

# 355 FIRST STREET

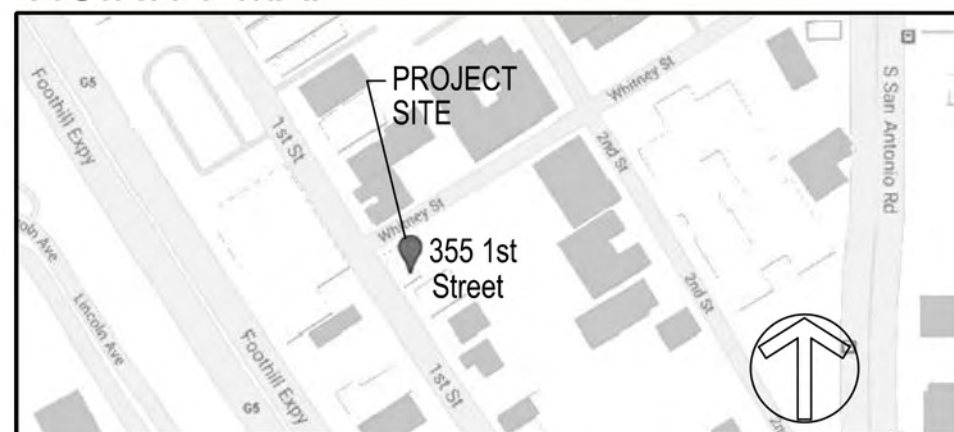
SECOND SUBMITTAL | JULY 16, 2021



## SHEET INDEX

TITLE SHEET	T1
PROJECT DATA SHEET	T2
PROJECT DATA SHEET	T3
EXISTING SITE & SURROUNDING CONTEXT	A01
STREET ELEVATIONS	A02
BUILDING PERSPECTIVE	A03
BUILDING PERSPECTIVE	A04
MATERIAL SELECTIONS	A05
EXISTING SITE PLAN	A06
PROPOSED SITE PLAN	A07
LOWER GARAGE PLAN	A08
UPPER GARAGE PLAN	A09
FIRST FLOOR PLAN	A10
SECOND FLOOR PLAN	A11
THIRD FLOOR PLAN	A12
FOURTH FLOOR PLAN	A13
ROOF PLAN	A14
FRONT AND LEFT EXTERIOR ELEVATIONS	A15
REAR AND RIGHT EXTERIOR ELEVATIONS	A16
BUILDING SECTION A	A17
BUILDING SECTION B	A18
BUILDING SECTION C	A19
FLOOR AREA CALCULATIONS	A20
VESTING TENTATIVE MAP	TM1.0
EXISTING CONDITIONS	C1.0
PRELIMINARY SITE PLAN	C2.0
PRELIMINARY GRADING AND DRAINAGE PLAN	C3.0
PRELIMINARY SECTIONS	C3.1
PRELIMINARY FIRE LADDER ACCESS SECTIONS	C3.2
PRELIMINARY UTILITY PLAN	C4.0
PRELIMINARY STORMWATER MANAGEMENT PLAN	C5.0
LANDSCAPE PLAN - GROUND FLOOR	L-1
LANDSCAPE PLAN - ROOF DECK	L-2
TREE PROTECTION & REMOVAL PLAN	L-3
PRECEDENT & MATERIAL IMAGES	L-4
PRECEDENT & MATERIAL IMAGES	L-5
PRELIMINARY PLANTING PLAN - GROUND FLOOR	L-6
PRELIMINARY PLANTING PLAN - ROOF DECK	L-7
CONSTRUCTION MANAGEMENT PLAN	CM1.0
CONSTRUCTION MANAGEMENT PLAN	CM2.0
CONSTRUCTION MANAGEMENT PLAN	CM3.0

### VICINITY MAP



### 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

366.014 355 First Street  
Los Altos, CA  
July 16, 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	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	

**CODES AND STANDARDS**

BUILDING PLANS TO COMPLY WITH THE FOLLOWING STANDARDS:  
 2019 CALIFORNIA CODE OF REGULATIONS  
 CITY OF LOS ALTOS REACH CODE ORDINANCE

**FIRE SAFETY REQUIREMENTS**

- 1) FIRE SPRINKLERS: NFPA 13 SYSTEM WILL BE PROVIDED AS REQUIRED PER CBC 903.2.1 THROUGH 903.2.19.1.2.
- 2) STANDPIPES: STANDPIPE SYSTEMS SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THIS SECTION. FIRE HOSE THREADS USED IN CONNECTION WITH STANDPIPE SYSTEMS SHALL BE APPROVED AND SHALL BE COMPATIBLE WITH FIRE DEPARTMENT HOSE THREADS. THE LOCATION OF FIRE DEPARTMENT HOSE CONNECTIONS SHALL BE APPROVED. STANDPIPES SHALL BE MANUAL WET TYPE. IN BUILDINGS USED FOR HIGH- PILED COMBUSTIBLE STORAGE, FIRE HOSE PROTECTION SHALL BE IN ACCORDANCE WITH CHAPTER 32. STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14 AS AMENDED IN CHAPTER 47. CFC SEC. 905.
- 3) EMERGENCY RADIO RESPONDER COVERAGE: ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS. EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS APPLIES TO ALL BUILDINGS.
- 4) WATER SUPPLY: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
- 5) TWO-WAY COMMUNICATION SYSTEM: TWO-WAY COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL CURRENT EDITIONS OF NFPA 72, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA BUILDING CODE, AND THE CITY OR TOWN ORDINANCES, POLICIES, AND STANDARDS WHERE A TWO-WAY SYSTEM IS BEING INSTALLED. OTHER STANDARDS ALSO CONTAIN DESIGN/INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.
- 6) ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND WIDTH OF 0.5 INCH (12.7 MM), WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
- 7) FIRE ALARM REQUIREMENTS: REFER TO CFC SEC. 907 AND THE CURRENTLY ADOPTED EDITION OF NFPA 72. SUBMIT SHOP DRAWINGS (3 SETS) AND A PERMIT APPLICATION TO THE SCCFD FOR APPROVAL BEFORE INSTALLING OR ALTERING ANY SYSTEM. CALL (408) 378-4010 FOR MORE INFORMATION.
- 8) CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

**AFFORDABLE HOUSING / DENSITY BONUS**

**AFFORDABLE HOUSING**  
 LOT SIZE: 27,887 / 43560 = 0.64 ACRE  
 ALLOWABLE DENSITY: GOVERNED BY 35 FEET HEIGHT LIMIT  
 BASE DENSITY: 37 UNITS  
 CALCULATION: 37 UNITS x 15% B.M.R. = 5.6 = 6  
 AFFORDABLE UNITS: 6 B.M.R. UNITS (5 VERY LOW / 1 MODERATE )

**DENSITY BONUS**  
 5/37 = 13.5 = 14% VERY LOW UNITS --> 42.5% DENSITY BONUS  
 42.5% X 37 UNITS = 15.7 --> 16 ADDITIONAL UNITS PERMITTED  
 SEE CALIFORNIA GOVERNMENT CODE 65925.(f)(2)

14% VERY LOW UNITS --> 2 CONCESSIONS PERMITTED  
 SEE CALIFORNIA GOVERNMENT CODE 65925.(d)(2)(B)

**PROPOSED BUILDING CONFIGURATION**

STUDIO UNITS	4
1 BEDROOM UNITS	5
2 BEDROOM UNITS	30
3 BEDROOM UNITS	11
TOTAL UNITS	50

**PROPOSED B.M.R. UNITS**

STUDIO UNITS (MODERATE INCOME)	1
STUDIO UNITS (VERY LOW INCOME)	1
1 BEDROOM UNITS (VERY LOW INCOME)	4

**INCENTIVES**

	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, FOUR-STORY BUILDING, WITH TWO LEVELS OF UNDERGROUND PARKING. THE PROJECT REPLACES THE 4 EXISTING BUILDINGS. THE UNDERGROUND PARKING LEVELS ARE ACCESSED FROM ALLEY AND INCLUDE; 113 PARKING STALLS, 34 BICYCLE LOCKERS, 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.

**THE FOLLOWING TABLE SUMMARIZES THE PROJECT:**

SETBACKS:	EXISTING	PROPOSED	REQUIRED / ALLOWED
FRONT	0'-22'	10'	10'
REAR	16'-116'	10'	10'
RIGHT SIDE	5'	4'	0'
LEFT SIDE	0'	2'	2'
HEIGHT:	+/- 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. ( 0.64 ACRE )  
 SITE AREA (NET): 27,287 S.F. ( 0.63 ACRE )  
 BASE DENSITY: 37 (SEE SHEET T3)  
 PROPOSED DENSITY: 50 UNITS (79 du / net ac)  
 BUILDING CODE: 2019 C.B.C.  
 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:	99 SPACES
REDUCED SPACES (10%):	12 SPACES
ADA SPACES:	2 SPACES
TOTAL PROVIDED:	113 SPACES

**NOTES:**

1. ALL PARKING SHALL BE DOUBLE - STRIPED
2. 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 (34 BICYCLE LOCKERS):	34 SPACES
CLASS II (2 BICYCLE RACKS):	6 SPACES

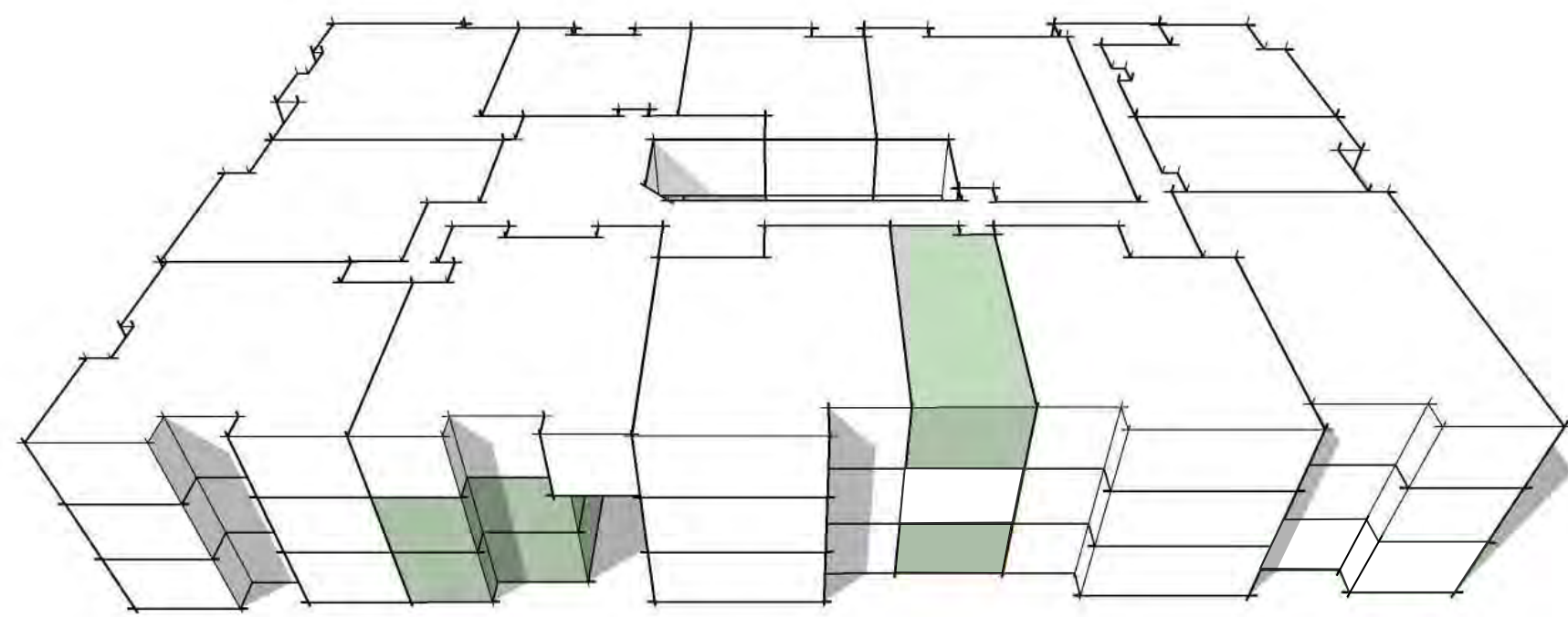
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**PROJECT DATA SHEET**  
 T2

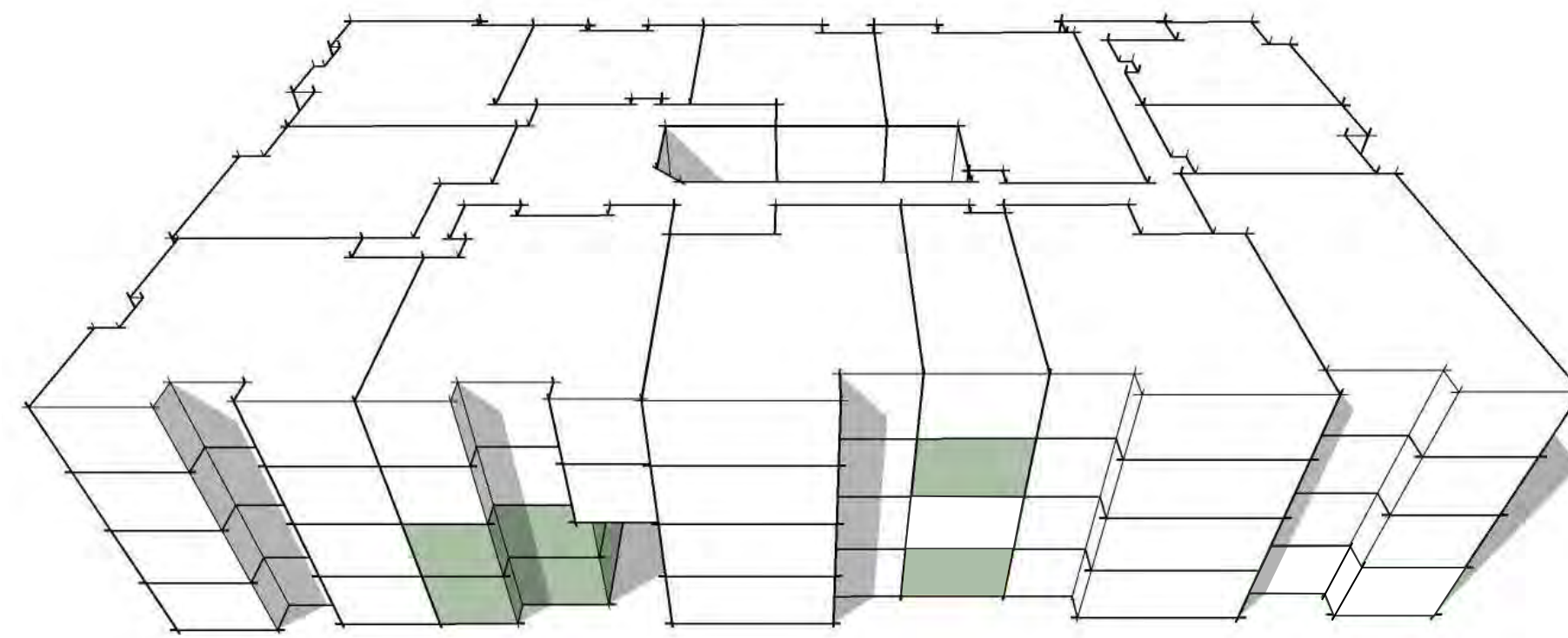






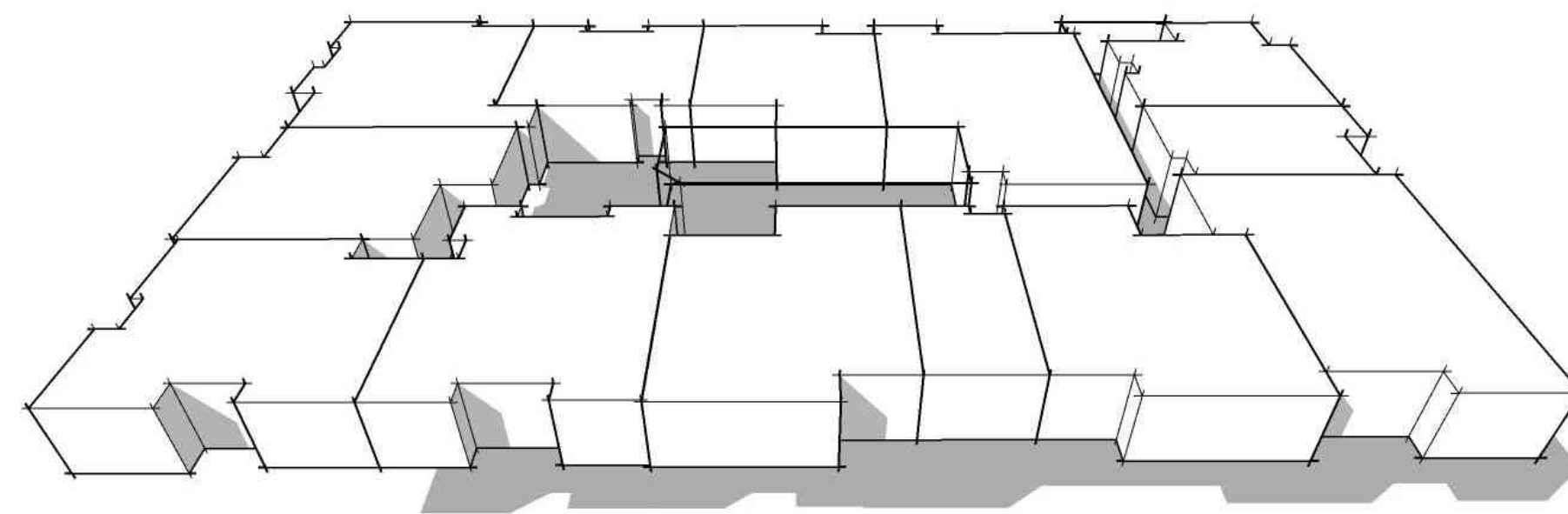
**3** FLOORS

**BASE DENSITY MODEL**  
 37 UNITS TOTAL  
 58.7 DU/AC  
 59,121 SF  
 2.17 F.A.R.  
 6 BMR UNITS



**4** FLOORS

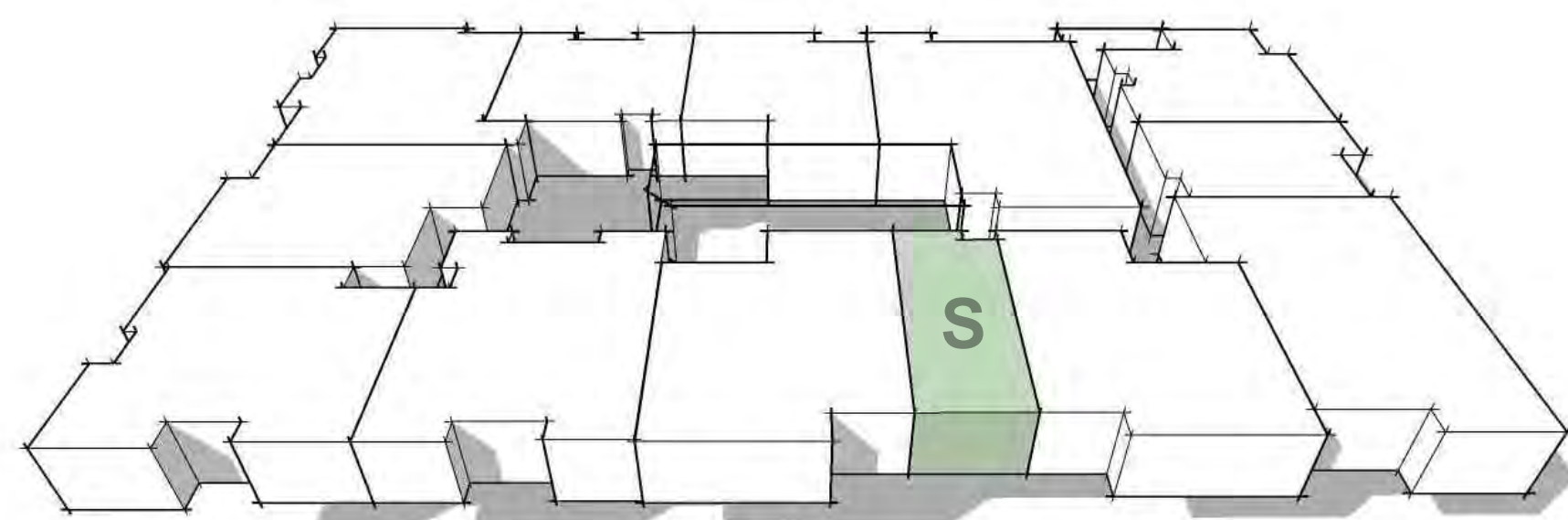
**DENSITY BONUS MODEL**  
 50 UNITS TOTAL  
 79.4 DU/AC  
 79,431 SF  
 2.91 F.A.R.  
 6 BMR UNITS



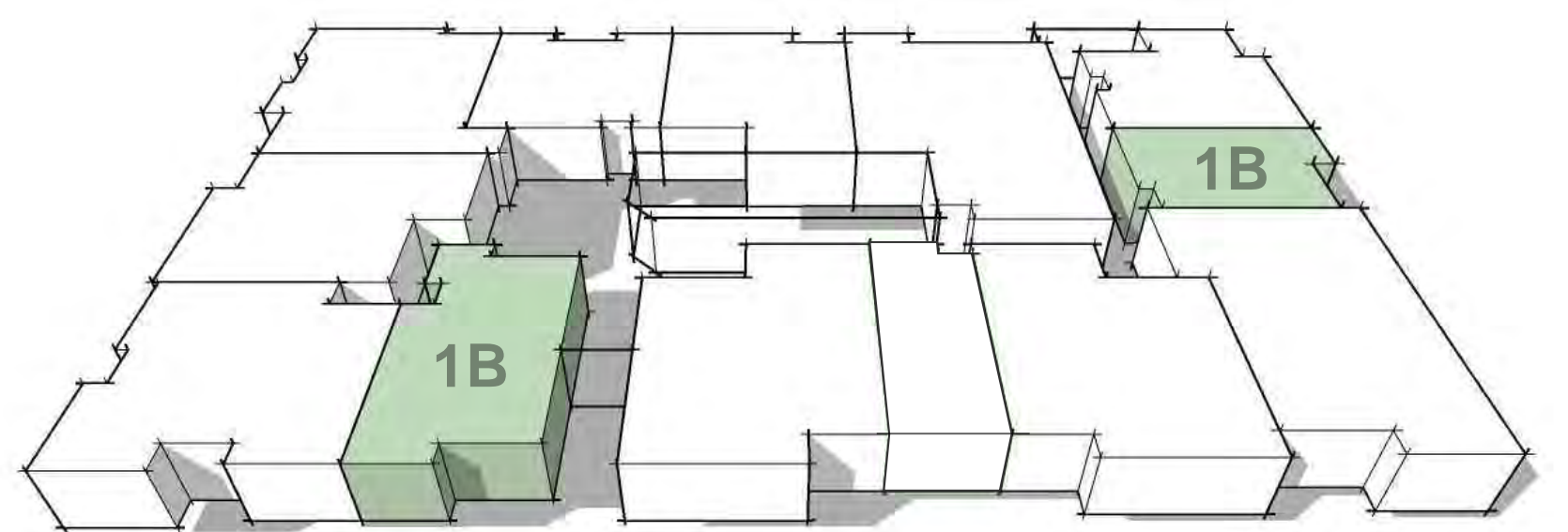
**FLOOR 4**  
13 UNITS

46 FEET HEIGHT LIMIT

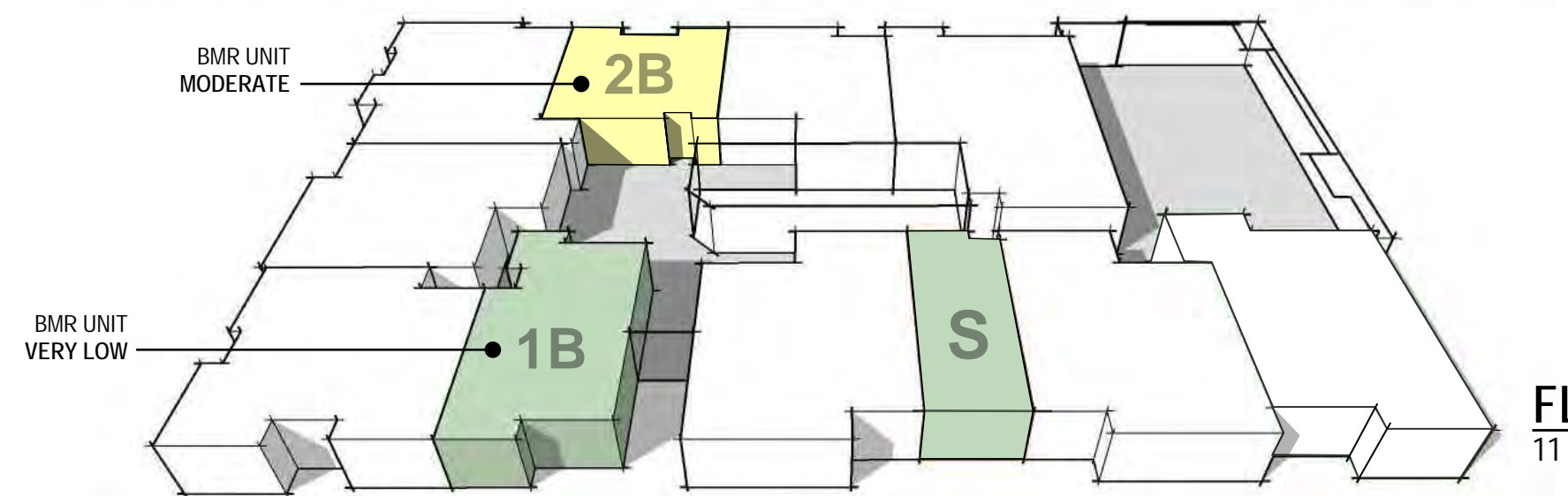
11 FEET INCREASE  
 CITY OF LOS ALTOS  
 MUNICIPAL CODE  
 14.28.040.F.1.d  
 ON-MENU INCENTIVE



**FLOOR 3**  
13 UNITS



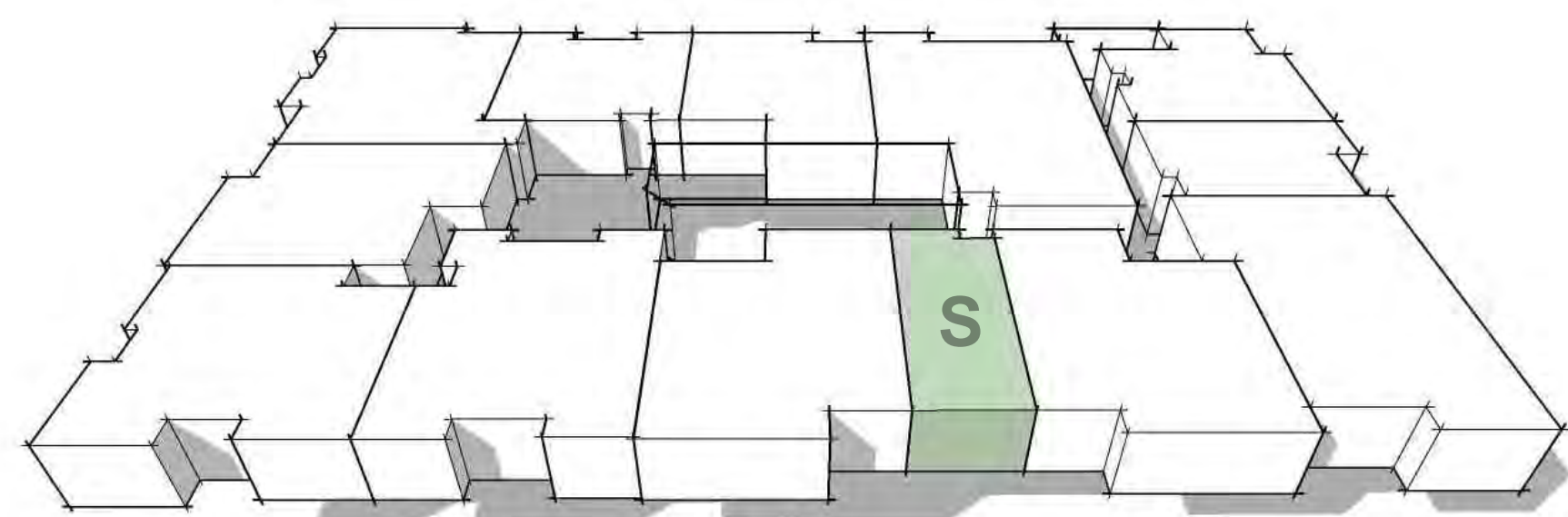
**FLOOR 2**  
13 UNITS



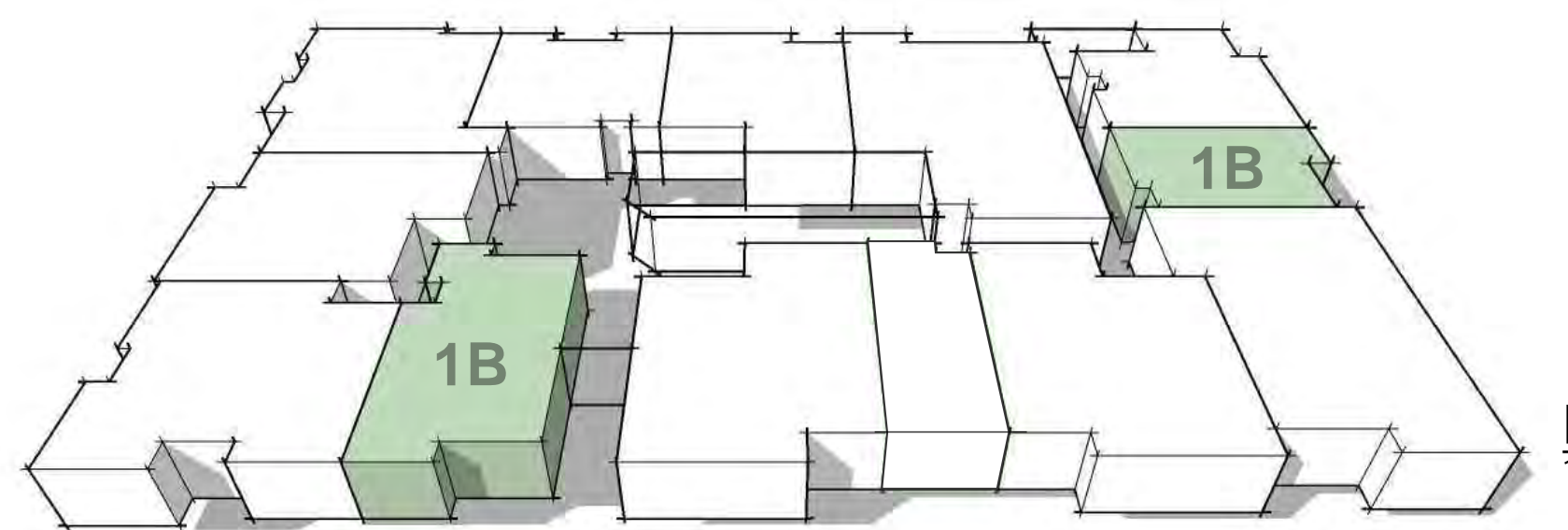
**FLOOR 1**  
11 UNITS

BMR UNIT  
MODERATE

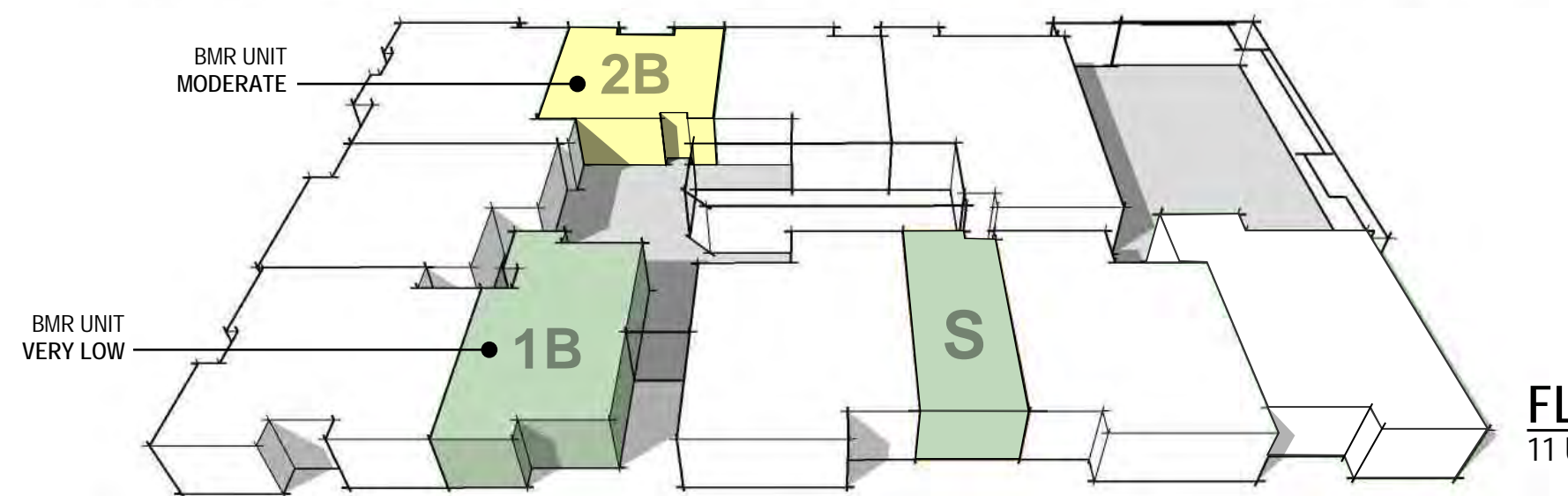
BMR UNIT  
VERY LOW



**FLOOR 3**  
13 UNITS



**FLOOR 2**  
13 UNITS



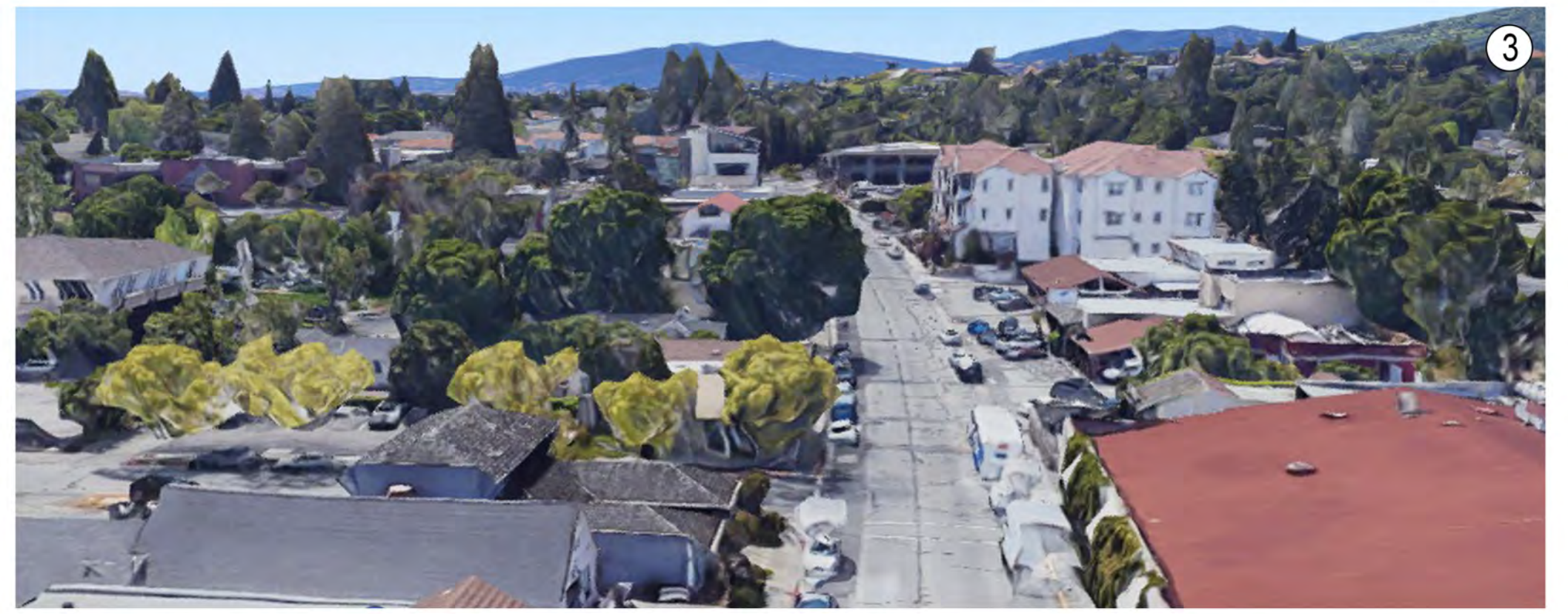
**FLOOR 1**  
11 UNITS

BMR UNIT  
MODERATE

BMR UNIT  
VERY LOW

35 FEET HEIGHT LIMIT





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EXISTING SITE & SURROUNDING CONTEXT  
A01

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343 SECOND STREET

SECOND STREET

330 WHITNEY STREET

355 FIRST STREET (SITE)

FIRST STREET

WHITNEY STREET



349 FIRST STREET

WHITNEY STREET

355 FIRST STREET (SITE)

381 FIRST STREET

389 FIRST STREET

FIRST STREET

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STREET ELEVATIONS  
 A02





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BUILDING PERSPECTIVE  
A03





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BUILDING PERSPECTIVE  
A04

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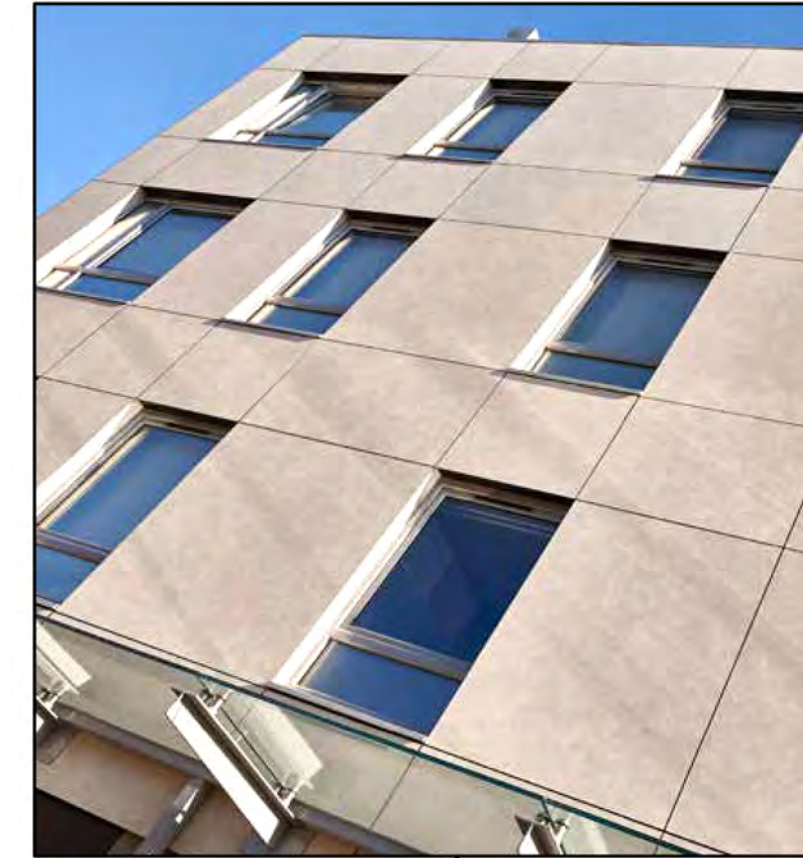




WOOD-LOOK BOARD SOFFIT  
AT UPPER ROOF OVERHANG



TRESPA PURA  
ROMANTIC WALNUT

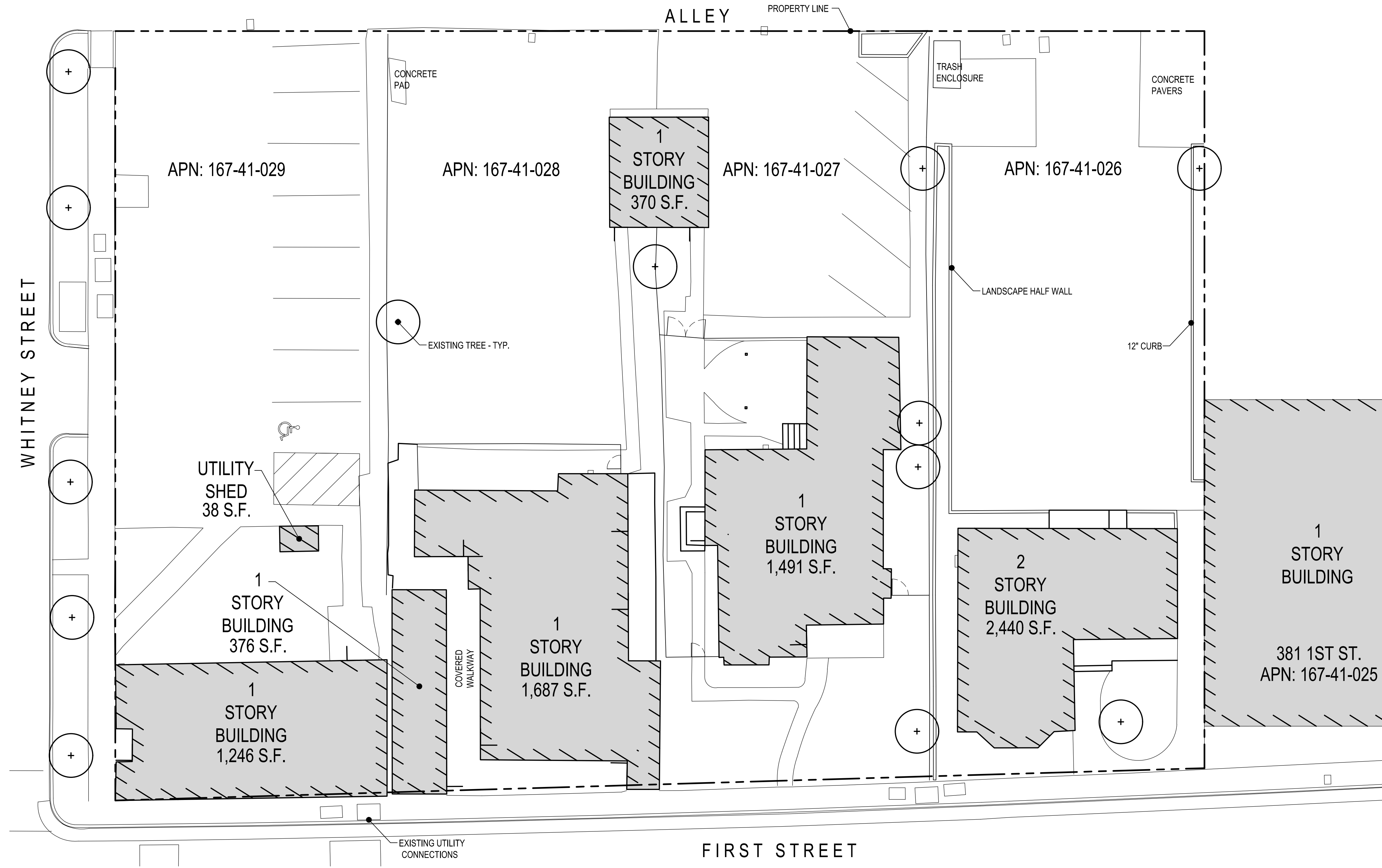


TRESPA NATURALS WITH  
STONE-TEXTURED PANELS  
SANTIAGO BLANCO

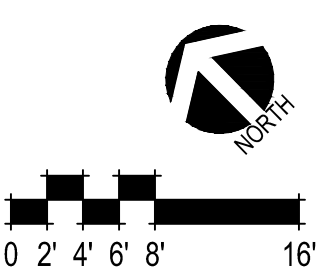


ELDORADO STONE  
VANTAGE30 WHITE ELM  
PATIO WALLS





EXISTING BUILDING AREAS	
TOTAL	7,648 SF



EXISTING SITE PLAN  
A06

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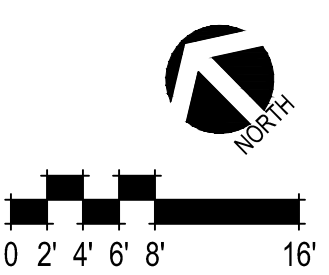






### KEY NOTES

- ① GARAGE RAMP
- ② COURT
- ③ RESIDENTIAL UNIT
- ④ RAISED PLANTERS
- ⑤ BICYCLE RACK
- ⑥ SITTING BENCH



PROPOSED SITE PLAN  
A07

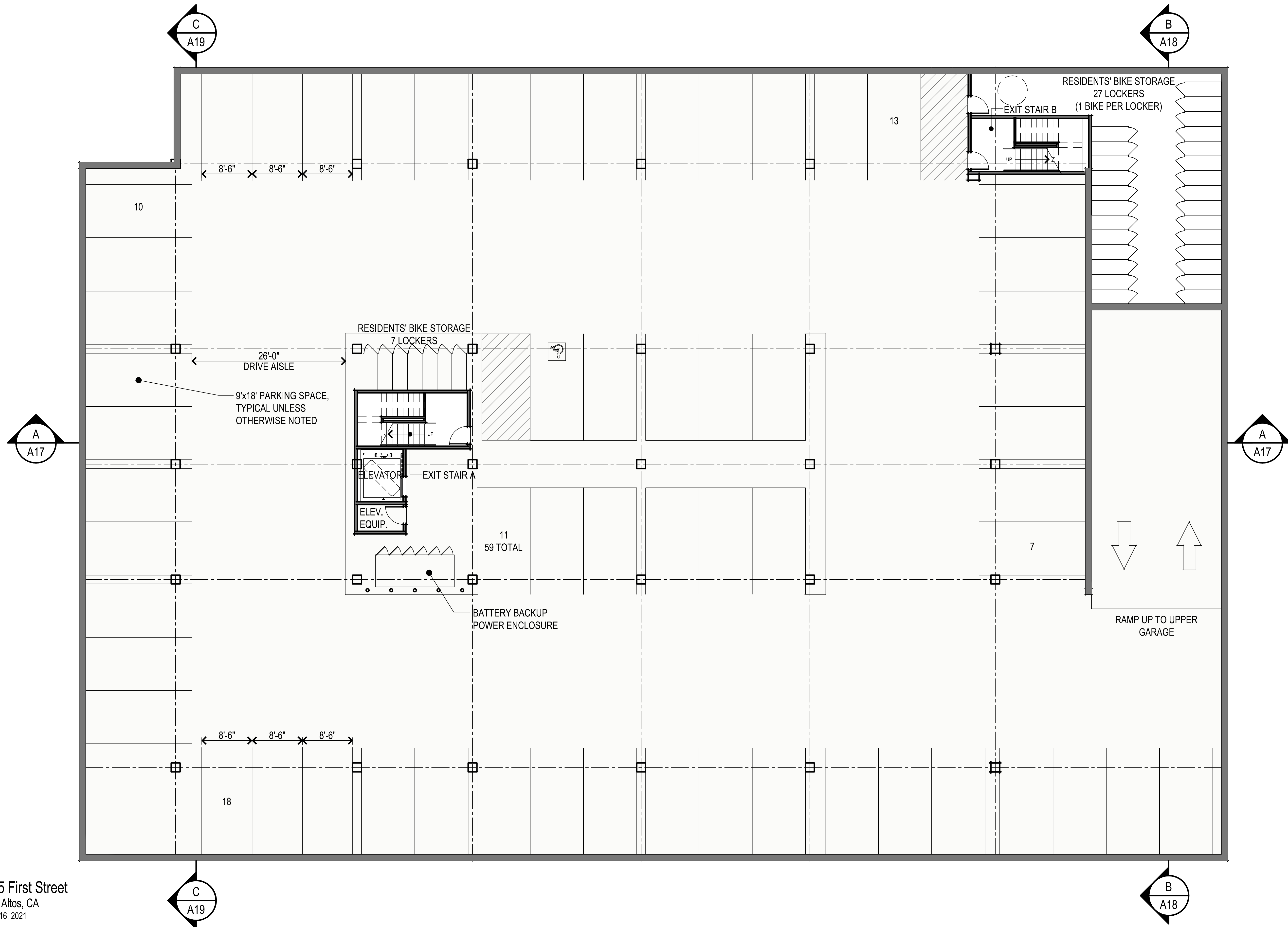
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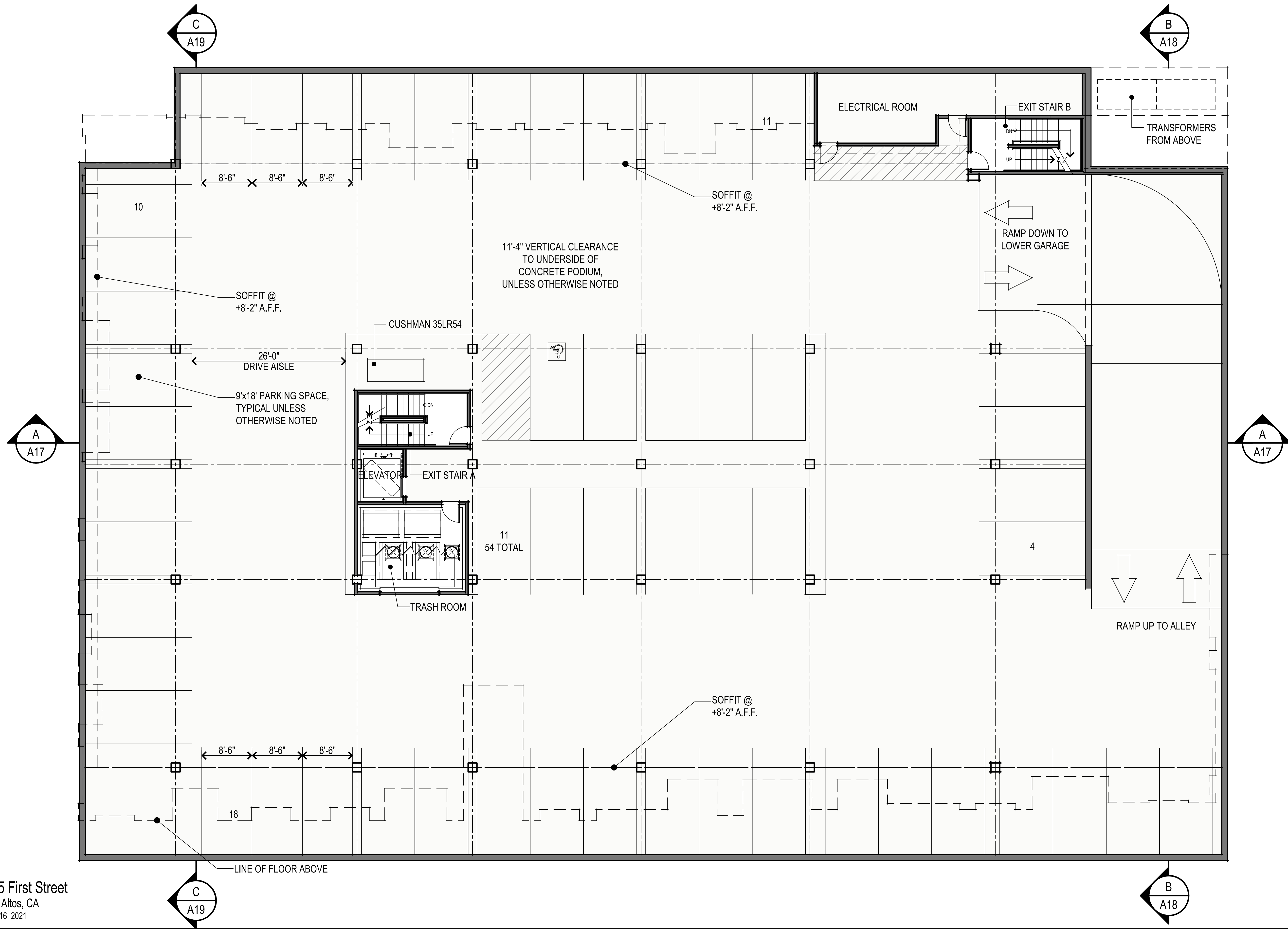


0 2' 4' 6' 8' 16'

LOWER GARAGE PLAN  
 A08

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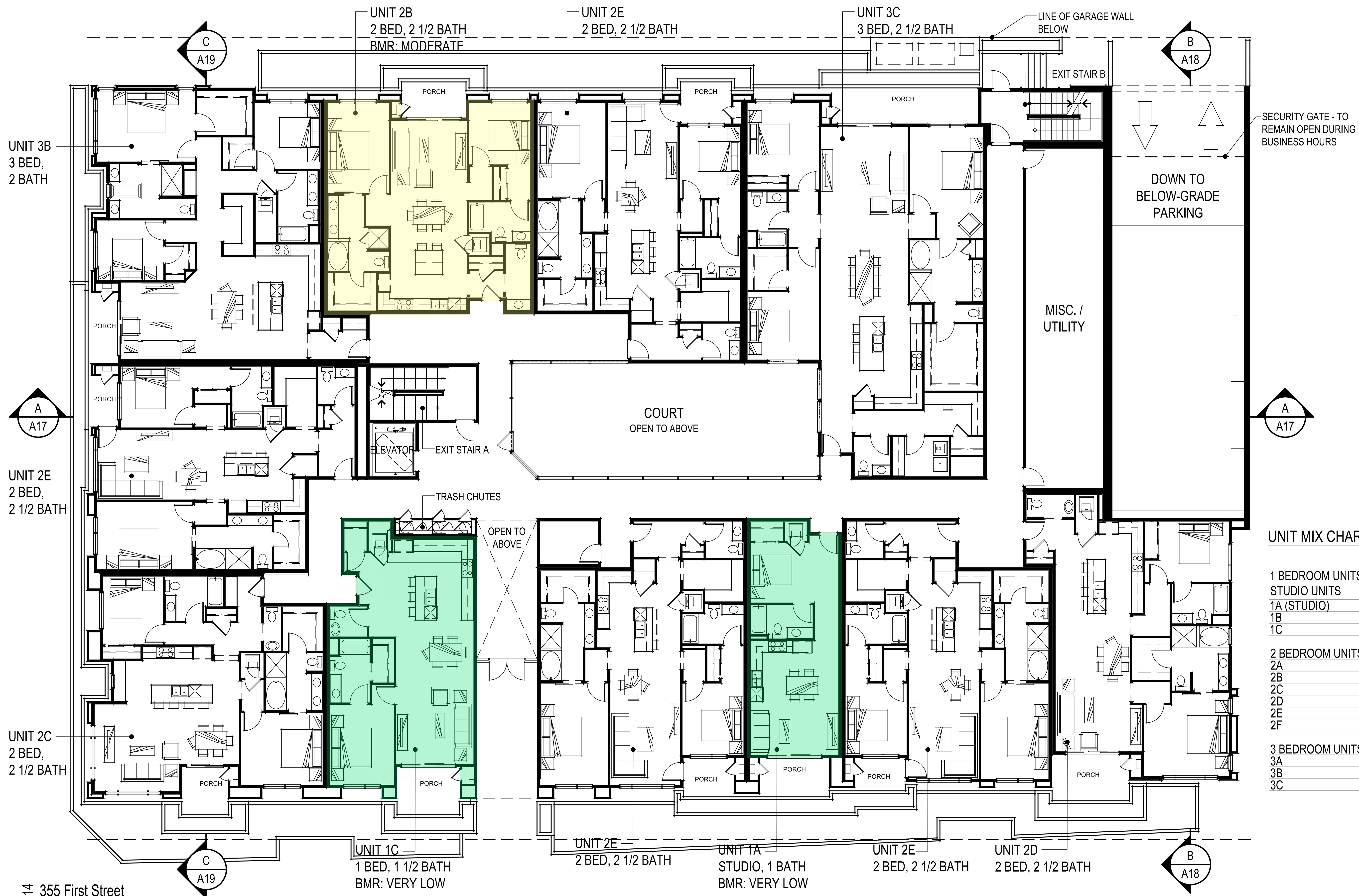
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**UPPER GARAGE PLAN**  
**A09**

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SECURITY GATE - TO REMAIN OPEN DURING BUSINESS HOURS

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**  
**A10**

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**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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**SECOND FLOOR PLAN**  
A11

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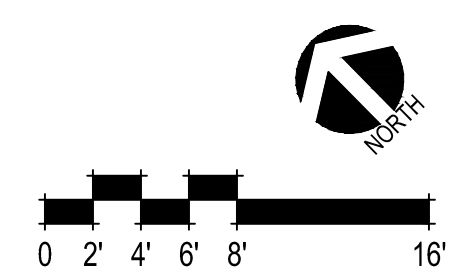




**UNIT MIX CHART**

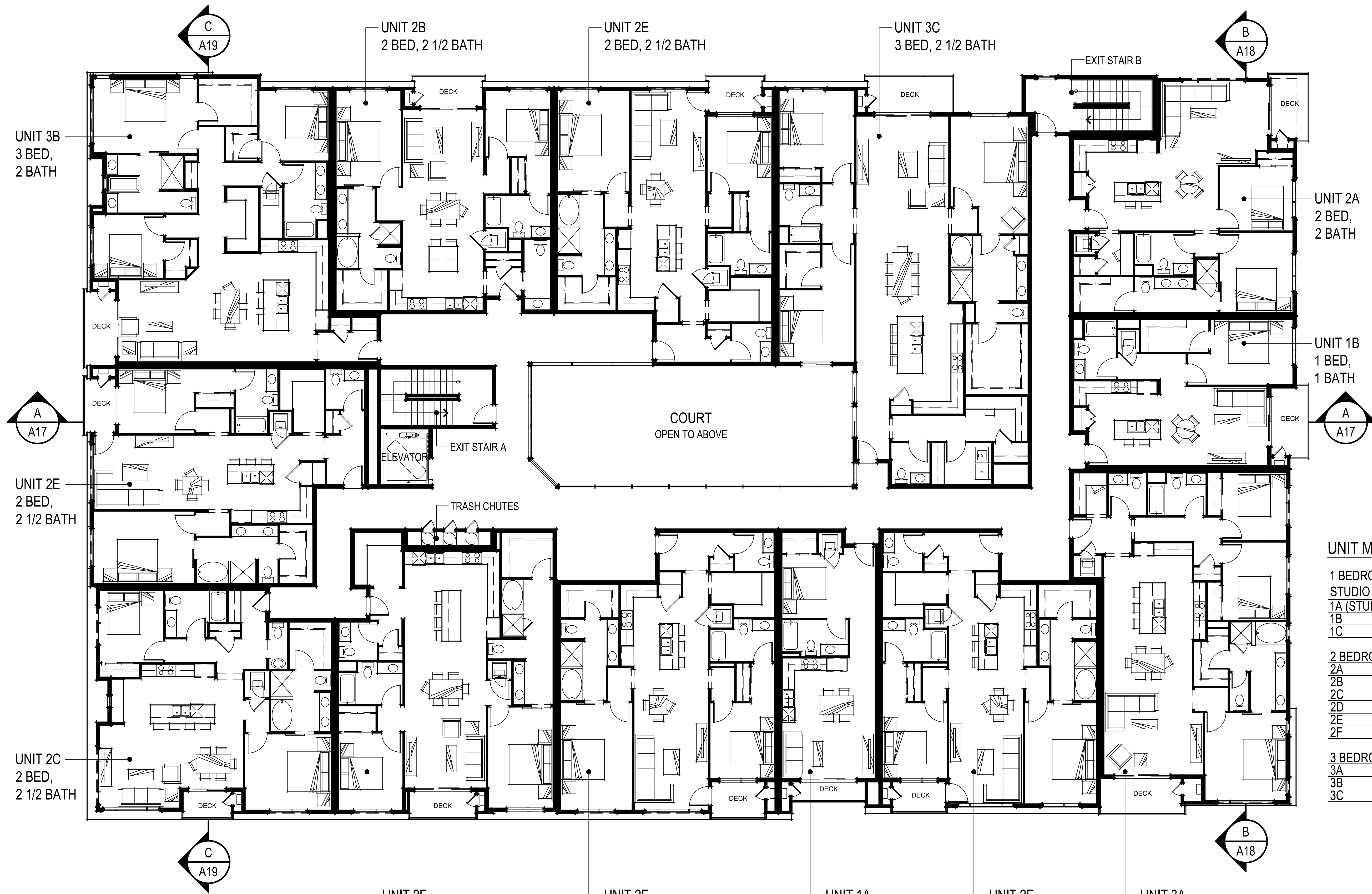
1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	3RD FLOOR		
1A (STUDIO)	621 SQ. FT.	1	2	15%
1B	790 SQ. FT.	1		
1C	988 SQ. FT.			
<b>2 BEDROOM UNITS</b>				
2A	1,178 SQ. FT.	1	8	62%
2B	1,203 SQ. FT.	1		
2C	1,245 SQ. FT.	1		
2D	1,352 SQ. FT.			
2E	1,369 SQ. FT.	4		
2F	1,435 SQ. FT.	1		
<b>3 BEDROOM UNITS</b>	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

366.014 355 First Street  
Los Altos, CA  
July 16, 2021



**THIRD FLOOR PLAN  
A12**




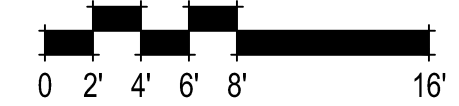


**UNIT MIX CHART**

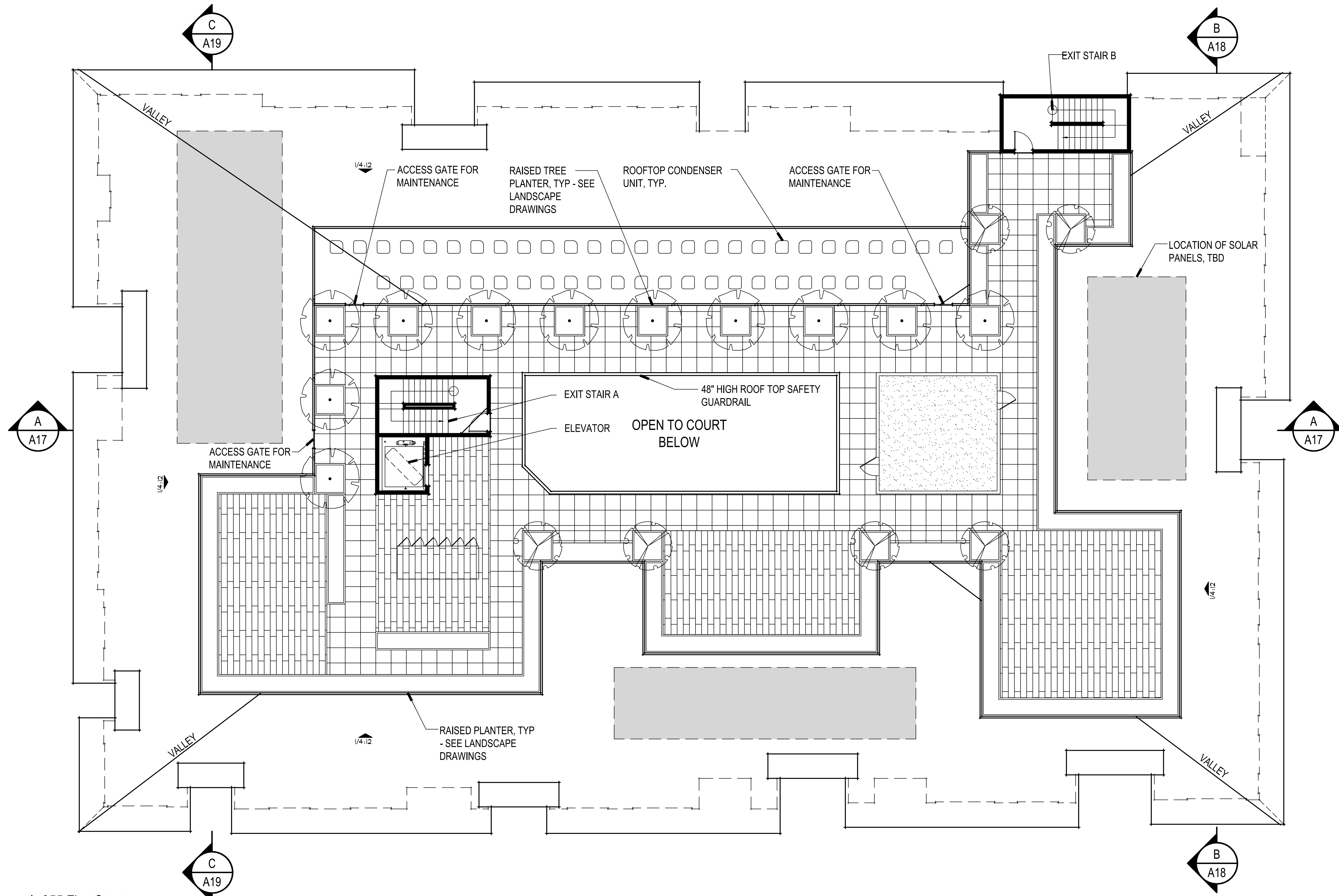
1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	4TH FLOOR		
1A (STUDIO)	621 SQ. FT.	1	2	15%
1B	790 SQ. FT.	1		
1C	988 SQ. FT.			
<b>2 BEDROOM UNITS</b>				
2A	1,178 SQ. FT.	1	8	62%
2B	1,203 SQ. FT.	1		
2C	1,245 SQ. FT.	1		
2D	1,352 SQ. FT.			
2E	1,369 SQ. FT.	4		
2F	1,435 SQ. FT.	1		
<b>3 BEDROOM UNITS</b>	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

366.014 355 First Street  
Los Altos, CA  
July 16, 2021

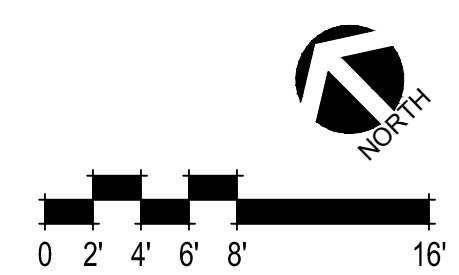


  
  
**FOURTH FLOOR PLAN**  
**A13**





366.014 355 First Street  
 Los Altos, CA  
 July 16, 2021



ROOF PLAN  
 A14

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







LEFT ELEVATION



FRONT ELEVATION



FRONT AND LEFT EXTERIOR ELEVATIONS

A15

366.014 355 First Street  
Los Altos, CA  
July 16, 2021



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





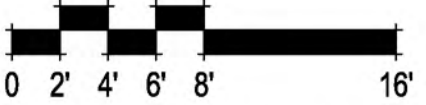


RIGHT ELEVATION



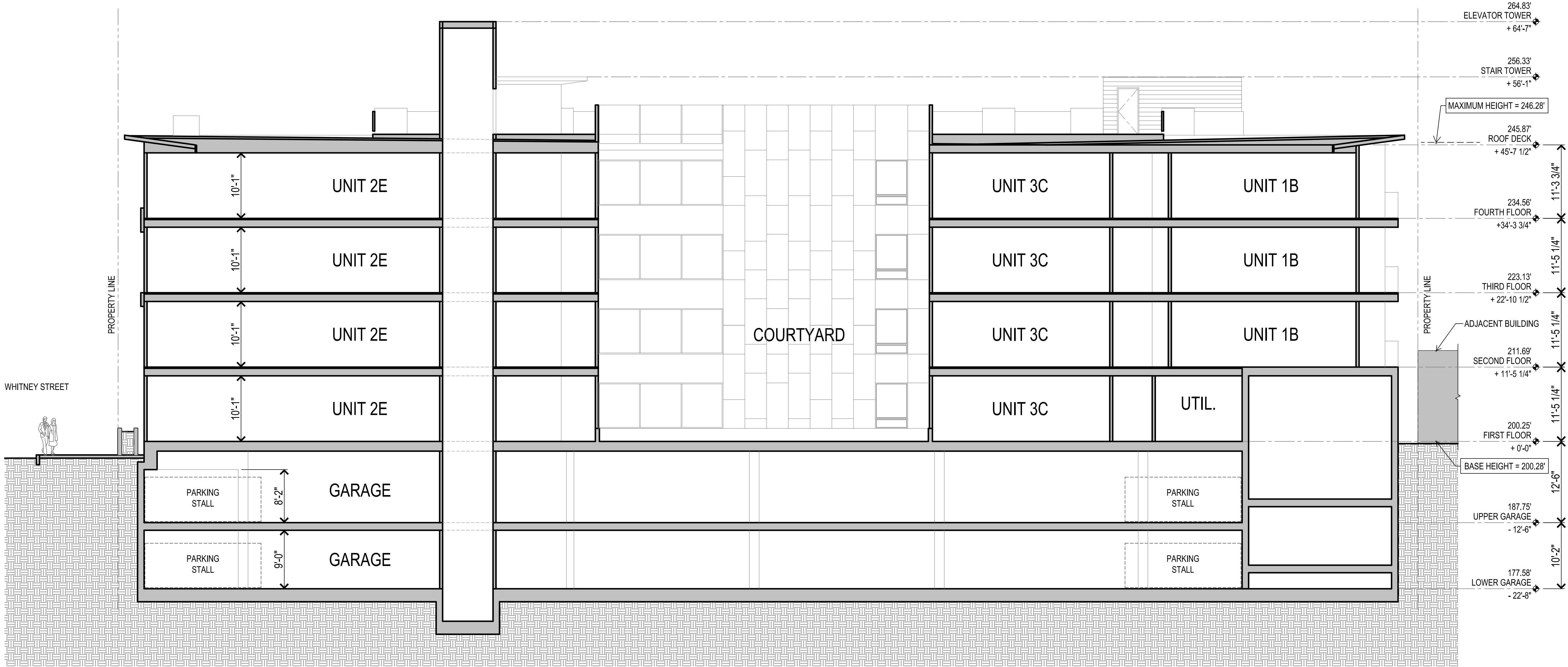
REAR ELEVATION

REAR AND RIGHT EXTERIOR ELEVATIONS



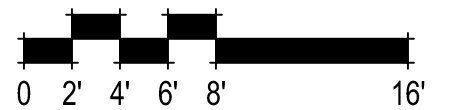
366.014 355 First Street  
Los Altos, CA  
July 16, 2021





SECTION A

366.014 355 First Street  
 Los Altos, CA  
 July 16, 2021

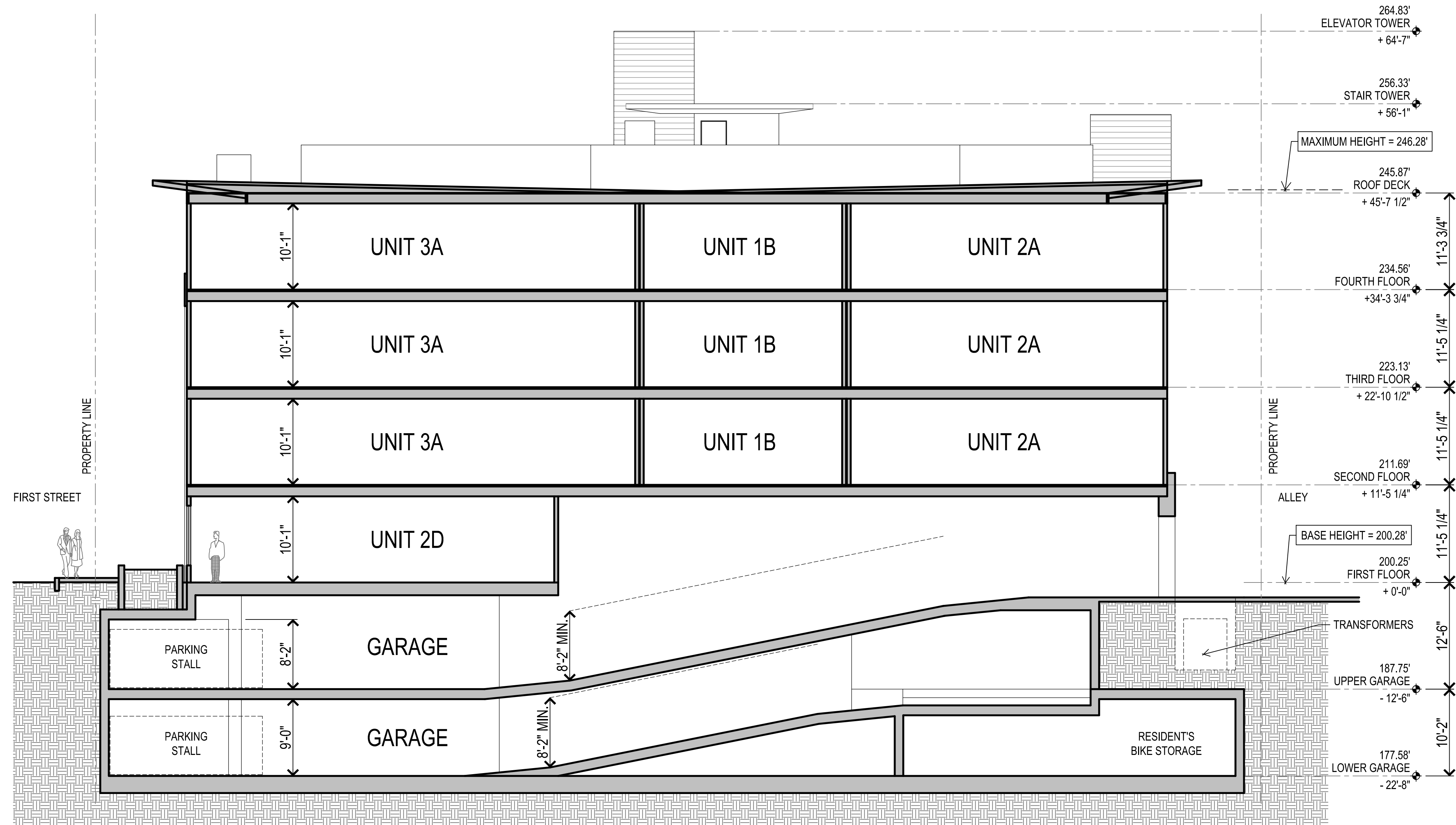


BUILDING SECTION A  
 A17

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

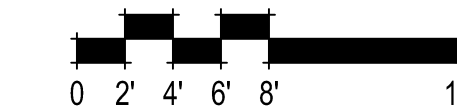






SECTION B

366.014 355 First Street  
 Los Altos, CA  
 July 16, 2021

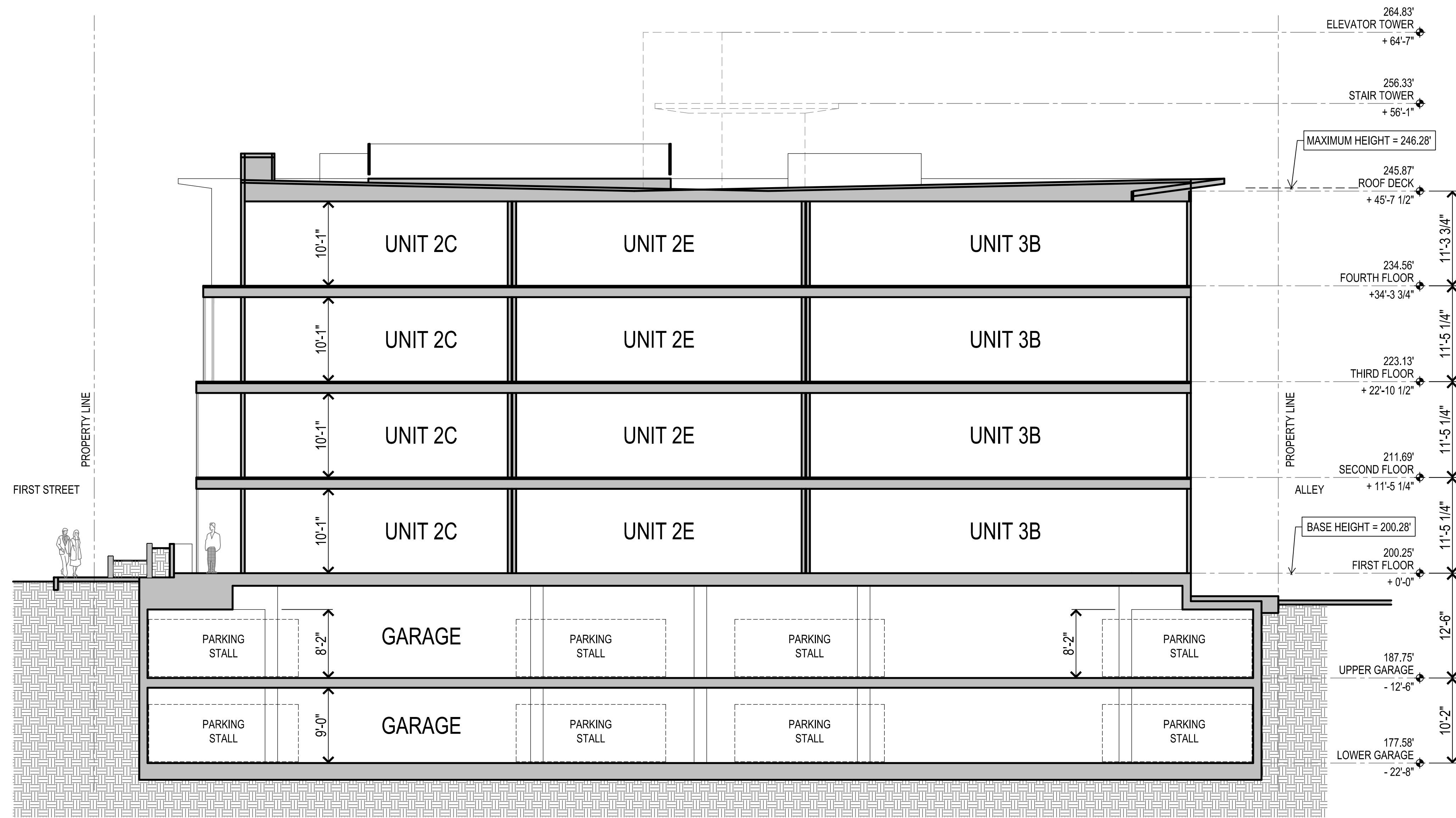


BUILDING SECTION B  
 A18

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

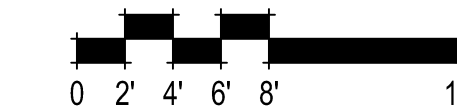






SECTION C

366.014 355 First Street  
 Los Altos, CA  
 July 16, 2021

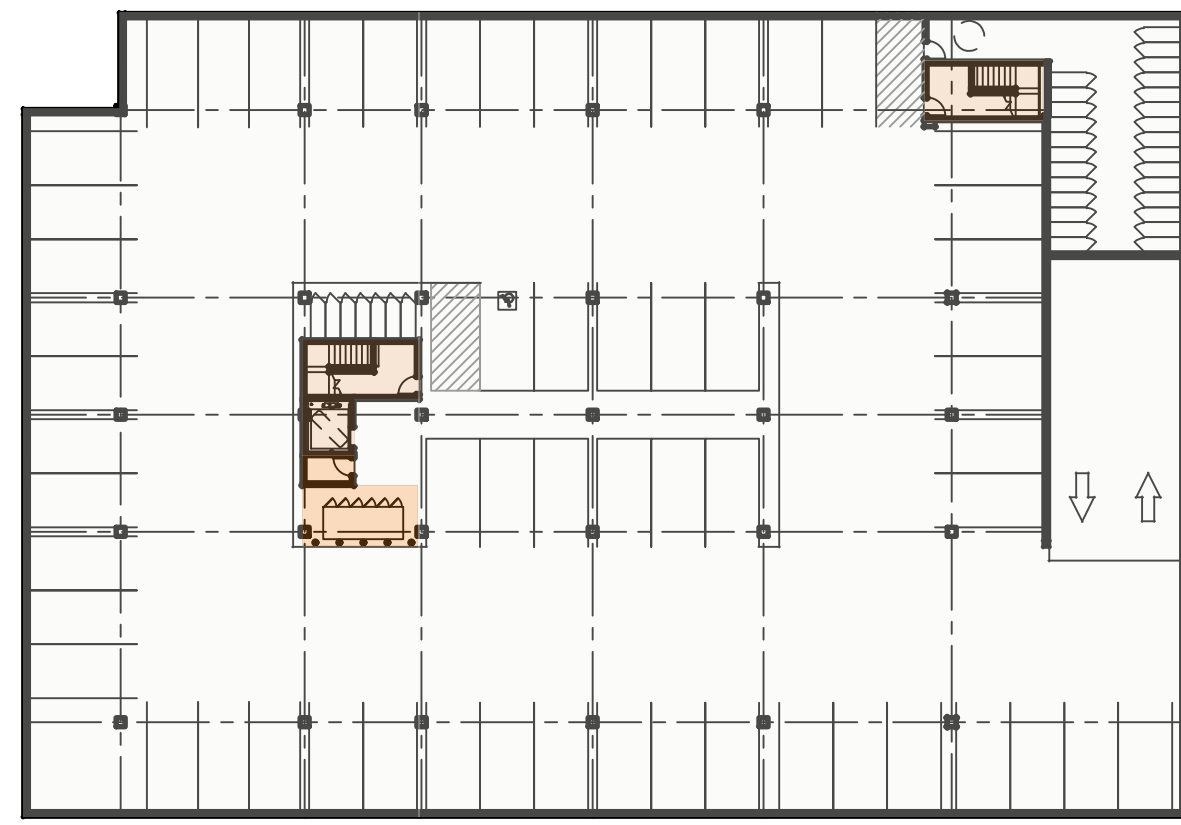


BUILDING SECTION C  
 A19

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

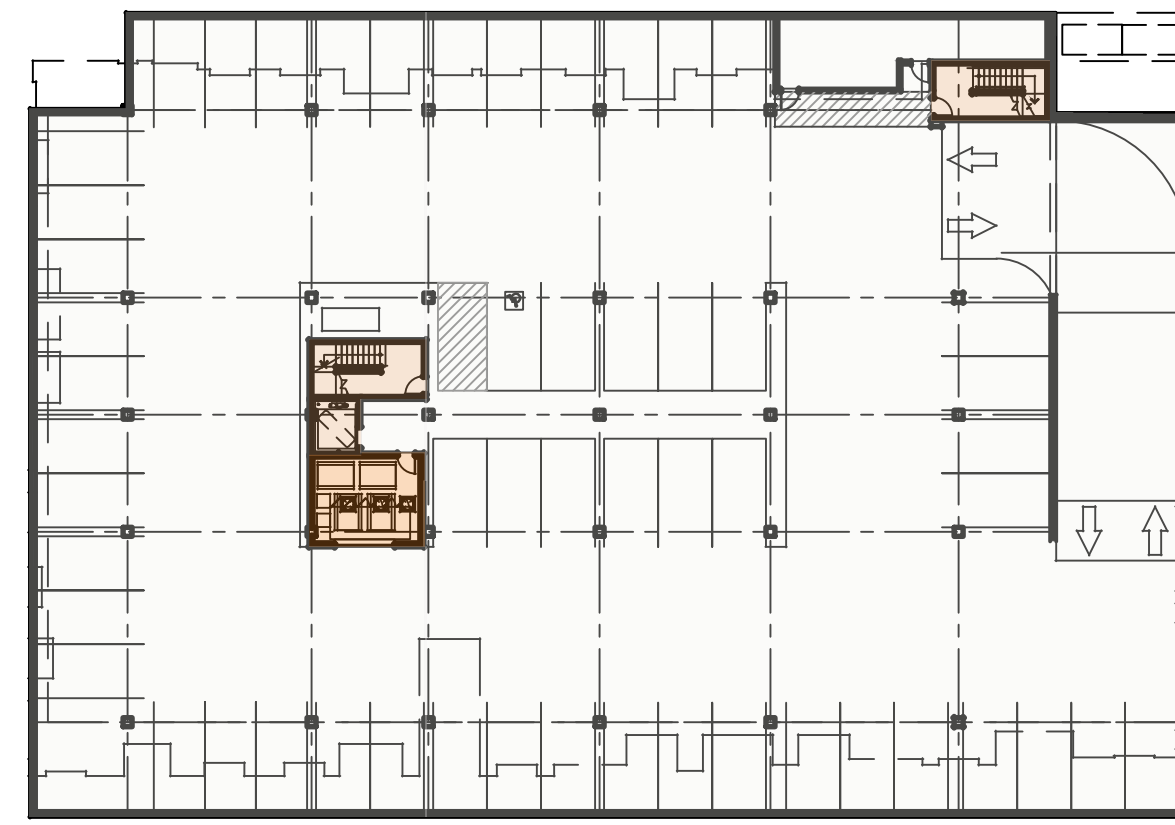






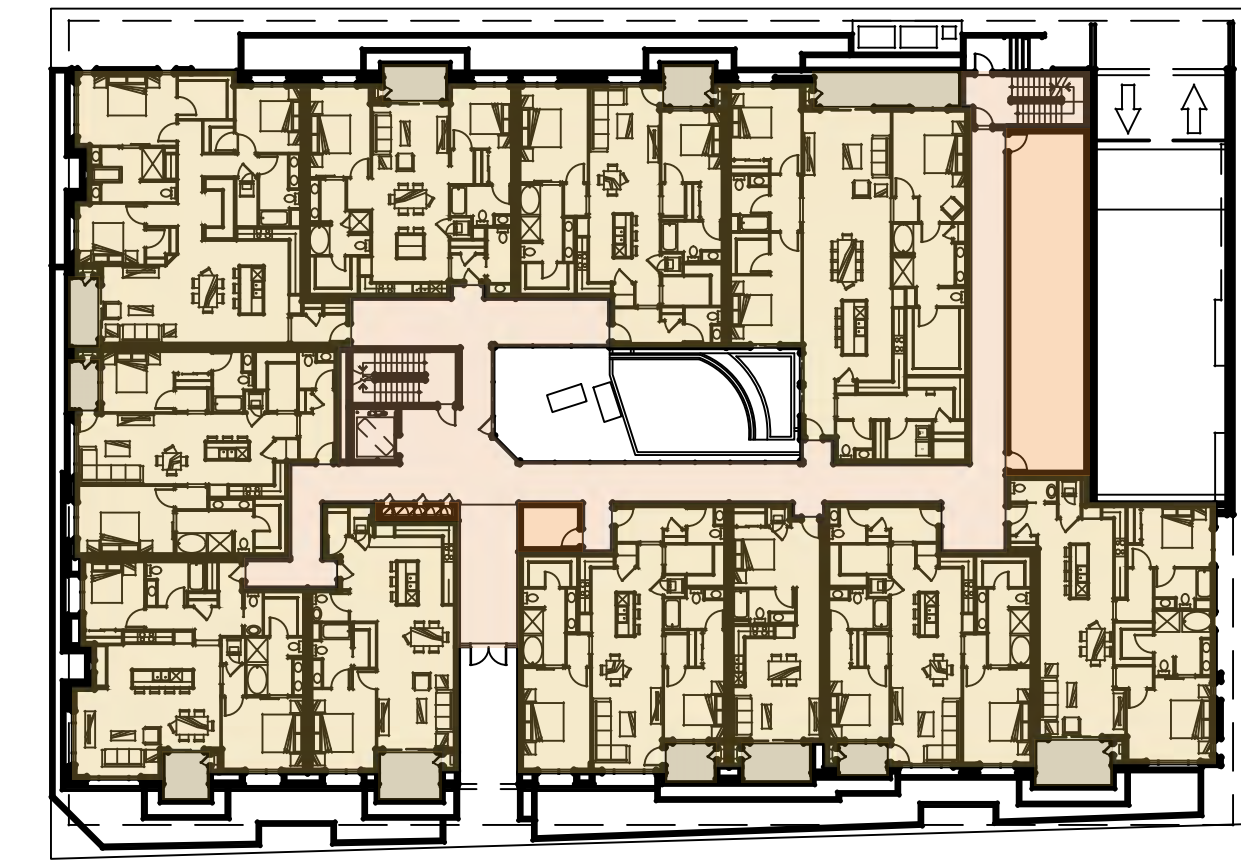
LOWER GARAGE LEVEL

CATEGORY	SUBTOTALS
PARKING	25,031 SF
CIRCULATION	471 SF
UTILITY	239 SF
DWELLING UNITS	
LEVEL TOTAL	25,741 SF



UPPER GARAGE LEVEL

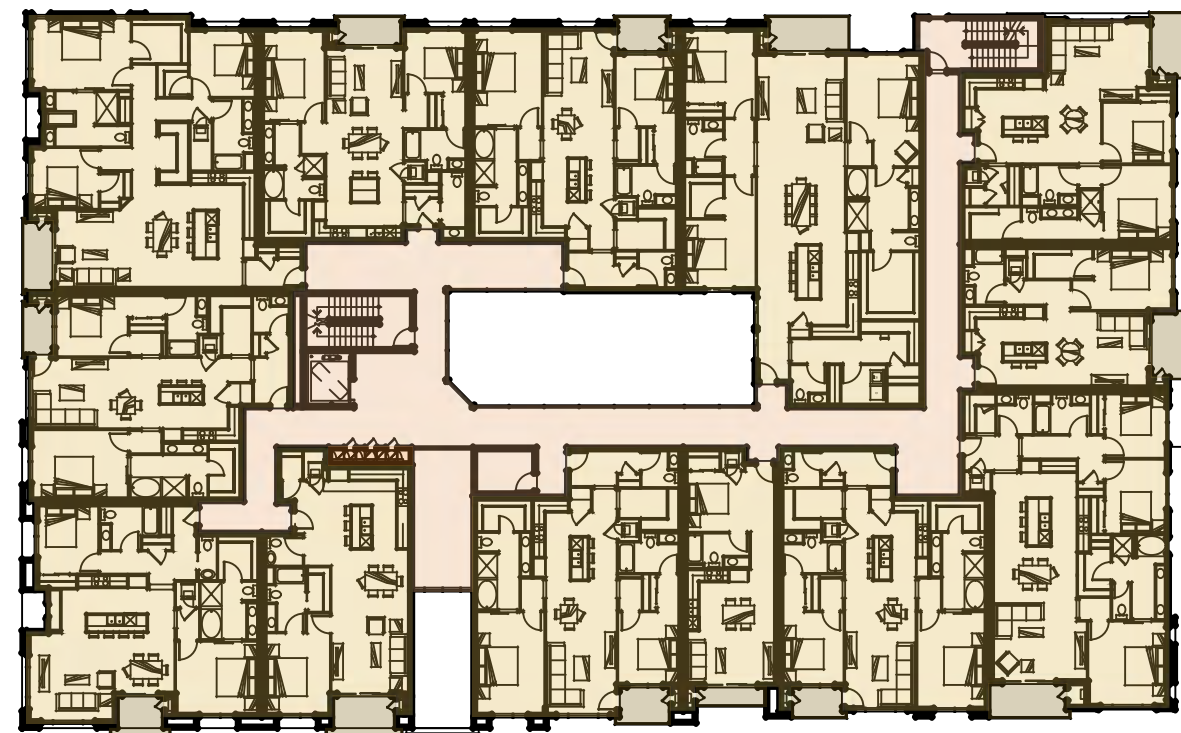
CATEGORY	SUBTOTALS
PARKING	24,493 SF
CIRCULATION	471 SF
UTILITY	296 SF
DWELLING UNITS	
LEVEL TOTAL	25,260 SF



GROUND FLOOR

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

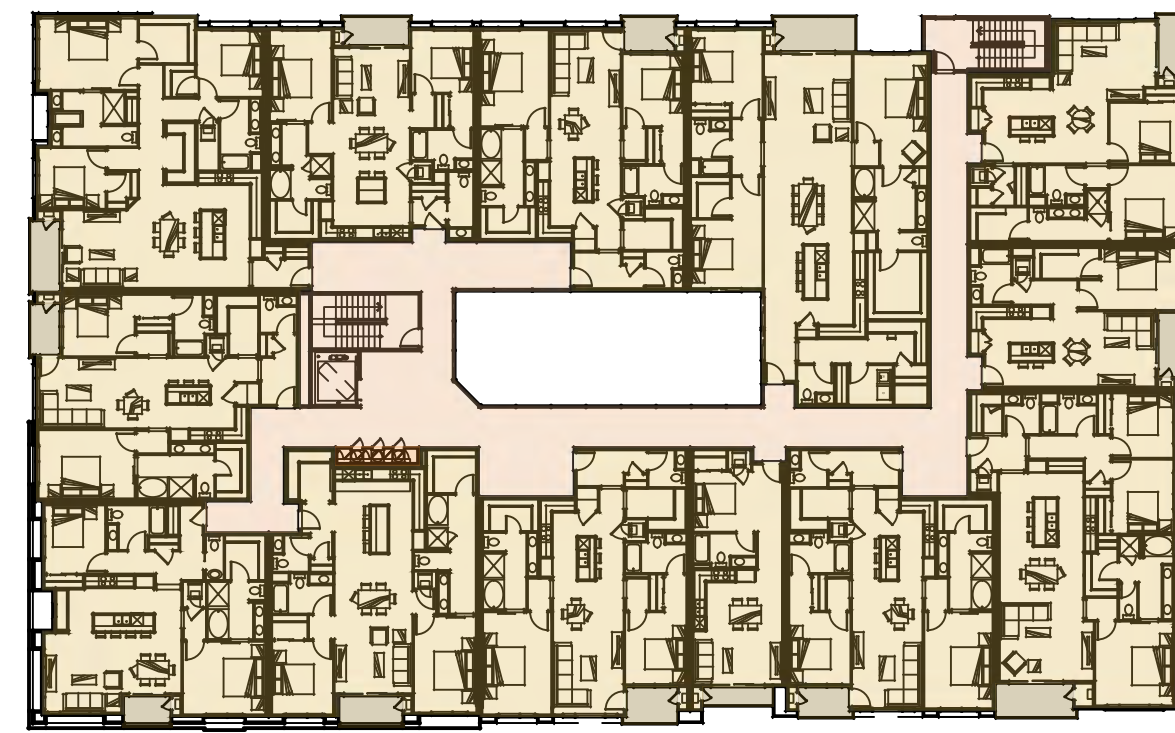
DECK AREA	
	797 SF



SECOND FLOOR

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

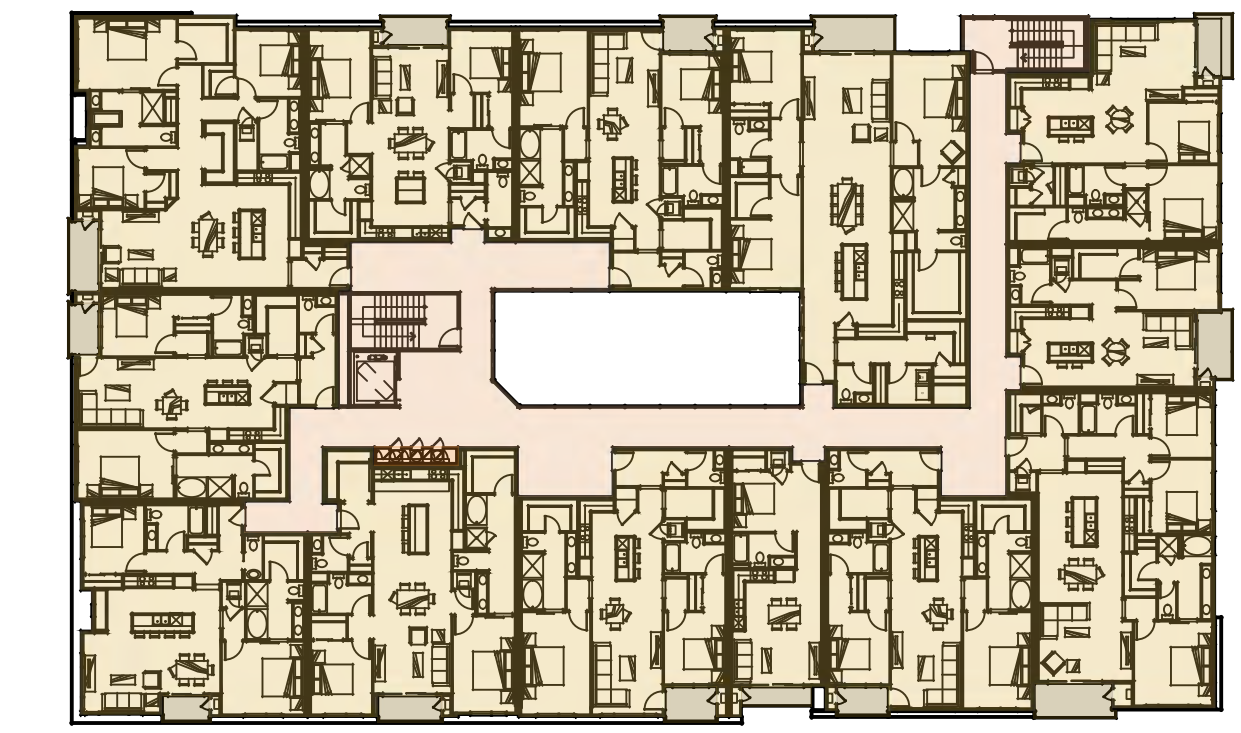
DECK AREA	
	780 SF



THIRD FLOOR

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

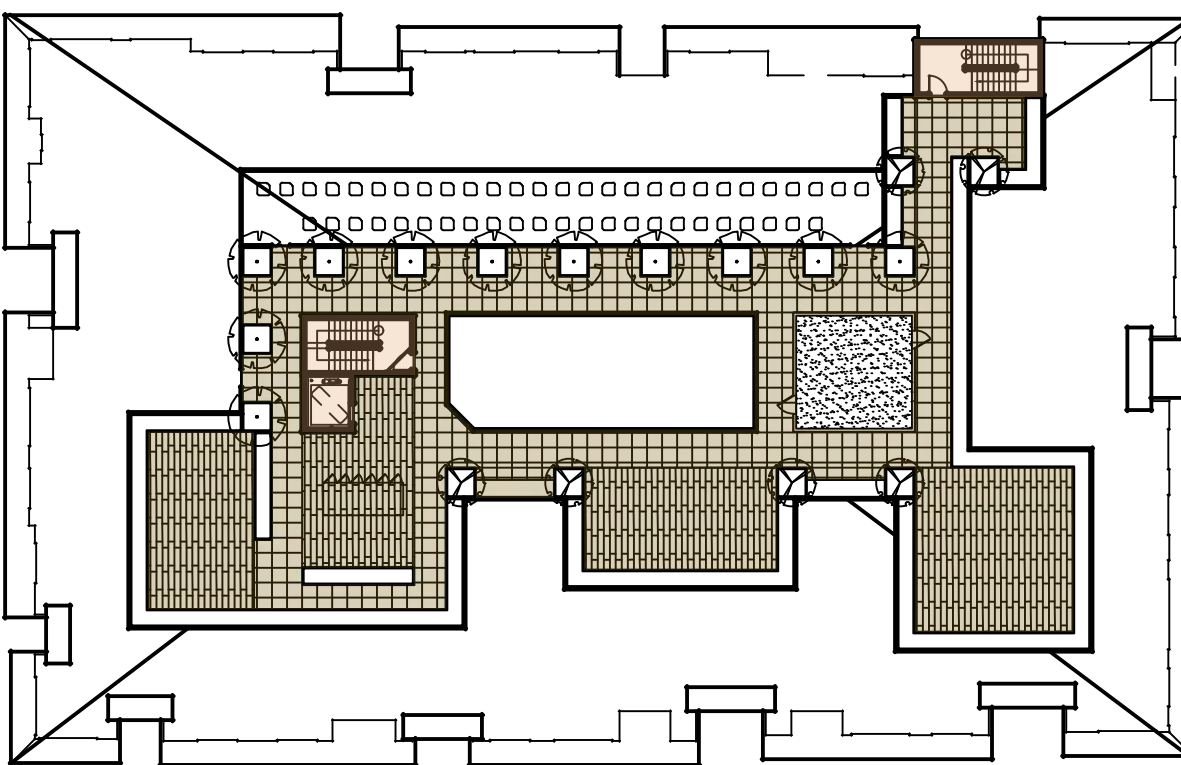
DECK AREA	
	737 SF



FOURTH FLOOR

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

DECK AREA	
	716 SF



ROOF DECK

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

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

TOTAL DECK AREA	
	8,348 SF



# 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  
3361 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.

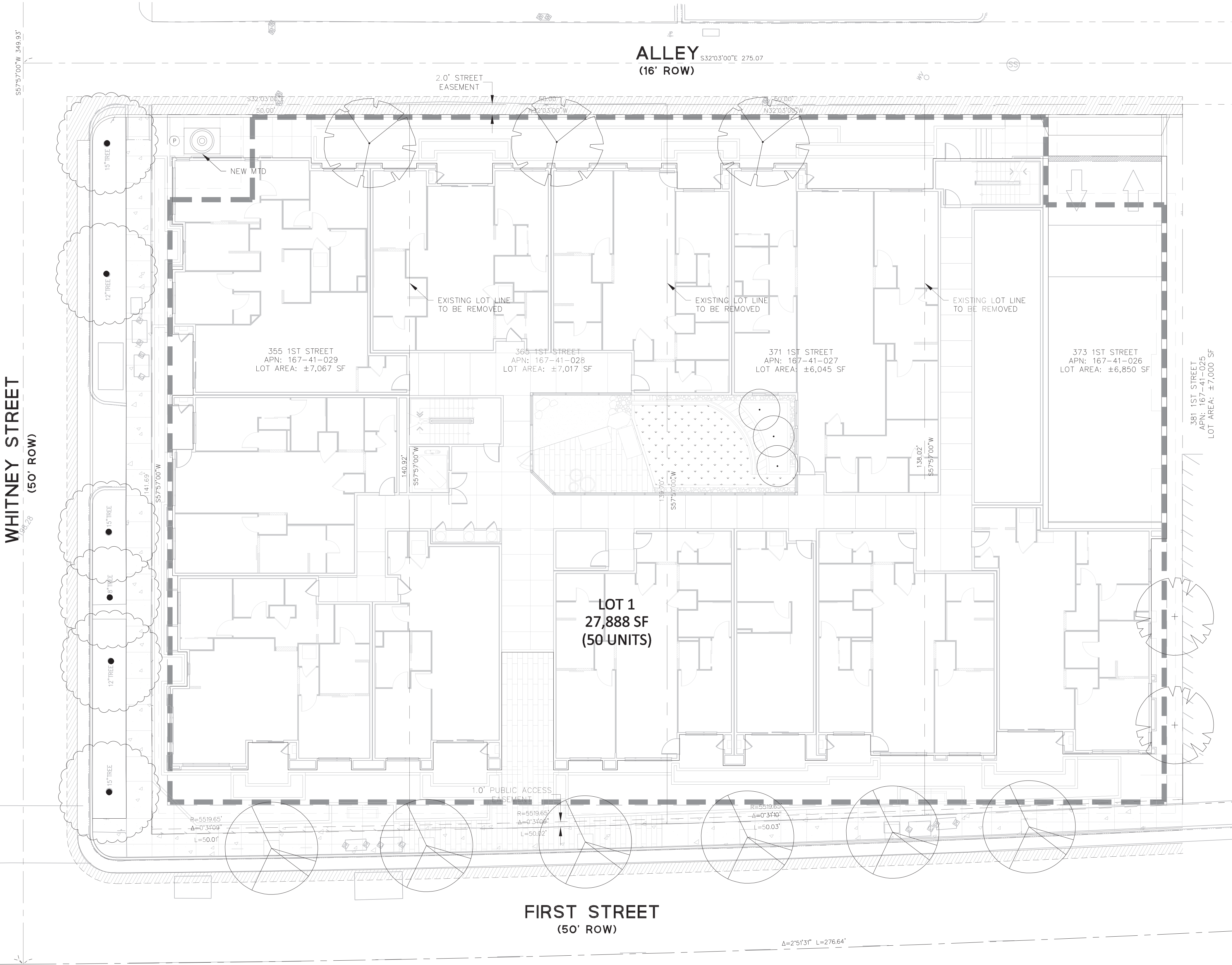
**FLOOD ZONE:** THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06085C0038H

## ABBREVIATIONS

PG&E = PACIFIC GAS & ELECTRIC COMPANY  
ROW = 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



WHITNEY STREET  
(50' ROW)

ALLEY  
(16' ROW)

FIRST STREET  
(50' ROW)

LOT 1  
27,888 SF  
(50 UNITS)

## ABBREVIATIONS

PG&E = PACIFIC GAS & ELECTRIC COMPANY  
ROW = RIGHT OF WAY

## SHEET INDEX

SHEET NO.	SHEET TITLE
TM1.0	VESTING TENTATIVE MAP
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C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN

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

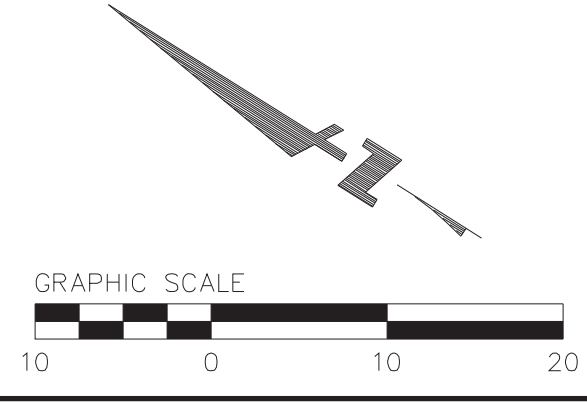
355-373 1ST STREET  
VESTING TENTATIVE MAP

SANTA CLARA COUNTY  
CALIFORNIA

LOS ALTOS

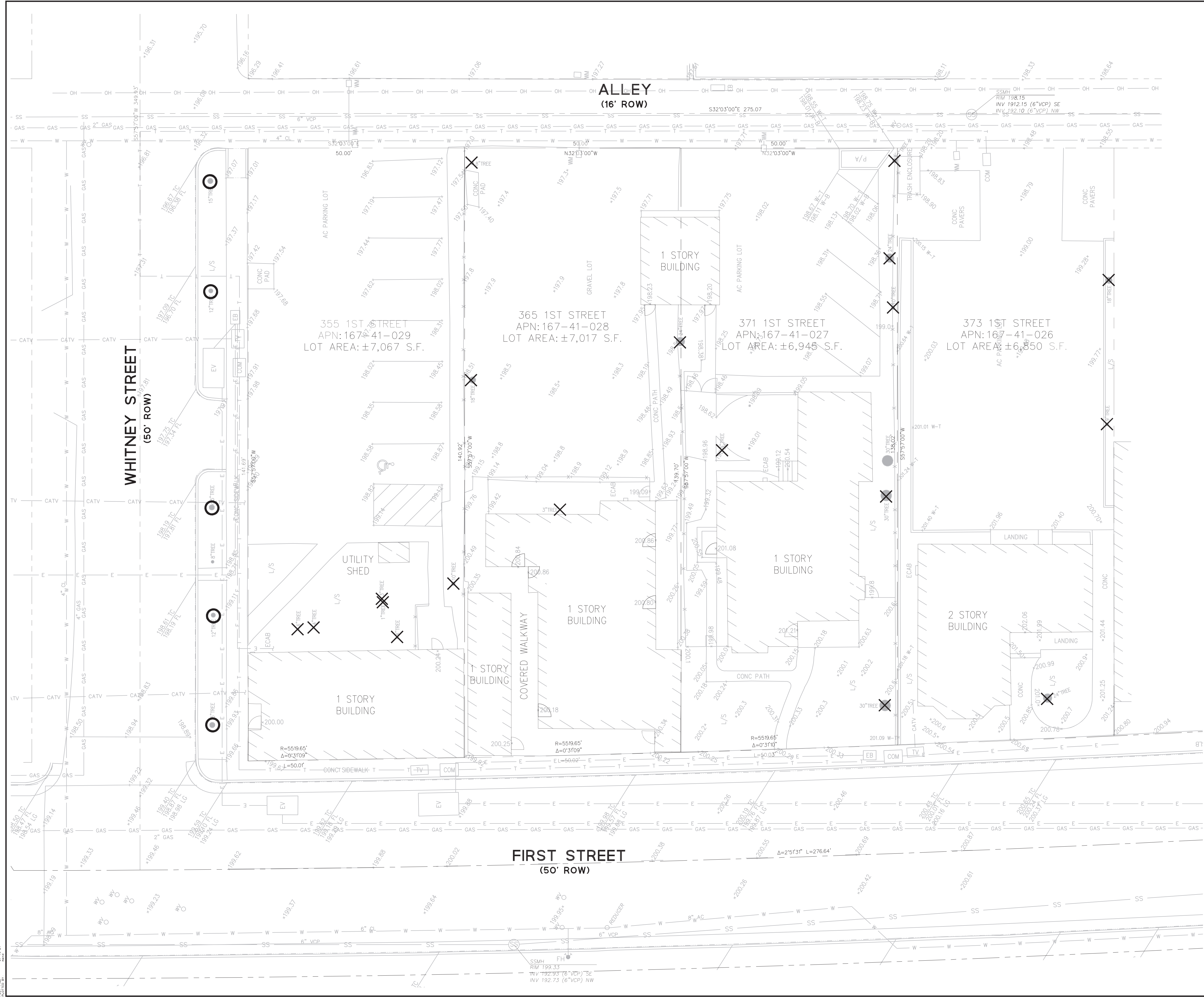
Date	Scale	Drawn By	Approved By	Job No.
07/16/21	AS SHOWN	RM	IB	20201231

Drawing Number:  
**TM1.0**



DATE PLOTTED: 07/16/21 11:51 AM  
PLOT FILE: C:\WORK\2021\167-41-026\TM1.dwg  
PLOT SCALE: 1"=50.00'





**LEGEND**

- PROJECT BOUNDARY -----
- ADJACENT LOT LINE -----
- INTERIOR LOT LINE -----
- EASEMENT -----
- ROAD CENTER LINE -----
- EXISTING FENCE ----- X -----
- SANITARY SEWER LINE ----- SS -----
- STORM DRAIN LINE ----- SD -----
- WATER LINE ----- W -----
- GAS LINE ----- GAS -----
- ELECTRICAL LINE ----- E -----
- OVERHEAD LINE ----- OH -----
- TELECOM LINE ----- T -----
- COMCAST LINE ----- CATV -----
- FIRE HYDRANT ----- FH -----
- EXISTING TREE TO REMAIN ----- O -----
- REMOVE EXISTING TREE ----- X -----

**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



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

CALIFORNIA

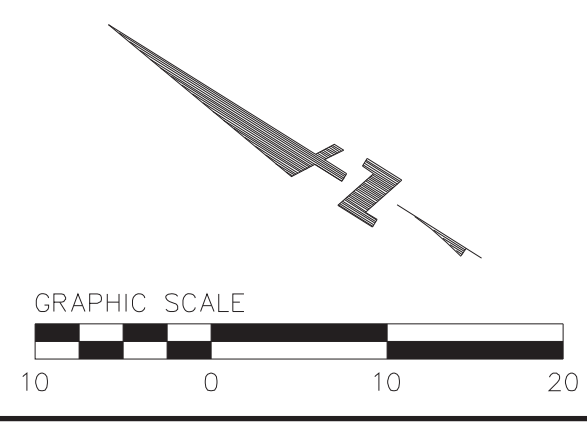
SANTA CLARA COUNTY

LOS ALTOS

Revisions	No.	Date
RESUBMITTAL 1	1	07/16/21
RESUBMITTAL 2	2	7/16/21

Scale AS SHOWN  
Design RM  
Drawn RM  
Approved IB  
Job No 20207231









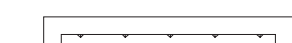




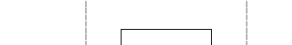









**C1.0**



BKF ENGINEERS  
 1770 N. FIRST STREET  
 SUITE 600  
 SAN JOSE, CA 95112  
 (408) 467-9100  
 www.bkf.com



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
-  FIRE BACKFLOW PREVENTER
-  DOMESTIC BACKFLOW PREVENTER
-  IRRIGATION BACKFLOW PREVENTER
-  FDC
-  WM
-  SDOD
-  SDAD
-  MECHANICAL TREATMENT DEVICE
-  TRANSFORMER (FOR REFERENCE ONLY)
-  TREE TO REMAIN

ABBREVIATIONS

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

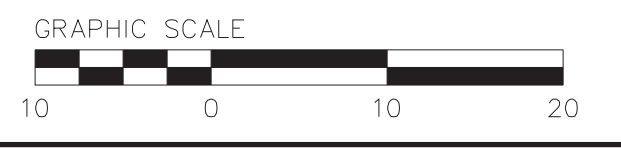
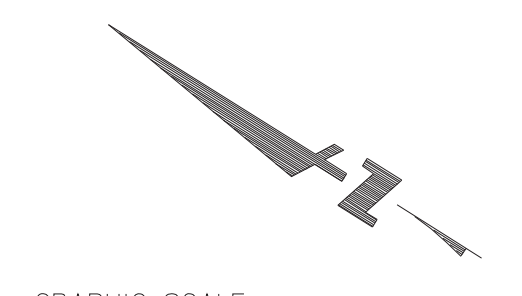
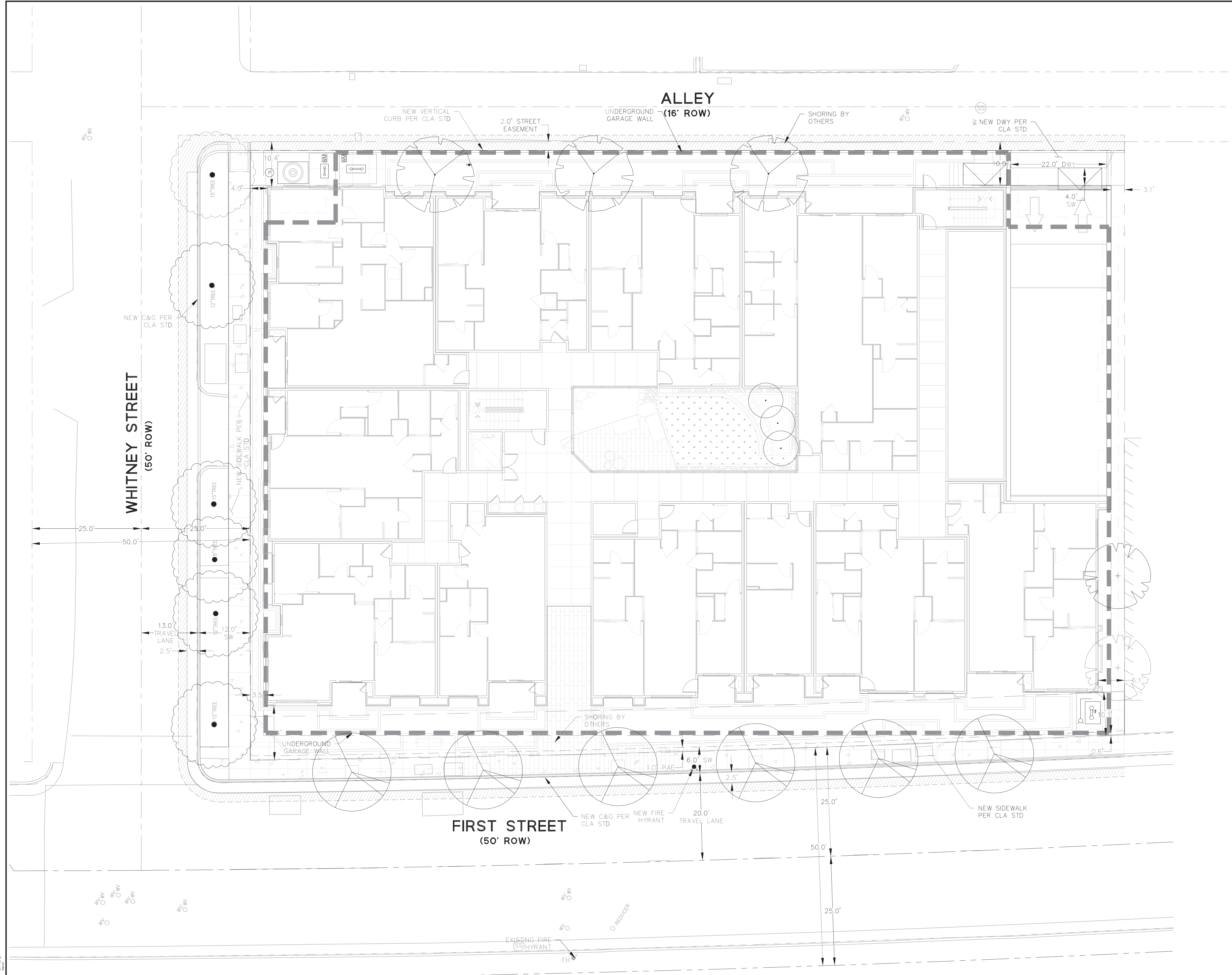
1770 N. FIRST STREET  
SUITE 600  
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(408) 467-9100  
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CALIFORNIA  
 SANTA CLARA COUNTY  
**355-373 1ST STREET**  
**PRELIMINARY SITE PLAN**

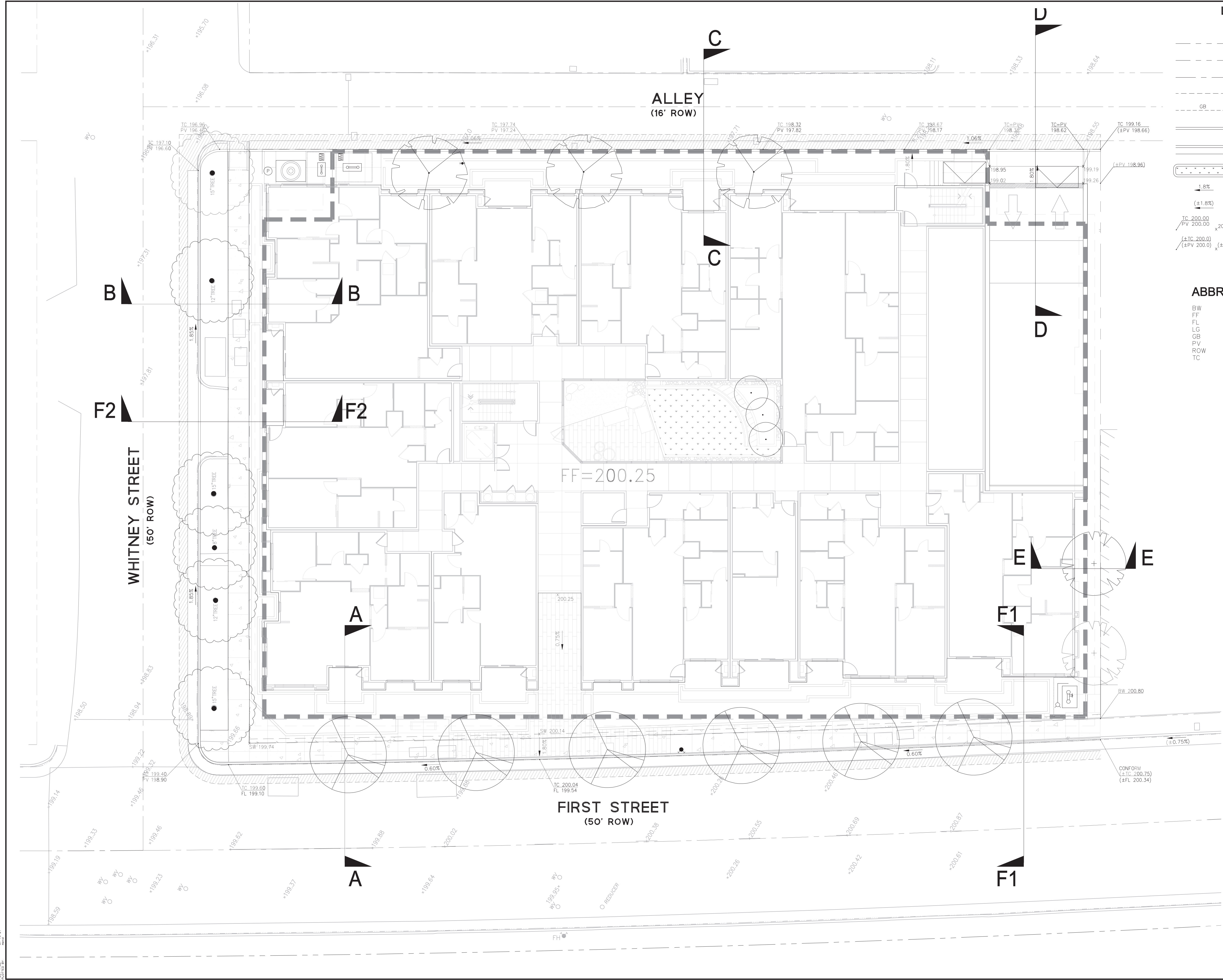
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Date	07/16/21
Scale	AS SHOWN
Design	RM
Drawn	RM
Approved	IB
Job No.	20201231

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**C2.0**



DATE PLOTTED: 07/16/21 11:53 AM  
 PLOT FILE: C:\WORK\355-373\355-373\_P1.dwg  
 PLOT SCALE: 1"=10'-0"





**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- SAWCUT LINE
- GB GRADE BREAK
- CITY STANDARD VERTICAL CURB
- CITY STANDARD VERTICAL CURB AND GUTTER
- TREATMENT AREA
- 1.8% HARDSCAPE SLOPE
- (±1.8%) HARDSCAPE SLOPE (EXISTING)
- TC 200.00 / PV 200.00 x 200.00 PROPOSED ELEVATION
- (±TC 200.0) / (±PV 200.0) (±200.0) 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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**355-373 1ST STREET**  
**PRELIMINARY GRADING AND DRAINAGE PLAN**

Revisions	
No.	1
Date	07/16/21
Scale	AS SHOWN
Design	RM
Drawn	RM
Approved	IB
Job No.	20207231

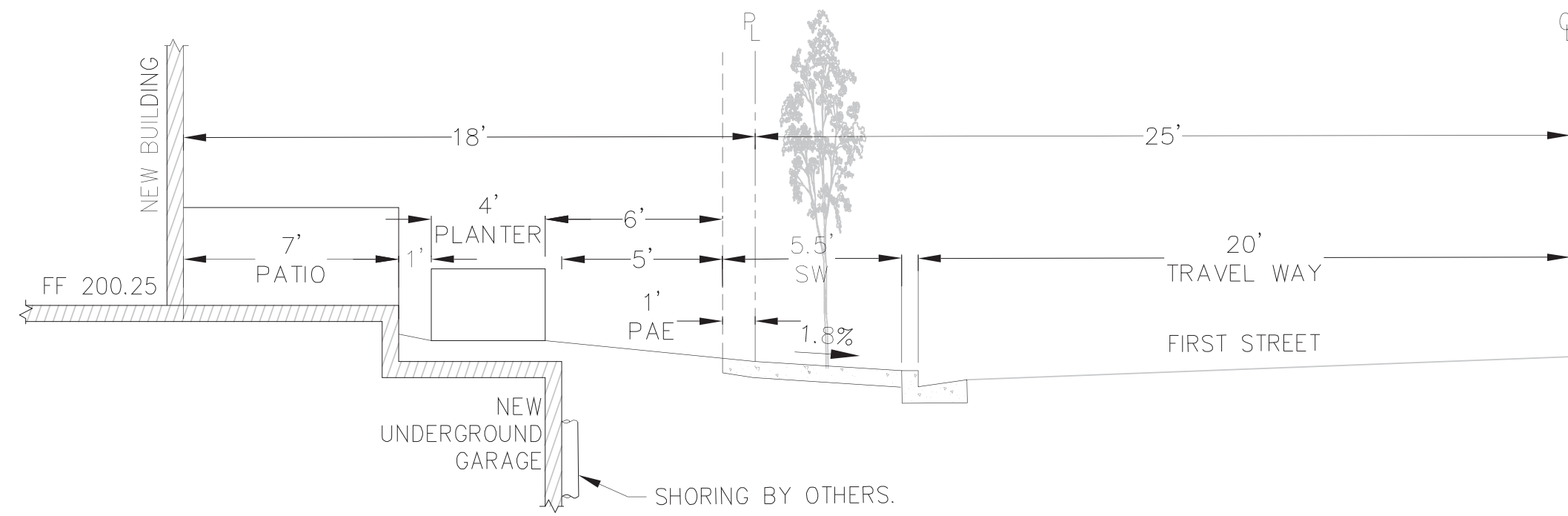
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LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

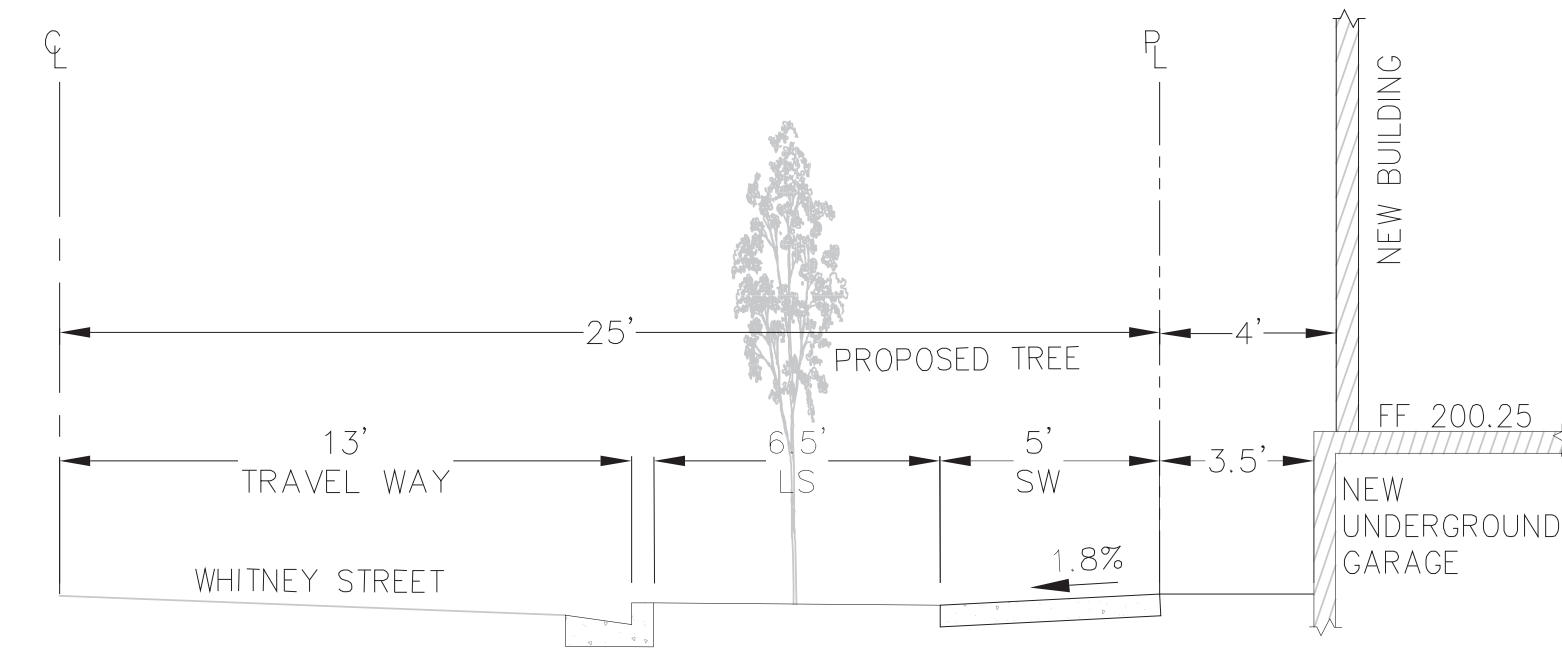




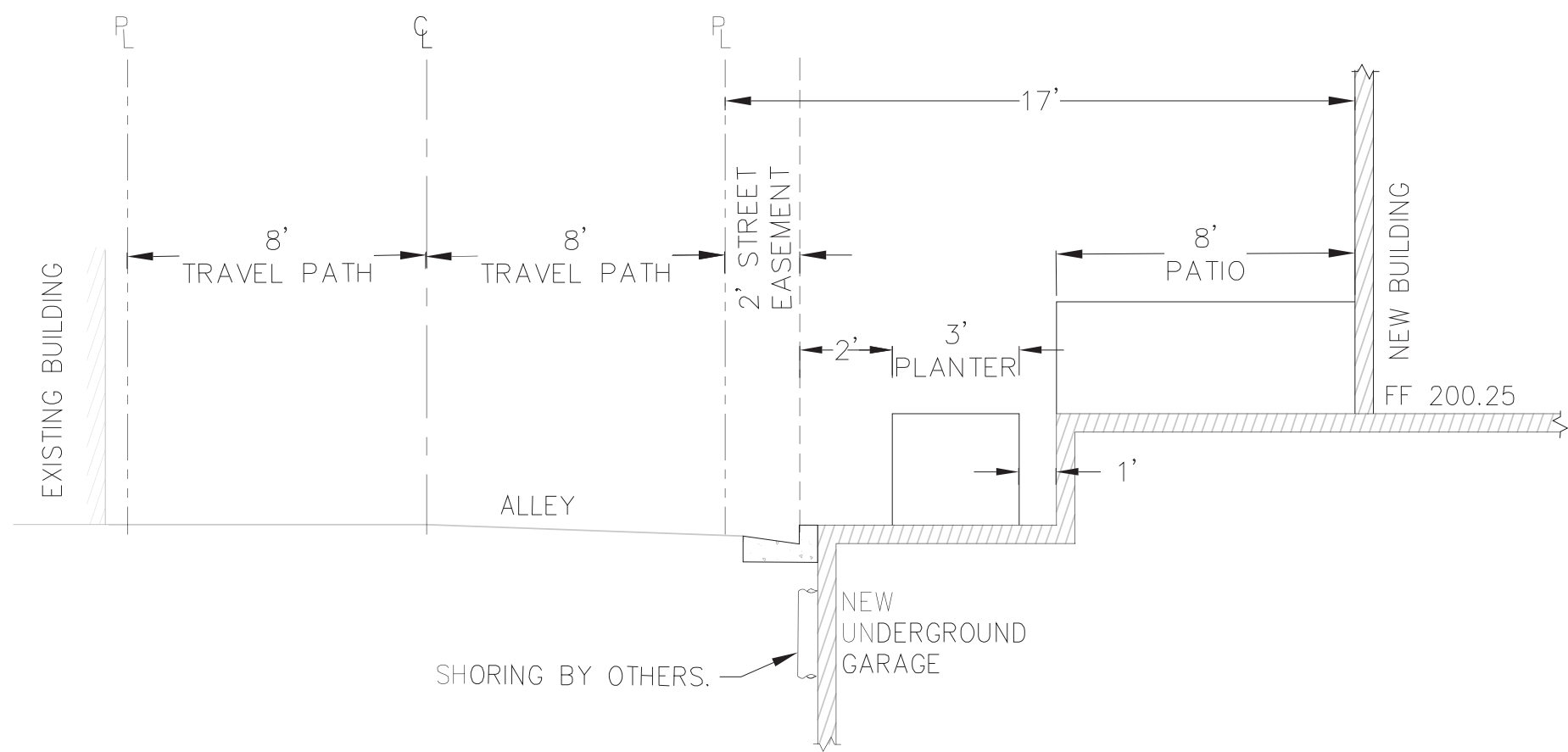
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Drawn	RM
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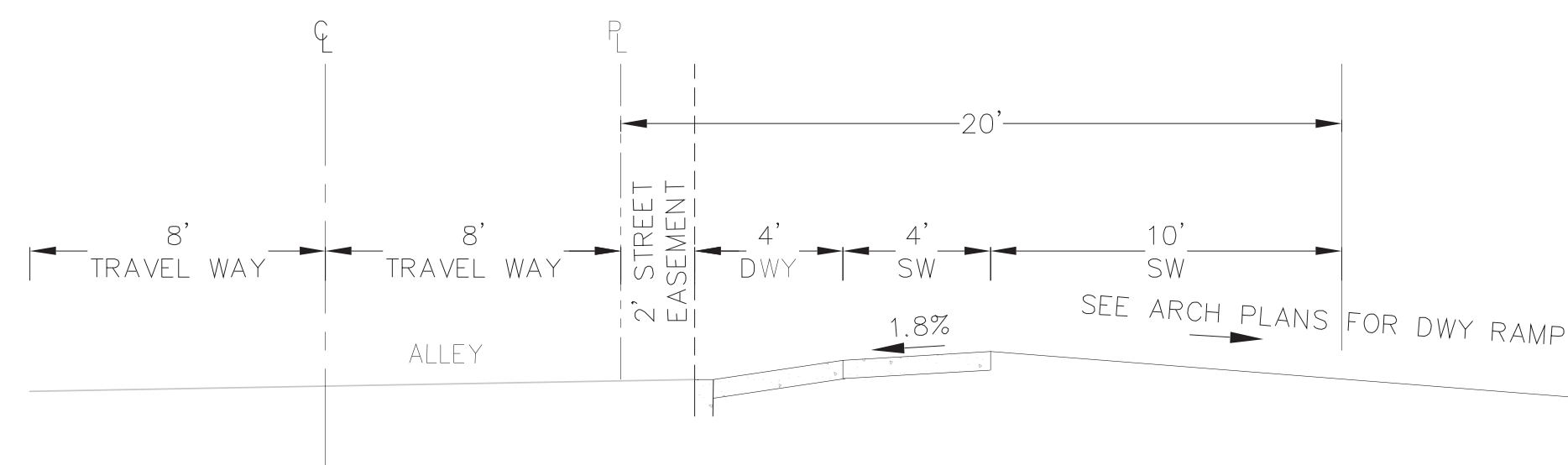
CROSS SECTION (A-A)  
 NTS



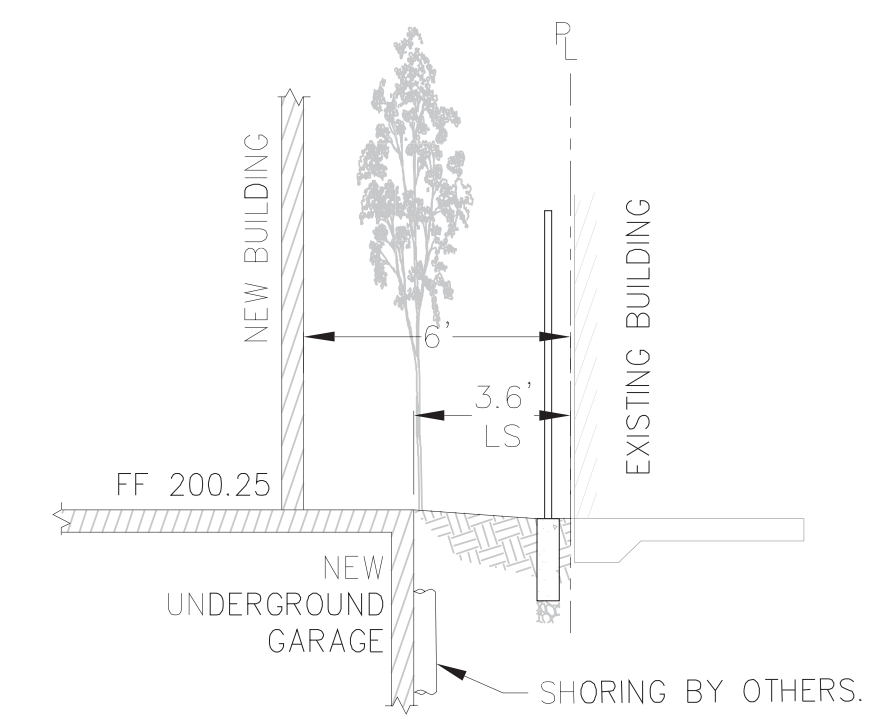
CROSS SECTION (B-B)  
 NTS



CROSS SECTION (C-C)  
 NTS



CROSS SECTION (D-D)  
 NTS

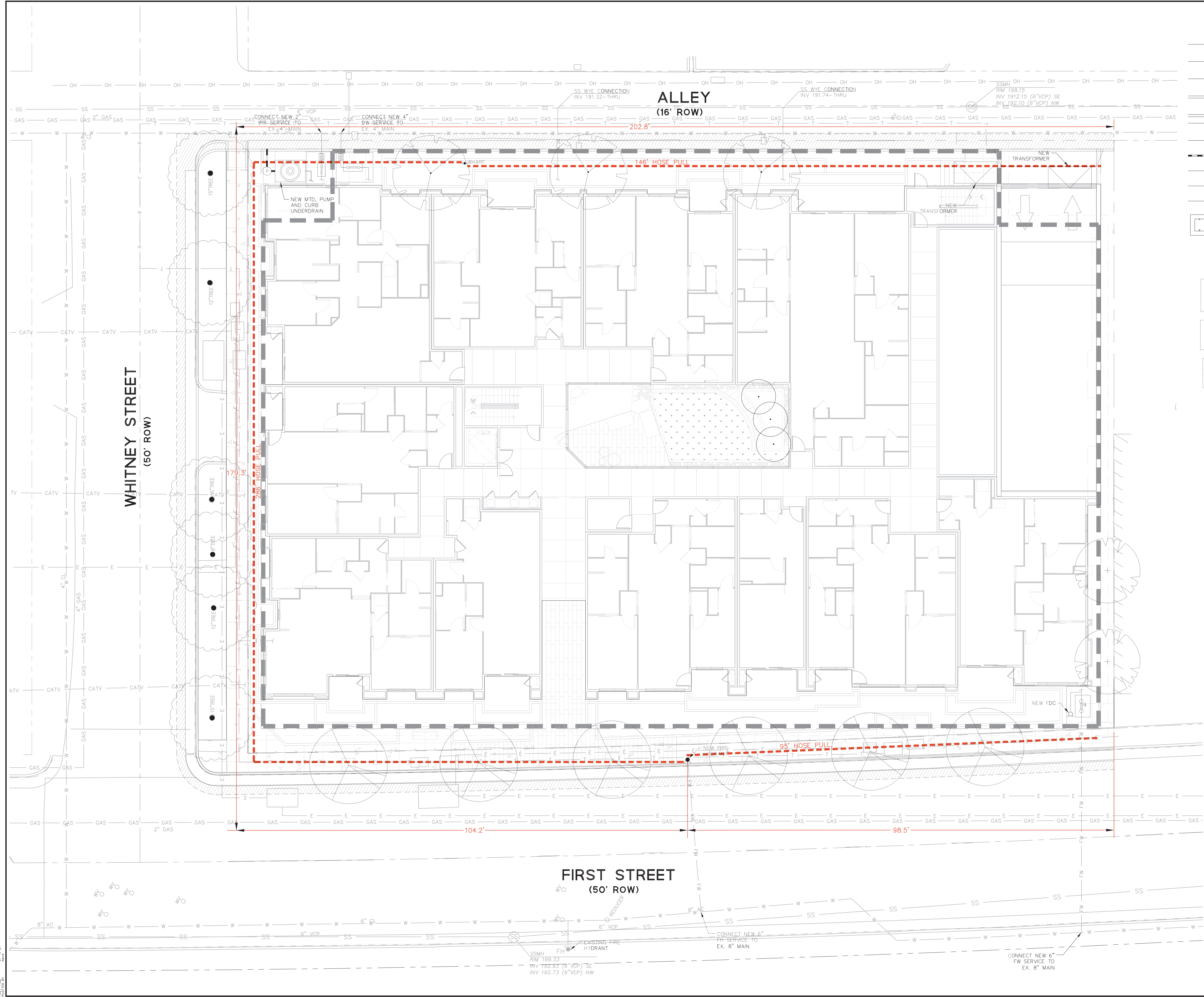


CROSS SECTION (E-E)  
 NTS









**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
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- WHARF WHARF HYDRANT
- WM WATER METER
- SDOD STORM DRAIN OVERFLOW DRAIN
- SDAD STORM DRAIN AREA DRAIN
- MECHANICAL TREATMENT DEVICE
- TRANSFORMER (FOR REFERENCE ONLY)

1770 N. FIRST STREET  
 SUITE 600  
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 (408) 467-9100  
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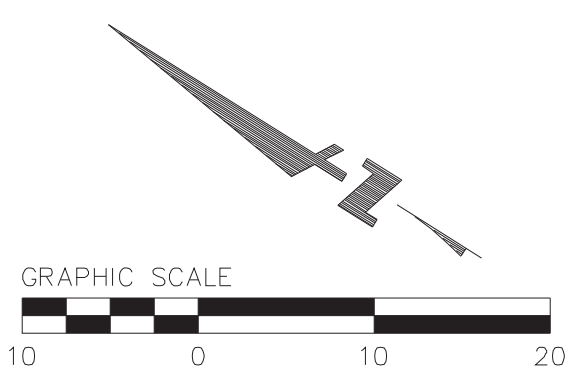


355-373 1ST STREET  
 PRELIMINARY UTILITY PLAN  
 SANTA CLARA COUNTY CALIFORNIA

LOS ALTOS

Revisions	
No.	1
Date	07/16/21
Scale	AS SHOWN
Design	RM
Drawn	RM
Approved	IB
Job No.	20207231

Drawing Number:  
**C4.0**



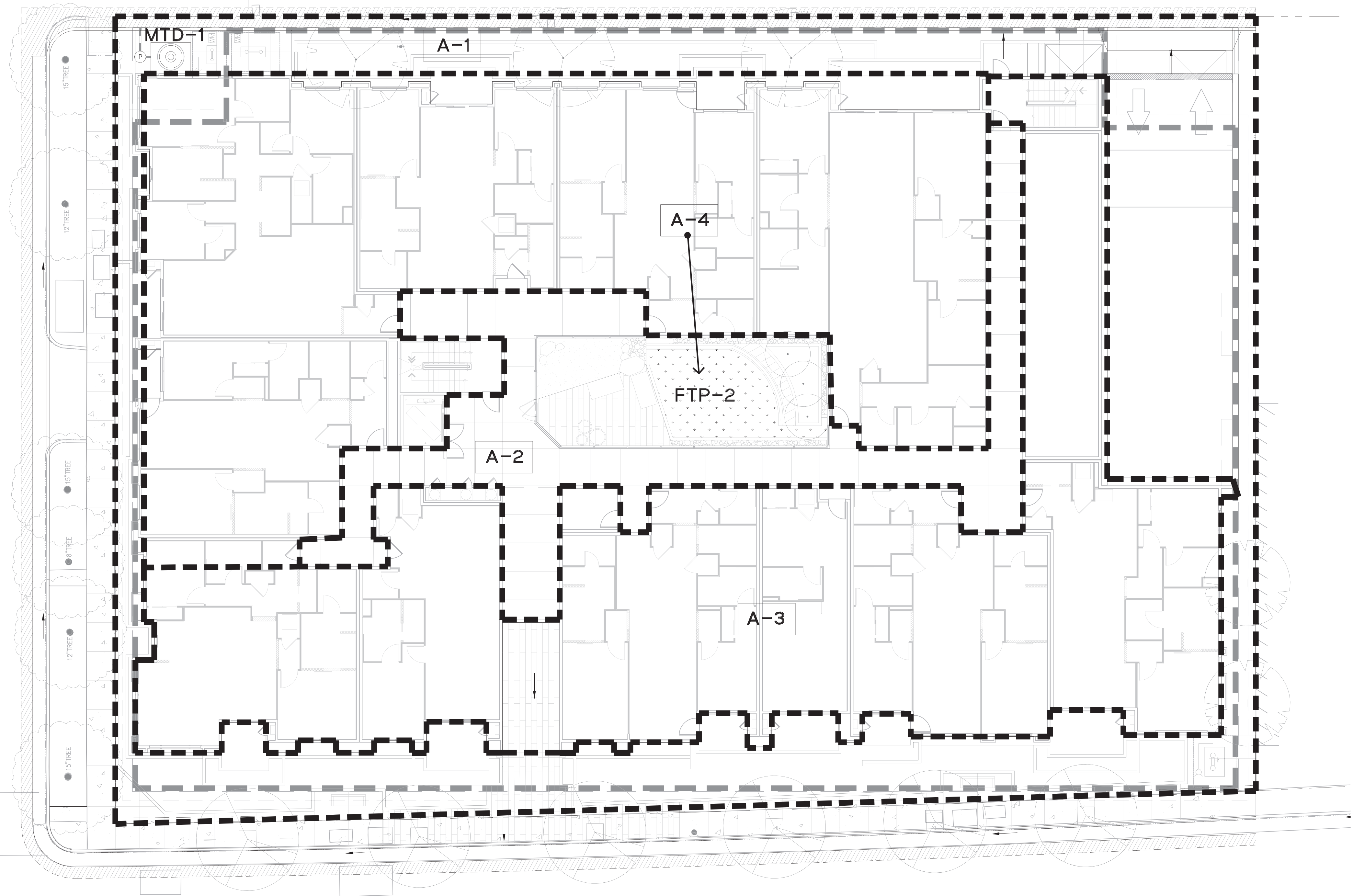
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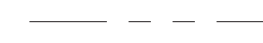


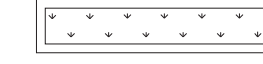

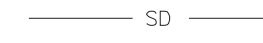


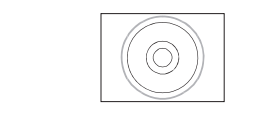
WHITNEY STREET  
(50' ROW)

ALLEY  
(16' ROW)

FIRST STREET  
(50' ROW)



LEGEND

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

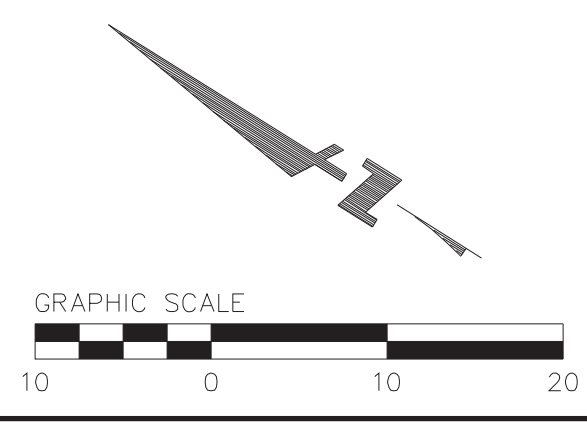
1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
www.bkf.com



355-373 1ST STREET  
PRELIMINARY STORMWATER MANAGEMENT PLAN  
LOS ALTOS SANTA CLARA COUNTY 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	746	746	MTD 1 MECH. TREATMENT DEVICE	YES
A-2	3,210	0	LANDSCAPE	3,210	ROOF				
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



Revisions	
No.	1
Date	07/16/21
Scale	AS SHOWN
Design	RM
Drawn	RM
Approved	IB
Job No.	20207231

Drawing Number:  
**C5.0**

DATE PLOTTED: 07/16/21 11:51 AM  
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 PLOT SCALE: 1.0000  
 PLOT SHEET: 1 OF 1



**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

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.

PROJECT TOTAL EQUIPMENT HOURS

Equipment	dBa	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 FESIBLE.

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

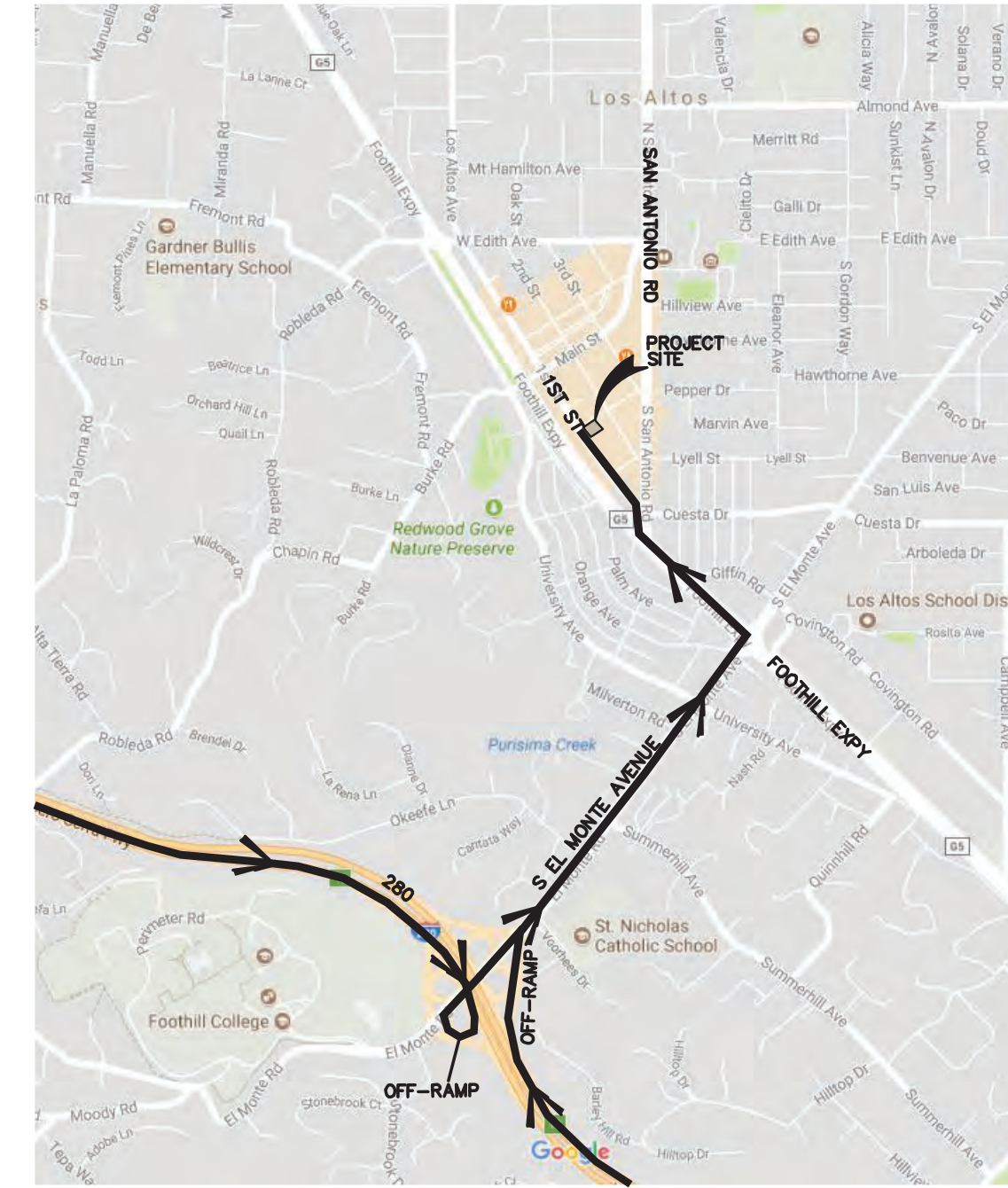
OFF-SITE TRUCK STAGING FOR MATERIAL DELIVERIES THAT REQUIRE MULTIPLE TRUCKS AT ANY ONE TIME (CONCRETE, BUILDING MATERIALS, ETC.) WILL BE DETERMINED WITH CITY STAFF PRIOR TO CONSTRUCTION COMMENCING

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.



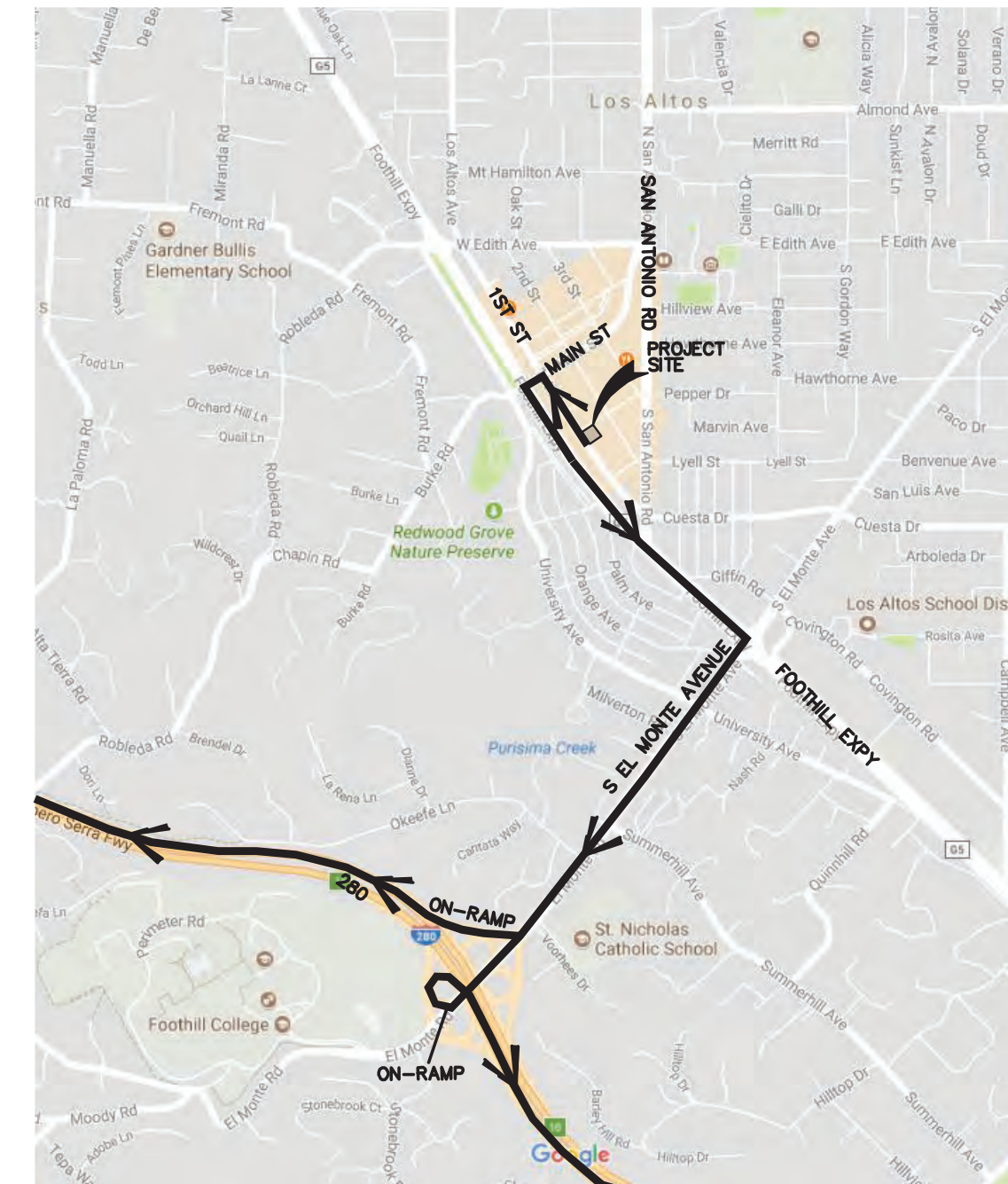
355 FIRST STREET—HAUL ROUTE IN—BOUND

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.



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	Revisions
03/26/21	Scale AS SHOWN
	Design RM
	Drawn RM
	Approved IB
	Job No 2020231

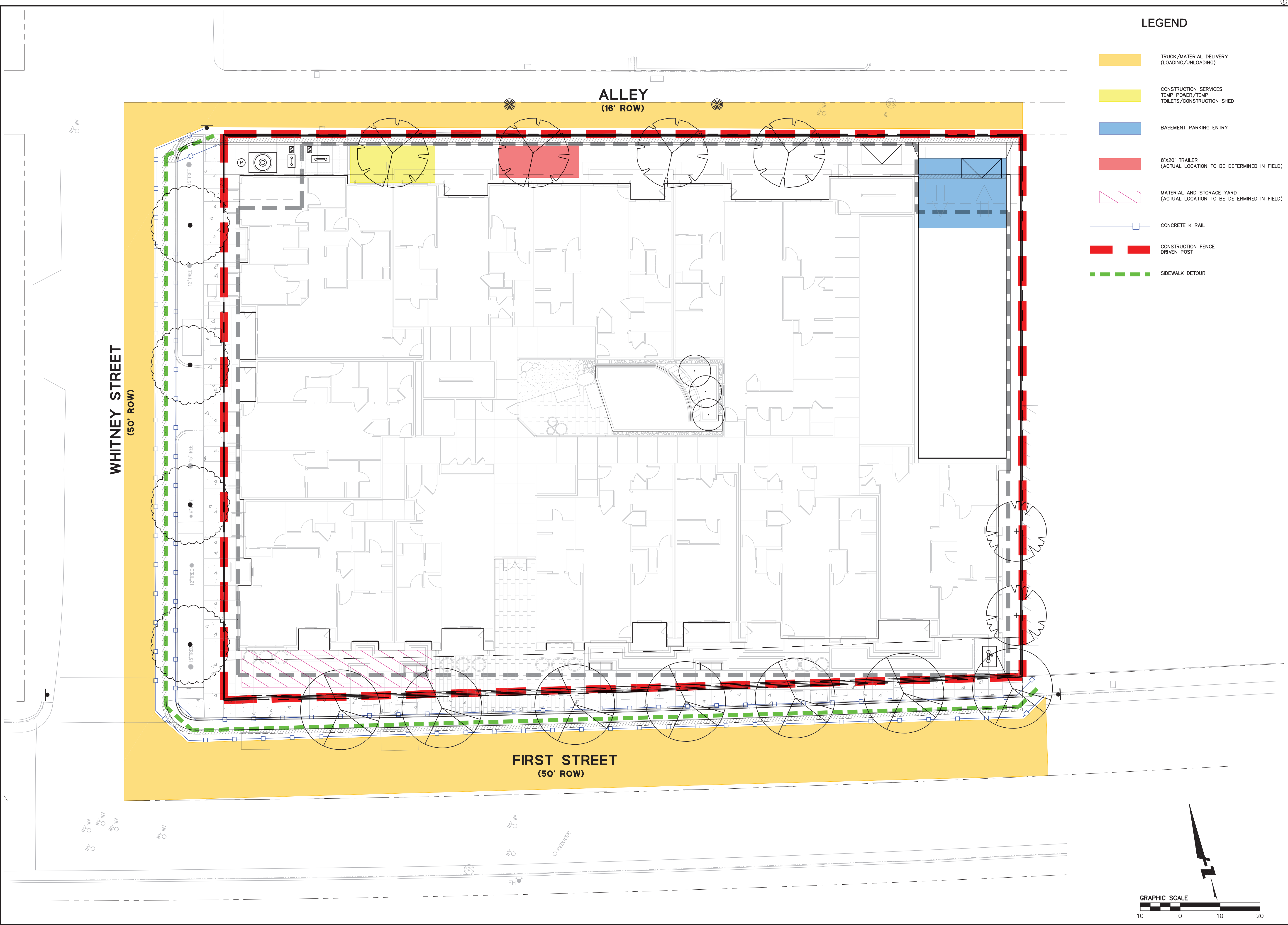
Drawing Number:

**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



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
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**355-373 1ST STREET**  
**CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN**  
SANTA CLARA COUNTY CALIFORNIA  
LOS ALTOS

Revisions	
No.	Date
1	03/26/21
2	
3	
4	

Date: 03/26/21  
Scale: AS SHOWN  
Design: RM  
Drawn: RM  
Approved: IB  
Job No: 2020231

Drawing Number:  
**CM2.0**

DRAWING NAME: 355-373 1ST STREET - CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN - CM2.0  
DATE: 03/26/21  
DRAWN BY: RM  
CHECKED BY: RM  
APPROVED BY: IB



**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

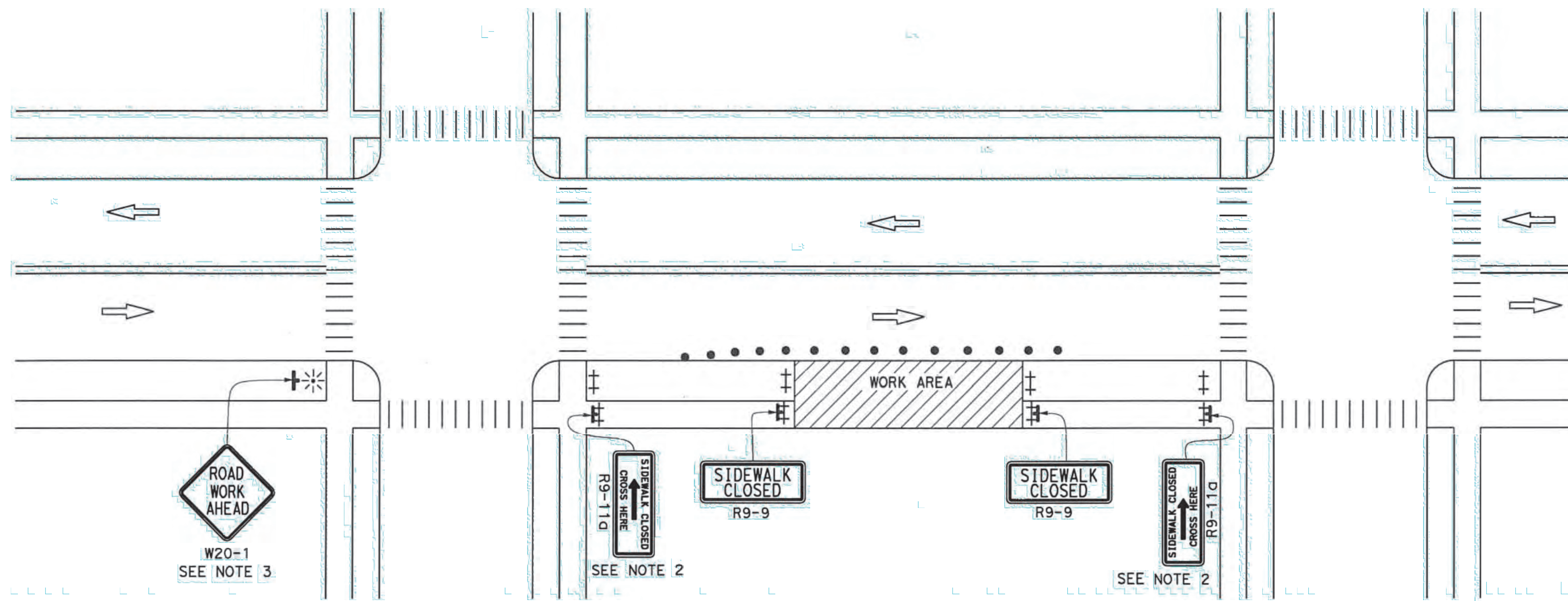
*Atifa Ferouz*  
REGISTERED CIVIL ENGINEER

May 31, 2018  
PLANS APPROVAL DATE

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

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.

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"

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

**T30**

**2018 STANDARD PLAN T30**

1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
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**355-373 1ST STREET**  
**CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN**  
SANTA CLARA COUNTY  
LOS ALTOS  
CALIFORNIA

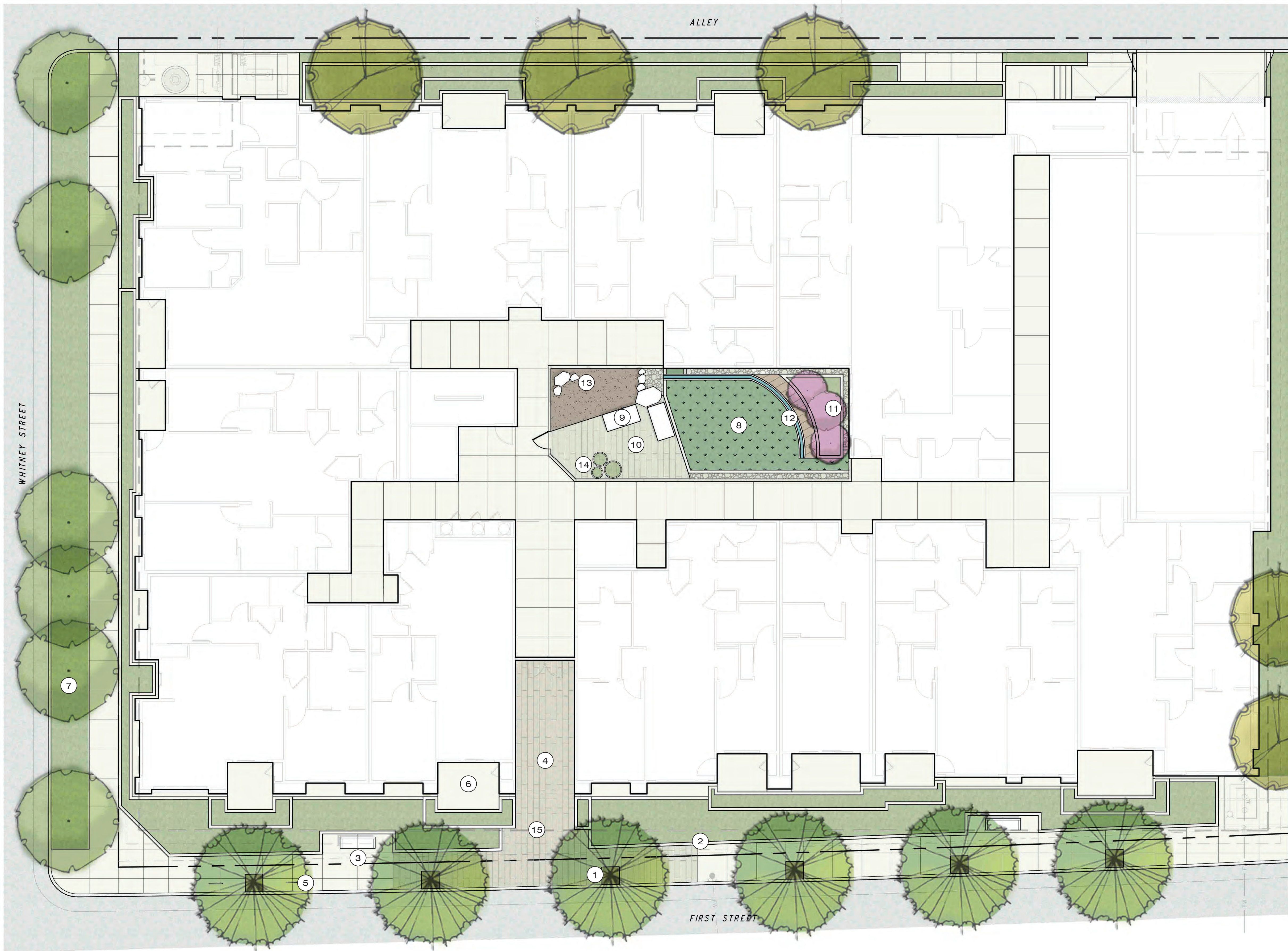
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Design	RM
Drawn	RM
Approved	IB
Job No	2020231

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**CM3.0**

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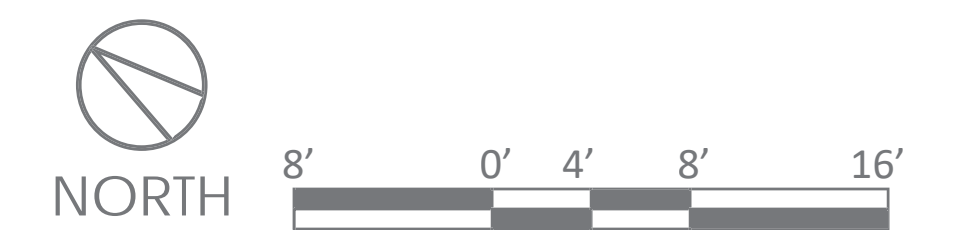
## LEGEND

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

## LANDSCAPE AREA CALCS

1ST STREET SETBACK	
HARDSCAPE:	915 SF
SOFTSCAPE:	1,060 SF
TOTAL:	1,975 SF
	54%

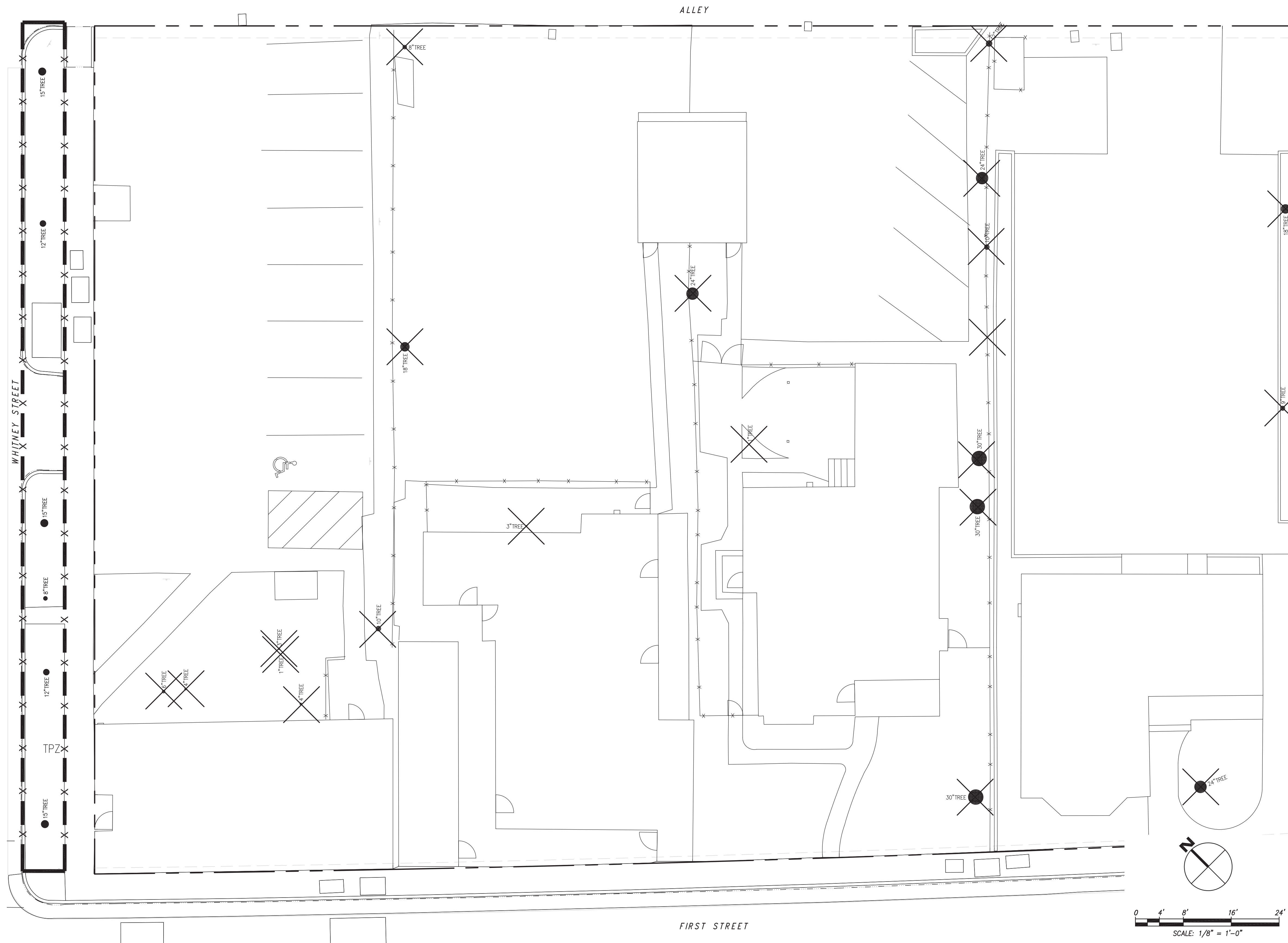
ALLEY SETBACK	
HARDSCAPE:	744 SF
SOFTSCAPE:	810 SF
TOTAL:	1,570 SF
	52%





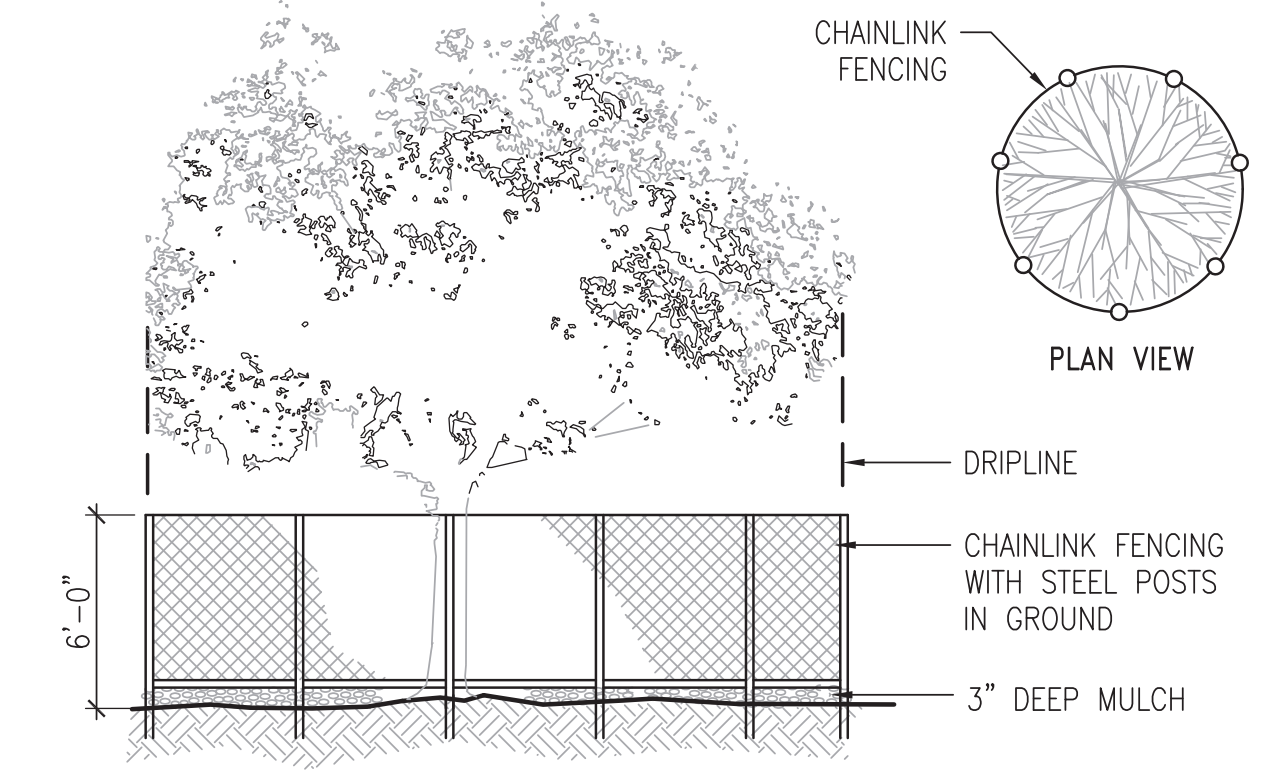






**EXISTING TREE PROTECTION NOTES**

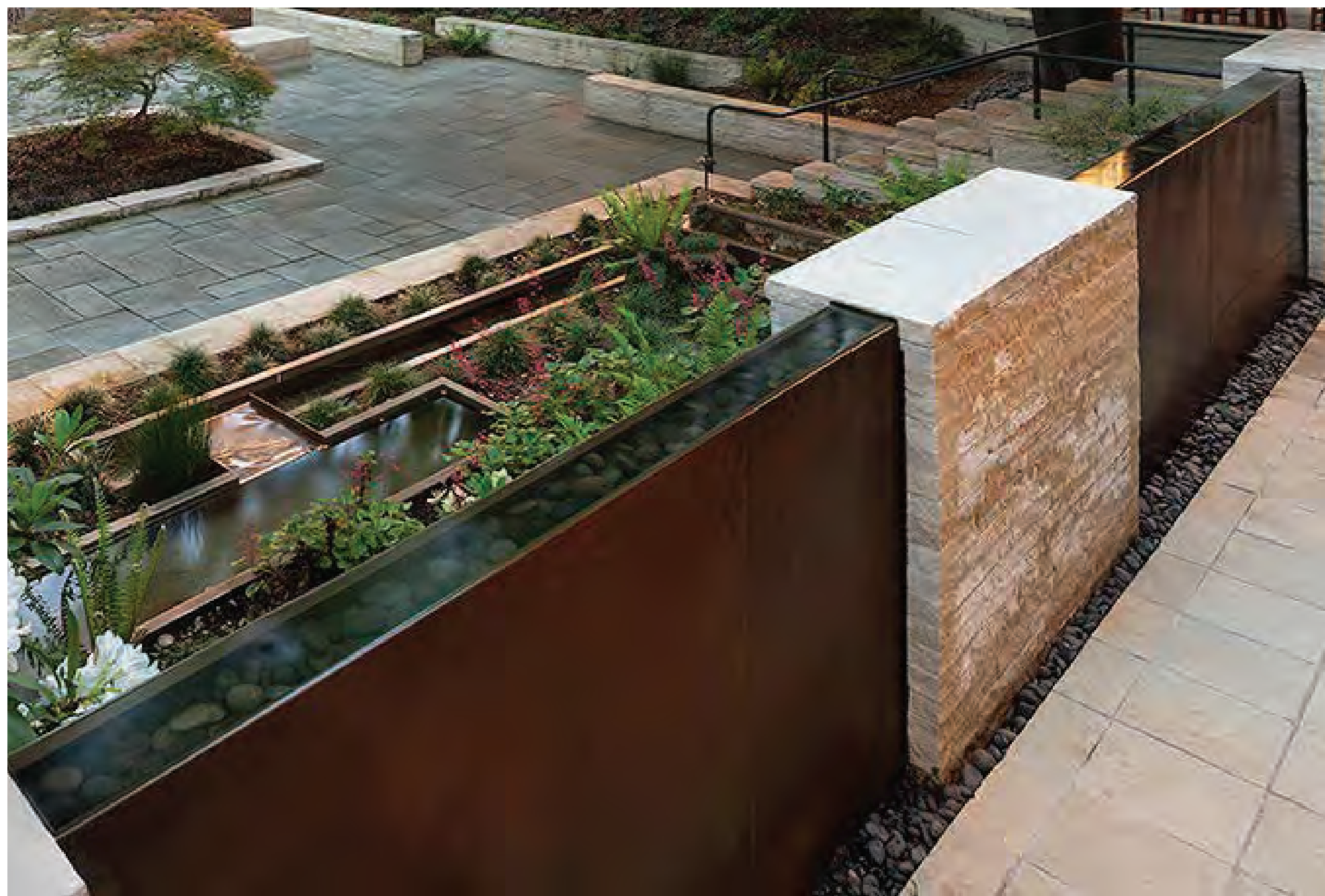
1. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES NOTED ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
2. EXISTING TREE DRIPLINES 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

TREE REMOVAL & REPLACEMENT	
PROTECTED TREES PROPOSED TO BE REMOVED	5
PROTECTED TREES PROPOSED TO BE REMOVED	21
OFF-SITE TREES PROPOSED TO BE REMOVED	0
TOTAL NEW PROPOSED TREES	11

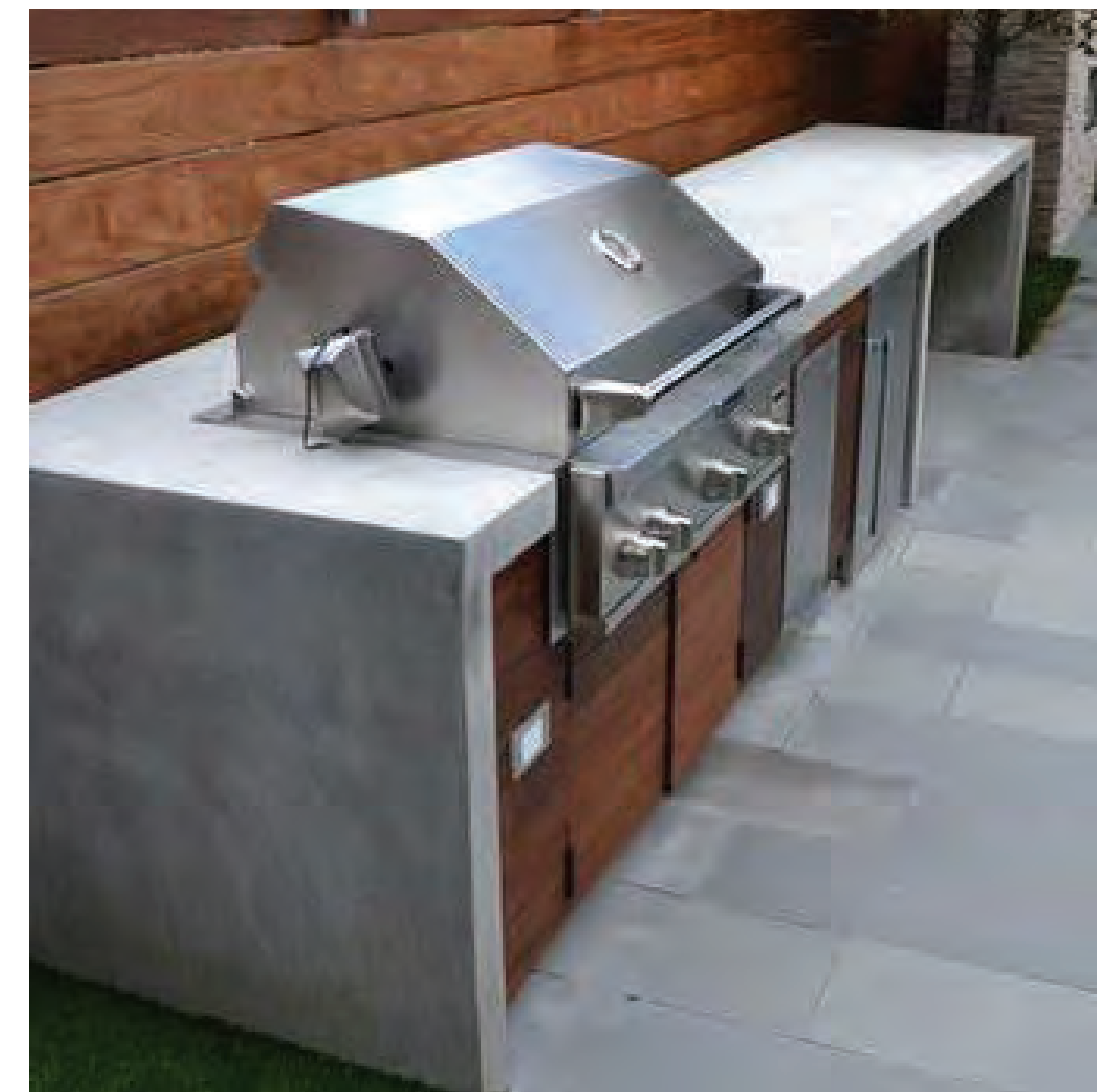




SAND HILL ROAD COURTYARD



1450 CHAPIN AVENUE - ARCHIE HELD WATERWALL



BBQ (ELECTRIC) KITCHEN



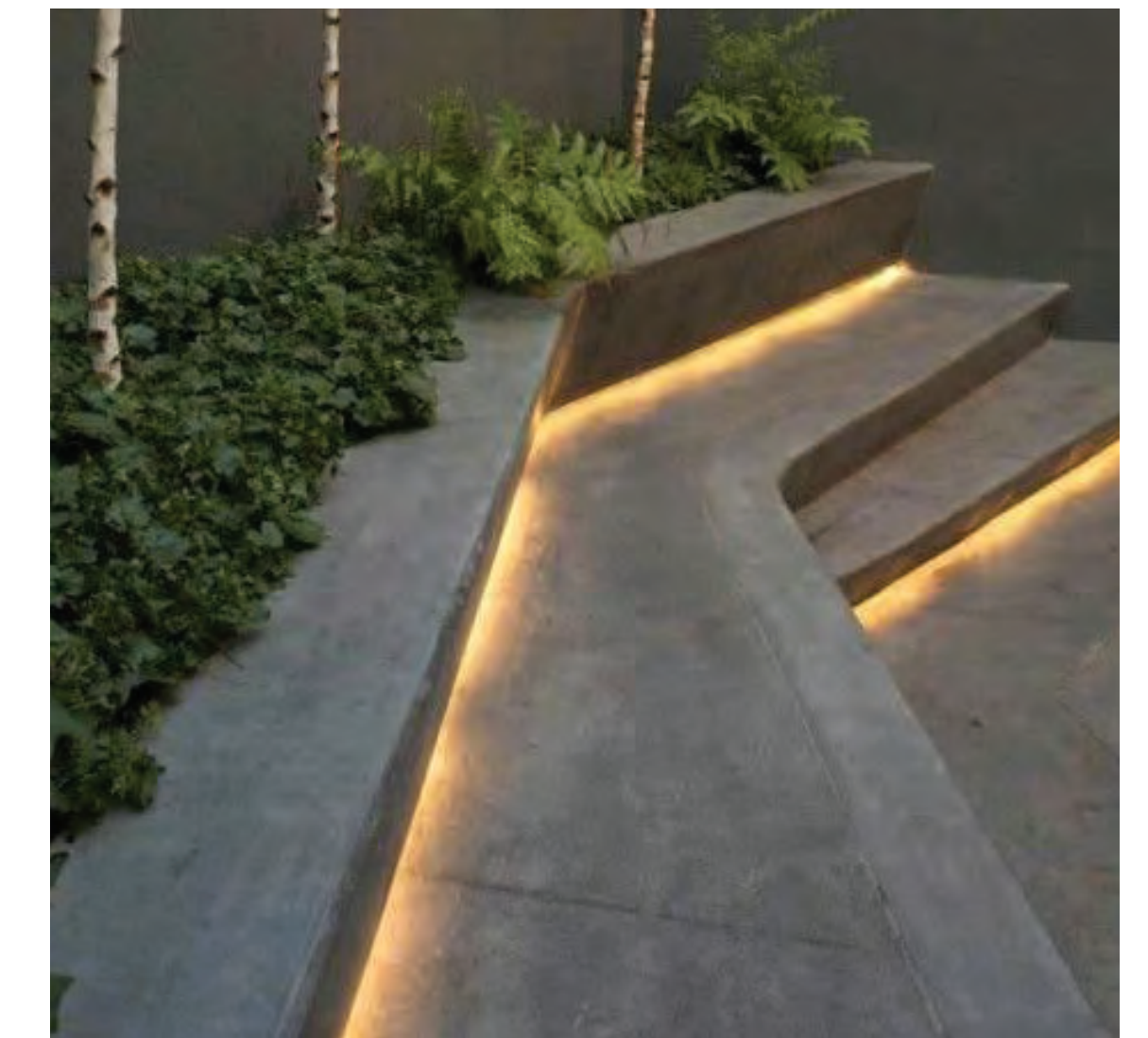
ROOF DECK



PRECAST PLANTERS - ROOF DECK



GREENSCREEN OR DECORATIVE METAL SCREEN



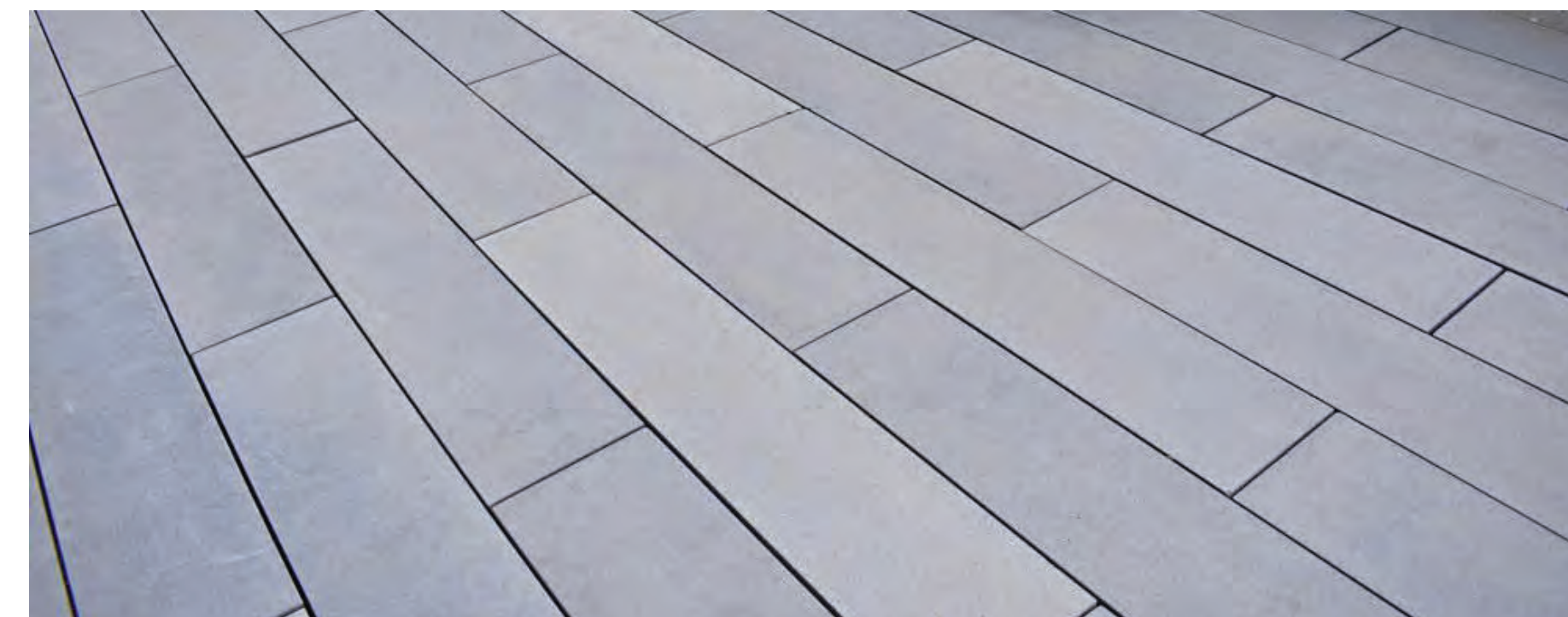
ACCENT LIGHTING



PRECAST CONCRETE PLANTER - GROUND FLOOR



BIKE RACK



LARGE FORMAT LINEAR PAVERS



BENCH

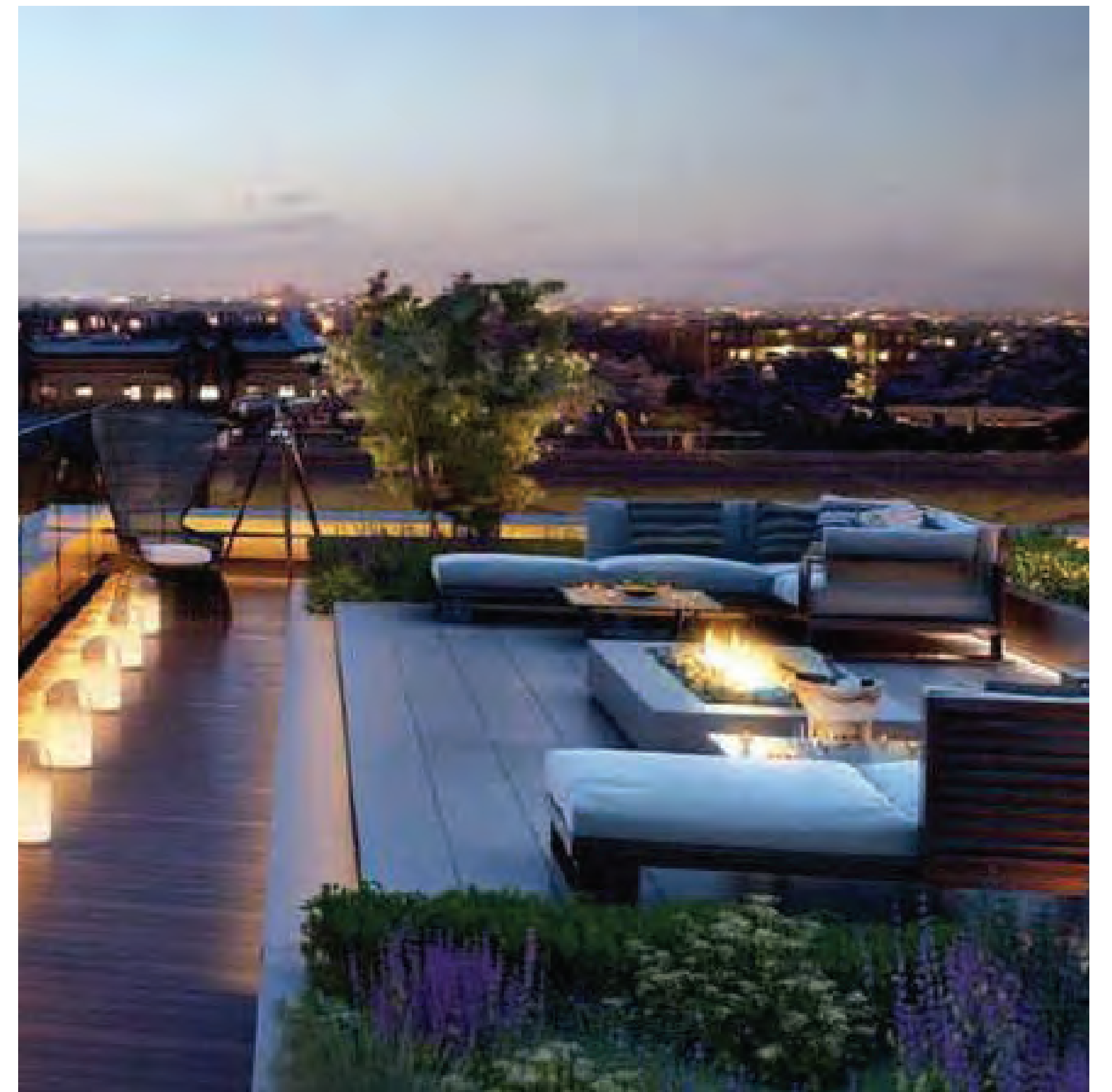




GARDEN SURROUND



DOUBLE-SIDED FIREPLACE & LOUNGE SEATING



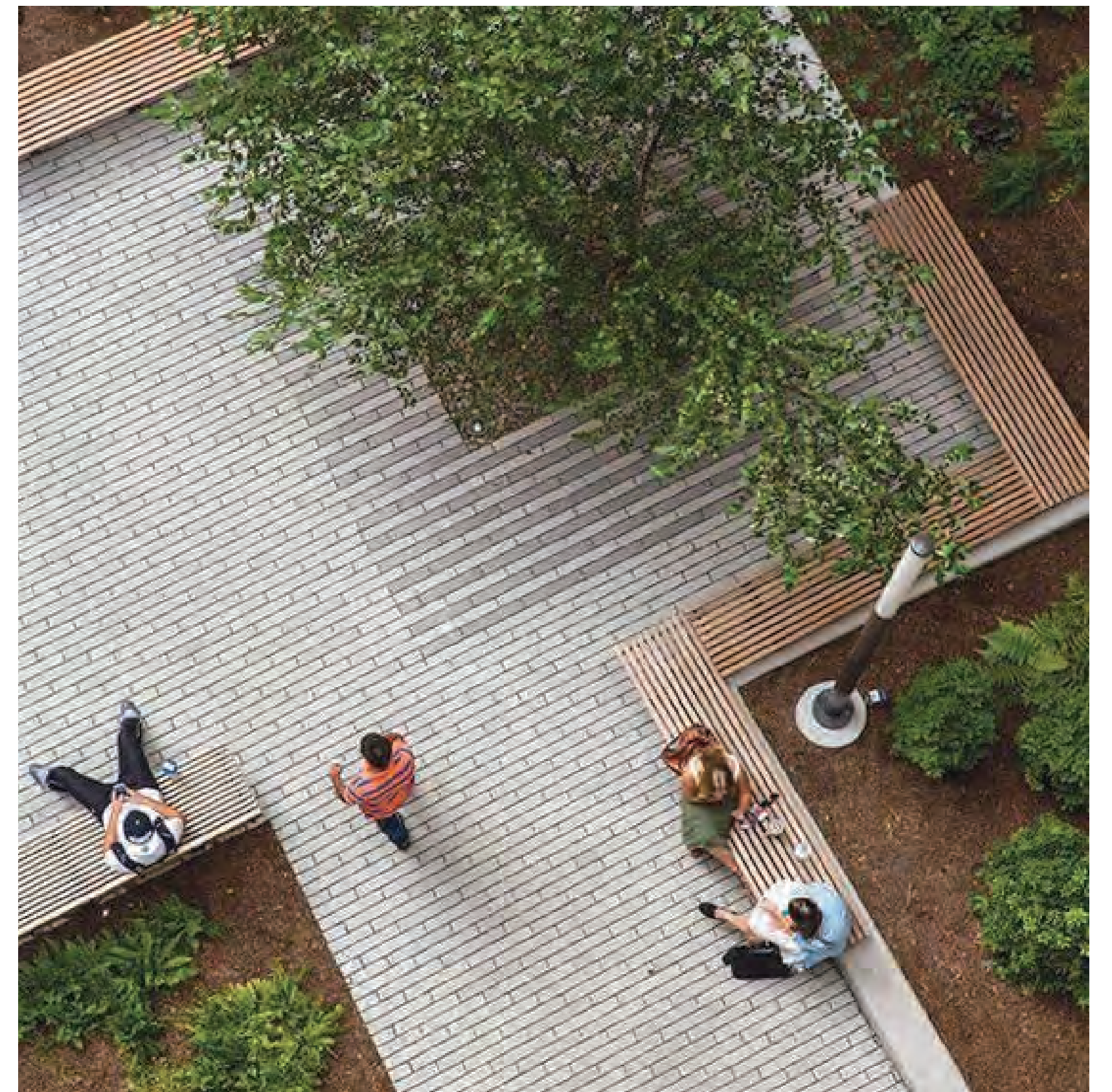
FIREPIT & LOUNGE SEATING



RYOAN- I ROCK GARDEN

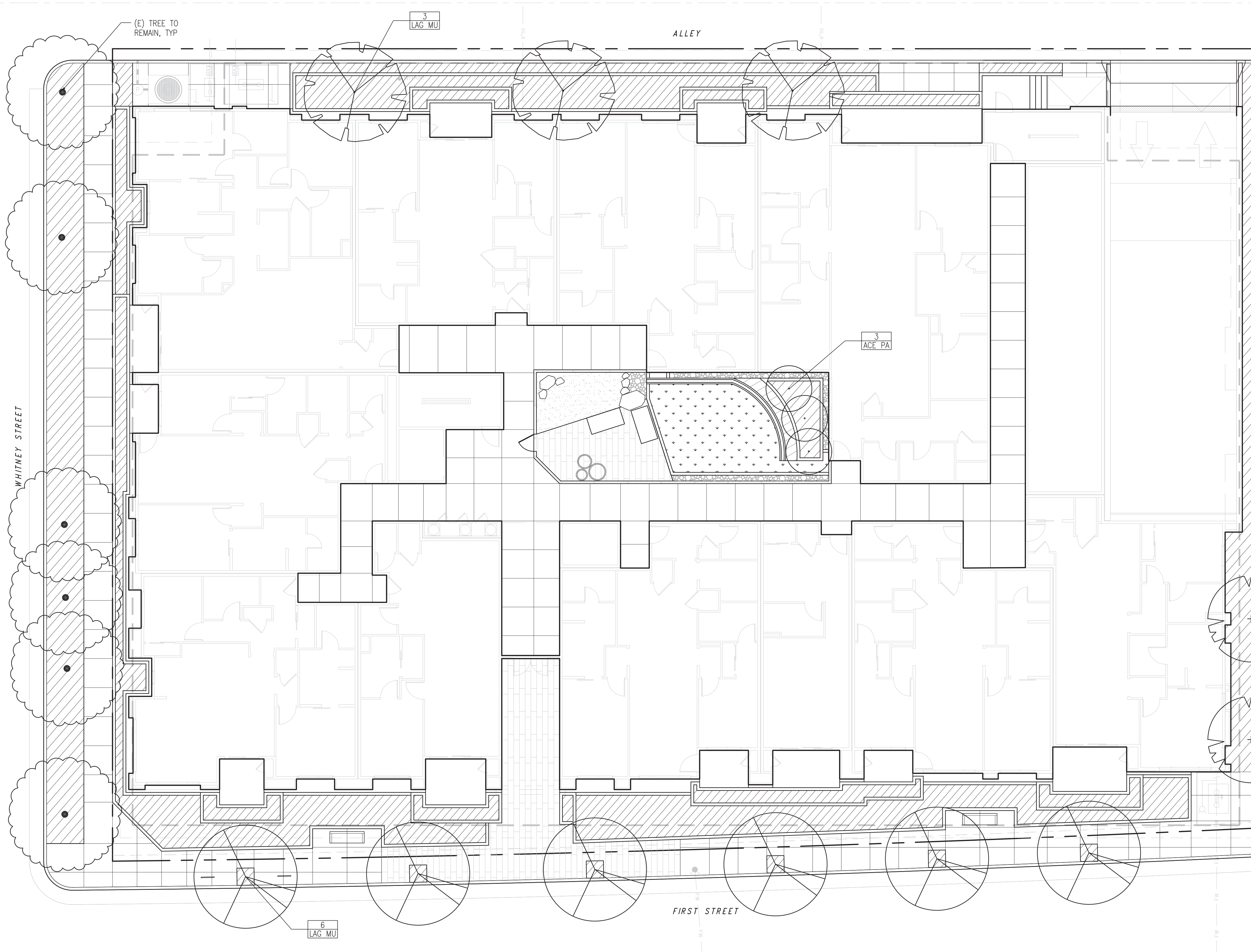


CANTILEVER BENCH ON PLANTER



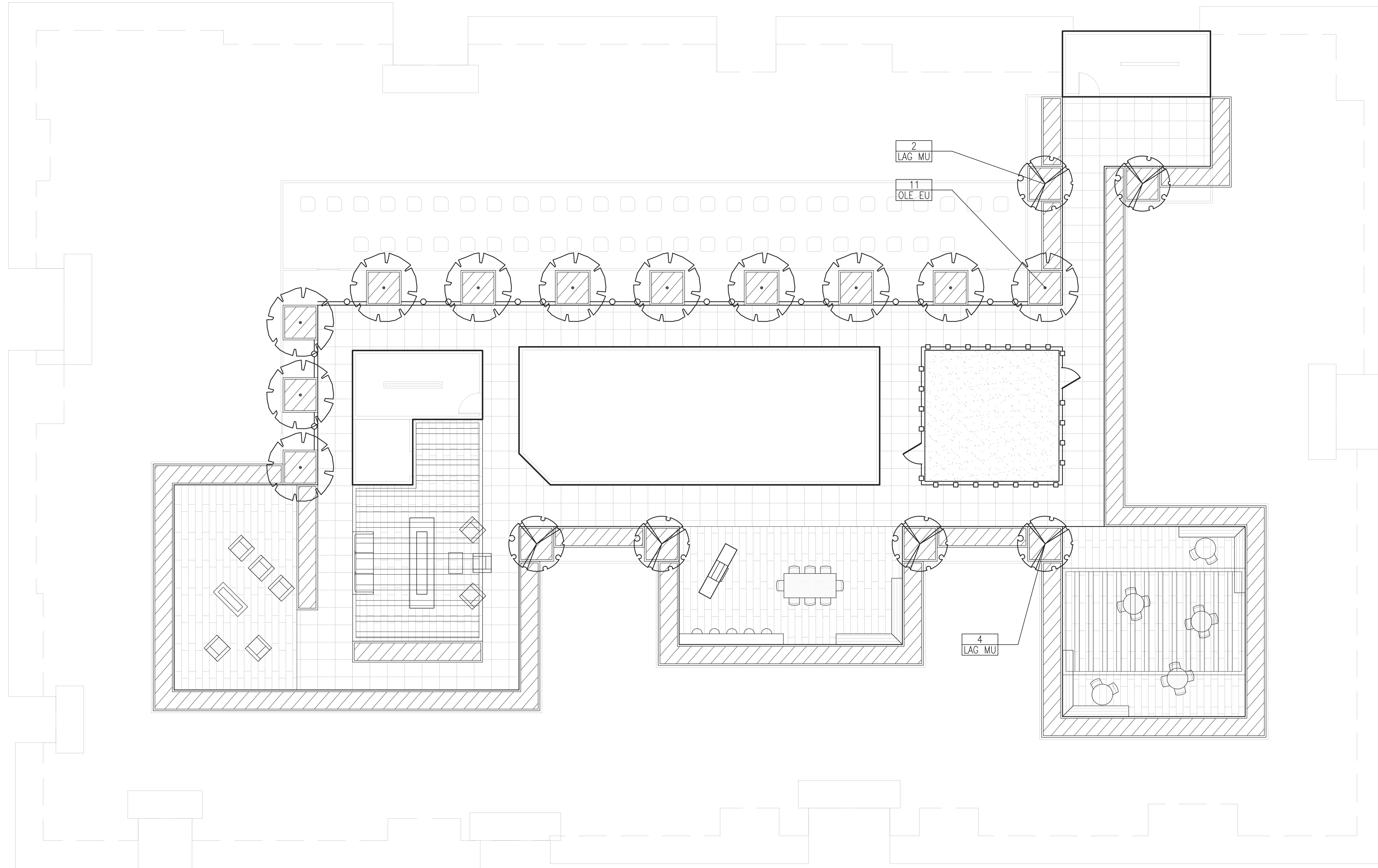
OUTDOOR WORKSPACE WITH SEATING





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
<b>SHRUBS, GRASSES, &amp; PERENNIALS</b>						
	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
	HELIOTOTICHON 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	WUOLS
<b>TREES</b>						
ACE PA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN		M
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	ANNIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL	3'-0" OC		L
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	CEANOTHUS GRISEUS 'HORIZONTALIS'	CALIFORNIA LILAC	1 GAL	6'-0" OC		L
	HEUCHERA MAXIMA	CORAL BELLS	1 GAL	2'-0" OC		L
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	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

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.

PROJECT TOTAL EQUIPMENT HOURS

Equipment	dBa	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 FESIBLE.

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

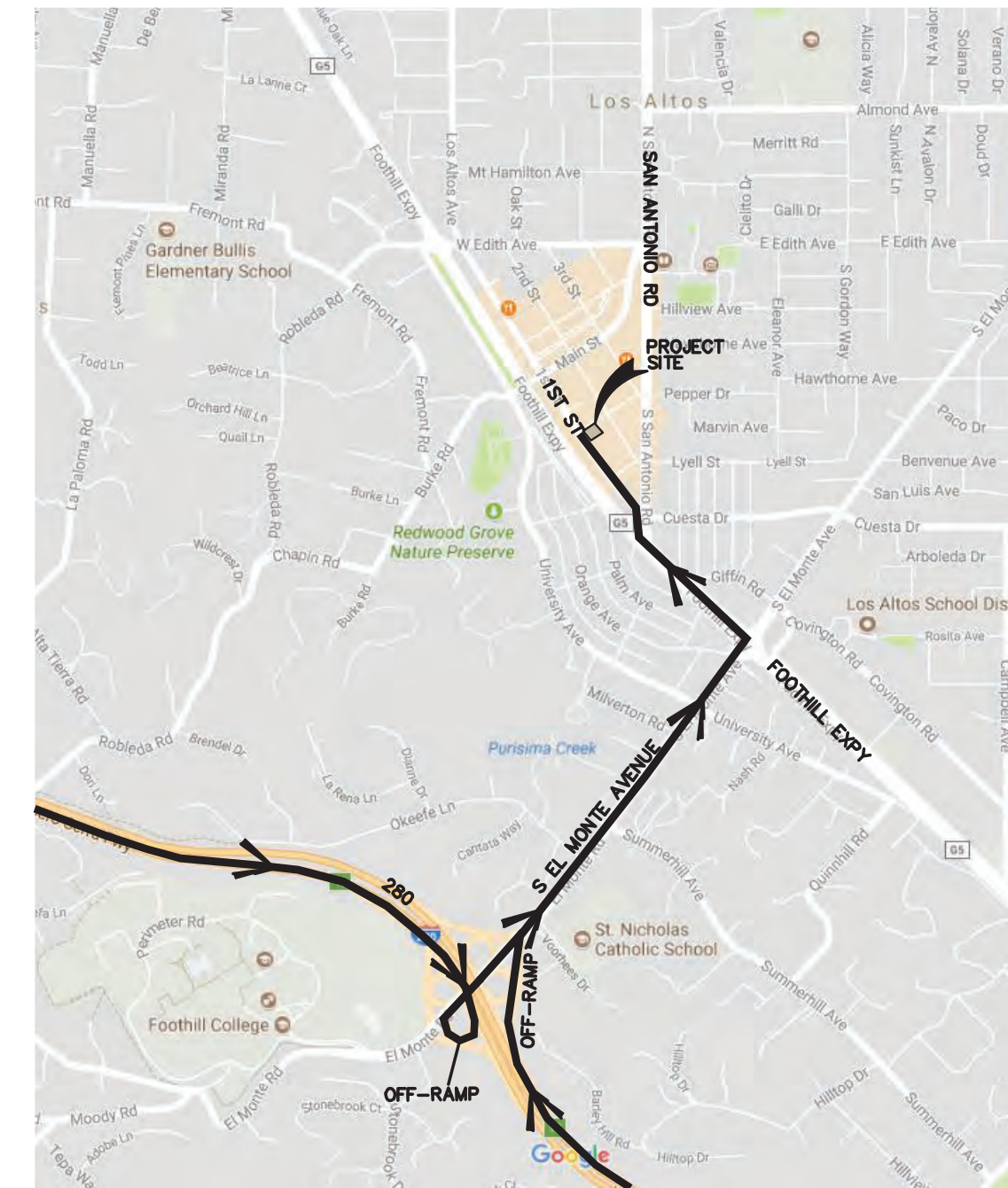
OFF-SITE TRUCK STAGING FOR MATERIAL DELIVERIES THAT REQUIRE MULTIPLE TRUCKS AT ANY ONE TIME (CONCRETE, BUILDING MATERIALS, ETC.) WILL BE DETERMINED WITH CITY STAFF PRIOR TO CONSTRUCTION COMMENCING

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.



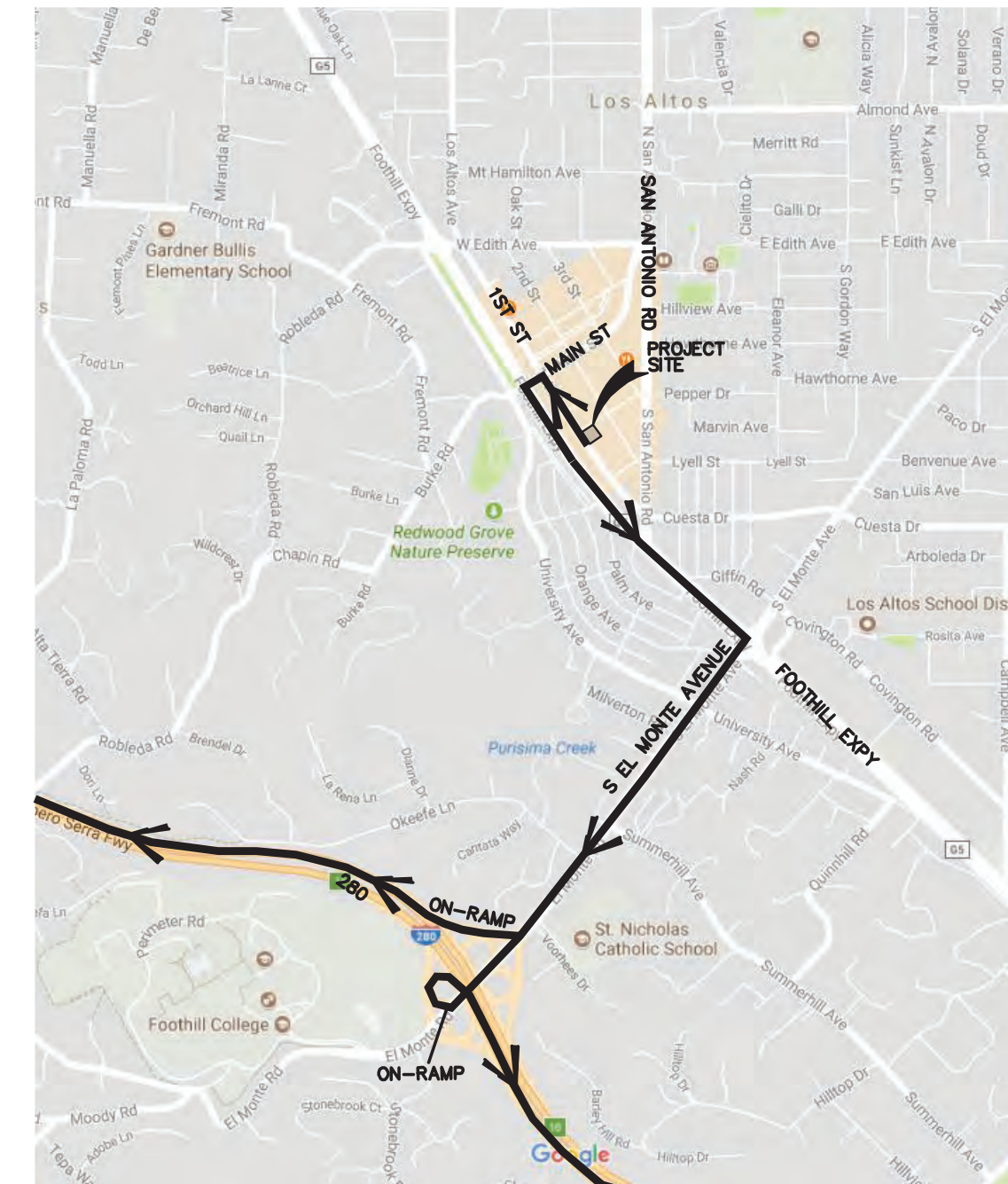
**355 FIRST STREET—HAUL ROUTE IN—BOUND**

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.



**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	No.	Revisions
03/26/21	1	Scale AS SHOWN
	2	Design RM
	3	Dram RM
	4	Approved IB
		Job No 2020231

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

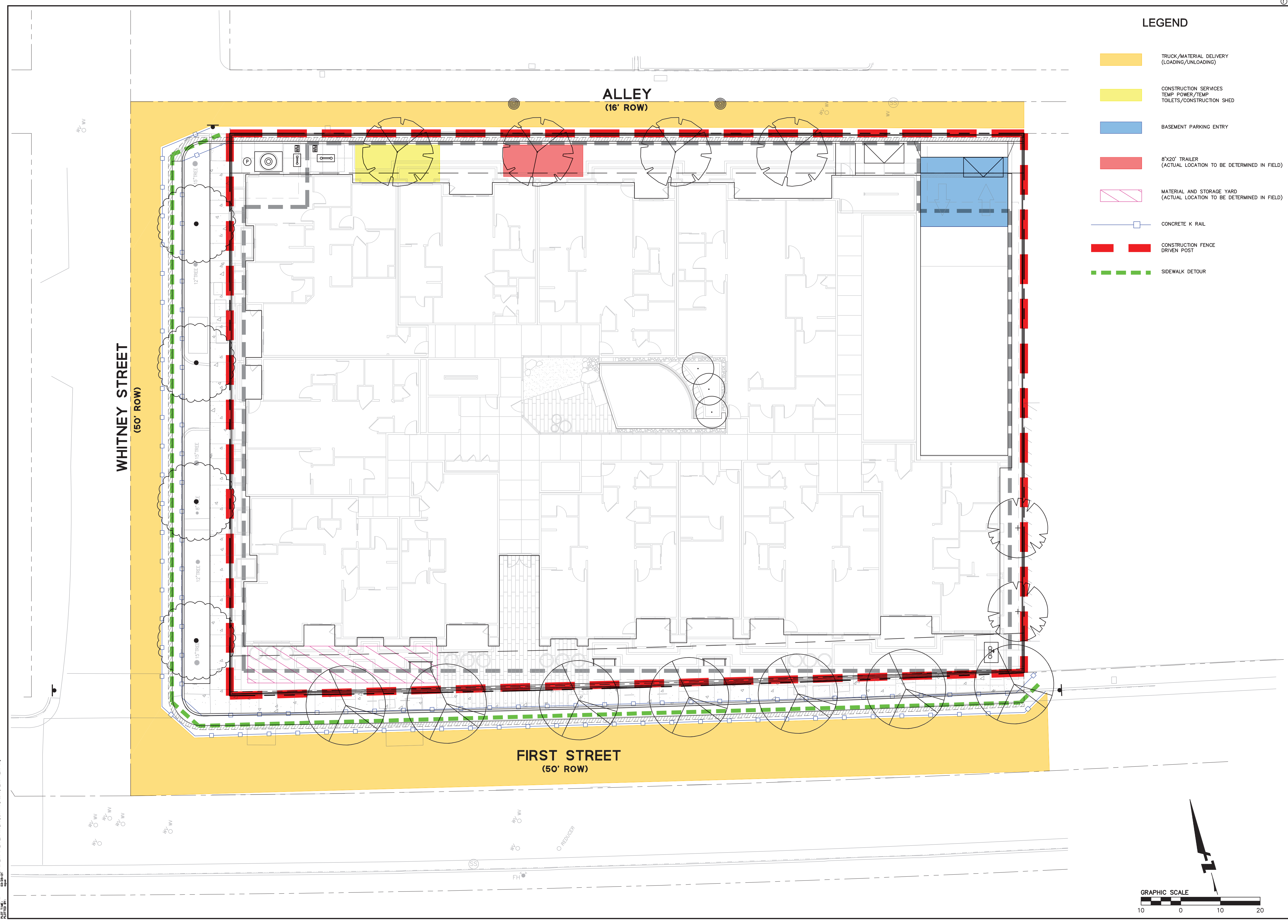
1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
www.bkf.com



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

Revisions	
No.	Date
1	03/26/21
2	AS SHOWN
3	Design RM
4	Drawn RM
5	Approved IB

Drawing Number:  
**CM2.0**



DRAWING NAME: 355-373 1ST STREET - CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN - CM2.0  
DATE: 03/26/21  
SCALE: AS SHOWN  
DESIGNER: RM  
DRAWN: RM  
APPROVED: IB  
JOB NO: 2020231



**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

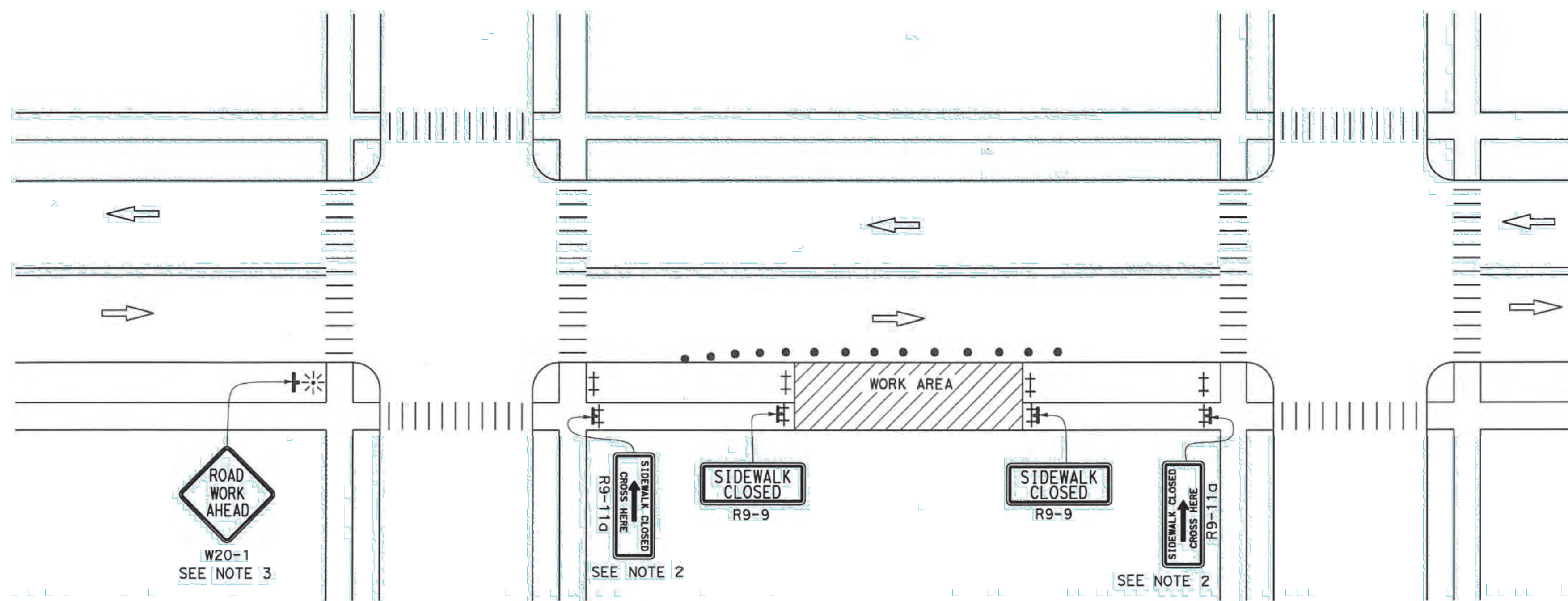
*Atifa Ferouz*  
REGISTERED CIVIL ENGINEER

May 31, 2018  
PLANS APPROVAL DATE

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

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.

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"

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION

**TEMPORARY PEDESTRIAN ACCESS ROUTES  
TYPICAL SIDEWALK CLOSURE  
AND PEDESTRIAN DETOUR**

NO SCALE

**T30**

**2018 STANDARD PLAN T30**

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	03/24/21
Scale	AS SHOWN
Design	RM
Drawn	RM
Approved	IB
Job No.	2020231

Drawing Number:

**CM3.0**