



**PERSPECTIVE RENDERING**

SCALE: N.T.S.



**VICINITY MAP**

SCALE: N.T.S.



389 FIRST STREET  
Los Altos, CA  
May 10, 2019



**PROJECT DIRECTORY**

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

**ARCHITECT**  
SDG ARCHITECTS INC.  
3361 WALNUT BLVD. SUITE 120  
BRENTWOOD, CA 94513  
PHONE: (925) 634-7000  
CONTACT: JEFF POTTS

**LANDSCAPE ARCHITECT**  
JETT LANDSCAPE ARCHITECTURE + DESIGN  
2 THEATRE SQUARE, SUITE 218  
ORINDA, CA 94563  
(925) 254-5422  
CONTACT: BRUCE JETT

**CIVIL ENGINEER**  
BKF ENGINEERS  
1730 N. FIRST STREET, SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9187  
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: 2,099 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  
2,099 SF / 300 = 7 SPACES

RESIDENTIAL (PER CA GOVERNMENT CODE 65915)  
2 SPACES PER 2-3 BEDROOM UNIT  
10 2-3 BEDROOM UNITS = 20 SPACES  
TOTAL = 29 SPACES

PARKING PROVIDED  
AT GRADE = 3 SPACES  
BELOW GRADE GARAGE = 26 SPACES  
TOTAL = 29 SPACES

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

**PROJECT AREA SUMMARY**

BASEMENT FLOOR	5,706 SF
FIRST FLOOR	5,777 SF
SECOND FLOOR	7,347 SF
THIRD FLOOR	7,043 SF
FOURTH FLOOR	312 SF
TOTAL BUILDING SF	26,185 SF

FOR ITEMIZED SQUARE FOOTAGES, SEE SHEET A17 AREA CALCULATIONS.

**AFFORDABLE HOUSING / DENSITY BONUS**

**AFFORDABLE HOUSING**

- LOT SIZE: 9,771 SF / 43,560 SF = 0.22 AC
- AFFORDABLE HOUSING  
10 UNITS x 10% BMR = 1 BMR

**DENSITY BONUS CONCESSIONS**

- HEIGHT INCREASE

**DRAWING INDEX**

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**UNIT SUMMARY**

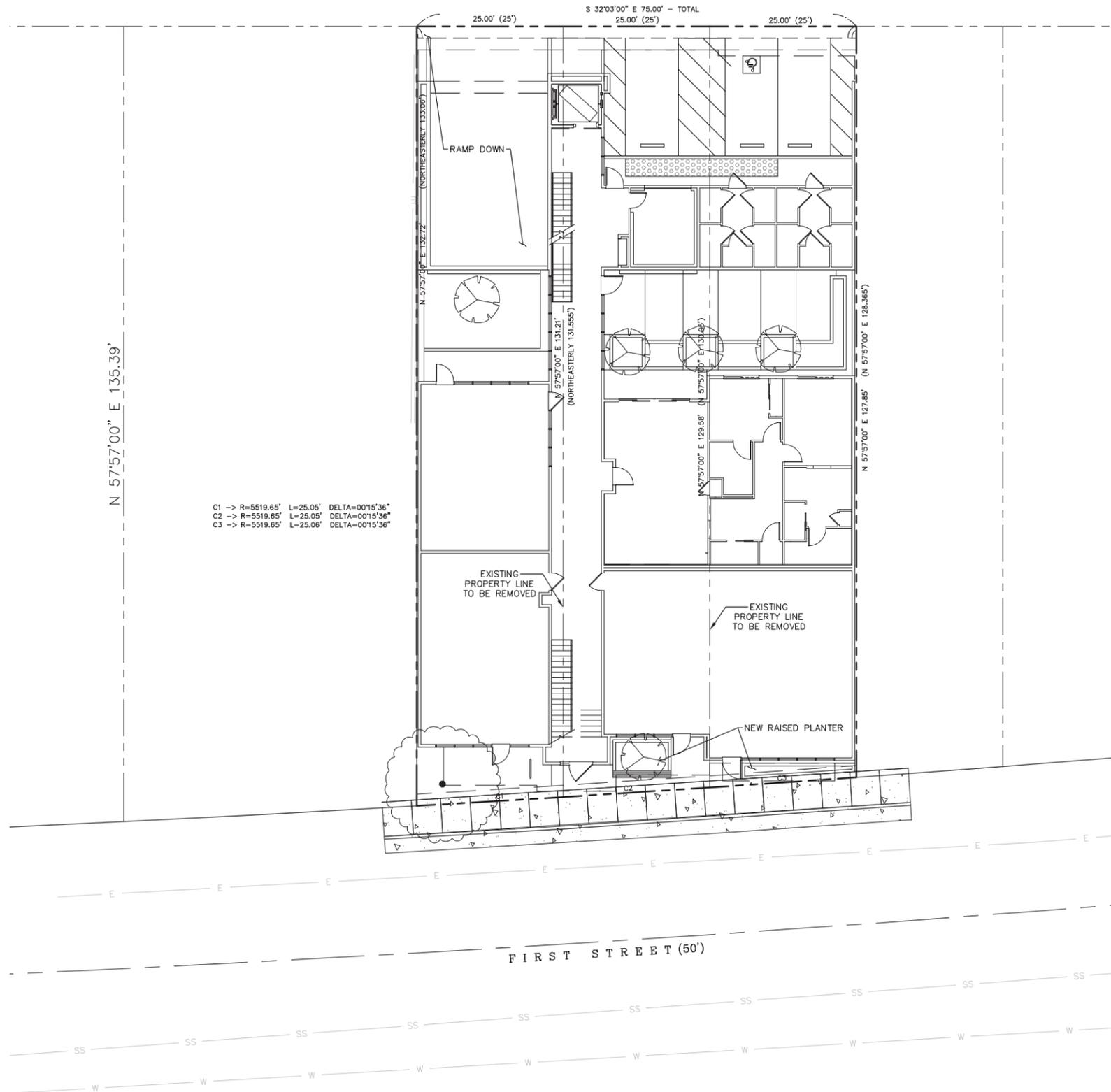
UNIT	BED BATH COUNT	SF	# OF UNITS	TOTAL
Unit A	2 Bedroom 2 Baths	1350	1	1350
Unit B	2 Bedroom 2.5 Baths	1333	5	6665
Unit C	2 Bedroom 2.5 Baths	1292	2	2584
Unit D	3 Bedroom 2.5 Baths	1493	2	2986
TOTAL			10	13585



# TENTATIVE MAP

## ONE-LOT MAP FOR CONDOMINIUM PURPOSES

ALLEY (16')



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C5.0	PRELIMINARY UTILITY/FIRE PLAN

### SITE INFORMATION

- OWNER: 1ST PLACE VILLAGE, LLC
- CONTACT: JEFF WARMOTH
- CIVIL ENGINEER: BKF ENGINEERS  
1730 N. FIRST STREET, SUITE 600  
SAN JOSE, CA 95112  
CONTACT: ISAAC KONTOROVSKY (408) 467-9100
- PROPERTY: 389 FIRST ST., LOS ALTOS
- ASSESSORS PARCEL NO. 167-41-025
- GENERAL PLAN: DOWNTOWN LAND USE AND ECONOMIC REVITALIZATION PLANS
- EXISTING ZONING: COMMERCIAL DOWNTOWN/MULTIPLE FAMILY (CD/R-3)
- PROPOSED ZONING: COMMERCIAL DOWNTOWN/MULTIPLE FAMILY (CD/R-3)
- EXISTING USE: COMMERCIAL
- PROPOSED USE: MIXED USE
- GROSS AREA: 9,771 SQUARE FEET
- NET AREA: 9,621 SQUARE FEET (AFTER DEDICATION)
- NUMBER OF UNITS: 1-COMMERCIAL  
10-RESIDENTIAL
- NUMBER OF LOTS: EXISTING-3  
PROPOSED-1
- UTILITIES:
  - A. WATER: PUBLIC STREETS: CALIFORNIA WATER SERVICE COMPANY
  - B. SANITARY SEWER: PUBLIC STREETS: CITY OF LOS ALTOS
  - C. STORM DRAIN: PUBLIC STREETS: N/A
  - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
  - E. TELEPHONE: AT&T
  - F. CABLE TV: COMCAST
- BENCHMARK:
- TOPOGRAPHY: THE INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY ALPHA LAND SURVEYS, INC CONDUCTED FEBRUARY 21, 2017. SUPPLEMENTAL TOPOGRAPHIC INFORMATION PROVIDED BY BKF ENGINEERS AND CONDUCTED ON AUGUST 8, 2017.
- FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PARCEL NO. 06085C038H.

### LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- STREET CENTER LINE
- ==== FLUSH CURB
- ==== NEW CITY STANDARD VERTICAL CURB AND GUTTER
- ⊘ TRUNCATED DOMES
- ▽ CONCRETE SIDEWALK

### GENERAL NOTES

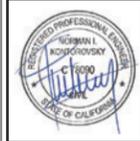
- NO NEW EASEMENTS ARE PLANNED FOR THIS PROJECT.

### ABBREVIATIONS

TYP. TYPICAL



1650 TECHNOLOGY DRIVE  
SUITE 650  
SAN JOSE, CA 95110  
408-467-9100 (PHONE)  
408-467-9199 (FAX)



389 FIRST STREET  
TENTATIVE MAP SUBMITTAL  
TITLE SHEET  
SAN MATEO COUNTY  
CALIFORNIA

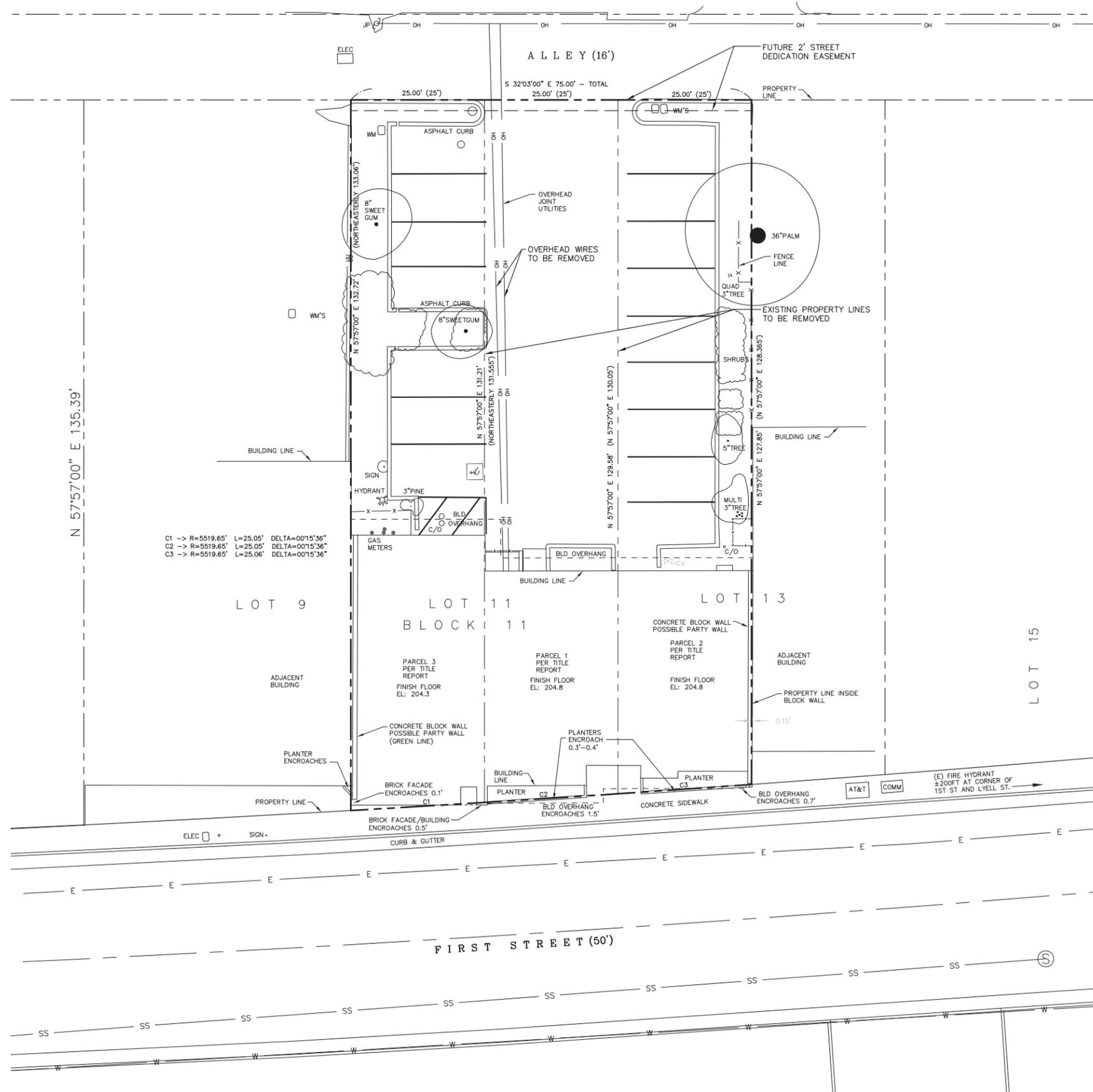
LOS ALTOS

Revisions	
No.	Description

Date: 5/10/2019  
 Scale: AS SHOWN  
 Design: JB  
 Drawn: JB  
 Approved: IK  
 Job No: 20176180

Drawing Number:  
**C1.0**  
 1 OF 5

DRAWING NAME: 389 FIRST STREET  
 DRAWING NO: 20176180  
 SHEET NO: C1.0



C1 -> R=5519.65' L=25.05' DELTA=0015'36"  
 C2 -> R=5519.65' L=25.05' DELTA=0015'36"  
 C3 -> R=5519.65' L=25.06' DELTA=0015'36"

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- SS --- EXISTING SANITARY SEWER LINE
- W --- EXISTING WATER LINE
- E --- EXISTING ELECTRICAL LINE
- OH --- EXISTING OVERHEAD LINE
- WM □ WATER METER
- 8" SWEET GUM ● EXISTING TREE
- GAS METERS ● FIRE HYDRANT
- ICV ⊗ UTILITY VALVE
- C/O ○ CLEANOUT
- JP ○ JOINT POLE
- ELEC □ ELECTRICAL BOX

**GENERAL NOTES**

**ABBREVIATIONS**

BLD BUILDING



1650 TECHNOLOGY DRIVE  
 SUITE 1650  
 SAN JOSE, CA 95110  
 408-467-9100  
 408-467-9199 (FAX)



**389 FIRST STREET**  
**TENTATIVE MAP SUBMITTAL**  
**EXISTING CONDITIONS**

CALIFORNIA

SAN MATEO COUNTY

LOS ALTOS

Revisions	
No.	Description

Date: 5/10/2019  
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 Drawn: JB  
 Approved: IK  
 Job No: 20176180

Drawing Number:  
**C2.0**  
 2 OF 5

BKF ENGINEERS, 1650 TECHNOLOGY DRIVE, SUITE 1650, SAN JOSE, CA 95110, TEL: 408-467-9100, FAX: 408-467-9199

1650 TECHNOLOGY DRIVE  
SUITE 1650  
SAN JOSE, CA 95110  
408-467-9100  
408-467-9199 (FAX)



CALIFORNIA

**389 FIRST STREET  
TENTATIVE MAP SUBMITTAL  
PRELIMINARY SITE PLAN**

SAN MATEO COUNTY

LOS ALTOS

Revisions	
No.	Description

Date: 5/10/2019  
Scale: AS SHOWN  
Design: JB  
Drawn: JB  
Approved: IK  
Job No: 20176180

Drawing Number:  
**C3.0**  
3 OF 5

**LEGEND**

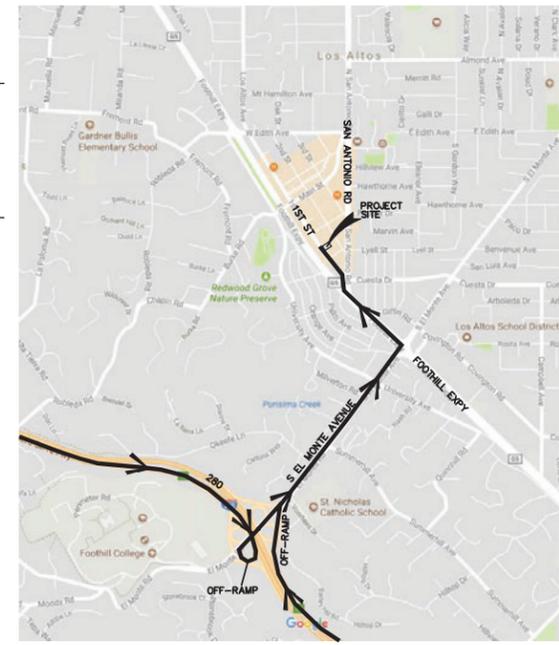
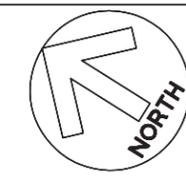
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- FLUSH CURB
- NEW CITY STANDARD VERTICAL CURB AND GUTTER
- TRUNCATED DOMES
- CONCRETE SIDEWALK

**GENERAL NOTES**

- 1) THIS PROJECT CREATES AND/OR REPLACES LESS THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE, THEREFORE NO C.3 TREATMENT IS REQUIRED.
- 2) PEDESTRIAN DETOURS ARE TO BE IN PLACE WHEN WORKING ALONG THE PROJECT FRONTAGE. DETOUR SIGNED DIRECTING PEDESTRIANS TO USE THE SOUTH WEST SIDE OF 1ST STREET ARE TO BE PLACE AT THE CROSSWALKS OF THE INTERSECTIONS OF 1ST STREET/LYELL STREET & 1ST STREET/WHITNEY STREET.
- 3) DURING CONSTRUCTION, ALL EQUIPMENT AND PARKING SHALL REMAIN ON-SITE UNLESS THE CONTRACTOR HAS APPROVAL FROM THE CITY.

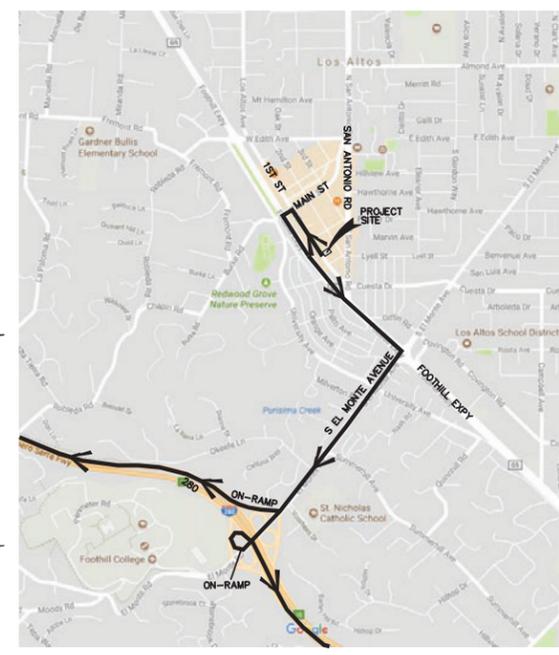
**ABBREVIATIONS**

- CL CENTER LINE
- PL PROPERTY LINE
- SW SIDEWALK
- VCG VERTICAL CURB AND GUTTER
- TYP. TYPICAL



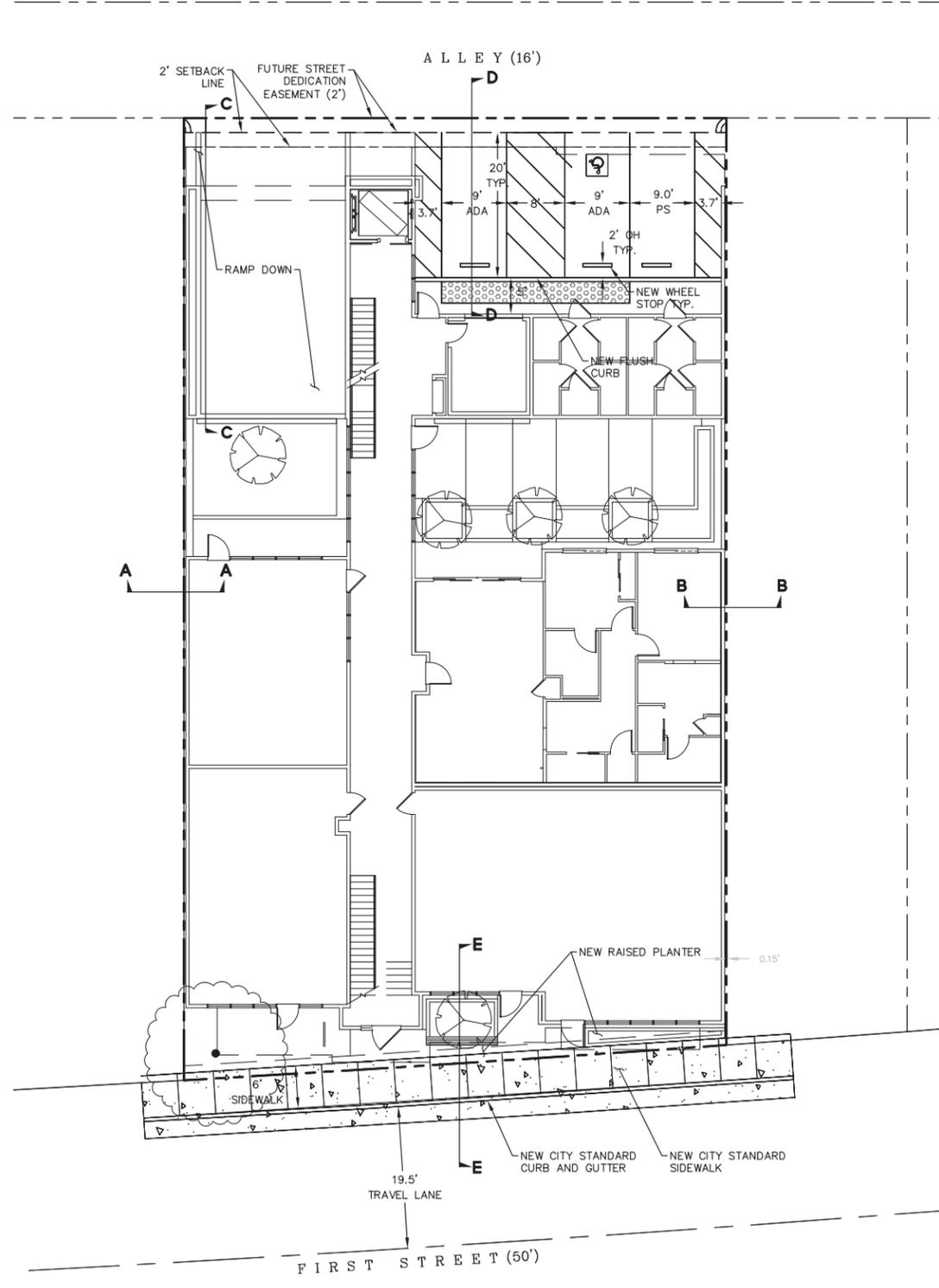
**389 FIRST STREET-HAUL ROUTE IN-BOUND**

- FROM THE SOUTH:**
- 1) TAKE I-280 NORTH BOUND.
  - 2) TAKE EXIT 16 FOR EL MONTE ROAD.
  - 3) KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR EL MONTE ROAD E AND KEEP RIGHT TO MERGE ONTO EL MONTE ROAD.
  - 4) CONTINUE ON EL MONTE ROAD.
  - 5) USE THE MIDDLE LANE TO TURN LEFT ONTO FOOTHILL EXPRESSWAY.
  - 6) TURN RIGHT ONTO S SAN ANTONIO ROAD.
  - 7) TURN LEFT ONTO FIRST STREET.
- FROM THE NORTH:**
- 1) TAKE I-280 SOUTH BOUND.
  - 2) TAKE EXIT 16 FOR EL MONTE ROAD TOWARD MOODY ROAD.
  - 3) KEEP LEFT AT THE FORK, FOLLOW SIGN FOR EL MONTE ROAD E.
  - 4) KEEP RIGHT AT THE FORK, FOLLOW SIGN FOR EL MONTE ROAD E AND MERGE ONTO EL MONTE ROAD.
  - 5) USE THE MIDDLE LANE TO TURN LEFT ONTO FOOTHILL EXPRESSWAY.
  - 6) TURN RIGHT ONTO S SAN ANTONIO ROAD.
  - 7) TURN LEFT ONTO FIRST STREET.



**389 FIRST STREET-HAUL ROUTE OUT-BOUND**

- HEADED SOUTH:**
- 1) HEAD NORTHWEST ON FIRST STREET TOWARDS MAIN STREET.
  - 2) TURN LEFT ONTO MAIN STREET.
  - 3) TURN LEFT ONTO FOOTHILL EXPRESSWAY.
  - 4) TURN RIGHT ONTO S EL MONTE AVENUE (SIGNS FOR MOODY ROAD).
  - 5) USE THE RIGHT LANE TO TAKE THE RAMP TO I-280 S TOWARDS SAN JOSE.
- HEADED NORTH:**
- 1) HEAD NORTHWEST ON FIRST STREET TOWARDS MAIN STREET.
  - 2) TURN LEFT ONTO MAIN STREET.
  - 3) TURN LEFT ONTO FOOTHILL EXPRESSWAY.
  - 4) TURN RIGHT ONTO S EL MONTE AVENUE (SIGNS FOR MOODY ROAD).
  - 5) USE THE RIGHT LANE TO MERGE ONTO I-280 N TOWARDS SAN FRANCISCO.



FIRST ST. PROPOSED SECTION A-A  
N.T.S.

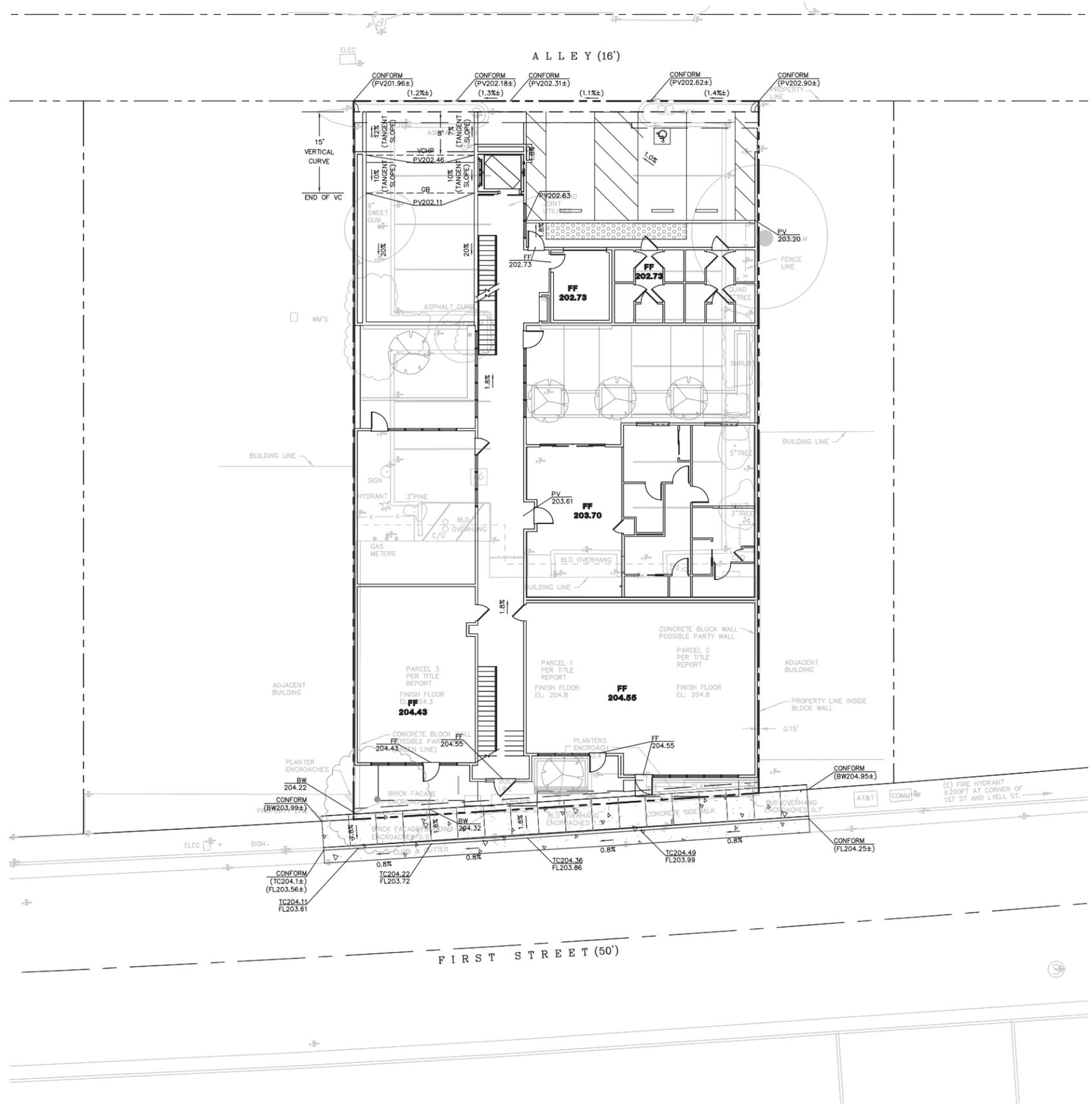
FIRST ST. PROPOSED SECTION B-B  
N.T.S.

FIRST ST. PROPOSED SECTION C-C  
N.T.S.

FIRST ST. PROPOSED SECTION D-D  
N.T.S.

FIRST ST. PROPOSED SECTION E-E  
N.T.S.

DATE PLOTTED: 5/10/2019 11:58 AM  
 PLOT FILE: C:\Users\jacob\OneDrive\Documents\389-15-SITE.dwg  
 PLOT DEVICE: HP DesignJet T1100PS



**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- GB GRADE BREAK
- STREET CENTER LINE
- ==== FLUSH CURB
- ==== NEW CITY STANDARD VERTICAL CURB AND GUTTER
- ○ ○ ○ ○ TRUNCATED DOMES
- ▽ ▽ ▽ CONCRETE SIDEWALK
- 1.8% NEW HARDSCAPE SLOPE

**GENERAL NOTES**

**ABBREVIATIONS**

- B.O.C. BACK OF CURB
- BW BACK OF WALK
- FF FINISHED FLOOR
- FL FLOW LINE
- PV PAVEMENT
- TC TOP OF CURB
- VC VERTICAL CURVE
- VCHP VERTICAL CURVE HIGH POINT



1650 TECHNOLOGY DRIVE  
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SAN JOSE, CA 95110  
408-467-9100  
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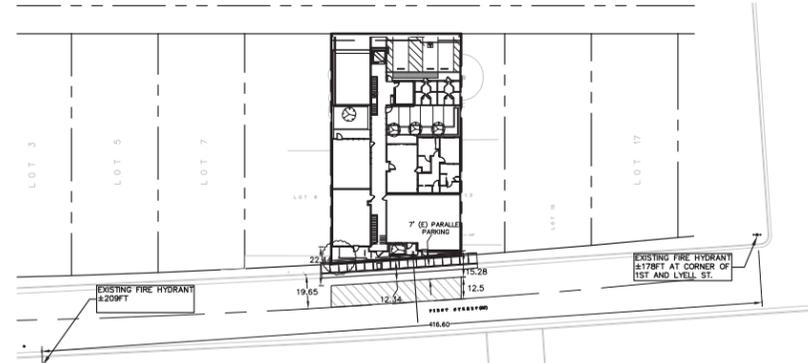
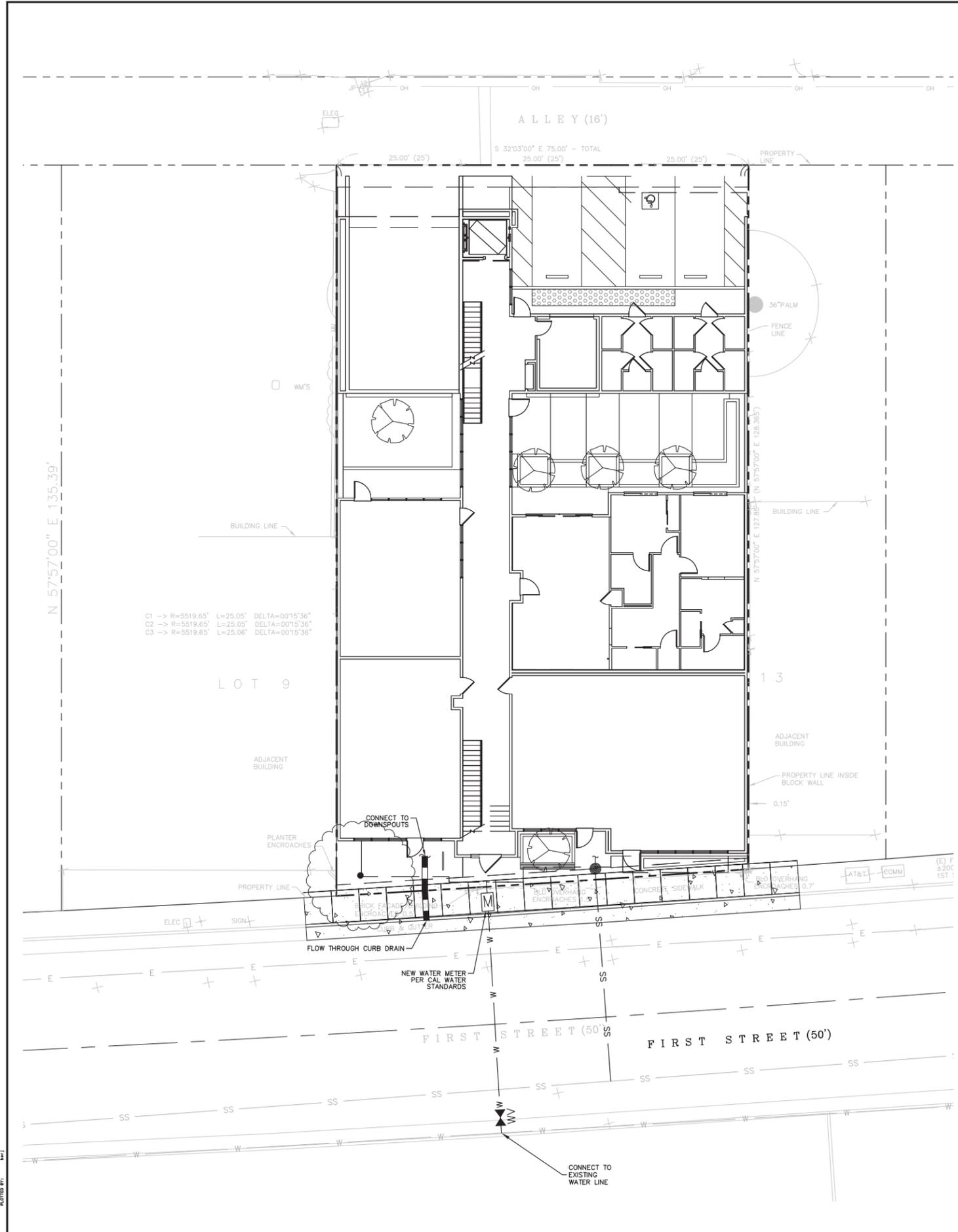
**389 FIRST STREET**  
**TENTATIVE MAP SUBMITTAL**  
**PRELIMINARY GRADING & DRAINAGE PLAN**  
 LOS ALTOS  
 SAN MATEO COUNTY  
 CALIFORNIA

Revisions	
No.	Description

Date: 5/10/2019  
 Scale: AS SHOWN  
 Design: JB  
 Drawn: JB  
 Approved: IK  
 Job No: 20176180

Drawing Number:  
**C4.0**  
 4 OF 5

DRAWING NO. 20176180-04  
 PROJECT NO. 20176180  
 DATE: 5/10/2019  
 SCALE: AS SHOWN  
 DESIGN: JB  
 DRAWN: JB  
 APPROVED: IK  
 JOB NO: 20176180



**FIRE HYDRANT/STAGING EXHIBIT**  
1"=30'

**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- STREET CENTER LINE
- ==== FLUSH CURB
- ==== NEW CITY STANDARD VERTICAL CURB AND GUTTER
- SS SANITARY SEWER LINE
- G GAS LINE
- W WATER LINE
- FW FIRE WATER LINE
- WV WATER VALVE
- SANITARY SEWER CLEANOUT
- ⊠ BFP BACKFLOW PREVENTER
- ▨ FIRE STAGING AREA

**GENERAL NOTES**

**ABBREVIATIONS**

- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE



1650 TECHNOLOGY DRIVE  
 SUITE 1650  
 SAN JOSE, CA 95110  
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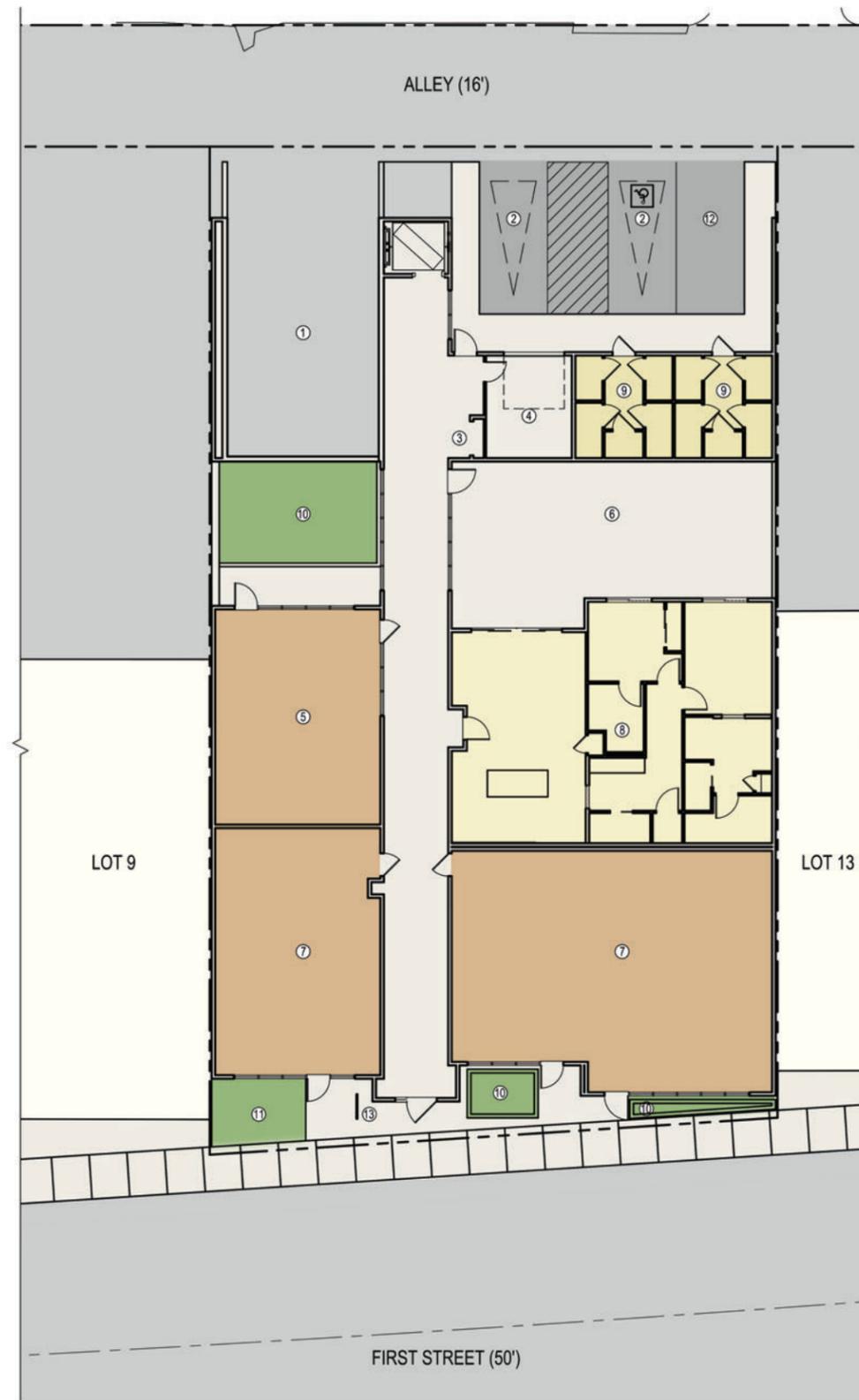


**389 FIRST STREET**  
**TENTATIVE MAP SUBMITTAL**  
**PRELIMINARY UTILITY/FIRE PLAN**  
 LOS ALTOS  
 SAN MATEO COUNTY  
 CALIFORNIA

Date: 5/10/2019	Scale: AS SHOWN	Design: JB	Drawn: JB	Approved: IK	Job No: 20176180
Revisions					
No.					
Drawing Number: <b>C5.0</b>					
<b>5 OF 5</b>					



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

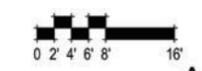


**PROPOSED SITE PLAN**   
SCALE: 3/32" = 1'-0"

**PROPOSED SITE PLAN KEY**

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

389 FIRST STREET  
Los Altos, CA  
May 10, 2019



A1  
SITE PLAN





EAST-FACING AERIAL



NORTH-FACING AERIAL

389 FIRST STREET  
Los Altos, CA  
May 10, 2019

A2  
CONTEXTUAL AERIAL IMAGERY





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

389 FIRST STREET  
Los Altos, CA  
May 10, 2019

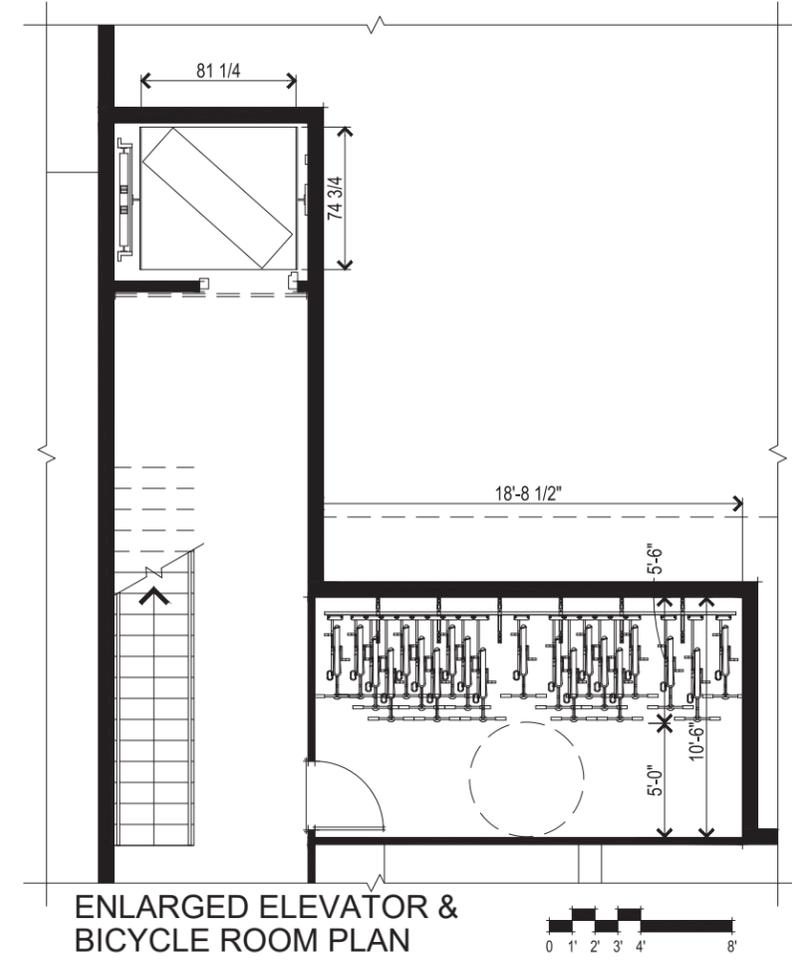
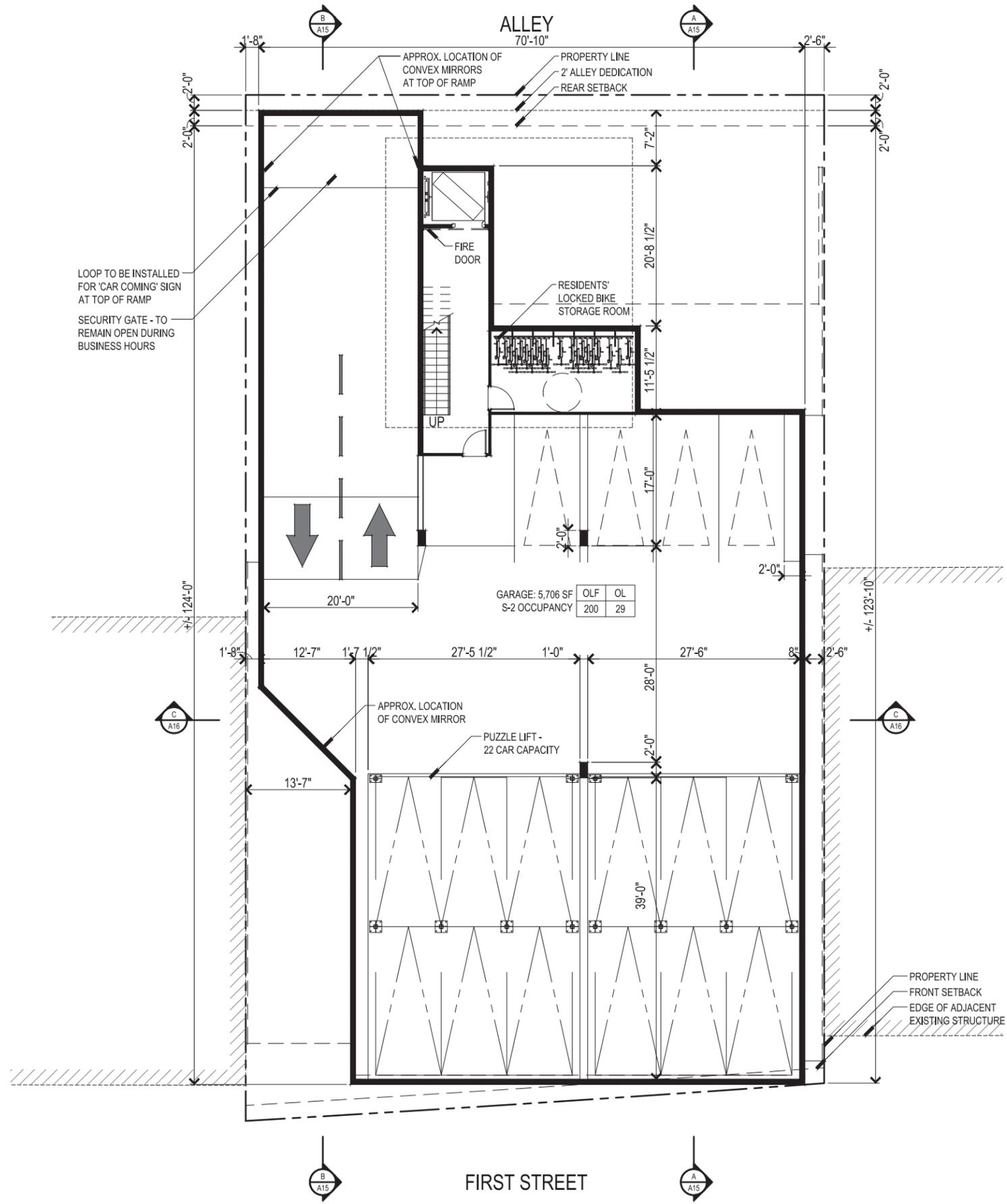
A3  
SITE CONTEXT

**PARKING**

STANDARD PARKING	
AT GRADE	1 SPACE
BELOW GRADE	4 SPACES
LIFT PARKING	22 SPACES
ACCESSIBLE (AT GRADE)	2 SPACES
TOTAL	29 SPACES

BICYCLE PARKING	CAPACITY
CLASS 1 BICYCLE STORAGE (AT RESIDENTS' LOCKED BICYCLE STORAGE)	20 BICYCLES

CLASS 2 BICYCLE RACKS (AT GRADE LEVEL)	2 BICYCLES
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389 FIRST STREET  
Los Altos, CA  
May 10, 2019

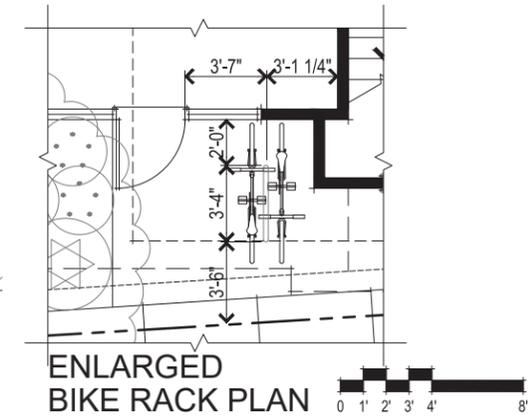
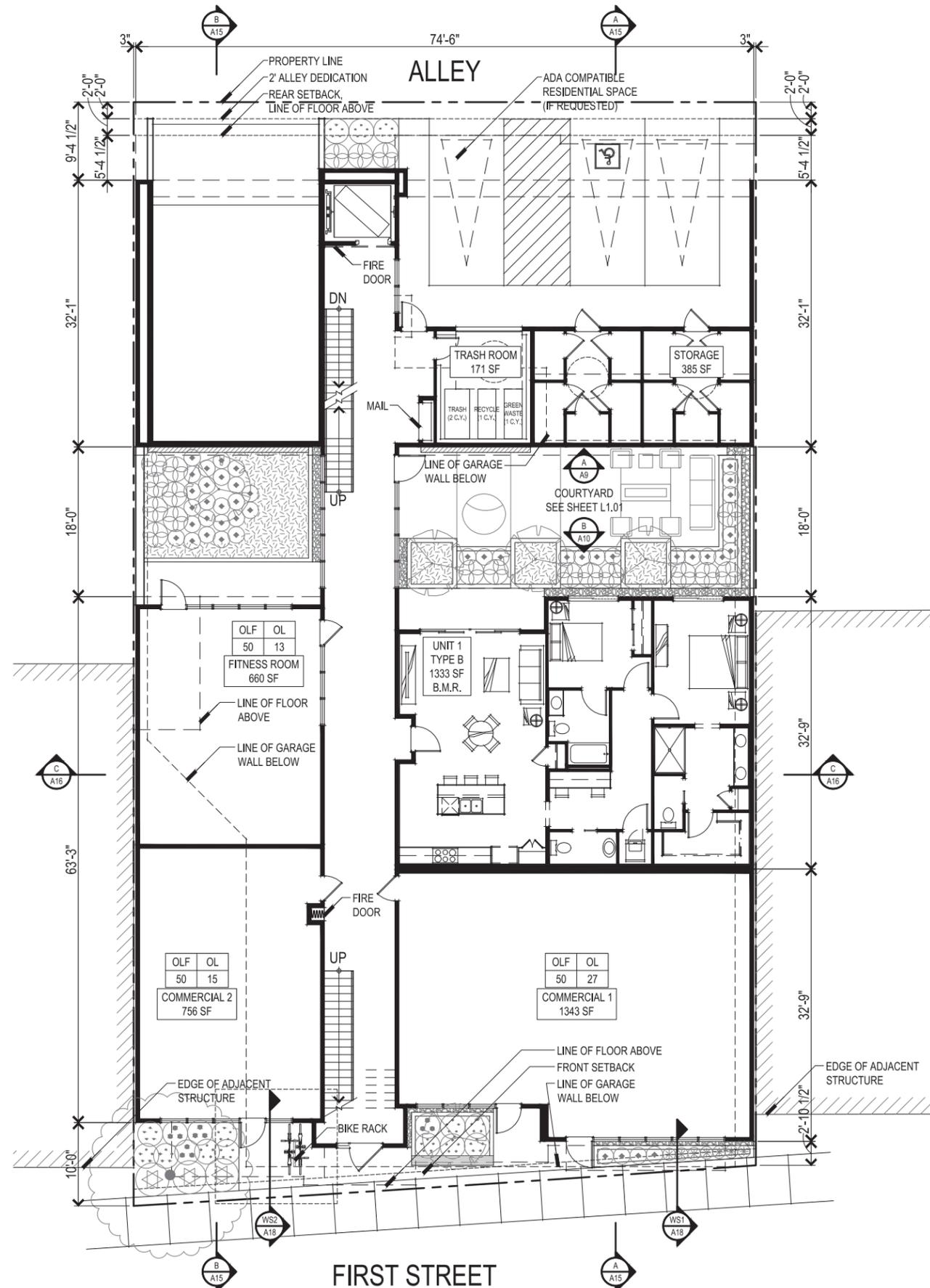


# TRASH MANAGEMENT PLAN

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

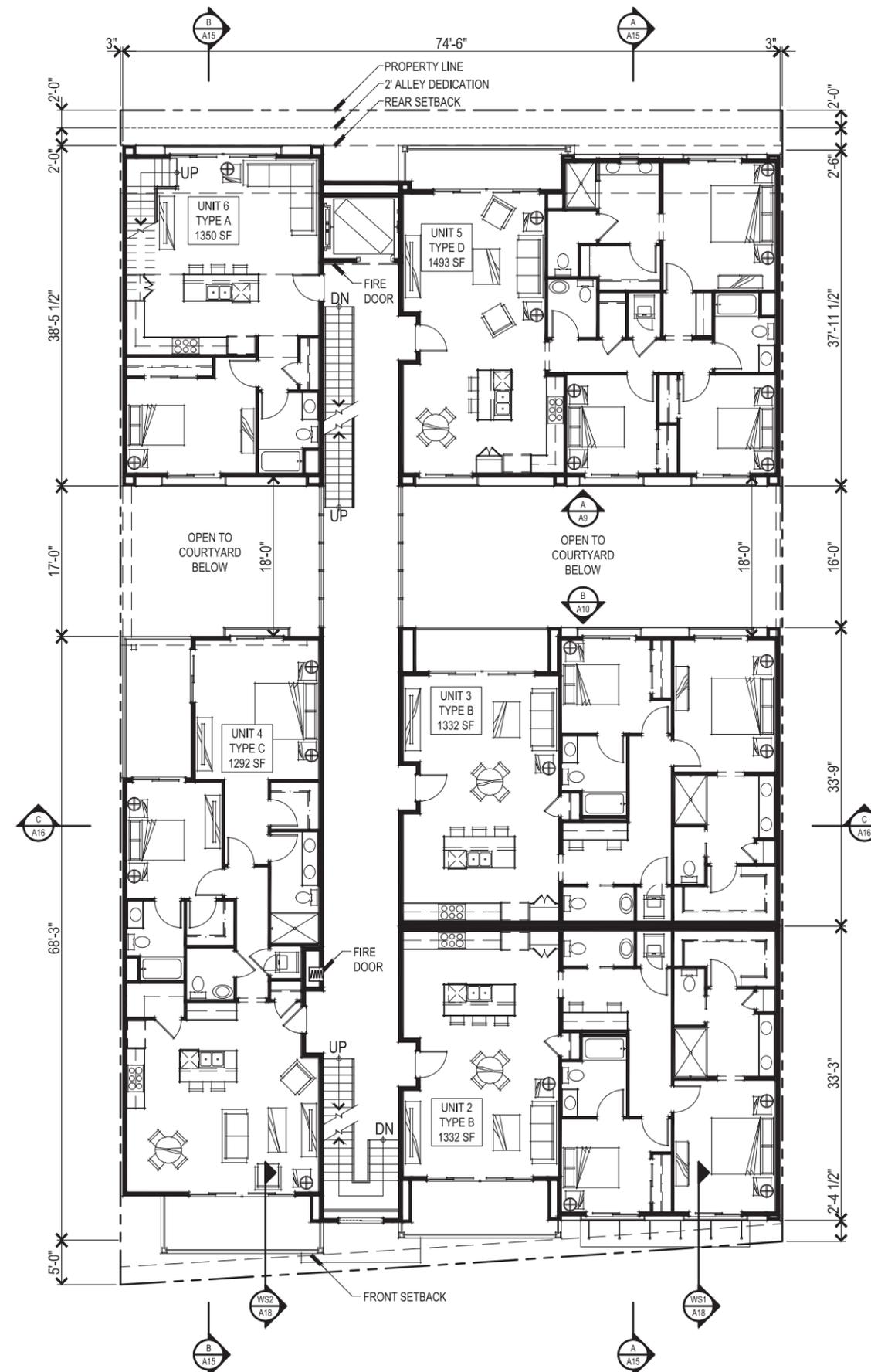
TOTAL CONTAINERS PROVIDED  
 TRASH 1 - 2 CYD BINS  
 RECYCLE 1 - 1 CYD BINS  
 GREEN WASTE 1 - 1 CYD BINS



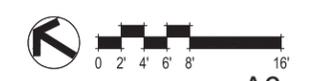
389 FIRST STREET  
 Los Altos, CA  
 May 10, 2019

**A5**  
**FIRST FLOOR PLAN**



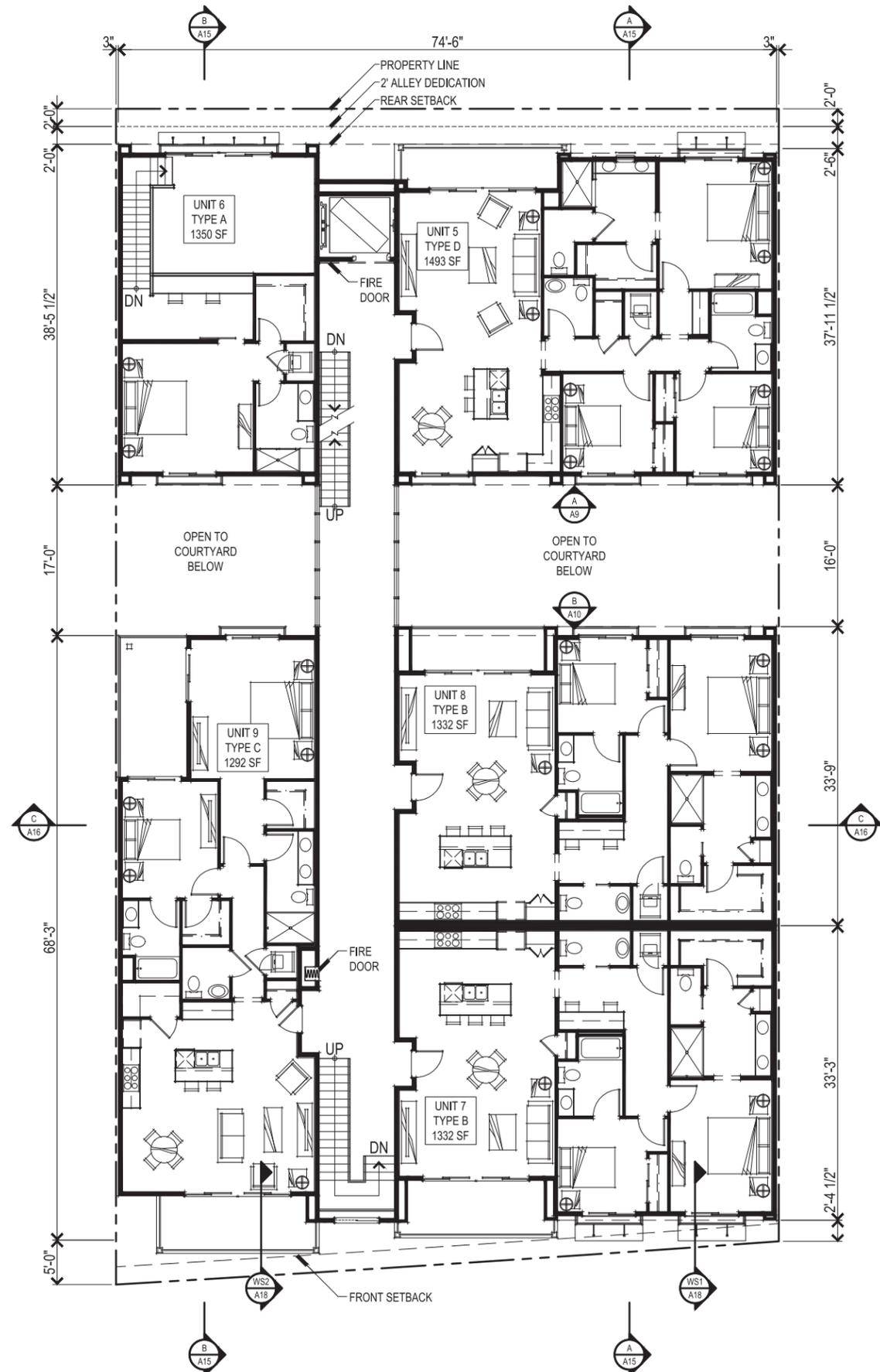


389 FIRST STREET  
 Los Altos, CA  
 May 10, 2019



A6  
 SECOND FLOOR PLAN





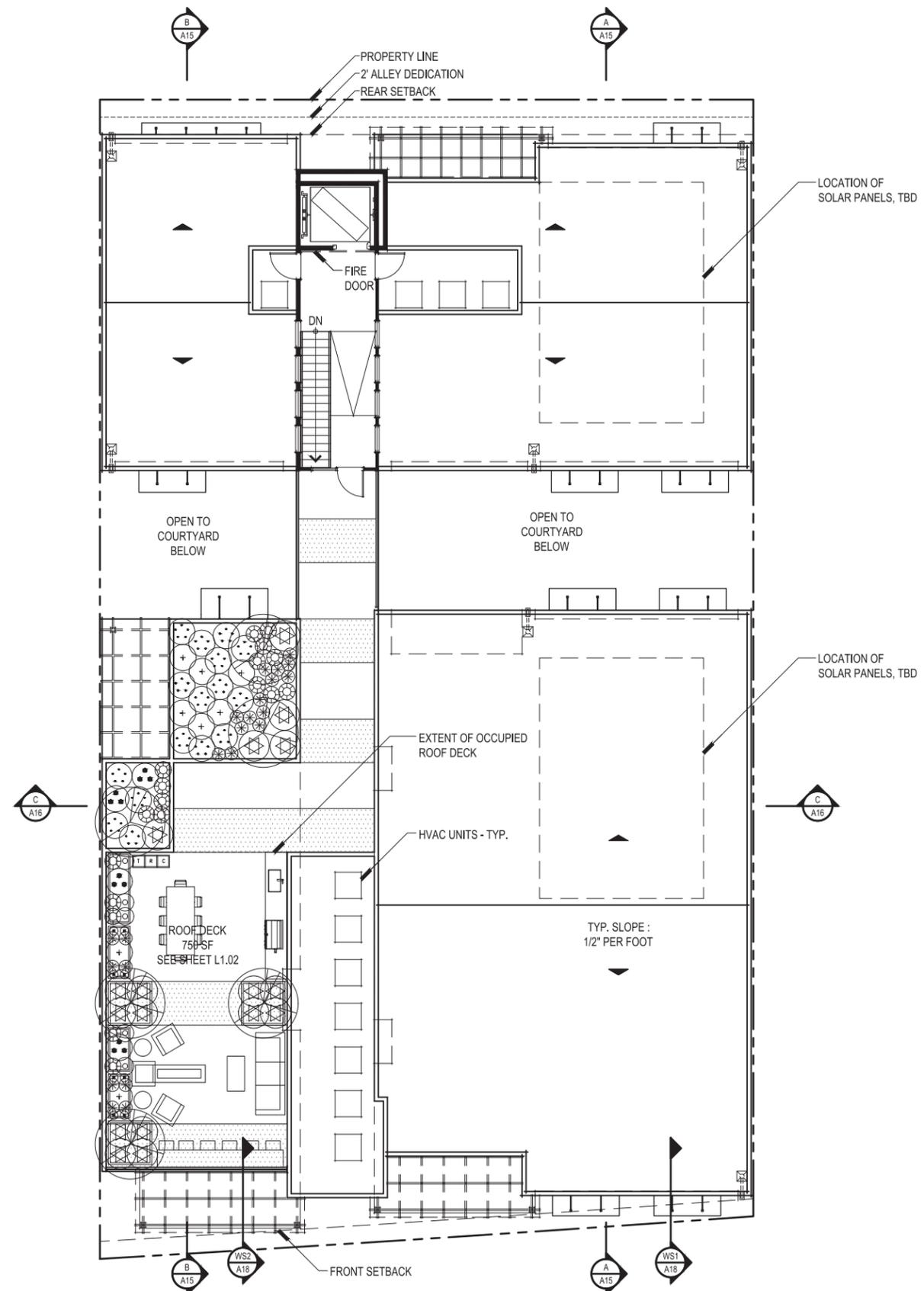
389 FIRST STREET  
 Los Altos, CA  
 May 10, 2019



0 2' 4' 6' 8' 16'

A7  
 THIRD FLOOR PLAN





ROOF PLAN



A8  
ROOF LEVEL

389 FIRST STREET  
Los Altos, CA  
May 10, 2019





RIGHT ELEVATION



COURTYARD ELEVATION 'A'



FRONT ELEVATION



LEFT ELEVATION

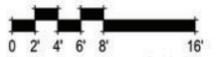


COURTYARD ELEVATION 'B'



REAR ELEVATION

389 FIRST STREET  
 Los Altos, CA  
 May 10, 2019



A10  
 REAR & LEFT ELEVATIONS





389 FIRST STREET  
Los Altos, CA  
May 10, 2019

A11  
FRONT PERSPECTIVE





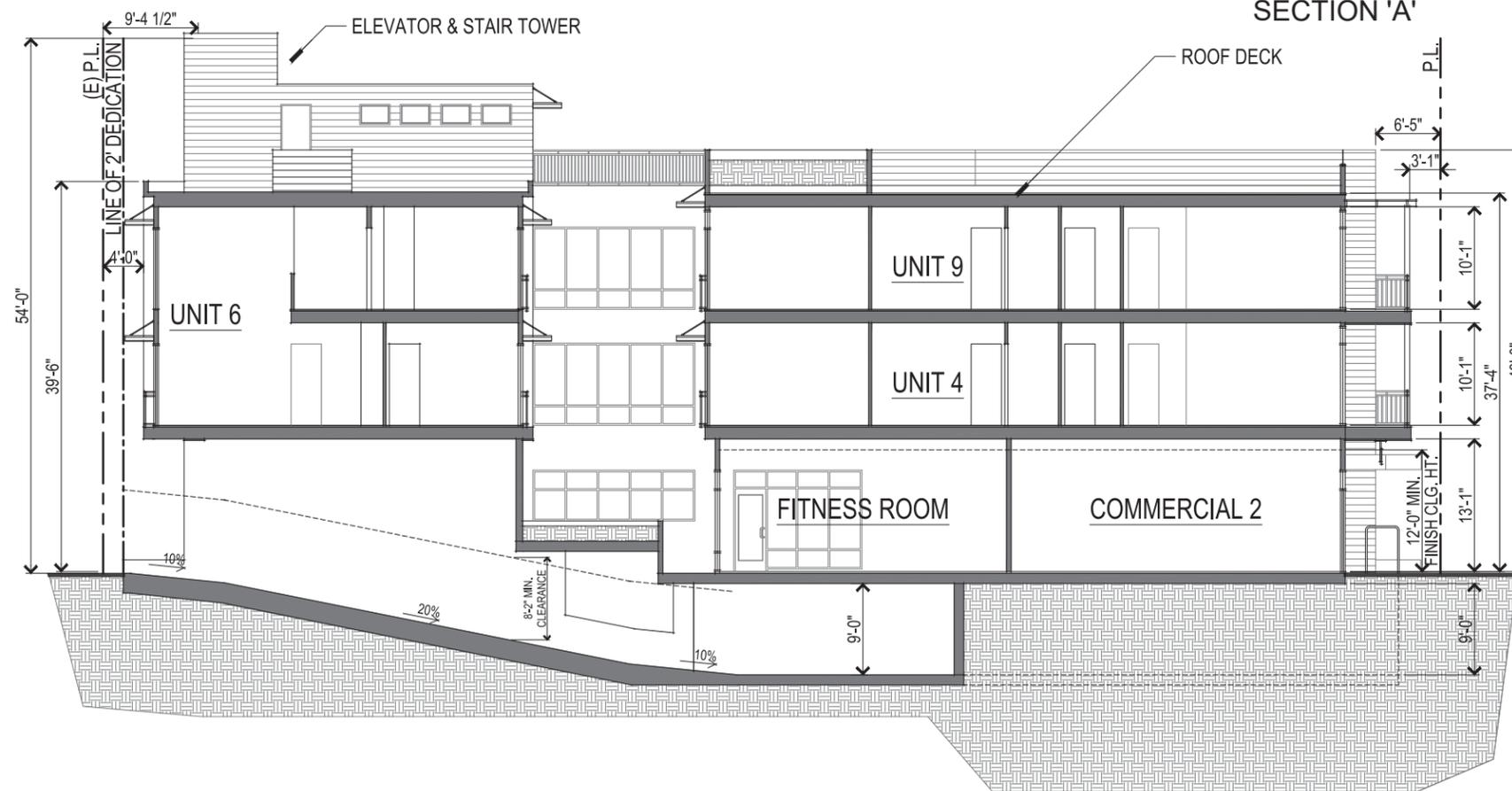
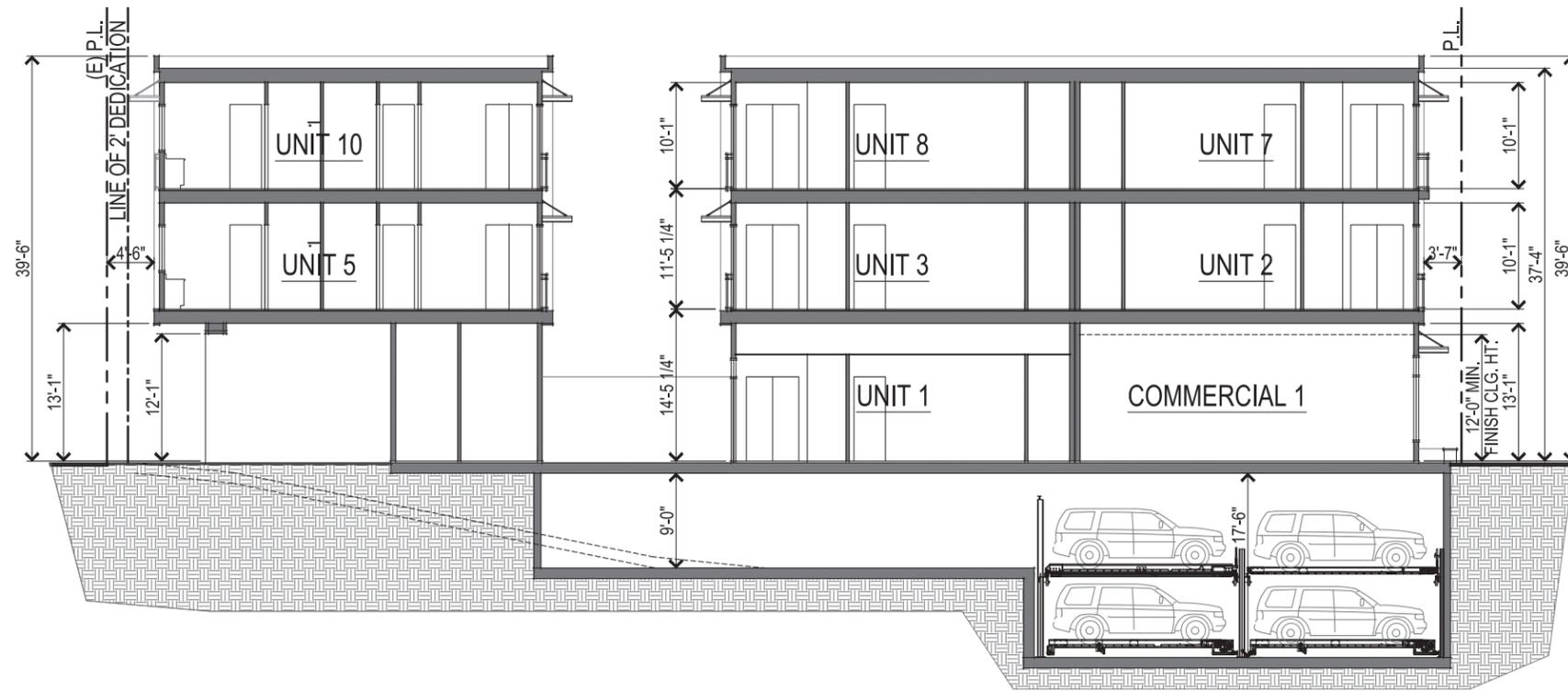
VIEW FROM FIRST STREET & LYELL STREET



VIEW FROM FIRST STREET & WHITNEY STREET



VIEW FROM SECOND STREET & LYELL STREET





SECTION 'C'

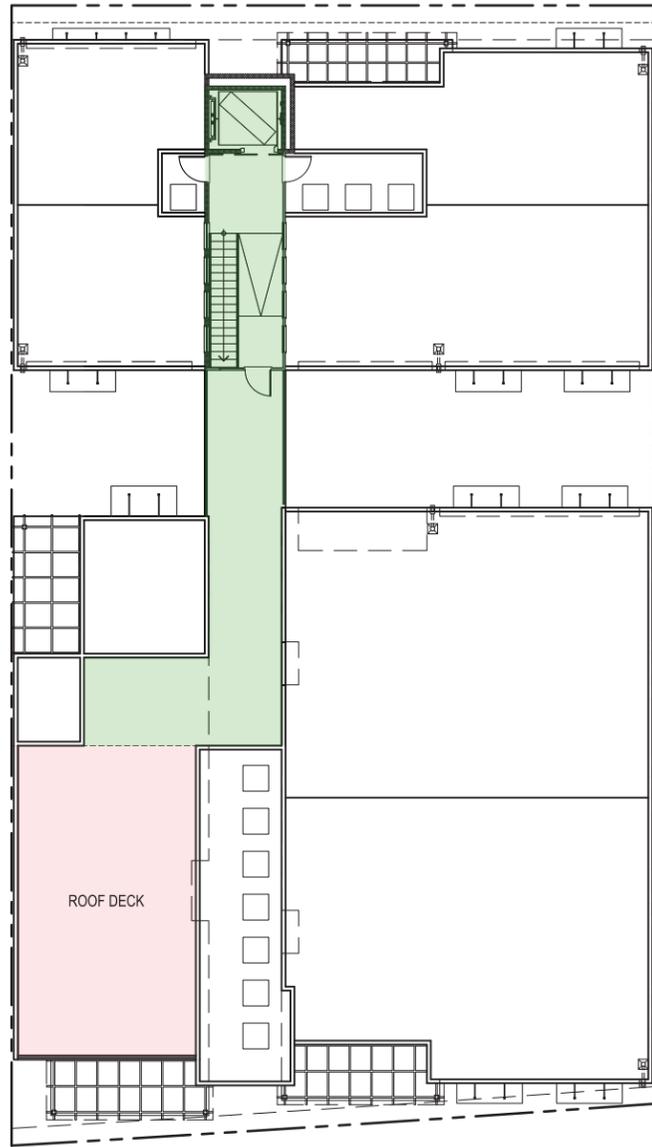
389 FIRST STREET  
 Los Altos, CA  
 May 10, 2019



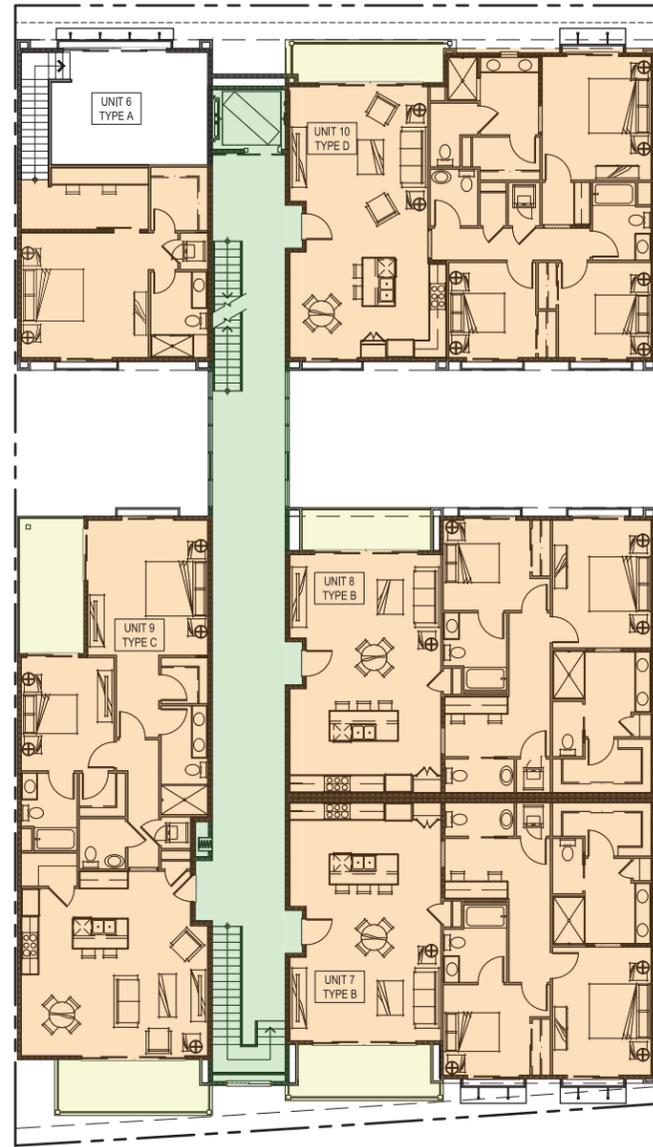
A16  
 BUILDING SECTION



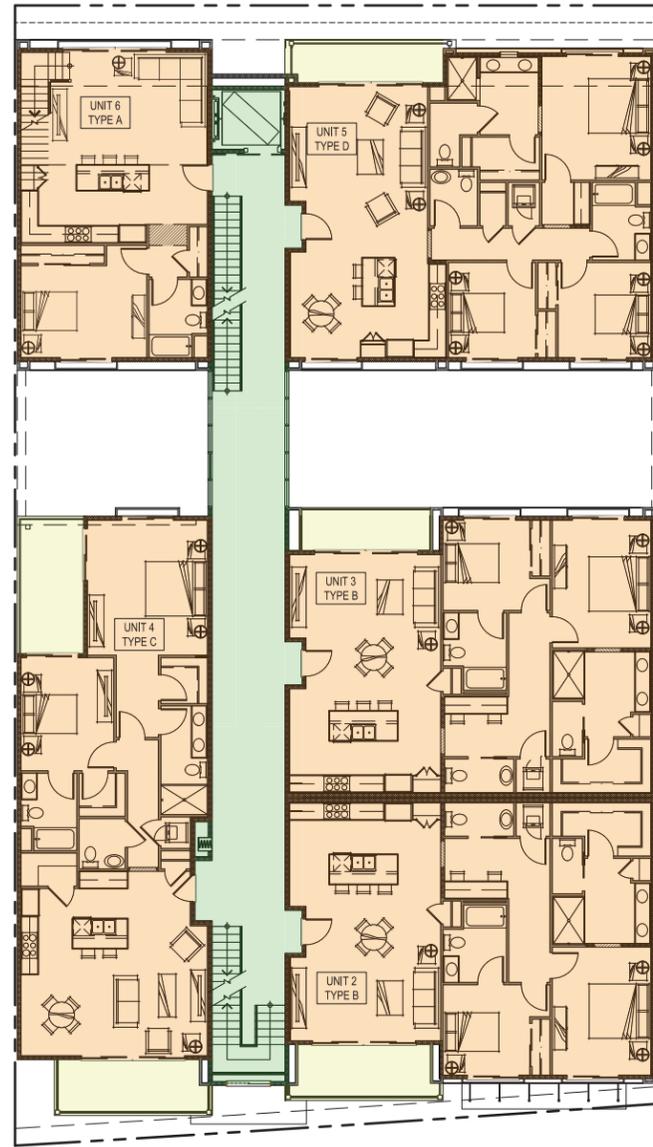
SDG Architects, Inc.



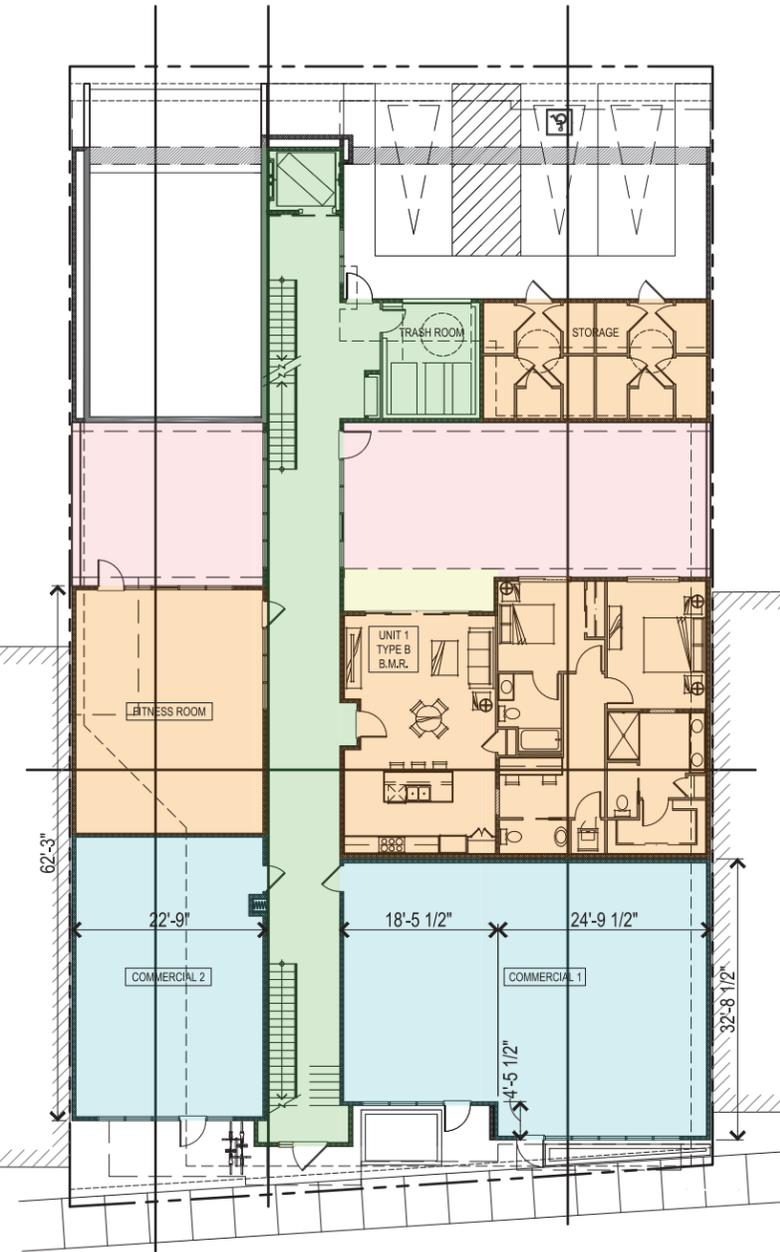
ROOF DECK



THIRD FLOOR

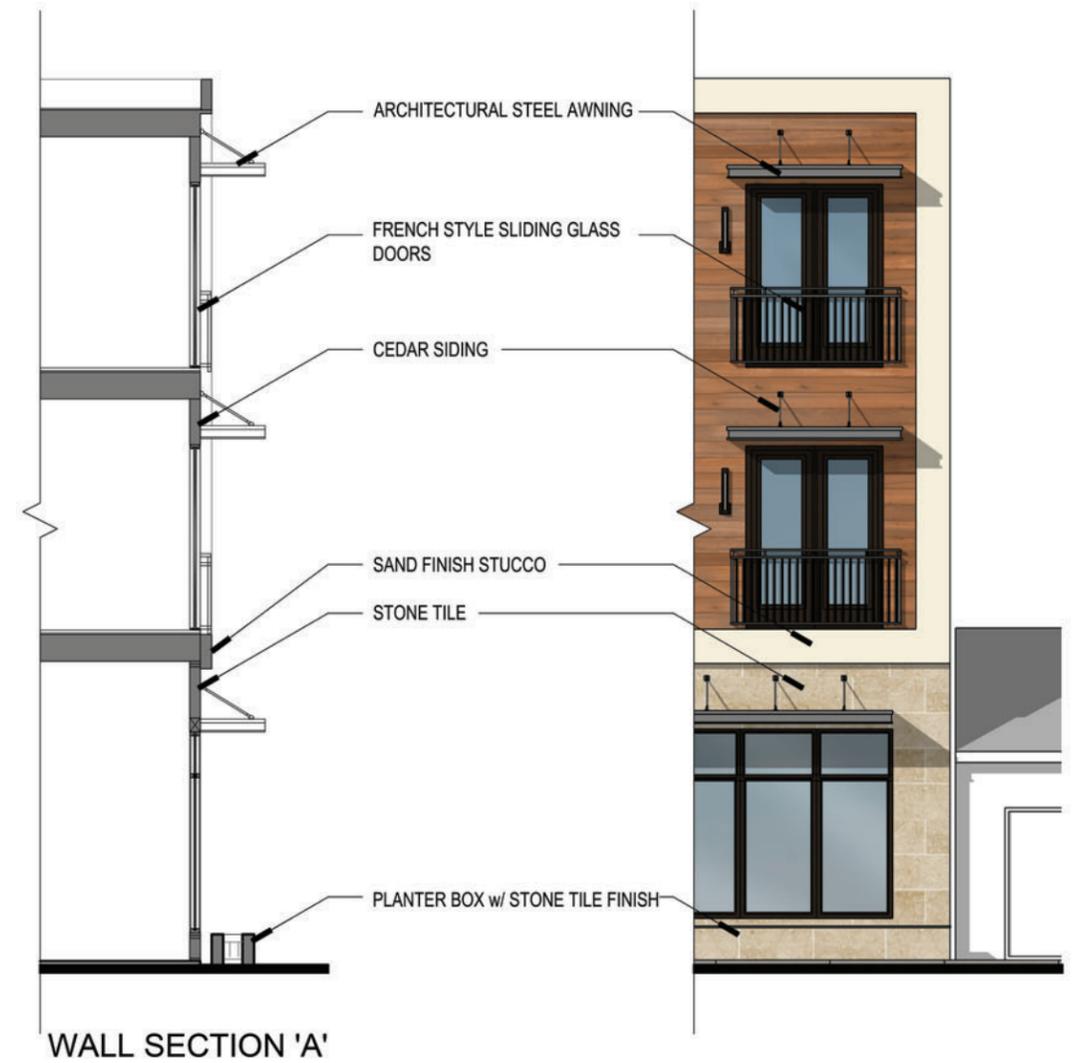


SECOND FLOOR



FIRST FLOOR

F.A.R. PROPOSED		LEGEND	
FIRST FLOOR		THIRD FLOOR	
COMMERCIAL	2,099 SF	RESIDENTIAL AREA	5,967 SF
RESIDENTIAL AREA	2,379 SF	CIRCULATION	1,163 SF
CIRCULATION	1,297 SF	PRIVATE OPEN SPACE	524 SF
PRIVATE OPEN SPACE	88 SF	ROOF LEVEL	
PUBLIC OPEN SPACE	1,175 SF	CIRCULATION	847 SF
SECOND FLOOR		PRIVATE OPEN SPACE	750 SF
RESIDENTIAL AREA	6,282 SF		
CIRCULATION	1,063 SF		
PRIVATE OPEN SPACE	518 SF		



E-Series Gliding Patio Door



Interior Exterior

**SUMMARY**  
To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	E-Series Gliding Patio Door
Product ID#	GP5068
Unit Width	59 3/4"
Unit Height	80"
Interior Color	Pine
Interior Stain	Unfinished Pine
Glass	Low-E4® Glass
Hardware	Albany, Stone
Grille Pattern	None
Exterior Door Color	Dark Bronze
Exterior Trim Profile	None
Exterior Trim Color	Dark Bronze

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.  
 \*All wood is sapete, a non-endangered species of mahogany, grown in Africa, with color and characteristics similar to American mahogonies.

Marquee24

NATIONWIDE PROFILES®



BUY A SAMPLE



From refined residences to formal public spaces, majestic churches to modern skyscrapers – the versatility of limestone continues to be a key element of style for the ages. Eldorado Stone presents a new interpretation of this architectural powerhouse with Marquee24. Offered in sleek 12" x 24" stone veneer with the authentic textures and subtle hues of natural cut limestone, Marquee24 is sure to play an essential role in your memorable designs. Corners available.

Stone Dimensions (approx): 12" H x 24" L x 1" D



STONE: ELDORADO, MARQUEE24



CEDAR SIDING

MASA Architectural Canopies

Corporate Address

21 Randolph Ave.  
 Avenel, NJ 07001  
 800-761-7446  
 p. 732-453-6120  
 f. 732-453-6126

Extrudeck Aluminum Sunshade System

General Notes to Specifier

This master specification section has been prepared by MASA Architectural Canopies for use in the preparation of a product specification section covering pre-engineered canopies consisting of extruded aluminum framing, supports, and decking. Contact MASA for specifications to other products.

Optional text to be determined as necessary by the user is found within parentheses ( ) notation, e.g.: (Section 09 000).

Sustainable requirements sections should be included for projects requiring LEED certification. For additional information on LEED, visit the U.S. Green Building Council website at [www.usgbc.org](http://www.usgbc.org).

MASA has compiled and categorized its numerous color choices and accessories into an easy to select format located at [www.architecturacanopies.com](http://www.architecturacanopies.com). Select Downloads and make your choice.

For assistance on the use of the products in this section, contact MASA's product support team by calling 800-761-7446, by email at [information@architecturacanopies.com](mailto:information@architecturacanopies.com) or visit their website at [www.architecturacanopies.com](http://www.architecturacanopies.com).



CANOPIES



FRENCH SLIDING DOORS

389 FIRST STREET  
 Los Altos, CA  
 April 22, 2019

A19  
 PROPOSED MATERIALS

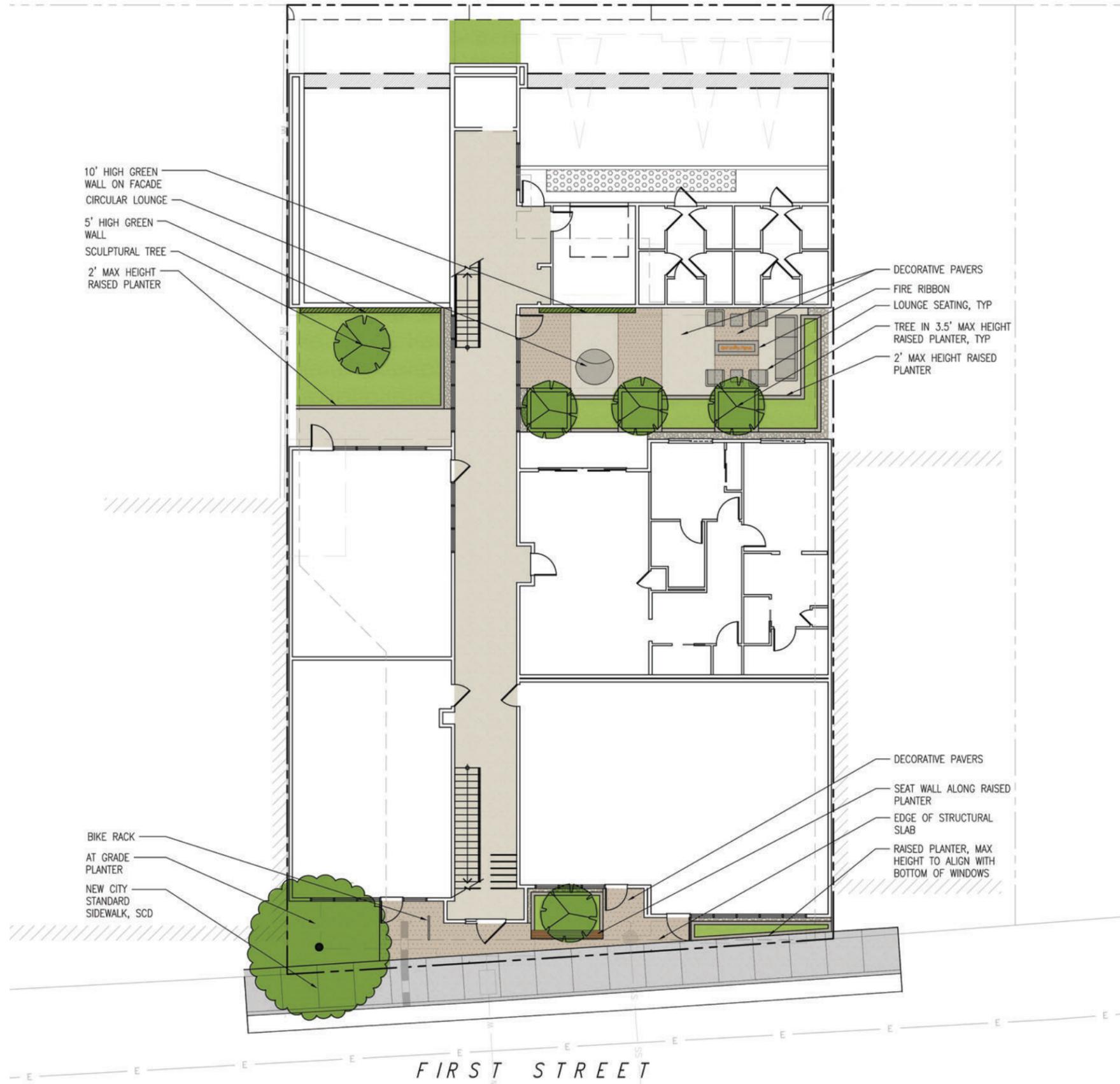


10' HIGH GREEN WALL ON FACADE  
 CIRCULAR LOUNGE  
 5' HIGH GREEN WALL  
 SCULPTURAL TREE  
 2' MAX HEIGHT RAISED PLANTER

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

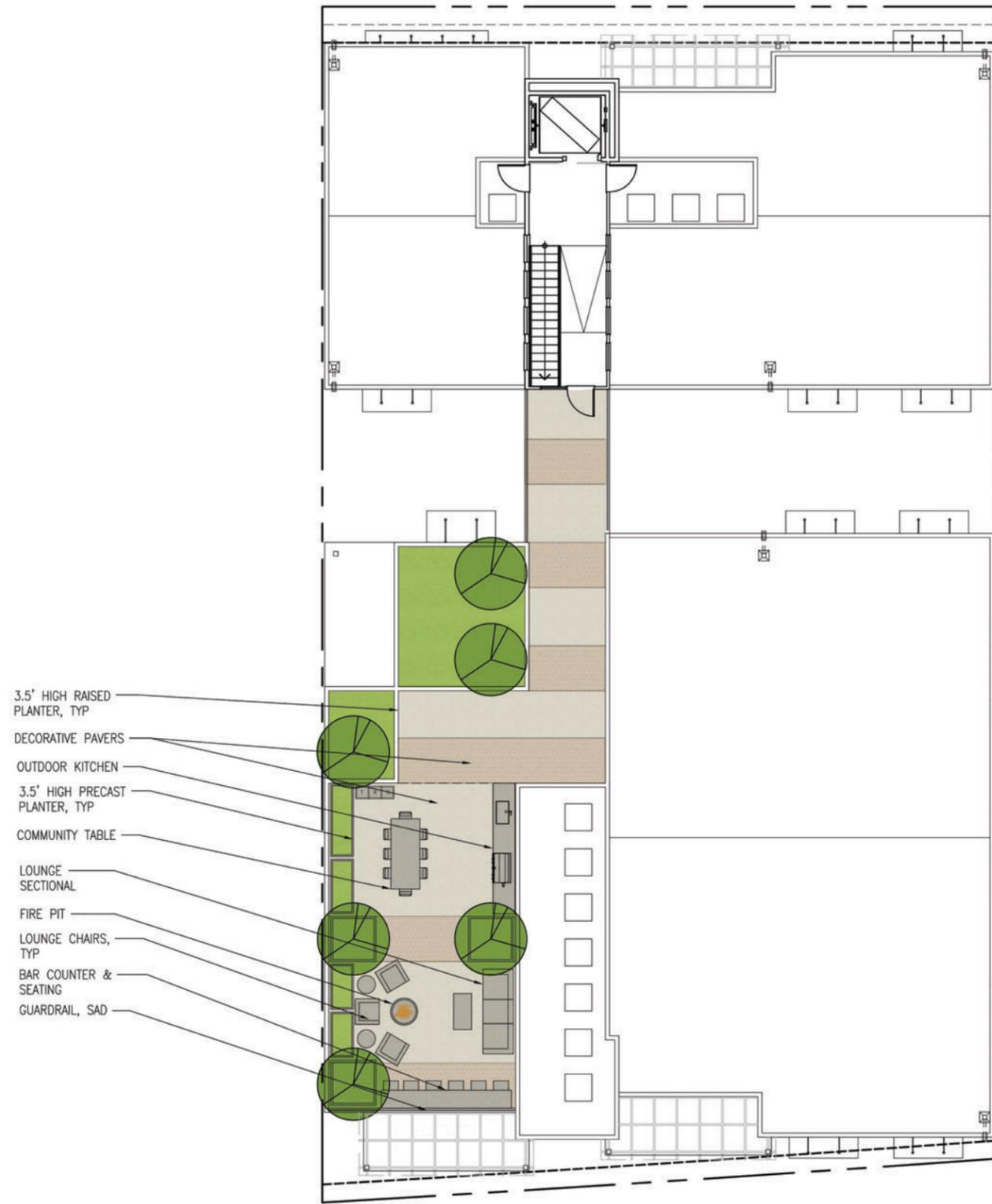
DECORATIVE PAVERS  
 SEAT WALL ALONG RAISED PLANTER  
 EDGE OF STRUCTURAL SLAB  
 RAISED PLANTER, MAX HEIGHT TO ALIGN WITH BOTTOM OF WINDOWS



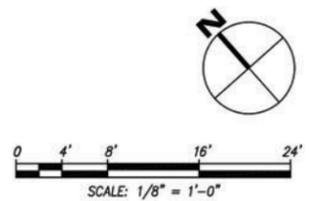
389 FIRST STREET  
 Los Altos, CA  
 May 10, 2019

L1.01  
 LANDSCAPE  
 CONCEPT PLAN -  
 FIRST FLOOR





- 3.5' HIGH RAISED PLANTER, TYP
- DECORATIVE PAVERS
- OUTDOOR KITCHEN
- 3.5' HIGH PRECAST PLANTER, TYP
- COMMUNITY TABLE
- LOUNGE SECTIONAL
- FIRE PIT
- LOUNGE CHAIRS, TYP
- BAR COUNTER & SEATING
- GUARDRAIL, SAD

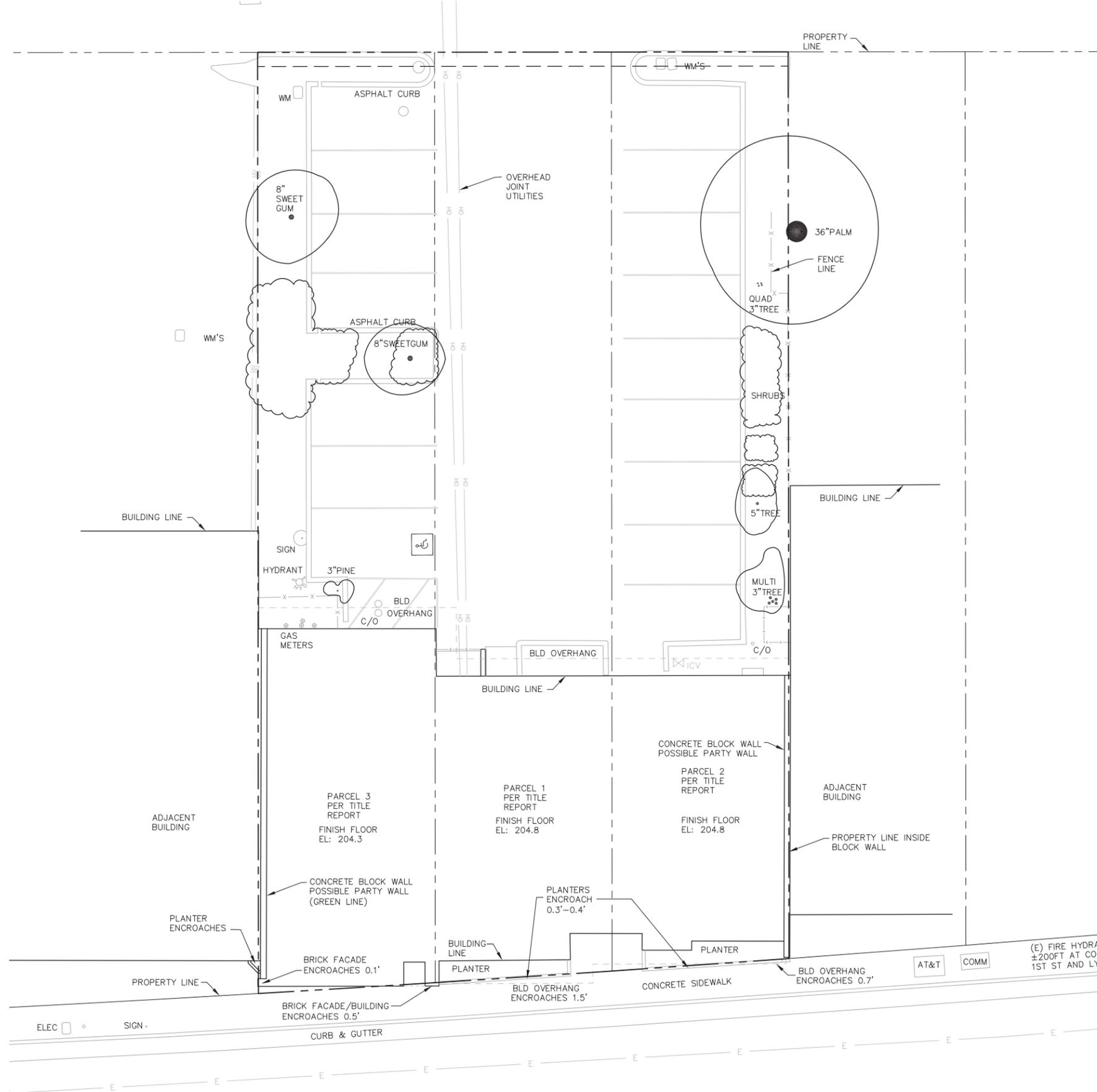


389 FIRST STREET  
 Los Altos, CA  
 May 10, 2019



**L1.02**  
 LANDSCAPE  
 CONCEPT PLAN -  
 ROOF DECK



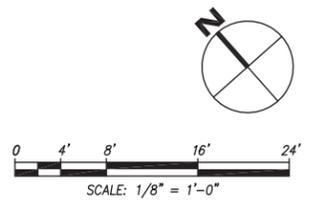


**TREE REMOVAL NOTES**

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



**ALOE 'JOHNSON'S HYBRID'**  
JOHNSON'S HYBRID ALOE  
1' H X 18" W  
GROWTH RATE: MODERATE

GROUNDCOVERS



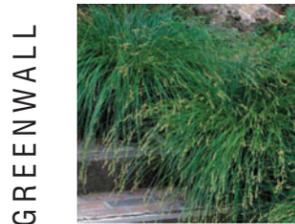
**CEANOTHUS 'CENTENNIAL'**  
CALIFORNIA LILAC  
1' H X 4' W  
GROWTH RATE: FAST



**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



**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



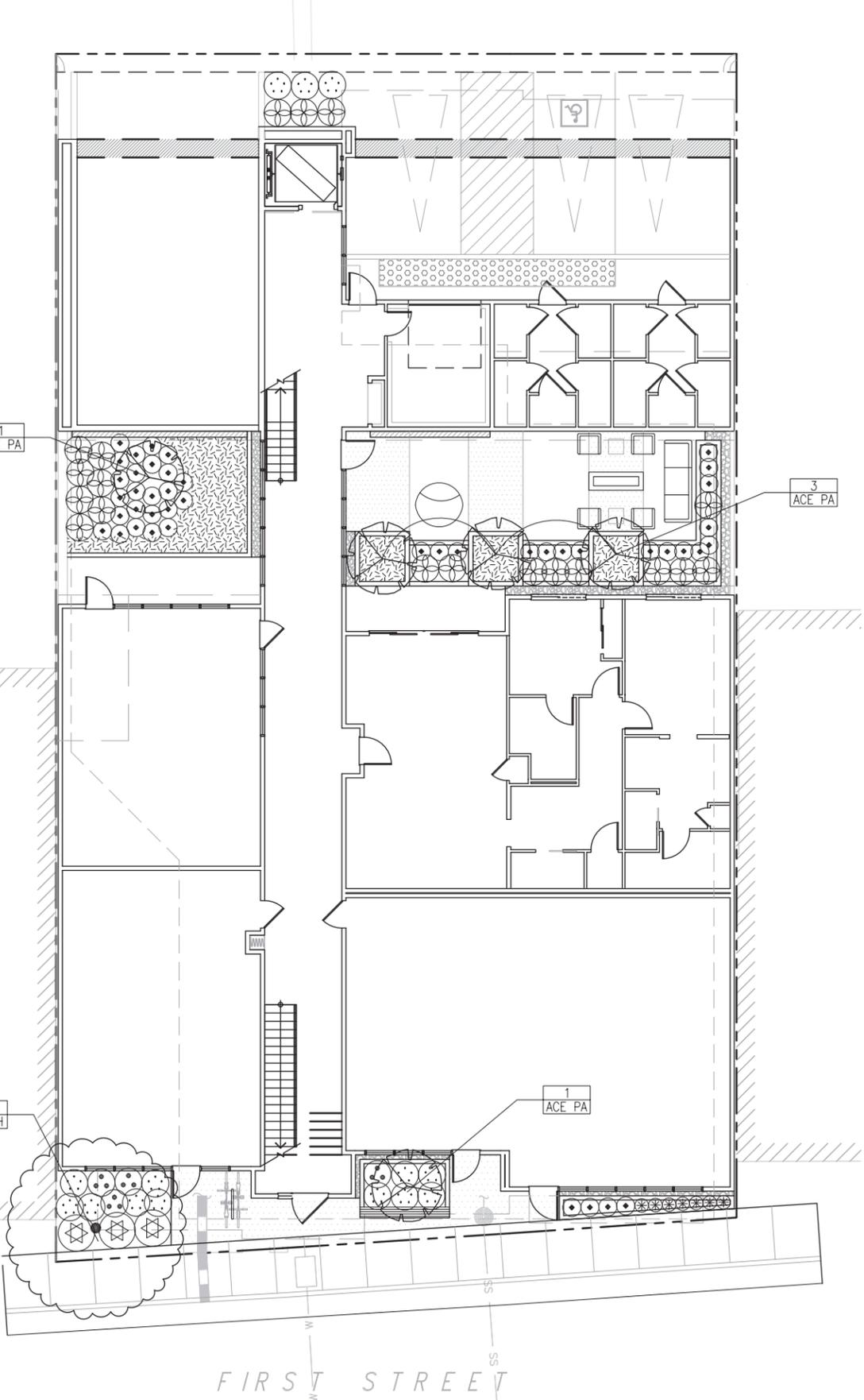
**LIRIOPE MUSCARI 'VARIEGATA'**  
LILY TURF  
1-2' H X 1-2' W  
GROWTH RATE: MODERATE



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

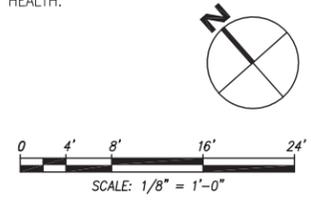


**SETCREASEA PALLIDA**  
PURPLE HEART  
1' H X 2' W  
GROWTH RATE: FAST



PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
<b>TREES</b>						
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	6	L
PIS CH	PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX STD	PER PLAN	1	L
<b>SHRUBS</b>						
+	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
<b>GRASS &amp; GRASS-LIKE PLANTS</b>						
⊗	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
<b>GROUNDCOVER</b>						
⊗	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
<b>GREENWALL</b>						
⊗	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
- ALL PLANTING AND IRRIGATION WILL BE IN FULL COMPLIANCE WITH CITY OF LOS ALTOS WATER EFFICIENT LANDSCAPING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES.
  - IRRIGATION SYSTEM SHALL USE WATER EFFICIENT, LOW-FLOW IRRIGATION HEADS OR DRIP TUBING.
  - TREES SHALL BE ON A VALVE CIRCUIT INDEPENDENT OF ALL OTHER PLANTING.
  - IRRIGATION CONTROLLER MODEL SHALL UTILIZE EVAPOTRANSPIRATION DATA AND RAIN SENSOR DATA TO AUTOMATICALLY ADJUST WATERING SCHEDULES.
  - IRRIGATION EQUIPMENT SHALL INCLUDE A MANUAL SHUT-OFF VALVE AND BACKFLOW PREVENTION DEVICE.
  - IRRIGATION SCHEDULE TO BE DEVELOPED AND MANAGED TO UTILIZE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN PLANT HEALTH.



**389 FIRST STREET**  
Los Altos, CA  
May 10, 2019

**L2.01**  
PRELIMINARY  
PLANTING PLAN -  
FIRST FLOOR



TREES



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

SHRUBS & GRASSES



AGAVE PARRYI TRUNCATA 'GENTRY'  
PARRYI'S AGAVE  
3' H X 3' W  
GROWTH RATE: MODERATE



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



ALOE 'JOHNSON'S HYBRID'  
JOHNSON'S HYBRID ALOE  
1' H X 18" W  
GROWTH RATE: MODERATE

GROUND COVER



BULBINE FRUTESCENS  
BULBINE  
1-2' H X 3' W  
GROWTH RATE: FAST



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



SEDUM PACHYCLADOS  
GRAY STONECROP  
4" H X 1' W  
GROWTH RATE: MODERATE

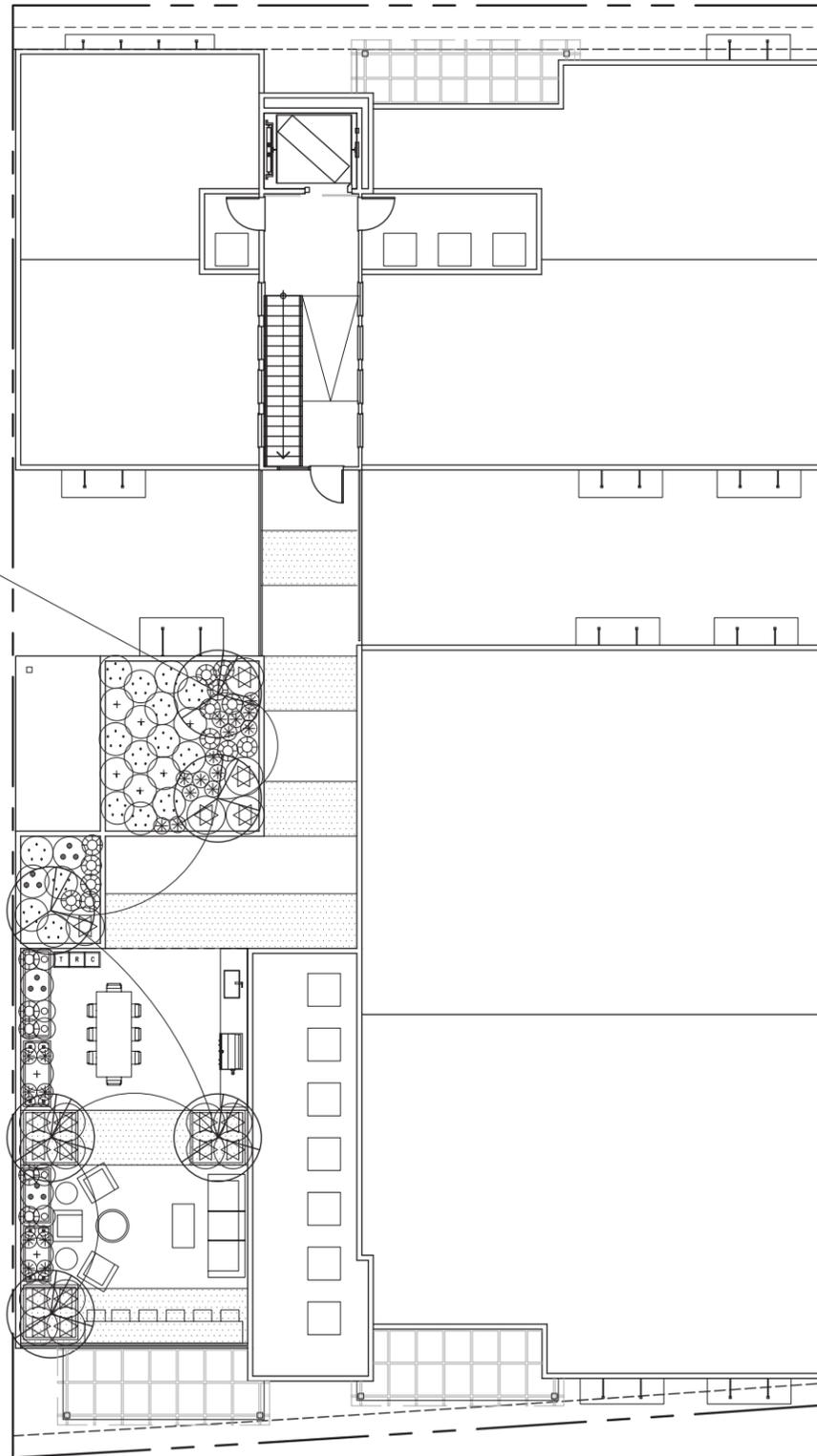


SEDUM REFLEXUM 'BLUE SPRUCE'  
BLUE SPRUCE SEDUM  
5" H X 18" W  
GROWTH RATE: FAST



SEDUM MORGANIANUM 'BURRO'S TAIL'  
DONKEY'S TAIL STONECROP  
4" H X 2' W  
GROWTH RATE: MODERATE

6  
OLE EU



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
<b>TREES</b>						
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	6	L
PIS CH	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX STD	PER PLAN	1	L
<b>SHRUBS</b>						
+	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
<b>GRASS &amp; GRASS-LIKE PLANTS</b>						
⊗	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
<b>GROUND COVER</b>						
⊗	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
<b>GREENWALL</b>						
⊗	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

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

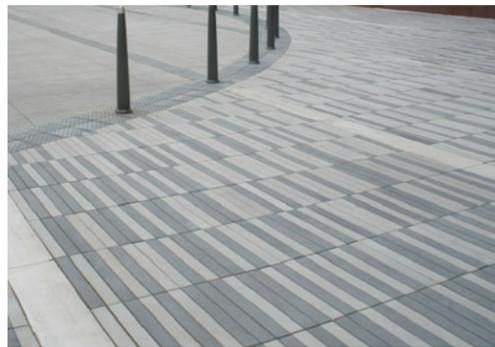


389 FIRST STREET  
Los Altos, CA  
May 10, 2019

L2.02

PRELIMINARY  
PLANTING PLAN -  
ROOF DECK





DECORATIVE PAVERS – FIRST FLOOR  
SCALE: NTS



COMMUNITY TABLE – ROOF DECK  
SCALE: NTS



GLASS RAILING – ROOF DECK  
SCALE: NTS



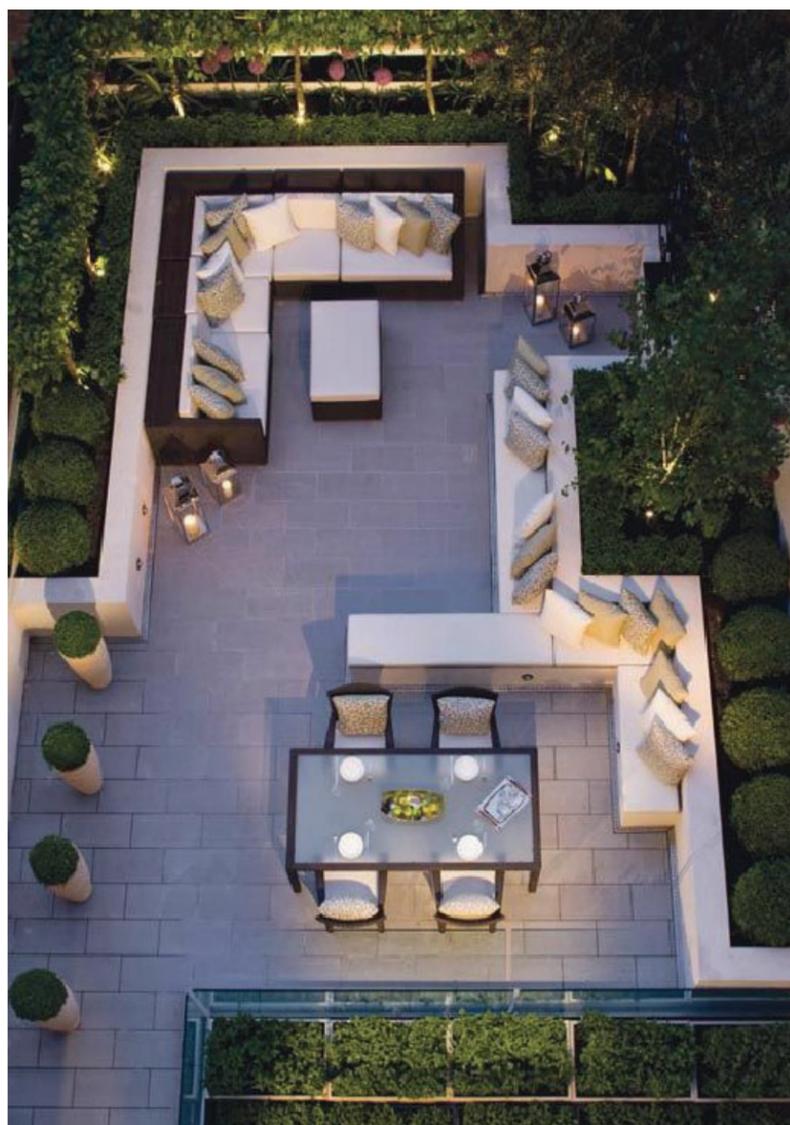
FIRE RIBBON—FIRST FLOOR & FIRE PIT—ROOF DECK  
SCALE: NTS



SEAT WALL – FIRST FLOOR  
SCALE: NTS



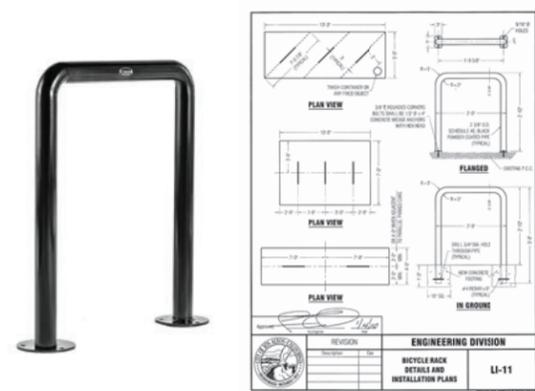
GREEN WALL – FIRST FLOOR  
SCALE: NTS



ROOF DECK  
SCALE: NTS



LOUNGE SEATING & RAISED PLANTERS  
SCALE: NTS



BIKE RACK – FIRST FLOOR  
SCALE: NTS



CIRCULAR LOUNGE – FIRST FLOOR  
SCALE: NTS



BBQ – ROOF DECK  
SCALE: NTS

389 FIRST STREET  
Los Altos, CA  
May 10, 2019

L3.01  
SITE FURNISHINGS  
& PRECEDENT  
IMAGES

