

PROJECT DIRECTORY

OWNER
 LUXONE LLC
 572 CHIMALUS DR.
 PALO ALTO, CA 94306
 PHONE: (650) 996-1114
 EMAIL: MIRCEA@ALTOSONE.COM

ARCHITECT
 CONTACT: JEFF POTTS
 SDG ARCHITECTS INC.
 3361 WALNUT BLVD. SUITE 120
 BRENTWOOD, CA 94513
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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

BUILDING AREA SUMMARY

LOWER BASEMENT FLOOR: 25,428 S.F.
 UPPER BASEMENT FLOOR: 25,428 S.F.
 FIRST FLOOR: 18,055 S.F.
 SECOND FLOOR: 18,721 S.F.
 THIRD FLOOR: 18,623 S.F.
 FOURTH FLOOR: 16,760 S.F.
 FIFTH FLOOR: 16,760 S.F.

TOTAL LIVING: 88,919 S.F.
 GARAGE: 50,856 S.F.



PROJECT DATA SUMMARY

ADDRESS: 4846 & 4856 EL CAMINO REAL
 LOS ALTOS, CA 94022
 ZONING: COMMERCIAL THOROUGHFARE (CT)
 SITE AREA: 31,576 S.F. (.725 ACRES)

OCCUPANCY: S2 / R2
 CONSTRUCTION TYPE: IA / IIIA

RESIDENTIAL UNITS: 50 UNITS
 ACTUAL DENSITY: 68.96 DU/AC

UNIT SUMMARY
 (9) 1 BEDROOM UNITS
 (30) 2 BEDROOM UNITS
 (11) 3 BEDROOM UNITS

DRAWING INDEX

TITLE SHEET	T1
LOWER LEVEL BASEMENT FLOOR PLAN	A0
UPPER LEVEL BASEMENT FLOOR PLAN	A1
FIRST FLOOR PLAN	A2
SECOND FLOOR PLAN	A3
THIRD FLOOR PLAN	A4
FOURTH FLOOR PLAN	A5
FIFTH FLOOR PLAN	A6
ROOF PLAN	A7
FRONT ELEVATION	A8/ A8.1
RIGHT ELEVATION	A9/ A9.1
REAR ELEVATION	A10/ A10.1
LEFT ELEVATION	A11/ A11.1
BUILDING SECTION A	A12
BUILDING SECTION B	A13
EXTERIOR PERSPECTIVES	A34
GROUND FLOOR PRELIMINARY LANDSCAPE PLAN	L-1
ROOF DECK PRELIMINARY LANDSCAPE PLAN	L-2
LANDSCAPING DESIGN IMAGES	L-3

UNIT AREA SUMMARY

UNIT	SQUARE FOOTAGE	NUMBER OF UNITS IN BUILDING	TOTAL SQ FT. OF UNITS IN BUILDING	UNIT MAKEUP		OCC. LOAD PER UNIT	TOTAL OCC. LOAD
				BEDROOMS	BATHS		
1A	782	5	3,910	1	1.0	3.91	19.55
1B	785	3	2,355	1	1.0	3.93	11.78
1C	902	1	902	1	1.0	4.51	4.51
2A	1081	2	2,162	2	2.0	5.41	10.81
2B	1169	9	10,521	2	2.0	5.85	52.61
2C	1308	2	2,616	2	2.0	6.54	13.08
2D	1353	3	4,059	2	2.0	6.77	20.30
2E	1430	3	4,290	2	2.0	7.15	21.45
2F	1407	3	4,221	2	2.0	7.04	21.11
2G	1451	3	4,353	2	2.5	7.26	21.77
2H	1546	5	7,730	2	2.5	7.73	38.65
3A	1569	3	4,707	3	2.0	7.85	23.54
3B	2053	2	4,106	3	3.5	10.27	20.53
3C	2159	2	4,318	3	3.5	10.80	21.59
3D	2140	2	4,280	3	3.5	10.70	21.40
3E	2302	2	4,604	3	3.5	11.51	23.02
FITNESS	791	1	791	0	0.0	3.96	3.96
FAMILYGATHERING	911	1	911	0	0.0	4.56	4.56
TOTAL BUILDING		50	70,836				354.18

PARKING STANDARDS

- PARKING STANDARDS (PER LAMC 14.28.040 SECTION G2)
 REQUIRED SPACES
 1 SPACE PER 1 BEDROOM UNIT: 9 SPACES
 2 SPACES PER 2+ BEDROOM UNIT: 82 SPACES
 TOTAL REQUIRED: 91 SPACES
 INCLUDES GUEST AND HANDICAPPED SPACES
- PARKING PROVIDED
 TANDEM SPACES: 40 SPACES
 STANDARD SPACES: 65 SPACES
 ADA SPACES: 3 SPACES
 TOTAL PROVIDED: 108 SPACES

ALTOS ONE

4846 & 4856 El Camino Real
 Los Altos, CA
 May 15, 2018

LUXONE LLC

572 Chimalus Dr.
 Palo Alto, CA 94306



BUILDING EXIT ANALYSIS PLAN

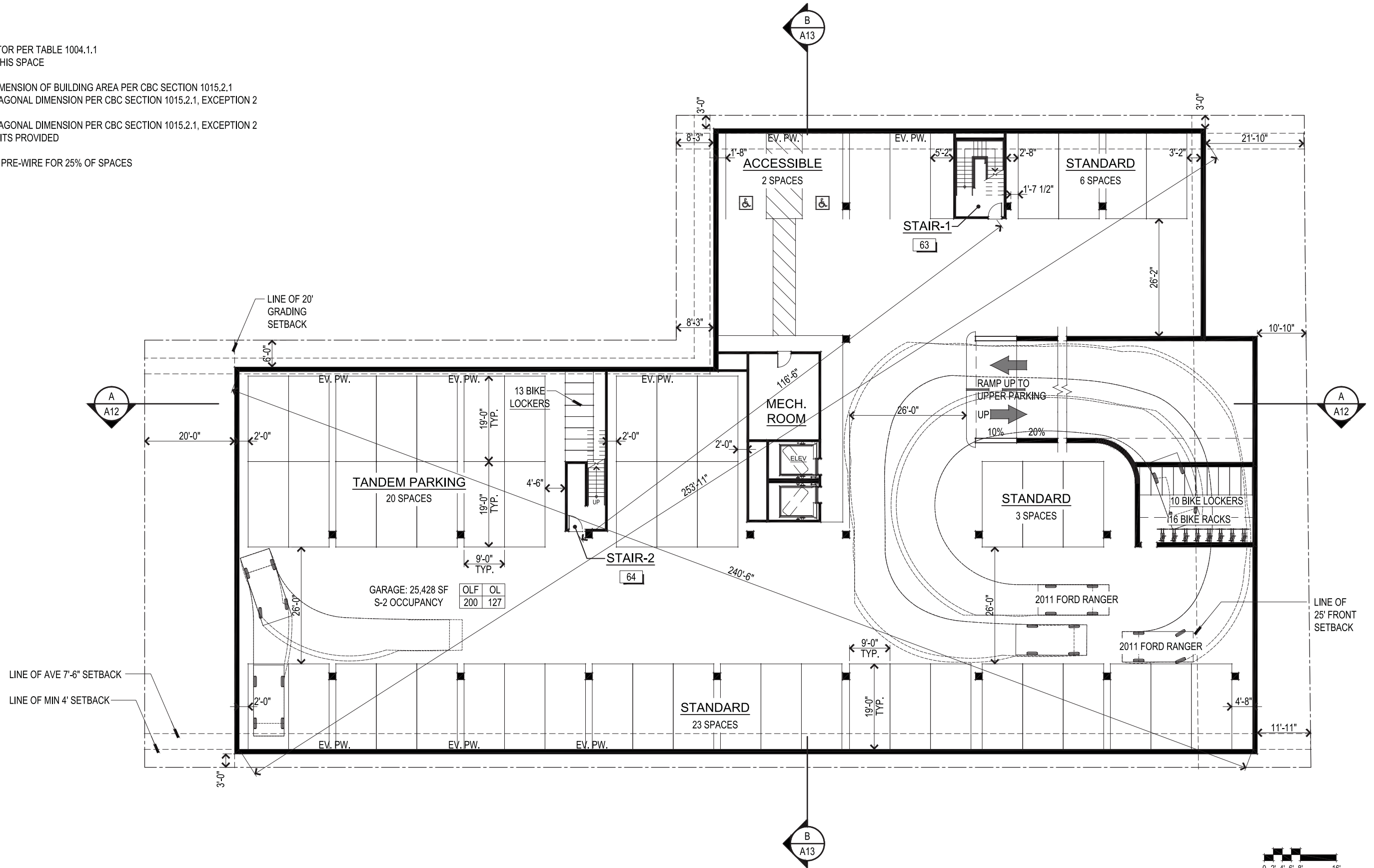
25 OCCUPANCY EXITING LOAD

OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.1
200	127	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1
253'	84'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2
28'	85'	DE = DISTANCE BETWEEN EXITS PROVIDED

EV. PW. PROVIDE ELECTRIC VEHICLE PRE-WIRE FOR 25% OF SPACES

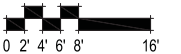


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A0
LOWER LEVEL BASEMENT FLOOR PLAN

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www.strausdesign.com



SDG Architects, Inc.

BUILDING EXIT ANALYSIS PLAN

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PARKING STANDARDS

- PARKING STANDARDS (PER LAMC 14.28.040 SECTION G2)

REQUIRED SPACES

1 SPACE PER 1 BEDROOM UNIT:	9 SPACES
2 SPACES PER 2+ BEDROOM UNIT:	82 SPACES
TOTAL REQUIRED:	91 SPACES

INCLUDES GUEST AND HANDICAPPED SPACES

PROVIDED SPACES

TANDEM PARKING:	40 SPACES
STANDARD PARKING:	65 SPACES
ACCESSIBLE PARKING:	3 SPACES
TOTAL PROVIDED:	108 SPACES

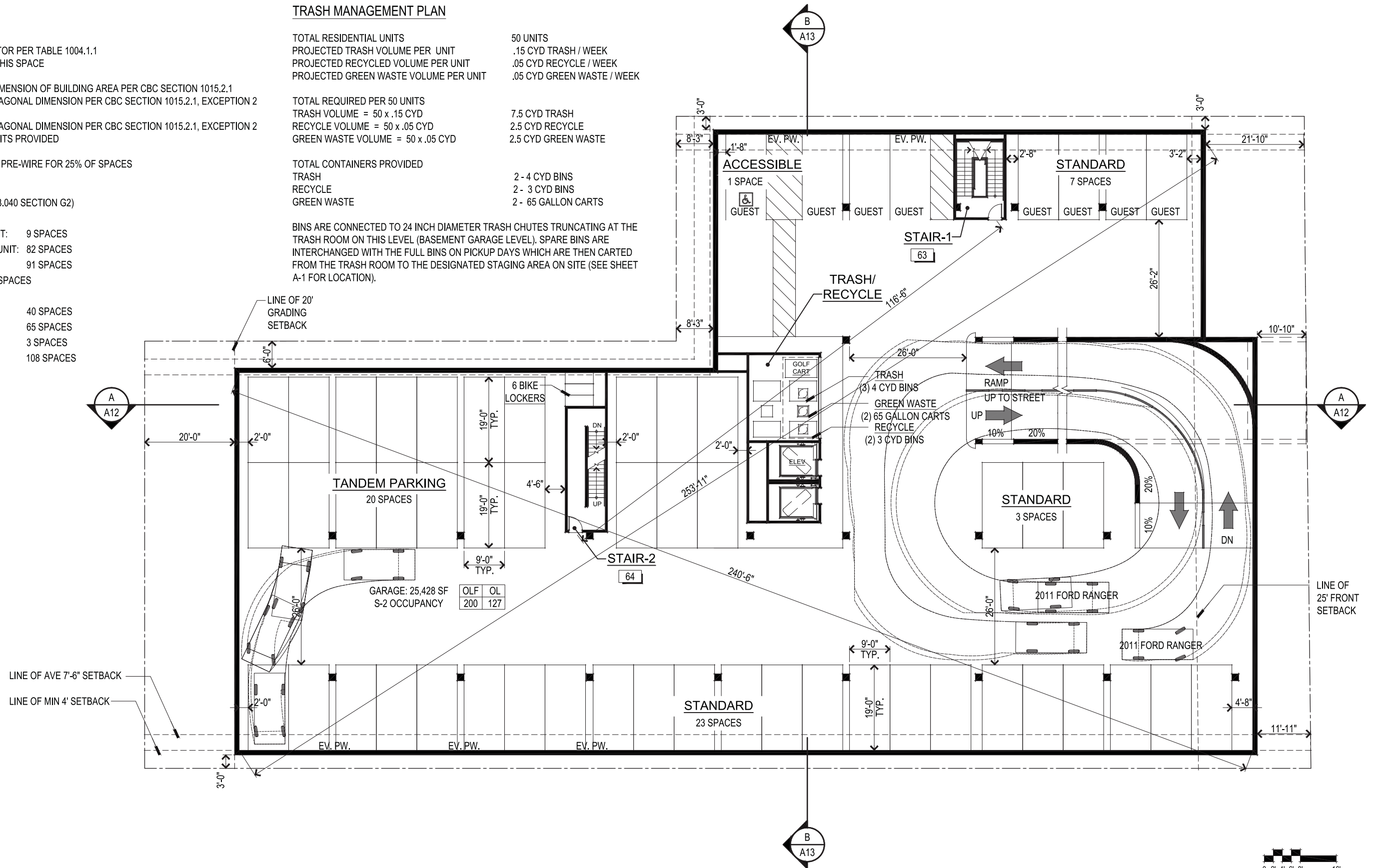
TRASH MANAGEMENT PLAN

TOTAL RESIDENTIAL UNITS	50 UNITS
PROJECTED TRASH VOLUME PER UNIT	.15 CYD TRASH / WEEK
PROJECTED RECYCLED VOLUME PER UNIT	.05 CYD RECYCLE / WEEK
PROJECTED GREEN WASTE VOLUME PER UNIT	.05 CYD GREEN WASTE / WEEK

TOTAL REQUIRED PER 50 UNITS	
TRASH VOLUME = 50 x .15 CYD	7.5 CYD TRASH
RECYCLE VOLUME = 50 x .05 CYD	2.5 CYD RECYCLE
GREEN WASTE VOLUME = 50 x .05 CYD	2.5 CYD GREEN WASTE

TOTAL CONTAINERS PROVIDED	
TRASH	2 - 4 CYD BINS
RECYCLE	2 - 3 CYD BINS
GREEN WASTE	2 - 65 GALLON CARTS

BINS ARE CONNECTED TO 24 INCH DIAMETER TRASH CHUTES TRUNCATING AT THE TRASH ROOM ON THIS LEVEL (BASEMENT GARAGE LEVEL). SPARE BINS ARE INTERCHANGED WITH THE FULL BINS ON PICKUP DAYS WHICH ARE THEN CARTED FROM THE TRASH ROOM TO THE DESIGNATED STAGING AREA ON SITE (SEE SHEET A-1 FOR LOCATION).

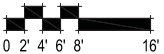


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**A1
UPPER LEVEL BASEMENT FLOOR PLAN**

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BUILDING EXIT ANALYSIS PLAN

25 OCCUPANCY EXITING LOAD

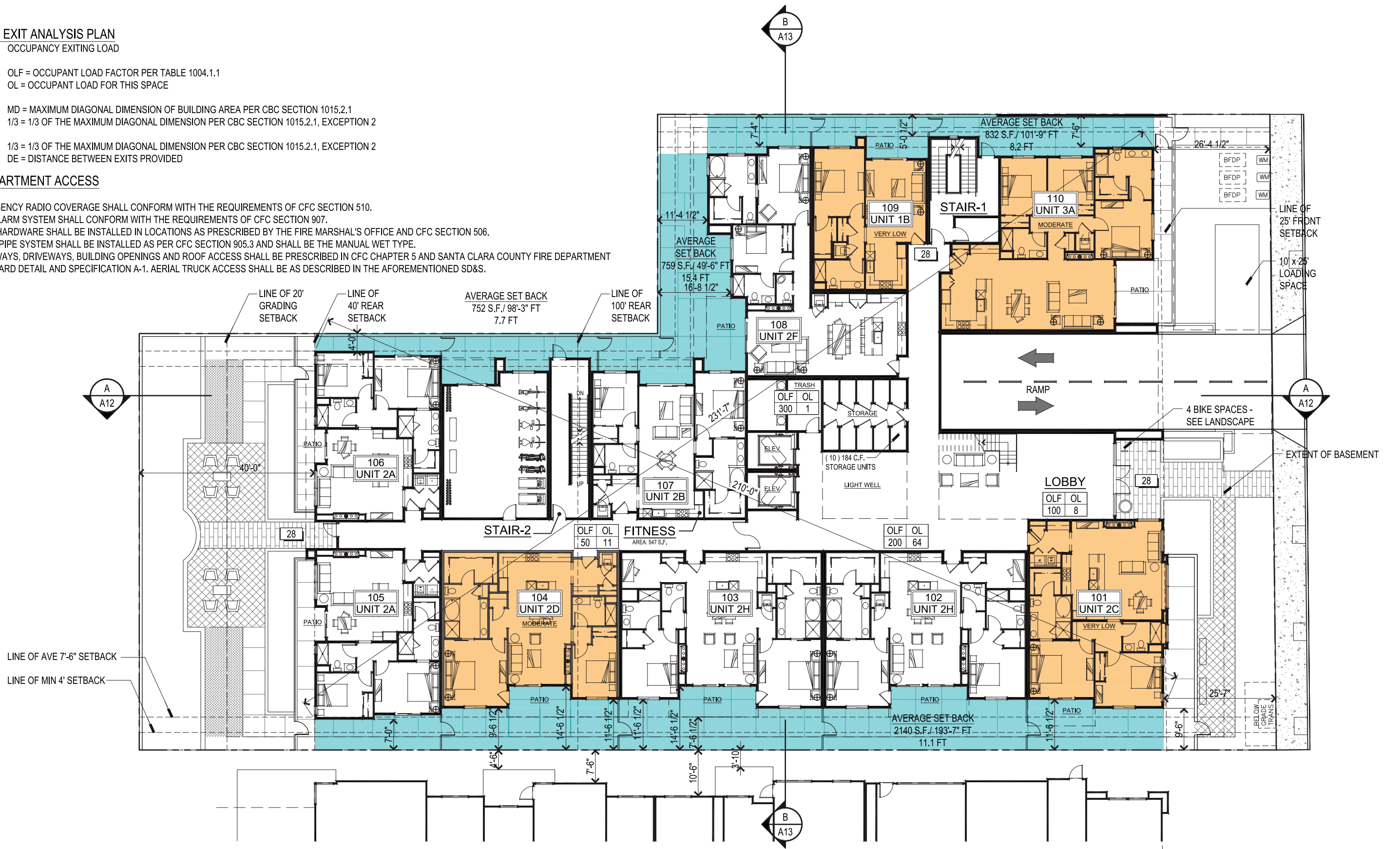
OLF	OL	OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.1
200	32	OL = OCCUPANT LOAD FOR THIS SPACE

MD	1/3	MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1
232'	77"	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2
77'	80"	DE = DISTANCE BETWEEN EXITS PROVIDED

FIRE DEPARTMENT ACCESS

- EMERGENCY RADIO COVERAGE SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 510.
- FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
- KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
- STANDPIPE SYSTEM SHALL BE INSTALLED AS PER CFC SECTION 905.3 AND SHALL BE THE MANUAL WET TYPE.
- ROADWAYS, DRIVEWAYS, BUILDING OPENINGS AND ROOF ACCESS SHALL BE PRESCRIBED IN CFC CHAPTER 5 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION A-1. AERIAL TRUCK ACCESS SHALL BE AS DESCRIBED IN THE AFOREMENTIONED SD&S.

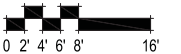


ALTOS ONE

4846 & 4856 El Camino Real
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**A2
FIRST FLOOR PLAN**

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BUILDING EXIT ANALYSIS PLAN

25 OCCUPANCY EXITING LOAD

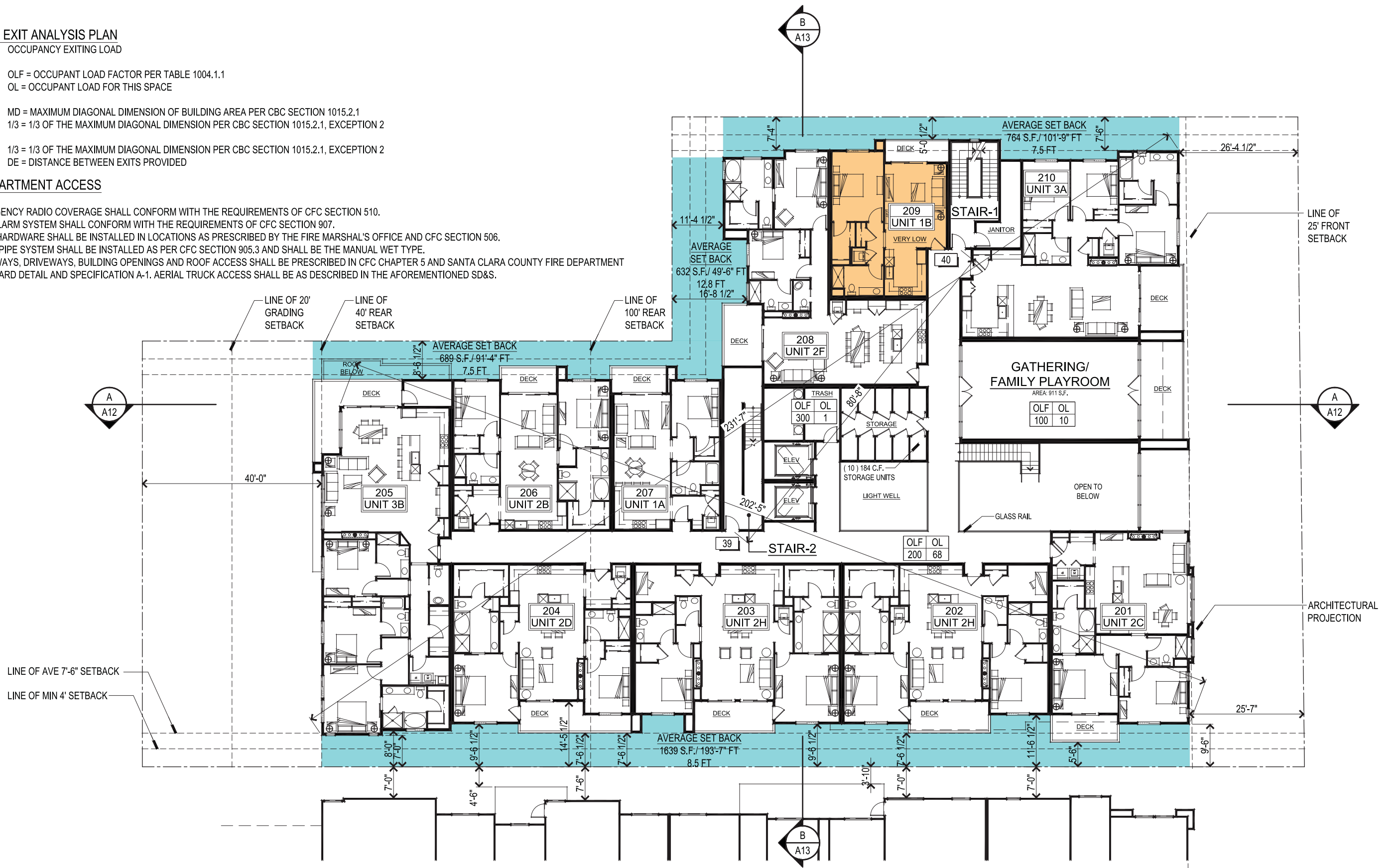
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232'	77"	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2
77'	80"	DE = DISTANCE BETWEEN EXITS PROVIDED

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- FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
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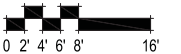


ALTOS ONE

4846 & 4856 El Camino Real
Los Altos, CA
March 05, 2018

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Los Altos, CA 94002



**A3
SECOND FLOOR PLAN**

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www.straussdesign.com



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BUILDING EXIT ANALYSIS PLAN

25 OCCUPANCY EXITING LOAD

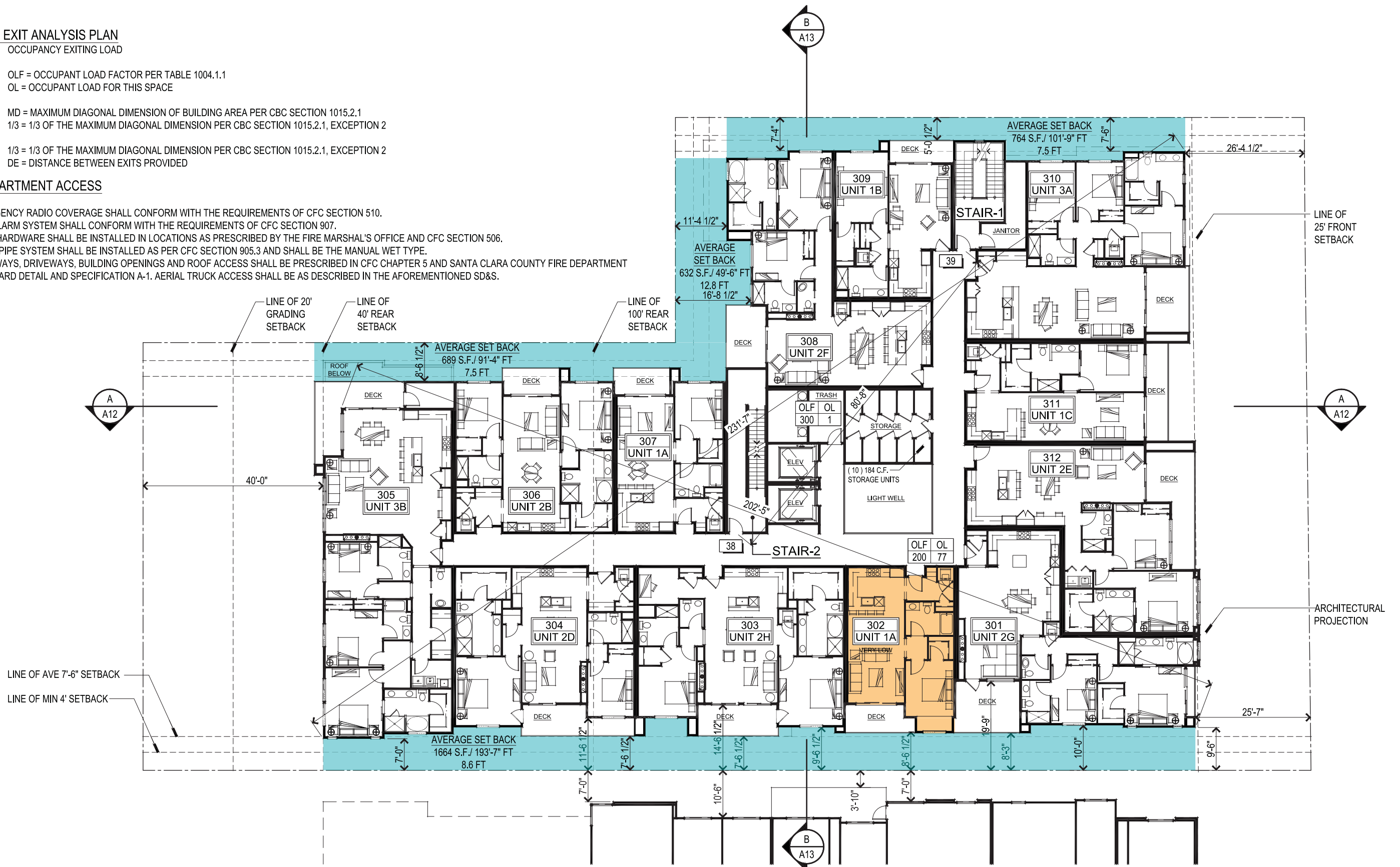
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232'	77"	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2

1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2
77"	80"	DE = DISTANCE BETWEEN EXITS PROVIDED

FIRE DEPARTMENT ACCESS

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- FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF CFC SECTION 907.
- KNOX HARDWARE SHALL BE INSTALLED IN LOCATIONS AS PRESCRIBED BY THE FIRE MARSHAL'S OFFICE AND CFC SECTION 506.
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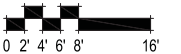


ALTOS ONE

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**A4
THIRD FLOOR PLAN**

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SDG Architects, Inc.

BUILDING EXIT ANALYSIS PLAN

25 OCCUPANCY EXITING LOAD

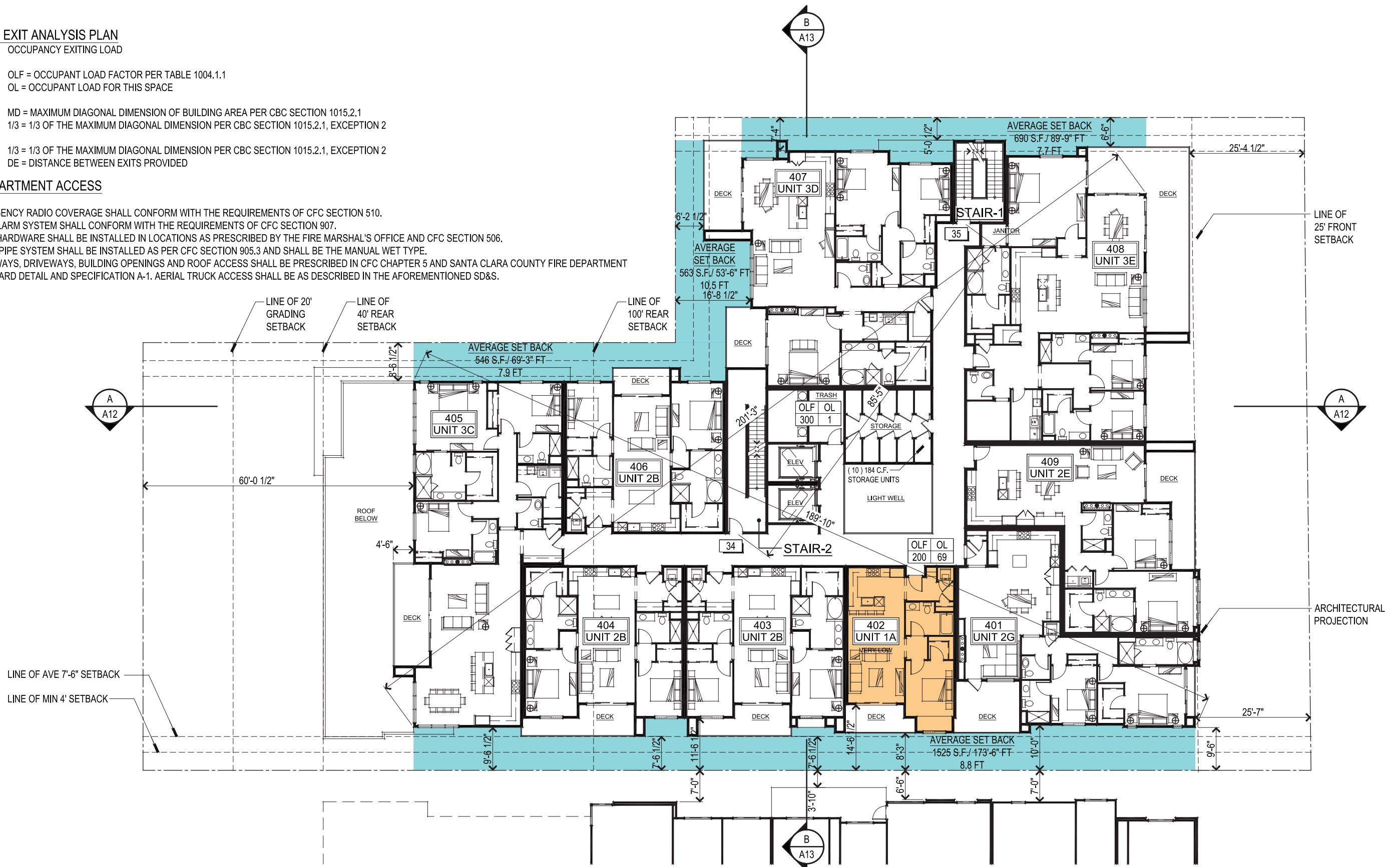
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1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2
77'	80"	DE = DISTANCE BETWEEN EXITS PROVIDED

FIRE DEPARTMENT ACCESS

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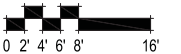


ALTOS ONE

4846 & 4856 El Camino Real
Los Altos, CA
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**A5
FOURTH FLOOR PLAN**

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BUILDING EXIT ANALYSIS PLAN

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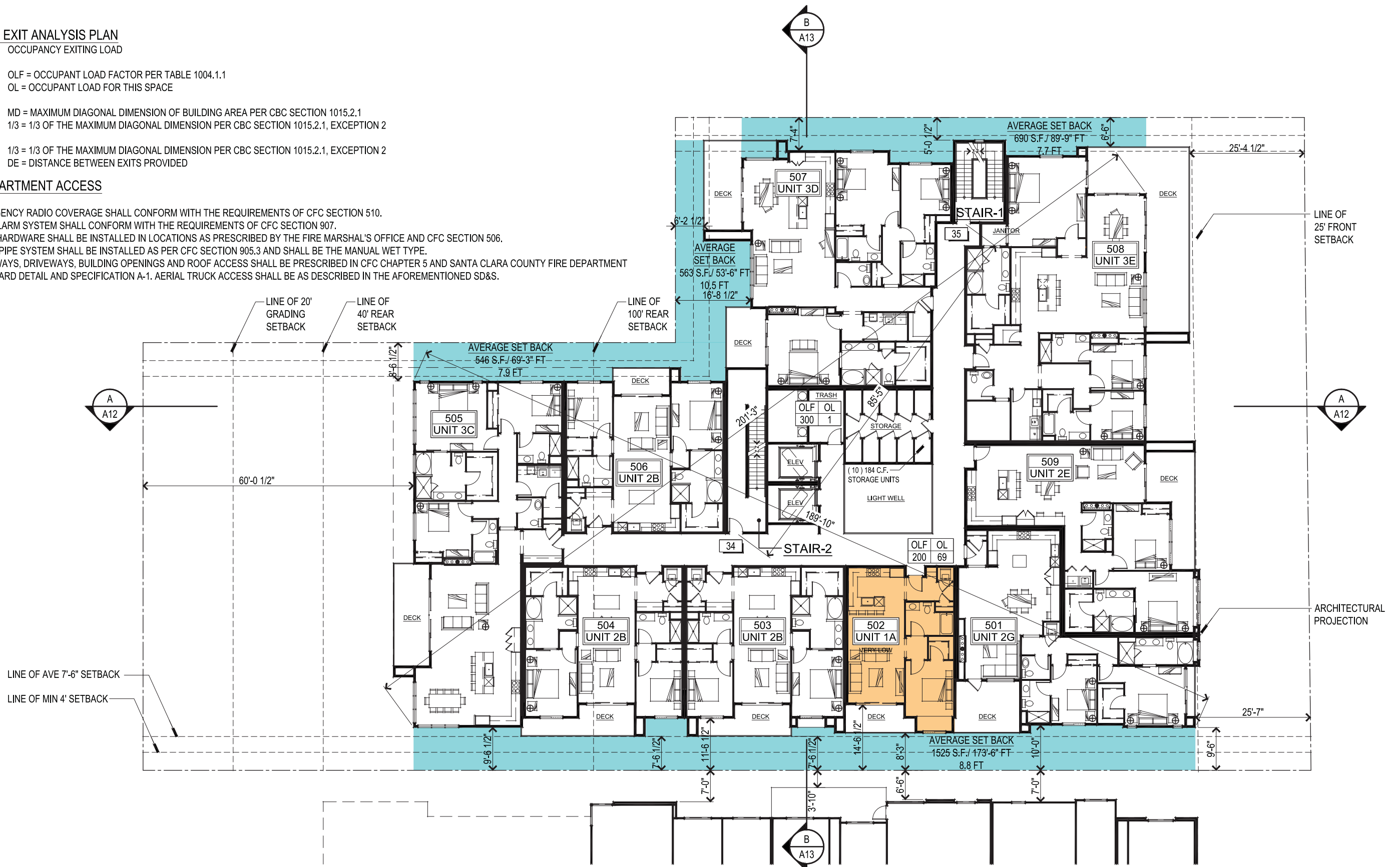
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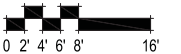


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**A6
FIFTH FLOOR PLAN**

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123'	41'	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2

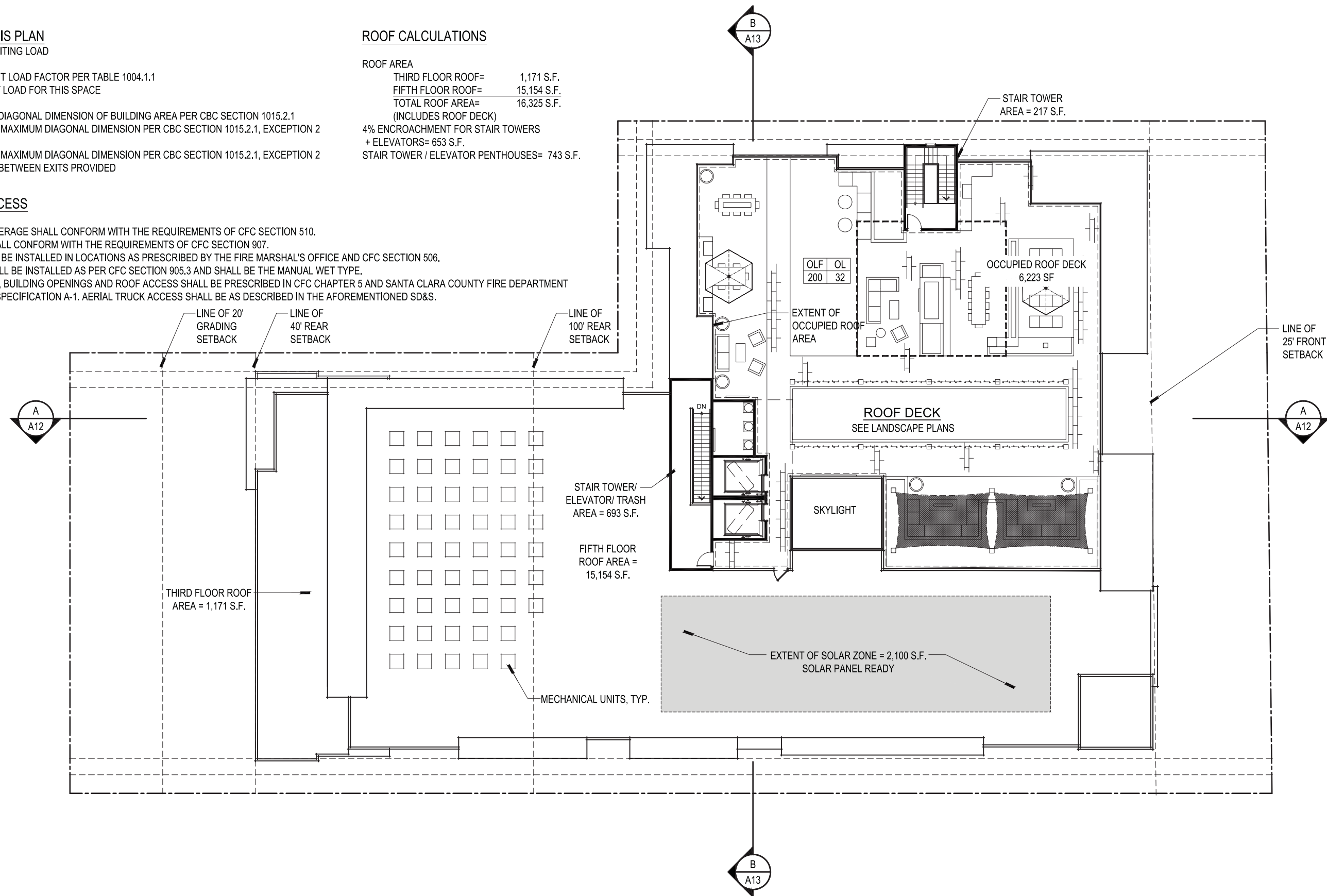
1/3	DE	1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2
27'	83"	DE = DISTANCE BETWEEN EXITS PROVIDED

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ROOF CALCULATIONS

ROOF AREA
 THIRD FLOOR ROOF= 1,171 S.F.
 FIFTH FLOOR ROOF= 15,154 S.F.
 TOTAL ROOF AREA= 16,325 S.F.
 (INCLUDES ROOF DECK)
 4% ENCROACHMENT FOR STAIR TOWERS
 + ELEVATORS= 653 S.F.
 STAIR TOWER / ELEVATOR PENTHOUSES= 743 S.F.



ALTOS ONE

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**A7
 ROOF PLAN**

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FRONT ELEVATION

ALTOS ONE

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A8.1
FRONT ELEVATION

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FRONT ELEVATION

ALTOS ONE

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A8
 FRONT ELEVATION

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RIGHT ELEVATION

ALTOS ONE

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A9.1
RIGHT ELEVATION

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SDG Architects, Inc.



PROPERTY LINE

TOWER HEIGHT 74'-2 3/4"

PARAPET HEIGHT 62'-2 3/4"

ROOF DECK 57'-11 3/4"

T.O. PL. 11'-0" A.F.F.

FIFTH FLOOR F.F. 45'-9"

T.O. PL. 10'-1" A.F.F.

FOURTH FLOOR F.F. 34'-3 3/4"

T.O. PL. 10'-1" A.F.F.

THIRD FLOOR F.F. 22'-10 1/2"

T.O. PL. 10'-1" A.F.F.

SECOND FLOOR F.F. 11'-5 1/4"

T.O. PL. 10'-1" A.F.F.

ARCHITECTURAL METAL PANELS

GLASS BALCONY RAIL

SMOOTH TEXTURE STUCCO FINISH

DARK COLORED SIDING

BOARD FORMED CONCRETE PRIVACY WALL AND PLANTER

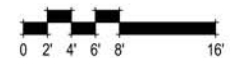
RIGHT ELEVATION

ALTOS ONE

4846 & 4856 El Camino Real
 Los Altos, CA
 March 05, 2018

LUXONE LLC

4856 El Camino Real Suite 100
 Los Altos, CA 94002



A9
 RIGHT ELEVATION

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 925.634.7000
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SDG Architects, Inc.



REAR ELEVATION

ALTOS ONE

4846 & 4856 El Camino Real
Los Altos, CA
March 05, 2018

LUXONE LLC

4856 El Camino Real Suite 100
Los Altos, CA 94002



A10.1
REAR ELEVATION

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SDG Architects, Inc.



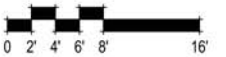
REAR ELEVATION

ALTOS ONE

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LUXONE LLC

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 Los Altos, CA 94002



A10
 REAR ELEVATION

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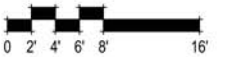
LEFT ELEVATION

ALTOS ONE

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A11.1
LEFT ELEVATION

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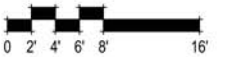
LEFT ELEVATION

ALTOS ONE

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 March 05, 2018

LUXONE LLC

4856 El Camino Real Suite 100
 Los Altos, CA 94002

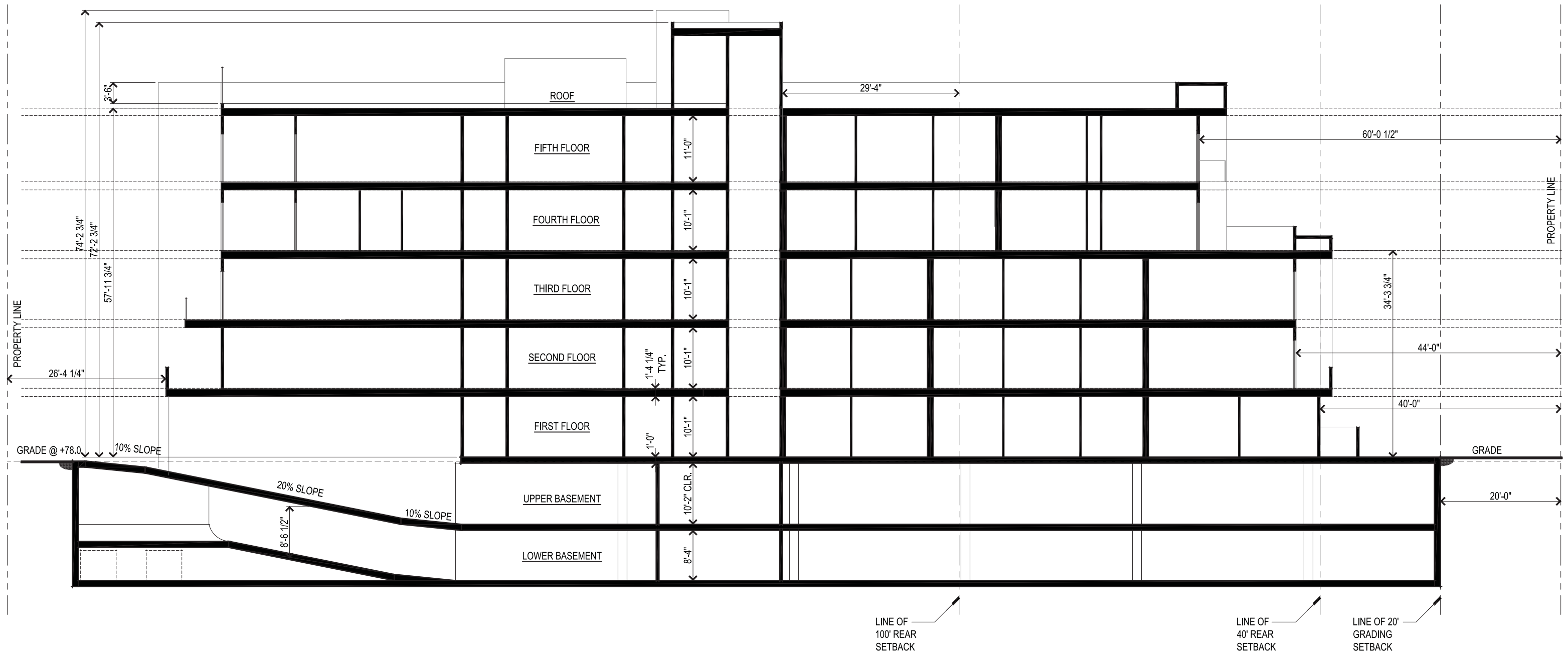


**A11
 LEFT ELEVATION**

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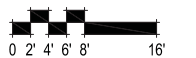


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 Los Altos, CA
 March 05, 2018

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**A12
 BUILDING SECTION A**

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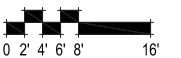


ALTOS ONE

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 Los Altos, CA
 March 05, 2018

LUXONE LLC

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A13
 BUILDING SECTION B

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SOUTH PERSPECTIVE



NORTH PERSPECTIVE



WEST PERSPECTIVE



EAST PERSPECTIVE

ALTOS ONE

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Los Altos, CA
March 05, 2018

LUXONE LLC

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A34
EXTERIOR PERSPECTIVES

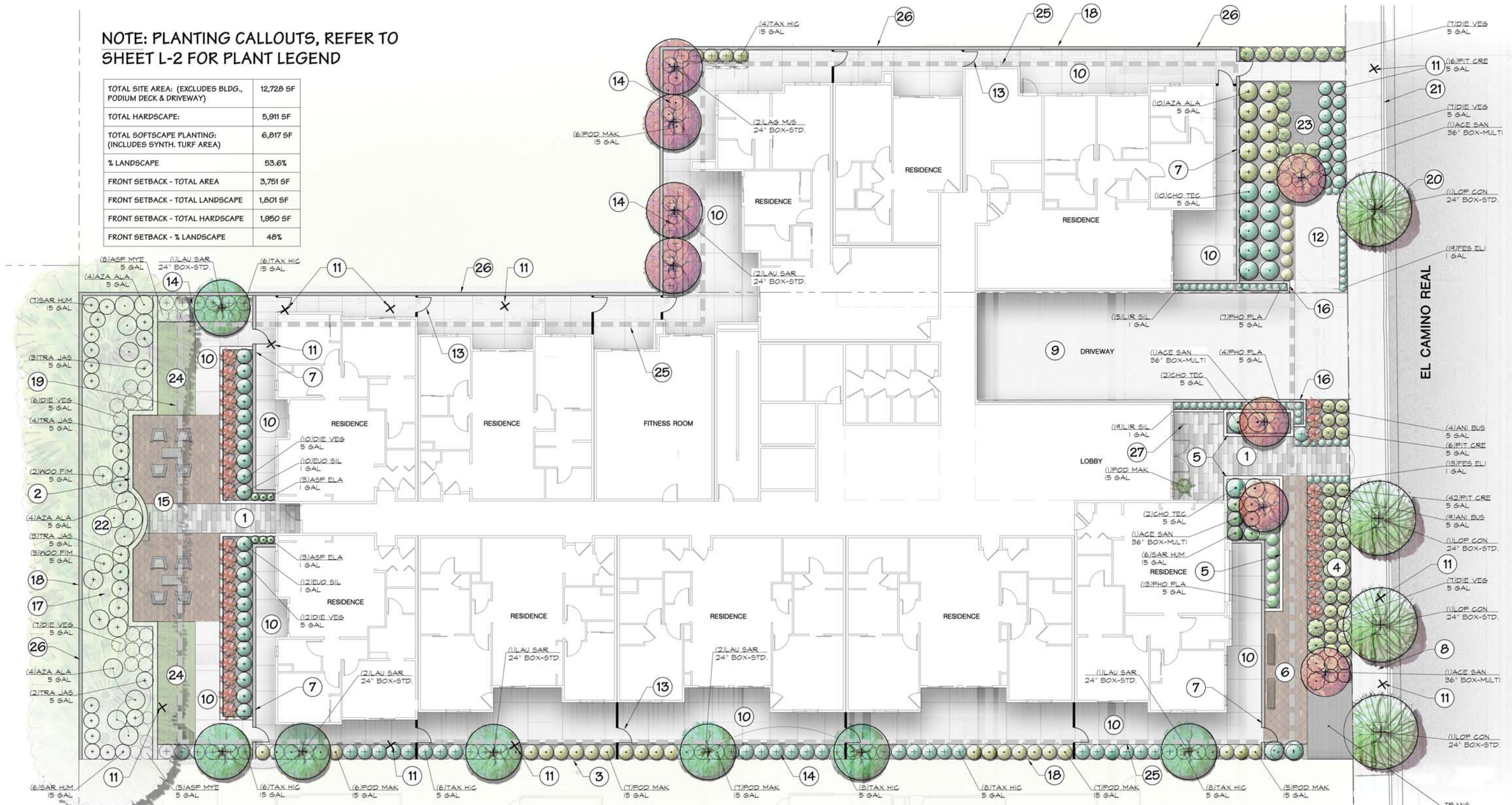
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925.634.7000
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SDG Architects, Inc.

NOTE: PLANTING CALLOUTS, REFER TO SHEET L-2 FOR PLANT LEGEND

TOTAL SITE AREA: (EXCLUDES BLDG., PODIUM DECK & DRIVEWAY)	12,728 SF
TOTAL HARDSCAPE:	5,911 SF
TOTAL SOFTSCAPE PLANTING: (INCLUDES SYNTH. TURF AREA)	6,817 SF
% LANDSCAPE	53.6%
FRONT SETBACK - TOTAL AREA	3,751 SF
FRONT SETBACK - TOTAL LANDSCAPE	1,801 SF
FRONT SETBACK - TOTAL HARDSCAPE	1,950 SF
FRONT SETBACK - % LANDSCAPE	48%



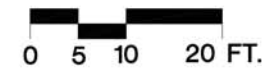
PROGRAM AMENITY LEGEND

- 1 LARGE FORMAT PAVERS, TYPICAL
- 2 3' +/- RETAINING WALL TO REPLACE EXISTING WALL PRESERVE GRADES AROUND REDWOODS
- 3 EXISTING CMU PROPERTY WALL TO REMAIN. TREES SPACED TO WORK WITH EXISTING TREES ON ADJACENT PROPERTY
- 4 PLANTING AREA AT STREET FRONTAGE
- 5 36" HT. RAISED PLANTER WALL, TYPICAL
- 6 SEMI-PRIVATE PATIO: WOOD DECK PAVING WITH BENCH SEATING
- 7 6' HT. CONCRETE PRIVACY WALL WITH BOARD FORM FINISH AND 6' HT WOOD FIRE ACCESS GATE
- 8 PUBLIC SIDEWALK, S.C.D.
- 9 RAMP TO PARKING GARAGE, S.C.D.
- 10 COLORED CONCRETE PAVING, TYPICAL
- 11 EXISTING TREE TO BE REMOVED, TYPICAL
- 12 LOADING PARKING STALL, S.C.D.
- 13 6' HT. WOOD PRIVACY FENCE AND FIRE ACCESS GATE W/ KNOX BOX, TYPICAL
- 14 SIDE PROPERTY LINE SCREEN PLANTING, TYPICAL
- 15 PASSIVE LOUNGE AREA: LOUNGE SEATING NICHES W/ WOOD DECK PAVING AND FEATURE RETAINING WALL AROUND EXISTING REDWOODS
- 16 24" HT. RAISED PLANTER WALL, TYP.
- 17 EXISTING REDWOOD TREES TO REMAIN, TYPICAL
- 18 PROPERTY LINE, TYPICAL
- 19 20'-0" URBAN FOREST SETBACK
- 20 PROPOSED NEW STREET TREE LOCATION, TYPICAL OF (4)
- 21 CURBSIDE TRASH PICK-UP AT DESIGNATED RED CURB ZONE
- 22 UNDERSTORY PLANTING BENEATH EXISTING TREES, TYPICAL
- 23 BUILDING UTILITY VAULTS/ BOXES, S.C.D.
- 24 SYNTHETIC LAWN, TYP.
- 25 PODIUM PARKING DECK BELOW SHOWN DASHED
- 26 NEW 6' HEIGHT CMU WALL, TYPICAL
- 27 BIKE PARKING, (4) BIKES TOTAL
- 28 GAS METERS, TYP.

GROUND FLOOR PRELIMINARY LANDSCAPE PLAN

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LOS ALTOS, CALIFORNIA 94022

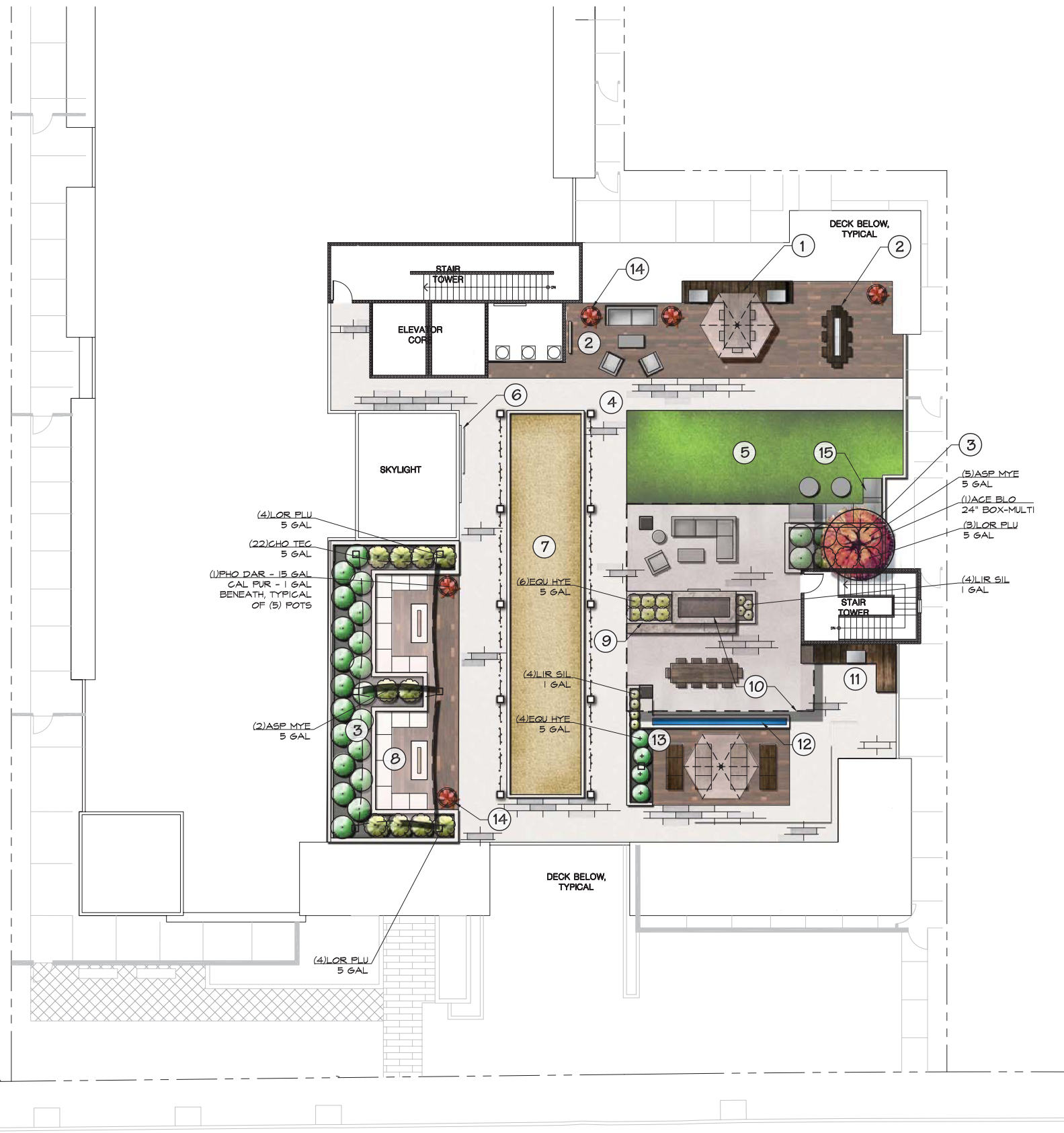


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L-1
1 of 3

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PROGRAM AMENITY LEGEND

- ① OUTDOOR KITCHEN: BBQ GRILLS & BUILT-IN BAR SEATING WITH UMBRELLA ABOVE
- ② ENTERTAINMENT NOOK: COUNTER HEIGHT TABLE SEATING WITH DROP-IN ICE CHEST AT CENTER. OUTDOOR TV FEATURE WALL, LOUNGE SEATING & WOOD PAVING. TYPICAL OF (2)
- ③ RAISED PLANTER WITH ACCENT TREES, & PLANTING
- ④ LARGE FORMAT PAVERS, TYPICAL
- ⑤ OUTDOOR SYNTHETIC TURF AREA, PICNIC VIEWING FOR OUTDOOR MOVIES
- ⑥ OUTDOOR MOVIE SCREEN
- ⑦ 12' X 60' BOCCO COURT WITH CONTEMPORARY FESTOON LIGHTS OVERHEAD
- ⑧ OUTDOOR LOUNGE AREA WITH SHADE SAIL ABOVE & RAISED PLANTER BEHIND BUILT-IN WOOD BENCH SEATING WITH FIREPIT AT CENTER. TYPICAL OF (2)
- ⑨ RAISED CORTEN STEEL PLANTER
- ⑩ CABANA: DOUBLE SIDED FIREPLACE WITH FARM TABLE DINING ONE SIDE, LOUNGE SEATING OTHER SIDE, APPROXIMATELY 28' X 32'
- ⑪ OUTDOOR KITCHEN
- ⑫ 42" HEIGHT TROUGH WATER FOUNTAIN
- ⑬ SUN DECK: RAISED 12" DECK WITH LOUNGE CHAIRS FOR SUN BATHING
- ⑭ DECORATIVE POTTERY, TYPICAL
- ⑮ BUILT-IN BENCH FEATURE WITH COFFEE TABLES

PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (1)
TREES					
ACE BLO	Acer p. 'Bloodgood'	Bloodgood Japanese Maple	24" BOX-STD.	SEE PLANS	M
ACE SAN	Acer p. 'Sango Kaku'	Coral Bark Maple	36" BOX-MULTI	SEE PLANS	M
LAG MUS	Lagerstroemia l. 'Muskapee'	Grape Myrtle	24" BOX-STD.	SEE PLANS	L
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" BOX-STD.	SEE PLANS	L
LOP CON	Lophostemon confertus	Brisbane Box	24" BOX-STD.	SEE PLANS	M
SHRUBS, GROUNDCOVERS & GRASSES					
ANI BUS	Anigozanthus h. 'Bush Gold'	Kangaroo Paw	5 GAL	36" O.C.	L
ASP ELA	Aspidistra elatior	Cast-Iron-Plant	1 GAL	18" O.C.	L
ASP MYE	Asparagus d. 'Myers'	Myers Asparagus Fern	5 GAL	30" O.C.	M
AZA ALA	Azalea x. 'Alaska'	White Azalea	5 GAL	48" O.C.	M
CAL PUR	Calibrachoa x 'Purple'	Purple Million Bells	4" POTS	8" O.C.	M
CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 GAL	48" O.C.	L
DIE VEG	Dietes vegeta	Fortnight Lily	5 GAL	36" O.C.	L
EVO SIL	Evonymus j. 'Silver King'	Upright Evonymus	5 GAL	36" O.C.	L
EQU HYM	Equisetum hymale	Horsetail	5 GAL	24" O.C.	H
FES ELI	Festuca g. 'Elijah Blue'	Common Blue Fescue	1 GAL	18" O.C.	L
LIR SIL	Liriope m. 'Silvery Sunproof'	Variegated Lily Turf	1 GAL	18" O.C.	M
LOR PLU	Loropetalum chinense 'Plum Delight'	Fringe Flower	5 GAL	42" O.C.	L
NAN GUL	Nandina d. 'Gulf Stream'	Dwarf Heavenly Bamboo	1 GAL	24" O.C.	L
PHO DAR	Phormium h. 'Dark Delight'	New Zealand Flax	15 GAL	36" O.C.	L
PHO PLA	Phormium h. 'Platt's Black'	New Zealand Flax	5 GAL	36" O.C.	L
PIT CRE	Pittosporum t. 'Cream De Mint'	Pittosporum	5 GAL	30" O.C.	L
PIT VAR	Pittosporum tobira 'Variegata'	Variegated Tobira	5 GAL	48" O.C.	L
POD MAK	Podocarpus m. 'Maki'	Shrubby Yew Pine	15 GAL	42" O.C.	M
SAR HUM	Sarcococca hookeriana humilis	Sweet Box	15 GAL	36" O.C.	L
TAX HIC	Taxus x. media 'Hicksii'	Upright Yew	15 GAL	42" O.C.	M
TRA JAS	Trachelospermum jasminoides	Star Jasmine	5 GAL	42" O.C.	M
WOO FIM	Woodwardia fimbriata	Giant Chain Fern	5 GAL	48" O.C.	M

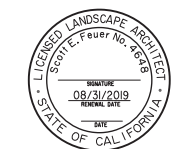
NOTES:
 1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS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

EL CAMINO REAL

**ROOF DECK
PRELIMINARY LANDSCAPE PLAN**

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L-2
 2 of 3

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TREE IMAGERY



Bloodgood Japanese Maple
Acer p. 'Bloodgood'



Coral Bark Maple
Acer p. 'Sango Kaku'



Crape Myrtle
Lagerstroemia i. 'Muskogee'



Saratoga Laurel
Laurus n. 'Saratoga'



Brisbane Box
Lophostemon confertus

SHRUB & GROUNDCOVER IMAGERY



Myers Asparagus Fern
Asparagus d. 'Myers'



White Azalea
Azalea x. 'Alaska'



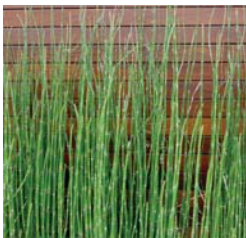
Purple Million Bells
Calibrachoa x. 'Purple'



Small Cape Rush
Chondropetalum tectorum



Fortnight Lily
Dietes vegeta



Horsetail
Equisetum hyemale



Upright Euonymus
Euonymus j. 'Silver King'



Variegated Lily Turf
Liriope m. 'Silver Sunproof'



Variegated Lily Turf
Liriope m. 'Variegata'



Fringe Flower
Loropetalum c. 'Plum Delight'



Dwarf Heavenly Bamboo
Nandina d. 'Gulf Stream'



New Zealand Flax
Phormium t. 'Dark Delight'



Dwarf Pittosporum
Pittosporum t. 'Cream De Mint'



Variegated Tobira
Pittosporum t. 'Variegata'



Shrubby Yew Pine
Podocarpus m. 'Maki'



Sweet Box
Sarcococca hookeriana humilis



Upright Yew
Taxus x. media 'Hicksii'



Star Jasmine
Trachelospermum jasminoides



Giant Chain Fern
Woodwardia fimbriata

SITE AMENITY IMAGERY



FIREPIT AREA - ROOF DECK PRECEDENT



LARGE FORMAT PAVERS



BOARD FORM FINISH CONCRETE



DECORATIVE MASONRY WALL



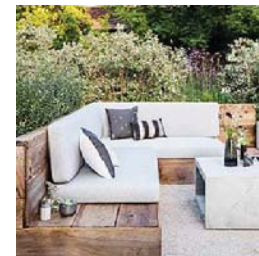
OUTDOOR MOVIE SCREEN



CORTEN STEEL, RAISED PLANTER



LOUNGE CHAIR



BUILT-IN BENCH



OUTDOOR KITCHEN



DINING TABLE



ROOF DECK - WOOD PAVING



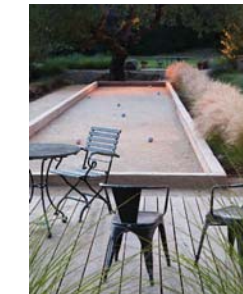
FIREPLACE



WATER FEATURE



SHADE SAIL



BOCCIE COURT



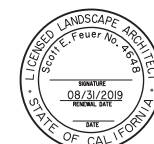
WATER FEATURE

LANDSCAPE DESIGN IMAGES

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L-3
3 of 3



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