



PLANNING COMMISSION STUDY SESSION FOR:
4896 EL CAMINO REAL
LOS ALTOS, CA 94022

09.03.2019
REVISED 10.15.2019

PROJECT CONSULTANTS		PROJECT INFORMATION		VICINITY MAP		GENERAL ZONING COMPLIANCE ANALYSIS			DRAWING INDEX																																																																	
<p>ARCHITECT HAYES GROUP ARCHITECTS 2657 SPRING STREET REDWOOD CITY, CA 94063 650.365.0600 PH 650.365.0670 FAX CONTACT: KEN HAYES x115 KHAYES@THEHAYESGROUP.COM</p> <p>CIVIL/SURVEYOR JMH WEISS, INC. 1731 TECHNOLOGY DRIVE SUITE 880 SAN JOSE, CA 95110 408.296.4555 PH</p>	<p>PROJECT DESCRIPTION: ▲ THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW, MIXED-USE, COMMERCIAL AND MULTI-FAMILY CONDOMINIUM BUILDING UTILIZING ON-MENU INCENTIVES OF LAMC SECTION 14.28, MULTIPLE-FAMILY AFFORDABLE HOUSING. THE BUILDING CONSISTS OF A GROUND FLOOR LOBBY SERVING ALL USES, GROUND FLOOR COMMERCIAL SPACE, SECOND AND THIRD FLOOR OFFICE SPACE AND A FOURTH FLOOR OF FOUR, THREE-BEDROOM, MARKET-RATE RESIDENTIAL UNITS. IN ADDITION TO THE FOUR ONSITE UNITS, A FIFTH UNIT DESIGNATED AS LOW INCOME (80% AMI) SHALL BE PROVIDED OFFSITE AT 818 JORDAN AVENUE. SINCE AT LEAST 20% OF THE UNITS PROVIDED ARE LOW INCOME, PURSUANT TO 14.28.0402(1)(A)(II), THE PROJECT QUALIFIES FOR TWO INCENTIVES. AN 11'-0" ON-MENU HEIGHT INCREASE IS SOUGHT PURSUANT TO LAMC 14.28.0401(1)(G) TO ALLOW FOR A 5'-0" HEIGHT LIMIT WHERE OTHERWISE 4'-0" IS PERMITTED. PARKING FOR THE PROJECT WILL BE ACCESSED FROM JORDAN AVENUE. THE MAJORITY OF PARKING SPACES ARE PROVIDED IN A BELOW-GRADE, MULTILEVEL GARAGE FACILITY, WITH THE REMAINDER PROVIDED IN AN AT-GRADE LOT.</p> <p>APN: 170-02-026</p> <p>ZONING: CT - COMMERCIAL THOROUGHFARE</p> <p>CONSTRUCTION TYPE: TBD</p> <p>OCCUPANCY: B / R-2</p> <p>BUILDING CODES: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2019 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS 2019 NFPA 13 LOS ALTOS MUNICIPAL CODE ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS</p> <p>FIRE SPRINKLERS: (N) SPRINKLERS THROUGHOUT</p> <p>TRASH/RECYCLE: ON-SITE</p> <p>GREEN BUILDING: PROJECT TO COMPLY WITH CITY OF LOS ALTOS GREEN BUILDING STANDARDS.</p>		<p>ZONING DISTRICT: CT - COMMERCIAL THOROUGHFARE</p> <p>TOTAL SITE AREA: ±39,747 SF GROSS (±36,693 SF NET)</p> <p>HISTORIC CATEGORY: NONE</p> <p>FLOOD ZONE: X</p> <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>FLOOR AREA:</td> <td>3,183 SF</td> <td>56,386 SF, SEE A0.3</td> </tr> <tr> <td>SITE COVERAGE:</td> <td>3,183 SF (8.1% OF NET SITE AREA)</td> <td>12,867 SF (35% OF NET SITE AREA)</td> </tr> <tr> <td>IMPERVIOUS AREA:</td> <td>±20,411 SF (55.6% OF NET SITE AREA)</td> <td>25,999 SF (70.4% OF NET SITE AREA)</td> </tr> <tr> <td>DWELLING UNITS:</td> <td>1</td> <td>4 ONSITE, 1 OFFSITE (818 JORDAN)</td> </tr> <tr> <td>AFFORDABLE DWELLING UNITS:</td> <td>0</td> <td>1 (20% OF TOTAL UNITS) OFFSITE LOW INCOME (80% AMI)</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROPOSED</th> <th>COMPLIES</th> </tr> </thead> <tbody> <tr> <td>FRONT (EL CAMINO REAL) SETBACK:</td> <td>25'-0"</td> <td>25'-10"</td> <td>YES</td> </tr> <tr> <td>SIDE SETBACK AT 4880 EL CAMINO REAL:</td> <td>7'-6" AVERAGE, 4'-0" MIN.</td> <td>8'-5 1/2" AVERAGE, 5'-0" MIN.</td> <td>YES</td> </tr> <tr> <td>SIDE SETBACK AT JORDAN AVE:</td> <td>15'-0" AVERAGE, 4'-0" MIN.</td> <td>15'-3" AVERAGE, 15'-3" MIN.</td> <td>YES</td> </tr> <tr> <td>REAR SETBACK FOR ALL STRUCTURES:</td> <td>20'-0" LANDSCAPE BUFFER</td> <td>20'-0"</td> <td>YES</td> </tr> <tr> <td>REAR SETBACK FOR STRUCTURES <30 FT IN HEIGHT:</td> <td>40'-0"</td> <td>40'-0"</td> <td>YES (TRASH ENCLOSURE EXCEPTED)</td> </tr> <tr> <td>REAR SETBACK FOR STRUCTURES >30 FT IN HEIGHT:</td> <td>100'-0"</td> <td>100'-0"</td> <td>YES</td> </tr> <tr> <td>PARKING:</td> <td>152, SEE A0.4</td> <td>213, SEE A0.4</td> <td>YES</td> </tr> <tr> <td>BUILDING HEIGHT:</td> <td>45'-0" MAX. (56'-0" W/ DENSITY BONUS)</td> <td>56'-0"</td> <td>YES (PURSUANT TO DENSITY BONUS)</td> </tr> <tr> <td>GROUND FLOOR CEILING HEIGHT:</td> <td>12'-0" MIN.</td> <td>14'-8"</td> <td>YES</td> </tr> <tr> <td>DWELLING UNIT DENSITY:</td> <td>38 UNITS PER NET ACRE MAX.</td> <td>4 UNITS (±4.75 UNITS PER NET ACRE)</td> <td>YES</td> </tr> <tr> <td>PRIVATE OPEN SPACE AREA:</td> <td>50 SF AVERAGE PER RES. UNIT</td> <td>MIN. 197 SF PER RES. UNIT</td> <td>YES</td> </tr> <tr> <td>COMMON OPEN SPACE AREA:</td> <td>800 SF MIN. FOR 2-10 RES. 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UNITS	850 SF	YES	<p>ARCHITECTURAL A0.1 DRAWING INDEX, GENERAL ZONING COMPLIANCE ANALYSIS, VICINITY MAP, PROJECT INFORMATION, PROJECT CONSULTANTS</p> <p>CIVIL 1 SURVEY</p> <p>ARCHITECTURAL (CONT.)</p> <p>A0.2 SITE CONSTRAINTS MAP</p> <p>A0.3 FLOOR AREA CALCULATIONS</p> <p>A0.4 PARKING CALCULATIONS</p> <p>A2.1 PROPOSED SITE & LEVEL 1 PLAN</p> <p>A2.2 LEVEL 2 PLAN</p> <p>A2.3 LEVEL 3 PLAN</p> <p>A2.4 LEVEL 4 PLAN</p> <p>A3.1 ELEVATIONS</p> <p>A3.1a ELEVATIONS (WITHOUT TREES) ▲</p> <p>A3.2 ELEVATIONS</p> <p>A3.2a ELEVATIONS (WITHOUT TREES) ▲</p> <p>A3.3 SECTIONS</p> <p>A3.4 SECTIONS</p> <p>A4.1 PERSPECTIVES</p> <p>A4.1a PERSPECTIVES (WITHOUT TREES) ▲</p> <p>A4.2 PERSPECTIVES</p> <p>A4.2a PERSPECTIVES (WITHOUT TREES) ▲</p>
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DRAWING CONTENT
Project Index

STAMP

JOB NUMBER:
1811.00

SCALE:
As Noted

DRAWN BY:
MH

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DRAWING NUMBER

A0.1

INVERT DETAILS

DI-1
SDCB TC: 78.29
APPROXIMATE BOTTOM: 71.29
*STRUCTURE SET-CONTROLLED,
INVERT DATA NOT OBTAINED*

DI-2
SDAD GRATE: 77.39
3" INV. N: 76.61

DI-3
SDAD GRATE: 78.35
3" INV. S: 76.20
12" INV. NE: 74.45

DI-4
SDCB TC: 78.78
12" INV. NE: 73.03±
*DEBRIS LOCATED AT
INVERT OPENING*

DI-5
SDCB TC: 79.15
12" INV. NE: 72.74

SD-1
SDMH RIM: 79.22
48"± INV. E+W THRU: 69.90

SS-2
SDMH RIM: 83.24
12" INV. E: 76.64
26" INV. NE+SE THRU: 76.36

SS-1
SDMH RIM: 79.39
12" INV. S: 65.22
24"± INV. E+W THRU: 63.76

SS-2
SDMH RIM: 79.23
8" INV. NW: 70.45
8" INV. SW: 70.61
8" INV. SE: 70.53
12" INV. NE: 70.48

SS-3
SDMH RIM: 79.39
8" INV. NW+SE THRU: 67.24
ABANDONED? INVERT DRY

SITE ADDRESS

4896 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

BENCHMARK

VERTICAL DATUM IS BASED UPON NGS PID HT 1233, A DISC SET IN A LARGE WATER VAULT NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CHARLESTON ROAD AND PARK BOULEVARD. ELEVATION TAKEN AS 96.30 NAVD88.

BASIS OF BEARINGS

THE BEARING OF A LINE, SOUTH 29°31'36" WEST, BETWEEN TWO FOUND MONUMENTS IN JORDAN AVENUE AT MARCH WAY AND PORTOLA COURT, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 10412" FILED FOR RECORD IN BOOK 308 OF MAPS AT PAGE 6, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY.

FEMA FLOOD ZONE:

THAT PARCEL DESCRIBED HEREON IS SHOWN AS LYING WITHIN ZONE X, AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, CALIFORNIA. COMMUNITY PANEL NUMBER 0608500039H, DATED MAY 18, 2009, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

SAID ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

REFERENCE DOCUMENTS

- 1 GRANT DEED (DOC. #230782256)
- 2 REVERSION TO ACREAGE (574 M 13)
- 3 RECORD OF SURVEY (39 M 19)
- 4 RECORD OF SURVEY (880 M 46)

AREA CALCULATION:

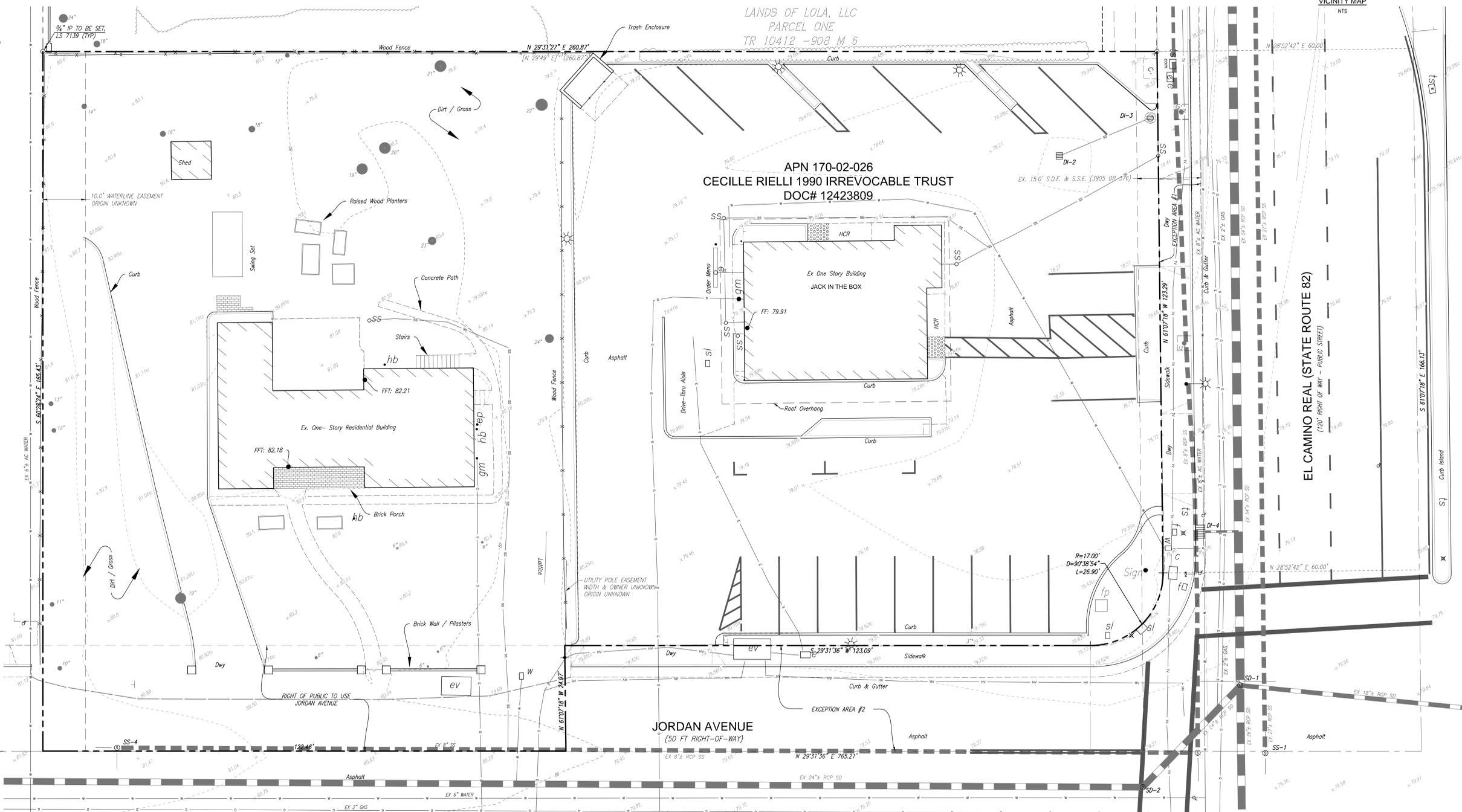
PARCEL AREA = 39,747± SF (0.912± AC)
JORDAN AVENUE = 3,054± SF (0.070± AC)
NET PARCEL AREA = 36,693± SF (0.842± AC)

SURVEY NOTE:

ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM GROUND SURVEYS COMPLETED IN AUGUST OF 2018. NO EXCAVATIONS HAVE BEEN DONE TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE. ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED SOLELY UPON FIELD MARKINGS BY OTHERS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY OR FROM SYSTEMS MAPS AVAILABLE FROM THE UTILITY COMPANY.

LEGEND & ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ADJACENT PARCEL
- CENTERLINE / MONUMENT LINE, AS NOTED
- EASEMENT LINE
- BUILDING LINE
- BUILDING OVERHANG
- CONCRETE
- CONCRETE GRADE BREAK
- CURB & GUTTER
- FENCELINE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRICAL
- UNDERGROUND GAS
- UNDERGROUND SANITARY SEWER
- UNDERGROUND STORM DRAIN
- UNDERGROUND WATER
- WALL
- c COMMUNICATIONS BOX
- cv COMMUNICATIONS VAULT
- cb CATCH BASIN
- dov DETECTOR CHECK VALVE
- e ELECTRIC CABINET
- eu ELECTRIC UTILITY BOX
- ev ELECTRIC VAULT
- fp ELECTROFLIER
- FF FINISH FLOOR
- FFT FINISH FLOOR (THRESHOLD)
- HOH FIRE HYDRANT
- gm GAS METER
- gv GAS VALVE
- ir IRRIGATION VALVE
- mw MONITORING WELL
- SS SANITARY SEWER CLEANOUT
- SM SANITARY SEWER MANHOLE
- SIGN
- SL SITE LIGHT
- SE SPOT ELEVATION
- SE2 SPOT ELEVATION (AERALLY DERIVED)
- SD STORM DRAIN MANHOLE
- SLB STREET LIGHT BOX
- TS TRAFFIC SIGNAL BOX
- TR TRANSFORMER
- 12" TREE TRUNK / SIZE
- U UTILITY BOX (TYPE UNKNOWN)
- UM UTILITY MANHOLE
- UP UTILITY POLE
- UV UTILITY VAULT (TYPE UNKNOWN)
- W WATER METER
- WV WATER VALVE



BASIS OF BEARINGS:
[S 29°31'36" W] 439.39' MSR
[S 29°49' W] 439.36' 4
END 1/2" IP (OPEN) PER (4), 0.6" BELOW PAVEMENT SURFACE
END 1/2" IP (OPEN) PER (4), 0.8" BELOW PAVEMENT SURFACE

DRAFT

BOUNDARY, TOPOGRAPHY & UTILITY SURVEY
prepared for
DE ANZA PROPERTIES
4896 EL CAMINO REAL
LOS ALTOS CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive Ste #80, San Jose, CA 95110
P: (408) 286-4555

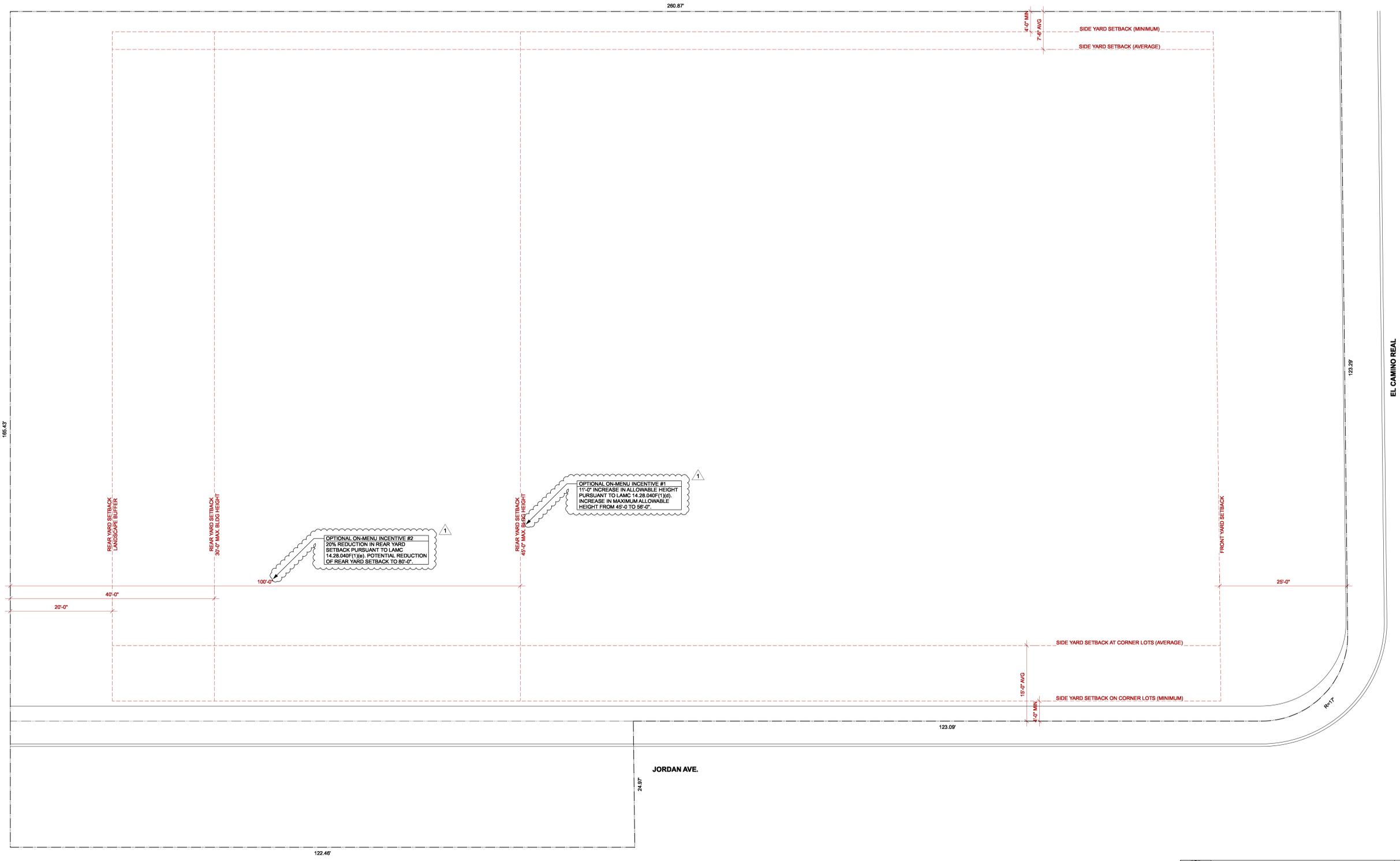
1 OF 1 SHEET	AS SHOWN SCALE	10/11/2018 DATE	5142 JOB NO.
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SHEET REVISIONS

▲ PLANNING REVISIONS
10.15.2019



Date: 10/10/19
File name: 1811.00 Base Plan 191010.rvt



DRAWING CONTENT
Site Constraints Map

STAMP

JOB NUMBER:
1811.00
SCALE:
As Noted
DRAWN BY:
MH

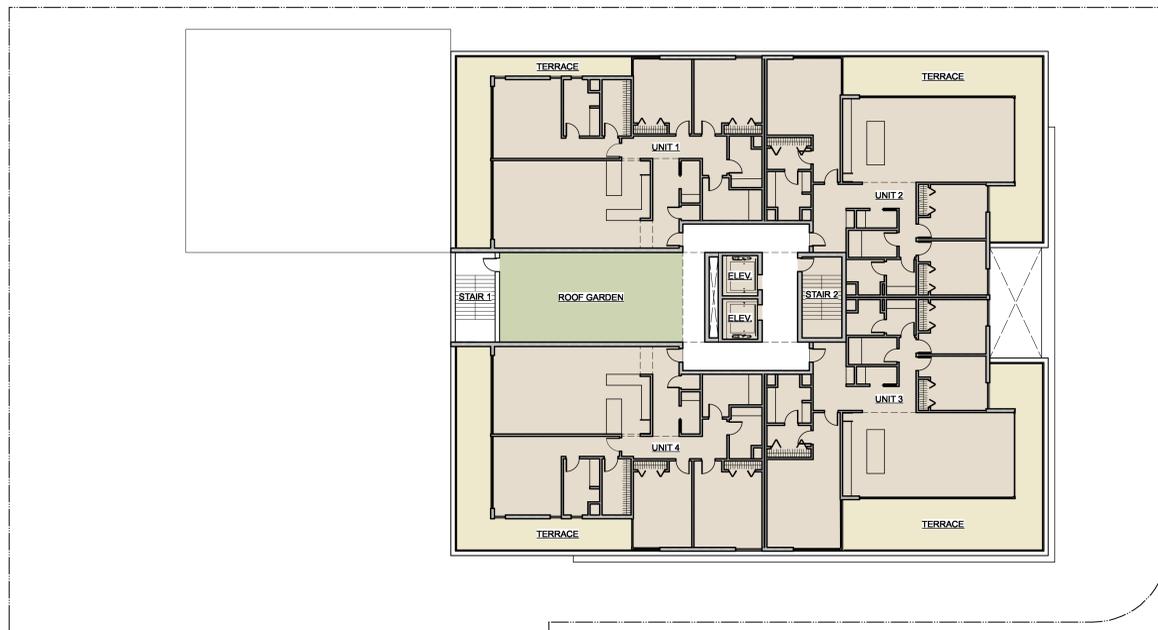
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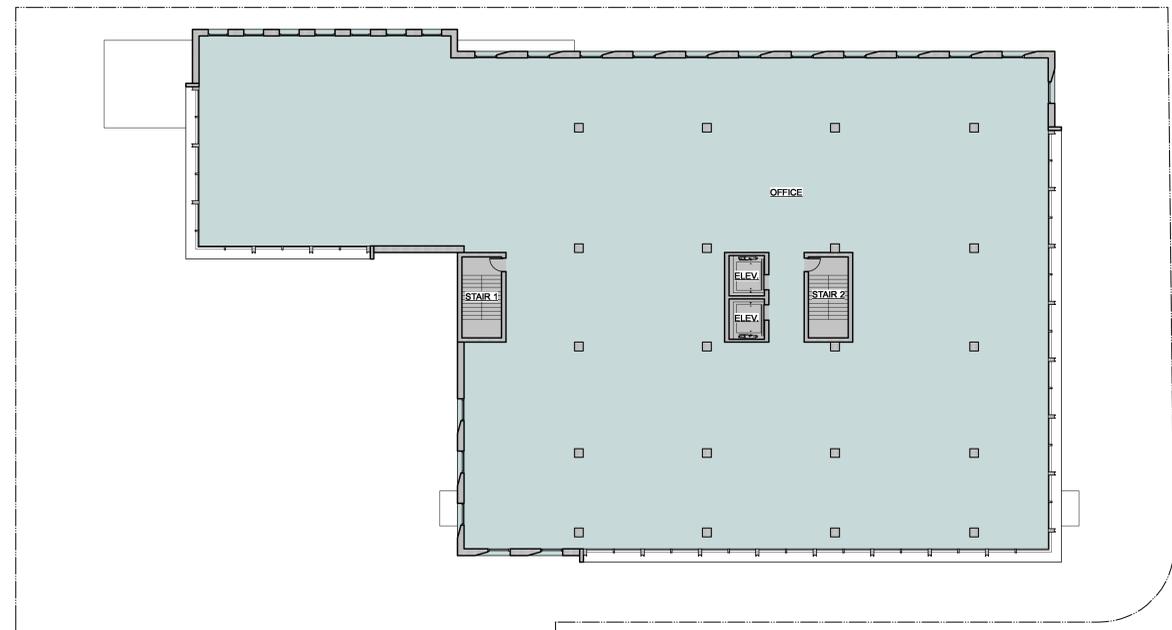
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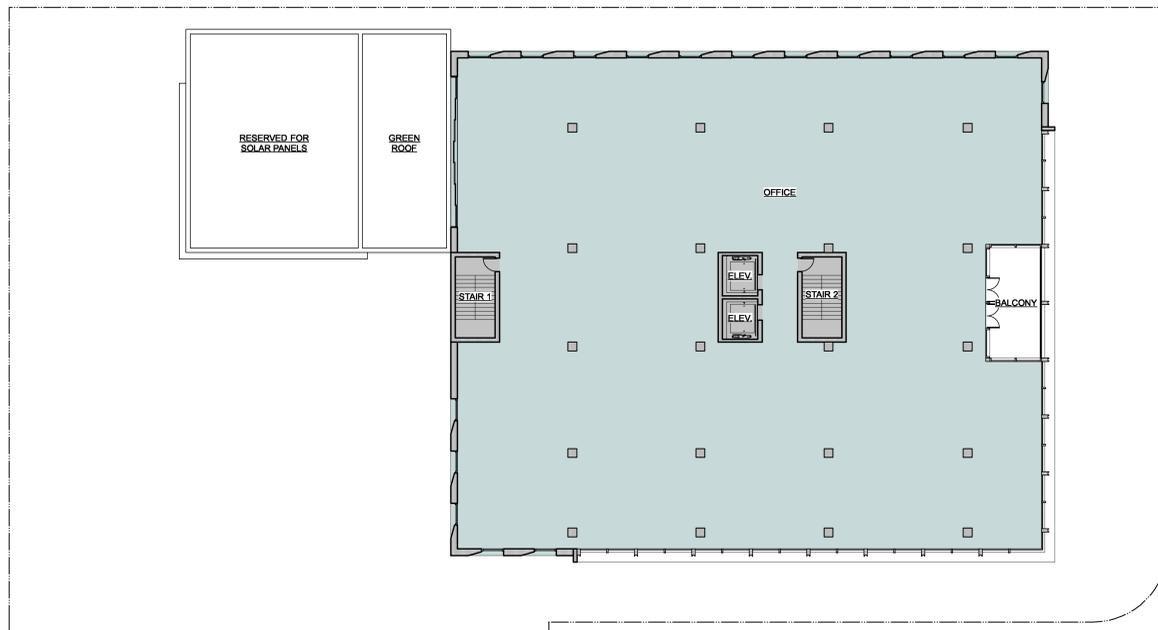
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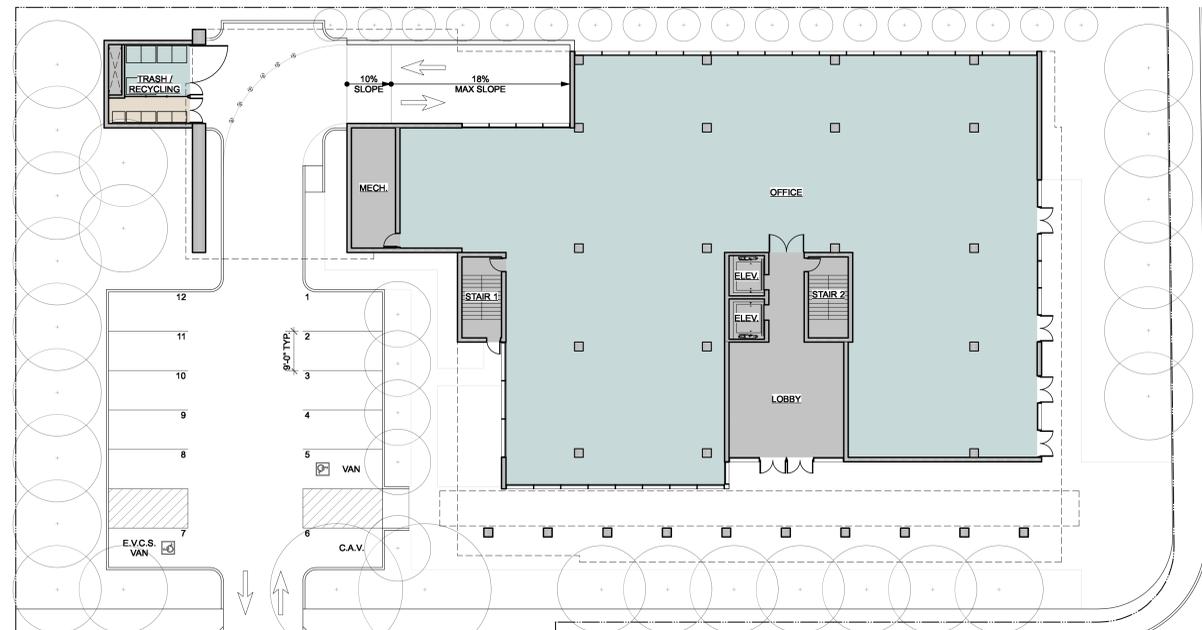
AREA DIAGRAM - LEVEL 4
SCALE: 1/16" = 1'-0" **4**



AREA DIAGRAM - LEVEL 2
SCALE: 1/16" = 1'-0" **2**



AREA DIAGRAM - LEVEL 3
SCALE: 1/16" = 1'-0" **3**



AREA DIAGRAM - LEVEL 1
SCALE: 1/16" = 1'-0" **1**

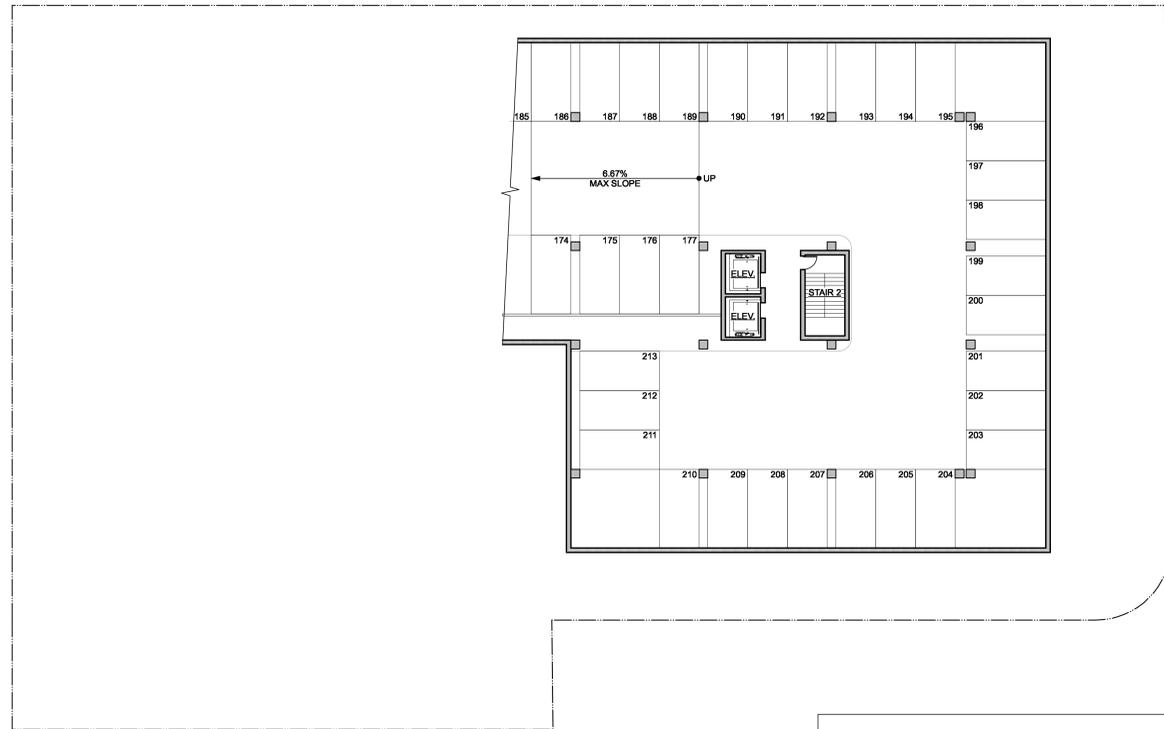
RESIDENTIAL AREAS		UNIT 1	UNIT 2	UNIT 3	UNIT 4	ROOF GARDEN	TOTALS	MIN. REQD.	COMPLIES
RESIDENTIAL		2,517 SF	2,370 SF	2,419 SF	2,600 SF	-	9,906 SF	N/A	N/A
OPEN SPACE		501 SF	695 SF	789 SF	610 SF	-	2,595 SF	200 SF	YES
COMMON OPEN SPACE		-	-	-	-	850 SF	850 SF	800 SF	YES

NOTE: RESIDENTIAL UNIT AREAS ARE GROSS AND EXTEND TO THE EXTERIOR SIDE OF UNIT WALLS.

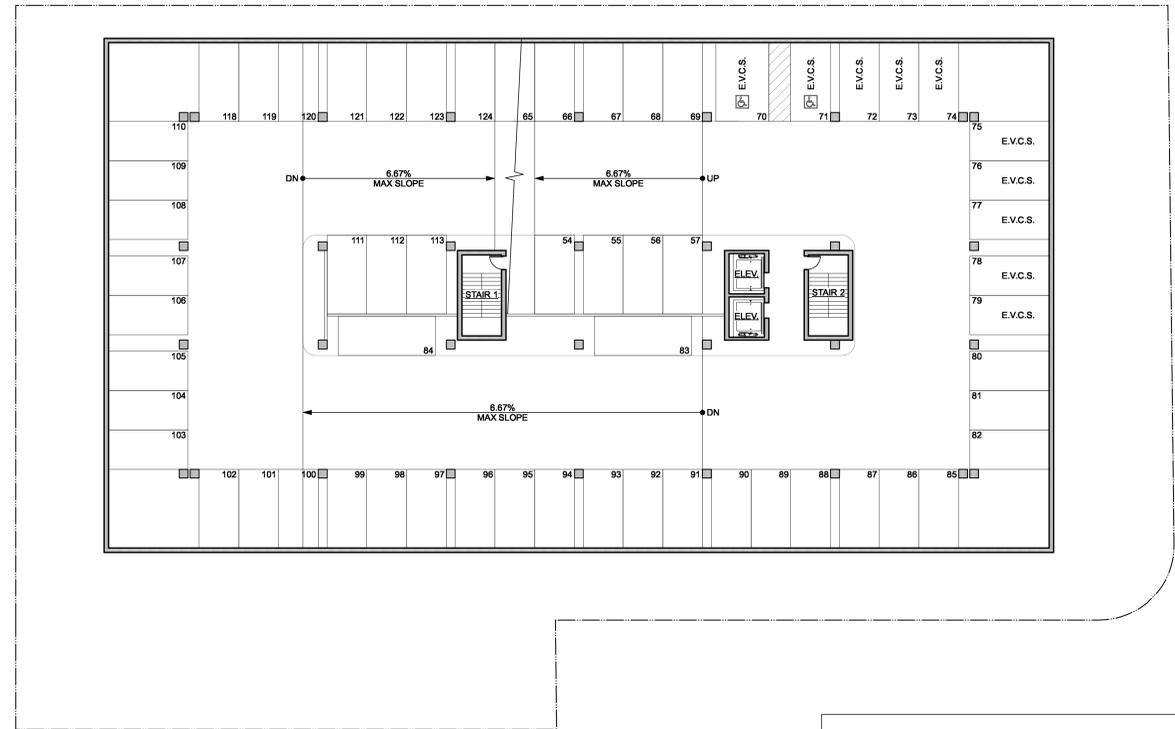
BUILDING AREA SUMMARY		
	RESIDENTIAL	OFFICE
LEVEL 1		
RESIDENTIAL	(140 SF)	140 SF
OFFICE	(10,756 SF)	0 SF
SHARED*	(1,971 SF)	493 SF
LEVEL 2		
RESIDENTIAL	(0 SF)	0 SF
OFFICE	(17,573 SF)	0 SF
SHARED*	(656 SF)	164 SF
LEVEL 3		
RESIDENTIAL	(0 SF)	0 SF
OFFICE	(14,289 SF)	0 SF
SHARED*	(656 SF)	164 SF
LEVEL 4		
RESIDENTIAL	(10,343 SF)	10,343 SF
OFFICE	(0 SF)	0 SF
SHARED*	(0 SF)	0 SF
SUBTOTAL (EACH USE)	11,304 SF	45,082 SF
TOTAL (ALL USES)	56,386 SF	

*SHARED AREAS ALLOCATED TO EACH USE BY FLOOR LEVEL (LEVELS SHOWN). RESIDENTIAL LEVEL 3 OFFICE LEVELS.
NOTE: ALL AREAS ARE GROSS (INCLUDING STAIRWELLS, ELEVATORS, NON-HABITABLE SPACES, ETC.)

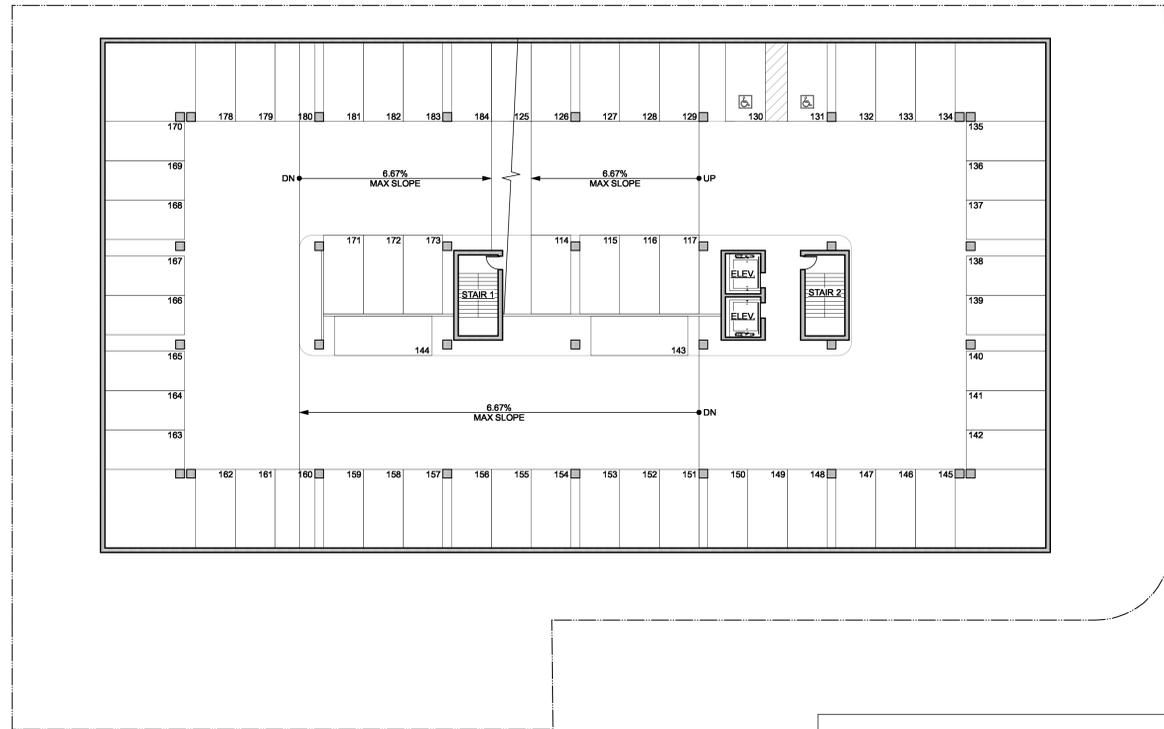
FOR PARKING CALCULATIONS SUMMARY, SEE A0.4



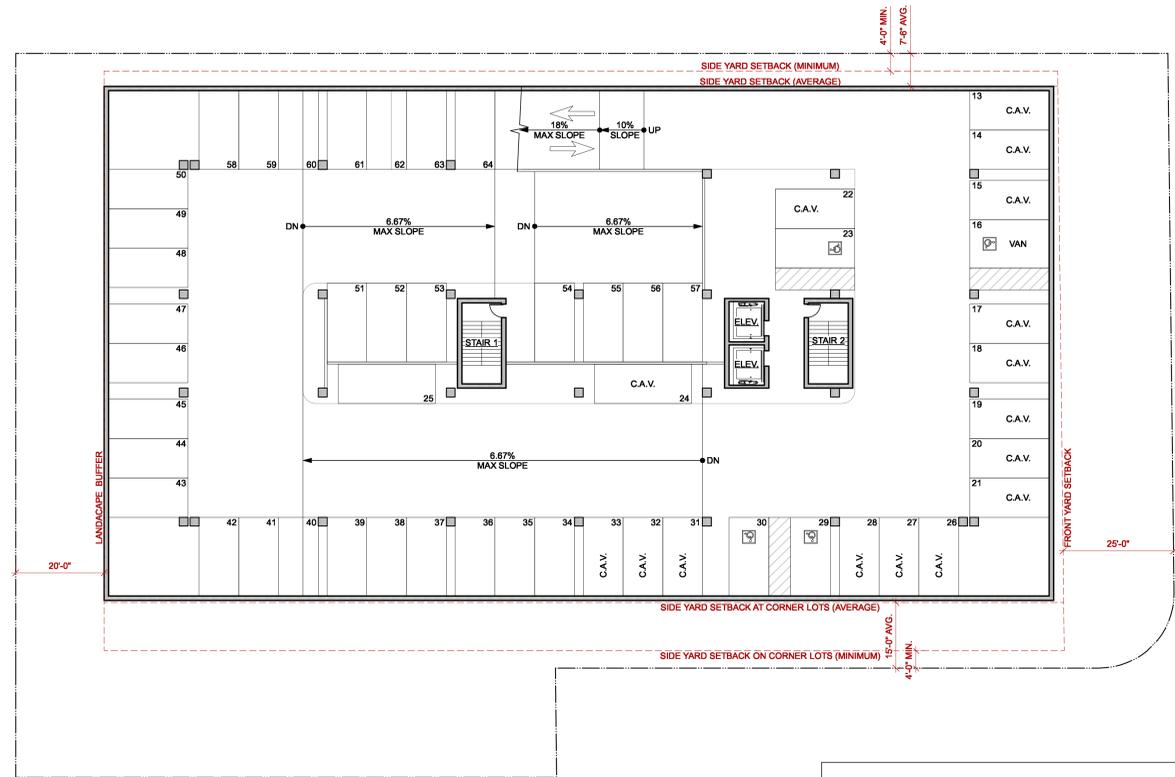
PARKING DIAGRAM - LEVEL B4
SCALE: 1/16" = 1'-0" 4



PARKING DIAGRAM - LEVEL B2
SCALE: 1/16" = 1'-0" 2



PARKING DIAGRAM - LEVEL B3
SCALE: 1/16" = 1'-0" 3



PARKING DIAGRAM - LEVEL B1
SCALE: 1/16" = 1'-0" 1

PARKING SUMMARY	
PARKING SPACES REQUIRED	SPACES
RESIDENTIAL (4 UNITS)	
RESIDENTIAL PARKING - 2 SPACES PER UNIT	8
GUEST PARKING - 1 SPACE PER 4 UNITS	1
OFFICE PARKING - 1 SPACE PER 300 SF NET AREA	(142.9) 143
TOTAL	152
PARKING SPACES PROVIDED	
AT GRADE (LEVEL 1, SEE A0.3)	12
BELOW GRADE (LEVELS B1-B4)	201
TOTAL	213

ISSUANCE:

SHEET REVISIONS

- △
- △
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DRAWING CONTENT
Proposed Site &
Level 1 Plan

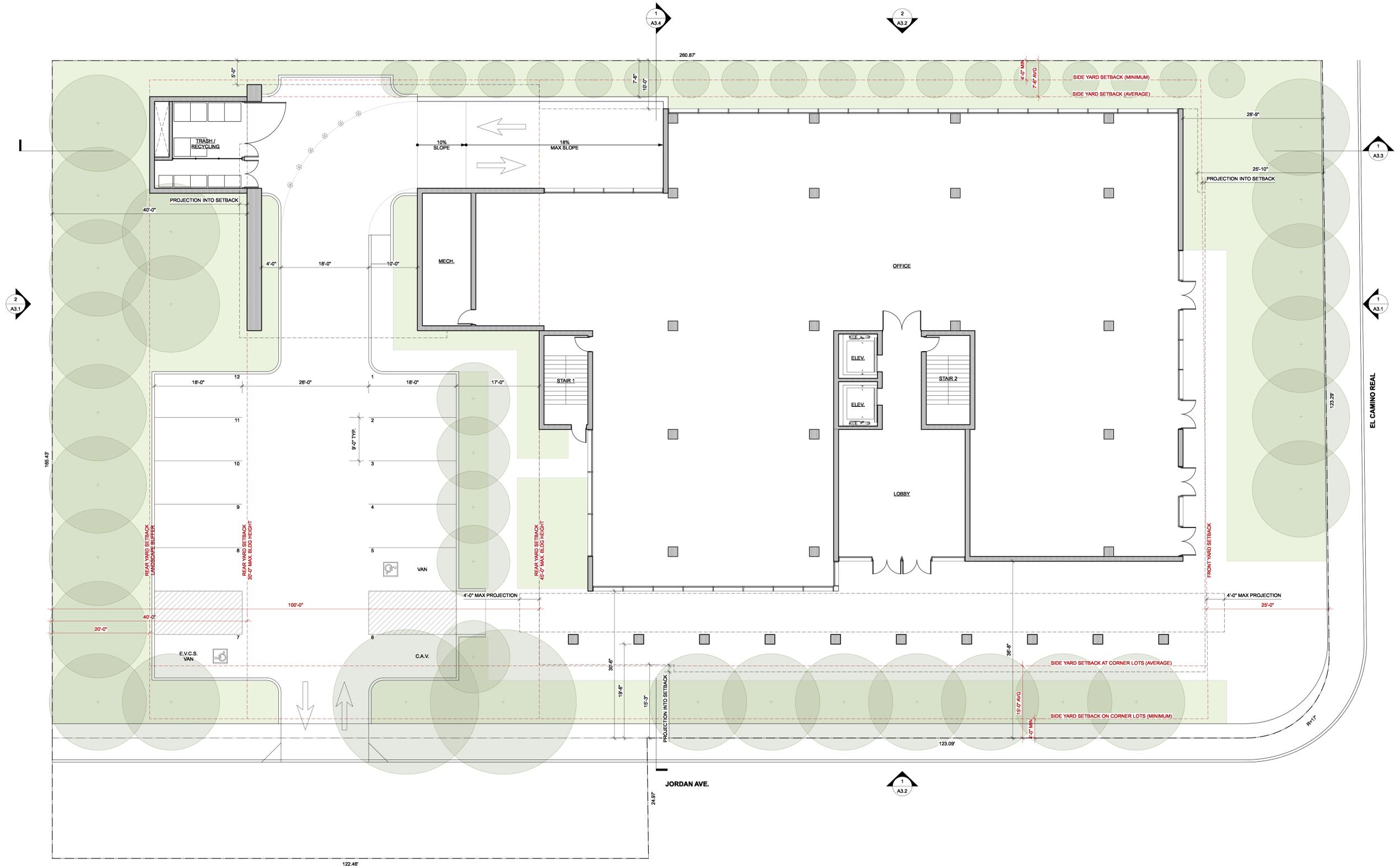
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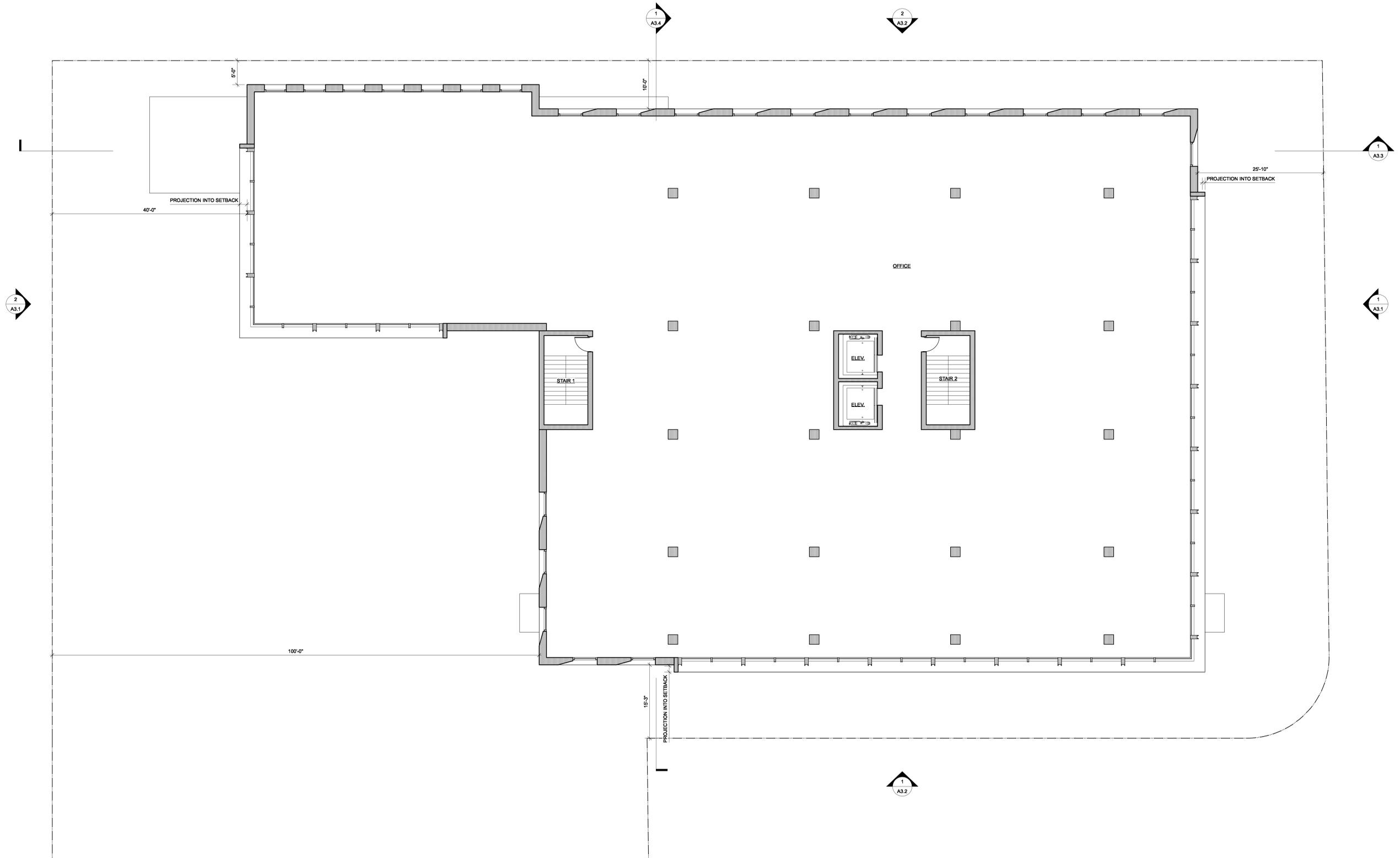
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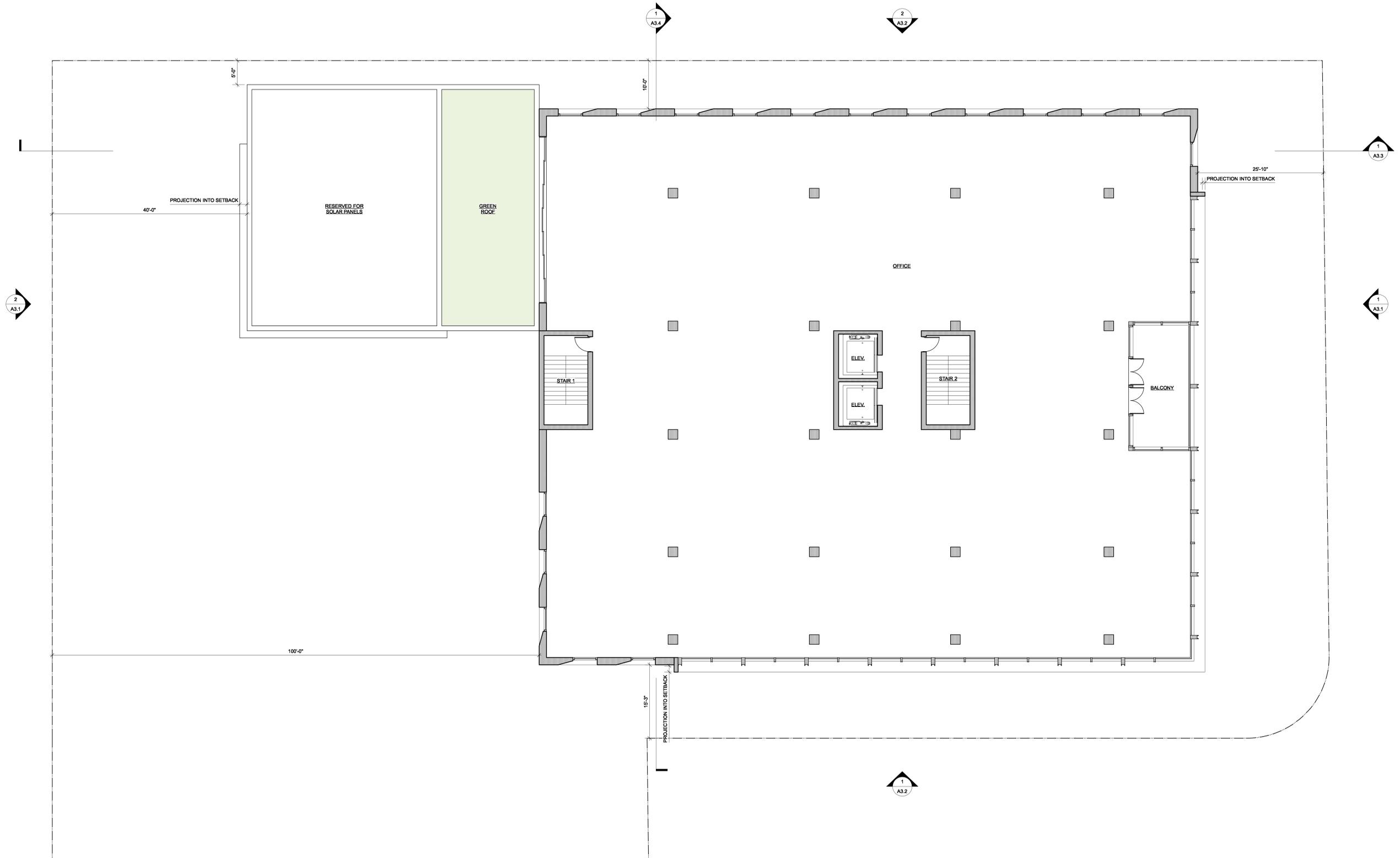
A2.1



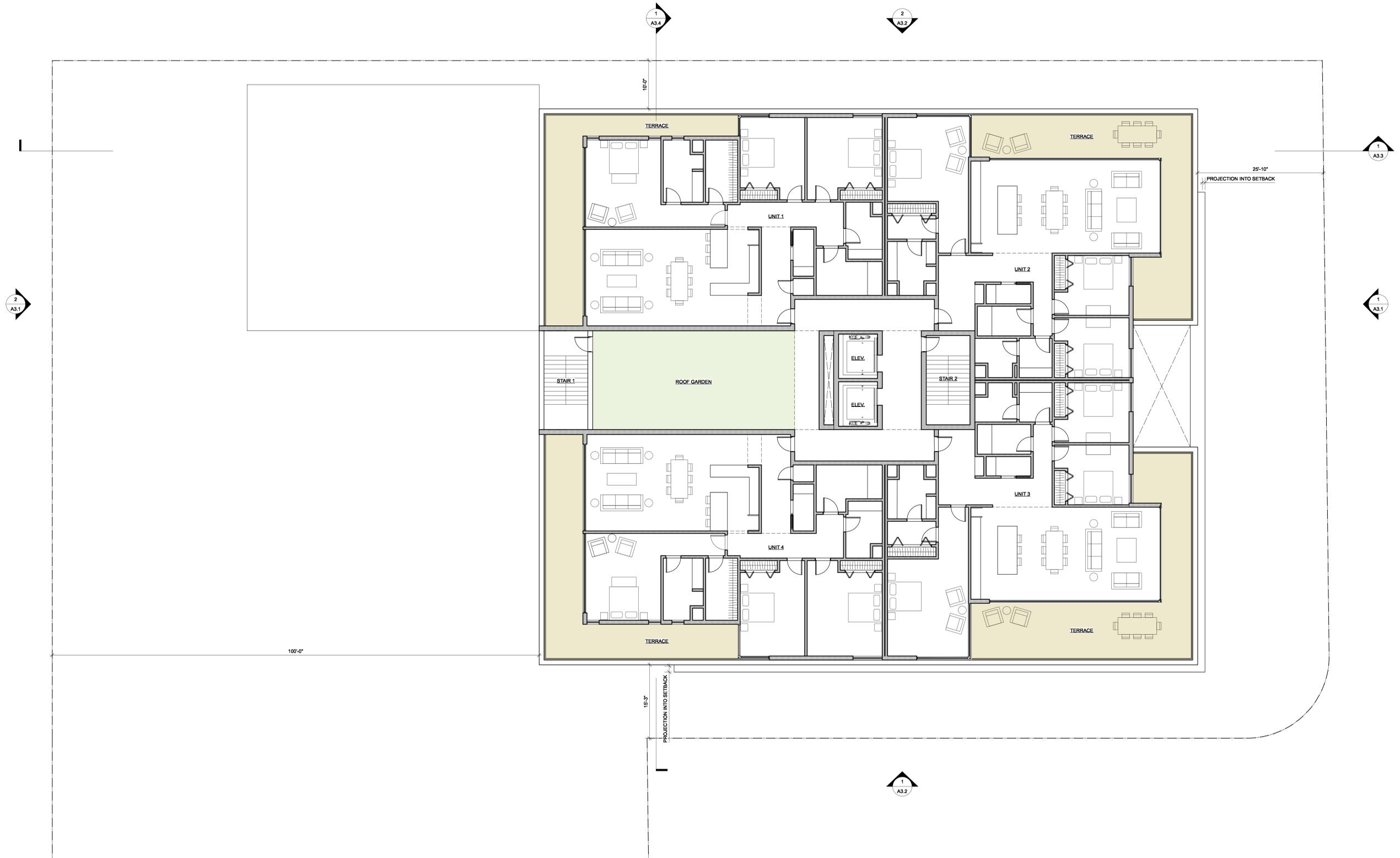
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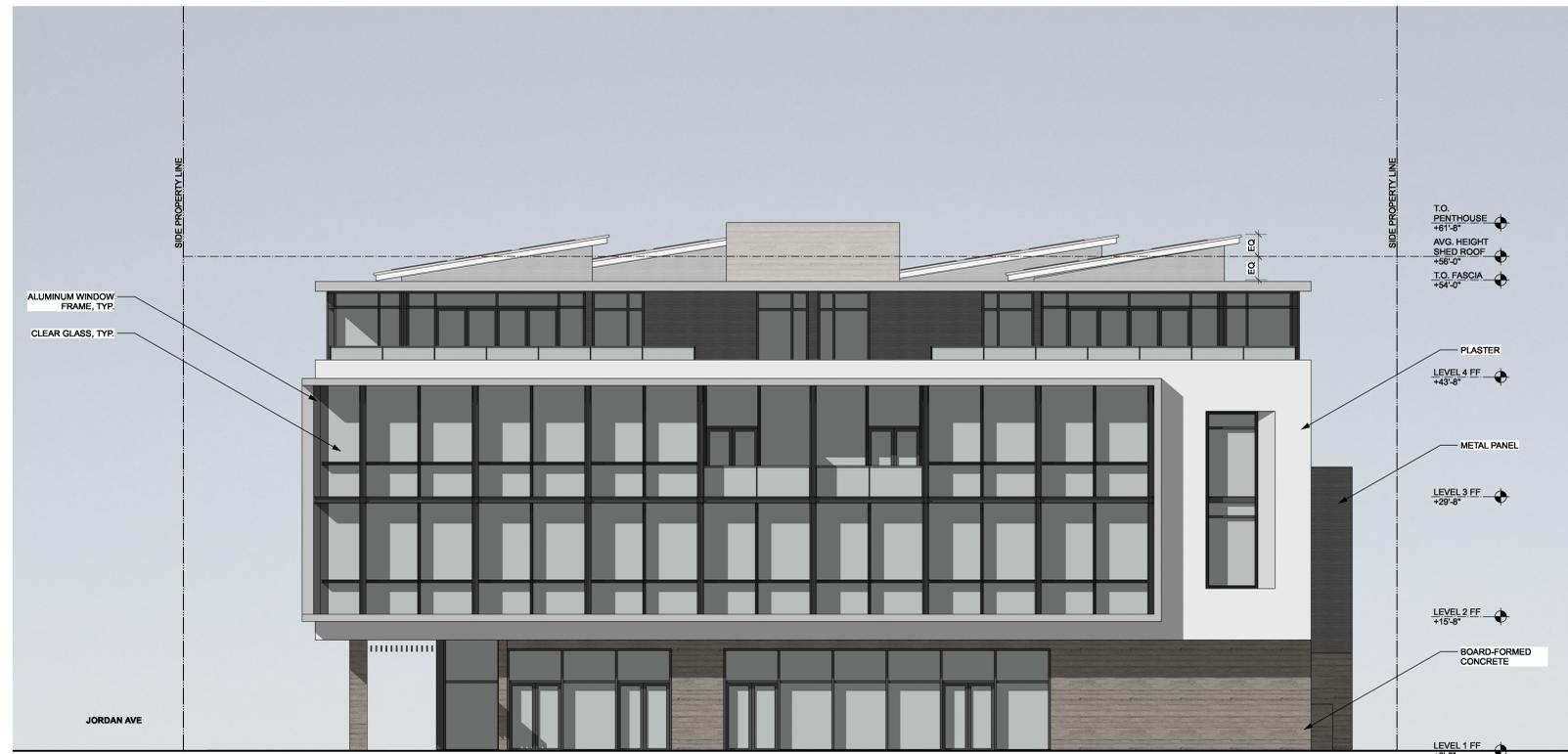




WEST ELEVATION

SCALE: 1/8" = 1'-0"

2



EAST ELEVATION

SCALE: 1/8" = 1'-0"

1

SHEET REVISIONS

▲	PLANNING REVISIONS
▲	10.15.2019
▲	
▲	
▲	
▲	



NORTH ELEVATION
SCALE: 1/8" = 1'-0" **2**



SOUTH ELEVATION
SCALE: 1/8" = 1'-0" **1**

DRAWING CONTENT
Elevations

STAMP

JOB NUMBER:
1811.00
SCALE:
As Noted
DRAWN BY:
MH
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DRAWING NUMBER

A3.2



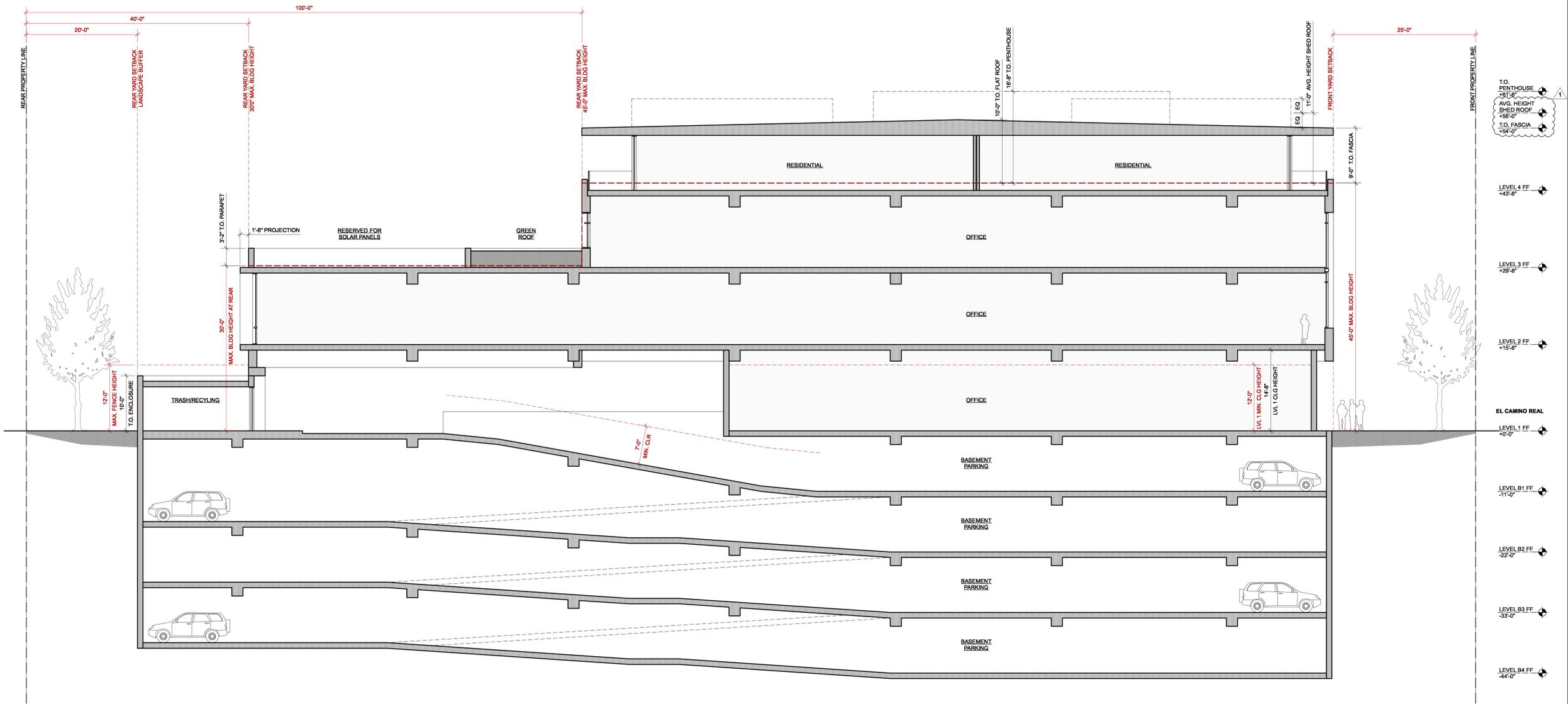
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2

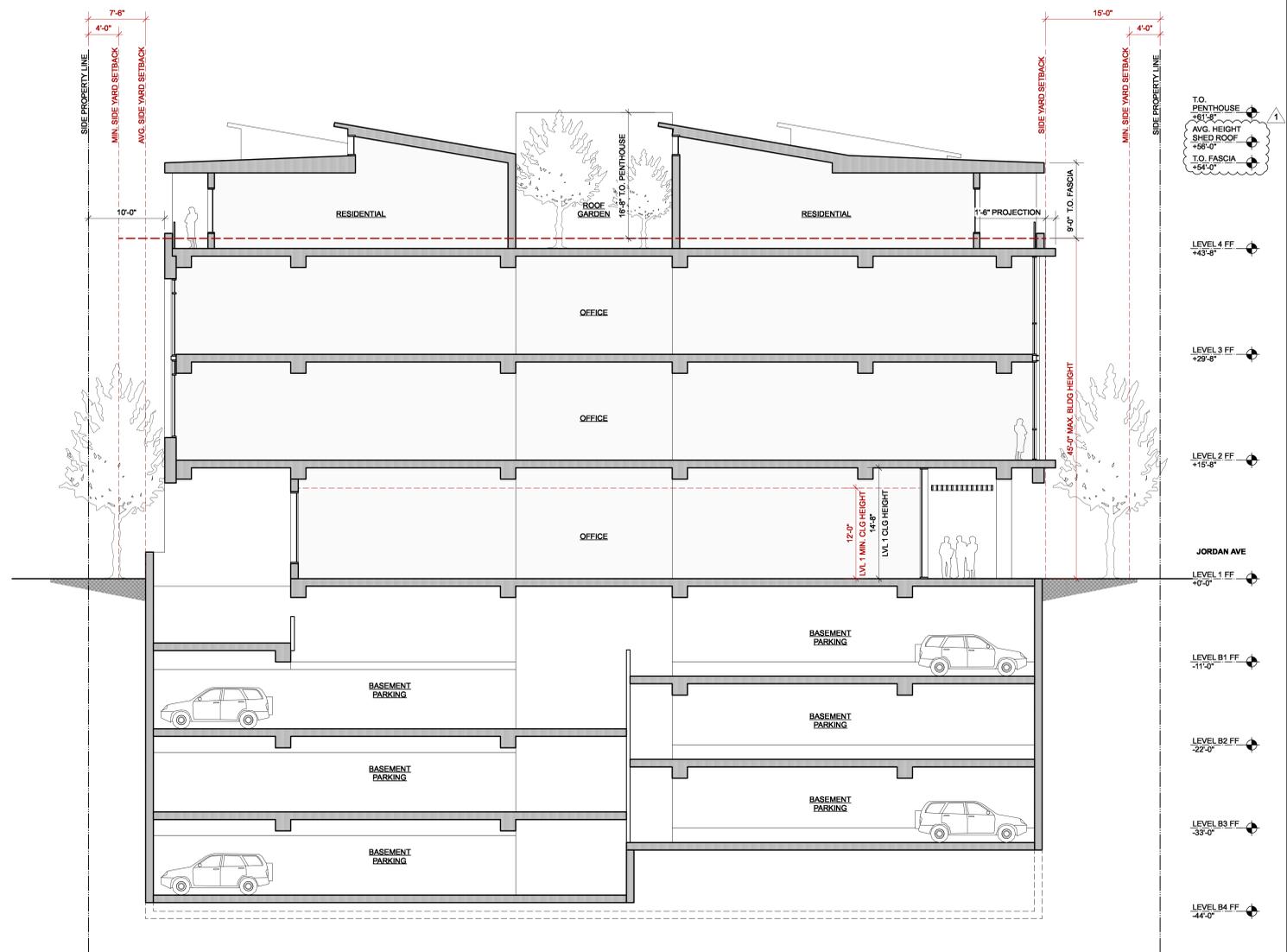


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1



SECTION LOOKING NORTH
SCALE: 1/8" = 1'-0"



- TO PENTHOUSE +51'-8"
- AVG. HEIGHT SHED ROOF +46'-0"
- T.O. FASCIA +54'-0"
- LEVEL 4 FF +43'-8"
- LEVEL 3 FF +28'-6"
- LEVEL 2 FF +15'-4"
- JORDAN AVE
- LEVEL 1 FF +0'-0"
- LEVEL B1 FF -11'-0"
- LEVEL B2 FF -22'-0"
- LEVEL B3 FF -33'-0"
- LEVEL B4 FF -44'-0"

- △
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PERSPECTIVE FROM SOUTHWEST AT JORDAN AVE
SCALE: N.T.S. **4**



PERSPECTIVE FROM SOUTHEAST AT EL CAMINO
SCALE: N.T.S. **2**



PERSPECTIVE FROM SOUTH AT JORDAN AVE
SCALE: N.T.S. **3**



PERSPECTIVE FROM NORTHEAST AT EL CAMINO
SCALE: N.T.S. **1**

SHEET REVISIONS

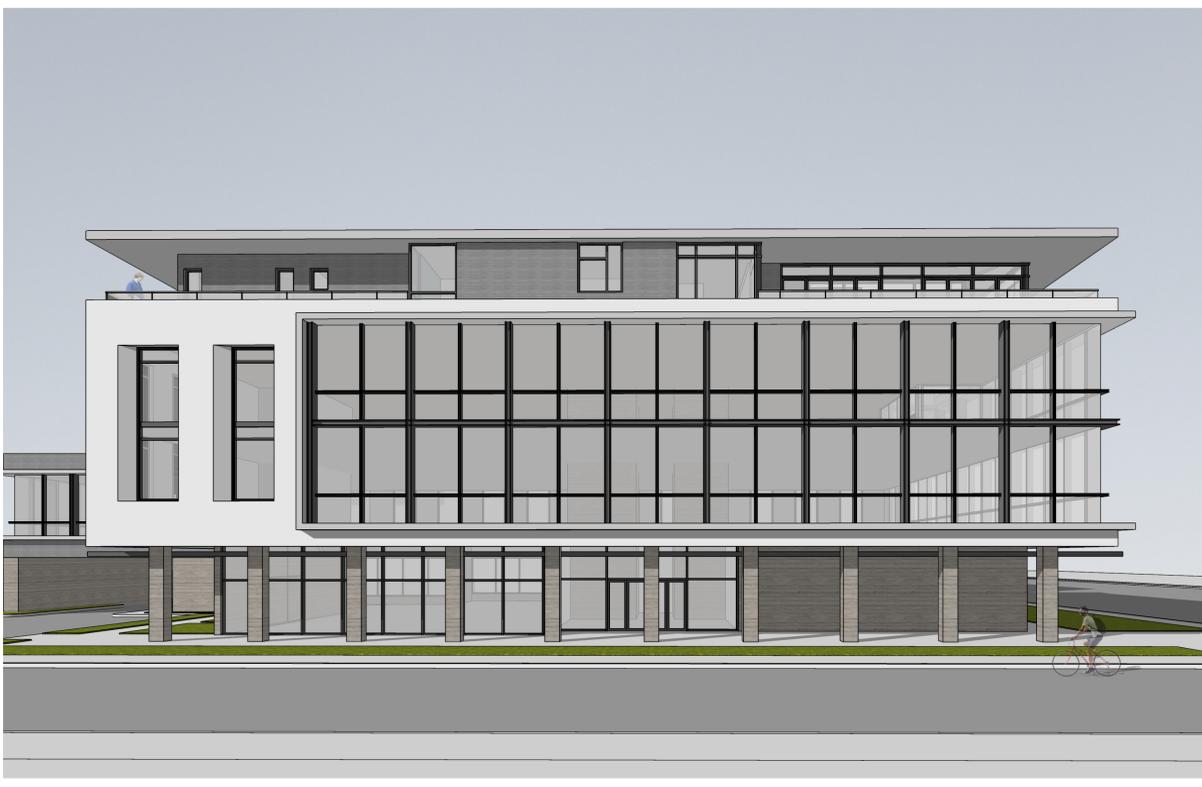
▲	PLANNING REVISIONS 10.15.2019
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PERSPECTIVE FROM SOUTHWEST AT JORDAN AVE
SCALE: N.T.S. **4**



PERSPECTIVE FROM SOUTHEAST AT EL CAMINO
SCALE: N.T.S. **2**



PERSPECTIVE FROM SOUTH AT JORDAN AVE
SCALE: N.T.S. **3**



PERSPECTIVE FROM NORTHEAST AT EL CAMINO
SCALE: N.T.S. **1**

DRAWING CONTENT
Perspectives (w/o trees)

STAMP

JOB NUMBER:
1811.00
SCALE:
As Noted
DRAWN BY:
MH

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DRAWING NUMBER

A4.1a

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PERSPECTIVE FROM WEST AT PARKING LOT
SCALE: N.T.S.

2



PERSPECTIVE FROM EAST AT EL CAMINO
SCALE: N.T.S.

1



PERSPECTIVE FROM WEST AT PARKING LOT

SCALE: N.T.S.

2



PERSPECTIVE FROM EAST AT EL CAMINO

SCALE: N.T.S.

1