DISCUSSION ITEMS

Agenda Item # 11

AGENDA REPORT SUMMARY

Meeting Date: September 26, 2017

Subject: 4880 El Camino Real—Elevator Tower Height Waiver

Prepared by: David Kornfield, Planning Services Manager—Advance Planning
Reviewed by: Jon Biggs, Community Development Director
Approved by: Chris Jordan, City Manager

Attachments:
1. Plans
2. Resolution No. 2017-36
3. Minutes of the July 20, 2017 Planning and Transportation Commission Meeting
4. Staff Memorandum to the Planning and Transportation Commission dated July 20, 2017
5. Resolution No. 2016-27

Initiated by:
Applicant, LOLA LLC.

Fiscal Impact:
None

Environmental Review:
Categorically exempt per Section 15332 of the California Environmental Quality Act Guidelines

Policy Question for Council Consideration:

- Should the City Council grant an expanded development waiver to allow the increase of an elevator tower from 11 feet to 16 feet eight inches above the structural roof deck?

Summary:

- The City Council approved the 21-unit, multiple-family residential project subject to conditions limiting the overall building height to 58 feet, the rooftop structures to 11 feet above the structural roof deck, and the area of rooftop structures to six percent of the rooftop as development waivers under the State Density Bonus law.
- The applicant subsequently requests to amend the rooftop height waiver to allow the elevator tower to a height of 16 feet eight inches above the structural roof deck (or 15.5 feet above the roof surface).

Staff Recommendation:
Consider Resolution No. 2017-36 allowing the elevator height to 16 feet eight inches above the structural roof deck (4880 El Camino Real)

Subject: 4880 El Camino Real—Elevator Tower Height Waiver

Purpose

The purpose of this application is to consider a revision to a previously granted height waiver. The amended waiver would allow the elevator tower 16 feet eight inches above the structural roof deck, where the Municipal Code currently allows such structures 12 feet above the structural roof deck. At the time of entitlement, the Municipal Code limited such structures to eight feet above the structural roof deck. The applicant prepared an abbreviated set of plans showing the project conforming to the previously granted 58-foot building height limit but with an elevator structure at 16 feet eight inches above the structural roof deck, which is 15.5 feet above the roof surface (Attachment 1). The applicant also submitted two letters and graphics explaining the basis for the height change to the elevator (see Memorandum to the Planning and Transportation Commission, Attachment 4).

Background

The project contains 21 multiple-family dwelling units including one moderate income unit and two low income units. The original proposal was for a 62-foot tall building measured to the structural roof deck with an additional 11 feet for rooftop structures including the elevator, stairways and trellises for the roof deck for an overall height of 73 feet.

At its June 28, 2016 meeting the City Council continued its initial review of the project to study the density bonus incentives and waivers, and to consider project alternatives that lowered the building's height. At its August 23, 2016 meeting, the City Council considered the applicant's revisions to the project and directed staff to prepare a resolution of approval including but not limited to lowering the building height from 62 feet to 58 feet, allowing approximately 10-foot tall ceilings and a fifth floor, and allowing the rooftop structures 11 feet above the structural roof deck for an overall height of 69 feet consistent with the drawings provided by the applicant. At its September 13, 2016 meeting the City Council approved the project subject to Resolution No. 2016-27 (see Attachment 4).

At its July 20, 2017 meeting, the Planning and Transportation Commission held a public hearing to consider the revised elevator waiver. Following public comment and discussion, the Commission voted 6-0 (Oreizy absent) to forward the project to the City Council without a formal recommendation but with Commission comments (see Attachment 3 for Minutes). Expanding on the Minutes, the Commission comments were as follows:

1. Commissioner Enander started the discussion by asking if the Commission should make a recommendation noting that administrative remedies or alternatives to what is being proposed on the part of the applicant had not been exhausted;

2. Commissioner Samek noted he has issue with the proposal and he was concerned that approving this request could set a precedent. He also felt there should have been more of an effort on the part of the applicant to work this out and try to develop a solution and that there

should have been a more give and take approach taken by the applicant to achieve an acceptable solution;

3. Commissioner Bodner wondered if the applicant had been listening or observing what has taken place in the Community since approval of the project. She noted the request was not respectful of neighboring properties and added that the "sky is not the limit". In addition, she felt that an independent review of the request for additional height in the elevator enclosure should be looked at by someone with expertise in these systems – noting that the applicant's assertions were self-serving and she was not persuaded of a need for additional height in this roof top structure. She concluded by noting that other options need to be evaluated – preferably by someone independent of the project;

4. Vice-Chair Bressack noted an 8' elevator cab could work, rather than the proposed elevator cab height. She added that this was in line with architect Frank Lloyd Wright's concept of compression and release, which might make for a more unique experience inside the building. She advised that the applicant should admit to the mistake that they made and then come forward with more than one solution to address or correct the mistake – a cooperative effort would have been a much better approach;

5. Commissioner McTighe added that he is listening to the Community and it is telling him it does not want a taller building; and

6. Chair Meadows noted this is an unfortunate set of circumstances and that there are other issues the community should be focusing on. She reflected on the changes to roof top structure heights being proposed by the Commission, but these have yet to be adopted. She expressed frustration at being put in this position and not being provided with more options to consider, which could assist the Commission in arriving at a recommendation to the City Council.

Discussion/Analysis

The code limits the height of the rooftop structures as measured to the structural roof deck, which is considered the top of the framing. The roof surface, however, is laid on top of the structural roof deck. Since the applicant is providing an elevator to a rooftop deck amenity, the roof surface is designed as a walking surface that is one-foot two inches above the structural roof deck.

In developing the construction plans the applicant was unable to specify an appropriate elevator to serve the roof deck amenity within the granted 11-foot height limit above the structural roof deck. The applicant desires a nine-foot tall elevator cab, which is commensurate with the project's 10-foot tall ceilings. When considering the manufacturer's lowest required structure above the elevator cab, the elevator tower enclosure shows a height of 15.5 feet above the roof surface (or 6.5 feet above the elevator cab) is needed. The elevator tower's height is set from the roof surface because that is the

point where the elevator floor lands for access. The project architect states, but does not recommend, that the bare minimum would be an eight-foot-tall elevator cab, which would necessitate an enclosure height of 14.5 feet above the roof surface.

The applicant provided cross-sections of the elevator design (see Sheet A4.2 of the Plans) showing the minimal head space above the elevator cab dictating the overall elevator height of 15.5 feet above the landing point. The applicant also provided three-dimensional graphics showing the visual effect of the taller elevator tower. The graphics show that the elevator tower would be visible from the street at distant vantage points.

Staff notes that any rooftop amenity must be fully accessible to those with disabilities, which means that an elevator is necessary in addition to the stairs. The rooftop deck provides an amenity and open space for the residents. The proposed elevator enclosure structure is integrated into the overall building design.

Aside from using a shorter elevator cab to minimize the elevator tower, an alternative could be to omit the rooftop deck, which removes this amenity for the development.

Options

1) Grant a development waiver to allow the elevator tower enclosure at 16 feet eight inches above the structural roof deck.

Advantages: Allows the applicant to provide an amenity for the density bonus project and maintain the taller ceilings.

Disadvantages: Increases the height of the roof top structure by five feet eight inches.

2) Deny the development waiver for the taller elevator tower enclosure.

Advantages: Results in compliance with original approvals.

Disadvantages: May necessitate removal of the rooftop deck amenity.

3) Approve a development waiver for the lower elevator tower enclosure but maintain an overall height of 69 feet for the project.

Advantages: Results in compliance with the overall height previously approved.

Disadvantages: May necessitate removal of the rooftop deck amenity or lower the ceiling heights of the building.

Subject: 4880 El Camino Real—Elevator Tower Height Waiver

Recommendation

Consider Resolution No. 2017-36 allowing the elevator height to 16 feet eight inches above the structural roof deck (4880 El Camino Real)

RESOLUTION NO. 2017-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS FOR AN AMENDED DEVELOPMENT WAIVER FOR AN ELEVATOR TOWER FOR A 21-UNIT, MULTIPLE-FAMILY PROJECT AT 4880 EL CAMINO REAL

WHEREAS, the City of Los Altos received an application from LOLA, LLC to amend the development waiver previously granted by Resolution No. 2016-27 for their multiple-family residential condominium building, which includes Design, Use Permit and Subdivision applications 16-D-01, 16-UP-01 and 16-SD-01, referred herein as the "Project"; and

WHEREAS, the applicant LOLA, LLC seeks an amended development waiver under Government Code Section 65915 (e) to allow a rooftop elevator tower enclosure 16 feet eight inches above the structural roof deck, or 15.5 feet above the roof finish, where the Municipal Code limits such structures to a height of eight feet above the roof; and

WHEREAS, said Project is exempt from environmental review in accordance with Section 15332 of the California Environmental Quality Act of 1970 as amended; and

WHEREAS, the Planning and Transportation Commission City Council held duly noticed public meetings on the Project on July 20, 2017; and

WHEREAS, the Design application was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings of the City Council's decision are held the Office of the City Clerk.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the revised development waiver for the Project subject to the additional findings and conditions of approval attached hereto as Exhibit "A" and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the ____ day of ____, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mary Prochnow, MAYOR

Attest:

_____
Jon Maginot, CMC, CITY CLERK

ATTACHMENT 2

FINDINGS (REVISED)

16-D-01—4880 El Camino Real

1. With regard to environmental review, the City Council finds in accordance with Section 15332 of the California Environmental Quality Act Guidelines, that the following Categorical Exemption findings can be made:

   A. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations, including incentives to produce affordable housing;

   B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; there is no record that the project site has value as habitat for endangered, rare or threatened species;

   C. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the completed studies and staff analysis reflected in this report support this conclusion; and

   D. The project has been reviewed and it is found that the site can be adequately served by all required utilities and public services.

2. With regard to commercial design review, the City Council makes the following findings in accordance with Section 14.78.040 of the Municipal Code:

   A. The proposal meets the goals, policies and objectives of the General Plan within the El Camino Real corridor, and ordinance design criteria adopted for the specific district such as the stepped building massing and the landscape buffer at the rear;

   B. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design; the project has a mixture of scales relating to the larger street and vehicles and the smaller pedestrian orientation;

   C. Building mass is articulated to relate to the human scale, both horizontally and vertically as evidenced in the design of the projecting bay windows, overhangs and balconies. Building elevations have variation and depth and avoid large blank wall surfaces. Residential projects incorporate elements that signal habitation, such as identifiable entrances, overhangs, bays and balconies;

   D. Exterior materials and finishes convey quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, and structural elements; and

E. Mechanical equipment is screened from public view by the building parapet and is designed to be consistent with the building architecture in form, material and detailing.

3. With regard to the requested development waiver amendment, the City Council makes the following finding:

A. The amended development waiver to allow the elevator tower at 16 feet eight inches above the structural roof deck, or 15.5 feet above the roof finish, is required to accommodate the rooftop deck amenity. The taller elevator cab and enclosure is commensurate with the taller ceilings in the project. Without the requested waiver, the City's rooftop development standard would "physically preclude" the development of the project amenity with the density bonus units.

ATTACHMENT 2

CONDITIONS (REVISED)

16-D-01—4880 El Camino Real

GENERAL

1. **Approved Plans**

   The project approval is based upon the plans received on April 17, 2017, except as modified by these conditions. Such plans shall provide the rooftop elevator enclosure no higher than 16 feet eight inches above the structural roof deck, or 15.5 feet above the roof finish.

2. **Prior Conditions of Approval**

   All conditions of approval per Resolution No. 2016-27 shall remain in effect except as stated herein.

DAHLIN

January 20, 2017

David Kornfield
Planning Services Manager – Advance Planning
City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

Dear Mr. Kornfield,

Our firm recently completed work on the entitlement of a five-story, 21-unit condominium project at 4880 El Camino Real for our clients, Peggy Galeb and Jeff Taylor (LOLA, LLC). The project was approved by the City Council on September 13, 2016.

Our clients submitted construction documents to the City at the end of December 2016 for building permit. The project features approximately 10-foot ceilings in the common areas and in the residences, eight-foot interior doors, as well as a roof top terrace with an elevator providing equal access to its outdoor amenities. On January 5, 2017 we received your letter communicating the Planning Division's building permit plan check comments. The comments included a request that we "limit the elevator tower to a maximum height of 11 feet above the roof deck in accordance with the Resolution of Approval" (comment no. 10) and that we "provide specification on the type of elevator system and indicate its relative speed" (comment no. 11). This letter seeks to address these two comments.

The elevator we are proposing for this project, the Kone Monospace 500 Elevator, is being specified for its industry minimum overhead clearance requirements and its eco-efficiency. We believe that this elevator is appropriate for the scale and quality of the approved project. It will provide an eight-foot door which will match the other doors in the project and will have a nine-foot elevator cab consistent with the 9'-10" ceilings in the city-approved, five-story design. Kone is globally recognized as an industry leader in the design and provision of eco-efficient, machine room-less traction elevators. The machine room-less design does not have a dedicated machine room above the elevator, thus reducing the height of the shaft. The speed of the elevator will be a minimum 150 FPM. The specifications for the Kone Monospace 500 elevator are attached to this letter.

It is physically impossible to install the specified Kone elevator (or any other elevator of which we know) to service the rooftop deck within a rooftop structure under 11 feet. The minimum height of the rooftop structure needed is 15'-6". It is worth noting that even if we were to install an elevator cab of similar quality with a cab height of 8 feet—a cab height which we do *not* recommend for this project due to its typical door and ceiling height—the minimum height of the rooftop structure would need to be 14'-6".

We also attach for your review some perspective studies showing what, if any, portion of the 15'-6" elevator shaft would be visible from several vantage points on El Camino Real. As you will see in the studies, the elevator shaft is hardly discernable given its location beyond the building's main facades. We believe that most people on the street will not be able to discern between a structure at 11 feet or at 15'-6".

Please feel free to call me directly with any questions you may have about the specifications of the elevator cab or the requirements for its installation in our project. Thank you very much.

Yours sincerely,

BRETT N. BAILEY AIA
Associate / Senior Architect

Attachments: 4880 ECR_Elevator Height Study Views and Kone_MonoSpace500

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Pleasanton, California 94588 USA

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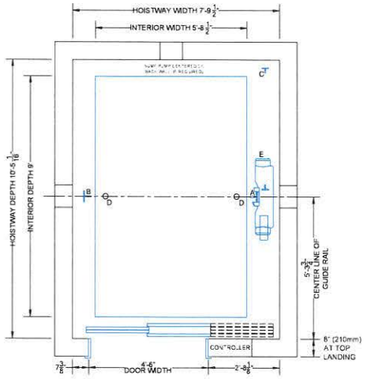
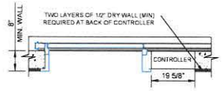
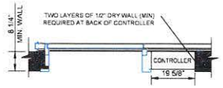
WWW.DAHLINGROUP.COM



HOISTWAY PLAN VIEW



TOP LANDING ENTRANCE / INTEGRATED CONTROL DETAIL
CONCRETE



TOP LANDING ENTRANCE / INTEGRATED CONTROL DETAIL
DRYWALL

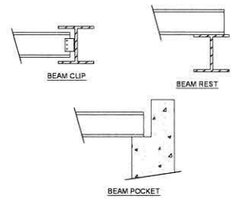
BRKTS ABOVE TOPMOST LANDING - IMPACT LOADING REACTIONS (lbf)			
REACTION LOCATION	A	B	C
X DIRECTION	1990	250	50
Y DIRECTION	750	2610	100
BRKTS BELOW TOPMOST LANDING - RUNNING REACTIONS (lbf)			
X DIRECTION	300	250	50
Y DIRECTION	310	210	100
MAX DEFLECTION NOT TO EXCEED 0.125" (3mm) DUE TO APPLIED LOADS			
SEISMIC ZONES 3 & 4 - ALL BRKTS LOCATIONS - IMPACT LOADING (lbf)			
X DIRECTION	3100	2900	1600
Y DIRECTION	3000	2200	3100
MAX DEFLECTION NOT TO EXCEED 0.125" (3mm) DUE TO APPLIED LOADS			

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

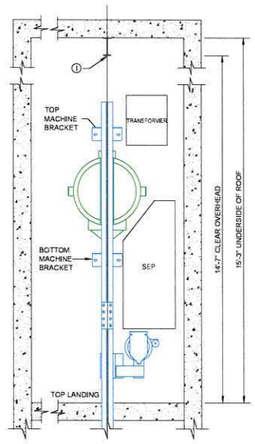
VERTICAL FORCES ONTO PIT FLOOR (lbf)					
REACTION LOCATION	A	B	C	D	E
Z DIRECTION	30000	15300	9200	17900	27800

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

HOISTBEAM & LIFELINE VERTICAL FORCES (lbf)				
REACTION LOCATION	A	B	C	D
Z DIRECTION	5700	4900	5000	5000

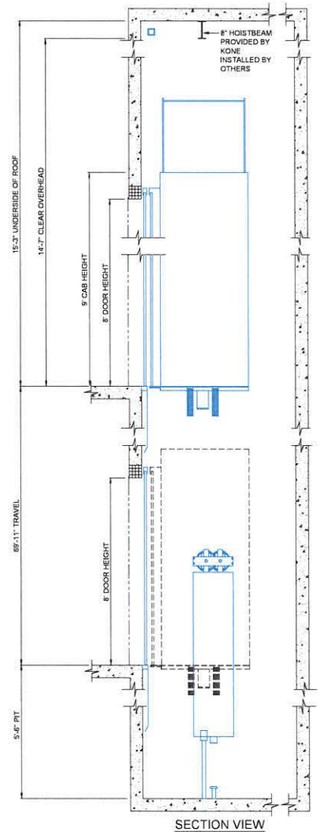


ATTACHMENT DETAILS



ELEVATION IN HOISTWAY
LOOKING AT MACHINE

FLOOR BY FLOOR HEIGHTS CHART					
LANDING 5	11' 7"	LANDING 10	N/A	LANDING 15	N/A
LANDING 4	11' 7"	LANDING 9	N/A	LANDING 14	N/A
LANDING 3	11' 7"	LANDING 8	N/A	LANDING 13	N/A
LANDING 2	11' 7"	LANDING 7	8'4"	LANDING 12	N/A
LANDING 1	12' 0"	LANDING 6	11' 7"	LANDING 11	N/A



SECTION VIEW

SCALE: NOT TO SCALE

RE-OPEN CONFIGURATION IN THE TOOLBOX: http://architecttoolbox.kone.us/Mono500/?savedConfigurationID=34115

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

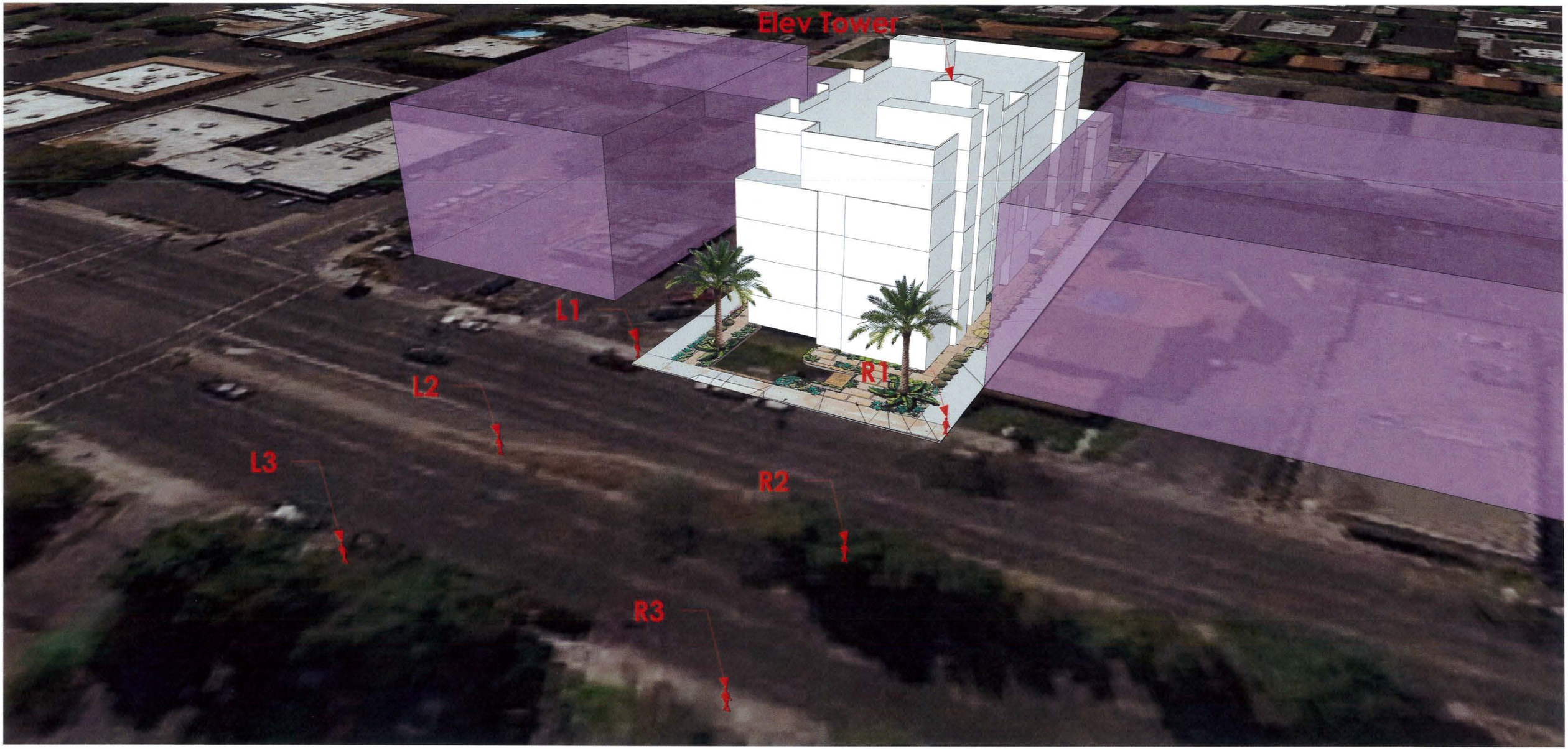
1. PROVIDE A CLEAR, PLUMB HOISTWAY OF THE SIZE SHOWN ON THE FINAL KONE LAYOUT. VARIATIONS MUST NOT EXCEED 1". (TOLERANCE = -0" + 1")
2. PROVIDE ADEQUATE SUPPORT FOR GUIDE RAIL BRACKETS (INCLUDING DIVIDER BEAMS FOR MULTIPLE ELEVATORS IN A COMMON HOISTWAY) FROM PIT FLOOR TO THE TOP OF THE HOISTWAY AND 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 / CUTOUT 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
MOLINE
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)	LOCATION
SEISMIC	4880	LOS ALTOS
CAPACITY: 5000 LB AIA	ARCHITECT	DATE
SPEED: 150 FPM		
DOOR: LEFT OPENING	BRETT BAILEY	4/11/2016
TRAVEL: 69'-11"	DRAWING#	SHEET
CONTROL LOCATION: INTEGRATED		
POWER SUPPLY: 208	.	1
REQUIRED FUSE AMPS: 90.0		
CONTROLLER HEAT OUTPUT: 2.3	PXID: 34115	
MACHINE HEAT OUTPUT: 2.5		


Elev Tower
L1
L2
L3
R1
R2
R3

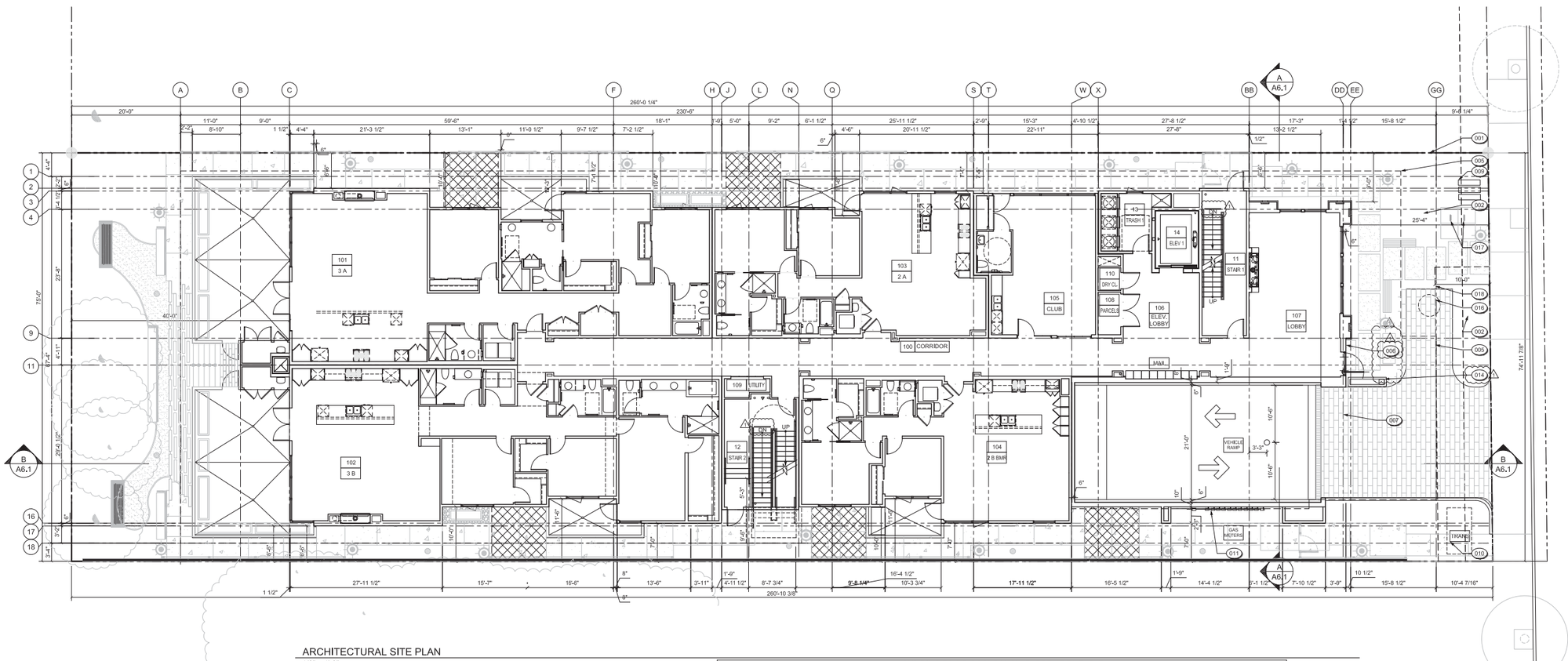

Elevator tower


Elevator tower


Elevator tower

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

4880
EL CAMINO REAL
Los Altos, California



ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

BUILDING R2 & B OCCUPANCY FLOOR AREA TABLE

UNIT NET LIVING AREA IN SQ. FT.	2A 1127	2B 1146	2B TOP 1146	2B-B MR 1146	2C 1189	2C-BMR 1189	2D 1619	3A 2006	3B 1957	3C 1948	3D 2023	3E 1659	3F-BMR 1342	3G LEVEL 3 1713	3G LEVEL 4+5 1713	3H 1750	TOTAL NUMBER OF UNITS EACH FLOOR	TOTAL NET LIVING AREA OF UNITS EACH FLOOR	COMMON SPACES ENTRY LOBBY, CLUBHOUSE NET AREA	CIRCULATION STAIRS 1, 2 & ELEVATOR, TRASH	TOTAL NET AREA EACH FLOOR *interior living space	LEVEL
FIRST FLOOR	1			1				1	1								4	6236	1054	1955	9245	FIRST
SECOND FLOOR		1								1	1	1	1				5	8118		1670	9788	SECOND
THIRD FLOOR		1				1								1		1	4	5798		1333	7131	THIRD
FOURTH FLOOR		1			1										1	1	4	5798		1333	7131	FOURTH
FIFTH FLOOR			1		1		1								1		4	5667		1330	6997	FIFTH
TOTAL R2 & B	1	3	1	1	2	1	1	1	1	1	1	1	1	1	2	2	21	31617			40292	TOTAL
TOTAL NET LIVING AREA IN SQ. FT.	1127	3438	1146	1146	2378	1189	1619	2006	1957	1948	2023	1659	1342	1713	3426	3500						

BUILDING S2 OCCUPANCY FLOOR AREA TABLE

GARAGE LEVEL		15078	GARAGE

SITE NOTES

- THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. SEE SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING
- AT THE TIME OF FOUNDATION, INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO INSURE THAT THE NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.
- PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF THE JOINTS SHALL BE PER INDUSTRY STANDARD.
- ALL SECURITY GATE KNOW BOXES/LOCATIONS WILL BE A DESIGN & BUILD BY SECURITY CONSULTANT AFTER BUILD.
- FOR INFORMATION & SCOPE NOT NOTED SEE CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS.
- WHERE DISCREPANCIES BETWEEN SOILS REPORT AND ARCHITECT'S DRAWINGS OCCUR, CONTACT ARCHITECT.

SITE PLAN KEYNOTES (000)

001 PROPERTY LINE
002 LANDSCAPE AREA, SEE LANDSCAPE PLANS
003 NEW CONCRETE WALK, SEE LANDSCAPE & CIVIL PLANS
004 CONCRETE LANDING AT STAIR, FINISH ELEV 1/4" ABOVE ADJACENT. PAVING SURFACE
005 EDGE OF PODIUM DECK
006 SITE ENTRANCE SIGNAGE, SEE DET.
007 SIGNAGE AT GARAGE ENTRY: "CAR COMING" & "PARKING FULL"
008 SECURITY GATE AND FENCE
009 BACK-FLOW PROTECTOR, S.C.D.
010 TRANSFORMER AND CONCRETE PAD, S.E.D.
011 GAS METER, S.P.D., S.C.D.
012 ELECTRIC METER, S.E.D., S.C.D.
013 WATER METER, WITH BACK FLOW PREVENTER, S.P.D.
014 KNOX BOX LOCATION. TO COMPLY WITH CFC 506.1, TO BE APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
015 VEHICULAR TURN AROUND - NO PARKING
016 SAND OIL INTERCEPTOR LOCATION
017 SHORT TERM BICYCLE STORAGE RACKS
018 P G & E EASEMENT, S.C.D.

FIRE DEPARTMENT ACCESS

10'-0" X 10'-0" FIRE DEPARTMENT ACCESS LADDER ZONE

ACCESS TO SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE

KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.

FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907

STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.

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.

REVISIONS

1	PLAN CHECK RESPONSE	03-27-17

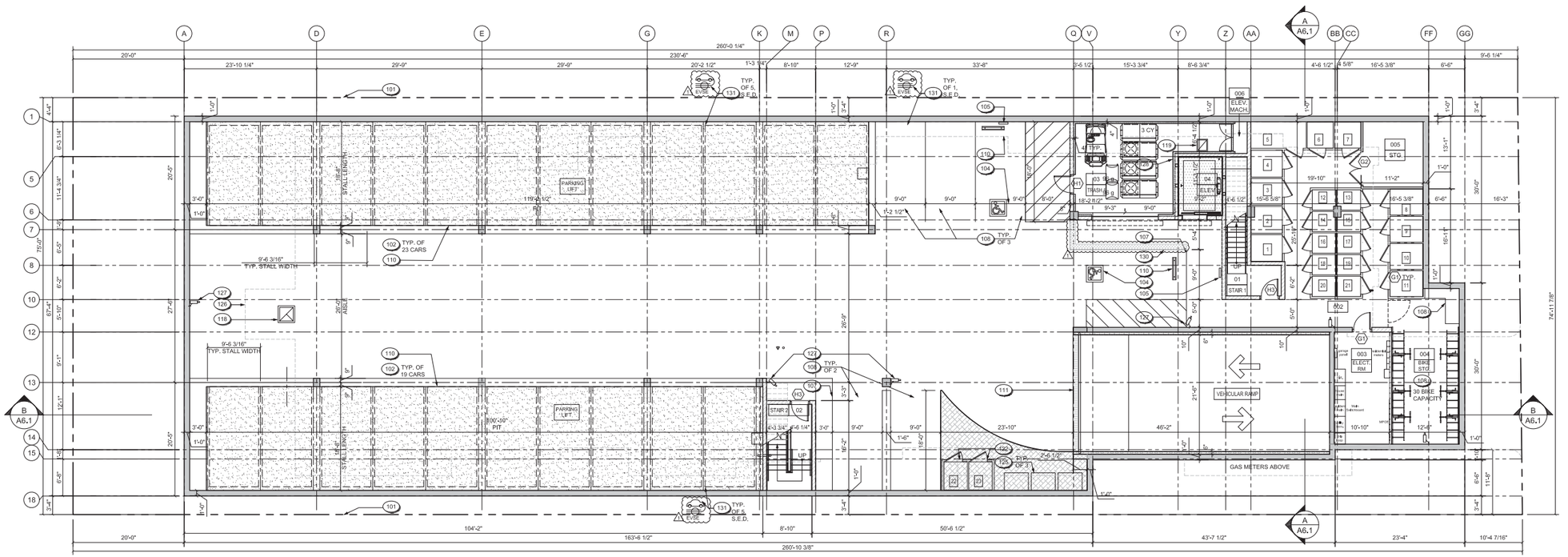
ARCHITECTURAL SITE PLAN

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

0 8 16 32

JOB NO. 1334.001 SHEET
DRAWN DG STAFF
CHECK
DATE 12/20/16

A1.1



GARAGE FLOOR BUILDING PLAN
1/8" = 1'-0"

PARKING

GARAGE LEVEL
23 CAR LIFT (4100 TRENDVARIO)
19 CAR LIFT (4100 TRENDVARIO)
42 TOTAL SPACE ON LIFTS

TRENDVARIO 4100 LIFT SPECIFICATIONS
STALL WIDTH: 9'-6-3/16"
STALL DEPTH: 18'-8"
USABLE PLATFORM WIDTH: 8'-10-5/16"
USABLE PLATFORM DEPTH: 17'-0" *
OVERHEAD CLEARANCE UPPER PLATFORM: 8'-0"
OVERHEAD CLEARANCE LOWER PLATFORM: 6'-9" **

* WILL ACCOMMODATE A 17'-0" LONG VEHICLE
** LOWER PLATFORM IS NOT ACCESSIBLE BY THE USERS

25% of LIFT STALLS TO HAVE
E.V. CHARGING CAPABILITY

(5) ADD'L GARAGE SPACES (OF WHICH 2 ARE ACCESSIBLE) ON BASEMENT FLOOR (NOT ON LIFTS)
TOTAL 47 SPACES

TRASH MANAGMENT PLAN

TOTAL RESIDENTIAL UNITS	21 UNITS
PROJECTED TRASH VOLUME PER 10 UNITS	3.0 CYD
PROJECTED RECYCLE VOLUME PER 10 UNITS	0.5 CYD
PROJECTED GREEN WASTE VOLUME PER 10 UNITS	0.5 CYD
TOTAL REQUIRED FOR 21 UNITS	
TRASH VOLUME = 2.1 X 3 CYD =	6.3 CYD
RECYCLE VOLUME = 2.1 X 0.5 CYD =	1.0 CYD
GREEN WASTE VOLUME = 2.1 X 0.5 CYD =	1.0 CYD
TOTAL CONTAINERS PROVIDED	
TRASH	2 - 3CY BINS
RECYCLE	2 - 3CY BINS
GREEN WASTE	2 - 3CY BINS

BINS ARE CONNECTED TO 24 INCH DIAMETER TRASH CHUTES TRUNCATING AT THE TRASH ROOM ON THIS LEVEL (BASEMENT GARAGE LEVEL). 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 (SEE SHEET A-1 FOR LOCATION).

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GARAGE PLAN KEYNOTES (100)

101 PROPERTY LINE
102 TYPICAL LIFT PARKING STALL CONFIGURATION: 9'-6 3/16" X 18'-8", KLAUS MULTIPARK SYSTEM SEE DETAIL
103 TYPICAL UNI-STALL PARKING STALL CONFIGURATION: 9'-0" X 18'-0",
104 TYPICAL ACCESSIBLE PARKING STALL CONFIGURATION: 9'-0" X 18'-0" W/ ADJACENT 5'-0" STRIPED LOADING ZONE, 8'-0" AT VAN ACCESSIBLE SPACE SEE DETAIL 12/CA3.3
105 WALL MOUNTED OR POLE ACCESSIBLE PARKING PLACARD, SEE DETAIL 2/CA3.3
106 TYPICAL 4" CONCRETE CAR STOP
107 4" PARKING STRIPING SHALL BE WHITE HEAVY DUTY TRAFFIC PAINT
108 GUEST PARKING STALL
109 8'-2" MINIMUM VERTICAL CLEARANCE AT HATCHED AREA
110 LINE OF PIT FOR PARKING LIFT
111 TRENCH DRAIN. NOTE: BICYCLE FRIENDLY. DRAIN COVER RECESSED WITH FLUSH FINISH OF CONCRETE & FASTENED TO MINIMIZE MOVEMENT. S.P.D.
112 20' WIDE OVERHEAD STEEL GATE WITH AUTOMATIC OPENING DEVICE SEE SPECIFICATIONS & DETAIL XXX.
113 4"X4" T.S. SUPPORTS PER GATE MNFR. SPECIFICATIONS
114 FIRE SPRINKLER STANDPIPE TBD, S.F.P.D.
115 1 HOUR FIRE RATED FIRE PUMP ROOM
116 BIKE STORAGE ROOM. ACCESSORY TO S2, NON-RATED
117 2 HOUR FIRE RESISTANCE- RATED TRASH ROOM WITH 4" WIDE CONCRETE PERIMETER CURB
118 OPENING IN SLAB ABOVE FOR DUCTED EXHAUST FROM GARAGE, 2 HOUR VERTICAL SHAFT TO EXTERIOR S.M.D.
119 OPENING IN SLAB FOR VENT FROM TRASH ROOM, 2 HOUR VERT. SHAFT TO ROOF, 3 HOUR PENETRATION, S.M.D.
120 "DERO ULTRA SPACE SAVER" SINGLE SIDED VERTICAL BICYCLE STORAGE RACK, SEE NUMBER OF HANGERS REQD NEXT TO KEYNOTE
121 BICYCLE REPAIR WORK BENCH
122 PRIVATE STORAGE
123 DUMPSTER, N.I.C.
124 RECYCLE BINS, N.I.C.
125 BATTERY BACK-UP FOR PARKING LIFT
126 LINE OF FLOOR ABOVE
127 SURVEILLANCE CAMERA
128 CONCRETE CURB X 6" HIGH, SEE PLAN FOR SIZE
129 FIRE SPRINKLER STANDPIPE, S.F.P.D.
130 DETECTABLE WARNING SYSTEM = 12" WIDE
131 ELECTRIC VEHICLE CHARGING STATION
132 CONCRETE SLAB TO BE BRUSHED OR COMBED FINISH

GARAGE PLAN LEGEND

STRUCTURAL COLUMN, S.S.D.
3 hr. 10" CONCRETE BEARING WALL, U.O.N., S.S.D.
4" x 26 ga. METAL STUD WALL, U.O.N., S.S.D.
8" WALL, U.O.N. S.S.D.
CONCRETE CURB WITH +6" HEIGHT, S.S.D. SEE PLANS FOR DIMENSION
6'-4" MIN. VERTICAL CLEARANCE
TYPICAL RAISED SLAB AREA
TYPICAL PIT AT ELEVATOR AND PARKING LIFT
TYPICALTRENCH DRAIN
TYPICAL ELEVATION CHANGES IN CONCRETE SLAB
AD AREA DRAIN, S.P.D.
DOWN SLOPE DIRECTION (U.O.N.)
#" T.O. SLAB/CURB
GARAGE EXHAUST FAN

GARAGE PLAN NOTES

- ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, & FACE OF STOREFRONT (U.O.N.)
- ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
- ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE, (U.O.N.)
- ALL ANGLED WALLS (OTHER THAN 90 DEG.) SHALL BE 45 DEG., U.O.N.,
- ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N.
- SEE WATER PROOFING DETAILS
- ALL METAL STUD WALLS ARE BUILT ABOVE 6" HIGH CONC CURB

FIRE PROTECTION NOTES

- PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNITL INSPECTED AND APPROVED. C.B.C. SECTION 109.5.1
- FOR FIRE RATED WALL LOCATIONS, SEE XX/XXX

FIRE DEPARTMENT ACCESS

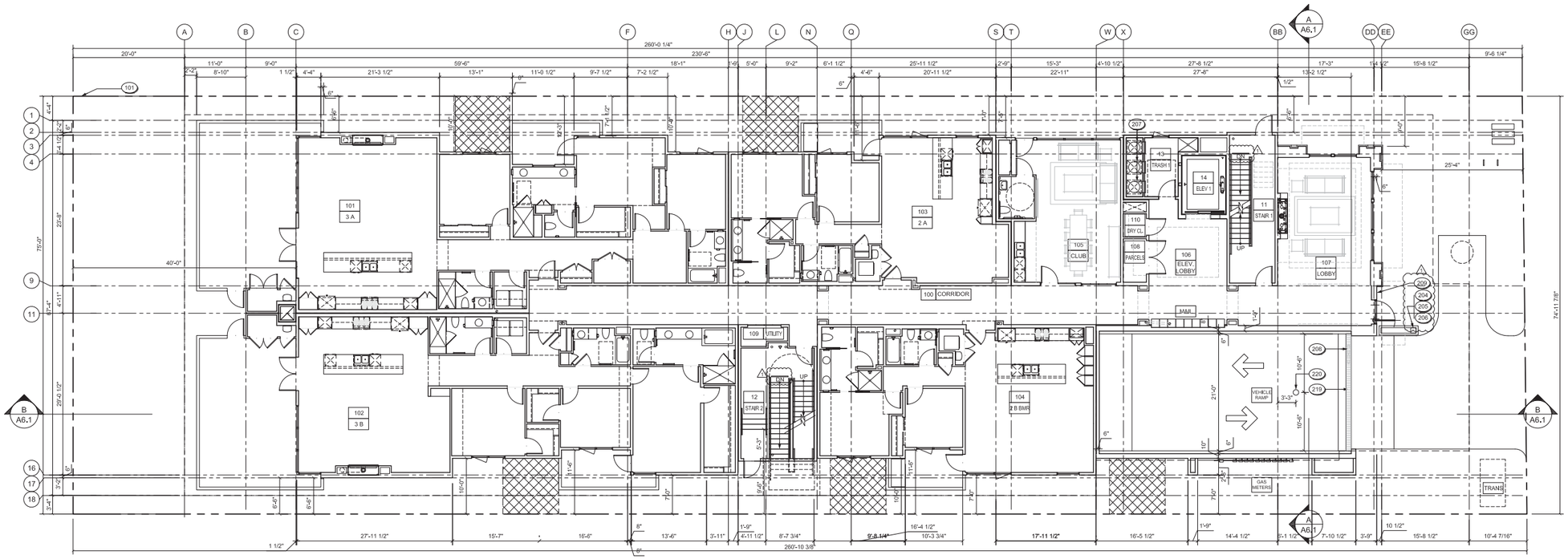
- EMERGENCY RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510
- FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907
- KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
- STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.

REVISIONS
1 PLAN CHECK RESPONSE 03-27-17

GARAGE PLAN

SCALE: 1/8" = 1'-0"
0 8 16 32

JOB NO. 1334.001 SHEET
DRAWN DG STAFF
CHECK
DATE 12/20/16
A2.1



FIRST FLOOR BUILDING PLAN

1/8" = 1'-0"

BUILDING R2 & B OCCUPANCY FLOOR AREA TABLE

	2A	2B	2B TOP	2B-B MR	2C	2C-BMR	2D	3A	3B	3C	3D	3E	3F-BMR	3G LEVEL 3	3G LEVEL 4 - 5	3H	TOTAL NUMBER OF UNITS EACH FLOOR	TOTAL NET LIVING AREA OF UNITS EACH FLOOR	COMMON SPACES ENTRY LOBBY, CLUBHOUSE NET AREA	CIRCULATION STAIRS 1, 2 & ELEVATOR, TRASH	TOTAL NET AREA EACH FLOOR *Interior living space	LEVEL
UNIT NET LIVING AREA IN SQ. FT.	1127	1148	1146	1146	1189	1189	1619	2006	1957	1948	2023	1659	1342	1713	1713	1750						
FIRST FLOOR	1			1				1	1								4	6236	1054		1955	9245	FIRST
SECOND FLOOR		1								1	1	1	1				5	8118			1670	9766	SECOND
THIRD FLOOR		1				1								1		1	4	5798			1333	7131	THIRD
FOURTH FLOOR		1			1										1	1	4	5798			1333	7131	FOURTH
FIFTH FLOOR			1		1		1								1		4	5667			1330	6997	FIFTH
TOTAL R2 & B	1	3	1	1	2	1	1	1	1	1	1	1	1	1	2	2	21	31617				40292	TOTAL
TOTAL NET LIVING AREA IN SQ. FT.	1127	3438	1146	1146	2378	1189	1619	2006	1957	1948	2023	1659	1342	1713	3426	3500							

BUILDING S2 OCCUPANCY FLOOR AREA TABLE

GARAGE LEVEL																					15078	GARAGE
FIRST FLOOR																					1088	FIRST
TOTAL S-2																					16166	TOTAL

TRASH MANAGMENT PLAN

TOTAL RESIDENTIAL UNITS	21 UNITS
PROJECTED TRASH VOLUME PER 10 UNITS	3.0 CYD
PROJECTED RECYCLE VOLUME PER 10 UNITS	0.5 CYD
PROJECTED GREEN WASTE VOLUME PER 10 UNITS	0.5 CYD
TOTAL REQUIRED FOR 21 UNITS	
TRASH VOLUME = 2.1 X 3 CYD =	6.3 CYD
RECYCLE VOLUME = 2.1 X 0.5 CYD =	1.0 CYD
GREEN WASTE VOLUME = 2.1 X 0.5 CYD =	1.0 CYD
TOTAL CONTAINERS PROVIDED	
TRASH	2 - 3CY BINS
RECYCLE	2 - 3CY BINS
GREEN WASTE	2 - 3CY BINS

BINS ARE CONNECTED TO 24 INCH DIAMETER TRASH CHUTES TRUNCATING AT THE TRASH ROOM ON THIS LEVEL (BASEMENT GARAGE LEVEL). 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 (SEE SHEET A-1 FOR LOCATION).

N

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BUILDING PLAN NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, & FACE OF STOREFRONT (U.O.N.)
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. ALL ANGLED WALLS (OTHER THAN 90 DEG.) SHALL BE 45 DEG., U.O.N..
5. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N. FOR NOTES AND ADDITIONAL INFORMATION- SEE INDIVIDUAL UNIT FLOOR PLANS.
6. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
7. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS-GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
8. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES.
9. EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT THE CIVIL ENGINEER.
10. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
11. SEE SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
12. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
13. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING. FOR HARDSCAPE AND DRAINAGE PLANS S.L.D. AND S.C.D.
14. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP
15. BUILDING DIMENSIONS AND RELATED GRID LINES ALIGNED TO FACE OF SHEATHING (ASSUME 1/2" SHEATHING)

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNITL INSPECTED AND APPROVED. 2013 CBC SECTION 110.3.6
2. FOR FIRE RATED WALL LOCATIONS, SEE

BUILDING PLAN KEYNOTES (200)

201 FOR FIRE WALLS, SEE SHEET CA1.2
202 1" AIR GAP CENTERED BETWEEN PARTY WALL BETWEEN UNITS, TYP., U.O.N.
203 FIRE SPRINKLER STANDPIPE, S.F.P.D.
204 KEYFOB READER
205 TELEPHONE ENTRY SYSTEM
206 FIRE DEPARTMENT EMERGENCY KNOX BOX
207 TRASH CHUTE, - SEE DET.XXX
208 SOFFIT MOUNTED GARAGE SIGNAGE "PARKING FULL" AND "CAR COMING". SEE EXTERIOR ELEVATIONS
209 ENTRY SIGNAGE PER CFC 505
210 RAMP TO GARAGE BELOW
211 CONCRETE SEAT WALL, S.L.D.
212 EXHAUST CHASE, S.M.D.
213 6' FENCE AND GATE, S.L.D.
214 LINE OF FLOOR BELOW
215 LINE OF FLOOR ABOVE
216 LINE OF ROOF CANOPY ABOVE
217 ATTACH DAVITS FOR SECURING ROOF ACCESS LADDER
218 FIREPLACE EXHAUST FLUE
219 TRENCH DRAIN, S.M.D., S.C.D.
220 POLE MOUNTED GARAGE ENTRY CONTROL DEVICE

BUILDING PLAN LEGEND

- WOOD STUD WALL, REFER TO UNIT PLANS, S.S.D.
- CONCRETE WALL, S.S.D.
- 1-HR. FIRE RATED DWELLING UNIT FIRE PARTITION SEE XX/XXX
- 2-HR. FIRE RATED FIRE WALL SEE XX/XXX
- LINE OF FLOOR ABOVE
- UNIT # — UNIT TYPE AND BUILDING NUMBER - SEE ENLARGED FLOOR PLANS
- DOWNSPOUT CONNECT TO STORM DRAIN, S.C.D.

FIRE DEPARTMENT ACCESS

- EMERGENCY RESPONDER RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.1
- FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907
- KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
- STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.

REVISIONS

1	PLAN CHECK RESPONSE	03-27-17

FIRST FLOOR PLAN

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

0 8 16 32

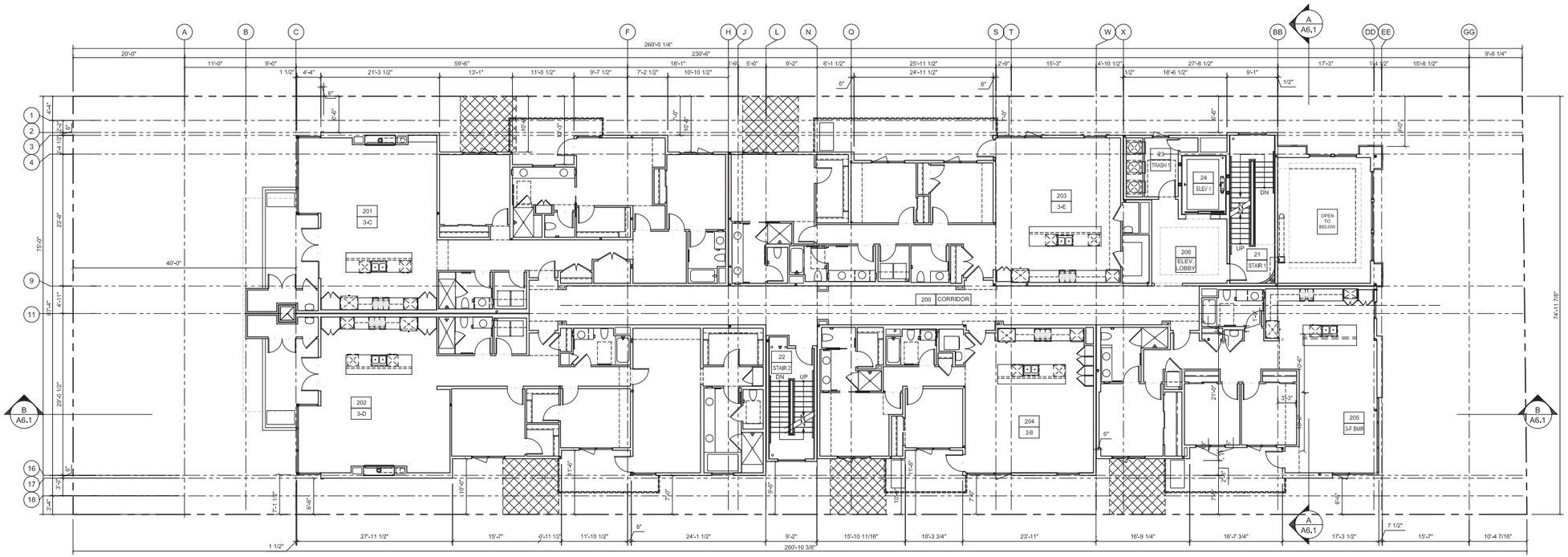
JOB NO. 1334.001 SHEET

DRAWN DG STAFF

CHECK

DATE 12/20/16

A2.3



SECOND FLOOR BUILDING PLAN

1/8" = 1'-0"

BUILDING R2 & B OCCUPANCY FLOOR AREA TABLE

	2A	2B	2B TOP	2B-B MR	2C	2C BMR	2D	3A	3B	3C	3D	3E	3F BMR	3G LEVEL 3	3G LEVEL 4+5	3H	TOTAL NUMBER OF UNITS EACH FLOOR	TOTAL NET LIVING AREA OF UNITS EACH FLOOR	COMMON SPACES ENTRY LOBBY, CLUBHOUSE NET AREA	CIRCULATION STAIRS 1, 2 & ELEVATOR, TRASH	TOTAL NET AREA EACH FLOOR *interior living space	LEVEL
UNIT NET LIVING AREA IN SQ. FT.	1127	1146	1146	1146	1189	1189	1619	2006	1957	1948	2023	1659	1342	1713	1713	1750						
FIRST FLOOR	1			1				1	1								4	6236	1054	1955	9245	FIRST
SECOND FLOOR		1								1	1	1	1				5	8118		1670	9788	SECOND
THIRD FLOOR		1				1								1		1	4	5798		1333	7131	THIRD
FOURTH FLOOR		1			1										1	1	4	5798		1333	7131	FOURTH
FIFTH FLOOR			1		1		1								1		4	5667		1330	6997	FIFTH
TOTAL R2 & B	1	3	1	1	2	1	1	1	1	1	1	1	1	1	2	2	21	31617			40292	TOTAL
TOTAL NET LIVING AREA IN SQ. FT.	1127	3438	1146	1146	2378	1189	1619	2006	1957	1948	2023	1659	1342	1713	3426	3500						

BUILDING S2 OCCUPANCY FLOOR AREA TABLE

GARAGE LEVEL		15078	GARAGE
FIRST FLOOR		1088	FIRST
TOTAL S-2		16166	TOTAL

TRASH MANAGMENT PLAN

TOTAL RESIDENTIAL UNITS	21 UNITS
PROJECTED TRASH VOLUME PER 10 UNITS	3.0 CYD
PROJECTED RECYCLE VOLUME PER 10 UNITS	0.5 CYD
PROJECTED GREEN WASTE VOLUME PER 10 UNITS	0.5 CYD
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TRASH VOLUME = 2.1 X 3 CYD =	6.3 CYD
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GREEN WASTE VOLUME = 2.1 X 0.5 CYD =	1.0 CYD
TOTAL CONTAINERS PROVIDED	
TRASH	2 - 3CY BINS
RECYCLE	2 - 3CY BINS
GREEN WASTE	2 - 3CY BINS

BINS ARE CONNECTED TO 24 INCH DIAMETER TRASH CHUTES TRUNCATING AT THE TRASH ROOM ON THIS LEVEL (BASEMENT GARAGE LEVEL). 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 (SEE SHEET A-1 FOR LOCATION).

N

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BUILDING PLAN NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, & FACE OF STOREFRONT (U.O.N.)
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. ALL ANGLED WALLS (OTHER THAN 90 DEG.) SHALL BE 45 DEG., U.O.N.,
5. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N. FOR NOTES AND ADDITIONAL INFORMATION- SEE INDIVIDUAL UNIT FLOOR PLANS.
6. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
7. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS-GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
8. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES.
9. EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUB-STRUCTURES, WHERE DISCREPANCIES OCCUR, CONTACT THE CIVIL ENGINEER.
10. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
11. SEE SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
12. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
13. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING. FOR HARDSCAPE AND DRAINAGE PLANS S.L.D. AND S.C.D.
14. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP
15. BUILDING DIMENSIONS AND RELATED GRID LINES ALIGNED TO FACE OF SHEATHING (ASSUME 1/2" SHEATHING)

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNITL INSPECTED AND APPROVED. 2013 CBC SECTION 110.3.6
2. FOR FIRE RATED WALL LOCATIONS, SEE

BUILDING PLAN KEYNOTES (200)

201 FOR FIRE WALLS, SEE SHEET CA1.2
202 1" AIR GAP CENTERED BETWEEN PARTY WALL BETWEEN UNITS, TYP., U.O.N.
203 FIRE SPRINKLER STANDPIPE, S.F.P.D.
204 KEYFOB READER
205 TELEPHONE ENTRY SYSTEM
206 FIRE DEPARTMENT EMERGENCY KNOX BOX
207 TRASH CHUTE, - SEE DET.XXX
208 SOFFIT MOUNTED GARAGE SIGNAGE "PARKING FULL" AND "CAR COMING". SEE EXTERIOR ELEVATIONS
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211 CONCRETE SEAT WALL, S.L.D.
212 EXHAUST CHASE, S.M.D.
213 6' FENCE AND GATE, S.L.D.
214 LINE OF FLOOR BELOW
215 LINE OF FLOOR ABOVE
216 LINE OF ROOF CANOPY ABOVE
217 ATTACH DAVITS FOR SECURING ROOF ACCESS LADDER
218 FIREPLACE EXHAUST FLUE
219 TRENCH DRAIN, S.M.D., S.C.D.
220 POLE MOUNTED GARAGE ENTRY CONTROL DEVICE

BUILDING PLAN LEGEND

- WOOD STUD WALL, REFER TO UNIT PLANS, S.S.D.
- CONCRETE WALL, S.S.D.
- 1-HR. FIRE RATED DWELLING UNIT FIRE PARTITION SEE XX/XXX
- 2-HR. FIRE RATED FIRE WALL SEE XX/XXX
- LINE OF FLOOR ABOVE
- UNIT # — UNIT TYPE AND BUILDING NUMBER - SEE ENLARGED FLOOR PLANS
- DOWNSPOUT CONNECT TO STORM DRAIN, S.C.D.

FIRE DEPARTMENT ACCESS

- EMERGENCY RESPONDER RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.1
- FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907
- KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
- STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.

REVISIONS

1	PLAN CHECK RESPONSE	03-27-17

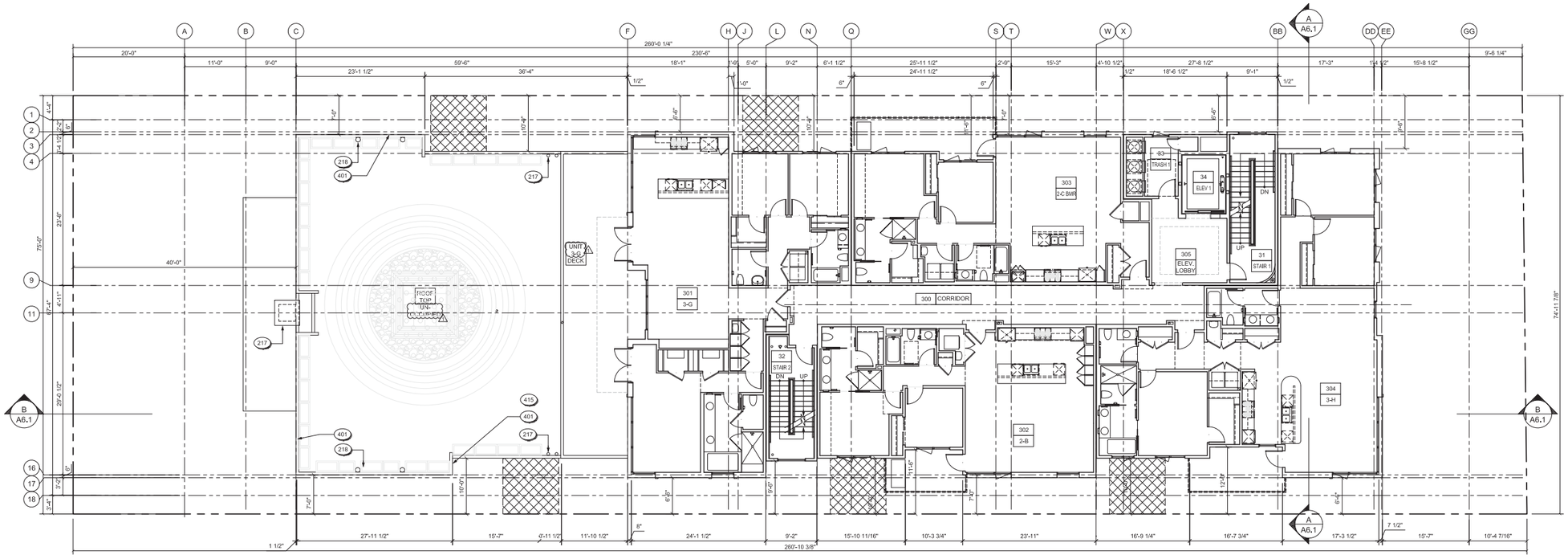
SECOND FLOOR PLAN

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

0 8 16 32

JOB NO. 1334.001 SHEET
DRAWN DG STAFF
CHECK
DATE 12/20/16

A2.5



THIRD FLOOR BUILDING PLAN

1/8" = 1'-0"

ROOF PLAN NOTES

1. ALL ROOF HEIGHTS (T.O.R.) ARE MEASURED FROM THE MAIN T.O.C. OR T.O.SF. AT +0-0" U.N.O.
2. DASHED LINES INDICATE WALL BELOW.
3. LOCATE TRENCHES / CATCH BASINS AND DOWNSPOUTS AS SHOWN.
4. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR AN APPROVED DRAINAGE FACILITY.
5. ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. (SEE DETAILS 29 & 30 / AD.03)
6. TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALC'S & SHOP DRAWINGS TO THE ARCHITECT, STRUCTURAL ENGINEER AND BUILDING DEPARTMENT PRIOR TO FABRICATION.
7. FOR ROOF PENETRATIONS SEE DET.
8. FOR WALL PENETRATIONS SEE DET.
9. FOR PIPE/DUCT SLEEPER SUPPORT, SEE DET.
10. FOR TYPICAL MECHANICAL SUPPORTS, SEE DET.
11. FOR TYPICAL REGLET INSIDE CORNERS, OUTSIDE CORNERS AND LAP JOINTS, SEE DET.
12. FOR ROLLER PIPE SUPPORT, SEE DET.
13. PROVIDE PLYWOOD CLIPS AT ALL UNSUPPORTED EDGES OR FLAT ROOF SHEATHING (MIN.) S.S.D FOR ADDITIONAL BLOCKING REQUIREMENTS
14. ALL SINGLE PLY. ROOFS SHALL SLOPE 1/2"/1'-0" MIN. AND ALL CRICKETS SHALL SLOPE 1/4"/1'-0" MIN. TO ROOF DRAIN U.O.N. VERIFY WITH ROOFING MANUFACTURER PRIOR TO ROOF FRAMING TO CONFIRM COMPLIANCE WITH PRODUCT AND MANUFACTURER'S WARRANTY.

ROOF PLAN KEYNOTES (400)

400 PARAPET WALL AT + 4'-6" ABOVE T.O. ROOF FINISH
401 PARAPET WALL AT + 3'-8" ABOVE T.O. ROOF FINISH
402 ROOF AT ELEVATOR. SEE ELEVATIONS FOR HEIGHT
403 ROOF AT TRASH & STAIR. SEE ELEVATIONS FOR HEIGHT
404 ROOF CORNICE BELOW, SEE DET.
405 DECK BELOW, SEE DET. 11&13/A9.8
406 FOR FIRE WALLS SEE SHEET CA1.5
407 TRELLIS -
408 EXTENT OF SOLAR ARRAY
409 ROOF MOUNTED AC CONDENSERS
410 MECHANICAL SCREENING AT +5'-6" ABOVE T.O. ROOF FINISH
411 2" OVERFLOW SCUPPER AND CONDUCTOR HEAD, DOWNSPOUT TO BELOW, SEE DET. 9/A9.7
412 NATURAL GAS FIRE BOWL W/ ELECTRONIC IGNITION. INSTALL ON A TIMER, MFR: BLAZE MODEL: BLZ-3PROLP
413 NATURAL GAS BBQ W/ ELECTRONIC IGNITION. INSTALL ON A TIMER, MFR: BLAZE MODEL: BLZ-3PROLP
414 ROOF CANOPY O/ TS. FRAME @ ELEVATOR AND STAIR ENTRY.
415 SEWER VENT TERMINATIONS TO BE NOT LESS THAN 10'-0" TO OPENINGS INTO BUILDING. S.M.D., S.P.D. (A)

STAIR ENTRY
415 SEWER VENT TERMINATIONS TO BE NOT LESS THAN 10'-0" TO OPENINGS INTO BUILDING. S.M.D., S.P.D. (A)
416 EMERGENCY POWER GENERATOR. S.E.E.

ROOF PLAN LEGEND

- DRAFT STOP AS PER CBC 718.3.2 EX. 1 & 718.4.2
- EXTENT OF 5/8" TYPE 'X' GYPSUM BOARD OR FIRE RETARDANT ROOF SHEATHING PER CBC 706.6.4.3 WITHIN 4'-0" OF 2-HR. FIRE RATED FIRE WALLS. NO ROOF ASSEMBLY PENETRATIONS WITHIN THIS AREA
- ROOF AND OVERFLOW DRAIN, 1/A9.7, TYP.
- FLAT ROOF AREA
- RF-1 SINGLE PLY ROOFING
- RF-2 PAVER SYSTEM ABOVE SINGLE PLY ROOFING
- RF-3 GRAVEL ABOVE SINGLE PLY ROOFING

BUILDING R2 & B OCCUPANCY FLOOR AREA TABLE

	2A	2B	2B TOP	2B-B MR	2C	2C-BMR	2D	3A	3B	3C	3D	3E	3F-BMR	3G LEVEL 3	3G LEVEL 4-5	3H	TOTAL NUMBER OF UNITS EACH FLOOR	TOTAL NET LIVING AREA OF UNITS EACH FLOOR	COMMON SPACES ENTRY LOBBY, CLUBHOUSE NET AREA	CIRCULATION STAIRS 1, 2 & ELEVATOR, TRASH	TOTAL NET AREA EACH FLOOR "Interior living space"	LEVEL
UNIT NET LIVING AREA IN SQ. FT.:	1127	1146	1146	1146	1189	1189	1619	2006	1957	1948	2023	1659	1342	1713	1713	1750						
FIRST FLOOR	1			1					1	1							4	6236	1054	1955	9245	FIRST
SECOND FLOOR		1									1	1	1	1			5	8118		1670	9788	SECOND
THIRD FLOOR		1				1								1	1	1	4	5798		1333	7131	THIRD
FOURTH FLOOR		1			1									1	1	1	4	5798		1333	7131	FOURTH
FIFTH FLOOR			1		1		1									1	4	5667		1330	6997	FIFTH
TOTAL R2 & B	1	3	1	1	2	1	1	1	1	1	1	1	1	2	2	21	31617				40292	TOTAL
TOTAL NET LIVING AREA IN SQ. FT.:	1127	3438	1146	1146	2378	1189	1619	2006	1957	1948	2023	1659	1342	1713	3426	3500						

BUILDING S2 OCCUPANCY FLOOR AREA TABLE

GARAGE LEVEL	15078	GARAGE
FIRST FLOOR	1088	FIRST
TOTAL S-2	16166	TOTAL

TRASH MANAGMENT PLAN

TOTAL RESIDENTIAL UNITS	21 UNITS
PROJECTED TRASH VOLUME PER 10 UNITS	3.0 CYD
PROJECTED RECYCLE VOLUME PER 10 UNITS	0.5 CYD
PROJECTED GREEN WASTE VOLUME PER 10 UNITS	0.5 CYD
TOTAL REQUIRED FOR 21 UNITS	
TRASH VOLUME = 2.1 X 3 CYD =	6.3 CYD
RECYCLE VOLUME = 2.1 X 0.5 CYD =	1.0 CYD
GREEN WASTE VOLUME = 2.1 X 0.5 CYD =	1.0 CYD
TOTAL CONTAINERS PROVIDED	
TRASH	2 - 3CY BINS
RECYCLE	2 - 3CY BINS
GREEN WASTE	2 - 3CY BINS

BINS ARE CONNECTED TO 24 INCH DIAMETER TRASH CHUTES TRUNCATING AT THE TRASH ROOM ON THIS LEVEL (BASEMENT GARAGE LEVEL). 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 (SEE SHEET A-1 FOR LOCATION).

N

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4880 EL CAMINO REAL Los Altos, California

BUILDING PLAN NOTES

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2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. ALL ANGLED WALLS (OTHER THAN 90 DEG.) SHALL BE 45 DEG., U.O.N.,
5. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N. FOR NOTES AND ADDITIONAL INFORMATION- SEE INDIVIDUAL UNIT FLOOR PLANS.
6. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
7. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS-GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
8. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES.
9. EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUB-STRUCTURES, WHERE DISCREPANCIES OCCUR, CONTACT THE CIVIL ENGINEER.
10. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
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13. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING. FOR HARDSCAPE AND DRAINAGE PLANS S.L.D. AND S.C.D.
14. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP
15. BUILDING DIMENSIONS AND RELATED GRID LINES ALIGNED TO FACE OF SHEATHING (ASSUME 1/2" SHEATHING)

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNITL INSPECTED AND APPROVED. 2013 CBC SECTION 110.3.6
2. FOR FIRE RATED WALL LOCATIONS, SEE

BUILDING PLAN KEYNOTES (200)

201 FOR FIRE WALLS, SEE SHEET CA1.2
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203 FIRE SPRINKLER STANDPIPE, S.F.P.D.
204 KEYFOB READER
205 TELEPHONE ENTRY SYSTEM
206 FIRE DEPARTMENT EMERGENCY KNOX BOX
207 TRASH CHUTE – SEE DET.XXX
208 SOFFIT MOUNTED GARAGE SIGNAGE "PARKING FULL" AND "CAR COMING". SEE EXTERIOR ELEVATIONS
209 ENTRY SIGNAGE PER CFC 505
210 RAMP TO GARAGE BELOW
211 CONCRETE SEAT WALL, S.L.D.
212 EXHAUST CHASE, S.M.D.
213 6' FENCE AND GATE, S.L.D.
214 LINE OF FLOOR BELOW
215 LINE OF FLOOR ABOVE
216 LINE OF ROOF CANOPY ABOVE
217 ATTACH DAVITS FOR SECURING ROOF ACCESS LADDER
218 FIREPLACE EXHAUST FLUE
219 TRENCH DRAIN, S.M.D., S.C.D.
220 POLE MOUNTED GARAGE ENTRY CONTROL DEVICE

BUILDING PLAN LEGEND

- WOOD STUD WALL; REFER TO UNIT PLANS, S.S.D.
- CONCRETE WALL, S.S.D.
- 1-HR. FIRE RATED DWELLING UNIT FIRE PARTITION SEE XX/XXX
- 2-HR. FIRE RATED FIRE WALL SEE XX/XXX
- LINE OF FLOOR ABOVE
- UNIT # — UNIT TYPE AND BUILDING NUMBER - SEE ENLARGED FLOOR PLANS
- DOWNSPOUT CONNECT TO STORM DRAIN, S.C.D.

FIRE DEPARTMENT ACCESS

- EMERGENCY RESPONDER RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.1
- FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907
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REVISIONS

1	PLAN CHECK RESPONSE	03-27-17

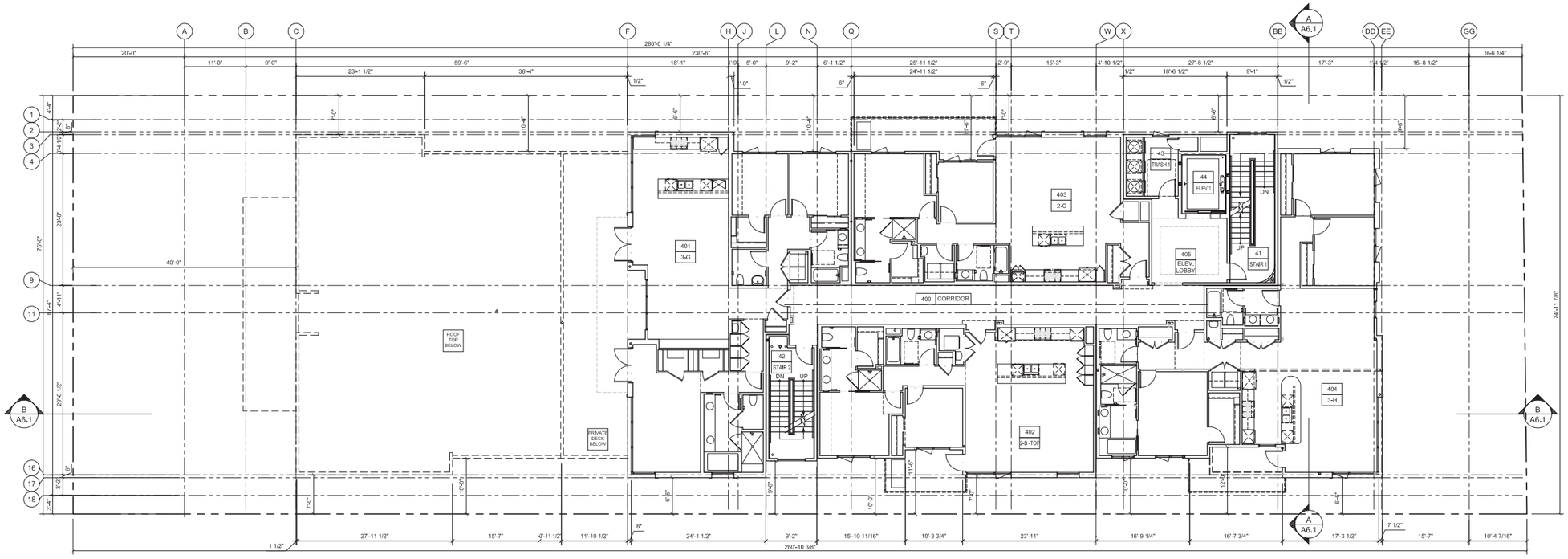
THIRD FLOOR PLAN

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

0 8 16 32

JOB NO. 1334.001 SHEET
DRAWN DG STAFF
CHECK
DATE 12/20/16

A2.6



FOURTH FLOOR BUILDING PLAN

1/8" = 1'-0"

BUILDING R2 & B OCCUPANCY FLOOR AREA TABLE

	2A	2B	2B TOP	2B-B MR	2C	2C-BMR	2D	3A	3B	3C	3D	3E	3F-BMR	3G LEVEL 3	3G LEVEL 4-5	3H	TOTAL NUMBER OF UNITS EACH FLOOR	TOTAL NET LIVING AREA OF UNITS EACH FLOOR	COMMON SPACES ENTRY LOBBY, CLUBHOUSE NET AREA	CIRCULATION STAIRS 1, 2 & ELEVATOR, TRASH	TOTAL NET AREA EACH FLOOR *Interior living space	LEVEL
UNIT NET LIVING AREA IN SQ. FT.:	1127	1146	1146	1146	1189	1189	1619	2006	1957	1948	2023	1659	1342	1713	1713	1750						
FIRST FLOOR	1			1				1	1								4	6236	1054	1955	9245	FIRST
SECOND FLOOR		1								1	1	1	1				5	8118		1670	9788	SECOND
THIRD FLOOR		1			1									1	1	1	4	5798		1333	7131	THIRD
FOURTH FLOOR		1			1									1	1	1	4	5798		1333	7131	FOURTH
FIFTH FLOOR			1		1		1									1	4	5867		1330	6997	FIFTH
TOTAL R2 & B	1	3	1	1	2	1	1	1	1	1	1	1	1	2	2	2	21	31617			40292	TOTAL
TOTAL NET LIVING AREA IN SQ. FT.:	1127	3438	1146	1146	2378	1189	1619	2006	1957	1948	2023	1659	1342	1713	3426	3500						

BUILDING S2 OCCUPANCY FLOOR AREA TABLE

GARAGE LEVEL																					15078	GARAGE
FIRST FLOOR																					1088	FIRST
TOTAL S-2																					16166	TOTAL

TRASH MANAGMENT PLAN

TOTAL RESIDENTIAL UNITS	21 UNITS
PROJECTED TRASH VOLUME PER 10 UNITS	3.0 CYD
PROJECTED RECYCLE VOLUME PER 10 UNITS	0.5 CYD
PROJECTED GREEN WASTE VOLUME PER 10 UNITS	0.5 CYD
TOTAL REQUIRED FOR 21 UNITS	
TRASH VOLUME = 2.1 X 3 CYD =	6.3 CYD
RECYCLE VOLUME = 2.1 X 0.5 CYD =	1.0 CYD
GREEN WASTE VOLUME = 2.1 X 0.5 CYD =	1.0 CYD
TOTAL CONTAINERS PROVIDED	
TRASH	2 - 3CY BINS
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GREEN WASTE	2 - 3CY BINS

BINS ARE CONNECTED TO 24 INCH DIAMETER TRASH CHUTES TRUNCATING AT THE TRASH ROOM ON THIS LEVEL (BASEMENT GARAGE LEVEL). 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 (SEE SHEET A-1 FOR LOCATION).

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3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. ALL ANGLED WALLS (OTHER THAN 90 DEG.) SHALL BE 45 DEG., U.O.N.,
5. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N. FOR NOTES AND ADDITIONAL INFORMATION- SEE INDIVIDUAL UNIT FLOOR PLANS.
6. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
7. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS-GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
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14. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP
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REVISIONS

1	PLAN CHECK RESPONSE	03-27-17

FOURTH FLOOR PLAN

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

0 8 16 32

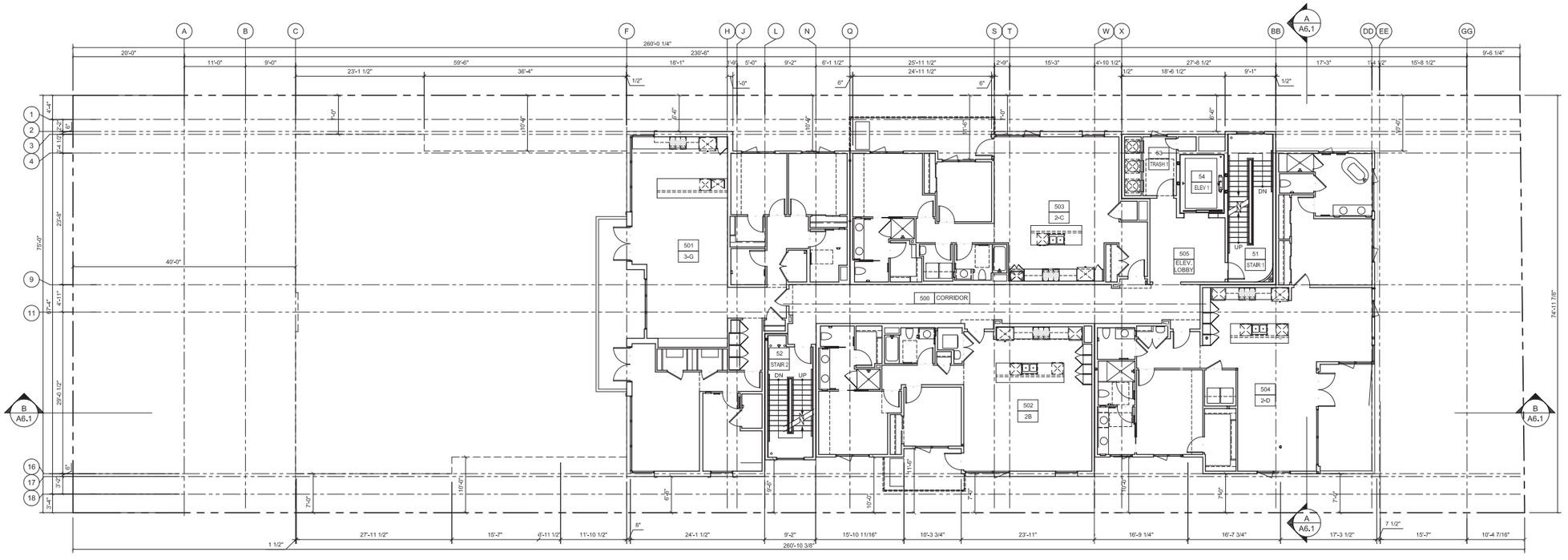
JOB NO. 1334.001 SHEET

DRAWN DG STAFF

CHECK

DATE 12/20/16

A2.7



FIFTH FLOOR BUILDING PLAN

1/8" = 1'-0"

BUILDING R2 & B OCCUPANCY FLOOR AREA TABLE

	2A	2B	2B TOP	2B-B MR	2C	2C-BMR	2D	3A	3B	3C	3D	3E	3F-BMR	3G LEVEL 3	3G LEVEL 4-5	3H	TOTAL NUMBER OF UNITS EACH FLOOR	TOTAL NET LIVING AREA OF UNITS EACH FLOOR	COMMON SPACES ENTRY LOBBY, CLUBHOUSE NET AREA	CIRCULATION STAIRS 1, 2 & ELEVATOR, TRASH	TOTAL NET AREA EACH FLOOR *Interior living space	LEVEL
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THIRD FLOOR		1				1								1	1	1	4	5798		1333	7131	THIRD
FOURTH FLOOR		1			1									1	1	1	4	5798		1333	7131	FOURTH
FIFTH FLOOR			1		1		1									1	4	5667		1330	6997	FIFTH
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BUILDING S2 OCCUPANCY FLOOR AREA TABLE

GARAGE LEVEL																					15078	GARAGE
FIRST FLOOR																					1088	FIRST
TOTAL S-2																					16166	TOTAL

TRASH MANAGMENT PLAN

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207 TRASH CHUTE - SEE DET.XXX
208 SOFFIT MOUNTED GARAGE SIGNAGE "PARKING FULL" AND "CAR COMING". SEE EXTERIOR ELEVATIONS
209 ENTRY SIGNAGE PER CFC 505
210 RAMP TO GARAGE BELOW
211 CONCRETE SEAT WALL, S.L.D.
212 EXHAUST CHASE, S.M.D.
213 6' FENCE AND GATE, S.L.D.
214 LINE OF FLOOR BELOW
215 LINE OF FLOOR ABOVE
216 LINE OF ROOF CANOPY ABOVE
217 ATTACH DAVITS FOR SECURING ROOF ACCESS LADDER
218 FIREPLACE EXHAUST FLUE
219 TRENCH DRAIN, S.M.D., S.C.D.
220 POLE MOUNTED GARAGE ENTRY CONTROL DEVICE

BUILDING PLAN LEGEND

- WOOD STUD WALL, REFER TO UNIT PLANS, S.S.D.
- CONCRETE WALL, S.S.D.
- 1-HR. FIRE RATED DWELLING UNIT FIRE PARTITION SEE XX/XXX
- 2-HR. FIRE RATED FIRE WALL SEE XX/XXX
- LINE OF FLOOR ABOVE
- UNIT # — UNIT TYPE AND BUILDING NUMBER - SEE ENLARGED FLOOR PLANS
- DOWNSPOUT CONNECT TO STORM DRAIN, S.C.D.

FIRE DEPARTMENT ACCESS

- EMERGENCY RESPONDER RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.1
- FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907
- KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
- STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.

REVISIONS

1	PLAN CHECK RESPONSE	03-27-17

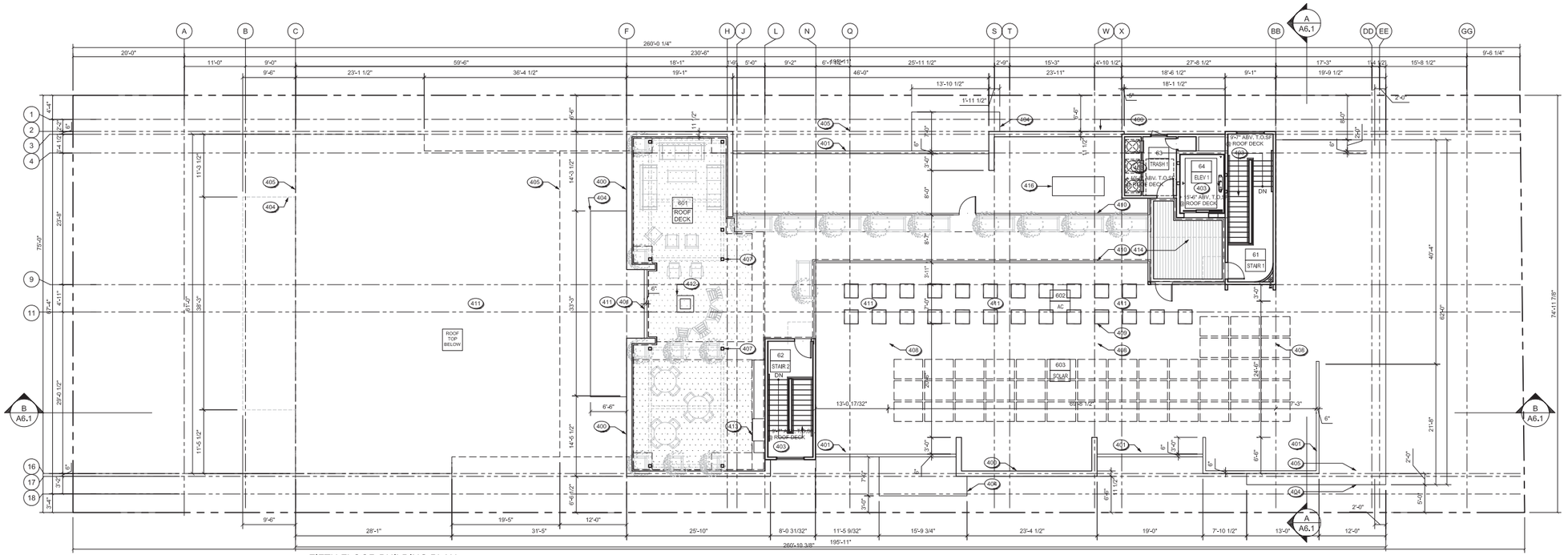
FIFTH FLOOR PLAN

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

0 8 16 32

JOB NO. 1334.001 SHEET
DRAWN DG STAFF
CHECK
DATE 12/20/16

A2.8



FIFTH FLOOR BUILDING PLAN

1/8" = 1'-0"

DAHLIN group

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

4880
EL CAMINO REAL
Los Altos, California

ROOF PLAN NOTES

1. ALL ROOF HEIGHTS (T.O.R.) ARE MEASURED FROM THE MAIN T.O.C. OR T.O.SF. AT +0-'0" U.N.O.
2. DASHED LINES INDICATE WALL BELOW.
3. LOCATE TRENCHES / CATCH BASINS AND DOWNSPOUTS AS SHOWN.
4. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR AN APPROVED DRAINAGE FACILITY.
5. ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. (SEE DETAILS 29 & 30 / AD.03)
6. TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALC'S & SHOP DRAWINGS TO THE ARCHITECT, STRUCTURAL ENGINEER AND BUILDING DEPARTMENT PRIOR TO FABRICATION.
7. FOR ROOF PENETRATIONS SEE DET.
8. FOR WALL PENETRATIONS SEE DET.
9. FOR PIPE/DUCT SLEEPER SUPPORT, SEE DET.
10. FOR TYPICAL MECHANICAL SUPPORTS, SEE DET.
11. FOR TYPICAL REGLET INSIDE CORNERS, OUTSIDE CORNERS AND LAP JOINTS, SEE DET.
12. FOR ROLLER PIPE SUPPORT, SEE DET.
13. PROVIDE PLYWOOD CLIPS AT ALL UNSUPPORTED EDGES OR FLAT ROOF SHEATHING (MIN.) S.S.D FOR ADDITIONAL BLOCKING REQUIREMENTS
14. ALL SINGLE PLY. ROOFS SHALL SLOPE 1/2"/1'-0" MIN. AND ALL CRICKETS SHALL SLOPE 1/4"/1'-0" MIN. TO ROOF DRAIN U.O.N. VERIFY WITH ROOFING MANUFACTURER PRIOR TO ROOF FRAMING TO CONFIRM COMPLIANCE WITH PRODUCT AND MANUFACTURER'S WARRANTY.

ROOF PLAN KEYNOTES (400)

400 PARAPET WALL AT + 4'-6" ABOVE T.O. ROOF FINISH
401 PARAPET WALL AT + 3'-8" ABOVE T.O. ROOF FINISH
402 ROOF AT ELEVATOR. SEE ELEVATIONS FOR HEIGHT
403 ROOF AT TRASH & STAIR. SEE ELEVATIONS FOR HEIGHT
404 ROOF CORNICE BELOW, SEE DET.
405 DECK BELOW, SEE DET. 11&13/A9.8
406 FOR FIRE WALLS SEE SHEET CA1.5
407 TRELLIS -
408 EXTENT OF SOLAR ARRAY
409 ROOF MOUNTED AC CONDENSERS
410 MECHANICAL SCREENING AT +5'-6" ABOVE T.O. ROOF FINISH
411 2" OVERFLOW SCUPPER AND CONDUCTOR HEAD, DOWNSPOUT TO BELOW, SEE DET. 9/A9.7
412 NATURAL GAS FIRE BOWL W/ ELECTRONIC IGNITION. INSTALL ON A TIMER AND INCLUDE LAVA ROCK MFR: SIERRA COPPER SQUARE GAS FIRE BOWL
413 NATURAL GAS BBQ W/ ELECTRONIC IGNITION, INSTALL ON A TIMER, MFR: BLAZE MODEL: BLZ-3PRO-LP
414 ROOF CANOPY O/ TS. FRAME @ ELEVATOR AND STAIR ENTRY
415 SEWER VENT TERMINATIONS TO BE NOT LESS THAN 10'-0" TO OPENINGS INTO BUILDING. S.M.D., S.P.D. △
416 EMERGENCY POWER GENERATOR, S.E.E.

ROOF PLAN LEGEND

- DRAFT STOP AS PER CBC 718.3.2 EX. 1 & 718.4.2
- EXTENT OF 5/8" TYPE 'X' GYPSUM BOARD OR FIRE RETARDANT ROOF SHEATHING PER CBC 706.6.4.3 WITHIN 4'-0" OF 2-HR. FIRE RATED FIRE WALLS. NO ROOF ASSEMBLY PENETRATIONS WITHIN THIS AREA
- ROOF AND OVERFLOW DRAIN, 1/A9.7, TYP.
- FLAT ROOF AREA
- RF-1 SINGLE PLY ROOFING
- RF-2 PAVER SYSTEM ABOVE SINGLE PLY ROOFING
- RF-3 GRAVEL ABOVE SINGLE PLY ROOFING

FIRE DEPARTMENT ACCESS

- EMERGENCY RESPONDER RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.1
- FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907
- KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
- STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.

REVISIONS

1	PLAN CHECK RESPONSE	03-27-17

ROOF PLAN

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

0 8 16 32

JOB NO. 1334.001 SHEET

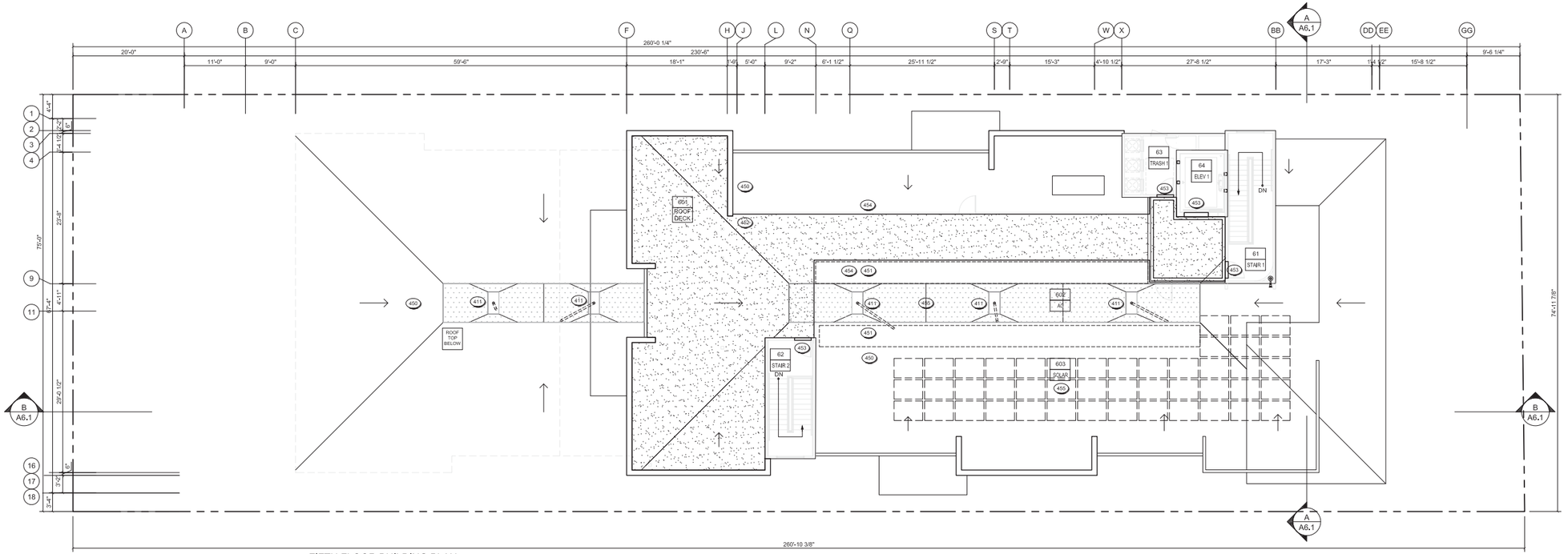
DRAWN DG STAFF

CHECK

DATE 12/20/16

A2.9

N



FIFTH FLOOR BUILDING PLAN

1/8" = 1'-0"

ROOF DRAINAGE PLAN KEYNOTES (450)

450 SINGLE PLY ROOF MEMBRANE
451 WALKPADS WITH ADHERED MEMBRANE, SEE DETAIL
452 PAVER SYSTEM O/ SLOPED WATERPROOFING OVER ROOF ASSEMBLY, SEE DETAIL
453 DOOR THRESHOLD, SEE DETAIL
454 PROVIDE SCUPPER AT BASE OF SCREEN WALL, SEE DETAIL
455 EQUIPMENT SUPPORT AT AC CONDENSERS TO ALLOW FOR 6" CLEARANCE OFF ROOF DECK
456 GRAVEL ROOF BELOW

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

4880 EL CAMINO REAL Los Altos, California

ROOF PLAN NOTES

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8. FOR WALL PENETRATIONS SEE DET.
9. FOR PIPE/DUCT SLEEPER SUPPORT, SEE DET.
10. FOR TYPICAL MECHANICAL SUPPORTS, SEE DET.
11. FOR TYPICAL REGLET INSIDE CORNERS, OUTSIDE CORNERS AND LAP JOINTS, SEE DET.
12. FOR ROLLER PIPE SUPPORT, SEE DET.
13. PROVIDE PLYWOOD CLIPS AT ALL UNSUPPORTED EDGES OR FLAT ROOF SHEATHING (MIN.) S.S.D FOR ADDITIONAL BLOCKING REQUIREMENTS
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ROOF PLAN KEYNOTES (400)

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402 ROOF AT ELEVATOR. SEE ELEVATIONS FOR HEIGHT
403 ROOF AT TRASH & STAIR. SEE ELEVATIONS FOR HEIGHT
404 ROOF CORNICE BELOW, SEE DET.
405 DECK BELOW, SEE DET. 11&13/A9.8
406 FOR FIRE WALLS SEE SHEET CA1.5
407 TRELLIS -
408 EXTENT OF SOLAR ARRAY
409 ROOF MOUNTED AC CONDENSERS
410 MECHANICAL SCREENING AT +5'-6" ABOVE T.O. ROOF FINISH
411 2" OVERFLOW SCUPPER AND CONDUCTOR HEAD, DOWNSPOUT TO BELOW, SEE DET. 9/A9.7
412 NATURAL GAS FIRE BOWL W/ ELECTRONIC IGNITION. INSTALL ON A TIMER AND INCLUDE LAVA ROCK MFR: SIERRA COPPER SQUARE GAS FIRE BOWL
413 NATURAL GAS BBQ W/ ELECTRONIC IGNITION. INSTALL ON A TIMER. MFR: BLAZE MODEL: BLZ-3PRO-LP
414 ROOF CANOPY O/ TS. FRAME @ ELEVATOR AND STAIR ENTRY
415 SEWER VENT TERMINATIONS TO BE NOT LESS THAN 10'-0" TO OPENINGS INTO BUILDING. S.M.D., S.P.D. ⚠
416 EMERGENCY POWER GENERATOR. S.E.E.

ROOF PLAN LEGEND

DRAFT STOP AS PER CBC 718.3.2 EX. 1 & 718.4.2
EXTENT OF 5/8" TYPE 'X' GYPSUM BOARD OR FIRE RETARDANT ROOF SHEATHING PER CBC 706.6.4.3 WITHIN 4'-0" OF 2-HR. FIRE RATED FIRE WALLS. NO ROOF ASSEMBLY PENETRATIONS WITHIN THIS AREA
ROOF AND OVERFLOW DRAIN, 1/A9.7, TYP.
FLAT ROOF AREA
RF-1 SINGLE PLY ROOFING
RF-2 PAVER SYSTEM ABOVE SINGLE PLY ROOFING
RF-3 GRAVEL ABOVE SINGLE PLY ROOFING

FIRE DEPARTMENT ACCESS

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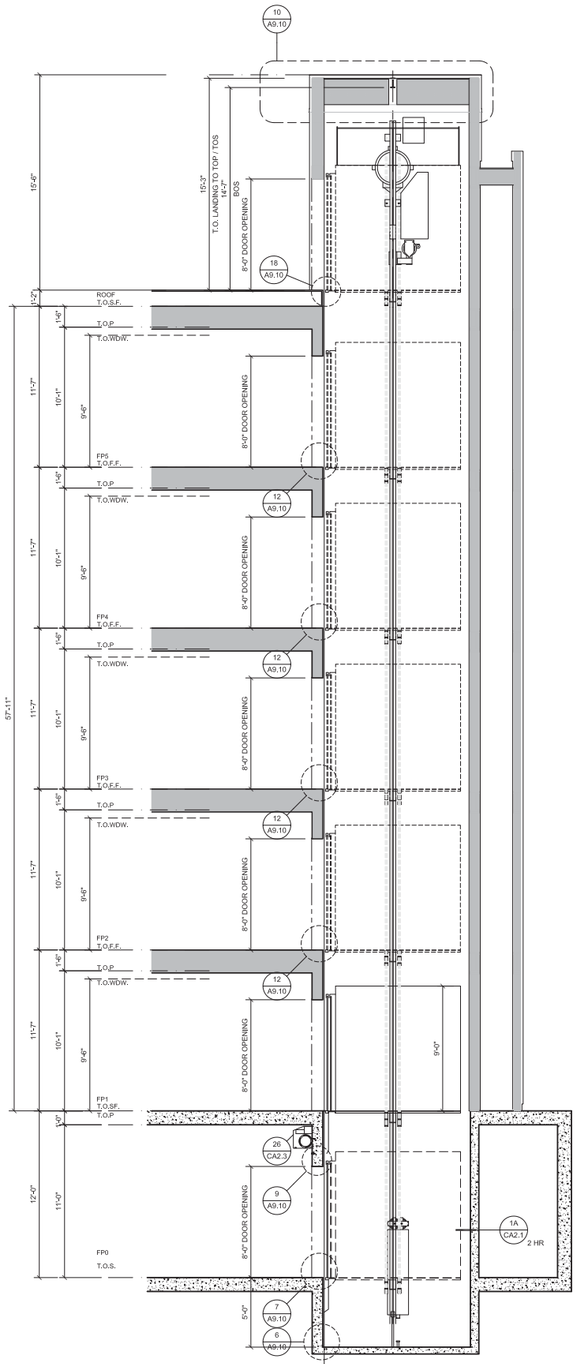
REVISIONS
⚠ PLAN CHECK RESPONSE 03-27-17

ROOF DRAINAGE PLAN

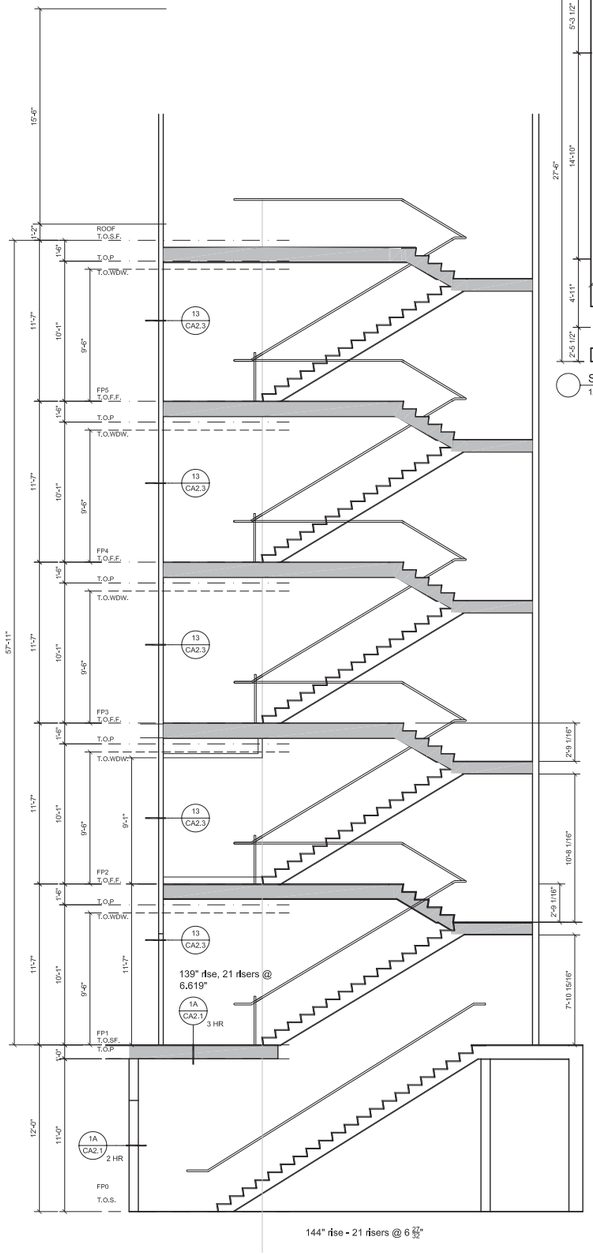
SCALE: 1/8" = 1'-0"
0 8 16 32

JOB NO. 1334.001 SHEET
DRAWN DG STAFF
CHECK
DATE 12/20/16

A2.10

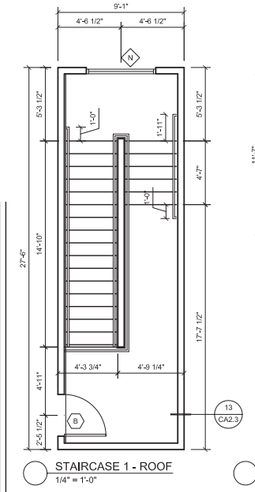


ELEVATOR SECTION
1/4" = 1'-0"

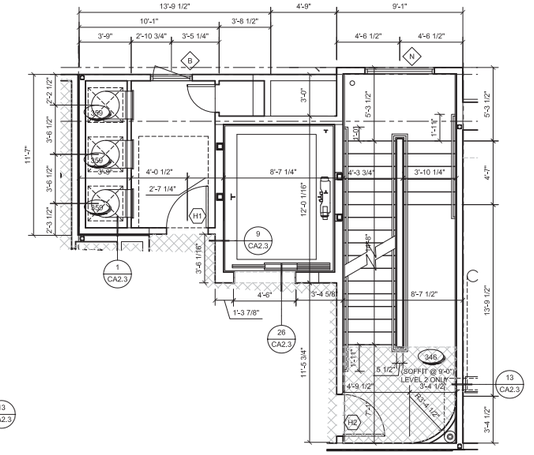


144" rise - 21 risers @ 6 $\frac{57}{64}$"

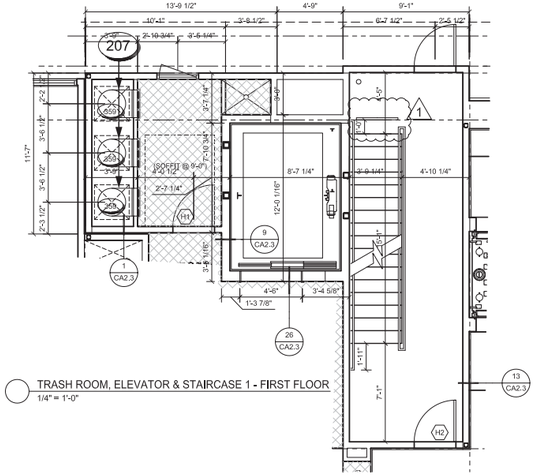
STAIR 1 SECTION
1/4" = 1'-0"



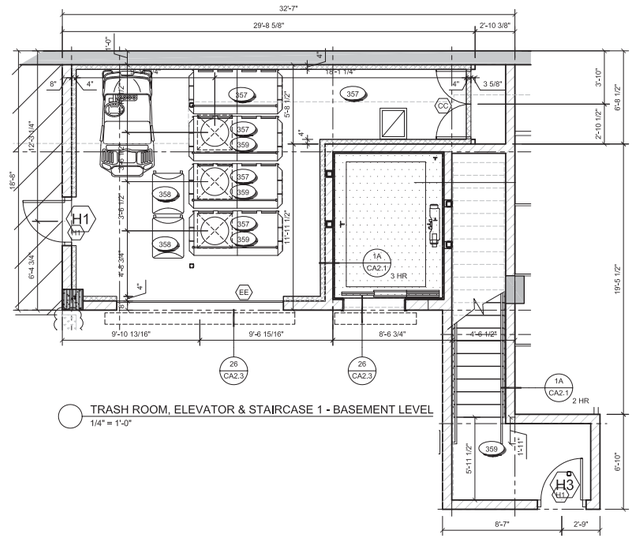
STAIRCASE 1 - ROOF
1/4" = 1'-0"



TRASH ROOM, ELEVATOR & STAIRCASE 1 - SECOND FLOOR TO FIFTH FLOOR
1/4" = 1'-0"



TRASH ROOM, ELEVATOR & STAIRCASE 1 - FIRST FLOOR
1/4" = 1'-0"



TRASH ROOM, ELEVATOR & STAIRCASE 1 - BASEMENT LEVEL
1/4" = 1'-0"

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FLOOR PLAN KEYNOTES 300

301 DISHWASHER W/ DRAIN TO GARBAGE DISPOSAL. (VERIFY DIMS. W/ MNFR.)
302 KITCHEN SINK W/ GARBAGE DISPOSAL. (MAX FLOW 1.8 GPM @ 60 PSI CGBC 4.303.1.4.4) FAUCET CONTROLS AS PER CBC 1133A.5, S.P.D.
303 REMOVABLE BASE KITCHEN CABINET, EXTEND FLOOR BELOW COUNTER AS PER CBC 1133A.3. INSULATE EXPOSED PLUMBING PIPES. SEE DET.10/CA3.0
304 REFRIGERATOR SPACE W/ COLD WATER STUB-OUT FOR ICEMAKER. (VERIFY SIZE W/ MANUFACTURER.)
305 BUILT-IN SINGLE WALL OVEN. SEE PLANS FOR MOUNTING HEIGHT. VERIFY VENTILATION & DIMENSIONS W/ MFR.
306 BUILT-IN MICROWAVE W/ TRIM KIT. (SEE INT.ELEVS.)
307 30" GAS COOKTOP W/ 30" HOOD, LIGHT & FAN ABOVE. VENT TO EXTERIOR & PROVIDE DAMPER. VERIFY W/ MANUFACTURER SPEC. (SEE INT. ELEVS.)
308 36" GAS COOKTOP W/ 36" HOOD, LIGHT & FAN ABOVE. VENT TO EXTERIOR & PROVIDE DAMPER. VERIFY W/ MANUFACTURER SPEC. (SEE INT. ELEVS.)
309 UNDER-COUNTER WINE CHILLER
310 PANTRY W/ 5 ADJUSTABLE SHELVES.
311 BROOM CABINET.
312 RECYCLING CENTER IN BASE CABINET. (SEE INT. ELEVS.)
313 NOT USED
314 SPACE FOR STACKED WASHER / DRYER. PROVIDE HOT & COLD WATER SUPPLY, WASTE LINE AND PAN W/ DRAIN TO EXTERIOR. PROVIDE SMOOTH METAL DRYER VENT TO EXTERIOR.
315 SPACE FOR S/S WASHER/ DRYER. PROVIDE HOT & COLD WATER SUPPLY, WASTE LINE AND PAN WITH DRAIN TO EXTERIOR. PROVIDE SMOOTH METAL DRYER VENT TO EXTERIOR.
316 DRYER VENT (VENT RUN SHALL COMPLY W/ MFR'S. SPECS, AND THE 2013 CMC (SECTIONS 504.3 & 505) PROVIDE RECESSED DRYER BOX & SMOOTH METAL VENT TO EXTERIOR
317 GAS-FIRED TANKLESS WALL-MOUNTED WATER HEATER WITH VENT TO EXTERIOR.
318 MANUFACTURED FIREPLACE WITH GLASS DOORS AND OUTSIDE COMBUSTION AIR
319 32"x 60" TUB/SHOWER W/ ENGINEERED STONE SURROUND ON 3 WALLS TO MIN. +7'-2". SHOWER HEAD AT +78" ABV. FLOOR. SEE DET. XXXX
320 36"x 66" TUB. TOP SET IN ENGINEERED STONE DECK WITH ENGINEERED STONE WAINSCOT TO 36" ABOVE FINISHED FLOOR AND APRON. PROVIDE 1 PIECE WELDED TRAP OR ACCESS PANEL IN APRON WHERE JETTED TUB OCCURS
321 36"x 66" FREESTANDING TUB
322 ACCESSIBLE SHOWER PAN W/ ENGINEERED STONE SURROUND ON 3 WALLS TO MIN. 7'-2", SHOWER HEAD AT +78" ABV. FLOOR, SEE DET. XX. SEE PLANS FOR DIMENSIONS AND WHERE SEAT OCCURS
323 INSTALL GRAB BAR REINFORCEMENT IN BACK & SIDE WALLS OF ADAPTABLE TUB/SHOWER AS PER CBC 1134A.6.4
324 PEDESTAL LAVATORY (MAX FLOW 1.5 GPM @ 60 PSI PER CAL GREEN) FAUCET CONTROLS AS PER CBC 1134A.8.7, S.P.D.
325 LAVATORY (MAX FLOW 1.5 GPM @ 60 PSI.PER CAL GREEN 4.303.1.4.1) FAUCET CONTROLS AS PER CBC 1134A.8.7, S.P.D.
326 ADAPTABLE LAV BASE CABINET, EXTEND FLOOR BELOW COUNTER AS PER CBC 1134A.8.4.3. INSULATE EXPOSED PLUMBING PIPES AS PER CBC 1134A.8.6. SEE DETAIL 5 & 6 CA3.0
327 RECESSED MEDICINE CABINET W/ BTM. MAXIMMUM AT +40" HT. PER CBC 1134A.8.8.
328 HALF WALL. SEE FLOOR PLAN FOR HEIGHT
329 MIRROR WITH BTM. MAXIMUM AT +40" HT. PER CBC 1134A.8.8 (SEE INTERIOR ELEVATIONS.)
330 ELONGATED BOWL LOW FLOW WALL HUNG WATER CLOSET. (1.28 GALLON PER FLUSH MAX. CAL GREEN 4.303.1.1). TOILET FLUSH CONTROL PER CBC 1134A.7.3. INSTALL FOR SEAT HT. BETWEEN 17" & 19" ABOVE FINISHED FLOOR
331 INSTALL GRAB BAR REINFORCEMENT IN BACK WALL OF ADAPTABLE TOILET FOR FUTURE FOLD DOWN SIDE GRAB BAR AS PER CBC 1134A.7.2 SEE DETAIL 14/CA3.0
332 TOWEL BAR (VERIFY SIZE)
333 TOILET PAPER HOLDER
334 TEMPERED GLASS ENCLOSURE
335 SHOWER CURTAIN ROD
336 TILE SHELF - 18" ABOVE FLOOR. WATERPROOF AT TUB OR SHOWER LOCATION AND SLOPE TO DRAIN.
337 LINEN CABINET. (SEE INTERIOR ELEVS)
338 THICKENED AESTHETIC WALL OR PLUMBING WALL
339 MECHANICAL DUCT CHASE LINED WITH 5/8" TYPE 'X' GYP. BD, PER DETAILS
340 LINE OF NON-COMBUSTIBLE SOFFIT ABOVE. SEE DET. XXX
341 LINE OF CEILING CHANGE ABOVE.
342 LINE OF DROPPED BEAM ABOVE. S.S.D.
343 BALCONY WITH EXTERIOR DECK COATING. SLOPE DECK MIN. 1/4" TO 12"
344 2" GSM STRIP VENT IN SOFFIT ABOVE
345 +42" HT. GUARD RAIL ABOVE T.O.S.F., OR ABV. T.O. TREAD @ STAIRS
346 NON-COMBUSTIBLE SOFFIT @ LEVEL 2 ONLY

350 HANDRAIL +34" TO +38" ABOVE T.O. STAIR NOSING BELOW
351 CONCRETE STAIR
352 "DERO ULTRA SPACE SAVER" SINGLE SIDED VERTICAL BICYCLE STORAGE RACK, SEE NUMBER OF HANGERS REQ'D NEXT TO KEYNOTE
353 BICYCLE REPAIR WORK BENCH
354
355a ELECTRIC HOUSE MAIN
355b RESIDENTIAL ELECTRIC MAIN
355c UTILITY TERMINAL
355d DISTRIBUTION LOOP
355e MPOE
356 SURVEILLANCE CAMERA
357 LOCATION FOR DUMPSTER
358 LOCATION FOR RECYCLING BINS
359 TRASH CHUTE
360 PRIVATE STORAGE
361 1 5/8" METAL STUD FRAMING
362 3 5/8" METAL STUD FRAMING

REVISIONS
1 PLAN CHECK RESPONSE 03-27-17

ENLARGED TRASH ROOM, ELEVATOR AND STAIRCASE 1

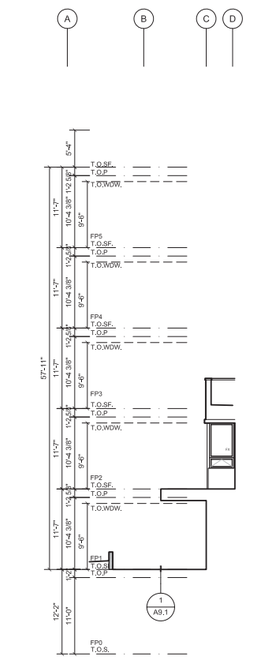
SCALE: 1/4" = 1'-0"

0 4 8 16

JOB NO. 1334.001 SHEET
DRAWN DG STAFF
CHECK
DATE 12/20/16

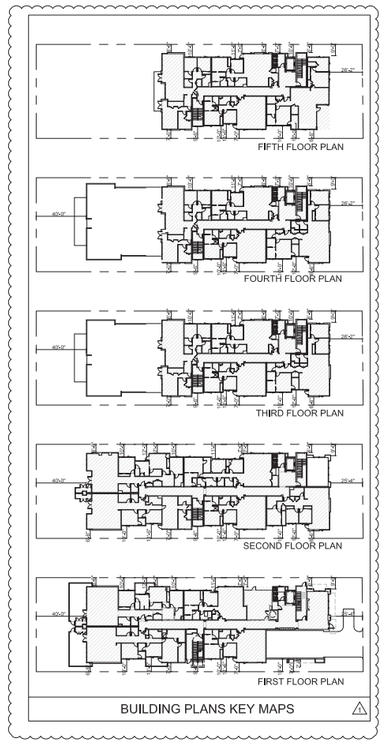
A4.2

D LEFT ELEVATION (SOUTHEAST)
1/8" = 1'-0"



D1 LEFT ELEVATION (SOUTHEAST) CONCEALED VIEW
1/8" = 1'-0"

A FRONT ELEVATION (NORTHEAST)
1/8" = 1'-0"



BUILDING PLANS KEY MAPS

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

4880
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Los Altos, California

EXTERIOR ELEVATION NOTES

1. FOR TYPICAL FLASHING AT WALL OPENINGS, SEE DET. 1&3 /AD.01
2. FOR TYPICAL WALL PENETRATIONS, SEE DET. 11/AD.01
5. FOR TYPICAL MASONRY APPLICATION SEE DET. 13-20 /AD.02
6. SEE FLOOR PLANS FOR GLAZING INFORMATION.
7. INSTALL VERTICAL EXPANSION JOINTS AT ALL INTERIOR BUILDING CORNERS AND PARTY WALLS WHERE OCCUR, INSTALL HORIZONTAL EXPANSION JOINTS AT ALL STRUCTURAL PLATE LINES. SEE ASTM C 1063, & DETAIL 2/AD.02
8. EXTERIOR FINISH SHALL BE: SEE COLORS AND MATERIALS BOARD FOR COLOR BLOCKING
   - 8.1. 7/8" 3-COAT STUCCO W/ WIRE MESH OVER 2 LAYERS OF 60 MIN. GRADE 'D' PAPER o/ SHEATHING (WHERE OCCURS, S.S.D.). SHEATHING SHALL HAVE A 1/8" GAP BETWEEN PANELS. STUCCO SHALL COMPLY WITH ASTM C 1063 & ASTM C 926, PER CBC 2510.3 FINISH TO BE SMOOTH
     - CP PNT-2 BENJAMIN MOORE PAINT #947 NAVAJO WHITE
     - CP PNT-3 BENJAMIN MOORE PAINT # HC-81 MANCHESTER TAN
     - CP PNT-6 BENJAMIN MOORE PAINT # 985 INDIAN RIVER
   - 8.2. 6" HORIZONTAL FIBER CEMENT SIDING BY ALLURA OR EQUAL. INSTALL PER MANUFACTURER'S SPECS OVER 60 MIN. BUILDING PAPER o/ SHEATHING (WHERE OCCURS, S.S.D.). SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS.
     - FCS PNT-4 BENJAMIN MOORE PAINT #509 CYPRESS GREEN
   - 8.3. SMOOTH FIBER CEMENT PANEL AND TRIM BY ALLURA OR EQUAL. INSTALL PER MANUFACTURER'S SPECS O/ 60 MIN. GRADE 'D' BUILDING PAPER O/ SHEATHING (WHERE OCCURS, S.S.D.). SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS.
     - FCP PNT-5 BENJAMIN MOORE PAINT # 510 SPRINGFIELD SAGE
9. STONE VENEER, INSTALL PER MNFR'S SPECIFICATIONS O/ 2 LAYERS GRADE 'D' BLDG. PAPER.
   - STN-1 BERKSHIRE INDIANA LIMESTONE
10. CORNICE WITH WOOD SOFFIT
    - WD-1 WS-1 OLYMPIC WOOD STAIN #716 NATURAL
11. METAL AWNINGS
    - MTL PNT-1 BENJAMIN MOORE PAINT # 2114-10 BITTERSWEET CHOCOLATE
12. METAL RAILING
    - MTL PNT-1 BENJAMIN MOORE PAINT # 2114-10 BITTERSWEET CHOCOLATE
13. GLASS GUARDRAIL
14. ROOFING
15. ENTRY DOOR
    - WD-2 WS-2 OLYMPIC WOOD STAIN #713 OXFORD BROWN
16. WINDOW HEAD HEIGHTS ARE AS FOLLOWS:
    - FIRST FLOOR: 9'-8" (U.O.N.)
    - SECOND FLOOR: 9'-8" (U.O.N.)
    - THIRD FLOOR: 9'-8" (U.O.N.)
    - FOURTH FLOOR: 9'-8" (U.O.N.)
    - FIFTH FLOOR: 9'-8" (U.O.N.)
    - SEE FLOOR PLAN FOR GLAZING INFORMATION
17. ALL EXPOSED CONCRETE SHALL BE CP-2, U.O.N.
18. ALL EXPOSED GSM FLASHINGS SHALL BE PAINTED TO MATCH ADJACENT WALL FINISH.
19. ALL WELDS ON STEEL TRELLIS MEMBERS SHALL BE GROUND SMOOTH AND RECEIVE POWDER COATED FACTORY FINISH.

ELEVATION KEYNOTES (500)

501	LINE OF STREET LEVEL / GRADE
502	LINE OF GARAGE SLAB
503	LINE OF PODIUM LEVEL
504	VEHICULAR RAMP TO STREET LEVEL
505	CONCRETE STAIR, SEE DETAIL
506	FENCE AND GATE, SEE DETAIL
507	PLANTER, S.L.D.
508	BUILDING ADDRESS LOCATION. SEE DETAIL FOR PLACEMENT
509	HANDRAIL MOUNTED AT + 34" HT. ABOVE STAIR NOSING.
510	GUARDRAIL MOUNTED 42" HT. MIN. ABOVE ADJACENT WALKING SURFACE, SEE DET.
511	EXPANSION JOINT, SEE
512	GARAGE VENT, S.M.D.
513	VENT SHAFT FROM FAN ROOM BELOW, SEE DET.
514	ELEVATOR AND ELEVATOR SHAFT
515	GAS METER LOCATION, S.E.D., S.P.D.
516	EGRESS LADDER WHERE REQUIRED, SEE
517	
518	
519	

REVISIONS

1	PLAN CHECK RESPONSE	03-27-17

EXTERIOR ELEVATIONS

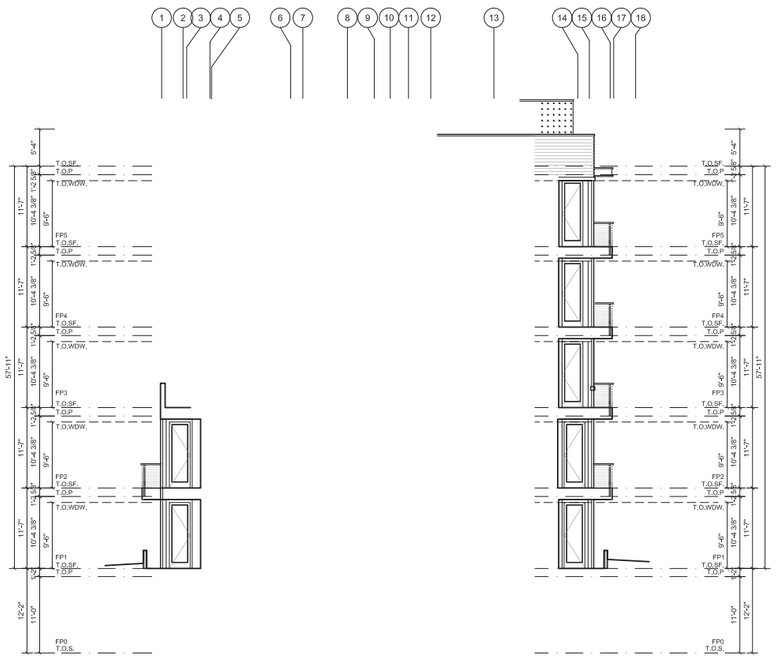
SCALE: 1/8" = 1'-0"

0 8 16 32

JOB NO. 1334.001 SHEET
DRAWN DG STAFF
CHECK
DATE 12/20/16

A5.1

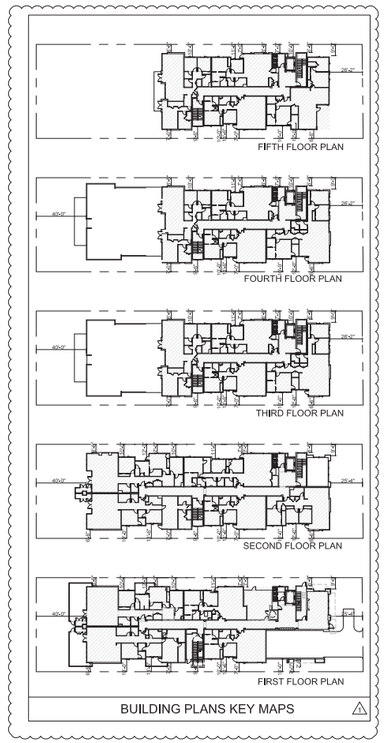
B RIGHT ELEVATION (NORTHWEST)
1/8" = 1'-0"



C1 REAR ELEVATION (SOUTHWEST) CONCEALED VIEW
1/8" = 1'-0"

C2 REAR ELEVATION (SOUTHWEST) CONCEALED VIEW
1/8" = 1'-0"

C REAR ELEVATION (SOUTHWEST)
1/8" = 1'-0"



BUILDING PLANS KEY MAPS

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

4880
EL CAMINO REAL
Los Altos, California

EXTERIOR ELEVATION NOTES

1. FOR TYPICAL FLASHING AT WALL OPENINGS, SEE DET. 1&3 /AD.01
2. FOR TYPICAL WALL PENETRATIONS, SEE DET. 11/AD.01
5. FOR TYPICAL MASONRY APPLICATION SEE DET. 13-20 /AD.02
6. SEE FLOOR PLANS FOR GLAZING INFORMATION.
7. INSTALL VERTICAL EXPANSION JOINTS AT ALL INTERIOR BUILDING CORNERS AND PARTY WALLS WHERE OCCUR, INSTALL HORIZONTAL EXPANSION JOINTS AT ALL STRUCTURAL PLATE LINES. SEE ASTM C 1063, & DETAIL 2/AD.02
8. EXTERIOR FINISH SHALL BE: SEE COLORS AND MATERIALS BOARD FOR COLOR BLOCKING
   - 8.1. 7/8" 3-COAT STUCCO W/ WIRE MESH OVER 2 LAYERS OF 60 MIN. GRADE 'D' PAPER o/ SHEATHING (WHERE OCCURS, S.S.D.). SHEATHING SHALL HAVE A 1/8" GAP BETWEEN PANELS. STUCCO SHALL COMPLY WITH ASTM C 1063 & ASTM C 926, PER CBC 2510.3 FINISH TO BE SMOOTH
     - CP PNT-2 BENJAMIN MOORE PAINT #947 NAVAJO WHITE
     - CP PNT-3 BENJAMIN MOORE PAINT # HC-81 MANCHESTER TAN
     - CP PNT-6 BENJAMIN MOORE PAINT # 985 INDIAN RIVER
   - 8.2. 6" HORIZONTAL FIBER CEMENT SIDING BY ALLURA OR EQUAL. INSTALL PER MANUFACTURER'S SPECS OVER 60 MIN. BUILDING PAPER o/ SHEATHING (WHERE OCCURS, S.S.D.). SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS.
     - FCS PNT-4 BENJAMIN MOORE PAINT #509 CYPRESS GREEN
   - 8.3. SMOOTH FIBER CEMENT PANEL AND TRIM BY ALLURA OR EQUAL. INSTALL PER MANUFACTURER'S SPECS O/ 60 MIN. GRADE 'D' BUILDING PAPER O/ SHEATHING (WHERE OCCURS, S.S.D.). SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS.
     - FCP PNT-5 BENJAMIN MOORE PAINT # 510 SPRINGFIELD SAGE
9. STONE VENEER, INSTALL PER MNFR'S SPECIFICATIONS O/ 2 LAYERS GRADE 'D' BLDG. PAPER.
   - STN-1 BERKSHIRE INDIANA LIMESTONE
10. CORNICE WITH WOOD SOFFIT
    - WD-1 WS-1 OLYMPIC WOOD STAIN #716 NATURAL
11. METAL AWNINGS
    - MTL PNT-1 BENJAMIN MOORE PAINT # 2114-10 BITTERSWEET CHOCOLATE
12. METAL RAILING
    - MTL PNT-1 BENJAMIN MOORE PAINT # 2114-10 BITTERSWEET CHOCOLATE
13. GLASS GUARDRAIL
14. ROOFING
15. ENTRY DOOR
    - WD-2 WS-2 OLYMPIC WOOD STAIN #713 OXFORD BROWN
16. WINDOW HEAD HEIGHTS ARE AS FOLLOWS:
    - FIRST FLOOR: 9'-8" (U.O.N.)
    - SECOND FLOOR: 9'-8" (U.O.N.)
    - THIRD FLOOR: 9'-8" (U.O.N.)
    - FOURTH FLOOR: 9'-8" (U.O.N.)
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514 ELEVATOR AND ELEVATOR SHAFT
515 GAS METER LOCATION, S.E.D., S.P.D.
516 EGRESS LADDER WHERE REQUIRED, SEE
517
518
519

REVISIONS
1 PLAN CHECK RESPONSE 03-27-17

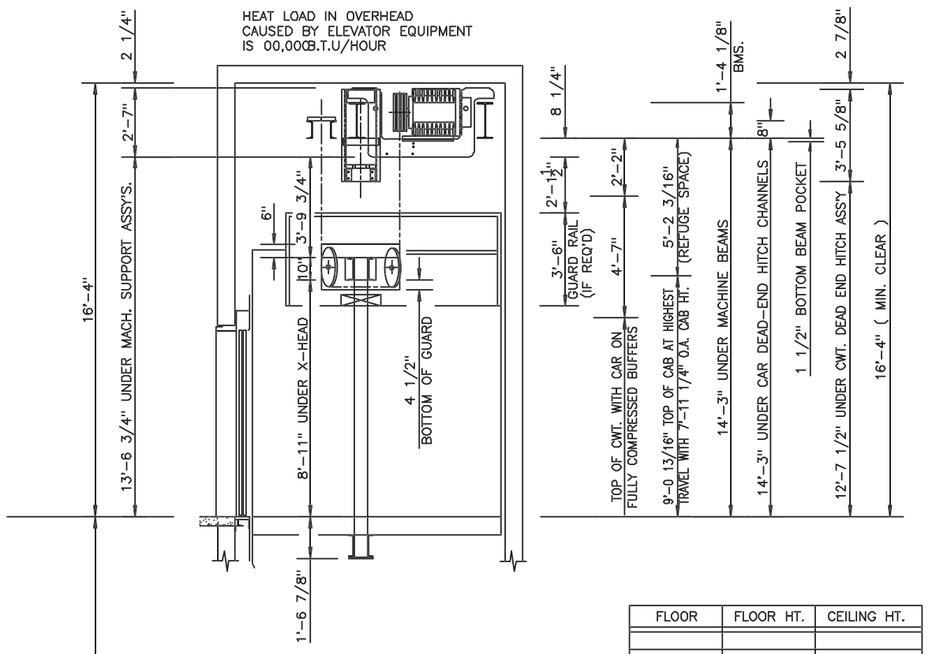
EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
0 8 16 32

JOB NO. 1334.001 SHEET
DRAWN DG STAFF
CHECK
DATE 12/20/16

A5.2

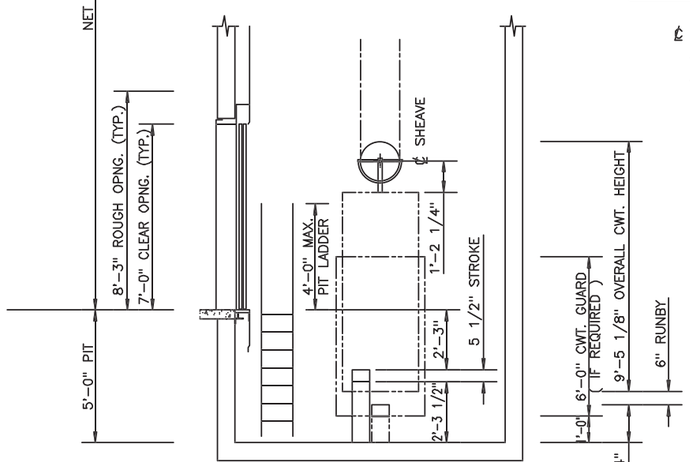
HALL FIXTURE	ELEVATOR	FLOORS	POCKET SIZE W	POCKET SIZE H	POCKET SIZE D	CL. ABOVE FIN. FLOOR

MAX. BRACKET SPACING CAR	MAX. BRACKET SPACING CWT.	CWT. RAIL SIZE
14'-6"	14'-6"	15
	12'-2"	C7



FLOOR	FLOOR HT.	CEILING HT.

℄ CAR & CWT. RAIL BRACKETS (AND INSERTS IF REQ'D), TYPICAL AT EACH FLOOR AND ABOVE TOP FLOOR.



NOTE: CONTINUOUS PIT CHANNELS WITH 1" GROUT

SECTION A-A

* NOTE: COUNTERWEIGHT SPRING BUFFER STANDS SHALL BE REQUIRED WITH CHAIN COMPENSATION.

* AS REQUIRED

TRACTION ELEVATOR CONTRACT DATA

ELEVATOR NUMBER	
TYPE	PASSENGER
CLASS	DESIGNED FOR CLASS "A" FREIGHT LOADING
CAPACITY	5,000 LBS.
MAXIMUM UNIT LOAD	1,250 LBS.
MAXIMUM AXLE LOAD	1,250 LBS.
MAXIMUM SUSTAINING LOAD	5,000 LBS.
SPEED	200 F.P.M.
OPERATION	TAC50-04
STOPS	
HOISTWAY ENTRANCES	TWO-SPEED (PWD.)
CAR DOOR	TWO-SPEED (PWD.)
STILE	F6.5 x 6.05
CROSSHEAD	F10 x 13.2
SAFETY PLANK	F10 x 13.2
CAR GUIDE TYPE	ROLLER
CAR SAFETY	FLEX CLAMP
GOVERNOR	CAR
MACHINE	TORIN W/ BRAKE
DRIVE SHEAVE DIAMETER	17.32 INCH
ISOLATION	SPECIAL
FULL LOAD MASS	19,475 LBS.
CONTROL	VVVF
POWER SUPPLY	___ V. 3 PH. 60 CYC.
HOIST ROPE (PREFORMED)	(8) 10mm DRAKO 250T 8 x 19 WARRINGTON - IWRC
GOVERNOR ROPE (PREFORMED)	(1) 3/8 IN. 8 x 19 IRON
COMPENSATION CHAIN (STEADI-FLEX)	(2) SFC20 (2 LBS./FT.) PER CHAIN
CAR BUFFER TYPE	(4) SPRING
CAR BUFFER STROKE	5 1/2 INCH
CWT. BUFFER TYPE	(3) SPRING
CWT. BUFFER STROKE	5 1/2 INCH
CWT. STILE LENGTH	7'-6"
CWT. GUIDE TYPE	ROLLER
CWT. FILLER TYPE	(53) NO. 121459
TOTAL FILLER WEIGHT	6,529 LBS.
TOTAL CWT. WEIGHT	(50 %) 7,109 LBS.
TOTAL CAR WEIGHT	4,515 LBS.
EST. CAB WEIGHT WITH DOOR OPERATOR CAB TYPE - (TKS)	1,971 LBS.
MACHINE WEIGHT	1,630 LBS.
CAR GUIDE RAILS	15 LBS./FT.
CWT. GUIDE RAILS	□ 15 LBS./FT. □ C7 (Ω)

THE FOLLOWING CONDITIONS MUST BE MET BEFORE INSTALLATION IS COMPLETED, AND ARE NOT INCLUDED IN THE ELEVATOR CONTRACT:

1. A PLUMB, PROPERLY-VENTILATED HOISTWAY (ACCORDING TO CODE AND SIZES SHOWN).
2. ADEQUATE SUPPORT FOR MACHINE BEAMS, GUIDE RAIL BRACKETS, AND BUFFERS (FOR REACTIONS SHOWN).
3. HOISTWAY BARRICADES (ALL CUTTING AND PATCHING TO INSTALL HOISTWAY ENTRANCES, SILLS, AND HALL FIXTURES).
4. PIT LIGHTS AND SWITCH, CONVENIENCE OUTLETS OF THE GFCI TYPE PER NEC, PIT LADDER PER CAR (ACCORDING TO CODE). NOTE: MUST BE CLEAR OF ALL ELEVATOR EQUIPMENT.
5. SEPARATE 120 VOLT, 15 AMP. BRANCH CIRCUITS, ALONG WITH TELEPHONE CIRCUIT WHEN REQUIRED, TO TERMINALS OF EACH REQUIRED CONTROLLER (AS LOCATED ON PLAN VIEW) FOR THE FOLLOWING:
   - CAR LIGHT AND ALARM CIRCUIT WITH RECEPTACLES OF THE GFCI TYPE PER NEC
   - GROUP CONTROL WHEN REQUIRED

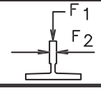
   NOTE: IF STANDBY POWER IS SUPPLIED TO THE ELEVATOR, GROUP CONTROL CIRCUIT MUST BE STANDBY POWER BACKED.
6. BRANCH CIRCUIT CONDUCTOR SIZING, MATERIALS, AND INSULATION (INCLUDING BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE) TO COMPLY WITH ALL LOCAL ELECTRICAL CODES (SEE "ELECTRICAL POWER REQUIREMENTS").

   NOTE: ALSO, A FOURTH WIRE OF SAME SIZE AS THREE PHASE WIRES IS REQUIRED FOR GROUNDING PURPOSES TO MINIMIZE ELECTRICAL NOISE INTERFERENCE. THE GROUNDING WIRE MUST BE CONNECTED TO THE BUILDINGS ELECTRICAL SYSTEMS GROUND.

   NOTE: IF STANDBY POWER IS REQUIRED, SEE "ELEVATOR STANDBY POWER OPERATION".
7. AN ENCLOSED CONTROLLER ROOM AREA (ACCORDING TO CODE), WITH ADEQUATE LIGHT, HEAT, VENTILATION (MIN. 32° F., MAX. 104° F. WITH NON-CONDENSING HUMIDITY OF 10-90%), AND SEALED CONCRETE FLOOR SLAB SURFACE.

   NOTE: MUST PROVIDE ADEQUATE DOOR SIZE TO ALLOW INSTALLATION OF EQUIPMENT - OR LEAVE WALL OUT UNTIL EQUIPMENT IS IN PLACE.

   NOTE: MACHINE BEAM DESIGN (PER ASME A17.1).
8. A PROPERLY VENTED HOISTWAY AND MAINTAINED BET. 32° F. AND 122° F.
9. ENTRANCE WALLS WITH LINTELS, NOTE: MUST BE PROVIDED AFTER ENTRANCE FRAMES ARE SET - OR LEAVE A ROUGH OPENING 1'-3" WIDER AND 1'-3" HIGHER THAN THE FRAME OPENING; FOLLOW INSTALLATION PROCEDURES FOR FRAME TO WALL INTERFACE TO MAINTAIN LABELED CONSTRUCTION. FILL IN AROUND FRAMES AFTER THE FRAMES ARE SET.
10. POCKETS IN CORRIDOR WALL (PER FIXTURE DRAWINGS) FOR HALL FIXTURES.
    NOTE: MUST BE LOCATED AS DIRECTED BY ELEVATOR CONTRACTOR.
11. SMOKE SENSORS (AS REQUIRED).
12. CONDUIT AND WIRING FROM HOISTWAY TO ELEVATOR MONITORING PANELS (FOR SECURITY, LIFE SAFETY, OR FIRE REQUIREMENTS).

RAIL FORCES			F_1	F_2
	LOADING OR UNLOADING		615 LBS.	710 LBS.
	SEISMIC RAIL LOADS (ZONE 3)	CAR	2,300 LBS.	1,150 LBS.
		CWT.	2,900 LBS.	1,450 LBS.

MAXIMUM VERTICAL FORCE ON EACH GUIDE RAIL DUE TO SAFETY APPLICATION.	CAR	
	10,925 LBS.	

NOTE A: ALL REACTIONS INCLUDE ALLOWANCE FOR IMPACT.

NOTE B: THYSSENKRUPP ELEVATOR TO BE NOTIFIED OF ANY CHANGE TO ELEVATOR HOISTWAY OR MACHINE ROOM DESIGN PRIOR TO FABRICATION OF ELEVATOR EQUIPMENT.

NOTE C: ELEVATOR DESIGN AND FABRICATION BASED ON ESTIMATED CAB WEIGHT SHOWN. LAYOUT APPROVAL WILL BE CONSTRUED AS FINAL CAB WEIGHT, UNLESS OTHERWISE NOTIFIED.

DATE	SYM.	REVISION	BY	CHKD.

DO NOT SCALE THIS DRAWING

ELEVATOR CONTRACTOR	CONTRACT NUMBER

FOR:

ADDRESS:

CITY:

ARCHITECT:

GENERAL CONTRACTOR:

SYNERGY SEISMIC - 5000H/200 DS SE | WR039

ThyssenKrupp Elevator Americas

ThyssenKrupp

9/9/2011
GEMANTOWN, TN.

DRAWN	DATE	CHKD.	JOB NUMBER	REV.	SHEET NO.
					OF

The following items must be performed or provided at no cost to Otis Elevator Company ("Otis") by the Owner or General Contractor or their agents in accordance with governing codes. The price and installation schedule of Otis is based on these job-site conditions existing at the beginning and during the installation of the elevator equipment. Failure to provide the items specified in this list will result in additional work performed by Otis Elevator beyond the scope of our contract causing installation delays. A change order will be submitted by Otis for materials and/or labor expended.

All work must be performed per the applicable national and or local codes.

General Prep/Work

1. Provide on-site storage area for elevator equipment as follows: dry and enclosed, provides roll-able access to the elevator hoistway at the ground level, located within 100 feet (30480mm) of the hoistway and is larger than 25 x 20 feet (7620mm x 6096mm) per elevator. Any warranties provided by Otis for elevator equipment are null and void if equipment is stored in a manner other than a dry enclosed building structure.
2. Provide sufficient on-site refuse containers for the proper disposal of elevator packaging material. Should sufficient refuse containers not be provided, disposal of packaging material shall become the responsibility of the owner.
3. Provide any cutouts to accommodate elevator equipment (troughing, venting, and hall fixtures), along with the patching/painting of walls, floors, or partitions together with finish painting of entrance doors and frames, if required.

Hoistway & Pit Prep/Work

4. Provide and install a steel, I-beam shaped safety beam with a maximum flange width of 8 11/16" (220mm), from side wall to side wall at the top of the hoistway, capable of withstanding a minimum net live load of 7500 lb (3402 kg) per elevator. Reference Otis Layout for location. A 4" minimum clearance is required from top of beam to top of hoistway.
   If your jobsite voltage = 600VAC three phase or 240VAC single phase, and your controller is to be located in the hoistway entrance, one of the two option below must be done.

   Option 1: An additional steel I-beam needs to be provided and installed. It is to be located per the Otis layout & sized the same as the safety beam for the purpose of mounting the transformer provide by Otis (See overhead requirements).

   Option 2: No second beam needed. Place a transformer in an electrical room. The transformer must be mounted and wired as per the National Electrical Code (ANSI/NFPA 70). See Otis layout and fact sheets for details.

5. Provide a clear plumb hoistway with variations from the size shown on the Otis layout not to exceed -0"/+1" (25mm) and not less than the clear dimensions shown on the Otis layout
6. Provide adequate rail bracket supports, bracket spacing as required by governing code, from pit floor to top of hoistway comply with the rail reaction forces detailed on the Otis Contract Layout. Provide adequate support for the top rail brackets at locations above the top landing as specified on the Otis Layout. Provide separator beams where required. Unless approved by Otis, rail-bracket attachment supports must be exposed and flush with the clear hoistway line.
   If the floor-to-floor height exceeds the maximum bracket spacing allowed by the elevator code, Otis requires some form of steel support to properly attach our guide rail brackets. The maximum allowed bracket spacing is indicated in the rail force and bracket detail table on the Otis layout. Any rail bracket mounting surfaces that are not in line with the finished hoistway dimension (i.e. the clear hoistway line) may need to be extended to meet the required distance. Otis agrees to provide guidance on this matter at the appropriate time.
   If rail bracket embedded plates or inserts are provided by Otis they shall be installed by others in accordance with Otis documentation and instructions.
   If vertical tube steel is utilized as rail support on car rail side, opposite cwt., (2) vertical tubes spaced at 20.4" (518mm) on center are required for car rail brackets with "A" dimension >= 5.76" (146mm).
7. Provide adequate support at all fastening points of each entrance. Provide plumb vertical surfaces for entrances and sill supports, one above the other, and square with the hoistway. Finish floor and grout, if required, between entrances and building sill line. For MRL installations, a horizontal support member is to be provided 20" (508mm) above the clear opening at the controller landing to support the entrance and controller components. If any other floor height exceeds 12'-0" (3657mm), a horizontal support member is to be provided 12" (305mm) above the clear opening.
8. Prior to the start of installation, provide a dry, properly framed, enclosed and vented hoistway in accordance with all applicable codes.
9. A.) Protection from Falls:
   As required by the Occupational Safety and Health Administration (OSHA) 1926.502 B) (1-3) a freestanding removable barricade at each hoistway opening at each floor. Barricades shall be 42" (1067mm) high, with mid-rail and kick board, and withstand 200 lbs. (90.7kg) of vertical and horizontal pressure.
   B.) Protection from Falling Objects:
   As required by the Occupational Safety and Health Administration (OSHA) 1926.502(j) hoistway protection from falling debris and other trades materials by either:
   1.) Full entrance screening/mesh in front of all elevator entrances
   2.) Secured/controlled access to all elevator lobbies (lock and key) with posted Notice "only elevator personnel beyond this protection."

   Notes:
   Items A.) and B.) can be integrated systems.
   Hoistway barricades and screening shall be constructed, maintained and removed by others.
10. Provide a pit floor designed to sustain vertical forces (based on safety impact) on car and counterweight rails and impact loads on car and counterweight buffers as shown on the Otis layout. The pit must be dry and clean. The elevator pit must have a floor drain or sump pump to prevent the accumulation of water. Location to be coordinated with Otis to avoid all elevator components and access areas. In areas requiring fire fighters emergency operation (FEO) a sump pump/drain shall be provided that shall have the capacity to remove a minimum of 11.4 m3/h (3,000 gal/h) per elevator (2.2.2.5, ASME A17.1-2007/CSA B44-07). Otis recommends that the owner verify the drain or sump pump system is in compliance with all applicable codes and laws.
11. The front entrance wall at the main landing and top landing, is not to be constructed until after all elevator equipment is installed in the hoistway (the entire front wall - CLEAR HOISTWAY WIDTH - must be open for installation). Remaining front entrance walls are not to be constructed until after door frames and sills are in place.
    The rough openings, per sizes shown on the Otis layout, are required. Prior to the completion and turnover of the elevator(s), all entrance walls must be installed and rough openings filled in complete to maintain fire rated hoistway requirements.
12. Provide and install a fixed vertical iron ladder in each pit as required by governing code and located per Otis layout or as coordinated with Otis personnel. Ladder width and pit wall pocket requirements are shown in the pit plan view on the Otis layout.
13. Install permanent light fixture in each elevator pit with illumination of not less than 100 lx (10 fc) as measured at the pit floor. The light bulb(s) shall be externally guarded to prevent contact and accidental breakage. The light switch shall be so located as to be accessible from the pit ladder.
14. Glass used in hoistway construction must block 98% or more of incident full-spectrum ultraviolet radiation for the full height of the hoistway.
15. If an emergency door in a blind hoistway is required, provide an outward swinging single section type door with door closer and a self closing barrier per ASME A17.1-2007, section 2.11.1.2. Contact your local Otis personnel for a detailed drawing (AAA26900D_FMI) showing Otis specific requirements.

MRL Machine Space Prep/Work

16. Maintain the temperature at the top of the hoistway (machine space) between 32° F (0° C) and 104° F (40° C). This space also includes the car controller which is mounted at the top landing. Relative humidity shall not to exceed 95% non-condensing. Provide ventilation to suit Otis heat release amounts as shown in Otis Confirmation of Power Supply form. Local codes may require tighter temperature ranges and higher ventilation levels. Please check with your local code authority for the exact requirements in your area. If your machinery space temperature exceeds this requirement, contact your local Otis sales representative for assistance.
17. Install a permanent light fixture at the top of the hoistway (machine space) of not less than 200-lux (19 fc) as measured at the level of the standing surface on the car when the elevator is at the top landing. Light switch is to be located in the hoistway per the Otis layout.
18. Install a permanent light fixture at the top landing entrance (control space), in the hall, of not less than 200-lux (19 fc) as measured at the floor level. Light switch is to be located close to the elevator entrance.

Control Room/Space and Machine Space Prep/Work

19. Provide a suitable control room/space(s) with access and ventilation in accordance with all applicable codes and regulations. The control room/space(s) shall be maintained at a temperature between 32F (0C) and 104F (40C) to be measured 6 feet (1830 mm) above the floor and 1 foot (305 mm) out from the front center of the car controller(s). Relative humidity is not to exceed 95% non-condensing. Provide ventilation to suit Otis heat release amounts as shown on the Otis Confirmation of Power Supply form. Local codes may require tighter temperature ranges and higher ventilation levels, please check with your local code authority for the exact requirements in your area. If your control room/space(s) temperatures exceed these requirements, contact your local Otis sales representative for assistance.
20. Provide illumination of control room/space(s) of not less than 200 LUX (19 FC) as measured at floor level. Light switch is to be located within 18" (157 mm) to the lock-jamb side of the access door to the control room/space(s).
21. Provide control room/space(s) with self-closing and self-locking doors with a group 2 locking device. In addition, ensure that all air gaps around the doors are sealed (i.e. threshold, weather stripping, etc.).
22. Maintain the temperature at the top of the hoistway (machine space) between 32° F (0° C) and 104° F (45° C). Relative humidity shall not to exceed 95% non-condensing. Provide ventilation to suit Otis heat release amounts as shown in Otis Confirmation of Power Supply form. If your machinery space temperature exceeds this requirement, contact your local Otis sales representative for assistance.
23. Install a permanent light fixture at the top of the hoistway (machine space) of not less than 200-lux (19 fc) as measured at the level of the standing surface on the car when the elevator is at the top landing. Light switch is to be located in the hoistway per the Otis layout.

Fire Prevention Prep/Work

24. Provide hoistway walls designed and constructed in accordance with the required fire rating (including those places where elevator fixture boxes, rail bracket fastenings, and any other penetration into the hoistway walls).
25. In the United States provide smoke detectors, located as required, with wiring from the sensing devices to the controller(s) designated by Otis.
    A. For each group of elevators, provide a normally closed contact representing the smoke detector at the designated return landing.
    B. For each group of elevators, provide a normally closed contact representing all smoke detectors located in lobbies, hoistways, or control rooms/spaces but not the smoke detector at the designated return landing (see above) or the smoke detectors as described below:
       1) If a smoke detector is located in the hoistway at or below the lower of the two recall landings, it shall be wired to activate the same normally closed contact as the smoke detector located in the lobby at the lower of the two recall landings.
       2) If the control room/space(s) are located at the designated return landing, the smoke detectors located therein shall be wired to activate the same normally closed contact as the smoke detector at the designated landing.
    C. Requirements for intermittently illuminating the fire hat visual signal in the car operating panel, either 1) or 2) must be selected.
       1) For a single unit, or group of elevators having control room/space(s) and one common hoistway, provide one additional normally closed contact representing the control room/space(s) and hoistway smoke detectors.
       2) If the group contains more than one hoistway, and hoistway smoke detectors are installed, provide one normally closed contact for each elevator. The contact is to represent the smoke detectors in the control room/space(s) or hoistway containing that particular elevator.
26. In Canada provide smoke detectors, located as required, with wiring from the sensing devices to the controller(s) designated by Otis.
    A. For each group of elevators, provide a normally closed contact representing the smoke detector at the designated return landing and if provided, from the sensing device in the pit.
    B. For each group of elevators, provide a normally closed contact representing all smoke detectors located in elevator lobbies, but not the smoke detector at the designated return landing (see above), and if provided, from the sensing device in the top of the hoistway.
    C. For each group of elevators, provide a normally closed contact representing the smoke detector in the elevator machine space.
    D. If the control space is located at the designated return landing, the smoke detectors located therein shall be wired to activate the same normally closed contact as the smoke detector at the designated landing. For each group of elevators, provide in addition to the above, a normally closed contact representing the sensing devices in the pit or at the top of the hoistway (For the Fire Hat in the Elevator).
27. In the United States, if sprinklers are installed in the hoistway(s), or machine space(s), a means to automatically disconnect the main line power supply of the affected elevator and any other power supply used to move the elevator upon or prior to the application of water is required (unless prohibited by local code). Smoke detectors shall not be used to activate sprinklers in hoistway(s), or machinery spaces or to disconnect the mainline power supply.
    In addition, when the Automatic Recovery Operation (ARO) is specified, the means provided to automatically disconnect power to the elevator shall be equipped with an additional auxiliary contact that is positively opened when power is removed from the elevator system. This automatically controlled mainline disconnect must be provided with all associated wiring and conduit to the controller.
28. Provide an "ABC" fire extinguisher, minimum 10 lbs for machine space, and located convenient to the top landing elevator entrance.
29. Provide control room/space(s) and door to code compliant fire-resistive construction.

Electrical Requirements

30. 3 Phase Power MRL - Provide a permanent three (3) phase electrical-feeder system with a separate equipment-grounding conductor terminating in the elevator controller located at the top landing or transformer located at the top landing or transformer located at the top of the hoistway. Permanent three (3) phase electrical-feeder to be terminated at the elevator controller or transformer at the start of installation of the top landing elevator entrance and the timing of connection to Otis controller shall be coordinated with the elevator installer. Feeder conductors and grounding conductor sized according to elevator current characteristics as shown on the Otis Confirmation of Power Supply form. Feeder conductors and grounding conductor must be copper.
    Provide a fused disconnect switch or circuit breaker capable of being locked in the open position, for each elevator per the National Electrical Code (ANSI/NFPA 70) or Canadian Electrical Code (C22.1) with feeder or branch wiring to elevator controller [NEC 620-51, 620-61(D), and 620-62] or [CEC Rule 38-013 (2) (a)] located at the point of power distribution in the building. The disconnecting means required by the National Electrical Code or Canadian Electrical Code CEC [Rule 38-051] shall be provided with all associated wiring and conduit to the elevator controller. Size of main contacts to suit elevator power characteristics. Fuses, if provided, are to be current limiting class J or equivalent. Circuit breakers, if provided, are to have current limiting characteristics equivalent to class J fuses. Fuses or circuit breakers are to be time delay to cover the full load up accelerating current. Accelerating current typically is the peak as indicated on the Otis Confirmation of Power Supply Form, and lasts for duration not to exceed 7 seconds. Feeder conductors and associated wiring to the controller to be sized to limit wiring voltage drop to 5% maximum when delivering elevator full load up accelerating current. The building power system used to operate the elevator(s) shall be capable of supplying non linear loads and be capable of absorbing the regenerated power listed on the Otis Confirmation of Power Supply form.
    Single Phase Power MRL - Provide a permanent single phase electrical-feeder system with a separate equipment-grounding conductor terminating in the transformer located at the top of the hoistway. Permanent single phase electrical-feeder to be terminated at the transformer at the start of installation of the top landing elevator entrance and the timing of connection to Otis controller shall be coordinated with the elevator installer. Feeder conductors and grounding conductor sized according to elevator current characteristics shown on the Otis Confirmation of Power Supply form. Feeder conductors and grounding conductor must be copper. Provide a fused disconnect switch or circuit breaker capable of being locked in the open position, for each elevator per the National Electrical Code (ANSI/NFPA 70) or Canadian Electrical Code (C22.1) with feeder or branch wiring to elevator controller [NEC 620-51, 620-61(D), and 620-62] or [CEC Rule 38-013 (2) (a)] located at the point of power distribution in the building. The disconnecting means required by the National Electrical Code or Canadian Electrical Code CEC [Rule 38-051] shall be provided with all associated wiring and conduit to the elevator controller. Size of main contacts to suit elevator power characteristics. Fuses, if provided, are to be current limiting class J or equivalent. Circuit breakers, if provided, are to have current limiting characteristics equivalent to class J fuses. Fuses or circuit breakers are to be time delay to cover the full load up accelerating current. Accelerating current typically is the peak as indicated on the Otis Confirmation of Power Supply Form, and lasts for duration not to exceed 7 seconds. Feeder conductors and associated wiring to the controller to be sized to limit wiring voltage drop to 5% maximum when delivering elevator full load up accelerating current. The building power system used to operate the elevator(s) shall be capable of supplying non linear loads and be capable of absorbing the regenerated power listed on the Otis Confirmation of Power Supply form.
31. 3 Phase Power Control Room/Space - Provide a permanent three (3) phase electrical-feeder system with a separate equipment-grounding conductor terminating in the control room/space(s), located per Otis layout. Feeder conductors and grounding conductor sized according to elevator current characteristics as shown on the Otis Confirmation of Power Supply form. Feeder conductors and grounding conductor must be copper. A fused disconnect switch or circuit breaker capable of being locked in the open position, for each elevator per the National Electrical Code (ANSI/NFPA 70) or Canadian Electrical Code (C22.1) with feeder or branch wiring to controller [NEC 620-51, 620-61(D), and 620-62] or [CEC Rule 38-013(2)(a)]. The disconnecting means required by the National Electrical Code or Canadian Electrical Code CEC [Rule 38-051] shall be provided with all associated wiring and conduit to the controller. Size of main contacts to suit elevator power characteristics. Fuses are to be current limiting class RK1 or equivalent. Circuit breakers are to have current limiting characteristics equivalent to class RK1 fuses. Fuses or circuit breakers are to be time delay to cover the full load up accelerating current. Accelerating current typically is the peak as indicated on the Otis Confirmation of Power Supply Form, and lasts for duration not to exceed 7 seconds. Feeder conductors and associated wiring to the controller to be sized to limit wiring voltage drop to 5% maximum when delivering elevator full load up accelerating current. The building power system used to operate the elevator(s) shall be capable of supplying non linear loads and be capable of absorbing the regenerated power listed on the Otis Confirmation of Power Supply form.
    Single Phase Power Control Room/Space - Provide a permanent single phase electrical-feeder system with a separate equipment-grounding conductor terminating in the control room/space(s), located per Otis layout. Feeder conductors and grounding conductor sized according to elevator current characteristics as shown on the Otis Confirmation of Power Supply form. Feeder conductors and grounding conductor must be copper. A fused disconnect switch or circuit breaker capable of being locked in the open position, for each elevator per the National Electrical Code (ANSI/NFPA 70) or Canadian Electrical Code (C22.1) with feeder or branch wiring to controller [NEC 620-51, 620-61(D), and 620-62] or [CEC Rule 38-013(2)(a)]. The disconnecting means required by the National Electrical Code or Canadian Electrical Code CEC [Rule 38-051] shall be provided with all associated wiring and conduit to the controller. Size of main contacts to suit elevator power characteristics. Fuses are to be current limiting class RK1 or equivalent. Circuit breakers are to have current limiting characteristics equivalent to class RK1 fuses. Fuses or circuit breakers are to be time delay to cover the full load up accelerating current. Accelerating current typically is the peak as indicated on the Otis Confirmation of Power Supply Form, and lasts for duration not to exceed 7 seconds. Feeder conductors and associated wiring to the controller to be sized to limit wiring voltage drop to 5% maximum when delivering elevator full load up accelerating current. The building power system used to operate the elevator(s) shall be capable of supplying non linear loads and be capable of absorbing the regenerated power listed on the Otis Confirmation of Power Supply form.
32. Provide a dedicated 125 volt, 15 ampere single-phase branch circuit with a fused disconnect switch or circuit breaker located at the point of power distribution in the building. The fused disconnect or circuit breaker shall be capable of being locked in the open position. This branch circuit supplies the car lights, car top receptacle, auxiliary lighting power source and ventilation on each car in compliance with the National Electrical Code [NEC620-53] or Canadian Electrical Code [CEC Rule 38-053]. Termination of this branch circuit shall be in the elevator controller located at the top landing and shall be connected at the same time as the permanent three (3) phase power referenced in the previous paragraph.
33. All 125 volt, 15 or 20 ampere single-phase receptacles installed in pits, machine spaces, control rooms/space(s) shall be of the ground-fault circuit-interrupter type (GFCI). A dedicated single-phase receptacle supplying a permanently installed pit sump pump shall not require GFCI protection.
34. Provide electric power for lights, tools, welding, hoisting, etc. during installation with sufficient power for starting, testing and adjusting the elevator. Provide a 220 volt, 30 ampere single-phase 4 wire electrical supply for platform operation during construction, available at the start of elevator installation.
35. Provide one (1) dedicated outside telephone line, per elevator, and terminated at the controller designated by the Otis construction superintendent. Reference the A17.1 code and the Otis power of confirmation letter for specific requirements.
36. In areas under the jurisdiction of AMSE A17.1-2004/CSA B44 or later where the elevator travel is greater than or equal to 60 feet /18 meters, provide two-way voice communications means that shall enable emergency personnel within the building to establish communications to each car individually without intervention by a person within the car. The communication means shall override communications to the outside of the building and once established shall only be terminated by emergency personnel outside the car. Refer to ASME A17.1-2004 CSA B44 or later, section 2.27.1.1.4 for exact requirements.
37. [Optional] For elevators having an intra building intercom, provide a separate 120 volt, 15 ampere, single phase power supply with fused SPST disconnect switch or circuit breaker, located as required for inter-communicating system power supply. Circuit to be arranged for feeding from the building emergency lighting supply if provided. Conduit and wiring for remotely located inter-communicating stations.
38. [Optional] For installations having emergency (standby) power, provide the standby power unit and means for starting it. The emergency (standby) power unit shall deliver to the elevator via disconnect switches in the building power distribution location or disconnect switches in the control room/space(s), sufficient power to operate one or more elevators at a time at full rated speed, and rated load.
    An automatic power transfer switch for each power feeder to monitor both normal and emergency (standby) power conditions and to perform the transfer from one to the other. Switch to have two sets of normally closed dry contacts, one to be open when the switch is in the emergency (standby) power position; the other to open upon initiation of power transfer and to close when transfer is complete. Switch to have an inhibit function which will delay transfer to normal and/or emergency (standby) power by an adjustable period of 0 - 300 seconds. Switch shall have a phase monitor feature, which prohibits the transfer of power between "live" sources unless the sources are in phase with each other. If a shunt trip device is provided, an additional normally closed contact, with all associated wiring and conduit to the controller, is required from the emergency (standby) power source. The emergency (standby) power system provided shall comply with ANSI/NFPA 70 requirements 620,91. The table in section "ELEVATOR REGENERATIVE POWER REQUIREMENTS", on the Otis Confirmation of Power Supply form, contains the elevator system power regenerated under an overhauling load. The information contained in the form is to be used to determine regenerative power absorption capability for the emergency (standby) power distribution system.
    Note: The building Emergency (Standby Power) Generator system used to operate the elevator(s) shall be capable of supplying non-linear loads.

You agree to indemnify and save Otis harmless against any and all liability and costs arising out of your failure to carry out any of the foregoing requirements.

2014/04/25	REVISED SA
2013/02/20	REVISED nb
2012/09/27	REVISED nb
2012/05/31	REVISED nb
2011/06/16	REVISED es
2011/02/28	DWG Created es

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SHEET 1

DWG. NO.: G2S-TYP-PWBO

BUILDING

LOCATION

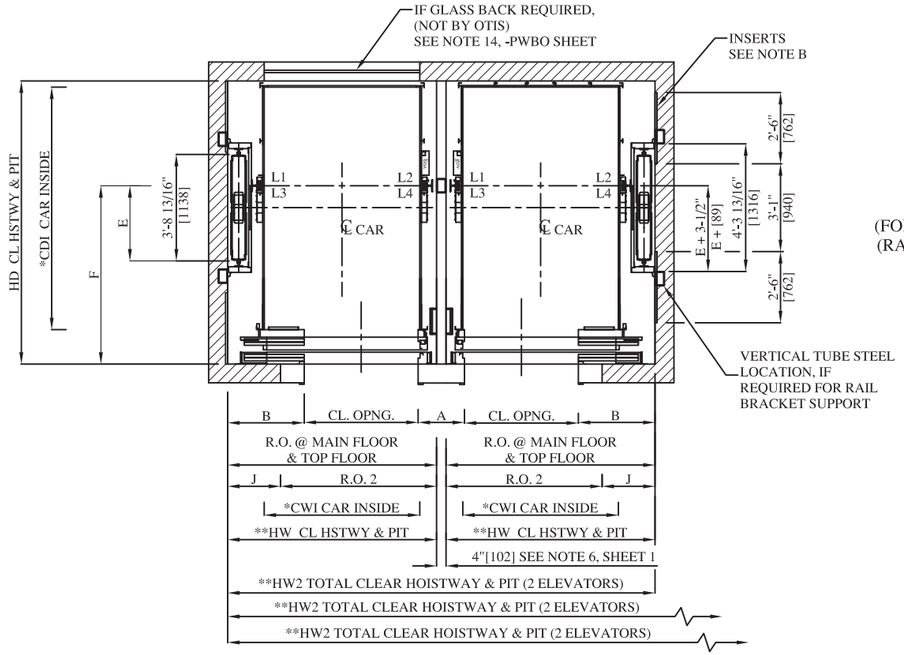
CONT. WITH

OWNER

ARCHT.

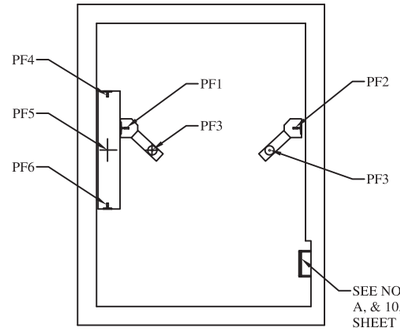
CONTRACT NO.

NOTE – DO NOT SCALE THIS DRAWING



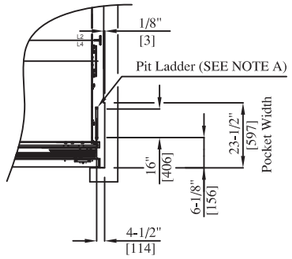
RIGHT HAND & LEFT HAND ENTRANCE ARRANGEMENT
(AVAILABLE WITH 4000, 4500, 5000, 5000AIA CAPACITIES)

** NOTE: HOISTWAY WIDTHS FOR RISES OVER 80' [24384] SHOULD BE INCREASED BY 2" [51] TO ALLOW FOR VARIANCE.

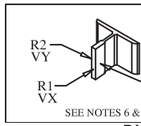


PIT FLOOR FORCES
(FORCES SHOWN ARE DOUBLED FOR IMPACT AND TAKEN BY PIT FLOOR)
(RAIL FORCES AND BUFFER FORCES DO NOT OCCUR SIMULTANEOUSLY)

PIT FLOOR FORCES					
CAPACITY		4000	4500	5000	5000AIA
CAR	PF1	17800 # 79174 N	18000 # 80064 N	18300 # 81398 N	18300 # 81398 N
	PF2	13100 # 58269 N	13300 # 59158 N	13600 # 60493 N	13600 # 60493 N
	PF3	17300 # 76950 N	17800 # 79174 N	18400 # 81843 N	18400 # 81843 N
CWT	PF4	3800 # 16902 N	3800 # 16902 N	3900 # 17347 N	3900 # 17347 N
	PF5	27000 # 120096 N	27000 # 120096 N	27000 # 120096 N	27000 # 120096 N
	PF6	8200 # 36474 N	8200 # 36474 N	8200 # 36474 N	8200 # 36474 N



PIT LADDER DETAIL



SEE NOTES 6 & 7

CAR R1 = SAFETY APPLICATION
CWT R1 = RUNNING
R2 = LOADING OR RUNNING
Vx & Vy DO NOT OCCUR SIMULTANEOUSLY
Vx & Vy = AT ALLOWABLE STRESS DESIGN (ASD) OR WORKING LEVEL

RAIL FORCE & BRACKET SPACING								MAXIMUM BRACKET SPACING
SEISMIC		ZONE 0 & 1		ZONE 2		ZONE 3 & 4		
CAPACITY		R1	R2	VX	VY	VX	VY	
CAR	4000	540 # 2402 N	240 # 1068 N	1230 # 5471 N	615 # 2736 N	2450 # 10898 N	1225 # 5449 N	
	4500	560 # 2491 N	280 # 1245 N	1230 # 5471 N	615 # 2736 N	2450 # 10898 N	1225 # 5449 N	
	5000	620 # 2758 N	340 # 1512 N	1230 # 5471 N	615 # 2736 N	2450 # 10898 N	1225 # 5449 N	11'-0" [3658]
	5000AIA	620 # 2758 N	340 # 1512 N	1230 # 5471 N	615 # 2736 N	2450 # 10898 N	1225 # 5449 N	
	RAIL SIZE	# 1						
CWT	4000	340 # 1512 N	30 # 133 N	1300 # 5782 N	650 # 2891 N	2580 # 11476 N	1290 # 5738 N	
	4500	340 # 1512 N	30 # 133 N	1300 # 5782 N	650 # 2891 N	2580 # 11476 N	1290 # 5738 N	
	5000	350 # 1557 N	30 # 133 N	1300 # 5782 N	650 # 2891 N	2580 # 11476 N	1290 # 5738 N	11'-0" [3658]
	5000AIA	350 # 1557 N	30 # 133 N	1300 # 5782 N	650 # 2891 N	2580 # 11476 N	1290 # 5738 N	
	RAIL SIZE	# 1-1/2						

REQUIREMENTS FOR RAIL BRACKET SUPPORT (NOT BY OTIS): DEFLECTION NOT TO EXCEED 1/8" [3] BASED ON HORIZONTAL RAIL FORCES.

BRACKET SPACING BASED ON TYPICAL OTIS G2S PRODUCT, FOR EXCESSIVE CAR WEIGHT REDUCED SPACING WILL BE REQUIRED.

	* CAB WITH STANDARD 9/16" [15] WALL PANELS							CL. OPNG. = CLEAR OPENING					R.O. = ROUGH OPENING		
CAPACITY	HD	**HW	**HW2	**HW3	**HW4	*CWI	*CDI	CL. OPNG	A	B	E	F	R.O.	R.O.2	J
4000	9'-1" [2769]	7'-6" [2337]	15'-4" [4775]	23'-2" [7214]	31'-0" [9652]	5'-5 9/16" [1665]	7'-4 7/8" [2258]	4'-0" [1219]	1'-10 1/2" [570]	2'-10 3/4" [883]	2'-10 1/8" [866]	5'-2 3/8" [1584]	7'-6" [2337]	5'-7 1/4" [1708]	2'-0 3/4" [629]
4500	9'-7" [2921]						7'-10 15/16" [2411]					5'-5 3/8" [1661]			
5000	10'-1" [3073]	8'-0" [2489]	16'-4" [5080]	24'-8" [7670]	33'-0" [10261]	5'-11 5/16" [1811]	8'-4 3/16" [2544]	4'-6" [1372]				5'-8" [1727]	8'-0" [2489]	6'-1 1/4" [1860]	
5000AIA	10'-8" [3251]	7'-8" [2388]	15'-8" [4878]	23'-8" [7367]	31'-8" [9857]	5'-6 13/16" [1697]	8'-11 3/8" [2728]	4'-0" [1219]		3'-0 3/4" [934]		5'-11 5/8" [1819]	7'-8" [2388]	5'-7 1/4" [1708]	2'-2 3/4" [680]

DIRECTIONAL ARROW INDICATES NORTH

NOTE:
VALUES SHOWN IN [ ] ARE IN MM

REVISIONS	
2014/01/13	Revised Rail Force Detail Added V-Tube details. nb
2014/04/25	REVISED VALUES IN PIT FLOOR FORCE AND RAIL FORCE AND BRACKET SPACING TABLES. REVISED TUBE STEEL LOCATING DIMENSIONS. SA
2016/01/04	Change MIN Hoistway Requiremets AJM

THIS SHEET COVERS THE FOLLOWING CONDITIONS:

HOSPITAL CARS:
4000 - 5000 lbs. @ 150 - 200 F.P.M.
1814 - 2268 KG @ 0.76 - 1.02 m/s.
FRONT OPENING ONLY
SEISMIC ZONES 2, 3 & 4
WITHOUT CWT SAFETIES

NOTE A
CUTOUT REQUIRED FOR PIT LADDER WITH STANDARD HOISTWAY SIZE.

POCKET WIDTH STARTS AT FRONT WALL.

IF A 7" [178] TOE SPACE IS REQ'D, INCREASE BY 2 1/2" [63.5].

NOTE B
THESE DIMENSIONS ARE BASED ON HOISTWAY SIZES SHOWN & 30" [762] INSERTS. IF EITHER OF THESE VARY, CONSULT THE SALES REPRESENTATIVE.

APPROVAL
THIS ARRANGEMENT AND SUPPLEMENTARY NOTES APPROVED

SIGNED: _____ DATE: _____

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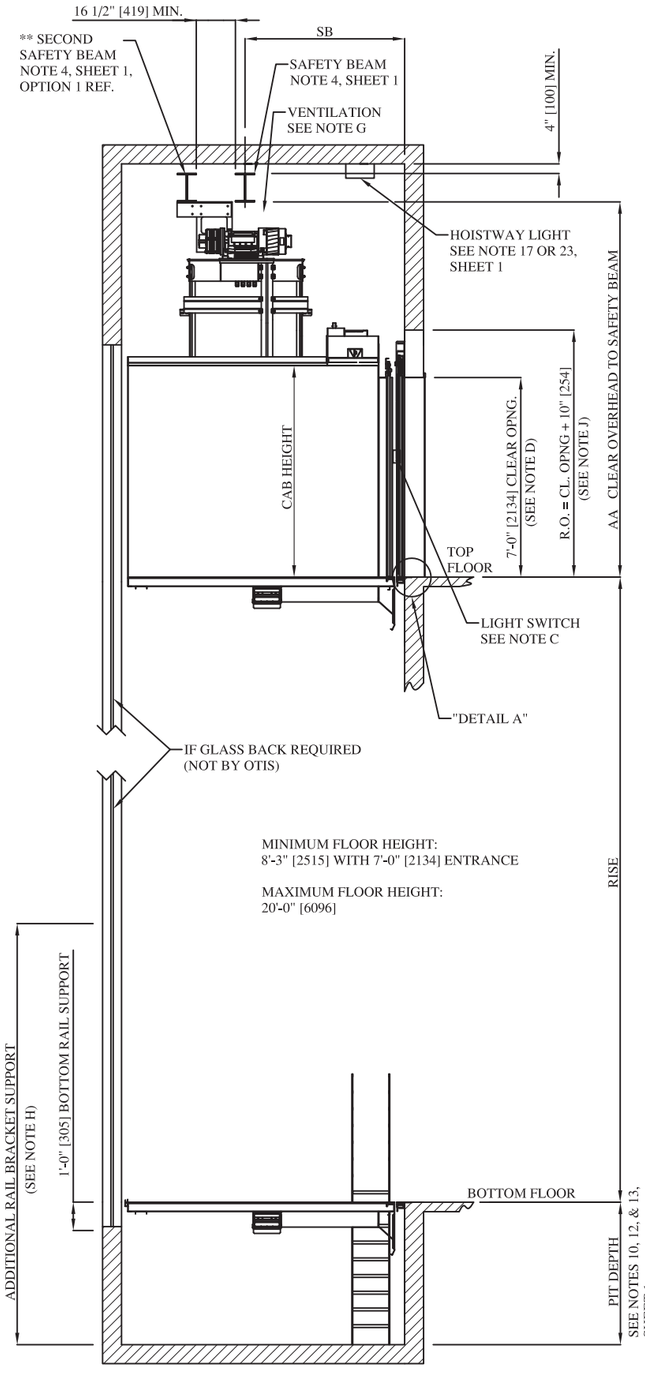
DATE:	SHEET 2
DWG. NO.:	G2S-TYP-H-234-PN
BUILDING	
LOCATION	
CONT. WITH	
OWNER	
ARCHT.	
CONTRACT NO.	



SECTIONAL ELEVATION

FOR MAX. SPACING BETWEEN RAIL BRACKET SUPPORTS, SEE RAIL FORCE DETAIL SHEET 2

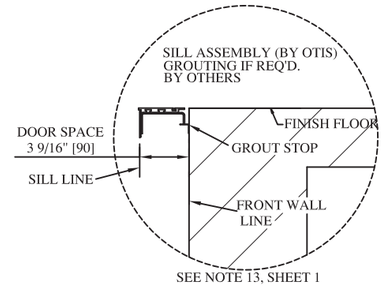
SAFETY BEAM LOCATION	
DUTY	SB
4000	4'-2 11/16" [1287]
4500	4'-5 3/4" [1365]
5000	4'-8 5/16" [1430]
5000AIA	4'-11 15/16" [1522]

CAB HEIGHT	**AA (OVERHEAD)				*PIT DEPTH REQUIRED	MAXIMUM RISE		TB (TOP BRACKET)
	150 F.P.M. [0.76 m/s]		200 F.P.M. [1.02 m/s]		150 - 200 F.P.M. [0.76 - 1.02 m/s]	150 F.P.M. [0.76 m/s]	200 F.P.M. [1.02 m/s]	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM				
7'-9" [2362]	13'-0" [3962]	15'-0" [4572]	13'-1" [3988]	15'-1" [4597]	4'-0" OR 5'-0" [1219] [1524]	80'-0" [24384]	150'-0" [45720]	8'-11" [2718]
9'-9" [2972]	15'-0" [4572]	17'-0" [5182]	15'-1" [4597]	17'-1" [5207]				10'-11" [3327]

* NOTE: MINIMUM PIT DEPTH IS 5'-0" [1524] WHEN 4 FT. TOE GUARD IS REQUIRED.

**NOTE: WITH SECOND SAFETY BEAM (NOTE 4, SHEET 1, OPTION 1) INCREASE AA BY 1'-6" [457].

NOTE: CWT WITH SAFETIES AVAILABLE AT 200 FPM [1.02 m/s] ONLY.

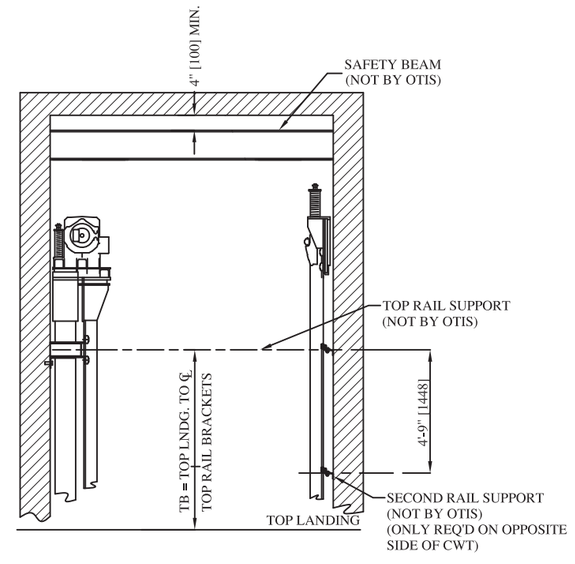


DETAIL "A" SILL SUPPORT

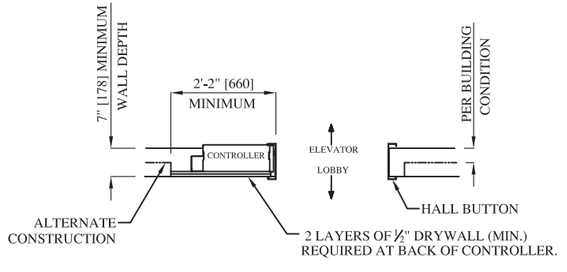
ADEQUATE SUPPORT AT ALL FASTENING POINTS OF ENTRANCE ASSEMBLY REQUIRED. MUST WITHSTAND A HORIZONTAL PULL-OUT FORCE OF 140 LBS.[63.5 kg] @ EA. FASTENING POINT (8 @ EA. ENTRANCE) INCLUDING SUPPORT FOR CENTER SILL SUPPORT BRACKET (NOT BY OTIS).

FLOOR TO FLOOR HEIGHT	FLOOR MARKING

NOTE:
VALUES SHOWN IN [ ] ARE IN MM



TOP RAIL BRACKET DETAIL



TOP LANDING ENTRANCE REQUIREMENTS

CONTROLLER MUST BE LOCATED AT THE FRONT TOP ENTRANCE AND ON SAME SIDE AS COUNTERWEIGHT.

REVISIONS	
2013/03/01	Revised Top Bracket Detail. Increased Rise to 150' for 200 FPM. SA
2014/04/25	REVISED AA ,TB AND BRACKET LOCATION DIMENSIONS IN MACHINE DETAIL AND TABLE. REMOVED REFERENCES TO MASSACHUSETTES. ADDED REFERENCES TO CWT SAFETIES. SA
2014/10/02	ADDED AA REQUIREMENTS FOR 150 F.P.M.. SA
2016/01/04	General Drawing Enhancements. AJM

THIS SHEET COVERS THE FOLLOWING CONDITIONS:

HOSPITAL CARS:
4000 - 5000 lbs. @ 150 / 200 F.P.M.
1814 - 2268 KG @ 0.76 / 1.02 m/s.
FRONT OPENING ONLY
SEISMIC ZONE 0, 1, 2, 3, & 4
WITH OR WITHOUT CWT SAFETIES

NOTE C:
HOISTWAY LIGHT SWITCH (LOCATED 3'-0" [914] ABOVE TOP LANDING) COORDINATE WITH OTIS.

NOTE D:
8'-0" [2438] ENTRANCE AVAILABLE WITH 9'-9" [2819] CAB.

NOTE G:
IF HOISTWAY VENTILATION IS REQUIRED, THE LOCATION CANNOT BE LOCATED ABOVE OR NEAR THE MACHINE OF THE ELEVATOR SYSTEM.

NOTE H:
DEPENDING ON THE BUILDING CONSTRUCTION, AN ADDITIONAL RAIL BRACKET SUPPORT MAY BE REQUIRED LOCATED 14'-0" [4267] ABOVE THE PIT FLOOR. CONTACT YOUR LOCAL OTIS SALES REPRESENTATIVE FOR ASSISTANCE.

NOTE J:
ROUGH OPENING AT TOP LANDING EQUALS 8'-8" [2642] FOR A 7'-0" [2134] ENTRANCE HEIGHT AND 9'-8" [2947] FOR A 8'-0" [2438] ENTRANCE HEIGHT, CL. OPNG + 10" FOR ALL OTHER LANDINGS.

APPROVAL
THIS ARRANGEMENT AND SUPPLEMENTARY NOTES APPROVED

SIGNED: _____ DATE: _____

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DATE:	SHEET 3
DWG. NO.: G2S-TYP-H-EL1	
BUILDING	
LOCATION	
CONT. WITH	
OWNER	
ARCHT.	
CONTRACT NO.	

MINUTES OF A REGULAR MEETING OF THE PLANNING AND TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON THURSDAY, JULY 20, 2017 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT:	Chair Meadows, Vice-Chair Bressack, Commissioners Bodner, Enander, McTighe, and Samek
ABSENT:	Commissioner Oreizy
STAFF:	Community Development Director Biggs, Advance Planning Services Manager Kornfield, and Associate Planners Davis and Gallegos

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Bicycle and Pedestrian Advisory Commission (BPAC) representative Randy Kriegh made himself available to answer questions.

INFORMATIONAL ITEM

Foothill Expressway Update
Foothill Expressway Improvements from El Monte to San Antonio—Status Update

Public Works Director, Susanna Chan provided an update on this joint project with the County, clarified the City's support role, showed the conceptual designs for the project and reported on presentations to City residents and the Bicycle and Pedestrian Advisory Commission (BPAC).

Public Comment
Resident Walter Chapman stated that residents are concerned about lane expansion on El Monte Avenue and lane reductions to maintain traffic calming.

Resident Bill Lonegan stated that pedestrian and bicycle safety needs to be maintained, that the street is calmer now because of the former street improvements, and cut-through traffic should be avoided.

Resident Jaya Kemett asked that traffic not be increased on Cuesta and El Monte intersection and suggested a traffic study be conducted.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Planning and Transportation Commission Minutes**
   Approve the Revised minutes of the June 1, 2017 Regular Meeting.

Action: Upon motion by Vice-Chair Bressack, seconded by Commissioner Enander, the Commission approved the revised minutes of the June 15, 2017 Regular Meeting provided by staff. The motion was approved by the following vote: AYES: Bressack, Bodner, Enander Meadows, and Samek; NOES: None; ABSTAIN: McTighe; ABSENT: Oreizy. (5-0-1)

ATTACHMENT 3

PUBLIC HEARING

2. 16-Z-02 – D. Marsh – Larkellen Lane Neighborhood R1-S Overlay Zone
Single-story overlay zoning district consideration for properties located on Larkellen Lane and portions of Fallen Leaf Lane, Ravenswood Drive and Havenhurst Drive. *Project Planner: Davis*

Associate Planner Davis presented the staff report recommending approval of the R1-S Overlay Zone for which 84 percent of the ballots cast were in favor.

Applicant David Marsh made himself available to answer questions.

Public Comment
None.

Action: Upon motion by Commissioner Enander, seconded by Vice-Chair Bressack, the Commission recommended approval to the City Council of Rezoning Application 16-Z-02 for consideration of a Single-story overlay zoning district for properties located on Larkellen Lane and portions of Fallen Leaf Lane, Ravenswood Drive and Havenhurst Drive. The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, McTighe, Meadows, and Samek; NOES: None; ABSTAIN: None; ABSENT: Oreizy. (6-0)

3. 15-D-04, 15-UP-01 and 15-SD-02 – R. Haro – 962 Acacia Avenue
Design Review, Use Permit and Tentative Subdivision Map for a mixed-use multi-family/commercial building with two multi-family residential condominiums and a 600 square-foot retail space with at-grade parking. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report recommending denial of the project based on concerns of conformance with the Sherwood Gateway Specific Plan and General Plan.

Project architect Richard Haro summarized the challenges they faced with the small, narrow lot and that he provided multiple design proposals over a four-year period.

Property owner Barry Nelson stated that they had made numerous revisions to the project in response to staff recommendations. Now they are back to their original design.

Property owner Melita Sawer noted her efforts to partner with adjoining or nearby property owners.

Public Comment
None.
Action: Upon motion by Commissioner McTighe, with a friendly amendment by Vice-Chair Bressack, and a second by Commissioner Bodner, the Commission recommended approval to the City Council of Design Review, Use Permit and Tentative Subdivision Map applications 15-D-04, 15-UP-01 and 15-SD-02 for a mixed-use multi-family/commercial building with two multi-family residential condominiums and a 600 square-foot retail space with at-grade parking with the following direction:

- Improve the front façade of the commercial space;
- Look to improve landscaping (taller and more); and
- Provide appropriate signage concepts.

The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, McTighe, Meadows, and Samek; NOES: None; ABSTAIN: None; ABSENT: Oreizy. (6-0)

4. 16-DL-01, 16-V-01 and 16-H-01 – M. Hodges – 160 W. Portola Avenue

Consideration of a Tentative Map to subdivide the property into two lots, a Historic Review to modify the main structure and garage and relocate the water tower, which are designated Historic Resources, and a Variance to allow the existing main house to encroach into the daylight plane and the water tower to exceed the accessory structure height limit of 12 feet. The subdivision would create an approximately 10,000-square-foot lot and an approximately 33,617-square-foot lot with the historic structures located on lot No. 2. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report recommending approval to the City Council of division of land, variance and historic review applications 16-DL-01, 16-V-01 and 16-H-01 subject to the staff report findings and conditions.

Project architect/applicant Malika Junaid gave a project overview and stated that the water tower was used as a dwelling in the past.

Property owner Mike Hodges stated he has been at the property for 14 years, but 60 years in Los Altos and that the City of Los Altos had applied the Historic Resource Inventory (HRI) status.

Public Comment
Resident Randy Kriegh gave his support for the subdivision, noted his concerns with the relocation of the water tower; suggested greater setbacks to the water tower; and said that any expansion of the water tower should go through a public review process.

Action: Upon motion by Commissioner McTighe, seconded by Commissioner Bodner, the Commission recommended approval to the City Council of division of land, variance and historic review applications 16-DL-01, 16-V-01 and 16-H-01 subject to the staff report findings and conditions, with the following additional condition:

- Provide a 25-foot side yard setback for the tank house.

The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, McTighe, Meadows, and Samek; NOES: None; ABSTAIN: None; ABSENT: Oreizy. (6-0)

Project architect/applicant Malika Junaid said she would provide a 25-foot setback to Mr. Kriegh's property (to water tower).

5. 16-D-01 – LOLA, LLC – 4880 El Camino Real

Elevator Tower Height Waiver: Recommendation to adopt Resolution No. 2017-14 allowing a development waiver for 4880 El Camino Real to allow the elevator height to be 15.5 feet above the roof, but subject to keeping the overall height of the building at 69 feet. *Project Manager: Kornfield*

Advance Planning Services Manager Kornfield presented the staff report recommending to the City Council a Resolution modifying the design approval and grant a waiver to allow the elevator tower 16 feet, eight inches above the approved structural roof deck height (15.5 feet above the roof finish).

Property owner Jeff Taylor provided a summary of the exceptions he is asking for, said that the four-story plan showed a 15-foot elevator shaft, and that he cannot lower the cab to eight feet because it would be too low to accomodate furniture.

Project architect Brett Bailey explained the technical issues related to the elevator equipment and need for extra height.

Public Comment
Los Altos Square resident Fred Haubensak stated that there is a petition circulating against the height increase, there was an error in the design made by the applicant, and that the rooftop deck is not mandatory.

Resident Roberta Phillips stated her opposition to a height increase and noted that it is not necessary, the building is already too tall now and takes advantage of the exceptions already granted.

Resident Emily Walther stated the elevator issue is a concern, it's height is an issue and the applicant is asking to go four and half feet taller than the already granted 69-foot maximum height.

Project attorney David Blackwell stated the project has already received three waivers for overall height, elevator height, and rooftop structure area and the City cannot now take away the waivers, but could amend the degree of the waiver.

The Commission discussed the project and offered the following comments:

- Commissioner Enander:
  - Project is exhausting administrative remedies; and
  - Should move project forward without a recommendation to the City Council or deny.

- Commissioner Samek:
  - Would have appreciated alternatives to minimize;
  - There should be a give and take; and
  - Approach to demand additional height without compromise is not in spirit; and
  - Not convinced density bonus regulations require that this waiver be granted, and did not want to set a precedent.

- Commissioner Bodner:
  - Applicant's request is "tone deaf" – does not recognize the concerns of neighbors and impacts the City is enduring now;
  - Height is an issue in the community; and
  - Wants an independent elevator consultant to look at other possibilities.

- Vice-Chair Bressack:
  - Project is the straw that broke the camel's back;
  - Hydraulics do not work at this height; and
  - Agreed that the elevator will not be obtrusive, but on principle should compromise on proposed height.

- Commissioner McTighe:
  - Appreciates the taller elevator desired, but it's really a City Council issue.

- Chair Meadows:
  - Waste of everyone's time to argue about elevator heights;
  - Only elevator getting taller; and
  - Attitudes aside, it is not constructive to limit elevator towers to unrealistic heights.

Action: Upon motion by Commissioner Enander, seconded by Commissioner McTighe, the Commission forwarded the project to the City Council without a formal recommendation, but to forward each Commissioner's comments to the City Council. The motion was approved by the

following vote: AYES: Bressack, Bodner, Enander, McTighe, Meadows and Samek; NOES: None; ABSTAIN: None; ABSENT: Oreizy. (6-0)

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner McTighe reported on the July 11, 2017 City Council meeting in which the City Council said an applicant could move forward and submit a public parking plaza redesign plan.

POTENTIAL FUTURE AGENDA ITEMS

The Commission wanted to put the Sherwood Gateway Specific Plan and R1-S Single-Story Overlay voting process on a future agenda. Staff noted this would be a good topic to bring up at the Planning and Transportation Commission's joint meeting with City Council.

ADJOURNMENT

Chair Meadows adjourned the meeting at 10:55 P.M.

Jon Biggs
Community Development Director

DATE: July 20, 2017

AGENDA ITEM # 5

TO: Planning and Transportation Commission

FROM: David Kornfield, Planning Services Manager—Advance Planning

SUBJECT: 16-D-01—4880 El Camino Real—Elevator Tower Height Waiver Modification

RECOMMENDATION:

Consider recommending to the City Council a Resolution modifying the design approval and grant a waiver to allow the elevator tower 16 feet, eight inches above the approved structural roof deck height (15.5 feet above the roof finish)

BACKGROUND

Through a series of meetings last summer (June 28, 2016; August 23, 2016; and September 13, 2016), the City Council approved the subject project with conditions including: a) lowering the overall building height from 62 feet to 58 feet; and b) allowing the elevator tower 11 feet above the approved building height. The subject project is a 21-unit, multiple-family residential building with underground parking and a rooftop deck amenity located at 4880 El Camino Real.

After City Council approval, the applicant determined that it was not feasible to provide the elevator within the 11-foot height limit from the structural roof deck and proposed a revision to allow a 15.5-foot elevator tower above the architectural roof finish, or 16 feet, eight inches above the structural roof deck. Technically, on a flat roofed multiple-family or commercial building, the overall building height is measured to the structural roof deck (the top of the structural framing); and, the General Regulations and Exceptions in the zoning code allow the roof top structures a certain height above that point. The approved plans allow the structural roof deck at 58 feet; and the applicant's revised design includes an architectural roof finish that is one foot, two inches above the structural roof deck.

Last January the applicant approached staff with the elevator height concern seeking an administrative revision. After considerable deliberation, staff referred the matter to the City Council in April. Following a series of continuances requested by the applicant and the City Council, the matter was ultimately remanded to the Planning and Transportation Commission for consideration. Council determined that the revision to the waiver was essentially a design change, too, which required action by the Planning and Transportation Commission.

When the project was entitled by the City Council the Municipal Code restricted roof top structures to eight feet above the structural roof deck; this code was subsequently amended to allow such structures 12 feet above the structural roof deck.

DISCUSSION

Elevator Design

The applicant has specified a KONE Monospace 500 elevator system for the subject building. Per the project architect, the chosen elevator is appropriate for the scale and quality of the project. The KONE Monospace 500 elevator has a machine-roomless, traction design that minimizes the overhead shaft height by avoiding an overhead machine room. The minimum outside clearance for the specified elevator shaft structure is 16 feet, eight inches from the structural roof deck, or 15.5 feet from the architectural roof surface (see Attachment A, Elevator Section, May 19, 2017 Letter from Peggy Galeb).

The elevator cab would be nine feet tall with an opening height of eight feet, which is commensurate with the approximately 10-foot ceilings. The architect states, but does not recommend, that they can lower the elevator cab structure one foot by using a shorter elevator cab of eight feet. This could reduce the elevator tower height by one foot but not avoid exceeding the previously granted height waiver.

The building is five stories tall and 58 feet from the finished grade to the top of the structural roof deck. The elevator must travel six stops from the basement to the architectural roof surface, which is approximately 71 feet of travel. The applicant selected a traction type elevator over a hydraulic type as the most appropriate since hydraulic elevators are generally slower, limited in their service height and more difficult to maintain.

Staff discussed with the applicant different ways to lower the elevator enclosure height including ways to limit the roof surface thickness and using ramps; however, there were no practical alternatives that maintained the required accessibility and the approved height. Staff has not fully explored with the applicant the limitations of using a hydraulic elevator within the approved height limit but understands from the applicant their concerns about using the most up-to-date technology. The Commission is certainly free to explore with the applicant whether using a hydrologic elevator design is appropriate.

Per the project architect, they considered the highest quality machine-roomless traction elevators on the market including KONE, Otis and ThyssenKrupp consistent with the quality of the building. Staff agrees that the KONE Monospace 500 had the lowest overhead clearance of the reviewed manufacturers for machine-roomless traction type elevators.

The applicant prepared three-dimensional graphics showing the elevator tower. The elevator tower would be slightly visible from the right (west) side and minimized from the front due its setback. Staff finds that the taller tower fits in with the approved building design as the elevator tower is integrated into adjacent rooftop trash room and stairway elements.

Density Bonus and Other Incentives

The approved project includes three affordable housing units. Under California's Density Bonus and Other Incentives law, the project received development standard waivers to allow taller ceilings for each story, an overall building height of 58 feet to allow the fifth floor and density bonus units (versus the allowed 45 feet), rooftop structures 11 feet above the roof (versus the allowed eight feet at the time), and enclosed rooftop structures totaling six percent of the roof area (versus the allowed four

percent of the roof area). The applicant's request for additional height of the elevator tower structure is an application for a modified development standard waiver under the state Density Bonus law. Per the state Density Bonus and Other Incentive law, a waiver of a development standard is required if it would otherwise physically preclude an affordable housing development.

The City Attorney provided an additional memorandum outlining the basis of the density bonus law related to granting waivers and discussing the appropriate process to amend such applications (please see Attachment D).

Alternatives

Aside from using a shorter elevator cab or a different type of elevator (e.g., hydraulic) to minimize the elevator tower, the project could omit the rooftop deck, which removes the rooftop open space amenity for the development. Under the building code, any rooftop amenity, if provided, must be fully accessible to those with disabilities, which means that an elevator is necessary in addition to the stairs. Another alternative would be to reduce each floor of the building to accommodate the additional elevator height to ensure that the structural height remains at the approved total height of 69 feet (58 feet plus 11 feet for the elevator tower).

Attachments:

A. May 19, 2017 Letter from Peggy Galeb (Applicant) and January 20, 2017 Letter from Dahlin Group (Architect)
B. Resolution No. 2016-27 (Approval Findings and Conditions)
C. Draft Resolution No. 2017-14
D. July 17, 2017 Memorandum from the City Attorney

ATTACHMENT A

May 19, 2017

Mr. Chris Jordan
Mr. Jon Biggs
Mr. David Kornfield
City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

Sent via email: dkornfield@losaltosca.gov, jbiggs@losaltosca.gov, cjordan@losaltosca.gov

RE: 4880 El Camino Real – Elevator Tower Height Waiver

Gentlemen,

On behalf of the Applicant, and as follow-up to multiple conversations the members of the Applicant team have had with Staff, I feel I must clarify in writing some of the information presented in the most recent Agenda Report Summary and officially request that you update the Agenda Report Summary to reflect the contents of this letter and include this letter in the administrative record for this item.

The Agenda Report Summary, while directionally correct, inaccurately describes what the Applicant team is requesting in both the second bullet point under the "Summary" section of Page 8 as well as Option 2 under the "Options" section of Page 4. .

While we are asking for the elevator tower structure to be 15 ½ feet tall, we are asking for this elevator tower structure to be 15 ½ feet above the *roof finish*. In our building, the final element of the roof finish is the pavers onto which a resident walks when exiting the elevator cab. The attached elevator sections should help demonstrate the following:

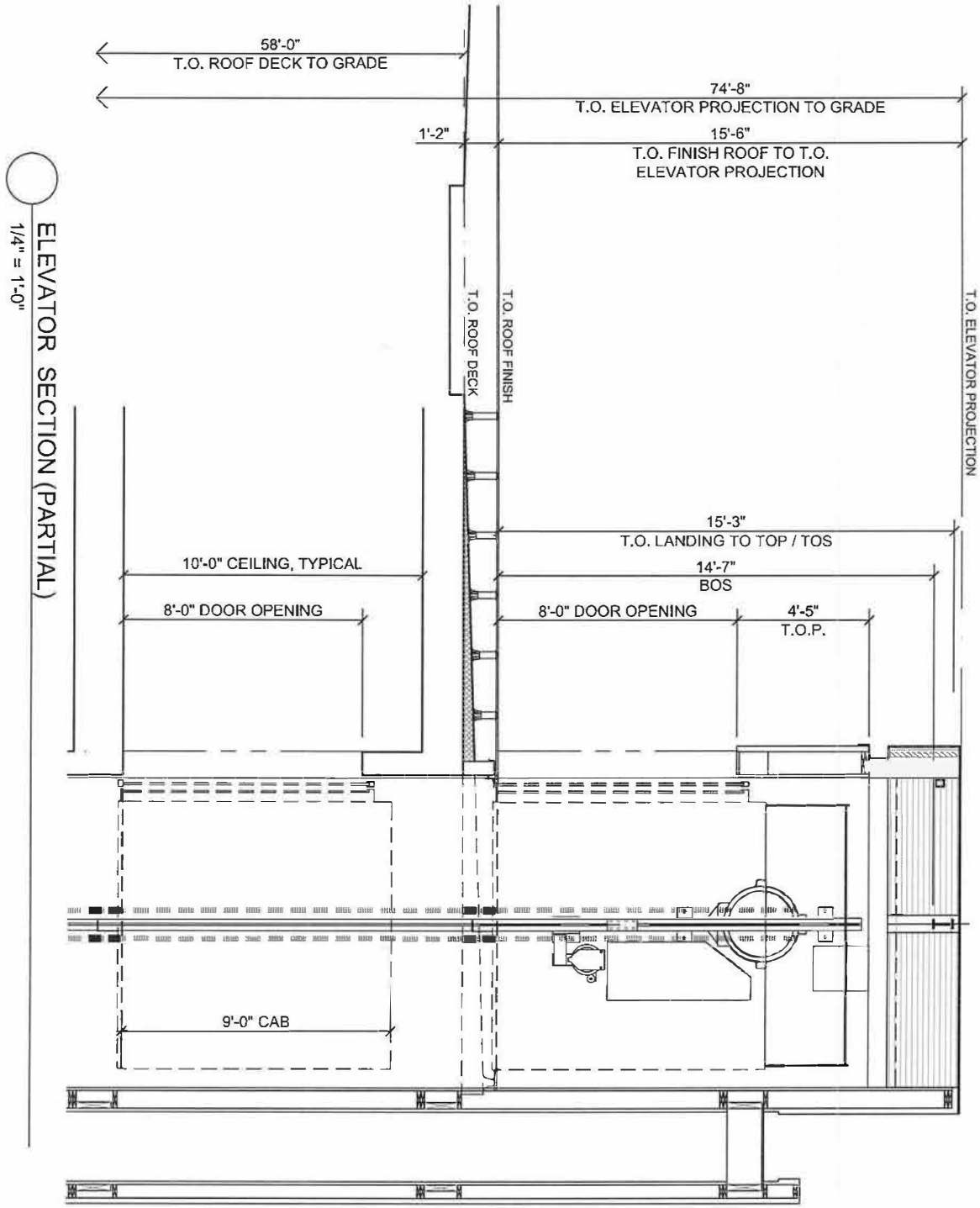
- Our building has been designed such that the top of the *roof deck* is 58'-0" above grade, which is totally compliant with the City's project approval.
- Above the structural *roof deck*, there is needed typical roof covering materials which include foam insulation for sloping a single-ply roofing membrane and a pedestal system which supports the pavers on which the residents will walk. The pavers are the last element of the *roof finish*. Because of these typical roof-covering materials, the top of the *roof finish* is actually 1'2" higher than the *roof deck*.
- Because a person exiting the elevator cab will walk onto the pavers (i.e., the last element of the *roof finish*), and not directly onto the *roof deck*, the elevator structure needs to be 15 ½ feet above the *roof finish*, translating to an overall building height of 74' 8", not 73' 6" as provided in the Agenda Report Summary.

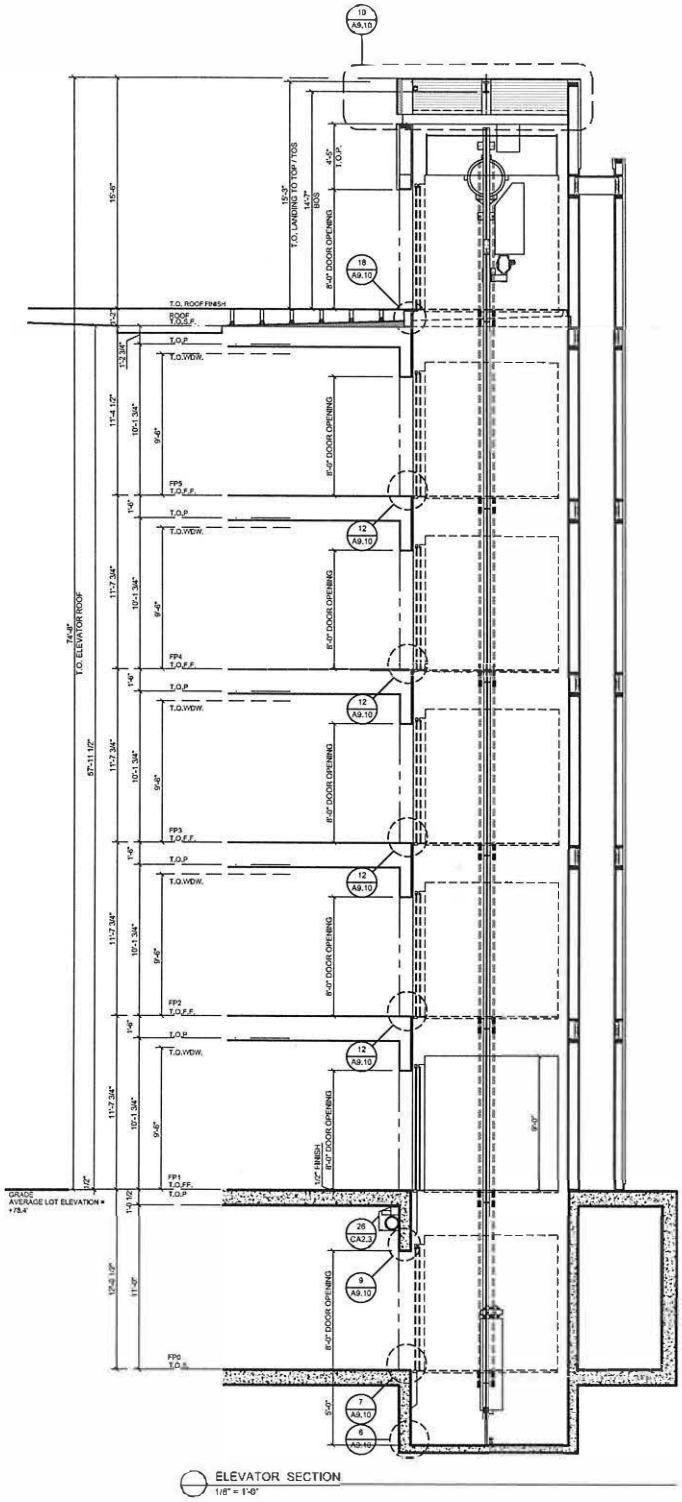
Please do let us know if further clarifying documentation is required, and please confirm that you will be amending the Agenda Report Summary to address the contents of this letter.

Thank you and sincerely yours,

Peggy Galeb
Manager, LOLA, LLC
12340 Saratoga-Sunnyvale Road
Saratoga, CA 95070

Attachments: Elevator Sections drawn by Dahlin Group


58'-0"
T.O. ROOF DECK TO GRADE
74'-8"
T.O. ELEVATOR PROJECTION TO GRADE
1'-2"
15'-6"
T.O. FINISH ROOF TO T.O.
ELEVATOR PROJECTION
T.O. ROOF DECK
T.O. ROOF FINISH
T.O. ELEVATOR PROJECTION
15'-3"
T.O. LANDING TO TOP / TOS
10'-0" CEILING, TYPICAL
14'-7"
BOS
8'-0" DOOR OPENING
8'-0" DOOR OPENING
4'-5"
T.O.P.
9'-0" CAB
ELEVATOR SECTION (PARTIAL)
1/4" = 1'-0"



ELEVATOR SECTION
1/8" = 1'-0"

DAHLIN

January 20, 2017

David Kornfield
Planning Services Manager – Advance Planning
City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

Dear Mr. Kornfield,

Our firm recently completed work on the entitlement of a five-story, 21-unit condominium project at 4880 El Camino Real for our clients, Peggy Galeb and Jeff Taylor (LOLA, LLC). The project was approved by the City Council on September 13, 2016.

Our clients submitted construction documents to the City at the end of December 2016 for building permit. The project features approximately 10-foot ceilings in the common areas and in the residences, eight-foot interior doors, as well as a roof top terrace with an elevator providing equal access to its outdoor amenities. On January 5, 2017 we received your letter communicating the Planning Division's building permit plan check comments. The comments included a request that we "limit the elevator tower to a maximum height of 11 feet above the roof deck in accordance with the Resolution of Approval" (comment no. 10) and that we "provide specification on the type of elevator system and indicate its relative speed" (comment no. 11). This letter seeks to address these two comments.

The elevator we are proposing for this project, the Kone Monospace 500 Elevator, is being specified for its industry minimum overhead clearance requirements and its eco-efficiency. We believe that this elevator is appropriate for the scale and quality of the approved project. It will provide an eight-foot door which will match the other doors in the project and will have a nine-foot elevator cab consistent with the 9'-10" ceilings in the city-approved, five-story design. Kone is globally recognized as an industry leader in the design and provision of eco-efficient, machine room-less traction elevators. The machine room-less design does not have a dedicated machine room above the elevator, thus reducing the height of the shaft. The speed of the elevator will be a minimum 150 FPM. The specifications for the Kone Monospace 500 elevator are attached to this letter.

It is physically impossible to install the specified Kone elevator (or any other elevator of which we know) to service the rooftop deck within a rooftop structure under 11 feet. The minimum height of the rooftop structure needed is 15'-6". It is worth noting that even if we were to install an elevator cab of similar quality with a cab height of 8 feet—a cab height which we do *not* recommend for this project due to its typical door and ceiling height—the minimum height of the rooftop structure would need to be 14'-6".

We also attach for your review some perspective studies showing what, if any, portion of the 15'-6" elevator shaft would be visible from several vantage points on El Camino Real. As you will see in the studies, the elevator shaft is hardly discernable given its location beyond the building's main facades. We believe that most people on the street will not be able to discern between a structure at 11 feet or at 15'-6".

Please feel free to call me directly with any questions you may have about the specifications of the elevator cab or the requirements for its installation in our project. Thank you very much.

Yours sincerely,

BRETT N. BAILEY AIA
Associate / Senior Architect

Attachments: 4880 ECR_Elevator Height Study Views and Kone_MonoSpace500

5865 Owens Drive
Pleasanton, California 94588 USA

+1 925 251 7200
+1 925 251 7201 fax

WWW.DAHLINGROUP.COM

ATTACHMENT B

RESOLUTION NO. 2016-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS FOR DESIGN REVIEW, USE PERMIT AND SUBDIVISION APPLICATIONS FOR A 21-UNIT, MULTIPLE-FAMILY PROJECT AT 4880 EL CAMINO REAL

WHEREAS, the City of Los Altos received a development application from LOLA, LLC for a multiple-family residential condominium building, which includes Design, Use Permit and Subdivision applications 16-D-01, 16-UP-01 and 16-SD-01, referred herein as the "Project"; and

WHEREAS, the applicant LOLA, LLC, offers one Moderate-Income and two Low-Income affordable housing units; and

WHEREAS, the applicant LOLA, LLC seeks a waiver under Government Code Section 65915(e) to allow a five-story building to have a height of 58 feet, where the Code allows a height of 45; and

WHEREAS, the applicant LOLA, LLC seeks further waivers under Government Code Section 65915(e) to allow a) rooftop structures 11 feet above the roof, where the Code allows such structures to be eight feet above the roof; and b) enclosed roof top structures at six percent of the roof area, where the Code limits such structures to four percent of the roof area; and

WHEREAS, under Government Code 65915 said Project is entitled to a 21.5 percent density bonus and may request one incentive and waivers as required to allow development of the Project; and

WHEREAS, at the City Council meeting of August 23, 2016 the applicant LOLA, LLC agreed to modify its previous requests for an incentive and waivers to include requests for waivers for a building height of 58 feet, rooftop structures 11 feet above the roof, and enclosed rooftop structures at six percent of the roof area; and

WHEREAS, said Project is exempt from environmental review as in-fill development in accordance with Section 15332 of the California Environmental Quality Act of 1970 as amended ("CEQA"); and

WHEREAS, the Design, Use Permit and Subdivision applications were processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the City Council held duly noticed hearings on the Project on June 28, 2016 and on August 23, 2016 at which all public comment was duly considered; and

WHEREAS, the Planning and Transportation Commission held a duly noticed public hearing on the Project on May 19, 2016, and recommended approval of the Project; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council's decision was made are located in the Office of the City Clerk.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the Project subject to the findings and conditions of approval attached hereto as Exhibit "A" and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 13th day of September, 2016 by the following vote:

AYES:	BRUINS, MORDO, PEPPER, PROCHNOW, SATTERLEE
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

Jeannie Bruins, MAYOR

Attest:

Jon Maginot, CITY CLERK

EXHIBIT A

FINDINGS

16-D-01, 16-UP-02 and 16-SD-01—4880 El Camino Real

1. With regard to environmental review, the City Council finds in accordance with Section 15332 of the California Environmental Quality Act Guidelines, that the following Categorical Exemption findings can be made:

   a. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations, including incentives for the production of affordable housing;

   b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; there is no record that the project site has value as habitat for endangered, rare or threatened species;

   c. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the completed studies and staff analysis reflected in this report support this conclusion; and

   d. The project has been reviewed and it is found that the site can be adequately served by all required utilities and public services.

2. With regard to commercial design review, the City Council makes the following findings in accordance with Section 14.78.040 of the Municipal Code:

   A. The proposal meets the goals, policies and objectives of the General Plan with its level of intensity and residential density within the El Camino Real corridor, and ordinance design criteria adopted for the specific district such as the stepped building massing and the landscape buffer at the rear;

   B. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design; the project has a mixture of scales relating to the larger street and vehicles and the smaller pedestrian orientation;

   C. Building mass is articulated to relate to the human scale, both horizontally and vertically as evidenced in the design of the projecting bay windows, overhangs and balconies. Building elevations have variation and depth and avoid large blank wall surfaces. Residential projects incorporate elements that signal habitation, such as identifiable entrances, overhangs, bays and balconies;

   D. Exterior materials and finishes such as the stained mahogany entry, natural limestone, cementitious horizontal siding, C-channel steel and architectural glass railings, convey quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, and structural elements;

E. Landscaping such as the specimen palm trees, timber bamboo, hedges and groundcover is generous and inviting and landscape and hardscape features such as the limestone pavers, precast cement planters and benches are designed to complement the building and parking areas and to be integrated with the building architecture and the surrounding streetscape. Landscaping includes substantial street tree canopy including three street trees and two specimen palm trees, either in the public right-of-way or within the project frontage;

F. Signage such as the laser cut building numbers is designed to complement the building architecture in terms of style, materials, colors and proportions;

G. Mechanical equipment is screened from public view by the building parapet and is designed to be consistent with the building architecture in form, material and detailing; and

H. Service, trash and utility areas are screened from public view by their location in the building garage and careful placement to the side of the building consistent with the building architecture in materials and detailing.

3. With regard to use permit, the City Council finds in accordance with Section 14.80.060 of the Municipal Code:

a. That the proposed location of the multiple-family residential use is desirable or essential to the public health, safety, comfort, convenience, prosperity, or welfare in that the zoning conditionally permits it and the project provides housing at a variety of affordability levels;

b. That the proposed location of the multiple-family residential use is in accordance with the objectives of the zoning plan as stated in Chapter 14.02 of this title in that the project provides for community growth along sound line; that the design is harmonious and convenient in relation to surrounding land uses; that the project does not create a significant traffic impact; that the project helps meet the City's housing goals including affordable housing; that the project protects and enhances property values; and that the project enhances the City's distinctive character with a high-quality building design in a commercial thoroughfare context;

c. That the proposed location of the multiple-family residential use, under the circumstances of the particular case and as conditioned, will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;

d. That the proposed multiple-family residential use complies with the regulations prescribed for the district in which the site is located and the general provisions of Chapter 14.02;

4. With regard to the subdivision, the City Council finds in accordance with Section 66474 of the Subdivision Map Act of the State of California:

   a. That the proposed subdivision is consistent with the General Plan;

   b. That the site is physically suitable for this type and density of development in that the project meets all zoning requirements except where development incentives have been granted;

   c. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially injure fish or wildlife; and no evidence of such has been presented;

   d. That the design of the condominium subdivision is not likely to cause serious public health problems because conditions have been added to address noise, air quality and life safety concerns; and

   e. That the design of the condominium subdivision will not conflict with public access easements as none have been found or identified on this site.

5. With regard to requested waivers, the City Council makes the following findings:

   The requested waiver to allow a building height of 58 feet is required to accommodate an additional story so that the four bonus dwelling units may achieve a unit size equivalent to that which could be achieved by a conforming project, and so that all units may have reasonable ceiling heights of 10 feet. The requested waivers to allow the rooftop structures to exceed eight feet above the rooftop and to exceed the four percent area limit for rooftop structures are necessary to accommodate the elevator cab and the rooftop amenities incorporated into the project. The elevator cab is required to accommodate the ceiling heights in the dwelling units, and further enclosure of the rooftop structures is necessary to provide for and accommodate the rooftop amenities. Without the requested waivers, the City's development standards would "physically preclude" the development of the project with the density bonus units.

CONDITIONS

16-D-01, 16-UP-02 and 16-SD-01—4880 El Camino Real

GENERAL

1. **Approved Plans**

   The project approval is based upon the plans received on August 12, 2016, except as modified by these conditions. Such plans shall provide: a) a roof height of 58 feet; b) the rooftop photovoltaic panels at the locations indicated; c) wiring for vehicle charging stations in the mechanical lift for 25 percent of the parking spaces; and d) smooth parking deck surfaces in the Klaus parking system.

2. **Public Right-of-Way, General**

   All work within the public right-of-way shall be done in accordance with plans to be approved by the City Engineer.

3. **Encroachment Permit**

   The applicant shall obtain an encroachment permit, permit to open streets and/or excavation permit prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer. *Note: Any work within El Camino Real will require applicant to obtain an encroachment permit with Caltrans prior to commencement of work.*

4. **Public Utilities**

   The applicant shall contact electric, gas, communication and water utility companies regarding the installation of new utility services to the site.

5. **ADA**

   All improvements shall comply with Americans with Disabilities Act (ADA).

6. **Sewer Lateral**

   Any proposed sewer lateral connection shall be approved by the City Engineer.

7. **Upper Story Lighting**

   Any upper story lighting on the sides and rear of the building shall be shrouded or directed down to minimize glare.

8. **Indemnity and Hold Harmless**

   The property owner agrees to indemnify and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with

City's defense of its actions in any proceeding brought in any State or Federal Court, challenging the City's action with respect to the applicant's project.

9. **Plan Changes**

The Planning and Transportation Commission may approve minor changes to the development plans. Substantive project changes require a formal amendment of the application with review by the Planning and Transportation Commission and City Council.

PRIOR TO FINAL MAP RECORDATION

10. **CC&Rs**

The applicant shall include provisions in the Covenants, Conditions and Restrictions (CC&Rs) that: a) restrict storage on the private patio and decks and outline rules for other objects stored on the private patio and decks with the goal of minimizing visual impacts; and b) require the continued use and regular maintenance of the Klaus Multiparking vehicle parking system and a power back up system for the parking system. Such restrictions shall be approved by and run in favor of the City of Los Altos.

11. **Public Utility Dedication**

The applicant shall dedicate public utility easements as required by the utility companies to serve the site.

12. **Fees**

The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees and map check fee plus deposit as required by the City of Los Altos Municipal Code.

PRIOR TO BUILDING PERMIT SUBMITTAL

13. **Subdivision Map Recordation**

The applicant shall record a final map. Plats and legal descriptions of the final map shall be submitted for review and approval by the City Land Surveyor, and the applicant shall provide a sufficient fee retainer to cover the cost of the final map application.

14. **Public Improvements**

The property owner or applicant shall design the project to install remove and replace with current City Standard sidewalk, vertical curb and gutter, and driveway approaches from property line to property along the frontage of El Camino Real. Such work shall restore the existing driveway approach to be ADA compliant and to the current City Standard vertical curb and gutter along the northerly corner of the property.

The applicant shall design the project to include no parking red curbs on either side of the driveway, and a loading zone to the west of the driveway as approved by the City Engineer. Such design shall include appropriate signage including but not limited to permitting vehicle parking in the loading zone during non-business hours of 6 PM to 8 AM on weekdays and anytime on weekends.

15. **Street Trees**

The street trees shall be installed along the project's El Camino Real frontage and include two trees in front of 4896 El Camino Real, as directed by the City Engineer.

16. **Sidewalk Lights**

The owner or applicant shall maintain and protect the existing light fixture in the El Camino Real sidewalk, as directed by the City Engineer.

17. **Performance Bond**

The applicant shall submit a cost estimate for all improvements in the public right-of-way and shall submit a 100 percent performance bond (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held until 6 months after acceptance of improvements) for the work in the public right-of-way.

18. **Right of Way Construction**

The applicant shall submit detailed plans for any construction activities affecting the public right-of-way, including but not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, to the City Engineer for review and approval. The applicant shall also submit on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by the City.

19. **Sewer Capacity**

The applicant shall show sewer connection to the City sewer main and submit calculations showing that the City's existing 8-inch sewer main will not exceed two-thirds full due to the additional sewage capacity from proposed project. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall upgrade the sewer line or pay a fair share contribution for the sewer upgrade to be approved by the Director of Public Works.

20. **Trash Enclosure and Management**

The applicant shall contact Mission Trail Waste Systems and submit a solid waste, recyclables, organics, and a disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size

and location of the proposed trash enclosure. The approved trash staging location shall be maintained as required by the City Engineer.

The trash staging area shall only be allowed in the street adjacent to the curb to the east of the driveway on scheduled trash and recycling service days only. Any trash and recycling containers staged in the street shall not occur before 5:30 AM on the day of service and shall be returned to the on-site storage area in the parking garage by 5 PM of the same day as serviced or be subject to towing. Any trash and recycling containers staged in the street shall have appropriate reflective devices as approved by the City Engineer.

Should the City or State or Valley Transportation Authority require displacement of the on-street parking or use of the street shoulder for staging the trash and recycling containers, the property owner(s) shall create an on-site staging area as required by the City.

21. **Stormwater Management Plan and NPDES Permit**

The applicant shall submit a complete Stormwater Management Plan (SWMP), a hydrology and hydraulic report for review and approval showing that 100% of the site is being treated; is in compliance with the Municipal Regional Stormwater NPDES Permit (MRP). The proposed storm water media filter is not considered to be an LID treatment measure per the C.3 Technical Guidance Handbook of the Santa Clara Valley Urban Runoff Prevention Program. The implementation of Low Impact Development ("LID") per the current MRP such as using evapotranspiration, infiltration, and/or rainwater harvesting and reuse shall be used. Applicant shall provide a hydrology and hydraulic study, and an infeasible/feasible comparison analysis to the City for review and approval for the purpose to verify that MRP requirements are met. Please complete in detail the attached Provision C.3 Data Form.

22. **Green Building Standards**

The applicant shall provide verification that the project will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a qualified green building professional.

23. **Property Address**

The applicant shall provide an address signage plan as required by the Building Official.

24. **Landscape**

The applicant shall provide a landscape and irrigation plan in conformance to the City's Water Efficient Landscape Regulations in accordance with Chapter 12.46 of the Municipal Code.

PRIOR TO ISSUANCE OF DEMOLITION AND/OR BUILDING PERMIT

25. **Construction Management Plan**

The applicant shall submit a construction management plan for review and approval by the Community Development Director. The construction management plan shall address any

construction activities affecting the public right-of-way, including but not limited to: prohibiting dirt hauling during peak traffic hours, excavation, traffic control, truck routing, pedestrian protection, appropriately designed fencing to limit project impacts and maintain traffic visibility as much as practical, material storage, earth retention and construction and employee vehicle parking.

26. Sewer Lateral

The applicant shall abandon additional sewer laterals and cap at the main if they are not being used. A property line sewer cleanout shall be installed within 5 feet of the property line within private property.

27. Solid Waste Ordinance

The applicant shall comply with the City's adopted Solid Waste Collection, Remove, Disposal, Processing & Recycling Ordinance, which requires mandatory commercial and multi-family dwellings to provide for recycling, and organics collection programs as per Chapter 6.12 of the Municipal Code.

28. Air Quality Mitigation

The applicant shall implement and incorporate the air quality mitigations into the plans as required by staff in accordance with the report prepared by Illingsworth & Rodin, Inc., dated March 18, 2016.

29. Noise Mitigation

The applicant shall implement and incorporate the noise mitigation measures into the plans as required by staff in accordance with the report by Wilson Ihrig, dated March 2, 2016 and revised on April 20, 2016.

30. Tree Protection

The applicant shall implement and incorporate the tree protection measures into the plans and on-site as required by staff in accordance with the report by The Tree Specialist, dated April 21, 2106.

31. Affordable Housing Agreement

The applicant shall offer for a minimum 30-year period that shall reset for a subsequent 30-year period if transferred within the preceding 30-year period, one, three-bedroom unit at the moderate-income level, and two, two-bedroom units at the low-income level, in accordance with the City's Affordable Housing Agreement, in a recorded document in a form approved by the City Attorney.

PRIOR TO FINAL INSPECTION

32. Maintenance Bond

The applicant shall submit a one-year, 10-percent maintenance bond upon acceptance of improvements in the public right-of-way.

33. Stormwater Facility Certification

The applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed per design. The applicant shall submit a maintenance agreement to City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, the applicant shall record the agreement.

34. Stormwater Catch Basin

The applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the "NO DUMPING - FLOWS TO THE BAY" logo as required by the City Engineer.

35. Green Building Verification

The applicant shall submit verification that the structure was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

36. Landscaping Installation

The applicant shall install all on- and off-site landscaping and irrigation, as approved by the Community Development Director and the City Engineer.

37. Signage and Lighting Installation

The applicant shall install all required signage and on-site lighting per the approved plan. Such signage shall include the disposition of guest parking, the turn-around/loading space in the front yard and accessible parking spaces.

38. Acoustical Report

The applicant shall submit a report from an acoustical engineer ensuring that the rooftop mechanical equipment meets the City's noise regulations.

39. Landscape Certification

The applicant shall provide a Certificate of Completion conforming to the City's Water Efficient Landscape Regulations.

40. **Condominium Map**

The applicant shall record the condominium map as required by the City Engineer.

41. **Public Improvements and Street Damage**

The applicant shall install all public improvements required herein, and shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee. The applicant is responsible to resurface (grind and overlay) half of the street along the frontage of El Camino Real if determined to be damaged during construction, as directed by the City Engineer or his designee.

42. **Stormwater Management Plan Inspection**

The applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed per design. The applicant shall submit a maintenance agreement to City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, the applicant shall record the agreement.

43. **Driveway Visibility and Loading Zone**

The applicant shall provide no parking areas on either side of the driveway and a timed loading zone from 8 AM to 6 PM to the west of the driveway as approved by the City Engineer.

ATTACHMENT C

DRAFT RESOLUTION NO. 2017-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS FOR AN AMENDED DEVELOPMENT WAIVER FOR AN ELEVATOR TOWER FOR A 21-UNIT, MULTIPLE-FAMILY PROJECT AT 4880 EL CAMINO REAL

WHEREAS, the City of Los Altos received an application from LOLA, LLC to amend the development waiver previously granted by Resolution No. 2016-27 for their multiple-family residential condominium building, which includes Design, Use Permit and Subdivision applications 16-D-01, 16-UP-01 and 16-SD-01, referred herein as the "Project"; and

WHEREAS, the applicant LOLA, LLC seeks an amended development waiver under Government Code Section 65915 (e) to allow a rooftop elevator tower enclosure 16 feet, eight inches above the structural roof deck, or 15.5 feet above the roof finish, where the Municipal Code limits such structures to a height of eight feet above the roof; and

WHEREAS, said Project is exempt from environmental review in accordance with Section 15332 of the California Environmental Quality Act of 1970 as amended; and

WHEREAS, the Planning and Transportation Commission City Council held an additional duly noticed public meetings on the Project on July 20, 2017 and _____; and

WHEREAS, the Design application was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings of the City Council's decision are held the Office of the City Clerk.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the revised development waiver for the Project subject to the additional findings and conditions of approval attached hereto as Exhibit "A" and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the ____ day of ____, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mary Prochnow, MAYOR

Attest:

_____
Jon Maginot, CMC, CITY CLERK

FINDINGS (REVISED)

16-D-01—4880 El Camino Real

1. With regard to environmental review, the City Council finds in accordance with Section 15332 of the California Environmental Quality Act Guidelines, that the following Categorical Exemption findings can be made:

   A. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations, including incentives to produce affordable housing;

   B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; there is no record that the project site has value as habitat for endangered, rare or threatened species;

   C. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the completed studies and staff analysis reflected in this report support this conclusion; and

   D. The project has been reviewed and it is found that the site can be adequately served by all required utilities and public services.

2. With regard to commercial design review, the City Council makes the following findings in accordance with Section 14.78.040 of the Municipal Code:

   A. The proposal meets the goals, policies and objectives of the General Plan within the El Camino Real corridor, and ordinance design criteria adopted for the specific district such as the stepped building massing and the landscape buffer at the rear;

   B. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design; the project has a mixture of scales relating to the larger street and vehicles and the smaller pedestrian orientation;

   C. Building mass is articulated to relate to the human scale, both horizontally and vertically as evidenced in the design of the projecting bay windows, overhangs and balconies. Building elevations have variation and depth and avoid large blank wall surfaces. Residential projects incorporate elements that signal habitation, such as identifiable entrances, overhangs, bays and balconies;

   D. Exterior materials and finishes convey quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, and structural elements; and

E. Mechanical equipment is screened from public view by the building parapet and is designed to be consistent with the building architecture in form, material and detailing.

3. With regard to the requested development waiver amendment, the City Council makes the following finding:

A. The amended development waiver to allow the elevator tower at 16 feet, eight inches above the structural roof deck, or 15.5 feet above the roof finish, is required to accommodate the rooftop deck amenity. The taller elevator cab and enclosure is commensurate with the taller ceilings in the project. Without the requested waiver, the City's rooftop development standard would "physically preclude" the development of the project amenity with the density bonus units.

CONDITIONS (REVISED)

16-D-01—4880 El Camino Real

GENERAL

1. **Approved Plans**

   The project approval is based upon the plans received on April 17, 2017, except as modified by these conditions. Such plans shall provide the rooftop elevator enclosure no higher than 16 feet, eight inches above the structural roof deck, or 15.5 feet above the roof finish.

2. **Prior Conditions of Approval**

   All conditions of approval per Resolution No. 2016-27 shall remain in effect except as stated herein.

BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

Memorandum

To: Planning and Transportation Commission **File No.:** 38082.00110
From: City Attorney's Office
Date: July 17, 2017
Re: 4880 El Camino Real Project - Elevator Height Tower Amended Waiver

BACKGROUND AND ISSUE

As you know, LOLA LLC (the "Applicant") has requested an amendment to the City Council's previously granted waiver of the development standard limiting elevator tower heights to 8 feet. The higher elevator tower height is needed to accommodate the elevator opening up and allowing access to the rooftop deck. If the rooftop deck was not a project amenity, it is likely the elevator would stop at the top floor and any tower height would be limited to the roof and would not exceed the eight foot limit. Pursuant to the City Council's adoption of Resolution No. 2016-27, the City previously granted a waiver to the development standard to allow the Applicant to install an elevator with a height of 11 feet, in lieu of the required 8 feet[1]. The Applicant is now requesting that they be allowed to install an elevator with a height of 15.5 feet, an increase of almost 5 feet.

As background, Resolution No. 2016-27 approved a 21-unit multi-family project that qualified for a 21.5 percent density bonus based on the inclusion of one Moderate-Income and two Low-Income affordable housing units. The Applicant was also granted two additional waivers of development standards associated with the following:

- Height of building: Applicant was granted the right to construct a five story building at a height of 58 feet where the development standard in the Los Altos Municipal Code limits such height to 45 feet.

- Roof top structure: The Applicant was granted the right to construct an enclosed roof top structure at six percent of the roof area, where the development standard in the Los Altos Municipal Code limits such structures to four percent of the roof area.

[1] The City has since updated the height for elevator rooftop structures to twelve (12) feet pursuant to City Council Resolution No. 2016-427.

This memo will provide guidance to the Planning and Transportation Commission (PTC) on the legal standard that applies to the PTC's decision to recommend approval or denial of the Applicant's request. Further, this memo will also clarify that the City is following the correct process by having this additional request reviewed by PTC and considered for final action by the City Council. Finally, the Applicant's substantive request to modify the elevator height does require a formal amendment of the application thereby re-opening up Resolution No. 2016-27.

SUMMARY

The PTC has the following options:

- Approve the request. It is clear from case law and applicable law, that the City can grant a waiver of a development standard solely to provide for a project amenity. In this case, the higher elevator tower height is only needed to provide for the rooftop deck amenity and would not in any other way limit the development of the overall project.

- Deny the request. It is also clear from case law and applicable law that a City is not mandated to grant a waiver of a development standard solely to provide for a project amenity. Thus, the PTC should feel free to deny the request. Although the Applicant appears to suggest that the City is mandated to grant the waiver as application of the development standard would "physically preclude the project," no evidence appears to have been provided to support this position. Additionally, because City staff has explored potential design solutions with the Applicant, it is also not clear to the City that another design solution does not exist making the requested development waiver potentially no longer needed.

ANALYSIS

I. Legal Standard Applicable to Consideration of Waivers of Development Standards

Under state density bonus law, it specifies "[i]n no case may a city ... apply any development standard that will have the effect of physically precluding the construction of ... [an affordable housing project] ... at the densities or with the concessions or incentives [proposed]."[2] To put another way, the waiver of the development standard is required to be approved if the City's application of the development standard would physically preclude the development and deny the density bonus or concessions/incentives proposed or granted.

The developer obtained a density bonus of 21.5 percent but no concessions or incentives were granted. If the City was to apply the elevator height development standard to the project, it would not physically preclude the development and it would not limit the 21.5 percent density

[2] See, Cal. Gov. Code Section 65915

bonus granted. As such, the PTC is free to deny the waiver of the development standard. If the PTC was to deny the waiver, the project could still be constructed, albeit potentially without the rooftop deck amenity, and the density bonus granted of 21.5 percent would still be honored.

For additional clarity on interpreting the above provision, this memo will discuss the *Wollmer v. City of Berkeley*[3] case, the sole case interpreting the above provision. In *Wollmer*, a resident brought suit challenging the City's approval of a development project that had been granted concessions and development waivers. In particular, the resident challenged the City's granting of development waiver solely to allow for a courtyard amenity as well as a community plaza. The Court of Appeal upheld the City's approval of the development waivers noting:

> "... nothing in the statute requires the applicant to strip the project of amenities such as an interior courtyard, that would require a waiver of development standards. Standards may be waived that physically preclude construction of a housing development meeting the requirements for a density bonus, period. The statute does not say that what must be precluded is a project with no amenities, or that amenities may not be the reason a waiver is needed." (emphasis added)

Based on *Wollmer*, it is clear that a city may grant development waivers solely for the purpose of allowing amenities of a density bonus housing development. The court, however, did not indicate that a city must grant development waivers solely for the purpose of allowing amenities. Thus, there is nothing in density bonus law or in case law that would require the City to grant the development waiver solely to provide for the rooftop deck amenity. The City is allowed to do so, but case law and density bonus law do not include a mandate that the City do so.

II. The City is Following the Correct Process by Requiring Planning Commission Review and City Council Action

City staff did not have discretion to alter City Council Resolution No. 2016-27. The Applicant has asserted that City staff had discretion to grant the applicant's request to modify the previously granted height waiver because such waiver was only noted in the recitals of Resolution No. 2016-27 and not in the actual findings.

Resolutions are used to express the opinion of the legislative body, or to reflect the action taken. See, *Sausalito v. County of Marin* (1970) 12 Cal. App. 3d 550; *Central Manufacturing District, Inc. v. Board of Supervisors* (1960) 176 Cal. App. 2d 850. As such, any modification to a previously adopted resolution would need to be the opinion of the legislative body and/or formally reflect the legislative body's action and understanding of the facts when adopted. Thus,

[3] (2011) 193 Cal.App.4th 1329

further City Council action is always required in order to modify any previously adopted resolution.

Further, because this represents a design change to the project, Condition No. 9 of City Council Resolution No. 2016-27 specifies that, "[t]he Planning and Transportation Commission may approve minor changes to the development plans. Substantive project changes require a formal amendment of the application with review by the Planning and Transportation Commission and City Council." It is staff's interpretation that this proposal to amend a previously granted development waiver is a substantive change to the project based on the legal findings required to be made under state density bonus law, thus requiring review by the Planning and Transportation Commission with final action by the City Council.

III. The Applicant's New Request Requires a Formal Amendment to the Prior Approval

In order for the City to consider the applicant's request to modify the previously granted development waiver regarding the elevator height, the Applicant is required to formally amend its application. Because the application was considered and approved via Resolution No. 2016-27, the applicant in making its request is asking the City to re-open Resolution No. 2016-27 in its entirety to make this amendment. This is confirmed by Condition No. 9 of City Council Resolution No. 2016-27 that specifies "[t]he Planning and Transportation Commission may approve minor changes to the development plans. Substantive project changes require a formal amendment of the application with review by the Planning and Transportation Commission and City Council." It is staff's interpretation that this proposal to amend a previously granted development waiver is a substantive change to the project requiring a formal amendment to the application.

It is important to note that the applicant does not obtain a vested right to proceed with prior approvals until the issuance of a building permit and the applicant has performed substantial work and incurred substantial liability in good faith reliance on that permit. See, *Avco Community Developers v South Coast Reg'l Comm'n* (1976) 17 Cal.3d 785, 791, superseded by statute as stated in *Santa Margarita Area Residents Together v San Luis Obispo County Bd. of Supervisors* (2000) 84 CalA.pp.4th 221, 229.

The City has not issued any building permit for this project. As such, the applicant has no vested right or any other to rely on the approvals granted in Resolution No. 2016-27 to construct the buildings. Although the City has issued a grading permit for the site, the applicant only has the right to finish grading but no right to construct the actual buildings. See, *Spindler Realty Corp. v. Monning* (1966) 243 Cal.App.2d 255, 264-266 (holder of grading permit and vested right thereto did not have a vested right to construct a building by virtue of the former permit and expenditures under it).

Based on the above, the PTC should feel free to explore other potential design solutions for the Project even if it means addressing the scope of the prior approvals. This is because

Condition 9 expressly acknowledges that the Applicant's request requires formal amendment of its application which was approved via Resolution No. 2016-27.

Potential solutions mentioned may include:

- As mentioned by Peggy Galeb, a representative of the Applicant, the elevator cab could be limited to 8 feet and then an elevator tower of 14.5 feet would work. This would still exceed the previously granted waiver, but could minimize any visibility from off-site based on the shorter foot height.
- Reducing the height of each floor of the building to ensure the overall structure height remains at 69 feet (58 feet for the building with 11 feet for the elevator tower).
- Using a different elevator type.
- Any other design solution that the PTC may want to fully explore with the Applicant at the PTC hearing.

CONCLUSION

As noted above, the PTC is free to approve or deny the request. In doing so, the PTC should feel free to explore whether this request is truly needed for the project or whether another design solution could be implemented by the Applicant. Finally, pursuant to Condition No. 9, the City is following the correct procedural process in having this reviewed by PTC with final action by the City Council, and the request does require formal amendment of the application and amendment of Resolution No. 2016-27.

RESOLUTION NO. 2016-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS FOR DESIGN REVIEW, USE PERMIT AND SUBDIVISION APPLICATIONS FOR A 21-UNIT, MULTIPLE-FAMILY PROJECT AT 4880 EL CAMINO REAL

WHEREAS, the City of Los Altos received a development application from LOLA, LLC for a multiple-family residential condominium building, which includes Design, Use Permit and Subdivision applications 16-D-01, 16-UP-01 and 16-SD-01, referred herein as the "Project"; and

WHEREAS, the applicant LOLA, LLC, offers one Moderate-Income and two Low-Income affordable housing units; and

WHEREAS, the applicant LOLA, LLC seeks a waiver under Government Code Section 65915(e) to allow a five-story building to have a height of 58 feet, where the Code allows a height of 45; and

WHEREAS, the applicant LOLA, LLC seeks further waivers under Government Code Section 65915(e) to allow a) rooftop structures 11 feet above the roof, where the Code allows such structures to be eight feet above the roof; and b) enclosed roof top structures at six percent of the roof area, where the Code limits such structures to four percent of the roof area; and

WHEREAS, under Government Code 65915 said Project is entitled to a 21.5 percent density bonus and may request one incentive and waivers as required to allow development of the Project; and

WHEREAS, at the City Council meeting of August 23, 2016 the applicant LOLA, LLC agreed to modify its previous requests for an incentive and waivers to include requests for waivers for a building height of 58 feet, rooftop structures 11 feet above the roof, and enclosed rooftop structures at six percent of the roof area; and

WHEREAS, said Project is exempt from environmental review as in-fill development in accordance with Section 15332 of the California Environmental Quality Act of 1970 as amended ("CEQA"); and

WHEREAS, the Design, Use Permit and Subdivision applications were processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the City Council held duly noticed hearings on the Project on June 28, 2016 and on August 23, 2016 at which all public comment was duly considered; and

WHEREAS, the Planning and Transportation Commission held a duly noticed public hearing on the Project on May 19, 2016, and recommended approval of the Project; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council's decision was made are located in the Office of the City Clerk.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the Project subject to the findings and conditions of approval attached hereto as Exhibit "A" and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 13th day of September, 2016 by the following vote:

AYES:	BRUINS, MORDO, PEPPER, PROCHNOW, SATTERLEE
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

Jeannie Bruins, MAYOR

Attest:

Jon Maginot, CITY CLERK

EXHIBIT A

FINDINGS

16-D-01, 16-UP-02 and 16-SD-01—4880 El Camino Real

1. With regard to environmental review, the City Council finds in accordance with Section 15332 of the California Environmental Quality Act Guidelines, that the following Categorical Exemption findings can be made:

   a. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations, including incentives for the production of affordable housing;

   b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; there is no record that the project site has value as habitat for endangered, rare or threatened species;

   c. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the completed studies and staff analysis reflected in this report support this conclusion; and

   d. The project has been reviewed and it is found that the site can be adequately served by all required utilities and public services.

2. With regard to commercial design review, the City Council makes the following findings in accordance with Section 14.78.040 of the Municipal Code:

   A. The proposal meets the goals, policies and objectives of the General Plan with its level of intensity and residential density within the El Camino Real corridor, and ordinance design criteria adopted for the specific district such as the stepped building massing and the landscape buffer at the rear;

   B. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design; the project has a mixture of scales relating to the larger street and vehicles and the smaller pedestrian orientation;

   C. Building mass is articulated to relate to the human scale, both horizontally and vertically as evidenced in the design of the projecting bay windows, overhangs and balconies. Building elevations have variation and depth and avoid large blank wall surfaces. Residential projects incorporate elements that signal habitation, such as identifiable entrances, overhangs, bays and balconies;

   D. Exterior materials and finishes such as the stained mahogany entry, natural limestone, cementitious horizontal siding, C-channel steel and architectural glass railings, convey quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, and structural elements;

E. Landscaping such as the specimen palm trees, timber bamboo, hedges and groundcover is generous and inviting and landscape and hardscape features such as the limestone pavers, precast cement planters and benches are designed to complement the building and parking areas and to be integrated with the building architecture and the surrounding streetscape. Landscaping includes substantial street tree canopy including three street trees and two specimen palm trees, either in the public right-of-way or within the project frontage;

F. Signage such as the laser cut building numbers is designed to complement the building architecture in terms of style, materials, colors and proportions;

G. Mechanical equipment is screened from public view by the building parapet and is designed to be consistent with the building architecture in form, material and detailing; and

H. Service, trash and utility areas are screened from public view by their location in the building garage and careful placement to the side of the building consistent with the building architecture in materials and detailing.

3. With regard to use permit, the City Council finds in accordance with Section 14.80.060 of the Municipal Code:

a. That the proposed location of the multiple-family residential use is desirable or essential to the public health, safety, comfort, convenience, prosperity, or welfare in that the zoning conditionally permits it and the project provides housing at a variety of affordability levels;

b. That the proposed location of the multiple-family residential use is in accordance with the objectives of the zoning plan as stated in Chapter 14.02 of this title in that the project provides for community growth along sound line; that the design is harmonious and convenient in relation to surrounding land uses; that the project does not create a significant traffic impact; that the project helps meet the City's housing goals including affordable housing; that the project protects and enhances property values; and that the project enhances the City's distinctive character with a high-quality building design in a commercial thoroughfare context;

c. That the proposed location of the multiple-family residential use, under the circumstances of the particular case and as conditioned, will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;

d. That the proposed multiple-family residential use complies with the regulations prescribed for the district in which the site is located and the general provisions of Chapter 14.02;

4. With regard to the subdivision, the City Council finds in accordance with Section 66474 of the Subdivision Map Act of the State of California:

   a. That the proposed subdivision is consistent with the General Plan;

   b. That the site is physically suitable for this type and density of development in that the project meets all zoning requirements except where development incentives have been granted;

   c. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially injure fish or wildlife; and no evidence of such has been presented;

   d. That the design of the condominium subdivision is not likely to cause serious public health problems because conditions have been added to address noise, air quality and life safety concerns; and

   e. That the design of the condominium subdivision will not conflict with public access easements as none have been found or identified on this site.

5. With regard to requested waivers, the City Council makes the following findings:

   The requested waiver to allow a building height of 58 feet is required to accommodate an additional story so that the four bonus dwelling units may achieve a unit size equivalent to that which could be achieved by a conforming project, and so that all units may have reasonable ceiling heights of 10 feet. The requested waivers to allow the rooftop structures to exceed eight feet above the rooftop and to exceed the four percent area limit for rooftop structures are necessary to accommodate the elevator cab and the rooftop amenities incorporated into the project. The elevator cab is required to accommodate the ceiling heights in the dwelling units, and further enclosure of the rooftop structures is necessary to provide for and accommodate the rooftop amenities. Without the requested waivers, the City's development standards would "physically preclude" the development of the project with the density bonus units.

CONDITIONS

16-D-01, 16-UP-02 and 16-SD-01—4880 El Camino Real

GENERAL

1. **Approved Plans**

   The project approval is based upon the plans received on August 12, 2016, except as modified by these conditions. Such plans shall provide: a) a roof height of 58 feet; b) the rooftop photovoltaic panels at the locations indicated; c) wiring for vehicle charging stations in the mechanical lift for 25 percent of the parking spaces; and d) smooth parking deck surfaces in the Klaus parking system.

2. **Public Right-of-Way, General**

   All work within the public right-of-way shall be done in accordance with plans to be approved by the City Engineer.

3. **Encroachment Permit**

   The applicant shall obtain an encroachment permit, permit to open streets and/or excavation permit prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer. *Note: Any work within El Camino Real will require applicant to obtain an encroachment permit with Caltrans prior to commencement of work.*

4. **Public Utilities**

   The applicant shall contact electric, gas, communication and water utility companies regarding the installation of new utility services to the site.

5. **ADA**

   All improvements shall comply with Americans with Disabilities Act (ADA).

6. **Sewer Lateral**

   Any proposed sewer lateral connection shall be approved by the City Engineer.

7. **Upper Story Lighting**

   Any upper story lighting on the sides and rear of the building shall be shrouded or directed down to minimize glare.

8. **Indemnity and Hold Harmless**

   The property owner agrees to indemnify and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with

City's defense of its actions in any proceeding brought in any State or Federal Court, challenging the City's action with respect to the applicant's project.

9. **Plan Changes**

The Planning and Transportation Commission may approve minor changes to the development plans. Substantive project changes require a formal amendment of the application with review by the Planning and Transportation Commission and City Council.

PRIOR TO FINAL MAP RECORDATION

10. **CC&Rs**

The applicant shall include provisions in the Covenants, Conditions and Restrictions (CC&Rs) that: a) restrict storage on the private patio and decks and outline rules for other objects stored on the private patio and decks with the goal of minimizing visual impacts; and b) require the continued use and regular maintenance of the Klaus Multiparking vehicle parking system and a power back up system for the parking system. Such restrictions shall be approved by and run in favor of the City of Los Altos.

11. **Public Utility Dedication**

The applicant shall dedicate public utility easements as required by the utility companies to serve the site.

12. **Fees**

The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees and map check fee plus deposit as required by the City of Los Altos Municipal Code.

PRIOR TO BUILDING PERMIT SUBMITTAL

13. **Subdivision Map Recordation**

The applicant shall record a final map. Plats and legal descriptions of the final map shall be submitted for review and approval by the City Land Surveyor, and the applicant shall provide a sufficient fee retainer to cover the cost of the final map application.

14. **Public Improvements**

The property owner or applicant shall design the project to install remove and replace with current City Standard sidewalk, vertical curb and gutter, and driveway approaches from property line to property along the frontage of El Camino Real. Such work shall restore the existing driveway approach to be ADA compliant and to the current City Standard vertical curb and gutter along the northerly corner of the property.

The applicant shall design the project to include no parking red curbs on either side of the driveway, and a loading zone to the west of the driveway as approved by the City Engineer. Such design shall include appropriate signage including but not limited to permitting vehicle parking in the loading zone during non-business hours of 6 PM to 8 AM on weekdays and anytime on weekends.

15. **Street Trees**

The street trees shall be installed along the project's El Camino Real frontage and include two trees in front of 4896 El Camino Real, as directed by the City Engineer.

16. **Sidewalk Lights**

The owner or applicant shall maintain and protect the existing light fixture in the El Camino Real sidewalk, as directed by the City Engineer.

17. **Performance Bond**

The applicant shall submit a cost estimate for all improvements in the public right-of-way and shall submit a 100 percent performance bond (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held until 6 months after acceptance of improvements) for the work in the public right-of-way.

18. **Right of Way Construction**

The applicant shall submit detailed plans for any construction activities affecting the public right-of-way, including but not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, to the City Engineer for review and approval. The applicant shall also submit on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by the City.

19. **Sewer Capacity**

The applicant shall show sewer connection to the City sewer main and submit calculations showing that the City's existing 8-inch sewer main will not exceed two-thirds full due to the additional sewage capacity from proposed project. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall upgrade the sewer line or pay a fair share contribution for the sewer upgrade to be approved by the Director of Public Works.

20. **Trash Enclosure and Management**

The applicant shall contact Mission Trail Waste Systems and submit a solid waste, recyclables, organics, and a disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size

and location of the proposed trash enclosure. The approved trash staging location shall be maintained as required by the City Engineer.

The trash staging area shall only be allowed in the street adjacent to the curb to the east of the driveway on scheduled trash and recycling service days only. Any trash and recycling containers staged in the street shall not occur before 5:30 AM on the day of service and shall be returned to the on-site storage area in the parking garage by 5 PM of the same day as serviced or be subject to towing. Any trash and recycling containers staged in the street shall have appropriate reflective devices as approved by the City Engineer.

Should the City or State or Valley Transportation Authority require displacement of the on-street parking or use of the street shoulder for staging the trash and recycling containers, the property owner(s) shall create an on-site staging area as required by the City.

21. **Stormwater Management Plan and NPDES Permit**

The applicant shall submit a complete Stormwater Management Plan (SWMP), a hydrology and hydraulic report for review and approval showing that 100% of the site is being treated; is in compliance with the Municipal Regional Stormwater NPDES Permit (MRP). The proposed storm water media filter is not considered to be an LID treatment measure per the C.3 Technical Guidance Handbook of the Santa Clara Valley Urban Runoff Prevention Program. The implementation of Low Impact Development ("LID") per the current MRP such as using evapotranspiration, infiltration, and/or rainwater harvesting and reuse shall be used. Applicant shall provide a hydrology and hydraulic study, and an infeasible/feasible comparison analysis to the City for review and approval for the purpose to verify that MRP requirements are met. Please complete in detail the attached Provision C.3 Data Form.

22. **Green Building Standards**

The applicant shall provide verification that the project will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a qualified green building professional.

23. **Property Address**

The applicant shall provide an address signage plan as required by the Building Official.

24. **Landscape**

The applicant shall provide a landscape and irrigation plan in conformance to the City's Water Efficient Landscape Regulations in accordance with Chapter 12.46 of the Municipal Code.

PRIOR TO ISSUANCE OF DEMOLITION AND/OR BUILDING PERMIT

25. **Construction Management Plan**

The applicant shall submit a construction management plan for review and approval by the Community Development Director. The construction management plan shall address any

construction activities affecting the public right-of-way, including but not limited to: prohibiting dirt hauling during peak traffic hours, excavation, traffic control, truck routing, pedestrian protection, appropriately designed fencing to limit project impacts and maintain traffic visibility as much as practical, material storage, earth retention and construction and employee vehicle parking.

26. **Sewer Lateral**

The applicant shall abandon additional sewer laterals and cap at the main if they are not being used. A property line sewer cleanout shall be installed within 5 feet of the property line within private property.

27. **Solid Waste Ordinance**

The applicant shall comply with the City's adopted Solid Waste Collection, Remove, Disposal, Processing & Recycling Ordinance, which requires mandatory commercial and multi-family dwellings to provide for recycling, and organics collection programs as per Chapter 6.12 of the Municipal Code.

28. **Air Quality Mitigation**

The applicant shall implement and incorporate the air quality mitigations into the plans as required by staff in accordance with the report prepared by Illingsworth & Rodin, Inc., dated March 18, 2016.

29. **Noise Mitigation**

The applicant shall implement and incorporate the noise mitigation measures into the plans as required by staff in accordance with the report by Wilson Ihrig, dated March 2, 2016 and revised on April 20, 2016.

30. **Tree Protection**

The applicant shall implement and incorporate the tree protection measures into the plans and on-site as required by staff in accordance with the report by The Tree Specialist, dated April 21, 2106.

31. **Affordable Housing Agreement**

The applicant shall offer for a minimum 30-year period that shall reset for a subsequent 30-year period if transferred within the preceding 30-year period, one, three-bedroom unit at the moderate-income level, and two, two-bedroom units at the low-income level, in accordance with the City's Affordable Housing Agreement, in a recorded document in a form approved by the City Attorney.

PRIOR TO FINAL INSPECTION

32. **Maintenance Bond**

The applicant shall submit a one-year, 10-percent maintenance bond upon acceptance of improvements in the public right-of-way.

33. **Stormwater Facility Certification**

The applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed per design. The applicant shall submit a maintenance agreement to City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, the applicant shall record the agreement.

34. **Stormwater Catch Basin**

The applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the "NO DUMPING - FLOWS TO THE BAY" logo as required by the City Engineer.

35. **Green Building Verification**

The applicant shall submit verification that the structure was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

36. **Landscaping Installation**

The applicant shall install all on- and off-site landscaping and irrigation, as approved by the Community Development Director and the City Engineer.

37. **Signage and Lighting Installation**

The applicant shall install all required signage and on-site lighting per the approved plan. Such signage shall include the disposition of guest parking, the turn-around/loading space in the front yard and accessible parking spaces.

38. **Acoustical Report**

The applicant shall submit a report from an acoustical engineer ensuring that the rooftop mechanical equipment meets the City's noise regulations.

39. **Landscape Certification**

The applicant shall provide a Certificate of Completion conforming to the City's Water Efficient Landscape Regulations.

40. **Condominium Map**

The applicant shall record the condominium map as required by the City Engineer.

41. **Public Improvements and Street Damage**

The applicant shall install all public improvements required herein, and shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee. The applicant is responsible to resurface (grind and overlay) half of the street along the frontage of El Camino Real if determined to be damaged during construction, as directed by the City Engineer or his designee.

42. **Stormwater Management Plan Inspection**

The applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed per design. The applicant shall submit a maintenance agreement to City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, the applicant shall record the agreement.

43. **Driveway Visibility and Loading Zone**

The applicant shall provide no parking areas on either side of the driveway and a timed loading zone from 8 AM to 6 PM to the west of the driveway as approved by the City Engineer.