

# ALTOS ONE

## LOS ALTOS, CA



### PROJECT DIRECTORY

#### OWNER

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#### ARCHITECT

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#### CIVIL ENGINEER

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#### LANDSCAPE ARCHITECT

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# SETBACKS



**THIRD FLOOR**

- ALTOS ONE – AVERAGE SETBACK 8.6 FT
- 4880 – AVERAGE SETBACK 7.39 FT



**SECOND FLOOR**

- ALTOS ONE – AVERAGE SETBACK 8.5 FT
- 4880 – AVERAGE SETBACK 7.31 FT



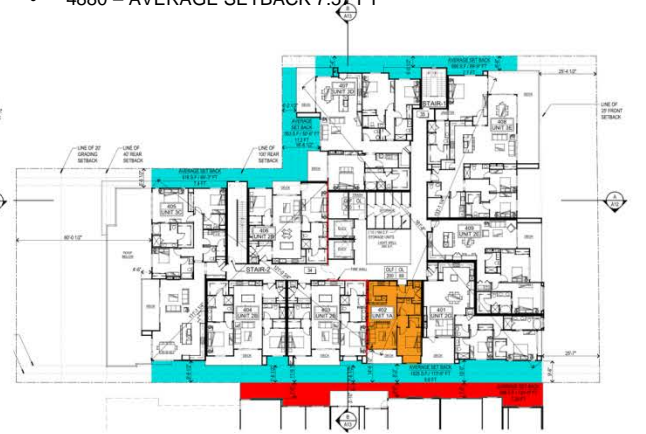
**FIRST FLOOR**

- ALTOS ONE – AVERAGE SETBACK 11.1 FT
- 4880 – AVERAGE SETBACK 7.57 FT



**FIFTH FLOOR**

- ALTOS ONE – AVERAGE SETBACK 8.8 FT
- 4880 – AVERAGE SETBACK 7.39 FT



**FOURTH FLOOR**

- ALTOS ONE – AVERAGE SETBACK 8.8 FT
- 4880 – AVERAGE SETBACK 7.39 FT

## **ALTOS ONE**

- EXCEED MINIMUM SETBACKS BY  $\pm 3'$  (75%)
- EXCEED AVERAGE SETBACKS BY  $1'-3.6'$  (13%-46%)

# SHADOW STUDY



MARCH 20TH - 9:00 AM



MARCH 20TH - 12:00 PM



MARCH 20TH - 3:00 PM



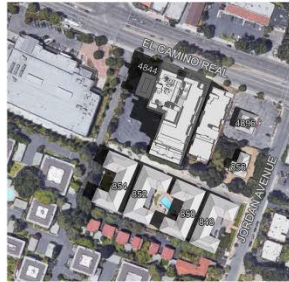
JUNE 21ST - 9:00 AM



JUNE 21ST - 12:00 PM



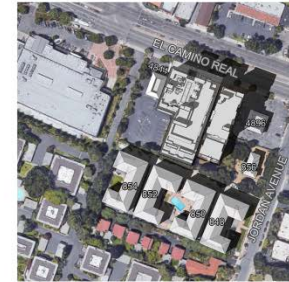
JUNE 21ST - 3:00 PM



SEPTEMBER 23RD - 9:00 AM



SEPTEMBER 23RD - 12:00 PM



SEPTEMBER 23RD - 3:00 PM



DECEMBER 21ST - 9:00 AM



DECEMBER 21ST - 12:00 PM

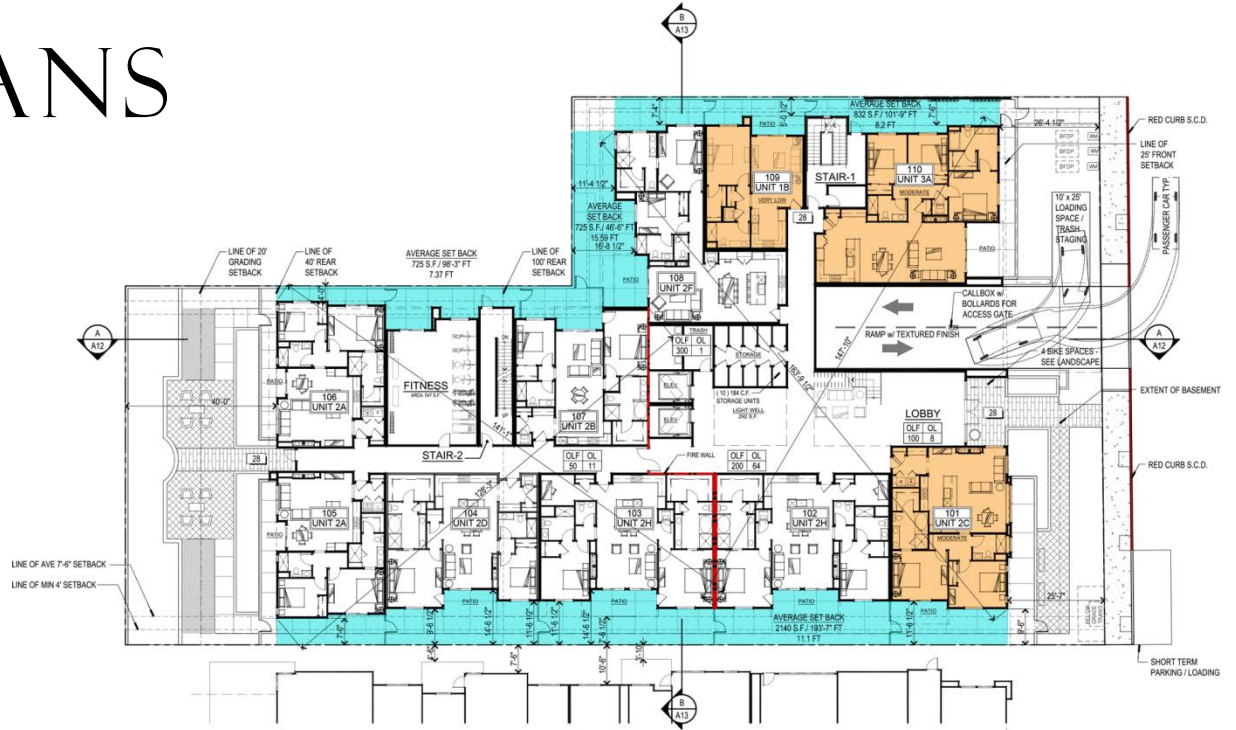


DECEMBER 21ST - 3:00 PM

- BOTH BUILDINGS SHADOW EACH OTHER
- ALTOS ONE ONLY SHADOWS 4880 LATER IN THE AFTERNOON

# FLOOR PLANS

- TWO STORY LOBBY ENTRY
- DECORATIVE STAIR TO 2<sup>ND</sup> FLOOR
- LIGHT WELL THROUGH ALL FLOORS AT ELEVATOR
- FITNESS ROOM
- ACCESS TO REAR OPEN SPACE
- PRIVATE YARDS AT SIDES (D.O.F.)
- 3 BMR UNITS



**FIRST FLOOR**

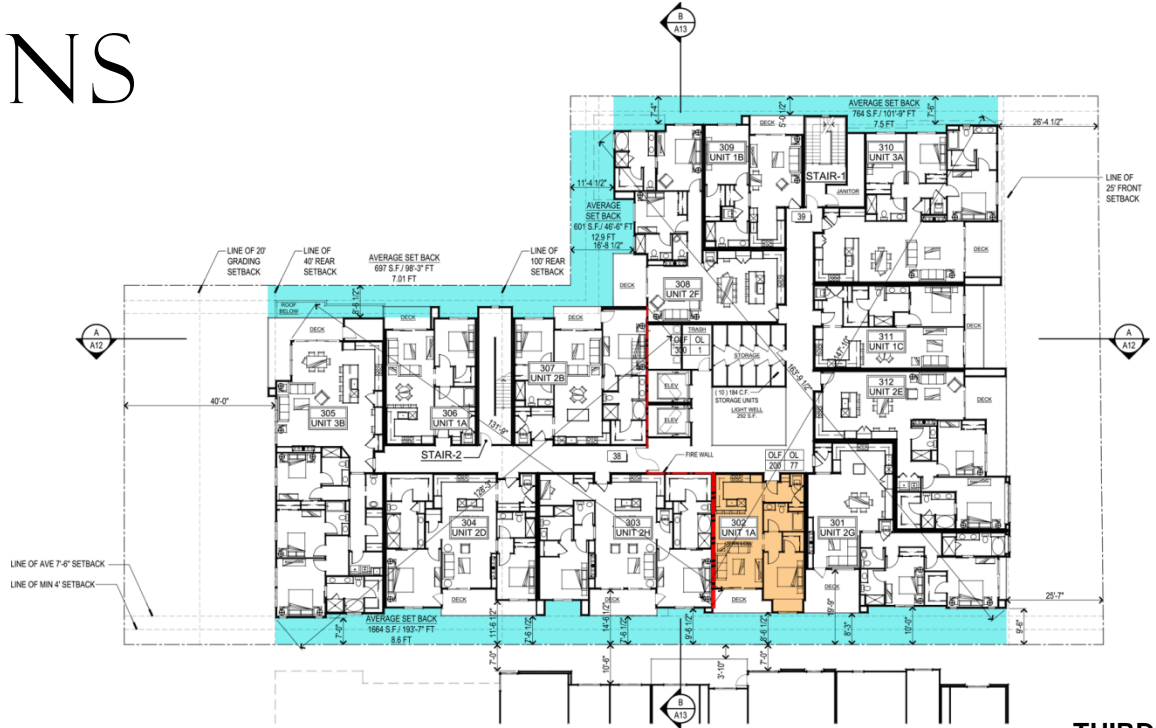
- FAMILY GATHERING ROOM OVERLOOKING LOBBY
- STORAGE SPACES AT EVERY FLOOR
- 40' REAR SETBACK
- 2 BMR UNITS



**SECOND FLOOR**

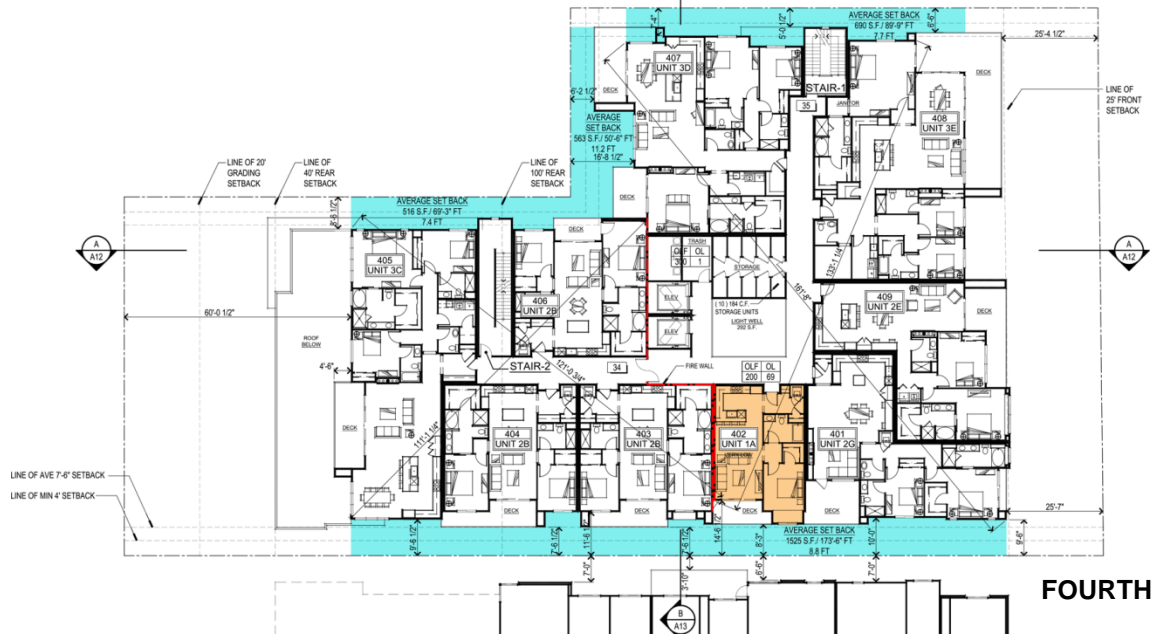
# FLOOR PLANS

- LIGHT WELL THROUGH ALL FLOORS AT ELEVATOR
- STORAGE SPACES AT EVERY FLOOR
- 40' REAR SETBACK
- 1 BMR UNIT



**THIRD FLOOR**

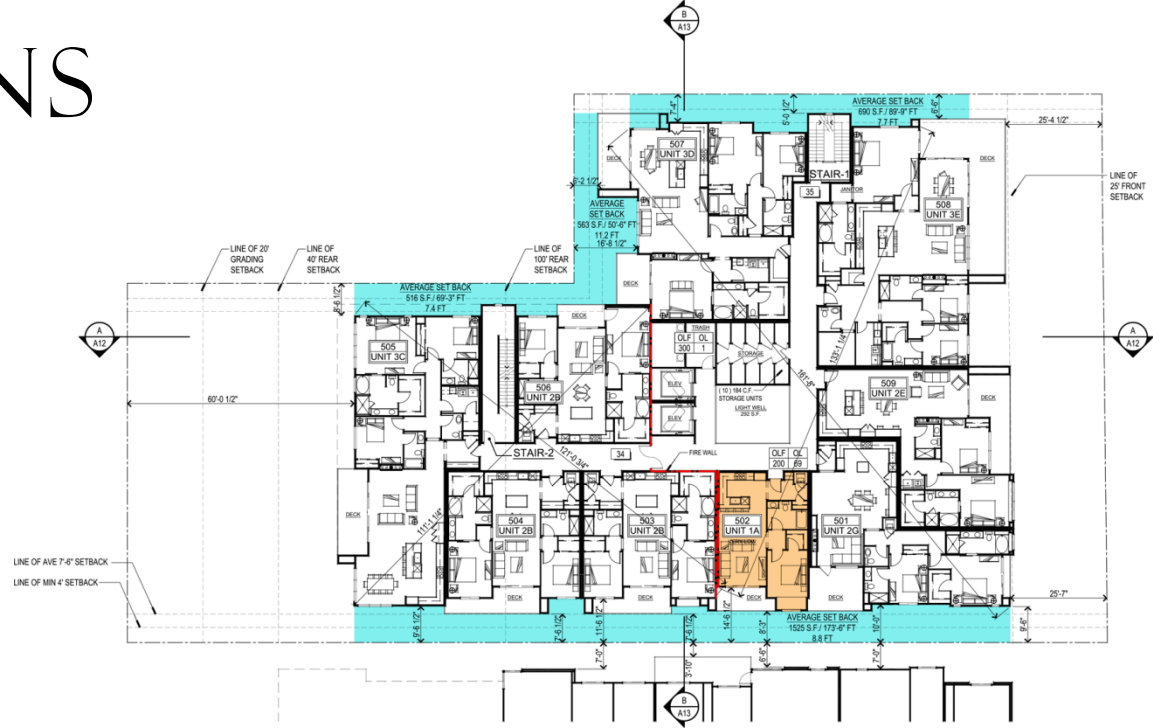
- LIGHT WELL THROUGH ALL FLOORS AT ELEVATOR
- STORAGE SPACES AT EVERY FLOOR
- 60' REAR SETBACK
- 1 BMR UNIT



**FOURTH FLOOR**

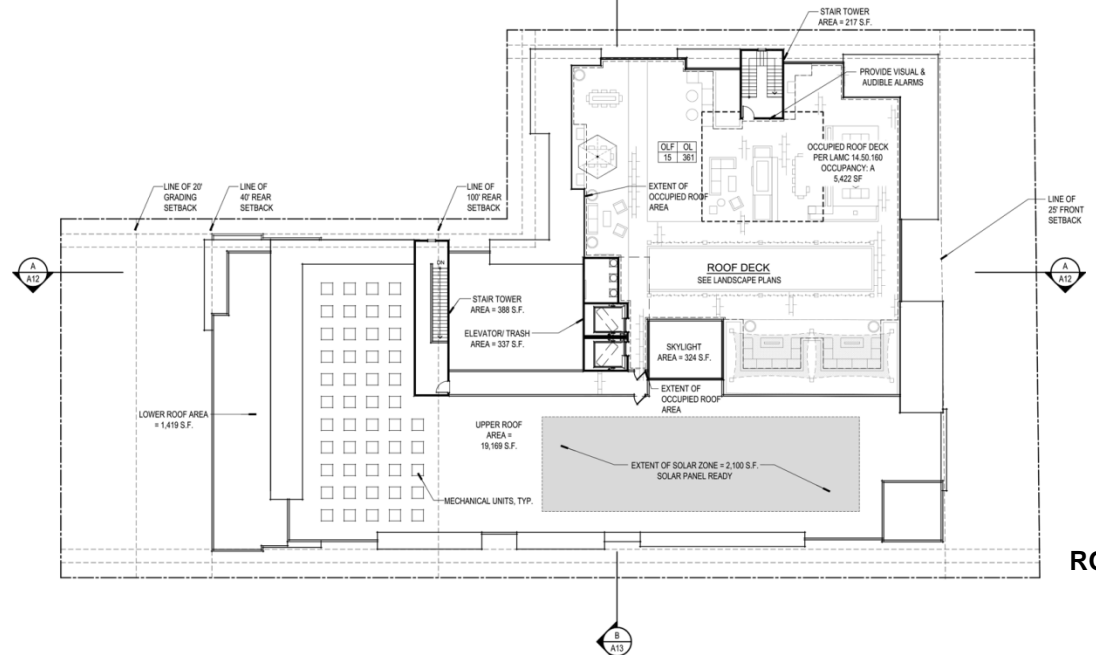
# FLOOR PLANS

- LIGHT WELL THROUGH ALL FLOORS AT ELEVATOR
- STORAGE SPACES AT EVERY FLOOR
- 60' REAR SETBACK
- 1 BMR UNIT



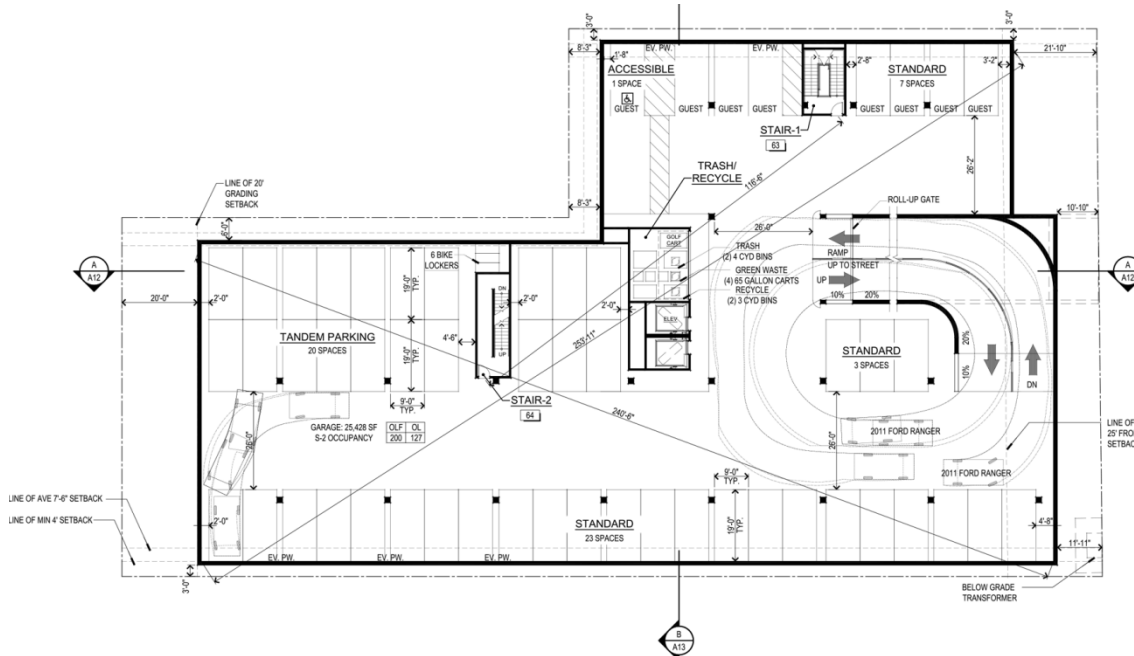
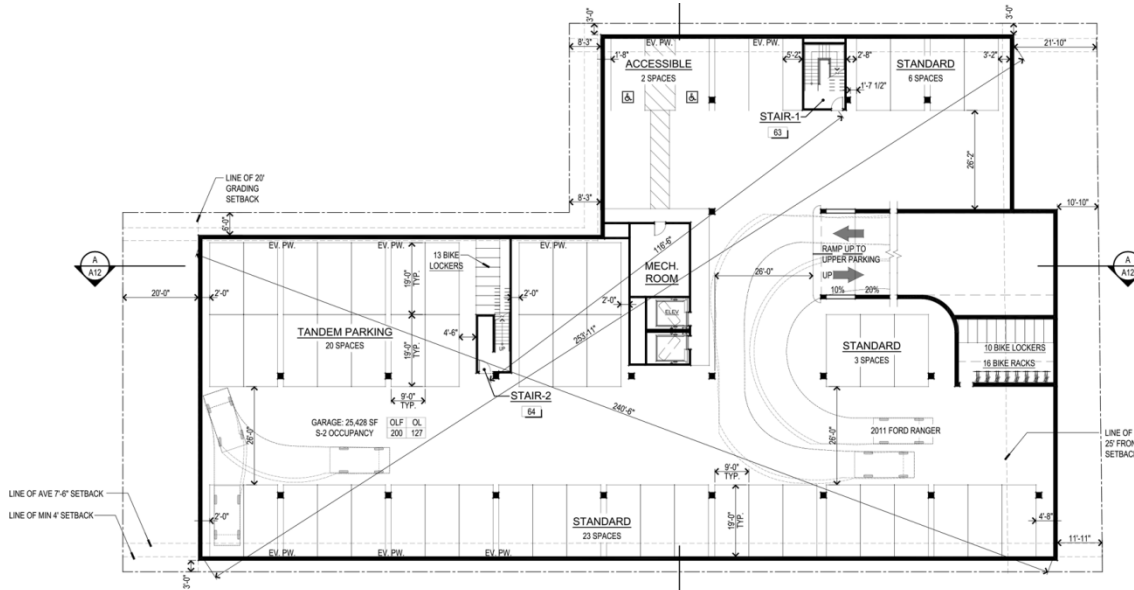
**FIFTH FLOOR**

- ROOF DECK FOR RESIDENT'S USE (OVER 5,000 SF)
- SOLAR ZONE FOR FUTURE SOLAR
- DESIGNED FOR NEW CT ZONING STANDARDS



**ROOF**

# PARKING



## PARKING STANDARD

- PARKING STANDARDS (PER LAMC 14.28.040 SECTION G2) REQUIRED SPACES

1 SPACE PER 1 BEDROOM UNIT:	9 SPACES
2 SPACES PER 2+ BEDROOM UNIT:	82 SPACES
TOTAL REQUIRED	91 SPACES
INCLUDES GUEST AND HANDICAPPED SPACES	

- 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

- PARKING PROVIDED

TANDEM SPACES:	44 SPACES
STANDARD SPACES:	65 SPACES
ADA SPACES	3 SPACES
TOTAL PROVIDED	112 SPACES

\*IF PARKING STANDARDS CHANGE SPACE MAY BE REVISED TO NEW STANDARDS

- 2 LEVEL GARAGE
- NO PARKING LIFTS
- STANDARD AND TANDEM SPACES
- PARKED PROJECT PER CT ZONING STANDARDS NOT REDUCED DENSITY BONUS STANDARDS (-1 SPACE)
- BIKE LOCKERS AND STORAGE (54 SPACES)







**PREVIOUS LEFT ELEVATION**



**PREVIOUS REAR ELEVATION**



**CURRENT LEFT ELEVATION**



**CURRENT REAR ELEVATION**

- WELL ARTICULATED ON ALL SIDES
- MASSING IS BROKEN UP VERTICALLY AND HORIZONTALLY
- MIX OF MATERIALS  
STUCCO  
METAL PANELS  
WOOD SIDING  
GLASS RAILS  
CONCRETE WALLS/PLANTERS

- WINDOW TRIMS REMOVED AND ALL WINDOWS RECESSED
- FORM BOARD CONCRETE WALL REMOVED AND REPLACED WITH EQUITONE PANELS IN A BLENDED COLOR
- EQUITONE PANELS ADDED AT FEATURE ELEMENTS TO REDUCE THE AMOUNT OF STUCCO
- PROPORTIONS OF FEATURE ELEMENTS REFINED
- EXPANSION JOINTS ADDED AT STUCCO ELEMENTS
- ACCENT FEATURE ADDED AT ENTRY



PREVIOUS PEDESTRIAN VIEW FROM EL CAMINO



CURRENT PEDESTRIAN VIEW FROM EL CAMINO

- ENTRY FEATURE ADDED
- PLANTERS AND WALLS REVISED (EQUITONE)



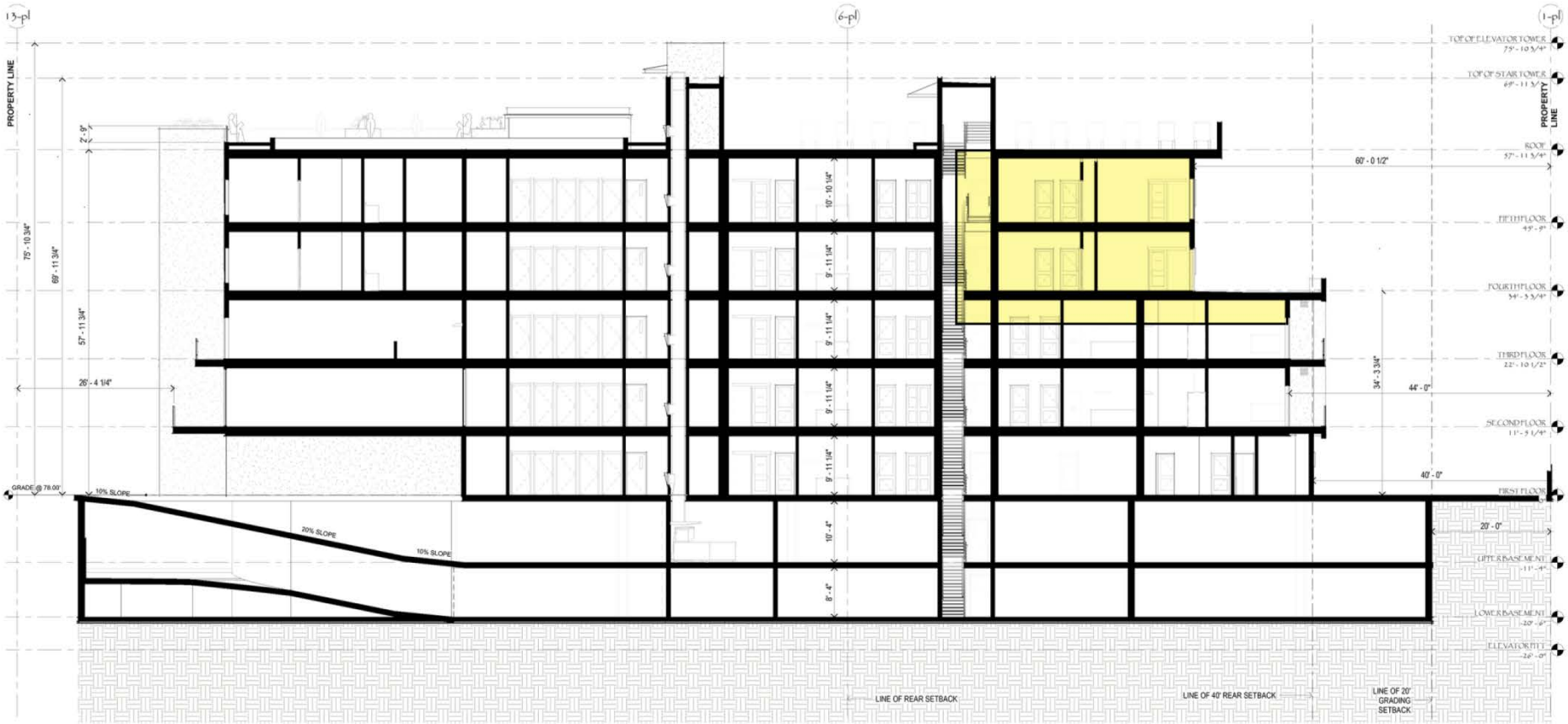
PREVIOUS VIEW FROM 2<sup>ND</sup> STORY WINDOW OF APARTMENTS TO THE REAR  
W/O SCREEN TREES



CURRENT VIEW FROM 2<sup>ND</sup> STORY WINDOW OF APARTMENTS TO THE REAR  
W/O SCREEN TREES

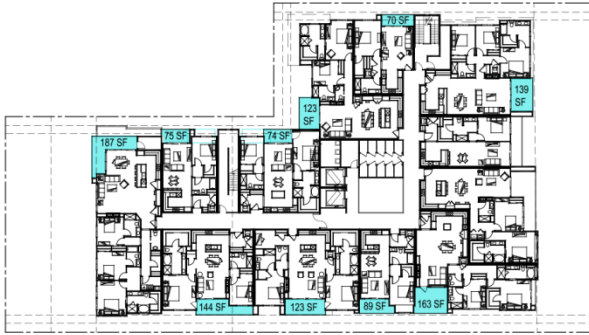
- WINDOW TRIM REMOVED AND WINDOWS RECESSED
- FEATURE ELEMENTS REVISED (EQUITONE)
- FEATURE WALLS REVISED (EUIQITONE)

# BUILDING SECTION



- ROOF DECK HEIGHT 57' – 11 ¾"
- REAR SETBACK ENCROACHMENT AT UPPER FLOORS

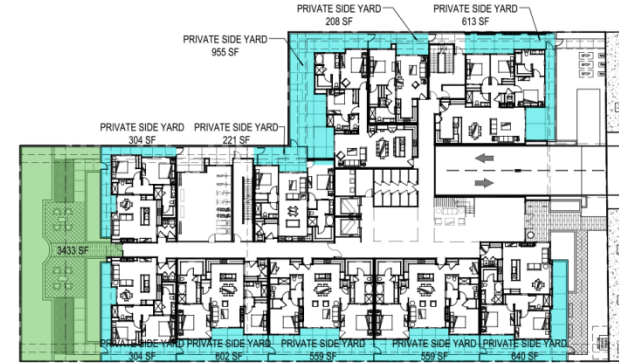
# OPEN SPACE



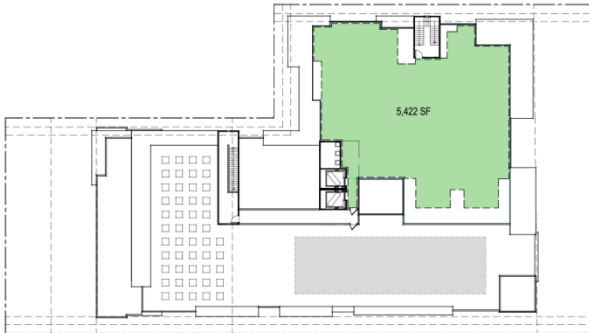
**THIRD FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**



**ROOF**



**FIFTH FLOOR**



**FOURTH FLOOR**

PRIVATE OPEN SPACE  
 REQUIRED: 50 SF AVERAGE / UNIT X 50 UNITS = 2500 SF  
 PER LAMC 14.50.150A  
 PROVIDED:

FIRST FLOOR: 4,965 SF  
 SECOND FLOOR: 1,152 SF  
 THIRD FLOOR: 1,187 SF  
 FOURTH FLOOR: 1,689 SF  
 FIFTH FLOOR: 1,689 SF  
 TOTAL PROVIDED: 10,682 SF

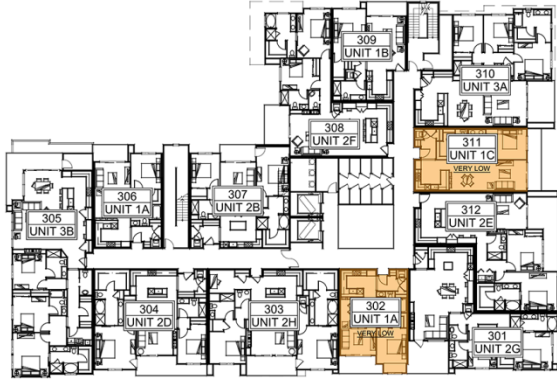
COMMON OPEN SPACE  
 REQUIRED: TWENTY-SIX (26) TO FIFTY (50) UNITS: 2400 SF  
 PER LAMC 14.50.150C3  
 PROVIDED:

GROUND LEVEL: 3,433 SF  
 ROOF LEVEL: 5,422 SF  
 TOTAL PROVIDED: 8,855 SF

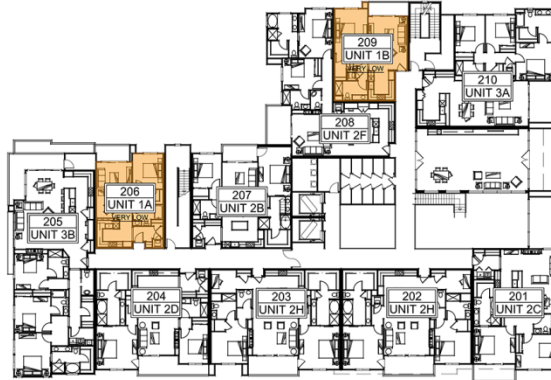
- EXCEED BOTH COMMON AND PRIVATE OPEN SPACE BY 400%
- PRIVATE YARDS AT LOWER LEVEL (FIRE ACCESS/ NO PED. ACCESS)
- COMMON SPACES INCLUDE GATHERING ROOM/ FITNESS



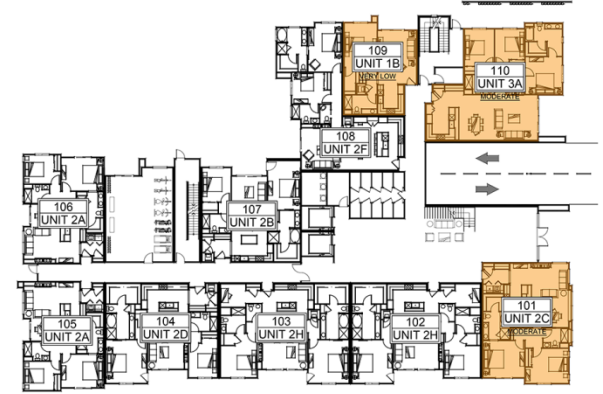
# BMR ALLOCATION



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

## BELOW MARKET RATE UNITS

### FIRST FLOOR:

- UNIT 101 - MODERATE: TYPE 2C = +/-1308 SF  
2 BEDROOM / 2 BATHROOM
- UNIT 109 - VERY LOW: TYPE 1B = +/-785 SF  
1 BEDROOM / 1 BATHROOM
- UNIT 110 - MODERATE: TYPE 3A = +/-1569 SF  
3 BEDROOM / 2 BATHROOM

### SECOND FLOOR:



- UNIT 206 - VERY LOW: TYPE 1A = +/-782 SF  
1 BEDROOM / 1 BATHROOM
- UNIT 209 - VERY LOW: TYPE 1B = +/-785 SF  
1 BEDROOM / 1 BATHROOM

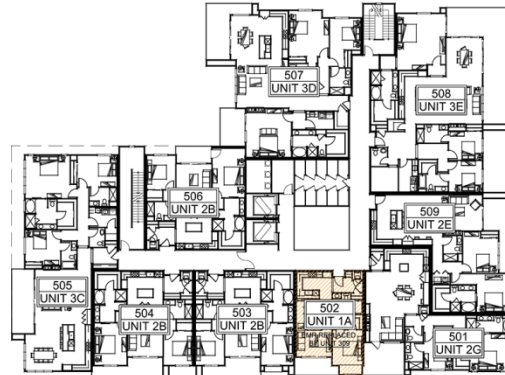
### THIRD FLOOR:

- UNIT 302 - VERY LOW: TYPE 1A = +/-782 SF  
1 BEDROOM / 1 BATHROOM
- UNIT 311 - VERY LOW: TYPE 1C = +/-902 SF  
1 BEDROOM / 1 BATHROOM

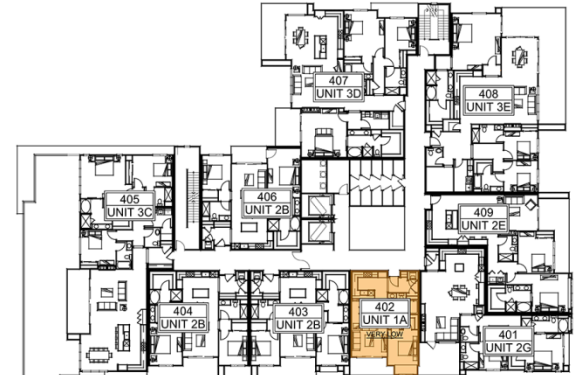
### FOURTH FLOOR:

- UNIT 402 - VERY LOW: TYPE 1A = +/-782 SF  
1 BEDROOM / 1 BATHROOM

BMR LEGEND	
BMR UNITS	
BMR UNIT REPLACED BY UNIT 311	



FIFTH FLOOR



FOURTH FLOOR

- REVISED BMR ALLOCATION TO REPLACE SMALL 1-BEDROOM WITH LARGEST 1-BEDROOM
- 21% VERY LOW BMR (6/28)
- 29% TOTAL BMR (8/28)



# CONCLUSION

- EXCEEDS BMR REQUIREMENTS
- FULLY PARKED WITHOUT LIFTS
- EXCEEDS SETBACK REQUIREMENTS
- EXCEEDS OPEN SPACE REQUIREMENTS
- LARGE ROOF DECK
- FAMILY ROOM AND FITNESS GYM
- ADDITIONAL STORAGE AT EACH FLOOR LEVEL
- EXCEEDS BICYCLE STORAGE (PER VTM)
- HIGH LEVEL ARCHITECTURAL DESIGN

