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5150 EL CAMINO REAL, LOS ALTOS, CA

PLANNING COMMISSION STUDY SESSION
AUGUST 16, 2018



PROJECT SUMMARY

Dutchints Development envisions creating a community enhancing development project. This project will do its part to help solve Los Altos's (and the overall region's) need for more market rate and below market rate housing while taking into account the fabric of the existing neighborhood. The design takes into account special consideration for the single family property owners to the south of the property and to the projects overall interaction with El Camino Real. The goal is to create a great place to live while promoting sustainability, walkability and the use of mass transit.

The site is located at 5150 El Camino Real, on the south side of the street at the terminus of Rengstorff Avenue. To the west of the property is a high-density residential development. To the east of the property is the Mountain View, KinderCare and Taekwon Kids facility. To the south are six existing single family homes. The property is located midblock. Overall, the property is located in a desirable urban area of Silicon Valley. The neighborhood has good transportation linkages to the South Bay and Peninsula as well as the greater Bay Area and is convenient to major employment areas. Residential support services such as schools, recreational areas and shopping are considered aboveaverage.

Condo Buildings 1 & 2

Condo Buildings 1 & 2 front El Camino Real and will be the key architectural feature seen by residents. The interaction between Condo Building 1 & 2 and El Camino Real is extremely important. Condo Buildings 1 & 2 are each five-story, 85 unit buildings, above one level of underground parking that front onto El Camino Real and present a strong modern aesthetic. The buildings include a mix of one and two bedroom units. The square footage of these units average 825 square feet for one-bedroom units and 1,215 square feet for two-bedroom units. For residents' convenience and to further activate the building frontage, there are two main entry lobbies for the residents' common elevators. There will be ample bicycle parking located in the underground parking garage. The strong vertical massing, contrasting rich body colors and materials, along with contemporary architectural detailing articulate and present to the public the desired urban character for this new development in Los Altos.

El Camino Real Frontage

The high speed traffic on El Camino Real is best responded to by a deeper setback and a pedestrian-oriented building character. In order to provide a safe pedestrian experience, wider sidewalks along El Camino Real are proposed. Also, a planting buffer is shown between the sidewalk and the street. This planting buffer will consist of new street trees and shrubs, as well as enhanced street lighting. The entrance of the underground parking garage is located between Buildings 1 & 2 and at the terminus of Rengstorff Avenue. This location is the logical place for the entrance to the parking garage as it is a signalized intersection and breaks up the project into two buildings.

Townhomes

The townhome component of the project meets the required setbacks and heights described in the zoning designation. These buildings do not exceed 30 feet in height and are located no closer than 40 feet from the rear property line. The townhomes will be built at grade and will each have a two car parking garage. The average square footage for the townhomes is 1,675 square feet.

PROJECT TEAM

Client:
Dutchints Development, LLC
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Landscape Architect:
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PROJECT PROGRAM

ALL COMBINED			
UNITS	QUAN.	SF	
PODIUM CONDOS	172	178,634	
TOWNHOMES	24	40,080	
TOTAL UNITS	196	218,714	
AMENITY		5,600	
TOTAL		5,600	
DENSITY		52	DU/AC
BASE UNITS	145		
STATE DENSITY BONUS	196		

PODIUM CONDOS						
MARKET RATE UNIT	QUAN.	SF	UNIT MIX	SF	PKG RATIO	PARKING REQUIRED
1A (1BR/1B)	6	774	4%	4,644	0.5	3
1B (1BR/1B + DEN)	35	958	24%	33,530	0.5	18
1C (1BR/1B) INNER CORNER	24	724	16%	17,376	0.5	12
TOTAL 1-BEDROOM UNITS	65	855	45%	55,550		33
2A (2BR/2B)	4	1120	3%	4,488	2.0	8
2B (2BR/2B + DEN)	15	1395	10%	20,925	1.0	15
2C (2BR/2B) OUTER CORNER	56	1191	38%	66,696	1.0	56
2D (2BR/2B)	6	1097	4%	6,582	1.0	6
TOTAL 2-BEDROOM UNITS	81	1218	55%	98,683		79
TOTAL MARKET RATE UNITS	146	1056	100%	154,233	0.8	112

BELOW MARKET RATE UNIT						
26 UNITS						
MARKET RATE UNIT	QUAN.	SF	UNIT MIX	SF	PKG RATIO	PARKING REQUIRED
1A (1BR/1B)	2	774	8%	1,548	0.5	1
1B (1BR/1B + DEN)	0	958	0%	0	0.5	0
1C (1BR/1B) INNER CORNER	16	724	62%	11,584	0.5	8
TOTAL 1-BEDROOM UNITS	18	730	69%	13,132		9
2A (2BR/2B)	4	1120	15%	4,480	1.0	4
2B (2BR/2B + DEN)	0	1395	0%	0	1.0	0
2C (2BR/2B) OUTER CORNER	0	1191	0%	0	1.0	0
2D (2BR/2B)	4	1097	15%	4,388	1.0	4
TOTAL 2-BEDROOM UNITS	8	1109	45%	56,110		8
TOTAL BELOW MARKET RATE UNITS	26	846	100%	22,000	0.65	17
TOTAL CONDOS	172			176,233		129

TOWNHOMES						
MARKET RATE UNIT	QUAN.	SF	UNIT MIX	SF	PKG RATIO	PARKING REQUIRED
TH-2B-TAN	3	1290	15%	3,870	2.0	6
TH-3B-TAN	3	1570	15%	4,710	2.0	6
TH-3B	10	1730	50%	17,300	2.0	20
TH-3B-END	4	1970	20%	7,880	2.0	8
TOTAL MARKET RATE UNITS	20	1688	100%	33,760	2.0	40

BELOW MARKET RATE UNIT						
4 UNITS						
MARKET RATE UNIT	QUAN.	SF	UNIT MIX	SF	PKG RATIO	PARKING REQUIRED
TH-2B-TAN	3	1290	25%	1,290	2.0	2
TH-3B-TAN	3	1570	25%	1,570	2.0	2
TH-3B	10	1730	50%	3,460	2.0	4
TH-3B-END	4	1970	0%	0	2.0	0
TOTAL BELOW MARKET RATE UNITS	4	1580	100%	6,320	2.0	8
TOTAL TOWNHOMES	24	1670	100%	40,080		48

PARKING SUMMARY		
SUBTERRANEAN PARKING	1 LEVEL	234
TOWNHOME PARKING	2 PKG / TH	48
SURFACE GUEST PARKING	0.25 PKG / TH	9
PARKING PROVIDE TOTAL		291



Vicinity Map

PROJECT INFORMATION

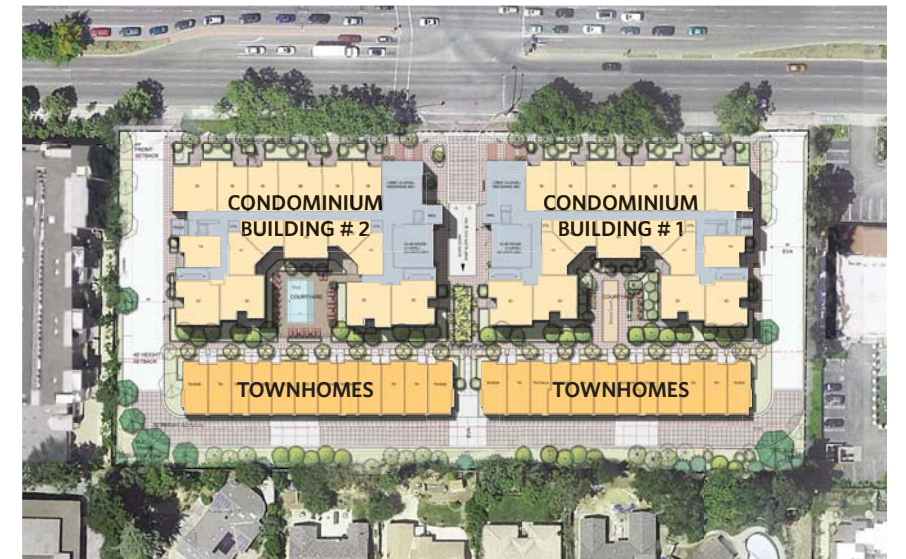
Address: 5150 El Camino Real, Los Altos, CA 94022
Size Area: 3.80Acres

General Plan Designation: Thoroughfare Commercial (38 du/ac)
Zoning Designation: CT Commercial Thoroughfare District
Current Use: Los Altos Plaza - Approximately 77,000 square feet of office

Entitlements Requested: Vesting Tentative Tract Map, State Density Bonus
Proposed Program: 24 townhomes and 172 condominiums - Total 196 units (52 du/ac)
Affordable Housing: 30 Below Market Rate Units: 16 Moderate Rate Income Units and 14 Very Low Rate Income Units

Construction Type: Four separate buildings: Two buildings of 3-story townhomes at grade, Type V wood-framed construction. Two buildings of 5-story, Type III wood-framed condominiums over one level of underground parking, Type I concrete.

Proposed Height: Max. 30-ft height for townhomes;
Max. 56-ft height for condominium buildings



EXISTING SITE PHOTOS



1. 5100 ECR - LANDSCAPE/SIDEWALK ALONG EL CAMINO REAL



2. VIEW OF EXISTING BUILDINGS AT RENGSTORFF AVE. TERMINUS



3. TREES/ SIDEWALK ALONG EL CAMINO REAL



8. WEST PROPERTY LINE AND 5100 ECR BEYOND



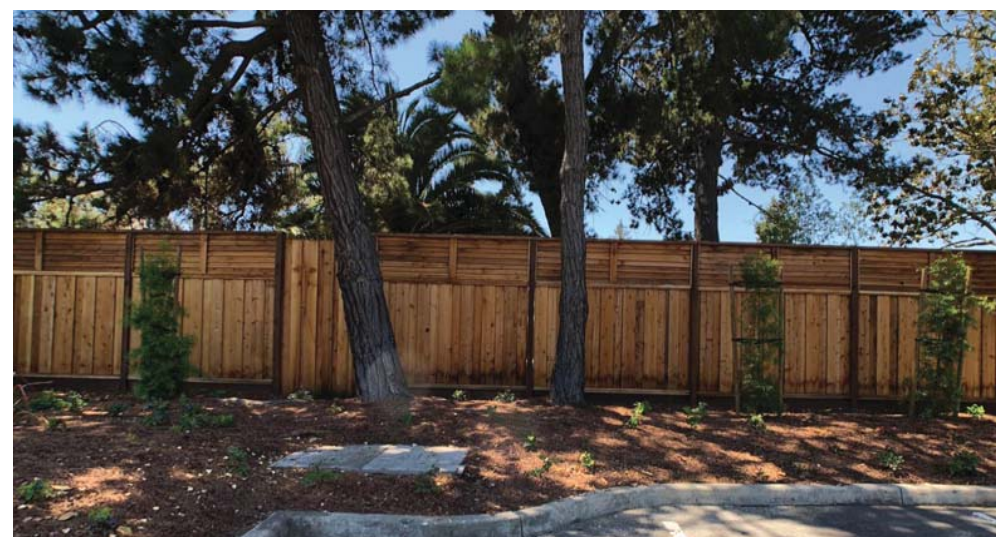
PHOTO KEY MAP



4. ON-GRADE PARKING AT EAST



7. FENCE AND PARKING IN REAR

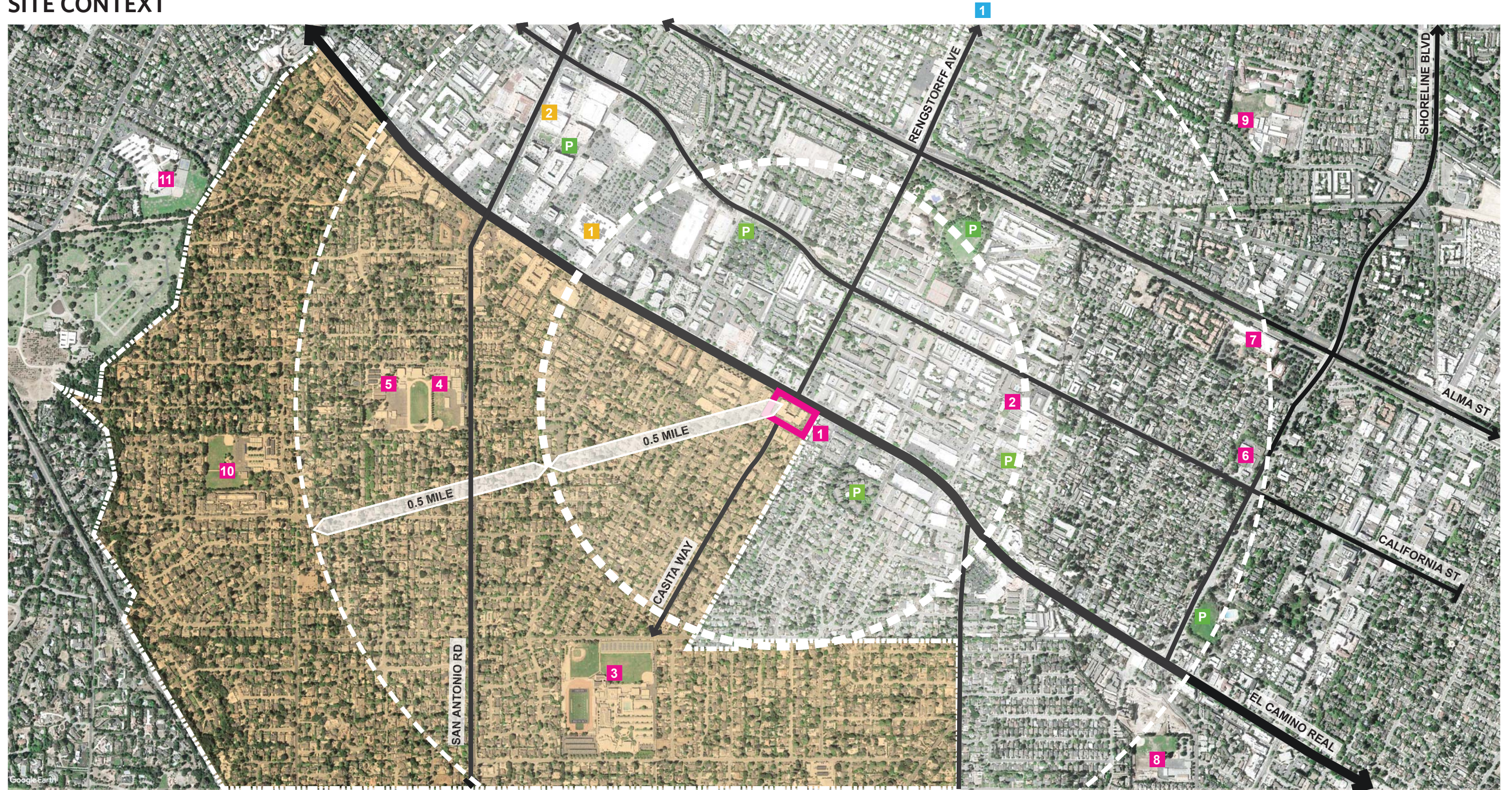


6. FENCE AT REAR PROPERTY LINE



5. PARKING LOT OF SOUTH-EAST CORNER

SITE CONTEXT

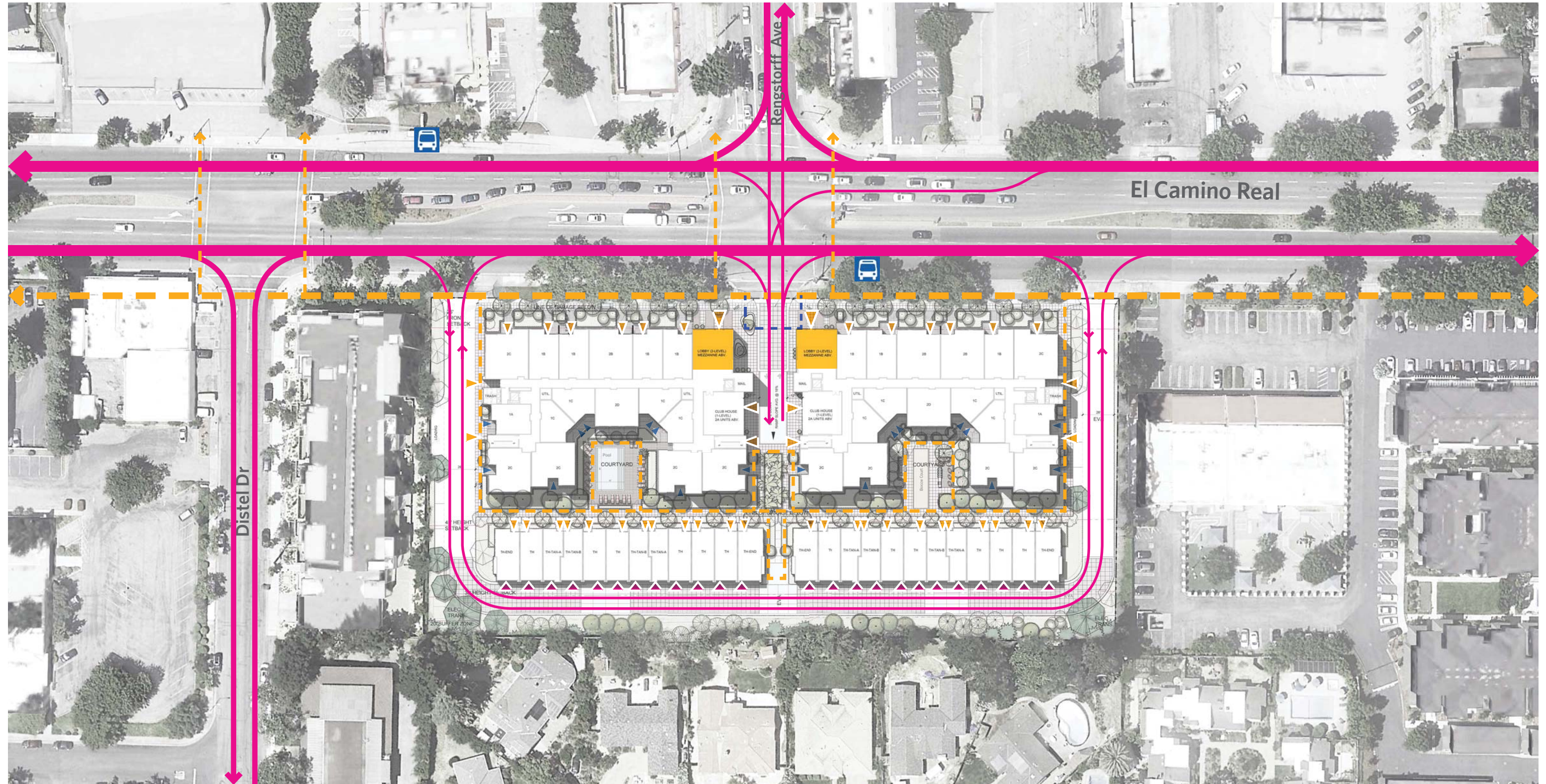


- | | | | | |
|-------------------------|-----------------------------------|----------------------------------|---------------------------|------------------------------|
| PROJECT SITE | SAN ANTONIO CENTER | MOUNTAIN VIEW KINDERCARE | EGAN JUNIOR HIGH SCHOOL | STEVENSON ELEMENTARY SCHOOL |
| LOS ALTOS CITY BOUNDARY | THE VILLAGE OF SAN ANTONIO CENTER | MARIANO CASTRO ELEMENTARY SCHOOL | MOUNTAIN VIEW ACADEMY | SANTA RITA ELEMENTARY SCHOOL |
| PARK / PLAZA | | LOS ALTOS HIGH SCHOOL | KHAN LAB SCHOOL | ELLEN FLETCHER MIDDLE SCHOOL |
| | | BULLIS CHARTER SCHOOL | ST JOSEPH CATHOLIC SCHOOL | FUTURE GOOGLE CAMPUS |

ILLUSTRATIVE SITE PLAN



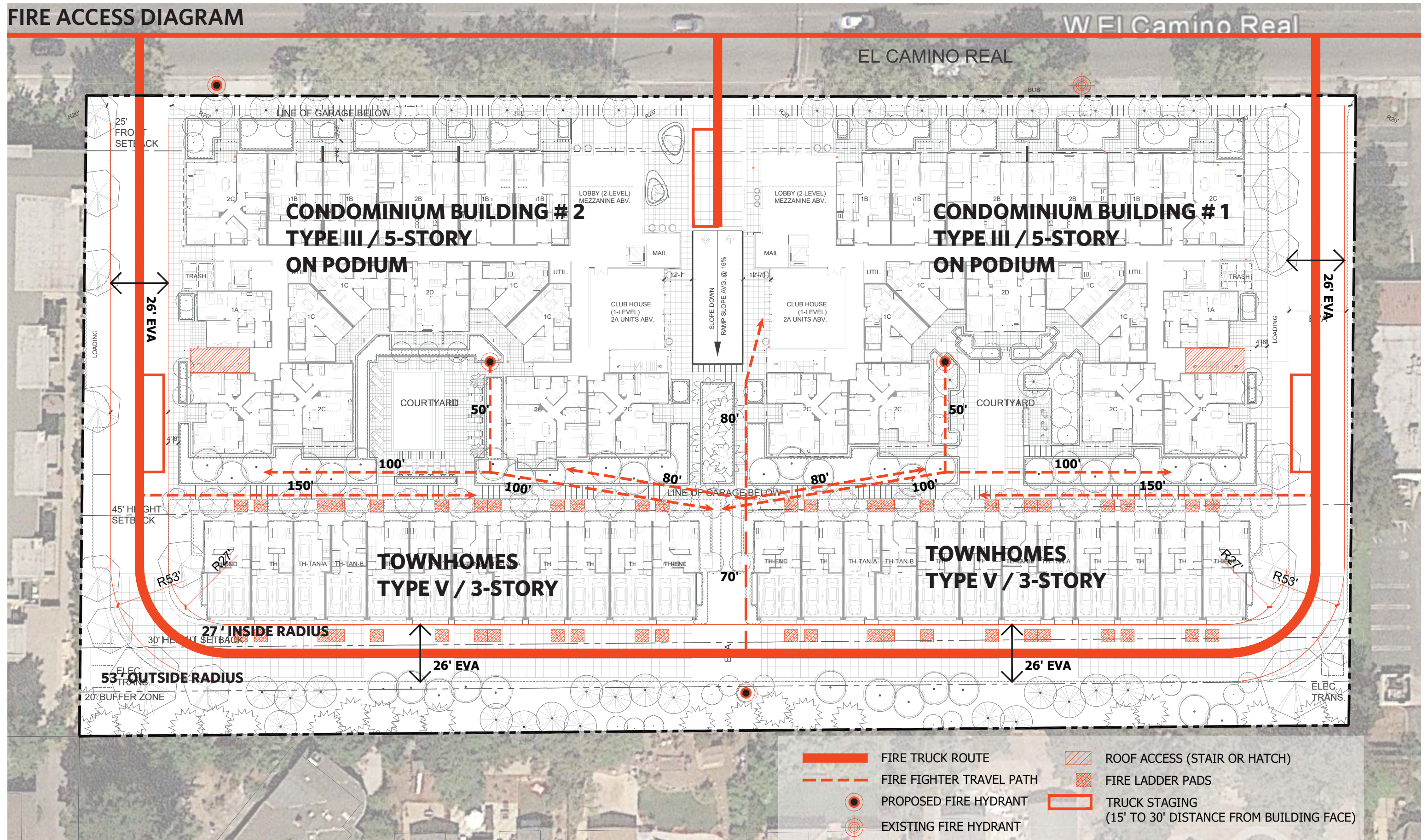
SITE CIRCULATION DIAGRAM



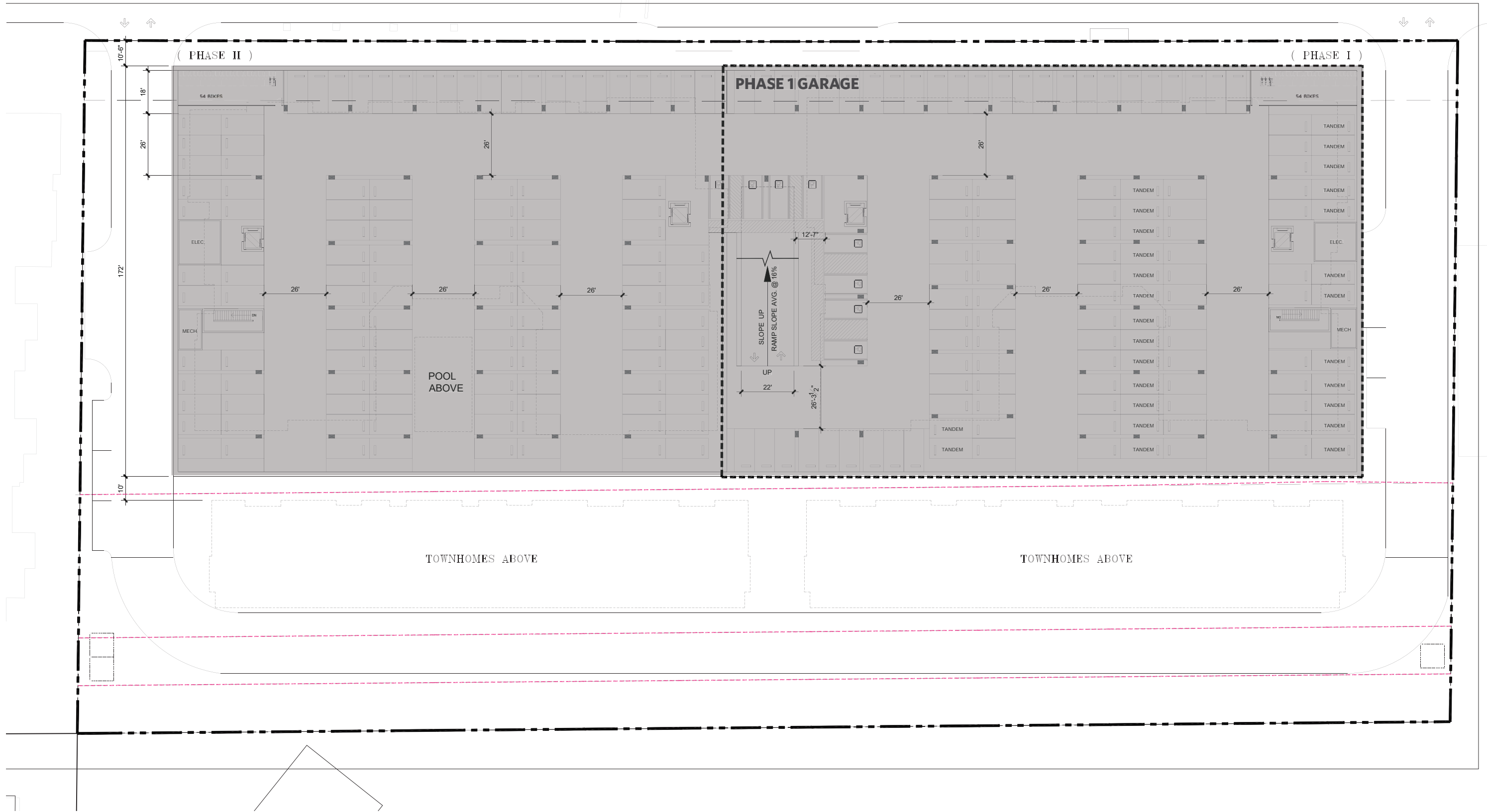
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- ▼ BUILDING ACCESS POINTS
- MAIN LOBBY
- REGIONAL BUS STOP



FIRE ACCESS DIAGRAM

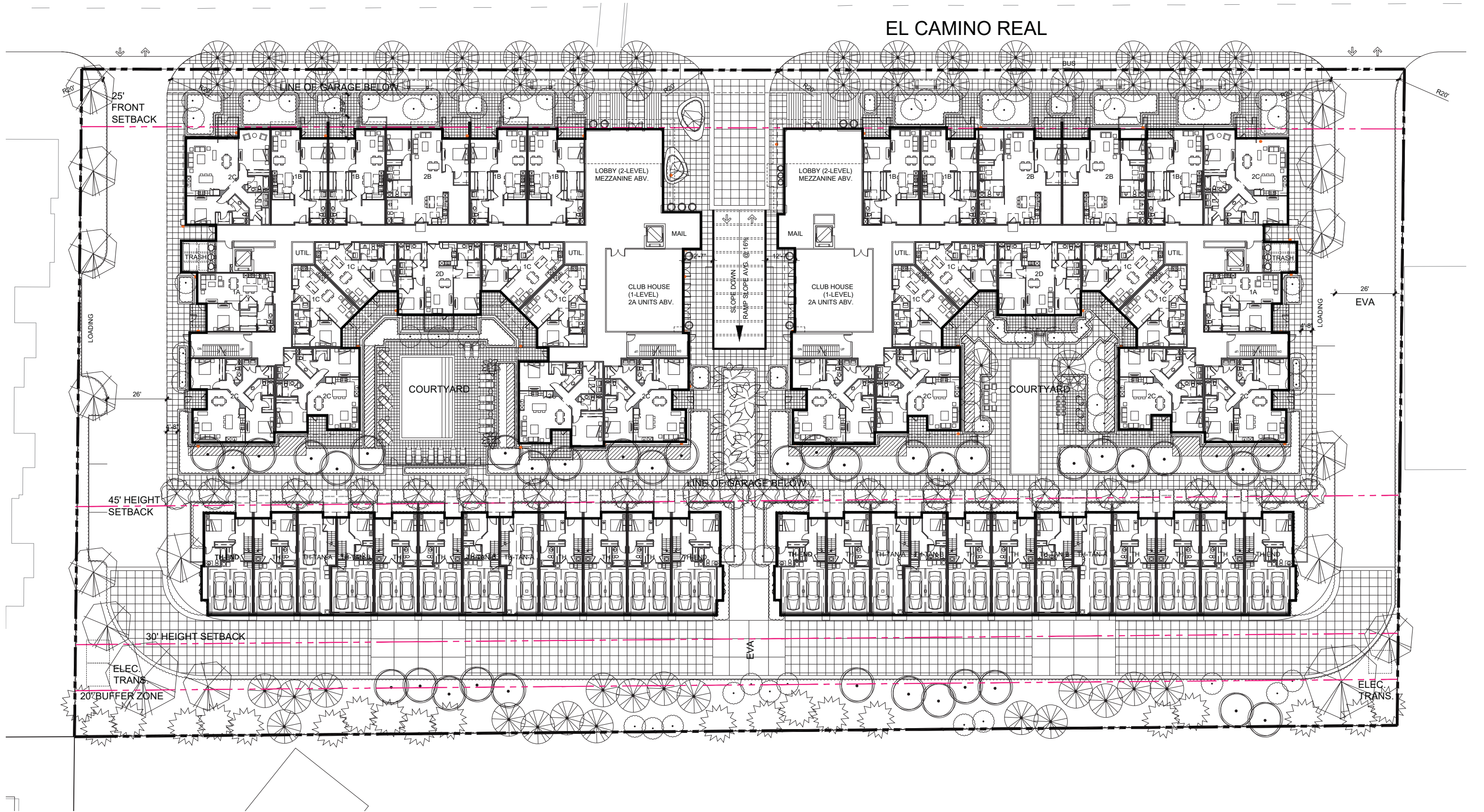


SUBTERRANEAN LEVEL GARAGE PLAN



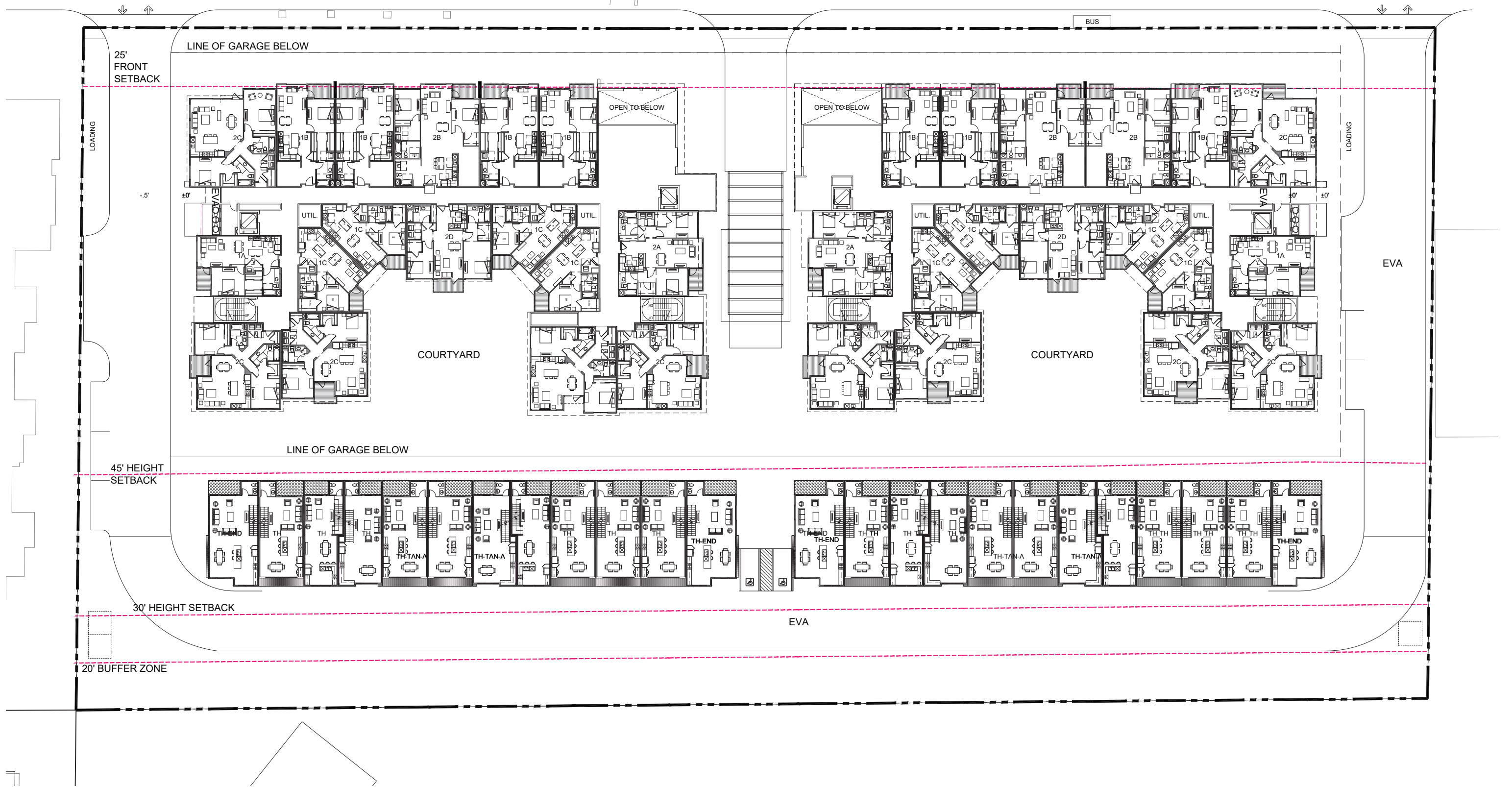
STREET LEVEL PLAN

EL CAMINO REAL



LEVEL 2 PLAN

EL CAMINO REAL



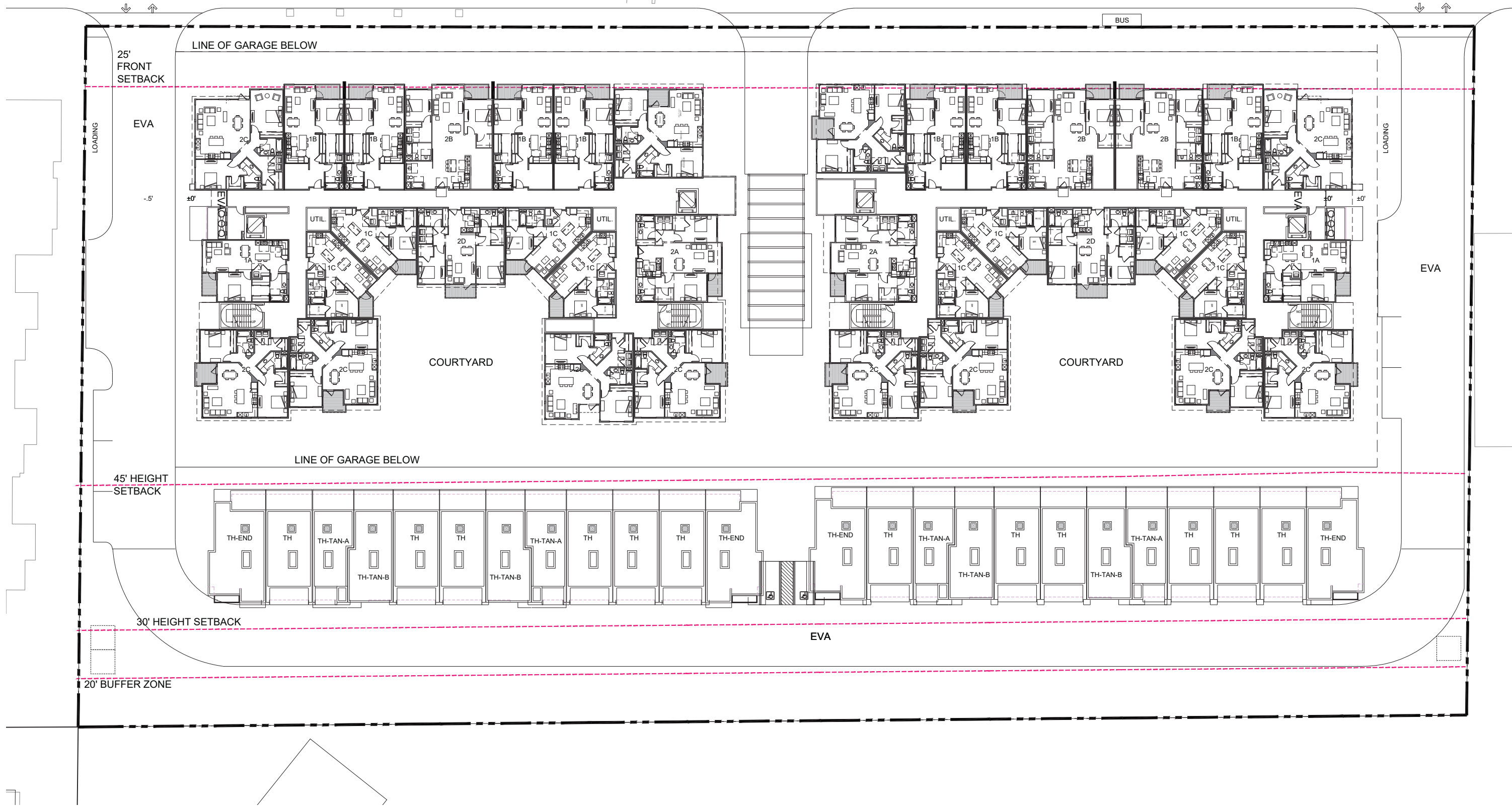
LEVEL 3 PLAN

EL CAMINO REAL



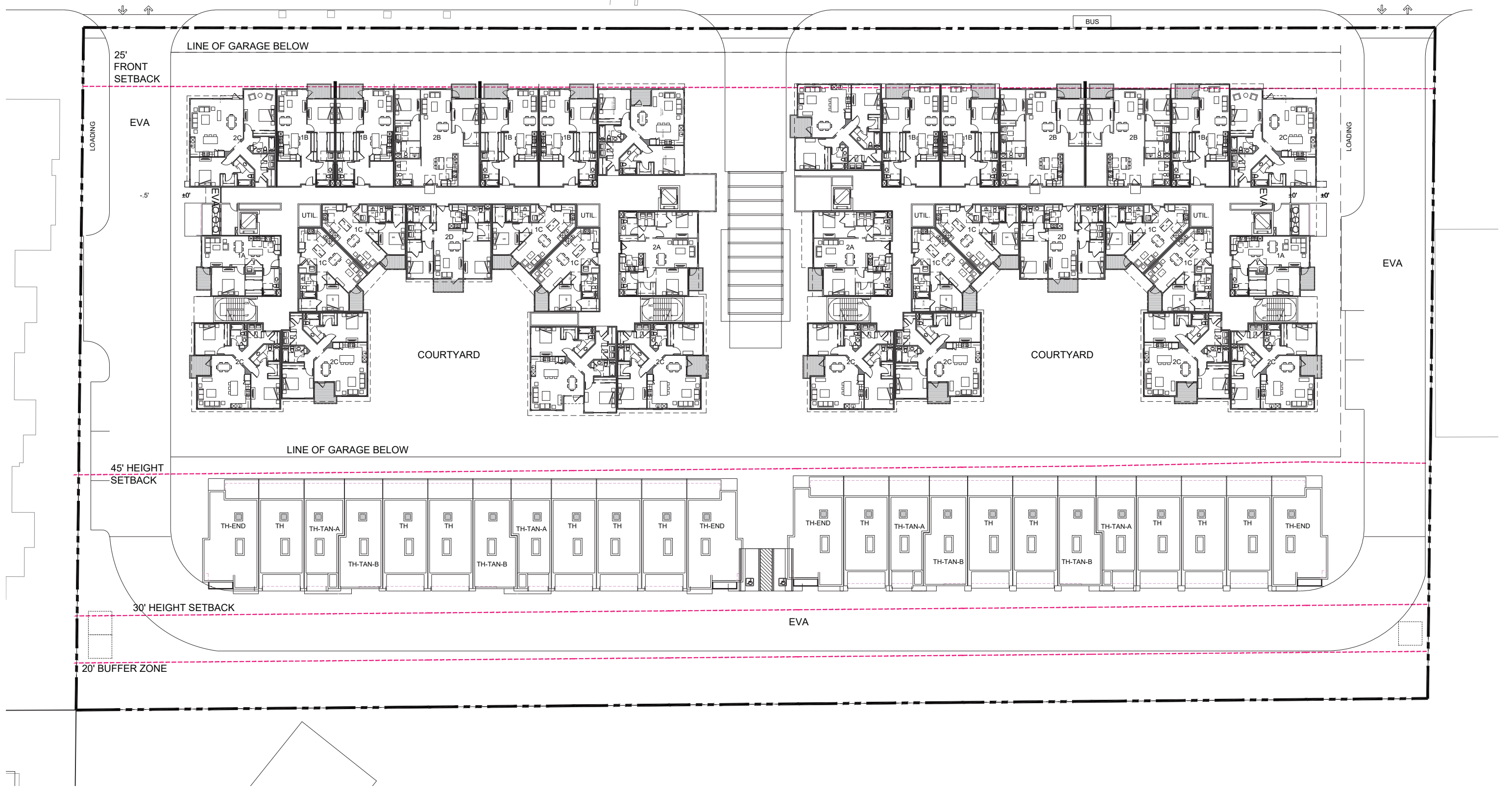
LEVEL 4 / TOWNHOME ROOF PLAN

EL CAMINO REAL



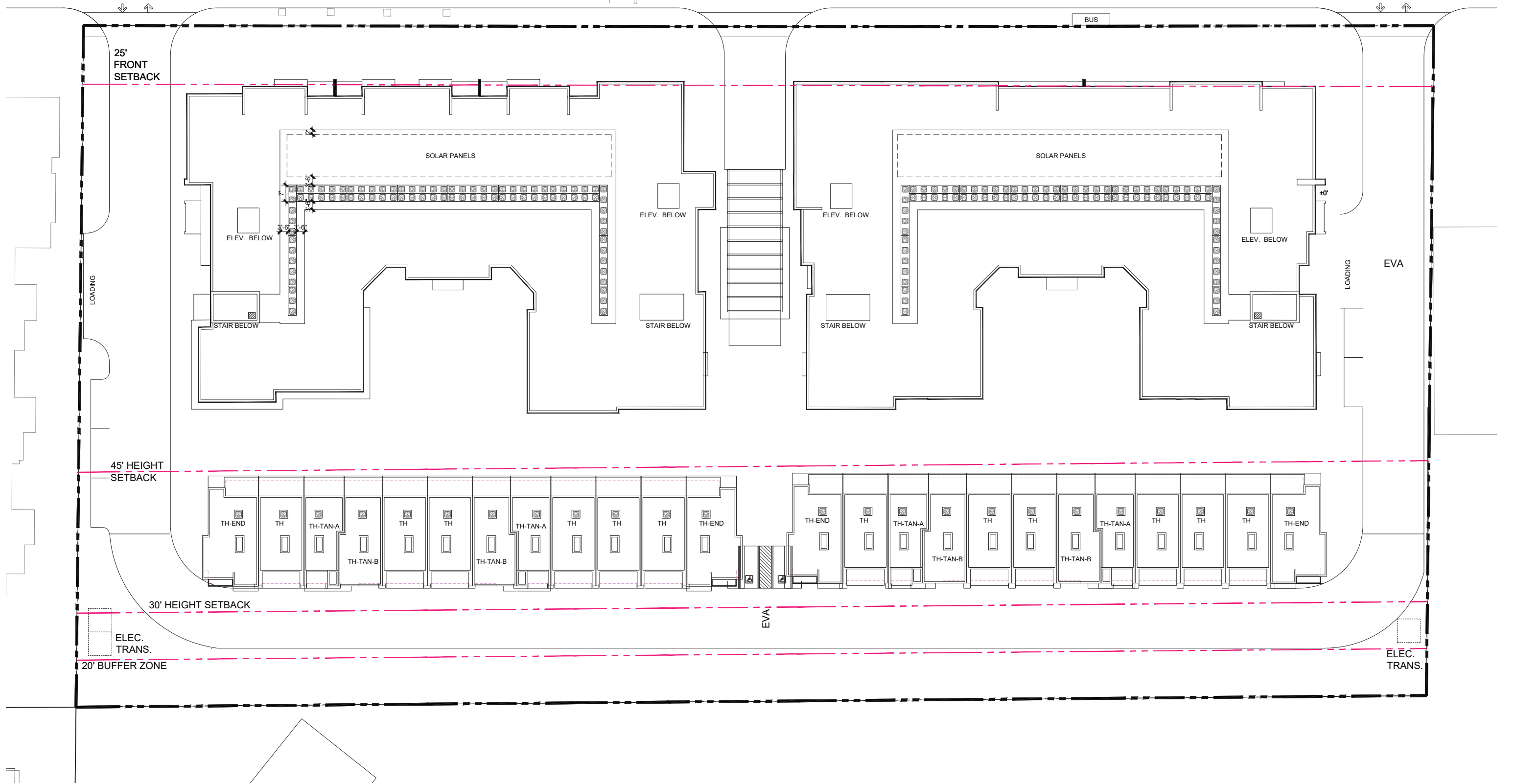
LEVEL 5 PLAN

EL CAMINO REAL



CONDOMINIUMS ROOF PLAN

EL CAMINO REAL

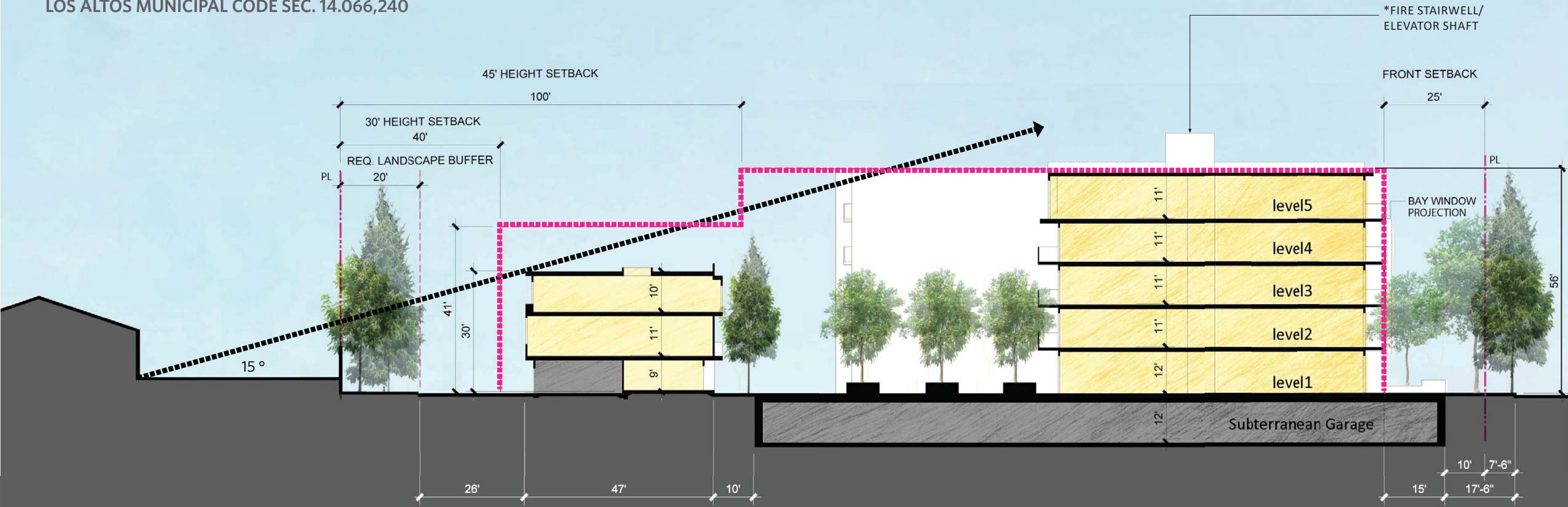


BUILDING SECTION A-A

CODE COMPLIANCE

- - - - - SETBACKS
- - - - - MAX. ALLOWABLE BUILDING ENVELOPE WITH DENSITY BONUS :
56' (CONDOMINIUMS) / 41' (TOWNHOMES)
- - - - - LINE OF SIGHT

* An enclosed penthouse or roof structure, housing an elevator or stairwell that provides access to a roof top, or a tower may exceed the allowed height limit by no more than twelve (12) feet per LOS ALTOS MUNICIPAL CODE SEC. 14.066,240

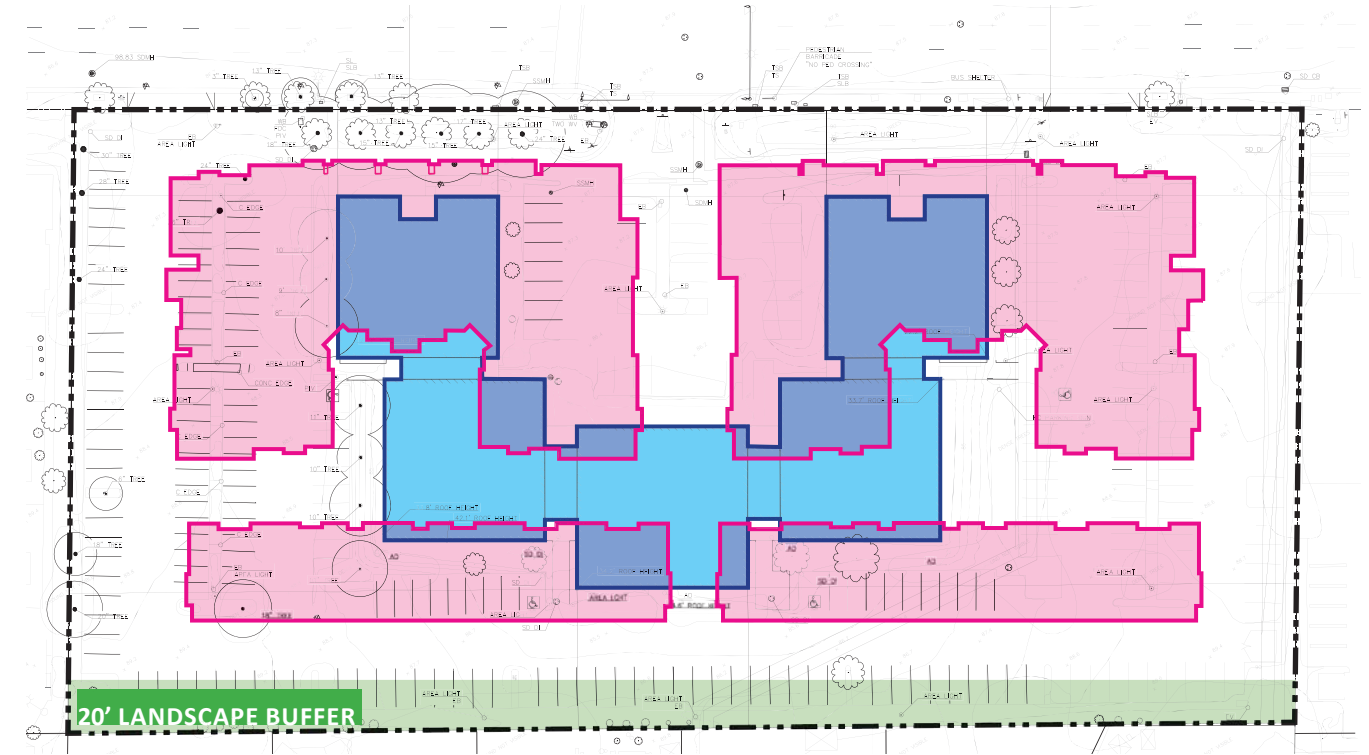


HEIGHT COMPARISON - EXISTING & PROPOSED BUILDINGS



(E) COMMERCIAL BLDG. HT @ 35'-6"

VIEW FROM CASITA WAY - EXISTING COMMERCIAL BUILDINGS



20' LANDSCAPE BUFFER

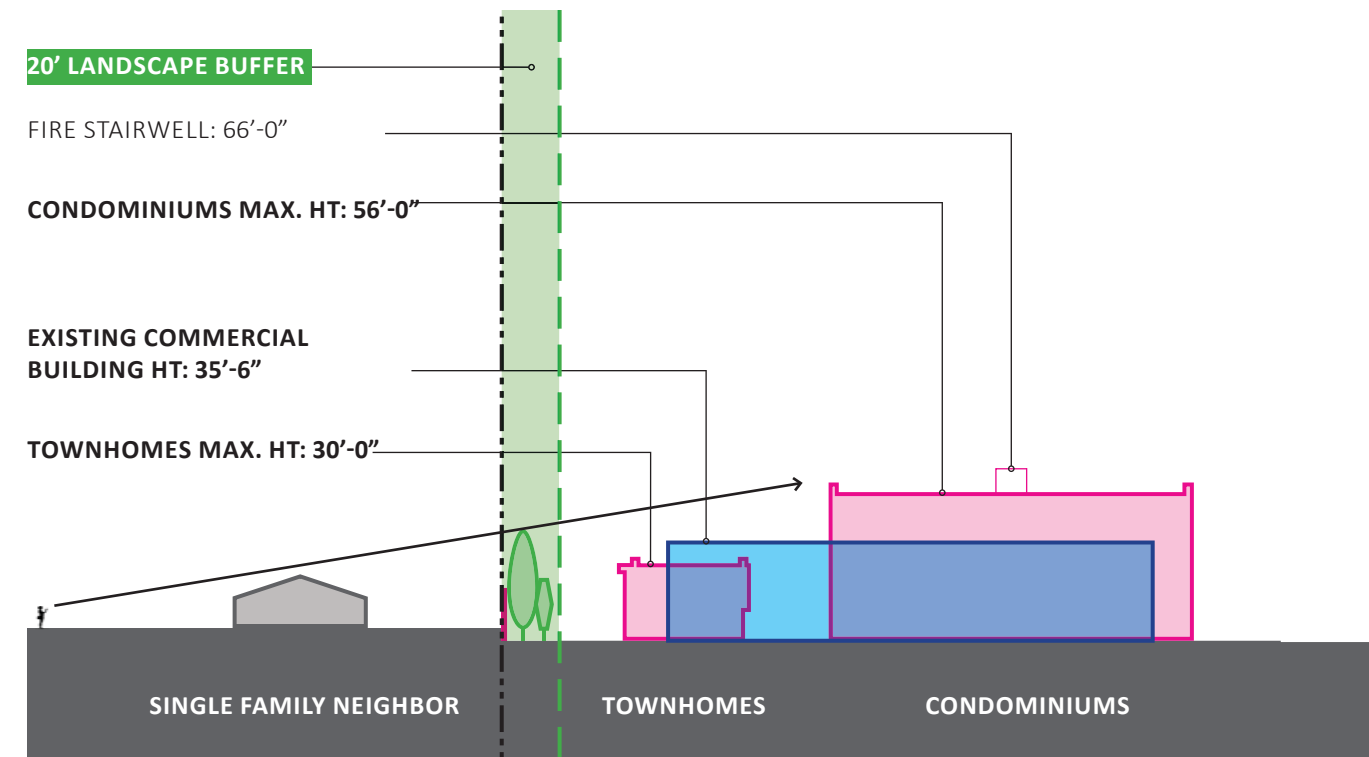
BUILDING FOOTPRINTS - EXISTING & PROPOSED BUILDINGS



NEW TREES TO ENHANCE PRIVACY AT 20' LANDSCAPE BUFFER (SEE LANDSCAPE SHEETS FOR DETAIL)

CONDOMINIUMS MAX. HT @ 66'-0"

VIEW FROM CASITA WAY - PROPOSED DEVELOPMENT
TOWNHOMES WILL NOT BE VISIBLE. CONDOMINIUM BUILDINGS WILL BE IN DISTANT VIEW AND SCREENED BEHIND TREE FOLIAGE



20' LANDSCAPE BUFFER

FIRE STAIRWELL: 66'-0"

CONDOMINIUMS MAX. HT: 56'-0"

EXISTING COMMERCIAL BUILDING HT: 35'-6"

TOWNHOMES MAX. HT: 30'-0"

SINGLE FAMILY NEIGHBOR

TOWNHOMES

CONDOMINIUMS

BUILDING HEIGHT DIAGRAM - EXISTING & PROPOSED BUILDINGS

BUILDING PERSPECTIVE



EL CAMINO REAL FRONTAGE

- CALMER RHYTHM ON RIGHT BUILDING FACADE
- SIMPLIFIED ROOF LINE
- INTERESTING DETAILS ON WINDOWS AND BALCONIES
- WARM COLORS AND MATERIALS



PREVIOUS DESIGN - AS PRESENTED AT JOINT STUDY SESSION (JULY 2, 2018)

BUILDING PERSPECTIVE



MID-BLOCK PLAZA

- GREEN LINKAGE ALONG EL CAMINO REAL FRONTAGE
- MIDDLE BLOCK PLAZA CELEBRATES RENGSTORFF TERMINUS
- SAFE AND ENHANCED PEDESTRIAN EXPERIENCE
- WARMER COLORS AND MATERIALS



PREVIOUS DESIGN - AS PRESENTED AT JOINT STUDY SESSION (JULY 2, 2018)

BUILDING PERSPECTIVE



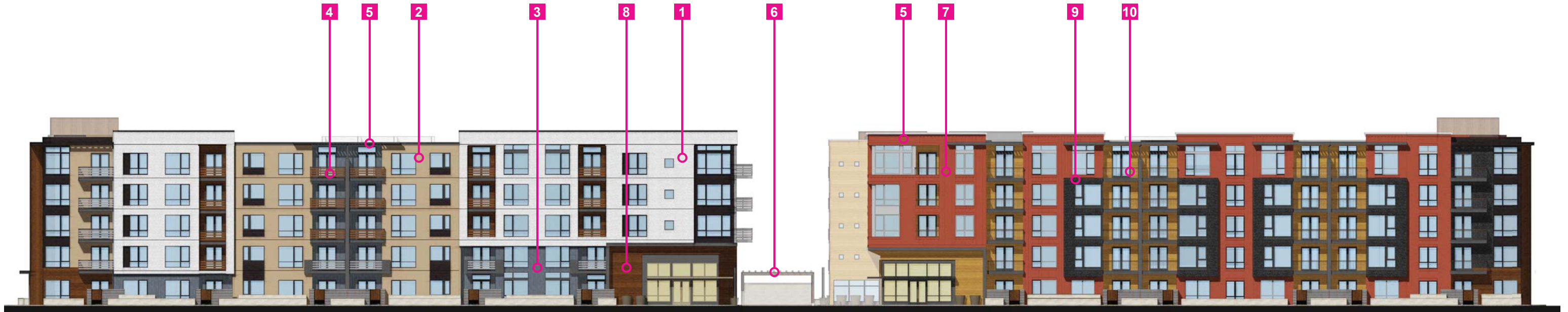
SOUTH ELEVATIONS

- REDUCED SIZE OF OPENINGS FACING SINGLE FAMILY NEIGHBORS
- REMOVED BALCONIES AT 3RD FLOORS AT TOWNHOMES
- RELOCATED DECK AND LIVING ROOM TOWARDS COURTYARDS AT TOWNHOMES
- ARCHITECTURAL MASSING AND COLOR REFLECTS "LOS ALTOS" STYLE



PREVIOUS DESIGN - AS PRESENTED AT JOINT STUDY SESSION (JULY 2, 2018)

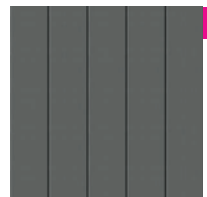
COLORS & MATERIALS



1 STUCCO COLOR #1
(SMOOTH TROWELED)



2 STUCCO COLOR #2
(SMOOTH TROWELED)



3 VERTICAL SIDING



4 STEEL CABLE RAILING W/ BOARD



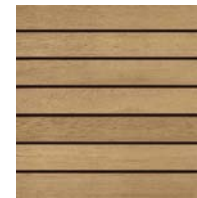
5 METAL AWNING



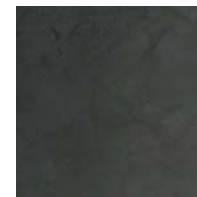
6 METAL TRELLIS/ CANOPY



7 BOARD & BATTEN



8 HORIZONTAL SIDING



9 PLASTER COLOR #3
(SMOOTH TROWELLED)



10 METAL RAILING

TOWNHOME DESIGN REVISIONS

- REDUCED SIZE OF OPENINGS FACING SINGLE FAMILY NEIGHBORS
- REMOVED BALCONIES AT 3RD FLOORS
- RELOCATED DECK AND LIVING ROOM TOWARDS COURTYARDS
- ARCHITECTURAL MASSING AND COLOR REFLECTS "LOS ALTOS" STYLE

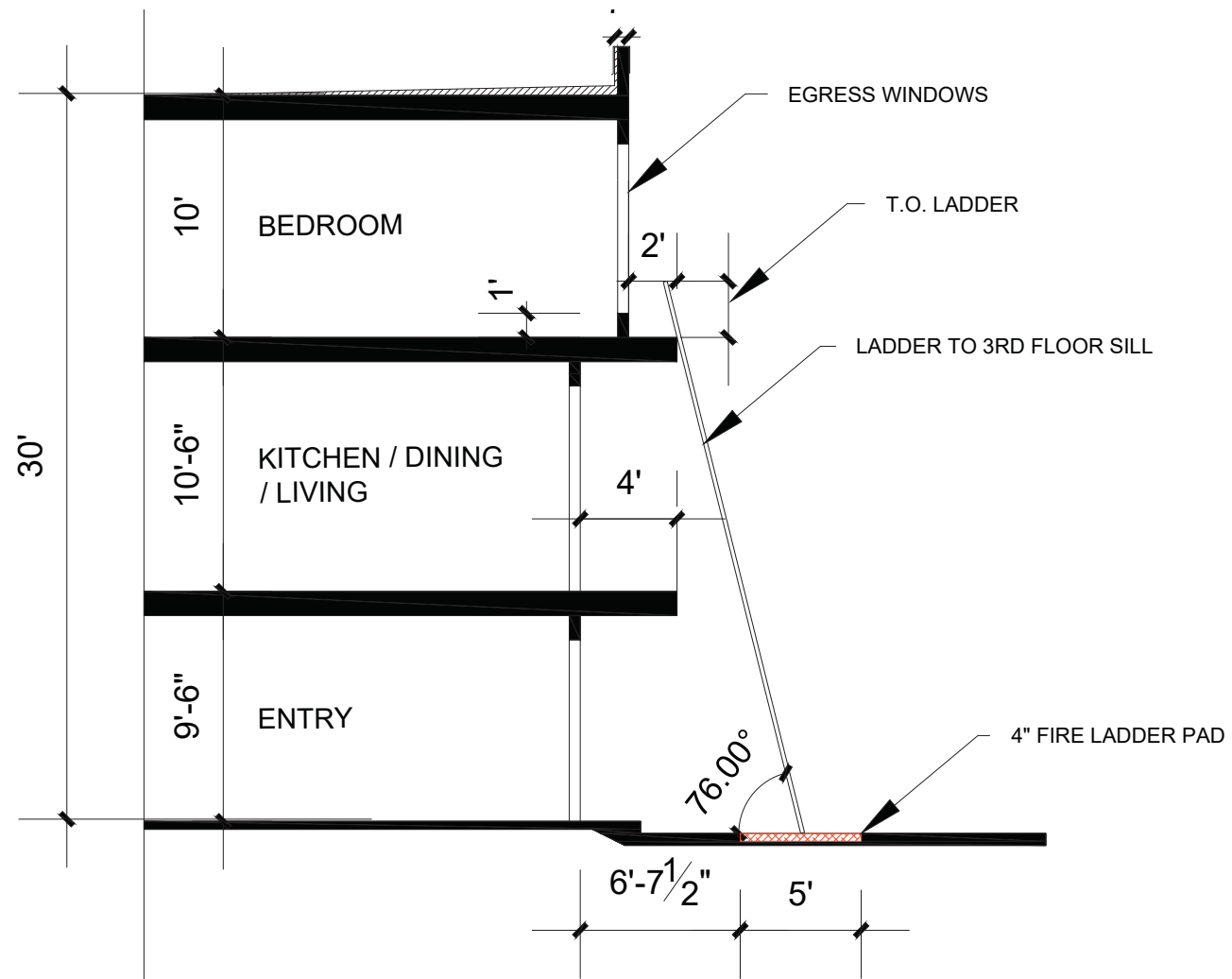


CURRENT DESIGN

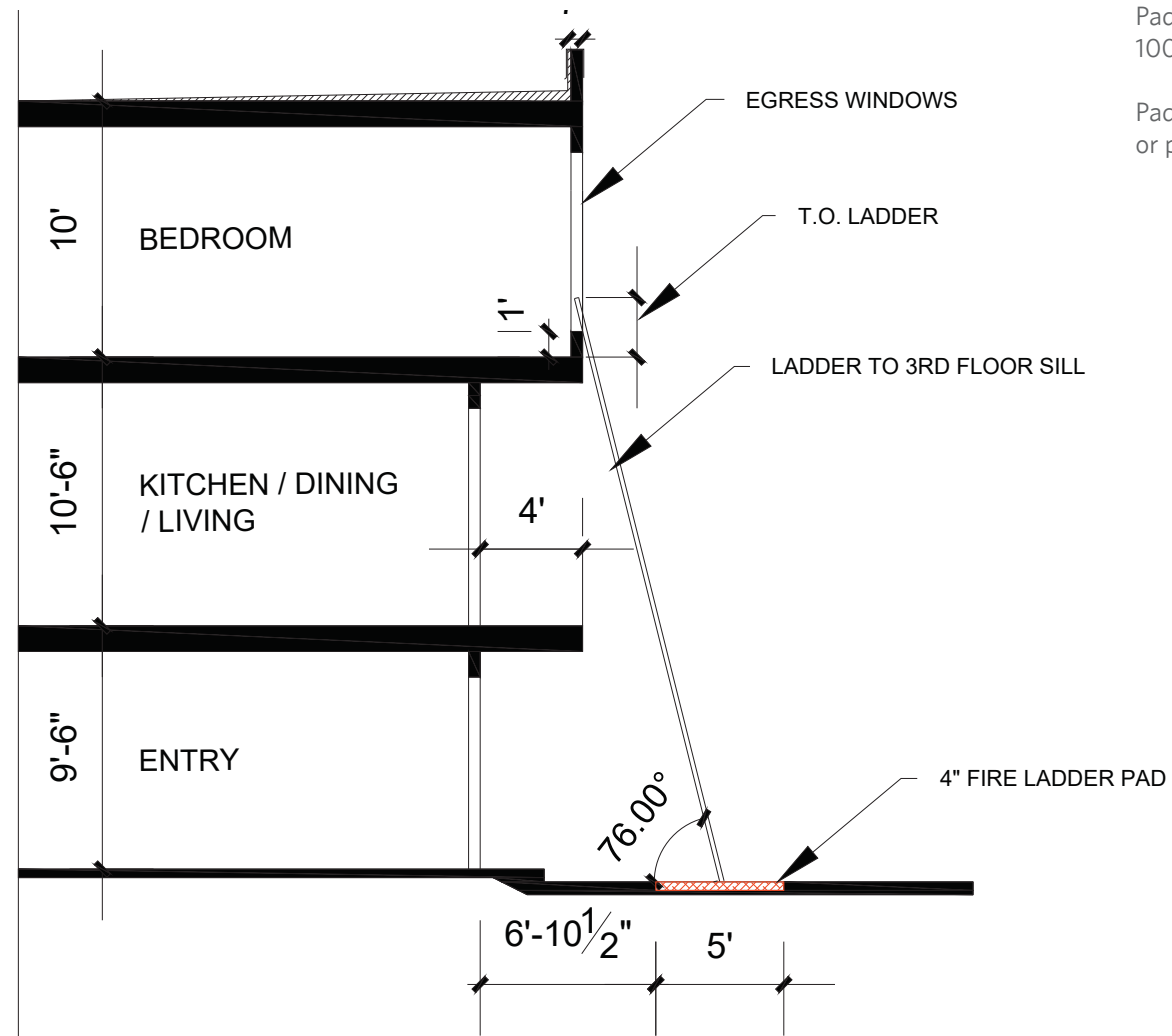


PREVIOUS DESIGN - AS PRESENTED AT THE JOINT STUDY SESSION (JULY 2, 2018)

TOWNHOME FIRE LADDERS

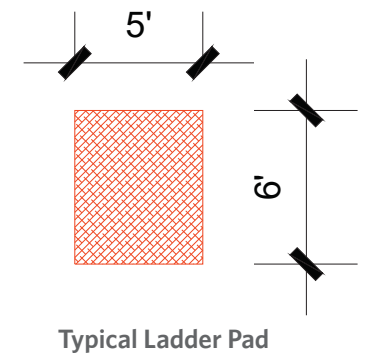


CONDITION A:
 All bedrooms are on third floor.
 Architectural overhang in front of bedroom windows.



CONDITION B:
 All bedrooms are on third floor.
 Ladders to be leaned directly at window sill.

Pad to be constructed of all weather material - 1000 lb.load
 Pad may be located at center line of window or patio railing.

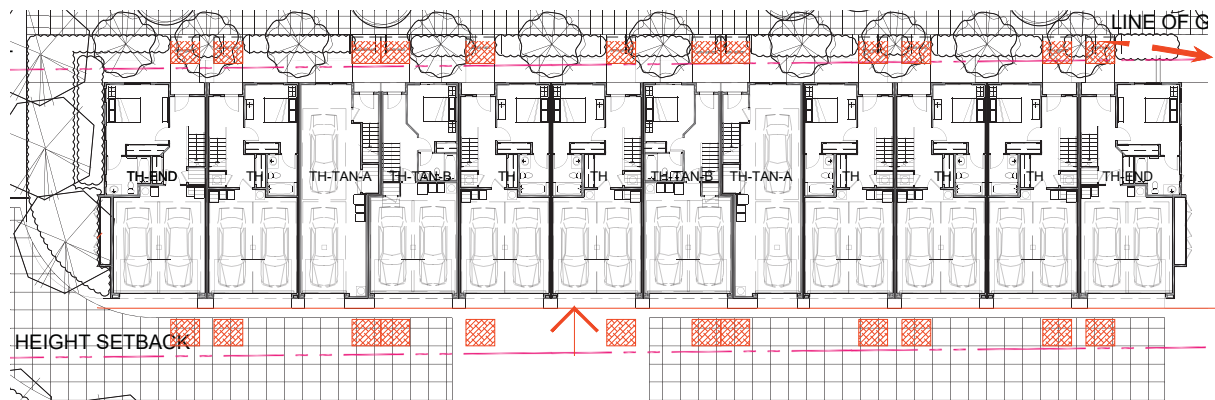


***NOTE:**

Per California Building Code, in the proposed project only the townhomes require egress windows and fire ladder pads, as they are Type V-A wood frame construction.
 An exception applies to the condominium buildings, as they are Type III-A wood frame construction.

2010 CALIFORNIA BUILDING CODE, Section 1029, Emergency and Rescue:
 "1029.1 General. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R occupancies.

- Exceptions:
1. In Group R-1 and R-2 occupancies constructed of Type I, Type IIA, Type IIIA or Type IV construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1."



SCHEMATIC LANDSCAPE PLAN



PLANT PALETTE AND IMAGES

EVERGREEN SCREENING TREES



Live Oak Afghan Pine Brisbane Box Incense Cedar Fern Pine

STREET AND SHADE TREES



Sweet Bay Maidenhair Tree Pyramidal European Hornbeam London Plane Tree Red Maple

SHRUBS AND GROUNDCOVERS



Leucadendron Blue Flame Agave Lion's Tail Sweet Pea Shrub



Myers Asparagus Fern Kaffir Lily Euphorbia Hot Lips Sage



Cape Rush New Zealand Flax Compact Breath of Heaven Bird of Paradise

PLANT PALETTE

TREES * 24" box standard unless notes otherwise.		
SIZE	BOTANICAL NAME	COMMON NAME
*	<i>Acer palmatum</i>	Japanese Maple
*	<i>Acer rubrum</i> 'Red Sunset'	Red Maple 'Red Sunset'
*	<i>Arbutus</i> 'Marina'	Marina Strawberry Tree
*	<i>Calocedrus decurrens</i>	Incense-Cedar
*	<i>Carpinus betulus</i> 'Fastigata'	Pyramidal European Hornbeam
*	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud
*	<i>Chamaerops humilis</i>	Mediterranean Fan Palm
*	<i>Cupressus sempervirens</i> 'Stricta'	Columnar Italian Cypress
*	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash
*	<i>Ginkgo biloba</i> 'Fairmount'	Maidenhair Tree
*	<i>Lagerstroemia</i> 'Natchez'	Crepe Myrtle
*	<i>Laurus</i> 'Saratoga'	Sweet Bay
*	<i>Lophostemon confertus</i>	Brisbane Box
*	<i>Magnolia grandiflora</i> 'Kay Parris'	Kay Parris Magnolia
*	<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive
*	<i>Pinus eldarica</i>	Afghan Pine
*	<i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache
*	<i>Platanus acerfolia</i> 'Columbia'	London Plane Tree
*	<i>Podocarpus gracilior</i>	Fern Pine
*	<i>Prunus caroliniana</i> 'Bright and Tight'	Carolina Cherry Laurel
*	<i>Quercus frainetto</i> 'Schmidt'	Hungarian Oak
*	<i>Quercus virginiana</i>	Live Oak
*	<i>Washingtonia filifera</i>	California Fan Palm

SHRUBS		
SIZE	BOTANICAL NAME	COMMON NAME
5 gal	<i>Anigozanthos</i> 'Bush Gold'	Yellow Kangaroo Paw
5 gal	<i>Acacia cognata</i> 'Cousin Itt'	Little River Wattle
5 gal	<i>Asparagus d.</i> 'Meyers'	Myers Asparagus Fern
5 gal	<i>Agave</i> 'Blue Flame'	Blue Flame agave
5 gal	<i>Acanthus mollis</i>	Bears Breech
5 gal	<i>Arctostaphylos d.</i> 'Howard McMinn'	Manzanita
5 gal	<i>Buxus s.</i> 'Green Beauty'	Boxwood
5 gal	<i>Callistemon</i> 'Little John'	Dwarf Weeping Bottlebrush
5 gal	<i>Ceanothus</i> 'Concha'	California Lilac
5 gal	<i>Chondropetalum tectorum</i>	Cape Rush
5 gal	<i>Clivia m.</i> 'Belgian Hybrid Yellow'	Kaffir Lily
5 gal	<i>Coleonema p.</i> 'Compacta'	Compact Breath of Heaven
5 gal	<i>Coleonema p.</i> 'Sunset Gold'	Gold Breath of Heaven
5 gal	<i>Cycas revoluta</i>	Sago Cycad
5 gal	<i>Dietes bicolor</i>	Fortnight Lily
5 gal	<i>Dianella</i> 'Little Rev'	Dwarf Flax Lily
5 gal	<i>Dianella t.</i> 'Variegata'	Varegated Flax Lily
5 gal	<i>Euphorbia x martini</i>	Euphorbia
5 gal	<i>Elaeagnus pungens</i> 'Variegata'	Yellow-Edge Elaeagnus
5 gal	<i>Fatsia j.</i> 'Moseri'	Compact Japanese Aralia
5 gal	<i>Feijoa sellowiana</i>	Pineapple Guava
5 gal	<i>Grevillea rosmarinifolia</i> 'Dwarf'	Grevillea
5 gal	<i>Hydrangea m.</i> 'Endless Summer'	Hydrangea
5 gal	<i>Hypericum moserianum</i>	Gold Flower

SIZE	BOTANICAL NAME	COMMON NAME
15 gal	<i>Juniperus scopulorum</i> 'Cologreen'	Juniper 'Cologreen'
5 gal	<i>Lavatera t.</i> 'Barnsley'	Tree Mallow
5 gal	<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye
5 gal	<i>Leonotis leonurus</i>	Lion's Tail
5 gal	<i>Lomandra</i> 'Lime Tuff'	Dwarf Mat Rush
5 gal	<i>Leucadendron</i> 'Pisa'	Leucadendron
5 gal	<i>Nephrolepis cordifolia</i>	Sword Fern
5 gal	<i>Olea e.</i> 'Little Ollie'	Dwarf Olive
5 gal	<i>Osmanthus fragrans</i>	Sweet Olive
5 gal	<i>Pittosporum tobira</i> 'Cream de Mint'	'Cream de Mint' Pittosporum
5 gal	<i>Phlomis fruticosa</i>	Sweet Pea Shrub
5 gal	<i>Photinia x f.</i> 'Indian Princess'	Chinese Photinia
15 gal	<i>Podocarpus e.</i> 'Monmal'	Icee Blue Yellow Wood
5 gal	<i>Polygala x dalmaisiana</i>	Sweet Pea Shrub
5 gal	<i>Phormium</i> 'Duet'	New Zealand Flax
5 gal	<i>Phormium</i> 'Firebird'	New Zealand Flax
5 gal	<i>Phormium</i> 'Sea Jade'	New Zealand Flax
5 gal	<i>Phormium</i> 'Yellow Wave'	New Zealand Flax
5 gal	<i>Prunus caroliniana</i>	Carolina Cherry Laurel
5 gal	<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorn
5 gal	<i>Raphiolepis umbellata minor</i>	Yedda Hawthorn
5 gal	<i>Rosa</i> 'White Simplicity'	White Simplicity Rose
5 gal	<i>Rosmarinus</i> 'Tuscan Blue'	Tuscan Blue Rosemary
5 gal	<i>Salvia m.</i> 'Hot Lips'	Hot Lips Sage
5 gal	<i>Salvia leucantha</i> 'Santa Barbara'	Mexican Sage
5 gal	<i>Strelitzia reginae</i>	Bird of Paradise

GROUNDCOVER		
SIZE	BOTANICAL NAME	COMMON NAME
1 gal	<i>Agapanthus</i> 'Queen Anne'	Lily of the Nile
5 gal	<i>Arctostaphylos</i> 'Pacific Mist'	Manzanita
1 gal	<i>Bergenia crassifolia</i>	Winter Blooming Bergenia
5 gal	<i>Ceanothus g. h.</i> 'Yankee Point'	Yankee Point Ceanothus
5 gal	<i>Cuphea ilavea</i>	Mexican Heather
1 gal	<i>Coprosma x kirkii</i>	Creeping Coprosma
1 gal	<i>Convolvulus mauritanicus</i>	Ground Morning Glory
5 gal	<i>Grevillea</i> 'Fanfare'	Grevillea
5 gal	<i>Lavandula intermedia</i>	Lavender
1 gal	<i>Liriope m.</i> 'Big Blue'	Lily Turf
5 gal	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle
5 gal	<i>Mahonia repens</i>	Creeping Mahonia
5 gal	<i>Nandina</i> 'Harbour Dwarf'	Dwarf Heavenly Bamboo
1 gal	<i>Rubus pentalobus</i> 'Emerald Carpet'	No Common Name
5 gal	<i>Rosa</i> 'Flower Carpet Amber'	Amber Carpet Rose

VINES		
SIZE	BOTANICAL NAME	COMMON NAME
5 gal	<i>Clytostoma callistegioides</i>	Voilet Trumpet Vine
5 gal	<i>Rosa</i> 'Sally Holmes'	Sally Holmes Rose



Winter Blooming Bergenia Lily Turf Mexican Heather Amber Carpet Rose






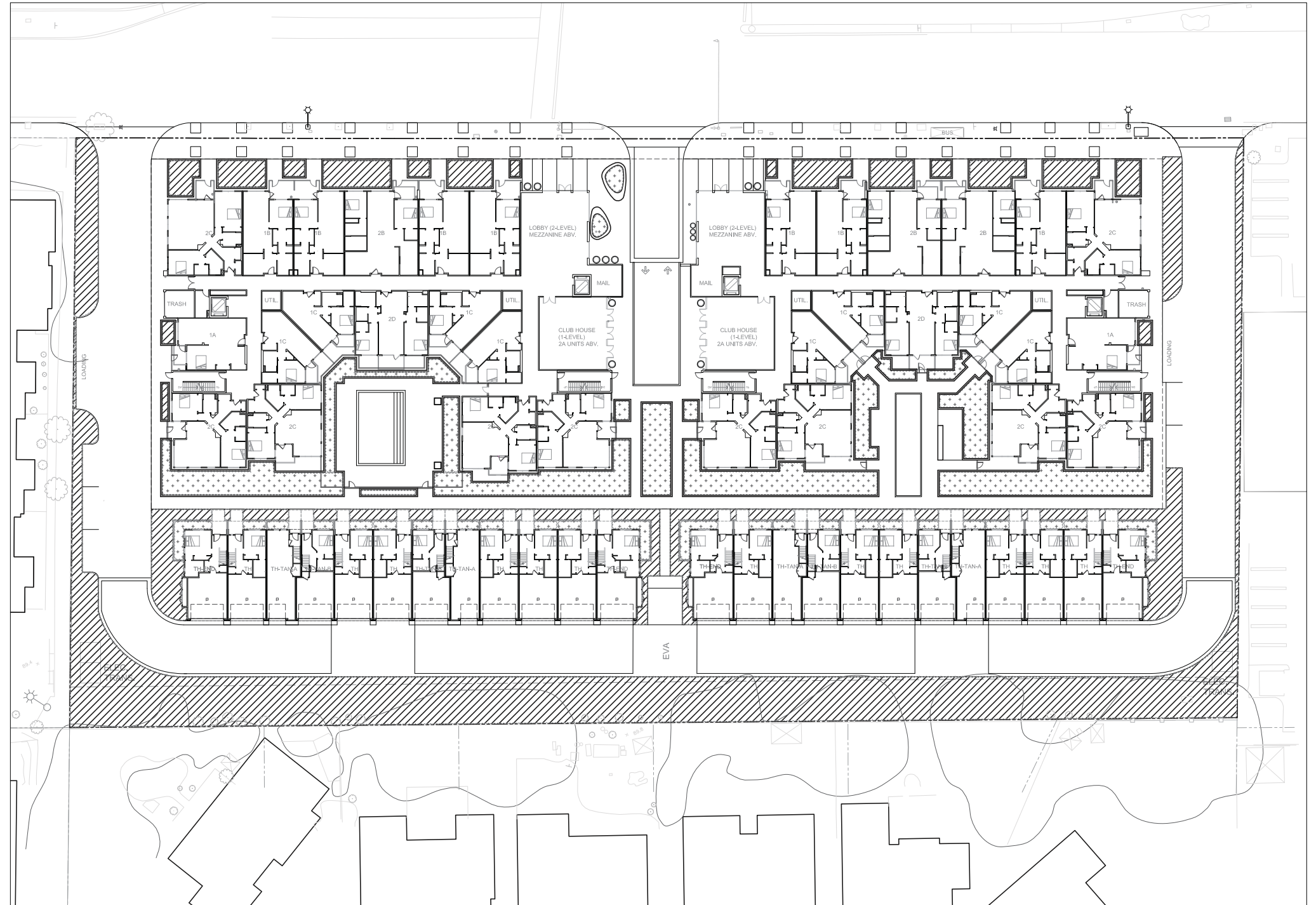
Creeping Coprosma



IRRIGATION ZONING DIAGRAM

WATER USE LEGEND

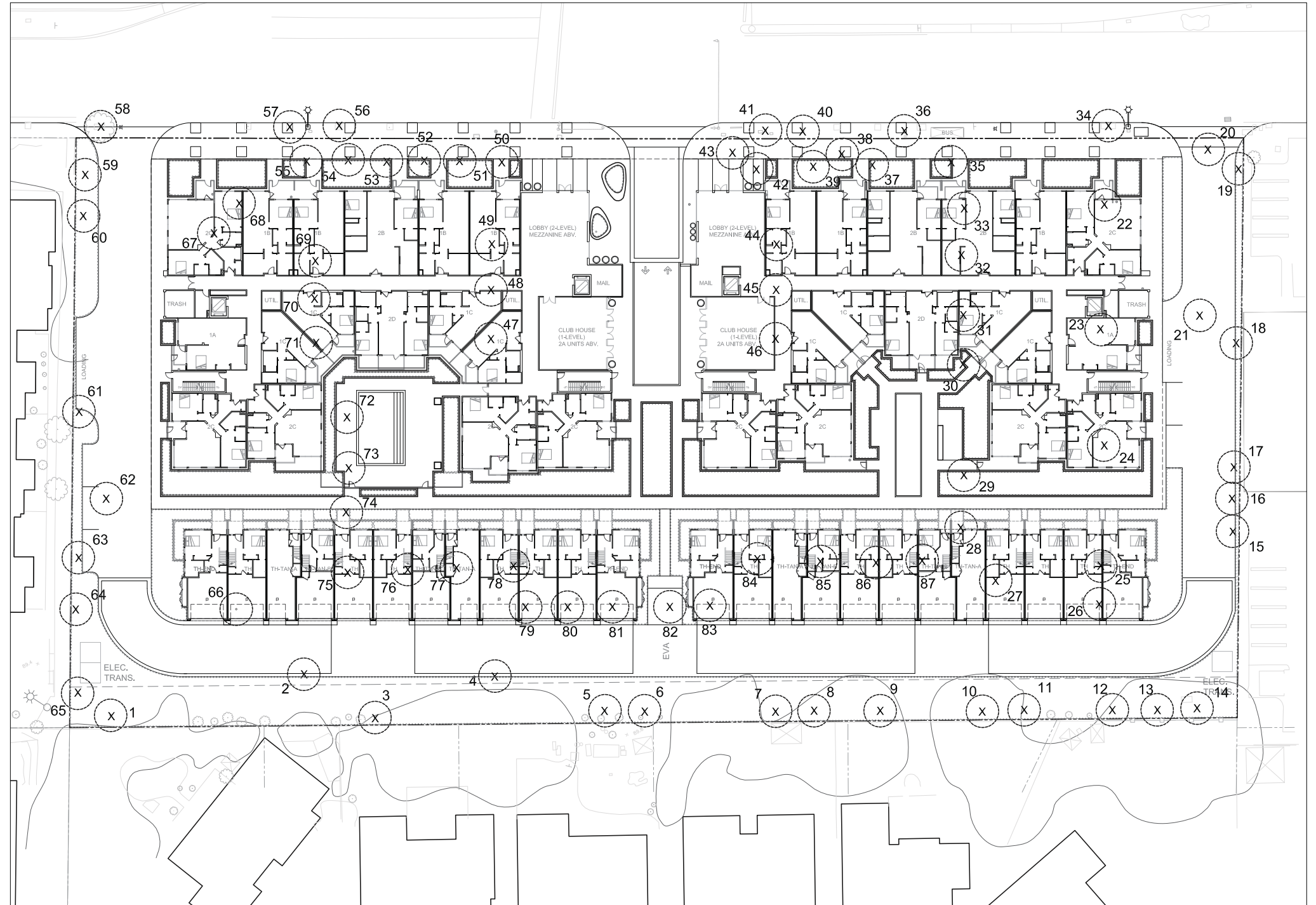
Key	Wucols Category	Area
	Low Water Use	24,609 sf
	Medium Water Use	9,321 sf
	High Water Use	00 sf



TREE DISPOSITION PLAN

TREE MITIGATION CHART

Total Existing Trees on Site	87
Existing Trees to be Removed	87
Minimum Replacement Trees Required at 2:1 Ratio	174
Total Proposed Trees	199

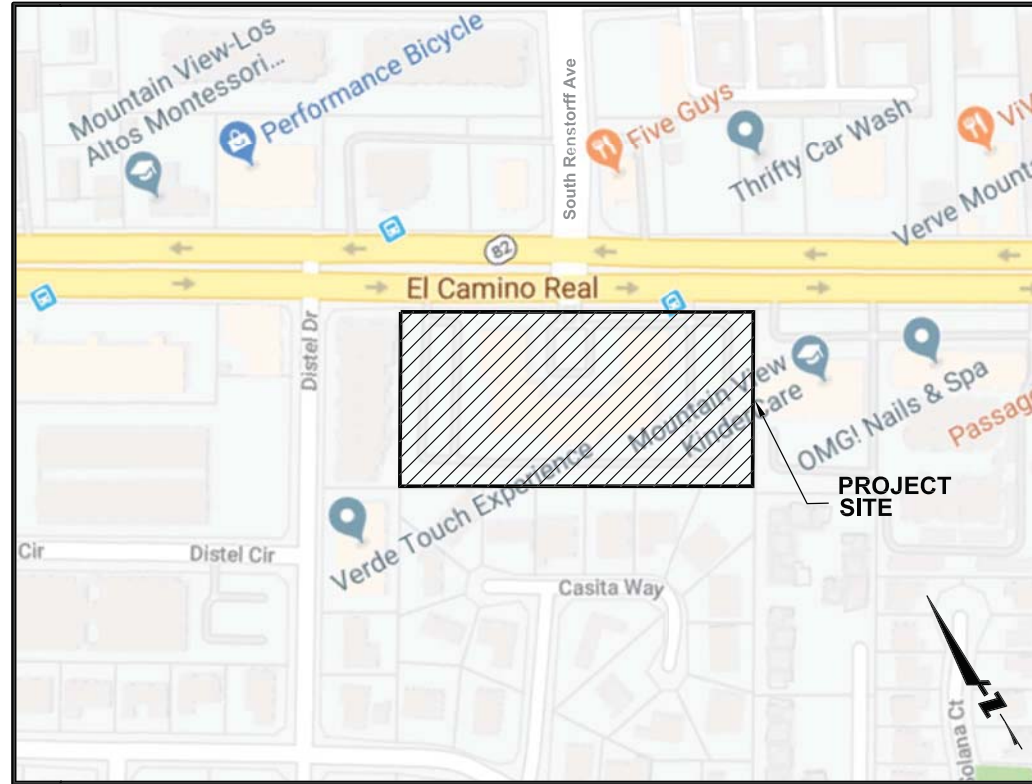


5150 EL CAMINO REAL

CITY OF LOS ALTOS SANTA CLARA COUNTY, CALIFORNIA

GENERAL PROJECT INFORMATION

1. **OWNER/SUBDIVIDER:** HAYDEN LAND COMPANY LLC.
15732 LOS GATOS BLVD., #101
LOS GATOS, CA 95032
2. **ENGINEER:** BKF ENGINEERS
4670 WILLOW ROAD, SUITE 250
PLEASANTON, CA 94588
TEL (925) 396-7700
FAX (925) 396-7799
3. **SUBDIVIDED AREA:** 165,345 SQ FT (APPROX. 3.80 ACRES)
4. **UTILITIES:**
WATER SUPPLY: CAL WATER
FIRE PROTECTION: SANTA CLARA COUNTY FIRE
SEWAGE DISPOSAL: CITY OF LOS ALTOS
STORM DRAIN: CITY OF LOS ALTOS
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST
5. **APN:** 170-04-066
6. **ZONING:** CT COMMERCIAL THOROUGHFARE
7. **LAND USE:** THOROUGHFARE COMMERCIAL
8. **GENERAL PLAN:** EL CAMINO REAL
9. **FLOOD ZONE DESIGNATION:** ZONE X PER MAP #0685C0038H
AREA OF 0.2% ANNUAL CHANCE FLOODPLANE
10. **NUMBER OF LOTS:** 1
11. **NUMBER OF RESIDENTIAL CONDO UNITS:** 172
12. **NUMBER OF RESIDENTIAL TOWNHOMES:** 24



VICINITY MAP

NTS

TABLE OF CONTENTS

NUMBER	DESCRIPTION
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	CIVIL SITE PLAN
C2.1	CROSS SECTIONS
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY MAP
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN

BENCHMARK

BRASS DISK NEAR THE SOUTHEASTERLY CORNER OF THE NORTHEAST HEADWALL AT CALIFORNIA AVENUE AND PERMANENTE CREEK, CITY OF MOUNTAIN VIEW
ELEVATION = 78.20

BASIS OF BEARINGS

THE BEARING OF NORTH 47°16'42" EAST ALONG THE CENTERLINE OF MURCHISON DRIVE AS SHOWN ON THE SUBDIVISION MAP FILED FOR RECORD ON MAY 5, 1954, IN BOOK 38 OF MAPS AT PAGES 48 & 49, ORIGINAL RECORDS OF SAN MATEO COUNTY, WAS TAKE AS THE BASIS OF BEARINGS FOR THIS SURVEY.

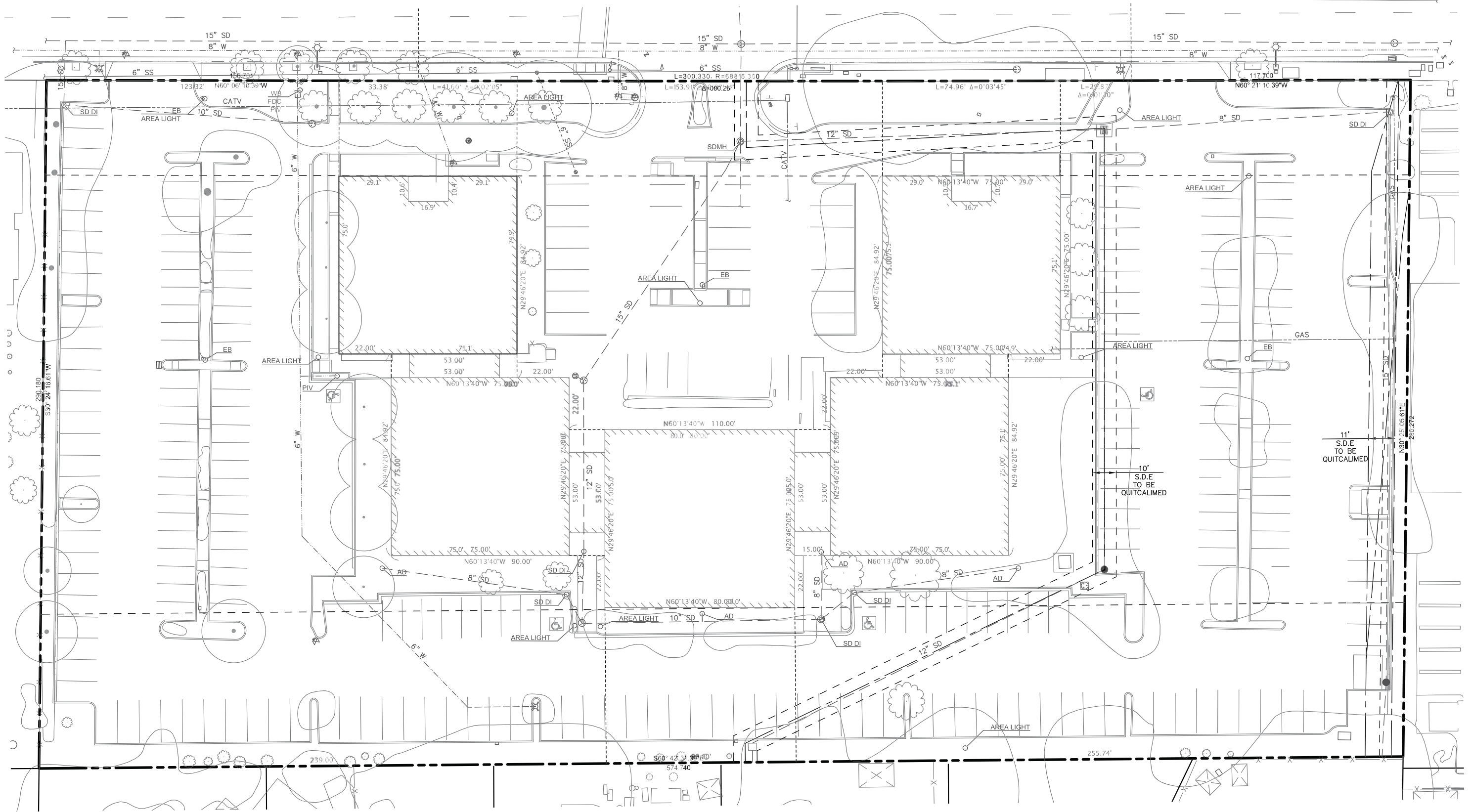
LEGEND

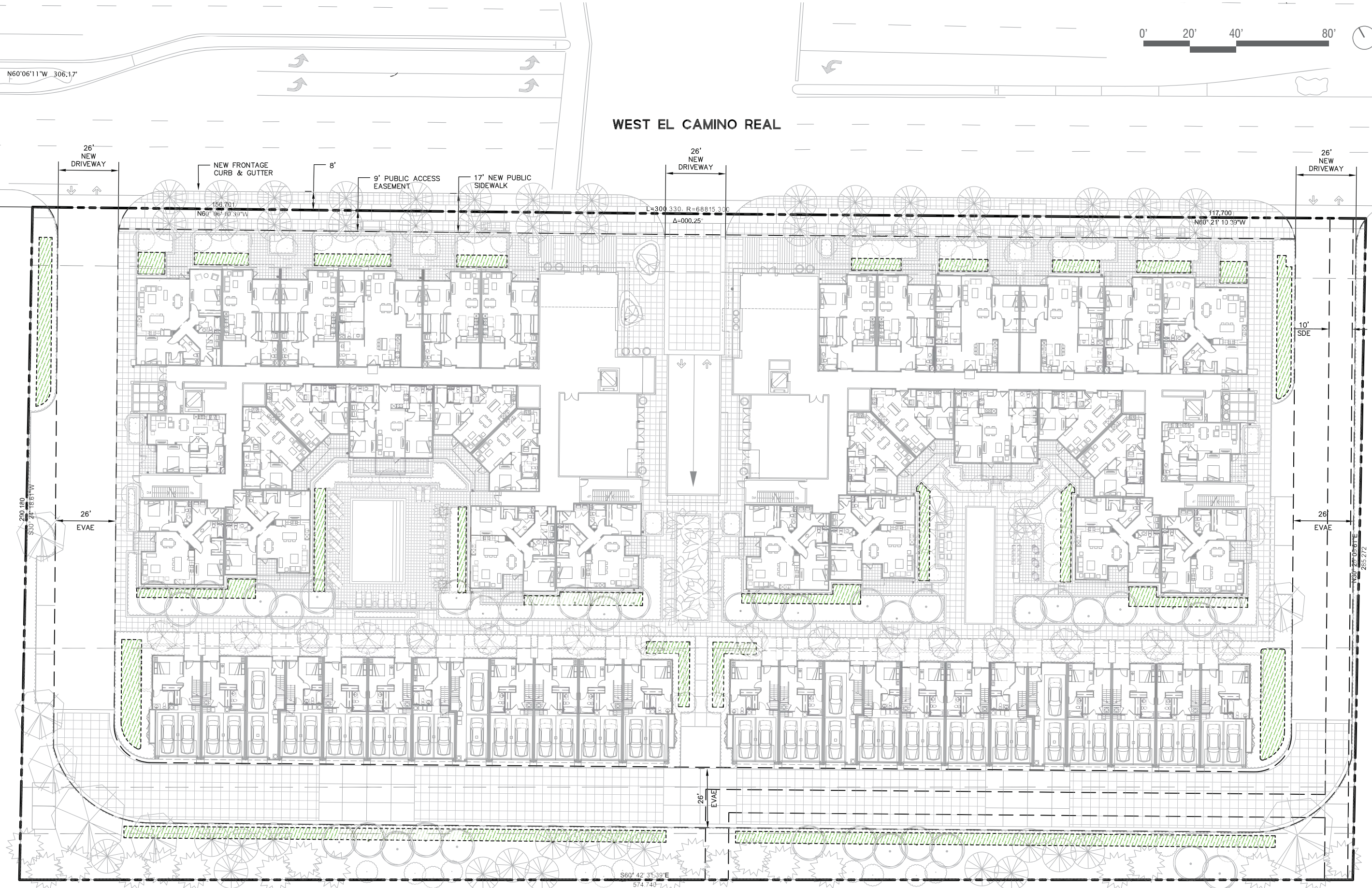
	PROPOSED	EXISTING
PROPERTY LINE	— — — — —	— — — — —
EASEMENT LINE	— — — — —	— — — — —
STORM DRAIN LINE	— — — — —	— — — — —
SANITARY SEWER LINE	— — — — —	— — — — —
WATER LINE	— — — — —	— — — — —
FIRE LINE	— — — — —	— — — — —
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
FIRE WATER BACKFLOW PREVENTER		
DOMESTIC WATER BACKFLOW PREVENTER		
POST INDICATOR VALVE		
WATER BOX (WB)		
WATER VALVE (WV)		
AREA LIGHT		
TRAFFIC SIGNAL (TS)		
TRAFFIC SIGNAL BOX (TSB)		
STREET LIGHT		
STREET LIGHT BOX (SLB)		
ELECTRICAL BOX (EB)		
CURB STORM DRAIN INLET (SDDI)		
STORM DRAIN OVERFLOW INLET		
MANHOLE		
SANITARY SEWER MANHOLE (SSMH)		
STORM DRAIN MANHOLE (SDMH)		
AREA DRAIN		
MONITORING WELL		
CLEAN OUT		

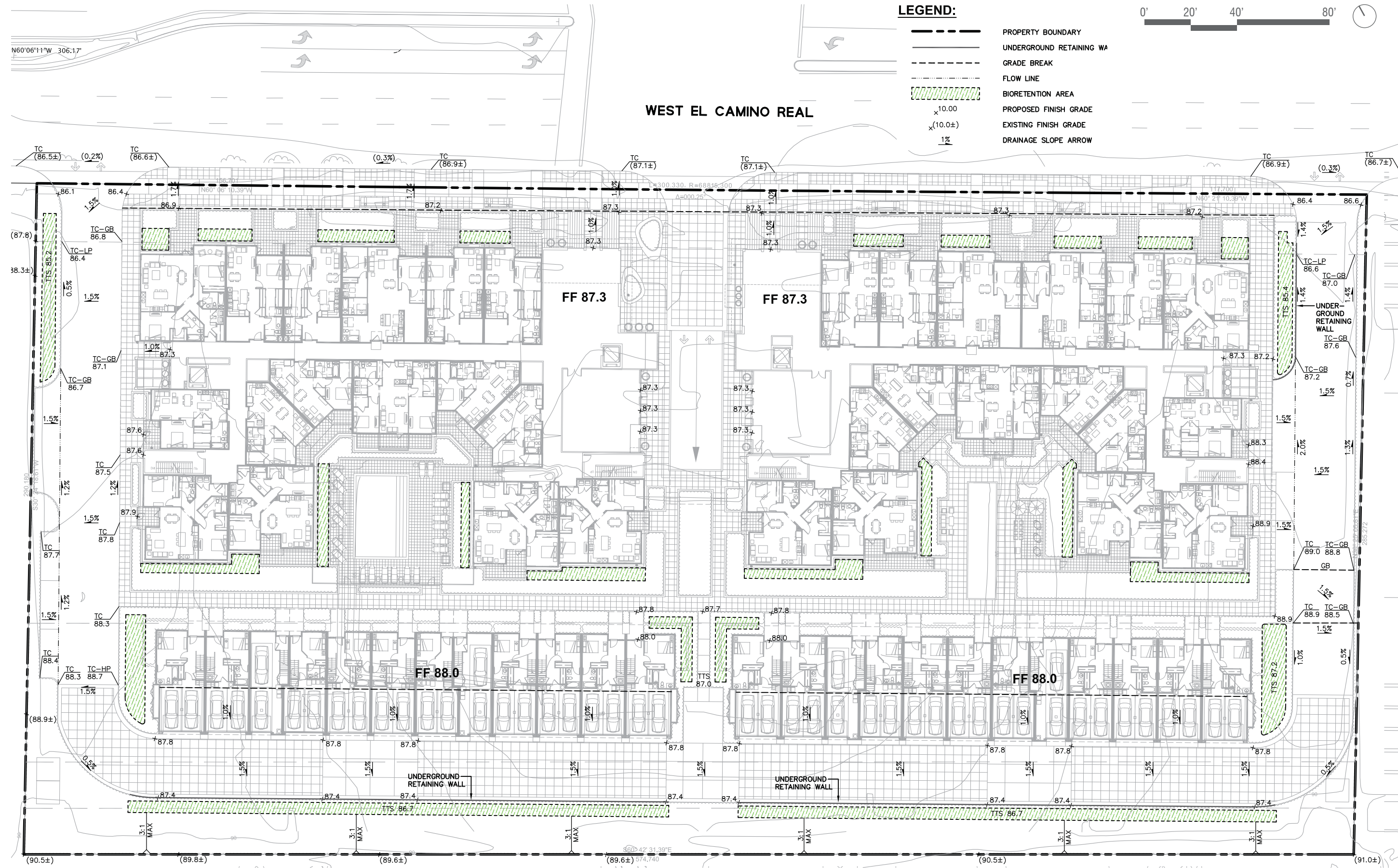
ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
APN	ASSESSOR PARCEL NUMBER	HDPE	HIGH DENSITY POLYETHYLENE	SDCB	STORM DRAIN CATCH BASIN
APPROX	APPROXIMATE	HP	HIGH POINT	SDCI	STORM DRAIN CURB INLET
BFF	BACK FLOW PREVENTION DEVICE	INV	INVERT	SDCO	STORM DRAIN CLEANOUT
BLDG	BUILDING	IRR	IRRIGATION	SDE	STORM DRAIN EASEMENT
BW	BACK OF WALK	JP	JOINT POLE	SDJB	STORM DRAIN JUNCTION BOX
C&G	CURB AND GUTTER	JT	JOINT TRENCH	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	LF	LINEAR FOOT	SHT	SHEET
CD	CURB DRAIN	LG	LIP OF GUTTER	SL	STREET LIGHT
CI	CURB INLET	LP	LOW POINT	SQFT	SQUARE FEET
CONC	CONCRETE	MAX	MAXIMUM	SS	SANITARY SEWER
CY	CUBIC YARDS	MIN	MINIMUM	SSCO	SANITARY SEWER CLEANOUT
DEMO	DEMOLITION	MH	MANHOLE	SSMH	SANITARY SEWER MANHOLE
DI	DROP INLET	MON	MONUMENT	SW, S/W	SIDEWALK
DW	DOMESTIC WATER	(N)	NEW	STD	STANDARD
DW, D/W, DWY	DRIVEWAY	NO.	NUMBER	SWE	SIDEWALK EASEMENT
E, ELEC	ELECTRIC	NTS	NOT TO SCALE	TC	TOP OF CURB
(E), EX, EXIST	EXISTING	PG&E	PACIFIC GAS & ELECTRIC	TEL, TELE	TELEPHONE
EB	ELECTRIC BOX	PGE	PG&E EASEMENT	TG	TOP OF GRATE
EG	EXISTING GROUND	PG&E TOWER LINE EASEMENT	PG&E TOWER LINE EASEMENT	THRU	THROUGH
EL, ELEV	ELEVATION	PIV	POST INDICATOR VALVE	TM	TENTATIVE MAP
EP	EDGE OF PAVEMENT	P/L	PROPERTY LINE	TOS	TOP OF SLAB
ESMT	EASEMENT	POC	POINT OF CONNECTION	TRANS	TRANSFORMER
ETW	EDGE OF TRAVELED WAY	PR, PROP	PROPOSED	TS	TRAFFIC SIGNAL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PRV	PRESSURE REDUCING VALVE	TSB/TSBP	TRAFFIC SIGNAL BOX
FC	FACE OF CURB	PSE	PUBLIC SURVEY EASEMENT	TYP	TYPICAL
FDC	FIRE DEPARTMENT CONNECTION	R	RADIUS	UB	UTILITY BOX
FF	FINISHED FLOOR	RCP	REINFORCED CONCRETE PIPE	UE	UTILITY EASEMENT
FG	FINISH GRADE	RE	ROADWAY EASEMENT	USD	UNION SANITARY DISTRICT
FH	FIRE HYDRANT	RIM	RIM ELEVATION	VCP	VITRIFIED CLAY PIPE
FL	FLOW LINE	R/W, R-O-W	RIGHT OF WAY	W	WATER
FS	FINISHED SURFACE	RTE	RAIL TRACK EASEMENT	WL	WATER LINE
GB	GRADE BREAK	RUE	ROAD UTILITY EASEMENT	WM	WATER METER
GM	GAS METER	S	SLOPE	WV	WATER VALVE
HC/HCR	HANDICAP RAMP	SD	STORM DRAIN	W/	WITH









WEST EL CAMINO REAL

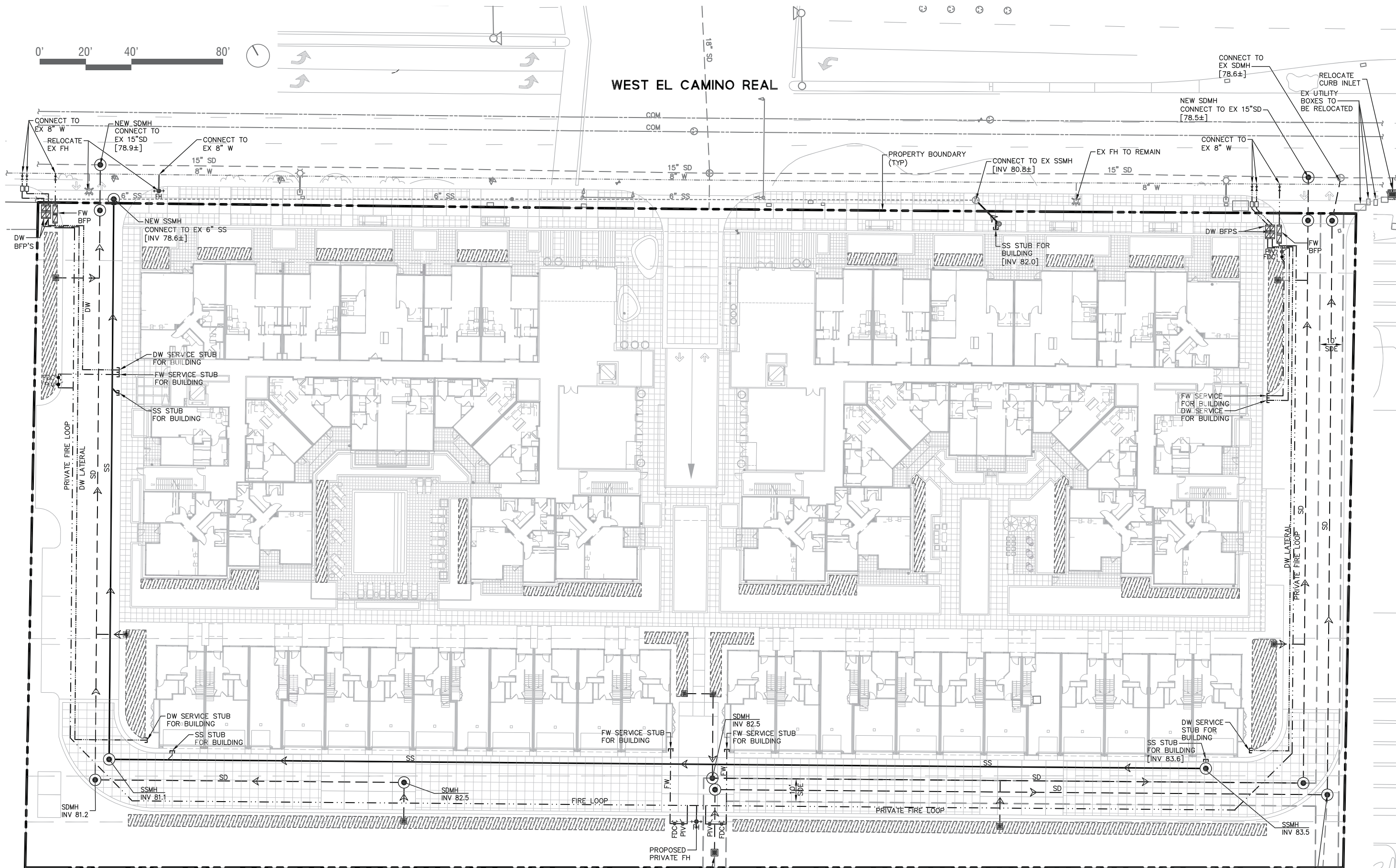
LEGEND:

- PROPERTY BOUNDARY
- UNDERGROUND RETAINING WA
- GRADE BREAK
- FLOW LINE
- BIORETENTION AREA
- PROPOSED FINISH GRADE
- EXISTING FINISH GRADE
- DRAINAGE SLOPE ARROW





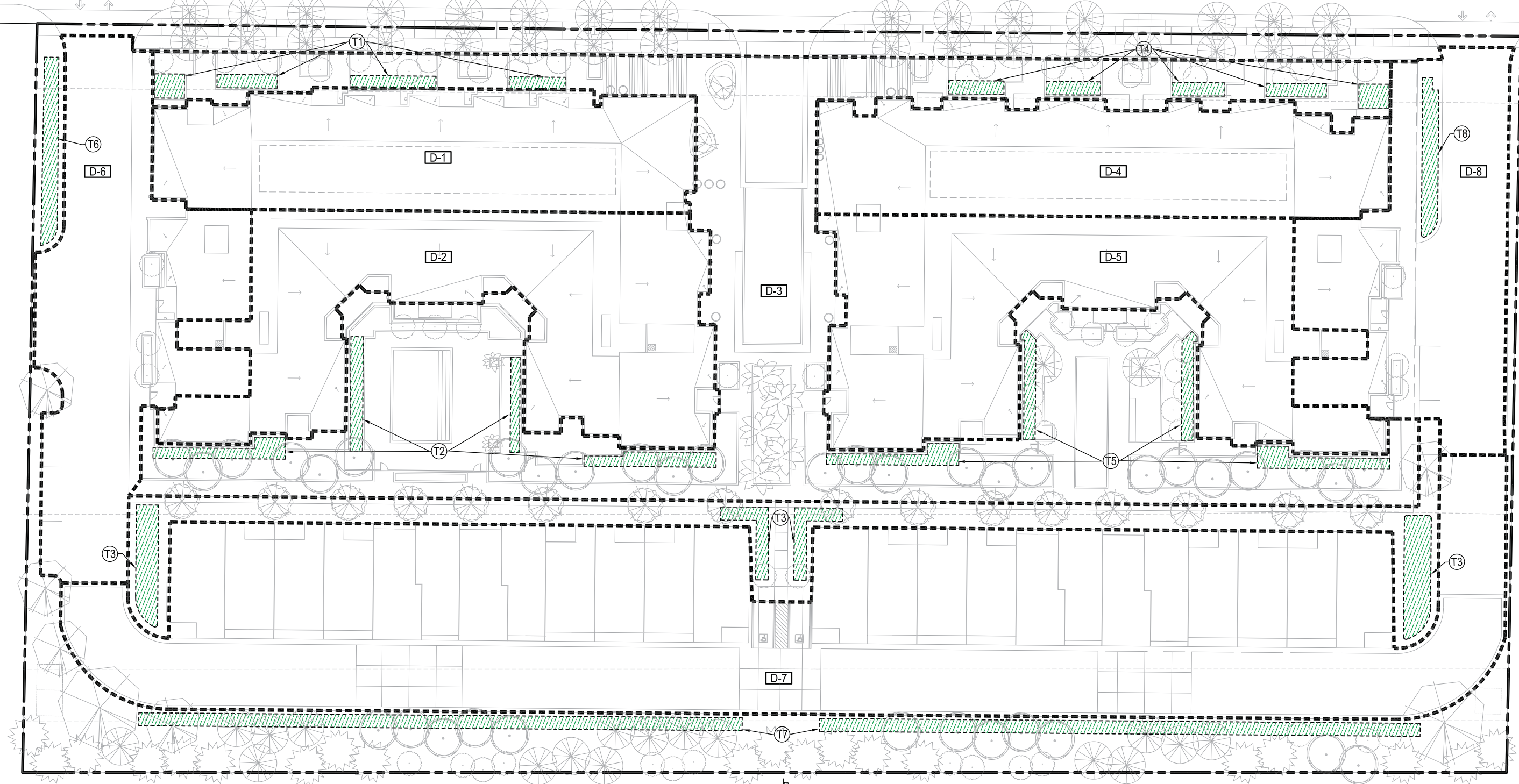
WEST EL CAMINO REAL



REPLACE EX STORM DRAIN FIELD INLET.
INTERCEPT EX 12" SD
[INV_OUT 83.4±]

REPLACE EX SDMH
INTERCEPT EX 15" SD
[INV 81.7±]



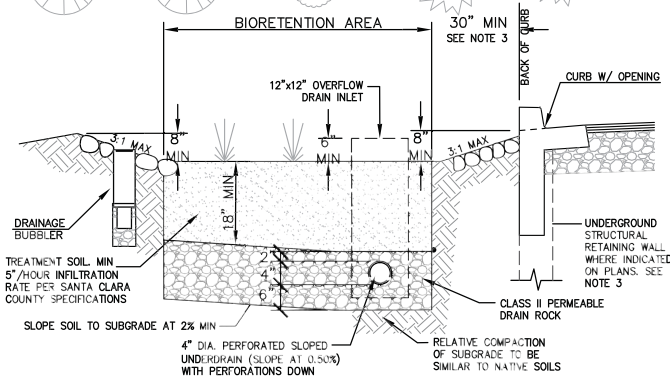


LEGEND:

- DRAINAGE AREA BOUNDARY
- BIORETENTION AREA
- DRAINAGE MANAGEMENT AREA DESIGNATION
- BIORETENTION AREA DESIGNATION

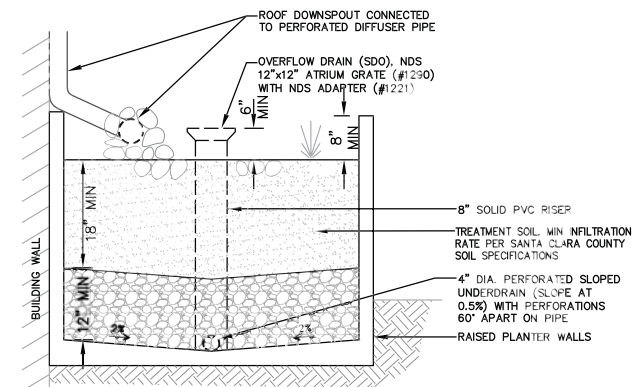
STORMWATER MANAGEMENT TABLE					
DRAINAGE AREA DESIGNATION	DRAINAGE AREA (SF)	TREATMENT AREA DESIGNATION	TREATMENT AREA TYPE	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
D-1	9,527	T1	FLOW-THRU	381	512
D-2	12,744	T2	FLOW-THRU	510	867
D-3	21,709	T3	BIORETENTION	868	1,255
D-4	9,466	T4	FLOW-THRU	379	553
D-5	12,923	T5	FLOW-THRU	517	901
D-6	10,249	T6	BIORETENTION	410	421
D-7	37,959	T7	BIORETENTION	1518	2,331
D-8	8,489	T8	BIORETENTION	340	364

**FLOW THRU PLANTERS AND BIORETENTION AREAS ARE SIZED FOR 4% OF THE IMPERVIOUS AREA DRAINING TO THEM PER THE FLOW TREATMENT SIZING METHOD.



- NOTES:**
- PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
 - TREATMENT SOIL TO BE UNCOMPACTED AT FINAL CONDITION. KEEP HEAVY EQUIPMENT OUT OF TREATMENT AREAS.
 - STRUCTURAL BIORETENTION RETAINING WALL WITH FOOTING OR CROSS-BRACING REQUIRED AT ALL LOCATIONS WHERE BIORETENTION BASINS ARE LESS THAN 3' FROM CURB OR WALL.

1 BIORETENTION AREA
NTS



2 FLOW-THRU PLANTER
NTS

