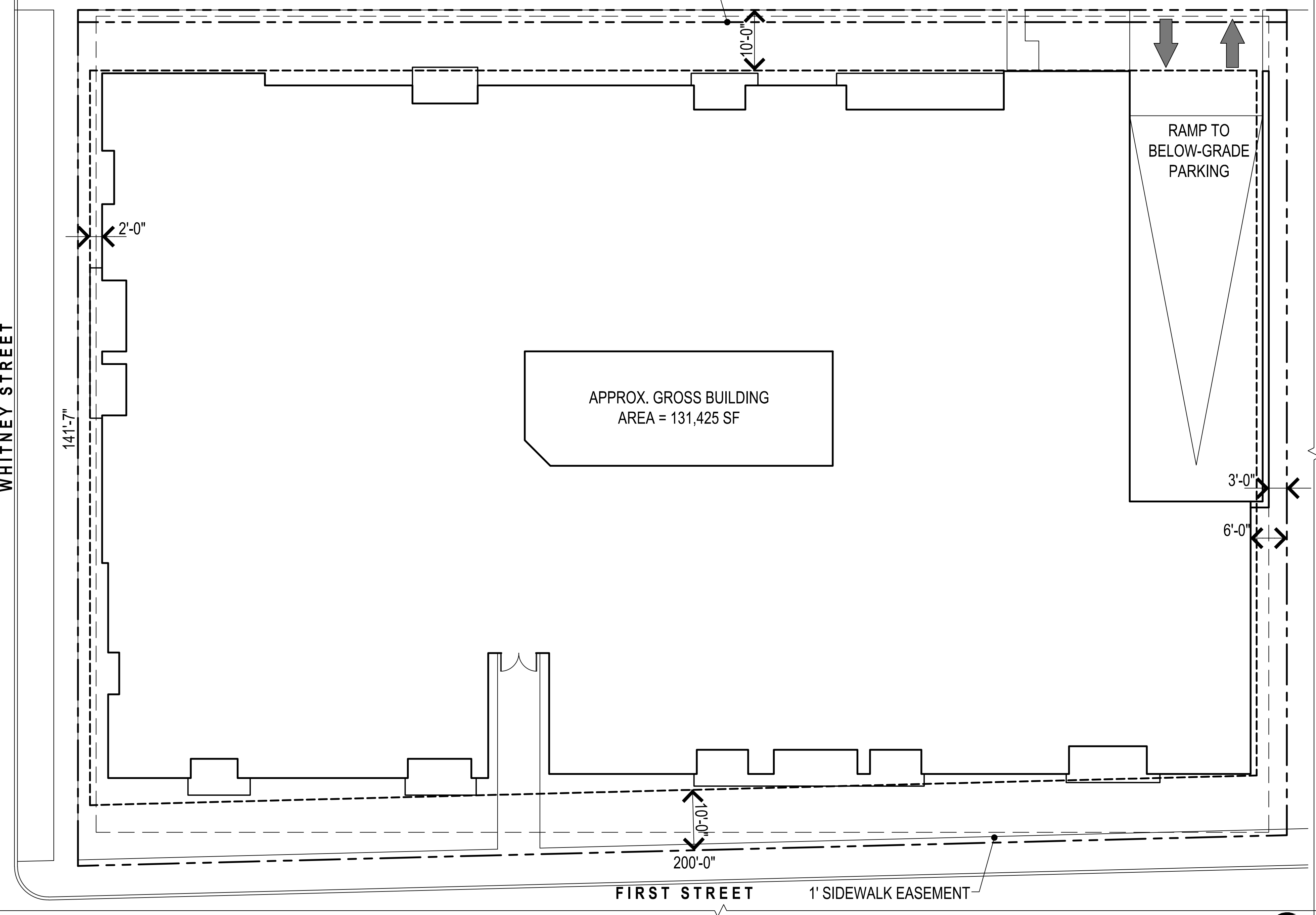


2' ALLEY EASEMENT ALLEY

WHITNEY STREET



APPROX. GROSS BUILDING AREA = 131,425 SF

RAMP TO BELOW-GRADE PARKING

SITE PLAN

BUILDING AREAS	
TOTAL GARAGE	50421 SQ. FT.
TOTAL CIRCULATION	11589 SQ. FT.
TOTAL UTILITY	1636 SQ. FT.
TOTAL RESIDENTIAL	67779 SQ. FT.
GROSS AREA	131425 SQ. FT.

SHEET INDEX

- TS TITLE SHEET
- C1 SITE PLAN
- A0 BUILDING AREA SUMMARY
- A1 LOWER GARAGE PLAN
- A2 UPPER GARAGE PLAN
- A3 GROUND FLOOR PLAN
- A4 SECOND-FOURTH FLOOR PLANS
- A5 FRONT ELEVATION
- A6 RIGHT ELEVATION
- A7 REAR ELEVATION
- A8 LEFT ELEVATION
- A9 CONCEPTUAL STREET VIEW
- A10 ISOMETRIC PERSPECTIVE
- A11 ISOMETRIC PERSPECTIVE

OWNER

355 1ST ST LLC
 C/O DeNARDI HOMES
 INFO@DENARDIHOMES.COM
 PHONE: (650) 209-5440
 CONTACT: KEVIN DENARDI

ARCHITECT

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

PROJECT DESCRIPTION

THE PROJECT PROPOSES A 4-STORY MULTI-FAMILY BUILDING COMPOSED OF 50 CONDOMINIUMS OVER TWO LEVELS OF BELOW-GRADE PARKING.

PROJECT DATA

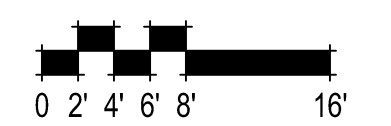
ADDRESS	355, 365, 371, 373 1 ST STREET LOS ALTOS, CA 94022
APN	167-41-026, 167-41-027, 167-41-028, 167-41-029
EXISTING USE	COMMERCIAL
PROPOSED USE	RESIDENTIAL
GENERAL PLAN	DC (DOWNTOWN COMMERCIAL)
ZONING	CD/R3 COMMERCIAL DOWNTOWN / MULTIPLE FAMILY DISTRICT
APPROX. SITE AREA	27,811 SF (0.63 ACRES)
OCCUPANCY	S2 / R2
CONSTRUCTION TYPE	III

	REQUIRED	PROPOSED
BUILDING HEIGHT	35' MAX	46'
SETBACKS		
FRONT	10'	10'
STREET SIDE	2'	2'
INTERIOR SIDE	0'	3'
REAR	10'	10'

	REQUIRED	PROPOSED
PARKING		
PER LAMC 14.74.080:		
2 SPACES / UNIT	100	
1 GUEST / 4 UNITS	13	
TOTAL	113	
PER CA GOVT. CODE 65915:		
1.5 SPACES / 1-BED	12	
2 SPACES / 2-3 BED	84	
GUEST	INCLUDED	
TOTAL SPACES	96	111

	REQUIRED	PROPOSED
AFFORDABLE HOUSING		
15% OF TOTAL UNITS	8	7 MODERATE 1 LOW 8 TOTAL

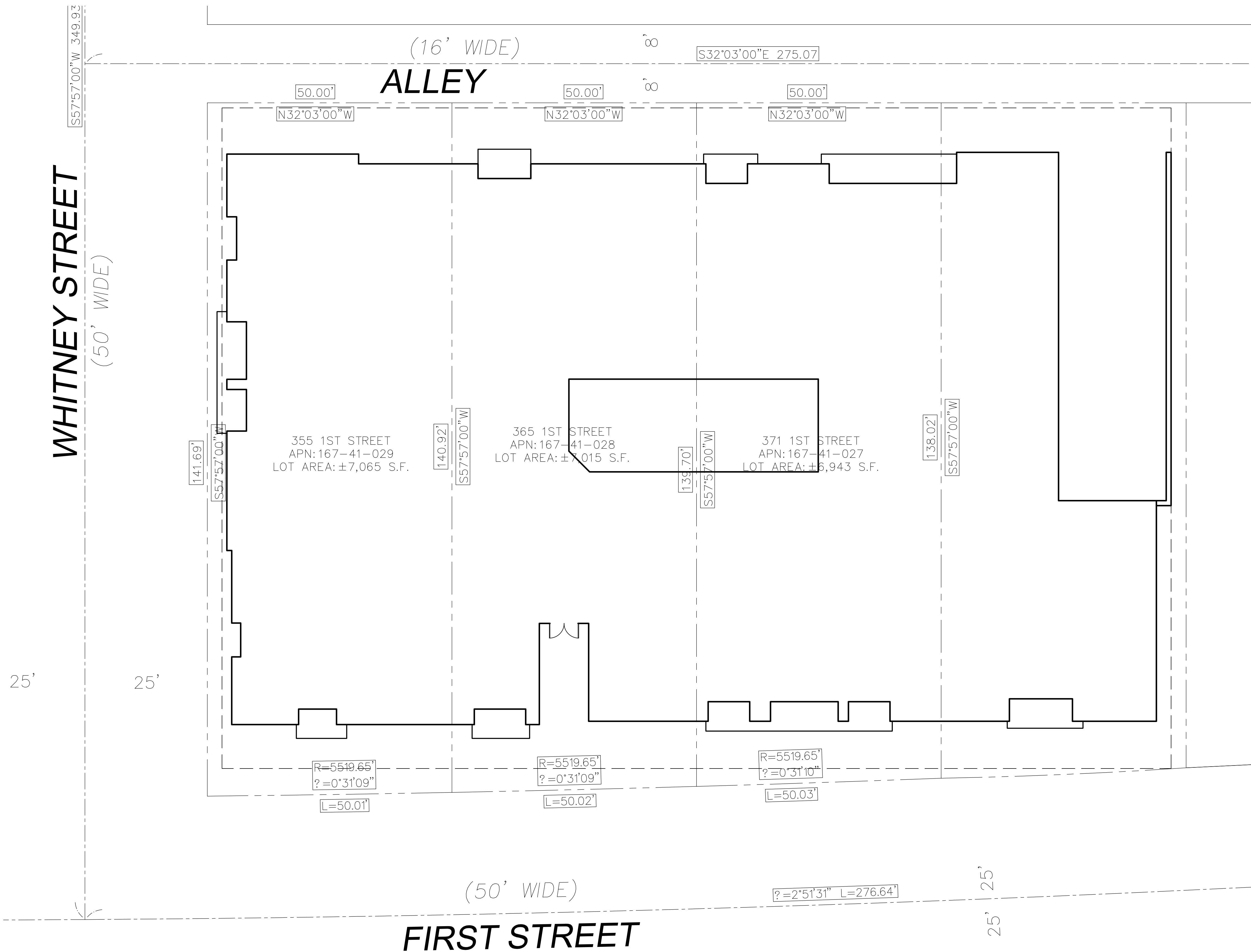
CONCESSIONS
 11' INCREASE IN MAX ALLOWABLE BUILDING HEIGHT



355 FIRST STREET
 Los Altos, CA
 December 15, 2020

DeNardi Homes LLC

TITLE SHEET
 TS

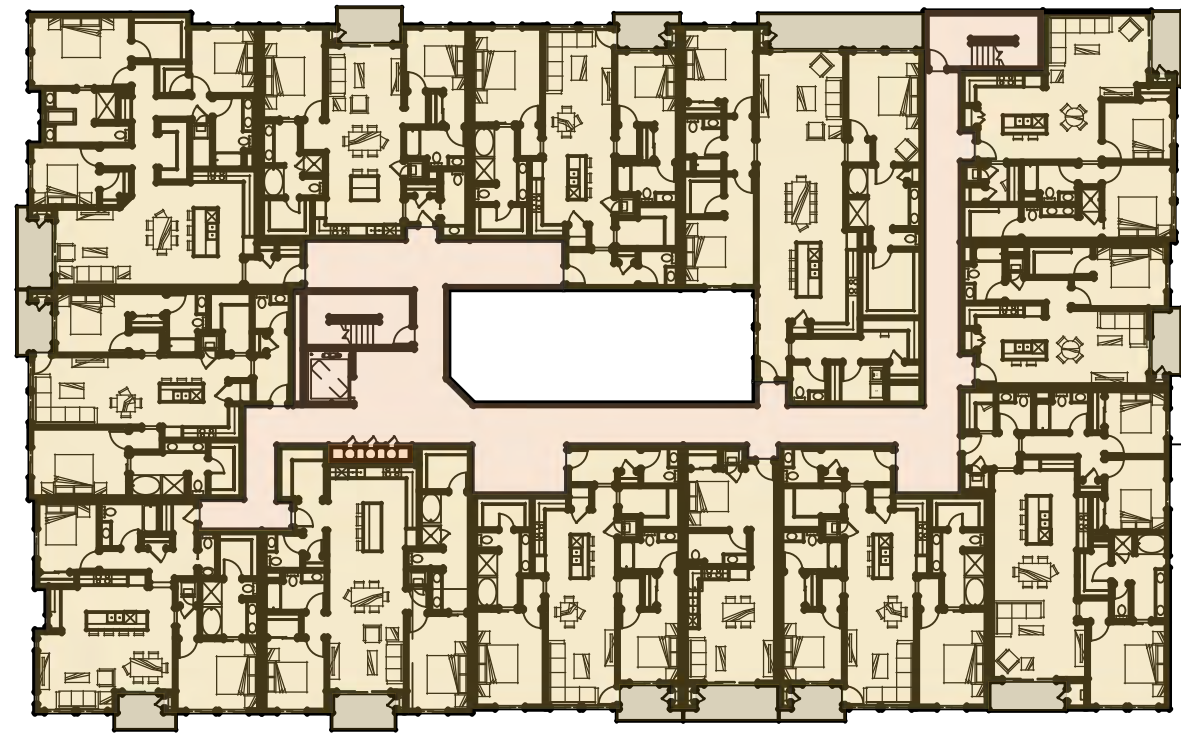


355 FIRST STREET
 Los Altos, CA
 December 15, 2020

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CIVIL SITE PLAN
 C1

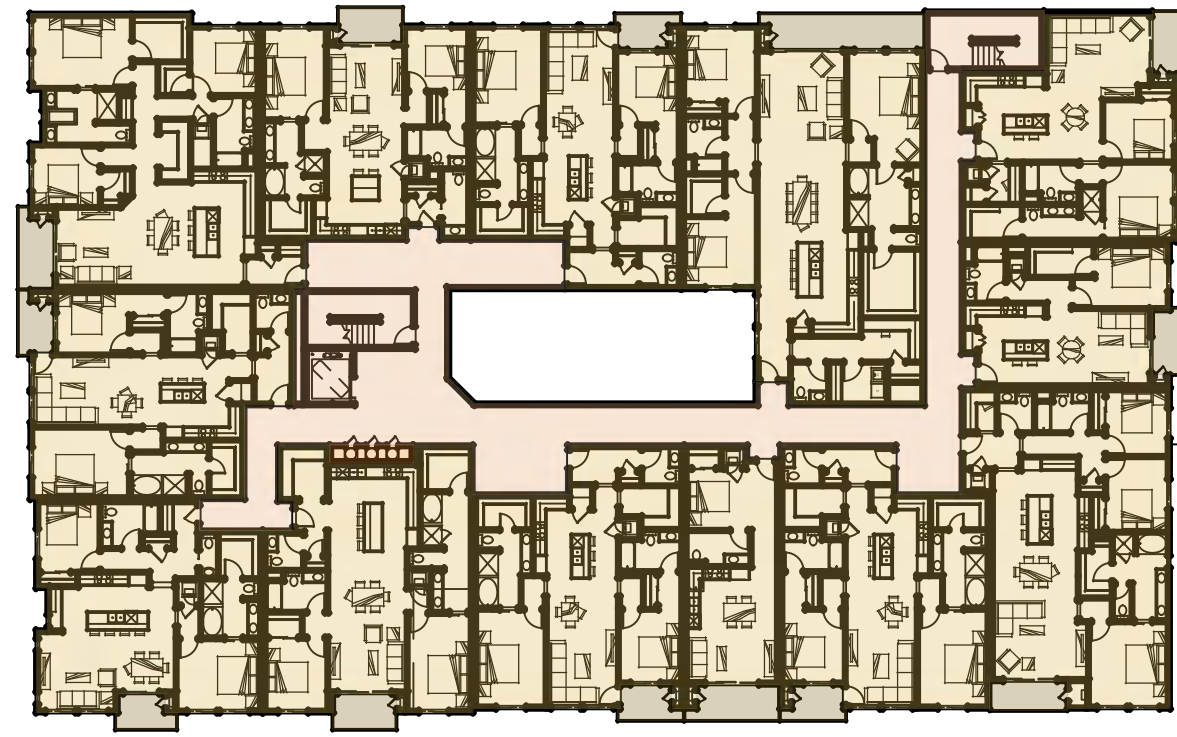
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 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com



FOURTH FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,625 SF
UTILITY	42 SF
DWELLING UNITS	17,618 SF
FLOOR TOTAL	20,285 SF

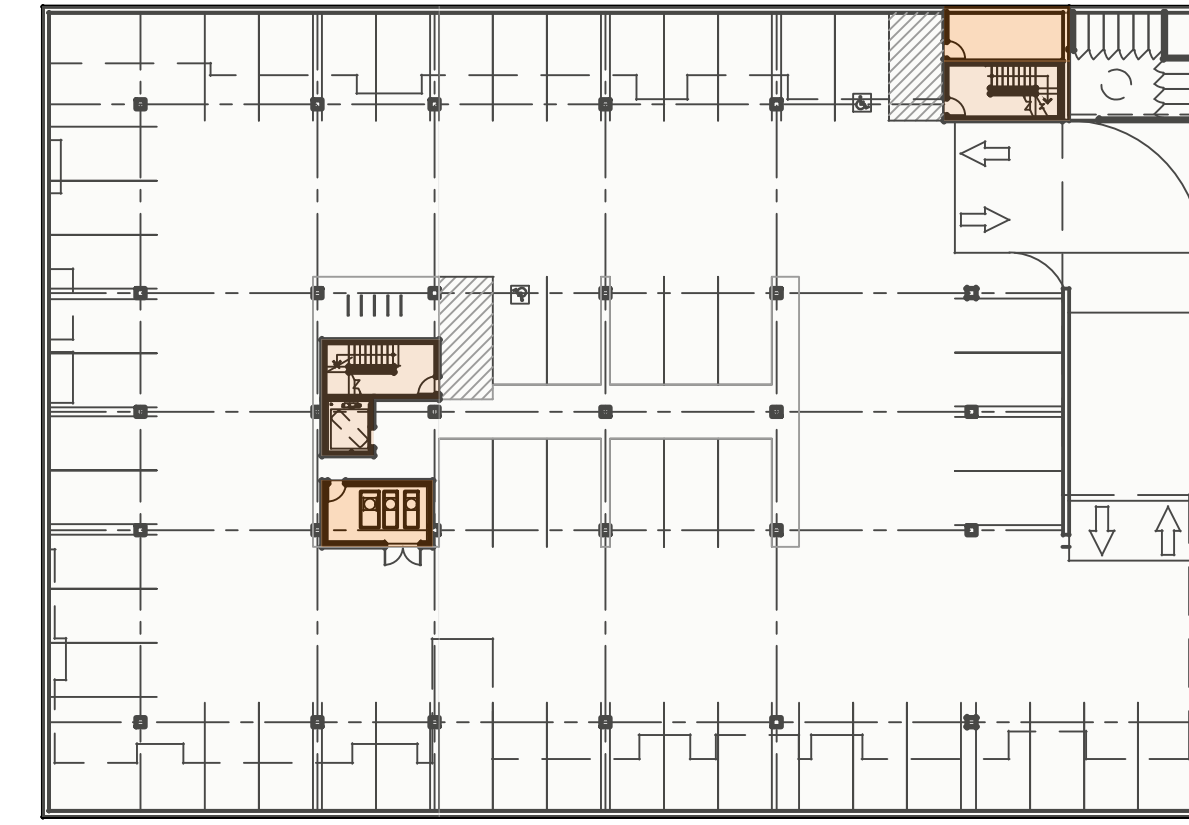
PRIVATE DECK AREA	909 SF
-------------------	--------



SECOND FLOOR

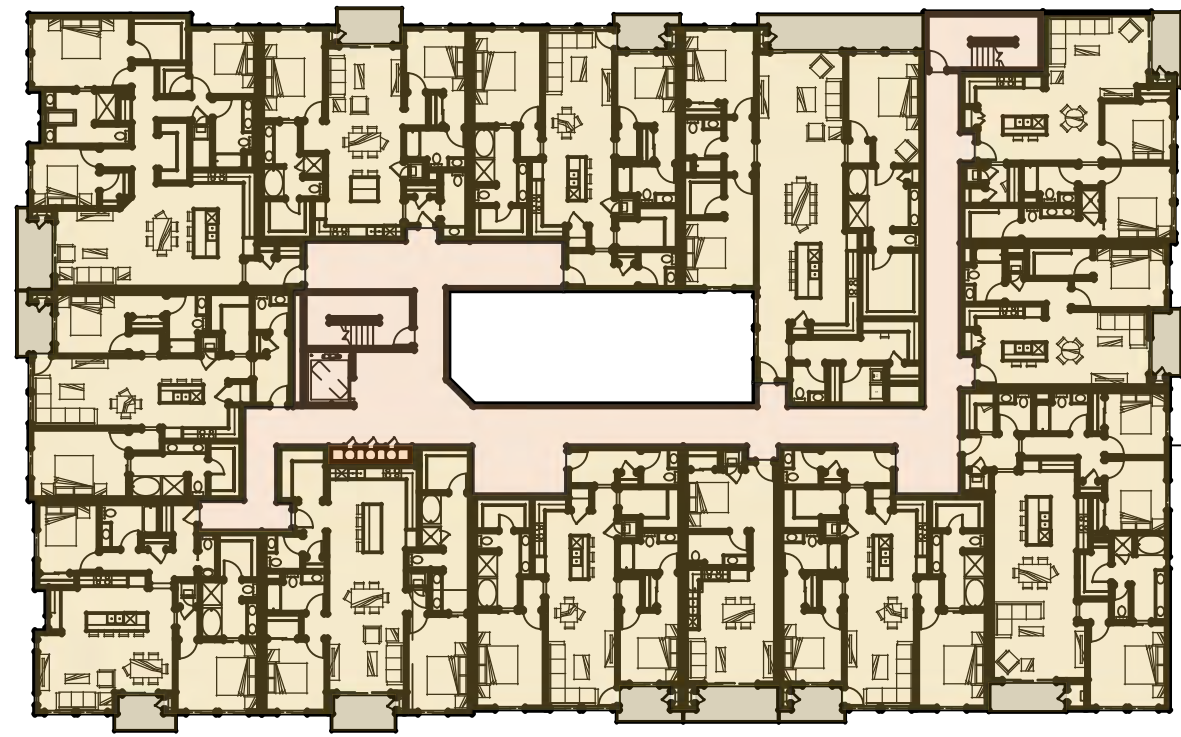
CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,625 SF
UTILITY	42 SF
DWELLING UNITS	17,618 SF
FLOOR TOTAL	20,285 SF

PRIVATE DECK AREA	909 SF
-------------------	--------



UPPER GARAGE LEVEL

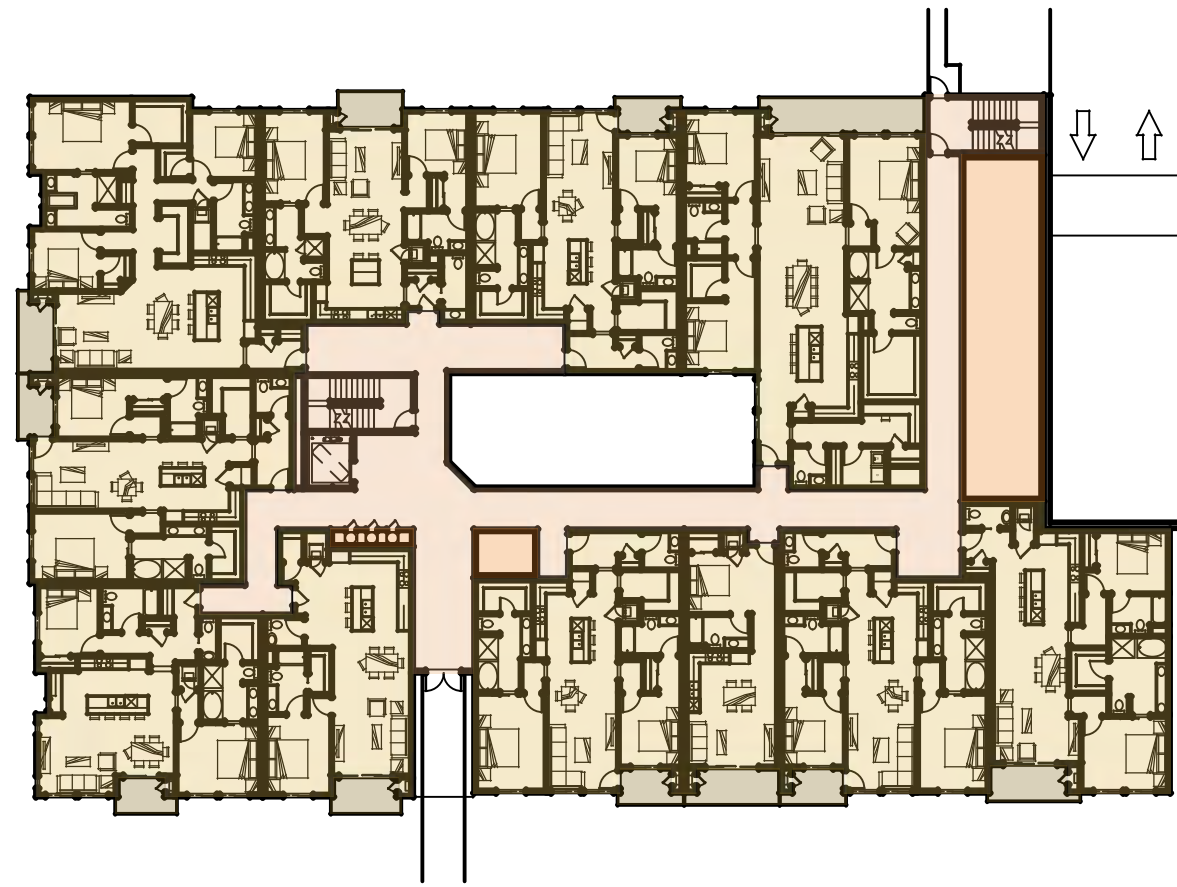
CATEGORY	SUBTOTALS
PARKING	25,316 SF
CIRCULATION	482 SF
UTILITY	392 SF
DWELLING UNITS	
FLOOR TOTAL	26,190 SF



THIRD FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,625 SF
UTILITY	42 SF
DWELLING UNITS	17,618 SF
FLOOR TOTAL	20,285 SF

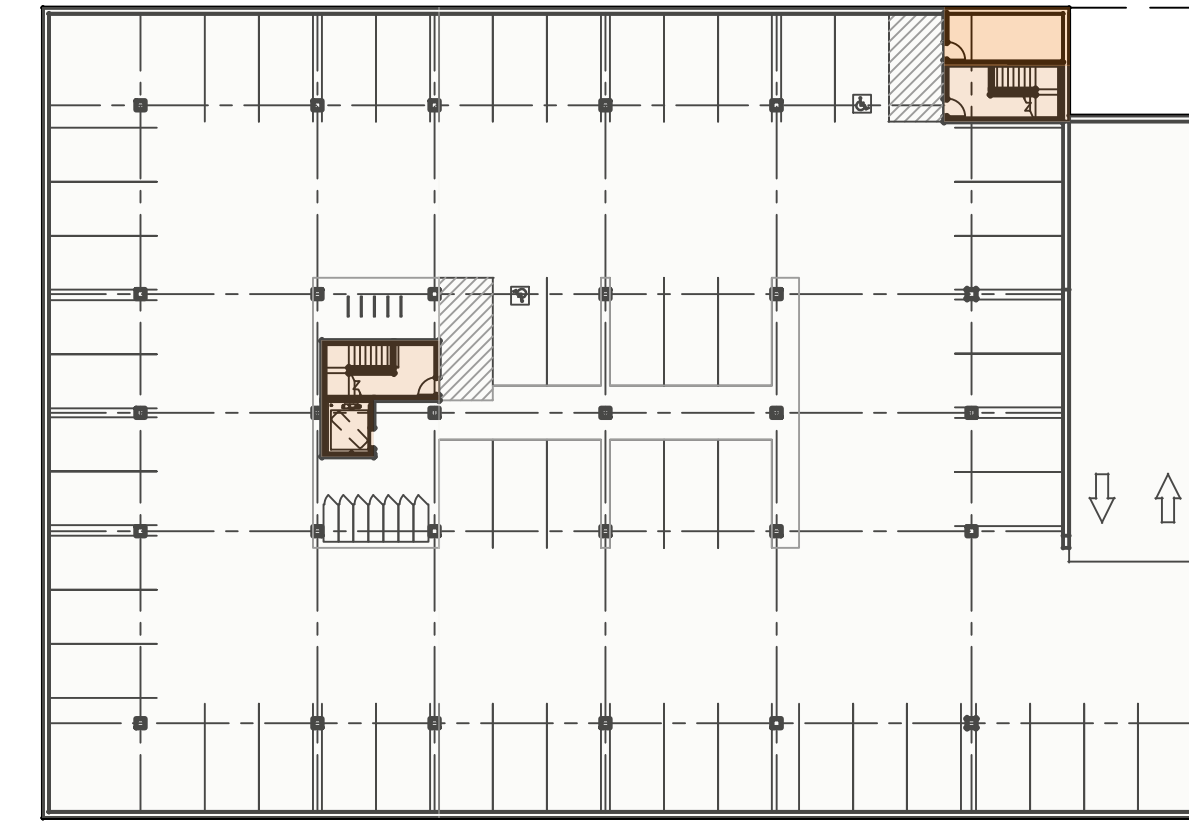
PRIVATE DECK AREA	909 SF
-------------------	--------



GROUND FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,750 SF
UTILITY	929 SF
DWELLING UNITS	14,925 SF
FLOOR TOTAL	18,604 SF

PRIVATE DECK AREA	813 SF
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LOWER GARAGE LEVEL

CATEGORY	SUBTOTALS
PARKING	25,105 SF
CIRCULATION	482 SF
UTILITY	189 SF
DWELLING UNITS	
FLOOR TOTAL	25,776 SF

BUILDING TOTALS	
CATEGORY	SUBTOTALS
PARKING	50,421 SF
CIRCULATION	11,589 SF
UTILITY	1,636 SF
DWELLING UNITS	67,779 SF
TOTAL	131,425 SF

TOTAL PRIVATE DECK AREA	3,540 SF
-------------------------	----------

355 FIRST STREET
Los Altos, CA
December 15, 2020

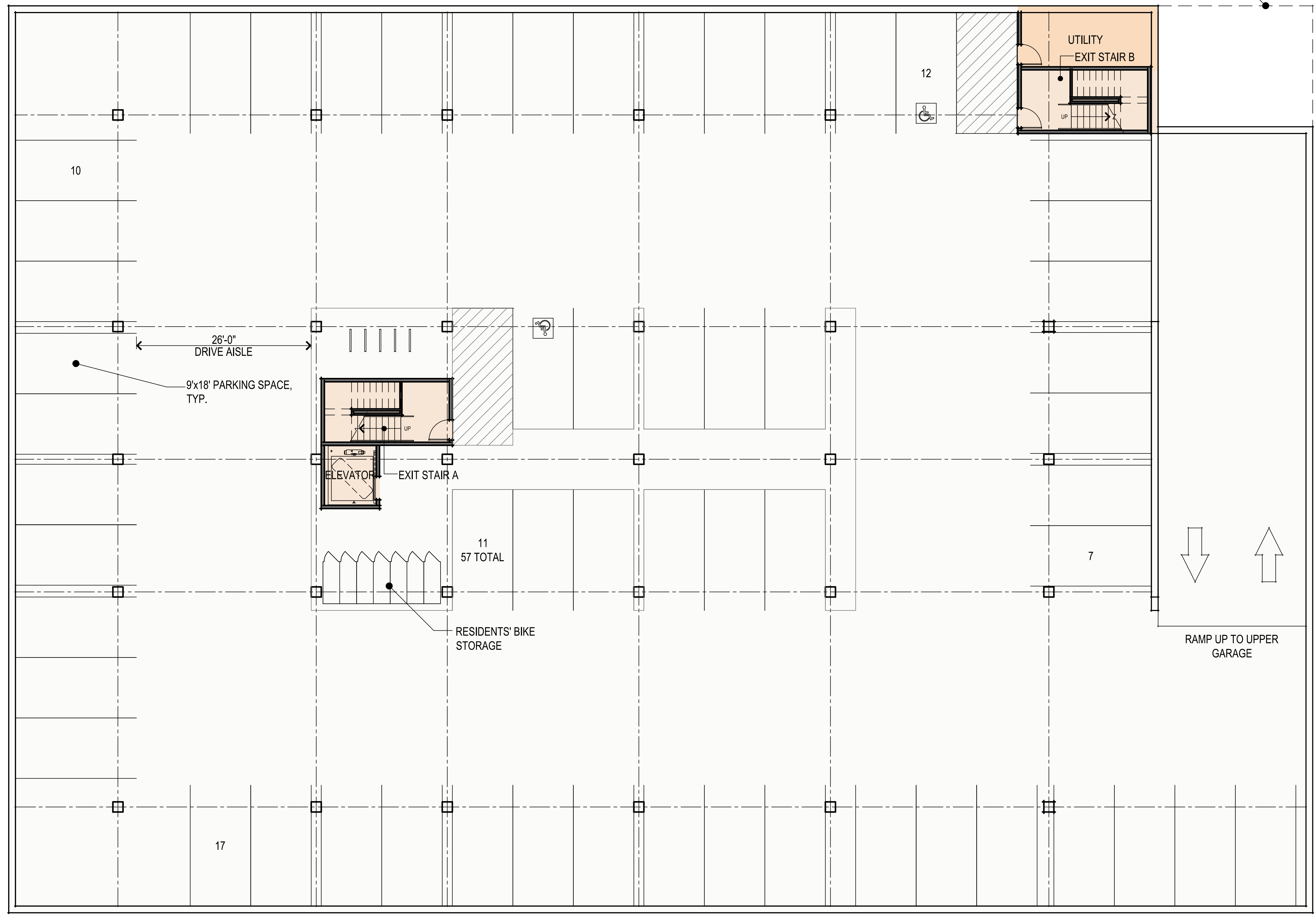
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BUILDING AREA SUMMARY
A0

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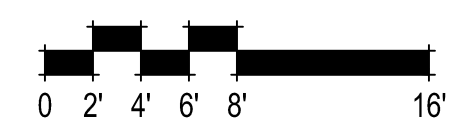


LINE OF FLOOR ABOVE



355 FIRST STREET
 Los Altos, CA
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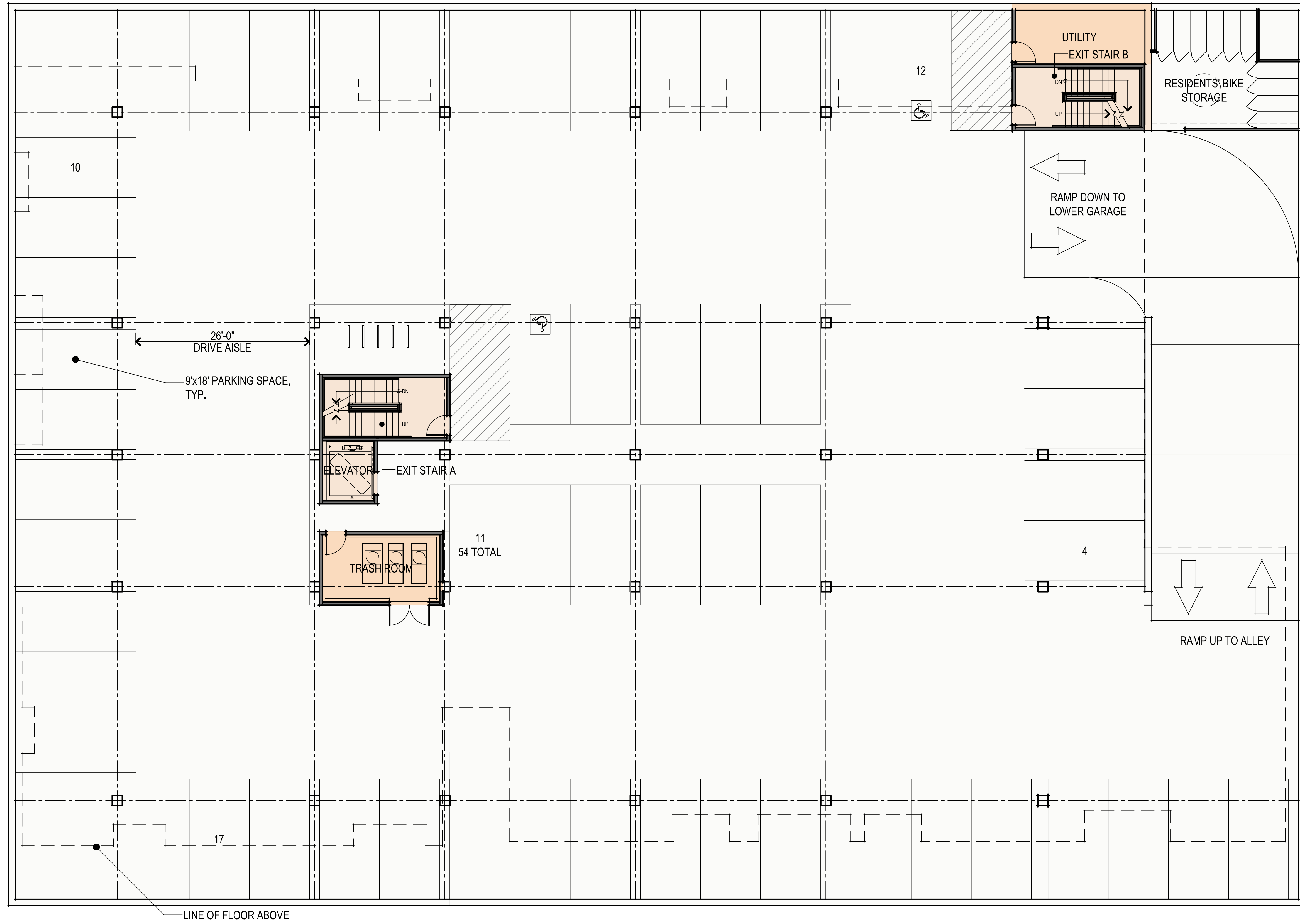
DeNardi Homes LLC



LOWER GARAGE PLAN
 A1

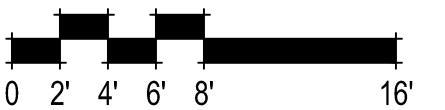
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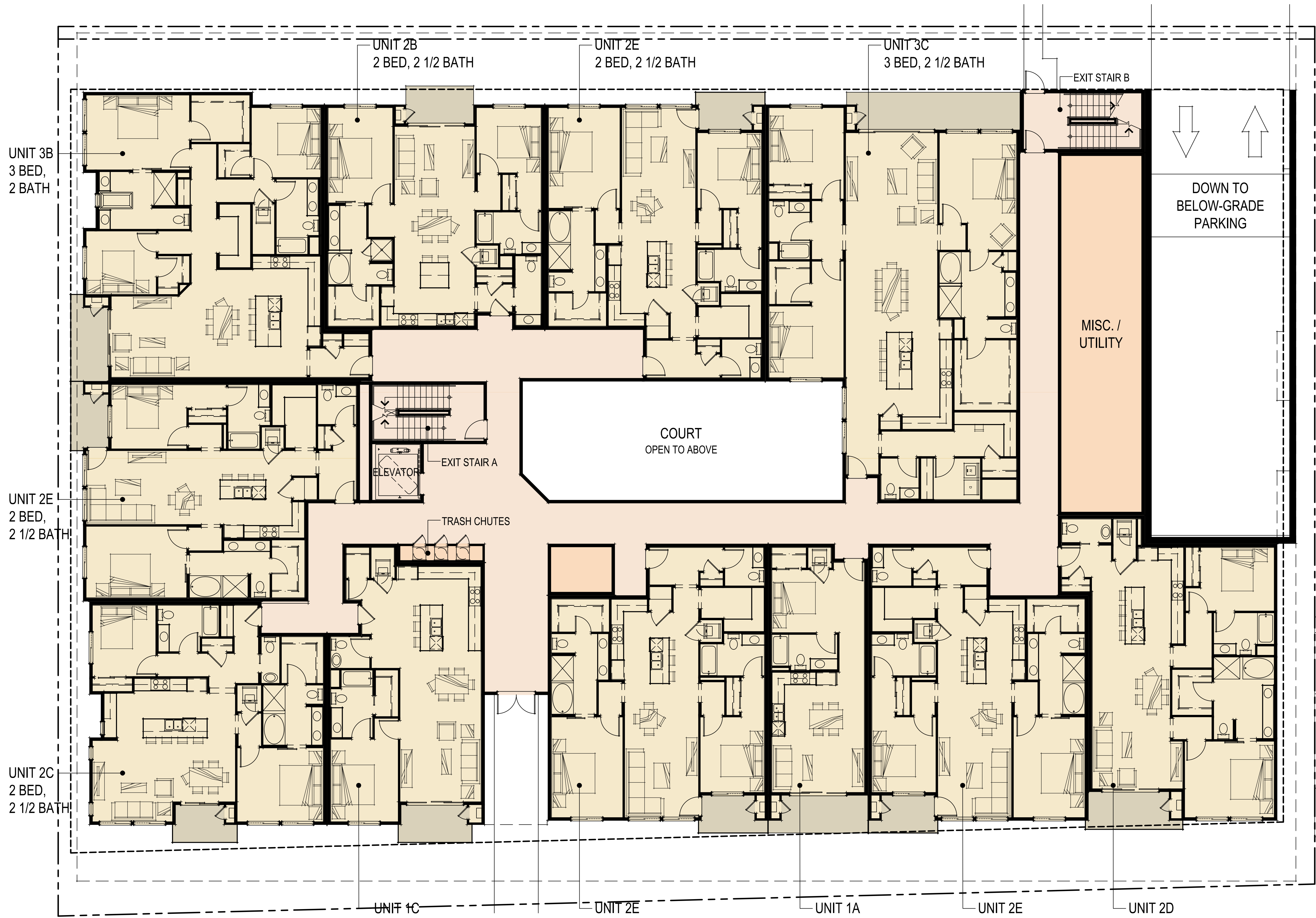
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UPPER GARAGE PLAN
 A2

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UNIT AREAS		INSTANCES	SUBTOTALS
UNIT 1A	621 SQ. FT.	4	8 1-BEDS
UNIT 1B	790 SQ. FT.	3	
UNIT 1C	988 SQ. FT.	1	
UNIT 2A	1178 SQ. FT.	3	31 2-BEDS
UNIT 2B	1203 SQ. FT.	4	
UNIT 2C	1245 SQ. FT.	4	
UNIT 2D	1352 SQ. FT.	1	
UNIT 2E	1369 SQ. FT.	16	
UNIT 2F	1435 SQ. FT.	3	
UNIT 3A	1613 SQ. FT.	3	11 3-BEDS
UNIT 3B	1729 SQ. FT.	4	
UNIT 3C	2197 SQ. FT.	4	
TOTAL		50 UNITS	

355 FIRST STREET
 Los Altos, CA
 December 15, 2020

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0 2' 4' 6' 8' 16'
GROUND FLOOR PLAN
 A3

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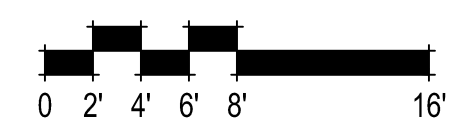
UNIT AREAS		INSTANCES	SUBTOTALS
UNIT 1A	621 SQ. FT.	4	8 1-BEDS
UNIT 1B	790 SQ. FT.	3	
UNIT 1C	988 SQ. FT.	1	
UNIT 2A	1178 SQ. FT.	3	31 2-BEDS
UNIT 2B	1203 SQ. FT.	4	
UNIT 2C	1245 SQ. FT.	4	
UNIT 2D	1352 SQ. FT.	1	
UNIT 2E	1369 SQ. FT.	16	
UNIT 2F	1435 SQ. FT.	3	
UNIT 3A	1613 SQ. FT.	3	
UNIT 3B	1729 SQ. FT.	4	11 3-BEDS
UNIT 3C	2197 SQ. FT.	4	
TOTAL			50 UNITS

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December 15, 2020

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SECOND-FOURTH FLOOR PLANS

A4



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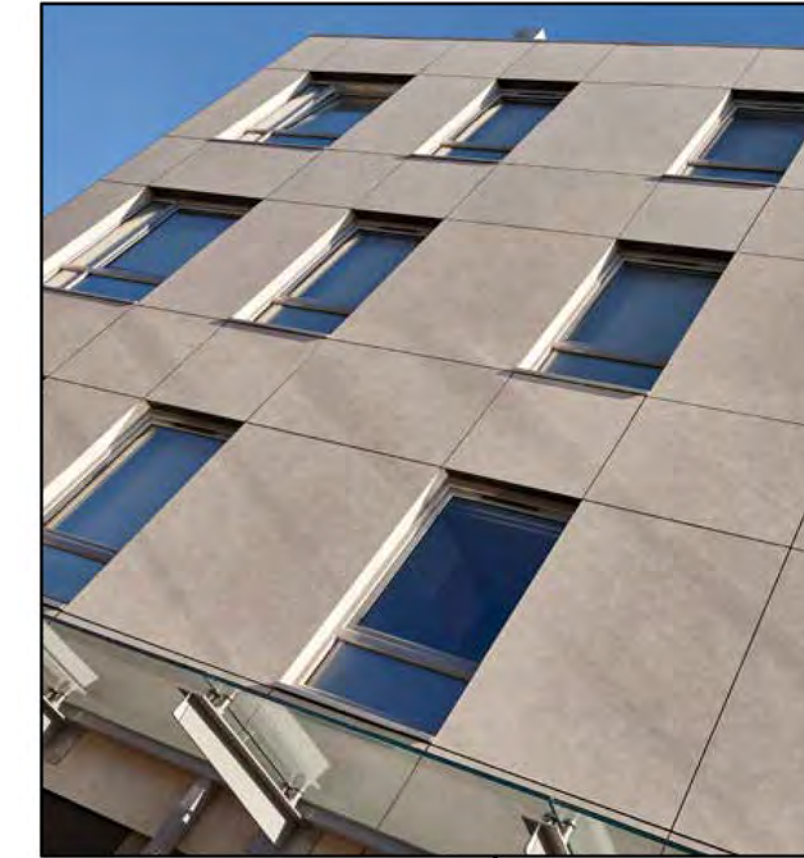




WOOD-LOOK BOARD SOFFIT
AT UPPER ROOF OVERHANG



TRESPA® HORIZONTAL SIDING WITH VARIEGATED
SIDING WITH SEEMINGLY RANDOM VERT.
JOINTS WHERE LENGTHS WARRANT IT;
NO JOINTS FOR SHORT RUNS



TRESPA NATURALS WITH
STONE-TEXTURED PANELS

WOOD-LOOK BOARD SOFFIT

SAND TEXTURE
STUCCO FINISH
WOOD BALCONY
GUARD

TRESPA NATURALS

TRESPA PANELS

BOARD FORMED CONCRETE

T.O. PARAPET ± 49'-6"

T.O. ROOF DECK 46'-0"

T.O. PL. 10'-1" A.F.F.

FOURTH FLOOR
FINISHED FLOOR 34'-3 3/4"

T.O. PL. 10'-1" A.F.F.

THIRD FLOOR
FINISHED FLOOR 22'-10 1/2"

T.O. PL. 10'-1" A.F.F.

SECOND FLOOR
FINISHED FLOOR 11'-5 1/4"

T.O. PL. 10'-1" A.F.F.

FIRST FLOOR
FINISHED FLOOR 0'-0"



BOARD FORMED CONCRETE
PATIO WALLS



355 FIRST STREET
Los Altos, CA
December 15, 2020

DeNardi Homes LLC

FRONT EXTERIOR ELEVATION
A5

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355 FIRST STREET
Los Altos, CA
December 15, 2020

DeNardi Homes LLC

RIGHT EXTERIOR ELEVATION
A6

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355 FIRST STREET
Los Altos, CA
December 15, 2020

DeNardi Homes LLC

REAR EXTERIOR ELEVATION
A7

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355 FIRST STREET
Los Altos, CA
December 15, 2020

DeNardi Homes LLC

LEFT EXTERIOR ELEVATION
A8

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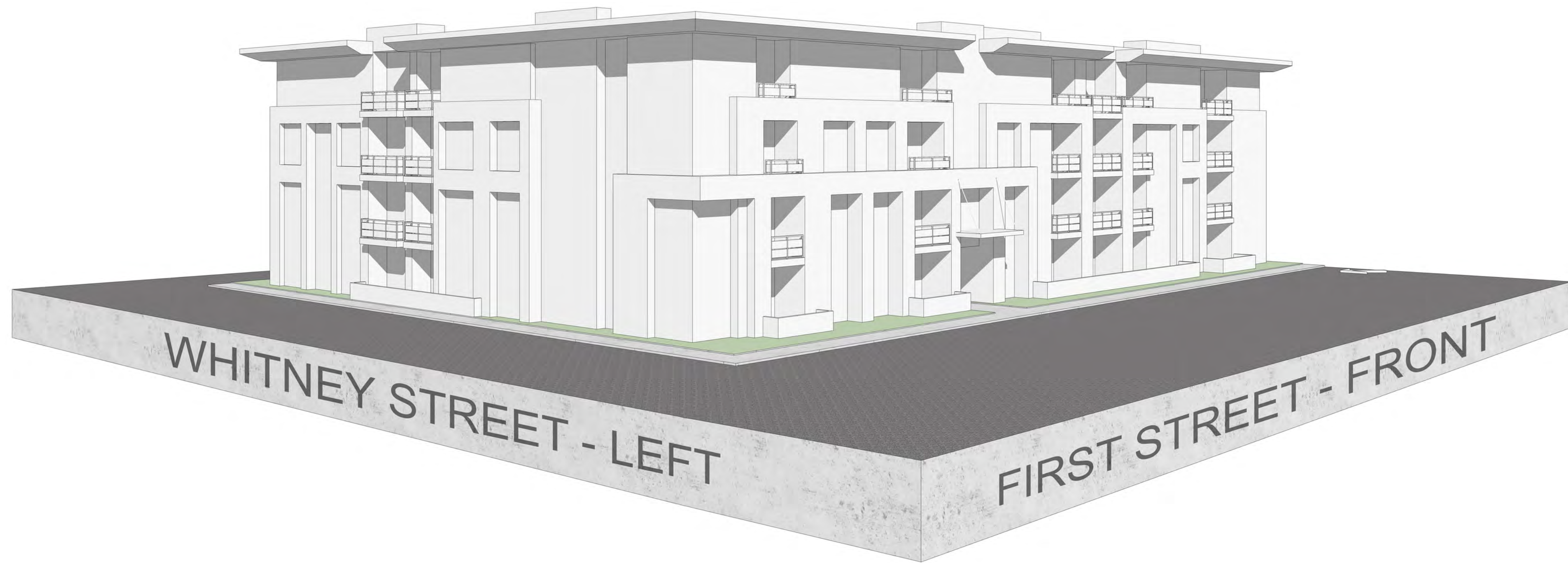
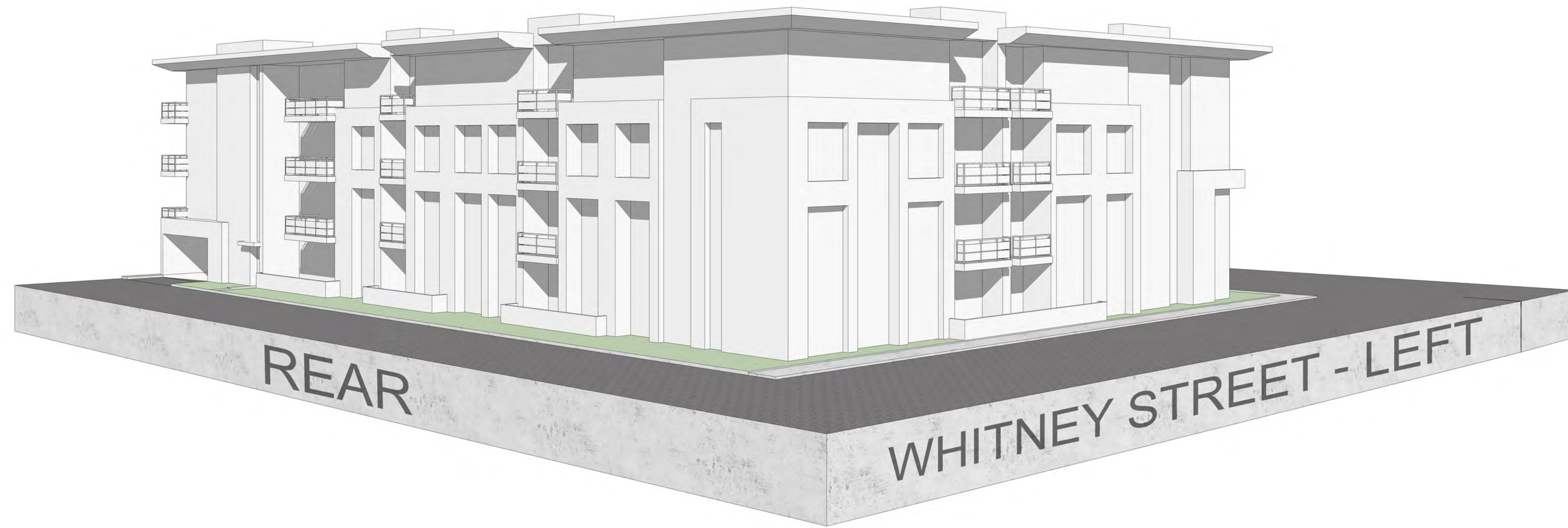
355 FIRST STREET
Los Altos, CA
December 15, 2020

DeNardi Homes LLC

CONCEPTUAL STREET VIEW
A9

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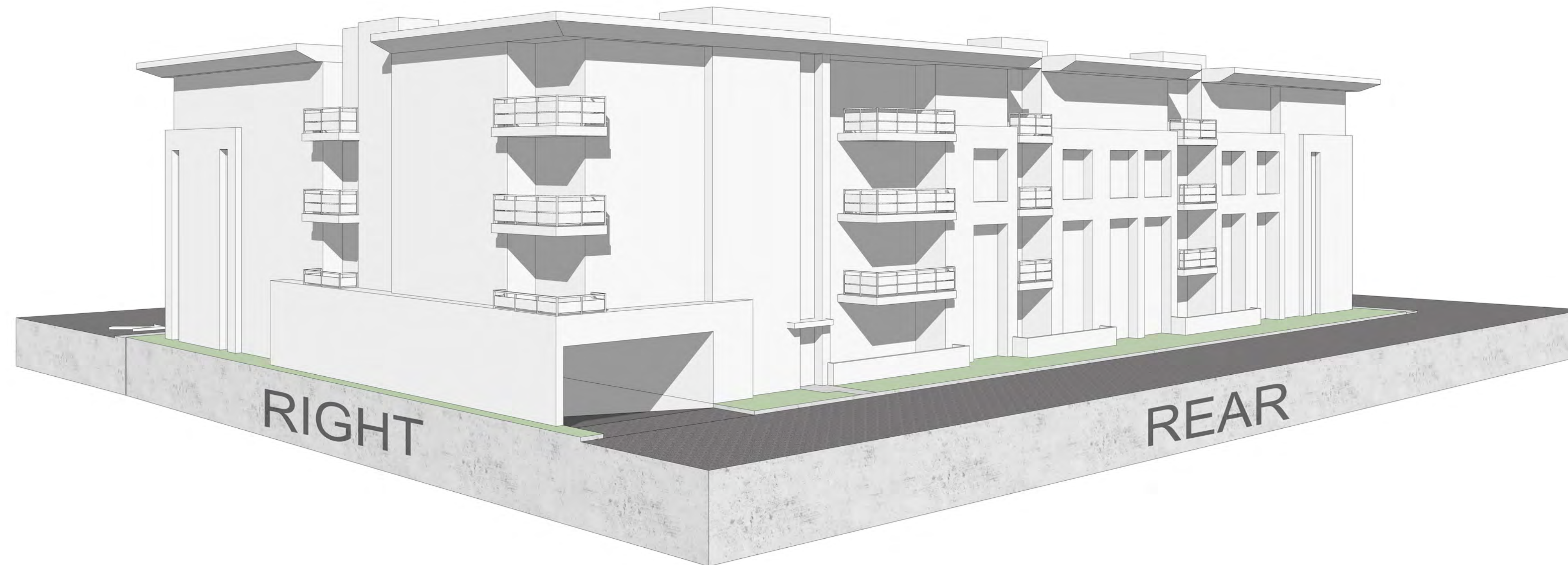
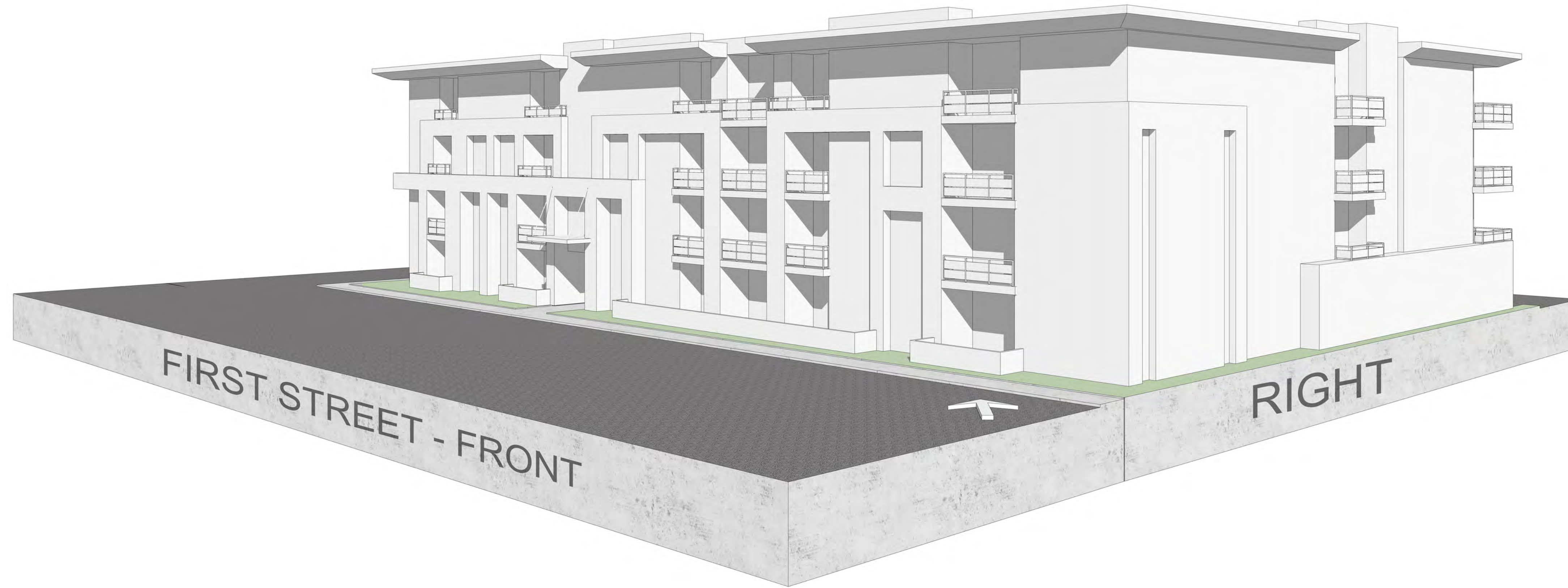
355 FIRST STREET
Los Altos, CA
December 15, 2020

DeNardi Homes LLC

ISOMETRIC PERSPECTIVES
A10

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355 FIRST STREET
Los Altos, CA
December 15, 2020

DeNardi Homes LLC

ISOMETRIC PERSPECTIVES
A11

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