ATTACHMENT 6

355 FIRST STREET

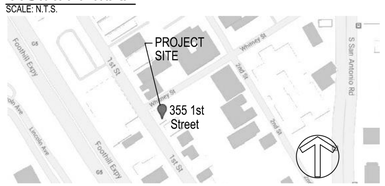
FIFTH SUBMITTAL | APRIL 8, 2022

SHEET INDEX

TITLE SHEET	T1
PROJECT DATA SHEET	T2
PROJECT DATA SHEET	T3
EXISTING SITE & SURROUNDING CONTEXT	A01
STREET ELEVATIONS	A02
BUILDING PERSPECTIVE	A03
BUILDING PERSPECTIVE	A04
MATERIAL SELECTIONS	A05
EXISTING SITE PLAN	A06
PROPOSED SITE PLAN	A07
LOWER GARAGE PLAN	A08
UPPER GARAGE PLAN	A09
FIRST FLOOR PLAN	A10
SECOND FLOOR PLAN	A11
THIRD FLOOR PLAN	A12
FOURTH FLOOR PLAN	A13
ROOF PLAN	A14
FRONT AND LEFT EXTERIOR ELEVATIONS	A15
REAR AND RIGHT EXTERIOR ELEVATIONS	A16
BUILDING SECTION A	A17
BUILDING SECTION B	A18
BUILDING SECTION C	A19
FLOOR AREA CALCULATIONS	A20
VESTING TENTATIVE MAP	TM1.0
EXISTING CONDITIONS	C1.0
PRELIMINARY SITE PLAN	C2.0
PRELIMINARY GRADING AND DRAINAGE PLAN	C3.0
PRELIMINARY SECTIONS	C3.1
PRELIMINARY FIRE LADDER ACCESS SECTIONS	C3.2
PRELIMINARY UTILITY PLAN	C4.0
PRELIMINARY STORMWATER MANAGEMENT PLAN	C5.0
LANDSCAPE PLAN - GROUND FLOOR	L-1
LANDSCAPE PLAN - ROOF DECK	L-2
TREE PROTECTION & REMOVAL PLAN	L-3
PRECEDENT & MATERIAL IMAGES	L-4
PRECEDENT & MATERIAL IMAGES	L-5
PRELIMINARY PLANTING PLAN - GROUND FLOOR	L-6
PRELIMINARY PLANTING PLAN - ROOF DECK	L-7
CONSTRUCTION MANAGEMENT PLAN	CM1.0
CONSTRUCTION MANAGEMENT PLAN	CM2.0
CONSTRUCTION MANAGEMENT PLAN	CM3.0

VICINITY MAP

SCALE: N.T.S.



PROJECT DIRECTORY

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FIRST SUBMITTAL	03/26/2021
FIRE SUBMITTAL # 1	06/01/2021
SECOND SUBMITTAL	07/16/2021
FIRE SUBMITTAL # 2	08/25/2021
THIRD SUBMITTAL	09/03/2021
FOURTH SUBMITTAL	11/12/2021
FIFTH SUBMITTAL	04/08/2022

366.014 355 First Street
Los Altos, CA
April 8, 2022

TITLE SHEET
T1

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UNIT MIX CHART

	UNIT AREA	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	UNIT TOTAL		
1 BEDROOM / STUDIO UNITS							9	18%
1A (STUDIO)	617 SQ. FT.	1	1			2		9 BEDS
1B	804 SQ. FT.		1	1		2		
1C	993 SQ. FT.	1	1			2		
1D	1026 SQ. FT.	1	1	1		3		
2 BEDROOM UNITS							30	60%
2A	1164 SQ. FT.		1	1		2		60 BEDS
2B	1206 SQ. FT.	1	1	1	1	4		
2C	1272 SQ. FT.			1	1	2		
2C-ALT	1449 SQ. FT.	1	1			2		
2D	1341 SQ. FT.	1				1		
2E	1366 SQ. FT.	1	1			2		
2E-ALT 1	1406 SQ. FT.	1	1			2		
2E-ALT 2	1391 SQ. FT.	1	1	1	1	4		
2E-ALT 3	1373 SQ. FT.	1	1	2	2	6		
2F	1438 SQ. FT.			1	1	2		
2G	1175 SQ. FT.	1	1	1		3		
3 BEDROOM UNITS							11	22%
3A	1598 SQ. FT.		1	1	1	3		33 BEDS
3B	1767 SQ. FT.	1	1			2		
3B-ALT	1734 SQ. FT.			1	1	2		
3C	2199 SQ. FT.				1	1		
3D	2040 SQ. FT.			1	1	2		
3E	1982 SQ. FT.				1	1		
		12	14	13	11	50 UNITS TOTAL		102 BEDS TOTAL

CODES AND STANDARDS

BUILDING PLANS TO COMPLY WITH THE FOLLOWING STANDARDS:
- 2019 CALIFORNIA CODE OF REGULATIONS
- CITY OF LOS ALTOS REACH CODE ORDINANCE

FIRE SAFETY REQUIREMENTS

1) FIRE SPRINKLERS: NFPA 13 SYSTEM WILL BE PROVIDED AS REQUIRED PER CBC 903.2.1 THROUGH 903.2.19.1.2.
2) STANDPIPES: STANDPIPE SYSTEMS SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THIS SECTION. FIRE HOSE THREADS USED IN CONNECTION WITH STANDPIPE SYSTEMS SHALL BE APPROVED AND SHALL BE COMPATIBLE WITH FIRE DEPARTMENT HOSE THREADS. THE LOCATION OF FIRE DEPARTMENT HOSE CONNECTIONS SHALL BE APPROVED. STANDPIPES SHALL BE MANUAL WET TYPE. IN BUILDINGS USED FOR HIGH- PILED COMBUSTIBLE STORAGE, FIRE HOSE PROTECTION SHALL BE IN ACCORDANCE WITH CHAPTER 32. STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14 AS AMENDED IN CHAPTER 47. CFC SEC. 905.
3) EMERGENCY RADIO RESPONDER COVERAGE: ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS. EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS APPLIES TO ALL BUILDINGS.
4) WATER SUPPLY: 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 THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
5) TWO-WAY COMMUNICATION SYSTEM: TWO-WAY COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL CURRENT EDITIONS OF NFPA 72, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA BUILDING CODE, AND THE CITY OR TOWN ORDINANCES, POLICIES, AND STANDARDS WHERE A TWO-WAY SYSTEM IS BEING INSTALLED. OTHER STANDARDS ALSO CONTAIN DESIGN/INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.
6) ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
7) FIRE ALARM REQUIREMENTS: REFER TO CFC SEC. 907 AND THE CURRENTLY ADOPTED EDITION OF NFPA 72. SUBMIT SHOP DRAWINGS (3 SETS) AND A PERMIT APPLICATION TO THE SCCFD FOR APPROVAL BEFORE INSTALLING OR ALTERING ANY SYSTEM. CALL (408) 378-4010 FOR MORE INFORMATION.
8) CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

AFFORDABLE HOUSING / DENSITY BONUS

AFFORDABLE HOUSING

LOT SIZE:	27,887 / 43560 = 0.64 ACRE
ALLOWABLE DENSITY:	GOVERNED BY 35 FEET HEIGHT LIMIT
BASE DENSITY:	39 UNITS
CALCULATION:	39 UNITS x 15% B.M.R. = 5.85 = 6
AFFORDABLE UNITS:	7 B.M.R. PROVIDED (3 VERY LOW / 4 MODERATE)

DENSITY BONUS

3/39 = 7.69 = 8% VERY LOW UNITS --> 27.5% DENSITY BONUS
27.5% X 39 UNITS = 10.73 --> 11 ADDITIONAL UNITS PERMITTED
SEE CALIFORNIA GOVERNMENT CODE 65925.(f)(2)

8% VERY LOW UNITS --> 1 CONCESSIONS PERMITTED
SEE CALIFORNIA GOVERNMENT CODE 65925.(d)(2)(B)

PROPOSED BUILDING CONFIGURATION

STUDIO UNITS	2
1 BEDROOM UNITS	7
2 BEDROOM UNITS	30
3 BEDROOM UNITS	11
TOTAL UNITS	50

PROPOSED B.M.R. UNITS

STUDIO UNIT (VERY LOW INCOME)	1
1 BEDROOM UNITS (VERY LOW INCOME)	2
1 BEDROOM UNIT (MODERATE INCOME)	1
2 BEDROOM UNITS (MODERATE INCOME)	3

INCENTIVES	STANDARD	INCENTIVE
1. HEIGHT INCREASE (11' ON-MENU)	35'	46'

WAIVERS	STANDARD	INCENTIVE
1. PARKING STALL SIZE REDUCTION (10% OF STALLS)	9'-0"x18'-0"	8'-6"x18'-0"
2. ELEVATOR TOWER HEIGHT INCREASE	12'	17'-6"

PROJECT DESCRIPTION

355 FIRST STREET IS A MULTIPLE-FAMILY RESIDENTIAL PROJECT COMPRISING 4 LOTS ON FIRST STREET. THE PROJECT CONSISTS OF A 79,643 SQUARE FEET ABOVE GRADE, 50-UNIT, FOUR-STORY BUILDING, WITH TWO LEVELS OF UNDERGROUND PARKING. THE PROJECT REPLACES THE 4 EXISTING BUILDINGS. THE UNDERGROUND PARKING LEVELS ARE ACCESSED FROM ALLEY AND INCLUDE; 113 PARKING STALLS, AND (1) LEVEL 2 EV CHARGING STATION (OR EQUIVALENT) FOR EACH UNIT. THE FIRST FLOOR INCLUDES THE MAIN LOBBY, A COURT FOR INTERIOR LIGHTING, AND A SECURE BIKE ROOM FOR UP TO 65 BIKE RACKS. THE ROOF TOP INCLUDES A 5,000 SQUARE FOOT ROOFTOP DECK WITH GRILLING STATIONS, DINING TABLES, AND OUTDOOR SEATING.

THE FOLLOWING TABLE SUMMARIZES THE PROJECT:

SETBACKS:	EXISTING	PROPOSED	REQUIRED / ALLOWED
FRONT	0'-22'	10'	10'
REAR	16'-116'	10'	10'
RIGHT SIDE	5'	4'	0'
LEFT SIDE	0'	2'	2'
HEIGHT:	+/- 16' - 28'	46' (11' ON-MENU INCENTIVE)	35'

PROJECT DATA TABLE

ADDRESS:	355, 365, 371, 373 FIRST STREET LOS ALTOS, CA 94022
APN:	167-41-026, 167-41-027, 167-41-028, 167-41-029
GENERAL PLAN:	DOWNTOWN COMMERCIAL (DC)
ZONING:	COMMERCIAL DOWNTOWN / MULTIPLE FAMILY (CD/R3)
SITE AREA (GROSS):	27,887 S.F. (0.64 ACRE)
SITE AREA (NET):	27,287 S.F. (0.63 ACRE)
BASE DENSITY:	37 (SEE SHEET T3)
PROPOSED DENSITY:	50 UNITS (79 du / net ac)
BUILDING CODE:	2019 C.B.C.
OCCUPANCY:	S2 / R2
CONSTRUCTION:	TYPE IA / IIIA
FIRE SPRINKLERS:	INCLUDED PER C.B.C. 903.2

BUILDING AREA SUMMARY (GROSS S.F.)

LOWER BASEMENT FLOOR:	25,741 S.F.
UPPER BASEMENT FLOOR:	25,355 S.F.
FIRST FLOOR:	18,781 S.F.
SECOND FLOOR:	20,005 S.F.
THIRD FLOOR:	20,194 S.F.
FOURTH FLOOR:	20,195 S.F.
ROOF LEVEL:	468 S.F.
TOTAL RESIDENTIAL:	79,175 S.F.
TOTAL GARAGE:	51,096 S.F.

PARKING STANDARDS

PARKING STANDARDS (PER LAMC 14.74.080)
REQUIRED SPACES

2 SPACES PER UNIT :	100 SPACES
1 GUEST SPACES PER 4 UNITS:	13 SPACES
TOTAL REQUIRED:	113 SPACES

DENSITY BONUS PARKING STANDARDS PER GOV. CODE 65915 (p) (1)
REQUIRED SPACES

1 SPACE PER UNIT 1 BEDROOM UNIT:	9 SPACES
1.5 SPACES PER UNIT 2&3 BEDROOM UNIT:	62 SPACES
GUEST AND ADA INCLUDED:	INCLUDED
TOTAL REQUIRED:	71 SPACES

PARKING PROVIDED

STANDARD SPACES:	99 SPACES
REDUCED SPACES (10%):	12 SPACES
ADA SPACES:	2 SPACES
TOTAL PROVIDED:	113 SPACES

NOTES:
1. ALL PARKING SHALL BE DOUBLE - STRIPED
2. PROVIDE ADEQUATE LIGHTING LEVELS & VIDEO SURVEILLANCE AT GARAGE LEVELS

BICYCLE PARKING STANDARDS

REQUIRED SPACES (PER VTA)

1 CLASS I SPACES PER 3 UNITS:	17 SPACES
1 CLASS II SPACES PER 15 UNITS:	4 SPACES

PROVIDED SPACES

CLASS I (ENCLOSED BICYCLE STORAGE):	65 SPACES
CLASS II (2 BICYCLE RACKS):	6 SPACES

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PROJECT DATA SHEET
T2

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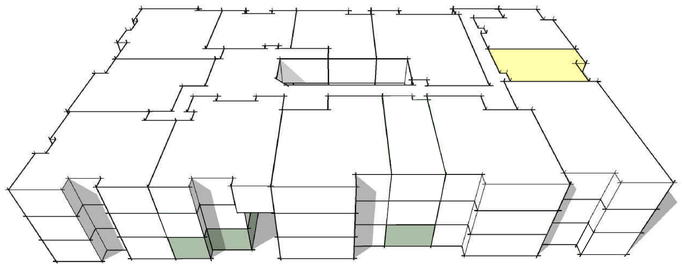
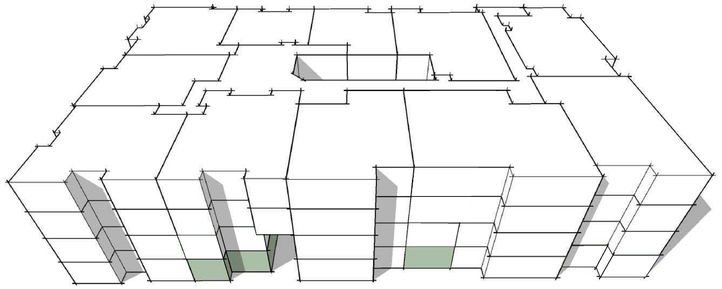


3 FLOORS

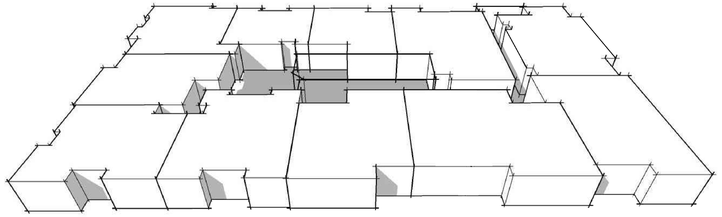
BASE DENSITY MODEL
39 UNITS TOTAL
61.9 DU/AC
59,121 SF
2.17 F.A.R.
6 BMR UNITS



4 FLOORS

DENSITY BONUS MODEL
50 UNITS TOTAL
79.4 DU/AC
79,431 SF
2.91 F.A.R.
6 BMR UNITS

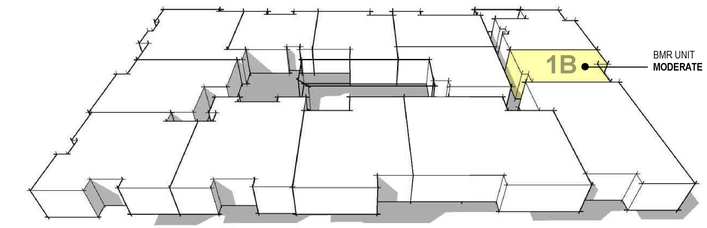
46 FEET HEIGHT LIMIT



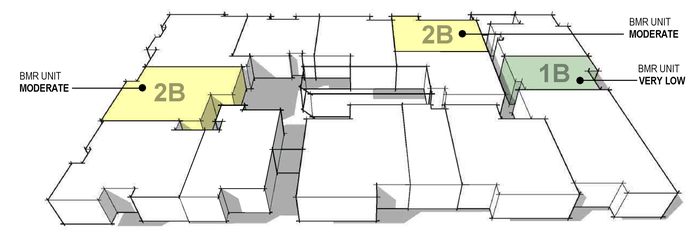
FLOOR 4
11 UNITS

11 FEET INCREASE
CITY OF LOS ALTOS
MUNICIPAL CODE
14.28.040.F.1.d
ON-MENU INCENTIVE

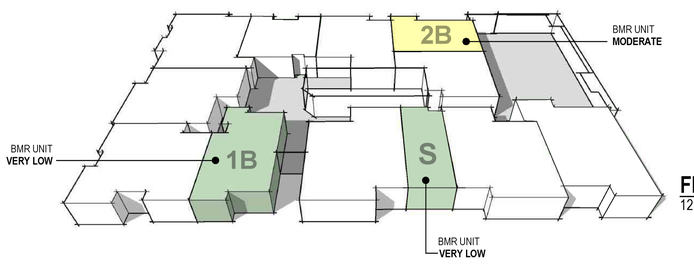
35 FEET HEIGHT LIMIT



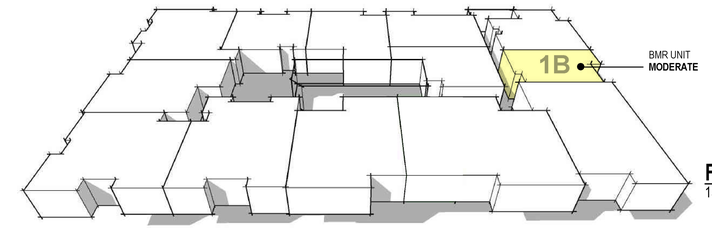
FLOOR 3
13 UNITS



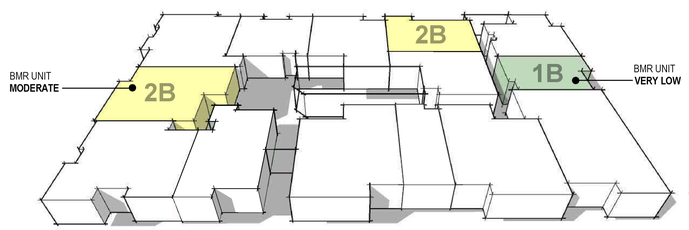
FLOOR 2
14 UNITS



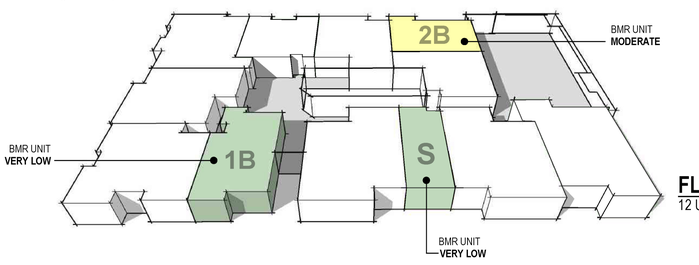
FLOOR 1
12 UNITS



FLOOR 3
13 UNITS



FLOOR 2
14 UNITS



FLOOR 1
12 UNITS

LEGEND

S	= STUDIO
1B	= 1 BEDROOM UNIT
2B	= 2 BEDROOM UNIT

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PROJECT DATA SHEET
T3

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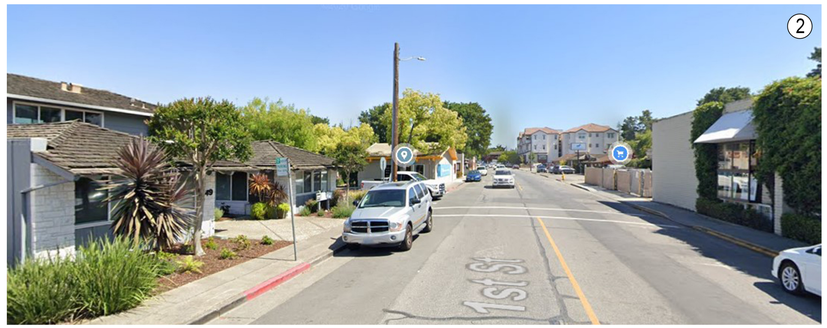

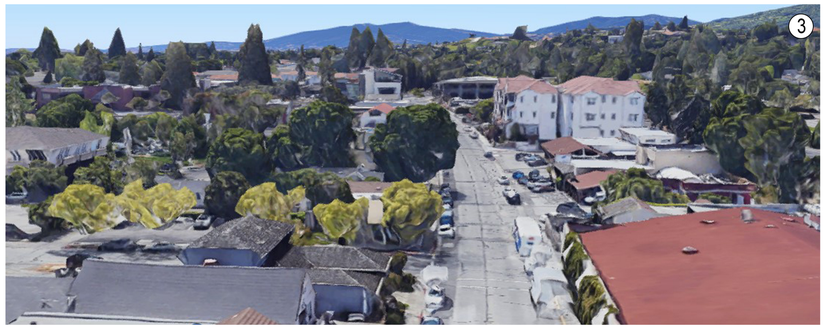

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EXISTING SITE & SURROUNDING CONTEXT
A01

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WHITNEY STREET

FIRST STREET

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STREET ELEVATIONS
A02

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BUILDING PERSPECTIVE
A03

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BUILDING PERSPECTIVE
A04

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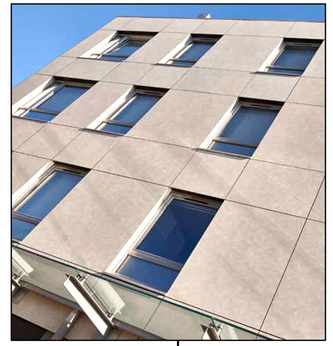
WOOD-LOOK BOARD SOFFIT
AT UPPER ROOF OVERHANG

TRESPA METEON
NW08 ITALIAN WALNUT



TRESPA FOCUS
BROOKLYN CLASSIC
OR TRESPA NATURALS
CRAFTED WHITE

ELDORADO STONE
VANTAGE30 WHITE ELM
PATIO WALLS

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MATERIAL SELECTIONS
A05

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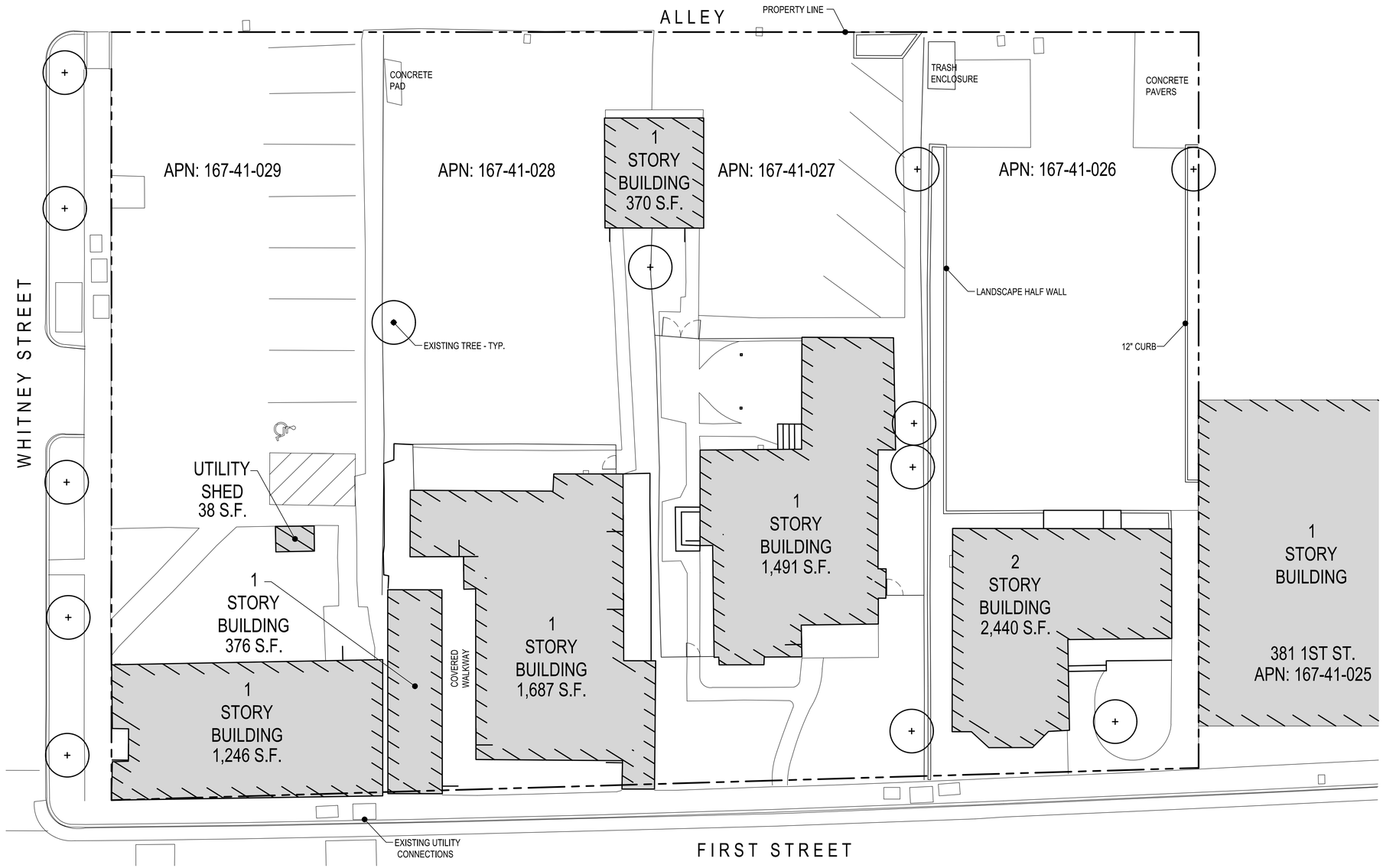

EXISTING BUILDING AREAS	
TOTAL	7,648 SF

NORTH

0 2' 4' 6' 8' 16'

EXISTING SITE PLAN

A06

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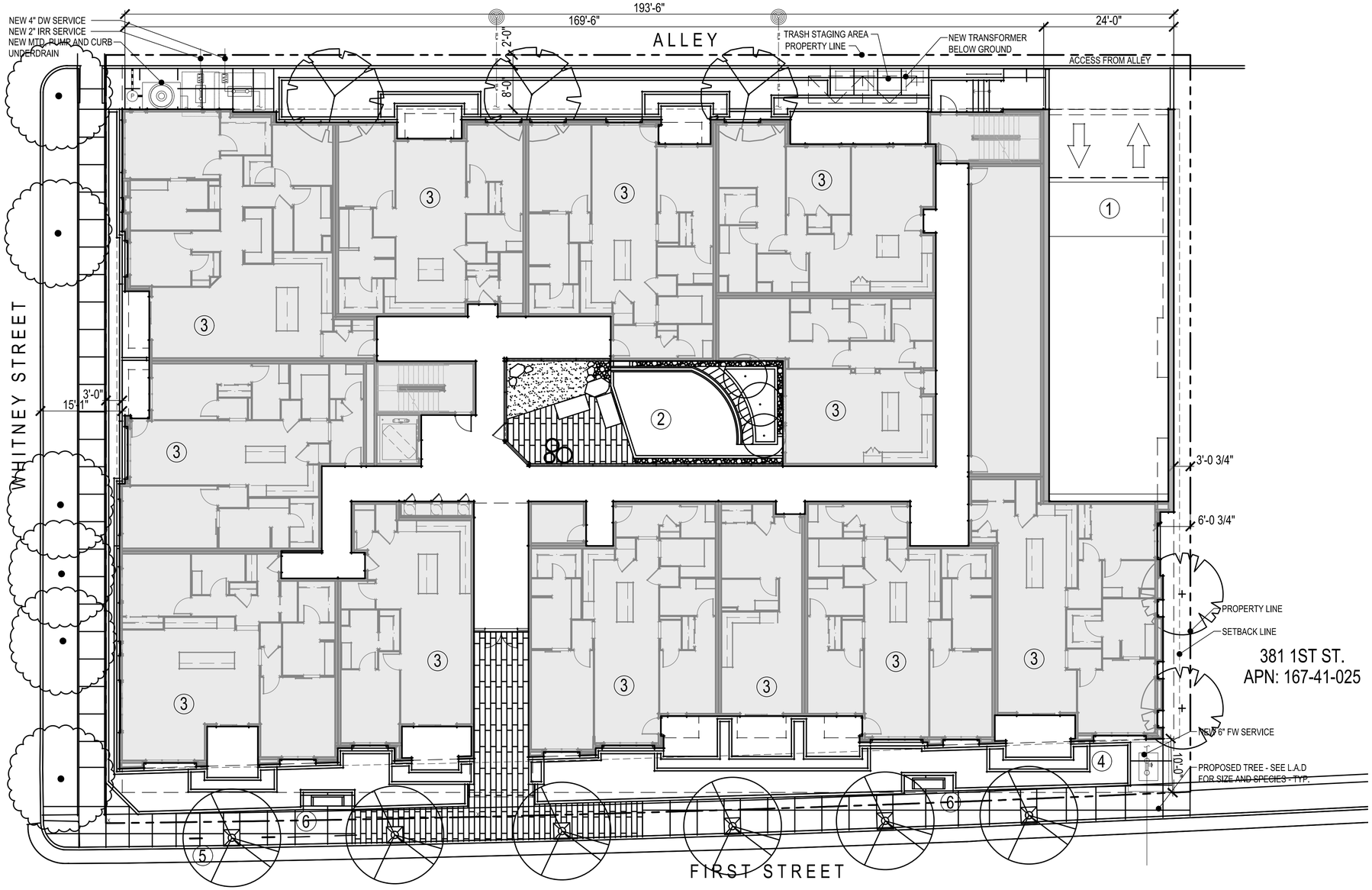

KEY NOTES

1. GARAGE RAMP
2. COURT
3. RESIDENTIAL UNIT
4. RAISED PLANTERS
5. BICYCLE RACK
6. SITTING BENCH

NORTH

0 2' 4' 6' 8' 16'

PROPOSED SITE PLAN
A07

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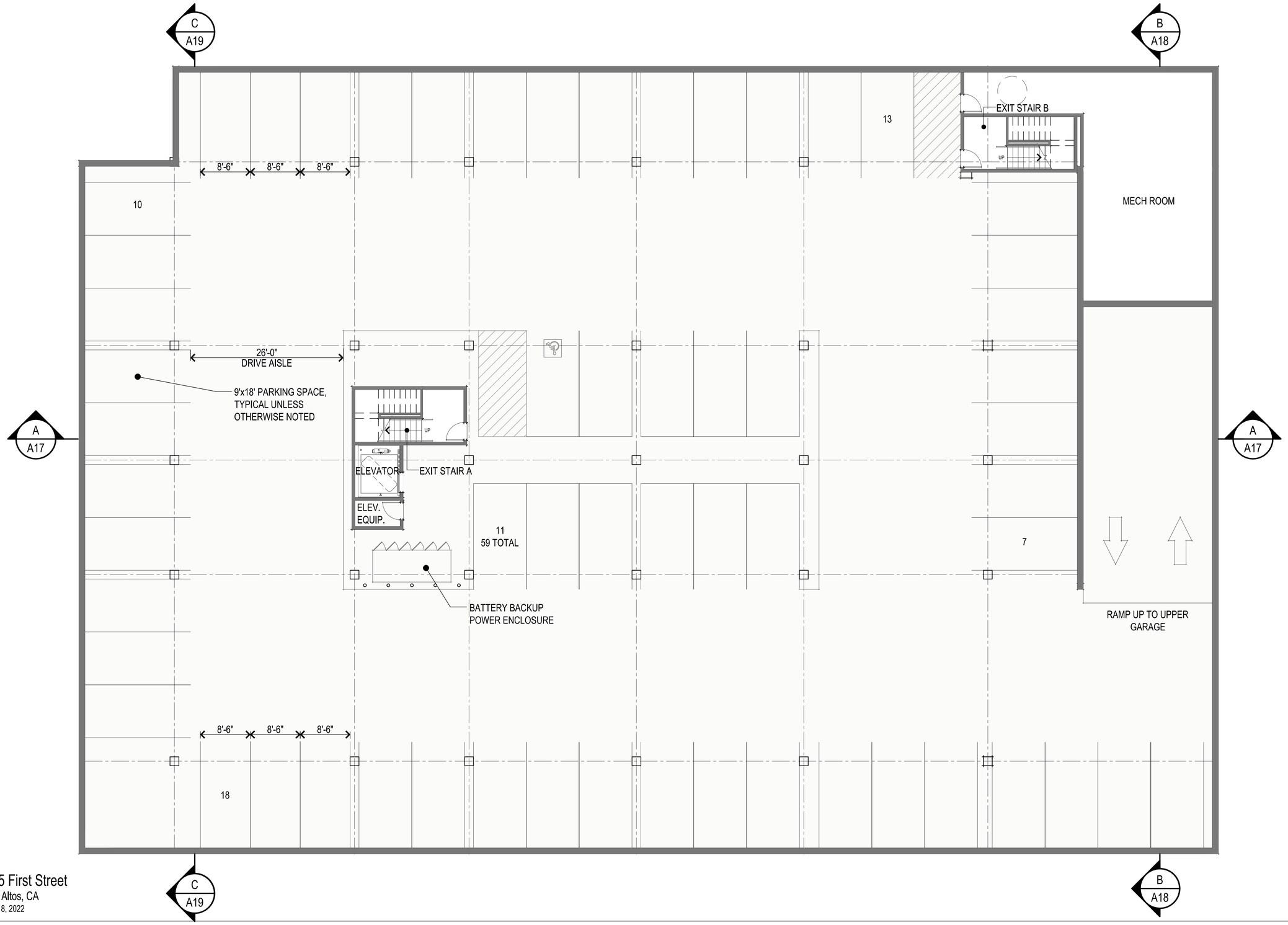

366.014

355 First Street
Los Altos, CA
April 8, 2022

NORTH
0 2' 4' 6' 8' 16'

LOWER GARAGE PLAN
A08

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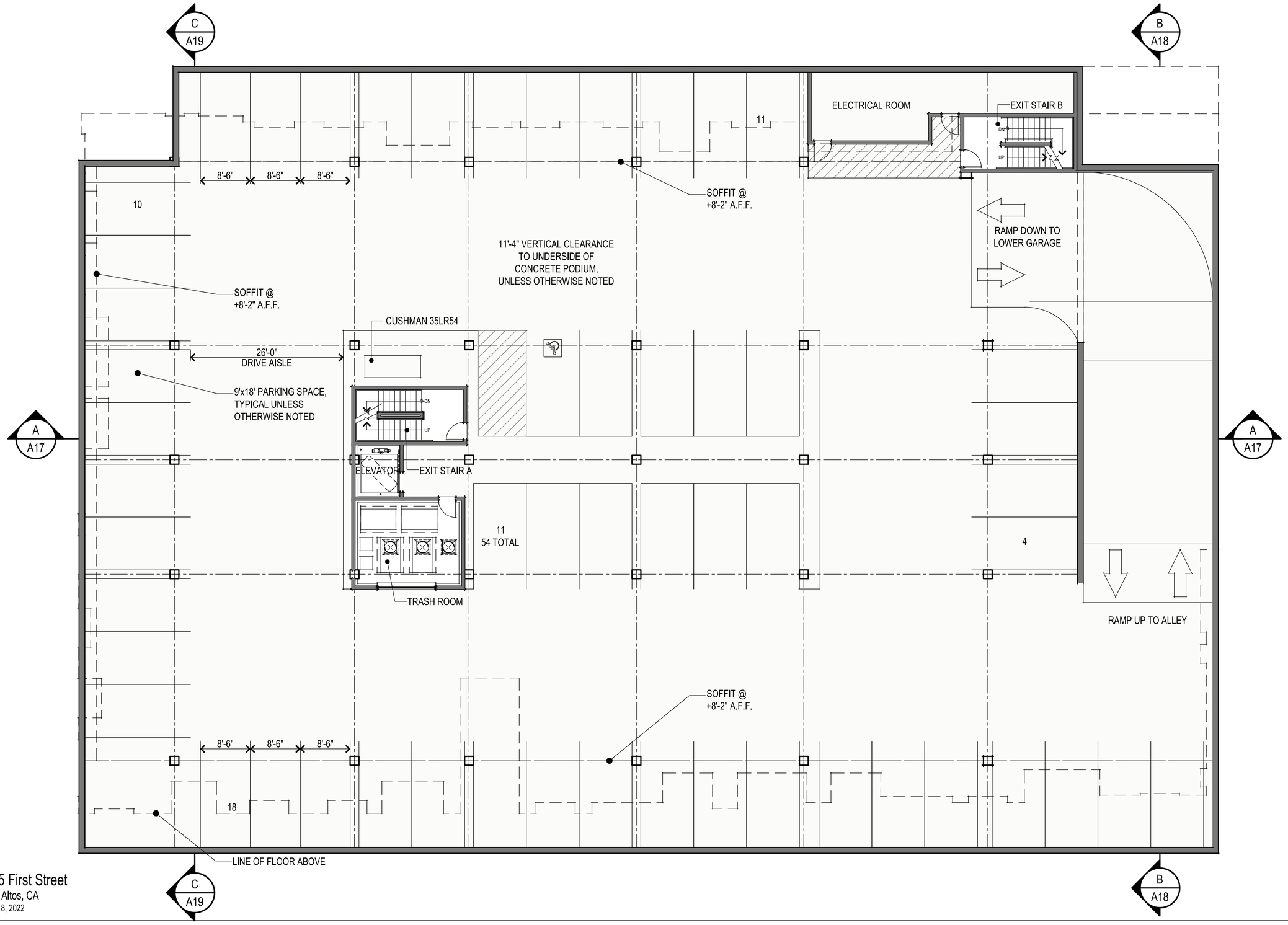

366.014

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Los Altos, CA
April 8, 2022

0 2' 4' 6' 8' 16'

NORTH

UPPER GARAGE PLAN
A09

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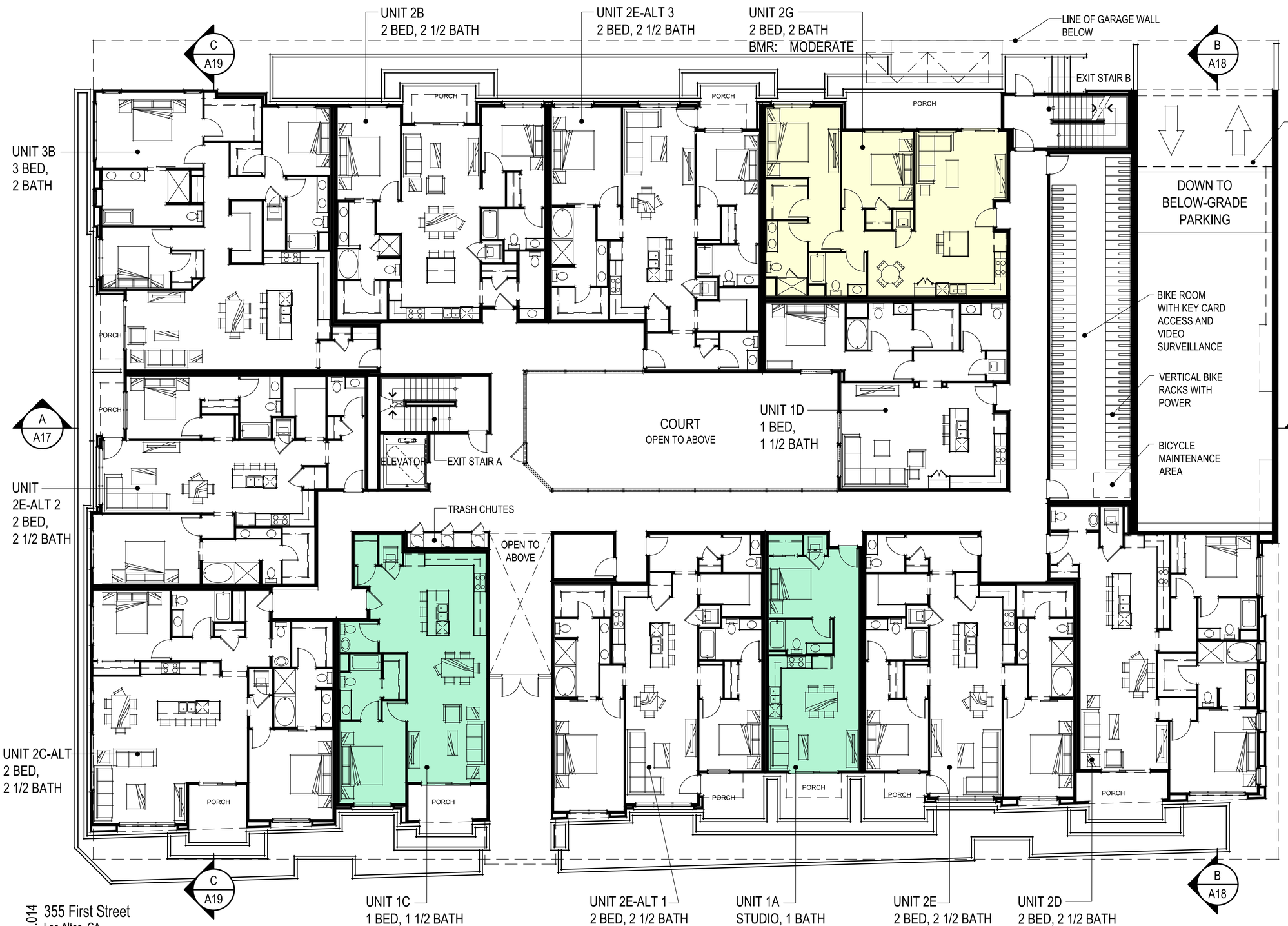

UNIT MIX CHART

1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	1ST FLOOR	3	25%
1A (STUDIO)	617 SQ. FT.	1		
1B	804 SQ. FT.			
1C	993 SQ. FT.	1		
1D	1,026 SQ. FT.	1		
2 BEDROOM UNITS			**8**	**67%**
2A	1,164 SQ. FT.			
2B	1,206 SQ. FT.	1		
2C	1,272 SQ. FT.			
2C-ALT	1,449 SQ. FT.	1		
2D	1,341 SQ. FT.	1		
2E	1,366 SQ. FT.	1		
2E-ALT 1	1,406 SQ. FT.	1		
2E-ALT 2	1,391 SQ. FT.	1		
2E-ALT 3	1,373 SQ. FT.	1		
2F	1,438 SQ. FT.			
2G	1,175 SQ. FT.	1		
3 BEDROOM UNITS			**1**	**8%**
3A	1,598 SQ. FT.			
3B	1,767 SQ. FT.	1		
3B-ALT	1,734 SQ. FT.			
3C	2,199 SQ. FT.			
3D	2,040 SQ. FT.			
3E	1,982 SQ. FT.			
		12		

NORTH

0 2' 4' 6' 8' 16'

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Los Altos, CA
April 8, 2022

FIRST FLOOR PLAN
A10

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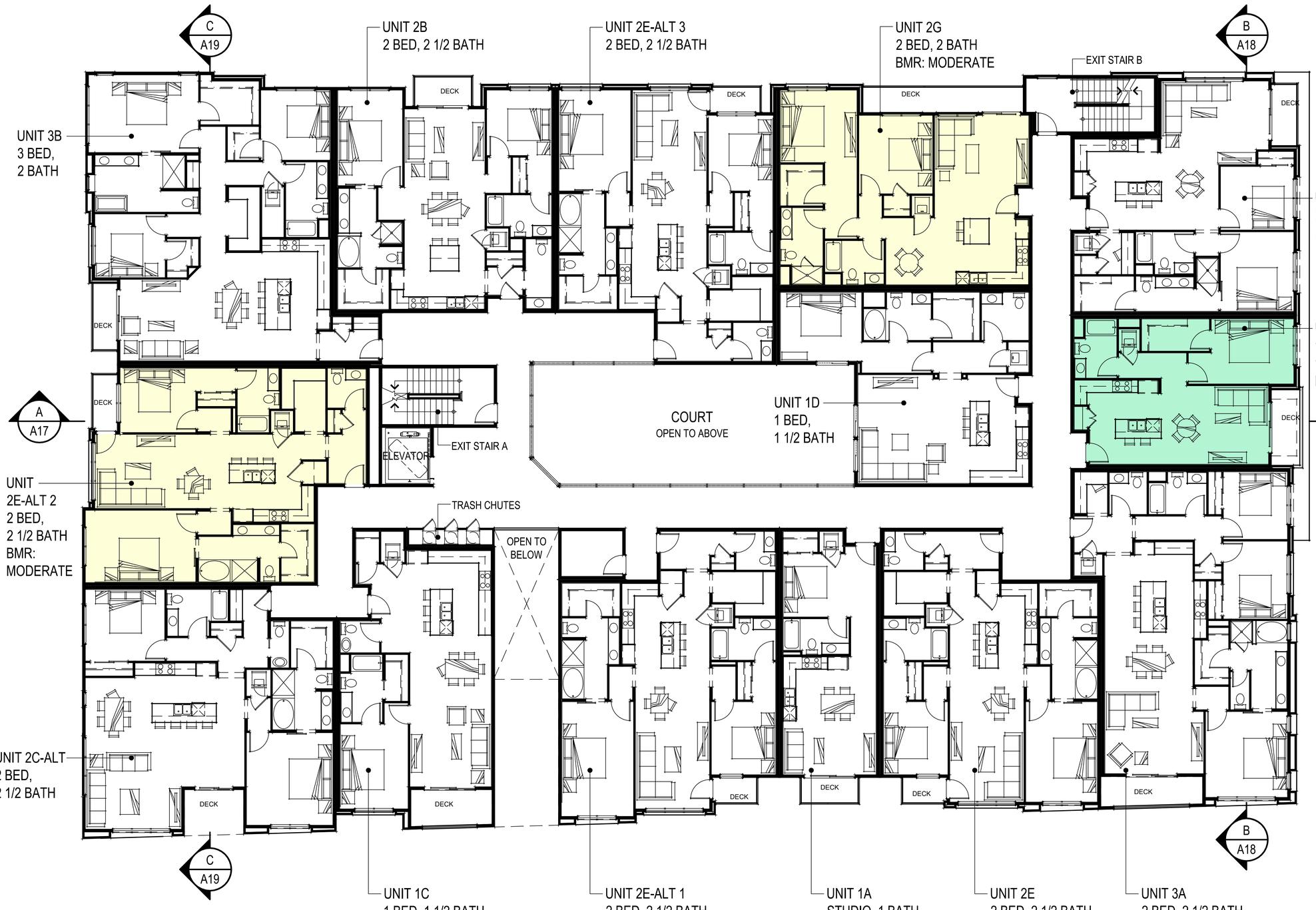

UNIT MIX CHART

1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	2ND FLOOR	4	29%
1A (STUDIO)	617 SQ. FT.	1		
1B	804 SQ. FT.	1		
1C	993 SQ. FT.	1		
1D	1,026 SQ. FT.	1		
2 BEDROOM UNITS			**8**	**57%**
2A	1,164 SQ. FT.	1		
2B	1,206 SQ. FT.	1		
2C	1,272 SQ. FT.			
2C-ALT	1,449 SQ. FT.	1		
2D	1,341 SQ. FT.			
2E	1,366 SQ. FT.	1		
2E-ALT 1	1,406 SQ. FT.	1		
2E-ALT 2	1,391 SQ. FT.	1		
2E-ALT 3	1,373 SQ. FT.	1		
2F	1,438 SQ. FT.			
2G	1,175 SQ. FT.	1		
3 BEDROOM UNITS			**2**	**14%**
3A	1,598 SQ. FT.	1		
3B	1,767 SQ. FT.	1		
3B-ALT	1,734 SQ. FT.			
3C	2,199 SQ. FT.			
3D	2,040 SQ. FT.			
3E	1,982 SQ. FT.			
			14	

NORTH

0 2' 4' 6' 8' 16'

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355 First Street
Los Altos, CA
April 8, 2022

SECOND FLOOR PLAN
A11

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UNIT MIX CHART

1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	3RD FLOOR	2	15%
1A (STUDIO)	617 SQ. FT.			
1B	804 SQ. FT.	1		
1C	993 SQ. FT.			
1D	1,026 SQ. FT.	1		
2 BEDROOM UNITS			**8**	**62%**
2A	1,164 SQ. FT.	1		
2B	1,206 SQ. FT.	1		
2C	1,272 SQ. FT.	1		
2C-ALT	1,449 SQ. FT.			
2D	1,341 SQ. FT.			
2E	1,366 SQ. FT.			
2E-ALT 1	1,406 SQ. FT.			
2E-ALT 2	1,391 SQ. FT.	1		
2E-ALT 3	1,373 SQ. FT.	2		
2F	1,438 SQ. FT.	1		
2G	1,175 SQ. FT.	1		
3 BEDROOM UNITS			**3**	**23%**
3A	1,598 SQ. FT.	1		
3B	1,767 SQ. FT.			
3B-ALT	1,734 SQ. FT.	1		
3C	2,198 SQ. FT.			
3D	2,040 SQ. FT.	1		
3E	1,982 SQ. FT.			
		13		

NORTH

0 2' 4' 6' 8' 16'

THIRD FLOOR PLAN
A12

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Los Altos, CA
April 8, 2022

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UNIT MIX CHART

1 BEDROOM UNITS/ STUDIO UNITS	UNIT AREA	4TH FLOOR	0	0%
1A (STUDIO)	617 SQ. FT.			
1B	804 SQ. FT.			
1C	993 SQ. FT.			
1D	1,026 SQ. FT.			
2 BEDROOM UNITS			**6**	**55%**
2A	1,164 SQ. FT.			
2B	1,206 SQ. FT.	1		
2C	1,272 SQ. FT.	1		
2C-ALT	1,449 SQ. FT.			
2D	1,341 SQ. FT.			
2E	1,366 SQ. FT.			
2E-ALT 1	1,406 SQ. FT.			
2E-ALT 2	1,391 SQ. FT.	1		
2E-ALT 3	1,373 SQ. FT.	2		
2F	1,438 SQ. FT.	1		
2G	1,175 SQ. FT.			
3 BEDROOM UNITS			**5**	**46%**
3A	1,598 SQ. FT.	1		
3B	1,767 SQ. FT.			
3B-ALT	1,734 SQ. FT.	1		
3C	2,198 SQ. FT.	1		
3D	2,040 SQ. FT.	1		
3E	1,982 SQ. FT.	1		
		11		

NORTH

0 2' 4' 6' 8' 16'

FOURTH FLOOR PLAN
A13

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355 First Street
Los Altos, CA
April 8, 2022

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C A19

B A18

EXIT STAIR B

VALLEY

1/4:12

ACCESS GATE FOR MAINTENANCE

RAISED TREE PLANTER, TYP - SEE LANDSCAPE DRAWINGS

ROOFTOP CONDENSER UNIT, TYP.

ACCESS GATE FOR MAINTENANCE

LOCATION OF SOLAR PANELS, TBD

A A17

EXIT STAIR A

48" HIGH ROOF TOP SAFETY GUARDRAIL

ELEVATOR

OPEN TO COURT BELOW

ACCESS GATE FOR MAINTENANCE

RAISED PLANTER, TYP - SEE LANDSCAPE DRAWINGS

C A19

B A18

NORTH

0 2' 4' 6' 8' 16'

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Los Altos, CA
April 8, 2022

ROOF PLAN
A14

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LEFT ELEVATION

FRONT ELEVATION

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Los Altos, CA
April 8, 2022

FRONT AND LEFT EXTERIOR ELEVATIONS
A15

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RIGHT ELEVATION

REAR ELEVATION

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April 8, 2022

REAR AND RIGHT EXTERIOR ELEVATIONS
A16

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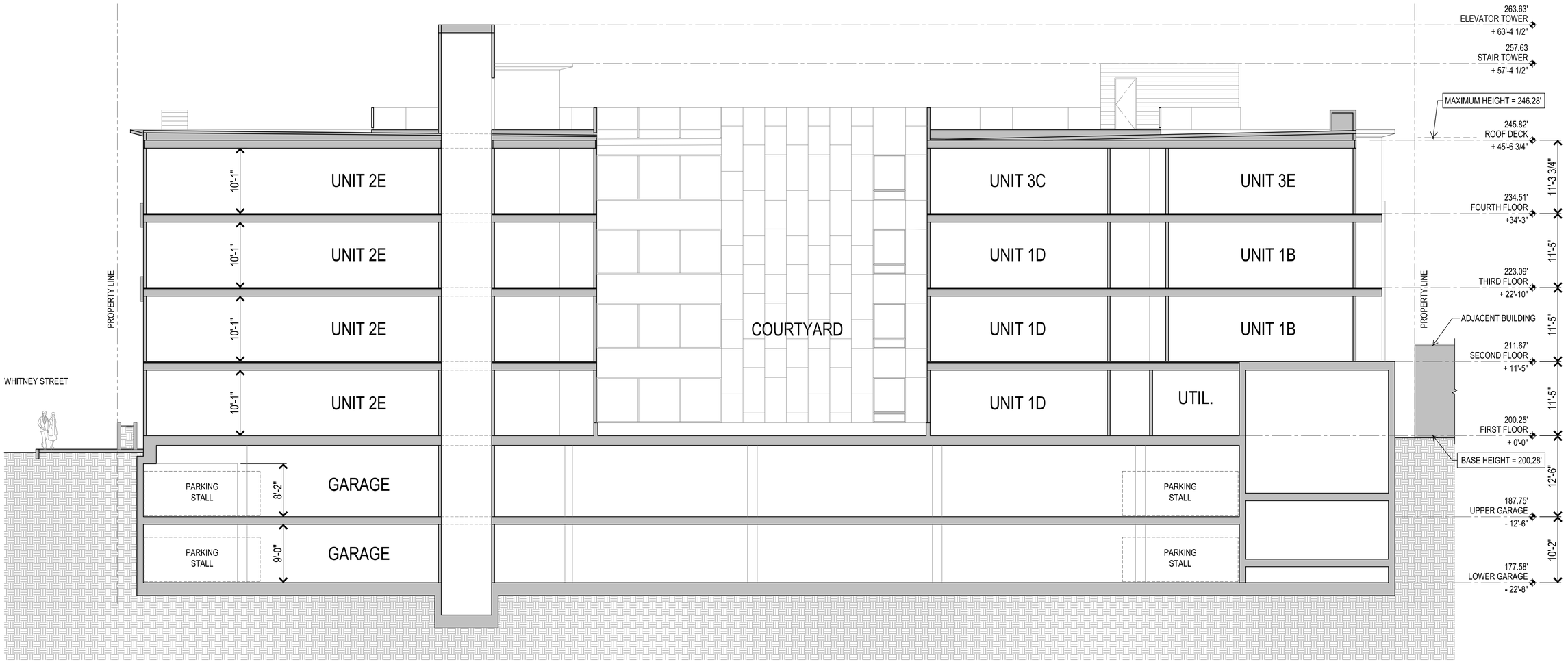

SECTION A

366.014 355 First Street
Los Altos, CA
April 8, 2022

0 2' 4' 6' 8' 16'

BUILDING SECTION A
A17

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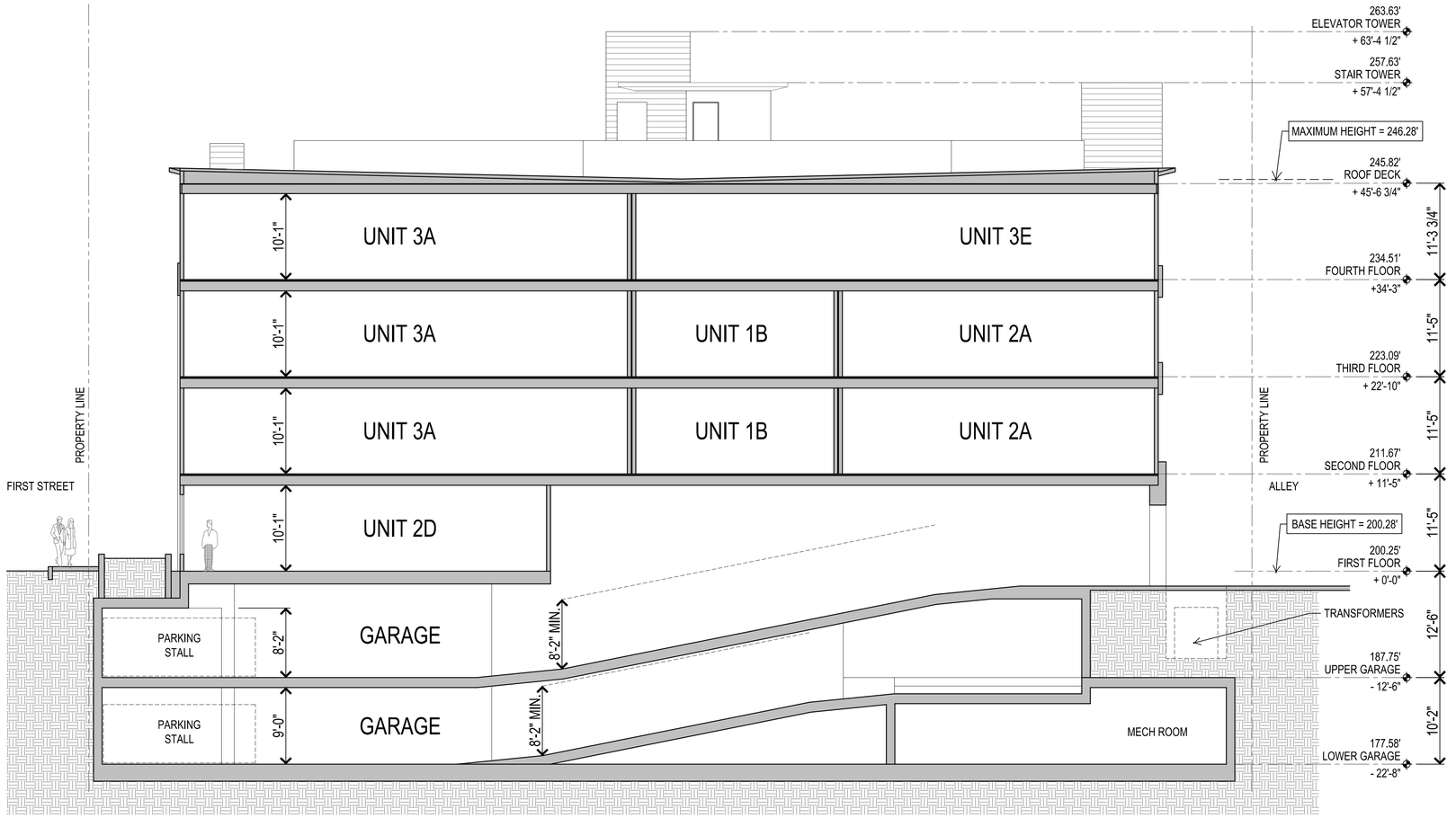

SECTION B

366.014 355 First Street
Los Altos, CA
April 8, 2022

0 2' 4' 6' 8' 16'

BUILDING SECTION B
A18

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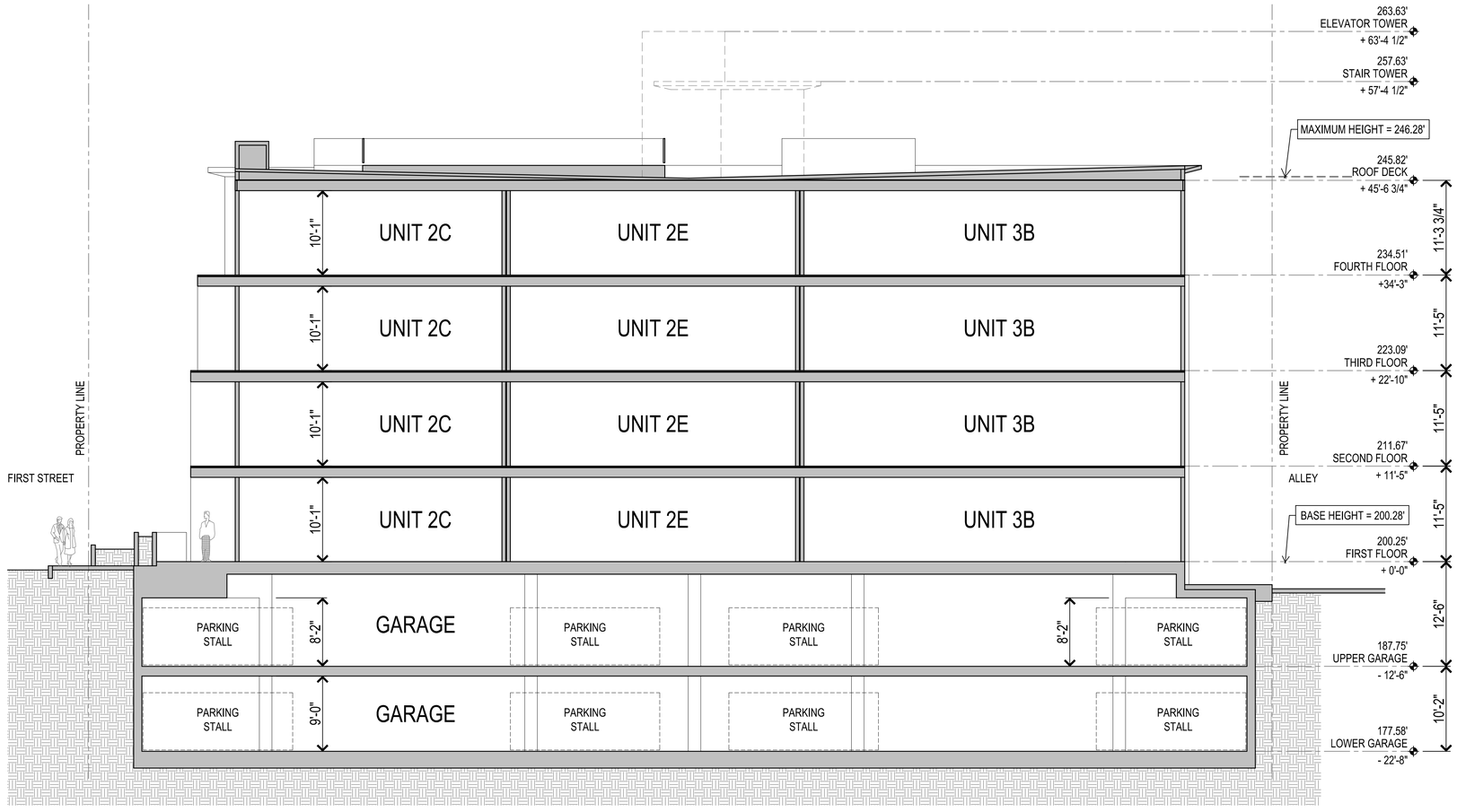

SECTION C

0 2' 4' 6' 8' 16'

BUILDING SECTION C

A19

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April 8, 2022

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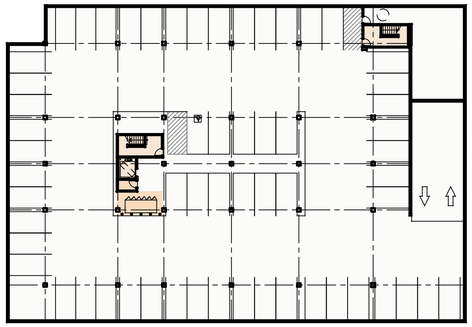
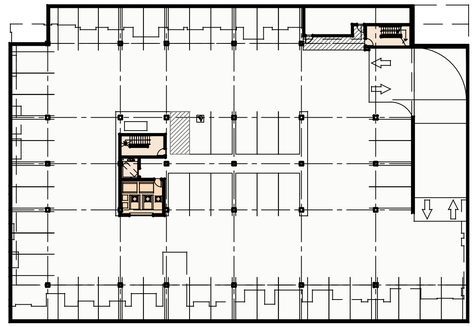


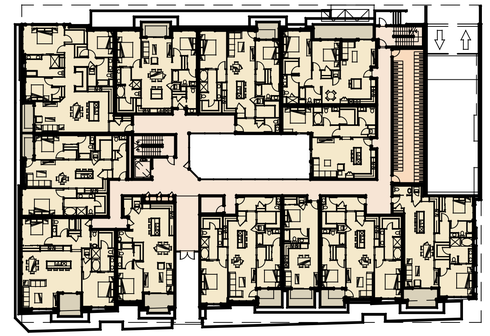
LOWER GARAGE LEVEL

CATEGORY	SUBTOTALS
PARKING	25,031 SF
CIRCULATION	471 SF
UTILITY	239 SF
DWELLING UNITS	
LEVEL TOTAL	25,741 SF



UPPER GARAGE LEVEL

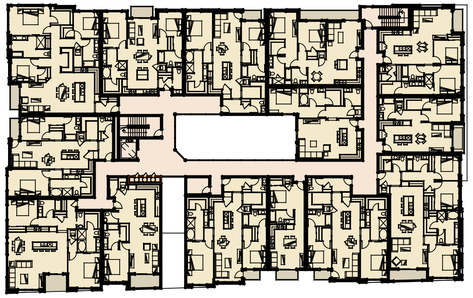
CATEGORY	SUBTOTALS
PARKING	24,588 SF
CIRCULATION	471 SF
UTILITY	296 SF
DWELLING UNITS	
LEVEL TOTAL	25,355 SF



GROUND FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,836 SF
UTILITY	834 SF
DWELLING UNITS	15,111 SF
LEVEL TOTAL	18,781 SF

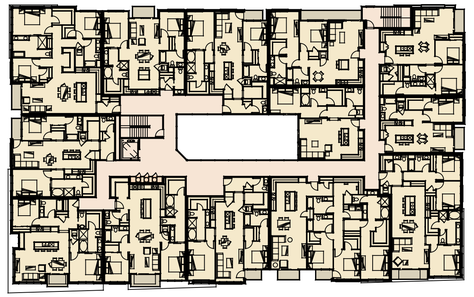
PORCH AREA
922 SF



SECOND FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,620 SF
UTILITY	42 SF
DWELLING UNITS	17,343 SF
LEVEL TOTAL	20,005 SF

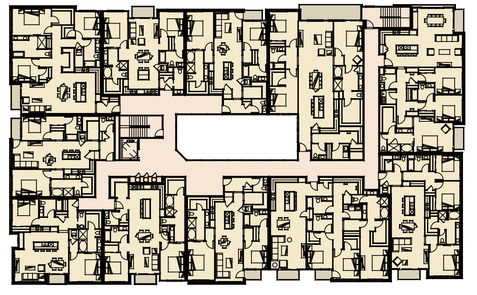
DECK AREA
646 SF



THIRD FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,564 SF
UTILITY	42 SF
DWELLING UNITS	17,588 SF
LEVEL TOTAL	20,194 SF

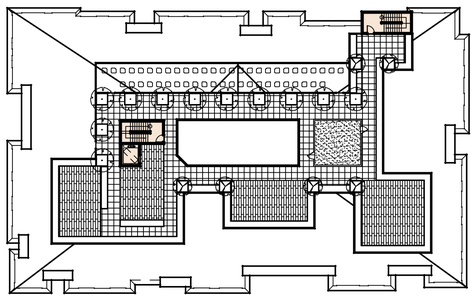
DECK AREA
579 SF



FOURTH FLOOR

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	2,553 SF
UTILITY	42 SF
DWELLING UNITS	17,600 SF
LEVEL TOTAL	20,195 SF

DECK AREA
578 SF



ROOF DECK

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	468 SF
UTILITY	
DWELLING UNITS	
ROOF DECK	
LEVEL TOTAL	468 SF

DECK AREA
5,318 SF

BUILDING TOTALS

CATEGORY	SUBTOTALS
PARKING	49,619 SF
CIRCULATION	11,983 SF
UTILITY	1,495 SF
DWELLING UNITS	67,642 SF
TOTAL	130,739 SF

TOTAL PORCH / DECK AREA
8,044 SF

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April 8, 2022

FLOOR AREA CALCULATIONS
A20

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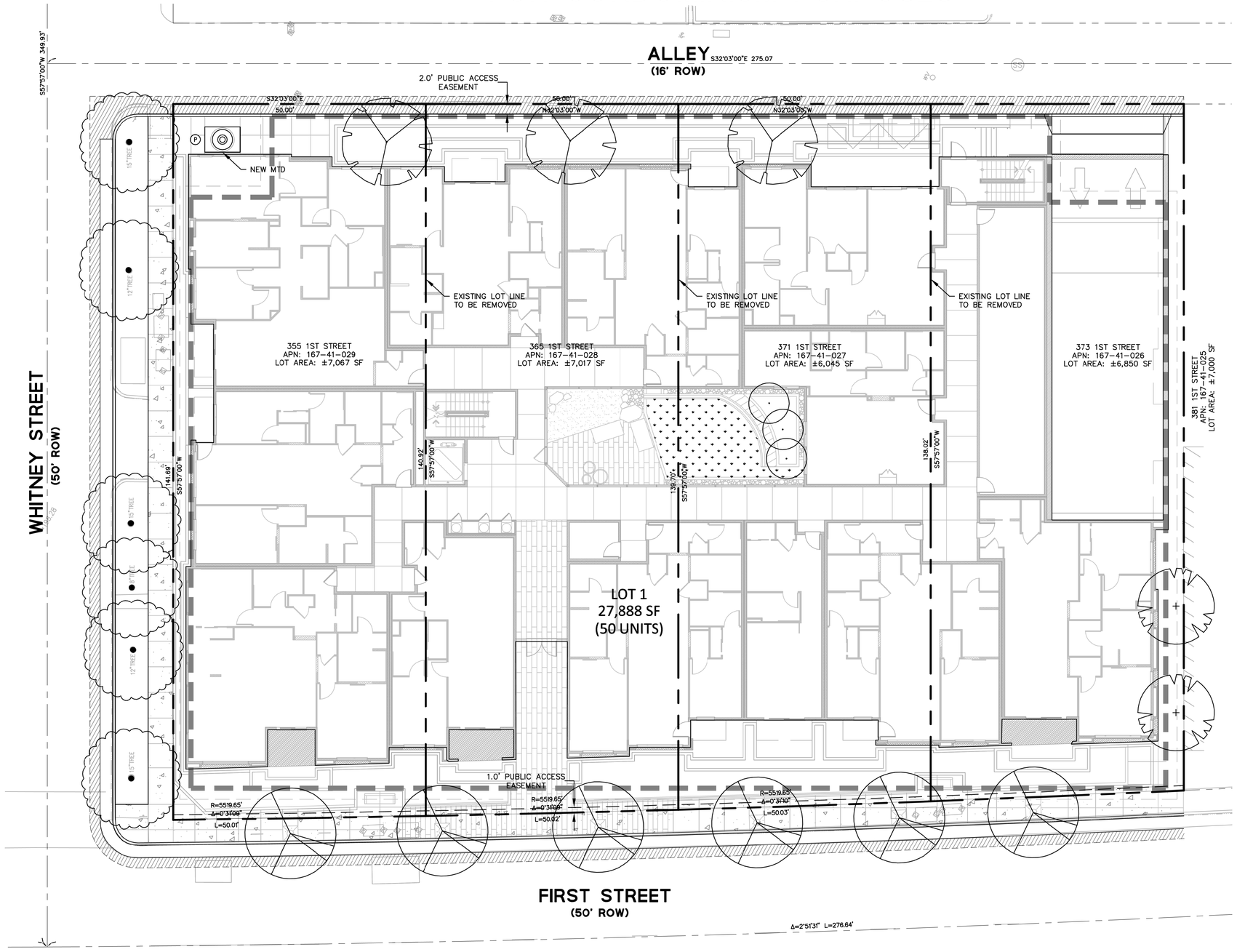
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- EASEMENT LINE
- FLOW THROUGH PLANTER
- MECHANICAL TREATMENT DEVICE

GENERAL NOTES

1. THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN ±0.64 ACRES.
3. DURING CONSTRUCTION, ALL EQUIPMENT AND PARKING SHALL REMAIN ON-SITE UNLESS THE CONTRACTOR HAS APPROVAL FROM THE CITY.
4. ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF LOS ALTOS STANDARDS AND SPECIFICATIONS.

PROJECT INFORMATION

OWNER/DEVELOPER:	355 1ST ST. LLC 419 SOUTH ANTONIO ROAD, SUITE 215 LOS ALTOS, CA 94022 CONTACT: KEVIN DENARDI (650) 842-2360
ARCHITECT:	SDG ARCHITECTS 3361 WALNUT BLVD. SUITE 120 BRENTWOOD, CA 94513 CONTACT: JEFF POTTS (925) 634-7000
CIVIL ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: ISAAC KONTOROVSKY (408) 467-9100
PROPERTY ADDRESS:	355 FIRST STREET, LOS ALTOS, CA
APN:	167-41-026/027/028/029
SPECIFIC PLAN:	DOWNTOWN CORE SPECIFIC PLAN
EXISTING ZONING:	COMMERCIAL DOWNTOWN/MULTIPLE FAMILY (CD/R-3)
PROPOSED ZONING:	COMMERCIAL DOWNTOWN/MULTIPLE FAMILY (CD/R-3)
EXISTING USE:	COMMERCIAL
PROPOSED USE:	RESIDENTIAL
GROSS AREA:	27,887 SF (0.64± ACRES)
NET AREA:	27,287 SF (0.63± ACRES)
PROPOSED NUMBER OF LOTS:	1 PARCEL FOR CONDOMINIUM PURPOSES (4 EXISTING LOTS)
NUMBER OF CONDO UNITS:	50
UTILITIES: A. WATER: B. SANITARY SEWER: C. STORM DRAIN: D. GAS/ELECTRIC: E. TELEPHONE: F. CABLE TV:	 CALIFORNIA WATER SERVICE COMPANY CITY OF LOS ALTOS N/A PACIFIC GAS & ELECTRIC AT&T COMCAST
BENCHMARK:	2-1/2" BRASS DISK IN CONCRETE BASE, STAMPED CS061013, INSIDE MONUMENT WELL AT THE INTERSECTION OF FIRST STREET AND MAIN STREET. ELEVATION = 193.13 FEET BASED ON CITY OF LOS ALTOS DATUM.
TOPOGRAPHY:	THE INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS DATED SEPTEMBER 28, 30 & OCTOBER 1, 2020.
FLOOD ZONE:	THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06085C0038H

ABBREVIATIONS

PG&E = PACIFIC GAS & ELECTRIC COMPANY
ROW = RIGHT OF WAY

SHEET INDEX

SHEET NO.	SHEET TITLE
TM1.0	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.1	PRELIMINARY SECTIONS
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN

GRAPHIC SCALE
10 0 10 20

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

BKF

355-373 1ST STREET
VESTING TENTATIVE MAP
SANTA CLARA COUNTY, CALIFORNIA
LOS ALTOS

No.	Revisions
1	RESUBMITTAL 1
2	7/16/21 - RESUBMITTAL 2
3	09/03/21 - RESUBMITTAL 3
4	11/12/21 - RESUBMITTAL 4
5	04/08/22 - RESUBMITTAL 5

Date 04/08/2022
Scale AS SHOWN
Design RM
Drawn RM
Approved IB
Job No 20201231

Drawing Number:
TM1.0

DRAWING NAME: R:\2020\20201231_355-373_1st_Street\Entitlements\Maps\TM\20201231_SDR_TM.dwg
PLOT DATE: 4/8/2022
PLOT BY: Isaac Kontorovsky

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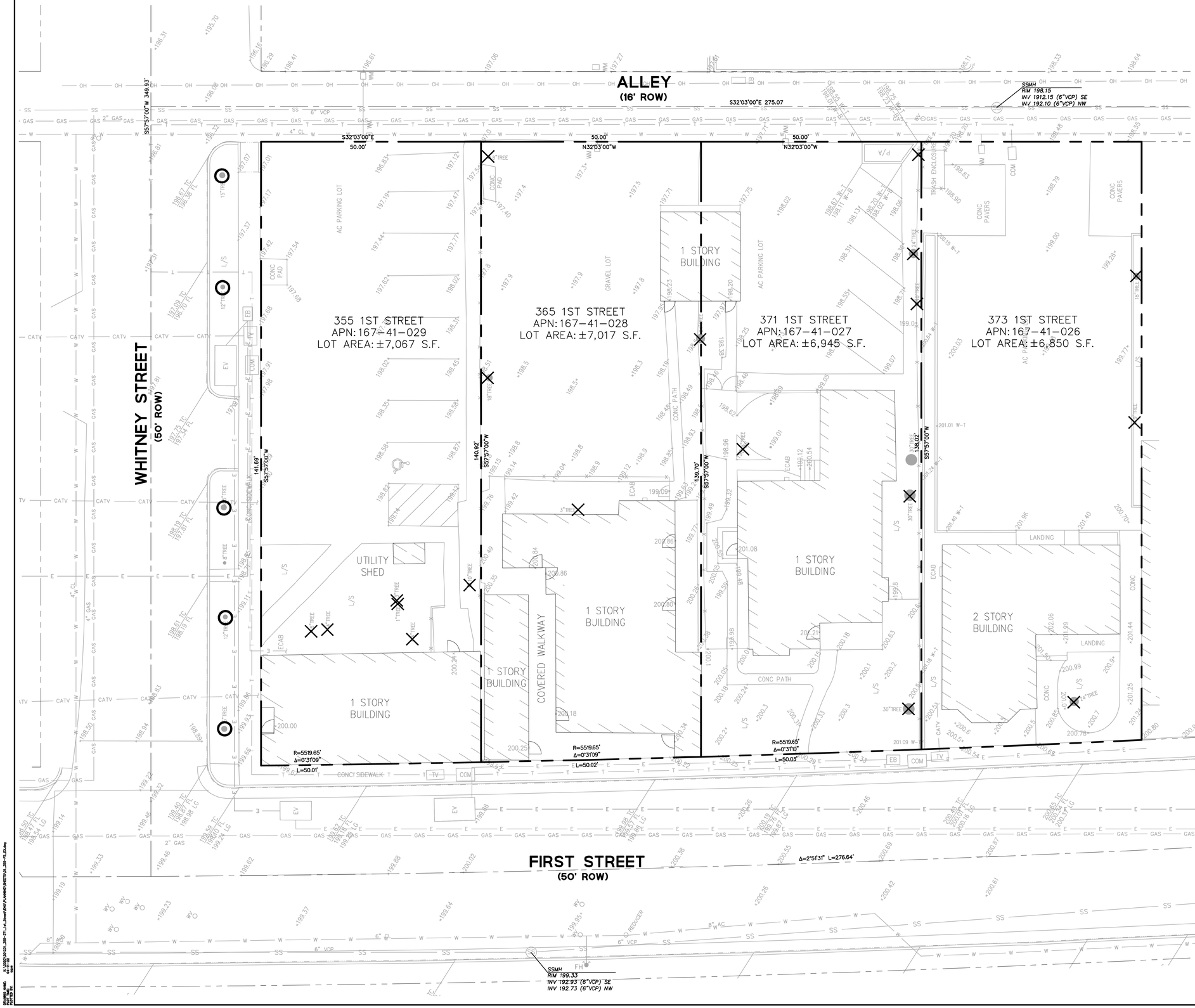

LEGEND

PROJECT BOUNDARY	
ADJACENT LOT LINE	
INTERIOR LOT LINE	
EASEMENT	
ROAD CENTER LINE	
EXISTING FENCE	X X
SANITARY SEWER LINE	SS
STORM DRAIN LINE	SD
WATER LINE	W W
GAS LINE	GAS GAS
ELECTRICAL LINE	E E
OVERHEAD LINE	OH OH
TELECOM LINE	T T
COMCAST LINE	CATV
FIRE HYDRANT	FH
EXISTING TREE TO REMAIN	○
REMOVE EXISTING TREE	×

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY WAS SEPTEMBER 28, 30 & OCTOBER 1, 2020
3. BENCH MARK
   2-1/2" BRASS DISK IN CONCRETE BASE, STAMPED CS061013, INSIDE MONUMENT WELL AT THE INTERSECTION OF FIRST STREET AND MAIN STREET

   ELEVATION = 193.13 FEET BASED ON CITY OF LOS ALTOS DATUM
4. BASIS OF BEARINGS
   THE BEARING NORTH 32°03'00" WEST, BETWEEN FOUND IRON PIPE MONUMENTS, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON FEBRUARY 14, 1980, IN BOOK 458 OF MAPS AT PAGES 51 AND 52, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS
5. INFORMATION REGARDING BOUNDARY AND EASEMENTS; BKF ENGINEERS RELIED ON THE INFORMATION PROVIDED IN THE FOLLOWING PRELIMINARY TITLE REPORTS:
   A. OLD REPUBLIC TITLE COMPANY, ORDER NO. 0623015842-LM, DATED JUNE 25, 2020
   B. OLD REPUBLIC TITLE COMPANY, ORDER NO. 0623015841-LM, DATED JUNE 16, 2020
   C. CHICAGO TITLE COMPANY, ORDER NO. FWPS-2999200036MO, DATED JANUARY 13, 2020

ABBREVIATIONS

AC	ASPHALT CONCRETE
CLA	CITY OF LOS ALTOS
COM	COMMUNICATION
CONC	CONCRETE
DWY	DRIVEWAY
EB	ELECTRICAL BOX
EV	ELECTRICAL VAULT
ESMT	EASEMENT
FL	FLOW LINE
LG	LIP OF GUTTER
L/S	LANDSCAPE
PGE	PACIFIC GAS & ELECTRIC
ROW	RIGHT-OF-WAY
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL
WM	WATER METER
W-B	BOTTOM OF WALL
W-T	TOP OF WALL

1730 N. FIRST STREET
SUITE 600
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355-373 1ST STREET
EXISTING CONDITIONS

LOS ALTOS
SANTA CLARA COUNTY
CALIFORNIA

No.	Revisions
1	RESUBMITTAL 1
2	7/16/21 - RESUBMITTAL 2
3	09/03/21 - RESUBMITTAL 3
4	11/12/21 - RESUBMITTAL 4
5	04/08/22 - RESUBMITTAL 5

Date 04/08/2022
Scale AS SHOWN
Design RM
Drawn RM
Approved IB
Job No 20201231

Drawing Number:
C1.0

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Apr 08, 2022
11:42am
RYAN MOSER

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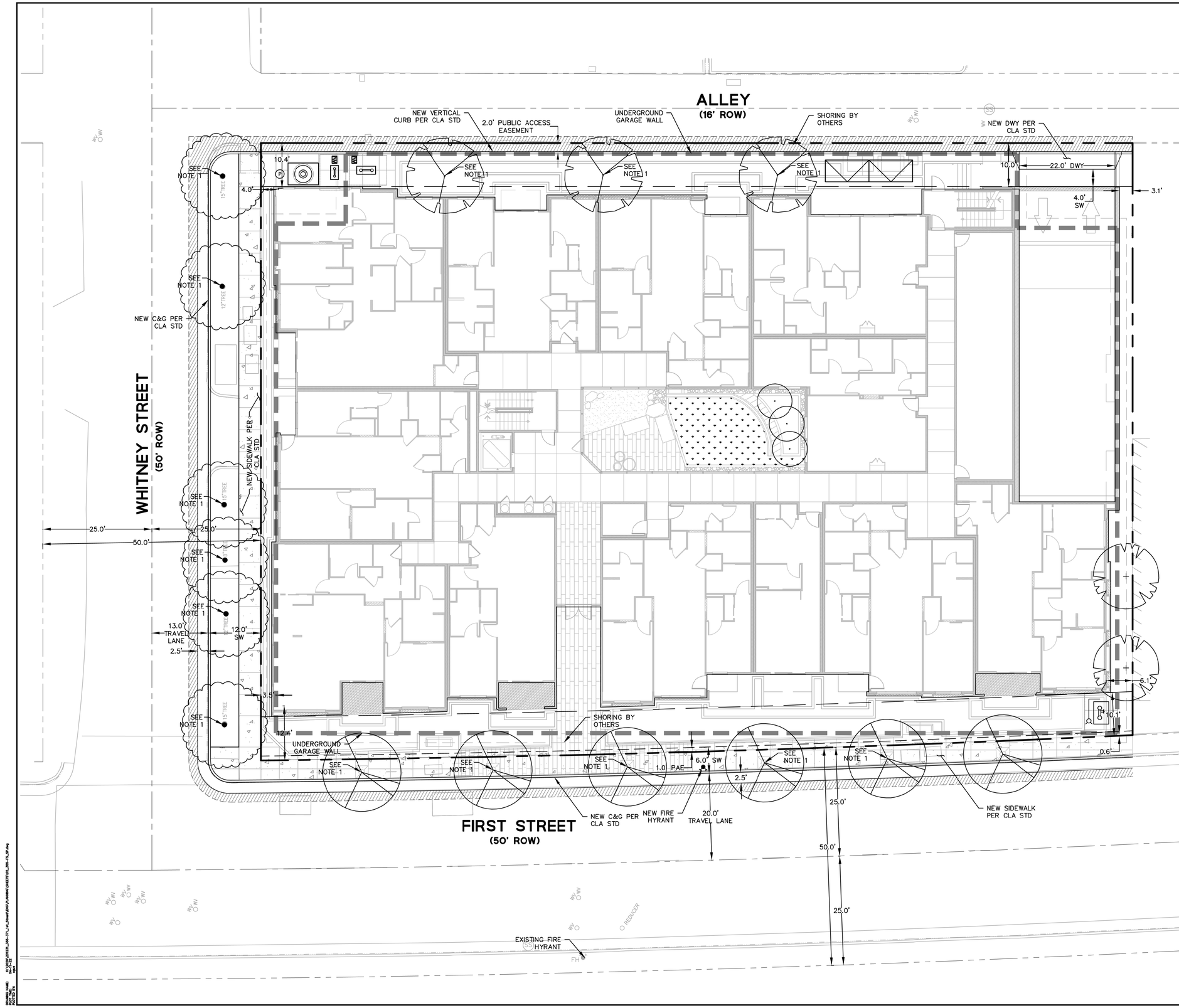

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- EASEMENT LINE
- UNDERGROUND GARAGE
- VISIBILITY TRIANGLES
- SHORING
- FLUSH CURB
- NEW CITY STANDARD VERTICAL CURB AND GUTTER
- FLOW THROUGH PLANTER
- WV — WATER VALVE
- SSCO — SANITARY SEWER CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- FIRE BACKFLOW PREVENTER
- DOMESTIC BACKFLOW PREVENTER
- IRRIGATION BACKFLOW PREVENTER
- FDC — FIRE DEPARTMENT CONNECTION
- WM — WATER METER
- STORM DRAIN OVERFLOW DRAIN
- SDAD — STORM DRAIN AREA DRAIN
- MECHANICAL TREATMENT DEVICE
- TRANSFORMER (FOR REFERENCE ONLY)
- TREE TO REMAIN

ABBREVIATIONS

BFP	BACK FLOW PREVENTOR
C&G	CURB AND GUTTER
CLA	CITY OF LOS ALTO
COM	COMMUNICATION
DWY	DRIVEWAY
EB	ELECTRICAL BOX
EV	ELECTRICAL VAULT
ESMT	EASEMENT
PGE	PACIFIC GAS & ELECTRIC
ROW	RIGHT-OF-WAY
SDCO	STORM DRAIN CLEANOUT
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SIDEWALK
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE

NOTES

1. ALL TREES, BOTH EXISTING AND PROPOSED, SHALL BE 1) VERIFIED WITH APPROVED PLANS, AND 2) SHALL NOT OBSTRUCT AERIAL ACCESS WHEN FULL GROWN WITHOUT MAINTENANCE.

GRAPHIC SCALE
10 0 10 20

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355-373 1ST STREET
PRELIMINARY SITE PLAN

LOS ALTOS — SANTA CLARA COUNTY — CALIFORNIA

No.	Revisions
1	RESUBMITTAL 1
2	7/16/21 – RESUBMITTAL 2
3	09/03/21 – RESUBMITTAL 3
4	11/12/21 – RESUBMITTAL 4
5	04/08/22 – RESUBMITTAL 5

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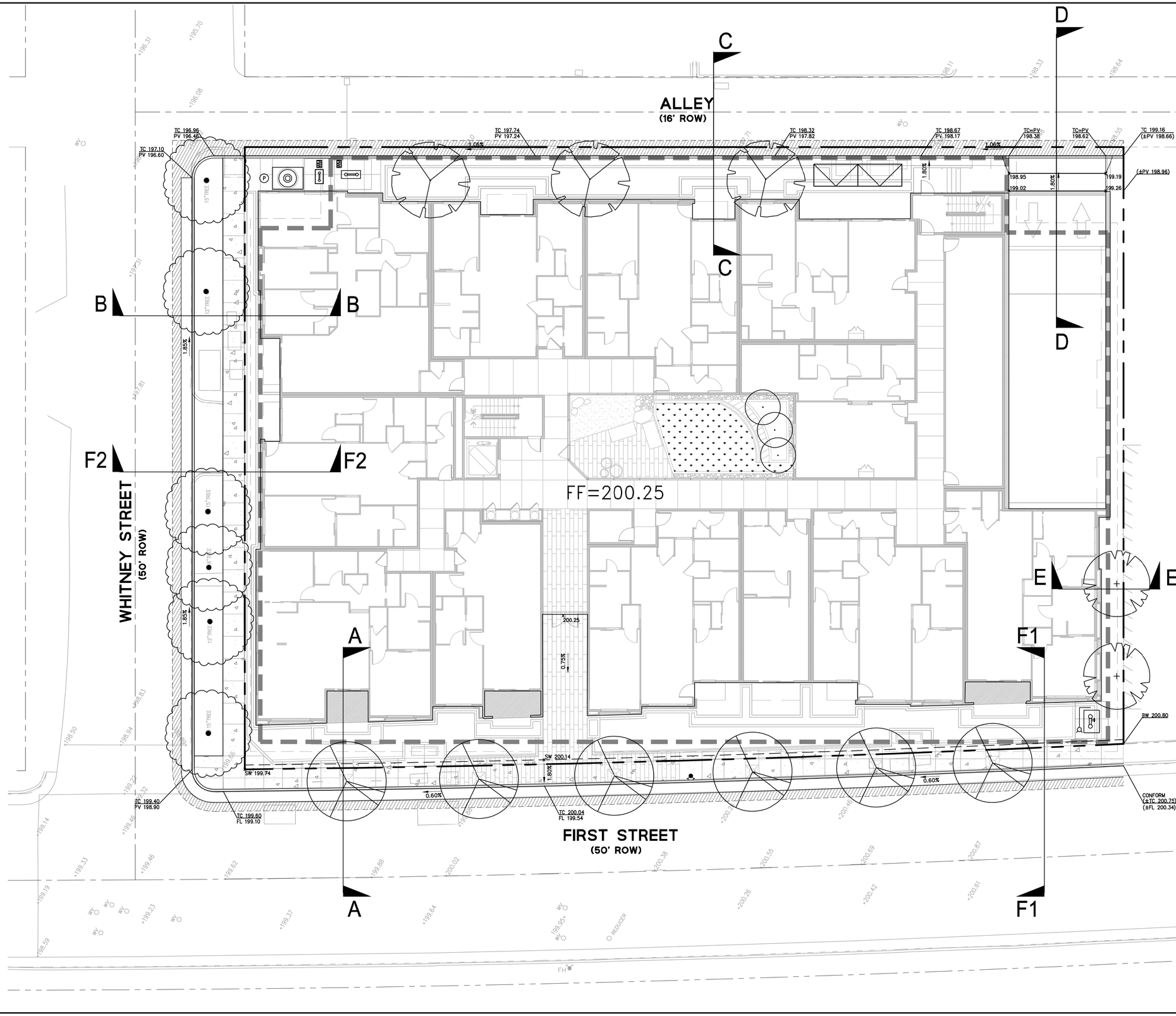

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- SAWCUT LINE
- GB — GRADE BREAK
- CITY STANDARD VERTICAL CURB
- CITY STANDARD VERTICAL CURB AND GUTTER
- TREATMENT AREA
- 1.8% — HARDSCAPE SLOPE
- (±1.8%) — HARDSCAPE SLOPE (EXISTING)
- TC 200.00 / PV 200.00 x200.00 — PROPOSED ELEVATION
- (±TC 200.0) / (±PV 200.0) x(±200.0) — EXISTING ELEVATION

ABBREVIATIONS

BW	BACK OF WALK
FF	FINISH FLOOR
FL	FLOW LINE
LG	LIP OF GUTTER
GB	GRADE BREAK
PV	PAVEMENT
ROW	RIGHT-OF-WAY
TC	TOP OF CURB

GRAPHIC SCALE
10 0 10 20

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355-373 1ST STREET
PRELIMINARY GRADING AND DRAINAGE PLAN
LOS ALTOS CALIFORNIA
SANTA CLARA COUNTY

No.	Revisions
1	RESUBMITTAL 1
2	7/16/21 – RESUBMITTAL 2
3	09/03/21 – RESUBMITTAL 3
4	11/12/21 – RESUBMITTAL 4
5	04/08/22 – RESUBMITTAL 5

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Drawn RM
Approved IB
Job No 2020123I

Drawing Number:
C3.0

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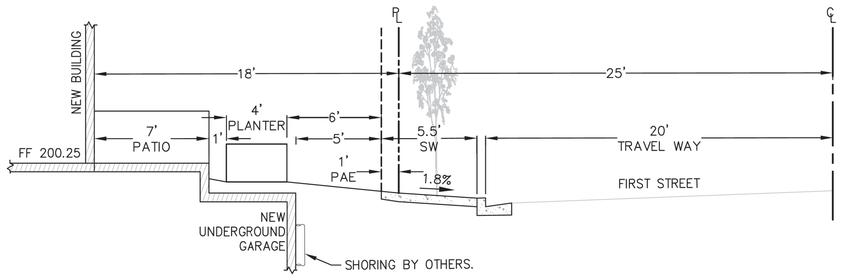
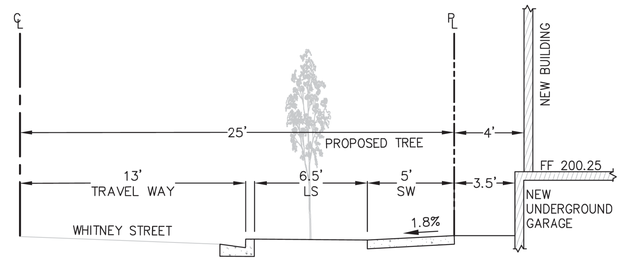


CROSS SECTION (A-A)

NTS



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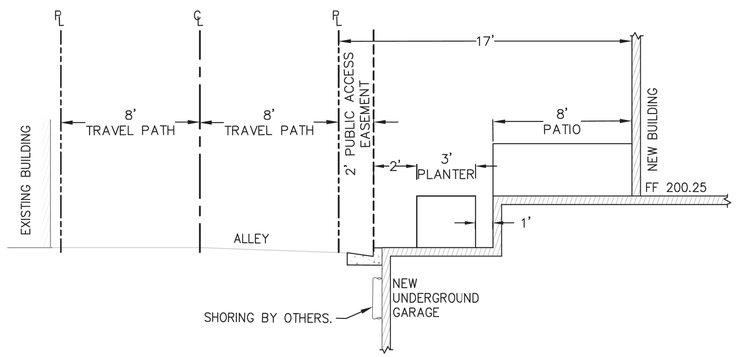

CROSS SECTION (C-C)

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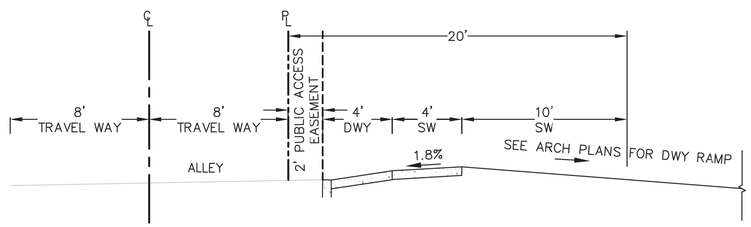

CROSS SECTION (D-D)

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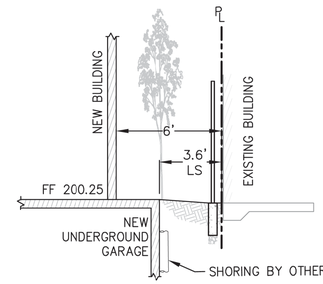

CROSS SECTION (E-E)

NTS

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355-373 1ST STREET
PRELIMINARY SECTIONS
SANTA CLARA COUNTY, CALIFORNIA
LOS ALTOS

No.	Revisions
1	RESUBMITTAL 1
2	7/16/21 – RESUBMITTAL 2
3	09/03/21 – RESUBMITTAL 3
4	11/12/21 – RESUBMITTAL 4
5	04/08/22 – RESUBMITTAL 5

Date 04/08/2022
Scale AS SHOWN
Design RM
Drawn RM
Approved IB
Job No 2020123I

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C3.1

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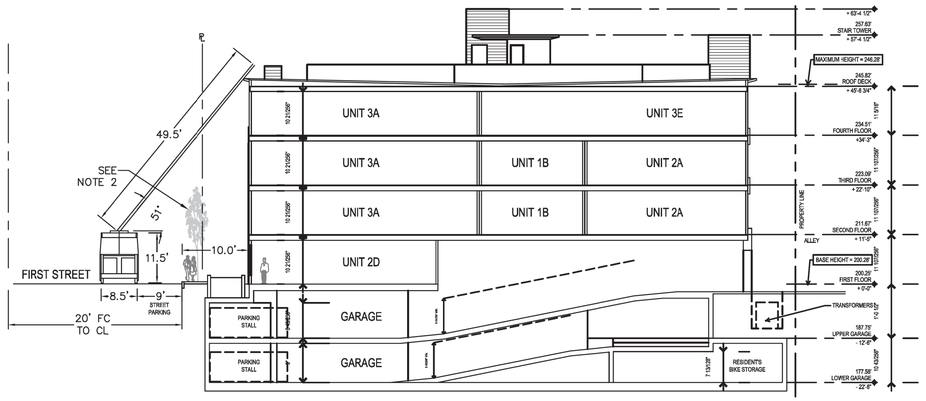


CROSS SECTION (F1-F1)

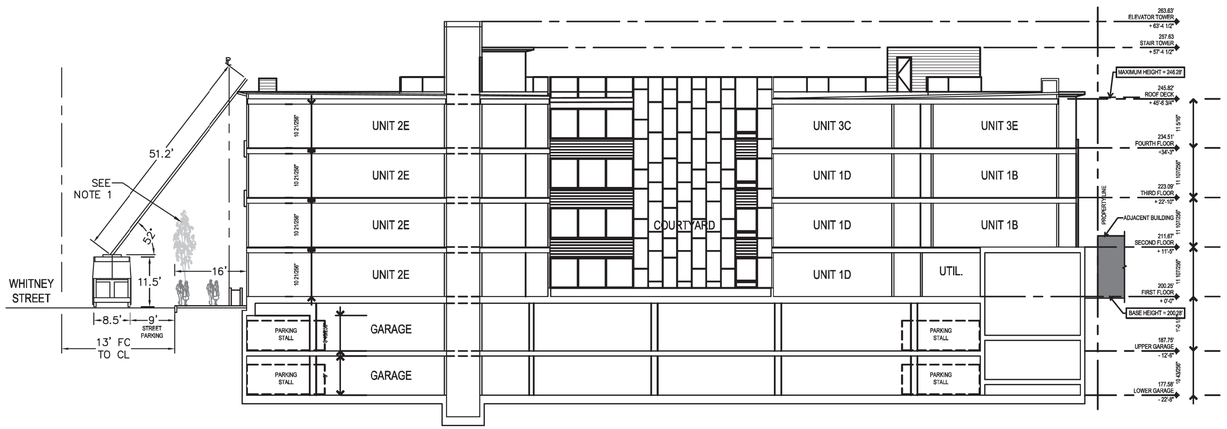
NTS

NOTES:

1. SECTION IS TAKEN AT WORST CASE SCENARIO. THIS OCCURS WHEN THE FIRE TRUCK IS CLOSEST TO THE BUILDING AT THE SOUTH EAST CORNER OF FIRST STREET.

2. THE STREET TREES (CREAT MYRTLE) ON FIRST STREET CAN BE MAINTAINED IN GOOD CONDITION AT A 20' MAXIMUM HEIGHT, WITH PROPER PRUNING AND MANAGEMENT.

3. VERTICAL HEIGHTS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL SITE PLAN FOR ELEVATIONS.



CROSS SECTION (F2-F2)

NTS

NOTES:

1. ALONG WHITNEY BUILDING SET BACK IS CONSISTENT ALONG FRONTAGE, EXISTING TREE SIZE DO NOT HAVE AN AFFECT ON LADDER ACCESS AS STREET TREE SPACING IS ±25' HERE. EXISTING TREE HEIGHT RANGES FROM 12'-25' ALONG WHITNEY, WELL BELOW THE FIRE LADDER ACCESS HEIGHT OF 35' AT TREE LOCATION PER THIS DIAGRAM.

2. VERTICAL HEIGHTS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL SITE PLAN FOR ELEVATIONS.

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355-373 1ST STREET
PRELIMINARY FIRE LADDER ACCESS SECTIONS
LOS ALTOS — SANTA CLARA COUNTY — CALIFORNIA

No.	Revisions
1	RESUBMITTAL 1
2	7/16/21 – RESUBMITTAL 2
3	09/03/21 – RESUBMITTAL 3
4	11/12/21 – RESUBMITTAL 4
5	04/08/22 – RESUBMITTAL 5

Date 04/08/2022
Scale AS SHOWN
Design RM
Drawn RM
Approved IB
Job No 20201231

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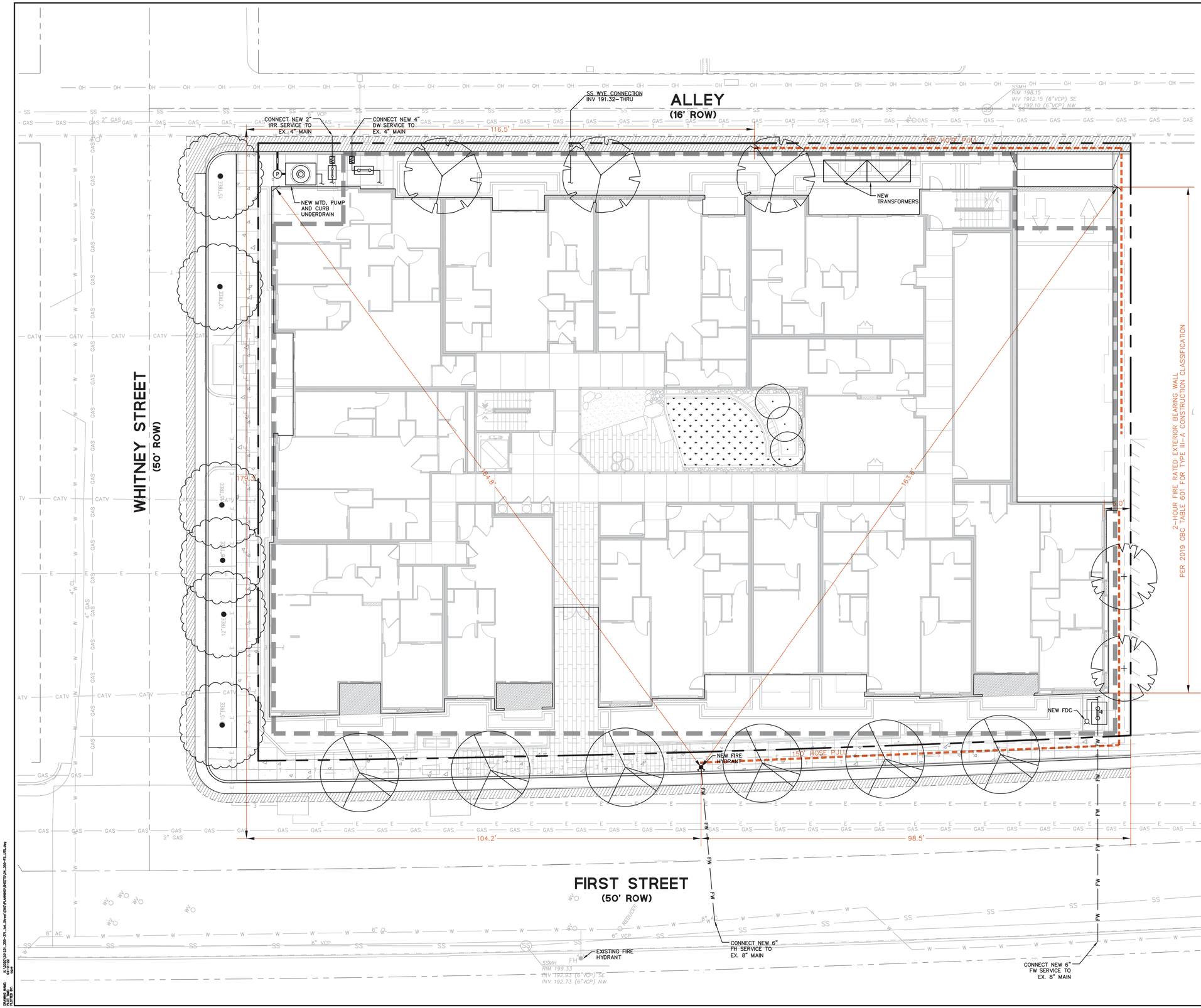

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- FLUSH CURB
- NEW CITY STANDARD VERTICAL CURB AND GUTTER
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE (TREATED)
- SD — STORM DRAIN LINE (UNTREATED)
- W — WATER LINE
- FW — FIRE WATER LINE
- FLOW THRU PLANTER
- WV — WATER VALVE
- SSCO — SANITARY SEWER CLEANOUT
- FIRE BACKFLOW PREVENTER
- DOMESTIC BACKFLOW PREVENTER
- IRRIGATION BACKFLOW PREVENTER
- FH — FIRE HYRANT
- FDC — FIRE DEPARTMENT CONNECTION
- WHARF — WHARF HYDRANT
- WM — WATER METER
- STORM DRAIN OVERFLOW DRAIN
- SDAD — STORM DRAIN AREA DRAIN
- MECHANICAL TREATMENT DEVICE
- TRANSFORMER (FOR REFERENCE ONLY)

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355–373 1ST STREET
PRELIMINARY UTILITY PLAN
LOS ALTOS — SANTA CLARA COUNTY — CALIFORNIA

No.	Revisions
1	RESUBMITTAL 1
2	7/16/21 – RESUBMITTAL 2
3	09/03/21 – RESUBMITTAL 3
4	11/12/21 – RESUBMITTAL 4
5	04/08/22 – RESUBMITTAL 5

Date 04/08/2022
Scale AS SHOWN
Design RM
Drawn RM
Approved IB
Job No 2020123I

Drawing Number:
C4.0

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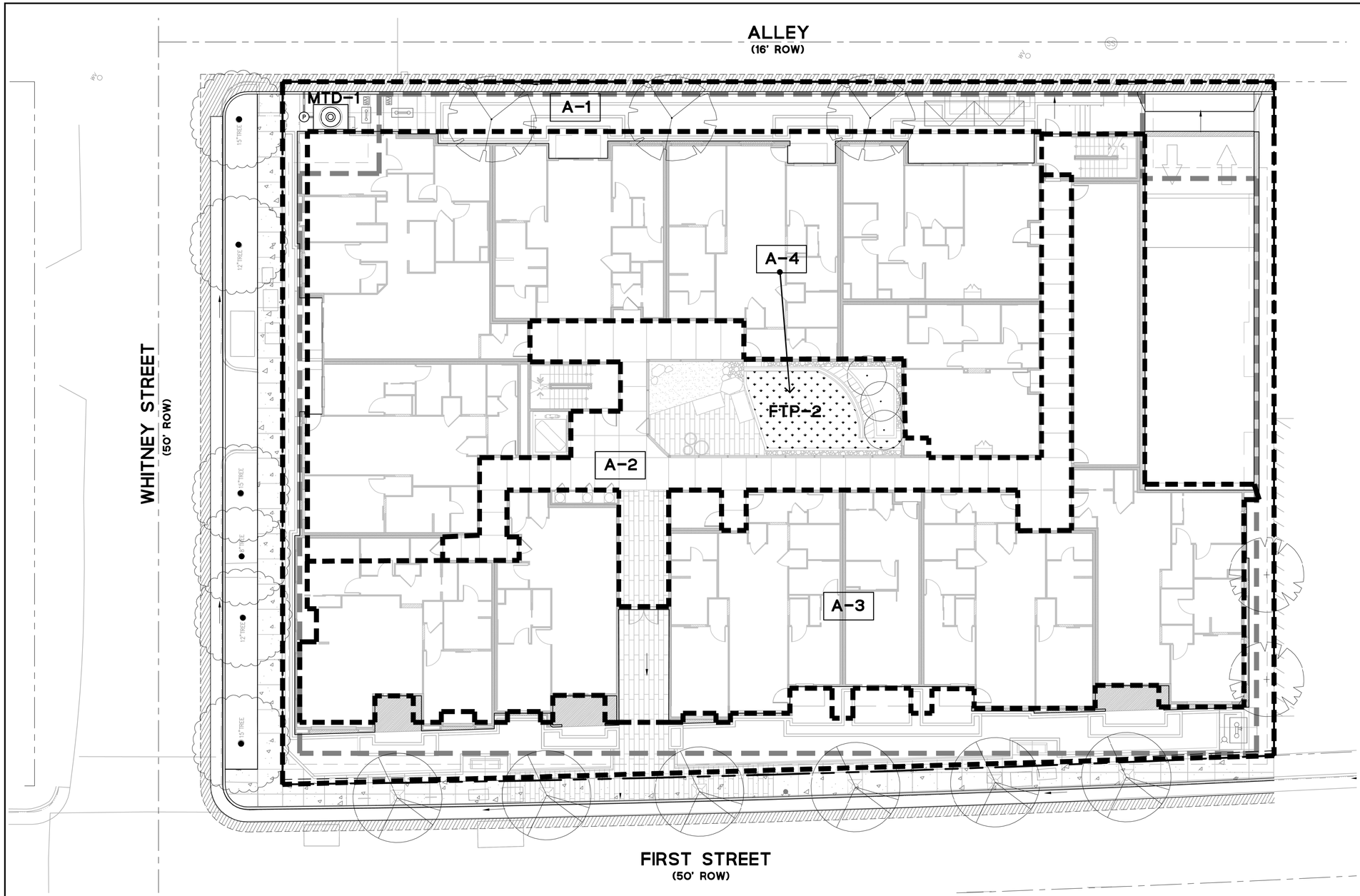

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- A-X — DRAINAGE AREA BOUNDARY
- DIRECTION OF FLOW
- TREATMENT AREA
- STORM DRAIN LINE (TREATED)
- SD — STORM DRAIN LINE (UNTREATED)
- STORM DRAIN OVERFLOW DRAIN
- SDAD — STORM DRAIN AREA DRAIN
- MECHANICAL TREATMENT DEVICE

TABLE A

TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
						REQUIRED (SF)	PROVIDED (SF)		
A-1	7,449	479	LANDSCAPE	6,970	ROOF CONCRETE	746	746	MTD 1 MECH. TREATMENT DEVICE	YES
A-2	3,210	0	LANDSCAPE	3,210	ROOF				
A-3	8,470	0	LANDSCAPE	8,470	ROOF				
A-4	8,750	0	LANDSCAPE	8,750	ROOF	350	350	FTP 2 FLOW THROUGH PLANTER	YES

GRAPHIC SCALE
10 0 10 20

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355-373 1ST STREET
PRELIMINARY STORMWATER MANAGEMENT PLAN
LOS ALTOS — SANTA CLARA COUNTY, CALIFORNIA

No.	Revisions
1	RESUBMITTAL 1
2	7/16/21 – RESUBMITTAL 2
3	09/03/21 – RESUBMITTAL 3
4	11/12/21 – RESUBMITTAL 4
5	04/08/22 – RESUBMITTAL 5

Date 04/08/2022
Scale AS SHOWN
Design RM
Drawn RM
Approved IB
Job No 20201231

Drawing Number:
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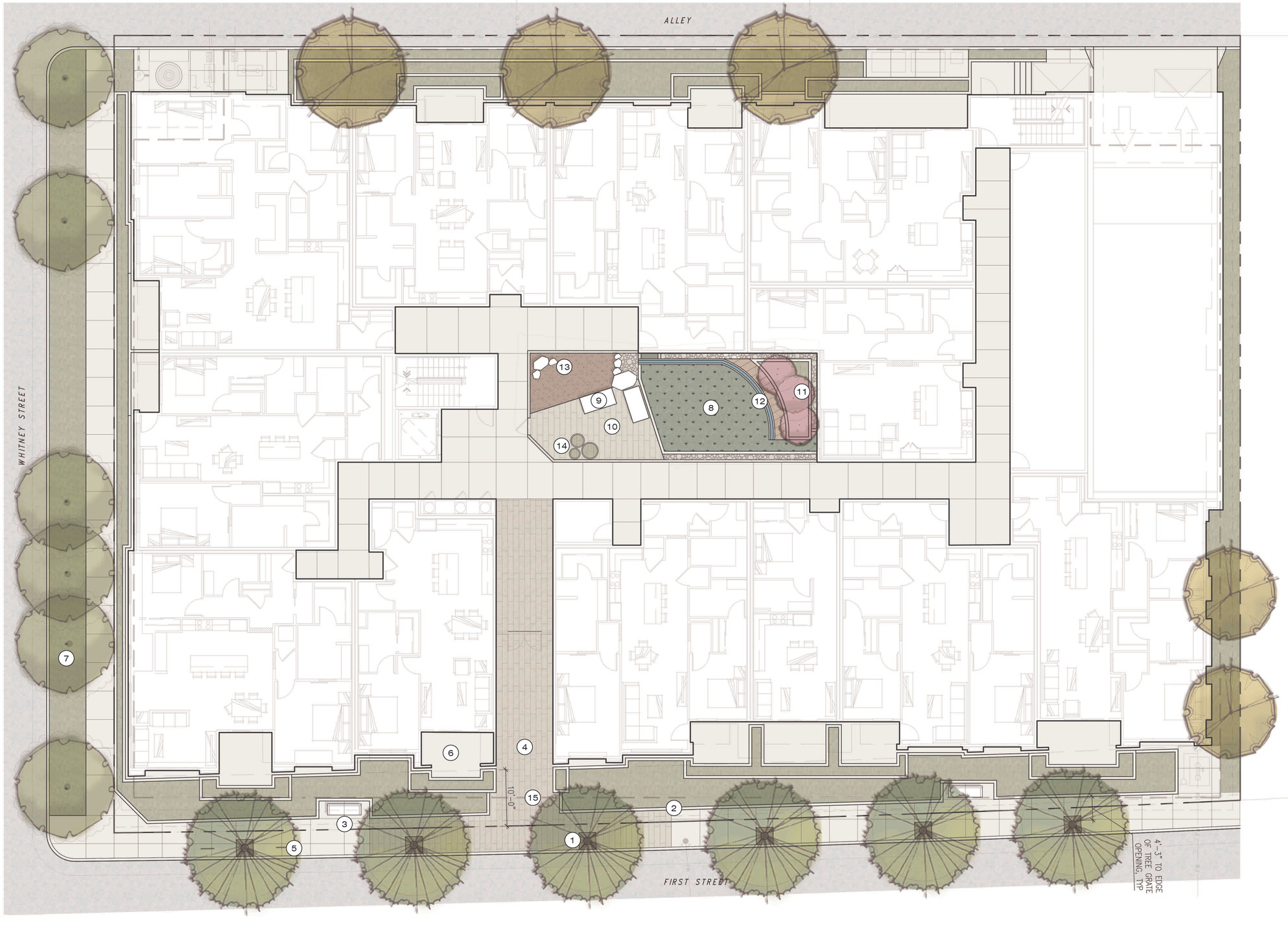


LEGEND

1. STREET TREES IN TREE GRATES AT 25' ON CENTER, TYP. 4'-3" CLEAR FROM PLANTER WALL TO EDGE OF TREE GRATE OPENING, TYP.
2. RAISED PLANTER, TYP
3. BENCH, TYP
4. LARGE FORMAT LINEAR PAVERS, TYP
5. BIKE RACK, TYP OF 2
6. UNIT PATIO, TYP
7. PLANTING STRIP WITH (E) STREET TREES
8. RAIN GARDEN, STORMWATER PLANTING
9. SEAT BLOCK, TYP
10. PATIO
11. ACCENT TREE, TYP
12. WATER WALL
13. ROCK GARDEN WITH BOULDERS
14. PRECAST PLANTER, TYP
15. PODIUM (DASHED)

LANDSCAPE AREA CALCS

60% MINIMUM SOFTSCAPE REQUIRED

1ST STREET SETBACK

HARDSCAPE:	775 SF
SOFTSCAPE:	1,220 SF
TOTAL:	1,995 SF
	61%

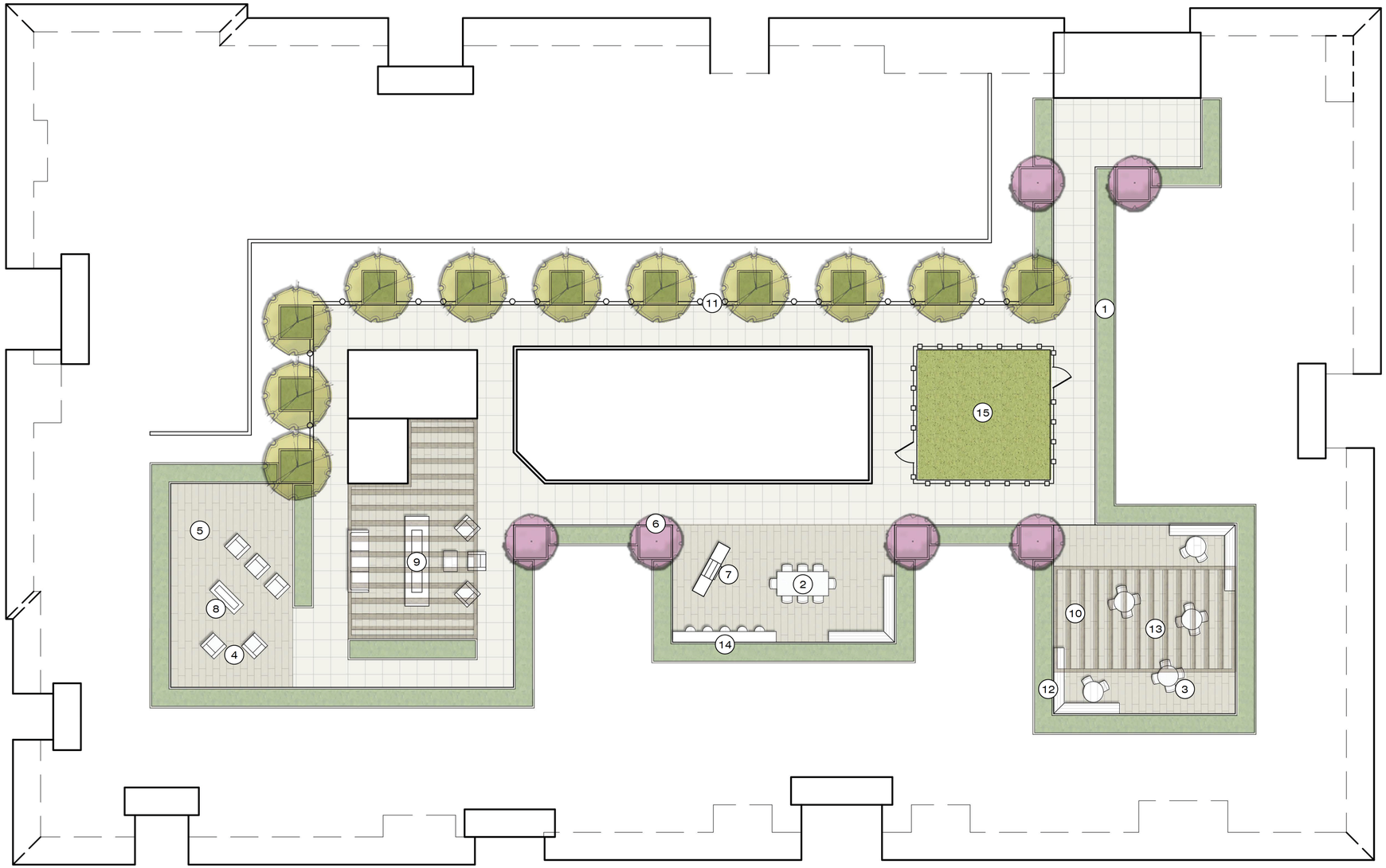
NORTH 8' 0' 4' 8' 16'

JETT Landscape Architecture + Design

DENARDI WANG HOMES

355 1ST STREET, LOS ALTOS
April 8, 2022

LANDSCAPE CONCEPT GROUND FLOOR
L-1



LEGEND

1. PRECAST PLANTER, TYP
2. COMMUNITY TABLE
3. TABLE & CHAIRS, TYP
4. LOUNGE FURNITURE, TYP
5. PEDESTAL PAVERS, TYP
6. PRECAST TREE PLANTER, TYP
7. ELECTRIC BBQ & COUNTER
8. FIRE PIT
9. DOUBLE-SIDED FIREPLACE
10. SHADE STRUCTURE, TYP
11. DECORATIVE SCREEN
12. CANTILEVER BENCH ON PLANTER, TYP
13. OUTDOOR WORKSPACE
14. COUNTER SEATING
15. DOG LOUNGE WITH FENCE & GATES

NORTH

8′ 0′ 4′ 8′ 16′

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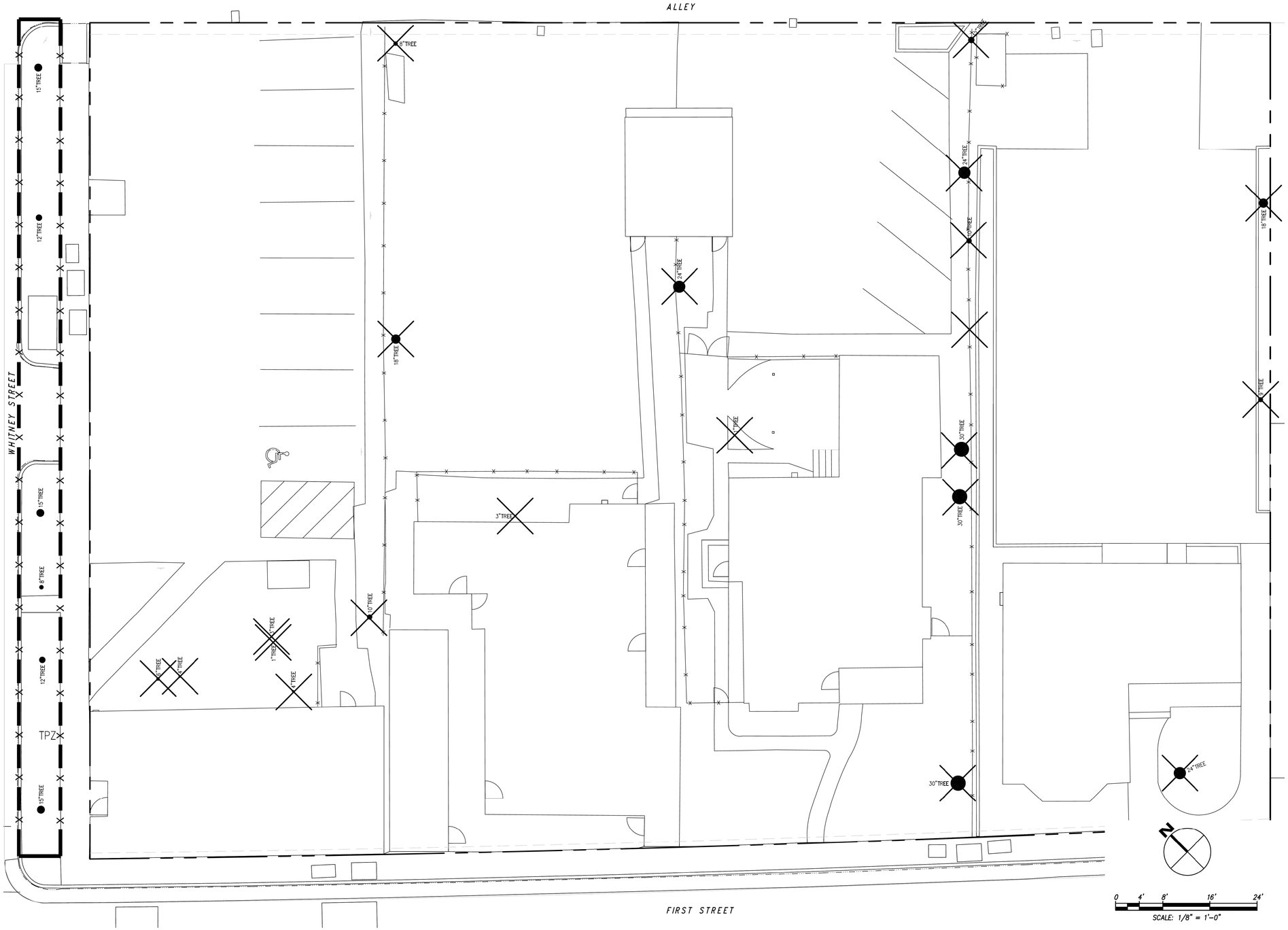
355 1ST STREET, LOS ALTOS

April 8, 2022

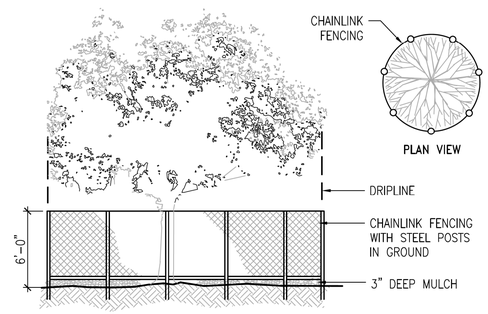
LANDSCAPE CONCEPT - ROOF DECK

L-2



EXISTING TREE PROTECTION NOTES

1. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES NOTED ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
2. EXISTING TREE DRIPLINES ARE SHOWN DIAGRAMMATICALLY ON THE PLANS; TREE PROTECTION FENCING INDICATED AT THEIR PERIMETER IS LIKEWISE DIAGRAMMATIC. THE LENGTH OF ALL TREE PROTECTION FENCING IS TO BE MEASURED IN THE FIELD ACCORDING TO THE TRUE SHAPE AND DIAMETER OF TREE DRIPLINES.
3. FENCING SHALL BE SIX FOOT HIGH CHAIN LINK WITH STEEL POSTS EMBEDDED IN THE GROUND. ALL FENCE SECTIONS SHALL BE CLEARLY MARKED WITH A SIGN STATING, "TREE PROTECTION ZONE."
4. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL FINAL LANDSCAPE INSPECTION BY THE LANDSCAPE ARCHITECT.
5. 3" DEEP MULCH IS TO BE PLACED BENEATH THE DRIPLINE OF ALL TREES SHOWN TO BE PROTECTED WITH FENCING.
6. NO GRADING OR CONSTRUCTION WORK SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES, WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. IF EXCAVATION WITHIN THE DRIPLINE IS NECESSARY, THE CONTRACTOR SHALL HAND DIG UNDER THE DIRECTION OF A CERTIFIED ARBORIST. THE CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST ON SITE TO MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING TREES.
7. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.
8. FOR ALL TREES TO REMAIN, NO OIL, GASOLINE, CHEMICALS, LIQUID WASTER, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED, DISPOSED OR STORED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. LIKEWISE, NO EQUIPMENT MAY BE WASHED WITHIN THE DRIPLINE OR DRAINAGE CHANNEL OF ANY TREE.
9. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY EXISTING TREES TO REMAIN WHERE AFFECTED BY CONSTRUCTION WORK IN ORDER TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.
11. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST OR AS OTHERWISE DIRECTED BY THE UNIVERSITY REPRESENTATIVE.
12. ALL PRUNING SHALL BE APPROVED BY THE UNIVERSITY REPRESENTATIVE AND PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST.
13. SEE ALSO ARBORIST REPORT AND CIVIL EXISTING CONDITIONS PLAN, SHEET C1.0.



1 EXISTING TREE PROTECTION FENCING
SCALE: NTS

TREE REMOVAL & REPLACEMENT	
PROTECTED TREES PROPOSED TO BE REMOVED	5
NON-PROTECTED TREES PROPOSED TO BE REMOVED	16
TOTAL TREES PROPOSED TO BE REMOVED	21
OFF-SITE TREES PROPOSED TO BE REMOVED	0
TOTAL NEW PROPOSED TREES	11

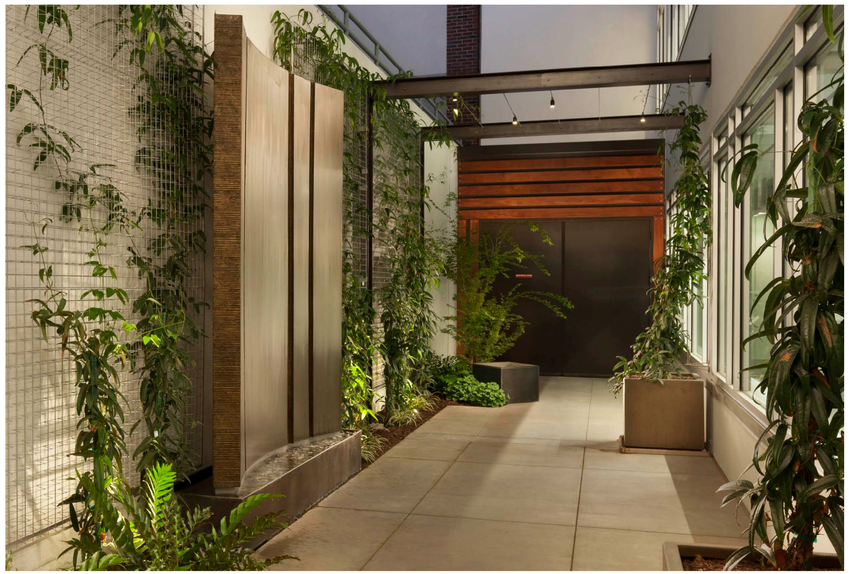
JETT Landscape Architecture + Design

DENARDI WANG HOMES

355 1ST STREET, LOS ALTOS
April 8, 2022

TREE PROTECTION & REMOVAL PLAN
L-3

SAND HILL ROAD COURTYARD

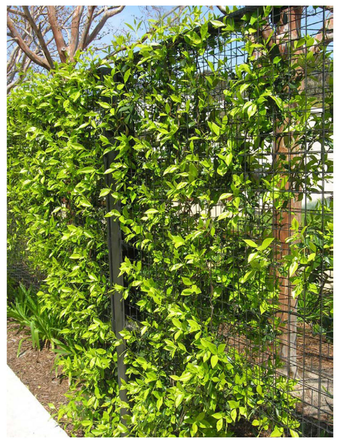


1450 CHAPIN AVENUE - ARCHIE HELD WATERWALL

BBQ (ELECTRIC)/KITCHEN

ROOF DECK

PRECAST PLANTERS - ROOF DECK



GREENSCREEN OR DECORATIVE METAL SCREEN

ACCENT LIGHTING

PRECAST CONCRETE PLANTER - GROUND FLOOR

BIKE RACK

LARGE FORMAT LINEAR PAVERS

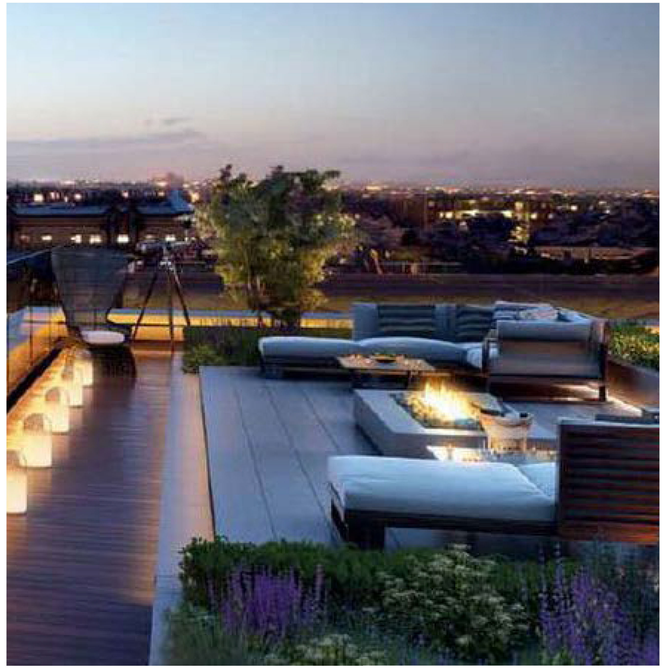
BENCH

JETT
Landscape Architecture + Design

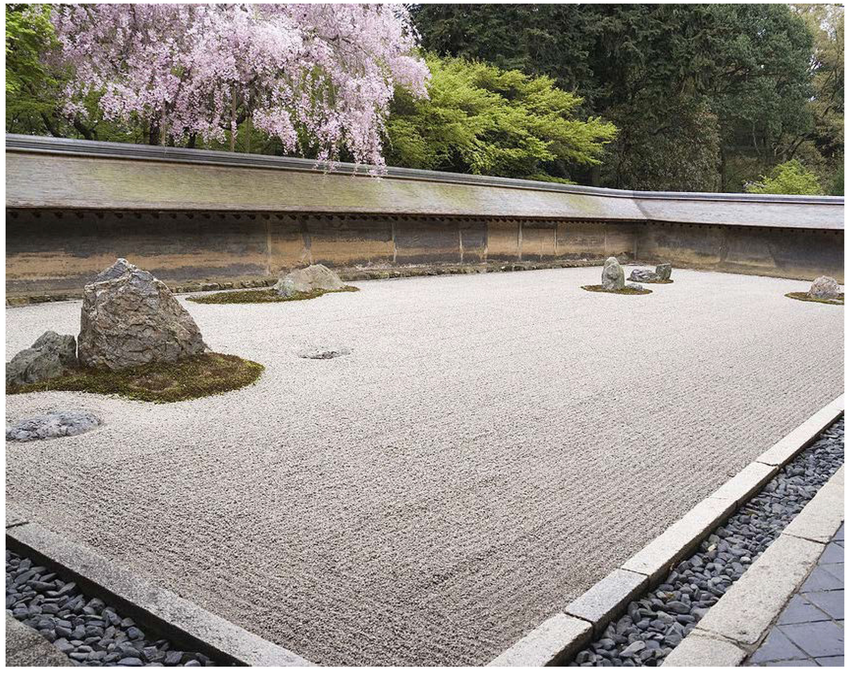
DENARDI WANG
HOMES

GARDEN SURROUND

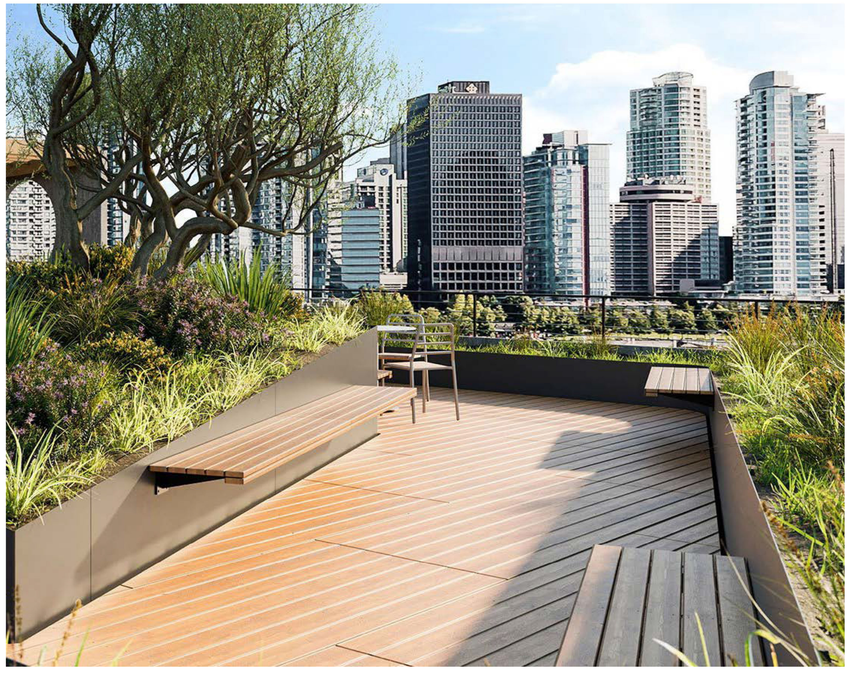
DOUBLE-SIDED FIREPLACE & LOUNGE SEATING



FIREPIT & LOUNGE SEATING

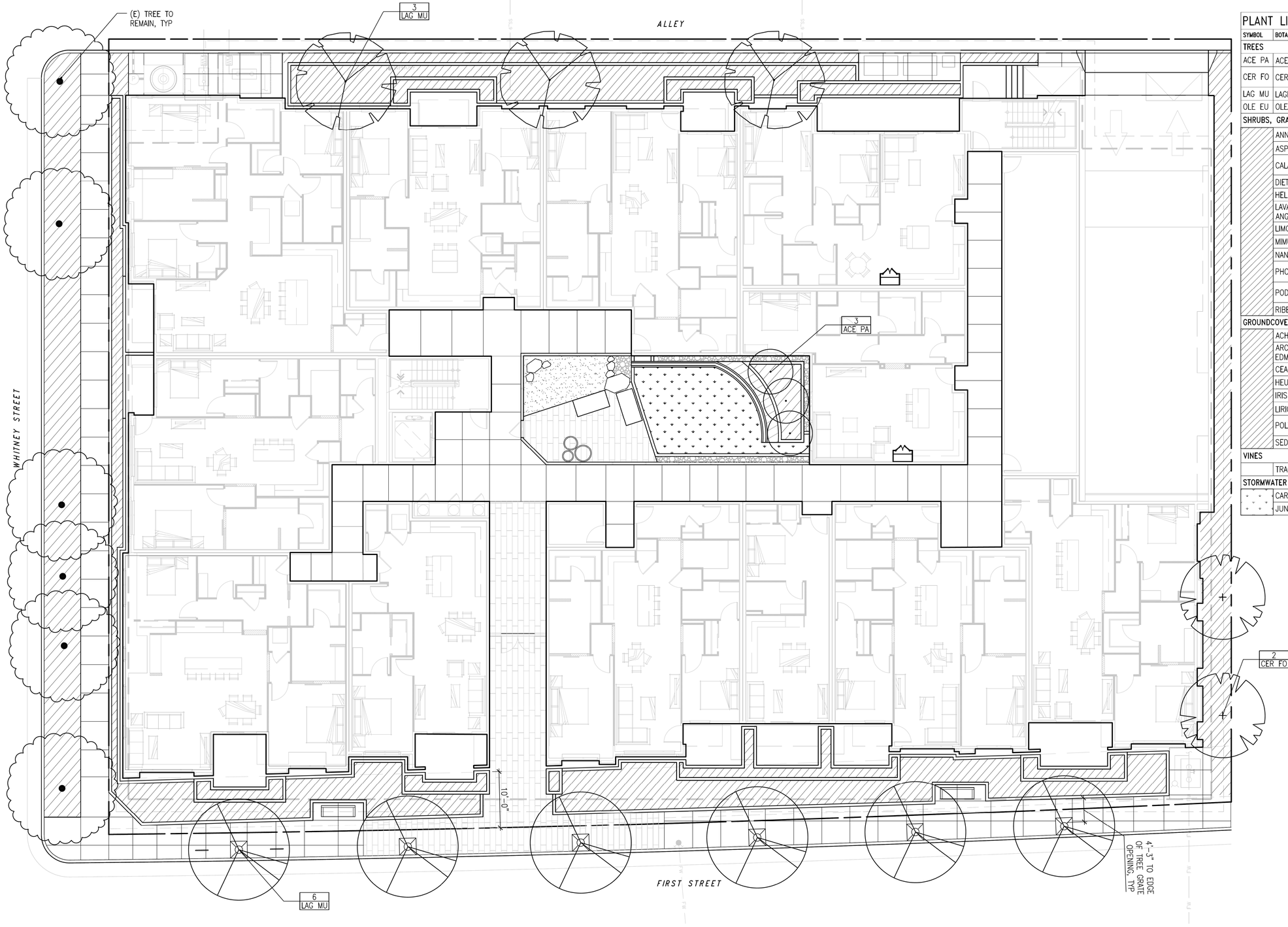


RYOAN-JI ROCK GARDEN



CANTILEVER BENCH ON PLANTER

OUTDOOR WORKSPACE WITH SEATING



PLANT LIST

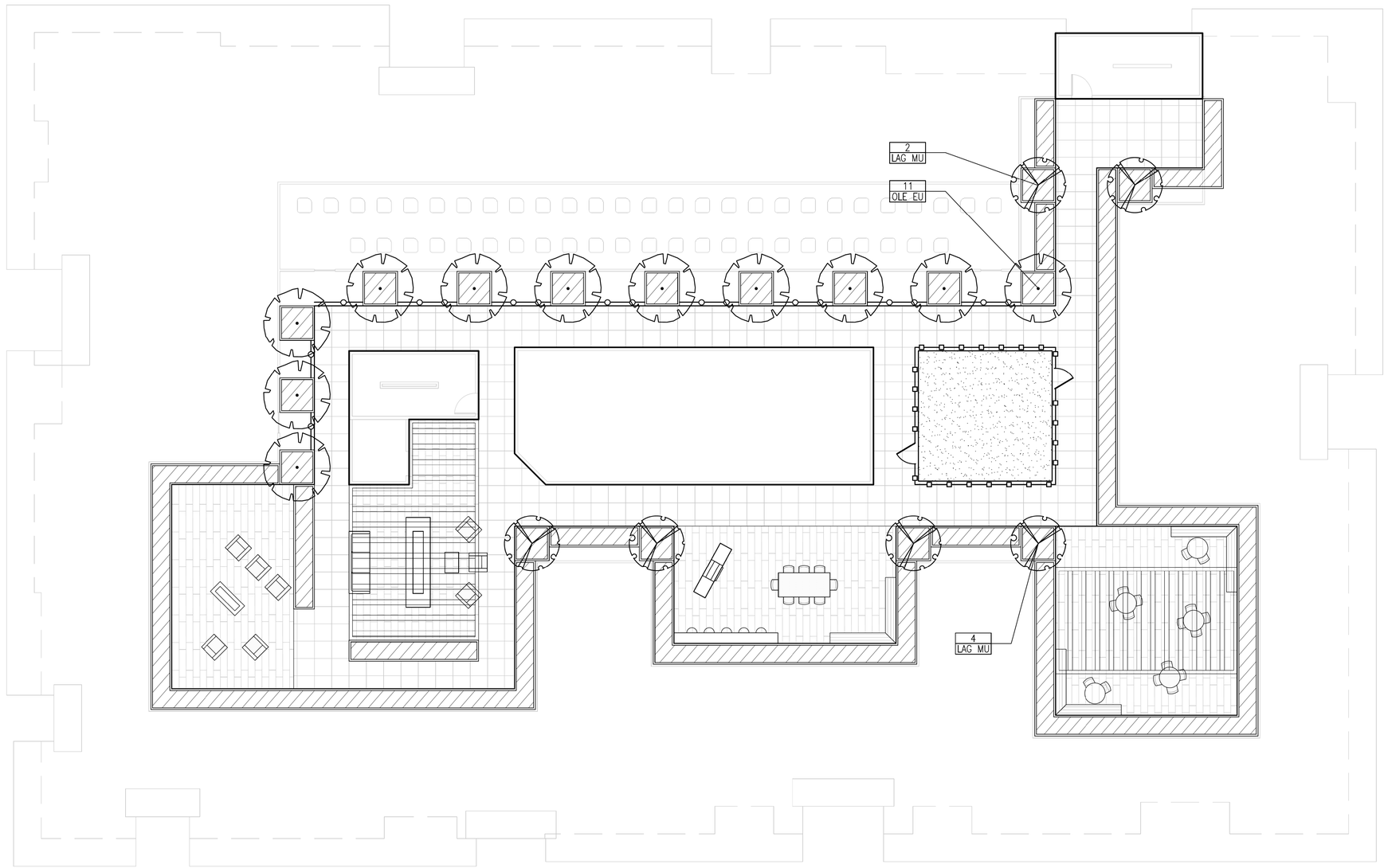
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	W.UCOLS
TREES						
ACE PA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN		M
CER FO	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN		M
LAG MU	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	PER PLAN		L
OLE EU	OLEA EUROPAEA	FRUITLESS OLIVE	24" BOX	PER PLAN		L
SHRUBS, GRASSES, & PERENNIALS						
	ANNIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL	3'-0" OC		L
	ASPIDISTRA ELATIOR 'ASAHI'	CAST IRON PLANT	1 GAL	2'-0" OC		L
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GR.	5 GAL	2'-0" OC		L
	DIETES 'LEMON DROPS'	FORTNIGHT LILY	5 GAL	3'-0" OC		L
	HELICHTOTICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	4'-0" OC		L
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	5 GAL	3'-0" OC		L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC		L
	MIMULUS 'JELLYBEAN GOLD'	MONKEYFLOWER	1 GAL	2'-0" OC		L
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	3'-0" OC		L
	PHORMIUM 'RAINBOW MAIDEN'	NEW ZEALAND FLAX	5 GAL	4'-0" OC		L
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PODOC.	15 GAL	4'-0" OC		M
	RIBES SANGUINEUM 'KING EDWARD'	CA CURRANT	5 GAL	4'-0" OC		L
GROUNDCOVERS						
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	2'-0" OC		L
	ARCTOSTAPHYLOS EDMUNDSII 'EMERALD CARPET'	MANZANITA	1 GAL	5'-0" OC		L
	CEANOTHUS GRISEUS 'HORIZONTALIS'	CALIFORNIA LILAC	1 GAL	6'-0" OC		L
	HEUCHERA MAXIMA	CORAL BELLS	1 GAL	2'-0" OC		L
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	2'-0" OC		L
	LIRIOPE MUSCARI 'VARIEGATA'	VARIEG. LILYTURF	1 GAL	1'-6" OC		M
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC		M
	SEDUM RUPESTRE 'ANGELINA'	STONECROP	1 GAL	2'-0" OC		L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	PER PLAN		M
STORMWATER PLANTING						
	CAREX TUMULCOLA	BERKELEY SEDGE	1 GAL	2'-0" OC		L
	JUNCUS PATENS	CA GRAY RUSH	1 GAL	2'-0" OC		L

JETT
Landscape Architecture + Design

DENARDI WANG HOMES

355 1ST STREET, LOS ALTOS
April 8, 2022

PRELIMINARY PLANTING PLAN - GROUND FLOOR
L-6



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	HELICHTOTICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	4'–0" OC		L
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JETT
Landscape Architecture + Design

DENARDI WANG
HOMES

355 1ST STREET, LOS ALTOS
April 8, 2022

PRELIMINARY PLANTING PLAN - ROOF DECK
L-7

CONSTRUCTION MANAGEMENT PLAN
355 1St Street
March 24, 2021

Acknowledgement

The goal of this Construction Management plan is to minimize the construction related impacts to the surrounding neighborhood and adjacent properties and their occupants. Specifically the objectives of this plan 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 related noise to the greatest extent technically and economically feasible; and
- Minimize off-site dust and air quality impacts per best management practices.

In order to achieve the above stated goals and objectives, we agree to, and will abide by the terms contained in this Construction Management Plan.

Kevin DeNardi (Owners) Date

General Contractor (TBD) Date

Pre-Construction Meeting

The owner and contractor shall schedule a pre-construction meeting with City Staff (Building, Planning and Engineering) after permit issuance, but prior to start of work, to review Construction Management Plan implementation.

Approvals

Building Date

Planning Date

Engineering Date

PROJECT TOTAL EQUIPMENT HOURS

Equipment	dBA		
Excavators	81	XXX	hours
Trucks	79	XXX	hours
Loaders	85	XXX	hours
Backhoe	85	XXX	hours
Compactor/Roller	74	XXX	hours
Mobile Crane	83	XXX	hours
Air Compressor	81	XXX	hours
Generator	81	XXX	hours
Concrete Boom Pump	82	XXX	hours
Concrete Trucks	83	XXX	hours
Concrete Trailer Pump	82	XXX	hours
Misc. Hand Tools	74	XXX	hours
Personnel Hoist	75	XXX	hours
Fork Lifts	83	XXX	hours

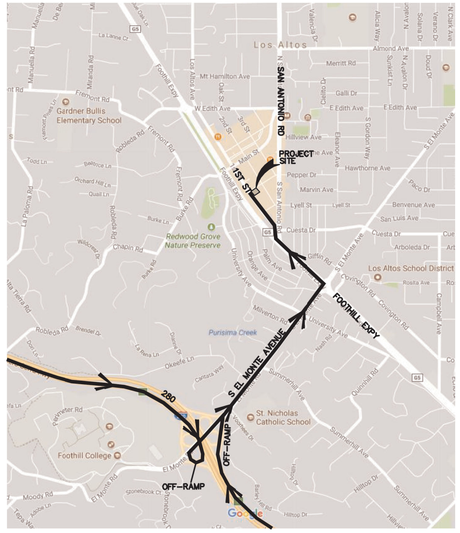
Loading, unloading, opening, closing, or handling of boxes, crates, containers, building materials, or similar objects, between the hours of 10:00 p.m. and 7:00 a.m. of the following day, in such a manner as to cause a noise disturbance across a residential real property line is prohibited.

At least 24 hours prior to any jack-hammering activities, all occupants of adjacent properties will be notified.

DELIVERIES WILL BE MADE FROM THE ALLEY WHEN FESIBLE.

DELIVERIES ARE ANTICIPATED ONLY BETWEEN 7:00 AM - 4:00 PM WEEKDAYS AND 10:00 AM - 2:00 PM ON SATURDAY

OFF-SITE TRUCK STAGING FOR MATERIAL DELIVERIES THAT REQUIRE MULTIPLE TRUCKS AT ANY ONE TIME (CONCRETE, BUILDING MATERIALS, ETC.) WILL BE DETERMINED WITH CITY STAFF PRIOR TO CONSTRUCTION COMMENCING



355 FIRST STREET—HAUL ROUTE IN—BOUND

FROM THE SOUTH:
1) TAKE I—280 NORTH BOUND.
2) TAKE EXIT 16 FOR EL MONTE ROAD.
3) KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR EL MONTE ROAD E AND KEEP RIGHT TO MERGE ONTO EL MONTE ROAD.
4) CONTINUE ON EL MONTE ROAD.
5) USE THE MIDDLE LANE TO TURN LEFT ONTO FOOTHILL EXPRESSWAY.
6) TURN RIGHT ONTO S SAN ANTONIO ROAD.
7) TURN LEFT ONTO FIRST STREET.

FROM THE NORTH:
1) TAKE I—280 SOUTH BOUND.
2) TAKE EXIT 16 FOR EL MONTE ROAD TOWARD MOODY ROAD.
3) KEEP LEFT AT THE FORK, FOLLOW SIGN FOR EL MONTE ROAD E.
4) KEEP RIGHT AT THE FORK, FOLLOW SIGN FOR EL MONTE ROAD E AND MERGE ONTO EL MONTE ROAD.
5) USE THE MIDDLE LANE TO TURN LEFT ONTO FOOTHILL EXPRESSWAY.
6) TURN RIGHT ONTO S SAN ANTONIO ROAD.
7) TURN LEFT ONTO FIRST STREET.

Noise Reduction Plan

During Construction and Demolition the project will adhere to the following noise reduction policies per LAMC 6.16.

The project will not operate or cause the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work on weekdays before 7:00 a.m. and after 7:00 p.m. and Saturdays before 9:00 a.m. or after 6:00 p.m. or any time on Sundays or the city observed holidays of New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day and Christmas Day, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line.

Where technically and economically feasible, construction activities shall be conducted in such a manner that the maximum noise levels at affected properties will not exceed:

Maximum noise levels for the nonscheduled, intermittent, short-term operation (less than ten (10) days) of mobile equipment or stationary equipment:

Daily, except Sundays and legal holidays 7:00 a.m. — 7:00 p.m. 85dBA
Daily, 7:00 p.m. — 7:00 a.m. and all day Sundays and legal holidays 60 dBA

No person shall operate, or cause to be operated, any source of sound at any location within the city, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level, when measured on any other property, either incorporated or unincorporated, to exceed:

10:00 PM – 7:00 AM 60 dBA
7:00 AM – 10:00 PM 65d BA

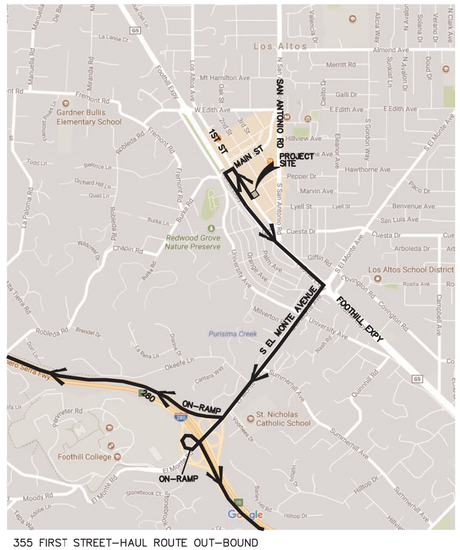
- For a cumulative period of more than thirty (30) minutes in any hour; or
- The noise standard plus five dB for a cumulative period of more than fifteen (15) minutes in any hour; or
- The noise standard plus ten (10) dB for a cumulative period of more than five minutes in any hour; or
- The noise standard plus fifteen (15) dB for a cumulative period of more than one minute in any hour; or
- The noise standard plus twenty (20) dB or the maximum measured ambient for any period of time.

SITE PARKING AND STAGING

The following outlines general methods to reduce construction impact on the surrounding neighbors:

1. Parking during basement excavation and construction is anticipate to be limited to the project frontage on First Street and on Whitney Street utilizing approximately 10 cars for this stage of construction.
2. After basement parking structure is built, then parking will be available for employees and materials in the garage.
3. Trailer size is approximately 8'x20'. See sheet CM2.0 for location.
4. Construction metal chain link fence is approximately 6' tall with a green screen.
5. Entrance/gate is located along the Alley at the proposed basement parking entry.
6. Material location is per sheet CM2.0.

NOTE: Contractor shall not be permitted to park on residential neighborhood streets beyond project frontage.



355 FIRST STREET—HAUL ROUTE OUT—BOUND

HEADED SOUTH:
1) HEAD NORTHWEST ON FIRST STREET TOWARDS MAIN STREET.
2) TURN LEFT ONTO MAIN STREET.
3) TURN LEFT ONTO FOOTHILL EXPRESSWAY.
4) TURN RIGHT ONTO S EL MONTE AVENUE (SIGNS FOR MOODY ROAD).
5) USE THE RIGHT LANE TO TAKE THE RAMP TO I-280 S TOWARDS SAN JOSE.

HEADED NORTH:
1) HEAD NORTHWEST ON FIRST STREET TOWARDS MAIN STREET.
2) TURN LEFT ONTO MAIN STREET.
3) TURN LEFT ONTO FOOTHILL EXPRESSWAY.
4) TURN RIGHT ONTO S EL MONTE AVENUE (SIGNS FOR MOODY ROAD).
5) USE THE RIGHT LANE TO MERGE ONTO I-280 N TOWARDS SAN FRANCISCO.

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com
BKF

355-373 1ST STREET
CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN
LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

No.	Revisions
1	RESUBMITTAL 1
2	7/16/21 – RESUBMITTAL 2
3	09/03/21 – RESUBMITTAL 3
4	11/12/21 – RESUBMITTAL 4
5	04/08/22 – RESUBMITTAL 5

Date 04/08/2022
Scale AS SHOWN
Design RM
Drawn RM
Approved IB
Job No 2020123I

Drawing Number:
CM1.0

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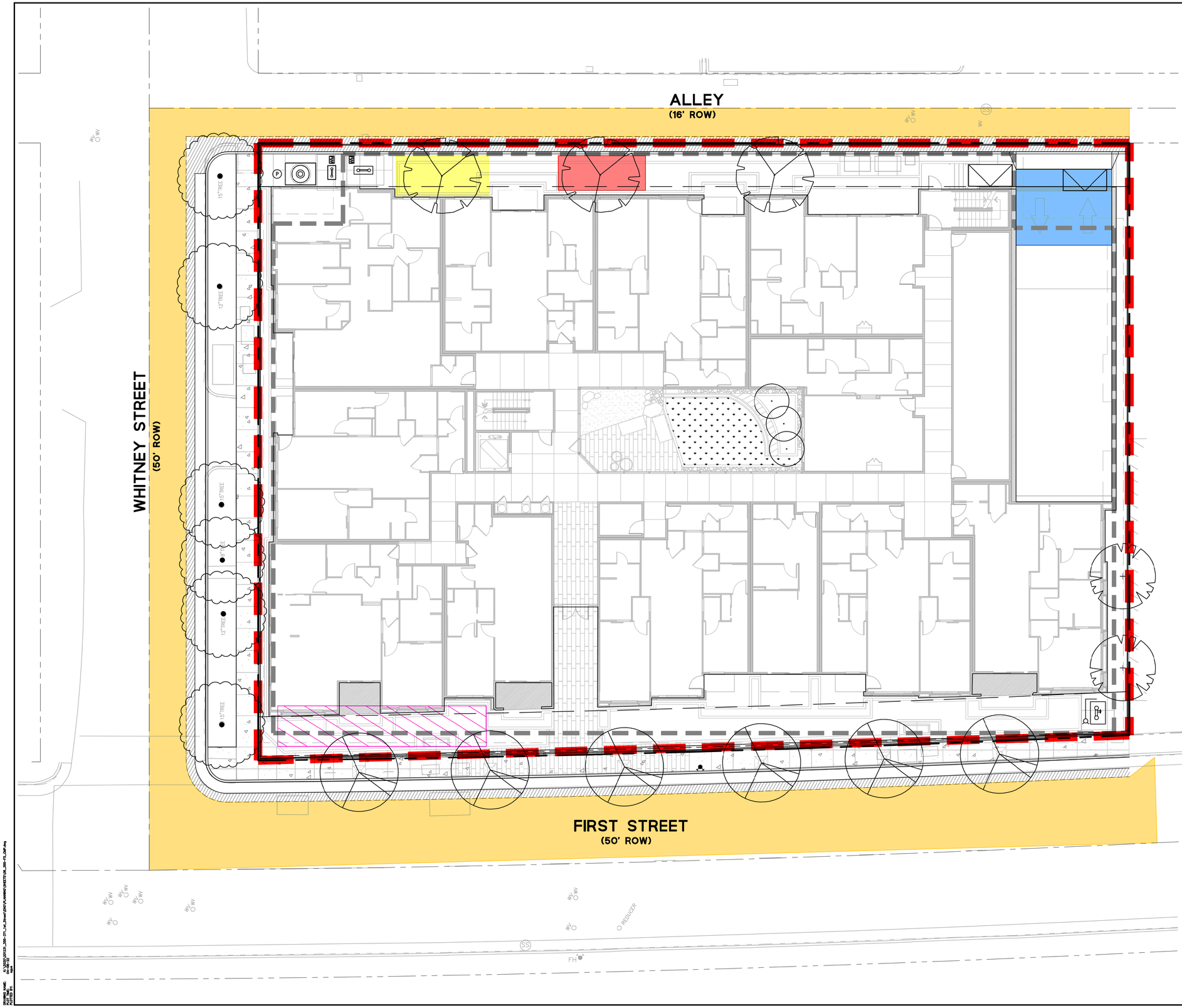
PLOT DATE: 4/8/2022
PLOT TIME: 10:11:
PLOTTED BY:

© BKF ENGINEERS



LEGEND

- TRUCK/MATERIAL DELIVERY (LOADING/UNLOADING)
- CONSTRUCTION SERVICES TEMP POWER/TEMP TOILETS/CONSTRUCTION SHED
- BASEMENT PARKING ENTRY
- 8'X20' TRAILER (ACTUAL LOCATION TO BE DETERMINED IN FIELD)
- MATERIAL AND STORAGE YARD (ACTUAL LOCATION TO BE DETERMINED IN FIELD)
- CONSTRUCTION FENCE DRIVEN POST

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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355-373 1ST STREET
CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN

LOS ALTOS CALIFORNIA
SANTA CLARA COUNTY

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Date 04/08/2022
Scale AS SHOWN
Design RM
Drawn RM
Approved IB
Job No 20201231

Drawing Number:
CM2.0

DRAWING NAME: S:\2020\20120_355-371_1st_Street\Civil\CAD\SHEETS\20_CM2-0_BKF.dwg
PLOT DATE: 04/08/22
PLOT BY: IBen

© BKF ENGINEERS

NOTES:

1. Only signs related to pedestrians are shown. For all other signs see appropriate T-sheets.
2. Barricades closing sidewalk shall cover the full width of the sidewalk. Use R9-11 sign when there are destination points between the detour and the work area. Locate the R9-11 sign to allow pedestrian access.
3. Advance warning sign is not required if the work area is within the limits of a larger work zone. Sign shall be equipped with at least two flags for daytime closure. Each flag shall be orange or fluorescent red-orange in color.

NOTES:

See Standard Plan T9 for tables.

Use cone spacing X for taper segment, Y for tangent segment or Z for conflict situations, as appropriate, per Table 1 unless X,Y, or Z cone spacing is shown on this sheet.

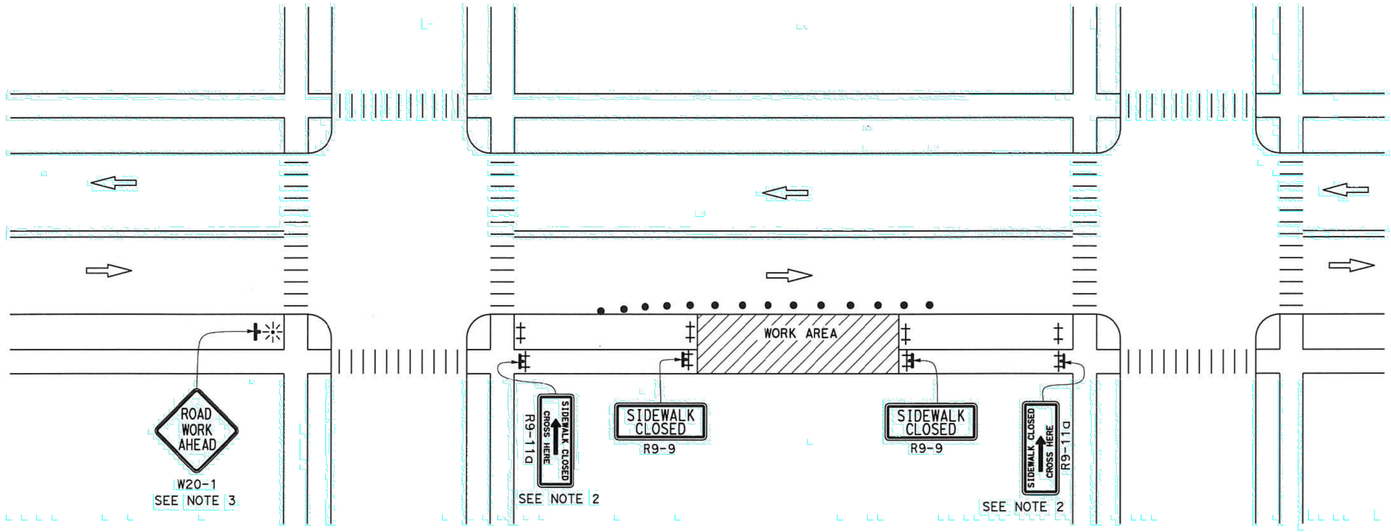
Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

Atifa Ferouz
REGISTERED CIVIL ENGINEER

May 31, 2018
PLANS APPROVAL DATE

REGISTERED PROFESSIONAL ENGINEER
Atifa Ferouz
No. C80402
Exp. 3-31-19
CIVIL
STATE OF CALIFORNIA

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



LEGEND:

- BARRICADE
- TRAFFIC CONE
- PORTABLE FLASHING BEACON
- SIGN
- TEMPORARY TRAFFIC CONTROL SIGN ON BARRICADE

SIGN PANEL SIZE (Min)

SIGN DESIGNATION	SIGN OR PLAQUE	SIGN SIZE
R9-9	SIDEWALK CLOSED	24" x 12"
R9-11	SIDEWALK CLOSED AHEAD CROSS HERE	24" x 18"
R9-11a	SIDEWALK CLOSED CROSS HERE	24" x 12"
W20-1	ROAD WORK AHEAD	36" x 36"

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

TEMPORARY PEDESTRIAN ACCESS ROUTES TYPICAL SIDEWALK CLOSURE AND PEDESTRIAN DETOUR

NO SCALE

T30

1-29-18

296

2018 STANDARD PLAN T30

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

BKF

355-373 1ST STREET
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Design RM
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Approved IB
Job No 20201231

Drawing Number:
CM3.0