

PROJECT DESCRIPTION

The Grape Avenue/El Camino Real mix use community is a pedestrian enhancing development that embraces the vision of the El Camino Real Specific plan. The design revitalizes the existing Toyota dealership into a bold Urban form with residential above. Thus creating a vibrant environment along the El Camino corridor at the recognized Bernardo Gateway Node. The development provides an avenue for Toyota to stay, keeping a vital revenue source in place, and providing needed family housing in an urban lifestyle. The development encompasses 111 Residential units and 30,000 sf of Retail in the El Camino buildings and 5 single family homes along our south property line. The development team has worked with its neighbors in providing 5 single family homes as a transition to the denser El Camino buildings. Also, second story windows of these homes and the El Camino buildings are primarily oriented away from our neighbors to the south. In keeping with the ECRSP design objectives the El Camino is broken into 3 distinct building segments with each featuring a bold façade that encompasses Toyota’s needs for an impressive sales environment. This commercial frontage will play a major role along with the public realm design of El Camino Real in activating the pedestrian “Vision” of the ECRSP. Adding to this ambience is having the residential above set-back from the commercial frontage with open pedestrian bridges connecting the buildings. The residential feature large open and deeply set balconies that create further vertical breaks in each building. This, and with the engagement of a strong color pallet and materials adds significantly to the articulation and pedestrian quality of this contemporary community.

PROJECT DIRECTORY

OWNER
DE ANZA PROPERTIES
960 N San Antonio Rd,
Los Altos, California 94022
(650) 209-3232 office
(650) 209-3244 fax

ARCHITECT
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
tel (925) 251-7200
fax (925) 251-7201

CIVIL ENGINEER
JMH WEISS, INC.
1731 Technology Drive, Suite 880
San Jose, California 95110
tel (408) 264-4555

LANDSCAPE ARCHITECT
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Orinda Theatre Square, Suite 218
Orinda, California 94563
tel (925) 254-5422
fax (925) 258-0215

DRAWING INDEX

- T.1

TITLE SHEET
- T.2

PROJECT DATA
- T.3

CODE ANALYSIS
- T.4

AREA DIAGRAM CALCULATION - BLDG. COVERAGE
- T.5

AREA DIAGRAM CALCULATION - LANDSCAPED AREA
- T.6

AREA DIAGRAM CALCULATION - USABLE OPEN SPACE
- CIVIL ENGINEERING DRAWINGS
- C-1.0

COVER SHEET
- C-1.1

EXISTING CONDITIONS
- C-1.2

DEMOLITION PLAN
- C-2.0

CONCEPTUAL GRADING & DRAINAGE PLAN
- C-2.1

CONCEPTUAL UTILITY PLAN
- C-3.0

CONCEPTUAL STORMWATER CONTROL PLAN
- C-3.1

CONCEPTUAL STORMWATER CONTROL DETAILS
- C-4.0

SECTIONS
- ARCHITECTURAL DRAWINGS
- A.1

SITE PLAN
- A.2

SITE PLAN - SINGLE FAMILY HOMES
- A.3

SITE SECTION
- A.4

FIRE ACCESS PLAN
- A.5

TRASH FACILITIES & TRUCK ROUTE PLAN
- A.6

VEHICLE CIRCULATION PLAN
- A.7

SITE ACCESSIBILITY PLAN
- A.8

PODIUM BUILDING - 1ST BASEMENT LEVEL PLAN
- A.9

PODIUM BUILDING - 2ND BASEMENT LEVEL PLAN

- A.10

PODIUM BUILDING - GROUND LEVEL PLAN
- A.11

PODIUM BUILDING - SECOND LEVEL PLAN
- A.12

PODIUM BUILDING - THIRD LEVEL PLAN
- A.13

PODIUM BUILDING - FOURTH LEVEL PLAN
- A.14

PODIUM BUILDING - FIFTH LEVEL PLAN
- A.15

PODIUM BUILDING - SIXTH LEVEL PLAN
- A.16

PODIUM BUILDING - SEVENTH LEVEL PLAN
- A.17

PODIUM BUILDING - ROOF PLAN
- A.17.1

PODIUM BUILDING - ROOF PLAN - REVISION EXHIBIT
- A.18

PODIUM BUILDING - UNIT PLANS
- A.19

PODIUM BUILDING - UNIT PLANS
- A.20

SINGLE FAMILY HOME - PLAN A
- A.21

SINGLE FAMILY HOME - PLAN B
- A.22

PODIUM BUILDING - ELEVATIONS
- A.23

PODIUM BUILDING - ELEVATIONS
- A.24

PODIUM BUILDING - ELEVATIONS
- A.25

PODIUM BUILDING - ELEVATIONS
- A.26

SINGLE FAMILY HOME - PLAN A - ELEVATIONS
- A.27

SINGLE FAMILY HOME - PLAN A - ELEVATIONS
- A.28

SINGLE FAMILY HOME - PLAN B - ELEVATIONS
- A.29

PODIUM BUILDING - SECTIONS
- A.30

PODIUM BUILDING - SECTIONS
- A.31

STREETSCAPES
- A.31.1

STREETSCAPES - ANALYSIS EXHIBIT
- A.31.2

PODIUM BUILDING HEIGHT EXHIBIT 1
- A.31.3

PODIUM BUILDING HEIGHT EXHIBIT 2
- A.32

PERSPECTIVES
- A.33

PERSPECTIVES
- A.34

PERSPECTIVES
- A.35

PERSPECTIVES
- A.36

PERSPECTIVES
- A.37

PERSPECTIVES
- A.38

PERSPECTIVES
- A.39

PERSPECTIVES
- A.39

SHADOW STUDY - DEC 21 9AM
- A.40

SHADOW STUDY - DEC 21 12PM
- A.41

SHADOW STUDY - DEC 21 3PM
- LANDSCAPE DRAWINGS
- L0.1

TREE PROTECTION & REPLACEMENT PLAN
- L1.1

LANDSCAPE PLAN - 1ST LEVEL
- L1.2

LANDSCAPE PLAN - 3RD LEVEL
- L2.1

IRRIGATION & HYDROZONE PLAN - 1ST LEVEL
- L2.2

IRRIGATION & HYDROZONE PLAN - 3RD LEVEL
- L3.0

PLANT LEGEND
- L3.1

PLANTING PLAN - 1ST LEVEL
- L3.2

PLANTING PLAN - 3RD LEVEL
- L4.1

SHADE ANALYSIS PLAN
- L4.2

PEDESTRIAN PATHWAY CALCULATIONS
- L5.1

PRELIMINARY DETAILS, MATERIALS AND PRECEDENT IMAGES
- L5.2

STREETSCAPE ENLARGED PLAN, SECTIONS & DETAILS
- PHOTOMETRIC DRAWINGS
- R-1

SITE LIGHTING

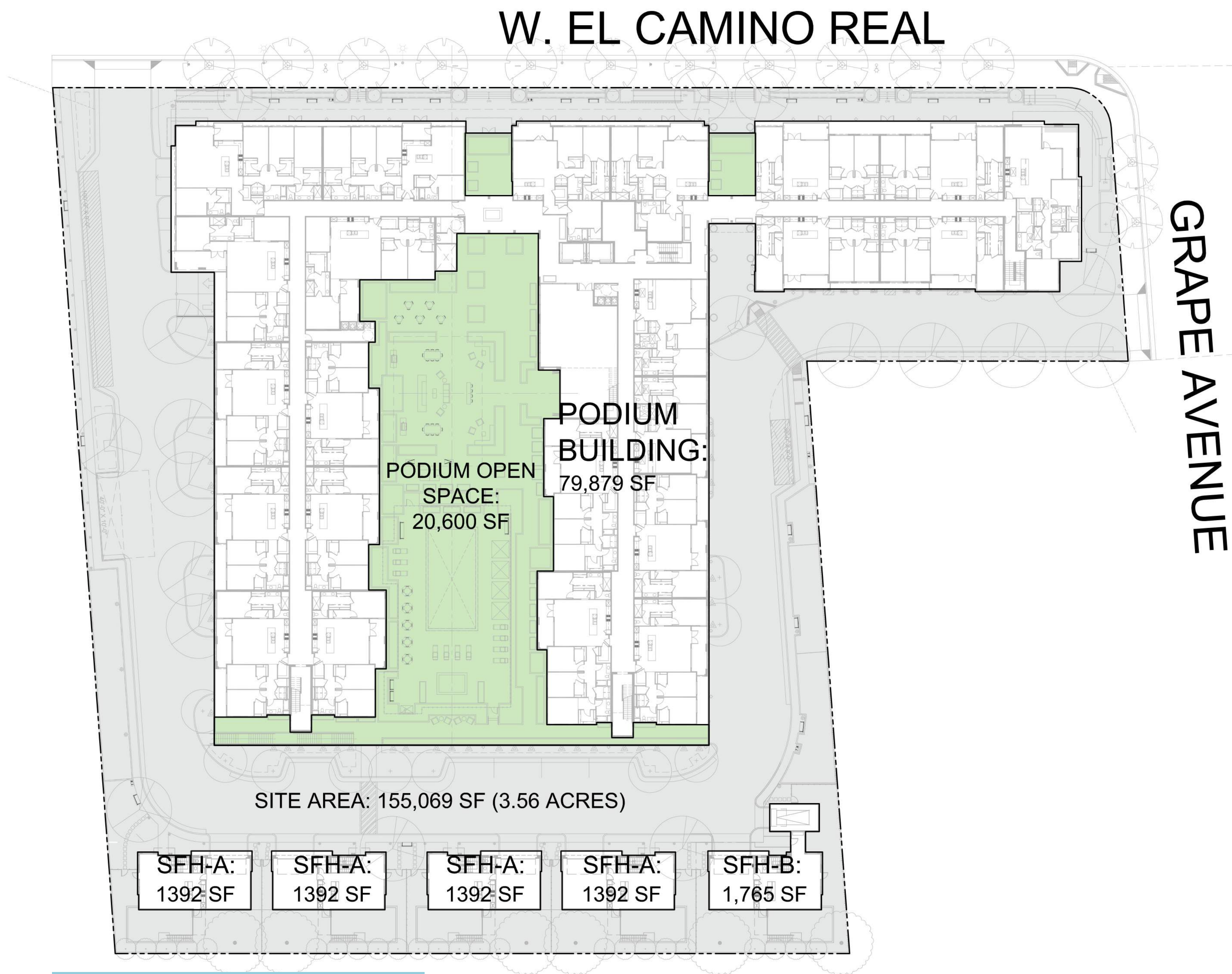
W EL CAMINO REAL + GRAPE AVE
1124 W. EL CAMINO REAL, SUNNYVALE, CALIFORNIA

TITLE SHEET

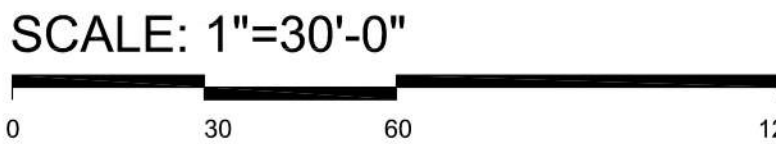


JOB NO. 1148.003
DATE 02-28-24
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T-1



LOT COVERAGE:		
REQUIREMENT:	(SMC 19.36.100)	
MAXIMUM LOT COVERAGE		60%
SINGLE FAMILY HOMES FOOTPRINT (ABOVE GRADE): (1392X4+1765)		7,333 SF
PODIUM BUILDING FOOTPRINT (ABOVE GRADE):		79,879 SF
TOTAL FOOTPRINT ALL BUILDINGS:		87,212 SF
PODIUM DECK OPEN SPACE:		20,600 SF
LOT COVERAGE AREA:	(TOTAL FOOTPRINT ALL BUILDINGS - PODIUM DECK OPEN SPACE)	66,612 SF
LOT COVERAGE RATIO:	(LOT COVERAGE AREA / NEW RIGHT-OF-WAY SITE AREA)	43.0%



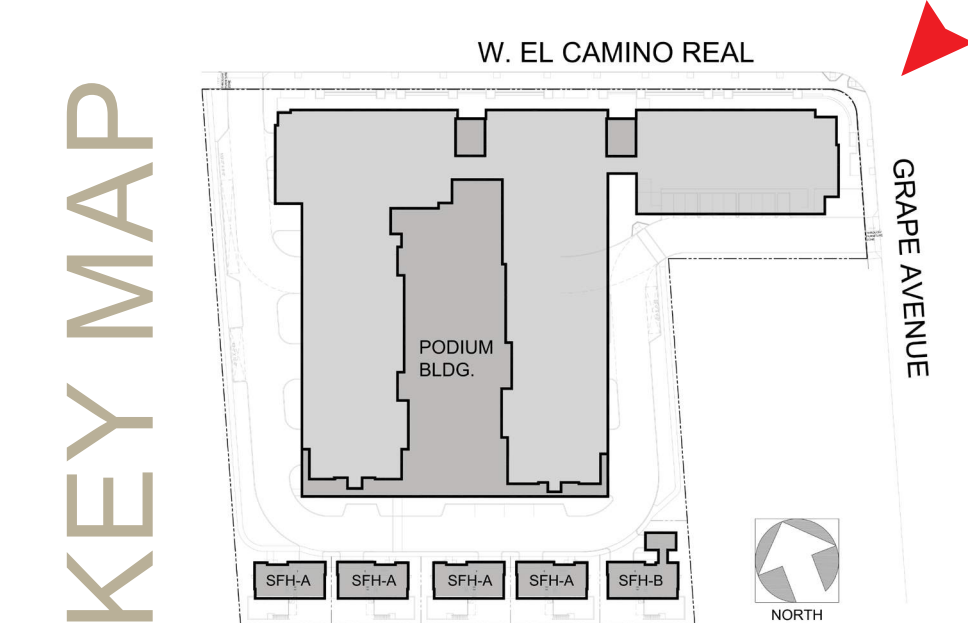
W EL CAMINO REAL + GRAPE AVE
1124 W. EL CAMINO REAL, SUNNYVALE, CALIFORNIA

AREA CALCULATION DIAGRAM - BLDG. COVERAGE



JOB NO. 1148.003
DATE 02-28-24
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T-4



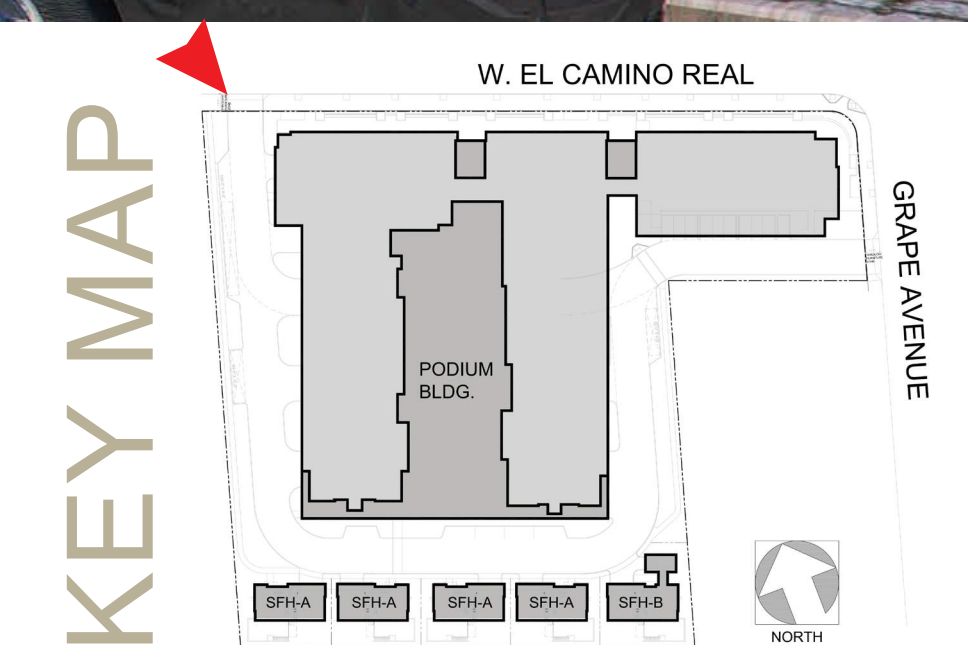
W EL CAMINO REAL + GRAPE AVE
1124 W. EL CAMINO REAL, SUNNYVALE, CALIFORNIA

PERSPECTIVES




JOB NO. 1148.003
DATE 02-28-24
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.32



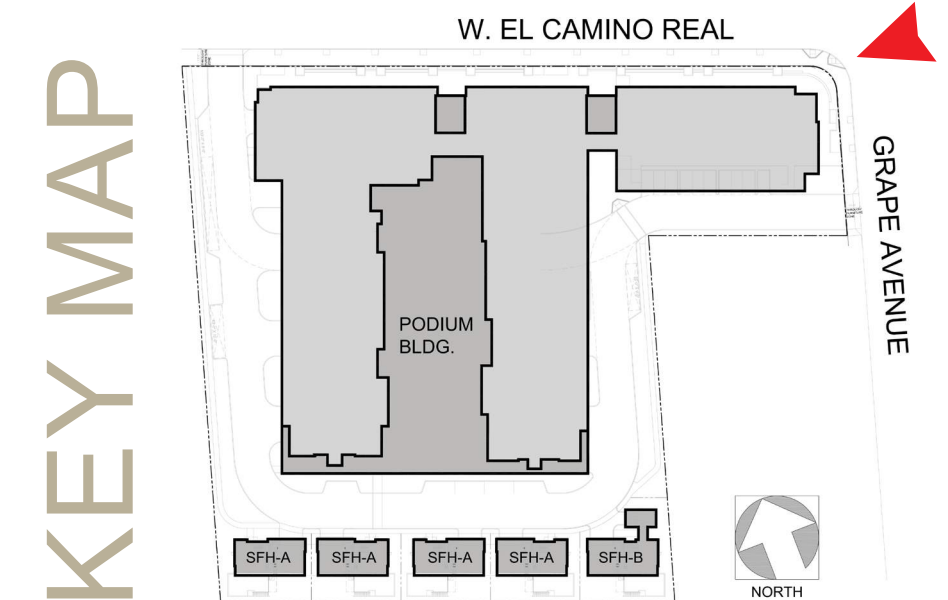
W EL CAMINO REAL + GRAPE AVE
1124 W. EL CAMINO REAL, SUNNYVALE, CALIFORNIA

PERSPECTIVES



JOB NO. 1148.003
DATE 02-28-24
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.33



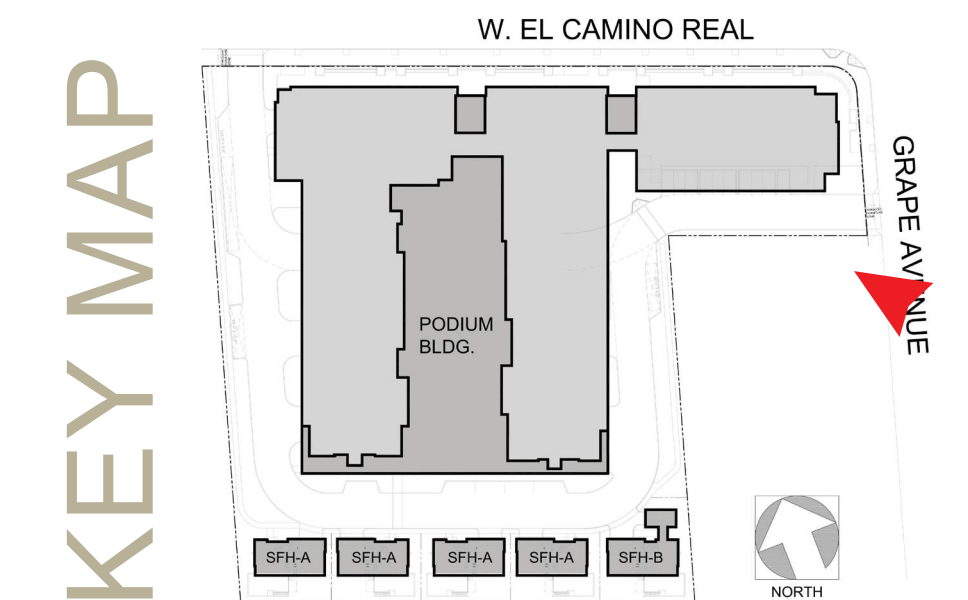
W EL CAMINO REAL + GRAPE AVE
1124 W. EL CAMINO REAL, SUNNYVALE, CALIFORNIA

PERSPECTIVES



JOB NO. 1148.003
DATE 02-28-24
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.34



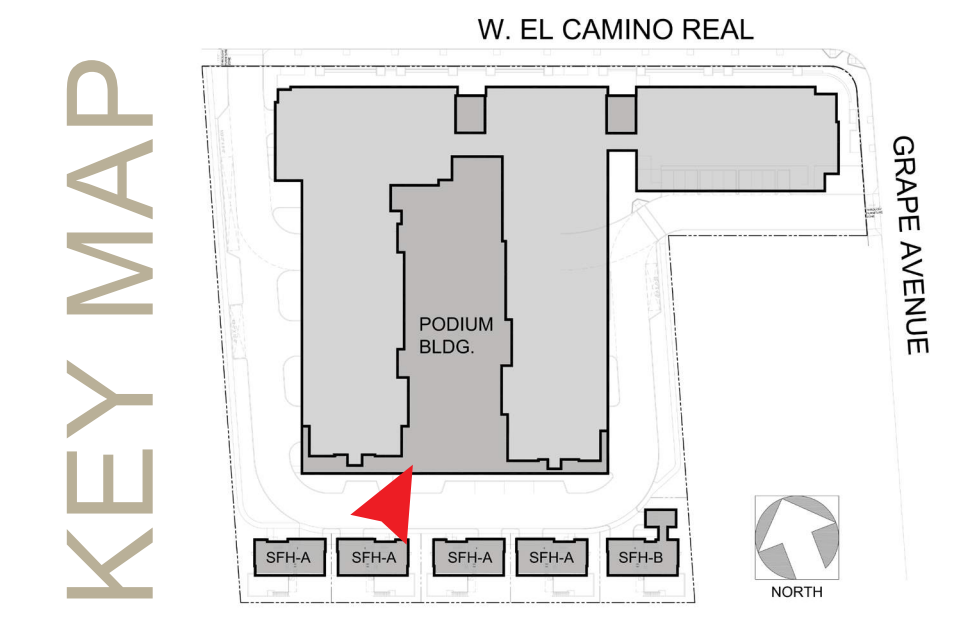
W EL CAMINO REAL + GRAPE AVE
1124 W. EL CAMINO REAL, SUNNYVALE, CALIFORNIA

PERSPECTIVES



JOB NO. 1148.003
DATE 02-28-24
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.35



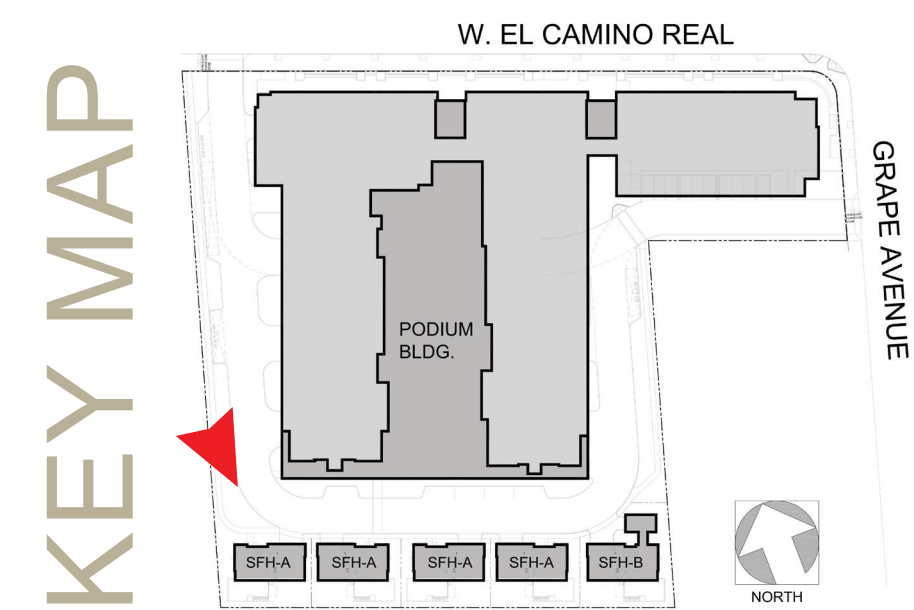
W EL CAMINO REAL + GRAPE AVE
1124 W. EL CAMINO REAL, SUNNYVALE, CALIFORNIA

PERSPECTIVES



JOB NO. 1148.003
DATE 02-28-24
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.36



W EL CAMINO REAL + GRAPE AVE
1124 W. EL CAMINO REAL, SUNNYVALE, CALIFORNIA

PERSPECTIVES



JOB NO. 1148.003
DATE 02-28-24
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.37