

FIRST STREET GREEN OFFICE BUILDING AND PUBLIC PLAZA

LOS ALTOS, CALIFORNIA

DESIGN REVIEW SUBMITTAL
SUPPLEMENTED FOR
PARKS AND RECREATION COMMISSION MEETING
SEPTEMBER 7, 2017

FIRST STREET
GREEN OFFICE
BUILDING AND
PUBLIC PLAZA

ehdd.

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Printing	Date
50% SCHEMATIC DESIGN	01.10.2017
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Revisions and Description Date

Scale

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Author
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16036

Sheet Title
COVER SHEET

Sheet Number

G0.00



NOTES:

1. REFER TO SUBMITTAL COVER LETTER FOR DESCRIPTION OF PROPOSED PUBLIC BENEFITS.
2. REFER TO G1.01 FOR DIMENSIONS OF SETBACKS
3. REFER TO C-6.0 FOR IMPERVIOUS AREAS

PROJECT DATA

PROJECT LOCATION:
 101 1ST ST
 LOS ALTOS, CA 94022

BLOCK:
 14

LOT:
 040, 041, 042, 043, 044, 045, 126, 127, AND PORTIONS OF 032 (PUBLIC PARKING PLAZA)

SITE AREA:
 49,731 SF - BUILDING SITE ONLY - NOT INCLUDING PUBLIC PARKING PLAZA (LOT 032)

LOT COVERAGE:
 33,144 SF (66.6%) - BUILDING SITE ONLY - NOT INCLUDING PUBLIC PARKING PLAZA (LOT 032)

PROJECT DESCRIPTION:
 The project consists of the demolition of all existing structures and the construction of a new 3-story commercial building of approximately 77,000 square feet. It also includes the creation of a public plaza on what is now known as the Plaza 7 parking lot, in order to bring more community events downtown. These surface parking spaces are relocated into a new 3-story underground parking garage which extends under the proposed plaza as well as the building. In addition to replacing the existing surface public parking spaces at a one-to-one ratio, it will create up to 40 additional spaces of new public parking spaces, a 50% increase over the current amount.

APPLICABLE CODES (BASIS OF DESIGN):
 CODE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

APPLICABLE LOCAL CODES:
 LOS ALTOS MUNICIPAL CODE TITLE 14 - ZONING

APPLICABLE STATE CODES:
 2016 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, CBSC
 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, CBSC
 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, CBSC
 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, CBSC
 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, CBSC
 2016 CALIFORNIA ENERGY CODE (CEC), PART 6, CBSC
 2016 CALIFORNIA FIRE CODE, PART 9, CBSC
 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, CBSC
 TITLE 8 C.C.R., CH. 4, SUB-CH. 6-ELEVATOR SAFETY ORDERS
 TITLE 19 C.C.R., PUBLIC SAFETY, SFM REGULATIONS

APPLICABLE FEDERAL CODES & STANDARDS:
 TITLE II: UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)

ZONING CODE INFORMATION

GENERAL PLAN DESIGNATION:
 Downtown Commercial

ZONING DESIGNATION:
 CD/R3 Commercial Downtown/Multiple Family

PERMITTED USES (14.52.030):
 Office-administrative services, excluding drive-through facilities
 Parking spaces and loading areas
 Restaurants, excluding drive-through facilities
 Uses which are determined by the city planner to be of the same general character

REQUIRED BUILDING SETBACKS (14.52.060):
 Front: 2'-0" min, landscaped 2'-5" min proposed
 Side: 2'-0" min, landscaped where abutting street or public parking plaza 8'-11" min proposed
 Rear: 2'-0" min, landscaped where abutting alley 5'-7" min proposed

REQUIRED OFF-STREET PARKING (14.52.070, 14.74.100, 14.74.110, 14.74.120) - see floor area summary below:

Office	73,452 sf	1/300 sf	245 spaces
Cafe	18 seats/5 empl	1/3 seats/empl	8 spaces
Community Meeting	as required by commission		0 spaces

PARKING PROVIDED

Office	245
Cafe	8
Replacement of Public Surface Parking	67
Surplus Parking	40
TOTAL	360

HEIGHT (14.52.100):
 No commercial or mixed use structure shall exceed thirty (30) feet in height. Commercial and mixed-use projects that include ground floor commercial floor area shall provide a ground floor with a minimum interior ceiling height of twelve (12) feet. Exception to height limitation by provision of public benefit per 14.52.160. Please refer to submittal cover letter for detailed description of proposed public benefits.

PROPOSED NET FLOOR AREA (PER ZONING CODE DEFINITION 14.74.200.Q - SEE SHEET A10.11 FOR CALCULATIONS):

	COMBINED	OFFICE	CAFE	COMMUNITY MTG
BASEMENT 3	0 SF	0 SF	0 SF	0 SF
BASEMENT 2	526 SF	0 SF	258 SF	268 SF
BASEMENT 1	0 SF	0 SF	0 SF	0 SF
LEVEL 1	27,801 SF	25,494 SF	1,199 SF	1,108 SF
LEVEL 2	29,359 SF	29,359 SF	0 SF	0 SF
LEVEL 3	18,599 SF	18,599 SF	0 SF	0 SF
TOTAL	76,285 SF	73,452 SF	1,457 SF	1,376 SF

PROJECT TEAM

OWNER

LOS ALTOS HOLDINGS, LLC
 171 MAIN ST, #259
 LOS ALTOS, CA 94022
 T: (650) 209-9500

DEVELOPMENT MANAGER

SARES REGIS GROUP OF NORTHERN CALIFORNIA
 901 MARINERS ISLAND BLVD, SUITE 700
 SAN MATEO, CA 94404
 T: (650) 378-2800

ARCHITECT

EHDD ARCHITECTURE
 501 TREAT AVE, SUITE 201
 SAN FRANCISCO, CA 94110
 T: (415) 285-9193

CIVIL ENGINEER

SANDIS
 1700 S. WINCHESTER BLVD
 CAMPBELL, CA 95008
 T: (408) 636-0900

LANDSCAPE ARCHITECT

JONI L. JANECKI & ASSOCIATES, INC.
 515 SWIFT ST
 SANTA CRUZ, CA 95060
 T: (831) 423-6040

STRUCTURAL ENGINEER

KPFF
 45 FREMONT ST, 28TH FLR
 SAN FRANCISCO, CA 94105
 T: (415) 989-1004

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER

INTEGRAL GROUP
 1084 FOXWORTHY AVE
 SAN JOSE, CA 95118
 T: (408) 448-6300

VICINITY MAP



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- General
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 - G0.01 SHEET INDEX & PROJECT INFO (REVISED FOR PRC)
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 - G2.02 PERSPECTIVE VIEWS (50MM)
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 - L1.01 BICYCLE AND PEDESTRIAN AMENITIES (REVISED FOR PRC)
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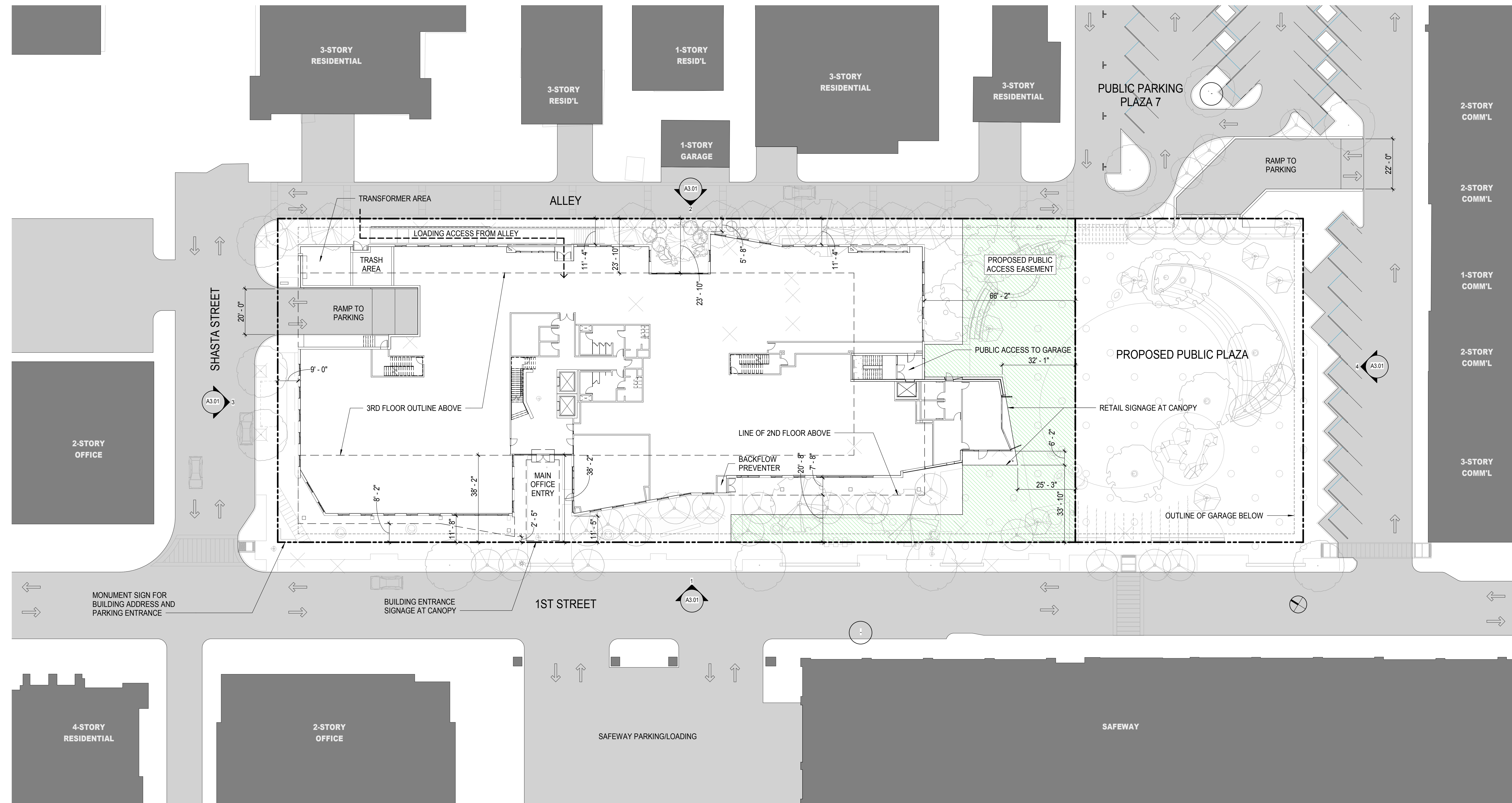


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1
G1.01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

- SITE PLAN NOTES**
- REFER TO SURVEY (C-2.0 & C-2.1) FOR LOCATIONS AND SIZES EXISTING TREES.
 - REFER TO L1.00 LANDSCAPE PLAN FOR LANDSCAPE AREAS, WALKWAYS, FENCES, AND OTHER SITE FEATURES.

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Sheet Title
**ARCHITECTURAL
SITE PLAN**

6/14/2017 2:36:54 PM



1 GATEWAY TO PLAZA FROM FIRST STREET*



2 WELCOMING OFFICE LOBBY ENTRY*



3 DROPOFF AREA AT SHASTA STREET



4 GREEN ALLEY WITH ARTICULATED BUILDING SURFACE



5 GREEN ALLEY CONNECTING TO PLAZA*



6 CAFE AND PARKING GARAGE ENTRANCE FACING PLAZA

* NOTE: SOME PROPOSED STREET TREES AND THE LANDSCAPE HAVE BEEN HIDDEN IN THIS VIEW TO AVOID OBSCURING PORTIONS OF THE BUILDING -- REFER TO L1.00 FOR ALL PROPOSED PLANTING.

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Table with 2 columns: Printing, Date. Rows for 50% Schematic Design, 100% Schematic Design (Revised), PTC Presubmittal, and Design Review Submittal.

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Scale

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Sheet Title PERSPECTIVE VIEWS

Sheet Number

G2.01

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1 VIEW OF CORNER @ SHASTA ST & 1ST ST



2 VIEW ALONG SHASTA ST.



3 VIEW ALONG 1ST STREET FRONTAGE



4 VIEW TOWARD MAIN ENTRY FROM NORTH



5 BUILDING MAIN ENTRY & COMMUNITY ROOM ENTRY



6 VIEW TOWARD MAIN ENTRY FROM SOUTH



7 VIEW TOWARD PLAZA FROM NORTH



8 VIEW FROM SAFEWAY @ CROSSWALK



9 VIEW FROM 1ST ST @ STATE ST



10 VIEW ALONG ALLEY FROM PUBLIC PARKING PLAZA 7



11 VIEW ALONG ALLEY FRONTAGE



12 VIEW ALONG ALLEY FROM SHASTA ST.

NOTE: AT THE REQUEST OF THE PLANNING AND TRANSPORTATION COMMISSION, THIS SERIES OF VIEWS DEPICTS THE PROPOSED BUILDING AS VIEWED THROUGH A 50MM CAMERA LENS FROM PEDESTRIAN EYE HEIGHT.

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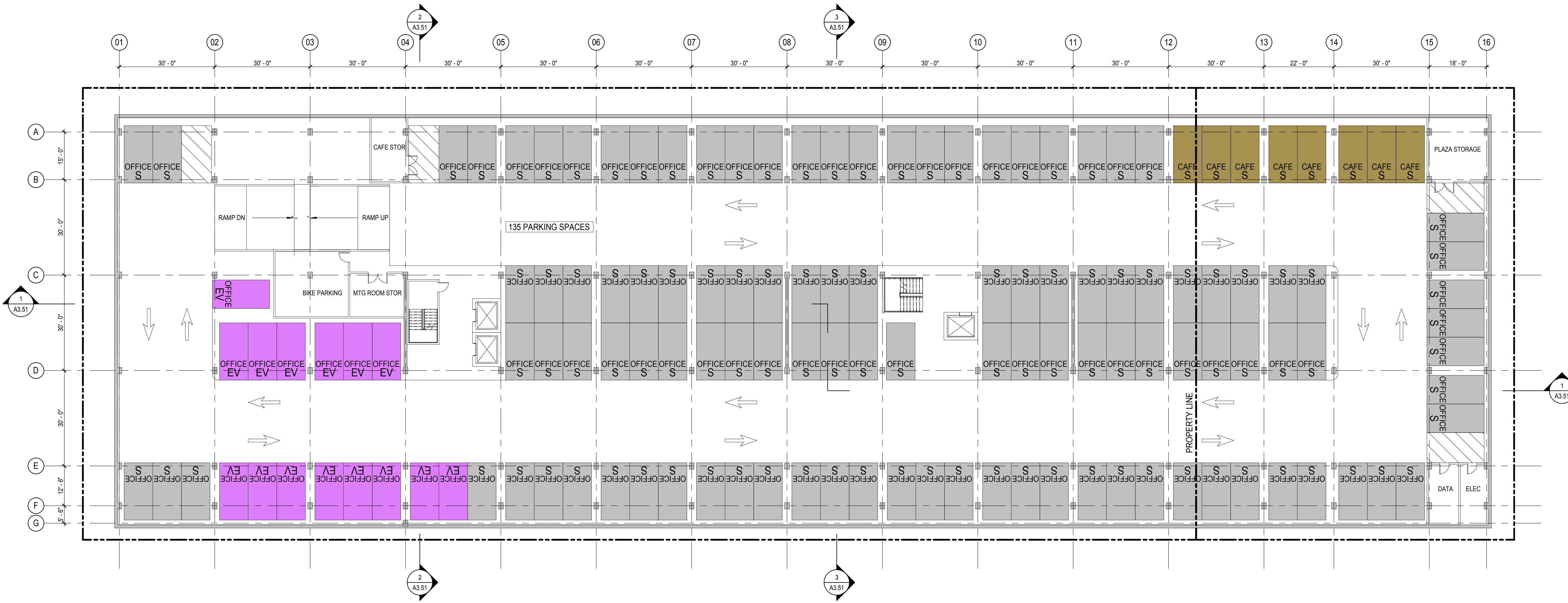
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Sheet Title
**PERSPECTIVE
VIEWS (50MM)**

Sheet Number

G2.02



2 2ND LEVEL BELOW GRADE FLOOR PLAN
A2.01 SCALE: 1/16" = 1'-0"

PARKING LEGEND

OFFICE

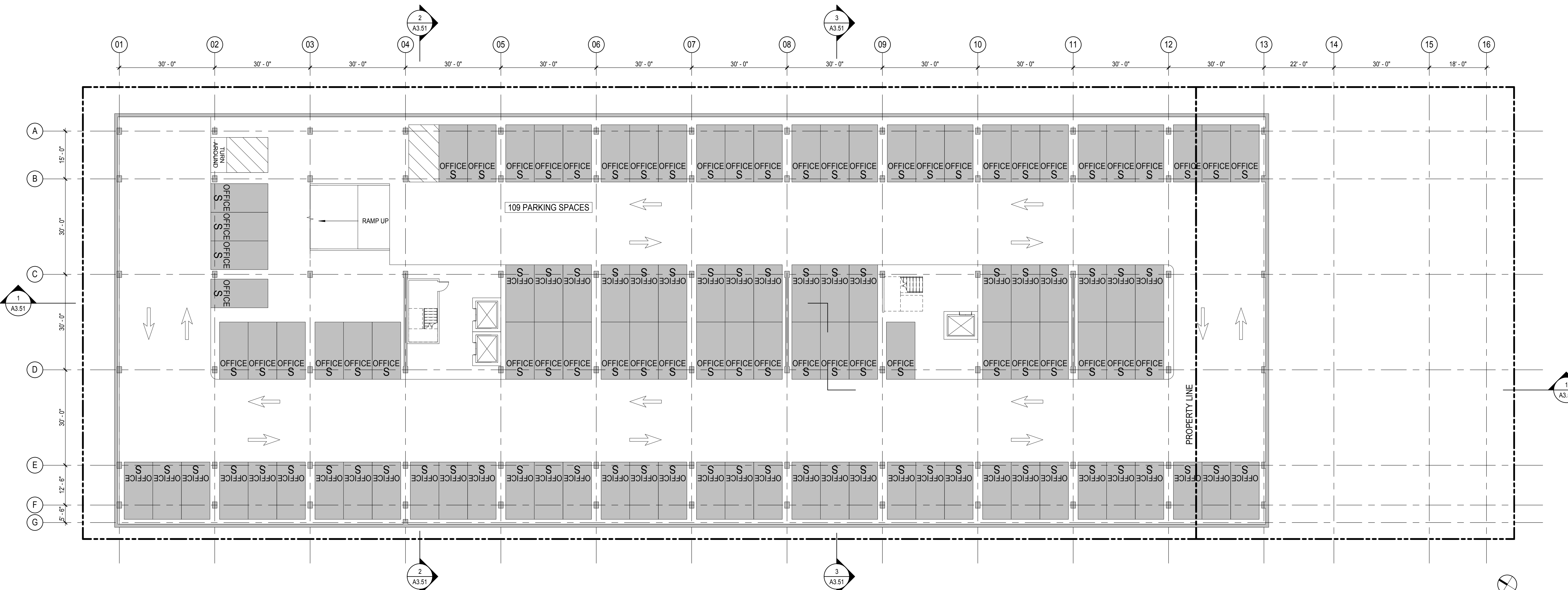
- OFFICE A ADA 9'-0"x18'-0"
- OFFICE VA VAN ADA 9'-0"x18'-0"
- OFFICE VAN VAN ADA EV 12'-0"x18'-0"
- OFFICE ADA ADA EV 9'-0"x18'-0"
- OFFICE EV EV 9'-0"x18'-0"
- OFFICE S STANDARD 9'-0"x18'-0"

CAFE

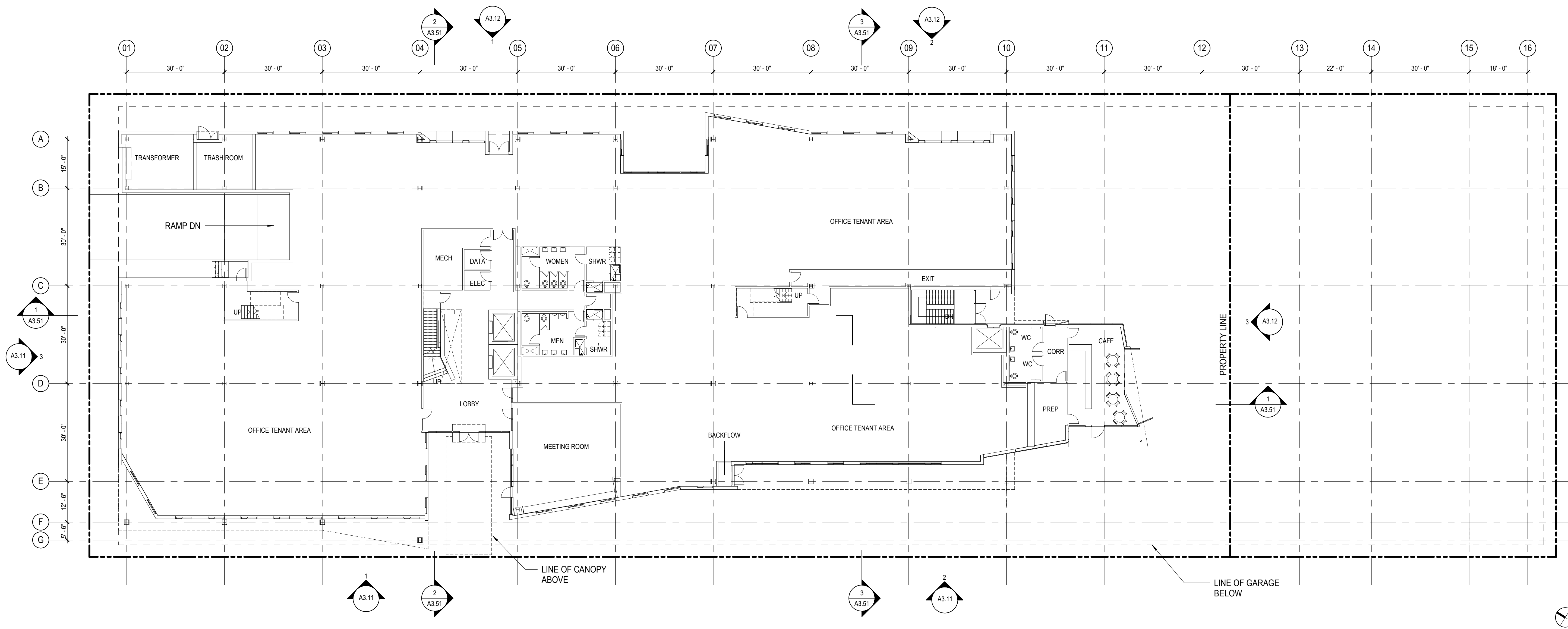
- CAFE S STANDARD 9'-0"x18'-0"

PUBLIC REPLACEMENT

- PARK A ADA 9'-0"x18'-0"
- PARK VA VAN ADA 9'-0"x18'-0"
- PUBLIC VAN VAN ADA EV 12'-0"x18'-0"
- PUBLIC ADA ADA EV 9'-0"x18'-0"
- PUBLIC EV EV 9'-0"x18'-0"
- PUBLIC S STANDARD 9'-0"x18'-0"
- ADD. PUBLIC S ADDITIONAL STANDARD 9'-0"x18'-0"



1 3RD LEVEL BELOW GRADE FLOOR PLAN
A2.01 SCALE: 1/16" = 1'-0"



2 LEVEL 1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

PARKING LEGEND

OFFICE

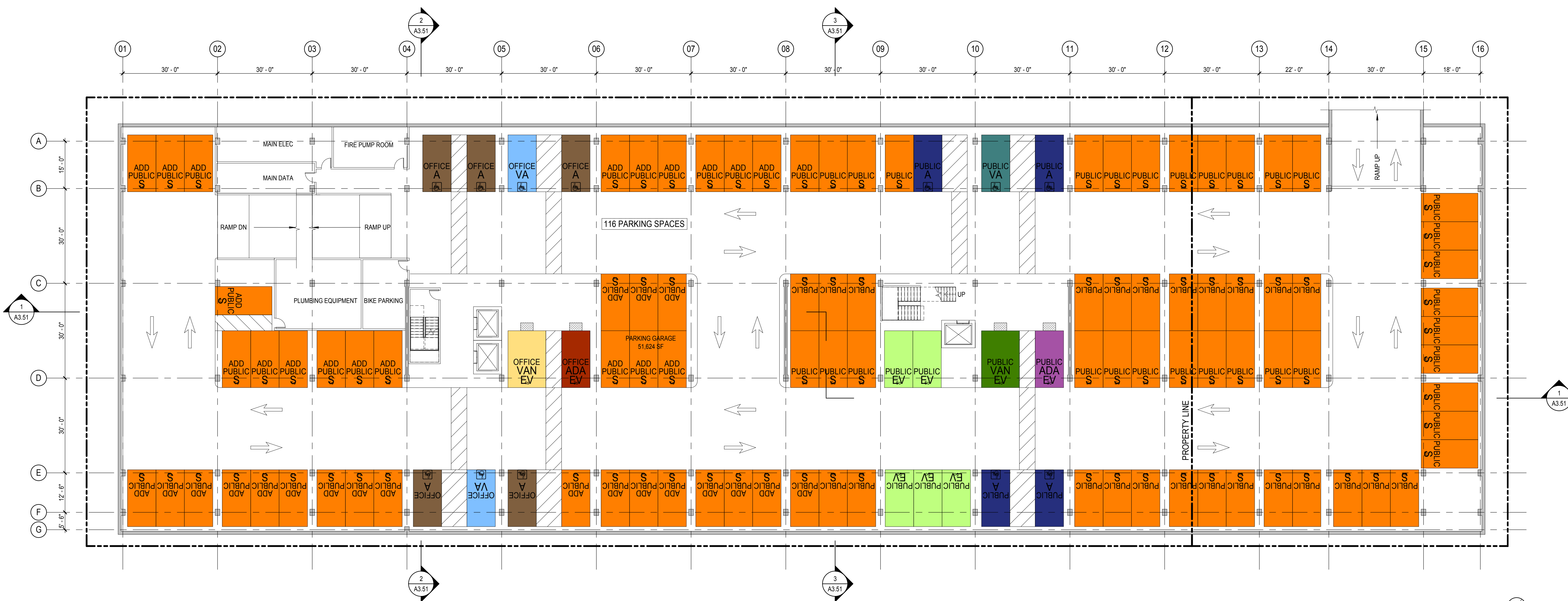
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- OFFICE VA VAN ADA 9'-0"x18'-0"
- OFFICE VAEV VAN ADA EV 12'-0"x18'-0"
- OFFICE ADA EV ADA EV 9'-0"x18'-0"
- OFFICE EV EV 9'-0"x18'-0"
- OFFICE S STANDARD 9'-0"x18'-0"

CAFE

- CAFE S STANDARD 9'-0"x18'-0"

PUBLIC REPLACEMENT

- PARK ADA ADA 9'-0"x18'-0"
- PARK VAN ADA VAN ADA 9'-0"x18'-0"
- PUBLIC VAN ADA EV VAN ADA EV 12'-0"x18'-0"
- PUBLIC ADA EV ADA EV 9'-0"x18'-0"
- PUBLIC EV EV 9'-0"x18'-0"
- PUBLIC S STANDARD 9'-0"x18'-0"
- ADD PUBLIC S ADDITIONAL STANDARD 9'-0"x18'-0"



1 1ST LEVEL BELOW GRADE FLOOR PLAN
SCALE: 1/16" = 1'-0"

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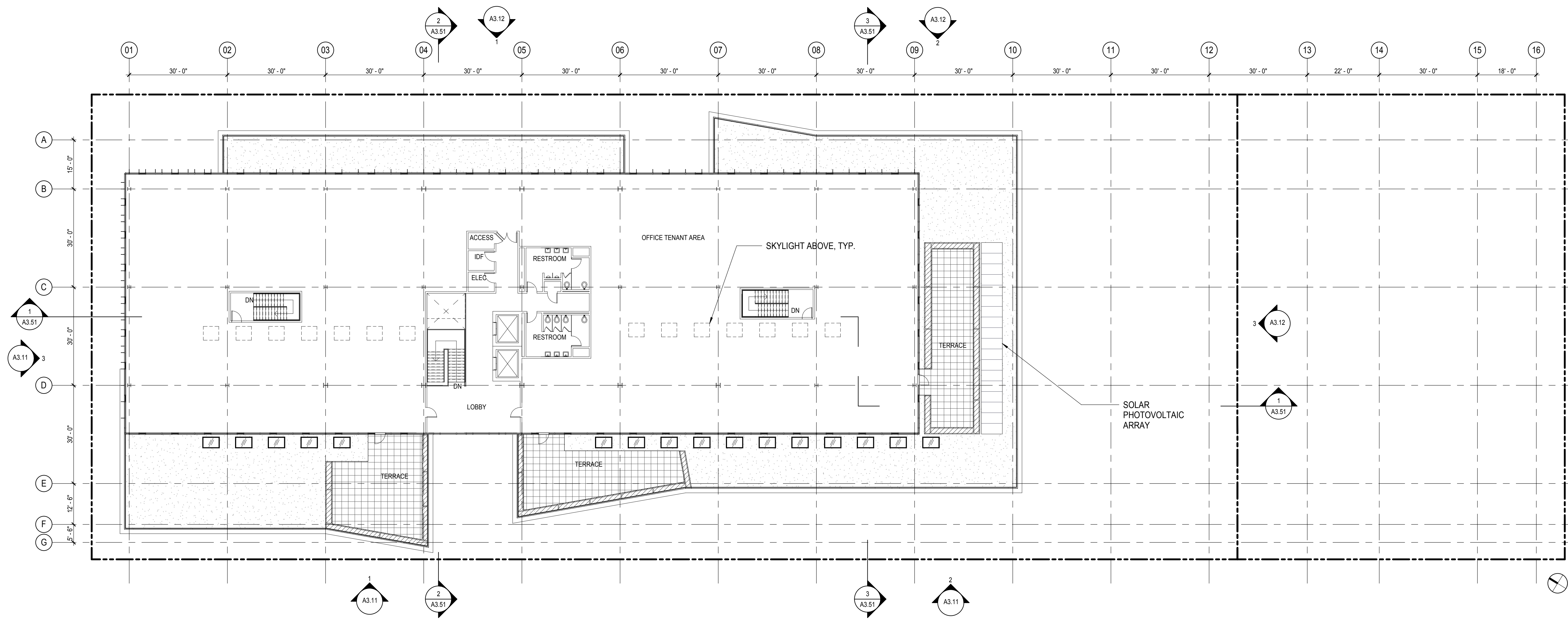
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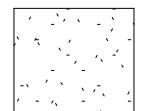
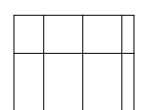
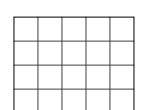
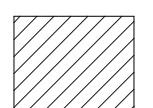
FLOOR PLANS

Sheet Number

A2.02

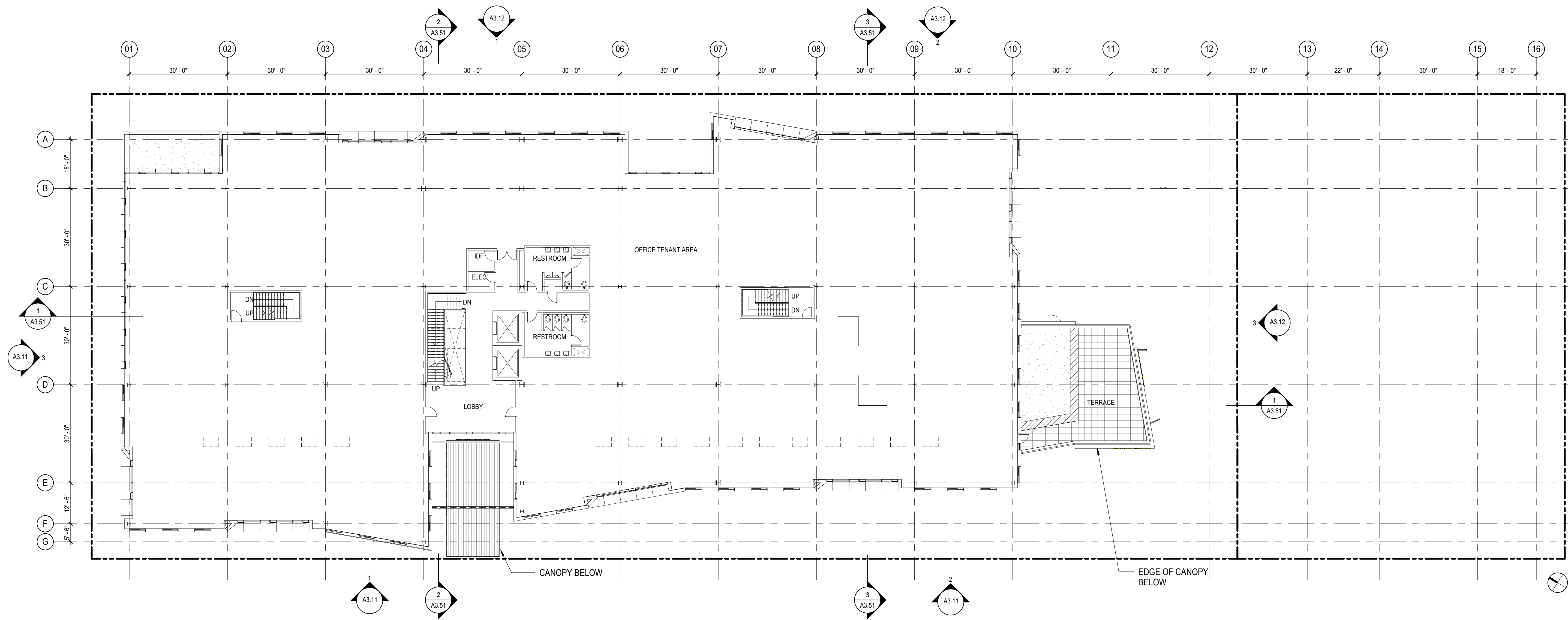


LEGEND

-  UNIT SKYLIGHT
-  ROOF BALLAST
-  PHOTOVOLTAIC SOLAR PANEL
-  PEDESTAL PAVERS
-  RAISED PLANTER

2 LEVEL 3 FLOOR PLAN

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



1 LEVEL 2 FLOOR PLAN

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



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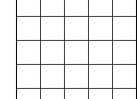

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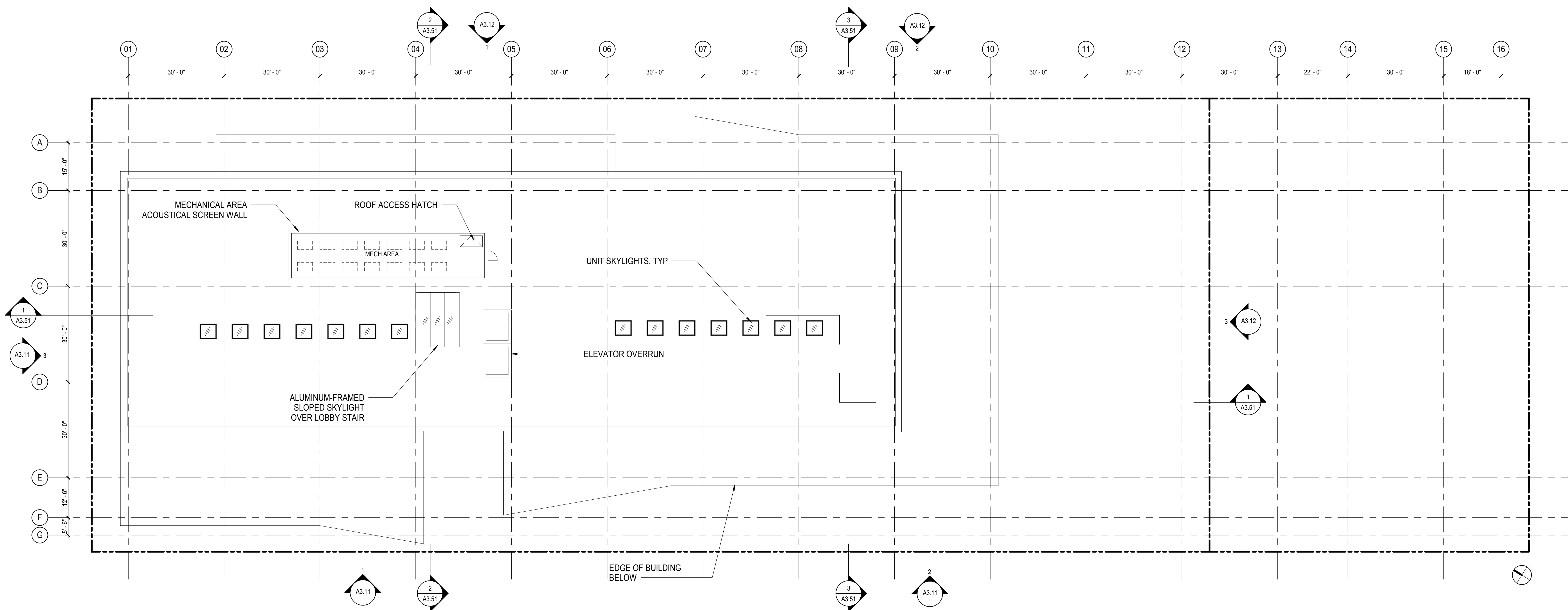
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Sheet Title
FLOOR PLANS

Sheet Number

LEGEND

-  UNIT SKYLIGHT
-  ROOF BALLAST
-  PHOTOVOLTAIC SOLAR PANEL
-  PEDESTAL PAVERS
-  RAISED PLANTER



1 ROOF PLAN
A2.04 SCALE: 1/16" = 1'-0"

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Scale
1/16" = 1'-0"

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Sheet Title
STREETScape
ELEVATIONS

Sheet Number

A3.01



4 SOUTH ELEVATION
A3.01 SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
A3.01 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
A3.01 SCALE: 1/16" = 1'-0"



1 WEST ELEVATION
A3.01 SCALE: 1/16" = 1'-0"

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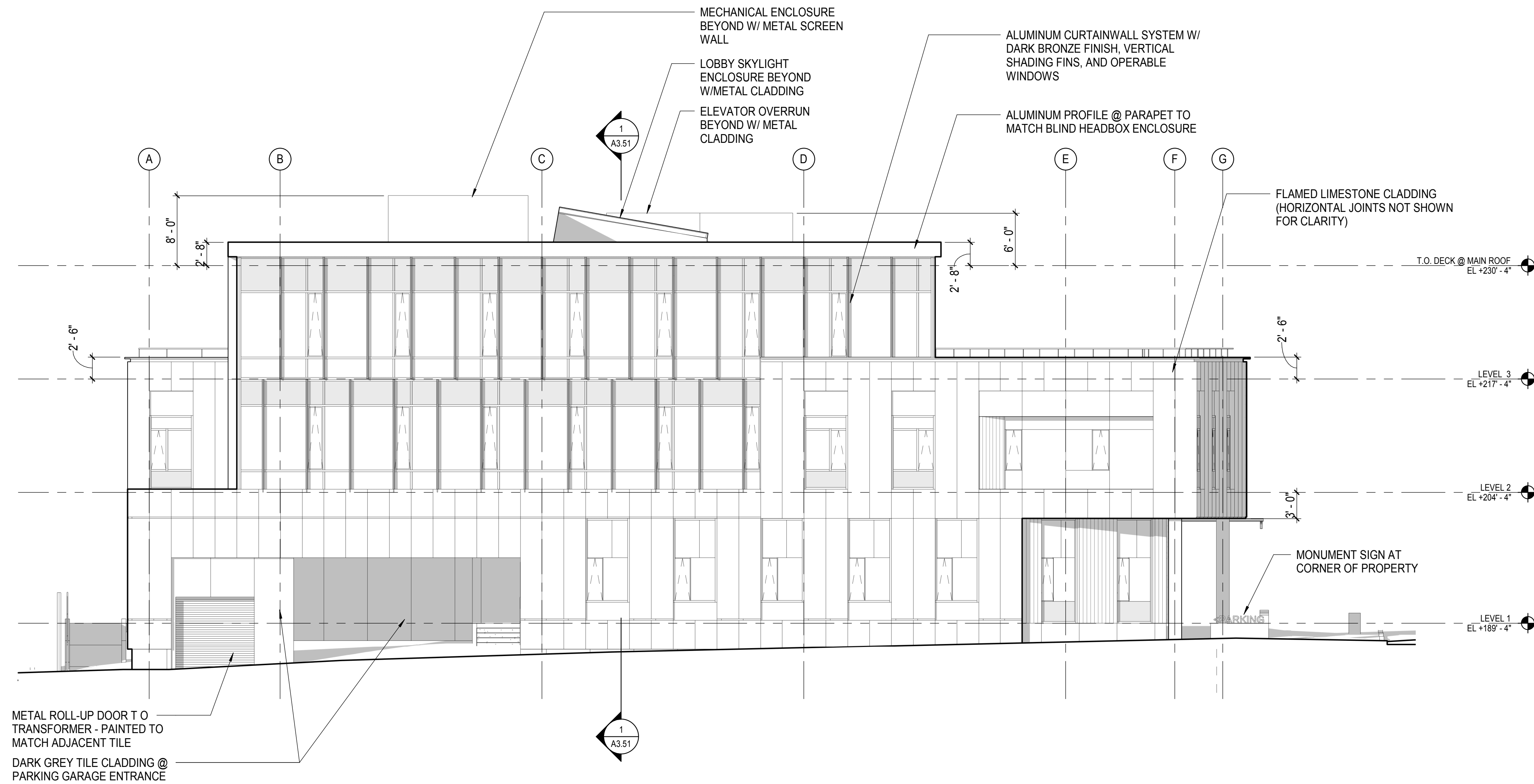
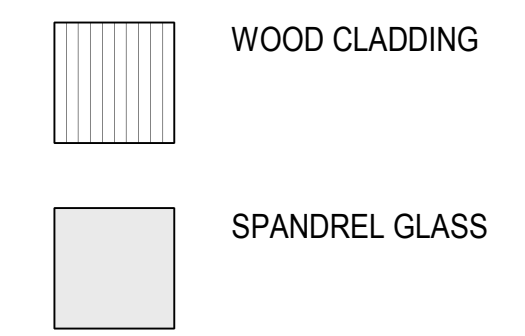
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Sheet Title
**BUILDING
ELEVATIONS**

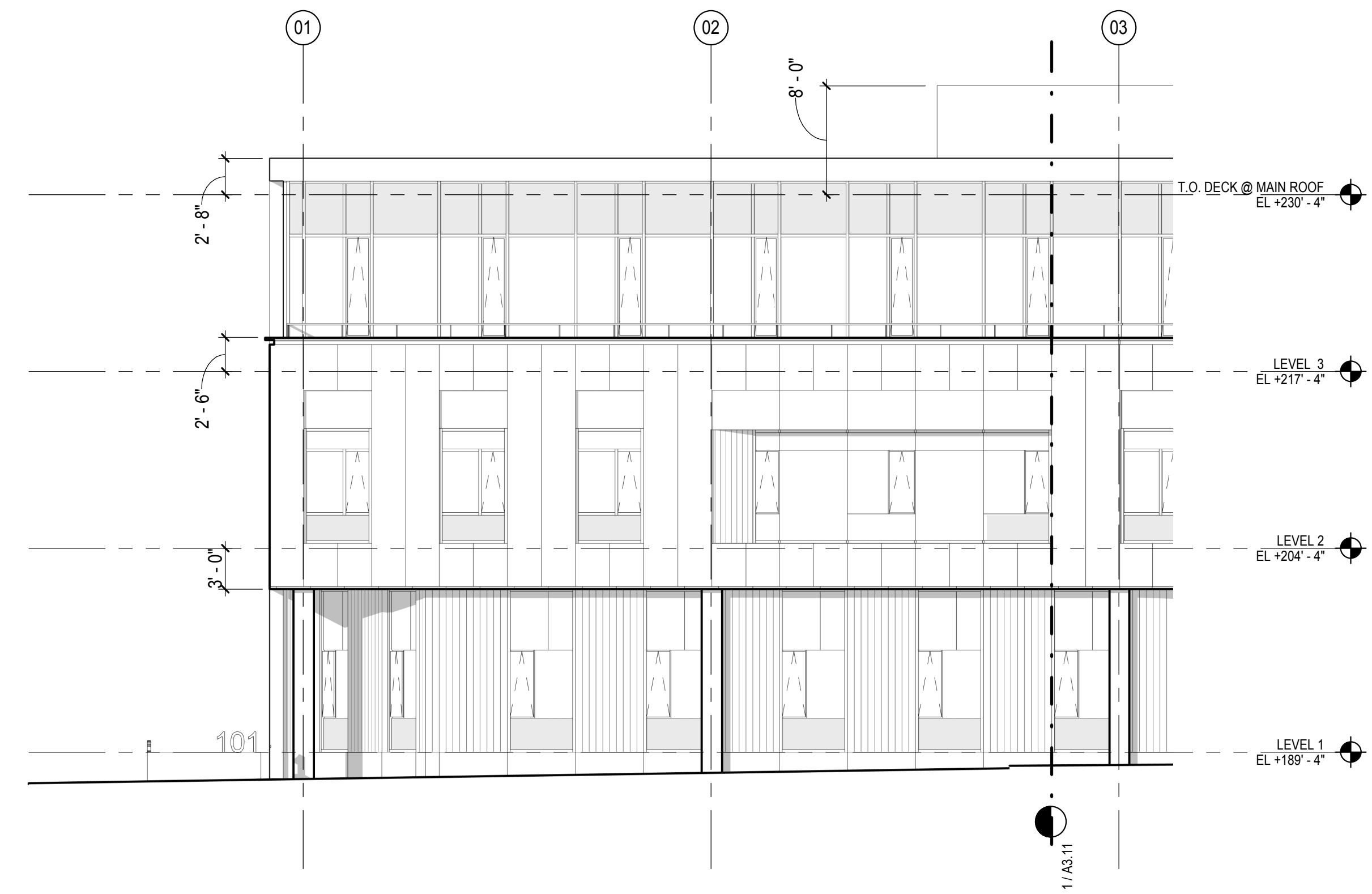
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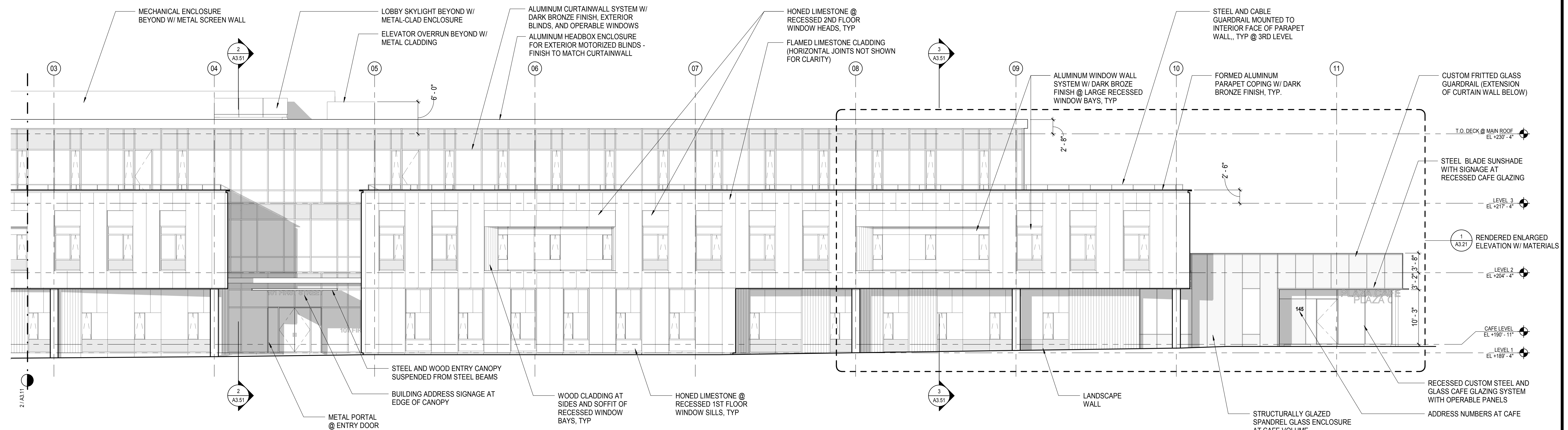
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3 NORTH ELEVATION
A3.11 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A3.11 SCALE: 1/8" = 1'-0"



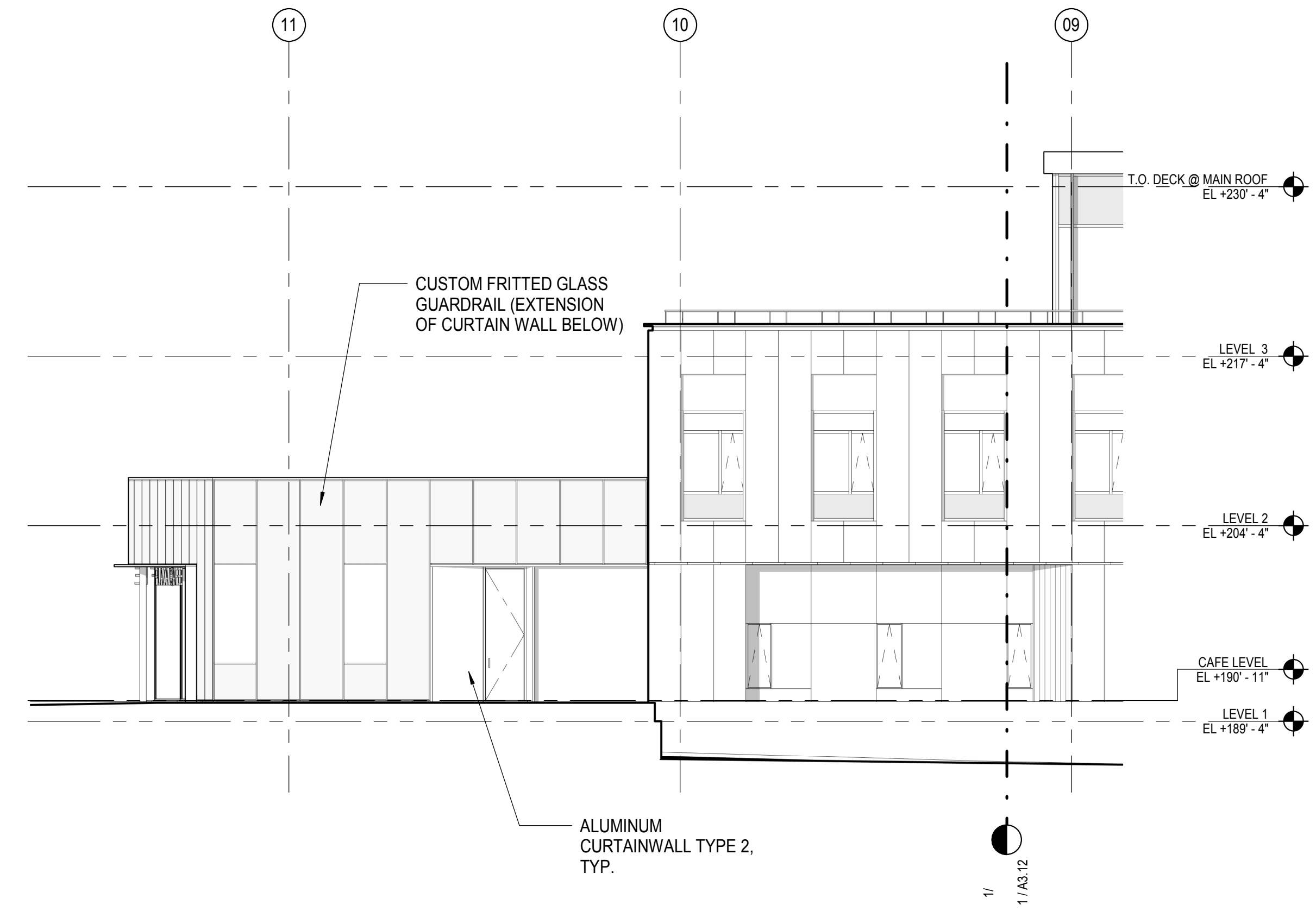
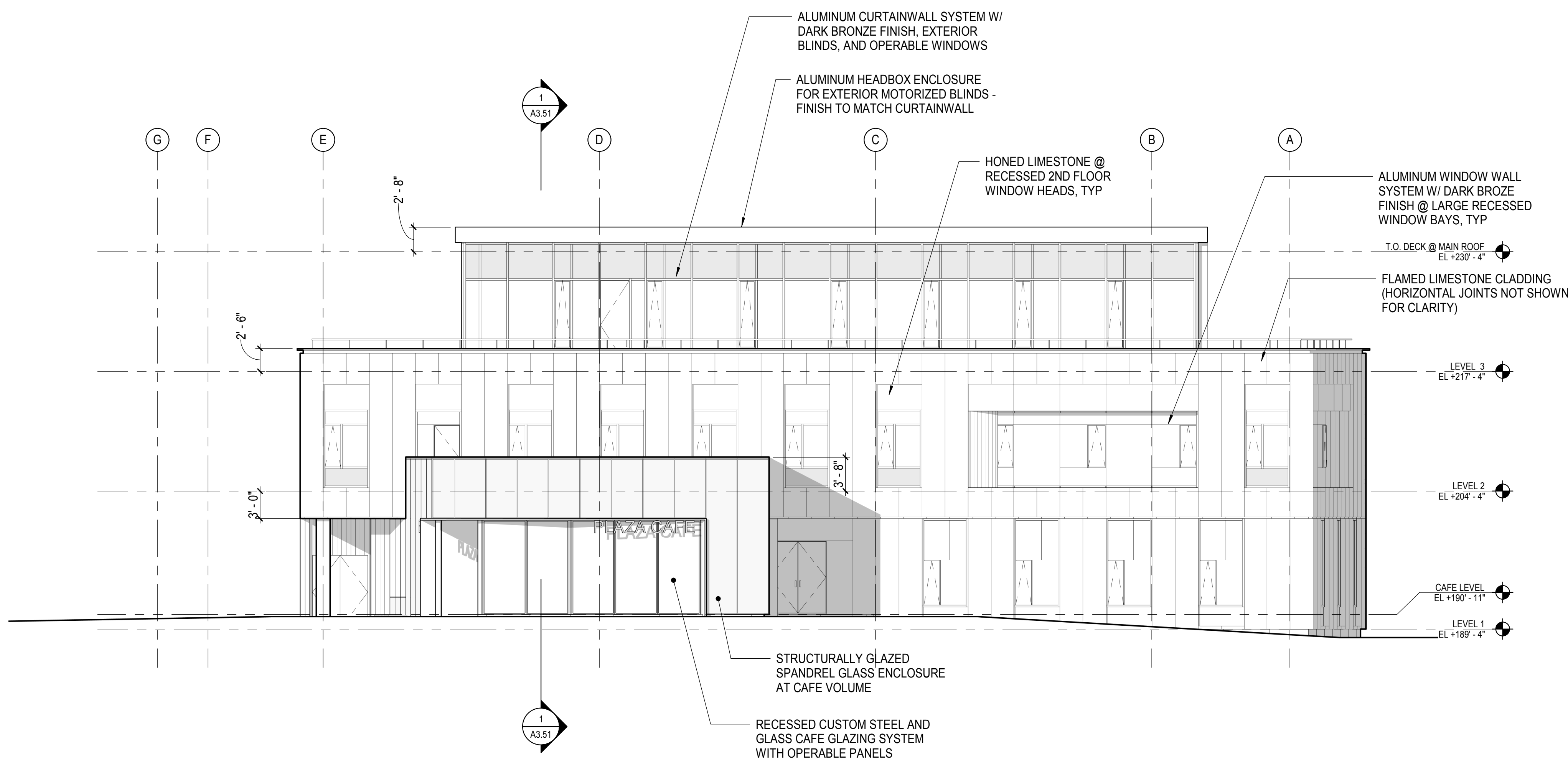
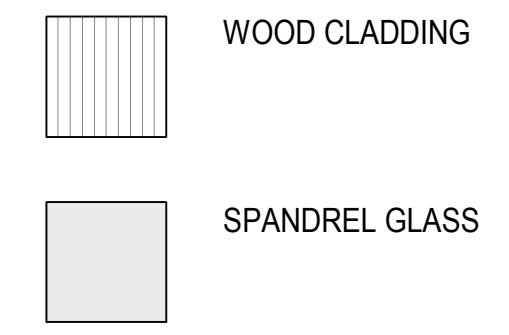
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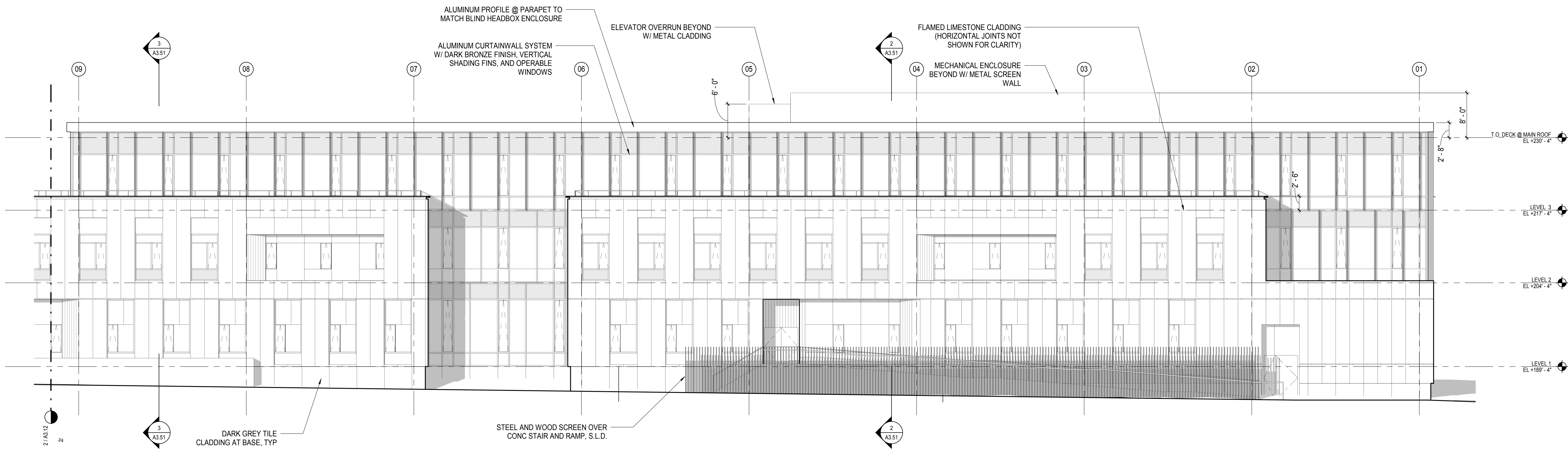
Sheet Title BUILDING ELEVATIONS

LEGEND



3 SOUTH ELEVATION
A3.12 SCALE: 1/8" = 1'-0"

2 EAST ELEVATION
A3.12 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
A3.12 SCALE: 1/8" = 1'-0"



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**ENLARGED
ELEVATIONS &
MATERIALS**

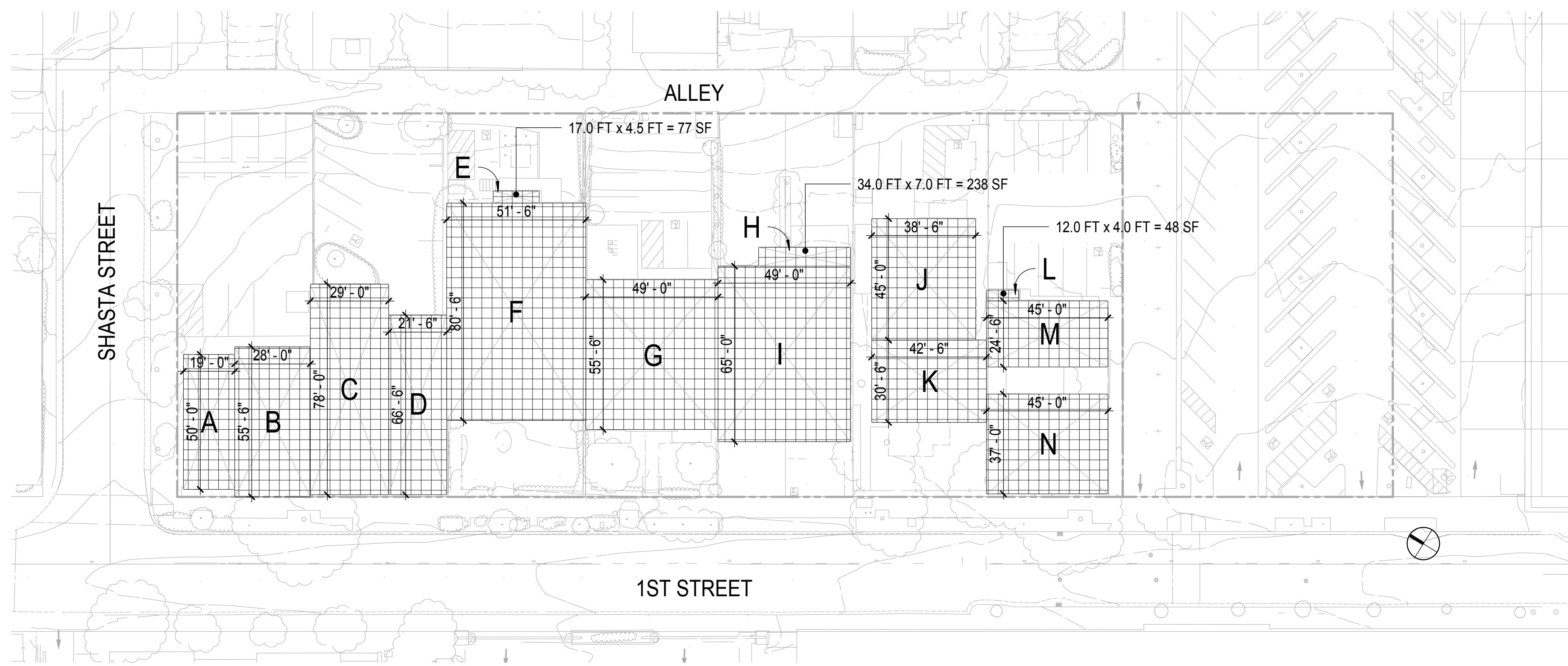
Sheet Number

A3.21

-  1 FLAMED (ROUGH) LIMESTONE
-  2 HONED (SMOOTH) LIMESTONE
-  3 FSC CERTIFIED REDWOOD
-  4 DARK GREY PORCELAIN TILE
-  5 DARK BRONZE ALUMINUM
-  6 GREY SPANDREL GLASS
-  7 CLEAR GLASS W/ LOW-E COATING



1 ELEV - WEST - ENLARGED
A3.21 SCALE: 1/4" = 1'-0"



SECTION	GSF	CALCULATION
A	950 SF	-
B	3,108 SF	1554 SF X 2 LEVELS
C	4,624 SF	2262 SF X 2 LEVELS
D	1,429 SF	-
E	77 SF	-
F	4,145 SF	-
G	2,719 SF	-
H	238 SF	-
I	3,185 SF	-
J	1,732 SF	-
K	1,296 SF	-
L	48 SF	-
M	1,102 SF	-
N	1,655 SF	-

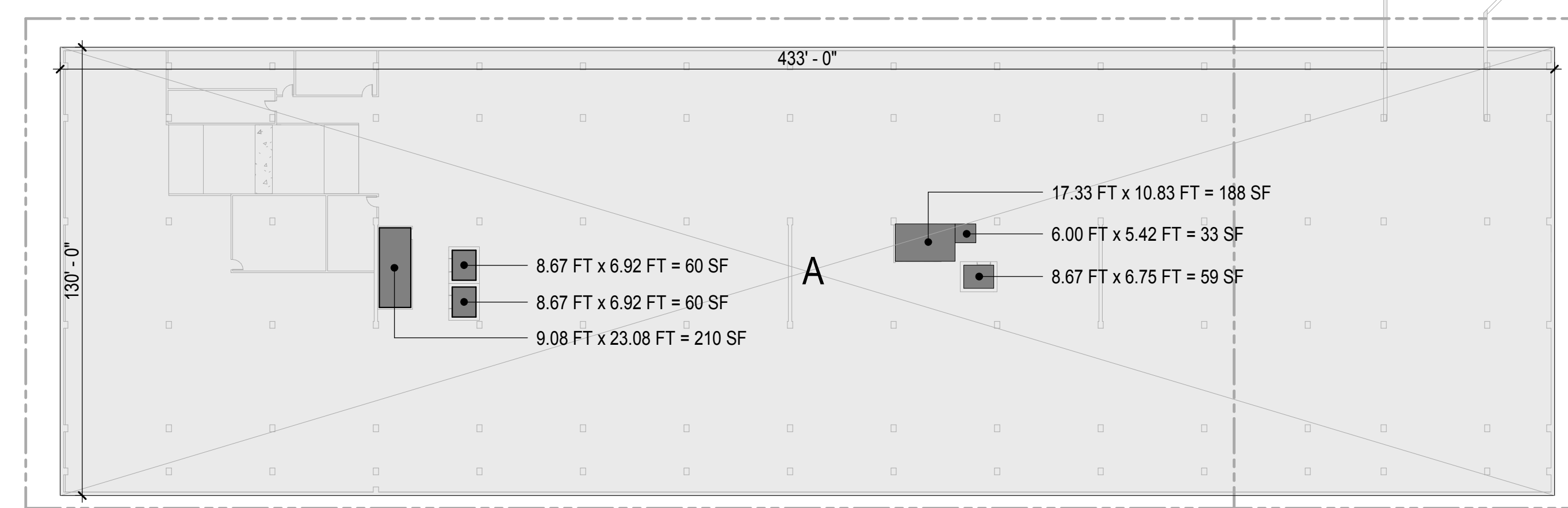
TOTAL GSF: 26,218 SF

LEGEND

- EXISTING BUILDING AREA
- OFFICE BUILDING AREA
- MEETING ROOM OR CAFE AREA
- EXTERIOR RECESS AREA SUBTRACTED FROM OFFICE BUILDING GSF & NSF
- AREA SUBTRACTED FROM OFFICE BUILDING NSF

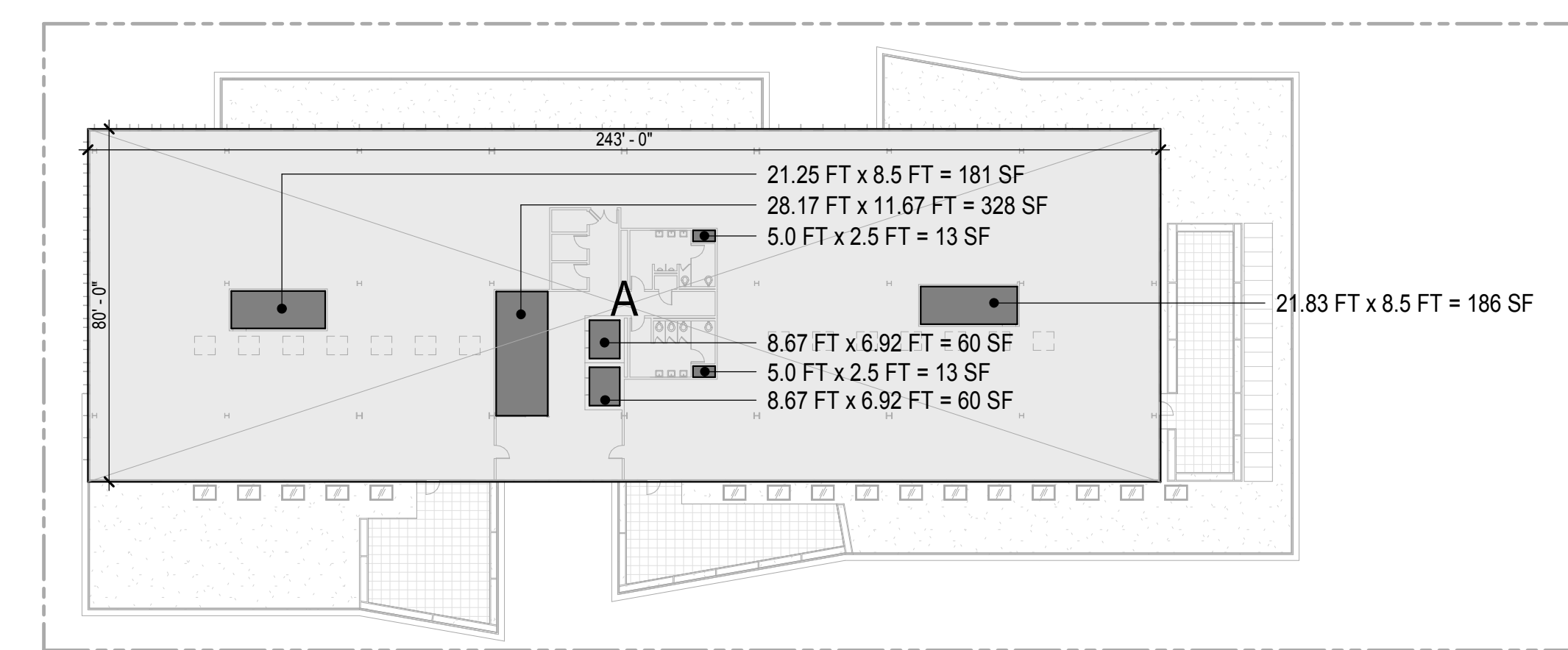
1 EXISTING BUILDING FLOOR AREA CALCULATION

A10.11 SCALE: 1/32" = 1'-0"



SECTION	GSF	CALCULATION
A	56,290 SF	-

SECTION	NSF	CALCULATION
A	55,680 SF	56290 SF - 2(60 SF) - 210 SF - 188 SF - 33 SF - 59 SF

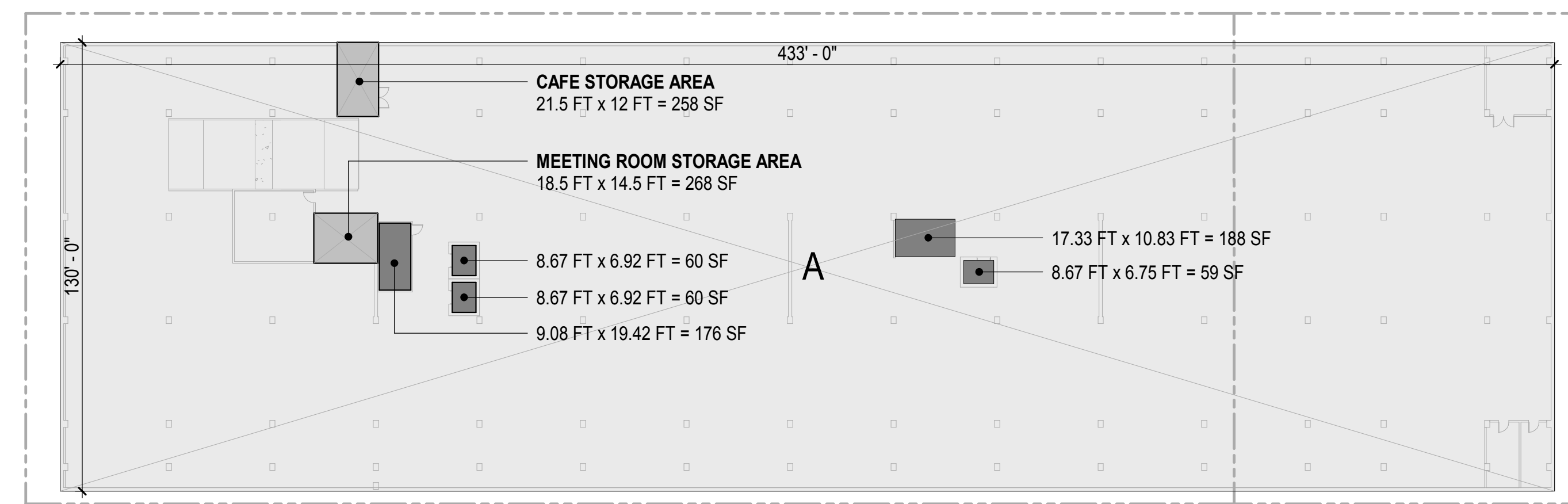


SECTION	GSF	CALCULATION
A	19,440 SF	-

SECTION	NSF	CALCULATION
A	18,599 SF	19440 SF - 2(60 SF + 13 SF) - 328 SF - 181 SF - 186 SF

2 BASEMENT 1 FLOOR AREA CALCULATION

A10.11 SCALE: 1/32" = 1'-0"

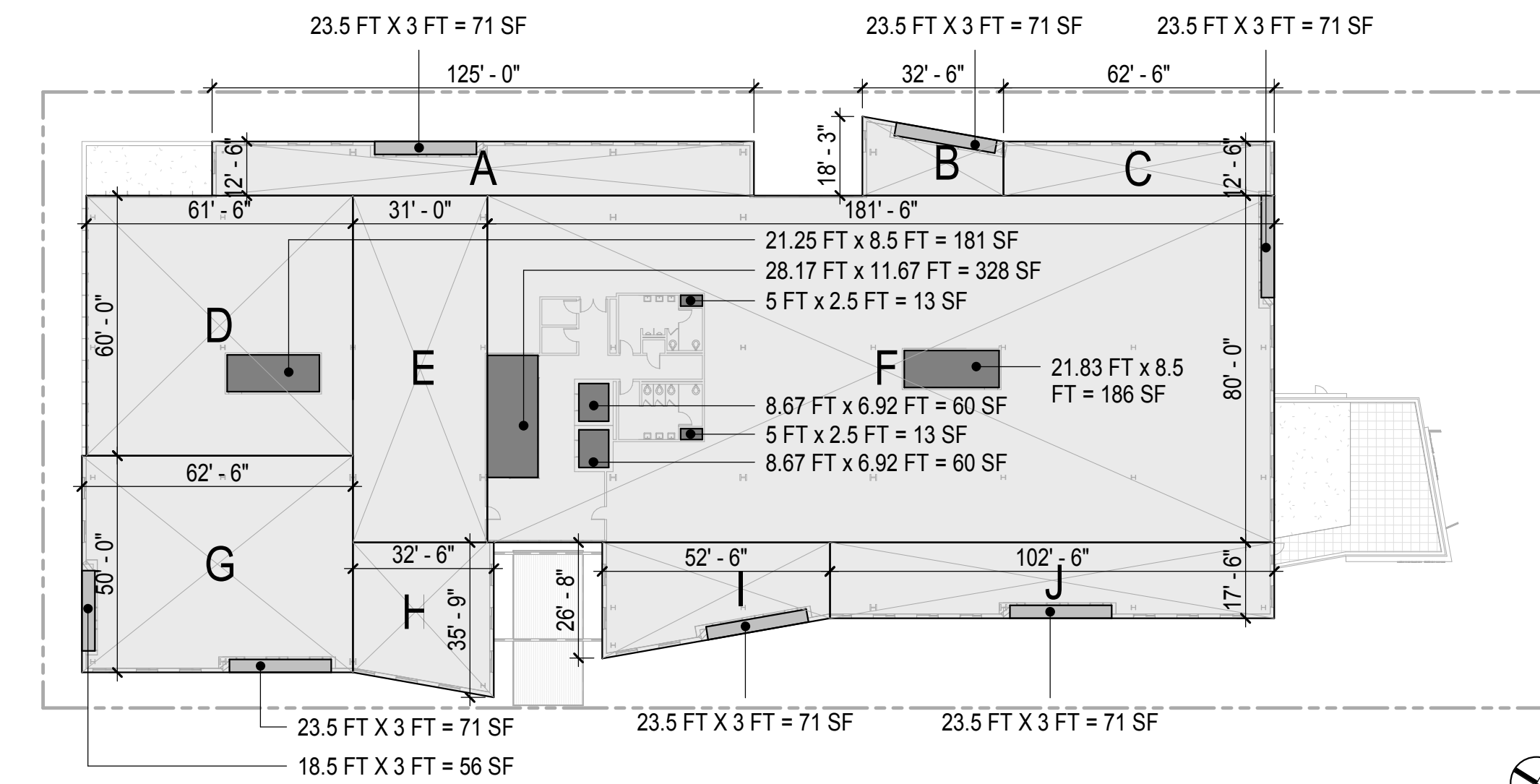


SECTION	GSF	CALCULATION
A	55,764 SF	56290 SF - 268 SF - 258 SF

SECTION	NSF	CALCULATION
A	55,221 SF	56290 SF - 2(60 SF) - 268 SF - 258 SF - 188 SF - 176 SF - 59 SF

5 LEVEL 3 FLOOR PLAN

A10.11 SCALE: 1/32" = 1'-0"



SECTION	GSF	CALCULATION
A	1,492 SF	1563 SF - 71 SF
B	428 SF	499 SF - 71 SF
C	781 SF	-
D	3,690 SF	-
E	2,480 SF	-
F	14,449 SF	14520 SF - 71 SF
G	2,998 SF	3125 SF - (71 SF + 56 SF)
H	1,068 SF	-
I	1,091 SF	1162 SF - 71 SF
J	1,723 SF	1794 SF - 71 SF

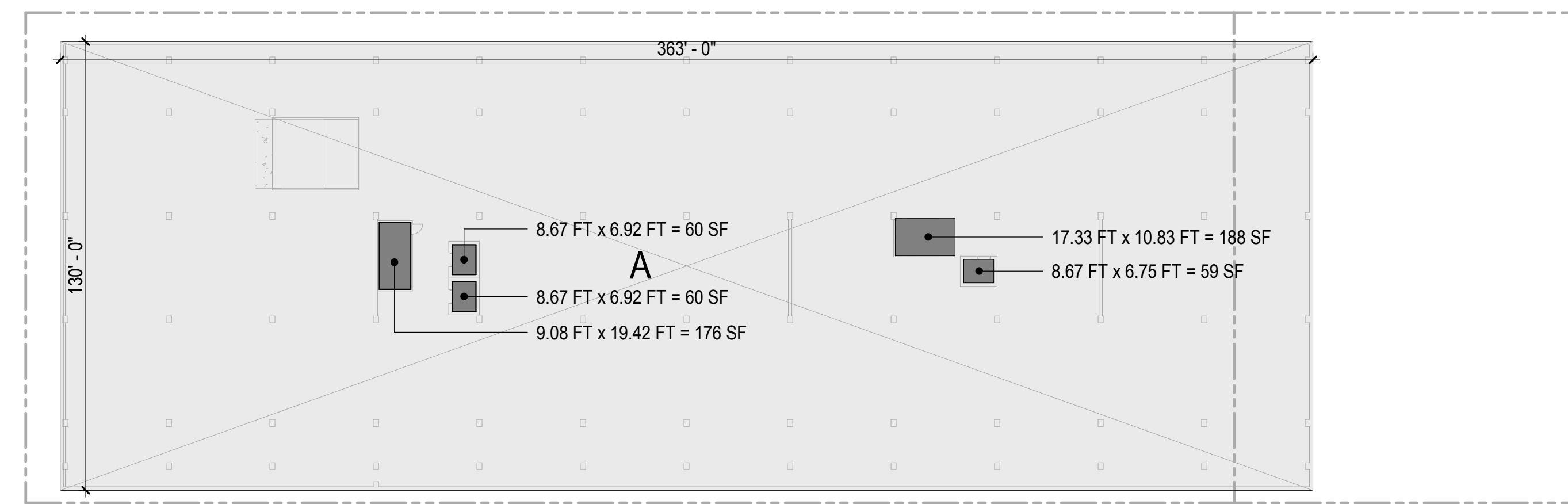
TOTAL GSF: 30,200 SF
*NSF DIFFERENT FROM GSF

SECTION	NSF	CALCULATION
D	3,509 SF	3690 SF - 181 SF
F	13,789 SF	14520 SF - 2(60 SF + 13 SF) - 328 SF - 186 SF - 71 SF

TOTAL NSF: 23,359 SF

3 BASEMENT 2 FLOOR AREA CALCULATION

A10.11 SCALE: 1/32" = 1'-0"

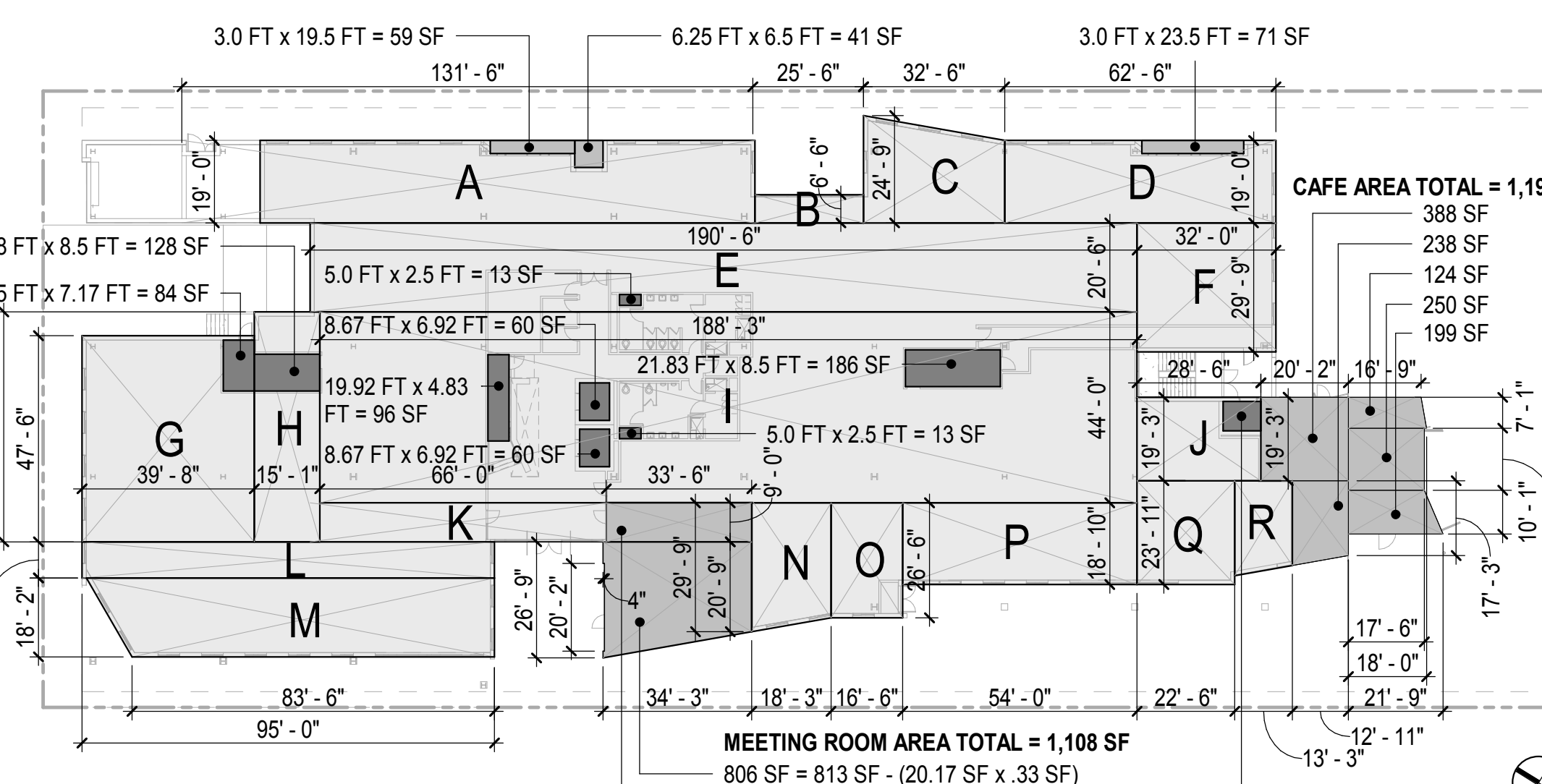


SECTION	GSF	CALCULATION
A	47,190 SF	-

SECTION	NSF	CALCULATION
A	46,647 SF	47190 SF - 2(60 SF) - 188 SF - 176 SF - 59 SF

6 LEVEL 2 FLOOR PLAN

A10.11 SCALE: 1/32" = 1'-0"



SECTION	GSF	CALCULATION
A	2,066 SF	2166 SF - (59 SF + 41 SF)
B	163 SF	-
C	711 SF	-
D	1,117 SF	1188 SF - 71 SF
E	3,905 SF	-
F	952 SF	-
G	1,884 SF	-
H	799 SF	-
I	8,283 SF	-
J	549 SF	-
K	594 SF	-
L	790 SF	-
M	1,614 SF	-
N	513 SF	-
O	437 SF	-
P	1,017 SF	-
Q	538 SF	-
R	274 SF	-

TOTAL GSF 26,206 SF
*NSF DIFFERENT FROM GSF

SECTION	NSF	CALCULATION
E	3,892 SF	3905 SF - 13 SF
G	1,800 SF	1884 SF - 84 SF
H	671 SF	799 SF - 128 SF
I	7,855 SF	8283 SF - 2(60 SF) - 2(13 SF) - 96 SF - 186 SF
J	490 SF	549 SF - 59 SF

TOTAL 25,494 SF

4 BASEMENT 3 FLOOR AREA CALCULATION

A10.11 SCALE: 1/32" = 1'-0"

7 LEVEL 1 FLOOR PLAN

A10.11 SCALE: 1/32" = 1'-0"

