



ALTOS II

FORMAL PLANNING SUBMITTAL (CITY COMMENTS)

JULY 2, 2019

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Altos II
 Los Altos, CA
 June 4, 2019

4898 ECR LLC

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 650.996.1114

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PROJECT ADDRESS: 4898 EL CAMINO REAL

PROJECT NAME: ALTOS II

T1
 TITLE SHEET

PROJECT DATA TABLE

ADDRESS:	4898 EL CAMINO REAL LOS ALTOS, CA 94022
APN:	170-03-085
GENERAL PLAN:	THOROUGHFARE COMMERCIAL (TC)
ZONING:	COMMERCIAL THOROUGHFARE (CT)
GROSS SITE AREA:	18,919 S.F. (.434 ACRES)
NETSITE AREA:	16,919 S.F. (.388 ACRES)
BASE DENSITY:	15 UNITS (38 du / net ac)
PROPOSED DENSITY:	21 UNITS (54 du / net ac)
LOT COVERAGE:	48%
IMPERVIOUS AREA:	18,919 SQ. FT.
OCCUPANCY:	S2 / R2
CONSTRUCTION:	TYPE IA / IIIA
FIRE SPRINKLERS:	INCLUDED PER C.B.C. 903.2

BUILDING AREA SUMMARY (GROSS S.F.)

LOWER BASEMENT FLOOR:	15,902 S.F.
UPPER BASEMENT FLOOR:	15,442 S.F.
FIRST FLOOR:	8,970 S.F.
SECOND FLOOR:	9,724 S.F.
THIRD FLOOR:	9,788 S.F.
FOURTH FLOOR:	9,585 S.F.
FIFTH FLOOR:	9,520 S.F.
TOTAL LIVING:	47,587 S.F.
GARAGE:	31,344 S.F.

PARKING STANDARDS

PARKING STANDARDS (PER LAMC 14.74.080)

REQUIRED SPACES

2 SPACES PER UNIT:	42 SPACES
1 GUEST SPACES PER 4 UNITS:	6 SPACES
TOTAL REQUIRED:	48 SPACES

DENSITY BONUS PARKING STANDARDS (PER LAMC 14.28.040 SECTION G2a)

REQUIRED SPACES

2 SPACES PER UNIT 3 BEDROOM UNIT:	32 SPACES
2.5 SPACES PER UNIT 4 BEDROOM UNIT:	13 SPACES
GUEST AND ADA INCLUDED:	0 SPACES
TOTAL REQUIRED:	45 SPACES

PARKING PROVIDED

STANDARD SPACES:	53 SPACES
ADA SPACES:	2 SPACES
TOTAL PROVIDED:	55 SPACES

NOTE: ALL PARKING SHALL BE DOUBLE - STRIPED

BICYCLE PARKING STANDARDS

REQUIRED SPACES (PER VTA)

1 CLASS I SPACES PER 3 UNITS:	7 SPACES
1 CLASS II SPACES PER 15 UNITS:	2 SPACES

PROVIDED SPACES

CLASS I (21 BICYCLE LOCKERS):	42 SPACES
CLASS II (1 BICYCLE RACK):	2 SPACES

UNIT AREA SUMMARY

UNIT	SQUARE FOOTAGE	NUMBER OF UNITS IN BUILDING	TOTAL SQ FT. OF UNITS IN BUILDING	UNIT MAKEUP		OCC. LOAD PER UNIT	TOTAL OCC. LOAD
				BEDROOMS	BATHS		
A	1478	5	7,390	3	2.0	7.39	36.95
B1	1656	3	4,968	3	2.0	8.28	24.84
B2	1822	4	7,288	3	2.0	9.11	36.44
C	1906	4	7,624	3	2.0	9.53	38.12
D	2188	4	8,752	4	3.5	10.94	43.76
E	2251	1	2,251	4	3.5	11.26	11.26
FITNESS	566	1	566	0	0.0	11.32	11.32
FAMILY ROOM	1011	1	1,011	0	0.0	10.11	10.11
TOTAL BUILDING		21	39,850				212.80

UNIT TABLE

UNIT #	UNIT TYPE	UNIT SF	BMR
101	A	1478	VERY LOW (FOR SALE)
102	E	2251	-
103	B1	1656	-
201	A	1478	VERY LOW (FOR SALE)
202	B1	1656	-
203	A	1478	-
204	C	1906	MODERATE (FOR SALE)
205	B2	1822	-
301	A	1478	-
302	B1	1656	-
303	A	1478	-
304	C	1906	-
305	B2	1822	MODERATE (FOR SALE)
401	D	2188	-
402	D	2188	-
403	C	1906	-
404	B2	1822	-
501	D	2188	-
502	D	2188	-
503	C	1906	-
504	B2	1822	-

AFFORDABLE HOUSING / DENSITY BONUS

AFFORDABLE HOUSING
 LOT SIZE: 16,919 / 43560 = .388 ac
 ALLOWABLE DENSITY: .388 ac x 38 du/ac = 14.76 = 15 UNITS
 AFFORDABLE HOUSING PER LAMC
 15 UNITS x 15% BMR = 2.25 = 3 BMR
 BMR REQUIRED: 2 MODERATE + 1 (ANY LEVEL)

DENSITY BONUS
 AFFORDABLE UNITS: 4 UNITS (2 MODERATE / 2 VERY LOW)
 DENSITY BONUS: 2 VERY LOW / 15 = 13.33 % = 35 % DENSITY BONUS
 15 UNITS x 35 % = 5.25 (6 UNITS) = 21 UNITS

PROPOSED BUILDING CONFIGURATION
 (16) 3 BEDROOM / 2 BATHROOM UNITS
 (5) 4 BEDROOM / 3.5 BATHROOM UNITS
PROPOSED BMR UNITS (FOR SALE)
 (2) 3 BEDROOM / 2 BATHROOM UNITS (VERY LOW INCOME)
 (2) 3 BEDROOM / 2 BATHROOM UNITS (MODERATE)

INCENTIVES (11.8% VERY LOW = 2 INCENTIVES)

	STANDARD	INCENTIVE
1. FRONT YARD SETBACK DECREASE (20% ON-MENU)	25'	20'
2. HEIGHT INCREASE (11' ON-MENU)	45'	56'

WAIVERS

1. ELEVATOR TOWER HEIGHT INCREASE	12'	17'-6"
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PROJECT DESCRIPTION

ALTOS II IS A MULTIPLE-FAMILY RESIDENTIAL PROJECT AT 4898 EL CAMINO REAL. THE PROJECT CONSISTS OF A 78,931 SQUARE FOOT, 21-UNIT, FIVE-STORY BUILDING, WITH TWO LEVELS OF UNDERGROUND PARKING. THE PROJECT REPLACES THE EXISTING FUTON SHOP BUILDING WHICH IS APPROXIMATELY 8,396 SF. THE UNDERGROUND PARKING LEVELS ARE ACCESSED FROM JORDAN AVENUE AND INCLUDE; 55 PARKING STALLS, 42 BICYCLE LOCKERS, 8 BIKE RACKS WITH 110V SERVICE FOR CHARGING EBIKES, 21 STORAGE UNITS, AND EV CHARGING STATIONS FOR EACH UNIT. THE FIRST FLOOR INCLUDES THE MAIN LOBBY, 3 RESIDENTIAL UNITS, AND A GATHERING ROOM AND GYM SPACE. THE ROOF TOP INCLUDES A 3,340 SQUARE FOOT ROOFTOP DECK WITH GRILLING STATIONS, DINING TABLES, AND OUTDOOR SEATING. IN ADDITION SOLAR PANELS WILL BE INSTALLED FOR A PORTION OF THE COMMON AREA ELECTRICITY USE AND TO OFFSET ALL ELECTRICITY FOR THE 4 BMR UNITS. THE FOLLOWING TABLE SUMMARIZES THE PROJECT:

	EXISTING	PROPOSED	REQUIRED / ALLOWED
SETBACKS:			
FRONT	50'	20' (20% ON-MENU INCENTIVE)	25'
REAR GRADING	N/A	2'-6"	NO LIMIT
REAR	42'	20'	0'
RIGHT SIDE	5'	10' TO 22'	4' MIN. / 15' AVE.
LEFT SIDE	0'	4'-6" TO 43'	4' MIN. / 7'-6" AVE.
HEIGHT:	+/- 22'	56' (11' ON-MENU INCENTIVE)	45'



4846 & 4856 EL CAMINO



4880 EL CAMINO



86 THIRD STREET



100 FIRST STREET



396 FIRST STREET



960 NORTH SAN ANTONIO ROAD



4750 EL CAMINO REAL

LOS ALTOS MULTI-FAMILY

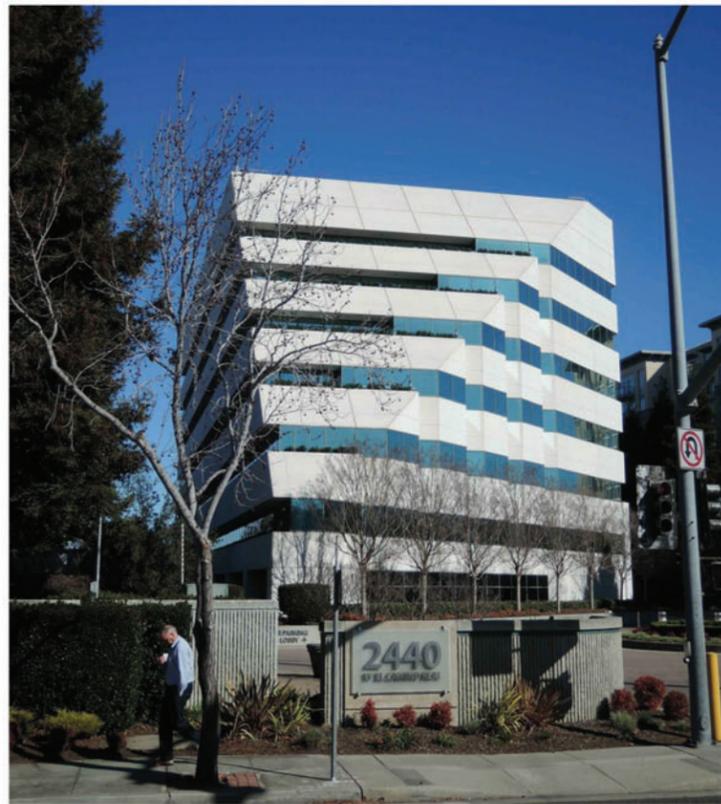
Altos II
Los Altos, CA
June 4, 2019

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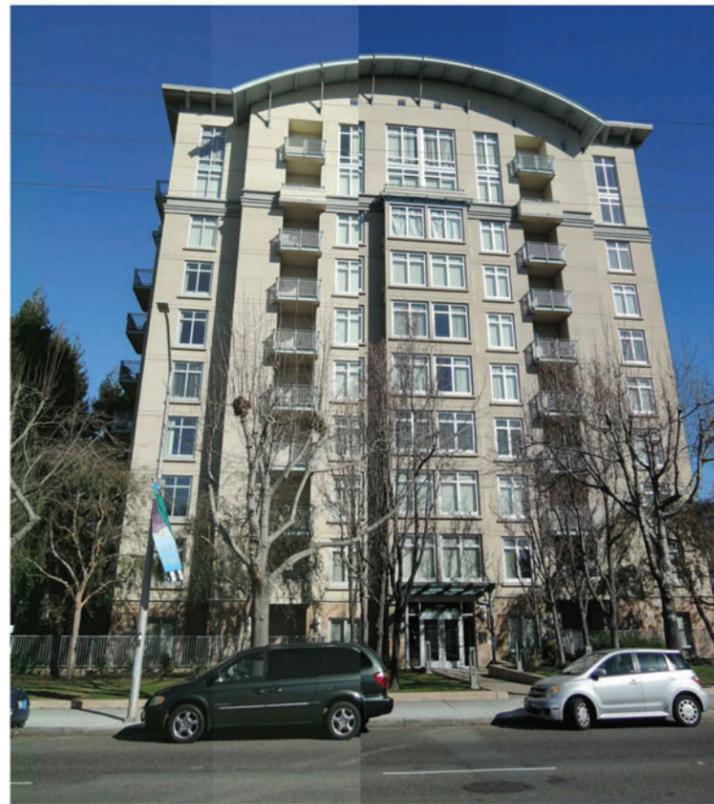
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CONTEXT - LOS ALTOS MULTI FAMILY

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2440 EL CAMINO REAL



2400 EL CAMINO REAL



2350 EL CAMINO REAL



4906 EL CAMINO REAL



JACK-IN-THE-BOX 4896 EL CAMINO



4880 EL CAMINO REAL

4846 & 4856 EL CAMINO REAL VICINITY





VIEW FROM EL CAMINO



VIEW FROM JACK-IN-THE-BOX (JORDAN AVE.)



VIEW FROM JORDAN AVE. - MIDDLE



VIEW FROM JORDAN AVE. - REAR



VIEW FROM JORDAN AVE. TOWARD 4906 EL CAMINO REAL



VIEW FROM JORDAN AVE. TOWARD 4906 EL CAMINO REAL



VIEW FROM REAR PROPERTY LINE



VIEW FROM REAR PROPERTY LINE



VIEW OF EAST SIDE OF BUILDING

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SITE PHOTOS

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CONTEXT - 4898 VICINITY

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DOORS AND WINDOWS: METAL WINDOW CORPORATION



SIDING: TRESPA PURA NFC



METAL RAIL



CANOPIES: KAWNEER VERSOLEIL SUNSHADE



EQUITONE: TECTIVA



STONE: ELDORADO STONE - SANDERLING MARQUEE LIMESTONE



PROJECT MATERIALS

Altos II
Los Altos, CA
June 4, 2019

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A1D
CONTEXT - SAMPLE MATERIALS & DETAILS

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ChargePoint® CPF25 Level 2 Charging Stations

Specifications and Ordering Information

Ordering Information

Specify by order code(s).

Description	Order Code
Model	
Single Wall Mount, 5.4 m (18') Cord	CPF25-L18
Single Pedestal Mount, 5.4 m (18') Cord	CPF25-L18-PD
Two Stations with Dual Pedestal Mount, 5.4 m (18') Cord	CPF25-L18-PD-Dual
Single Wall Mount, 5.4 m (18') Cord and Cord Management Kit	CPF25-L18-CMK6
Single Pedestal Mount, 5.4 m (18') Cord and Cord Management Kit	CPF25-L18-CMK6-PD
Two Stations with Dual Pedestal Mount, 5.4 m (18') Cord and Cord Management Kit	CPF25-L18-CMK6-PD-Dual
Single Wall Mount, 7.0 m (23') Cord	CPF25-L23
Single Pedestal Mount, 7.0 m (23') Cord	CPF25-L23-PD
Two Stations with Dual Pedestal Mount, 7.0 m (23') Cord	CPF25-L23-PD-Dual
Single Wall Mount, 7.0 m (23') Cord and Cord Management Kit	CPF25-L23-CMK8
Single Pedestal Mount, 7.0 m (23') Cord and Cord Management Kit	CPF25-L23-CMK8-PD
Two Stations with Dual Pedestal Mount, 7.0 m (23') Cord and Cord Management Kit	CPF25-L23-CMK8-PD-Dual
Replacement Cord	
5.4 m (18'), 32 A Charging Cord	CPF25CORD-L18-F
7.0 m (23'), 32 A Charging Cord	CPF25CORD-L23-F

ChargePoint CPF25 Family

Safety and Operational Ratings

Enclosure Ratings	Type 3R per UL 50E
Safety and Compliance	UL and C-UL listed product per UL2594, UL2231-1, UL2231-2, NEC Article 625 compliant UL and C-UL listed per UL916 Energy Management Equipment
Surge Protection	6 kV @ 3000 A. In geographic areas subject to frequent thunder storms, supplemental surge protection at the service panel is recommended.
EMC Compliance	FCC Part 15 Class B
Storage Temperature	-40°C to +60°C (-40°F to 140°F)
Operating Temperature	-30°C to +50°C (-22°F to 122°F)
Operating Humidity	Up to 85% @ +50°C (122°F) non-condensing
Non-Operating Humidity	Up to 95% @ +50°C (122°F) non-condensing
Maximum Charging Stations per 802.11 Radio Group	9 maximum. Each station must be located within 46 m (150') "line of sight" of a CPGWx gateway.

Indicators

WiFi LED	Yes
Fault Indicator per UL	Yes
Status LED	Yes

ChargePoint, Inc. reserves the right to alter product offerings and specifications at any time without notice, and is not responsible for typographical or graphical errors that may appear in this document.

Contact Us

To order your ChargePoint CPF25 charging station:

- 1 Visit chargepoint.com/sales
- 2 Call +1.408.705.1992
- 3 Email sales@chargepoint.com



ChargePoint, Inc.
254 E Hacienda Avenue | Campbell, CA | 95008-6617 USA
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chargepoint.com

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Listed by Underwriters Laboratories Inc.



Specifications

Electrical Input	One Station (AC Voltage 208 / 240 V AC)			Two Stations (AC Voltage 208 / 240 V AC)		
	Input Current	Input Power Connection	Required Service Panel Breaker	Input Current	Input Power Connection	Required Service Panel Breaker
Standard	32 A	One 40 A branch circuit	40 A dual pole (non-GFCI type)	32 A x 2	Two independent 40 A branch circuits	40 A dual pole (non-GFCI type) x 2
Standard Power Share	n/a	n/a	n/a	32 A	One 40 A branch circuit	40 A dual pole (non-GFCI type)
Power Select 16 A	16 A	One 20 A branch circuit	20 A dual pole (non-GFCI type)	16 A x 2	Two independent 20 A branch circuits	20 A dual pole (non-GFCI type) x 2
Service Panel GFCI	Do not provide external GFCI as it may conflict with internal GFCI (CCID)					
Wiring - Standard	3 Wire - L1, L2 plus Earth (no neutral)			5-wire (L1, L1, L2, L2, Earth)		
Wiring - Power Share	n/a			3-wire (L1, L2, Earth)		
Station Power	2.5 W typical (standby), 4 W maximum (operation)			5 W typical (standby), 8 W maximum (operation)		

Electrical Output

Standard	7.7 kW (240 V AC @ 32 A)
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Functional Interfaces

Connector Type	SAE J1772™
Cable Length - 1.8 m (6') Cable Management	5.4 m (18')
Cable Length - 2.4 m (8') Cable Management	7.0 m (23')
Overhead Cable Management System	Yes
Card Reader	ISO 15693 and ISO 14443

Safety and Connectivity Features

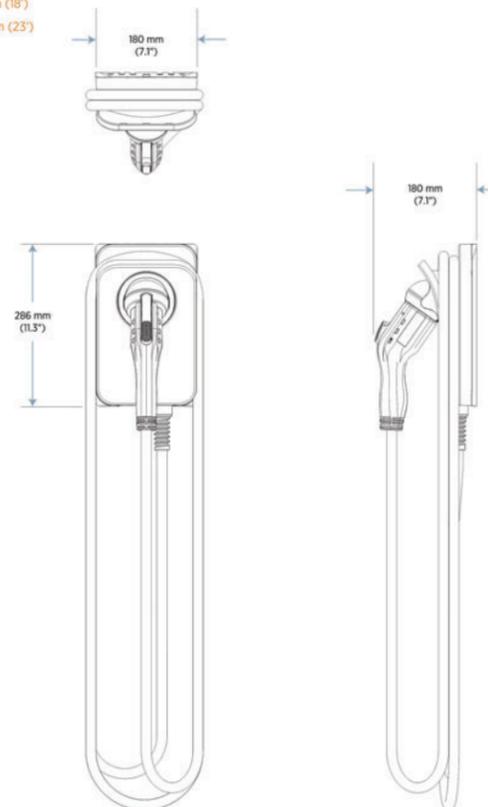
Ground Fault Detection	20 mA CCID with auto retry
Open Safety Ground Detection	Continuously monitors presence of safety (green wire) ground connection
Plug-Out Detection	Power terminated per SAE J1772™ specifications
Power Measurement Accuracy	+/- 2% from 2% to full scale (32 A)
Power Report/Store Interval	15 minute, aligned to hour
Local Area Network	2.4/5 GHz Wi-Fi (802.11 a/b/g/h)
Wide Area Network	3G GSM, 3G CDMA provided by the ChargePoint Gateway CPGWx



Single Wall Mount

CPF25-L18 5.4 m (18')

CPF25-L23 7.0 m (23')



The First ENERGY STAR® Certified EV Charger

ChargePoint CPF25 Family

Ordering Information (continued)

Required Companion Products

Description	Order Code
ChargePoint Gateway USA* (1 required for every 9 stations)	CPGW1
ChargePoint Gateway Canada* (1 required for every 9 stations)	CPGW2

* Provides cellular connectivity only to ChargePoint CPF25 stations. ChargePoint certified installers will do a site validation and order the ChargePoint Gateway as needed. As part of the make-ready, the site host needs to provide a location within 46 m (150') line of sight of the ChargePoint stations with adequate cellular coverage. In addition, the site host is responsible for providing power to the gateway. The ChargePoint Gateway is owned and maintained by ChargePoint.

Companion Products for Fleet Applications

For fleet applications, CPF25 stations require the purchase of the Fleet Plan cloud service.

Description	Order Code
Fleet Plan (1, 2, 3, 4 or 5 years) (required)	CPCLD-FLEET-n†
Station Initial Activation (recommended)	CPSUPPORT-ACTIVE
ChargePoint Assure (recommended)	CPF25-ASSURE-n‡

Comes with 1 year of ChargePoint Assure coverage at no charge for qualified installations. Other conditions apply.

† Substitute n for desired years of service (1, 2, 3, 4 or 5 years)

‡ Substitute n for the duration of additional coverage (1, 2, 3 or 4 years)

Companion Products for Multi-Family Applications

For multi-family applications, CPF25 stations may only be purchased for use in properties that have signed the ChargePoint Electric Vehicle Charging Services Agreement.

Description	Order Code
Site Initial Activation (required)	CPMFHS-ACTIVE

Includes a 1 year parts exchange warranty ("Parts Warranty"). Additionally, for as long as the resident subscribes to Multi-Family Home Service Plus, ChargePoint will provide on-site labor to maintain the Station ("Maintenance Service"). The maintenance service does not provide coverage for abuse, vandalism, damage or other problems caused by accidents or negligence.



ChargePoint CPF25 Single Wall Mount

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Los Altos, CA
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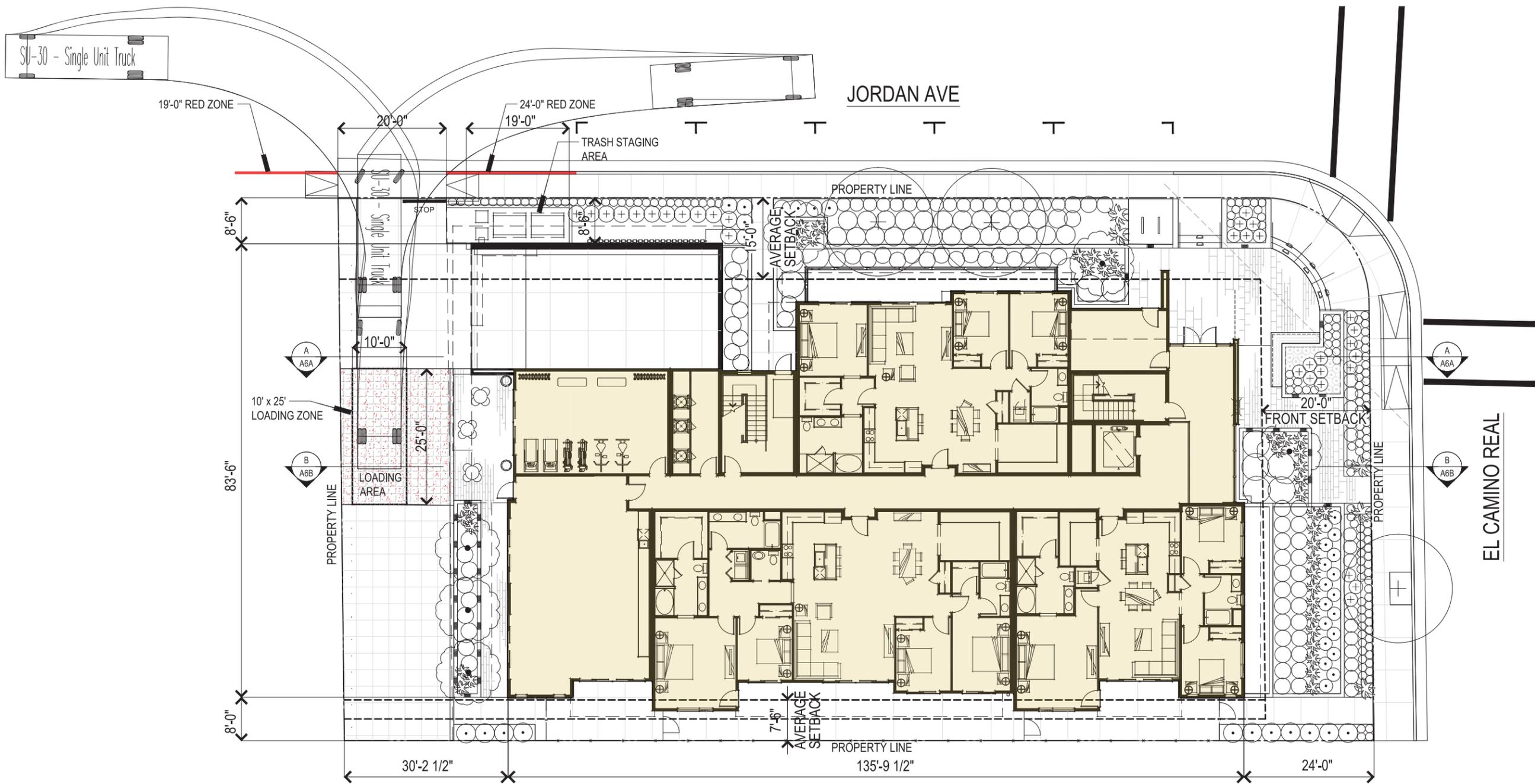
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CHARGING STATION SPECIFICATIONS

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A2
ARCHITECTURAL SITE PLAN

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TRASH MANAGEMENT PLAN

TOTAL RESIDENTIAL UNITS 21 UNITS
 PROJECTED TRASH VOL. PER UNIT .15 CYD TRASH / WEEK
 PROJECTED RECYCLED VOL. PER UNIT .05 CYD RECYCLE / WEEK
 PROJECTED GREEN WASTE VOL. PER UNIT .05 CYD GREEN WASTE / WEEK

TOTAL REQUIRED PER 21 UNITS
 TRASH VOLUME = 21 x .15 CYD 3.15 CYD TRASH
 RECYCLE VOLUME = 21 x .05 CYD 1.05 CYD RECYCLE
 GREEN WASTE VOLUME = 21 x .05 CYD 1.05 CYD GREEN WASTE

TOTAL CONTAINERS PROVIDED
 TRASH 2 - 3 CYD BINS
 RECYCLE 2 - 3 CYD BIN
 GREEN WASTE 3 - 65 GAL. CART

BINS ARE CONNECTED TO 24 INCH DIAMETER TRASH CHUTES TRUNCATING AT THE TRASH ROOM ON THIS LEVEL (UPPER LEVEL BASEMENT), SPARE BINS ARE INTERCHANGED WITH THE FULL BINS ON PICKUP DAYS WHICH ARE THEN CARTED FROM THE TRASH ROOM TO THE DESIGNATED STAGING AREA ON SITE WITH THE USE OF CUSHMAN CART (SEE SHEET A1 FOR LOCATION).

PARKING STANDARDS

PARKING STANDARDS (PER LAMC 14.74.080)

REQUIRED SPACES
 2 SPACES PER UNIT: 42 SPACES
 1 GUEST SPACES PER 4 UNITS: 6 SPACES
 TOTAL REQUIRED: 48 SPACES

DENSITY BONUS PARKING STANDARDS (PER LAMC 14.28.040 SECTION G2a)

REQUIRED SPACES
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 2.5 SPACES PER UNIT 4 BEDROOM UNIT: 13 SPACES
 GUEST AND ADA INCLUDED: 0 SPACES
 TOTAL REQUIRED: 45 SPACES

PARKING PROVIDED
 STANDARD SPACES: 53 SPACES
 ADA SPACES: 2 SPACES
 TOTAL PROVIDED: 55 SPACES

- NOTES:
 1. ALL PARKING SHALL BE DOUBLE - STRIPED
 2. PROVIDE ADEQUATE LIGHTING LEVELS & VIDEO SURVEILLANCE AT GARAGE LEVELS

BUILDING EXIT ANALYSIS PLAN

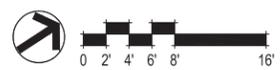
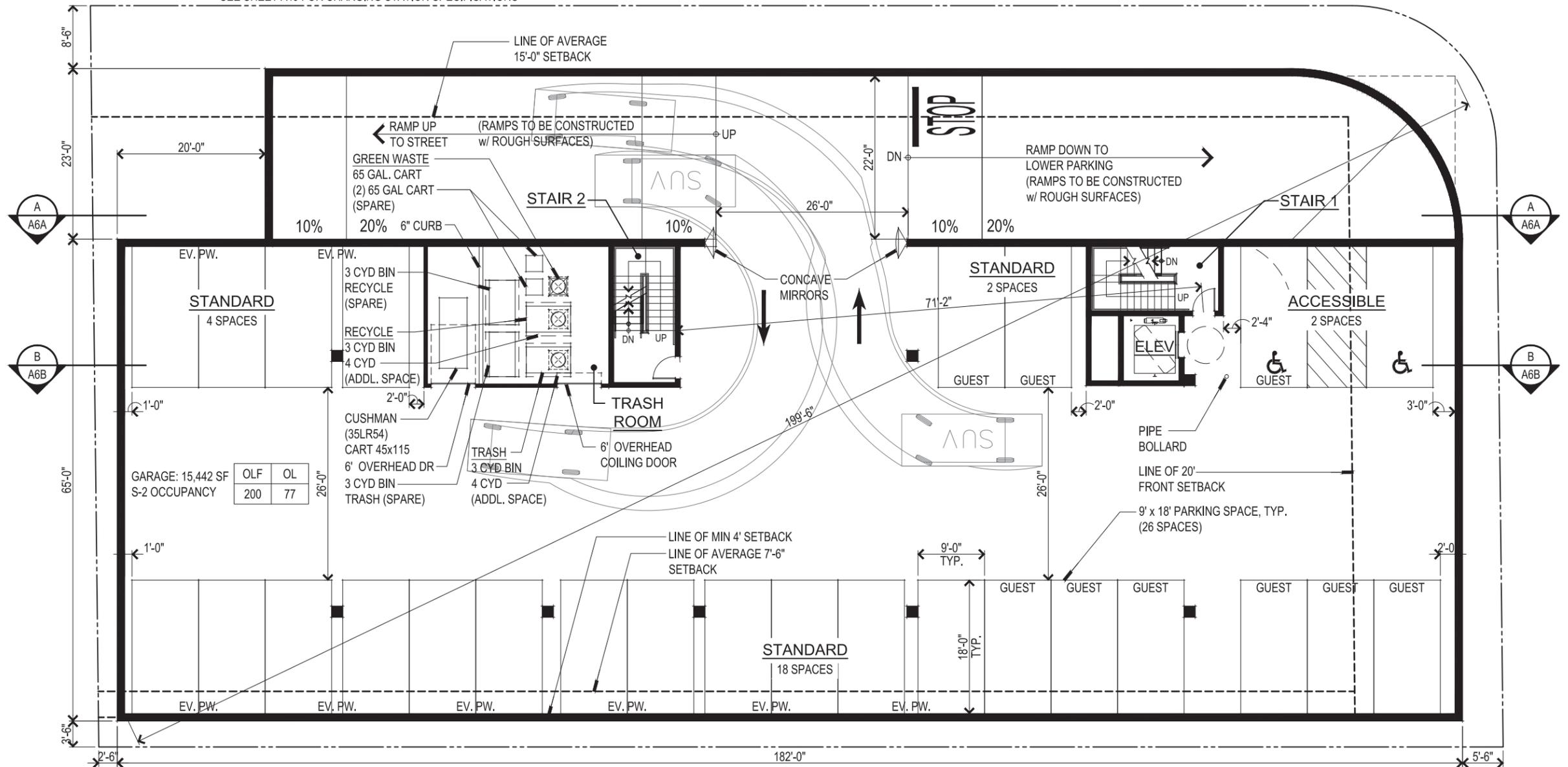
OCCUPANCY EXITING LOAD

OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
200	77	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1007.1.1
199'	66'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
66'	71'	DE = DISTANCE BETWEEN EXITS PROVIDED

EV. PW. ELECTRIC VEHICLE PRE-WIRE
 REQUIRED: 25% OF SPACES = 14 SPACES
 PROVIDED: 21 SPACES (INSTALLED CHARGING STATIONS)
 - SEE SHEET A1J FOR CHARGING STATION SPECIFICATIONS



BUILDING EXIT ANALYSIS PLAN

OCCUPANCY EXITING LOAD

OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
200	47	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1007.1.1
148'	49'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2

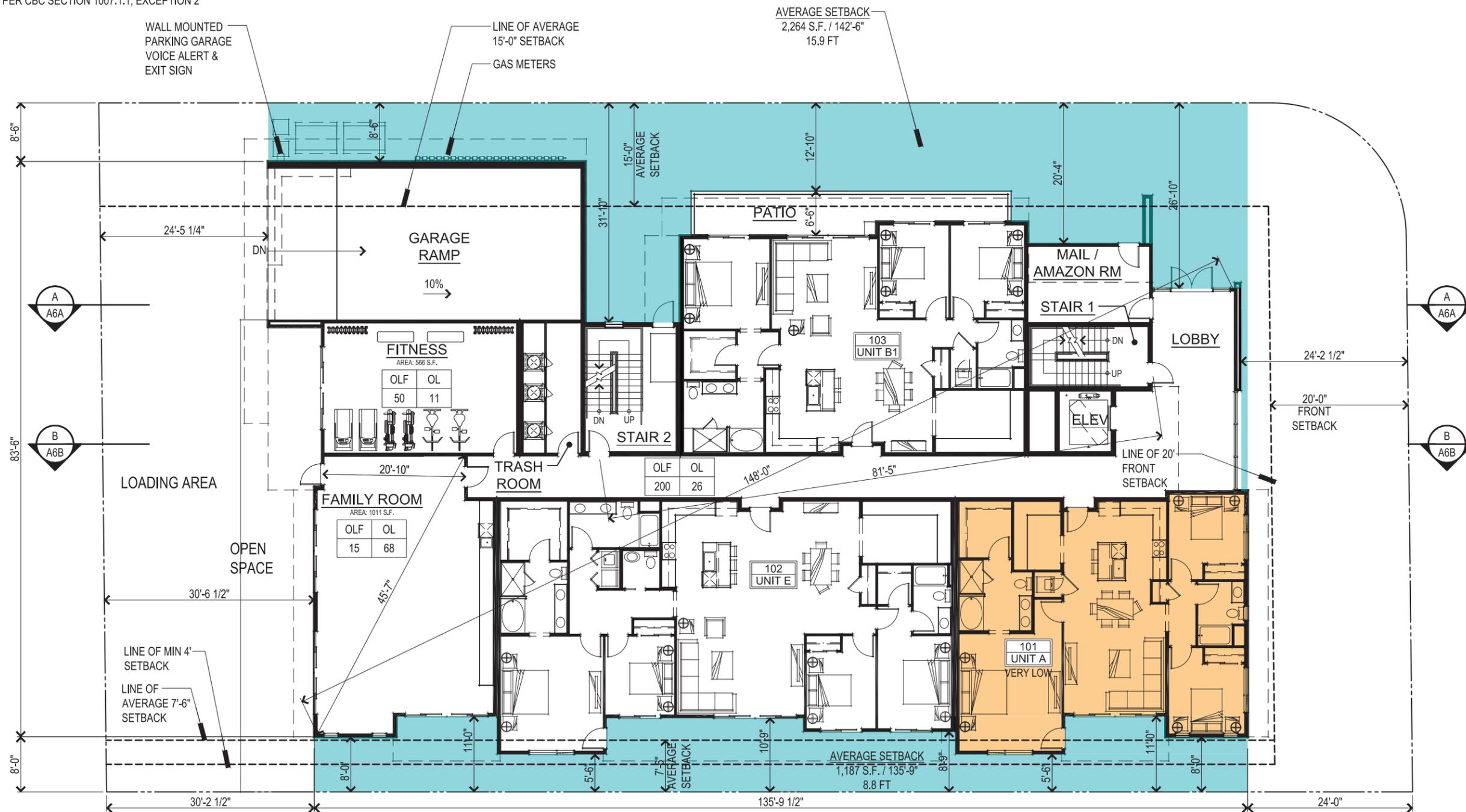
1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
49'	81'	DE = DISTANCE BETWEEN EXITS PROVIDED

FIRE DEPARTMENT ACCESS

1. EMERGENCY RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.
2. FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
3. KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
4. STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.
5. ROADWAYS, DRIVEWAYS, BUILDING OPENINGS AND ROOF ACCESS SHALL BE PRESCRIBED IN CFC CHAPTER 5 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION A-1. AERIAL TRUCK ACCESS SHALL BE AS DESCRIBED IN THE AFOREMENTIONED SD&S.



PARKING GARAGE VOICE ALERT & EXIT SIGN



Altos II
Los Altos, CA
June 4, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A3C
FIRST FLOOR PLAN

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



BUILDING EXIT ANALYSIS PLAN

OCCUPANCY EXITING LOAD

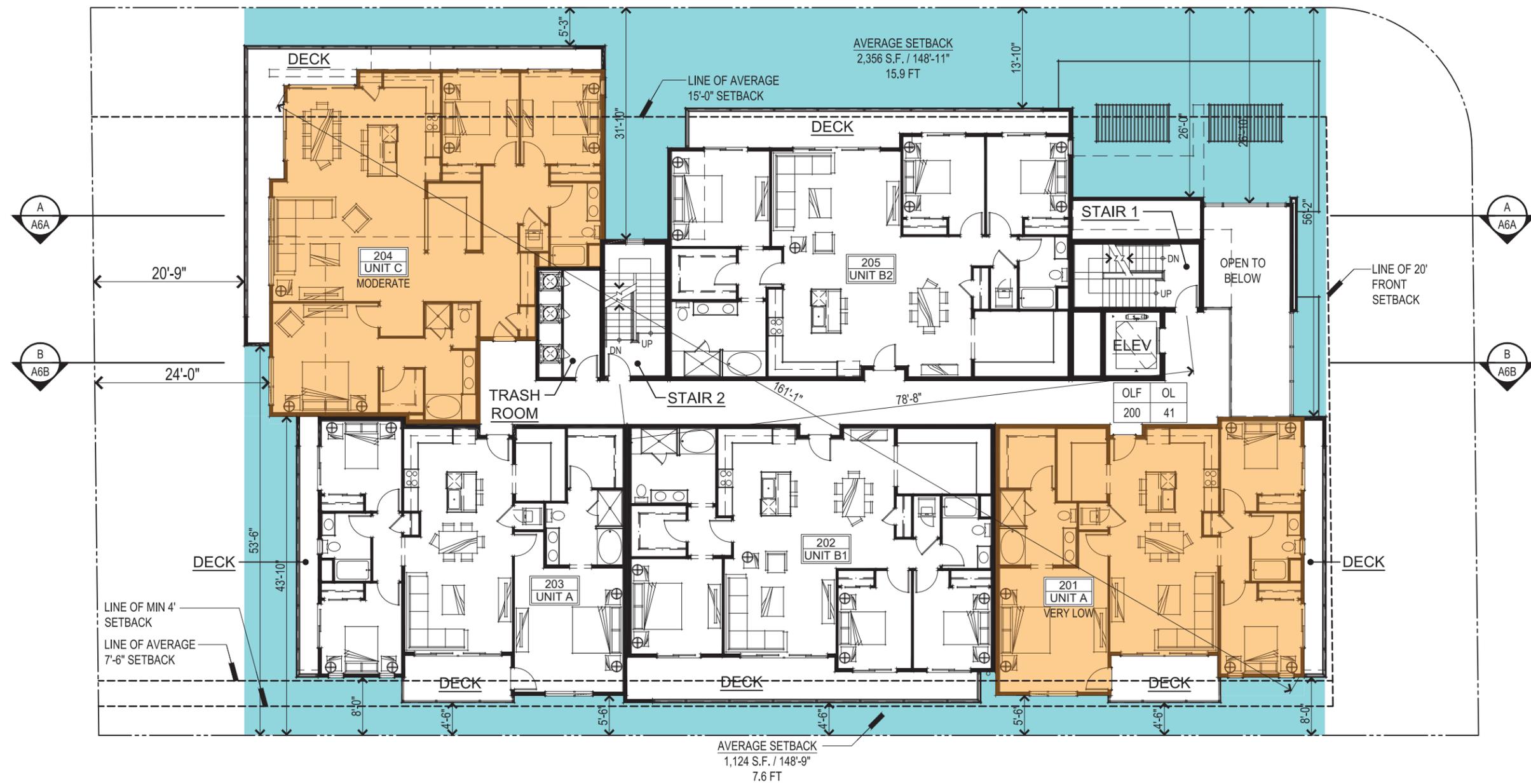
OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
200	41	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1007.1.1
161'	53'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
53'	78'	DE = DISTANCE BETWEEN EXITS PROVIDED

FIRE DEPARTMENT ACCESS

1. EMERGENCY RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.
2. FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
3. KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
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Los Altos, CA
June 4, 2019

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A3D
SECOND FLOOR PLAN

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Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



BUILDING EXIT ANALYSIS PLAN

OCCUPANCY EXITING LOAD

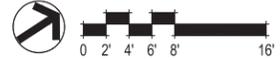
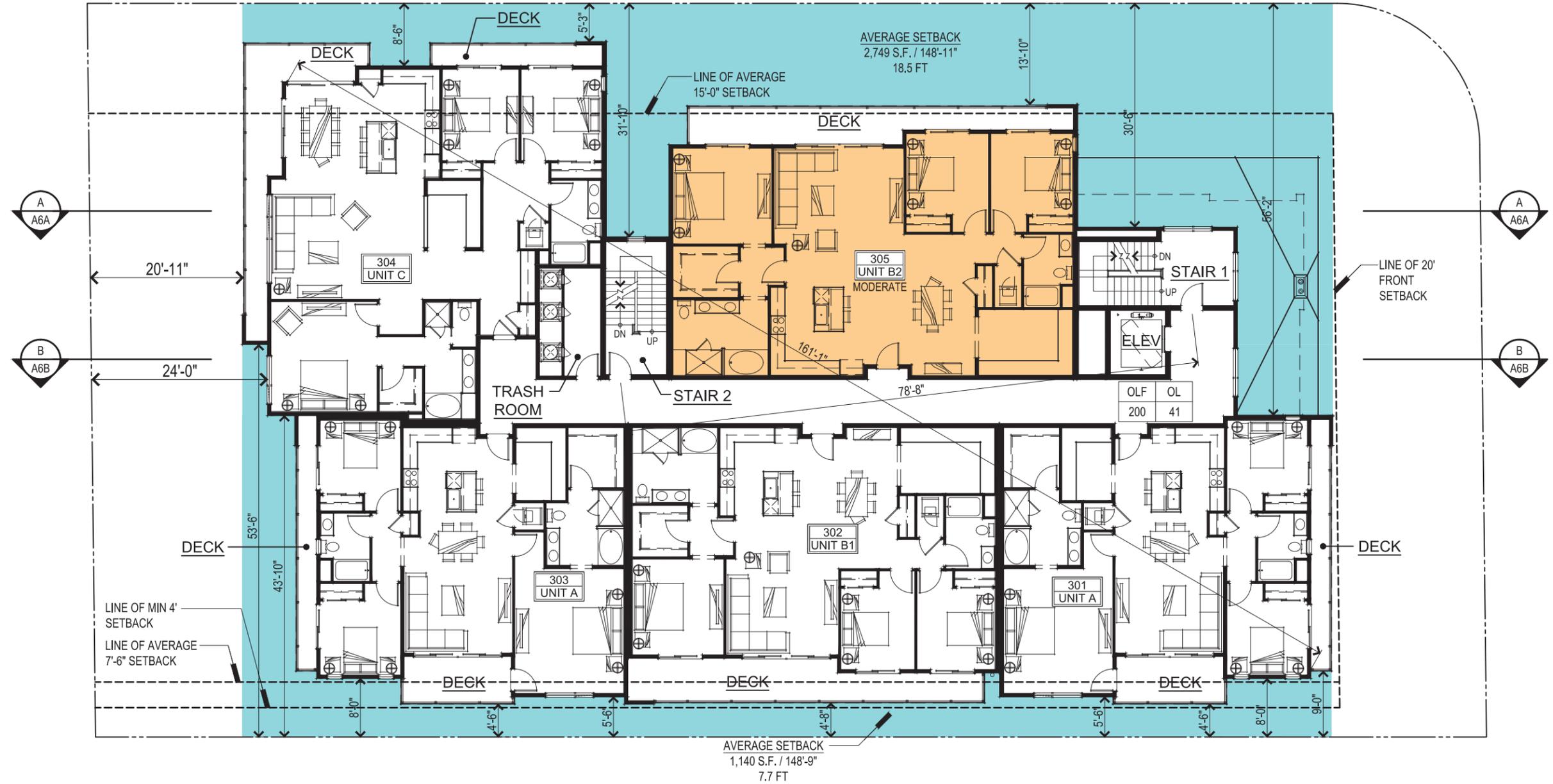
OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
200	41	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1007.1.1
161'	53'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
53'	78'	DE = DISTANCE BETWEEN EXITS PROVIDED

FIRE DEPARTMENT ACCESS

1. EMERGENCY RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.
2. FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
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Los Altos, CA
June 4, 2019

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A3E
THIRD FLOOR PLAN

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Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



BUILDING EXIT ANALYSIS PLAN

OCCUPANCY EXITING LOAD

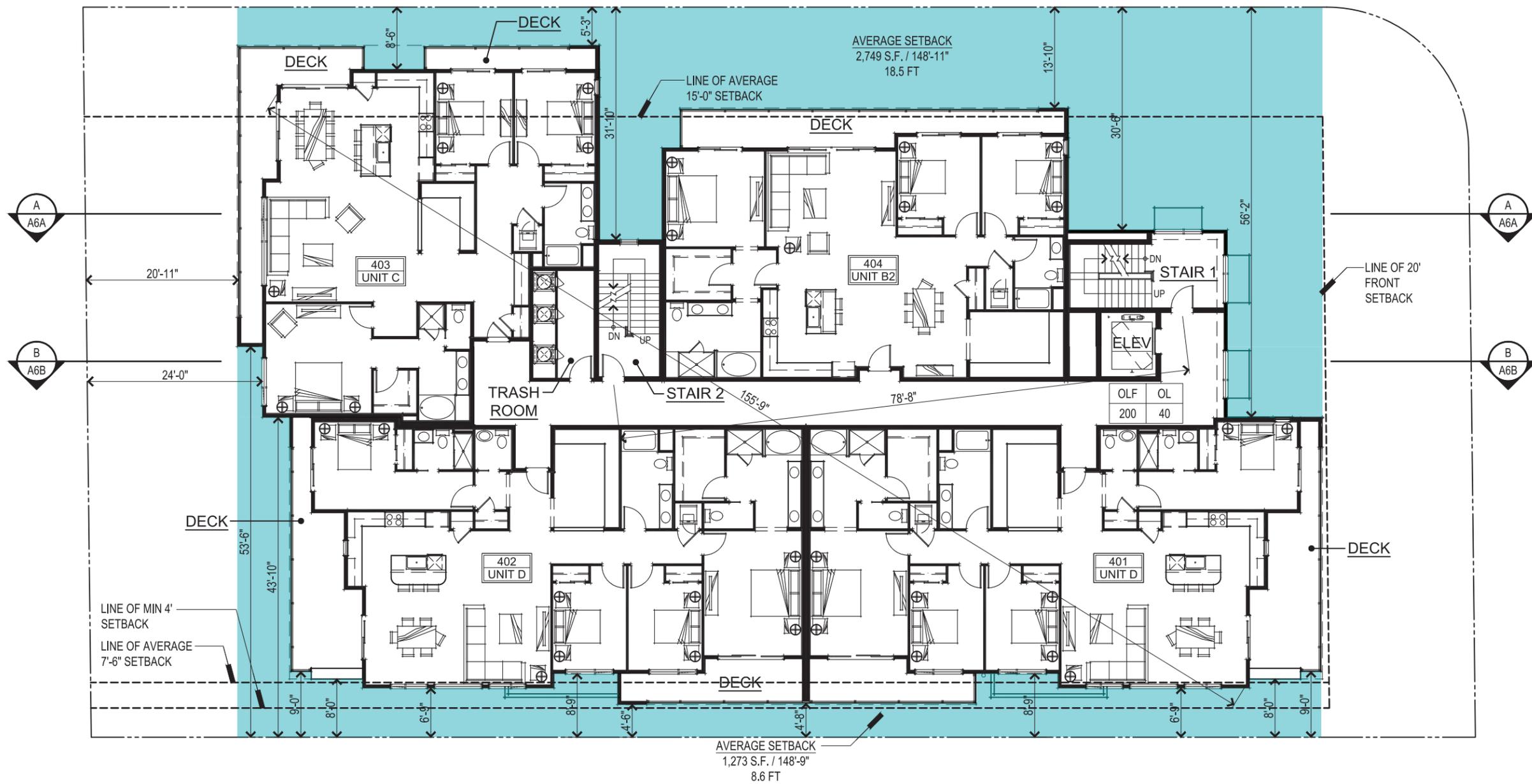
OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
200	40	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1007.1.1
155'	51'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
51'	78'	DE = DISTANCE BETWEEN EXITS PROVIDED

FIRE DEPARTMENT ACCESS

1. EMERGENCY RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.
2. FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
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Altos II
Los Altos, CA
June 4, 2019

4898 ECR LLC

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A3F
FOURTH FLOOR PLAN

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



BUILDING EXIT ANALYSIS PLAN

OCCUPANCY EXITING LOAD

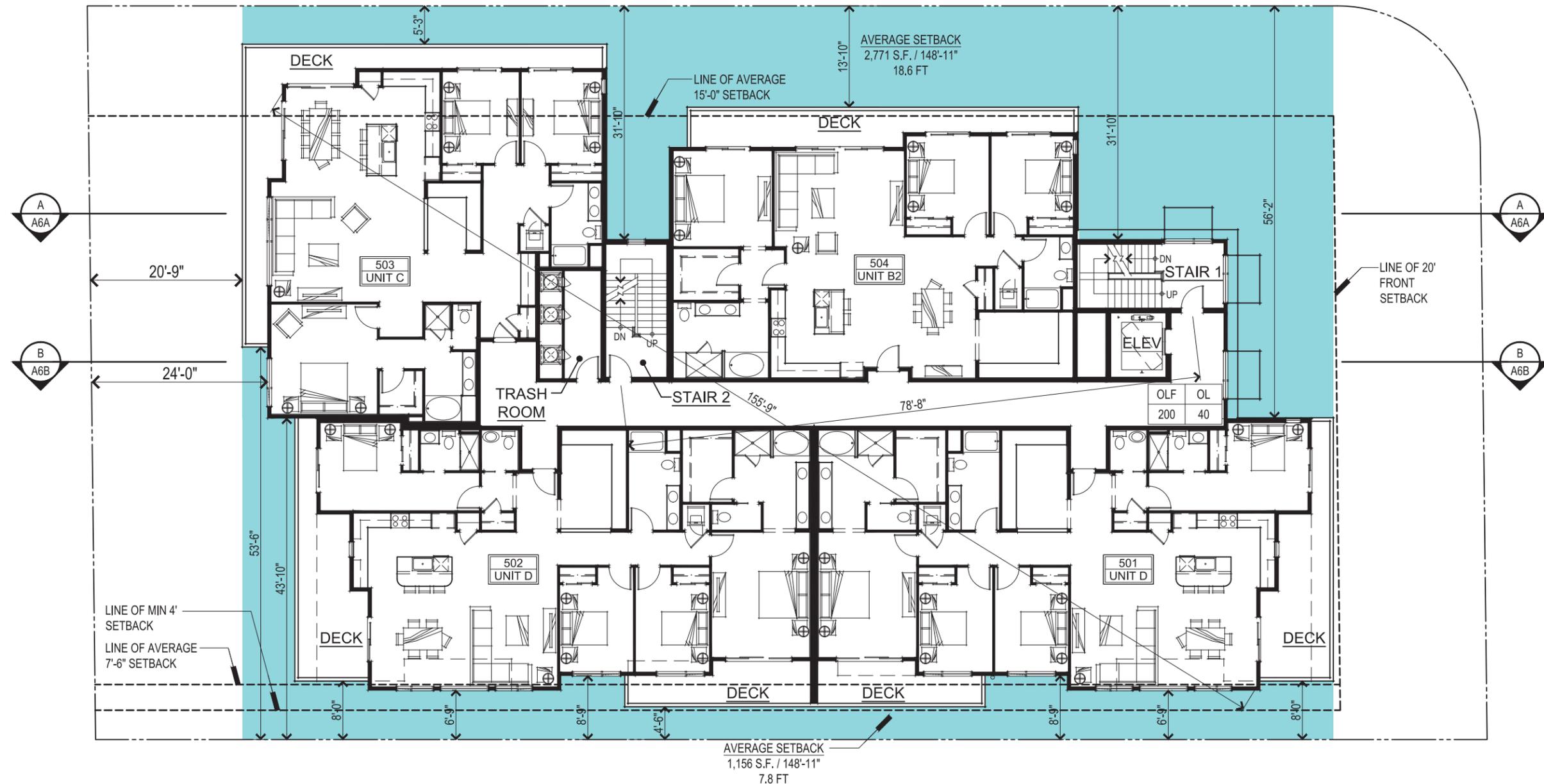
OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
200	40	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1007.1.1
155'	51'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
51'	78'	DE = DISTANCE BETWEEN EXITS PROVIDED

FIRE DEPARTMENT ACCESS

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Altos II
Los Altos, CA
June 4, 2019

4898 ECR LLC

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A3G
FIFTH FLOOR PLAN

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Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



BUILDING EXIT ANALYSIS PLAN

OCCUPANCY EXITING LOAD

OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
15	223	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1007.1.1
102'	34'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2

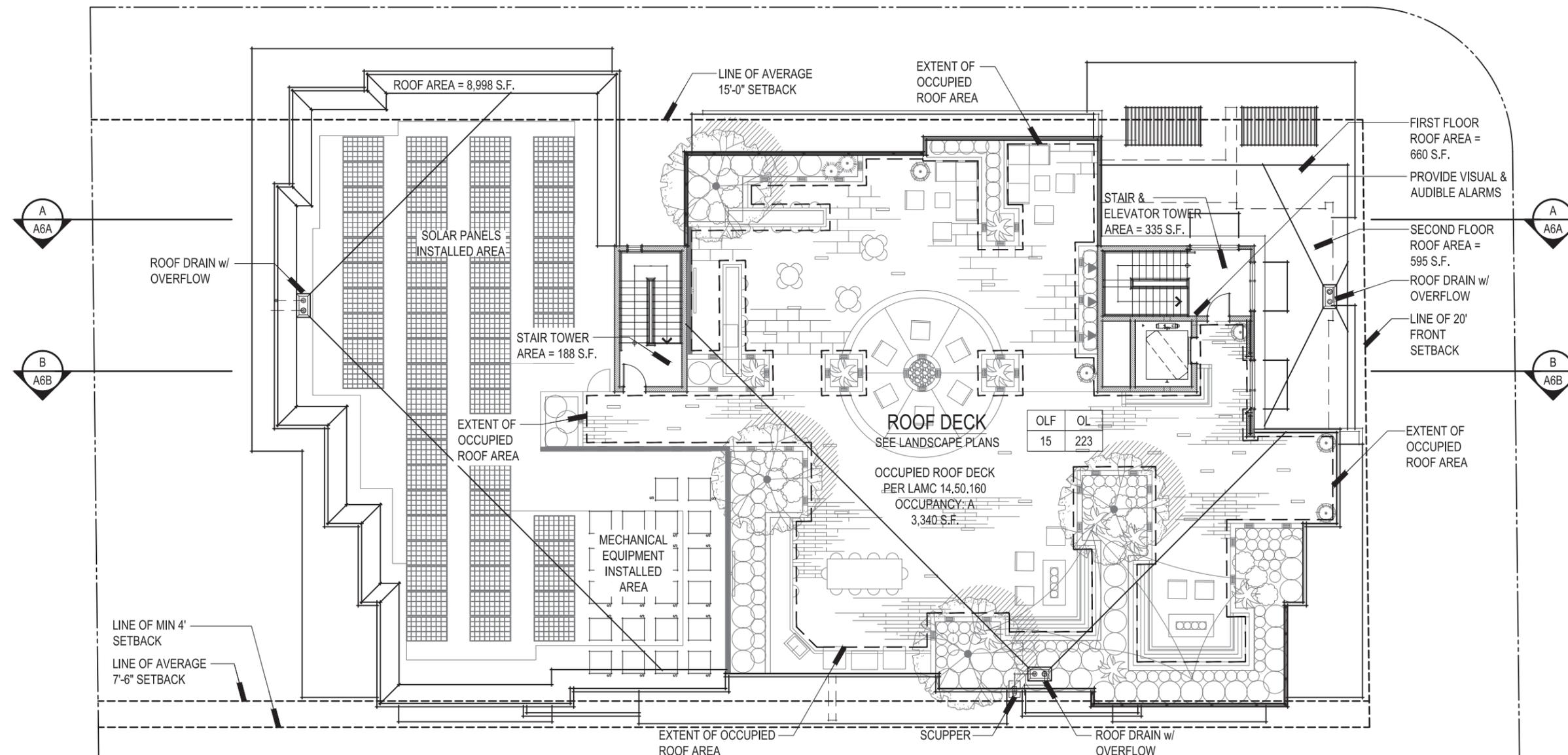
1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1007.1.1, EXCEPTION 2
34'	78'	DE = DISTANCE BETWEEN EXITS PROVIDED

FIRE DEPARTMENT ACCESS

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2. FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
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ROOF CALCULATIONS

ROOF AREA	
FIRST FLOOR ROOF=	660 S.F.
SECOND FLOOR ROOF=	595 S.F.
FIFTH FLOOR ROOF=	8,998 S.F.
TOTAL ROOF AREA=	10,253 S.F.
*INCLUDES ROOF DECK	



Altos II
Los Altos, CA
July 23, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114



A3H
ROOF PLAN

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Altos II
 Los Altos, CA
 July 23, 2019

4898 ECR LLC

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 650.996.1114

A4A
 FRONT ELEVATION

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



- ◆ T.O. ELEVATOR TOWER
73'-4 3/4"
- ◆ T.O. STAIR TOWER
69'-1 3/4"
- ◆ ROOF DECK
55'-11 3/4"
- ◆ FIFTH FLOOR
44'-6 1/2"
- ◆ FOURTH FLOOR
33'-8 1/4"
- ◆ THIRD FLOOR
22'-10"
- ◆ SECOND FLOOR
11'-11 3/4"
- ◆ FIRST FLOOR
1 1/2"
- ◆ AVERAGE FINISH GRADE
0" (80.53)

PROPERTY LINE



PROPERTY LINE

- TRESPA HORIZONTAL SIDING
- METAL BALCONY GUARD
- SAND TEXTURE STUCCO FINISH
- EQUITONE TE20 EXTERIOR CLADDING
- STONE VENEER - EL DORADO STONE - SANDERLING MARQUEE LIMESTONE



Altos II
Los Altos, CA
July 23, 2019

4898 ECR LLC
728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A4B
RIGHT ELEVATION

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





Altos II
Los Altos, CA
July 23, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A4C
REAR ELEVATION

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



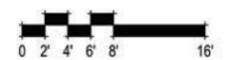
T.O. ELEVATOR TOWER
 73'-4 3/4"
 T.O. STAIR TOWER
 69'-1 3/4"
 ROOF DECK
 55'-11 3/4"
 FIFTH FLOOR
 44'-6 1/2"
 FOURTH FLOOR
 33'-8 1/4"
 THIRD FLOOR
 22'-10"
 SECOND FLOOR
 11'-11 3/4"
 FIRST FLOOR
 1 1/2"
 AVERAGE FINISH GRADE
 0" (80.53)

PROPERTY LINE



PROPERTY LINE

TRESPA HORIZONTAL SIDING
 METAL BALCONY GUARD
 SAND TEXTURE STUCCO FINISH
 EQUITONE TE20 EXTERIOR CLADDING
 STONE VENEER - EL DORADO STONE - SANDERLING MARQUEE LIMESTONE



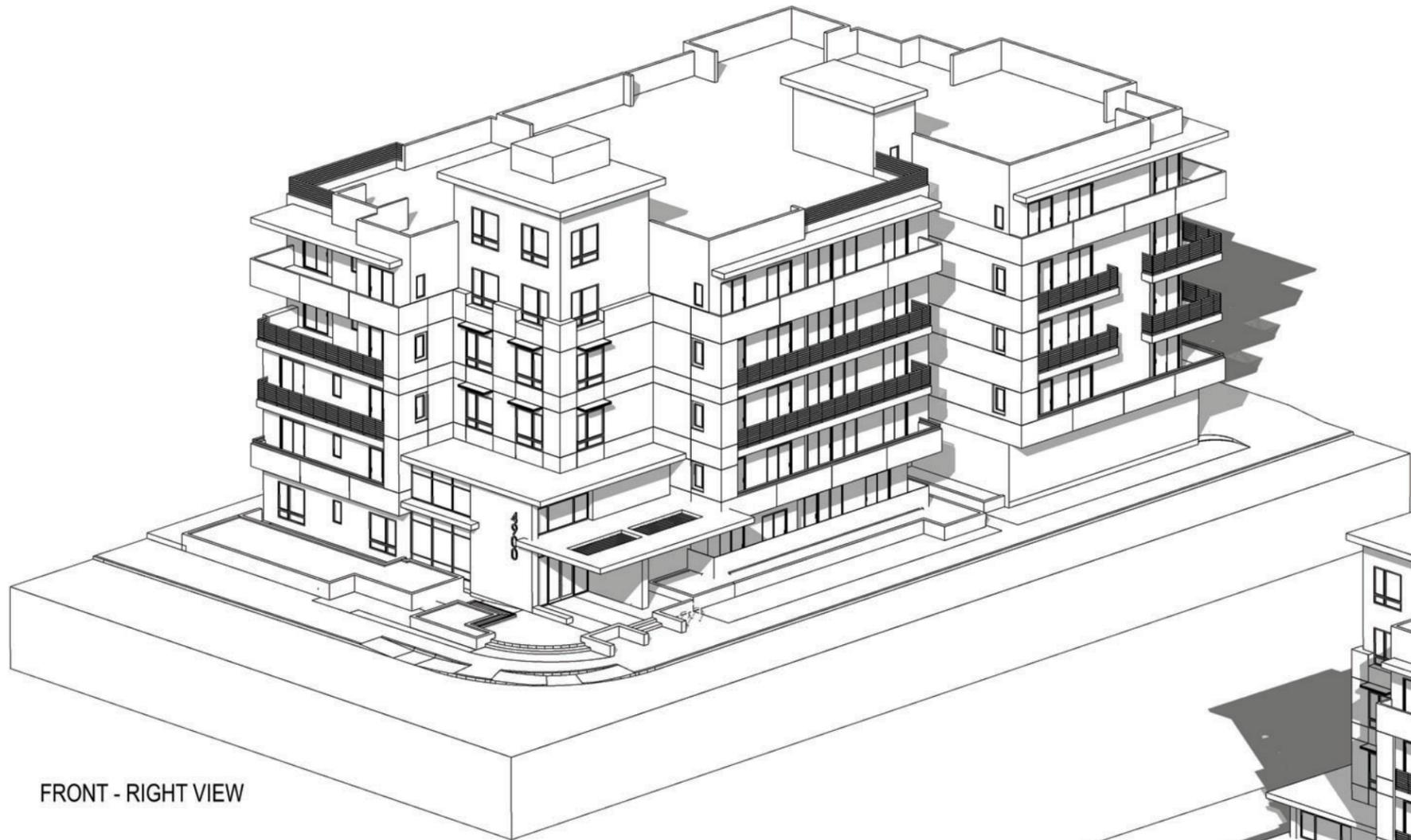
Altos II
 Los Altos, CA
 July 23, 2019

4898 ECR LLC
 728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

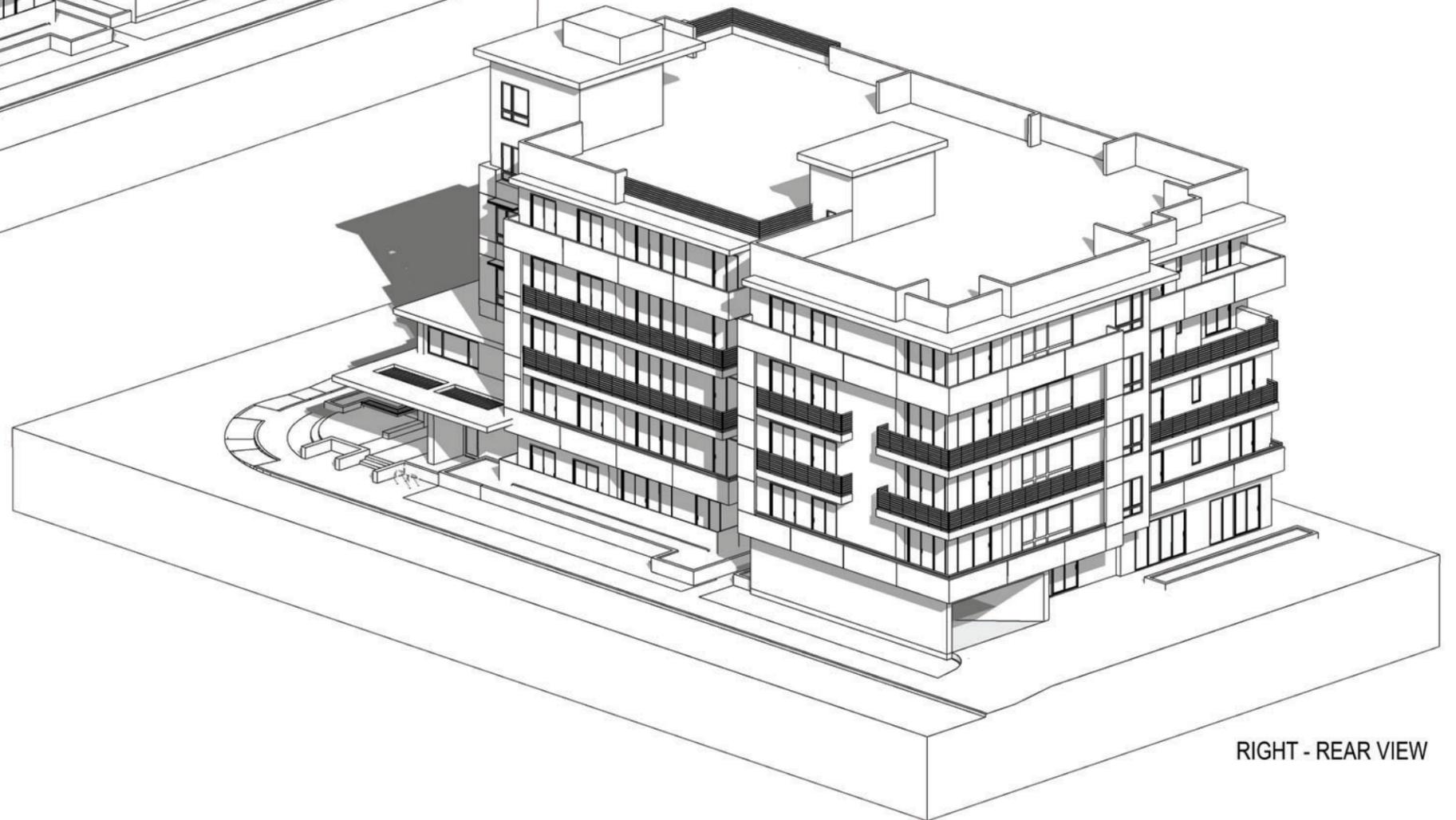
A4D
 LEFT ELEVATION

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





FRONT - RIGHT VIEW



RIGHT - REAR VIEW

Altos II
Los Altos, CA
June 4, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

*SEE ELEVATIONS AND RENDERINGS FOR MATERIALS AND COLORS

A5A
AXONOMETRIC MASSING MODELS

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





REAR - LEFT VIEW



LEFT - FRONT VIEW

Altos II
Los Altos, CA
June 4, 2019

4898 ECR LLC

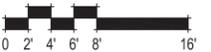
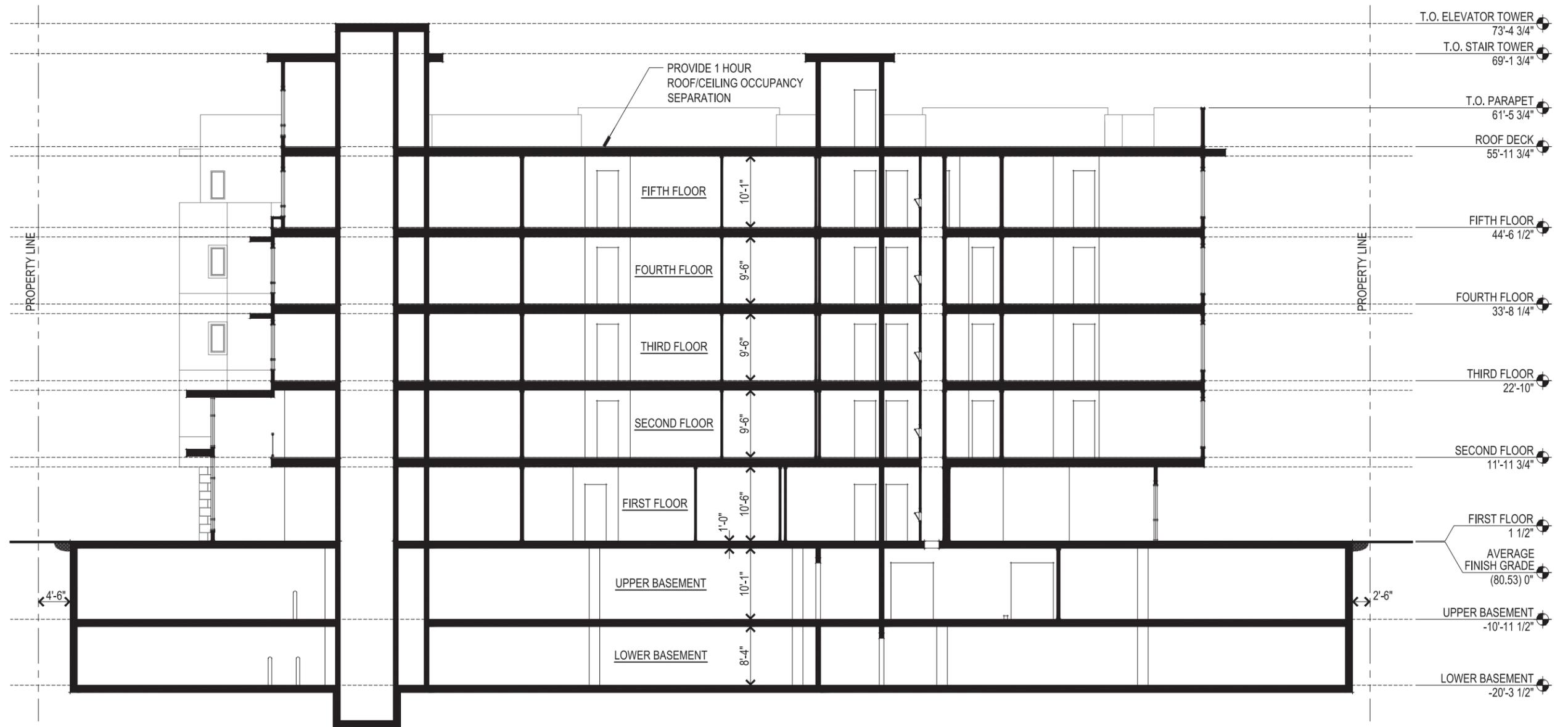
728 Addison Ave, Palo Alto, CA 94301
650.996.1114

*SEE ELEVATIONS AND RENDERINGS FOR MATERIALS AND COLORS

A5B
AXONOMETRIC MASSING MODELS

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Altos II
 Los Altos, CA
 July 23, 2019

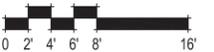
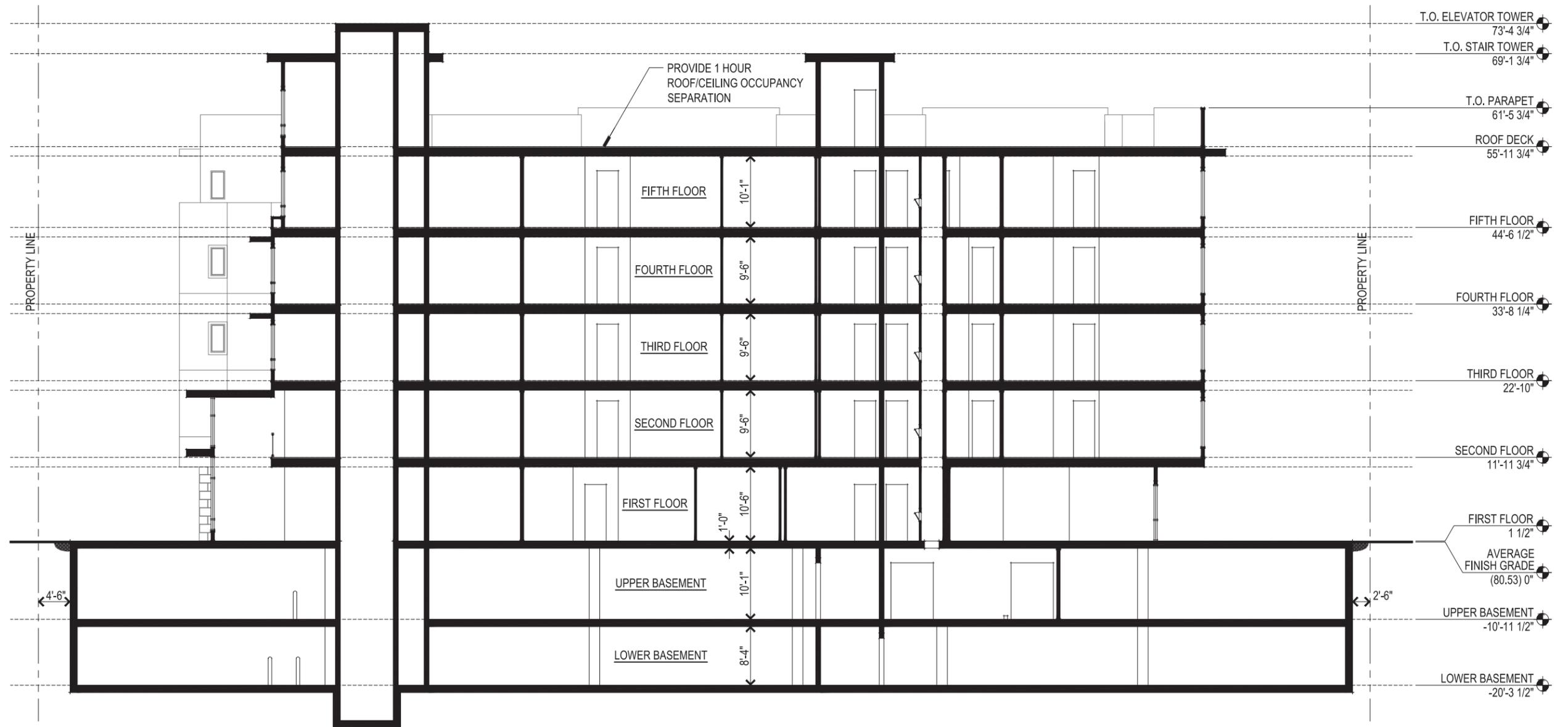
4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

A6B
 BUILDING SECTION B

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





Altos II
 Los Altos, CA
 July 23, 2019

4898 ECR LLC
 728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

A6B
 BUILDING SECTION B

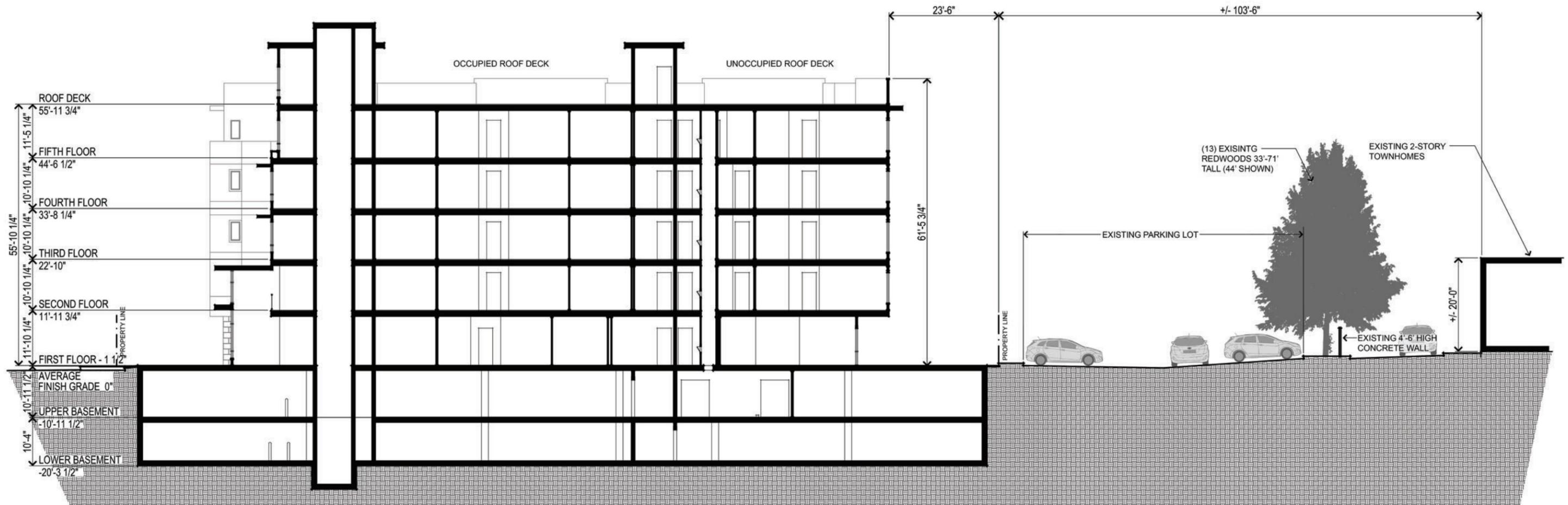
SDG Architects, Inc.
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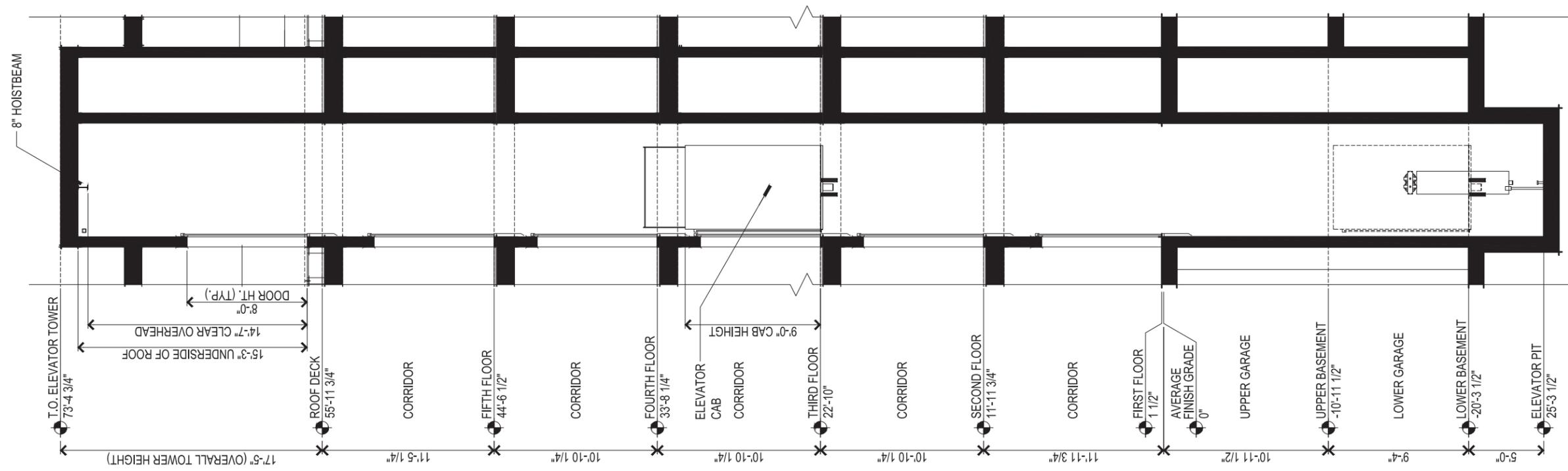




PHOTOS LOOKING TOWARDS TOWNHOMES

PHOTOS LOOKING FROM TOWNHOMES





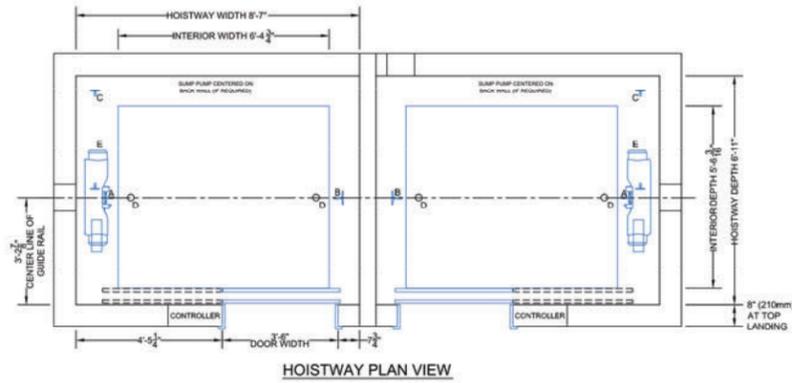
Altos II
 Los Altos, CA
 June 4, 2019

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 728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

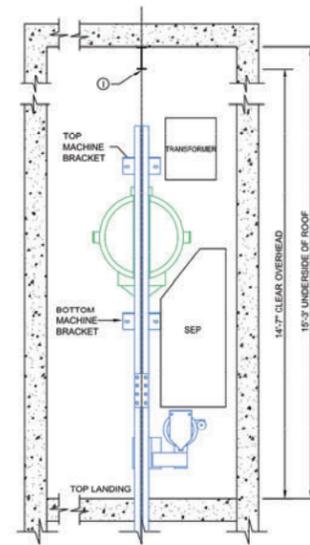
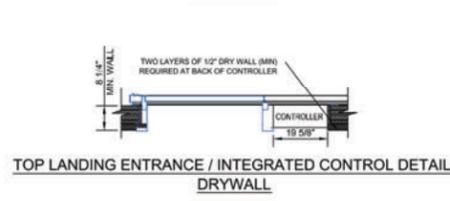
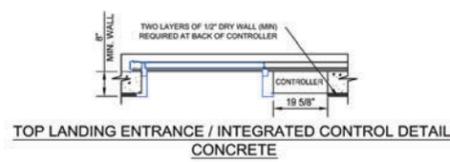
A6D
 ELEVATOR SECTION

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 Brentwood, CA 94513
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HOISTWAY PLAN VIEW



ELEVATION IN HOISTWAY
LOOKING AT MACHINE

BRKTS ABOVE TOPMOST LANDING - IMPACT LOADING REACTIONS (lb)

REACTION LOCATION	A	B	C
X DIRECTION	1580	240	50
Y DIRECTION	530	1670	100

BRKTS BELOW TOPMOST LANDING - RUNNING REACTIONS (lb)

X DIRECTION	290	240	50
Y DIRECTION	250	110	150

SEISMIC ZONES 3 & 4 - ALL BRKTS LOCATIONS - IMPACT LOADING (lb)

X DIRECTION	2200	2000	1100
Y DIRECTION	2100	1500	2100

*ORTHOGONAL REACTIONS DO NOT OCCUR SIMULTANEOUSLY
 *CALCULATIONS BASED UPON UBC SEISMIC ZONE 3-4 AND IBC 0 < l_p x S_{ds} ≤ 1.0
 *ACCEPTABLE GUIDE RAIL BRACKET ATTACHMENT MATERIAL: CONCRETE, STEEL OR INSERTS

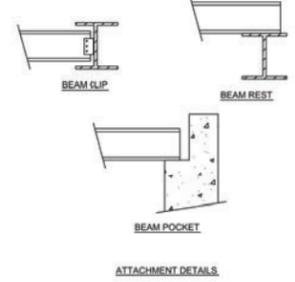
VERTICAL FORCES ONTO RT FLOOR (lb)

REACTION LOCATION	A	B	C	D	E
Z DIRECTION	11400	10700	6000	8800	13800

*VERTICAL REACTIONS A, B & C OCCUR SIMULTANEOUSLY. VERTICAL REACTIONS D & E OCCUR INDIVIDUALLY AND SEPARATELY FROM A, B & C.

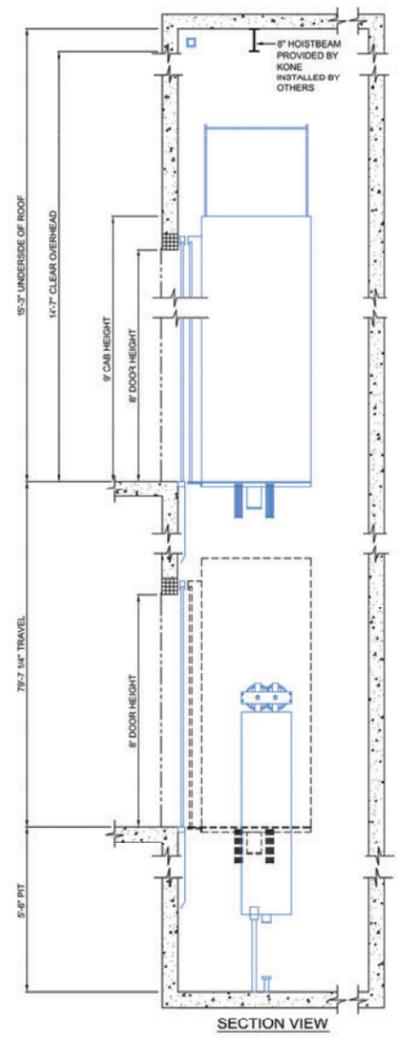
HOISTBEAM & JFELINE VERTICAL FORCES (lb)

REACTION LOCATION	A	B	C	D
Z DIRECTION	4800	4700	5000	5000



FLOOR BY FLOOR HEIGHTS CHART

LANDING	HEIGHT	LANDING	HEIGHT	LANDING	HEIGHT
LANDING 5	11' 5.25"	LANDING 10	N/A	LANDING 15	N/A
LANDING 4	11' 5.25"	LANDING 9	N/A	LANDING 14	N/A
LANDING 3	11' 5.25"	LANDING 8	9'4"	LANDING 13	N/A
LANDING 2	11' 2"	LANDING 7	13' 4.25"	LANDING 12	N/A
LANDING 1	9'4"	LANDING 6	11' 5.25"	LANDING 11	N/A



SECTION VIEW

SCALE: NOT TO SCALE

RE-OPEN CONFIGURATION IN THE TOOLBOX: <http://architecttoolbox.kone.us/Mono500?savedConfigurationID=46385>

PREPARATORY WORK BY OTHERS: THE CUSTOMER OR CUSTOMER'S CONTRACTOR, SHALL BE RESPONSIBLE FOR THE FOLLOWING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK AT NO COST TO KONE, INC. LOCAL CODES SHALL PREVAIL WHEN APPLICABLE.

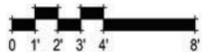
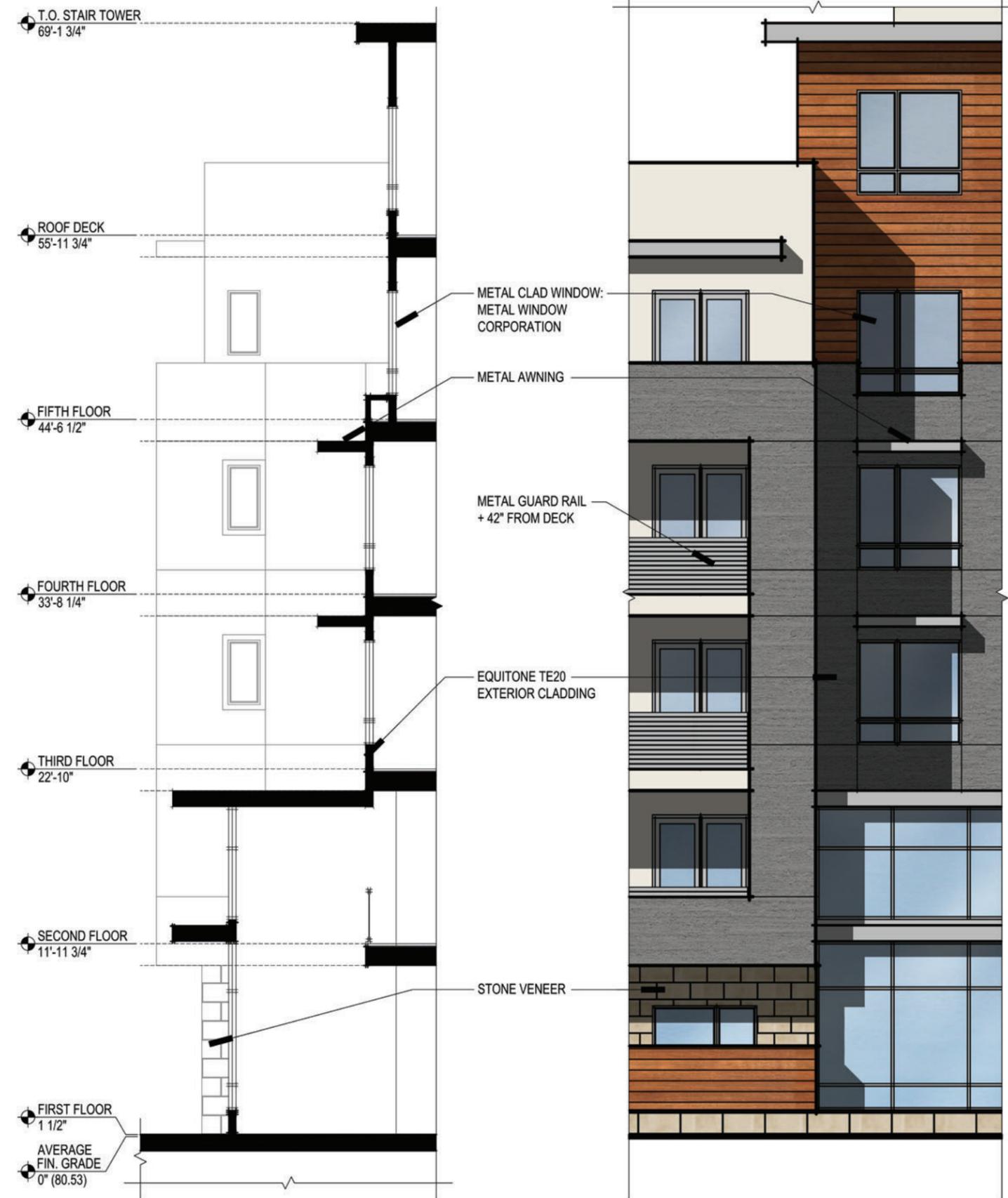
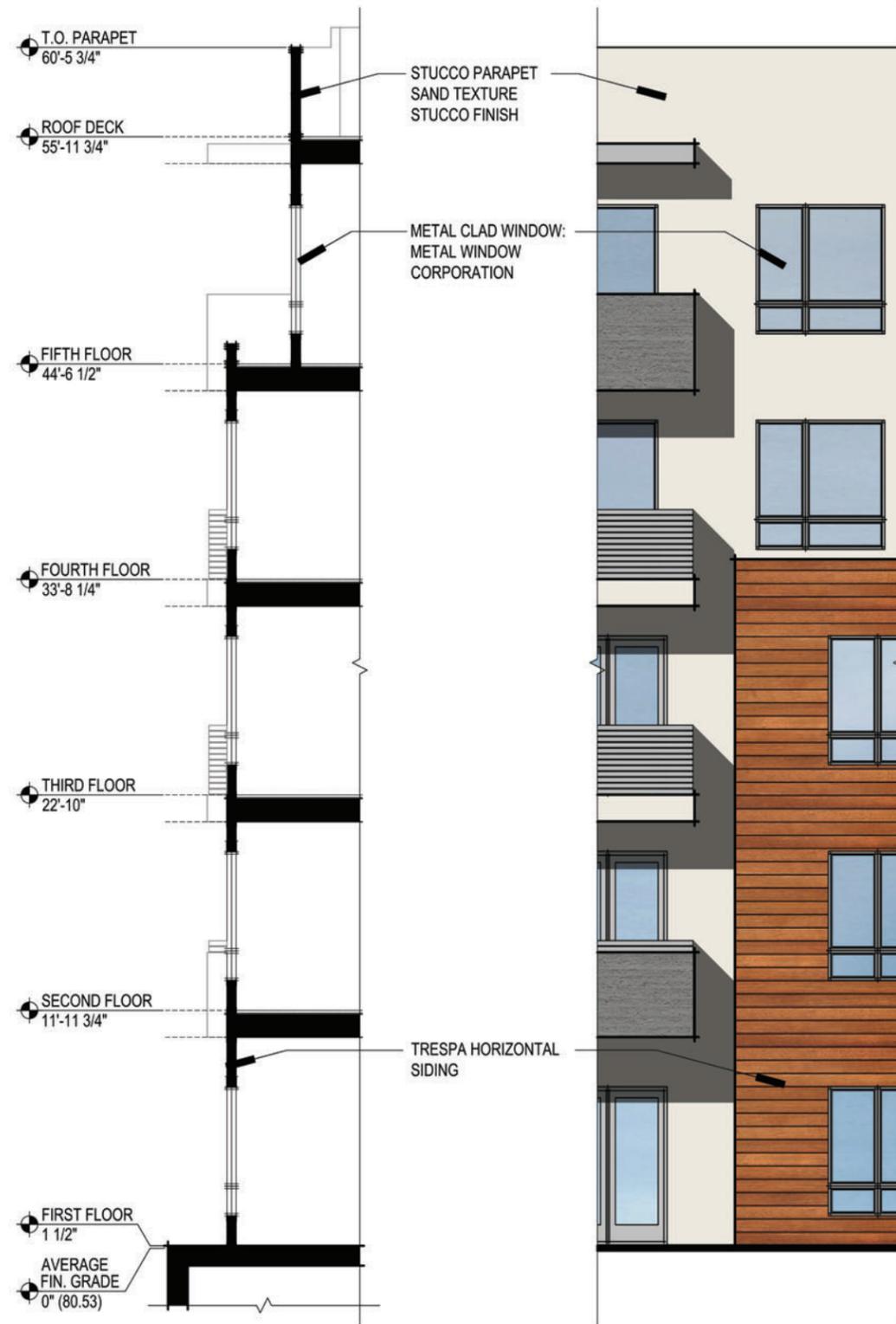
1. PROVIDE A CLEAR, PLUMB HOISTWAY OF THE SIZE SHOWN ON THE FINAL KONE LAYOUT. VARIATIONS MUST NOT EXCEED 1". (TOLERANCE = -0" + 1")
2. PROVIDE ADEQUATE SUPPORT FOR GUIDE RAIL BRACKETS (INCLUDING DIVIDER BEAMS FOR MULTIPLE ELEVATORS IN A COMMON HOISTWAY) FROM PIT FLOOR TO THE TOP OF THE HOISTWAY AND NOT SPANNING FURTHER THAN ALLOWED BY THE GOVERNING CODE AUTHORITY. FIREPROOFING SHALL BE AFTER INSTALLATION OF BRACKETS.
3. HOISTWAY VENTILATION SHALL BE PROVIDED PER CODE REQUIREMENTS.
4. PROJECTIONS REQUIRING BEVELING IN ACCORDANCE WITH CODE REQUIREMENTS SHALL BE BEVELED AT AN ANGLE NOT LESS THAN 75 DEGREES FROM THE HORIZONTAL.
5. PROVIDE REMOVABLE, OSHA COMPLIANT BARRICADES AROUND ALL HOISTWAY OPENINGS AND BETWEEN ELEVATORS INSIDE OF THE HOISTWAY AS REQUIRED. PROVIDE TWO LIFELINE ATTACHMENTS AT THE TOP, FRONT OF THE HOISTWAY.
6. ARRANGE FOR ALL BLOCK OUT / CUTOFF OF OPENINGS TO INSTALL HALL PUSHBUTTONS, SIGNAL FIXTURES, AND HATCH DUCT.
7. PROVIDE A DRY PIT REINFORCED TO SUSTAIN VERTICAL FORCE FROM RAILS AND BUFFERS. REFERENCE THE REACTION LOAD TABLES FOR VERTICAL FORCES. SUMPS AND / OR PUMPS (WHERE PERMITTED) LOCATED WITHIN THE PIT MAY NOT INTERFERE WITH THE ELEVATOR EQUIPMENT.
8. PROVIDE SUITABLE LIGHTING FOR THE MACHINE SPACE WITH A LIGHT SWITCH LOCATED IN THE HOISTWAY. PROVIDE A LIGHT FIXTURE AND A SEPARATE GFCI PROTECTED DUPLEX CONVENIENCE OUTLET IN THE ELEVATOR PIT.
9. ENTRANCE WALLS ARE TO BE LEFT OPEN UNTIL THE ELEVATOR EQUIPMENT IS INSTALLED. ADEQUATE SUPPORT FOR ENTRANCE ATTACHMENT POINTS IS REQUIRED AT ALL LANDINGS. ALL FINISHED FLOORING AND GROUTING IS TO BE INSTALLED AFTER THE ENTRANCE FRAMES ARE INSTALLED.
10. A PIT LADDER IS SUPPLIED BY KONE UNLESS OTHERWISE NOTED ON THE LAYOUT DRAWING. LOCATE AND INSTALL PER KONE FINAL LAYOUT DRAWINGS.

11. AN I-BEAM, PROVIDED BY KONE, MUST BE INSTALLED IN THE ELEVATOR HOISTWAY OVERHEAD PER THE KONE FINAL LAYOUT DRAWINGS.
12. FOR PROPER EQUIPMENT OPERATION, THE MACHINE SPACE AT THE TOP OF THE HOISTWAY MUST BE PROPERLY VENTED PER CODE REQUIREMENTS. MAX ALLOWED HUMIDITY IS 95% NON-CONDENSING. HOISTWAY MUST MAINTAIN A TEMPERATURE BETWEEN 41 F AND 104 F.
13. THE ACCESS DOOR TO THE CONTROL SPACE OR THE CONTROL ROOM MUST BE SECURED AGAINST UNAUTHORIZED ACCESS. IT SHALL BE SELF-LOCKING AND SELF-CLOSING.
14. PROVIDE A 15-AMP 102V AC FUSED SERVICE WITH GROUND (VIA EMERGENCY LIGHT SUPPLY IF AVAILABLE) CONNECTED TO EACH CONTROL CABINET FOR LIGHTING AND FAN. PROVIDE DEDICATED PHONE LINE TERMINATING AT THE ELEVATOR CONTROL CABINET.
15. FOR CONTROL SPACES LOCATED REMOTELY FROM THE ELEVATOR HOISTWAY, PROVIDE A GOVERNOR ACCESS DOOR OF SIZE AND LOCATION PER KONE FINAL LAYOUT DRAWINGS. THE ACCESS DOOR SHALL BE SECURED AGAINST UNAUTHORIZED ACCESS.
16. FOR INTEGRATED CONTROL SPACE LOCATED IN SEISMIC AREA, PROVIDE A SEISMIC SWITCH ACCESS DOOR OF SIZE AND LOCATION PER KONE FINAL LAYOUT DRAWINGS. THE ACCESS DOOR SHALL BE SECURED AGAINST UNAUTHORIZED ACCESS.
17. PROVIDE A SUITABLE WORKING ENVIRONMENT INCLUDING ADEQUATE ACCESS TO THE BUILDING. PROPER LIGHTING IN ALL AREAS, CLEAN AND SAFE STORAGE ADJACENT TO THE HOISTWAY, AND SUFFICIENT ON-SITE REFUSE CONTAINERS FOR THE DISPOSAL OF ELEVATOR PACKING MATERIALS.
18. THIS DRAWING MUST BE REVIEWED AND APPROVED BY A LICENSED PROFESSIONAL TO ENSURE COMPLIANCE WITH LOCAL BUILDING CODES.
19. THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION PURPOSES. FULLY DETAILED CONSTRUCTION DRAWINGS ARE AVAILABLE FROM THE PRODUCT MANUFACTURER.

KONE MonoSpace ONE KONE COURT
 MCLENE P. P. 1-800-956-KONE (5663)
 F. F. 309-743-5469
 www.KONE.com

SPECIFICATIONS

PRODUCT NAME: KONE MONOSPACE 500 ELEVATOR	BUILDING (PROJECT NAME): ALTOS ONE	LOCATION: LOS ALTOS CA
SEISMIC CAPACITY: 3500 LB	ARCHITECT: JEFF POTTS	DATE: 17/5/2018
SPEED: 350 FPM	DRAWING#:	SHEET: 1
DOOR: RIGHT/LEFT OPENINGS TRAVEL: 79' 7.25"		
CONTROL LOCATION: INTEGRATED		
POWER SUPPLY: 480V		
REQUIRED FUSE AMPS: 40.0 amps		
CONTROLLER HEAT OUTPUT: 3.4 kBTU/hr		
MACHINE HEAT OUTPUT: 3.4 kBTU/hr	PXID: 46385	



Altos II
 Los Altos, CA
 July 23, 2019

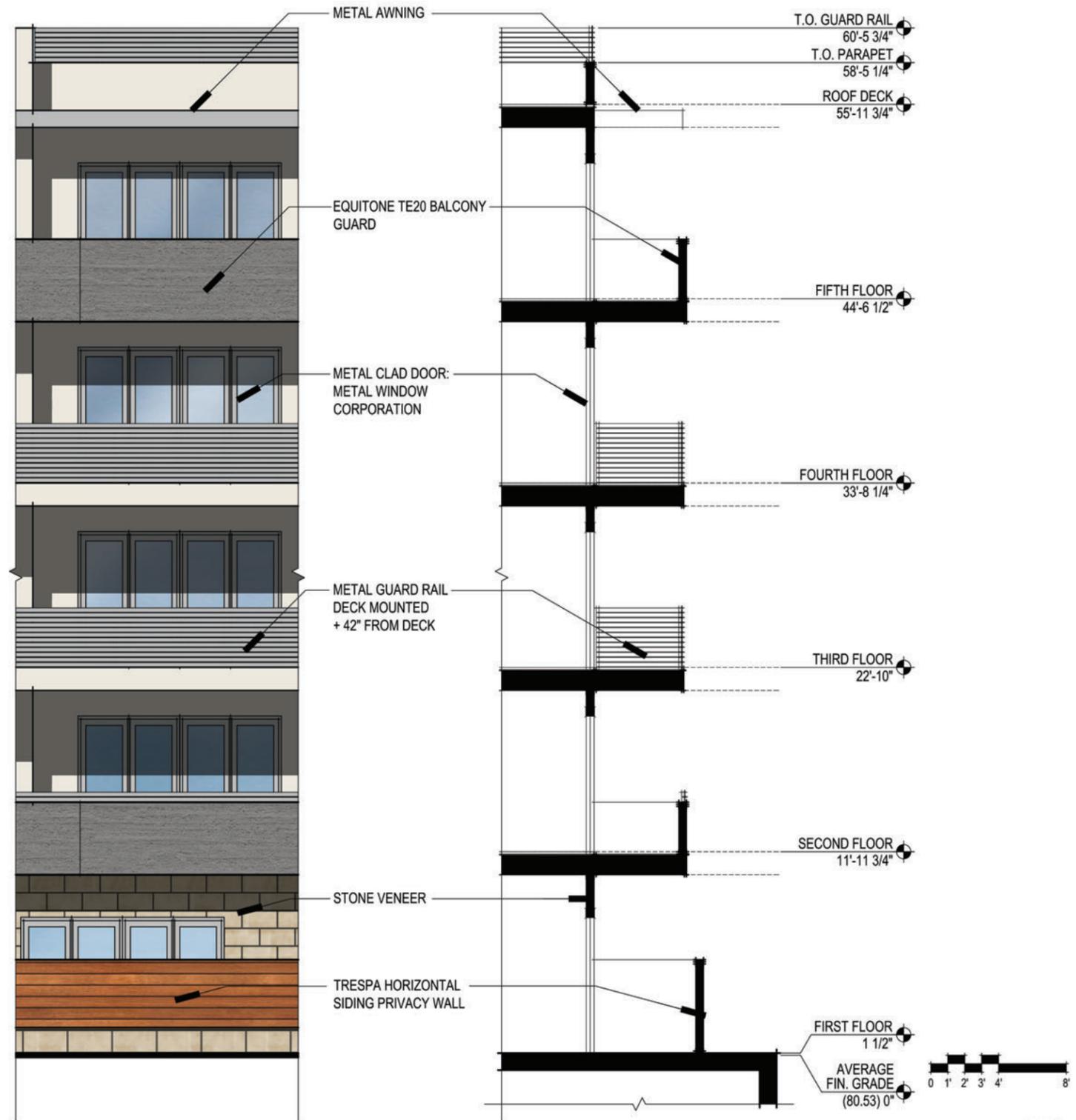
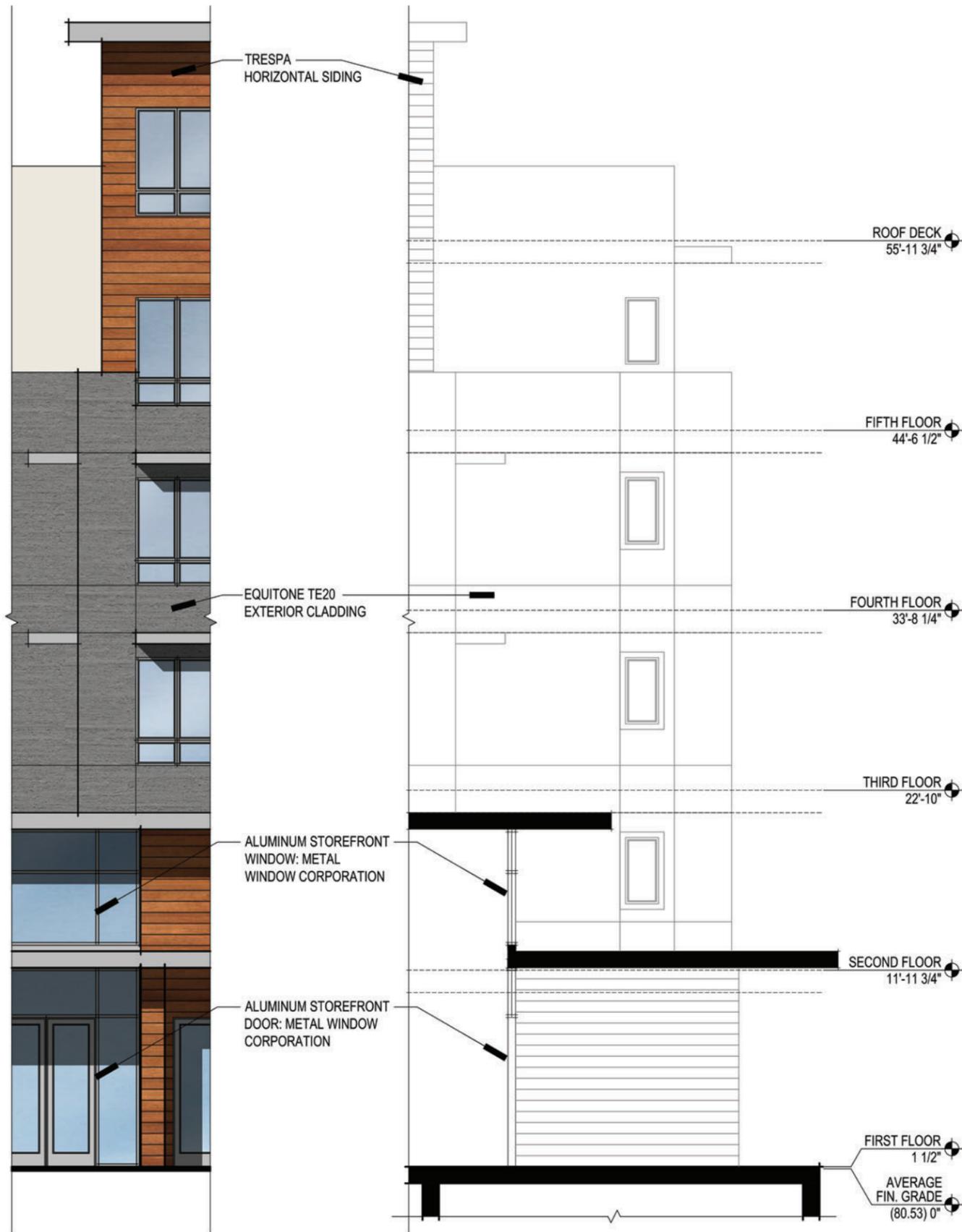
4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

A6F
 WALL SECTIONS

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





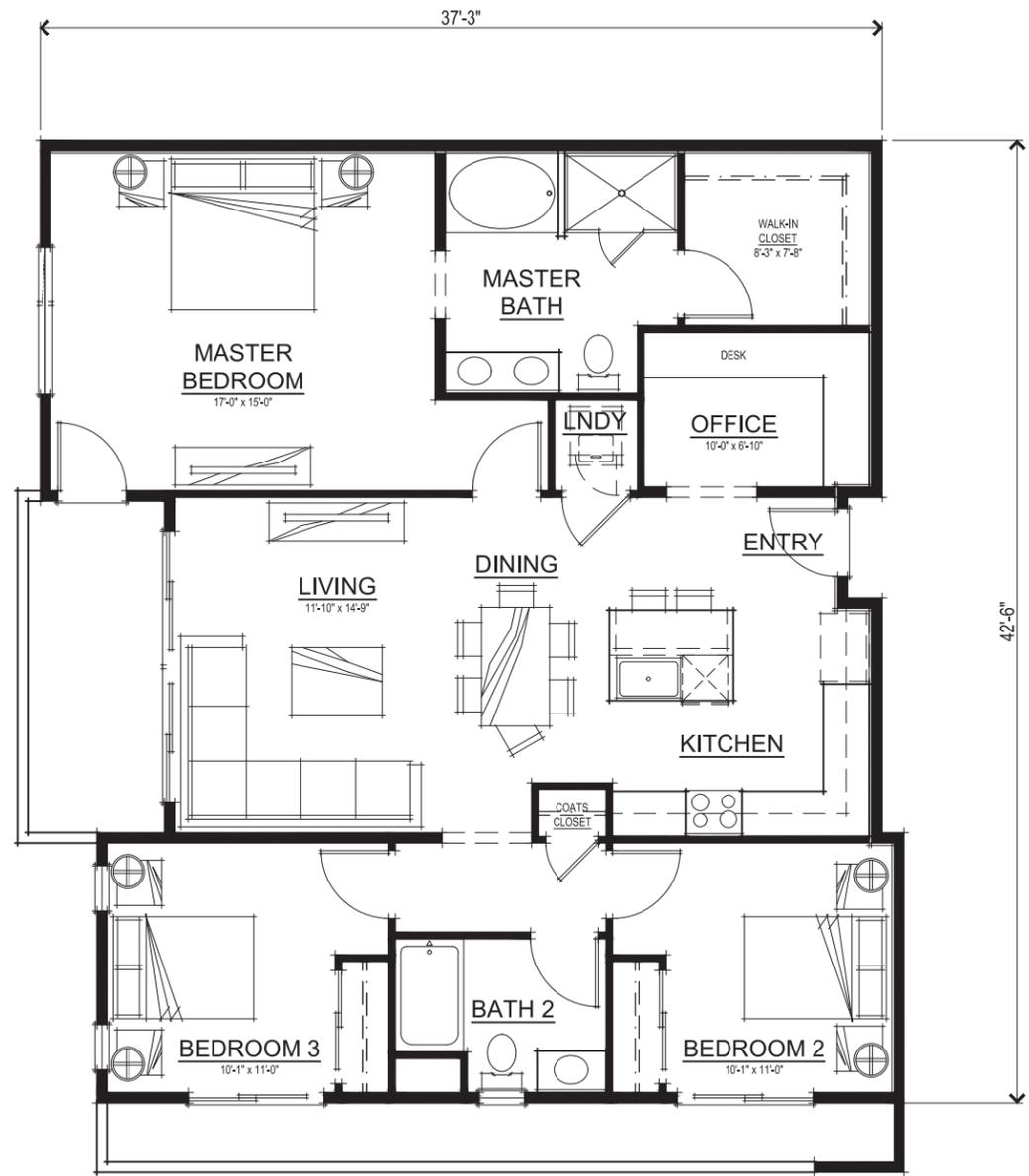
Altos II
 Los Altos, CA
 July 23, 2019

4898 ECR LLC
 728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

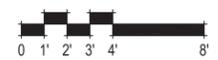
A6G
WALL SECTIONS

SDG Architects, Inc.
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 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com





SQUARE FOOTAGE	
LIVING	1478 SQ. FT.



Altos II
 Los Altos, CA
 June 4, 2019

4898 ECR LLC
 728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

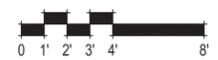
A7A
 UNIT A FLOOR PLAN

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





SQUARE FOOTAGE	
LIVING	1656 SQ. FT.



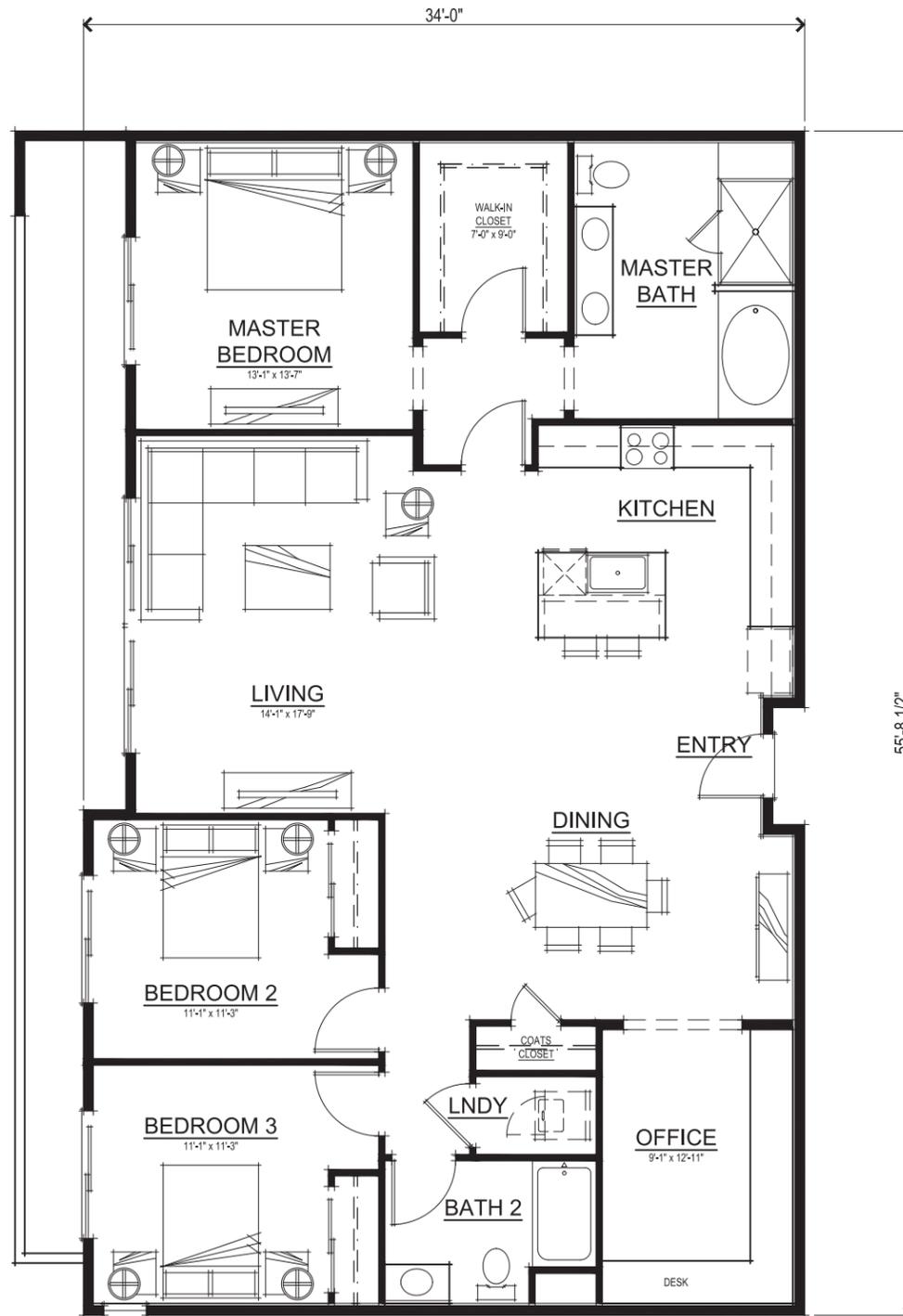
Altos II
 Los Altos, CA
 June 4, 2019

4898 ECR LLC
 728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

A7B
 UNIT B1 FLOOR PLAN

SDG Architects, Inc.
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SQUARE FOOTAGE	
LIVING	1822 SQ. FT.



Altos II
 Los Altos, CA
 June 4, 2019

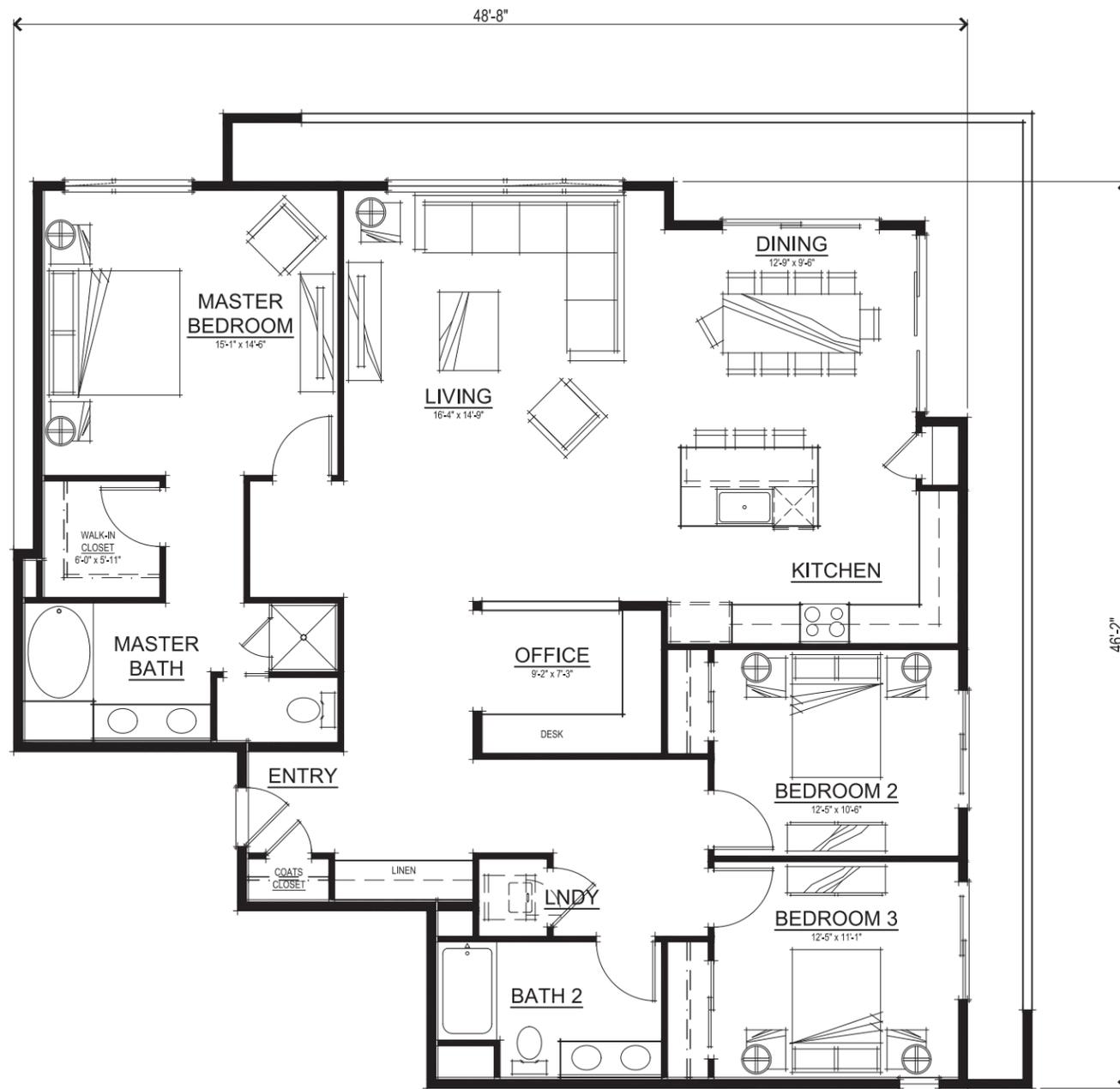
4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

A7C
 UNIT B2 FLOOR PLAN

SDG Architects, Inc.
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 925.634.7000 | sdgarchitectsinc.com





SQUARE FOOTAGE	
LIVING	1893 SQ. FT.



Altos II
 Los Altos, CA
 June 4, 2019

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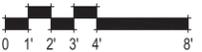
A7D
 UNIT C FLOOR PLAN

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





SQUARE FOOTAGE	
LIVING	2188 SQ. FT.



**A7E
UNIT D FLOOR PLAN**

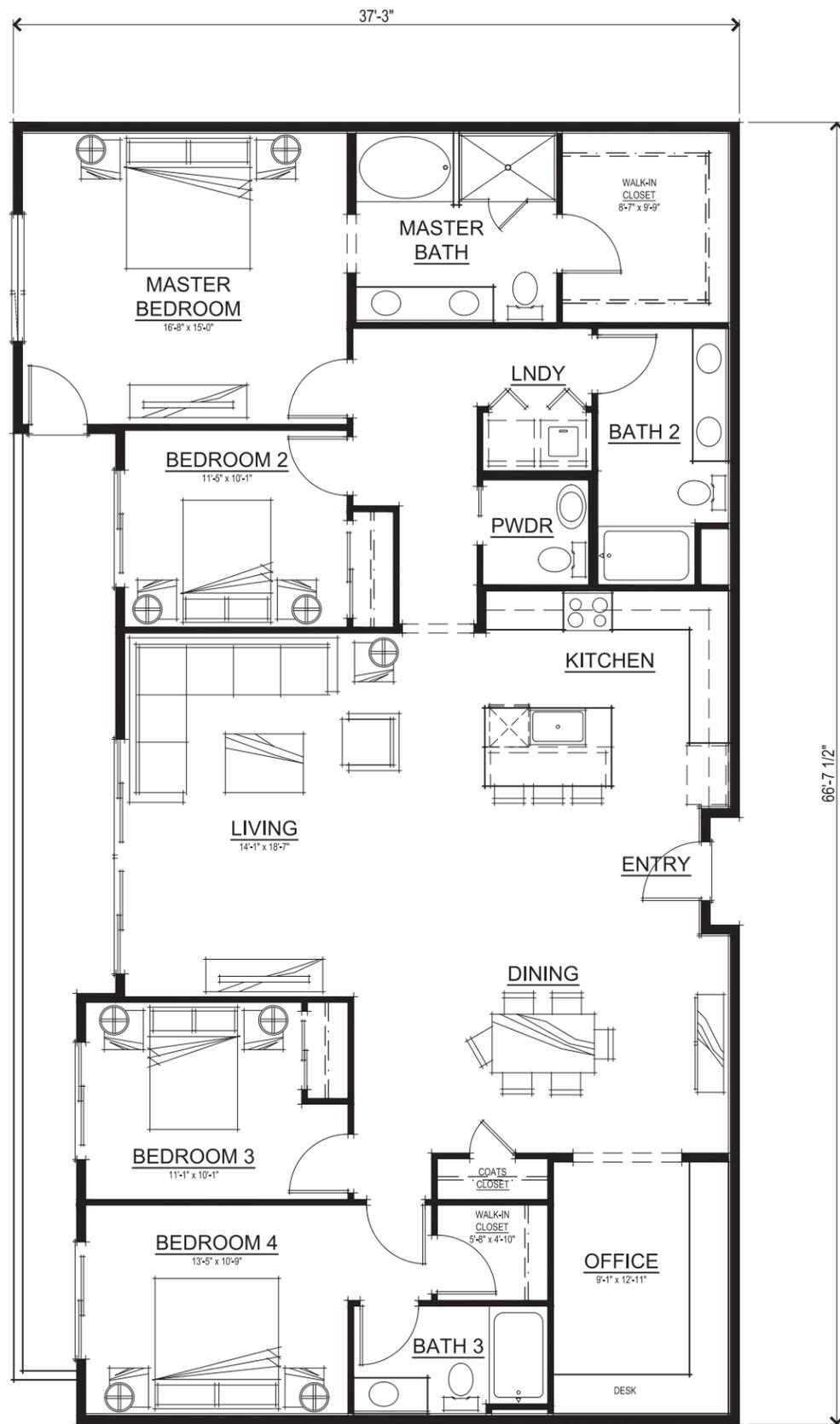
Altos II
Los Altos, CA
June 4, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

SDG Architects, Inc.
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Brentwood, CA 94513
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SQUARE FOOTAGE	
LIVING	2251 SQ. FT.



Altos II
 Los Altos, CA
 June 4, 2019

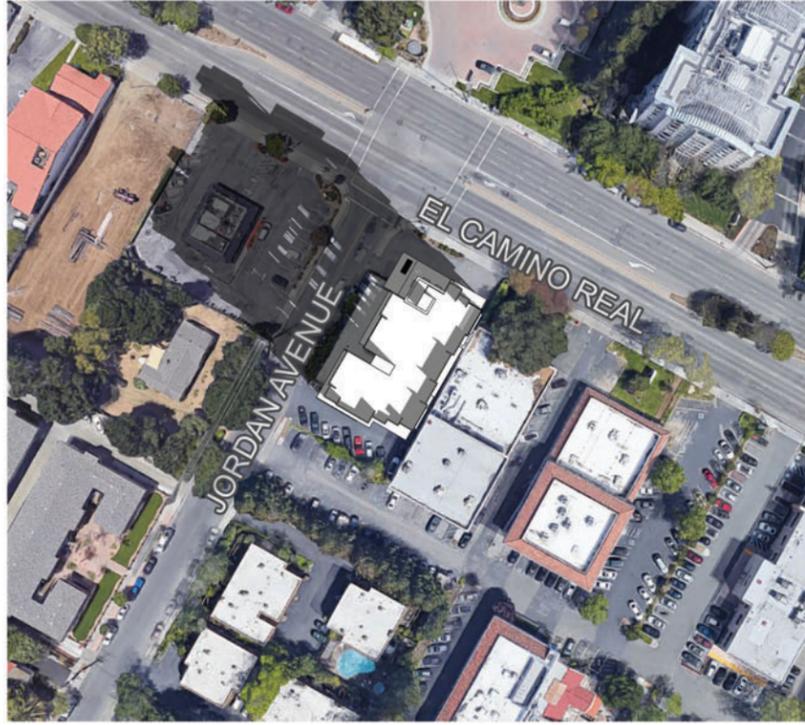
4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

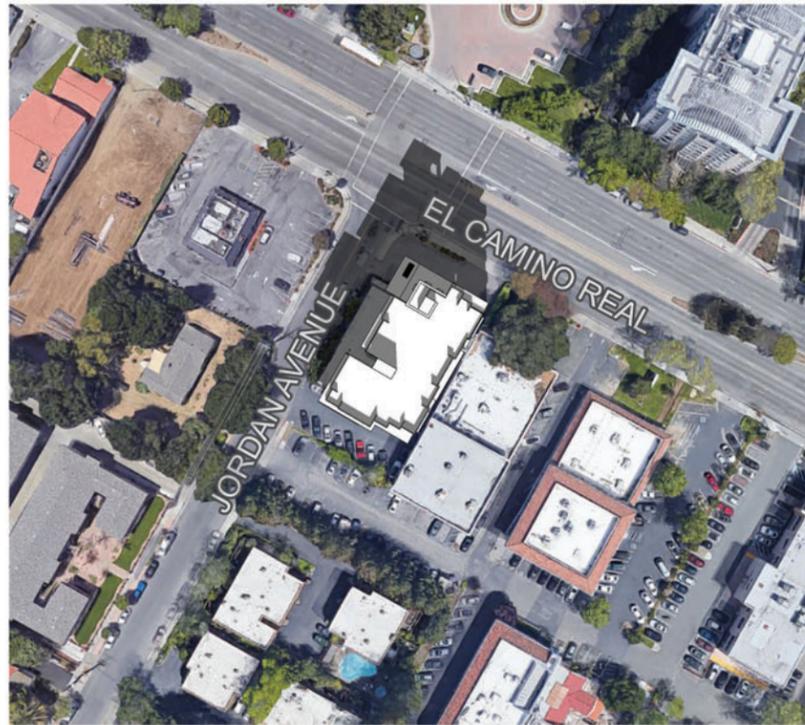
A7F
 UNIT E FLOOR PLAN

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

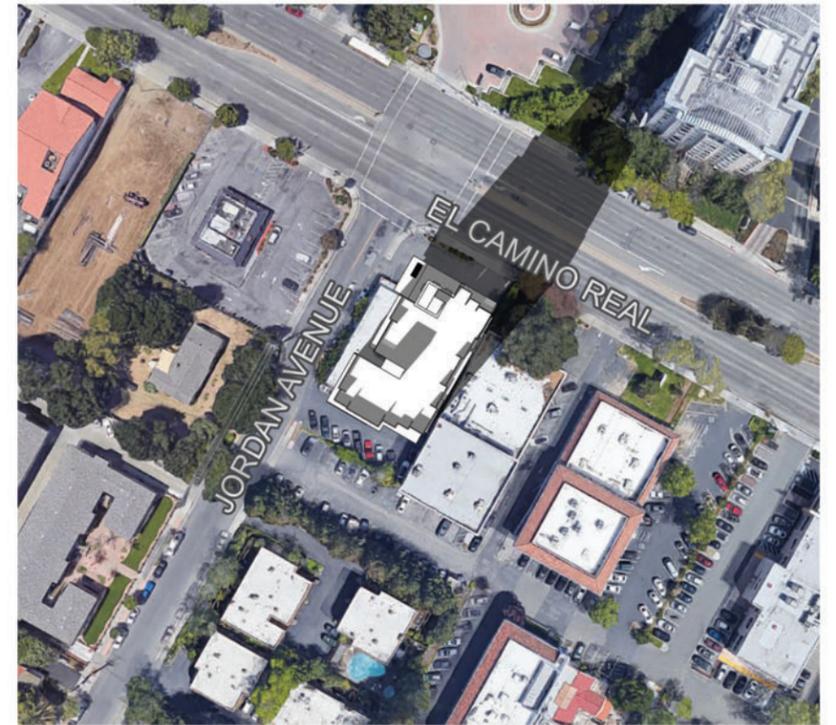




MARCH 20TH - 9:00 AM



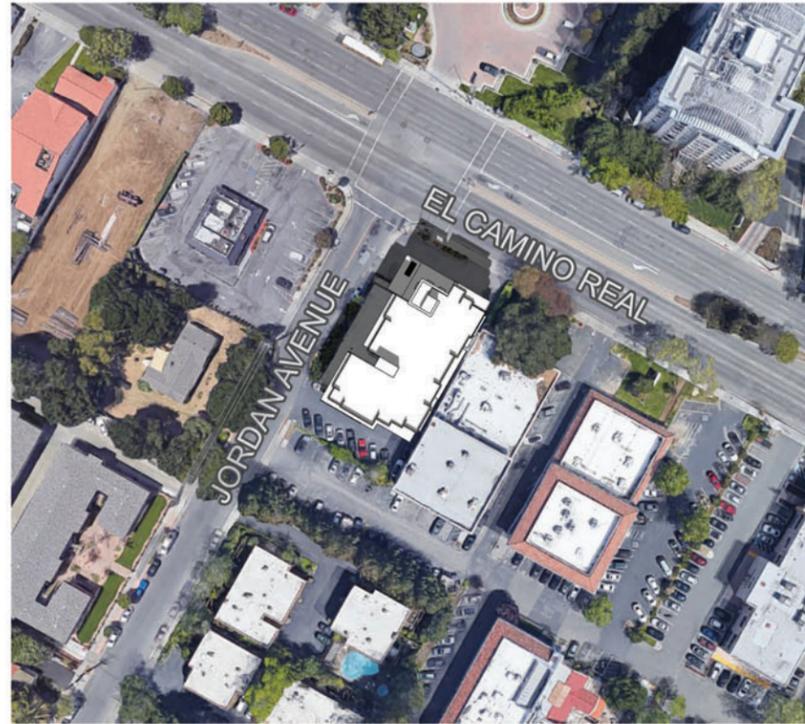
MARCH 20TH - 12:00 PM



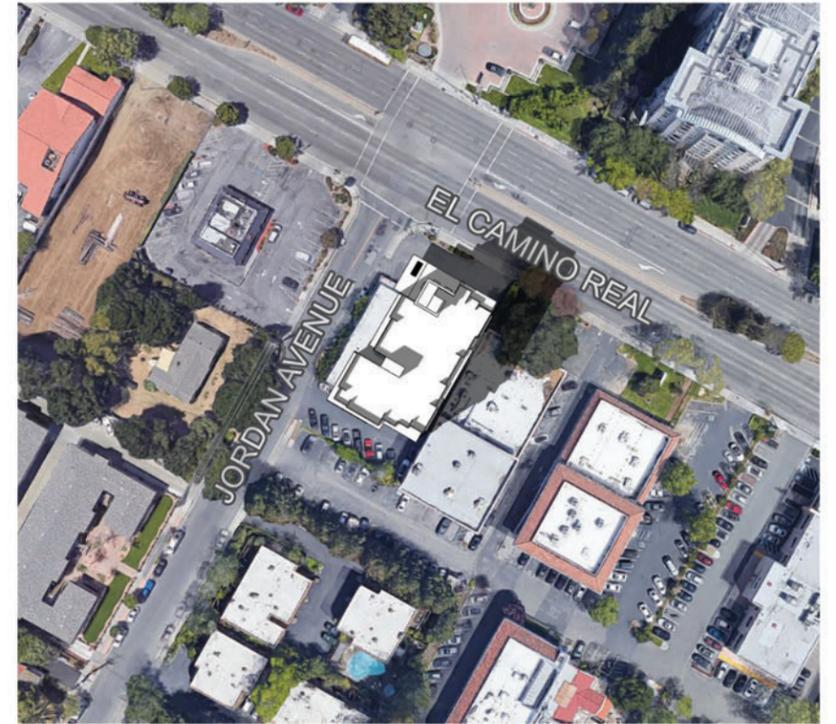
MARCH 20TH - 3:00 PM



JUNE 21ST - 9:00 AM



JUNE 21ST - 12:00 PM



JUNE 21ST - 3:00 PM

Altos II
Los Altos, CA
June 4, 2019

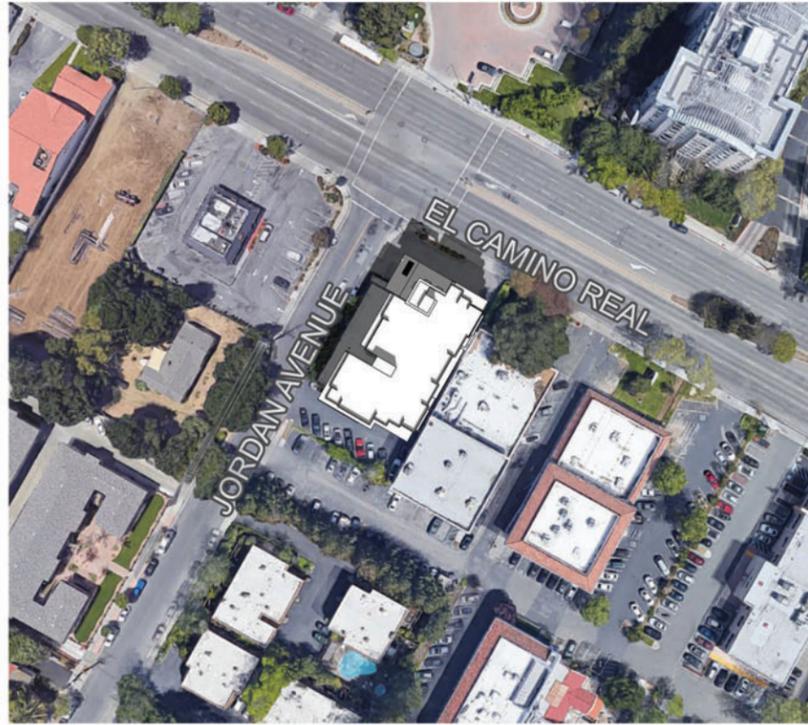
4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

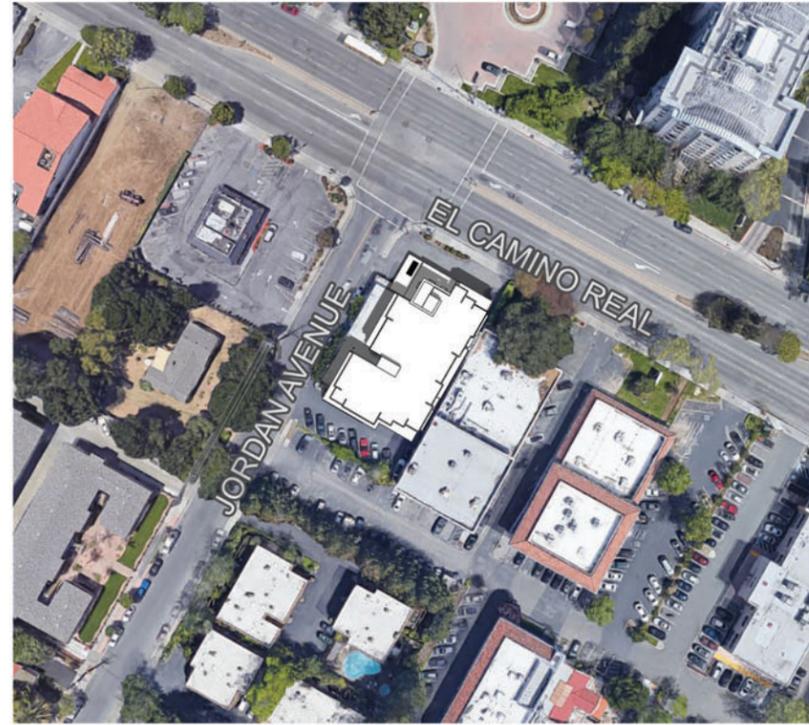
A8A
SHADOW STUDIES

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

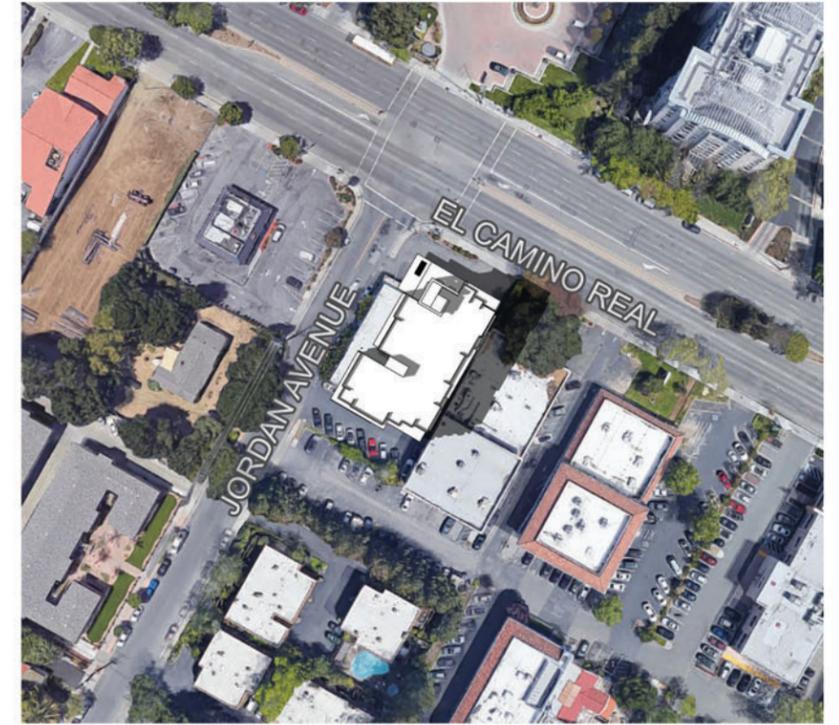




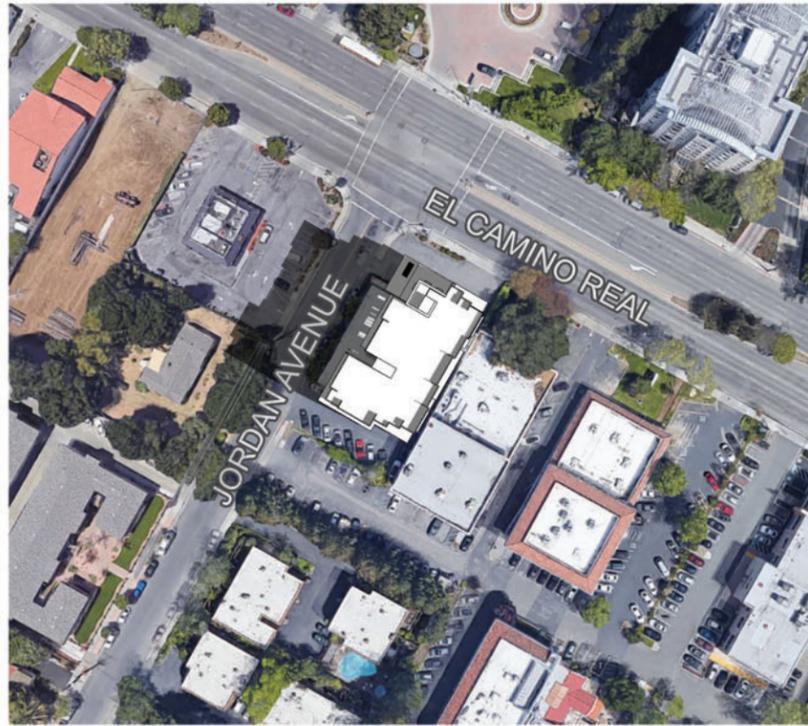
SEPTEMBER 23RD - 9:00 AM



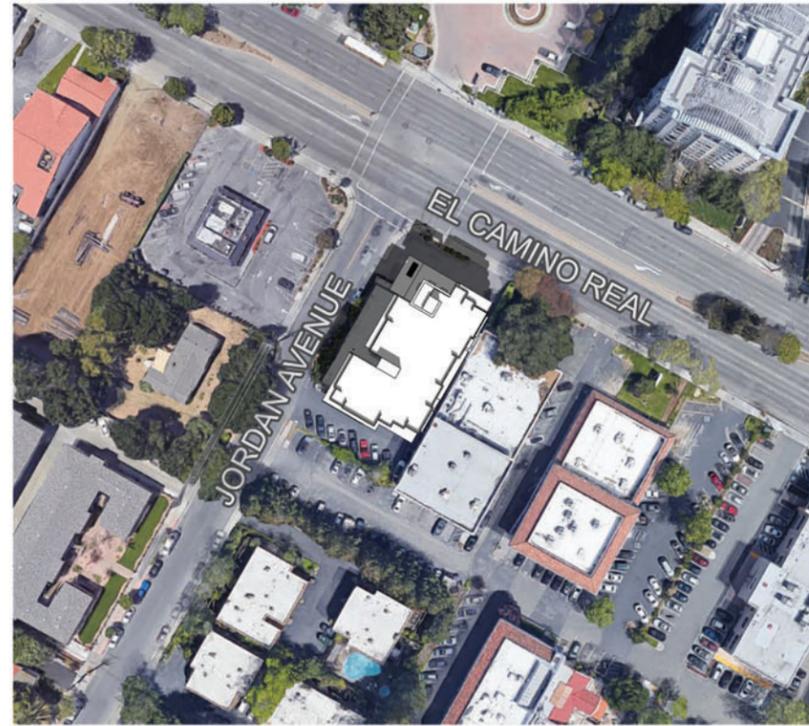
SEPTEMBER 23RD - 12:00 PM



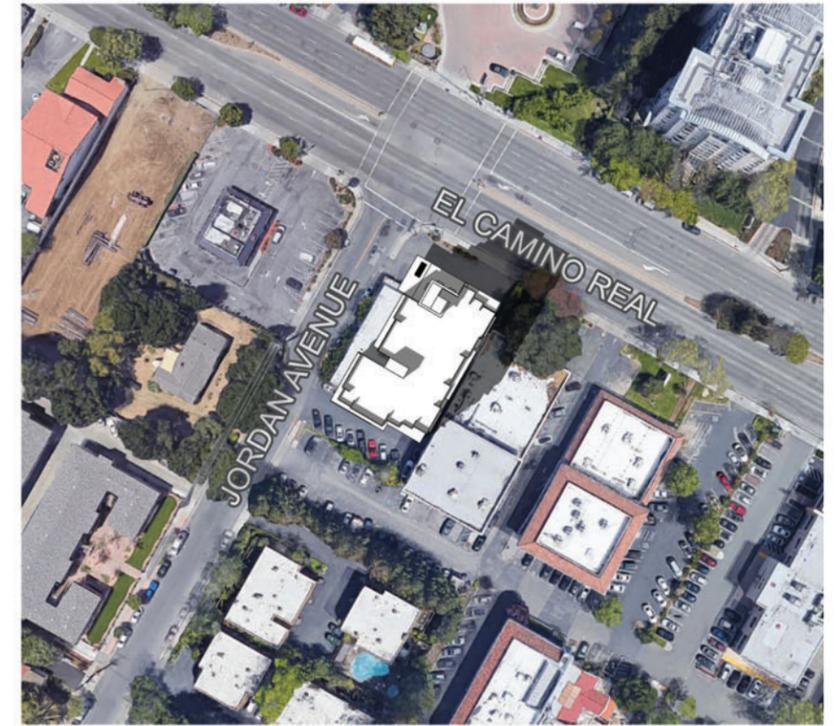
SEPTEMBER 23RD - 3:00 PM



DECEMBER 21ST - 9:00 AM



DECEMBER 21ST - 12:00 PM



DECEMBER 21ST - 3:00 PM

Altos II
Los Altos, CA
June 4, 2019

4898 ECR LLC

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650.996.1114

A8B
SHADOW STUDIES

SDG Architects, Inc.
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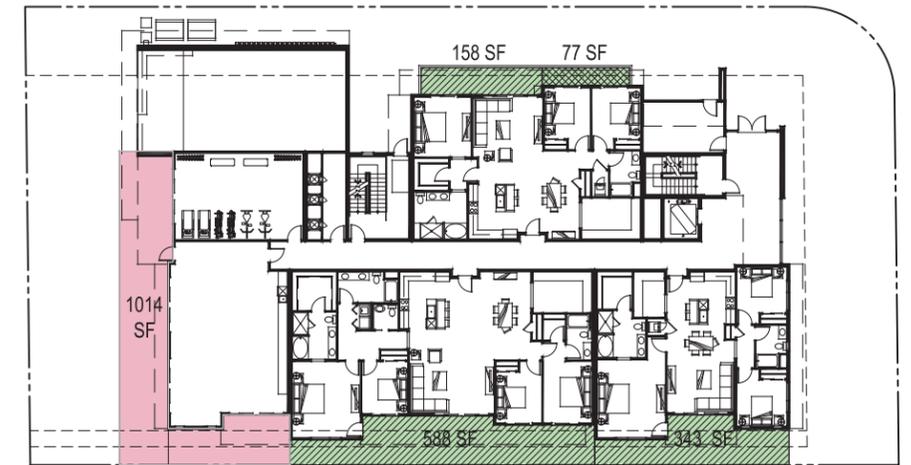




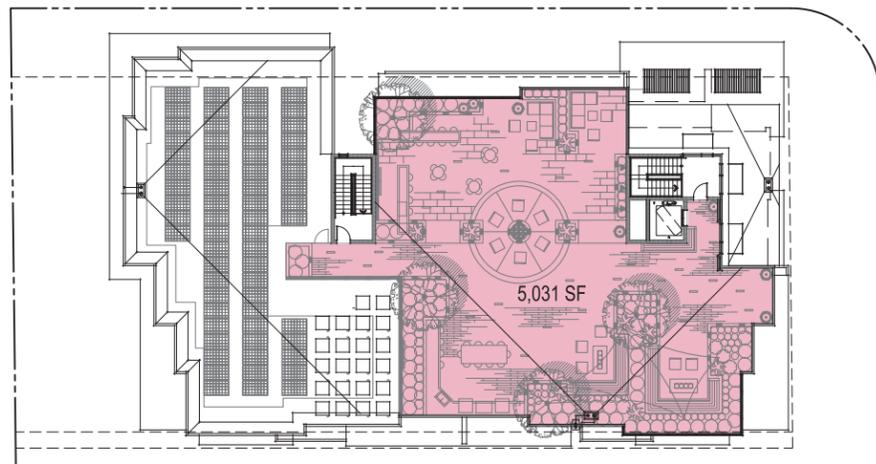
THIRD FLOOR



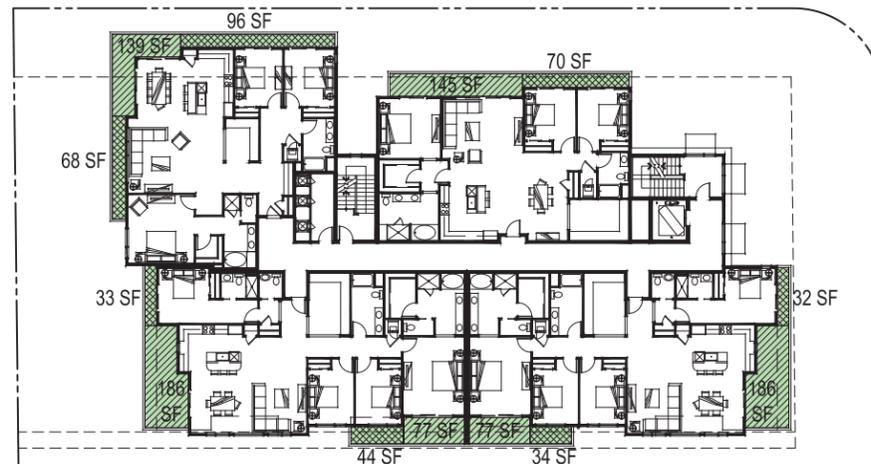
SECOND FLOOR



FIRST FLOOR



ROOF



FIFTH FLOOR



FOURTH FLOOR

OPEN SPACE

PRIVATE OPEN SPACE (PER LAMC 14.50.150A)

REQUIRED: 50 SF / UNIT AVERAGE X 21 UNITS = 1050 SF
 PROVIDED:

	> 5' DEEP	< 5' DEEP	
FIRST FLOOR:	1,089 SF	77 SF	
SECOND FLOOR:	632 SF	487 SF	
THIRD FLOOR:	636 SF	452 SF	
FOURTH FLOOR:	797 SF	347 SF	
FIFTH FLOOR:	810 SF	377 SF	
TOTAL PROVIDED:	3,964 SF	1,740 SF	5,704 SF

COMMON OPEN SPACE (PER LAMC 14.50.150C3)

REQUIRED: ELEVEN (11) TO TWENTY-FIVE (25) UNITS: 1600 SF

PROVIDED:

GROUND LEVEL:	1,014 SF
ROOF LEVEL:	5,031 SF
TOTAL PROVIDED:	6,045 SF

50% OF THE REQUIRED OPEN SPACE SHALL BE PROVIDED ON THE GROUND LEVEL. 50% OF 1600 SF = 800 SF
 1,014 SF PROVIDED > 800 SF REQUIRED

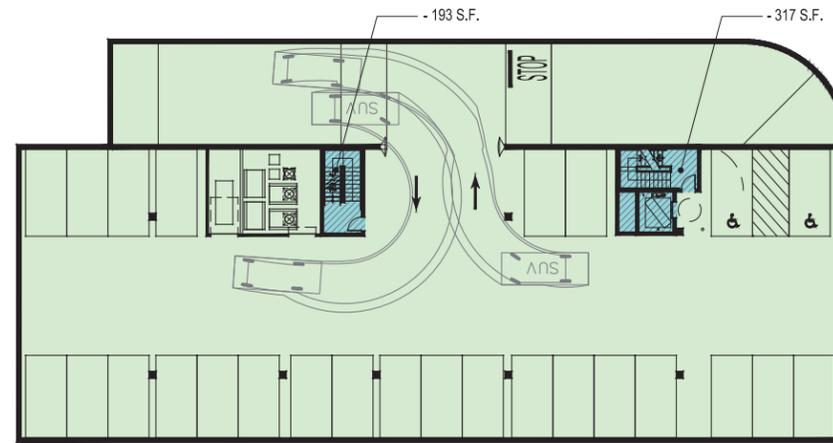
OPEN SPACE LEGEND

COMMON OPEN SPACE	
PRIVATE OPEN SPACE > 5' DEEP	
PRIVATE OPEN SPACE < 5' DEEP	



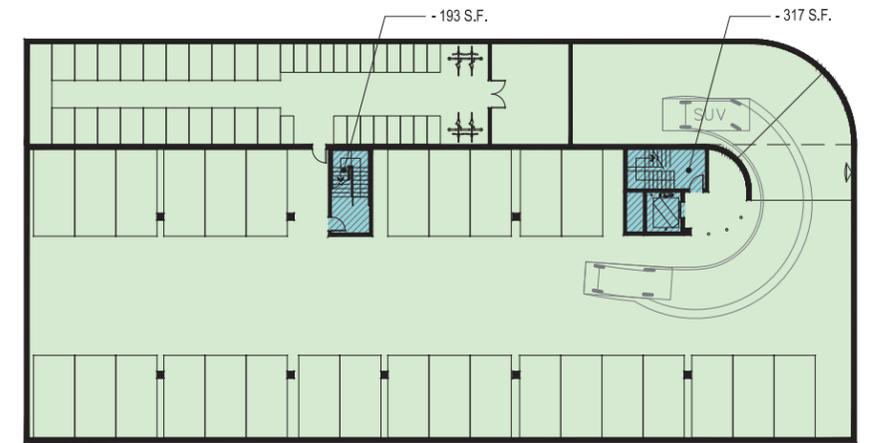
FIRST FLOOR

GROSS FLOOR AREA: 8,997 S.F.
NET FLOOR AREA: 7,177 S.F.



UPPER LEVEL BASEMENT

GROSS FLOOR AREA: 15,442 S.F.
NET FLOOR AREA: 14,932 S.F.



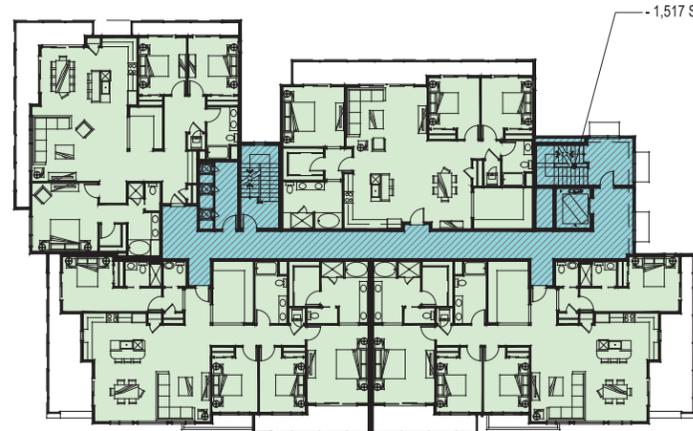
LOWER LEVEL BASEMENT

GROSS FLOOR AREA: 15,902 S.F.
NET FLOOR AREA: 15,392 S.F.



FIFTH FLOOR

GROSS FLOOR AREA: 9,526 S.F.
NET FLOOR AREA: 7,813 S.F.



FOURTH FLOOR

GROSS FLOOR AREA: 9,585 S.F.
NET FLOOR AREA: 8,068 S.F.



THIRD FLOOR

GROSS FLOOR AREA: 9,788 S.F.
NET FLOOR AREA: 8,307 S.F.



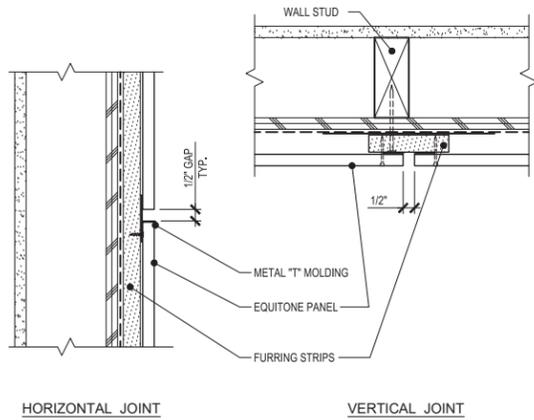
SECOND FLOOR

GROSS FLOOR AREA: 9,723 S.F.
NET FLOOR AREA: 8,314 S.F.

GROSS FLOOR AREA	
LOWER LEVEL BASEMENT:	15,902 S.F.
UPPER LEVEL BASEMENT:	15,442 S.F.
FIRST FLOOR:	8,997 S.F.
SECOND FLOOR:	9,723 S.F.
THIRD FLOOR:	9,788 S.F.
FOURTH FLOOR:	9,585 S.F.
FIFTH FLOOR:	9,526 S.F.
TOTAL PROVIDED:	78,963 S.F.

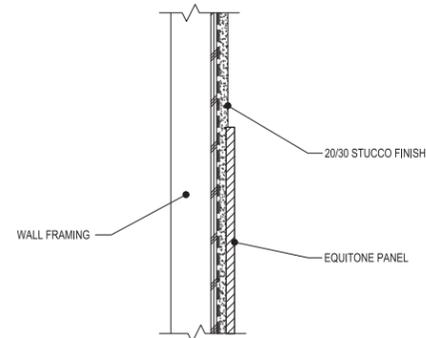
NET FLOOR AREA	
LOWER LEVEL BASEMENT:	15,392 S.F.
UPPER LEVEL BASEMENT:	14,932 S.F.
FIRST FLOOR:	7,177 S.F.
SECOND FLOOR:	8,314 S.F.
THIRD FLOOR:	8,307 S.F.
FOURTH FLOOR:	8,068 S.F.
FIFTH FLOOR:	7,813 S.F.
TOTAL PROVIDED:	70,003 S.F.



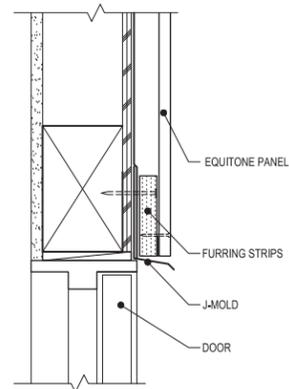


HORIZONTAL JOINT VERTICAL JOINT

SCALE: 3"=1'-0"
1 EQUITONE PANEL JOINTS, TYP.



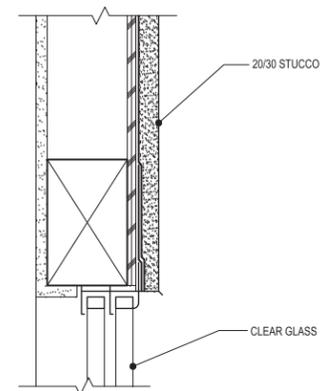
SCALE: 1 1/2"=1'-0"
2 STUCCO TO EQUITONE TRANSITION



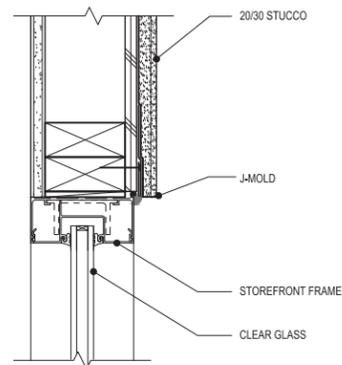
SCALE: 3"=1'-0"
3 DOOR HEAD



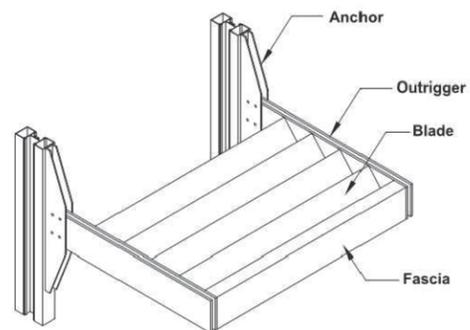
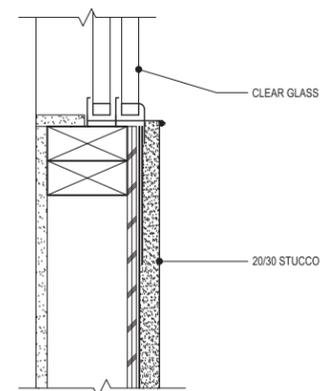
4 PARKING SECURITY GRILLE



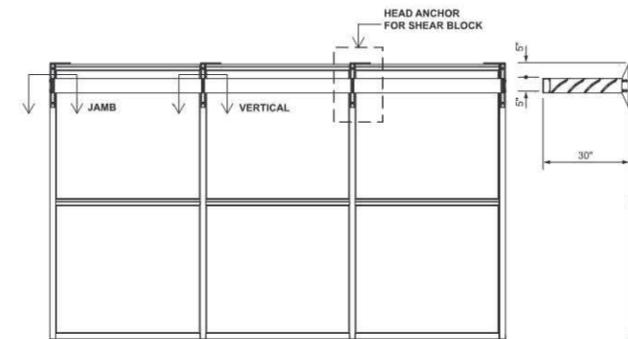
SCALE: 3"=1'-0"
5 WINDOW



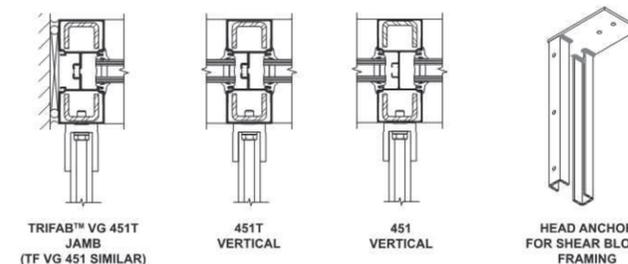
SCALE: 3"=1'-0"
6 STOREFRONT



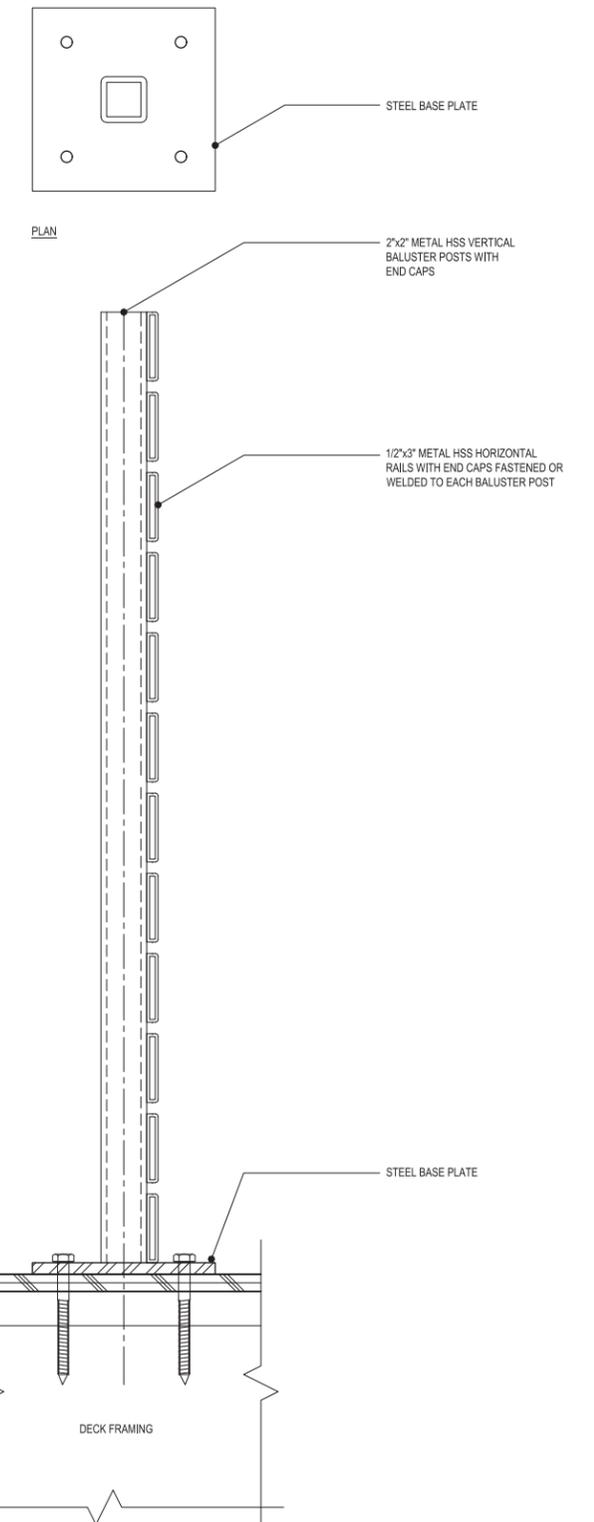
7 AWNING



NOTE:
 Horizontal SunShades are not recommended directly over entrances and walkways to eliminate any risk of injury due to falling ice or snow.

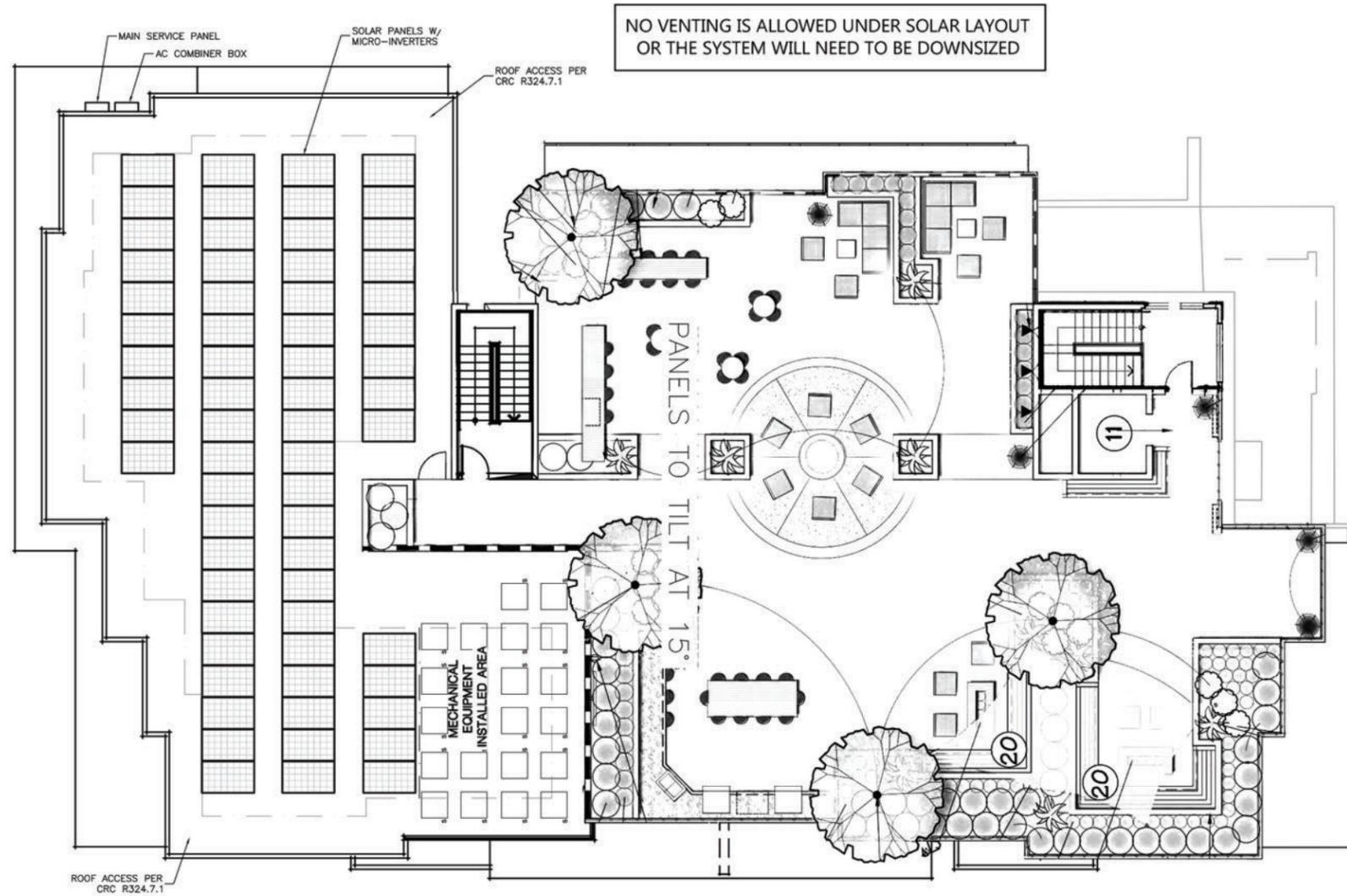


8 AWNING CONNECTOR

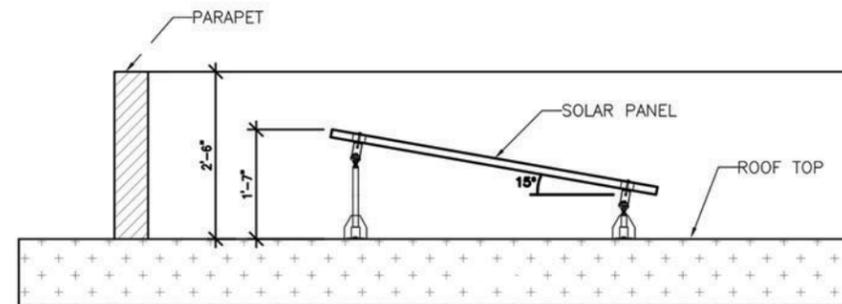


SCALE: 3"=1'-0"
9 METAL RAIL

JUNCTION BOX	
600 V, UL E42728, NEMA 3,4,4x,6,12,13	
INVERTER	
Enphase IQ7-60-2-US (208V) [SI1] UL 1741, NEMA 3R, IEEE 1547	
Nom Voltage	208 V
Max Current	1.15 A
AC COMBINER BOX	
ENPHASE X-IQ-AM1-240-3 240 VAC, Icont = 65A, AH14126 UL1741, UL 916 NEMA 3R	
PHOTOVOLTAIC MODULE	
Mission Solar Energy MSE310SQ8T UL1703	
Power 310 W	
40.12 Voc, 33.17 Vmp, 20 Vnom	
9.76 Isc, 9.35 Imp	



1 SOLAR LAYOUT
SCALE: 1/16"=1'-0"



2 ELEVATION VIEW
SCALE: 3/8"=1'-0"

1705 ENTERPRISE DR
FAIRFIELD, CA 94533
P: (877) 552-4418
www.petersendean.com
CA LICENSE NO. 1050201

PROJECT NAME:

**4898 ECR
LLC**

ALTOS II

4898 EL CAMINO REAL
LOS ALTOS, CA 94022

DRAWING NOTES:

PHOTOVOLTAIC SOLAR MODULE MFG/MODEL:
MISSION SOLAR ENERGY MSE310SQ8T

MODULE RATED AT: **310W**

MULTIPLY BY QTY. OF MODULES: **64**

ARRAY SYSTEM SIZE: **19.84kW**

SYSTEM AZIMUTH: **215°**

ROOF PITCH: **FLAT**

MOUNTING HEIGHT: **5-STORY**

ORIENTATION OPTIONS ARE PRELIMINARY,
AND ARE SUBJECT TO REVISION FOR
OPTIMAL USE.

SOLAR ARRAY LOCATIONS ARE TO BE
REVIEWED AND APPROVED BY OWNER
AND/OR ARCHITECT OF RECORD TO VERIFY
SYSTEM LOCATION, FOR VENTILATION
OBSTRUCTION AND POSSIBLE RELOCATION
OF VENT AND/OR PIPE JACKS.

FIELD VERIFICATION OF ROOF STRUCTURE,
AND SOLAR ARRAY LOCATION IS REQUIRED
PRIOR TO INSTALLATION FOR ALL EXISTING
STRUCTURES WHERE NEW SOLAR ARRAYS
ARE TO BE INSTALLED.

ARCHITECT/FIELD DRAWING INFORMATION

PLAN

S-1

DRAWN BY: MM

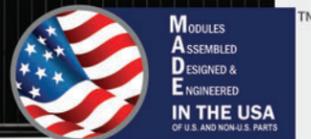
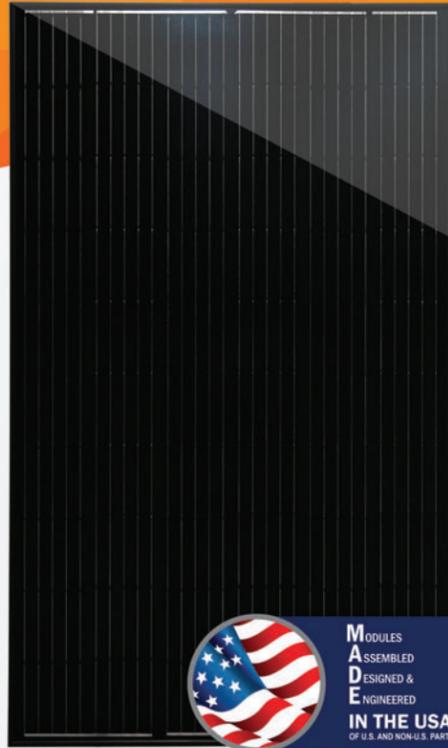
DRAWN DATE: 5/13/2019

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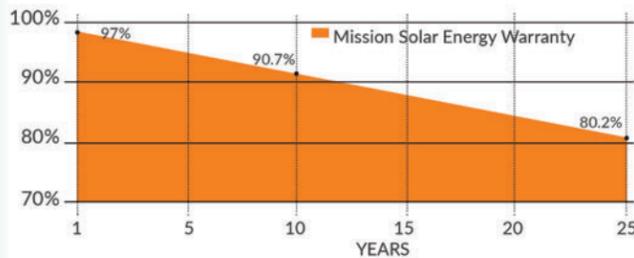
MSE PERC 60

High Power PERC Rooftop Module
All-black PERC with 5 busbar technology



- CERTIFIED RELIABILITY**
 - › Tested to 3X IEC Standards
 - › PID Resistant
- SUPERIOR AESTHETICS**
 - › All-black design coupled with outstanding power output
 - › Ideal for residential & commercial applications
- EXTREME WEATHER RESILIENCE**
 - › 5631 Pa snow load (117 psf)
 - › 185 mph wind rating*
- BAA COMPLIANT FOR GOVERNMENT PROJECTS**
 - › Buy American Act
 - › American Recovery & Reinvestment Act

25-YEAR LINEAR WARRANTY
12-YEAR PRODUCT WARRANTY



CERTIFICATIONS

IEC 61215/ IEC 61730/ IEC 61701 UL 1703



*As there are different certification requirements in different markets, please contact your local Mission Solar Energy sales representative for the specific certificates applicable to the products in the region in which the products are to be used.
*185 mph wind rating based upon installation at 30° or less fixed tilt mount



310W
CLASS LEADING POWER OUTPUT

18.65%
MAXIMUM EFFICIENCY

-0~+3%
POSITIVE POWER TOLERANCE

High-Power, American Quality

Mission Solar Energy is headquartered in San Antonio, TX with module facilities onsite. We produce American quality products ensuring the highest power output and reliability to our customers. Our product line is well suited for residential, commercial and utility applications. Every Mission Solar Energy product is certified and surpasses industry standard regulations, proving excellent performance over the long-term.

www.missionsolar.com | info@missionsolar.com

PERC 60

ELECTRICAL SPECIFICATIONS

Electrical Parameters at Standard Test Conditions (STC)

Module Type		MSE310SQ8T	
Power Output	Pmax	Wp	310
Module Efficiency	%		18.65
Tolerance			0~+3%
Short-Circuit Current	Isc	A	9.760
Open Circuit Voltage	Voc	V	40.12
Rated Current	Imp	A	9.345
Rated Voltage	Vmp	V	33.17
Fuse Rating			20

TEMPERATURE COEFFICIENTS

Normal Operating Cell Temperature (NOCT)	46.09°C (±2°C)
Temperature Coefficient of Pmax	-0.377%/°C
Temperature Coefficient of Voc	-0.280%/°C
Temperature Coefficient of Isc	0.039%/°C

OPERATING CONDITIONS

Maximum System Voltage	1,000VDC
Operating Temperature Range	-40°C (-40°F) to +85°C (185°F)
Maximum Series Fuse Rating	20A
Fire Safety Classification	Class C
Front & Back Load (UL standard)	5631 Pa (117 psf) Tested load to UL1703 standard
Hail Safety Impact Velocity	25mm at 23 m/s

MECHANICAL DATA

Solar Cells	P-type Mono-crystalline Silicon (156.75mm)
Cell orientation	60 cells (6x10), 5 busbar
Module dimension	1664mm x 999mm x 40mm (65.51 in. x 39.33 in. x 1.57 in.)
Weight	18.2 kg (40.1 lb)
Front Glass	3.2mm (0.126 in.) tempered, Low-iron, Anti-reflective coating
Frame	Anodized aluminum alloy
Encapsulant	Ethylene vinyl acetate (EVA)
J-Box	Protection class IP67 with 3 bypass-diodes
Cables	PV wire, 1m (39.37 in.), 4mm ² / 12 AWG
Connector	MC4

SHIPPING INFORMATION

Container FT	Pallets	Panels	310W		
53'	Double stack	36	936 290.16kW		
40'	Double stack	28	728 225.68kW		
Pallet	Panels	Weight	Height	Width	Length
	26	1,105lbs	45.50"	45.50"	67.00

Mission Solar Energy reserves the right to make specification changes without notice

CLASS LEADING 310W

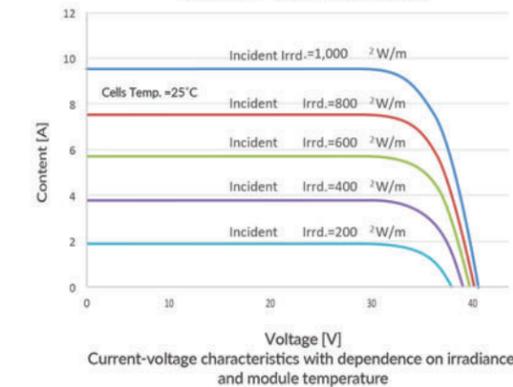
CERTIFICATIONS & TESTS

IEC
61215 / 61730 / 61701

UL
UL 1703 listed

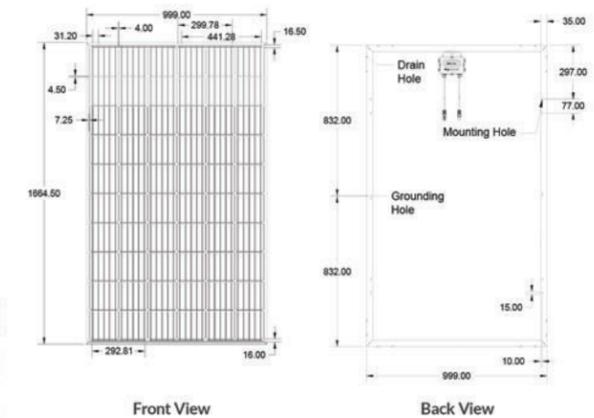


MSE310SQ8T: 310WP, 60CELL SOLAR MODULE CURRENT-VOLTAGE CURVE



Current-voltage characteristics with dependence on irradiance and module temperature

BASIC DESIGN (UNITS: mm)



Mission Solar Energy | 8303 S. New Braunfels Ave., San Antonio, Texas 78235
info@missionsolar.com | www.missionsolar.com

Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

Productive and Reliable

- Optimized for high powered 60-cell and 72-cell* modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

* The IQ 7+ Micro is required to support 72-cell modules.



To learn more about Enphase offerings, visit enphase.com



Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US / IQ7-60-B-US		IQ7PLUS-72-2-US / IQ7PLUS-72-B-US	
Commonly used module pairings ¹	235 W - 350 W +		235 W - 440 W +	
Module compatibility	60-cell PV modules only		60-cell and 72-cell PV modules	
Maximum input DC voltage	48 V		60 V	
Peak power tracking voltage	27 V - 37 V		27 V - 45 V	
Operating range	16 V - 48 V		16 V - 60 V	
Min/Max start voltage	22 V / 48 V		22 V / 60 V	
Max DC short circuit current (module I _{sc})	15 A		15 A	
Overvoltage class DC port	II		II	
DC port backfeed current	0 A		0 A	
PV array configuration	1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit			
OUTPUT DATA (AC)	IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range ²	240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current	1.0 A (240 V)	1.15 A (208 V)	1.21 A (240 V)	1.39 A (208 V)
Nominal frequency	60 Hz		60 Hz	
Extended frequency range	47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles	5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit ³	16 (240 VAC)	13 (208 VAC)	13 (240 VAC)	11 (208 VAC)
Overvoltage class AC port	III		III	
AC port backfeed current	0 A		0 A	
Power factor setting	1.0		1.0	
Power factor (adjustable)	0.7 leading ... 0.7 lagging		0.7 leading ... 0.7 lagging	
EFFICIENCY	@240 V	@208 V	@240 V	@208 V
Peak CEC efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %
MECHANICAL DATA				
Ambient temperature range	-40°C to +65°C			
Relative humidity range	4% to 100% (condensing)			
Connector type (IQ7-60-2-US & IQ7PLUS-72-2-US)	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)			
Connector type (IQ7-60-B-US & IQ7PLUS-72-B-US)	Friends PV2 (MC4 intermateable). Adaptors for modules with MC4 or UTX connectors: - PV2 to MC4: order ECA-S20-S22 - PV2 to UTX: order ECA-S20-S25			
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)			
Weight	1.08 kg (2.38 lbs)			
Cooling	Natural convection - No fans			
Approved for wet locations	Yes			
Pollution degree	PD3			
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure			
Environmental category / UV exposure rating	NEMA Type 6 / outdoor			
FEATURES				
Communication	Power Line Communication (PLC)			
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.			
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.			
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.			

1. No enforced DC/AC ratio. See the compatibility calculator at <https://enphase.com/en-us/support/module-compatibility>.
 2. Nominal voltage range can be extended beyond nominal if required by the utility.
 3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit enphase.com

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PIS KEI



LOP CON



CER OCC



PRU COL



AGA BLU



ANI BUS



NAS TEN



FES SIS



HEL SEM



MUH PIN



SAL SFA



CHO TEC



SYM ALB



GRE SUP



IRI DOU



PRU BRI



SAL SON



BOU BLO



EUO SIL



EVE PER



FEI SEL



PHO BRO



PHO YEL



ARC HOW

PLANT MATERIAL KEY								
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (f)	HEIGHT X SPREAD	GROWTH RATE	
TREES								
CER OCC	<i>Cercis occidentalis</i>	Western Redbud	24" BOX-MULTI	SEE PLANS	VL	15' x 15'	Moderate	
LOP CON	<i>Lophostemon confertus</i>	Brisbane Box	24" BOX-STD.	SEE PLANS	M	40' x 25'	Fast	
PIS KEI	<i>Pistachia c. 'Keith Davey'</i>	Fruitless Chinese Pistache	24" BOX-STD.	SEE PLANS	L	35' x 35'	Moderate	
SHRUBS, GROUNDCOVERS & GRASSES								
AGA BLU	<i>Agave 'Blue Glow'</i>	Agave	5 GAL	30" O.C.	L	24" x 30"	Slow	
ANI BUS	<i>Anigozanthos f. 'Bush Tango'</i>	Kangaroo Paw	1 GAL	18" O.C.	L	24" x 18"	Moderate	
BOU BLO	<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blue Grama Grass	5 GAL	24" O.C.	L	24" x 24"	Fast	
CHO TEC	<i>Chondropetalum tectorum</i>	Small Cape Rush	5 GAL	36" O.C.	L	36" x 36"	Fast	
EUO SIL	<i>Evonymus j. 'Silver King'</i>	Upright Evonymus	15 GAL	36" O.C.	L	48" x 36"	Moderate	
EVE PER	<i>Echeveria 'Perle von Nurnberg'</i>	Perle von Nurnberg Echeveria	6" POT	12" O.C.	L	12" x 12"	Moderate	
FES SIS	<i>Festuca glauca 'Siskiyow Blue'</i>	Blue Fescue	1 GAL	18" O.C.	L	18" x 18"	Moderate	
GRE SUP	<i>Grevillea 'Superb'</i>	Grevillea	5 GAL	36" O.C.	L	36" x 36"	Moderate	
HEL SEM	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	5 GAL	30" O.C.	L	30" x 30"	Moderate	
IRI DOU	<i>Iris douglasiana</i>	Douglas Iris	1 GAL	12" O.C.	L	18" x 12"	Fast	
MUH CAP	<i>Muhlenbergia capillaris</i>	Pink Muhly	5 GAL	36" O.C.	L	36" x 36"	Fast	
NAS TEN	<i>Nassella tenuissima</i>	Mexican Feather Grass	1 GAL	30" O.C.	L	30" x 30"	Fast	
PHO BRO	<i>Phormium t. 'Bronze Baby'</i>	New Zealand Flax	5 GAL	36" O.C.	L	36" x 36"	Moderate	
PHO YEL	<i>Phormium 'Yellow Wave'</i>	New Zealand Flax	15 GAL	48" O.C.	L	48" x 48"	Moderate	
PRU BRI	<i>Prunus c. 'Bright N' Tight'</i>	Cherry Laurel	15 GAL	42" O.C.	L	48" x 42"	Moderate	
PRU COL	<i>Prunus c. 'Colum'</i>	Compact Cherry Laurel	15 GAL	36" O.C.	L	50" x 36"	Fast	
SAL SFA	<i>Salvia spathacea</i>	Mexican Sage	5 GAL	42" O.C.	L	36" x 48"	Moderate	
SAL SON	<i>Salvia sonomensis</i>	Sonoma Sage	1 GAL	36" O.C.	L	36" x 36"	Moderate	
SYM ALB	<i>Symphoricarpos 'Albus'</i>	Snowberry	15 GAL	48" O.C.	L	48" x 48"	Moderate	
LAWN								
	Lawn (Sod) (w/ grass block pavers) - 'Bolero Plus' Dwarf Fescue Blend Available: Delta Bluegrass Company (800) 637-8873					H	2'-3" H	Fast

NOTES:
 1. * - WUCOLS IV RATINGS IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.

PLANTING NOTES

1. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2014", 2014 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (AVAILABLE AT www.americanhort.org)

2. SITE AND DRAWING REVIEW: THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.

3. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED IN CALLOUTS.

4. SOIL PREPARATION/AMENDMENTS:
 A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

C. FOR BID PURPOSES ONLY, THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.

D. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.

E. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERSGROW PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2370 OR APPROVED EQUAL SHALL BE USED.

F. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS. SOIL SHALL NOT BE WORKED WITH WHEN WET.

G. BACKFILL FOR GROUNDCOVER 48" O.C. SPACING OR GREATER AND ALL SHRUBS AND TREES - BACKFILL MIX AS PER THE HORTICULTURAL SOILS REPORT.

H. INSTALL AGRIFORM FERTILIZER 21 GRAM TABLETS (20-10-5) OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS AT THE RATES AS FOLLOWS:

- 1 GALLON 2 TABLETS
- 5 GALLON 3 TABLETS
- 15 GALLON 5 TABLETS
- 24" BOX + 1 PER 4" OF BOX SIZE (I.E. 24" BOX=6 TABLETS)

REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

5. MULCH:
 A. ALL PLANTING AREAS, UNO, SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
 1. PROJECTS W/ NO SLOPES GREATER THAN 3:1: RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'BLACK' COLOR.

MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE-EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3' CLEAR BAND AROUND TRUNK OF ALL TREES. MULCHES AVAILABLE AT RECOLOGY ORGANICS (866) 764-5765 OR APPROVED EQUAL. THE CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

B. LAVA ROCK MULCH @ BIORETENTION AREAS: MULCH BASIN FLOORS & SIDE SLOPES WITH 3" LAYER OF 1/2" SIZE LAVA ROCK IN BLACK COLOR.

6. GROUNDCOVER:
 A. PLANT AT THE SPACINGS NOTED IN THE LEGEND. GROUNDCOVER SHALL EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE GROUNDCOVER COVERAGE.

7. PRE-EMERGENT HERBICIDE:
 A. GRANULAR PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. MATERIAL: 'SNAPSHOT 25 TG' OR APPROVED EQUAL. AVAILABLE AT HORIZON, CONCORD, CA (925) 825-3344. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.

8. JUTE MESH SHALL BE INSTALLED ON ALL SHRUB AND GROUNDCOVER SLOPES 2:1 OR STEEPER.

9. TREE PLANTING NOTES:
 A. NURSERY STAKING TO BE REMOVED AT THE TIME OF PLANTING. CONTRACTOR TO FILL HOLES LEFT BY NURSERY STAKING.

B. REFER TO TREE PLANTING DETAILS FOR ADDITIONAL INFORMATION.

C. REFER TO TREE PLANTING SETBACK NOTES FOR UTILITY CLEARANCES.

10. MAINTENANCE:
 THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, NEEDLING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

11. SITE OBSERVATIONS:
 THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT 72 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS PRIOR TO INSTALLATION. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD. PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE LANDSCAPE ARCHITECT 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.

12. GUARANTEE:
 ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

13. SOD LAWN ESTABLISHMENT: DURING THE 1ST (7) DAYS OF THE LAWN ESTABLISHMENT PERIOD WHERE SUB-SURFACE DRIP IRRIGATION IS USED, THE LAWN IS TO BE THOROUGHLY WATERED FROM ABOVE TO SO THAT LAWN REMAINS SATURATED.

ALTOS II
 Los Altos, 4898 ECR LLC

PLANTING LEGEND, IMAGES & NOTES

NOT FOR CONSTRUCTION

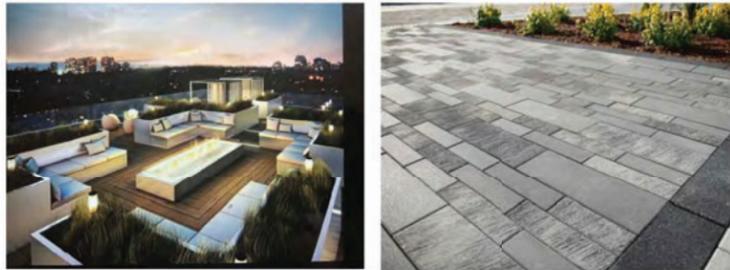


DATE: 08/04/19
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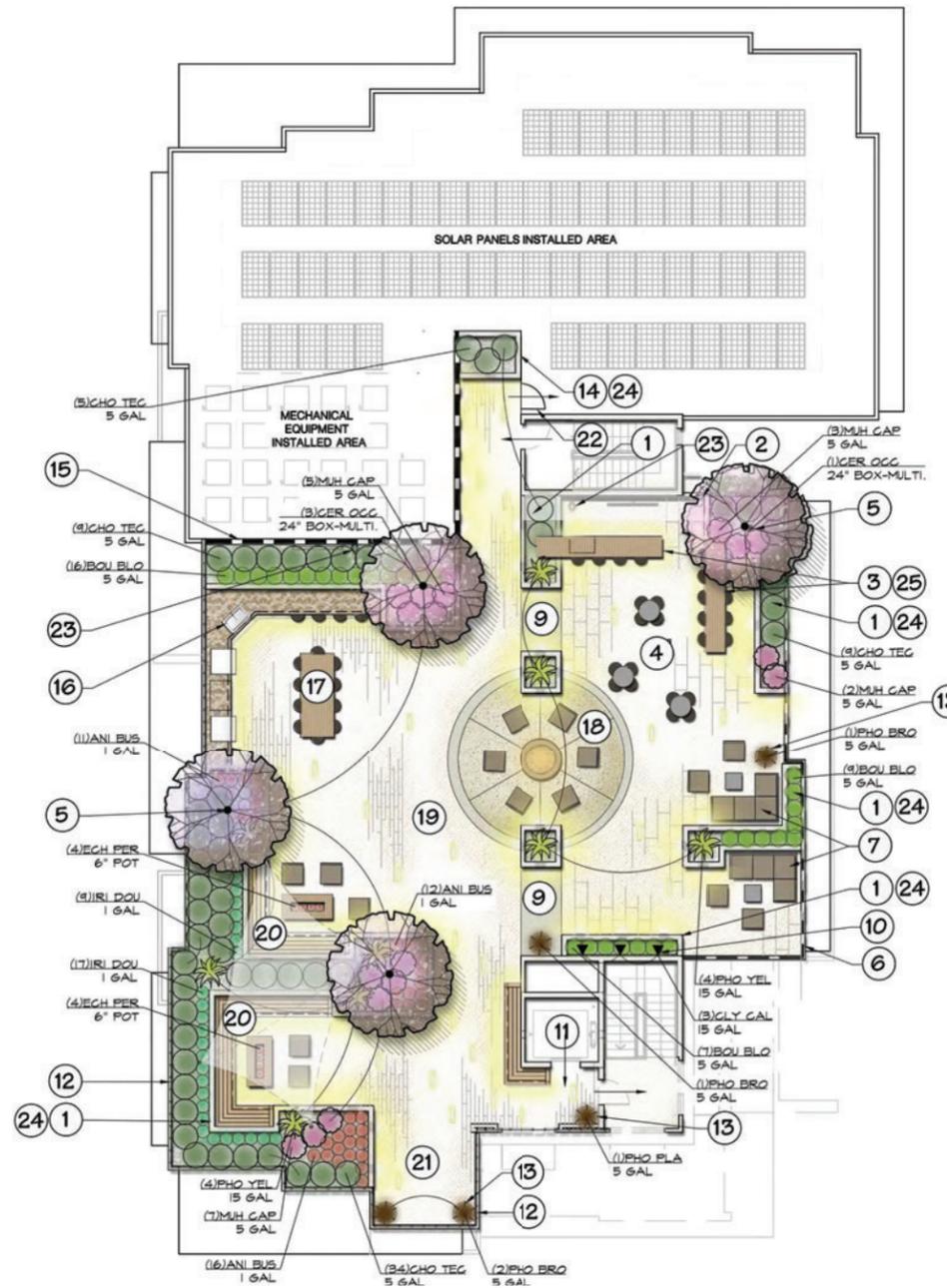


ALTOS II

Los Altos, 4898 ECR LLC

PRELIMINARY ROOF DECK LANDSCAPE PLAN

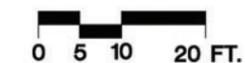
NOT FOR CONSTRUCTION



PROGRAM AMENITY LEGEND

- 1 36" RAISED PLANTER, TYPICAL
- 2 OUTDOOR FLAT TV BACKDROP W/ HORIZONTAL WOOD FEATURE WALL
- 3 BAR COUNTER TABLES AND CHAIRS CANTILEVERED TO RAISED PLANTERS
- 4 BISTRO TABLE SEATING NICHE WITH LARGE FORMAT PRECAST PAVERS, TYPICAL
- 5 SMALL ACCENT TREE & UNDERSTORY PLANTING, TYPICAL (SEE PLANTING LEGEND FOR DETAILS)
- 6 7' HT. METAL RAIL AT PREVAILING WIND SIDE, TYPICAL
- 7 LOUNGE SEATING AND TABLE, TYPICAL
- 8 HORIZONTAL WOOD FEATURE WALL
- 9 COLORED CONCRETE PAVING
- 10 WIRE CABLE WALL TRELLIS WITH SHOWY VINES ON STAIRWELL WALL
- 11 ELEVATOR SHAFT W/ CANTILEVERED BENCH FEATURE
- 12 42" HT. METAL & GLASS GUARDRAIL, TYPICAL
- 13 DECORATIVE POTS AT CORNERS, TYPICAL
- 14 36" HT. RAISED PLANTER W/ UPRIGHT SCREEN VEGETATION TO BUFFER SOLAR PANELS (LOW VEGETATION BEFORE TV SCREEN)
- 15 HORIZONTAL WOOD FEATURE WALL W/ OUTDOOR TV
- 16 BBQ GRILLS (2) W/ SINK AND REFRIGERATOR AND BAR COUNTER WITH CHAIRS. TRASH/RECYCLE/GREEN BINS WILL BE INCLUDED UNDER COUNTER
- 17 RAISED BAR STOOL SEATING COUNTER
- 18 CENTRAL FOCAL FIRE PIT COMMUNAL SEATING AREA W/ COLORED CONCRETE PAVING AND BANDING
- 19 LINEAR MODULAR PRECAST PAVERS W/ IN-GROUND FLOOD LIGHTS, TYPICAL
- 20 CANTILEVERED BENCH SEATING W/ PLANTED COFFEE TABLE W/ SHADE SAILS ABOVE
- 21 LINEAR MODULAR PRECAST PAVERS @ VIEWING OVERLOOK, TYPICAL
- 22 ROOF MAINTENANCE ACCESS GATE
- 23 OUTDOOR ELECTRICAL DUPLEX, TYPICAL
- 24 WALL LIGHTS AT PLANTER WALLS, TYPICAL. SEE PHOTOMETRIC PLAN FOR DETAILS
- 25 TAPE LIGHTS UNDER TABLES, TYPICAL. SEE PHOTOMETRIC PLAN FOR DETAILS

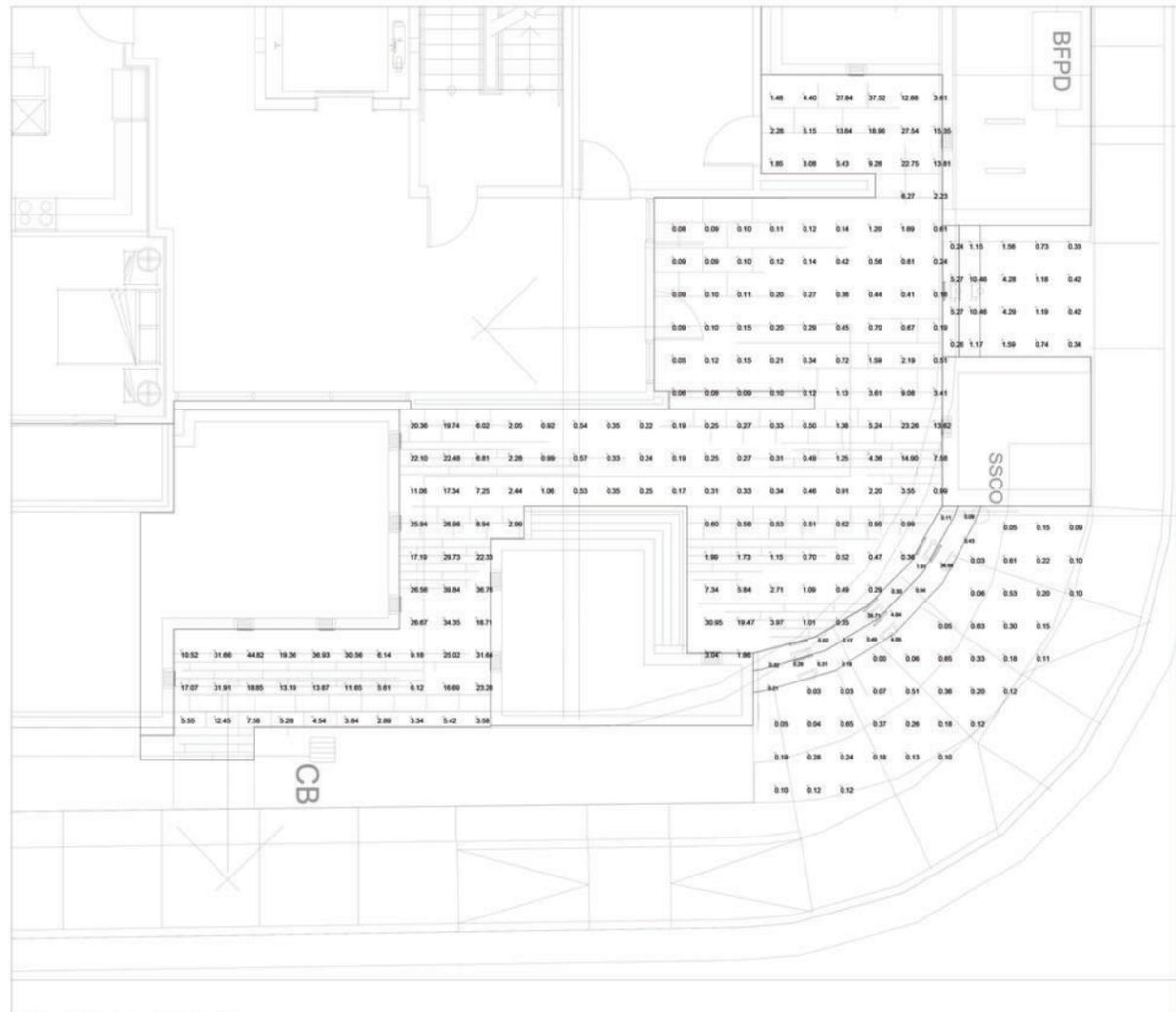
NOTE: SEE L-1 FOR PLANTING LEGEND.



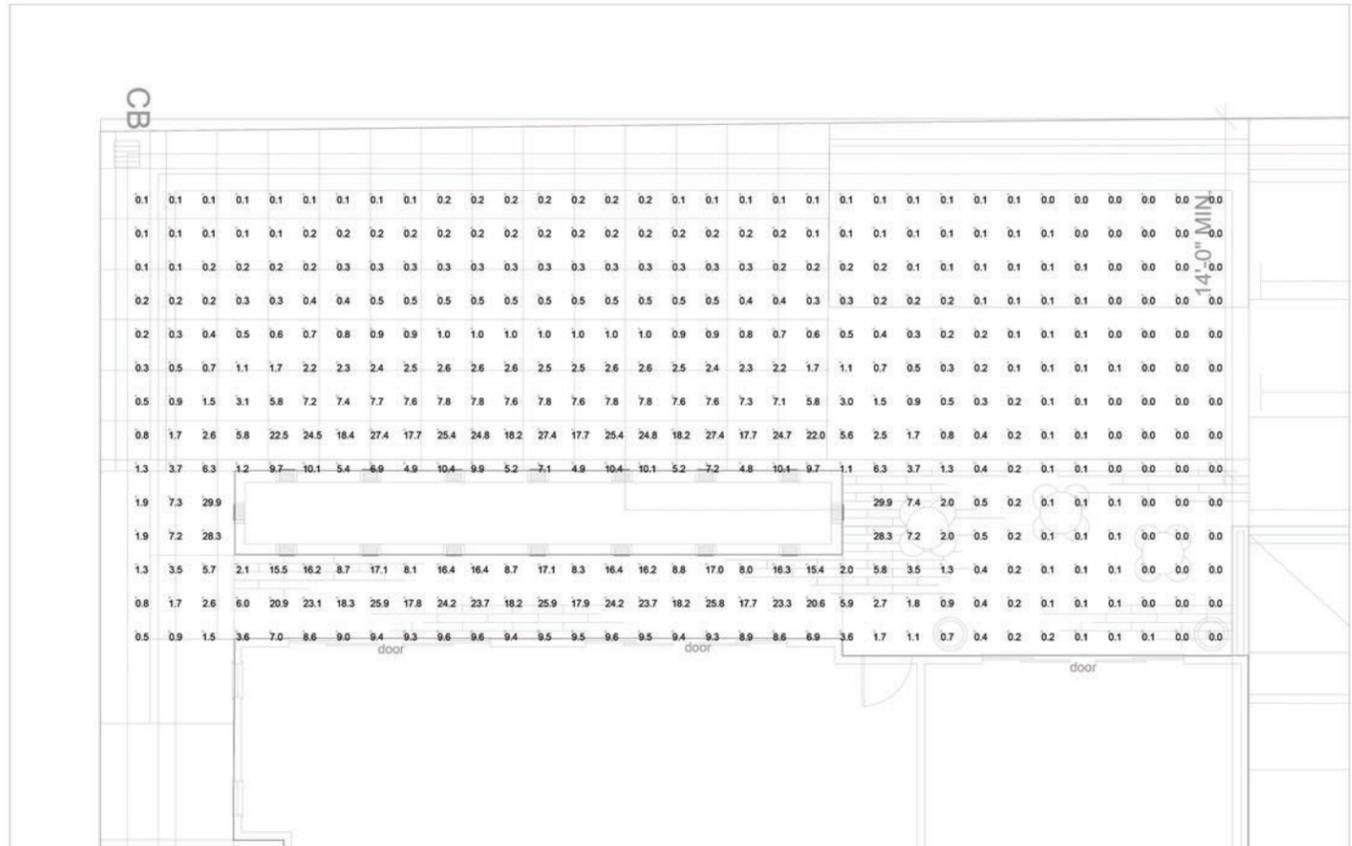
DATE: 06/04/19
JOB# 18026.01



ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
1700 N. Broadway, Suite 401
Walnut Creek, CA 94596
T (925) 945-0300 F (925) 945-6688
www.environmentalforesight.com



GROUND FLOOR LEVEL - SOUTH ENTRY



GROUND FLOOR LEVEL - NORTH WALKWAY

Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLD	LDD	UDF	LLF	Filename
	28	WL	BEGA 33049	11	621	0.944	0.900	1.000	0.850	33049.ies
	8	SL	BEGA 33051	10	93	0.944	0.900	1.000	0.850	33051.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
North Pedestrian Area	Illuminance	Fc	4.16	29.9	0.0	N.A.	N.A.	IES 10E 4.33: For Walkway - 1fc Average
South Pedestrian Area	Illuminance	Fc	5.49	44.8	0.0	N.A.	N.A.	IES 10E 4.33: For Walkway - 1fc Average

ALL VALUES SHOWN IN CIRCULATION AREA ARE MAINTAINED HORIZONTAL FOOTCANDLES AT 0'-0" AFF

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ALR

ASSOCIATED LIGHTING REPRESENTATIVES, INC
 7777 PARDEE LANE
 P.O. BOX 2205
 OAKLAND, CA 94621
 PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: ENVIRONMENTAL FORESIGHT, INC.; YANG XU
 BY: APPLICATIONS ENGINEERING, YUCHENG LU
 SALES REPRESENTATIVE: ALR, TIM HALEY



AGI32 VERSION 19.2
 AGI (C) 1999-2018 LIGHTING ANALYSTS, INC.
 10268 W. CENTENNIAL ROAD, SUITE 202
 LITTLETON, CO 80127

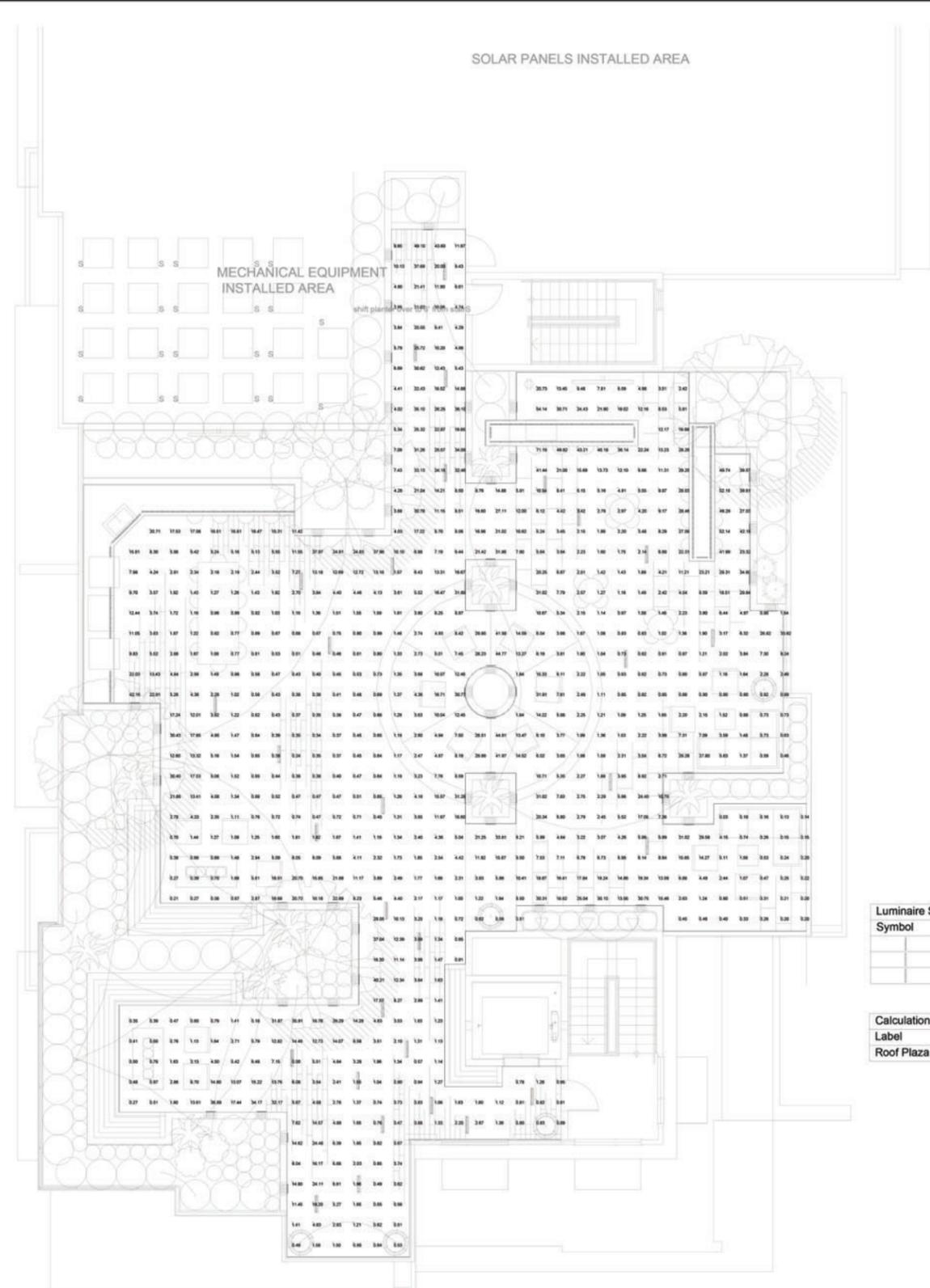
PROJECT DESCRIPTION

ALTOS II - PHOTOMETRIC PLAN (GROUND FLOOR)
 Los Altos, CA

DRAWING NO. / INPUT FILE
 16879-HAL-0.DWG / 16879-HAL-0.A32

SCALE 1/4" = 1'	SHEET 1 OF 2	DATE 06 / 04 / 2019	REV 0
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LIGHTING LAYOUT VERIFICATION



ROOF LEVEL - PLAZA

Luminaire Schedule										
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLD	LDD	UDF	LLF	Filename
	49	WL	BEGA 33049	11	621	0.944	0.900	1.000	0.850	33049.ies
	86	TL	Q-TRAN BOXA-DW-WSC-DRY-24-30-HO-ENC-TL-S1-BW-NA	5.86	362	0.944	0.900	0.500	0.425	BOXA-DW-WSC-DRY-24-30-HO-ENC-TL-S1-BW-NA.ies
	30	IL	BEGA 77917	24.3	1325	0.944	0.900	1.000	0.850	77917.ies

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Roof Plaza	Illuminance	Fc	8.31	71.19	0.00	N.A.	N.A.	IES 10E 4.33: For Walkway - 1fc Average

LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN IN CIRCULATION AREA ARE MAINTAINED HORIZONTAL FOOTCANDLES AT 0'-0" AFF

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

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ALR Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
 7777 PARDEE LANE
 P.O. BOX 2205
 OAKLAND, CA 94621
 PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: ENVIRONMENTAL FORESIGHT, INC.; YANG XU
 BY: APPLICATIONS ENGINEERING, YUCHENG LU
 SALES REPRESENTATIVE: ALR, TIM HALEY

AGI32 lighting software
 By Lighting Analysts

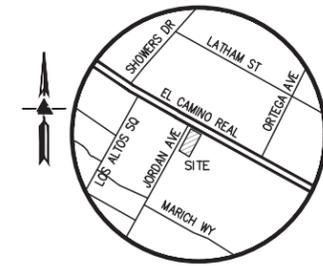
AGI32 VERSION 19.2
 AGI (C) 1999-2018 LIGHTING ANALYSTS, INC.
 10268 W. CENTENNIAL ROAD, SUITE 202
 LITTLETON, CO 80127

PROJECT DESCRIPTION
ALTOS II - PHOTOMETRIC PLAN (ROOF DECK)
 Los Altos, CA

DRAWING NO. / INPUT FILE
 16879-HAL-0.DWG / 16879-HAL-0.A32

SCALE 3/16" = 1'	SHEET 2 OF 2	DATE 06 / 04 / 2019	REV 0
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ALTOS II 4898 EL CAMINO REAL LOS ALTOS, CALIFORNIA



VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER:
ALTOS II DEVELOPMENT
4898 ECR LLC
728 ADDISON AVENUE
PALO ALTO, CA 94301

APN: 170-03-085

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED: "TOPOGRAPHIC SURVEY" 4898 EL CAMINO REAL LOS ALTOS, CA DATED: 11/11/19 JOB#: 2171299
 - SITE PLAN BY SDG ARCHITECTS, INC. ENTITLED: "CONCEPTUAL SITE PLAN" 4898 EL CAMINO REAL LOS ALTOS, CA
 - LANDSCAPE PLANS BY ENVIRONMENTAL INSIGHT, INC. ENTITLED: "LANDSCAPE PLAN" 4898 EL CAMINO REAL LOS ALTOS, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

PROJECT DATA

RECORD OWNER(S)/ SUBDIVIDERS: ALTOS II DEVELOPMENT
4898 ECR LLC
728 ADDISON AVENUE
PALO ALTO, CA 94301

CIVIL ENGINEER: LEA & BRAZE ENGINEERING INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887-4086
CONTACT: PETE CARLINO

UTILITIES SERVICES:
WATER SUPPLY: CAL WATER
SEWAGE DISPOSAL: CITY OF LOS ALTOS
GAS & ELECTRICAL: PG&E
TELEPHONE: AT&T
CABLE: COMCAST
STORM DRAIN: CITY OF LOS ALTOS

PROJECT DESCRIPTION/IMPROVEMENTS

CONSTRUCTION OF A NEW FIVE STORY MULTI-FAMILY RESIDENTIAL CONDOMINIUM BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING.

BLDG UNIT TABLE

UNIT #	UNIT TYPE	UNIT SF	BMR
101	A	1478	VERY LOW (FOR SALE)
102	E	2251	-
103	B1	1656	-
201	A	1478	VERY LOW (FOR SALE)
202	B1	1656	-
203	A	1478	-
204	C	1906	MODERATE (FOR SALE)
205	B2	1822	-
301	A	1478	-
302	B1	1656	-
303	A	1478	-
304	C	1906	-
305	B2	1822	MODERATE (FOR SALE)
401	D	2188	-
402	D	2188	-
403	C	1906	-
404	B2	1822	-
501	D	2188	-
502	D	2188	-
503	C	1906	-
504	B2	1822	-

SHEET INDEX

TM-1.0	TITLE SHEET
TM-1.1	TENTATIVE PARCEL MAP
TM-1.2	PRELIMINARY SITE PLAN
TM-2.0	PRELIMINARY GRADING & DRAINAGE PLAN
TM-3.0	PRELIMINARY STORMWATER CONTROL & UTILITY PLAN
TM-3.1	STORMWATER CONTROL DETAILS
SU-1	TOPOGRAPHIC SURVEY

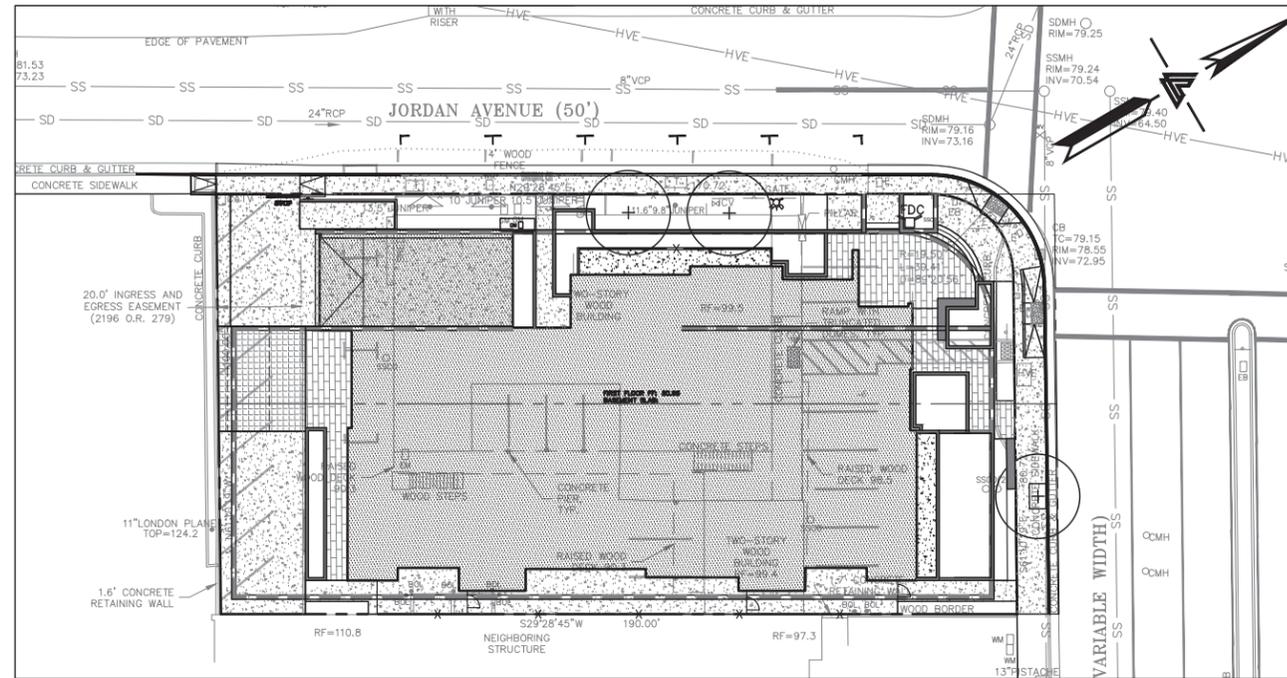
PLANNING REVIEW - NOT FOR CONSTRUCTION

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	P	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DJ	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SS	SPECIFICATION
FG	FINISHED GRADE	SSCO	SANITARY SEWER
FH	FIRE HYDRANT	SSMH	SANITARY SEWER CLEANOUT
FL	FLOW LINE	ST	STREET
FS	FINISHED SURFACE	STA	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUCT	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TC	TOP OF CURB
HORIZ	HORIZONTAL	TOW	TOP OF WALL
HI PT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INSIDE DIAMETER	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TYP	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W/	WITH
LNDG	LANDING	WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC



KEY MAP

1" = 20'

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWPS-2984180678-MC. DATED AS OF OCTOBER 11, 2018

BENCHMARK

CITY OF MOUNTAIN VIEW BENCHMARK IV-03 BRONZE DISK STAMPED "IV-03" SET IN THE TOP OF CURB AT THE NORTHEAST RETURN OF ORTEGA AVENUE AT EL CAMINO REAL. ELEVATION = 80.401' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 79.48'
(NAVD 88 DATUM)

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	11,000	0	11,000
FILL	0	0	0
EXPORT			11,000

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

- GENERAL NOTES:**
- DEMOLISH AND REMOVE ALL (E) IMPROVEMENTS AS NECESSARY FOR NEW CONSTRUCTION.
 - STREET LIGHTING WILL BE PROVIDED PER CITY OF LOS ALTOS' STANDARD SPECIFICATIONS (AS REQUIRED)

PROJECT DATA TABLE

ADDRESS: 4898 EL CAMINO REAL
LOS ALTOS, CA 94022
170-03-085

APN: 170-03-085

GENERAL PLAN: THOROUGHFARE COMMERCIAL (TC)

ZONING: COMMERCIAL THOROUGHFARE (CT)

GROSS SITE AREA: 18,919 S.F. (.434 ACRES)

NETSITE AREA: 16,919 S.F. (.388 ACRES)

BASE DENSITY: 15 UNITS (38 du / net ac)

PROPOSED DENSITY: 21 UNITS (54 du / net ac)

LOT COVERAGE: 48%

IMPERVIOUS AREA: 18,919 SQ. FT.

OCCUPANCY: S2 / R2

CONSTRUCTION: TYPE IA / IIIA

FIRE SPRINKLERS: INCLUDED PER C.B.C. 903.2

BUILDING AREA SUMMARY

LOWER BASEMENT FLOOR: 15,902 S.F.
UPPER BASEMENT FLOOR: 15,442 S.F.
FIRST FLOOR: 8,970 S.F.
SECOND FLOOR: 9,724 S.F.
THIRD FLOOR: 9,788 S.F.
FOURTH FLOOR: 9,585 S.F.
FIFTH FLOOR: 9,520 S.F.

TOTAL LIVING: 47,587 S.F.
GARAGE: 31,344 S.F.

PARKING STANDARDS

PARKING STANDARDS (PER LAMC 14.74.080)

REQUIRED SPACES

2 SPACES PER UNIT: 42 SPACES

1 GUEST SPACES PER 4 UNITS: 6 SPACES

TOTAL REQUIRED: 48 SPACES

DENSITY BONUS PARKING STANDARDS (PER LAMC 14.28.040 SECTION G2a)

REQUIRED SPACES

2 SPACES PER UNIT 3 BEDROOM UNIT: 32 SPACES

2.5 SPACES PER UNIT 4 BEDROOM UNIT: 13 SPACES

GUEST AND ADA INCLUDED: 0 SPACES

TOTAL REQUIRED: 45 SPACES

PARKING PROVIDED

STANDARD SPACES: 53 SPACES

ADA SPACES: 2 SPACES

TOTAL PROVIDED: 55 SPACES

NOTE: ALL PARKING SHALL BE DOUBLE - STRIPED

BICYCLE PARKING STANDARDS

REQUIRED SPACES (PER VTA)

1 CLASS I SPACES PER 3 UNITS: 7 SPACES

1 CLASS II SPACES PER 15 UNITS: 2 SPACES

PROVIDED SPACES

CLASS I (21 2 BICYCLE LOCKERS): 42 SPACES

CLASS II (1 BICYCLE RACK): 2 SPACES



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
307 DOUGLAS BLVD., # 300
HAYWARD, CALIFORNIA 94545
(510) 887-4086
(510) 887-4086
WWW.LEA-BRAZE.COM

ALTOS II DEVELOPMENT
4898 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

APN: 170-03-085

SANTA CLARA COUNTY

TITLE SHEET

PLAN CHECK
06-28-19 TB

PLAN CHECK
06-04-19 TB

REVISIONS BY

JOB NO: 2181308

DATE: 05-06-19

SCALE: 1" = 20'

DESIGN BY: TB

PM: CA

SHEET NO:

TM-1.0

01 OF 06 SHEETS

OWNER'S ACKNOWLEDGMENT

I/WE HEREBY STATE THAT I/WE THE OWNER(S) OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND I HEREBY AGREE TO THE FILING OF THIS TENTATIVE MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF LOS ALTOS COMPREHENSIVE PLAN AND STATE OF CALIFORNIA MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP. THE CURRENT ZONING FOR THIS PROPERTY IS CT. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LOS ALTOS/UTILITY DISTRICT STANDARDS.

AS OWNER: LOS CAMINOS ALTOS LP

BY: _____ DATE: _____
LOS CAMINOS ALTOS LP

OWNER'S INFORMATION

OWNER:
ALTOS II DEVELOPMENT
4898 ECR LLC
728 ADDISON AVENUE
PALO ALTO, CA 94301

APN: 170-03-085

PROJECT DATA

TRACT NO. _____
RECORD OWNER(S)/ SUBDIVIDERS: ALTOS II DEVELOPMENT
4898 ECR LLC
728 ADDISON AVENUE
PALO ALTO, CA 94301
CIVIL ENGINEER: LEA & BRAZE ENGINEERING INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887-4086
CONTACT: PETE CARLINO
UNIT COUNT: 21 RESIDENTIAL CONDOMINIUM UNITS
ASSESSOR'S PARCEL NO. 171-03-085
UTILITIES SERVICES:
WATER SUPPLY: CAL WATER
CITY OF LOS ALTOS
SEWAGE DISPOSAL: PG&E
GAS & ELECTRICAL: AT&T
TELEPHONE: COMCAST
CABLE: CITY OF LOS ALTOS
STORM DRAIN: CITY OF LOS ALTOS

PROJECT DESCRIPTION/IMPROVEMENTS

CONSTRUCTION OF A NEW FIVE STORY MULTI-FAMILY RESIDENTIAL CONDOMINIUM BUILDING WITH TOW LEVELS OF BELOW GRADE PARKING.

UNIT COUNT

21 RESIDENTIAL CONDOMINIUM UNITS

BENCHMARK

CITY OF MOUNTAIN VIEW BENCHMARK IV-03
BRONZE DISK STAMPED "IV-03" SET IN THE TOP OF CURB AT THE NORTHEAST RETURN OF ORTEGA AVENUE AT EL CAMINO REAL.
ELEVATION = 80.401'
(NAVD 88 DATUM)

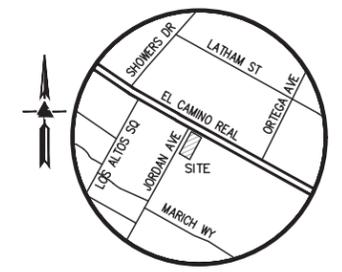
REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED: "TOPOGRAPHIC SURVEY" 4898 EL CAMINO REAL LOS ALTOS, CA DATED: JOB#: 2171299
 - SITE PLAN BY SDG ARCHITECTS, INC. ENTITLED: "CONCEPTUAL SITE PLAN" 4898 EL CAMINO REAL LOS ALTOS, CA
 - LANDSCAPE PLANS BY ENVIRONMENTAL INSIGHT, INC. ENTITLED: "LANDSCAPE PLAN" 4898 EL CAMINO REAL LOS ALTOS, CA

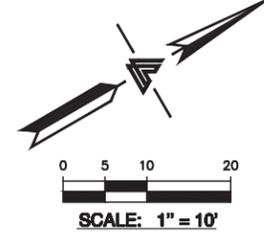
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

NOTES

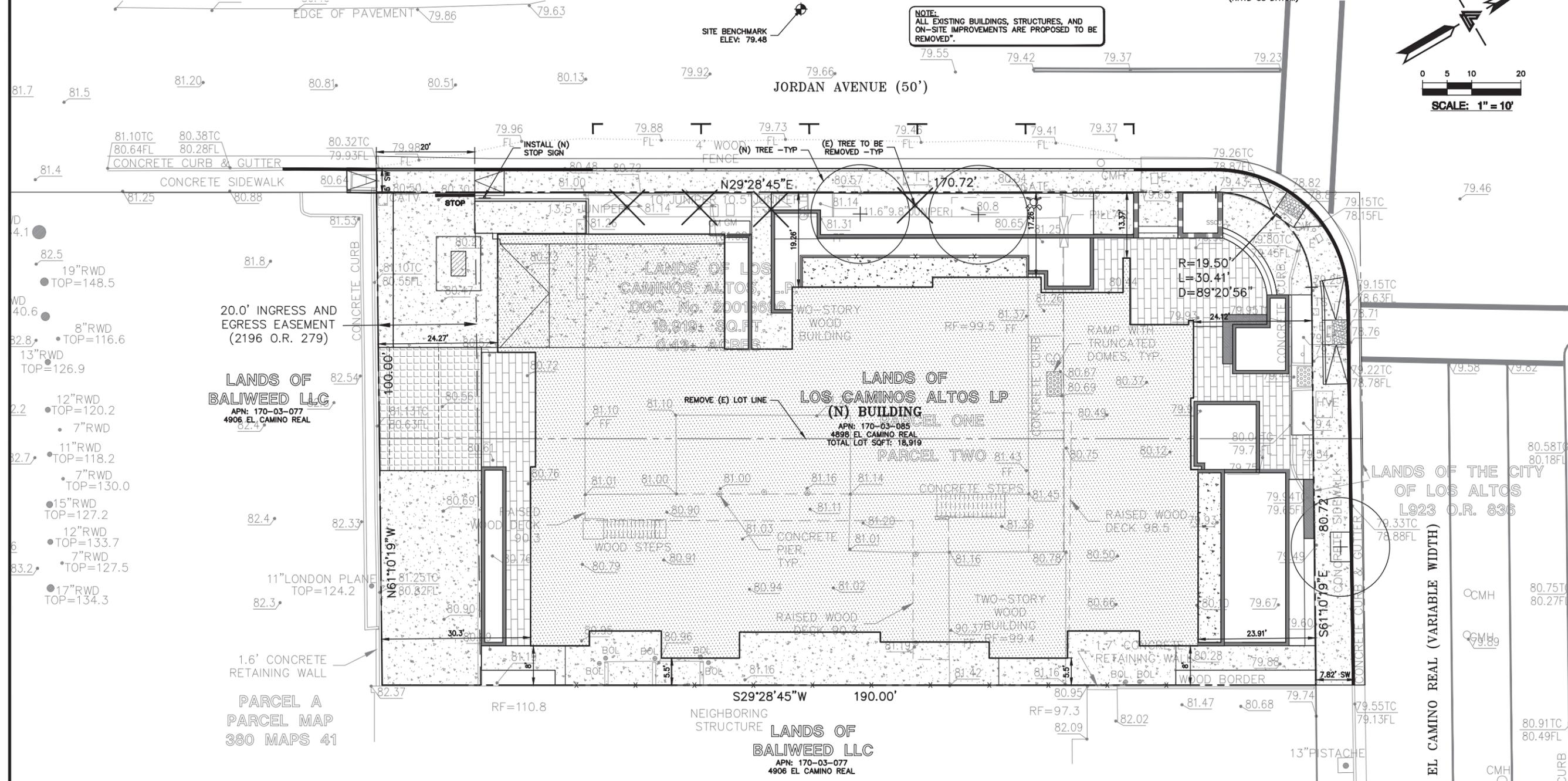
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
EASEMENT NOTE
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWPS-2984180678-MC. DATED AS OF OCTOBER 11, 2018
SITE BENCHMARK
SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 79.48' (NAVD 88 DATUM)



VICINITY MAP
NO SCALE



NOTE:
ALL EXISTING BUILDINGS, STRUCTURES, AND ON-SITE IMPROVEMENTS ARE PROPOSED TO BE REMOVED.



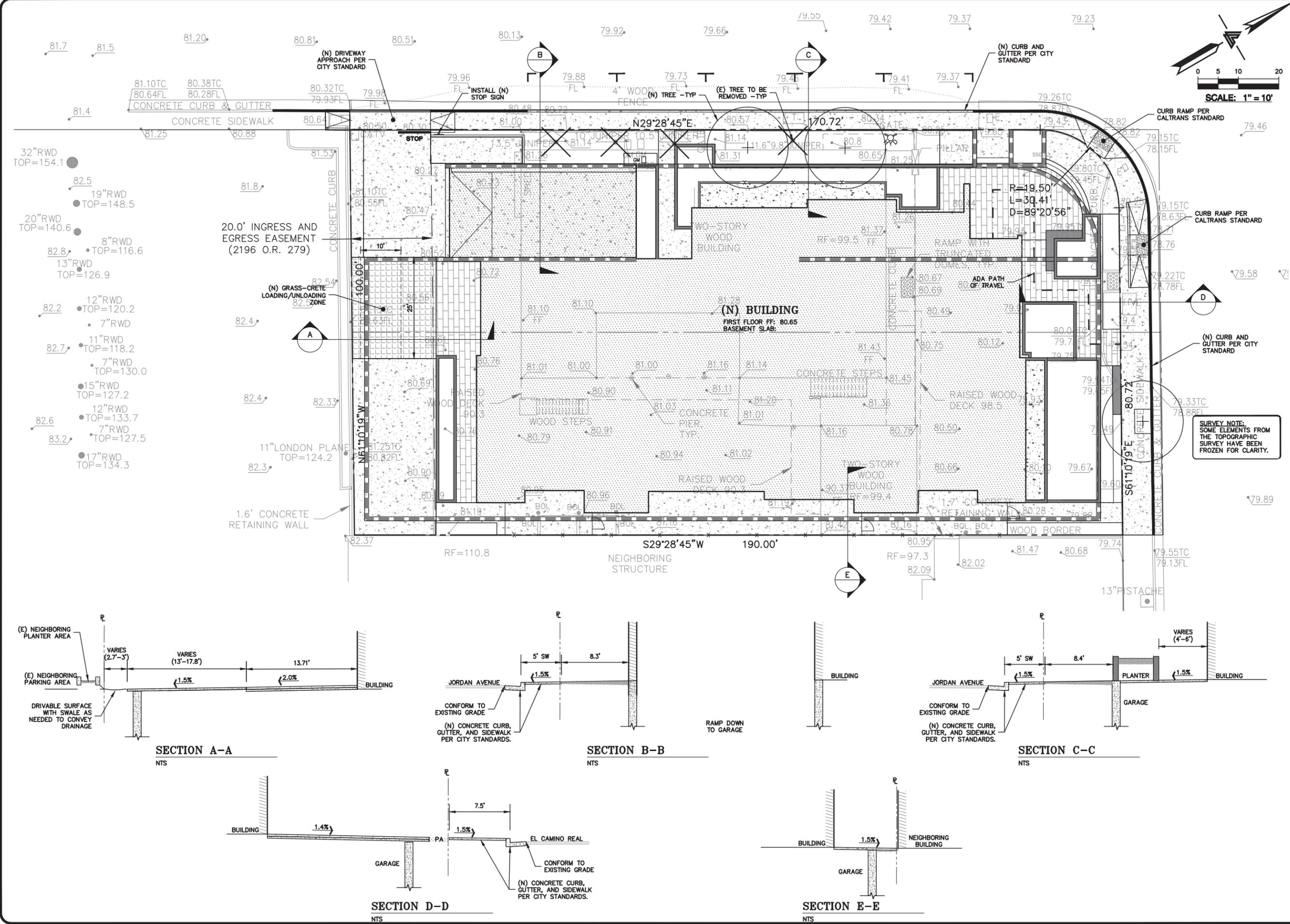
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
(510) 887-3006
WWW.LEA-BRAZE.COM

ALTOS II DEVELOPMENT
4898 EL CAMINO REAL
LOS ALTOS, CALIFORNIA
APN: 170-03-085
SANTA CLARA COUNTY

TENTATIVE PARCEL MAP

PLAN CHECK	TB
PLAN CHECK	TB
REVISIONS	BY
JOB NO:	2181308
DATE:	05-06-19
SCALE:	1" = 10'
DESIGN BY:	TB
PM:	CA
SHEET NO:	

TM-11
02 OF 06 SHEETS

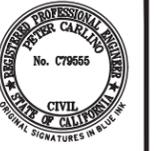


LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION
 SACRAMENTO REGION
 2485 INDUSTRIAL PKWY WEST
 HAYWARD, CALIFORNIA 94545
 (P) (510) 966-1336
 (F) (510) 887-7359
 WWW.LEABRAZE.COM

ALTOS II DEVELOPMENT
4898 EL CAMINO REAL
LOS ALTOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 170-03-085

PRELIMINARY
SITE PLAN

PLAN CHECK	TB
PLAN CHECK	TB
REVISIONS	BY
JOB NO:	2181308
DATE:	05-06-19
SCALE:	1" = 10'
DESIGN BY:	TB
PM:	CA
SHEET NO:	



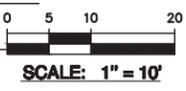
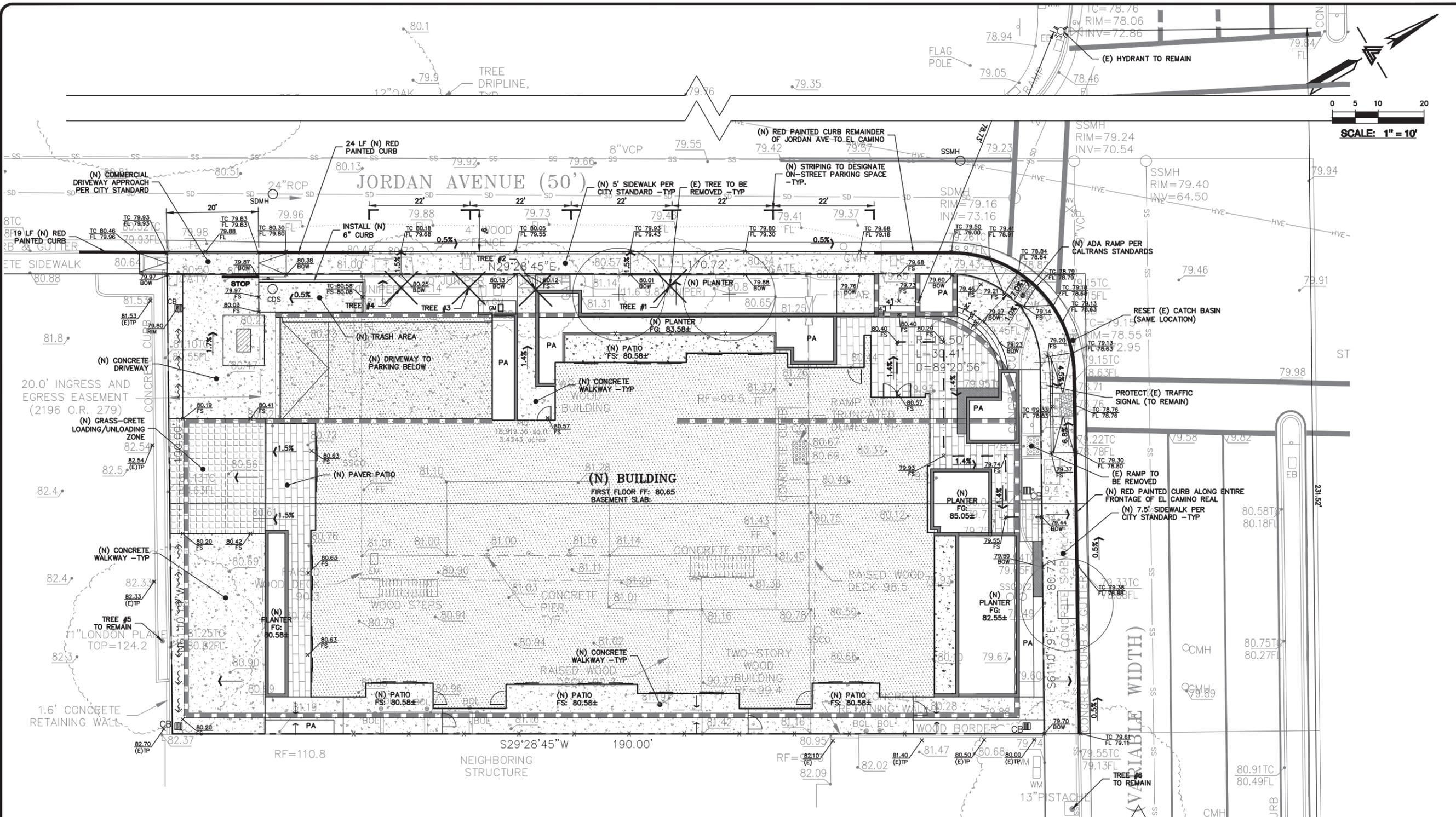
LEA & BRAZZE ENGINEERING, INC.
 CIVIL ENGINEERS
 LAND SURVEYORS
 SACRAMENTO REGION
 2495 INDUSTRIAL PARK WEST
 HAYWARD, CALIFORNIA 94545
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 (916) 887-3006
 WWW.LEABRAZZE.COM

**ALTOS II DEVELOPMENT
 4898 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA**

**PRELIMINARY
 GRADING &
 DRAINAGE PLAN**

PLAN CHECK 06-28-19	TB
PLAN CHECK 06-04-19	TB
REVISIONS	BY
JOB NO: 2181308	
DATE: 05-06-19	
SCALE: 1" = 10'	
DESIGN BY: TB	
PM: CA	
SHEET NO:	

TM-2.0
04 OF 06 SHEETS



- PRELIMINARY CONSTRUCTION PLAN
 TRAFFIC, PARKING, AND NOISE NOTES**
- MANAGEMENT**
- CONSTRUCTION HOURS:
 NON HOLIDAYS AND WEEKDAYS 7:00AM-7:00PM
 HEAVY NOISE IMPACT ACTIVITIES 8:00AM-3:00PM
 - TRUCK ROUTES ARE IDENTIFIED ON THE PLAN.
 - NO SIDEWALK CLOSURES ARE NOTED ON THE PLAN.
 - TRANSPORTATION PERMITS FOR OVERSIZED LOADS WILL BE OBTAINED AS REQUIRED.
- PARKING**
- CONTRACTORS AND THEIR EMPLOYEES WILL CARPOOL WHENEVER POSSIBLE.
 - CONTRACTORS AND THEIR EMPLOYEES WILL DELIVER TOOLS, EQUIPMENT AND MATERIALS ON SITE BUT PARK OFF SITE TO AVOID NEARBY RESIDENTIAL STREETS AND NEIGHBORHOODS.
 - CONSTRUCTION HEAVY EQUIPMENT, LIFTS, AND TOOLS TO REMAIN ON SITE AND BE STORED ON SITE.
 - CONTRACTOR WILL OBTAIN PERMITS FOR NEARBY PARKING LOTS IF AVAILABLE.
 - NO SPILL OVER PARKING TO RESIDENTIAL STREETS AND NEIGHBORHOODS.
 - CONTRACTORS AND EMPLOYEES ARE TO WALK FROM OFFSITE PARKING TO JOB SITE VIA APPROVED PEDESTRIAN ROUTES.
 - INGRESS AND EGRESS FOR CONSTRUCTION EQUIPMENT IS PER PLAN.

NOTE:
 ALL EXISTING BUILDINGS, STRUCTURES, AND ON-SITE IMPROVEMENTS ARE PROPOSED TO BE REMOVED.

- SIGNAGE**
- SIGNAGE TO BE POSTED TO REINFORCE TRUCK DELIVERY ROUTES.
 - SIDEWALK CLOSURE NOTIFICATION SIGNS AND BARRICADES TO BE PLACED AS NEEDED DURING SIDEWALK CLOSURE PERIODS.
- PEDESTRIAN/BICYCLE ROUTES**
- CONSTRUCTION SITE TO BE FENCED OFF FROM PEDESTRIAN AND BICYCLES.
 - PEDESTRIAN SIDEWALK ROUTES TO BE SIDE OF STREET OPPOSITE THE CONSTRUCTION SITE.
 - SIDEWALK CLOSURES AND DETOURS TO BE CLEARLY MARKED AT ALL TIMES.
 - SIDEWALK CLOSURE SIGNS TO BE PLACED AND NEAREST CROSSWALKS IN EACH DIRECTION TO DETOUR PEDESTRIAN TRAFFIC.
- NOISE REDUCTION**
- COMPLY WITH CITY'S NOISE CONTROL ORDINANCE AS STATED IN CHAPTER 6.16 OF THE MUNICIPAL CODE.
 - AT LEAST 24 HOURS PRIOR TO ANY JACK HAMMERING ACTIVITIES, ALL OCCUPANTS OF THE ADJACENT PROPERTIES WILL BE NOTIFIED.

FLATWORK

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

- (N) AC DRIVEWAY. GRIND (N) AC TO TIE INTO (E) AC PAVING.
- (N) CONCRETE DRIVEWAY.
- (N) CONCRETE PATIOS/WALKWAYS.
- (N) BRICK PATIOS/WALKWAYS.
- (N) WOOD DECKING. SEE LANDSCAPE PLANS FOR DESIGN DETAILS.

DEMOLITION

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.

TREE INVENTORY	
SIZE/DESCRIPTION	STATUS
13.2" PISTACHE (#6)	TO REMAIN
11" LONDON PLANE (#5)	TO REMAIN
13.5" JUNIPER (#4)	TO BE REMOVED
10" JUNIPER (#3)	TO BE REMOVED
10.5" JUNIPER (#2)	TO BE REMOVED
11.6" 9" JUNIPER (#1)	TO BE REMOVED



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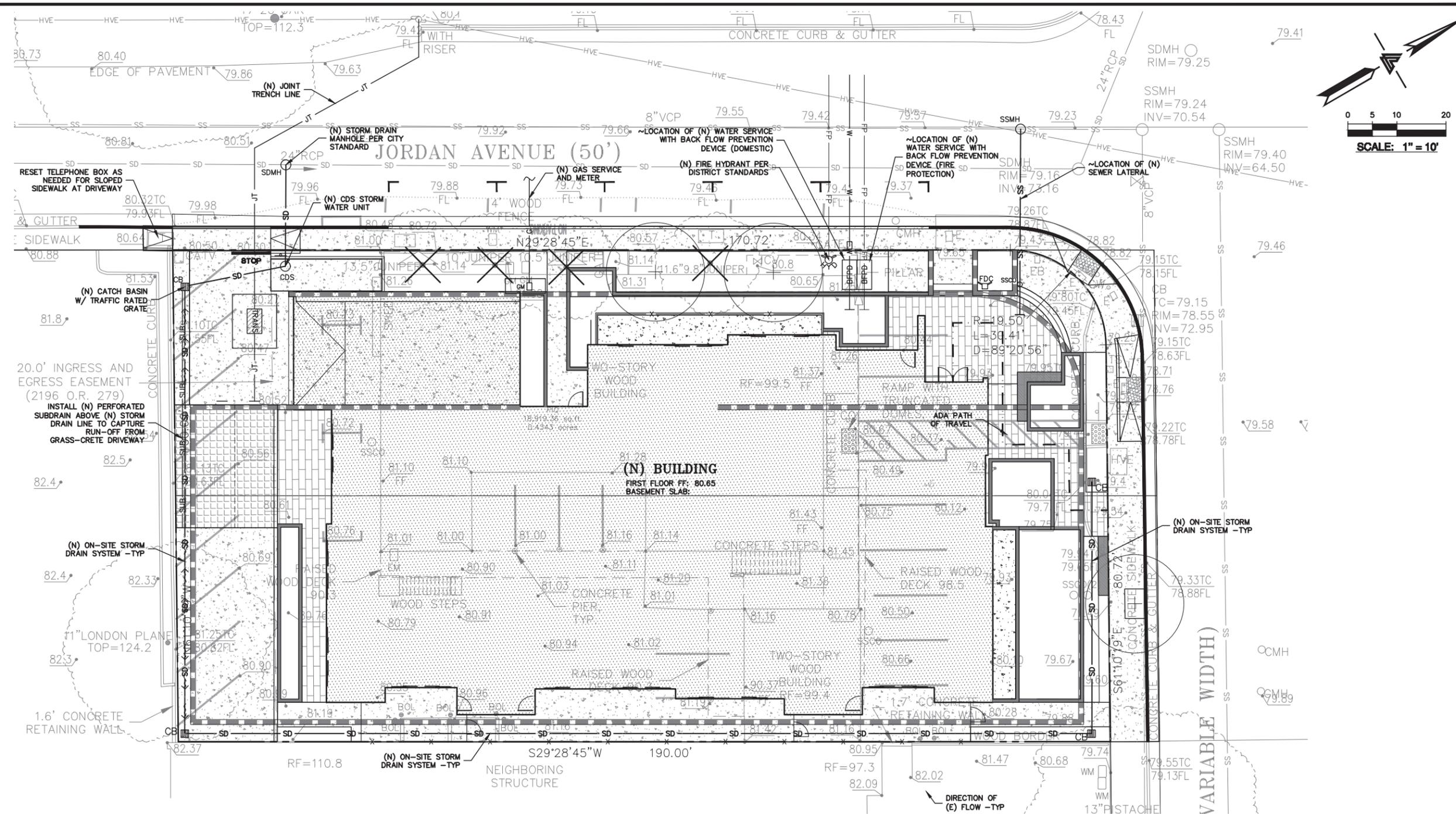
**ALTOS II DEVELOPMENT
 4898 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA**

**PRELIMINARY
 STORMWATER CONTROL
 &
 UTILITY PLAN**

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05 OF 06 SHEETS



STORM DRAIN
 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.
 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES. HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN.
 INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM.
 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 90C).
 INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL.
 INSTALL (N) MEDIA FILTER DEVICE.

UTILITIES
 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.
 INSTALL (N) GAS.

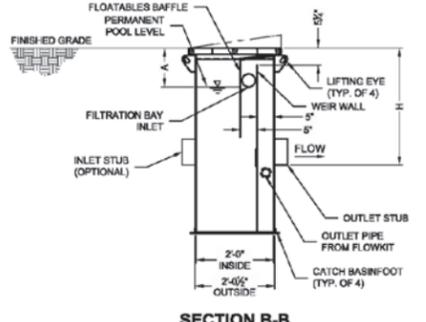
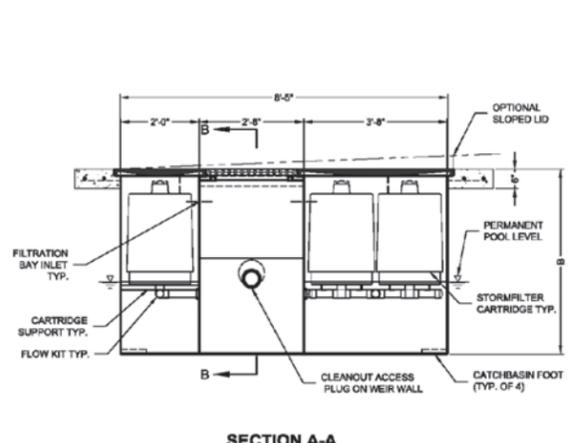
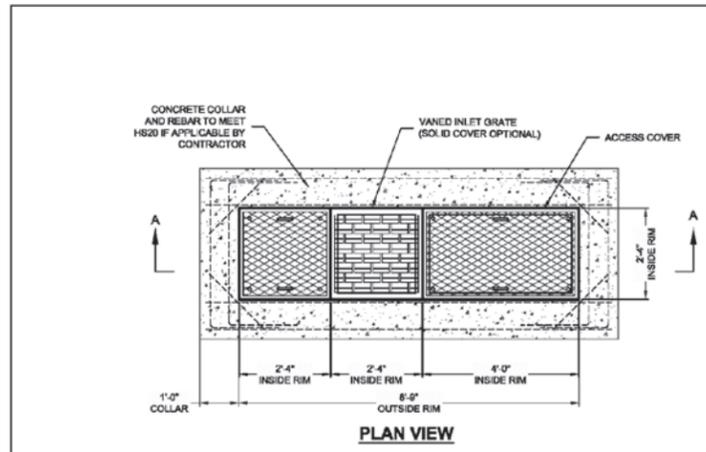
Pervious and impervious surface comparison table

Total Site: 0.43 Acre		Total Area of Site Disturbed: 0.43 Acre	
Impervious Surfaces (SF)	Existing Condition	Proposed Condition	
Roof Area	0 SF	14900 SF	
Parking	0 SF	0 SF	
Sidewalks, patios, paths, etc	0 SF	3180 SF	
Streets (public)	0 SF	0 SF	
Streets (private)	0 SF	0 SF	
Total Impervious Surfaces	0 SF	18880 SF	
Pervious Surfaces (SF)			
Landscape Areas	0 SF	0 SF	
Perennial Pastures	0 SF	0 SF	
Other pervious areas	0 SF	0 SF	
Total Pervious Surfaces	0 SF	0 SF	
Total (SF)	0 SF	18880 SF	

Treatment Control Summary Table

ID Area	Type	Drainage Area	Impervious Area	Pervious Area	Location
A	Media Filter	18,880	18,880		On site

*Note: Assume entire proposed site is paved given subsurface bunker / basement, does not take credit for surface planters with building below



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 3 CARTRIDGE CATCH-BASIN HAS A MAXIMUM OF THREE CARTRIDGES. SYSTEM IS SHOWN WITH A 2\"/>

CARTRIDGE SELECTION	27"	18"	10" DEEP
CARTRIDGE HEIGHT	27"	18"	10" DEEP
RECOMMENDED HYDRAULIC DROP (ft)	3.05'	2.5'	3.3'
SPECIFIC FLOW RATE (gpm/ft ²)	2 gpm/ft ²	1.67 gpm/ft ²	1 gpm/ft ²
CARTRIDGE FLOW RATE (gpm)	22.5	18.75	11.25
PEAK HYDRAULIC CAPACITY	1.0	1.0	1.8
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-0"	3'-0"	4'-0"

* 1.67 gpm/ft² SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

- #### GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
 - MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER 'O' ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
 - STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
 - STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
 - FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
 - SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

- #### INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

3-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (<1 cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
CARTRIDGE FLOW RATE (gpm)	XX
MEDIA TYPE (PERLITE, ZPG, PSORB)	XXXXX
RIM ELEVATION	XXX.XX
PIPE DATA:	I.E. DIAMETER
INLET STUB	XXX.XX" XX"
OUTLET STUB	XXX.XX" XX"
CONFIGURATION	
OUTLET	INLET
SLOPED LID	YES/NO
SOLID COVER	YES/NO
NOTES/SPECIAL REQUIREMENTS:	

CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 450, West Chester, OH 45389
800-426-3999 913-645-7500 913-645-7993 FAX

3 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

LOCATION OF RECEIVING WATER BODY	ADOBE CREEK (ENGINEERED CHANNEL)
POLLUTANTS & POLLUTANT SOURCE AREAS INCLUDING LOADING DOCKS, FOOD SERVICE AREAS, REFUSE AREAS, OUTDOOR PROCESSES AND STORAGE, VEHICLE CLEANING, REPAIR OR MAINTENANCE, FUEL DISPENSING.	RETAIL AND SURFACE PARKING AND BUILDINGS ON APPROXIMATELY 0.7 ACRES EXISTING.
EXISTING NATURAL HYDROLOGIC FEATURES (DEPRESSIONS, NAMES OF WATERCOURSES, ETC.) AND SIGNIFICANT NATURAL RESOURCES.	NONE.
PROJECT WITHIN FLOOD ELEVATION?	SITE IS IN FLOOD ZONE X. FLOOD ZONE X IS AN AREA OF 0.2% ANNUAL FLOOD CHANCE; AVERAGE DEPTHS OF LESS 1' OR WITH DRAINAGE AREA LESS THAN 1SQ MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THERE ARE NO CITY FLOOD PLAN REQUIREMENTS X.
EXISTING AND PROPOSED TREES, SPECIFYING SIZE SPECIES, CONDITION AND DISPOSITION.	SEE LANDSCAPE PLAN FOR INFORMATION ON PROPOSED TREES.
DRAINAGE FLOWS AND OVERLAND RELEASE FLOWS	SEE PLAN FOR ARROWS.
EXISTING AND PROPOSED TOPOGRAPHIC CONTOURS WITH DRAINAGE AREAS AND SUB AREAS DELINEATED AND ARROWS SHOWING FLOW DIRECTION.	SEE PLAN SHEET TM-3.0
TYPES OF PAVING MATERIALS	CONCRETE PAVEMENT AND PAVERS
DETAILS OF PERVIOUS PAVEMENT	NONE.
SEPARATE DRAINAGE AREAS DEPENDING ON COMPLEXITY OF DRAINAGE NETWORK.	N/A
FOR EACH DRAINAGE AREA, SPECIFY TYPES OF IMPERVIOUS AREA (ROOF, PLAZA, SIDEWALK, STREETS, PARKING, ETC.) AND AREA OF EACH.	SEE PERVIOUS & IMPERVIOUS SURFACES COMPARISON CHART ON SHEET TM-3.0
LOCATION, SIZE, AND IDENTIFICATION OF TYPES OF SOURCE CONTROL MEASURES, WATER QUALITY TREATMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES.	SCMs INCLUDE COVERED INTERIOR PARKING, COVERED TRASH ENCLOSURES, INTERIOR POOL, COVERED LOADING BAYS, BENEFICIAL LANDSCAPING, EFFICIENT IRRIGATION SYSTEMS, PAVEMENT AND STORM DRAIN MAINTENANCE, AND STORM DRAIN LABELING.
DETAILED MAINTENANCE PLAN AND MAINTENANCE SCHEDULE FOR ALL PROPOSED SCMs AND TCMs.	WILL BE PROVIDED WITH PERMIT DRAWINGS
DETAILS OF ALL PROPOSED WATER QUALITY TREATMENT MEASURES.	SITE WILL BE TREATED BY MECHANICAL FILTRATION UNITS.
LOCATION, SIZE, AND IDENTIFICATION OF PROPOSED LANDSCAPING/PLANT MATERIAL.	SEE PLAN AND ALSO LEGEND FOR LOCATION/SIZE OF PLANTING AREAS. SEE LANDSCAPE PLANS FOR INFORMATION ON PROPOSED PLANT MATERIAL.
ENSURE CONSISTENCE WITH GRADING & DRAINAGE PLAN AND LANDSCAPE PLAN	DONE
CALCULATION ILLUSTRATING WATER QUALITY TREATMENT CONTROL MEASURES MEET NUMERICAL STANDARDS.	SEE TABLE ON SHEET TM-3.0 -- AND CALCULATION ON THIS SHEET.
LICENSED CERTIFICATION THAT THE SPECIFIC TCMs MEET THE REQUIREMENTS FOR POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT	PLAN STAMPED BY CIVIL ENGINEER.

STORMWATER FILTER UNIT SIZING (SITE)

THE FOLLOWING STEPS FOR SIZING THE PROPOSED STORMFILTER UNITS ARE TAKEN FROM THE PRODUCT DESIGN GUIDELINES BY CONTECH INC. STORMWATER MANAGEMENT INC. (PRODUCT MANUFACTURER). THE RATIONAL METHOD INFORMATION CONTAINED IN STEP 1 IS BASED ON THE METHODOLOGY PROVIDED BY THE SANTA CLARA VALLEY RUNOFF POLLUTION PREVENTION PROGRAM FOR CALCULATING TREATABLE FLOW RATES.

- DETERMINE THE NUMBER OF CARTRIDGES FOR A HIGHLY DRAINAGE AREA (>75% IMPERVIOUS)
- TOTAL DRAINAGE AREA
- STEP 1
CALCULATE THE TREATABLE FLOW RATE FROM THE WATER QUALITY STORM (Q-treat) FOR THE SITE. USE THE RATIONAL METHOD TO SOLVE FOR Q.
 $Q = CIA$
 $C = 0.9$ (PAVED SURFACE RUNOFF COEFFICIENT)
 $I = 0.2$ (RAINFALL INTENSITY, INCHES/HOUR)
 $A = 0.43$ ACRES
 $Q = 0.9 \times 0.2 \times 0.43$
 $Q = 0.08$ CFS
- STEP 2
CALCULATE THE NUMBER OF CARTRIDGES REQUIRED TO TREAT THE PEAK WATER QUALITY FLOW RATE (N-flow) FOR THE SITE.
 $N-flow = Q-treat / 12.50$ (GPM/CART), WHICH IS THE MAXIMUM FLOW RATE THAT AN INDIVIDUAL CARTRIDGE CAN TREAT.
IF THE NUMBER OF CARTRIDGES IS NOT A WHOLE NUMBER, ROUND THE NUMBER OF CARTRIDGES UP TO THE NEXT WHOLE NUMBER.
 $N-flow = (0.08 \text{ CFS}) \times (449 \text{ gpm/cart} / 12.50 \text{ gpm/cart})$
 $N-flow = 2.87 = 3$ CARTRIDGES
- STEP 3
CALCULATE THE FLOW RATE FROM 10 YEAR STORM. USE THE RATIONAL METHOD TO SOLVE FOR Q.
 $Q = CIA$
 $C = 0.9$ (PAVED SURFACE RUNOFF COEFFICIENT)
 $I = 2.0$ (RAINFALL INTENSITY PER CPC, INCHES/HOUR)
 $A = 0.43$ ACRES
 $Q = 0.9 \times 2.0 \times 0.43$
 $Q = 0.78$ CFS (TOTAL FLOWRATE)

RESPONSIBLE PARTY

A MAINTENANCE AND MONITORING PROGRAM SHALL BE IMPLEMENTED TO ENSURE THAT ALL STORMWATER TREATMENT BMP'S WILL BE PERMANENTLY MAINTAINED BY THE PROPERTY OWNER, FOR THE LIFE OF THE DEVELOPMENT, TO THE SATISFACTION OF THE DIRECTOR OF PLANNING.

BEST MANAGEMENT PRACTICES

CONSTRUCTION BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO, SILT FENCE/STRAW WADDLES AROUND PERIMETER OF SITE FOR SEDIMENT CONTROL, REGULAR STREET CLEANING, AND INLET PROTECTION DURING CONSTRUCTION.

STORMWATER TREATMENT STATEMENT

THIS PROJECT IS A TYPICAL MID-RISE URBAN INFILL SITE WITH HIGH DENSITY REQUIRED BY THE CITY'S GENERAL PLAN. 93% OF THE SITE IS PRESENTLY IMPERVIOUS. THE USE OF BELOW GROUND MECHANICAL STORMWATER TREATMENT UNITS SUCH AS THOSE MANUFACTURED BY CONTECH INC., MAY BE USED FOR THIS PROJECT. ALL STORMWATER RUNOFF FROM THIS PROJECT, INCLUDING THE ROOF COLLECTED WATER AND GROUND LEVEL RUNOFF, WILL BE TREATED BEFORE IT ENTERS THE COLLECTION SYSTEM.

THE PROPOSED MIXED USE PROJECT WILL INCREASE THE AMOUNT OF IMPERVIOUS SURFACES AND RUNOFF QUANTITY.



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SANTA CLARA COUNTY
APN: 170-03-085

STORMWATER CONTROL
DETAILS

PLAN CHECK	TB
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TM-3.1	
06 OF 06 SHEETS	



VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWPS-2984180678-MC, DATED AS OF OCTOBER 11, 2018

BENCHMARK

CITY OF MOUNTAIN VIEW BENCHMARK IV-03 BRONZE DISK STAMPED "IV-03" SET IN THE TOP OF CURB AT THE NORTHEAST RETURN OF ORTEGA AVENUE AT EL CAMINO REAL. ELEVATION = 80.401' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 79.48' (NAVD 88 DATUM)



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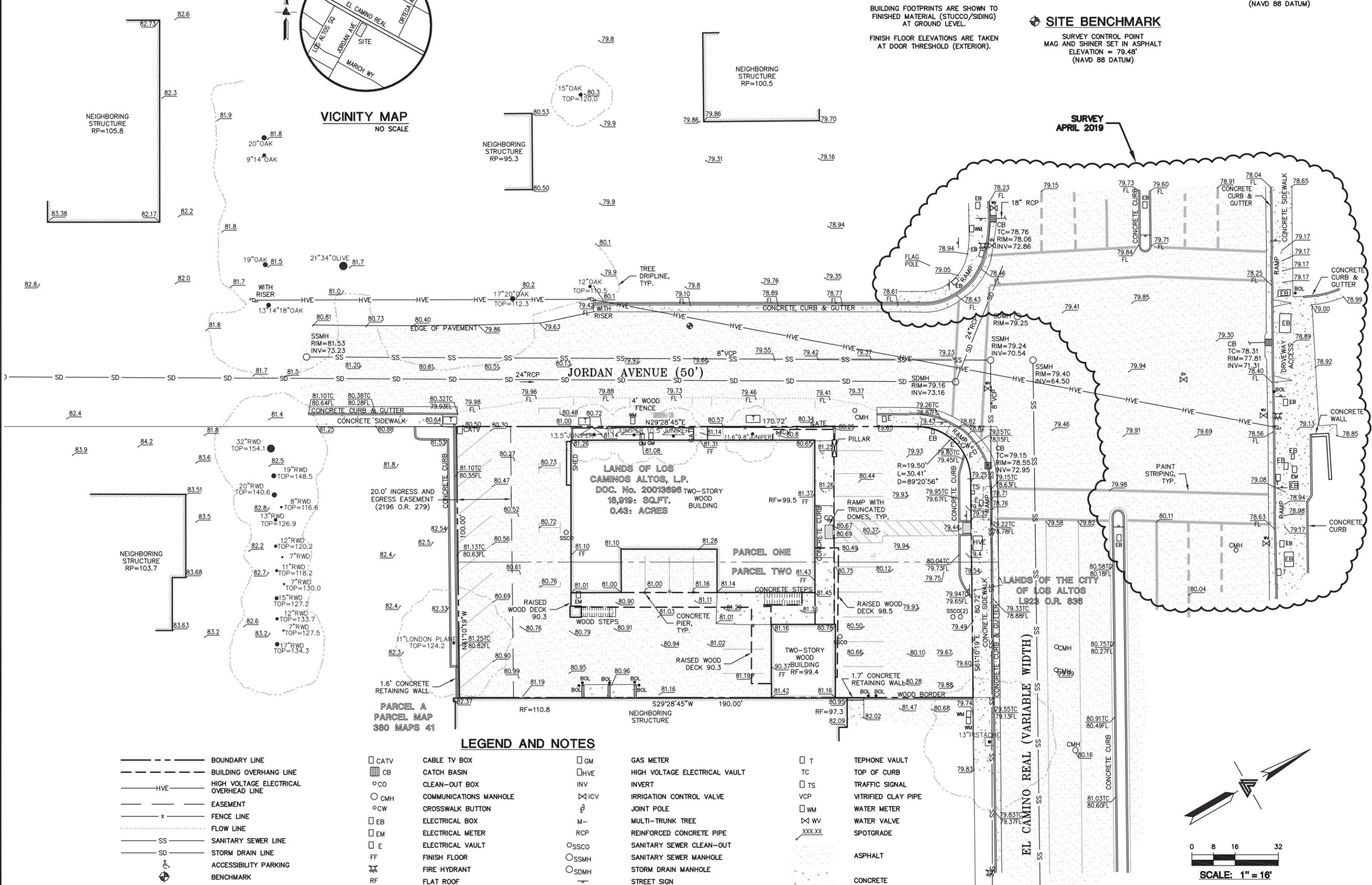
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TOPOGRAPHIC
SURVEY

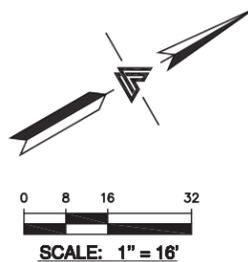
ADD'L SURVEY 4-23-19	DDR
ADD'L SURVEY 3-11-19	DB
REVISIONS	BY
JOB NO: 2181307	
DATE: 10-26-18	
SCALE: 1" = 16'	
FIELD BY: DR	
DRAWN BY: DB	
SHEET NO:	

SU1



LEGEND AND NOTES

- | | | | |
|---|------------------------------|-------------------------------------|-------------------------|
| --- BOUNDARY LINE | □ CATV CABLE TV BOX | □ GM GAS METER | □ T TEPHON VOLT |
| - - - BUILDING OVERHANG LINE | □ CB CATCH BASIN | □ HVE HIGH VOLTAGE ELECTRICAL VAULT | TC TOP OF CURB |
| -HVE- HIGH VOLTAGE ELECTRICAL OVERHEAD LINE | □ CO CLEAN-OUT BOX | □ INV INVERT | □ TS TRAFFIC SIGNAL |
| - - - EASEMENT | ○ CMH COMMUNICATIONS MANHOLE | □ ICV IRRIGATION CONTROL VALVE | VCP VITRIFIED CLAY PIPE |
| -x- FENCE LINE | □ CW CROSSWALK BUTTON | □ JWP JOINT POLE | □ WM WATER METER |
| - - - FLOW LINE | □ EB ELECTRICAL BOX | □ M- MULTI-TRUNK TREE | □ WV WATER VALVE |
| -SS- SANITARY SEWER LINE | □ EM ELECTRICAL METER | □ RCP REINFORCED CONCRETE PIPE | XXX.XX SPOTGRADE |
| -SD- STORM DRAIN LINE | □ E ELECTRICAL VAULT | ○ SSCO SANITARY SEWER CLEAN-OUT | ASPHALT |
| ♿ ACCESSIBILITY PARKING | FF FINISH FLOOR | ○ SSMH SANITARY SEWER MANHOLE | CONCRETE |
| ⊕ BENCHMARK | FF FIRE HYDRANT | ○ SDMH STORM DRAIN MANHOLE | |
| ⊙ BOLLARD | RF FLAT ROOF | □ STREET SIGN | |
| | FL FLOW LINE | | |



CONSTRUCTION MANAGEMENT PLAN

4898 EL CAMINO REAL
LOS ALTOS, CA MARCH 2019

ACKNOWLEDGEMENT

THE GOAL OF THIS CONSTRUCTION MANAGEMENT PLAN IS TO MINIMIZE CONSTRUCTION RELATED IMPACTS TO THE SURROUNDING NEIGHBORHOOD AND ADJACENT PROPERTIES AND THEIR OCCUPANTS. SPECIFICALLY, THE OBJECTIVES OF THIS PLAN ARE TO:

- REDUCE PARKING IMPACTS RELATED TO THE PROPOSED CONSTRUCTION;
- CONTAIN CONSTRUCTION RELATED PARKING TO PROJECT SITE AND AREAS APPROVED BY THE CITY;
- REDUCE CONSTRUCTION NOISE IMPACTS TO THE GREATEST EXTENT TECHNICALLY AND ECONOMICALLY FEASIBLE;
- AND MINIMIZE OFF-SITE DUST AND AIR QUALITY IMPACTS PER BEST MANAGEMENT PRACTICES.

IN ORDER TO ACHIEVE THE ABOVE STATED GOAL AND OBJECTIVES, WE AGREE TO, AND WILL ABIDE BY, THE TERMS CONTAINED IN THIS CONSTRUCTION MANAGEMENT PLAN.

APPROVALS

ENGINEERING DIVISION

PLANNING DIVISION

BUILDING DIVISION

OWNER, 4898 EL CAMINO REAL

DATE

Date 05-09-19
Scale NTS
Design By CA
Drawn By CA
Job No. 2181308



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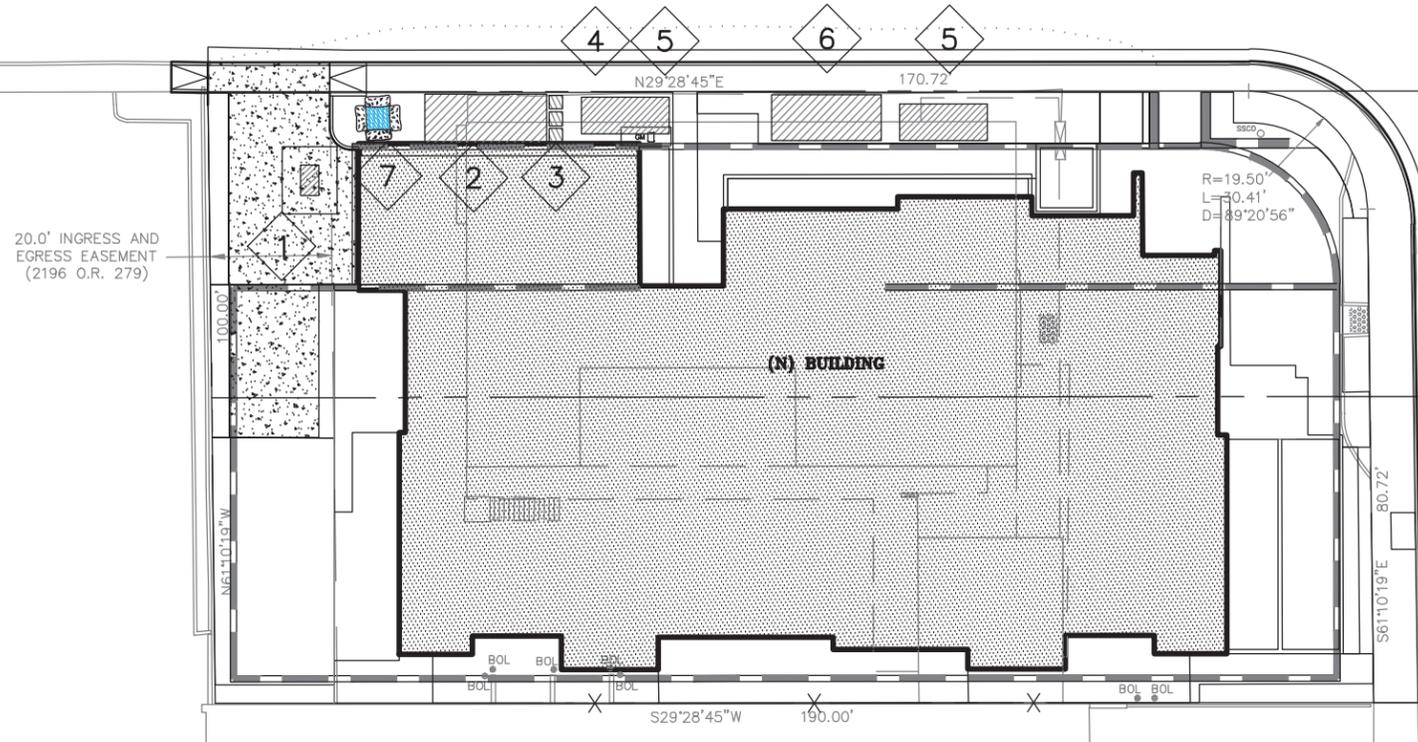
ALTOS II DEVELOPMENT
4898 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

SANTA CLARA COUNTY

APN: 170-03-085

PRELIMINARY
CONSTRUCTION
MANAGEMENT PLAN

JORDAN AVENUE (50')



20.0' INGRESS AND EGRESS EASEMENT (2196 O.R. 279)

(N) BUILDING

EL CAMINO REAL
(VARIABLE WIDTH)

NOTES:

PROVIDE TEMPORARY CONSTRUCTION ENTRANCE, THE SITE SHALL HAVE A TEMPORARY CONSTRUCTION DRIVEWAY OF BASE ROCK, OR ALTERNATE MATERIAL APPROVED BY THE ENGINEERING DEPARTMENT, BEGINNING AT THE EDGE OF PAVEMENT AND EXTENDING TO A POINT ON-SITE TO REDUCE DUST AND MUD TRACKING. SIGNS, DELINEATORS, AND FLAG PERSONS SHALL BE AVAILABLE ON-SITE IF NECESSARY. IF AN EXISTING PAVED DRIVEWAY IS MAINTAINED DURING CONSTRUCTION, A TEMPORARY ACCESS WILL NOT BE REQUIRED. ENSURE SOIL AND DEBRIS DOES NOT ENTER THE CITY RIGHT OF WAY. PROVIDE STREET SWEEPING AS REQUIRED.

CONSTRUCTION TRAILER (ESTIMATED SIZE 8FT X 20FT) – FINAL LOCATION SHALL BE CONFIRMED BY CONTRACTOR AT THE TIME OF PLACEMENT.

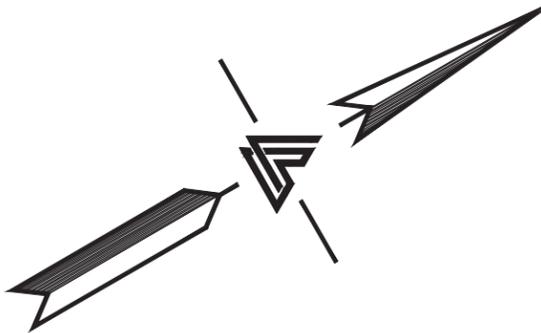
SANITARY FACILITIES – THE TEMPORARY SANITARY FACILITIES SHALL BE PLACED OUT OF VIEWS OF ADJACENT NEIGHBORING PROPERTIES. THE FACILITIES SHALL BE ABLE TO BE ACCESSED FROM A PAVED OR ROCKED ROAD OR DRIVEWAY. THE SANITARY FACILITIES MAY NOT BE LOCATED IN THE PUBLIC RIGHT OF WAY.

PROVIDE TEMPORARY POWER SOURCE, COORDINATE WITH PG&E FOR FINAL LOCATION.

CONSTRUCTION MATERIALS STORAGE – AN AREA SHALL BE DESIGNATED ON-SITE FOR THE STORAGE OF CONSTRUCTION MATERIALS.

DEBRIS BOX – A DEBRIS BOX SHALL BE PLACED ON-SITE FOR COLLECTION OF CONSTRUCTION DEBRIS. ARRANGEMENTS MUST BE MADE WITH THE LOS ALTOS GARBAGE COMPANY FOR THE DEBRIS BOX, SINCE THEY HAVE A FRANCHISE WITH THE TOWN AND NO OTHER HAULER IS ALLOWED WITHIN THE TOWN LIMITS. THE DEBRIS BOX SHOULD BE ACCESSIBLE FROM A PAVED OR ROCKED ACCESS ROAD.

CLEAN-UP AREA – WHEN ON-SITE CLEANING OF EQUIPMENT IS REQUIRED FOR CEMENT FORMS AND TRUCKS, PAINT BRUSHES, PLASTERING TOOLS, AND SUCH, THEN A CLEAN-UP AREA MUST BE SPECIFIED AND POSTED WITH A SIGN. THIS AREA MUST NOT BE LOCATED BENEATH ANY TREE'S CANOPY OR IN ANY PROPOSED PLANTING AREA. RUN OFF FROM THE CLEAN-UP AREA CAN BE CONTAINED BY PROVIDING A TEMPORARY BASE OF WOOD CHIPS OR OTHER NATURAL ABSORBENT MATERIAL TO BE DISPOSED OF OFF SITE.



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PRELIMINARY
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MATERIAL DELIVERY NOTES:

ALTOS II DEVELOPMENT HAS DEVELOPED THIS MATERIAL DELIVERY PLAN TO REDUCE THE CONSTRUCTION TRAFFIC IMPACT ON THE SURROUNDING NEIGHBORS. THE PROJECT SUPERINTENDENT WILL BE THE DESIGNATED ON SITE RESPONSIBLE PARTY AND WILL HAS FULL AUTHORITY IN ANY REQUIRED ACTION NECESSARY TO ENFORCE COMPLIANCE OF THIS PLAN. THIS PLAN OUTLINES GENERAL PRACTICES TO BE FOLLOWED TO REDUCE THE CONSTRUCTION TRAFFIC CAUSED BY OUR CONSTRUCTION ACTIVITY.

1. WHEN POSSIBLE ALL DELIVERIES SHALL BE COMPLETED BEFORE 10:00 AM.
2. ALL DELIVERY TRUCKS SHALL STRICTLY ADHERE TO THE DESIGNATED ROUTES AS SHOWN ON THE TRUCK ROUTE MAP.
3. WHENEVER POSSIBLE DELIVER FULL LOADS TO ELIMINATE MULTIPLE DELIVERIES OF THE SAME MATERIALS.
4. SCHEDULE DELIVERIES SO THAT MULTIPLE TRUCKS DO NOT SHOW UP AT THE SAME TIME AND CAUSE INTERFERENCE WITH NORMAL FLOW OF LOCAL TRAFFIC.
5. WHEN DELIVERIES ARE SCHEDULED MAKE SURE THE SITE IS READY FOR THE MATERIALS AND THAT THE APPROPRIATE TRAFFIC CONTROL IS IN PLACE TO MINIMIZE THE UNLOADING AND PRESENTS OF THE TRUCK AT THE SITE.

SITE PARKING & STAGING:

ALTOS II DEVELOPMENT HAS DEVELOPED THIS CONSTRUCTION SITE PARKING AND STAGING PLAN TO REDUCE THE CONSTRUCTION IMPACT ON THE SURROUNDING NEIGHBORS. THE PROJECT SUPERINTENDENT WILL BE THE DESIGNATED ON SITE RESPONSIBLE PARTY AND WILL HAS FULL AUTHORITY IN ANY REQUIRED ACTION NECESSARY TO ENFORCE COMPLIANCE OF THIS PLAN. THIS PLAN OUTLINES GENERAL PRACTICES TO BE FOLLOWED TO REDUCE THE CONSTRUCTION IMPACT ON THE SURROUNDING NEIGHBORS.

1. DURING THE BASEMENT EXCAVATION AND CONSTRUCTION THERE WILL BE AN AVERAGE OF 10 VEHICLES ASSOCIATED WITH THIS PHASE OF CONSTRUCTION. PARKING FOR THIS PHASE WILL BE LIMITED TO THE PROJECT FRONTAGE ON EL CAMINO AND ACROSS THE STREET ON EL CAMINO.
2. DURING VERTICAL CONSTRUCTION IT IS ANTICIPATED THAT THERE WILL BE AN AVERAGE OF 30 VEHICLES TO SUPPORT THIS PHASE OF CONSTRUCTION. UPON COMPLETION OF THE BASEMENT PARKING STRUCTURE, THE PARKING STRUCTURE SHALL BE USED FOR EMPLOYEE PARKING AND MATERIALS STORAGE FOR NON-COMBUSTIBLE MATERIALS SUCH AS THE PLUMBER'S PIPES AND FITTINGS AND ELECTRICIANS WIRE AND BOXES.
3. WE ANTICIPATE THE CONSTRUCTION OFFICE TRAILER TO BE 8' X 20' AND THAT THERE WILL BE ONE OTHER STORAGE UNIT OF SIMILAR SIZE 8 X 20. SEE PLAN SHEET FOR THE LOCATIONS.
4. CONSTRUCTION FENCING SHALL CONSIST OF A TEMPORARY FENCE ON BLOCKS APPROXIMATELY 6' TALL WITH A GREEN SCREEN. ACCESS TO THE SITE WILL BE BY ONE GATE LOCATED AT THE BUILDING RAMP.
5. MATERIAL STAGING AREA SHALL BE LOCATED ON SITE AS SHOWN ON THE CONSTRUCTION MANAGEMENT PLAN.

NOISE REDUCTION

ALTOS II DEVELOPMENT HAS DEVELOPED THIS NOISE REDUCTION PLAN TO REDUCE THE CONSTRUCTION NOISE IMPACT ON THE SURROUNDING NEIGHBORS. THE PROJECT SUPERINTENDENT WILL BE THE DESIGNATED ON SITE RESPONSIBLE PARTY AND WILL HAS FULL AUTHORITY IN ANY REQUIRED ACTION NECESSARY TO ENFORCE COMPLIANCE OF THIS PLAN. THIS PLAN OUTLINES GENERAL PRACTICES TO BE FOLLOWED TO REDUCE THE NOISE IMPACT CAUSED BY OUR CONSTRUCTION ACTIVITY.

1. CONSTRUCTION HOUR SHALL BE 7:30 AM. TO 4:00 PM. AS OUT LINED BY THE CITY OF LOS ALTOS.
2. ALL CONSTRUCTION TOOLS AND EQUIPMENT MUST BE IN GOOD RUNNING ORDER SO THAT THEY OPERATE AT NORMAL MANUFACTURER'S OPERATION SPECIFICATIONS, INCLUDING AT PEAK LOADING.
3. ALL CONSTRUCTION EQUIPMENT BEING OPERATED ON SITE MUST BE EQUIPPED WITH THE APPROPRIATE MANUFACTURER'S NOISE REDUCTION DEVISE(S) INCLUDING BUT NOT LIMITED TO A MUFFLER THAT IS FREE OF RUST, HOLES, AND EXHAUST LEAKS.
4. THE PROJECT SUPERINTENDENT SHALL MITIGATE NOISE FROM CONSTRUCTION DEVICES WITH INTERNAL COMBUSTION ENGINES BY ENSURING THAT THE ENGINE'S HOUSING DOORS ARE KEPT CLOSED OR AS RECOMMENDED BY THE MANUFACTURE'S GUIDELINES FOR PROPER ENGINE OPERATION OR EXHAUST.
5. REDUCE EQUIPMENT NOISE BY OPERATING THE DEVICE AT LOWER ENGINE SPEEDS DURING THE WORK TO THE MAXIMUM EXTENT POSSIBLE.
6. VEHICLE AND EQUIPMENT ENGINE IDLING ON SITE SHALL BE LIMITED TO 5 MINUTES WHEN PRACTICAL.
7. WHENEVER PRACTICAL THE SMALLEST TOOL OR EQUIPMENT SHALL BE USED THEY TEND TO BE QUIETER.
8. THE POSITIONING AND OPERATION OF DUMP TRUCK SHALL BE REVIEWED TO REDUCE THE USE OF BACK UP ALARMS.
9. SLAMMING OF DUMP TRUCK TAILGATES SHALL BE AVOIDED TO THE EXTENT POSSIBLE TO PREVENT UNREASONABLE NOISE.
10. AT LEAST 24 HRS. PRIOR TO ANY JACK-HAMMERING ACTIVITIES, ALL OCCUPANTS OF ADJACENT PROPERTIES WILL BE NOTIFIED.
11. ALL EQUIPMENT SHALL BE PROPERLY MAINTAINED AND ALL MOVING PART SHALL BE WELL LUBRICATED FOR PROPER OPERATION AND TO AVOID UNNECESSARY NOISE FROM SQUEAKING PARTS.
12. STEEL PLATES SHALL BE INSTALLED ON THE STREET SURFACE IN A WAY THAT CREATES A SMOOTH TRANSITION FROM PAVEMENT TO THE PLATE SURFACE AND TO KEEP THE PLATES FIRMLY IN PLACE AND REDUCE THE NOISE AS VEHICLES CROSS OVER IT.
13. WEDGES OR OTHER SIMILAR DEVICES SHALL BE USED TO PREVENT STEEL PLATES FROM ROCKING OR SHIFTING.
14. ASPHALT COLD-PATCH SHALL BE APPLIED WHEN FEASIBLE AROUND THE EDGES OF THE STEEL PLATE'S TO MINIMIZE VEHICLE TIRE IMPACT ON THE PLATES AND TO HELP KEEP THE PLATES IN PLACE.

Date 05-09-19
Scale NTS
Design By CA
Drawn By CA
Job No. 2181308



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ALTOS II DEVELOPMENT
4898 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

SANTA CLARA COUNTY

APN: 170-03-085

PRELIMINARY
CONSTRUCTION
MANAGEMENT PLAN

NOTES:

1. Only signs related to pedestrians are shown. For all other signs see appropriate T-sheets.
2. Barricades closing sidewalk shall cover the full width of the sidewalk. Use R9-11 sign when there are destination points between the detour and the work area. Locate the R9-11 sign to allow pedestrian access.
3. Advance warning sign is not required if the work area is within the limits of a large work zone. Sign shall be equipped with at least two flags for daytime closure. Each flag shall be orange or fluorescent red-orange in color.

NOTES:

See Revised Standard Plan RSP T9 for tables.
Use cone spacing X for taper segment, Y for tangent segment or Z for conflict situations, as appropriate, per Table 1 unless X, Y, or Z cone spacing is shown on this sheet.

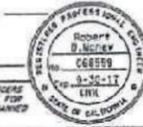
DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS

REGISTERED CIVIL ENGINEER

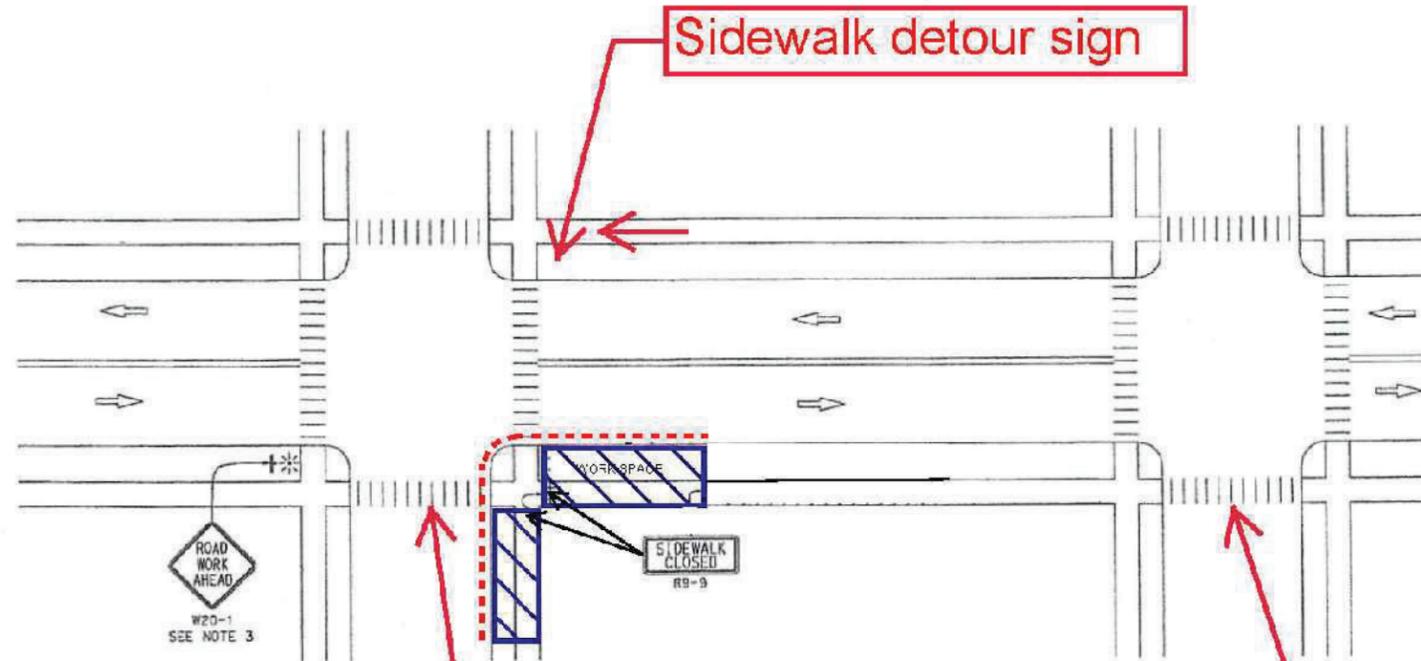
July 21, 2017

PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



TO ACCOMPANY PLANS DATED _____



LEGEND:

- ⊥ BARRICADE
- TRAFFIC CONE
- ⊛ PORTABLE FLASHING BEACON
- ⊥ SIGN
- ⊥ TEMPORARY TRAFFIC CONTROL SIGN ON BARRICADE

SIGN PANEL SIZE (Min)

SIGN DESIGNATION	SIGN OR PLAQUE	SIGN SIZE
R9-9	SIDEWALK CLOSED	24" x 12"
R9-11	SIDEWALK CLOSED AHEAD CROSS HERE	24" x 18"
R9-11a	SIDEWALK CLOSED CROSS HERE	24" x 12"
W20-1	ROAD WORK AHEAD	36" x 36"

Jordan Ave.

Distel Drive

Signs to be placed at the crosswalk at Jordan Ave and Distel Drive.
All traffic control shall be maintained by a certified individual qualified in this responsibility

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
**TEMPORARY PEDESTRIAN ACCESS ROUTES
TYPICAL SIDEWALK CLOSURE
AND PEDESTRIAN DETOUR**

NO SCALE

RSP T30 DATED JULY 21, 2017 SUPPLEMENTS THE STANDARD PLANS BOOK DATED 2015.

REVISED STANDARD PLAN RSP T30

2015 REVISED STANDARD PLAN RSP T30

Date 05-09-19

Scale NTS

Design By CA

Drawn By CA

Job No. 2181308



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ALTOS II DEVELOPMENT
4898 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

SANTA CLARA COUNTY

APN: 170-03-085

PRELIMINARY
CONSTRUCTION
MANAGEMENT PLAN



Date 05-09-19
 Scale NTS
 Design By CA
 Drawn By CA
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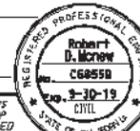
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 4898 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA

SANTA CLARA COUNTY

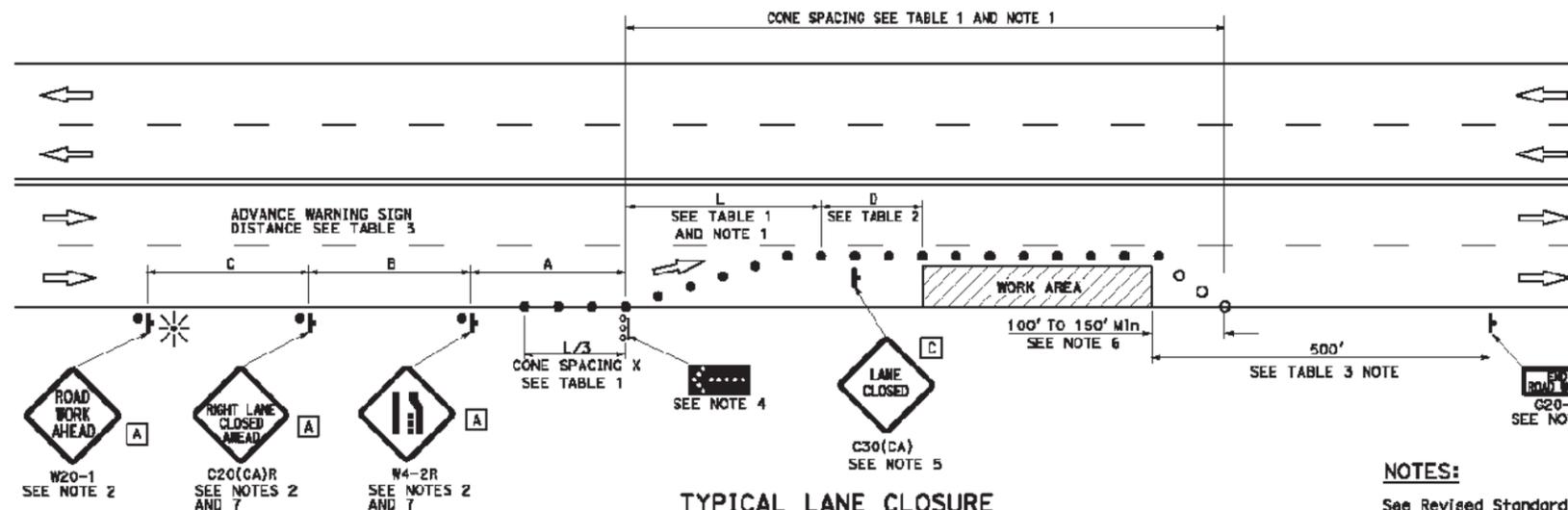
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PRELIMINARY
 CONSTRUCTION
 MANAGEMENT PLAN

U. ST.	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS



 REGISTERED CIVIL ENGINEER
 April 20, 2018
 PLANS APPROVAL DATE
THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



TYPICAL LANE CLOSURE

NOTES:

- See Revised Standard Plan RSP T9 for tables.
- Use cone spacing X for taper segment, Y for tangent segment or Z for conflict situations, as appropriate, per Table 1, unless X, Y, or Z cone spacing is shown on this sheet.
- Provide at least one person to continuously maintain traffic control devices for lane closures.

NOTES:

- Portable delineators placed at one-half the spacing indicated for traffic cones may be used instead of cones for daytime closures only.
- Each advance warning sign shall be equipped with at least two flags for daytime closure. Each flag shall be at least 16" x 16" in size and shall be orange or fluorescent red-orange in color. Flashing beacons shall be placed at the locations indicated for lane closure during hours of darkness.
- A G20-2 "END ROAD WORK" sign shall be placed at the end of the lane closure unless the end of work area is obvious or ends within the larger project's limits.
- A minimum 1500' of sight distance shall be provided where possible for vehicles approaching the first flashing arrow sign. Lane closures shall not begin at the top of crest vertical curves or on a horizontal curve.
- Place C30(CA) "LANE CLOSED" sign at 500' to 1000' intervals throughout extended work area.
- Length may be reduced by the Engineer to address site conditions.
- Median lane closures shall conform to the details shown except that C20(CA)L and W4-2L signs shall be used.
- For approach speeds over 50 MPH, use the "Traffic Control System for Lane Closure on Freeways and Expressways" plan for lane closure details and requirements.

LEGEND

-  TRAFFIC CONE
-  TRAFFIC CONE (OPTIONAL TAPER)
-  TEMPORARY TRAFFIC CONTROL SIGN
-  FLASHING ARROW SIGN (FAS)
-  FAS SUPPORT OR TRAILER
-  PORTABLE FLASHING BEACON

SIGN PANEL SIZE (Min)

- A** 48" x 48"
- B** 36" x 18"
- C** 30" x 30"

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
**TRAFFIC CONTROL SYSTEM
FOR LANE CLOSURE ON
MULTILANE CONVENTIONAL
HIGHWAYS**
NO SCALE

RSP T11 DATED APRIL 20, 2018 SUPERSEDES STANDARD PLAN T11
DATED OCTOBER 30, 2015 - PAGE 292 OF THE STANDARD PLANS BOOK DATED 2015.

REVISED STANDARD PLAN RSP T11

2015 REVISED STANDARD PLAN RSP T11

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