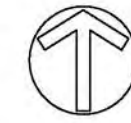


**VICINITY MAP**  
SCALE: N.T.S.



**PROJECT DIRECTORY**

**OWNER**

355 1ST ST LLC.  
C/O DENARDI WANG HOMES  
4962 EL CAMINO REAL, SUITE 223  
LOS ALTOS, CA 94022  
PHONE: 650-265-0597  
CONTACT: KEVIN DENARDI

**ARCHITECT**

SDG ARCHITECTS INC.  
3361 WALNUT BLVD. SUITE 120  
BRENTWOOD, CA 94513  
PHONE: (925) 634-7000  
CONTACT: JEFF POTTS

**LANDSCAPE ARCHITECT**

JETT LANDSCAPE ARCHITECTURE + DESIGN  
2 THEATRE SQUARE, SUITE 218  
ORINDA, CA 94563  
(925) 254-5422  
CONTACT: BRUCE JETT

**CIVIL ENGINEER**

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

# 355 FIRST STREET FORMAL SUBMITTAL MARCH 31, 2021



**PERSPECTIVE RENDERING**  
SCALE: N.T.S.

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355 FIRST STREET  
Los Altos, CA  
March 31, 2021



TITLE SHEET  
T1

**UNIT MIX CHART**

UNIT AREA	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	UNIT TOTAL		
<b>1 BEDROOM / STUDIO UNITS</b>						9	18%
1A (STUDIO)	621 SQ. FT.	1	1	1	1	4	9 BEDS
1B	790 SQ. FT.		1	1	1	3	
1C	988 SQ. FT.	1	1			2	
<b>2 BEDROOM UNITS</b>						30	60%
2A	1178 SQ. FT.		1	1	1	3	60 BEDS
2B	1203 SQ. FT.	1	1	1	1	4	
2C	1245 SQ. FT.	1	1	1	1	4	
2D	1352 SQ. FT.	1				1	
2E	1369 SQ. FT.	4	4	4	4	16	
2F	1435 SQ. FT.		1	1	1	2	
<b>3 BEDROOM UNITS</b>						11	22%
3A	1613 SQ. FT.		1	1	1	3	33 BEDS
3B	1729 SQ. FT.	1	1	1	1	4	
3C	2197 SQ. FT.	1	1	1	1	4	
		11	13	13	13	50 UNITS	102 BEDS
						TOTAL	TOTAL

**AFFORDABLE HOUSING / DENSITY BONUS**

**AFFORDABLE HOUSING**  
 LOT SIZE: 16,919 / 43560 = .388 ac  
 ALLOWABLE DENSITY: N/A  
 AFFORDABLE HOUSING PER LAMC  
 50 UNITS x 15% BMR = 7.5 = 8 BMR  
 BMR REQUIRED: MAJORITY OF THE UNITS DESIGNATED AS AFFORDABLE AT THE MODERATE-INCOME LEVEL AND THE REMAINING UNITS DESIGNATED AS AFFORDABLE AT THE LOW- OR VERY-LOW INCOME LEVEL.

**DENSITY BONUS**  
 AFFORDABLE UNITS: 8 UNITS (7 MODERATE / 1 LOW)  
 DENSITY BONUS: N/A

**PROPOSED BUILDING CONFIGURATION**  
 STUDIO UNITS: 4  
 1 BEDROOM UNITS: 5  
 2 BEDROOM UNITS: 30  
 3 BEDROOM UNITS: 11

**PROPOSED BMR UNITS**  
 STUDIO UNITS (LOW INCOME) 1  
 STUDIO UNITS (MODERATE INCOME) 2  
 1 BEDROOM UNITS (MODERATE INCOME) 3  
 2 BEDROOM UNITS (MODERATE INCOME) 2

**INCENTIVES (14% MODERATE = 1 INCENTIVE)**

	STANDARD	INCENTIVE
1. HEIGHT INCREASE (11' ON-MENU)	35'	46'

**WAIVERS**

1. PARKING STALL SIZE REDUCTION (10% OF STALLS)	9'-0"x18'-0"	8'-6"x18'-0"
2. ELEVATOR TOWER HEIGHT INCREASE	12'	17'-6"

**PROJECT DESCRIPTION**

355 FIRST STREET IS A MULTIPLE-FAMILY RESIDENTIAL PROJECT COMPRISING 4 LOTS ON FIRST STREET. THE PROJECT CONSISTS OF A 79,885 SQUARE FOOT, 50-UNIT, FIVE-STORY BUILDING, WITH TWO LEVELS OF UNDERGROUND PARKING. THE PROJECT REPLACES THE EXISTING FUTON SHOP BUILDING WHICH IS APPROXIMATELY 8,396 SF. THE UNDERGROUND PARKING LEVELS ARE ACCESSED FROM ALLEY AND INCLUDE; 115 PARKING STALLS, 50 BICYCLE LOCKERS, 50 STORAGE UNITS, AND EV CHARGING STATIONS FOR EACH UNIT. THE FIRST FLOOR INCLUDES THE MAIN LOBBY AND A COURT FOR INTERIOR LIGHTING. THE ROOF TOP INCLUDES A 5,000 SQUARE FOOT ROOFTOP DECK WITH GRILLING STATIONS, DINING TABLES, AND OUTDOOR SEATING. IN ADDITION SOLAR PANELS WILL BE INSTALLED FOR A PORTION OF THE COMMON AREA ELECTRICITY USE AND TO OFFSET ELECTRICITY FOR THE 8 BMR UNITS. THE FOLLOWING TABLE SUMMARIZES THE PROJECT:

	EXISTING	PROPOSED	REQUIRED / ALLOWED
<b>SETBACKS:</b>			
FRONT	0'-22'	10'	10'
REAR	16'-116'	10'	10'
RIGHT SIDE	5'	4'	0'
LEFT SIDE	0'	2'	2'
<b>HEIGHT:</b>	+/- 16' - 28'	46' (11' ON-MENU INCENTIVE)	35'

**PROJECT DATA TABLE**

ADDRESS: 355, 365, 371, 373 FIRST STREET  
 LOS ALTOS, CA 94022  
 APN: 167-41-026, 167-41-027, 167-41-028, 167-41-029  
 GENERAL PLAN: DOWNTOWN COMMERCIAL (DC)  
 ZONING: COMMERCIAL DOWNTOWN / MULTIPLE FAMILY (CD/R3)  
 SITE AREA (GROSS): 27,887 S.F. (.64 ACRES )  
 SITE AREA (NET): 27,287 S.F. (.63 ACRES )  
 BASE DENSITY: N / A  
 PROPOSED DENSITY: 50 UNITS (79 du / net ac)  
 OCCUPANCY: S2 / R2  
 CONSTRUCTION: TYPE IA / IIIA  
 FIRE SPRINKLERS: INCLUDED PER C.B.C. 903.2

**BUILDING AREA SUMMARY (GROSS S.F.)**

LOWER BASEMENT FLOOR: 25,381 S.F.  
 UPPER BASEMENT FLOOR: 25,642 S.F.  
 FIRST FLOOR: 18,674 S.F.  
 SECOND FLOOR: 20,142 S.F.  
 THIRD FLOOR: 20,305 S.F.  
 FOURTH FLOOR: 20,310 S.F.  
 ROOF LEVEL: 468 S.F.

TOTAL RESIDENTIAL: 79,431 S.F.  
 TOTAL GARAGE: 51,023 S.F.

**PARKING STANDARDS**

PARKING STANDARDS (PER LAMC 14.74.080)

**REQUIRED SPACES**

2 SPACES PER UNIT : 100 SPACES  
 1 GUEST SPACES PER 4 UNITS: 13 SPACES  
 TOTAL REQUIRED: 113 SPACES

**DENSITY BONUS PARKING STANDARDS PER GOV. CODE 65915 (p) (1)**

**REQUIRED SPACES**

1 SPACE PER UNIT 1 BEDROOM UNIT: 9 SPACES  
 1.5 SPACES PER UNIT 2&3 BEDROOM UNIT: 62 SPACES  
 GUEST AND ADA INCLUDED: INCLUDED  
 TOTAL REQUIRED: 71 SPACES

**PARKING PROVIDED**

STANDARD SPACES: 101 SPACES  
 REDUCED SPACES (10%): 12 SPACES  
 ADA SPACES: 2 SPACES  
 TOTAL PROVIDED: 115 SPACES

**NOTES:**

- ALL PARKING SHALL BE DOUBLE - STRIPED
- PROVIDE ADEQUATE LIGHTING LEVELS & VIDEO SURVEILLANCE AT GARAGE LEVELS

**BICYCLE PARKING STANDARDS**

**REQUIRED SPACES (PER VTA)**

1 CLASS I SPACES PER 3 UNITS: 17 SPACES  
 1 CLASS II SPACES PER 15 UNITS: 4 SPACES

**PROVIDED SPACES**

CLASS I (28 BICYCLE LOCKERS): 56 SPACES  
 CLASS II (2 BICYCLE RACKS): 6 SPACES

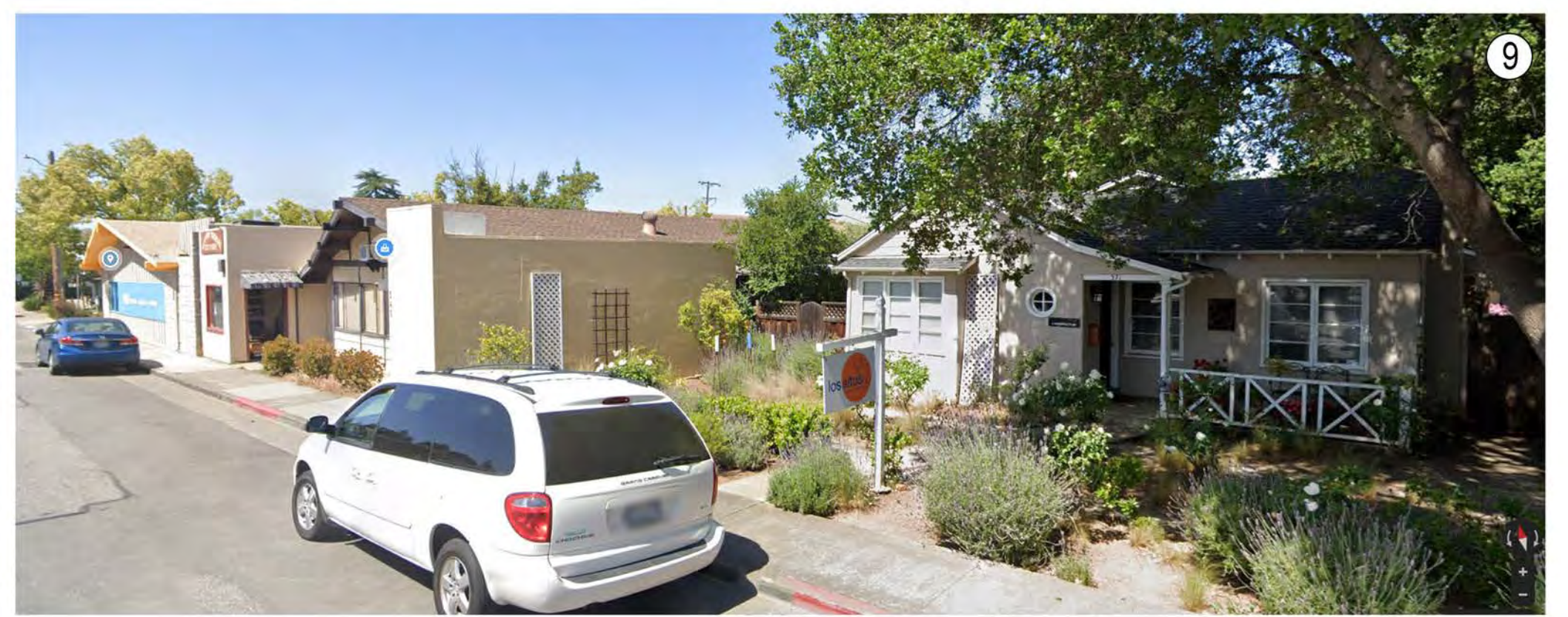
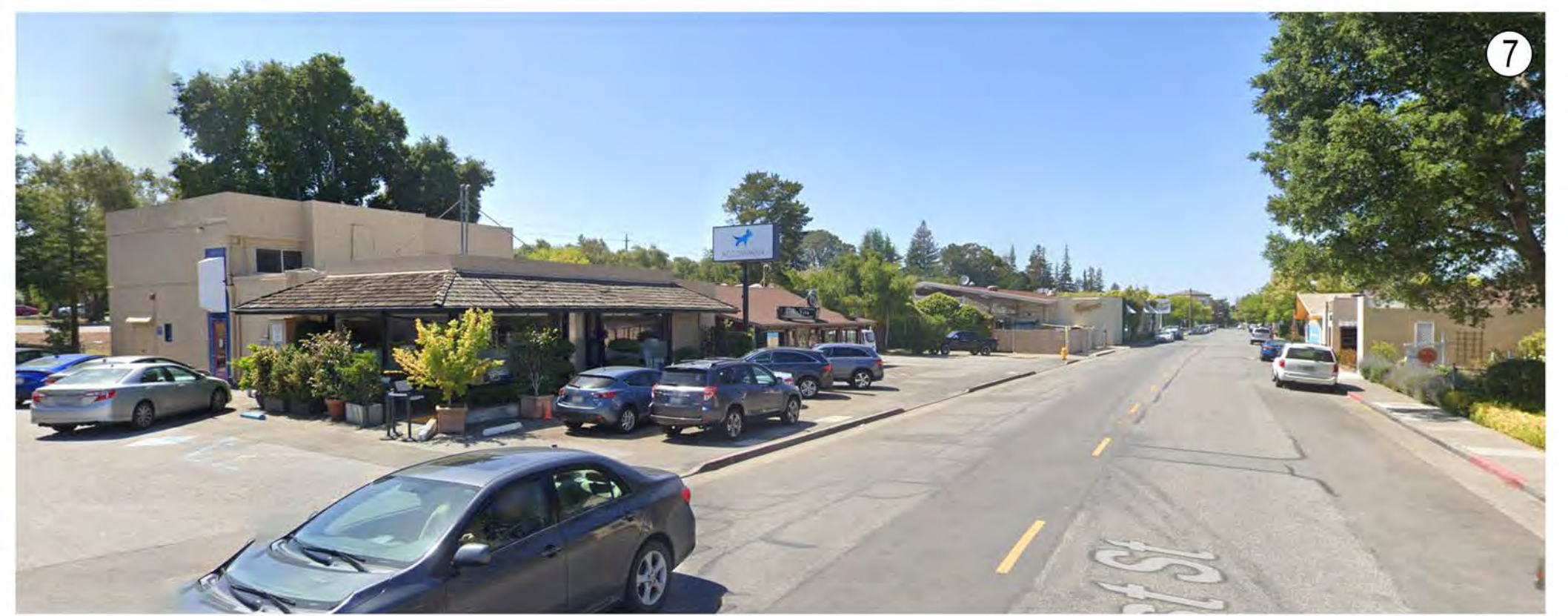
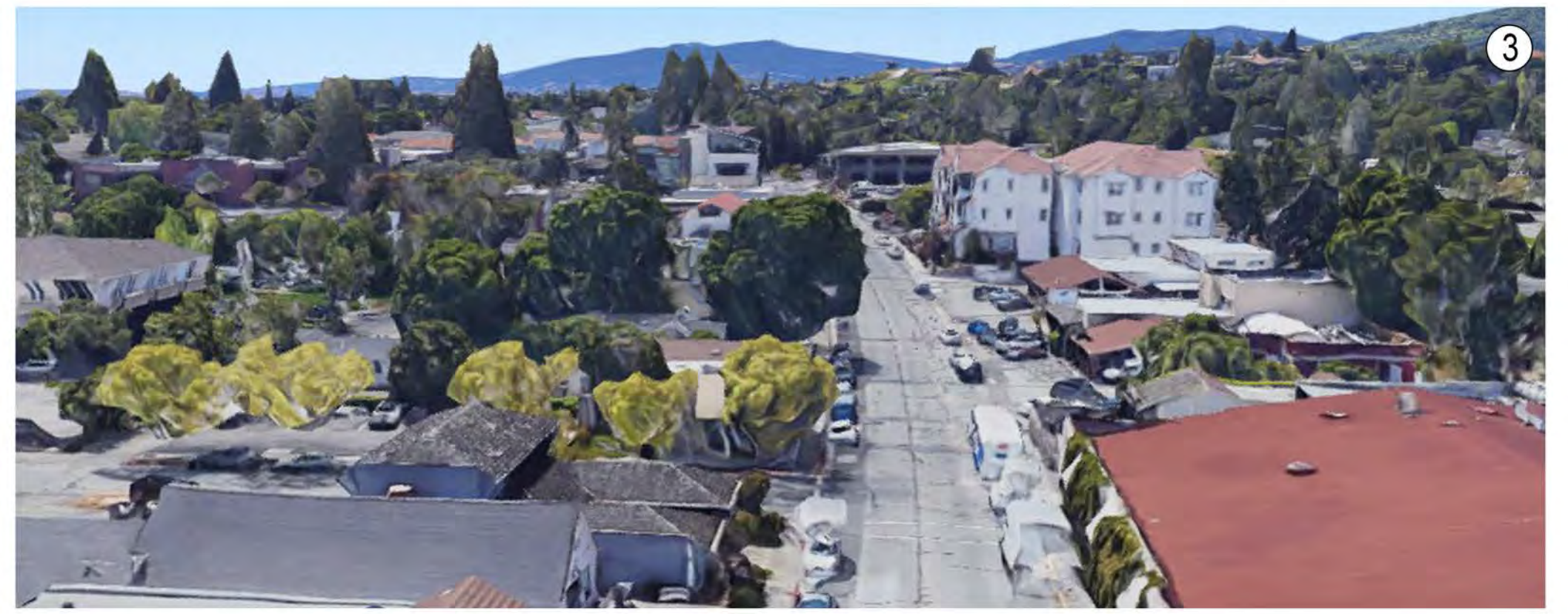
355 FIRST STREET  
 Los Altos, CA

March 31, 2021



PROJECT DATA SHEET  
 T2





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Los Altos, CA  
March 31, 2021



EXISTING SITE & SURROUNDING CONTEXT  
A01

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STREET ELEVATION  
 A02



VIEW FROM WHITNEY STREET AND 1ST STREET



VIEW FROM 1ST STREET

VIEW FROM BACK ALLEY

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VIEW FROM BACK ALLEY



VIEW FROM WHITNEY STREET AND BACK ALLEY

VIEW FROM 377 1ST STREET

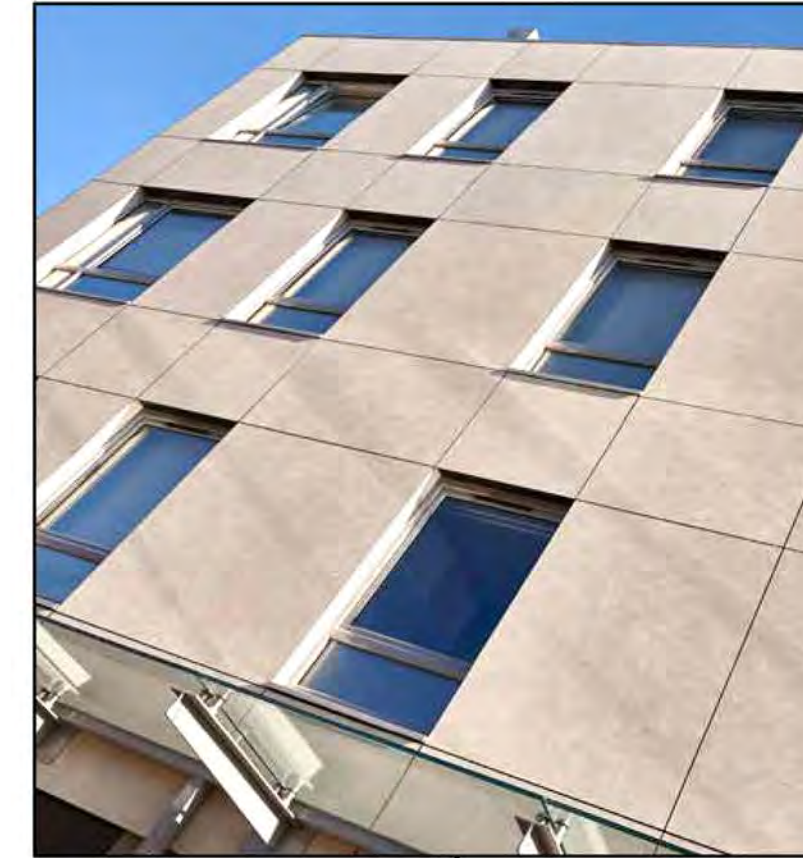
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 Los Altos, CA  
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WOOD-LOOK BOARD SOFFIT  
AT UPPER ROOF OVERHANG



TRESPA PURA  
ROMANTIC WALNUT



TRESPA NATURALS WITH  
STONE-TEXTURED PANELS  
SANTIAGO BLANCO



ELDORADO STONE  
VANTAGE30 WHITE ELM  
PATIO WALLS

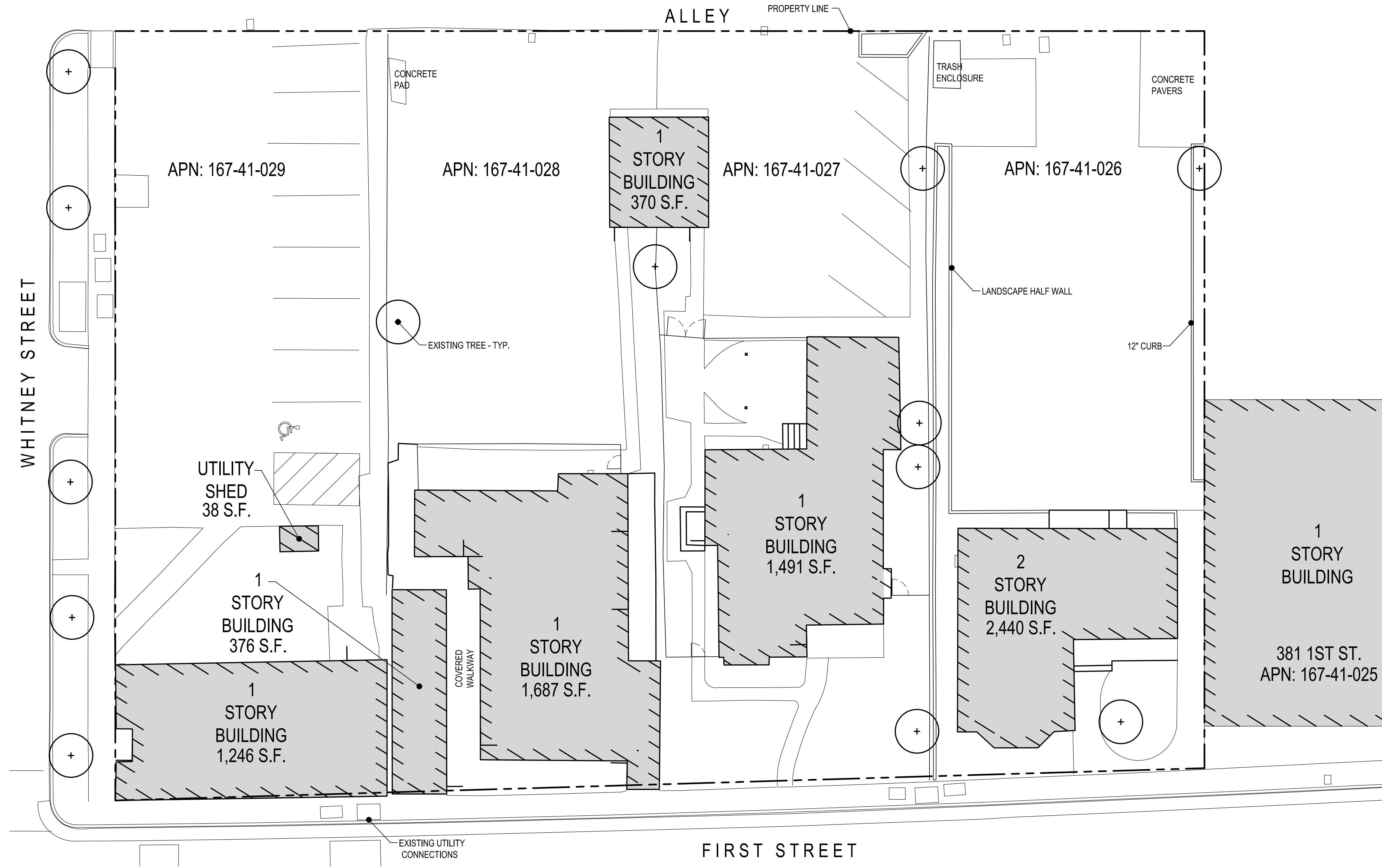
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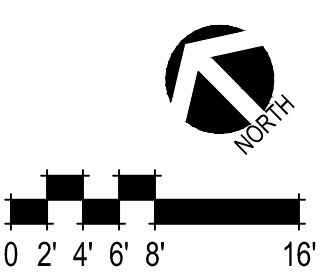
MATERIAL SELECTIONS  
A05

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EXISTING BUILDING AREAS	
TOTAL	7,648 SF



EXISTING SITE PLAN  
A06

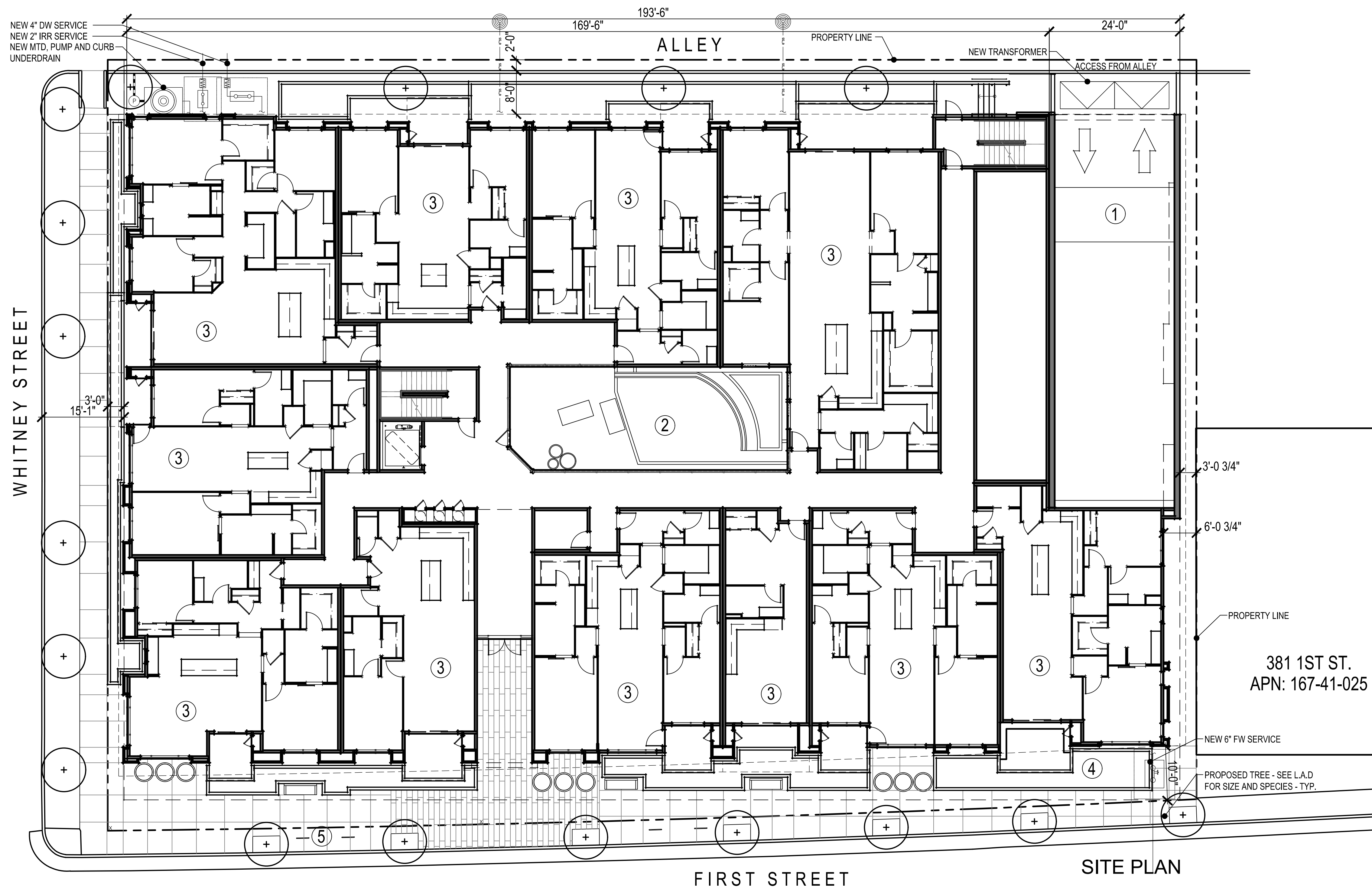
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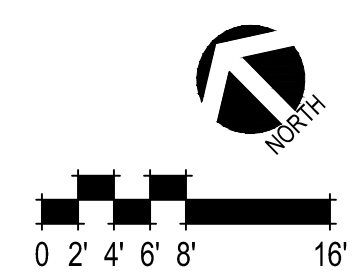




## KEY NOTES

- ① GARAGE RAMP
- ② COURT
- ③ RESIDENTIAL UNIT
- ④ RAISED PLANTERS
- ⑤ BICYCLE RACK

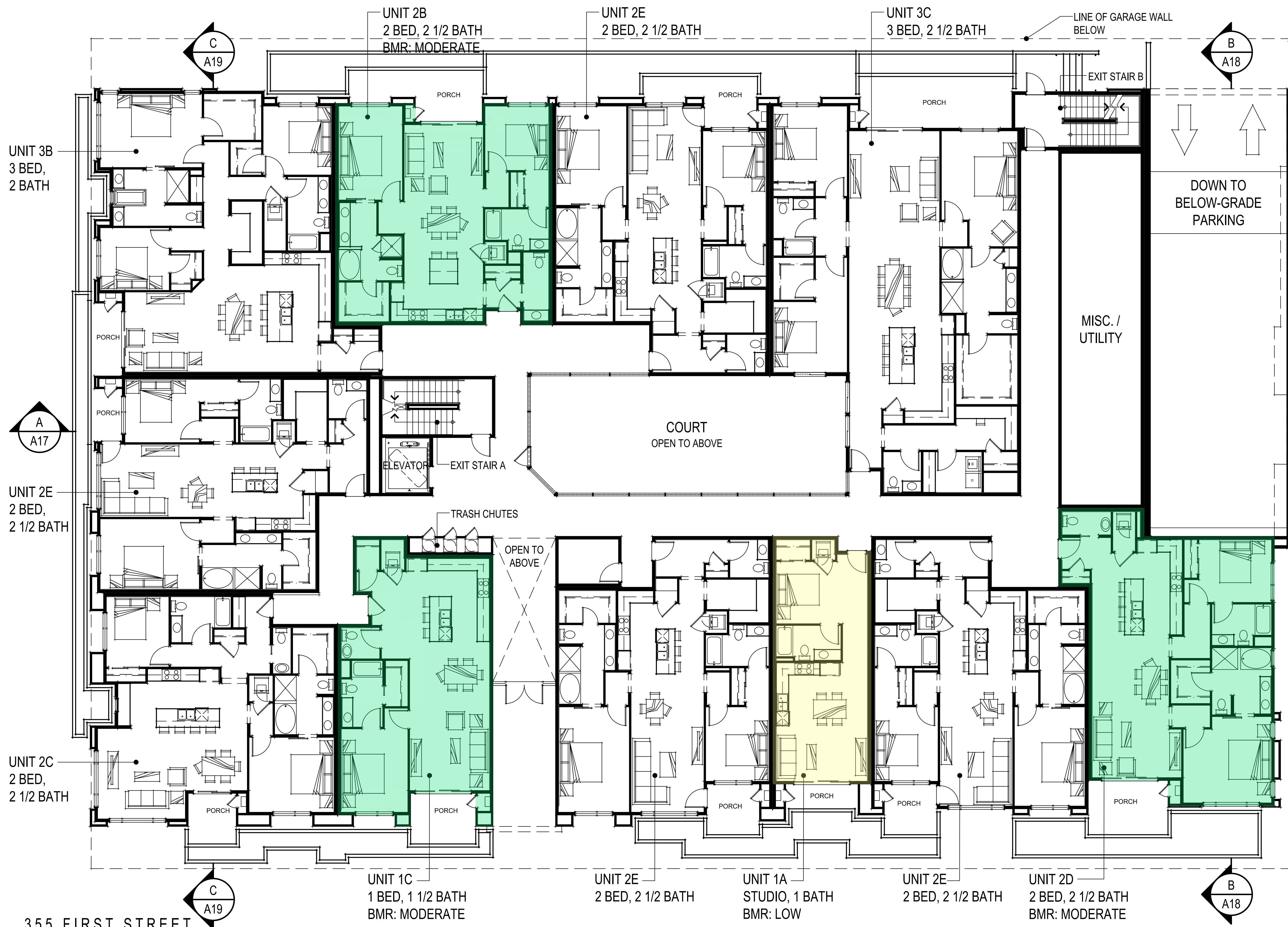
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PROPOSED SITE PLAN  
A07

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DOWN TO  
BELOW-GRADE  
PARKING

**UNIT MIX CHART**

		UNIT AREA	1ST FLOOR	
<b>1 BEDROOM UNITS/ STUDIO UNITS</b>			2	18%
1A (STUDIO)	621 SQ. FT.	1		
1B	790 SQ. FT.	1		
1C	988 SQ. FT.	1		
<b>2 BEDROOM UNITS</b>			7	64%
2A	1,178 SQ. FT.			
2B	1,203 SQ. FT.	1		
2C	1,245 SQ. FT.	1		
2D	1,352 SQ. FT.	1		
2E	1,369 SQ. FT.	4		
2F	1,435 SQ. FT.			
<b>3 BEDROOM UNITS</b>			2	18%
3A	1,613 SQ. FT.			
3B	1,729 SQ. FT.	1		
3C	2,197 SQ. FT.	1		
			11	

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**FIRST FLOOR PLAN**  
A08



**UNIT MIX CHART**

1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	2ND FLOOR		
1A (STUDIO)	621 SQ. FT.	1	3	23%
1B	790 SQ. FT.	1		
1C	988 SQ. FT.	1		
<b>2 BEDROOM UNITS</b>				
2A	1,178 SQ. FT.	1	7	54%
2B	1,203 SQ. FT.	1		
2C	1,245 SQ. FT.	1		
2D	1,352 SQ. FT.			
2E	1,369 SQ. FT.	4		
2F	1,435 SQ. FT.			
<b>3 BEDROOM UNITS</b>				
3A	1,613 SQ. FT.	1	3	23%
3B	1,729 SQ. FT.	1		
3C	2,197 SQ. FT.	1		
			<b>13</b>	

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0 2' 4' 6' 8' 16'

**SECOND FLOOR PLAN**  
A09


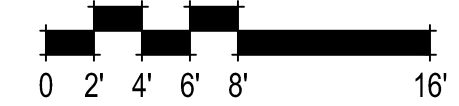


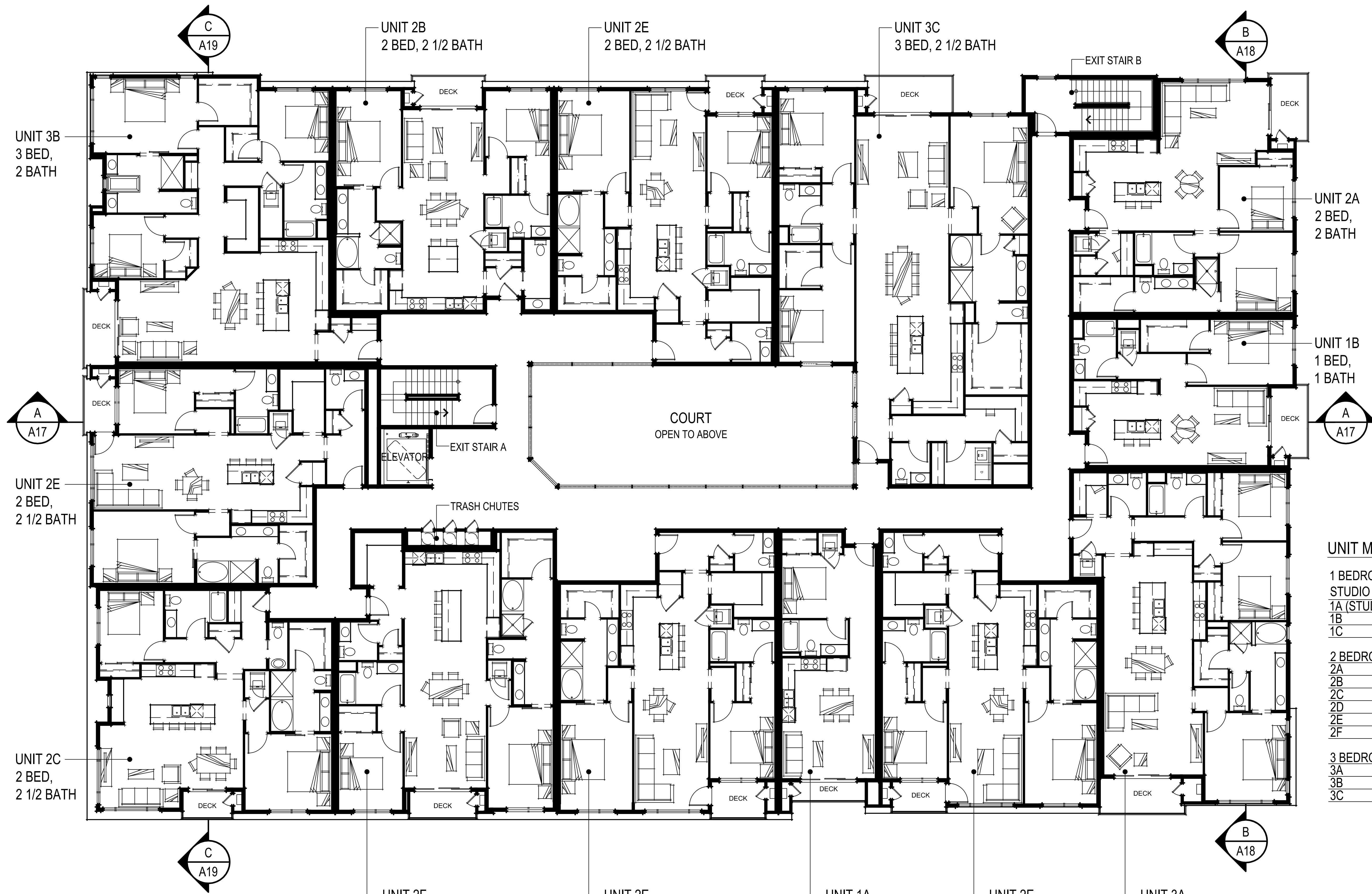
**UNIT MIX CHART**

1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	3RD FLOOR		
1A (STUDIO)	621 SQ. FT.	1	2	15%
1B	790 SQ. FT.	1		
1C	988 SQ. FT.			
<b>2 BEDROOM UNITS</b>				
2A	1,178 SQ. FT.	1	8	62%
2B	1,203 SQ. FT.	1		
2C	1,245 SQ. FT.	1		
2D	1,352 SQ. FT.			
2E	1,369 SQ. FT.	4		
2F	1,435 SQ. FT.	1		
<b>3 BEDROOM UNITS</b>				
3A	1,613 SQ. FT.	1	3	23%
3B	1,729 SQ. FT.	1		
3C	2,197 SQ. FT.	1		
		13		

355 FIRST STREET  
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**THIRD FLOOR PLAN**  
**A10**



COURT  
OPEN TO ABOVE

**UNIT MIX CHART**

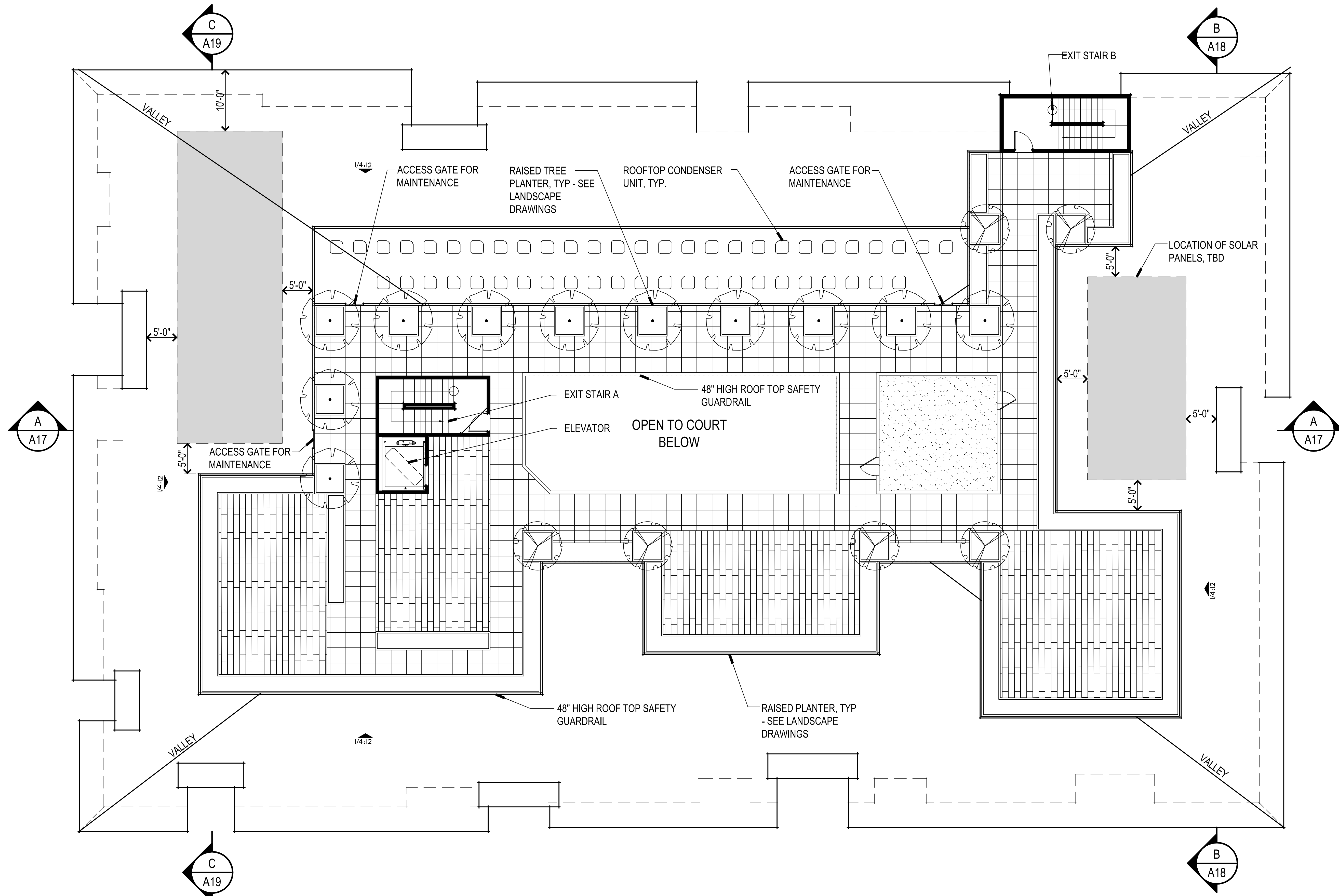
1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	4TH FLOOR		
1A (STUDIO)	621 SQ. FT.	1	2	15%
1B	790 SQ. FT.	1		
1C	988 SQ. FT.			
<b>2 BEDROOM UNITS</b>				
2A	1,178 SQ. FT.	1	8	62%
2B	1,203 SQ. FT.	1		
2C	1,245 SQ. FT.	1		
2D	1,352 SQ. FT.			
2E	1,369 SQ. FT.	4		
2F	1,435 SQ. FT.	1		
<b>3 BEDROOM UNITS</b>				
3A	1,613 SQ. FT.	1	3	23%
3B	1,729 SQ. FT.	1		
3C	2,197 SQ. FT.	1		
			<b>13</b>	

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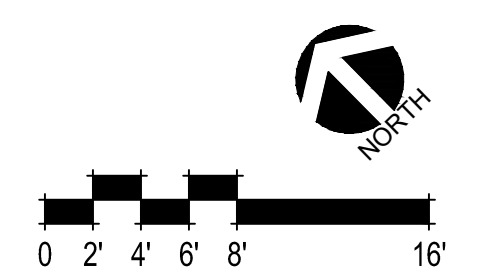
**FOURTH FLOOR PLAN**  
A11



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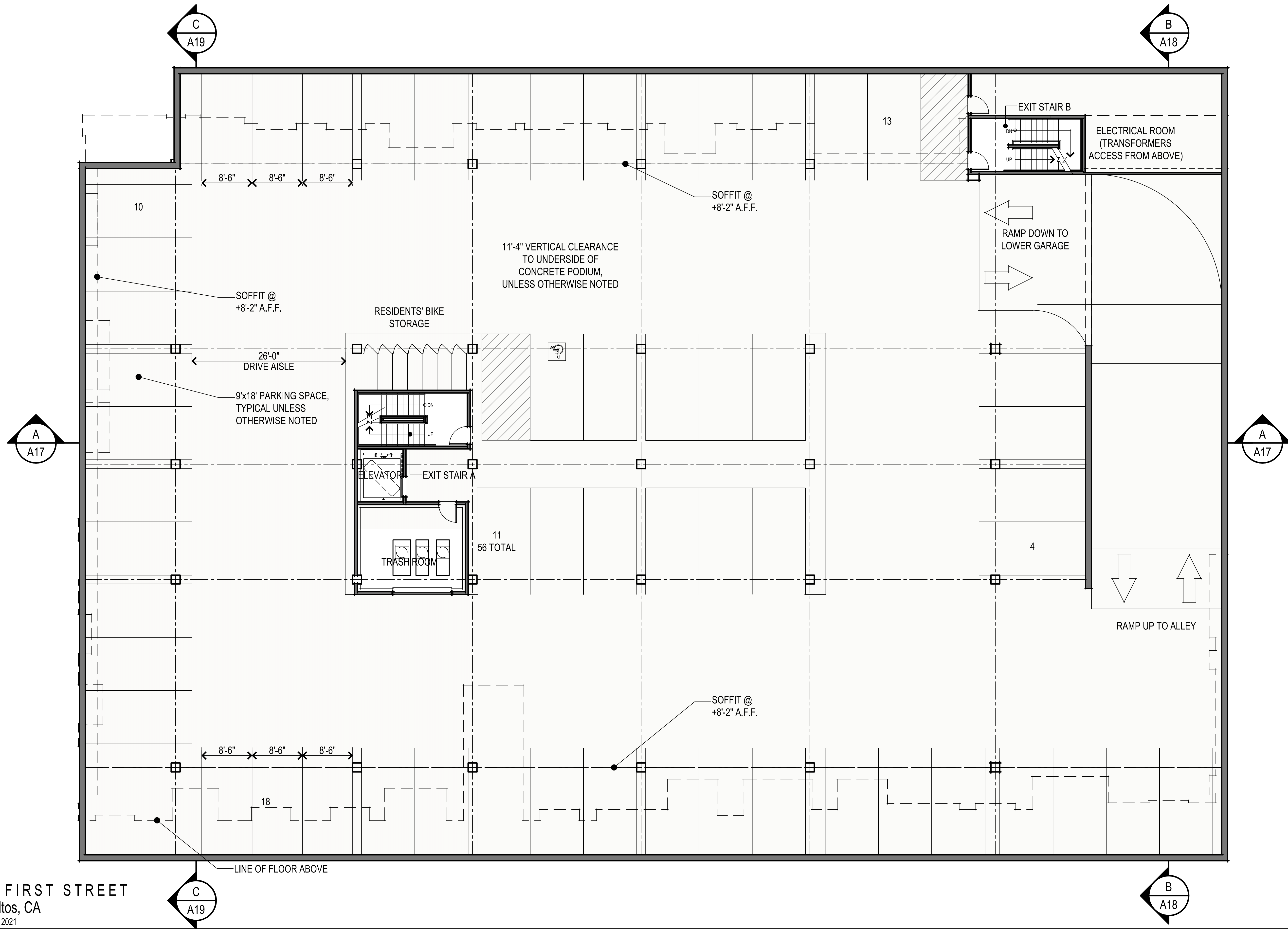
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ROOF PLAN  
 A12

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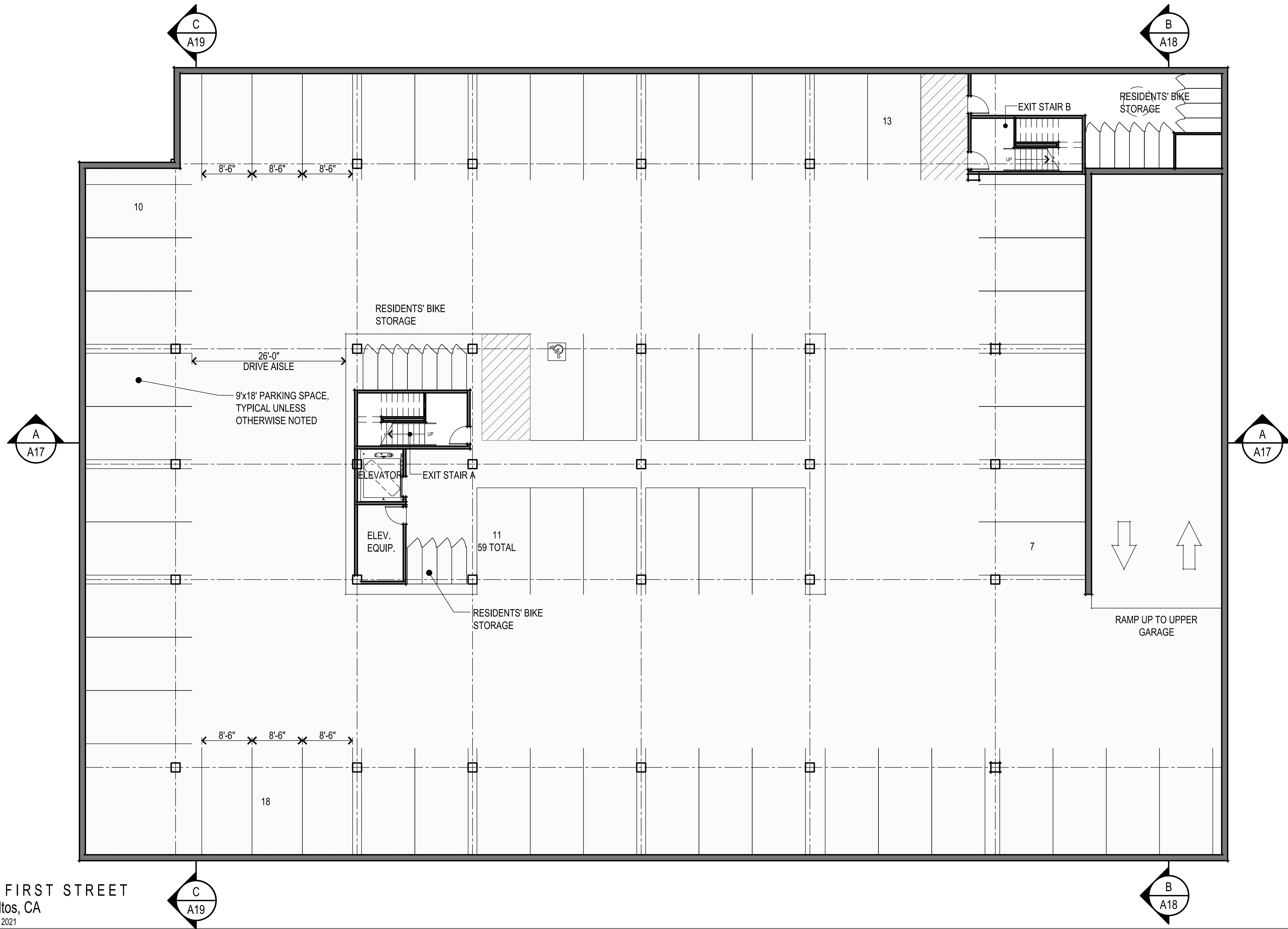
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UPPER GARAGE PLAN  
 A13

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0 2' 4' 6' 8' 16'

LOWER GARAGE PLAN  
 A14

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LEFT ELEVATION



FRONT ELEVATION

FRONT AND LEFT EXTERIOR ELEVATIONS



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RIGHT ELEVATION

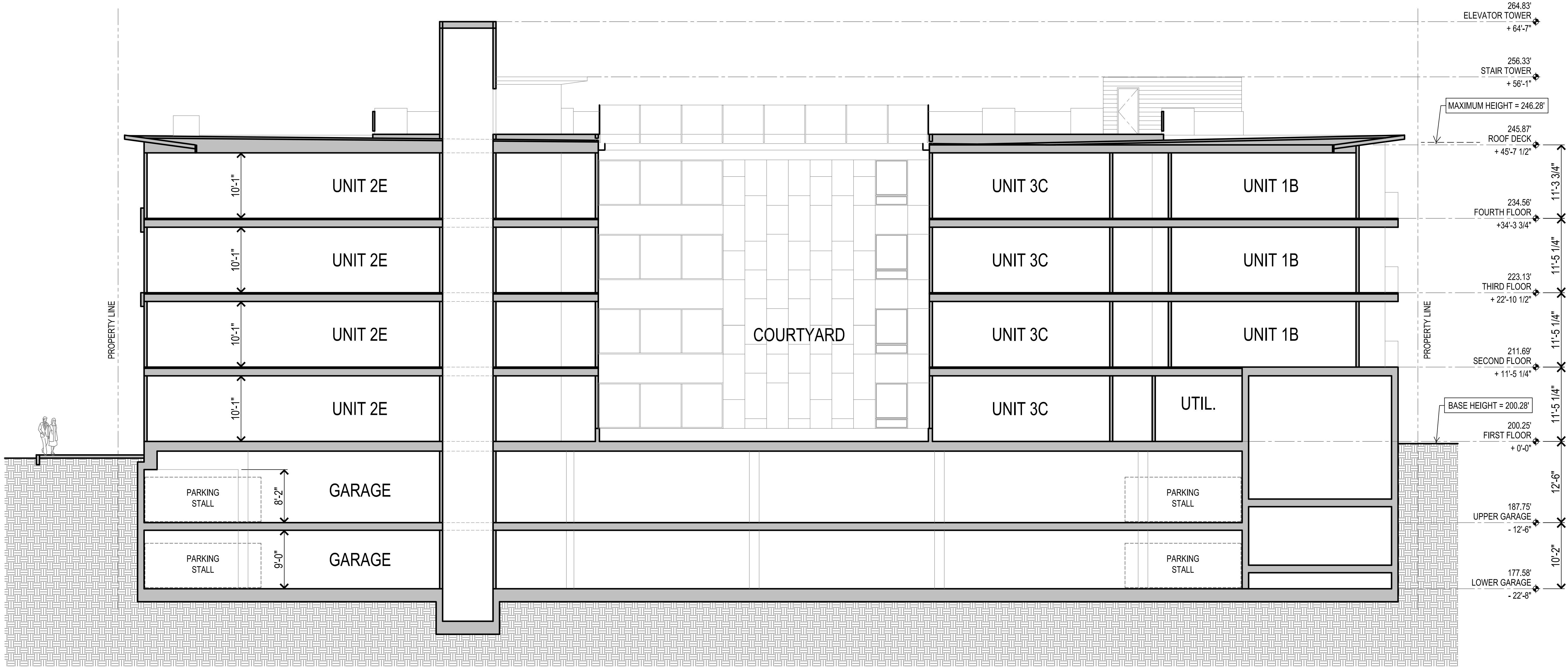


REAR ELEVATION

REAR AND RIGHT EXTERIOR ELEVATIONS

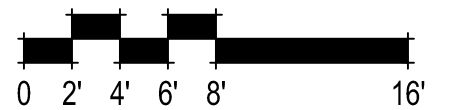


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SECTION A

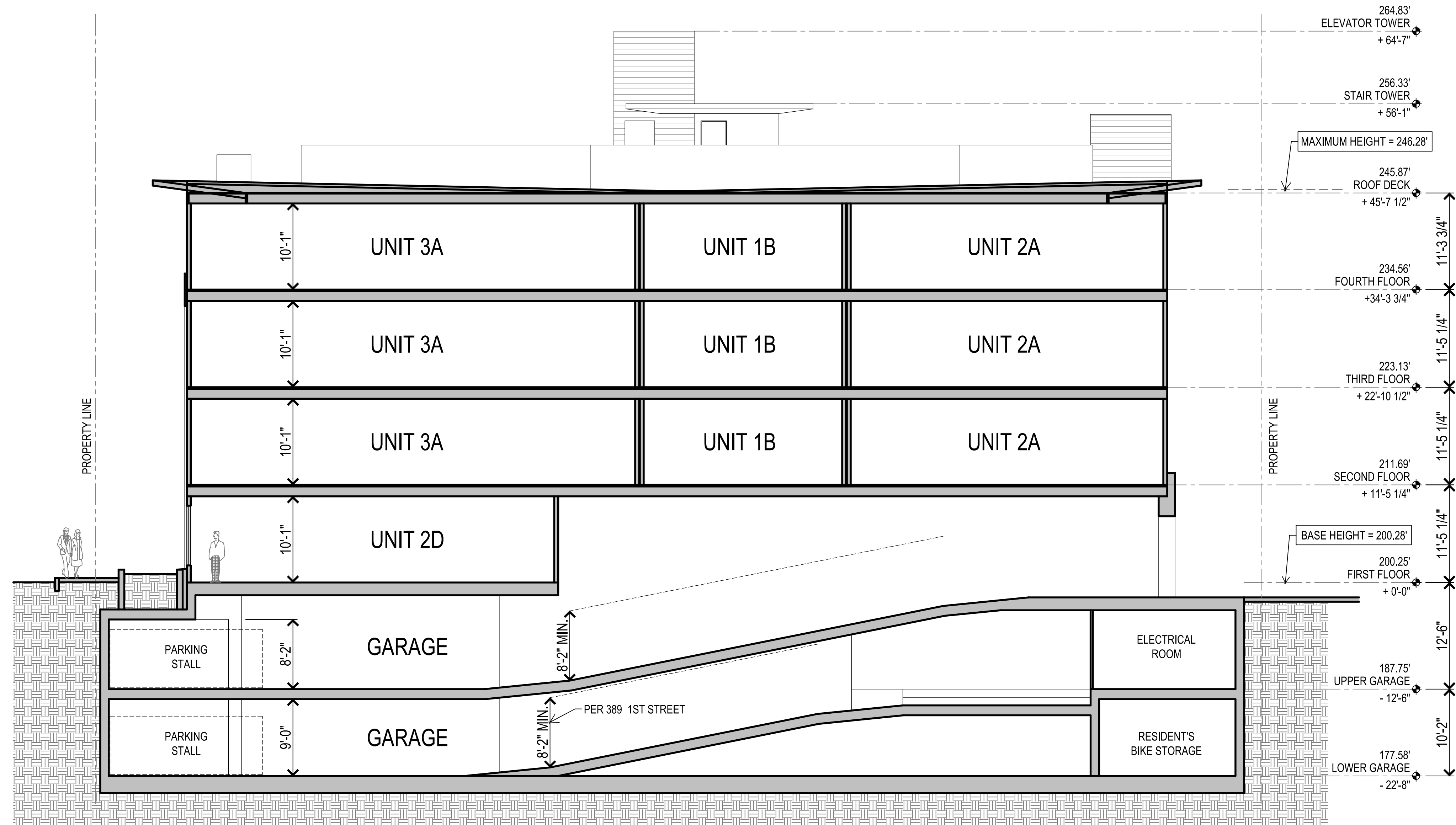
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BUILDING SECTION A  
 A17

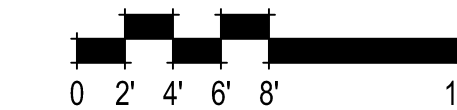
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SECTION B

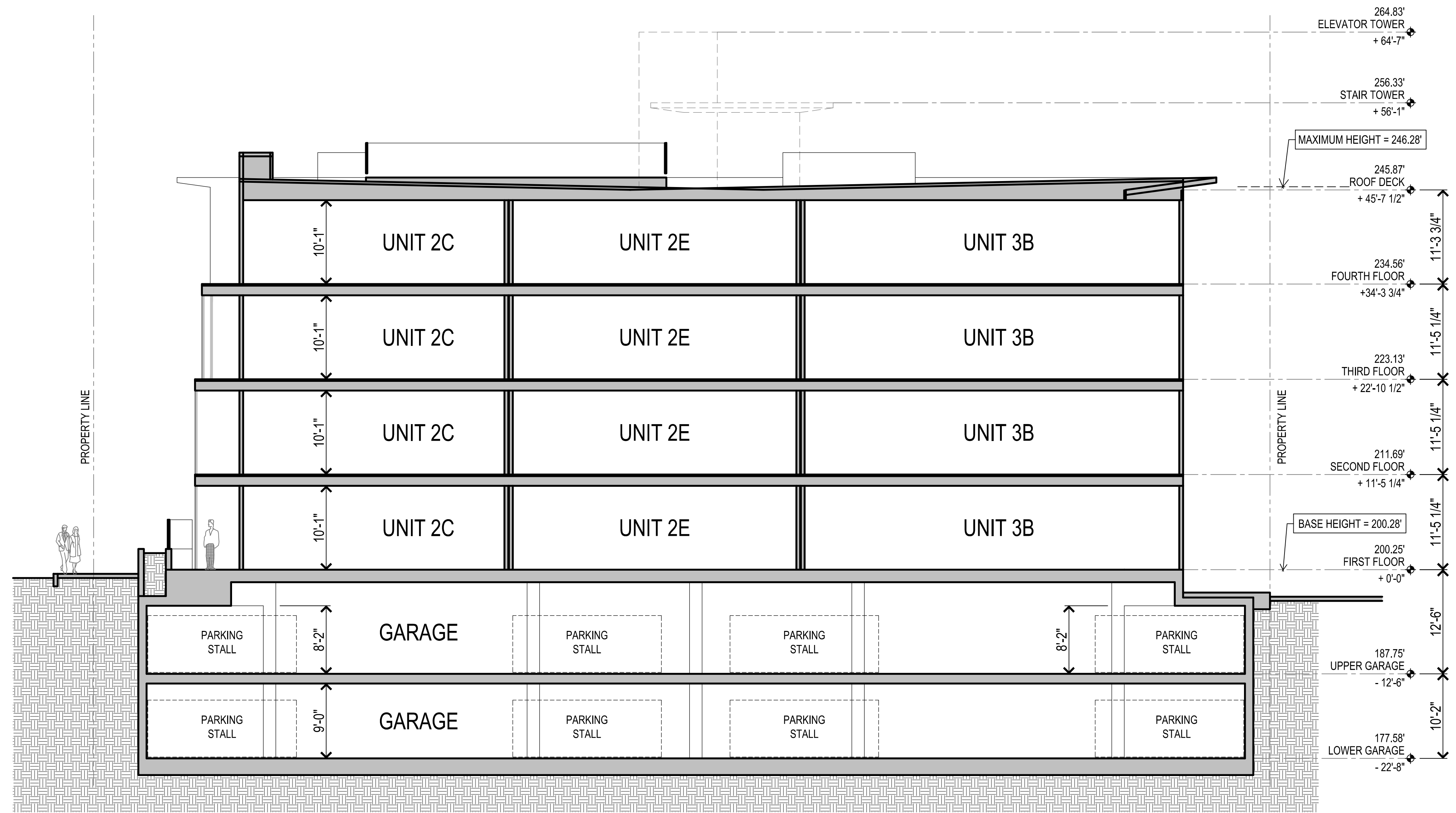
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BUILDING SECTION B  
 A18

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SECTION C

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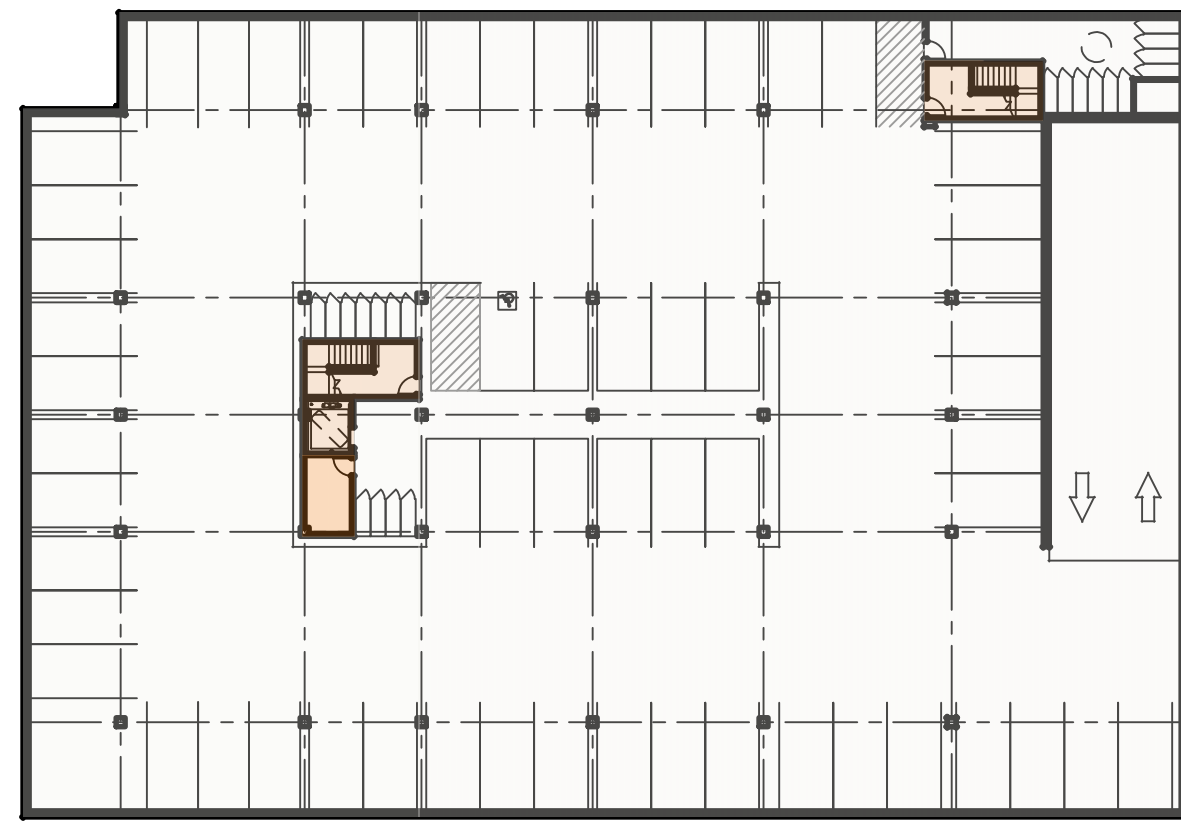


0 2' 4' 6' 8' 16'

BUILDING SECTION C  
 A19

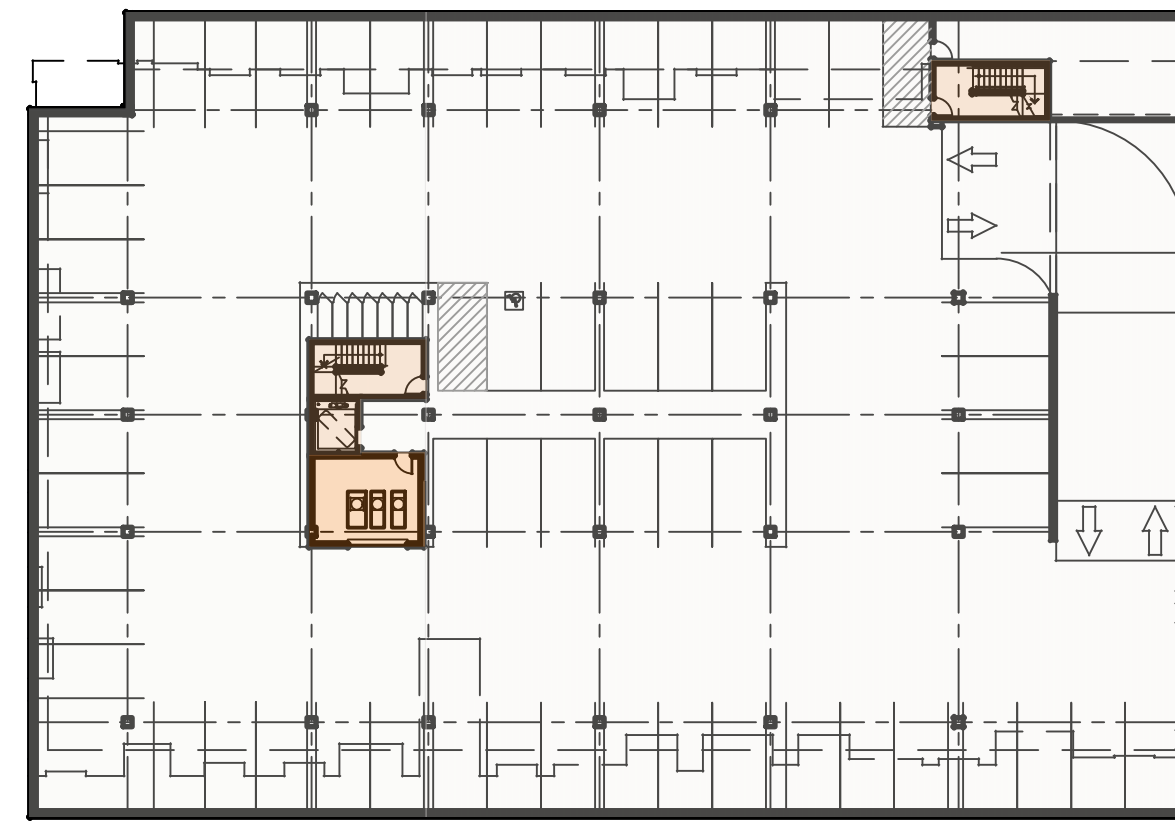
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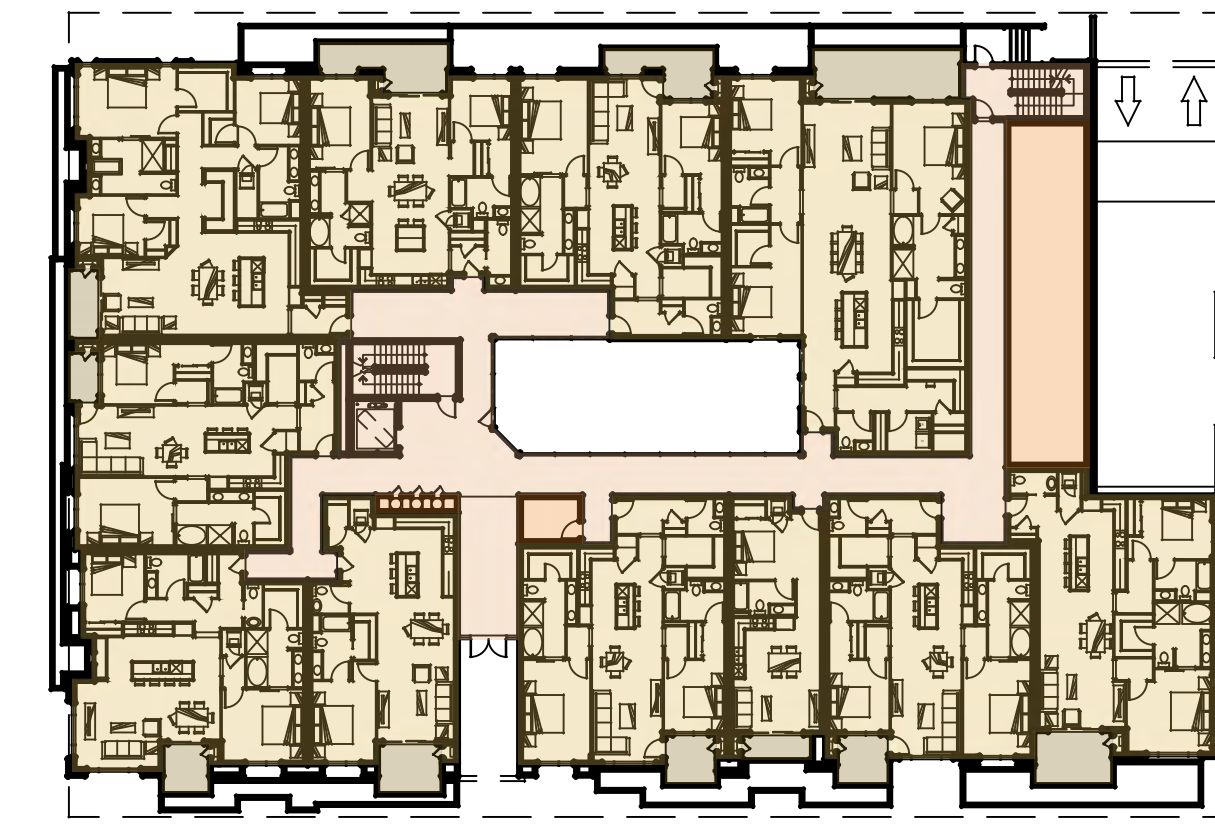
LOWER GARAGE LEVEL

CATEGORY	SUBTOTALS
PARKING	24,794 SF
CIRCULATION	471 SF
UTILITY	116 SF
DWELLING UNITS	
LEVEL TOTAL	25,381 SF



UPPER GARAGE LEVEL

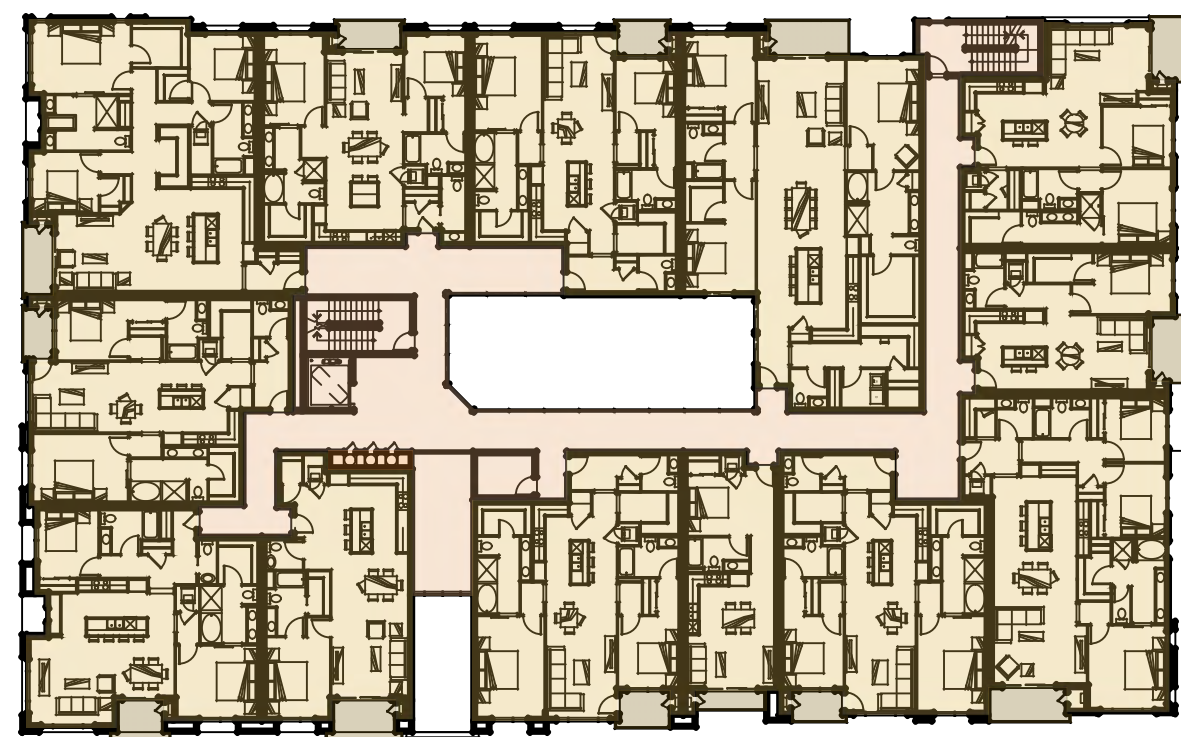
CATEGORY	SUBTOTALS
PARKING	24,875 SF
CIRCULATION	471 SF
UTILITY	296 SF
DWELLING UNITS	
LEVEL TOTAL	25,642 SF



GROUND FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,753 SF
UTILITY	929 SF
DWELLING UNITS	14,992 SF
LEVEL TOTAL	18,674 SF

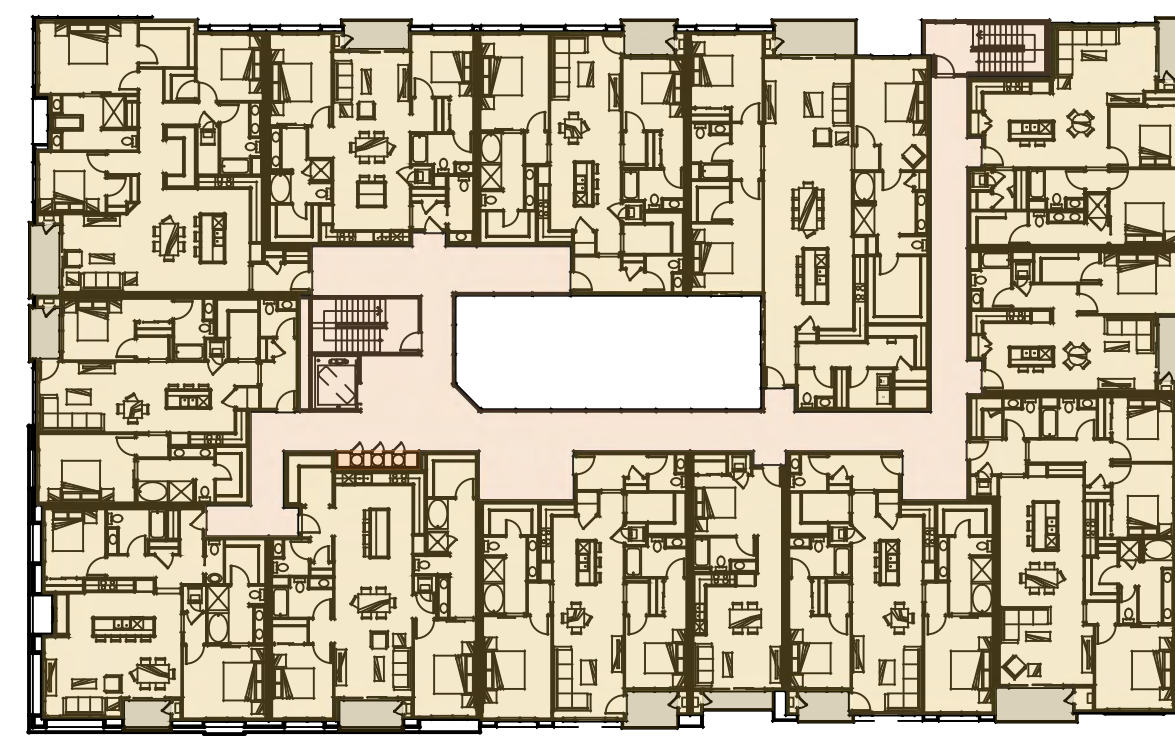
CATEGORY	SUBTOTALS
DECK AREA	1,008 SF



SECOND FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,866 SF
UTILITY	42 SF
DWELLING UNITS	17,234 SF
LEVEL TOTAL	20,142 SF

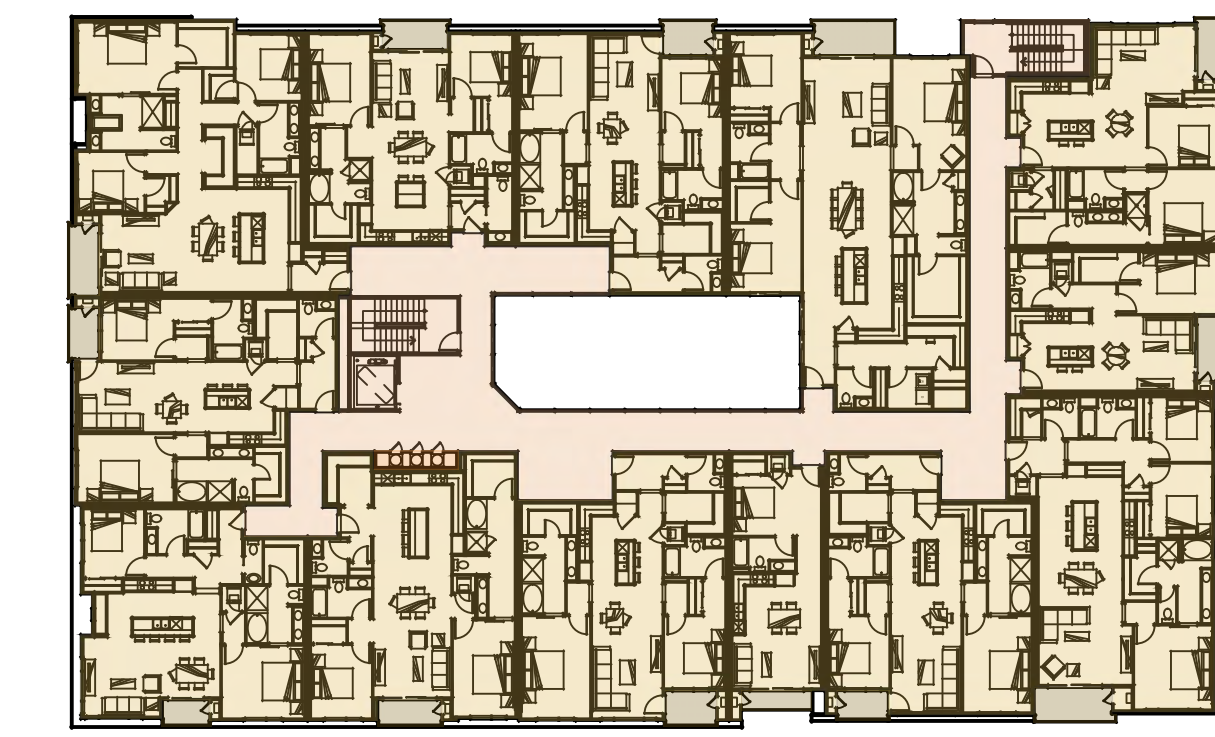
CATEGORY	SUBTOTALS
DECK AREA	780 SF



THIRD FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,624 SF
UTILITY	42 SF
DWELLING UNITS	17,639 SF
LEVEL TOTAL	20,305 SF

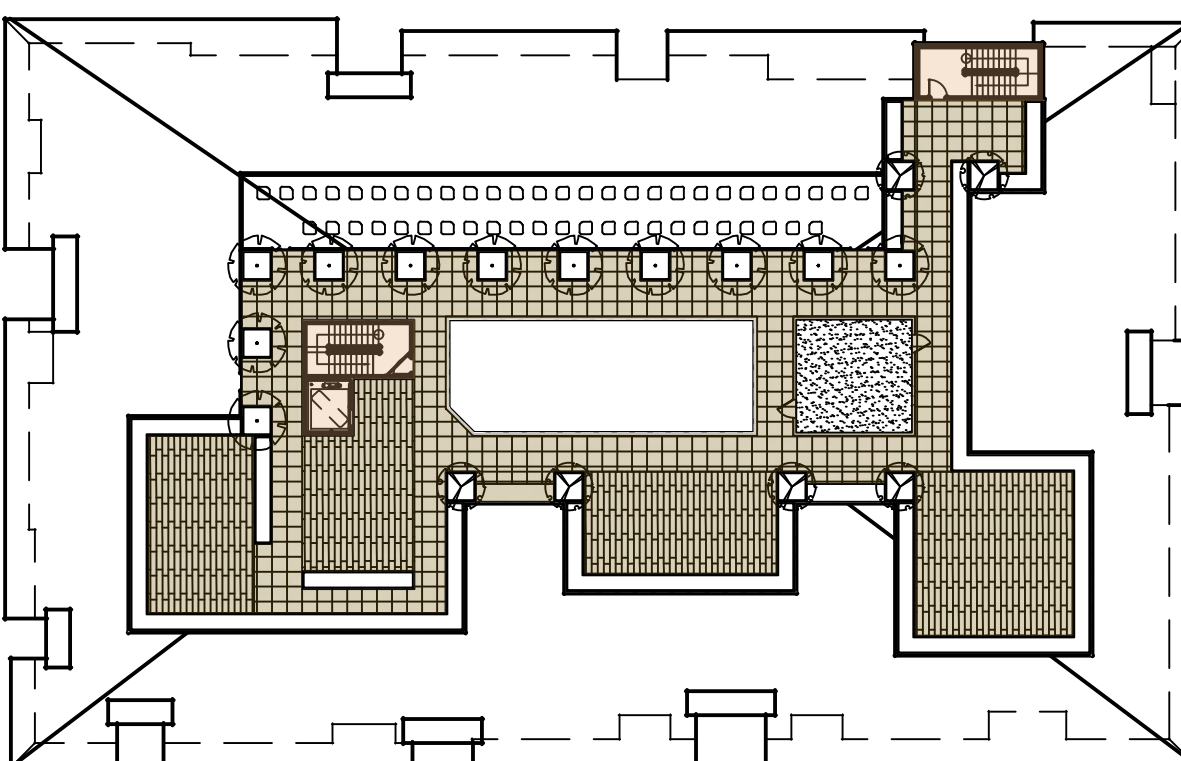
CATEGORY	SUBTOTALS
DECK AREA	737 SF



FOURTH FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,624 SF
UTILITY	42 SF
DWELLING UNITS	17,644 SF
LEVEL TOTAL	20,310 SF

CATEGORY	SUBTOTALS
DECK AREA	716 SF



ROOF DECK

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	468 SF
UTILITY	
DWELLING UNITS	
ROOF DECK	
LEVEL TOTAL	468 SF

CATEGORY	SUBTOTALS
DECK AREA	5,318 SF

BUILDING TOTALS	
CATEGORY	SUBTOTALS
PARKING	49,669 SF
CIRCULATION	12,277 SF
UTILITY	1,467 SF
DWELLING UNITS	67,509 SF
TOTAL	130,922 SF

CATEGORY	SUBTOTALS
TOTAL DECK AREA	8,569 SF

355 FIRST STREET  
Los Altos, CA  
March 31, 2021



FLOOR AREA CALCULATIONS  
A20

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



# VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- EASEMENT LINE
- FLOW THROUGH PLANTER
- MECHANICAL TREATMENT DEVICE

## GENERAL NOTES

1. THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN ±0.64 ACRES.
3. DURING CONSTRUCTION, ALL EQUIPMENT AND PARKING SHALL REMAIN ON-SITE UNLESS THE CONTRACTOR HAS APPROVAL FROM THE CITY.
4. ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF LOS ALTOS STANDARDS AND SPECIFICATIONS.

## PROJECT INFORMATION

- OWNER/DEVELOPER:** 355 1ST ST. LLC  
419 SOUTH ANTONIO ROAD, SUITE 215  
LOS ALTOS, CA 94022  
CONTACT: KEVIN DENARDI  
(650) 842-2360
- ARCHITECT:** SDG ARCHITECTS  
3561 WALNUT BLVD., SUITE 120  
BRENTWOOD, CA 94513  
CONTACT: JEFF POTTS  
(925) 634-7000
- CIVIL ENGINEER:** BKF ENGINEERS  
1730 N. FIRST STREET, SUITE 600  
SAN JOSE, CA 95112  
CONTACT: ISAAC KONTOROVSKY  
(408) 467-9100
- PROPERTY ADDRESS:** 355 FIRST STREET, LOS ALTOS, CA  
**APN:** 167-41-026/027/028/029
- SPECIFIC PLAN:** DOWNTOWN CORE SPECIFIC PLAN
- EXISTING ZONING:** COMMERCIAL DOWNTOWN/MULTIPLE FAMILY (CD/R-3)
- PROPOSED ZONING:** COMMERCIAL DOWNTOWN/MULTIPLE FAMILY (CD/R-3)
- EXISTING USE:** COMMERCIAL
- PROPOSED USE:** RESIDENTIAL
- GROSS AREA:** 27,887 SF (0.64± ACRES)
- NET AREA:** 27,287 SF (0.63± ACRES)
- PROPOSED NUMBER OF LOTS:** 1 PARCEL FOR CONDOMINIUM PURPOSES  
(4 EXISTING LOTS)
- NUMBER OF CONDO UNITS:** 50
- UTILITIES:**  
A. WATER: CALIFORNIA WATER SERVICE COMPANY  
B. SANITARY SEWER: CITY OF LOS ALTOS  
C. STORM DRAIN: N/A  
D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC  
E. TELEPHONE: AT&T  
F. CABLE TV: COMCAST
- BENCHMARK:** 2-1/2" BRASS DISK IN CONCRETE BASE, STAMPED CS061013, INSIDE MONUMENT WELL AT THE INTERSECTION OF FIRST STREET AND MAIN STREET.  
ELEVATION = 193.13 FEET BASED ON CITY OF LOS ALTOS DATUM.
- TOPOGRAPHY:** THE INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS DATED SEPTEMBER 28, 30 & OCTOBER 1, 2020.
- FLOOD ZONE:** THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06065C0035H

## ABBREVIATIONS

- PG&E = PACIFIC GAS & ELECTRIC COMPANY  
RW = RIGHT OF WAY

## SHEET INDEX

SHEET NO.	SHEET TITLE
TM1.0	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.1	PRELIMINARY SECTIONS
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN

1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
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CALIFORNIA

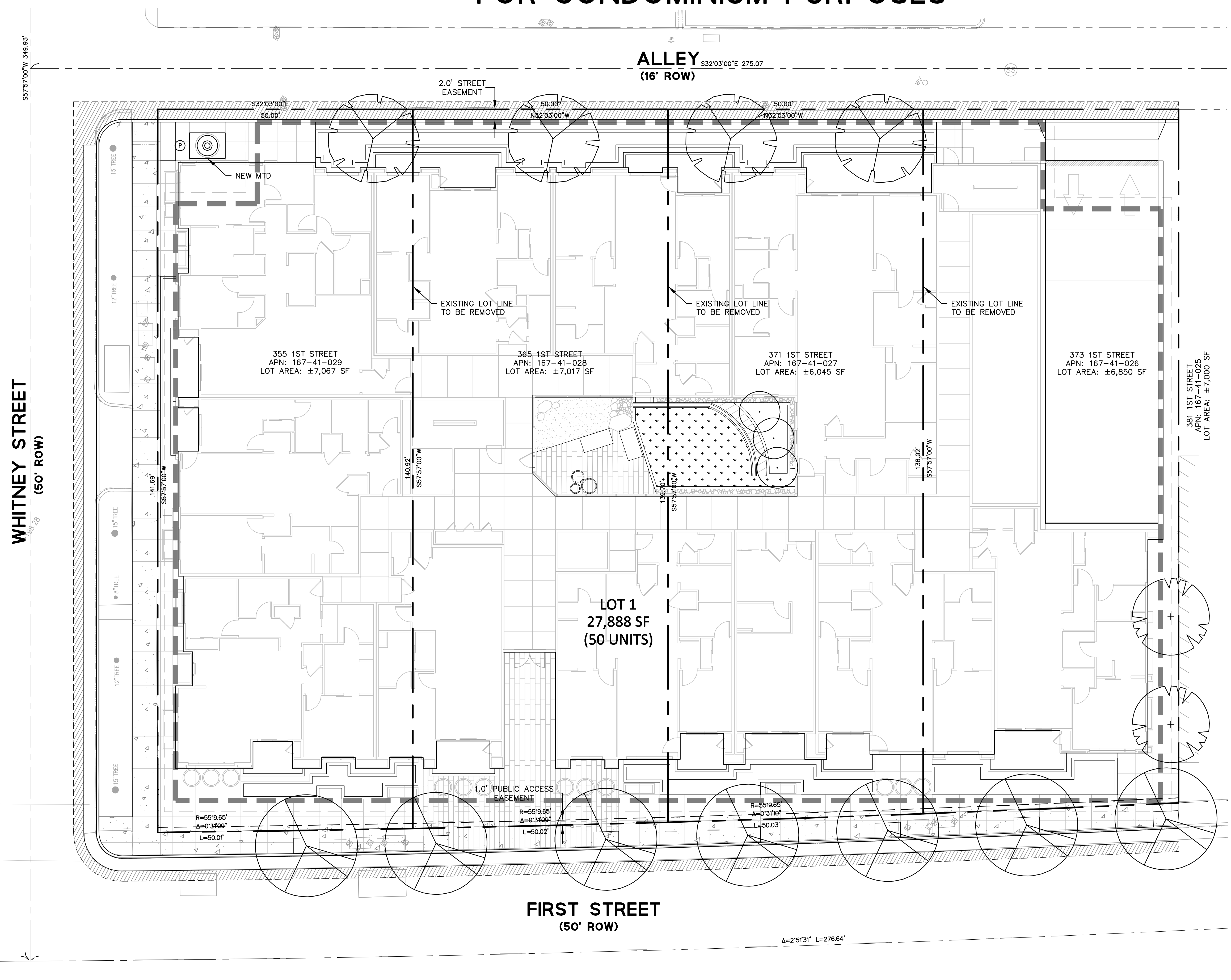
355-373 1ST STREET  
VESTING TENTATIVE MAP  
SANTA CLARA COUNTY

LOS ALTOS

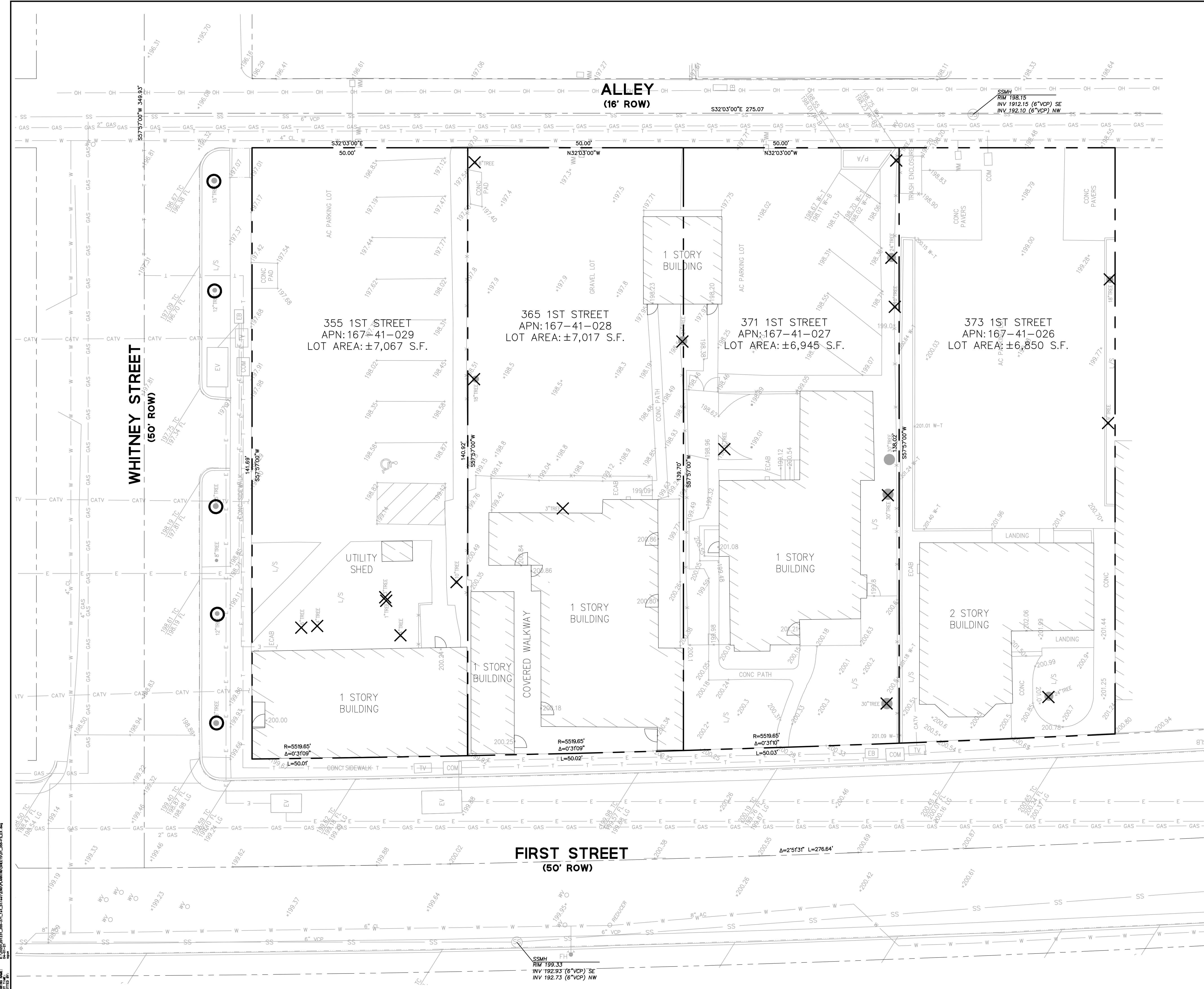
Date	Revisions
04/01/21	AS SHOWN
	Design RM
	Drawn RM
	Approved IB
	Job No 20201231

Drawing Number:

TM1.0



BKF ENGINEERS  
 1730 N. FIRST STREET, SUITE 600  
 SAN JOSE, CA 95112  
 (408) 467-9100  
 www.bkf.com



**LEGEND**

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- EASEMENT
- ROAD CENTER LINE
- EXISTING FENCE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- OVERHEAD LINE
- TELECOM LINE
- COMCAST LINE
- FIRE HYDRANT
- EXISTING TREE TO REMAIN
- REMOVE EXISTING TREE

**SURVEY NOTES**

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY WAS SEPTEMBER 28, 30 & OCTOBER 1, 2020
3. BENCH MARK  
2-1/2" BRASS DISK IN CONCRETE BASE, STAMPED CS061013, INSIDE MONUMENT WELL AT THE INTERSECTION OF FIRST STREET AND MAIN STREET  
ELEVATION = 193.13 FEET BASED ON CITY OF LOS ALTOS DATUM
4. BASIS OF BEARINGS  
THE BEARING NORTH 32°03'00" WEST, BETWEEN FOUND IRON PIPE MONUMENTS, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON FEBRUARY 14, 1980, IN BOOK 458 OF MAPS AT PAGES 51 AND 52, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS
5. INFORMATION REGARDING BOUNDARY AND EASEMENTS; BKF ENGINEERS RELIED ON THE INFORMATION PROVIDED IN THE FOLLOWING PRELIMINARY TITLE REPORTS:  
A. OLD REPUBLIC TITLE COMPANY, ORDER NO. 0623015842-LM, DATED JUNE 25, 2020  
B. OLD REPUBLIC TITLE COMPANY, ORDER NO. 0623015841-LM, DATED JUNE 16, 2020  
C. CHICAGO TITLE COMPANY, ORDER NO. FWPS-2999200036MO, DATED JANUARY 13, 2020

**ABBREVIATIONS**

- AC ASPHALT CONCRETE
- CLA CITY OF LOS ALTOS
- COM COMMUNICATION
- CONC CONCRETE
- DWY DRIVEWAY
- EB ELECTRICAL BOX
- EV ELECTRICAL VAULT
- ESMT EASEMENT
- FL FLOW LINE
- LG LIP OF GUTTER
- L/S LANDSCAPE
- PGE PACIFIC GAS & ELECTRIC
- ROW RIGHT-OF-WAY
- STD STANDARD
- SW SIDEWALK
- TC TOP OF CURB
- TYP TYPICAL
- WM WATER METER
- W-B BOTTOM OF WALL
- W-T TOP OF WALL



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CALIFORNIA

**355-373 1ST STREET  
EXISTING CONDITIONS**


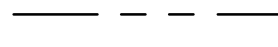





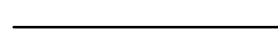
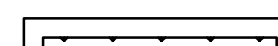
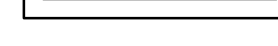



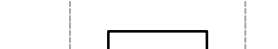

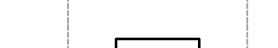







SANTA CLARA COUNTY  
LOS ALTOS

Date	Revisions
04/01/21	AS SHOWN
	Design RM
	Drawn RM
	Approved IB
	Job No 20201231

Drawing Number:  
**C1.0**



LEGEND

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  STREET CENTER LINE
-  EASEMENT LINE
-  UNDERGROUND GARAGE
-  VISIBILITY TRIANGLES
-  SHORING
-  FLUSH CURB
-  NEW CITY STANDARD VERTICAL CURB AND GUTTER
-  FLOW THROUGH PLANTER
-  WV
-  SSCO
-  SSMH
-  FBCO
-  DBFP
-  IBFP
-  FDC
-  WM
-  SDO
-  SDAD
-  MTD
-  TR
-  TREE TO REMAIN

ABBREVIATIONS

- BFP BACK FLOW PREVENTOR
- C&G CURB AND GUTTER
- CLA CITY OF LOS ALTOS COMMUNICATION
- COM DRIVEWAY
- DWY ELECTRICAL BOX
- EB ELECTRICAL VAULT
- EV EASEMENT
- ESMT PACIFIC GAS & ELECTRIC
- PGE RIGHT-OF-WAY
- ROW STORM DRAIN CLEANOUT
- SDCO SANITARY SEWER CLEAN OUT
- SSCO SANITARY SEWER MANHOLE
- SSMH STANDARD
- STD STANDARD
- SW SIDEWALK
- TYP TYPICAL
- WM WATER METER
- WV WATER VALVE



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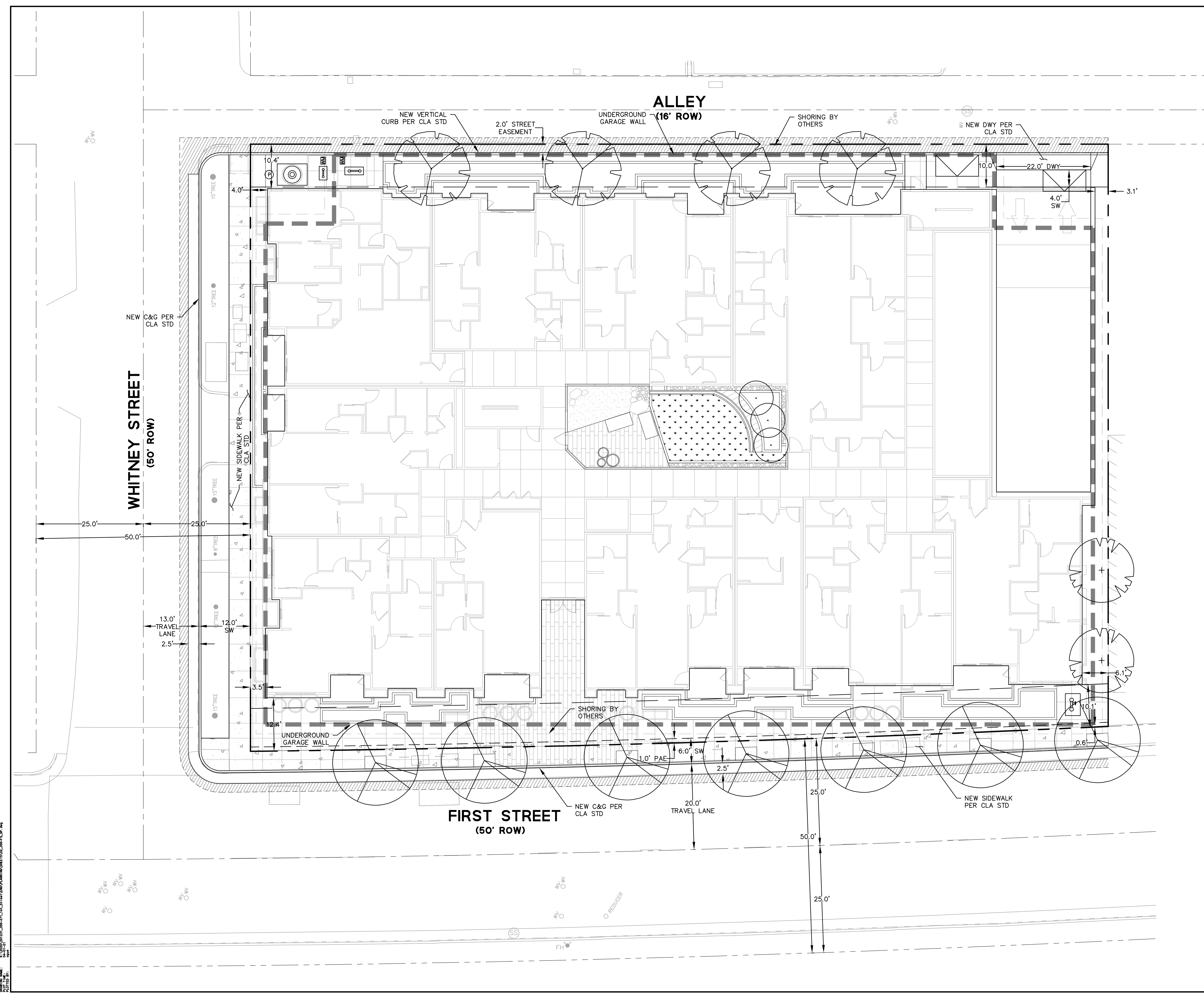
CALIFORNIA

355-373 1ST STREET  
PRELIMINARY SITE PLAN

SANTA CLARA COUNTY  
LOS ALTOS

Date	Scale	AS SHOWN	Design RM	Drawn RM	Approved IB	Job No
04/01/21						20201231

Drawing Number:  
**C2.0**



DATE PLOTTED: 04/01/21 11:41 AM  
 PLOT FILE: C:\Users\jwheeler\OneDrive\Documents\355-373 1ST STREET PRELIMINARY SITE PLAN.dwg  
 PLOT SCALE: 1" = 10'-0"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- SAWCUT LINE
- GRADE BREAK
- CITY STANDARD VERTICAL CURB AND GUTTER
- TREATMENT AREA
- HARDSCAPE SLOPE
- HARDSCAPE SLOPE (EXISTING)
- PROPOSED ELEVATION
- EXISTING ELEVATION

ABBREVIATIONS

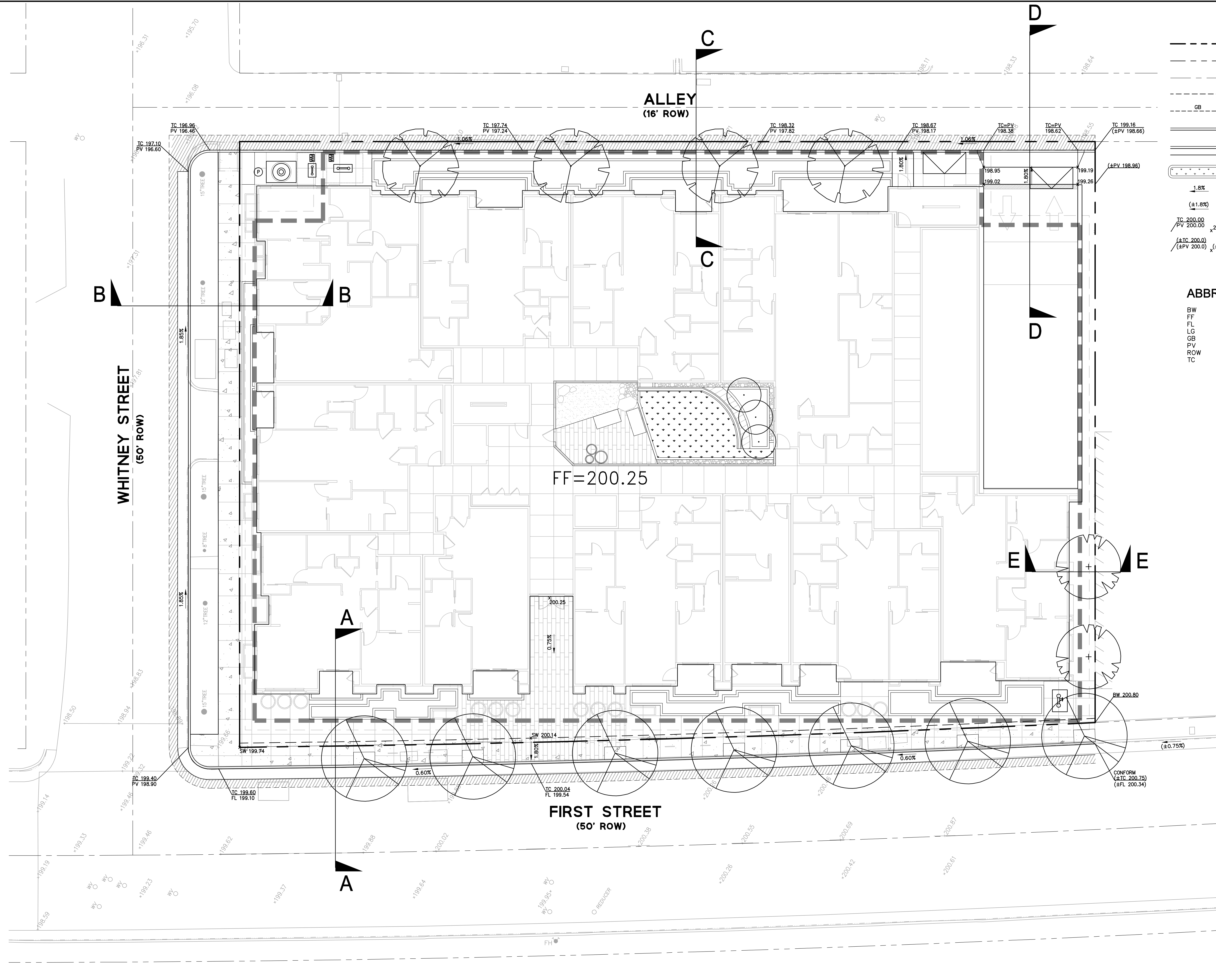
- BW BACK OF WALK
- FF FINISH FLOOR
- FL FLOW LINE
- LG LIP OF GUTTER
- GB GRADE BREAK
- PV PAVEMENT
- ROW RIGHT-OF-WAY
- TC TOP OF CURB

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SUITE 200  
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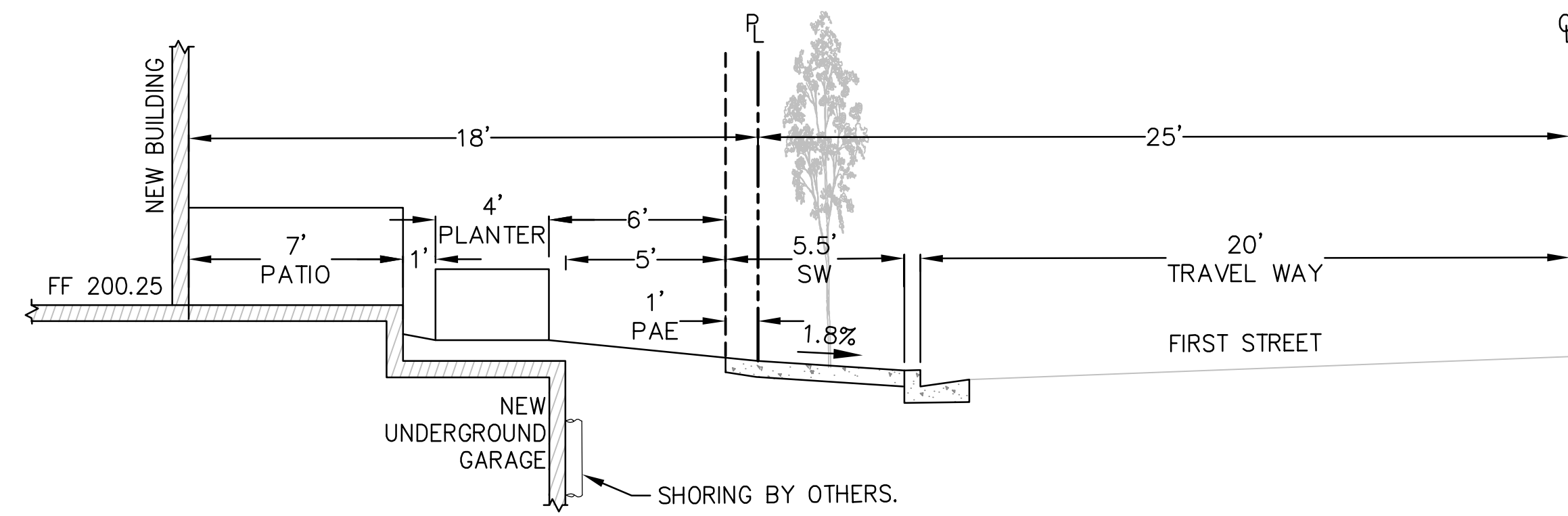
355-373 1ST STREET  
PRELIMINARY GRADING AND DRAINAGE PLAN  
SANTA CLARA COUNTY  
LOS ALTOS CALIFORNIA

Date	Revisions
04/01/21	
AS SHOWN	
Design RM	
Drawn RM	
Approved JB	
Job No 20201231	

Drawing Number: C3.0

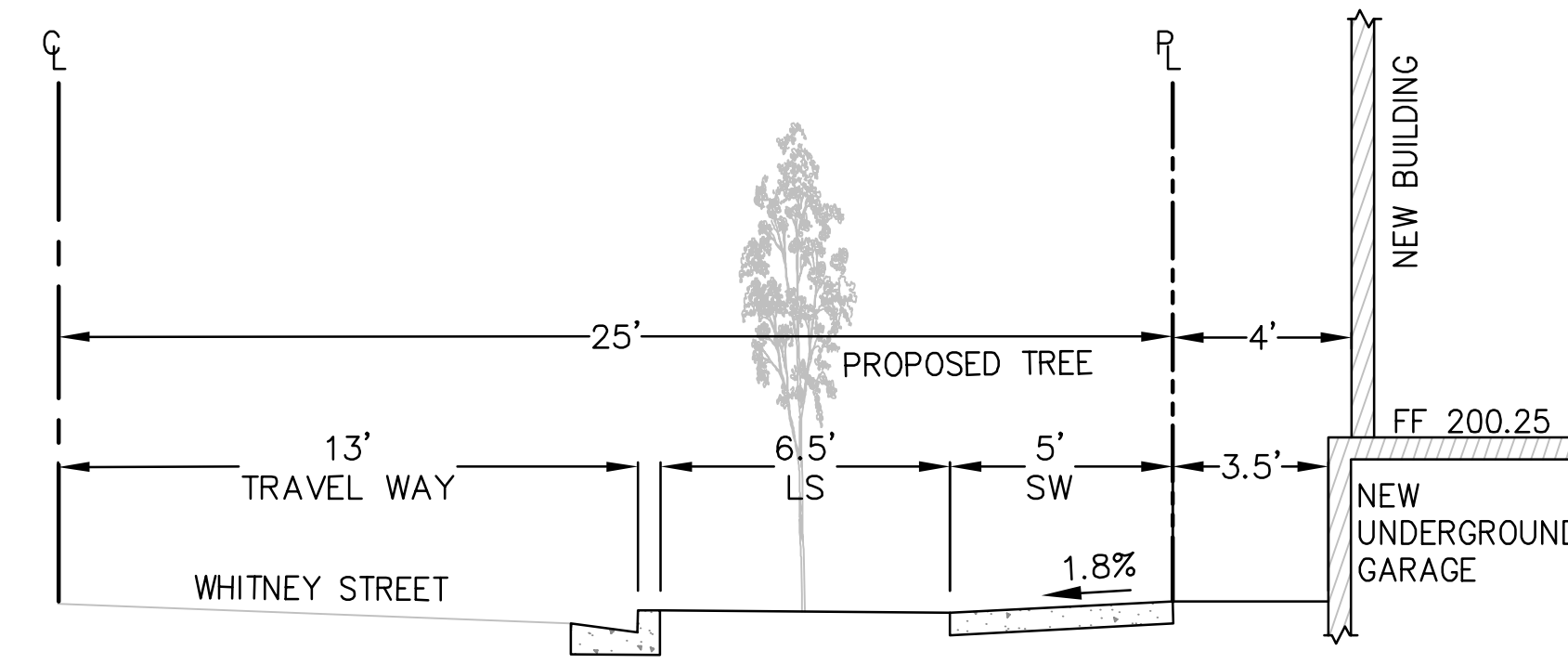


DRAWING NAME: 355-373 1ST STREET PRELIMINARY GRADING AND DRAINAGE PLAN  
 DATE: 04/01/21  
 SCALE: AS SHOWN  
 DESIGN: RM  
 DRAWN: RM  
 APPROVED: JB  
 JOB NO: 20201231



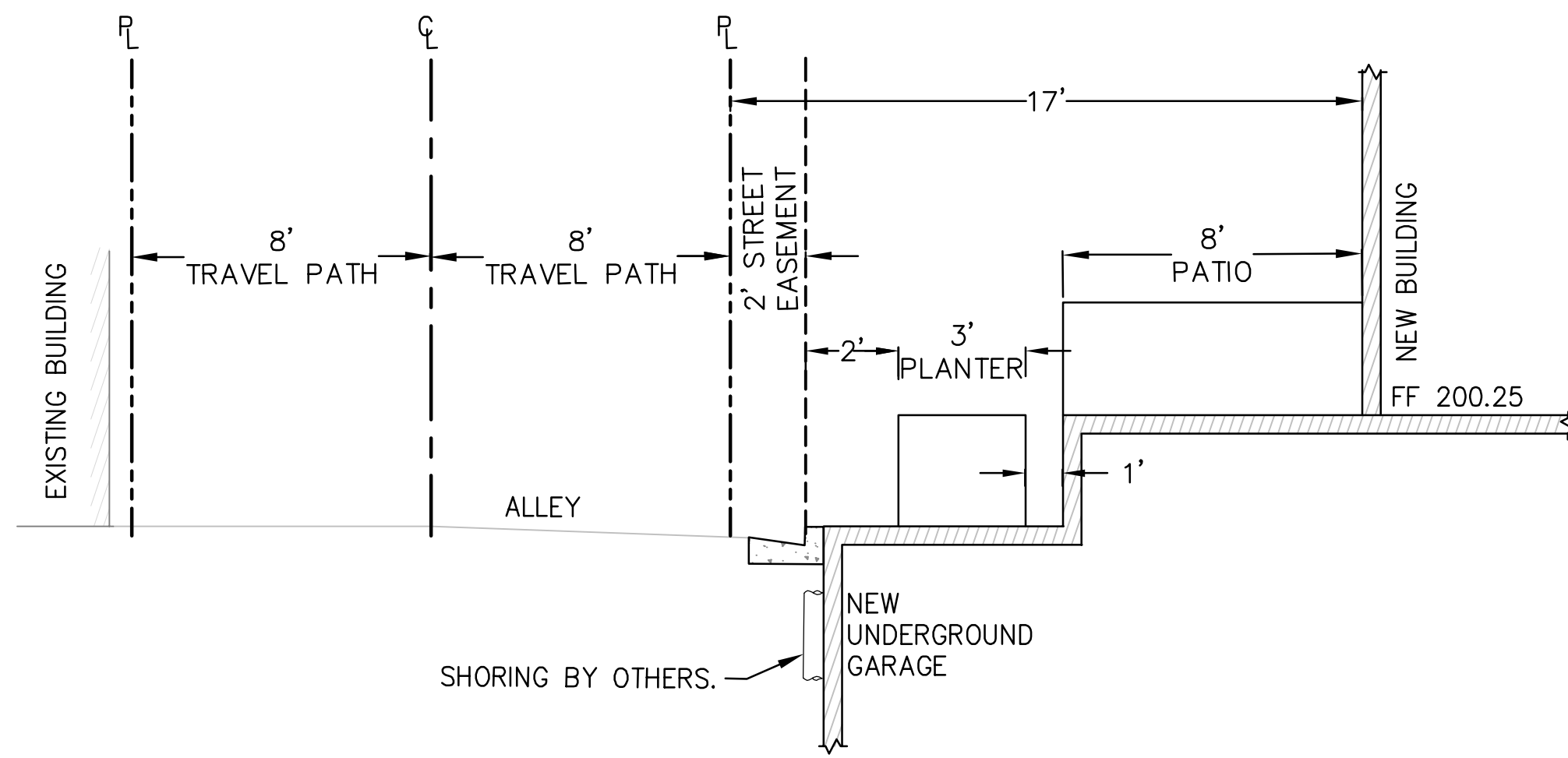
CROSS SECTION (A-A)

NTS



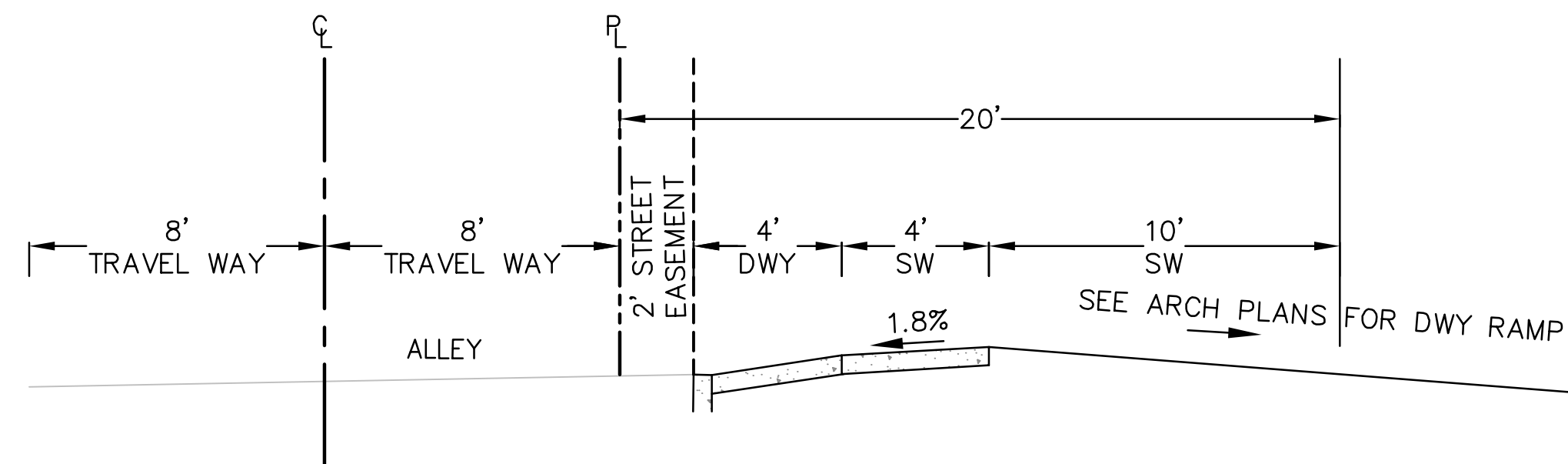
CROSS SECTION (B-B)

NTS



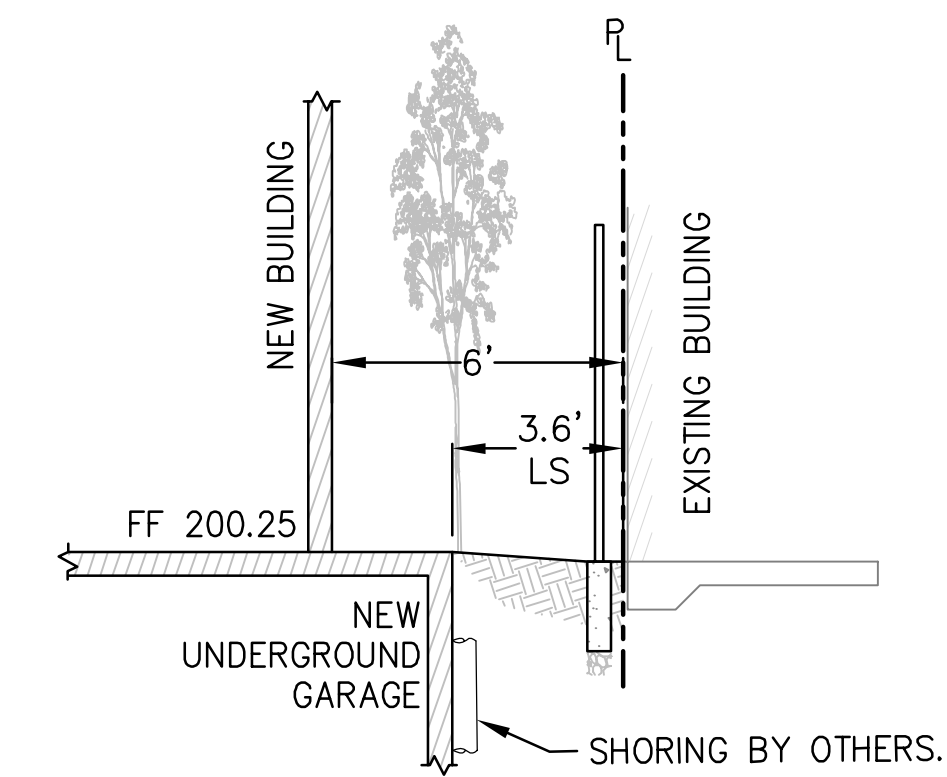
CROSS SECTION (C-C)

NTS



CROSS SECTION (D-D)

NTS



CROSS SECTION (E-E)

NTS

DRAWING NAME: 355-373 1ST STREET PRELIMINARY SECTIONS DATE: 04/01/21

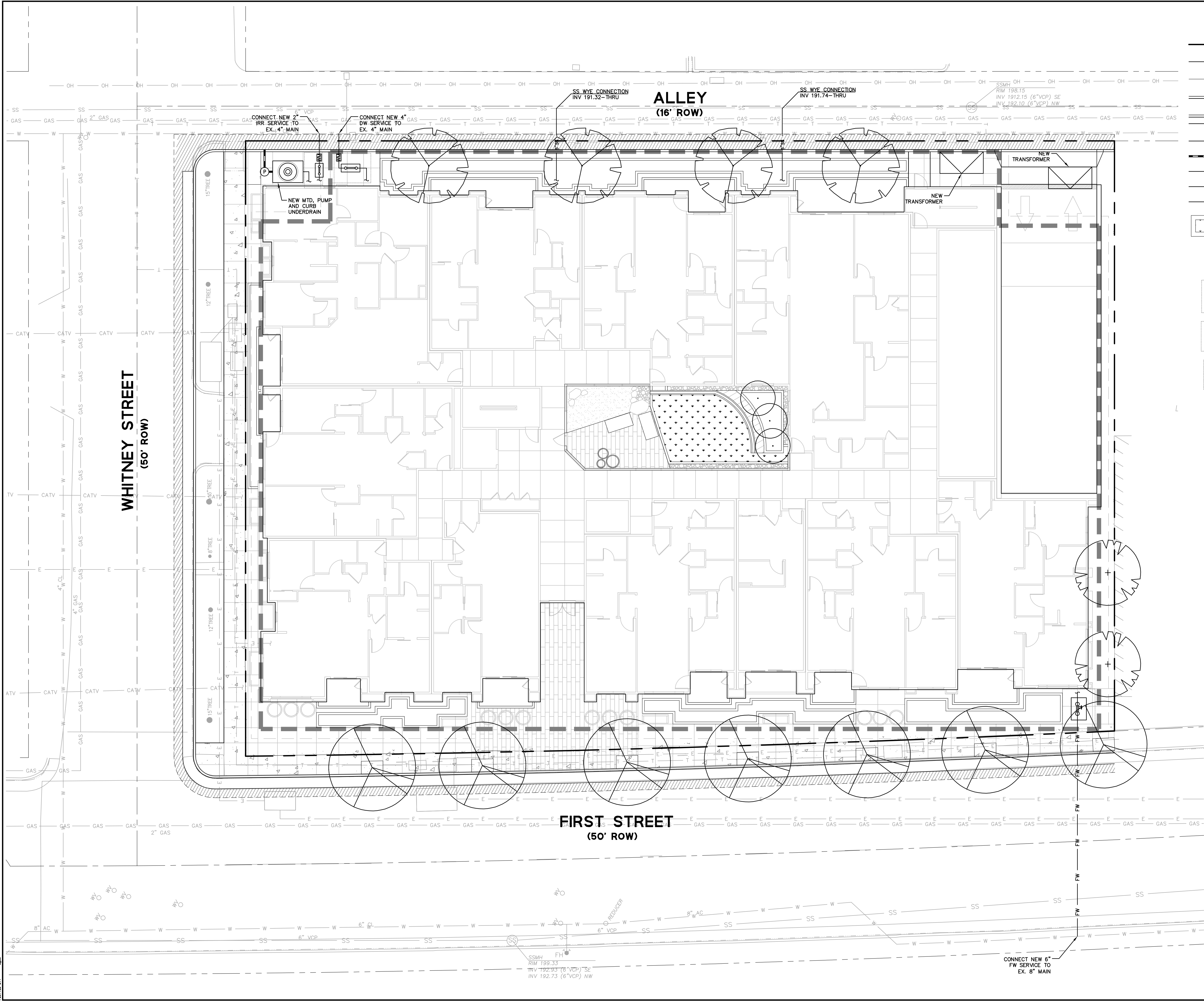
Date	Scale	AS SHOWN	Design	RM	Drawn	RM	Approved	IB	Job No	20201231
04/01/21	AS SHOWN									

Drawing Number:

C3.1

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- FLUSH CURB
- NEW CITY STANDARD VERTICAL CURB AND GUTTER
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE (TREATED)
- SD STORM DRAIN LINE (UNTREATED)
- W WATER LINE
- FW FIRE WATER LINE
- FLOW THRU PLANTER
- WV WATER VALVE
- SSCO SANITARY SEWER CLEANOUT
- FIRE BACKFLOW PREVENTER
- DOMESTIC BACKFLOW PREVENTER
- IRRIGATION BACKFLOW PREVENTER
- FDC FIRE DEPARTMENT CONNECTION
- WM WATER METER
- SDOD STORM DRAIN OVERFLOW DRAIN
- SDAD STORM DRAIN AREA DRAIN
- MECHANICAL TREATMENT DEVICE
- TRANSFORMER (FOR REFERENCE ONLY)



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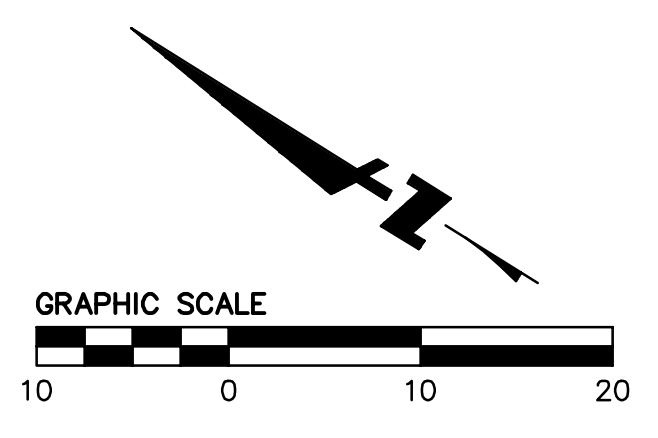
CALIFORNIA

**355-373 1ST STREET**  
**PRELIMINARY UTILITY PLAN**

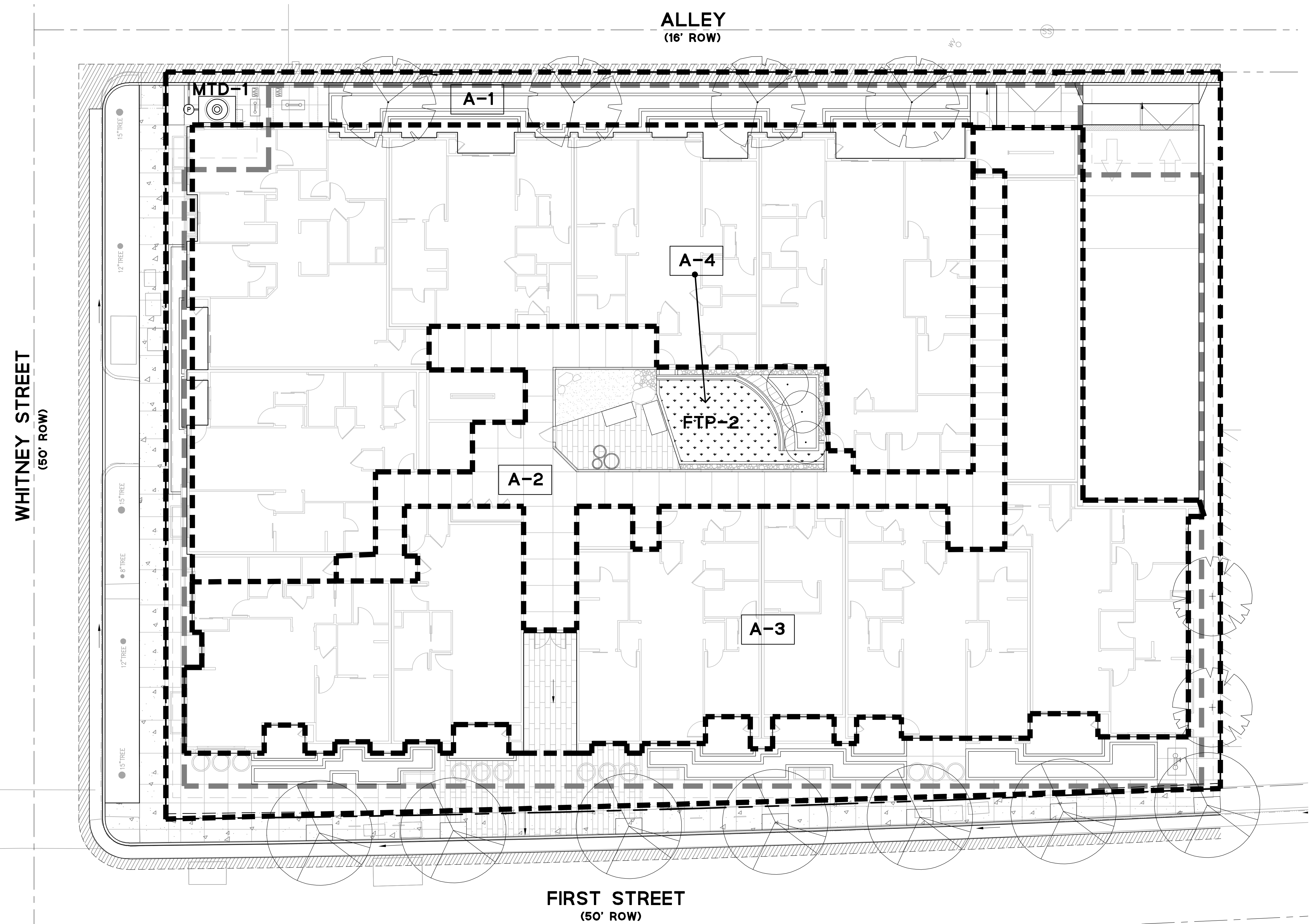
SANTA CLARA COUNTY  
 LOS ALTOS

Date	Revisions
04/01/21	No.
AS SHOWN	
Design	
Drawn	
Approved	
Job No	20201231

Drawing Number:  
**C4.0**



DATE PLOTTED: 04/01/21  
 PLOT BY: BKF



LEGEND

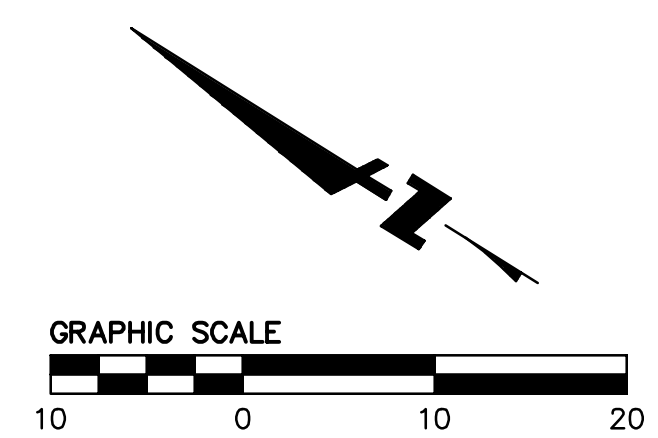
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- DIRECTION OF FLOW
- TREATMENT AREA
- STORM DRAIN LINE (TREATED)
- SD STORM DRAIN LINE (UNTREATED)
- STORM DRAIN OVERFLOW DRAIN
- STORM DRAIN AREA DRAIN
- MECHANICAL TREATMENT DEVICE

1730 N. FIRST STREET  
 SUITE 100  
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355-373 1ST STREET  
 PRELIMINARY STORMWATER MANAGEMENT PLAN  
 SANTA CLARA COUNTY  
 LOS ALTOS CALIFORNIA

TABLE A

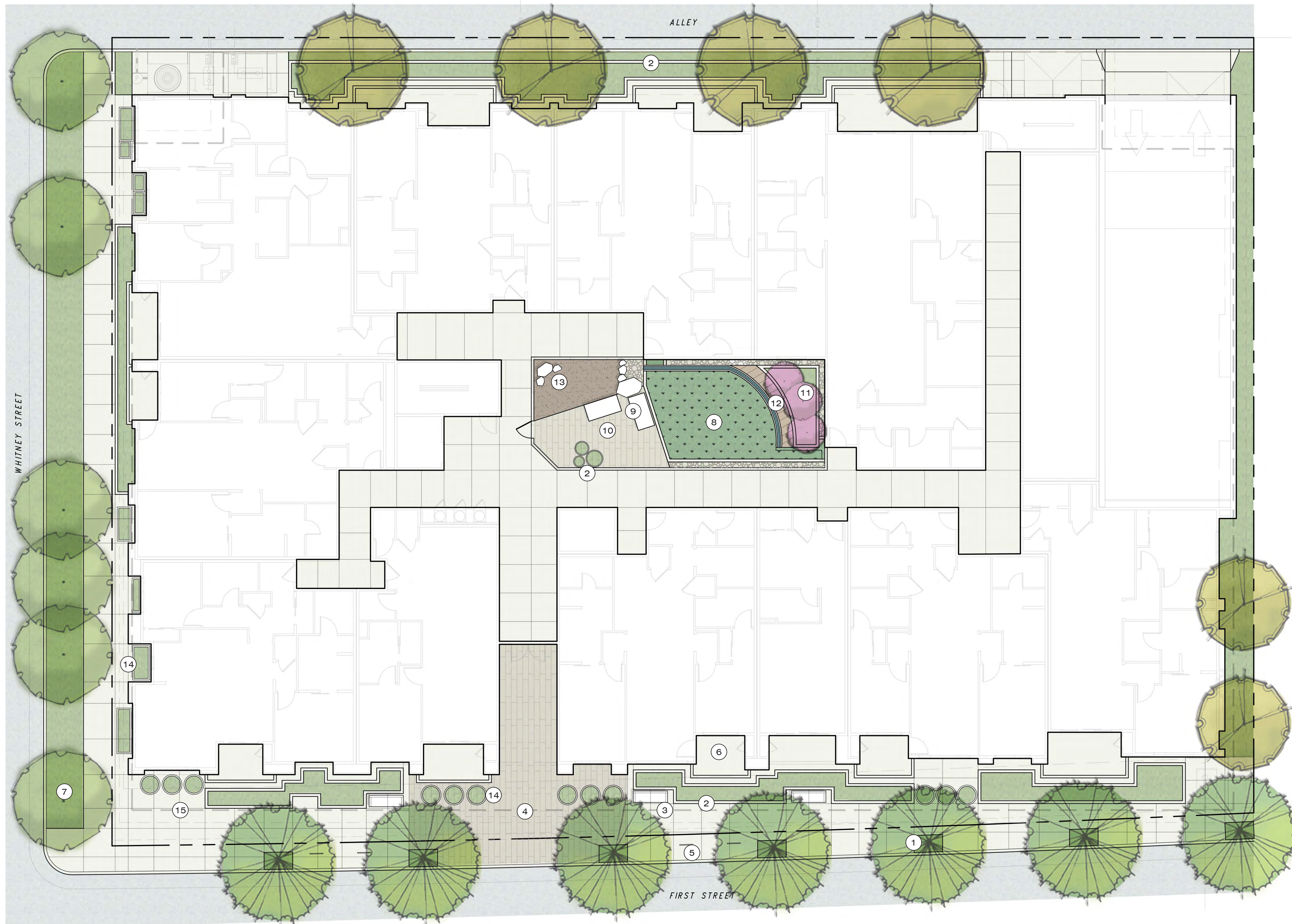
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
						REQUIRED (SF)	PROVIDED (SF)		
A-1	7,449	479	LANDSCAPE	6,970	ROOF CONCRETE			MTD 1 MECH. TREATMENT DEVICE	YES
A-2	3,210	0	LANDSCAPE	3,210	ROOF	746	746		
A-3	8,470	0	LANDSCAPE	8,470	ROOF				
A-4	8,750	0	LANDSCAPE	8,750	ROOF	350	350	FTP 2 FLOW THROUGH PLANTER	YES



DATE: 04/01/21  
 SCALE: AS SHOWN  
 DESIGN: RM  
 DRAWN: RM  
 APPROVED: IB  
 JOB NO: 20201231

Date	Scale	Design	Drawn	Approved	Job No
04/01/21	AS SHOWN	RM	RM	IB	20201231

Drawing Number: **C5.0**



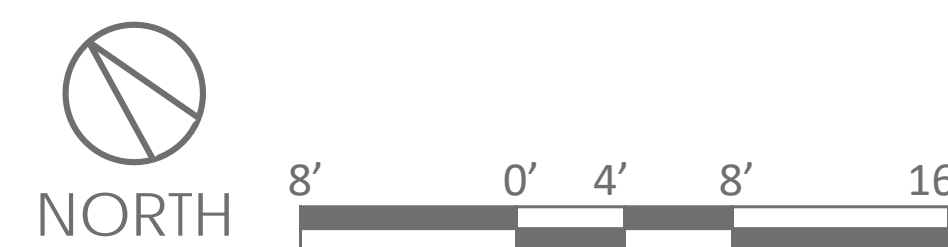
## LEGEND

- ① 3X5' TREE WELL W/STREET TREES AT 25' ON CENTER, TYP
- ② RAISED PLANTER, TYP
- ③ BENCH, TYP
- ④ LARGE FORMAT LINEAR PAVERS, TYP
- ⑤ BIKE RACK, TYP OF 4
- ⑥ UNIT PATIO, TYP
- ⑦ PLANTING STRIP WITH (E) STREET TREES, TYP
- ⑧ RAIN GARDEN, STORMWATER PLANTING
- ⑨ SEAT BLOCK, TYP
- ⑩ PATIO
- ⑪ ACCENT TREE, TYP
- ⑫ WATER WALL
- ⑬ ROCK GARDEN W/BOULDERS
- ⑭ PRECAST PLANTER, TYP
- ⑮ PODIUM (DASHED)

## LANDSCAPE AREA CALCS

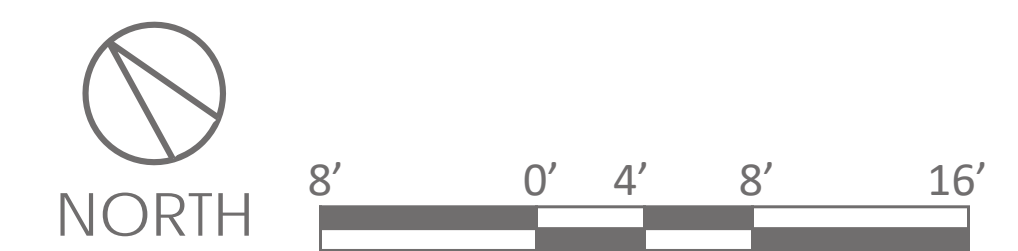
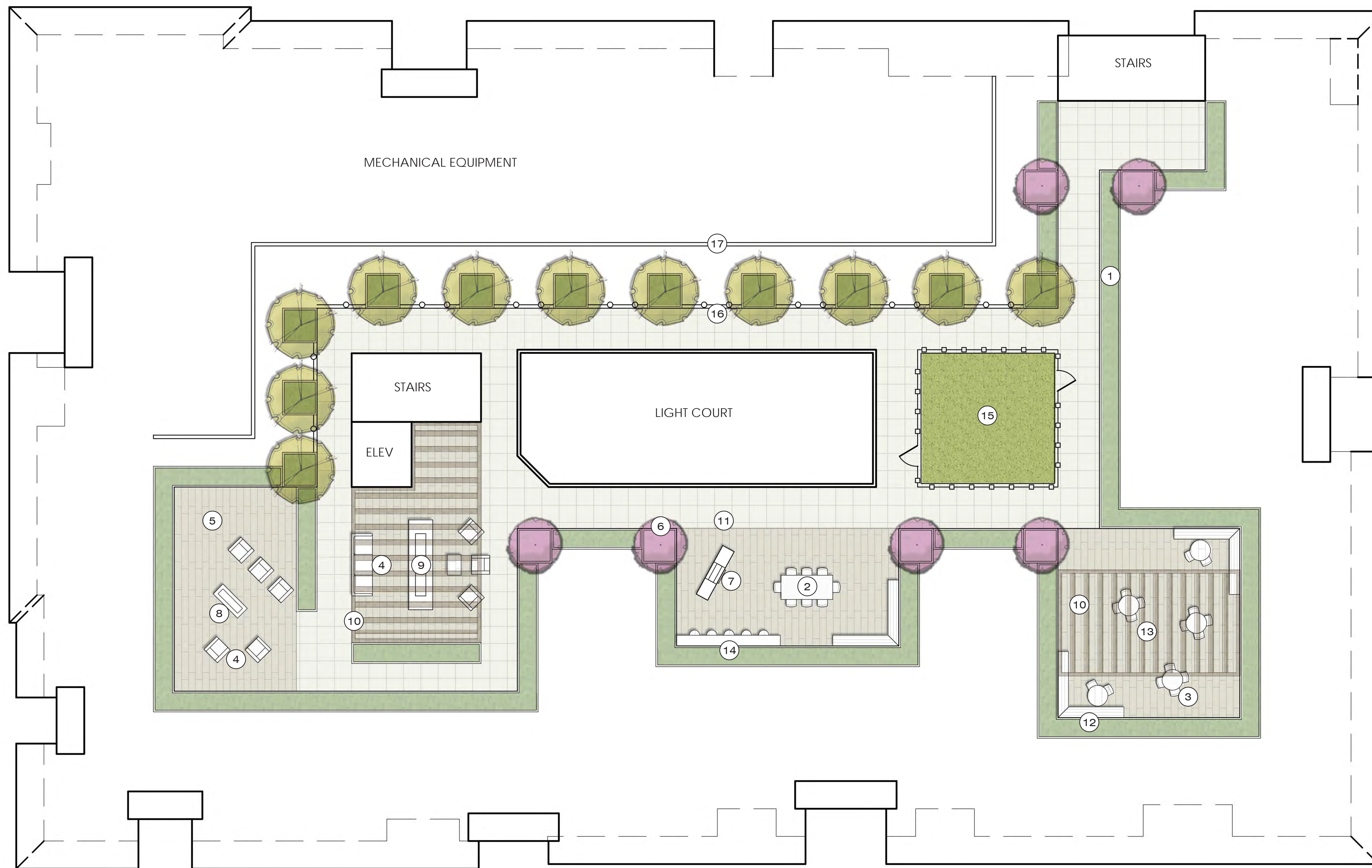
1ST STREET SETBACK	
HARDSCAPE:	1,545 SF
SOFTSCAPE:	430 SF
TOTAL:	1,975 SF
PERCENTAGE:	22%

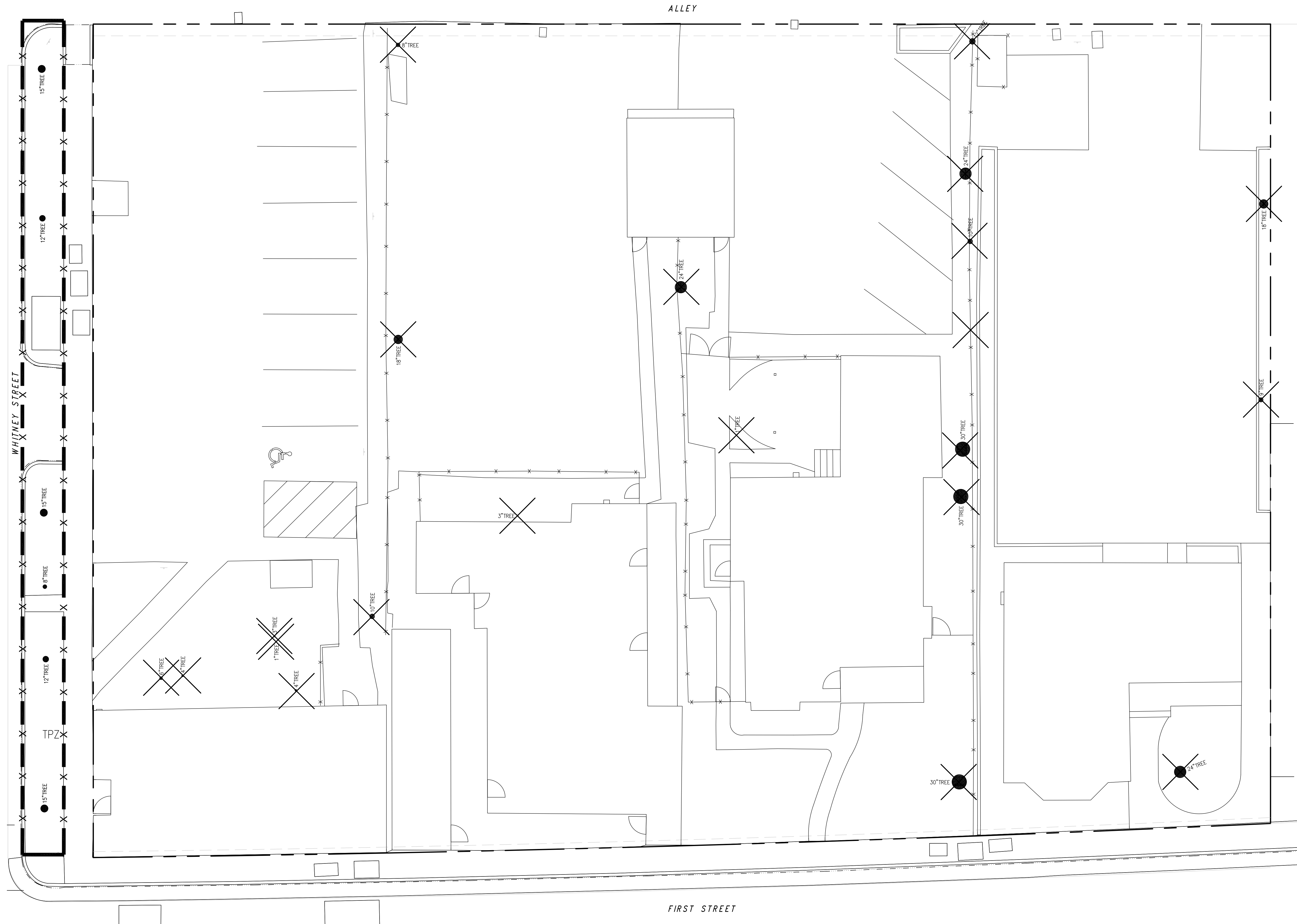
ALLEY SETBACK	
HARDSCAPE:	850 SF
SOFTSCAPE:	720 SF
TOTAL:	1,570 SF
PERCENTAGE:	46%



# LEGEND

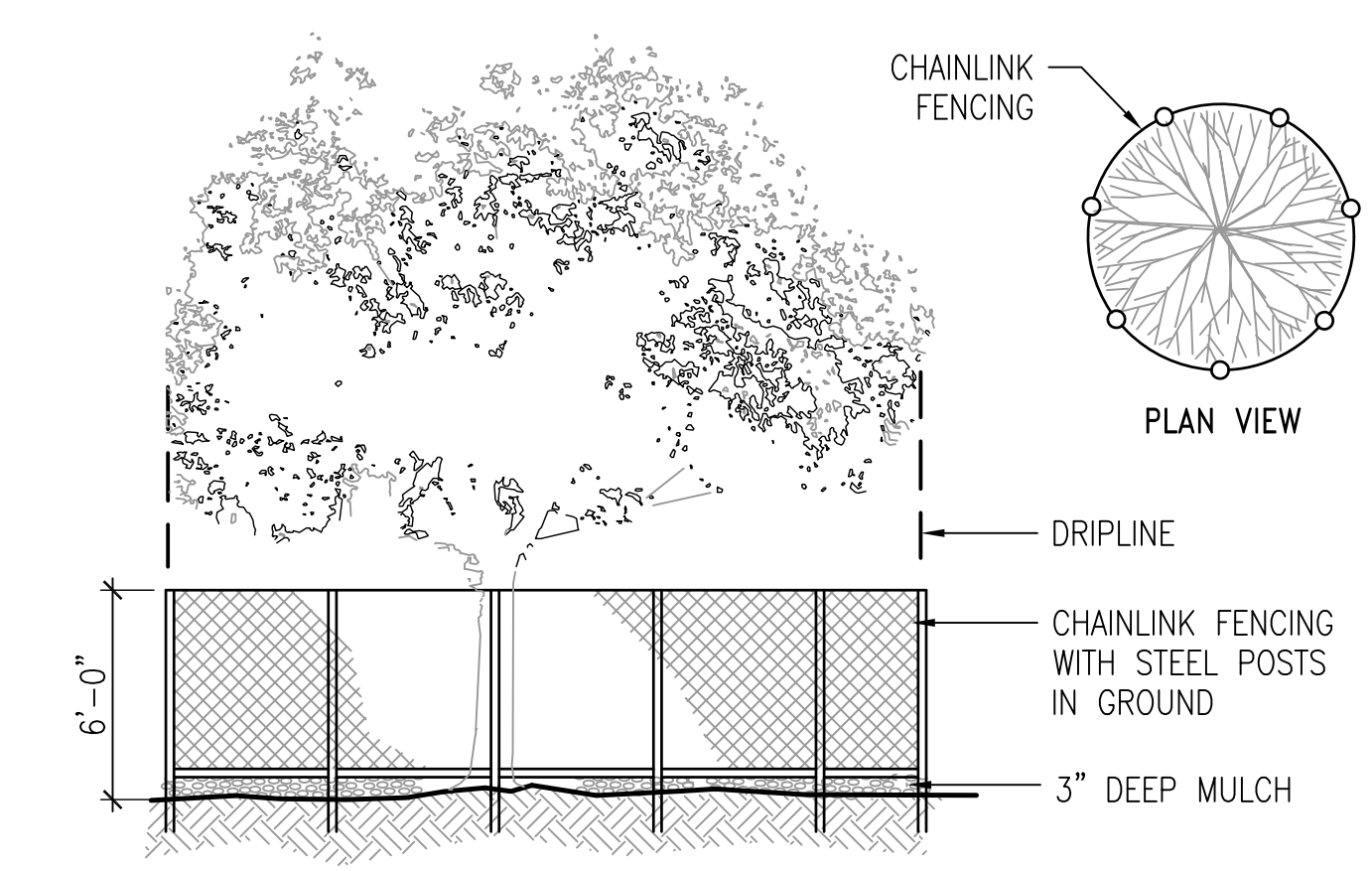
- ① PRECAST PLANTER, TYP
- ② COMMUNITY TABLE
- ③ TABLE & CHAIRS, TYP
- ④ LOUNGE FURNITURE, TYP
- ⑤ PEDESTAL PAVERS, TYP
- ⑥ PRECAST TREE PLANTER, TYP
- ⑦ BBQ (ELECTRIC)/KITCHEN
- ⑧ FIRE PIT
- ⑨ DOUBLE-SIDED FIREPLACE
- ⑩ SHADE STRUCTURE, TYP
- ⑪ BENCH, TYP
- ⑫ CANTILEVER BENCH ON PLANTER, TYP
- ⑬ OUTDOOR WORKSPACE
- ⑭ COUNTER SEATING
- ⑮ DOG LOUNGE W/FENCE & GATES
- ⑯ GREENSCREEN W/VINES OR DECORATIVE PERFORATED SCREEN, BETWEEN PLANTERS, TYP
- ⑰ WALL TO SCREEN MECHANICAL EQUIPMENT



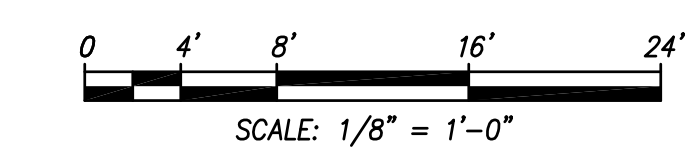
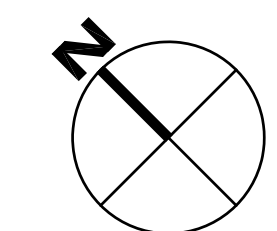


**EXISTING TREE PROTECTION NOTES**

1. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES NOTED ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
2. EXISTING TREE DRIPLINES ARE SHOWN DIAGRAMMATICALLY ON THE PLANS; TREE PROTECTION FENCING INDICATED AT THEIR PERIMETER IS LIKEWISE DIAGRAMMATIC. THE LENGTH OF ALL TREE PROTECTION FENCING IS TO BE MEASURED IN THE FIELD ACCORDING TO THE TRUE SHAPE AND DIAMETER OF TREE DRIPLINES.
3. FENCING SHALL BE SIX FOOT HIGH CHAIN LINK WITH STEEL POSTS EMBEDDED IN THE GROUND. ALL FENCE SECTIONS SHALL BE CLEARLY MARKED WITH A SIGN STATING, "TREE PROTECTION ZONE."
4. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL FINAL LANDSCAPE INSPECTION BY THE LANDSCAPE ARCHITECT.
5. 3" DEEP MULCH IS TO BE PLACED BENEATH THE DRIPLINE OF ALL TREES SHOWN TO BE PROTECTED WITH FENCING.
6. NO GRADING OR CONSTRUCTION WORK SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES, WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. IF EXCAVATION WITHIN THE DRIPLINE IS NECESSARY, THE CONTRACTOR SHALL HAND DIG UNDER THE DIRECTION OF A CERTIFIED ARBORIST. THE CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST ON SITE TO MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING TREES.
7. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.
8. FOR ALL TREES TO REMAIN, NO OIL, GASOLINE, CHEMICALS, LIQUID WASTER, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED, DISPOSED OR STORED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. LIKEWISE, NO EQUIPMENT MAY BE WASHED WITHIN THE DRIPLINE OR DRAINAGE CHANNEL OF ANY TREE.
9. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY EXISTING TREES TO REMAIN WHERE AFFECTED BY CONSTRUCTION WORK IN ORDER TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.
11. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST OR AS OTHERWISE DIRECTED BY THE UNIVERSITY REPRESENTATIVE.
12. ALL PRUNING SHALL BE APPROVED BY THE UNIVERSITY REPRESENTATIVE AND PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST.
13. SEE ALSO ARBORIST REPORT AND CIVIL EXISTING CONDITIONS PLAN, SHEET C1.0.



**1 EXISTING TREE PROTECTION FENCING**  
SCALE: NTS



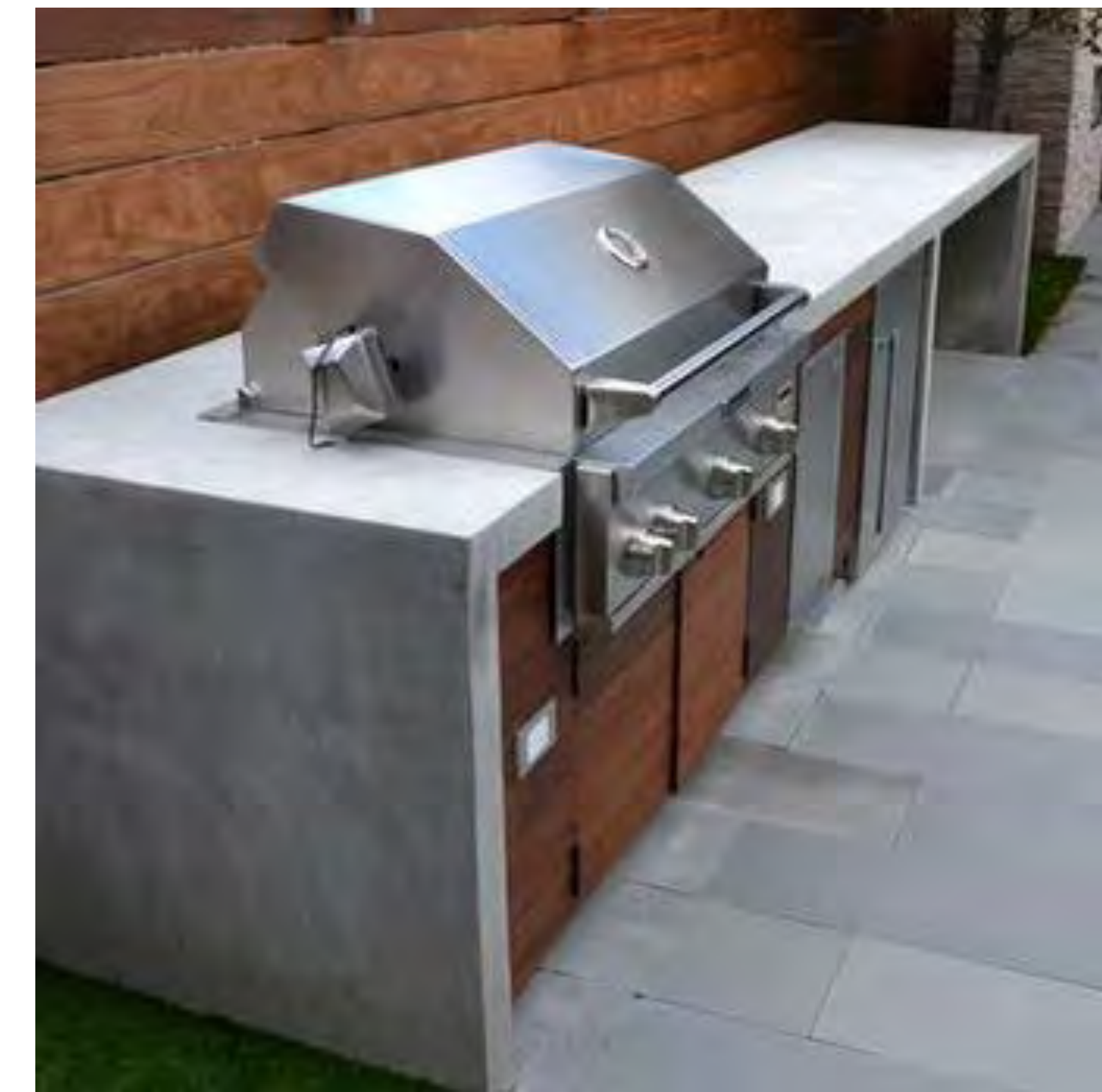




SAND HILL ROAD COURTYARD



1450 CHAPIN AVENUE - ARCHIE HELD WATERWALL



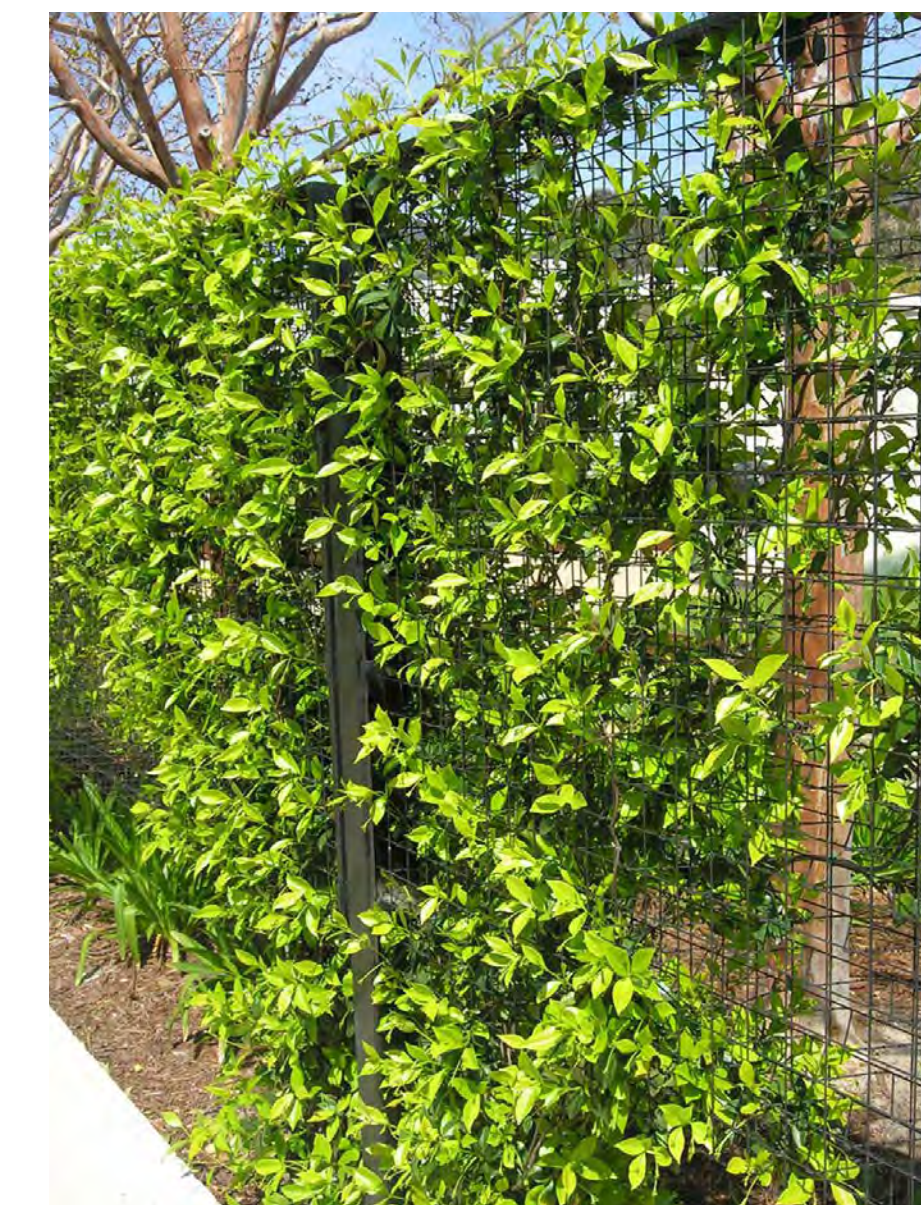
BBOQ (ELECTRIC)/KITCHEN



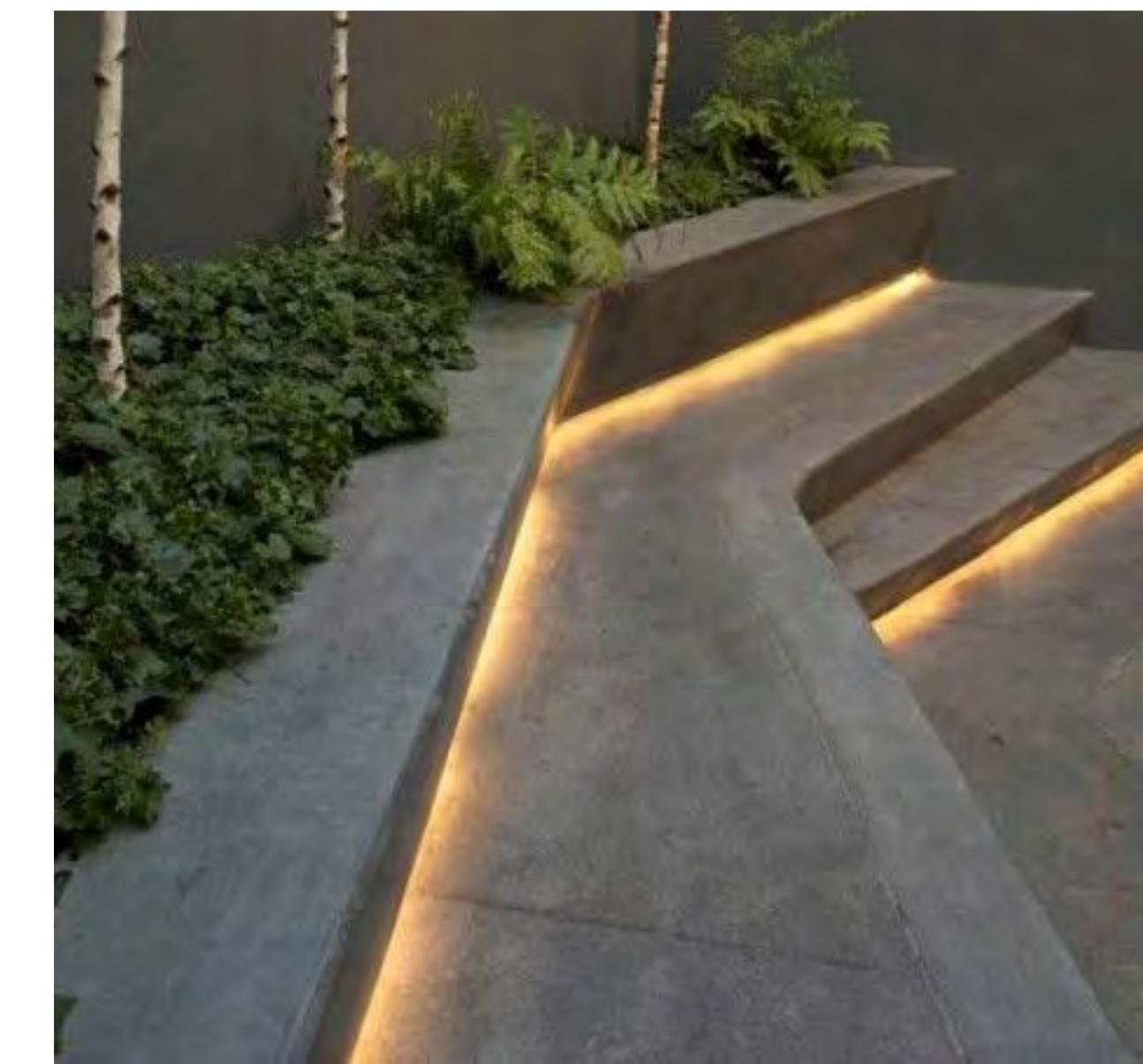
ROOF DECK



PRECAST PLANTERS - ROOF DECK



GREENSCREEN OR DECORATIVE METAL SCREEN



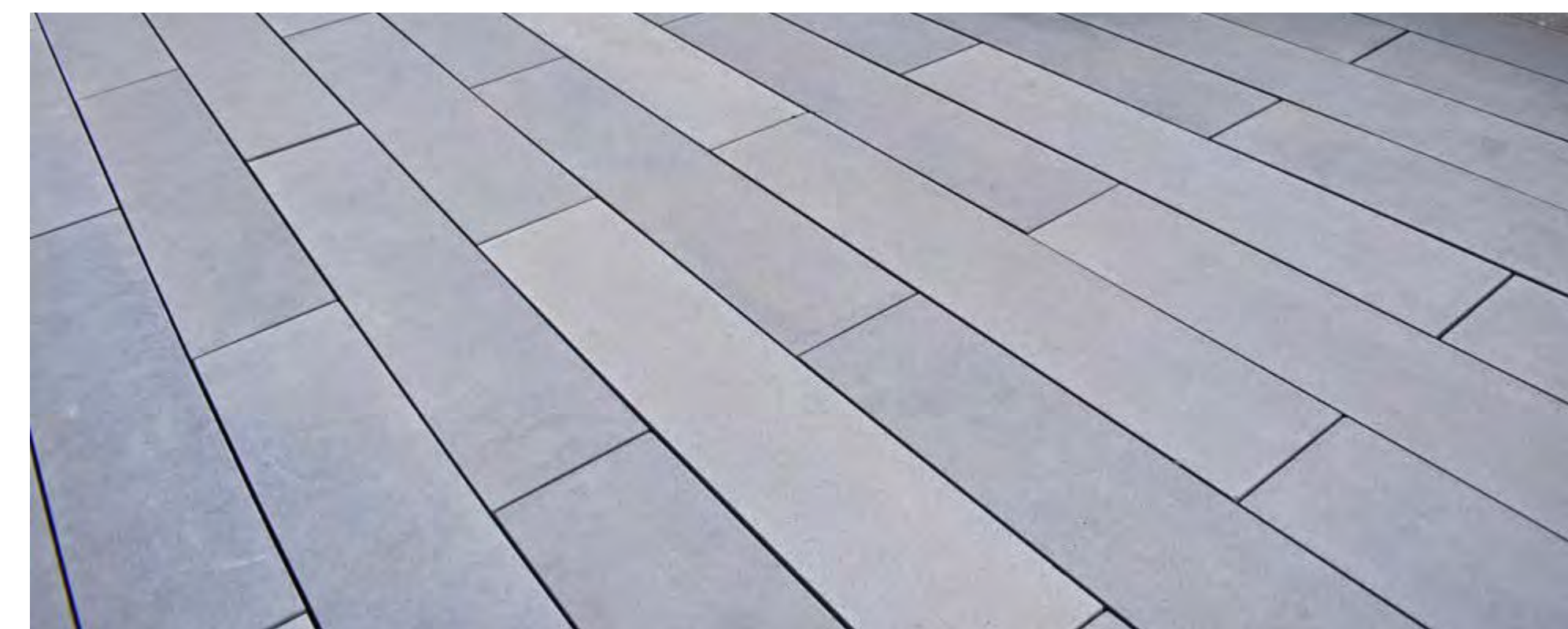
ACCENT LIGHTING



PRECAST CONCRETE PLANTER - GROUND FLOOR



BIKE RACK



LARGE FORMAT LINEAR PAVERS



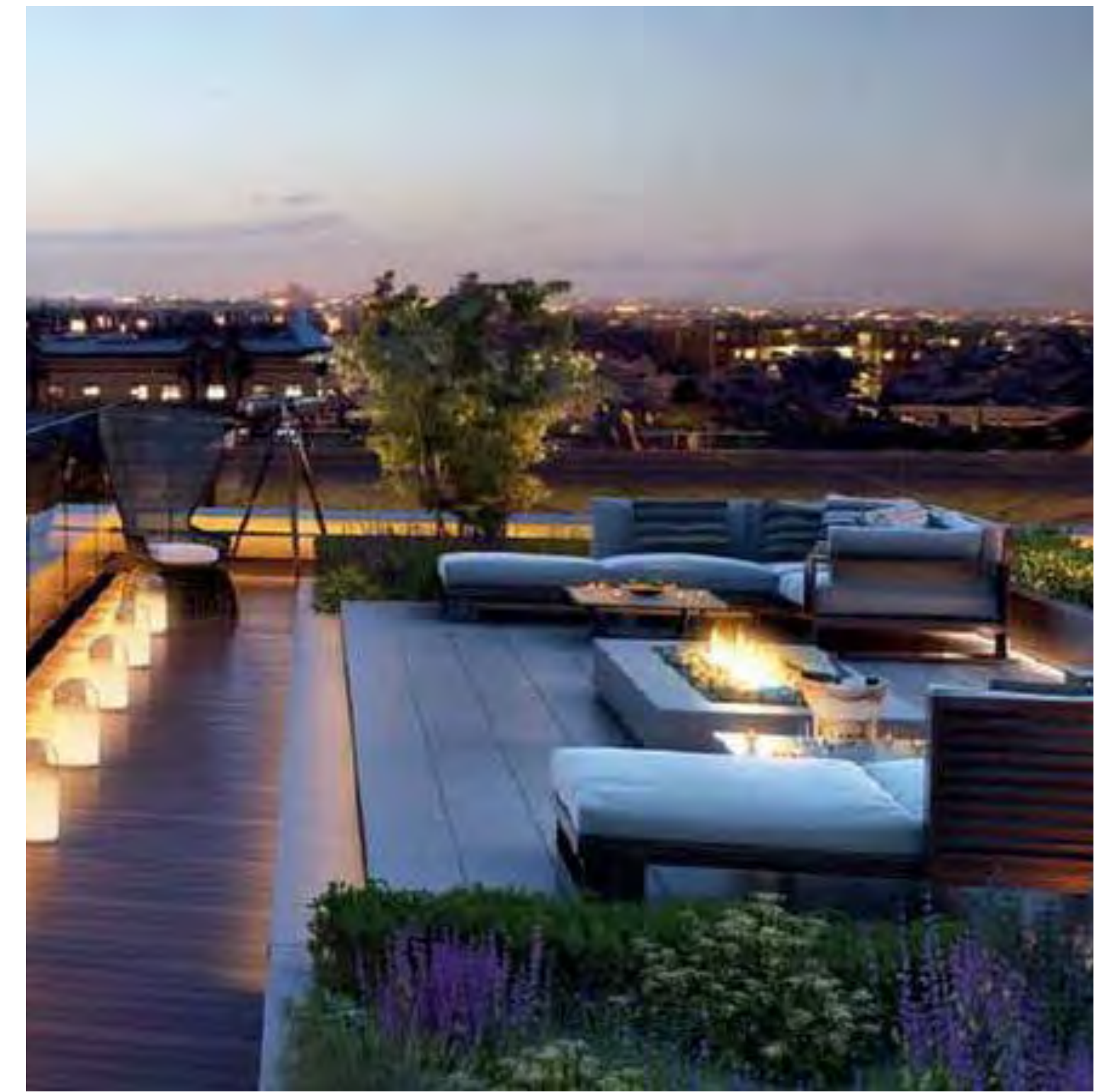
BENCH



GARDEN SURROUND



DOUBLE-SIDED FIREPLACE & LOUNGE SEATING



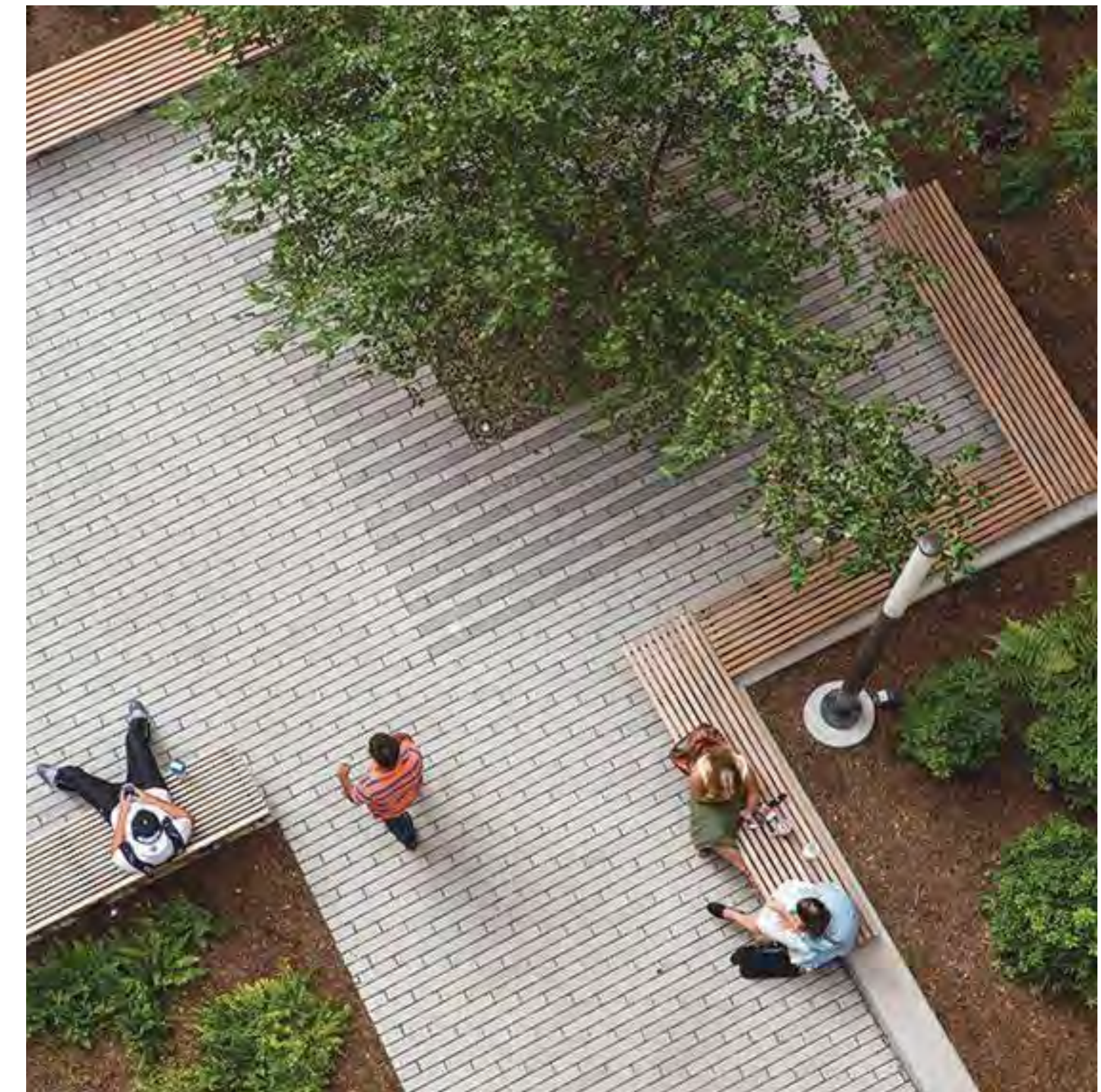
FIREPIT & LOUNGE SEATING



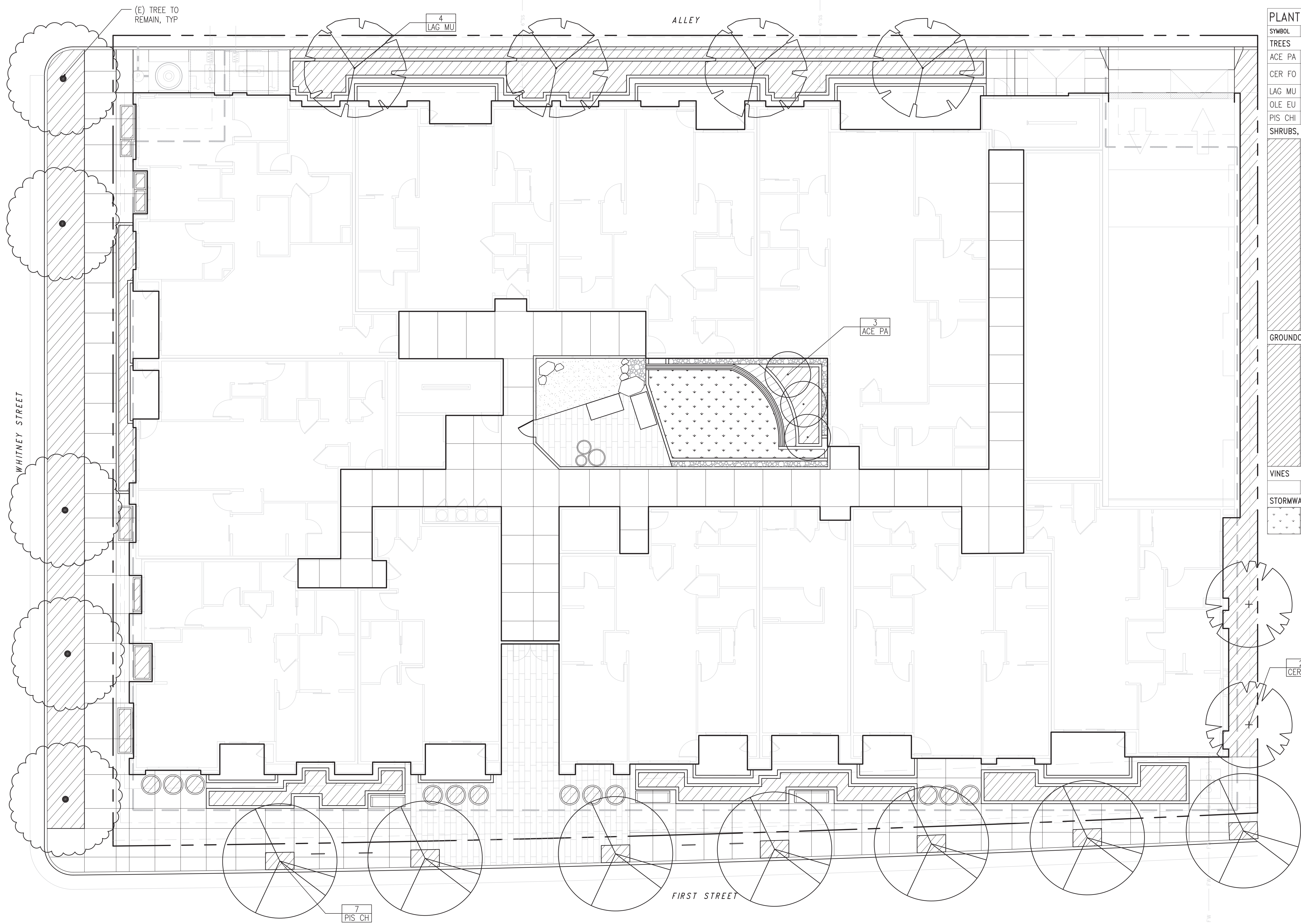
RYOAN-JI ROCK GARDEN



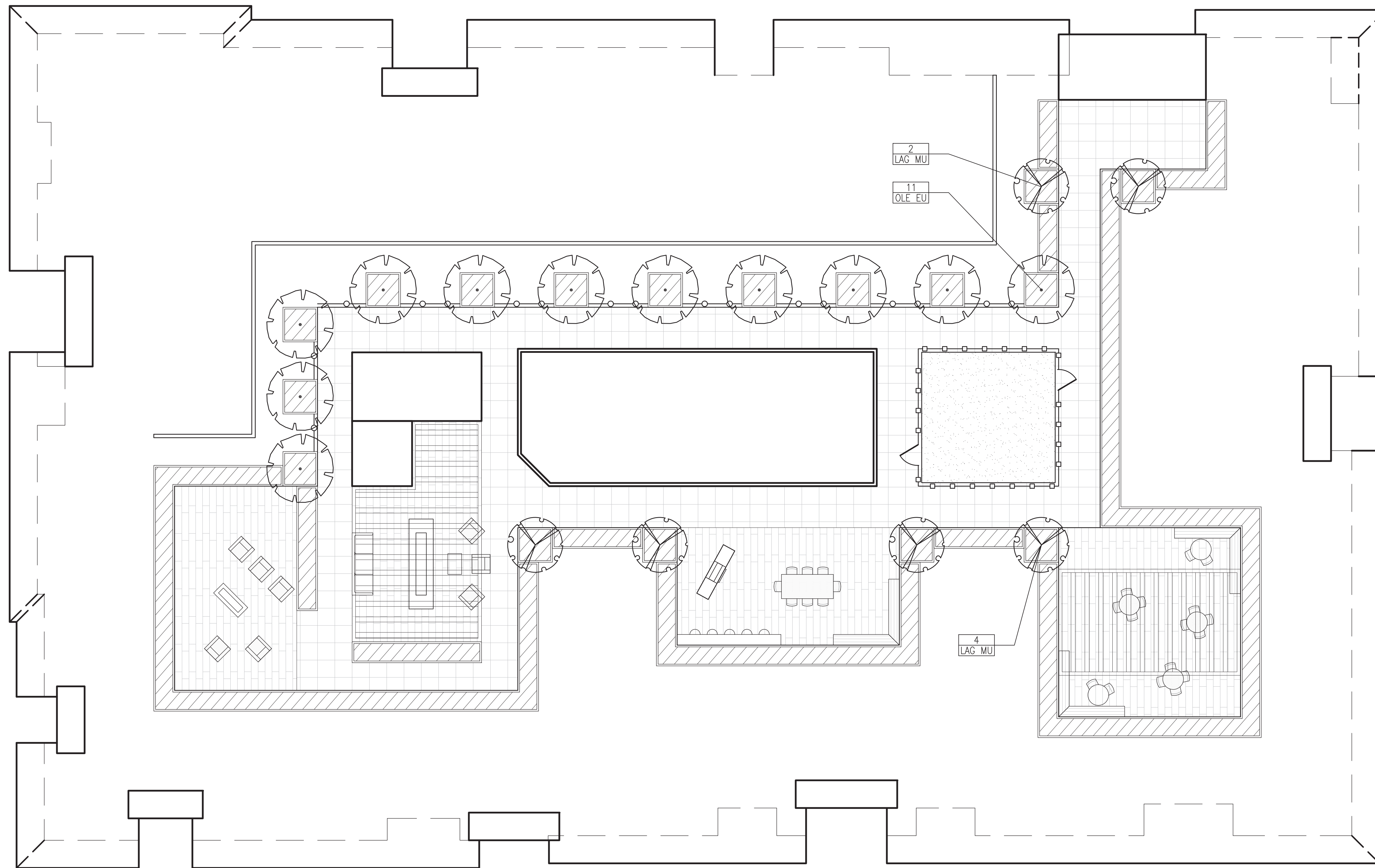
CANTILEVER BENCH ON PLANTER



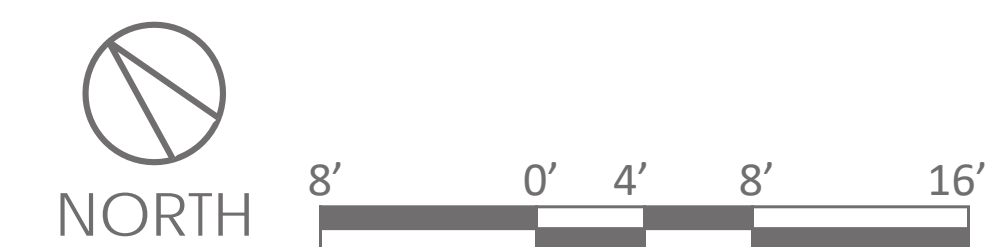
OUTDOOR WORKSPACE WITH SEATING



PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WUOLS
<b>TREES</b>						
ACE PA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN		M
CER FO	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN		M
LAG MU	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	PER PLAN		L
OLE EU	OLEA EUROPAEA	FRUITLESS OLIVE	24" BOX	PER PLAN		L
PIS CHI	PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN		L
<b>SHRUBS, GRASSES, &amp; PERENNIALS</b>						
	ANNIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL	3'-0" OC		L
	ASPIDISTRA ELATOR 'ASAHI'	CAST IRON PLANT	1 GAL	2'-0" OC		L
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GR.	5 GAL	2'-0" OC		L
	DIETES 'LEMON DROPS'	FORTNIGHT LILY	5 GAL	3'-0" OC		L
	HELICTOTICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	4'-0" OC		L
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	5 GAL	3'-0" OC		L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC		L
	MIMULUS 'JELLYBEAN GOLD'	MONKEYFLOWER	1 GAL	2'-0" OC		L
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	3'-0" OC		L
	PHORMIUM 'RAINBOW MAIDEN'	NEW ZEALAND FLAX	5 GAL	4'-0" OC		L
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PODOC.	15 GAL	4'-0" OC		M
	RIBES SANGUINEUM 'KING EDWARD'	CA CURRANT	5 GAL	4'-0" OC		L
<b>GROUNDCOVERS</b>						
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	2'-0" OC		L
	ARCTOSTAPHYLOS EDMUNDSII 'EMERALD CARPET'	MANZANITA	1 GAL	5'-0" OC		L
	CEANOTHUS GRISEUS 'HORIZONTALIS'	CALIFORNIA LILAC	1 GAL	6'-0" OC		L
	HEUCHERA MAXIMA	CORAL BELLS	1 GAL	2'-0" OC		L
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	2'-0" OC		L
	LIRIOPE MUSCARI 'VARIEGATA'	VARIEG. LILYTURF	1 GAL	1'-6" OC		M
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC		M
	SEDUM RUPESTRE 'ANGELINA'	STONECROP	1 GAL	2'-0" OC		L
<b>VINES</b>						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	PER PLAN		M
<b>STORMWATER PLANTING</b>						
	CAREX TUMULCOLA	BERKELEY SEDGE	1 GAL	2'-0" OC		L
	JUNCUS PATENS	CA GRAY RUSH	1 GAL	2'-0" OC		L



PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WOODS
<b>TREES</b>						
ACE PA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN		M
CER FO	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN		M
LAG MU	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	PER PLAN		L
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PIS CHI	PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN		L
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	ANNIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL	3'-0" OC		L
	ASPIDISTRA ELATIOR 'ASAHI'	CAST IRON PLANT	1 GAL	2'-0" OC		L
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GR.	5 GAL	2'-0" OC		L
	DIETES 'LEMON DROPS'	FORTNIGHT LILY	5 GAL	3'-0" OC		L
	HELICTOTICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	4'-0" OC		L
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	5 GAL	3'-0" OC		L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC		L
	MIMULUS 'JELLYBEAN GOLD'	MONKEYFLOWER	1 GAL	2'-0" OC		L
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	3'-0" OC		L
	PHORMIUM 'RAINBOW MAIDEN'	NEW ZEALAND FLAX	5 GAL	4'-0" OC		L
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PODOC.	15 GAL	4'-0" OC		M
	RIBES SANGUINEUM 'KING EDWARD'	CA CURRANT	5 GAL	4'-0" OC		L
<b>GROUNDCOVERS</b>						
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	2'-0" OC		L
	ARCTOSTAPHYLOS EDMUNDSII 'EMERALD CARPET'	MANZANITA	1 GAL	5'-0" OC		L
	CEANOTHUS GRISEUS 'HORIZONTALIS'	CALIFORNIA LILAC	1 GAL	6'-0" OC		L
	HEUCHERA MAXIMA	CORAL BELLS	1 GAL	2'-0" OC		L
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	2'-0" OC		L
	LIRIOPE MUSCARI 'VARIEGATA'	VARIEG. LILYTURF	1 GAL	1'-6" OC		M
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC		M
	SEDUM RUPESTRE 'ANGELINA'	STONECROP	1 GAL	2'-0" OC		L
<b>VINES</b>						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	PER PLAN		M
<b>STORMWATER PLANTING</b>						
	CAREX TUMULCOLA	BERKELEY SEDGE	1 GAL	2'-0" OC		L
	JUNCUS PATENS	CA GRAY RUSH	1 GAL	2'-0" OC		L



CONSTRUCTION MANAGEMENT PLAN  
355 1st Street  
March 24, 2021

Acknowledgement  
The goal of this Construction Management plan is to minimize the construction related impacts to the surrounding neighborhood and adjacent properties and their occupants. Specifically the objectives of this plan are to:

- Reduce parking impacts related to the proposed construction;
- Contain construction related parking to the project site and areas approved by the city;
- Reduce construction related noise to the greatest extent technically and economically feasible; and
- Minimize off-site dust and air quality impacts per best management practices.

In order to achieve the above stated goals and objectives, we agree to, and will abide by the terms contained in this Construction Management Plan.

Kevin DeNardi Date  
(Owners)

General Contractor (TBD) Date

Pre-Construction Meeting  
The owner and contractor shall schedule a pre-construction meeting with City Staff (Building, Planning and Engineering) after permit issuance, but prior to start of work, to review Construction Management Plan implementation.

Approvals

Building Date

Planning Date

Engineering Date

PROJECT TOTAL EQUIPMENT HOURS

Equipment	dBa	XXX	hours
Excavators	81	XXX	hours
Trucks	79	XXX	hours
Loaders	85	XXX	hours
Backhoe	85	XXX	hours
Compactor/Roller	74	XXX	hours
Mobile Crane	83	XXX	hours
Air Compressor	81	XXX	hours
Generator	81	XXX	hours
Concrete Boom Pump	82	XXX	hours
Concrete Trucks	83	XXX	hours
Concrete Trailer Pump	82	XXX	hours
Misc. Hand Tools	74	XXX	hours
Personnel Hoist	75	XXX	hours
Fork Lifts	83	XXX	hours

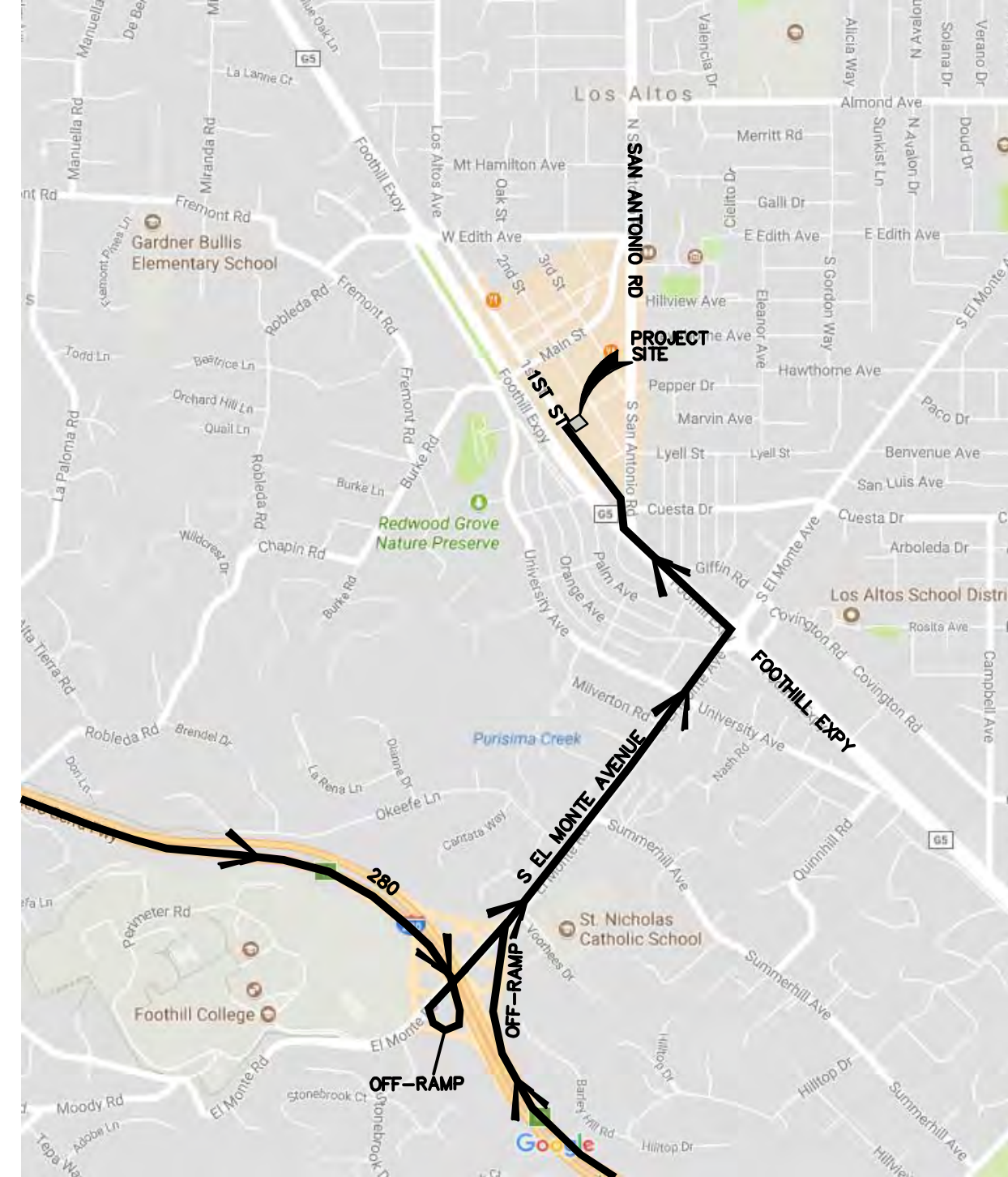
Loading, unloading, opening, closing, or handling of boxes, crates, containers, building materials, or similar objects, between the hours of 10:00 p.m. and 7:00 a.m. of the following day, in such a manner as to cause a noise disturbance across a residential real property line is prohibited.

At least 24 hours prior to any jack-hammering activities, all occupants of adjacent properties will be notified.

DELIVERIES WILL BE MADE FROM THE ALLEY WHEN FEASIBLE.

DELIVERIES ARE ANTICIPATED ONLY BETWEEN 7:00 AM - 4:00 PM WEEKDAYS AND 10:00 AM - 2:00 PM ON SATURDAY

OFF-SITE TRUCK STAGING FOR MATERIAL DELIVERIES THAT REQUIRE MULTIPLE TRUCKS AT ANY ONE TIME (CONCRETE, BUILDING MATERIALS, ETC.) WILL BE DETERMINED WITH CITY STAFF PRIOR TO CONSTRUCTION COMMENCING



355 FIRST STREET—HAUL ROUTE IN—BOUND

FROM THE SOUTH:

- 1) TAKE I-280 NORTH BOUND.
- 2) TAKE EXIT 16 FOR EL MONTE ROAD.
- 3) KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR EL MONTE ROAD E AND KEEP RIGHT TO MERGE ONTO EL MONTE ROAD.
- 4) CONTINUE ON EL MONTE ROAD.
- 5) USE THE MIDDLE LANE TO TURN LEFT ONTO Foothill EXPRESSWAY.
- 6) TURN RIGHT ONTO S SAN ANTONIO ROAD.
- 7) TURN LEFT ONTO FIRST STREET.

FROM THE NORTH:

- 1) TAKE I-280 SOUTH BOUND.
- 2) TAKE EXIT 16 FOR EL MONTE ROAD TOWARD MOODY ROAD.
- 3) KEEP LEFT AT THE FORK, FOLLOW SIGN FOR EL MONTE ROAD E.
- 4) KEEP RIGHT AT THE FORK, FOLLOW SIGN FOR EL MONTE ROAD E AND MERGE ONTO EL MONTE ROAD.
- 5) USE THE MIDDLE LANE TO TURN LEFT ONTO Foothill EXPRESSWAY.
- 6) TURN RIGHT ONTO S SAN ANTONIO ROAD.
- 7) TURN LEFT ONTO FIRST STREET.

Noise Reduction Plan  
During Construction and Demolition the project will adhere to the following noise reduction policies per LAMC 6.16.

The project will not operate or cause the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work on weekdays before 7:00 a.m. and after 7:00 p.m. and Saturdays before 9:00 a.m. or after 6:00 p.m. or any time on Sundays or the city observed holidays of New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day and Christmas Day, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line.

Where technically and economically feasible, construction activities shall be conducted in such a manner that the maximum noise levels at affected properties will not exceed:

Maximum noise levels for the nonscheduled, intermittent, short-term operation (less than ten (10) days) of mobile equipment or stationary equipment:

Daily, except Sundays and legal holidays 7:00 a.m. — 7:00 p.m.	85dBA
Daily, 7:00 p.m. — 7:00 a.m. and all day Sundays and legal holidays	60 dBA

No person shall operate, or cause to be operated, any source of sound at any location within the city, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level, when measured on any other property, either incorporated or unincorporated, to exceed:

10:00 PM – 7:00 AM	60 dBA
7:00 AM – 10:00 PM	65d BA

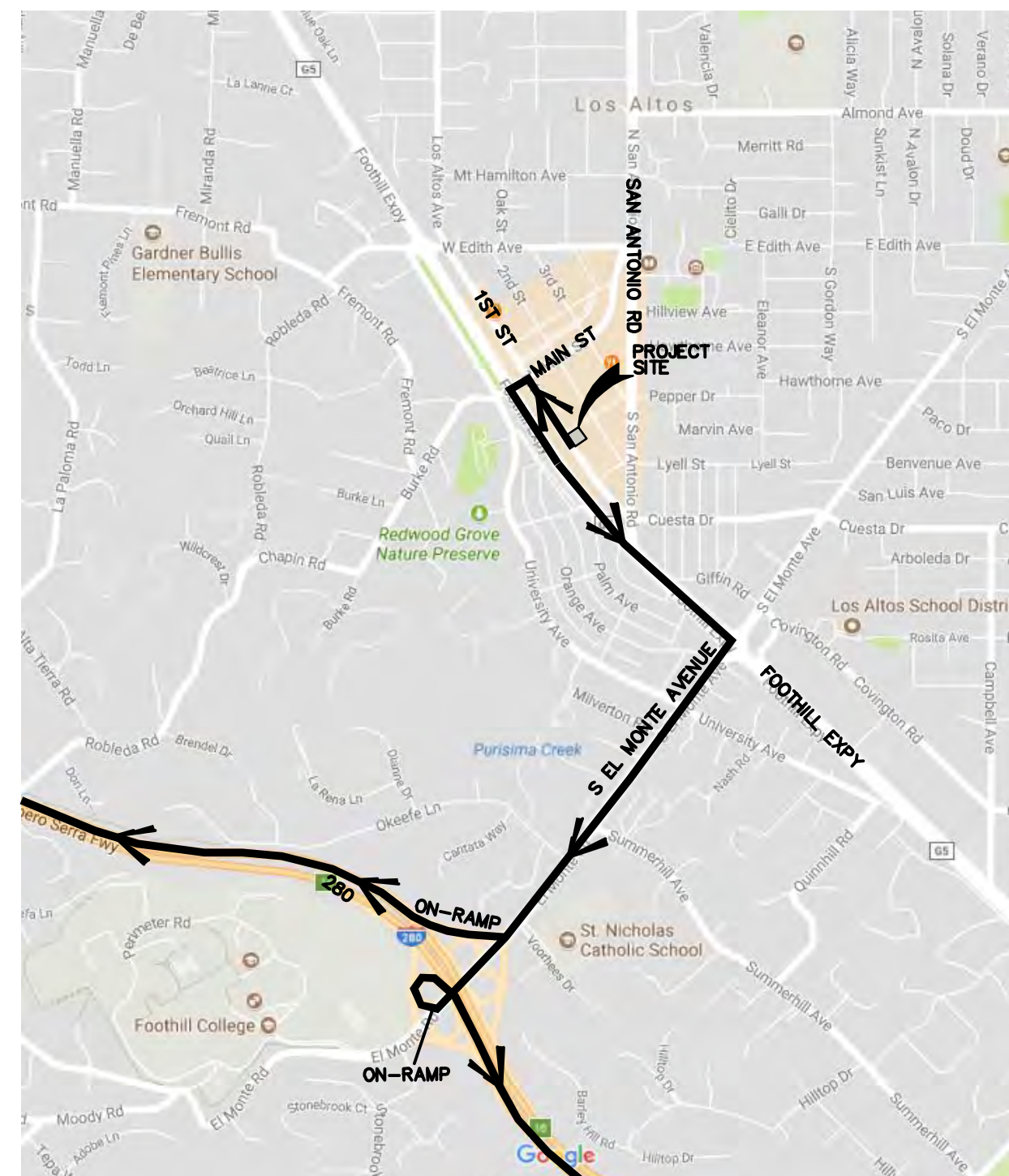
- For a cumulative period of more than thirty (30) minutes in any hour; or
- The noise standard plus five dB for a cumulative period of more than fifteen (15) minutes in any hour; or
- The noise standard plus ten (10) dB for a cumulative period of more than five minutes in any hour; or
- The noise standard plus fifteen (15) dB for a cumulative period of more than one minute in any hour; or
- The noise standard plus twenty (20) dB or the maximum measured ambient for any period of time.

SITE PARKING AND STAGING

The following outlines general methods to reduce construction impact on the surrounding neighbors:

1. Parking during basement excavation and construction is anticipate to be limited to the project frontage on First Street and on Whitney Street utilizing approximately 10 cars for this stage of construction.
2. After basement parking structure is built, then parking will be available for employees and materials in the garage.
3. Trailer size is approximately 8'x20'. See sheet CM2.0 for location.
4. Construction metal chain link fence is approximately 6' tall with a green screen.
5. Entrance/gate is located along the Alley at the proposed basement parking entry.
6. Material location is per sheet CM2.0.

NOTE: Contractor shall not be permitted to park on residential neighborhood streets beyond project frontage.



355 FIRST STREET—HAUL ROUTE OUT—BOUND

HEADED SOUTH:

- 1) HEAD NORTHWEST ON FIRST STREET TOWARDS MAIN STREET.
- 2) TURN LEFT ONTO MAIN STREET.
- 3) TURN LEFT ONTO Foothill EXPRESSWAY.
- 4) TURN RIGHT ONTO S EL MONTE AVENUE (SIGNS FOR MOODY ROAD).
- 5) USE THE RIGHT LANE TO TAKE THE RAMP TO I-280 S TOWARDS SAN JOSE.

HEADED NORTH:

- 1) HEAD NORTHWEST ON FIRST STREET TOWARDS MAIN STREET.
- 2) TURN LEFT ONTO MAIN STREET.
- 3) TURN LEFT ONTO Foothill EXPRESSWAY.
- 4) TURN RIGHT ONTO S EL MONTE AVENUE (SIGNS FOR MOODY ROAD).
- 5) USE THE RIGHT LANE TO MERGE ONTO I-280 N TOWARDS SAN FRANCISCO.

DATE PLOTTED: 04/01/21  
 PLOT FILE: CM1.0.dwg  
 PLOT BY: BKF

1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
www.bkf.com











**355-373 1ST STREET**  
**CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN**  
 LOS ALTOS  
 SANTA CLARA COUNTY  
 CALIFORNIA

Date	Revisions
04/01/21	AS SHOWN
	Design RM
	Drawn RM
	Approved IB
	Job No 20201231

Drawing Number:

**CM1.0**

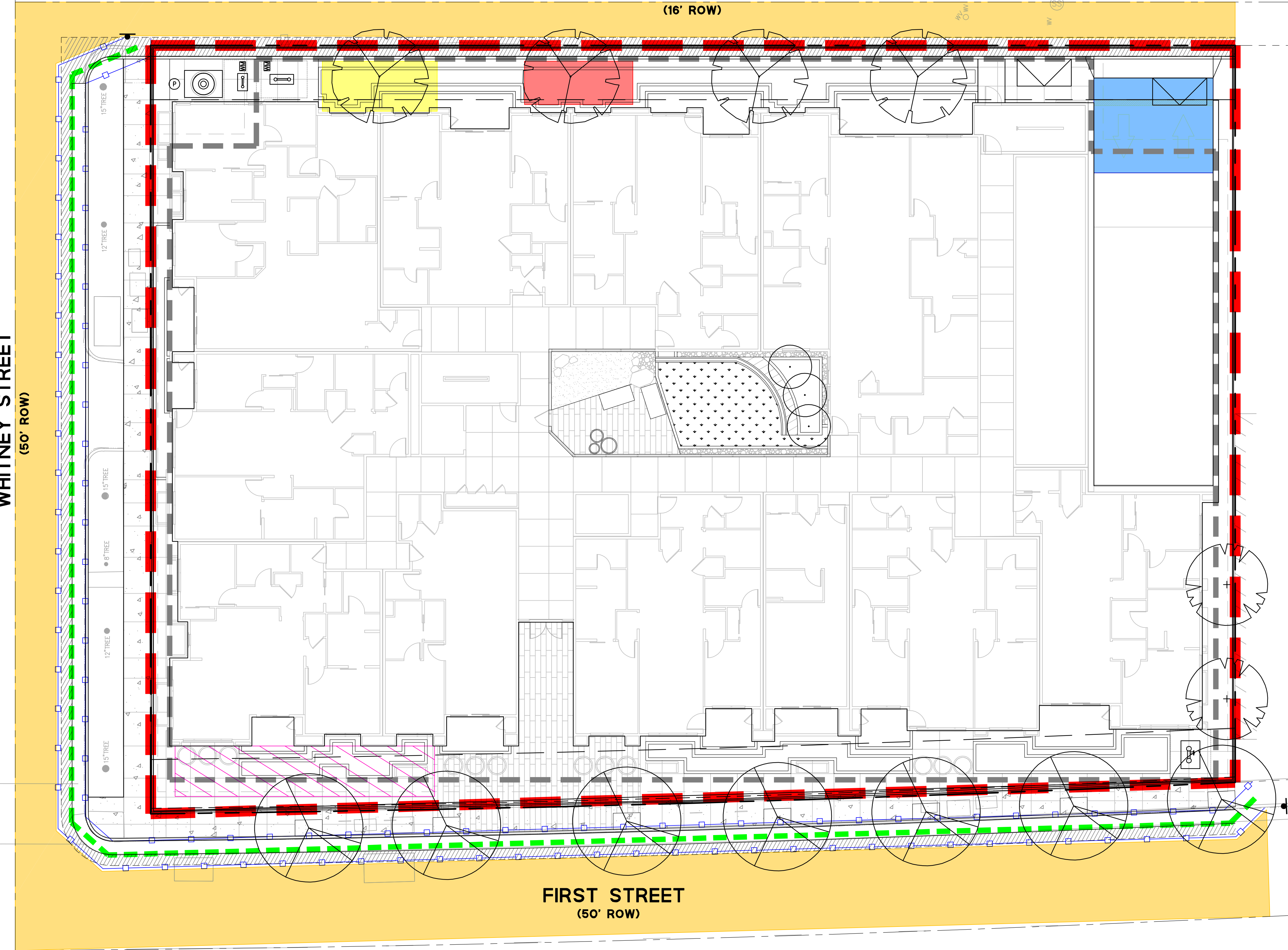
LEGEND

-  TRUCK/MATERIAL DELIVERY (LOADING/UNLOADING)
-  CONSTRUCTION SERVICES TEMP POWER/TEMP TOILETS/CONSTRUCTION SHED
-  BASEMENT PARKING ENTRY
-  8'x20' TRAILER (ACTUAL LOCATION TO BE DETERMINED IN FIELD)
-  MATERIAL AND STORAGE YARD (ACTUAL LOCATION TO BE DETERMINED IN FIELD)
-  CONCRETE K RAIL
-  CONSTRUCTION FENCE DRIVEN POST
-  SIDEWALK DETOUR

WHITNEY STREET (50' ROW)

ALLEY (16' ROW)

FIRST STREET (50' ROW)



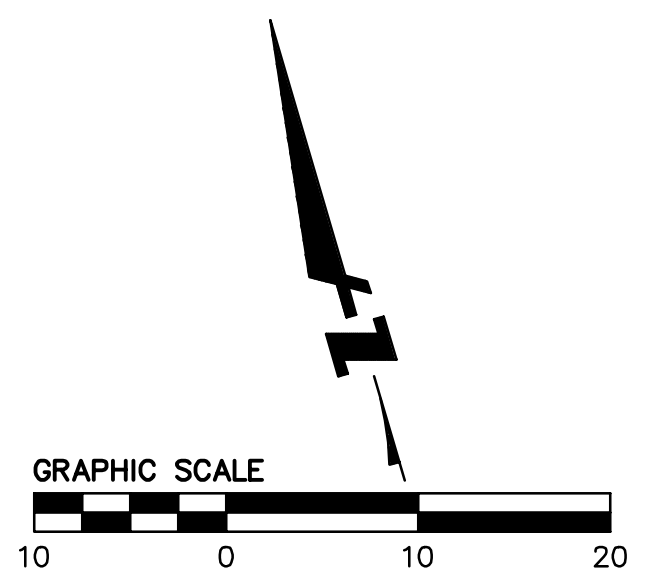
1730 N. FIRST STREET  
 SUITE 200  
 SANTA CLARA, CA 95112  
 (408) 467-9100  
 www.bkf.com



355-373 1ST STREET  
 CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN  
 LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

Date	Revisions
04/01/21	No.
AS SHOWN	
Design RM	
Drawn RM	
Approved IB	
Job No 20201231	

Drawing Number: CM2.0



DRAWING NAME: E:\2020\2021\355-373\1711141007\ADMIN\CONCEPTUAL\CM2-FLOW.dwg  
 PLOT DATE: 04/01/21  
 PLOT BY: BKF

**NOTES:**

1. Only signs related to pedestrians are shown. For all other signs see appropriate T-sheets.
2. Barricades closing sidewalk shall cover the full width of the sidewalk. Use R9-11 sign when there are destination points between the detour and the work area. Locate the R9-11 sign to allow pedestrian access.
3. Advance warning sign is not required if the work area is within the limits of a larger work zone. Sign shall be equipped with at least two flags for daytime closure. Each flag shall be orange or fluorescent red-orange in color.

**NOTES:**

See Standard Plan T9 for tables.  
Use cone spacing X for taper segment, Y for tangent segment or Z for conflict situations, as appropriate, per Table 1 unless X, Y, or Z cone spacing is shown on this sheet.

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

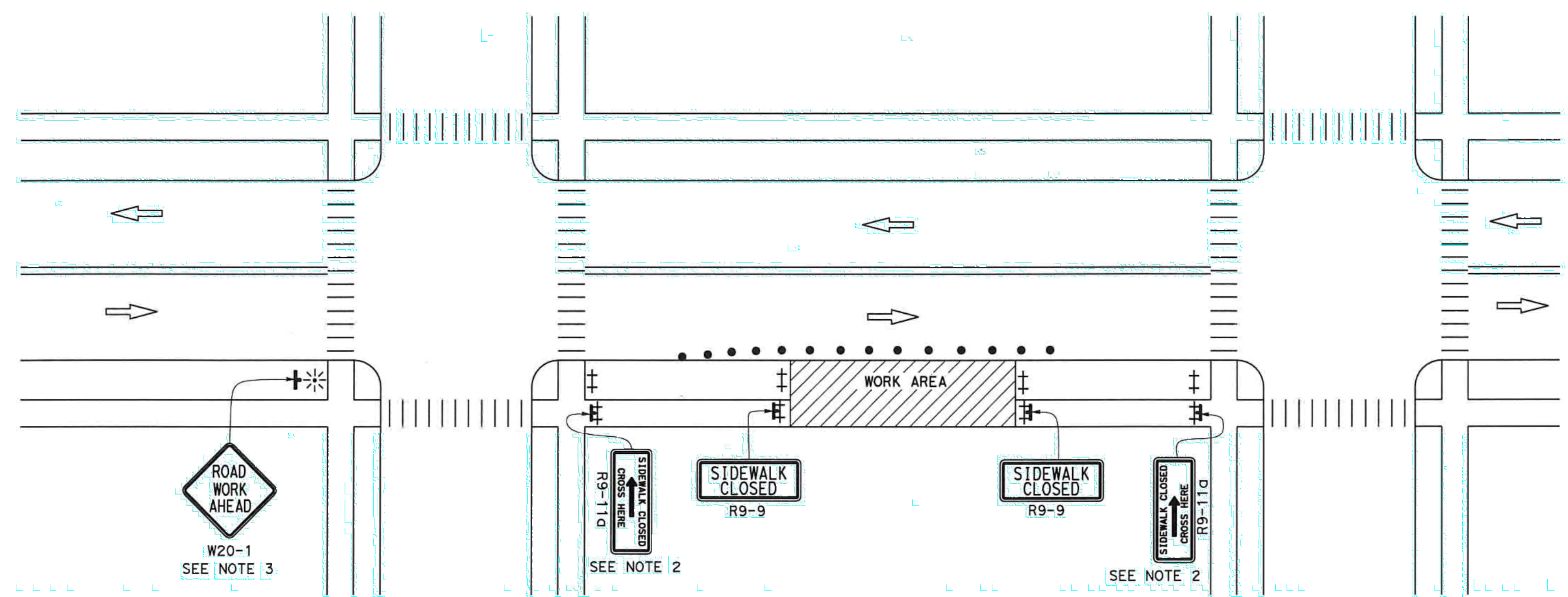
*Atifa Ferouz*  
REGISTERED CIVIL ENGINEER

May 31, 2018  
PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

REGISTERED PROFESSIONAL ENGINEER  
Atifa Ferouz  
No. C80402  
Exp. 3-31-19  
CIVIL  
STATE OF CALIFORNIA

296



**LEGEND:**

- ⊥ BARRICADE
- TRAFFIC CONE
- ⊛ PORTABLE FLASHING BEACON
- ⊥ SIGN
- ⊥ TEMPORARY TRAFFIC CONTROL SIGN ON BARRICADE

**SIGN PANEL SIZE (Min)**

SIGN DESIGNATION	SIGN OR PLAQUE	SIGN SIZE
R9-9	SIDEWALK CLOSED	24" x 12"
R9-11	SIDEWALK CLOSED AHEAD CROSS HERE	24" x 18"
R9-11a	SIDEWALK CLOSED CROSS HERE	24" x 12"
W20-1	ROAD WORK AHEAD	36" x 36"

**2018 STANDARD PLAN T30**

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
**TEMPORARY PEDESTRIAN ACCESS ROUTES  
TYPICAL SIDEWALK CLOSURE  
AND PEDESTRIAN DETOUR**  
NO SCALE

**T30**

1730 N. FIRST STREET  
SUNTECH, CA 95112  
(408) 467-9100  
www.bkf.com



**355-373 1ST STREET**  
**CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN**  
SANTA CLARA COUNTY  
LOS ALTOS  
CALIFORNIA

Date	Revisions
04/01/21	
AS SHOWN	
Design RM	
Drawn RM	
Approved IB	
Job No 20201231	

Drawing Number:  
**CM3.0**

DATE PLOTTED: 04/01/21 11:41 AM PLOTTER: HP DesignJet T1100PS