

425 FIRST STREET

LOS ALTOS, CA



PROJECT DATA SUMMARY

ADDRESS: 425 FIRST STREET
LOS ALTOS, CA 94022

ZONING: CD/R3 COMMERCIAL DOWNTOWN
/ MULTIPLE FAMILY DISTRICT

SITE AREA: 11,894 S.F.
EXISTING BUILDING AREA: 4,497 SF

PROPOSED USE

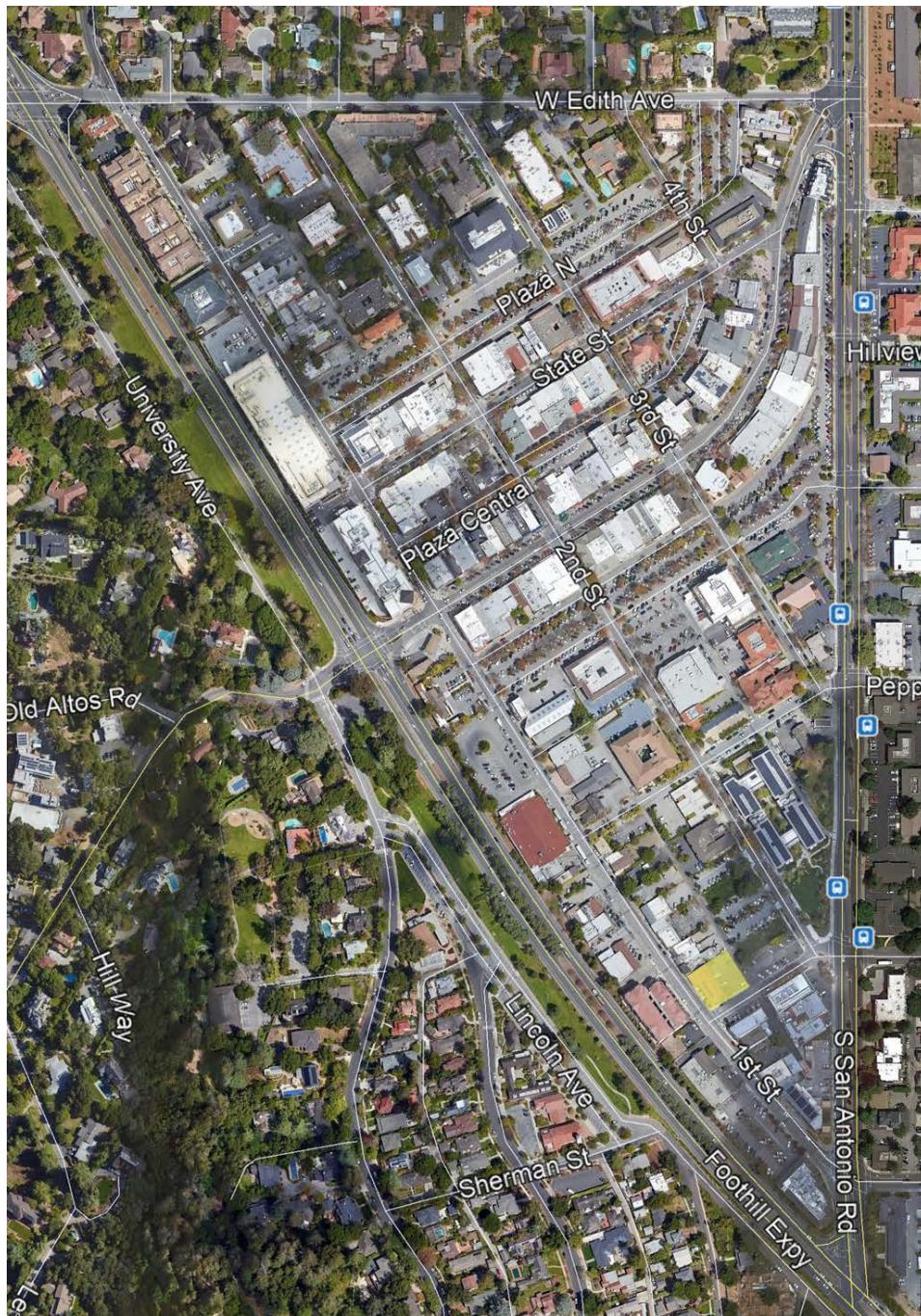
20 RESIDENTIAL UNITS

UNIT SUMMARY

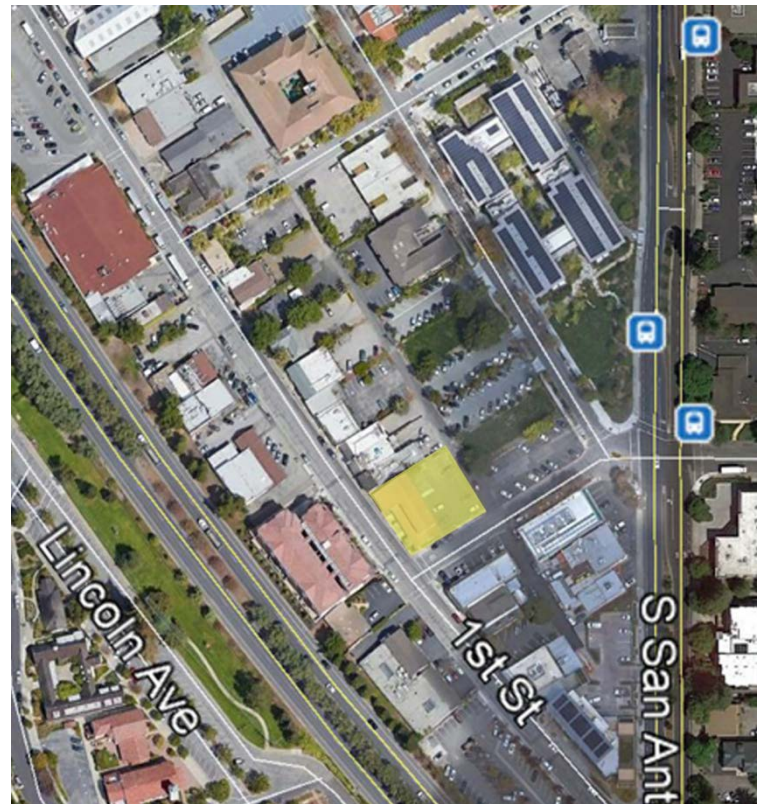
(4) STUDIO UNITS
(8) 1 - BEDROOM UNITS
(8) 2 - BEDROOM UNITS

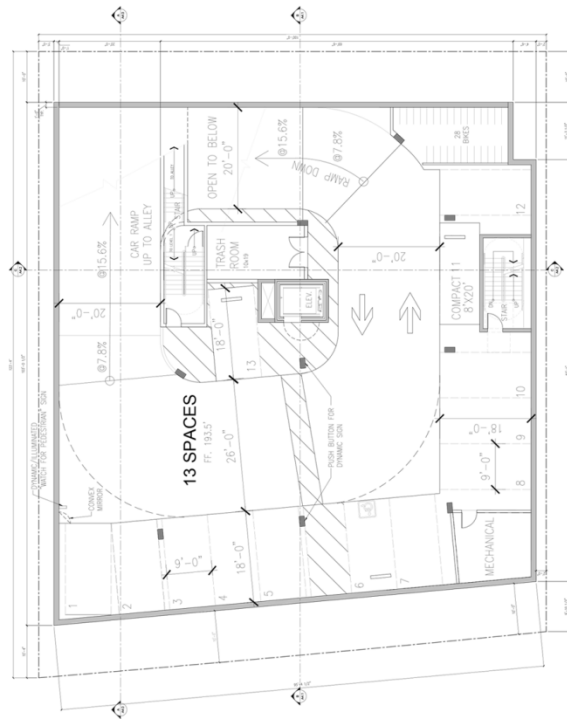
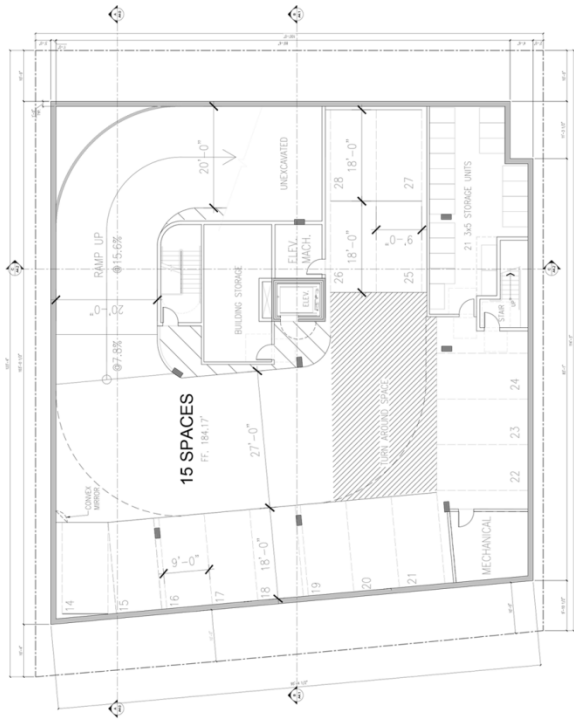
PROJECT AREA SUMMARY

LOWER GARAGE:	9,326 SF
UPPER GARAGE:	9,326 SF
FIRST FLOOR:	7,908 SF
SECOND FLOOR:	8,273 SF
<u>THIRD FLOOR:</u>	<u>7,816 SF</u>
TOTAL:	42,649 SF

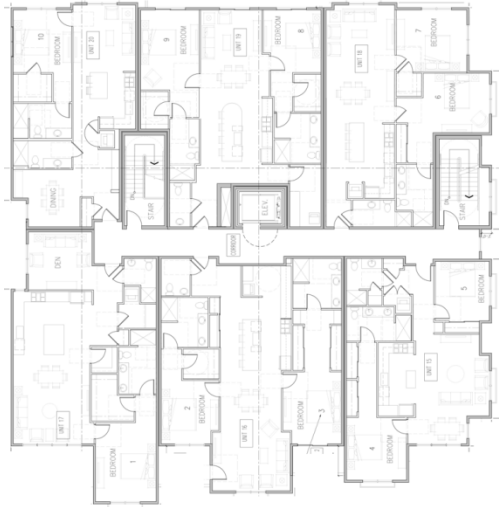


- BOUNDED BY FIRST STREET, LYELL STREET & AN ALLEY
- AREA OF FIRST STREET IN NEED OF UPDATING
- WALKING DISTANCE TO ALL SERVICES/ AMENITIES DOWNTOWN (WALKSCORE = 86 / BIKE SCORE = 92)
- ADDS 20 NEEDED HOUSING UNITS
- 2 LEVEL SUB GRADE PARKING (D.D.G. 5.1.1)



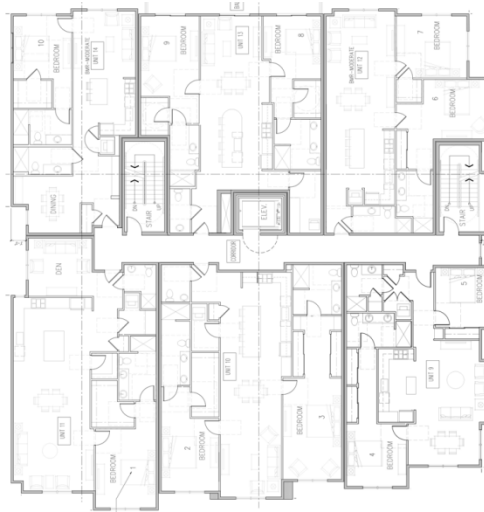


- 2 LEVELS OF SUB-GRADE PARKING
- NO PARKING LIFTS



THIRD FLOOR

- (2) 1 BEDROOMS
- (4) 2 BEDROOMS
- BALCONIES FACING STREETS AND ALLEY



SECOND FLOOR

- (2) 1 BEDROOMS
- (4) 2 BEDROOMS
- BALCONIES FACING STREETS AND ALLEY



FIRST FLOOR

- (4) STUDIOS
- (4) 1 BEDROOMS
- PRIMARY ENTRIES TO STREET (D.D.G. 5.1.2/ LAMC 14.52.110C)
- EXCEEDS FRONT SETBACK REQUIREMENT

ELEVATION DESIGN CONCEPT

- WE CHOSE A CONTEMPORARY STYLE WHICH BLENDS WITH THE NEWER BUILDINGS IN THE AREA
- THIS STYLE ALLOWS A GREAT DEAL OF FLEXIBILITY IN MASSING, MATERIAL AND FEATURES
- THE DESIGN INCLUDES A HIGH QUALITY MIX OF MATERIALS (STONE, WOOD, STUCCO, AND METAL)
- THE BUILDING FORM PROVIDES ARTICULATION OF MASSING ON STREET FRONTAGE

ELEVATION LEGEND

- 1 METAL CABLE RAIL
- 2 STONE VENEER
- 3 WOOD SIDING
- 4 STUCCO
- 5 METAL ROOF
- 6 METAL AWNING
- 7 METAL TRELLIS



- ALL BUILDING ENTRIES FACE THE STREET
- RESIDENTIAL ENTRY IS DEFINED BY SCALE AND MATERIALS
- VERTICAL ELEMENTS BREAK UP THE BUILDING MASSING
- STONE CORNER ELEMENTS ANCHOR THE BUILDING

FRONT ELEVATION

ELEVATION LEGEND

- 1 METAL CABLE RAIL
- 2 STONE VENEER
- 3 WOOD SIDING
- 4 STUCCO
- 5 METAL ROOF
- 6 METAL AWNING
- 7 METAL TRELLIS



- ALL BUILDING ENTRIES FACE THE STREET
- RESIDENTIAL ENTRY IS DEFINED BY SCALE AND MATERIALS
- VERTICAL ELEMENTS BREAK UP THE BUILDING MASSING
- STONE CORNER ELEMENTS ANCHOR THE BUILDING

LYELL STREET ELEVATION

ELEVATION LEGEND

- 1 METAL CABLE RAIL
- 2 STONE VENEER
- 3 WOOD SIDING
- 4 STUCCO
- 5 METAL ROOF
- 6 METAL AWNING
- 7 METAL TRELLIS



- LARGE BALCONIES BREAK UP THE MASS
- VERTICAL ELEMENTS BREAK UP THE BUILDING MASSING
- STONE BASE ANCHORS THE BUILDING

ELEVATION LEGEND

- 1 METAL CABLE RAIL
- 2 STONE VENEER
- 3 WOOD SIDING
- 4 STUCCO
- 5 METAL ROOF
- 6 METAL AWNING
- 7 METAL TRELLIS
- 8 FAUX WINDOW



NORTH ELEVATION



CORNER OF LYELL & SECOND ST. LOOKING WEST



1ST ST. LOOKING NORTH

CONTEXTUAL PERSPECTIVES



THANK YOU