



(2) 3-BEDROOM UNITS
CONVERTED TO:
(1) 1- BEDROOM UNIT
(2) 2- BEDROOM UNITS

THIRD FLOOR



(2) 3-BEDROOM UNITS
CONVERTED TO:
(1) 1- BEDROOM UNIT
(2) 2- BEDROOM UNITS

SECOND FLOOR



3-BEDROOM UNIT AND
4-BEDROOM UNIT CONVERTED
TO:
(3) 2-BEDROOM UNITS

FIRST FLOOR

	21	28	Required/Allowed
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SETBACKS:

Front	20' (20% on menu incentive)	20' (20% on menu incentive)	25'
Rear Grading	20'	20'	No Limit
Right side	10' to 22'	10' to 22'	4' Min. / 15'-0" Ave.
Left side	4'-6" to 43'	4'-6" to 43'	4' Min. / 7'-6" Ave.
Rear	20'	20'	0'
Height Limit	56' (11' on menu incentive)	56' (11' on menu incentive)	45'

FAR:	47,587/16,919 = 2.81	48,058 /16,919 = 2.84	N/A
BMR'S:	4 Units	6 Units	
BMR SF TOTAL:	6,684 SF	6,616 SF	
DENSITY:	54 du / ac	72 du / ac	38 du / ac
INCENTIVES:	2 Allowed / 2 Used	3 Allowed / 2 Used	
WAIVERS:	1 (Elevator Height)	1 (Elevator Height)	

AFFORDABLE HOUSING

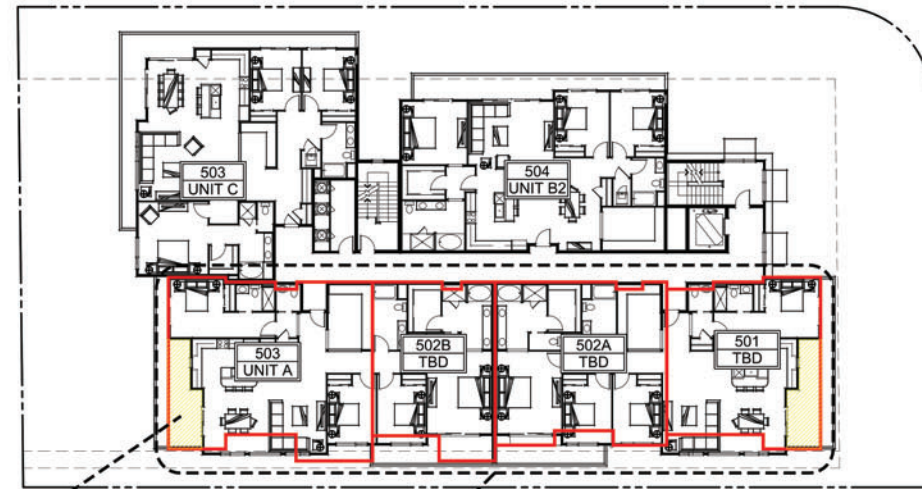
- Lot Size: 16,919 / 43560 = .388 ac
Allowable Density: .434 ac x 38 du/ac = 14.74 = 15 Units
- Affordable Housing per LAMC
15 du x 15% BMR = 2.25 = 3 BMR

DENSITY BONUS (21 Units)

- Affordable Units: 4 units
- 2 moderate / 2 very low: (2 very low / 15 = 13.33% = 35% Density Bonus)
- 15 units x 35% = 21 units
- Proposed Building Configuration:
 - (16) 3 bedroom 2 bathroom units
 - (5) 4 bedroom 3.5 bathroom units
- Proposed BMR Units:
 - (2) 3 bedroom / 2 bathroom moderate income
 - (2) 3 bedroom / 2 bathroom very low income

DENSITY BONUS (28 Units)

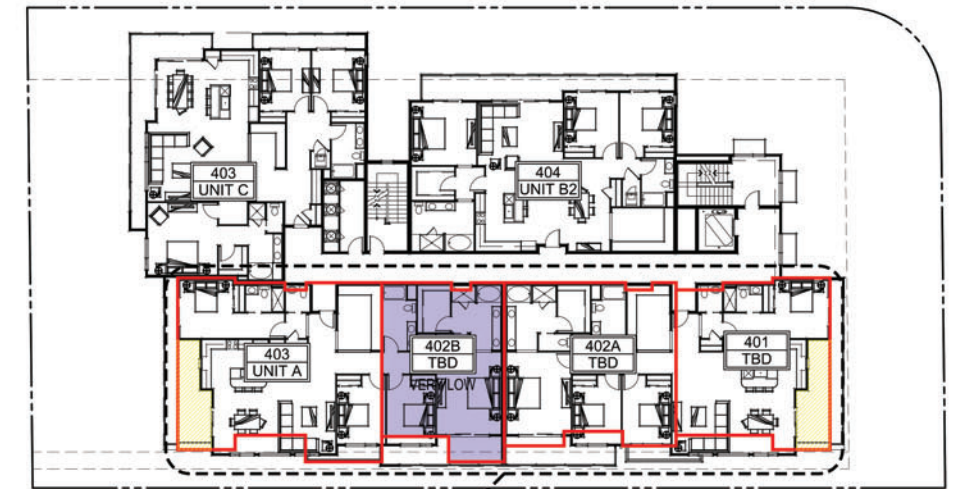
- Affordable Units: 6 units
- 2 moderate / 4 very low: (4 very low / 15 = 27% = 85% Density Bonus)
- 15 units x 85% = 28 units
- Proposed Building Configuration:
 - (4) 1 bedroom 1 bathroom units
 - (5) 2 bedroom 1 bathroom units
 - (5) 2 bedroom 2 bathroom units
 - (14) 3 bedroom 2 bathroom units
- Proposed BMR Units:
 - (3) 1 bedroom / 1 bathroom very low income
 - (1) 3 bedroom / 1 bathroom very low income
 - (1) 3 bedroom / 1 bathroom moderate income
 - (1) 3 bedroom / 2 bathroom moderate income



AREA OF ADDITIONAL FAR

(2) 4-BEDROOM UNITS
CONVERTED TO:
(1) 1- BEDROOM UNIT
(2) 2- BEDROOM UNITS
(1) 2- BEDROOM UNIT

FIFTH FLOOR



(2) 4-BEDROOM UNITS
CONVERTED TO:
(1) 1- BEDROOM UNIT
(2) 2- BEDROOM UNITS
(1) 2- BEDROOM UNIT

FOURTH FLOOR

BMR LEGEND	
1-BEDROOM UNITS	
2-BEDROOM UNITS	
3-BEDROOM UNITS	

BELOW MARKET RATE UNITS

FIRST FLOOR:						
UNIT 101:	VERY LOW	FOR SALE	TBD	+/- 1050 SF	2 BEDROOM / 1 BATHROOM	
SECOND FLOOR:						
UNIT 202B:	VERY LOW	FOR SALE	TBD	+/- 870 SF	1 BEDROOM / 1 BATHROOM	
UNIT 204:	MODERATE	FOR SALE	UNIT C	+/- 1906 SF	3 BEDROOM / 2 BATHROOM	
THIRD FLOOR:						
UNIT 301:	MODERATE	FOR SALE	TBD	+/- 1050 SF	2 BEDROOM / 1 BATHROOM	
UNIT 302B:	VERY LOW	FOR SALE	TBD	+/- 870 SF	1 BEDROOM / 1 BATHROOM	
FOURTH FLOOR:						
UNIT 402B:	VERY LOW	FOR SALE	TBD	+/- 870 SF	1 BEDROOM / 1 BATHROOM	



Altos II
 Los Altos, CA
 August 08, 2019

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 728 Addison Ave, Palo Alto, CA 94301
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A4A
 FRONT ELEVATION

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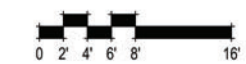
T.O. ELEVATOR TOWER
 73'-4 3/4"
 T.O. STAIR TOWER
 67'-11 3/4"
 ROOF DECK
 55'-11 3/4"
 FIFTH FLOOR
 44'-6 1/2"
 FOURTH FLOOR
 33'-8 1/4"
 THIRD FLOOR
 22'-10"
 SECOND FLOOR
 11'-11 3/4"
 FIRST FLOOR
 1 1/2"
 AVERAGE FINISH GRADE
 0" (80.53)

PROPERTY LINE



PROPERTY LINE

TRESPA HORIZONTAL SIDING
 METAL BALCONY GUARD
 SMOOTH TEXTURE STUCCO FINISH
 EQUITONE T60 EXTERIOR CLADDING
 STONE VENEER - CULTURED STONE - FOUNDATION HEWN STONE



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 RIGHT ELEVATION

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REAR ELEVATION

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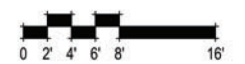
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 22'-10"
 SECOND FLOOR
 11'-11 3/4"
 FIRST FLOOR
 1 1/2"
 AVERAGE FINISH GRADE
 0" (80.53)

PROPERTY LINE



PROPERTY LINE

TRESPA HORIZONTAL SIDING
 METAL BALCONY GUARD
 SMOOTH TEXTURE STUCCO FINISH
 EQUITONE T60 EXTERIOR CLADDING
 STONE VENEER - CULTURED STONE - FOUNDATION HEWN STONE



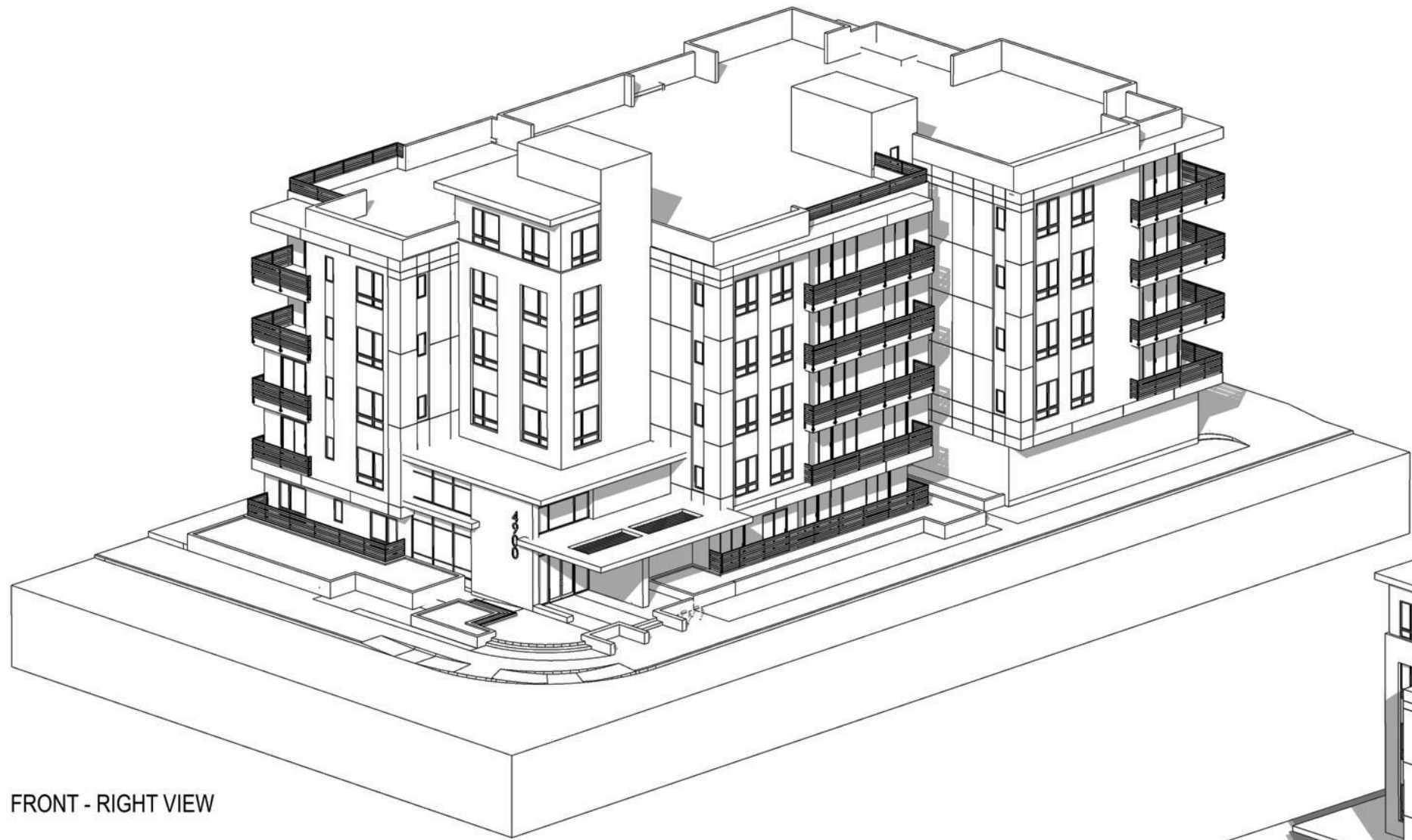
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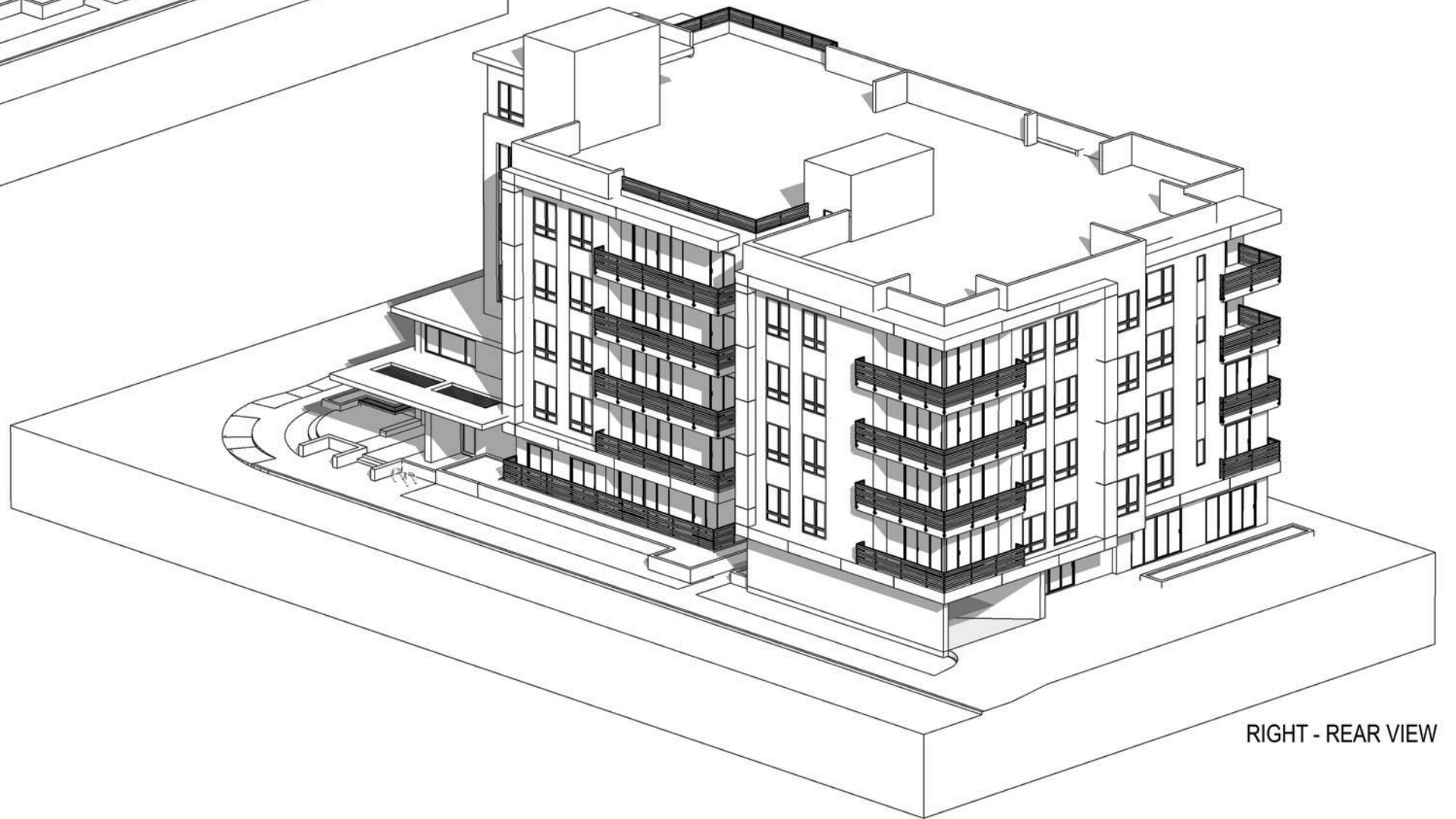
A4D
 LEFT ELEVATION

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FRONT - RIGHT VIEW



RIGHT - REAR VIEW

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*SEE ELEVATIONS AND RENDERINGS FOR MATERIALS AND COLORS

A5A
AXONOMETRIC MASSING MODELS

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REAR - LEFT VIEW



LEFT - FRONT VIEW

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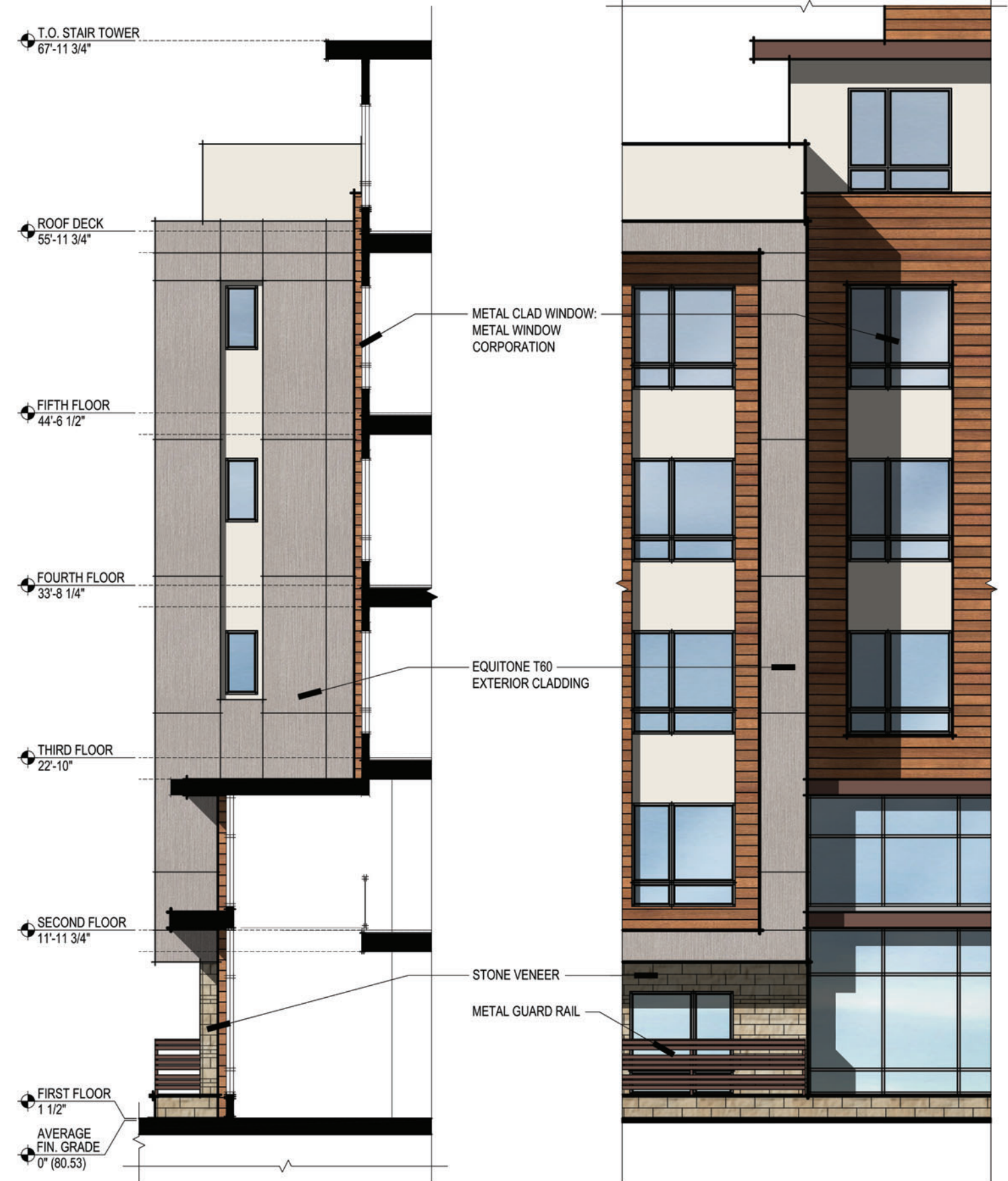
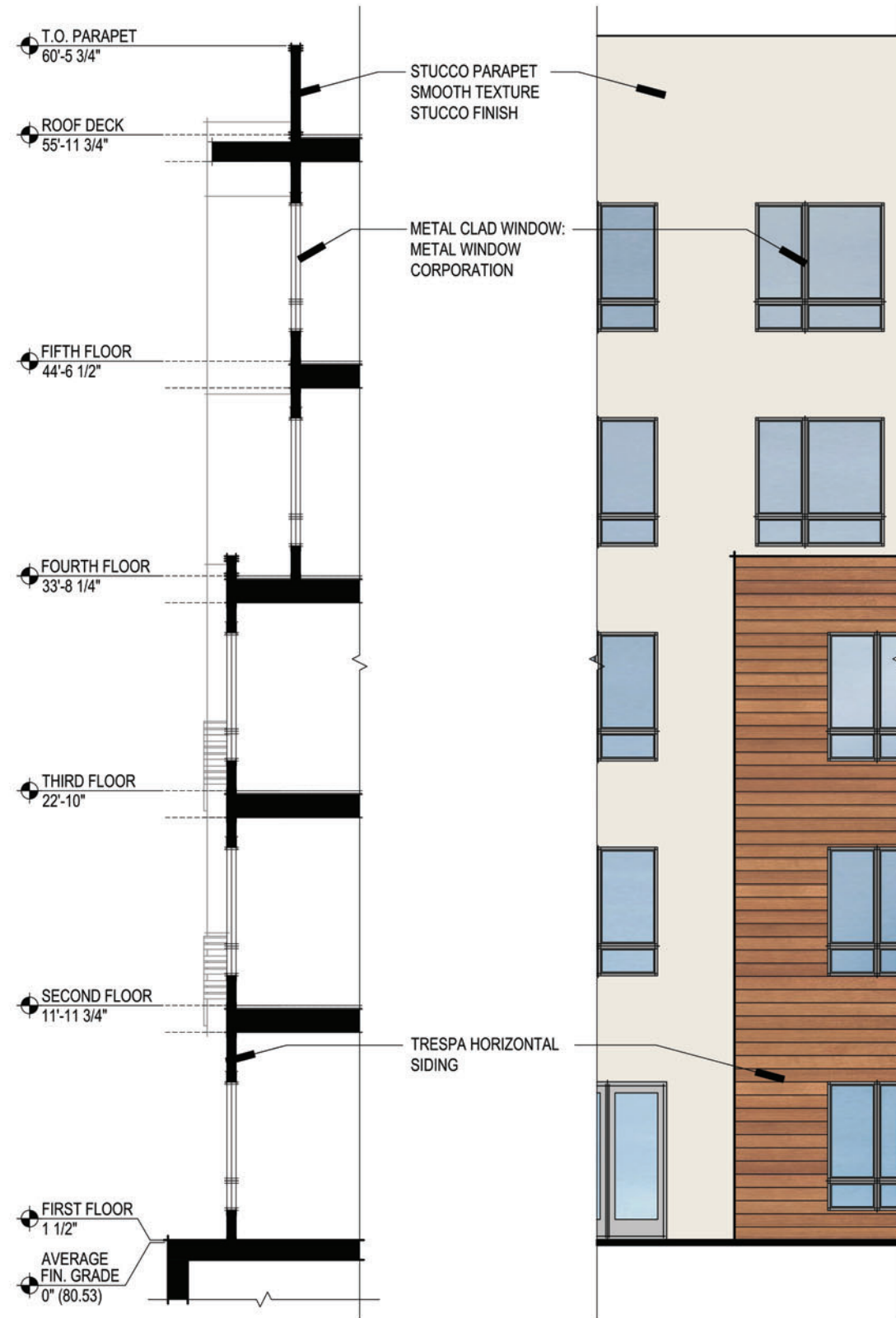
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*SEE ELEVATIONS AND RENDERINGS FOR MATERIALS AND COLORS

A5B
AXONOMETRIC MASSING MODELS

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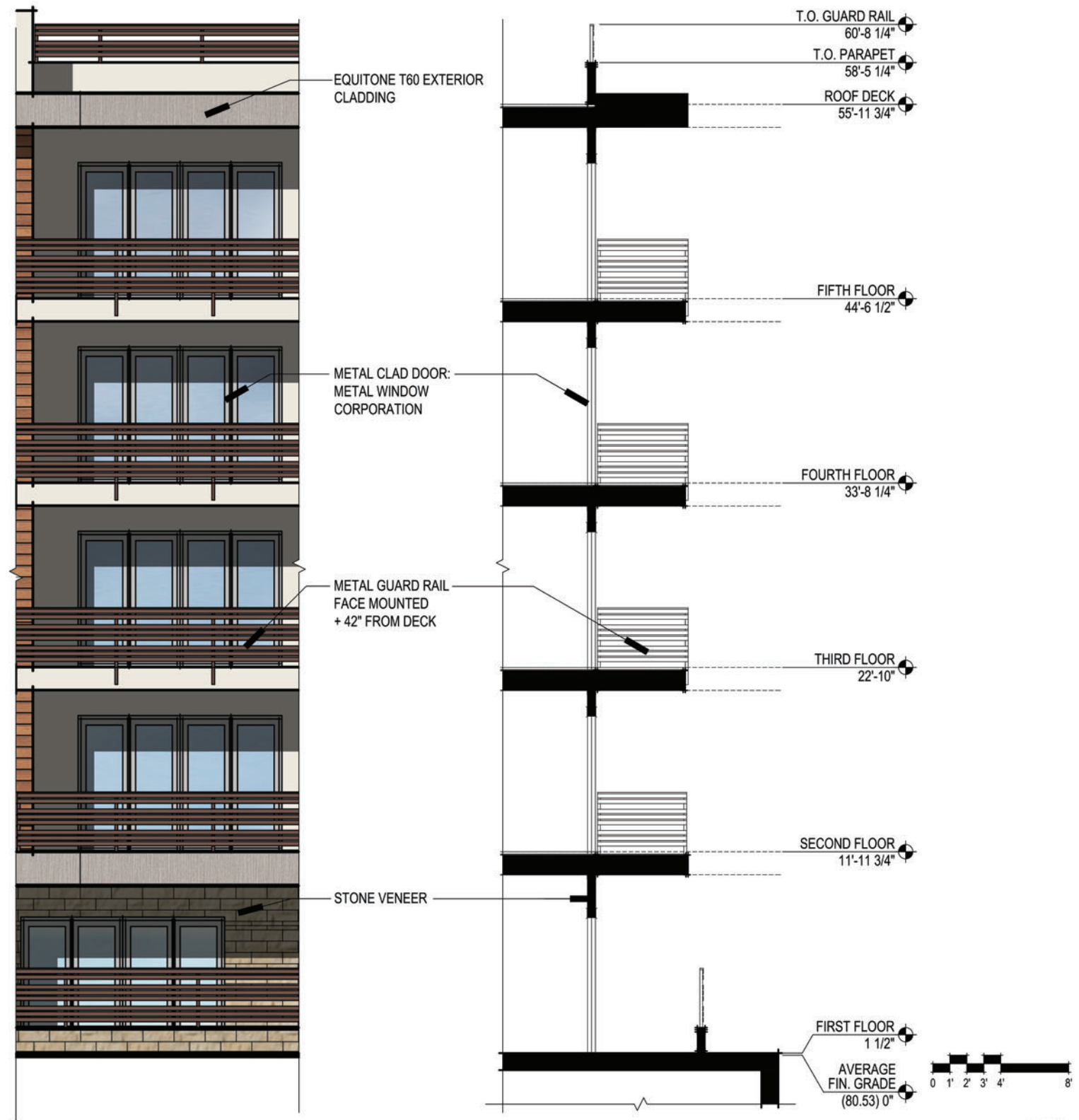
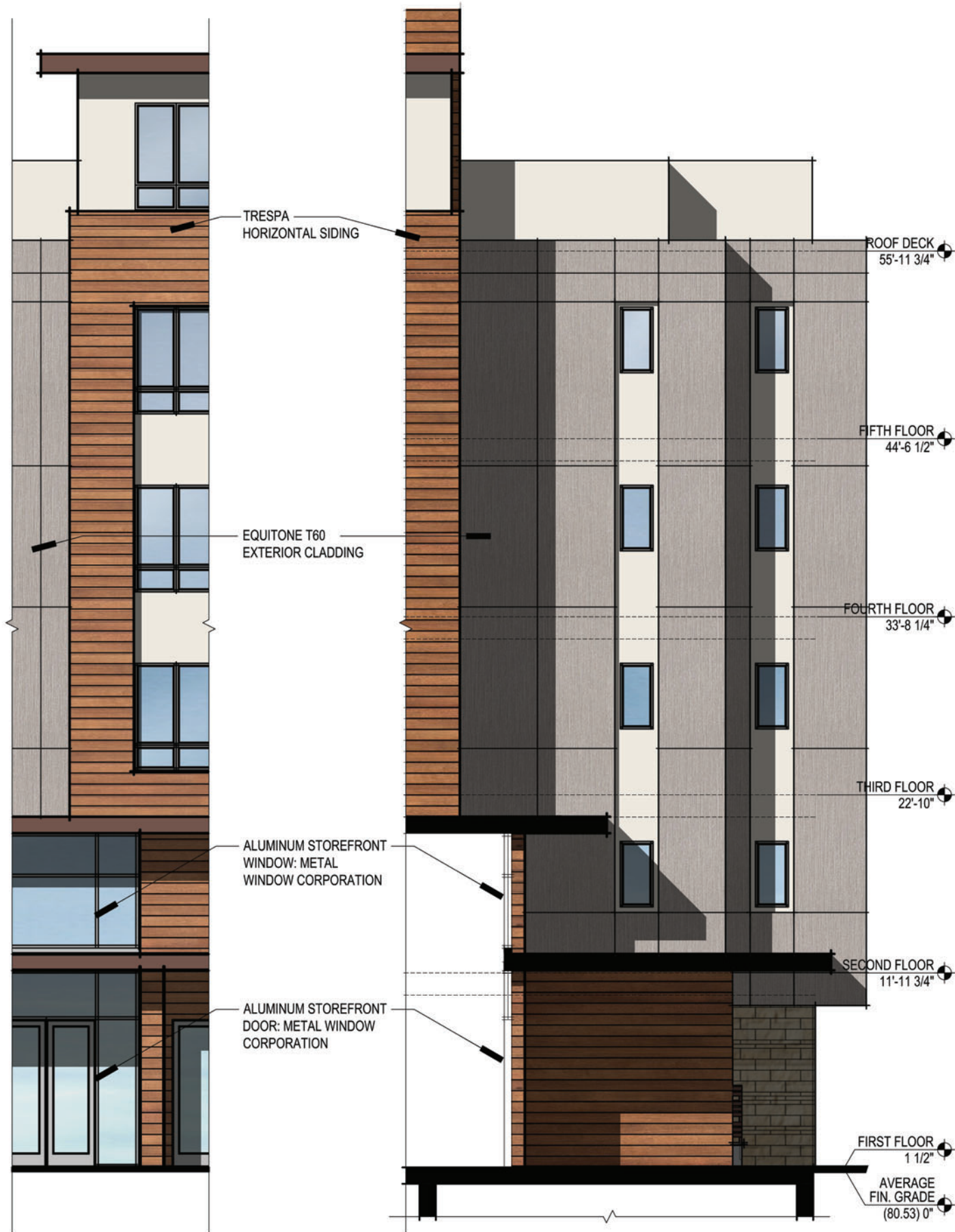
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A6F
 WALL SECTIONS

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 WALL SECTIONS

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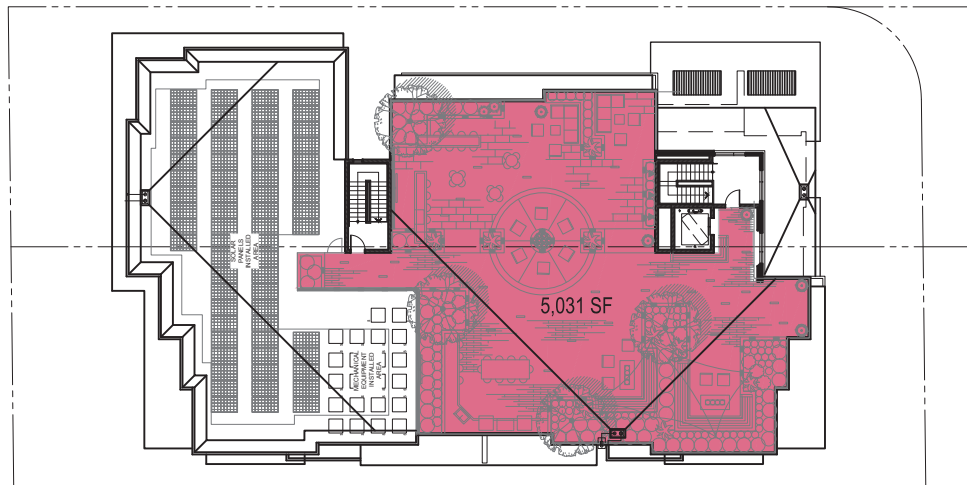
THIRD FLOOR



SECOND FLOOR



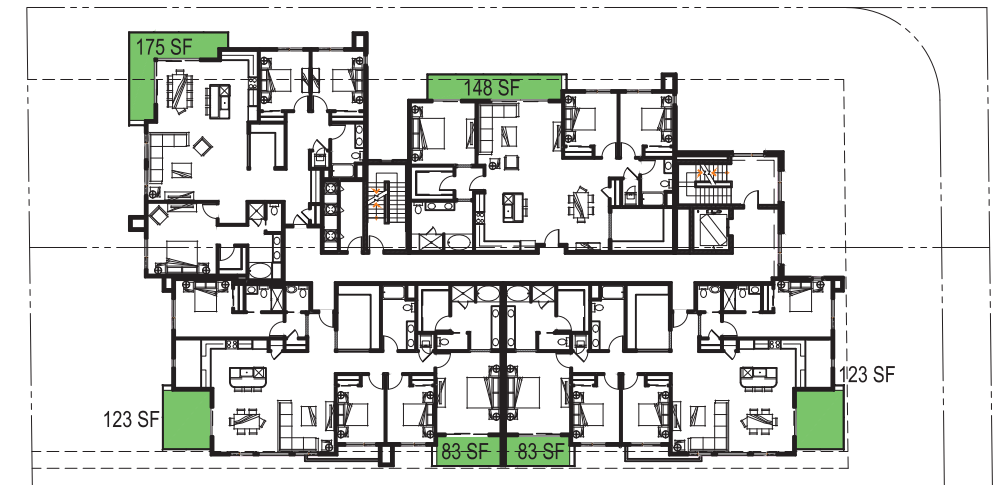
FIRST FLOOR



ROOF



FIFTH FLOOR



FOURTH FLOOR

OPEN SPACE

PRIVATE OPEN SPACE (PER LAMC 14.50.150A)

REQUIRED: 50 SF / UNIT AVERAGE X 21 UNITS = 1050 SF
 PROVIDED:

	> 5' DEEP	< 5' DEEP	
FIRST FLOOR:	1,089 SF	77 SF	
SECOND FLOOR:	631 SF	126 SF	
THIRD FLOOR:	631 SF	126 SF	
FOURTH FLOOR:	735 SF	0 SF	
FIFTH FLOOR:	735 SF	0 SF	
TOTAL PROVIDED:	3,821 SF	329 SF	4,150 SF

COMMON OPEN SPACE (PER LAMC 14.50.150C3)

REQUIRED: ELEVEN (11) TO TWENTY-FIVE (25) UNITS: 1600 SF

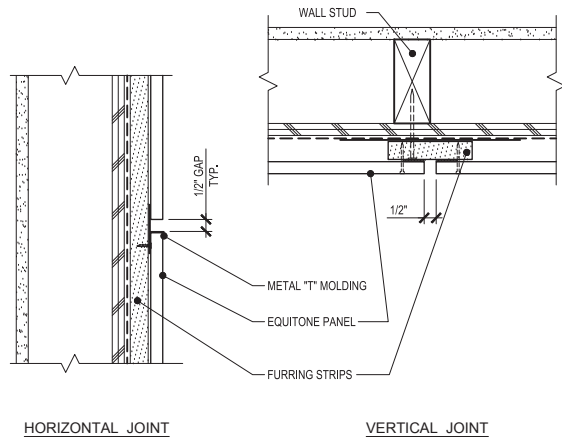
PROVIDED:

GROUND LEVEL:	1,014 SF
ROOF LEVEL:	5,031 SF
TOTAL PROVIDED:	6,045 SF

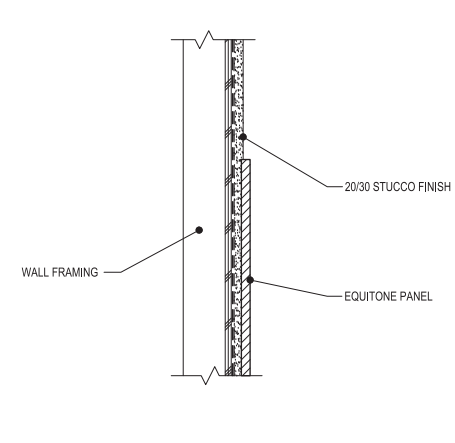
50% OF THE REQUIRED OPEN SPACE SHALL BE PROVIDED ON THE GROUND LEVEL. 50% OF 1600 SF = 800 SF
 1,014 SF PROVIDED > 800 SF REQUIRED

OPEN SPACE LEGEND

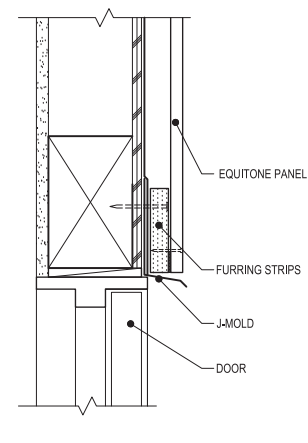
COMMON OPEN SPACE	
PRIVATE OPEN SPACE > 5' DEEP	
PRIVATE OPEN SPACE < 5' DEEP	



HORIZONTAL JOINT
VERTICAL JOINT
SCALE: 3"=1'-0"
1 EQUITONE PANEL JOINTS, TYP.



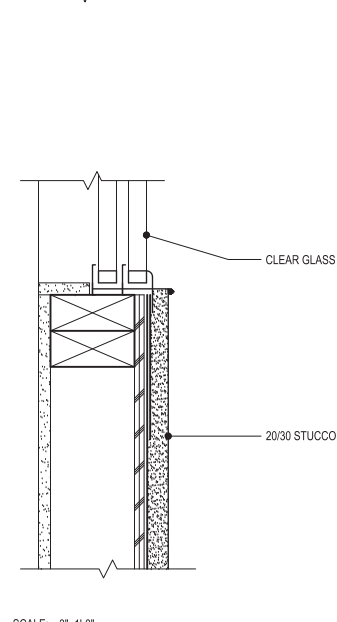
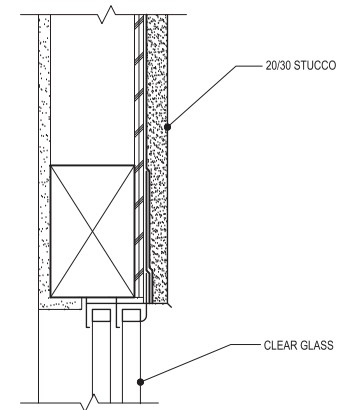
SCALE: 1 1/2"=1'-0"
2 STUCCO TO EQUITONE TRANSITION



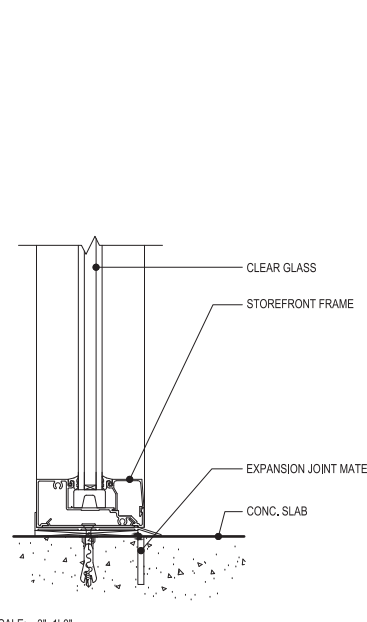
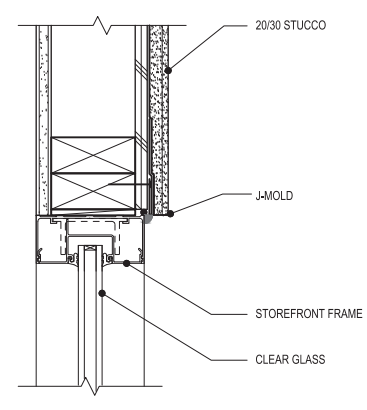
SCALE: 3"=1'-0"
3 DOOR HEAD



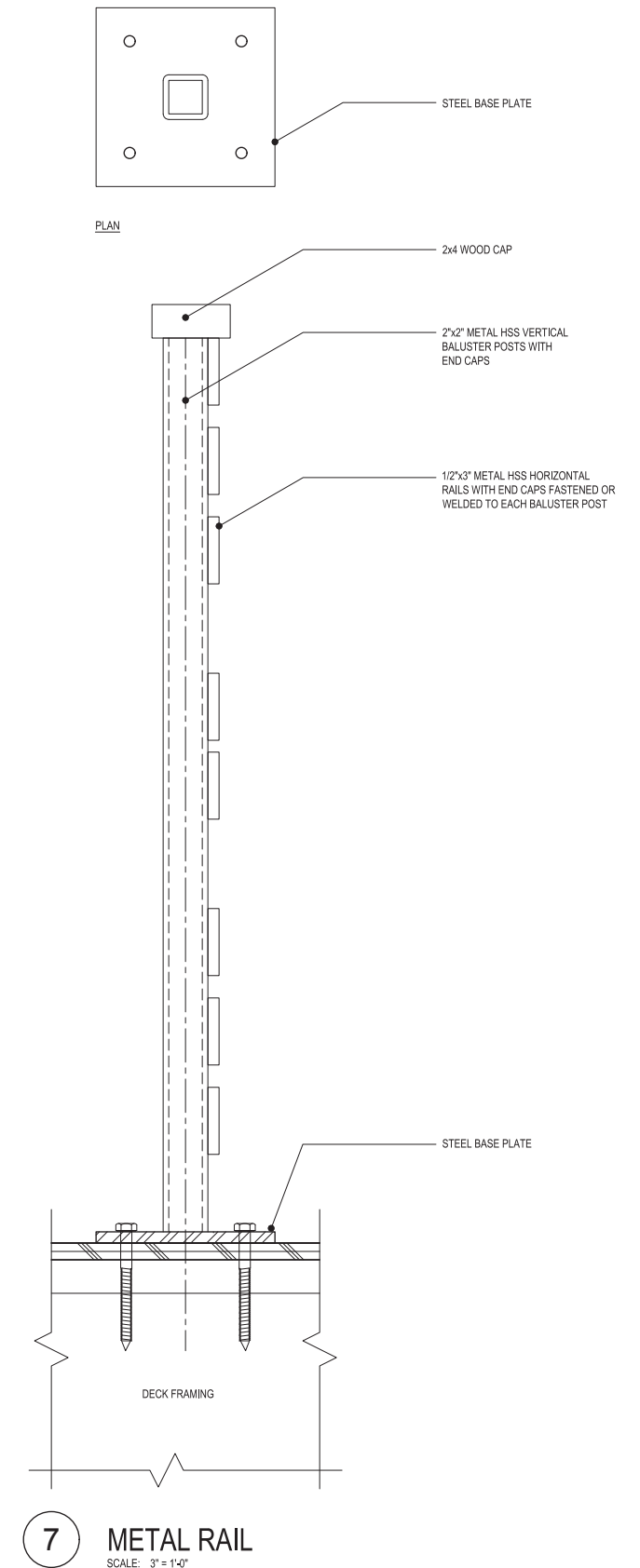
4 PARKING SECURITY GRILLE



SCALE: 3"=1'-0"
5 WINDOW



SCALE: 3"=1'-0"
6 STOREFRONT



7 METAL RAIL
SCALE: 3"=1'-0"

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PIS KEI



LOP CON



CER OCC



PRU COL



AGA BLU



ANI BUS



FES SIS



HEL SEM



MUH PIN



SAL SPA



BOU BLO



CHO TEC



SYM ALB



GRE SUP



IRI DOU



PRU BRI



SAL SON



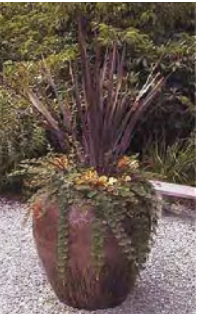
EUO SIL



EVE PER



FEI SEL



PHO BRO



PHO YEL



ARC HOW

PLANT MATERIAL KEY							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (f)	HEIGHT X SPREAD	GROWTH RATE
TREES							
ACE SAN	Acer palmatum 'Sango Kaku'	Japanese Maple	15-GAL-STD.	SEE PLANS	M	15' x 15'	Moderate
CER OCC	Cercis occidentalis	Western Redbud	24" BOX-MULTI	SEE PLANS	VL	15' x 15'	Moderate
LOP CON	Lophostemon confertus	Brisbane Box	24" BOX-STD.	SEE PLANS	M	40' x 25'	Fast
PIS KEI	Pistachia c. 'Keith Davey'	Fruitless Chinese Pistache	24" BOX-STD.	SEE PLANS	L	35' x 35'	Moderate
SHRUBS, GROUNDCOVERS & GRASSES							
AGA BLU	Agave 'Blue Glow'	Agave	5 GAL	30" O.C.	L	24" x 30"	Slow
ANI BUS	Anigozanthos f. 'Bush Tango'	Kangaroo Paw	1 GAL	18" O.C.	L	24" x 18"	Moderate
BOU BLO	Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass	5 GAL	24" O.C.	L	24" x 24"	Fast
CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 GAL	36" O.C.	L	36" x 36"	Fast
EUO SIL	Evonymus J. 'Silver King'	Upright Evonymus	15 GAL	36" O.C.	L	48" x 36"	Moderate
EVE PER	Echeveria 'Perle von Nurnberg'	Perle von Nurnberg Echeveria	6" POT	12" O.C.	L	12" x 12"	Moderate
FES SIS	Festuca glauca 'Siskiyow Blue'	Blue Fescue	1 GAL	18" O.C.	L	18" x 18"	Moderate
GRE SUP	Gervillia 'Superb'	Gervillia	5 GAL	36" O.C.	L	36" x 36"	Moderate
HEL SEM	Helliotrichon sempervirens	Blue Oat Grass	5 GAL	30" O.C.	L	30" x 30"	Moderate
IRI DOU	Iris douglasiana	Douglas Iris	1 GAL	12" O.C.	L	18" x 12"	Fast
MUH CAP	Muhlenbergia capillaris	Pink Muhly	5 GAL	36" O.C.	L	36" x 36"	Fast
PHO BRO	Phormium t. 'Bronze Baby'	New Zealand Flax	5 GAL	36" O.C.	L	36" x 36"	Moderate
PHO YEL	Phormium 'Yellow Wave'	New Zealand Flax	15 GAL	48" O.C.	L	48" x 48"	Moderate
PRU BRI	Prunus c. 'Bright N' Tight'	Cherry Laurel	15 GAL	42" O.C.	L	48" x 42"	Moderate
PRU COL	Prunus c. 'Colum'	Compact Cherry Laurel	15 GAL	36" O.C.	L	50" x 36"	Fast
SAL SPA	Salvia spathacea	Mexican Sage	5 GAL	42" O.C.	L	36" x 48"	Moderate
SAL SON	Salvia sonomensis	Sonoma Sage	1 GAL	36" O.C.	L	36" x 36"	Moderate
SYM ALB	Symphoricarpos 'Albus'	Snowberry	15 GAL	48" O.C.	L	48" x 48"	Moderate
LAWN							
	Lawn (Sod) (w/ grass block pavers) - Bolero Plus Dwarf Fescue Blend Available: Delta Bluegrass Company (800) 637-8875				M	2'-3" H	Fast

NOTES:
 1. * WUCOLS IV RATINGS IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.

PLANTING NOTES

1. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2014", 2014 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (AVAILABLE AT www.americanhort.org)

2. SITE AND DRAWING REVIEW: THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.

3. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED IN CALLOUTS.

4. SOIL PREPARATION/AMENDMENTS:
 A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

C. FOR BID PURPOSES ONLY, THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.

D. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.

E. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERSGROW PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2370 OR APPROVED EQUAL SHALL BE USED.

F. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS. SOIL SHALL NOT BE WORKED WITH WHEN WET.

G. BACKFILL FOR GROUNDCOVER 48" O.C. SPACING OR GREATER AND ALL SHRUBS AND TREES - BACKFILL MIX AS PER THE HORTICULTURAL SOILS REPORT.

H. INSTALL AGRIFORM FERTILIZER 21 GRAM TABLETS (20-10-5) OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS AT THE RATES AS FOLLOWS:

- 1 GALLON 2 TABLETS
- 5 GALLON 3 TABLETS
- 15 GALLON 5 TABLETS
- 24" BOX + 1 PER 4" OF BOX SIZE (I.E. 24" BOX=6 TABLETS)

REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

5. MULCH:
 A. ALL PLANTING AREAS, UNO, SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
 1. PROJECTS W/ NO SLOPES GREATER THAN 3:1: RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'BLACK' COLOR.

MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE-EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3' CLEAR BAND AROUND TRUNK OF ALL TREES. MULCHES AVAILABLE AT RECOLOGY ORGANICS (866) 764-5765 OR APPROVED EQUAL. THE CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

B. LAVA ROCK MULCH @ BIO-RETENTION AREAS: MULCH BASIN FLOORS & SIDE SLOPES WITH 3" LAYER OF 1/2" SIZE LAVA ROCK IN BLACK COLOR.

6. GROUNDCOVER:
 A. PLANT AT THE SPACINGS NOTED IN THE LEGEND. GROUNDCOVER SHALL EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE GROUNDCOVER COVERAGE.

7. PRE-EMERGENT HERBICIDE:
 A. GRANULAR PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. MATERIAL: 'SNAPSHOT 25 TG' OR APPROVED EQUAL, AVAILABLE AT HORIZON, CONCORD, CA (925) 825-3344. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.

8. JUTE MESH SHALL BE INSTALLED ON ALL SHRUB AND GROUNDCOVER SLOPES 2:1 OR STEEPER.

9. TREE PLANTING NOTES:
 A. NURSERY STAKING TO BE REMOVED AT THE TIME OF PLANTING. CONTRACTOR TO FILL HOLES LEFT BY NURSERY STAKING.

B. REFER TO TREE PLANTING DETAILS FOR ADDITIONAL INFORMATION.

C. REFER TO TREE PLANTING SETBACK NOTES FOR UTILITY CLEARANCES.

10. MAINTENANCE:
 THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, NEEDLING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

11. SITE OBSERVATIONS:
 THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT 72 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS PRIOR TO INSTALLATION. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD. PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE LANDSCAPE ARCHITECT 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.

12. GUARANTEE:
 ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

13. SOD LAWN ESTABLISHMENT: DURING THE 1ST (7) DAYS OF THE LAWN ESTABLISHMENT PERIOD WHERE SUB-SURFACE DRIP IRRIGATION IS USED, THE LAWN IS TO BE THOROUGHLY WATERED FROM ABOVE TO SO THAT LAWN REMAINS SATURATED.

ALTOS II

Los Altos, 4898 ECR LLC

PLANTING LEGEND, IMAGES & NOTES

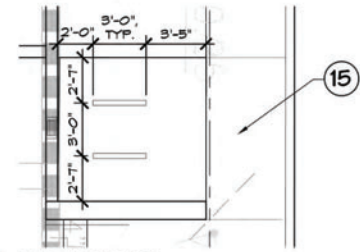
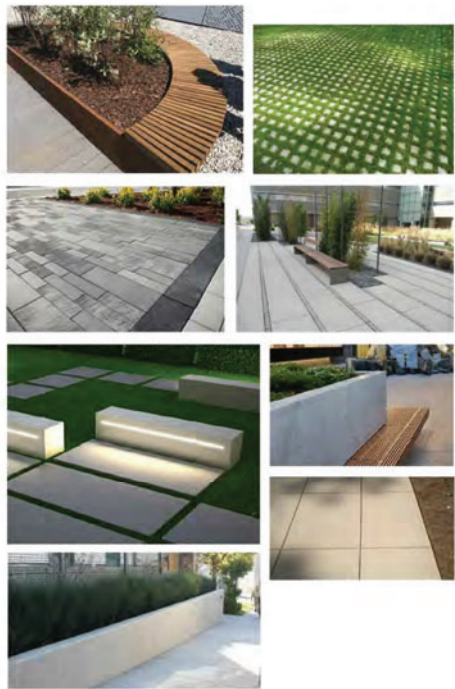
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DATE: 08/05/19
 JOB# 18026.01

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21 CLASS II BIKE RACK ENLARGEMENT PLAN - N.T.S.



1 BIKE RACK SCALE: 1/2" = 1'-0"
1/24 DT-Bike Rack.dwg

NOTES:
1. INSTALL BIKE RACK PER MANUFACTURER'S SPECIFICATIONS.
2. BIKE RACK MANUFACTURER: LANDSCAPE FORMS TYPE/MODEL: LOOP BIKE RACK SIZE: 36" L X 31" HT X 14" D SEE MAT. SCHE. FOR COLOR SURFACE MOUNTED CONTACT: 1-800-430-6206 OR www.landscapeforms.com

SITE AREA SUMMARY TABLE

TOTAL SITE AREA AT GROUND FLOOR (EXCLUDES BLDGS, ROOF DECK & RAMP DOWN TO GARAGE STRUCTURE)	10,353 SF
TOTAL HARDSCAPE	8,040 SF
TOTAL SOFTSCAPE PLANTING (INCLUDES TURF BLOCK PAVERS @ 50%)	2,313 SF
TOTAL SITE - % LANDSCAPE	22.3%
FRONT SETBACK - TOTAL AREA	1,945 SF
FRONT SETBACK - TOTAL LANDSCAPE	1,049 SF
FRONT SETBACK - TOTAL HARDSCAPE	846 SF
FRONT SETBACK - % LANDSCAPE	56.6%

NOTES:
1. FRONT SETBACK AREAS ARE CALCULATED BASED UPON SETBACK AREA ON EL CAMINO REAL.

ARBORIST REPORT SUMMARY TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in.)	HEIGHT (ft.)	NOTES
#1	Juniperus chinensis	Hollywood Juniper	11.6	20	REMOVE
#2	Juniperus chinensis	Hollywood Juniper	10.5	20	REMOVE
#3	Juniperus chinensis	Hollywood Juniper	10.0	20	REMOVE
#4	Juniperus chinensis	Hollywood Juniper	19.5	20	REMOVE
#5	Platanus x hispanica	London Plane Tree	11.0	45	PROTECT
#6	Pistachia chinensis	Chinese Pistache	19.2	30	PROTECT

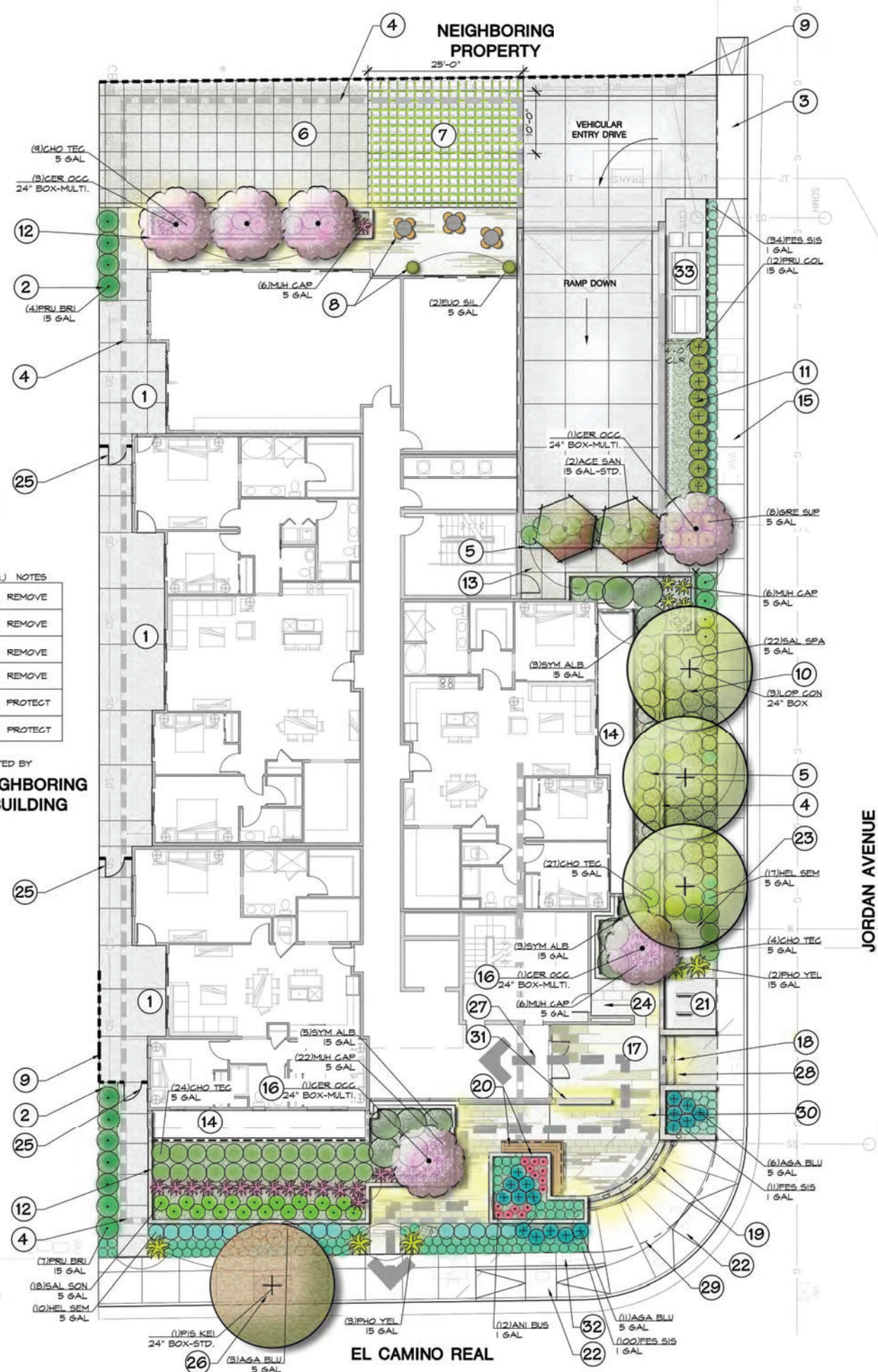
NOTES:
1. REFER TO COMPLETE ARBORIST REPORT DATED JANUARY 3, 2019, CONDUCTED BY KIELTY ARBORIST SERVICES FOR MORE INFORMATION.

LANDSCAPE LIGHT LEGEND

IMAGE	SYMBOL	DESCRIPTION	MODEL #	MANUF.	WATTAGE	FINISH	HEIGHT
		WALL LIGHTS (LINE VOLTAGE)	LED RECESS WALL ASYMMETRIC WIDE SPREAD DISTRIBUTION 33 049	BEGA LIGHTING	8.2W	DIE-CAST ALUMINUM FACEPLATE	5"
		TAPE LIGHTS (LINE VOLTAGE)	LED TAPE LIGHT BOX-DIM W/ FLEXIBLE Q-CAP FIXTURE	Q-TRAN LED	6W	DEFAULT COLOR	0.55"
		STEP LIGHTS (LINE VOLTAGE)	LED RECESS WALL LUMINAIRES - SHIELD WITH LOUVERS 33 051	BEGA LIGHTING	7.9W	DIE-CAST ALUMINUM FACEPLATE	5"
		INGROUND FLOOD LIGHTS (LINE VOLTAGE)	LED DRIVE-OVER IN-GRADE LINEAR FLOOD LIGHT - ASYMMETRICAL TT 417	BEGA LIGHTING	19.8W	DEFAULT COLOR	3.5"
		EXTERIOR DUPLEX OUTLET					

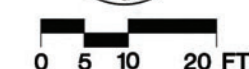
NOTES:
1. CONTRACTOR TO BE RESPONSIBLE FOR LINE-VOLTAGE CIRCUITRY DESIGN, SWITCHING, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND COORDINATING CONDUIT AND WIRE THROUGH ALL WALLS, STEPS, AND OTHER HARDSCAPES EXISTING OR PROPOSED.
2. INSTALL LIGHT FIXTURES/STANDARDS PER ALL MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
3. LIGHTING PLAN IS CONCEPTUAL AND FOR DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PHOTOMETRICS, CIRCUITRY AND SWITCHING LOCATION & FIXTURE SELECTION WITH OWNER.
4. LIGHTING CONTACT: TIM HALEY, 925-947-9434
5. SEE PHOTOMETRIC PLAN FOR LAYOUT AND DETAILED INFORMATION.

NEIGHBORING BUILDING



PROGRAM AMENITY LEGEND

- PRIVATE PATIO W/ 6' HT. FENCE AND FIRE ACCESS GATES
 - LANDSCAPE BUFFER WITH EVERGREEN SHRUBS
 - DRIVEWAY APRON, PER CIVIL DRAWINGS
 - BELOW GRADE PARKING STRUCTURE SHOWN DASHED, TYPICAL
 - 36" HT. RAISED PLANTER WALL W/O WALL LIGHTS (ON STRUCTURE), TYPICAL
 - SCORED CONCRETE PAVING AT EASEMENT
 - TURF BLOCK PAVERS W/ GRASS AT EASEMENT W/ 10' X 25' LOADING/UNLOADING AREA SHOWN IN DASHED
 - CASUAL/ MOVABLE SEATING W/ LINEAR PAVERS & DECORATIVE POTS, TYPICAL
 - 6' HT. HORIZONTAL WOOD FENCE AT PROPERTY LINE, TYPICAL
 - NEW STREET TREES, TYPICAL (SEE PLANTING LEGEND FOR SPECIES)
 - NEW AT-GRADE LANDSCAPE BUFFER TO SCREEN GAS METERS, 4' CLEAR ALL SIDES FROM GAS METERS FOR MAINTENANCE ACCESS
 - 36" HT. RAISED PLANTER WALL W/ WALL LIGHTS (ON STRUCTURE), TYPICAL
 - ACCESS WALK TO SIDEWALK (CONCRETE)
 - PRIVATE PATIOS (3' HT. HORIZONTAL WOOD FENCE ON 36" HT. RAISED PLANTER WALL)
 - SCORED PUBLIC SIDEWALK, TYPICAL (CONCRETE)
 - MULTI TRUNK TREE SPECIMENS AT 36" HT. RAISED PLANTERS DEFINING BUILDING ENTRY AND EMPHASIZING BUILDING ARCHITECTURE
 - LARGE FORMAT PAVERS AT ENTRY PLAZA (ON STRUCTURE)
 - COLORLED CONCRETE STEPS W/ ADA HANDRAILS, STEP LIGHTS & 12" WIDE CREEK WALLS ON BOTH SIDES (2 RISERS W/ 16" TREADS)
 - GRAND STEPS UP TO ENTRY PLAZA FROM EL CAMINO REAL W/ ADA HANDRAILS (2 RISERS W/ 16" TREADS) & STEP LIGHTS
 - 24" HT. PLANTER W/ CANTILEVERED WOOD BENCH SEATING & TAPE LIGHTS LIT FROM BELOW
 - CLASS II BIKE RACKS (4 BIKES TOTAL) ON CONCRETE PAVING, PER VTA BICYCLE TECHNICAL GUIDELINES, SEE ENLARGEMENT PLAN THIS SHEET
 - ADA CURB RAMP, PER CIVIL DRAWINGS
 - BACKFLOW PREVENTION DEVICE, PER CIVIL DRAWINGS, TYPICAL OF TWO, SCREENED W/ PLANTING.
 - ENTRY TO BIKE LOCKER ROOM, PER ARCHITECTURAL DRAWINGS
 - FIRE ACCESS GATE & CONCRETE WALK
 - NEW STREET TREE IN TREE GRATE TO MATCH EXISTING SPECIES ON EL CAMINO REAL (SEE PLANTING LEGEND FOR SPECIES)
 - ADA PATH-OF-TRAVEL SHOWN AS DASHED, TYPICAL
 - SIGHT TRIANGLE SHOWN AS DASHED. 30" MAX. HEIGHT OF LANDSCAPE PLANTING AND WALLS WITHIN TRIANGLE
 - PROPERTY LINE, TYPICAL
 - LARGE FORMAT PAVER BANDS & LINEAR PAVER FIELD (ON STRUCTURE), TYPICAL
 - 18" WIDE CONCRETE FEATURE SEAT WALL WITH TAPE LIGHT LID FROM BELOW. MATERIAL TO MATCH BUILDING VENEER.
 - EXISTING TRAFFIC POLE TO REMAIN
 - NEW TRASH STAGING AREA W/ 30" HT. HORIZONTAL SCREEN FENCE ON A 6" HT. CURB.
- NOTE:**
1. REFER TO ARCHITECTURE PLANS FOR ADDITIONAL INFORMATION ON TRASH FACILITIES AND CIVIL DRAWINGS FOR UTILITIES.
2. REFER TO CIVIL DRAWINGS FOR FLOW THROUGH PLANTER LOCATIONS.
3. SEE SHEET L-1 FOR PLANTING LEGEND.



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ALTOS II
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PRELIMINARY LANDSCAPE SITE & CONCEPT LIGHTING PLAN
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