



ALTOS II

SECOND PLANNING COMMISSION SUBMITTAL

AUGUST 8, 2019

PROJECT TEAM

OWNER

CONTACT: MIRCEA VOSKERICIAN
 4898 ECR LLC
 728 ADDISON AVE
 PALO ALTO, CA 94301
 PHONE: (650) 996-1114
 EMAIL: MIRCEA27V@GMAIL.COM

ARCHITECT

CONTACT: JEFF POTTS
 SDG ARCHITECTS INC.
 3361 WALNUT BLVD. SUITE 120
 BRENTWOOD, CA 94513
 PHONE: (925) 634-7000
 EMAIL: JPOTTS@STRAUSSDESIGN.COM

CIVIL ENGINEER

CONTACT: PETER CARLINO
 LEA & BRAZE ENGINEERING, INC
 2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CA 94545
 PHONE: (510) 887-4086
 EMAIL: PCARLINO@LEABRAZE.COM

LANDSCAPE ARCHITECT

CONTACT: SCOTT E. FEUER
 ENVIRONMENTAL FORESIGHT, INC.
 1700 N. BROADWAY, SUITE 401
 WALNUT CREEK, CA 94596
 PHONE: (925) 945-0300
 EMAIL: SFEUER@ENVIRONMENTALFORESIGHT.COM



*SHEETS INCLUDED IN THIS SET

DRAWING INDEX

* TITLE SHEET	T1
* BMR ALLOCATION 28 UNITS	T2
* PROJECT DATA SHEET	G1
CONTEXT - LOS ALTOS MULTI-FAMILY	A1A
CONTEXT - SITE PHOTOS	A1B
CONTEXT - 4898 EL CAMINO REAL VICINITY	A1C
CONTEXT - SAMPLE DETAILS	A1D
* CONCEPTUAL RENDERING	A1E
* CONCEPTUAL RENDERING	A1F
* CONCEPTUAL RENDERING	A1G
* CONCEPTUAL RENDERING	A1H
* CONCEPTUAL RENDERING	A1J
* CONCEPTUAL RENDERING	A1K
CHARGING STATION SPECIFICATIONS	A1M
ARCHITECTURAL SITE PLAN	A2
LOWER LEVEL BASEMENT FLOOR PLAN	A3A
UPPER LEVEL BASEMENT FLOOR PLAN	A3B
FIRST FLOOR PLAN	A3C
SECOND FLOOR PLAN	A3D
THIRD FLOOR PLAN	A3E
FOURTH FLOOR PLAN	A3F
FIFTH FLOOR PLAN	A3G
ROOF PLAN	A3H
* FRONT ELEVATION	A4A
* RIGHT ELEVATION	A4B
* REAR ELEVATION	A4C
* LEFT ELEVATION	A4D
* AXONOMETRIC MASSING MODELS	A5A
* AXONOMETRIC MASSING MODELS	A5B
* BUILDING SECTION A	A6A
* BUILDING SECTION B	A6B
SITE SECTION	A6C
ELEVATOR SECTIONS	A6D
ELEVATOR SPEC SHEET	A6E
WALL SECTIONS	A6F
WALL SECTIONS	A6G
UNIT A FLOOR PLAN	A7A
UNIT B1 FLOOR PLAN	A7B
UNIT B2 FLOOR PLAN	A7C
UNIT C FLOOR PLAN	A7D
UNIT D FLOOR PLAN	A7E
UNIT E FLOOR PLAN	A7F
SHADOW STUDY	A8A
SHADOW STUDY	A8B
* OPEN SPACE	A9A
FLOOR AREA CALCULATION	A9B
* DETAILS	AD1
CONCEPTUAL SOLAR LAYOUT	S1
SOLAR SPEC	S2
SOLAR SPEC	S3
* PLANTING LEGEND, IMAGES AND NOTES	L-1
* PRELIMINARY LANDSCAPE SITE & CONCEPT LIGHTING PLAN	L-2
* PRELIMINARY LANDSCAPE ROOF DECK PLAN	L-3
PHOTOMETRIC PLAN (GROUND FLOOR)	
PHOTOMETRIC PLAN (ROOF DECK)	
ITL SHEET	TM-1.0
TENTATIVE PARCEL MAP	TM-1.1
PRELIMINARY SITE PLAN	TM-1.2
PRELIMINARY GRADING & DRAINAGE PLAN	TM-2.0
PRELIMINARY STORMWATER CONTROL & UTILITY PLAN	TM-3.0
STORMWATER CONTROL DETAILS	C-3.1
TOPOGRAPHIC SURVEY	SU1
TREE EXHIBIT	EX-T
PRELIMINARY CONSTRUCTION MANAGEMENT PLAN	1-6

PROJECT ADDRESS: 4898 EL CAMINO REAL

PROJECT NAME: ALTOS II

Altos II
 Los Altos, CA
 August 08, 2019

4898 ECR LLC
 728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

T1
 TITLE SHEET

SDG Architects, Inc.
 3361 Walnut Blvd, Suite 120
 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com





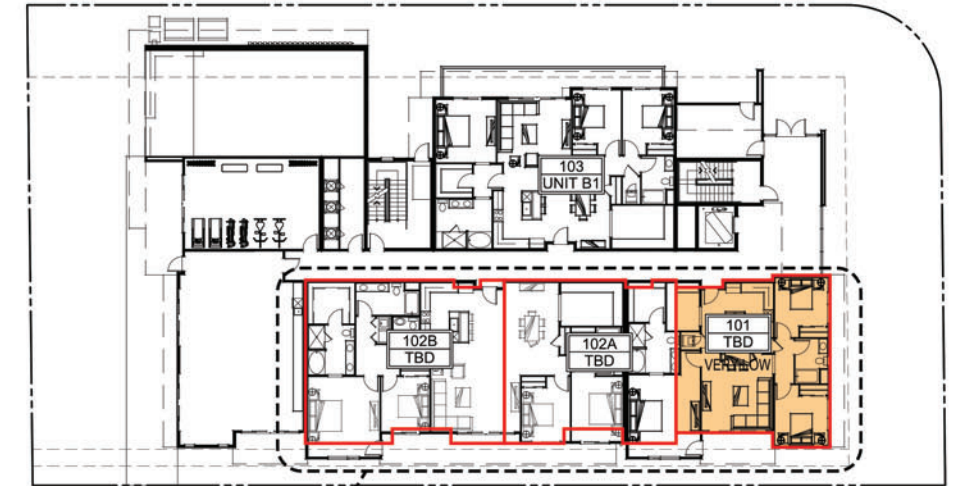
(2) 3-BEDROOM UNITS
CONVERTED TO:
(1) 1- BEDROOM UNIT
(2) 2- BEDROOM UNITS

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
--	----	----	------------------

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

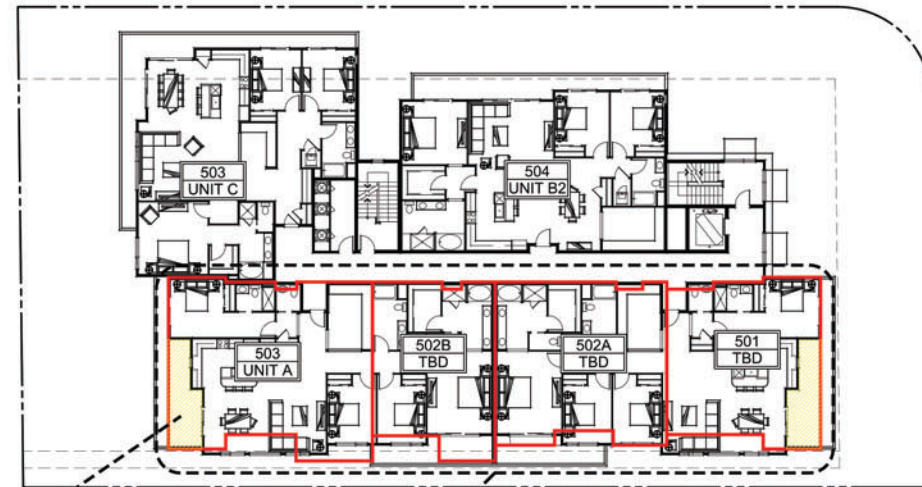
- Lot Size: 16,919 / 43560 = .388 ac
Allowable Density: .434 ac x 38 du/ac = 14.74 = 15 Units
- Affordable Housing per LAMC
15 du x 15% BMR = 2.25 = 3 BMR

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)

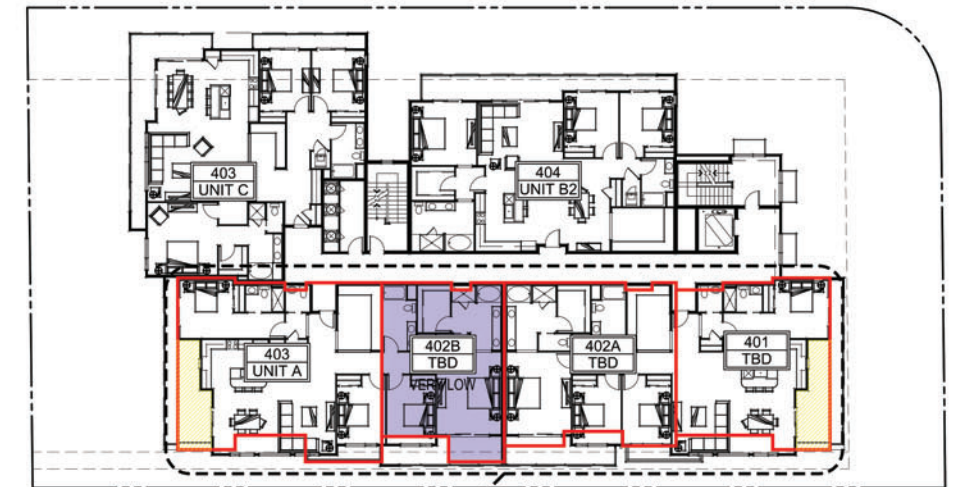
- Affordable Units: 6 units
- 2 moderate / 4 very low: (4 very low / 15 = 27% = 85% Density Bonus)
- 15 units x 85% = 28 units
- Proposed Building Configuration:
 - (4) 1 bedroom 1 bathroom units
 - (5) 2 bedroom 1 bathroom units
 - (5) 2 bedroom 2 bathroom units
 - (14) 3 bedroom 2 bathroom units
-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

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A1E
CONCEPTUAL RENDERING

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





Altos II
Los Altos, CA
August 08, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A1F
CONCEPTUAL RENDERING

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





Altos II
Los Altos, CA
August 08, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A1G
CONCEPTUAL RENDERING

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





Altos II
Los Altos, CA
August 08, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A1H
CONCEPTUAL RENDERING

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





Altos II
Los Altos, CA
August 08, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A11
CONCEPTUAL RENDERING

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





Altos II
Los Altos, CA
August 08, 2019

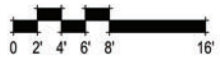
4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A1J
CONCEPTUAL RENDERING

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





Altos II
 Los Altos, CA
 August 08, 2019

4898 ECR LLC
 728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

A4A
 FRONT ELEVATION

SDG Architects, Inc.
 3361 Walnut Blvd, Suite 120
 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com



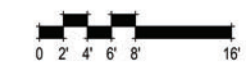
- ◆ T.O. ELEVATOR TOWER
73'-4 3/4"
- ◆ T.O. STAIR TOWER
67'-11 3/4"
- ◆ ROOF DECK
55'-11 3/4"
- ◆ FIFTH FLOOR
44'-6 1/2"
- ◆ FOURTH FLOOR
33'-8 1/4"
- ◆ THIRD FLOOR
22'-10"
- ◆ SECOND FLOOR
11'-11 3/4"
- ◆ FIRST FLOOR
1 1/2"
- ◆ AVERAGE FINISH GRADE
0" (80.53)

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



Altos II
Los Altos, CA
August 08, 2019

4898 ECR LLC
728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A4B
RIGHT ELEVATION

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





Altos II
Los Altos, CA
August 08, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

A4C
REAR ELEVATION

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



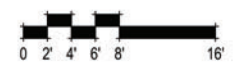
T.O. ELEVATOR TOWER
 73'-4 3/4"
 T.O. STAIR TOWER
 67'-11 3/4"
 ROOF DECK
 55'-11 3/4"
 FIFTH FLOOR
 44'-6 1/2"
 FOURTH FLOOR
 33'-8 1/4"
 THIRD FLOOR
 22'-10"
 SECOND FLOOR
 11'-11 3/4"
 FIRST FLOOR
 1 1/2"
 AVERAGE FINISH GRADE
 0" (80.53)

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



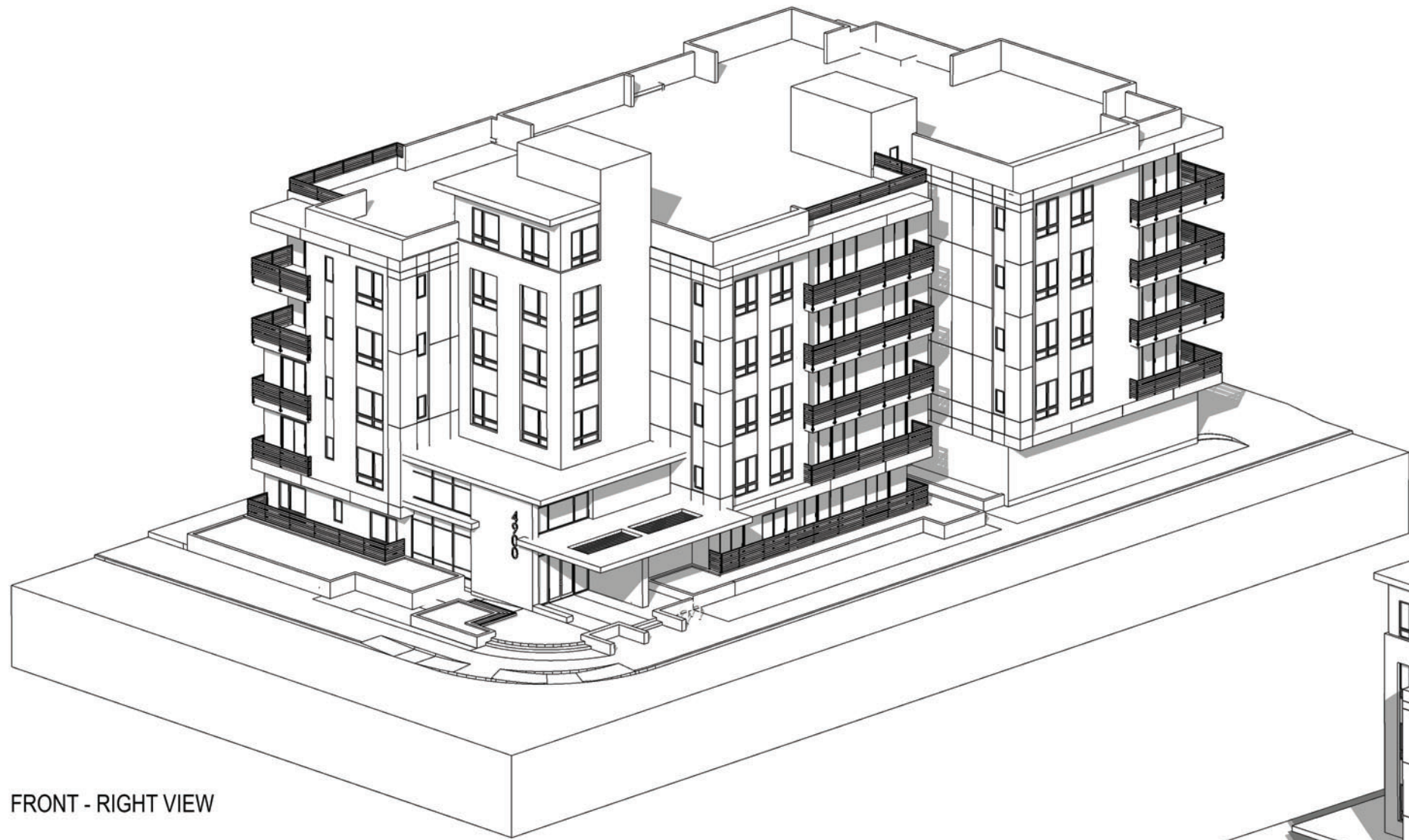
Altos II
 Los Altos, CA
 August 08, 2019

4898 ECR LLC
 728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

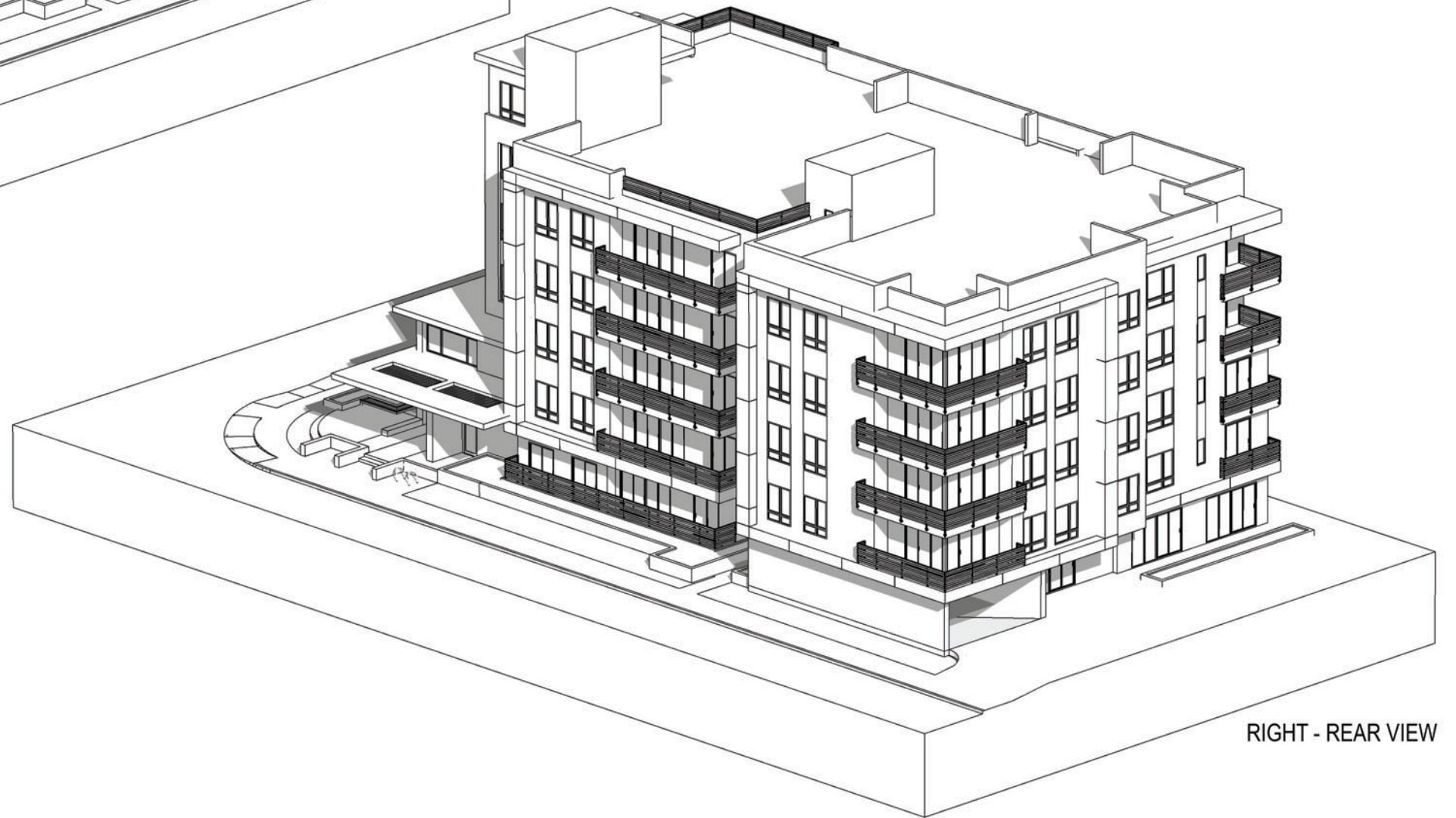
A4D
 LEFT ELEVATION

SDG Architects, Inc.
 3361 Walnut Blvd, Suite 120
 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com





FRONT - RIGHT VIEW



RIGHT - REAR VIEW

Altos II
Los Altos, CA
August 08, 2019

4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
650.996.1114

*SEE ELEVATIONS AND RENDERINGS FOR MATERIALS AND COLORS

A5A
AXONOMETRIC MASSING MODELS

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





REAR - LEFT VIEW



LEFT - FRONT VIEW

Altos II
Los Altos, CA
August 08, 2019

4898 ECR LLC

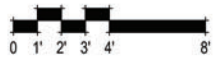
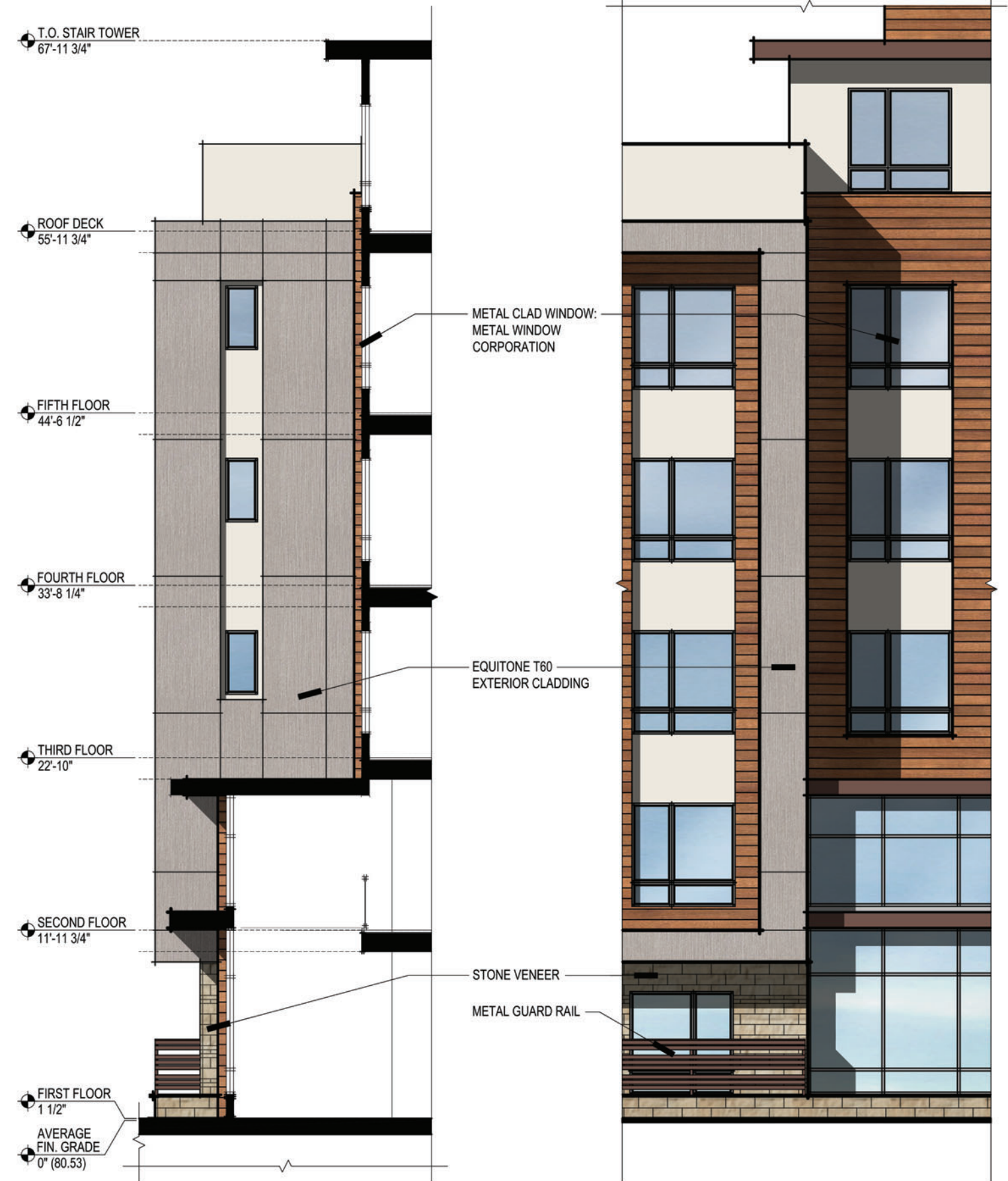
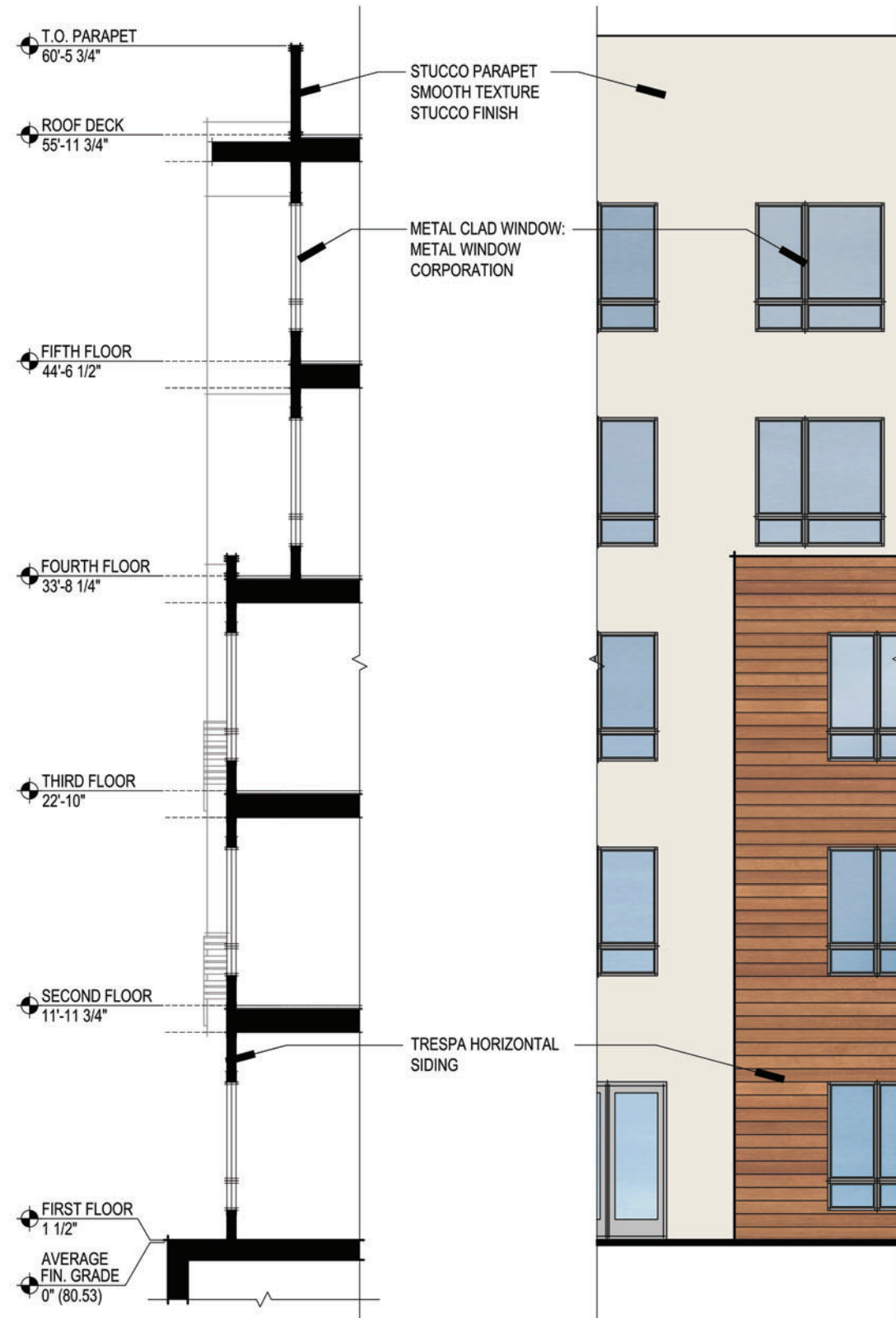
728 Addison Ave, Palo Alto, CA 94301
650.996.1114

*SEE ELEVATIONS AND RENDERINGS FOR MATERIALS AND COLORS

A5B
AXONOMETRIC MASSING MODELS

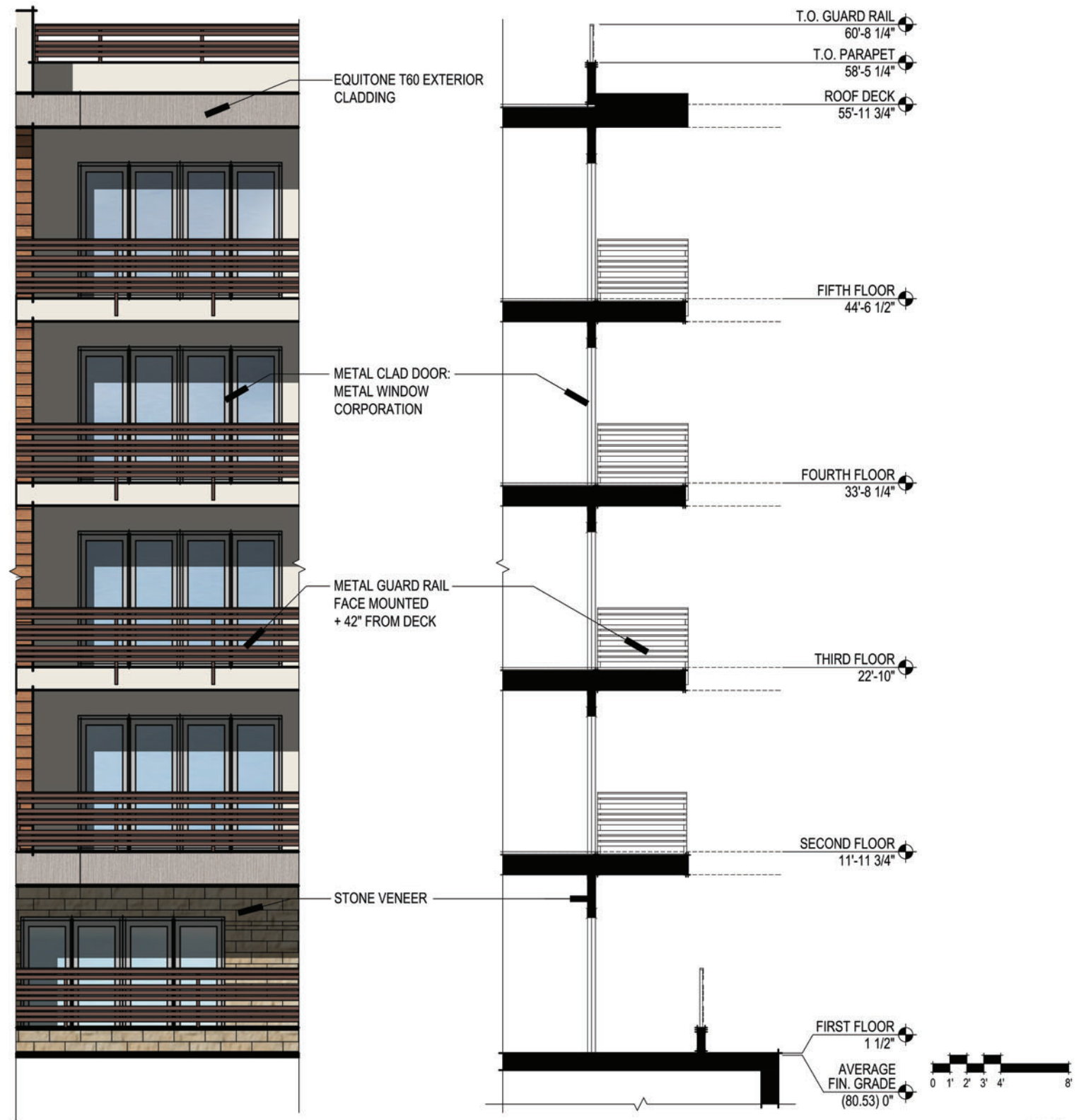
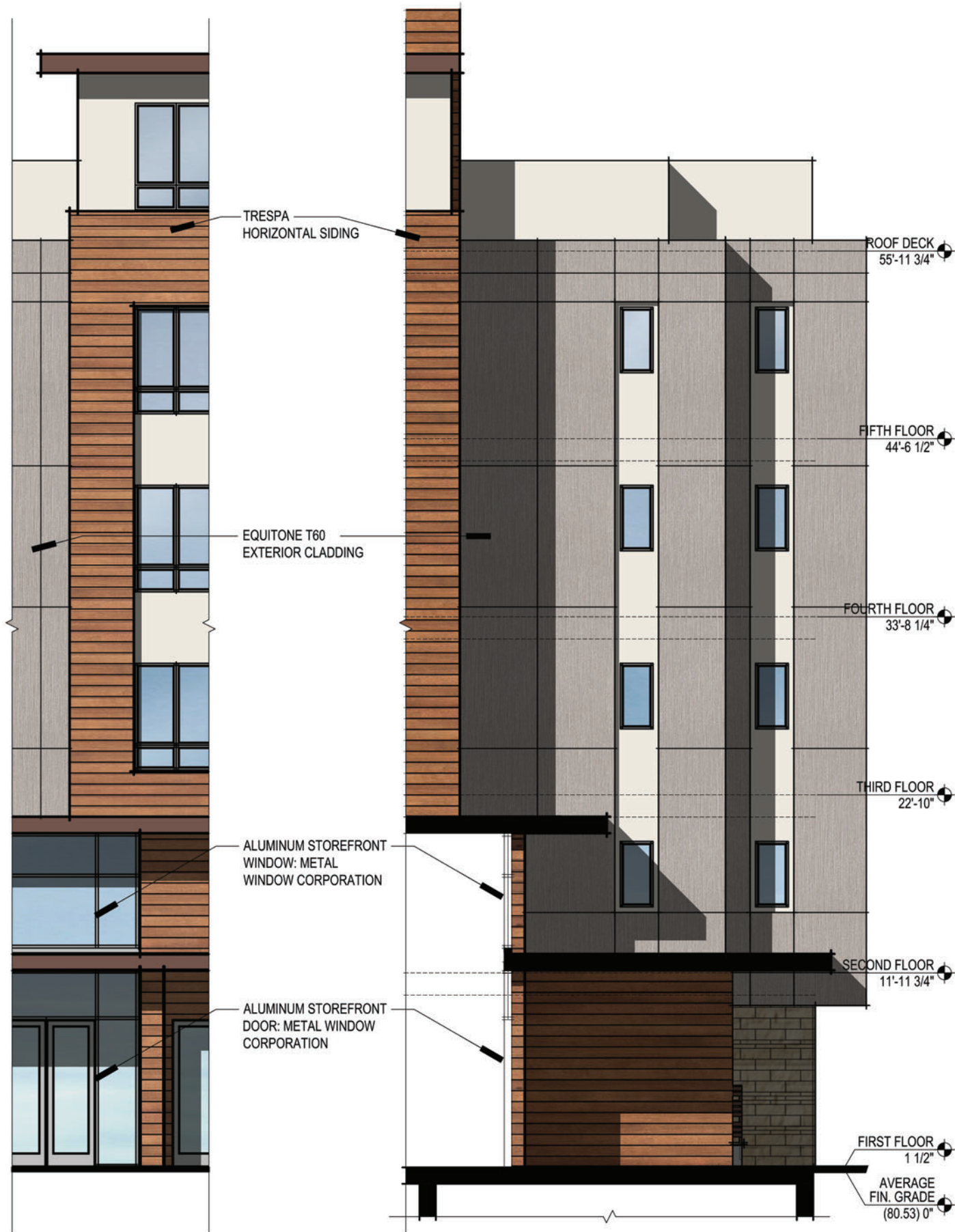
SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





Altos II
Los Altos, CA
August 08, 2019

A6F
WALL SECTIONS



Altos II
 Los Altos, CA
 August 08, 2019

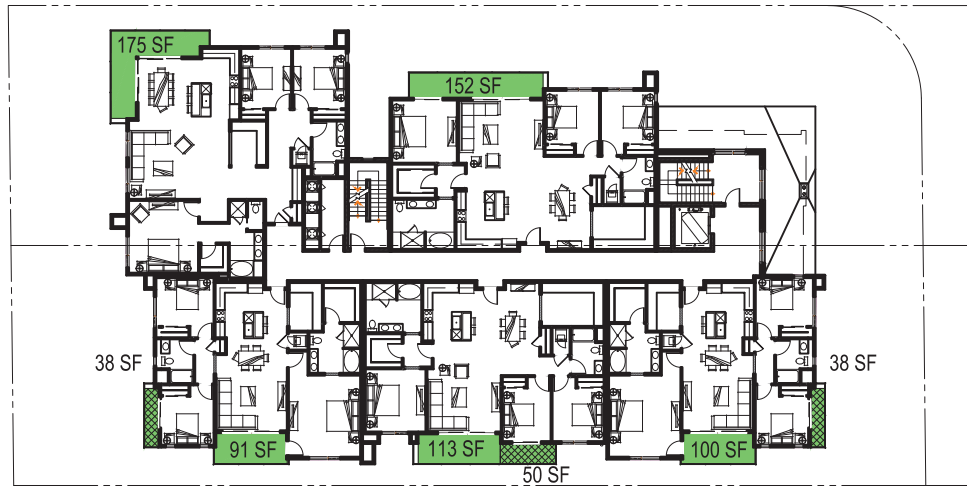
4898 ECR LLC

728 Addison Ave, Palo Alto, CA 94301
 650.996.1114

A6G
 WALL SECTIONS

SDG Architects, Inc.
 3361 Walnut Blvd, Suite 120
 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com

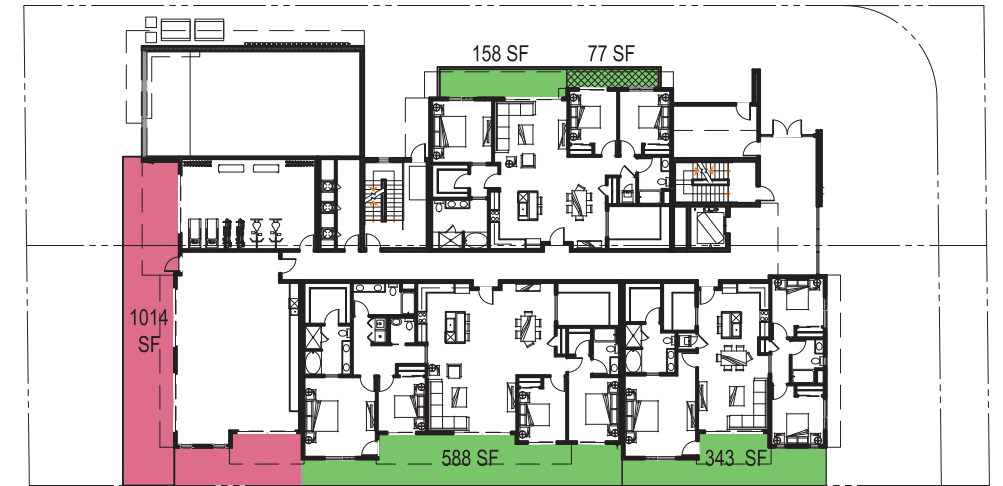




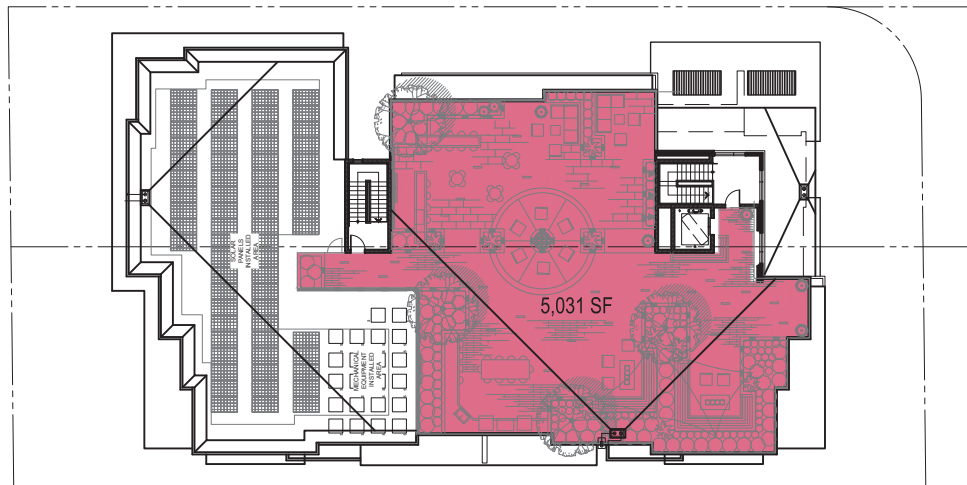
THIRD FLOOR



SECOND FLOOR



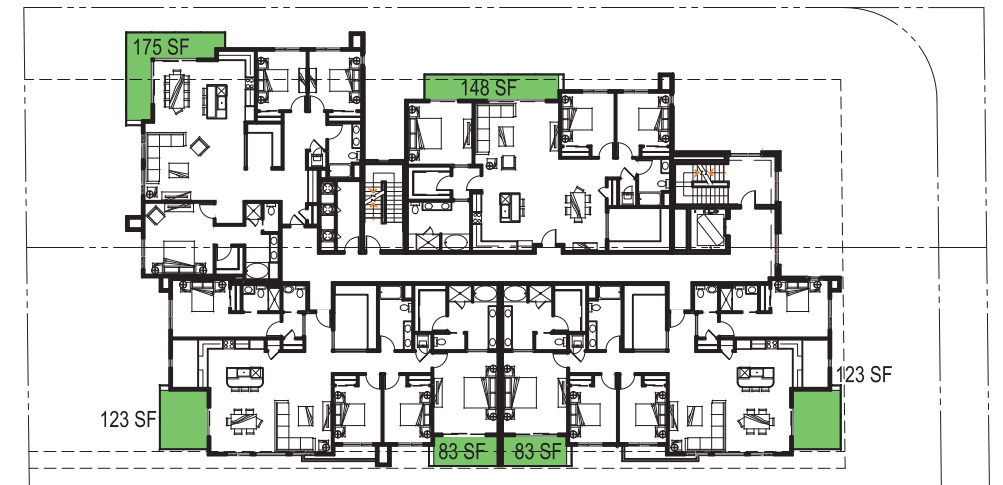
FIRST FLOOR



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

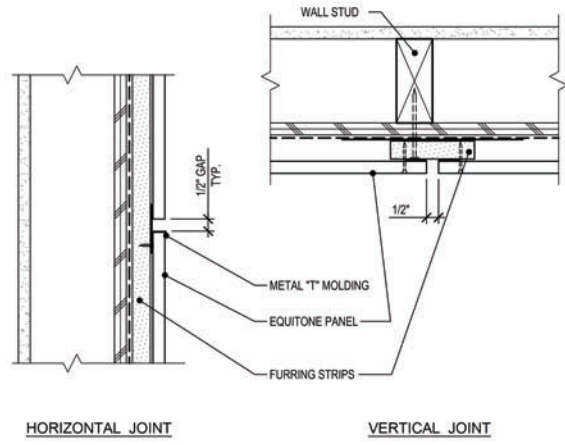
PROVIDED:

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

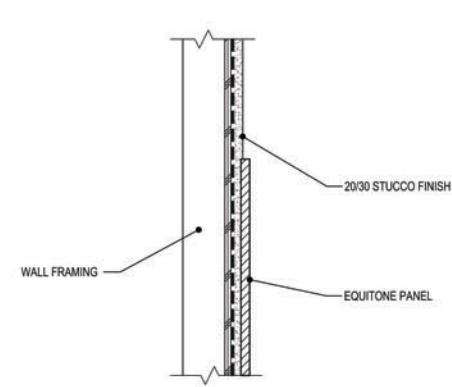
50% OF THE REQUIRED OPEN SPACE SHALL BE PROVIDED ON THE GROUND LEVEL. 50% OF 1600 SF = 800 SF
 1,014 SF PROVIDED > 800 SF REQUIRED

OPEN SPACE LEGEND

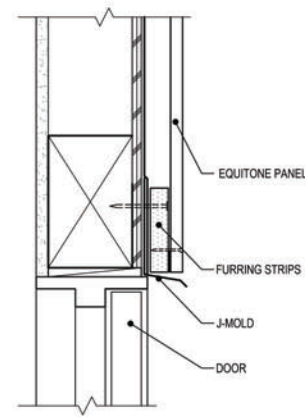
COMMON OPEN SPACE	
PRIVATE OPEN SPACE > 5' DEEP	
PRIVATE OPEN SPACE < 5' DEEP	



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



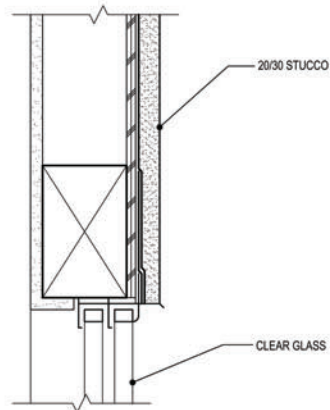
SCALE: 1 1/2"=1'-0"
2 STUCCO TO EQUITONE TRANSITION



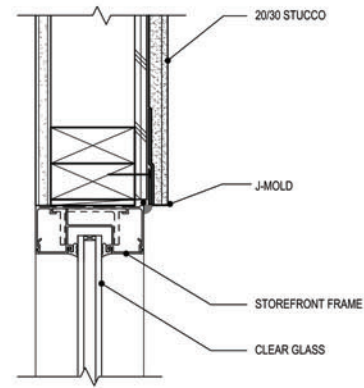
SCALE: 3"=1'-0"
3 DOOR HEAD



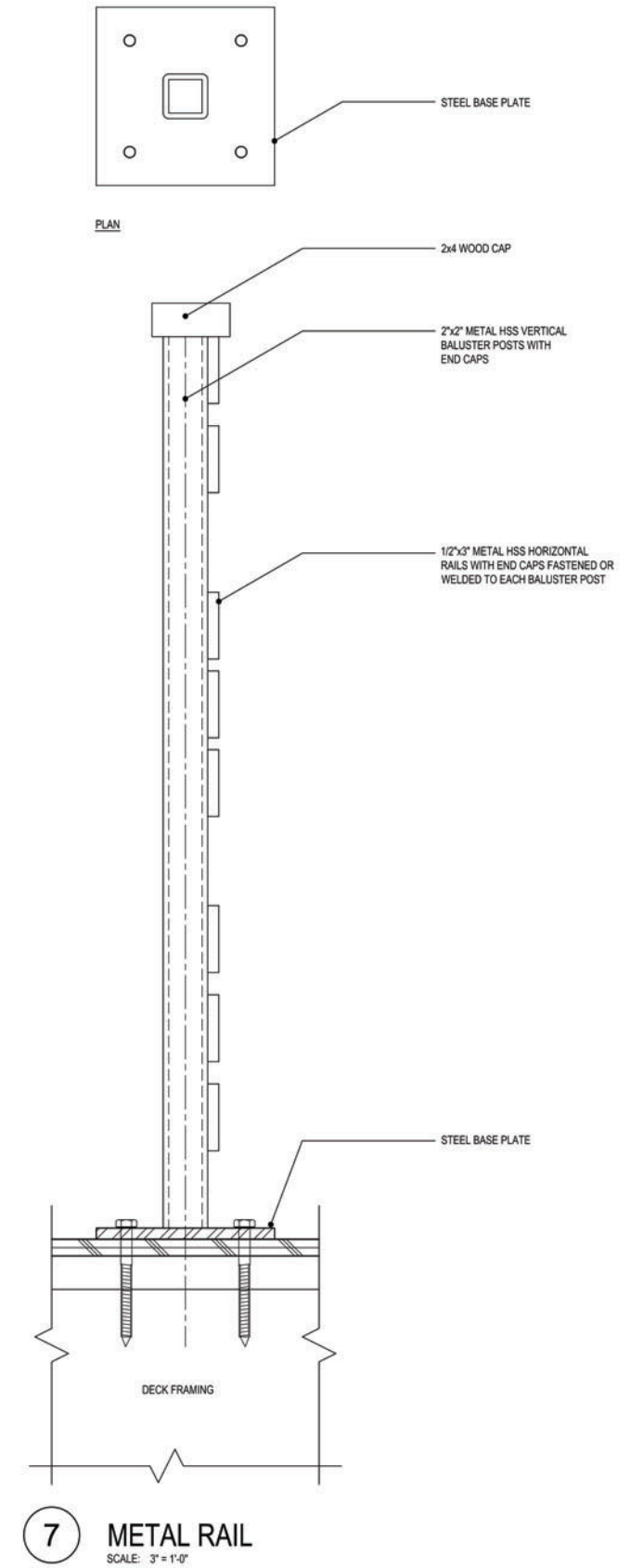
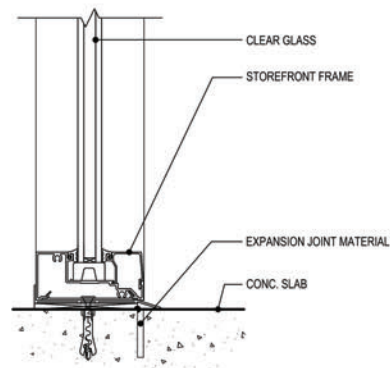
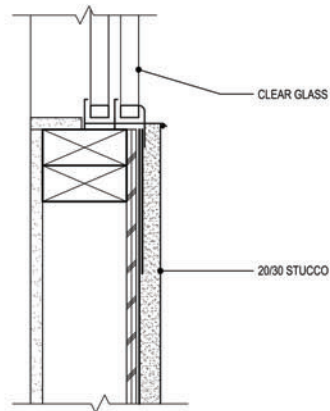
4 PARKING SECURITY GRILLE



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



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



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

Altos II
Los Altos, CA
August 08, 2019

4898 ECR LLC
728 Addison Ave, Palo Alto, CA 94301
650.996.1114

AD1
DETAILS

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





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



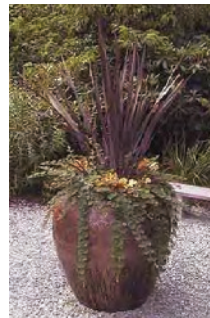
EUO SIL



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'	Grevillea	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

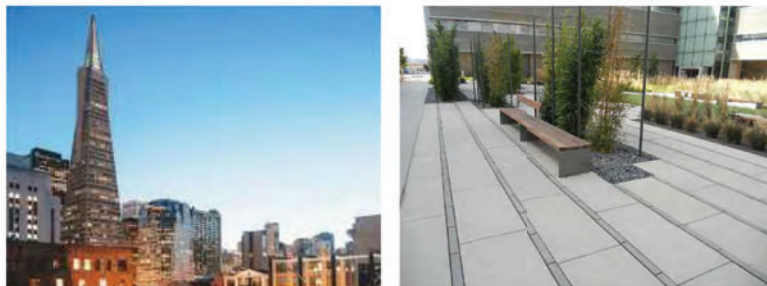
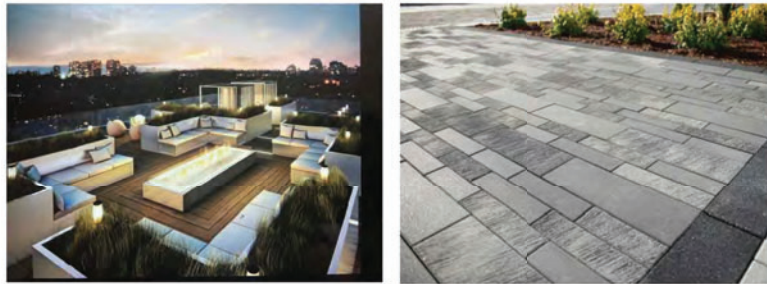
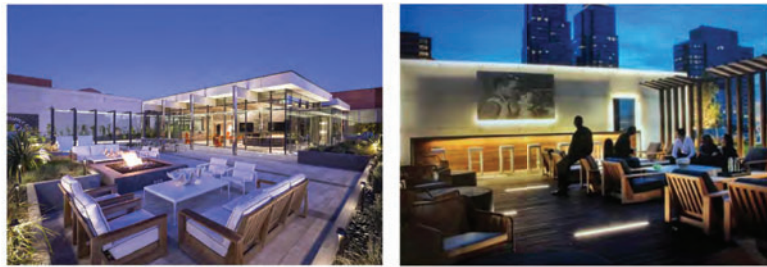
NOT FOR CONSTRUCTION



DATE: 08/06/19
 JOB# 18026.01



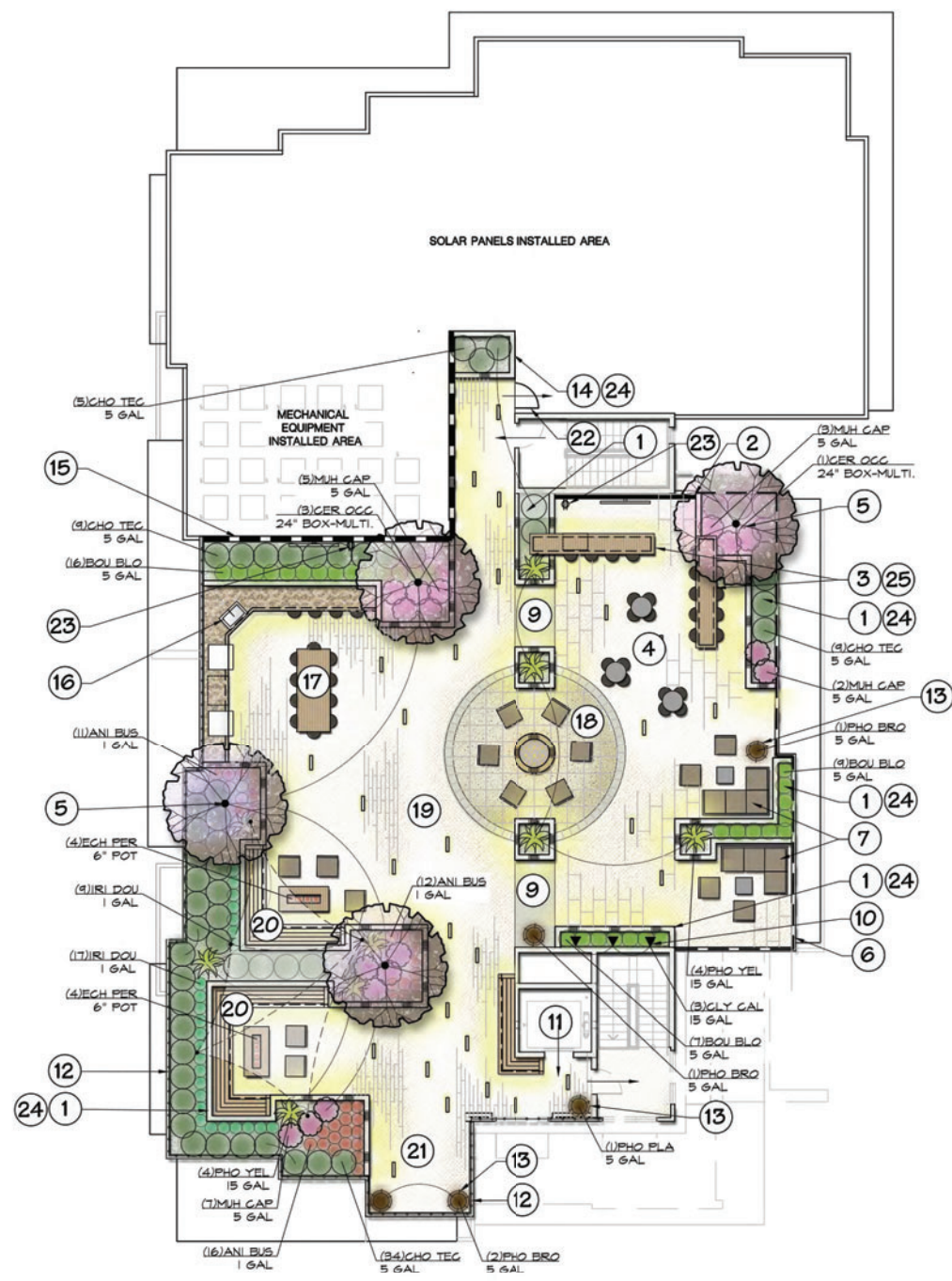
ENVIRONMENTAL FORESIGHT, INC.
 Landscape Architecture
 1700 N. Broadway, Suite 401
 Walnut Creek, CA 94596
 T (925) 945-0300
www.environmentalforesight.com



PROGRAM AMENITY LEGEND

- ① 36" RAISED PLANTER, TYPICAL
- ② OUTDOOR FLAT TV BACKDROP W/ HORIZONTAL WOOD FEATURE WALL
- ③ BAR COUNTER TABLES AND CHAIRS CANTILEVERED TO RAISED PLANTERS
- ④ BISTRO TABLE SEATING NICHE WITH LARGE FORMAT PRECAST PAVERS, TYPICAL
- ⑤ SMALL ACCENT TREE & UNDERSTORY PLANTING, TYPICAL (SEE PLANTING LEGEND FOR DETAILS)
- ⑥ 7' HT. METAL RAIL AT PREVAILING WIND SIDE, TYPICAL
- ⑦ LOUNGE SEATING AND TABLE, TYPICAL
- ⑧ HORIZONTAL WOOD FEATURE WALL
- ⑨ COLORED CONCRETE PAVING
- ⑩ WIRE CABLE WALL TRELLIS WITH SHOWY VINES ON STAIRWELL WALL
- ⑪ ELEVATOR SHAFT W/ CANTILEVERED BENCH FEATURE
- ⑫ 42" HT. METAL & GLASS GUARDRAIL, TYPICAL
- ⑬ DECORATIVE POTS AT CORNERS, TYPICAL
- ⑭ 36" HT. RAISED PLANTER W/ UPRIGHT SCREEN VEGETATION TO BUFFER SOLAR PANELS (LOW VEGETATION BEFORE TV SCREEN)
- ⑮ HORIZONTAL WOOD FEATURE WALL W/ OUTDOOR TV
- ⑯ BBQ GRILLS (2) W/ SINK AND REFRIGERATOR AND BAR COUNTER WITH CHAIRS. TRASH/RECYCLE/GREEN BINS WILL BE INCLUDED UNDER COUNTER
- ⑰ RAISED BAR STOOL SEATING COUNTER
- ⑱ CENTRAL FOCAL FIRE PIT COMMUNAL SEATING AREA W/ COLORED DECK PAVERS AND BANDING
- ⑲ LINEAR MODULAR PRECAST PAVERS W/ IN-GROUND FLOOD LIGHTS, TYPICAL
- ⑳ CANTILEVERED BENCH SEATING W/ PLANTED COFFEE TABLE W/ SHADE SAILS ABOVE
- ㉑ LINEAR MODULAR PRECAST PAVERS @ VIEWING OVERLOOK, TYPICAL
- ㉒ ROOF MAINTENANCE ACCESS GATE
- ㉓ OUTDOOR ELECTRICAL DUPLEX, TYPICAL
- ㉔ WALL LIGHTS AT PLANTER WALLS, TYPICAL. SEE PHOTOMETRIC PLAN FOR DETAILS
- ㉕ TAPE LIGHTS UNDER TABLES, TYPICAL. SEE PHOTOMETRIC PLAN FOR DETAILS

NOTE: SEE L-1 FOR PLANTING LEGEND.



PRELIMINARY ROOF DECK LANDSCAPE PLAN

ALTOS II Los Altos, 4898 ECR LLC

NOT FOR CONSTRUCTION

DATE: 08/05/19
JOB# 18026.01

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
1700 N. Broadway, Suite 401
Walnut Creek, CA 94595
T (925) 945-0300
www.environmentalforesight.com

P:\2018\18026.01\dwg\prelim\L-3-ALTOS II.dwg, 8/5/2019 12:07:51 PM