



425 FIRST STREET

LOS ALTOS, CA



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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: 2019-02-15



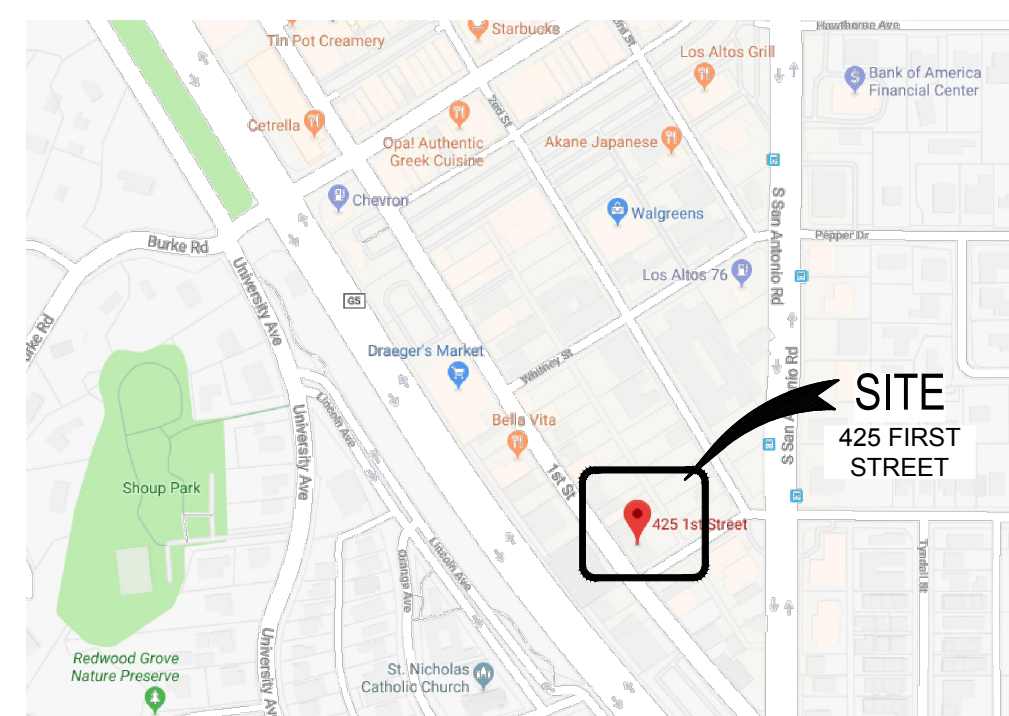
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TITLE SHEET

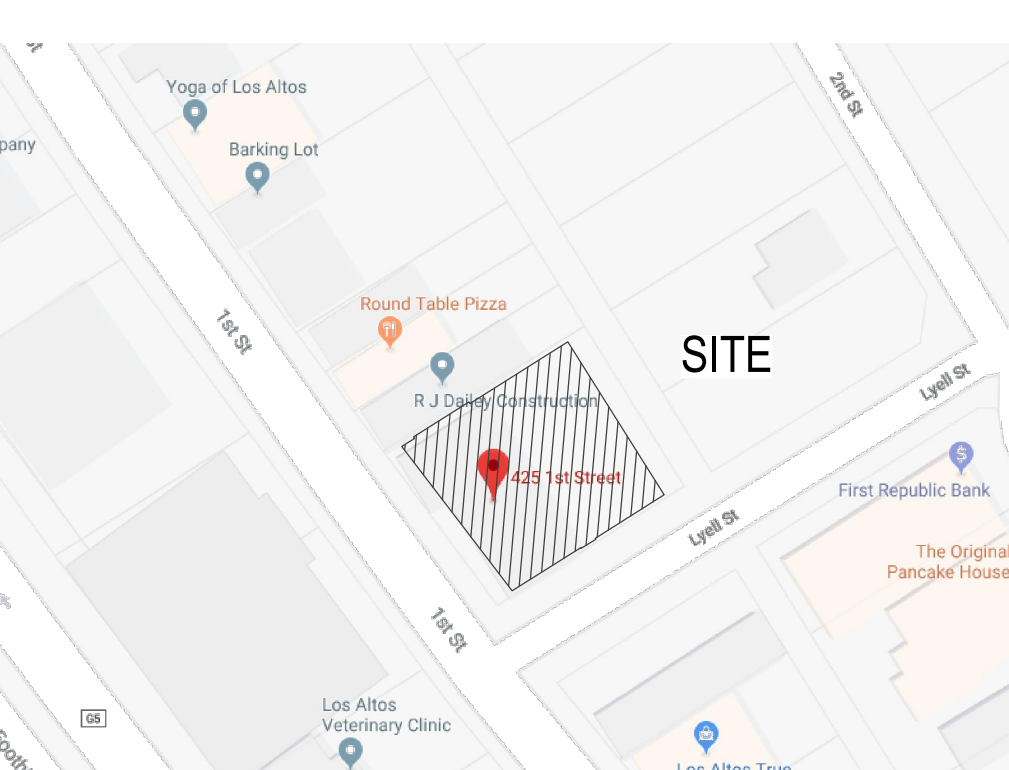
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A0.0

VICINITY MAP



LOCATION MAP



PROJECT TEAM:

OWNER	ARCHITECTURE	CIVIL	LANDSCAPE
<p>425 First Los Altos, LLC 425 First Street, Suite C Los Altos, CA 94022 P: 650.400.6293 Contact: Jeff Warmoth</p>	<p>EDI International, Inc. P.O. BOX 626 Larkspur, CA 94977 P: 415.362.2880 Contact: Richard Handlen Richard.Handlen@EDI-International.com</p>	<p>BKF Engineers 1730 N. First Street, Suite 600 San Jose, CA 95112 P: 408.467.9100 F: 408.467.9199</p>	<p>Jett Landscape Architecture + Design 2 Theater Square, Suite 218 Orinda, CA 94563 P: 925.254.5422</p>

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
- City of Los Altos Municipal Code

OCCUPANCY GROUP: R-2

CONSTRUCTION TYPE: TYPE VA (SPRINKLERED)

BUILDING TOTAL AREA: 33,775.2 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
167-41-019
CD / R3

A.P.N.: 11,894 SQ FT (0.27 ACRE)

NET LOT AREA: 11,894 SQ FT (0.27 ACRE)

NO. OF UNITS: 20 (8 UNITS @ LEVEL 1, 6 @ LEVELS 2 & 3)

NO. OF PARKING: 29 COVERED - (1) VAN & (28) MECHANICAL (PUZZLE)

SCOPE: NEW CONSTRUCTION

BUILDING AREA CALCULATIONS:

AREA CALCULATIONS		
	GROSS	NET
GARAGE	9,156.9 SF	9,156.9 SF
LEVEL 1	7,907.5 SF	5,970.7 SF
LEVEL 2	8,272.8 SF	7,370.5 SF
LEVEL 3	7,816.9 SF	6,930.8 SF
PORCHES / LOGGIA / BALCONIES	621.1 SF	
TOTAL BUILDING AREA	33,775.2 SF	29,428.9 SF

PARKING SPACES:

9'-0" x 18'-0" (VAN)	1
9'-2" x 18'-0" (MECHANICAL)	28
TOTAL SPACES:	29

LOT & COVERAGE:

LOT AREA: 11,894.3 SQ.FT.

PROPOSED STRUCTURAL COVERAGE: 9254.0 SQ.FT. (77.80%)

EXISTING SITE DATA:

UNIT MATRIX					
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL UNITS	TOTAL BEDROOMS
STUDIO / 1 BATH	4			4	4 STUDIOS
1 BEDROOM / 1.5 BATH	4			4	4
1 BEDROOM / 2 BATH		2	2	4	4
2 BEDROOM / 2.5 BATH		4	4	8	16
TOTAL BEDROOMS:	8	10	10		28
TOTAL UNITS:	8	6	6	20	

24 BEDROOMS + 4 STUDIOS = 28 PARKING SPACES REQUIRED
29 SPACES PROVIDED

BMR (BELOW MARKET RATE) UNITS

LOW: UNIT 6

MODERATE: UNITS 12 & 14

EXISTING TO BE REMOVED

	AREA / SQ. FT.
BUILDING TO BE REMOVED	4,497 SF
TRASH ENCLOSURE	72 SF
EXISTING HARDSCAPE	6,528 SF
EXISTING SOFTSCAPE	-- SF

SETBACKS

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

SHEET INDEX

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A2.0	STREETSCAPES
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A2.3	LYELL STREET BUILDING ELEVATION
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A2.5	NORTH BUILDING ELEVATION
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L3.01	PRELIMINARY PLANTING PLAN
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C3.0	PRELIMINARY GRADING & UTILITY PLAN
C4.0	PRELIMINARY STORMWATER CONTROL PLAN



FIRST STREET & LYELL STREET – PERSPECTIVE NOT TO SCALE 4



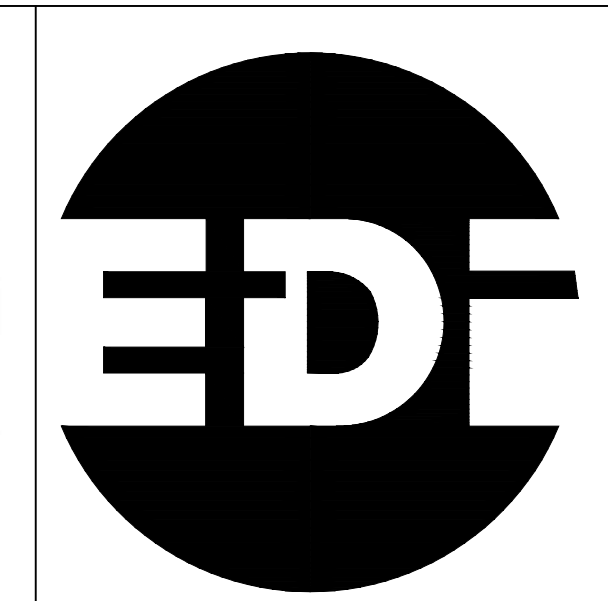
NORTH SIDE & FIRST STREET – PERSPECTIVE NOT TO SCALE 3



LYELL STREET & ALLEY – PERSPECTIVE NOT TO SCALE 2



ALLEY & NORTH SIDE – PERSPECTIVE NOT TO SCALE 1



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PERSPECTIVES

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A2.1

ELEVATION LEGEND	
1	STUCCO
2	STONE
3	ROOF
4	WINDOWS / DOORS
5	TRIM



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FIRST STREET BUILDING ELEVATIONS

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A2.2



FIRST STREET ELEVATION

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

ELEVATION LEGEND

1	STUCCO
2	STONE
3	ROOF
4	WINDOWS / DOORS
5	TRIM



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LYELL STREET
BUILDING
ELEVATIONS

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A2.3



LYELL STREET ELEVATION

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

ELEVATION LEGEND	
1	STUCCO
2	STONE
3	ROOF
4	WINDOWS / DOORS
5	TRIM



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ALLEY BUILDING ELEVATIONS

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A2.4



ALLEY ELEVATION

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

ELEVATION LEGEND	
1	STUCCO
2	STONE
3	ROOF
4	WINDOWS / DOORS
5	TRIM



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NORTH BUILDING ELEVATIONS

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A2.5



NORTH ELEVATION

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

1



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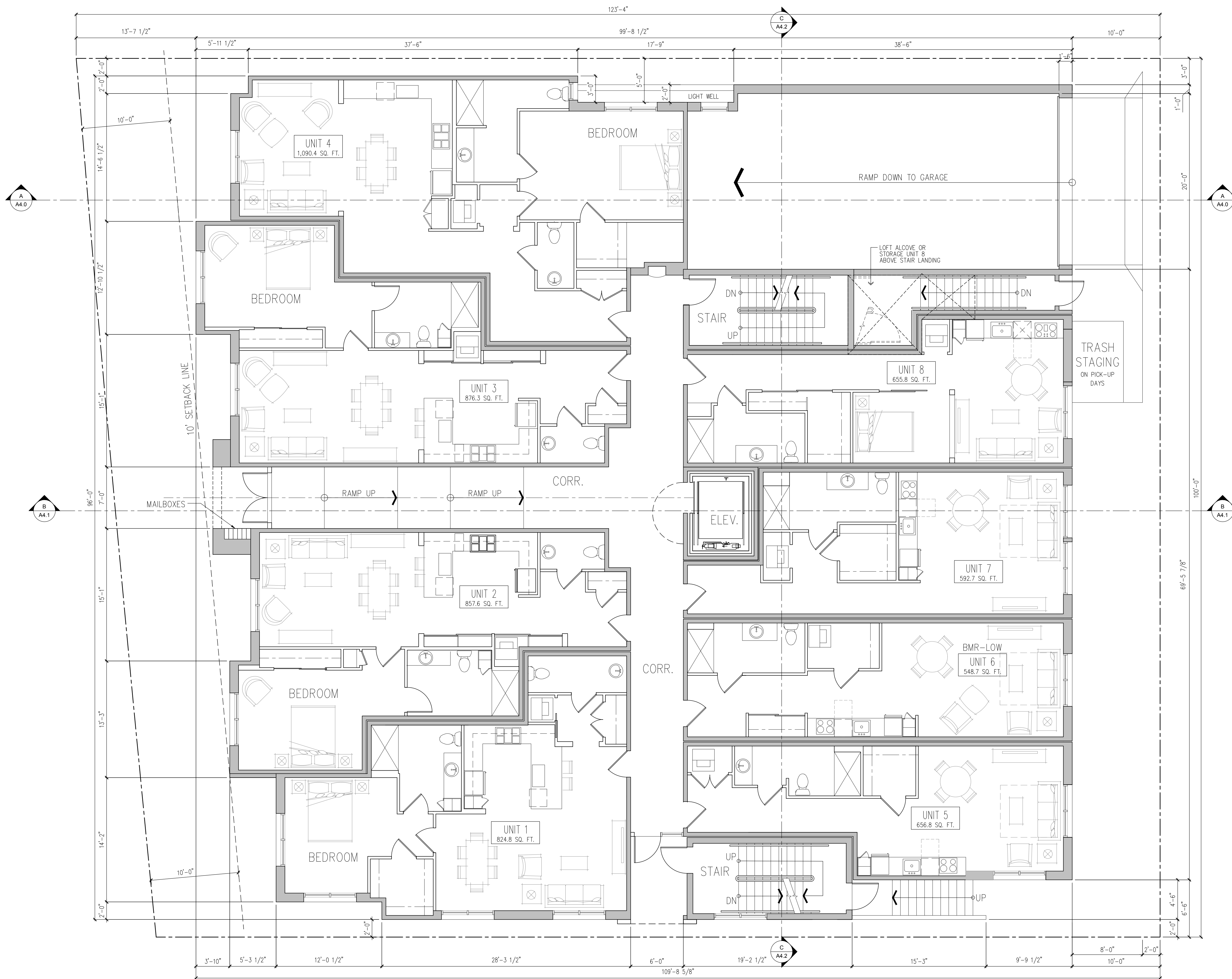


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LEVEL 1 FLOOR PLAN

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A3.1



LEVEL 1 FLOOR PLAN

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



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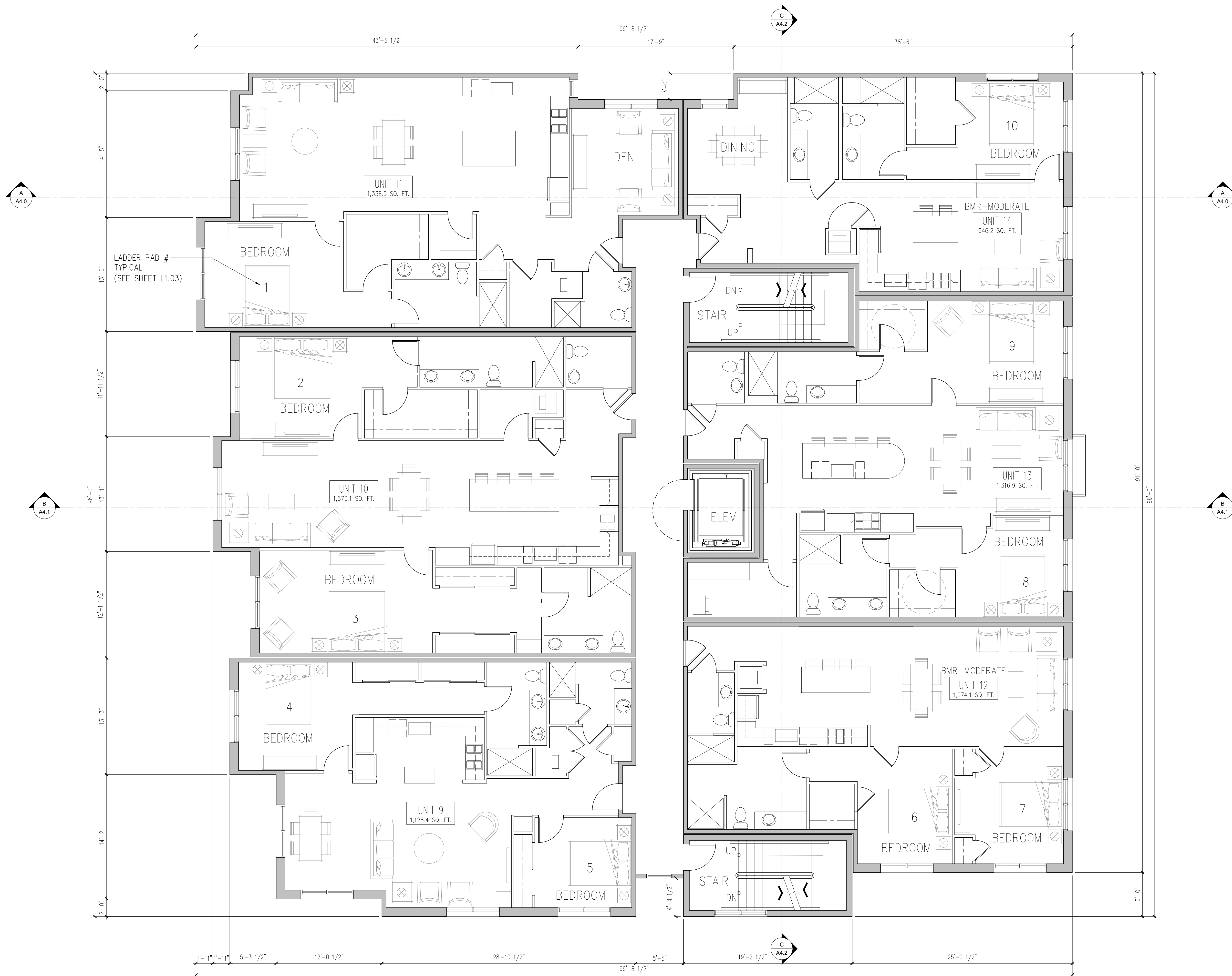


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LEVEL 2 FLOOR PLAN

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LEVEL 2 FLOOR PLAN

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



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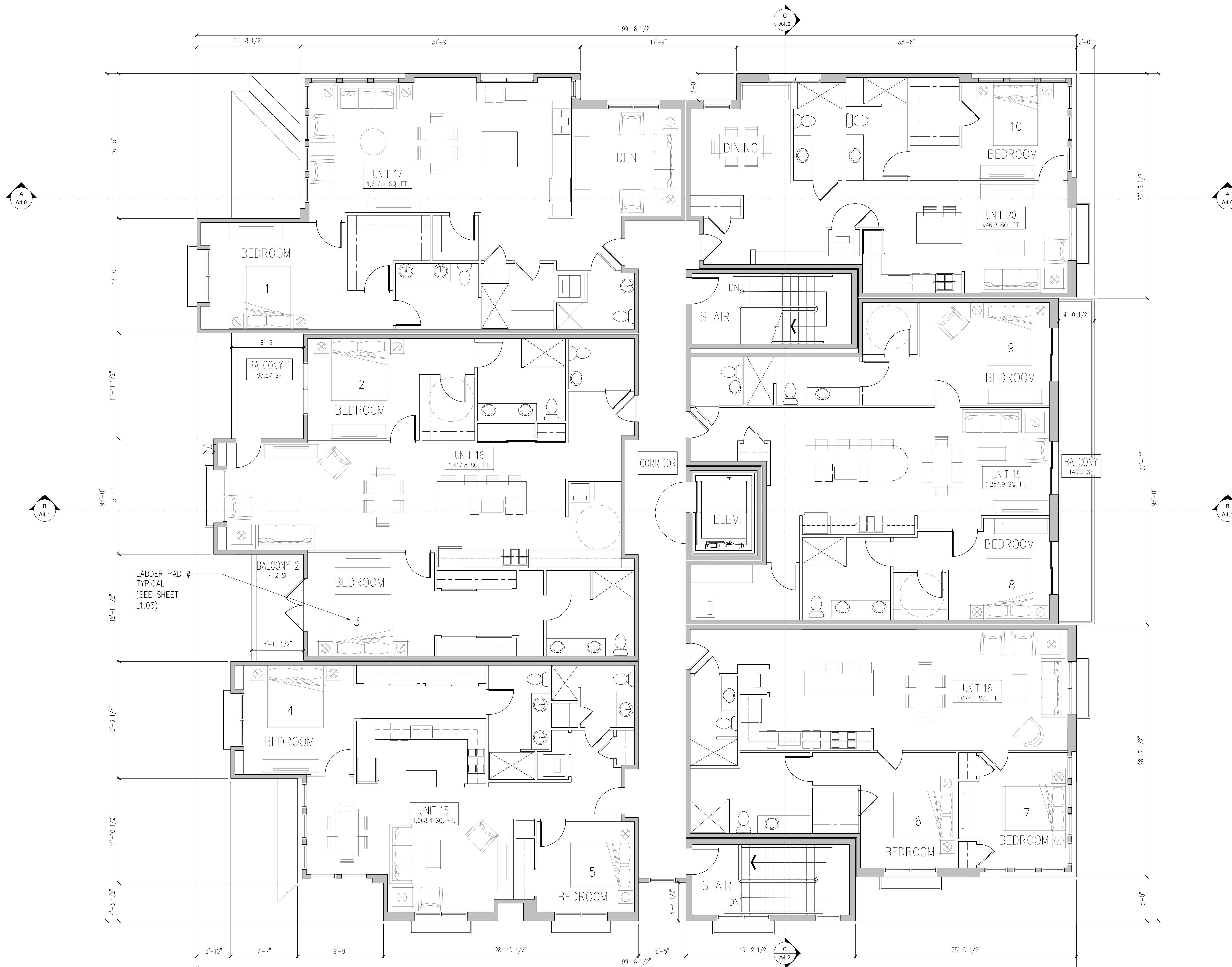


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LEVEL 3 FLOOR PLAN

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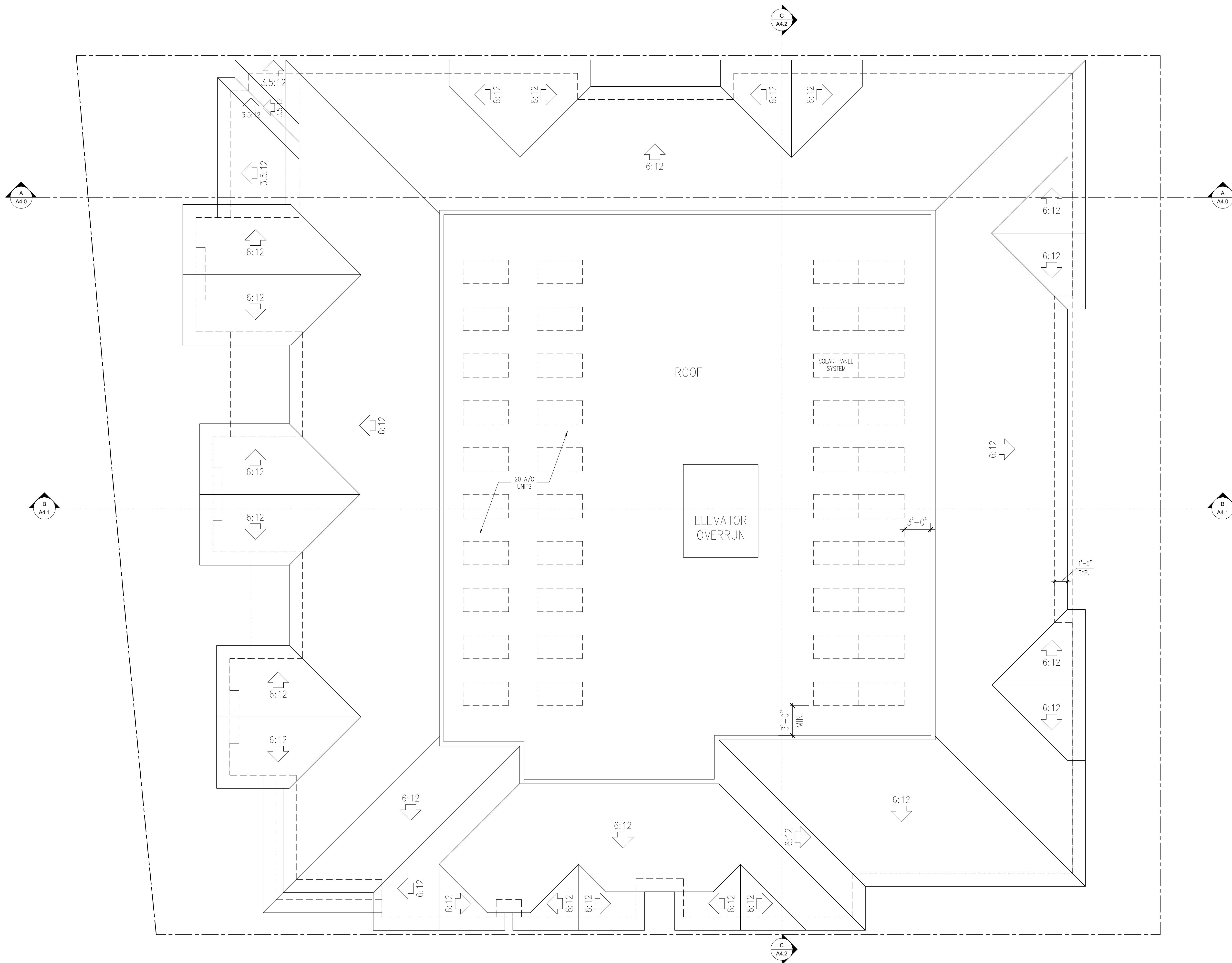


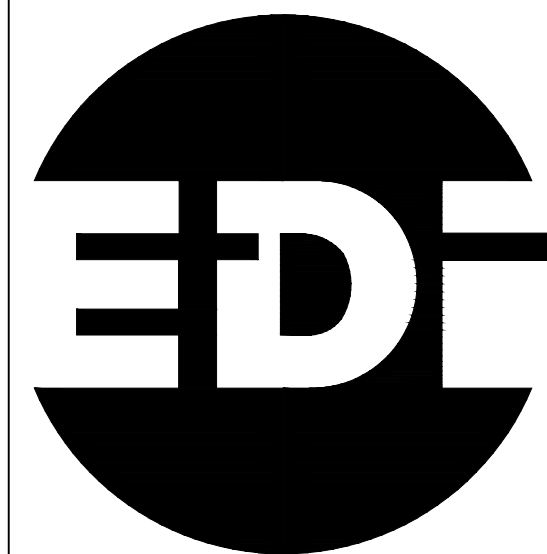
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ROOF PLAN

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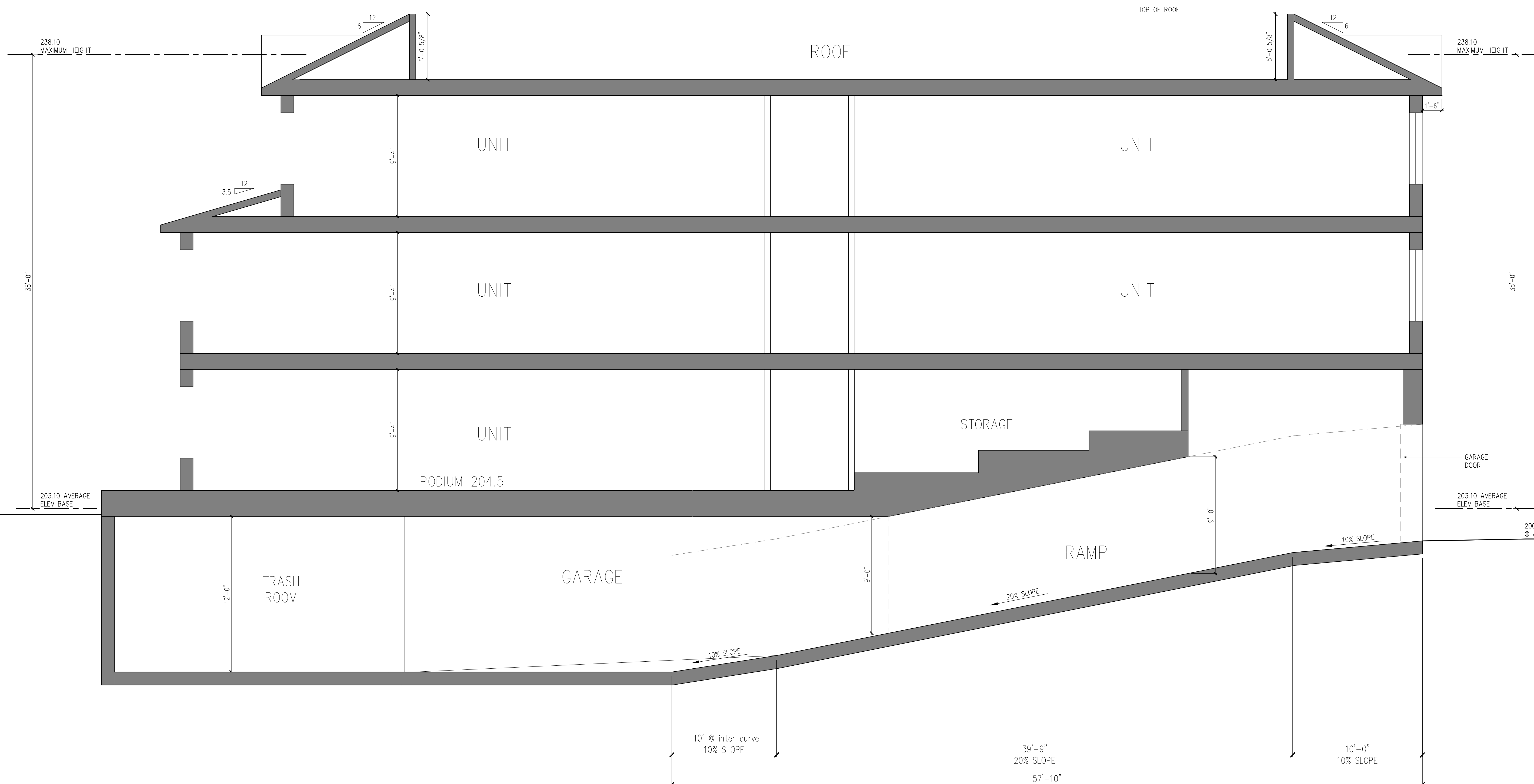


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BUILDING
CROSS
SECTION A-A

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A4.0



BUILDING CROSS SECTION A-A

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



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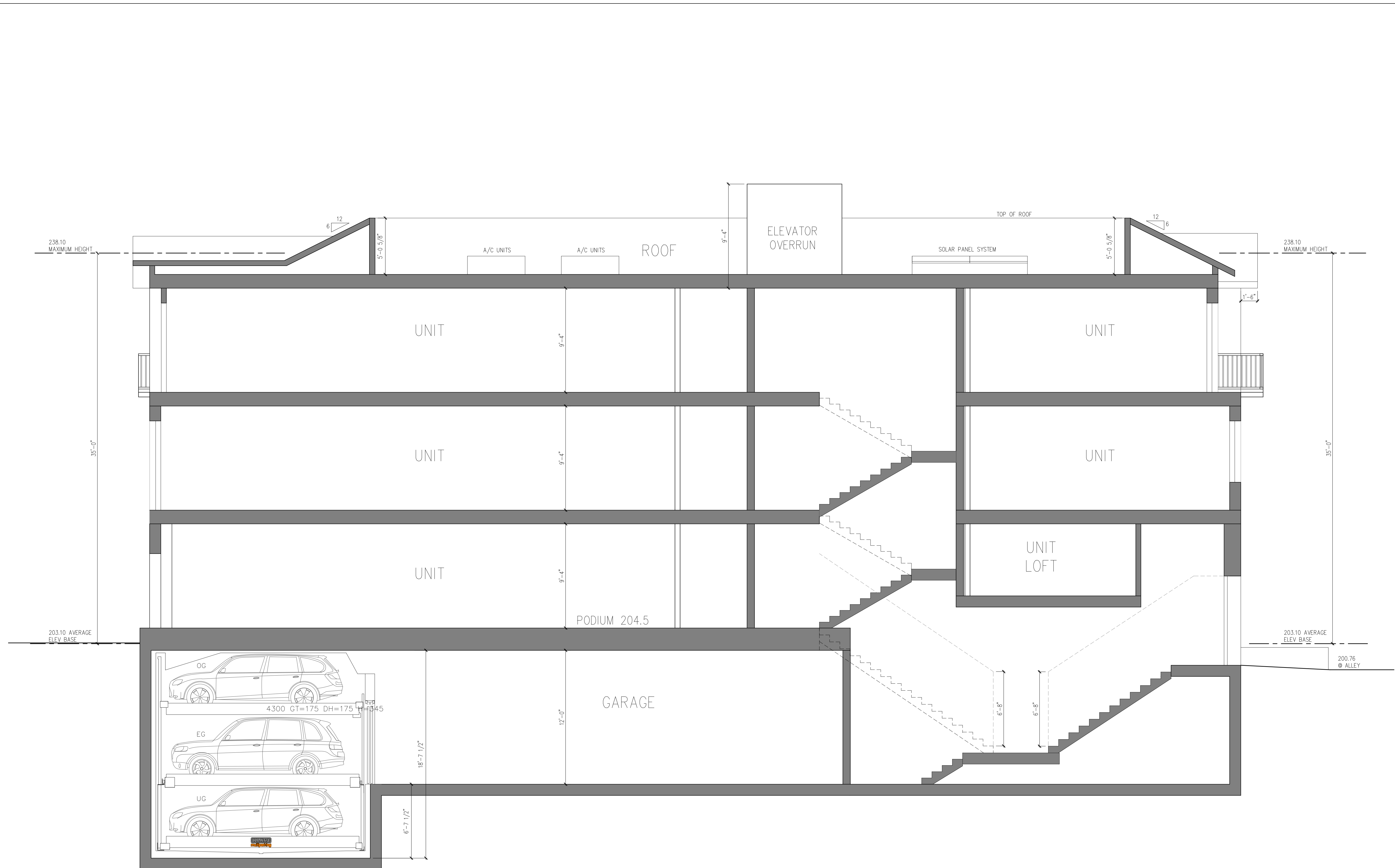


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BUILDING
CROSS
SECTION B-B

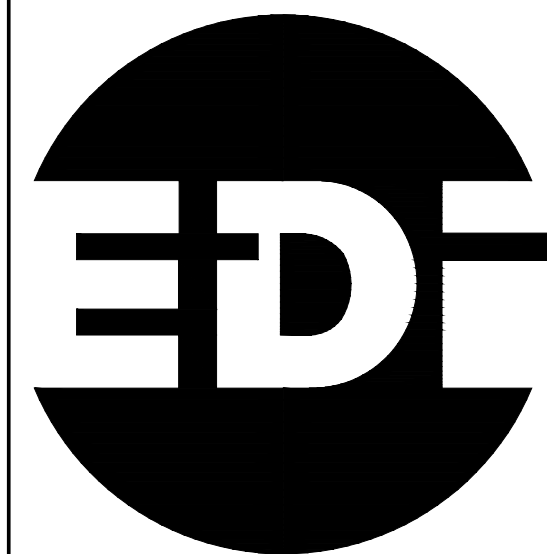
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BUILDING CROSS SECTION B-B

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



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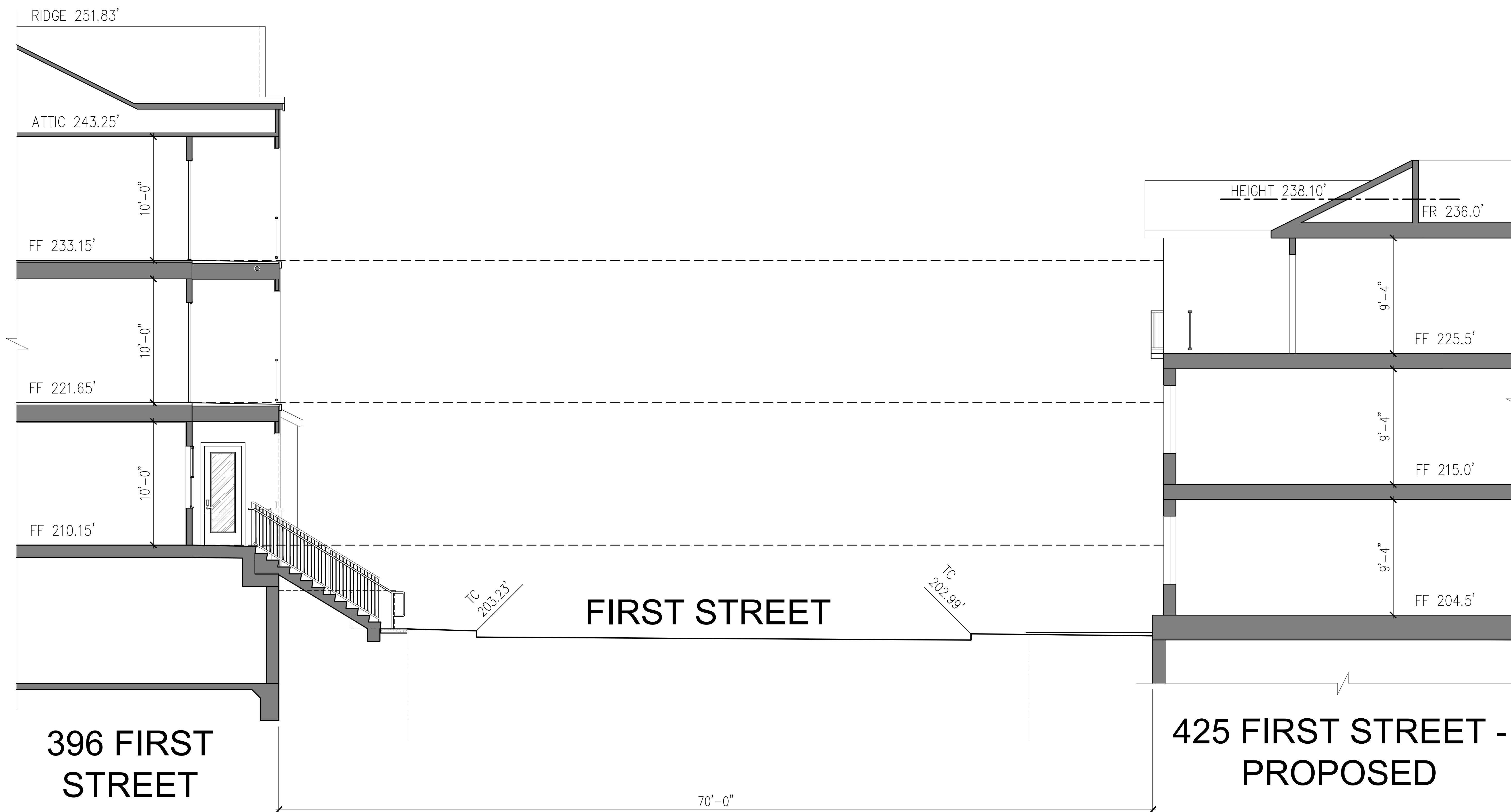


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CROSS SECTIONS
ACROSS
FIRST STREET

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A6.0





LANDSCAPE AREA
CALCULATION -
FRONT 10' SETBACK

HARDSCAPE	331 SF
SOFTSCAPE	584 SF
TOTAL	915 SF
PERCENTAGE	64%

LANDSCAPE AREA
CALCULATION -
REAR 10' SETBACK

EXCLUDES 2' EASEMENT &
DRIVEWAY

HARDSCAPE	243 SF
SOFTSCAPE	388 SF
TOTAL	631 SF
PERCENTAGE	61%



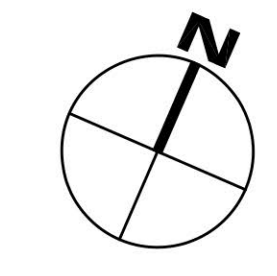
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**PRELIMINARY
LANDSCAPE
PLAN**



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

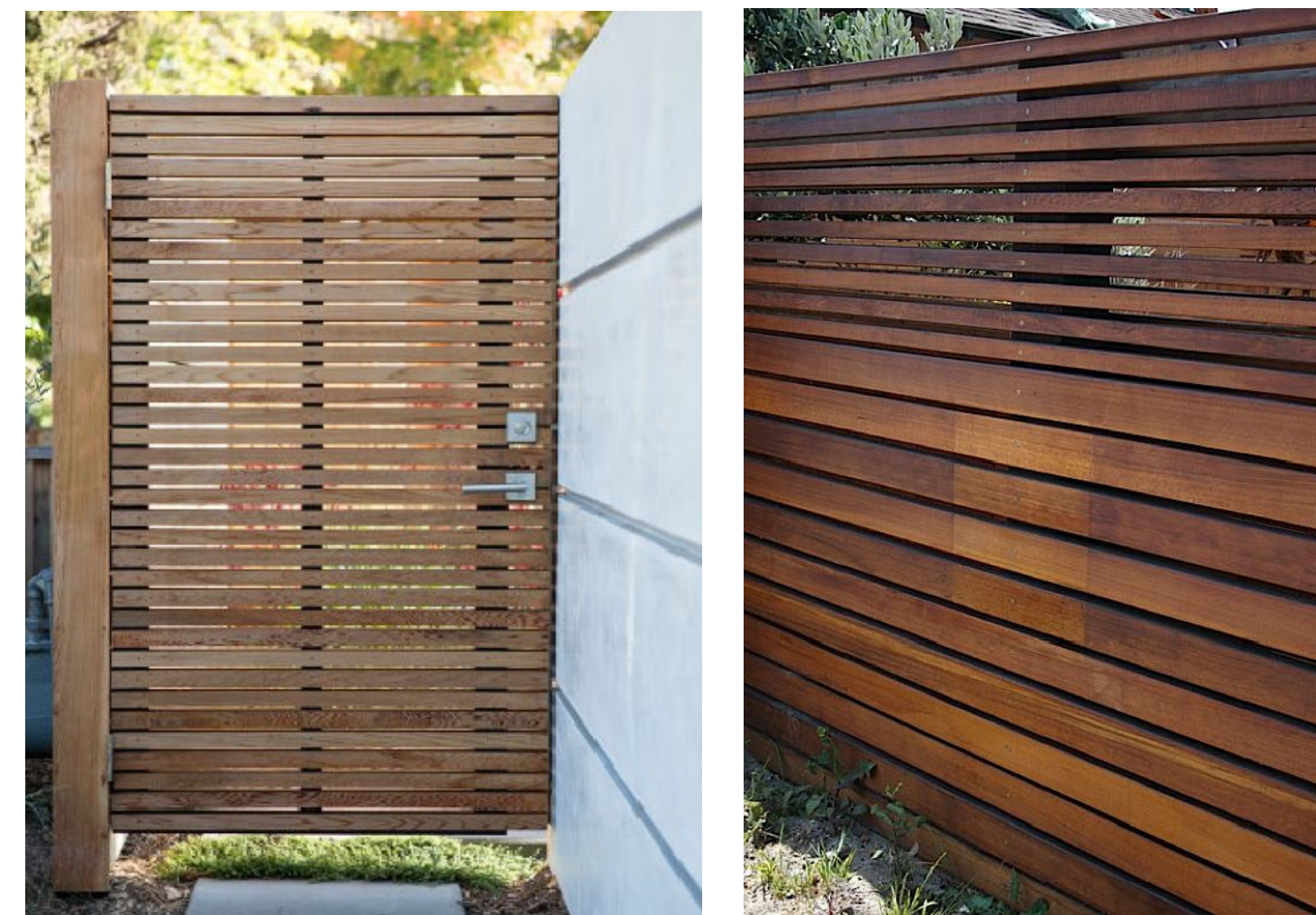
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○ DECORATIVE COBBLE



○ STANDARD LOS ALTOS DOWNTOWN AREA BENCH



○ GATE & FENCE



○ RAISED PLANTERS W/DECORATIVE FINISH SIMILAR TO ARCHITECTURE



○ DECORATIVE PAVING

425 FIRST STREET

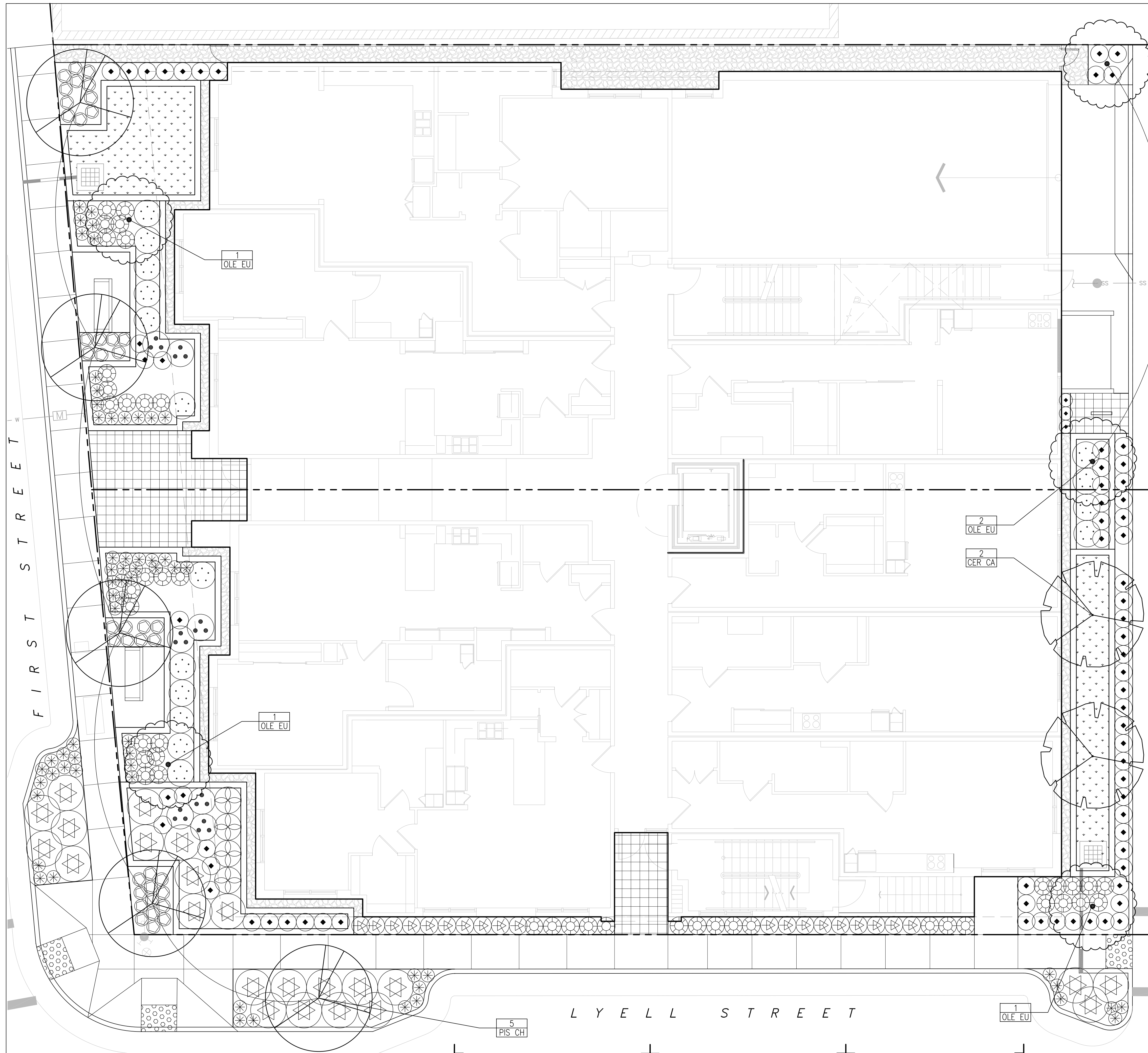
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PRECEDENT IMAGES



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING	QTY	WTR USE
STREET TREES						
CER CA	CERCIS CANADENSIS 'FOREST PANSEY'	EASTERN REDBUD	36" BOX	PER PLAN	2	M
PIS CH	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	PER PLAN	5	L
TREES						
OLE EU	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	36" BOX	PER PLAN	5	VL
SHRUBS						
⊙	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	3'-0"		L
⊕	LOROPETALUM 'SHANG WHITE'	FRINGE FLOWER	5 GAL	3'-0"		L
⊗	ROSMARINUS OFFICINALIS 'ROMAN BEAUTY'	ROSEMARY	5 GAL	2'-0"		L
GRASS & GRASS-LIKE PLANTS						
⊗	ALOE 'JOHNSON'S HYBRID'	JOHNSON'S ALOE	1 GAL	1'-6"		L
⊗	BULBINE FRUTESCENS	BULBINE	1 GAL	2'-0"		L
⊙	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0"		L
⊙	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	3'-0"		L
GROUNDCOVER						
⊕	CEANOTHUS 'CENTENNIAL'	CALIFORNIA LILAC	5 GAL	4'-0"		L
⊙	SENECIO MANDRALISCAE	KLEINIA	1 GAL	2'-0"		L
STORMWATER AREA PLANTING						
⊙	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0"		L
⊙	JUNCUS PATENS	GRAY RUSH	1 GAL	2'-0"		L
⊙	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	1'-0"		L

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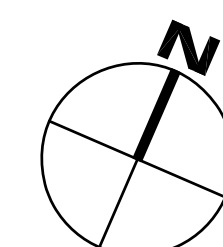
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PRELIMINARY PLANTING PLAN

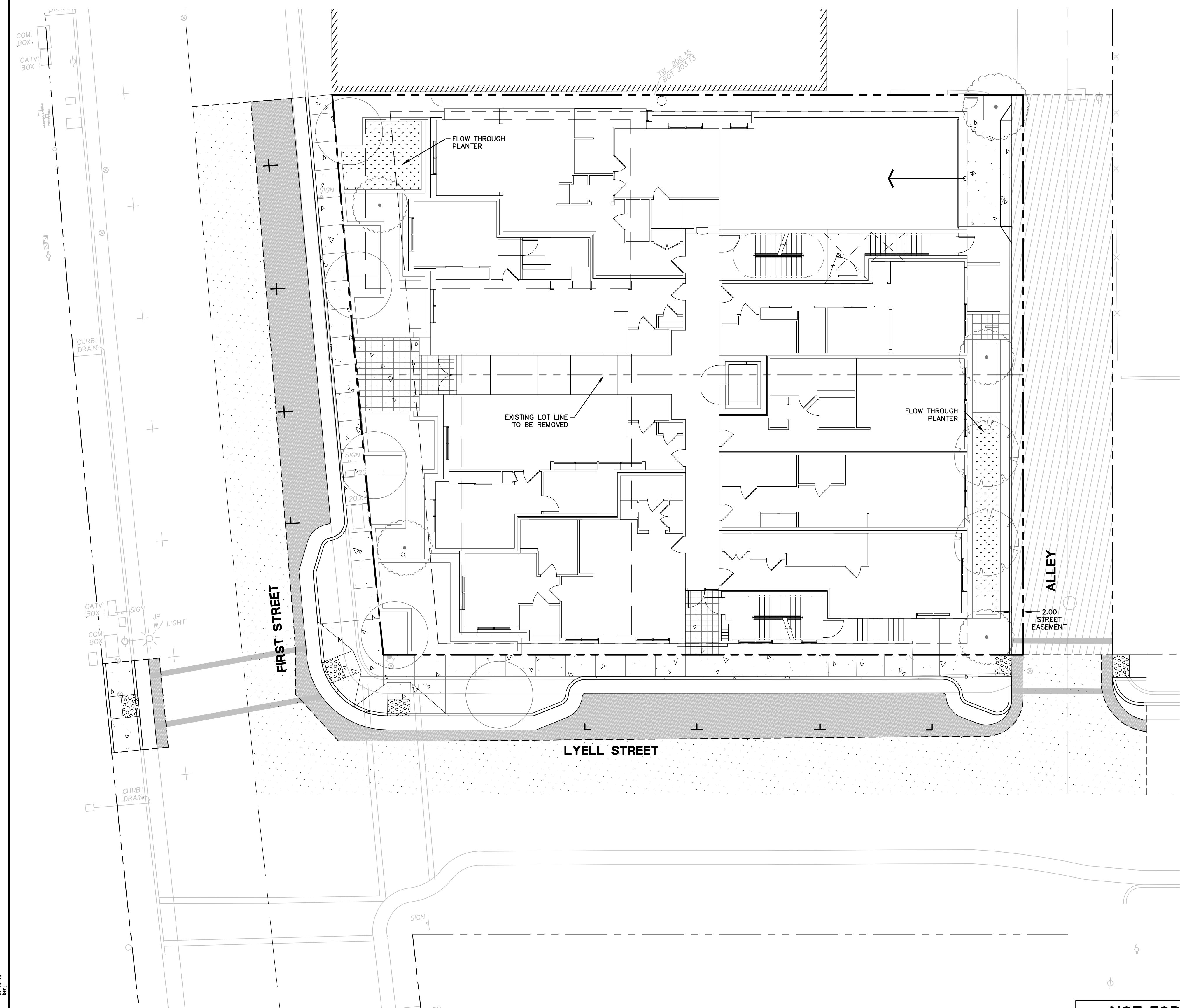


SCALE: 3/16" = 1'-0"

L3.01

VESTING TENTATIVE MAP

ONE-LOT MAP FOR CONDOMINIUM PURPOSES



NOT FOR CONSTRUCTION

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C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND UTILITY PLAN
C4.0	PRELIMINARY STORMWATER CONTROL PLAN

SITE INFORMATION

- OWNER: 425 FIRST LOS ALTOS, 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: 425 FIRST ST., LOS ALTOS
- ASSESSORS PARCEL NO. 167-41-019
- 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: RESIDENTIAL
- GROSS AREA: 11,879 SQUARE FEET
- NET AREA: 11,879 SQUARE FEET
- NUMBER OF UNITS: 20-RESIDENTIAL
- NUMBER OF LOTS: EXISTING-2
PROPOSED-1
- UTILITIES:
 - A. WATER: CALIFORNIA WATER SERVICE COMPANY
 - B. SANITARY SEWER: CITY OF LOS ALTOS
 - C. STORM DRAIN: N/A
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - E. TELEPHONE: AT&T
 - F. CABLE TV: COMCAST
- BENCHMARK: 2-1/2" BRASS DISK IN CONCRETE BASE, STAMPED CS061013, INSIDE MONUMENT WELL AT THE INTERSECTION OF FIRST STREET AND MAIN STREET.
193.13 FEET BASED ON CITY OF LOS ALTOS DATUM.
- TOPOGRAPHY: THE INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS DATED SEPTEMBER 18, 2018.
- FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PARCEL NO. 06085C038H.
- (E) LOT SIZE: 11,879 SQUARE FEET (NET)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- FLUSH CURB
- NEW CITY STANDARD VERTICAL CURB AND GUTTER
- TRUNCATED DOMES
- CONCRETE
- AC GRIND & OVERLAY
- AC PAVEMENT
- SLURRY SEAL
- FLOW THROUGH PLANTER

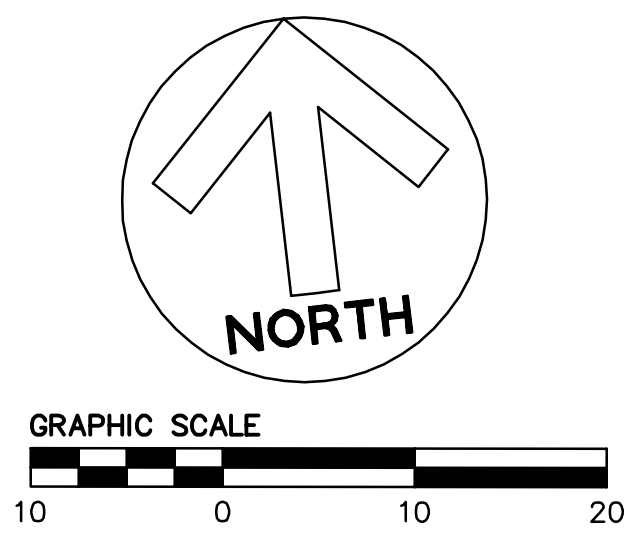
GENERAL NOTES

- THIS PROJECT CREATES AND/OR REPLACES MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE.
- 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 PLACED AT THE CROSSWALKS OF THE INTERSECTIONS OF 1ST STREET/LYELL STREET & 1ST STREET/WHITNEY STREET.
- DURING CONSTRUCTION, ALL EQUIPMENT AND PARKING SHALL REMAIN ON-SITE UNLESS THE CONTRACTOR HAS APPROVAL FROM THE CITY.

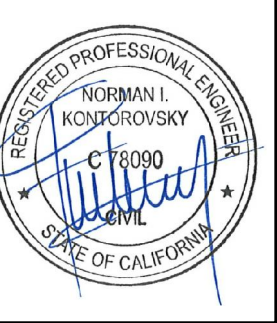
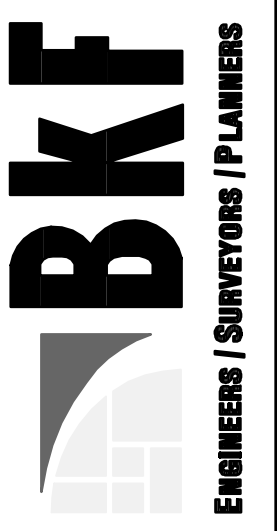
ABBREVIATIONS

- C CENTER LINE
- P PROPERTY LINE
- SW SIDEWALK
- VCG VERTICAL CURB AND GUTTER
- TYP. TYPICAL
- R RADIUS
- (N) NEW

SCALE & NORTH ARROW



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)



CALIFORNIA
 SANTA CLARA COUNTY
 LOS ALTOS
425 FIRST STREET
TENTATIVE MAP SUBMITTAL
TITLE SHEET

No.	Revisions

Date: 2/15/19
 Scale: AS SHOWN
 Designer: JB
 Drafter: NK
 Approver: IK
 Job No: 20180994

Drawing Number:
CO.0

DATE PLOTTED: 2/15/19 10:45 AM
 PLOT FILE: C:\Users\jkantor\Documents\425 First St Tentative Map\425 First St Tentative Map.dwg
 PLOTTER: HP DesignJet T1100e

CLIENT
425 FIRST LOS ALTOS, LLC
425 FIRST STREET
LOS ALTOS, CA 94022

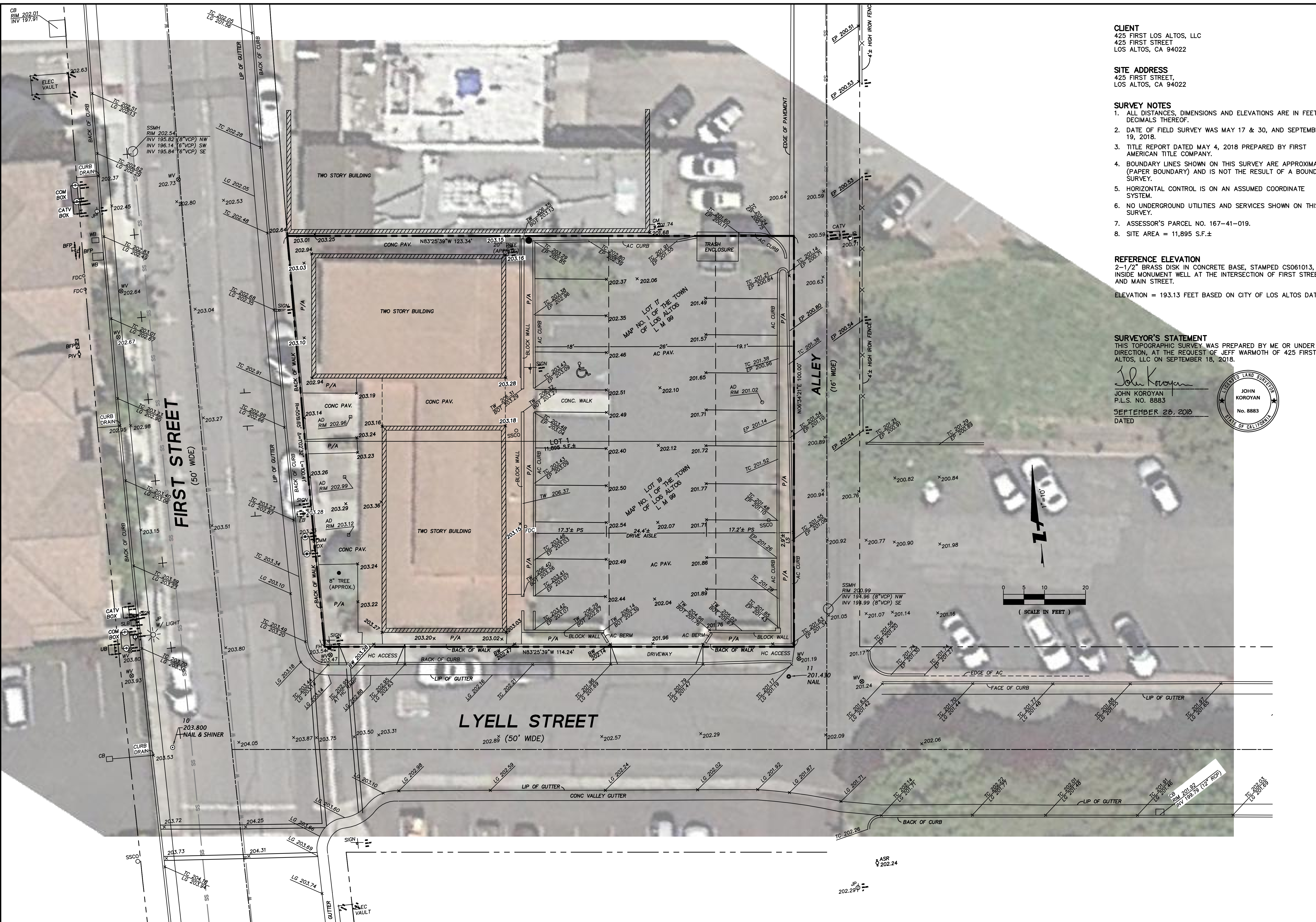
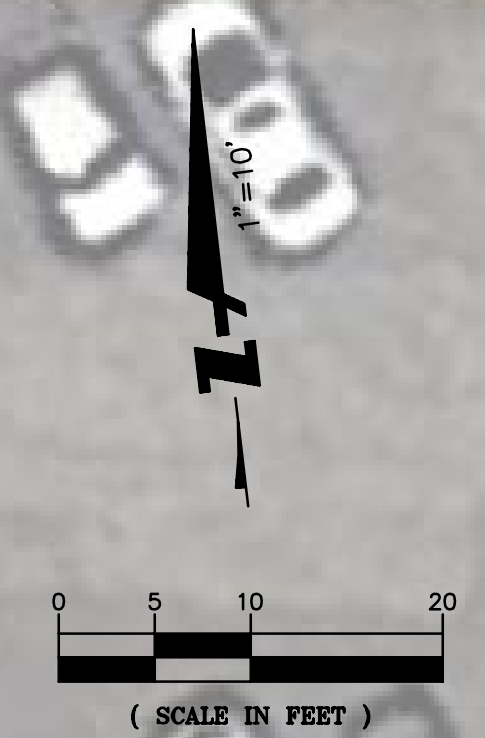
SITE ADDRESS
425 FIRST STREET,
LOS ALTOS, CA 94022

- SURVEY NOTES**
1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
 2. DATE OF FIELD SURVEY WAS MAY 17 & 30, AND SEPTEMBER 19, 2018.
 3. TITLE REPORT DATED MAY 4, 2018 PREPARED BY FIRST AMERICAN TITLE COMPANY.
 4. BOUNDARY LINES SHOWN ON THIS SURVEY ARE APPROXIMATE (PAPER BOUNDARY) AND IS NOT THE RESULT OF A BOUNDARY SURVEY.
 5. HORIZONTAL CONTROL IS ON AN ASSUMED COORDINATE SYSTEM.
 6. NO UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS SURVEY.
 7. ASSESSOR'S PARCEL NO. 167-41-019.
 8. SITE AREA = 11,895 S.F.±

REFERENCE ELEVATION
2-1/2" BRASS DISK IN CONCRETE BASE, STAMPED CS061013, INSIDE MONUMENT WELL AT THE INTERSECTION OF FIRST STREET AND MAIN STREET.
ELEVATION = 193.13 FEET BASED ON CITY OF LOS ALTOS DATUM.

SURVEYOR'S STATEMENT
THIS TOPOGRAPHIC SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF JEFF WARMOTH OF 425 FIRST LOS ALTOS, LLC ON SEPTEMBER 18, 2018.

John Koroyan
JOHN KOROYAN
P.L.S. NO. 8883
SEPTEMBER 20, 2018
DATED



1730 N. FIRST STREET
SUITE 600 CA 95112
SAN JOSE
408-487-9100
408-487-9199 (FAX)



CALIFORNIA

**425 FIRST STREET
TENATIVE MAP SUBMITTAL
EXISTING CONDITIONS**

SANTA CLARA COUNTY

LOS ALTOS

Revisions	No.	Date	By	Checked

Date: 2/15/19
Scale: AS SHOWN
Design: JB
Drawn: WK
Approved: IK
Job No: 20180994

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C1.0

