ATTACHMENT 5

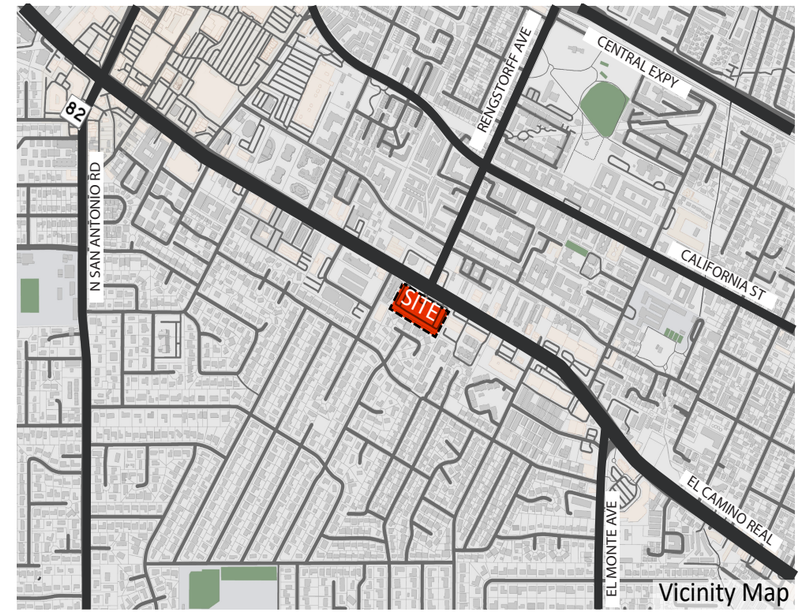
PROJECT NARRATIVE

Prometheus envisions a community-enhancing development project. This project will do its part to help solve Los Altos's (and the overall region's) need for market-rate housing while respecting the fabric of the existing neighborhood. The design takes into account special consideration for the single-family property owners to the south of the property and to the project's overall interaction with El Camino Real. The goal is to create a great place to live while promoting sustainability, walkability and the use of mass transit.

The site is located at 5150 El Camino Real, on the south side of the street at the terminus of Rengstorff Avenue. To the west of the property is a high-density residential development. To the east of the property is the Mountain View, KinderCare and Taekwon Kids facility. To the south are six existing single family homes. The property is located mid-block. Overall, the property is located in a desirable urban area of Silicon Valley. The neighborhood has great transportation linkages to the South Bay and Peninsula as well as the greater Bay Area and is convenient to major employment areas. Residential support services such as schools, recreational areas and shopping are considered above average.

Apartment Buildings A & B
Apartment Buildings A & B front El Camino Real at the gateway into Los Altos from Rengstorff Ave. Apartment Buildings A & B are five-story buildings, housing 85 and 87 units above one level of underground parking. The buildings consist of mostly one and two bedroom units, with a select number of three bedroom units. The average area of the units is 886 square feet for one-bedroom units, 1,355 square feet for two-bedroom units and 1,977 square feet for three bedroom penthouses. Two main entry lobbies with elevators for residents front El Camino Real. There is ample bicycle parking within the parking garage as well as throughout the property. The building design features a contemporary design with strong vertical massing, contrasting rich body colors and materials, and high quality architectural detailing.

Townhomes
The townhome component of the project meets the required front, rear and side setbacks and heights described in the zoning designation. These buildings do not exceed 30 feet in height and are located no closer than 40 feet from the rear property line. The townhomes will be built at grade and will each have a two car parking garage. The average square footage for the townhomes is 2,595 square feet.



PROJECT TEAM

PROMETHEUS **Client:**
Prometheus Real Estate Group, Inc.
1900 South Norfolk Street
San Mateo, CA 94403
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Architect:
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Contact: Brenna Weaver
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San Ramon, CA 94583
Contact: Lee Rosenblatt
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Landscape Architect:
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PROJECT DATA

Address:	5150 El Camino Real, Los Altos, CA 94022
Site Area:	3.8 Acres (Lot 1 - 2.4 Acres, Lot 2 - 1.4 Acres)
Lot Coverage:	41.12% (Lot 1 - 45.47%, Lot 2 - 33.60%)
Building Floor Area:	67,994 SF (Lot 1 - 47,610 SF, Lot 2 - 20,384 SF)
General Plan Designation:	Thoroughfare Commercial (38 du/ac)
Zoning Designation:	CT Commercial Thoroughfare District
Current Use:	Los Altos Plaza – Approximately 77,000 square feet of office
Entitlements Requested:	Vesting Tentative Tract Map, State Density Bonus
Requested Incentives:	-Height of apartments building A and B increase by 11 feet -Reduction in parking stall width dimension to 8.5 feet x 18 versus 9 feet x 18 feet
Requested Waivers:	-Reduction of the 75-foot site frontage requirement for Lot 2
Proposed Program:	(24) Townhomes and (172) Apartments – Total (196) units (52 du/ac)
Affordable Housing:	(29) Below Market Rate Units: (29) Low Rate Income Units
Construction Type:	Four separate buildings: Two buildings of 3-story townhomes, at grade, Type V wood-framed construction. Two buildings of 5-story, Type III wood-framed apartments over one level of underground parking, Type I concrete.
Proposed Height:	Max. 30-ft height for townhomes Max. 56-ft height for apartment buildings (45 feet allowed + 11 feet increase = 56 feet)

PARKING SUMMARY

(PER LOS ALTOS MUNICIPAL CODE 14.28.040 §G2(B))

PARKING TYPE	REQUIREMENT	#
PARKING REQUIRED	.5 PER BED	171
A. PARKING PROVIDED - APART PARKING ADA STALLS = 8 STALLS, INCL. 4 VAN ADA STALLS EVR/EVC STALLS: 65 (28 EVC +37 EVR; AND 4 EV/ADA STALLS) TANDEM STALLS: 44		232
B. PARKING PROVIDED - TOWNHOMES PARKING EVR STALLS: 48		48
C. PARKING PROVIDED - SURFACE PARKING		6
PARKING PROVIDED TOTAL **EVR/EVC STALLS: 115 (30 EVC + 85 EVR)**		**286**

GUEST PARKING

GUEST PARKING	REQUIREMENT	#
GUEST PARKING REQUIRED	N/A	0
GUEST PARKING PROVIDED:		
APART GUEST PARKING		43
SURFACE GUEST PARKING		6
GUEST PARKING PROVIDED TOTAL		**49***

* AT A RATIO OF 1 STALL PER 4 DWELLING UNITS

PROJECT SUMMARY

BASE UNIT COUNT	145 UNITS
INCLUDING STATE DENSITY BONUS	196 UNITS
DENSITY	52 DU/AC

PODIUM APARTMENTS

UNIT TYPE	QUANTITY	AVERAGE SQUARE FEET
A1	38	777
A2	4	877
A3	5	874
A4	33	1,015
TOTAL 1-BEDROOM UNITS	80	886
B1	10	1,135
B2	4	1,299
B3	14	1,347
B4	5	1,292
B5	19	1,350
B6	10	1,520
B7	14	1,486
B8	5	1,322
B9	5	1,474
B10	4	1,403
TOTAL 2-BEDROOM UNITS	90	1,355
C1	1	1,923
C2	1	2,030
TOTAL 3-BEDROOM PENTHOUSE UNITS	2	1,977
TOTAL	**172**	**1,144**

TOWNHOMES

UNIT TYPE	QUANTITY	AVERAGE SQUARE FEET
B8 (2BR)	4	2,122
C3 (3BR)	4	2,358
C4 (3BR)	12	2,639
D1 (4BR)	4	3,172
TOTAL	**24**	**2,595**

BIKE PARKING SUMMARY

BIKE PARKING TYPE	REQUIREMENT	#
REQUIRED (CLASS I)	1 PER 3 UNITS	66
REQUIRED (CLASS II)	1 PER 15 UNITS	14
REQUIRED TOTAL (CLASS I + CLASS II)		80
PROVIDED (CLASS I)		84
PROVIDED (CLASS II)		68
BIKE PARKING PROVIDED TOTAL (CLASS I + CLASS II)		**152**

PROJECT INFORMATION

AP0.00

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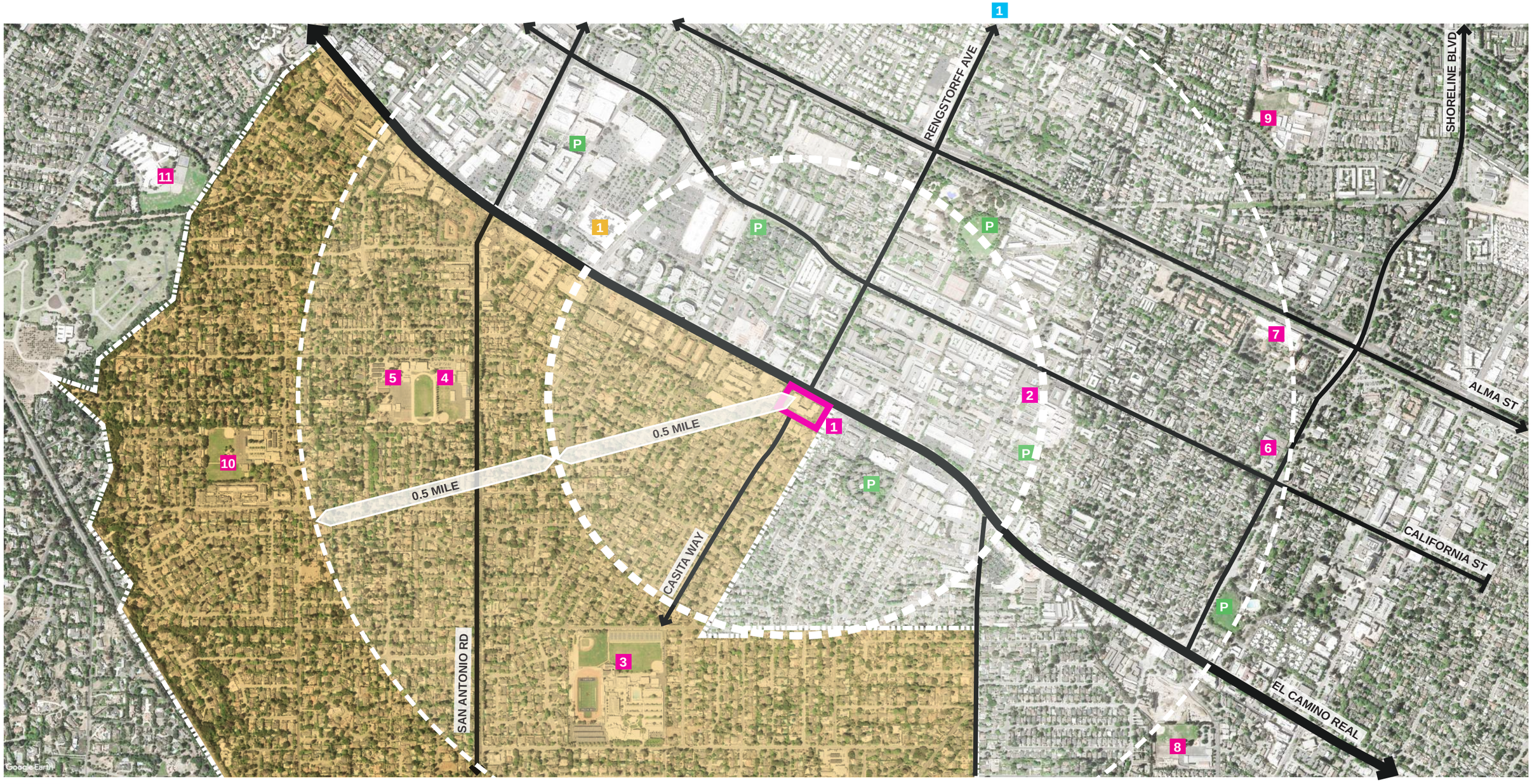

PROJECT SITE

LOS ALTOS CITY BOUNDARY

1 SAN ANTONIO SHOPPING CENTER

P PARK / PLAZA

1 MOUNTAIN VIEW KINDERCARE

2 MARIANO CASTRO ELEMENTARY SCHOOL

3 LOS ALTOS HIGH SCHOOL

4 BULLIS CHARTER SCHOOL

5 EGAN JUNIOR HIGH SCHOOL

6 MOUNTAIN VIEW ACADEMY

7 KHAN LAB SCHOOL

8 ST JOSEPH CATHOLIC SCHOOL

9 STEVENSON ELEMENTARY SCHOOL

10 SANTA RITA ELEMENTARY SCHOOL

11 ELLEN FLETCHER MIDDLE SCHOOL

1 FUTURE GOOGLE CAMPUS

CITY CONTEXT

AP0.01

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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1. 5100 ECR - LANDSCAPE/SIDEWALK ALONG EL CAMINO REAL

2. VIEW OF EXISTING BUILDINGS AT RENGSTORFF AVE. TERMINUS

3. TREES/ SIDEWALK ALONG EL CAMINO REAL

8. WEST PROPERTY LINE AND 5100 ECR BEYOND

PHOTO KEY MAP

4. ON-GRADE PARKING AT EAST

7. FENCE AND PARKING IN REAR

6. FENCE AT REAR PROPERTY LINE

5. PARKING LOT OF SOUTH-EAST CORNER

EXISTING SITE PHOTOS

AP0.02

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

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SITE CONTEXT

AP0.03

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

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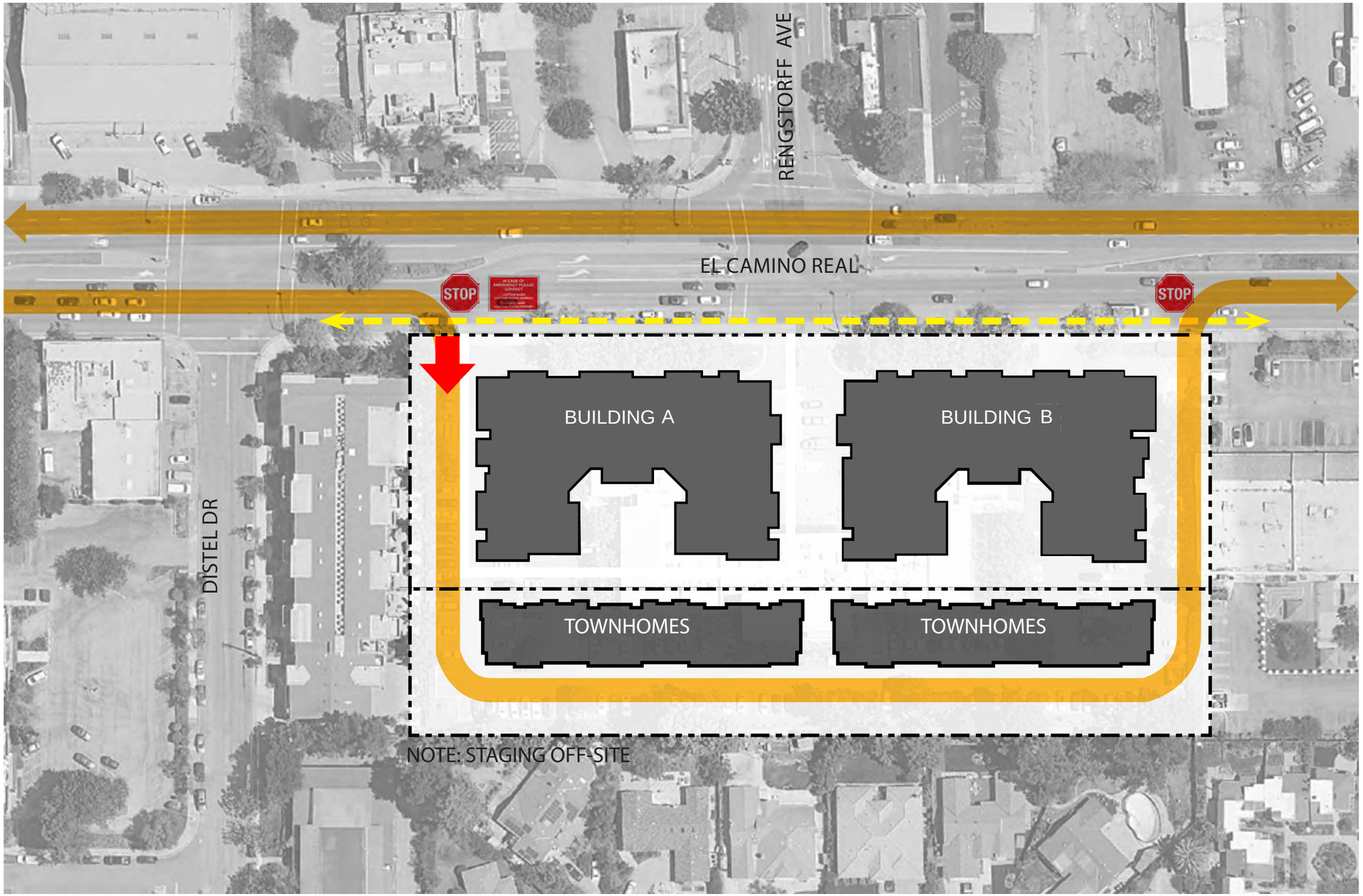

LEGEND

- PROPERTY LINE
- PROTECTIVE FENCE (8' HEIGHT & K-RAIL)
- TRUCK ROUTE
- PEDESTRIAN PATH
- GATED ENTRY / PEDESTRIAN ENTRY / ROCK ENTRANCE PAD
- TRAFFIC CONTROL
- EMERGENCY CONTACT SIGN

CONSTRUCTION MANAGEMENT PLAN

AP0.04

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

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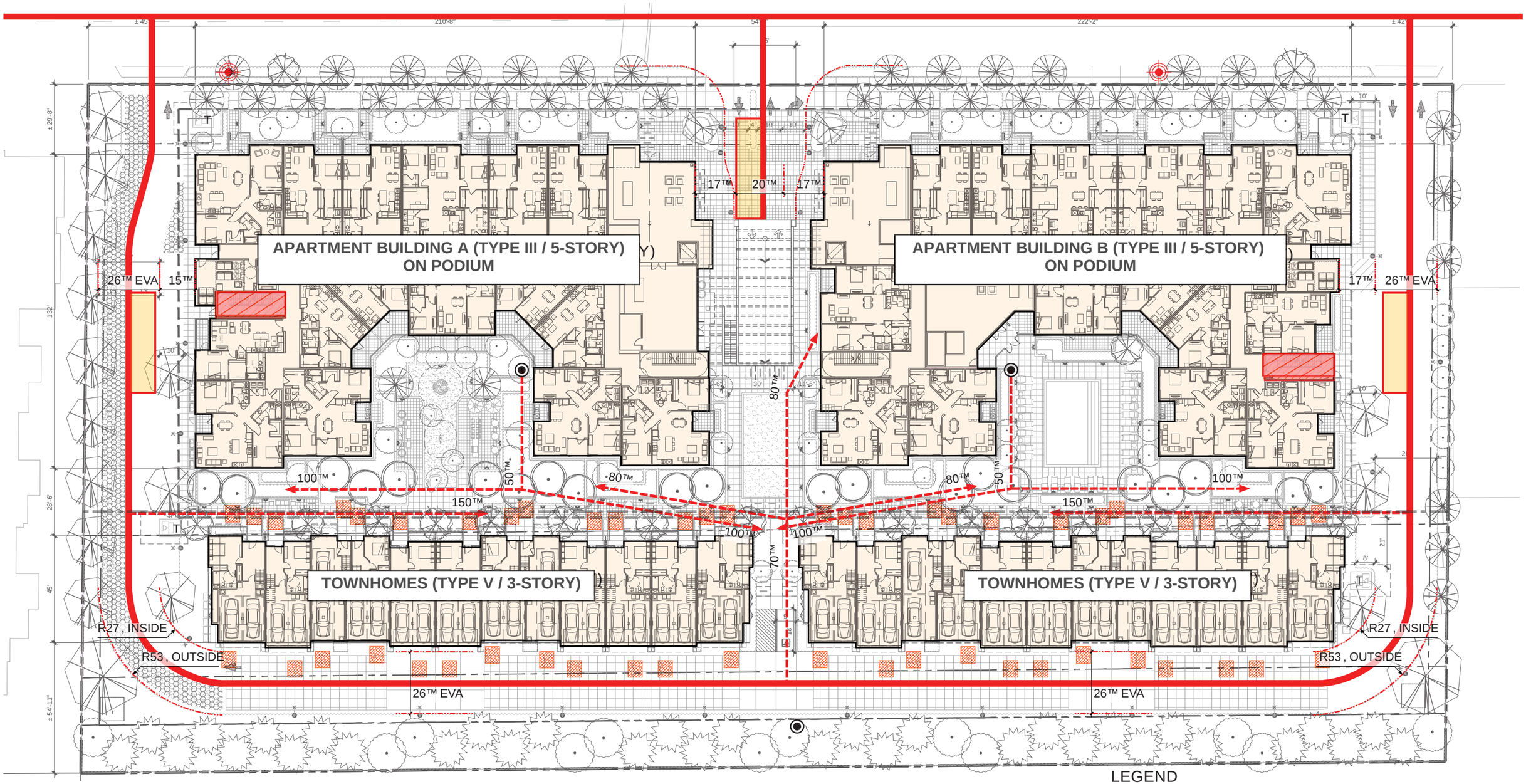

LEGEND

- FIRE TRUCK ROUTE
- FIRE FIGHTER TRAVEL PATH
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- TRUCK STAGING (15™ TO 30™ DISTANCE FROM BUILDING FACE)
- ROOF ACCESS
- FIRE LADDER PADS

FIRE ACCESS DIAGRAM

AP0.05

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

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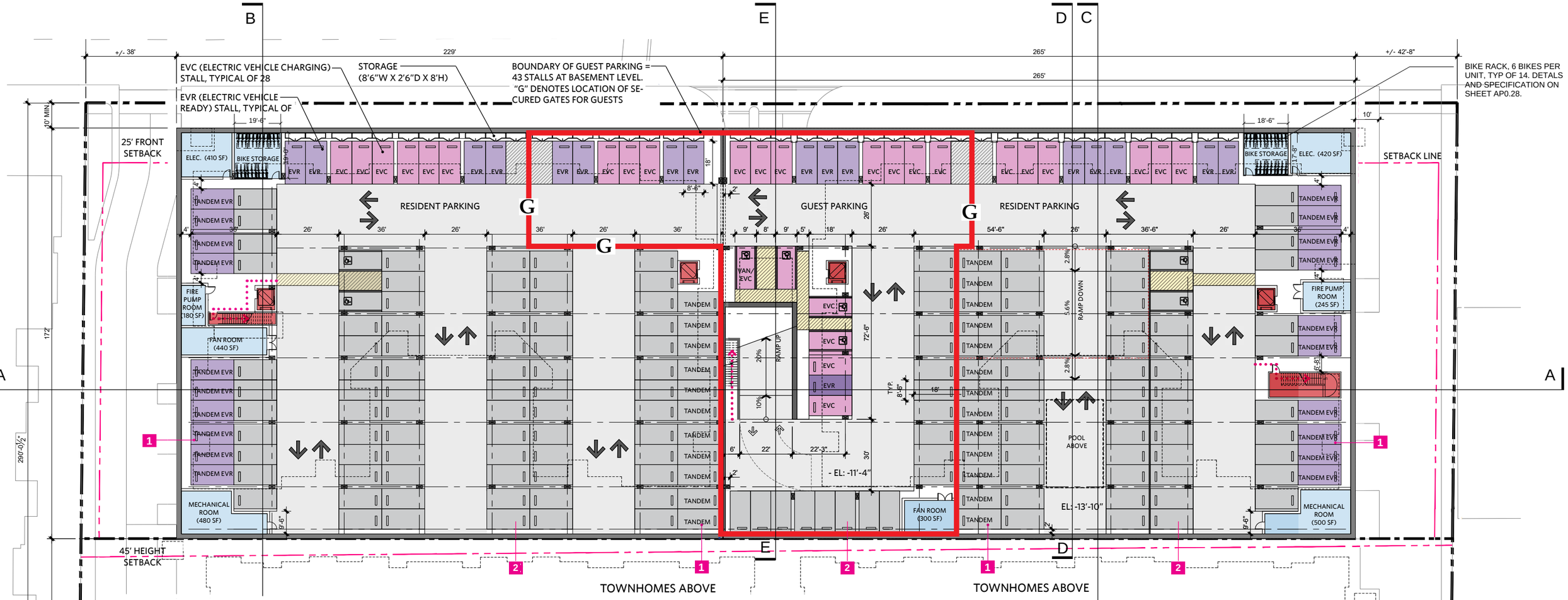

PARKING SUMMARY

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EVR/EVC STALLS: 65 (28 EVC + 37 EVR; AND 4 EV/ADA STALLS)		
TANDEM STALLS: 44. REFER TO NOTE 1.		
B. TOWNHOMES PARKING PROVIDED		48
EVR STALLS: 48		
C. SURFACE PARKING PROVIDED		6
PARKING PROVIDED TOTAL		**286**
EVR/EVC STALLS: 115 (30 EVC + 85 EVR)		

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GUEST PARKING REQUIRED	N/A	0
GUEST PARKING PROVIDED:		
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BIKE PARKING TYPE	REQUIREMENT	#
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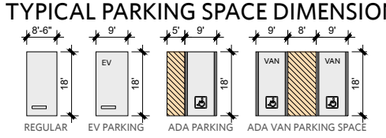
REQUIRED (CLASS II)	1 PER 15 UNITS	14
REQUIRED TOTAL (CLASS I + CLASS II)		**80**
PROVIDED (CLASS I)		84
PROVIDED (CLASS II)		68
BIKE PARKING PROVIDED TOTAL (CLASS I + CLASS II)		**152**

TYPICAL PARKING SPACE DIMENSIONS



1 TANDEM CONFIGURATION WILL BE ASSIGNED TO THE SAME UNIT

2 REQUESTED INCENTIVE: REDUCTION IN PARKING STALL WIDTH DIMENSION TO 8.5 FEET X 18 VERSUS 9 FEET X 18 FEET

LEGEND

G SECURITY GATE
EVC ELECTRIC VEHICLE CHARGING STALL
EVR ELECTRIC VEHICLE READY STALL
EGRESS PATH

NOTE: THE GARAGE GROSS FLOOR AREA IS 83,640SF.

40' 80'

TRUE

SUBTERRANEAN GARAGE PLAN AP0.06

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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STREET LEVEL PLAN

AP0.07

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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EL CAMINO REAL FRONTAGE

MATERIAL LEGEND
(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL

SECTION PERSPECTIVE

AP0.08

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
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12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL

PASEO

SECTION PERSPECTIVE

AP0.09

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

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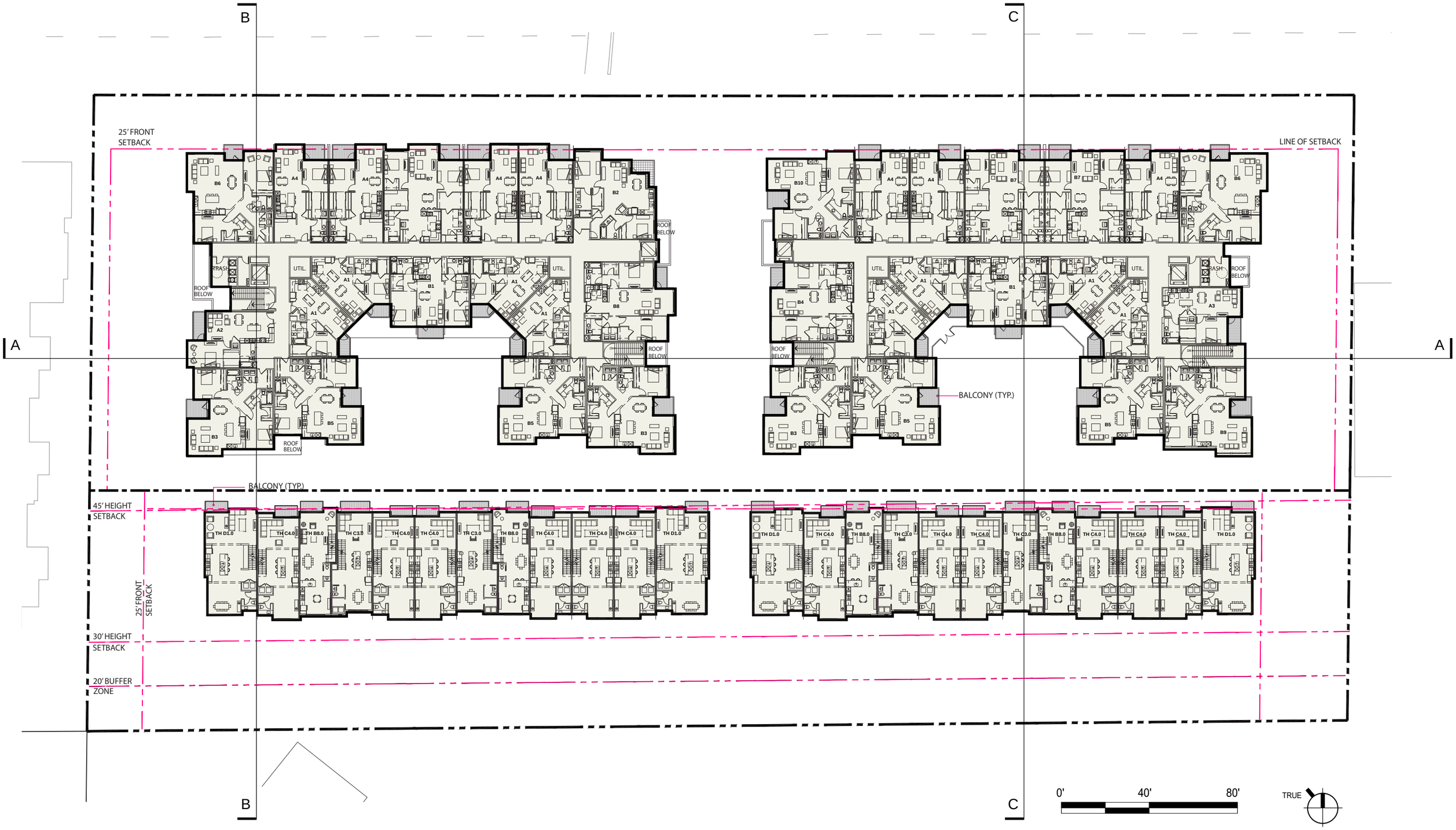

LEVEL 2 PLAN

AP0.10

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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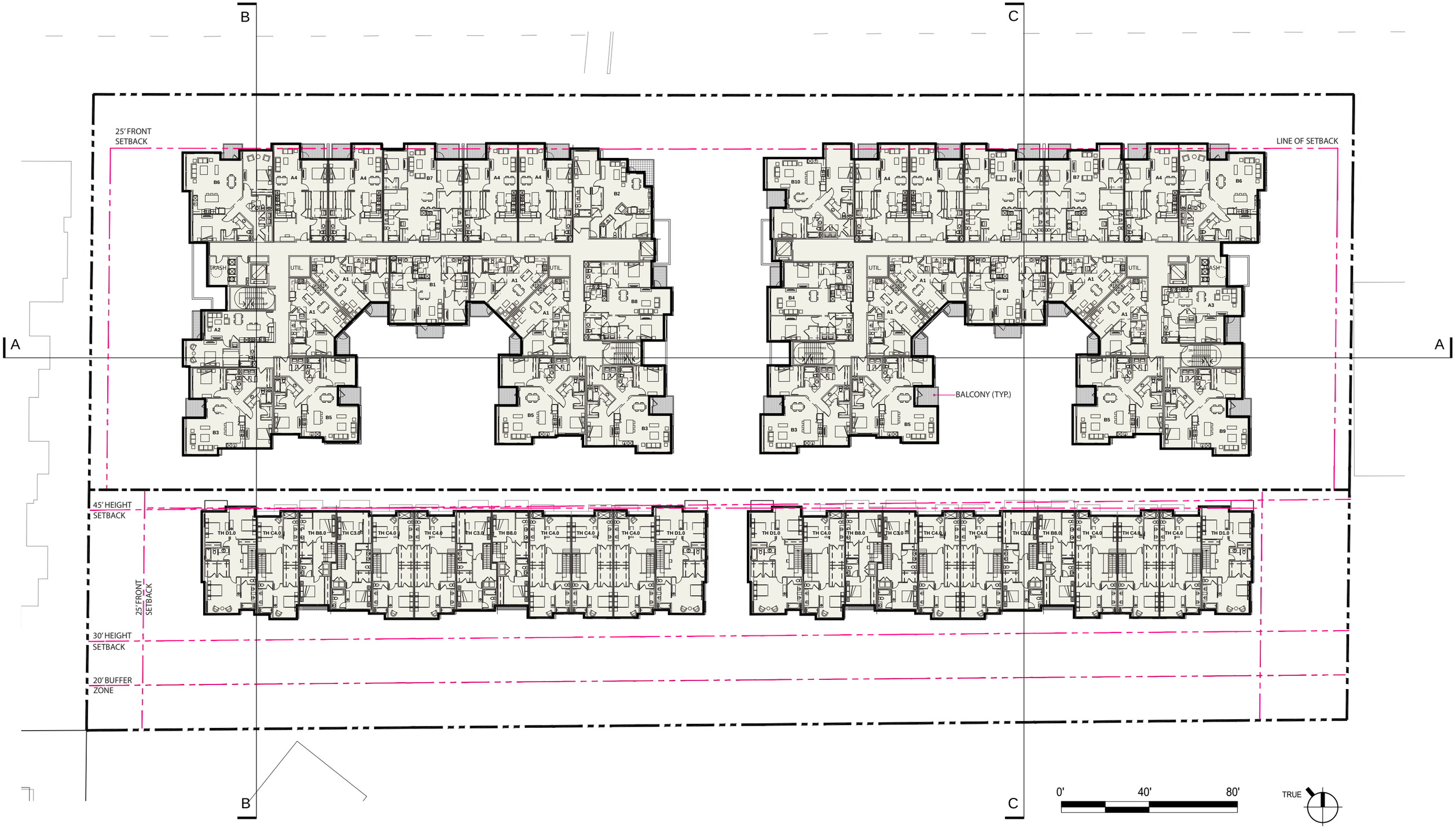

LEVEL 3 PLAN

AP0.11

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

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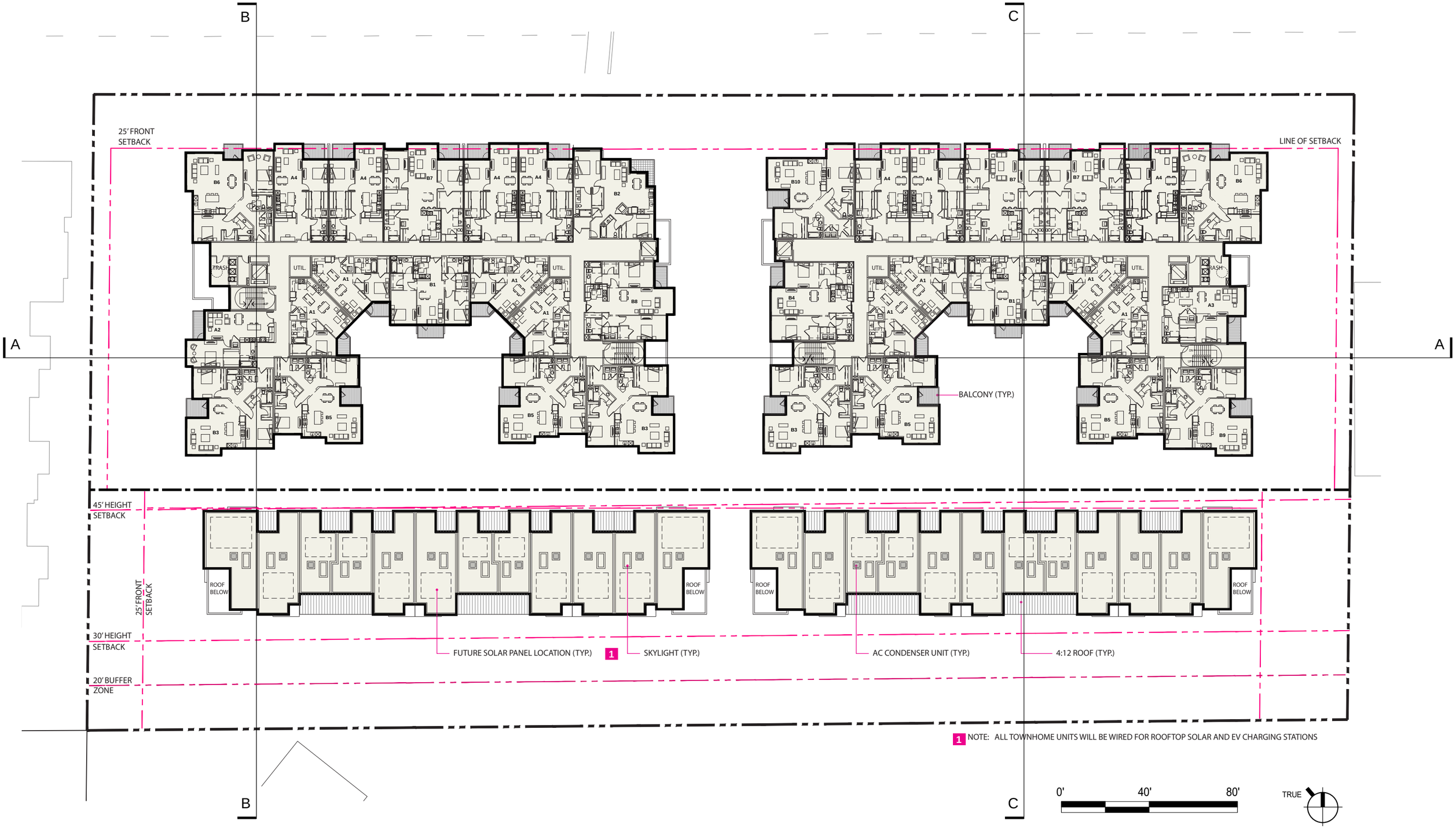

1 NOTE: ALL TOWNHOME UNITS WILL BE WIRED FOR ROOFTOP SOLAR AND EV CHARGING STATIONS

LEVEL 4 / TOWNHOME ROOF PLAN AP0.12

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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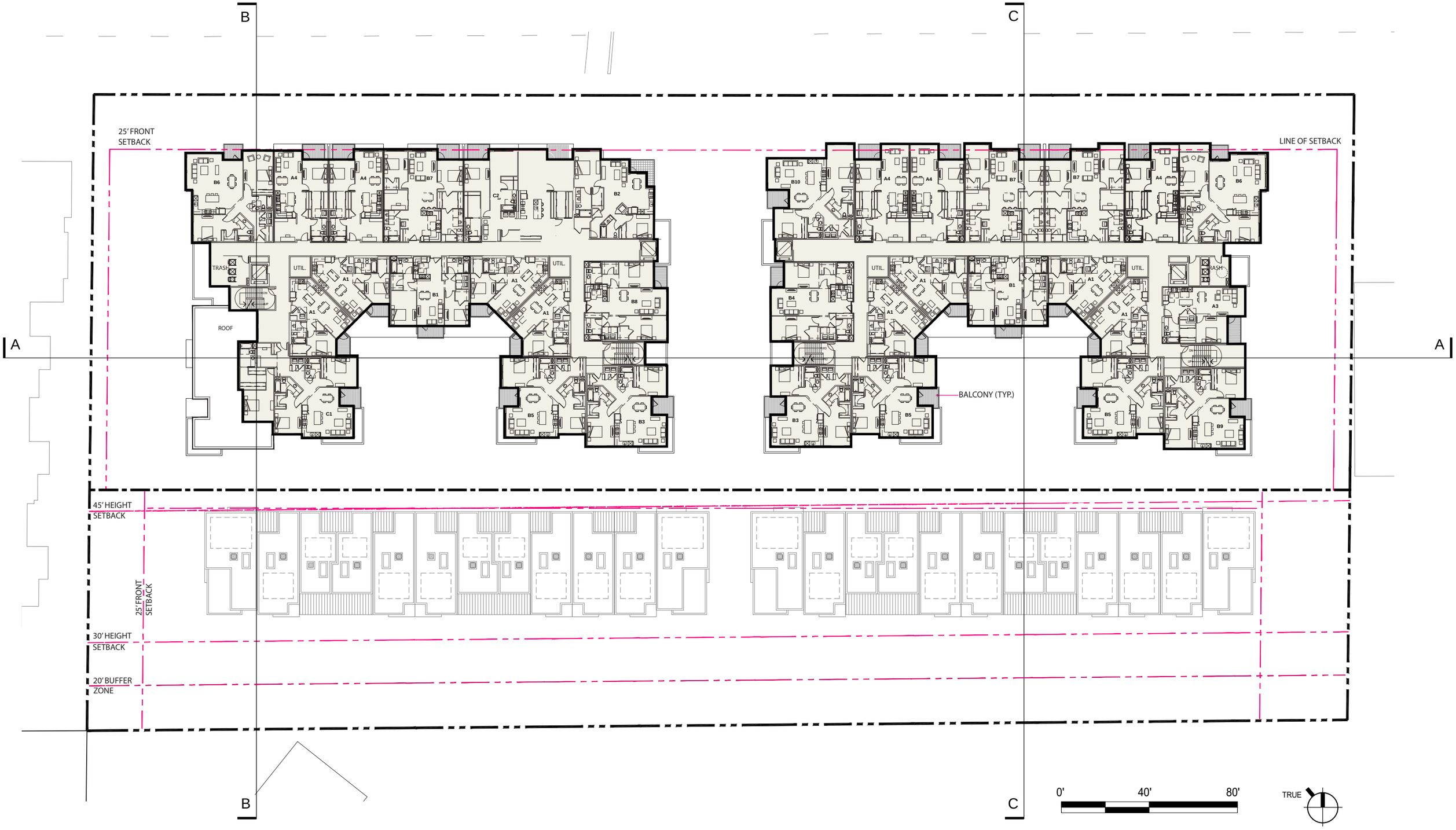

LEVEL 5 PLAN

AP0.13

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

BDE ARCHITECTURE

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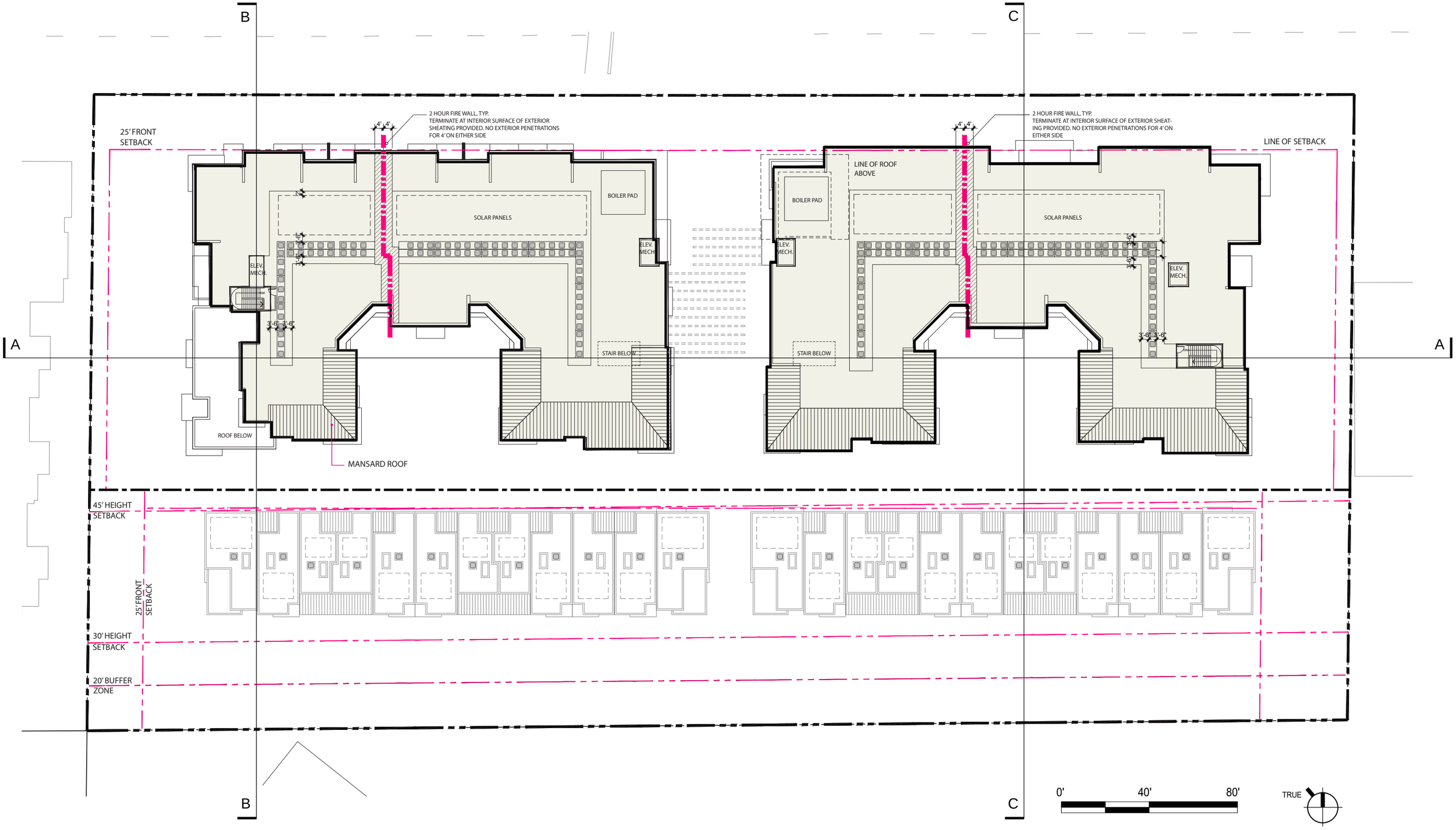

APARTMENT ROOF PLAN

AP0.14

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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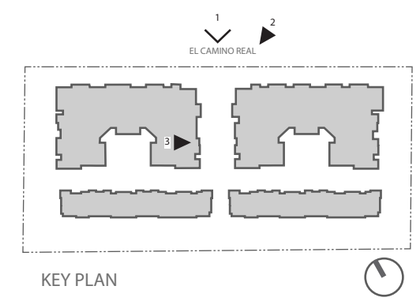
EL CAMINO REAL STREETSCAPE ELEVATION

EL CAMINO REAL FRONTAGE - NORTH ELEVATION

2 | MID-BLOCK PLAZA

3 | AERIAL VIEW OF MID-BLOCK PLAZA



STREETSCAPE ELEVATIONS

AP0.15

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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BUILDING B - NORTH - EL CAMINO REAL

2 | MID-BLOCK PLAZA

3 | NORTH EAST CORNER

1 | NORTH(EL CAMINO REAL) ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
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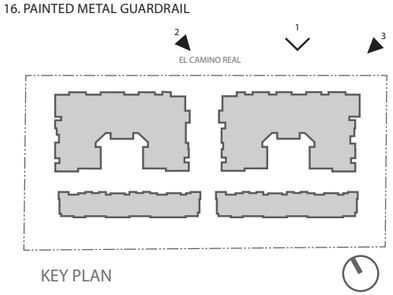
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

BUILDING A - NORTH ELEVATION AP0.16

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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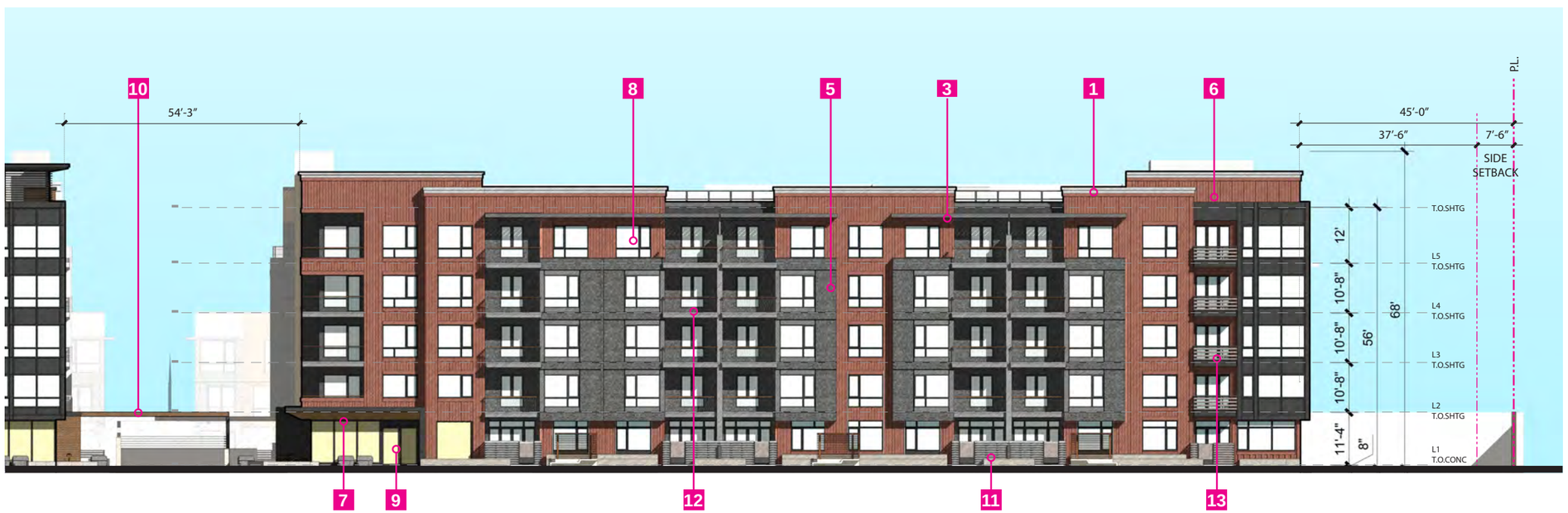
BUILDING A - NORTH - EL CAMINO REAL

2 | VIEW FROM ECR (EL CAMINO REAL)

3 | VIEW FROM ECR (EL CAMINO REAL)

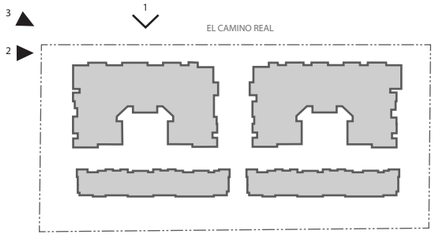


1 | NORTH (EL CAMINO REAL) ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

BUILDING B - NORTH ELEVATION

AP0.17

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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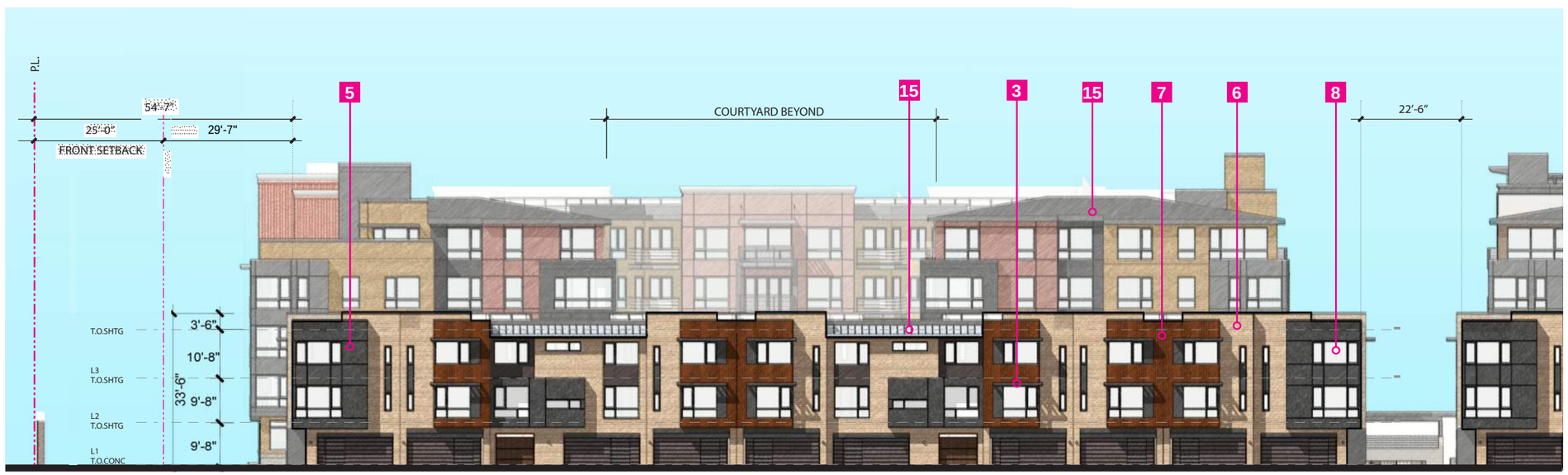
TOWNHOME ELEVATION - SOUTH

2 | TOWNHOME SOUTH FACADE



1 | TOWNHOME SOUTH ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
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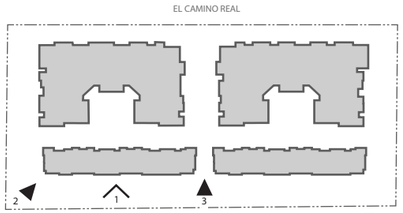
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

TOWNHOME SOUTH ELEVATION

AP0.18

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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TOWNHOME ELEVATION - NORTH

2 | TOWNHOME NORTH FACADE

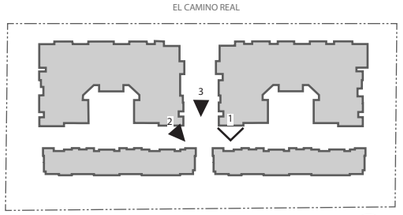
3 | AERIAL VIEW OF PASEO

1 | TOWNHOME NORTH ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

TOWNHOME NORTH ELEVATION

AP0.19

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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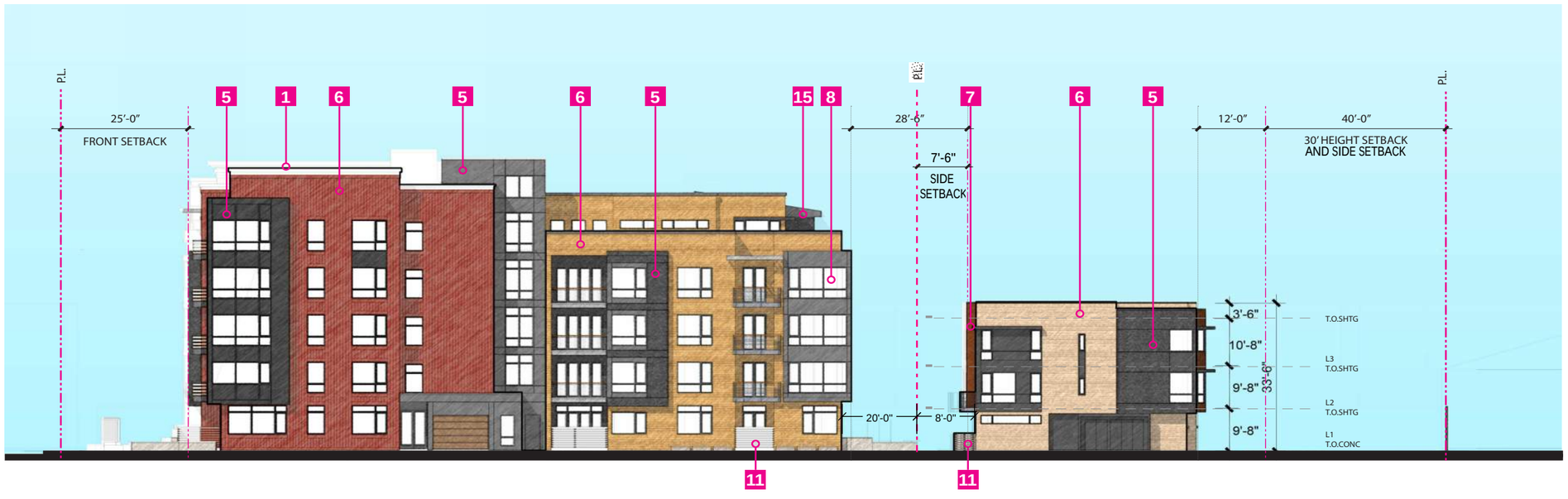
2 | AERIAL VIEW

3 | WEST FACADE



1 | WEST ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
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10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
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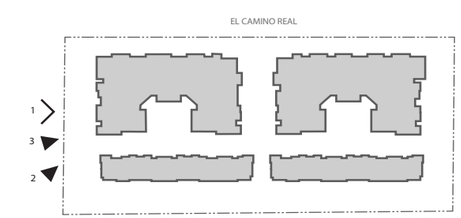
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

WEST ELEVATION

AP0.20

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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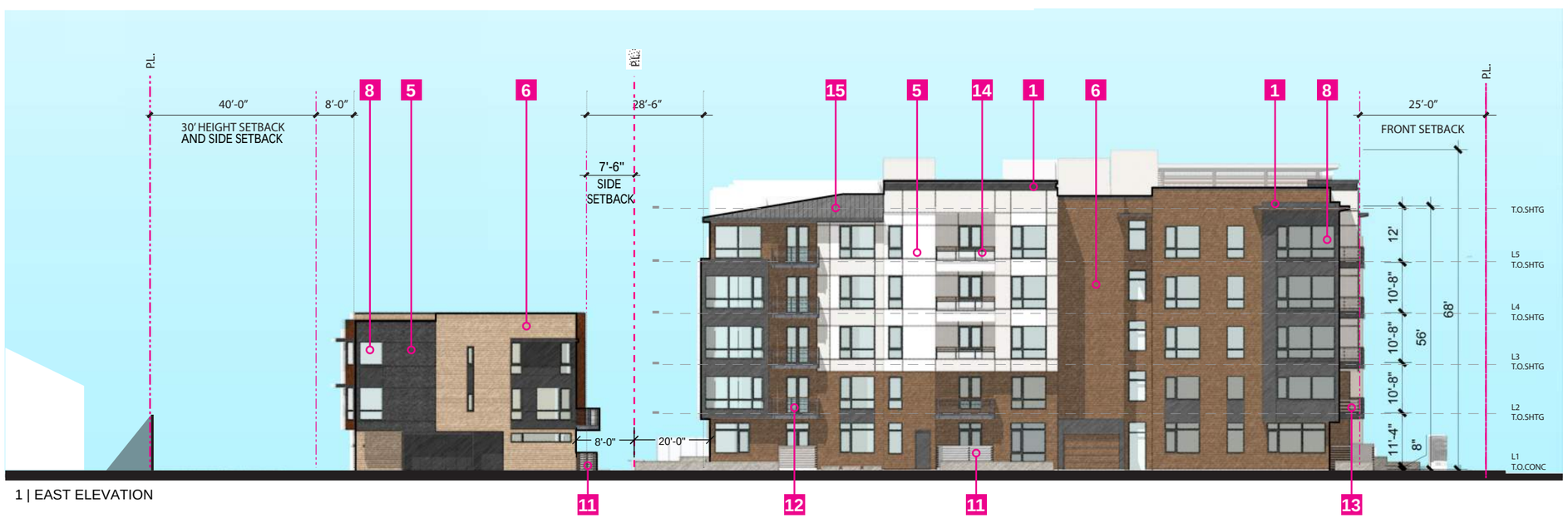
EAST ELEVATION

2 | VIEW OF PASEO AND POOL

3 | VIEW OF PASEO



1 | EAST ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
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7. COMPOSITE WOOD SIDING
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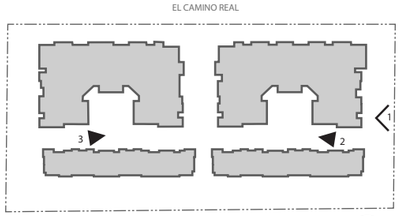
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

EAST ELEVATION

AP0.21

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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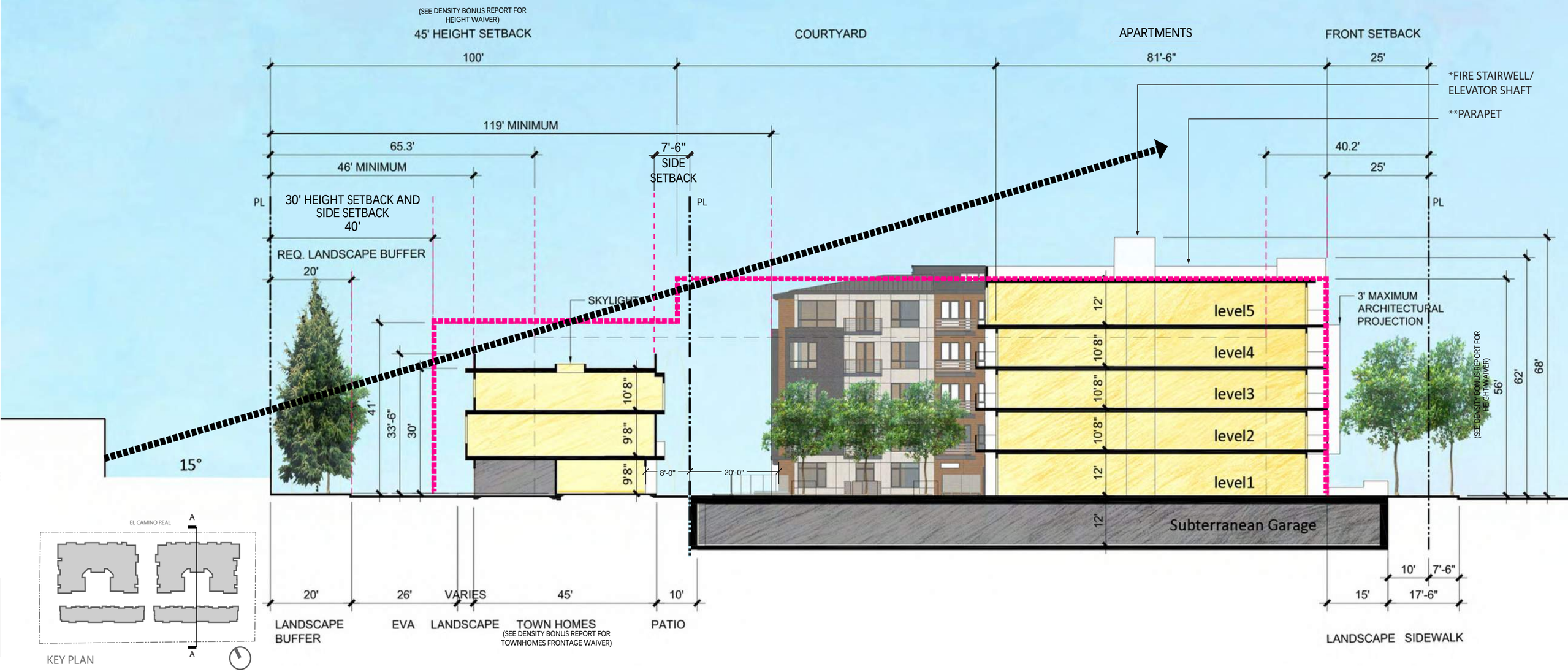

ILLUSTRATIVE BUILDING SECTION AP0.22

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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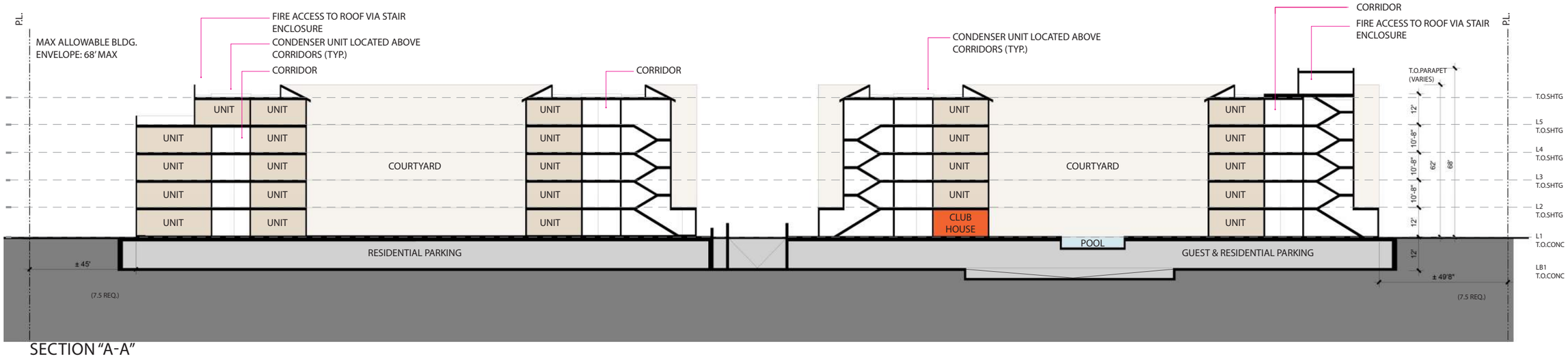
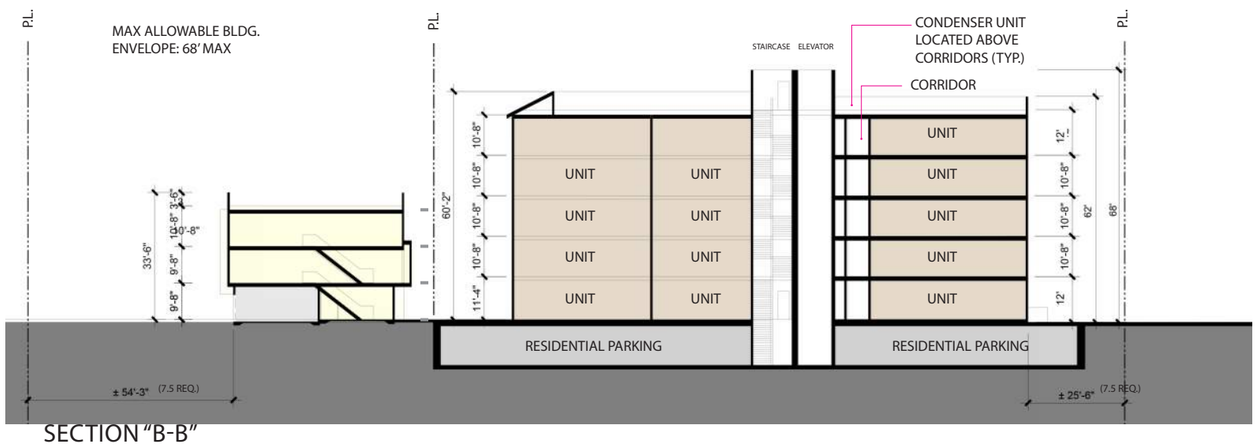
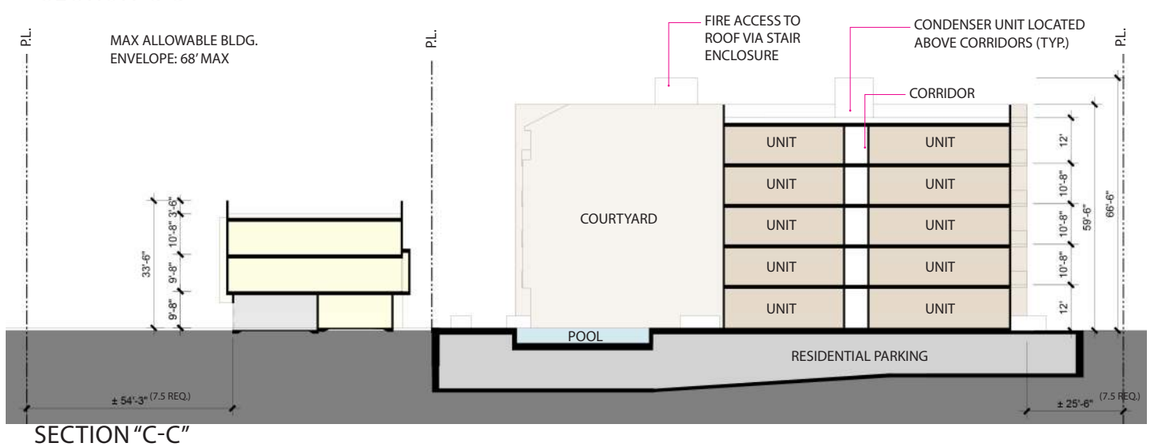
BUILDING SECTIONS A-A, B-B, & C-C



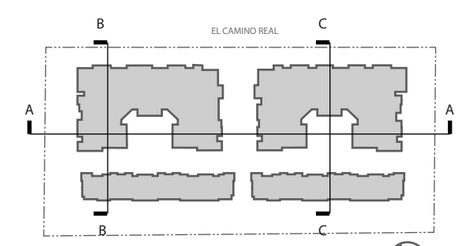
SECTION "A-A"



SECTION "B-B"



SECTION "C-C"



KEY PLAN

BUILDING SECTIONS

AP0.23

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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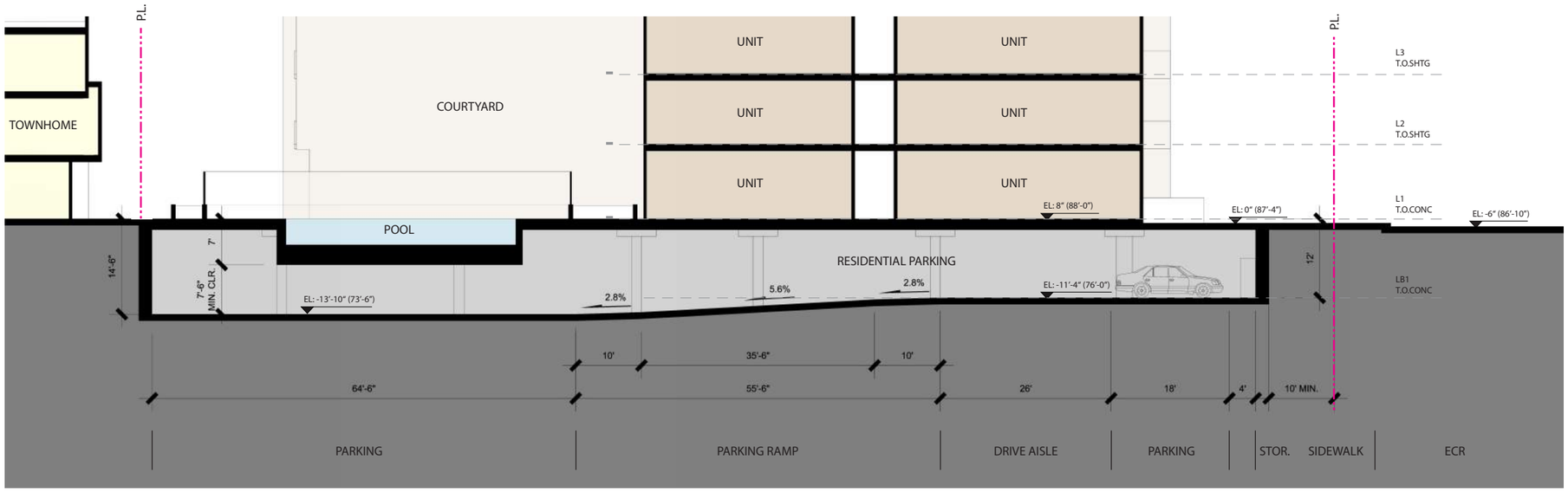
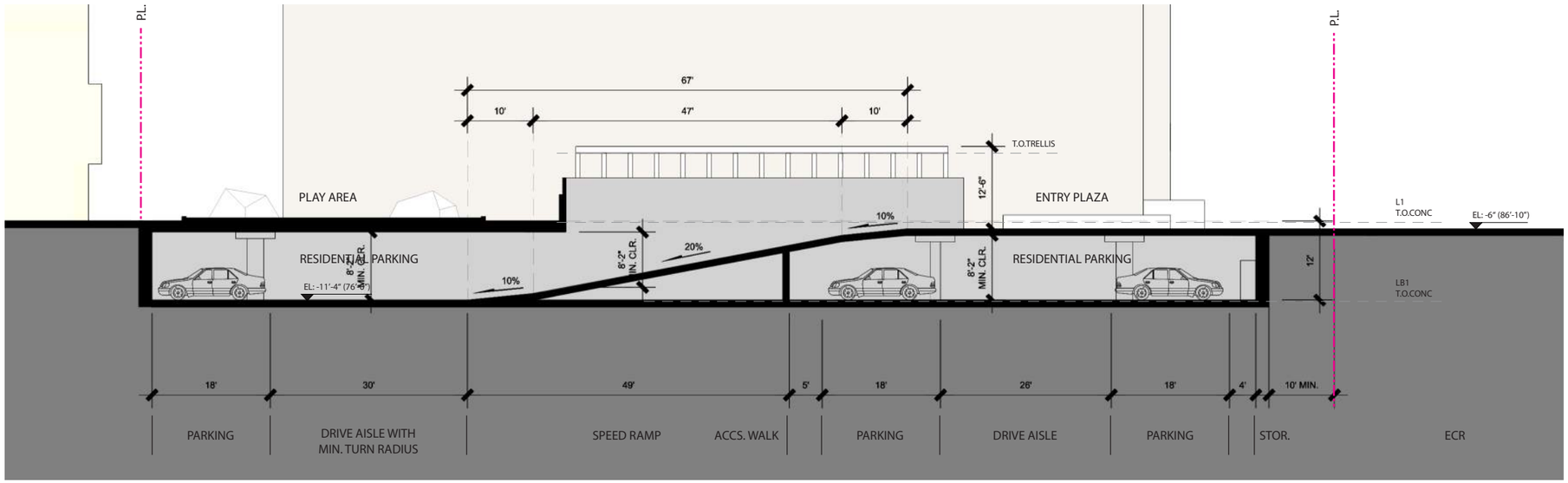
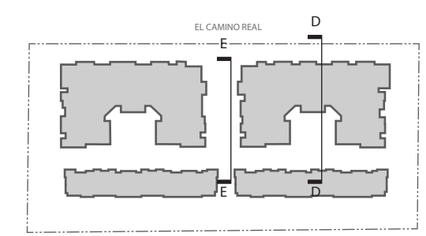
BUILDING SECTIONS D-D & E-E



SECTION "D-D"



SECTION "E-E"



KEY PLAN

BUILDING SECTIONS

AP0.24

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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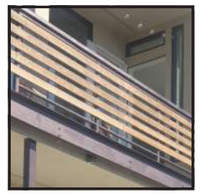
COLORS & MATERIALS

STUCCO COLOR #1 (SMOOTH TROWELED)



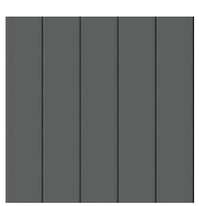
STEEL CABLE RAILING W/ BOARD

BOARD & BATTEN

EXTERIOR PLASTER #2 (SMOOTH TROWELED)

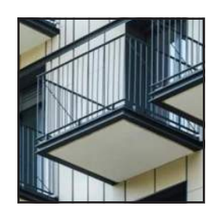
METAL AWNING

HORIZONTAL SIDING



VERTICAL SIDING

METAL TRELLIS/ CANOPY



METAL RAILING (TYP.)

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
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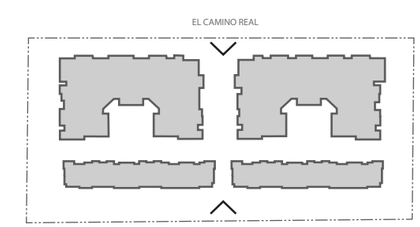

KEY PLAN

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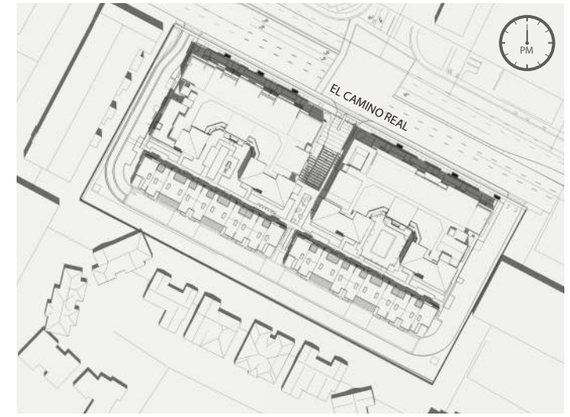
SHADOW STUDY

SUMMER SOLSTICE

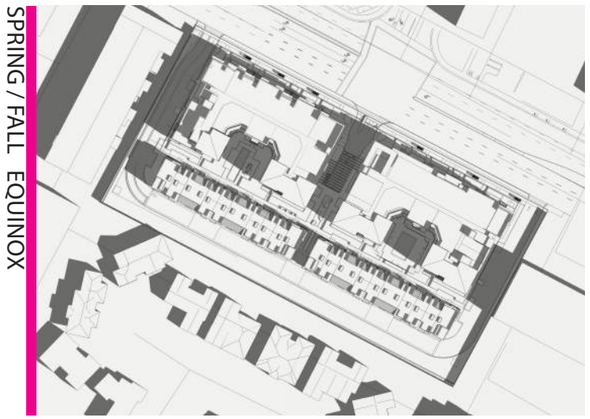
JUNE 21 AT 9:00 AM



JUNE 21 AT 12:00 PM

JUNE 21 AT 3:00 AM

SPRING / FALL EQUINOX

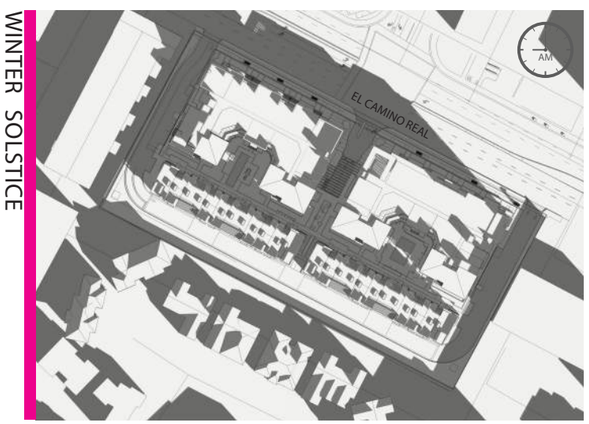


MARCH / SEPTEMBER 21 AT 9:00 AM

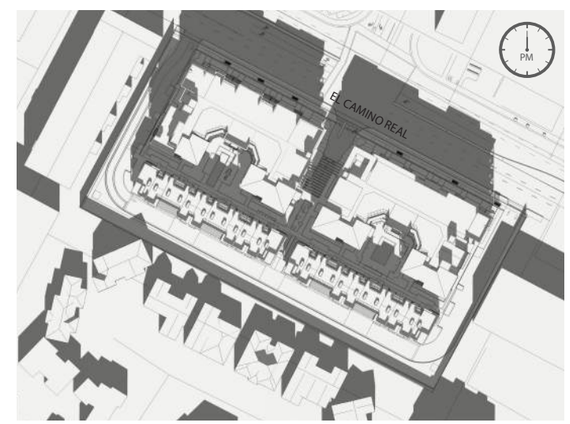
MARCH / SEPTEMBER 21 AT 12:00 PM

MARCH / SEPTEMBER 21 AT 3:00 PM

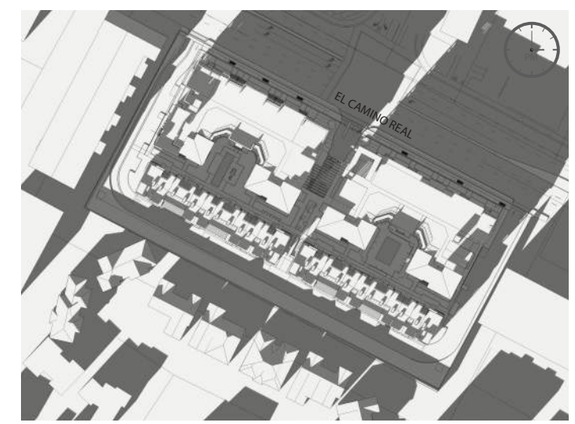
WINTER SOLSTICE



DECEMBER 21 AT 9:00 AM



DECEMBER 21 AT 12:00 PM



DECEMBER 21 AT 3:00 PM

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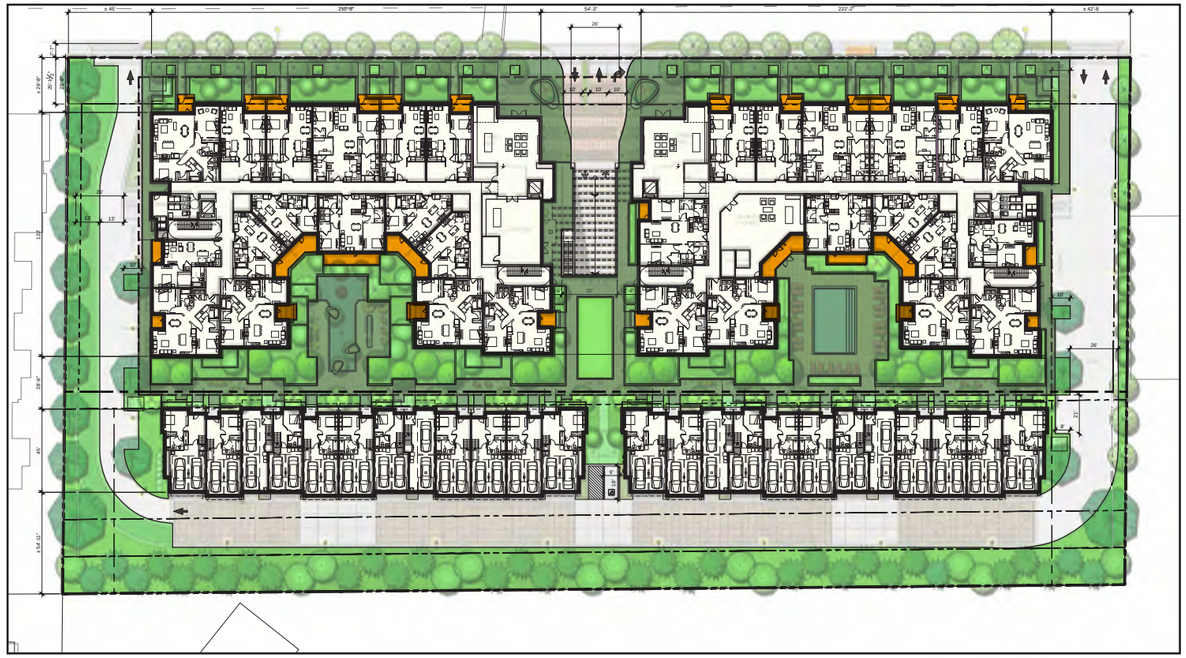
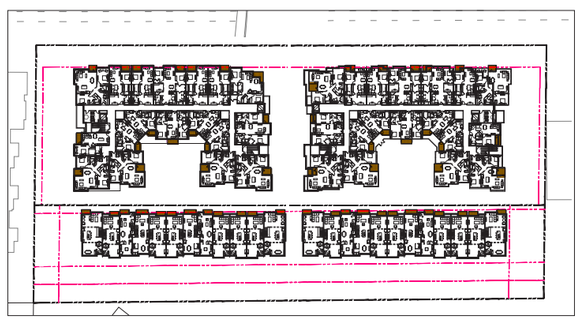


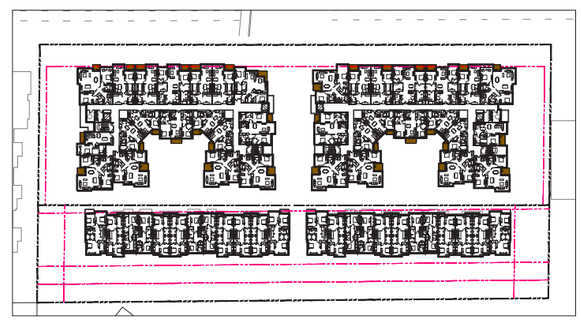
GROUND FLOOR

PRIVATE OPEN SPACE : 3,500 SF
COMMON OPEN SPACE: 62,880 SF



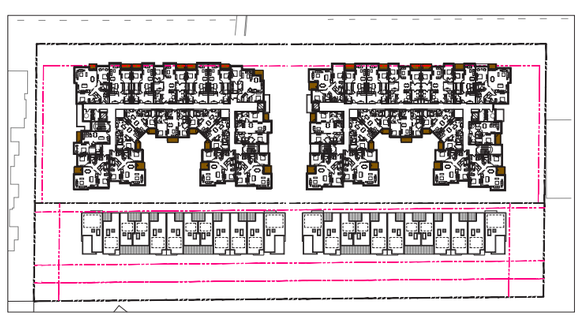
2ND FLOOR

PRIVATE OPEN SPACE : 3,350 SF



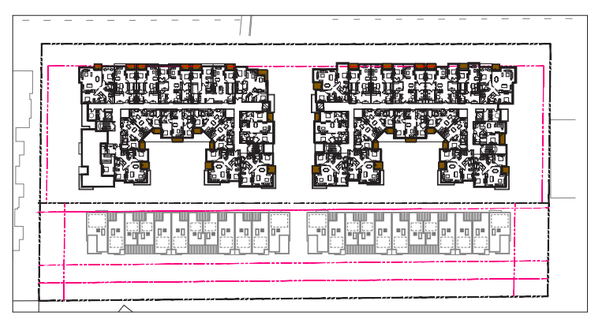
3RD FLOOR

PRIVATE OPEN SPACE : 2,150 SF



4TH FLOOR

PRIVATE OPEN SPACE : 2,150 SF



5TH FLOOR

PRIVATE OPEN SPACE : 2,000 SF

LEGEND

- TOTAL PRIVATE OPEN SPACE
- COMMON OPEN SPACE (NON-PERMEABLE SURFACE)
- COMMON OPEN SPACE (PERMEABLE SURFACE)

FRONT SETBACK LANDSCAPE REQUIREMENT

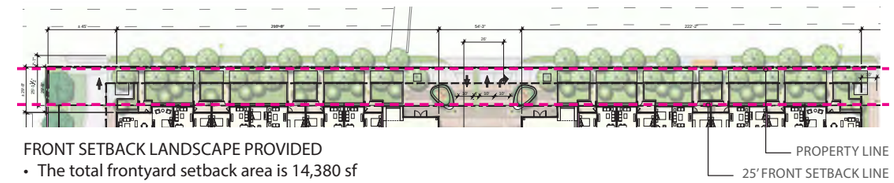
PER LOS ALTOS MUNICIPAL CODE SECTION 14.50.090

FRONT SETBACK LANDSCAPE REQUIRED

- The minimum front yard depth shall be twenty-five (25) feet, with a minimum of fifty (50) percent of which shall be landscaped

APARTMENTS

14,380 SF	REQUIRED	PROVIDED
FRONT SETBACK LANDSCAPE AREA	7,190 SF	7,190 SF

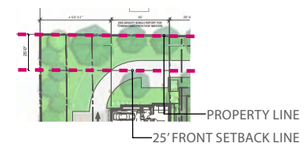


FRONT SETBACK LANDSCAPE PROVIDED

- The total frontyard setback area is 14,380 sf
- The total landscape area is 7,190 sf, which is 50% of this setback area
- Project is in compliance of setback area requirement.

TOWNHOMES

2,711 SF	REQUIRED	PROVIDED
FRONT SETBACK LANDSCAPE AREA	1,356 SF	1,505 SF



FRONT SETBACK LANDSCAPE PROVIDED

- The total frontyard setback area is 2,711 sf
- The total landscape area is 1,505 sf, which is 55% of this setback area
- Project is in compliance of setback area requirement.
- See Density Bonus Report for townhomes frontage waiver.

OPEN SPACE CALCULATION

PER LOS ALTOS MUNICIPAL CODE SECTION 14.50.150 (CT DISTRICTS)

196 UNITS	REQUIRED	PROVIDED	
PRIVATE OPEN SPACE	9,800 SF	13,150 SF	
NON-PERMEABLE SURFACE		20,176 SF	32%
PERMEABLE SURFACE		42,704 SF	68%
COMMON OPEN SPACE	3,200 SF	62,880 SF	100%

PRIVATE OPEN SPACE REQUIRED

- An average of fifty (50) square feet of private open space shall be provided for the total number of dwelling units within a project.
- 196 units X 50 sf = 9,800 sf

PRIVATE OPEN SPACE PROVIDED

- The average private open space per apartment unit is 69.5 sf. 172 units X 69.5 sf = 11,950 sf.
- The average private open space per town 24 townhomes X 50 sf = 1,200 sf
- The total private open space is 13,150 sf.

COMMON OPEN SPACE REQUIRED

- Fifty-one (51) or more units: a minimum of three thousand two hundred (3,200) square feet of common open space shall be provided.
- Common open space areas shall be surfaced with any practical combination of landscaping, paving, decking, concrete, or other serviceable material with no more than fifty (50) percent of the area at grade level covered with a non-permeable surface.

COMMON OPEN SPACE PROVIDED

- The total non-permeable surface area is 20,176 sf (32%)
- The total permeable surface area is 42,704 sf (68%)
- The total common open space is 62,880 sf

OPEN SPACE CALCULATIONS

AP0.27

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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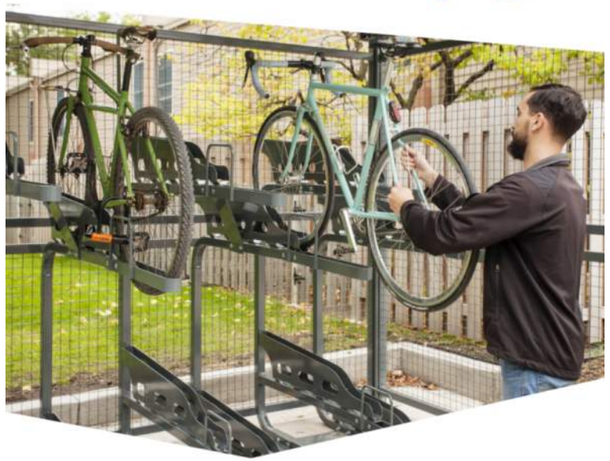
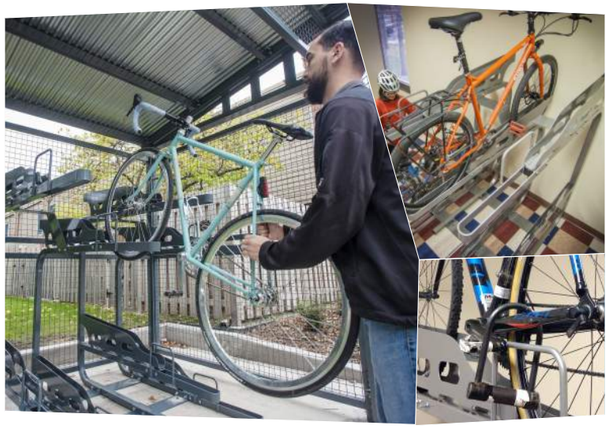


Dero **Duplex**

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard u-locks.

Patent D758,545



FINISH OPTIONS

Galvanized

Stainless

Powder Coat

White, Black, Light Gray RAL 7042, Deep Red RAL 3003, Yellow RAL 1023, CNH Bright Yellow, Orange RAL 2004, Beige RAL 1001, Iron Gray RAL 7011, Hunter Green RAL 6005, Light Green RAL 6018, Green RAL 6016, Sepia Brown RAL 8014, Blue RAL 5005, Sky Blue RAL 5015, Dark Purple, Flat Black, Wine Red RAL 3005, Bronze, Silver RAL 9007

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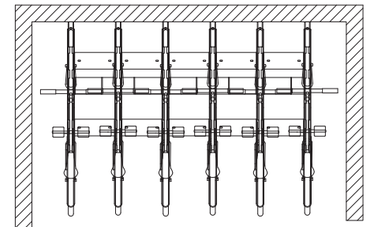
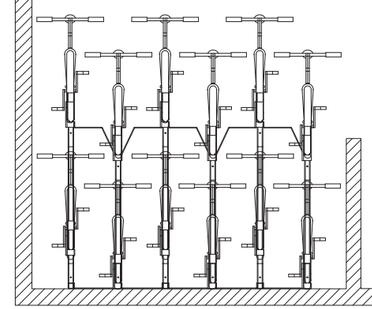
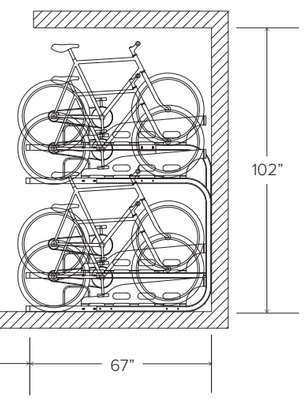
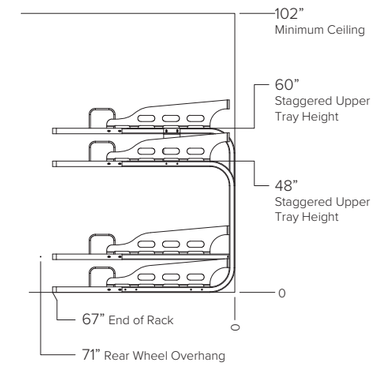
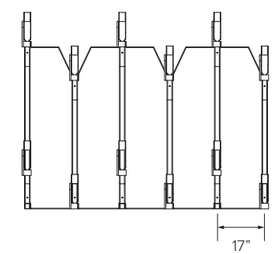
DERO | Dero **Duplex**



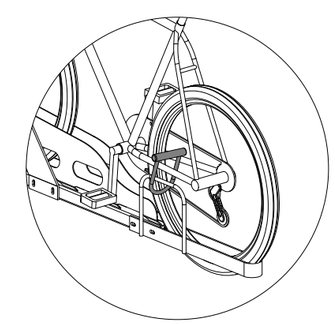








CAPACITY	Varies per configuration Minimum 6 bike system required for stability
MATERIALS	**Main frame tube:** 2” 11g square tube **Connector plates:** 1/4” plate **Bike trays:** 11g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat ☐ **Stainless** 304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.
MOUNT OPTIONS	**Surface only** Each connector plate accepts 3/8” wedge anchors.



U-lock compatible

BIKE PARKING - DERO DECKER OR SIMILAR

AP0.28

BDE ARCHITECTURE | PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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PROPOSED VESTING TENTATIVE MAP CONFORMS TO THE ORIGINAL APPROVED VESTING TENTATIVE MAP PREPARED BY BKF ENGINEERS AS A PART OF THE ORIGINAL PROJECT ENTITLEMENT.

NO MODIFICATIONS HAVE BEEN MADE EXCEPT TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS, MODIFICATIONS OF UNIT TYPES, AND REPLACEMENT OF ENGINEER AND OWNER (IDENTIFIED WITH AN *).

VESTING TENTATIVE MAP APPLICATION
FOR CONDOMINIUM PURPOSES
*PROMETHEUS REAL ESTATE GROUP, INC.
5150 EL CAMINO REAL
CITY OF LOS ALTOS
SANTA CLARA COUNTY, CALIFORNIA

GENERAL PROJECT INFORMATION

*	1. OWNER/SUBDIVIDER:	PROMETHEUS REAL ESTATE GROUP, INC. 1900 SOUTH NORFOLK STREET, SUITE 150 SAN MATEO, CA 94403
*	2. ENGINEER:	CARLSON, BARBEE & GIBSON 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 TEL (925) 866-0322
	3. SUBDIVIDED AREA:	165,345 SQ FT (APPROX. 3.80 ACRES)
	4. UTILITIES:	
	WATER SUPPLY:	CAL WATER
	FIRE PROTECTION:	SANTA CLARA COUNTY FIRE
	SEWAGE DISPOSAL:	CITY OF LOS ALTOS
	STORM DRAIN:	CITY OF LOS ALTOS
	GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
	TELEPHONE:	AT&T
	CABLE TELEVISION:	COMCAST
	5. APN:	170-04-066
	6. ZONING:	CT COMMERCIAL THOROUGHFARE
	7. LAND USE:	THOROUGHFARE COMMERCIAL
	8. GENERAL PLAN:	EL CAMINO REAL
	9. FLOOD ZONE DESIGNATION:	ZONE X PER MAP #0685C0038H AREA OF 0.2% ANNUAL CHANCE FLOODPLANE
*	10. NUMBER OF LOTS:	2
*	11. NUMBER OF RESIDENTIAL APARTMENTS	172
*	12. NUMBER OF RESIDENTIAL TOWNHOME STYLE CONDOMINIUMS:	24

VICINITY MAP
NTS

TABLE OF CONTENTS

NUMBER	DESCRIPTION
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	CIVIL SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY MAP
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.0	BASEMENT VEHICULAR TRUCK TURNING
C6.1	BASEMENT VEHICULAR TRUCK TURNING

BENCHMARK

BRASS DISK NEAR THE SOUTHEASTERLY CORNER OF THE NORTHEAST HEADWALL AT CALIFORNIA AVENUE AND PERMANENTE CREEK. CITY OF MOUNTAIN VIEW
ELEVATION = 78.20

BASIS OF BEARINGS

THE BEARING OF NORTH 47°16'42" EAST ALONG THE CENTERLINE OF MURCHISON DRIVE AS SHOWN ON THE SUBDIVISION MAP FILED FOR RECORD ON MAY 5, 1954, IN BOOK 38 OF MAPS AT PAGES 48 & 49, ORIGINAL RECORDS OF SAN MATEO COUNTY, WAS TAKE AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
STORM DRAIN LINE		
SANITARY SEWER LINE		
WATER LINE		
FIRE LINE		
BIORETENTION AREA		
PERVIOUS TURF BLOCK		
FIRE HYDRANT	FH	
FIRE DEPARTMENT CONNECTION		
FIRE WATER BACKFLOW PREVENTER		
DOMESTIC WATER BACKFLOW PREVENTER		
POST INDICATOR VALVE		
WATER BOX (WB)		
WATER VALVE (WV)		
AREA LIGHT		
TRAFFIC SIGNAL (TS)		
TRAFFIC SIGNAL BOX (TSB)		
STREET LIGHT		
STREET LIGHT BOX (SLB)		
ELECTRICAL BOX (EB)		
CURB STORM DRAIN INLET (SDDI)		
STORM DRAIN OVERFLOW INLET		
MANHOLE		
SANITARY SEWER MANHOLE (SSMH)		
STORM DRAIN MANHOLE (SDMH)		
AREA DRAIN		
MONITORING WELL		
CLEAN OUT		

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
APN	ASSESSOR PARCEL NUMBER	HDPE	HIGH DENSITY POLYETHYLNE	SDCB	STORM DRAIN CATCH BASIN
APPROX	APPROXIMATE	HP	HIGH POINT	SDCI	STORM DRAIN CURB INLET
BFP	BACK FLOW PREVENTION DEVICE	INV	INVERT	SDCO	STORM DRAIN CLEANOUT
BLDG	BUILDING	IRR	IRRIGATION	SDE	STORM DRAIN EASEMENT
BW	BACK OF WALK	JP	JOINT POLE	SDJB	STORM DRAIN JUNCTION BOX
C&G	CURB AND GUTTER	JT	JOINT TRENCH	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	LF	LINEAR FOOT	SHT	SHEET
CD	CURB DRAIN	LG	LIP OF GUTTER	SL	STREET LIGHT
CI	CURB INLET	LP	LOW POINT	SQFT	SQUARE FEET
CONC	CONCRETE	MAX	MAXIMUM	SS	SANITARY SEWER
CY	CUBIC YARDS	MIN	MINIMUM	SSCO	SANITARY SEWER CLEANOUT
DEMO	DEMOLITION	MH	MANHOLE	SSMH	SANITARY SEWER MANHOLE
DI	DROP INLET	MON	MONUMENT	SW, S/W	SIDEWALK
DW	DOMESTIC WATER	(N)	NEW	STD	STANDARD
DW, D/W, DWY	DRIVEWAY	NO.	NUMBER	SWE	SIDEWALK EASEMENT
E, ELEC	ELECTRIC	NTS	NOT TO SCALE	TC	TOP OF CURB
(E), EX, EXIST	EXISTING	PG&E	PACIFIC GAS & ELECTRIC	TEL, TELE	TELEPHONE
EB	ELECTRIC BOX	PGE	PG&E EASEMENT	TG	TOP OF GRATE
EG	EXISTING GROUND	PGETLE	PG&E TOWER LINE EASEMENT	THRU	THROUGH
EL, ELEV	ELEVATION	PIV	POST INDICATOR VALVE	TM	TENTATIVE MAP
EP	EDGE OF PAVEMENT	P/L	PROPERTY LINE	TOS	TOP OF SLAB
ESMT	EASEMENT	POC	POINT OF CONNECTION	TRANS	TRANSFORMER
ETW	EDGE OF TRAVELED WAY	PR, PROP	PROPOSED	TS	TRAFFIC SIGNAL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PRV	PRESSURE REDUCING VALVE	TSB/TSPB	TRAFFIC SIGNAL BOX
FC	FACE OF CURB	PSE	PUBLIC SURVEY EASEMENT	TTA	TOP OF TREATMENT SOIL
FDC	FIRE DEPARTMENT CONNECTION	R	RADIUS	TYP	TYPICAL
FF	FINISHED FLOOR	RCP	REINFORCED CONCRETE PIPE	UB	UTILITY BOX
FG	FINISH GRADE	RE	ROADWAY EASEMENT	UE	UTILITY EASEMENT
FH	FIRE HYDRANT	RIM	RIM ELEVATION	USD	UNION SANITARY DISTRICT
FL	FLOW LINE	R/W. R-O-W	RIGHT OF WAY	VCP	VITRIFIED CLAY PIPE
FS	FINISHED SURFACE	RTE	RAIL TRACK EASEMENT	W	WATER
GB	GRADE BREAK	RUE	ROAD UTILITY EASEMENT	WL	WATER LINE
GM	GAS METER	S	SLOPE	WM	WATER METER
HC/HCR	HANDICAP RAMP	SD	STORM DRAIN	WV	WATER VALVE
				W/	WITH

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Sheet Title:
VESTING TENTATIVE MAP COVER SHEET

Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
Drawn By:	MA

Sheet No:
C0.0

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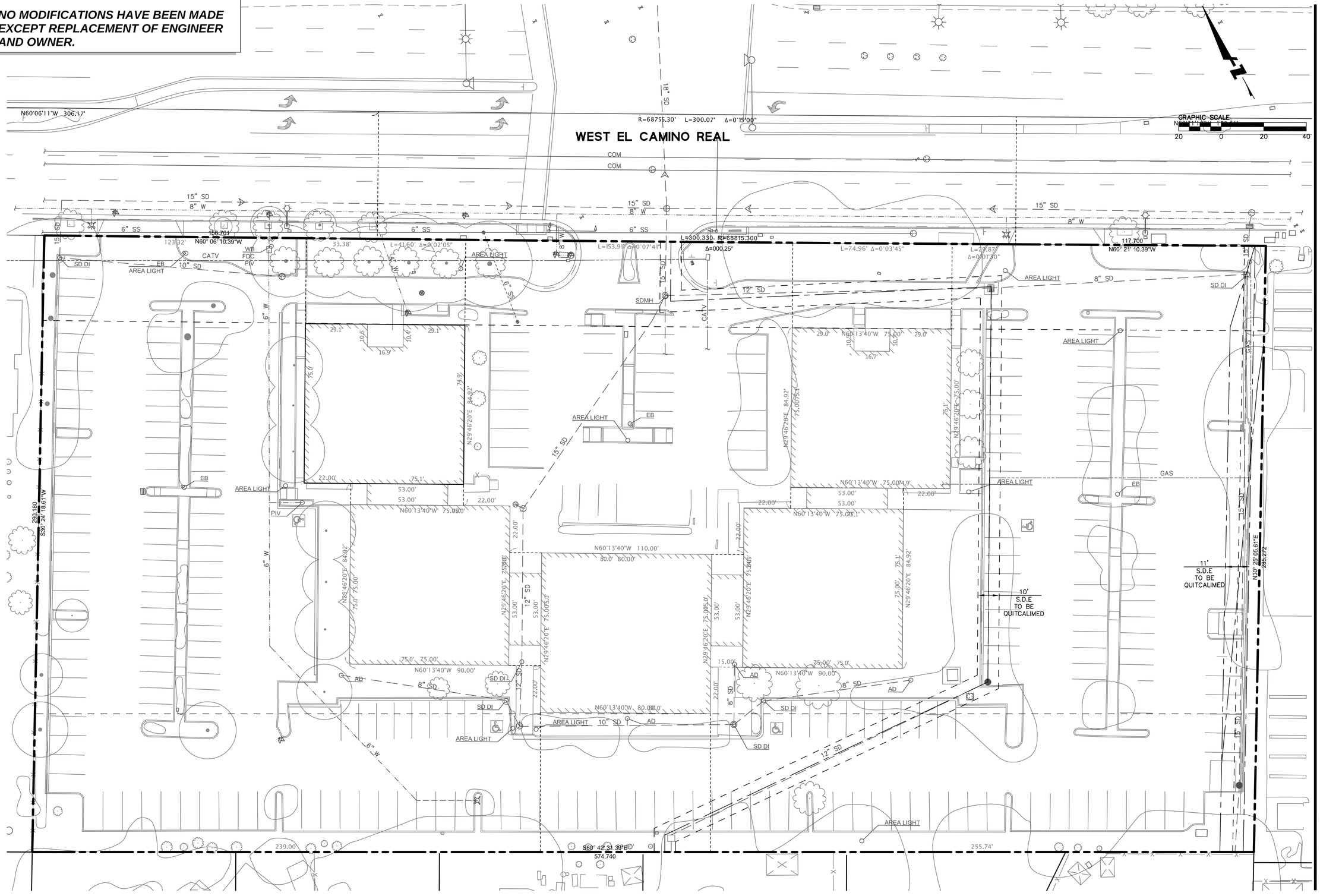
NO MODIFICATIONS HAVE BEEN MADE EXCEPT REPLACEMENT OF ENGINEER AND OWNER.



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Sheet Title:

EXISTING CONDITIONS

Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
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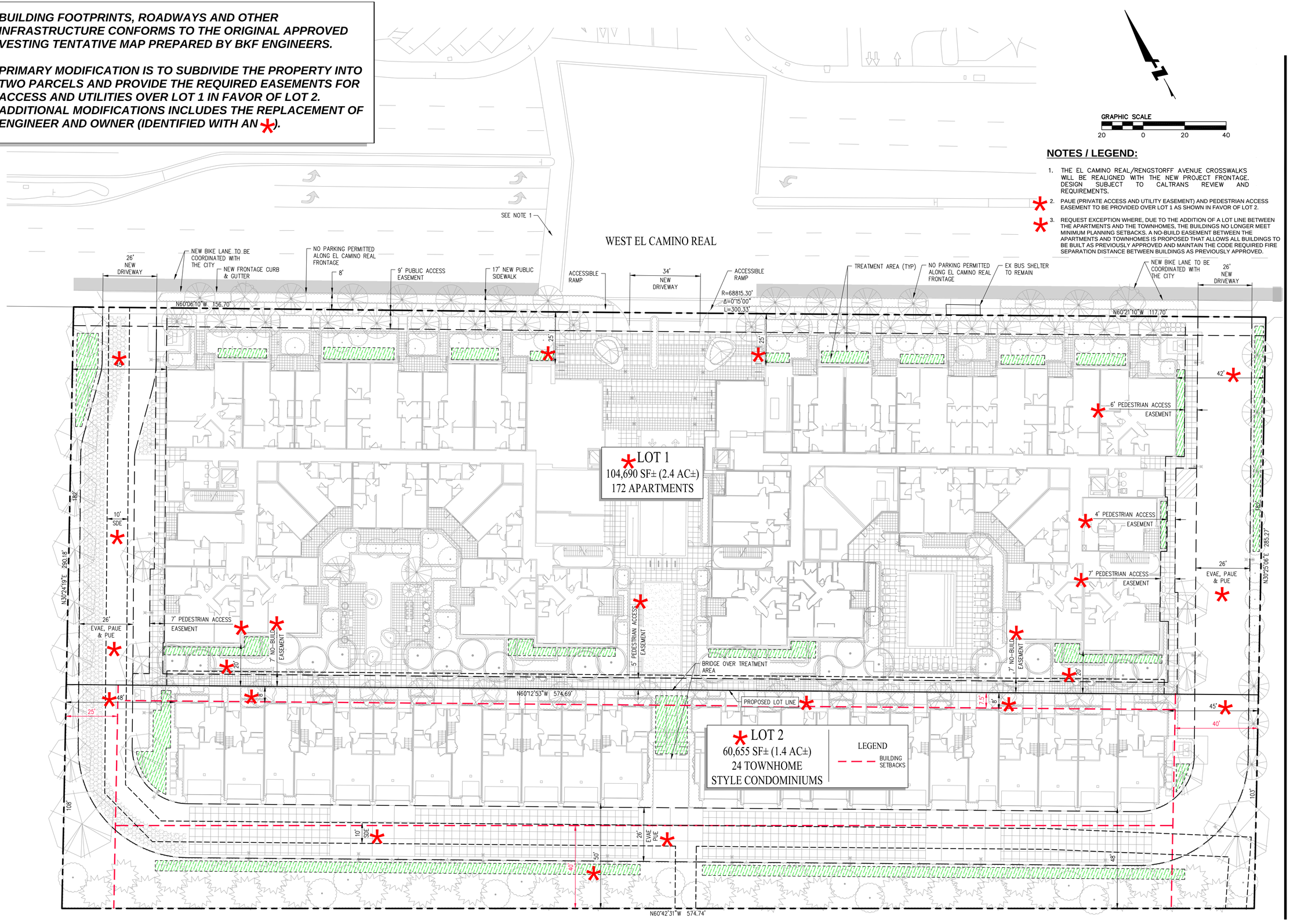
Sheet No:

C1.0

BUILDING FOOTPRINTS, ROADWAYS AND OTHER INFRASTRUCTURE CONFORMS TO THE ORIGINAL APPROVED VESTING TENTATIVE MAP PREPARED BY BKF ENGINEERS.

PRIMARY MODIFICATION IS TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS AND PROVIDE THE REQUIRED EASEMENTS FOR ACCESS AND UTILITIES OVER LOT 1 IN FAVOR OF LOT 2. ADDITIONAL MODIFICATIONS INCLUDES THE REPLACEMENT OF ENGINEER AND OWNER (IDENTIFIED WITH AN *).



NOTES / LEGEND:

1. THE EL CAMINO REAL/RENGSTORFF AVENUE CROSSWALKS WILL BE REALIGNED WITH THE NEW PROJECT FRONTAGE. DESIGN SUBJECT TO CALTRANS REVIEW AND REQUIREMENTS.
2. * PAUE (PRIVATE ACCESS AND UTILITY EASEMENT) AND PEDESTRIAN ACCESS EASEMENT TO BE PROVIDED OVER LOT 1 AS SHOWN IN FAVOR OF LOT 2.
3. * REQUEST EXCEPTION WHERE, DUE TO THE ADDITION OF A LOT LINE BETWEEN THE APARTMENTS AND THE TOWNHOMES, THE BUILDINGS NO LONGER MEET MINIMUM PLANNING SETBACKS. A NO-BUILD EASEMENT BETWEEN THE APARTMENTS AND TOWNHOMES IS PROPOSED THAT ALLOWS ALL BUILDINGS TO BE BUILT AS PREVIOUSLY APPROVED AND MAINTAIN THE CODE REQUIRED FIRE SEPARATION DISTANCE BETWEEN BUILDINGS AS PREVIOUSLY APPROVED.

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Sheet Title:
CIVIL SITE PLAN

Job No.	3165
Date:	05/20/2022
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Sheet No:
C2.0

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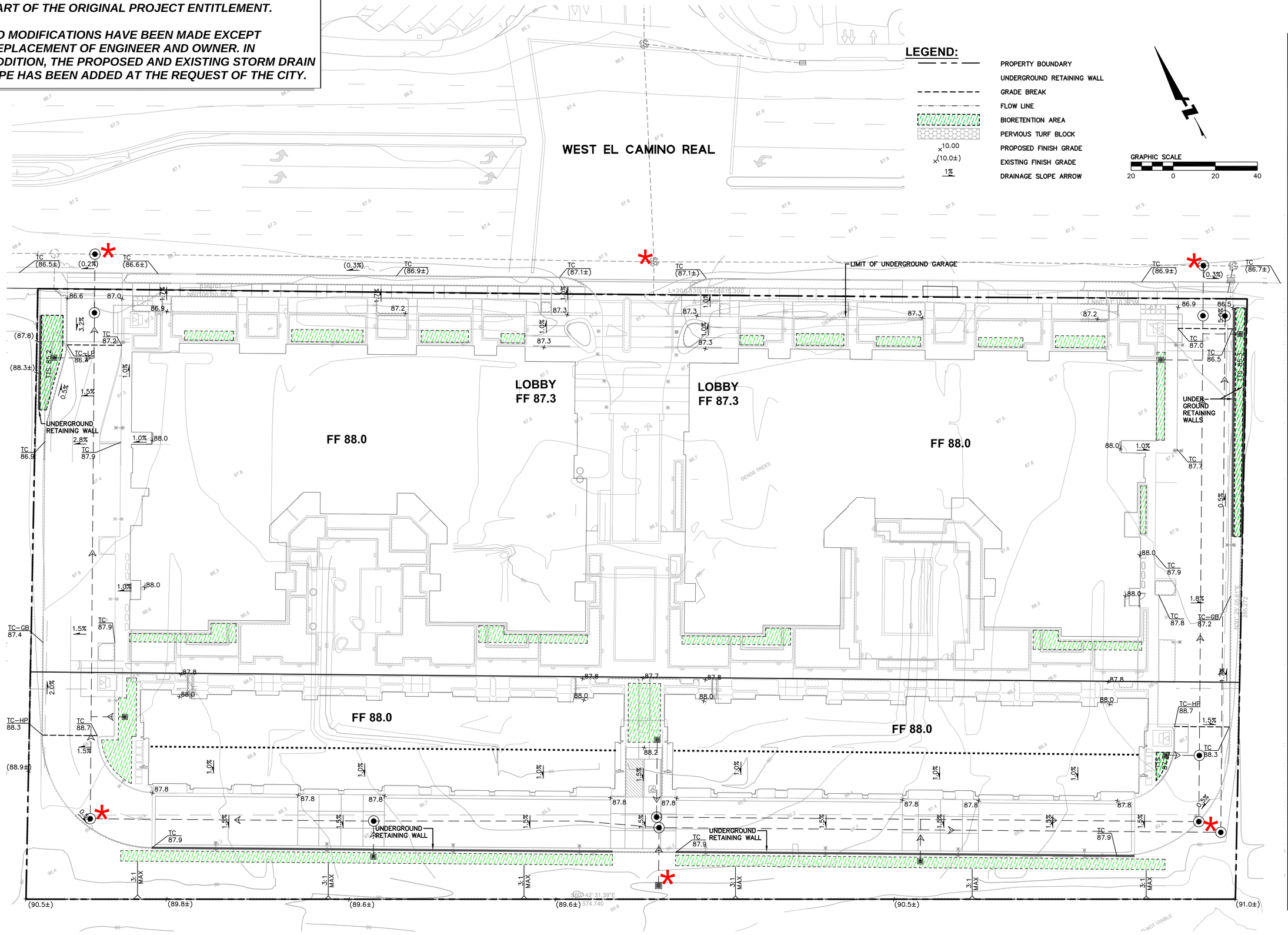
NO MODIFICATIONS HAVE BEEN MADE EXCEPT REPLACEMENT OF ENGINEER AND OWNER. IN ADDITION, THE PROPOSED AND EXISTING STORM DRAIN PIPE HAS BEEN ADDED AT THE REQUEST OF THE CITY.



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Sheet Title:

PRELIMINARY GRADING AND DRAINAGE PLAN

Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
Drawn By:	MA

Sheet No:

C3.0

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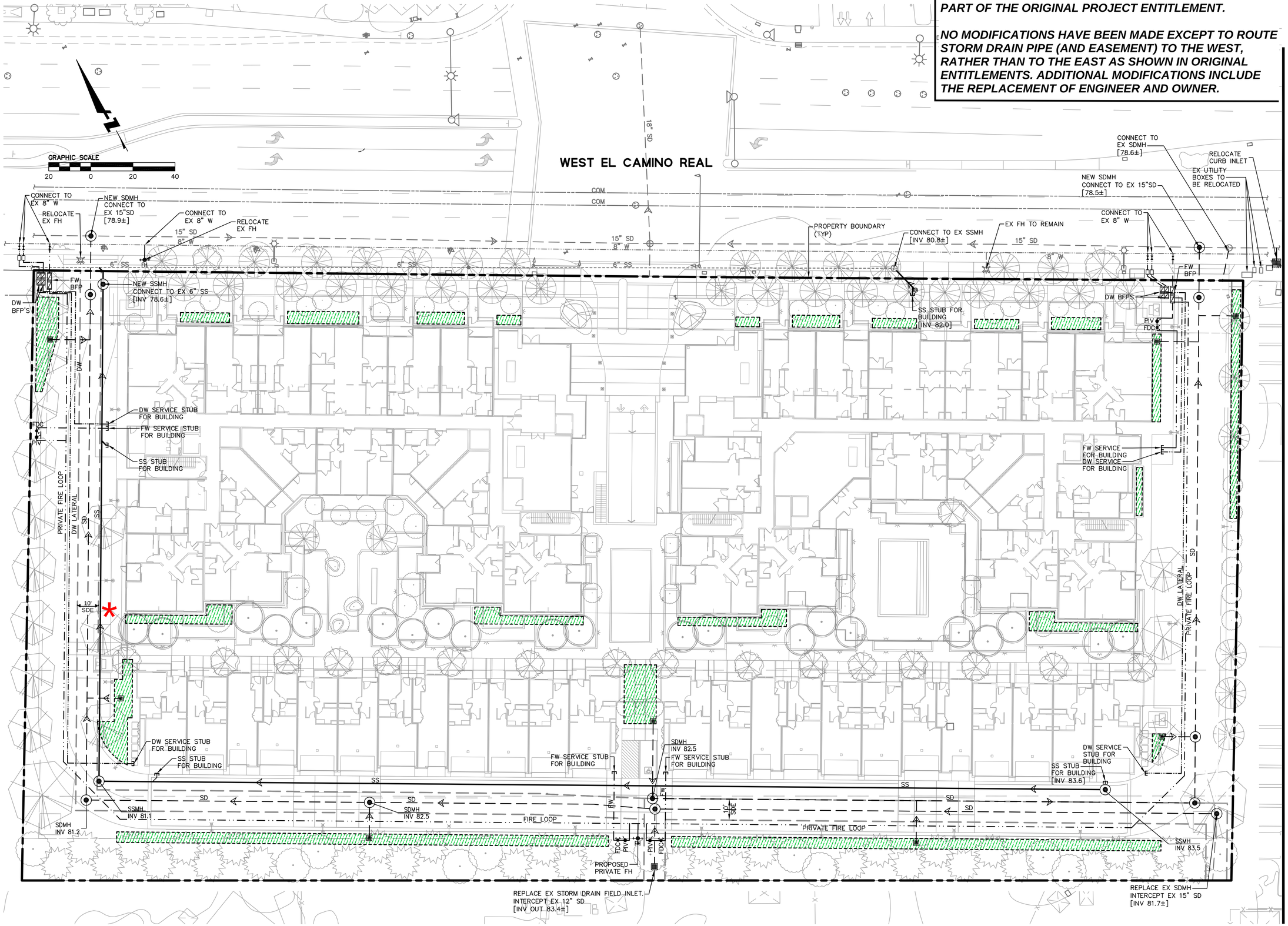
NO MODIFICATIONS HAVE BEEN MADE EXCEPT TO ROUTE STORM DRAIN PIPE (AND EASEMENT) TO THE WEST, RATHER THAN TO THE EAST AS SHOWN IN ORIGINAL ENTITLEMENTS. ADDITIONAL MODIFICATIONS INCLUDE THE REPLACEMENT OF ENGINEER AND OWNER.



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Sheet Title:

PRELIMINARY UTILITY PLAN

Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
Drawn By:	MA

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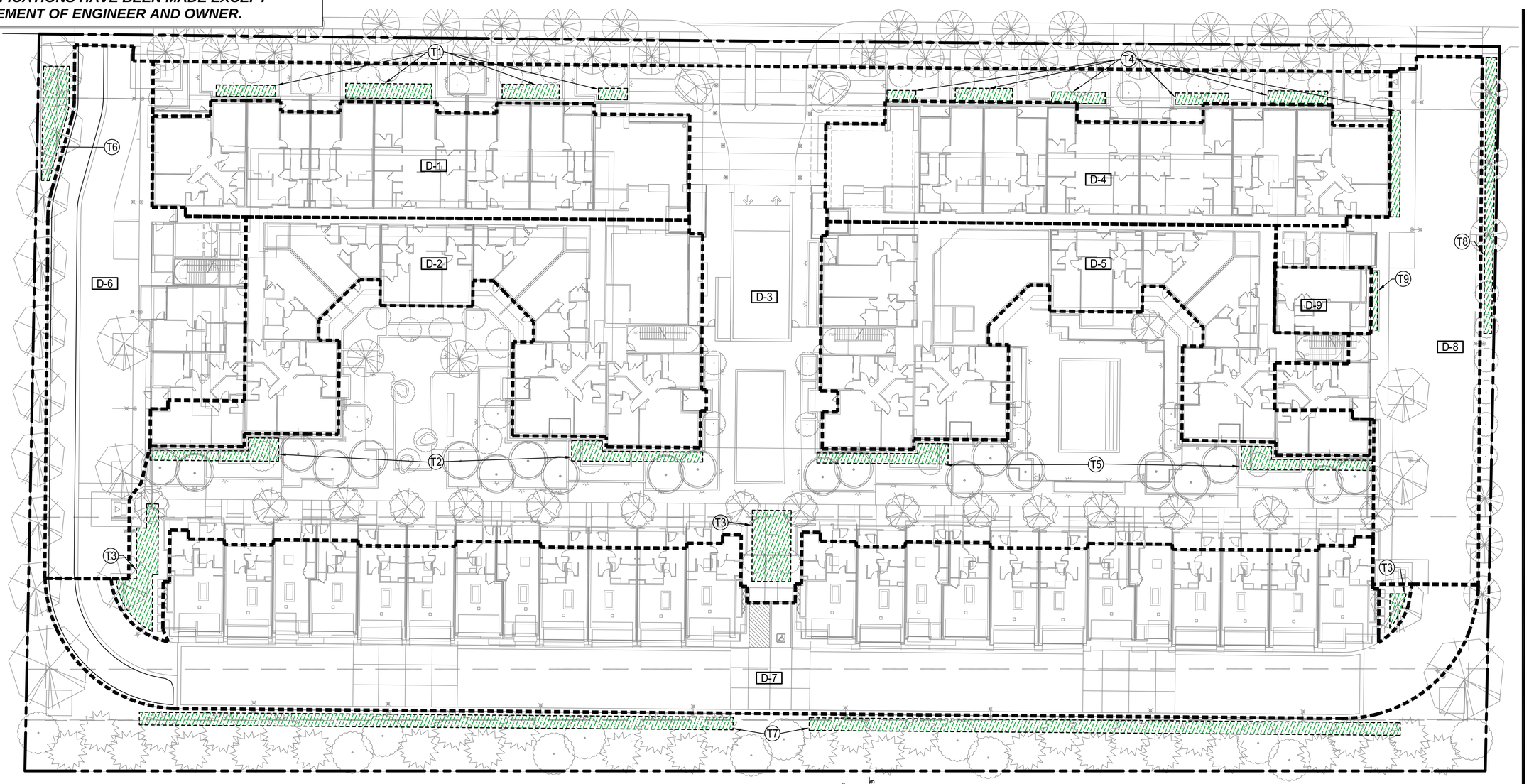


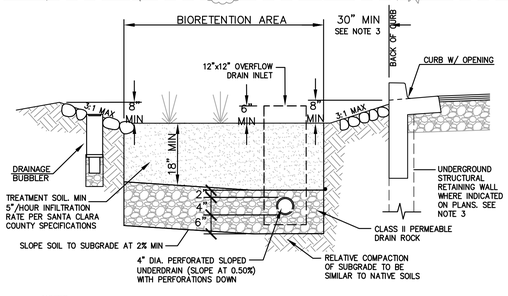
LEGEND:

- DRAINAGE AREA BOUNDARY
- BIORETENTION AREA
- PERVIOUS TURF BLOCK
- D-7 DRAINAGE MANAGEMENT AREA DESIGNATION
- T3 BIORETENTION AREA DESIGNATION

STORMWATER MANAGEMENT TABLE

DRAINAGE AREA DESIGNATION	DRAINAGE AREA (SF)	PERVIOUS AREA (SF)	WEIGHTED CUMULATIVE DRAINAGE AREA (SF)	TREATMENT AREA DESIGNATION	TREATMENT AREA TYPE	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
D-1	9,101	0	9,101	T1	FLOW-THRU	364	478
D-2	12,199	0	12,199	T2	FLOW-THRU	488	518
D-3	22,228	0	22,228	T3	BIORETENTION	889	895
D-4	9,760	0	9,760	T4	FLOW-THRU	390	667
D-5	12,354	0	12,354	T5	FLOW-THRU	494	521
D-6	10,552	2,087	8,674	T6	BIORETENTION	347	359
D-7	33,923	687	33,305	T7	BIORETENTION	1332	2,331
D-8	8,538	0	8,538	T8	BIORETENTION	342	390
D-9	983	0	983	T9	BIORETENTION	39	63

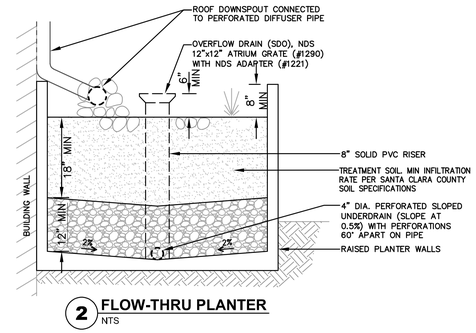
**FLOW THRU PLANTERS AND BIORETENTION AREAS ARE SIZED FOR 4% OF THE IMPERVIOUS AREA DRAINING TO THEM PER THE FLOW TREATMENT SIZING METHOD.



NOTES:

1. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
2. TREATMENT SOIL TO BE UNCOMPACTED AT FINAL CONDITION. KEEP HEAVY EQUIPMENT OUT OF TREATMENT AREAS.
3. STRUCTURAL BIORETENTION RETAINING WALL WITH FOOTING OR CROSS-BRACING REQUIRED AT ALL LOCATIONS WHERE BIORETENTION BASINS ARE LESS THAN 3' FROM CURB OR WALL.

1 BIORETENTION AREA
NTS



2 FLOW-THRU PLANTER
NTS

GRAPHIC SCALE
20 0 20 40

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Sheet Title:
PRELIMINARY STORMWATER MANAGEMENT PLAN

Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:
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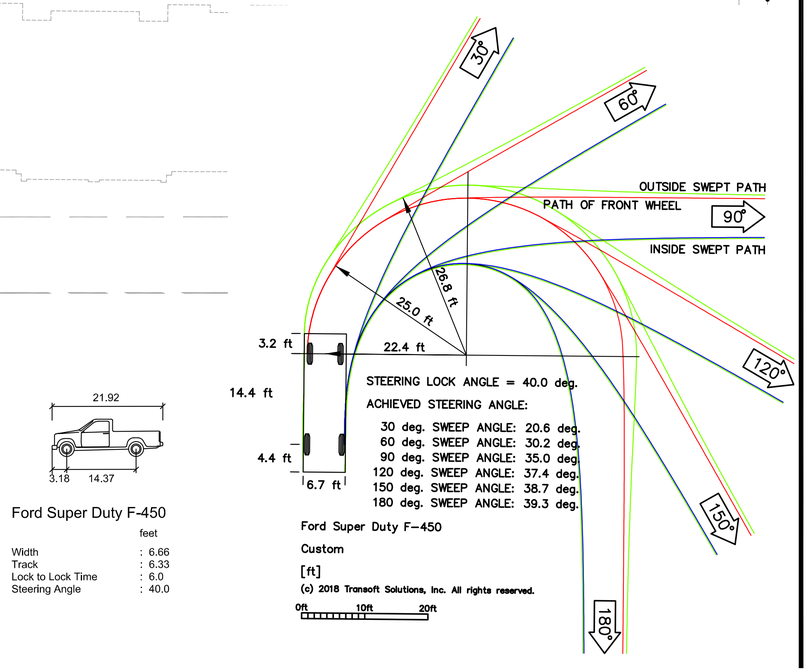

Ford Super Duty F-450

	feet
Width	: 6.66
Track	: 6.33
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

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Sheet Title:

BASEMENT VEHICULAR TRUCK TURNING

Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
Drawn By:	MA

Sheet No:

C6.0

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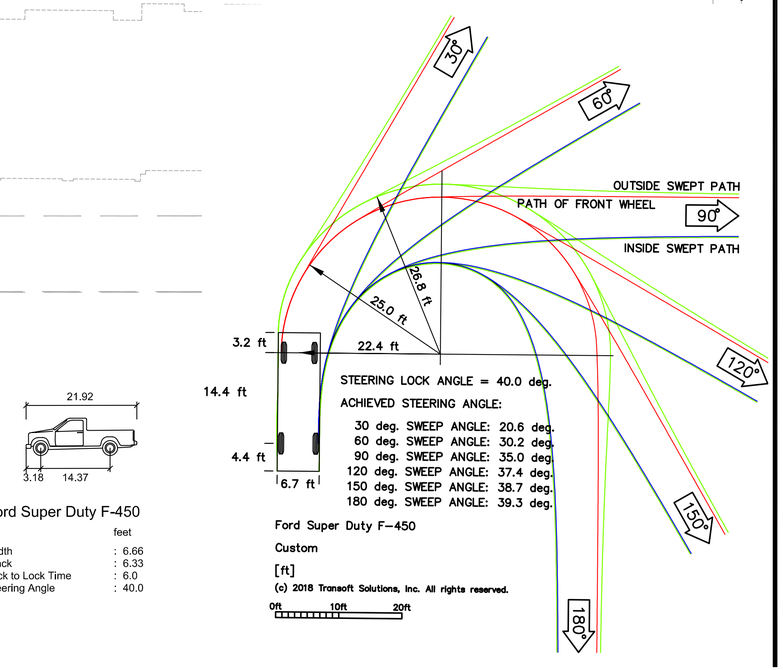

Ford Super Duty F-450

	feet
Width	: 6.66
Track	: 6.33
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

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Sheet Title:

BASEMENT VEHICULAR TRUCK TURNING

Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
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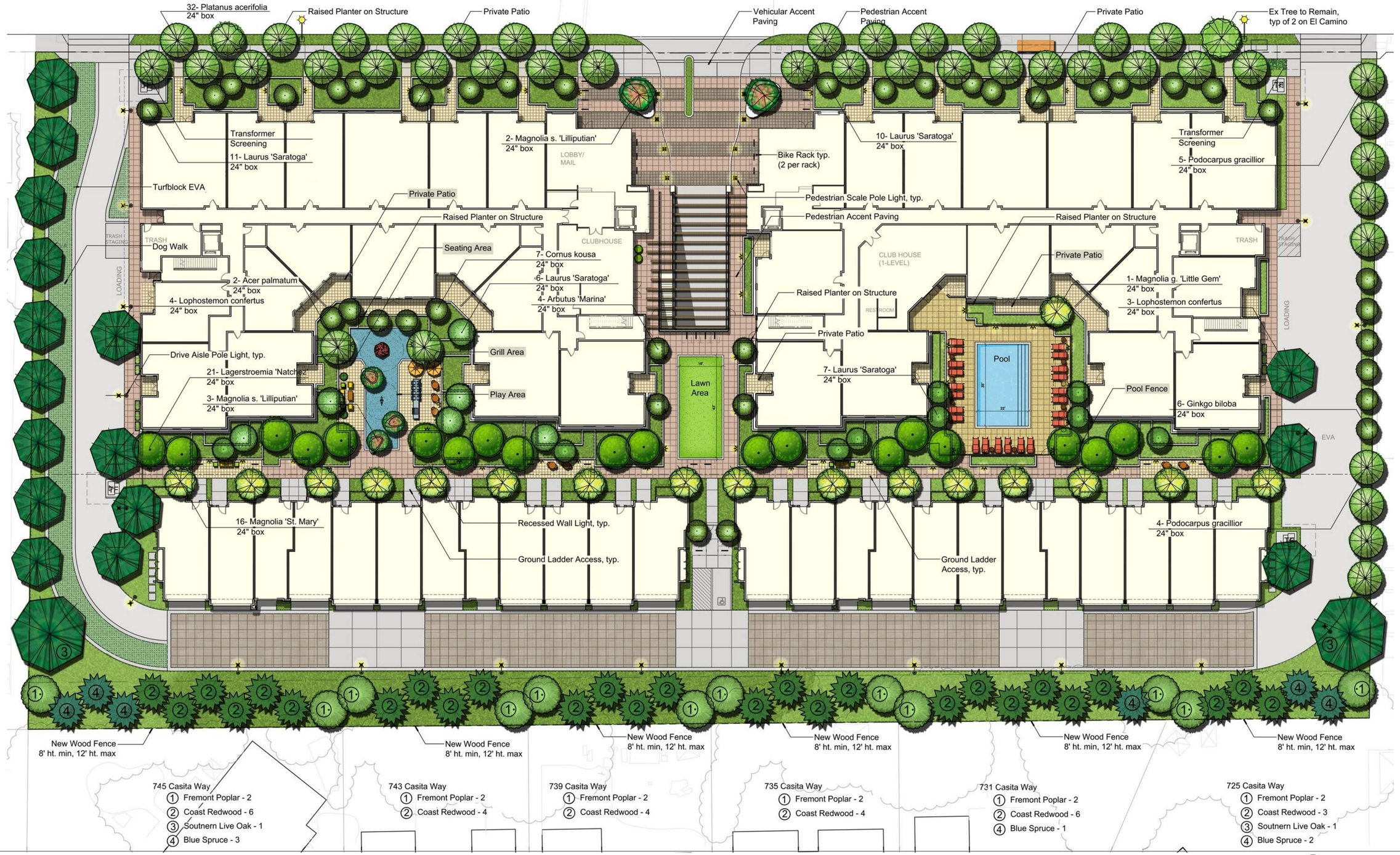
Sheet No:

C6.1



SCHEMATIC LANDSCAPE PLAN

Scale: 1" = 20'
0 10 20 40
North

L-1

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

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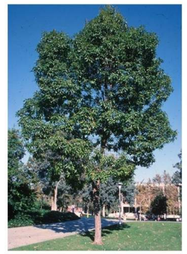
EVERGREEN SCREENING TREES

Live Oak

Afghan Pine


Brisbane Box

Incense Cedar

Fern Pine

STREET AND SHADE TREES

Sweet Bay

Maidenhair Tree

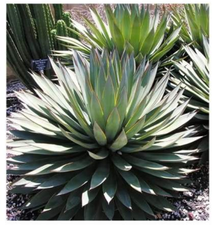
Pyramidal European Hornbeam

London Plane Tree

Red Maple

SHRUBS AND GROUNDCOVERS

Leucadendron


Blue Flame Agave

Lion's Tail

Sweet Pea Shrub

Creeping Coprosma

Myers Asparagus Fern

Kaffir Lily

Euphorbia

Hot Lips Sage

Mexican Heather

Cape Rush

New Zealand Flax

Compact Breath of Heaven

Winter Blooming Bergenia

Lily Turf

PLANT PALETTE

TREES	* 24" box standard unless notes otherwise.			
SIZE	BOTANICAL NAME	COMMON NAME	MAT. SIZE	GR. RATE
*	Acer palmatum	Japanese Maple	20'x20'	Slow
*	Acer r. 'Red Sunset'	'Red Sunset' Maple	15'x45'	Fast
*	Arbutus 'Marina'	Strawberry Tree	30'x30'	Slow
*	Calocedrus decurrens	Incense–Cedar	50'x35'	Fast
*	Cornus kousa	Kousa Dogwood	20'x20'	Medium
*	Chamaerops humilis	Med. Fan Palm	20'x15'	Slow
*	Cupressus s 'Stricta'	Italian Cypress	50'x10'	Medium
*	Fraxinus uhdei	Evergreen Ash	60'x40'	Fast
*	Ginkgo b. 'Fairmount'	Maidenhair Tree	40'x20'	Slow
*	Lagerstroemia 'Natchez'	Crepe Myrtle	25'x20'	Fast
*	Laurus 'Saratoga'	Sweet Bay	25'x15'	Slow
*	Lophostemon confertus	Brisbane Box	40'x25'	Fast
*	Magnolia g. 'Little Gem'	Southern Magnolia	20'x15'	Slow
*	Magnolia s. 'Lilliputian'	Saucer Magnolia	18'x15'	Slow
*	Olea e. 'Swan Hill'	Fruitless Olive	25'x25'	Slow
*	Pinus eldarica	Afghan Pine	50'x25'	Fast
*	Pistacia c. 'Keith Davey'	Chinese Pistache	45'x45'	Medium
*	Platanus a. 'Columbia'	London Plane Tree	60'x35'	Fast
*	Podocarpus gracilior	Fern Pine	40'x15'	Slow
*	Quercus f. 'Schmidt'	Hungarian Oak	50'x30'	Fast
*	Quercus virginiana	Southern Live Oak	60'x60'	Slow
*	Washingtonia filifera	California Fan Palm	50'x20'	Fast

SHRUBS		
SIZE	BOTANICAL NAME	COMMON NAME
5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw
5 gal	Acacia cognata 'Cousin Itt'	Little River Wattle
5 gal	Asparagus d. 'Meyers'	Myers Asparagus Fern
5 gal	Acanthus mollis	Bears Breech
5 gal	Arctostaphylos 'John Dourley'	Manzanita
5 gal	Buxus s. 'Green Beauty'	Boxwood
5 gal	Callistemon 'Little John'	Dwarf Weeping Bottlebrush
5 gal	Ceanothus 'Concha'	California Lilac
5 gal	Chondropetalum tectorum	Cape Rush
5 gal	Clivia mimata	Kaffir Lily
5 gal	Coleonema p. 'Compacta'	Compact Breath of Heaven
5 gal	Coleonema p. 'Sunset Gold'	Gold Breath of Heaven
5 gal	Dietes bicolor	Fortnight Lily
5 gal	Dianella 'Little Rev'	Dwarf Flax Lily
5 gal	Dianella t. 'Variegata'	Varegated Flax Lily
5 gal	Euphorbia x martini	Euphorbia
5 gal	Elaeagnus p. 'Variegata'	Yellow–Edge Elaeagnus
5 gal	Fatsia j. 'Moseri'	Compact Japanese Aralia
5 gal	Feijoa sellowiana	Pineapple Guava
5 gal	Grevillea rosmarinifolia 'Dwarf'	Grevillea
5 gal	Hypericum moseranum	Gold Flower

SIZE	BOTANICAL NAME	COMMON NAME
15 gal	Juniperus s. 'Cologreen'	Juniper 'Cologreen'
5 gal	Lavatera t. 'Barnsley'	Tree Mallow
5 gal	Leymus c. 'Canyon Prince'	Wild Rye
5 gal	Leonotis leonuris	Lion's Tail
5 gal	Lomandra 'Lime Tuff'	Dwarf Mat Rush
5 gal	Leucadendron 'Pisa'	Leucadendron
5 gal	Nephrolepis cordifolia	Sword Fern
5 gal	Olea e. 'Little Ollie'	Dwarf Olive
5 gal	Pittosporum t. 'Cream de Mint'	Dwarf Tobira
5 gal	Phlomis fruticosa	Sweet Pea Shrub
5 gal	Photinia x f. 'Indian Princess'	Chinese Photinia
15 gal	Podocarpus e. 'Monmal'	Icee Blue Yellow Wood
5 gal	Polygala x dalmaisiana	Sweet Pea Shrub
5 gal	Phormium 'Duet'	New Zealand Flax
5 gal	Phormium 'Firebird'	New Zealand Flax
5 gal	Phormium 'Sea Jade'	New Zealand Flax
5 gal	Phormium 'Yellow Wave'	New Zealand Flax
5 gal	Rhaphiolepis i. 'Clara'	Indian Hawthorn
5 gal	Rhaphiolepis u. minor	Yedda Hawthorn
5 gal	Rosa 'White Simplicity'	White Simplicity Rose
5 gal	Rosmarinus 'Tuscan Blue'	Upright Rosemary
5 gal	Salvia m. 'Hot Lips'	Hot Lips Sage
5 gal	Salvia l. 'Santa Barbara'	Mexican Sage
5 gal	Strelitzia reginae	Bird of Paradise

GROUNDCOVER		
SIZE	BOTANICAL NAME	COMMON NAME
1 gal	Agapanthus 'Queen Anne'	Lily of the Nile
5 gal	Arctostaphylos 'Pacific Mist'	Manzanita
1 gal	Bergenia crassifolia	Winter Blooming Bergenia
5 gal	Ceanothus g. h. 'Yankee Point'	Yankee Point Ceanothus
5 gal	Cuphea llavea	Mexican Heather
1 gal	Coprosma x kirkii	Creeping Coprosma
1 gal	Convolvulus mauritanicus	Ground Morning Glory
5 gal	Grevillea 'Fanfare'	Grevillea
5 gal	Lavandula intermedia	Lavender
1 gal	Liriope m. 'Big Blue'	Lily Turf
5 gal	Myrtus c. 'Compacta'	Dwarf Myrtle
5 gal	Mahonia repens	Creeping Mahonia
5 gal	Nandina 'Harbour Dwarf'	Dwarf Heavenly Bamboo
1 gal	Rubus p. 'Emerald Carpet'	No Common Name
5 gal	Rosa 'Flower Carpet Amber'	Amber Carpet Rose

VINES		
SIZE	BOTANICAL NAME	COMMON NAME
5 gal	Clytostoma callistegioides	Voilet Trumpet Vine
5 gal	Rosa 'Sally Holmes'	Sally Holmes Rose

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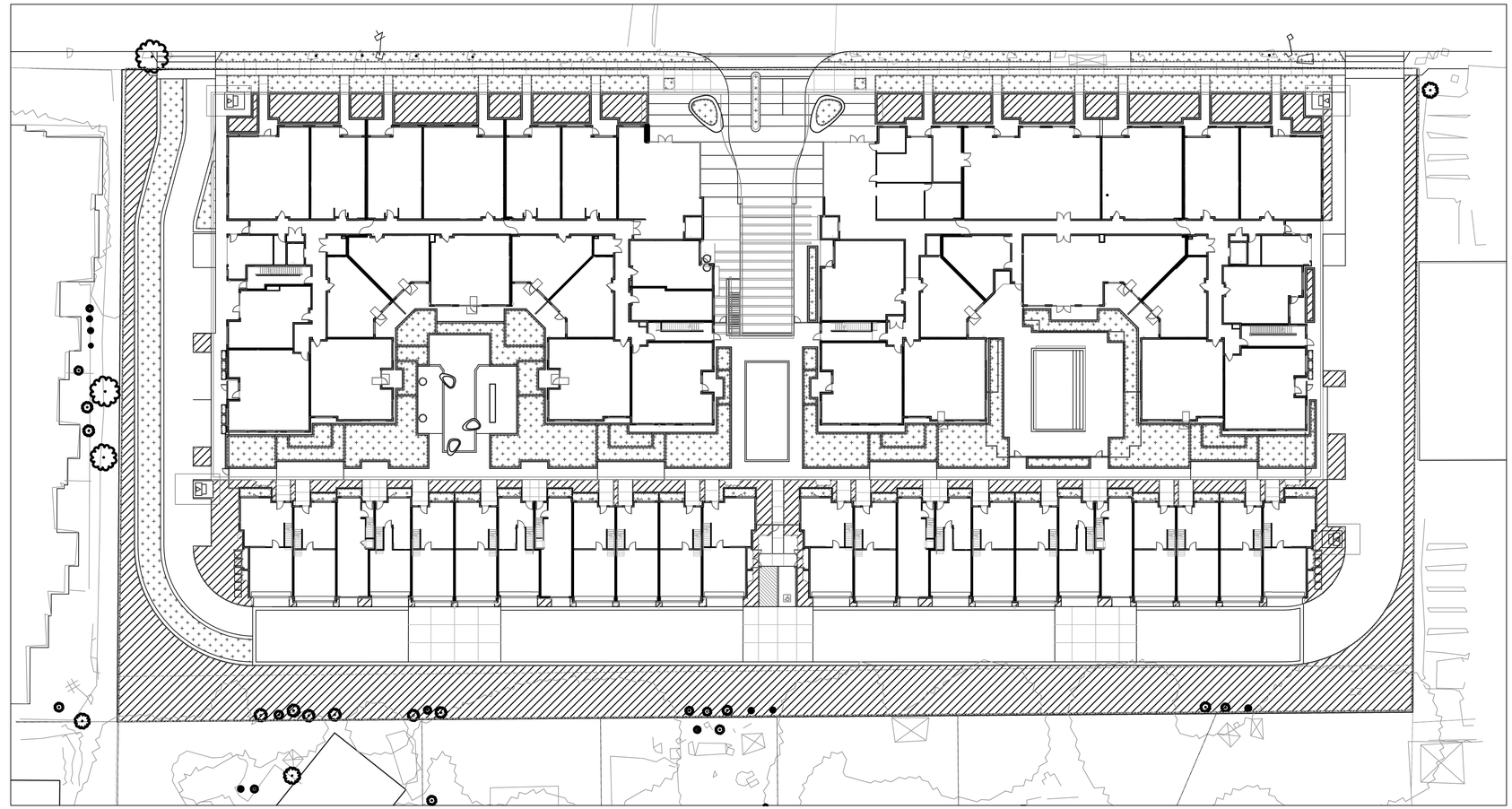
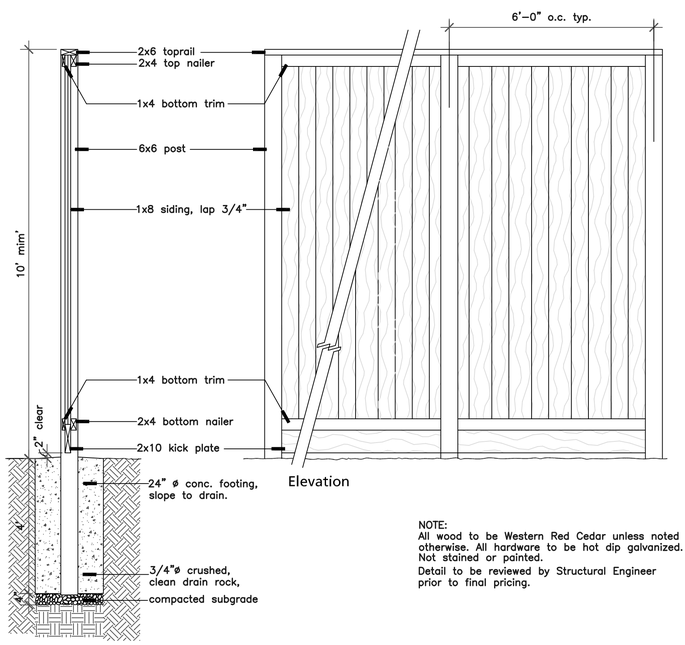
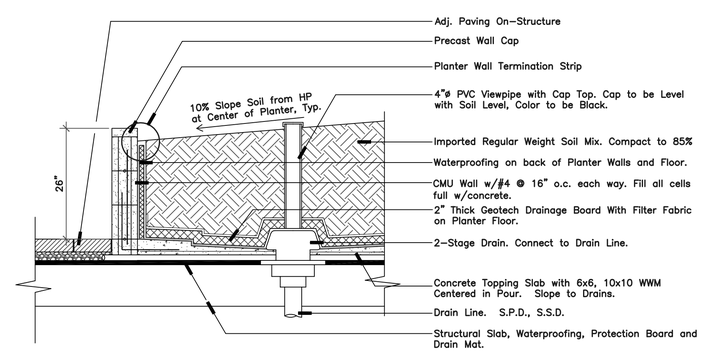




NOTE:
All wood to be Western Red Cedar unless noted otherwise. All hardware to be hot dip galvanized. Not stained or painted.
Detail to be reviewed by Structural Engineer prior to final pricing.

Good Neighbor Fence

Scale: 1/2" = 1'-0"



Planter Wall on Structure

Scale: 3/4" = 1'-0"

WATER USE LEGEND

Key	Wucols Category	Area
	Low Water Use	26,614 sf
	Medium Water Use	13,606 sf
	High Water Use	650 sf

Scale: 1" = 30'
0 15 30 60

North

IRRIGATION ZONING DIAGRAM

L-3

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

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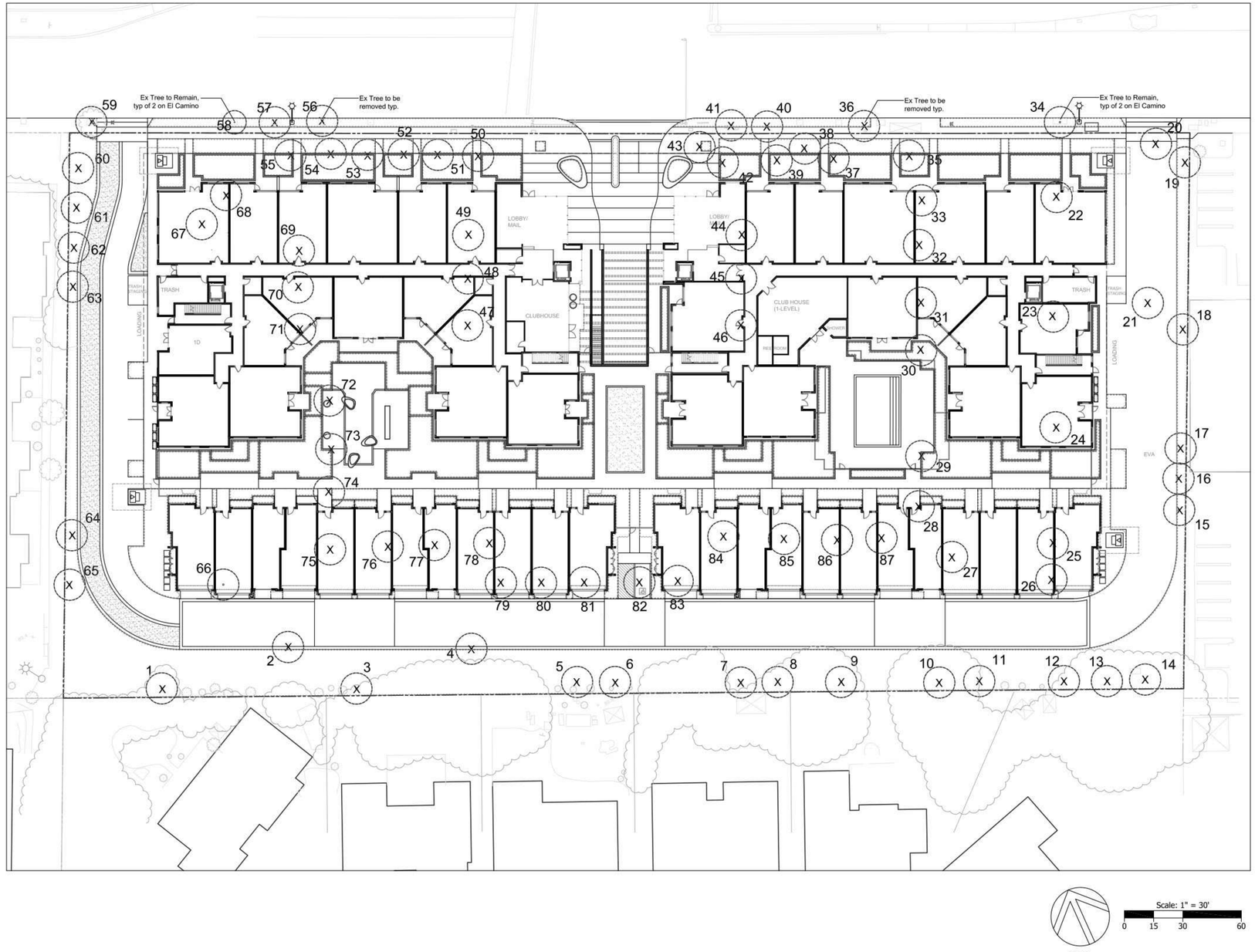
TREE MITIGATION CHART

Total Existing Trees on Site	87
Existing Trees to be Removed	85
Minimum Replacement Trees Required at 1:Unit	196
Total Proposed Trees	199

Note: Newly planted, unsurveyed trees along east and west property lines will be saved if proposed site improvements allows.



TREE DISPOSITION PLAN

L-4

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

BDE ARCHITECTURE

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

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2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

5150 El Camino Real, Los Altos

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
1	Monterey pine	*Pinus radiata*	7.5	45%	25/20	Fair vigor, Poor form, Leans northeas
2	Privet	*Ligustrum japonicum*	12.1	50%	25/25	Poor to fair vigor, Poor form, Poor crotches @ 4
3	Monterey pine	*Pinus radiata*	21.4	55%	50/35	Fair vigor, Fair form, Tall for DBH
4	Privet	*Ligustrum japonicum*	5	45%	20/20	Poor to fair vigor, Poor form, In parking landscape finge
5	Monterey pine	*Pinus radiata*	24.1	45%	40/40	Poor to fair vigor, Poor form, Leans east, Bark beetles
6	Coast live oak	*Quercus agrifolia*	13.4	45%	35/30	Good vigor, Poor form, Leans eas
7	Monterey pine	*Pinus radiata*	19.1	40%	40/35	Poor to fair vigor, Poor form, Bark beetles
8	Monterey pine	*Pinus radiata*	16.1	45%	40/35	Fair vigor, Poor form, Trunk bends eas
9	Privet	*genus Ligustru*	8	55%	30/30	Fair vigor, Fair form, Codominant @ 6
10	Monterey pine	*Pinus radiata*	15.4	40%	40/25	Fair vigor, Poor form, Topped in pas
11	Monterey pine	*Pinus radiata*	13.9	45%	40/35	Poor to fair vigor, Poor form, Bends eas
12	Monterey pine	*Pinus radiata*	15.1	35%	40/35	Poor to fair vigor, Poor form, Codominant @ 20', Poor crotch
13	Monterey pine	*Pinus radiata*	14.8	45%	40/30	Poor to fair vigor, Poor form, Codominant @ 20
14	Monterey pine	*Pinus radiata*	21.6	50%	35/35	Fair vigor, Poor form, Leans southeas
15	Monterey pine	*Pinus radiata*	27.2	55%	50/45	Good vigor, Fair form, Restricted root zone
16	Monterey pine	*Pinus radiata*	17.1	45%	40/35	Poor to fair vigor, Poor form, Restricted root zone
17	Monterey pine	*Pinus radiata*	16.8	50%	40/35	Poor to fair vigor, Poor form, Restricted root zone
18	Monterey pine	*Pinus radiata*	13.9	45%	40/30	Poor vigor, Fair form, Restricted root zone
19	Monterey pine	*Pinus radiata*	24.8	55%	45/40	Fair vigor, Fair form, Restricted root zone
20	Monterey pine	*Pinus radiata*	26.6	55%	45/45	Fair vigor, Fair form, Heavy lateral limb
21	Privet	*Ligustrum japonicum*	7.6	45%	20/20	Poor vigor, Fair form, in parking landscape finge
22	Carob	*Ceratonia siliqua*	18.8	60%	20/30	Good vigor, Fair form, Restricted root zone
23	Carob	*Ceratonia siliqua*	18.8	60%	20/30	Good vigor, Fair form, Restricted root zone
24	Carob	*Ceratonia siliqua*	11.6	55%	15/20	Good vigor, Fair form, Leans south
25	Carob	*Ceratonia siliqua*	7.8	60%	15/20	Good vigor, Fair form, Restricted root zone
26	Carob	*Ceratonia siliqua*	14.4	55%	15/20	Good vigor, Fair form, Restricted root zone, in parking landscape finger
27	London plane	*Platanus orientalis*	13.3	70%	35/40	Good vigor, Fair form, Codominant @ 10
28	London plane	*Platanus orientalis*	11.6	65%	35/40	Good vigor, Fair form, Codominant @ 10
29	London plane	*Platanus orientalis*	13.2	65%	35/25	Fair vigor, Fair form, Sycamore scale
30	London plane	*Platanus orientalis*	14.5	70%	35/25	Good vigor, Fair form, Sycamore scale
31	London plane	*Platanus orientalis*	10.8	55%	35/25	Fair vigor, Fair form, Roots cut for handicap ramp
32	London plane	*Platanus orientalis*	11.4	60%	35/30	Fair vigor, Fair form, Trunk bends southeas
33	London plane	*Platanus orientalis*	12.8	55%	35/30	Fair vigor, Fair form, Roots cut for sidewall
34	London plane	*Platanus orientalis*	12.6	55%	35/40	Fair vigor, Fair form, Spreading

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2/15/2022

Tree Survey

Kevin R. Kielty
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Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
35	London plane	*Platanus orientalis*	15.6	60%	35/40	Good vigor, Fair form, Heavy over bus stop
36	Chinese pistache	*Pistacia chinensis*	11.5	50%	30/30	Good vigor, Poor form, Leans southeas
37	London plane	*Platanus orientalis*	11.3	55%	35/30	Fair vigor, Fair form, Sycamore scale
38	London plane	*Platanus orientalis*	14.7	60%	35/40	Fair vigor, Fair form, Spreading
39	London plane	*Platanus orientalis*	11.8	55%	35/30	Fair vigor, Poor to fair form, Upright
40	Chinese pistache	*Pistacia chinensis*	8.5	45%	30/25	Good vigor, Poor form, Suppressed
41	Chinese pistache	*Pistacia chinensis*	10.2	60%	30/40	Good vigor, Fair form, Heavy over stree
42	London plane	*Platanus orientalis*	13.5	60%	35/35	Fair vigor, Fair form, Tussock moth
43	London plane	*Platanus orientalis*	18.3	60%	35/40	Fair vigor, Fair form, Tussock moth
44	London plane	*Platanus orientalis*	13.1	60%	35/25	Fair vigor, Fair form, Tussock moth
45	London plane	*Platanus orientalis*	10.9	50%	40/30	Fair vigor, Poor to fair form, Leans northeas
46	London plane	*Platanus orientalis*	12.4	60%	35/35	Fair vigor, Fair form, Tussock moth
47	London plane	*Platanus orientalis*	11.4	55%	40/30	Fair vigor, Poor to fair form, Tall for DBH
48	London plane	*Platanus orientalis*	9.8	60%	35/30	Good vigor, Fair form, Heavy to south
49	London plane	*Platanus orientalis*	14.6	65%	40/35	Good vigor, Fair form, Heavy over parking
50	London plane	*Platanus orientalis*	20.4	65%	40/40	Good vigor, Fair form, Spreading canopy
51	London plane	*Platanus orientalis*	14.6	60%	40/40	Good vigor, Fair form, Spreading canopy
52	London plane	*Platanus orientalis*	15.9	60%	40/40	Good vigor, Fair form, Spreading canopy
53	London plane	*Platanus orientalis*	13.1	60%	35/35	Good vigor, Fair form, Spreading canopy
54	London plane	*Platanus orientalis*	12.3	55%	35/35	Fair vigor, Poor form, Trunk bends eas
55	London plane	*Platanus orientalis*	16.4	60%	35/35	Fair vigor, Fair form, Roots cut for handicap ramp
56	Liquidambar	*Liquidambar styraciflua*	12.9	55%	45/35	Fair vigor, Poor form, Poor crotch @ 12
57	Liquidambar	*Liquidambar styraciflua*	13.5	55%	45/35	Fair vigor, Poor form, Poor crotch @ 12
58	London plane	*Platanus orientalis*	3.3	20%	20/15	Good vigor, Fair form, Newly planted
59	Liquidambar	*Liquidambar styraciflua*	11.4	55%	35/30	Good vigor, Poor to fair form, Spreading
60	Monterey pine	*Pinus radiata*	26	60%	45/40	Good vigor, Fair form, Restricted root
61	Monterey pine	*Pinus radiata*	26	55%	45/40	Fair vigor, Fair form, Restricted root zone
62	Monterey pine	*Pinus radiata*	15	55%	40/40	Fair vigor, Fair form, Restricted root zone
63	Monterey pine	*Pinus radiata*	14	50%	35/30	Fair vigor,Poor form, Poor crotch @ 30
64	Monterey pine	*Pinus radiata*	13	50%	30/30	Good vigor, Poor form, Heavy lateral
65	Monterey pine	*Pinus radiata*	16	55%	40/35	Fair vigor, Fair form, Pine pitch canke
66	Carob	*Ceratonia siliqua*	14.5	55%	25/30	Fair vigor, Poor to fair form, Restricted root zone
67	Carob	*Ceratonia siliqua*	19.9	60%	30/40	Good vigor, Fair form, Restricted root zone
68	Carob	*Ceratonia siliqua*	16.1	60%	30/40	Good vigor, Fair form, Restricted root zone
69	London plane	*Platanus orientalis*	10.5	65%	35/25	Good vigor, Fair form, Roots cut for sidewall
70	London plane	*Platanus orientalis*	8.8	65%	35/25	Good vigor, Fair form, Roots cut for sidewall
71	London plane	*Platanus orientalis*	7.8	65%	35/25	Good vigor, Fair form, Roots cut for sidewall

Page 2 of 3

2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
72	London plane	*Platanus orientalis*	10.4	65%	35/25	Fair vigor, Fair form, located top of slope
73	London plane	*Platanus orientalis*	8.6	65%	35/25	Fair vigor, Fair form, located top of slope
74	London plane	*Platanus orientalis*	9.5	60%	35/25	Fair vigor, Fair form, located top of slope
75	London plane	*Platanus orientalis*	10.2	65%	35/25	Fair vigor, Fair form, located top of slope
76	London plane	*Platanus orientalis*	9.9	60%	35/25	Fair vigor, Fair form, located top of slope
77	London plane	*Platanus orientalis*	10.7	60%	35/25	Fair vigor, Fair form, located top of slope
78	London plane	*Platanus orientalis*	9.2	60%	35/25	Fair vigor, Fair form, Sycamore scale
79	London plane	*Platanus orientalis*	7.3	65%	30/30	Fair vigor, Fair form, Sycamore scale
80	London plane	*Platanus orientalis*	9.3	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
81	London plane	*Platanus orientalis*	9.1	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
82	London plane	*Platanus orientalis*	8.3	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
84	London plane	*Platanus orientalis*	8.4	55%	35/25	Fair vigor, Poor form, Trunk bends
85	London plane	*Platanus orientalis*	11.1	65%	40/35	Good vigor, Fair form, Multi @ 20'
86	London plane	*Platanus orientalis*	11.4	55%	40/30	Fair vigor, Poor to fair form, Tussock moth
87	London plane	*Platanus orientalis*	10.2	55%	40/30	Fair vigor, Poor to fair form, Mildew

Kielty Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

May 8, 2018

Stotler Design Group
Attn: Mr. Scott Stotler
349 First Street
Los Altos, CA 94022

Site: 5150 El Camino Real, Los Altos, CA

Dear Mr. Stotler,

As requested on Monday, May 7, 2018, I visited the above site to inspect and comment on the trees. Construction is planned for this site and your concern as to the health and safety of the trees has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a to scale map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29 Very Poor
50 - 69 Fair
70 - 89 Good
90 - 100 Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Summary:
The trees on site are all imported trees with the exception of the coast live oak #6. The trees are all part of the landscape plan when the site was developed. The majority of the trees are in the parking lot in planting fingers. The health of the imported trees are in fair to good condition with the exception of the poor performing pines.

5150 El Camino/5/8/18 (2)

The pines are declining due to pine pitch canker and bark beetle and will eventually die. The years of drought, pitch canker and bark beetle has killed thousands of pines on the peninsula. The pines will be eventually be removed. The following tree protection plan will help to reduce impacts to the trees on site.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones (near construction) should be 6-foot-tall metal chain link type supported by 2-inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the tree protection fencing should be placed at the trees driplines where possible. Where not possible tree protection should be placed as close as possible to the proposed work while still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. When fencing needs to be reduced for access the unprotected area underneath the tree dripline should be protected by a landscape buffer. The trees in the landscape fingers should be wrapped with orange plastic fencing.

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Tree Trimming
During construction any trimming will be supervised by the site arborist and must stay underneath 25% of the trees total foliage. At this time no tree trimming is proposed.

Root Cutting
Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation
Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

5150 El Camino/5/8/18 (3)

Irrigation
Only the imported trees on site will require supplemental irrigation. The native oak tree survives off of annual rainfall and does not need supplemental irrigation. Irrigating oaks during dry summer months increasing the trees risk of developing oak root fungus infections and should be avoided at all cost. The only time irrigation should be applied to an oak tree on site is if its root zone is traumatized or during the winter months if rainfall is sparse.

Inspections
The site will be inspected after the tree protection measures are installed and before the start of construction. The inspections will be documented with inspection letters being provided to the owner and contractor. Other inspections will be carried out on an as needed basis. It is the contractor's responsibility to notify the site arborist when construction is to start, and whenever there is to be work performed within the dripline of a protected tree on site at least 48 hours in advance. The contractor also must notify the site arborist when the excavation work is to take place in order to properly document the work. During the site visits the site arborist will offer mitigation measures specific to the work completed. Kielty Arborist Services can be reached at 650-515-9783(Kevin), 650-532-4418(David), or by email at kkarbor0476@yahoo.com

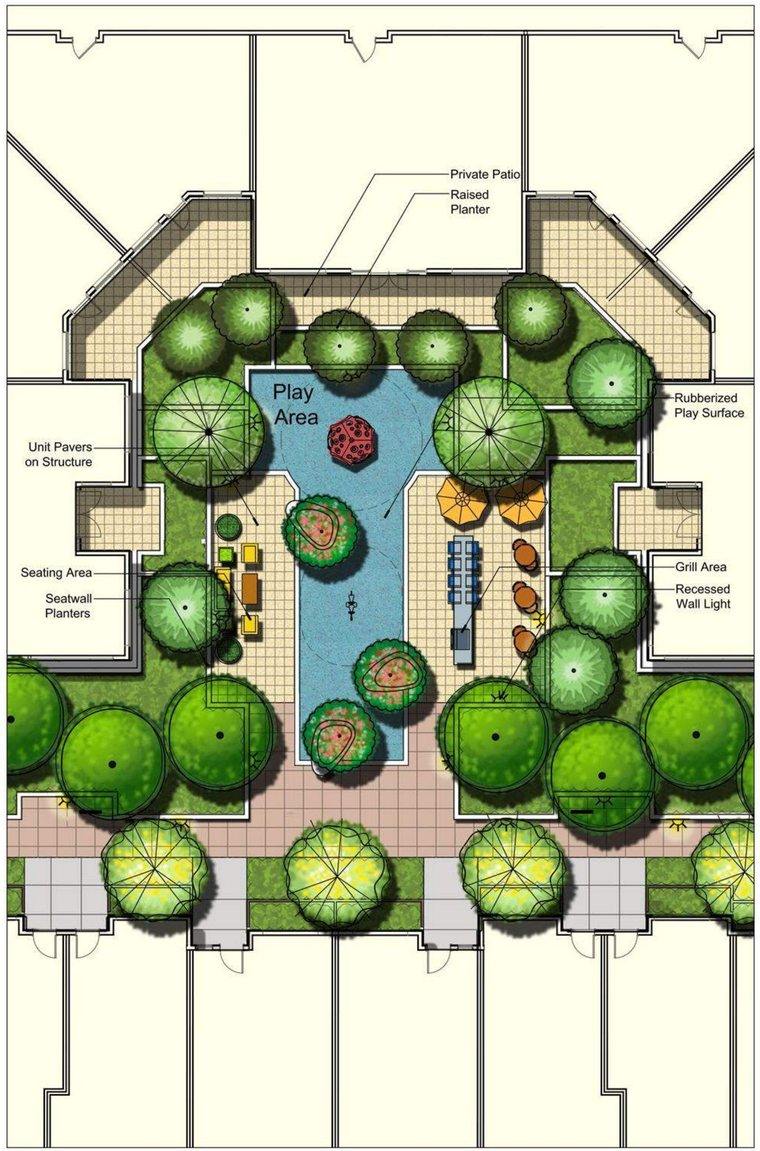
This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

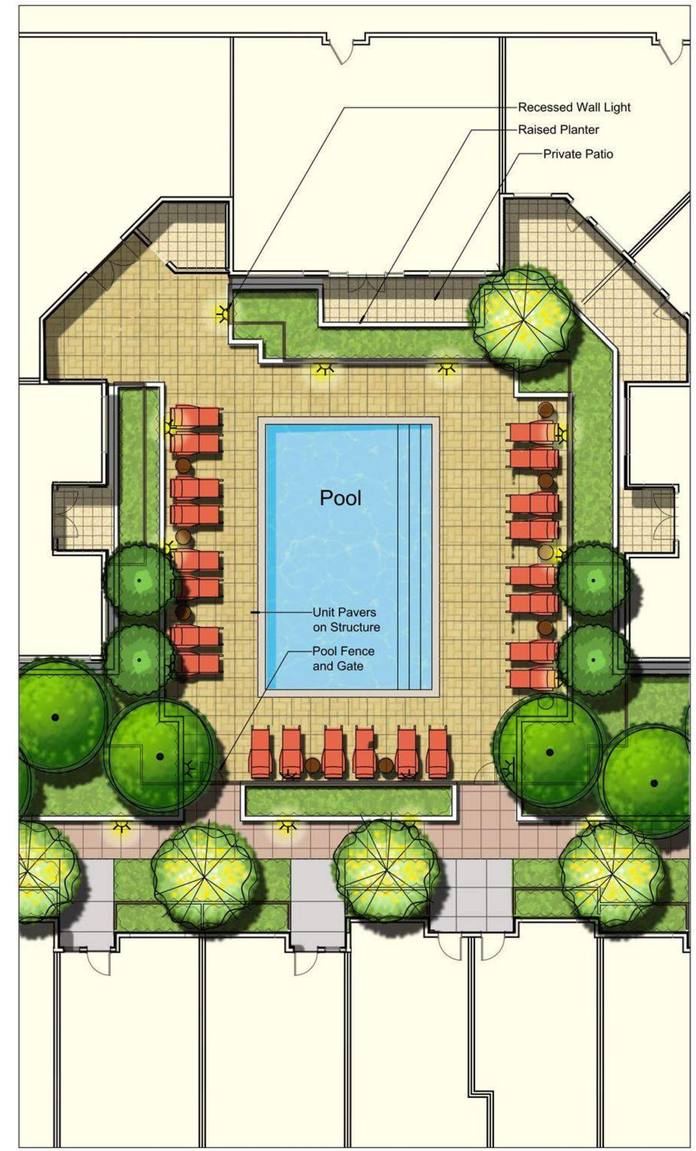
David P. Beckham
Certified Arborist WE#10724A

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

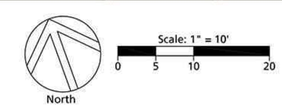


WEST COURTYARD

CENTRAL COURTYARD



POOL COURTYARD



SCHEMATIC LANDSCAPE ENLARGEMENTS L-6

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

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