

376 FIRST STREET



RESIDENTIAL PARKING REQUIRED:

0 TO 1 BEDROOM UNIT = 1 ONSITE SPACE (PER LOS ALTOS, CA CODE OF ORDINANCES SECTION 14.28.040) = 8 SPACES

2 TO 3 BEDROOM UNIT = 2 ONSITE SPACES (PER LOS ALTOS, CA CODE OF ORDINANCES SECTION 14.28.040) = 14 SPACES

TOTAL SPACES REQUIRED = 22 SPACES

EV CHARGING SPACE = 10% OR 3 SPACES (PER CALGREEN SECTION 4.104.4.2)

PARKING PROVIDED:

SPACES ON PARKING LIFTS = 20
 SPACES AT GRADE = 2
 ADA SPACES = 1
 TOTAL RESIDENTIAL SPACES = 23

NO. OF VISITOR PARKING SPACE = NONE (PER LOS ALTOS, CA CODE OF ORDINANCES SECTION 14.28.040.G)

EV CHARGING SPACE = 3 SPACES (TWO ON PLATFORMS AND ONE ACCESSIBLE SPACE)

RESIDENT BIKE PARKING REQUIRED SPACES (PER VTA):

CLASS I SPACES (1 PER 3 UNITS): 5 SPACES
 CLASS II SPACES (1 PER 15 UNITS): 1 SPACE
 RESIDENT BIKE PARKING PROVIDED SPACES:
 CLASS I SPACES (BASEMENT): 12 SPACES
 CLASS II SPACES (STREET): 2 SPACES

AFFORDABLE HOUSING:

TOTAL RESIDENCES PROVIDED = 15
 20% OF 15 = 3 BMR UNITS (101, 202 AND 203)
 TO BE GRANTED TWO CONCESSIONS AS PER SECTION 14.28.040 TABLE DB 6
 REQUEST WAIVERS OR CONCESSIONS FOR FRONT SETBACK, BUILDING HEIGHT, AND PENTHOUSE HEIGHT, PARKING HEIGHT, AND FRONT SETBACK SOFTSCAPE AREA PERCENTAGE

SITE ZONING INFORMATION:

SITE AREA: 0.20 ACRES (8670 SF)

ALLOWABLE BUILDING HEIGHT:

TYPE 1A = UNLIMITED
 TYPE VA = 70'-0" (4 STORIES WITHOUT AREA INCREASE FOR SPRINKLERS)

ACTUAL BUILDING HEIGHT: 45'-5" TOP OF MAIN SUBROOF(4 STORIES); 46'-7" TOP OF MAIN FINISH ROOF

BUILDING FOOTPRINT: 5,542 SF

LOT COVERAGE: 66%

IMPERVIOUS SURFACE: 7,077 SF

PERVIOUS SURFACE: 1,593 SF

DENSITY: 75 DU/A

ZONING: C-D/R-3

STORIES: FOUR STORIES TYPE VA OVER BASEMENT

PROJECT DIRECTORY:

OWNER/DEVELOPER

LAB LCC
 376 FIRST STREET
 LOS ALTOS, CA 94022
 CONTACT: JAN UNLU

ARCHITECT

DAHLLIN GROUP
 5865 OWENS DRIVE
 PLEASANTON, CA 94588

CIVIL ENGINEER

JMH WEISS INC.
 1731 TECHNOLOGY DRIVE.
 SUITE 880.
 SAN JOSE, CA 95110

LANDSCAPE ARCHITECT

JETT LANDSCAPE ARCHITECTURE + DESIGN
 2 THEATRE SQUARE, SUITE 218
 ORINDA, CA 94563

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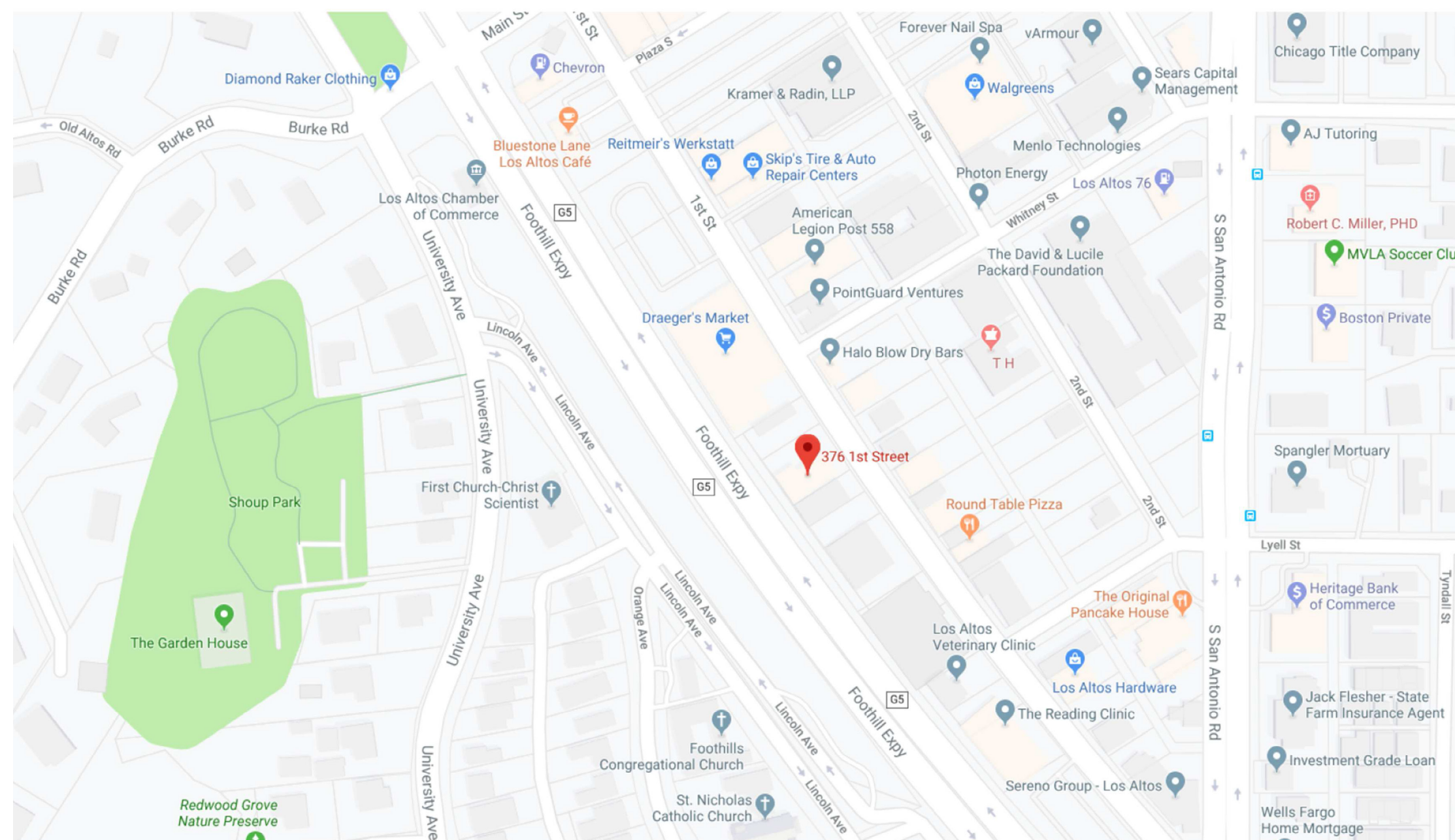
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VICINITY MAP



PROJECT DATA

NUMBER	UNIT SCHEDULE UNIT AREA	PATIO NET AREA
1 BEDROOM UNIT		
101	776 SF	75 SF
103	878 SF	111 SF
201	898 SF	134 SF
203	865 SF	79 SF
301	898 SF	134 SF
303	865 SF	79 SF
401	898 SF	134 SF
403	865 SF	79 SF
1 BEDROOM UNIT : 8 UNITS		
2 BEDROOM UNIT		
102	1,317 SF	56 SF
202	1,361 SF	57 SF
204	1,186 SF	100 SF
302	1,361 SF	57 SF
304	1,186 SF	100 SF
402	1,382 SF	57 SF
404	1,186 SF	58 SF
2 BEDROOM UNIT : 7 UNITS		
GRAND TOTAL: 15 UNITS		

376 FIRST STREET
 LOS ALTOS, CALIFORNIA

TITLE SHEET

DAHLLIN

JOB NO. 1493.001
 DATE 02-16-22
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

T.1

BUILDING CODE ANALYSIS

References in parentheses () are keyed to the CBC

Project 376 First Street
Los Altos, California

Codes

Building - Multi-Family	2019 California Building Code (CBC), (Based on the 2015 International Building Code (IBC))
Fire	2019 California Fire Code (CFC), (Based on the 2018 International Fire Code (IFC))
Sprinkler	NFPA 13, 2019
Mechanical	2019 California Mechanical Code (CMC), (Based on the 2018 Uniform Mechanical Code (UMC))
Plumbing	2019 California Plumbing Code (CPC), (Based on the 2018 Uniform Plumbing Code (UPC))
Electrical	2019 California Electrical Code (CEC), (Based on the 2017 National Electrical Code (NEC))
Energy	2019 California Energy Code
Accessibility	2019 California Building Code (CBC), Chapter 11A and Chapter 11B
Accessibility Safe Harbor	ANSI A117.1-2003
CAL Green	2019 California Green Building Standards, (CalGreen)
Zoning	Los Altos CA Code of Ordinances
Planning	

Occupancy Classification (Sec. 302)

Description	Type	Code Section	Remarks
Lobby + Mail/Parcel Areas	Accessory	508.2	Accessory Use
Apartment Dwelling Units	R-2	310.4	
Enclosed Parking Garage	S-2	311.3, 406.4	
Utility Room	S-2	311.3, 508.2	
Roof/Terrace	Accessory	303.1.2, 508.2	Occupancy is 49 or less, Accessory Use
Trash Collection Rooms	Incidental	Table 509, 713.13	Incidental Use, 2-Hr., F.R. Enclosure
Trash + Cable Rooms	Accessory	508.2	

Type of Construction (Table 601)

Description	Type	Sprinklers	Code Section
Below grade I concrete structure with metal stud wall framing for non-load bearing partitions	IA	Yes (NFPA 13)	509.2, 602.2, 903.1
Parking, Utility			
4-story wood frame structure above type IA basement, one-hour fire-resistive rated interior and exterior bearing walls	VA	Yes (NFPA 13)	510.2, 602.5, 903.2.8
Residential			

Allowable Height (Table 503.4 & 504.3)

Maximum Stories for type IA construction:	Unlimited
Maximum Height for type IA construction:	Unlimited
Maximum Stories for type VA construction:	4 (above Grade Plane; without increase for sprinklers per Table 504.4, NFPA 13)
Maximum Height for type VA construction:	70' (above Grade Plane; without area increase for sprinklers per Table 504.3, NFPA 13)

Actual Height (Sec. 504)

Building	Stories: 4 (Type VA Building - Sec. 504) - Levels 1,2,3 and 4
Building Height:	Type VA: 59'-3" to average of highest roof surface

Allowable Building Area (Sec. 506 & Table 506.2)

See sheet CA-2

Occupancy Separation (Table 508.4 & 510.2)

R-2 / S-2	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
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Dwelling Unit Separation (Sec. 420 & 708.3)

Wall Separation	1-HR (Fire Partition per Sec. 708.3)
Floor Separation	1-HR (Horizontal Assembly per Sec. 711.2.4.3)

Fire-Resistance Ratings (Table 601, 602 & Sec. 510.2)

	Type IA	Type VA
Structural frame	3-HR	1-HR
Bearing walls: Exterior	3-HR	1-HR
Bearing walls & partitions: Exterior	3-HR	1-HR
Nonbearing walls & partitions: Exterior		
X < 5' Fire Separation	1-HR/ 2-HR @ M OCC.	1-HR
5 ≤ X < 10' Fire Separation	1-HR/ 2-HR @ M OCC.	1-HR
10 ≤ X < 30' Fire Separation	1-HR	1-HR
X ≥ 30' Fire Separation	0-HR	0-HR
Nonbearing walls & partitions: Interior	0-HR	0-HR
Floor Construction (incl. beams & joists)		
At Podium Floor	3-HR	3-HR
All other Floors	2-HR	1-HR
Roof Construction (incl. beams & joists)	1.5 HR	1-HR

Shaft Enclosures (Sec. 510.2 & 713)

Less than 4-stories	1-HR (Fire Barrier per Sec. 707)
4-stories or more	2-HR (Fire Barrier per Sec. 707)
Exterior Walls	1-HR (Exception per 713.6)

Opening Protectives (Sec. 510.2 & Table 716.5)

1-HR Enclosures:	1-HR
2-HR Enclosures:	1-1/2 HR
Trash (Termination) Rooms in Garage require 2-HR Fire Barrier with self-closing 1 1/2 HR doors (713.13.4)	

Stair Enclosures (Sec. 510.2, 705, 713, 1023)

4-stories or more	2-HR (Fire Barrier per Sec. 707)
Exterior Walls	1-HR (Exception per 1023.7)
Doors (Sec. 510.2, 1023.7, & Table 716.5)	
	2-HR Enclosures:
Exterior Wall:	See Table 705.8
Exterior Wall:	See Table 705.8
Windows	

Max. Area of Unprotected Exterior Wall Openings at 1st Story (Sec. 705.8.1):

Wall facing street w/15' fire separation distance	No Limit
Wall facing unoccupied space w/30' width and public access	No Limit

Max. Area of Unprotected Exterior Wall Openings Above 1st Story (Table 705.8, Sec. 705.8.1 & 705.8.2):

X < 3' Fire Separation Distance	Not Permitted
3' ≤ X < 5'	15%
5' ≤ X < 10'	25%
10' ≤ X < 15'	45%
15' ≤ X < 20'	75%
20' ≤ X < 25'	No Limit

Fireblocking (Sec. 718.2)

Vertically at Ceiling and Floor Level; Horizontality at Intervals not Exceeding 10 feet (718.2.2)

Draftstopping (Sec. 718.3 & 718.4)

Not Required w/ NFPA-13 Sprinklers

Fire Wall (Sec. 706)

R-2 Occupancy	3-HR Fire Rating
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Penetrations (Sec. 714)

Description	Test System	Code Section
Through Penetrations	Approved Material or ASTM E 814 or UL 1479	714.3.1.2, 714.4.1.1, 2
Membrane Penetrations	Approved Material or ASTM E 814 or UL 1479	714.3.2, 714.4.1.2

Opening Protectives (Table 716.5 & 716.6)

Description	Wall Assembly Fire Rating	Opening Fire Rating	Remarks
Exit Enclosure	2-HR	1.5 HR	Elevator, Stairwells, NFPA 252 or UL 10C
Shafts	2-HR	1.5 HR	Trash Chutes, NFPA 252 or UL 10C
Other Fire Barriers	1-HR	3/4 HR	Occupancy Separation Walls, NFPA 252 or UL 10C
Fire Partitions	1-HR	1/3 HR	Doors in Corridor Walls, NFPA 252 or UL 10C
Fire Partitions	1-HR	1/3 HR	Windows in Corridor Walls, ASTM 119 or UL 263
Fire Walls	3-HR	3HR	

Duct Opening (Sec. 717)

Description	Tested System	Code Section
Fire Dampers	UL 555 and/or UL5555	7.7.3.1
Penetration Firestop	ASTM E 814 or UL 1479	714.3.1.2

Means of Egress

Occupant Loads	(Table 1004.5)
Apartment Dwelling Units	200 gross s.f./occupant
Enclosed Parking Garage	200 gross s.f./occupant
Utility Room	300 gross s.f./occupant
Roof/Terrace	15 net s.f./occupant
Accessory Storage	

Egress Width (Sec. 1008)

Stairways	0.3 inches per occupant	(Sec. 1005.3.1)
Other Egress Components	0.2 inches per occupant	(Sec. 1005.3.2)

Means of Egress Illumination (Sec. 1006)

Emergency Power Required	(Exception for individual dwelling units) Corridors, Exit Enclosures, Exit Passageways, Exterior Landings (1008.3)
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Accessible Means of Egress (Sec. 1006, 1009)

2 required per 1009.1 and 1006	1006.3
Egress from occupied roof	

Elevators are not required to be part of the accessible means of egress per 1009.2.1 Exception 1

Stairways 44 inches minimum width (1011.2)

Areas of Refuge are not required (1009.3.5)

Doors (Sec. 1010)

Door Width: 32 inches minimum clear width (1010.1.1)
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Stairways (Sec. 1011)

Risers	7" max, 4" min. (1011.5.2)
Treads	11" max. (1011.5.2)

Ramps (Sec. 1012 & 11224)

Min Width	48"
Max Slope at Egress	8%
Max Slope at other areas	12%
Max cross-slope	2%
Max Rise w/out landing	30"
Landing size	60'
Handrails required	Greater than 6' rise (1012.8)

Exit Signs (Sec. 1013)

Required at Exits, Exit Access Doors, and at Path of Egress Travel
Not required in rooms with one exit
Tactile Exit Sign required at exit stairway, exit passageway, and exit discharge

Handrails (Sec. 1014)

Required to be 34"-38" height above surface or stair tread nosing

Guards (Sec. 1015)

Required to be 42" minimum height above floor surface or tread nosing
Operable windows must be equipped with a window fall prevention device that complies with ASTM F2090.

Exit Access (Table 1006.2.1)

Common Path of Egress Travel (R-2)	125'
Common Path of Egress Travel (B, S)	100'
Common Path of Egress Travel (A3, M)	75'

Exits (Table 1006.2.1)

One exit allowed in individual dwelling units with occupant load less than 20	(Sec. 1006.2.1 Exception 1)
One exit allowed in S-2 Occupancy with occupant load less than 29	(Table 1006.2.1)
Separation of 1/3 length of diagonal between exits	(Sec. 1007.1.1 Exception 2)

Exit Access Travel Distance (Table 1017.2)

Occupancy	Distance
R-2	250'
S-2	400'

Corridors (Sec. 1020)

Fire Rating at S-2	0-HR	
Fire Rating at R-2	1-HR	
Doors (Sec. 708.6, 716.5 & Table 716.6):	1/3-HR	
Windows at Exterior Walls		
Non-rated Exterior Wall	No Protection Required	Table 602
Non-protected openings in 1-HR rated Exterior Walls	No Protection Required	Table 602 & 716.5
Protected openings in 1-HR rated Exterior Wall	3/4-HR (Table 716.5)	Table 602 & 716.5
Dead Ends	50' max	

Exterior Exit Ramps and Stairways (Sec. 1027)

Emergency Escape and Rescue (Sec. 1030)

Group R-2 occupancies constructed as Type IIIA equipped with sprinklers are not required to have emergency and rescue openings (CBC 1030.1 Exception 1)

Accessibility

Dwelling Units: Stone countertops to be providing the kitchen to be exempt from providing the repositionable countertop (CBC 1133A.4.1)

Elevator not required as an accessible means of egress (CBC 1009.2.1, exception 1)

For an elevator Building all R-2 dwelling units to be Accessible/Adaptable (CBC 1106A.1.2)

No common area window are openable, therefore compliance to CBC 1126A.8 not required

Common Use Facilities:

Common Use Facilities Shall Be Accessible (1127A)
Public & Commercial Use Facilities Shall Be Accessible per ADA & CBC Chapter 11B

Parking shall be accessible (Sec. 1109A)
Parking shall be accessible Per ADA and CBC Chapter 11A / 11B Requirements

Parking Requirements (Sec. 1109A.1 & 11B-208)

R-2 Residential	
Accessible Spaces	5% of Total Unassigned & Visitors Parking Spaces (1109A.5)
Van Accessible Spaces	1/8 of Accessible Spaces, min 1 (1109A.8.6)
Electrical Vehicle Charging Parkings Stalls	3% Minimum of Parking Stalls Provided (CalGreen Sec. 4.106.4)

Interior Environment

Ventilation (Sec. 1203)

Attic Spaces	1/300, high and low at pitched roof; 1/150 at flat roofs (Sec.1203.2)
Natural Ventilation	4% of floor area (Sec. 1203.5.1)

Lighting (Sec. 1205)

Natural Light	8% of floor area
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Courts (Sec. 1206)

Air Intake	10 sf minimum required
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Sound Transmission (Sec. 1207)

Air-borne sound	STC 50 minimum
Structure-borne sound	IIC 50 minimum

Interior Space Dimensions (Sec. 1208)

Min Room Width	7'-0"
Kitchens	3'-0" clear passageway
Min Ceiling Height, Typical	7'-6"
Min Ceiling Height Kit, Stor, Laundry	7'-0"

Access to Unoccupied Space (Sec. 1209)

Attic Spaces over 30"	20x30 access
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Miscellaneous Requirements

- In a new underground parking garage area the automatic fire sprinkler system shall be designed to .18gpm/ 3,000 square feet coverage area.
 - Each floor level shall have a dedicated sprinkler riser assembly installed enabling fire department personnel direct access.
 - Standpipes shall be provided as required by the CFC Section 905 and NFPA 14.
- Provide Fire Alarm System in R-2 occupancy per CFC 907 & NFPA 72 CFC 907.2.9
 - Manual alarm boxes are not required per CFC Exception #2, 907.2.9.1
 - Provide Smoke Alarms in R-2 occupancy CFC 907.2.11.2
 - Provide Wiring to support Visible Alarms in R-2 occupancy CFC 907.5.2.3.3
- CO Alarms are required outside of each separate sleeping area in the immediate vicinity of the bedroom in dwelling units within which fuel-free appliances are installed CBC 915.2.1
- Parking Garage:
 - Clear garage height 7-ft. min. CBC 406.4.1, except 8'-2" min. at entries and to accessible spaces CBC 1109A.8.1
 - 7'-6" clear at means of egress CBC 1003.2), exceptions per CBC1003.3.1.
 - Guards & Vehicle barriers CBC 406.4.2 and CBC 406.4.3
- Two-Way Communication System: Shall be provided as required by CFC Section 1009.8 and NFPA 72.
- Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
 - Structures up to 50 feet (15240 mm) in height shall have addresses with a min. 1 inch (25.4 mm) stroke wide by min. 8 inches (203.2 mm) high.
 - Structures over 50 feet (15240 mm) high shall have addresses with a min 2.5 inch (63.5 mm) stroke wide by min. 12 inches (304.8 mm) high.
- Elevators shall conform to the provisions of listed in Section 3002.4a of the CBC 2016.
 - Enclosed Elevator Lobby not required CBC 3006.3.5
 - Doors shall be self- or automatic-closing by smoke detection in accordance with CBC 716.5.9.3 & CBC 713.7
 - Smoke guard at 2nd through 4th floor elevator CBC 3006.3.9
- CFC Appendix L, Firefighter Air Systems. When required by the fire code official, a firefighter air system shall be installed in new buildings four or more stories in height.
- CFC Section 510, Emergency Responder Radio Coverage. When required by the fire code official, all new buildings shall have approved radio coverage for emergency responders within the building.
- Aerial access shall be provided to within 15' to 30' of all three buildings, with 26' clear net width access roads and a minimum 60' outside turn radius
- Provide Portable Fire Extinguishers per CFC 906
 - Non-Garage: 2A-10BC w/75' max travel distance
 - Garage: 4A-40BC w/75' max travel distance
- Exit signs, emergency lighting, address posting, fire lane, marking, fire extinguishers and Knox Box location to be field verified by Fire Inspector.
- Means of egress components to include exit pathway throughout use, exit stairwells, exit enclosure providing access to exit doors, door hardware, exit signs, exit illumination and emergency lighting shall comply to CFC/CBC Chapter 10.
- The single man door providing direct access to the Sprinkler Riser Assembly, where required, shall require signage on the door accessing riser stating- "Riser Room" or agreed upon language.
- See sheet CA2.38 for dropped ceiling construction below the fire rated horizontal assembly
- Typical unit includes stacked washers and dryers (front loaded) or side by side. Where devices are not front loaded management is responsible for providing upon request assistive devices. A combination washer-dryer unit is an acceptable alternate that meets clearance and reach range requirement (CBC 1135A)
- All corridor doors, which will be held open by magnetic hold-open devices, shall automatically close upon actuation of smoke detector(s). Smoke detectors shall be connected to the fire alarm system. The approved hold-open devices shall release fire assemblies once power failure occurs. (703) CFC / (715.4.8.3) CBC
- Cross-swinging corridor doors protecting openings in two-hour, fire-resistive fire walls shall be approved labeled 90 minute rated fire-resistive, fire-tightening, self-closing fire door assemblies. (Table 716.5)
- Fire walls, fire barriers, fire partitions, smoke partitions, and smoke barriers or any other wall required to have protected openings or penetrations shall be permanently identified with signs or stenciling in the floor/ceiling space every 30 feet (maximum) with lettering at least one-half inch in height.

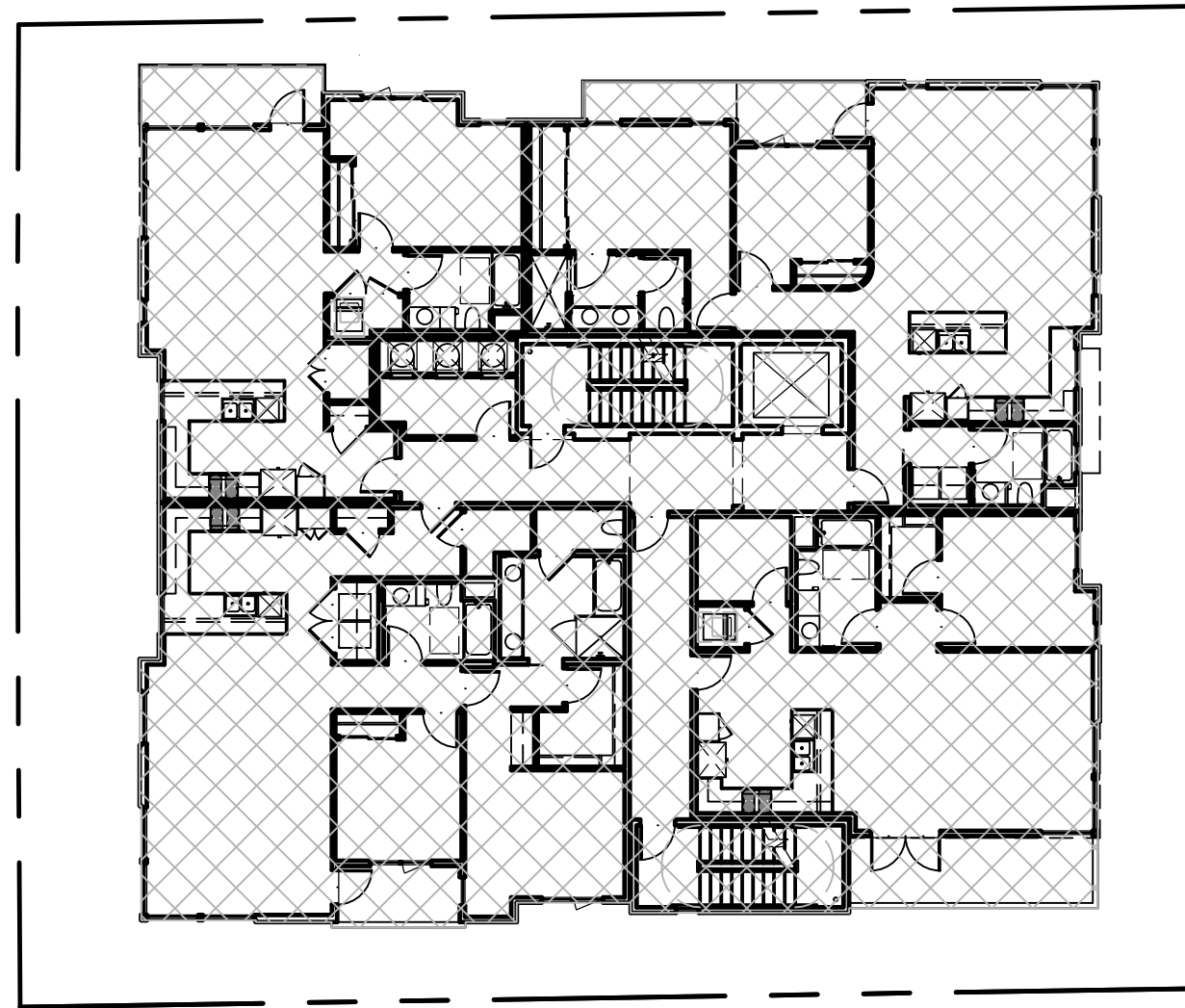
376 FIRST STREET
LOS ALTOS, CALIFORNIA

CODE ANALYSIS

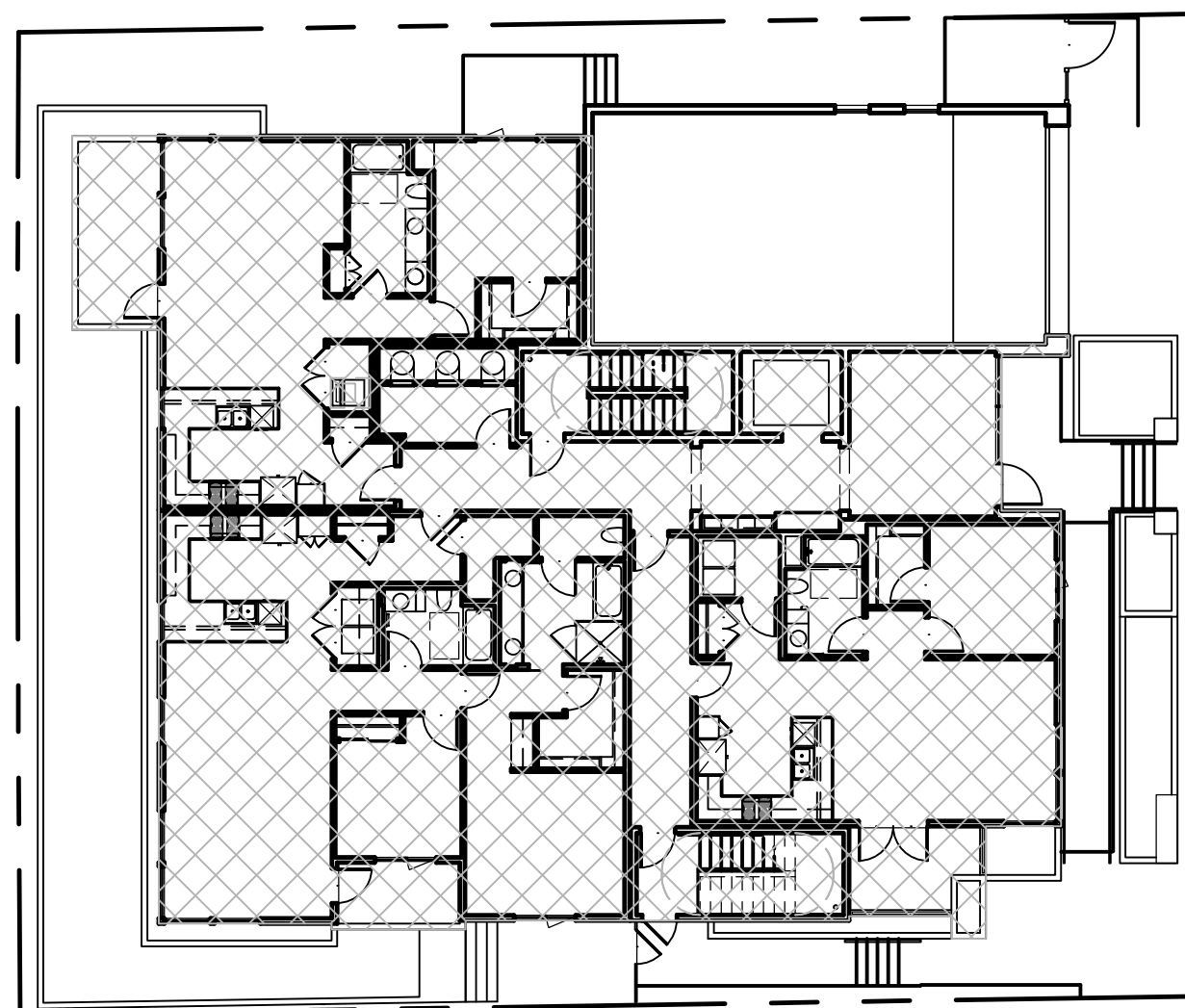


JOB NO. 1493.001
DATE 02-16-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

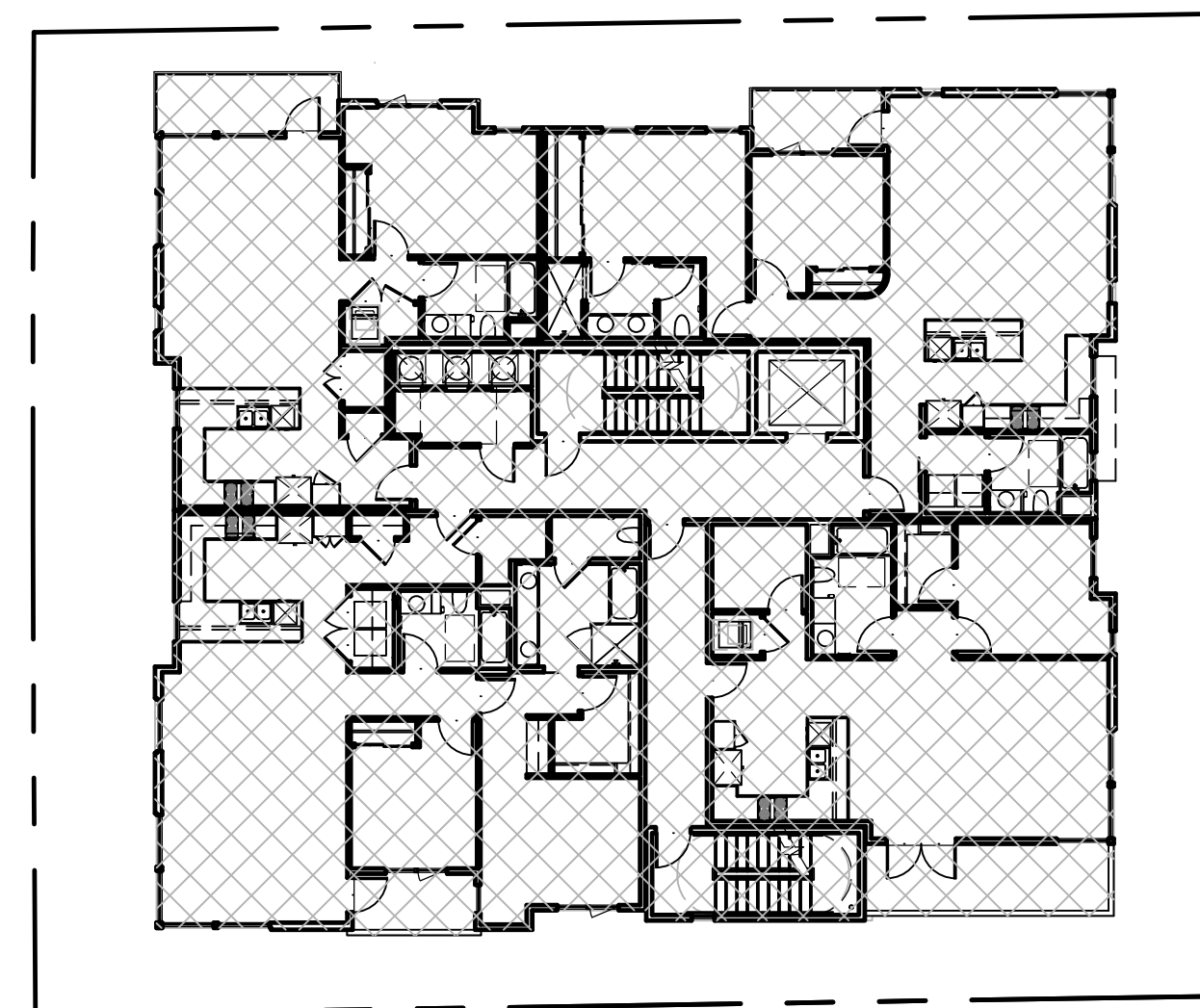
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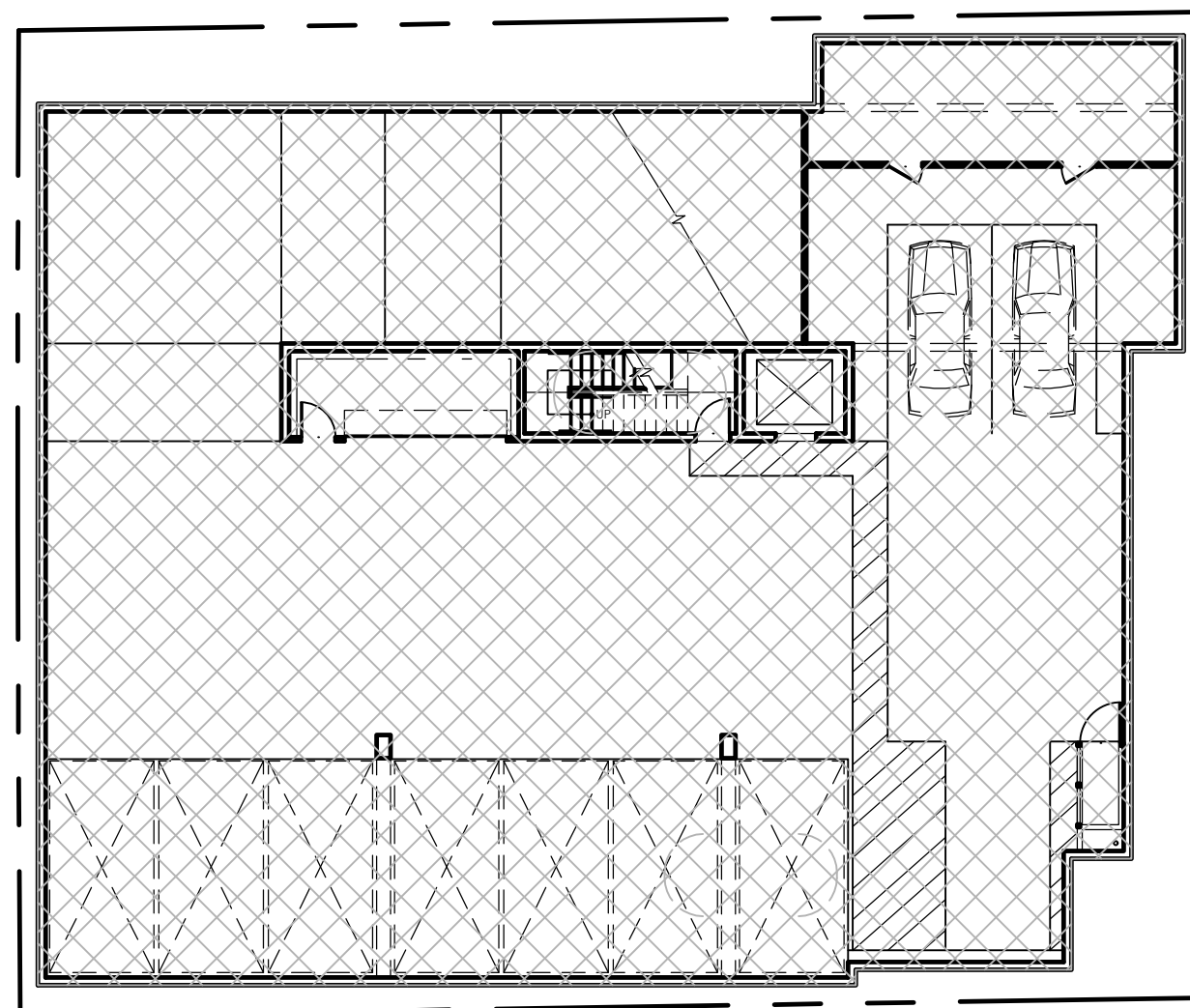
SECOND LEVEL (TYPE VA) - AREA: 5,873 SF



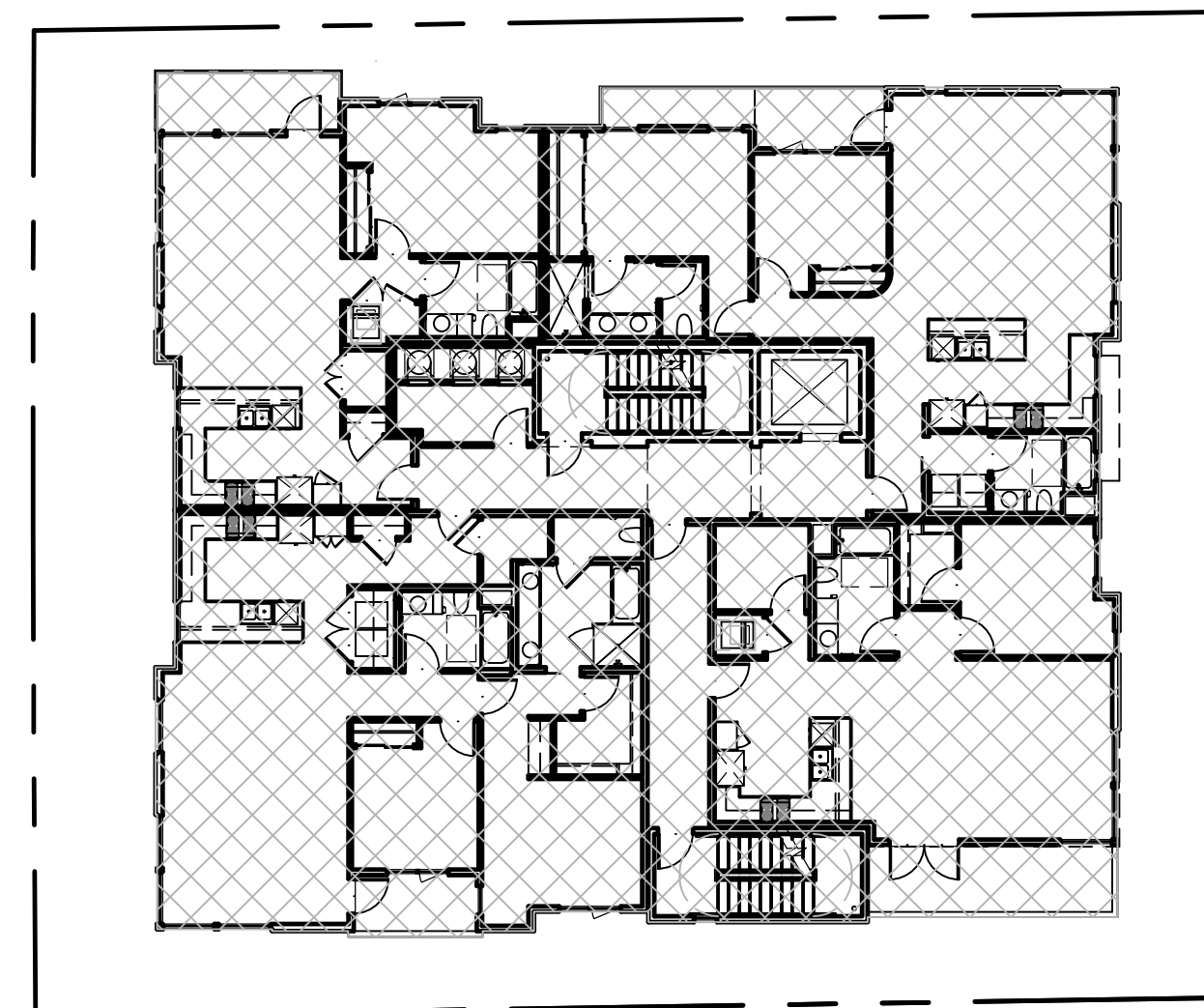
GROUND LEVEL (TYPE VA) - AREA: 4,591 SF



FOURTH LEVEL (TYPE VA) - AREA: 5,831 SF



BASEMENT LEVEL (TYPE 1A) - AREA: 7,366 SF



THIRD LEVEL (TYPE VA) - AREA: 5,873 SF

376 FIRST STREET
LOS ALTOS, CALIFORNIA

CODE ANALYSIS

DAHLIN

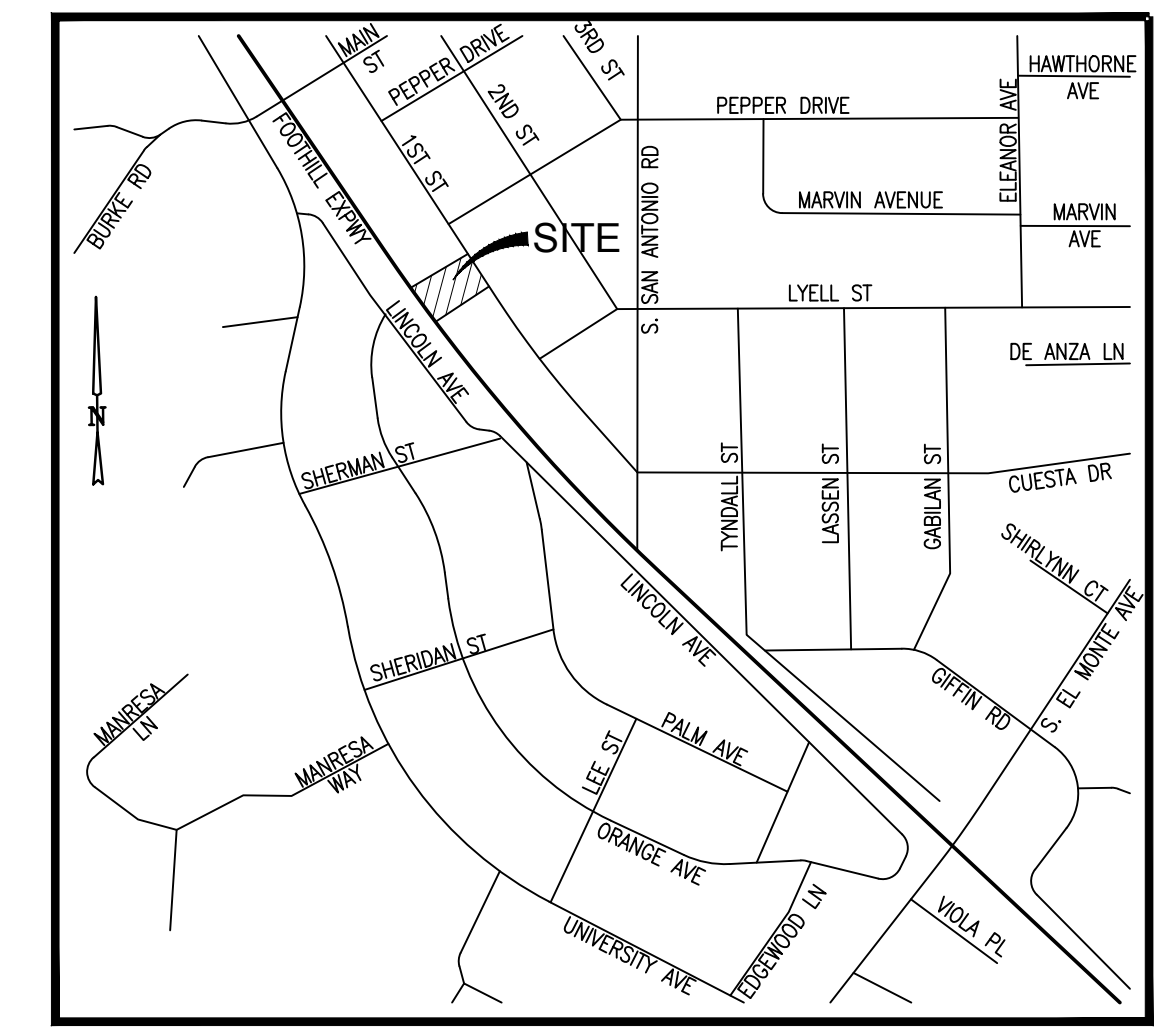
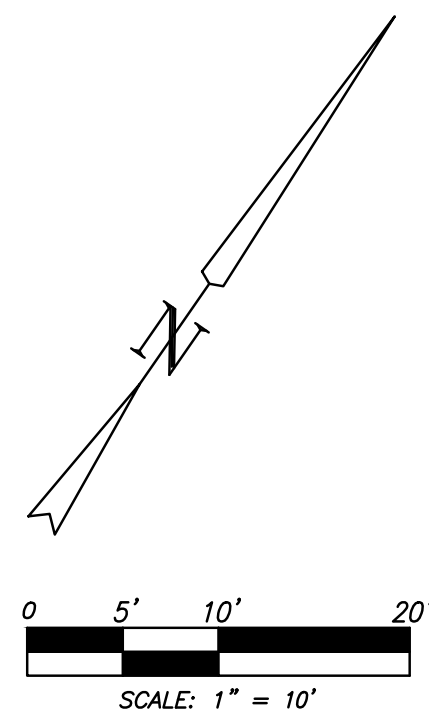
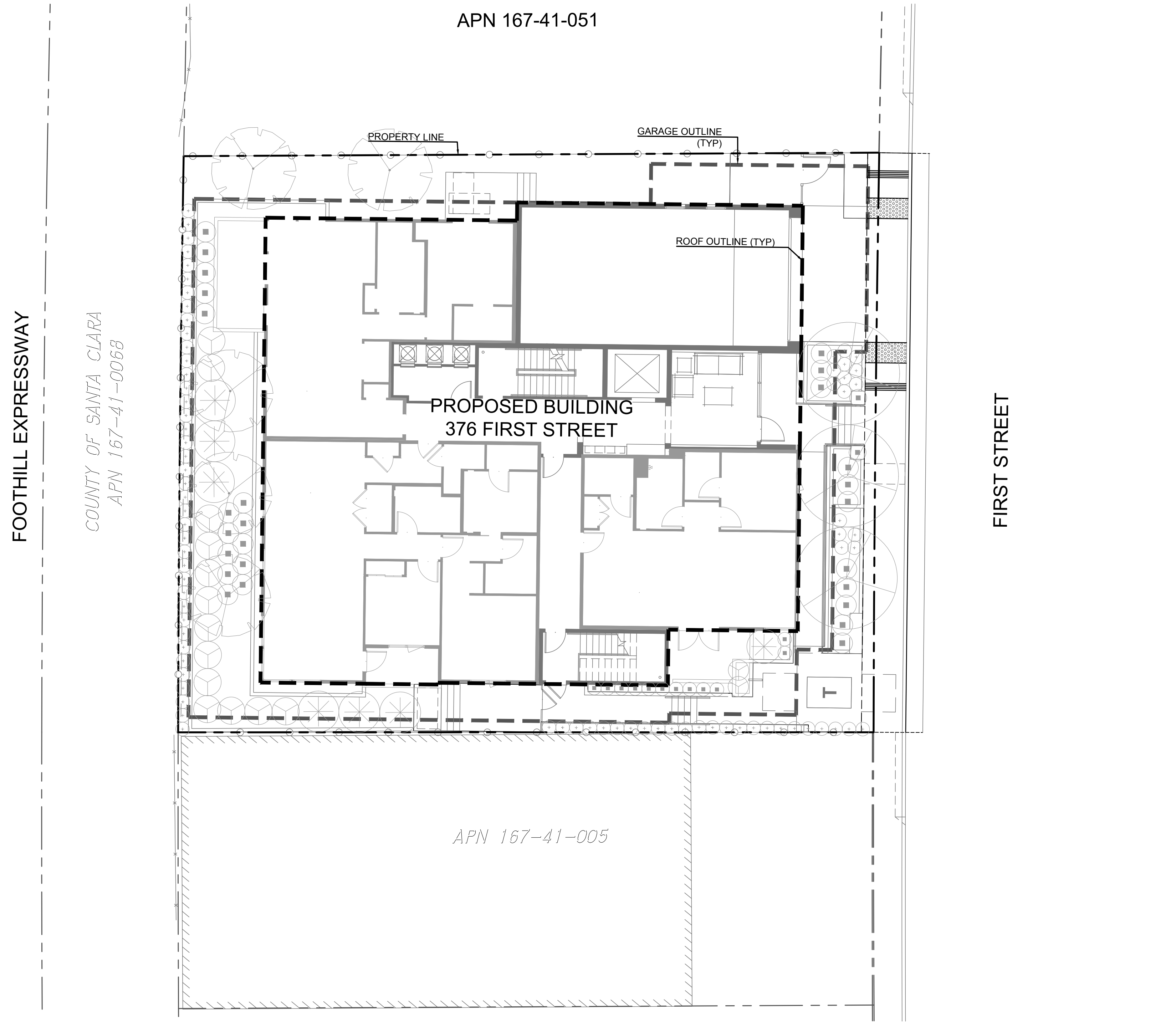
JOB NO. 1493.001
DATE 02-16-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T.3

FIRST STREET IMPROVEMENT PLAN

376 FIRST STREET
LOS ALTOS, CALIFORNIA

APN 167-41-051



VICINITY MAP
NTS

LEGEND & ABBREVIATIONS

---	PROPERTY LINE - SUBJECT PARCEL
---	PROPERTY LINE - ADJACENT PARCEL
---	CENTERLINE / MONUMENT LINE, AS NOTED
---	EXISTING EASEMENT LINE
---	NEW EASEMENT LINE
---	BUILDING LINE
---	CONCRETE
---	CURB & GUTTER
---	EDGE OF PAVEMENT
---	FENCELINE
---	UNDERGROUND SANITARY SEWER
---	UNDERGROUND STREET LIGHTING
---	UNDERGROUND WATER
c	COMMUNICATIONS BOX
■	CATCH BASIN
e	ELECTRIC UTILITY BOX
ev	ELECTRIC VAULT
⚡	ELECTROLIER
++	FIRE HYDRANT
gm	GAS METER
ir	IRRIGATION BOX
o ^{ss}	SANITARY SEWER CLEANOUT
⊙	SANITARY SEWER MANHOLE
T	SIGN
x 109.65	SPOT ELEVATION
⊙	STORM DRAIN MANHOLE
sl	STREET LIGHT BOX
⊗	TRAFFIC SIGNAL
⊗	TRAFFIC SIGNAL W/ARM & LIGHT
xfrmr	TRANSFORMER
● 12"t	TREE TRUNK / SIZE
uc	UTILITY CONDUIT
up	UTILITY PEDESTAL
⦿	UTILITY POLE
w	WATER METER
ws	WATER SERVICE
o ^v	WATER VALVE

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C1.0	DEMOLITION PLAN
C2.0	UTILITY & GRADING PLAN
C2.1	EXCAVATION PLAN
C3.0	STORMWATER CONTROL PLAN
C4.0	FIRE PROTECTION PLAN
C5.0	BLUEPRINT FOR A CLEAN BAY

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS MAP WAS THE MONUMENTED SOUTHERLY LINE OF LOT 2 OF THAT MAP FILED IN BOOK 108 OF MAPS, AT PAGE 8, SANTA CLARA COUNTY RECORDS, THE BEARING OF SAID SOUTHERLY LINE, SOUTH 53°37'46" WEST, AND AS SHOWN ON THAT CORNER RECORD, OR 2029

SITE BENCHMARK:
VERTICAL DATUM BASED UPON CITY OF LOS ALTOS BENCHMARK #18, A BRASS DISC IN THE SOUTHWEST CURB RETURN AT THE INTERSECTION FIRST STREET AND MAIN STREET. ELEVATION TAKEN AS 197.45.

376 FIRST STREET
LOS ALTOS, CALIFORNIA

TITLE SHEET

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Suite 880
San Jose, CA 95110
(408) 286-4555 FAX:(408) 286-4558
www.jmhweiss.com

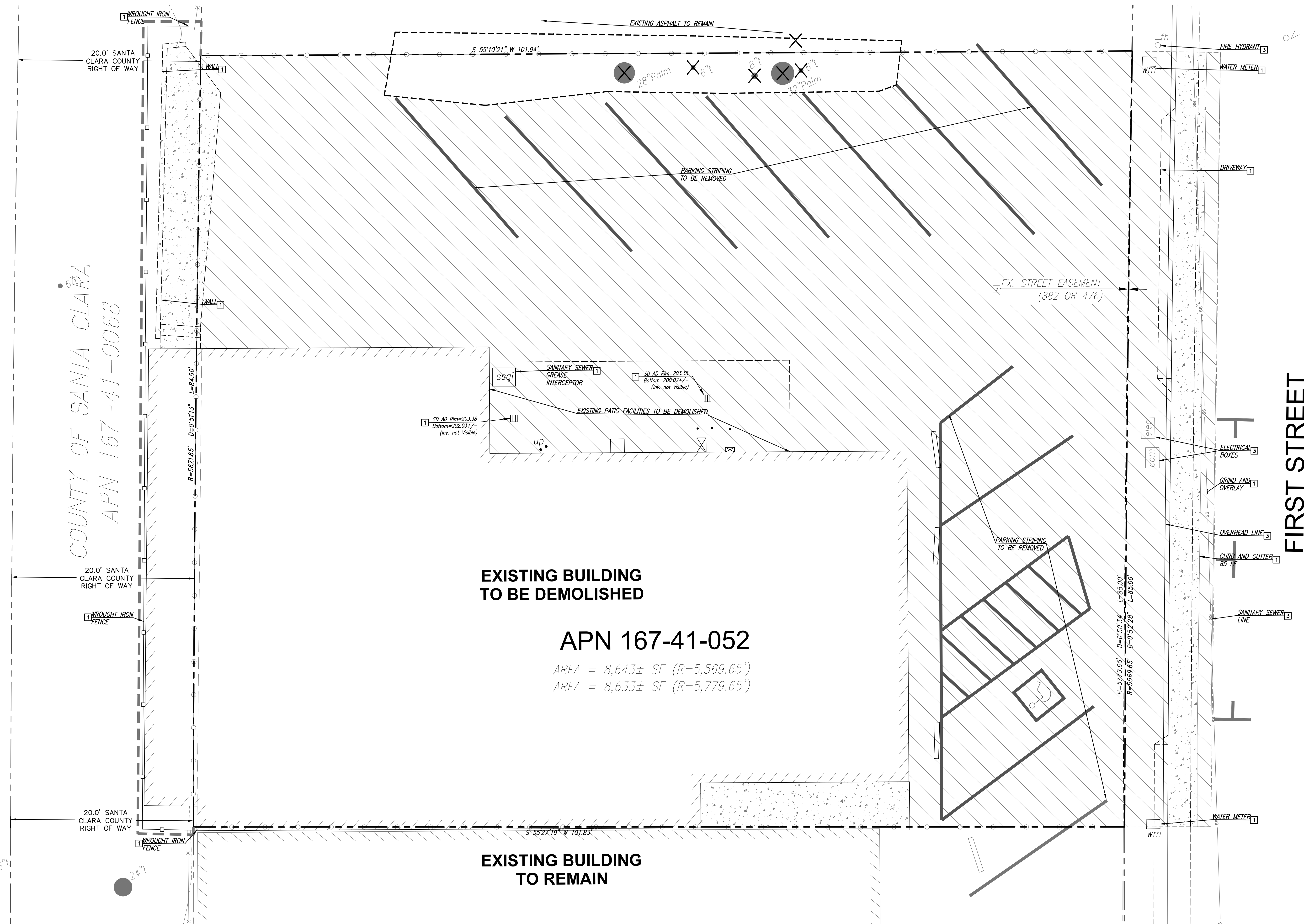
JOB NO. **5154**
DATE **12-14-2020** **C0.0**

FOOTHILL EXPRESSWAY

COUNTY OF SANTA CLARA
APN 167-41-0068

376 FIRST STREET

LOS ALTOS, CALIFORNIA



EXISTING BUILDING
TO BE DEMOLISHED

APN 167-41-052

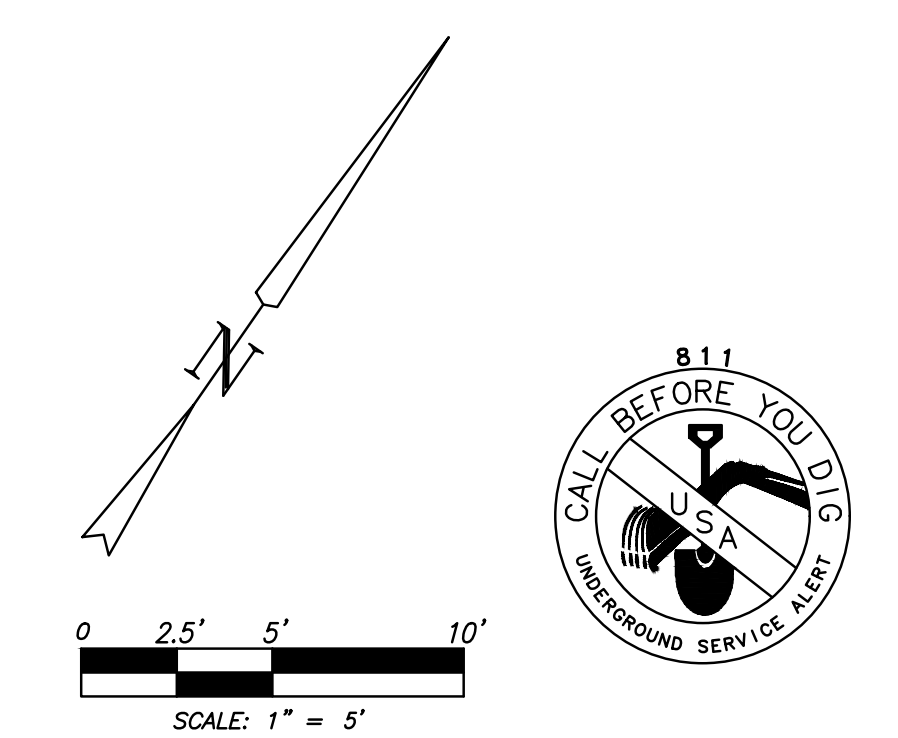
AREA = 8,643± SF (R=5,569.65')
AREA = 8,633± SF (R=5,779.65')

EXISTING BUILDING
TO REMAIN

- LEGEND**
- LANDSCAPE TO BE REMOVED
 - CONCRETE TO BE REMOVED
 - AC TO BE REMOVED
 - TO BE REMOVED
 - TO BE RELOCATED
 - TO REMAIN
 - UTILITY LINE TO BE REMOVED
 - TREE TO BE REMOVED

- GENERAL DEMOLITION NOTES:**
1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
 2. UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT) AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ON-SITE UTILITIES AT THEIR OWN DISCRETION.
 3. EXISTING ELECTRICAL AND GAS FACILITIES TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS.
 4. ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE SUPERVISED BY THE GEOTECHNICAL ENGINEER.
 5. ALL TREES TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
 6. WATER METERS SHALL BE REMOVED ONLY WITH APPROVAL OF THE CALIFORNIA WATER SERVICE COMPANY.
 7. ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
 8. SEE "GEOTECHNICAL INVESTIGATION FOR PROPOSED NEW MIXED-USE BUILDING AT THE UNLU PROPERTY, 376 FIRST STREET, LOS ALTOS, CA" PREPARED FOR MR. JAN UNLU IN JANUARY OF 2018 FOR OPTIONS FOR MATERIAL RECYCLING INCLUDING ASPHALT, CONCRETE, AND BASE MATERIAL.
 9. EXISTING UTILITY LINES TO REMAIN UNLESS OTHERWISE NOTED.

- ADDITIONAL NOTES:**
1. MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
 2. CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
 3. AN AIR QUALITY PERMIT FOR DEMOLITION IS REQUIRED FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAQMD). CONTACT PHONE NUMBER IS 415-771-6000.
 4. ALL WORK ALONG FIRST STREET REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY OF LOS ALTOS.
 5. ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM A GROUND SURVEY CONDUCTED DECEMBER 17, 2018. NO ATTEMPT HAS BEEN MADE BY SURVEYOR TO DETERMINE THE EXTENT OR EXISTENCE OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE. ADDITIONAL DATA FROM A SURVEY PERFORMED BY OTHERS IN APPROX. JANUARY, 2018 HAS ALSO BEEN INCORPORATED INTO THIS SURVEY.

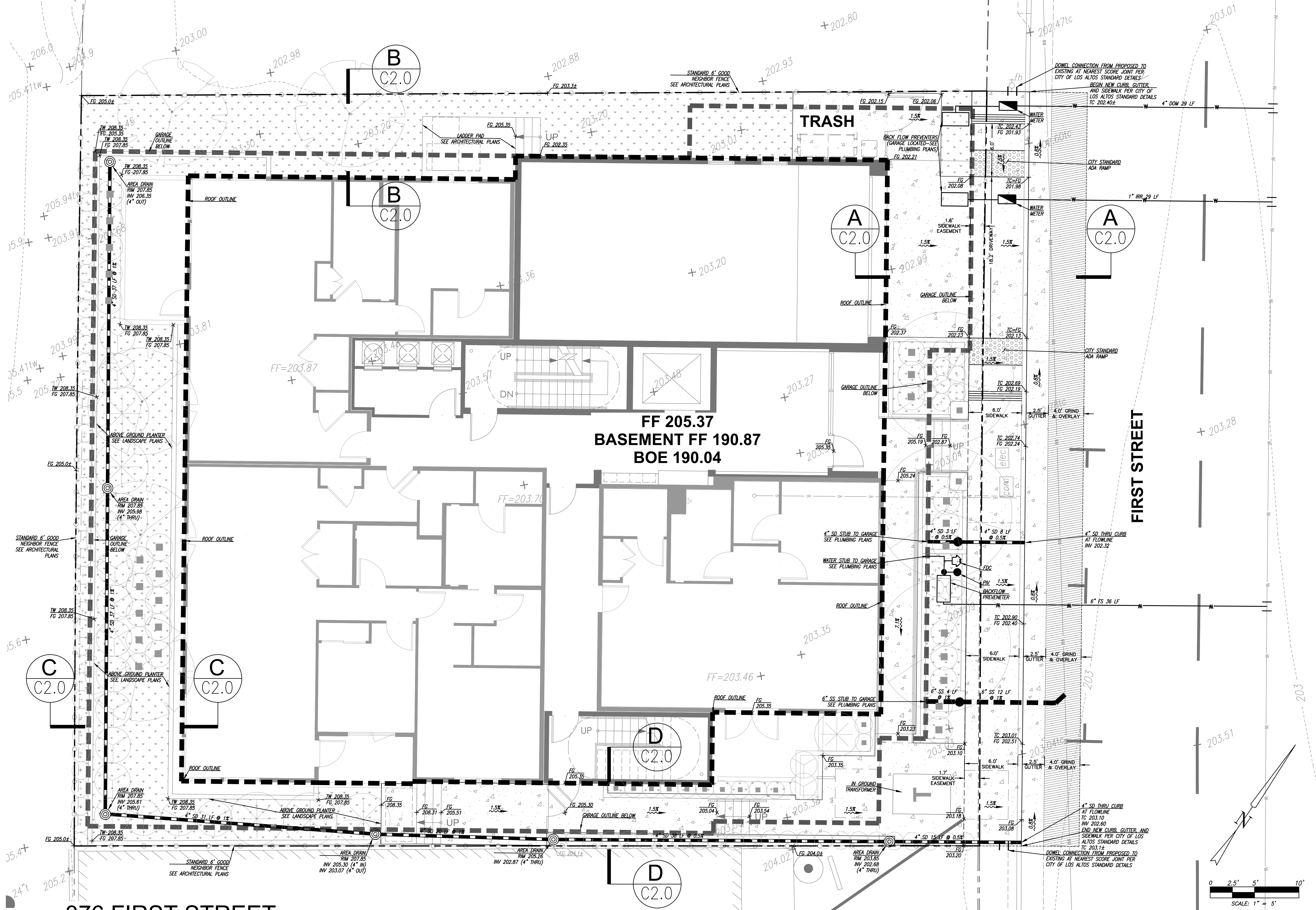


DEMOLITION PLAN

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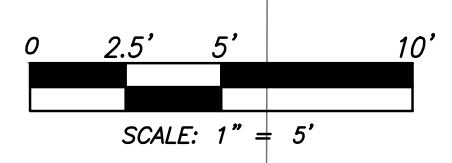
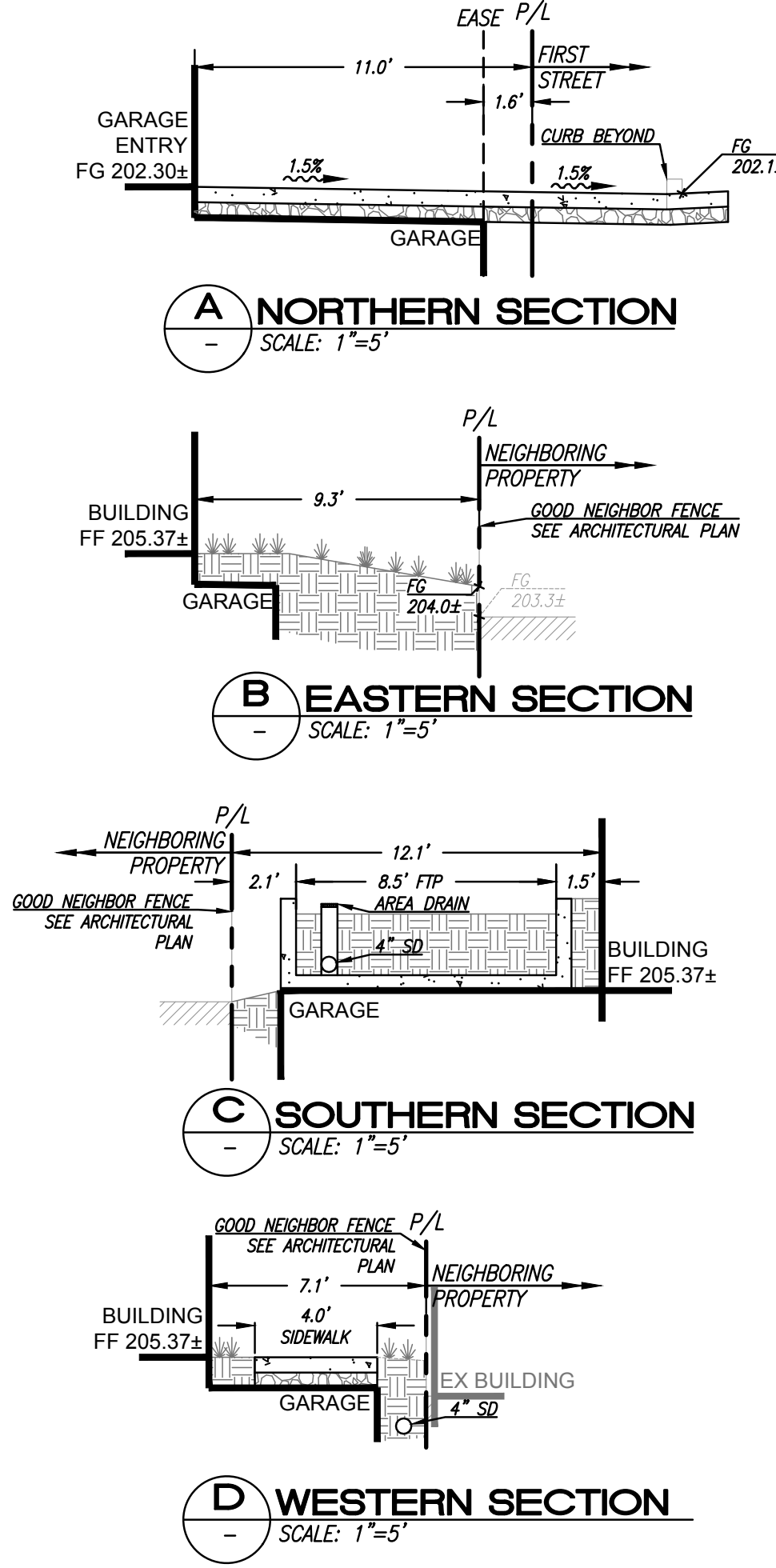
C1.0



EARTH WORK QUANTITIES	
CUT:	3,400 CY
FILL:	0 CY
EXPORT:	3,400 CY
IMPORT:	0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

- GENERAL NOTES**
- SEE LANDSCAPE PLANS FOR TREE REMOVAL AND PAVING TREATMENT DETAILS.
 - WATER SUPPLY REQUIREMENT: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THE PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). SEE CFC SEC. 507.2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
 - CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION PURPOSES ONLY.
 - PRIOR TO TRENCHING FOR PROPOSED SANITARY SEWER LATERAL; CONTRACTOR SHALL POthOLE ALL UTILITY CROSSINGS. IF CONFLICT EXISTS CONTRACTOR SHALL CONTACT ENGINEER FOR A DESIGN SOLUTION.
 - ALL STRIPING, MARKINGS, AND SIGNING INSTALLATION TO BE PERFORMED BY THE CONTRACTOR (EXCEPT AS NOTED).
 - ALL STRIPING AND MARKING REMOVAL TO BE PERFORMED BY THE CONTRACTOR PER THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS. ALL STRIPING AND MARKING THAT ARE IN CONFLICT WITH THE NEW INSTALLATION MUST BE REMOVED BY THE CONTRACTOR.
 - UNLESS INDICATED OTHERWISE, ALL SIGN TYPES SHOWN ON THIS PLAN ARE PER THE 2014 CALIFORNIA MUTCD.
 - ALL TEMPORARY STRIPING AND PAVEMENT MARKINGS MUST BE REINSTALLED BACK TO THEIR ORIGINAL CONFIGURATION PRIOR TO COMPLETION OF WORK.
 - WATER LINE & GAS LINE DEPTH ASSUMED. TO BE UPDATED WHEN POTHOLING DATA RECEIVED.
 - WATER SYSTEM SHOWN FOR INFORMATION ONLY.
 - SANITARY SEWER LATERAL SHALL BE VCP UNLESS OTHERWISE NOTED ON PLANS.
 - STORM DRAIN LINES SHALL BE RCP OR SDR 21 UNLESS OTHERWISE NOTED ON PLANS.



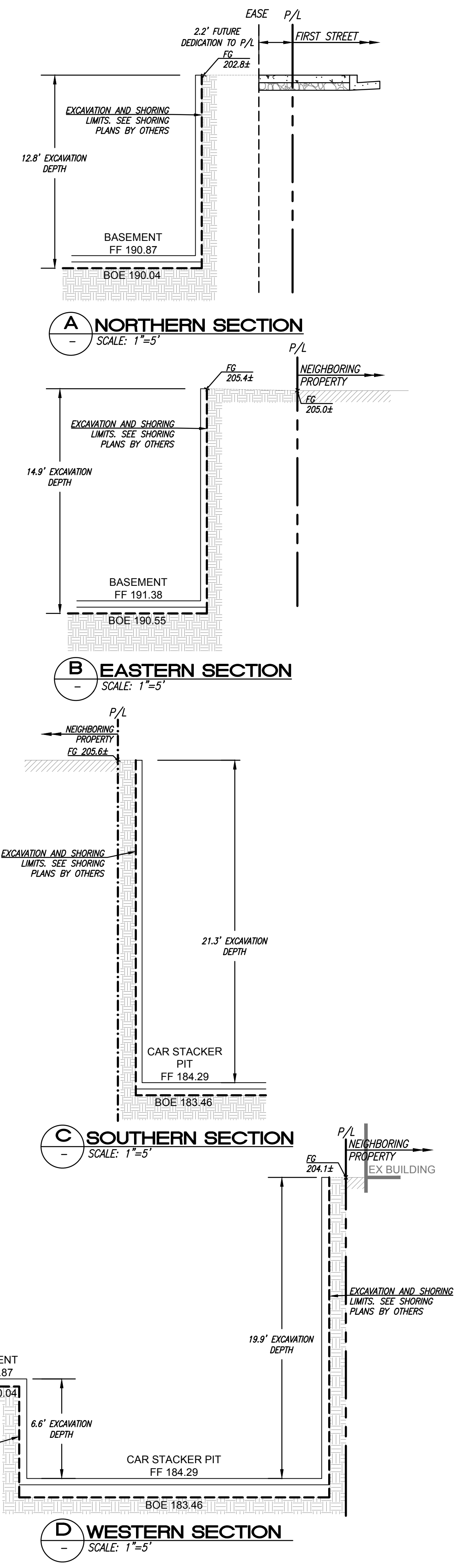
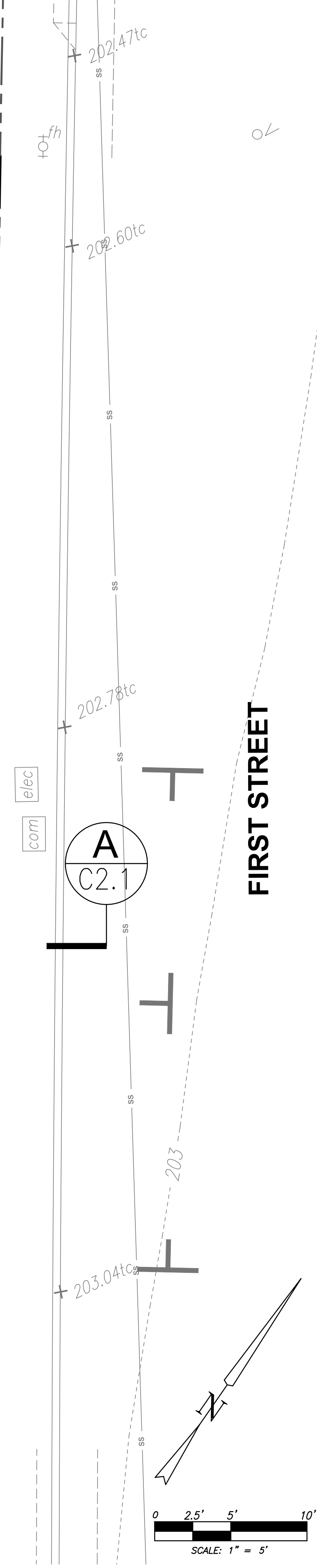
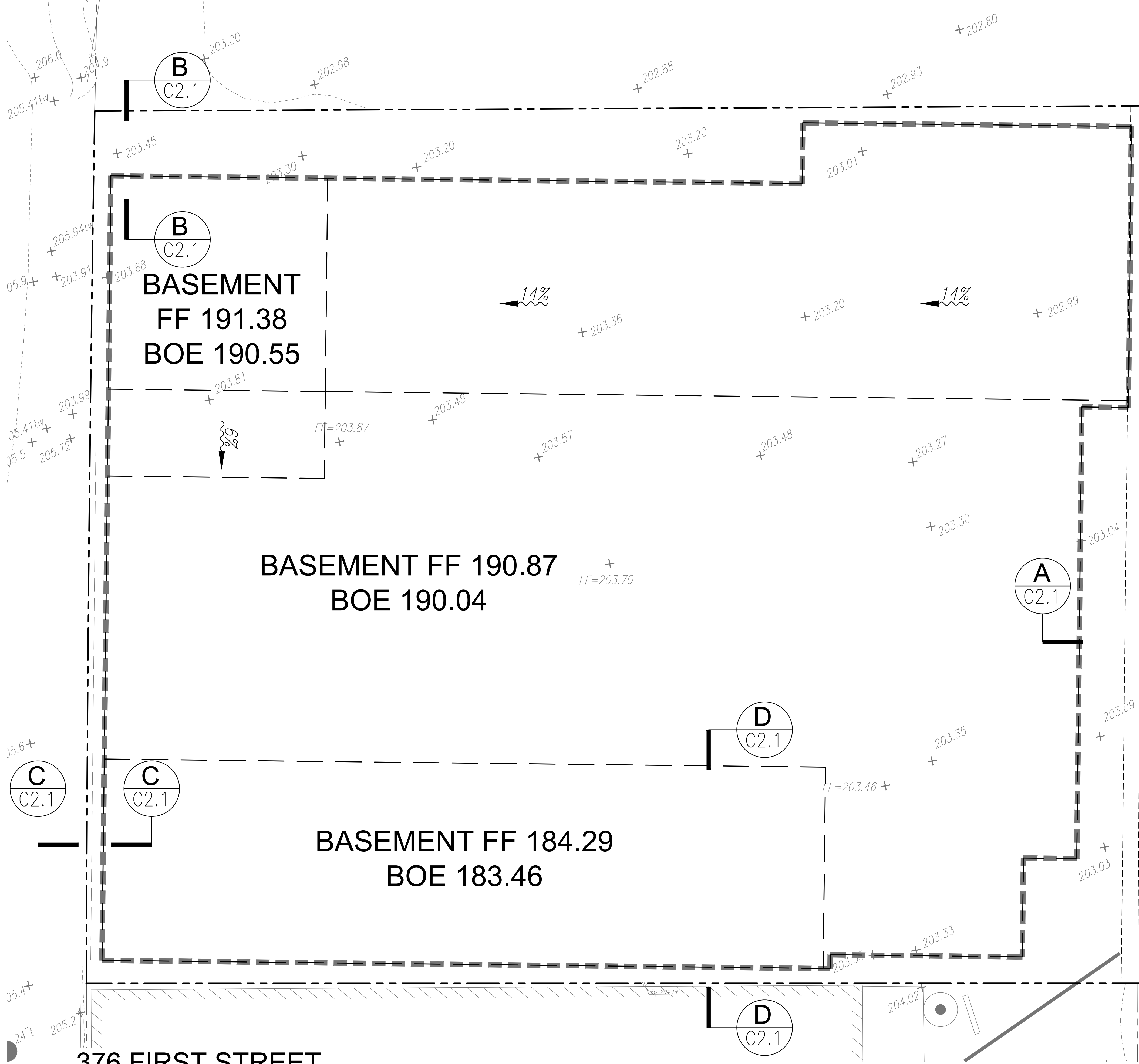
376 FIRST STREET
LOS ALTOS, CALIFORNIA

GRADING, DRAINAGE, & UTILITY PLAN

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DATE **12-14-2020**

C2.0



376 FIRST STREET

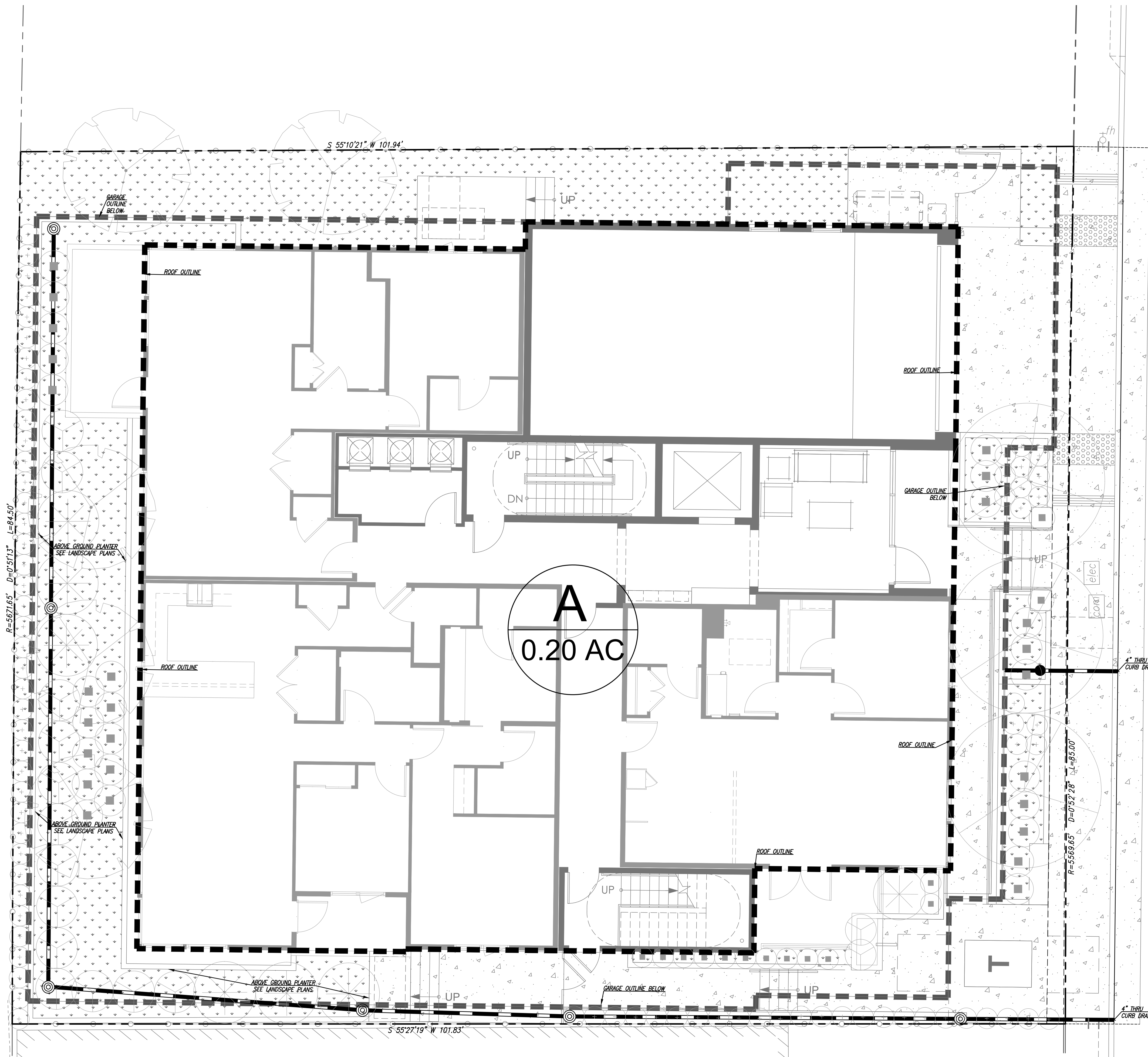
LOS ALTOS, CALIFORNIA

EXCAVATION PLAN

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C2.1



LEGEND



STORMWATER EVALUATION FORM

2. AREA DATA

2.a Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): N/A

2.b Total area of site: 0.20 acres

2.c Total area of site that will be disturbed: 0.22 acres

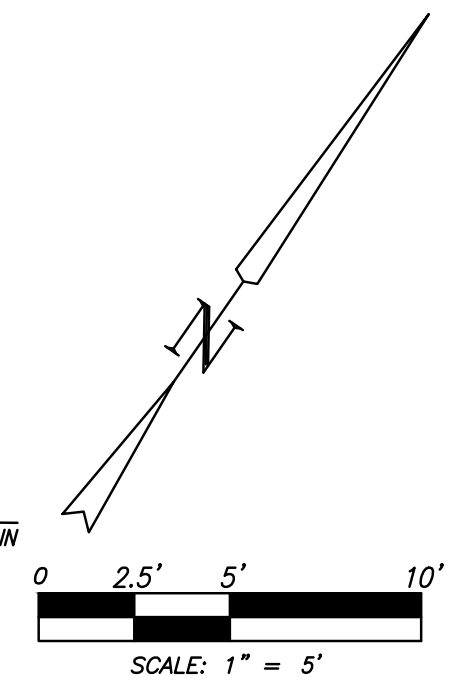
COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA ¹ sq. ft.	Existing IA Retained As-Is ¹ sq. ft.	Existing IA Replaced with IA ² sq. ft.	New IA Created ² sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total IA	4.1 8,248	4.2 0	4.3 7,868	4.4 0	4.5 (d.2+d.3+d.4) 7,868
Total New and Replaced IA	4.6 (d.3+d.4) 7,868				
Public Street Totals					
Total Public Streets IA ³	4.8 0	4.9 0	4.10 0	4.11 0	4.12 (d.8+d.10+d.11) 0
Total New and Replaced Public Streets IA	4.13 (d.10+d.11) 0				
Total Site and Public Streets IA	4.14 (d.1+d.8) 8,248				4.15 (d.5+d.12) 7,868
Percent Replacement of IA in Redevelopment Projects (d.3÷d.1) x 100:					4.16 95.4 %
2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.				Total Post Project PA sq. ft.
Total PA ⁴	e.1 256				e.2 636
2.f Total Area (IA + PA)	f.1 (d.14 + e.1) 8,504				f.2 (d.15 + e.2) 8,504

TREATMENT CONTROL SUMMARY TABLE (REGULATORY REQUIRED)

ID AREA	TCM#	TYPE	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	FLOW-THROUGH PLANTER AREA REQUIRED (SF)	FLOW-THROUGH PLANTER AREA PROVIDED (SF)
A	1	THRU CURB DRAIN	8,504	7,868	636	-	-

FIRST STREET



376 FIRST STREET

LOS ALTOS, CALIFORNIA

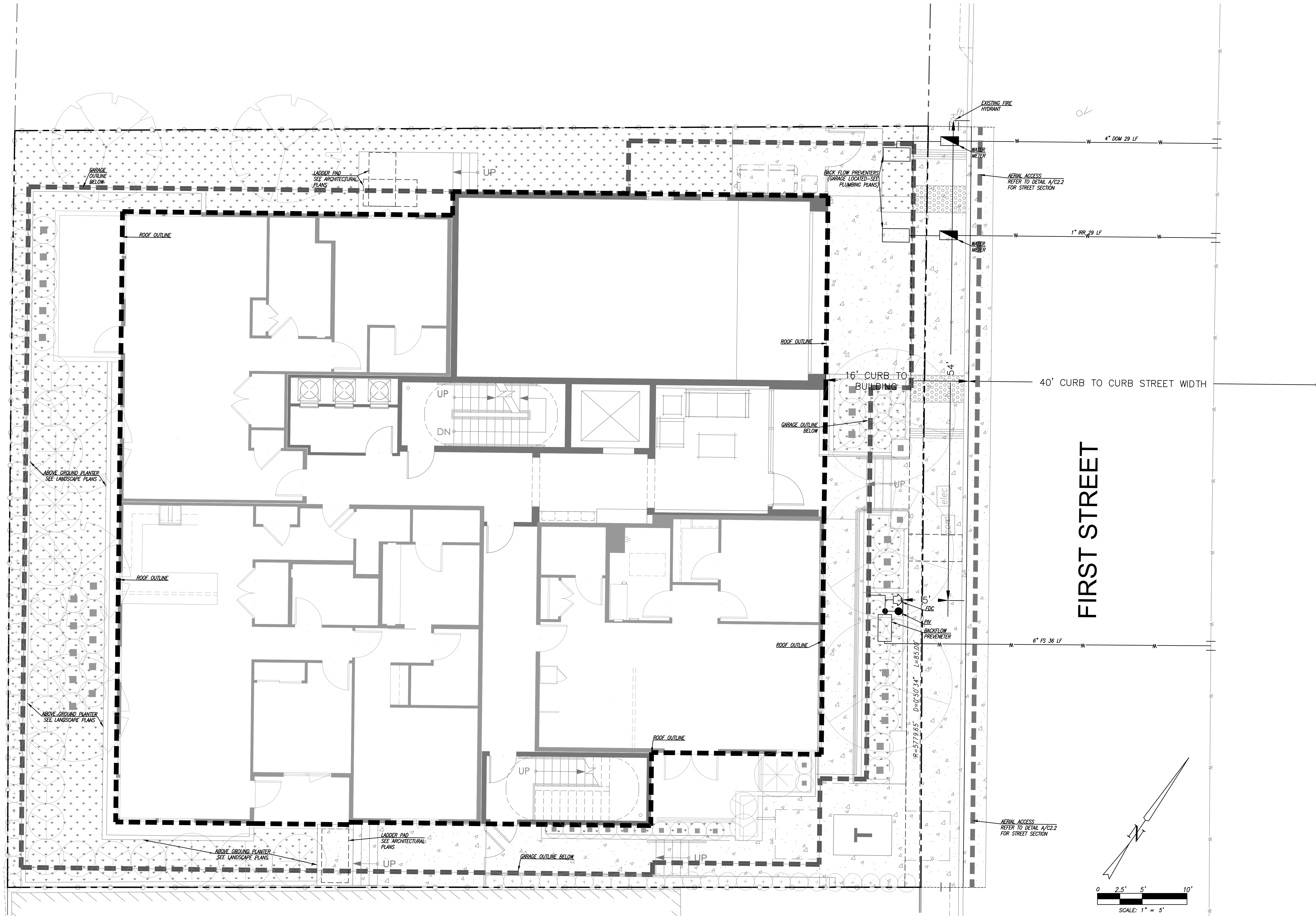
STORMWATER CONTROL PLAN
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 San Jose, CA 95110
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JOB NO. **5154**
 DATE **12-14-2020** **C3.0**

REQUIRED FIRE FLOW

-CONSTRUCTION TYPE 1B/1A
-30,821 SF

1,500 GPM PROVIDED AT 20 PSI



376 FIRST STREET

LOS ALTOS, CALIFORNIA

FIRE PROTECTION

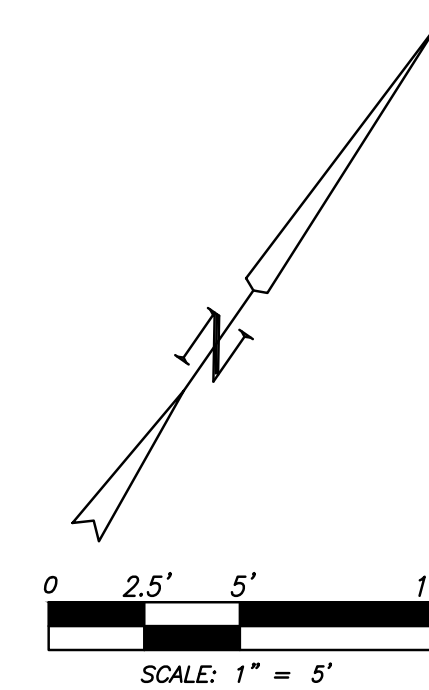
PLAN JMH WEISS, INC.

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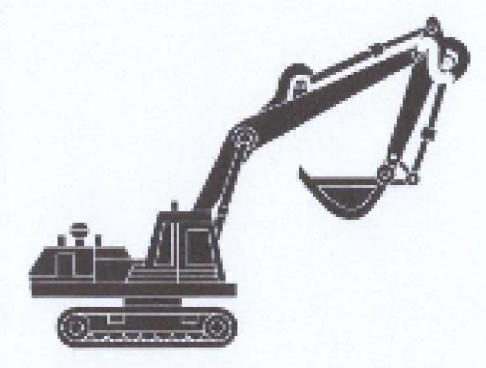
DATE 12-14-2020

C4.0



Heavy Equipment Operation

Best Management Practices for the Construction Industry



Doing The Job Right

Safety Planning and Preventive Vehicle Maintenance

- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where disassembly is essential.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use oil pans or drop cloths to catch spills and soils. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Use as little water as possible for dust control. Ensure water used doesn't leave oil or discharge to storm drains.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Avoid paving and seal coating in wet weather, or when rain is forecasted, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Prevent drainage ways by using earth dikes, curbs, or other controls to divert or trap and filter runoff.

Best Management Practices for the Construction Industry


- Road crews
- Driveway/development/lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, curbing trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by adding equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Roadwork and Paving

Best Management Practices for the Construction Industry



Doing The Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway work.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Perform equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecasted, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Prevent drainage ways by using earth dikes, curbs, or other controls to divert or trap and filter runoff.

Best Management Practices for the Construction Industry

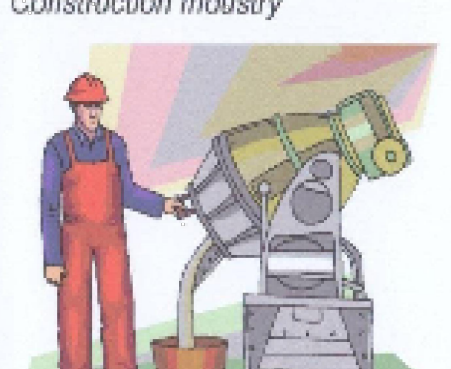
- Road crews
- Driveway/development/lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, curbing trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen in the street, where there are numerous opportunities for asphalt, seal-coat slurry, and recycled material to illegally enter storm drains. Erosion planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Doing The Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways. When the water will flow into a temporary waste pit in a dirt area, let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to creeks or drains.
- Always store brooms and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Proceed dry materials from wet.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Settle broken pavement; do not pile up in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets, and during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up asphalt or concrete.
- Always use vacuum trucks. Do not dump vacuumed liquid in storm drains.

Best Management Practices for the Construction Industry

- Neons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related materials that wash into lakes, streams, or waterways are toxic to fish and the aquatic environment. Disposing of these materials in the storm drains or creeks can block storm drains, cause odors or problems, and is prohibited by law.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. To comply with this program, contractors must comply with the practices described in this drawing sheet.

Spill Response Agency
DIAL 9-1-1
 State Office of Emergency Services Warning Center (24 hours): 800-852-7550
 Santa Clara County Environmental Health Services: (408) 299-6930


Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
 County of Santa Clara Integrated Waste Management Program: (408) 441-1198
 County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
 Santa Clara County Recycling Hotline: 1-800-533-8414
 Santa Clara Valley Water District: (408) 265-2600
 Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
 Regional Water Quality Control Board San Francisco Bay Region: (510) 642-2300
 Palo Alto Regional Water Quality Control Plant: (650) 329-2598
 Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos
 Building Department: (650) 947-2752
 Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetate in an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Use empty containers, and use three wash as product. Dispose of insect, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chisel if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Filter Cleaning


- Never clean a filter in the street or near a storm drain. Rinse outside and disassemble earth filters onto a dirt area and dispose filter residue into soil. Dispose of paint in a hazardous waste container.
- If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Best Management Practices for the Construction Industry

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility through your local stormwater program. Label on the back of this brochure.
- When thoroughly dry, empty cans, used brushes, rollers, and other tools may be disposed of as garbage in a sanitary landfill. Empty dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is lead paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be recycled or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.
- When siting or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and send it to soil. Or, check with the local wastewater treatment authority to find out if you can collect (temp or vacuum) liquid cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assure the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- Recycle or donate excess water-based (latex) paint, or return to supplier.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge, and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.


Best Management Practices for the Construction Industry

- Homeowners
- Painters
- Painters
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or spillovers. Paint materials and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Los Altos Municipal Code Requirements



Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- Unlawful discharge. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- Prior approval shall be obtained from the city engineer or designee to discharge water pumped from ditches to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND
 DRAWN BY: VICTOR CHEN
 CHECKED BY: JIM GUSTAFSON


APPROVED BY: [Signature]
 CITY ENGINEER
 OF SHEETS

CITY OF LOS ALTOS
 48056
 R.C.E.

DATE: OCTOBER, 2002
 SCALE: N.T.S.
 DRAWING NO.:

General Construction And Site Supervision

Best Management Practices for Construction



Doing The Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board as a reference.
- Control the amount of runoff creating your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- Designate one area of the site for auto parking (fuel refueling, and routine equipment maintenance). The designated area should be well away from streams or storm drain inlets (berms if necessary). Make major repairs off site.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary road shields if it rains. Sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place tarps and recycling receptacles around the site to minimize litter.

Best Management Practices for the Construction Industry

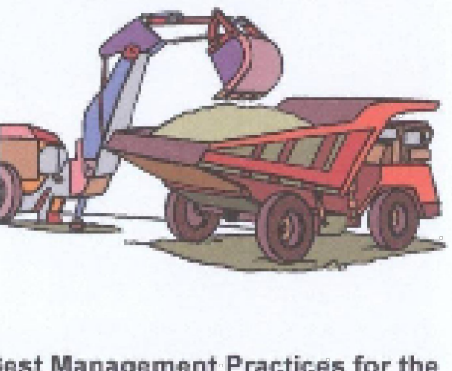
- General contractors
- Site supervisors
- Site inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that flow into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Doing The Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavators. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Best Management Practices for the Construction Industry

- Bulldozers, back hoes, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Storm Drain Pollution from Earth-Moving Activities and Dewatering


Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or mulched ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and discharge habits in creeks and the Bay, Erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or mulched ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and discharge habits in creeks and the Bay, Erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or mulched ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and discharge habits in creeks and the Bay, Erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or mulched ground surfaces.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND
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APPROVED BY: [Signature]
 CITY ENGINEER
 OF SHEETS

CITY OF LOS ALTOS
 48056
 R.C.E.

DATE: OCTOBER, 2002
 SCALE: N.T.S.
 DRAWING NO.:

376 FIRST STREET
 LOS ALTOS, CALIFORNIA

BLUEPRINT FOR A CLEAN BAY

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
 1731 Technology Drive, Suite 880
 San Jose, CA 95110
 (408) 286-4555 FAX: (408) 286-4558
 www.jmhweiss.com

JOB NO. 5154
 DATE 12-14-2020

C5.0

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP WAS THE MONUMENTED SOUTHERLY LINE OF LOT 2 OF THAT MAP FILED IN BOOK 108 OF MAPS, AT PAGE 8, SANTA CLARA COUNTY RECORDS. THE BEARING OF SAID SOUTHERLY LINE, SOUTH 53°37'46" WEST, AND AS SHOWN ON THAT CORNER RECORD, CR 2029

BENCHMARK

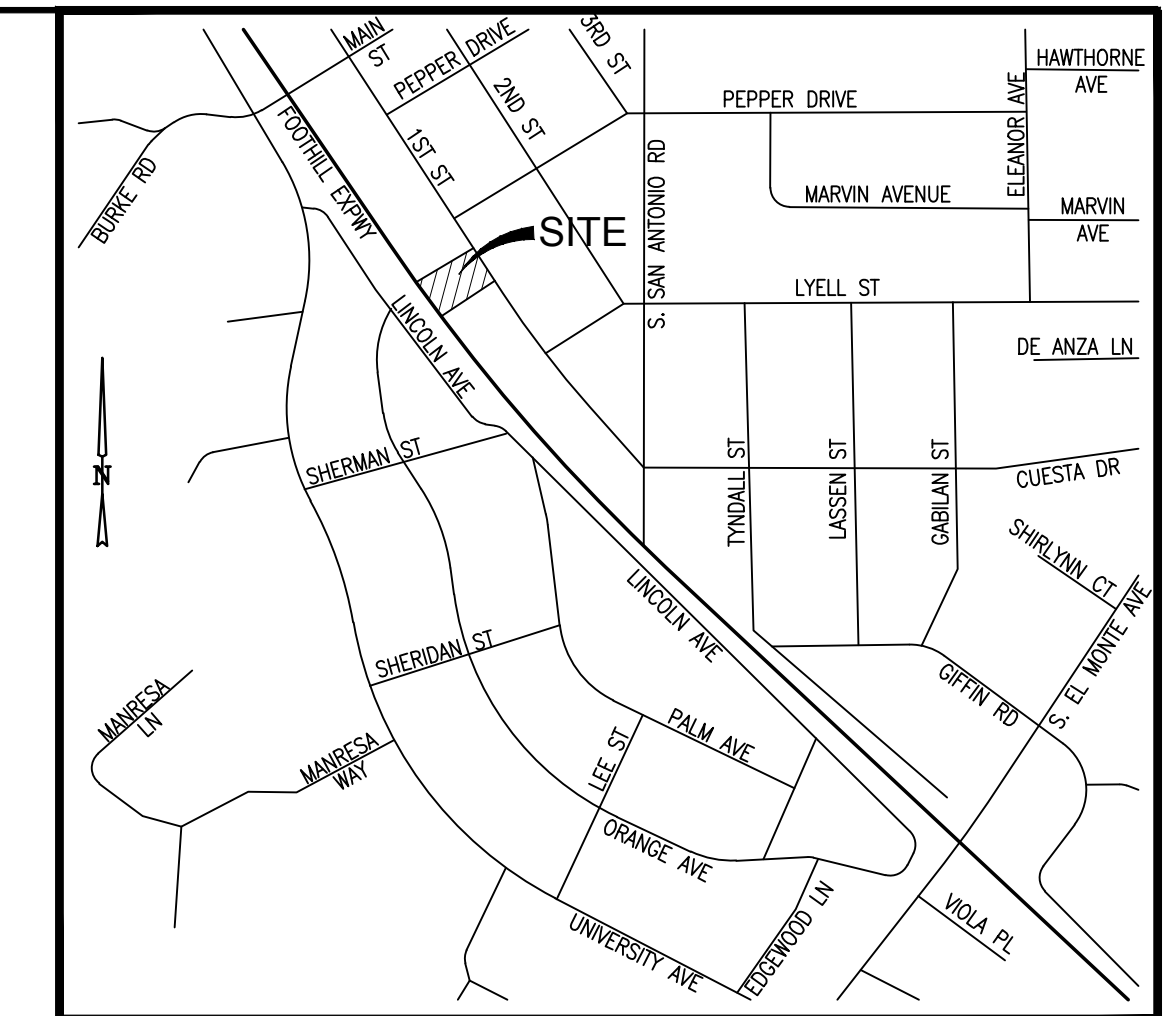
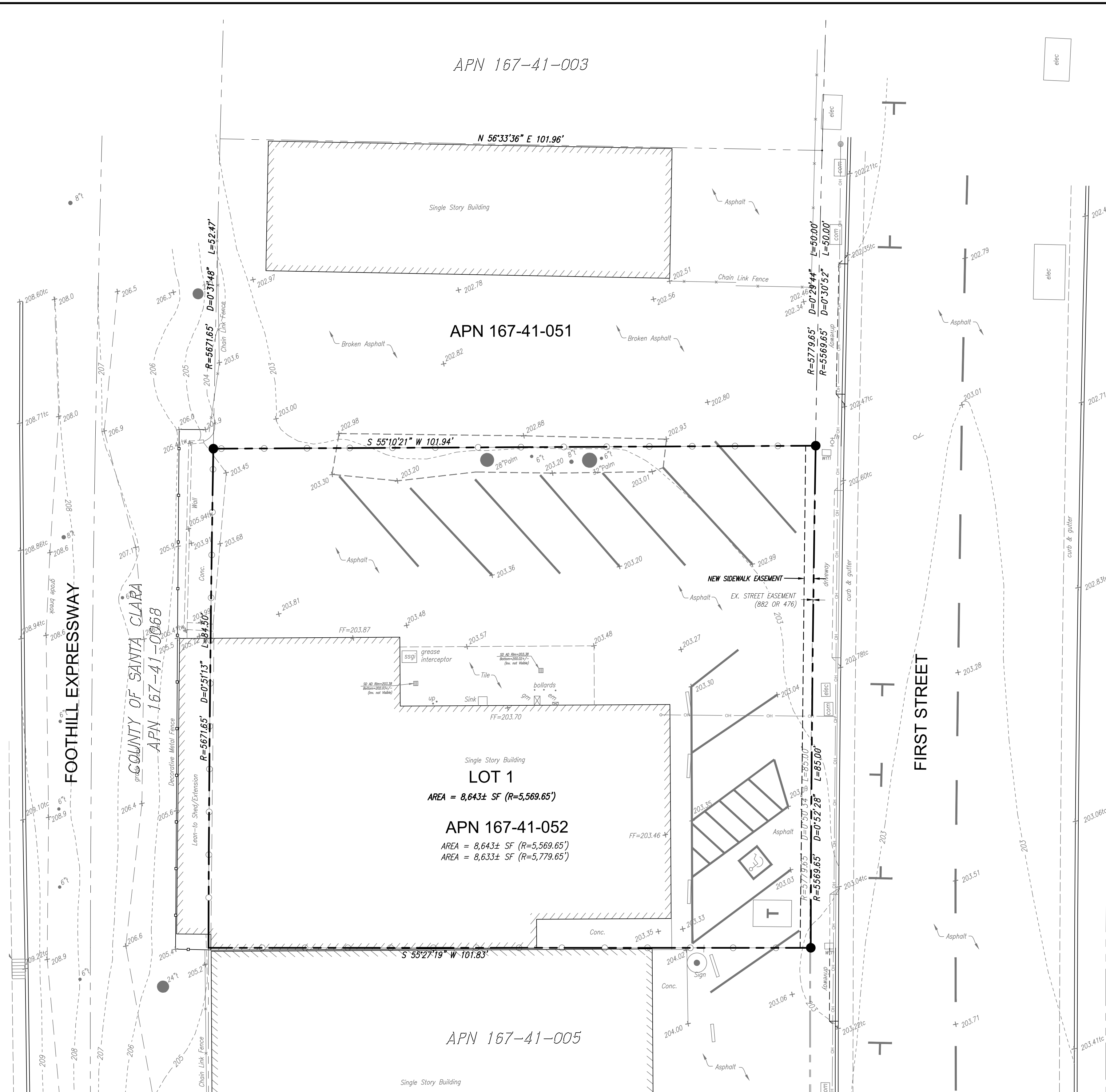
VERTICAL DATUM BASED UPON CITY OF LOS ALTOS BENCHMARK #18, A BRASS DISC IN THE SOUTHWEST CURB RETURN AT THE INTERSECTION FIRST STREET AND MAIN STREET. ELEVATION TAKEN AS 197.45.

GENERAL NOTES:

- OWNER/SUBDIVIDER: JAN UNLU
376 FIRST STREET
LOS ALTOS, CA
- CIVIL ENGINEER / LAND SURVEYOR: KEVIN R. WEISS, R.C.E. 47967, P.L.S. 007139
DANIEL J. EDWARDS, R.C.E. 69369
JMHW WEISS, INC.
1731 TECHNOLOGY DRIVE, SUITE #880
SAN JOSE, CALIFORNIA 95110
(408) 286-4555
- ASSESSOR'S PARCEL NUMBERS: 167-41-052
- EXISTING ZONING: COMMERCIAL DOWNTOWN / MULTIPLE FAMILY (CO/R3)
- PROPOSED ZONING: NO CHANGE
- LAND USE DESIGNATION: DOWNTOWN COMMERCIAL
- SUBDIVIDED AREA: APPROXIMATELY 0.198 +/- ACRES
- EXISTING LOTS: 1 LOT
- TOTAL PROPOSED LOTS: 1 LOT FOR RESIDENTIAL CONDOMINIUM PURPOSES
- EXISTING LAND USE: RESTAURANT
- PROPOSED LAND USE: 15 RESIDENTIAL UNITS
- WATER SYSTEM: CITY OF LOS ALTOS
- STORM DRAIN: TO BE INSTALLED IN CONFORMANCE WITH STANDARD AND SPECIFICATIONS OF THE CITY OF LOS ALTOS
- SANITARY SEWER: TO BE INSTALLED IN CONFORMANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF LOS ALTOS
- GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
- TELEPHONE: AT&T
- CABLE: COMCAST
- FIRE HYDRANTS: TO BE INSTALLED TO CONFORM TO LOCATIONS AND STANDARDS OF THE CITY OF LOS ALTOS
- NOTES: 1) EASEMENTS, AS NEEDED, TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT
2) SUBJECT TO PROJECT CC&R'S TO BE RECORDED
- WELL LOCATION NOTE: PER AMANDA CARRILLO-VELASCO AT THE SANTA CLARA VALLEY WATER DISTRICT, THERE ARE NO WELLS LOCATED ON THIS SITE

TABLE OF CONTENTS

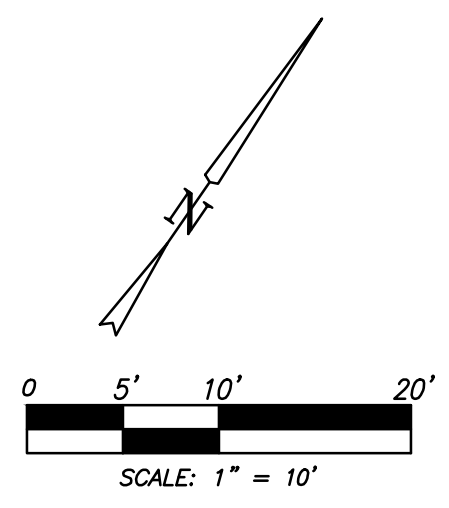
- EXISTING BOUNDARY AND TOPOGRAPHY
- PRELIMINARY GRADING, DRAINAGE, & UTILITY MAP
- TREE PROTECTION PLAN (BY OTHERS)



VICINITY MAP
NTS

LEGEND & ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ADJACENT PARCEL
- MONUMENT LINE/CENTERLINE, AS NOTED
- EASEMENT - EXISTING
- EASEMENT - NEW
- CONCRETE
- CURB & GUTTER
- FENCELINE
- IRON PIPE, FOUND AS NOTED
- 3/4" IP TO BE SET, LS 7139
- CITY MONUMENT, FOUND AS NOTED
- CUT CROSS, AS NOTED
- BEARING AND DISTANCE
- COMMUNICATIONS BOX
- CATCH BASIN
- DRAIN INLET
- ELECTRIC UTILITY BOX
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- SANITARY SEWER GREASE INTERCEPTOR
- SANITARY SEWER MANHOLE
- SIGN
- TREE TRUNK / SIZE
- UTILITY PIPE
- WATER METER
- WATER VALVE



REVISIONS	
#	DATE
1	01/20/2019
2	12/05/2019
3	05/29/2020
4	12/14/2020

EXISTING BOUNDARY AND TOPOGRAPHY

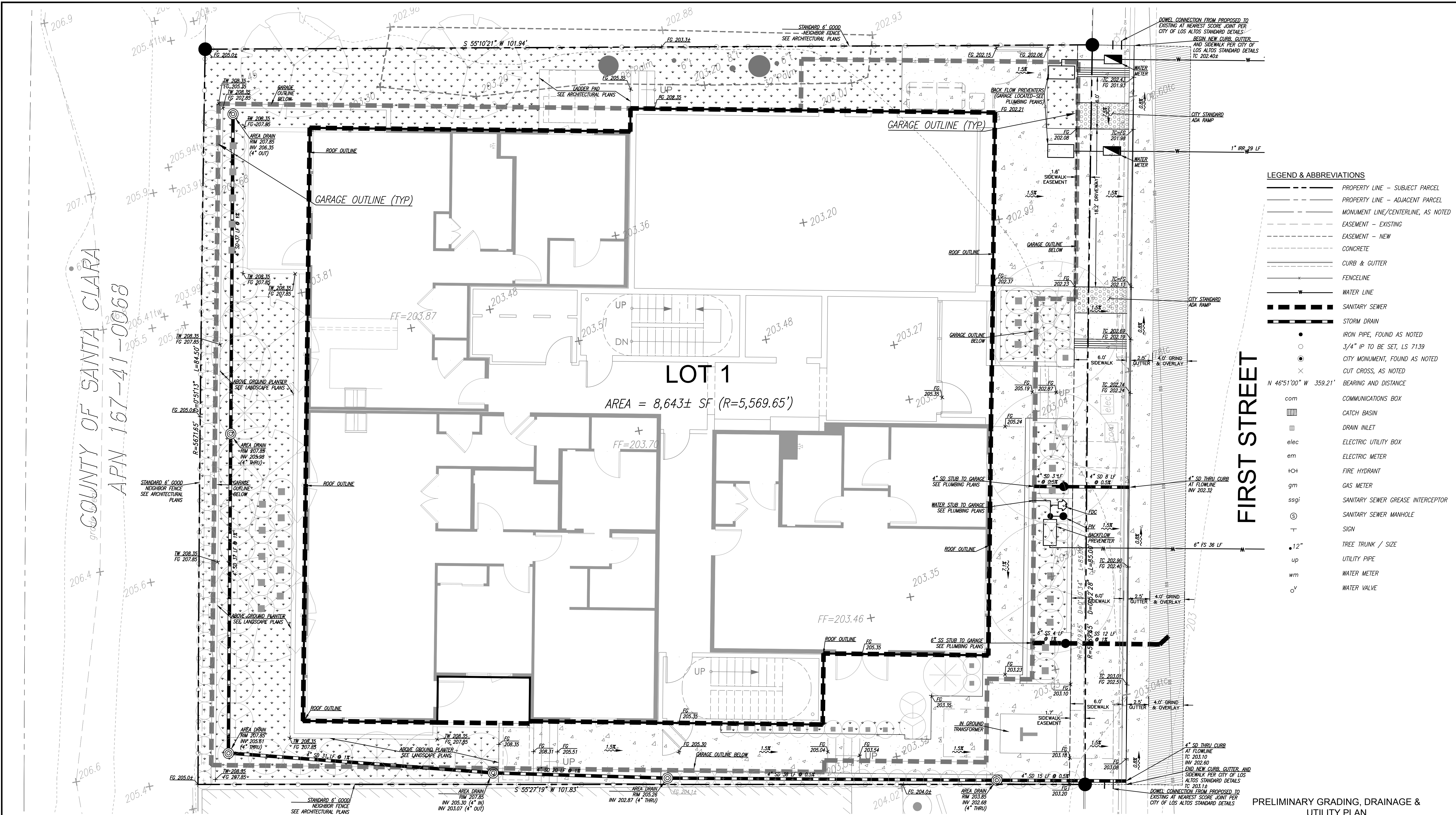
VESTING TENTATIVE TRACT MAP
RESIDENTIAL CONDOMINIUM PURPOSES
376 FIRST STREET

LOS ALTOS CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Ste #880, San Jose, Ca 95110
Tel: (408) 286-4555

AS SHOWN	12/14/2020	5154	1 OF 2
SCALE	DATE	JOB NO.	

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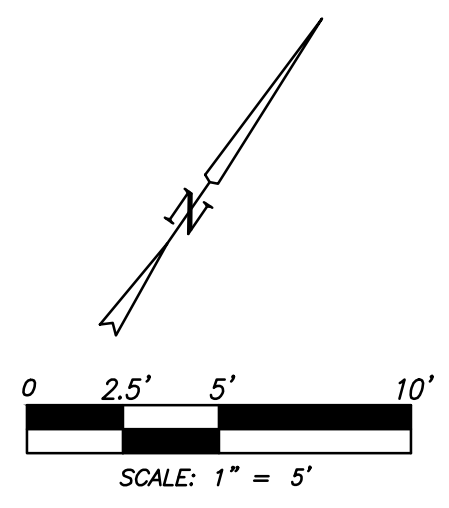


LEGEND & ABBREVIATIONS

---	PROPERTY LINE - SUBJECT PARCEL
---	PROPERTY LINE - ADJACENT PARCEL
---	MONUMENT LINE/CENTERLINE, AS NOTED
---	EASEMENT - EXISTING
---	EASEMENT - NEW
---	CONCRETE
---	CURB & GUTTER
---	FENCELINE
---	WATER LINE
---	SANITARY SEWER
---	STORM DRAIN
●	IRON PIPE, FOUND AS NOTED
○	3/4" IP TO BE SET, LS 7139
⊙	CITY MONUMENT, FOUND AS NOTED
×	CUT CROSS, AS NOTED
N 46°51'00" W 359.21'	BEARING AND DISTANCE
com	COMMUNICATIONS BOX
▣	CATCH BASIN
▣	DRAIN INLET
elec	ELECTRIC UTILITY BOX
em	ELECTRIC METER
+H	FIRE HYDRANT
gm	GAS METER
ssgi	SANITARY SEWER GREASE INTERCEPTOR
⊙	SANITARY SEWER MANHOLE
T	SIGN
12"	TREE TRUNK / SIZE
up	UTILITY PIPE
wm	WATER METER
○	WATER VALVE

FIRST STREET

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN



REVISIONS		
#	DATE	DESCRIPTION
1	01/20/2019	FIRST SUBMITTAL
2	12/05/2019	SECOND SUBMITTAL
3	05/29/2020	THIRD SUBMITTAL
4	12/14/2020	FOURTH SUBMITTAL

VESTING TENTATIVE TRACT MAP
RESIDENTIAL CONDOMINIUM PURPOSES
376 FIRST STREET

LOS ALTOS CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Ste #80, San Jose, Ca 95110
Tel(408)286-4555

AS SHOWN	12/14/2020	5154	2 OF 2
SCALE	DATE	JOB NO.	

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USER: cweiss, AutoCAD 1/24/05 (LRF Tool), Microsoft Windows NT Version 10.0 (64)

CONSTRUCTION MANAGEMENT PLAN

376 FIRST STREET
LOS ALTOS, CA
DECEMBER 11, 2019



ACKNOWLEDGEMENT

THE GOAL OF THE CONSTRUCTION MANAGEMENT PLAN IS TO MINIMIZE CONSTRUCTION RELATED IMPACTS TO THE SURROUNDING NEIGHBORHOOD AND ADJACENT PROPERTIES AND THEIR OCCUPANTS. SPECIFICALLY, THE OBJECTIVES OF THIS ARE TO:

- REDUCE PARKING IMPACTS RELATED TO THE PROPOSED CONSTRUCTION
- CONTAIN CONSTRUCTION RELATED PARKING TO THE PROJECT SITE AND AREAS APPROVED BY THE CITY
- REDUCE CONSTRUCTION NOISE IMPACTS TO THE GREATEST EXTENT THAT ARE TECHNICALLY AND ECONOMICALLY FEASIBLE
- MINIMIZE OFF-SITE DUST AND AIR QUALITY IMPACTS PER BEST MANAGEMENT PRACTICES

IN ORDER TO ACHIEVE THE ABOVE STATED GOAL AND OBJECTIVES, WE AGREE TO, AND WILL ABIDE BY, THE TERMS CONTAINED IN THIS CONSTRUCTION MANAGEMENT PLAN.

OWNER

CONTRACTOR

APPROVALS

ENGINEERING DIVISION

PLANNING DIVISION

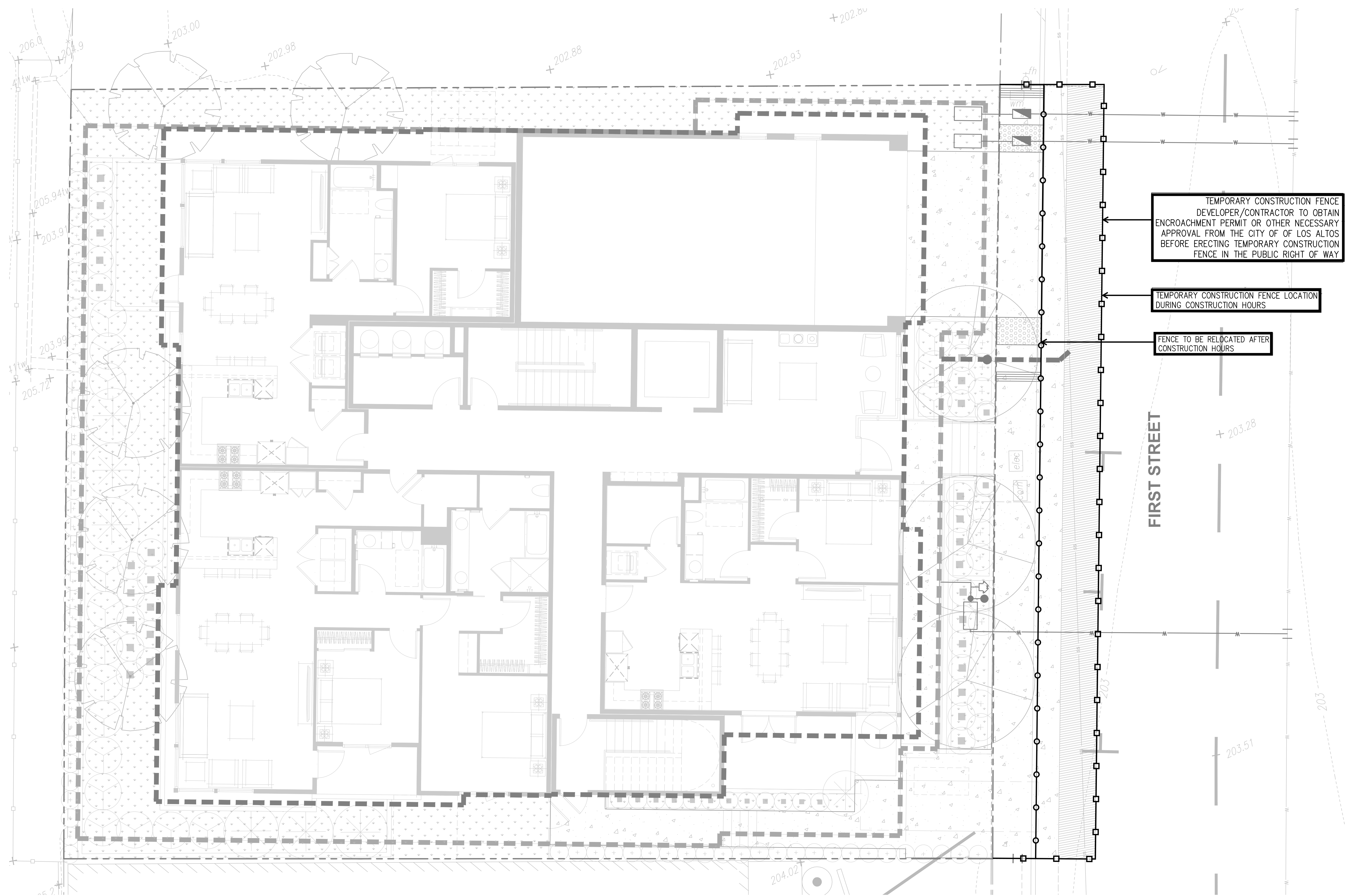
BUILDING DIVISION

376 FIRST STREET

LOS ALTOS, CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Suite 880
San Jose, CA 95110
(408) 286-4555 FAX:(408) 286-4558
www.jmhweiss.com

JOB NO. **5154**
DATE **12-14-2020** **CM-1**



TEMPORARY CONSTRUCTION FENCE
 DEVELOPER/CONTRACTOR TO OBTAIN
 ENCROACHMENT PERMIT OR OTHER NECESSARY
 APPROVAL FROM THE CITY OF LOS ALTOS
 BEFORE ERECTING TEMPORARY CONSTRUCTION
 FENCE IN THE PUBLIC RIGHT OF WAY

TEMPORARY CONSTRUCTION FENCE LOCATION
 DURING CONSTRUCTION HOURS

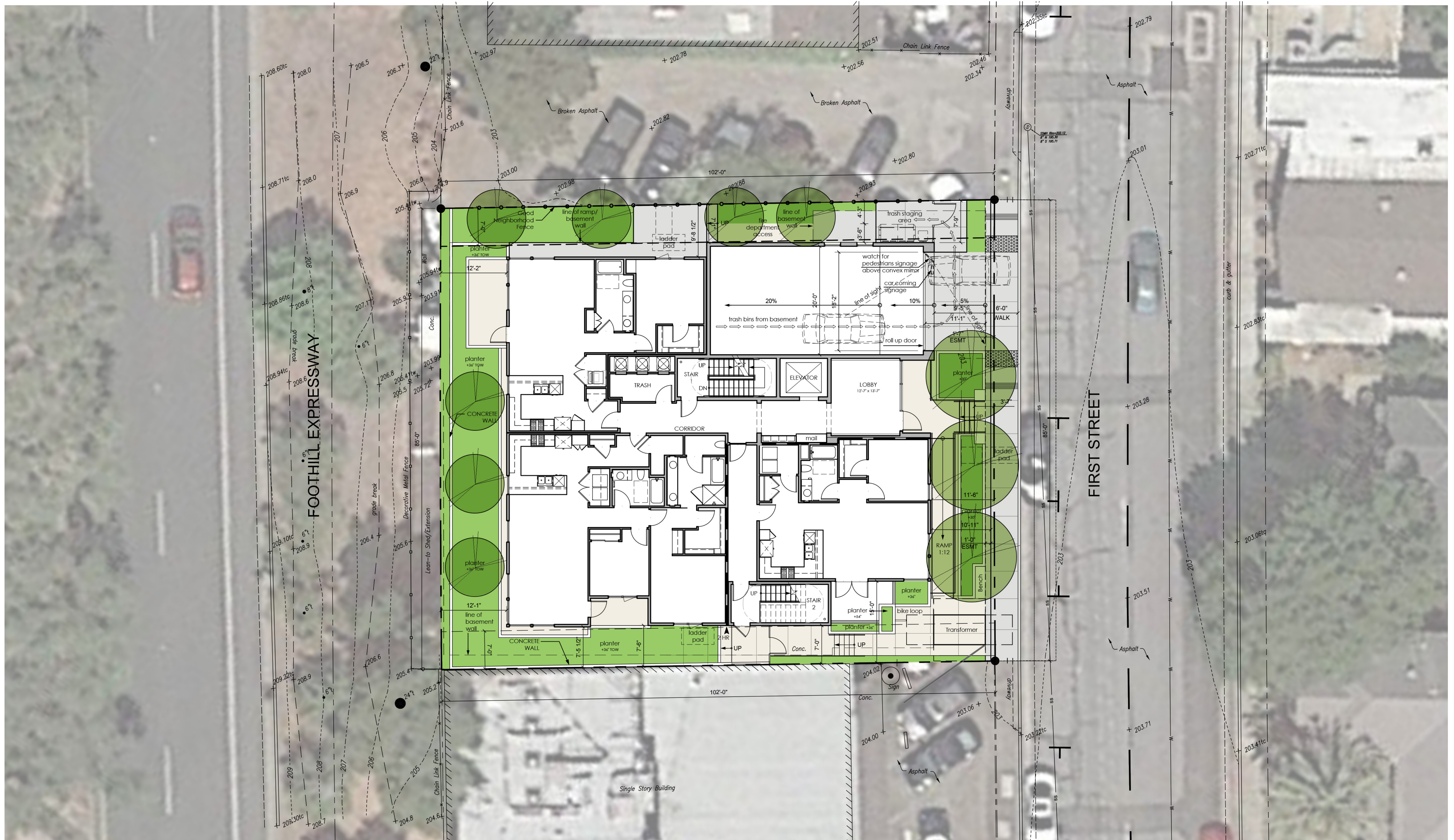
FENCE TO BE RELOCATED AFTER
 CONSTRUCTION HOURS

FIRST STREET

376 FIRST STREET
 LOS ALTOS, CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
 1731 Technology Drive, Suite 880
 San Jose, CA 95110
 (408) 286-4555 FAX:(408) 286-4558
 www.jmhweiss.com

JOB NO. **5154**
 DATE **12-14-2020** **CM-2**



376 FIRST STREET
LOS ALTOS, CALIFORNIA

SCALE: 1/8"=1'-0"

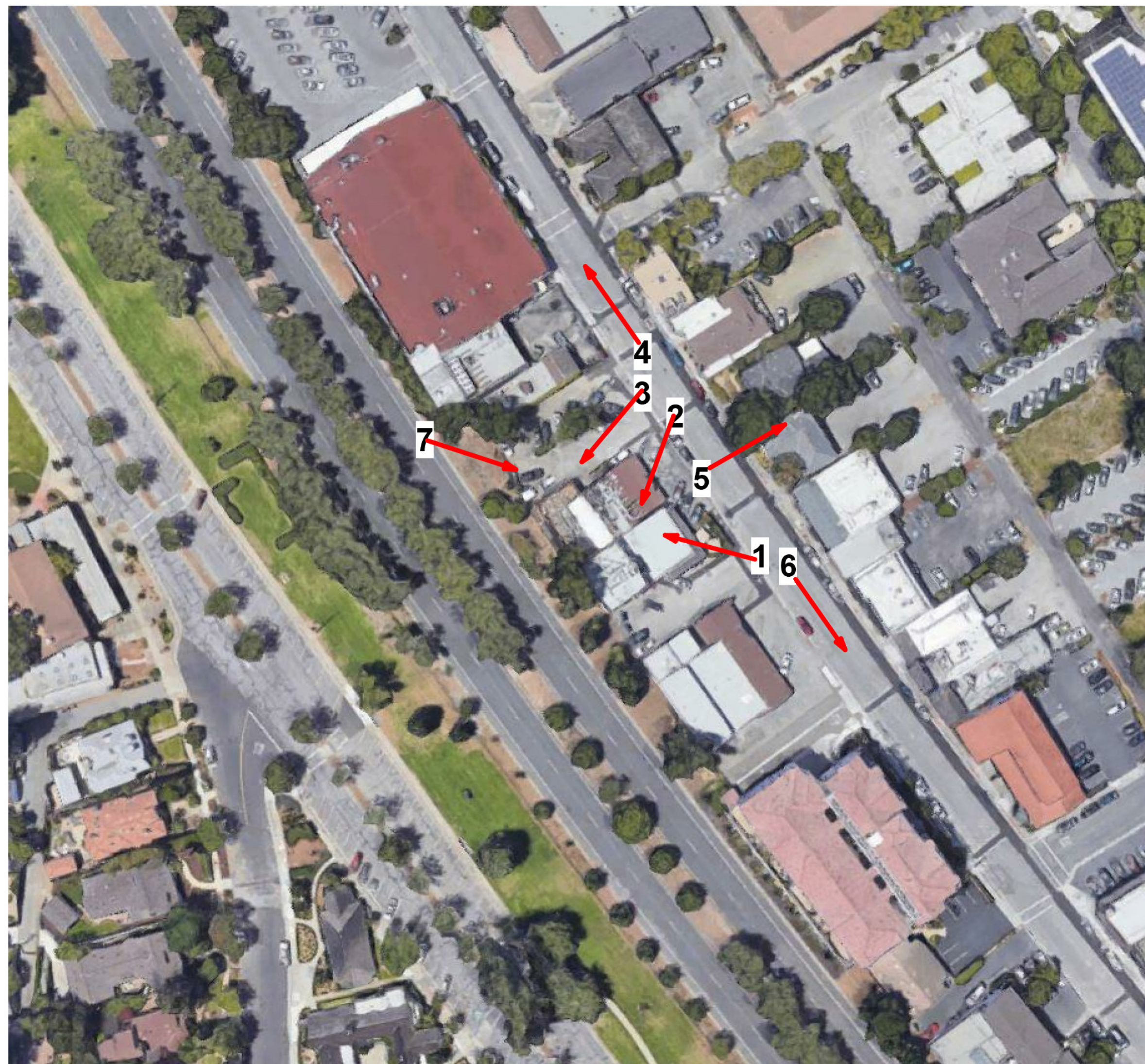


SITE PLAN

DAHLIN

JOB NO. 1493.001
DATE 02-17-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200


A.1



KEY ARIAL MAP (NTS)



1 - SOUTH EAST CORNER OF THE SITE



2 - NORTH EAST CORNER OF SITE



3- EXISTING NORTH EAST PARKING IN THE SITE



4 - TOWARDS NORTH OF FIRST STREET



5 - OVERLOOKING FROM THE SITE TOWARDS EAST



6 - TOWARDS SOUTH OF FIRST STREET



7 - FROM THE EXPRESSWAY - NORTH WEST

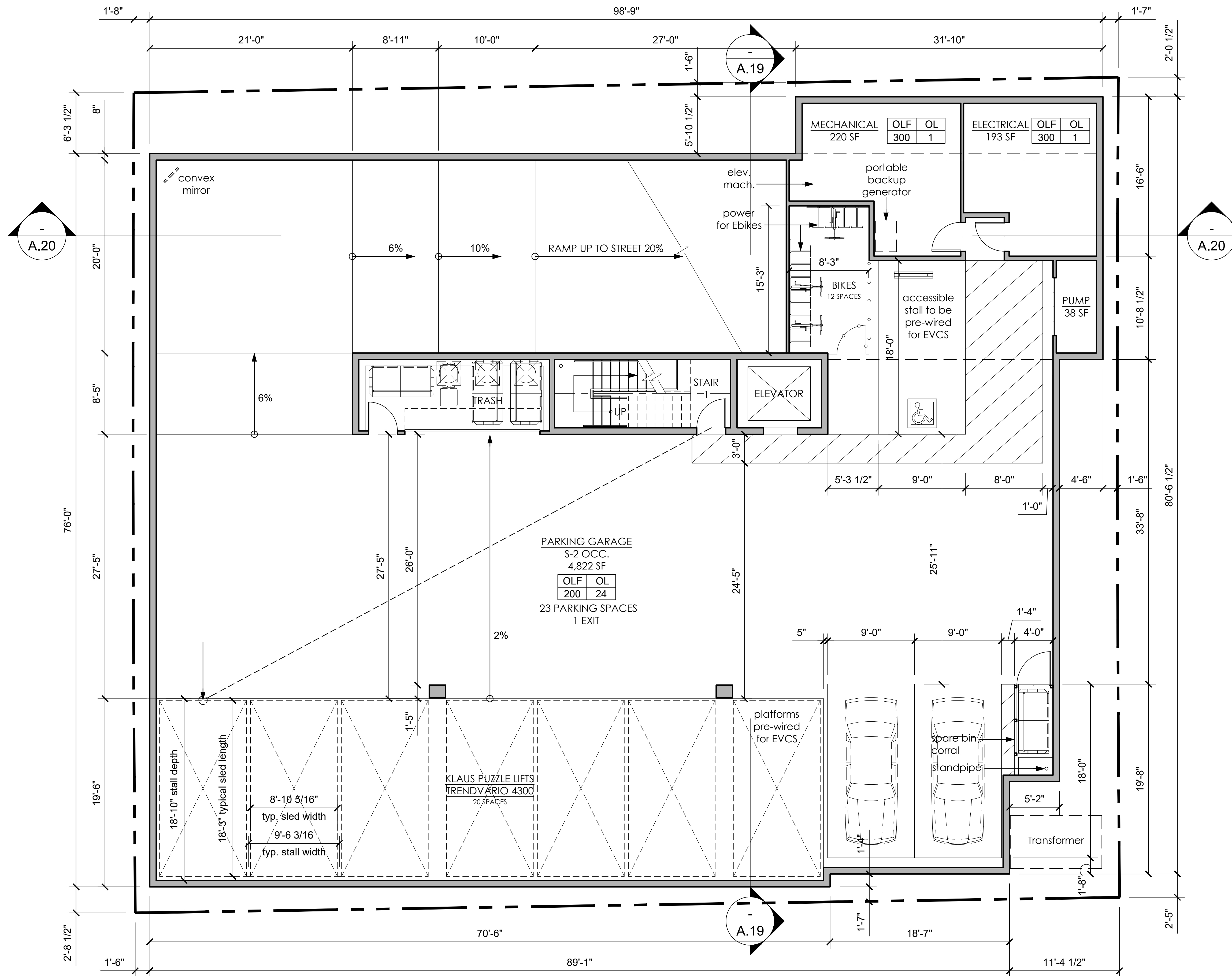
376 FIRST STREET
LOS ALTOS, CALIFORNIA

EXISTING SITE CONDITION



JOB NO. 1493.001
DATE 02-17-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.2



376 FIRST STREET
LOS ALTOS, CALIFORNIA

BASEMENT LEVEL PLAN

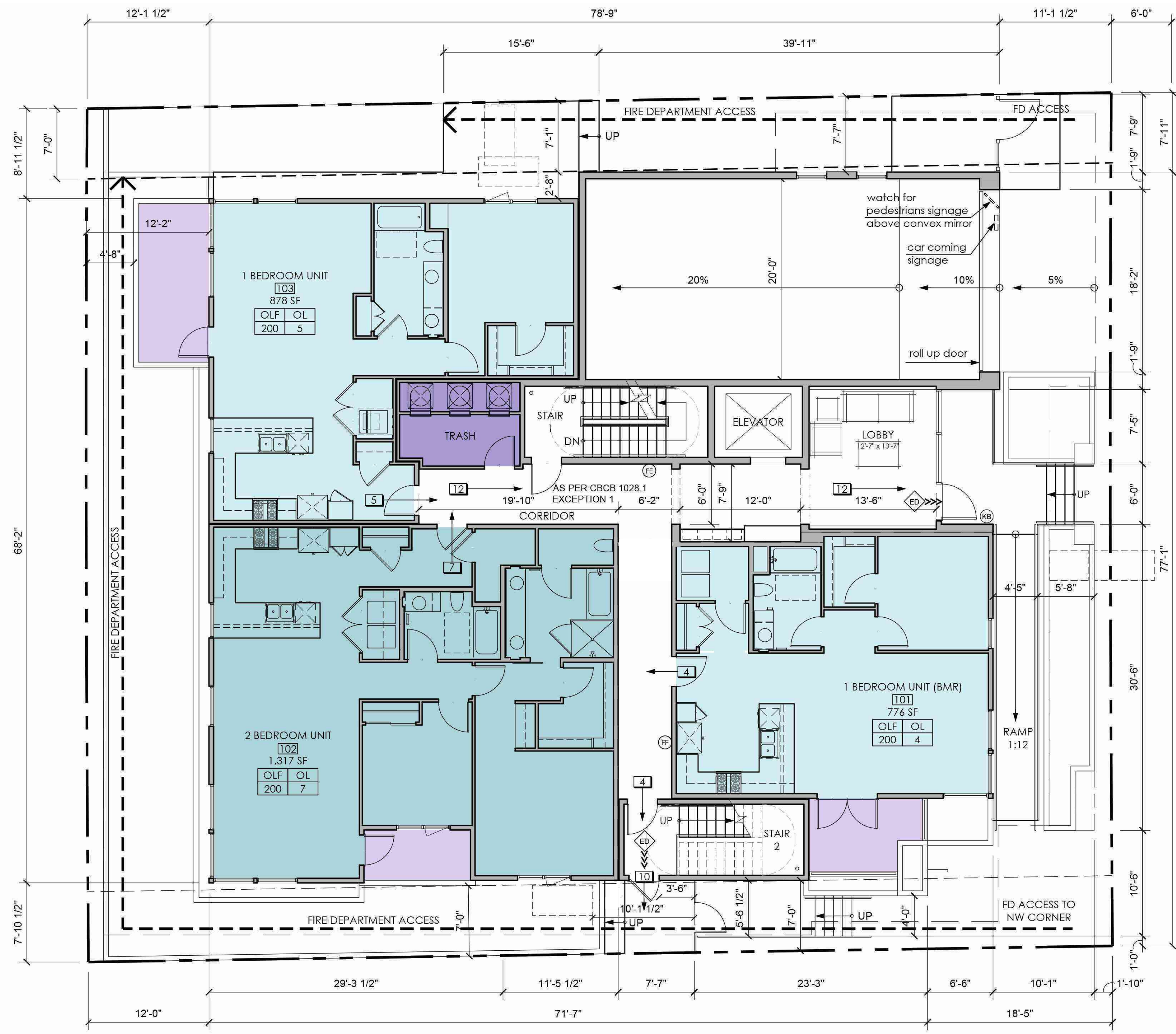
SCALE: 3/16"=1'-0"
0 4 8 16

DAHLIN

JOB NO. 1493.001
DATE 02-17-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A.3



CODE ANALYSIS SYMBOLS LEGEND

- X OCCUPANCY TYPE
- 9 OCCUPANCY EXITING LOAD
- FE FIRE EXTINGUISHERS PER CFC SEC. 906: GARAGES: 4A-40 BC, NON-GARAGE UNITS; 2A-10 BC, FOR LOCATIONS AT 1-HR WALLS
- OL# SIGN ABOVE DOOR: * THIS ROOM'S MAXIMUM OCCUPANCY IS # PERSONS; * # SYMBOL INDICATES NUMBER OF OCCUPANTS
- KB KEY/KNOX BOX PER CFC SEC. 506 & SANTA CLARA FIRE DEPT. POLICY FOR INSTALLATION OF LOCK BOX. VERIFY LOCATION WITH FIRE DEPT.
- ILLUMINATED EXIT SIGNAGE PER CBC SECTION 1011, PROVIDE TACTILE EXIT SIGN ADJACENT TO EVERY EXIT, S.E.D. AND S.I.D.
- VISUAL AND AUDIBLE ALARM APPLIANCE
- EXIT DIRECTION
- 2 HR 2-HOUR FIRE BARRIER CREATING SEPARATION BUILDING WITH 90 MINUTES FIRE RATE U.L. LISTED DOOR ASSEMBLIES
- 1 HR 1-HOUR FIRE PARTITION DWELLINGS SEPARATION WALLS BETWEEN UNITS PER CBC 709.

FIRE ACCESS LEGEND

- 3'-0" X 6'-0" S.C.C.F.D. LADDER ACCESS PAD

BLDG. EXIT ANALYSIS LEGEND

- 37 OCCUPANCY EXITING LOAD
- OL# OCCUPANT LOAD FACTOR PER TABLE 1004.1.2. OCCUPANT LOAD FOR THIS SPACE.
- MD 1/3 MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1. 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
- 1/3 DE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2. DISTANCE BETWEEN EXITS PROVIDED.
- INTERIOR ACCESSIBLE ROUTE. PROVIDE MINIMUM 44" WIDE ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING PLACE TO ACCESSIBLE EXIT AND ENTRY PER CBC. 1007, 1120A & 1138A. SLOPE 5% MAX. CROSS SLOPE 2% MAX.
- ED EXIT DISCHARGE TO PUBLIC WAY PER SEC. 1027
- CP XX DISTANCE FROM MOST REMOTE POINT TO THIS POINT WHERE COMMON PATH TO TWO EXITS IS PROVIDED, PER CBC SECTION 1014.3. OCCUPANCY W/SPRINKLER SYS. S-2 100 FT. MAX. R-2 125 FT. MAX.
- TD XX TRAVEL DISTANCE FROM THIS POINT (MOST REMOTE) TO NEAREST EXIT, PER CBC SECTION 1016.1. TABLE 1016.2: OCCUPANCY W/SPRINKLER SYS. S-2 400 FT. MAX. R-2 250 FT. MAX.

ROOM LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- CIRCULATION
- DECK
- UTILITY

376 FIRST STREET
LOS ALTOS, CALIFORNIA

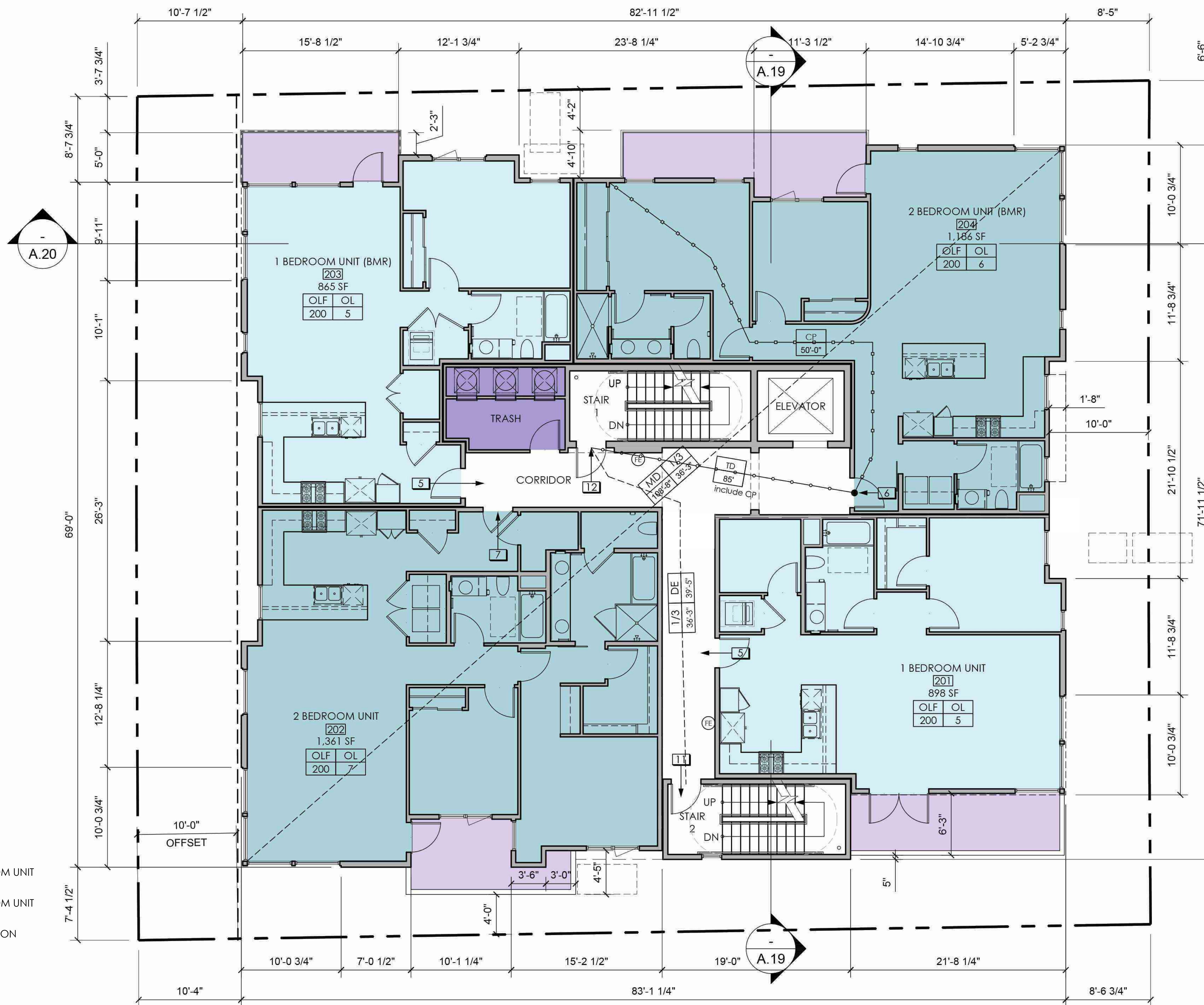
GROUND LEVEL PLAN

SCALE: 3/16"=1'-0"
0 4 8 16

DAHLIN

JOB NO. 1493.001
DATE 02-17-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N
A.4



CODE ANALYSIS SYMBOLS LEGEND

- X OCCUPANCY TYPE
- e OCCUPANCY EXITING LOAD
- FE FIRE EXTINGUISHERS PER CFC SEC. 906: GARAGES: 4A-40 BC. NON-GARAGE UNITS: 2A-10 BC. FOR LOCATIONS AT 1-HR WALLS
- OL SIGN ABOVE DOOR: * THIS ROOM'S MAXIMUM OCCUPANCY IS PERSONS. * # SYMBOL INDICATES NUMBER OF OCCUPANTS
- KB KEY/KNOX BOX PER CFC SEC. 506 & SANTA CLARA FIRE DEPT. POLICY FOR INSTALLATION OF LOCK BOX. VERIFY LOCATION WITH FIRE DEPT.
- X ILLUMINATED EXIT SIGNAGE PER CBC SECTION 1011, PROVIDE TACTILE EXIT SIGN ADJACENT TO EVERY EXIT, S.E.D. AND S.I.D.
- X VISUAL AND AUDIBLE ALARM APPLIANCE
- EXIT DIRECTION
- 2-HOUR FIRE BARRIER CREATING SEPARATION BUILDING WITH 90 MINUTES FIRE RATE U.L. LISTED DOOR ASSEMBLIES
- 1-HR FIRE PARTITION DWELLINGS SEPARATION WALLS BETWEEN UNITS PER CBC 709.

FIRE ACCESS LEGEND

- 3'-0" X 6'-0" S.C.C.F.D. LADDER ACCESS PAD

BLDG. EXIT ANALYSIS LEGEND

- 37 OCCUPANCY EXITING LOAD
- OL OCCUPANT LOAD FACTOR PER TABLE 1004.1.2.
- OL OCCUPANT LOAD FOR THIS SPACE.
- MD MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1.
- 1/3 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
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- DE DISTANCE BETWEEN EXITS PROVIDED.
- INTERIOR ACCESSIBLE ROUTE. PROVIDE MINIMUM 44" WIDE ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING PLACE TO ACCESSIBLE EXIT AND ENTRY PER CBC. 1007, 1120A & 1138A. SLOPE 5% MAX. CROSS SLOPE 2% MAX.
- ED EXIT DISCHARGE TO PUBLIC WAY PER SEC. 1027
- CP DISTANCE FROM MOST REMOTE POINT TO THIS POINT WHERE COMMON PATH TO TWO EXITS IS PROVIDED, PER CBC SECTION 1014.3.
- XX OCCUPANCY W/SPRINKLER SYS.
S-2 100 FT. MAX
R-2 125 FT. MAX
- TD TRAVEL DISTANCE FROM THIS POINT (MOST REMOTE) TO NEAREST EXIT, PER CBC SECTION 1016.1.
- XX TABLE 1016.2: OCCUPANCY W/SPRINKLER SYS.
S-2 400 FT MAX.
R-2 250 FT MAX.

ROOM LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- CIRCULATION
- DECK
- UTILITY

376 FIRST STREET
LOS ALTOS, CALIFORNIA

SECOND LEVEL PLAN

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

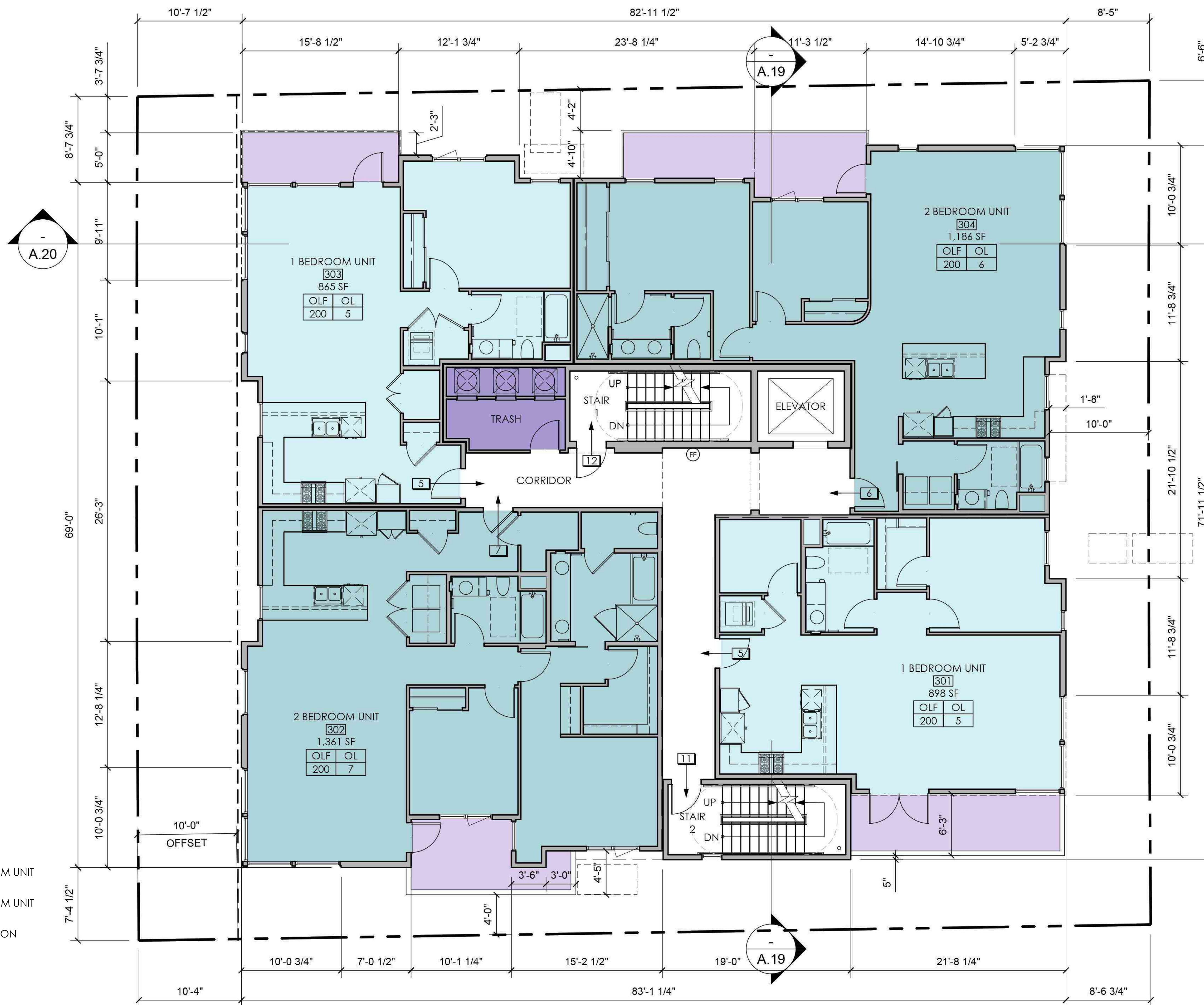


DAHLIN

JOB NO. 1493.001
DATE 02-17-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A.5



CODE ANALYSIS SYMBOLS LEGEND

- X OCCUPANCY TYPE
- 9 OCCUPANCY EXITING LOAD
- FE FIRE EXTINGUISHERS PER CFC SEC. 906: GARAGES: 4A-40 BC. NON-GARAGE UNITS: 2A-10 BC. FOR LOCATIONS AT 1-HR WALLS
- OL # SIGN ABOVE DOOR: * THIS ROOM'S MAXIMUM OCCUPANCY IS # PERSONS. * # SYMBOL INDICATES NUMBER OF OCCUPANTS
- KB KEY/KNOX BOX PER CFC SEC. 506 & SANTA CLARA FIRE DEPT. POLICY FOR INSTALLATION OF LOCK BOX. VERIFY LOCATION WITH FIRE DEPT.
- ⊗ ILLUMINATED EXIT SIGNAGE PER CBC SECTION 1011, PROVIDE TACTILE EXIT SIGN ADJACENT TO EVERY EXIT, S.E.D. AND S.I.D.
- ⊗ VISUAL AND AUDIBLE ALARM APPLIANCE
- EXIT DIRECTION
- 2 HR 2-HOUR FIRE BARRIER CREATING SEPARATION BUILDING WITH 90 MINUTES FIRE RATE U.L. LISTED DOOR ASSEMBLIES
- 1 HR 1-HOUR FIRE PARTITION DWELLINGS SEPARATION WALLS BETWEEN UNITS PER CBC 709.

FIRE ACCESS LEGEND

- 3'-0" X 6'-0" S.C.C.F.D. LADDER ACCESS PAD

BLDG. EXIT ANALYSIS LEGEND

- 37 OCCUPANCY EXITING LOAD
- OL# OL OCCUPANT LOAD FACTOR PER TABLE 1004.1.2. OCCUPANT LOAD FOR THIS SPACE.
- MD 1/3 MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1.
- 228' XX76' 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
- 1/3 DE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
- 76' 123' DISTANCE BETWEEN EXITS PROVIDED.
- INTERIOR ACCESSIBLE ROUTE. PROVIDE MINIMUM 44" WIDE ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING PLACE TO ACCESSIBLE EXIT AND ENTRY PER CBC. 1007, 1120A & 1138A. SLOPE 5% MAX. CROSS SLOPE 2% MAX.
- ED EXIT DISCHARGE TO PUBLIC WAY PER SEC. 1027
- CP XX DISTANCE FROM MOST REMOTE POINT TO THIS POINT WHERE COMMON PATH TO TWO EXITS IS PROVIDED, PER CBC SECTION 1014.3.
- XX OCCUPANCY W/SPRINKLER SYS.
S-2 100 FT. MAX
R-2 125 FT. MAX
- TD XX TRAVEL DISTANCE FROM THIS POINT (MOST REMOTE) TO NEAREST EXIT, PER CBC SECTION 1016.1. TABLE 1016.2: OCCUPANCY W/SPRINKLER SYS.
S-2 400 FT MAX.
R-2 250 FT MAX.

ROOM LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- CIRCULATION
- DECK
- UTILITY

376 FIRST STREET
LOS ALTOS, CALIFORNIA

THIRD LEVEL PLAN

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

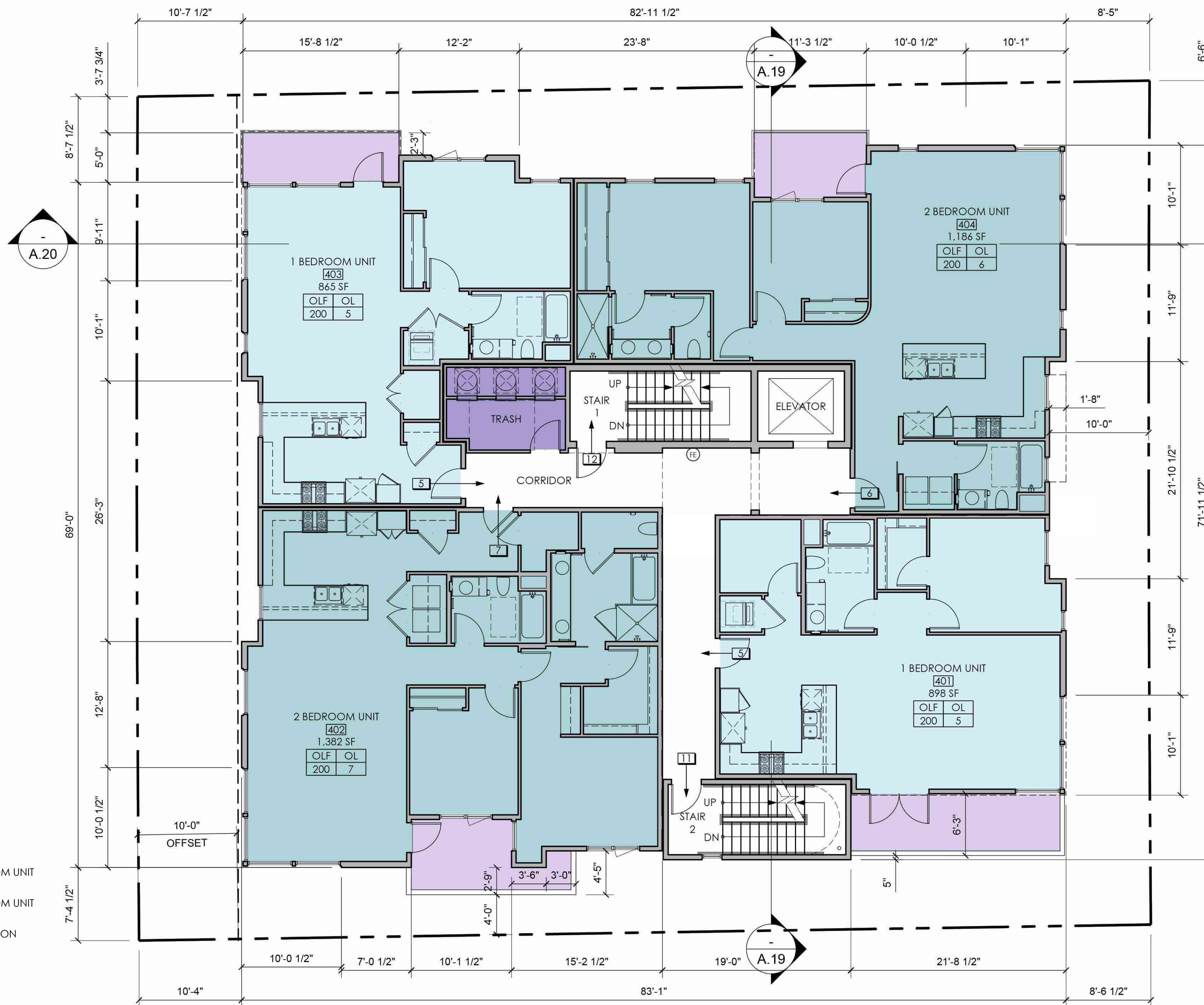


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A.6



CODE ANALYSIS SYMBOLS LEGEND

- X OCCUPANCY TYPE
- 9 OCCUPANCY EXITING LOAD
- FE FIRE EXTINGUISHERS PER CFC SEC. 906: GARAGES: 4A-40 BC. NON-GARAGE UNITS: 2A-10 BC. FOR LOCATIONS AT 1-HR WALLS
- OL_# SIGN ABOVE DOOR: * THIS ROOM'S MAXIMUM OCCUPANCY IS # PERSONS. * # SYMBOL INDICATES NUMBER OF OCCUPANTS
- KB KEY/KNOX BOX PER CFC SEC. 506 & SANTA CLARA FIRE DEPT. POLICY FOR INSTALLATION OF LOCK BOX. VERIFY LOCATION WITH FIRE DEPT.
- ⊗ ILLUMINATED EXIT SIGNAGE PER CBC SECTION 1011, PROVIDE TACTILE EXIT SIGN ADJACENT TO EVERY EXIT, S.E.D. AND S.I.D.
- ⊗ VISUAL AND AUDIBLE ALARM APPLIANCE
- EXIT DIRECTION
- 2 HR 2-HOUR FIRE BARRIER CREATING SEPARATION BUILDING WITH 90 MINUTES FIRE RATE U.L. LISTED DOOR ASSEMBLIES
- 1 HR 1-HOUR FIRE PARTITION DWELLINGS SEPARATION WALLS BETWEEN UNITS PER CBC 709.

BLDG. EXIT ANALYSIS LEGEND

- 37 OCCUPANCY EXITING LOAD
- OL_F OL OCCUPANT LOAD FACTOR PER TABLE 1004.1.2. OCCUPANT LOAD FOR THIS SPACE.
- MD 1/3 MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1.
- 228' XX76' 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
- 1/3 DE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SEC. 1015.2.1. EXCEPTION 2.
- 76' 123' DISTANCE BETWEEN EXITS PROVIDED.
- INTERIOR ACCESSIBLE ROUTE. PROVIDE MINIMUM 44" WIDE ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING PLACE TO ACCESSIBLE EXIT AND ENTRY PER CBC. 1007, 1120A & 1138A. SLOPE 5% MAX. CROSS SLOPE 2% MAX.
- ED EXIT DISCHARGE TO PUBLIC WAY PER SEC. 1027
- CP XX DISTANCE FROM MOST REMOTE POINT TO THIS POINT WHERE COMMON PATH TO TWO EXITS IS PROVIDED, PER CBC SECTION 1014.3.
- XX OCCUPANCY W/SPRINKLER SYS.
S-2 100 FT. MAX.
R-2 125 FT. MAX.
- TD XX TRAVEL DISTANCE FROM THIS POINT (MOST REMOTE) TO NEAREST EXIT, PER CBC SECTION 1016.1. TABLE 1016.2: OCCUPANCY W/SPRINKLER SYS.
S-2 400 FT. MAX.
R-2 250 FT. MAX.

ROOM LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- CIRCULATION
- DECK
- UTILITY

376 FIRST STREET
LOS ALTOS, CALIFORNIA

FOURTH LEVEL PLAN

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

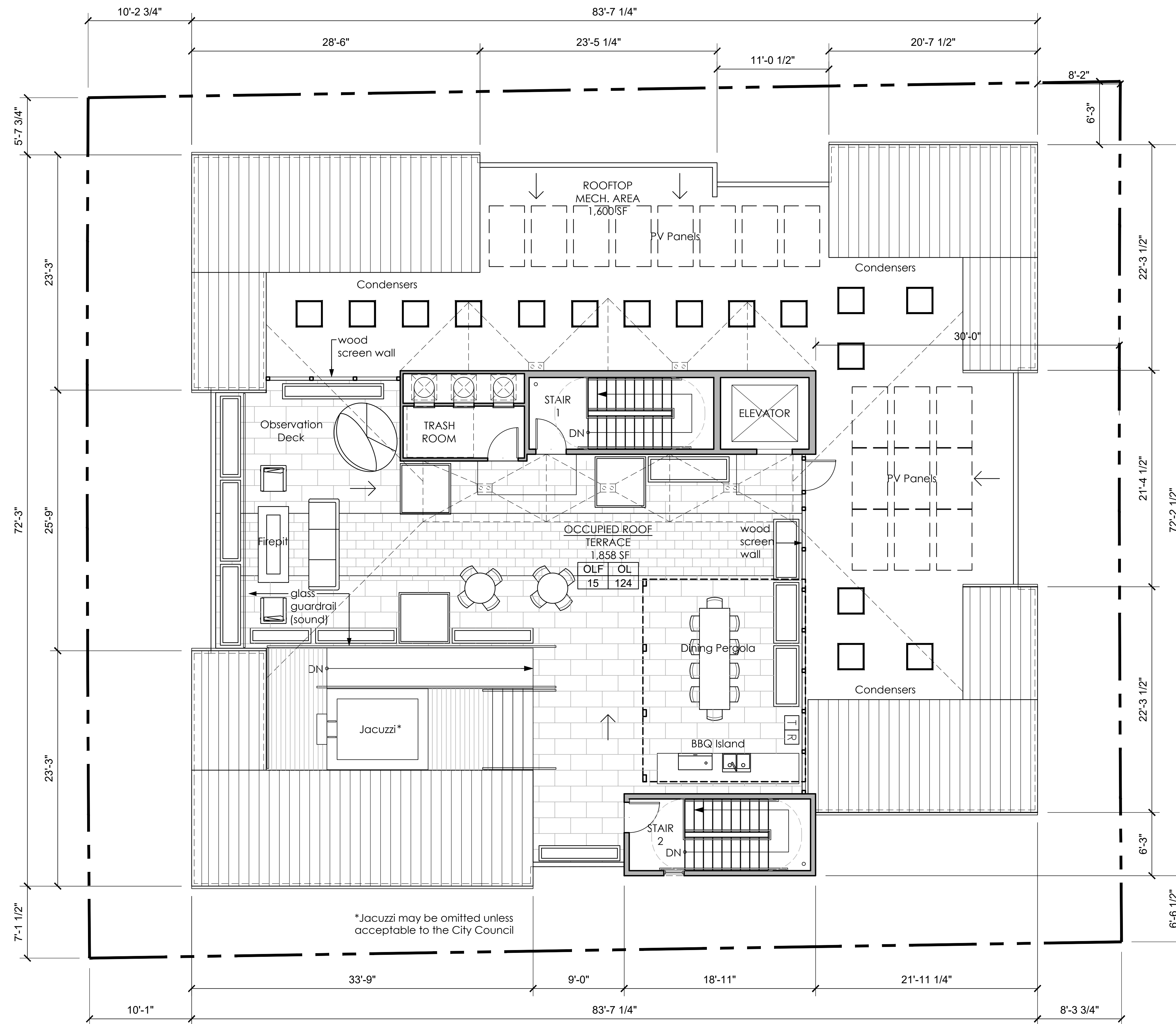


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A.7



GABLE ROOF AREA = 1,537 SF
 STAIR TOWERS AREA = 500 SF
 OCCUPIED ROOF TERRACE = 1,858 SF
 ROOFTOP MECH. AREA = 1,600 SF

TOTAL ROOF AREA = 5,495 SF

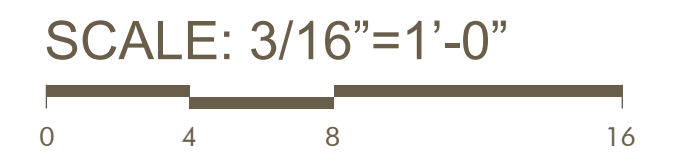
PERCENTAGE OF ROOF AREA ATTRIBUTED TO ROOF ELEMENTS PROJECTING ABOVE THE ROOF DECK (WITH GABLE ROOF AREA) = 37%

PERCENTAGE OF ROOF AREA ATTRIBUTED TO ROOF ELEMENTS PROJECTING ABOVE THE ROOF DECK (WITHOUT GABLE ROOF AREA) = 9%

*Jacuzzi may be omitted unless acceptable to the City Council

376 FIRST STREET
 LOS ALTOS, CALIFORNIA

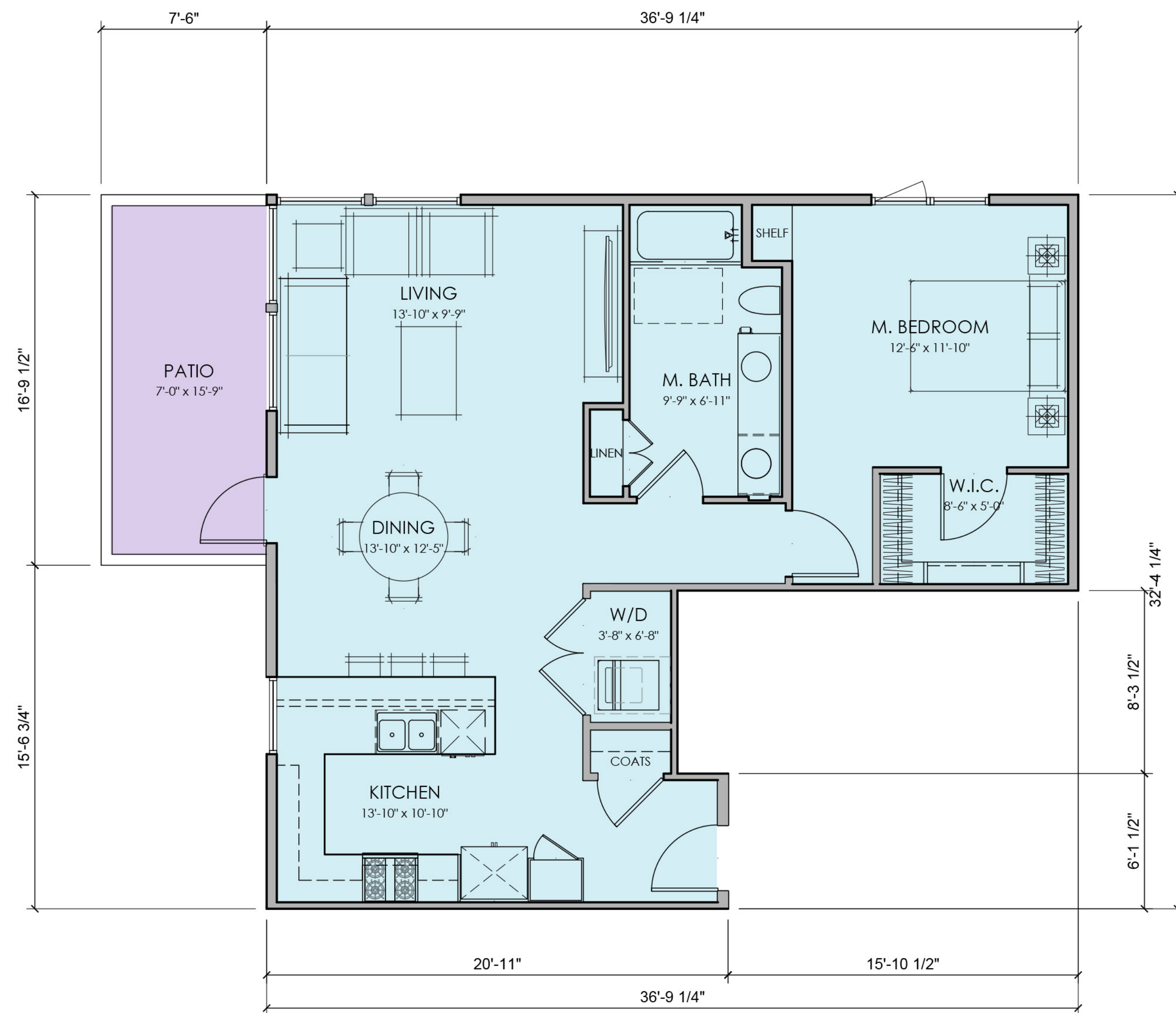
ROOF LEVEL PLAN



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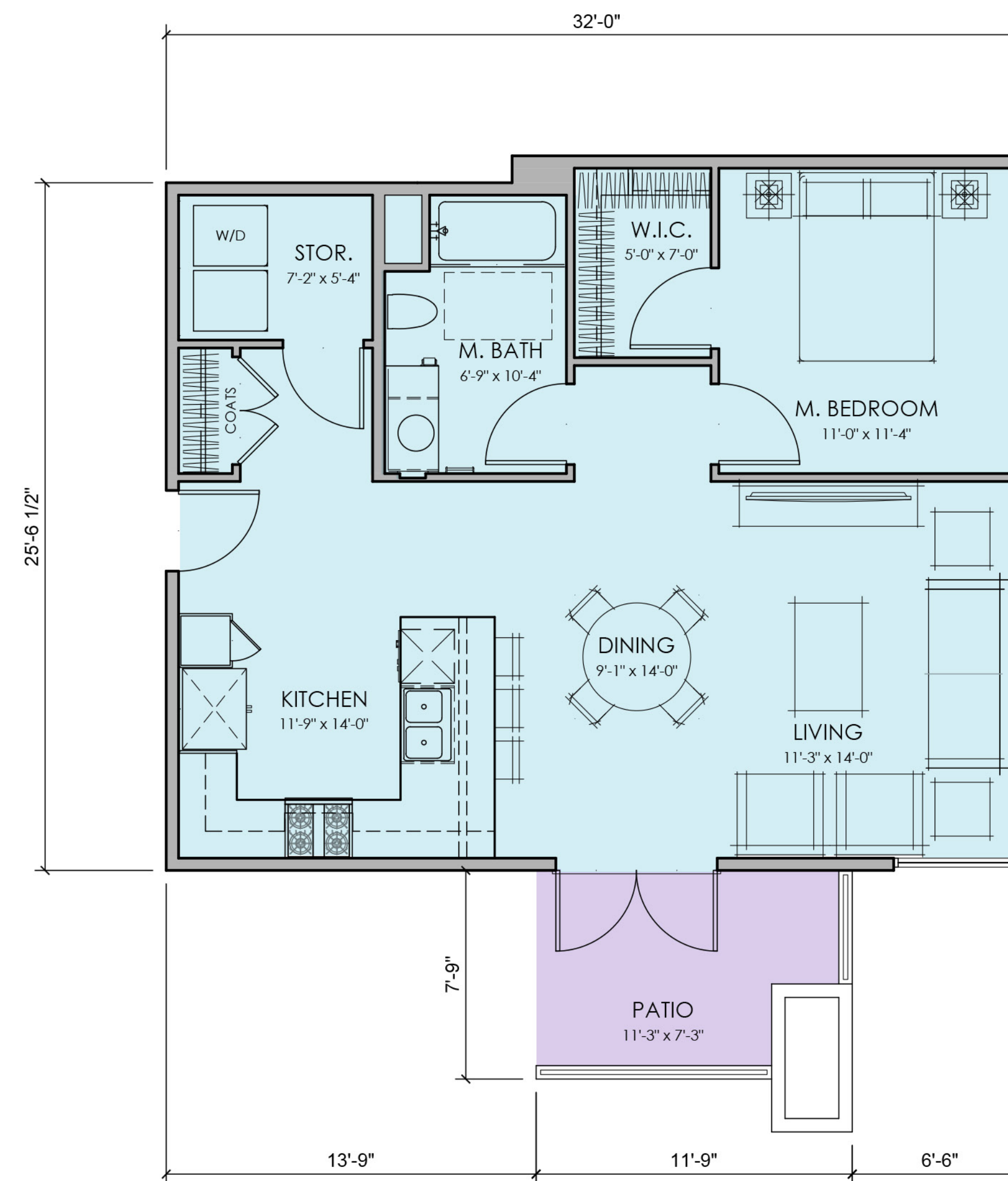
A.8



UNIT PLAN 1B - ONE BEDROOM

1/4" = 1'-0"

UNIT AREA: 868 SF
DECK AREA: 105 SF



UNIT PLAN 1A - ONE BEDROOM

1/4" = 1'-0"

UNIT AREA: 809 SF
DECK AREA: 131 SF

376 FIRST STREET
LOS ALTOS, CALIFORNIA

UNIT PLANS - 1 BEDROOM

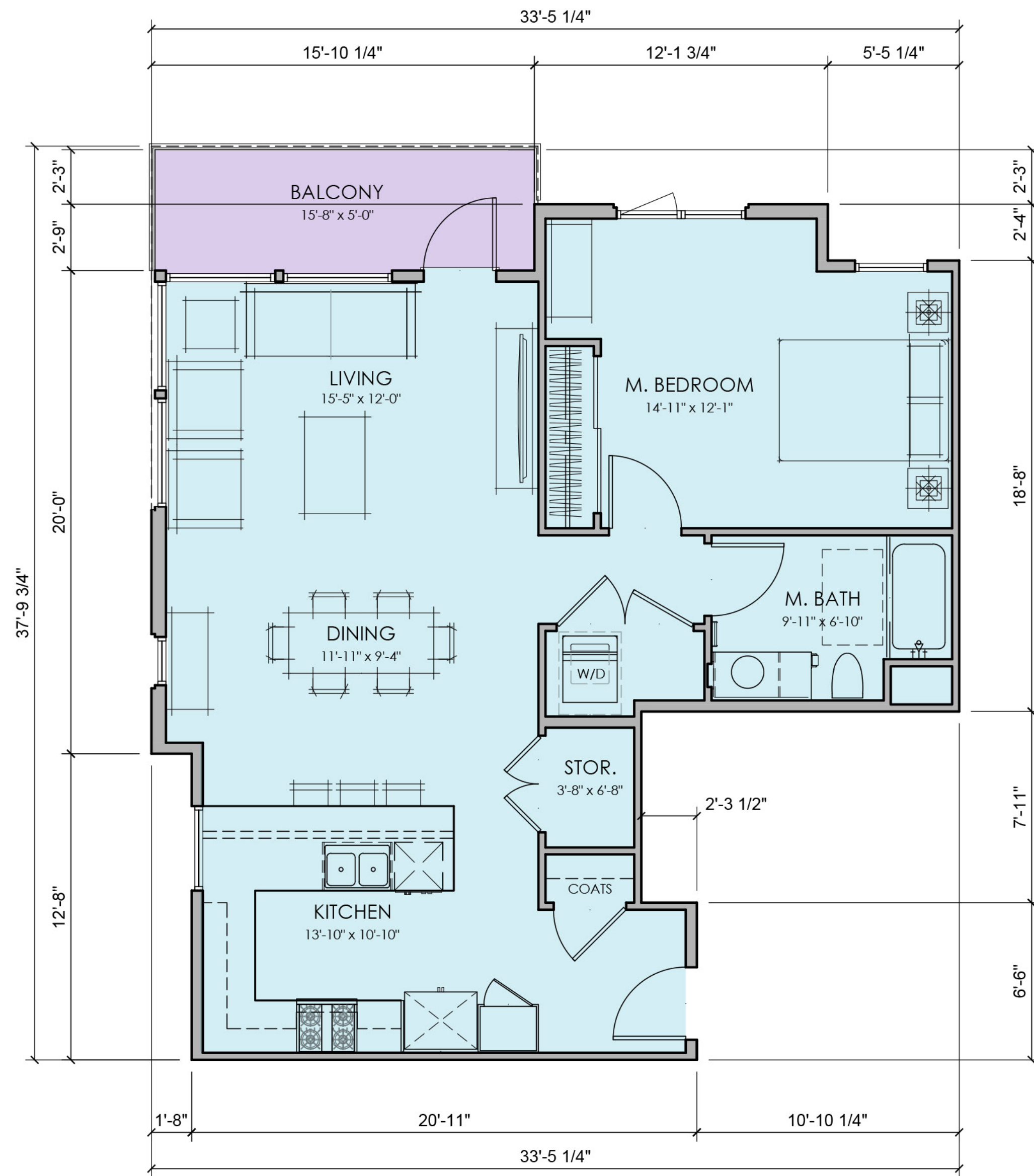
DAHLIN

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



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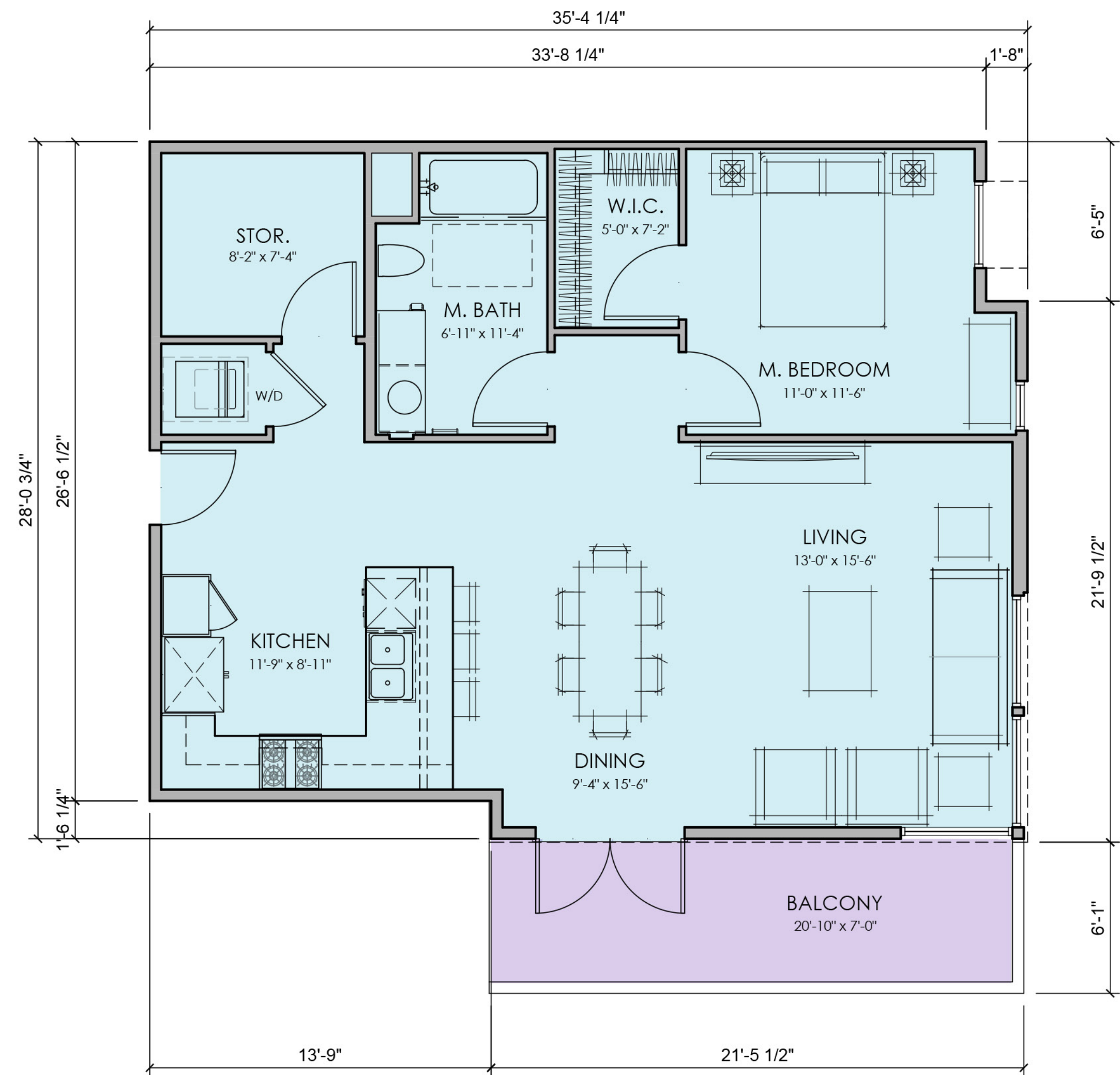
A.9



UNIT PLAN 1C - ONE BEDROOM

1/4" = 1'-0"

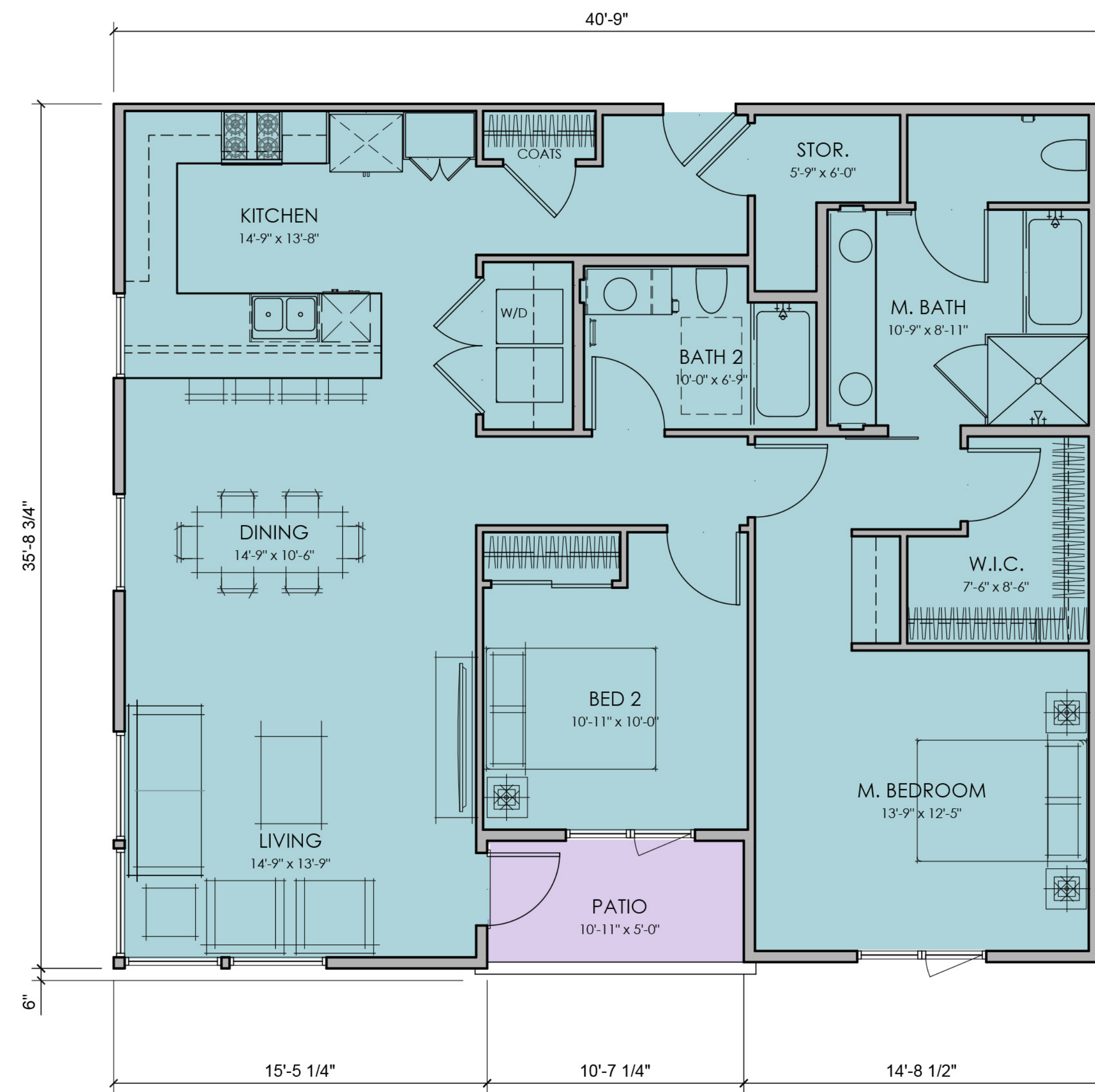
UNIT AREA: 924 SF
DECK AREA: 83 SF



UNIT PLAN 1D - ONE BEDROOM

1/4" = 1'-0"

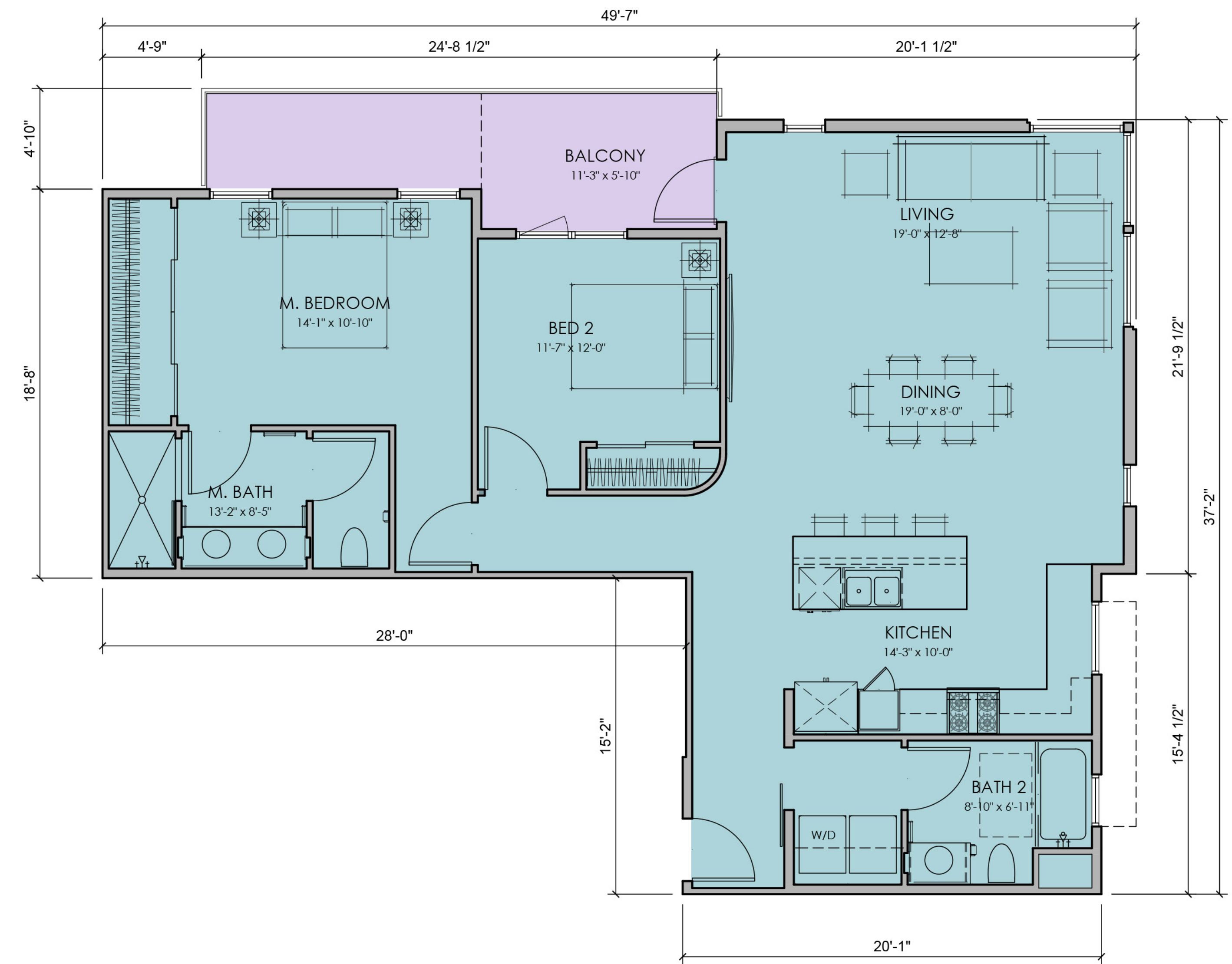
UNIT AREA: 881 SF
DECK AREA: 146 SF



UNIT PLAN 2A - TWO BEDROOM

1/4" = 1'-0"

UNIT AREA: 1,365 SF
DECK AREA: 101 SF



UNIT PLAN 2B - TWO BEDROOM

1/4" = 1'-0"

UNIT AREA: 1,256 SF
DECK AREA: 73 SF (4th floor) and 133 SF (2nd & 3rd floor)

376 FIRST STREET
LOS ALTOS, CALIFORNIA

UNIT PLANS - 2 BEDROOM

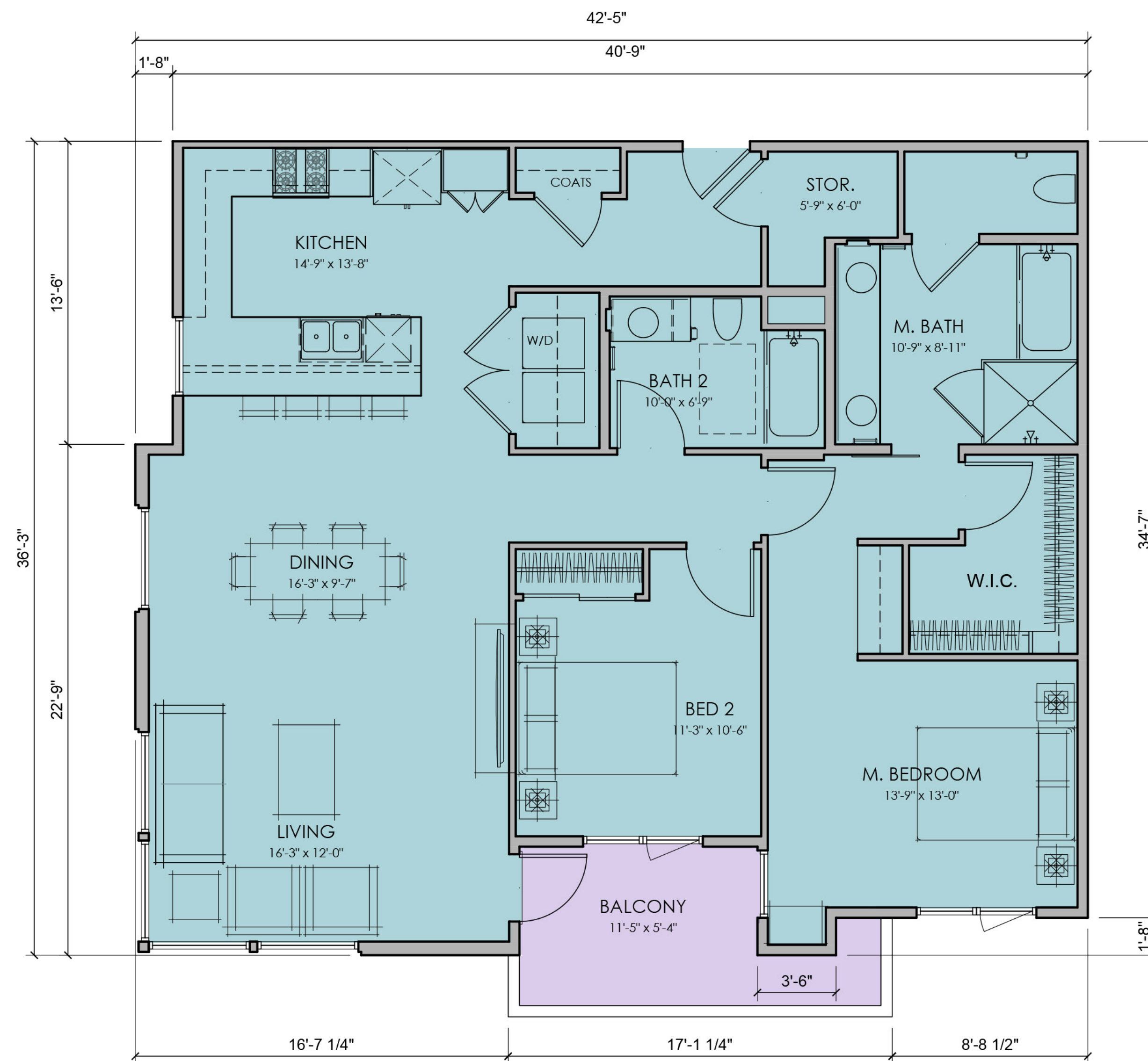
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SCALE: 1/4"=1'-0"



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A.11



UNIT PLAN 2C - TWO BEDROOM

1/4" = 1'-0"

UNIT AREA: 1,382 SF
DECK AREA: 69 SF

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



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UNIT PLANS - 2 BEDROOM

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A.12

PROPERTY LINE
AT THE BACK OF WALL

PROPERTY LINE
AT THE BACK OF WALL

- T.O.ELEVATOR
62'-1" +264.95'
- T.O. HOIST BEAM
61'-1" +263.95'
- T.O.METAL ROOF
51'-7" +254.45'
TYP. EAST
- TYP. EAVE LINE
47'-0" +249.87'
- T.O. ROOF
45'-5" +248.29'
- 4TH FLOOR T.O.P.
44'-1" +246.95'
- 4TH FLOOR T.O.F.
35'-0" +237.87'
- 3RD FLOOR T.O.P.
33'-3" +236.12'
- 3RD FLOOR T.O.F.
24'-2" +227.04'
- 2ND FLOOR T.O.P.
22'-5" +225.29'
- 2ND FLOOR T.O.F.
13'-4" +216.20'
- 1ST FLOOR T.O.P.
11'-7" +214.45'
- 1ST FLOOR T.O.C.
2'-6" +205.37'
- BASEMENT T.O.P.
1'-6" +204.37'
- GROUND
0'-0" +202.87'



376 FIRST STREET
LOS ALTOS, CALIFORNIA

ELEVATION - EAST



SCALE: 1/4"=1'-0"
0 4 8 16

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A.13

PROPERTY LINE
AT THE BACK OF WALL

PROPERTY LINE
AT THE BACK OF WALL



376 FIRST STREET
LOS ALTOS, CALIFORNIA

ELEVATION - WEST

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



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A.14

PROPERTY LINE

PROPERTY LINE



376 FIRST STREET
 LOS ALTOS, CALIFORNIA

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



ELEVATION - NORTH

DAHLIN

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 Pleasanton, CA 94588
 925-251-7200

A.15

PROPERTY LINE

PROPERTY LINE



- T.O.ELEVATOR
62'-1" +264.95'
- T.O.STAIR TOWER
55'-5" +258.29'
- T.O.METAL ROOF
51'-7" +254.45'
- T.O.ROOF
45'-5" +248.29'
- 4TH FLOOR T.O.P.
44'-1" +246.95'
- 4TH FLOOR T.O.F.
35'-0" +237.87'
- 3RD FLOOR T.O.P.
33'-3" +236.12'
- 3RD FLOOR T.O.F.
24'-2" +227.04'
- 2ND FLOOR T.O.P.
22'-5" +225.29'
- 2ND FLOOR T.O.F.
13'-4" +216.20'
- 1ST FLOOR T.O.P.
11'-7" +214.45'
- 1ST FLOOR T.O.C.
2'-6" +205.37'
- BASEMENT T.O.P.
1'-6" +204.37'
- GROUND
0'-0" +202.87'

376 FIRST STREET
LOS ALTOS, CALIFORNIA

ELEVATION - SOUTH

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



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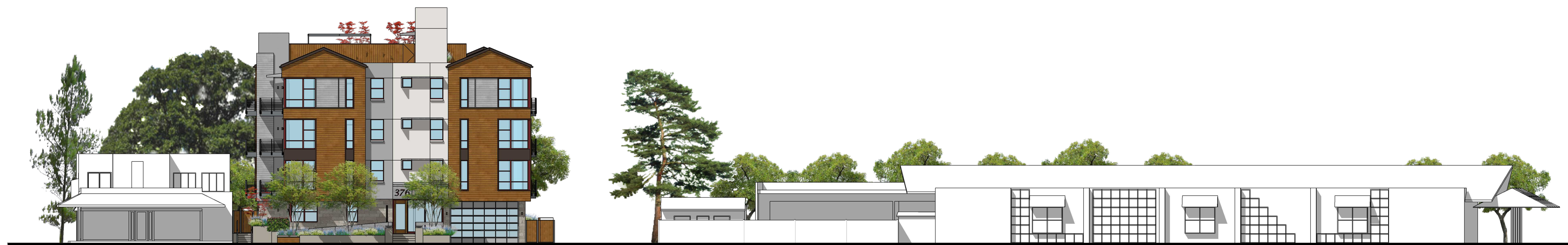
A.16



1 STREETScape ELEVATION - FIRST STREET
Scale: 1" : 30'-0"



2 ENLARGED STREETScape ELEVATION
Scale: 1/16" : 1'-0"



3 ENLARGED STREETScape ELEVATION
Scale: 1/16" : 1'-0"

DRAEGER'S MARKET
342 FIRST STREET

376 FIRST STREET
LOS ALTOS, CALIFORNIA





STREETScape ELEVATION

DAHLIN

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A.17





NORTH ALLOWABLE OPENING

LEVEL	PROVIDED
GROUND FLOOR	
	7.7%
	17.3%
UPPER FLOOR (2ND TO 4TH)	
	18.8%
	37.4%



ALLOWABLE OPENING - NORTH

SOUTH ALLOWABLE OPENING

LEVEL	PROVIDED
GROUND FLOOR	
	15.9%
	24.3%
UPPER FLOOR (2ND TO 4TH)	
	22.6%
	15.5%



ALLOWABLE OPENING - SOUTH

FIRE SEPARATION DISTANCE

5 TO <10 FEET ALLOWABLE AREA UNPROTECTED SPRINKLERED
25% MAX.



10 TO <15 FEET ALLOWABLE AREA UNPROTECTED SPRINKLERED
45% MAX.



376 FIRST STREET
LOS ALTOS, CALIFORNIA

ALLOWABLE OPENING

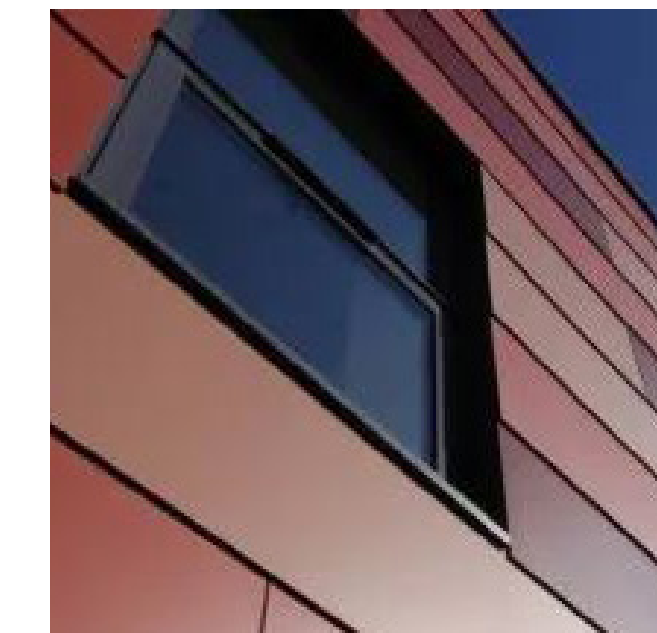
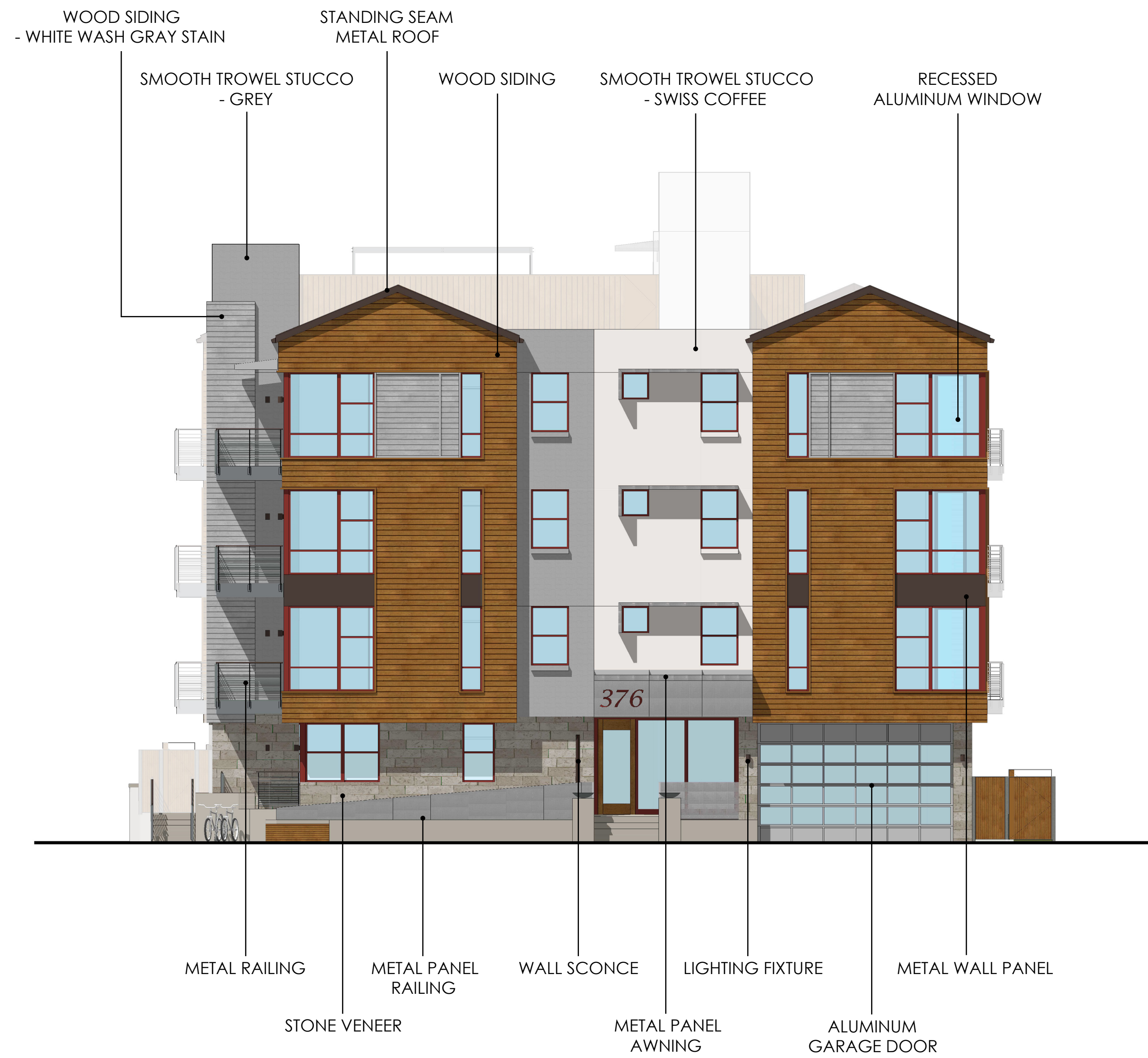
SCALE: 1/8"=1'-0"



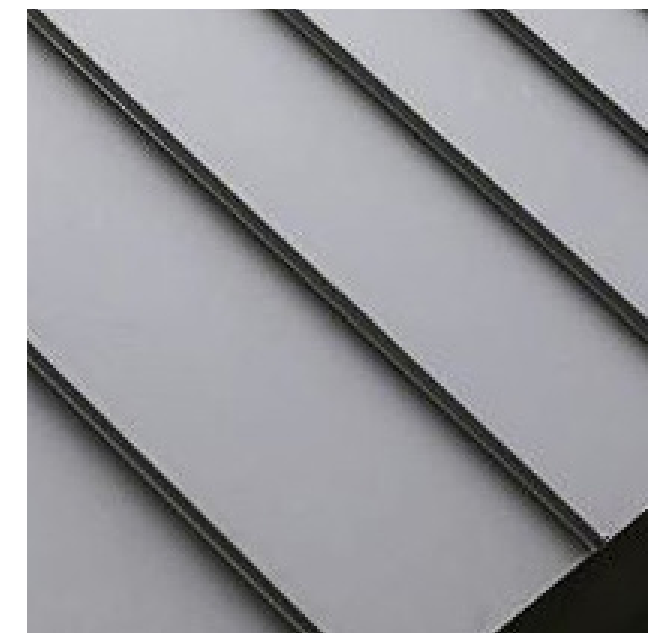
DAHLIN

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A.18



METAL WALL PANEL
 COLOR - BROWN



STANDING SEAM
 METAL ROOF - BRONZE



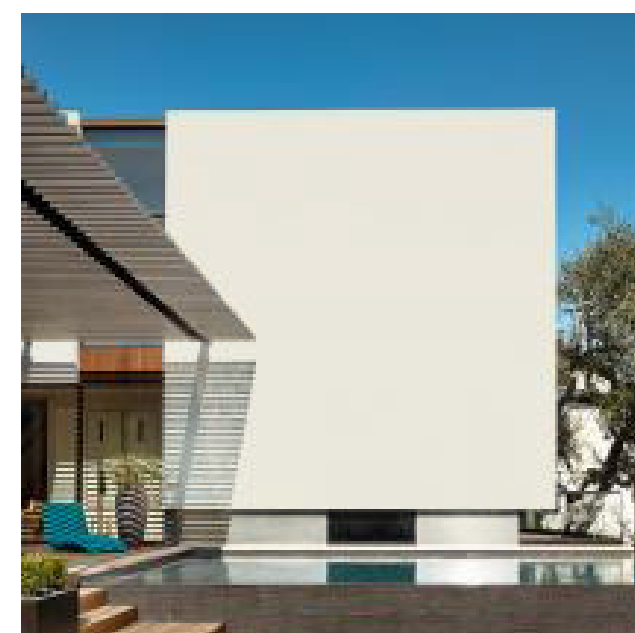
LIGHT FIXTURE
 COLOR - BRONZE



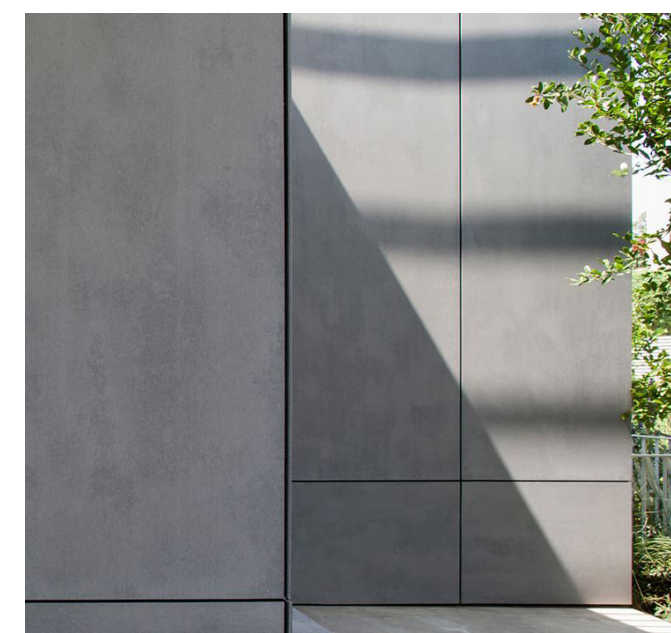
WALL SCONCE
 COLOR - BRONZE



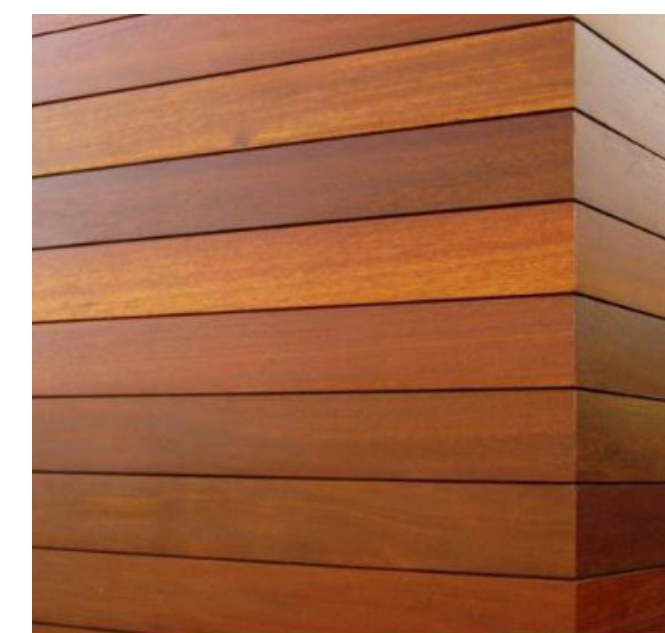
STONE VENEER



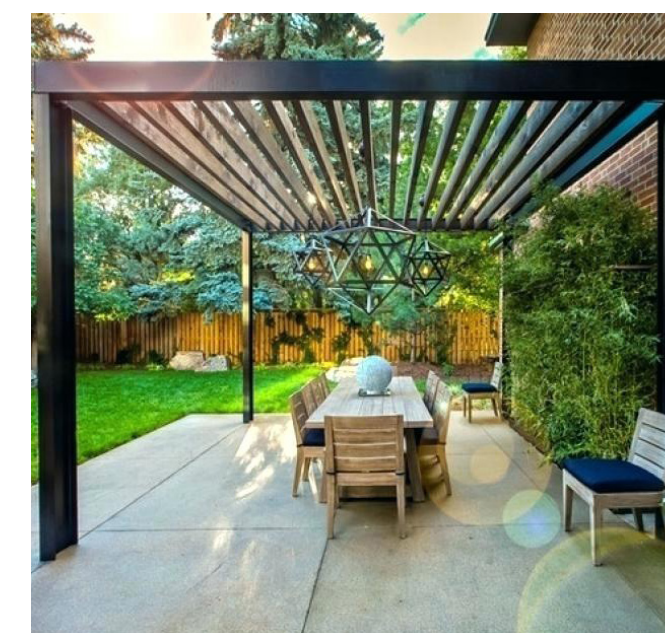
SMOOTH TROWEL STUCCO
 - SWISS COFFEE



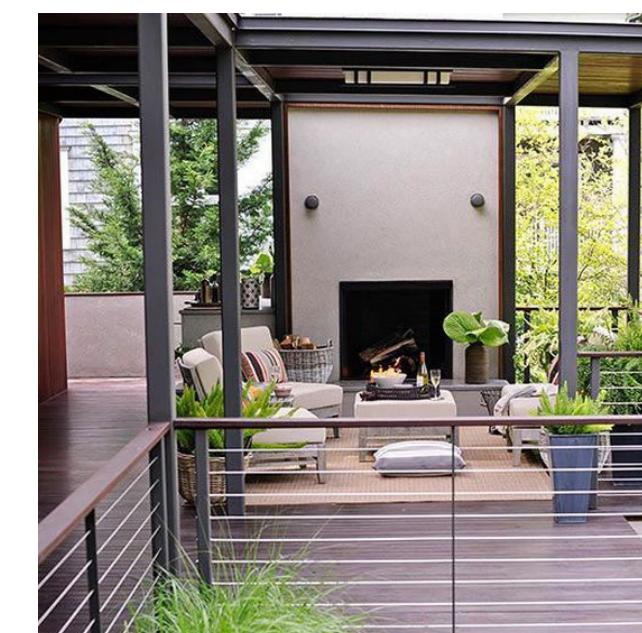
SMOOTH TROWEL STUCCO
 - GREY



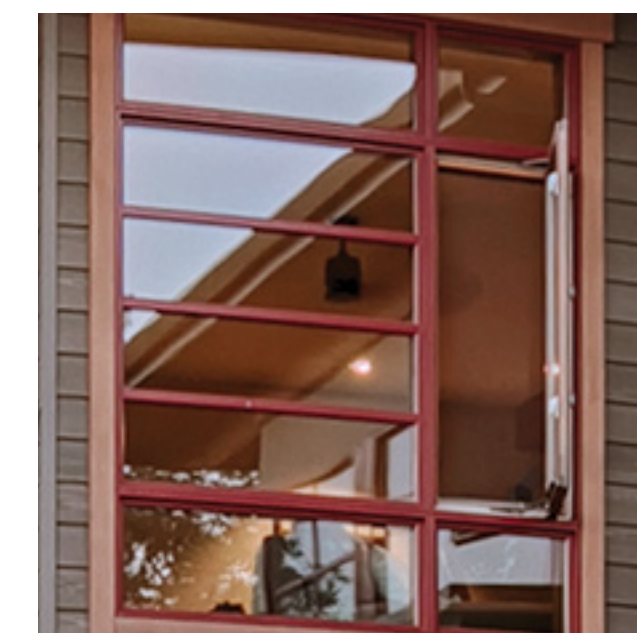
WOOD SIDING



TRELLIS - ROOF DECK



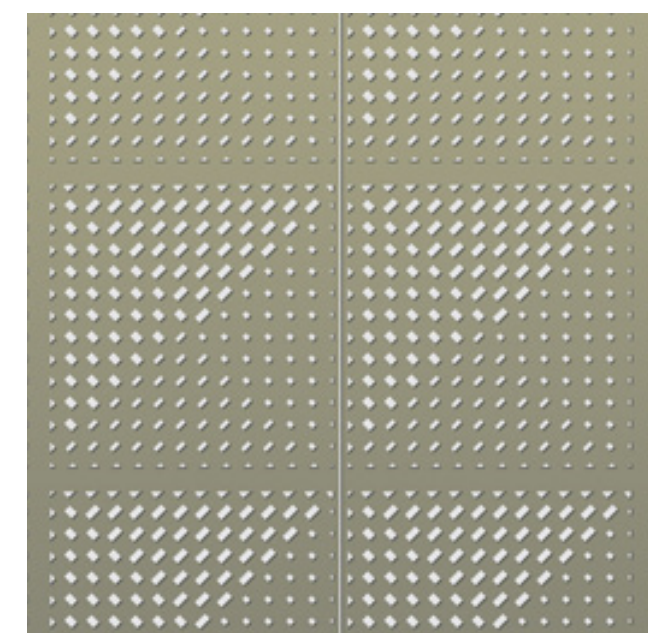
RAILING



RECESSED ALUMINUM WINDOW



ALUMINUM GARAGE DOOR



METAL PANELS

376 FIRST STREET
 LOS ALTOS, CALIFORNIA

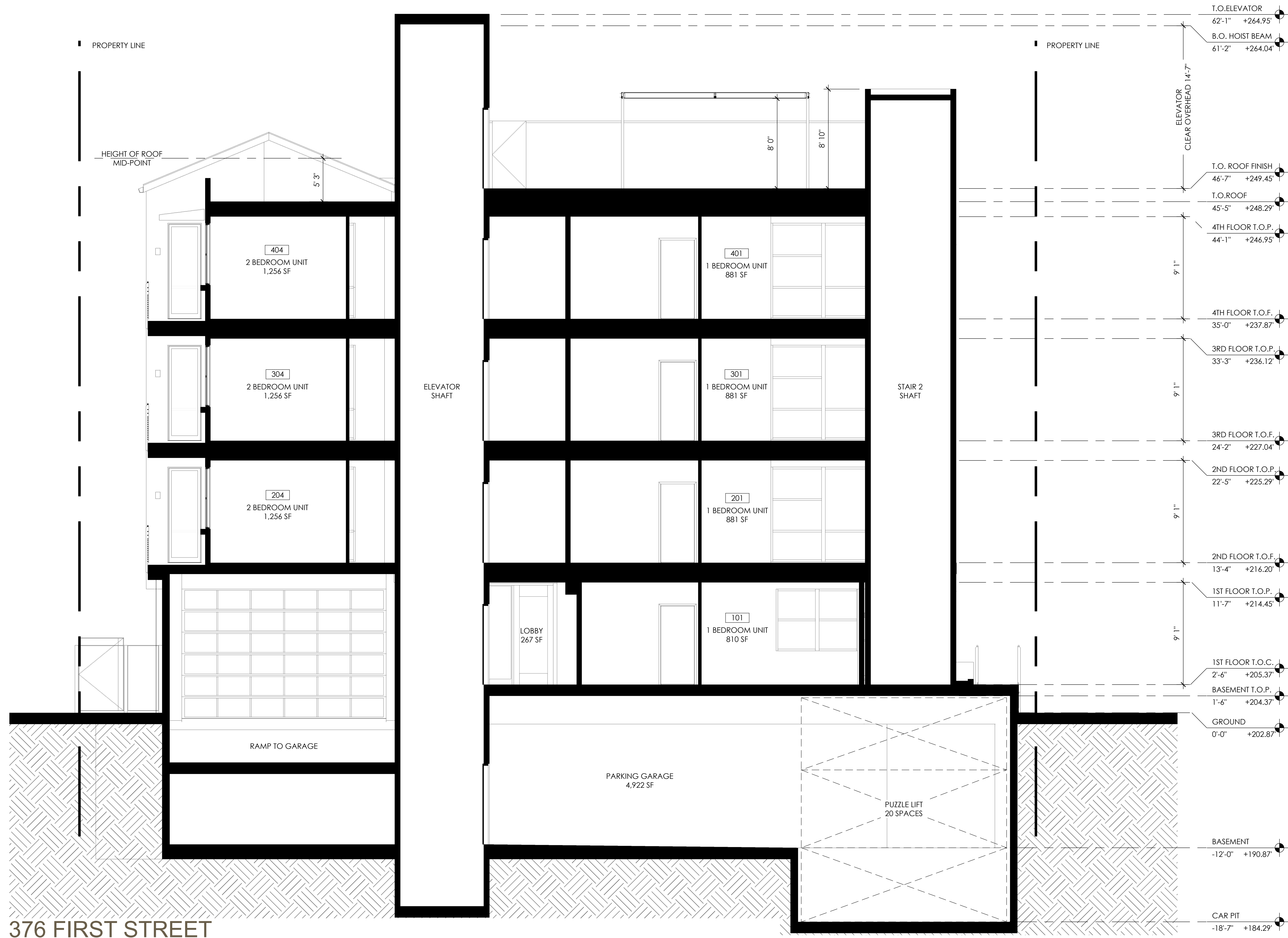
SCALE: 1/8"=1'-0"



MATERIAL BOARD



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T.O. ELEVATOR	62'-1"	+264.95'
B.O. HOIST BEAM	61'-2"	+264.04'
ELEVATOR CLEAR OVERHEAD 14'-7"		
T.O. ROOF FINISH	46'-7"	+249.45'
T.O. ROOF	45'-5"	+248.29'
4TH FLOOR T.O.P.	44'-1"	+246.95'
9' 1"		
4TH FLOOR T.O.F.	35'-0"	+237.87'
3RD FLOOR T.O.P.	33'-3"	+236.12'
9' 1"		
3RD FLOOR T.O.F.	24'-2"	+227.04'
2ND FLOOR T.O.P.	22'-5"	+225.29'
9' 1"		
2ND FLOOR T.O.F.	13'-4"	+216.20'
1ST FLOOR T.O.P.	11'-7"	+214.45'
9' 1"		
1ST FLOOR T.O.C.	2'-6"	+205.37'
BASEMENT T.O.P.	1'-6"	+204.37'
GROUND	0'-0"	+202.87'
BASEMENT		
BASEMENT	-12'-0"	+190.87'
CAR PIT		
CAR PIT	-18'-7"	+184.29'

376 FIRST STREET
LOS ALTOS, CALIFORNIA

SECTION

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

DAHLIN

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A.20

PROPERTY LINE

PROPERTY LINE



- T.O. ROOF
45'-5" +248.29'
- 4TH FLOOR T.O.P.
44'-1" +246.95'
- 4TH FLOOR T.O.F.
35'-0" +237.87'
- 3RD FLOOR T.O.P.
33'-3" +236.12'
- 3RD FLOOR T.O.F.
24'-2" +227.04'
- 2ND FLOOR T.O.P.
22'-5" +225.29'
- 2ND FLOOR T.O.F.
13'-4" +216.20'
- 1ST FLOOR T.O.P.
11'-7" +214.45'
- 1ST FLOOR T.O.C.
2'-6" +205.37'
- BASEMENT T.O.P.
1'-6" +204.37'
- GROUND
0'-0" +202.87'
- BASEMENT
-12'-0" +190.87'

376 FIRST STREET
LOS ALTOS, CALIFORNIA

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

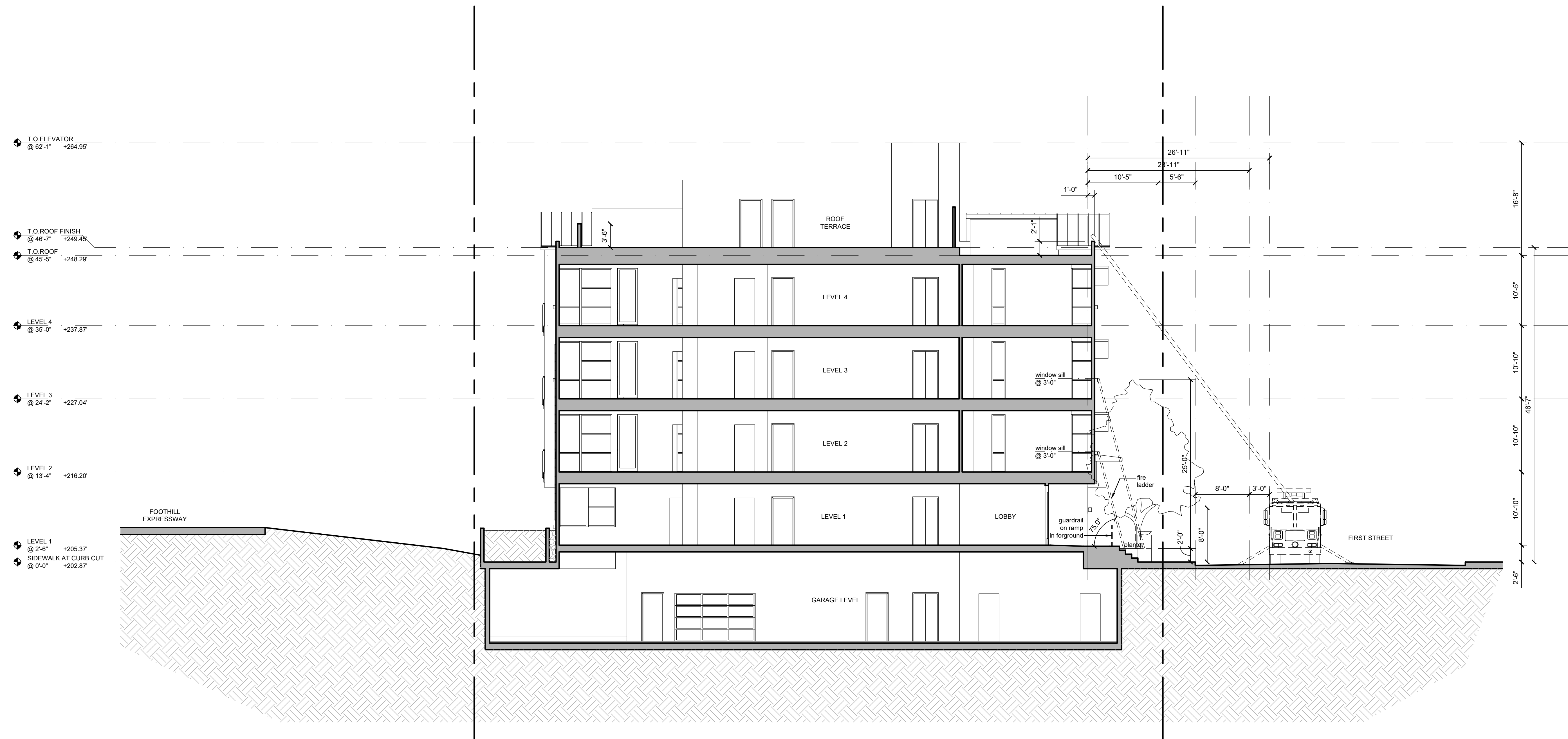


SECTION

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A.21



EAST SIDE

FIRE LADDER ANGLE - 75 °



SOUTH SIDE

FIRE LADDER ANGLE - 75 °



NORTH SIDE

FIRE LADDER ANGLE - 75 °

376 FIRST STREET
LOS ALTOS, CALIFORNIA

FIRE DEPARTMENT ACCESS

SCALE: 1/8"=1'-0"



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A.22



NE BUILDING CORNER



SW BUILDING CORNER

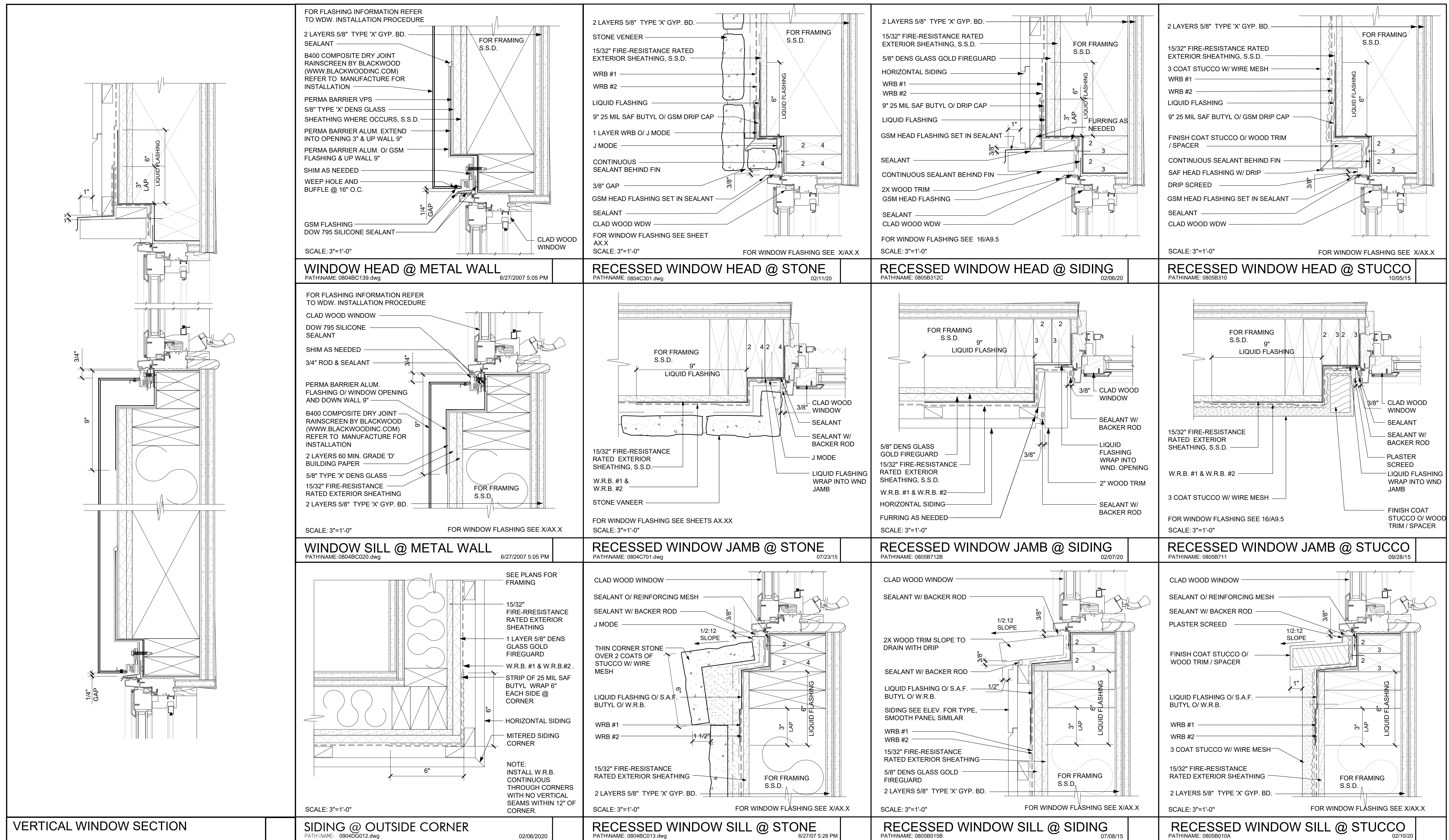
376 FIRST STREET
LOS ALTOS, CALIFORNIA

PERSPECTIVES

DAHLIN

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A.23



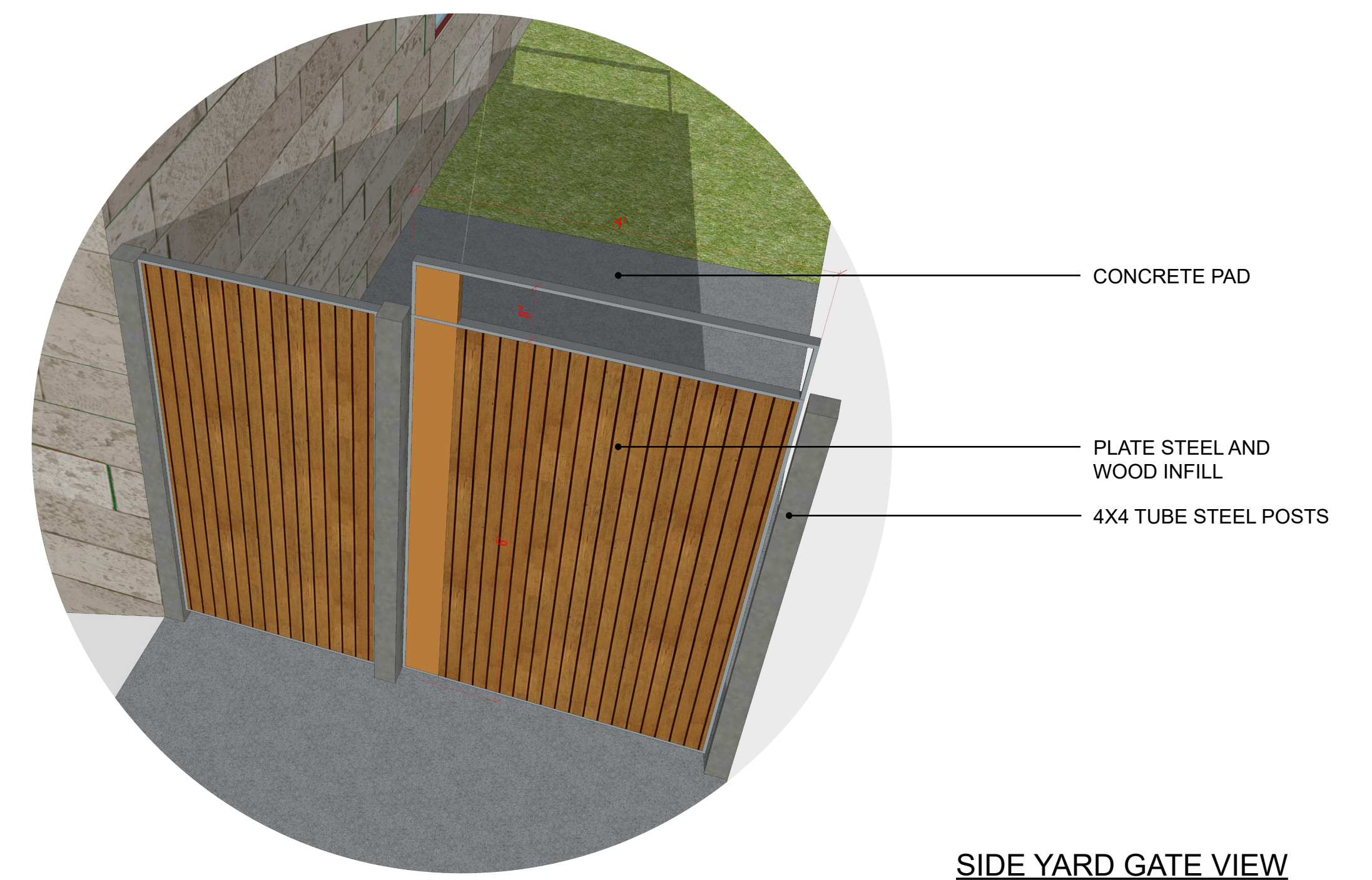
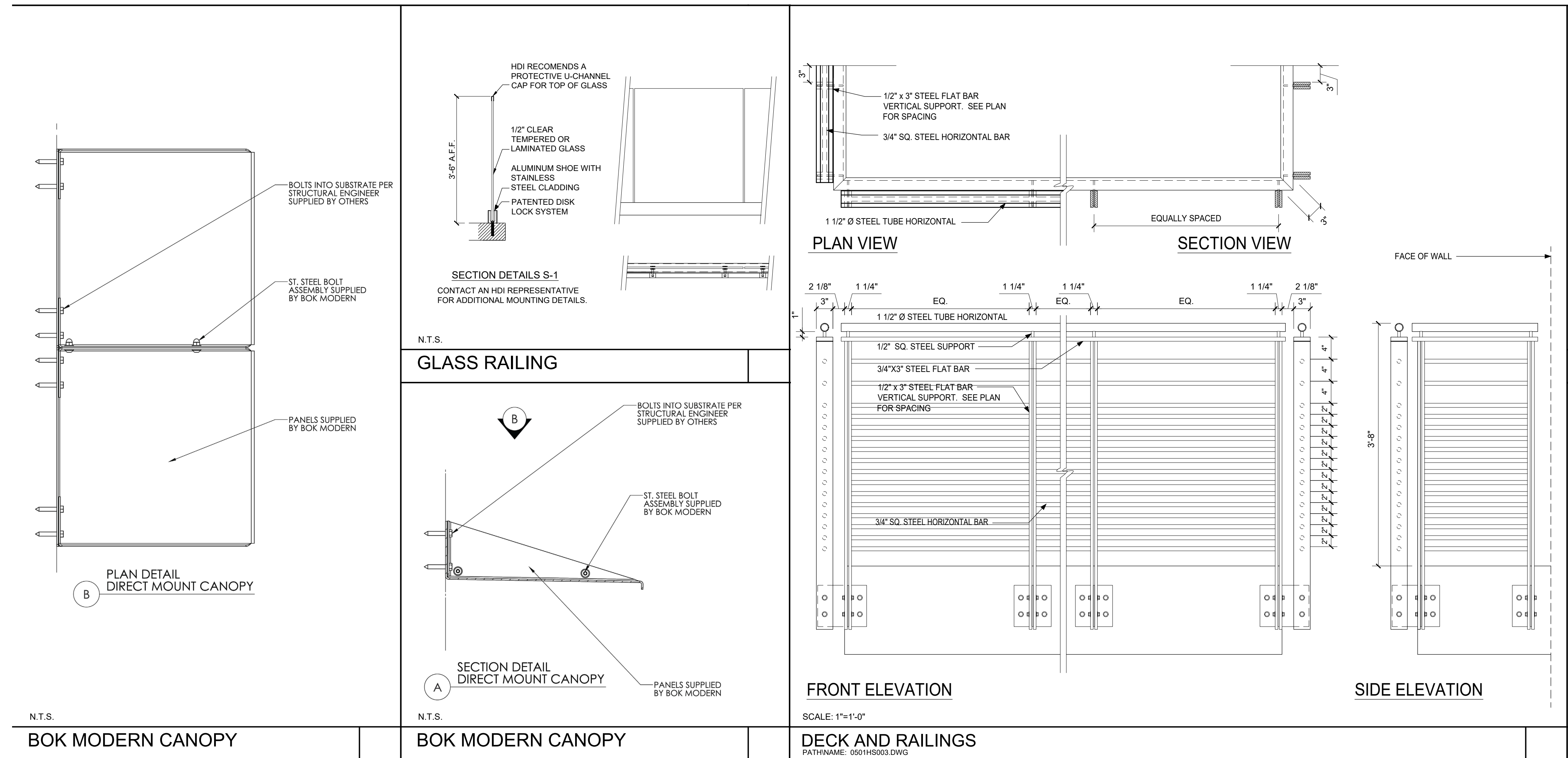
376 FIRST STREET
 LOS ALTOS, CALIFORNIA

DETAILS

DAHLIN

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A.24



376 FIRST STREET
LOS ALTOS, CALIFORNIA

DETAILS

DAHLIN

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A.25



FIRST STREET LOOKING SOUTH



FOOTHILL EXPRESSWAY



FIRST STREET LOOKING NORTH

376 FIRST STREET
LOS ALTOS, CALIFORNIA

PHOTO SIMULATION - STREET VIEWS



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A.26

FOOTHILL EXPRESSWAY



LEGEND	
KEY	DESCRIPTION
1	CONCRETE PAVING
2	CONCRETE PAVERS
3	LADDER PAD, SAD
4	BIKE RACK
5	RAISED PLANTER, HEIGHT VARIES
6	PRECAST PLANTER ON PLINTH
7	PRECAST PLANTER
8	BENCH ON PLANTER WALL
9	FIREPIT
10	LOUNGE FURNITURE
11	TABLES & CHAIRS
12	COMMUNITY TABLE
13	OUTDOOR KITCHEN
14	ARBOR
15	WOOD SCREEN WALL
16	VINE GREENSCREEN

LANDSCAPE AREA CALCULATION - FRONT SETBACK	
HARDSCAPE	789 SF
SOFTSCAPE	197 SF
TOTAL	986 SF
SOFTSCAPE PERCENTAGE	20%

LANDSCAPE AREA CALCULATION - REAR SETBACK	
HARDSCAPE	401 SF
SOFTSCAPE	625 SF
TOTAL	1,026 SF
SOFTSCAPE PERCENTAGE	60%

LANDSCAPE AREA CALCULATION - NORTH	
HARDSCAPE	298 SF
SOFTSCAPE	361 SF
TOTAL	659 SF
SOFTSCAPE PERCENTAGE	54%

LANDSCAPE AREA CALCULATION - SOUTH	
HARDSCAPE	353 SF
SOFTSCAPE	193 SF
TOTAL	546 SF
SOFTSCAPE PERCENTAGE	35%

LANDSCAPE AREA CALCULATION - TOTAL	
HARDSCAPE	1,841 SF
SOFTSCAPE	1,376 SF
TOTAL	3,217 SF
SOFTSCAPE PERCENTAGE	43%

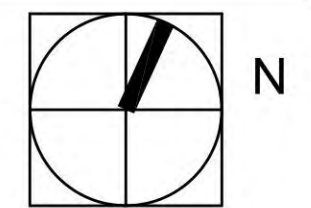
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376 FIRST STREET
LOS ALTOS, CALIFORNIA

LANDSCAPE PLAN - GROUND LEVEL

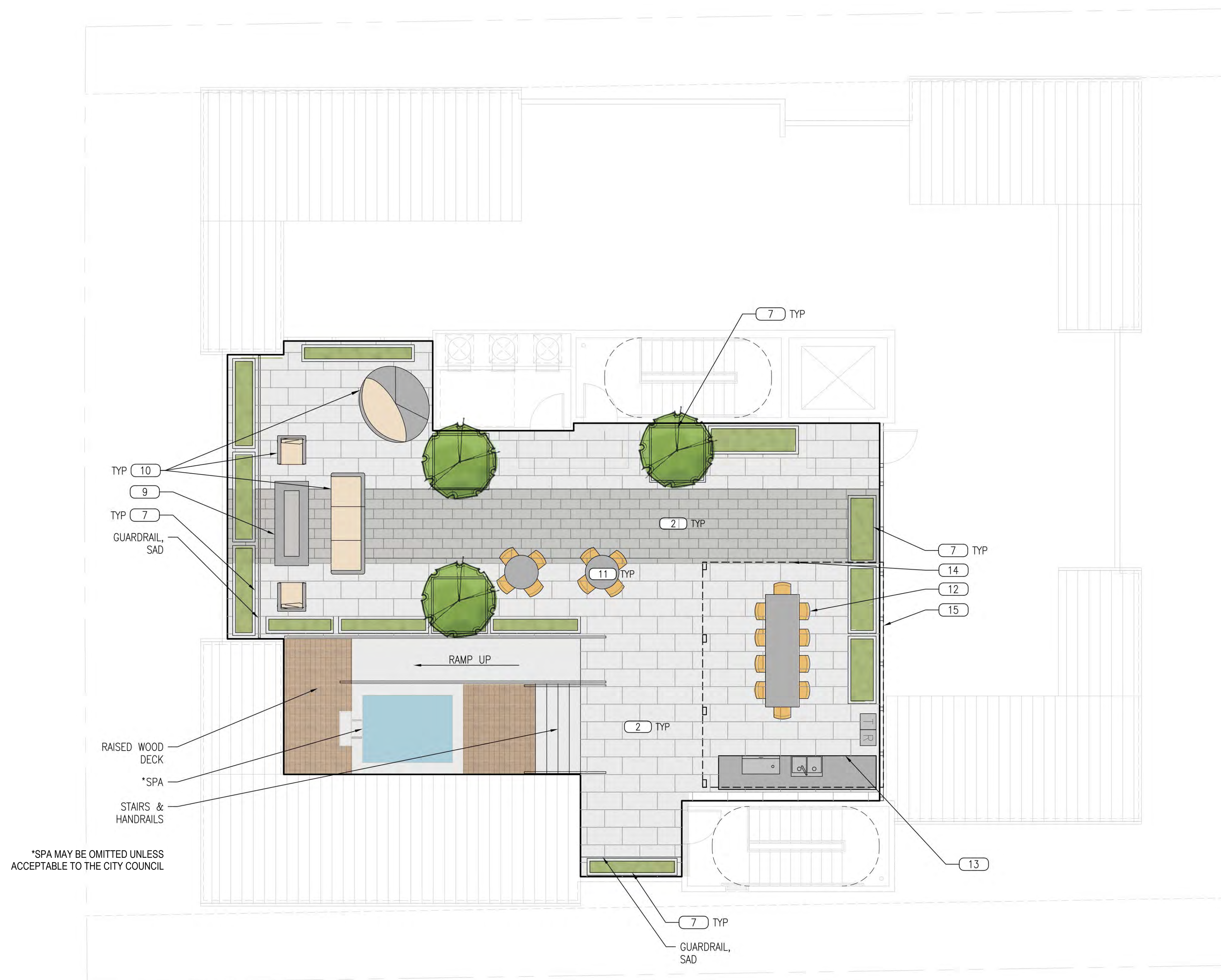
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JOB NO. 1493.001
DATE 05-15-20



L1.1

LEGEND	
KEY	DESCRIPTION
1	CONCRETE PAVING
2	CONCRETE PAVERS
3	LADDER PAD, SAD
4	BIKE RACK
5	RAISED PLANTER, HEIGHT VARIES
6	PRECAST PLANTER ON PLINTH
7	PRECAST PLANTER
8	BENCH ON PLANTER WALL
9	FIREPIT
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11	TABLES & CHAIRS
12	COMMUNITY TABLE
13	OUTDOOR KITCHEN
14	ARBOR
15	WOOD SCREEN WALL
16	VINE GREENSCREEN



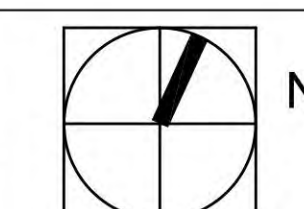
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376 FIRST STREET
LOS ALTOS, CALIFORNIA

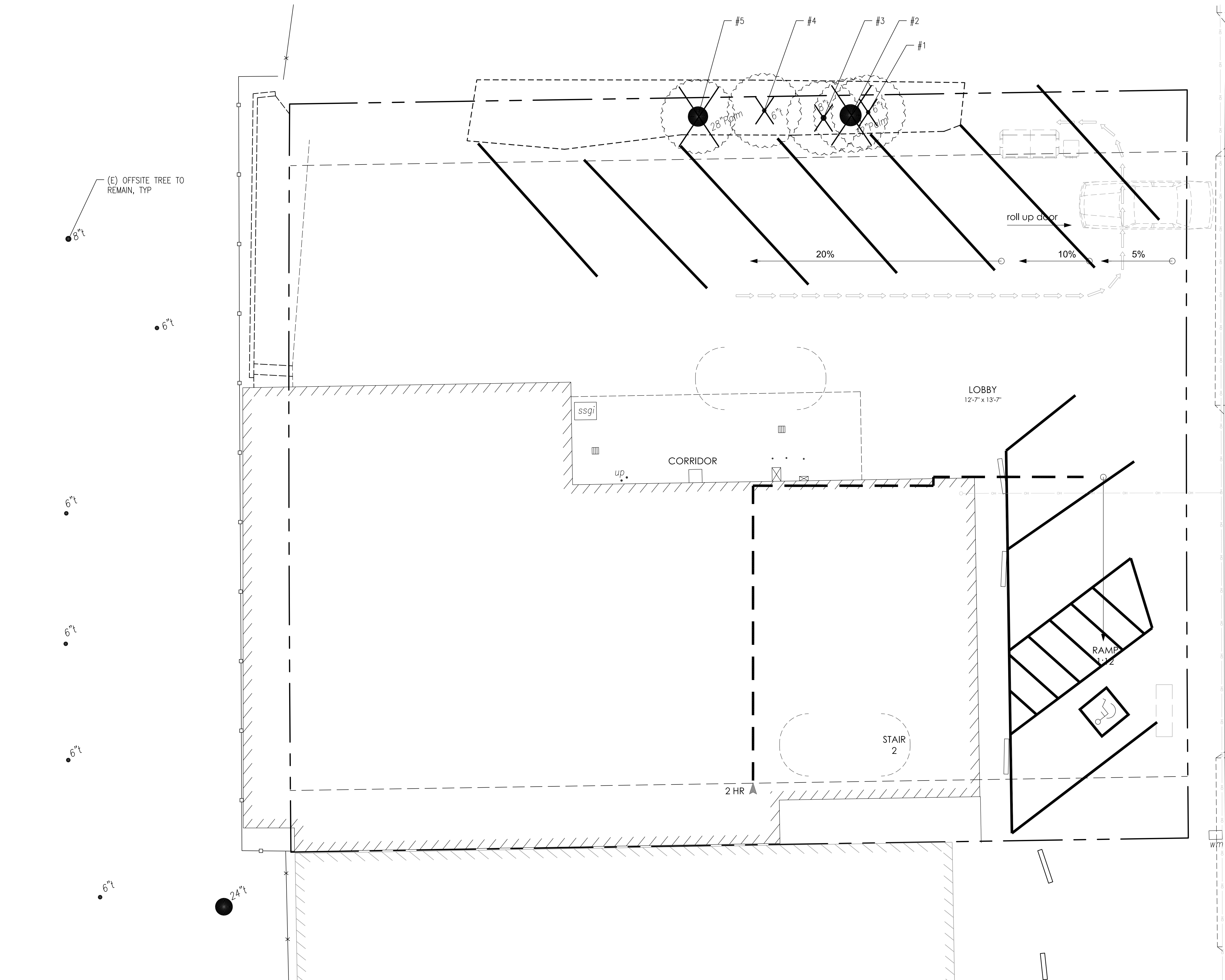
LANDSCAPE PLAN - ROOF LEVEL

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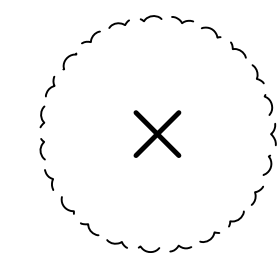
JOB NO. 1493.001
DATE 05-15-20



L1.2



LEGEND

-  TREE TO BE REMOVED
-  TREE TRUNK DIAMETER AT 48" ABOVE GRADE, TYP

EXISTING TREES

#	DBH	PROTECTED	TYPE
1	6"	NO	-
2	32"	YES	PALM
3	8"	NO	-
4	6"	NO	-
5	28"	YES	PALM

PROTECTED TREES

1. PER CITY OF LOS ALTOS TREE PROTECTION ORDINANCE 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.
2. ANY TREE THAT IS 48-INCHES (FOUR FEET) OR GREATER IN CIRCUMFERENCE WHEN MEASURED AT 48-INCHES ABOVE THE GROUND.
3. ANY TREE DESIGNATED BY THE HISTORICAL COMMISSION AS A HERITAGE TREE OR ANY TREE UNDER OFFICIAL CONSIDERATION FOR A HERITAGE TREE DESIGNATION. (ALL CANARY ISLAND PALM TREES ON RINCONADA COURT ARE DESIGNATED AS HERITAGE TREES.)
4. ANY TREE WHICH WAS REQUIRED TO BE EITHER SAVED OR PLANTED IN CONJUNCTION WITH A DEVELOPMENT REVIEW APPROVAL (I.E. NEW TWO-STORY HOUSE).
5. ANY TREE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY.
6. ANY TREE LOCATED ON PROPERTY ZONED OTHER THAN SINGLE-FAMILY RESIDENTIAL.
7. IN ACCORDANCE WITH CITY TREE PROTECTION ORDINANCE 11.08.090 SECTION C REPLACEMENT TREES SHALL BE PLANTED OF A SPECIES AND SIZE AND AT LOCATIONS AS DESIGNATED BY THE APPROVAL AUTHORITY.

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

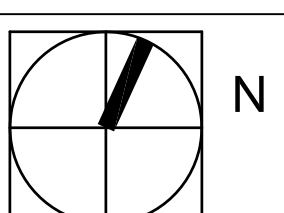
376 FIRST STREET
LOS ALTOS, CALIFORNIA

TREE REMOVAL PLAN



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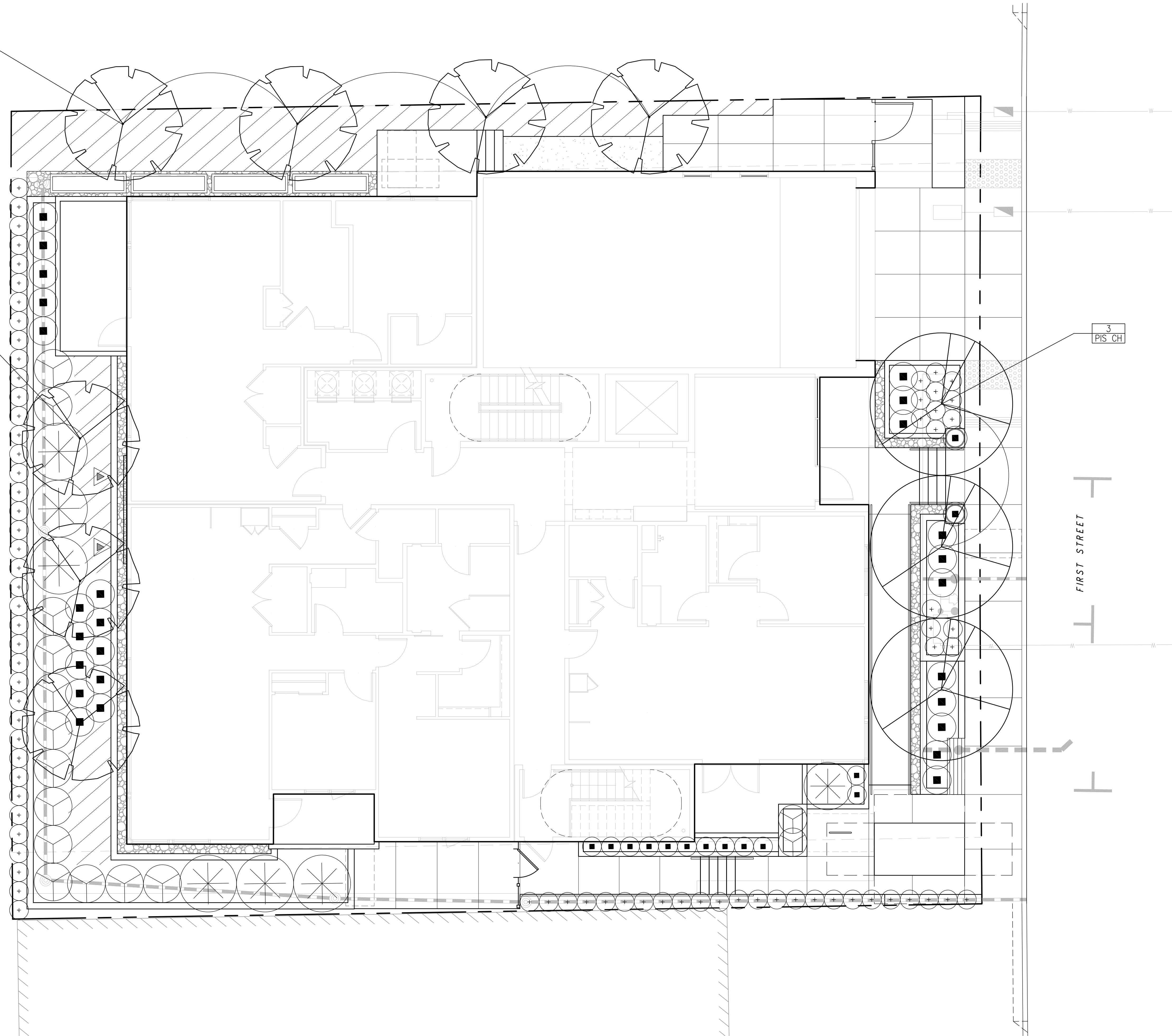
L2.1

4
ACE PA

3
LAG MU

3
PIS CH

FIRST STREET



PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER
TREES					
PIS CH	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	PER PLAN	L
ACE PA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN	M
LARGE SHRUBS					
⊗	ARCTOSTAPHYLOS 'DR HURD'	DR. HURD MANZANITA	5 GAL	6'-0"	L
	CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL	5'-0"	L
MEDIUM SHRUBS, GRASSES & PERENNIALS					
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0"	L
	AGAVE ATTENUATA 'NOVA'	FOX TAIL AGAVE	5 GAL	3'-0"	L
⊙	CORREA WYNS WONDER	AUSTRALIAN FUCHSIA	5 GAL	3'-0"	L
⊙	DIETES BICOLOR 'LIZ'S SELECTION'	FORTNIGHT LILY	1 GAL	3'-0"	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0"	L
	PITTOSPORUM 'WHEELERS DWARF'	MOCK ORANGE	5 GAL	3'-0"	L
SMALL SHRUBS, GRASSES & PERENNIALS					
	ANIGOZANTHOS SP	KANGAROO PAWS	5 GAL	2'-0"	L
⊙	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL	2'-0"	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0"	L
GROUNDCOVERS					
⊗	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	5'-0"	L
	GEVILLIA LANIGERA 'COASTAL GEM'	ROSEMARY GREVILLEA	1 GAL	5'-0"	L
VINES					
⊗	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	8'-0"	L
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	8'-0"	L

WATER EFFICIENT LANDSCAPE ORDINANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

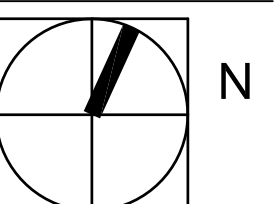
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376 FIRST STREET
LOS ALTOS, CALIFORNIA

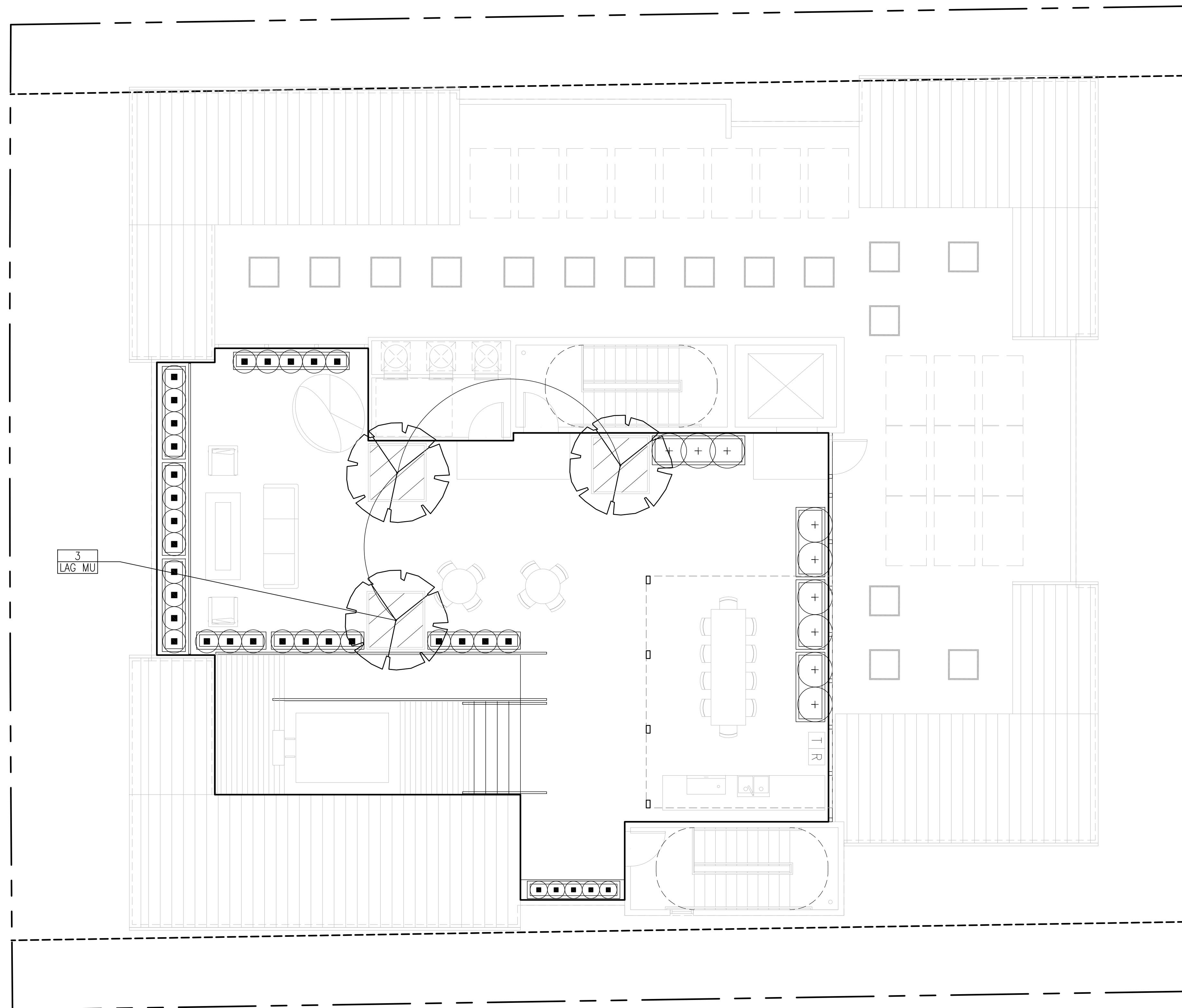
PRELIMINARY PLANTING PLAN - GROUND LEVEL

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DATE 05-15-20



L3.1



PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER
TREES					
PIS CH	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	PER PLAN	L
ACE PA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN	M
LARGE SHRUBS					
⊗	ARCTOSTAPHYLOS 'DR HURD'	DR. HURD MANZANITA	5 GAL	6'-0"	L
	CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL	5'-0"	L
MEDIUM SHRUBS, GRASSES & PERENNIALS					
⊕	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0"	L
	AGAVE ATTENUATA 'NOVA'	FOX TAIL AGAVE	5 GAL	3'-0"	L
⊕	CORREA WYNS WONDER	AUSTRALIAN FUCHSIA	5 GAL	3'-0"	L
⊕	DIETES BICOLOR 'LIZ'S SELECTION'	FORTNIGHT LILY	1 GAL	3'-0"	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0"	L
	PITOSPORUM 'WHEELERS DWARF'	MOCK ORANGE	5 GAL	3'-0"	L
SMALL SHRUBS, GRASSES & PERENNIALS					
⊕	ANIGOZANTHOS SP	KANGAROO PAWS	5 GAL	2'-0"	L
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL	2'-0"	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0"	L
GROUNDCOVERS					
⊕	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	5'-0"	L
	GEVILLEA LANIGERA 'COASTAL GEM'	ROSEMARY GREVILLEA	1 GAL	5'-0"	L
VINES					
⊕	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	8'-0"	L
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	8'-0"	L

WATER EFFICIENT LANDSCAPE ORDINANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

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

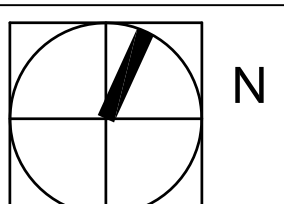
376 FIRST STREET
LOS ALTOS, CALIFORNIA

PRELIMINARY PLANTING PLAN - ROOF LEVEL



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L3.2

TREES



PISTACIA CHINENSIS 'KEITH DAVEY'
CHINESE PISTACHE
30-40' X 30-40'
MODERATE



ACER PALMATUM 'SANGU KAKU'
JAPANESE MAPLE
15-20' X 15'
MODERATE

LARGE SHRUBS, GRASSES & PERENNIALS



ARCTOSTAPHYLOS 'DR. HURD'



CEANOTHUS 'DARK STAR'

MEDIUM SHRUBS, GRASSES & PERENNIALS



ACACIA COGNATA 'COUSIN ITT'



AGAVE ATTENUATA 'NOVA'



CORREA 'WYN'S WONDER'



DIETES BICOLOR 'LIZ SELECTION'



LOMANDRA LONGIFLORA 'BREEZE'



PITTOSPORUM TOBIRA 'WHEELER'S DWARF'

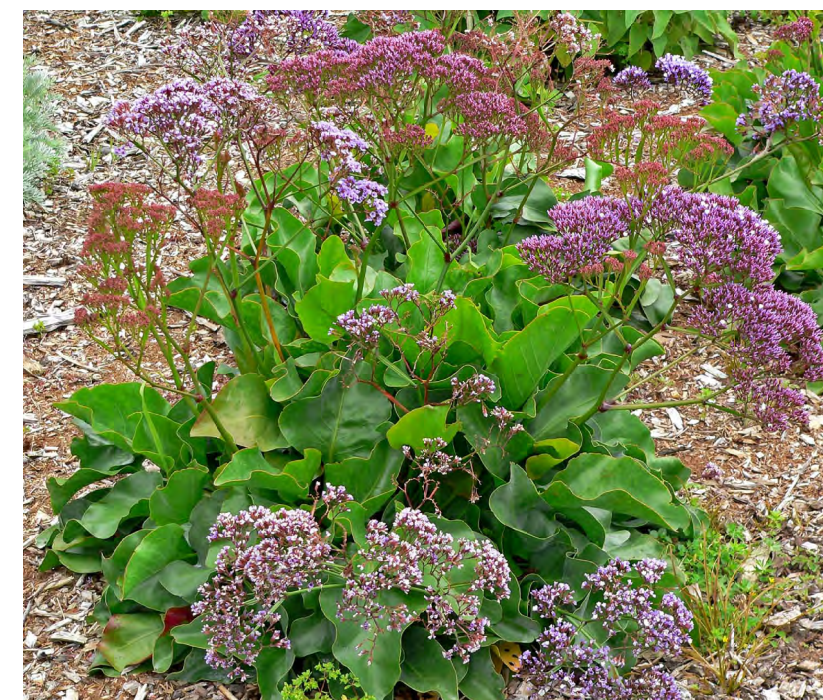
SMALL SHRUBS, GRASSES & PERENNIALS



ANIGOZANTHOS SP



BULBINE FRUTESCENS



LIMONIUM PEREZII

GROUNDCOVERS



ARCTOSTAPHYLOS UVA URSI
'GREEN SUPREME'



GREVILLEA LANIGERA 'COASTAL
GEM'

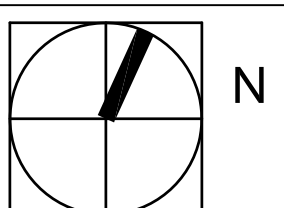
VINES

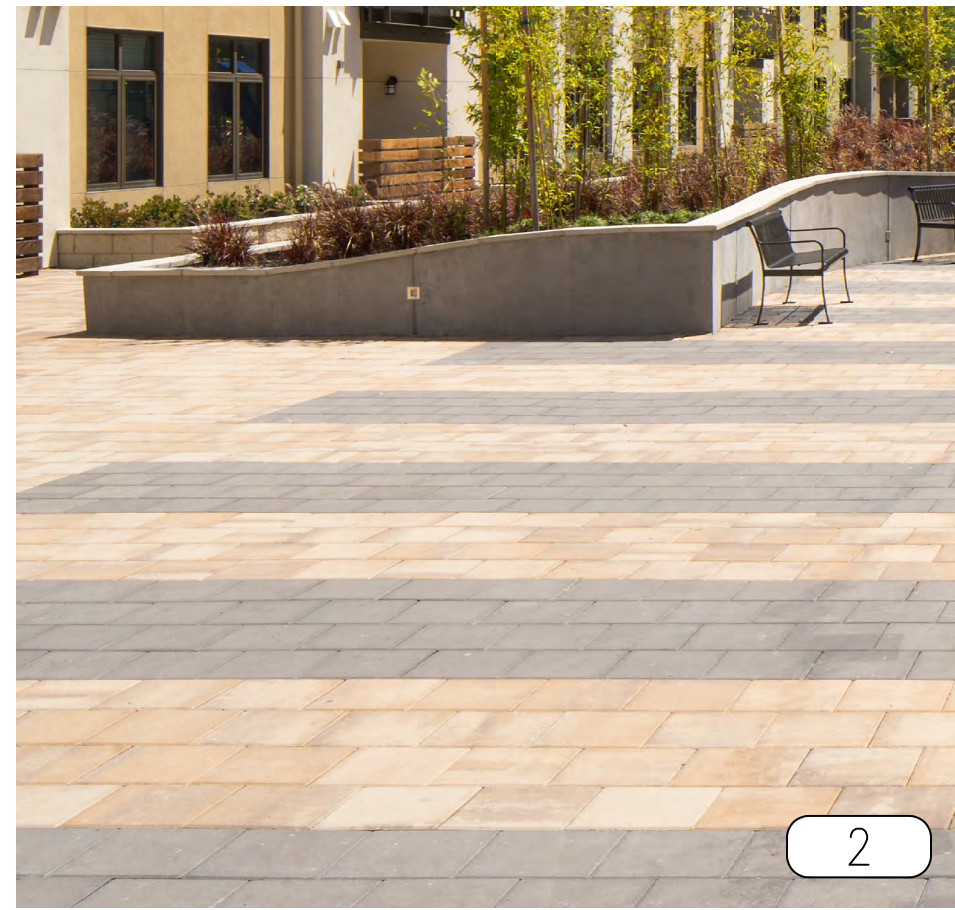


HARDENBERGIA VIOLACEA

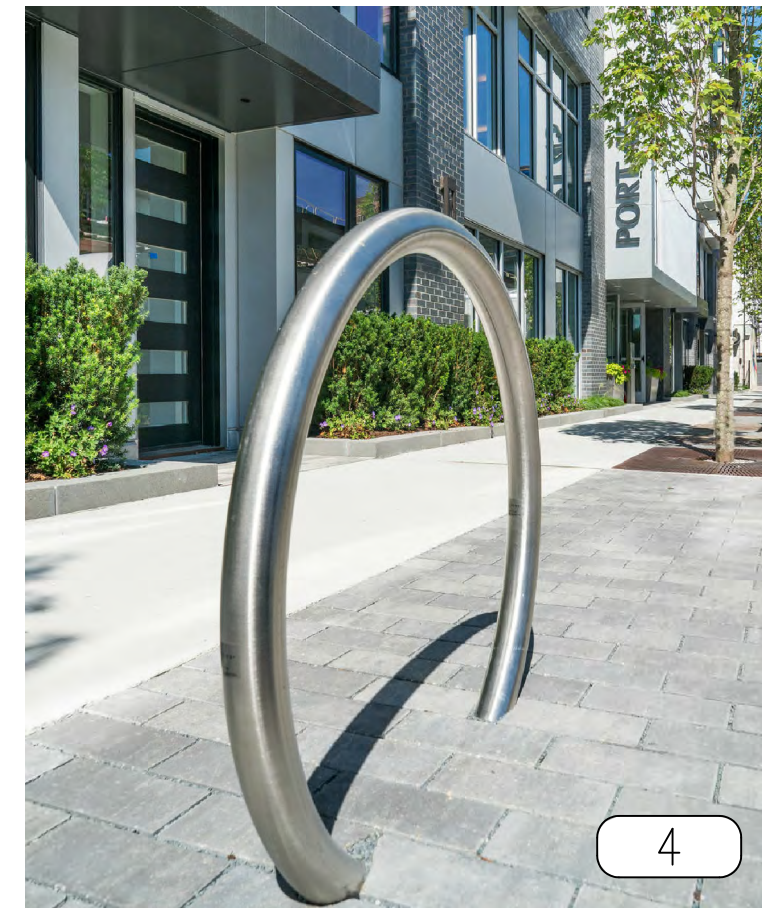


TRACHELOSPERMUM JASMINOIDES

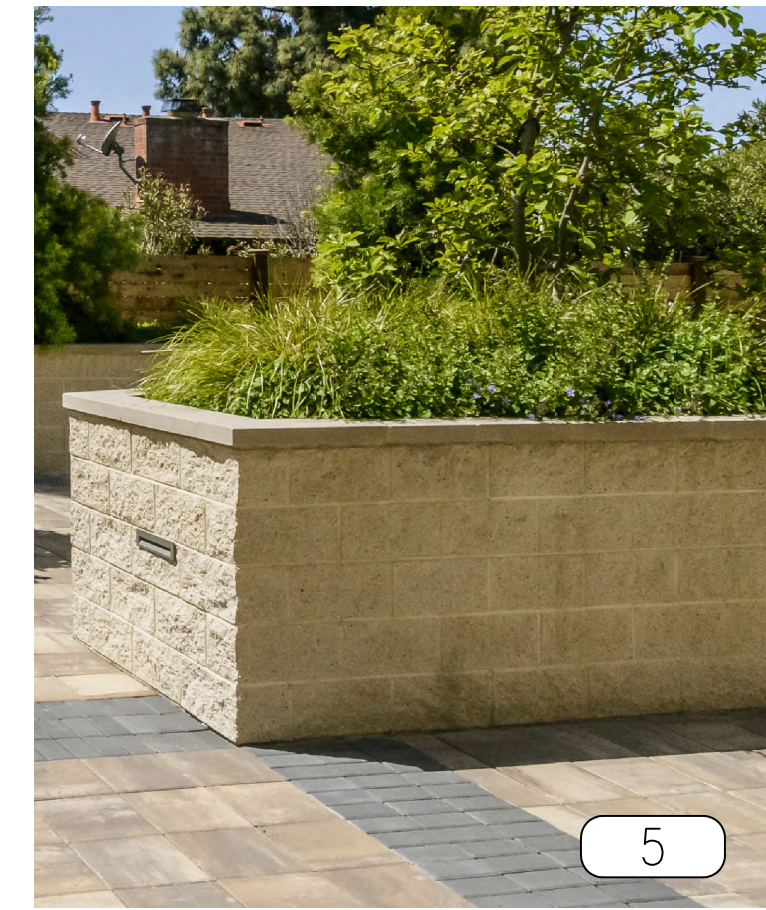




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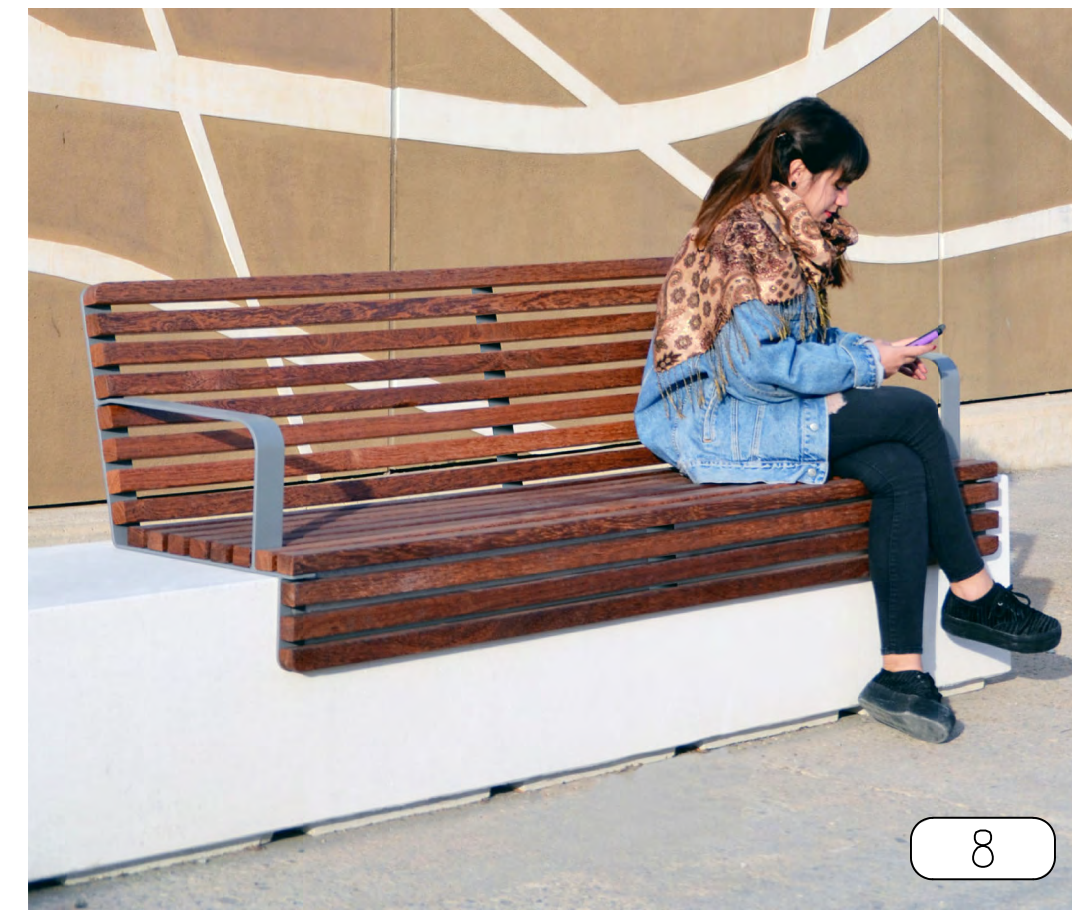
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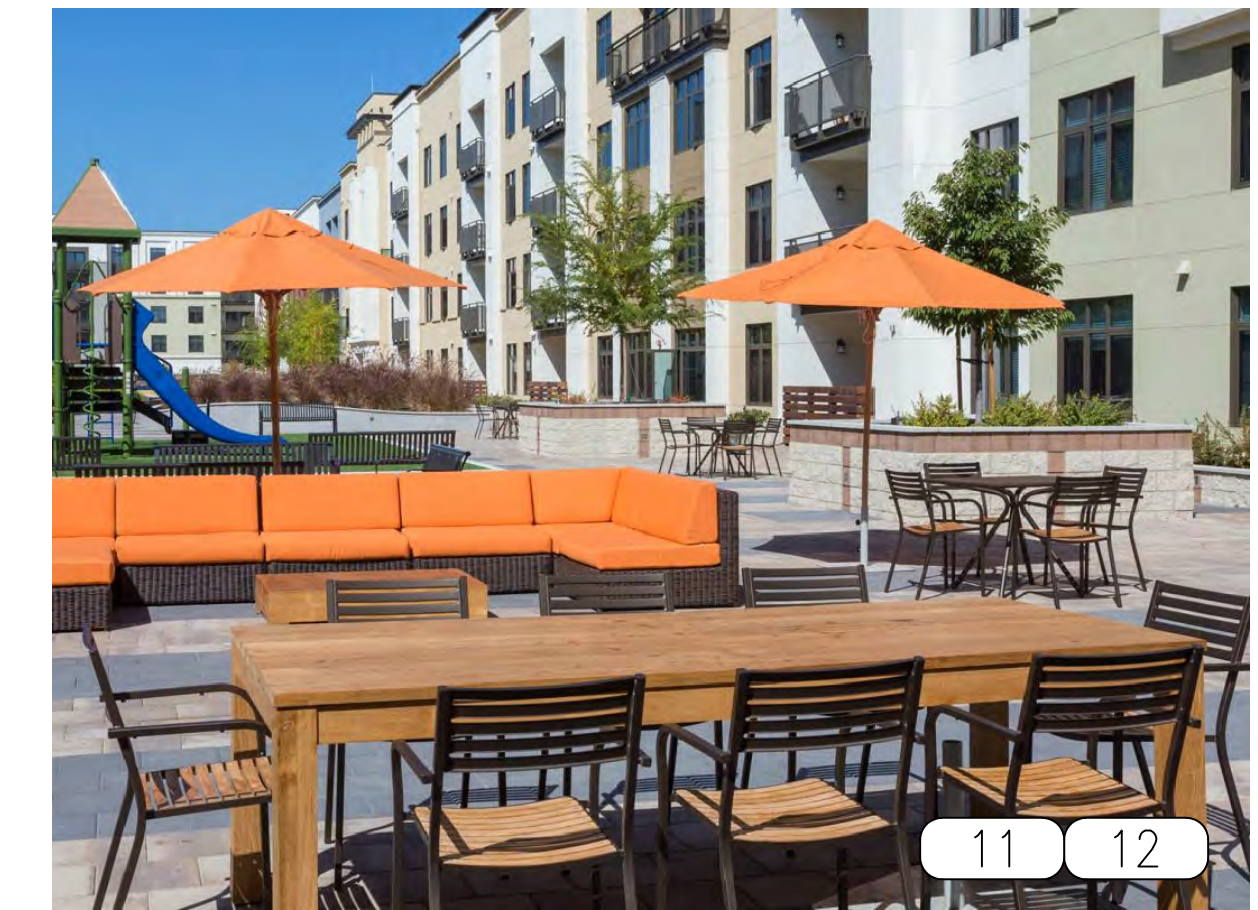
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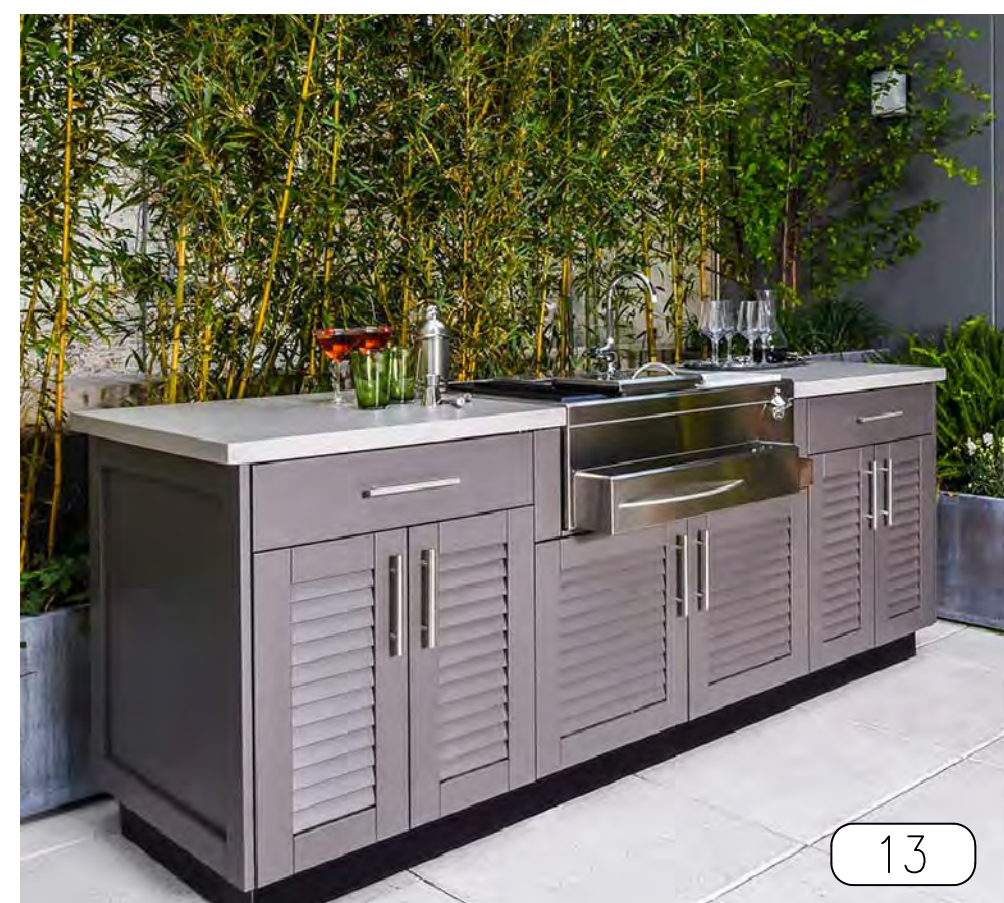
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9 10



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