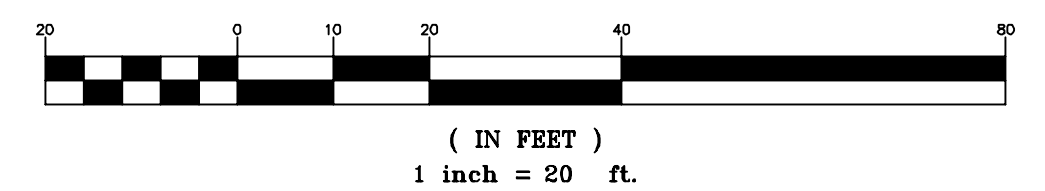
PARCEL 2, AS SHOWN UPON THAT CERTAIN MP ENTITLED "PARCEL MP OF PORTIONS OF LOT 7 OF THE HARRINGTON SUBDIVISION IN THE CITY OF LOS ALTOS, CALIFORNIA, FOR S. STEPHEN NKSHIMA", WHICH MP WS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON AUGUST 26, 1968 IN BOOK 241 OF MAPS AT PAGE 46.

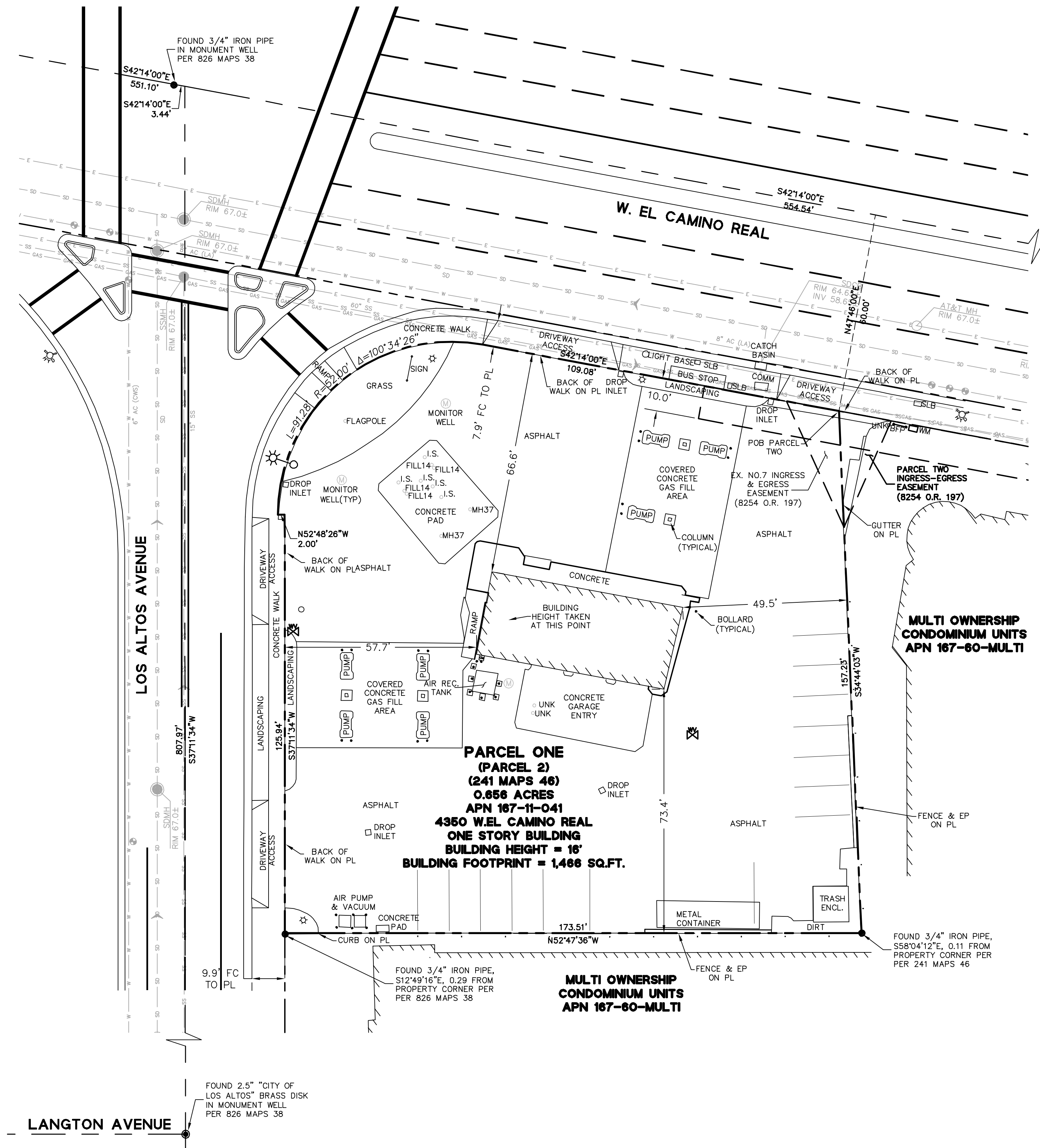
PARCEL TWO:

AN EASEMENT FOR INGRESS AND EGRESS OVER A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE PROLONGATION OF THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND S. 42° 14' E. 16.00 FEET TO A POINT; THENCE WESTERLY IN A DIRECT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF THE FIRST ABOVE DESCRIBED PARCEL OF LAND DISTANT THEREON, S. 34° 44' 24" W. 35.00 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE ALONG THE SOUTHEASTERLY LINE OF THE FIRST ABOVE DESCRIBED PARCEL OF LAND, N. 34° 44' 24" E. 35.00 FEET TO THE POINT OF BEGINNING. |
| 4. ASSESSORS PARCEL NO. | 167-11-041 |
| 5. GENERAL PLAN: | THOROUGHFARE COMMERCIAL |
| 6. EXISTING ZONING: | SERVICE STATION/CONVENIENCE STORE |
| 7. PROPOSED ZONING: | CT COMMERCIAL THOROUGHFARE ZONING DISTRICT |
| 8. EXISTING USE: | SERVICE STATION/CONVENIENCE STORE |
| 9. PROPOSED USE: | FIVE-STORY MULTIPLE-FAMILY RESIDENTIAL CONDOMINIUM BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING |
| 10. GROSS AREA: | 0.656± ACRES |
| 11. NUMBER OF PARCELS: | 1 PARCEL FOR CONDOMINIUM PURPOSES |
| 12. NUMBER OF CONDO UNITS: | 47 RESIDENTIAL CONDOMINIUM UNITS |
| 13. UTILITIES: | A. WATER:
PUBLIC STREETS: CALIFORNIA WATER SERVICE
PRIVATE STREETS: PROPERTY OWNER
B. SANITARY SEWER:
PUBLIC STREETS: CITY OF LOS ALTOS
PRIVATE STREETS: PROPERTY OWNER
C. STORM DRAIN:
PUBLIC STREETS: CITY OF LOS ALTOS
PRIVATE STREETS: PROPERTY OWNER
D. GAS/ELECTRIC:
E. TELEPHONE:
F. CABLE TV: AT&T
COMCAST |
| 14. BENCHMARK: | THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A PROJECT BENCHMARK WAS ESTABLISHED IN THE ISLAND AT THE NORTH SIDE OF THE SITE SAID ISLAND ALSO BEING AT THE SOUTH CORNER OF LOS ALTOS AVE AND EL CAMINO REAL. MAG NAIL AND WASHER SET IN CONCRETE, ELEVATION= 66.21 FEET. |
| 15. FLOOD ZONE: | THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06085C0038H |
| 16. PARCEL SIZE: | 28,562 SF (0.656± ACRES-GROSS) |



GRAPHIC SCALE





LEGEND

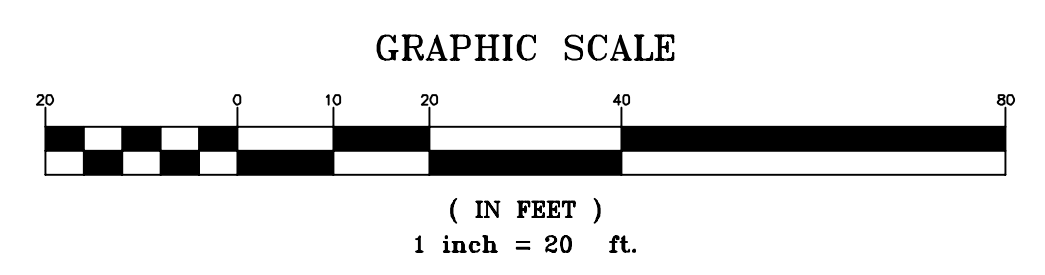
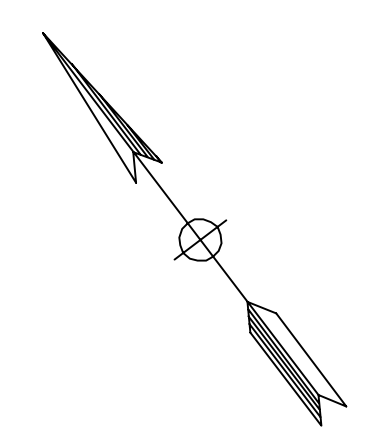
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- SD --- SD --- STORM DRAIN LINE
- SS --- SS --- SANITARY SEWER LINE
- W --- W --- DOMESTIC WATER LINE
- E --- E --- ELECTRICAL LINE
- GAS --- GAS --- GAS LINE
- X-X- FENCE
- CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- STORM DRAIN INLET
- STORM DRAIN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

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

BENCHMARK:
THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A PROJECT BENCHMARK WAS ESTABLISHED IN THE ISLAND AT THE NORTH SIDE OF THE SITE SAID ISLAND ALSO BEING AT THE SOUTH CORNER OF LOS ALTOS AVE AND EL CAMINO REAL. MAG NAIL AND WASHER SET IN CONCRETE, ELEVATION= 66.21 FEET.

BASE OF BEARINGS:
THE BEARING OF NORTH 42°14'00" WEST BETWEEN THE TWO FOUND MONUMENTS ON THE MONUMENT LINE OF EL CAMINO REAL AS SHOWN, PER THAT CERTAIN TRACT MAP NO. 10,000 RECORDED ON AUGUST 18, 2008 IN BOOK 826 OF MAPS AT PAGES 38-39, SANTA CLARA COUNTY.

TREE NOTE:
NO EXISTING TREES ON SITE



LEGEND

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

