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CALIFORNIA TEXAS NEW YORK

425 FIRST STREET

LOS ALTOS CALIFORNIA

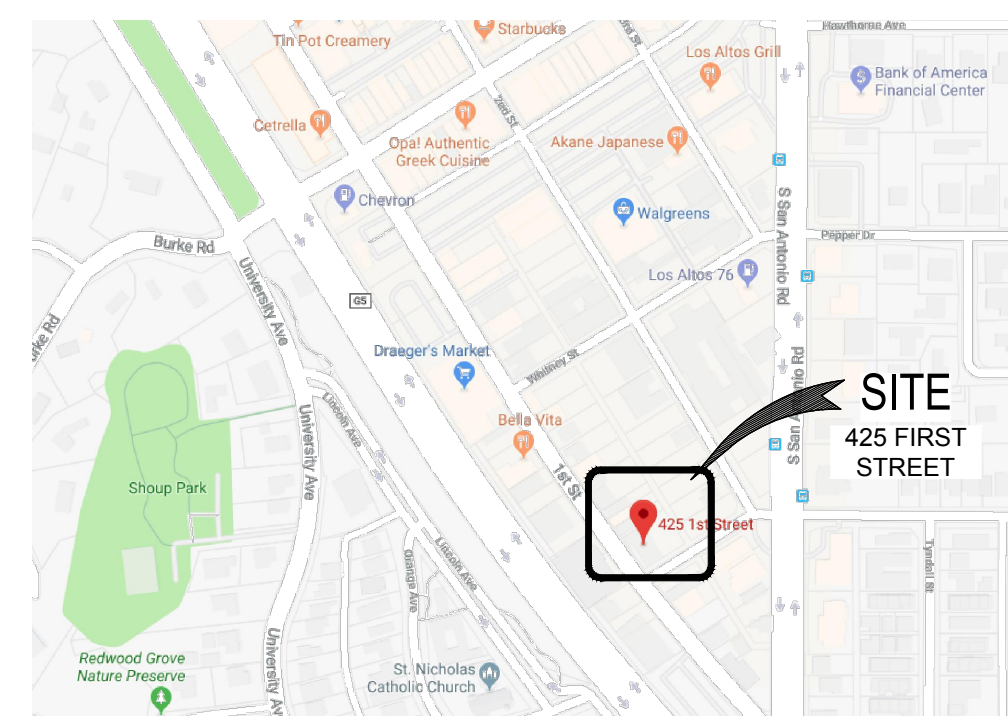
A.P.N.: 167-41-019

PROJECT No.: 6518019
ISSUE: DESIGN REVIEW
ISSUED DATE: 2018-08-07

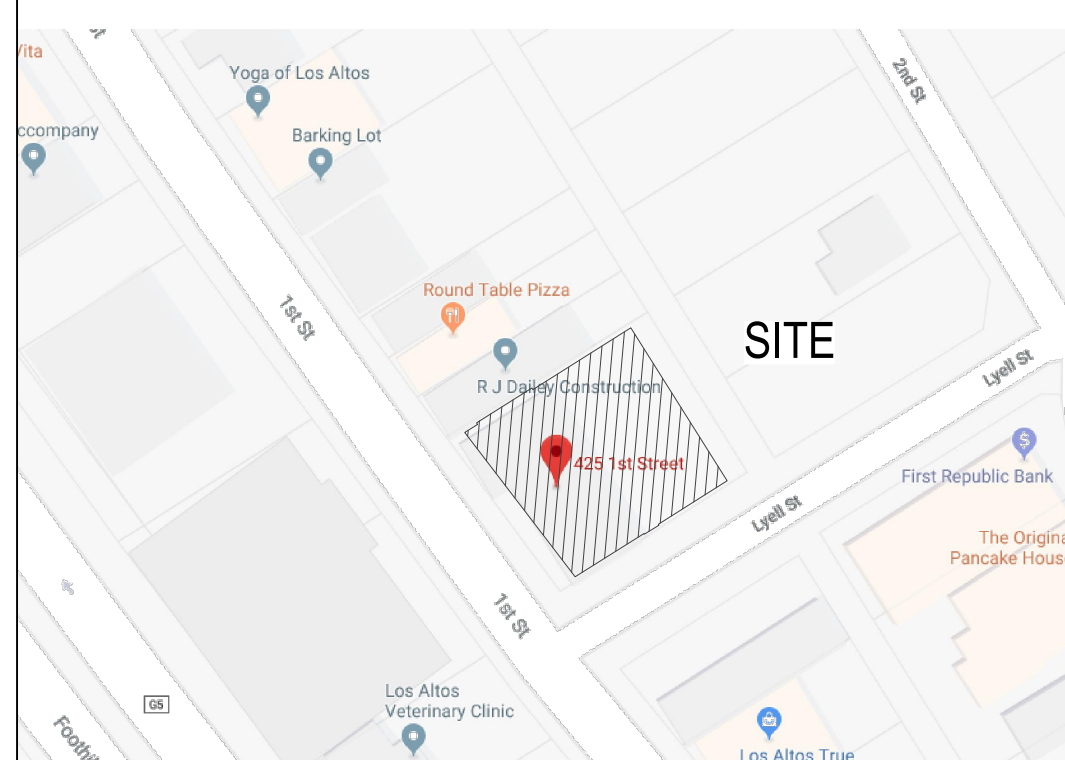
425 FIRST STREET

LOS ALTOS, CA

VICINITY MAP



LOCATION MAP



PROJECT TEAM:

OWNER
425 First Los Altos, LLC
PO Box 1001
Los Altos, CA 94023

ARCHITECTURE
EDI International, Inc.
P.O. BOX 626
Larkspur, CA 94977
P: 415.362.2880
Contact: Richard Handlen
Richard.Handlen@EDI-International.com

CIVIL
BKF Engineers
1730 N. First Street, Suite 600
San Jose, CA 95112
P: 408.467.9100
F: 408.467.9199

LANDSCAPE
Bruce Associates, Inc.
3 Altairinda Road
Orinda, CA 94563
P: 925.254.5422

SHEET INDEX

SHEET NO.	SHEET NAME
ARCHITECTURAL	
A0.0	COVER SHEET
A1.0	SITE PLAN
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A2.2	ALLEY STREET ELEVATION
A2.3	NORTH BUILDING ELEVATION
A3.0	GARAGE PLAN (BELOW GRADE)
A3.1	LEVEL 1 FLOOR PLAN
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A3.3	LEVEL 3 FLOOR PLAN
A3.4	ROOF PLAN
A4.0	BUILDING CROSS-SECTION A-A
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A4.2	BUILDING CROSS-SECTION C-C
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CM1.0	CONSTRUCTION MANAGEMENT PLAN

FOR USE AT 425 FIRST STREET
LOS ALTOS, CALIFORNIA ONLY

PROJECT DATA:

CODES APPLICABLE:

- 2016 California Building Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Electrical Code
- 2016 California Energy Code, Title 24
- 2016 California Green Building Standards Code
- 2016 California Residential Code
- Town of Hayward Municipal Code

OCCUPANCY GROUP: R-2

CONSTRUCTION TYPE: TYPE VA (SPRINKLERED)

BUILDING TOTAL AREA: 26,157.80 SQ FT (INCLUDING BALCONIES)

STORIES: 3 ABOVE GRADE, 1 BELOW GRADE

PROJECT INFORMATION:

PROJECT: NEW 4-STORY BUILDING
(1 LEVEL BELOW GRADE PARKING, 3 LEVELS RESIDENTIAL)
ADDRESS: 425 FIRST STREET
LOS ALTOS, CALIFORNIA
A.P.N.: 167-41-019
ZONING: CD / R3
NET LOT AREA: 11,879 SQ FT (0.27 ACRE)
NO. OF UNITS: 20 (8 UNITS @ LEVEL 1, 6 @ LEVELS 2 & 3)
NO. OF PARKING: 32 COVERED - (1) VAN & (31) MECHANICAL (PUZZLE)
SCOPE: NEW CONSTRUCTION

BUILDING AREA CALCULATIONS:

PROPOSED BUILDING
GARAGE: 9,376.8 SF
LEVEL 1 (8 UNITS): 9,144.6 SF
LEVEL 2 (6 UNITS): 9,228.9 SF
LEVEL 3 (6 UNITS): 8,929.1 SF
BALCONIES: 374.1 SF
TOTAL: 37,053.5 SF

PARKING SPACES:
9'-0" x 18'-0" (VAN) 1
8'-0" x 19'-0" (MECHANICAL) 31
TOTAL SPACES: 32

LOT & COVERAGE:

LOT AREA: 11,679 SQ.FT.
PROPOSED STRUCTURAL COVERAGE: 9,376.8 SQ.FT. (80.29%)

SETBACKS

	PROPOSED
FRONT SETBACK	10'-0"
RIGHT SIDE SETBACK	2'-0"
LEFT SIDE SETBACK	2'-0"
REAR SETBACK (ALLEY)	8'-0"
BUILDING HEIGHT LIMIT	35'-0"
PROPOSED HEIGHT	42'-3"

EXISTING SITE DATA:

EXISTING BUILDING TO BE REMOVED (FOOTPRINT)
BUILDING PAD (AREA) ----- SQ.FT.
ACCESSORY STRUCTURE 0 SQ.FT.
EXISTING HARDSCAPE ----- SQ.FT.
EXISTING SOFTSCAPE ----- SQ.FT.

TITLE SHEET

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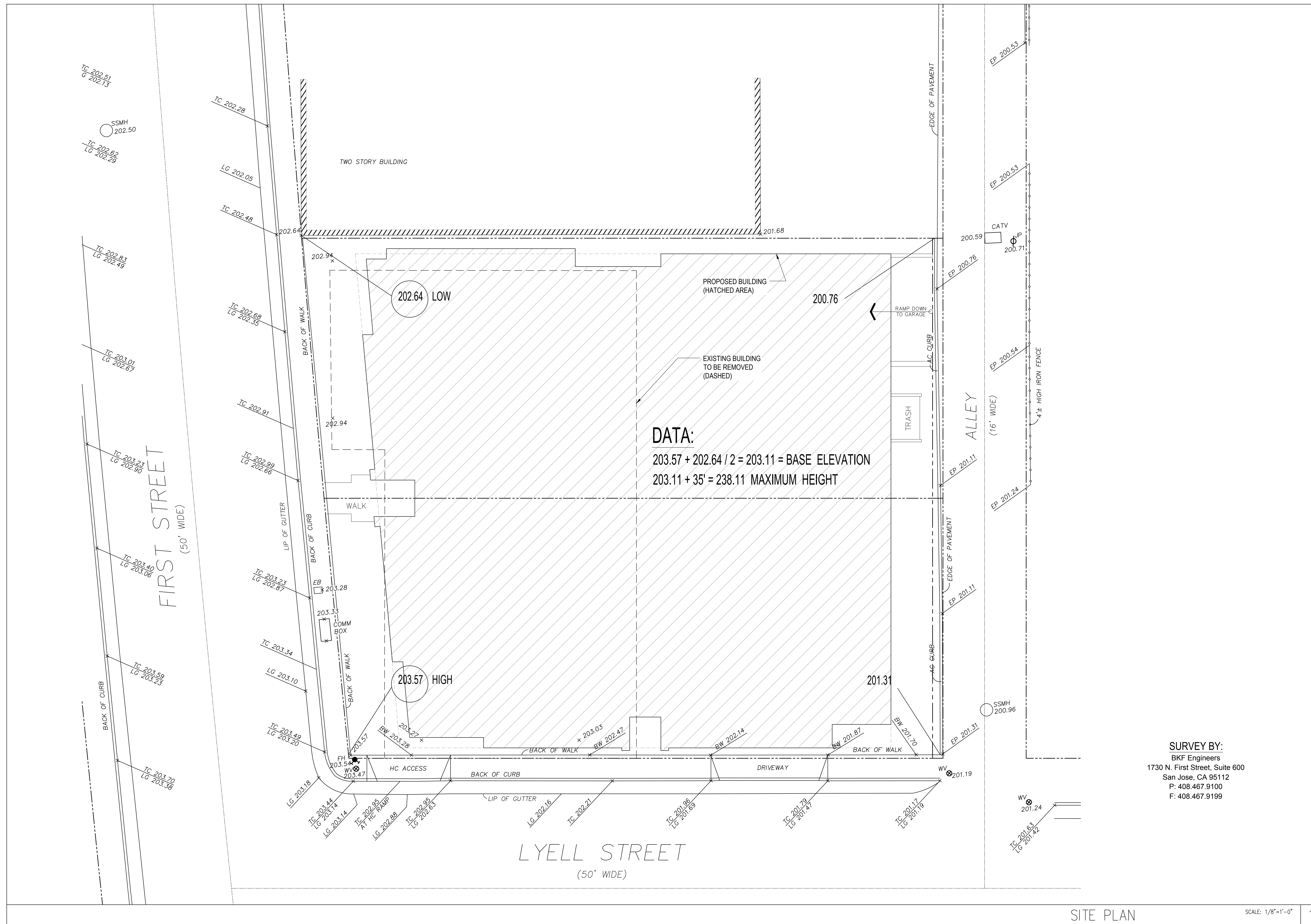
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SITE PLAN

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SURVEY BY:
BKF Engineers
1730 N. First Street, Suite 600
San Jose, CA 95112
P: 408.467.9100
F: 408.467.9199

ELEVATION LEGEND

1	STUCCO WALL FINISH: SMOOTH PAINTED: LIGHT OCHRE	6	ALUMINUM/WOOD CLAD WINDOW PAINTED: DARK BROWN w/ SIMULATED DIVIDE LITE	11	PREFAB SCUPPER FINISH: GALV. PAINTED: DARK OCHRE	16	BUILDING ADDRESS SIGN PAINTED: TBD
2	STUCCO WALL FINISH: SMOOTH PAINTED: DARK OCHRE	7	ALUMINUM/WOOD CLAD FRENCH DOOR PAINTED: DARK BROWN w/ SIMULATED DIVIDE LITE	12	WALL MOUNT LIGHT FIXTURE TYPE: DOWNLIGHT LED (EXTERIOR LIGHTING SHALL BE HIGH EFFICACY PER 2016 CEC SEC. 150(K)(6))	17	WINDOW TYPE: FALSE
3	ROOFING TYPE: BARREL-TILE FINISH: TERRACOTA	8	ALUMINUM/WOOD CLAD SLIDING DOOR PAINTED: DARK BROWN w/ SIMULATED DIVIDE LITE	13	CORBEL - STUCCO FINISH: SMOOTH PAINTED: LIGHT OCHRE	18	
4	GUARD RAIL - STUCCO FINISH: SMOOTH PAINTED: LIGHT OCHRE	9	PREFAB GUTTER FINISH: GALV. PAINTED: DARK OCHRE	14	GARAGE DOOR (METAL) PAINTED: DARK OCHRE	19	
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FIRST STREET
BUILDING
ELEVATIONS

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ELEVATION LEGEND

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ALLEY BUILDING ELEVATIONS

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A2.2

ALLEY ELEVATION

SCALE: 1/4"=1'-0"

1

ELEVATION LEGEND

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NORTH BUILDING ELEVATIONS

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A2.3

NORTH ELEVATION

SCALE: 1/4"=1'-0"

1



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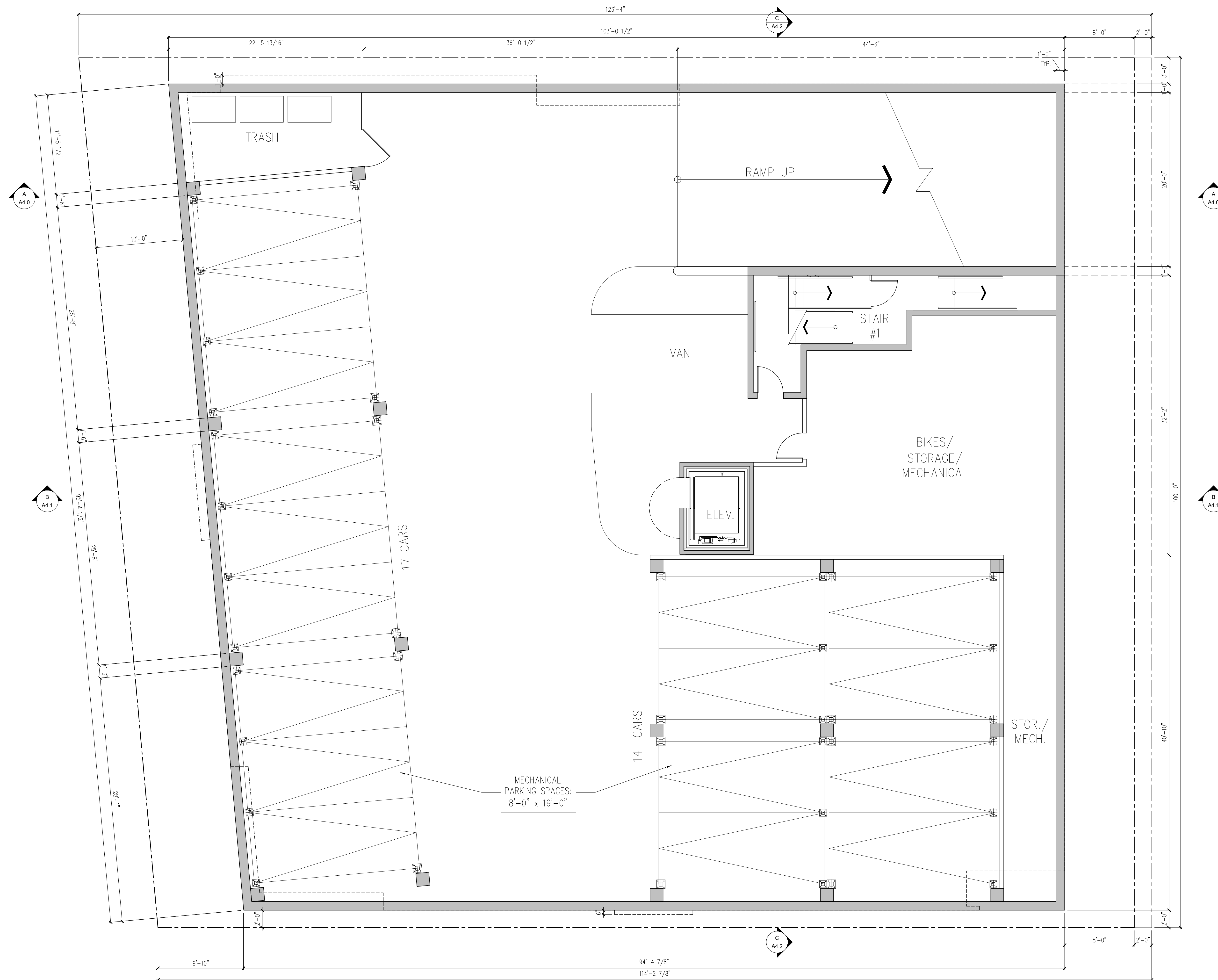
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GARAGE FLOOR PLAN

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GARAGE FLOOR PLAN

SCALE: 3/16"=1'-0"



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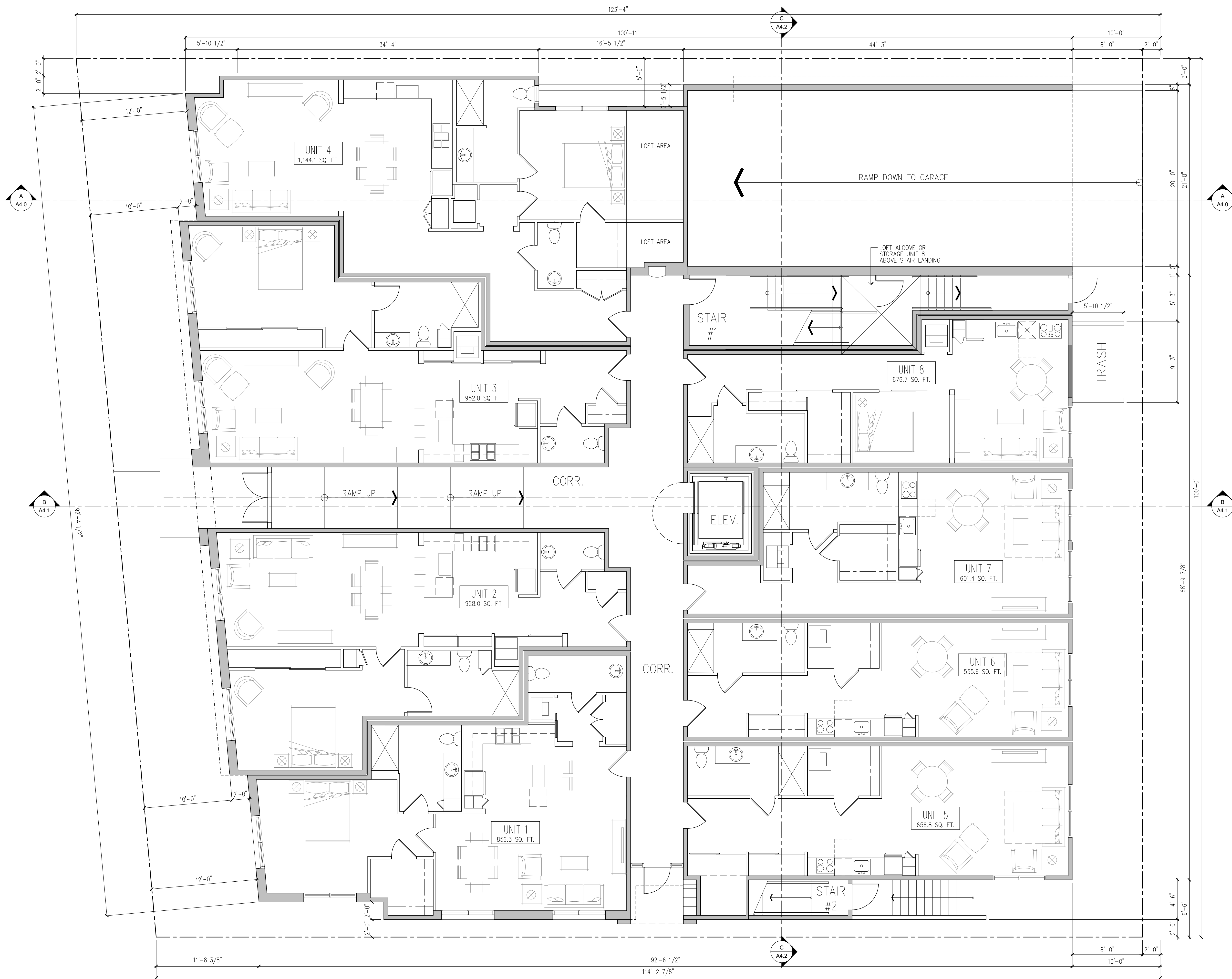
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LEVEL 1
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LEVEL 1 FLOOR PLAN

SCALE: 3/16"=1'-0"



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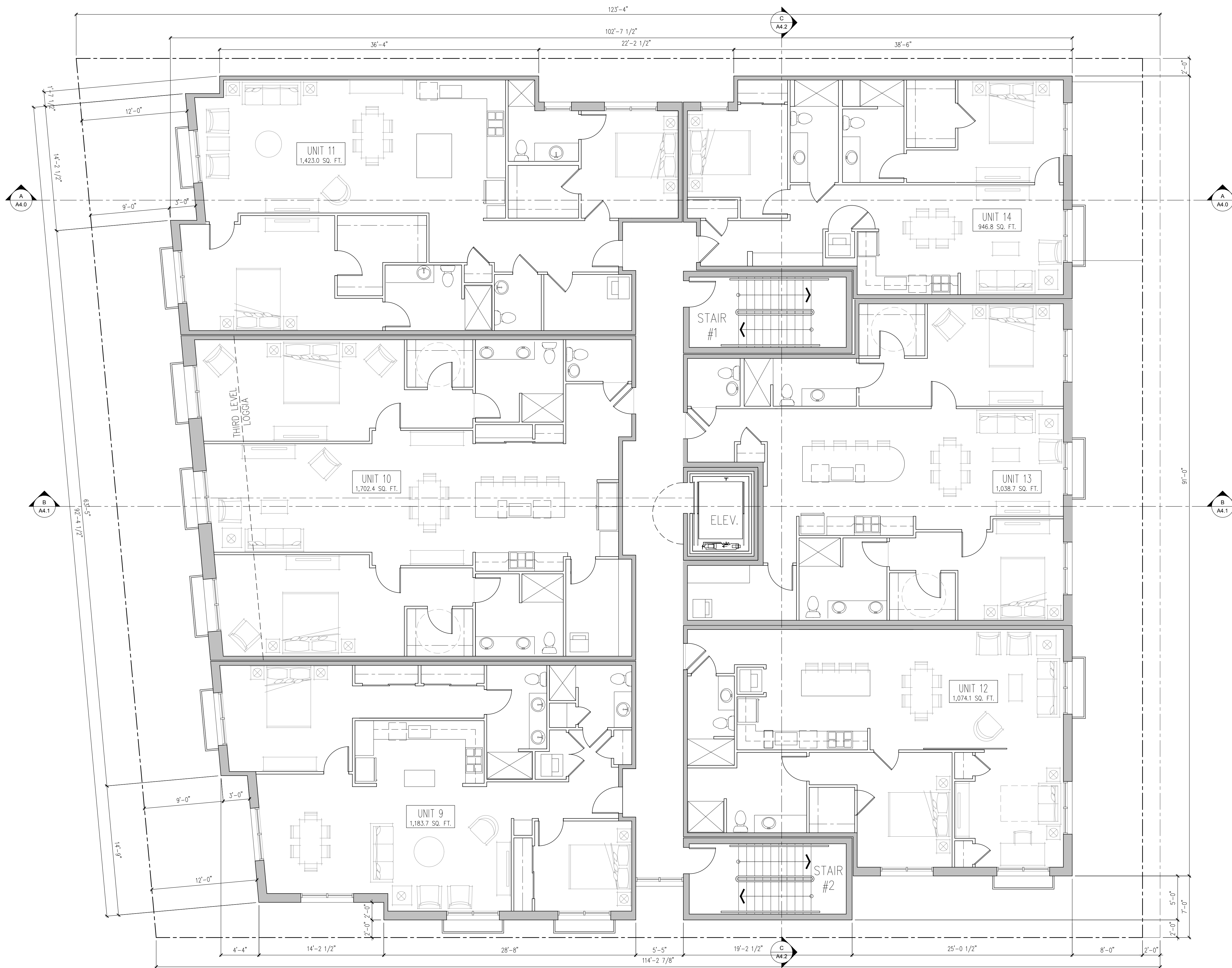
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LEVEL 2 FLOOR PLAN

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LEVEL 2 FLOOR PLAN

SCALE: 3/16"=1'-0"



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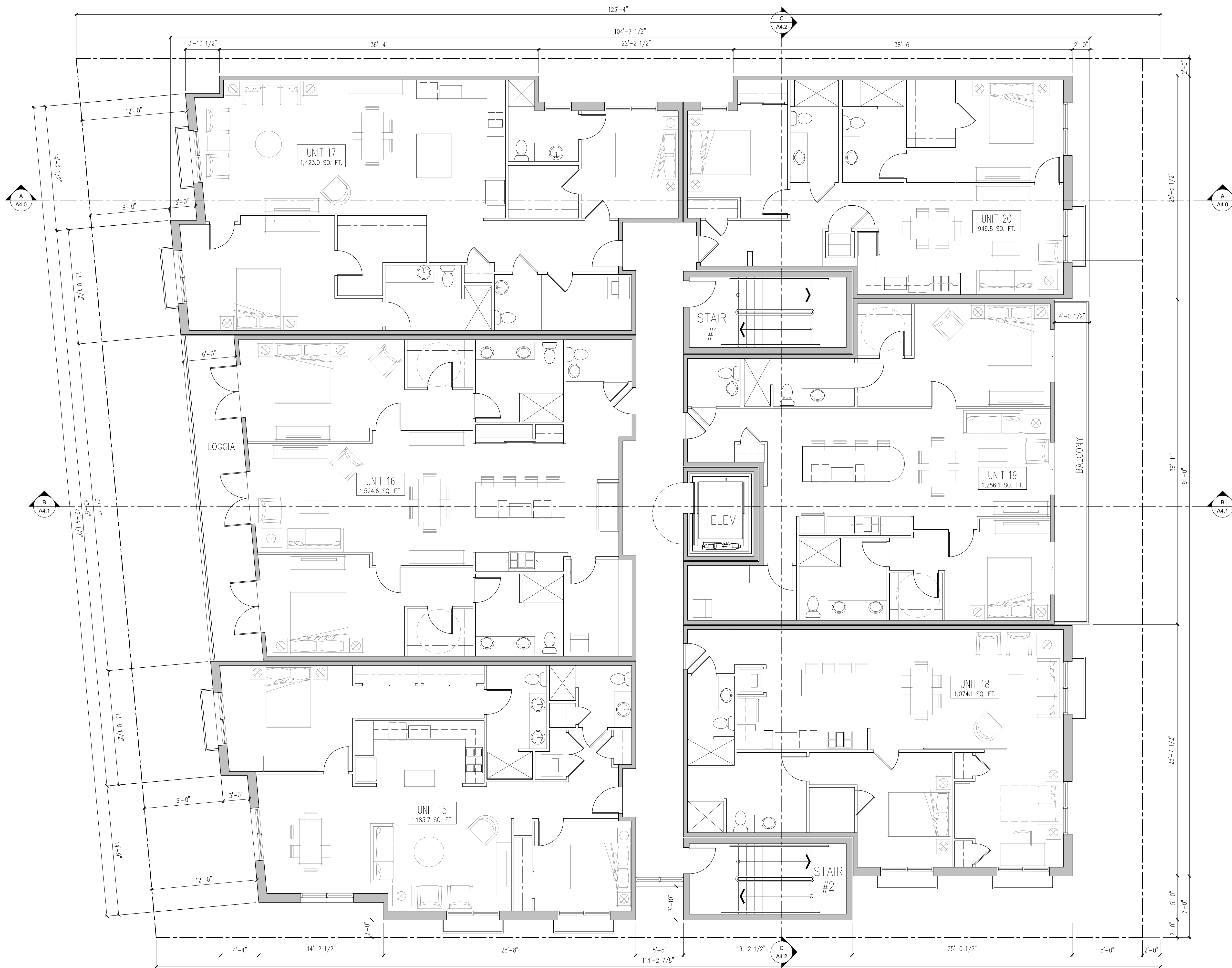
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LEVEL 3
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LEVEL 3 FLOOR PLAN

SCALE: 3/16"=1'-0"



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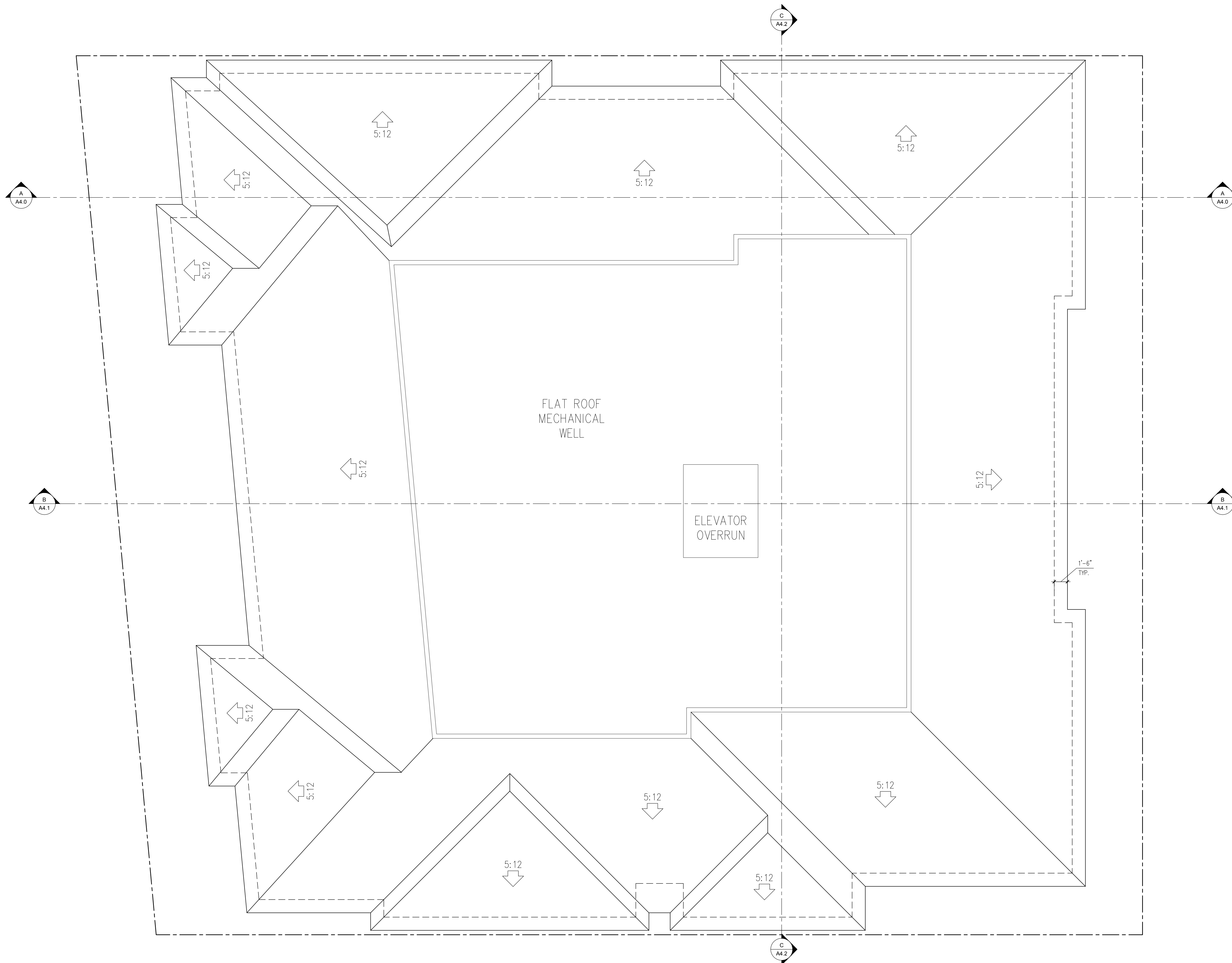
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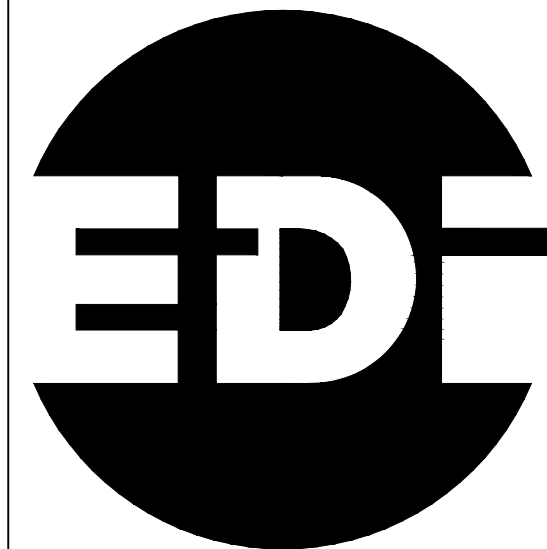
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ROOF PLAN

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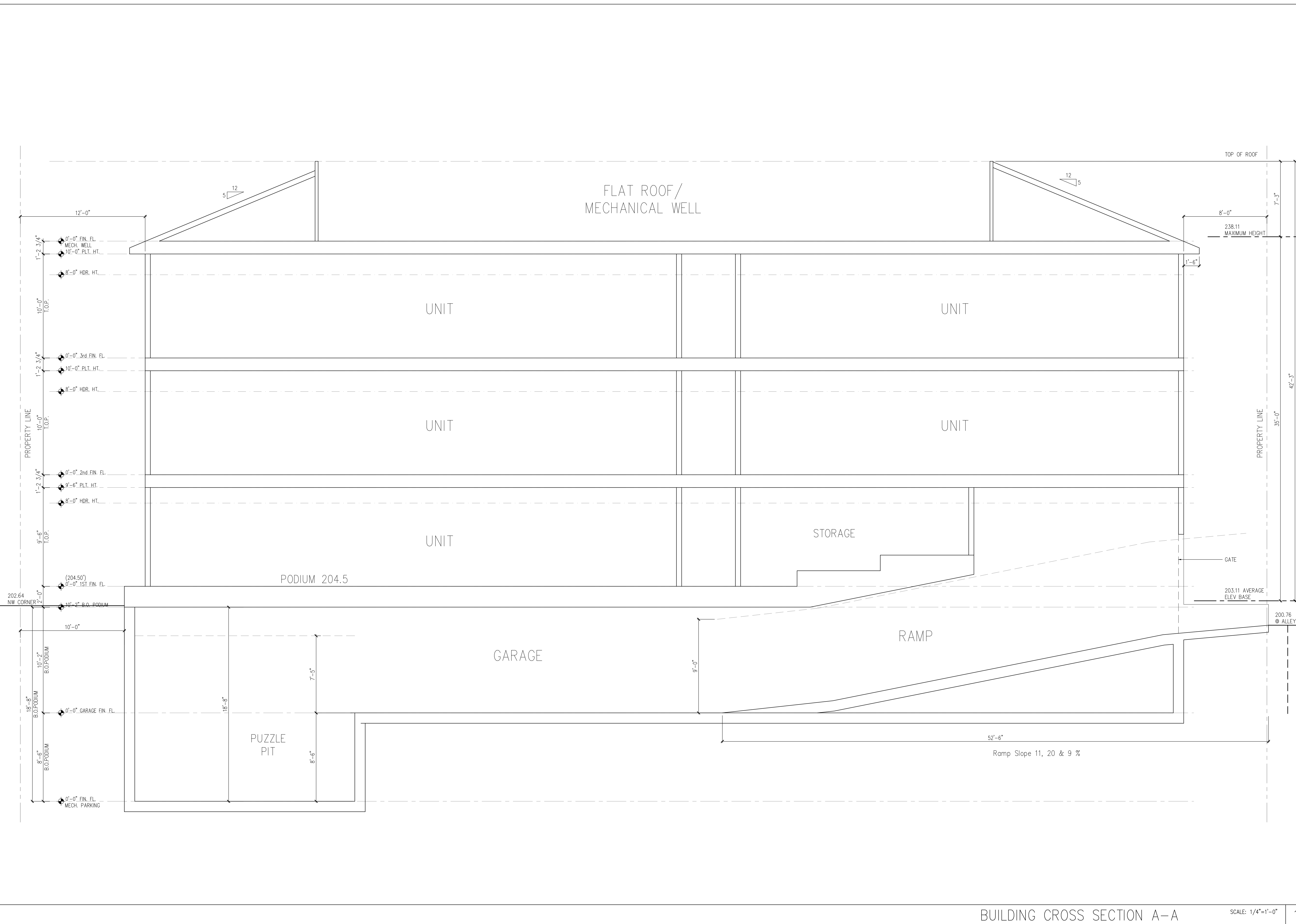
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BUILDING
CROSS
SECTION A-A

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BUILDING CROSS SECTION A-A

SCALE: 1/4"=1'-0"



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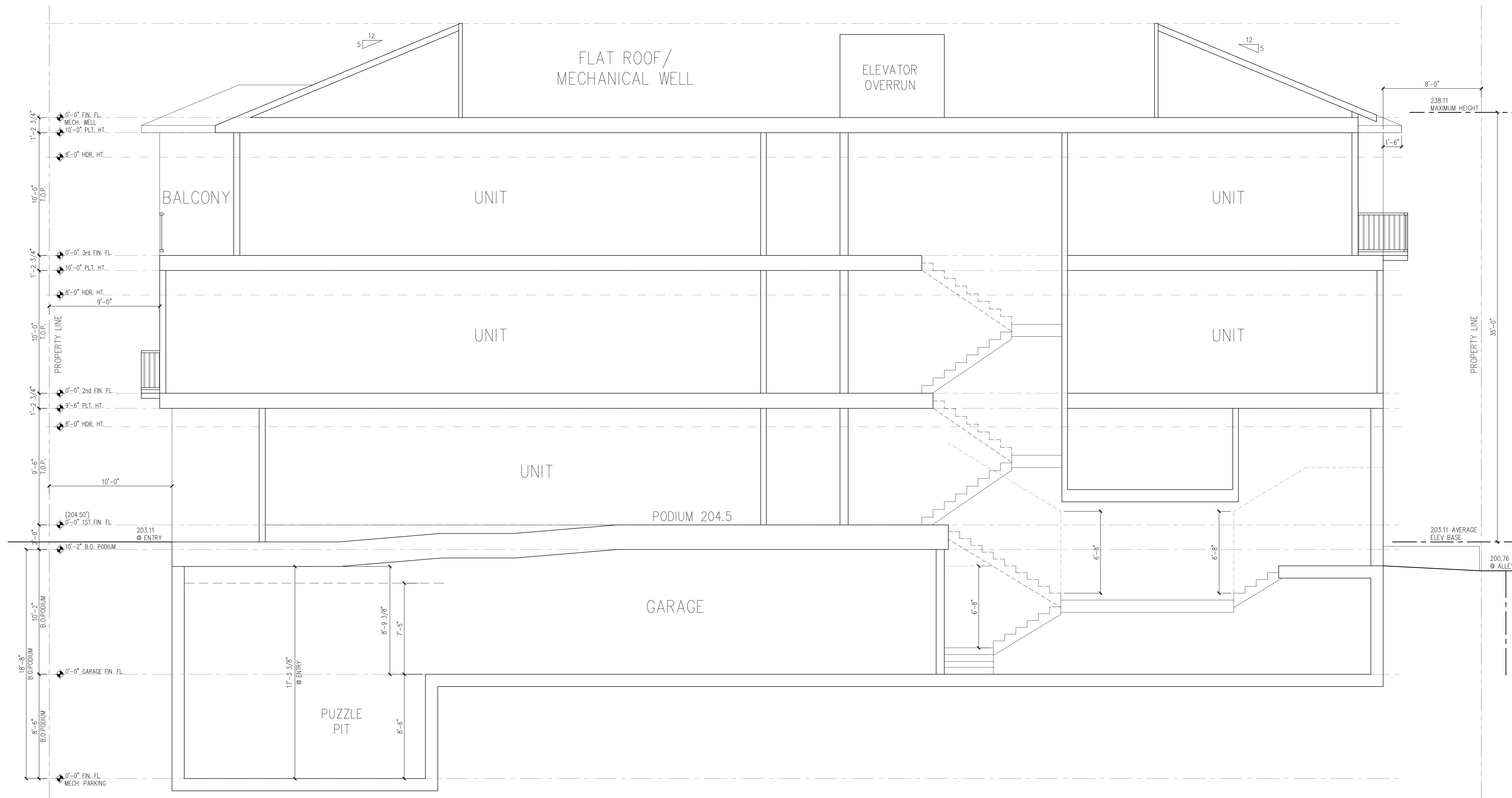
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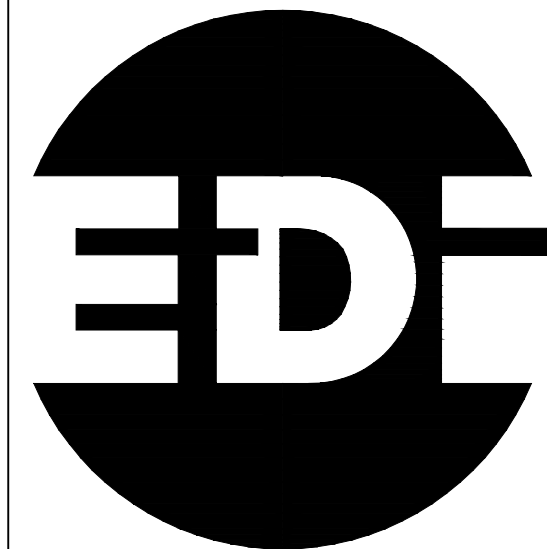
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BUILDING
CROSS
SECTION B-B

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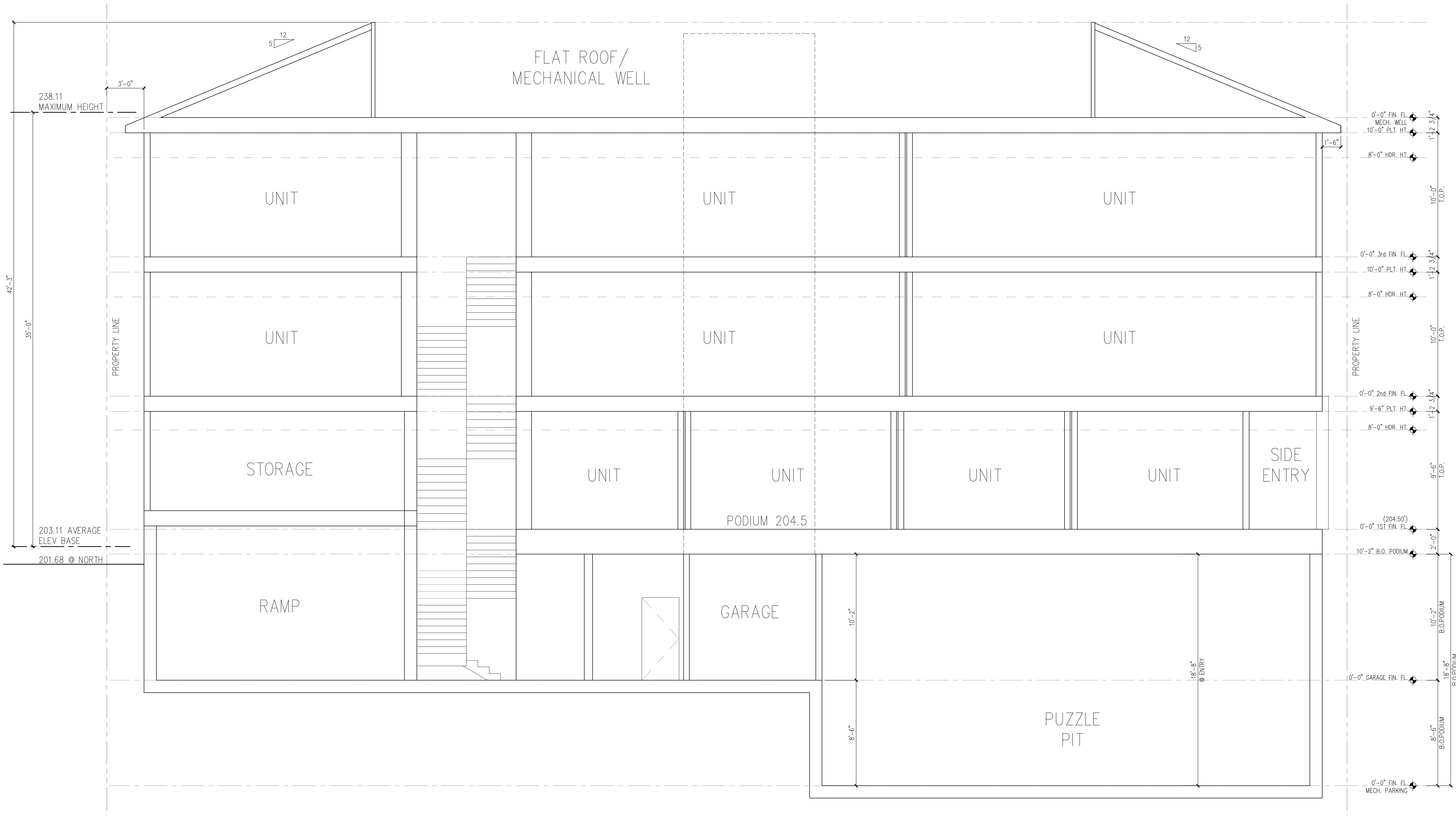
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BUILDING
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SECTION C-C

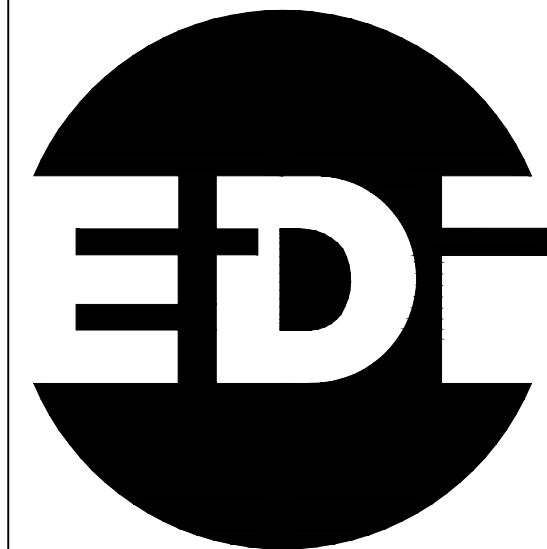
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A4.2



BUILDING CROSS SECTION C-C

SCALE: 1/4"=1'-0"



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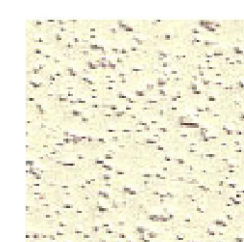
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A5.0



WALLS:
MATERIAL: STUCCO
COLOR: LIGHT OCHRE



ROOF:
MATERIAL: BARREL TILE
COLOR: MED. BROWN

WINDOWS:
BRAND: ANDERSON

DOORS:
TYPE: FRENCH DOORS
(AT BALCONIES)



WINDOW RAILS:
TYPE: WROUGHT IRON-
DECORATIVE

LIGHT FIXTURES:
TYPE: WALL MOUNTED-
DOWNLIGHT LED

WALLS:
MATERIAL: STUCCO
COLOR: DARK OCHRE

