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 CONTACT: JEFF POTTS

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



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

ATTACHMENT F

SHEET INDEX

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

PROJECT DESCRIPTION

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

PROJECT DATA

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

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

PARKING

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

AFFORDABLE HOUSING

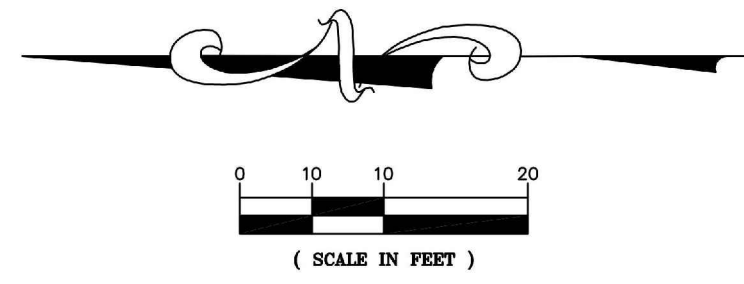
15% OF TOTAL UNITS (12X.15): 2 MODERATE

CONCESSIONS

11' INCREASE IN MAX ALLOWABLE BUILDING HEIGHT

WAIVERS

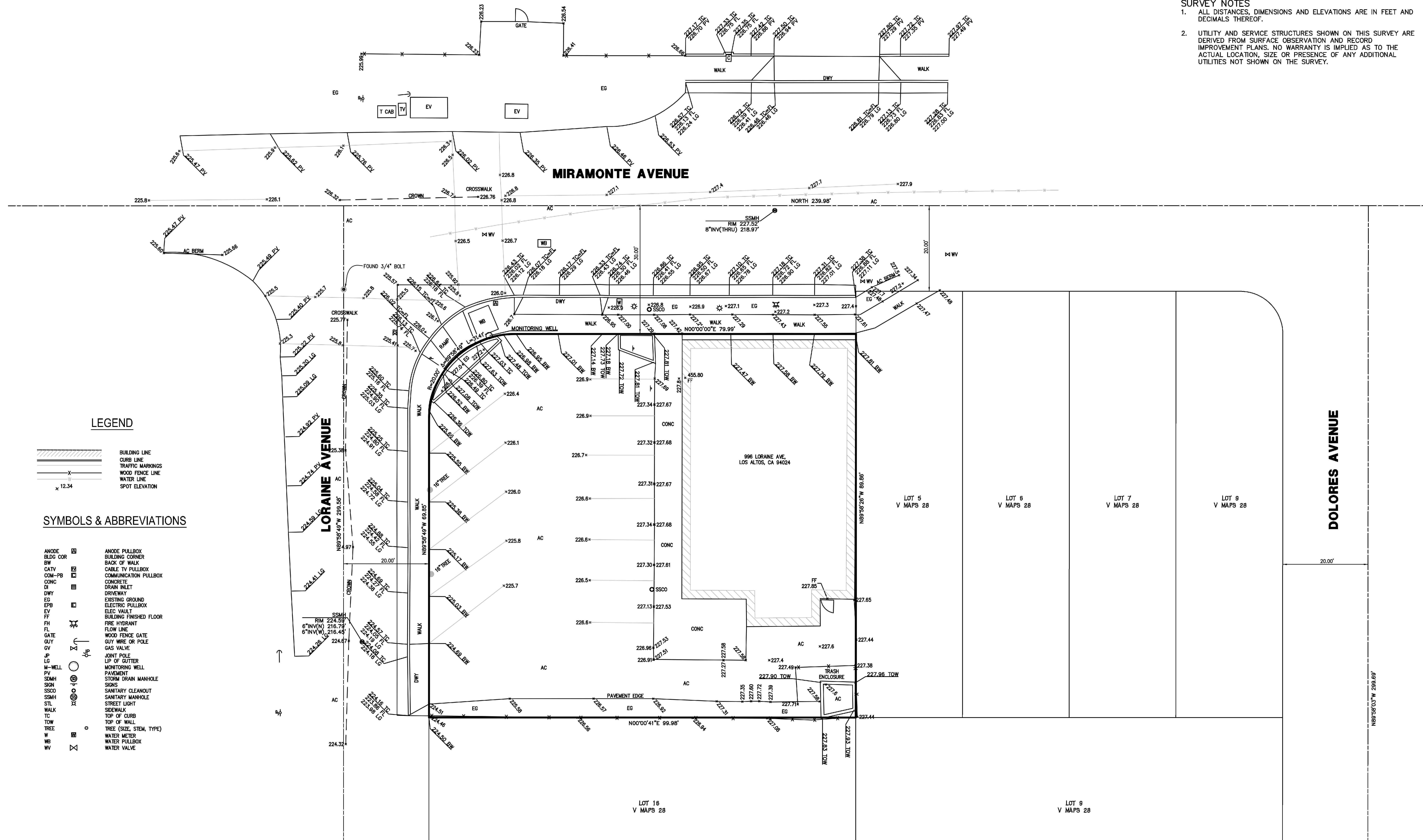
NO INCREASED SETBACKS AT R ZONES



ELEVATION BENCHMARK
 BENCHMARK 35: 3-1/2" BRASS DISC AT TOP OF CURB OF MIRAMONTE AVENUE & FREMONT AVENUE, MIDDLE OF RETURN (ON FOOTHILL EXPRESSWAY SIDE).
 ELEVATION = 238.49 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARINGS
 THE BEARING, NORTH "N00°00'00"E" OF THE MONUMENT LINE OF MIRAMONTE AVENUE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD OCTOBER 4, 2017 IN BOOK 808 OF MAPS AT PAGES 8 AND 9, RECORDS OF SAN SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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



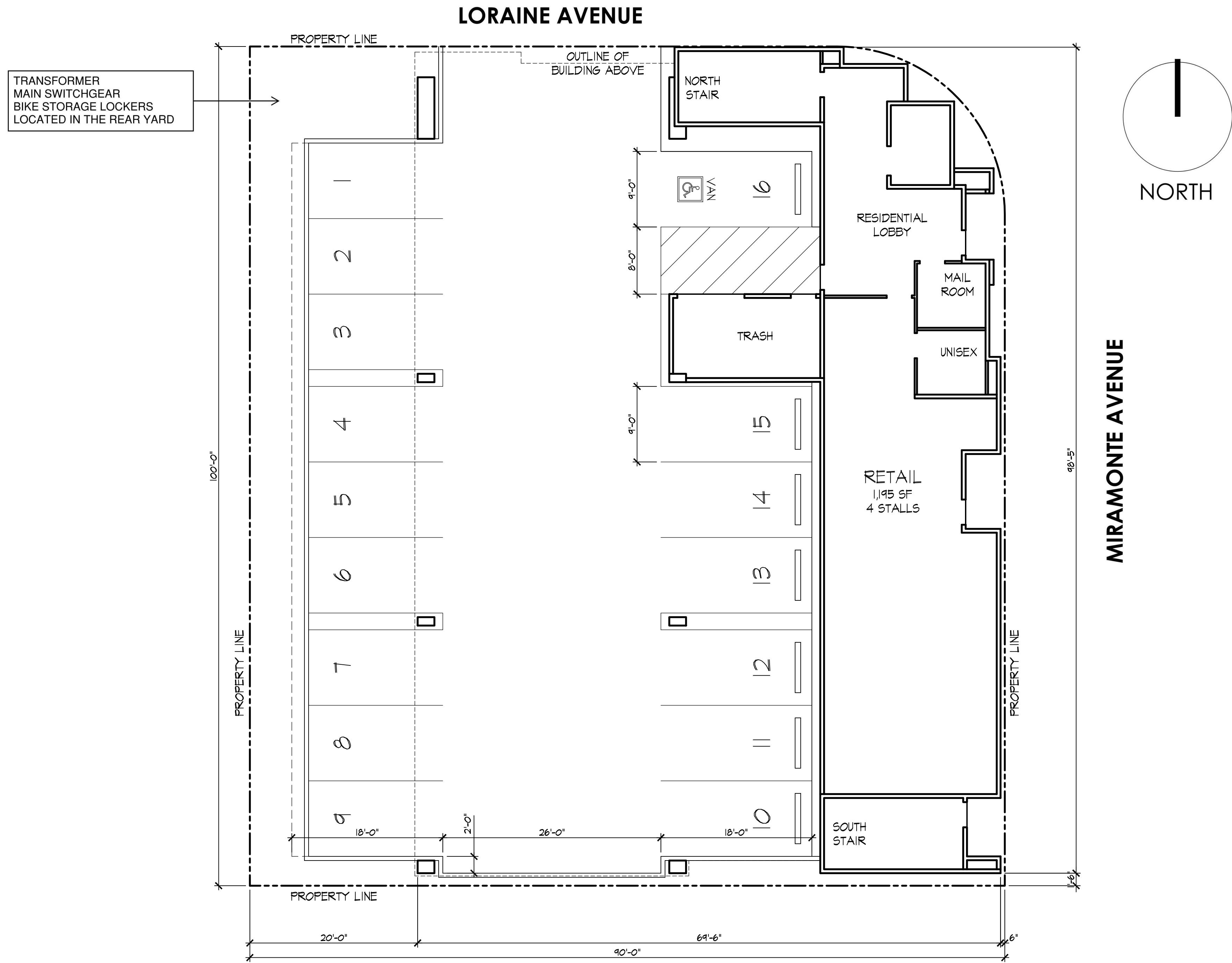
366.016 996 Loraine Avenue
 Los Altos, CA
 December 16, 2021

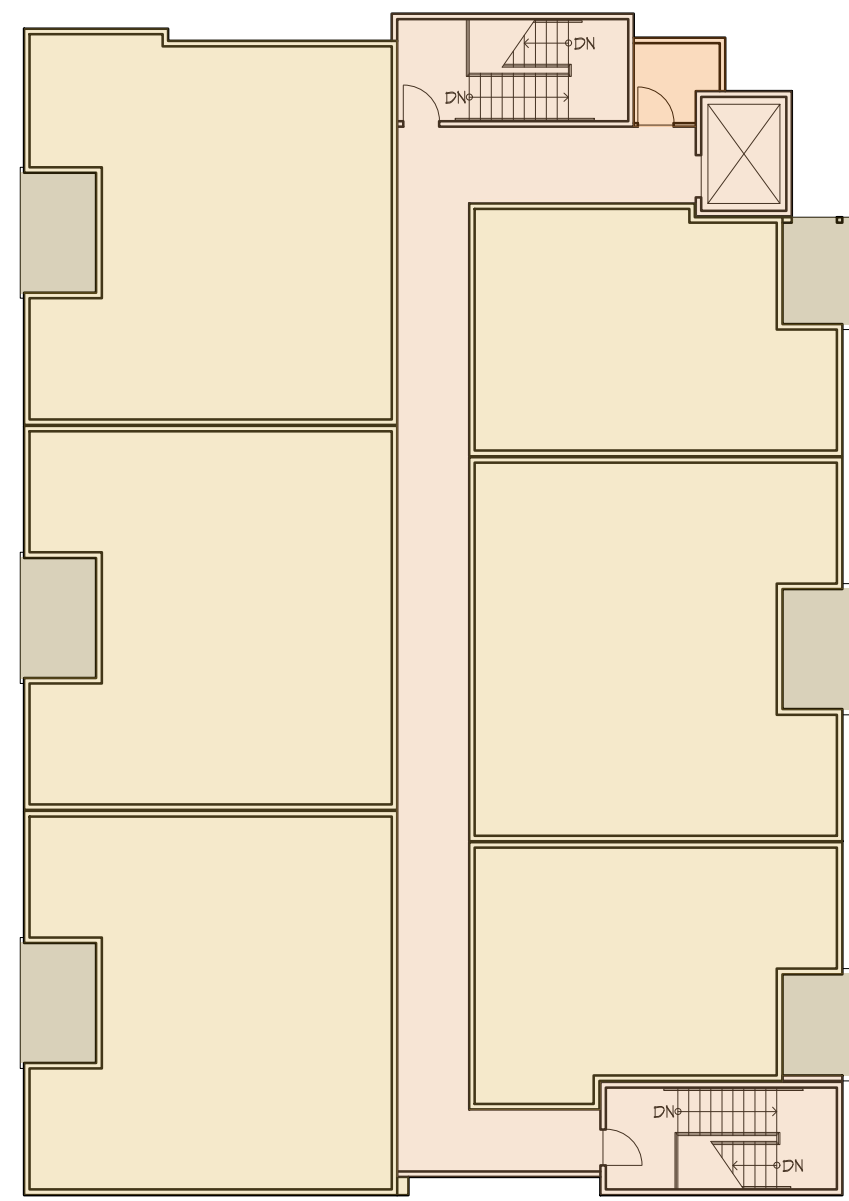
DeNardi Wang Homes

EXISTING SITE PLAN
 C1

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



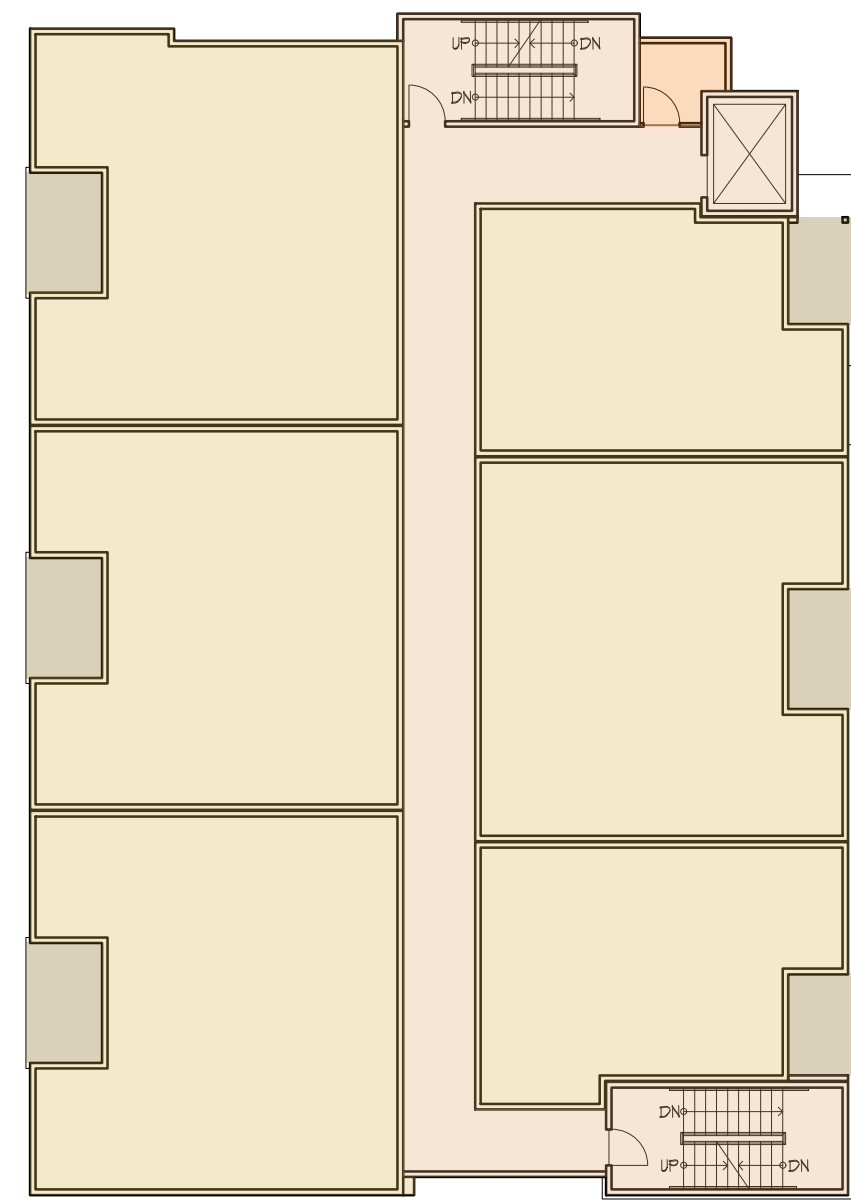




CATEGORY	SUBTOTALS
CIRCULATION	1,169 SF
UTILITY	49 SF
DWELLING UNITS	4,971 SF
RETAIL	
FLOOR TOTAL	6,189 SF

PRIVATE DECK AREA	363 SF
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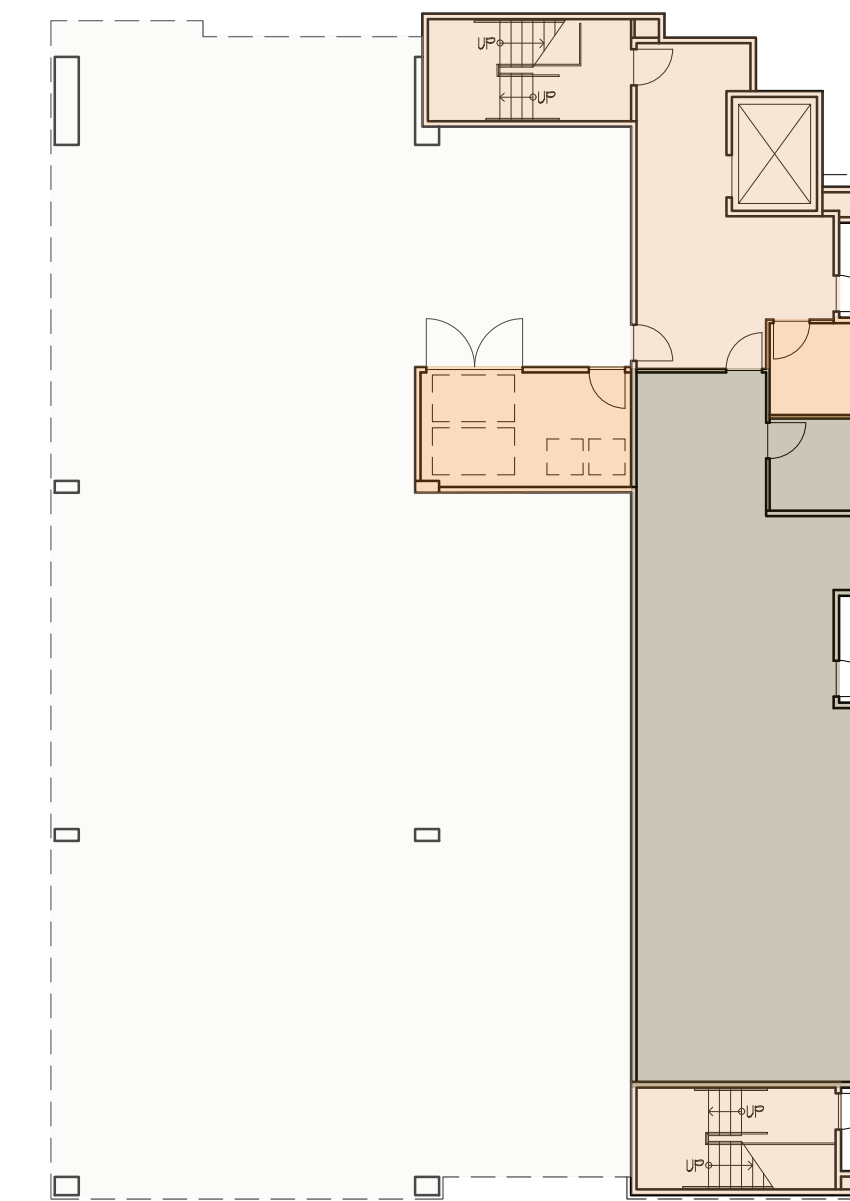
THIRD FLOOR



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

PRIVATE DECK AREA	363 SF
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SECOND FLOOR

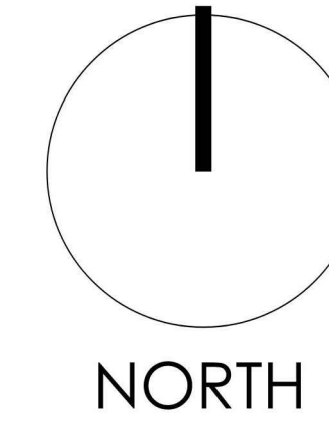
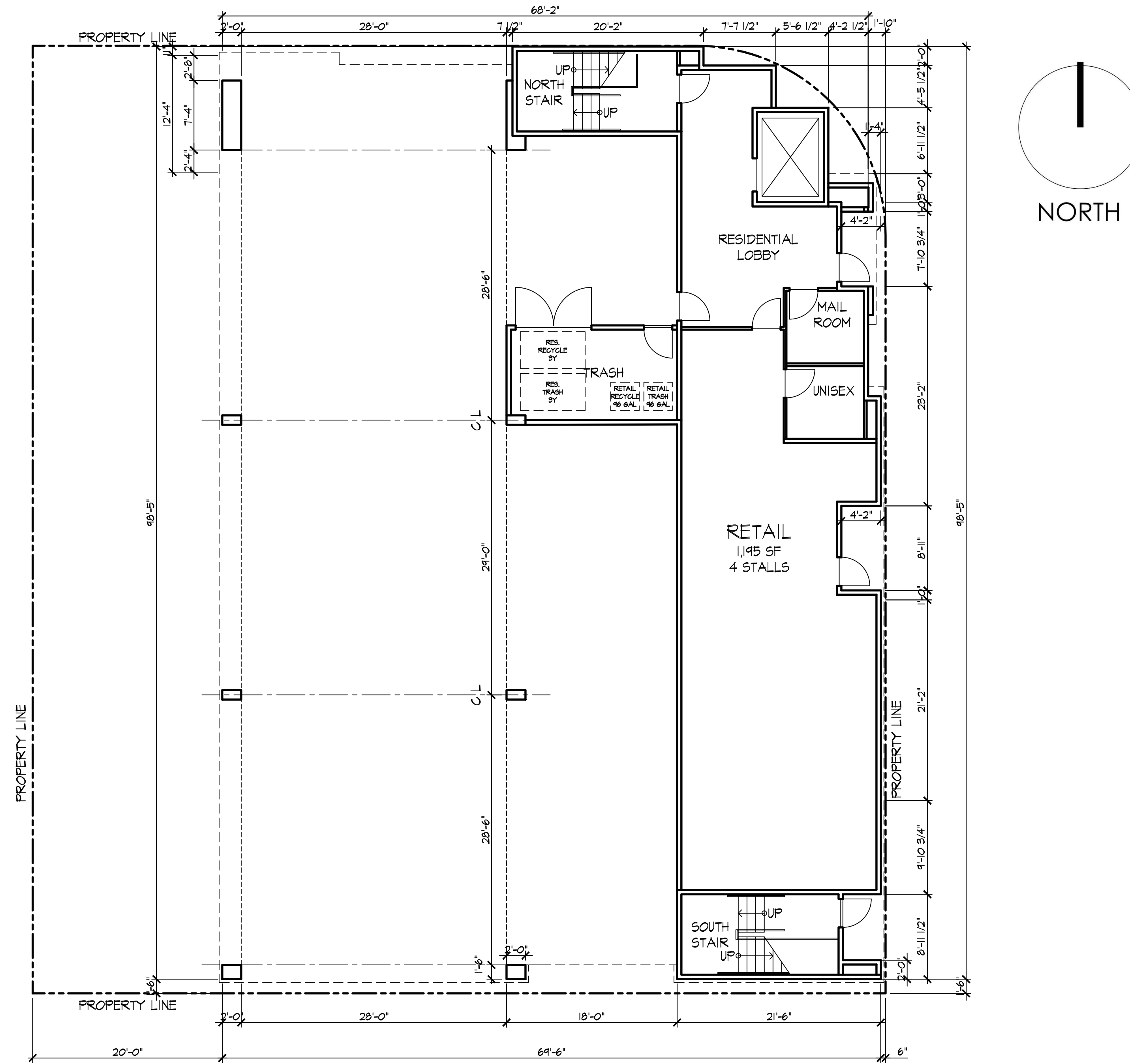


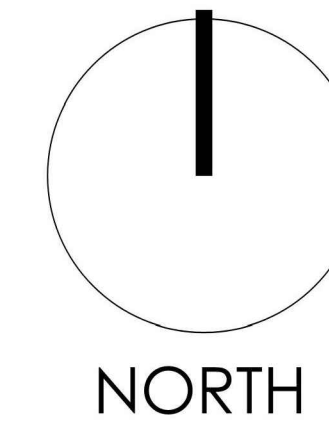
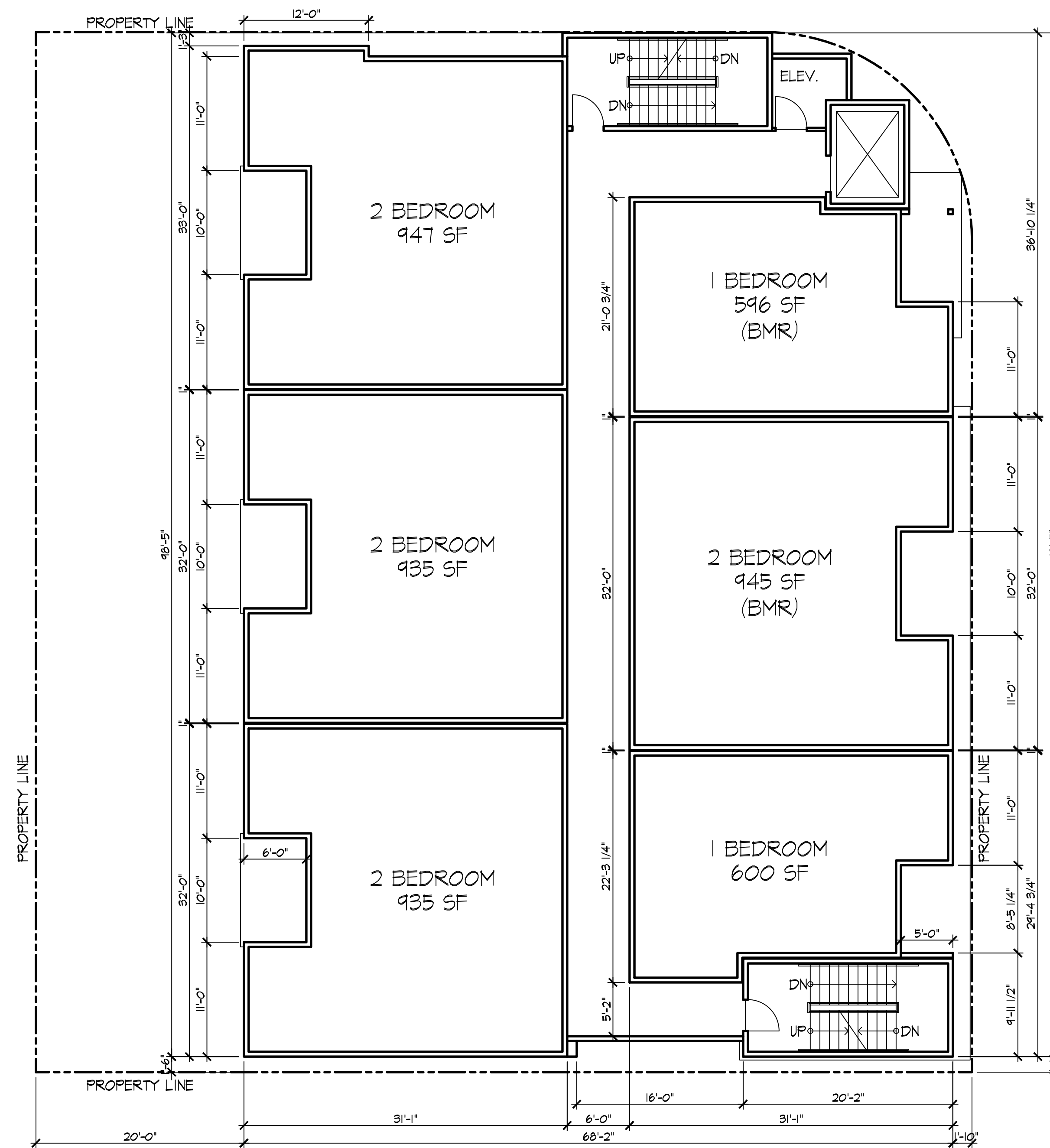
CATEGORY	SUBTOTALS
CIRCULATION	755 SF
UTILITY	261 SF
DWELLING UNITS	
RETAIL	1,195 SF
FLOOR TOTAL	2,211 SF

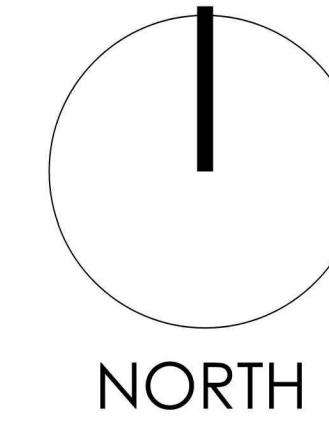
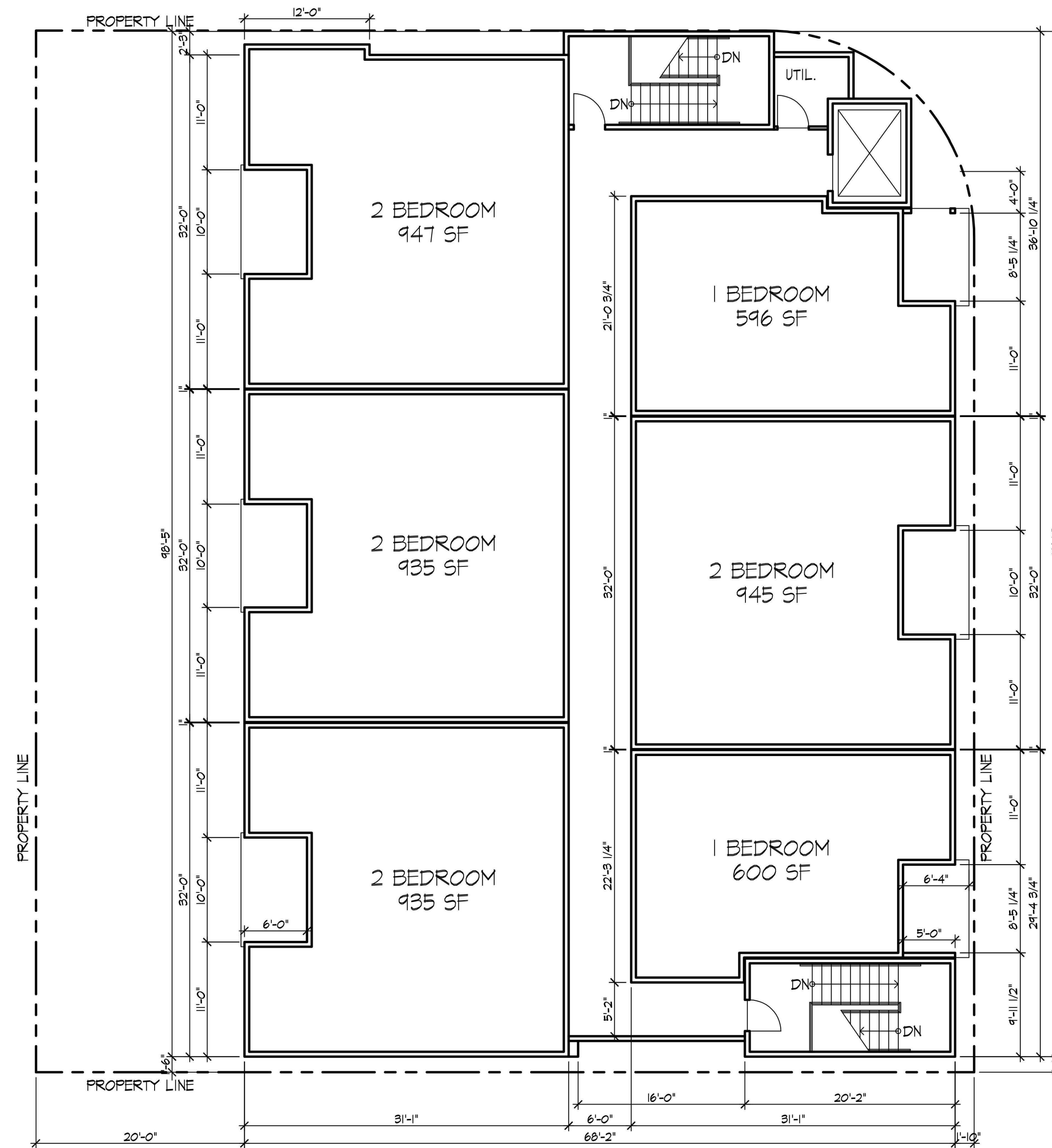
FIRST FLOOR

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

TOTAL PRIVATE DECK AREA	726 SF
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EAST ELEVATION (MIRAMONTE AVE)



NORTH ELEVATION (LORAINA AVE)



WEST ELEVATION



SOUTH ELEVATION



PAINT:

SHERWIN WILLIAMS

A: EXTRA WHITE
- SW 7006



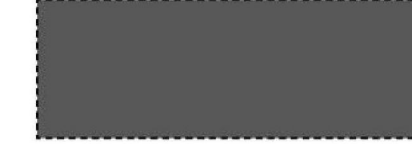
B: SKYLINE STEEL
- SW 1015



C: EARL GRAY
- SW 7660



D: PEPPERCORN
- SW 7674



MATERIAL LIST

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

MATERIALS:

1. CONCRETE VENEER:
LIMESTONE FINISH

CREATIVE MINES
CRAFT CARVED RECTANGLE
SANDOLLAR



2. ALUMINUM SIDING:
WOOD-GRAIN FINISH

LONGBOARD
6" V-GROOVE PROFILE SIDING
DARK CHERRY



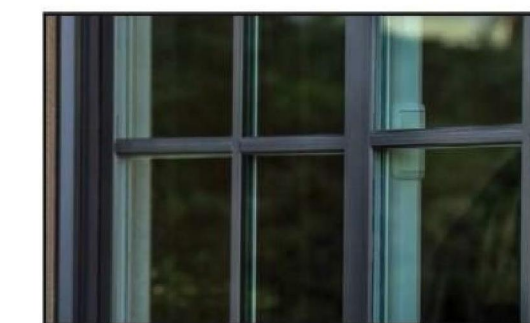
3. STUCCO
SMOOTH FINISH

LAHABRA



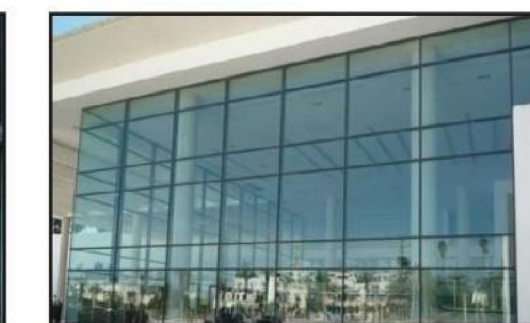
6. VINYL WINDOW

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



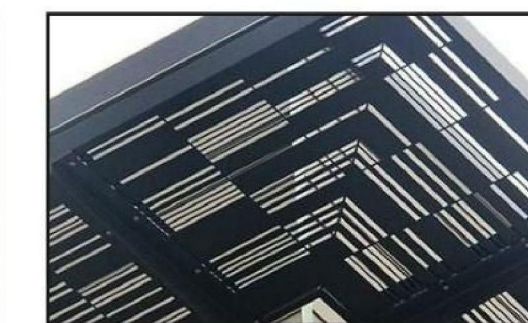
7. ALUMINUM STORE-FRONT:
BUTT-JOINTED

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



8. METAL AWNING

BOK MODERN
LASER CUT PERFORATED METAL
AWNING
PATTERN: B12



13. ASPHALT SHINGLE ROOF

OWENS CORNING



14. METAL HORIZONTAL RAILING

DECK RAIL
WEDGE LOCK 3000





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PERSPECTIVES
A7

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
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925.634.7000 | sgdarchitectsinc.com





NORTH ELEVATION (LORRAINE AVE)

