

# 355 FIRST STREET

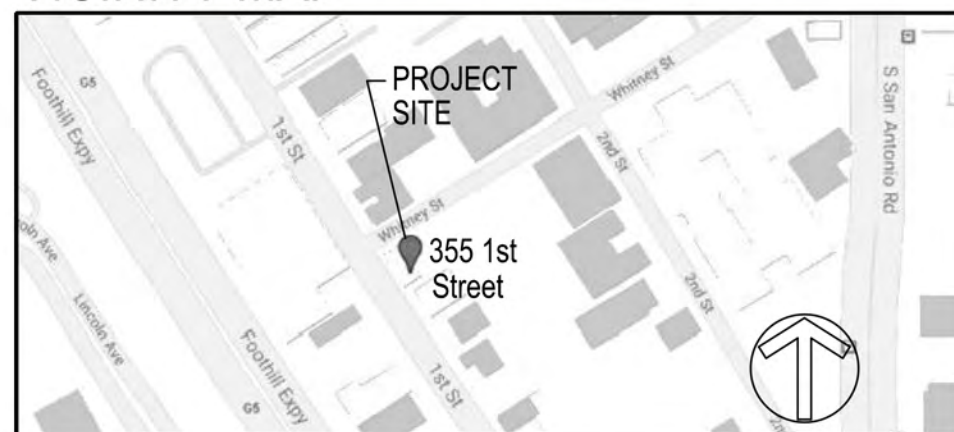
FOURTH SUBMITTAL | NOVEMBER 12, 2021



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### 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

#### FIRST SUBMITTAL

03/26/2021  
FIRE SUBMITTAL # 1 06/01/2021  
SECOND SUBMITTAL 07/16/2021  
FIRE SUBMITTAL # 2 08/25/2021  
THIRD SUBMITTAL 09/03/2021  
FOURTH SUBMITTAL 11/12/2021

366.014 355 First Street  
Los Altos, CA  
November 12, 2021



## TITLE SHEET

T1

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Brentwood, CA 94513  
925.634.7000 | sdgarchitectsinc.com



**UNIT MIX CHART**

UNIT AREA	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	UNIT TOTAL		
<b>1 BEDROOM / STUDIO UNITS</b>						<b>9</b>	<b>18%</b>
1A (STUDIO)	621 SQ. FT.	1	1		2	9 BEDS	
1B	790 SQ. FT.		1	1	2		
1C	988 SQ. FT.	1	1		2		
1D	1026 SQ. FT.	1	1	1	3		
<b>2 BEDROOM UNITS</b>						<b>30</b>	<b>60%</b>
2A	1178 SQ. FT.		1	1	2	60 BEDS	
2B	1203 SQ. FT.	1	1	1	4		
2C	1245 SQ. FT.	1	1	1	4		
2D	1352 SQ. FT.	1			1		
2E	1369 SQ. FT.	4	4	3	14		
2F	1435 SQ. FT.			1	2		
2G	1174 SQ. FT.	1	1	1	3		
<b>3 BEDROOM UNITS</b>						<b>11</b>	<b>22%</b>
3A	1613 SQ. FT.		1	1	3	33 BEDS	
3B	1729 SQ. FT.	1	1	1	4		
3C	2197 SQ. FT.				1		
3D	2049 SQ. FT.		1	1	2		
3E	1987 SQ. FT.			1	1		
		12	14	13	11	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: 39 UNITS  
 CALCULATION: 39 UNITS x 15% B.M.R. = 5.85 = 6  
 AFFORDABLE UNITS: 6 B.M.R. UNITS (3 VERY LOW / 3 MODERATE )

**DENSITY BONUS**  
 3/39 = 7.69 = 8% VERY LOW UNITS --> 27.5% DENSITY BONUS  
 27.5% X 39 UNITS = 10.73 --> 11 ADDITIONAL UNITS PERMITTED  
 SEE CALIFORNIA GOVERNMENT CODE 65925.(f)(2)

8% VERY LOW UNITS --> 1 CONCESSIONS PERMITTED  
 SEE CALIFORNIA GOVERNMENT CODE 65925.(d)(2)(B)

**PROPOSED BUILDING CONFIGURATION**

STUDIO UNITS	2
1 BEDROOM UNITS	7
2 BEDROOM UNITS	30
3 BEDROOM UNITS	11
TOTAL UNITS	50

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

STUDIO UNIT (VERY LOW INCOME)	1
1 BEDROOM UNITS (VERY LOW INCOME)	2
1 BEDROOM UNIT (MODERATE INCOME)	1
2 BEDROOM UNITS (MODERATE INCOME)	2

**INCENTIVES**

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

**WAIVERS**

	STANDARD	INCENTIVE
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:**

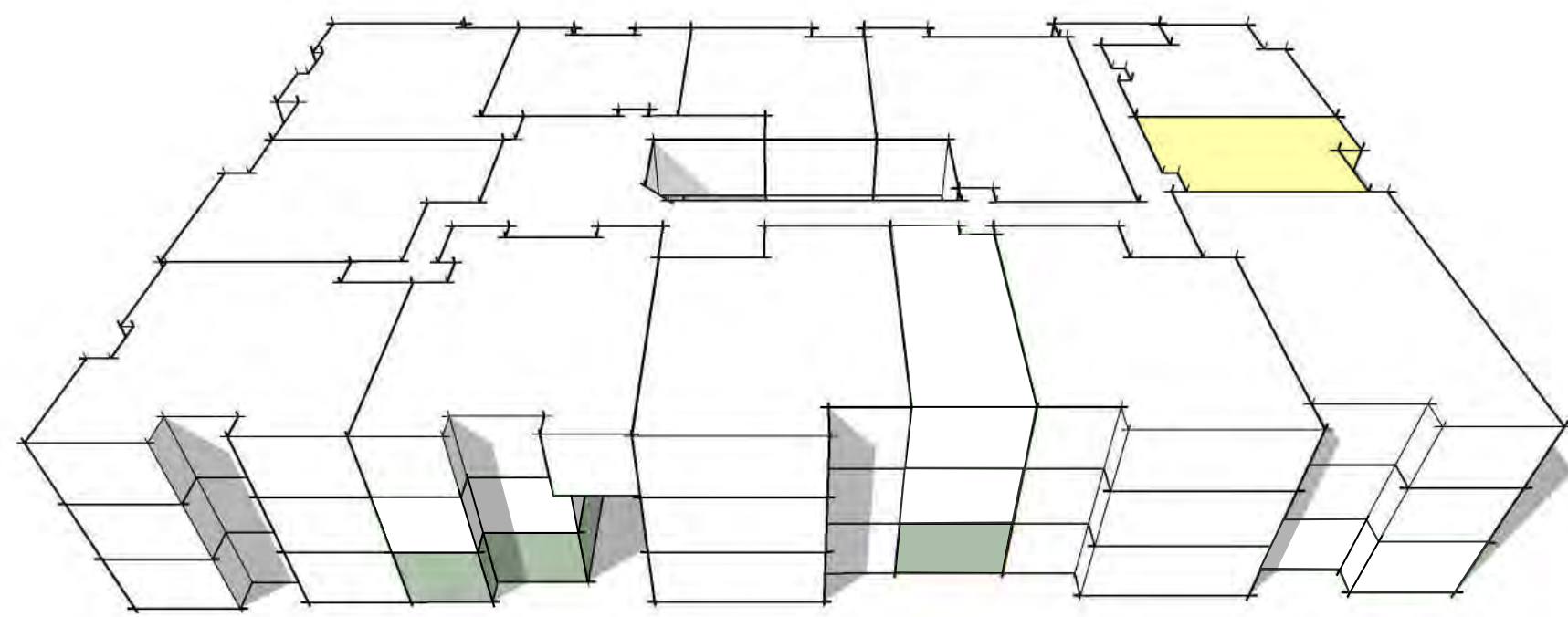
1. ALL PARKING SHALL BE DOUBLE - STRIPED
2. PROVIDE ADEQUATE LIGHTING LEVELS & VIDEO SURVEILLANCE AT GARAGE LEVELS

**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

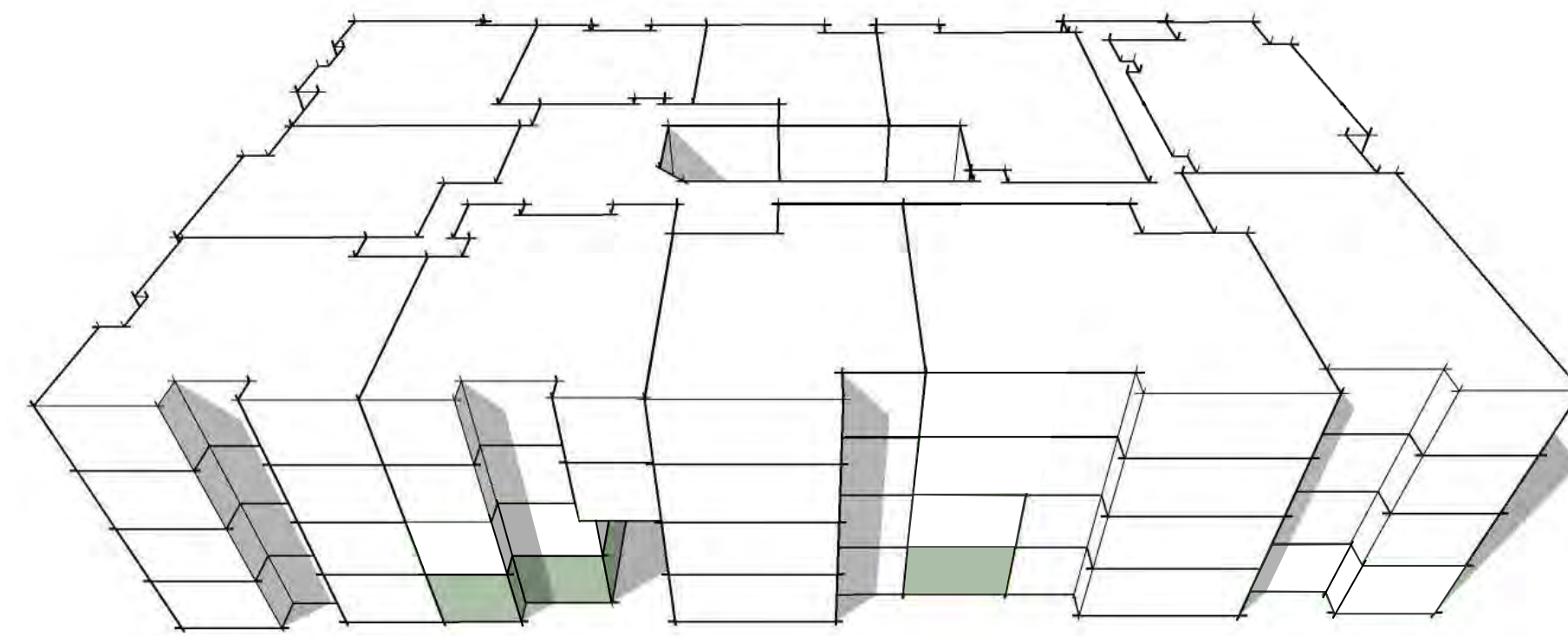
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 November 12, 2021





**3** FLOORS

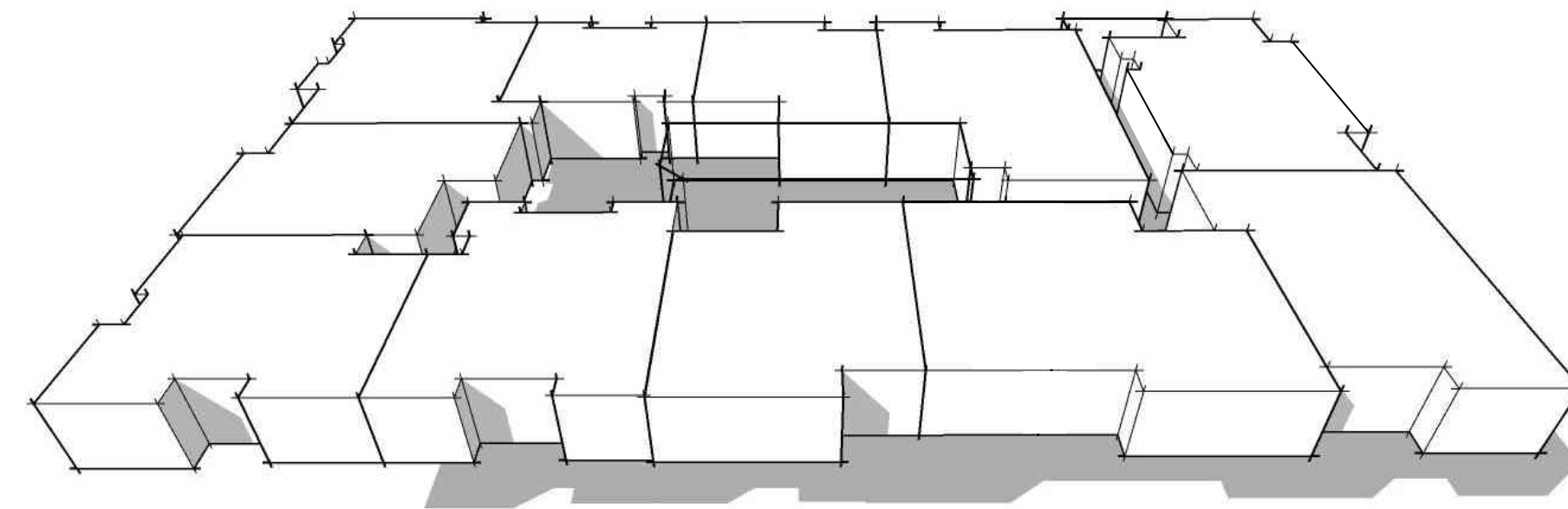
**BASE DENSITY MODEL**  
 39 UNITS TOTAL  
 61.9 DU/AC  
 59,121 SF  
 2.17 F.A.R.  
 6 BMR UNITS



**4** FLOORS

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

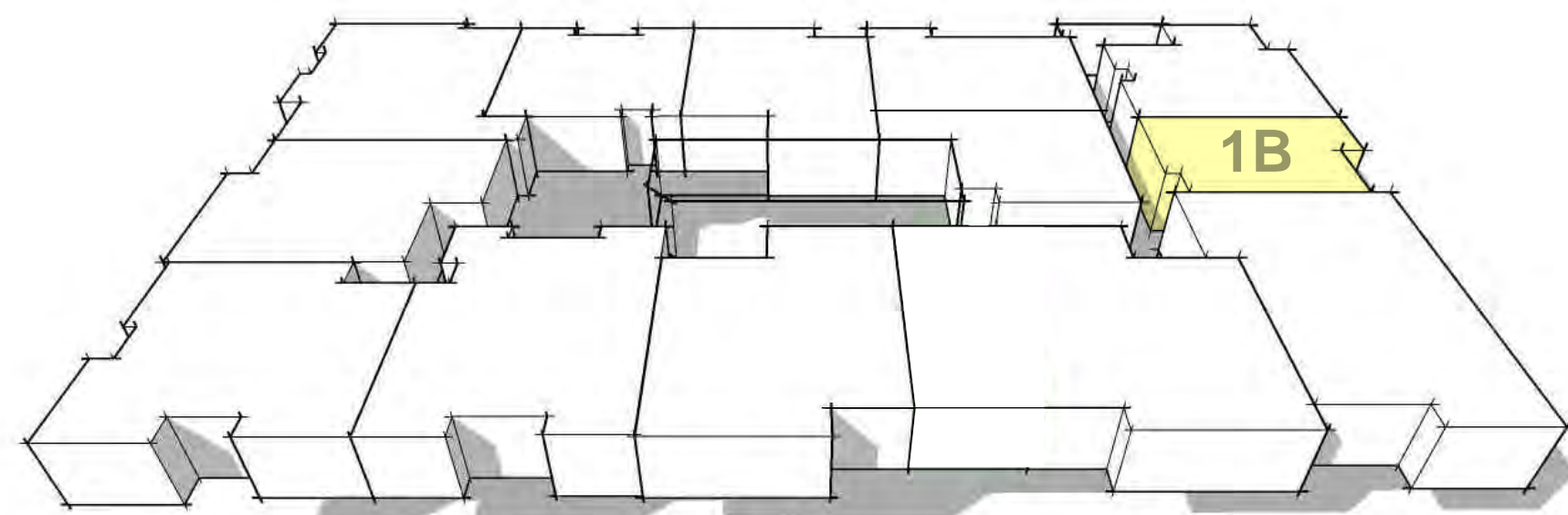
46 FEET HEIGHT LIMIT



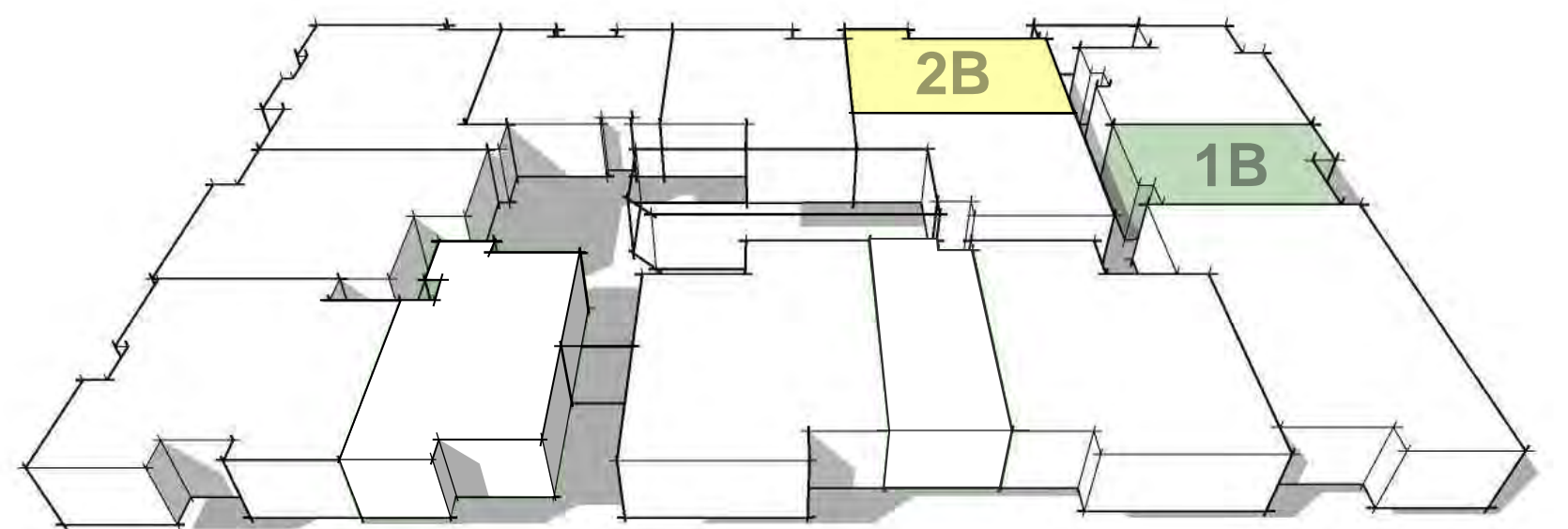
**FLOOR 4**  
11 UNITS

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

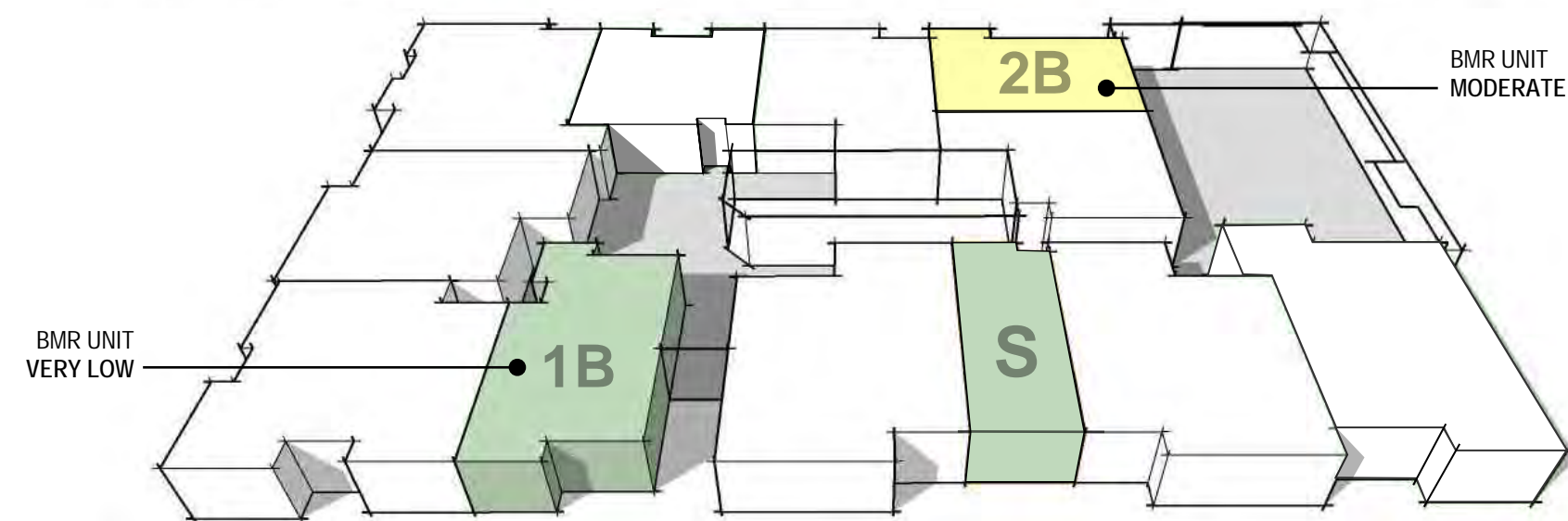
35 FEET HEIGHT LIMIT



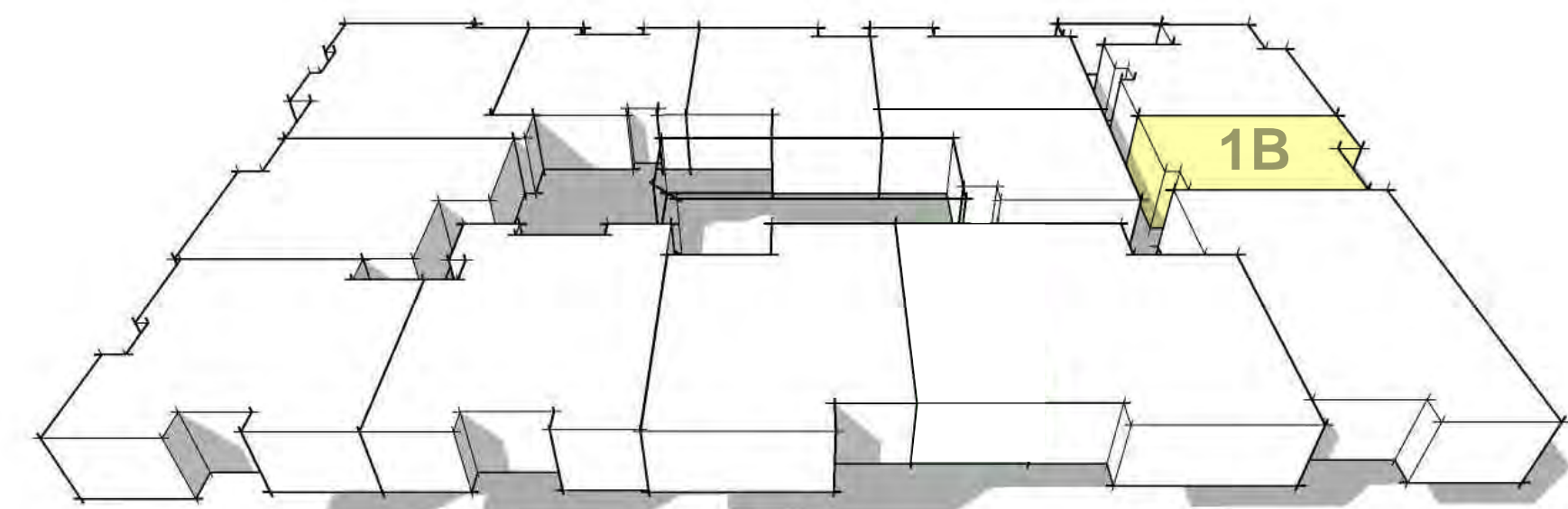
**FLOOR 3**  
13 UNITS



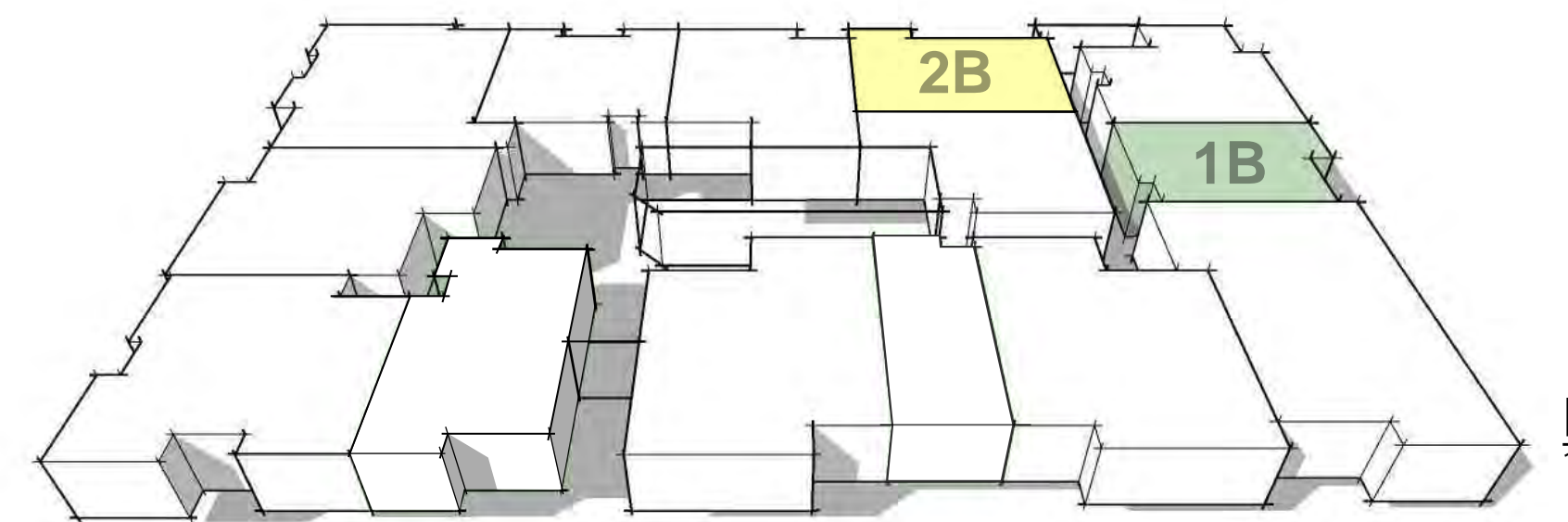
**FLOOR 2**  
14 UNITS



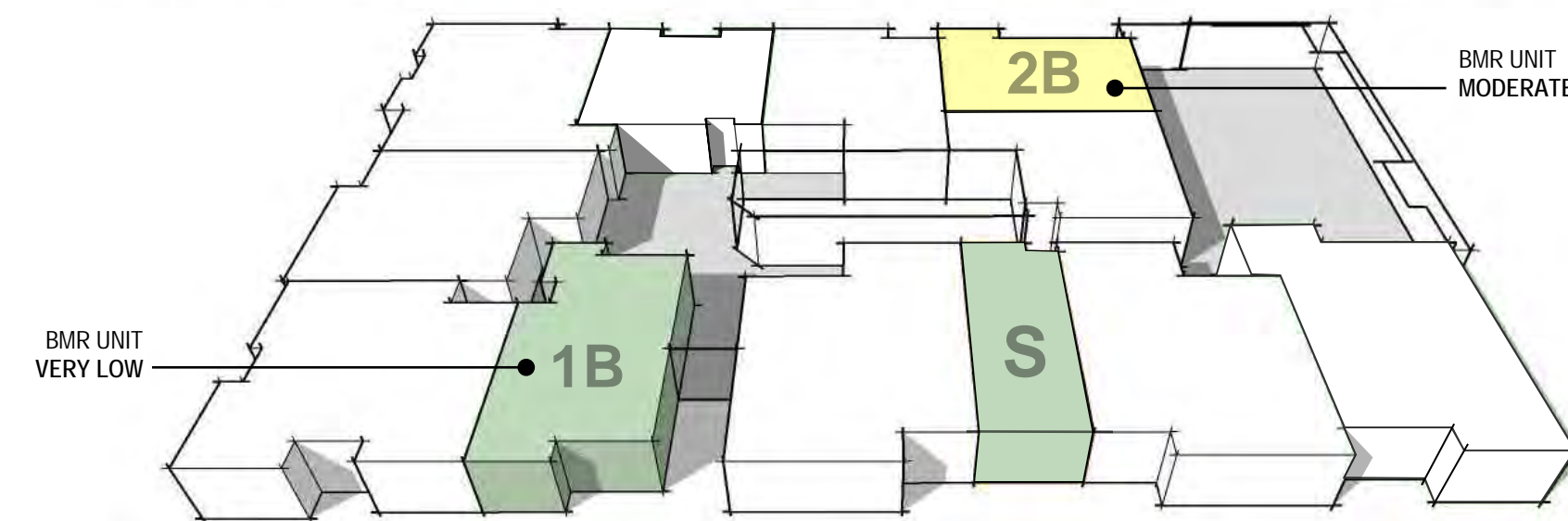
**FLOOR 1**  
12 UNITS



**FLOOR 3**  
13 UNITS



**FLOOR 2**  
14 UNITS



**FLOOR 1**  
12 UNITS

**LEGEND**

- S** = STUDIO
- 1B** = 1 BEDROOM UNIT
- 2B** = 2 BEDROOM UNIT



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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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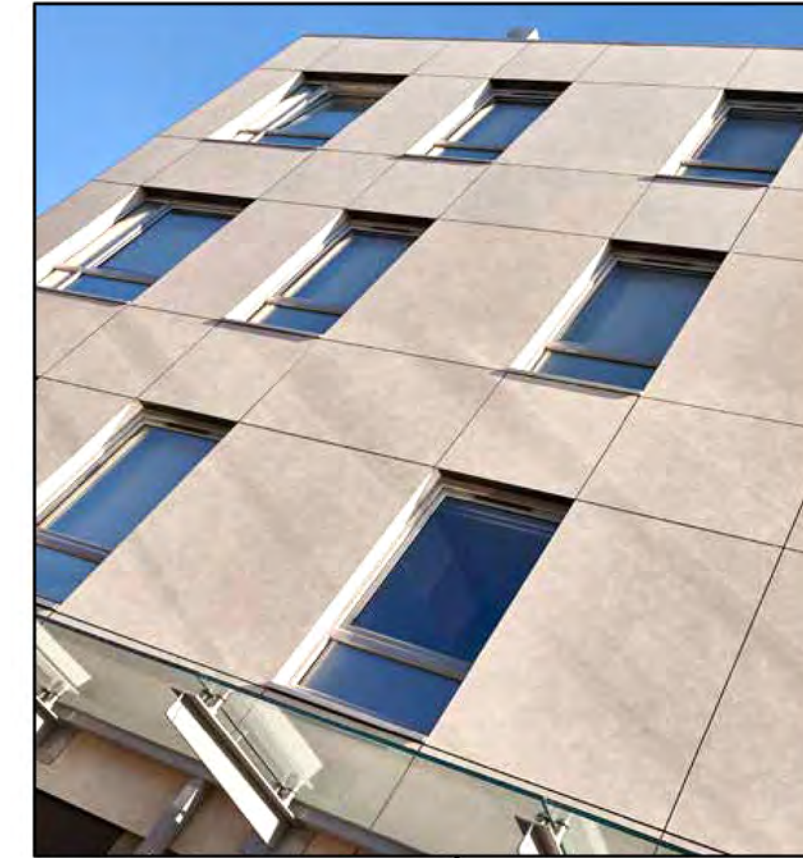




WOOD-LOOK BOARD SOFFIT  
AT UPPER ROOF OVERHANG



TRESPA PURA  
ROMANTIC WALNUT

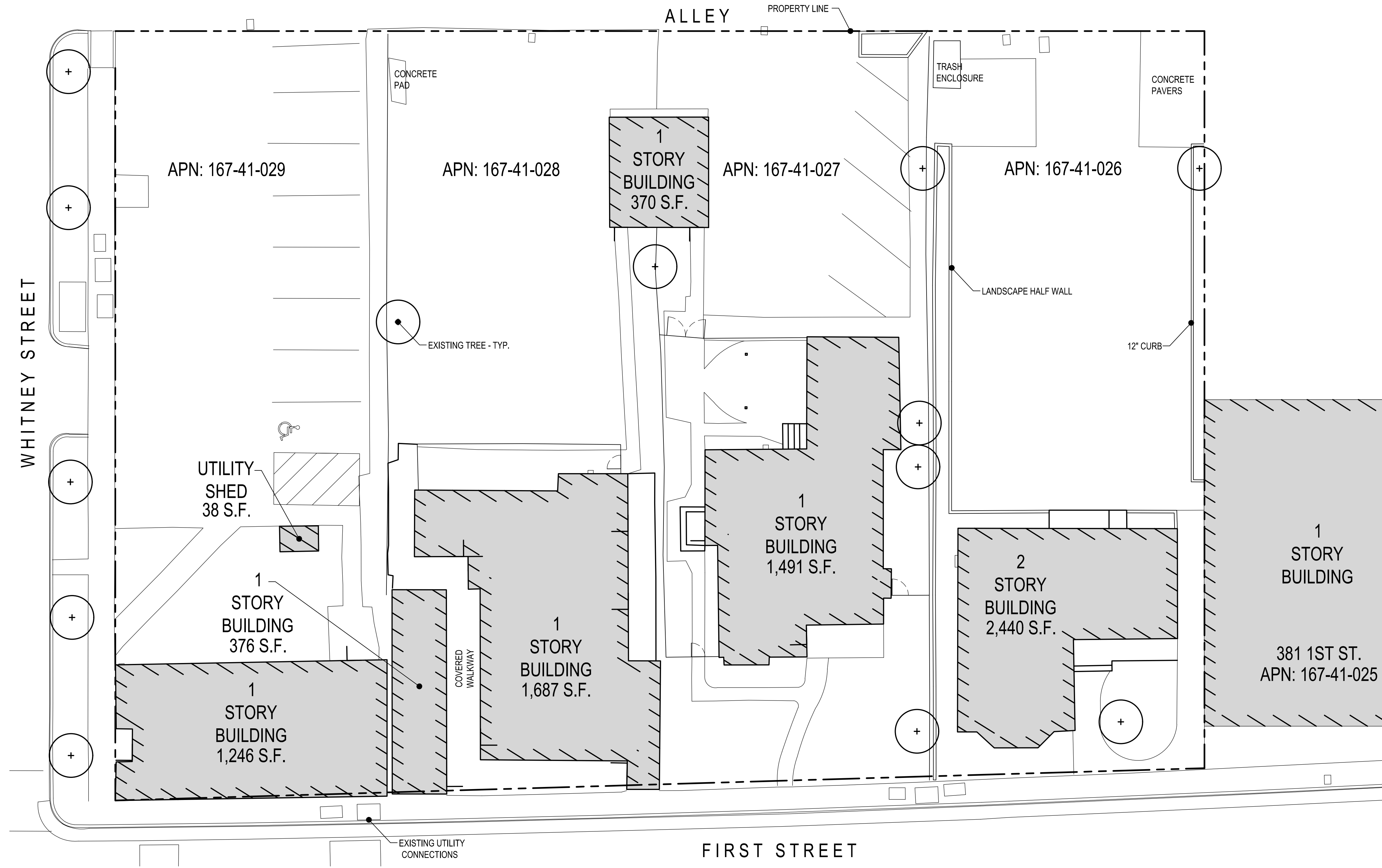


TRESPA NATURALS WITH  
STONE-TEXTURED PANELS  
SANTIAGO BLANCO

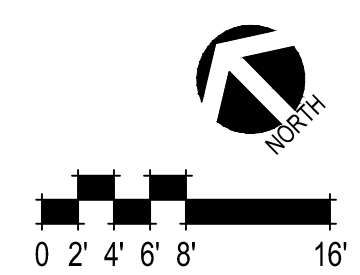


ELDORADO STONE  
VANTAGE30 WHITE ELM  
PATIO WALLS





EXISTING BUILDING AREAS	
TOTAL	7,648 SF



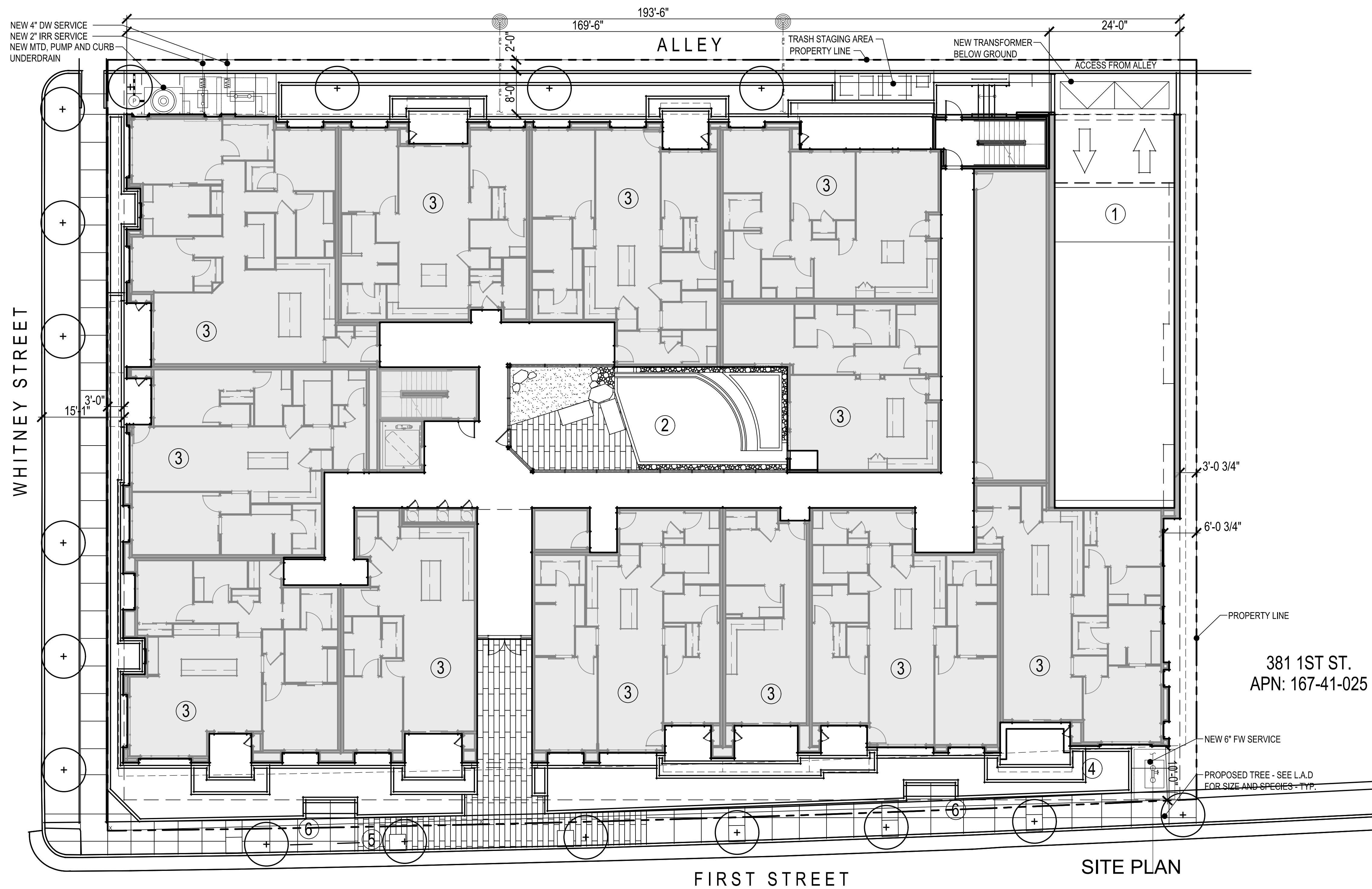
EXISTING SITE PLAN  
A06

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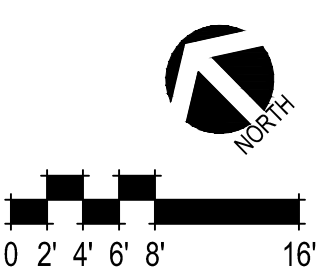
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### KEY NOTES

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



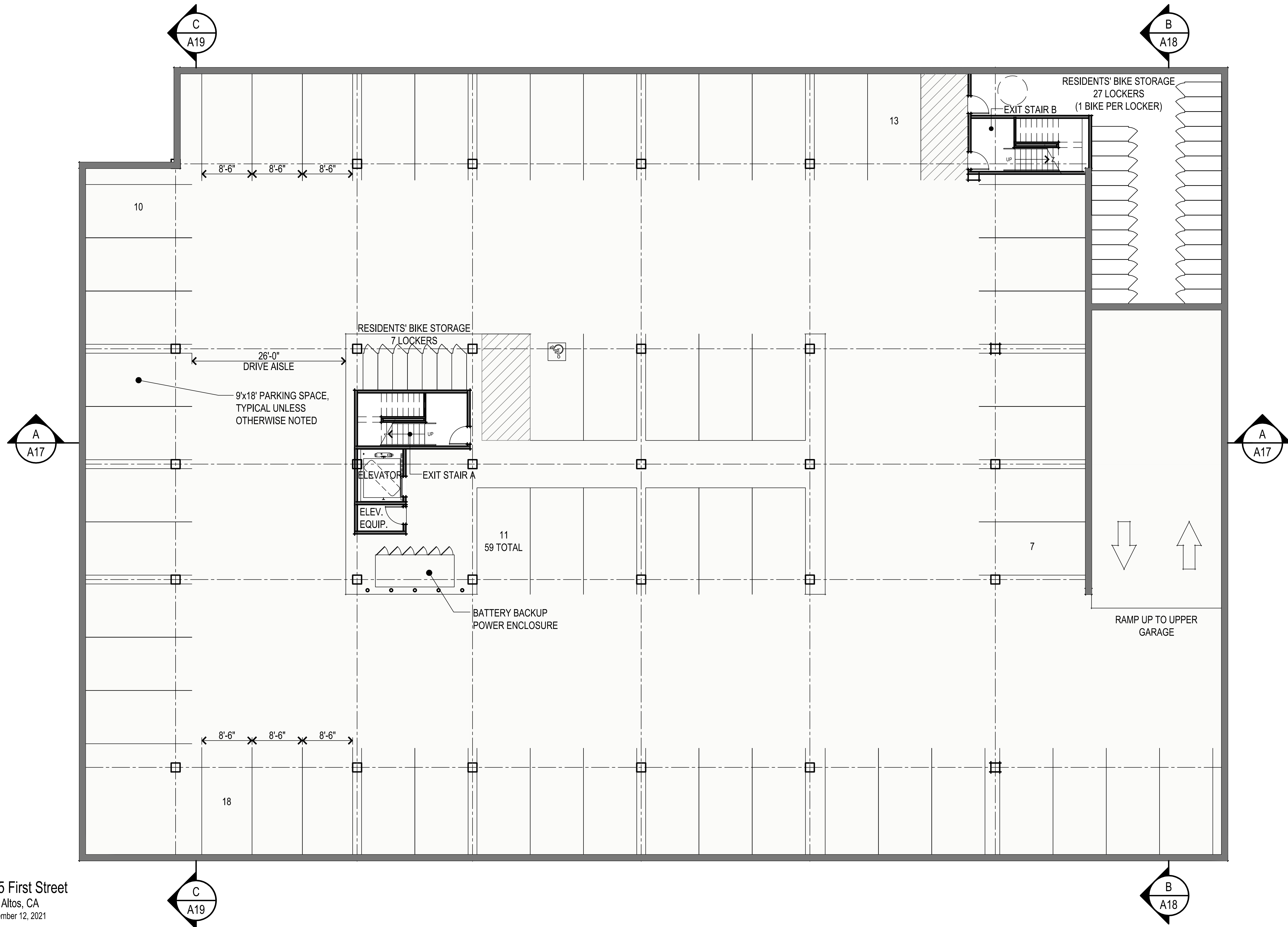
PROPOSED SITE PLAN  
A07

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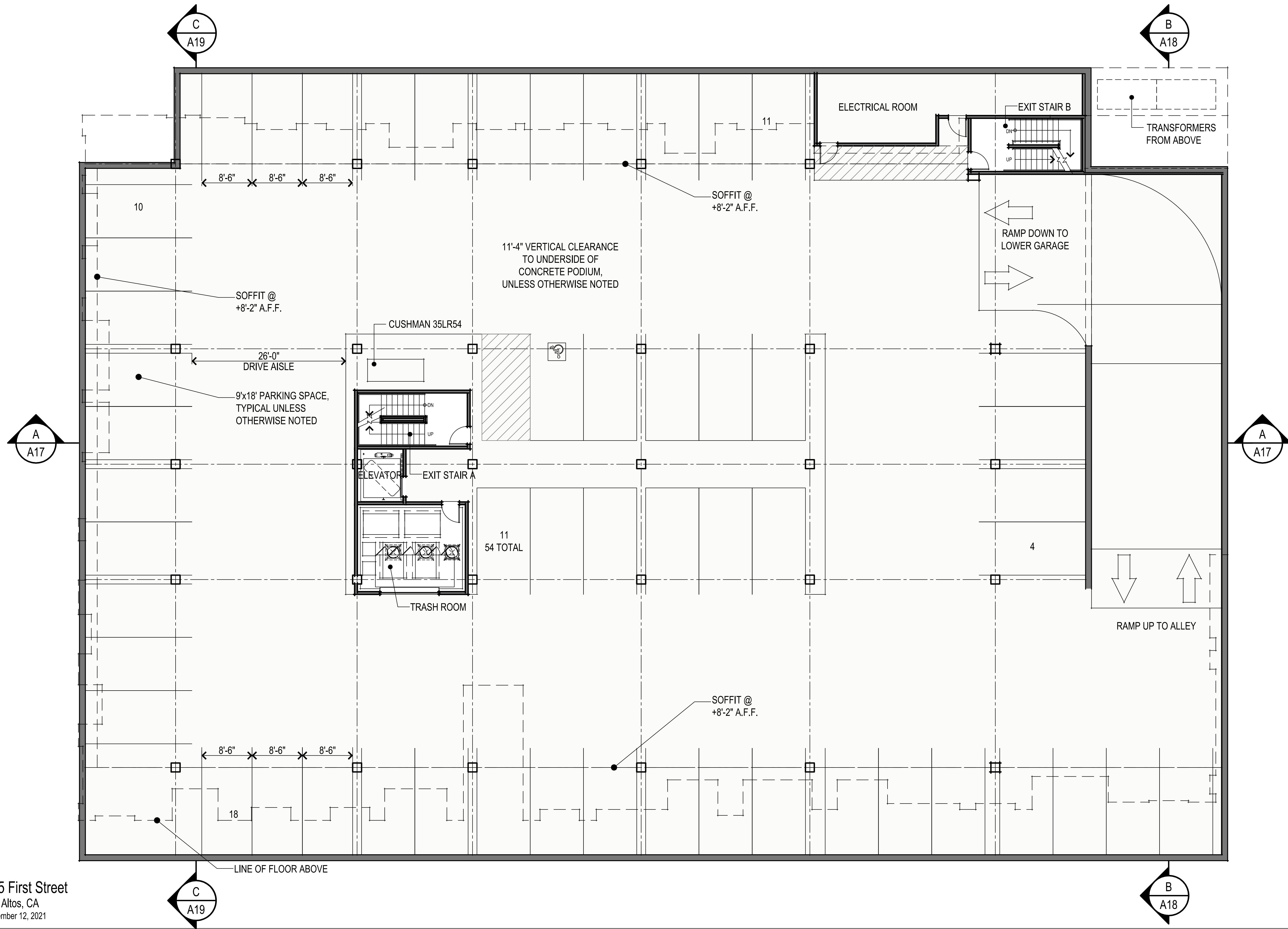
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0 2' 4' 6' 8' 16'  
 LOWER GARAGE PLAN  
 A08

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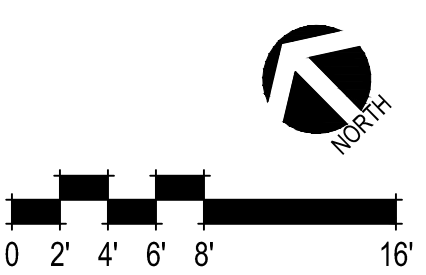




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UPPER GARAGE PLAN  
 A09



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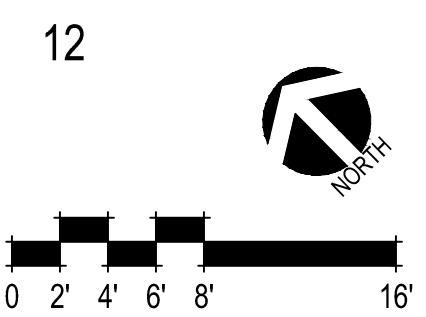


SECURITY GATE - TO REMAIN OPEN DURING BUSINESS HOURS

DOWN TO BELOW-GRADE PARKING

**UNIT MIX CHART**

1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	1ST FLOOR		
1A (STUDIO)	621 SQ. FT.	1	3	25%
1B	790 SQ. FT.	1		
1C	988 SQ. FT.	1		
1D	1,026 SQ. FT.	1		
<b>2 BEDROOM UNITS</b>				
2A	1,178 SQ. FT.	1	8	67%
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.	1		
2G	1,174 SQ. FT.	1		
<b>3 BEDROOM UNITS</b>				
3A	1,613 SQ. FT.	1	1	8%
3B	1,729 SQ. FT.	1		
3C	2,197 SQ. FT.	1		
3D	2,049 SQ. FT.	1		
3E	1,987 SQ. FT.	1		



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UNIT 1C  
1 BED, 1 1/2 BATH  
BMR: VERY LOW

UNIT 2E  
2 BED, 2 1/2 BATH

UNIT 1A  
STUDIO, 1 BATH  
BMR: VERY LOW

UNIT 2E  
2 BED, 2 1/2 BATH

UNIT 2D  
2 BED, 2 1/2 BATH

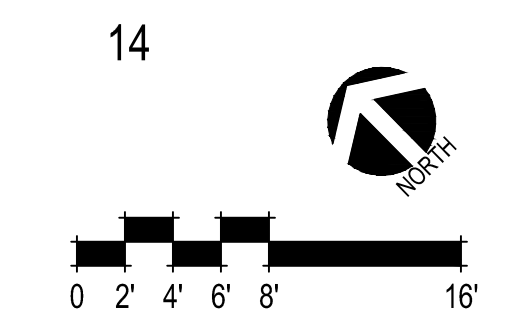
**FIRST FLOOR PLAN  
A10**





**UNIT MIX CHART**

1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	2ND FLOOR		
1A (STUDIO)	621 SQ. FT.	1	4	29%
1B	790 SQ. FT.	1		
1C	988 SQ. FT.	1		
1D	1,026 SQ. FT.	1		
<b>2 BEDROOM UNITS</b>				
2A	1,178 SQ. FT.	1	8	57%
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.	1		
2G	1,174 SQ. FT.	1		
<b>3 BEDROOM UNITS</b>				
3A	1,613 SQ. FT.	1	2	14%
3B	1,729 SQ. FT.	1		
3C	2,197 SQ. FT.	1		
3D	2,049 SQ. FT.	1		
3E	1,987 SQ. FT.	1		



366.014 355 First Street  
Los Altos, CA  
November 12, 2021



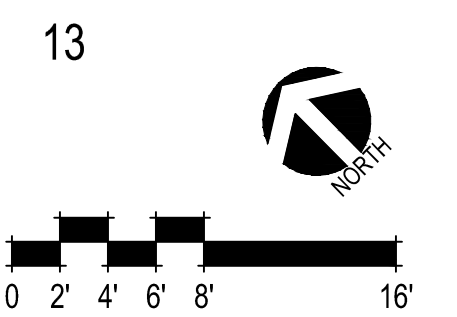
**SECOND FLOOR PLAN  
A11**

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



**UNIT MIX CHART**

1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	3RD FLOOR	
1A (STUDIO)	621 SQ. FT.	2	15%
1B	790 SQ. FT.	1	
1C	988 SQ. FT.	1	
1D	1,026 SQ. FT.	1	
<b>2 BEDROOM UNITS</b>			
2A	1,178 SQ. FT.	1	8
2B	1,203 SQ. FT.	1	62%
2C	1,245 SQ. FT.	1	
2D	1,352 SQ. FT.	1	
2E	1,369 SQ. FT.	3	
2F	1,435 SQ. FT.	1	
2G	1,174 SQ. FT.	1	
<b>3 BEDROOM UNITS</b>			
3A	1,613 SQ. FT.	1	3
3B	1,729 SQ. FT.	1	23%
3C	2,197 SQ. FT.	1	
3D	2,049 SQ. FT.	1	
3E	1,987 SQ. FT.	1	



366.014 355 First Street  
 Los Altos, CA  
 November 12, 2021



**THIRD FLOOR PLAN  
 A12**

SDG Architects, Inc.  
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 Brentwood, CA 94513  
 925.634.7000 | sdgarchitectsinc.com



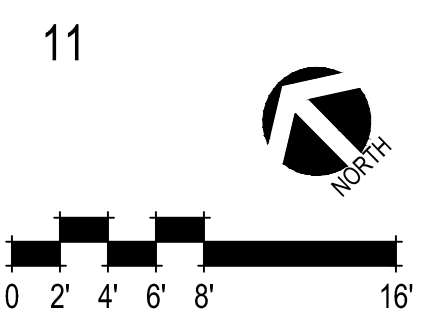
**UNIT MIX CHART**

1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	4TH FLOOR	
1A (STUDIO)	621 SQ. FT.	0	0%
1B	790 SQ. FT.		
1C	988 SQ. FT.		
1D	1,026 SQ. FT.		
<b>2 BEDROOM UNITS</b>		<b>6</b>	<b>55%</b>
2A	1,178 SQ. FT.		
2B	1,203 SQ. FT.	1	
2C	1,245 SQ. FT.	1	
2D	1,352 SQ. FT.		
2E	1,369 SQ. FT.	3	
2F	1,435 SQ. FT.	1	
2G	1,174 SQ. FT.		
<b>3 BEDROOM UNITS</b>		<b>5</b>	<b>45%</b>
3A	1,613 SQ. FT.	1	
3B	1,729 SQ. FT.	1	
3C	2,197 SQ. FT.	1	
3D	2,049 SQ. FT.	1	
3E	1,987 SQ. FT.	1	

366.014 355 First Street  
Los Altos, CA  
November 12, 2021



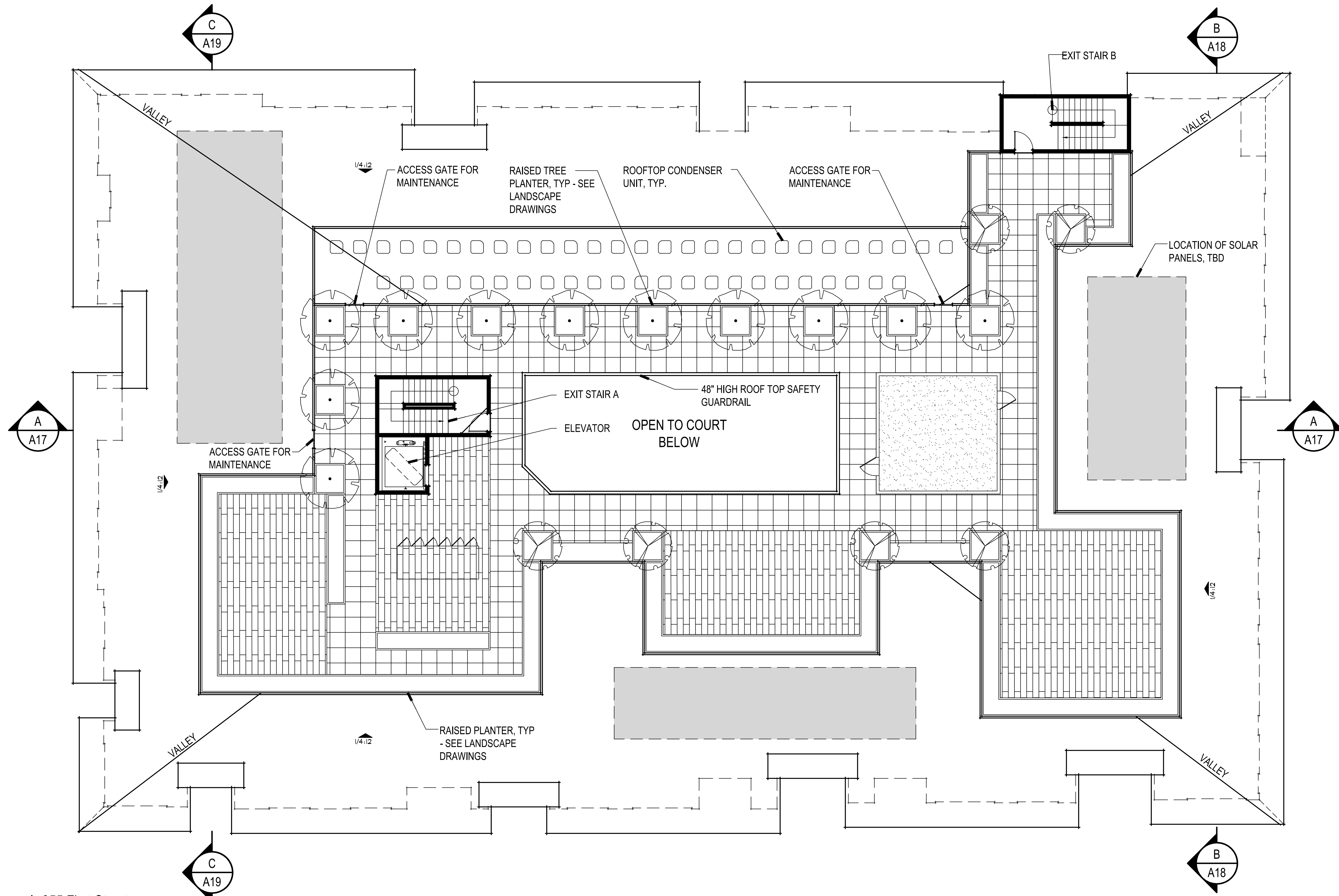
**FOURTH FLOOR PLAN  
A13**



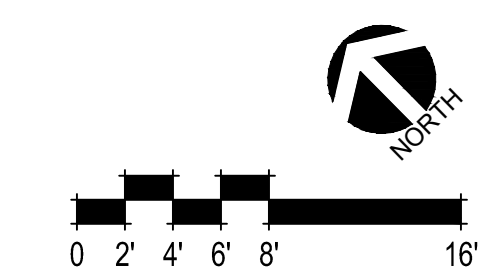
SDG Architects, Inc.  
3361 Walnut Blvd, Suite 120  
Brentwood, CA 94513  
925.634.7000 | sdgarchitectsinc.com







366.014 355 First Street  
 Los Altos, CA  
 November 12, 2021



ROOF PLAN  
 A14

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LEFT ELEVATION



FRONT ELEVATION

FRONT AND LEFT EXTERIOR ELEVATIONS

A15

366.014 355 First Street  
 Los Altos, CA  
 November 12, 2021



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RIGHT ELEVATION



REAR ELEVATION

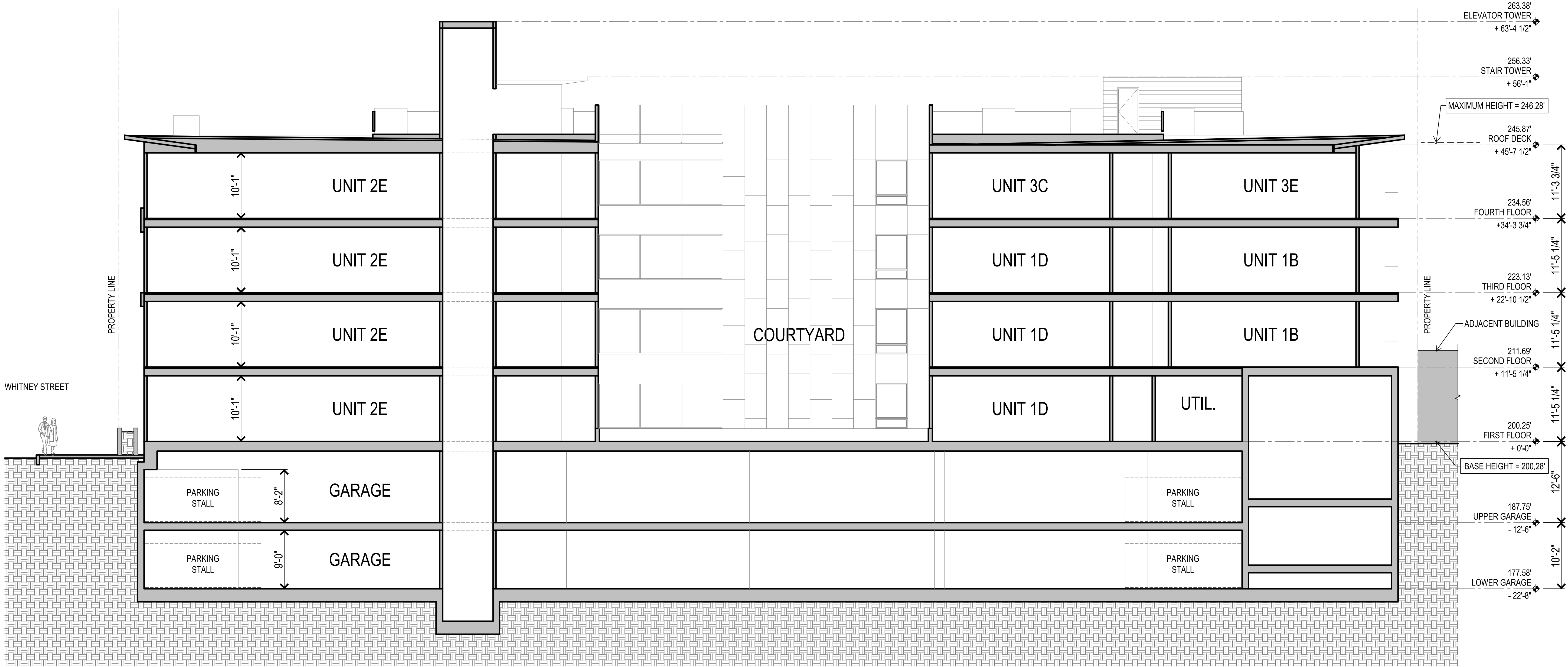
REAR AND RIGHT EXTERIOR ELEVATIONS



366.014 355 First Street  
 Los Altos, CA  
 November 12, 2021

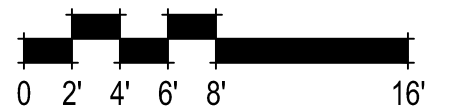


SDG Architects, Inc.  
 3361 Walnut Blvd, Suite 120  
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SECTION A

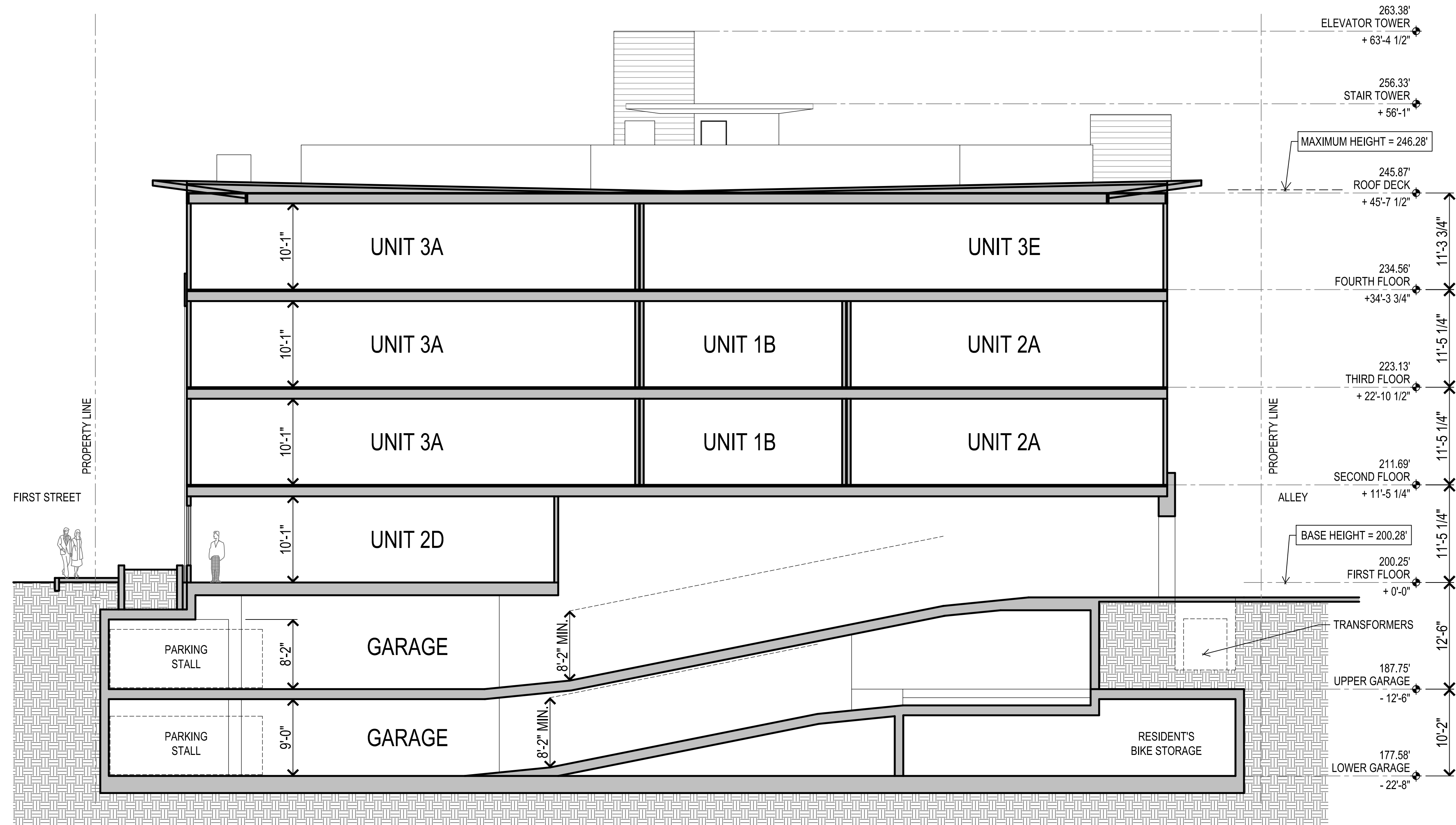
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 Los Altos, CA  
 November 12, 2021



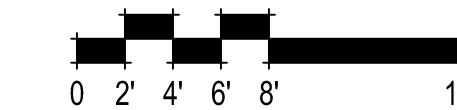
BUILDING SECTION A  
 A17

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 3361 Walnut Blvd, Suite 120  
 Brentwood, CA 94513  
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SECTION B



BUILDING SECTION B  
A18

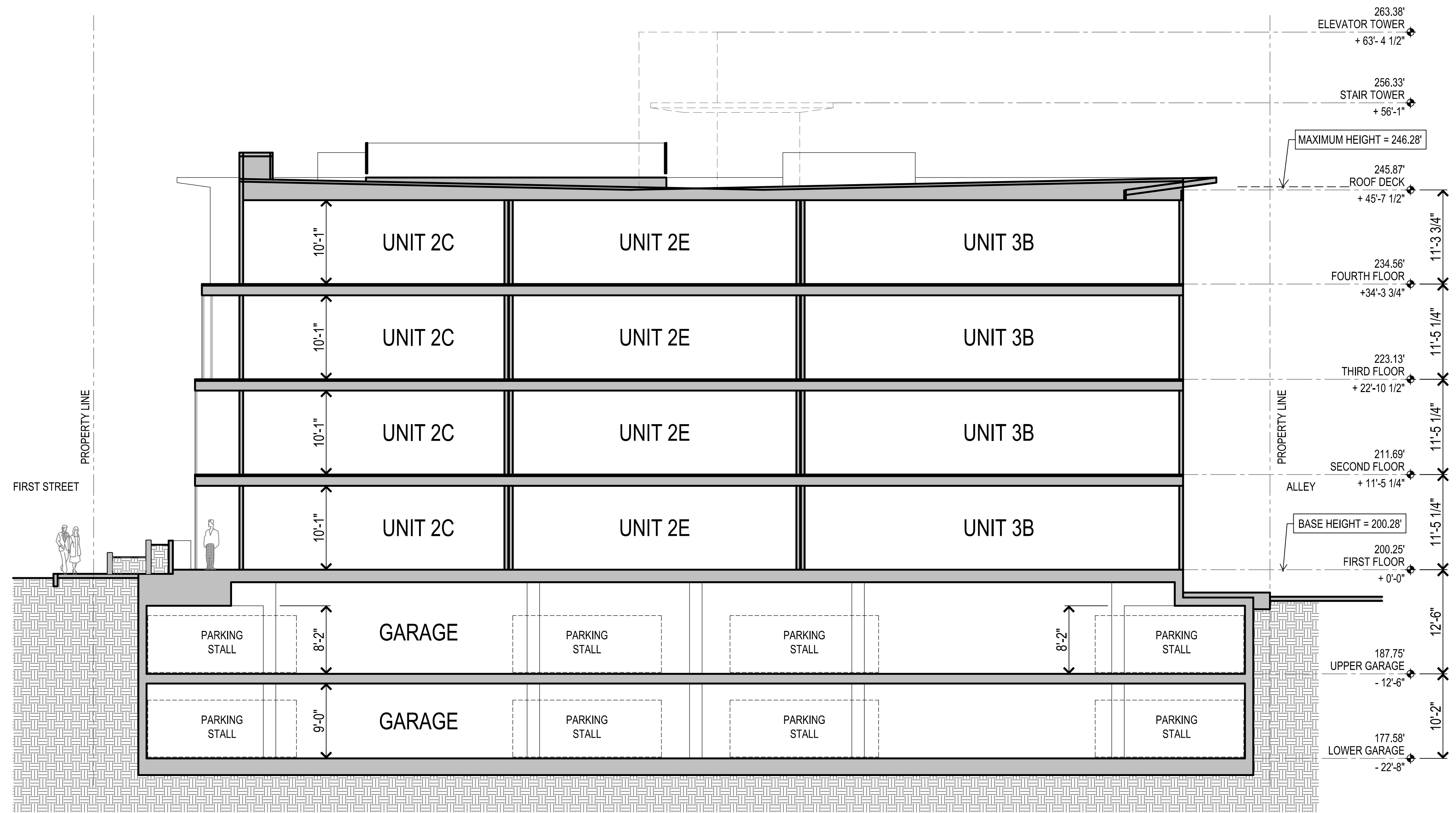
366.014 355 First Street  
Los Altos, CA  
November 12, 2021



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

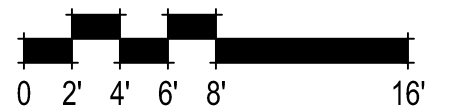


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SECTION C

366.014 355 First Street  
 Los Altos, CA  
 November 12, 2021

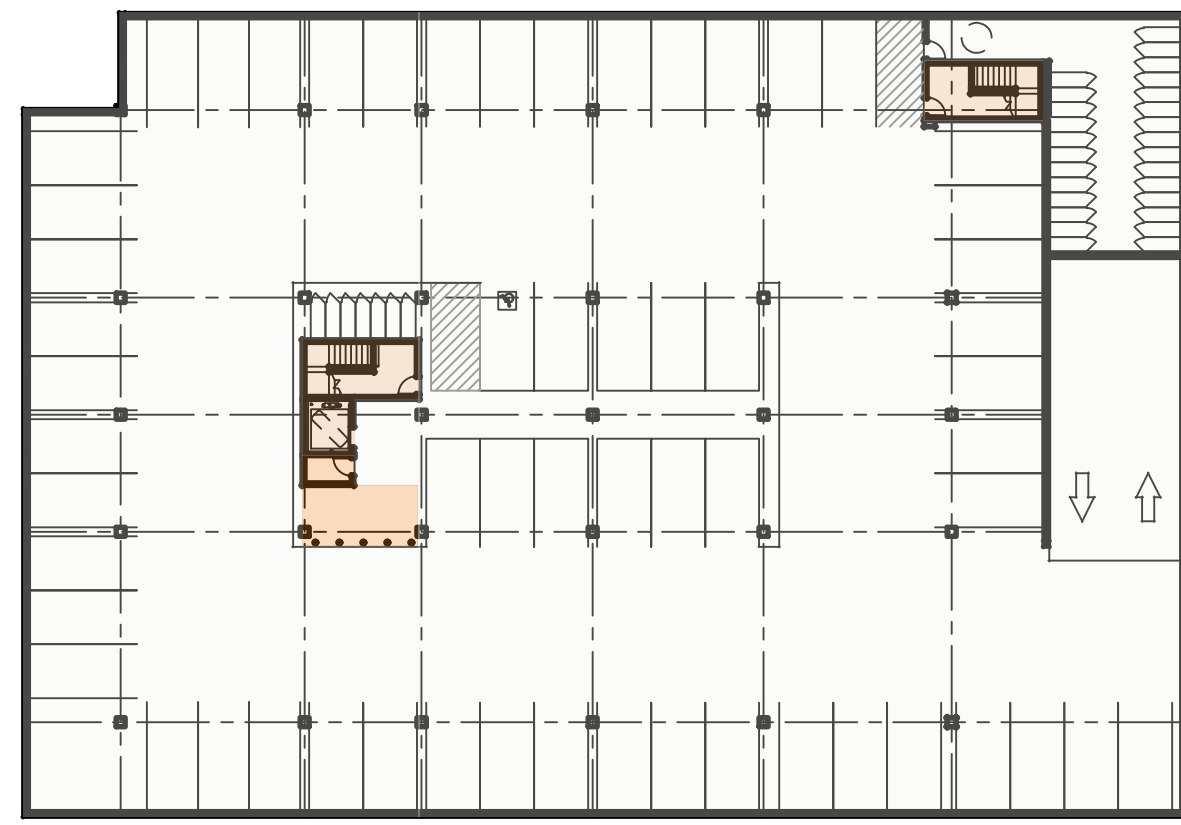


BUILDING SECTION C  
 A19

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

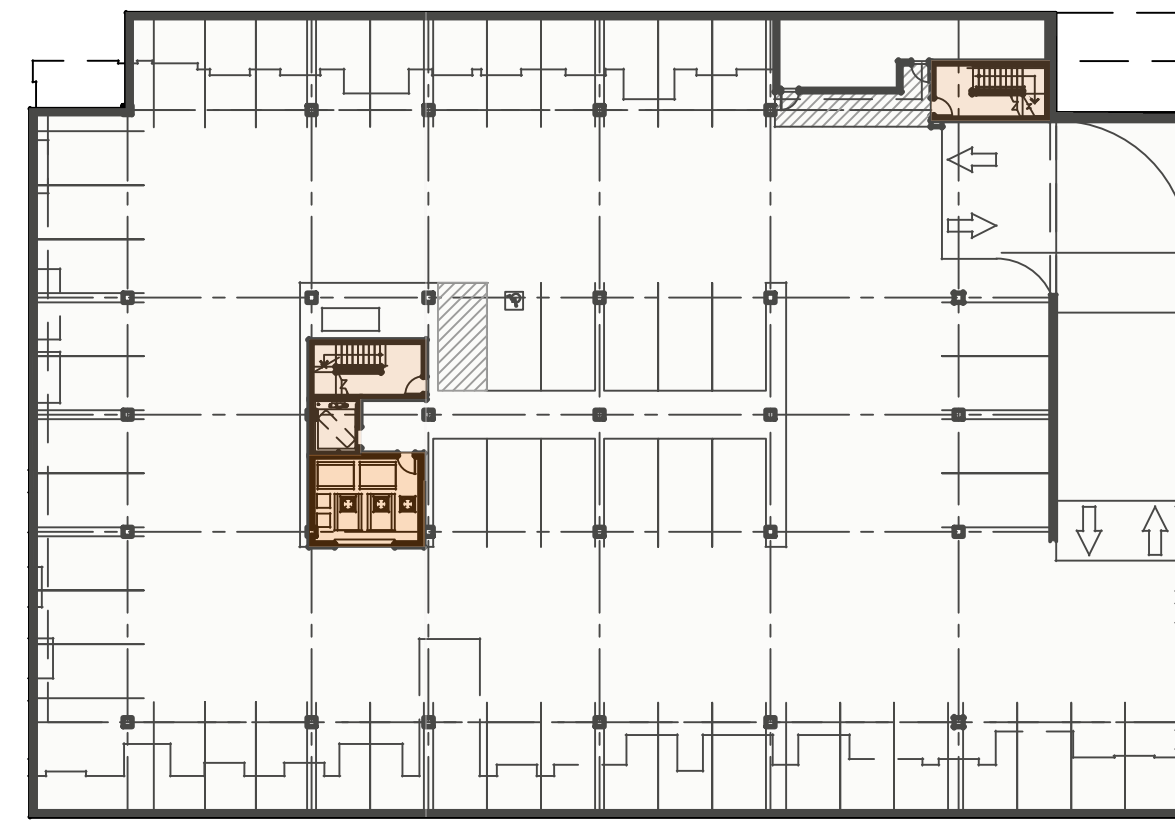


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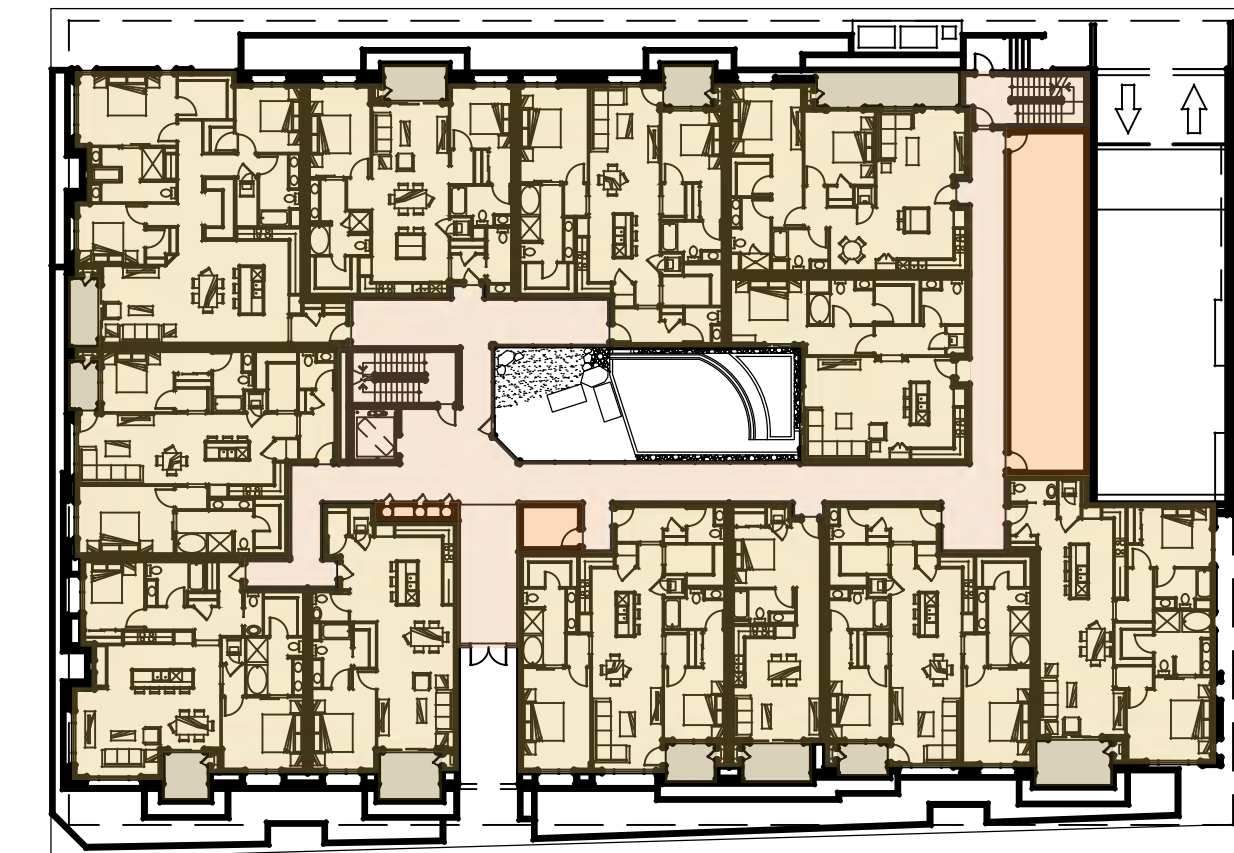
LOWER GARAGE LEVEL

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



UPPER GARAGE LEVEL

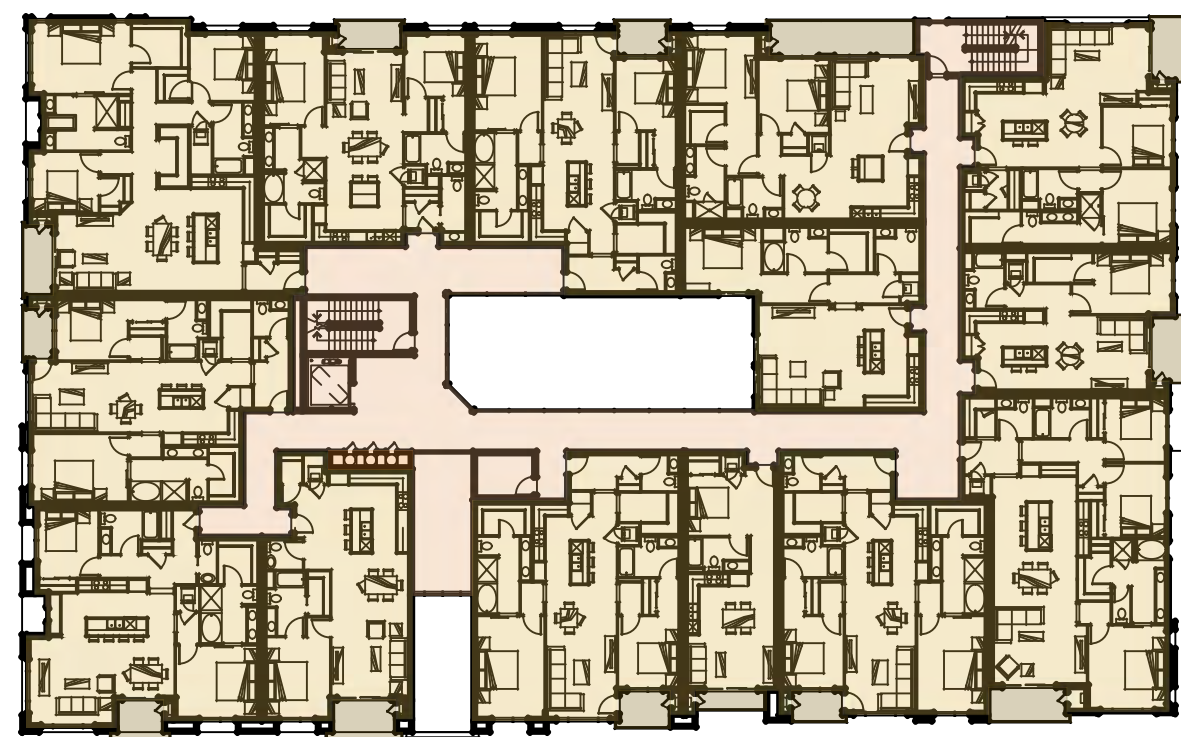
CATEGORY	SUBTOTALS
PARKING	24,493 SF
CIRCULATION	471 SF
UTILITY	296 SF
DWELLING UNITS	
LEVEL TOTAL	25,260 SF



GROUND FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,740 SF
UTILITY	929 SF
DWELLING UNITS	15,006 SF
LEVEL TOTAL	18,675 SF

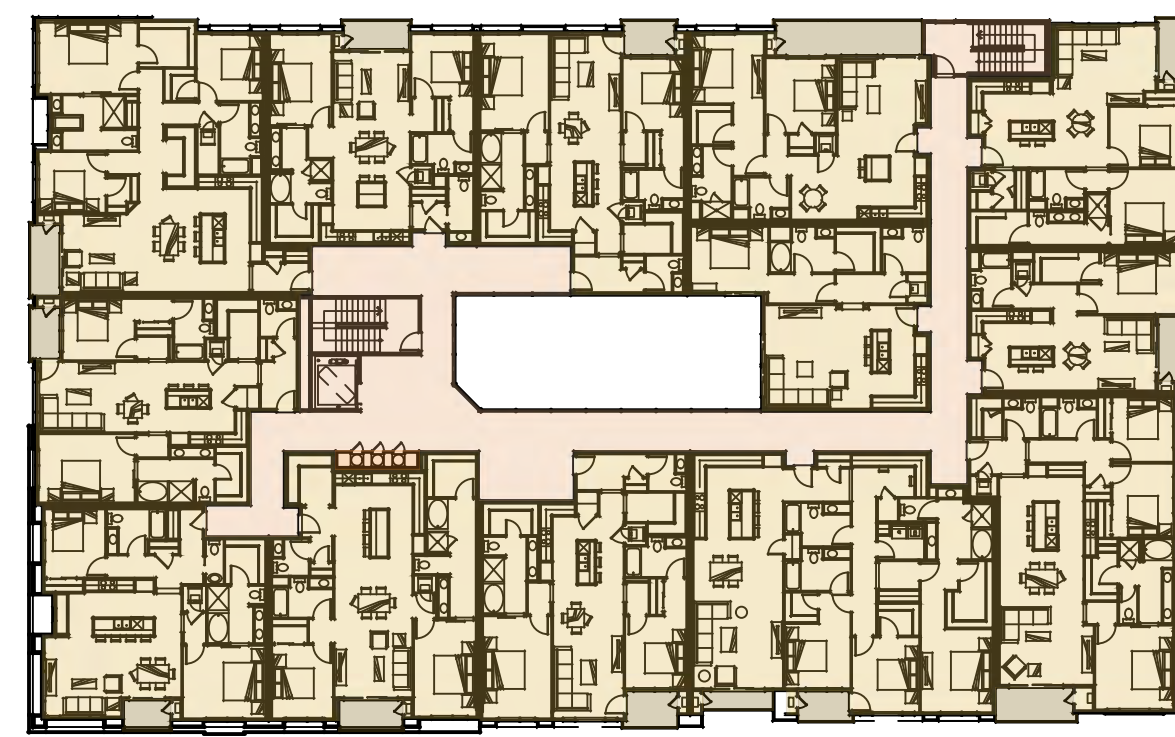
DECK AREA	795 SF
-----------	--------



SECOND FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,863 SF
UTILITY	42 SF
DWELLING UNITS	17,238 SF
LEVEL TOTAL	20,143 SF

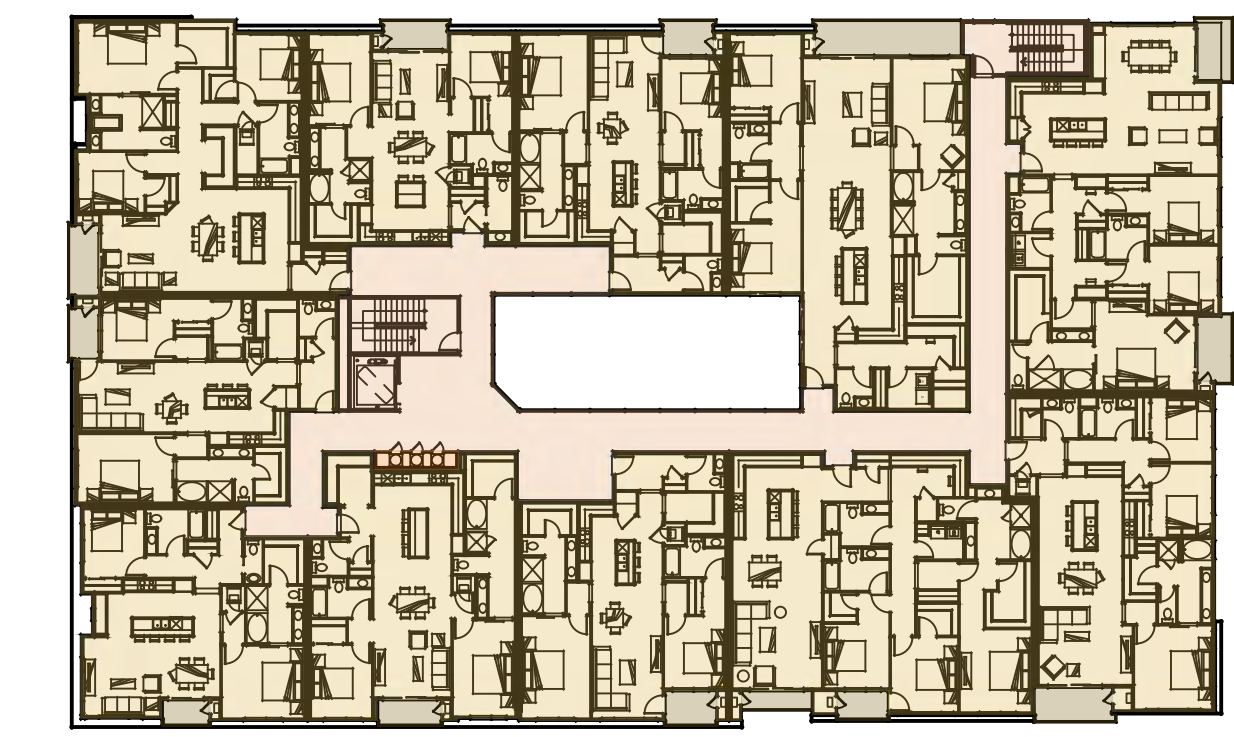
DECK AREA	844 SF
-----------	--------



THIRD FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,565 SF
UTILITY	42 SF
DWELLING UNITS	17,700 SF
LEVEL TOTAL	20,305 SF

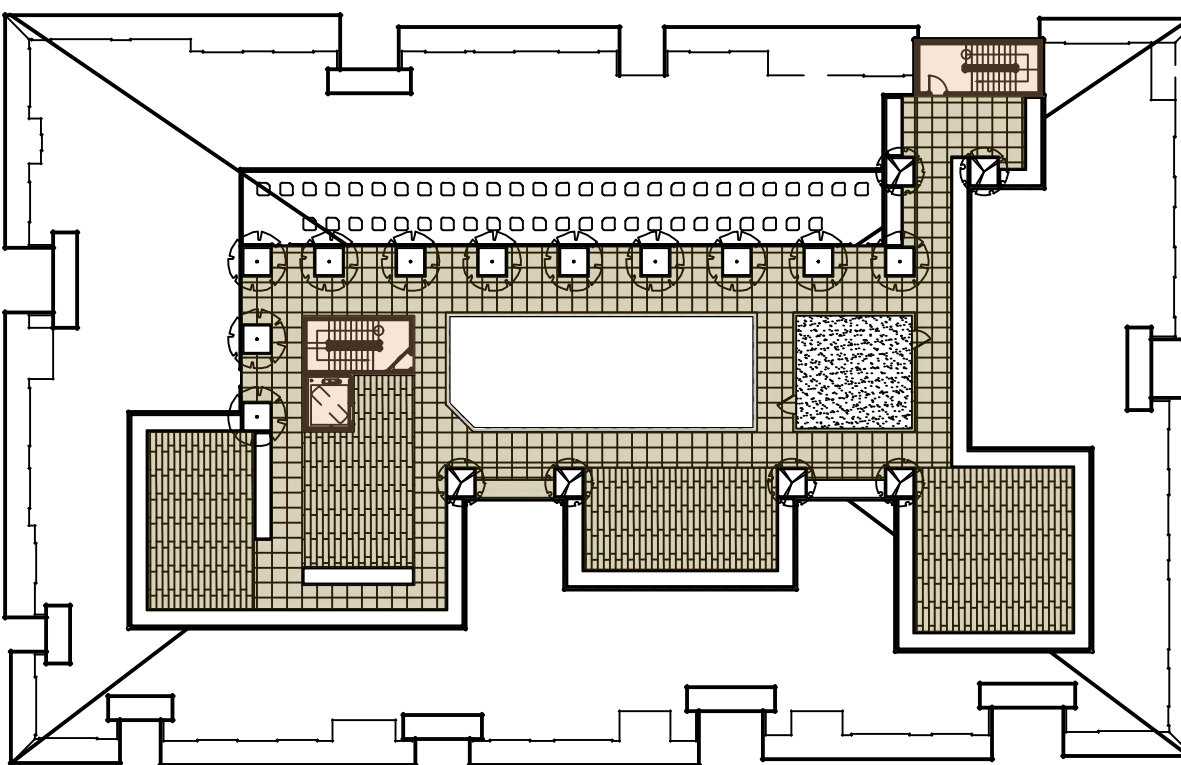
DECK AREA	801 SF
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FOURTH FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,553 SF
UTILITY	42 SF
DWELLING UNITS	17,724 SF
LEVEL TOTAL	20,319 SF

DECK AREA	779 SF
-----------	--------



ROOF DECK

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

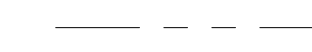
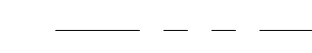

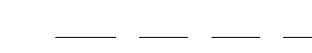
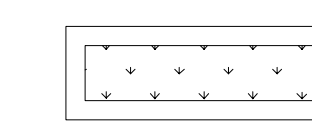

DECK AREA	5,318 SF
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BUILDING TOTALS	
CATEGORY	SUBTOTALS
PARKING	49,524 SF
CIRCULATION	12,131 SF
UTILITY	1,590 SF
DWELLING UNITS	67,668 SF
TOTAL	130,913 SF

TOTAL DECK AREA	8,537 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

- THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN ±0.64 ACRES.
- DURING CONSTRUCTION, ALL EQUIPMENT AND PARKING SHALL REMAIN ON-SITE UNLESS THE CONTRACTOR HAS APPROVAL FROM THE CITY.
- 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.

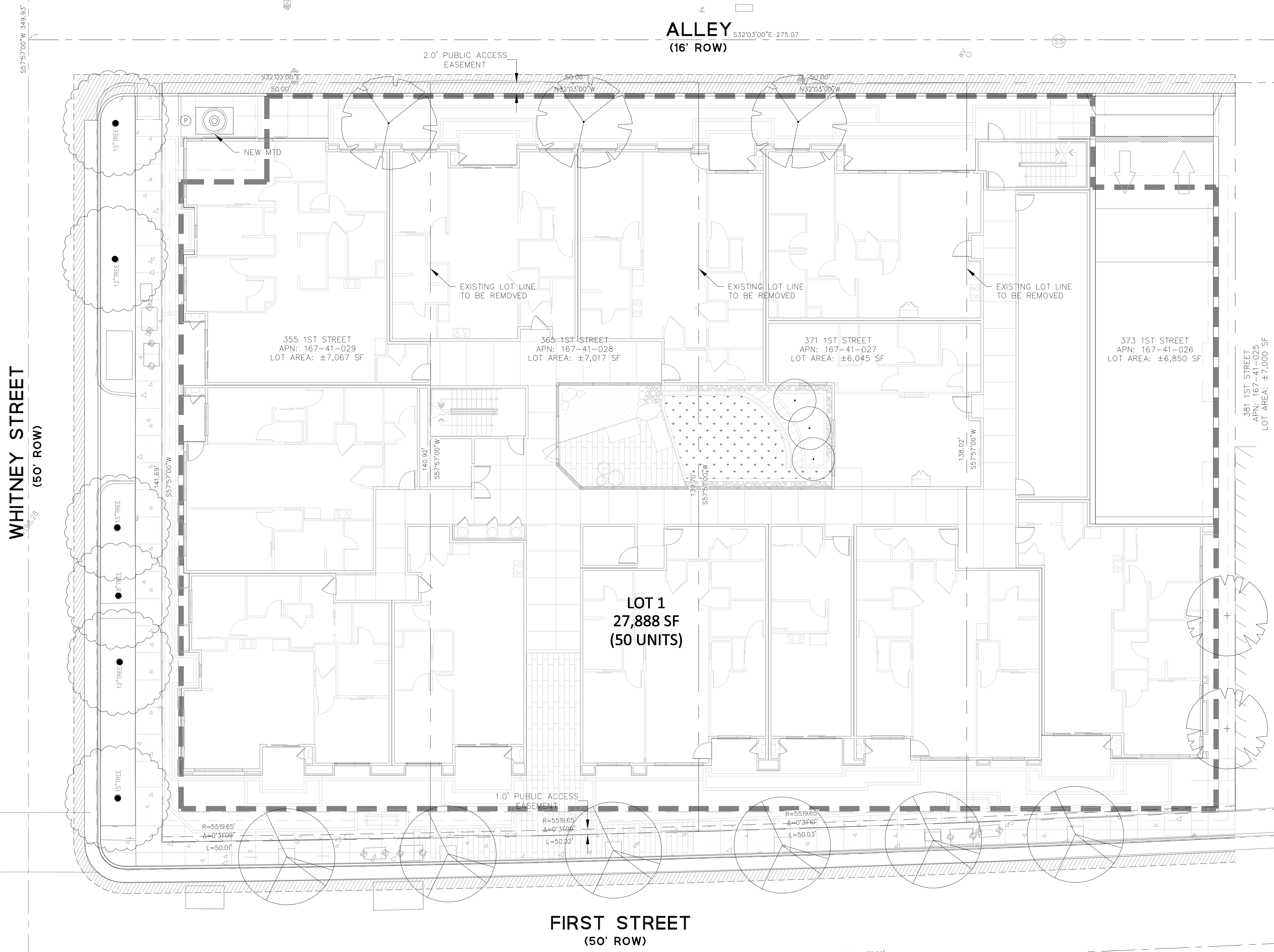
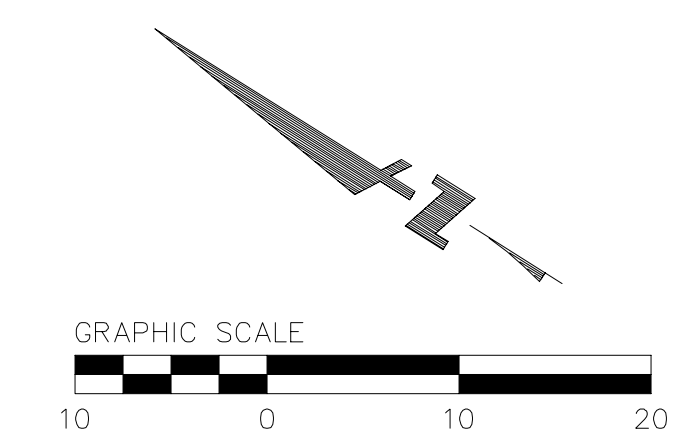
**FLOOD ZONE:** THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06085C0038H

## 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



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



CALIFORNIA

355-373 1ST STREET  
VESTING TENTATIVE MAP

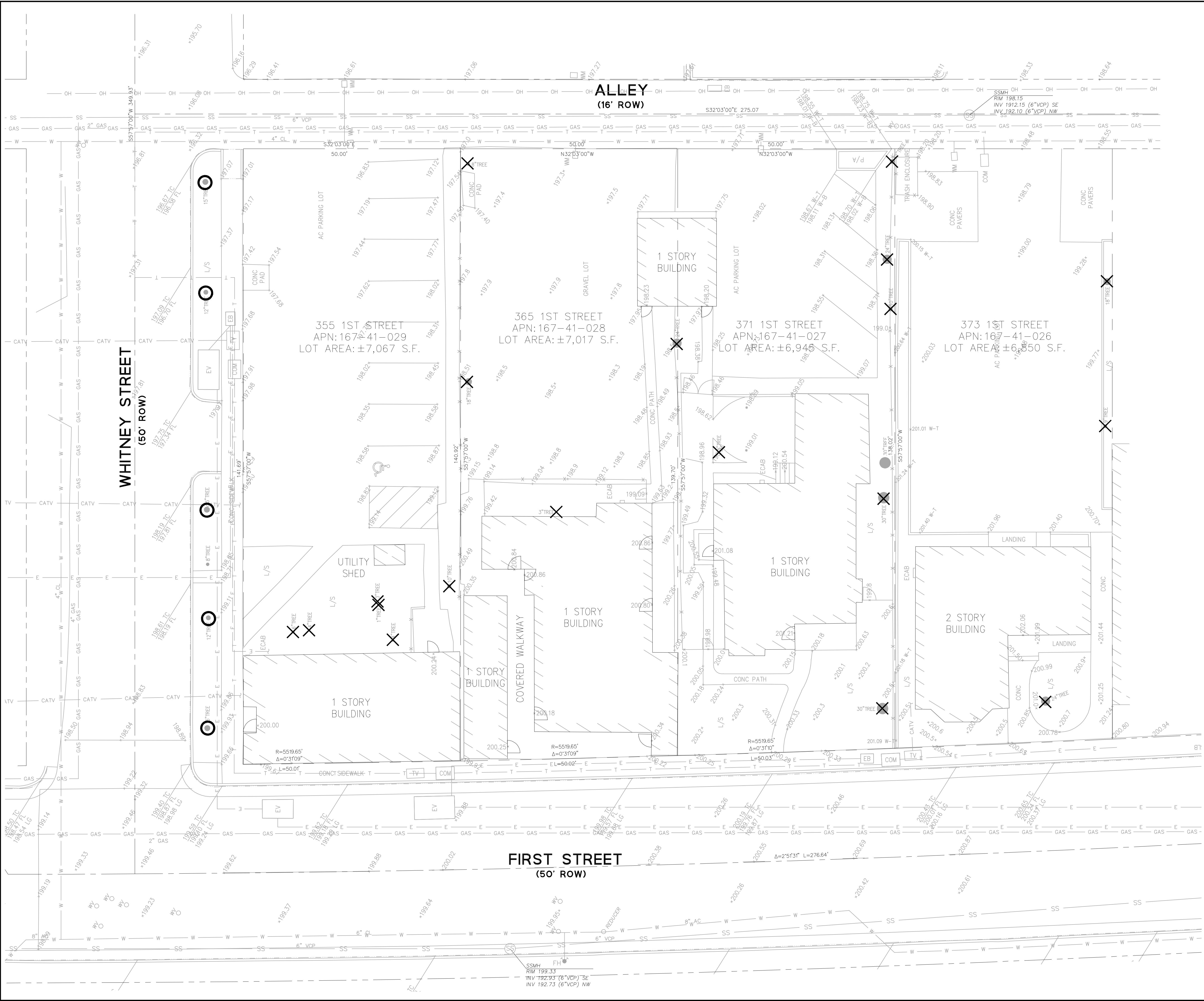
SANTA CLARA COUNTY  
LOS ALTOS

Date	Revisions
11/12/21	RESUBMITTAL 1
AS SHOWN	2
Design RM	7/16/21 - RESUBMITTAL 2
Drawn RM	09/03/21 - RESUBMITTAL 3
Approved IB	11/12/21 - RESUBMITTAL 4
Job No.	2020231

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 ----- 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

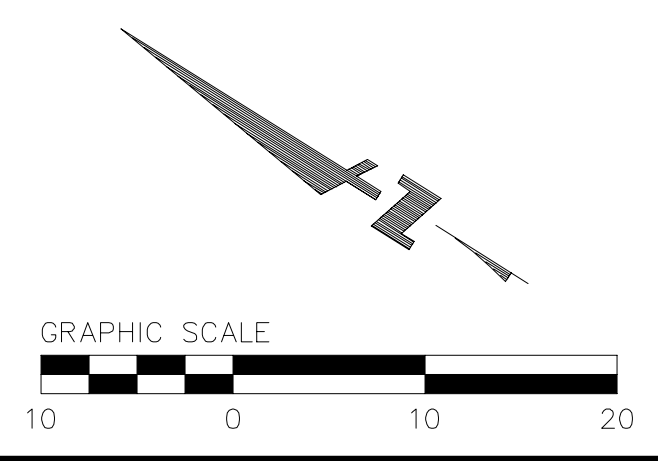
- FIRE HYDRANT FH
- EXISTING TREE TO REMAIN O
- REMOVE EXISTING TREE X

**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

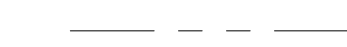








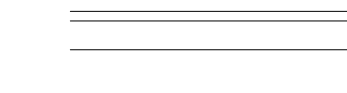
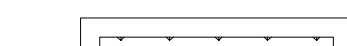
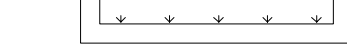



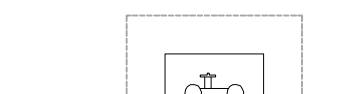




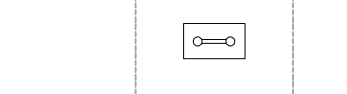
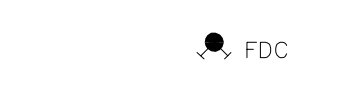



355-373 1ST STREET  
 EXISTING CONDITIONS  
 SANTA CLARA COUNTY  
 LOS ALTOS  
 CALIFORNIA

Date	Revisions
11/12/21	1 RESUBMITTAL 1
AS SHOWN	2 7/16/21 - RESUBMITTAL 2
Design RM	3 09/03/21 - RESUBMITTAL 3
Drawn RM	4 11/12/21 - RESUBMITTAL 4
Approved IB	
Job No. 2020231	

Drawing Number: **C1.0**

LEGEND

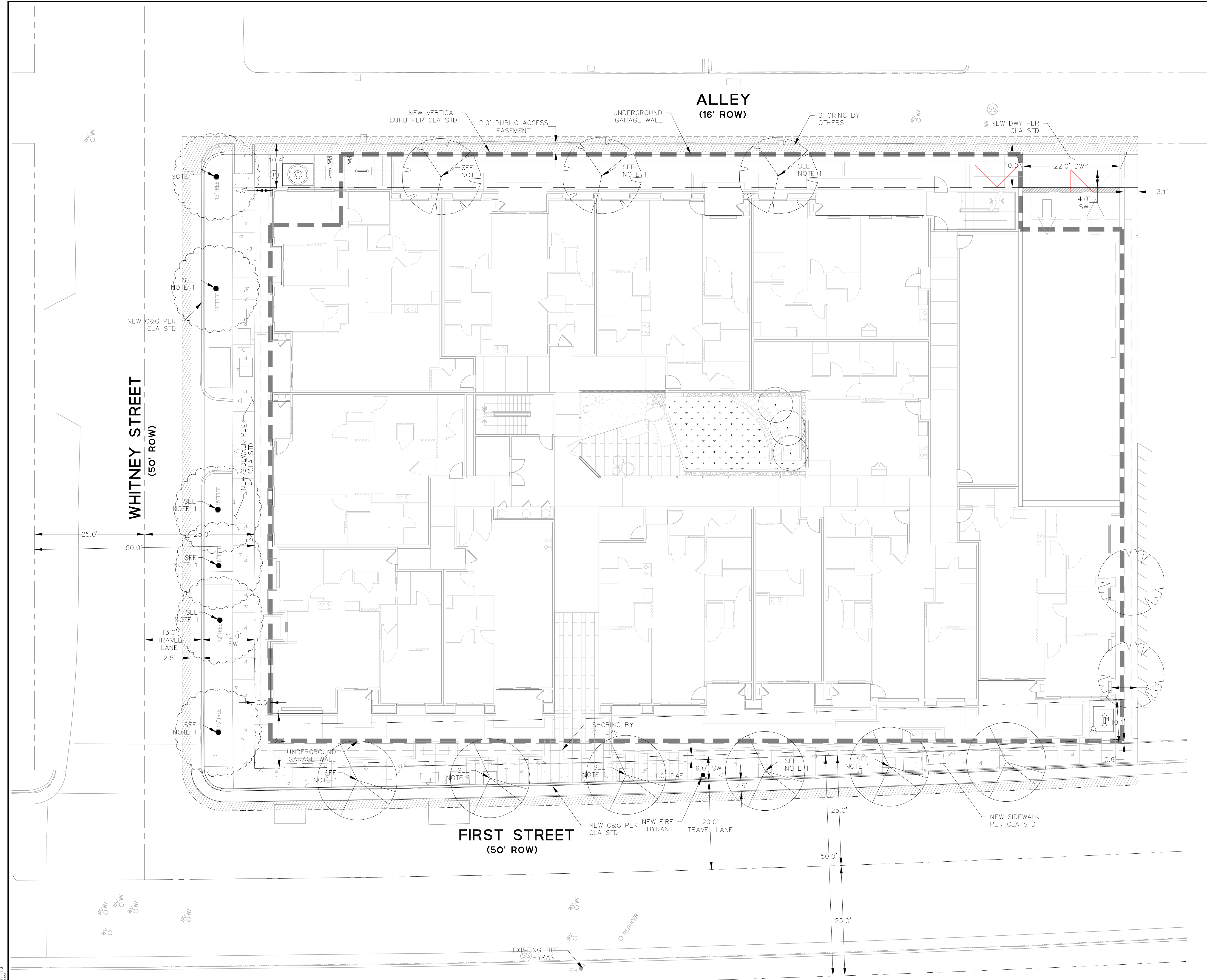
-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  STREET CENTER LINE
-  EASEMENT LINE
-  UNDERGROUND GARAGE
-  VISIBILITY TRIANGLES
-  SHORING
-  FLUSH CURB
-  NEW CITY STANDARD VERTICAL CURB AND GUTTER
-  FLOW THROUGH PLANTER
-  WV WATER VALVE
-  SSCO SANITARY SEWER CLEANOUT
-  SSMH SANITARY SEWER MANHOLE
-  FIRE BACKFLOW PREVENTER
-  DOMESTIC BACKFLOW PREVENTER
-  IRRIGATION BACKFLOW PREVENTER
-  FDC FIRE DEPARTMENT CONNECTION
-  WM WATER METER
-  SDO STORM DRAIN OVERFLOW DRAIN
-  SDAD STORM DRAIN AREA DRAIN
-  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 DRIVEWAY
- DWY DRIVEWAY
- EB ELECTRICAL BOX
- EV ELECTRICAL VAULT
- ESMT EASEMENT
- PGE PACIFIC GAS & ELECTRIC
- ROW RIGHT-OF-WAY
- SSCO STORM DRAIN CLEANOUT
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- STD STANDARD SIDEWALK
- SW SIDEWALK
- TYP TYPICAL
- WM WATER METER
- WV WATER VALVE

NOTES

1. ALL TREES, BOTH EXISTING AND PROPOSED, SHALL BE 1) VERIFIED WITH APPROVED PLANS, AND 2) SHALL NOT OBSTRUCT AERIAL ACCESS WHEN FULL GROWN WITHOUT MAINTENANCE.



1730 N. FIRST STREET  
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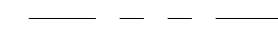
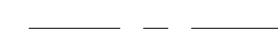
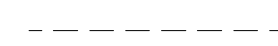
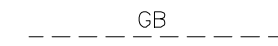
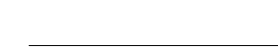



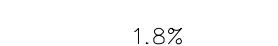
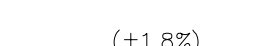
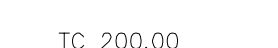
355-373 1ST STREET  
 PRELIMINARY SITE PLAN  
 SANTA CLARA COUNTY  
 LOS ALTOS CALIFORNIA

Date	Revisions	No.
11/12/21	RESUBMITTAL 1	1
AS SHOWN	RESUBMITTAL 2	2
7/16/21	RESUBMITTAL 3	3
09/03/21	RESUBMITTAL 4	4
11/12/21		

Scale: AS SHOWN  
 Design: RM  
 Drawn: RM  
 Approved: IB  
 Job No: 2020231

Drawing Number:  
**C2.0**

**LEGEND**

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  STREET CENTER LINE
-  SAWCUT LINE
-  GRADE BREAK
-  CITY STANDARD VERTICAL CURB
-  CITY STANDARD VERTICAL CURB AND GUTTER
-  TREATMENT AREA
-  1.8% HARDSCAPE SLOPE
-  (±1.8%) 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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LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

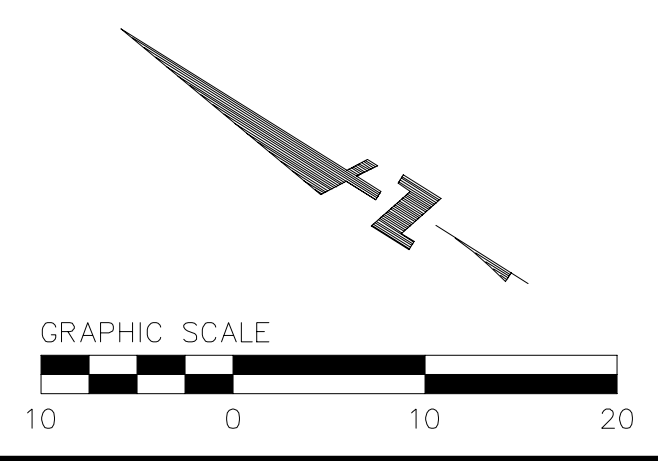
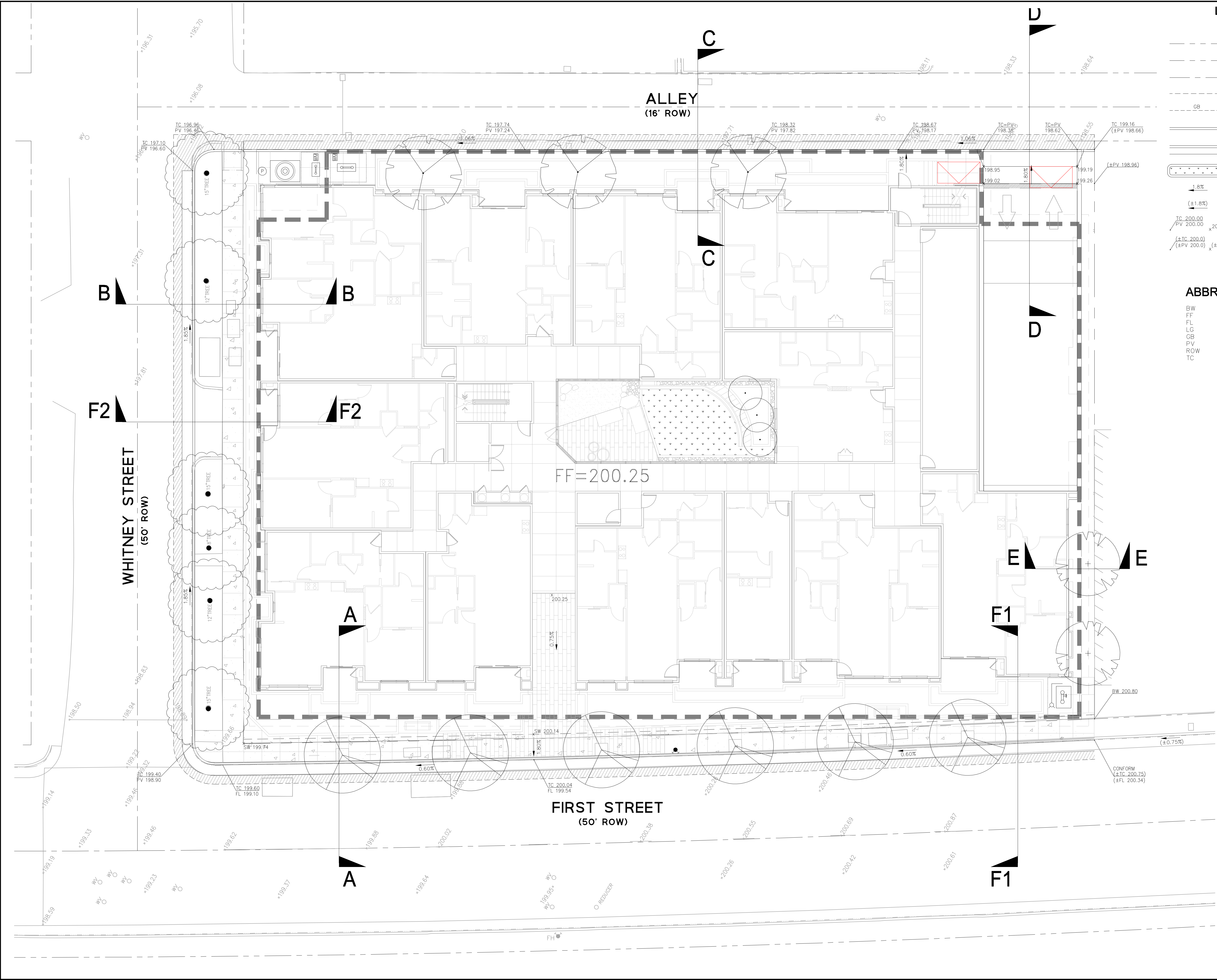
**355-373 1ST STREET**

**PRELIMINARY GRADING AND DRAINAGE PLAN**

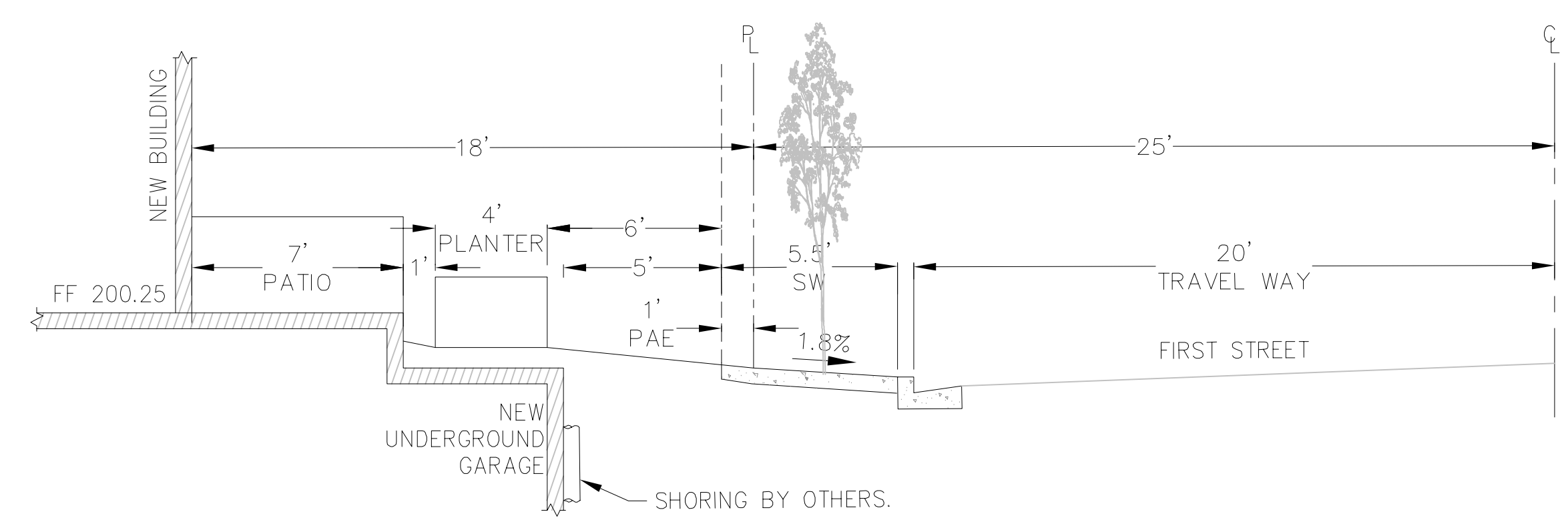
Revisions	
No.	Date
1	11/12/21
2	AS SHOWN
3	RESUBMITTAL 1
4	RESUBMITTAL 2
5	RESUBMITTAL 3
6	RESUBMITTAL 4

Date: 11/12/21  
Scale: AS SHOWN  
Design: RM  
Drawn: RM  
Approved: IB  
Job No: 2020231

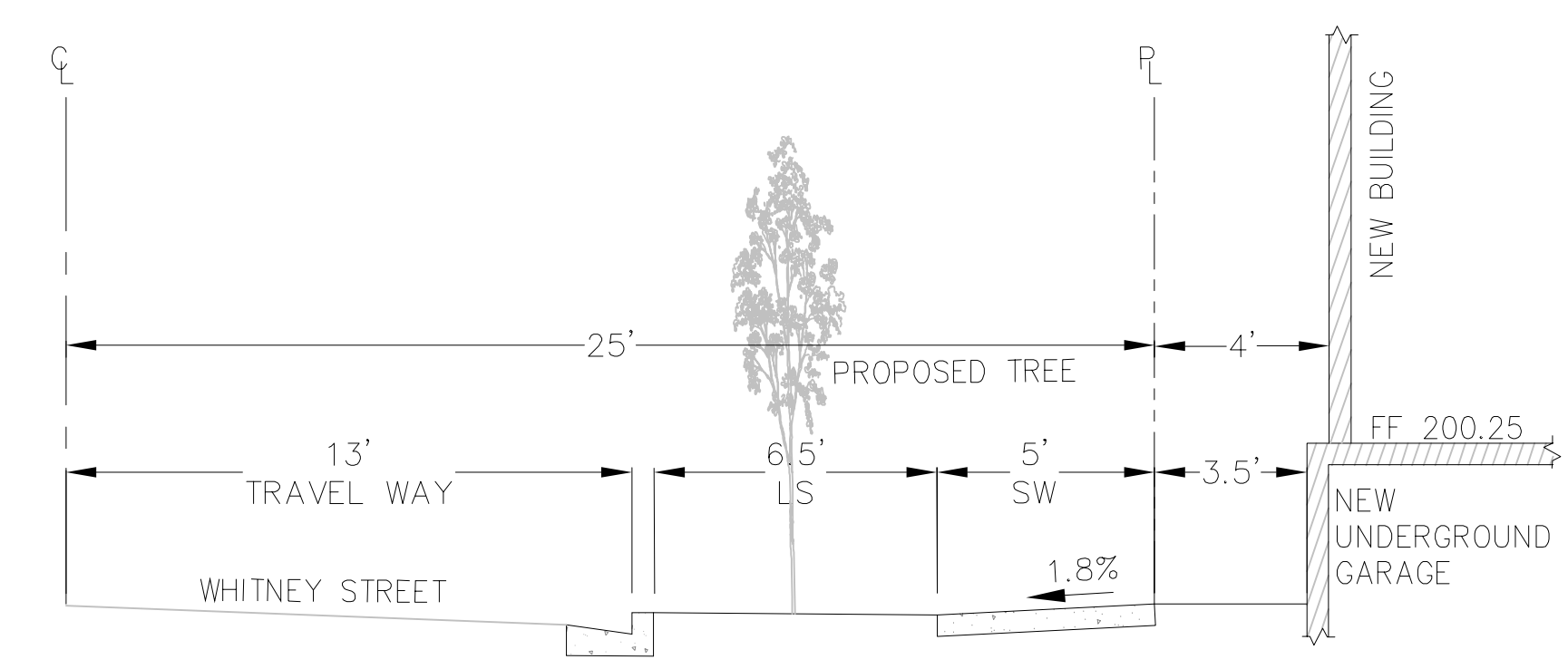
**C3.0**



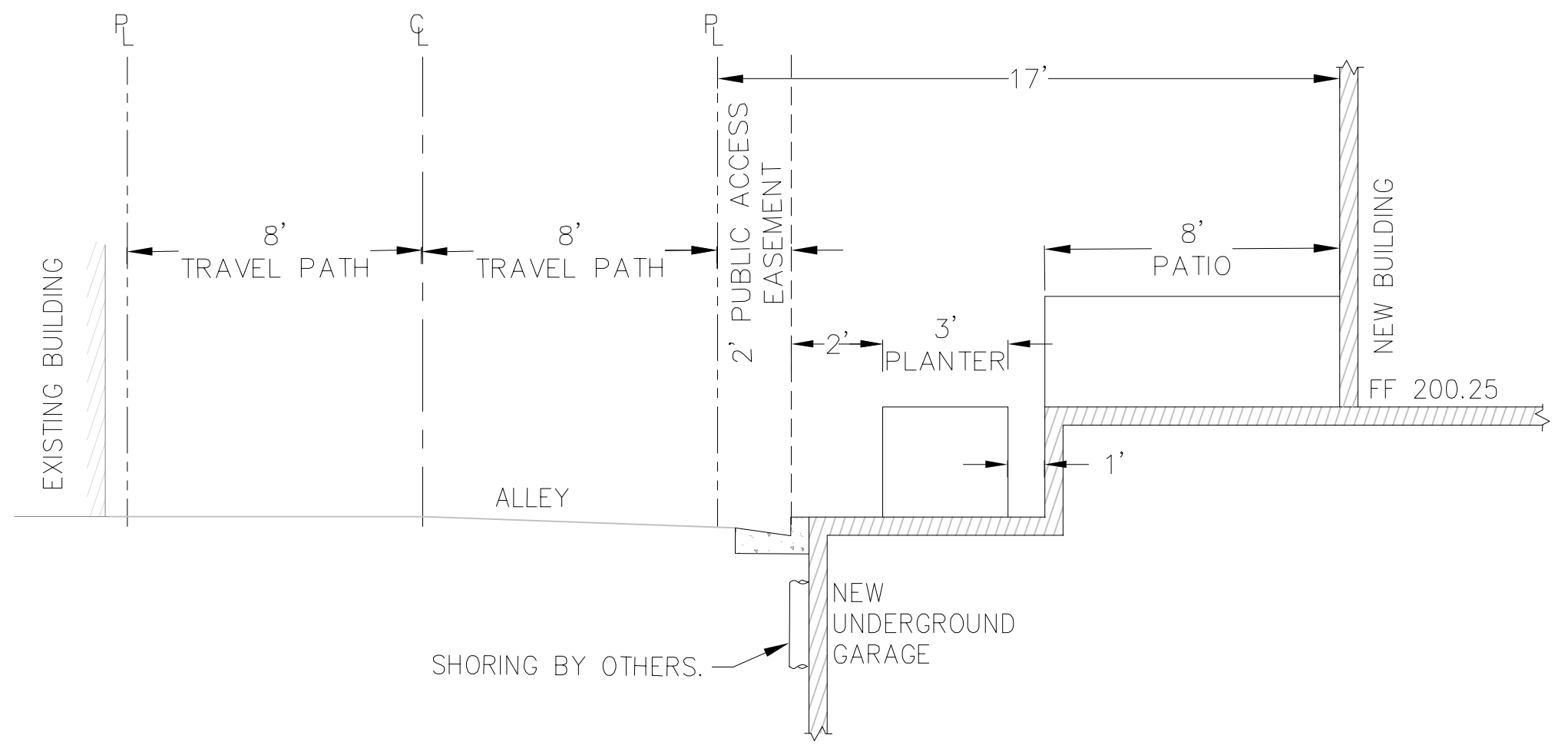
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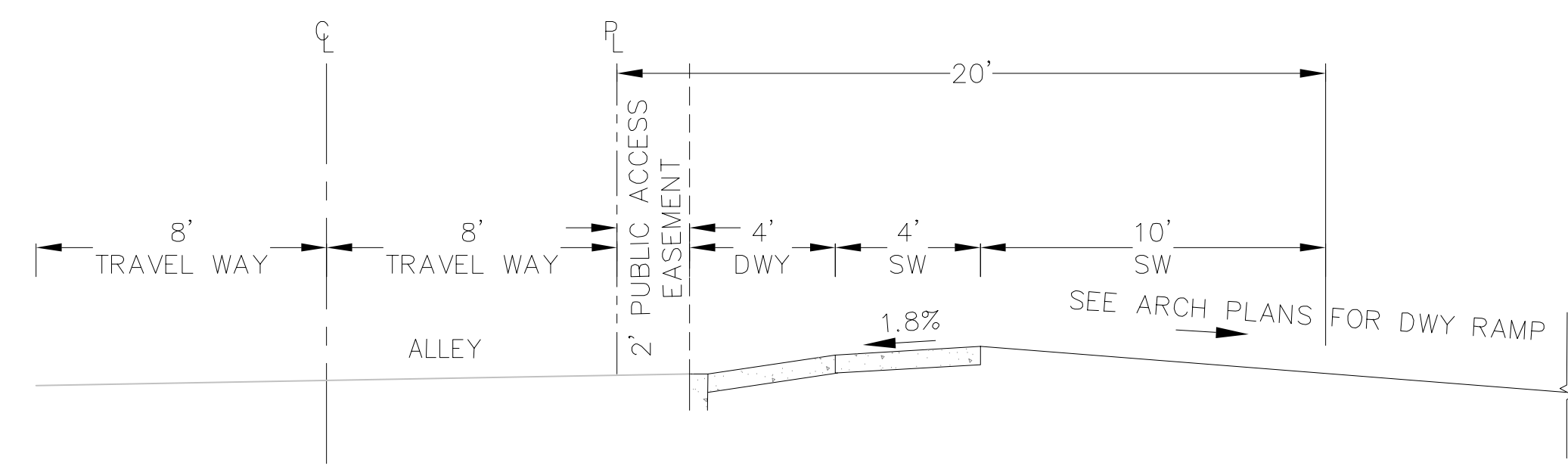
CROSS SECTION (A-A)  
NTS



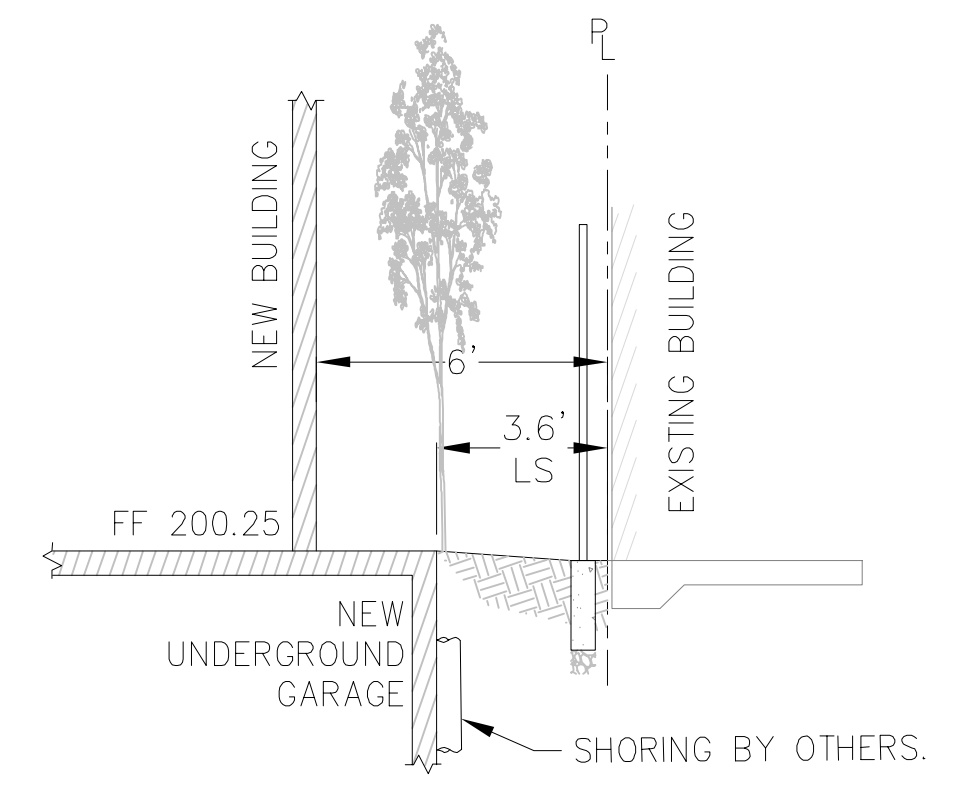
CROSS SECTION (B-B)  
NTS



CROSS SECTION (C-C)  
NTS



CROSS SECTION (D-D)  
NTS



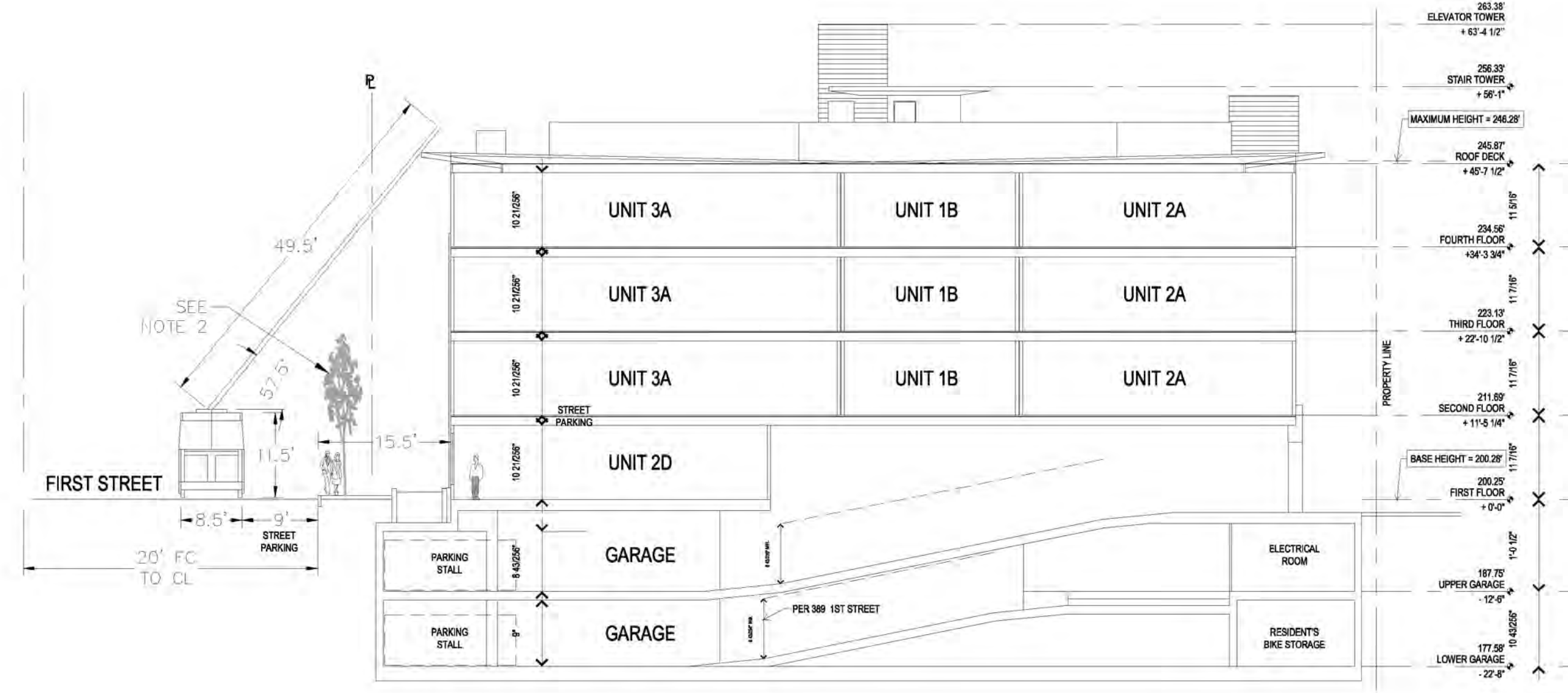
CROSS SECTION (E-E)  
NTS

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No.	Date	Revisions
1	11/12/21	RESUBMITTAL 1
2	AS SHOWN	
3	7/16/21	RESUBMITTAL 2
4	09/03/21	RESUBMITTAL 3
5	11/12/21	RESUBMITTAL 4

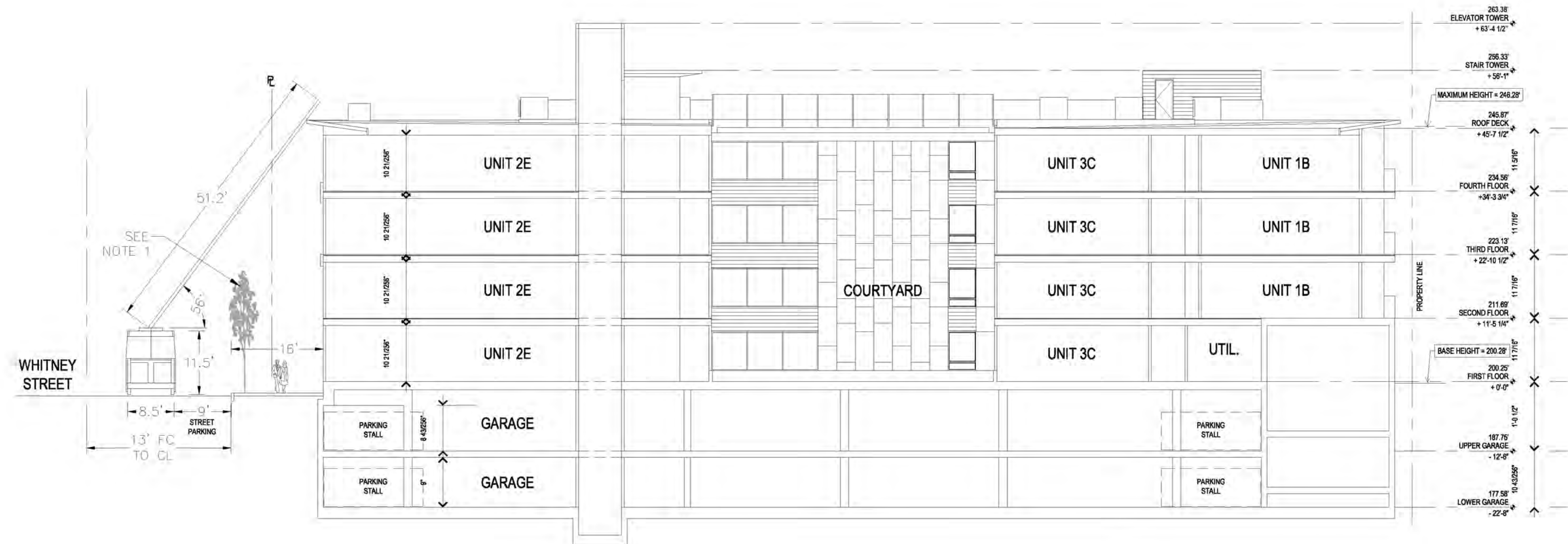
Date: 11/12/21  
 Scale: AS SHOWN  
 Design: RM  
 Drawn: RM  
 Approved: IB  
 Job No: 2020231

Drawing Number:  
**C3.1**



CROSS SECTION (F1-F1)  
N15

- NOTES:
- SECTION IS TAKEN AT WORST CASE SCENARIO, THIS OCCURS WHEN THE FIRE TRUCK IS CLOSEST TO THE BUILDING AT THE SOUTH EAST CORNER OF FIRST STREET.
  - THE STREET TREES (GREAT MYRTLE) ON FIRST STREET CAN BE MAINTAINED IN GOOD CONDITION AT A 20' MAXIMUM HEIGHT, WITH PROPER PRUNING AND MANAGEMENT.
  - VERTICAL HEIGHTS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL SITE PLAN FOR ELEVATIONS.



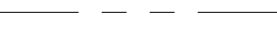
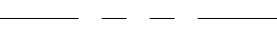



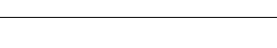



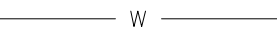

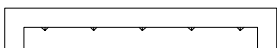
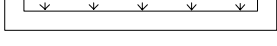



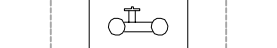




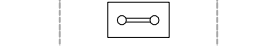


CROSS SECTION (F2-F2)  
N15

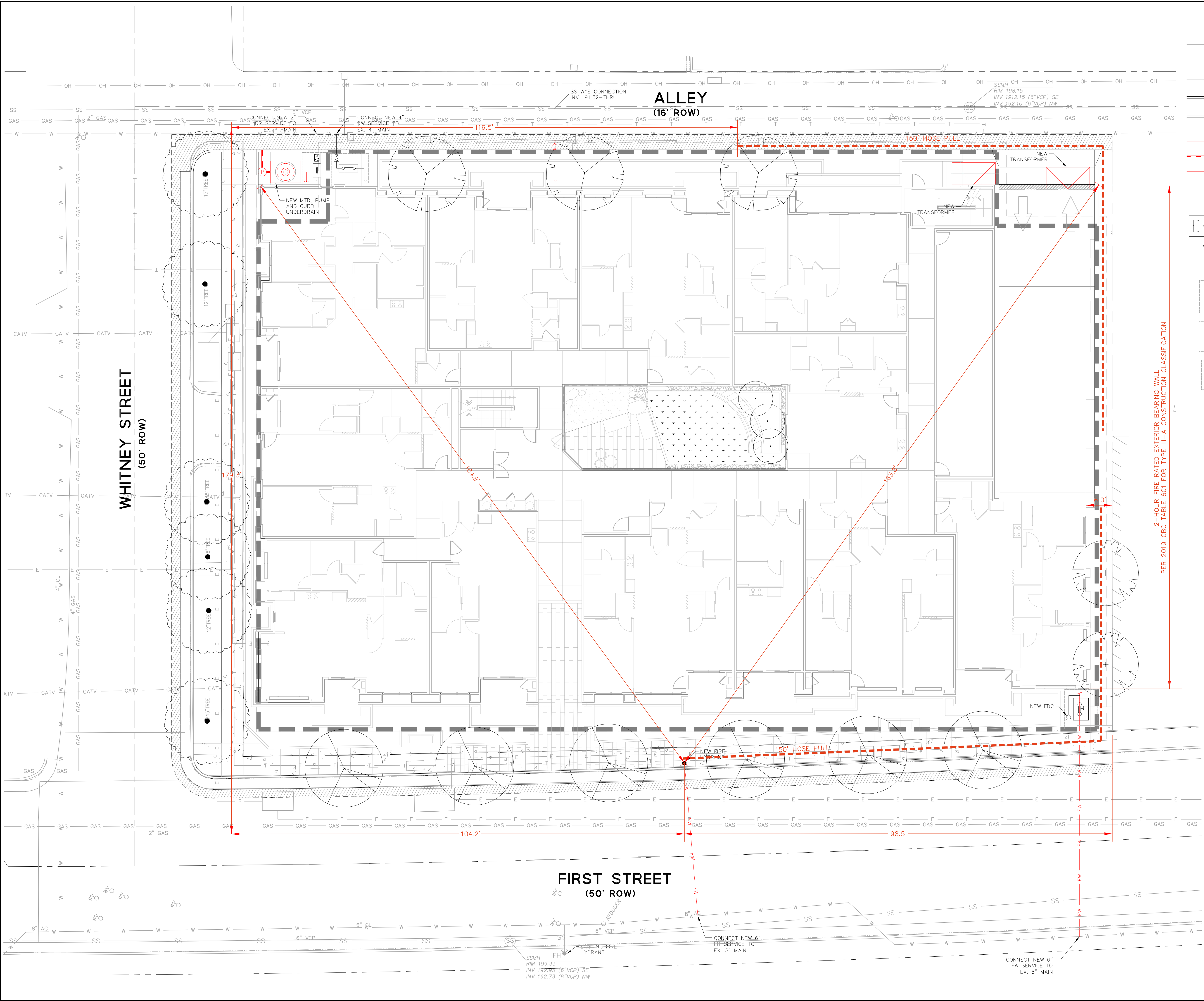
- NOTES:
- ALONG WHITNEY BUILDING SET BACK IS CONSISTENT ALONG FRONTAGE. EXISTING TREE SIZE DO NOT HAVE AN AFFECT ON LADDER ACCESS AS STREET TREE SPACING IS 12'-25' HERE. EXISTING TREE HEIGHT RANGES FROM 12'-25' ALONG WHITNEY, WELL BELOW THE FIRE LADDER ACCESS HEIGHT OF 35' AT TREE LOCATION PER THIS DIAGRAM.
  - VERTICAL HEIGHTS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL SITE PLAN FOR ELEVATIONS.

Date	No.	Revisions
11/12/21	1	RESUBMITTAL 1
AS SHOWN	2	7/16/21 - RESUBMITTAL 2
Design RM	3	09/03/21 - RESUBMITTAL 3
Drawn RM	4	11/12/21 - RESUBMITTAL 4
Approved IB		
Job No. 20200231		

Drawing Number:  
**C3.2**

### LEGEND

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  STREET CENTER LINE
-  FLUSH CURB
-  NEW CITY STANDARD VERTICAL CURB AND GUTTER
-  SANITARY SEWER LINE
-  STORM DRAIN LINE (TREATED)
-  STORM DRAIN LINE (UNTREATED)
-  WATER LINE
-  FIRE WATER LINE
-  FLOW THRU PLANTER
-  WATER VALVE
-  SANITARY SEWER CLEANOUT
-  FIRE BACKFLOW PREVENTER
-  DOMESTIC BACKFLOW PREVENTER
-  IRRIGATION BACKFLOW PREVENTER
-  FIRE HYDRANT
-  FIRE DEPARTMENT CONNECTION
-  WHARF HYDRANT
-  WATER METER
-  STORM DRAIN OVERFLOW DRAIN
-  STORM DRAIN AREA DRAIN
-  MECHANICAL TREATMENT DEVICE
-  TRANSFORMER (FOR REFERENCE ONLY)



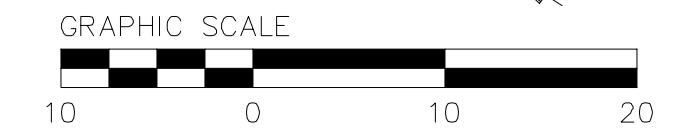
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**355-373 1ST STREET**  
**PRELIMINARY UTILITY PLAN**


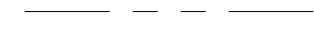
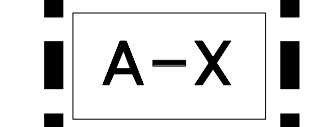



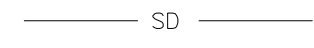



SANTA CLARA COUNTY  
 LOS ALTOS  
 CALIFORNIA

Date	Revisions
11/12/21	1 RESUBMITTAL 1
AS SHOWN	2 7/16/21 - RESUBMITTAL 2
Design RM	3 09/03/21 - RESUBMITTAL 3
Drawn RM	4 11/12/21 - RESUBMITTAL 4
Approved IB	
Job No.	2020231



Drawing Number:  
**C4.0**

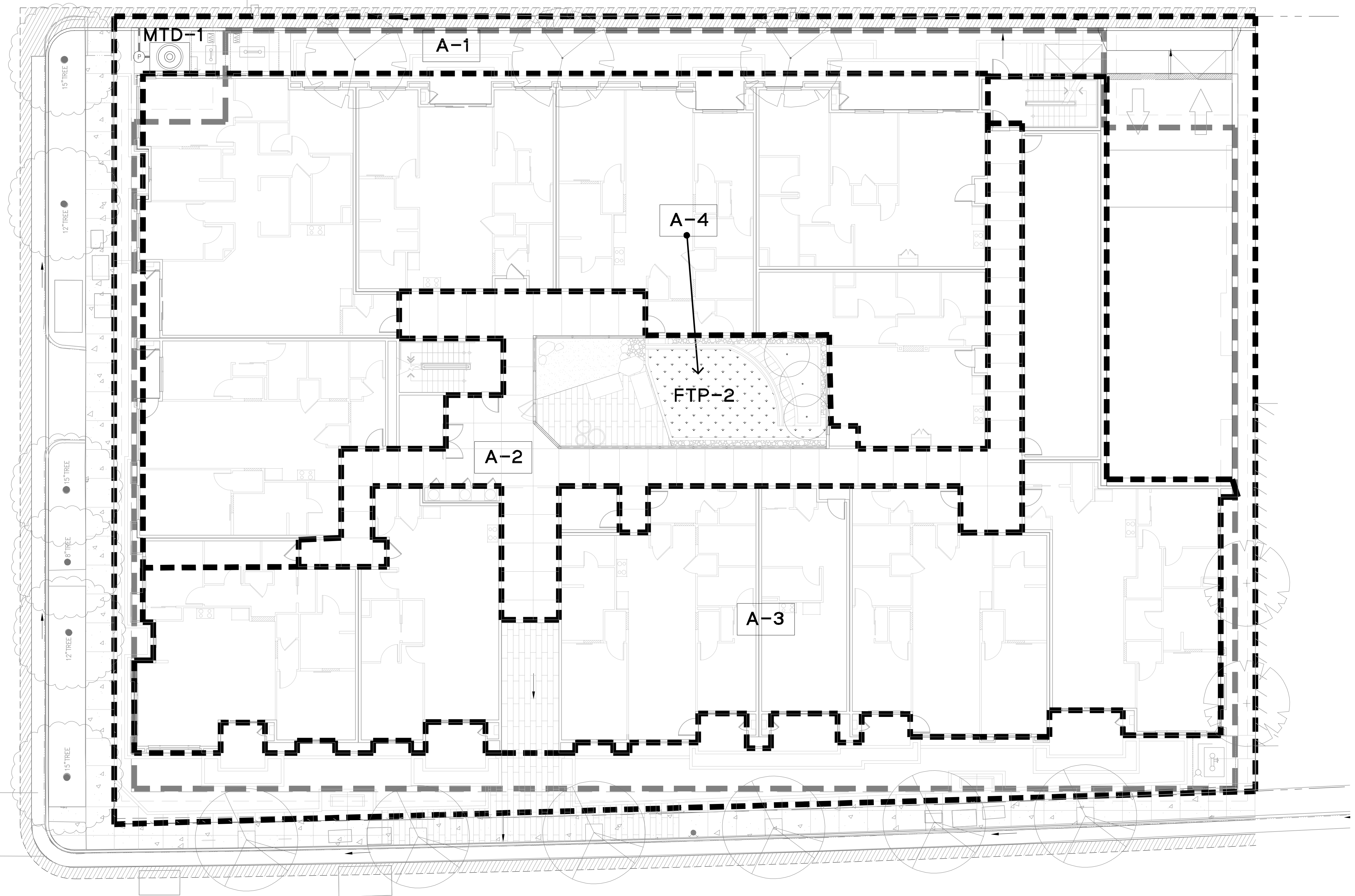
**LEGEND**

-  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

WHITNEY STREET  
(50' ROW)

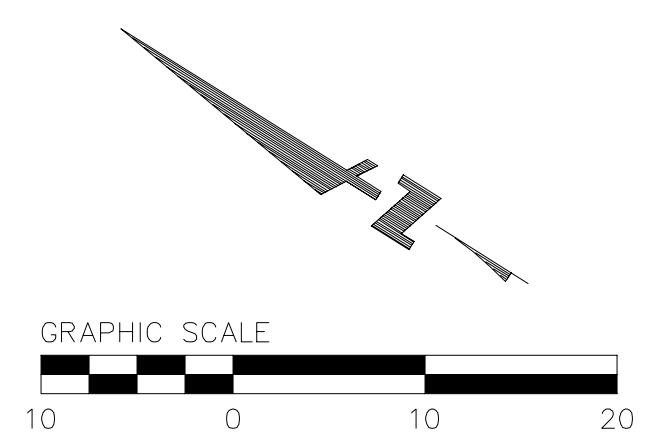
ALLEY  
(16' ROW)

FIRST STREET  
(50' ROW)



**TABLE A**

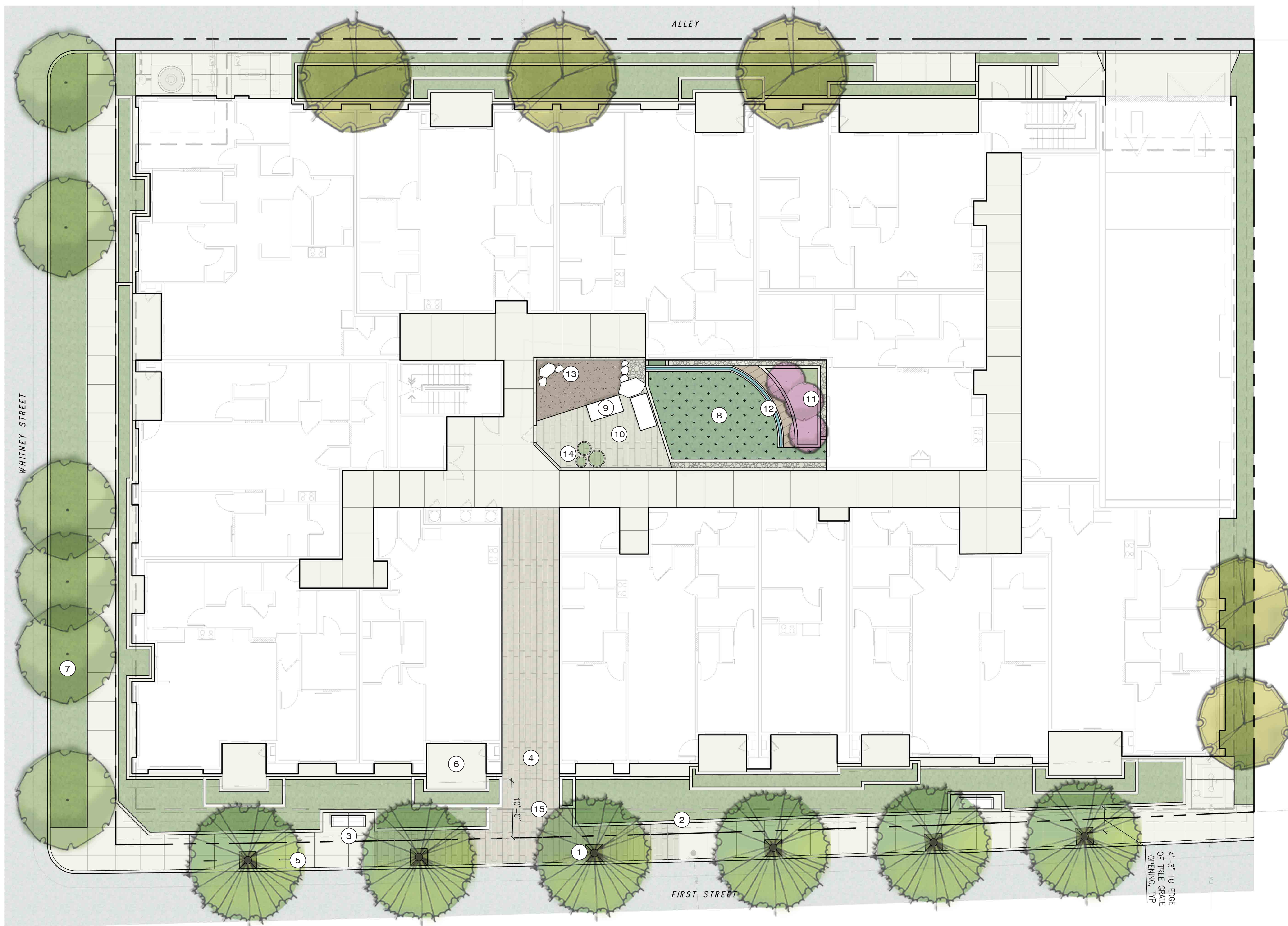
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
						REQUIRED (SF)	PROVIDED (SF)		
						A-1	7,449		
A-2	3,210	0	LANDSCAPE	3,210	ROOF	746	746	MTD 1 MECH. TREATMENT DEVICE	YES
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	11/12/21	Revisions
Scale	AS SHOWN	RESUBMITTAL 1
Design	RM	7/16/21 - RESUBMITTAL 2
Drawn	RM	09/03/21 - RESUBMITTAL 3
Approved	IB	11/12/21 - RESUBMITTAL 4
Job No.	2020231	

Drawing Number: **C5.0**

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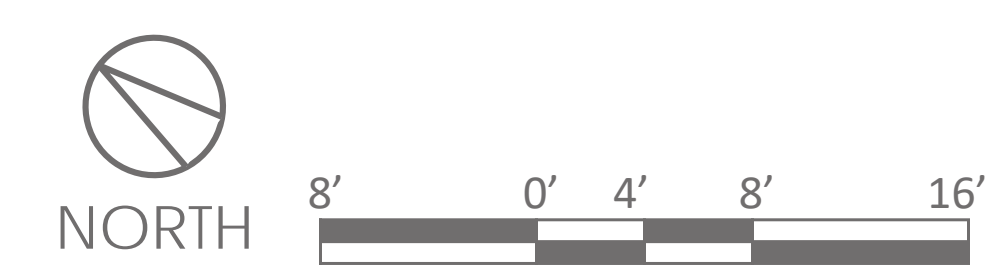
### LEGEND

- ① STREET TREES IN TREE GRATES AT 25' ON CENTER, TYP. 4'-3" CLEAR FROM PLANTER WALL TO EDGE OF TREE GRATE OPENING, 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)

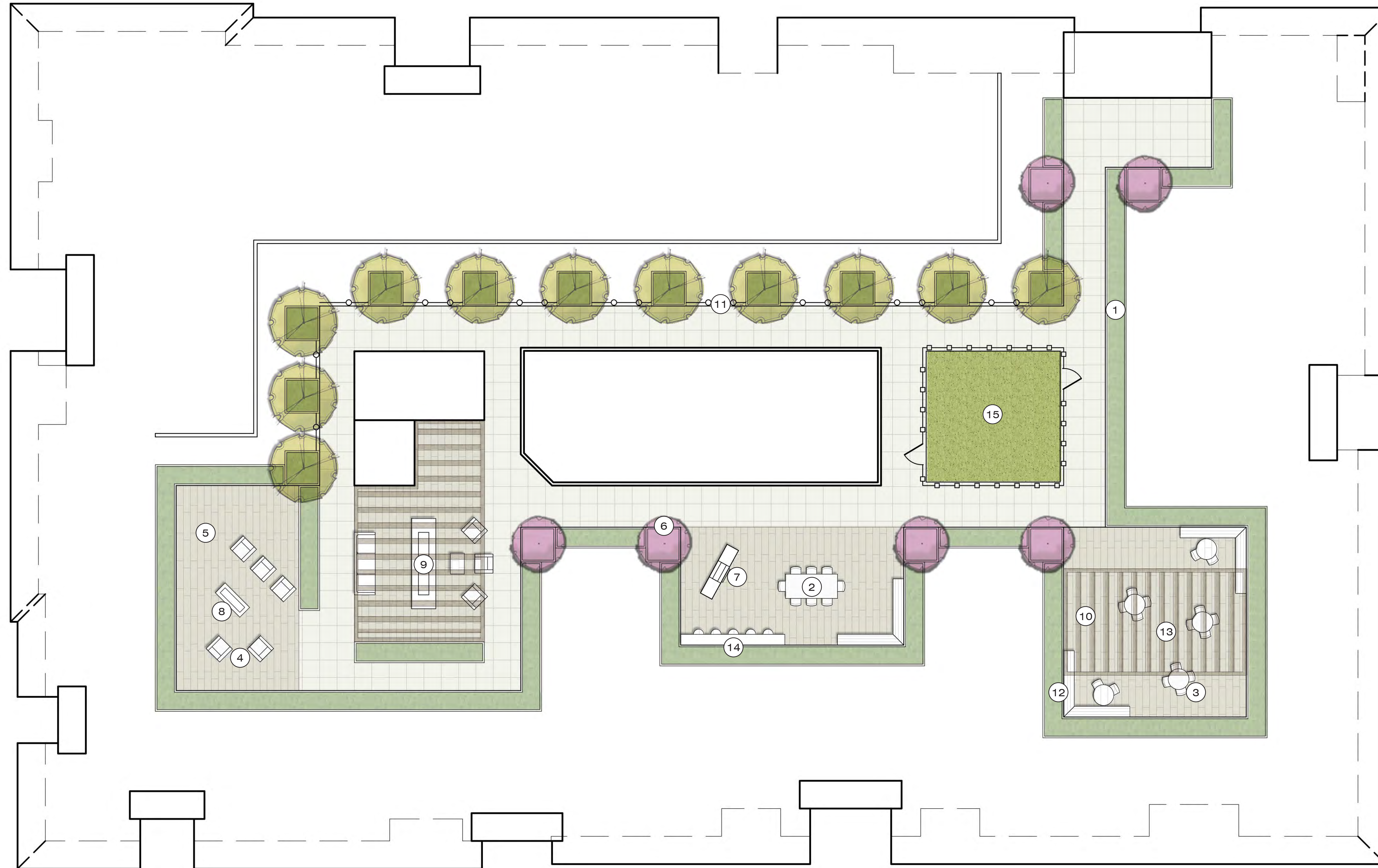
### LANDSCAPE AREA CALCS

60% MINIMUM SOFTSCAPE REQUIRED

1ST STREET SETBACK	
HARDSCAPE:	798 SF
SOFTSCAPE:	1,197 SF
TOTAL:	1,995 SF
	60%

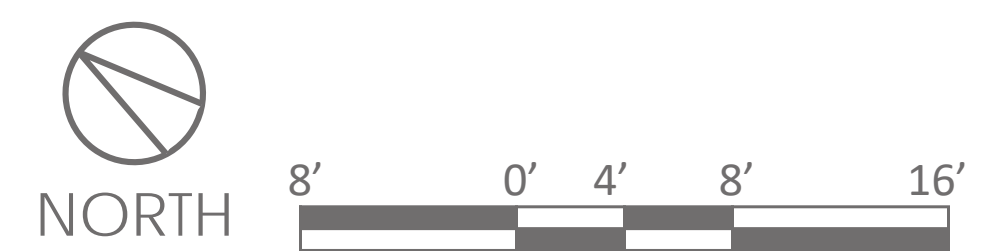


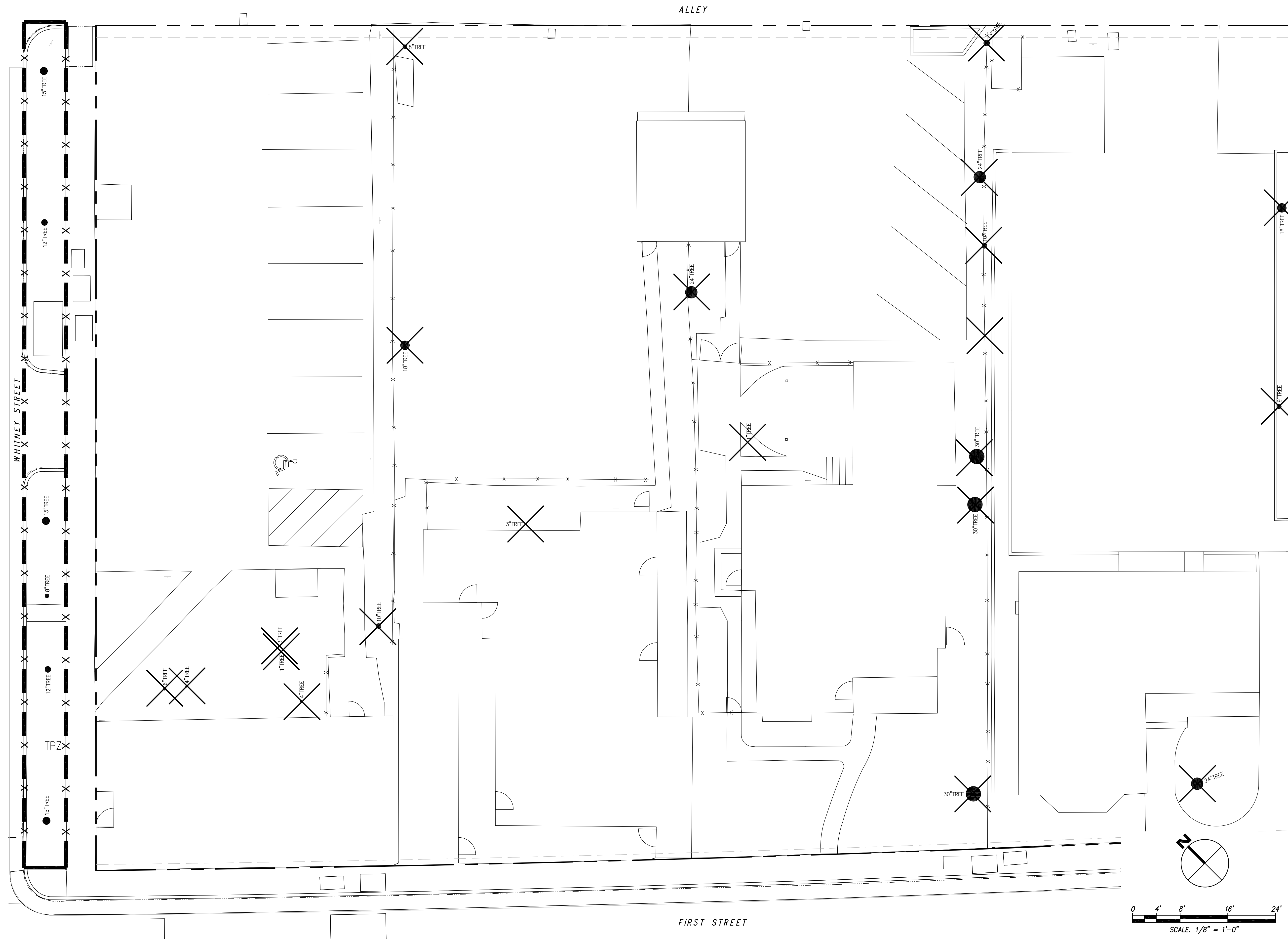




## LEGEND

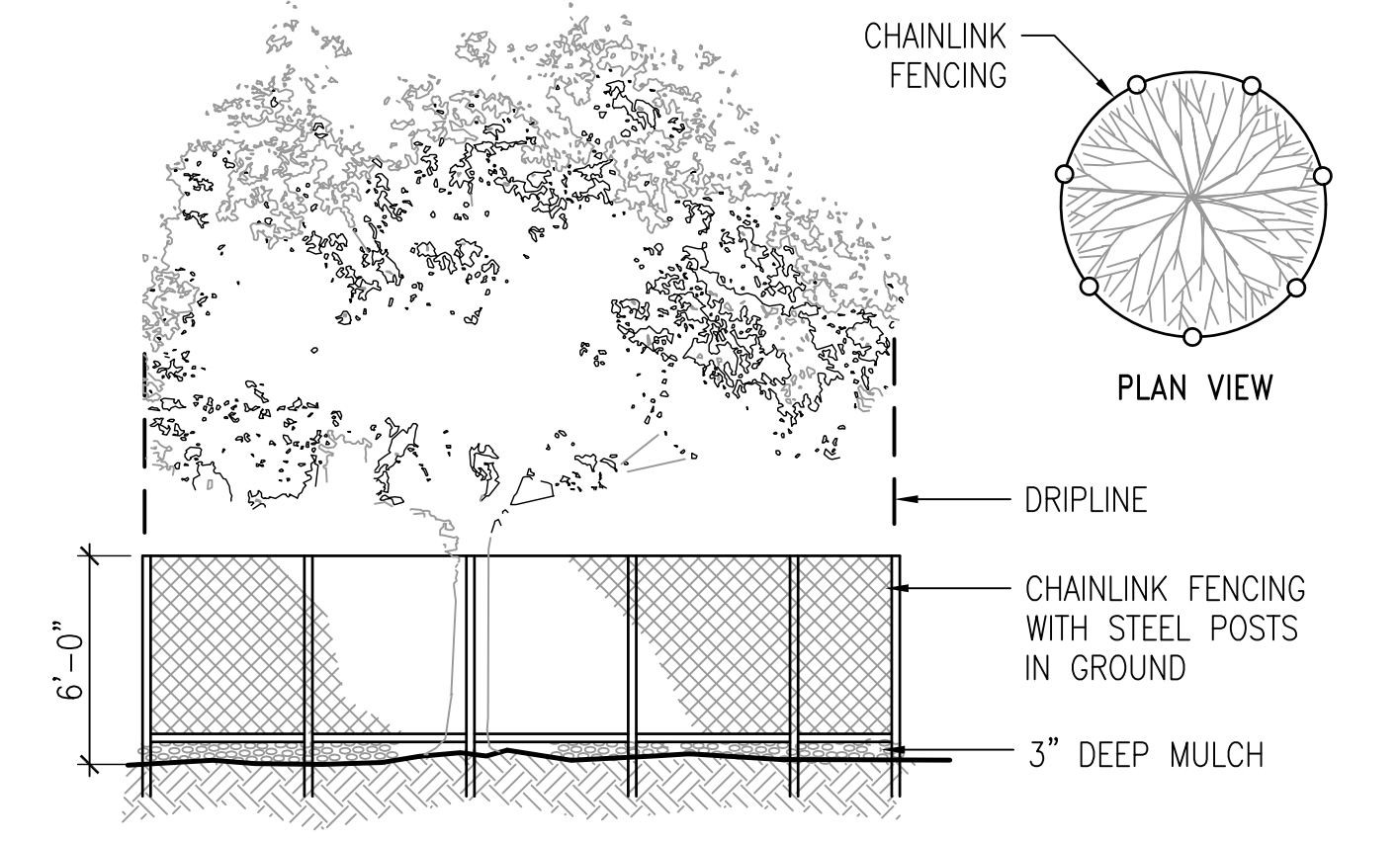
- ① PRECAST PLANTER, TYP
- ② COMMUNITY TABLE
- ③ TABLE & CHAIRS, TYP
- ④ LOUNGE FURNITURE, TYP
- ⑤ PEDESTAL PAVERS, TYP
- ⑥ PRECAST TREE PLANTER, TYP
- ⑦ ELECTRIC BBQ & COUNTER
- ⑧ FIRE PIT
- ⑨ DOUBLE-SIDED FIREPLACE
- ⑩ SHADE STRUCTURE, TYP
- ⑪ DECORATIVE SCREEN
- ⑫ CANTILEVER BENCH ON PLANTER, TYP
- ⑬ OUTDOOR WORKSPACE
- ⑭ COUNTER SEATING
- ⑮ DOG LOUNGE WITH FENCE & GATES





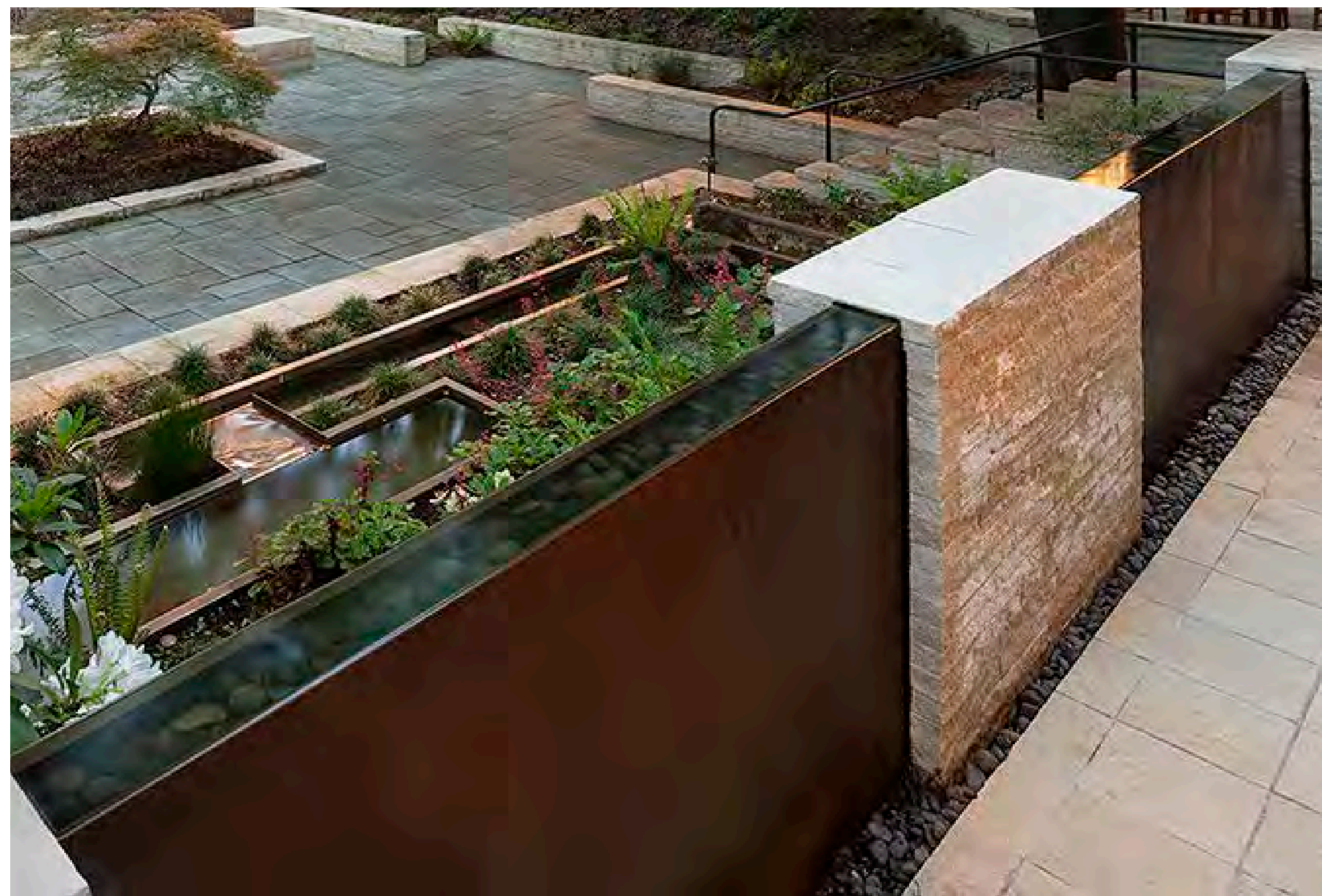
**EXISTING TREE PROTECTION NOTES**

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

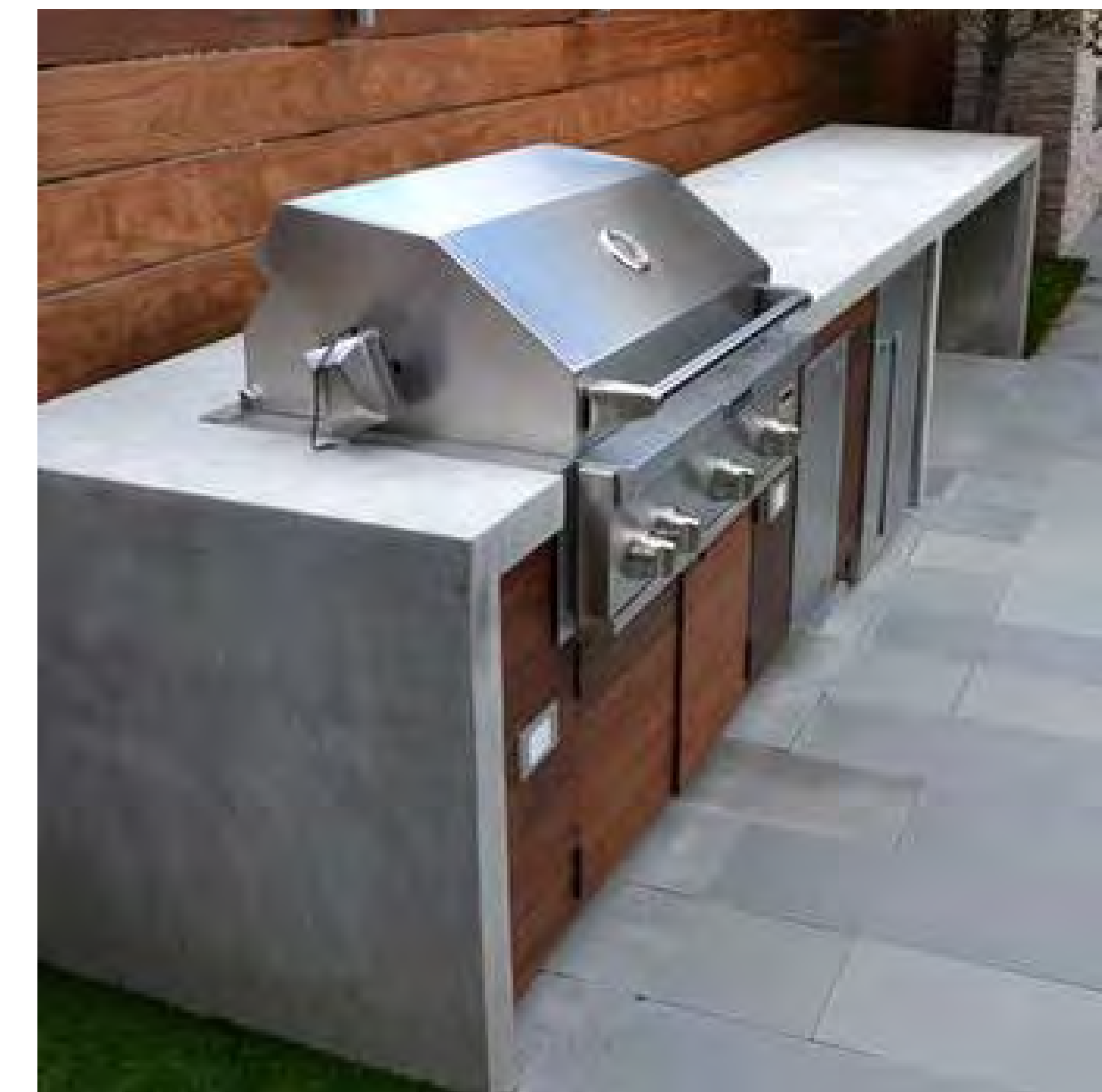
TREE REMOVAL & REPLACEMENT	
PROTECTED TREES PROPOSED TO BE REMOVED	5
NON-PROTECTED TREES PROPOSED TO BE REMOVED	16
TOTAL TREES PROPOSED TO BE REMOVED	21
OFF-SITE TREES PROPOSED TO BE REMOVED	0
TOTAL NEW PROPOSED TREES	11



SAND HILL ROAD COURTYARD



1450 CHAPIN AVENUE - ARCHIE HELD WATERWALL



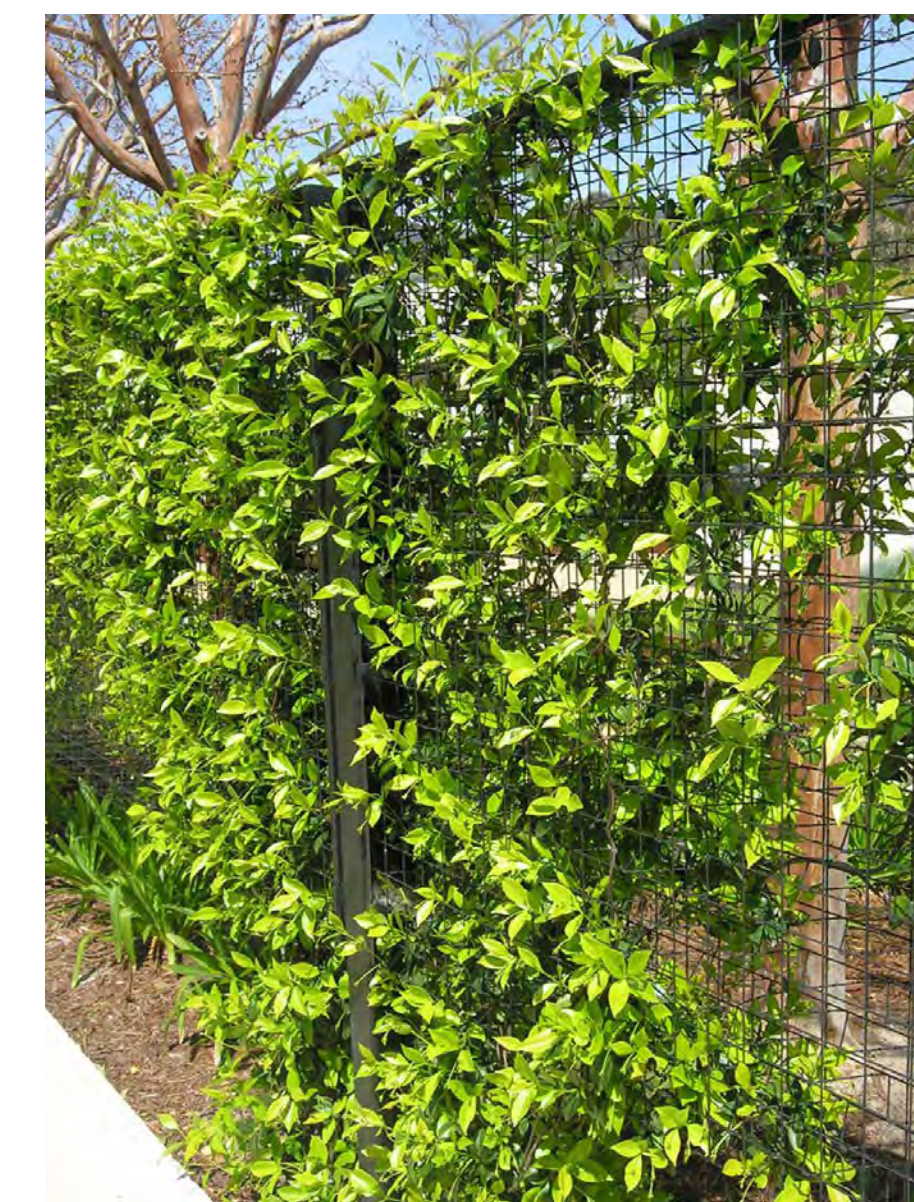
BBQ (ELECTRIC)/KITCHEN



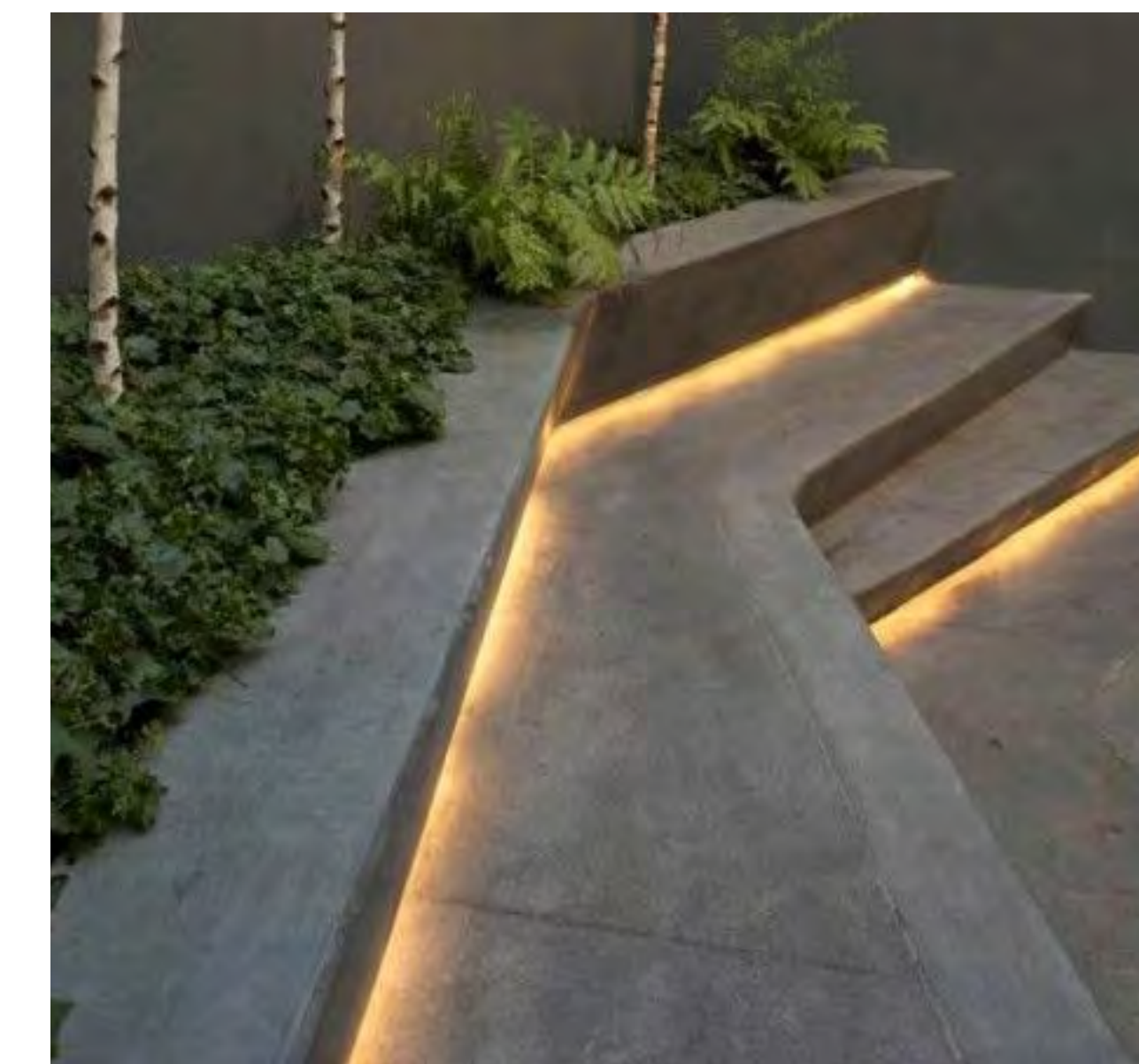
ROOF DECK



PRECAST PLANTERS - ROOF DECK



GREENSCREEN OR DECORATIVE METAL SCREEN



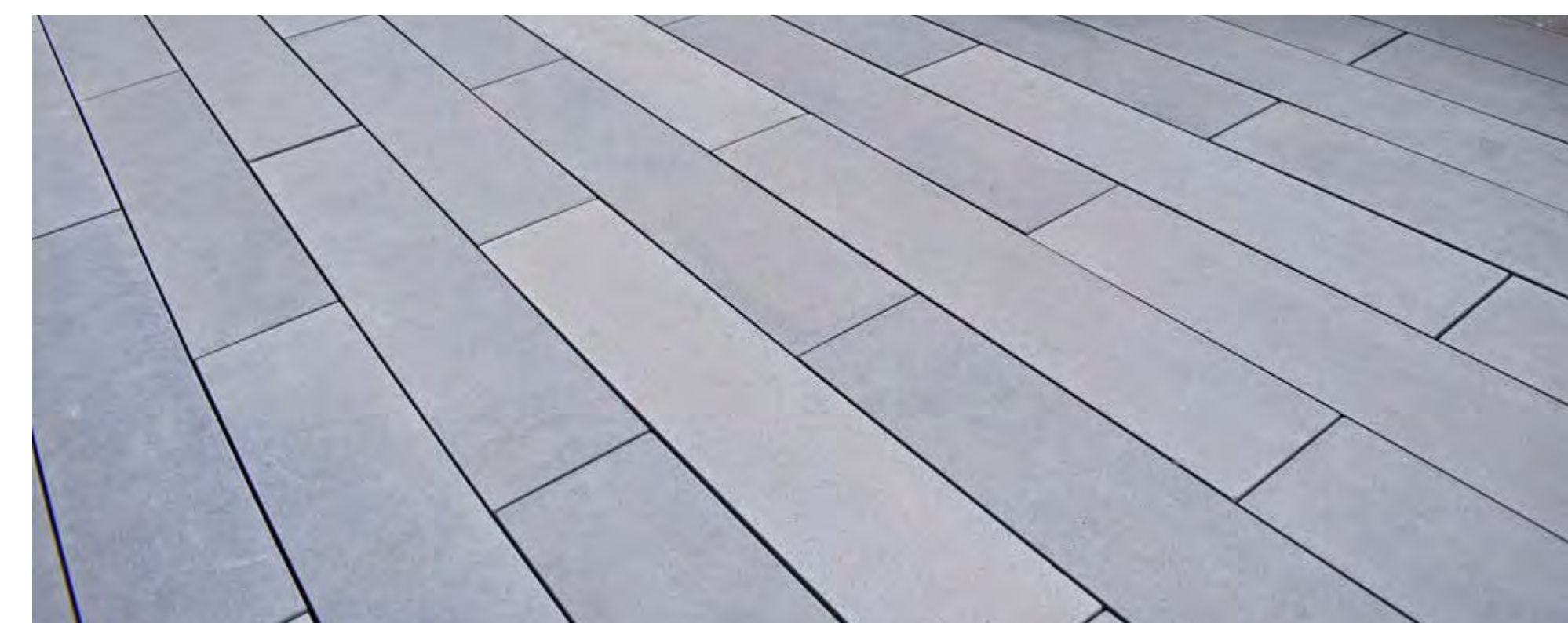
ACCENT LIGHTING



PRECAST CONCRETE PLANTER - GROUND FLOOR



BIKE RACK



LARGE FORMAT LINEAR PAVERS



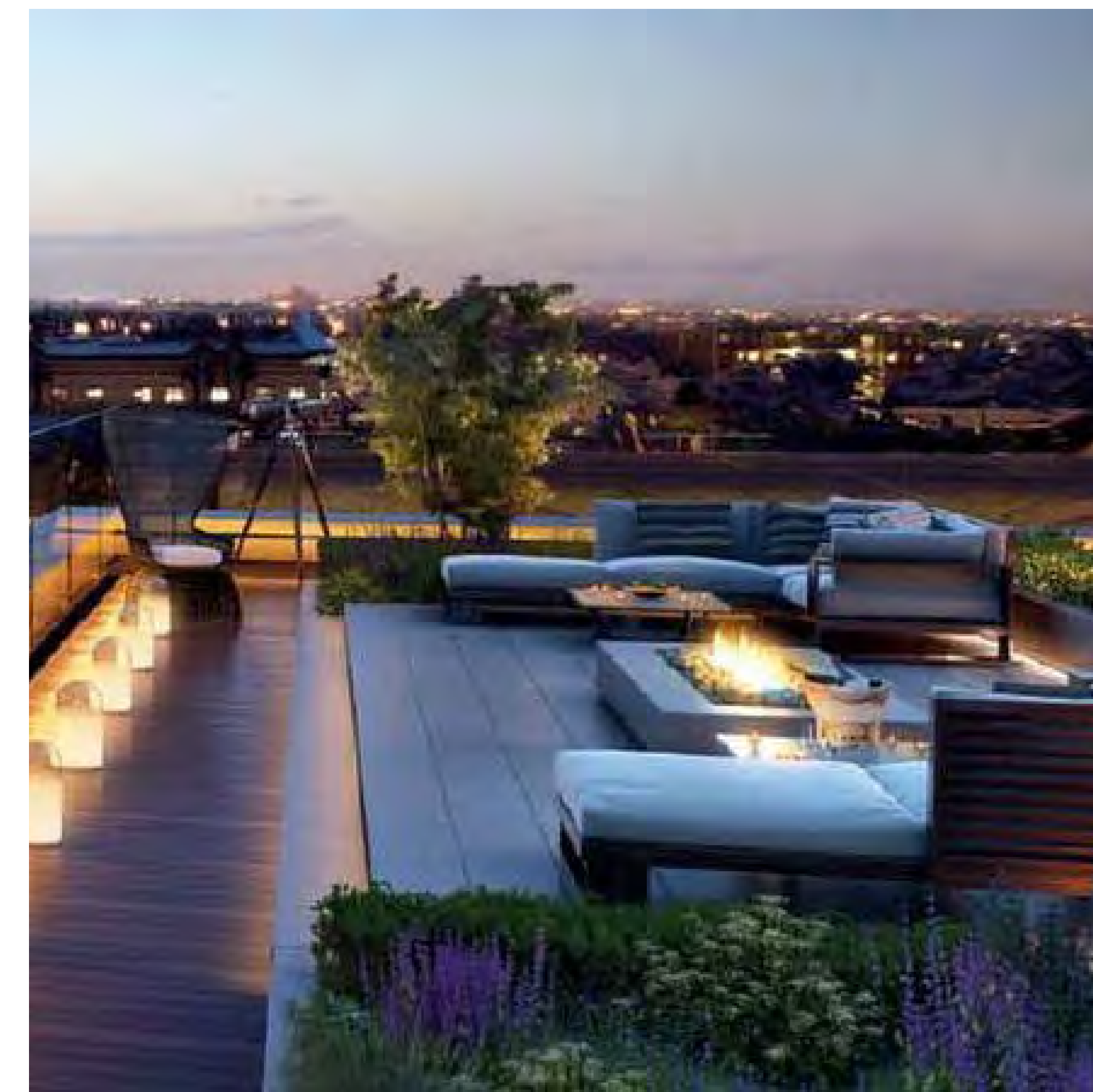
BENCH



GARDEN SURROUND



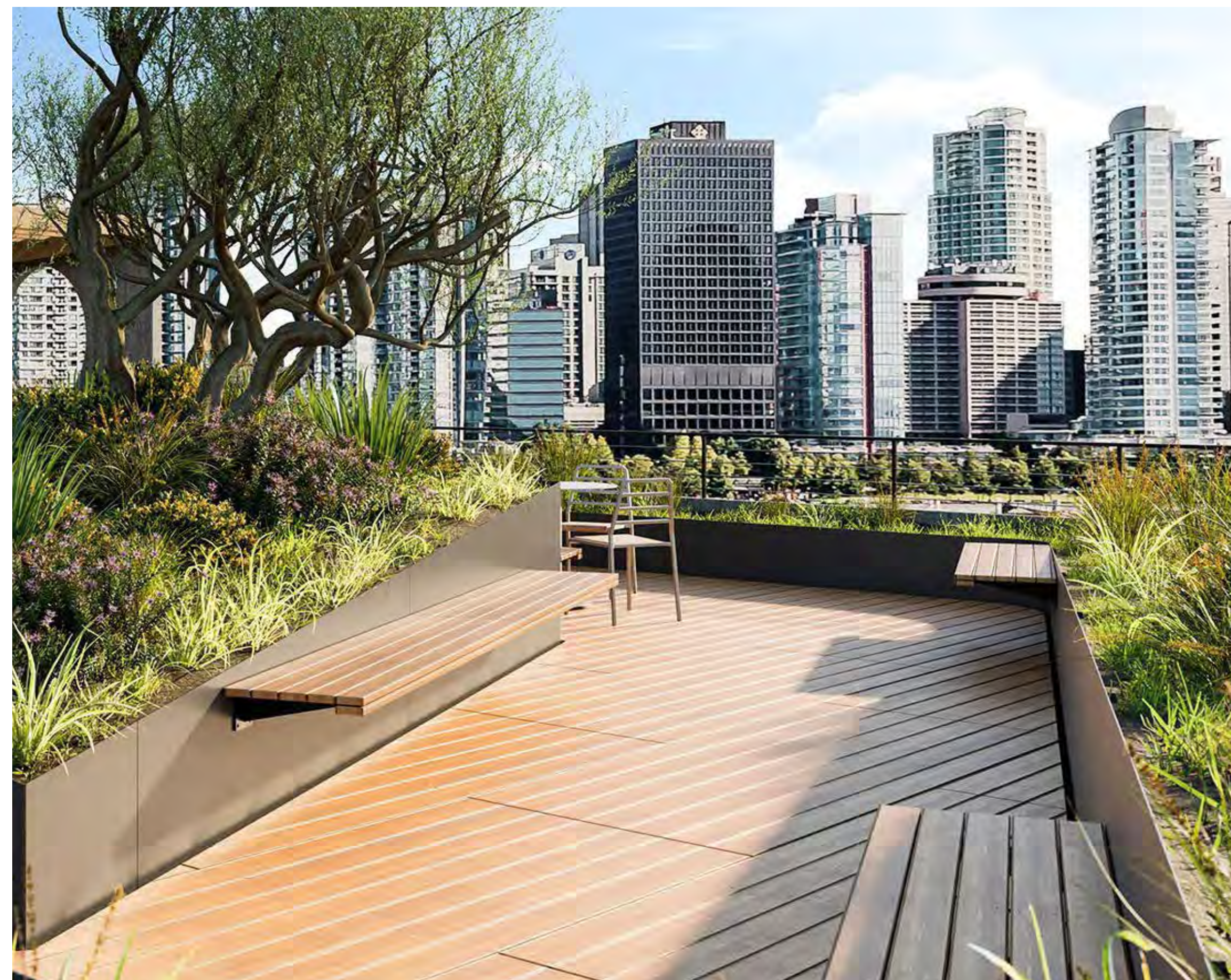
DOUBLE-SIDED FIREPLACE & LOUNGE SEATING



FIREPIT & LOUNGE SEATING



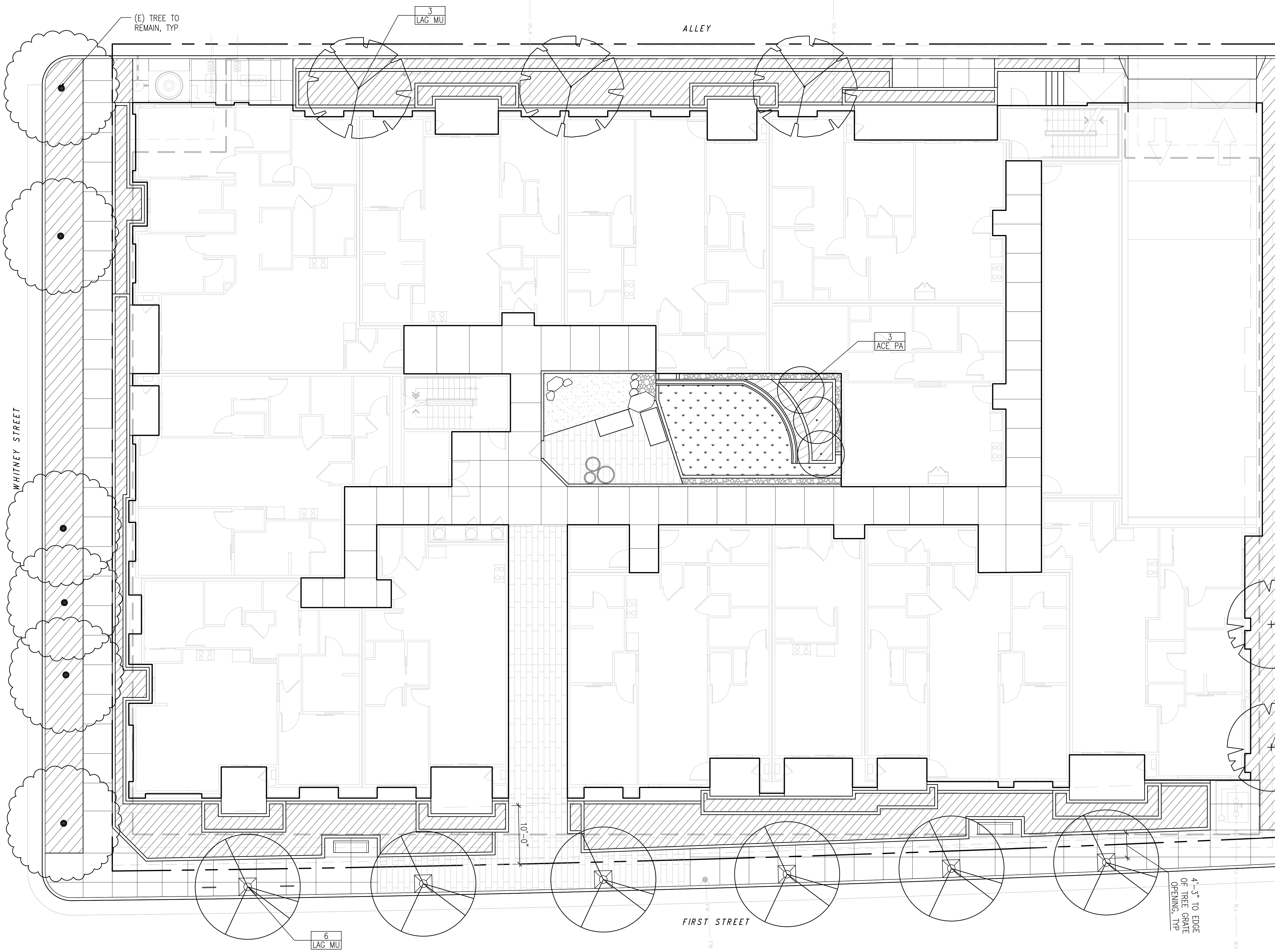
RYOAN-JI ROCK GARDEN



CANTILEVER BENCH ON PLANTER

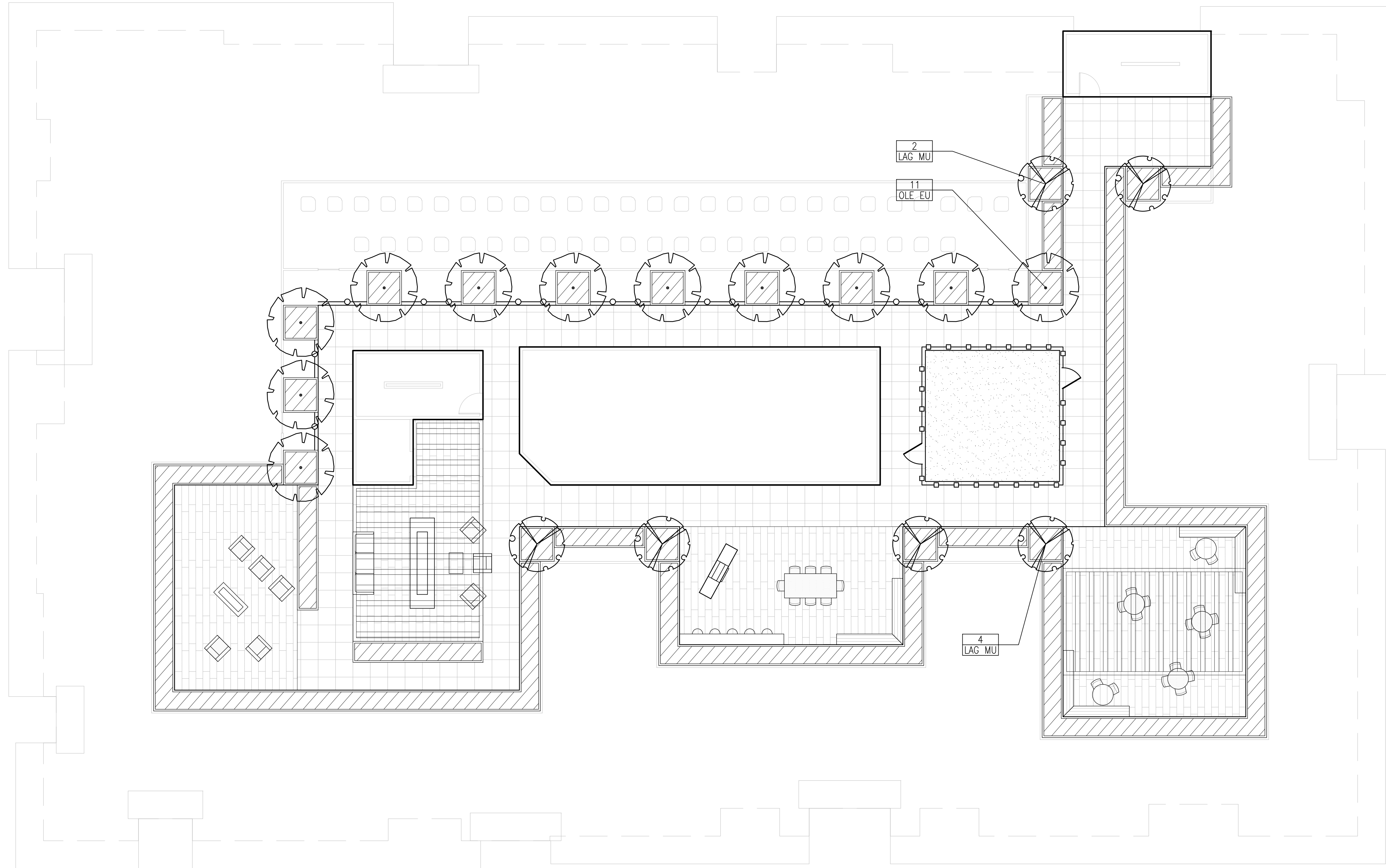


OUTDOOR WORKSPACE WITH SEATING



**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WUCOLS
<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 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						
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<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

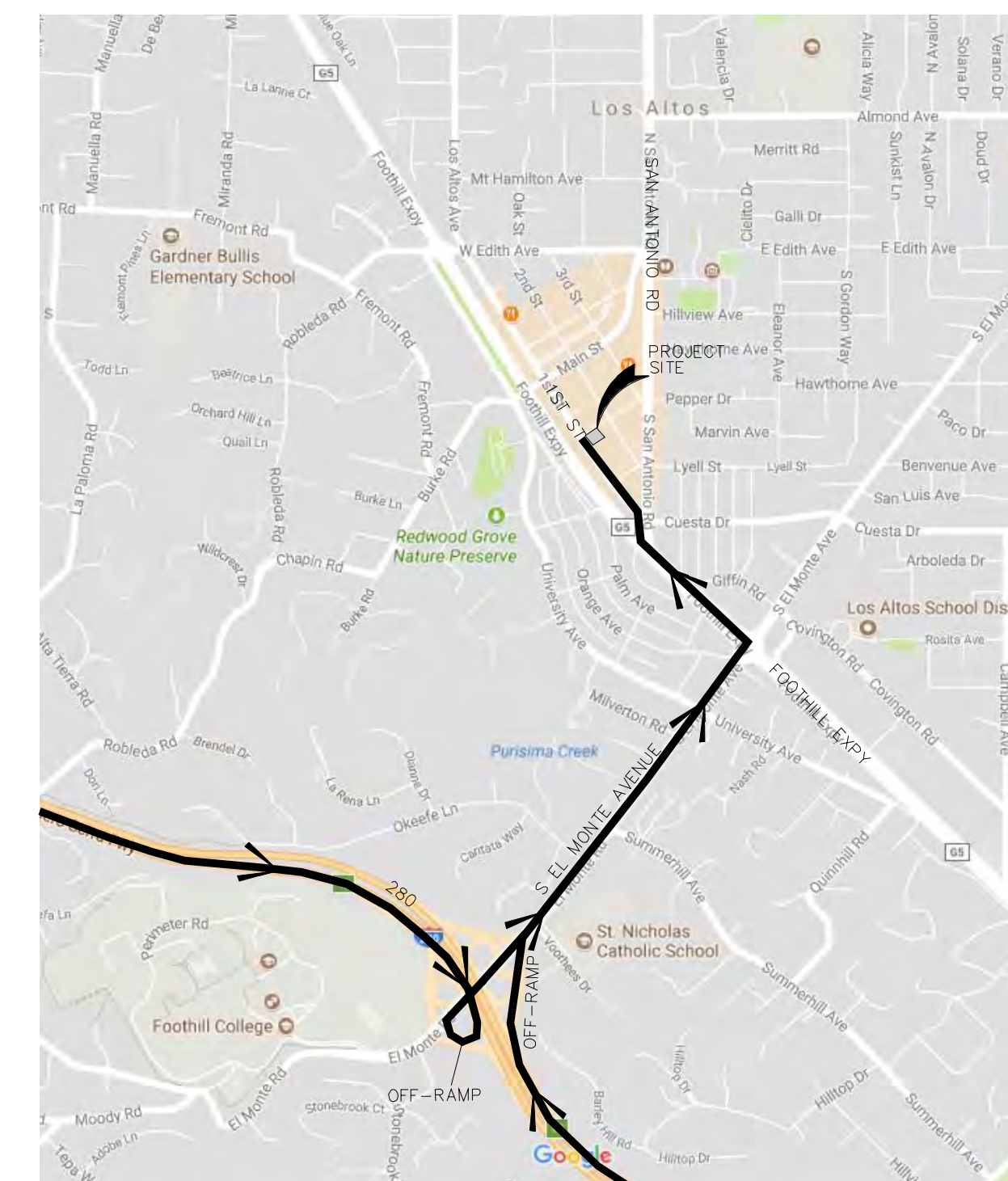
OFF-SITE TRUCK STAGING FOR MATERIAL DELIVERIES THAT REQUIRE MULTIPLE TRUCKS AT ANY ONE TIME (CONCRETE, BUILDING MATERIALS, ETC.) WILL BE DETERMINED WITH CITY STAFF PRIOR TO CONSTRUCTION COMMENCING

**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.

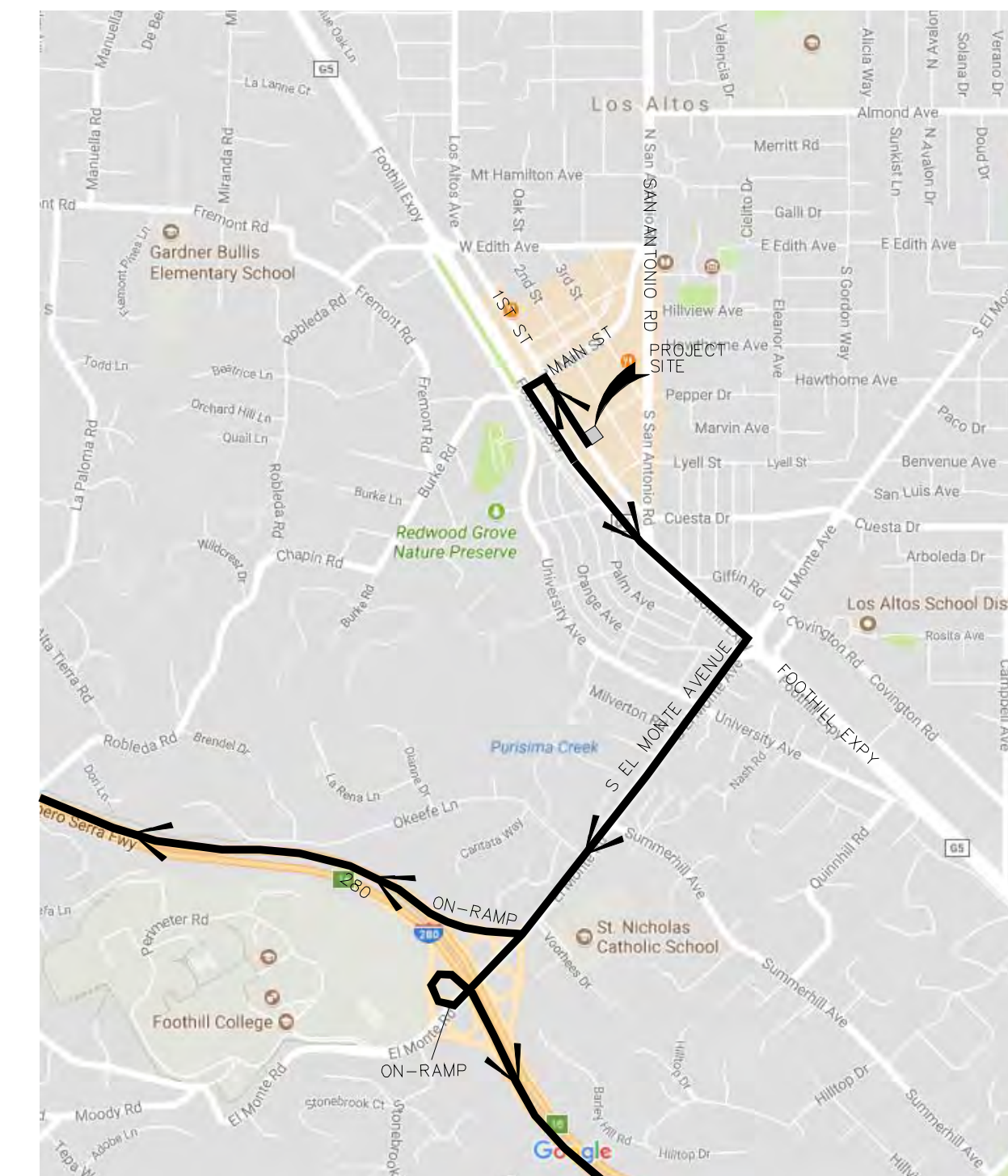
NOTE: Contractor shall not be permitted to park on residential neighborhood streets beyond project frontage.



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 FOOHILL 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 FOOHILL 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 FOOHILL 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 FOOHILL 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.

**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.









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

Date	11/12/21	No.	1	RESUBMITTAL 1
Scale	AS SHOWN	2	7/16/21	RESUBMITTAL 2
Design	RM	3	09/03/21	RESUBMITTAL 3
Drawn	RM	4	11/12/21	RESUBMITTAL 4
Approved	IB			
Job No.	20201231			

Drawing Number:

**CM1.0**

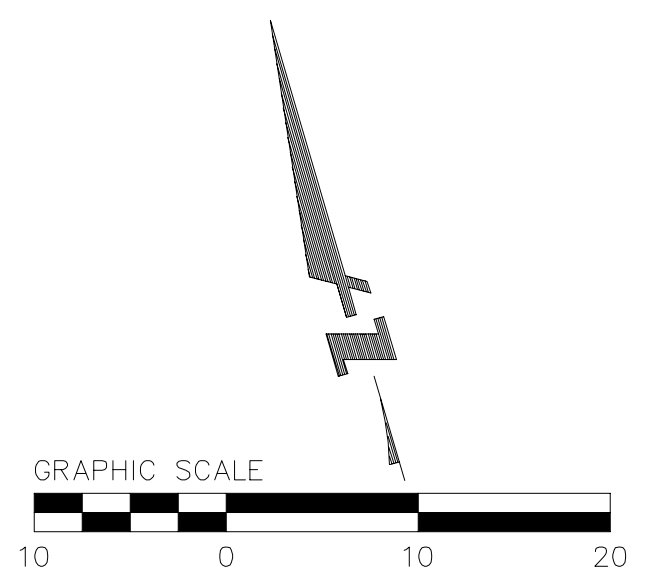
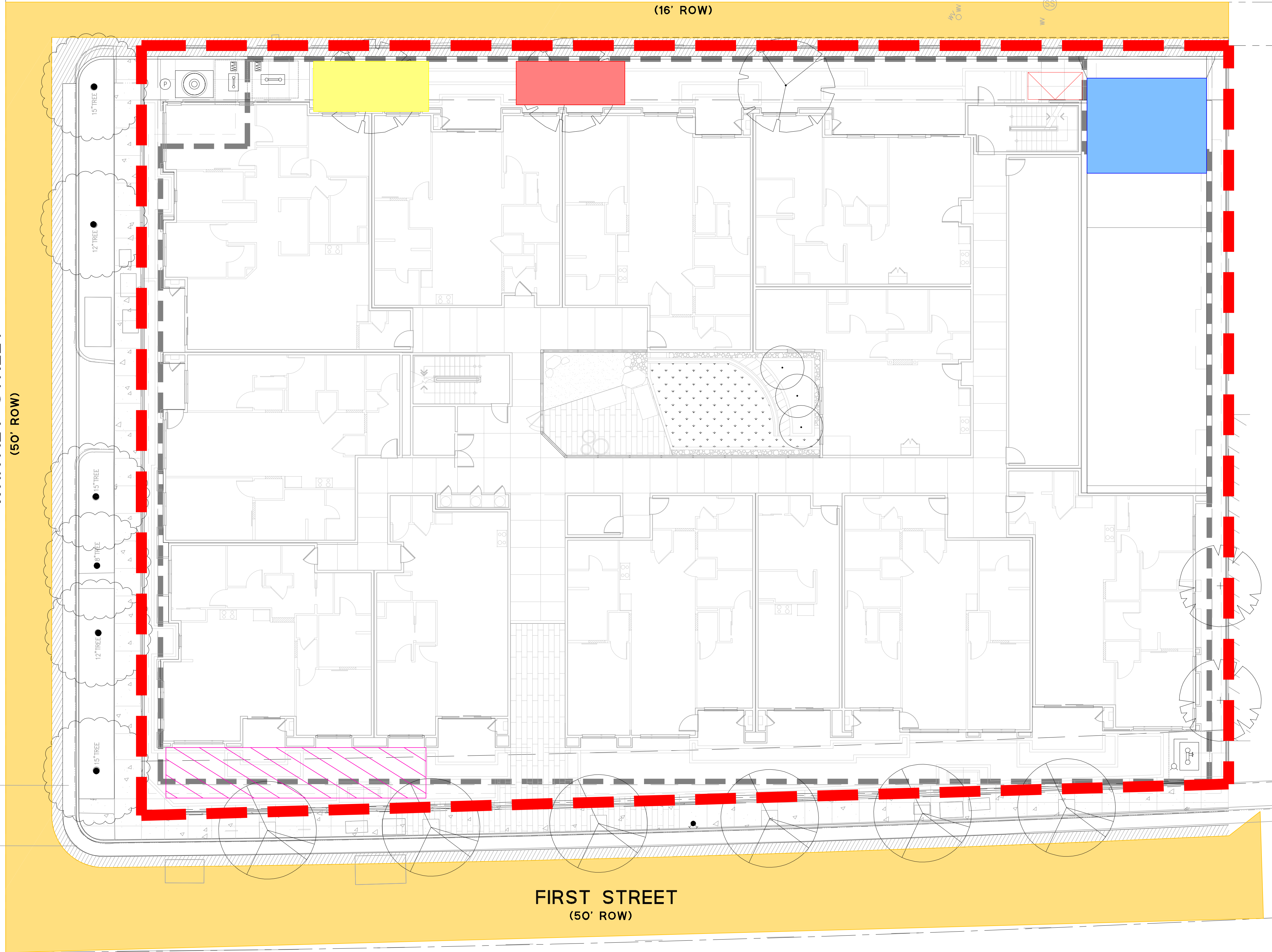
LEGEND

-  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)
-  CONSTRUCTION FENCE DRIVEN POST

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	11/12/21	No.	1	Revisions
Scale	AS SHOWN	2	7/16/21 - RESUBMITTAL 2	RESUBMITTAL 1
Design	RM	3	09/03/21 - RESUBMITTAL 3	
Drawn	RM	4	11/12/21 - RESUBMITTAL 4	
Approved	IB			
Job No.	20201231			

Drawing Number:  
**CM2.0**

DATE PLOTTED: 11/12/21 10:58:37 AM  
 PLOT FILE: C:\Users\jwheeler\OneDrive\Documents\355-373 1ST STREET\CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN.dwg  
 PLOT BY: jwheeler



**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

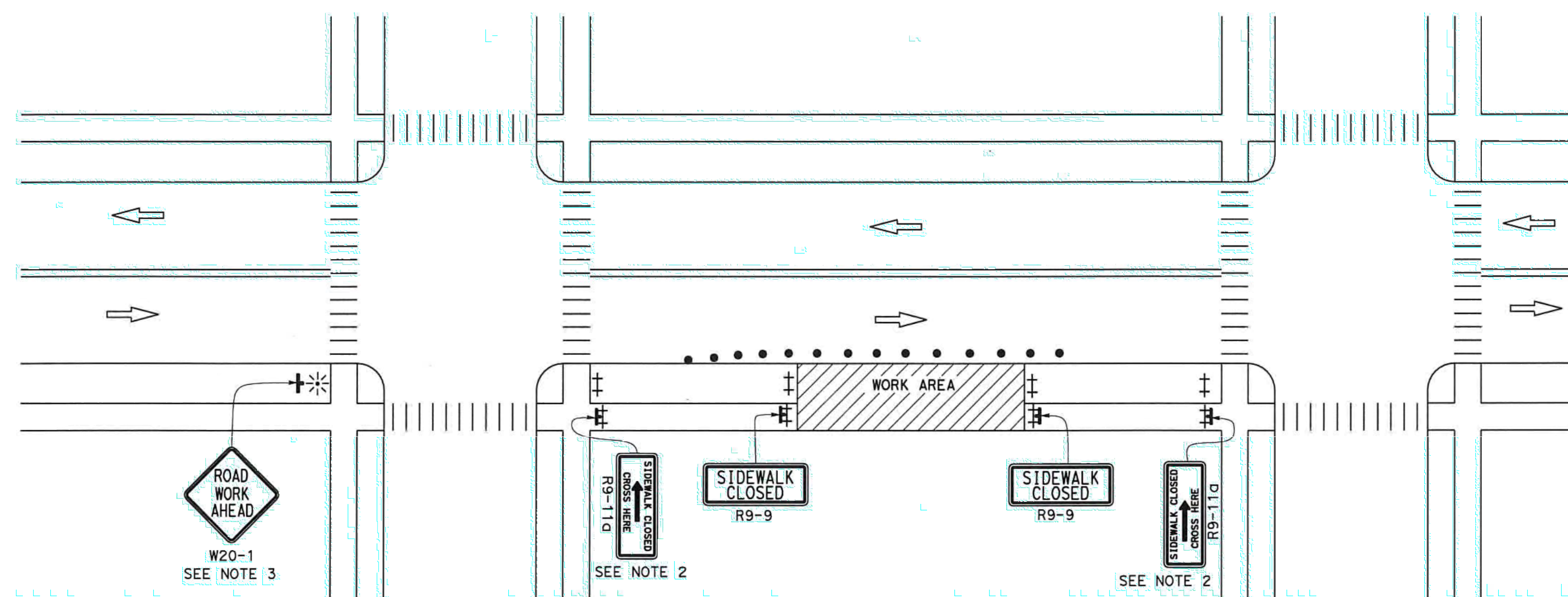
*Atifa Ferouz*  
REGISTERED CIVIL ENGINEER

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  
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**

Date	Revisions
11/12/21	1 RESUBMITTAL 1
	2 7/16/21 - RESUBMITTAL 2
	3 09/03/21 - RESUBMITTAL 3
	4 11/12/21 - RESUBMITTAL 4

Drawing Number:

**CM3.0**

DATE PLOTTED: 11/12/21 11:58 AM PLOT BY: JAVIER