

349 FIRST STREET

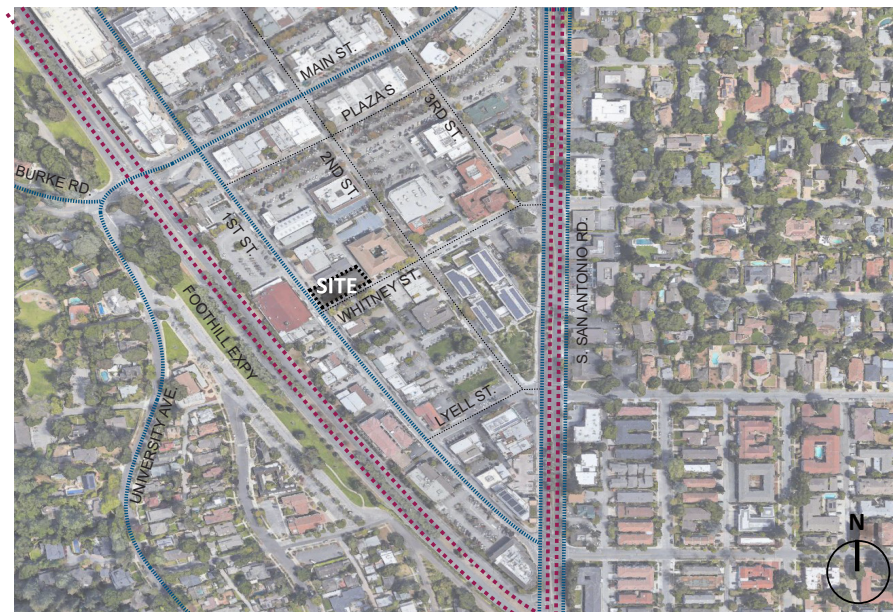
LOS ALTOS, CA

ATTACHMENT A



VIEW FROM 1ST STREET

VICINITY MAP



SHEET INDEX

- G1.0 PROJECT INFORMATION
- G2.0 EXISTING SITE CONDITIONS
- G3.0 NEIGHBORHOOD ARCHITECTURE
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- C1.0 ELEVATION EXHIBIT

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- A3.1 ALLEY & SIDE ELEVATION
- A4.0 BUILDING SECTIONS

PROJECT SUMMARY

The project is a 4-story Residential Condominium building with 12 units, including two moderate-income BMR units, one level of ground concrete parking and wood construction above ground. The property is located in the CD/R3 zoning district (Commercial, Mixed-Use or Residential). The site area is 7,100 SF, and is currently used by an approximately 3,000 SF commercial building, which will be demolished.

PLANNING AND BUILDING CODE DATA			
Address	349 First Street, Los Altos, CA 94022		
APN:	167-40-047		
Existing Land Use Designations:			
General Plan Designation:	DC (Downtown Commercial)		
Zoning Designation:	CD/R3 Commercial Downtown / Multiple Family District		
Existing Use:	Commercial Building / Parking Lot		
Proposed Land Use Designations:			
General Plan Designation:	DC (Downtown Commercial)		
Zoning Designation:	CD/R3 Commercial Downtown / Multiple Family District		
Proposed Use:	12 Residential Condominium Units		
Building Code			
Construction shall comply with the 2019 California Building Code.			
Occupancy Groups		Construction Types	
Residential	S2 / R2	Type V-A, Fully Sprinklered	
Garage	S2	Type I-A, Fully Sprinklered	
Max. Building Height		Max. Building Height with on menu Concession	
DC (Downtown Commercial)	35'-0"	Building Height Proposed 46'-0"	
Setbacks Required		Setbacks Proposed with SDB Waivers	
Front	10'-0"	Front	2'-0"
Street Side	2'-0"	Street Side	2'-0"
Interior Side	0'-0"	Interior Side	0'-0"
Rear (Alley)	10'-0"	Rear (Alley)	2'-0"
Lot Area (349 First Street)	0.16 acres	7,100 SF	Coverage 84.7%
Gross Building Area		25,205 SF	F.A.R. 3.55

	Unit Count					Gross SF		Parking	
	Level 1	Level 2	Level 3	Level 4	Total	GSF	Total GSF	Ratio	Req. Spaces
1 BR (Live Work)	1	-	-	-	1	830	830	1.0	1.0
1 BR (1A)	-	1	1	-	2	920	1,840	1.0	2.0
2 BR (2A)	-	1	1	-	2	1,060	2,120	1.5	3.0
2 BR (2B)	-	1	1	-	2	1,200	2,400	1.5	3.0
2 BR (2C)	-	-	-	1	1	1,170	1,170	1.5	1.5
3 BR (3A)	-	1	1	-	2	1,425	2,850	1.5	3.0
3 BR (3B)	-	-	-	1	1	1,790	1,790	1.5	1.5
3 BR (3C)	-	-	-	1	1	1,370	1,370	1.5	1.5
TOTAL	1	4	4	3	12	14,370			17

	Units	Type	% BMR
BMR (Below Market Rate) Units	2	1 BR, Mod. Inc.	2 / 12 = 16.7%

Residential Parking Provided	
Parking Lifts	8
EV Van ADA Spaces	1
Regular Stalls	8
TOTAL	17

Project Area Summary (GSF)						
	Garage	Residential	Balcony	Circulation	Utility	Total
Level 1	3,965	830		610	610	6,015
Level 2		4,605	515	1,280	165	6,565
Level 3		4,605	315	1,280	165	6,365
Level 4		4,330	525	1,240	165	6,260
TOTAL	3,965	14,370	1,355	4,410	1,105	25,205

PROJECT TEAM

APPLICANT:
 Octane First Street, LLC
 800 W. El Camino Real, #180
 Mountain View, CA. 94040
 Contact: Emeric J. McDonald
 Phone: 703.629.1901

CIVIL ENGINEER:
 Kier and Wright
 3350 Scott Boulevard, Building 22
 Santa Clara, CA. 95054
 Contact: Daniel S. Mitchell
 Phone: 408.727.6665

ARCHITECT / PLANNER:
 Studio T-Square
 1970 Broadway, Suite 615
 Oakland, CA. 94612
 Contact: Chek Tang, Principal
 Phone: 510.451.2850



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 Los Altos, California
OCTANE FIRST STREET, LLC
 800 W. El Camino Real, #180
 Mountain View, CA. 94040

Sheet Title:
PROJECT INFORMATION

Job No. 21015
 Date: 07/15/2021
 Scale: NTS
 Drawn By:

Sheet No:

G1.0



ALLEY LOOKING AT SITE 8



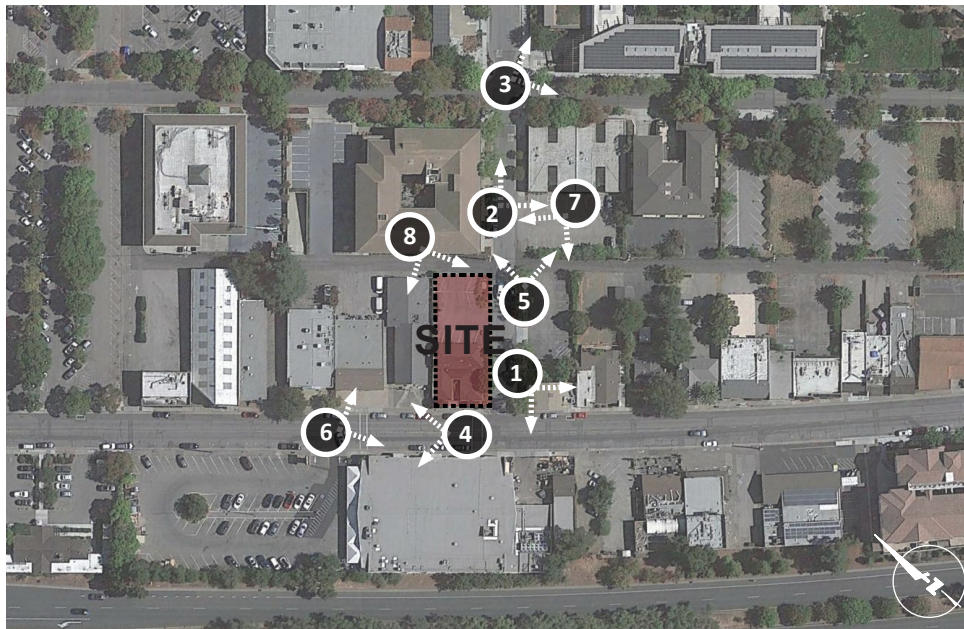
WHITNEY ST. LOOKING NORTH EAST 5



2ND ST. & WHITNEY ST. LOOKING SOUTH EAST 3



WHITNEY ST. LOOKING 7



WHITNEY ST. LOOKING EAST 2



NORTH EAST 6



SOUTH EAST 4



NORTH EAST 1



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800 W. El Camino Real, #180
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Sheet Title:
EXISTING SITE
CONDITIONS

Job No. 21015
Date: 07/15/2021
Scale: NTS
Drawn By:

Sheet No:

G2.0



385, 387 & 389 1ST STREET (IN CONSTRUCTION) 4



376 1ST ST. (PROPOSED) 3



444-450 1ST ST. (APPROVED) 2



PACKARD FOUNDATION HEADQUARTER 1



LOS ALTOS COMMUNITY CENTER (IN CONSTRUCTION) 5



355 1ST STREET (PROPOSED) 6



SERENO GROUP OFFICE (BUILT) 7



440 1ST STREET (PROPOSED) 8



425 1ST STREET (APPROVED) 9



396 1ST STREET 10



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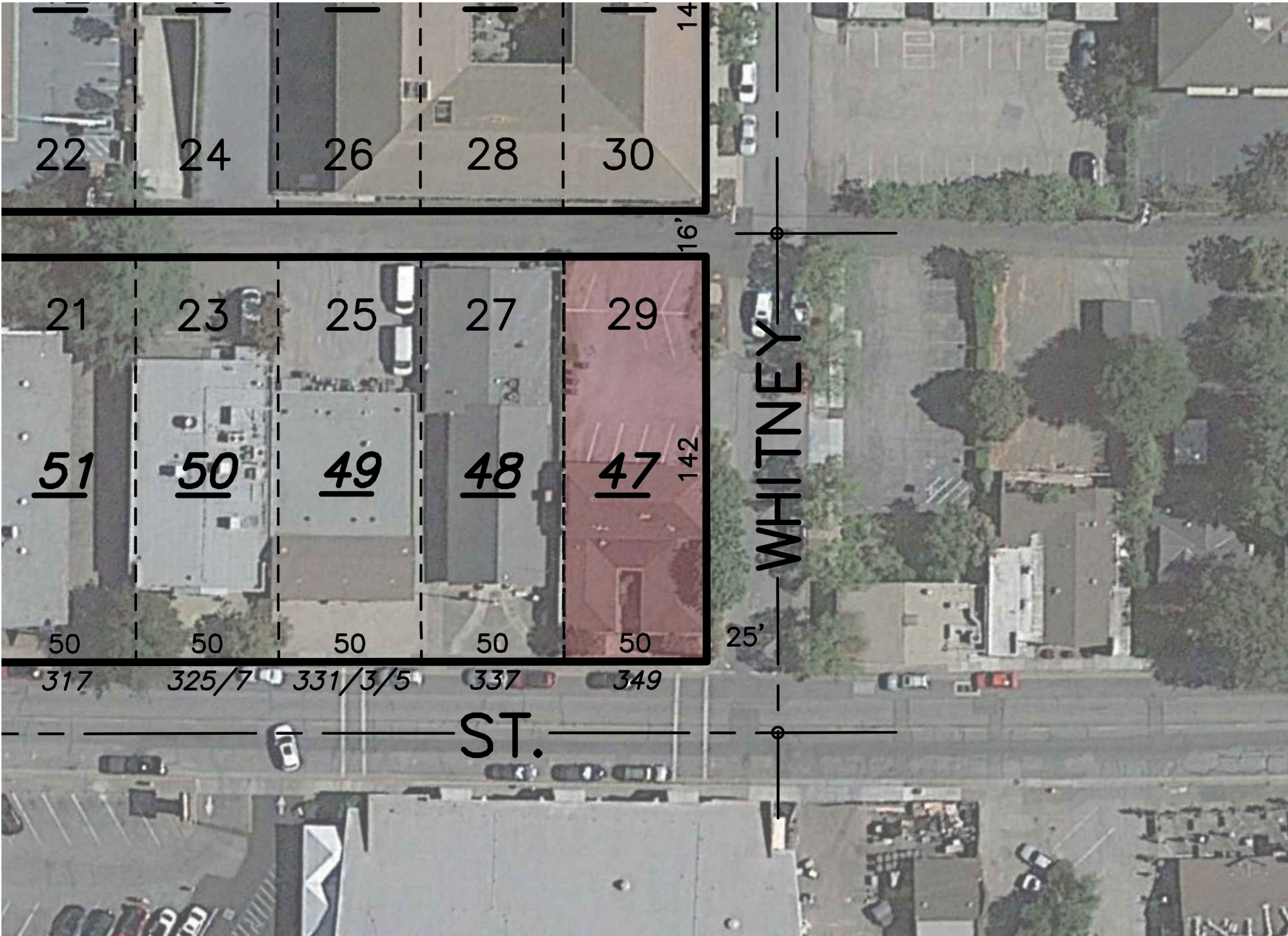
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Sheet Title:
NEIGHBORHOOD ARCHITECTURE

Job No. 21015
Date: 07/15/2021
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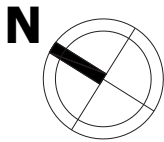
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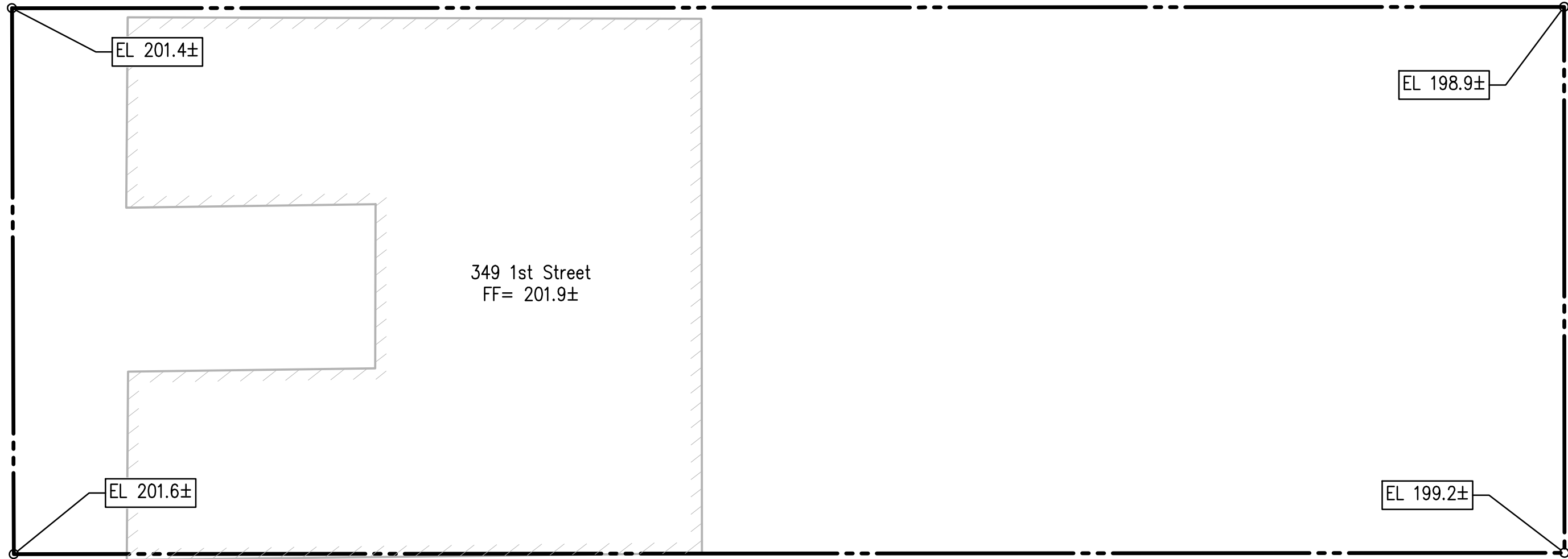
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CONTEXT SITE PLAN

Job No. 21015
Date: 07/15/2021
Scale: 1/32" = 1'-0"
Drawn By:

Sheet No:
G4.0



FIRST STREET



WHITNEY STREET



0 5' 10' 20'
Scale 1" = 10'



3350 Scott Boulevard, Building 22 Phone: (408) 727-6665
Santa Clara, California 95054 www.kierwright.com

LOS ALTOS

ELEVATION EXHIBIT
349 1ST STREET

C1.0

CALIFORNIA

DATE	6/7/21
SCALE	1" = 10'
BY	TC
JOB NO.	A21092
SHEET	1 OF 1



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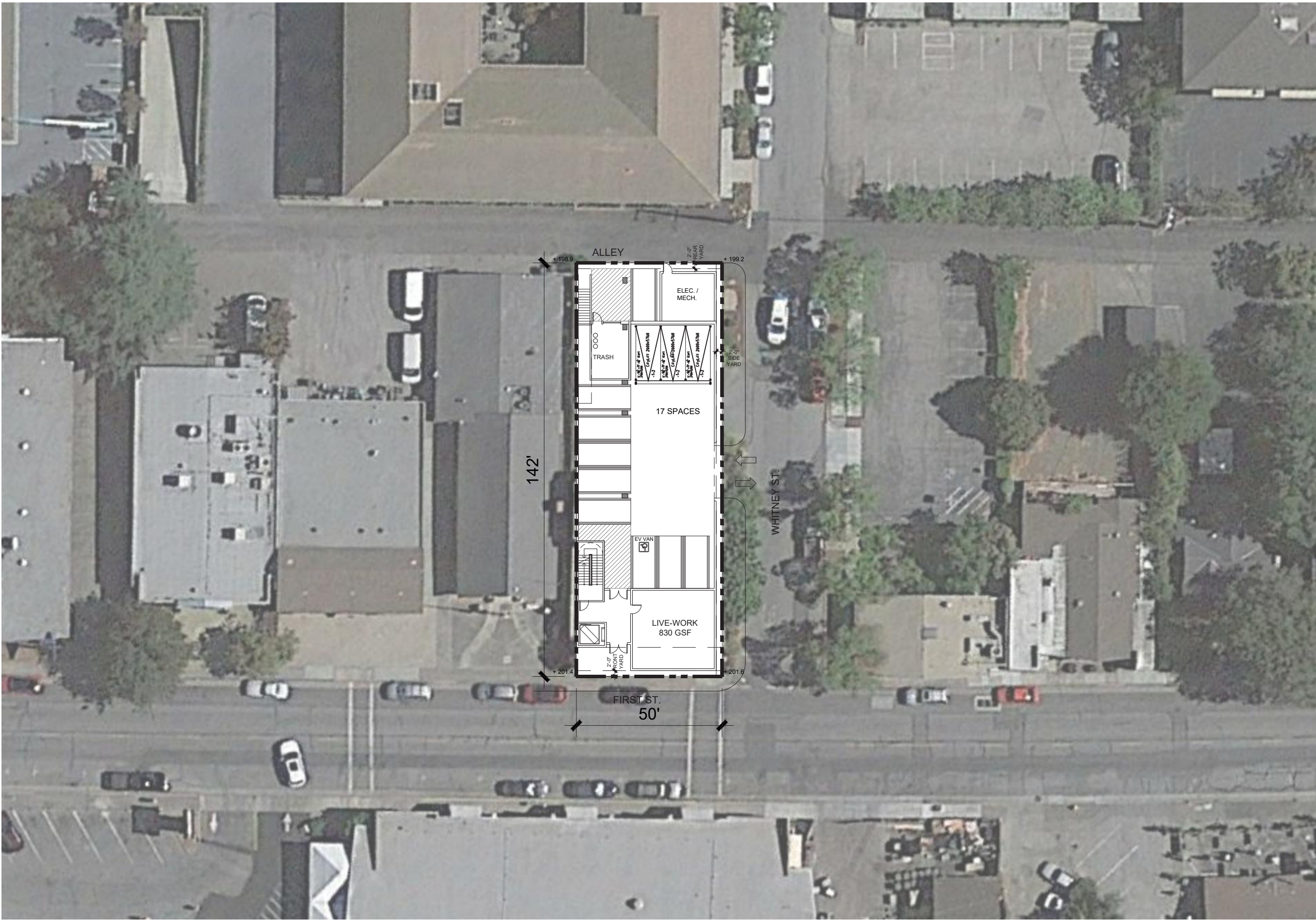
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Sheet Title:
SITE PLAN

Job No. 21015
Date: 07/15/2021
Scale: 1/32" = 1'-0"
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Sheet No:

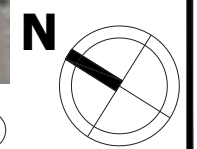
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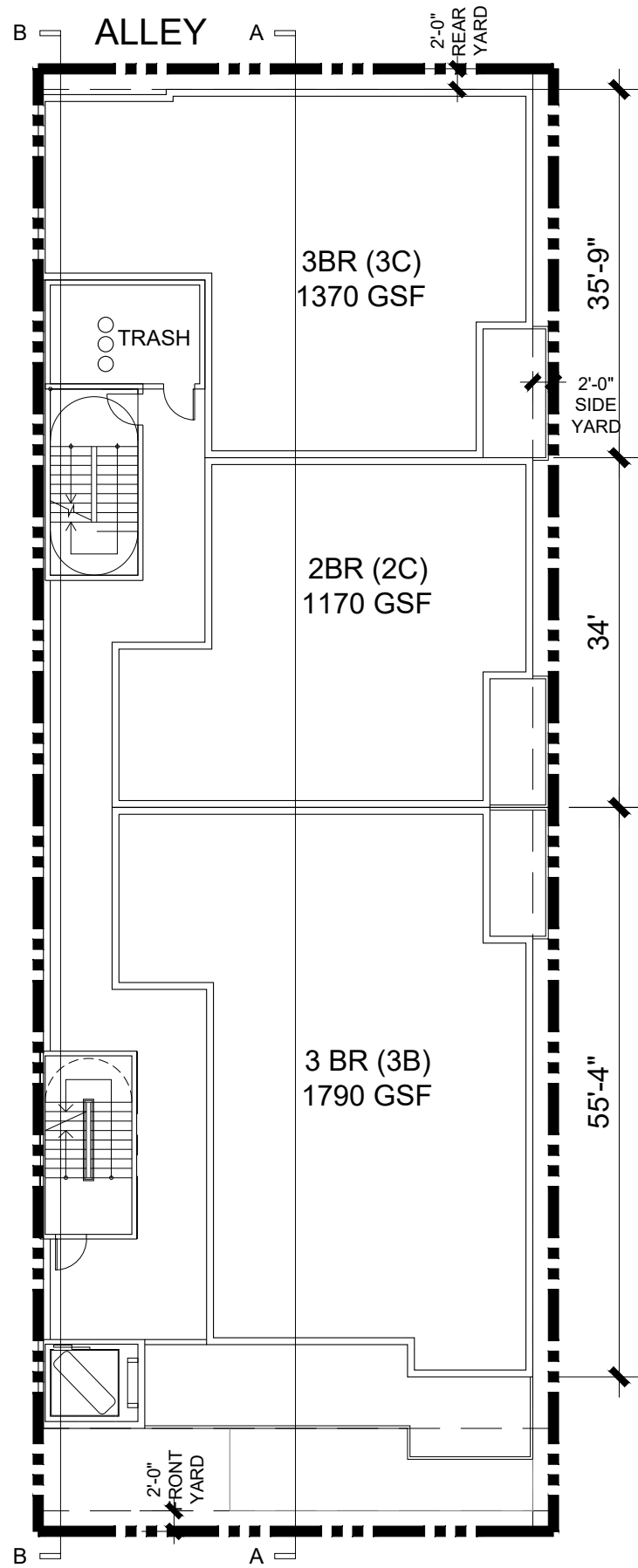


SITE PLAN

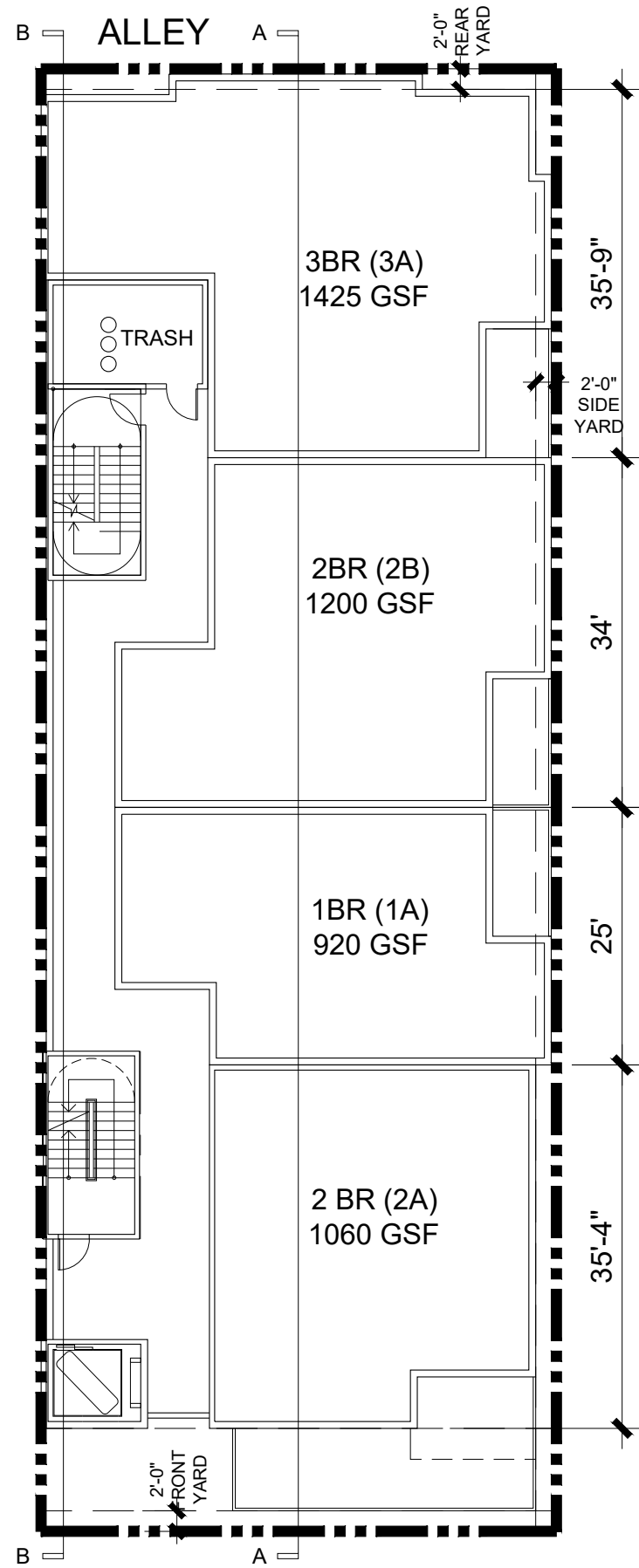
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1

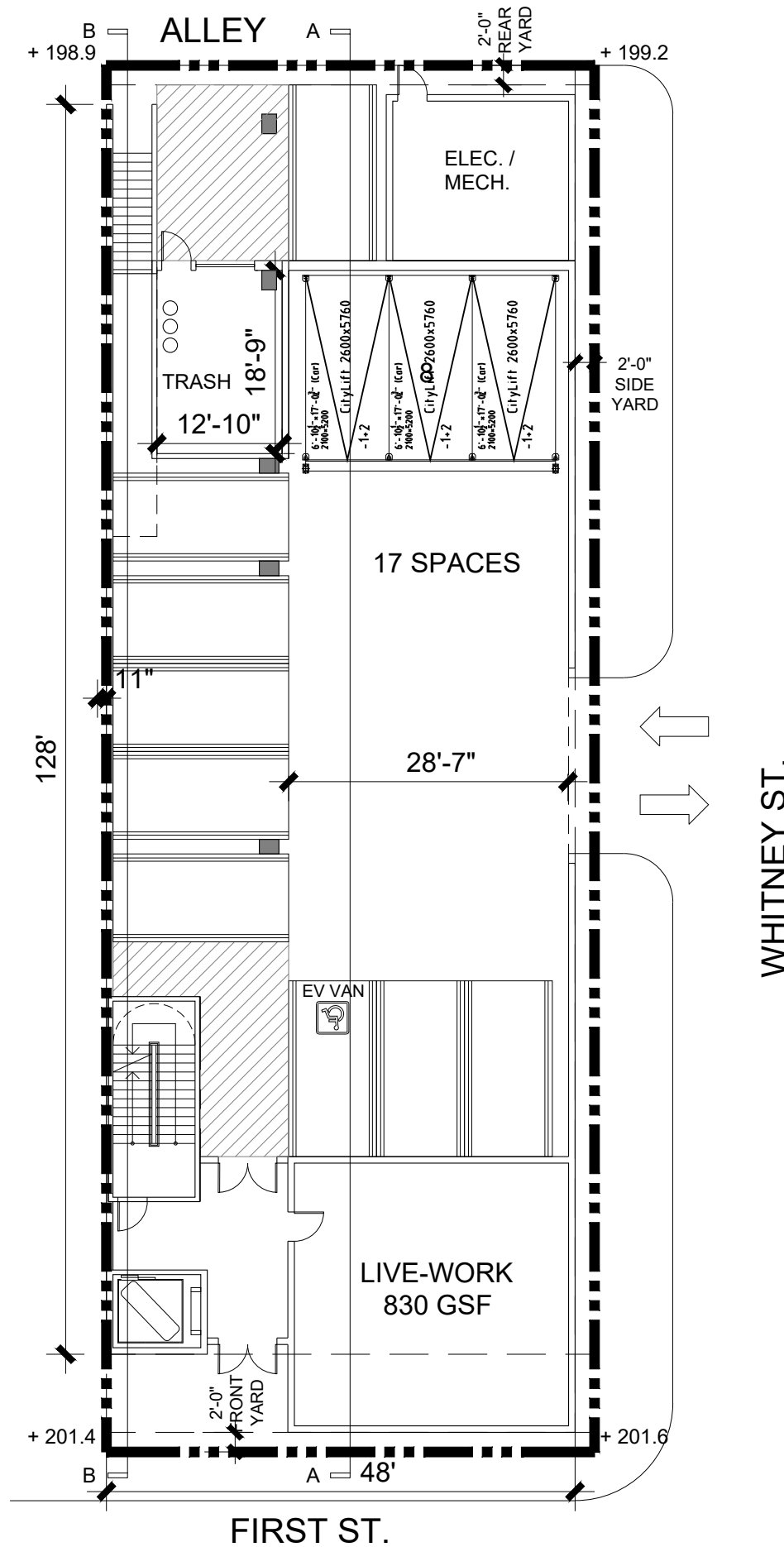




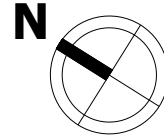
FOURTH FLOOR LEVEL
SCALE: 1/16" = 1' - 0" @ 11"x17" ③



TYPICAL FLOOR LEVEL
SCALE: 1/16" = 1' - 0" @ 11"x17" ②



FIRST FLOOR LEVEL
SCALE: 1/16" = 1' - 0" @ 11"x17" ①



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Sheet Title:
BUILDING FLOOR
PLANS

Job No. 21015
Date: 07/15/2021
Scale: AS NOTED
Drawn By:

Sheet No:

A2.0



1ST ST. ELEVATION ②
SCALE: 1/16" = 1' - 0" @ 11"x17"

MATERIALS	
(A1-1)	Composite Rainscreen Panel
(A1-2)	Porcelain Tile
(A1-3)	Stucco - Color 1
(A1-4)	Stucco - Color 2
(A1-5)	Stucco - Color 3
(B1-1)	Window - Vinyl
(B1-2)	Storefront
(B1-3)	Glass Railing
(C1-1)	Sun Shade - Metal/Wood Trellis
(C1-2)	Horizontal Lattice Work
(C1-3)	Glass Elevator



WHITNEY ST. ELEVATION ①
SCALE: 1/16" = 1' - 0" @ 11"x17"



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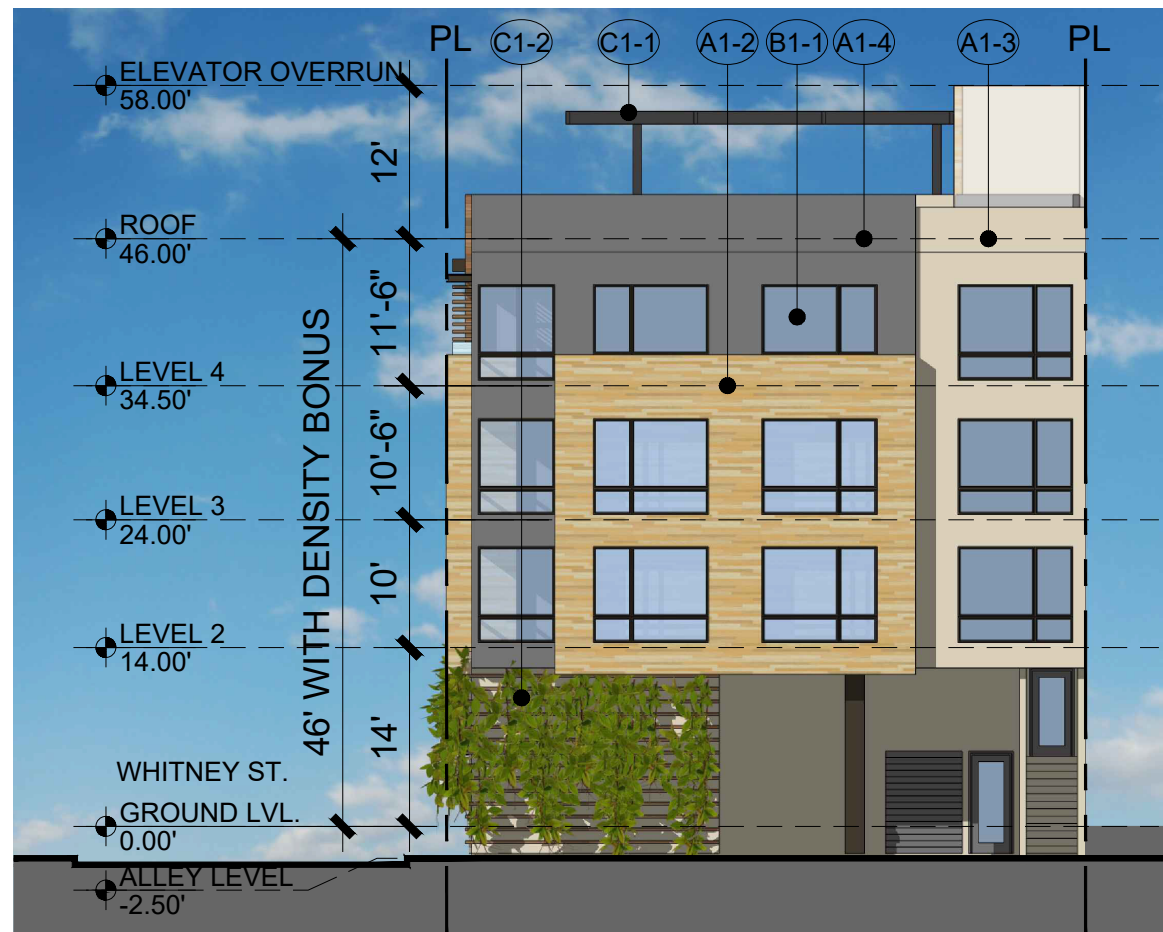
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Sheet Title:
1ST ST. &
WHITNEY ST.
ELEVATION

Job No. 21015
Date: 07/15/2021
Scale: AS NOTED
Drawn By:

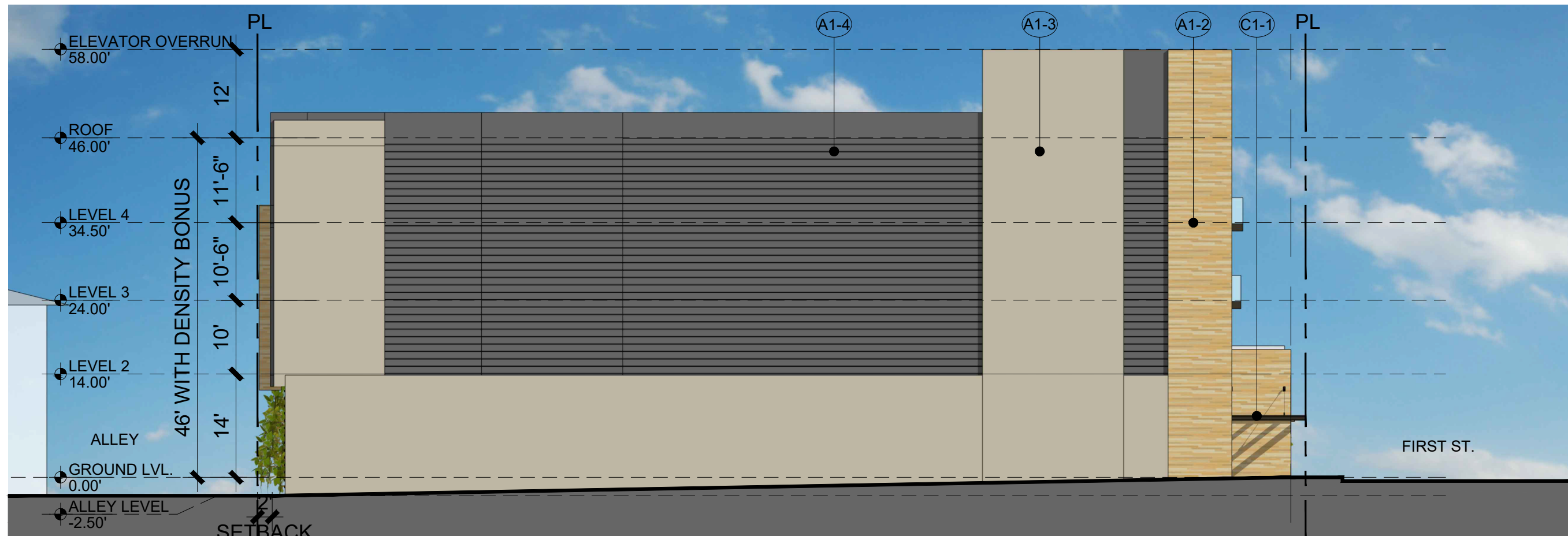
Sheet No:

A3.0



ALLEY ELEVATION ②
SCALE: 1/16" = 1' - 0" @ 11"x17"

MATERIALS	
(A1-1)	Composite Rainscreen Panel
(A1-2)	Porcelain Tile
(A1-3)	Stucco - Color 1
(A1-4)	Stucco - Color 2
(A1-5)	Stucco - Color 3
(B1-1)	Window - Vinyl
(B1-2)	Storefront
(B1-3)	Glass Railing
(C1-1)	Sun Shade - Metal/Wood Trellis
(C1-2)	Horizontal Lattice Work
(C1-3)	Glass Elevator



SIDE ELEVATION ①
SCALE: 1/16" = 1' - 0" @ 11"x17"



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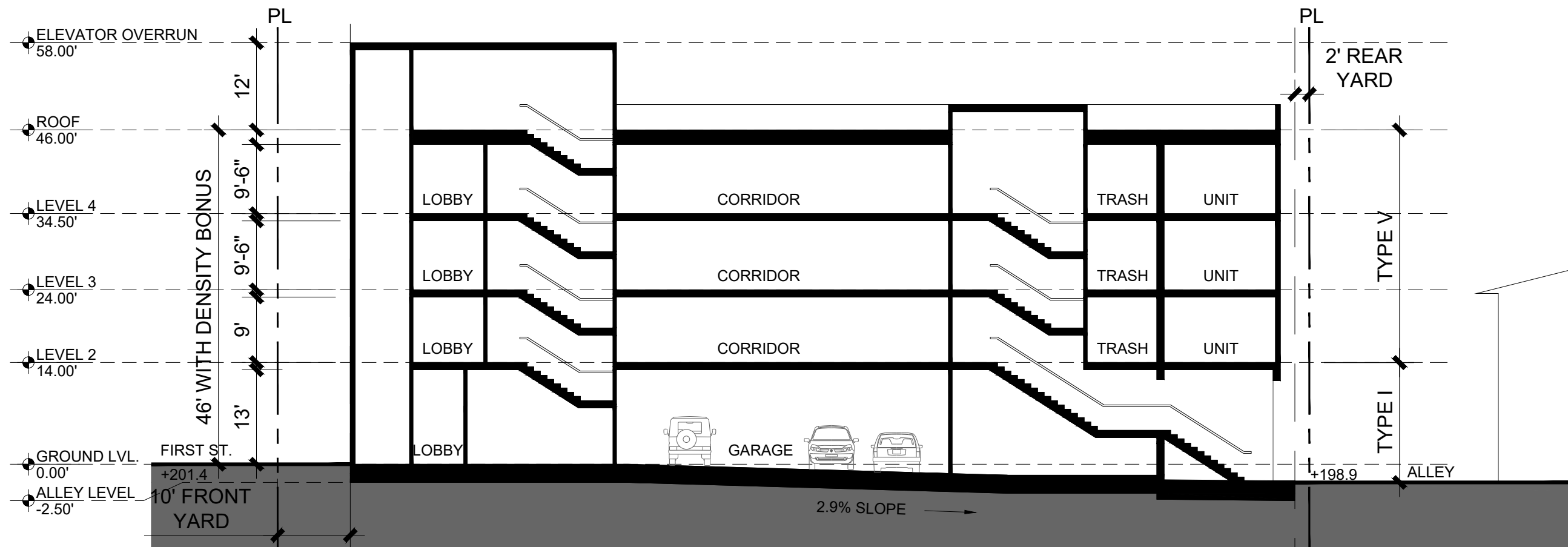
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Sheet Title:
ALLEY & SIDE
ELEVATION

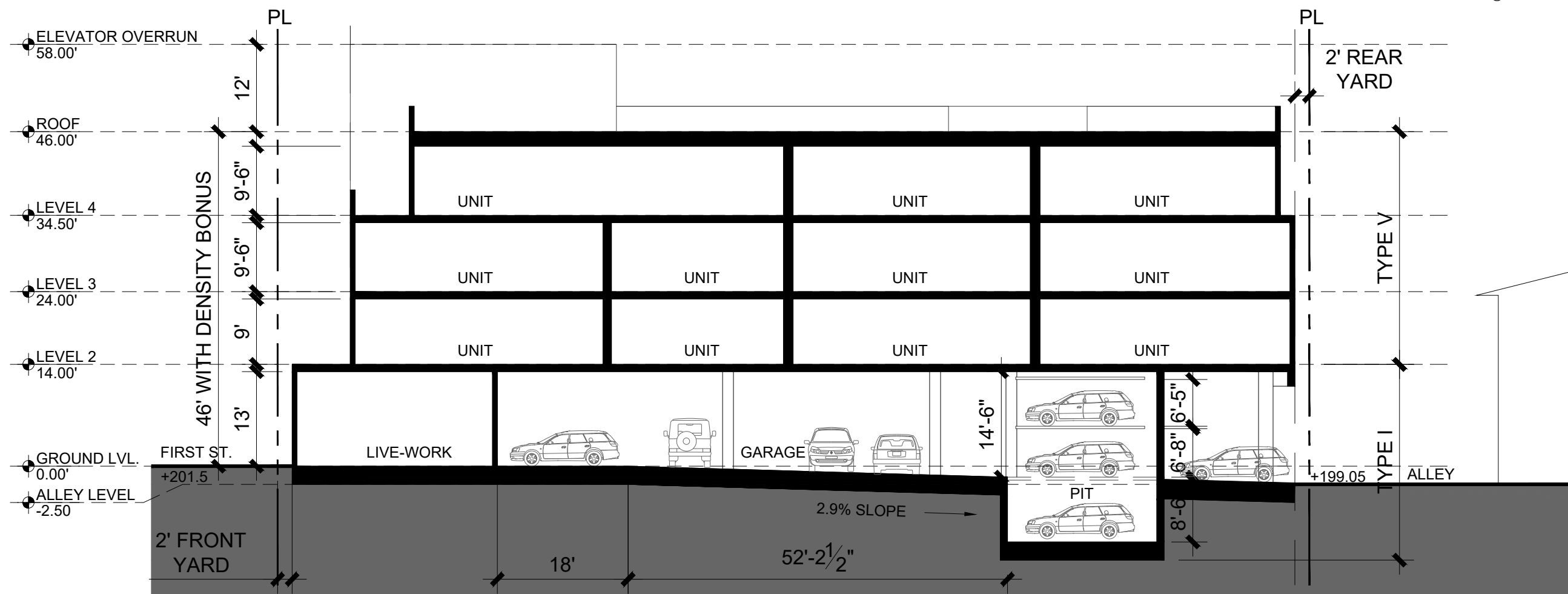
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Scale: AS NOTED
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Sheet No:

A3.1



SECTION B
SCALE: 1/16" = 1' - 0" @ 11"x17" (2)



SECTION A
SCALE: 1/16" = 1' - 0" @ 11"x17" (1)



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Sheet Title:
BUILDING SECTION

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A4.0