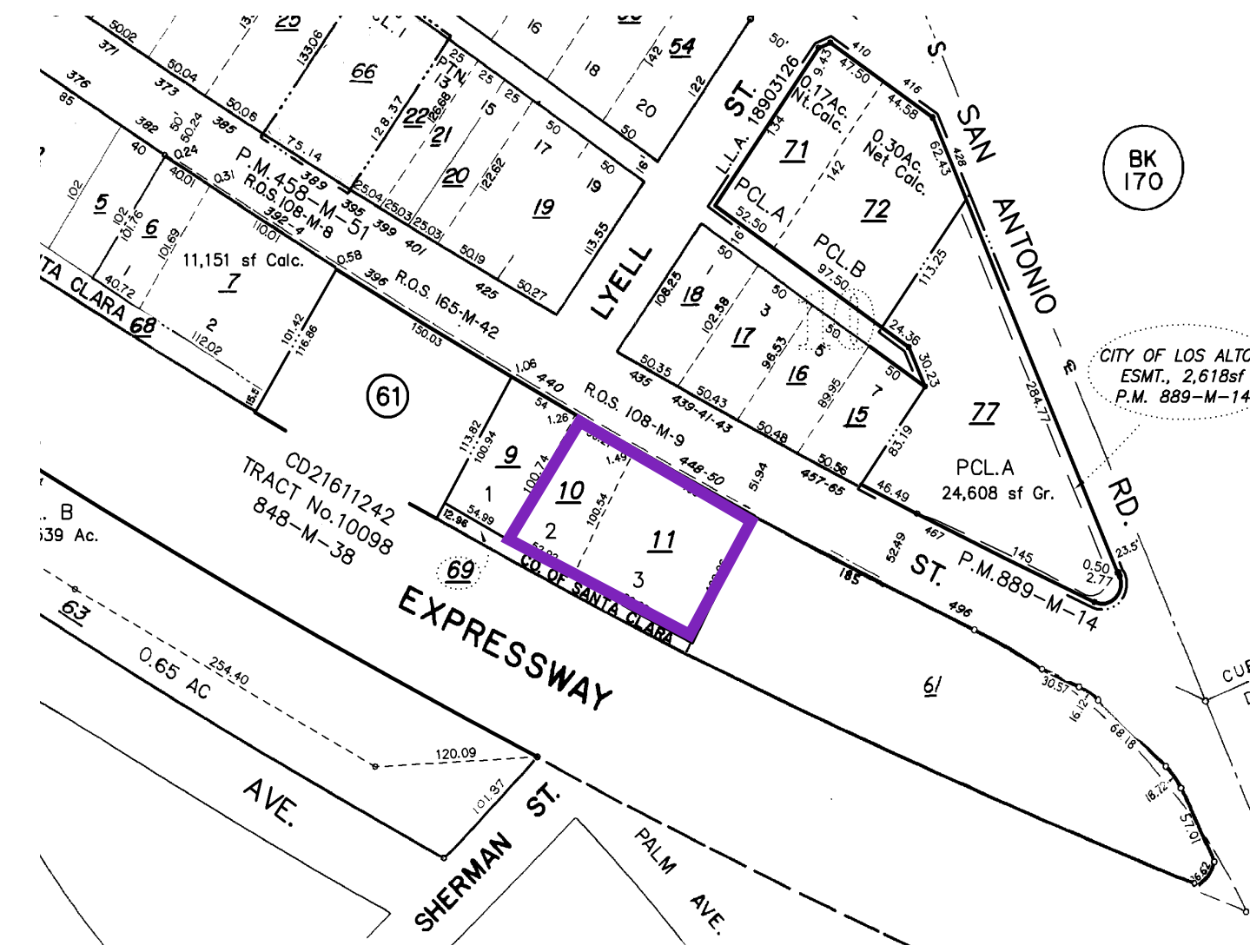


PROJECT DESCRIPTION:

This Zoning / Design Review Application is for a new 26 Unit Condominium Development at 444-450 First St in Los Altos. The proposed building will be four stories of for-sale condos over two levels of underground parking with a +/- 1,400 sf common roof deck for use by the residents. The project also proposes significant improvements to the First St frontage including new street trees and bulb-outs, a 1' section of private land given to provide a wider sidewalk, a landscaped courtyard leading to the lobby, a shared vehicle garage ramp with a proposed project at 440 First St, and landscaped residential entryway terraces providing 'addresses' along the street. The project proposes to provide 4 onsite BMR units and will therefore be requesting a height of 46', a reduced rear setback of 8' along Foothill Expressway (along with an increased front setback of 12' along First St), and a slight reduction in off-street parking requirements. The applicants and design team look forward to working with the city and local stakeholders to create well-designed infill development that is consistent with the vision for future Los Altos.



2 Existing Aerial Context Map



1 Assessors Parcel Map



PROJECT TEAM:



Applicant / Client:
 Dutchints Development LLC
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 Los Altos, CA 94022
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 Stoev Landscape Architecture
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 Contact: Shilpa Stoev shilpa@stoevla.com



Civil Engineer:
 CBG
 2633 Camino Ramon #350,
 San Ramon, CA 94583
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DRAWING INDEX:

- G0 General Notes
- G1 Existing Site Photos
- G2 Architectural Siteplan
- A0 Garage Level 1
- A1 Garage Level 2
- A2 Ground Level Plan
- A3 Typical Floor Plan Level 2 & 3
- A4 4th Floor and Common Roof Deck Plan
- A5 Roof Plan
- A6 Elevations
- A7 Elevations
- A8 Building Sections
- A9 Building Sections
- A10 Detailed Sections and Bay Elevations
- A11 Detailed Sections
- A12 Colors and Materials
- A13 Architectural Character Imagery
- A14 Perspective Street View
- A15 Perspective 'birds-eye' aerial
- A16 Shadow Study

- L1.01 Schematic Landscape Plan - Street Level
- L1.02 Schematic Landscape Plan - Roof Terrace Level
- L1.03 Plant Palette and Images
- L1.04 Plant Palette and Images

- C0.0 Cover Sheet
- C1.0 Existing Conditions & Demolition Plan
- C2.0 Civil Site Plan
- C3.0 Preliminary Grading Drainage and Utility Plan
- C4.0 Preliminary Stormwater Management Plan
- C5.0 Preliminary Fire Access Plan
- Attached: Preliminary Construction Management Plan

PROJECT DATA:

GENERAL NOTES	
ASSESSORS PARCEL NUMBER	167-41-10 & 167-41-11
ZONING	CD/R3
CONSTRUCTION TYPE	TYPE I underground and podium, TYPE III above podium
LOT SIZE	15,000 sf
OCCUPANCY (CBC 2016)	R2
APPLICABLE BUILDING CODE	CBC 2016

ZONING NOTES CD/R3	
MAX AVG. BLDG HEIGHT	35' max
MIN SIDE SETBACK	0'
MIN FRONT SETBACK	10'
MIN REAR SETBACK	10'
MAX COVERAGE	NA

REQUIRED OFF-ST PARKING per 14.28.040 - Density bonuses.	2 SPACES PER UNIT (2 BD), 1 SPACE (1 BD) INCLUSIVE OF GUEST AND ACCESSIBLE = 49 SPACES, 51 PROVIDED
--	---

PROPOSED CONDITIONED FLOOR AREAS			
	GROSS	NET INTERIOR	Totals
GROUND LEVEL	+/- 10,466 sf	8,126 sf	
2ND LEVEL	+/- 11,327 sf	9,691 sf	
3RD LEVEL	+/- 11,327 sf	9,691 sf	
4TH LEVEL	+/- 7,525 sf	5,768 sf	
TOTAL	+/- 40,645 sf	33,276 sf	

PROPOSED UNCONDITIONED FLOOR AREAS			
GARAGE Level -1	+/- 12,588 sf		
GARAGE Level -2	+/- 13,429 sf		
TOTAL	+/- 26,017 sf		

PROPOSED VEHICLE AND BIKE PARKING			
	Spaces	Tandem Spaces	TOTAL
Garage Parking	47	3	51
Bike Storage	20		20

PROPOSED UNIT COUNT AND DISTRIBUTION					
	1 BD/1.5 Bath 744 - 760 sf	2 BD/2 Bath 1,124 - 1,193 sf	2 BD/2.5 Bath 1,248 - 1,468 sf	2+BD/2.5 Bath 1,557 - 2,128 sf	TOTAL
GROUND LEVEL	1*	3*	3	-	7
2ND LEVEL	1	3*	4	-	8
3RD LEVEL	1	3	4	-	8
4TH LEVEL	-	-	-	3	3
TOTAL	3	9	11	3	26 Units

* includes proposed BMR units - see Density Bonus Memo for details





6. First St frontage to the North



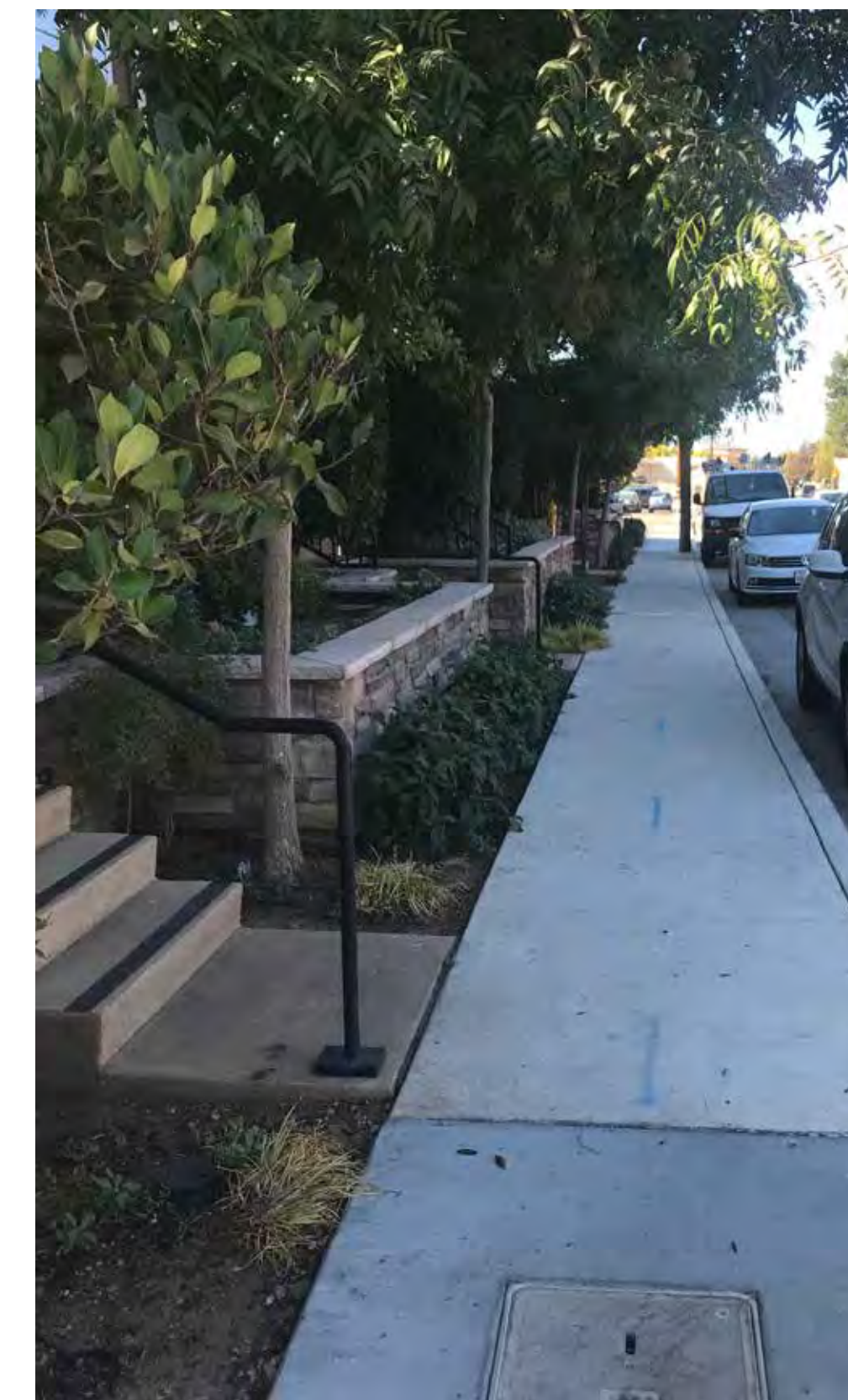
7. Rear lot along Foothill



2. 440 First St and Lennar Project to the North



5. Commercial Bldg across First St



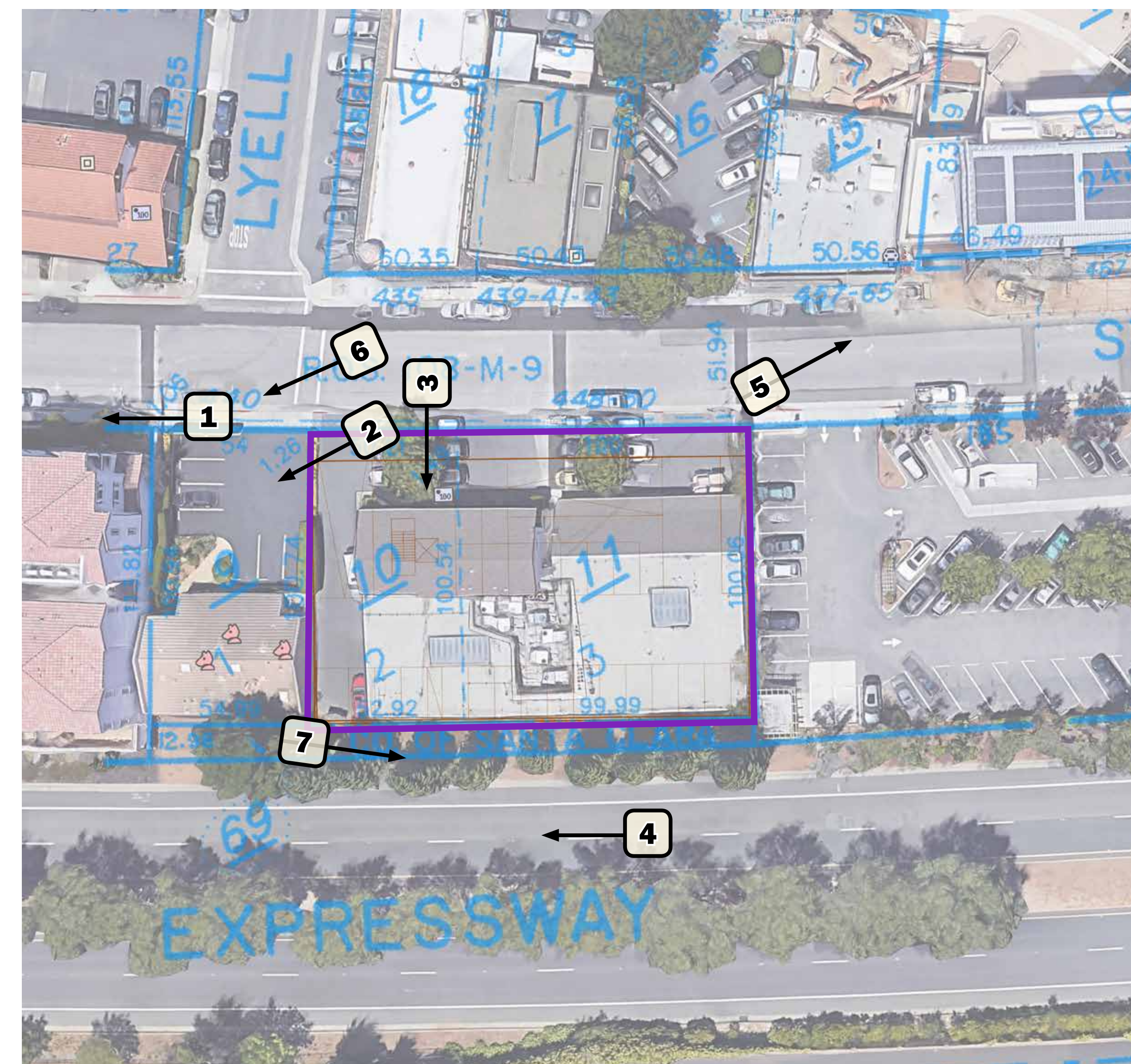
1. First St looking north on sidewalk

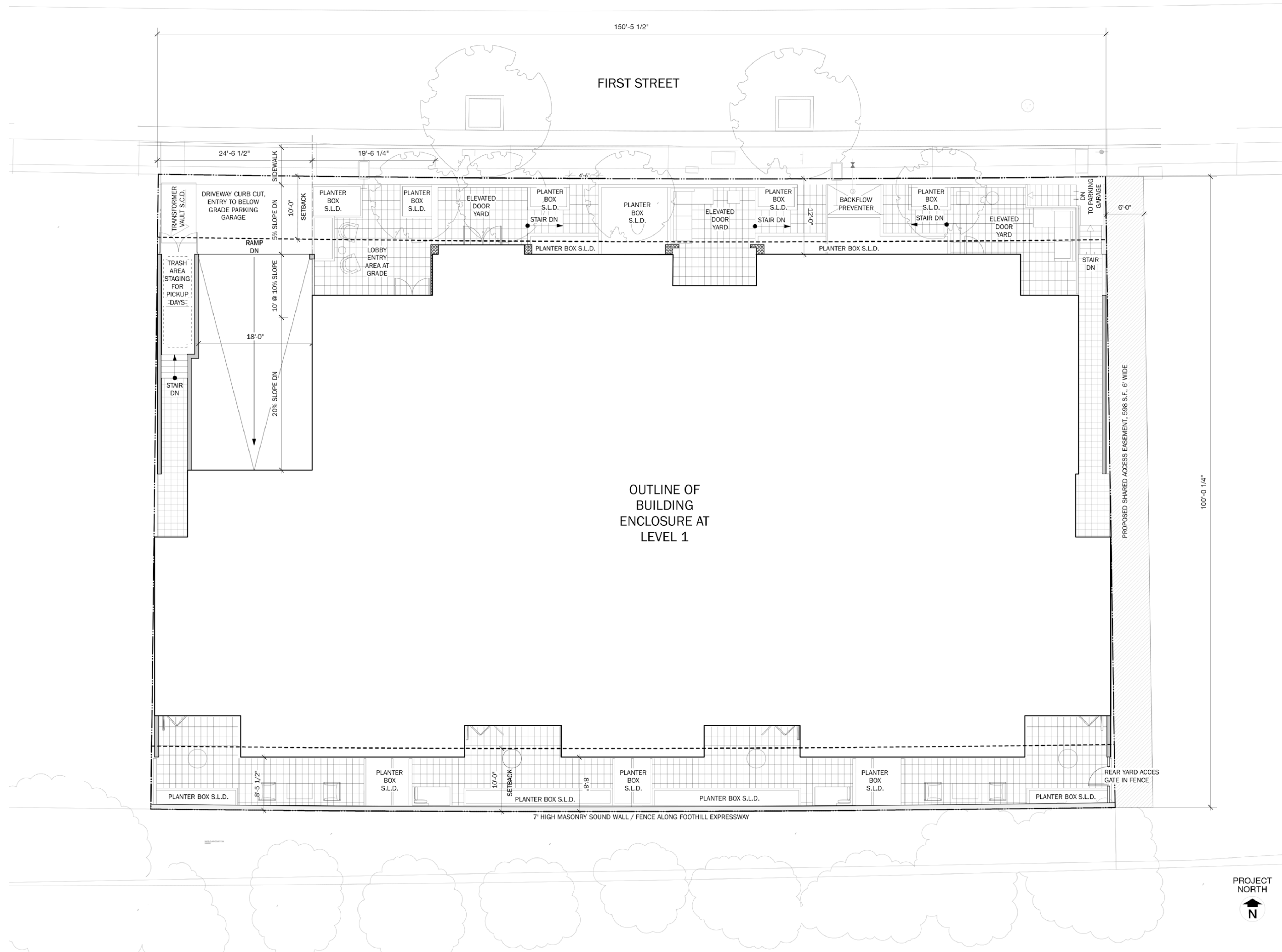


4. Looking North on Foothill Expy

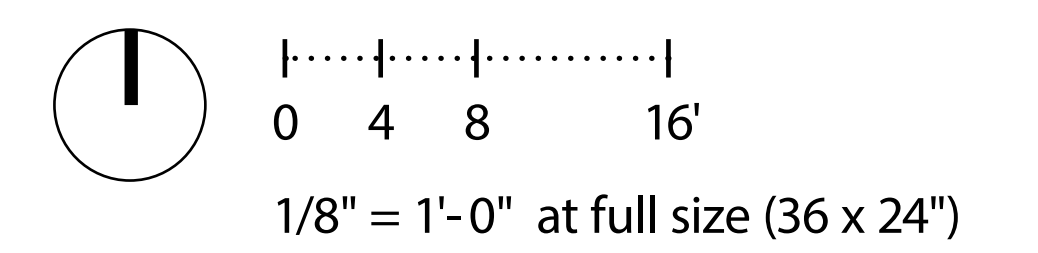


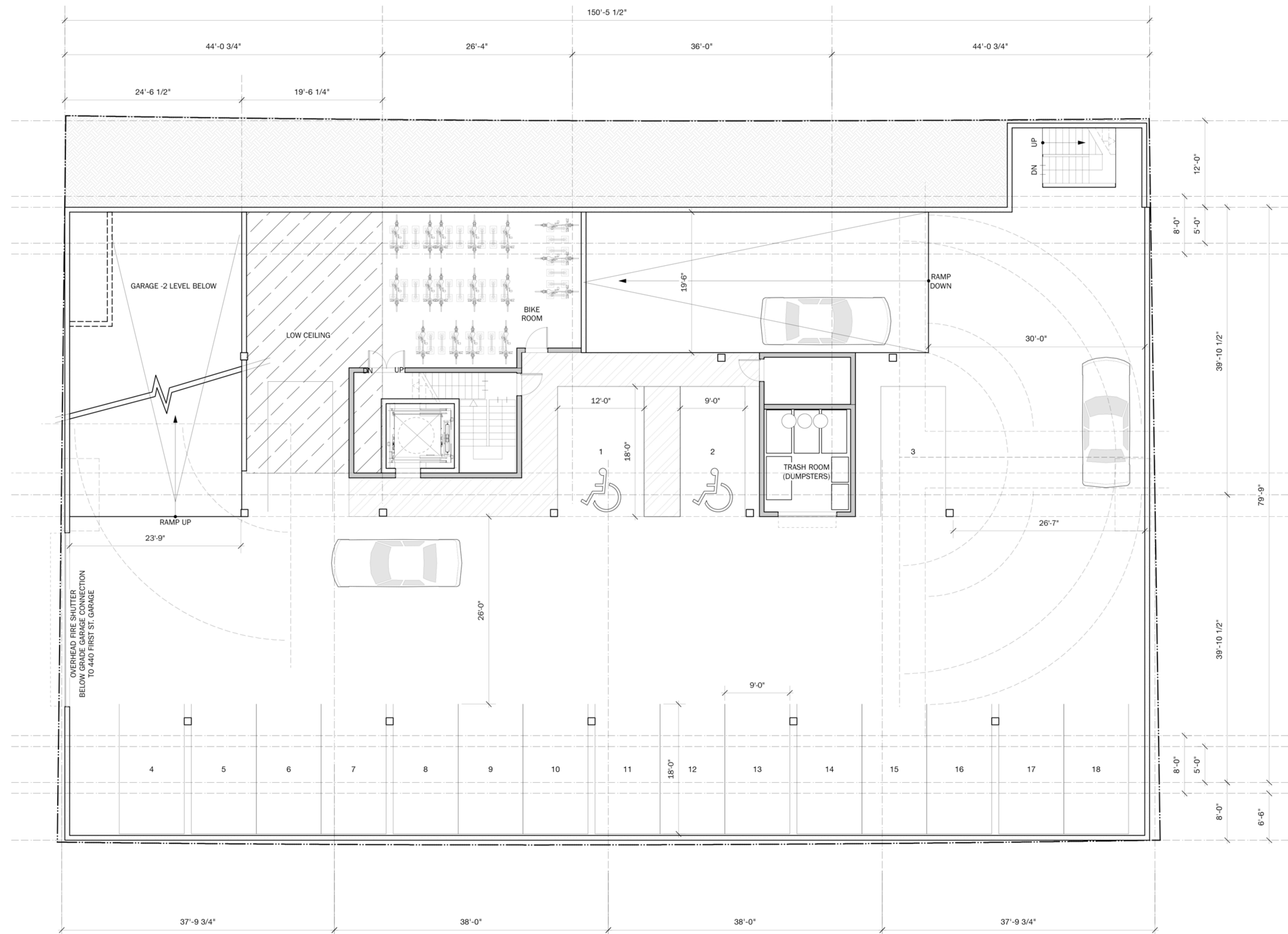
3. Existing Bldg at 450 First St



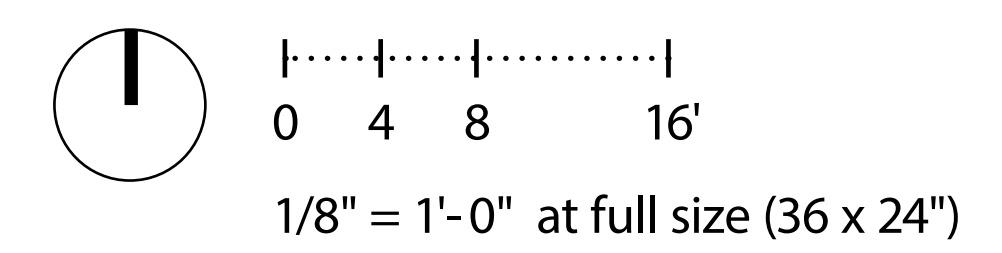


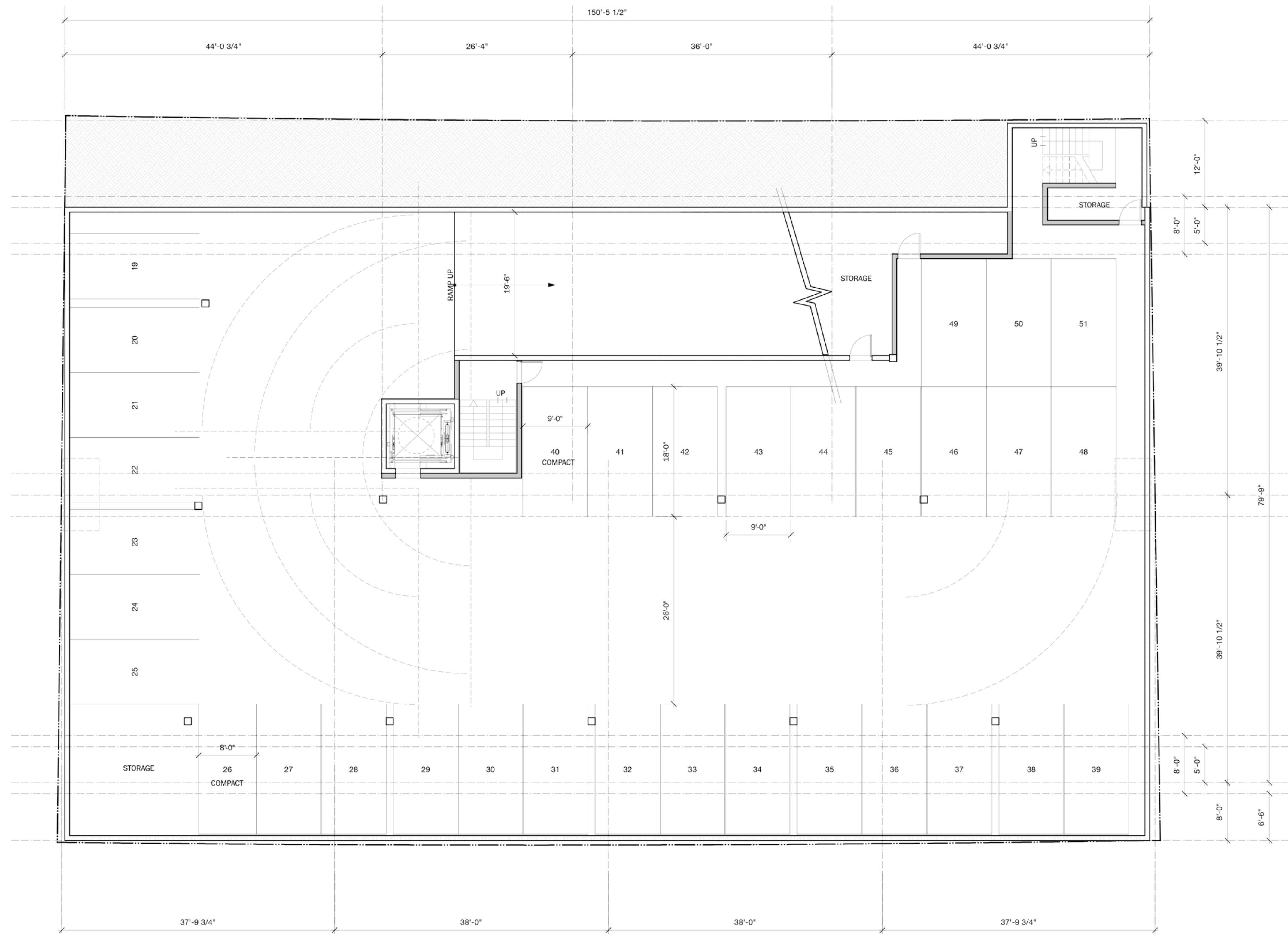
OUTLINE OF BUILDING ENCLOSURE AT LEVEL 1



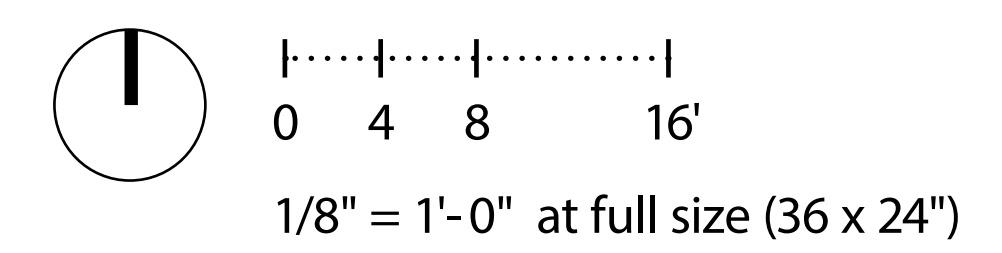


FLOOR AREAS	NET S.F.	GROSS S.F.
PERMIETER ENVELOPE		12,588
SALEABLE STORAGE	tbd	
BIKE STORAGE		571
PARKING GARAGE		10,443
CIRCULATION / UTILITY		
PARKING		
QTY. FULL SIZED STANDARD		16
QTY. FULL SIZED TANDEM		0
QTY. A.D.A.		2
TOTAL		18
NUMBERING		
		1-18
BIKE STORAGE		
QTY. @ GARAGE BIKE ROOM		20





FLOOR AREAS	NET S.F.	GROSS S.F.
PERMIETER ENVELOPE		13,429
SALEABLE STORAGE	tbd	
PARKING GARAGE		11,720
CIRCULATION & UTILITIES		
PARKING		
QTY. FULL SIZED STANDARD		28
QTY. FULL SIZED TANDEM		3
QTY. COMPACT		2
TOTAL		33
NUMBERING		19-51





MATERIALS LEGEND	
#	Material/Color
1	Smooth Stucco - Creme Color
2	Horizontal stacked stone
3	Cementitious siding - Burnt Umber painted finish
4	Dark Bronze metal finish - typ
5	Tempered glass railing
6	Painted metal railing with wood toprail
7	Painted metal trellis with wood slats
8	Stained wood fence with painted metal posts
9	Stained wood gate
10	Tempered 'frosted' glass railing

0 4 8 16'
 1/8" = 1'-0" at full size (36 x 24")

PLATFORM
 architecture / planning / research

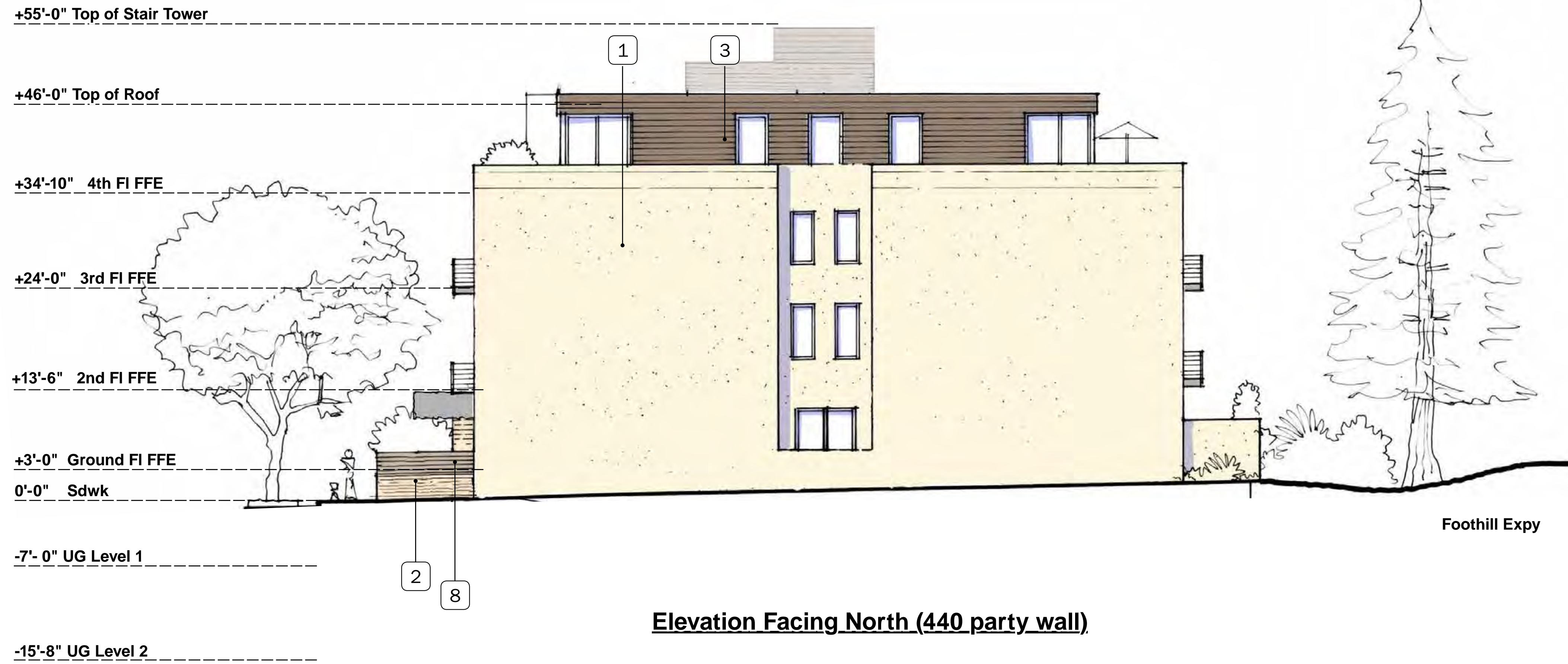


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450 FIRST ST
 Los Altos, California

Elevations **A-6**

Design Review Re-Submittal - June 7th, 2019



Elevation Facing North (440 party wall)

MATERIALS LEGEND	
#	Material/Color
1	Smooth Stucco - Creme Color
2	Horizontal stacked stone
3	Cementitious siding - Burnt Umber painted finish
4	Dark Bronze metal finish - typ
5	Tempered glass railing
6	Painted metal railing with wood slats
7	Painted metal trellis with wood slats
8	Stained wood fence with painted metal posts
9	Stained wood gate
10	Tempered 'frosted' glass railing



Elevation Facing South (Intero)

0 4 8 16'

1/8" = 1'-0" at full size (36 x 24")

PLATFORM
architecture / planning / research

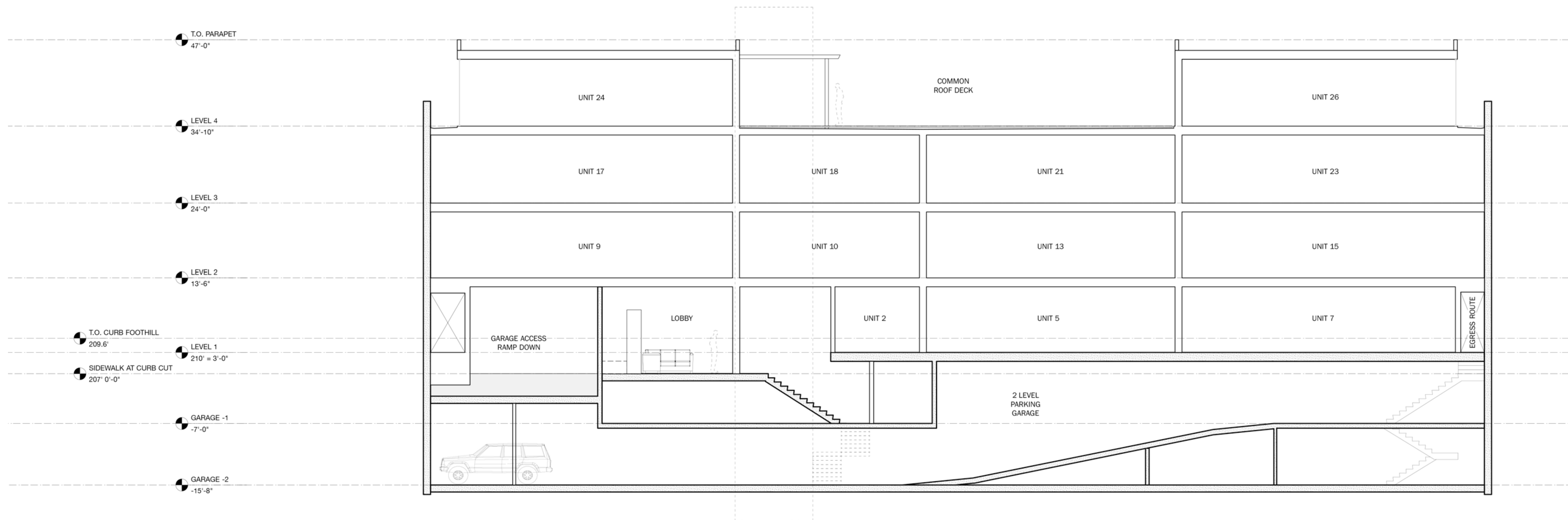


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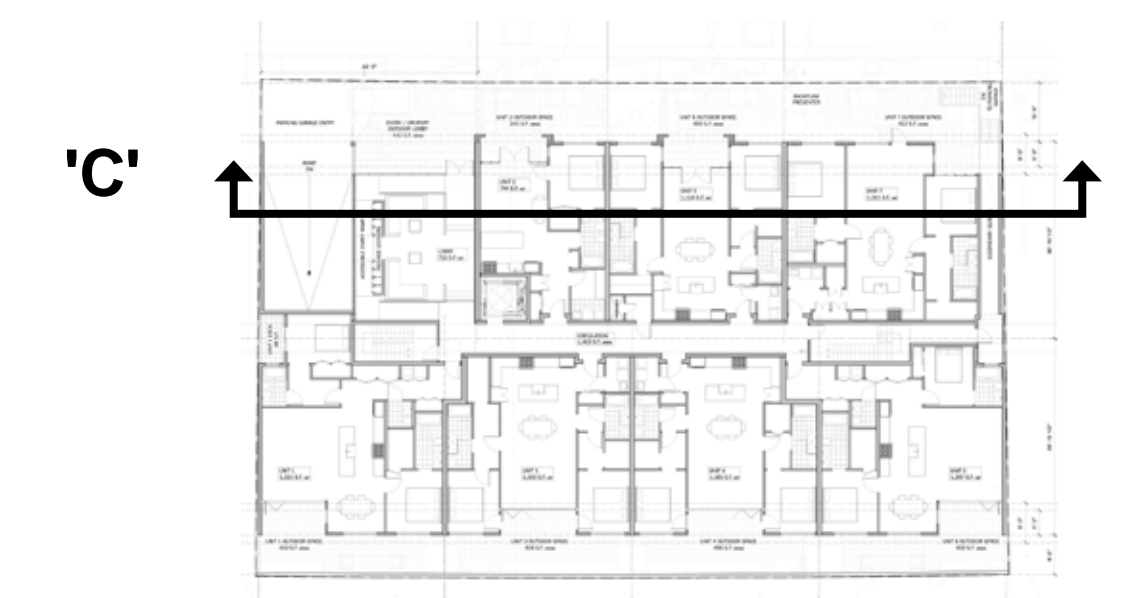
450 FIRST ST
Los Altos, California

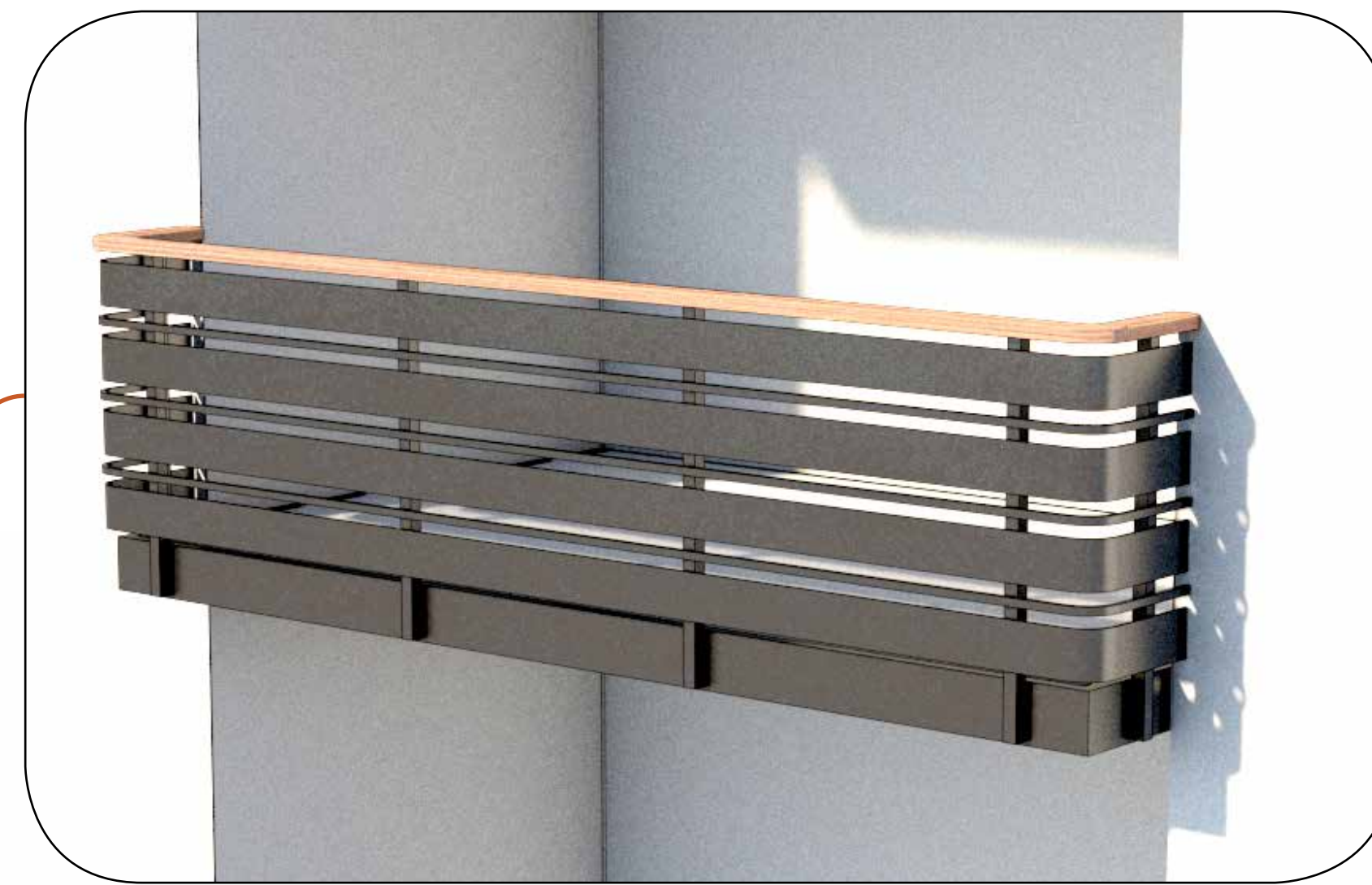
Elevations **A-7**

Design Review Re-Submittal - June 7th, 2019

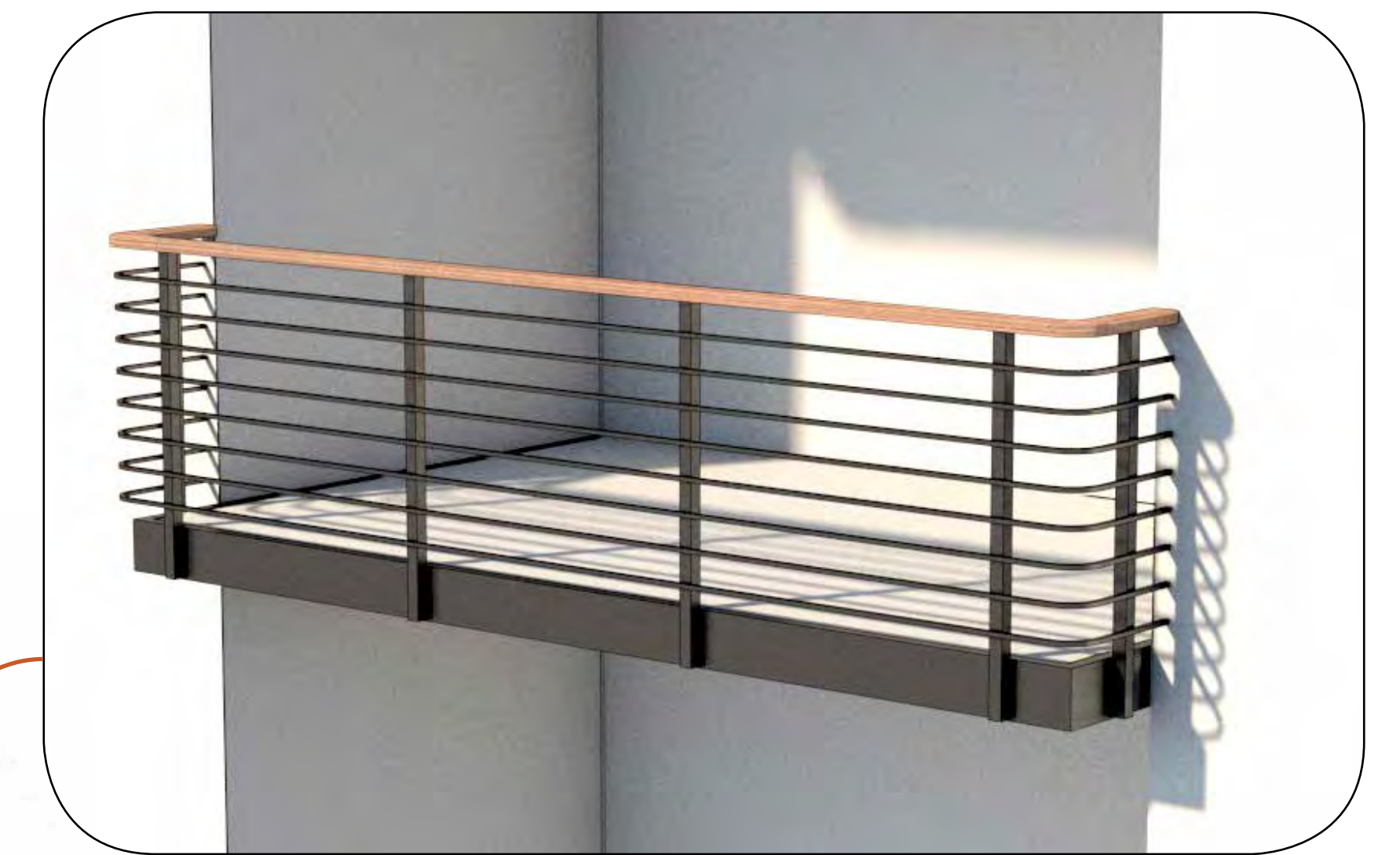


Longitudinal Section 'C'

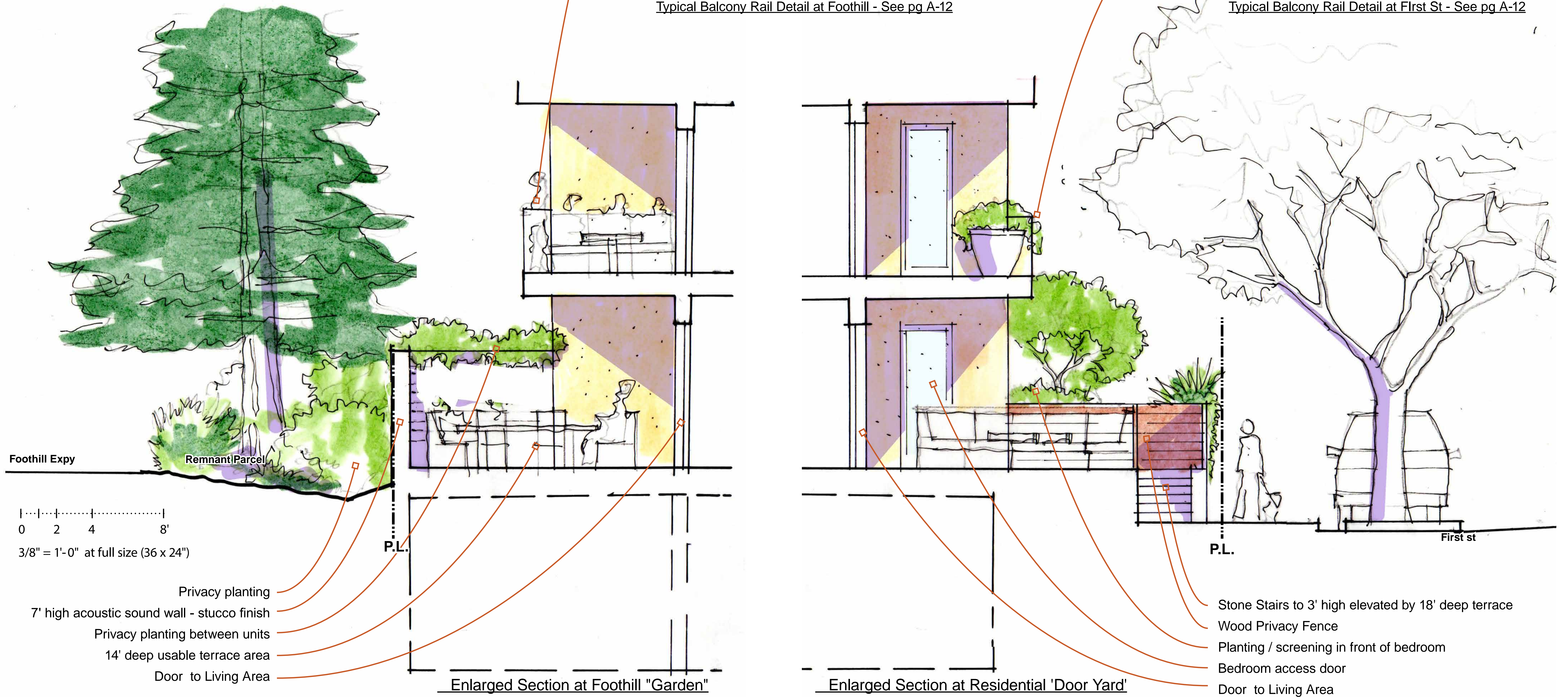




Typical Balcony Rail Detail at Foothill - See pg A-12



Typical Balcony Rail Detail at First St - See pg A-12



Foothill Expy

Remnant Parcel

0 2 4 8'

3/8" = 1'-0" at full size (36 x 24")

P.L.

P.L.

First st

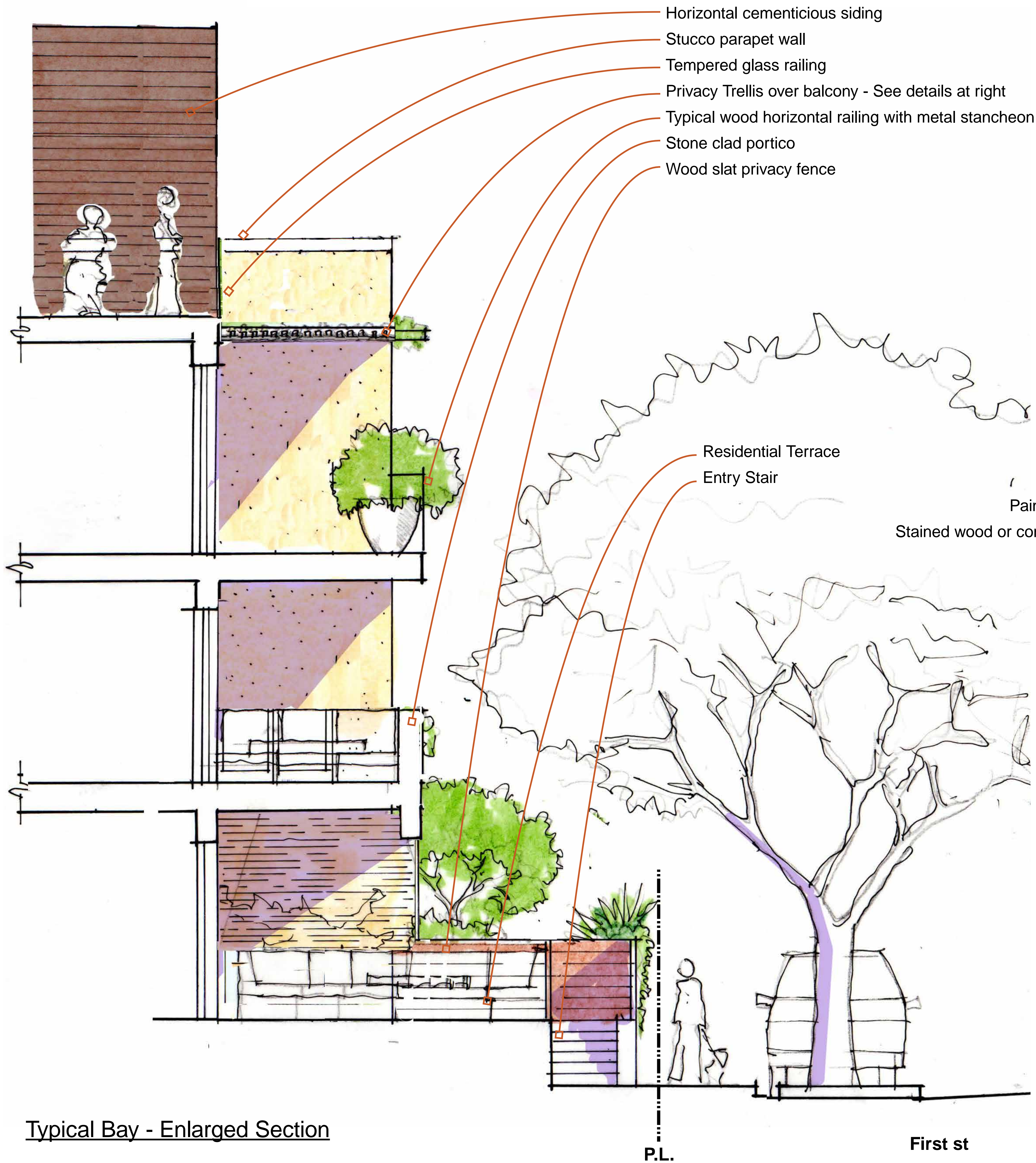
- Privacy planting
- 7' high acoustic sound wall - stucco finish
- Privacy planting between units
- 14' deep usable terrace area
- Door to Living Area

Enlarged Section at Foothill "Garden"

Enlarged Section at Residential "Door Yard"

- Stone Stairs to 3' high elevated by 18' deep terrace
- Wood Privacy Fence
- Planting / screening in front of bedroom
- Bedroom access door
- Door to Living Area



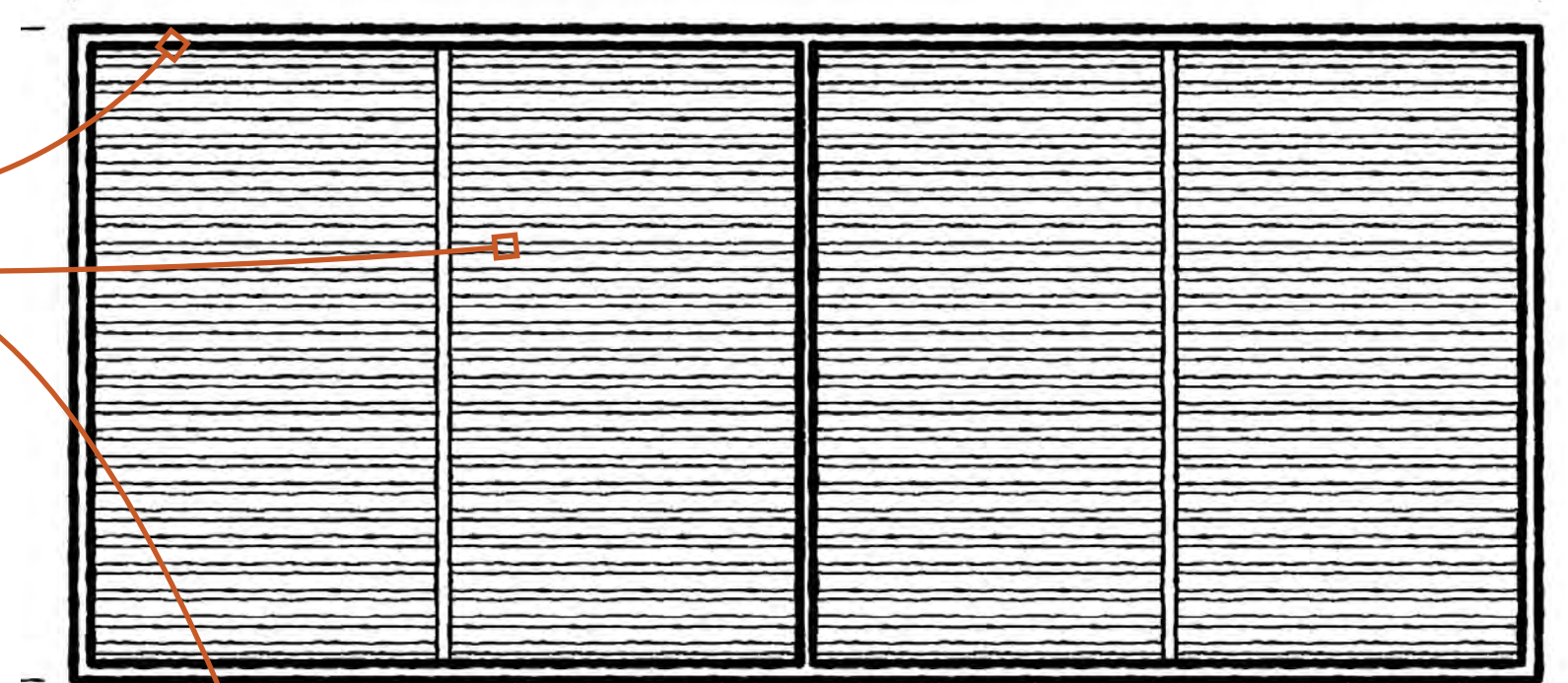


Typical Bay - Enlarged Section

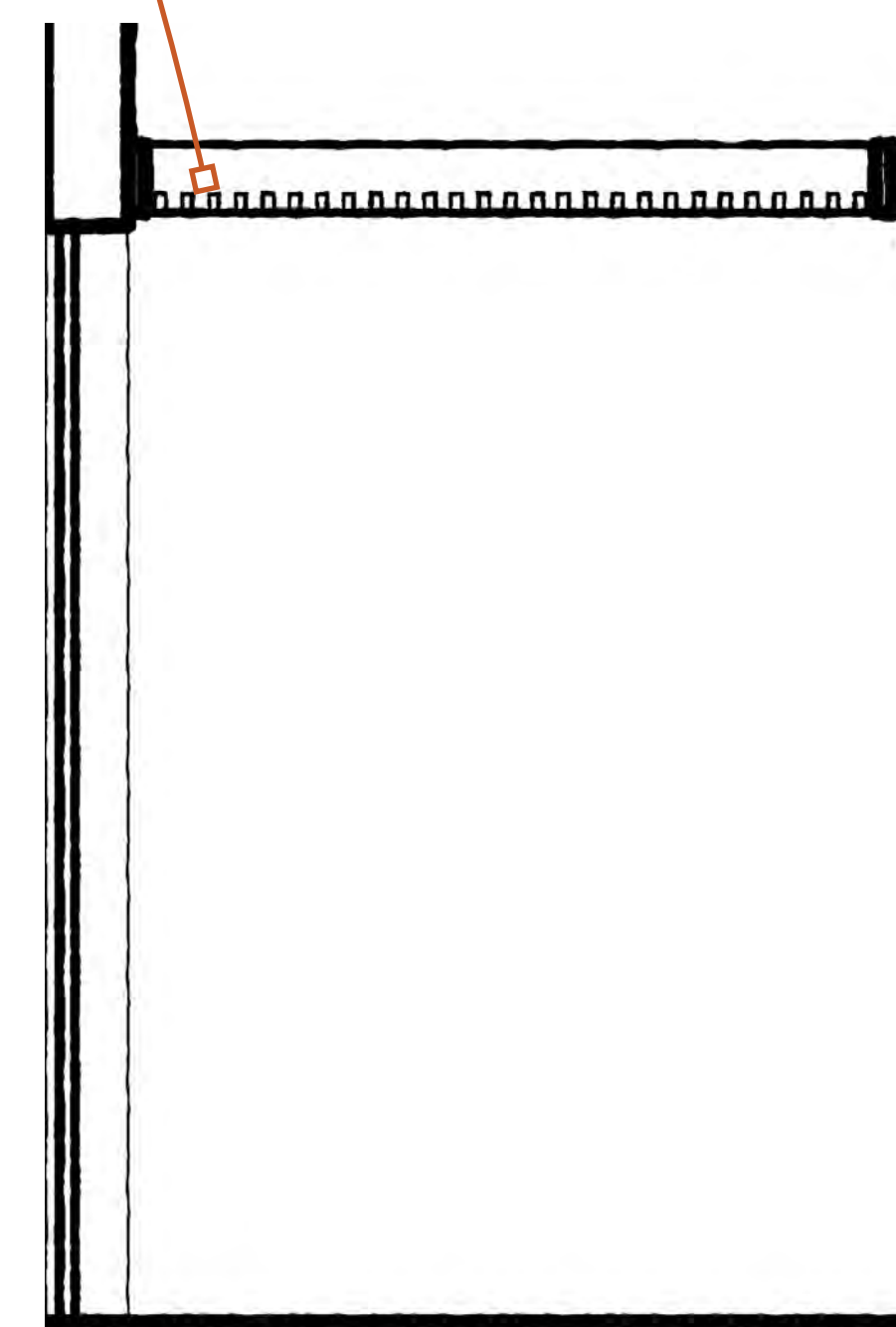


Privacy Shade Trellis at 3rd Fl Balcony

Painted Metal 2x4 Frame
 Stained wood or composite 1-1/2" square
 slats with 2" gaps.



Plan View - Typical Shade 'Trellis' at 3rd Fl Balconies



Section View - Typical Shade 'Trellis' at 3rd Fl Balconies

0 2 4 8'

3/8" = 1'-0" at full size (36 x 24")

PLATFORM
 architecture / planning / research



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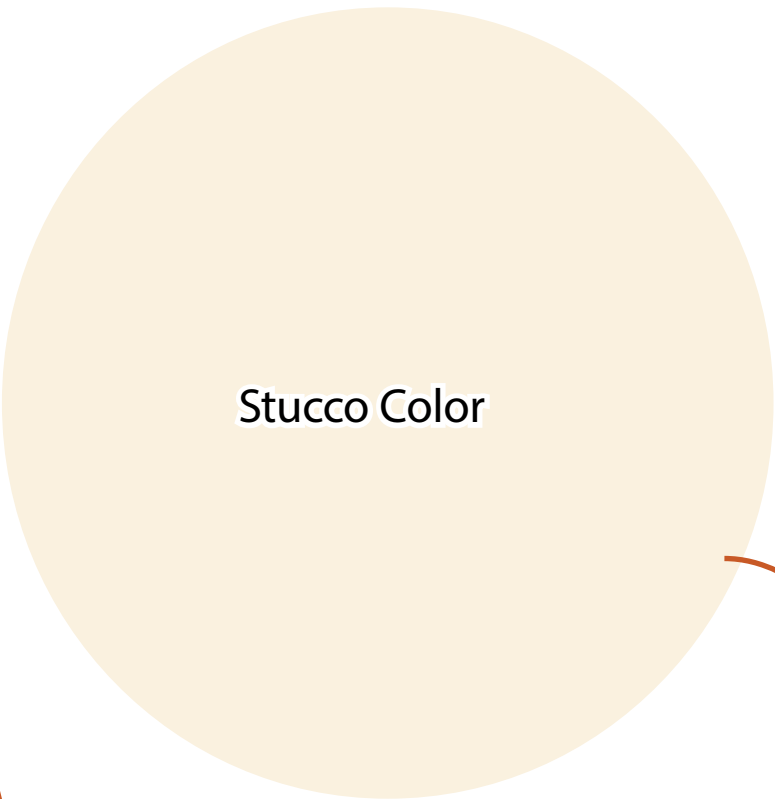
450 FIRST ST
 Los Altos, California

Section Details **A-11**

Design Review Re-Submittal - June 7th, 2019



Penthouse Level
Composite Siding Color
'Burnt Umber'



Stucco Color



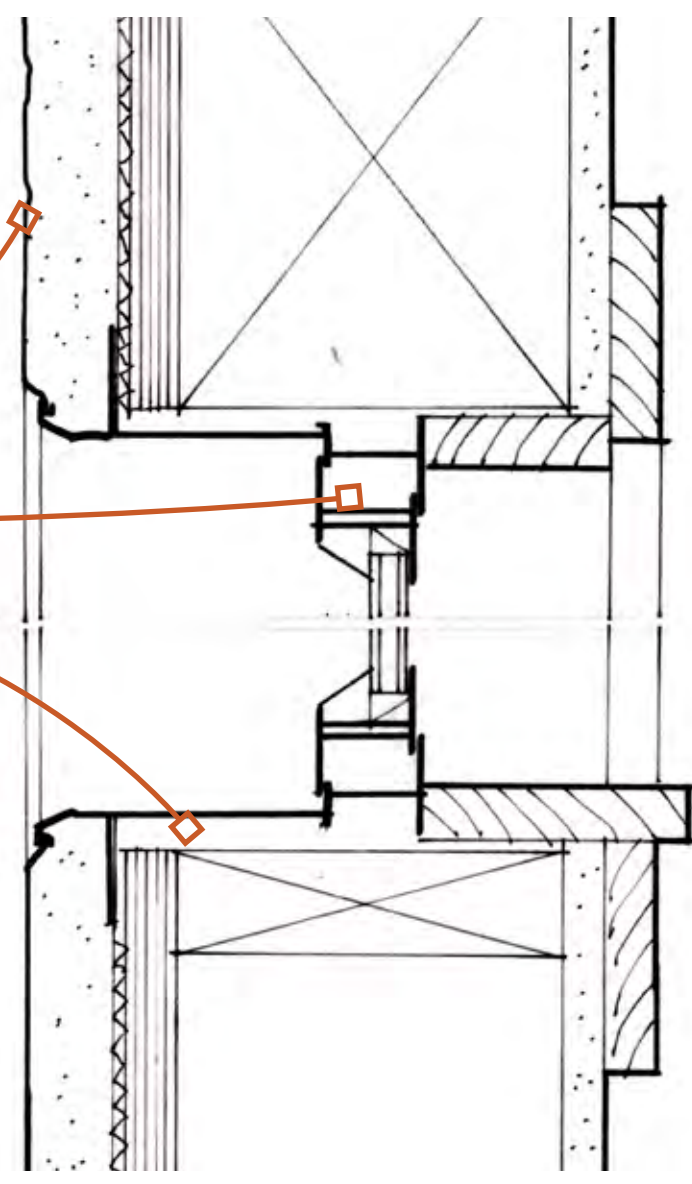
Tempered glass rail



Metal Accent Color
Dark Bronze
(windows, doors, railings, awning)

- Painted metal 4" wide x 1/4" thick 'ribbons'
- 2" painted metal posts
- 2x4 stained wood top rail
- Painted metal deck fascia

- Smooth Trowel Stucco
- Recessed Aluminum Casement Windows
- 3"-4" Recess



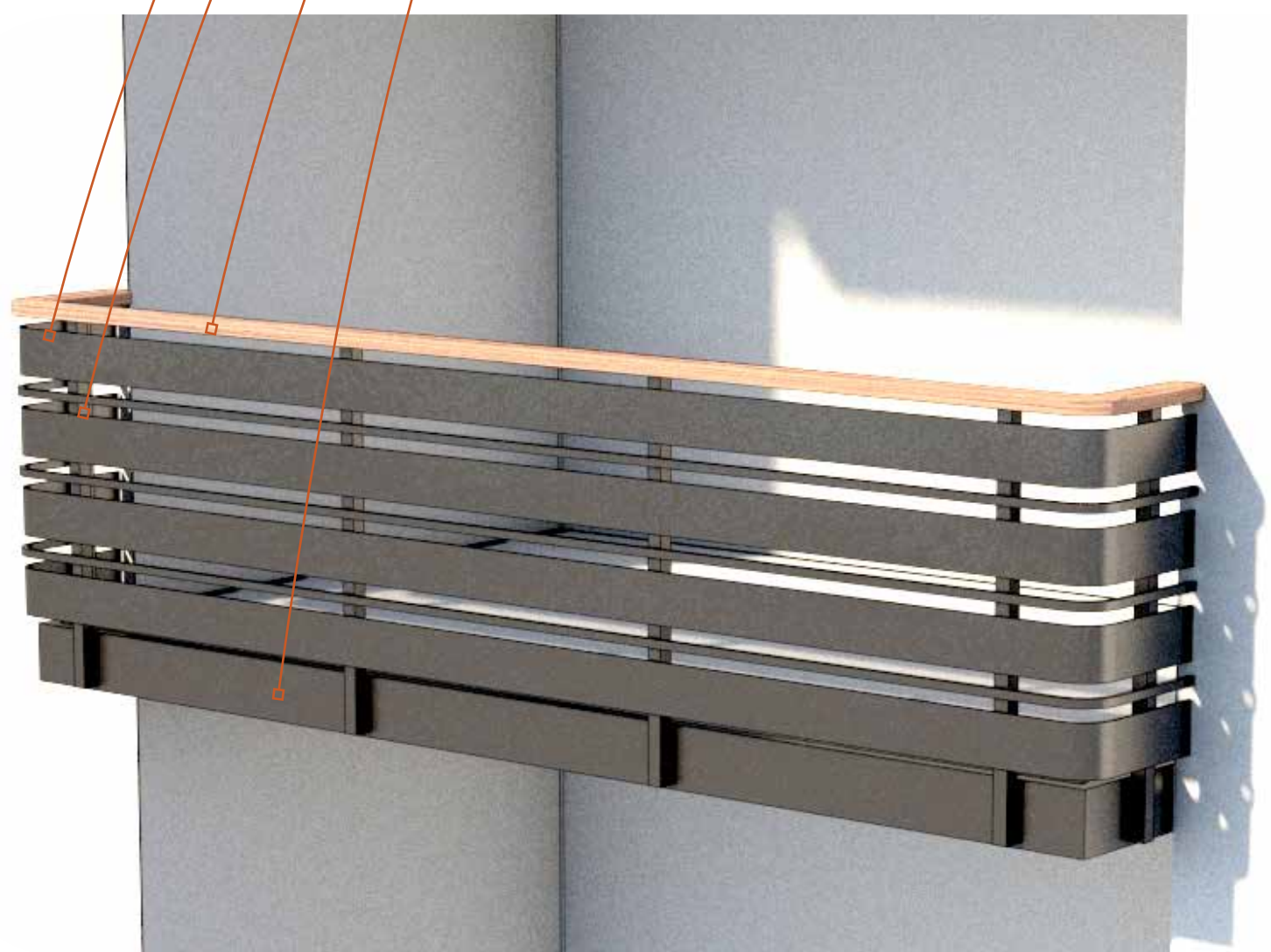
Typical Window Section Detail



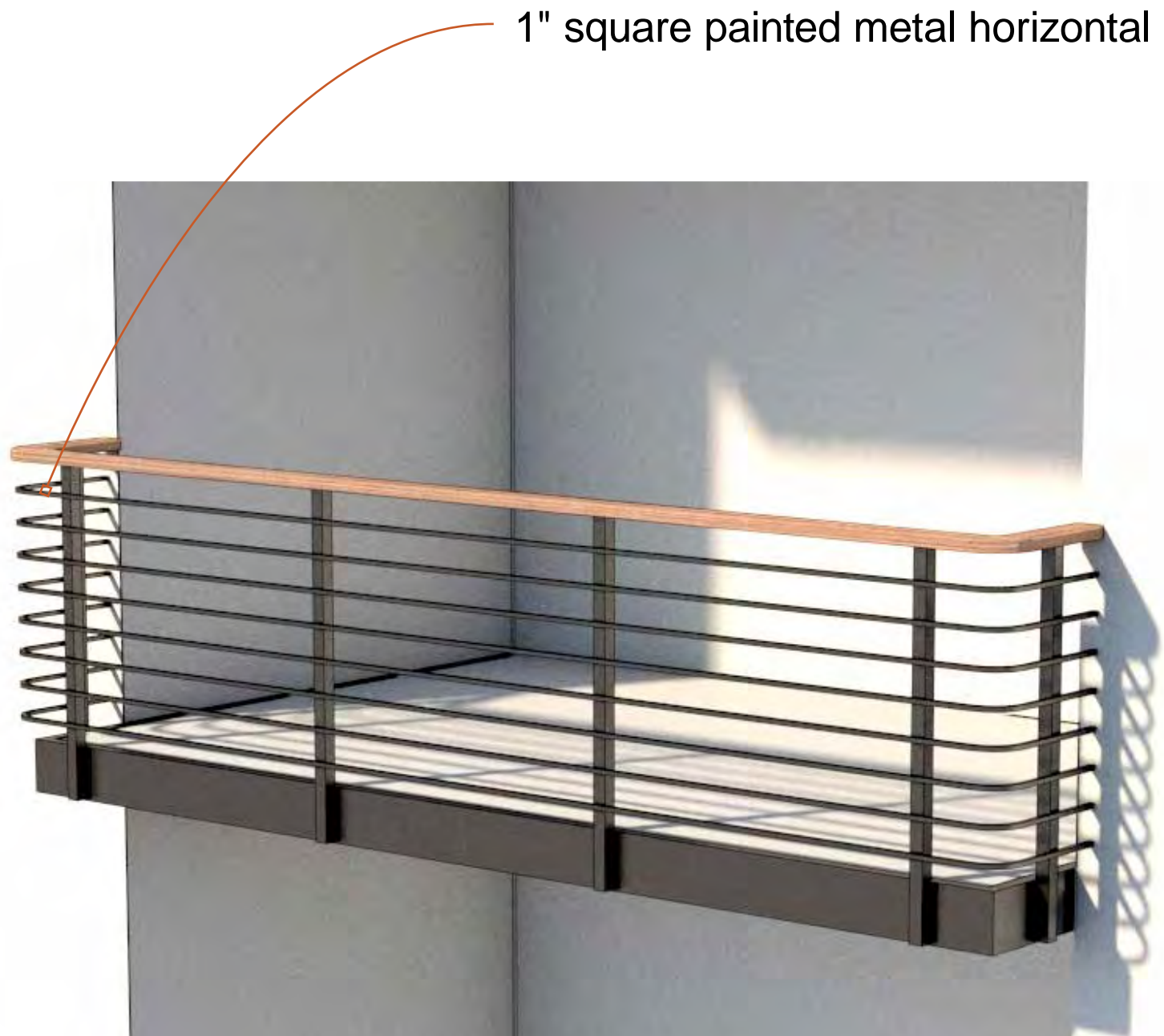
Wood Slat Fence
at Private 'Door Yards'



Limestone - or composite
stone walls



2nd and 3rd Floor Balconies at Foothill Expwy Frontage

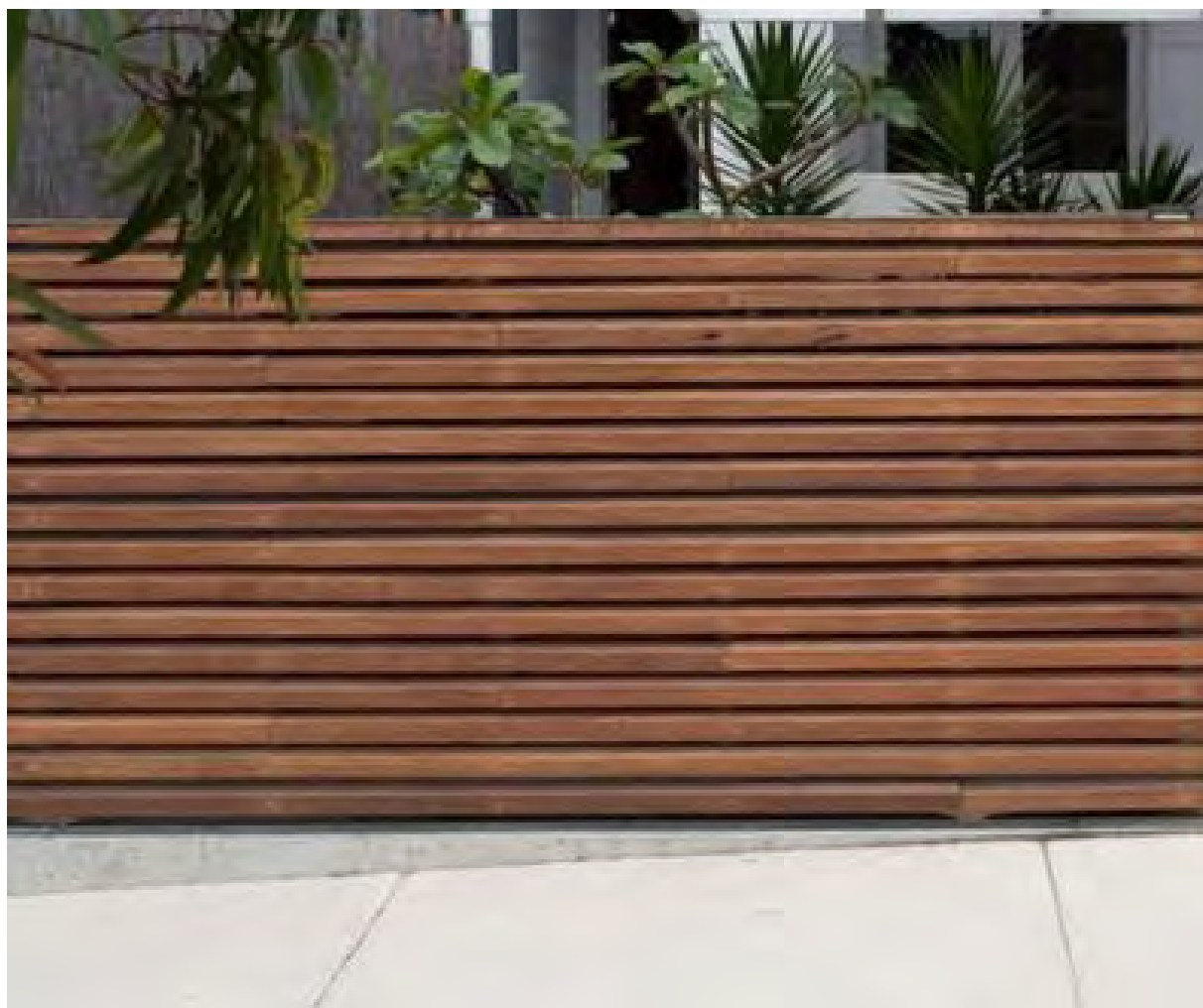


2nd and 3rd Floor Balconies at First St Frontage









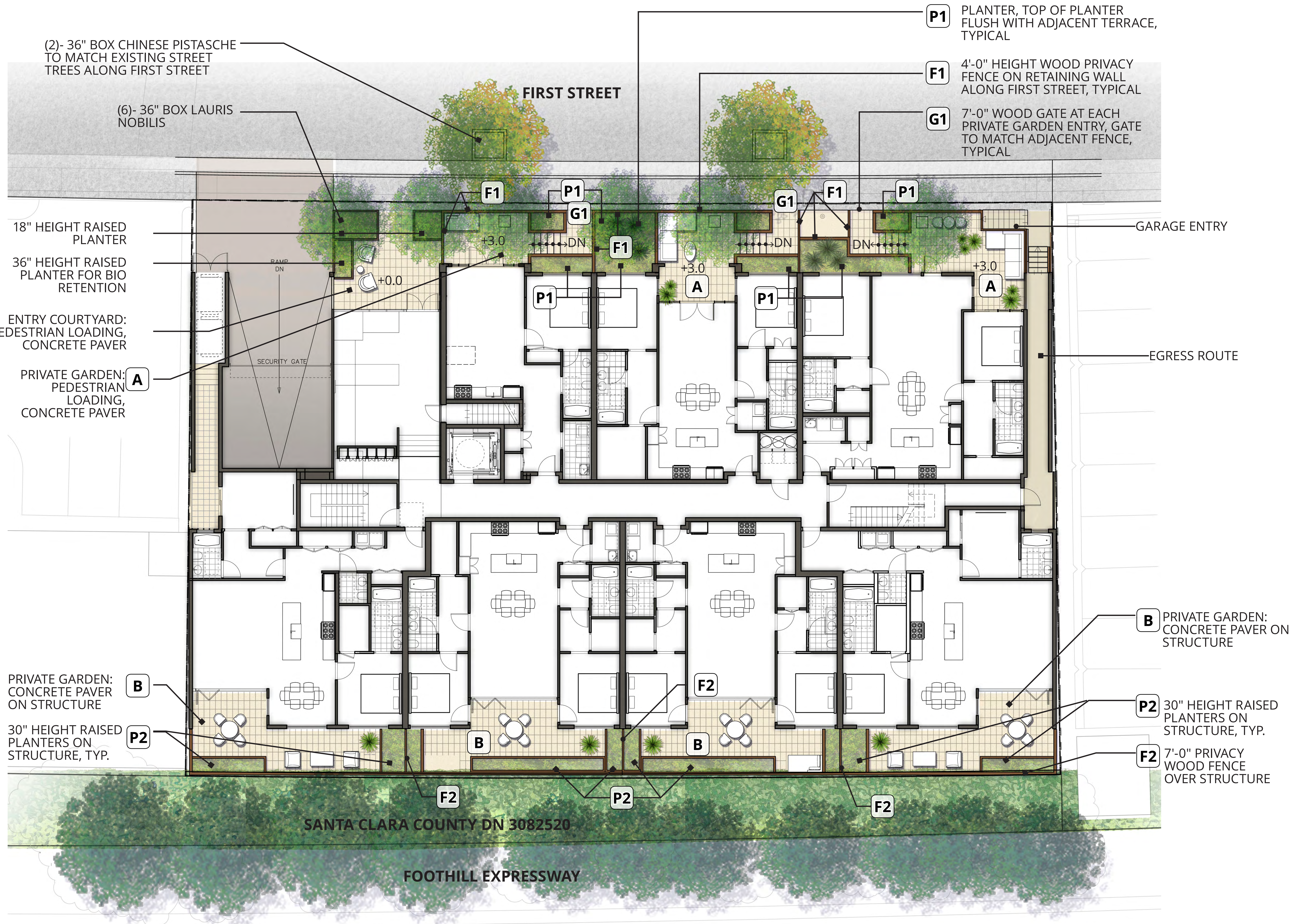
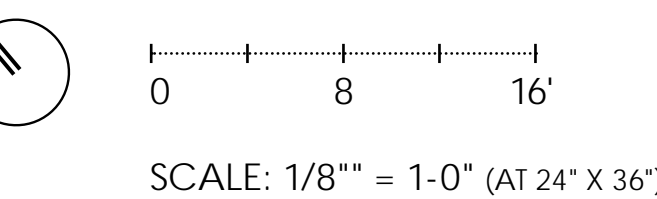
F1 F2 FENCE CONCEPT



PAVING CONCEPT



EXTERIOR RECESSED LIGHTING



SCHEMATIC LANDSCAPE PLAN- STREET LEVEL
450 FIRST STREET
 Los Altos, CA

REVISED 06.07.2019 | **L1.01**
 DESIGN REVIEW SUBMITTAL

STREET TREE



PISTACIA CHINENSIS, CHINESE PISTACHE, 36" BOX MIN.

COURTYARD TREE



LAURUS NOBILIS 'SARATOGA', 36" BOX MIN.

ROOF TERRACE PLANTS



BLUE FOX TAIL AGAVE



ECHEVERIA-AFTERGLOW



NEPETA X FAASSENII 'WALKERS LOW'

BIO RETENTION PLANTS



QUARTZ CREEK SOFT RUSH



HORSETAIL/ SCOURING RUSH

WATER USE

- VERY LOW
- LOW
- MODERATE/MEDIUM
- REGULAR, USED IN LIMITED AREAS ONLY



BEE'S BLISS SAGE



PURPLE SAGE



ARTEMISIA

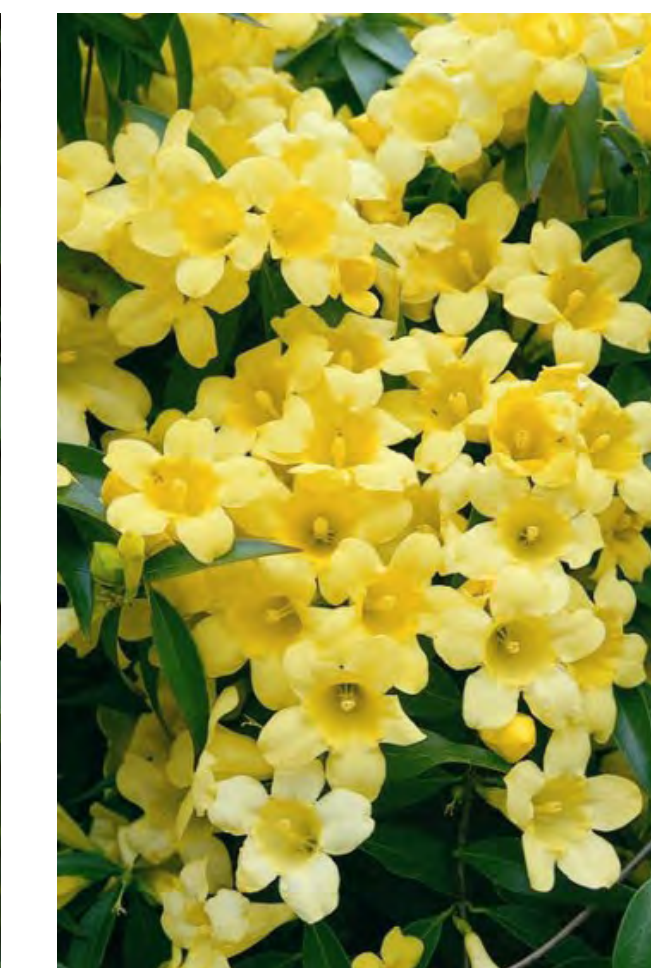
VINES: COURTYARD/GARDEN/ROOF TERRACE



LAVENDER TRUMPET VINE



ALPINE CLEMATIS



DOUBLE SHOT® JESSAMINE



CECILE BRUNNER ROSE

PLANT PALETTE AND IMAGERY

450 FIRST STREET
Los Altos, CA

REVISED 06.07.2019 | **L1.03**
DESIGN REVIEW SUBMITTAL

COURTYARD/GARDEN PLANTING



BESCHORNERIA YUCCOIDES



AGAVE SPECIES



AGAVE SPECIES



BLUE GEM WESTRINGIA



SALVIA 'MARINE BLUE'



PETITE BUTTERFLIES SWEET PEA SHRUB



BLUE CHALK STICKS



SILVER BUSH



PHORMIUM SPECIES



DIANELLA SPECIES



VIBURNUM DAVIDII



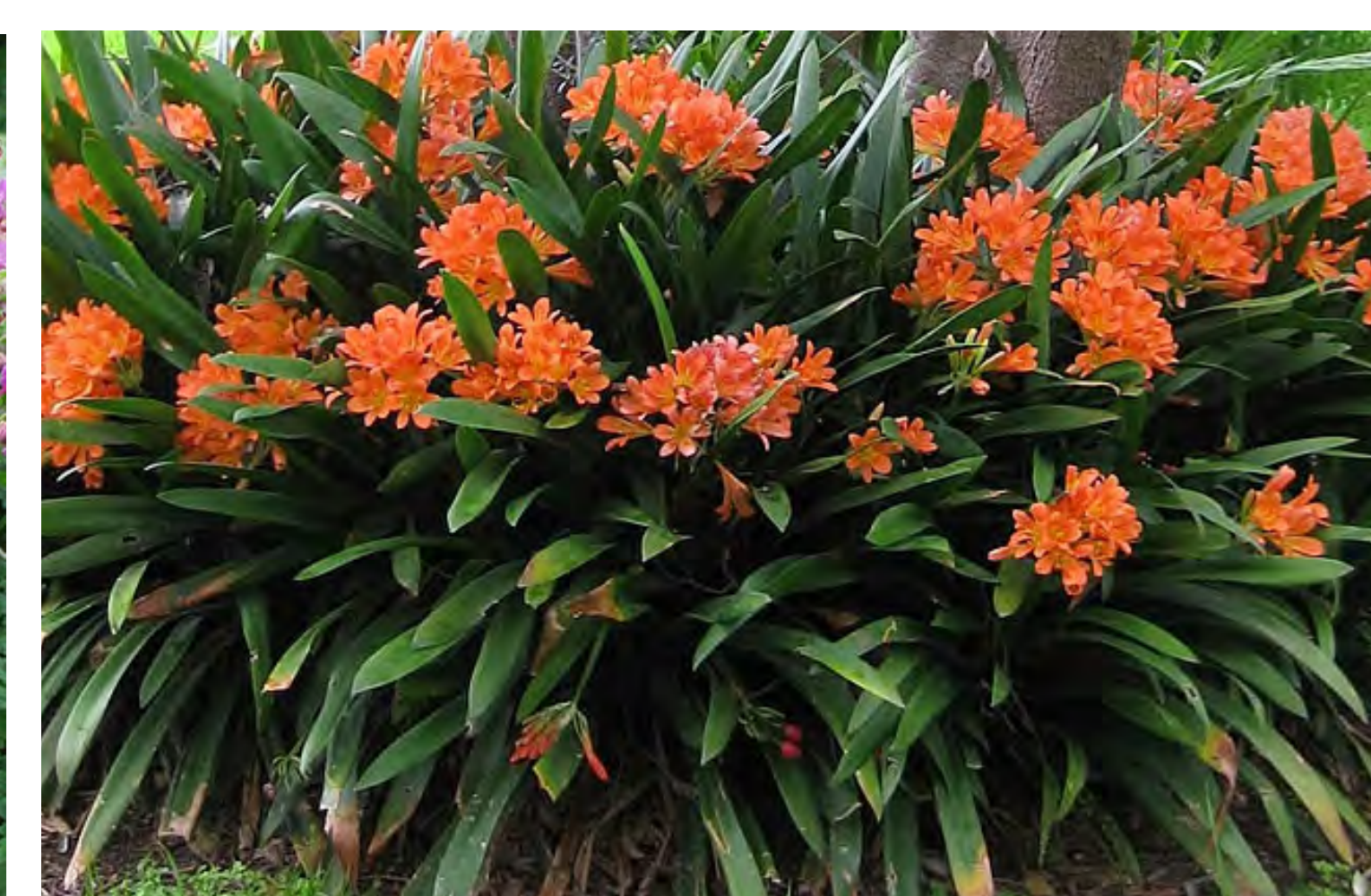
BIG BLUE LIRIOPE



BIRD OF PARADISE



GERANIUM SPECIES



NATAL LILY

PLANT PALETTE AND IMAGERY
450 FIRST STREET
 Los Altos, CA

REVISED 06.07.2019 | **L1.04**
 DESIGN REVIEW SUBMITTAL