



PERSPECTIVE RENDERING

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.



389 FIRST STREET
Los Altos, CA
August 10, 2018

PROJECT DIRECTORY

OWNER
1st PLACE VILLAGE LLC
389 FIRST STREET
LOS ALTOS, CA 94022
PHONE: (650) 814-5371
CONTACT: STEVE JOHNSON

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BKF ENGINEERS
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CONTACT: ISAAC KONTOROVSKY

PROJECT DATA SUMMARY

ADDRESS: 389 FIRST STREET
LOS ALTOS, CA 94022
APN: 167-41-066

ZONING: CD/R3 COMMERCIAL DOWNTOWN / MULTIPLE FAMILY DISTRICT
GROSS SITE AREA: 9,771 S.F. (.224 ACRES)
NET SITE AREA: 9,621 S.F.

EXISTING BUILDING AREA: 3,163 SF

PROPOSED COMMERCIAL OFFICE: 2,782 SF
PROPOSED RESIDENTIAL UNITS: 10 UNITS

OCCUPANCY S2 / R2
CONSTRUCTION TYPE IA / IIIA

UNIT SUMMARY
(8) 2 - BEDROOM UNITS
(2) 3 - BEDROOM UNITS

PARKING SUMMARY
REQUIRED PARKING
COMMERCIAL

1 SPACE / 300 SF
2,782 SF / 300 = 10 SPACES

RESIDENTIAL (PER CA GOVERNMENT CODE 65915)
2 SPACES PER 2-3 BEDROOM UNIT
10 2-3 BEDROOM UNITS = 20 SPACES
TOTAL = 30 SPACES

PARKING PROVIDED
AT GRADE = 4 SPACES
BELOW GRADE GARAGE = 26 SPACES
TOTAL = 30 SPACES

ACCESSIBLE PARKING PROVIDED: 2 STALLS COMPLIES (1 ASSIGNED, 1 VISITOR)

PROJECT AREA SUMMARY

BASEMENT FLOOR	5,752 SF
FIRST FLOOR	5,856 SF
SECOND FLOOR	7,348 SF
THIRD FLOOR	7,075 SF
FOURTH FLOOR	303 SF
TOTAL BUILDING SF	26,334 SF

*FOR INDIVIDUAL SPACE SIZES, SEE SHEET A17.

AFFORDABLE HOUSING / DENSITY BONUS

AFFORDABLE HOUSING

- LOT SIZE: 9,771 / 43,560 = .22 AC
- AFFORDABLE HOUSING
- 10 UNITS x 10% BMR = 1 BMR

DENSITY BONUS CONCESSIONS

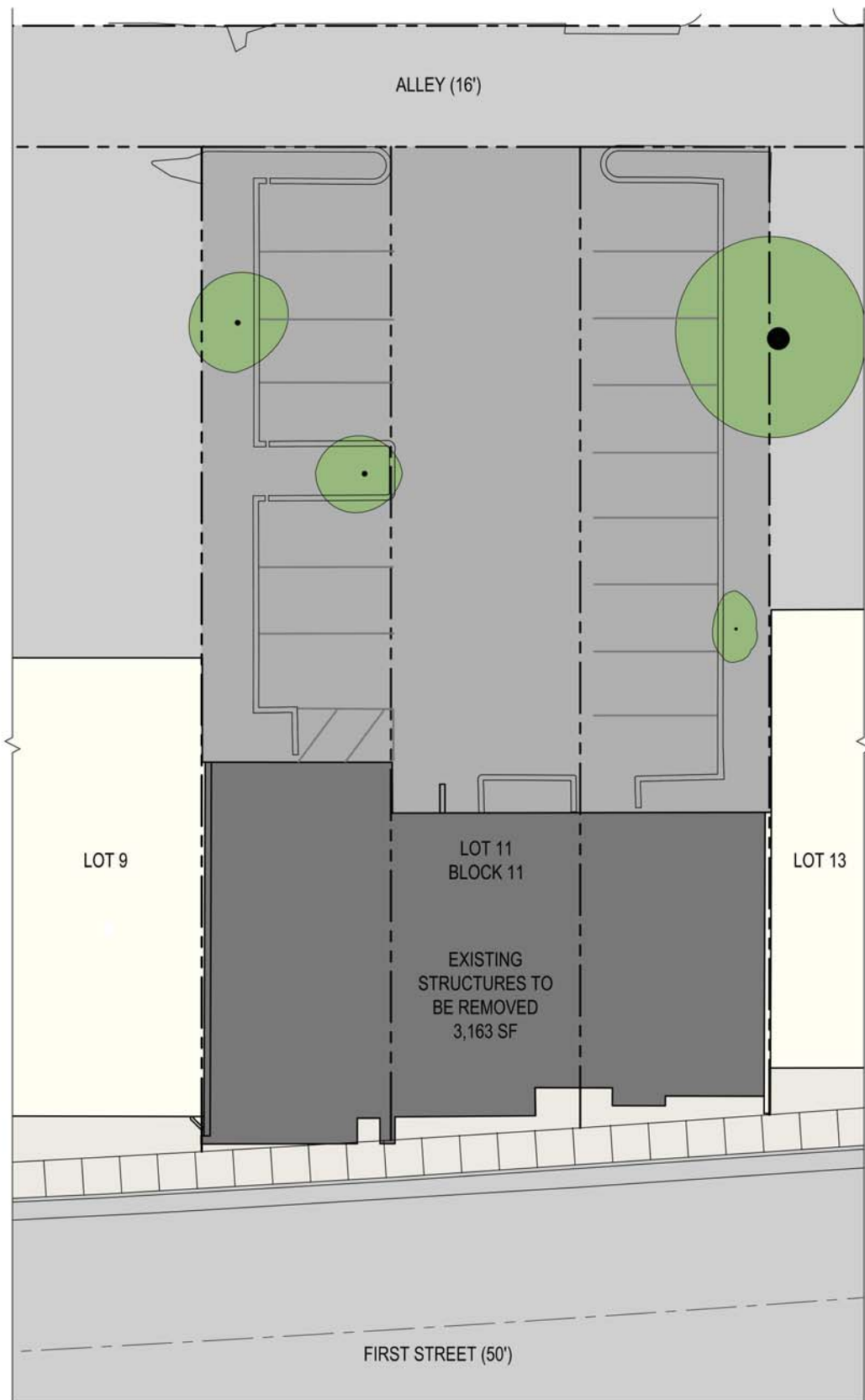
- HEIGHT INCREASE

DRAWING INDEX

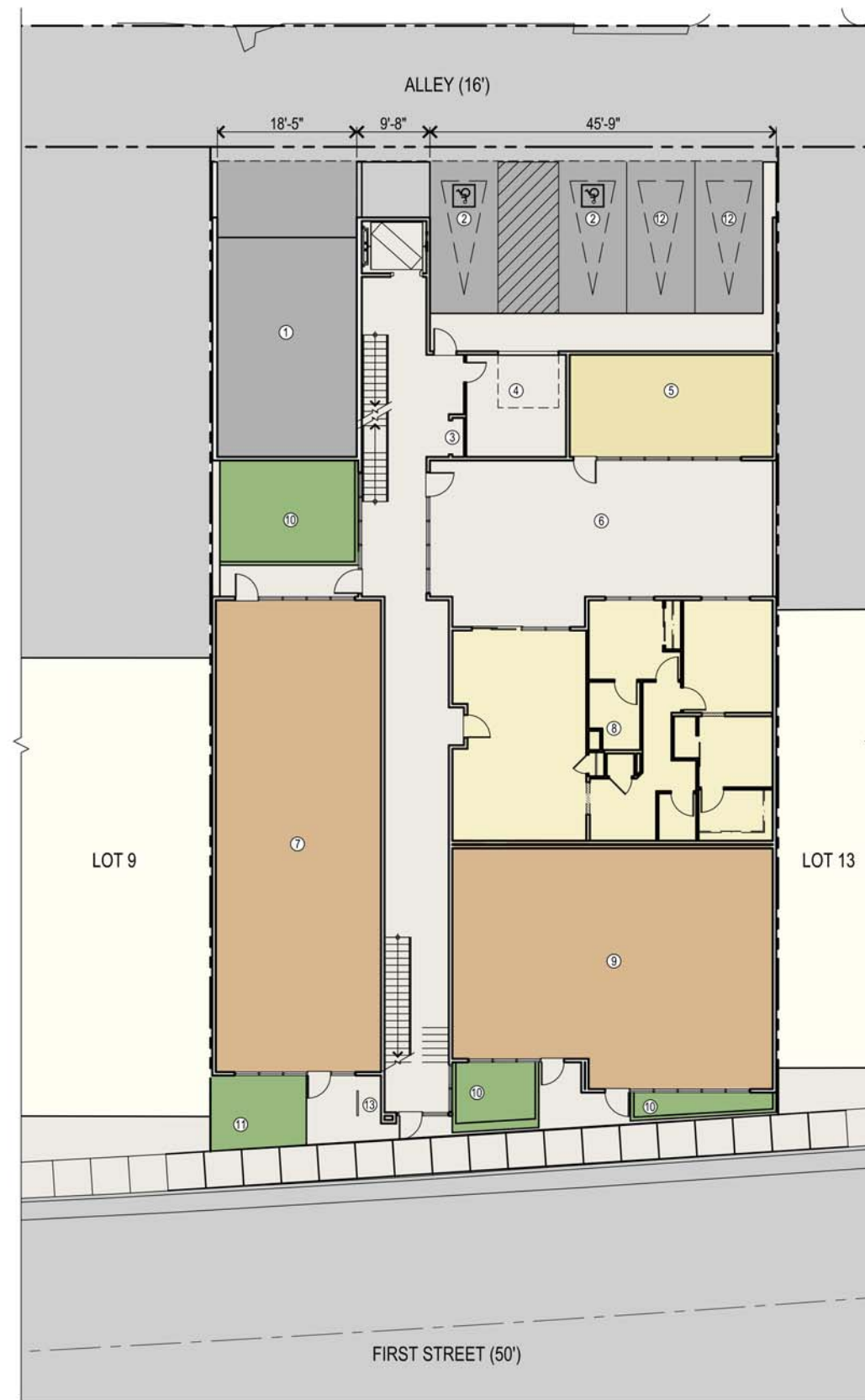
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UNIT SUMMARY

UNIT	BED BATH COUNT	SF	# OF UNITS	TOTAL
Unit A	2 Bedroom 2 Baths	1221	1	1221
Unit B	2 Bedroom 2.5 Baths	1332	5	6660
Unit C	2 Bedroom 2.5 Baths	1292	2	2584
Unit D	3 Bedroom 2.5 Baths	1585	2	3170
TOTAL			10	13635



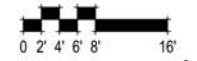
EXISTING SITE PLAN 
SCALE: 3/32" = 1'-0"



PROPOSED SITE PLAN 
SCALE: 3/32" = 1'-0"

PROPOSED SITE PLAN KEY

- ① GARAGE RAMP
- ② ADA PARKING STALL
- ③ MAIL BOXES
- ④ TRASH ROOM
- ⑤ COMMON SPACE
- ⑥ COURTYARD, SEE L.A.D.
- ⑦ PROPOSED OFFICE
- ⑧ RESIDENTIAL UNIT
- ⑨ PROPOSED OFFICE
- ⑩ RAISED PLANTERS, SEE L.A.D.
- ⑪ PLANTER AT GRADE, SEE L.A.D.
- ⑫ STANDARD PARKING STALL
- ⑬ BICYCLE RACK



A1
SITE PLAN

389 FIRST STREET
Los Altos, CA
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EAST-FACING AERIAL



NORTH-FACING AERIAL

389 FIRST STREET
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VICINITY MAP
N.T.S. 



389 FIRST STREET - EXISTING SITE



381 FIRST STREET



425 FIRST STREET



429 FIRST STREET



416 FIRST STREET



371 FIRST STREET



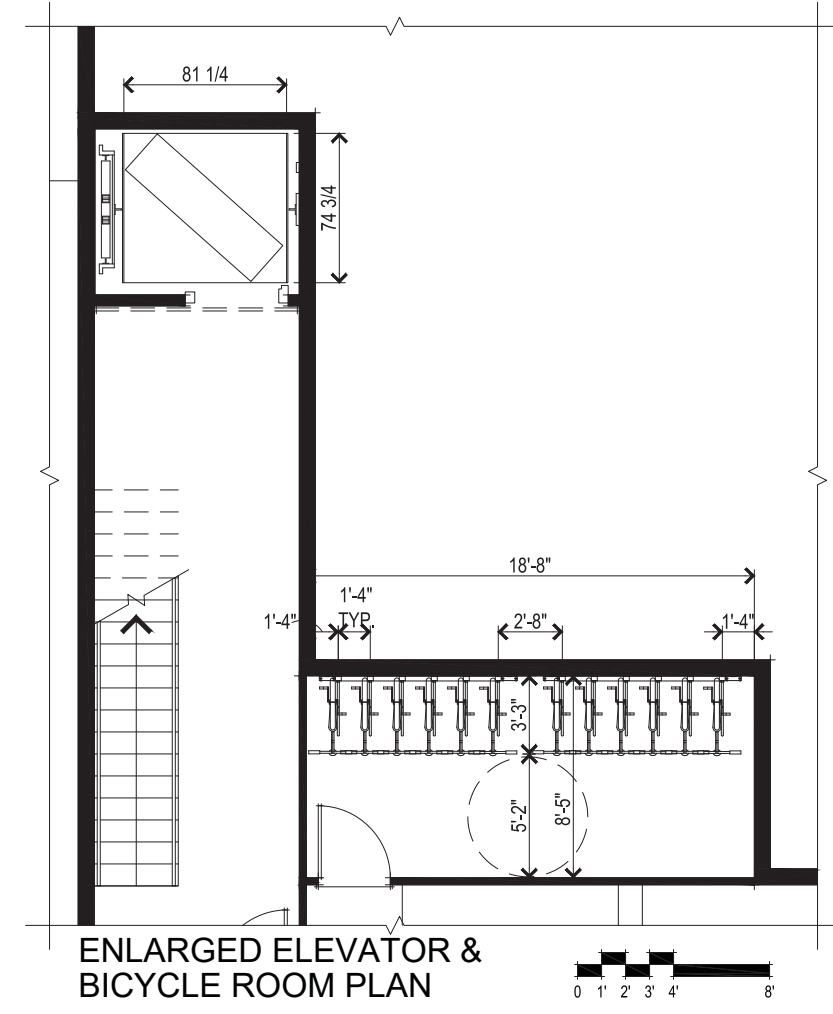
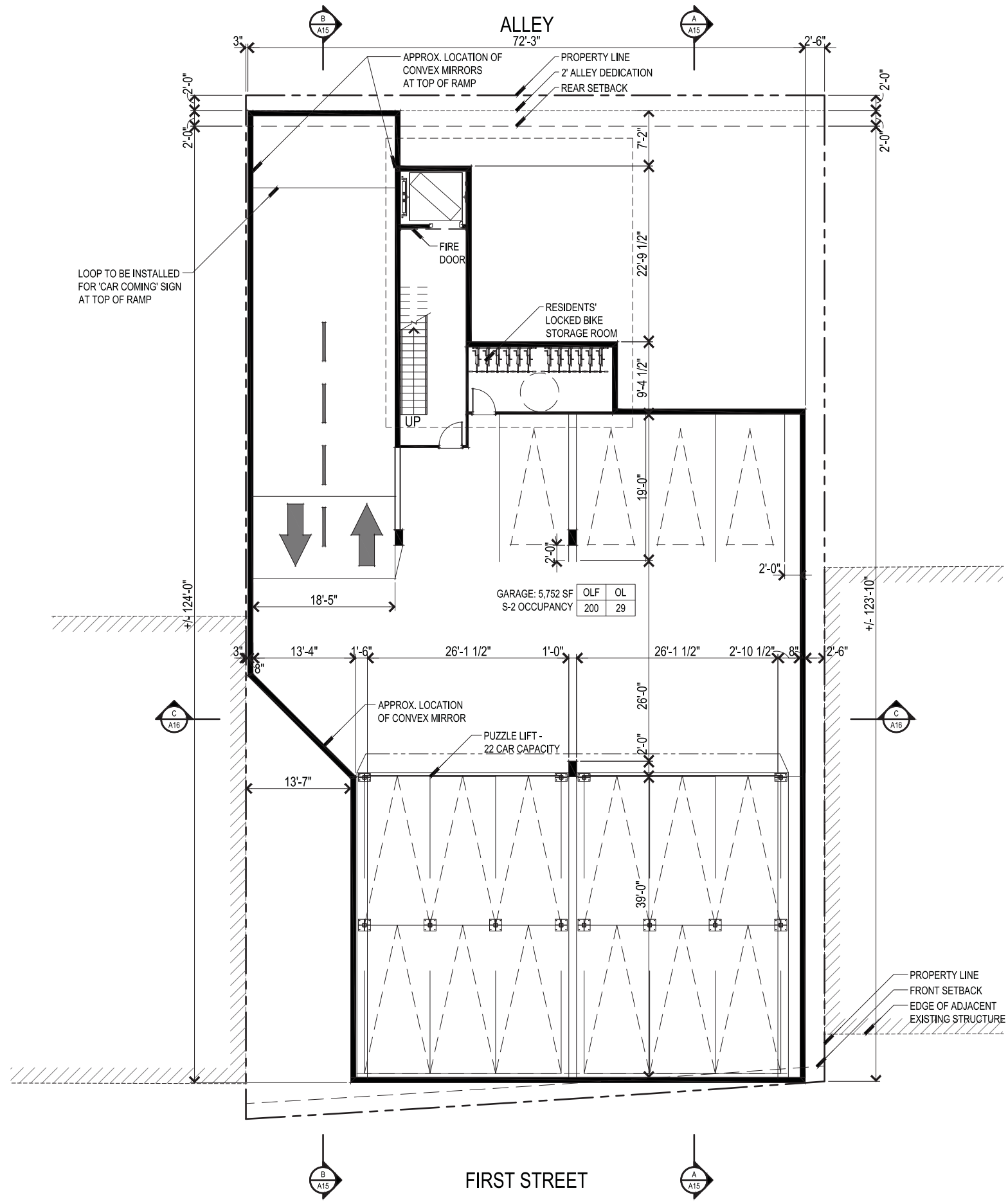
389 FIRST STREET STREETScape

PARKING

STANDARD PARKING	
AT GRADE	2 SPACES
BELOW GRADE	4 SPACES
LIFT PARKING	22 SPACES
ACCESSIBLE (AT GRADE)	2 SPACES
TOTAL	30 SPACES

BICYCLE PARKING	CAPACITY
CLASS 1 BICYCLE STORAGE (AT RESIDENTS' LOCKED BICYCLE STORAGE)	12 BICYCLES

CLASS 2 BICYCLE RACKS (AT GRADE LEVEL)	2 BICYCLES
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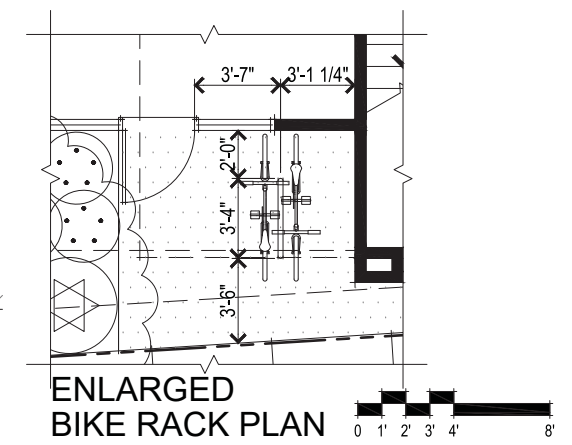
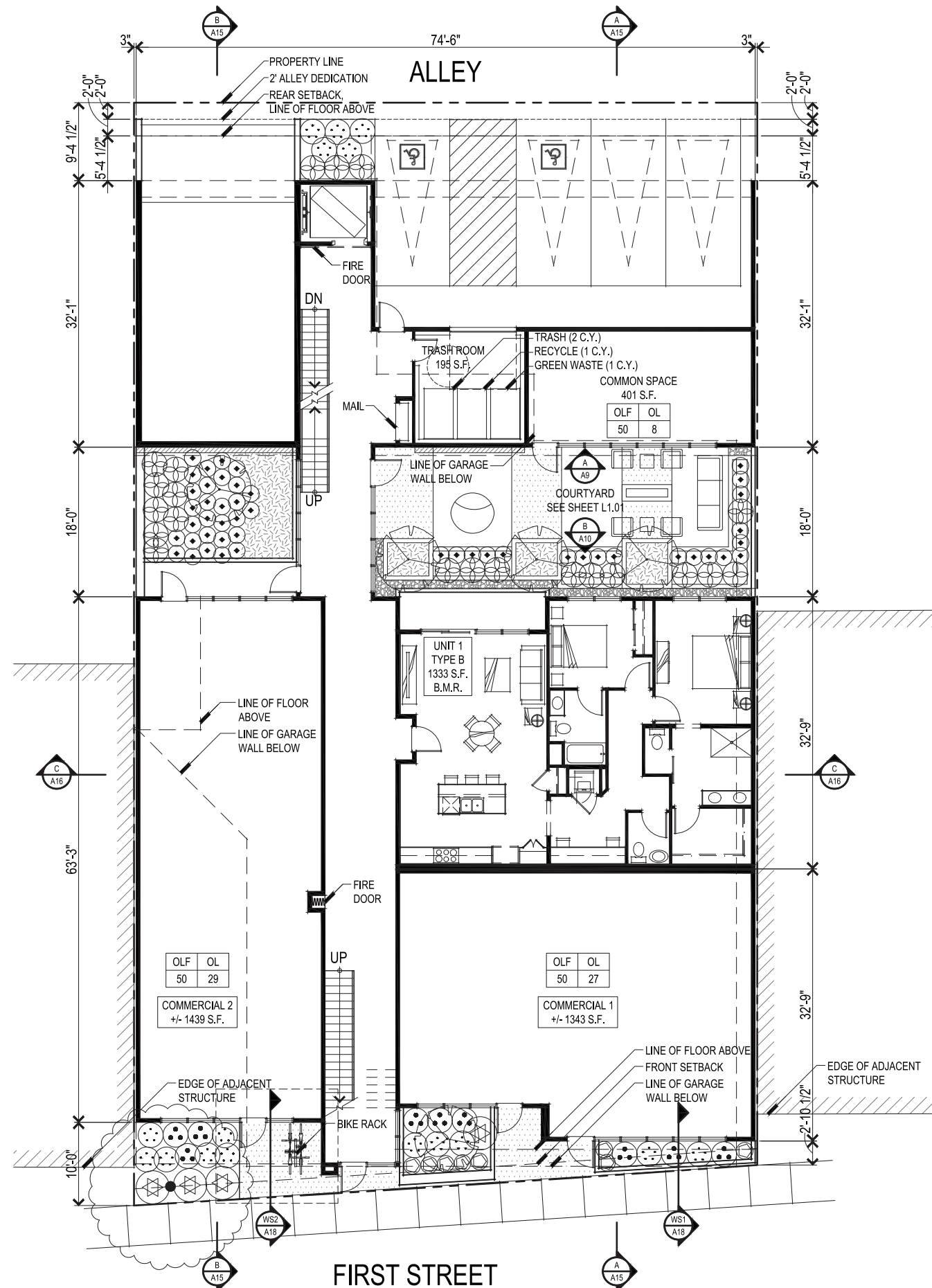


TRASH MANAGEMENT PLAN

TOTAL RESIDENTIAL UNITS 10 UNITS
 PROJECTED TRASH VOLUME PER UNIT .15 CYD TRASH / WEEK
 PROJECTED RECYCLED VOLUME PER UNIT .05 CYD RECYCLE / WEEK
 PROJECTED GREEN WASTE VOLUME PER UNIT .05 CYD GREEN WASTE / WEEK

TOTAL REQUIRED PER 10 UNITS
 TRASH VOLUME = 10 x .15 CYD 1.25 CYD TRASH
 RECYCLE VOLUME = 10 x .05 CYD 0.50 CYD RECYCLE
 GREEN WASTE VOLUME = 10 x .05 CYD 0.50 CYD GREEN WASTE

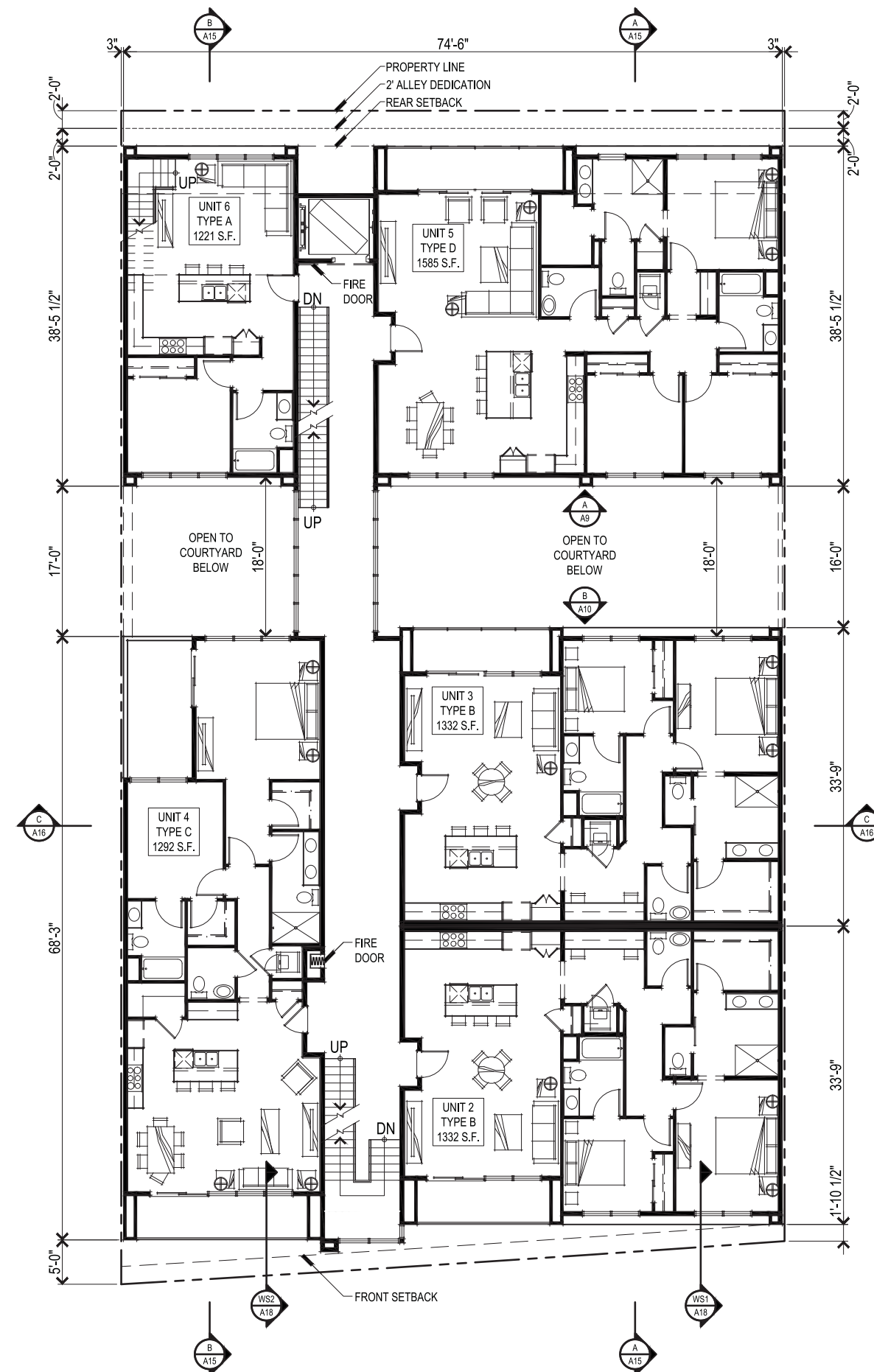
TOTAL CONTAINERS PROVIDED
 TRASH 1 - 2 CYD BINS
 RECYCLE 1 - 1 CYD BINS
 GREEN WASTE 1 - 1 CYD BINS



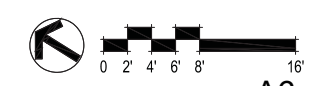
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A5
 FIRST FLOOR PLAN



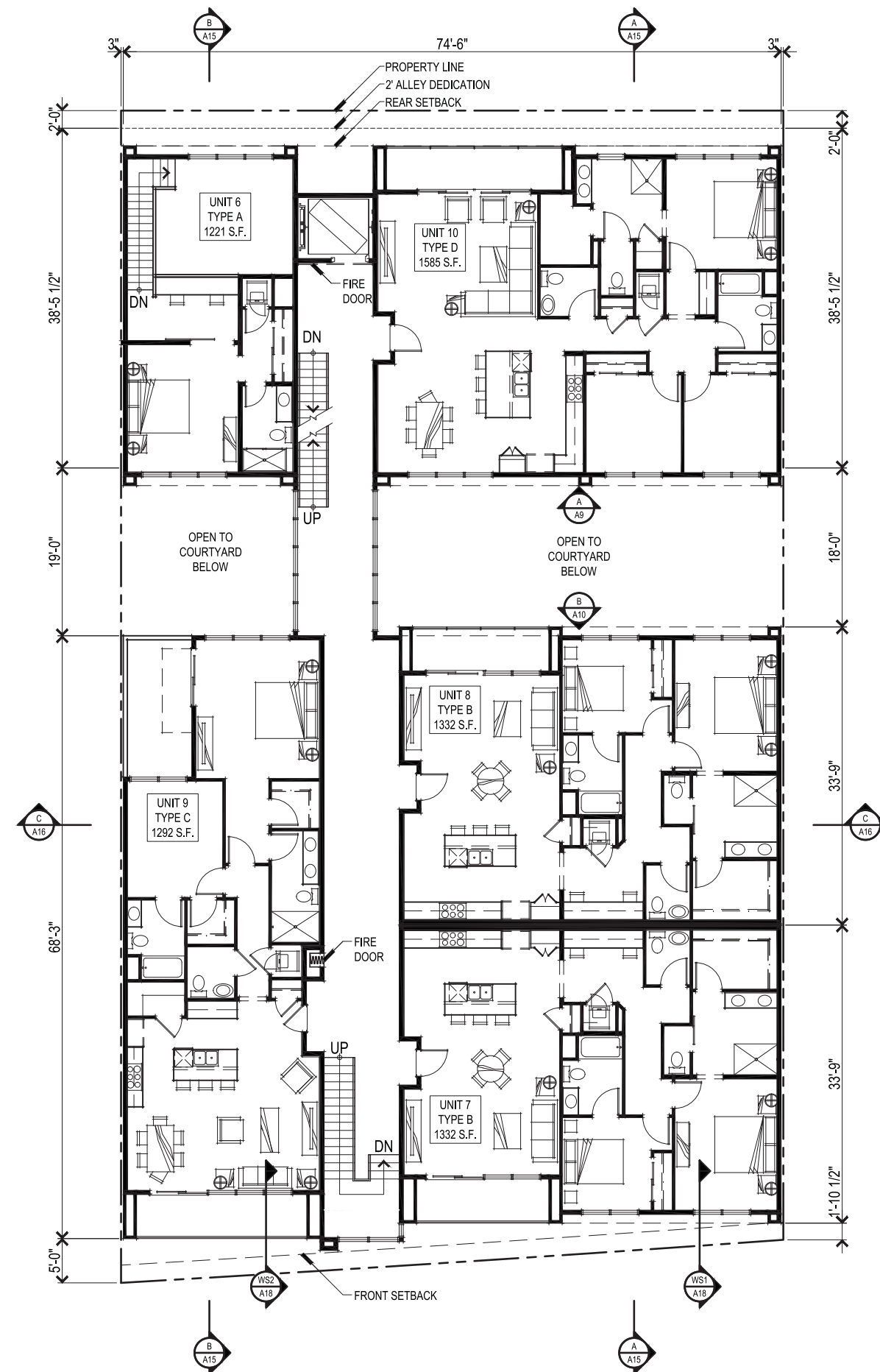


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A6
 SECOND FLOOR PLAN



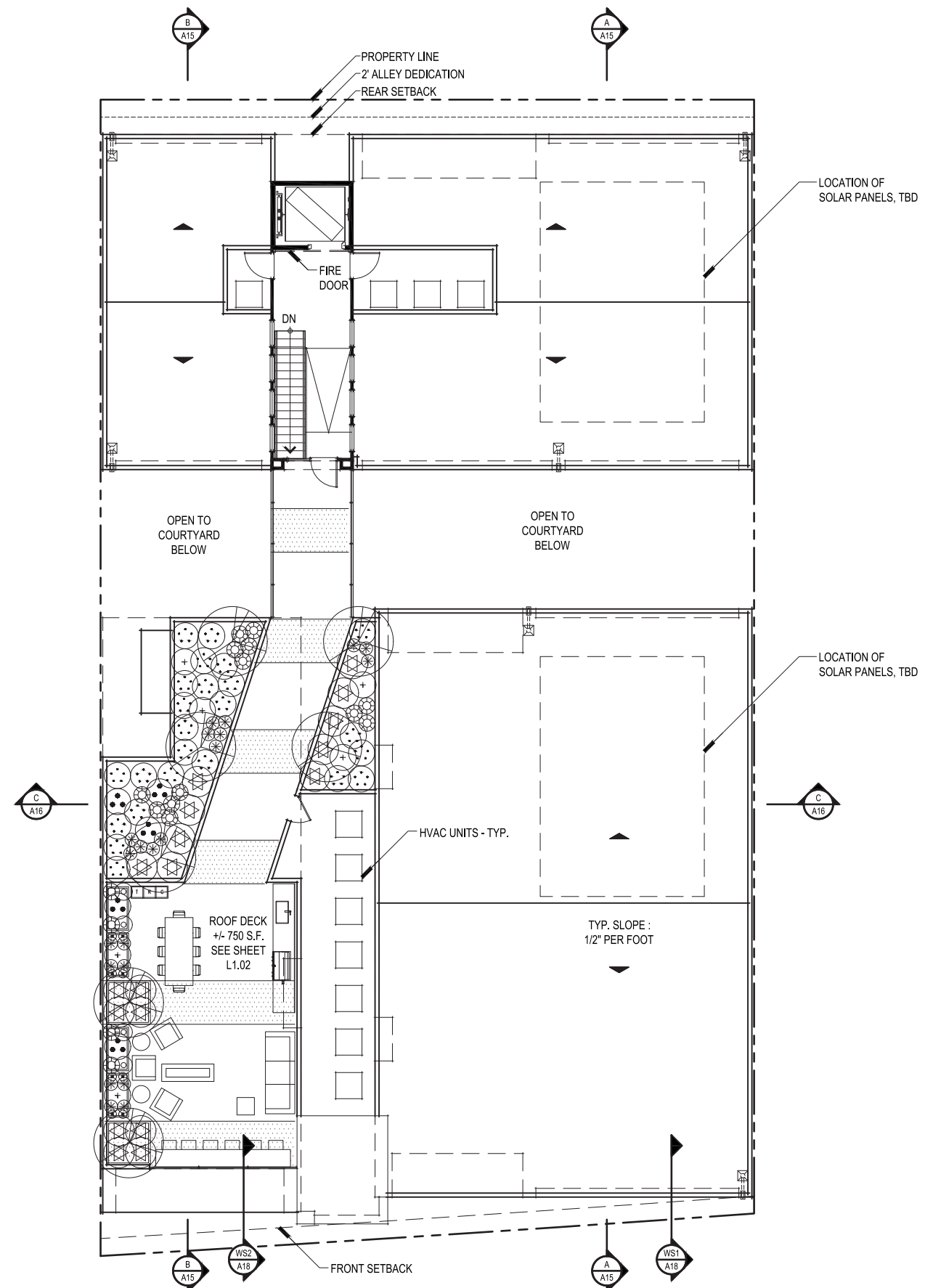


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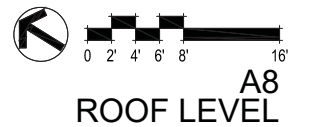


A7
 THIRD FLOOR PLAN





ROOF PLAN



A8
ROOF LEVEL

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RIGHT ELEVATION



COURTYARD ELEVATION 'A'



FRONT ELEVATION



LEFT ELEVATION



COURTYARD ELEVATION 'B'



REAR ELEVATION

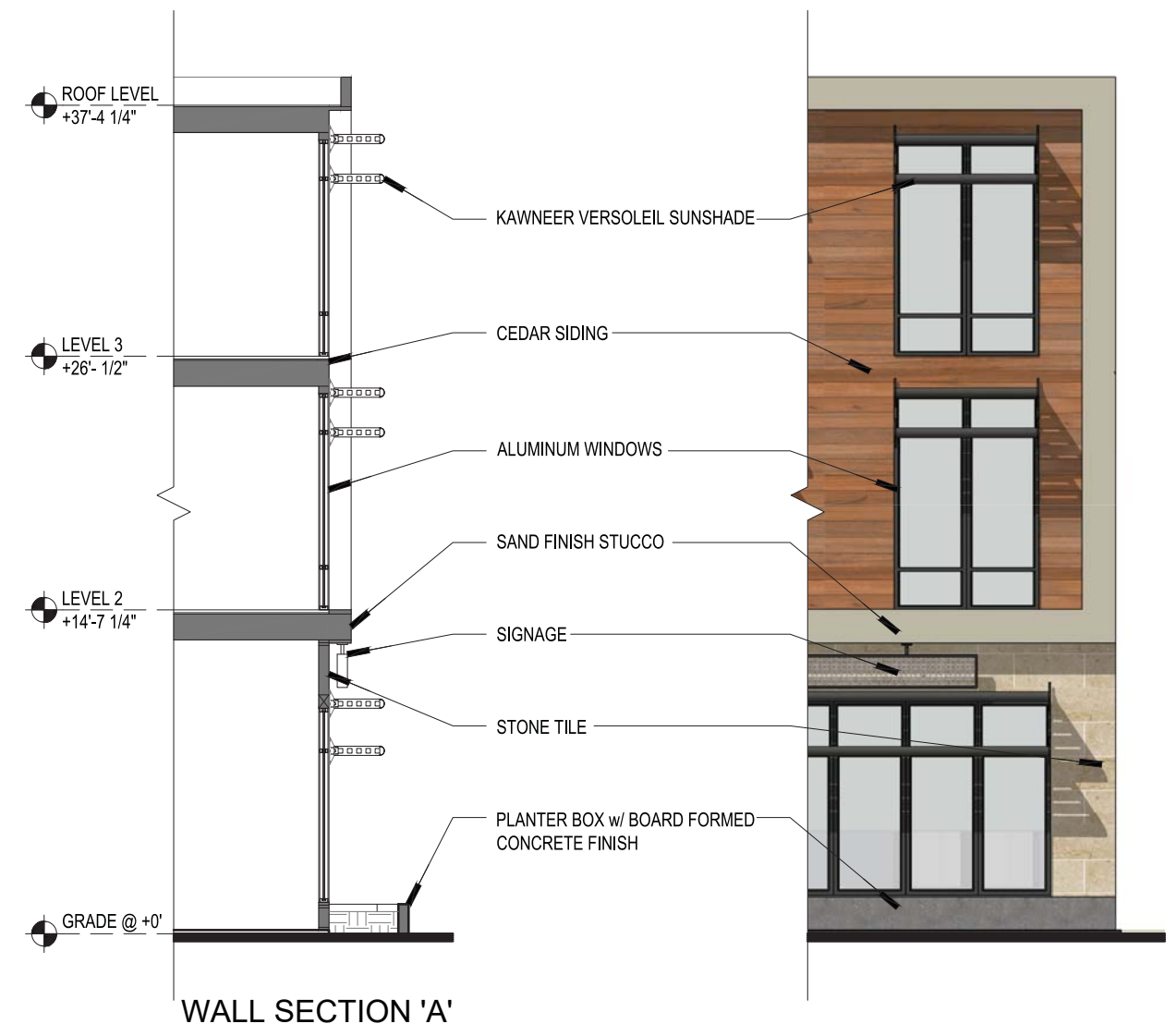
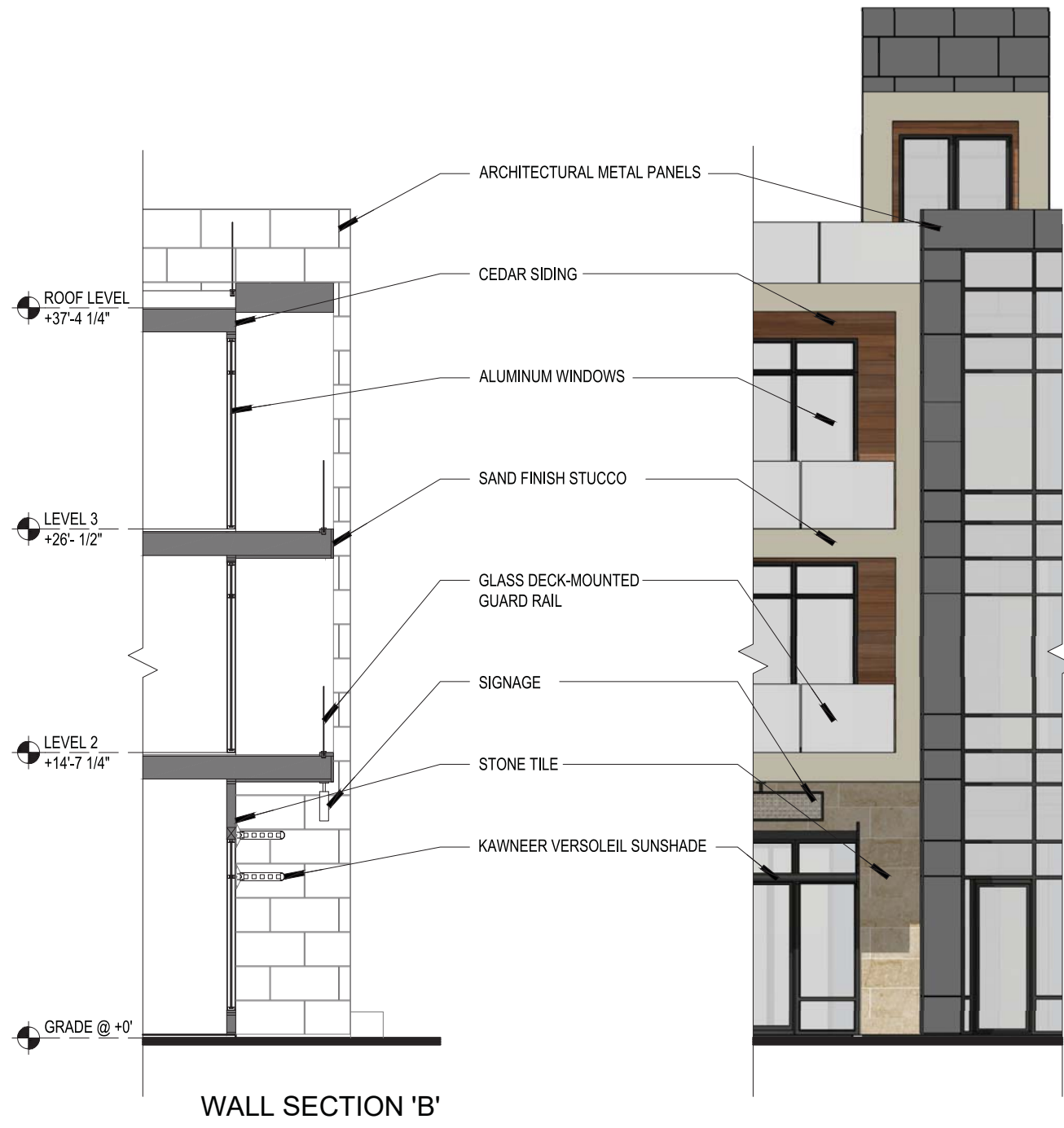


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A11
FRONT PERSPECTIVE



SDG Architects, Inc.

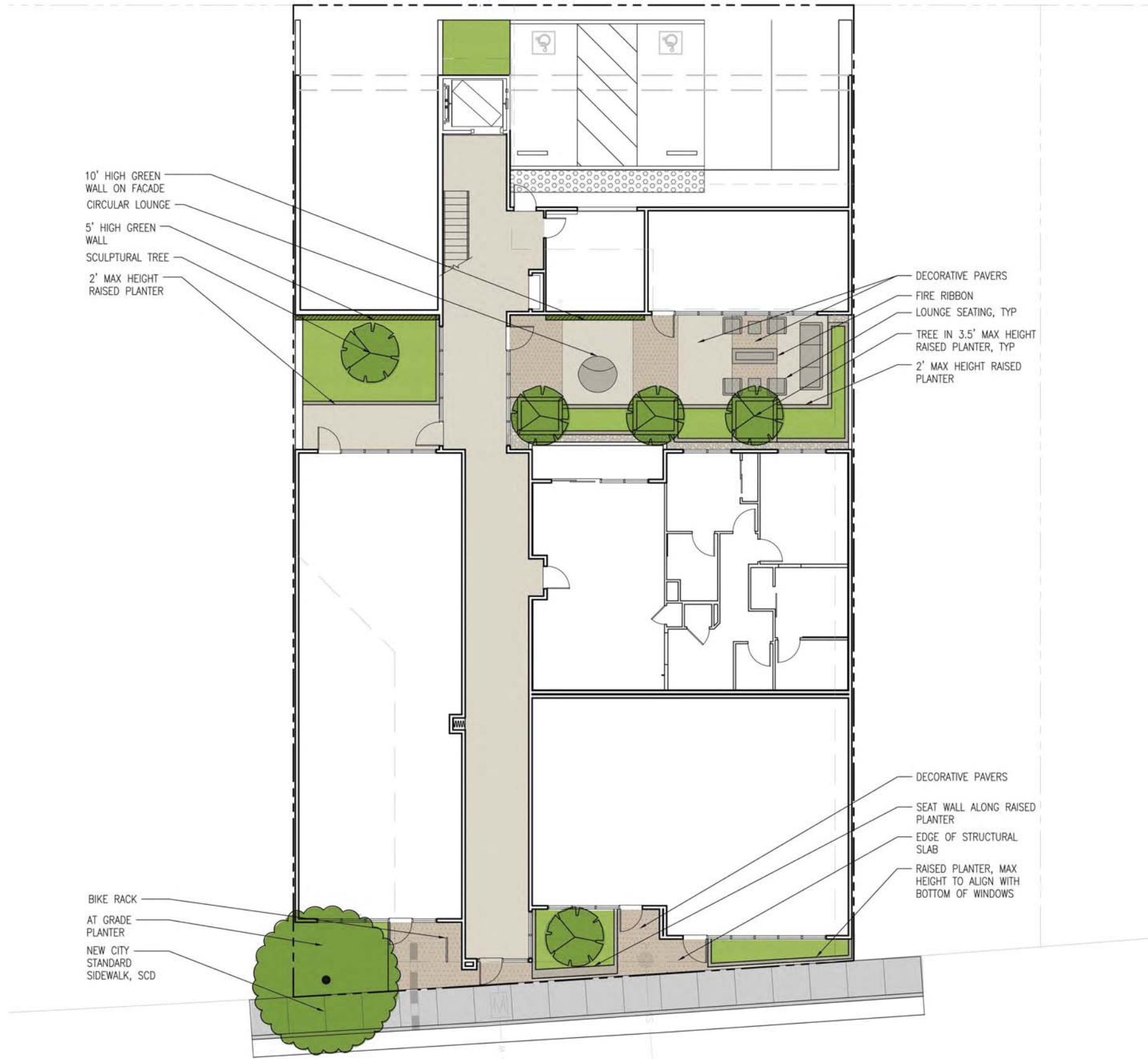


10' HIGH GREEN WALL ON FACADE
 CIRCULAR LOUNGE
 5' HIGH GREEN WALL
 SCULPTURAL TREE
 2' MAX HEIGHT RAISED PLANTER

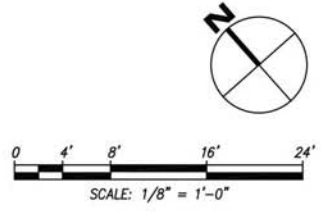
DECORATIVE PAVERS
 FIRE RIBBON
 LOUNGE SEATING, TYP
 TREE IN 3.5' MAX HEIGHT RAISED PLANTER, TYP
 2' MAX HEIGHT RAISED PLANTER

BIKE RACK
 AT GRADE PLANTER
 NEW CITY STANDARD SIDEWALK, SCD

DECORATIVE PAVERS
 SEAT WALL ALONG RAISED PLANTER
 EDGE OF STRUCTURAL SLAB
 RAISED PLANTER, MAX HEIGHT TO ALIGN WITH BOTTOM OF WINDOWS



FIRST STREET



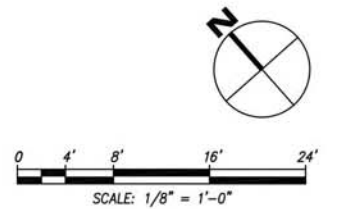
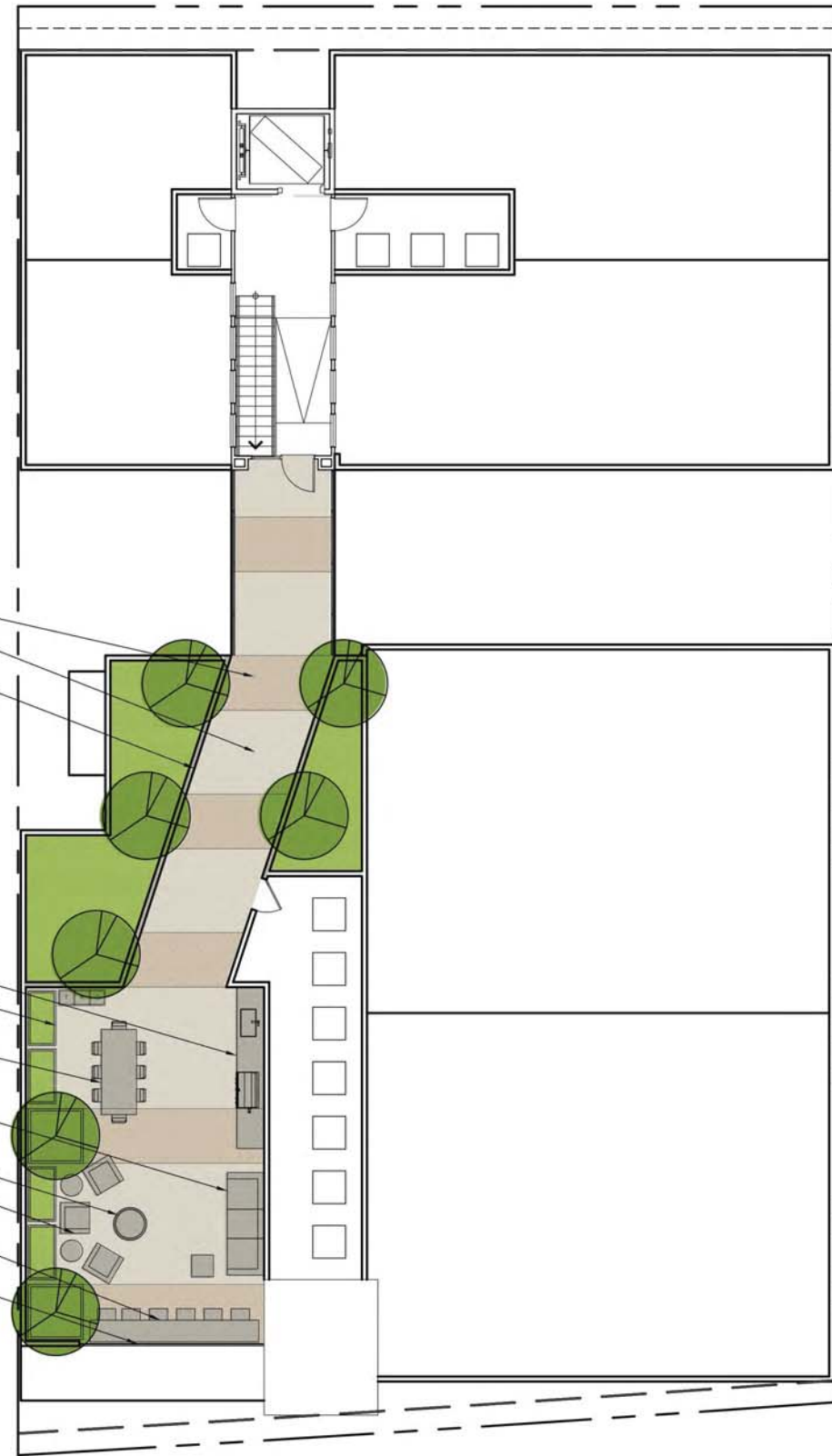
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L1.01
 LANDSCAPE
 CONCEPT PLAN -
 FIRST FLOOR



DECORATIVE PAVERS
3.5' HIGH RAISED
PLANTER, TYP

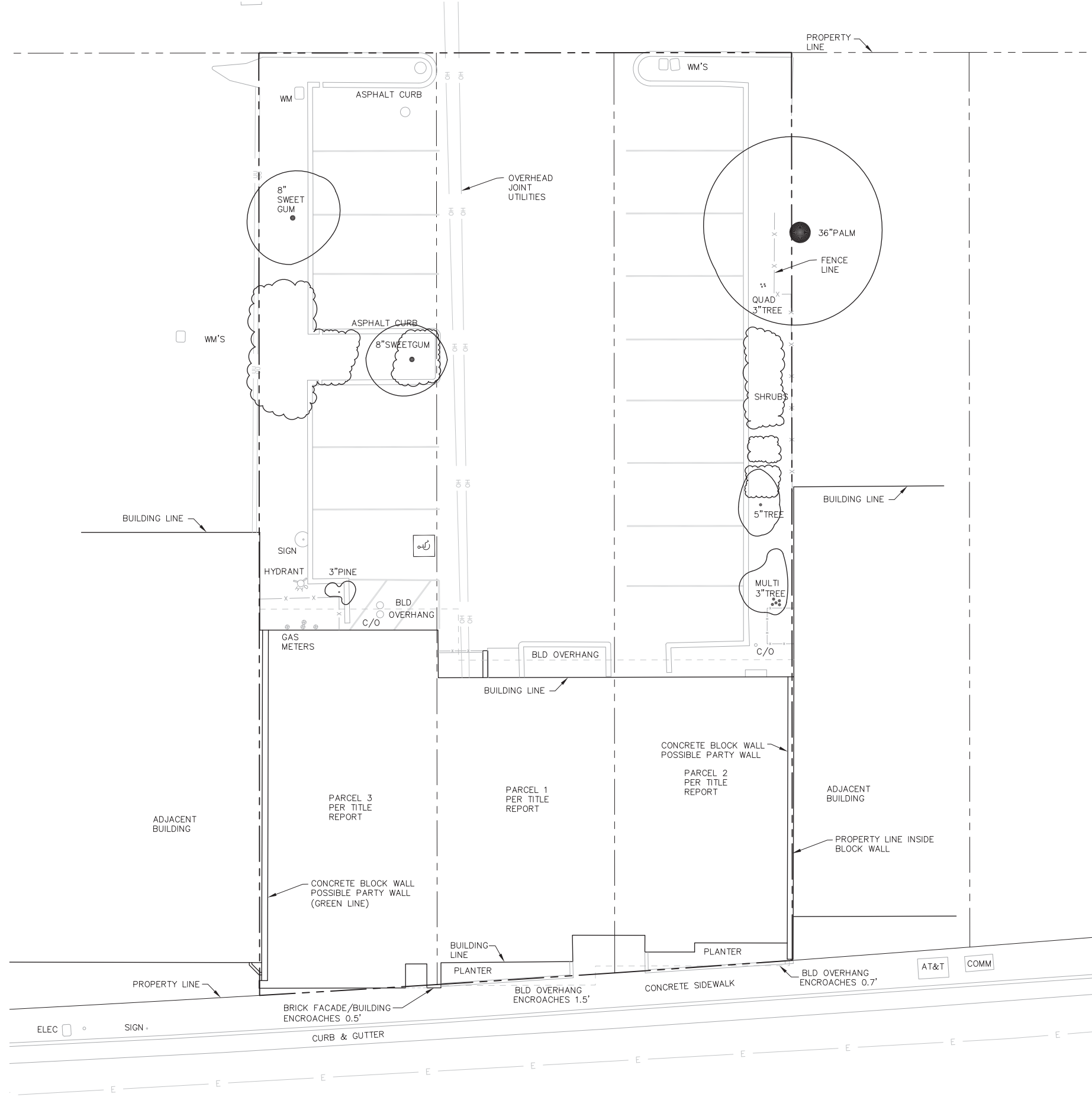
OUTDOOR KITCHEN
3.5' HIGH PRECAST
PLANTER, TYP
COMMUNITY TABLE
LOUNGE
SECTIONAL
FIRE PIT
LOUNGE CHAIRS,
TYP
BAR COUNTER &
SEATING
GLASS RAILING



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L1.02
LANDSCAPE
CONCEPT PLAN -
ROOF DECK



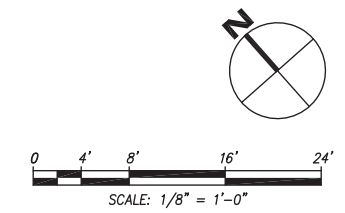


TREE REMOVAL NOTES

AS OUTLINED IN THE CITY OF LOS ALTOS TREE PROTECTION ORDINANCE (LAMC CHAPTER 11.08), ALL TREES, REGARDLESS OF SPECIES, THAT ARE 48-INCHES OR LARGER IN CIRCUMFERENCE (APPROX. 15-INCHES IN DIAMETER) ARE PROTECTED AND REQUIRE A TREE REMOVAL PERMIT BEFORE THEY CAN BE REMOVED.

PROTECTED TREES:

1. ANY TREE THAT IS 48-INCHES (FOUR FEET) OR GREATER IN CIRCUMFERENCE WHEN MEASURED AT 48-INCHES ABOVE THE GROUND.
2. ANY TREE DESIGNATED BY THE HISTORICAL COMMISSION AS A HERITAGE TREE OR ANY TREE UNDER OFFICIAL CONSIDERATION BY THE HISTORICAL COMMISSION FOR A HERITAGE TREE DESIGNATION. ALL CANARY ISLAND PALM TREES ON RINCONADA COURT ARE DESIGNATED AS HERITAGE TREES.
3. ANY TREE WHICH WAS REQUIRED TO BE EITHER SAVED OR PLANTED IN CONJUNCTION WITH A DEVELOPMENT REVIEW APPROVAL (I.E. NEW TWO-STORY HOUSE).
4. ANY TREE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY.
5. ANY TREE LOCATED ON PROPERTY ZONED OTHER THAN SINGLE-FAMILY RESIDENTIAL.



L1.03
TREE REMOVAL
PLAN

TREES



PISTACHIA CHINENSIS 'KEITH DAVEY'
CHINESE PISTACHE
30-60' H X 30-60' W
GROWTH RATE: MODERATE



ACER PALMATUM 'BLOODGOOD'
JAPANESE MAPLE
15' H X 15' W
GROWTH RATE: SLOW



OLEA EUROPAEA 'WILSONII'
FRUITLESS OLIVE
15-20' H X 15-20' W
GROWTH RATE: SLOW

SHRUBS & GRASSES



AGAVE ATTENUATA
FOXTAIL AGAVE
3' H X 3' W
GROWTH RATE: MODERATE



LOROPETALUM 'SHANG WHITE'
FRINGE FLOWER
3-4' H X 3-4' W
GROWTH RATE: MODERATE



LOMANDRA LONGIFLORA 'BREEZE'
DWARF MAT RUSH
2-3' H X 3' W
GROWTH RATE: MODERATE



CAREX DIVULSA
BERKELEY SEDGE
2' H X 2' W
GROWTH RATE: MODERATE

GROUND COVER



CEANOTHUS 'CENTENNIAL'
CALIFORNIA LILAC
1' H X 4' W
GROWTH RATE: FAST



HEUCHERA 'CANYON BELLE'
RED CORAL BELL
6' H X 1-2' W
GROWTH RATE: FAST



SENECIO MANDRALISCAE
KLEINIA
1-2' H X 3' W
GROWTH RATE: MODERATE

GREENWALL



CAREX DIVULSA
BERKELEY SEDGE
2' H X 2' W
GROWTH RATE: MODERATE



AEONIUM PSEUDOTABULIFORME
GREEN PLATTERS
1-2' H X 2' W
GROWTH RATE: MODERATE



AJUGA REPTANS 'BURGUNDY GLOW'
CARPET BUGLE
6" H X 1' W
GROWTH RATE: MODERATE



GERANIUM X CANTABRIGIENSE 'KARMINA'
CRANESBILL
1' H X 1' W
GROWTH RATE: MODERATE



HEUCHERA 'GREEN SPICE'
CORAL BELLS
1' H X 1' W
GROWTH RATE: MODERATE



LIRIOPE MUSCARI 'VARIEGATA'
LILY TURF
1-2' H X 1-2' W
GROWTH RATE: MODERATE



POLYSTICHUM MUNITUM
WESTERN SWORD FERN
2' H X 2' W
GROWTH RATE: MODERATE



SETCREASEA PALLIDA
PURPLE HEART
1' H X 2' W
GROWTH RATE: FAST

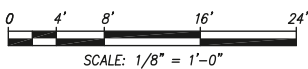


PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
TREES						
ACE PA	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	15 GAL OR (36") BOX MULTI	PER PLAN	1 (4)	M
OLE EU	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	24" BOX MULTI	PER PLAN	8	L
PIS CH	PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX STD	PER PLAN	1	L
SHRUBS						
+	AGAVE PARRYI TRUNCATA - GENTRY	PARRYI'S AGAVE	5 GAL	3'-0" OC		L
⊙	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	3'-0" OC		L
⊕	LOROPETALUM 'SHANG WHITE'	FRINGE FLOWER	5 GAL	3'-0" OC		L
GRASS & GRASS-LIKE PLANTS						
⊗	ALOE 'JOHNSON'S HYBRID'	JOHNSON'S ALOE	1 GAL	1'-6" OC		L
⊗	BULBINE FRUTESCENS	BULBINE	1 GAL	2'-0" OC		L
⊙	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC		L
⊙	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC		L
GROUND COVER						
⊗	CEANOTHUS 'CENTENNIAL'	CALIFORNIA LILAC	5 GAL	4'-0" OC		L
⊗	HEUCHERA 'CANYON BELLE'	RED CORAL BELL	1 GAL	1'-0" OC		L
⊙	SEDUM PACHYCLADOS	GRAY STONECROP	1 GAL	1'-0" OC		L
⊙	SEDUM REFLEXUM 'BLUE SPRUCE'	BLUE SPRUCE STONECROP	1 GAL	2'-0" OC		L
⊙	SENECIO MANDRALISCAE	KLEINIA	1 GAL	2'-0" OC		L
⊙	SEDUM MORGANIANUM 'BURRO'S TAIL'	DONKEY'S TAIL STONECROP	1 GAL	2'-0" OC		L
GREENWALL						
⊗	AEONIUM UNDULATUM 'PSEUDOTABULIFORME'	GREEN PLATTERS	6" POT			L
⊗	AJUGA REPTANS 'BURGUNDY GLOW'	CARPET BUGLE	6" POT			M
⊗	CAREX DIVULSA	BERKELEY SEDGE	6" POT			L
⊗	GERANIUM X CANTABRIGIENSE 'KARMINA'	CRANESBILL	6" POT			L
⊗	HEUCHERA 'GREEN SPICE'	CORAL BELLS	6" POT			L
⊗	LIRIOPE MUSCARI 'VARIEGATA'	LILY TURF	6" POT			M
⊗	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	6" POT			M
⊗	SETCREASEA PALLIDA	PURPLE HEART	6" POT			M

NOTES

1. ALL PLANTING AND IRRIGATION WILL BE IN FULL COMPLIANCE WITH CITY OF LOS ALTOS WATER EFFICIENT LANDSCAPING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES.
2. IRRIGATION SYSTEM SHALL USE WATER EFFICIENT, LOW-FLOW IRRIGATION HEADS OR DRIP TUBING.
3. TREES SHALL BE ON A VALVE CIRCUIT INDEPENDENT OF ALL OTHER PLANTING.
4. IRRIGATION CONTROLLER MODEL SHALL UTILIZE EVAPOTRANSPIRATION DATA AND RAIN SENSOR DATA TO AUTOMATICALLY ADJUST WATERING SCHEDULES.
5. IRRIGATION EQUIPMENT SHALL INCLUDE A MANUAL SHUT-OFF VALVE AND BACKFLOW PREVENTION DEVICE.
6. IRRIGATION SCHEDULE TO BE DEVELOPED AND MANAGED TO UTILIZE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN PLANT HEALTH.



L2.01

PRELIMINARY
PLANTING PLAN -
FIRST FLOOR

389 FIRST STREET
Los Altos, CA
August 10, 2018



VENTURES, INC.



LANDSCAPE ARCHITECTURE + DESIGN