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CREEKSIDE HOTEL AND RESIDENCES

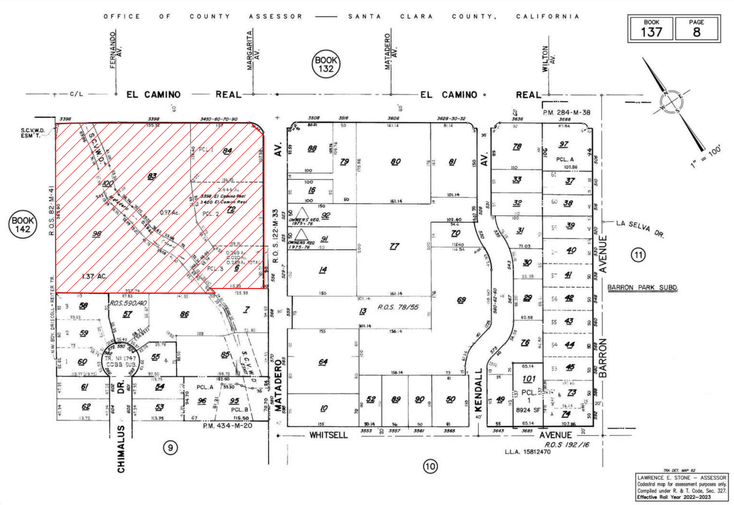
El Camino Real, Palo Alto

6.26.2024

AERIAL VICINITY MAP



PARCEL MAP



DRAWING LIST

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T-4	SPECIAL TREE PROTECTION INSTRUCTION SHEET
T-5	SPECIAL TREE PROTECTION INSTRUCTION SHEET
T-6	SPECIAL TREE PROTECTION INSTRUCTION SHEET
T-7	SPECIAL TREE PROTECTION INSTRUCTION SHEET
T-8	SPECIAL TREE PROTECTION INSTRUCTION SHEET
T-9	SPECIAL TREE PROTECTION INSTRUCTION SHEET
TOTAL: 80	

PROJECT DATA

SITE LOCATION:
3398 EL CAMINO REAL, PALO ALTO, CA 94306
3400 EL CAMINO REAL, PALO ALTO, CA 94306

ZONING DISTRICT:
RM-20
CS
CS (H)

APN:
137-08-098, 137-08-083, 137-08-084, 137-08-072, 137-08-006, 137-08-100

LOT AREA:
153,920 SF / 3.53 ACRES

PROJECT SUMMARY

THE PROPOSED PROJECT WILL REPLACE A NUMBER OF OLDER BUILDINGS LOCATED AT THE CORNER OF MATADERO AVENUE AND EL CAMINO REAL IN PALO ALTO, CALIFORNIA. THE OVERARCHING PROJECT GOALS INCLUDE MAINTAINING RESPECT FOR THE EXISTING MATADERO CREEK AND CREEKSIDE WHILE REPLACING A NUMBER OF EXISTING, LOWER DENSITY BUILDINGS WITH NEW MID-RISE BUILDINGS AND SUBTERRANEAN PARKING.

THE PROJECT WILL INCLUDE RECONSTRUCTION AND RELOCATION OF DRIVEWAYS ALONG BOTH STREET FRONTAGES AND STRAIGHTENING OF THE EL CAMINO REAL CROSS WALK NEAREST MATADERO AVENUE. THE PROJECT WILL INCLUDE OUTDOOR OPEN SPACE ALONG THE CREEKSIDE AVAILABLE FOR RESIDENT USE WITH SOME VISIBILITY FROM PUBLICALLY OFFERED OUTDOOR SEATING (ASSOCIATED WITH THE COMMERCIAL RETAIL SPACE). THE PROJECT WILL FOLLOW THE GUIDELINES OF THE EL CAMINO REAL CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE.

A NUMBER OF EXISTING LOW-RISE BUILDING WILL BE DEMOLISHED TO ACCOMMODATE THE PROJECT ALONG WITH EXCAVATION AND OFF-HAUL OF SOILS IN ORDER TO CONSTRUCT SUBTERRANEAN PARKING AND A LIMITED NUMBER OF MECHANIZED PARKING "STACKERS." THE EXISTING, MULTI-STORY HOTEL TOWER WILL LARGELY REMAIN AS-IS, INCORPORATED INTO THE PROJECT WITH MINOR UPDATES SUCH AS STAIR ACCESS, ACCESSIBILITY, LIMITED INTERIOR IMPROVEMENTS.

THE PROJECT'S NEW CONSTRUCTION IS ALL MID-RISE RANGING FROM THREE TO SIX STORIES, PODIUM-STYLE CONSTRUCTION. TOWNHOMES WILL BE ALL WOOD CONSTRUCTION. TWO MID-RISE RESIDENTIAL BUILDINGS INCLUDE A NUMBER OF SHARED AMENITIES INCLUDING INDOOR FITNESS AND GATHERING, OUTDOOR OPEN SPACE, POOL AREA, COVERED, SURFACE AND SUBTERRANEAN PARKING. THE NEW HOTEL WILL FUNCTION AS A PRIMARY ADDITION TO THE EXISTING HOTEL TOWER INCLUDING NEW LOBBY, LOADING AND SERVICE AREAS. THE PROJECT WILL "CONVERT" SOME COVERED PARKING INTO USABLE, ENCLOSED UTILITY AND BACK-OF-HOUSE SPACE. THE COMPLETED HOTEL'S TOP FLOOR AMENITY WILL INCLUDE OPEN ROOF DECK SPACE ON BOTH THE EXISTING ROOFTOP AND THE TOP FLOOR OF THE NEW BUILDING. THE PROPOSED PROJECT PROPOSES TO ADJUST THE MATADERO EASEMENT CURRENTLY HELD FOR THE BENEFIT OF CITY SIDEWALK/STREET IMPROVEMENTS.

FOR REFERENCE ONLY- ZONING INFORMATION

OPEN SPACE CALCULATION
Required Open Space:[Per 18.13.040-20 for RM-20]

TOTAL OPEN SPACE REQUIRED:	35%
USABLE OPEN SPACE:	150'/ UNIT
COMMON OPEN SPACE:	75' / UNIT
PRIVATE OPEN SPACE:	50' / UNIT
150 sf/unit x 228 units =	34,200 SF

Maximum Site Coverage: 35%

PROJECT SITE COVERAGE, REFER TO PLANS

PROJECT FAR, REFER TO PLANS

SETBACK
RM-20:

Front:	20'
Rear:	10'
Interior side:	10'
Street side:	16'

CS AND CS(H):

Front:	0 - 10' (12' SIDEWALK)
Rear:	10' (ABUTTING RESIDENTIAL)
Interior side:	0'
Street side:	0'

ALLOWABLE DENSITY
Maximum FAR:

RM-20 [18.13.040]	0.5 : 1
CS & CS(H) [18.16.060]	2.0 : 1

ALLOWABLE HEIGHT
RM-20: 30' [RM18.13.040]

CS AND CS(H): 50'
PORTIONS WITHIN 50' OF RESIDENTIAL 35'

PARKING CALCULATIONS
Required Residential Auto Parking: [RM-20 18.52.040]
1 PER MICRO/STUDIO/1 BEDROOM UNIT
2 PER 2 BEDROOM OR LARGER UNIT

1 BEDROOM:	127 UNITS (127 PARKING STALLS)
2 OR 3 BEDROOM:	90 UNITS (180 PARKING STALLS)

Total auto spaces required:	**307 spaces**
Total auto spaces provided:	**170 spaces**
Parking to unit ratio:	**0.78 : 1**

Required Hotel Auto Parking: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

PROPOSED GUEST ROOM COUNT:	135 ROOMS (135 PARKING STALLS)
EXISTING GUEST ROOM COUNT:	57 ROOMS (57 STALLS)

Total auto spaces required:	**192 spaces**
Total auto spaces provided:	**64 spaces***
Parking to guest room ratio:	**0.33 : 1**

Required Bicycle Parking: [Per RM-20 18.52.040]
Residential: 1 LONG TERM SPACE / UNIT
1 SHORT TERM SPACE / 10 UNITS
231 total long-term spaces required
24 total short-term spaces required

[Per CS AND CS(H) ZONING CODE REFERENCE]:
Commercial: 1 SHORT TERM SPACE PER 10 GUEST ROOMS AND ALL OTHER REQUIRED ACCESSORY USES
15 short-term spaces required

*ALL UNDERGROUND HOTEL PARKING SPACES (54 TOTAL) WILL BE VALET SERVICE.

PROJECT DIRECTORY

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ENVIRONMENTAL CONSULTANT:
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Oxford Capital Group, LLC

PROJECT CONSTRUCTION SUMMARY

RESIDENTIAL BUILDING A AND B WILL BE CONSTRUCTED AS TYPE IIIA WOOD FRAMED ABOVE TYPE IA CONCRETE PODIUM CONSTRUCTION, FULLY SPRINKLERED WITH FIRE WALLS. ROOF DECKS WILL BE SIZED AND OCCUPANCY TO QUALIFY AS RESIDENTIAL (R-2) USES (NOT A-2 ASSEMBLY).

THE NEW HOTEL ADDITION WILL BE CONSTRUCTED AS A TYPE IIIA BUILDING, FULLY SPRINKLERED AND INCLUDE ONE FIREWALL, WITH A STEPPED PODIUM CONSTRUCTION BETWEEN THE ROOF AMENITY USES. THE EXISTING HOTEL TOWER IS OF ALL CONCRETE AND METAL CONSTRUCTION. THE EXISTING BUILDING WILL INCLUDE AN ADDITION OF A PROPOSED ROOF DECK "LOUNGE".

THE EXISTING LOWER RISE HOTEL AND HOTEL CONVERTED TO RESIDENTIAL ARE ASSUMED TO BE TYPE VB CONSTRUCTION.

THE NEW TOWNHOME CONSTRUCTION IS ASSUMED TO BE TYPE VA CONSTRUCTION.

PROJECT INFORMATION

APN: 137-08-098
137-08-083
137-08-084
137-08-072
137-08-006
137-08-100

TOTAL SITE AREA: 153,920 SF

ZONING: RM-20, CS, CS (H)

ADDRESS: 3398 EL CAMINO REAL, PALO ALTO, CA 94306
3400 EL CAMINO REAL, PALO ALTO, CA 94306

GROSS CONSTRUCTION AREA- RESIDENTIAL A

Level	Area
LEVEL 1- R1	25,892 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
TOTAL	149,814 SF

BUILDING A FLOOR AREA- ZONING

Level	Area
LEVEL 1- R1	6,778 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
GRAND TOTAL SB330 AREA - BUILDING A	130,700 SF

GROSS CONSTRUCTION AREA- RESIDENTIAL B

Level	Area
BASEMENT- R	22,269 SF
LEVEL 1- R	18,081 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
TOTAL	163,436 SF

BUILDING B FLOOR AREA- ZONING

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL SB330 AREA - BUILDING B	135,802 SF

GROSS CONSTRUCTION AREA- TOWNHOMES

Level	Area
TOWNHOME GROUND LEVEL	2,622 SF
TOWNHOME LEVEL 2	2,768 SF
TOWNHOME LEVEL 3	2,768 SF
TOTAL	8,157 SF

TOWNHOMES FLOOR AREA- ZONING

Level	Area
TOWNHOME GROUND LEVEL	1,668 SF
TOWNHOME LEVEL 2	2,768 SF
TOWNHOME LEVEL 3	2,768 SF
GRAND TOTAL SB330 AREA - TOWNHOMES	7,203 SF

GROSS CONSTRUCTION AREA- RESIDENTIAL C

Level	Area
LEVEL 1- C	2,696 SF
LEVEL 2- C	2,696 SF
TOTAL	5,392 SF

BUILDING C FLOOR AREA- ZONING

Level	Area
LEVEL 1- C	2,696 SF
LEVEL 2- C	2,696 SF
GRAND TOTAL SB330 AREA - BUILDING C	5,392 SF

GROSS CONSTRUCTION AREA- OVERALL HOTEL

Level	Area
BASEMENT- HOTEL	21,257 SF
LEVEL 1- EXISTING HOTEL	3,943 SF
LEVEL 1- HOTEL	18,692 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	16,316 SF
LEVEL 3- EXISTING HOTEL	7,488 SF
LEVEL 3- HOTEL	16,312 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 4- HOTEL	16,310 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 5- HOTEL	15,887 SF
LEVEL 6- HOTEL	11,034 SF
LEVEL 7- HOTEL	10,022 SF
TOTAL	157,223 SF

OVERALL HOTEL FLOOR AREA- ZONING

Level	Area
LEVEL 1- EXISTING HOTEL	3,943 SF
LEVEL 1- HOTEL	18,692 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	16,316 SF
LEVEL 3- EXISTING HOTEL	7,488 SF
LEVEL 3- HOTEL	16,312 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 4- HOTEL	16,310 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 5- HOTEL	15,887 SF
LEVEL 6- HOTEL	11,034 SF
LEVEL 7- HOTEL	10,022 SF
GRAND TOTAL SB330 AREA - HOTEL	135,966 SF

RESIDENTIAL UNIT COUNT

Residential A

Level 1:	0
Level 2 to 3:	42
Level 4 to 8:	63
TOTAL:	**105**

Residential B

Level 1:	0
Level 2 to 8:	112
TOTAL:	**112**

Residential C

Level 1:	5
Level 2:	5
TOTAL:	**10**

Townhomes

Level 1- 3:	4
TOTAL:	**4**

TOTAL PROPOSED RESIDENTIAL UNIT COUNT: 231

HOTEL GUEST ROOM COUNT

Proposed (H)

Level 1:	0
Level 2 to 3:	58
Level 4:	26
Level 5-7:	51
TOTAL:	**135**

Existing 5-Story Building (D)

Level 1:	5
Level 2- 4:	42
Level 5:	0
TOTAL:	**47**

Existing 2-Story Building (E)

Level 1:	5
Level 2:	5
TOTAL:	**10**

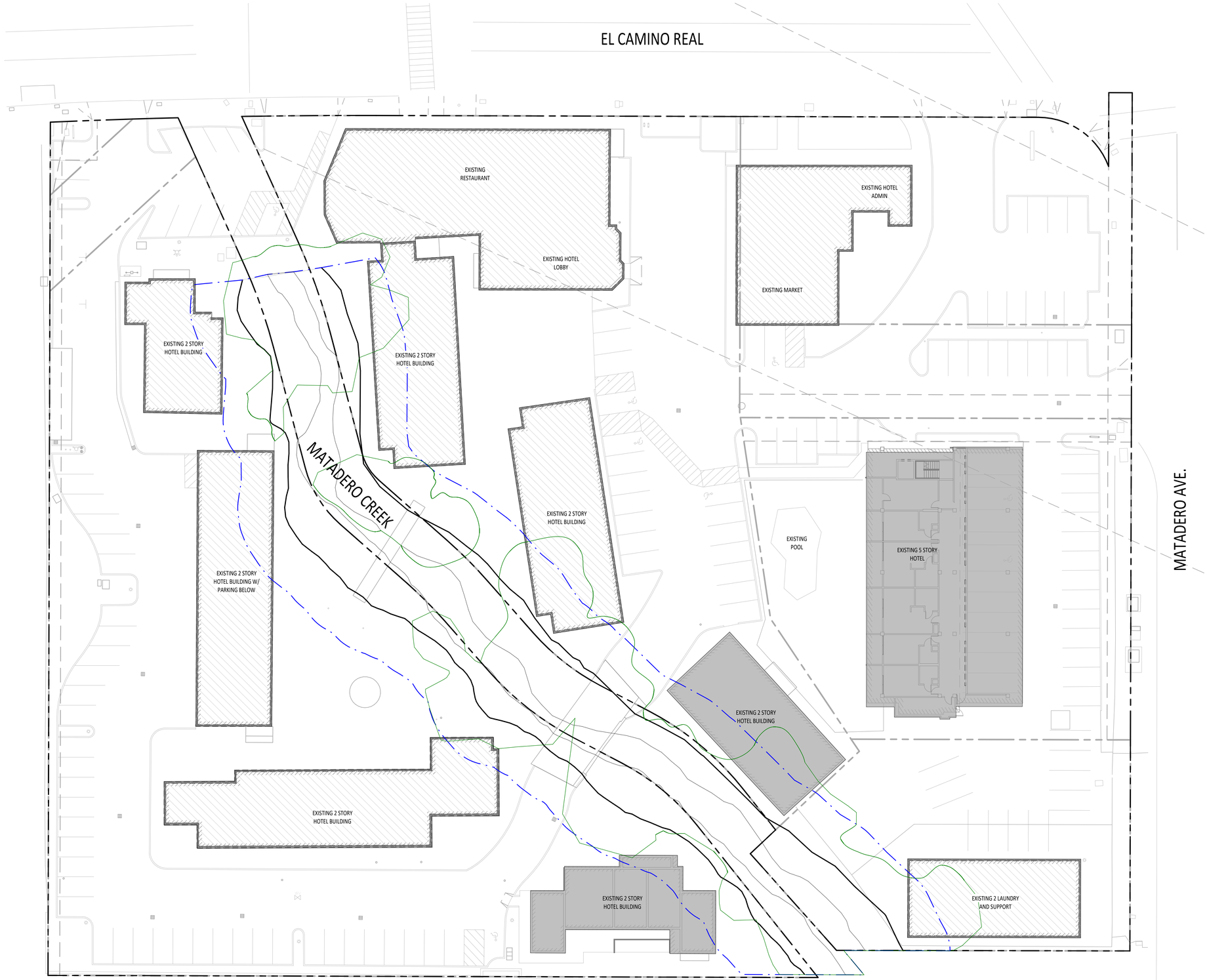
TOTAL PROPOSED GUEST ROOM COUNT: 192

FLOOR AREA (ZONING) BREAKDOWNS	**AREAS**
RESIDENTIAL BUILDING A:	130,700 SF
RESIDENTIAL BUILDING B:	135,802 SF
RESIDENTIAL BUILDING C:	5,392 SF
TOWNHOMES:	7,203 SF
TOTAL RESIDENTIAL FLOOR AREA (ZONING):	279,097 SF
EXISTING HOTEL BUILDING	
EXISTING HOTEL TOWER LEVEL 1:	3,916 SF
EXISTING HOTEL TOWER LEVELS 2-4:	22,863 SF
EXISTING HOTEL TOWER LEVEL 5:	4,719 SF
EXISTING HOTEL AREA TO REMAIN:	31,500 SF
NEW HOTEL	
TOTA NEW HOTEL FLOOR AREA (ZONING):	135,966 SF
TOTAL FLOOR AREA (ZONING):	**415,063 SF**
HOTEL AS % OF AREA	32.7%
RESIDENTIAL AS % OF AREA	67.3%
TOTAL SITE AREA:	153,920 SF
PROPOSED FAR (FLOOR AREA ZONING):*	415,063 SF/ 153,920 SF (FLOOR AREA ZONING/ LOT AREA) **2.69***
GROSS CONSTRUCTION AREA:**	484,022 SF
TOTAL LOT COVERAGE (EST):	43%

*PROPOSED FAR EXCLUDES ALL PARKING AREAS AND INCLUDES EXISTING HOTEL TO REMAIN
** GROSS CONSTRUCTION AREA INCLUDES ALL ABOVE GROUND AND ENCLOSED STRUCTURE PARKING, AND EXISTING BULDINGS TO REMAIN

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LEGEND

- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- EASEMENT

0 20' 40'

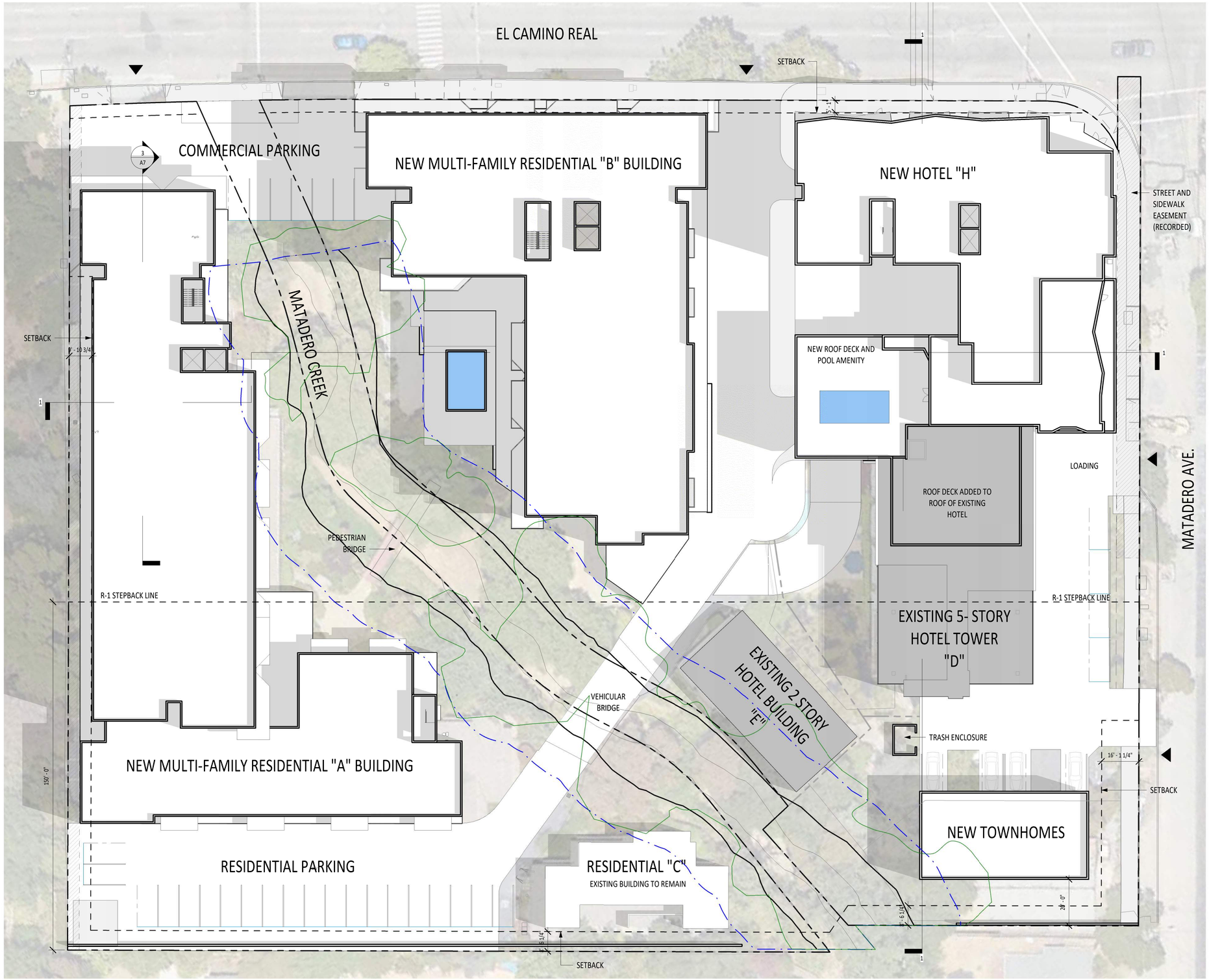
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EXISTING SITE PLAN

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A3



PARKING CALCULATIONS
Required Residential Auto Parking: [RM-20 18.52.040]
1 PER MICRO/STUDIO/1 BEDROOM UNIT
2 PER 2 BEDROOM OR LARGER UNIT

1 BEDROOM:	130 UNITS (130 PARKING STALLS)
2 OR 3 BEDROOM:	98 UNITS (196 PARKING STALLS)

Total auto spaces required:	**326 spaces**
Total auto spaces provided:	**207 spaces**
Parking to unit ratio:	**0.91 : 1**

Required Hotel Auto Parking: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

PROPOSED GUEST ROOM COUNT:	132 ROOMS (132 PARKING STALLS)
EXISTING GUEST ROOM COUNT:	57 ROOMS (57 STALLS)

Total auto spaces required:	**179 spaces**
Total auto spaces provided:	**61 spaces***
Parking to guest room ratio:	**0.32 : 1**

*ALL UNDERGROUND HOTEL PARKING SPACES (43 TOTAL) WILL BE VALET SERVICE.

OVERALL PARKING SCHEDULE

Mark	Count
COMMERCIAL PARKING	8
HOTEL PARKING	64
RESIDENTIAL PARKING	174
TOWNHOME PARKING	8
TOTAL PARKING	254

LEGEND

- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- EASEMENT

0 20' 40'

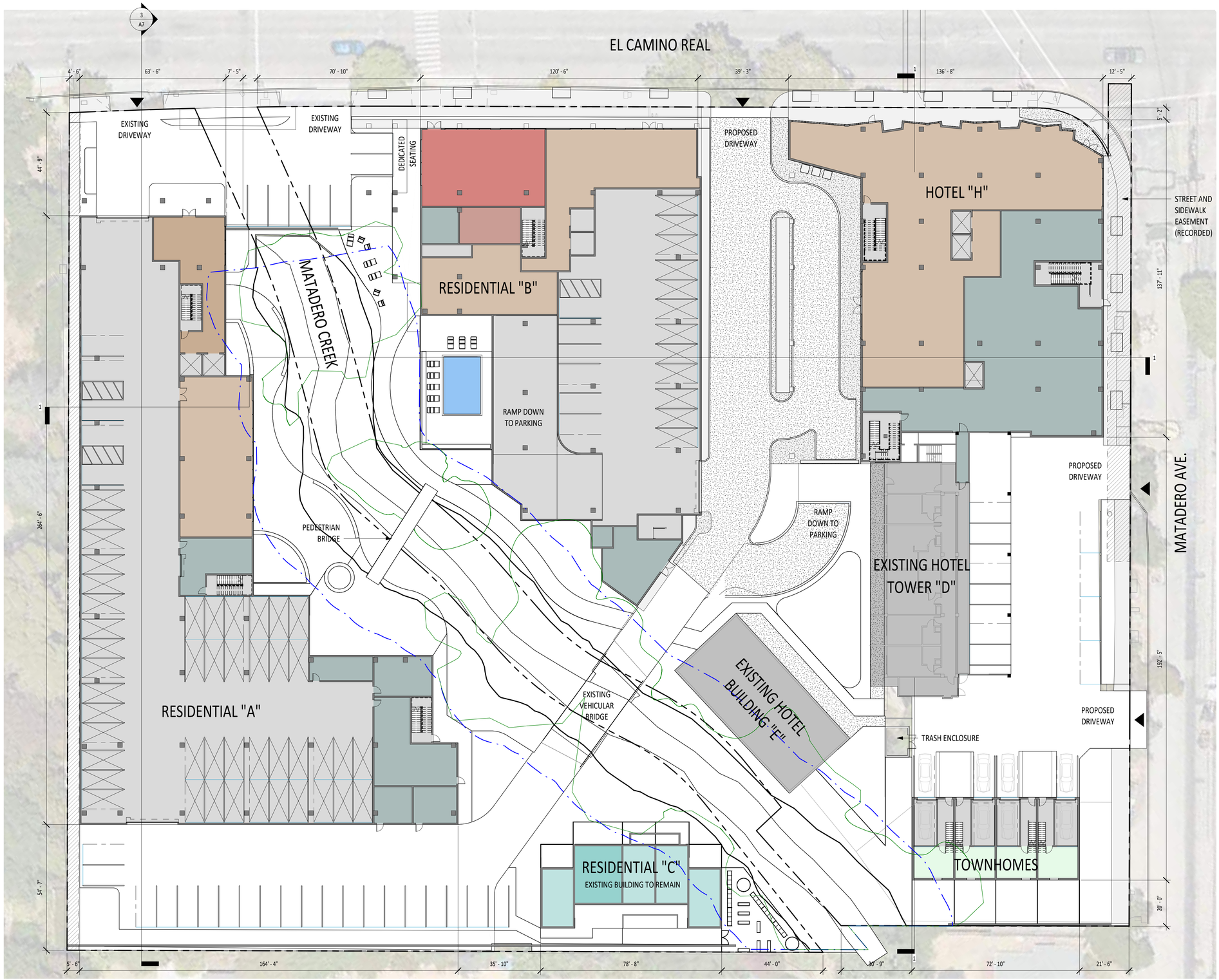
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AERIAL SITE PLAN

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A4



PARKING CALCULATIONS

Required Residential Auto Parking: [RM-20 18.52.040]
1 PER MICRO/STUDIO/1 BEDROOM UNIT
2 PER 2 BEDROOM OR LARGER UNIT

1 BEDROOM:	127 UNITS (127 PARKING STALLS)
2 OR 3 BEDROOM:	90 UNITS (180 PARKING STALLS)

Total auto spaces required:	**307 spaces**
Total auto spaces provided:	**170 spaces**
Parking to unit ratio:	**0.78 : 1**

Required Hotel Auto Parking: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

PROPOSED GUEST ROOM COUNT:	135 ROOMS (135 PARKING STALLS)
EXISTING GUEST ROOM COUNT:	57 ROOMS (57 STALLS)

Total auto spaces required:	**192 spaces**
Total auto spaces provided:	**64 spaces***
Parking to guest room ratio:	**0.33 : 1**

*ALL UNDERGROUND HOTEL PARKING SPACES (54 TOTAL) WILL BE VALET SERVICE.

OVERALL PARKING SCHEDULE

Mark	Count
COMMERCIAL PARKING	8
HOTEL PARKING	64
RESIDENTIAL PARKING	174
TOWNHOME PARKING	8
TOTAL PARKING	254

LEGEND

- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- EASEMENT

0 20' 40'

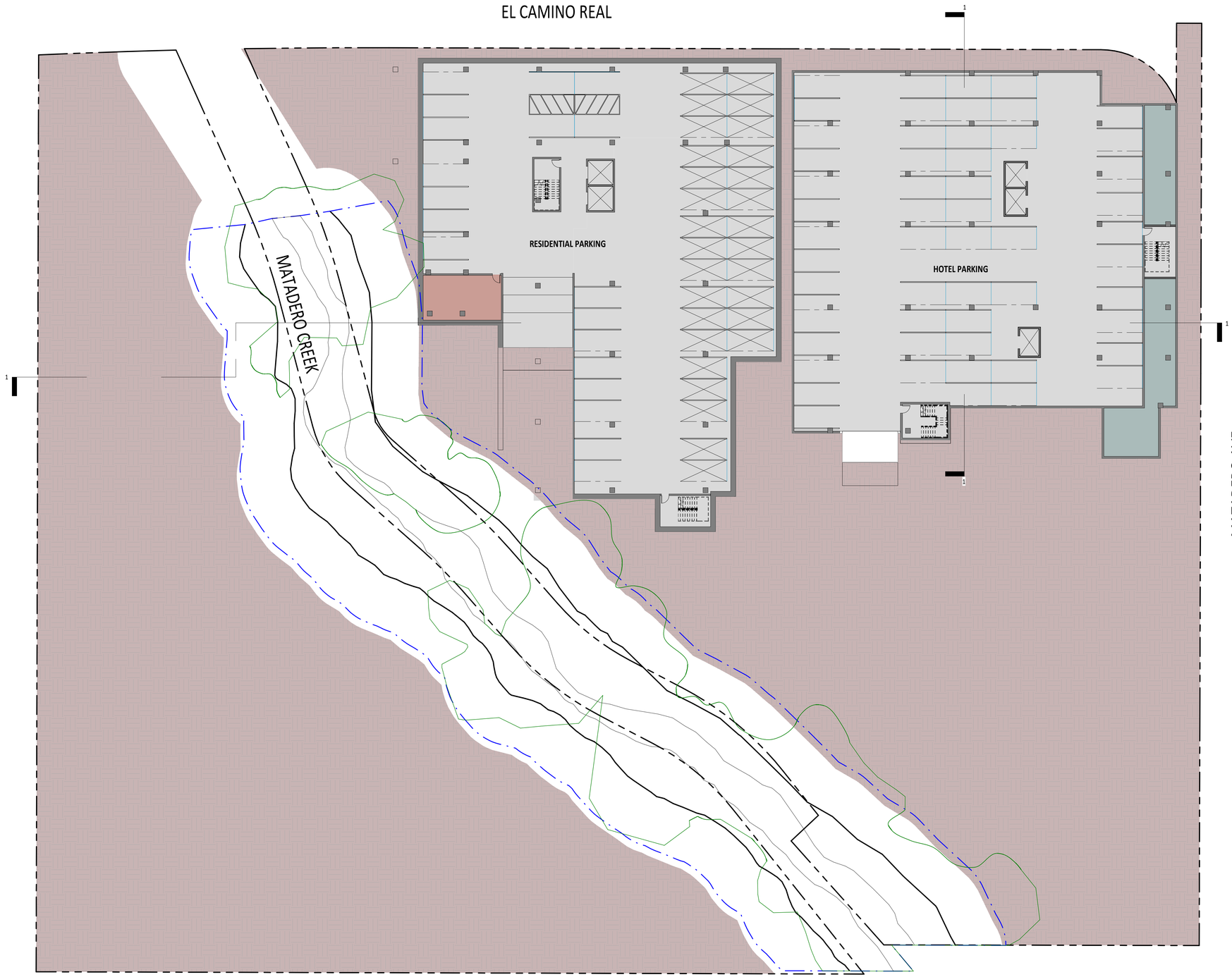
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SITE PLAN

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A5



1 UNDERGROUND SITE PLAN
1" = 20'-0"

LEGEND

- EARTH CUT
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

0 20' 40'

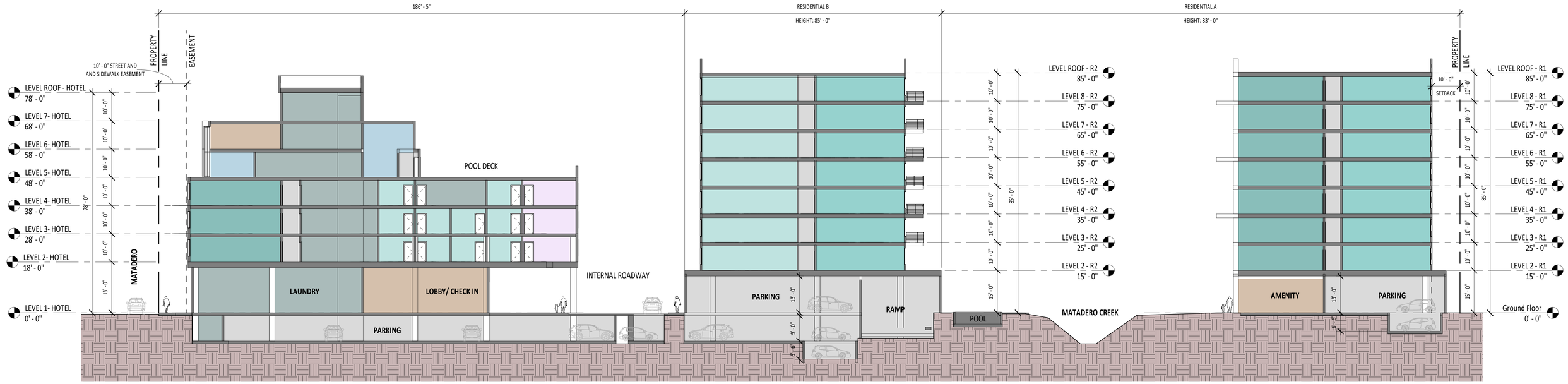
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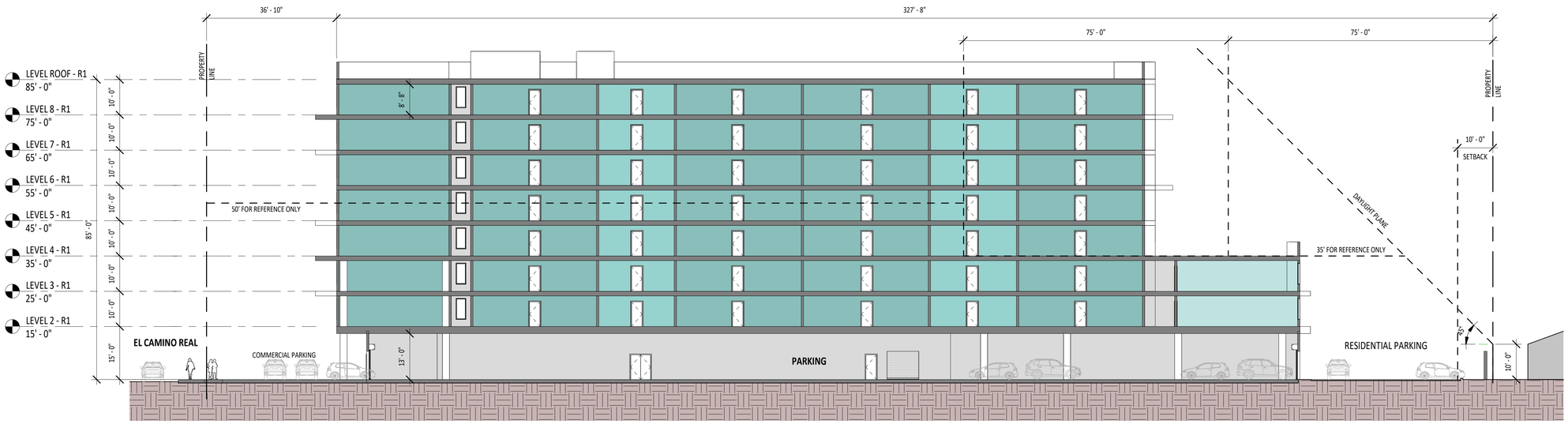
UNDERGROUND SITE PLAN

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A6



1 SITE SECTION LOOKING SOUTHEST AWAY FROM EL CAMINO REAL
1/16" = 1'-0"



3 SITE SECTION THROUGH EL CAMINO REAL RESIDENTIAL BUILDING A AND PARKING
1/16" = 1'-0"

0 16' 32'

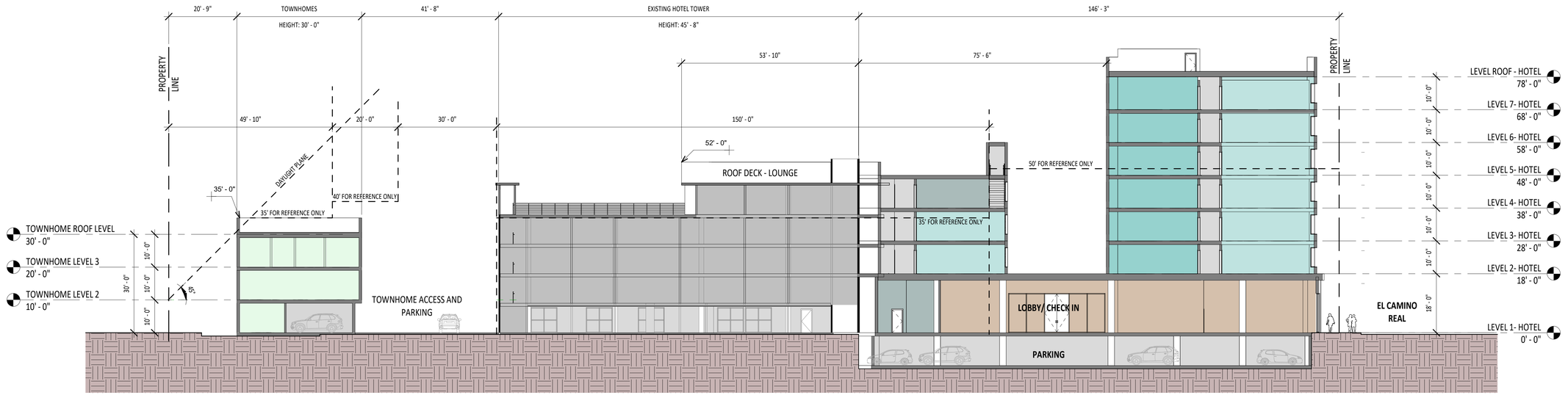
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Oxford Capital Group, LLC

SITE SECTIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A7



1 SITE SECTION THROUGH EL CAMINO REAL, HOTEL AND TOWNHOMES
1/16" = 1'-0"

0 16' 32'

lowney arch

Oxford Capital Group, LLC

SITE SECTIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A8



VIEW FROM ACROSS EL CAMINO REAL



VIEW FROM EL CAMINO REAL



VIEW OF HOTEL FROM EL CAMINO REAL AND MATADERO



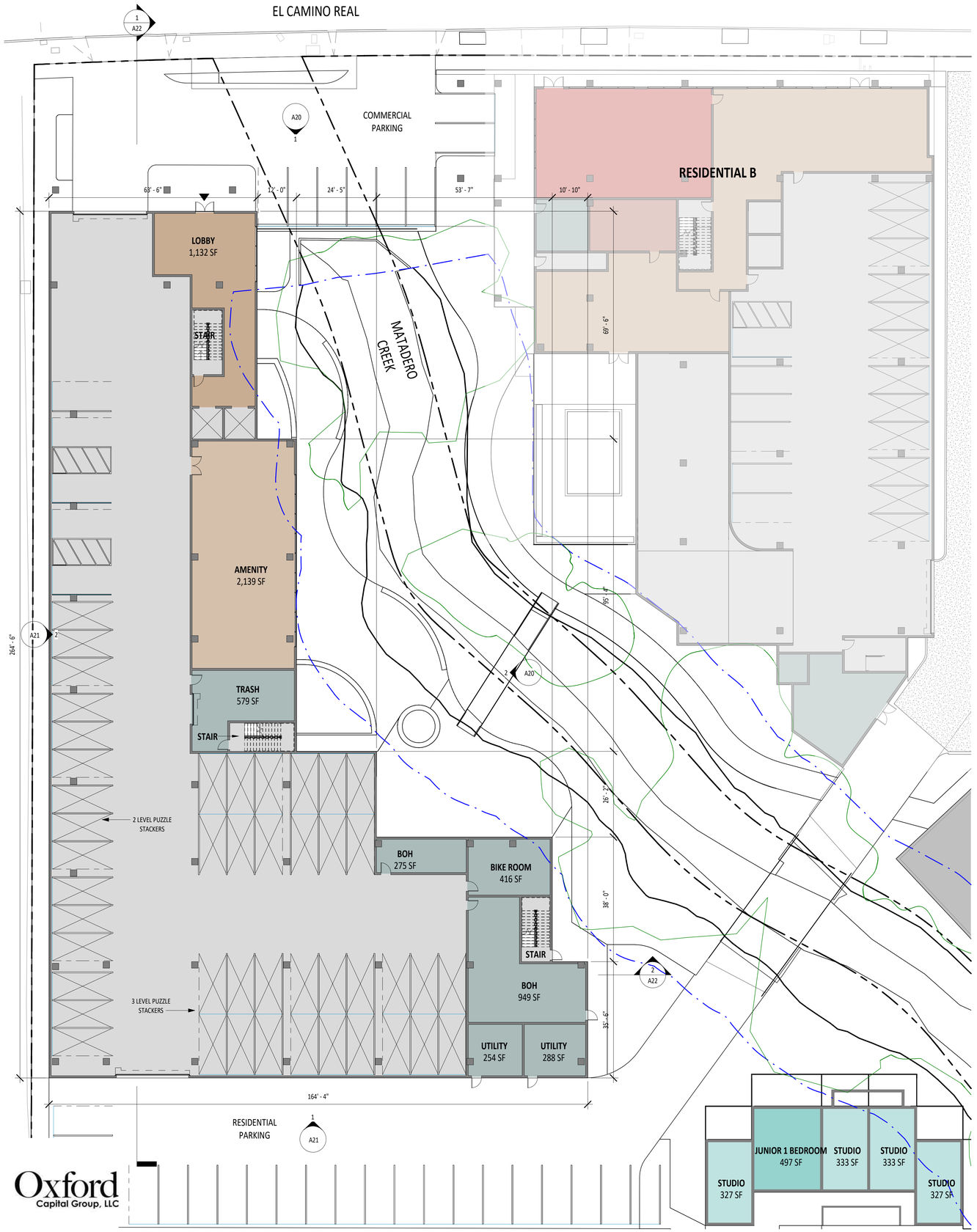
VIEW FROM THE CORNER OF MATADERO AND EL CAMINO REAL

lowney arch

Oxford Capital Group, LLC

STREET VIEWS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024



BUILDING A SB330 AREAS	
LEVEL 1- R1	6,778 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,700 SF

GROSS AREA - BUILDING A	
BIKE PARKING	467 SF
COMMON	3,444 SF
ELEV	197 SF
PARKING	18,647 SF
STAIR	586 SF
TRASH	613 SF
UTILITY	1,939 SF
LEVEL 1- R1	25,892 SF
CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,365 SF
LEVEL 2 - R1	23,121 SF
CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,371 SF
LEVEL 3 - R1	23,126 SF
COMMON	1,614 SF
CORRIDOR	1,620 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNCOVERED OUTDOOR- ROOF DECK	2,787 SF
UNIT	10,764 SF
LEVEL 4 - R1	17,742 SF
CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 5 - R1	14,983 SF
CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 6 - R1	14,983 SF
CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 7 - R1	14,983 SF
CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 8 - R1	14,983 SF
GROSS AREA	149,814 SF

UNIT SCHEDULE	
Name	Count
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 2 - R1	21
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 3 - R1	21
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 4 - R1	11
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 5 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 6 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 7 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 8 - R1	13
TOTAL UNITS	105

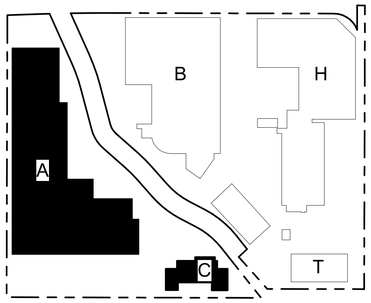
UNIT TYPE MIX		
Name	Count	Percentage of Total
1 BEDROOM	39	37%
2 BEDROOM	48	46%
JUNIOR 1 BEDROOM	14	13%
STUDIO	4	4%
TOTAL UNITS	105	

PARKING SCHEDULE		
Ground Floor	COVERED, ADA	4
Ground Floor	COVERED, STACKER	45
Ground Floor	COVERED, STANDARD	1
Ground Floor	UNCOVERED, STANDARD	20
RESIDENTIAL PARKING BUILDING A		70

LEGEND

- EXISTING BUILDING
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS

KEYPLAN



0 16' 32'

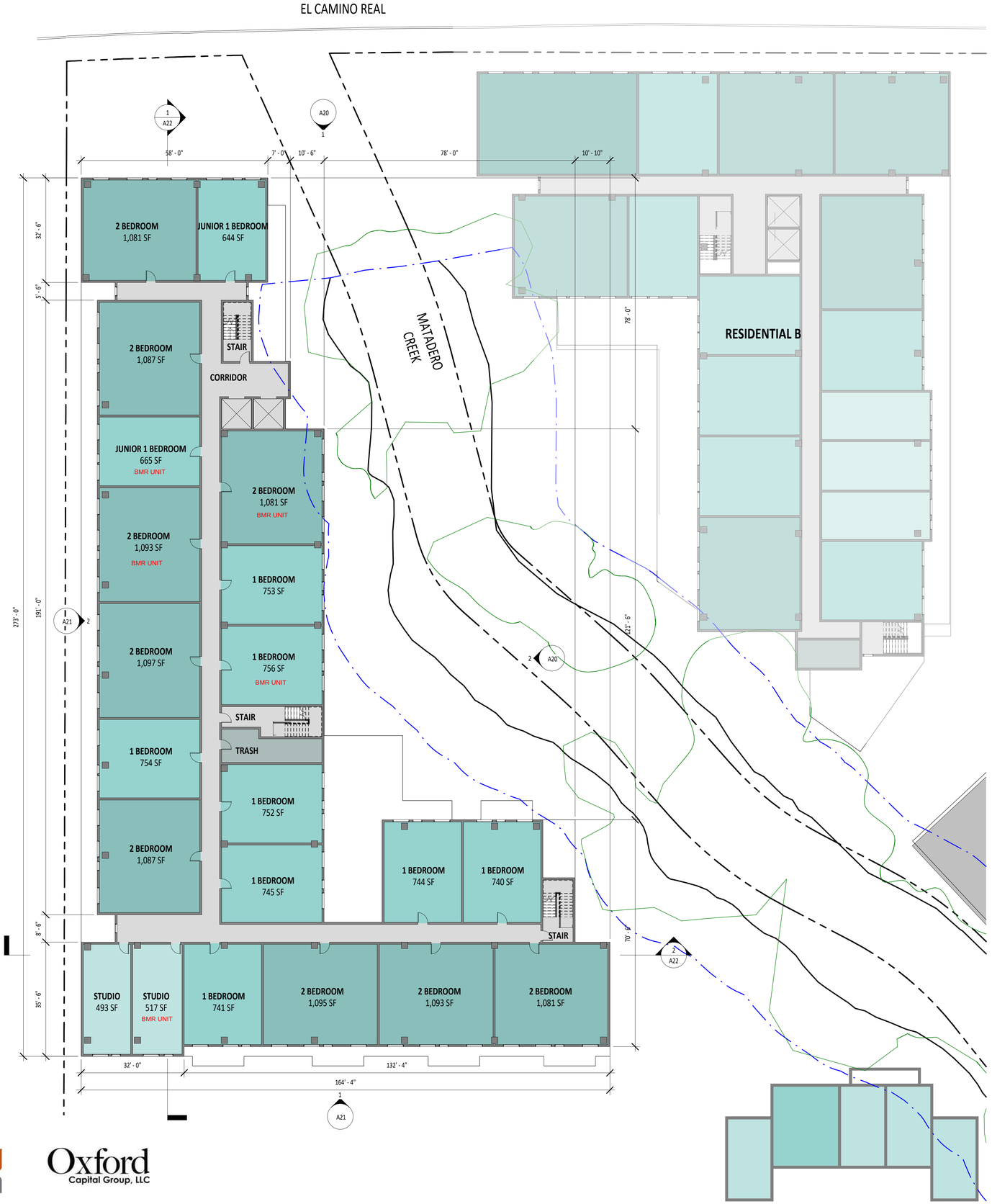
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - GROUND LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A11



BUILDING A SB330 AREAS

LEVEL 1- R1	6,778 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,700 SF

GROSS AREA - BUILDING A

BIKE PARKING	467 SF
COMMON	3,444 SF
ELEV	197 SF
PARKING	18,647 SF
STAIR	586 SF
TRASH	613 SF
UTILITY	1,939 SF
LEVEL 1- R1	25,892 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,365 SF
LEVEL 2 - R1	23,121 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,371 SF
LEVEL 3 - R1	23,126 SF

COMMON	1,614 SF
CORRIDOR	1,620 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNCOVERED OUTDOOR- ROOF DECK	2,787 SF
UNIT	10,764 SF
LEVEL 4 - R1	17,742 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 5 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 6 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 7 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 8 - R1	14,983 SF
GROSS AREA	149,814 SF

UNIT SCHEDULE

Name	Count
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 2 - R1	21
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 3 - R1	21
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 4 - R1	11
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 5 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 6 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 7 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 8 - R1	13
TOTAL UNITS	105

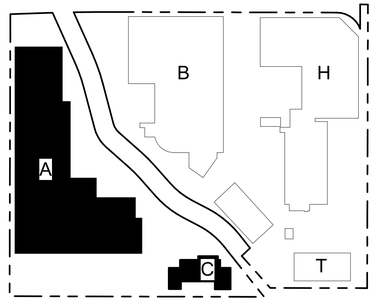
UNIT TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	39	37%
2 BEDROOM	48	46%
JUNIOR 1 BEDROOM	14	13%
STUDIO	4	4%
TOTAL UNITS	105	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



0 16' 32'

lowney arch

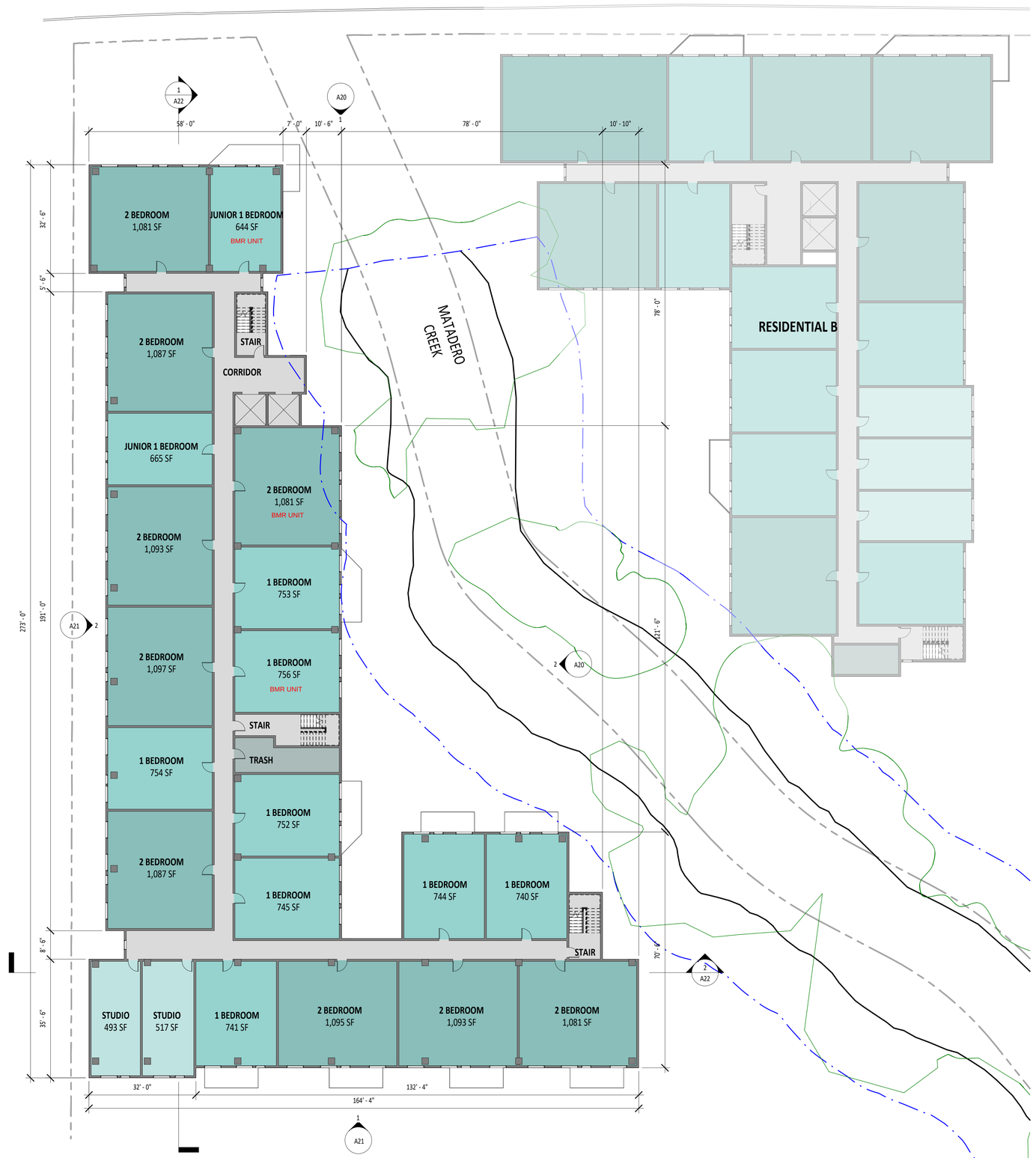
Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 2

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A12

EL CAMINO REAL



BUILDING A SB330 AREAS

LEVEL 1- R1	6,778 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,700 SF

GROSS AREA - BUILDING A

BIKE PARKING	467 SF
COMMON	3,444 SF
ELEV	197 SF
PARKING	18,647 SF
STAIR	586 SF
TRASH	613 SF
UTILITY	1,939 SF
LEVEL 1- R1	25,892 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,365 SF
LEVEL 2 - R1	23,121 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,371 SF
LEVEL 3 - R1	23,126 SF

COMMON	1,614 SF
CORRIDOR	1,620 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNCOVERED OUTDOOR- ROOF DECK	2,787 SF
UNIT	10,764 SF
LEVEL 4 - R1	17,742 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 5 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 6 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 7 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 8 - R1	14,983 SF
GROSS AREA	149,814 SF

UNIT SCHEDULE

Name	Count
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 2 - R1	21
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 3 - R1	21
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 4 - R1	11
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 5 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 6 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 7 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 8 - R1	13
TOTAL UNITS	105

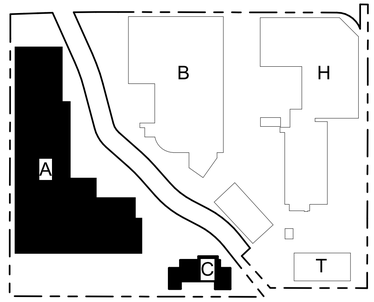
UNIT TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	39	37%
2 BEDROOM	48	46%
JUNIOR 1 BEDROOM	14	13%
STUDIO	4	4%
TOTAL UNITS	105	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



0 16' 32'

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 3

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A13



BUILDING A SB330 AREAS

LEVEL 1- R1	6,778 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,700 SF

GROSS AREA - BUILDING A

BIKE PARKING	467 SF
COMMON	3,444 SF
ELEV	197 SF
PARKING	18,647 SF
STAIR	586 SF
TRASH	613 SF
UTILITY	1,939 SF
LEVEL 1- R1	25,892 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,365 SF
LEVEL 2 - R1	23,121 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,371 SF
LEVEL 3 - R1	23,126 SF

COMMON	1,614 SF
CORRIDOR	1,620 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNCOVERED OUTDOOR- ROOF DECK	2,787 SF
UNIT	10,764 SF
LEVEL 4 - R1	17,742 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 5 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 6 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 7 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 8 - R1	14,983 SF
GROSS AREA	149,814 SF

UNIT SCHEDULE

Name	Count
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 2 - R1	21
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 3 - R1	21
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 4 - R1	11
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 5 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 6 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 7 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 8 - R1	13
TOTAL UNITS	105

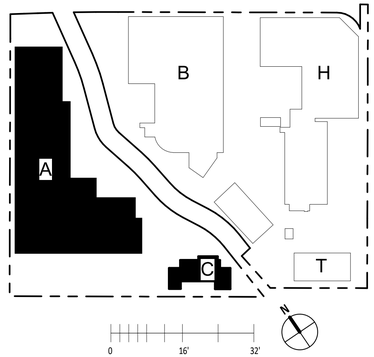
UNIT TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	39	37%
2 BEDROOM	48	46%
JUNIOR 1 BEDROOM	14	13%
STUDIO	4	4%
TOTAL UNITS	105	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 4

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A14



BUILDING A SB330 AREAS

LEVEL 1- R1	6,778 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,700 SF

GROSS AREA - BUILDING A

BIKE PARKING	467 SF
COMMON	3,444 SF
ELEV	197 SF
PARKING	18,647 SF
STAIR	586 SF
TRASH	613 SF
UTILITY	1,939 SF
LEVEL 1- R1	25,892 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,365 SF
LEVEL 2 - R1	23,121 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,371 SF
LEVEL 3 - R1	23,126 SF

COMMON	1,614 SF
CORRIDOR	1,620 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNCOVERED OUTDOOR- ROOF DECK	2,787 SF
UNIT	10,764 SF
LEVEL 4 - R1	17,742 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 5 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 6 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 7 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 8 - R1	14,983 SF
GROSS AREA	149,814 SF

UNIT SCHEDULE

Name	Count
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 2 - R1	21
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 3 - R1	21
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 4 - R1	11
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 5 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 6 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 7 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 8 - R1	13
TOTAL UNITS	105

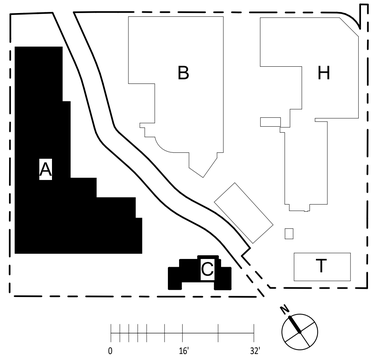
UNIT TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	39	37%
2 BEDROOM	48	46%
JUNIOR 1 BEDROOM	14	13%
STUDIO	4	4%
TOTAL UNITS	105	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 5

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A15



BUILDING A SB330 AREAS

LEVEL 1- R1	6,778 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,700 SF

GROSS AREA - BUILDING A

BIKE PARKING	467 SF
COMMON	3,444 SF
ELEV	197 SF
PARKING	18,647 SF
STAIR	586 SF
TRASH	613 SF
UTILITY	1,939 SF
LEVEL 1- R1	25,892 SF
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ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,365 SF
LEVEL 2 - R1	23,121 SF
CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,371 SF
LEVEL 3 - R1	23,126 SF
COMMON	1,614 SF
CORRIDOR	1,620 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNCOVERED OUTDOOR- ROOF DECK	2,787 SF
UNIT	10,764 SF
LEVEL 4 - R1	17,742 SF
CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 5 - R1	14,983 SF
CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 6 - R1	14,983 SF
CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 7 - R1	14,983 SF
CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 8 - R1	14,983 SF
GROSS AREA	149,814 SF

UNIT SCHEDULE

Name	Count
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 2 - R1	21
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 3 - R1	21
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 4 - R1	11
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 5 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 6 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 7 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 8 - R1	13
TOTAL UNITS	105

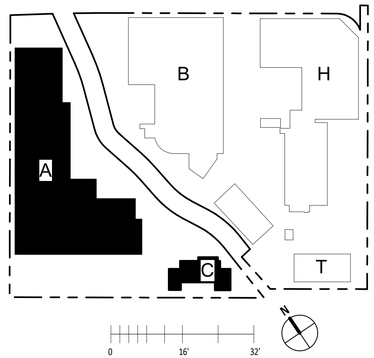
UNIT TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	39	37%
2 BEDROOM	48	46%
JUNIOR 1 BEDROOM	14	13%
STUDIO	4	4%
TOTAL UNITS	105	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



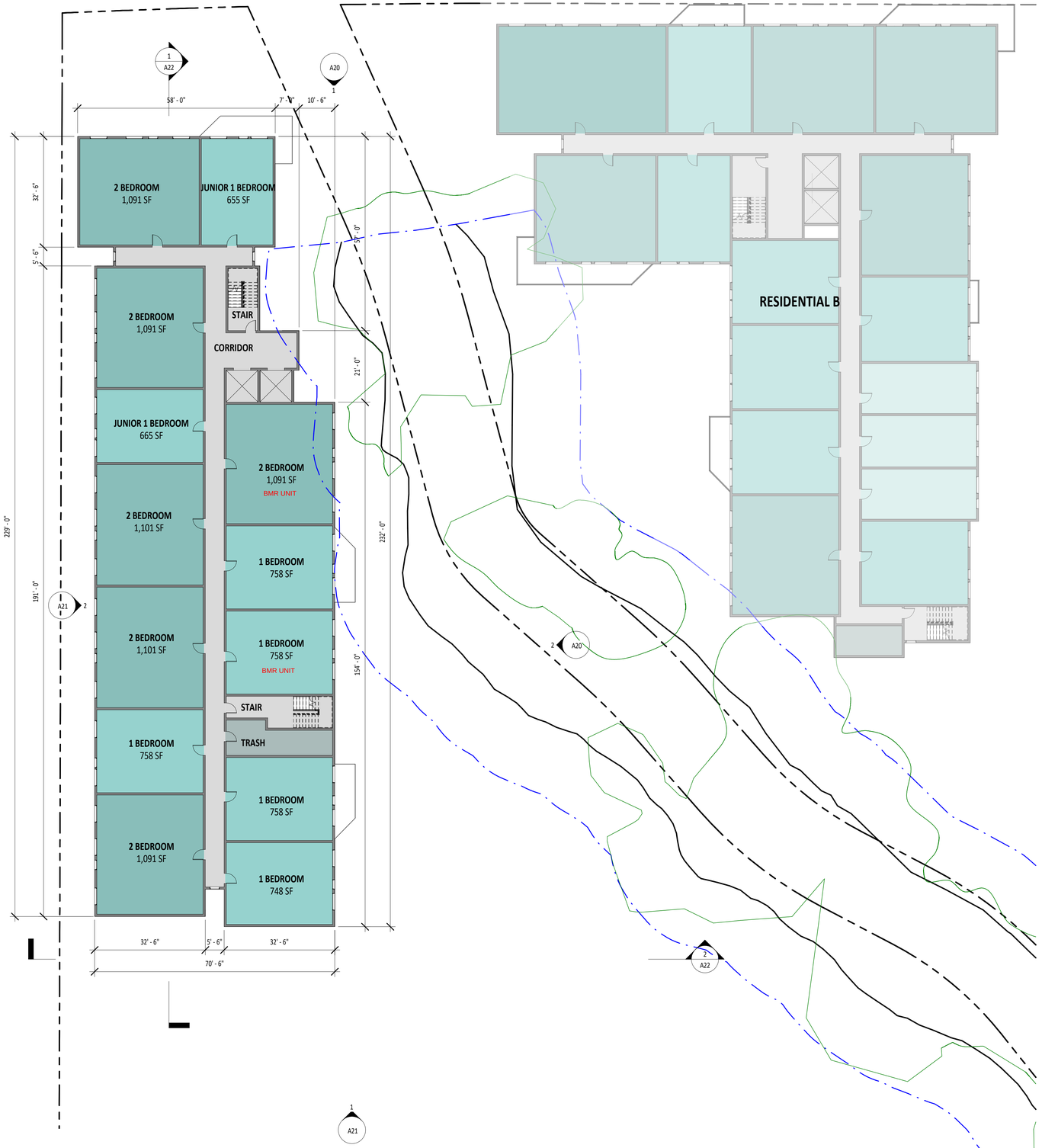
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 6

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A16



BUILDING A SB330 AREAS

LEVEL 1- R1	6,778 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,700 SF

GROSS AREA - BUILDING A

BIKE PARKING	467 SF
COMMON	3,444 SF
ELEV	197 SF
PARKING	18,647 SF
STAIR	586 SF
TRASH	613 SF
UTILITY	1,939 SF
LEVEL 1- R1	25,892 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,365 SF
LEVEL 2 - R1	23,121 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,371 SF
LEVEL 3 - R1	23,126 SF

COMMON	1,614 SF
CORRIDOR	1,620 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNCOVERED OUTDOOR- ROOF DECK	2,787 SF
UNIT	10,764 SF
LEVEL 4 - R1	17,742 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 5 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 6 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 7 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 8 - R1	14,983 SF
GROSS AREA	149,814 SF

UNIT SCHEDULE

Name	Count
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 2 - R1	21
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 3 - R1	21
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 4 - R1	11
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 5 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 6 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 7 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 8 - R1	13
TOTAL UNITS	105

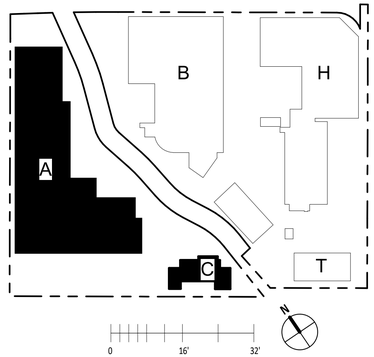
UNIT TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	39	37%
2 BEDROOM	48	46%
JUNIOR 1 BEDROOM	14	13%
STUDIO	4	4%
TOTAL UNITS	105	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



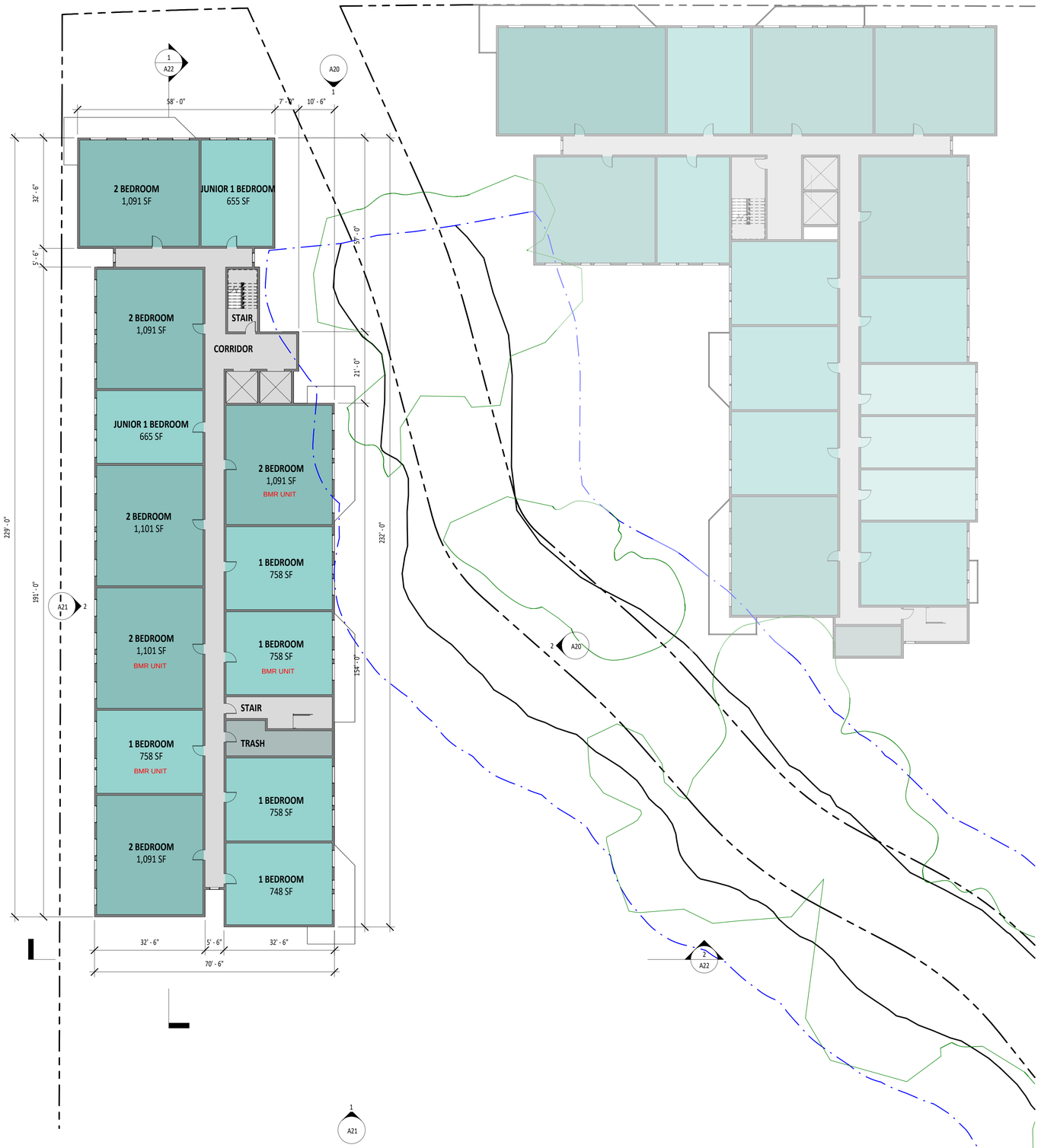
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 7

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A17



BUILDING A SB330 AREAS

LEVEL 1- R1	6,778 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,700 SF

GROSS AREA - BUILDING A

BIKE PARKING	467 SF
COMMON	3,444 SF
ELEV	197 SF
PARKING	18,647 SF
STAIR	586 SF
TRASH	613 SF
UTILITY	1,939 SF
LEVEL 1- R1	25,892 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,365 SF
LEVEL 2 - R1	23,121 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,371 SF
LEVEL 3 - R1	23,126 SF

COMMON	1,614 SF
CORRIDOR	1,620 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNCOVERED OUTDOOR- ROOF DECK	2,787 SF
UNIT	10,764 SF
LEVEL 4 - R1	17,742 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 5 - R1	14,983 SF

CORRIDOR	1,622 SF
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LEVEL 6 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 7 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 8 - R1	14,983 SF
GROSS AREA	149,814 SF

UNIT SCHEDULE

Name	Count
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 2 - R1	21
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 3 - R1	21
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 4 - R1	11
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 5 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 6 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 7 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 8 - R1	13
TOTAL UNITS	105

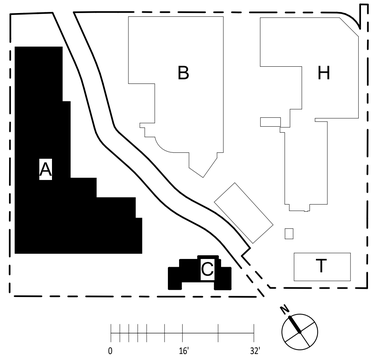
UNIT TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	39	37%
2 BEDROOM	48	46%
JUNIOR 1 BEDROOM	14	13%
STUDIO	4	4%
TOTAL UNITS	105	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



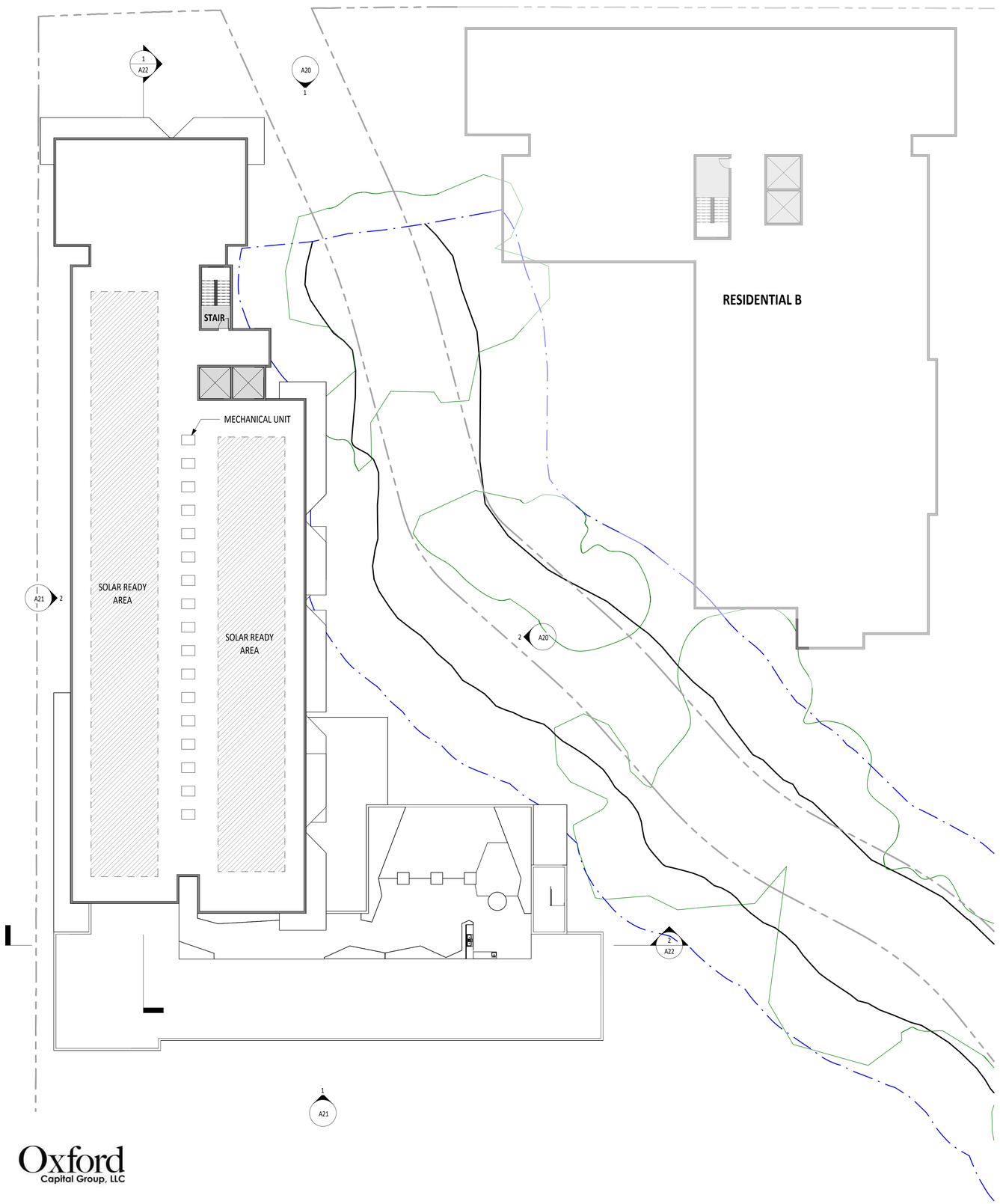
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 8

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A18



BUILDING A SB330 AREAS

LEVEL 1- R1	6,778 SF
LEVEL 2 - R1	23,121 SF
LEVEL 3 - R1	23,126 SF
LEVEL 4 - R1	17,742 SF
LEVEL 5 - R1	14,983 SF
LEVEL 6 - R1	14,983 SF
LEVEL 7 - R1	14,983 SF
LEVEL 8 - R1	14,983 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,700 SF

GROSS AREA - BUILDING A

BIKE PARKING	467 SF
COMMON	3,444 SF
ELEV	197 SF
PARKING	18,647 SF
STAIR	586 SF
TRASH	613 SF
UTILITY	1,939 SF
LEVEL 1- R1	25,892 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,365 SF
LEVEL 2 - R1	23,121 SF

CORRIDOR	2,588 SF
ELEV	195 SF
STAIR	679 SF
TRASH	294 SF
UNIT	19,371 SF
LEVEL 3 - R1	23,126 SF

COMMON	1,614 SF
CORRIDOR	1,620 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNCOVERED OUTDOOR- ROOF DECK	2,787 SF
UNIT	10,764 SF
LEVEL 4 - R1	17,742 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 5 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 6 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 7 - R1	14,983 SF

CORRIDOR	1,622 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	12,404 SF
LEVEL 8 - R1	14,983 SF
GROSS AREA	149,814 SF

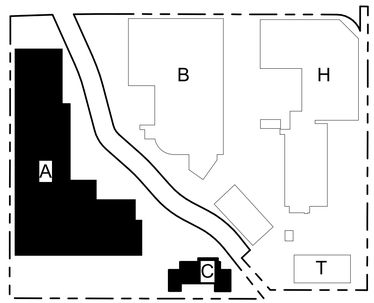
UNIT SCHEDULE

Name	Count
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 2 - R1	21
1 BEDROOM	8
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	2
LEVEL 3 - R1	21
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 4 - R1	11
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 5 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 6 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 7 - R1	13
1 BEDROOM	5
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
LEVEL 8 - R1	13
TOTAL UNITS	105

UNIT TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	39	37%
2 BEDROOM	48	46%
JUNIOR 1 BEDROOM	14	13%
STUDIO	4	4%
TOTAL UNITS	105	

KEYPLAN



LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

0 16' 32'

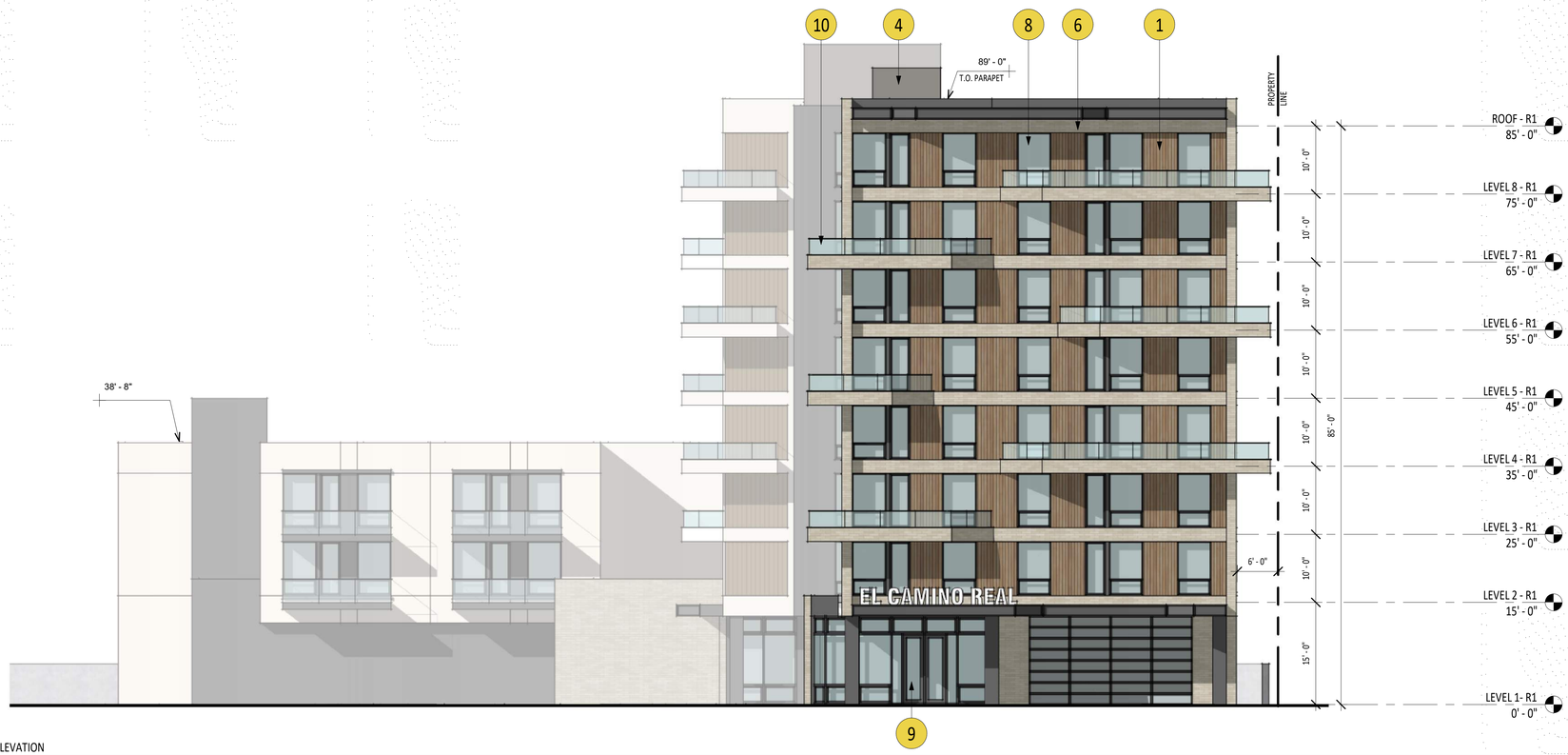
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - ROOF PLAN

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A19



1 NORTH ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"

MATERIAL LEGEND

1. METAL PANEL WITH WOOD GRAIN EFFECT
2. PERFORATED METAL PANEL
3. STUCCO- DARK GREY
4. STUCCO- MEDIUM GREY
5. STUCCO- WHITE
6. BRICK VENEER
7. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
8. ALUMINUM WINDOW
9. ALUMINUM STOREFRONT
10. GLASS HANDRAIL
11. CONCRETE

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Oxford Capital Group, LLC

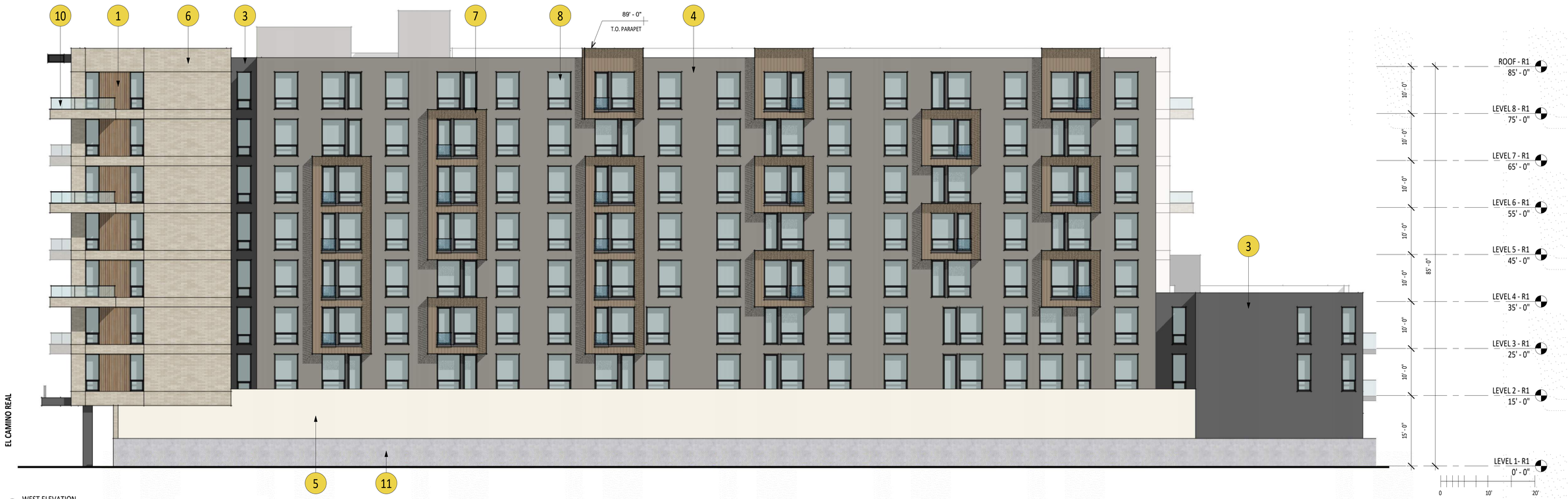
RESIDENTIAL BUILDING A - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A20



1 SOUTH ELEVATION
1" = 10'-0"



2 WEST ELEVATION
1" = 10'-0"

MATERIAL LEGEND

1. METAL PANEL WITH WOOD GRAIN EFFECT
2. PERFORATED METAL PANEL
3. STUCCO- DARK GREY
4. STUCCO- MEDIUM GREY
5. STUCCO- WHITE
6. BRICK VENEER
7. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
8. ALUMINUM WINDOW
9. ALUMINUM STOREFRONT
10. GLASS HANDRAIL
11. CONCRETE

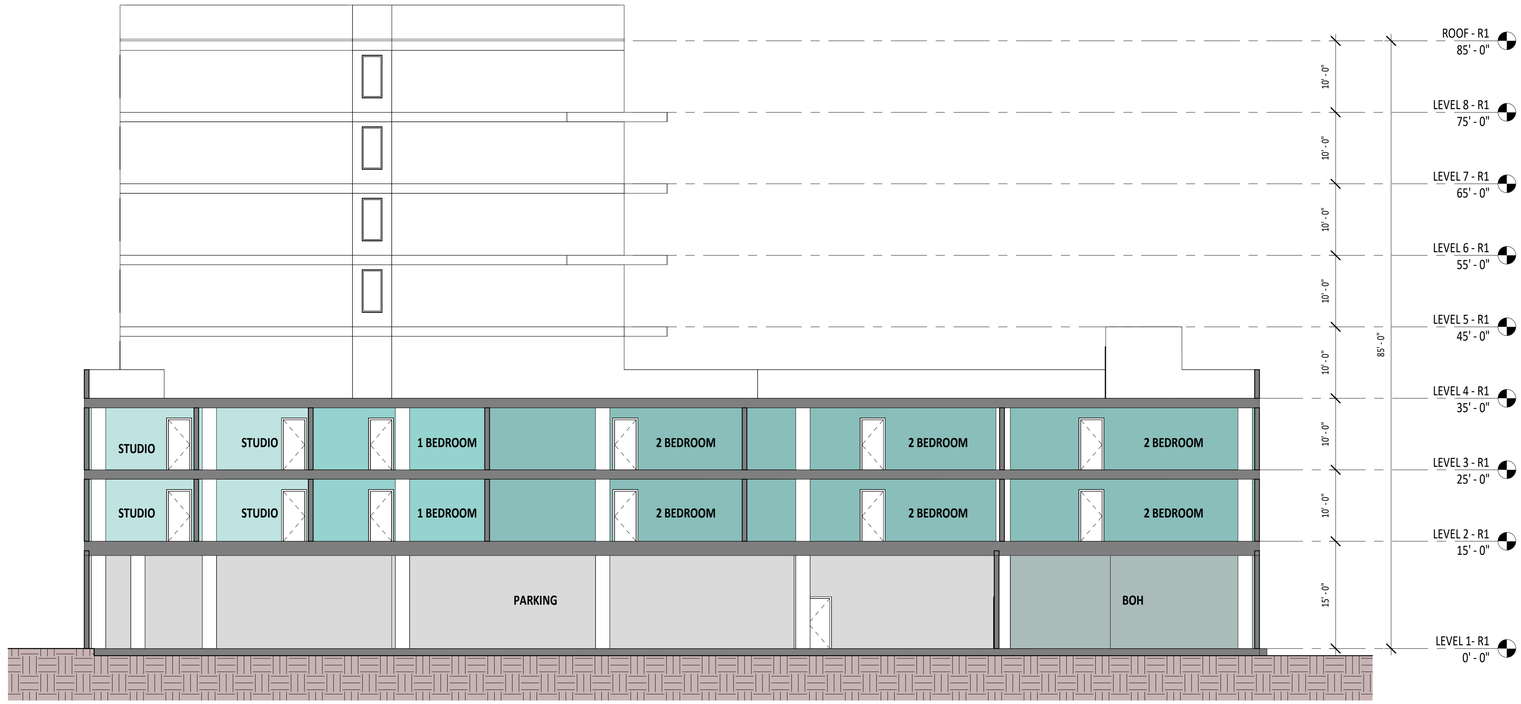
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Oxford Capital Group, LLC

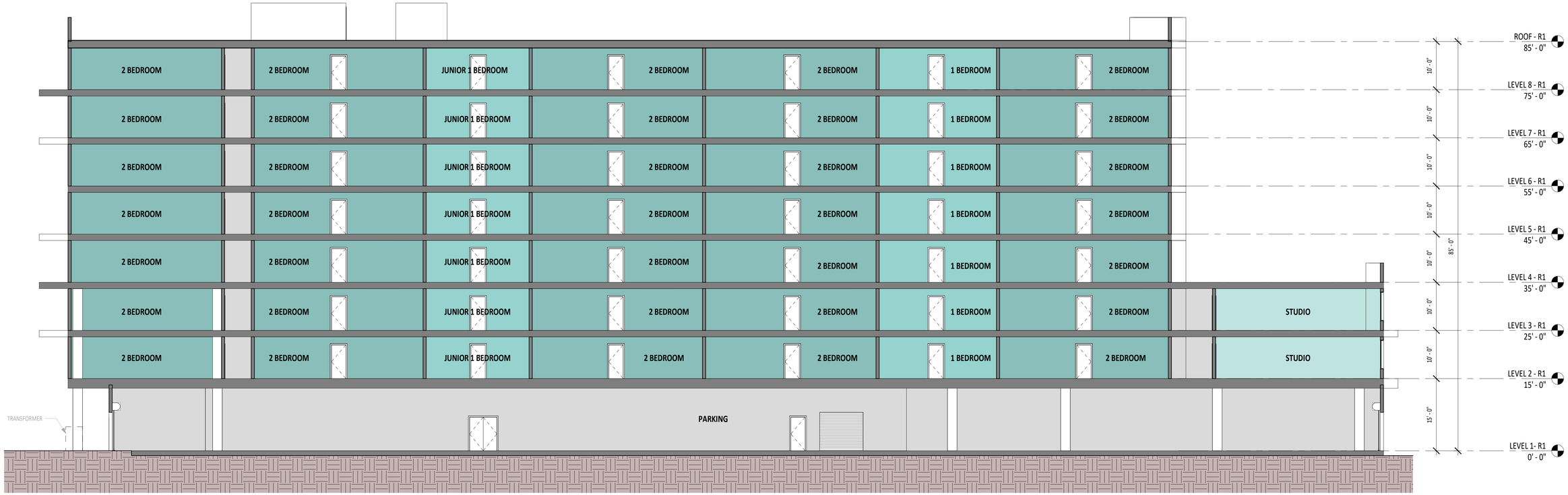
RESIDENTIAL BUILDING A - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A21



2 NORTH - SOUTH RESIDENTIAL A SECTION
1" = 10'-0"



1 WEST - EAST RESIDENTIAL A SECTION
1" = 10'-0"

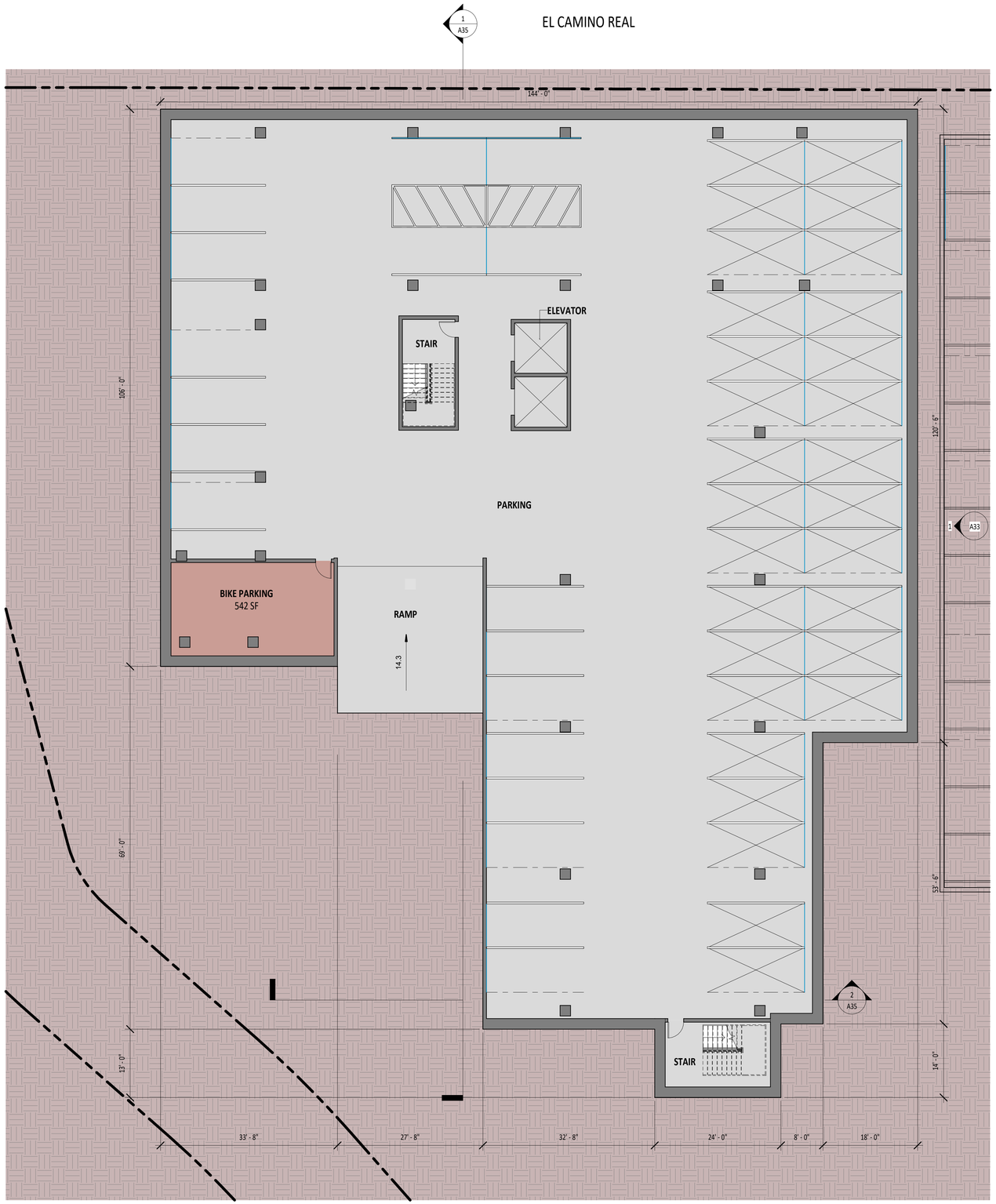
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Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - SECTIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A22



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL GROSS AREA - BUILDING B	135,802 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	4
BASEMENT- R	BASEMENT, STACKER	58
BASEMENT- R	BASEMENT, STANDARD	15
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	21
LEVEL 1- R	COVERED, STANDARD	5
RESIDENTIAL PARKING BUILDING B		104

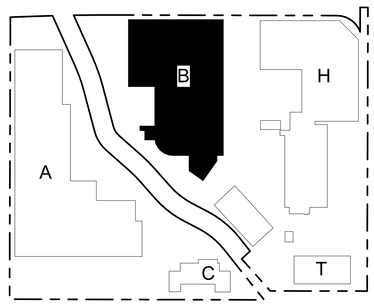
GROSS AREA- BUILDING B

Name	Area
COVERED RAMP	2,668 SF
UNDERGROUND BIKE PARKING	655 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND PARKING	18,504 SF
UNDERGROUND STAIR	225 SF
BASEMENT- R	22,269 SF
COMMON	3,934 SF
ELEVATOR	214 SF
PARKING	8,476 SF
RETAIL	1,856 SF
STAIR	438 SF
TRASH	806 SF
UNCOVERED OUTDOOR- POOL	1,646 SF
UTILITY	710 SF
LEVEL 1- R	18,081 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNCOVERED OUTDOOR- TERRACE	1,531 SF
UNITS	14,525 SF
LEVEL 2- R	18,896 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 3- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 4 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 5 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 6 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 7- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL	163,436 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS

KEYPLAN



0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

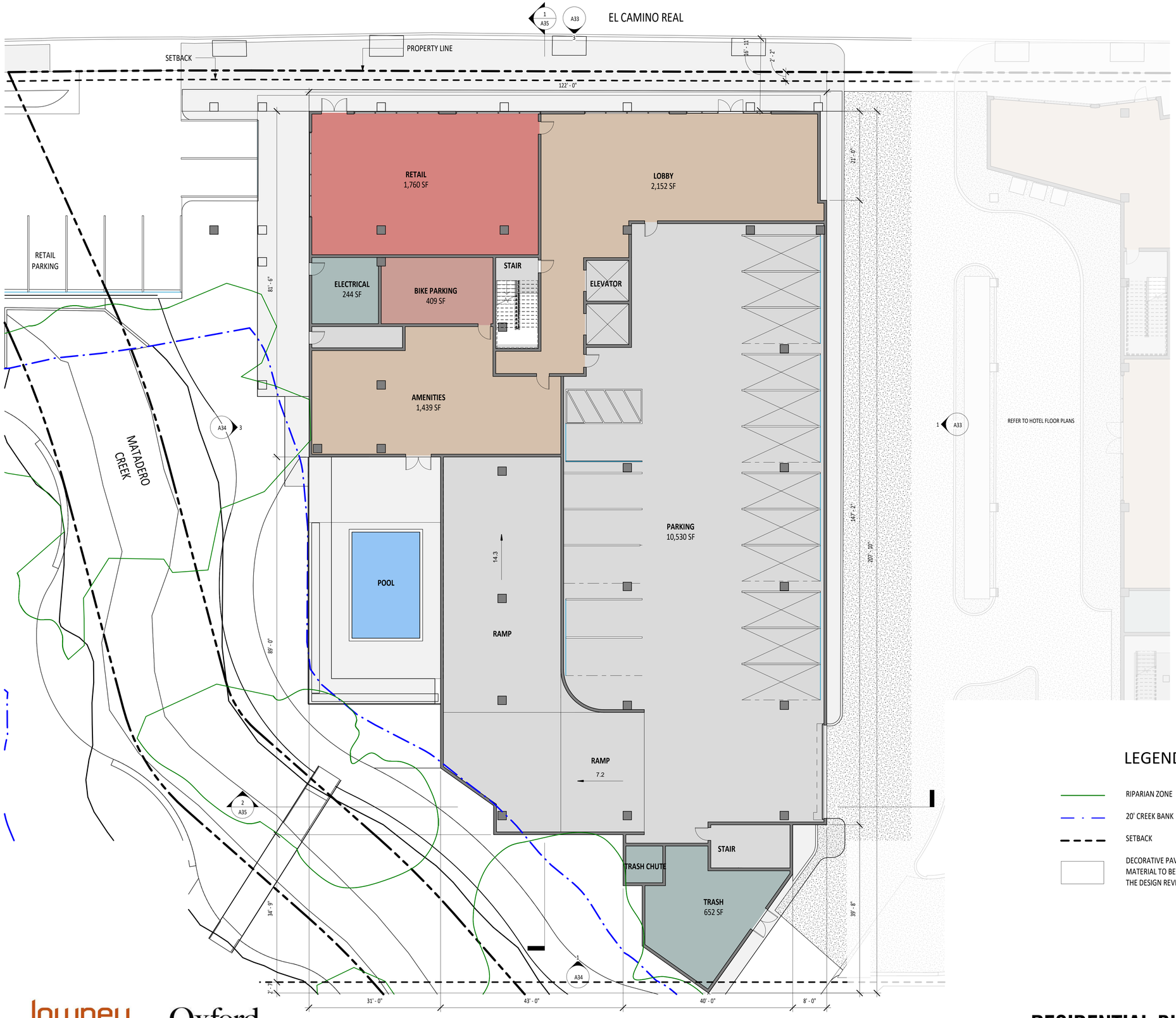
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Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - BASEMENT LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A23



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL GROSS AREA - BUILDING B	135,802 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	4
BASEMENT- R	BASEMENT, STACKER	58
BASEMENT- R	BASEMENT, STANDARD	15
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	21
LEVEL 1- R	COVERED, STANDARD	5
RESIDENTIAL PARKING BUILDING B		104

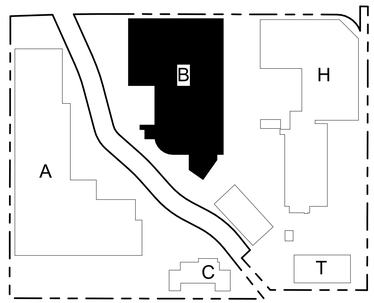
GROSS AREA- BUILDING B

Name	Area
COVERED RAMP	2,668 SF
UNDERGROUND BIKE PARKING	655 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND PARKING	18,504 SF
UNDERGROUND STAIR	225 SF
BASEMENT- R	22,269 SF
COMMON	3,934 SF
ELEVATOR	214 SF
PARKING	8,476 SF
RETAIL	1,856 SF
STAIR	438 SF
TRASH	806 SF
UNCOVERED OUTDOOR- POOL	1,646 SF
UTILITY	710 SF
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ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNCOVERED OUTDOOR- TERRACE	1,531 SF
UNITS	14,525 SF
LEVEL 2- R	18,896 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 3- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
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CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 5 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 6 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 7- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL	163,436 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS

KEYPLAN



0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - GROUND LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A24



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL GROSS AREA - BUILDING B	135,802 SF

UNITS SCHEDULE

Name	Count
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 2- R	16
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 3- R	16
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 4 - R	16
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 5 - R	16
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 6 - R	16
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 7- R	16
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 8- R	16
TOTAL UNITS	112

UNITS TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	42	38%
2 BEDROOM	35	31%
3 BEDROOM	7	6%
JUNIOR 1 BEDROOM	7	6%
STUDIO	21	19%
TOTAL UNITS	112	

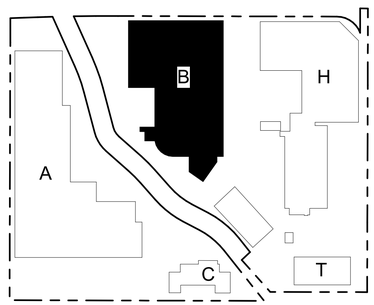
GROSS AREA- BUILDING B

Name	Area
COVERED RAMP	2,668 SF
UNDERGROUND BIKE PARKING	655 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND PARKING	18,504 SF
UNDERGROUND STAIR	225 SF
BASEMENT- R	22,269 SF
COMMON	3,934 SF
ELEVATOR	214 SF
PARKING	8,476 SF
RETAIL	1,856 SF
STAIR	438 SF
TRASH	806 SF
UNCOVERED OUTDOOR- POOL	1,646 SF
UTILITY	710 SF
LEVEL 1- R	18,081 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNCOVERED OUTDOOR- TERRACE	1,531 SF
UNITS	14,525 SF
LEVEL 2- R	18,896 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 3- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 4 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 5 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 6 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 7- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL	163,436 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 2

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A25



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL GROSS AREA - BUILDING B	135,802 SF

UNITS SCHEDULE

Name	Count
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 2- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 3- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 4 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 5 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 6 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 7- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 8- R	16
TOTAL UNITS	112

UNITS TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	42	38%
2 BEDROOM	35	31%
3 BEDROOM	7	6%
JUNIOR 1 BEDROOM	7	6%
STUDIO	21	19%
TOTAL UNITS	112	

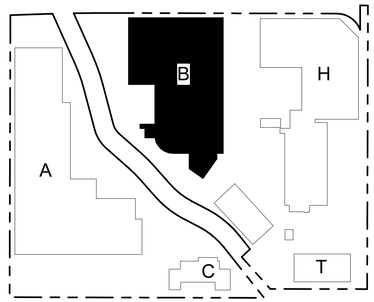
GROSS AREA- BUILDING B

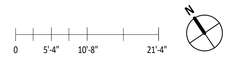
Name	Area
COVERED RAMP	2,668 SF
UNDERGROUND BIKE PARKING	655 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND PARKING	18,504 SF
UNDERGROUND STAIR	225 SF
BASEMENT- R	22,269 SF
COMMON	3,934 SF
ELEVATOR	214 SF
PARKING	8,476 SF
RETAIL	1,856 SF
STAIR	438 SF
TRASH	806 SF
UNCOVERED OUTDOOR- POOL	1,646 SF
UTILITY	710 SF
LEVEL 1- R	18,081 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNCOVERED OUTDOOR- TERRACE	1,531 SF
UNITS	14,525 SF
LEVEL 2- R	18,896 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 3- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 4 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 5 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 6 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 7- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL	163,436 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN





SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 3

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A26



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL GROSS AREA - BUILDING B	135,802 SF

UNITS SCHEDULE

Name	Count
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 2- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 3- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 4 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 5 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 6 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 7- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 8- R	16
TOTAL UNITS	112

UNITS TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	42	38%
2 BEDROOM	35	31%
3 BEDROOM	7	6%
JUNIOR 1 BEDROOM	7	6%
STUDIO	21	19%
TOTAL UNITS	112	

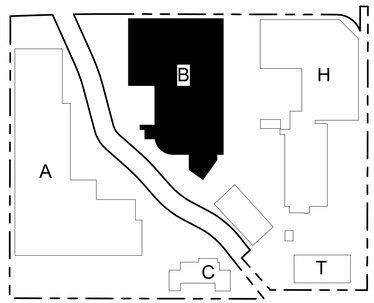
GROSS AREA- BUILDING B

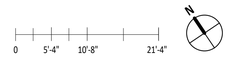
Name	Area
COVERED RAMP	2,668 SF
UNDERGROUND BIKE PARKING	655 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND PARKING	18,504 SF
UNDERGROUND STAIR	225 SF
BASEMENT- R	22,269 SF
COMMON	3,934 SF
ELEVATOR	214 SF
PARKING	8,476 SF
RETAIL	1,856 SF
STAIR	438 SF
TRASH	806 SF
UNCOVERED OUTDOOR- POOL	1,646 SF
UTILITY	710 SF
LEVEL 1- R	18,081 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNCOVERED OUTDOOR- TERRACE	1,531 SF
UNITS	14,525 SF
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ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 3- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 4 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 5 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 6 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 7- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL	163,436 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN





SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 4

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A27



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL GROSS AREA - BUILDING B	135,802 SF

UNITS SCHEDULE

Name	Count
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 2- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 3- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 4 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 5 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 6 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 7- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 8- R	16
TOTAL UNITS	112

UNITS TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	42	38%
2 BEDROOM	35	31%
3 BEDROOM	7	6%
JUNIOR 1 BEDROOM	7	6%
STUDIO	21	19%
TOTAL UNITS	112	

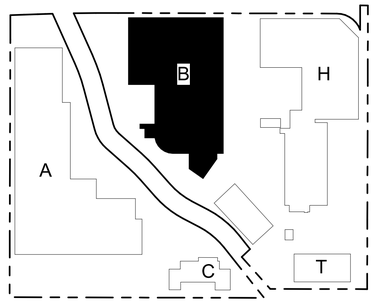
GROSS AREA- BUILDING B

Name	Area
COVERED RAMP	2,668 SF
UNDERGROUND BIKE PARKING	655 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND PARKING	18,504 SF
UNDERGROUND STAIR	225 SF
BASEMENT- R	22,269 SF
COMMON	3,934 SF
ELEVATOR	214 SF
PARKING	8,476 SF
RETAIL	1,856 SF
STAIR	438 SF
TRASH	806 SF
UNCOVERED OUTDOOR- POOL	1,646 SF
UTILITY	710 SF
LEVEL 1- R	18,081 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNCOVERED OUTDOOR- TERRACE	1,531 SF
UNITS	14,525 SF
LEVEL 2- R	18,896 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
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TRASH	197 SF
UNITS	14,525 SF
LEVEL 3- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 4 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
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TRASH	197 SF
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LEVEL 5 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 6 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 7- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL	163,436 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 5

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A28



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL GROSS AREA - BUILDING B	135,802 SF

UNITS SCHEDULE

Name	Count
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 2- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 3- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 4 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 5 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 6 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 7- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 8- R	16
TOTAL UNITS	112

UNITS TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	42	38%
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TOTAL UNITS	112	

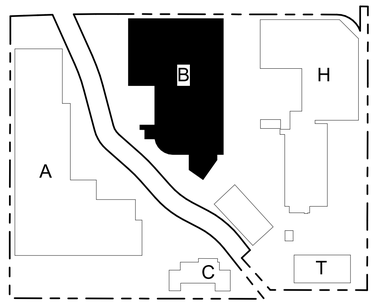
GROSS AREA- BUILDING B

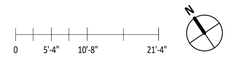
Name	Area
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UNDERGROUND ELEVATOR	218 SF
UNDERGROUND PARKING	18,504 SF
UNDERGROUND STAIR	225 SF
BASEMENT- R	22,269 SF
COMMON	3,934 SF
ELEVATOR	214 SF
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UNITS	14,525 SF
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CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 7- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL	163,436 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN





SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 6

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A29



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL GROSS AREA - BUILDING B	135,802 SF

UNITS SCHEDULE

Name	Count
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 2- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 3- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 4 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 5 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 6 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 7- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 8- R	16
TOTAL UNITS	112

UNITS TYPE MIX

Name	Count	Percentage of Total
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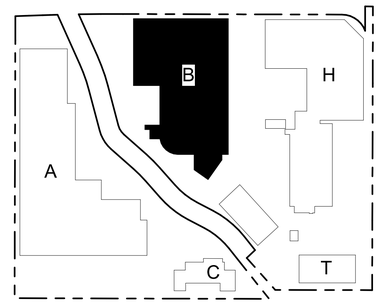
GROSS AREA- BUILDING B

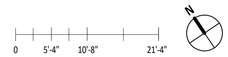
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UNDERGROUND STAIR	225 SF
BASEMENT- R	22,269 SF
COMMON	3,934 SF
ELEVATOR	214 SF
PARKING	8,476 SF
RETAIL	1,856 SF
STAIR	438 SF
TRASH	806 SF
UNCOVERED OUTDOOR- POOL	1,646 SF
UTILITY	710 SF
LEVEL 1- R	18,081 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNCOVERED OUTDOOR- TERRACE	1,531 SF
UNITS	14,525 SF
LEVEL 2- R	18,896 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 3- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 4 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 5 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 6 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 7- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL	163,436 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN





SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 7

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A30



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL GROSS AREA - BUILDING B	135,802 SF

UNITS SCHEDULE

Name	Count
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 2- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 3- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 4 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 5 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 6 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 7- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 8- R	16
TOTAL UNITS	112

UNITS TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	42	38%
2 BEDROOM	35	31%
3 BEDROOM	7	6%
JUNIOR 1 BEDROOM	7	6%
STUDIO	21	19%
TOTAL UNITS	112	

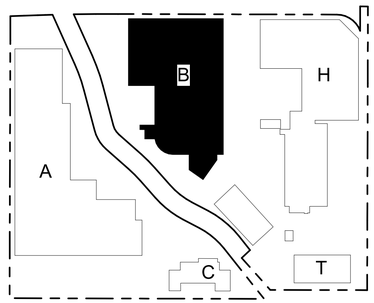
GROSS AREA- BUILDING B

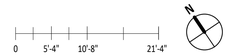
Name	Area
COVERED RAMP	2,668 SF
UNDERGROUND BIKE PARKING	655 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND PARKING	18,504 SF
UNDERGROUND STAIR	225 SF
BASEMENT- R	22,269 SF
COMMON	3,934 SF
ELEVATOR	214 SF
PARKING	8,476 SF
RETAIL	1,856 SF
STAIR	438 SF
TRASH	806 SF
UNCOVERED OUTDOOR- POOL	1,646 SF
UTILITY	710 SF
LEVEL 1- R	18,081 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNCOVERED OUTDOOR- TERRACE	1,531 SF
UNITS	14,525 SF
LEVEL 2- R	18,896 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 3- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 4 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 5 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 6 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 7- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL	163,436 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN





SCALE: 3/32" = 1'-0"

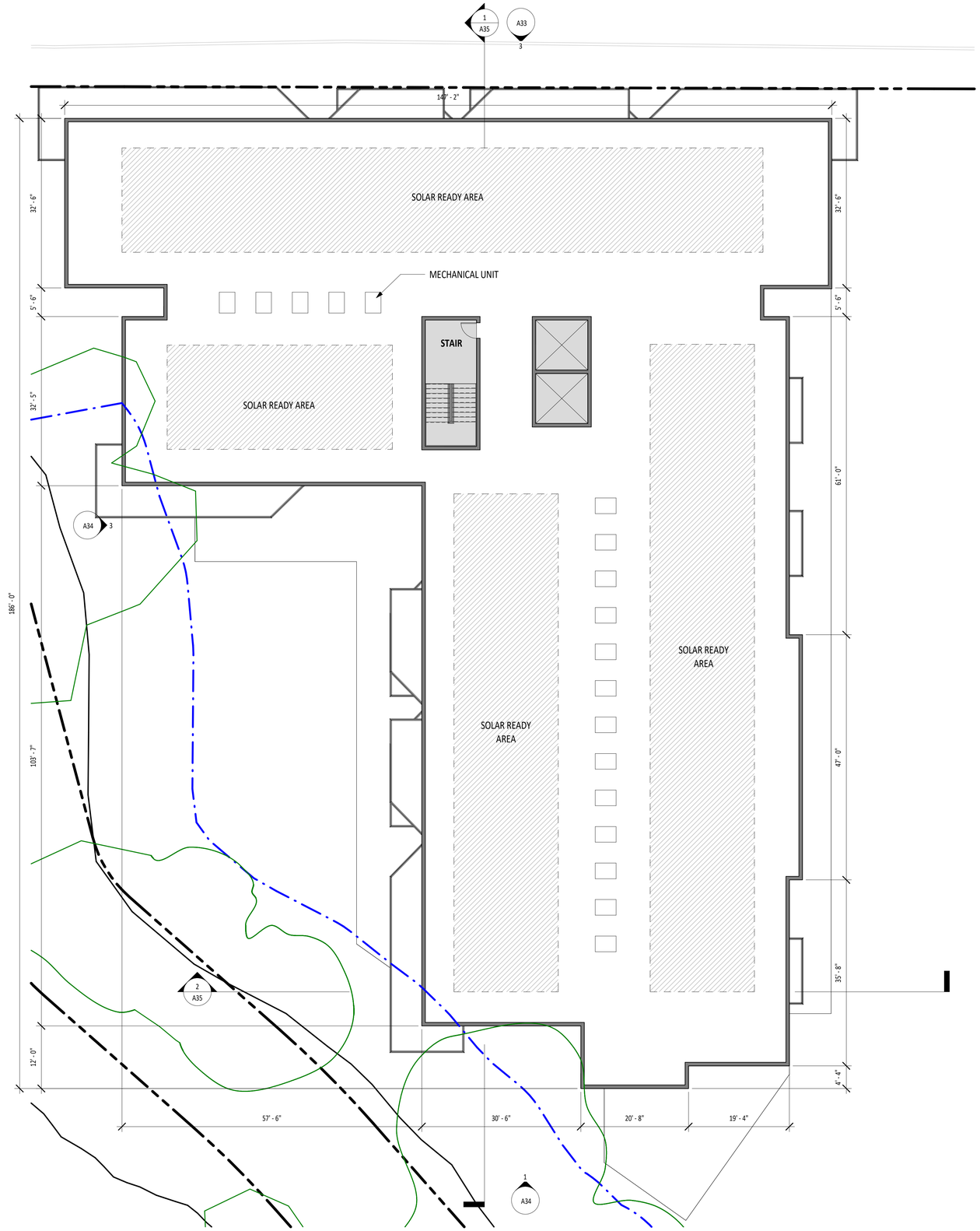
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 8

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A31



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	3,111 SF
LEVEL 1- R	9,605 SF
LEVEL 2- R	18,896 SF
LEVEL 3- R	17,365 SF
LEVEL 4 - R	17,365 SF
LEVEL 5 - R	17,365 SF
LEVEL 6 - R	17,365 SF
LEVEL 7- R	17,365 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL GROSS AREA - BUILDING B	135,802 SF

UNITS SCHEDULE

Name	Count
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 2- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 3- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 4 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 5 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 6 - R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 7- R	16

1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
LEVEL 8- R	16
TOTAL UNITS	112

UNITS TYPE MIX

Name	Count	Percentage of Total
1 BEDROOM	42	38%
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JUNIOR 1 BEDROOM	7	6%
STUDIO	21	19%
TOTAL UNITS	112	

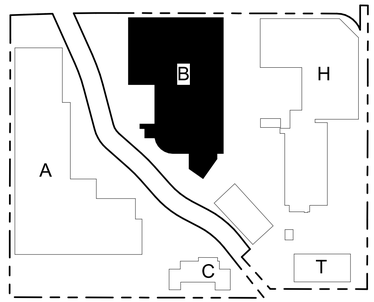
GROSS AREA- BUILDING B

Name	Area
COVERED RAMP	2,668 SF
UNDERGROUND BIKE PARKING	655 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND PARKING	18,504 SF
UNDERGROUND STAIR	225 SF
BASEMENT- R	22,269 SF
COMMON	3,934 SF
ELEVATOR	214 SF
PARKING	8,476 SF
RETAIL	1,856 SF
STAIR	438 SF
TRASH	806 SF
UNCOVERED OUTDOOR- POOL	1,646 SF
UTILITY	710 SF
LEVEL 1- R	18,081 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNCOVERED OUTDOOR- TERRACE	1,531 SF
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LEVEL 2- R	18,896 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
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TRASH	197 SF
UNITS	14,525 SF
LEVEL 3- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 4 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 5 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 6 - R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 7- R	17,365 SF
CORRIDOR	1,900 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,525 SF
LEVEL 8- R	17,365 SF
GRAND TOTAL	163,436 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - ROOF PLAN

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A32



3 NORTH ELEVATION
1" = 10'-0"



1 EAST ELEVATION
1" = 10'-0"

MATERIAL LEGEND

1. METAL PANEL WITH WOOD GRAIN EFFECT
2. PERFORATED METAL PANEL
3. STUCCO- DARK GREY
4. STUCCO- MEDIUM GREY
5. STUCCO- WHITE
6. BRICK VENEER
7. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
8. ALUMINUM WINDOW
9. ALUMINUM STOREFRONT
10. GLASS HANDRAIL
11. CONCRETE

0 10' 20'

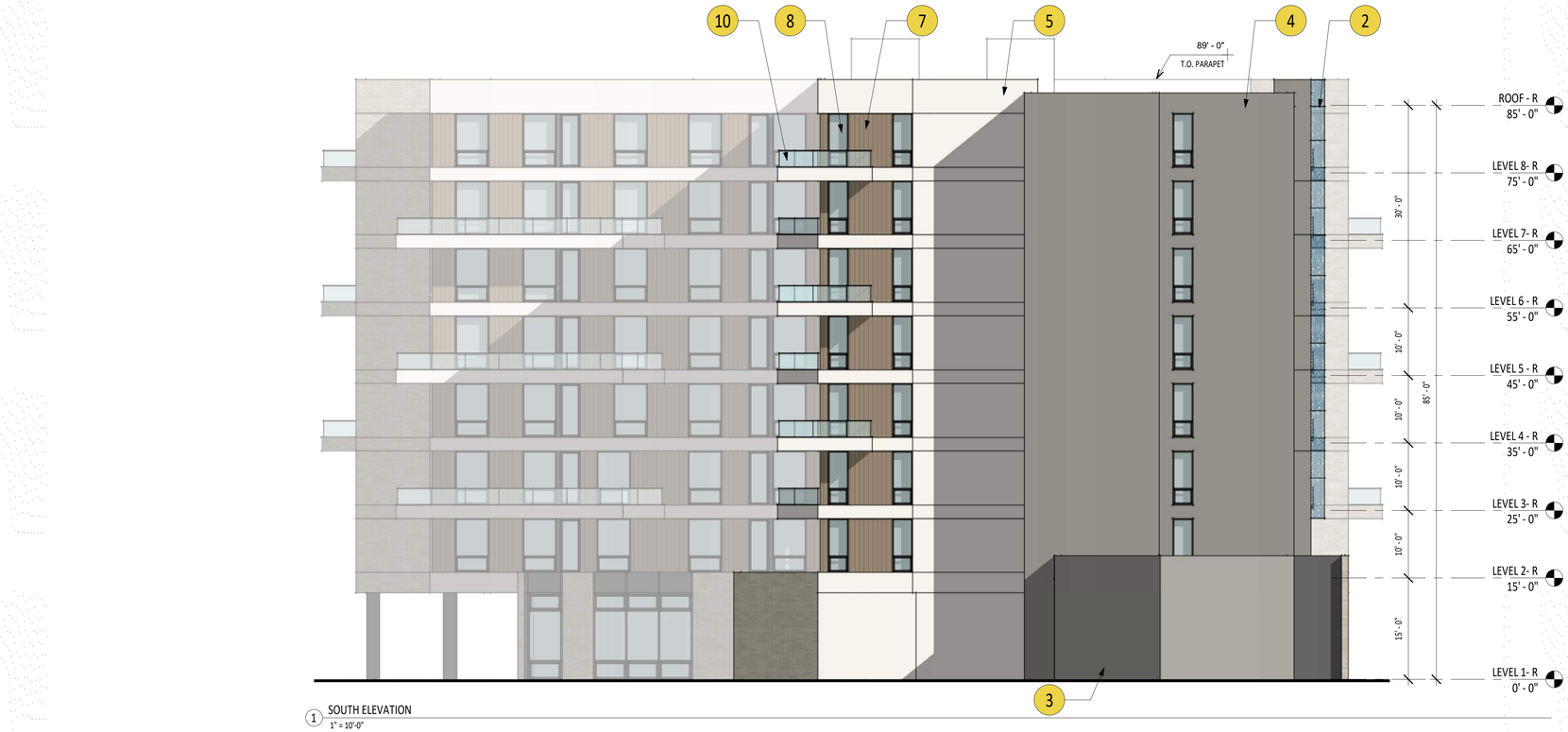
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A33



1 SOUTH ELEVATION
1" = 10'-0"



3 WEST ELEVATION
1" = 10'-0"

MATERIAL LEGEND

1. METAL PANEL WITH WOOD GRAIN EFFECT
2. PERFORATED METAL PANEL
3. STUCCO- DARK GREY
4. STUCCO- MEDIUM GREY
5. STUCCO- WHITE
6. BRICK VENEER
7. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
8. ALUMINUM WINDOW
9. ALUMINUM STOREFRONT
10. GLASS HANDRAIL
11. CONCRETE

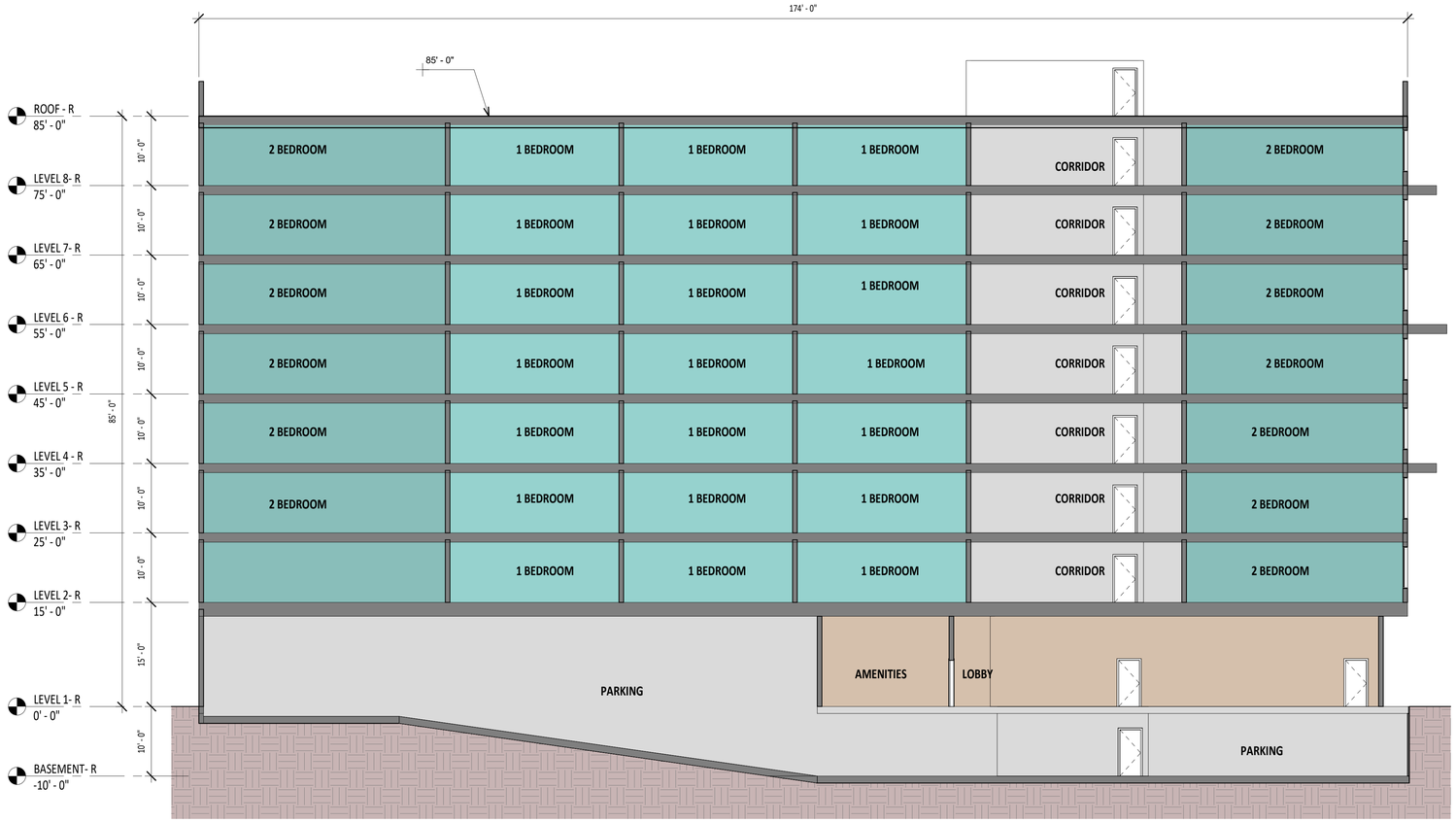
lowney arch

Oxford Capital Group, LLC

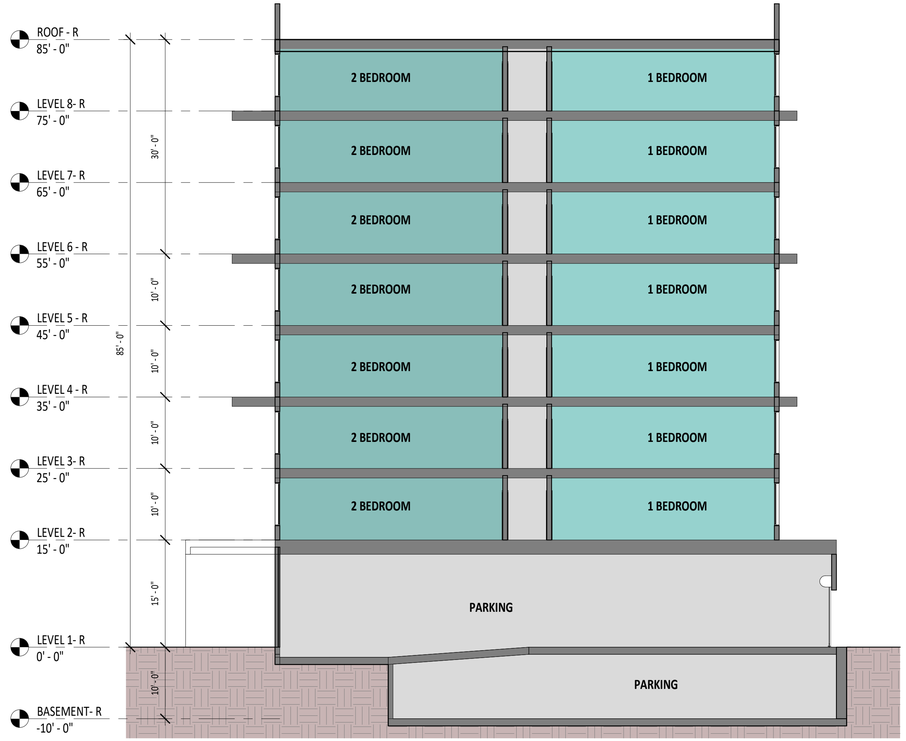
RESIDENTIAL BUILDING B - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A34



1 EAST - WEST RESIDENTIAL B SECTION
1" = 10'-0"



2 NORTH- SOUTH RESIDENTIAL B SECTION
1" = 10'-0"

0 10' 20'

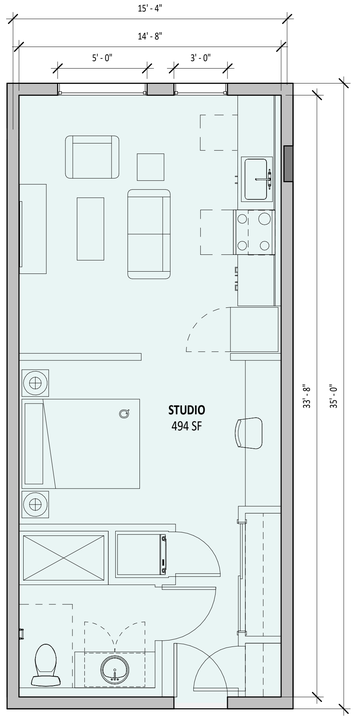
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - SECTIONS

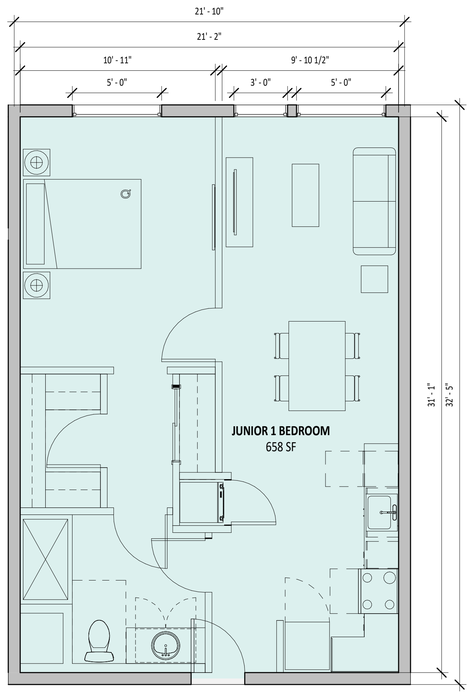
CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A35



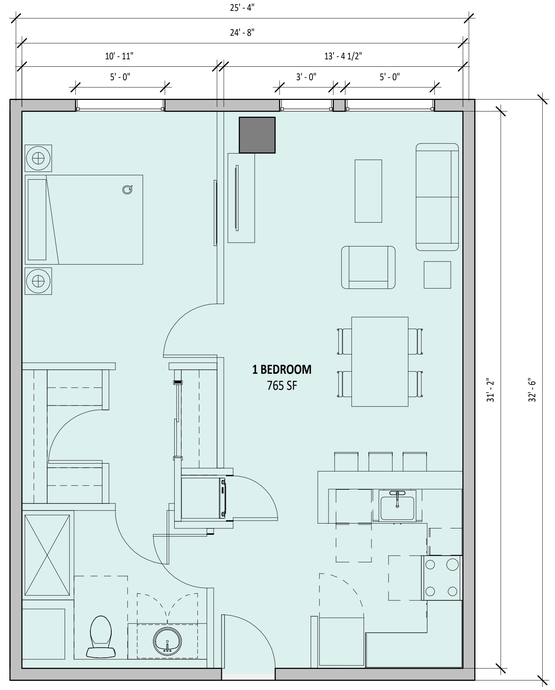
NET AREA: 494 SF
GROSS AREA: 536 SF

1 STUDIO
1/4" = 1'-0"



NET AREA: 658 SF
GROSS AREA: 708 SF

4 JUNIOR 1 BEDROOM
1/4" = 1'-0"



NET AREA: 765 SF
GROSS AREA: 823 SF

2 1 BEDROOM
1/4" = 1'-0"

0 4' 8'

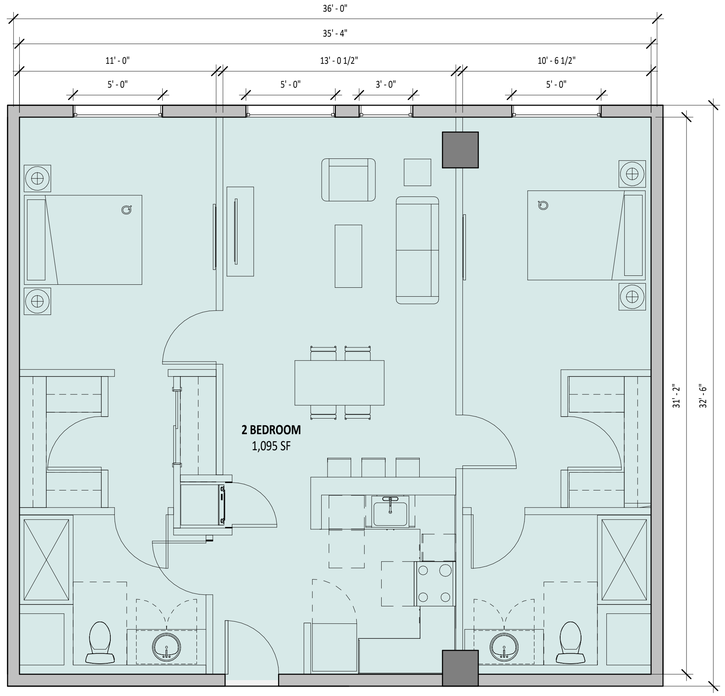
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL UNIT PLANS

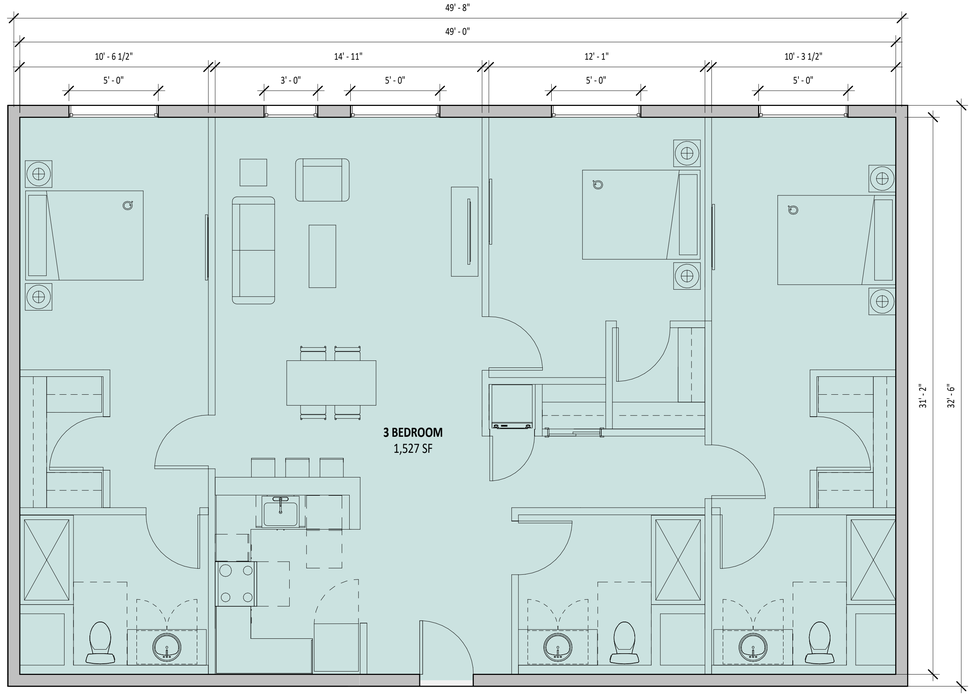
CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A36



NET AREA: 1,095 SF
GROSS AREA: 1,170 SF

2 2 BEDROOM
1/4" = 1'-0"



NET AREA: 1,527 SF
GROSS AREA: 1,615 SF

1 3 BEDROOM
1/4" = 1'-0"

0 4' 8'

lowney arch

Oxford Capital Group, LLC

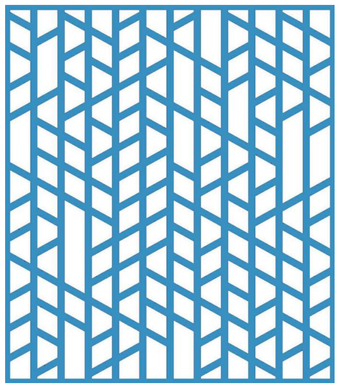
RESIDENTIAL UNIT PLANS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A37

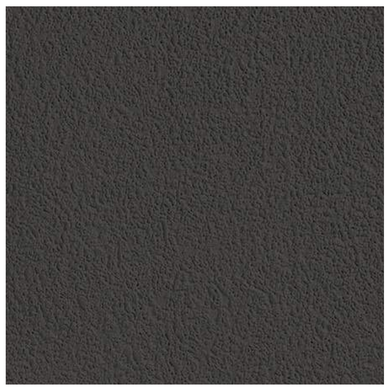


1 METAL PANEL WITH WOOD GRAIN EFFECT

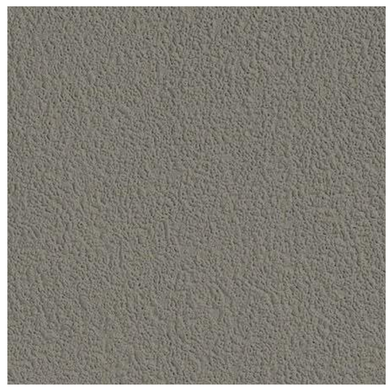


2 PERPORATED METAL PANEL

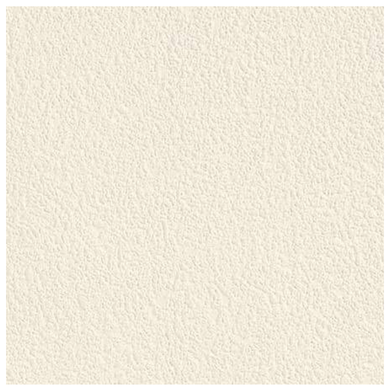




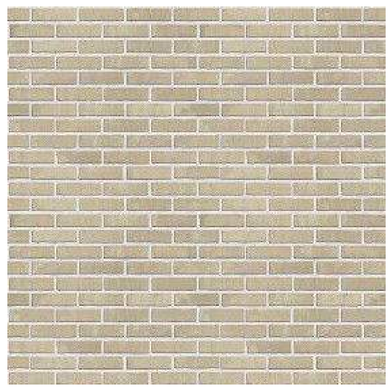
3 STUCCO- DARK GREY



4 STUCCO- MEDIUM GREY



5 STUCCO- WHITE



6 BRICK VENEER



7 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT

8 ALUMINUM WINDOW

9 ALUMINUM STOREFRONT

10 GLASS HANDRAIL

11 CONCRETE

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL MATERIAL BOARD

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A38



1 BASEMENT- HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND PARKING	18,534 SF
UNDERGROUND STAIR	587 SF
UNDERGROUND UTILITIES	1,818 SF
BASEMENT- HOTEL	21,257 SF
BOH	517 SF
COMMON AREA	13,099 SF
COVERED OUTDOOR- PORTE COCHERE	2,910 SF
ELEVATOR	319 SF
LOADING	531 SF
STAIR	1,116 SF
LEVEL 1- HOTEL	18,490 SF
BOH	559 SF
CORRIDOR	2,532 SF
ELEVATOR	341 SF
GUEST ROOMS	12,084 SF
STAIR	800 SF
LEVEL 2- HOTEL	16,316 SF
BOH	559 SF
CORRIDOR	2,533 SF
ELEVATOR	341 SF
GUEST ROOMS	12,086 SF
STAIR	793 SF
LEVEL 3- HOTEL	16,312 SF
BOH	1,271 SF
CORRIDOR	2,534 SF
ELEVATOR	341 SF
GUEST ROOMS	11,370 SF
STAIR	795 SF
LEVEL 4- HOTEL	16,310 SF
BACK OF HOUSE	918 SF
COMMON AREA	3,611 SF
CORRIDOR	1,240 SF
ELEVATOR	341 SF
GUEST ROOMS	6,212 SF
OUTDOOR AREA - CABANA/CIRCULATION	1,884 SF
OUTDOOR AREA- ROOF TERRACE	905 SF
STAIR	777 SF
LEVEL 5- HOTEL	15,887 SF
BACK OF HOUSE	401 SF
CORRIDOR	1,446 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,252 SF
STAIR	546 SF
LEVEL 6- HOTEL	11,034 SF
BACK OF HOUSE	412 SF
CORRIDOR	1,437 SF
ELEVATOR	341 SF
GUEST ROOMS	7,275 SF
STAIR	558 SF
LEVEL 7- HOTEL	10,022 SF
TOTAL GROSS AREA	125,629 SF

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,943 SF
LEVEL 1- HOTEL	18,692 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	16,316 SF
LEVEL 3- EXISTING HOTEL	7,488 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	16,312 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 4- HOTEL	16,310 SF
LEVEL 5- HOTEL	15,887 SF
LEVEL 6- HOTEL	11,034 SF
LEVEL 7- HOTEL	10,022 SF
GRAND TOTAL	135,966 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

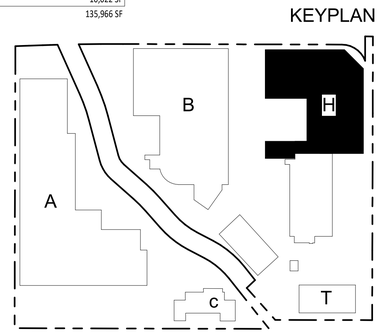
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	STANDARD	24
BASEMENT- HOTEL	TANDEM	30
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		64

KEYPLAN



0 10' 20'

lowney arch

Oxford Capital Group, LLC

HOTEL - BASEMENT LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A39



1 GROUND FLOOR PLAN
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND PARKING	18,534 SF
UNDERGROUND STAIR	587 SF
UNDERGROUND UTILITIES	1,818 SF
BASEMENT- HOTEL	21,257 SF
BOH	517 SF
COMMON AREA	13,099 SF
COVERED OUTDOOR- PORTE COCHERE	2,910 SF
ELEVATOR	319 SF
LOADING	531 SF
STAIR	1,116 SF
LEVEL 1- HOTEL	18,490 SF
BOH	559 SF
CORRIDOR	2,532 SF
ELEVATOR	341 SF
GUEST ROOMS	12,084 SF
STAIR	800 SF
LEVEL 2- HOTEL	16,316 SF
BOH	559 SF
CORRIDOR	2,533 SF
ELEVATOR	341 SF
GUEST ROOMS	12,086 SF
STAIR	793 SF
LEVEL 3- HOTEL	16,312 SF
BOH	1,271 SF
CORRIDOR	2,534 SF
ELEVATOR	341 SF
GUEST ROOMS	11,370 SF
STAIR	795 SF
LEVEL 4- HOTEL	16,310 SF
BACK OF HOUSE	918 SF
COMMON AREA	3,611 SF
CORRIDOR	1,240 SF
ELEVATOR	341 SF
GUEST ROOMS	6,212 SF
OUTDOOR AREA - CABANA/CIRCULATION	1,884 SF
OUTDOOR AREA- ROOF TERRACE	905 SF
STAIR	777 SF
LEVEL 5- HOTEL	15,887 SF
BACK OF HOUSE	401 SF
CORRIDOR	1,446 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,252 SF
STAIR	546 SF
LEVEL 6- HOTEL	11,034 SF
BACK OF HOUSE	412 SF
CORRIDOR	1,437 SF
ELEVATOR	341 SF
GUEST ROOMS	7,275 SF
STAIR	558 SF
LEVEL 7- HOTEL	10,022 SF
TOTAL GROSS AREA	125,629 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

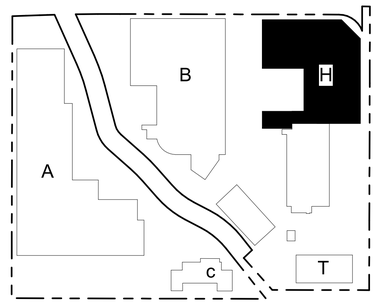
PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	STANDARD	24
BASEMENT- HOTEL	TANDEM	30
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		64

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,943 SF
LEVEL 1- HOTEL	18,692 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	16,316 SF
LEVEL 3- EXISTING HOTEL	7,488 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	16,312 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 4- HOTEL	16,310 SF
LEVEL 5- HOTEL	15,887 SF
LEVEL 6- HOTEL	11,034 SF
LEVEL 7- HOTEL	10,022 SF
GRAND TOTAL	135,966 SF

KEYPLAN



0 10' 20'

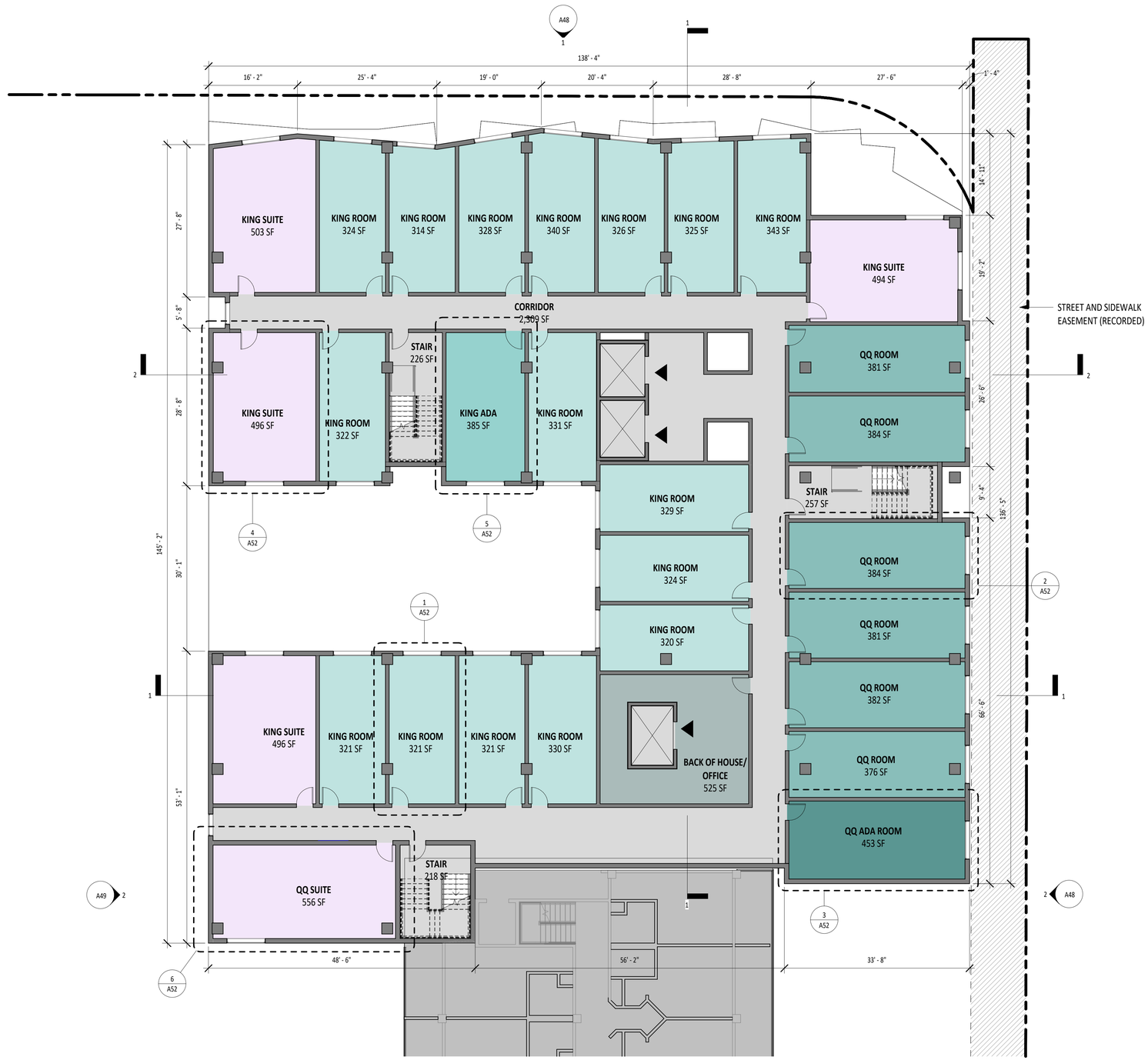
lowney arch

Oxford Capital Group, LLC

HOTEL - GROUND LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A40



1 FEA_STUDY_LEVEL 2 HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND PARKING	18,534 SF
UNDERGROUND STAIR	587 SF
UNDERGROUND UTILITIES	1,818 SF
BASEMENT- HOTEL	21,257 SF
BOH	517 SF
COMMON AREA	13,099 SF
COVERED OUTDOOR- PORTE COCHERE	2,910 SF
ELEVATOR	319 SF
LOADING	531 SF
STAIR	1,116 SF
LEVEL 1- HOTEL	18,490 SF
BOH	559 SF
CORRIDOR	2,532 SF
ELEVATOR	341 SF
GUEST ROOMS	12,084 SF
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LEVEL 2- HOTEL	16,316 SF
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GUEST ROOMS	11,370 SF
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BACK OF HOUSE	918 SF
COMMON AREA	3,611 SF
CORRIDOR	1,240 SF
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GUEST ROOMS	6,212 SF
OUTDOOR AREA - CABANA/CIRCULATION	1,884 SF
OUTDOOR AREA- ROOF TERRACE	905 SF
STAIR	777 SF
LEVEL 5- HOTEL	15,887 SF
BACK OF HOUSE	401 SF
CORRIDOR	1,446 SF
ELEVATOR	337 SF
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GUEST ROOMS	7,252 SF
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ELEVATOR	341 SF
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LEVEL 7- HOTEL	10,022 SF
TOTAL GROSS AREA	125,629 SF

HOTEL SB330 BUILDING AREAS

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GRAND TOTAL	135,966 SF

NEW GUEST ROOM SCHEDULE

Name	Count
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KING ROOM	16
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QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

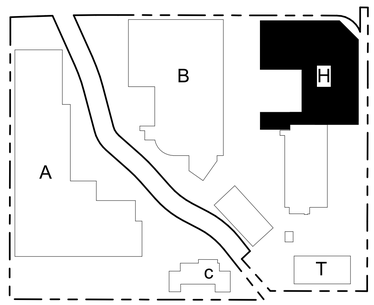
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
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KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
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BASEMENT- HOTEL	TANDEM	30
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LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		64

KEYPLAN



0 10' 20'

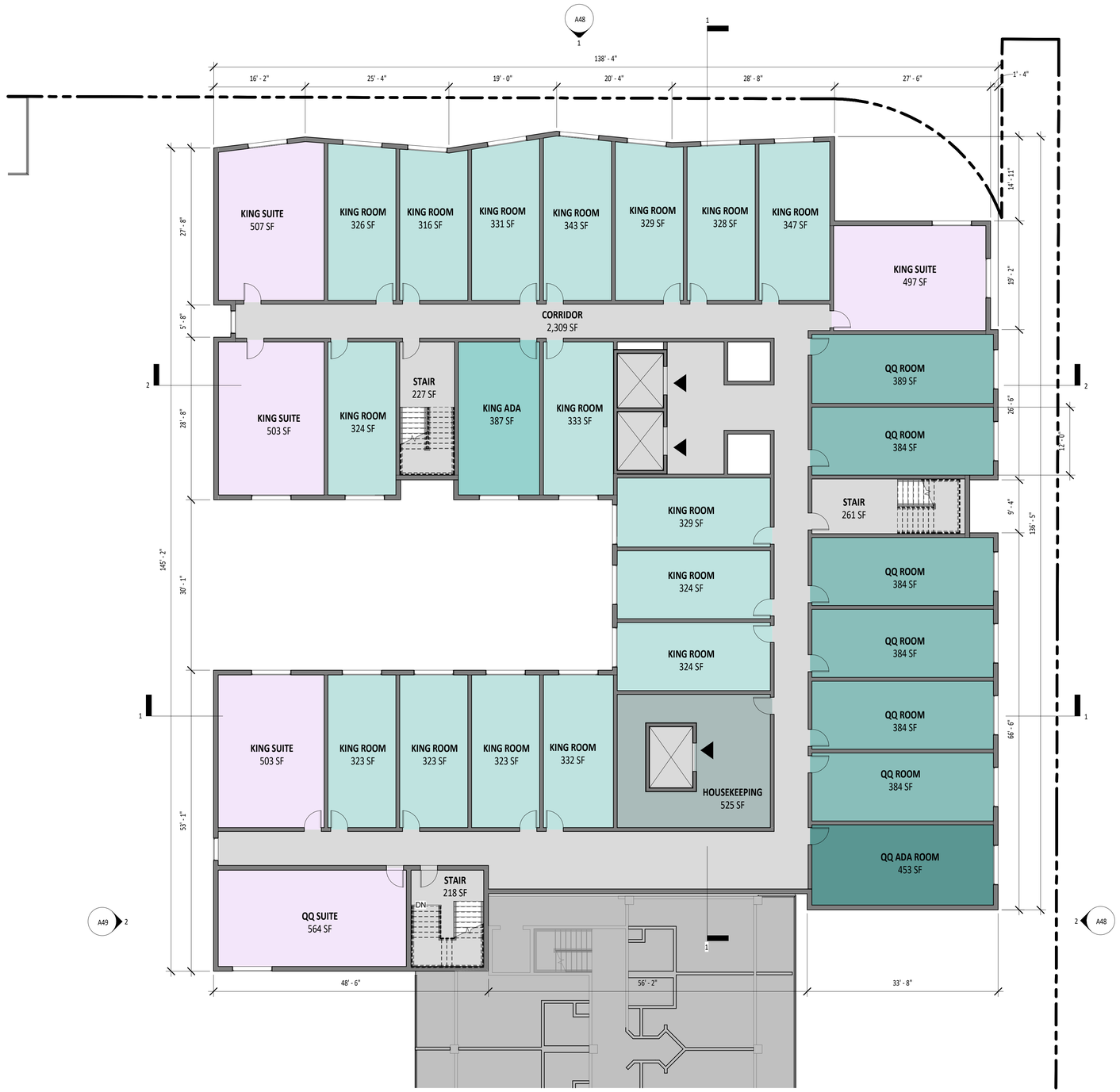
lowney arch

Oxford Capital Group, LLC

HOTEL - LEVEL 2

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A41



1 FEA_STUDY_LEVEL 3 HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND PARKING	18,534 SF
UNDERGROUND STAIR	587 SF
UNDERGROUND UTILITIES	1,818 SF
BASEMENT- HOTEL	21,257 SF
BOH	517 SF
COMMON AREA	13,099 SF
COVERED OUTDOOR- PORTE COCHERE	2,910 SF
ELEVATOR	319 SF
LOADING	531 SF
STAIR	1,116 SF
LEVEL 1- HOTEL	18,490 SF
BOH	559 SF
CORRIDOR	2,532 SF
ELEVATOR	341 SF
GUEST ROOMS	12,084 SF
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LEVEL 2- HOTEL	16,316 SF
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GUEST ROOMS	11,370 SF
STAIR	795 SF
LEVEL 4- HOTEL	16,310 SF
BACK OF HOUSE	918 SF
COMMON AREA	3,611 SF
CORRIDOR	1,240 SF
ELEVATOR	341 SF
GUEST ROOMS	6,212 SF
OUTDOOR AREA - CABANA/CIRCULATION	1,884 SF
OUTDOOR AREA- ROOF TERRACE	905 SF
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LEVEL 5- HOTEL	15,887 SF
BACK OF HOUSE	401 SF
CORRIDOR	1,446 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,252 SF
STAIR	546 SF
LEVEL 6- HOTEL	11,034 SF
BACK OF HOUSE	412 SF
CORRIDOR	1,437 SF
ELEVATOR	341 SF
GUEST ROOMS	7,275 SF
STAIR	558 SF
LEVEL 7- HOTEL	10,022 SF
TOTAL GROSS AREA	125,629 SF

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,943 SF
LEVEL 1- HOTEL	18,692 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	16,316 SF
LEVEL 3- EXISTING HOTEL	7,488 SF
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LEVEL 5- HOTEL	15,887 SF
LEVEL 6- HOTEL	11,034 SF
LEVEL 7- HOTEL	10,022 SF
GRAND TOTAL	135,966 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

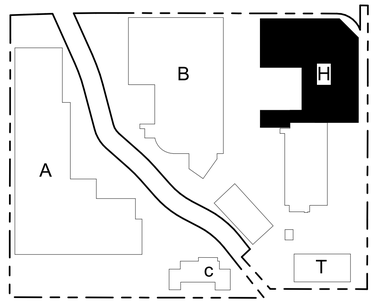
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	STANDARD	24
BASEMENT- HOTEL	TANDEM	30
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		64

KEYPLAN



0 10' 20'

lowney arch

Oxford Capital Group, LLC

HOTEL - LEVEL 3

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A42



1 FEA_STUDY_LEVEL 4- HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND PARKING	18,534 SF
UNDERGROUND STAIR	587 SF
UNDERGROUND UTILITIES	1,818 SF
BASEMENT- HOTEL	21,257 SF
BOH	517 SF
COMMON AREA	13,099 SF
COVERED OUTDOOR- PORTE COCHERE	2,910 SF
ELEVATOR	319 SF
LOADING	531 SF
STAIR	1,116 SF
LEVEL 1- HOTEL	18,490 SF
BOH	559 SF
CORRIDOR	2,532 SF
ELEVATOR	341 SF
GUEST ROOMS	12,084 SF
STAIR	800 SF
LEVEL 2- HOTEL	16,316 SF
BOH	559 SF
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GUEST ROOMS	11,370 SF
STAIR	795 SF
LEVEL 4- HOTEL	16,310 SF
BACK OF HOUSE	918 SF
COMMON AREA	3,611 SF
CORRIDOR	1,240 SF
ELEVATOR	341 SF
GUEST ROOMS	6,212 SF
OUTDOOR AREA - CABANA/CIRCULATION	1,884 SF
OUTDOOR AREA- ROOF TERRACE	905 SF
STAIR	777 SF
LEVEL 5- HOTEL	15,887 SF
BACK OF HOUSE	401 SF
CORRIDOR	1,446 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,252 SF
STAIR	546 SF
LEVEL 6- HOTEL	11,034 SF
BACK OF HOUSE	412 SF
CORRIDOR	1,437 SF
ELEVATOR	341 SF
GUEST ROOMS	7,275 SF
STAIR	558 SF
LEVEL 7- HOTEL	10,022 SF
TOTAL GROSS AREA	125,629 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
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TOTAL GUEST ROOMS	135	

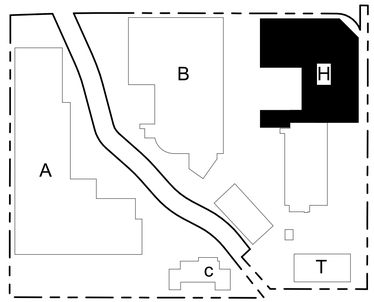
PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	STANDARD	24
BASEMENT- HOTEL	TANDEM	30
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		64

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,943 SF
LEVEL 1- HOTEL	18,692 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	16,316 SF
LEVEL 3- EXISTING HOTEL	7,488 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	16,312 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 4- HOTEL	16,310 SF
LEVEL 5- HOTEL	15,887 SF
LEVEL 6- HOTEL	11,034 SF
LEVEL 7- HOTEL	10,022 SF
GRAND TOTAL	135,966 SF

KEYPLAN



0 10' 20'

lowney arch

Oxford Capital Group, LLC

HOTEL - LEVEL 4

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A43



GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND PARKING	18,534 SF
UNDERGROUND STAIR	587 SF
UNDERGROUND UTILITIES	1,818 SF
BASEMENT- HOTEL	21,257 SF
BOH	517 SF
COMMON AREA	13,099 SF
COVERED OUTDOOR- PORTE COCHERE	2,910 SF
ELEVATOR	319 SF
LOADING	531 SF
STAIR	1,116 SF
LEVEL 1- HOTEL	18,490 SF
BOH	559 SF
CORRIDOR	2,532 SF
ELEVATOR	341 SF
GUEST ROOMS	12,084 SF
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GUEST ROOMS	11,370 SF
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LEVEL 4- HOTEL	16,310 SF
BACK OF HOUSE	918 SF
COMMON AREA	3,611 SF
CORRIDOR	1,240 SF
ELEVATOR	341 SF
GUEST ROOMS	6,212 SF
OUTDOOR AREA - CABANA/CIRCULATION	1,884 SF
OUTDOOR AREA- ROOF TERRACE	905 SF
STAIR	777 SF
LEVEL 5- HOTEL	15,887 SF
BACK OF HOUSE	401 SF
CORRIDOR	1,446 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,252 SF
STAIR	546 SF
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ELEVATOR	341 SF
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TOTAL GROSS AREA	125,629 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
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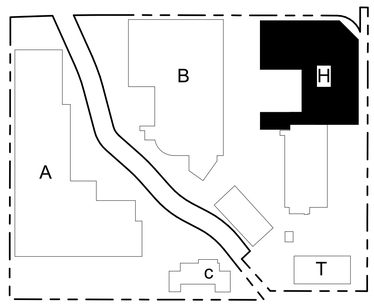
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Level	Comments	Count
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LEVEL 7- HOTEL	10,022 SF
GRAND TOTAL	135,966 SF

KEYPLAN



0 10' 20'

1 FEA_STUDY_LEVEL 5- HOTEL
1" = 10'-0"

lowney arch

Oxford Capital Group, LLC

HOTEL - LEVEL 5 AMENITY

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A44



1 FEA_STUDY_LEVEL 6- HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND PARKING	18,534 SF
UNDERGROUND STAIR	587 SF
UNDERGROUND UTILITIES	1,818 SF
BASEMENT- HOTEL	21,257 SF
BOH	517 SF
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LEVEL 6- HOTEL	11,034 SF
BACK OF HOUSE	412 SF
CORRIDOR	1,437 SF
ELEVATOR	341 SF
GUEST ROOMS	7,275 SF
STAIR	558 SF
LEVEL 7- HOTEL	10,022 SF
TOTAL GROSS AREA	125,629 SF

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,943 SF
LEVEL 1- HOTEL	18,692 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	16,316 SF
LEVEL 3- EXISTING HOTEL	7,488 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	16,312 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 4- HOTEL	16,310 SF
LEVEL 5- HOTEL	15,887 SF
LEVEL 6- HOTEL	11,034 SF
LEVEL 7- HOTEL	10,022 SF
GRAND TOTAL	135,966 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

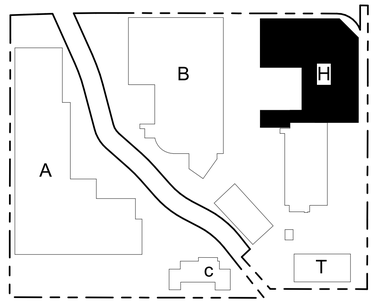
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	STANDARD	24
BASEMENT- HOTEL	TANDEM	30
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		64

KEYPLAN



0 10' 20'

lowney arch

Oxford Capital Group, LLC

HOTEL - LEVEL 6

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A45



1 FEA_STUDY_LEVEL 7- HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND PARKING	18,534 SF
UNDERGROUND STAIR	587 SF
UNDERGROUND UTILITIES	1,818 SF
BASEMENT- HOTEL	21,257 SF
BOH	517 SF
COMMON AREA	13,099 SF
COVERED OUTDOOR- PORTE COCHERE	2,910 SF
ELEVATOR	319 SF
LOADING	531 SF
STAIR	1,116 SF
LEVEL 1- HOTEL	18,490 SF
BOH	559 SF
CORRIDOR	2,532 SF
ELEVATOR	341 SF
GUEST ROOMS	12,084 SF
STAIR	800 SF
LEVEL 2- HOTEL	16,316 SF
BOH	559 SF
CORRIDOR	2,533 SF
ELEVATOR	341 SF
GUEST ROOMS	12,086 SF
STAIR	793 SF
LEVEL 3- HOTEL	16,312 SF
BOH	1,271 SF
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GUEST ROOMS	11,370 SF
STAIR	795 SF
LEVEL 4- HOTEL	16,310 SF
BACK OF HOUSE	918 SF
COMMON AREA	3,611 SF
CORRIDOR	1,240 SF
ELEVATOR	341 SF
GUEST ROOMS	6,212 SF
OUTDOOR AREA - CABANA/CIRCULATION	1,884 SF
OUTDOOR AREA- ROOF TERRACE	905 SF
STAIR	777 SF
LEVEL 5- HOTEL	15,887 SF
BACK OF HOUSE	401 SF
CORRIDOR	1,446 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,252 SF
STAIR	546 SF
LEVEL 6- HOTEL	11,034 SF
BACK OF HOUSE	412 SF
CORRIDOR	1,437 SF
ELEVATOR	341 SF
GUEST ROOMS	7,275 SF
STAIR	558 SF
LEVEL 7- HOTEL	10,022 SF
TOTAL GROSS AREA	125,629 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
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KING SUITE	21	16%
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QQ ROOM	24	18%
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TOTAL GUEST ROOMS	135	

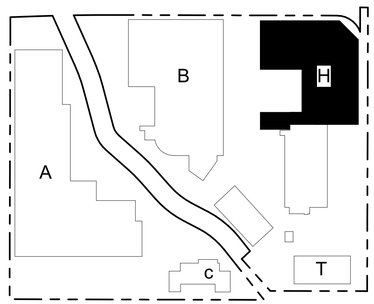
PARKING COUNT

Level	Comments	Count
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BASEMENT- HOTEL	TANDEM	30
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HOTEL SB330 BUILDING AREAS

Level	Area
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LEVEL 1- HOTEL	18,692 SF
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LEVEL 5- HOTEL	15,887 SF
LEVEL 6- HOTEL	11,034 SF
LEVEL 7- HOTEL	10,022 SF
GRAND TOTAL	135,966 SF

KEYPLAN



0 10' 20'

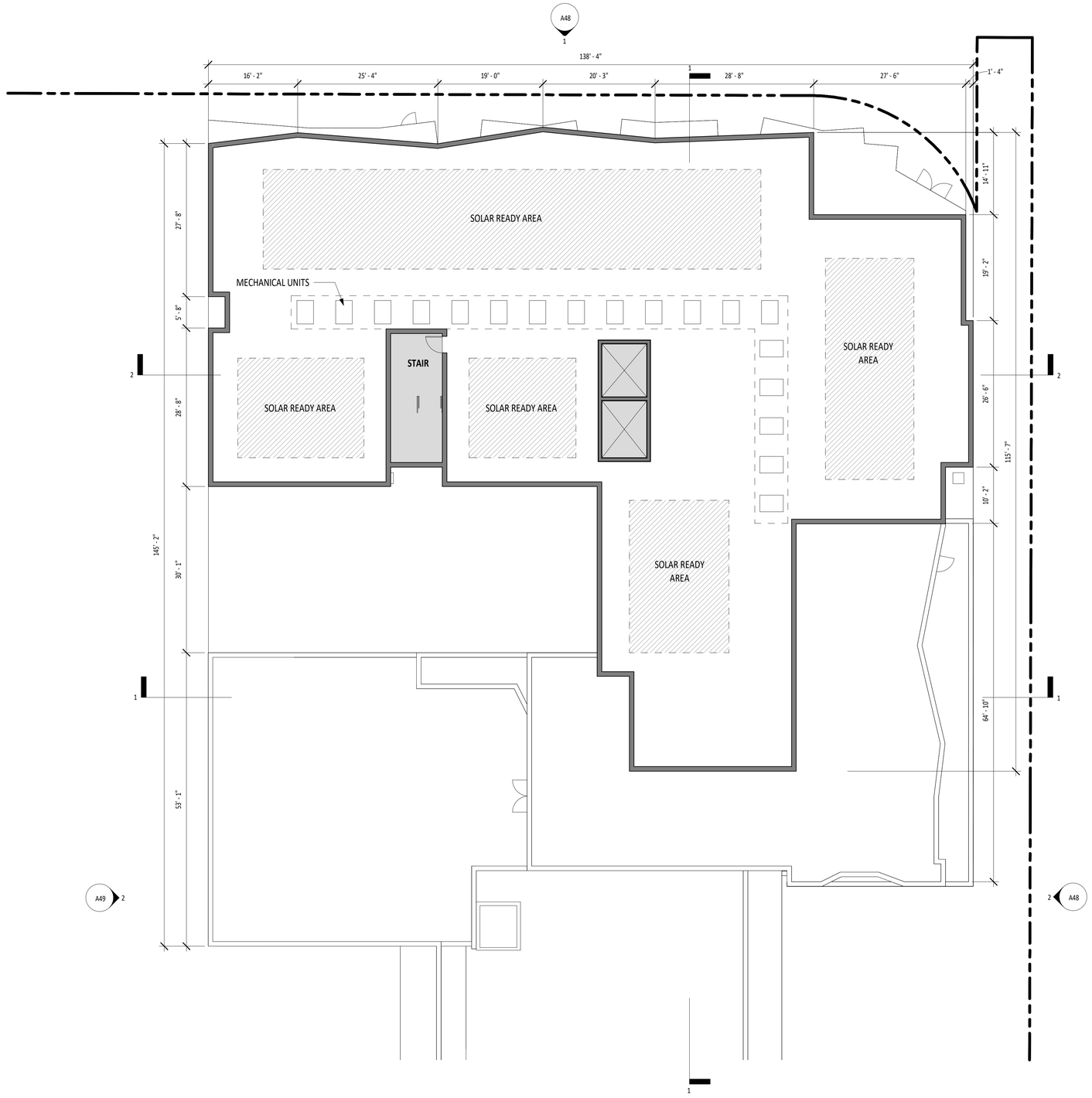
lowney arch

Oxford Capital Group, LLC

HOTEL - LEVEL 7

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A46



1 ROOF - HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND PARKING	18,534 SF
UNDERGROUND STAIR	587 SF
UNDERGROUND UTILITIES	1,818 SF
BASEMENT- HOTEL	21,257 SF
BOH	517 SF
COMMON AREA	13,099 SF
COVERED OUTDOOR- PORTE COCHERE	2,910 SF
ELEVATOR	319 SF
LOADING	531 SF
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GUEST ROOMS	11,370 SF
STAIR	795 SF
LEVEL 4- HOTEL	16,310 SF
BACK OF HOUSE	918 SF
COMMON AREA	3,611 SF
CORRIDOR	1,240 SF
ELEVATOR	341 SF
GUEST ROOMS	6,212 SF
OUTDOOR AREA - CABANA/CIRCULATION	1,884 SF
OUTDOOR AREA- ROOF TERRACE	905 SF
STAIR	777 SF
LEVEL 5- HOTEL	15,887 SF
BACK OF HOUSE	401 SF
CORRIDOR	1,446 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
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CORRIDOR	1,437 SF
ELEVATOR	341 SF
GUEST ROOMS	7,275 SF
STAIR	558 SF
LEVEL 7- HOTEL	10,022 SF
TOTAL GROSS AREA	125,629 SF

HOTEL SB330 BUILDING AREAS

Level	Area
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LEVEL 7- HOTEL	10,022 SF
GRAND TOTAL	135,966 SF

NEW GUEST ROOM SCHEDULE

Name	Count
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KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
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KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

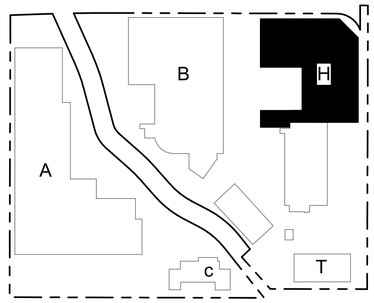
NEW GUEST ROOM TYPE MIX

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TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	STANDARD	24
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LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		64

KEYPLAN



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Oxford Capital Group, LLC

HOTEL - ROOF PLAN

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A47



1 NORTH ELEVATION FACING EL CAMINO REAL
1" = 10'-0"



2 EAST ELEVATION FACING MATADERO
1" = 10'-0"

MATERIAL LEGEND

1. FIBER CEMENT PANEL WITH STONE LOOK
2. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- DARK
3. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- LIGHT
4. STUCCO- MEDIUM GREY
5. STANDING SEAM ROOF
6. ALUMINUM WINDOW
7. ALUMINUM STOREFRONT
8. GLASS RAILING
9. SIGNAGE

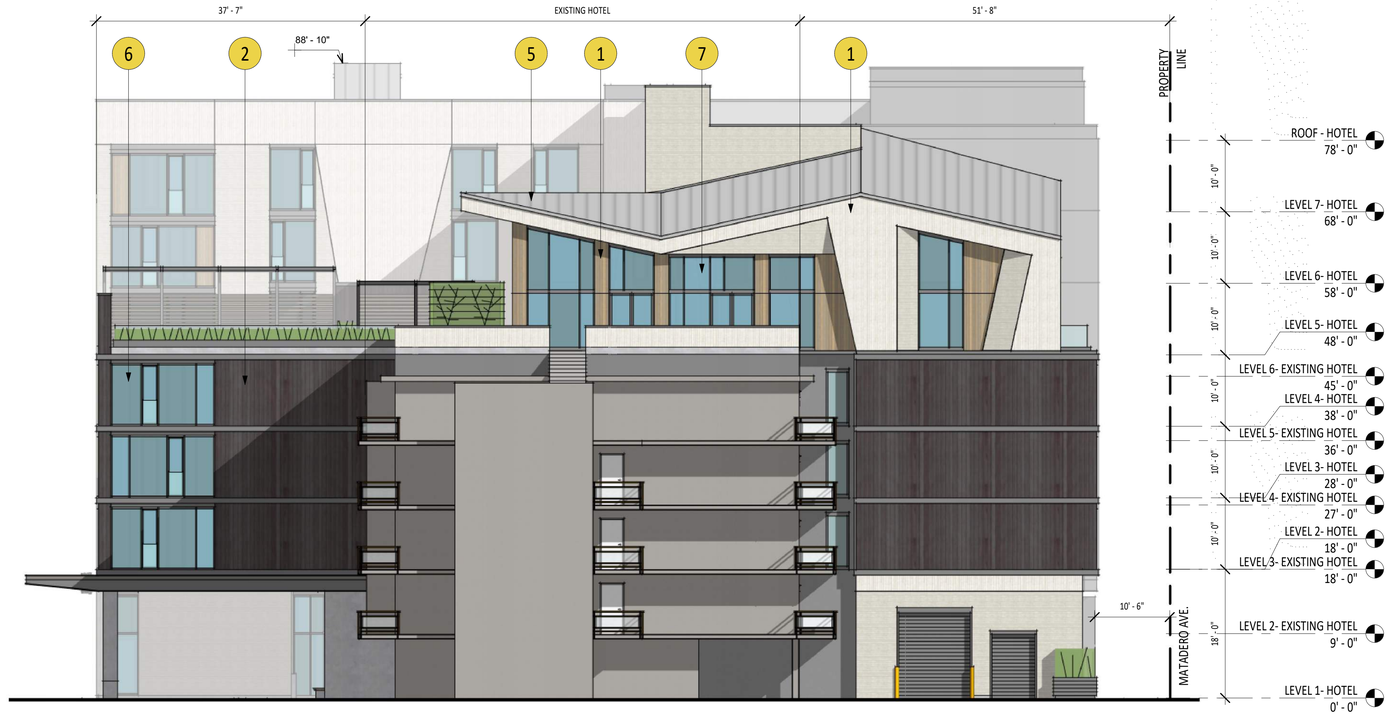
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Oxford Capital Group, LLC

HOTEL - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A48



1 SOUTH ELEVATION FACING RESIDENTIAL ZONE
1" = 10'-0"



2 WEST ELEVATION FACING INTERIOR DRIVEWAY
1" = 10'-0"

MATERIAL LEGEND

1. FIBER CEMENT PANEL WITH STONE LOOK
2. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- DARK
3. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- LIGHT
4. STUCCO- MEDIUM GREY
5. STANDING SEAM ROOF
6. ALUMINUM WINDOW
7. ALUMINUM STOREFRONT
8. GLASS RAILING
9. SIGNAGE

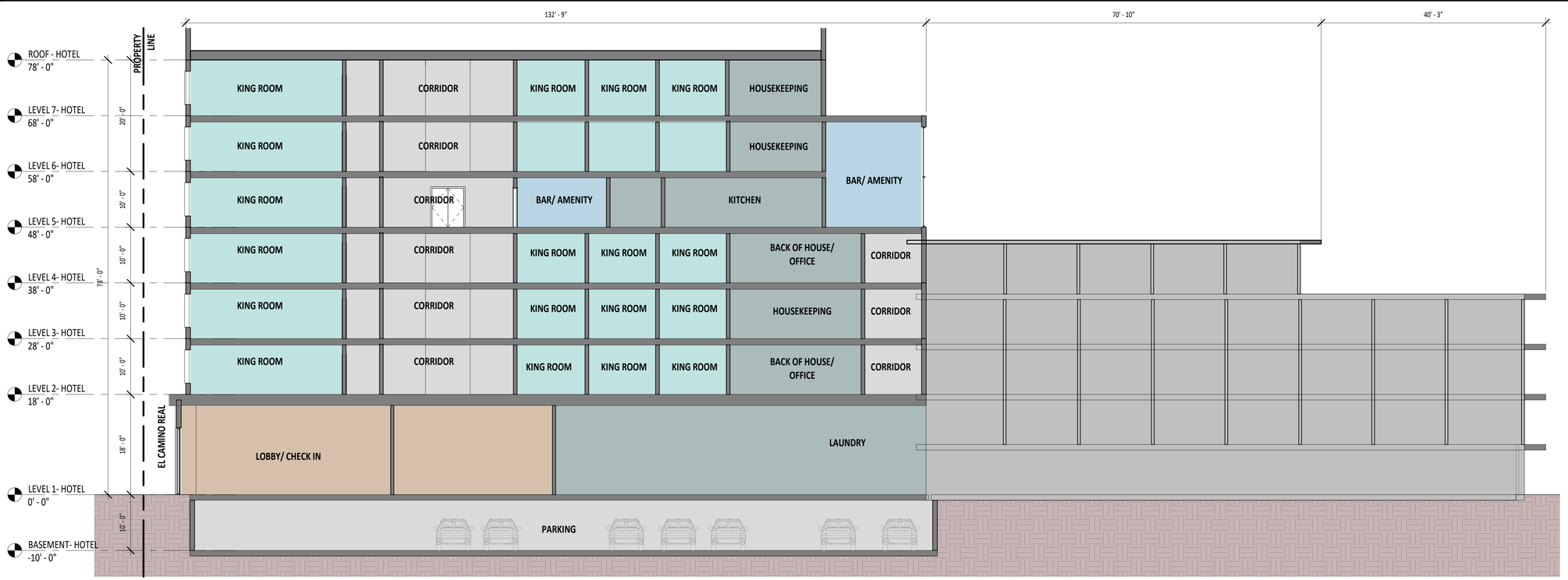
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Oxford Capital Group, LLC

HOTEL - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A49



1 NORTH SOUTH SECTION - HOTEL
1" = 10'-0"



2 WEST EAST SECTION - HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND PARKING	18,534 SF
UNDERGROUND STAIR	587 SF
UNDERGROUND UTILITIES	1,818 SF
BASEMENT- HOTEL	21,257 SF
BOH	517 SF
COMMON AREA	13,099 SF
COVERED OUTDOOR- PORTE COCHERE	2,910 SF
ELEVATOR	319 SF
LOADING	531 SF
STAIR	1,116 SF
LEVEL 1- HOTEL	18,490 SF
BOH	559 SF
CORRIDOR	2,532 SF
ELEVATOR	341 SF
GUEST ROOMS	12,084 SF
STAIR	800 SF
LEVEL 2- HOTEL	16,316 SF
BOH	559 SF
CORRIDOR	2,533 SF
ELEVATOR	341 SF
GUEST ROOMS	12,086 SF
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LEVEL 3- HOTEL	16,312 SF
BOH	1,271 SF
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GUEST ROOMS	11,370 SF
STAIR	795 SF
LEVEL 4- HOTEL	16,310 SF
BACK OF HOUSE	918 SF
COMMON AREA	3,611 SF
CORRIDOR	1,240 SF
ELEVATOR	341 SF
GUEST ROOMS	6,212 SF
OUTDOOR AREA - CABANA/CIRCULATION	1,884 SF
OUTDOOR AREA- ROOF TERRACE	905 SF
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LEVEL 5- HOTEL	15,887 SF
BACK OF HOUSE	401 SF
CORRIDOR	1,446 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,252 SF
STAIR	546 SF
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BACK OF HOUSE	412 SF
CORRIDOR	1,437 SF
ELEVATOR	341 SF
GUEST ROOMS	7,275 SF
STAIR	558 SF
LEVEL 7- HOTEL	10,022 SF
TOTAL GROSS AREA	125,629 SF

HOTEL SB330 BUILDING AREAS

Level	Area
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GRAND TOTAL	135,966 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
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TOTAL GUEST ROOMS	135

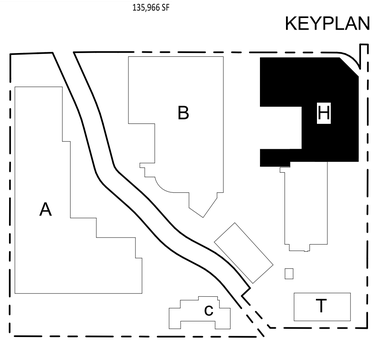
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
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PARKING COUNT

Level	Comments	Count
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Grand total		64

KEYPLAN



0 10' 20'

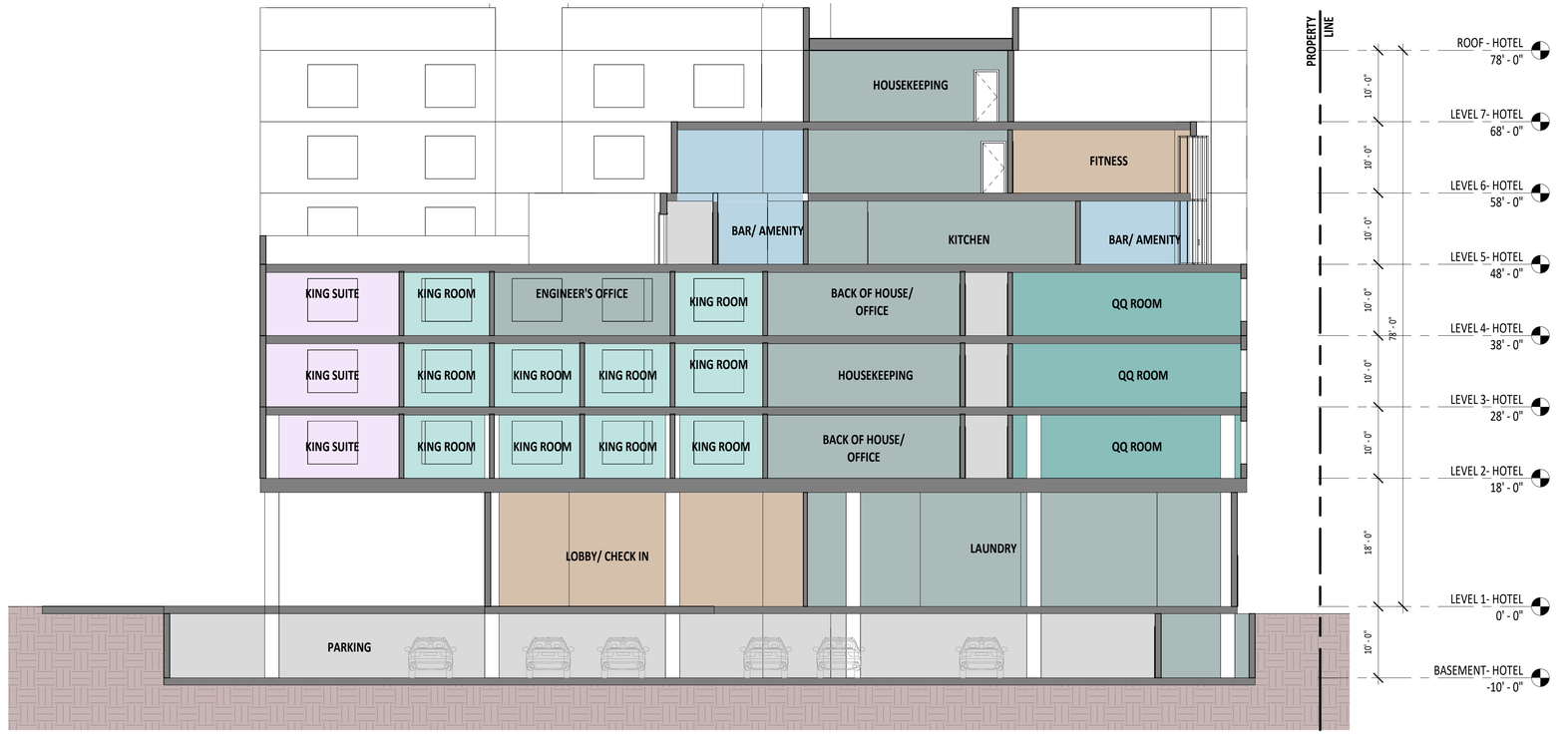
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Oxford Capital Group, LLC

HOTEL - SECTIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A50



1 WEST EAST SECTION 2 - HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
UNDERGROUND ELEVATOR	319 SF
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UNDERGROUND STAIR	587 SF
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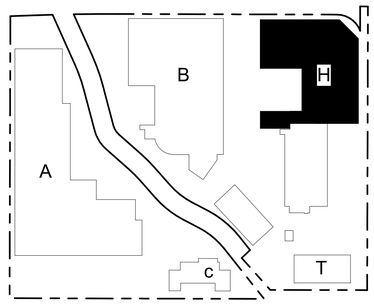
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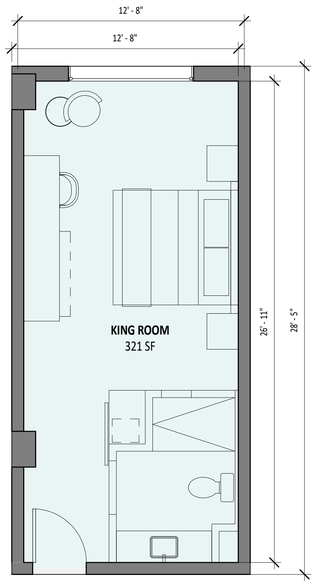
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Oxford Capital Group, LLC

HOTEL - SECTIONS

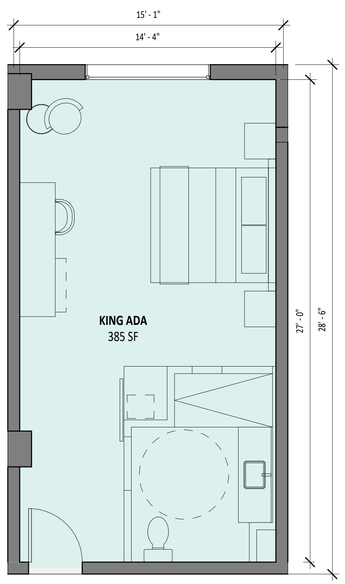
CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A51



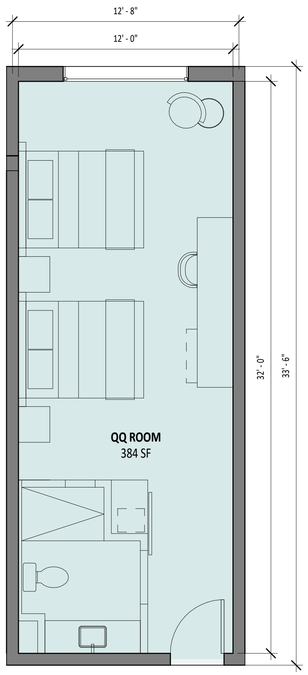
NET AREA: 323 SF
GROSS AREA: 360 SF

1 ENLARGED KING ROOM PLAN
1/4" = 1'-0"



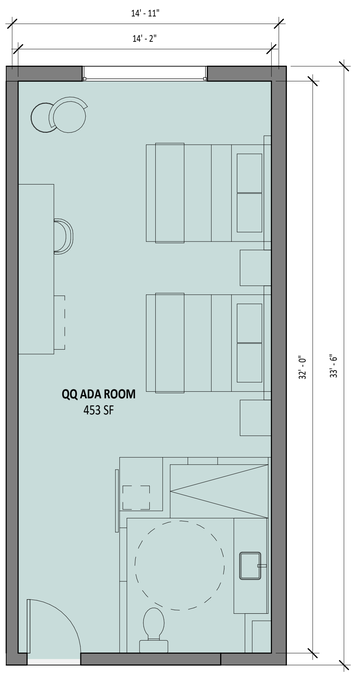
NET AREA: 385 SF
GROSS AREA: 441 SF

5 ENLARGED KING ADA ROOM PLAN
1/4" = 1'-0"



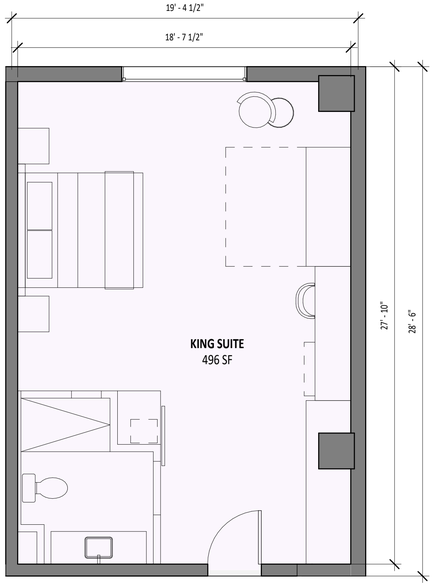
NET AREA: 384 SF
GROSS AREA: 424 SF

2 ENLARGED DOUBLE QUEEN ROOM PLAN
1/4" = 1'-0"



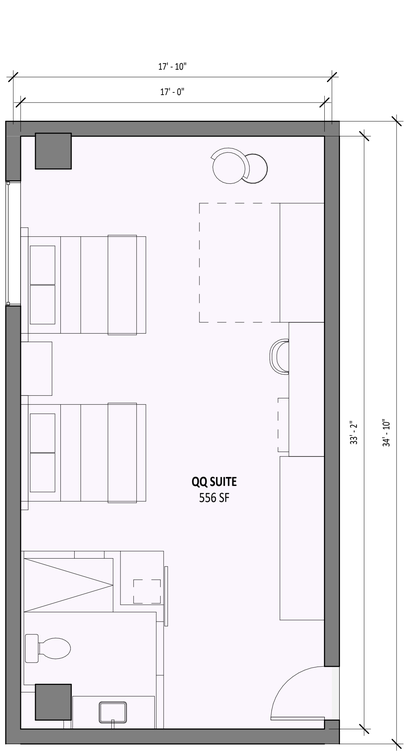
NET AREA: 453 SF
GROSS AREA: 500 SF

3 ENLARGED DOUBLE QUEEN ADA ROOM PLAN
1/4" = 1'-0"



NET AREA: 496 SF
GROSS AREA: 553 SF

4 ENLARGED KING SUITE PLAN
1/4" = 1'-0"



NET AREA: 556 SF
GROSS AREA: 650 SF

6 ENLARGED DOUBLE QUEEN SUITE PLAN
1/4" = 1'-0"

0 4' 8'

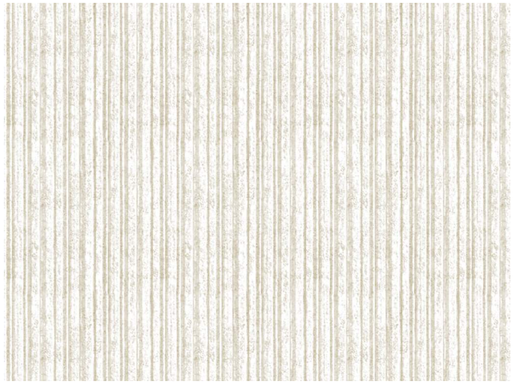
lowney arch

Oxford Capital Group, LLC

ENLARGED GUEST ROOM PLANS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

A52



1 FIBER CEMENT PANEL WITH STONE LOOK

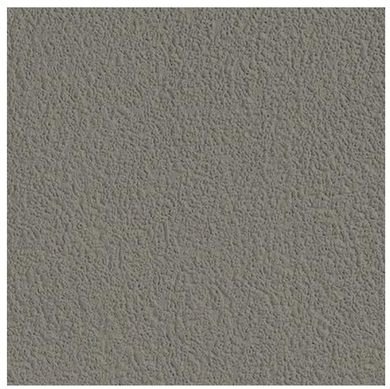




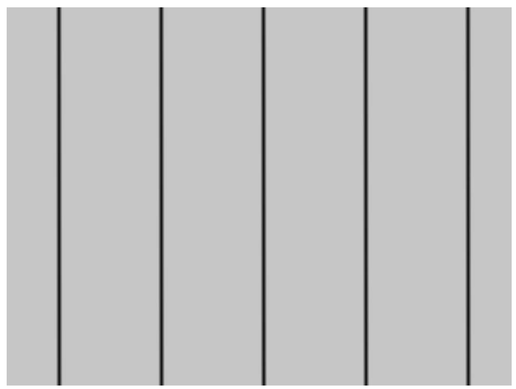
2 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- DARK



3 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- LIGHT



4 STUCCO- MEDIUM GREY



5 STANDING SEAM ROOF

6 ALUMINUM WINDOW

7 ALUMINUM STOREFRONT

8 GLASS RAILING

9 SIGNAGE

lowney arch

HOTEL MATERIAL BOARD

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

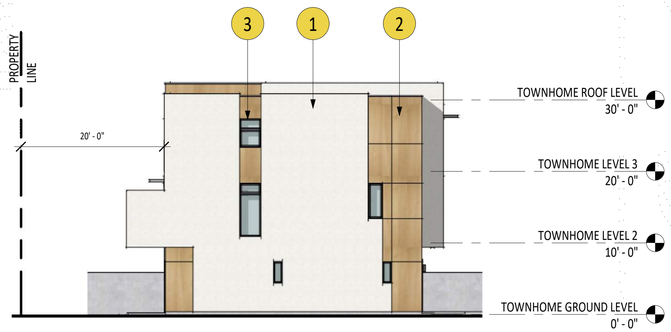
A53

MATERIAL LEGEND

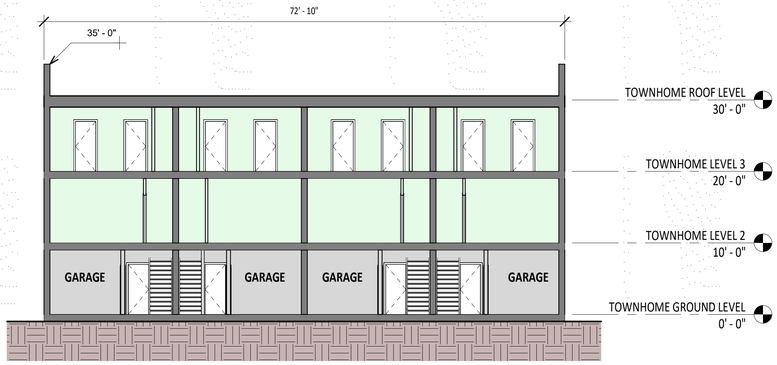
1. STUCCO- WHITE
2. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
3. ALUMINUM WINDOW
4. ROLL UP GARAGE DOOR
5. SLIDING GLASS DOOR



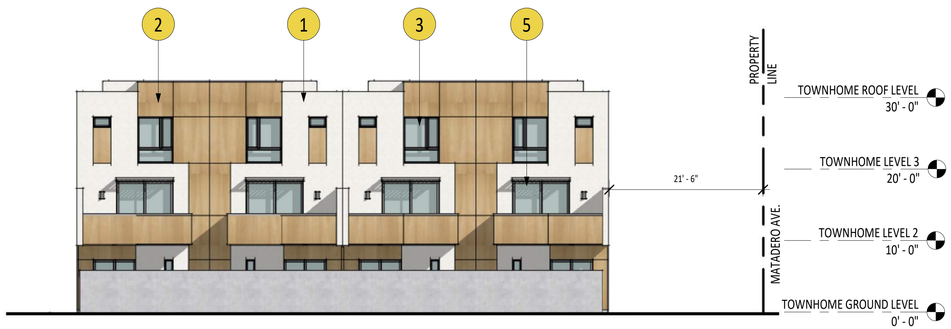
1 NORTH ELEVATION (FACING THE HOTEL)
1" = 10'-0"



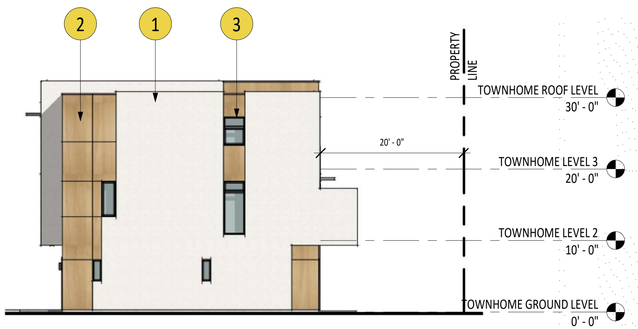
2 EAST ELEVATION (FACING THE CREEK)
1" = 10'-0"



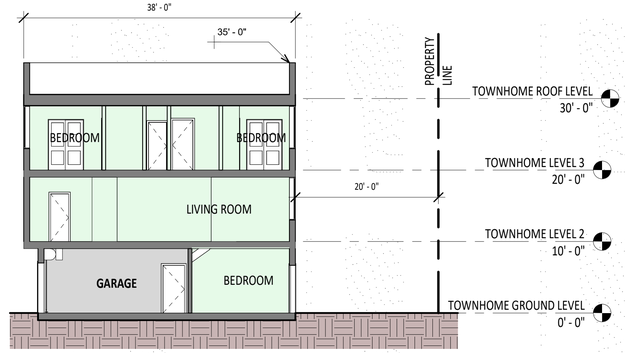
5 TOWNHOMES SECTION
1" = 10'-0"



3 SOUTH ELEVATION (FACING THE RESIDENTIAL ZONE)
1" = 10'-0"



4 WEST ELEVATION (FACING MATADERO AVENUE)
1" = 10'-0"



6 TOWNHOME FEASIBILITY SECTION
1" = 10'-0"

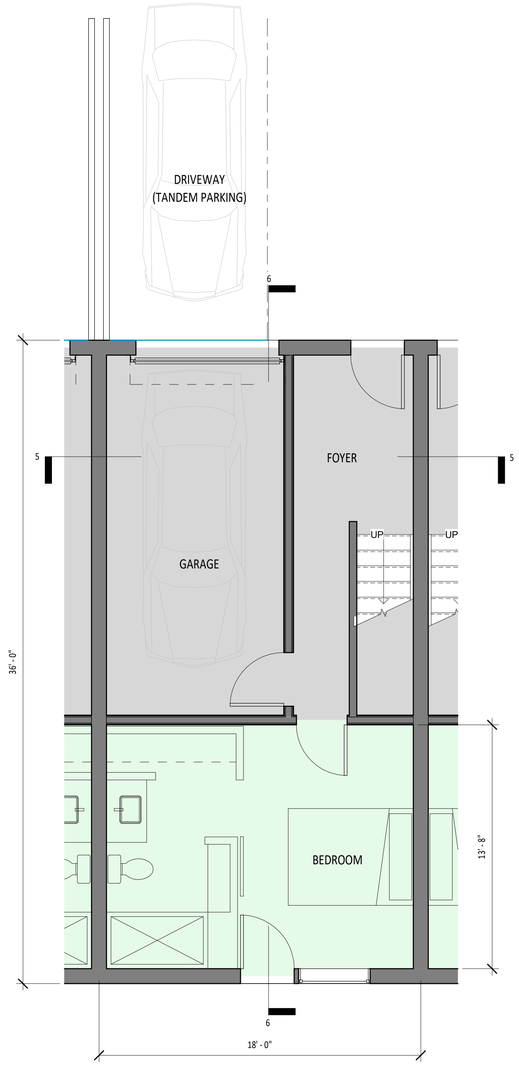
0 10' 20'

lowney arch

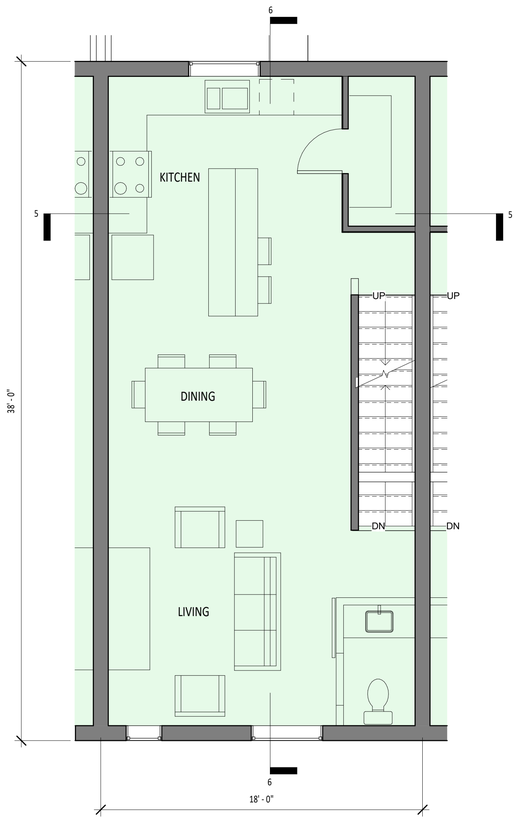
TOWNHOME - ELEVATIONS AND SECTIONS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2023

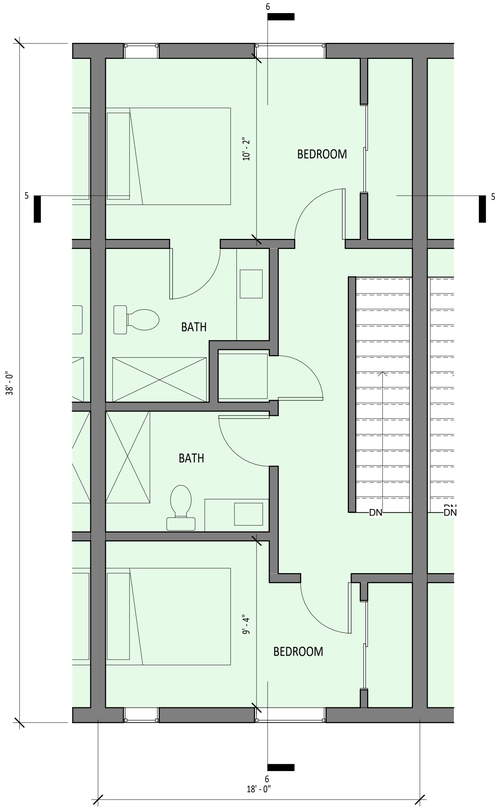
A54



1 TOWNHOME LEVEL 1
1/4" = 1'-0"

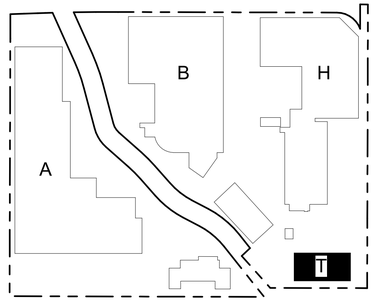


2 TOWNHOME LEVEL 2
1/4" = 1'-0"



3 TOWNHOME LEVEL 3
1/4" = 1'-0"

KEYPLAN



lowney arch

TOWNHOME - UNIT PLANS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2023

A55

THE PROPERTY BOUNDARY AND EASEMENTS, BASED ON THE ALTA SURVEY PROVIDED TO BKF, WERE CONDUCTED BY MORAN ENGINEERING, DATED JULY 6, 2020.

EL CAMINO REAL

MATADERO AVE.

MATADERO CREEK

PARCEL ONE PER DOC. 24745372

PARCEL TWO PER DOC. 24745372

PARCEL THREE PER DOC. 24745372

PARCEL FOUR PER DOC. 24745372

PARCEL FIVE PER DOC. 24745372

PARCEL SIX PER DOC. 24745372

PARCEL SEVEN PER DOC. 24745372

PARCEL EIGHT PER DOC. 24745372

EXISTING HOTEL TOWER "D"

EXISTING HOTEL BUILDING "E"

EXISTING RESIDENTIAL BUILDING "C"

EXISTING BUILDING

POOL

FOUNTAIN

TRASH ENCLOSURE

CONC WALK

CONC

CONC WALL

CONC HEADWALL

TOP OF SLOPE

TOE OF SLOPE

2334 LUC

ACCESS STRIP PER 5429 O.R. 661

PUBLIC UTILITY EASEMENT PER 3695 O.R. 226

PUBLIC STREET AND ROAD EASEMENT PER 4606 O.R. 226

SANTA CLARA VALLEY WATER DISTRICT APN 137-08-100

THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY APN 142-20-098

MARINARO APN 137-08-007

SANITARY SEWER EASEMENT PER 1844 O.R. 149

STORM WATER MANAGEMENT AND/OR DRAINAGE EASEMENT PER 14000 O.R. 157

PUBLIC WATER LINE EASEMENT PER 14000 O.R. 157

LEGEND

AC		ASPHALTIC CONCRETE
AD		AREA DRAIN
ANODE	Ⓐ	ANODE
BFP		BACKFLOW PREVENTOR
BOL	⊗	BOLLARD
CLF		CHAINLINK FENCE
CMB		COMMUNICATION BOX
CMH	Ⓒ	COMMUNICATION MANHOLE
CO		UTILITY CLEANOUT
CONC		CONCRETE
DET		DETECTOR
EB		ELECTRICAL BOX
ECB		ELECTRICAL CABINET
EMH	Ⓔ	ELECTRICAL MANHOLE
ET		ELECTRICAL TRANSFORMER
EV		ELECTRICAL VALVE
EVT		ELECTRICAL VAULT
FDC		FIRE DEPARTMENT CONNECTION
FH		FIRE HYDRANT
FL		FLOW LINE
GV		GAS VALVE
GUY		GUY WIRE
LG		LIP OF GUTTER
LP		LIGHT POLE
MH		MANHOLE
MON		MONUMENT
OVHG		BUILDING OVERHANG
PIV		POST INDICATOR VALVE
SCM		SECURITY CAMERA
SDDI		STORM DRAIN DROP INLET
SIGN		SIGN
SLB		STREET LIGHT BOX
SSMH	Ⓢ	SANITARY SEWER MANHOLE
TC		TOP OF CURB
TCAM		TRAFFIC CAMERA
TG		TOP OF GRATE
TOE		BOTTOM OF SLOPE
TS		TRAFFIC SIGNAL
TSB		TRAFFIC SIGNAL BOX
TVT		TELEPHONE VAULT
UB		UTILITY BOX
VG		VALLEY GUTTER
WF		WOOD FENCE
WM		WATER METER
WV		WATER VALVE
WVT		WATER VAULT
XING		CROSSWALK BUTTON

- FENCE LINE
- TRAFFIC STRIPING
- BUILDING PERIMETER
- FLOW LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE

ELEVATION DATUM

SANTA CLARA VALLEY WATER DISTRICT
BENCHMARK NO. 046

BRASS DISK ON THE TOP AND CENTER OF SOUTHWESTERLY HEADWALL AT EL CAMINO REAL AND MATADERO CREEK.

ELEVATION = 40.21 FEET (NAVD88)

BASIS OF BEARING

THE BEARING N33°21'00"E OF THE CENTERLINE OF HANSEN WAY, AS SAID BEARING IS SHOWN ON TRACT NO. 7506, FILED FOR RECORD ON FEBRUARY 9, 1984 IN BOOK 524 OF MAPS AT PAGE 31, RECORDS OF SANTA CLARA COUNTY.

GRAPHIC SCALE
20 0 20 40

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

EXISTING CONDITIONS C1.0

Creekside Hotel, Palo Alto, CA - June 21, 2024

K:\2021\212251_3398_3400_3450_El_Camino_Real\ENG\PLANNING\SHEETS\01ECR-EC.dwg 25 Jun 2024 9:17:16pm nguo

CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

EL CAMINO REAL

MATADERO AVE.

MATADERO CREEK

REMOVE MONUMENT SIGN
REMOVE FLAG POLE

EXISTING HEADWALL TO REMAIN

EXISTING PEDESTRIAN BRIDGE TO REMAIN

EXISTING VEHICULAR BRIDGE TO REMAIN

EXISTING BUILDING TO REMAIN

EXISTING BUILDING TO REMAIN

EXISTING BUILDING TO REMAIN

REMOVE MONUMENT SIGN

LEGEND

- REMOVE BUILDING INCLUDING FOUNDATION
- REMOVE AC PAVEMENT INCLUDING CONCRETE CURB, AC BERM AND AGGREGATE BASE
- REMOVE CONCRETE PAVEMENT INCLUDING CONCRETE CURB, GUTTER AND AGGREGATE BASE

KEY NOTES

1. FIRE HYDRANT TO REMAIN
2. TRAFFIC SIGNAL AND APPURTENANCES TO REMAIN
3. ELECTRICAL/COMMUNICATION STRUCTURE AND LINE TO REMAIN
4. STORM DRAIN STRUCTURE AND PIPE TO REMAIN
5. REMOVE WATER/FIRE SERVICE, STRUCTURE AND APPURTENANCES
6. WATER STRUCTURE TO REMAIN
7. CONCRETE WALK, CURB AND GUTTER TO REMAIN
8. REMOVE STORM DRAIN STRUCTURE AND PIPE
9. REMOVE LIGHT POLE, FIXTURE AND FOUNDATION INCLUDING ELECTRICAL BOX
10. SIGN TO REMAIN
11. REMOVE ELEC/COMM VAULT, TRANSFORMER AND APPURTENANCES
12. REMOVE GAS METER AND APPURTENANCES
13. SCREEN WALL TO REMAIN

DEMOLITION NOTES

1. SEE LANDSCAPE PLAN AND ARBORIST REPORT FOR TREE DISPOSITION, PROTECTION AND AREAS TO BE CLEARED AND GRUBBED OF EXISTING VEGETATION AND TOP SOIL.
2. WORK OUTSIDE OF THE PROPERTY LINE SHOULD BE PERFORMED AS NEEDED, ON SCHEDULE. SUCH AREAS ARE NOT TO BE CLOSED FOR THE ENTIRE DURATION OF CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT EXISTING DRY UTILITY INSTALLATIONS, POLES, TRANSFORMERS, LINES AND UTILITY VAULTS UNTIL THEY ARE REMOVED. CONTRACTOR SHALL COORDINATE ALL DRY UTILITY DEMOLITION WITH ELECTRICAL AND/OR JOINT TRENCH PLANS.
4. ITEMS SHOWN TO BE REMOVED ARE INDICATED PER INFORMATION AVAILABLE TO THE ENGINEER. THE PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION AND INCLUDED IN THE BASE CONTRACT PRICE.
5. ALL UTILITIES NOT INDICATED TO BE REMOVED OR RELOCATED SHALL BE PROTECTED IN PLACE AND THEIR RIMS ADJUSTED TO NEW FINISHED GRADE.
6. FOR ELECTRICAL LINES TO BE ABANDONED, PULL OUT CABLE AND ABANDON CONDUIT IN PLACE.
7. CONTRACTOR SHALL COORDINATE WITH CITY OF PALO ALTO UTILITY (CPAU) TO DISCONNECT AND REMOVE EXISTING WATER, SANITARY SEWER, GAS, ELECTRIC AND FIBER SERVICE.
8. CONTRACTOR SHALL COORDINATE WITH THE COMMUNICATION PROVIDER TO DISCONNECT AND REMOVE ANY EXISTING FIBER, CABLE TELEVISION AND TELEPHONE SERVICES.
9. CONTRACTOR SHALL CALL U.S.A. (811) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ACTIVITIES.
10. CONTRACTOR SHALL RECYCLE ON-SITE MATERIALS PER CITY OF PALO ALTO REQUIREMENTS.
11. ALL WORK WITHIN EL CAMINO REAL IS PER CALTRANS PERMIT.
12. ALL DEBRIS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

BKF ENGINEERS
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SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

GRAPHIC SCALE
20 0 20 40

PRELIMINARY DEMOLITION PLAN

Creekside Hotel, Palo Alto, CA - June 21, 2024

C2.0

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CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

EL CAMINO REAL

MATADERO AVE.

RESIDENTIAL "A" BLDG.

RESIDENTIAL "B" BLDG.

HOTEL"H"

HOTEL"D"

HOTEL "E"

TOWNHOMES

RESIDENTIAL "C" BLDG.

MATADERO CREEK

POOL

LOADING ZONE

NEW SIDEWALK EASEMENT

EXISTING FH

POTABLE WATER LINE EASEMENT PER N906 O.R. 897

WATER MANAGEMENT AND/OR STORM WATER DRAINAGE EASEMENT PER M886 O.R. 1577

5' WIDE SANITARY SEWER EASEMENT PER 1846 O.R. 149

LEGEND

- AC PAVEMENT (TYPE A AC OVER CALTRANS CL. 2 AB)
- NEW PUBLIC SIDEWALK EASEMENT
- NEW PERVIOUS PAVEMENT
- EDGE OF BELOW GROUND PARKING STRUCTURE
- ABOVE GROUND FLOW-THROUGH PLANTER
- BIORETENTION BASIN

KEY NOTES

1. CONCRETE VERTICAL CURB
2. CONCRETE CURB AND GUTTER
3. CONCRETE FLUSH CURB
4. CITY STANDARD DRIVEWAY
5. CITY STANDARD SIDEWALK
6. CITY STANDARD CURB RAMP
7. CITY STANDARD CURB AND GUTTER
8. CALTRANS STANDARD DRIVEWAY
9. PEDESTRIAN BRIDGE
10. VEHICULAR BRIDGE
11. ABOVE GROUND FLOW-THROUGH PLANTER
12. BIORETENTION BASIN
13. PRIVATE WALK, S.L.D.
14. TRAFFIC SIGNAL TO REMAIN
15. POWER POLE AND GUY WIRES TO REMAIN
16. DECOMPOSED GRANITE, S.L.D.
17. EDGE OF BELOW GROUND PARKING STRUCTURE, S.A.D.
18. TRASH ENCLOSURE, S.A.D.
19. 10'x12' CONCRETE STRESS PAD

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

GRAPHIC SCALE
20 0 20 40

PRELIMINARY SITE PLAN C3.0

Creekside Hotel, Palo Alto, CA - June 21, 2024

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CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

EL CAMINO REAL

MATADERO AVE.

MATADERO CREEK

LOADING ZONE

THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY APN 142-20-046

SANTA CLARA VALLEY WATER DISTRICT APN 137-08-100

MARINARO APN 137-08-007

LEGEND

- OVER LAND RELEASE
- DRAIN INLET

ABBREVIATIONS

FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
GB	GRADE BREAK
GRD	FINISHED GRADE
PV	FINISHED PAVEMENT ELEVATION
RL	RIDGE LINE
TC	TOP OF CURB ELEVATION

EARTHWORK QUANTITIES

CUT: 19,320 CY

FILL: 0 CY
BALANCE: 19,320 CY

EARTHWORK QUANTITIES SHOWN ARE FOR PERMITTING PURPOSE ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATION AND USE THEIR QUANTITIES FOR BIDDING AND COST ESTIMATES.

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1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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GRAPHIC SCALE
20 0 20 40

PRELIMINARY GRADING PLAN C4.0

Creekside Hotel, Palo Alto, CA - June 21, 2024

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CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

EL CAMINO REAL

MATADERO AVE.

MATADERO CREEK

LOADING ZONE

DMA-1
222 SF
PUBLIC ROADWAY

DMA-10
2,703 SF
PUBLIC ROADWAY

DMA-3
2,830 SF
BIORETENTION
BASIN

DMA-11
4,033 SF
BIORETENTION
BASIN

DMA-4
4,581 SF
FLOW-THROUGH
PLANTER

DMA-12
3,036 SF
SELF-TREATING

DMA-13A
28,418 SF
BIORETENTION
BASIN

DMA-15
31,381 SF
BIORETENTION
BASIN

DMA-10
2,703 SF
PUBLIC ROADWAY

DMA-17
422 SF
PUBLIC ROADWAY

DMA-18
1,154 SF
PUBLIC ROADWAY

DMA-2
7,955 SF
SELF-TREATING

DMA-5
9,433 SF
FLOW-THROUGH
PLANTER

DMA-9
3,179 SF
SELF-TREATING

SANTA CLARA VALLEY WATER DISTRICT APN 137-08-100

DMA-8
4,522 SF
PERVIOUS PAVERS

DMA-9
3,179 SF
SELF-TREATING

DMA-6A
15,344 SF
BIORETENTION
BASIN

DMA-13B
8,747 SF
BIORETENTION
BASIN

DMA-16
11,273 SF
PERVIOUS PAVERMENT

SANTA CLARA VALLEY WATER DISTRICT APN 137-08-100

DMA-2
7,955 SF
SELF-TREATING

DMA-7
8,524 SF
PERVIOUS PAVEMENT

DMA-6B
3,502 SF
BIORETENTION
BASIN

DMA-14
7,371 SF
SELF-TREATING

DMA-2
7,955 SF
SELF-TREATING

DMA-2
7,955 SF

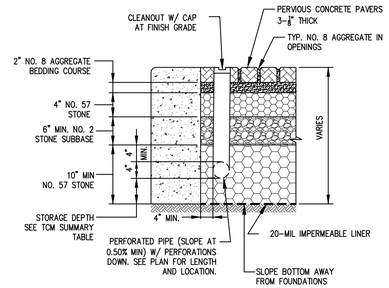
THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY APN 142-20-046

THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY APN 142-20-098

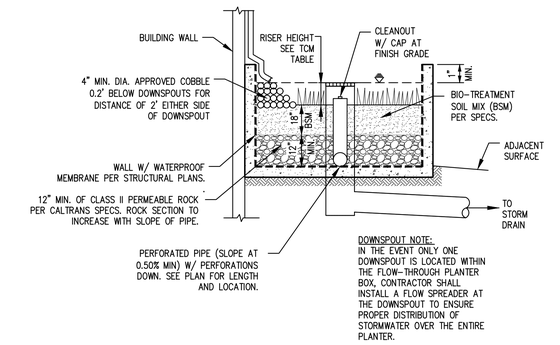
MARINARO APN 137-08-007

LEGEND

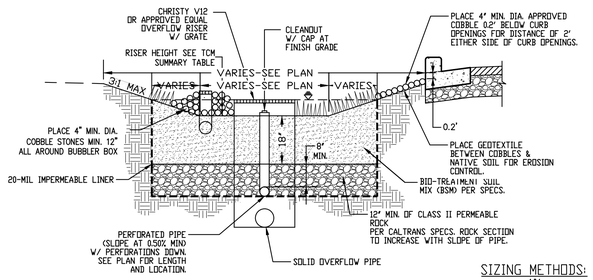
- NEW PERVIOUS PAVEMENT
- EDGE OF BELOW GROUND PARKING STRUCTURE
- ABOVE GROUND FLOW-THROUGH PLANTER
- BIORETENTION BASIN
- DRAINAGE MANAGEMENT AREA (DMA)



3 PERVIOUS PAVEMENT (SELF RETAINING)
SCALE: NTS



2 FLOW-THROUGH PLANTER (ABOVE GRADE)
SCALE: NTS



SIZING METHODS:
4%

1 BIORETENTION BASIN W/ LINER
SCALE: NTS

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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GRAPHIC SCALE
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PRELIMINARY STORMWATER CONTROL PLAN

Creekside Hotel, Palo Alto, CA - June 21, 2024

C5.0

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TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	TREATMENT AREA BIORETENTION (FLOW BASED) SELF-RETAINING AREA (1/2 OF IMPERVIOUS)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?	HYDRAULIC SIZING METHOD	COMMENT
						REQUIRED (SQ.FT)	PROVIDED (SQ.FT)				
DMA-1	222	0	LANDSCAPE	222	AC/CONCRETE PAVEMENT	N/A	N/A	N/A	N/A	N/A	PUBLIC STREET IMPROVEMENTS
DMA-2	7,955	7,955	LANDSCAPE	0	AC/CONCRETE PAVEMENT	0	0	SELF-TREATING	YES	N/A	
DMA-3	2,830	637	LANDSCAPE	2,193	AC/CONCRETE PAVEMENT	88	97	BIORETENTION BASIN	YES	FLOW BASED	
DMA-4	4,581	120	LANDSCAPE	4,461	ROOF/CONCRETE PAVEMENT	120	120	FLOW-THROUGH PLANTER	YES	FLOW BASED	10" PONDING
DMA-5	9,433	247	LANDSCAPE	9,186	ROOF/CONCRETE PAVEMENT	247	247	FLOW-THROUGH PLANTER	YES	FLOW BASED	10" PONDING
DMA-6	18,846	2,250	LANDSCAPE	16,596	ROOF/AC/CONCRETE PAVEMENT	664	665	BIORETENTION BASIN	YES	FLOW BASED	
DMA-7	8,524	2,918	PERVIOUS PAVEMENT	5,606	AC/CONCRETE PAVEMENT	0	0	SELF-RETAINING	YES	VOLUME BASED	3" MINIMUM STORAGE
DMA-8	4,522	4,522	PERVIOUS PAVEMENT	0	ROOF	0	0	SELF-TREATING	YES	N/A	
DMA-9	3,179	3,179	LANDSCAPE	0	ROOF	0	0	SELF-TREATING	YES	N/A	
DMA-10	2,703	0	LANDSCAPE	2,703	CONCRETE PAVEMENT	0	0	N/A	N/A	N/A	PUBLIC STREET IMPROVEMENTS
DMA-11	4,033	266	LANDSCAPE	3,767	AC/CONCRETE PAVEMENT	151	161	BIORETENTION BASIN	YES	FLOW BASED	
DMA-12	3,036	3,036	PERVIOUS PAVEMENT	0	CONCRETE PAVEMENT	0	0	SELF-TREATING	YES	N/A	
DMA-13	37,165	2,394	LANDSCAPE	34,771	ROOF/AC/CONCRETE PAVEMENT	1,391	1,397	BIORETENTION BASIN	YES	FLOW BASED	
DMA-14	7,371	7,371	LANDSCAPE	0	CONCRETE PAVEMENT	0	0	SELF-TREATING	YES	N/A	
DMA-15	31,381	2,421	LANDSCAPE	28,960	CONCRETE PAVEMENT	1,158	1,283	BIORETENTION BASIN	YES	FLOW BASED	
DMA-16	11,273	3,790	PERVIOUS PAVEMENT	7,483	CONCRETE PAVEMENT	0	0	SELF-RETAINING	YES	VOLUME BASED	4.5" MINIMUM STORAGE
DMA-17	422	0	LANDSCAPE	422	CONCRETE PAVEMENT	0	0	N/A	N/A	N/A	PUBLIC STREET IMPROVEMENTS
DMA-18	1,154	0	LANDSCAPE	1,154	CONCRETE PAVEMENT	0	0	N/A	N/A	N/A	PUBLIC STREET IMPROVEMENTS
TOTAL	158,630	41,106		117,524		3,819	3,970				

NOTE: SUBTRACT 1,790 SF FOR AREAS WITHIN SANTA CLARA VALLEY WATER DISTRICT'S PROPERTY.

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

CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

LEGEND

- SD — UNTREATED STORM DRAIN LINE
- TREATED STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — DOMESTIC WATER
- FW — FIRE PROTECTION WATER
- BACKFLOW DEVICE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE

EL CAMINO REAL

MATADERO AVE.

MATADERO CREEK

CONNECT TO PUBLIC MAIN

CONNECT TO EX. CB

WATER METER

SDCO (TYP)

OVERFLOW DRAIN RIM38.05

OVERFLOW DRAIN RIM40.65

OVERFLOW DRAIN RIM40.55

BUBBLER BOX RIM40.65

OVERFLOW DRAIN RIM40.55

BUBBLER BOX RIM40.65

6"SD PERF S=0.5%

6"SD PERF S=0.5% MIN

4"SD S=0.5% MIN

6"SD S=0.5% MIN

SANTA CLARA VALLEY WATER DISTRICT APN 137-08-100

THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY APN 142-20-046

LOADING ZONE

DRAIN INLET RIM37.55 (ON STRUCTURE)

SSCO (TYP)

10"SS S=1%

SDMH RIM37.60

12"SD S=0%

BUBBLER BOX RIM37.40 (TYP)

OVERFLOW DRAIN RIM37.30

6"SD PERF S=0.5% MIN

12"SD S=0.5% MIN

SD OUTLET INV35.30

SDMH RIM38.40

OVERFLOW DRAIN RIM37.75

BUBBLER BOX RIM37.85

6"SD PERF S=0.5% MIN (TYP)

8"SS S=2% MIN

CONNECT TO EX. SS LINE

CONNECT TO EX. SSMH

4"SS S=2% MIN

SSMH

BUBBLER BOX RIM38.00

OVERFLOW DRAIN RIM37.90

6"SD PERF S=0.5% MIN (TYP)

10"SD S=0.5% MIN

10"SS S=1%

SSMH RIM37.61

SSMH CONNECT TO EX. SS LINE

MARINARO APN 137-08-007

GRAPHIC SCALE

20 0 20 40

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PRELIMINARY UTILITY PLAN C6.0

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EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACEMENT TREES*
1	ULMUS PARVIFOLIA	CHINESE ELM	20.1	GOOD	YES	REMOVE	6 - 24" BOX
2	PYRUS CALLERYANA	CALLERY PEAR	13.5	FAIR		REMOVE	3 - 24" BOX
3	PYRUS CALLERYANA	CALLERY PEAR	12.7	FAIR		REMOVE	3 - 24" BOX
4	PYRUS CALLERYANA	CALLERY PEAR	17.9	FAIR	YES	REMOVE	3 - 24" BOX
5	PYRUS CALLERYANA	CALLERY PEAR	11.3	FAIR		REMOVE	3 - 24" BOX
6	ULMUS PARVIFOLIA	CHINESE ELM	22.9	GOOD	YES	REMOVE	6 - 24" BOX
7	PISTACIA CHINENSIS	CHINESE PISTACHE	5.9	FAIR		REMOVE	3 - 24" BOX
8	PYRUS CALLERYANA	CALLERY PEAR	5.9	FAIR		REMOVE	3 - 24" BOX
9	PYRUS CALLERYANA	CALLERY PEAR	8.6	FAIR		REMOVE	3 - 24" BOX
10	LAGERSTROEMIA SP.	CRAPE MYRTLE	9.7	FAIR		REMOVE	3 - 24" BOX
11	LAGERSTROEMIA SP.	CRAPE MYRTLE	9.8	FAIR		REMOVE	3 - 24" BOX
12	LAGERSTROEMIA SP.	CRAPE MYRTLE	8.3	FAIR		REMOVE	3 - 24" BOX
13P	PLATANUS X HISPANICA	LONDON PLANE	15.5	FAIR	YES	PRESERVE	N/A
14P	PLATANUS X HISPANICA	LONDON PLANE	21.7	FAIR	YES	REMOVE	4 - 24" BOX
15	PINUS THUNBERGII	JAPANESE BLACK PINE	9.9	FAIR		REMOVE	3 - 24" BOX
16	QUERCUS AGRIFOLIA	COAST LIVE OAK	11.3	POOR		REMOVE	3 - 24" BOX
17P	QUERCUS PALUSTRIS	PIN OAK	5.3	POOR	YES	REMOVE	2 - 24" BOX
18P	GINKGO BILOBA	GINKGO	16.5	GOOD	YES	PRESERVE	N/A
19	PYRUS KAWAKAMII	EVERGREEN PEAR	17.4	FAIR	YES	REMOVE	3 - 24" BOX
20	PYRUS KAWAKAMII	EVERGREEN PEAR	19.5	FAIR	YES	REMOVE	4 - 24" BOX
21	PYRUS CALLERYANA	CALLERY PEAR	18.9	FAIR	YES	REMOVE	3 - 24" BOX
22	PYRUS CALLERYANA	CALLERY PEAR	15.8	FAIR	YES	REMOVE	3 - 24" BOX
23	PYRUS CALLERYANA	CALLERY PEAR	13.9	FAIR		REMOVE	3 - 24" BOX
24	PLATANUS X HISPANICA	LONDON PLANE	24.5	GOOD	YES	REMOVE	4 - 24" BOX
25	SEQUOIA SEMPERVIRENS	REDWOOD	13.2	GOOD		REMOVE	3 - 24" BOX
26	LIGUSTRUM JAPONICUM	PRIVET	20.2	POOR			N/A
27	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	9.0	FAIR			N/A
28	CORNUS SP.	DOGWOOD	3.0	POOR			2 - 24" BOX
29	PRUNUS SERRULATA	CHERRY	10.7	FAIR		REMOVE	3 - 24" BOX
30	QUERCUS AGRIFOLIA	COAST LIVE OAK	11.0	GOOD		REMOVE	3 - 24" BOX
31	PRUNUS SERRULATA	CHERRY	10.3	FAIR		REMOVE	3 - 24" BOX
32	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
33	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
34	SEQUOIA SEMPERVIRENS	REDWOOD	7.5	POOR		REMOVE	3 - 24" BOX
35	SEQUOIA SEMPERVIRENS	REDWOOD	8.3	FAIR		REMOVE	3 - 24" BOX
36	SEQUOIA SEMPERVIRENS	REDWOOD	14.9	FAIR		REMOVE	3 - 24" BOX
37	SEQUOIA SEMPERVIRENS	REDWOOD	14.7	FAIR		PRESERVE	N/A
38	QUERCUS AGRIFOLIA	COAST LIVE OAK	10.8	FAIR		REMOVE	N/A
39	PITTOSPORUM TOBIRA	PITTOSPORUM	13.2	GOOD		REMOVE	3 - 24" BOX
40	PYRUS CALLERYANA	CALLERY PEAR	13.5	GOOD		REMOVE	3 - 24" BOX
41	PYRUS CALLERYANA	CALLERY PEAR	9.2	DEAD		REMOVE	N/A
42	PYRUS CALLERYANA	CALLERY PEAR	14.1	FAIR		REMOVE	3 - 24" BOX
43	PYRUS CALLERYANA	CALLERY PEAR	15.4	FAIR	YES	REMOVE	3 - 24" BOX
44	PYRUS CALLERYANA	CALLERY PEAR	13.8	FAIR		REMOVE	3 - 24" BOX
45	PYRUS CALLERYANA	CALLERY PEAR	12.8	FAIR		REMOVE	3 - 24" BOX
46	PYRUS CALLERYANA	CALLERY PEAR	15.8	FAIR	YES	REMOVE	3 - 24" BOX
47P	QUERCUS LOBATA	VALLEY OAK	13.2	FAIR	YES	PRESERVE	N/A
48	ACER MACROPHYLLUM	BIG LEAF MAPLE	18.8	GOOD	YES	PRESERVE	N/A
49	ARAUCACIA HETEROPHYLLA	NORFOLK ISLAND PINE	8.0	FAIR		REMOVE	3 - 24" BOX
50	ARBUTUS UNEDO	STRAWBERRY MADRONE	14.1	POOR		REMOVE	3 - 24" BOX
51	ACER PALMATUM	JAPANESE MAPLE	10.5	FAIR		REMOVE	3 - 24" BOX
52	MAYTENUS BOARIA	MAYTEN	8.4	POOR		REMOVE	3 - 24" BOX
53	MAYTENUS BOARIA	MAYTEN	4.6	FAIR		REMOVE	3 - 24" BOX
54PX	SEQUOIA SEMPERVIRENS	REDWOOD	27.4	DEAD	YES	REMOVE	N/A
55	MAYTENUS BOARIA	MAYTEN	7.0	FAIR		REMOVE	3 - 24" BOX
56	MAYTENUS BOARIA	MAYTEN	6.3	FAIR		REMOVE	3 - 24" BOX
57	MAYTENUS BOARIA	MAYTEN	6.6	POOR		REMOVE	2 - 24" BOX
58	MAYTENUS BOARIA	MAYTEN	5.8	POOR		REMOVE	2 - 24" BOX
59	PRUNUS SERRULATA	CHERRY	5.3	FAIR		REMOVE	2 - 24" BOX
60	PYRUS CALLERYANA	CALLERY PEAR	15.4	POOR	YES	REMOVE	3 - 24" BOX
61	ACER PALMATUM	JAPANESE MAPLE	27.0	GOOD	YES	REMOVE	4 - 24" BOX
62	MAYTENUS BOARIA	MAYTEN	4.4	POOR		REMOVE	2 - 24" BOX
63	MAYTENUS BOARIA	MAYTEN	9.1	POOR		REMOVE	3 - 24" BOX
64	MAYTENUS BOARIA	MAYTEN	8.1	POOR		REMOVE	3 - 24" BOX
65	PITTOSPORUM TOBIRA	PITTOSPORUM	8.8	POOR		REMOVE	3 - 24" BOX
66	CORDYLINE AUSTRALIS	CABBAGE PALM	4.4	FAIR		REMOVE	N/A
67	CORDYLINE AUSTRALIS	CABBAGE PALM	4.4	FAIR		REMOVE	N/A
68	ACER PALMATUM	JAPANESE MAPLE	5.5	FAIR		REMOVE	3 - 24" BOX
69P	SEQUOIA SEMPERVIRENS	REDWOOD	40.9	FAIR	YES	REMOVE	3-24" BOX
70	LIGUSTRUM JAPONICUM	PRIVET	15.4	FAIR		REMOVE	N/A
70	LIGUSTRUM JAPONICUM	PRIVET	15.4	FAIR		REMOVE	N/A
71	LIGUSTRUM JAPONICUM	PRIVET	11.0	FAIR		REMOVE	N/A
72	LIGUSTRUM JAPONICUM	PRIVET	5.5	FAIR		REMOVE	N/A
73	LIGUSTRUM JAPONICUM	PRIVET	7.7	FAIR		REMOVE	N/A
74	LIGUSTRUM JAPONICUM	PRIVET	13.8	FAIR		REMOVE	N/A
75	LIGUSTRUM JAPONICUM	PRIVET	5.5	FAIR		REMOVE	N/A
76	LIGUSTRUM JAPONICUM	PRIVET	10.5	FAIR		REMOVE	N/A
77	LIGUSTRUM JAPONICUM	PRIVET	5.5	FAIR		REMOVE	N/A
78	LIGUSTRUM JAPONICUM	PRIVET	9.9	FAIR		REMOVE	N/A
79	LIGUSTRUM JAPONICUM	PRIVET	9.9	FAIR		REMOVE	N/A

EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACEMENT TREES*
80	LIGUSTRUM JAPONICUM	PRIVET	8.3	FAIR		REMOVE	N/A
81	LIGUSTRUM JAPONICUM	PRIVET	6.6	FAIR		REMOVE	N/A
82	LIGUSTRUM JAPONICUM	PRIVET	4.7	FAIR		REMOVE	N/A
83	LIGUSTRUM JAPONICUM	PRIVET	5.7	FAIR		REMOVE	N/A
84	LIGUSTRUM JAPONICUM	PRIVET	4.7	FAIR		REMOVE	N/A
85	LIGUSTRUM JAPONICUM	PRIVET	7.4	FAIR		REMOVE	N/A
86	ACACIA MELANOXYLON	BLACK ACACIA	9.2	GOOD		REMOVE	N/A
87	LIGUSTRUM JAPONICUM	PRIVET	3.4	FAIR		REMOVE	N/A
88	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	13.2	FAIR		REMOVE	N/A
89	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	52.8	FAIR		REMOVE	N/A
90	OLEA EUROPAEA	OLIVE	9.1	FAIR		REMOVE	N/A
91X	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	60	DEAD		REMOVE	N/A
92	ACACIA MELANOXYLON	BLACK ACACIA	20.8	FAIR		REMOVE	N/A
93	MAGNOLIA GRANDIFLORA	MAGNOLIA	14.0	FAIR		REMOVE	3 - 24" BOX
94	AFROCARPUS FALCATUS	AFRICAN FERN PINE	24.8	FAIR		REMOVE	4 - 24" BOX
95X	ACACIA DEALBATA	ACACIA	15	DEAD		REMOVE	N/A
96X	ACACIA DEALBATA	ACACIA	14.7	DEAD		REMOVE	N/A
97X	ACACIA DEALBATA	ACACIA	6.7	DEAD		REMOVE	N/A
98	ILEX AQUIFOLIUM	HOLLY	9.0	FAIR		REMOVE	N/A
99	OLEA EUROPAEA	OLIVE	3.9	FAIR		REMOVE	N/A
100	OLEA EUROPAEA	OLIVE	8.8	FAIR		REMOVE	N/A
101P	QUERCUS LOBATA	VALLEY OAK	19.8	POOR	YES	REMOVE	6 - 24" BOX
102P	QUERCUS AGRIFOLIA	COAST LIVE OAK	22.0	GOOD	YES	PRESERVE	N/A
103	QUERCUS AGRIFOLIA	COAST LIVE OAK	11.0	FAIR		PRESERVE	N/A
104	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	60.5	FAIR		REMOVE	N/A
105	ACER PALMATUM	JAPANESE MAPLE	8.8	GOOD		REMOVE	3 - 24" BOX
106	ALNUS RUBRA	ALDER	8.8	FAIR		REMOVE	N/A
107	PYRUS CALLERYANA	CALLERY PEAR	21.3	FAIR	YES	REMOVE	4 - 24" BOX
108	PRUNUS CAROLINIANA	CHERRY LAUREL	5.9	FAIR		REMOVE	3 - 24" BOX
109	ACER PALMATUM	JAPANESE MAPLE	6.6	GOOD		REMOVE	3 - 24" BOX
110	ACER PALMATUM	JAPANESE MAPLE	26.4	GOOD		REMOVE	3 - 24" BOX
111	PYRUS CALLERYANA	CALLERY PEAR	14.6	FAIR		REMOVE	3 - 24" BOX
112	LEPTOSPERMUM LAEVIGATUM	TEA TREE	11.3	FAIR		REMOVE	3 - 24" BOX
113	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24.2	GOOD		REMOVE	N/A
114	EUCALYPTUS BOTRYOIDES	EUCALYPTUS	49.9	POOR	YES	REMOVE	6 - 24" BOX
115	BETULA PENDULA	BIRCH	13.2	FAIR		REMOVE	N/A
116	BETULA PENDULA	BIRCH	9.4	FAIR		REMOVE	N/A
117	BETULA PENDULA	BIRCH	9.2	FAIR		REMOVE	N/A
118	BETULA PENDULA	BIRCH	9.9	FAIR		REMOVE	N/A
119	BETULA PENDULA	BIRCH	9.9	FAIR		REMOVE	N/A
120	BETULA PENDULA	BIRCH	8.6	FAIR		REMOVE	N/A
121	BETULA PENDULA	BIRCH	8.5	FAIR		REMOVE	N/A
122	BETULA PENDULA	BIRCH	13.5	FAIR		REMOVE	N/A
123	ACER PALMATUM	JAPANESE MAPLE	5.5	GOOD		REMOVE	3 - 24" BOX
124	BETULA PENDULA	BIRCH	13.0	FAIR		REMOVE	N/A
125	BETULA PENDULA	BIRCH	7.8	FAIR		REMOVE	N/A
126	ACER PALMATUM	JAPANESE MAPLE	9.5	FAIR		REMOVE	3 - 24" BOX
127	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	23.1	FAIR		REMOVE	N/A
128	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	16.7	FAIR		REMOVE	N/A
129P	SEQUOIA SEMPERVIRENS	REDWOOD	29.5	GOOD	YES	PRESERVE	N/A
130	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	18.4	FAIR		REMOVE	N/A
131	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	17.3	FAIR		REMOVE	N/A
132	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	17.8	FAIR		REMOVE	N/A
133	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	20.2	FAIR		REMOVE	N/A
134	PRUNUS CAROLINIANA	CHERRY LAUREL	11.0	POOR		REMOVE	3 - 24" BOX
135	ACER PALMATUM	JAPANESE MAPLE	7.6	FAIR		REMOVE	3 - 24" BOX
136	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	14.0	POOR		REMOVE	N/A
137P	SEQUOIA SEMPERVIRENS	REDWOOD	29.7	GOOD	YES	PRESERVE	N/A
138P	SEQUOIA SEMPERVIRENS	REDWOOD	20.4	GOOD	YES	PRESERVE	N/A
139X	ACACIA MELANOXYLON	BLACK ACACIA	17	DEAD		REMOVE	N/A
140X	PINUS HALEPENSIS	ALEPPO PINE	33.3	DEAD		REMOVE	N/A
141	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	22.9	FAIR		REMOVE	N/A
142	LIGUSTRUM JAPONICUM	PRIVET	8.8	POOR		REMOVE	N/A
143	ACACIA MELANOXYLON	BLACK ACACIA	22	FAIR		REMOVE	N/A
144	SAMBUCUS NIGRA	ELDERBERRY	11	FAIR		PRESERVE	N/A
145	ACACIA MELANOXYLON	BLACK ACACIA	3.3	FAIR		REMOVE	N/A
146	ACACIA MELANOXYLON	BLACK ACACIA	10.6	FAIR		REMOVE	N/A
147	GREVILLIA ROBUSTA	SILK OAK	26.4	POOR		REMOVE	6 - 24" BOX
148	ACACIA MELANOXYLON	BLACK ACACIA	26.4	POOR		REMOVE	N/A
149	ACACIA MELANOXYLON	BLACK ACACIA	6.6	POOR		REMOVE	N/A
150	ACACIA MELANOXYLON	BLACK ACACIA	4.4	POOR		REMOVE	N/A
151*P	QUERCUS LOBATA	VALLEY OAK	70.4	FAIR	YES	PRESERVE	N/A
152P	QUERCUS AGRIFOLIA	COAST LIVE OAK	26.4	GOOD	YES	PRESERVE	N/A
153	ACACIA MELANOXYLON	BLACK ACACIA	11	FAIR		REMOVE	N/A
154	OLEA EUROPAEA	OLIVE	5.5	POOR		REMOVE	N/A
155	ACER PALMATUM	JAPANESE MAPLE	8.8	GOOD		REMOVE	3 - 24" BOX
156	PRUNUS SERRULATA	CHERRY	5.5	FAIR		REMOVE	3 - 24" BOX
157	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
158	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
159P	QUERCUS LOBATA	VALLEY OAK	13.7	FAIR	YES	PRESERVE	N/A

EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACEMENT TREES*
160	FRAXINUS ANGUSTIFOLIA	RAYWOOD ASH	11.2	FAIR		REMOVE	3 - 24" BOX
161	FRAXINUS ANGUSTIFOLIA	RAYWOOD ASH	9.9	POOR		REMOVE	3 - 24" BOX
162	ACACIA MELANOXYLON	BLACK ACACIA	16	POOR		REMOVE	N/A
163	ACACIA MELANOXYLON	BLACK ACACIA	6.6	POOR		REMOVE	N/A
164	ACACIA DEALBATA	ACACIA	8.9	POOR		REMOVE	N/A
165	ACACIA DEALBATA	ACACIA	13.1	POOR		REMOVE	N/A
166P	QUERCUS AGRIFOLIA	COAST LIVE OAK	25.7	GOOD	YES	PRESERVE	N/A
167*P	QUERCUS AGRIFOLIA	COAST LIVE OAK	14.3	GOOD	YES	PRESERVE	N/A
168*	QUERCUS AGRIFOLIA	COAST LIVE OAK	11	GOOD		PRESERVE	N/A
169	SEQUOIA SEMPERVIRENS	REDWOOD	7.2	FAIR		REMOVE	3 - 24" BOX
170*	ACACIA DEALBATA	ACACIA	20.9	POOR		PRESERVE	N/A
171P*	QUERCUS AGRIFOLIA	COAST LIVE OAK	16.5	FAIR	YES	PRESERVE	N/A
172*	QUERCUS AGRIFOLIA	COAST LIVE OAK	11	FAIR		PRESERVE	N/A
173	PINUS HALEPENSIS	ALEPPO PINE	8.8	GOOD		PRESERVE	N/A
174P*	PINUS HALEPENSIS	ALEPPO PINE	39.6	FAIR		REMOVE	6 - 24" BOX
175P*	EUCALYPTUS SIDEROXYLON	RED IRON BARK	39.6	POOR		REMOVE	6 - 24" BOX
176P*	PINUS RADIATA	MONTEREY PINE	16.5	POOR		REMOVE	4 - 24" BOX

EXISTING TREE INVENTORY KEY

P PROTECTED TREE
* ON NEIGHBORING PROPERTY
X FAILED DURING STORM AND REMOVED (7 TOTAL)

*TREE REPLACEMENT NOTES

1. SEE ARBORIST REPORT (JUNE 24, 2024) FOR TREE REPLACEMENT RECOMMENDATIONS. INCORPORATED INTO THE T1 THROUGH T-9 SERIES.

TREE PRESERVATION & REMOVAL NOTES

1. PROJECT ARBORIST TO BE KIELTY ARBORIST SERVICES LLC. PROJECT ARBORIST TO MEET WITH THE CONTRACTOR, LANDSCAPE ARCHITECT AND CITY'S ARBORIST ON SITE TO DISCUSS TREE PRESERVATION, REVIEW THE LOCATION OF THE TREE PROTECTION FENCING, OTHER TREE PROTECTIONS AND WORK PROCEDURES AROUND TREES PRIOR TO CONSTRUCTION AND BE PRESENT ON SITE FOR ALL WORK WITHIN TREE PROTECTION ZONE OF EXISTING TREES.
2. ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES LLC ON JUNE 24, 2024 TITLED "3398, 3400, 3450 EL CAMINO REAL, PALO ALTO, CA ARBORIST REPORT 2024." CONTRACTORS TO REVIEW REPORT PRIOR TO BEGINNING WORK AND IMPLEMENT PROTECTION STRATEGIES. REQUEST COPIES OF REPORT FROM OWNER'S REPRESENTATIVE.
3. BEFORE ANY DEMOLITION OR CONSTRUCTION ACTIVITY BEGINS COMPLETELY ENCLOSE THE TREE PROTECTION ZONE (TPZ) AS SHOWN ON TREE PRESERVATION PLAN AND ARBORIST REPORT, INSTALL ALL SPECIFIED TRUNK PROTECTION AND ROOT BUFFERS. FENCING AND OTHER PROTECTIONS TO REMAIN IN PLACE UNTIL GRADING AND CONSTRUCTION IS COMPLETED.
4. CONTRACTOR NOT TO ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TPZ WITHOUT THE APPROVAL OF THE PROJECT ARBORIST OF LANDSCAPE ARCHITECT INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING OR STAGING SUPPLIES OR MATERIALS. DO NOT PERMIT EMPLOYEES TO ENTER FENCED AREAS.
5. DO NOT OPERATE OR PARK VEHICLES OR HEAVY EQUIPMENT WITHIN THE TPZ.
6. STRICTLY MINIMIZE GRADING, CONSTRUCTION AND DEMOLITION WORK TO OCCUR WITHIN THE TPZ. ALL WORK WITHIN TPZ MUST BE MONITORED AND APPROVED BY THE PROJECT ARBORIST.
7. ALL EXCAVATION AND OR TRENCHING WORK DONE WITHIN THE TPZ IS TO BE DONE BY HAND OR AIR TOOLS ONLY.
8. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING AND STUMP REMOVAL IS TO BE DIRECTLY SUPERVISED BY AN ISA CERTIFIED ARBORIST.
9. IMMEDIATELY REPORT ANY INJURY DONE TO A TREE DURING CONSTRUCTION TO THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
10. TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
11. ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES MUST RECEIVE THE PRIOR APPROVAL OF, AND BE SUPERVISED BY THE PROJECT ARBORIST.
12. CONTRACTOR TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS ON SITE. OUTSIDE OF THE TPZ, ANY ROOT LARGER THAN 1" OBSTRUCTING CONSTRUCTION TO BE CUT CLEANLY WITH A SAW. IF ANY ROOTS GREATER THAN 2" ARE ENCOUNTERED STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT/PROJECT ARBORIST IMMEDIATELY.
13. ALL TRENCHING AROUND TREES IS TO BE COMPLETED WITH THE USE OF AN AIRSPADE TO A DEPTH NEEDED TO EXPOSE ROOTS FOR REVIEW.
14. ALL AIRSPADE WORK IS TO BE COMPLETED BY AN EXPERIENCED TREE COMPANY UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
15. SOIL FROM AIRSPADE WORK IS TO BE COLLECTED AND STORED ON SITE TO BE RETURNED TO THE EXPOSED ROOT AREAS ONCE TRENCHING WORK IS COMPLETED.
16. REQUIRED CUTTING OF ANY ROOTS ENCOUNTERED DURING THE TRENCHING PROCESS IS ONLY TO BE DONE AFTER A CERTIFIED ARBORIST HAS MADE A VISUAL ASSESSMENT AND GIVEN DIRECTION ON THE CUTTING.
17. ROOTS EXPOSED DURING THE TRENCHING PROCESS MUST BE PROTECTED AS MUCH AS POSSIBLE. COVER EXPOSED ROOTS WITH BURLAP AND KEEP MOIST. ONCE THE TRENCHING WORK HAS BEEN COMPLETED, RETURN THE EXCAVATED SOIL TO THE EXPOSED ROOTS AND INSTALL MULCH AS A PROTECTIVE LAYER.
18. TREE PROTECTION PROCEDURES TO FOLLOW CITY OF PALO ALTO TREE TECHNICAL MANUAL.

6/26/2024 10:58:23 AM

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
Expiration Date
Renewal Date
Date
STATE OF CALIFORNIA

PROGRESS PRINT
NOT FOR CONSTRUCTION

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

EXISTING TREE INVENTORY

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L1.0

TREE PRESERVATION AND REMOVAL LEGEND

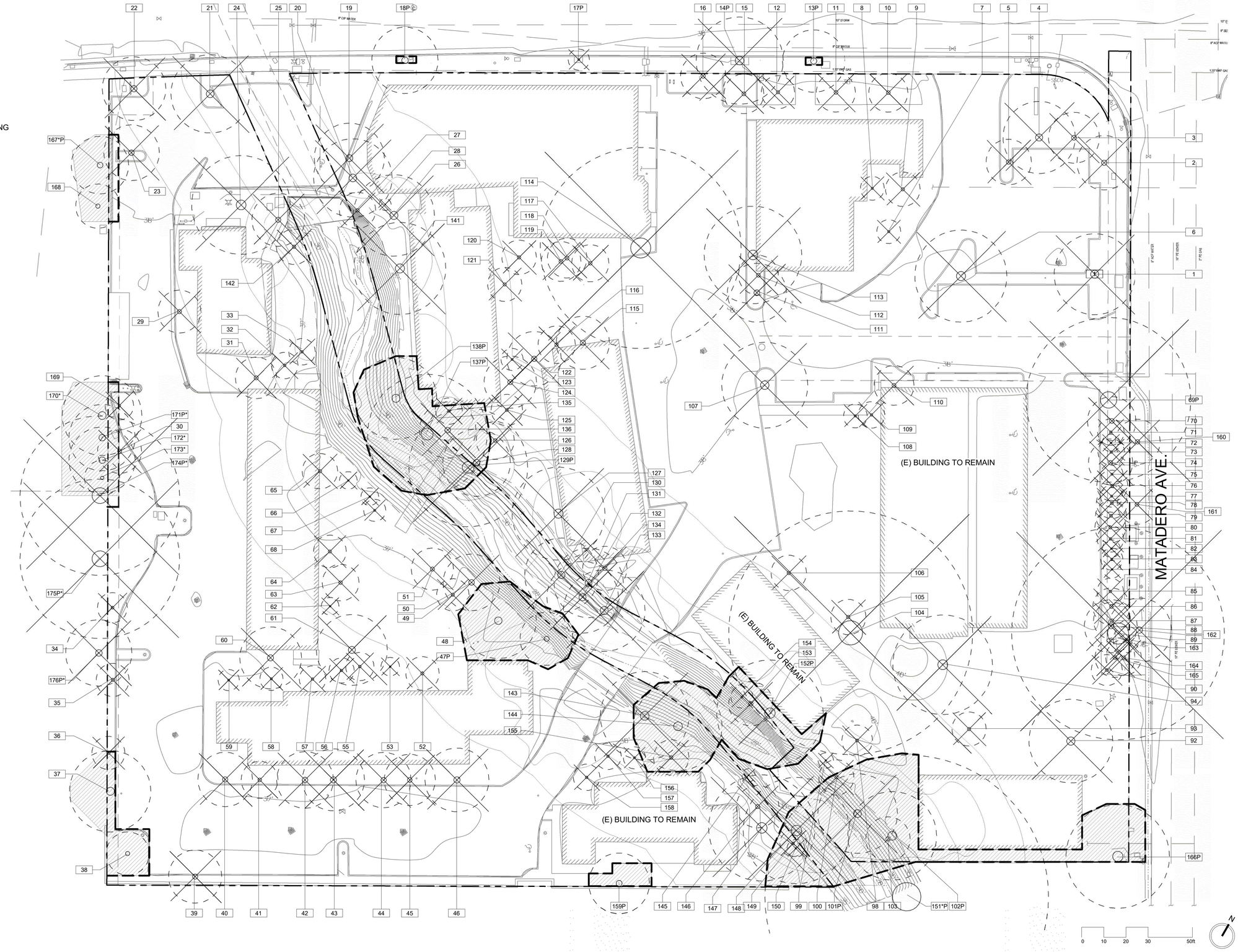
EXISTING TREE AND CANOPY

EXISTING TREE TO BE REMOVED, REMOVE STUMP TO 2' BELOW FINISH GRADE

TREE PROTECTION FENCING, PLACE FENCING AS SHOWN ON PLANS

TREE PROTECTION ZONE (TPZ) - ALL DEMOLITION, GRADING, EXCAVATION, CONSTRUCTION AND STAGING TO BE APPROVED BY PROJECT DESIGNATED ARBORIST.

SEE T-1 FOR TREE PROTECTION FENCING AND OTHER INFORMATION



Autodesk Docs://OAK23-CD-003 - Palo Alto Hotel and Residential/Creekside Landscape-R23.rvt

6/26/2024 9:50:36 AM

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
Renewal Date
STATE OF CALIFORNIA

PROGRESS PRINT
NOT FOR CONSTRUCTION

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

TREE PRESERVATION & REMOVAL PLAN

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L1.1

City of Palo Alto
Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials, and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree preservation report must be added to this sheet when project activity occurs within the TPZ of a protected tree.**

For detailed information on Palo Alto's protected trees and tree protection during development, review the **City's Tree and Landscape Technical Manual** (TLTM) found at www.cityofpaloalto.org/trees *

TREE DISCLOSURE STATEMENT

PALO ALTO

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST *

CITY OF PALO ALTO
Urban Forestry Section
Development Review
trees@cityofpaloalto.org 650-496-5953

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed tree disclosure statement must accompany all applications for development that include exterior work, all demolition or grading permit applications, or other development activity that may impact protected trees.

PROPERTY ADDRESS: 3398, 3400, 3450 El Camino Real

1. **Are there any trees over 4" in trunk diameter being proposed for removal?** ■ **YES** ☐ **NO**
2. **Are there Protected [1] trees on the property or on adjacent property within 30 feet of the proposed building footprint/ area of work?** ■ **YES** (continue form) ☐ **NO** (proceed to question 6)
3. Where are the trees located? Check all that apply. **(Plans submitted must show all trees over 4" in diameter)**
   - ☑ On the property or in the adjacent public right-of-way** and within 30 feet of the proposed building footprint or
   - ☑ On adjacent property within 30 feet of proposed building footprint/area of work or
   - ☑ Close enough that its canopy overhangs the project site

Street trees on the property or within 30ft of proposed work require special protection by a fenced enclosure per the instructions on the T-1 Sheet. Prior to beginning any work, you must schedule a Street Tree Protection Verification inspection by calling Public Works Operations at 650-496-5953 for an inspection of any required type I, II or III fencing (see attached Detail #605). **NOTE: ADU only projects (including Table 1/SB9) are not exempt.

4. Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees [1] ?

■ **YES** (Check below) ☐ **NO**

- ☑ **Protected Native Species Trees** - *Acer macrophyllum, Calocedrus decurrens, Quercus agrifolia, Quercus douglasii, Quercus kelloggii, or Quercus lobata* 11.5" DBH or more or *Sequoia sempervirens* 18" DBH or more
- ☑ **Protected Mature Trees** - Any tree equal to or greater than 15" DBH (Excluding invasive species and high water users)
- ☐ **Designated Trees** - Mitigation trees or commercial and non-residential property trees, which are part of a previously approved landscape plan
- ☐ **Heritage Trees** - Specific individual trees designated by Council. See the Heritage Tree List

5. Is there activity or grading within the TPZ of these trees? TPZ = radius of 10 times the diameter. ■ **YES** ☐ **NO**

*If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TLTM. Section 5.3.3).* [2]
*Attach this report to Sheet T-2,: "Tree Protection, its Part of the Plan!", per Site Plan Requirements.**

6. **Are the Site Plan Requirements completed? (See below)** ■ **YES** ☐ **NO**

***For ADU Only Projects:** this form may be filled out by the applicant instead of by a certified arborist. A "Yes" answer to question 5 for Table 1 projects or garage conversions will not require a Tree Preservation Report. Table 1/SB9 projects are not exempt from tree disclosure.

For All Projects the following is required: Plans (drawn by architect, contractor or arborist) must show the tree species, measured trunk DBH, and Dripline of each tree 4" DBH or larger. ADU only projects may indicate species and tree sizes are estimated/approximate.

For Projects with Trees Requiring Tree Protection: the following is required: 1) Plans (drawn by architect, contractor or arborist) must show the measured trunk DBH and TPZ of each Protected Tree; 2) Plans must denote, as a bold dashed line, a fenced enclosure containing the TPZ per Sheet T-1 and Detail #605 (See also TLTM , Section 3.3 for additional information).

For Projects with Activity or Grading Within the TPZ of a Protected Tree, A Tree Preservation Report is required and must be included in the T-1 set.

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action. (Note: Applicants signing for ADU only projects will not be penalized for incorrect reporting of tree size or identification of tree species.)

Signature: David Beckham Print: David Beckham ISA#: 6/26/24 Date: 6/26/24

[1] **Protected Trees -** Includes any trees belonging to the following categories: **a) Public Trees (Street Trees) -** Trees growing in the city right of way or on public property; **b) Protected Native Species Trees -** Bigleaf Maples, Incense Cedars, Coast Live Oaks, Blue Oaks, CA Black Oaks or Valley Oaks which are 11.5" in diameter or larger and Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; **c) Protected Mature Trees -** All other species of trees with DBH of 15" or larger when measured 54" above natural grade (Excluding invasive species and high water users); d) Heritage Trees - Individual trees designated by City Council (See Heritage Tree List); and **e) Designated Trees -** mitigation trees or commercial and non-residential property trees, which are/were part of an approved landscape plan.

[2] Palo Alto Tree and Landscape Technical Manual (TLTM) contains instructions for all requirements on this form. It is available on our website at: https://www.cityofpaloalto.org/treeordinance

Revised 2/14/2024

LANDSCAPE DISCLOSURE STATEMENT

CITY OF PALO ALTO

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

CITY OF PALO ALTO
Urban Forestry Section
Development Review
trees@cityofpaloalto.org

Palo Alto Municipal Codes, Chapters 12.32.040, 16.14, and 18.40.130 requires compliance with the State Model Water Efficient Landscape Ordinance (MWELO). Disclosure of square footage of landscaped area for all projects will assist both the applicant and the city with compliance and reporting requirements. Refer to the city's MWELO Submittal & Guidelines document for further details.

PROPERTY ADDRESS: 3398, 3400, 3450 EL CAMINO REAL, PALO ALTO, CA

1. **Is there any new or rehabilitated landscape area included in this project?**

☒ **YES** (continue form) ☐ **NO** (form requirements complete)

2. If new landscape is included, enter the square footage: New Landscape square footage* = 1,800

*If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWELO documentation.

3. If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape* = 28,305

*If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

4. Enter the total combined square footage of all landscaping included in the project*= 30,105

*If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

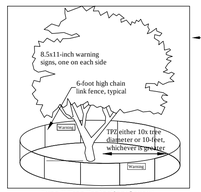
I, the undersigned, agree that the above information is accurate and complete. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval.

Signature: _____ Print: CHRISTOPHER KENT Date: 6/26/2024

Revised 09/26/2023

For written specifications associated with illustrations below, see Public Works Specifications Section 31. Detailed specifications are found in the Palo Alto Tree & Landscape Technical Manual (TTM) (www.cityofpaloalto.org/trees)

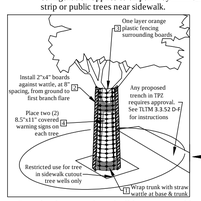
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area - see Tree & Landscape Technical Manual Sec 3.3.52(A)
- Restricted trenching area - see Tree & Landscape Technical Manual Sec 3.3.52(D-F), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.



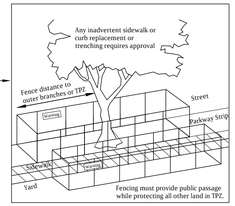
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.



Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

Rev	By	Date
1	DD	08/10/06
2	JGH	06/02/16
3	RTN	05/22/17
4	PGG	02/14/24

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

Approved by: P. GOLLINGER
PE No. ISA-WE: 7320BM
Date 02/14/2024
Dwg No. 605

URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements are provided for supplemental guidance, recommendation and/or best practices. Any applicable items shall be addressed in any permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc.

TREE PROTECTION COMPLIANCE: The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the Tree Preservation Report and/or Sheet T-1 and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project.

PLAN CHANGES: Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Development Services Department for review by Planning, Public Works or Urban Forestry.

TREE DAMAGE: Tree Damage, Injury Mitigation and Inspections apply to the Contractor. Reporting, injury mitigation measures and arborist inspection schedule apply pursuant to TLTM, Section 5.3. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree and Landscape Technical Manual, Section 3.3.5 - 4.

URBAN FORESTRY GENERAL: The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree protection zone (TPZ). The ground under and around the tree canopy area shall not be altered. No waste material or construction byproducts allowed within the TPZ. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.3.5 - 2e: Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then CPA Standard Detail #504 shall be printed on the final plans to be implemented by Contractor. Any excavation within 10-feet of street trees must be approved in advance by the Urban Forestry Section at (650) 496-5953.

NO NET LOSS OF CANOPY: In order to comply with the city's no net loss of canopy policy (PAMC 8.10.055; Urban Forest Master Plan Goals 6.A, 6.B, & 6.C; Comprehensive Plan, Natural Environment Chapter Goal N-2) all trees 4" DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 4-2 in the Tree and Landscape Technical Manual, Section 4.3. New landscape tree plantings (24" box or larger) count towards the replacement total. Screening trees may also count toward the total depending on size and species selected. If unable to plant the required number of trees on site (our preferred solution) there is the option of paying in-lieu fees per each 24" box tree into the forestry fund. [Note: Replacement at 1:1 ratio for trees listed as exempt species under PAMC 8.10.020 is recommended but not required.]

PLAN SET REQUIREMENTS: The final Plans submitted for a building permit shall include the location, DBH, and drip-line of all trees 4" DBH or greater as well as the following information and notes on relevant plan sheets:

a. SHEET T-1, The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-it's Part of the Plan!), available on the Development Center website. A certified arborist shall complete and sign the Tree Disclosure Statement.

b. TREE PRESERVATION REPORT (TPR), if indicated by Tree Disclosure Statement, All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, shall be printed on numbered Sheet T-1 (T-2, T-3, etc.) and added to the sheet index.

c. TREE PROTECTION FENCING, The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Protected Tree, using a bold dashed line enclosing the Tree Protection Zone (CPA Standard Detail #605).

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

The following conditions, inspection schedules or reporting requirements will be required when checked by city staff during Urban Forestry Review of development applications.

☐ **PSR1 - TREE PROTECTION VERIFICATION INSPECTION REQUIRED:** Prior to any site work, contractor must call Uriel Hernandez at 650-690-0258 to schedule an inspection of any required protective fencing. The fencing shall contain required warning sign and remain in place until completion of urban forestry final inspection.

☐ **PSR2 - MWELO INSPECTION REQUIRED:** Prior to building final, applicant must contact Urban Forestry at trees@cityofpaloalto.org for landscape final (MWELO Inspection). Call once irrigation and landscaping are installed to plan, and irrigation controller is scheduled. See MWELO guidelines for details on any required third party water audits.

☐ **PSR3 - TREE PERMIT REQUIRED**: Plans indicate that protected trees will be removed as part of this project. Please contact Urban Forestry at trees@cityofpaloalto.org to obtain a Protected Tree Removal Permit to ensure that the project complies with PAMC 8.10.050.

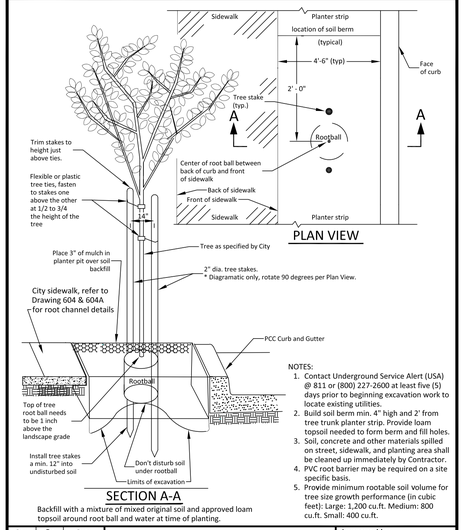
☐ **PSR4 - PROJECT ARBORIST:** The property owner shall hire a certified arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees.

☐ **PSR5 - PROJECT ARBORIST CERTIFICATION LETTER:** When required, a letter certifying that the project arborist has reviewed the building permit plan set with regards to trees as well as the Urban Forestry Conditions of Approval, and that all requirements have been met. The letter also confirms that any required site monitoring inspections and reporting have been arranged with the contractor or owner. Project Arborist Certification Letters should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Letter, TLTM Section 5.3.5).

☐ **PSR6 - MONTHLY ARBORIST INSPECTIONS:** The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The Urban Forester shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures (see Monthly Inspection Report, TLTM Section 5.3.6).

☐ **PSR7 - SPECIAL ACTIVITY WITHIN THE TREE PROTECTION ZONE:** Work in this area (TPZ) of a protected tree requires the direct on-site supervision by the project arborist (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).

☐ **PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TPZ**: Work in the Tree Protection Zone of a city tree requires an inspection by a city staff arborist before cutting of any roots greater than 2 inches in diameter. It is highly recommended that the project arborist provides the direct on-site supervision (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).



NOTES:
1. Contact Underground Service Alert (USA) @ 811 or (800) 227-2600 at least five (5) days prior to beginning excavation work to locate existing utilities.
2. Build soil berm min. 4" high and 2' from tree trunk planter strip. Provide loam topsoil needed to form berm and fill holes.
3. Soil, concrete and other materials spilled on street, sidewalk, and planting area shall be cleaned up immediately by Contractor.
4. PVC root barrier may be required on a site specific basis.
5. Provide minimum rootable soil volume for tree size growth performance (in cubic feet): Large: 1,200 cu.ft. Medium: 800 cu.ft. Small: 400 cu.ft.

Backfill with a mixture of mixed original soil and approved loam topsoil around root ball and water at time of planting.

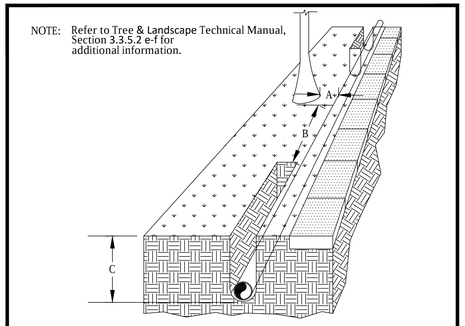
Rev	By	Date
1	Ron L	04/15/03
2	JT	08/14/06
3	HQN	03/19/07
4	RTN	06/11/17

Scale: NTS

Tree Detail Planter Strip

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 603



Tree trunk diameter	Distance of bore from each side of treetrunk "A"	Distance of open trench from tree-trunk "B"	Depth of bore or trench "C"
in	in	ft	ft
2	2	3	3.00
3	3	6	3.25
6	5	10	3.33
12	6	12	3.67
18	7	14	4.00
24	8	16	4.33
30	9	18	4.67
36	10	20	4.83
42	12	22	5.00

Rev	By	Date
1	MMN	3/15/05
2	JT	08/14/06
3	RTN	06/11/17
4	PGG	11/23/22

Scale: NTS

Utility Trenching Near Trees

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 504

---WARNING---
Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a $500 fine per day*

Palo Alto Municipal Code Section 8.10.110

Apply Tree Preservation Report on sheet(s) T-2 when required

Use additional "T" sheets as needed

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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

T-1

3398, 3400, 3450 El Camino Real
Palo Alto, Ca
Arborist Report 2024

Prepared For:
James Gulson
Senior Development Manager
Oxford Capital Group, LLC

Site: 3398, 3400, 3450 El Camino Real
Palo Alto CA

Submitted by:

David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified

KIELTY
ARBORISTS SERVICES LLC
Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187 San Mateo, CA 94403
650- 532-4418

Date: June 24, 2024

Attn: James Gulson
Senior Development Manager
Oxford Capital Group, LLC
Site: 3398, 3400, 3450 El Camino Real, Palo Alto CA

Subject: Tree protection plan for 3398, 3400, 3450 El Camino Real, Palo Alto CA

Dear Mr. Gulson,

INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC visited the property at 3398, 3400, 3450 El Camino Real on 4/7/2022 and again on 6/11/2024 to evaluate the trees present with respect to the proposed construction project. The report below contains the analysis of the site visit conducted on 4/7/2022 and again on 6/11/2024. 176 trees were surveyed on site. Trees with a condition rating under 50 are considered to be poor trees and not well suited for preservation within the landscape. These trees should be either removed or mitigated where possible. Trees on the adjacent neighboring site will need to be protected where needed depending on the scope of work.

Oxford Capital Group, LLC is planning to replace a number of older buildings located at the corner of Matadero Avenue and El Camino Real in Palo Alto, California. Replacing a number of existing, lower density buildings with new mid-rise buildings and subterranean parking. The project will include reconstruction and relocation of driveways along both street frontages and straightening of the El Camino Real cross walk nearest Matadero Avenue. The project will include outdoor open space along the creekside available for resident use with some visibility from publically offered outdoor seating (associated with the commercial retail space). A number of existing low-rise buildings will be demolished to accommodate the project along with excavation and offhaul of soils in order to construct subterranean parking and a limited number of mechanized parking "stackers." The existing, multi-story hotel tower will largely remain as-is, incorporated into the project with minor updates such as stair access, accessibility, limited interior improvements. The project will "convert" some covered parking into usable, enclosed utility and back-of-house space.

The findings and recommendations presented in this report are based on the construction plans titled "CREEKSIDE HOTEL AND RESIDENCES" by Lowney arch (sheets A1 through A54). These plans were electronically provided to us via email and are dated 6/18/2024. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how best to mitigate potential impacts.

There are 176 trees initially surveyed on the property, 7 of which have failed in a recent storm and have since been removed. 37 of which are protected (1, 4, 6, 13p, 14p, 17p, 18p, 19, 20, 21, 22, 24, 43, 46, 47p, 48, 60, 61, 69p, 94, 101p, 102p, 107, 110, 114, 129p, 137p, 138p, 151*p, 152p, 159P, 166p, 167*p, 171*p, 174*, 175*, 176*).

Data Summary:

Total Trees	Protected Trees	Exempt from Protection	Failed Tree	Proposed for Removal	Number of 24" box replacement trees
176	37	64	7	147	275

147 trees are proposed for removal, 24 of which are protected. These trees are in decline or conflict with proposed project features. All other protected trees are in fair to good condition and should be retained and protected as detailed in the recommendations below. The only protected trees given a poor condition rating are neighboring red ironbark eucalyptus tree #175 and neighboring Monterey pine tree #176. The red iron bark tree #175 has lost many limbs and will likely continue to do so as this poor strucutre of the tree will result in more limb failures. Monterey pine tree #176 is in poor condition as the vigor of the tree is in decline. Bark beetles have likely led the decline of the tree. With proper protection and cultural practices, all retained protected trees (except trees #175 and #176) are expected to survive and thrive during and after construction.

ASSIGNMENT

At the request of Oxford Capital Group, LLC, Kielty Arborists Services LLC conducted a site visit on 6/11/24 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the city of Palo Alto. The analysis in this report is based on the plans received from Oxford Capital Group, LLC dated 6/18/2024.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

The City of Palo Alto requires the following tree reporting elements for development projects:
1. Map of tree locations.
2. Tree protection or removal recommendations for all trees over 4 inches in diameter.
3. Tree Protect Plan for all protected trees.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that Kielty Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

EVALUATION FIELDS

Tree Tag #: Identification number for individual trees.	**Protected Tree:** Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.): Measures both the height of the tree and the spread of its canopy.	**Trunk (in.):** Measures the primary trunk's diameter at the required height.
Comments: Any additional notes or observations about the tree.	**Tree Picture:** A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove: Indicates the recommended action based on the tree's condition.	**Common Name / Scientific Name:** Specifies the name of the tree, both in common terms and scientific nomenclature.
If more than 1 Trunks, Total Diameter: If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	**6 ,8, 10 Times the Diameter (ft.):** Provides calculations based on the diameter to assist in various tree protection requirements.
Appraised Value: An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:	Tree Health Ratings:
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.	**Poor:** Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.	**Fair:** Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	**Good:** Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.
Suitability for Preservation:	**Tree Form Ratings:**
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.	**Poor:** Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.	**Fair:** Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.	**Good:** Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
1	Chinese Elm	*Ulmus parvifollia*	30/40	20.1	Yes	No	-	(R)	6	70%	Good vigor, good form, in small planting strip.
2	Callery Pear	*Pyrus calleryana*	20/20	13.5	No	No	-	(R)	3	50%	Fair vigor, fair form, codominant at 7', decay at root crown.
3	Callery Pear	*Pyrus calleryana*	20/15	12.7	No	No	-	(R)	3	50%	Fair vigor, fair form, codominant at 7', decay at root crown.
4	Callery Pear	*Pyrus calleryana*	30/25	17.9	Yes	No	-	(R)	3	40%	Fair vigor, poor form, codominant at 6', decay at union from past failure due to included bark.
5	Callery Pear	*Pyrus calleryana*	20/15	11.3	No	No	-	(R)	3	45%	Fair to poor vigor, fair form, codominant at 7', in decline.
6	Chinese Elm	*Ulmus parvifollia*	35/45	22.9	Yes	No	-	(R)	6	70%	Good vigor, good from, in small planting strip.
7	Chinese pistache	*Pistacia chinensis*	18/12	5.9	No	No	-	(R)	3	60%	Fair vigor, fair form, surrounded by hardscape.
8	Callery Pear	*Pyrus calleryana*	18/15	5.9	No	No	-	(R)	3	50%	Fair vigor, fair form, close to foundation.
9	Callery Pear	*Pyrus calleryana*	18/15	8.6	No	No	-	(R)	3	60%	Fair vigor, fair form, close to foundation.
10	Crape myrtle	*Lagerstroemia sp.*	15/15	9.7	No	No	-	(R)	3	70%	Fair vigor, fair form.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt From Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
11	Crape myrtle	*Lagerstroemia sp.*	20/15	9.8	No	No	-	(R)	3	70%	Fair vigor, fair form.
12	Crape myrtle	*Lagerstroemia sp.*	20/15	8.3	No	No	-	(R)	3	70%	Fair vigor, fair form.
13	London Plane	*Platanus x hispanica*	40/35	15.5	Yes	No	-	(P)	-	70%	Fair vigor, fair form, **Street tree,** close to underground utilities.
14	London Plane	*Platanus x hispanica*	45/35	21.7	Yes	No	-	(R)	4	70%	Fair vigor, fair form, **Street tree.**
15	Japanese Black Pine	*Pinus thunbergii*	20/15	9.9	No	No	-	(R)	3	50%	Fair vigor, fair form, suppressed.
16	Coast Live Oak	*Quercus agrifolia*	15/25	11.3	No	No	-	(R)	3	30%	Poor vigor, poor form, suppressed, in decline.
17	Pin Oak	*Quercus palustris*	10/8	5.3	Yes	No	-	(R)	2	30%	Poor vigor, poor form, topped, in decline,**street tree**
18	Ginkgo	*Ginkgo biloba*	30/20	16.5	Yes	No	-	(P)	-	70%	Good vigor, fair form, codominant at 5' **Street tree.**
19	Evergreen pear	*Pyrus kawakamii*	25/20	17.4	Yes	No	-	(R)	3	40%	Fair vigor, poor form, leans horizontally.
20	Evergreen pear	*Pyrus kawakamii*	30/30	19.5	Yes	No	-	(R)	4	50%	Fair vigor, fair form, dead wood.

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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

T-2

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
21	Callery Pear	*Pyrus calleryana*	30/25	18.9	Yes	No	-	(R)	3	40%	Fair vigor, poor form, large codominant leader failure at 5', decay.
22	Callery Pear	*Pyrus calleryana*	20/20	15.8	Yes	No	-	(R)	3	50%	Fair vigor, poor form, multi leader at 7' with included bark.
23	Callery Pear	*Pyrus calleryana*	20/20	13.9	No	No	-	(R)	3	45%	Fair to poor vigor, poor form, multi leader at 6' with included bark.
24	London Plane	*Platanus x hispanica*	35/35	24.5	Yes	No	-	(R)	4	70%	Good vigor, fair form.
25	Redwood	*Sequoia sempervirens*	35/15	13.2	No	No	-	(P)	3	80%	Good vigor, good form.
26	Privet	*Ligustrum lucidum*	40/20	20.2	No	Yes	-	(R)	0	30%	Poor vigor, poor form, in decline, decay on trunk, **exempt from protection.**
27	Tree of Heaven	*Ailanthus altissima*	35/12	9.0	No	Yes	-	(R)	0	45%	Fair vigor, fair form, invasive, **exempt from protection.**
28	Dogwood	*Cornus sp.*	20/8	3.0	No	No	-	(R)	2	30%	Poor vigor, fair form, suppressed in decline
29	Cherry	*Prunus serrulata*	15/12	10.7	No	No	-	(R)	3	45%	Fair to poor vigor, fair form, against building.
30	Coast Live Oak	*Quercus agrifolia*	20/20	11.0	No	No	-	(R)	3	65%	Good vigor, fair form, suppressed.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
31	Cherry	*Prunus serrulata*	20/15	10.3	No	No	-	(R)	3	45%	Fair to poor vigor, poor form, topped.
32	Cherry	*Prunus serrulata*	15/12	6.6	No	No	-	(R)	3	40%	Fair to poor vigor, poor ofrm, codominant with decay at union.
33	Cherry	*Prunus serrulata*	15/20	6.6	No	No	-	(R)	3	45%	Fair viogr, poor form, suppressed by pine.
34	Redwood	*Sequoia sempervirens*	20/10	7.5	No	No	-	(R)	3	20%	Poor vigor, poor form, suppressed, drought stressed, in decline.
35	Redwood	*Sequoia sempervirens*	20/10	8.3	No	No	-	(R)	3	65%	Fair vigor, fair form, suppressed.
36	Redwood	*Sequoia sempervirens*	35/15	14.9	No	No	-	(R)	3	65%	Fair vigor, good form, drought stressed.
37	Redwood	*Sequoia sempervirens*	35/15	14.7	No	No	-	(P)	-	65%	Fair vigor, good form, drought stressed.
38	Coast Live Oak	*Quercus agrifolia*	20/15	10.8	No	No	-	(P)	-	40%	Fair vigor, poor form, topped, bleeding canker, sycamore borer, sprinkler at root crown
39	Pittosporum	*Pittosporum tobira*	15/20	13.2	No	No	-	(R)	3	65%	Good vigor, fair form.
40	Callery Pear	*Pyrus calleryana*	30/20	13.5	No	No	-	(R)	3	60%	Good vigor, poor form, codominant at 7' with included bark.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
41	Callery Pear	*Pyrus calleryana*	30/15	9.2	No	No	-	(R)	0	0%	Dead, **no replacement required**
42	Callery Pear	*Pyrus calleryana*	35/25	14.1	No	No	-	(R)	3	60%	Good vigor, poor form, codominant at 6' with included bark.
43	Callery Pear	*Pyrus calleryana*	35/25	15.4	Yes	No	-	(R)	3	60%	Good vigor, poor form, codominant at 6' with included bark.
44	Callery Pear	*Pyrus calleryana*	35/25	13.8	No	No	-	(R)	3	60%	Good vigor, poor form, codominant at 6' with included bark.
45	Callery Pear	*Pyrus calleryana*	35/25	12.8	No	No	-	(R)	3	60%	Good vigor, poor form, codominant at 6' with included bark.
46	Callery Pear	*Pyrus calleryana*	35/25	15.8	Yes	No	-	(R)	3	60%	Good vigor, poor form, codominant at 6' with included bark.
47	Valley Oak	*Quercus lobata*	30/35	13.2	Yes	No	-	(P)	-	65%	Good vigor, fair form, on creek bank.
48	Big Leaf Maple	*Acer macrophyllum*	40/35	18.8	Yes	No	-	(P)	-	70%	Goo vigor, fair form, multi leader at 10'.
49	Norfolk Island Pine	*Araucaria heterophylla*	25/12	8.0	No	No	-	(R)	3	60%	Good vigor, fair form, suppressed.
50	Strawberry madrone	*Arbutus unedo*	12/15	14.1	No	No	-	(R)	3	45%	Good vigor, fair form, decay at root crown, on slope.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
51	Japanese maple	*Acer palmatum*	20/12	10.5	No	No	-	(R)	3	55%	Fair vigor, fair form, sun scald, minor die back.
52	Mayten	*Maytenus boaria*	10/12	8.4	No	No	-	(R)	3	45%	Poor vigor, fair form, die back, in decline.
53	Mayten	*Maytenus boaria*	10/10	4.6	No	No	-	(R)	3	50%	Fair vigor, fair form, suppressed.
54	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	-	N/A	Failed during winter storms.
55	Mayten	*Maytenus boaria*	15/10	7.0	No	No	-	(R)	3	50%	Fair vigor, poor form, suppressed.
56	Mayten	*Maytenus boaria*	15/10	6.3	No	No	-	(R)	3	50%	Fair vigor, poor form, suppressed.
57	Mayten	*Maytenus boaria*	15/8	6.6	No	No	-	(R)	2	45%	Fair to poor vigor, poor form, suppessed, in decline.
58	Mayten	*Maytenus boaria*	12/8	5.8	No	No	-	(R)	2	40%	Poor vigor, poor form, suppressed.
59	Cherry	*Prunus serrulata*	8/8	5.3	No	No	-	(R)	2	50%	Fair vigor, fair form, young.
60	Callery Pear	*Pyrus calleryana*	20/15	15.4	Yes	No	-	(R)	3	45%	Fair to poor vigor, poor form, topped in past.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
61	Japanese maple	*Acer palmatum*	30/30	27.0	Yes	No	-	(R)	4	70%	Good vigor, fair form, aesthetically pleasing.
62	Mayten	*Maytenus boaria*	10/8	4.4	No	No	-	(R)	2	30%	Poor vigor, poor form, in decline.
63	Mayten	*Maytenus boaria*	12/10	9.1	No	No	-	(R)	3	30%	Poor vigor, poor form, in decline.
64	Mayten	*Maytenus boaria*	12/12	8.1	No	No	-	(R)	3	30%	Poor vigor, poor form, in decline.
65	Pittosporum	*Pittosporum tobira*	20/15	8.8	No	No	-	(R)	3	45%	Fair vigor, poor form, leans at 45 degrees.
66	Cabbage palm	*Cordyline australis*	15/5	4.4	No	Yes	-	(R)	0	50%	Fair vigor, fair form, **exempt from protection.**
67	Cabbage palm	*Cordyline australis*	20/3	4.4	No	Yes	-	(R)	0	50%	Fair vigor, fair form, **exempt from protection.**
68	Japanese maple	*Acer palmatum*	12/12	5.5	No	No	-	(R)	3	60%	Fair vigor, fair form, history of limb loss.
69	Redwood	*Sequoia sempervirens*	65/25	40.9	Yes	No	-	(R)	3	50%	Fair vigor, poor form, codominant at 6', drought stressed,
70	Privet	*Ligustrum lucidum*	20/20	15.4	No	Yes	-	(R)	0	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
71	Privet	*Ligustrum lucidum*	20/15	11.0	No	Yes	-	(R)	0	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
72	Privet	*Ligustrum lucidum*	15/10	5.5	No	Yes	-	(R)	0	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
73	Privet	*Ligustrum lucidum*	15/15	7.7	No	Yes	-	(R)	0	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
74	Privet	*Ligustrum lucidum*	20/20	13.8	No	Yes	-	(R)	0	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
75	Privet	*Ligustrum lucidum*	15/15	5.5	No	Yes	-	(R)	0	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
76	Privet	*Ligustrum lucidum*	15/15	10.5	No	Yes	-	(R)	0	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
77	Privet	*Ligustrum lucidum*	20/15	5.5	No	Yes	-	(R)	0	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
78	Privet	*Ligustrum lucidum*	20/15	9.9	No	Yes	-	(R)	0	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
79	Privet	*Ligustrum lucidum*	20/15	9.9	No	Yes	-	(R)	0	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
80	Privet	*Ligustrum lucidum*	20/15	8.3	No	Yes	-	(R)	0	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**

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Expiration Date
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Date
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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
81	Privet	*Ligustrum lucidum*	15/15	6.6	No	Yes	-	(R)	0	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
82	Privet	*Ligustrum lucidum*	12/10	4.7	No	Yes	-	(R)	0	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
83	Privet	*Ligustrum lucidum*	12/12	5.7	No	Yes	-	(R)	0	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
84	Privet	*Ligustrum lucidum*	14/10	4.7	No	Yes	-	(R)	0	45%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
85	Privet	*Ligustrum lucidum*	14/12	7.4	No	Yes	-	(R)	0	40%	Fair vigor, poor form, multi leader at grade, dead wood, **exempt from protection.**
86	Black Acacia	*Acacia melanoxylon*	25/20	9.2	No	Yes	-	(R)	0	45%	Good vigor, fair form, invasive species, **exempt from protection.**
87	Privet	*Ligustrum lucidum*	10/10	3.4	No	Yes	-	(R)	0	45%	Fair vigor, poor form, suppressed, **exempt from protection.**
88	Blue gum Eucalyptus	*Eucalyptus globulus*	50/10	13.2	No	Yes	-	(R)	0	40%	Fair vigor, poor form, topped, **exempt from protection.**
89	Blue gum Eucalyptus	*Eucalyptus globulus*	50/15	52.8	No	Yes	-	(R)	0	40%	Fair vigor, poor form, topped, **exempt from protection**
90	Olive	*Olea europaea*	20/20	9.1	No	Yes	-	(R)	0	50%	Fair vigor, fair form, suppressed by eucalyptus, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
91	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	-	N/A	Failed during winter storms.
92	Black Acacia	*Acacia melanoxylon*	30/20	20.8	No	Yes	-	(R)	0	45%	Fair vigor, fair form, invasive, surrounded by hardscape, **exempt from protection**
93	Magnolia	*Magnolia grandiflora*	30/25	14.0	No	No	-	(R)	3	65%	Fair vigor, fair form, surrounded by hardscape.
94	African fern pine	*Afrocarpus falcatus*	45/35	24.8	Yes	No	-	(R)	4	60%	Fair vigor, fair form, leans away from building.
95	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	-	N/A	Failed during winter storms.
96	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	-	N/A	Failed during winter storms.
97	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	-	N/A	Failed during winter storms.
98	Holly	*Ilex aquifolium*	25/15	9.0	No	Yes	-	(R)	0	60%	Fair vigor, fair form, **exempt from protection.**
99	Olive	*Olea europaea*	15/8	3.9	No	Yes	-	(R)	0	50%	Fair vigor, poor form, suppressed, **exempt from protection.**
100	Olive	*Olea europaea*	25/20	8.8	No	Yes	-	(R)	0	50%	Fair vigor, poor form, suppressed, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
101	Valley Oak	*Quercus lobata*	45/45	19.8	Yes	No	-	(R)	6	45%	Fair to poor vigor, poor form, suppressed, dead leader, ivy.
102	Coast Live Oak	*Quercus agrifolia*	35/40	22.0	Yes	No	-	(P)	-	60%	Good vigor, fair form, close to structure, suppressed, leans.
103	Coast Live Oak	*Quercus agrifolia*	30/30	11.0	No	No	-	(P)	-	45%	Fair vigor, poor form, suppressed, dead wood.
104	Blue gum Eucalyptus	*Eucalyptus globulus*	75/40	60.5	No	Yes	-	(R)	0	40%	Fair vigor, poor form, topped, **exempt from protection.**
105	Japanese Maple	*Acer palmatum*	20/25	8.8	No	No	-	(R)	3	70%	Good vigor, good form.
106	Alder	*Alnus rubra*	30/20	8.8	No	Yes	-	(R)	0	70%	Fair vigor, fair form, **exempt from protection.**
107	Callery Pear	*Pyrus calleryana*	35/35	21.3	Yes	No	-	(R)	4	50%	Fair vigor, poor form, codominant at 7'.
108	Cherry laurel	*Prunus caroliniana*	12/10	5.9	No	No	-	(R)	3	50%	Fair to poor vigor, fair form.
109	Japanese maple	*Acer palmatum*	15/20	6.6	No	No	-	(R)	3	70%	Good vigor, good form.
110	Japanese maple	*Acer palmatum*	20/25	26.4	Yes	No	-	(R)	3	70%	Good vigor, fair form, multi leader at grade, decay on leaders.

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
111	Callery Pear	*Pyrus calleryana*	25/25	14.6	No	No	-	(R)	3	45%	Fair vigor, poor form, topped, girdled, codominant at 7'.
112	Tea tree	*Leptospermum laevigatum*	10/20	11.3	No	No	-	(R)	3	50%	Fair vigor, fair form, suppressed
113	Mexican fan palm	*Washingtonia robusta*	50/8	24.2	No	Yes	-	(R)	0	70%	Good vigor, good form, **exempt from protection.**
114	Eucalyptus	*Eucalyptus botryoides*	50/45	49.9	Yes	No	-	(R)	6	30%	Poor vigor, poor form, topped, surrounded by hardscape.
115	Birch	*Betula pendula*	30/20	13.2	No	Yes	-	(R)	0	65%	Fair vigor, fair form, **exempt from protection.**
116	Birch	*Betula pendula*	30/15	9.4	No	Yes	-	(R)	0	65%	Fair vigor, fair form, **exempt from protection.**
117	Birch	*Betula pendula*	35/15	9.2	No	Yes	-	(R)	0	65%	Fair vigor, fair form, **exempt from protection.**
118	Birch	*Betula pendula*	35/15	9.9	No	Yes	-	(R)	0	65%	Fair vigor, fair form, **exempt from protection.**
119	Birch	*Betula pendula*	35/15	9.9	No	Yes	-	(R)	0	65%	Fair vigor, fair form, **exempt from protection.**
120	Birch	*Betula pendula*	35/15	8.6	No	Yes	-	(R)	0	65%	Fair vigor, fair form, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
121	Birch	*Betula pendula*	35/15	8.5	No	Yes	-	(R)	0	65%	Fair vigor, fair form, **exempt from protection.**
122	Birch	*Betula pendula*	35/15	13.5	No	Yes	-	(R)	0	65%	Fair vigor, fair form, **exempt from protection.**
123	Japanese maple	*Acer palmatum*	12/12	5.5	No	No	-	(R)	3	70%	Good vigor, good form.
124	Birch	*Betula pendula*	40/20	13.0	No	Yes	-	(R)	0	65%	Good vigor, fair form, **exempt from protection.**
125	Birch	*Betula pendula*	30/15	7.8	No	Yes	-	(R)	0	50%	Fair vigor, fair form, dead wood at top, **exempt from protection.**
126	Japanese Maple	*Acer palmatum*	12/12	9.5	No	No	-	(R)	3	60%	Good vigor, poor form, topped.
127	Tree of Heaven	*Ailanthus altissima*	45/35	23.1	No	Yes	-	(R)	0	50%	Good vigor, fair form, invasive species, **exempt from protection.**
128	Tree of Heaven	*Ailanthus altissima*	45/35	16.7	No	Yes	-	(R)	0	50%	Good vigor, fair form, invasive species, **exempt from protection.**
129	Redwood	*Sequoia sempervirens*	60/30	29.5	Yes	No	-	(R)	4	70%	Fair vigor, good form.
130	Tree of Heaven	*Ailanthus altissima*	45/40	18.4	No	Yes	-	(R)	0	50%	Fair vigor, fair form, invasive, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
131	Tree of Heaven	*Ailanthus altissima*	45/40	17.3	No	Yes	-	(R)	0	50%	Fair vigor, fair form, invasive, **exempt from protection.**
132	Tree of Heaven	*Ailanthus altissima*	45/40	17.8	No	Yes	-	(R)	0	50%	Fair vigor, fair form, invasive, **exempt from protection.**
133	Tree of Heaven	*Ailanthus altissima*	45/40	20.2	No	Yes	-	(R)	0	50%	Fair vigor, fair form, invasive, **exempt from protection.**
134	Cherry laurel	*Prunus caroliniana*	20/25	11.0	No	No	-	(R)	3	30%	Poor vigor, poor form, topped.
135	Japanese Maple	*Acer palmatum*	20/12	7.6	No	No	-	(R)	3	60%	Fair vigor, fair form, suppressed.
136	Tree of Heaven	*Ailanthus altissima*	45/30	14.0	No	Yes	-	(R)	0	45%	Fair vigor, poor form, suppressed, history of limb loss, invasive, **exempt from protection.**
137	Redwood	*Sequoia sempervirens*	65/25	29.7	Yes	No	-	(P)	-	70%	Fair vigor, good form, minor drought stress.
138	Redwood	*Sequoia sempervirens*	55/25	20.4	Yes	No	-	(P)	-	70%	Fair vigor, good form, minor drought stress.
139	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	-	N/A	Failed during winter storms.
140	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	-	N/A	Failed during winter storms.

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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
141	Tree of Heaven	*Ailanthus altissima*	40/30	22.9	No	Yes	-	(R)	0	50%	Fair vigor, fair form, codominant at 7', invasive, **exempt from protection.**
142	Privet	*Ligustrum lucidum*	15/12	8.8	No	Yes	-	(R)	0	30%	Poor vigor, poor form, in decline, **exempt from protection.**
143	Black Acacia	*Acacia melanoxylon*	35/45	22.0	No	Yes	-	(R)	0	50%	Fair vigor, fair form, invasive, **exempt from protection.**
144	Elderberry	*Sambucus nigra*	20/20	11.0	No	No	-	(P)	-	60%	Fair vigor, fair form.
145	Black Acacia	*Acacia melanoxylon*	20/10	3.3	No	Yes	-	(R)	0	50%	Fair vigor, fair form, invasive, **exempt from protection.**
146	Black Acacia	*Acacia melanoxylon*	30/20	10.6	No	Yes	-	(R)	0	50%	Fair vigor, fair form, invasive, **exempt from protection.**
147	Silk Oak	*Grevillia robusta*	55/40	26.4	No	No	-	(R)	6	30%	Poor vigor, poor form, in decline.
148	Black Acacia	*Acacia melanoxylon*	40/40	26.4	No	Yes	-	(R)	0	30%	Fair vigor, poor form, invasive, leans at 45 degrees, **exempt from protection.**
149	Black Acacia	*Acacia melanoxylon*	30/15	6.6	No	Yes	-	(R)	0	45%	Fair vigor, fair form, invasive, **exempt from protection.**
150	Black Acacia	*Acacia melanoxylon*	12/12	4.4	No	Yes	-	(R)	0	30%	Fair vigor, fair form, invasive, leans, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
151*	Valley Oak	*Quercus lobata*	55/55	70.4	Yes	No	-	(P)	-	50%	Fair vigor, fair form, root rot scars at grade, grade changes due to being located at creek.
152	Coast Live Oak	*Quercus agrifolia*	45/60	26.4	Yes	No	-	(P)	-	70%	Good vigor, fair form, close to building.
153	Black Acacia	*Acacia melanoxylon*	40/20	11.0	No	Yes	-	(R)	0	50%	Fair vigor, fair form, invasive, **exempt from protection.**
154	Olive	*Olea europaea*	10/15	5.5	No	Yes	-	(R)	0	45%	Fair vigor, poor form, suppressed, leans, **exempt from protection.**
155	Japanese Maple	*Acer palmatum*	15/25	8.8	No	No	-	(R)	3	70%	Good vigor, fair form.
156	Cherry	*Prunus serrulata*	12/10	5.5	No	No	-	(R)	3	65%	Fair vigor, fair form.
157	Cherry	*Prunus serrulata*	12/10	6.6	No	No	-	(R)	3	65%	Fair vigor, fair form.
158	Cherry	*Prunus serrulata*	12/10	6.6	No	No	-	(R)	3	65%	Fair vigor, fair form.
159	Valley Oak	*Quercus lobata*	35/30	15.1	Yes	No	-	(P)	-	65%	Fair vigor, fair form, against retaining wall.
160	Raywood ash	*Fraxinus angustifolia*	30/20	11.2	No	No	-	(R)	3	65%	Fair vigor, fair form, **Street tree,** under utilities.

TREE INVENTORY SURVEY

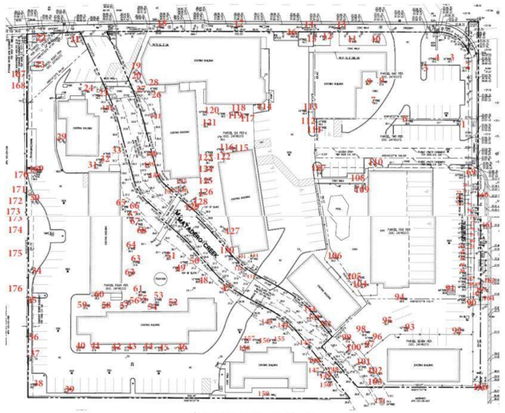
Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
161	Raywood ash	*Fraxinus angustifolia*	25/15	9.9	No	No	-	(R)	3	45%	Fair to poor vigor, fair form, sun scald, die back, **Street tree,** under utilities.
162	Black Acacia	*Acacia melanoxylon*	25/20	16.0	No	Yes	-	(R)	0	45%	Fair vigor, poor form, topped, **street tree,** under utilities, **exempt from protection.**
163	Black Acacia	*Acacia melanoxylon*	20/12	6.6	No	Yes	-	(R)	0	45%	Fair vigor, poor form, invasive, suppressed, **exempt from protection.**
164	Acacia	*Acacia dealbata*	20/15	8.9	No	Yes	-	(R)	0	30%	Fair vigor, poor form, topped, leans, **exempt from protection.**
165	Acacia	*Acacia dealbata*	15/15	13.1	No	Yes	-	(R)	0	30%	Fair vigor, poor form, multi leader at grade, suppressed, **exempt from protection.**
166	Coast Live Oak	*Quercus agrifolia*	30/40	25.7	Yes	No	-	(P)	-	70%	Good vigor, fair form, near utilities.
167*	Coast Live Oak	*Quercus agrifolia*	30/30	14.3	Yes	No	-	(P)	-	70%	Good vigor, fair form, 6' from property line.
168*	Coast Live Oak	*Quercus agrifolia*	25/20	11.0	No	No	-	(P)	-	70%	Good vigor, fair form, 3' from properyt line.
169	Redwood	*Sequoia sempervirens*	25/10	7.2	No	No	-	(R)	3	60%	Fair vigor, good form, drought stressed.
170*	Acacia	*Acacia dealbata*	35/45	20.9	No	Yes	-	(P)	-	30%	Poor vigor, poor form, multi leader at grade, invasive, in decline, **exempt from protection.**

TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Failed During Storm & Removed	Preserve or Remove	Number of Replacement Trees (24" box)	Overall Condition (0-100%)	Summary
171*	Coast Live Oak	*Quercus agrifolia*	30/25	16.5	Yes	No	-	(P)	-	60%	Fair vigor, fair form, suppressed.
172*	Coast Live Oak	*Quercus agrifolia*	20/20	11.0	No	No	-	(P)	-	65%	Fair vigor, fair form, 8' from property line.
173*	Aleppo pine	*Pinus halepensis*	30/15	8.8	No	No	-	(P)	-	70%	Fair vigor, fair form, young, 5' from property line.
174*	Aleppo pine	*Pinus halepensis*	60/55	39.6	Yes	No	-	(R)	6	50%	Fair vigor, fair form, minor dead wood, 5' from property line, end of life span
175*	Red Iron Bark	*Eucalyptus sideroxylon*	55/45	39.6	Yes	No	-	(R)	6	40%	Fair vigor, poor fom, history of limb loss, codominant at 12'
176*	Monterey Pine	*Pinus radiata*	35/35	16.5	Yes	No	-	(R)	4	45%	Poor vigor, fair form, in decline, 5' from property line.

*** - Indicates a neighboring tree**

TREE MAP



Showing tree locations

OBSERVATIONS

Summary of protected trees on site to be retained:
London plane sycamore trees #13 and #14 are protected street trees. Both trees were given good condition ratings. London plane tree #13 is close to existing underground utilities and may raise issues in the future with utility damage. Street trees are required to be protected in the city of Palo Alto.

Ginkgo tree #18 is a protected street tree. The tree is in good condition. Street trees are required to be protected in the city of Palo Alto.

Valley oak tree #47 is a protected tree. The tree is located on the edge of Matadero Creek bank. The tree is young and likely more tolerable to construction impacts than an older tree of the same species. This tree will require type 1 tree protection.

Redwood trees #129, 137, and 138 are in good condition. Minor drought stress symptoms were observed within the tree canopies. These trees are recommended to be irrigated every other week during the dry season. Deep water fertilizing the trees is also recommended.

Valley oak tree #151 is located off-site within the creek area and was given a fair condition rating. The tree is located at the bottom of the creek and the grade has changed around the tree in the past due to sediment changes caused by creek flow. Root rot scars were observed at the tree's root crown. This tree is recommended to have its root crown exposed and examined.

Coast live oak tree #152 was given a good condition rating. The tree is close to an existing structure and is at the edge of the creek bank. Crown reduction pruning is recommended.

Valley oak tree #159 is in fair condition. The tree was not found on the site survey. The tree is located up against an existing retaining wall. The root zone of the tree likely only exist on the property and not the neighboring property due to the retaining wall acting as a root barrier.

Coast live oak tree #166 is in good condition. The tree is located near utility lines and will need pruning for line clearance in the future.

Coast live oak trees #167 and #171 are in fair to good condition. These trees are located on the neighboring property.

Valley oak tree #101 is in poor condition. The tree has a large dead lead that should be removed. Ivy growth was observed throughout the canopy. It is recommended to remove all of the ivy growth and have the tree's root crown inspected for signs of root rot disease.

Coast live oak tree #102 is in fair condition. The tree is close to an existing structure and grows at a lean heavy into the site. It is recommended to perform crown reduction pruning to reduce risk of limb failure in association with the tree's lean.

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
No. 6302
Renewal Date
Date
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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

T-5

Trees Proposed For Removal:

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
147	24	139

Protected Trees 1, 4, 6, 14p, 17p, 19, 20, 21, 22, 24, 43, 46, 60, 61, 69p, 94, 101p, 107, 110, 114, 129p, 174-176 and non-protected trees 2, 3, 5, 7-12, 15, 16, 23, 26-36, 39-42, 44, 45, 49-53, 55-59, 62-68, 70-90, 92, 93, 98-100, 104-106, 108, 109, 111-113, 115-128, 130-136, 141-143, 145-150, 153-158, 160-165, 169, are proposed for removal to facilitate construction.

Protected trees to be removed:
In accordance with City Code 8.10.050, the removal of the protected trees listed in the inventory survey is necessary due to specific conditions outlined in the code, which have been confirmed by a designated arborist. Each tree listed for removal meets one or more criteria justifying its removal, as detailed below:

Tree Tag #1 - Chinese Elm (*Ulmus parvifollia*)
This Chinese Elm, despite its good vigor and form, is located in a small planting strip which limits its long-term sustainability and potential growth. As such, its removal is justified under 8.10.050(a)(1)(ii) due to the detrimental impact on its growth conditions and the inability to maintain its health in a constrained environment. Replacement with six new trees in a 24" box will mitigate the loss.

Tree Tag #4 - Callery Pear (*Pyrus calleryana*)
The Callery Pear is in fair condition but exhibits poor form with a significant decay at the union due to included bark. This structural deficiency categorizes the tree as hazardous under 8.10.050(a)(1)(i), necessitating its removal. Three replacement trees will be planted to compensate for this removal.

Tree Tag #6 - Chinese Elm (*Ulmus parvifollia*)
Similar to Tree #1, this Chinese Elm is also planted in a restrictive small strip, hindering its long-term health and growth. Removal is supported under 8.10.050(a)(1)(ii), with six new replacement trees planned.

Tree Tag #13p & 14p - London Plane (*Platanus x hispanica*)
Both London Plane trees, although in fair condition, are street trees close to underground utilities, posing potential risks and structural concerns. Removal is justified under 8.10.050(a)(1)(ii) as they are considered a detriment to the adjacent infrastructure. Four replacement trees will be planted for each tree removed.

Tree Tag #17p - Pin Oak (*Quercus palustris*)
This tree displays poor vigor and form, is topped, and in decline, meeting the hazardous condition criterion under 8.10.050(a)(1)(i). Due to its poor health and potential risk, it will be removed and replaced with two new trees.

Tree Tag #19 & 20 - Evergreen Pear (*Pyrus kawakamii*)
Both Evergreen Pear trees have structural issues and fair to poor vigor, with one leaning horizontally and the other containing significant dead wood. These conditions deem them hazardous under 8.10.050(a)(1)(i). Their removal and replacement with three and four new trees respectively are necessary.

Tree Tag #21, 22, 43, 46 & 60 - Callery Pear (*Pyrus calleryana*)
These Callery Pear trees exhibit poor form, with structural defects like included bark and past topping. These conditions classify them as hazardous under 8.10.050(a)(1)(i). Each will be removed and replaced with three new trees each.

Tree Tag #24 - London Plane (*Platanus x hispanica*)
This London Plane, though of good vigor, has fair form and its location as a street tree poses potential issues. Its removal is justified under 8.10.050(a)(1)(ii), with four replacement trees to be planted.

Tree Tag #61 & 110 - Japanese Maple (*Acer palmatum*)
These trees, despite their good vigor, have fair form with structural issues. They will be removed under 8.10.050(a)(1)(ii) due to potential long-term health impacts and replaced with four new trees each.



Tree Tag #69p & 129p - Redwood (*Sequoia sempervirens*)
These Redwoods, although of fair to good vigor, have poor form and are drought-stressed, meeting the removal conditions under 8.10.050(a)(1)(ii). The tree is located in a small planting strip which limits its long-term sustainability and potential growth. As such, its removal is justified under 8.10.050(a)(1)(ii) due to the detrimental impact on its growth conditions and the inability to maintain its health in a constrained environment. Three replacement trees will be planted for each tree removed.

Showing Tree #69

Tree Tag #94 - African Fern Pine (*Afrocarpus falcatus*)
This tree, leaning away from a building, poses potential hazards and structural concerns. Its removal is justified under 8.10.050(a)(1)(ii) and will be replaced with four new trees.

Tree Tag #101p - Valley Oak (*Quercus lobata*)
This Valley Oak is in poor form with dead leaders and is ivy-covered, meeting hazardous criteria under 8.10.050(a)(1)(i). Six replacement trees will be planted following its removal.

Tree Tag #114 - Eucalyptus (*Eucalyptus botryoides*)
This Eucalyptus, with poor vigor and surrounded by hardscape, is structurally compromised. Its removal under 8.10.050(a)(1)(i) is necessary, and it will be replaced with six new trees.

Tree Tag #107 - Callery Pear (*Pyrus calleryana*)
This Callery Pear, with poor form and codominant leaders, meets hazardous conditions under 8.10.050(a)(1)(i). It will be removed and replaced with four new trees.

The removal of these trees, as detailed, follows the city code and ensures that replacement and mitigation measures are in place to maintain the urban forest's health and safety.

Neighboring trees to be removed:
Neighboring trees #174-176 are recommended to be removed as they are either in decline or too close to the proposed construction. Red ironbark tree #175 has lost many limbs and is codominant at 12'. The tree is expected to continue to lose limbs regardless of any possible mitigation measures and is therefore considered a high-risk tree. This structural deficiency categorizes the tree as hazardous under 8.10.050(a)(1)(i), necessitating its removal. Six replacement trees will be planted to compensate for this removal.

Monterey pine tree #176 is in decline and likely infested with bark beetles. The tree is at the end of its natural lifespan and is recommended to be removed. The tree constitutes as a public nuisance and is therefore proposed for removal. Four replacement trees will be planted to compensate for this removal.

Neighboring aleppo pine #174 is in fair condition. The mature Aleppo pine (Pinus halepensis) in question, located on the neighbor's property, is approximately 80 years old, which places it at the end of its typical lifespan for this species in this region. Aleppo pines generally live 80 to 100 years in the Bay Area, and as they age, their health and structural integrity naturally decline, posing potential risks. Several factors support the need for removal:

Advanced Age and Decline: At 80 years old, the Aleppo pine is nearing the end of its life expectancy. Although currently in fair condition, it is expected to deteriorate, increasing the likelihood of hazardous limb failure or tree collapse.

Root Zone Coverage: Hardscapes cover 35% of the tree's root zone, restricting access to vital nutrients and water. This exacerbates the stress on the tree, likely accelerating its decline and reducing its structural stability.

Safety and Property Concerns: The tree's proximity to a creekside property presents safety concerns. The owner of this property is also addressing two additional trees (#175 and #176) in poor condition that overhang his property. Removing these trees preemptively addresses potential hazards, especially during storms or adverse weather conditions.

Proactive and Compliant Proposal: The creekside property owner has offered to fund the removal of the Aleppo pine and the other two trees. He has also committed to planting the required replacement trees, ensuring adherence to Palo Alto's tree removal and replacement regulations.

Considering these points, the removal of the Aleppo pine is a responsible action to mitigate future risks and maintain safety. This approach aligns with Palo Alto's guidelines, emphasizing public safety and the health of the urban forest. (1) The tree is so close to the proposed development that construction would result in the death of the tree, and there is no financially feasible design alternative that would permit the preservation of the tree. Six replacement trees will be planted for the loss of this tree.

Non-Protected Trees to be Removed:
In addition to the protected trees, a total of 139 non-protected trees are scheduled for removal to accommodate the proposed construction activities. These trees, although not falling under the category of protected trees as defined by city code, still require consideration due to their environmental impact and contribution to the local landscape.

The removal of these non-protected trees is necessitated by the need to clear space for the construction site, ensuring that the development can proceed without obstruction. This decision has been made following a thorough site assessment and in accordance with relevant city planning regulations and guidelines.

While these trees do not require the same stringent permit process as protected trees, their removal is still conducted with careful planning and consideration for potential environmental mitigation measures. The goal is to balance the needs of urban development with environmental stewardship, ensuring that any adverse impacts on the local ecosystem are minimized and properly addressed through appropriate replanting and landscaping efforts.

The removal of these 139 non-protected trees is a necessary step to facilitate the planned construction, aligning with city development policies and ensuring that the project progresses smoothly while maintaining a commitment to environmental responsibility.

Replacement Tree Plan:
The tree canopy replacement standard as seen in Palo Alto's Tree Technical Manual will need to be used to establish the number of replacement trees required on site.

The tree canopy replacement standard as seen in Palo Alto's Tree Technical Manual was used to establish the number of replacement trees required on site. Using the standards, a total of 275 - 24" box trees are needed on site. If there is no room for this many trees to be planted on site, then in-lieu fees are recommended to be paid.

Tree Canopy - Replacement Standard

COLUMN 1	COLUMN 2	COLUMN 3
Canopy of the Removed Tree (Avg. dist. across the canopy")	Replacement Trees	Alternative Tree
4'-9'	Two 24" Box Size (minimum)	One 36" Box Size
10'-27'	Three 24" Box Size	Two 36" Box Size
28'-40'	Four 24" Box Size	Two 48" Box Size
40'-56'	Six 24" Box Size	Two 48" Box & Two 36" Box Size
56'-60'	Two 24" Box & Two 36" Box + Two 48" Box Size	**
60'+	**	**

Showing tree canopy replacement standard used

Planting Guide for Relocation:
If any tree is to be relocated to a more suitable area where it can thrive without interference from construction activities, the following guide is recommended. This relocation should be conducted under the supervision of the project arborist to ensure the tree's health and structural integrity are maintained during the process.

- Site Selection: Choose a location that provides adequate sunlight, appropriate soil conditions, and sufficient space for the tree to grow to its full potential.
- Preparation: Dig a hole twice the width of the tree's root ball and just as deep. Ensure the sides of the hole are rough to prevent root circling.
- Transplanting: Carefully remove the tree from its current location, preserving as much of the root ball as possible. Place the tree in the new hole, ensuring it is at the same depth as it was previously.
- Backfilling: Amend the backfilling soil with a soil conditioner to improve drainage. Fill the hole with the soil, gently tamping it down but not too hard. Irrigate thoroughly to help settle the soil.
- Mulching: Apply a layer of mulch around the base of the tree, extending to the drip line, to retain moisture and regulate soil temperature. Keep mulch away from the trunk.
- Watering: Water the tree deeply immediately after planting and continue to water regularly, especially during dry periods, to establish a strong root system.
- Staking: If necessary, stake the tree to provide support during the establishment period, ensuring the stakes are removed after one year to allow natural movement and strengthening of the trunk.

PROJECT PLAN REVIEW

Plan Review for Oxford Capital Group, LLC
Site: 3398, 3400, 3450 El Camino Real
Project: Creekside Hotel and Residences

This plan review evaluates the potential impacts of the proposed construction activities on the specified trees at the site and provides recommendations to minimize damage to these trees.

Trees #13 and #18which are protected, will be affected by sidewalk work within ten times the tree diameters and the construction of a new multi-family residence B structure and Hotel H structure. The anticipated impact on Trees #13 and #18 is moderate due to potential root system disturbance. Mitigation measures include hand-digging the excavation for the sidewalk and foundation work using air knives, rotary hammers with clay spade attachments, and shovels under the supervision of the Project Arborist. All roots encountered within the sidewalk aggregate section shall be retained. It is recommended to use Structural Soil (CU- Mix) as aggregate for the sidewalk when within 10x the diameter of the two street trees. The structural soil shall be packed around and in between roots with the sidewalk built up on top of the tree roots. Irrigation shall take place before, during and after the replacement of the sidewalk. This work is required to be inspected by the project arborist. The first 3' of excavation for structures when within 10x the diameter of trees #13 and #18 shall be done by hand under the project arborist's supervision. Roots larger than 1.5 inches in diameter should be retained and inspected before being cleanly cut, and cut root ends should be covered with wetted-down burlap to prevent desiccation. The tree protection zones should be irrigated every other week during the dry season to mitigate minor impacts, and all demolition within ten times the diameter should be conducted by hand. Treatments of Nutriroot are also recommended as additional mitigation.

Tree 25 is not protected, and no construction activities will take place within ten times its diameter, resulting in no expected impacts.

Trees 37 and 38, although not protected, will experience impacts within ten times their diameter. Retaining existing pavement setbacks near these trees is recommended. When replacing the existing parking area near these trees mitigation measures wil include hand-digging the excavation for the parking areas using air knives, rotary hammers with clay spade attachments, and shovels under the supervision of the Project Arborist. All roots encountered within the parking lot aggregate section shall be retained. It is recommended to use Structural Soil (CU- Mix) as aggregate for the parking lot when within 10x the diameter of the two trees. The structural soil shall be packed around and in between roots with the parking lot built up on top of the tree roots. Irrigation shall take place before, during and after the replacement of the parking lot. This work is required to be inspected by the project arborist. The tree protection zones should be irrigated every other week during the dry season to mitigate minor impacts, and all demolition within ten times the diameter should be conducted by hand. Treatments of Nutriroot are also recommended as additional mitigation. It is possible that no roots are to be found within the existing parking lot adjacent to these trees. Documenting the excavation is required. Impacts are expected to be minor.

Trees 47 and 48, which are protected, are sufficiently far from the proposed construction activities to avoid any impacts. Tree 102 is protected, and the new building is farther away than the existing building, resulting in low impact with no expected disturbances. Tree 103 is not protected, and no work will take place within ten times its diameter, hence no expected impacts. Trees 137 and 138 are protected, with new structures not closer than existing ones, and no impacts are anticipated.

Tree 144 is not protected, and no construction activities will occur within ten times its diameter, so no impacts are expected. Tree 151, a neighboring and protected tree, will not be affected as the new building is farther away than the existing structure. Tree 152 is protected, and no work within ten times its diameter is planned, resulting in no expected impacts. Tree 159 is protected, and no construction activities will take place within ten times its diameter, ensuring no impacts.

Tree 166, a protected tree, will experience demolition of the existing structure within ten times its diameter, but the proposed structure is outside this range, and no impacts are expected. However, sidewalk work within ten times its diameter will require protective measures. Mitigation measures include hand-digging the excavation for the sidewalk using air knives, rotary hammers with clay spade attachments, and shovels under the supervision of the Project Arborist. All roots encountered within the sidewalk aggregate section shall be retained. It is recommended to use Structural Soil (CU- Mix) as aggregate for the sidewalk when within 10x the diameter of the street trees. The structural soil shall be packed around and in between roots with the sidewalk built up on top of the tree roots. Irrigation shall take place before, during, and after the replacement of the sidewalk. This work is required to be inspected by the project arborist. The tree protection zone shall be irrigated every other week during the dry season to mitigate minor impacts, and all demolition within ten times the diameter should be conducted by hand. Treatments of Nutriroot are also recommended as additional mitigation measures for the minor impacts expected.

Tree 167, 168, 170, an 171 are neighboring trees, will have a new structure within ten times their diameter. An existing driveway is located adjacent to the trees and has likely resulted in roots being discouraged to grow on the property side. It is recommended that once building permits are granted that a hand excavated trench at the building line be completed under the project arborist supervision. All encountered roots shall be cleanly cut under the supervision fo the project arborist at this time. Impacts are expected to be minor as the existing site conditions have likely discouraged root growth. Deep water fertlizing the trees with Nutriroot is recommended as mitigation.

All excavations within ten times a tree's diameter to be retained should be excavated by hand in combination with pneumatic tools such as an air knife while under the Project Arborist's supervision. Roots larger than 1.5 inches in diameter should be inspected and managed according to specified procedures. Regular irrigation and root protection measures should be implemented to mitigate impacts. Demolition and sidewalk work should be conducted by hand when within 10x the diameter of a tree to be retained, following the outlined procedures, and continuous supervision and documentation by the Project Arborist, including monthly monitoring and follow-up reports, should be ensured.

Post-construction, the tree protection zones should be irrigated every other week during the dry season. Regular health inspections of the preserved trees should be conducted, and necessary maintenance activities should be implemented as recommended by the Project Arborist. Monthly reports documenting the condition of the trees and compliance with protection measures should be provided to the City Arborist.

Tree protection measures should be installed according to the Arborist Report recommendations. The Project Arborist should verify compliance, take photos, and prepare a verification letter for the City Arborist review. Monthly tree protection monitoring inspections should be performed, documenting the condition of the trees, verifying compliance with protection measures, providing recommendations for any necessary maintenance and impact mitigation, and preparing monthly reports for City Arborist review.



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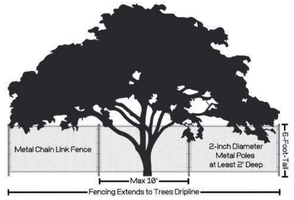
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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

Type I Tree Protection:
Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.
Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

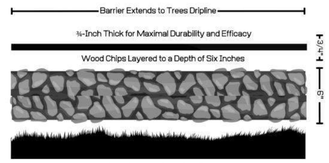
Specifications:
The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor. Trees #25, 37, 38, 47, 48, 102, 103, 137, 138, 144, 151, 152, 159, 166-168, and 170-173 are recommende to be protected by type 1 tree protection fencing.



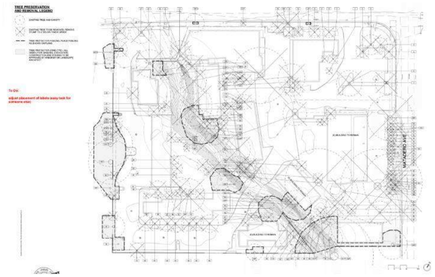
Type I Fencing

Type II Tree Protection:
Description: This fencing type is specifically designed for trees located within narrow planting strips generally between a sidewalk and street.
Application: It is best suited for urban areas where trees are sandwiched between sidewalks and roads, allowing pedestrian and vehicular movement while protecting the tree.
Specifications: The fencing specifications shall be identical to that of Type I in terms of the material used and installation method. The 6-foot-tall metal chain link fence should be installed in a way that completely encloses the planting strip between the sidewalk and street when within the TPZ. This will keep the sidewalk and street open for public use. Trees #13, and #18 are to be protected by Type II tree protection fencing.

Landscape Barrier Zone
If for any reason a smaller tree protection zone is needed for access, a landscape buffer should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be ¾-inch thick for maximal durability and efficacy. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips.



Landscape Barrier Zone


TREE PROTECTION MAP - Showing the recommended fencing areas in bold black dashed line

Staging
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

Root Cutting
If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching/excavation
Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Grading
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation
Non native trees- Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Native oak trees- Native oak trees are recommended to only be irrigated during the months of May and September or if their root zones are traumatized. Frequent irrigation during dry summer months can significantly raise the risk of oak trees developing oak root fungus disease and is the leading cause of oak tree death and failure in the urban landscape.

Tree Pruning
Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards) . The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Roots and Foundations
Recognize that tree roots typically do not grow under existing houses or buildings due to compacted soil and limited moisture availability during foundation installation. Ensure that foundations are correctly installed to minimize the risk of tree root intrusion. Avoid situations where trees are planted too close to existing or planned structures, as this can result in potential conflicts between roots and foundations. If tree roots are in direct contact with a foundation, consult with a certified arborist to assess the situation and recommend appropriate measures to protect both the tree and the structure.

Traffic Within TPZs
Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling
Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection
Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

Post-Construction Maintenance
After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Responsibility
Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures
Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training
Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold stated in city code were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards**: All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of Palo Alto.

Our inspections aim to ensure proper tree protection, health, and adherence to project requirements.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.

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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

T-7

- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham

Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
June 24, 2024

INTERNATIONAL SOCIETY OF ARBORICULTURE
DAVID BECKHAM
WE- 10724A
David Beckham
CERTIFIED ARBORIST

6/25/2024 6:51:33 PM

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
Renewal Date
Date
STATE OF CALIFORNIA

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PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

SPECIAL TREE PROTECTION INSTRUCTION SHEET

KIELTY
ARBORISTS SERVICES LLC
Certified Arborist (WE#10724A TRAQ Qualified)
P.O. Box 6187 San Mateo, CA 94403
650-532-4418

Date: June 24, 2024

Attn: Neighbor adjacent tree Creekside property
From: James Gulson (property owner at 3398, 3400, 3450 El Camino Real, Palo Alto CA)

Subject Re: Recommended tree removal

Dear Neighboring property owner,

I hope this letter finds you well. I am writing to you on behalf of Mr. Gulson, regarding the property at 3398, 3400, 3450 El Camion Real. Mr. Gulson has hired me to conduct a site assessment for the trees on his property. During the assessment, I looked at trees that are overhanging the property or within proximity to the property line.

During our assessment, we noted three trees (#174-176) that are of concern located on your property. Tree #175 is a Rediron bark eucalyptus tree that has already lost multiple limbs. This tree is in decline and not expected to improve. Future limb loss risk is imminent and tree removal is recommended for safety reasons.

Tree #176 is a dying Monterey pine tree. This species is very short-lived and is impacted by bark beetles that have significantly reduced the lifespan of the tree. Areas of dieback and dead wood were observed in the tree's canopy. Monterey pine trees typically exhibit a lifespan ranging from 90 to 120 years in their native habitat. However, when grown beyond their natural range, such as in Palo Alto, their lifespan is notably shorter, averaging around 50 to 60 years. This tree is at the end of its natural lifespan when growing outside its native range. Additionally, the species is susceptible to infestation by bark beetles, a primary threat that can compromise the tree's vitality and structural integrity. For this reason many surrounding municilpalities such as Atherton and Los Altos Hills recommended that this species not be planted. Los Altos Hills fire district has removed Monterey pine trees for free in the past due to risk of fire. It is our professional recommendation to consider the removal of the tree for safety reasons. We understand the value of mature trees in the neighborhood and acknowledge the importance of maintaining privacy and aesthetic appeal. The city of Palo Alto would likley grant a permit for removing the tree given the condition of the tree.

Tree #174 is an Aleppo pine. This tree is approximately 80 years old, indicating that it is likely nearing the end of its typical lifespan for this species, particularly in a non-native environment such as the Bay Area. Aleppo pines have an average lifespan of 80 to 100 years in such climates. The specific circumstances surrounding this tree further support the removal of the tree:

Age and Condition: The tree is estimated to be around 80 years old. Given the typical lifespan of Aleppo pines in this region, this tree is approaching the end of its life expectancy. While the tree is currently in fair condition, it is reasonable to anticipate that its health will decline, potentially leading to increased risks associated with aging trees, such as falling branches or structural failure.

Root Zone Coverage: Approximately 35% of the tree's root zone is covered by hardscapes. This significant coverage limits the tree's access to essential nutrients and water, further compromising its health and stability. The restricted root zone exacerbates the stress on the tree and could accelerate its decline.

Proximity to Property and Safety Concerns: The tree is situated near a creekside property, and the property owner has expressed valid concerns regarding the safety and integrity of his property. In addition to this Aleppo pine, trees #175 and #176 are in poor condition that overhang his property. The potential hazards posed by these trees, especially during adverse weather conditions, justify preemptive action.

Owner's Proposal and Compliance with City Regulations: The owner of the creekside property has generously offered to bear the cost of removing the Aleppo pine and the other two trees. Additionally, the owner has committed to planting any required replacement trees on the property, ensuring compliance with the City of Palo Alto's tree removal and replacement regulations.

Given these points, it is evident that removing the 3 trees is a prudent and necessary measure to ensure safety and maintain the health of the surrounding environment. The removal aligns with the criteria outlined in the City of Palo Alto's Tree Technical Manual, which emphasizes the importance of public safety, the health of the tree, and the potential impact on property and infrastructure.

By taking proactive steps now, we can mitigate future risks and ensure that replacement trees are planted to continue contributing to the urban canopy and ecosystem. We respectfully request the removal of these 3 trees in accordance with city guidelines and regulations.

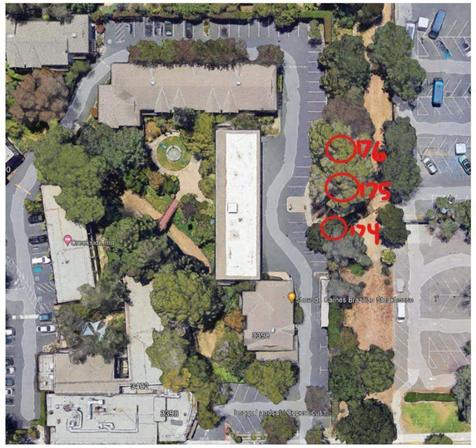
TREE INVENTORY SURVEY

Tree Tag #	Common Name	Scientific Name	Height (ft.) / Canopy Spread (ft.)	Trunk (in.)	Protected Tree	Exempt from Protection	Field During Storm & Removal	Preserve or Remove	Number of Replacement Trees (if Any)	Overall Condition (OCR%)	Summary
174*	Aleppo pine	*Pinus halepensis*	60/55	39.6	Yes	No	-	(R)	6	50%	Fair vigor, fair form, minor dead wood, 5' from property line, end of life span.
175*	Red Iron Bark	*Eucalyptus sideroxylon*	55/45	39.6	Yes	No	-	(R)	6	40%	Fair vigor, poor fom, history of limb loss, codominant at 12'
176*	Monterey Pine	*Pinus radiata*	35/35	16.3	Yes	No	-	(R)	4	45%	Poor vigor, fair form, in decline, 5' from property line.

Thank you for your attention to this matter.
Warm regards,

Sincerely,

David Beckham
Signature of Consultant
David Beckham
Certified Arborist
WE#10724A Tree Risk Assessment Qualified (TRAQ)
June 24th, 2024



Showing the location of trees #174-176

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

EVALUATION FIELDS:

Tree Tag #:	**Protected Tree:**
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.):	**Trunk (in.):**
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.
Comments:	**Tree Picture:**
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove:	**Common Name / Scientific Name:**
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.
If more than 1 Trunks, Total Diameter:	**6 ,8, 10 Times the Diameter (ft.):**
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.
Appraised Value:	
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:	**Tree Health Ratings:**
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.	**Poor:** Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.	**Fair:** Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	**Good:** Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.
Suitability for Preservation:	**Tree Form Ratings:**
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.	**Poor:** Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.	**Fair:** Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.	**Good:** Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
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David Beckham
Signature of Consultant
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SPECIAL TREE PROTECTION INSTRUCTION SHEET

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

T-9

STATEMENT OF LANDSCAPE DESIGN INTENT

THE DESIGN FOR THE CREEKSIDE APARTMENTS CREATES OUTDOOR SPACES THAT SERVE THE RESIDENTS OF THE APARTMENTS, HOTEL GUESTS, THE PUBLIC, AND WILDLIFE. THE SPACES ARE DESIGNED TO BE VISUALLY APPEALING, FUNCTIONAL, AND SUSTAINABLE. THE LANDSCAPE WILL BLEND PLANTING, NEW AND EXISTING TREES, HARDSCAPE, FURNISHINGS, LIGHTING, AND FENCING.

MATADERO CREEK: THE CREEK IS THE SIGNIFICANT FEATURE OF THE SITE, CURRENTLY CHARACTERIZED BY STEEP BANKS OVERGROWN WITH INVASIVE IVY WITH LARGE CHUCKS OF CONCRETE IN THE STREAM BED. THE PROJECT WILL REHABILITATE THE CREEK BY REMOVING INVASIVE PLANTS AND REPLACING THEM WITH NATIVE RIPARIAN SPECIES, ENHANCING WILDLIFE HABITATS, PARTICULARLY FOR BIRDS. EMBRACING THE CREEK AS A CENTRAL DESIGN ELEMENT, THE PROJECT, APTLY NAMED 'CREEKSIDE HOTEL AND RESIDENCES,' WILL TRANSFORM IT INTO A FOCAL POINT OF THE SITE. A DESIGNATED CREEKSIDE TRAIL WILL WELCOME THE PUBLIC, ALLOWING BOTH RESIDENTS AND VISITORS TO ENJOY THE BEAUTY OF THE CREEK. THIS APPROACH NOT ONLY ENHANCES THE AESTHETIC AND ECOLOGICAL VALUE OF THE SITE BUT WILL ALSO STRENGTHEN THE CONNECTION BETWEEN THE RESIDENCES. AND THE NATURAL ASPECTS OF THE CREEK.

RECREATIONAL SPACES: THE DESIGN INCLUDES VARIOUS RECREATIONAL AREAS SUCH AS THE CREEKSIDE WALKING PATH, CHILDREN'S PLAY AREAS, SOCIALIZING SPACES, LARGE YOGA/EXERCISE/DANCE PLATFORMS, AND SPACES FOR OUT GAMES LIKE PING-PONG. SPACES WILL BE THOUGHTFULLY DESIGNED TO CATER TO THE DIVERSE NEEDS OF RESIDENTS, PROMOTING RELAXATION, SOCIAL INTERACTION, AND PHYSICAL ACTIVITY.

PLANTING: THE PLANTING WILL REHABILITATE AND EXPAND UPON THE RIPARIAN HABITAT AROUND THE CREEK - CURRENTLY SEVERELY DIMINISHED- TO HAVE YEAR-ROUND BEAUTY AND A HABITAT FOR COMPATIBLE CREEK WILDLIFE. ALL PLANTINGS WILL BE CLIMATE-ADAPTED AND REQUIRE MINIMAL IRRIGATION.

PRIVACY AND SECURITY: THE PUBLIC PATH ON THE EAST SIDE OF THE CREEK WILL BE OPEN AND INVITING, ENCOURAGING PUBLIC USE. HOWEVER, THE POOL AREA AND THE WEST SIDE OF THE CREEK WILL BE EXCLUSIVELY FOR RESIDENTS. RESTRICTED AREAS ACCESSIBLE ONLY TO RESIDENTS WILL BE SECURED WITH FENCING AND KEYED GATES. THE PATH AND ALL OUTDOOR USABLE SPACES WILL HAVE LIGHTING. THE POOL AREA WILL BE PROTECTED BY A 5' FENCE AND SCREEN PLANTING.

IRRIGATION: THE PROPOSED LANDSCAPE WILL HAVE A WATER-EFFICIENT IRRIGATION SYSTEM TO COMPLY WITH CALIFORNIA'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE SYSTEM WILL UTILIZE ADVANCED DRIP IRRIGATION TECHNOLOGY TO DELIVER WATER DIRECTLY TO THE ROOT ZONES OF PLANTS, SIGNIFICANTLY REDUCING WATER WASTE DUE TO EVAPORATION AND RUNOFF. SMART CONTROLLERS WITH WEATHER-BASED SENSORS WILL ADJUST WATERING SCHEDULES IN REAL TIME BASED ON LOCAL WEATHER CONDITIONS, ENSURING OPTIMAL WATER USAGE THROUGHOUT THE YEAR. SOIL MOISTURE SENSORS WILL ENHANCE EFFICIENCY BY PROVIDING PRECISE DATA TO PREVENT OVERWATERING.

LIGHTING: THE LANDSCAPE LIGHTING WILL ENSURE APPROPRIATE ILLUMINATION LEVELS FOR VARIOUS SPACES, ADHERING TO THE CORRECT FOOT CANDLE REQUIREMENTS FOR WALKING PATHS, EATING AREAS, PICK-UP AND DROP-OFF ZONES, POOLSIDE AREAS, AND GENERAL SOCIALIZING SPACES. EACH AREA WILL BE LIT TO PROVIDE BOTH SAFETY AND AMBIANCE, ENHANCING THE OVERALL AESTHETIC OF THE LANDSCAPE. THE SYSTEM WILL COMPLY WITH CALIFORNIA'S DARK SKY INITIATIVE BY MINIMIZING LIGHT POLLUTION AND PRESERVING THE NATURAL NIGHT ENVIRONMENT. LOW-VOLTAGE LED TECHNOLOGY WILL BE EMPLOYED THROUGHOUT, OFFERING ENERGY EFFICIENCY, LONG-LASTING PERFORMANCE, AND REDUCED MAINTENANCE COSTS. THESE LEDS WILL BE CAREFULLY SELECTED AND POSITIONED TO DIRECT LIGHT WHERE NEEDED, AVOIDING GLARE AND SPILLAGE, THUS CREATING A WELCOMING AND ENVIRONMENTALLY FRIENDLY OUTDOOR ENVIRONMENT FOR ALL USERS.

SUSTAINABILITY: SUSTAINABILITY IS A KEY FOCUS, WITH NATIVE AND DROUGHT-TOLERANT PLANTS REDUCING WATER USAGE, EFFICIENT IRRIGATION SYSTEMS, AND RAINWATER HARVESTING. THE LANDSCAPE WILL ALSO SERVE ENVIRONMENTAL GOALS BY ENHANCING BIODIVERSITY, REDUCING POLLUTION, AND MITIGATING THE URBAN HEAT ISLAND EFFECT. COMMUNITY ENGAGEMENT WILL BE ENCOURAGED THROUGH GARDENING AREAS AND EDUCATIONAL SPACES, FOSTERING A SENSE OF BELONGING AND WELL-BEING AMONG RESIDENTS.

SHRUBS & GROUNDCOVER - BIORETENTION PLANTING

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	WATER USE SOURCE
SHRUB				
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	WUCOLS
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW	WUCOLS
RHAMNUS CALIFORNICUS 'SEA VIEW'	SEA VIEW COFFEEBERRY	15 GAL	LOW	WUCOLS
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	LOW	WUCOLS
GROUNDCOVER				
SALVIA SONOMENSIS	CREEPING SAGE	1 GAL	LOW	WUCOLS
GRASS				
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	WUCOLS
FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	VERY LOW	WUCOLS
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	LOW	WUCOLS

SHRUBS & GROUNDCOVER - ORNAMENTAL PLANTING

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	WATER USE SOURCE
SUCCULENT				
AGAVE BLUE FLAME	BLUE FLAME AGAVE	5 GAL	LOW	WUCOLS
SHRUB				
ACACIA COGNATA COUSIN ITT	LITTLE RIVER WATTLE	5 GAL	LOW	WUCOLS
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GAL	LOW	WUCOLS
CEANOTHUS GLORIOSUS 'ANCHOR BAY'	POINT REYES CEANOTHUS	5 GAL	LOW	WUCOLS
PHORMIUM 'TONY TIGER'	DWARF VERIGATED NEW ZELAND FLAX	5 GAL	LOW	WUCOLS
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	LOW	WUCOLS
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	LOW	WUCOLS
PERENNIAL				
ANIGOZANTHOS 'BUSH DEVIL'	KANGAROO PAW		LOW	WUCOLS
GROUNDCOVER				
ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	LOW	WUCOLS
STACHYS BYZANTINA 'BIG EARS'	LAMB'S EARS	1 GAL	LOW	WUCOLS
GRASS				
BOUTELOUA GRACILIS 'BLONDE AMBITION'	MOSQUITO GRASS	1 GAL	LOW	SAN MARCOS
FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW	WUCOLS
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH		LOW	WUCOLS
MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE AWN MUHLY	1 GAL	LOW	WUCOLS
FERN				
POLYPODIUM CALIFORNICUM	CALIFORNIA POLYPODY FERN	1 GAL	VERY LOW	WUCOLS

SHRUBS & GROUNDCOVER - RIPARIAN PLANTING

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	WATER USE SOURCE
SHRUB				
CEANOTHUS CUNEATUS	BUCKBRUSH	5 GAL	VERY LOW	WUCOLS
DIPLACUS AURANTIACUS	BUSH MONKEY FLOWER	5 GAL	VERY LOW	WUCOLS
FRANGULA CALIFORNICA	COFFEEBERRY	5 GAL	LOW	WUCOLS
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW	WUCOLS
HOLODISCUS DISCOLOR	OCEAN SPRAY	5 GAL	LOW	WUCOLS
LONICERA INVOLUCRATA	BLACK TWINBERRY	5 GAL	LOW	WUCOLS
LUPINUS ALBIFRONS	SILVER LUPINE	1 GAL	VERY LOW	WUCOLS
LUPINUS NANUS	SKY LUPINE	1 GAL	LOW	WUCOLS
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1GAL	LOW	WUCOLS
SYMPHORICARPOS ALBUS 'TILDEN PARK'	SNOWBERRY	5 GAL	LOW	WUCOLS
SYMPHORICARPOS MOLLIS	SNOWBERRY	5 GAL	LOW	WUCOLS
PERENNIAL				
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	LOW	WUCOLS
ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED	1 GAL	LOW	WUCOLS
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	5 GAL	VERY LOW	WUCOLS
LUPINUS BICOLOR	MINIATURE LUPINE	5 GAL	LOW	WUCOLS
STACHYS BULLATA	CALIFORNIA HEDGENETTLE	1 GAL	LOW	WUCOLS
GRASS				
BROMUS CARINATUS	CALIFORNIA BROME GRASS	1 GAL	MODERATE	WUCOLS
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW	WUCOLS
KOELERIA MACRANTHA	JUNE GRASS	1 GAL	LOW	WUCOLS
LEYMUS GLAUCUS	BLUE WILDRYE	1 GAL	LOW	WUCOLS
MELICA CALIFORNICA	CALIFORNIA MELIC GRASS	1 GAL	VERY LOW	WUCOLS
MELICA IMPERFECTA	COAST RANGE MELIC	1 GAL	VERY LOW	WUCOLS
STIPA LEPIDA	FOOTHILL NEEDLE GRASS	1 GAL	VERY LOW	WUCOLS
STIPA PULCHRA	PURPLE NEEDLEGRASS	1 GAL	VERY LOW	WUCOLS

NOTES:
1. RIPARIAN PLANTING TREES, SHRUBS, GRASSES AND PERENNIALS ARE FROM DESIGN MEMORANDUM PREPARED BY WRA ENVIRONMENTAL CONSULTANTS SPECIFICALLY FOR THIS SITE.

TREES

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE (SOURCE: WUCOLS)	PLANT ZONE
TREE				
ACER NEGUNDO	BOX ELDER	24" BOX	MODERATE	RIPARIAN
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MODERATE	STREET
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	VERY LOW	STREET / SITE
ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	LOW	SITE
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24" BOX	LOW	SITE
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	VERY LOW	SITE
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	VERY LOW	SITE
CITRUS LATIFOLIA	BEARSS LIME	15 GAL	MODERATE	SITE UPPER LEVELS
CITRUS LIMON 'MEYER IMPROVED'	IMPROVED MEYER LEMON	15 GAL	MODERATE	SITE UPPER LEVELS
FRAXINUS LATIFOLIA	OREGON ASH	24" BOX	MODERATE	RIPARIAN
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	MODERATE	SITE
HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	MODERATE	SITE
PHOENIX ROEBELENII	PIGMY DATE PALM	24" BOX	LOW	SITE
PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	24" BOX	MODERATE	RIPARIAN
PRUNUS VIRGINIANA	CHOKECHERRY	24" BOX	MODERATE	RIPARIAN
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW	RIPARIAN
QUERCUS DOUGLASII	BLUE OAK	24" BOX	VERY LOW	RIPARIAN
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW	RIPARIAN
SEQUOIA SEMPERVIRENS 'APTOS BLUE'	COAST REDWOOD	24" BOX	HIGH	SITE
UMBELLULARIA CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	VERY LOW	RIPARIAN

Autodesk Docs://OAK23-CO-003 - Palo Alto Hotel and Residential/Creekside Landscape-R23.rvt
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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
6,4363
Renewal Date
Date
STATE OF CALIFORNIA

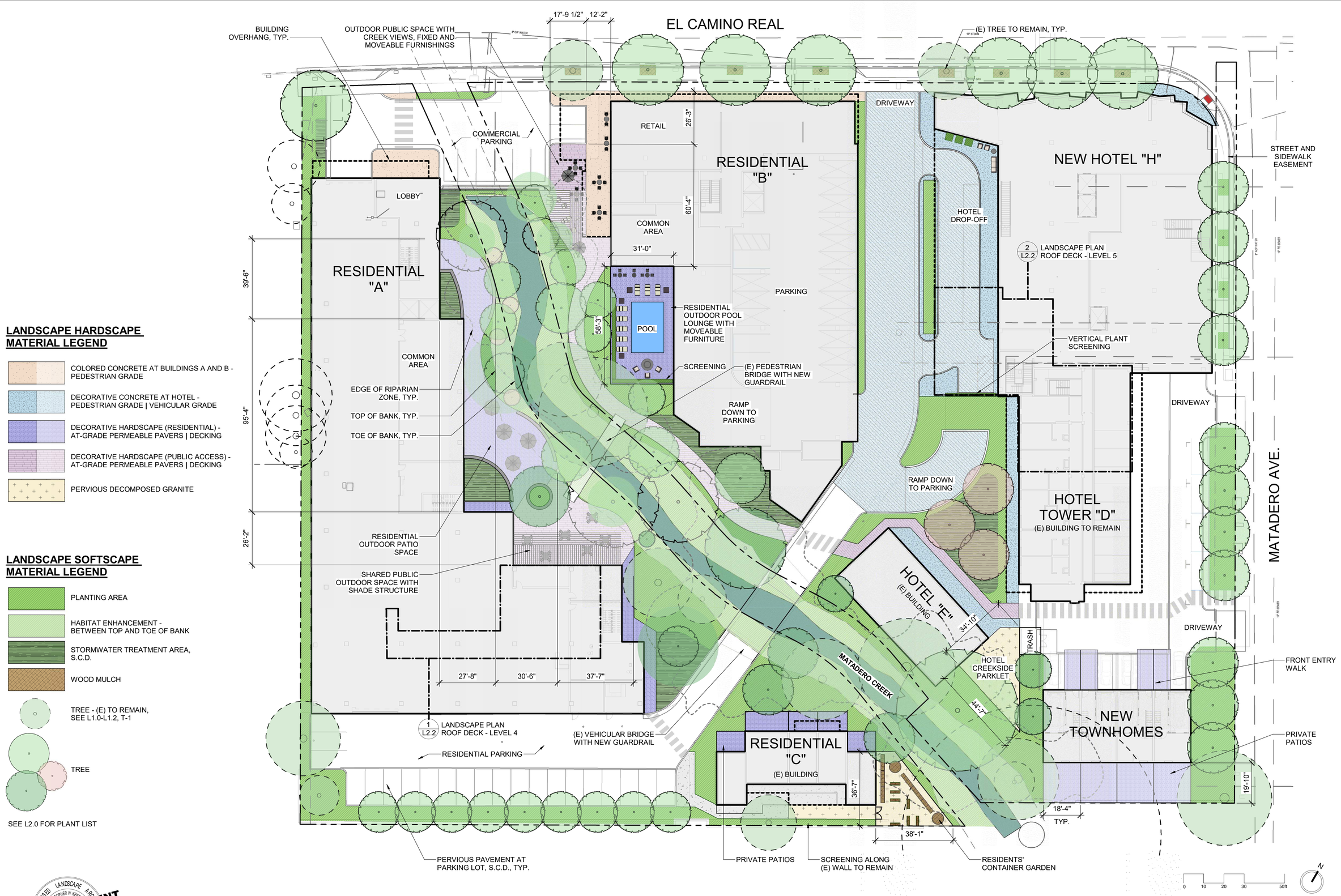
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LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

LANDSCAPE DESIGN STATEMENT & PLANT LIST

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L2.0



LANDSCAPE HARDSCAPE MATERIAL LEGEND

- COLORED CONCRETE AT BUILDINGS A AND B - PEDESTRIAN GRADE
- DECORATIVE CONCRETE AT HOTEL - PEDESTRIAN GRADE | VEHICULAR GRADE
- DECORATIVE HARDSCAPE (RESIDENTIAL) - AT-GRADE PERMEABLE PAVERS | DECKING
- DECORATIVE HARDSCAPE (PUBLIC ACCESS) - AT-GRADE PERMEABLE PAVERS | DECKING
- PERVIOUS DECOMPOSED GRANITE

LANDSCAPE SOFTSCAPE MATERIAL LEGEND

- PLANTING AREA
- HABITAT ENHANCEMENT - BETWEEN TOP AND TOE OF BANK
- STORMWATER TREATMENT AREA, S.C.D.
- WOOD MULCH
- TREE - (E) TO REMAIN, SEE L1.0-L1.2, T-1
- TREE

SEE L2.0 FOR PLANT LIST

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KEST
Renewal Date
Date
STATE OF CALIFORNIA
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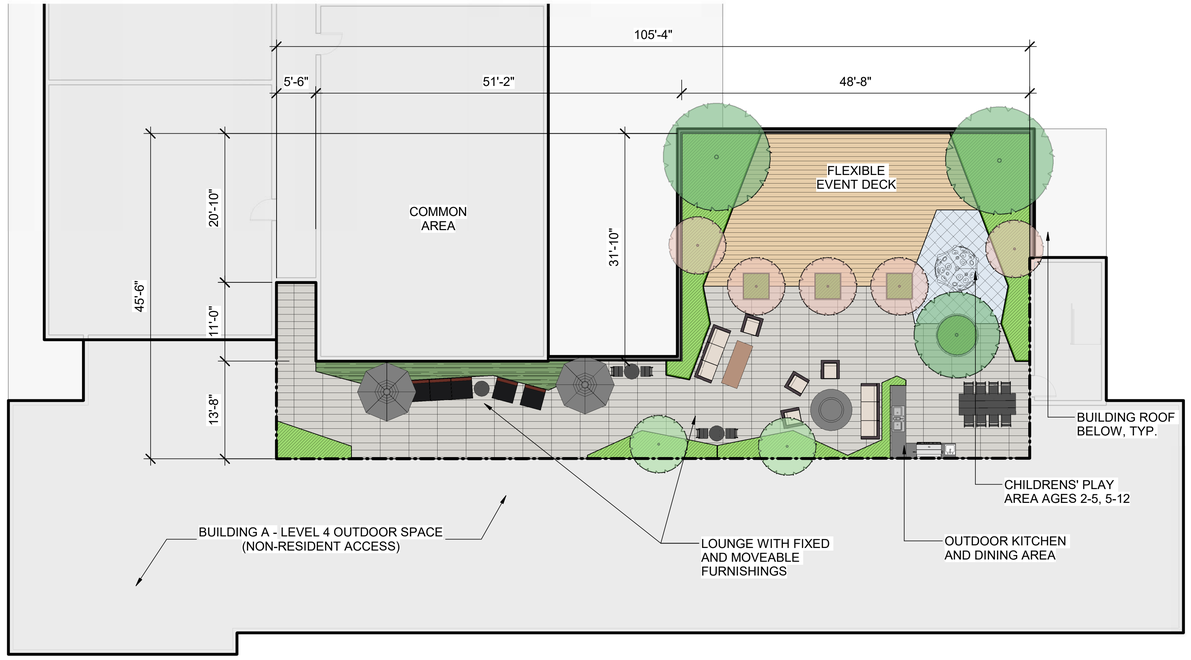
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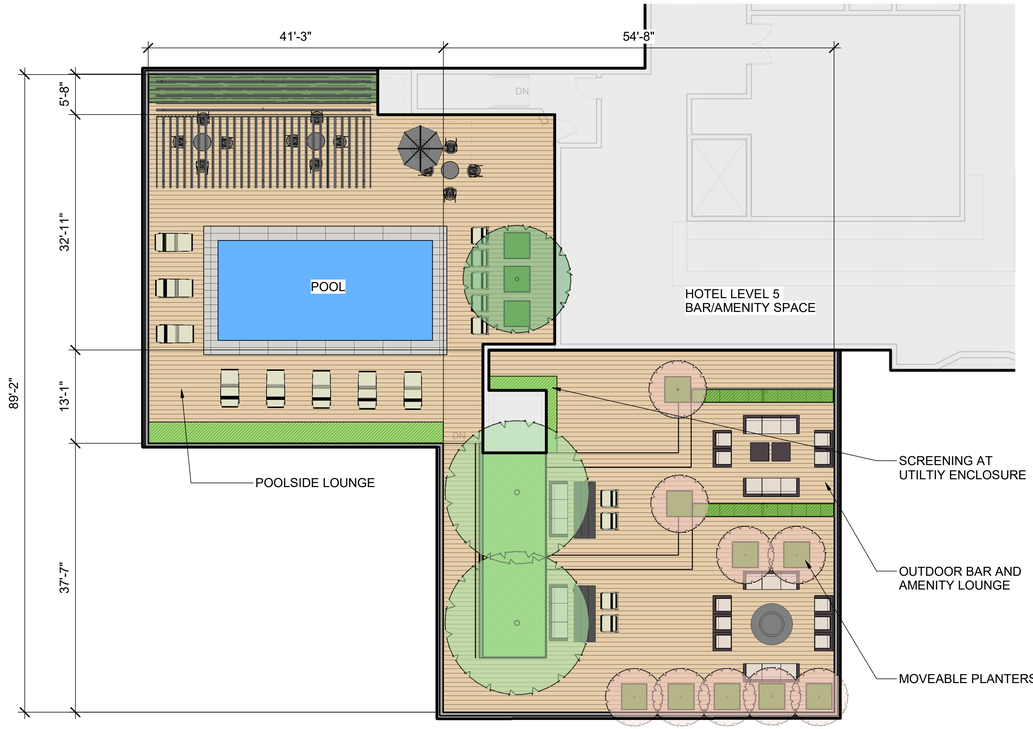
LANDSCAPE PLAN GROUND LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L2.1



1 L2.2 LANDSCAPE PLAN ROOF DECK - BLDG A L4
1" = 10'-0"



2 L2.2 LANDSCAPE PLAN ROOF DECK HOTEL L5
1" = 10'-0"

HARDSCAPE MATERIAL LEGEND - ROOF DECKS

- DECORATIVE PAVERS
- WOODEN DECKING
- RESILIENT RUBBER SURFACING AT PLAY AREA

SOFTSCAPE MATERIAL LEGEND - ROOF DECKS

- PLANTING AREA
- STORMWATER TREATMENT AREA, S.C.D.
- TREES, SEE L2.0 FOR PLANT LIST

0 5 10 15 25ft

N

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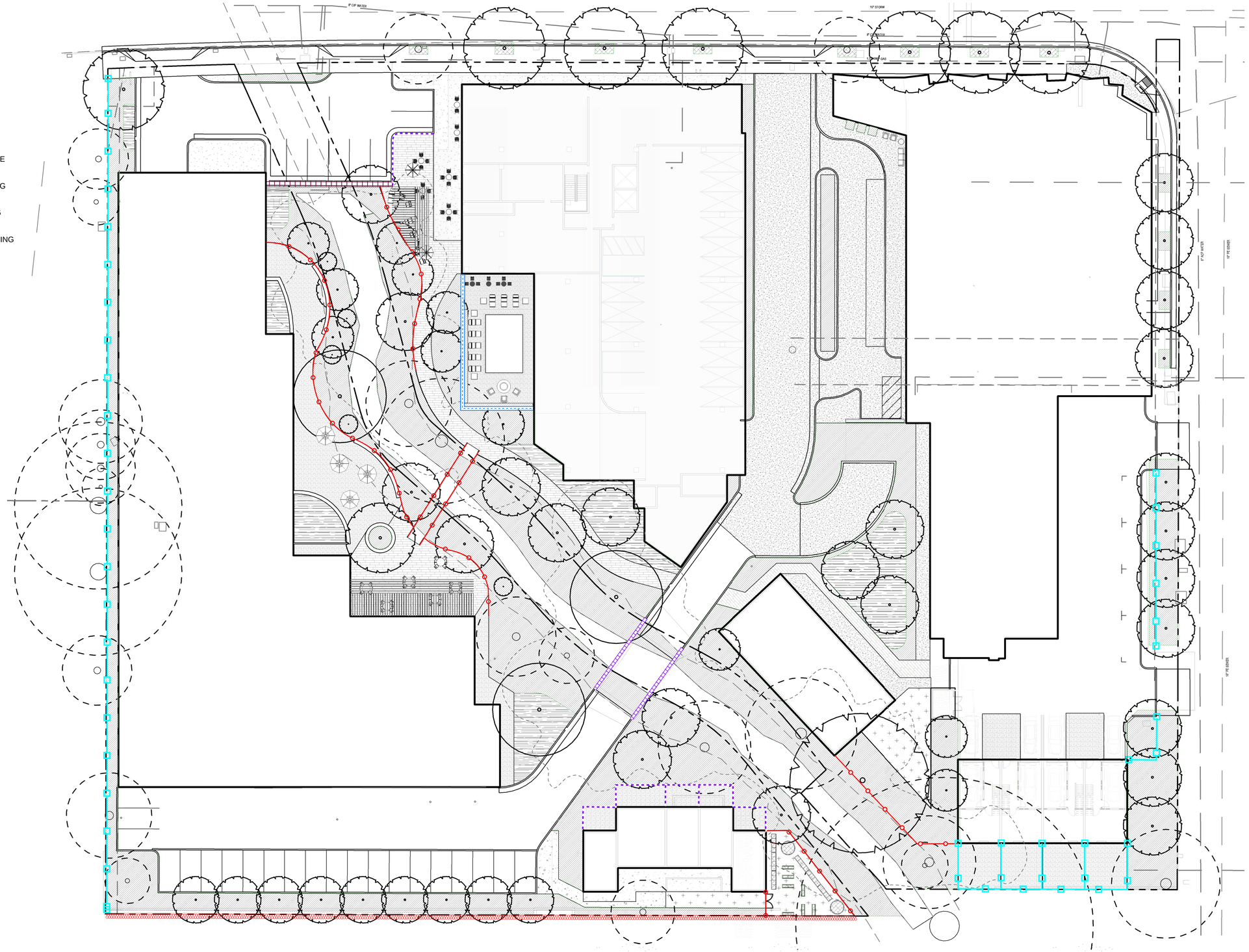
LANDSCAPE PLAN UPPER LEVELS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L2.2

FENCING LEGEND

- 42" HIGH GUARDRAIL
- RETAIN EXISTING 8' SOUNDWALL
- 6' WOOD PRIVACY FENCE
- BRIDGE VEHICLE RAILING
- 60" HIGH POOL FENCING
- 36" HIGH PATIO SCREENING



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FENCING PLAN GROUND LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L2.3

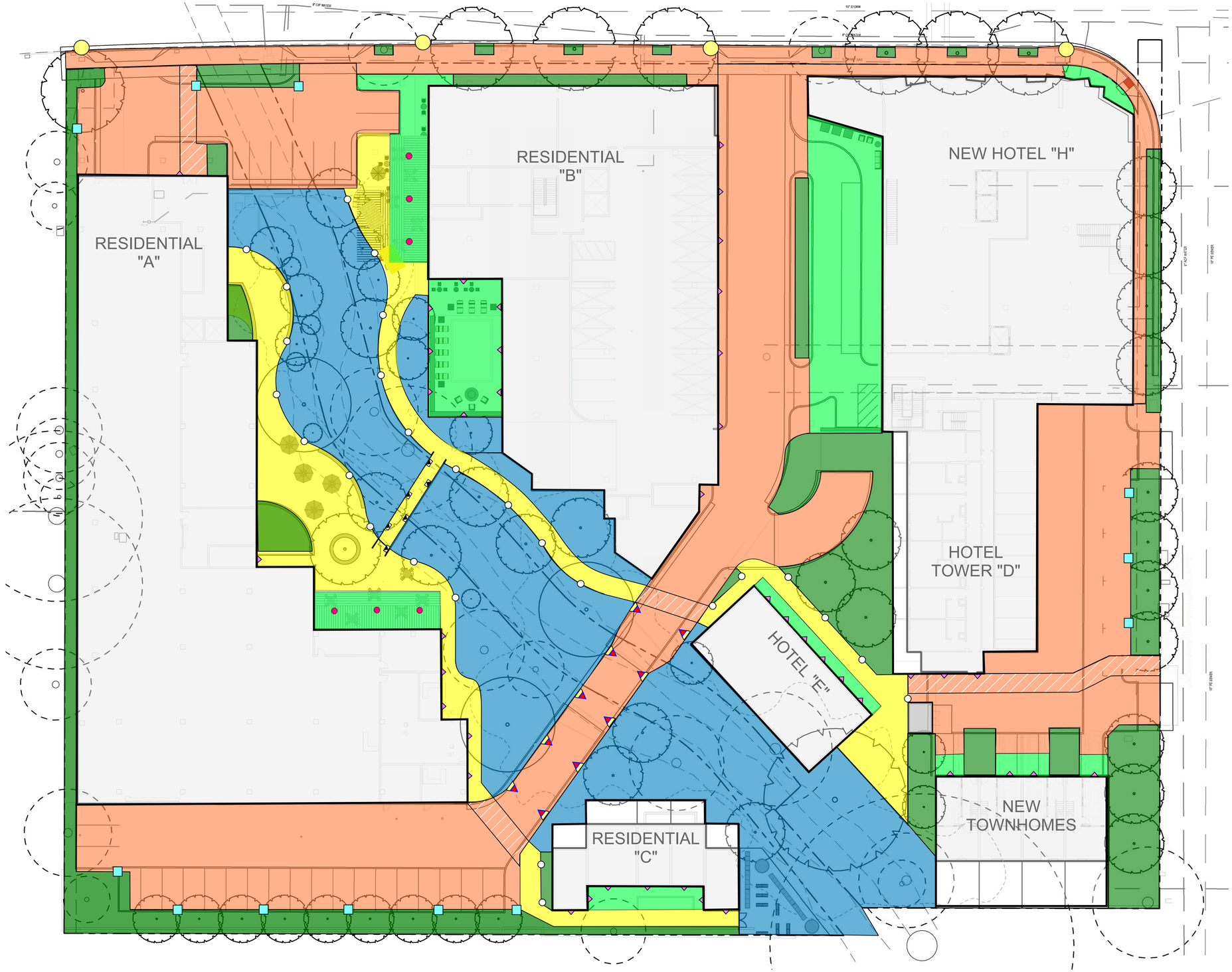
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LIGHTING PHOTOMETRIC GOALS

- 0 FOOT CANDLE, LED
  - CREEK AND RIPARIAN PANTING
- 2 MIN FOOT CANDLE, LED
  - WALKWAYS
  - DECKS
  - PEDESTRIAN BRIDGE
  - DOG RUN
- 5 MIN FOOT CANDLE, LED
  - DRIVEWAYS
  - PARKING
  - PEDESTIAN CROSSWALKS
- 10 MIN FOOR CANDLE
  - HOTEL DROP-OFF/ PICK-UP
  - POOL DECK
  - PEDESTRIAN PLAZAS
  - RETAIL, HOTEL, AND RESIDENTIAL ENTRIES
- ORNAMENTAL LANDSCAPE PLANTING
  LIGHT LEVELS VARY

LIGHT FIXTURES

- PATHWAY BOLLARDS
- PEDESTRIAN BRIDGE RAILING LIGHT
- PENDANT LIGHTING, DIMMABLE LED
- LIGHT POLE, 20' HIGH
- STREET LIGHT POLE,CITY STANDARD, 40'HIGH
- BUILDING SCONCE LIGHTING TYPE 1
- VEHICLE BRIDGE BOLLARD LIGHTING



0 10 20 30 50ft

N

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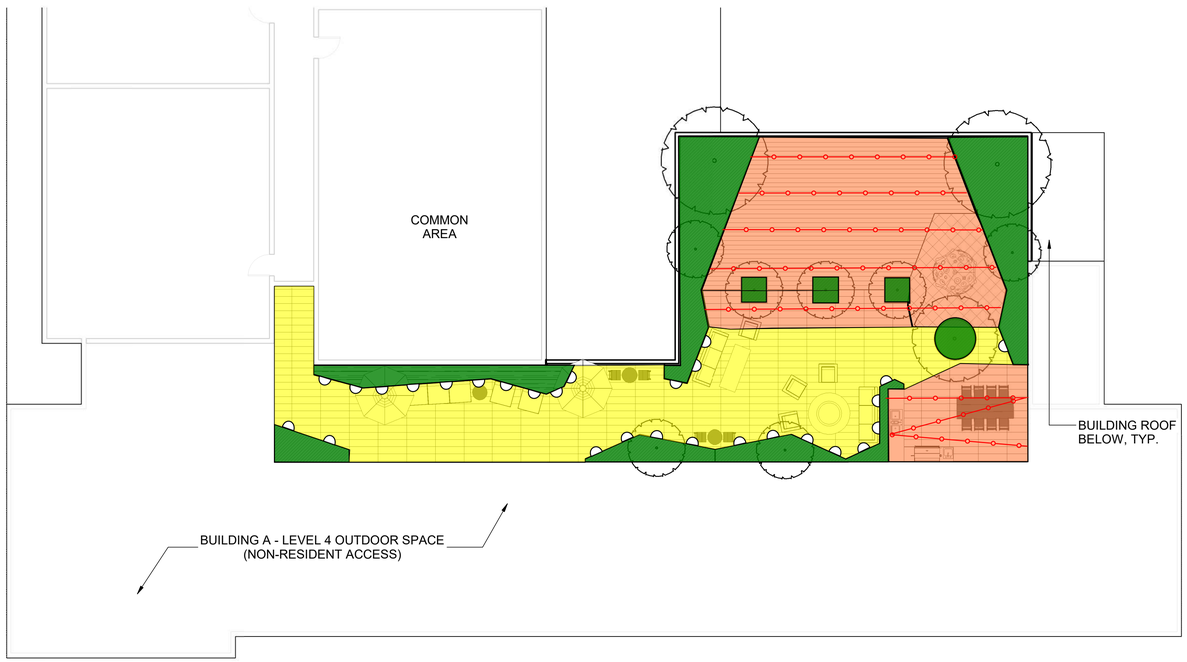
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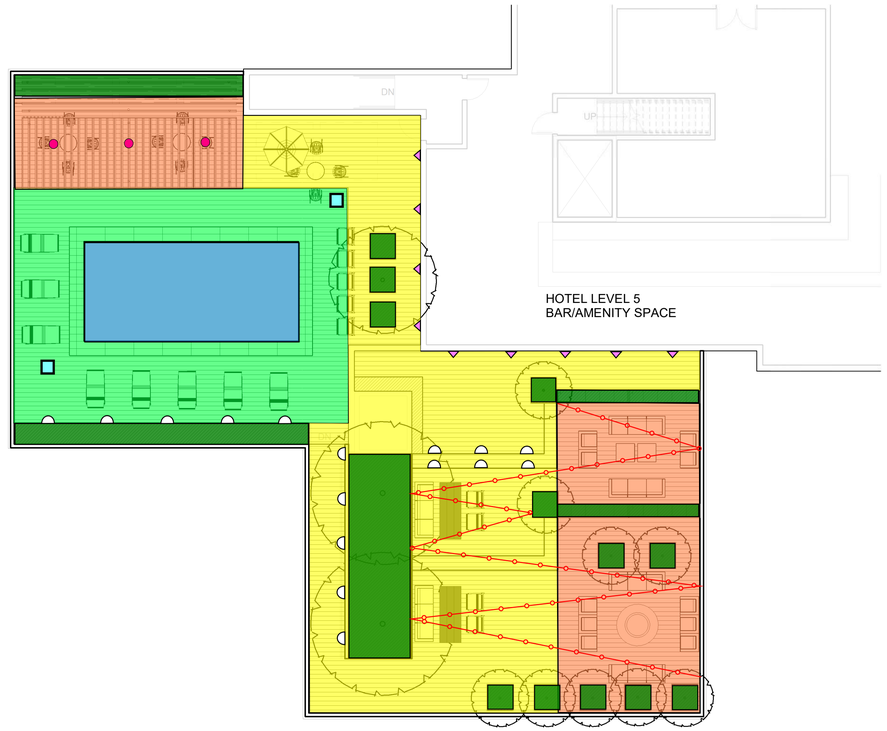
LIGHTING PLAN GROUND FLOOR

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L3.0



1 L3.1 LIGHTING PLAN ROOF DECK - BLDG A L4
1" = 10'-0"



2 L3.1 LIGHTING PLAN ROOF DECK HOTEL L5
1" = 10'-0"

LIGHTING PHOTOMETRIC GOALS

- 0 FOOT CANDLE, LED
  - CREEK AND RIPARIAN PANTING
- 2 MIN FOOT CANDLE, LED
  - WALKWAYS
  - DECKS
  - PEDESTRIAN BRIDGE
  - DOG RUN
- 5 MIN FOOT CANDLE, LED
  - DRIVEWAYS
  - PARKING
  - PEDESTIAN CROSSWALKS
- 10 MIN FOOR CANDLE
  - HOTEL DROP-OFF/ PICK-UP
  - POOL DECK
  - PEDESTRIAN PLAZAS
  - RETAIL, HOTEL, AND RESIDENTIAL ENTRIES
- ORNAMENTAL LANDSCAPE PLANTING
  LIGHT LEVELS VARY

LIGHT FIXTURES

- IN WALL AND STEP LIGHTING
- PENDANT LIGHTING, DIMMABLE LED
- LIGHT POLE, 12' HIGH
- BUILDING SCONCE LIGHTING TYPE 1
- CATENARY LIGHTING

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LICENSED LANDSCAPE ARCHITECT
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6,660
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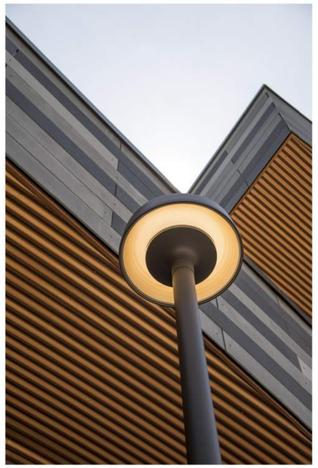
0 5 10 15 25ft

N

LIGHTING PLAN UPPER LEVELS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L3.1





LIGHT POLE, 20' AND 12' POLES



PATHWAY BOLLARDS

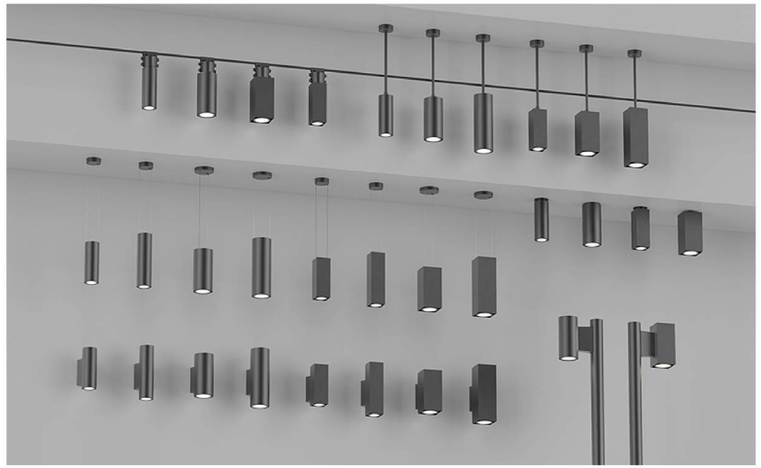


SCONCE LIGHTING

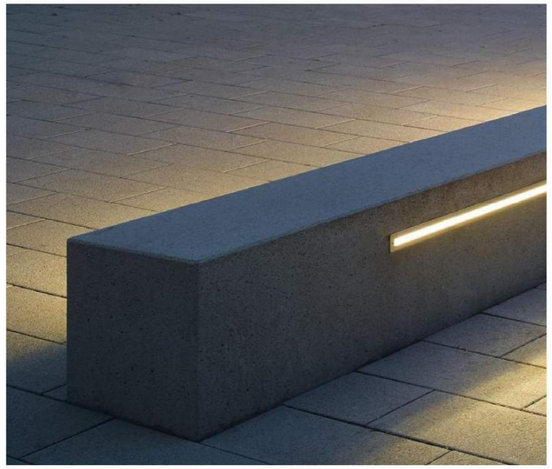




PENDANT



CATENARY LIGHTING



INWALL AND STEP LIGHTING



PEDESTRIAN BRIDGE SCONCE

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