

LOS ALTOS
GARDENS
950 NORTH
SAN ANTONIO ROAD
LOS ALTOS, CALIFORNIA

LOS ALTOS GARDENS

950 NORTH SAN ANTONIO ROAD
LOS ALTOS, CALIFORNIA

DE ANZA PROPERTIES

SEIDEL
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San Francisco, CA 94111
Fax 415.397.3533
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HOLZMAN



19JUN06 PRELIMINARY PROJECT REVIEW
20JUN06 REVISED PRELIMINARY
10NOV06 DESIGN REVIEW
16FEB07 REVISED DESIGN REVIEW
30OCT07 CITY COUNCIL SUBMISSION

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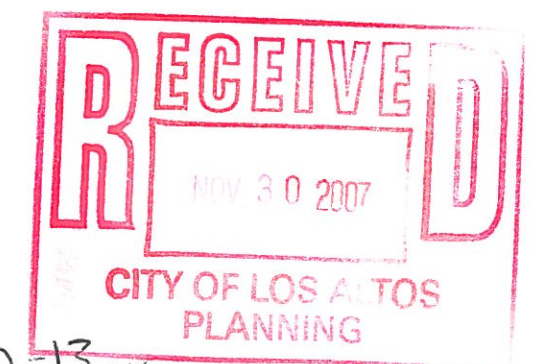
APPROVED
PLANNING DIVISION

FILE NO. 06-PUD-G-1 06-10-13

PERMIT NO. _____

BY City Council DATE 1-8-08

W/ conditions



TITLE SHEET

NTS

T-0

PROJECT DATA

MIXED-USE BUILDING PARKING TABULATION		
USE	FACTOR	SPACES
Podium Residential	36 DU X 2	72
Grade Residential	10 DU X 2	20
Replacement Parking		8
Residential Total		100
Retail/Office	+/- 6,800 SF / 200	34
Office	+/- 11,000 SF / 250	44
Commercial Total		78
Total Parking Required		178
Total Parking Provided		168
Shared Parking		10-20
Compact Parking	35%	59

ON SITE PARKING TABULATION		
USE	QUANTITY	SPACES
Existing Residential Parking *	68	
Existing Guest Parking (22 Tandem) *	47	
Total Existing Parking *	115	
Existing Parking to be Removed *	14	
On Site Parking to be Added *	6	
Total Proposed Parking On Site *	107	
Mixed-use Building Total	168	
Total Proposed Parking	275	

NEW RESIDENTIAL UNITS				
UNIT TYPE	BEDS	QUANTITY	AREA (+/- SF)	TOTAL AREA (+/- SF)
A	3 BR + L	4	1,600	6,400
B	2 BR + D	4	1,620	6,480
C	3 BR	4	1,340	5,360
D	2 BR + D	12	1,460	17,520
E1	2 BR + D	8	1,455	11,640
E2	2 BR + D	4	1,530	6,120
F	2 BR	10	1,470	14,700
(not included in total)	BASEMENT	10	740	7,400
Residential Total		46		68,220

EXISTING / PROPOSED RESIDENTIAL UNITS			
	QUANTITY	AREA (+/- SF)	TOTAL AREA (+/- SF)
Total New Units (incl. APN 41, 42, 43)	50		
Total Existing Units	56		
Existing Units to be Removed	4		
Total Proposed Units	102		
Total Proposed Rental Units	56		

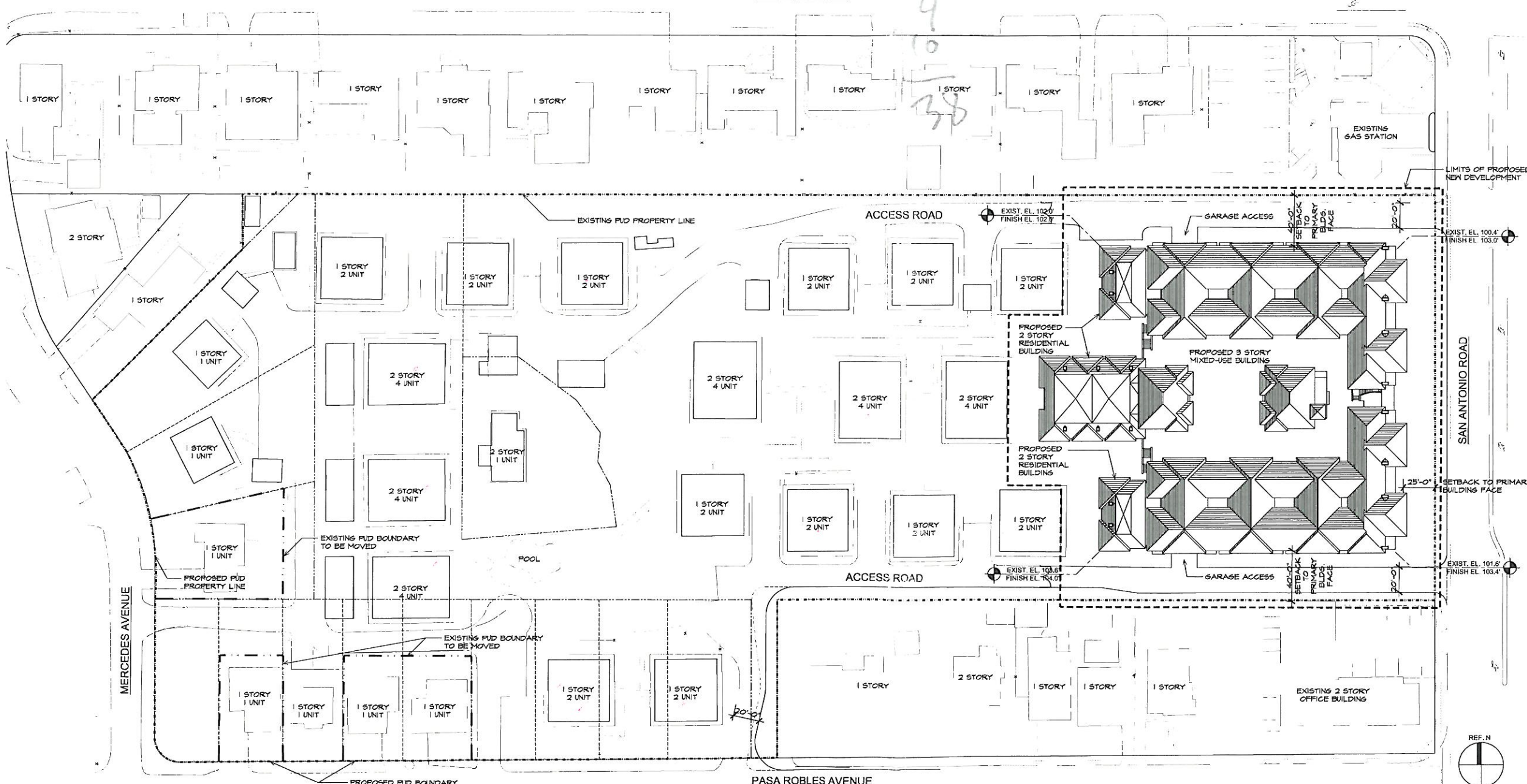
SITE COVERAGE			
	QUANTITY	AREA (+/- SF)	TOTAL AREA (+/- SF)
Existing Site Coverage (incl. APN 41, 42, 43)			74,524
Total Existing Site Area		8.68 acres	378,100
Percentage Site Coverage			19.7%

COMMERCIAL LEASE SPACE	
USE	AREA (+/- SF)
Existing Office	19,000
New Office/Retail	6,800
New Office	11,000
Total New Commercial	17,800

FRONT SETBACK LANDSCAPING	
USE	AREA (+/- SF)
Total Landscaping @ Setback	4,925
Total Front Setback	5,925
Landscaping Percentage	83%

* NOTE: EXISTING SITE DEVELOPMENT DOCUMENTATION IS AS PROVIDED BY CREEGAN + D'ANGELO AND DE ANZA PROPERTIES AND IS SHOWN HERE FOR REFERENCE ONLY AND IS OUTSIDE SCOPE OF SERVICES. AREA OF PROPOSED NEW DEVELOPMENT IS SHOWN WITHIN DASHED LINE.

304
4
9
2:4
12
8
4
10
38



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S2
4
56

PROPOSED
SITE PLAN +
PROJECT DATA
[SEE C-3 FOR EXISTING
SITE PLAN]
1"=40'-0"

A-0

1 SITE PLAN
A-0

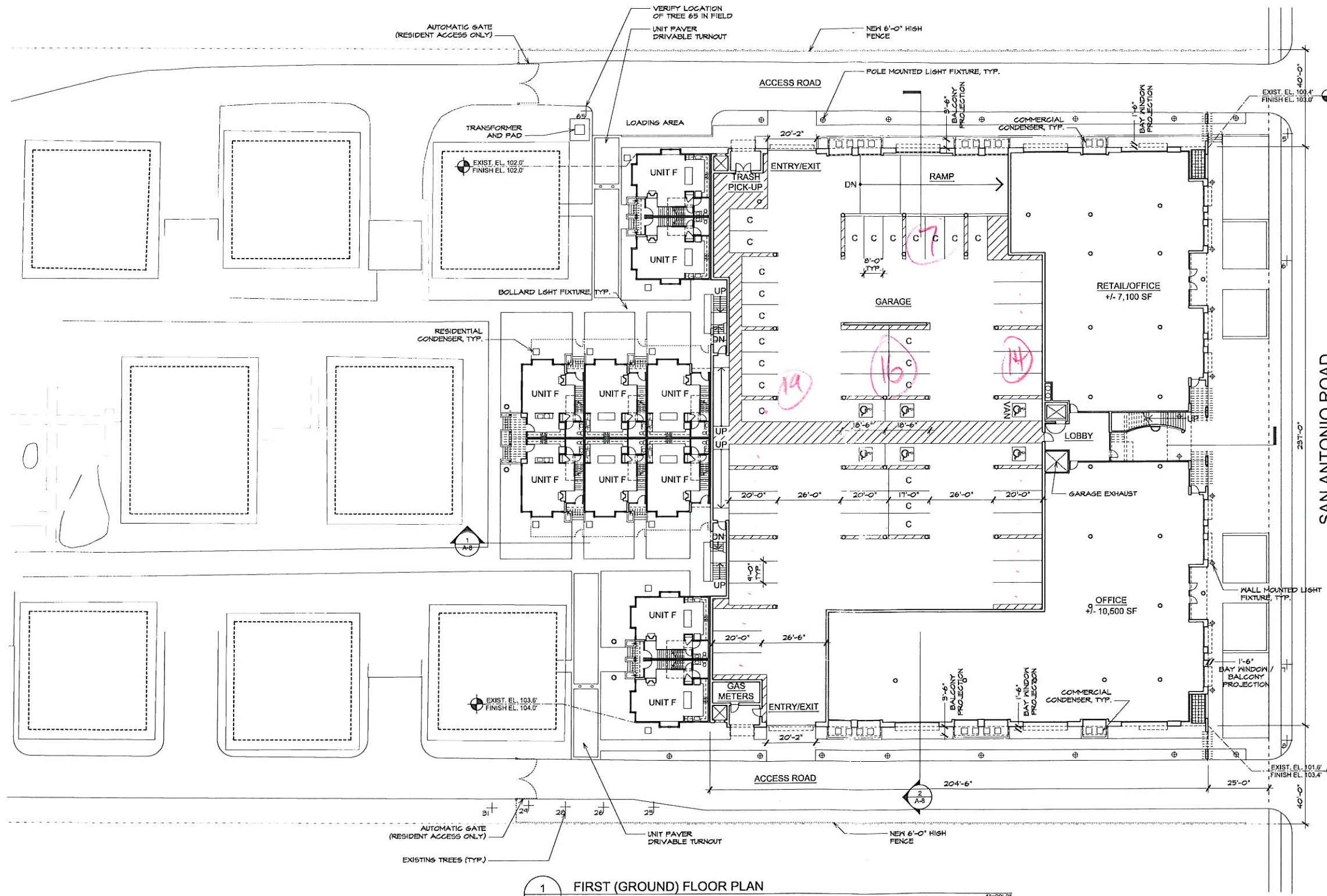
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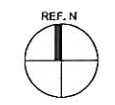
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1
A-2 FIRST (GROUND) FLOOR PLAN

GROUND FLOOR
PLAN



1"=20'-0"

A-2

Handwritten red notes:
 19
 16
 14
 7
 56
 56
 160
 166
 plus

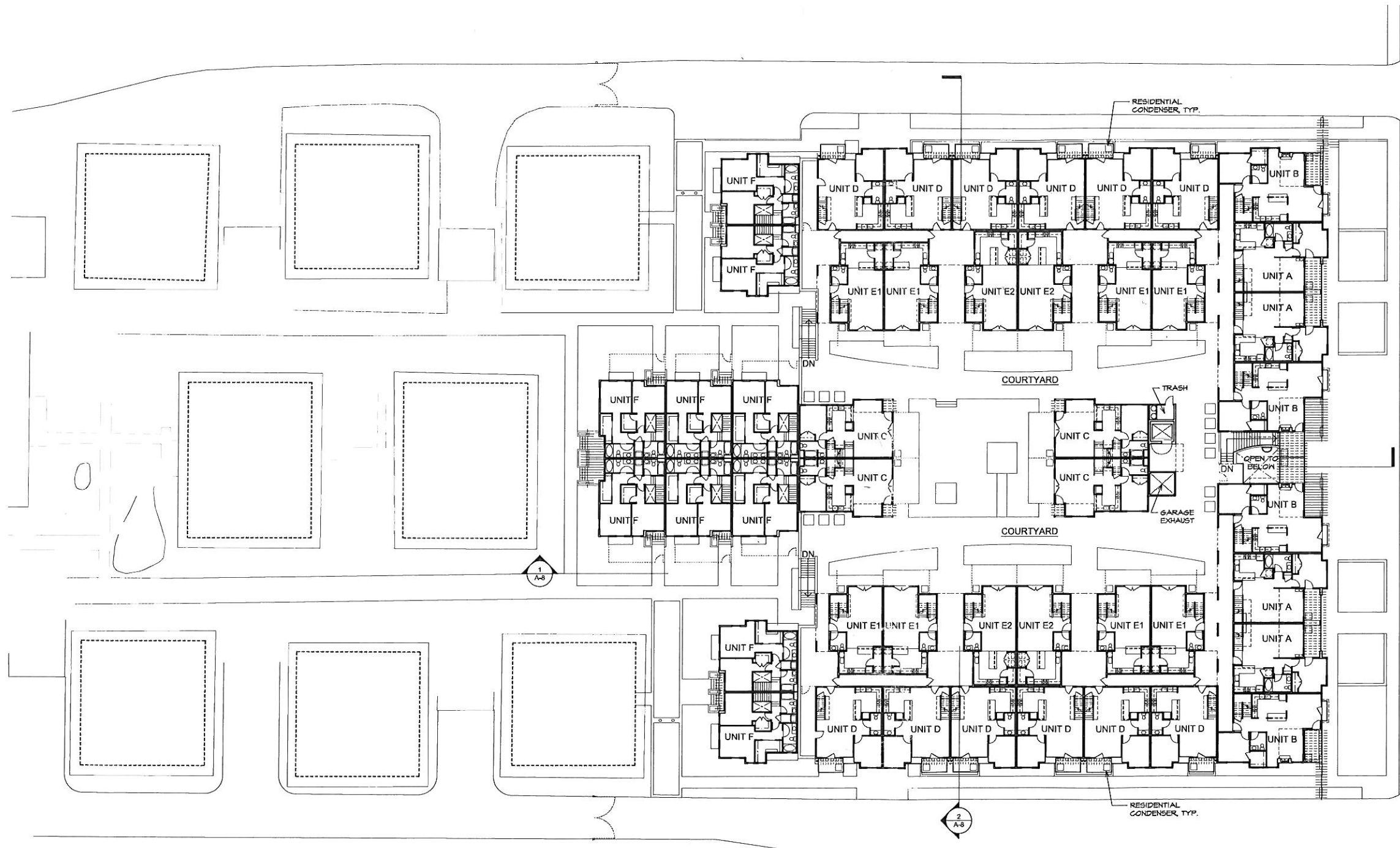
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1 SECOND (PODIUM) FLOOR PLAN
A-3

1"=20'-0"



1"=20'-0"

SECOND (PODIUM)
FLOOR PLAN

A-3

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1 SOUTH ELEVATION
A-6 3/32"=1'-0"



2 SAN ANTONIO ROAD (EAST) ELEVATION
A-6 3/32"=1'-0"

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**CONCEPTUAL
EXTERIOR
ELEVATIONS**

3/32"=1'-0"

A-6

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1 NORTH ELEVATION
A-7 3/32"=1'-0"



2 COURTYARD (WEST) ELEVATION
A-7 3/32"=1'-0"

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**CONCEPTUAL
EXTERIOR
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3/32"=1'-0"

A-7

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**SAN ANTONIO ROAD
CONTEXT VIEW**

NTS

A-11

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22 SEPT 06 DESIGN REVIEW
10 NOV 06 DESIGN REVIEW
07 FEB 07 DESIGN REVIEW
19 JUL 07 DESIGN REVIEW
30 OCT 07 CITY COUNCIL SUBMISSION
02 NOV 07 CITY COUNCIL SUBMISSION

CONCEPTUAL
LANDSCAPE PLAN

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
STREET TREES			
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	24" Box	Category II, Deciduous*
<i>Geljira parviflora</i>	Australian Willow	24" Box	Category II, Evergreen*
<i>Ginkgo biloba</i>	Maidenhair Tree	24" Box	Category I, Deciduous*
<i>Pittosporum undulatum</i>	Victorian Box	24" Box	Category II, Evergreen*
<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear	24" Box	Category II, Deciduous*
<i>Quercus ilex</i>	Holly Oak	24" Box	To Match Existing
<i>Quercus agrifolia</i>	Coast Live Oak	36" Box	Category I, Evergreen*
DECIDUOUS TREES			
<i>Chionanthus retusus</i>	Chinese Fringe Flower	15 Gal.	Standard
<i>Fraxinus americana</i>	White Ash	15 Gal.	
<i>Lagerstroemia indica</i>	Crape Myrtle	15 Gal.	Category III, Deciduous*
<i>Nyssa sylvatica</i>	Black Tupelo	15 Gal.	
<i>Pistacia chinensis</i>	Chinese Pistache	15 Gal.	Category II, Deciduous*
CONIFEROUS EVERGREEN TREES			
<i>Sequoia sempervirens</i>	Coast Redwood	24" Box	
BROADLEAF EVERGREEN TREES			
<i>Arbutus 'Marina'</i>	Marina Arbutus	15 Gal.	Standard
<i>Eriobotrya deflexa</i>	Bronze Loquat	15 Gal.	Standard
<i>Leptospermum laevigatum</i>	Australian Tea Tree	15 Gal.	Multi-Trunk
<i>Magnolia grandiflora</i>	Southern Magnolia	15 Gal.	Standard
<i>Podocarpus gracilior</i>	Fern Pine	15 Gal.	Columns
<i>Pyrus kawakamii</i>	Evergreen Pear	15 Gal.	Standard
ORCHARD PLANTING			
<i>Malus 'Robinson'</i>	Robinson Crabapple	15 Gal.	Category III, Deciduous*
<i>Olea europaea</i>	Olive	15 Gal.	Broadleaf Evergreen
<i>Prunus serrulata</i> 'Kwanzan'	Flowering Cherry	15 Gal.	Category III, Deciduous*
<i>Prunus x bliereiana</i>	Flowering Plum	15 Gal.	Category II, Deciduous*
<i>Pyrus calleryana</i> 'Aristocrat'	Ornamental Pear	15 Gal.	Category II, Deciduous*
PALMS			
<i>Trachycarpus fortunei</i>	Windmill Palm	10' BTH	
SHRUBS			
<i>Abelia grandiflora</i>	Glossy Abelia	5 Gal.	
<i>Carpenteria californica</i>	Carpenteria	5 Gal.	
<i>Choisya ternata</i>	Mexican Orange	5 Gal.	
<i>Escallonia fradesii</i>	Escallonia	5 Gal.	
<i>Ligustrum texanum</i>	Glossy Privet	5 Gal.	
<i>Loropetalum chinense</i>	Chinese Fringe Flower	5 Gal.	
<i>Mahonia aquifolium</i>	Oregon Grape	5 Gal.	
<i>Myrtus communis</i>	Myrtle	5 Gal.	
<i>Osmanthus delavayi</i>	Delavay Osmanthus	5 Gal.	
<i>Photinia x fraseri</i>	Fraser's Photinia	5 Gal.	
<i>Rosa hybrids</i>	Flowering Rose Shrubs	5 Gal.	
<i>Rosmarinus officinalis</i>	Rosemary	5 Gal.	
ORNAMENTAL GRASSES			
<i>Calamagrostis a. 'Karl Foerster'</i>	Feather Reed Grass	1 Gal.	
<i>Festuca idahoensis</i>	Idaho Fescue	1 Gal.	
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 Gal.	
<i>Muhlenbergia 'Regal Mist'</i>	Deer Grass	1 Gal.	
GROUNDCOVERS			
PERENNIALS			
<i>Dietes vegeta</i>	Fortnight Lily	1 Gal.	
<i>Hemerocallis hybrids</i>	Daylily	1 Gal.	
<i>Kniphofia hybrids</i>	Torch Lily	1 Gal.	
<i>Leonotis leonorus</i>	Lion's Tail	1 Gal.	
<i>Liriope spicata</i>	Creeping Lily Turf	1 Gal.	
<i>Rubus pentalobus</i>	Bramble	1 Gal.	
<i>Teucrium chamaedrys</i>	Dwarf Germander	1 Gal.	
<i>Zantedeschia aethiopica</i>	Calla Lily	1 Gal.	
VINES			
<i>Bougainvillea species</i>	Bougainvillea	1 Gal.	
<i>Distictus buccinatoria</i>	Red Trumpet Vine	1 Gal.	
<i>Trachelospermum jasminoides</i>	Star Jasmine	1 Gal.	
<i>Wisteria sinensis</i>	Chinese Wisteria	1 Gal.	

*Refers to "City of Los Altos Street Tree Planting List" in "Our City Trees.pdf", published by the City of Los Altos at <http://www.ci.los-altos.ca.us/>

