739 SUTTER AVENUE

BY GE SUN

PALO ALTO, CA

MAJOR ARCHITECTURAL REVIEW SET - RESUBMITTAL 2

NOTE: Landscape shown for graphical representation only. See landscape drawings for more information on sizing, spacing, and landscape details.

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DAHLIN

JOB NO.	1447.003
DATE	07-21-2023

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

739 SUTTER AVENUE
PALO ALTO, CA

SB330 / MAJOR ARCHITECTURAL REVIEW SET

SHEET INDEX:

ARCHITECTURAL:

A0.1 TITLE SHEET
A0.2 SITE CONTEXT AND SITE PHOTOS
A0.3 NEIGHBORING CONTEXT PERSPECTIVE
A0.4 SITE PLAN
A0.5 TRASH STAGING AREA EXHIBIT
A0.6 CIRCULATION DIAGRAM
A0.7 FLOOR AREA DIAGRAMS
A0.8 FLOOR AREA DIAGRAMS
A0.9 FLOOR AREA DIAGRAMS
A0.10 FLOOR AREA DIAGRAMS
A0.11 FLOOR AREA DIAGRAMS
A0.12 FLOOR AREA DIAGRAMS
A0.13 2019 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN
A0.14 ARBORIST REPORT
A0.15 ARBORIST REPORT
A0.16 ARBORIST REPORT
A0.17 STREETSCAPE VIEW
A0.18 STREETSCAPE SHEET
A1.1 PLAN 1 FLOOR PLANS
A1.2 PLAN 1 FLOOR PLANS
A1.3 PLAN 1X PARTIAL FLOOR PLANS
A1.4 PLAN 2 FLOOR PLANS
A1.5 PLAN 2X PARTIAL FLOOR PLANS
A2.1 BUILDING 1 FLOOR PLANS
A2.2 BUILDING 1 FLOOR PLAN & ROOF PLAN
A2.3 BUILDING 1 ELEVATIONS
A2.4 BUILDING 2 FLOOR PLANS
A2.5 BUILDING 2 FLOOR PLAN & ROOF PLAN
A2.6 BUILDING 2 ELEVATIONS
A2.7 TYPICAL DETAILS
A2.8 TYPICAL DETAILS
A3.1 LINE OF SIGHT DIAGRAMS
A3.2 COLOR AND MATERIALS BOARD - SCHEME 1
A3.3 COLOR AND MATERIALS BOARD - SCHEME 2

CIVIL:

C1.0 EXISITING CONDITIONS
C1.1 PRELIMINARY DEMOLITION PLAN
C2.0 PRELIMINARY SITE AND GRADING PLAN WITH CROSS SECTIONS
C3.0 PRELIMINARY UTILITY PLAN
C4.0 PRELIMINARY STORMWATER CONTROL PLAN
C5.0 VESTING TENTATIVE MAP

LANDSCAPE:

L-1.0 LANDSCAPE CONSTRUCTION PLAN
L-2.0 LANDSCAPE IRRIGATION PLAN
L-3.0 LANDSCAPE PLANTING PLAN
L-3.1 IRRIGATION AND PLANTING DETAILS
L-4.0 HYDROZONE MAP AND WELO WORKSHEET

JOINT TRENCH & ELECTRICAL:

JT1.01 DRY UTILITY STANDARDS
JT1.02 DRY UTILITY INTENT AND NOTES
EN ELECTRICAL NOTES & SHEET INDEX
EN1 ELECTRICAL SINGLE LINE DIAGRAM & LOAD CALCULATIONS

PHOTOMETRIC:

1 LIGHTING PLAN - PHOTOMETRIC ANALYSIS LAYOUT VERIFICATION

PROJECT TEAM INFO:

Client:

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PROJECT DATA:

DEVELOPMENT SUMMARY				
Site APN	127-35-200			
GP Designation	Multi-Family			
Zoning	RM-20			
Site Area (Gross)	0.38	acres		
Site Area (Net - Excludes proposed private street area)	0.30	acres		
	Standard		**Proposed**	
Density	20	dua max	31.3	dua
Total Number of Units	15.3	du max	12	du
Base Units	8	du max	8	du
Affordable % (@ Low Affordability)			25%	(2 of 8 units)
Bonus Units	4	du max	4	du
Lot Area (Gross)	8,500		16,707	sf
Lot Area (Net)			13,093	sf
Lot Width	70	ft	133	ft
Lot Depth	100	ft	125	ft
Site Coverage	5,847	sf max	8,294	sf
	35%	max	50%	
FAR (per Zoning Ordinance)	1.25	max	1.4	
Floor Area	16,366	sf max	18,239	sf
Building Height	30	ft max	36	ft
Setbacks - Front Yard	20	ft	10	ft bldg
			5	ft porch
Setbacks - Interior Side Yard	10	ft	4.6	ft min
Side Daylight Plane Requirements	10' initial height + 45 degree angle		10' initial height + 82 degree angle	
Setbacks - Interior Rear Yard	10	ft	12	ft
Rear Daylight Plane Requirements	10' initial height + 45 degree angle		10' initial height + 45 degree angle	
Landscape / Open Space Coverage	35%	min	36%	
	5,847	sf min	6,074	sf
landscaping area			2,278	sf total
Usable Open Space	150	sf / unit	316	sf / unit
	1,800	sf total	3,796	sf total
common open space	75	sf / unit	127	sf / unit
			1,528	sf total
private open space	50	sf / unit min	91	sf / unit min
	600	sf total	2,268	sf total
Parking Summary per Zoning	Standard		Proposed	
Total Parking	24	stalls min	24	stalls
	2	stalls / unit	2	stalls / unit
Max Tandem Percentage	25%	max	58%	
Long Term Bike Parking	1	stalls / unit	1	stalls / unit
Short Term Bike Parking	1	stall / 10 units	1	stall / 6 units

ARCHITECTURAL DATA:

unit name	bedroom count	bathroom count	unit count	living area / unit		garage area / unit		stoop area / unit [3]	deck area / unit [4]	roof deck area / unit	private os / unit	total private os
				(net sf) [1]	(gross sf) [2]	(net sf) [1]	(gross sf) [2]	(gross sf) [2]	(gross sf) [2]	(gross sf) [2]	(gross sf) [2]	(gross sf) [2]
plan 1	3	4	1	1,519	1,643	449	477	48	96	341	341	341
plan 1x	3	4	2	1,537	1,688	430	458	48	96	304	304	608
plan 1y	3	3.5	2	1,524	1,645	448	479	48	96	341	341	682
plan 2	3	3	5	1,119	1,232	529	572	22	91	N/A	91	455
plan 2x	3	3	2	1,171	1,299	514	556	22	91	N/A	91	182
total			**12**									**2,268**

NOTES	
[1]	Gross area measured from outside face of framing. Excludes garage area, porches, and decks.
[2]	Net area measured from inside face of stud wall. Excludes garage area, porches, and decks.
[3]	Stoop area not included in private open space calculation. Minimum dimension is less than 6'.
[4]	Plan 1 deck area not included in private open space calculation. Minimum dimension is less than 6'.

PROJECT DESCRIPTION:

The proposed project would demolish the existing 8-unit apartment building located at 739 Sutter Avenue and construct twelve new townhome units on the project site. The proposed units are 3-stories in height and range from +/- 1,120 to 1,542 square feet of living space per unit. Each unit includes a two-car garage and a deck to provide private open space The proposed project envisions a contemporary architectural style. The proposal offers two of the eight “base units” (25%) as Affordable Housing (at the Low Income level) and anticipates use of Density Bonus Law to allow flexibility in development standards. A 50% Density Bonus is requested in addition to related waivers, concessions, and incentives.

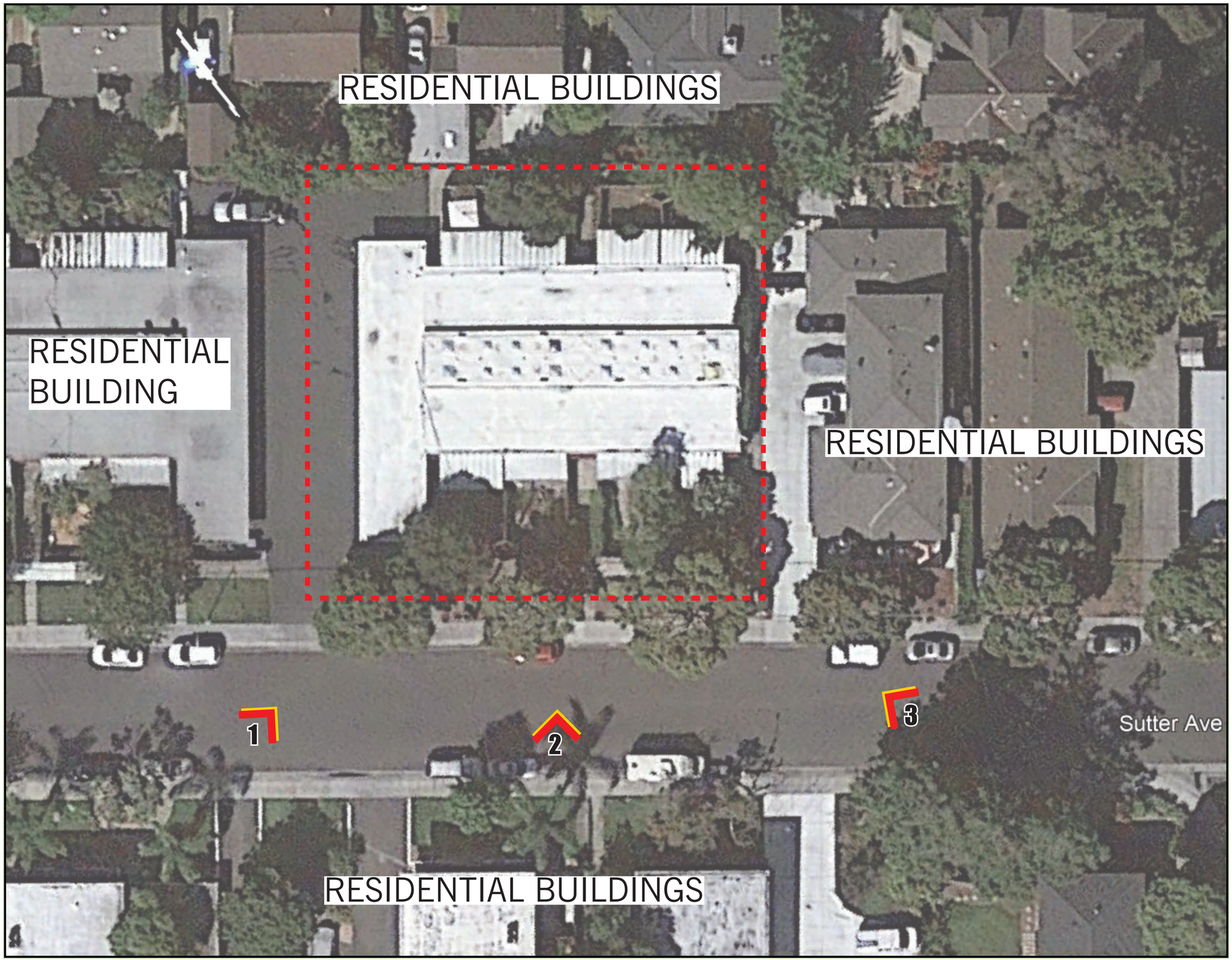
BUILDING DATA:

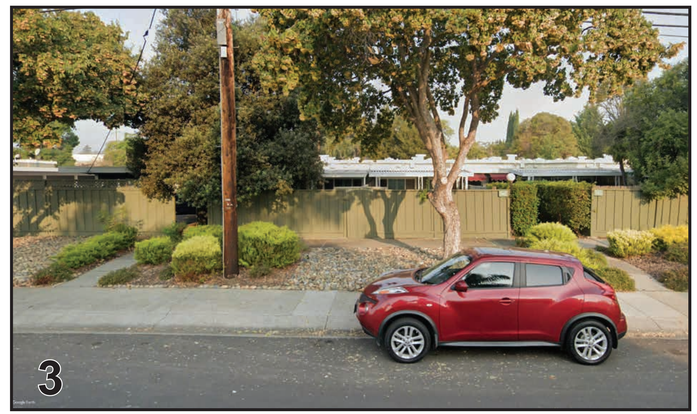
APPLICABLE CODES
2022 CBC - CA Building Code
2022 CMC - CA Mechanical Code
2022 CPC - CA Plumbing Code
2022 CFC – CA Fire Code

BUILDING TYPE:	**3 Story Condo Mapped Townhomes**
OCCUPANCY GROUP:	R-2
CONSTRUCTION TYPE:	Type VB
ALLOWABLE HEIGHT:	3-Stories
SPRINKLER SYSTEM:	NFPA 13

VICINITY MAP:

TITLE SHEET

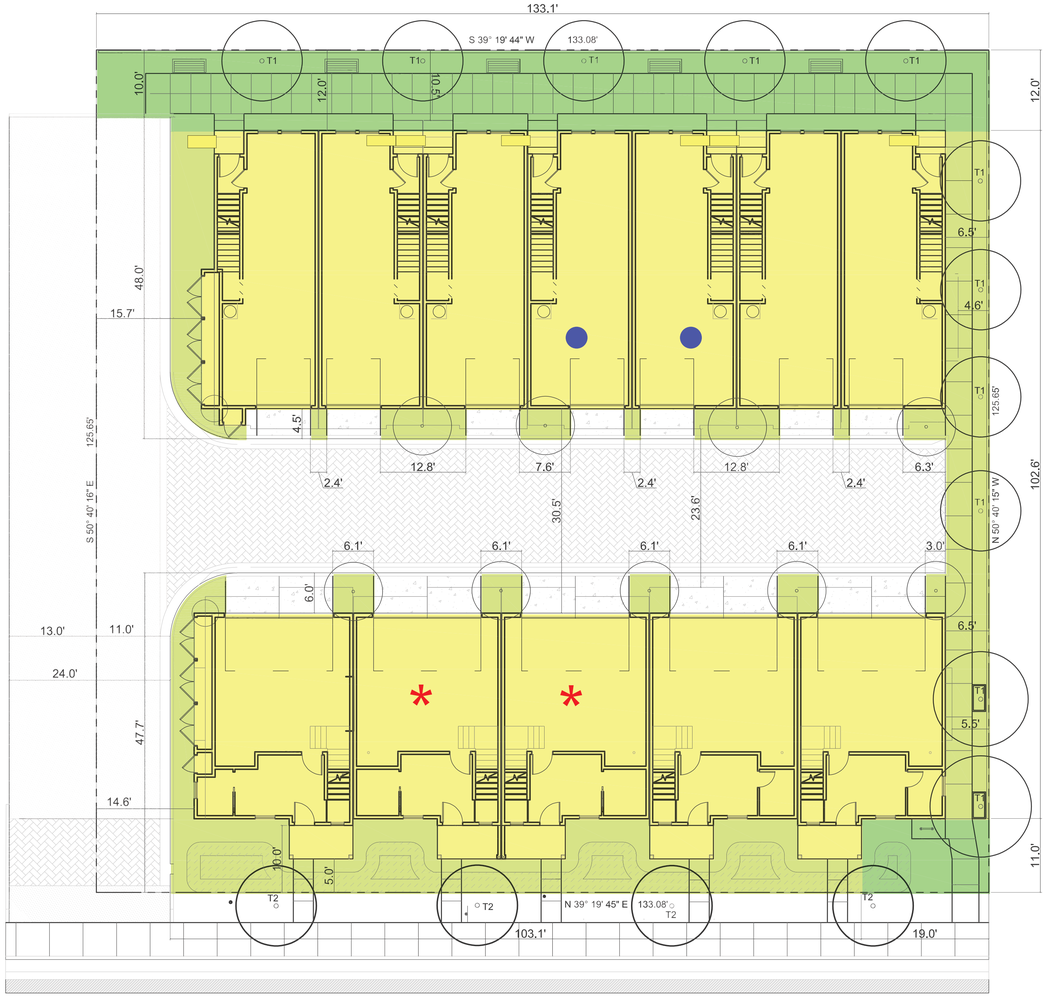




SITE CONTEXT AND SITE PHOTOS

NEIGHBORING CONTEXT PERSPECTIVE

NOTE: Landscape shown for graphical representation only. See landscape drawings for more information on sizing, spacing, and landscape details.



Common open space: 1,528 sf

Landscaping Area: 2,278 sf

Private open space: 2,268 sf

Landscape / Open space coverage: 6,074 sf

*Note: See Architectural Data table on this sheet A0.4 for calculations.

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For density bonus requests and project waivers and concessions, please see attached project description document.

* Adaptable Units Locations

● Affordable Units Locations

SITE PLAN

0 8 16 32 64

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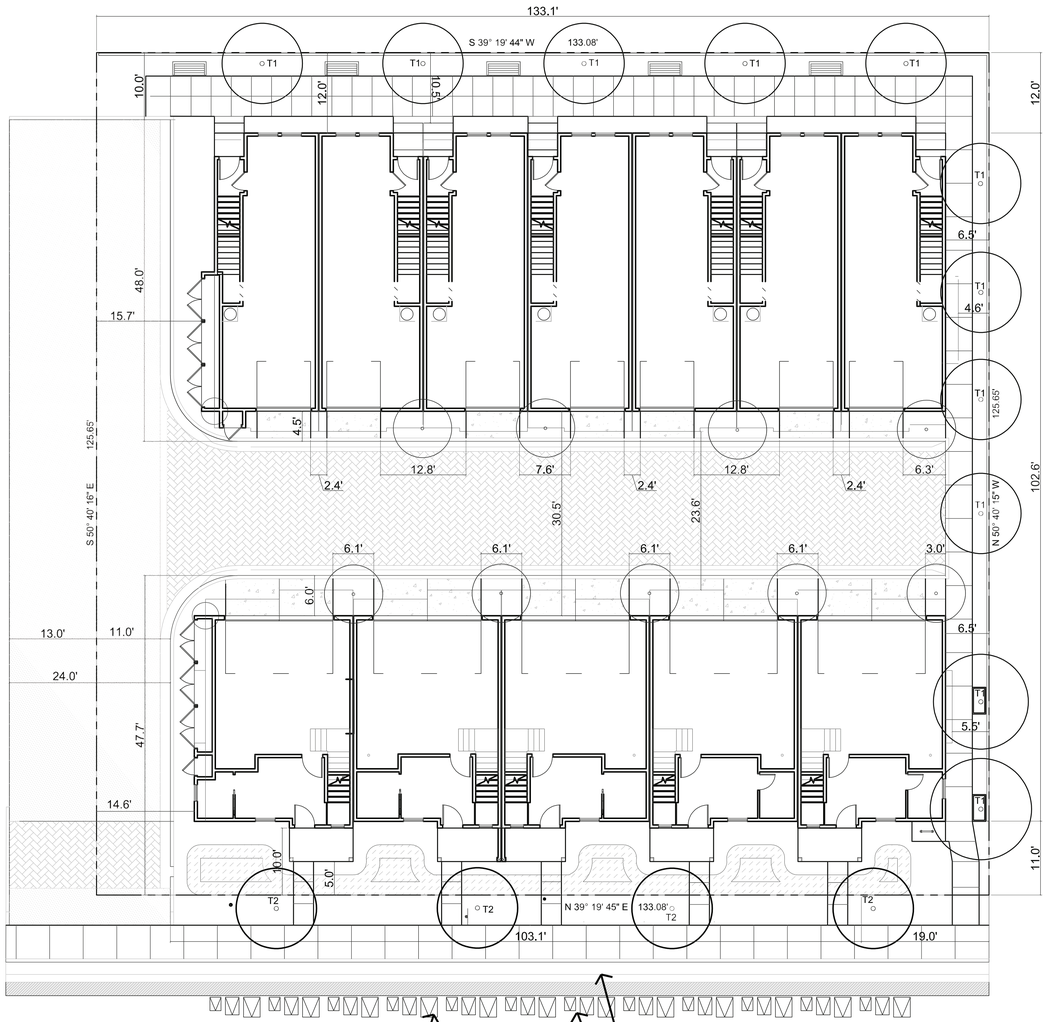
N

A0.4



(1) 96 GALLON RECYCLING BIN, (1) 64 GALLON GARBAGE BIN AND (1) 32 GALLON COMPOST BIN PER UNIT.

A SIGN SHALL BE PROVIDED THAT INDICATES THAT PARKING IS NOT ALLOWED DURING REFUSE SERVICE HOURS.

BINS ARE TO BE BROUGHT TO THE STAGING AREA ALONG SUTTER AVENUE FOR SERVICE AND IMMEDIATELY BROUGHT BACK IN PLACE AFTER SERVICING.

SUTTER AVE

TRASH STAGING AREA EXHIBIT

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0 8 16 32 64

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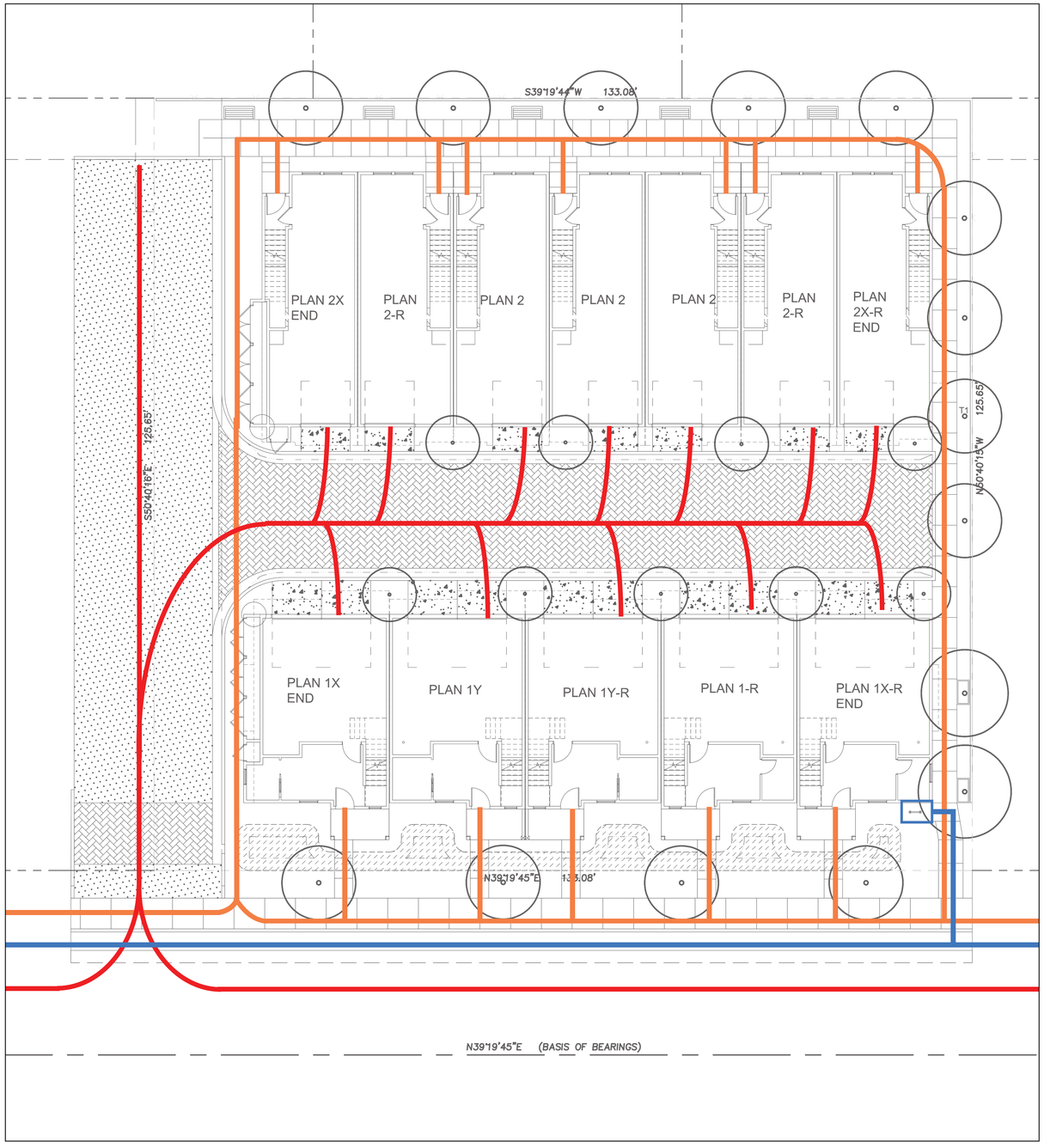
N

A0.5

LEGEND

- VEHICLE
- PEDESTRIAN
- BICYCLE



CIRCULATION DIAGRAM

0 8 16 32 64

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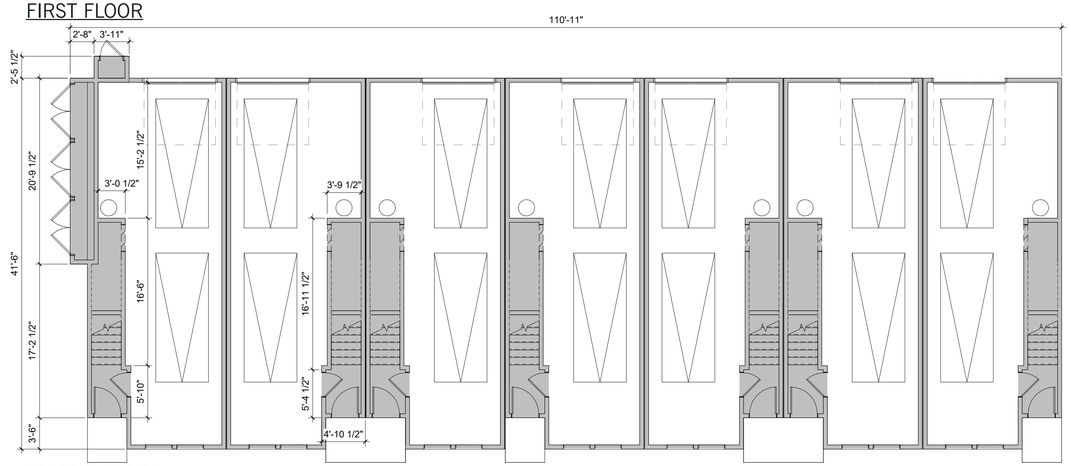
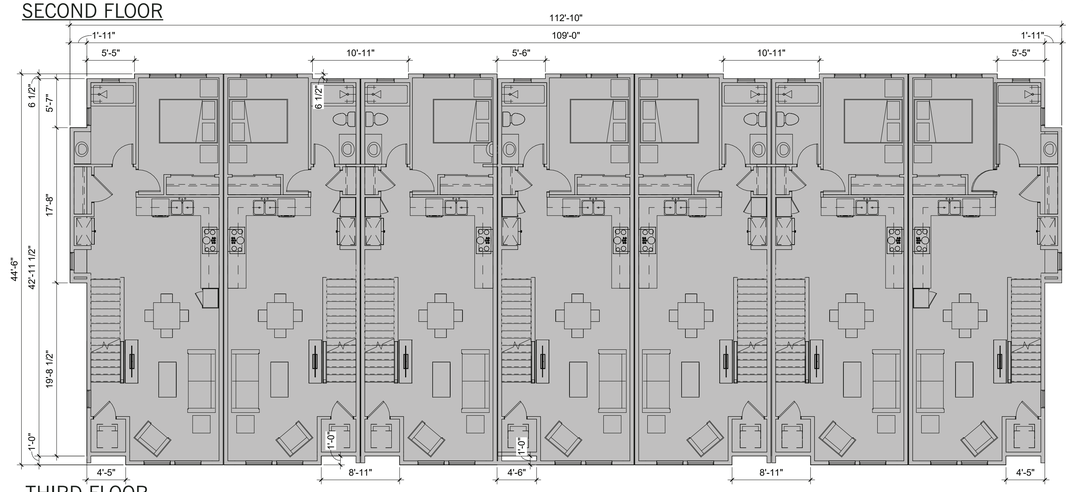
N

BUILDING 2

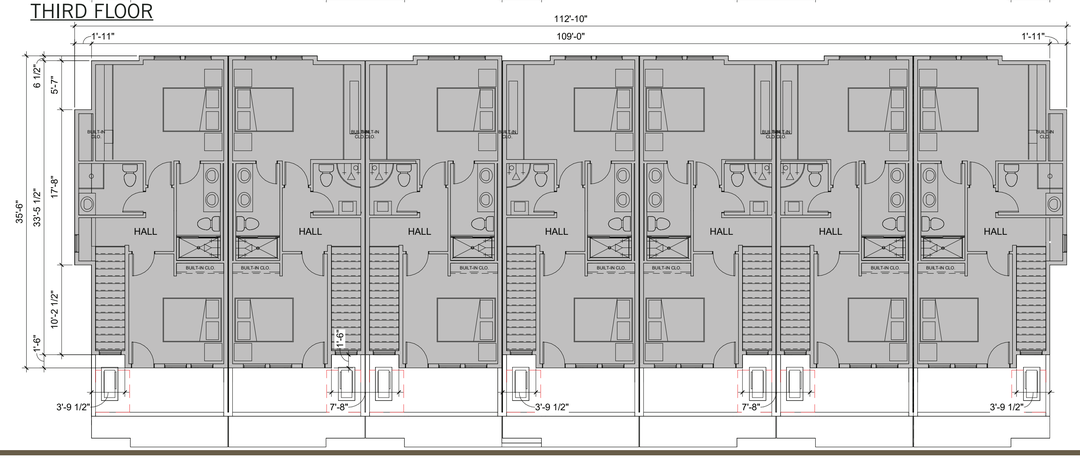
FIRST FLOOR



SECOND FLOOR

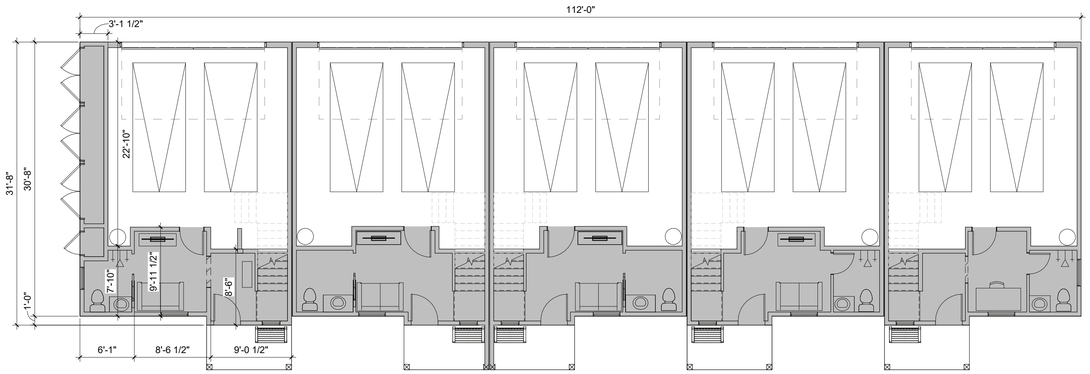


THIRD FLOOR

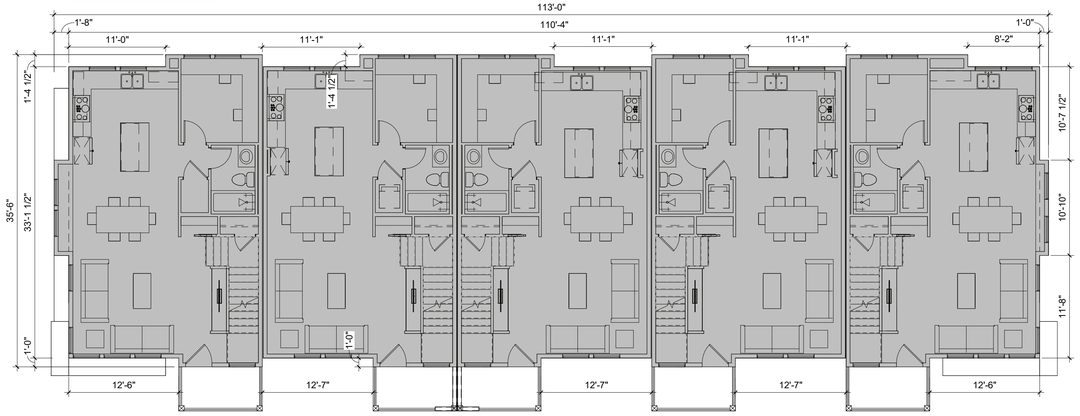


BUILDING 1

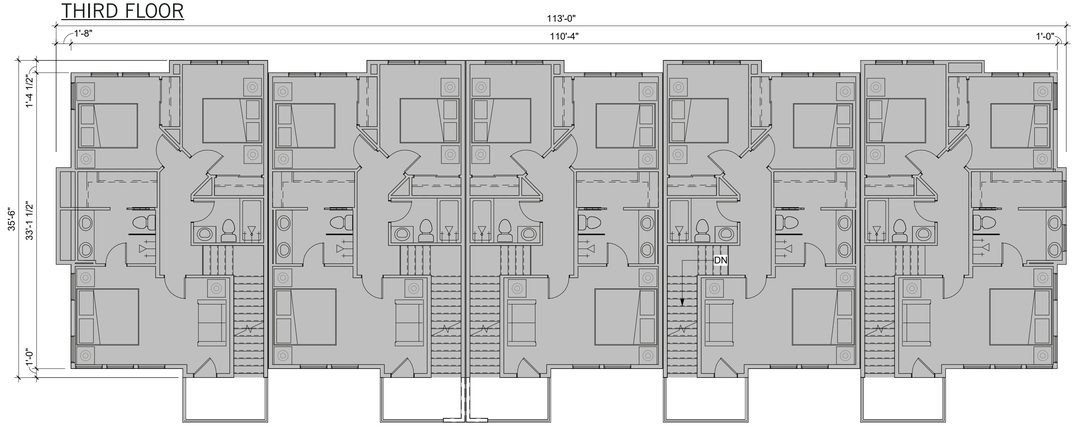
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FLOOR AREA (GROSS SF [1])	
buiding 1 subtotal	**8,736**
first Floor	1,116
second Floor	3,810
third Floor	3,810
buiding 2 subtotal	**9,503**
first Floor	760
second Floor	4,866
third Floor	3,877
project total	**18,239**

NOTES	
1	Gross area measured from outside face of framing. Excludes garage area, porches, and decks.

FLOOR AREA DIAGRAMS

0 8 16 32

739 SUTTER AVENUE MAJOR ARCHITECTURAL REVIEW SET - RESUBMITTAL 2

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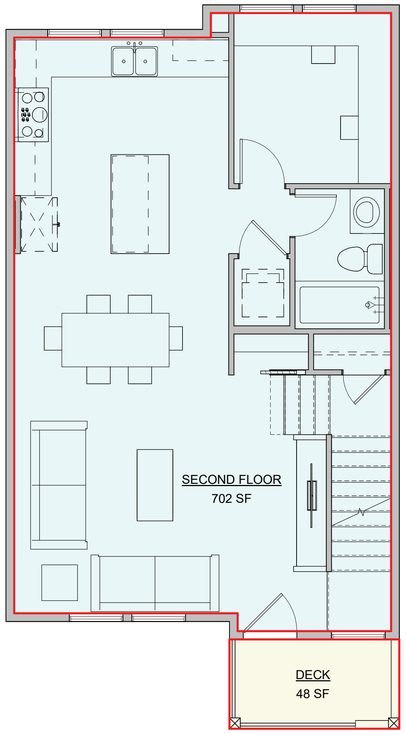
A0.7

NET AREA LEGEND

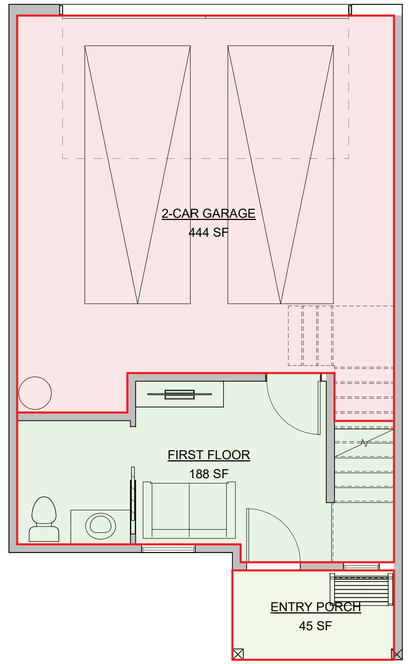
- DECK
- SECOND FLOOR



2 PLAN 1 SECOND FLOOR PLAN, ELEVATION A 1
1/4" = 1'-0"

NET AREA LEGEND

- 2-CAR GARAGE
- ENTRY PORCH
- FIRST FLOOR



1 PLAN 1Y FIRST FLOOR PLAN, ELEVATION A 1
1/4" = 1'-0"

NET AREA

MEASURED FROM INSIDE FACE OF STUD WALL.

PLAN 1Y - 3 BR / 3.5 BA

Name	AREA (SF)
FIRST FLOOR	188
SECOND FLOOR	702
THIRD FLOOR	634
TOTAL LIVING AREA	1524

2-CAR GARAGE	444
DECK	48
DECK	48
ENTRY PORCH	45
ROOF DECK	341

PLAN 1 - 3 BR / 4 BA

Name	AREA (SF)
FIRST FLOOR	190
SECOND FLOOR	702
THIRD FLOOR	634
TOTAL LIVING AREA	1526

2-CAR GARAGE	443
DECK	47
DECK	48
ENTRY PORCH	48
ROOF DECK	341

FLOOR AREA DIAGRAMS

0 4 8 16 32

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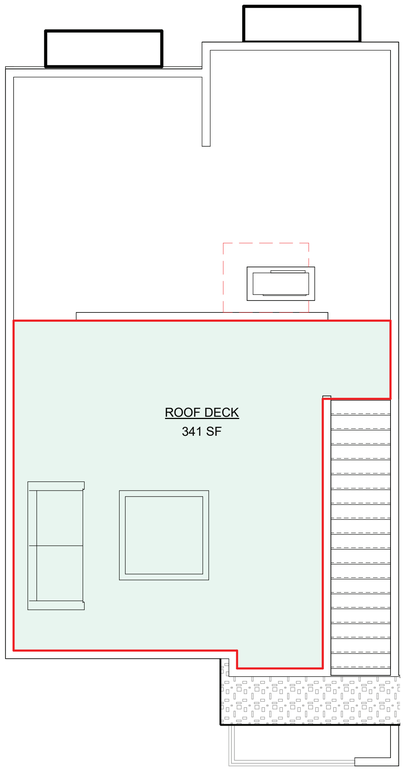
A0.8

NET AREA LEGEND

ROOF DECK

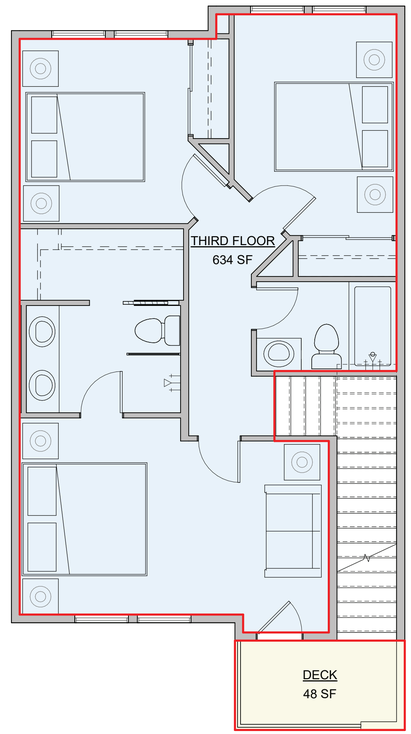


2 PLAN 1 ROOF PLAN, ELEVATION A 1
1/4" = 1'-0"

NET AREA LEGEND

DECK

THIRD FLOOR



1 PLAN 1 THIRD FLOOR PLAN, ELEVATION A
1/4" = 1'-0"

NET AREA

MEASURED FROM INSIDE FACE OF STUD WALL.

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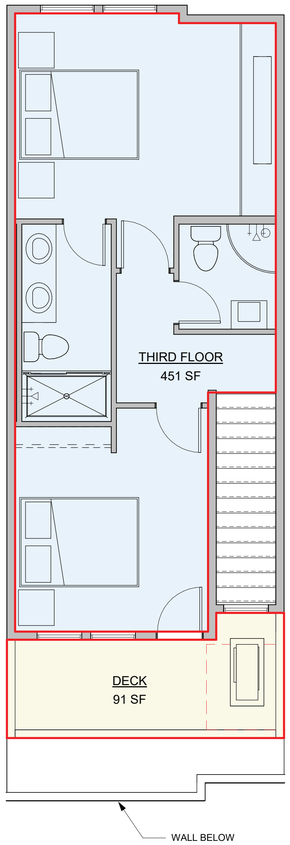
NET AREA LEGEND

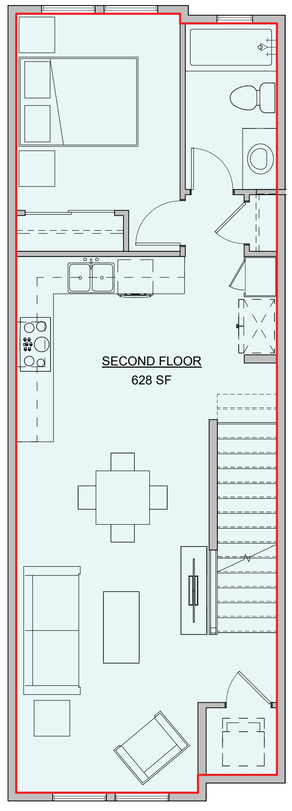
- DECK
- THIRD FLOOR



3 PLAN 2 THIRD FLOOR PLAN, ELEVATION A
1/4" = 1'-0"

NET AREA LEGEND

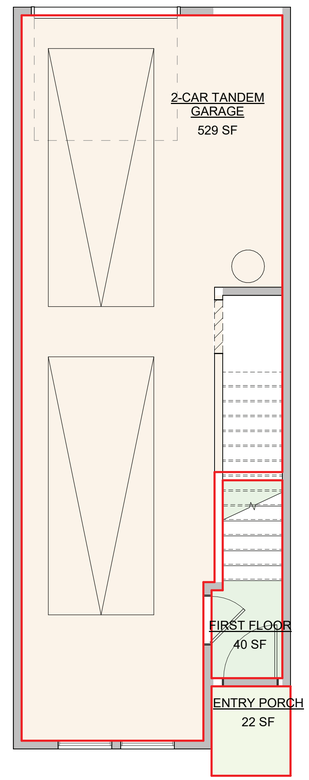
- SECOND FLOOR



2 PLAN 2 SECOND FLOOR PLAN, ELEVATION A
1/4" = 1'-0"

NET AREA LEGEND

- 2-CAR TANDEM GARAGE
- ENTRY PORCH
- FIRST FLOOR



1 PLAN 2 FIRST FLOOR PLAN, ELEVATION A
1/4" = 1'-0"

NET AREA
MEASURED FROM INSIDE FACE OF STUD WALL.

PLAN 2 - 3 BR / 3 BA

Name	AREA (SF)
FIRST FLOOR	40
SECOND FLOOR	628
THIRD FLOOR	451
TOTAL LIVING AREA	1119

2-CAR TANDEM GARAGE	529
DECK	91
ENTRY PORCH	22

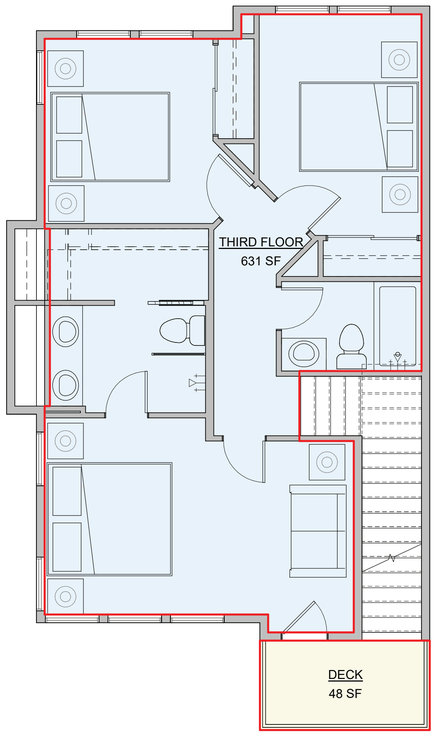
FLOOR AREA DIAGRAMS

0 4 8 16 32

NET AREA LEGEND

DECK

THIRD FLOOR



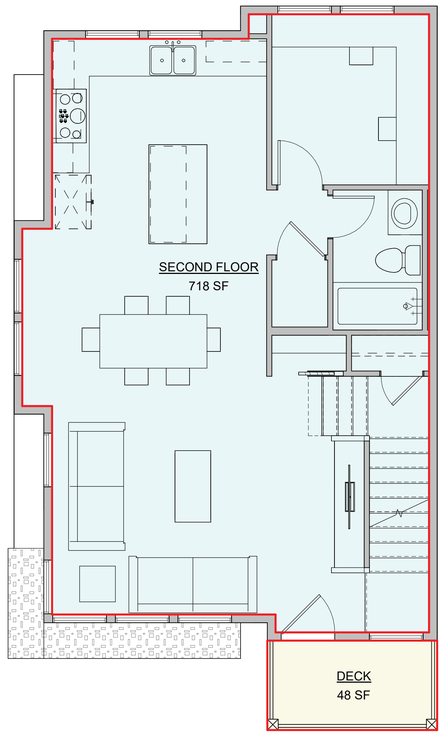
PLAN 1X (END UNIT VARIATION)
PARTIAL THIRD FLOOR PLAN

3 1/4" = 1'-0"

NET AREA LEGEND

DECK

SECOND FLOOR



PLAN 1X (END UNIT VARIATION)
PARTIAL SECOND FLOOR PLAN

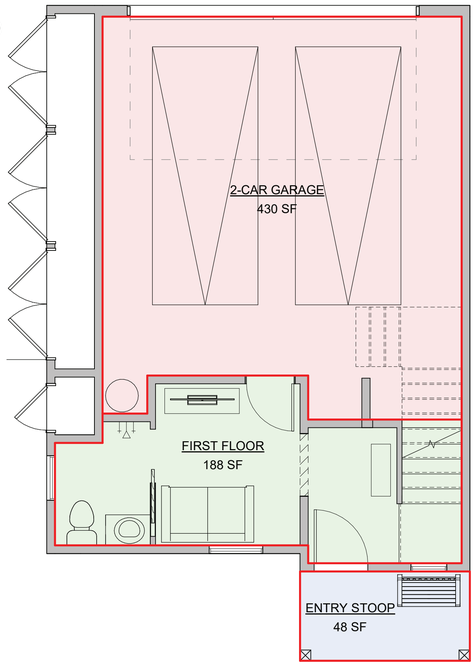
2 1/4" = 1'-0"

NET AREA LEGEND

2-CAR GARAGE

ENTRY STOOP

FIRST FLOOR



PLAN 1X (END UNIT VARIATION)
PARTIAL FIRST FLOOR PLAN

1 1/4" = 1'-0"

NET AREA

MEASURED FROM INSIDE FACE OF STUD WALL.

PLAN 1X - 3 BR / 4 BA

Name	AREA (SF)
FIRST FLOOR	188
SECOND FLOOR	718
THIRD FLOOR	631
TOTAL LIVING AREA	1537

2-CAR GARAGE	430
DECK	48
DECK	48
ENTRY STOOP	48
ROOF DECK	281

FLOOR AREA DIAGRAMS

0 4 8 16 32

BKF

ANYI LANDSCAPE STUDIO

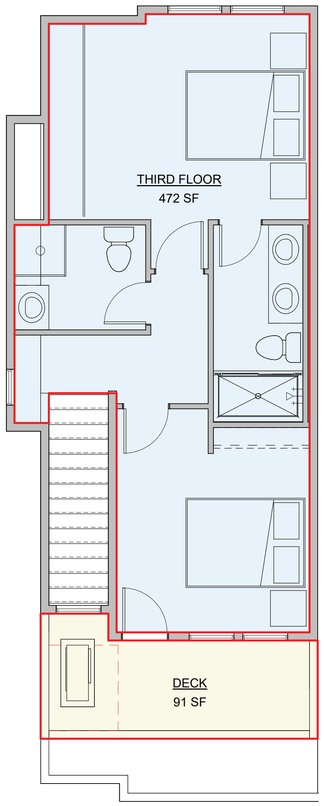
DAHLIN

JOB NO. 1447.003
DATE 07-21-2023
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

NET AREA LEGEND

DECK

THIRD FLOOR

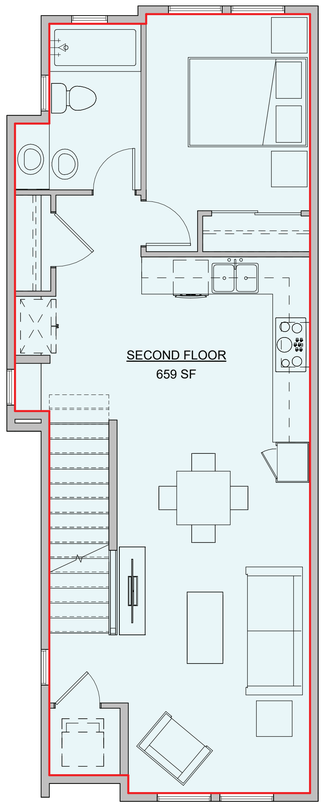


PLAN 2X (END UNIT VARIATION)
PARTIAL THIRD FLOOR PLAN

3 1/4" = 1'-0"

NET AREA LEGEND

SECOND FLOOR



PLAN 2X (END UNIT VARIATION)
PARTIAL SECOND FLOOR PLAN

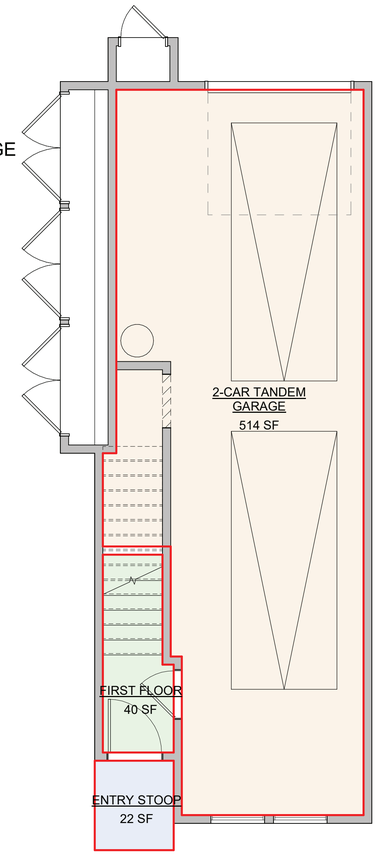
2 1/4" = 1'-0"

NET AREA LEGEND

2-CAR TANDEM GARAGE

ENTRY STOOP

FIRST FLOOR



PLAN 2X (END UNIT VARIATION)
PARTIAL FIRST FLOOR PLAN

1 1/4" = 1'-0"

NET AREA

MEASURED FROM INSIDE FACE OF STUD WALL.

PLAN 2X - 3 BR / 3 BA

Name	AREA (SF)
FIRST FLOOR	40
SECOND FLOOR	659
THIRD FLOOR	472
TOTAL LIVING AREA	1171

2-CAR TANDEM GARAGE	514
DECK	91
ENTRY STOOP	22

FLOOR AREA DIAGRAMS

0 4 8 16 32

BKF ANYI LANDSCAPE STUDIO DAHLIN

JOB NO. 1447.003
DATE 07-21-2023

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

		4.1 Planning and Design	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Storm water drainage and retention during construction (less than one acre)	4.106.2				□							
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.14.070/ A4.106.2.3				□							
	Mandatory	Grading and paving	4.106.3				□							
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4				□							
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.14.070/ A4.106.5				□							
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8				□							
	Mandatory	EV Charging: New single family residences	PAMC 16.14.420/ A4.106.8.1											
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2											
	Mandatory	EV Charging: New Hotels	PAMC 16.14.420/A4.106.8.3											
	Mandatory	Bicycle Parking [MF] (locally amended)When an addition or change of use results in increased parking	PAMC 18.54.060/ A4.106.9											
Electives (choose 4)	Elective	Site selection	A4.103.1				□							
	Elective	Community connectivity	A4.103.2				□							
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.090/ A4.104.1				□							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.130/ A4.105.1				□							
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.130/ A4.105.2				□							
	Elective	Soil analysis	A4.106.2.1				□							
	Elective	Soil protection	A4.106.2.2				□							
	Elective	Landscape design	A4.106.3				□							
	Elective	Vegetated roof	A4.106.6				□							
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7				□							
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.170/ A4.106.10				□							
	Elective	Innovative concepts and local environmental conditions	A4.108.1				□							
PAMC 16.17 Energy Reach Code														
Mandatory	Mandatory	**Effective April 1, 2020:** All-Electric Design with performance approach specified within the 2019 California Energy Code shall be used to demonstrate the energy budget calculated for the proposed design building is no greater than the energy budget calculated for the Standard Design Building. Exception: Detached newly constructed Accessory Dwelling Units, ADU's	PAMC 16.17.110/ 2016 Title 24, Part 6			Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.	□							
4.3 Water Efficiency and Conservation														
Mandatory	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1				□							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2				□							
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1				□							
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2				□							
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1				□							
	Mandatory	Indoor Water Use: [MF] Lavatory faucets in common and public use areas (0.5 gpm at 60 psi)	4.303.1.4.2				□							
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3				□							
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4				□							
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2019 Plumbing Code)	4.303.2				□							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1				□							
	Mandatory	Recycled water supply systems [N]	4.305.1				□							
	Tier 2 Mand.	Recycled water for landscape irrigation [MF only][AA] (when landscape >1,000 sq. ft)	PAMC 16.14.230/ A4.305.3				□							
Electives (choose 3)	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1				□							
	Elective	Alternate water sources for nonpotable applications	A4.303.2				□							
	Elective	Appliances	A4.303.3				□							
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4				□							
	Elective	Hot water recirculation systems	A4.303.5				□							
	Elective	Rainwater catchment systems	A4.304.1				□							
	Elective	Potable water elimination	A4.304.2				□							
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.220/ A4.304.3				□							
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.230/ A4.305.1				□							
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.230/ A4.305.2				□							
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.230/ A4.305.3				□							
	Elective	Innovative concepts and local environmental conditions	A4.306.1				□							
4.4 Material Conservation and Resource Efficiency														
Mandatory	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 / A4.405.3.1				□							
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1				□							
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of 65%)	PAMC 16.14.260/ 4.408.1				□							
	Mandatory	Construction waste management plan in Green Halo	A4.408.2				□							
	Mandatory	Waste management company	4.408.3				□							
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1				□							
	Mandatory	Recycling by occupants (≥ 5 multi-family units)	4.410.2				□							
Electives (choose 4)	Elective	Reduction in cement use - 25%	PAMC 16.14.250/ A4.403.2				□							
	Elective	Efficient framing techniques - Lumber size	A4.404.1				□							
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2				□							
	Elective	Efficient framing techniques - Building systems	A4.404.3				□							
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4				□							
	Elective	Prefinished building materials	A4.405.1				□							
	Elective	Concrete floors	A4.405.2				□							
	Elective	Use of building materials from rapidly renewable sources	A4.405.4				□							
	Elective	Drainage around foundations	A4.407.1				□							
	Elective	Roof drainage	A4.407.2				□							
	Elective	Flashing details	A4.407.3				□							
	Elective	Material protection	A4.407.4				□							
	Elective	Door protection	A4.407.6				□							
	Elective	Roof overhangs	A4.407.7				□							
	Elective	Innovative concepts and local environmental conditions	A4.411.1				□							

		4.5 Environmental Quality	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Fireplaces shall be direct-vent sealed combustion type (all-electric on of after April 1, 2020)	4.503.1				□							
	Mandatory	Covering of duct openings, protection of mechanical equipment during construction	4.504.1				□							
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1				□							
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2				□							
	Mandatory	Aerosol paints and coatings	4.504.2.3				□							
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4											
	Mandatory	Carpet systems compliant with VOC limits	4.504.3											
	Mandatory	Carpet cushion	4.504.3.1				□							
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2				□							
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.14.070/ A4.504.2				□							
	Mandatory	Composite wood products	4.504.5				□							
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2				□							
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1				□							
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3				□							
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1				□							
		1. ENERGY STAR fans ducted to outside of building.												
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system												
		3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max												
	Mandatory	Heating and air conditioning system design	4.507.2				□							
	Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.410											
Electives (1)	Elective	Compliance with formaldehyde limits	PAMC 16.14.265/ A4.504.1											
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3											
	Elective	Construction filters [HR]	A4.506.2											
	Elective	Direct-vent appliances	A4.506.3				□							
	Elective	Innovative concepts and local environmental conditions.	A4.509.1				□							

Legend:

Y - Yes; the measure is in the scope of work
N - No; the measure is not in the scope of work
PAMC - Palo Alto Municipal Code; locally amended
[N] - New Construction
[MF] - Multi-family dwellings
[AA] - Additions and alterations

ADU Exception:
Free standing detached Accessory Dwelling Units of new construction shall meet the following:
1. California Green Building Standards Code Mandatory plus Tier 2 prerequisite requirements.
2. No Planning and Design electives.
3. Two (2) Water Efficiency and Conservation electives.
4. Two (2) Material Conservation and Resource Efficiency electives.

The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here _____.

Special Inspector Acknowledgement

The project will be verified by a RESIDENTIAL GREEN BUILDING SPECIAL INSPECTOR

I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective measures claimed. I have reviewed and understand the after-construction requirements below.

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Certified Energy Analyst Acknowledgement

The project will be verified by a CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE ON APRIL 1, 2020

The Certificate of Compliance shall be prepared and signed by a Certified Energy Analyst and the energy budget for the Proposed Design shall be no greater than the Standard Design Building.

I am a Certified Energy Analyst with the California Association of Building Energy Consultants as of the date of submission of a Certificate of Compliance as required under Section 10-103 of the Building Energy Efficiency Standards for Residential and Non-Residential Buildings.

Signature (Certified Energy Analyst)

Print Name

Phone or Email

SECTION TO BE COMPLETED AFTER CONSTRUCTION

After construction is complete submit the following at the City Development Center to schedule your final inspection:

- ☐ Construction debris receipts from an approved facility using Green Halo.
- ☐ If HERS testing was required per the homes energy report, attach the completed forms.
- ☐ If there were alterations during construction that impacted the energy report (i.e. R values, U factors, Equipment Types) rerun the report and attach it.

I certify that:

- ☐ CALGreen inspections were performed throughout construction.
- ☐ The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final inspection.
- ☐ Through a combination of onsite inspections and confirmation from the Contractor there have been no alterations that impacted the energy report for the home, unless the new report is provided as an attachment.

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

CITY STAMPS ONLY

2019 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN

739 SUTTER AVENUE MAJOR ARCHITECTURAL REVIEW SET - RESUBMITTAL 2

GE SUN

BKF | ANYI LANDSCAPE STUDIO | DAHLIN

JOB NO. 1447.003
DATE 07-21-2023
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

ARBORICULTURE and URBAN FORESTRY

August 18, 2022

Grace Li
77 Birch LLC
PO BOX 6563
San Mateo CA 94403

Subject: **DRAFT Arborist Report**
739 Sutter Ave., Palo Alto CA

Dear Mrs. Li:

You are proposing to redevelop the 739 Sutter Ave. site, in Palo Alto California. Woodreeve Consulting was asked to prepare an **Arborist Report** to meet the City of Palo Alto requirements. This letter responds to that request.

Summary

Eight trees were assessed at the 739 Sutter Ave. site, including 2 street trees (#1 and 2), on-site tree #3 and off-site trees #4-8. Condition of the trees was primarily fair, with off-site tree #4 dead and off-site tree #6 in poor condition.

Trees #1 and 2 qualified as *Protected* under Palo Alto Municipal Code, Title 8, Chapter 8.04 Street trees, Shrubs and Plants by virtue of being located on City property.

Redevelopment of the site into 12 residential units will require the removal of trees #1-3, due to impacts from the proposed bioretention. Off-site trees #4-8 can be preserved and are expected to tolerate impacts from the proposed walkway and storm drain located between the trees and the building approximately 12' from the property line Table 2 (page 6).

None of the trees identified for preservation qualified as *Protected* and do not require require protection with fencing at the City prescribed distance of 10x the trunk diameter (as described in the Tree Technical Manual and shown on Sheet T1). However, Specific and General Tree Preservation Guidelines are provided on page 6/7.

Project and Site Description

The site is a one-story apartment building set back from Sutter Avenue. Each unit has a small yard, and the property has minimal landscaping. Three trees were located along the Sutter Ave. frontage, with #1 on City property, #2 straddling the property line and #3 on-site. The remaining 5 trees were located off-site along the northwestern fence line.

The project proposes to demolish the existing structure and redevelop the site into 12 residential units. Walkways would be located along the northeastern and northwestern property boundaries, with the driveway in the existing location along the southern boundary. Bioretention would be installed along the Sutter Ave. frontage, and joint trench and sanitary sewer would be located in the driveway.

Regulatory Context

The City of Palo Alto Municipal Code, Title 8, Chapter 8.04 Street trees, Shrubs and Plants protects all street trees, shrubs, and plants growing in any street, park or public place in the City. A permit is required to prune, remove, or alter any such tree, shrub or plant.

Table 1: Suitability for Conservation, continued
739 Sutter Ave., Palo Alto CA

Low	These are trees in decline or with structural defects that can't be managed. The tree may be inappropriately located on the site, requiring ongoing management, often to the detriment of tree health and structure. Any benefits the tree provides are limited and outweighed by the costs of management.	English walnut #4, privet #5 and callery pear #6 (all off-site) were of Low suitability for conservation.

Project Impacts

The project proposes to demolish the existing structure and redevelop the site into 12 residential units. Walkways would be located along the northeastern and northwestern property boundaries, with the driveway in the existing location along the southern boundary. Bioretention would be installed along the Sutter Ave. frontage, and joint trench and sanitary sewer would be located in the driveway.

I reviewed the following plan(s) to estimate impacts to the trees. The plans included sufficient information about the proposed changes, including trunk locations for on-site trees, to make an accurate assessment of impacts to the trees.

- Preliminary Site and Grading Plan (Sheet C2) , prepared by BKF Engineers (dated 4.29.2022).
- Preliminary Utility Plan (Sheet C3), prepared by BKF Engineers (dated 4.29.2022).

Retained Trees
All 5 off-site trees would be retained under the current design, including #4-8. None of the trees identified for preservation qualified as *Protected* trees. Table 2 (following page) provides the disposition, protected status and recommended action for each tree with color-coding to help clarify the severity of the potential impacts.

In general, off-site trees #4-7 will be exposed to limited impacts within 3 to 8 feet of their trunks. A new walkway would be constructed approximately 2.5 feet from the property line, in the area where the existing walkway is located. Excavation for a new storm drain would occur approximately 7 feet from the property line. Off-site tree #4 is already dead and I expect off-site trees #5-8 to tolerate any root loss associated with grading for the walkway and excavation for the storm drain.

Off-site tree #8 would be located an estimated 12' from the proposed storm drain trench and is also expected to tolerate the impacts of the proposed changes.

Specific and general ***Tree Preservation Recommendations*** are provided at the end of this document. Successful tree preservation is predicated on all contractors being aware of and required to follow the ***Tree Preservation Recommendations***.

The City of Palo Alto Municipal Code, Title 8, Chapter 8.10 Tree Preservation and Management Regulations protects certain species of trees located on private property. A permit is required for the removal of any *Protected* tree, defined as:

1. Any *Quercus agrifolia* (coast live oak) or *Quercus lobata* (valley oak) which is ≥11.5" in diameter or more when measured at 4.5' above natural grade,
2. Any *Sequoia sempervirens* (coast redwood) that is 18" in diameter or more when measured at 4.5' above natural grade,
3. A Heritage tree designated by the City Council.

Project Limitations
Trees #4-8 were located off-site and I was not able to measure trunk diameters nor inspect the lower portions of the trees. As such, diameters were estimated, and condition was based on those portions I was able to inspect.

The following plans were reviewed relative to the proposed development. These plans, especially if labeled 'Schematic', 'Preliminary' or 'Draft', do not typically include all the information required to make a complete and thorough assessment of impacts to trees. If plans are preliminary, the Arborist Report is considered preliminary.

- Preliminary Site and Grading Plan (Sheet C2) , prepared by BKF Engineers (dated 4.29.2022).
- Preliminary Utility Plan (Sheet C3), prepared by BKF Engineers (dated 4.29.2022).

Tree Resource and Condition

I visited the site on August 15, 2022. A total of 8 trees were assessed. The following photos and descriptions provide an overview of the trees and their health and structure. Descriptions of individual trees are provided in the ***Tree Data Form*** and locations are shown on the ***Tree Location Map*** (see attachments).

Photo 1 (L): Looking north at trees #1-3 (L to R). Tree #1 was on City property, #2 straddled the property line and #3 was located on the project site. These three mature evergreen maples were growing along Sutter Ave. and had trunk diameters between 18" and 20".

Condition of all three trees was fair, primarily as a result of being topped for overhead utility line clearance. A small amount of dieback was present in their upper crowns in the area of the pruning.

Removed Trees
Street trees #1 and 2 and on-site tree #3 would be directly impacted by the proposed bioretention basins proposed along the Sutter Ave. frontage, requiring their removal. The basins would essentially be at the base of trees #1 and 2 to the northwest, and tree #3 would be within the walkway and impacted by trenching for the bioretention basin. Trees #1 and 2 qualified as *Protected* trees.

Table 2: Assessment of Impacts and Recommendations
739 Sutter Ave., Palo Alto CA

Tree #	Species	Diameter	Protected	Disposition	Impacts
1	Evergreen maple	24	Yes	Remove	Bioretention within 1x DBH
2	Evergreen maple	18	Yes	Remove	Bioretention within 1x DBH
3	Evergreen maple	20	No	Remove	Within Bioretention & walkway
4	English walnut	6,5,5,5	No	**Preserve**	Walkway w/ in 1x DBH, SD w/ in 3x DBH
5	Privet	8,8,6	No	**Preserve**	Walkway w/ in 1x DBH, SD w/ in 3x DBH
6	Callery pear	8	No	**Preserve**	Walkway w/ in 3x DBH, SD w/ in 5x DBH
7	Callery pear	10	No	**Preserve**	Walkway w/ in 3x DBH, SD w/ in 5x DBH
8	Callery pear	12	No	**Preserve**	Walkway w/ in 5x DBH

Color coding:
Root loss within 1x DBH | Root loss within 3x DBH
Root loss within 2x DBH | Root loss ≥5x DBH

Tree Preservation Recommendations

Preservation of trees during construction requires a deliberate and concerted effort from the planning stage, through demolition and construction and installation of plants and irrigation. Every contractor on the project must be made aware of the following recommendations for the protection of trees identified for preservation if the trees are to remain an asset and continue to provide benefits to the site for years to come.

Damage to trees on construction sites is typically associated with root injury and loss. Direct injury severs roots while indirect injury, such as soil compaction, creates an inhospitable environment for root growth. The following are meant to help reduce the potential for all tree damage.

Specific Tree Preservation Requirements
The primary recommendations for preservation of trees at the 739 Sutter Ave. site include:

- In this case, none of the trees proposed for preservation qualified as *Protected* and all were located off-site. As such, the trees do not require protection with fencing at the City prescribed distance of 10x the trunk diameter (as described in the Tree Technical Manual and shown on Sheet T1).
- Install sturdy fences around trees #4-8, enclosing those portions of their driplines that extend over the development site. I highly recommend 6' chain link on posts driven into the ground to minimize the potential for contractors to walk, store equipment and/or materials beneath trees to be preserved.
- Tree Protection Fencing shall be maintained in place until site work in the area commences (including sidewalk and storm drain line). Fencing shall be temporarily removed while site work occurs under supervision and direction of the Consulting Arborist.
- Have the Consulting Arborist present prior to excavations for the new garage foundation to help guide and monitor root pruning activities.

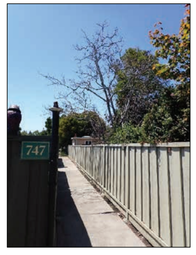


Photo 3 (L): Looking southwest along the fence line at English walnut #4. The tree was located just off-site and was dead.

Photo 4 (below): Looking northwest at off-site trees #5-8. These were all semi-mature and located off-site.

Condition was fair for privet #5 and celery pears #7 and 8. Callery pear #6 was in poor condition. The structures of all of the trees had been affected by topping.

General Tree Preservation Requirements
In addition to the specific recommendations provided above, the following general recommendations are designed to minimize impacts to trees from site demolition, grading, utility work and construction.

Any work within the designated **TREE PROTECTION ZONE** must be approved and monitored by the Consulting Arborist. If fences have been erected at the limit of the **TREE PROTECTION ZONE** the fences will be ***temporarily*** removed and work performed under the direct supervision of the Consulting Arborist. Fences will be replaced following completion of the work based on the recommendations of the Consulting Arborist.

Design phase
1. The Consulting Arborist must review all plans to adequately assess impacts to trees. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.
2. ***Tree Preservation Recommendations*** prepared by the Consulting Arborist should be included on all plans.
3. Plan to protect the soil/roots between trees #4-8 and the adjacent construction by placing 3-4" of wood chips, rock or metal plates in the area between the tree and the proposed work (within the **TREE PROTECTION ZONE** described in #4).
4. Establish a **TREE PROTECTION ZONE** (**TPZ**) for trees to be preserved, in which no disturbance is permitted. **TREE PROTECTION ZONES** for trees #4-8 shall be established at their driplines and enclose those portions of their driplines that extend over the development site. No grading, excavation, construction or storage of materials shall occur within that zone.
5. Underground services including utilities, sub-drains, water or sewer shall be routed around the **TREE PROTECTION ZONE**. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
6. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**.

Pre-demolition and construction phase
1. The demolition contractor and construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. For trees #4-8 completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link and are to remain until all grading, construction and landscaping is completed. Place weather proof signs, 2' x 2', on the fencing that read "**TREE PROTECTION ZONE** Keep Out" (eg. one sign for each of the four compass points).
3. Prune trees to be preserved to provide construction clearance, clean the crowns of dead branches and correct defects in structure.

Protected status
Trees #1 and 2 met the City of Palo Alto criteria for a *Protected* tree, per Municipal Code Title 8, Chapter 8.04 Street trees, Shrubs and Plants. Both trees were located on City property.

Suitability for Conservation
Irrespective of impacts from development, some trees are inappropriate for retention. Suitability for conservation ratings incorporate tree health, structure, species characteristics, tree age and longevity and tree-site conflicts. The goal is to identify trees that are healthy, well-structured and that can tolerate impacts from proposed site changes.

Factors affecting Suitability for Conservation ratings, include:

- ***Tree health and structure***: The better the health and structure, the more tolerant of development impacts and the less likely the tree will fail.
- ***Species characteristics***: Species differ in their tolerance to root loss, grade changes, hydrological changes and pruning. In addition, some species are listed as invasive, as defined by the California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) and are considered inappropriate for retention.
- ***Tree age and longevity:*** Older trees are less capable of responding to site changes and disturbance and can be expected to have shorter life-spans than younger trees.
- ***Tree-Site Conflicts:*** Where large-growing species have been planted in tight spaces or beneath overhead utilities and require ongoing maintenance (root or crown pruning), they may not be appropriate for retention. The tree may have simply outgrown the available space or the species may produce fruit/litter that represents a mismatch between the tree and its planting location.

Table 1 provides a summary of the Suitability for Conservation ratings. Trees in the High category represent the best opportunities for successful tree preservation. Those in the moderate category may be preserved but will require more space, management and monitoring to successfully preserve. I generally do not recommend retaining trees in the Low category.

Table 1: Suitability for Conservation
739 Sutter Ave., Palo Alto CA

High	These are healthy, well-structured trees that can be expected to continue to provide benefits for many years.	None of the trees were considered Highly suitable for conservation.
Moderate	These are trees with moderate health and structural defects that can be managed but which may not be correctable. They can be expected to continue to provide benefits, but may have a shorter life-expectancy and require more management than Highly suitable trees.	Evergreen maple street trees #1-3 and off-site callery pears #7 and 8 were of Moderate suitability for conservation.

4. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2017) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife Code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Construction phase
1. Any contractor working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. Any excavation that is expected to encounter tree roots must be approved and monitored by the Consulting Arborist. Roots shall be cut by manually exposing roots and pruning all roots ≥2" in diameter with a **sharp** saw. The Consulting Arborist will identify where root pruning is required and monitor all root pruning activities.
3. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
4. Fences have been erected to protect trees to be preserved. Fences define a specific **TREE PROTECTION ZONE** for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
5. Construction trailers, traffic and storage areas must remain outside the **TREE PROTECTION ZONE** at all times.
6. All underground utilities, drain lines or irrigation lines shall be routed outside the **TREE PROTECTION ZONE**. If lines must traverse through the **TPZ**, the excavation shall be performed by hand or with compressed air or water. Where possible, roots shall be tunneled or bored under as directed by the Consulting Arborist.
7. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE** (fenced area).
8. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.

End requirements

ARBORIST REPORT

739 SUTTER AVENUE SB 330 / MAJOR ARCHITECTURAL REVIEW SET

GE SUN

BKF | ANYI LANDSCAPE STUDIO | DAHLIN

JOB NO. 1447.003
DATE 07-07-2023
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0.14

General Limitations

- My assessment of the trees is based on a visual evaluation of external conditions and defects observable from the ground. While defect-free trees do fail, especially under extreme wind loading or wind and rain, identifying trees with observable defects is a critical step in enhancing safety.
- Trees are dynamic, living entities that change over time. My assessment of the tree(s) is based on their condition at the time of my inspection. Trees should be inspected annually to monitor for changes in health and structure and following storms. Initiating these inspections is the tree owner/manager's responsibility.
- Trees require management to perform well in a giving setting. Periodic pruning, mulching, pest management and irrigation are typically required.
- Any legal description provided to the consultant is assumed to be correct.
- Care has been taken to obtain all information from reliable sources; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
- Sketches, drawings, and photographs in this report are intended for visual aids. They are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise.
- Information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection.
- The inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring.

Woodreeve Consulting

John Leffingwell
Board Certified Master Arborist #WE-3966B
Registered Consulting Arborist #442

Exhibits: ***Tree Data Form***

Tree Location Map

Tree Data

739 Sutter Ave.
Palo Alto, California
August 2022

WOODREEVE CONSULTING

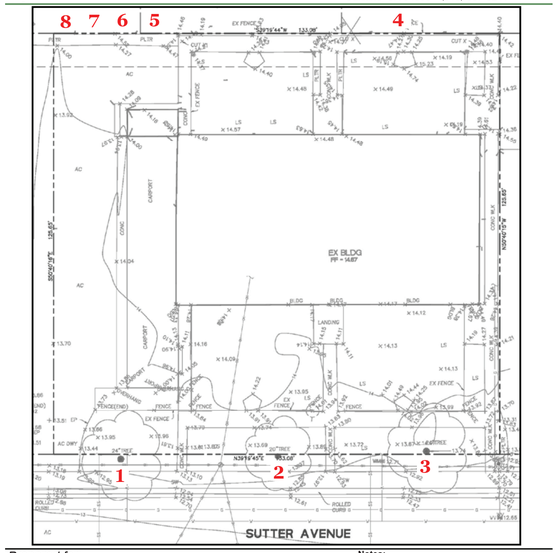
TREE No.	SPECIES	TRUNK DIAMETER (in inches)	PROTECTED	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR CONSERVATION	COMMENTS	Driplines (ft.) N.	S.	E.	W.
1	Evergreen maple	24	Yes	3	Moderate	Multiple attachments at 5'; good form; topped for overhead utilities; twig dieback.	18	15	18	15
2	Evergreen maple	18	Yes	3	Moderate	Codominant trunks at 5'; good form; topped for overhead utilities; dieback in upper crown.	12	15	15	12
3	Evergreen maple	20	No	3	Moderate	Multiple attachments at 7'; good form; topped for overhead utilities; sparse upper crown.	20	15	18	15
4	English walnut	6,5,5,5	No	0	Low	Off-site, no tag; dead.	0	10	10	0
5	Privet	8,8,6	No	3	Low	Off-site, no tag; multiple attachments at 3'; topped.	0	10	8	0
6	Callery pear	8	No	2	Low	Off-site, no tag; topped; poor form & structure.	0	8	8	0
7	Callery pear	10	No	3	Moderate	Off-site, no tag; crowded; narrow form; topped.	0	10	10	0
8	Callery pear	12	No	3	Moderate	Off-site, no tag; crowded; one sided S.; topped.	0	12	8	0

Tree Location Map

739 Sutter Avenue
Palo Alto, CA

August 2022

WOODREEVE CONSULTING
5627 Telegraph Ave., Suite #385
Oakland, CA 94609—(510) 387-5241



Prepared for:

Grace Li
San Mateo, CA

Notes:

- Map is not to scale
- Base map provided by BKF Engineers
- Numbered tree locations are approximate.

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 protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**
For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Planning Division, 250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2441
http://www.cityofpaloalto.org

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 disclosure statement must accompany all building permit applications that include exterior work, all demolition or grading permit applications, or other development activity.

PROPERTY ADDRESS: 739 Sutter Avenue, Palo Alto

Are there Regulated[1] trees on or adjacent to the property? ☑ **YES** ☐ **NO** (If no, proceed to Section 4)

[Sections 1- 4 MUST be completed by the applicant. Please circle and/or check where applicable.]

1. Where are the trees? Check those that apply. **(Plans must be submitted showing over 4" diameter trees)**
   - ☐ On the property
   - ☐ On adjacent property overhanging the project site
   - ☑ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees[1] **require special protection by a fenced enclosure**, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected[1] or Designated[1] Trees? ☐ **YES** (Check where applicable) ☑ **NO**
   - ☐ Protected Tree (s)
   - ☐ Designated Tree (s)
   - ☐ On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? ☑ **YES** ☐ **NO**
*If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM[2], Section 6.25). Attach this report to Sheet T-1,:Tree Protection, its Part of the Plan!", per Site Plan Requirements.*

4. Are the Site Plan Requirements** completed? ☑ **YES** ☐ **NO**

**Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - http://www.cityofpaloalto.org/trees/forms.htm (See also TTM[2], Section 2.15 for area to be fenced)

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.

Signature: [signature] (Prop. Owner or Agent) Print: Ge Sun Date: 6/29/23

FOR STAFF USE:

Protective Fencing
Sections 5-6 must be **completed by staff** for the issuance of any development permit (demolition, grading or building permit).

5. Protected Trees. The specified tree fencing is in place. A written statement is attached verifying that protective fencing is correctly in place around protected and/or designated trees. (N/A if there are no protected trees, check here ☐) ☐ YES ☐ NO

6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. (N/A if there are no street trees, check here ☐.) ☐ YES ☐ NO

[1] Regulated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees – commercial or non-residential property trees, which are part of an approved landscape plan.
[2] Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html

S:Plan/Pladiv/Arborist/Tree Protection Info/Tree Disclosure Statement — Revised 08/06

City of Palo Alto
250 Hamilton Avenue, Palo Alto, CA 94301

Search: Advanced — Browse By Topic
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City-owned Trees
Privately-owned Trees
About the Tree Ordinance
Title 8.10
Heritage Trees
Forms
Tree Technical Manual
FAQs
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Resources

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF, 87KB)
- Intent and Purpose (PDF, 1.05MB)
- Introduction - Use of Manual (PDF, 1.05MB)
- Section 1.0 - Definitions (PDF, 96KB)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 105KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 84KB)

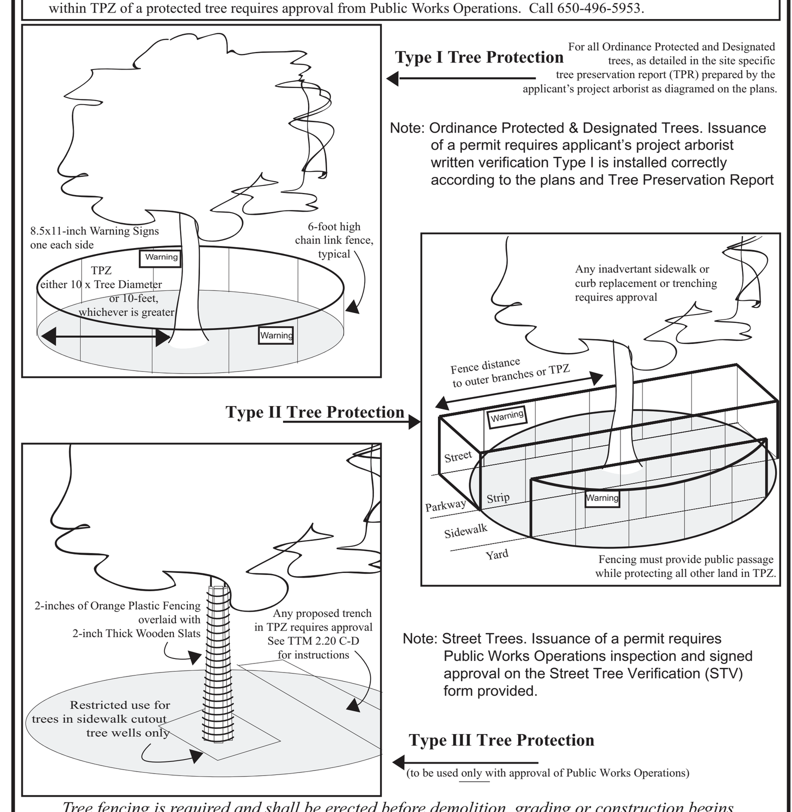
View ALL sections:

- Tree Technical Manual - Full (PDF, 1.84MB)

APPENDICES
A. Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations
B: Tree City - USA
C: ISA Hazard Evaluation Form
D: List of Inherent Failure Patterns for Selected Species (Reference source)
E: ISA Tree Pruning Guidelines (PDF, 1.85MB)
F: Tree Care Safety Standards, ANSI Z133.1-1994 (Reference source)
G: Pruning Performance Standards, ANSI A300-1995 (Reference source) H: Tree Planting Details, Diagram 504 & 505
I: Tree Disclosure Statement
J: Palo Alto Standard Tree Protection Instructions

For written specifications associated with illustrations below, see Public Works Specifications Section 31
Detailed specifications are found in the Palo Alto Tree 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 Technical Manual Sec 2.15(E).
- Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), 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 — For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report

Type II Tree Protection

Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

Type III Tree Protection (to be used only with approval of Public Works Operations)

Tree fencing is required and shall be erected before demolition, grading or construction begins.

Rev	By	Date		
0	DWH	12/14/92	Tree Protection During Construction	Approved by: Dave Dockter
01	D.D.	08/04/04		PE No.
02	D.D.	08/10/06		Date 2006
Scale: NTS			City of Palo Alto Standard	Dwg No. 605

APPENDIX J

PALO ALTO
STREET TREE PROTECTION INSTRUCTIONS
--SECTION 31--

31-1 General
a. **Tree protection has three primary functions**, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
b. **The Tree Protection Zone (TPZ)** is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

31-2 Reference Documents
a. **Detail 605** – Illustration of situations described below.
b. **Tree Technical Manual (TTM) Forms** (http://www.cityofpaloalto.org/trees/)
   1. Trenching Restriction Zones (TTM, Section 2.20(C))
   2. Arborist Reporting Protocol (TTM, Section 6.30)
   3. Site Plan Requirements (TTM, Section 6.35)
   4. Tree Disclosure Statement (TTM, Appendix J)
c. **Street Tree Verification (STV) Form** (http://www.cityofpaloalto.org/trees/forms)

31-3 Execution
a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.
d. **Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.
e. **'Warning' signs**. A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
f. **Duration**. Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
g. **During construction**
   1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
   2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
   3. The following tree preservation measures apply to all trees to be retained:
      a. No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
      b. The ground under and around the tree canopy area shall not be altered.
      c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION
City of Palo Alto 2004 Standard Drawings and Specifications
Street Tree Verification of Protection, PWE, Section 31 — Revised 08/06

Table 2-2 — Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

1. ☑ **Inspection of Protective Tree Fencing**. For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39).
2. ☑ **Pre-Construction Meeting**. Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).
3. ☑ **Inspection of Rough Grading or Trenching**. Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
4. ☑ **Monthly Tree Activity Report Inspections**. The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are *any revisions* to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
5. ☑ **Special activity within the Tree Protection Zone**. Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
6. ☐ **Landscape Architect Inspection**. For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7. ☐ **List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)
   - * ____________
   - * ____________

City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/852-9289
treeprotection@CityofPaloAlto.org

Verification of Street Tree Protection

Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.

APPLICATION DATE:	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
APPLICANT'S TELEPHONE & FAX NUMBERS:	

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is:	YES ☐ NO* ☐ * If NO, go to #2 below
Inspected by:	
Date of Inspection:	

2. The Street Trees at the above address are **NOT** adequately protected. The following modifications are required: Indicate how the required modifications were communicated to the applicant.	

Subsequent Inspection

Street trees at above address were found to be adequately protected:	YES ☐ NO* ☐ * If NO, indicate in "Notes" below the disposition of case.
Inpsected by:	
Date of Inspection:	

Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	

Return approved sheet to Applicant for demolition or building permit issuance.
S:PWD/OPS/Tree/DS/St.TreeProtect — 5/1706

City of Palo Alto Tree Technical Manual — ADDENDUM 11

Arborist Firm Data Here
email:
RCA/ISA Certified Arborist #WE-000
Contact Cell #:

Monthly Tree Activity Report- *Construction Site*

Inspection Date: ________ **Inspection #**______	**Site address:** ____________ Palo Alto, CA	**Contractor-Main Site Contact Information**	#1: Job site superintendent Company: Email: Job site Office: Cell: Mail:
		Also present:	• ________ • ________
Distribution:	1. City of Palo Alto 2. Others	**Attn: Dave Dockter**	Dave.dockter@cityofpaloalto.org 650-329-2440

Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.

1. Assignment Activity (Demolition/grading/sewer/trenching/foundation/list relevant visits)
   a. Pre-construction meeting requirement with sub-contractors
   b. Inspect to verify that tree protection measures are in place
   c. Determine if field adjustments, watering or plan revisions may be needed
2. Field Observations (general site-wide and list by individual tree number)
   a. Tree Protection Fences (TPF) are …
   b. Trenching has/will occur …
3. Action Items (list site-wide, by tree number and date to be satisfied) and Date Due
   a. Tree Protection Fence (TPF) needs adjusting (tree # x, x, x)
   b. Root zone buffer material (wood chips) can be installed next
   c. Schedule sewer trench, foundation dig with …
4. Photographs (use often)
5. Tree Location Map (mandatory 8.5 x 11 sheet)
6. Recommendations, notes or monitor items for project/staff/schedule
   •
7. Past visits (list carry-over items satisfied/still outstanding)
   •

Respectfully submitted,

Project site arborist
Consultant contact information (Include email, cell#, and mailing)
Cc:

Enter Date — CPA Monthly Tree Activity Report: Type site address here — Page #1 of 1

---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**

City of Palo Alto Tree Protection Instructions are located at http://www.city.palo-alto.ca.us/trees/technical-manual.html

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SPECIAL INSPECTIONS — **PLANNING DEPARTMENT**

TREE PROTECTION INSPECTIONS MANDATORY

PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: ____________

DATE OF 1ST TREE ACTIVITY REPORT: ____________

CITY STAFF: ____________

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT, VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

Apply Tree Protection Report on sheet(s) T-2

Use addtional "T" sheets as needed

Project Data

T-1

All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

STREETSCAPE VIEW

NOTE: Landscape shown for graphical representation only. See landscape drawings for more information on sizing, spacing, and landscape details.

STREETSCAPE SHEET

739 SUTTER AVENUE SB 330 / MAJOR ARCHITECTURAL REVIEW SET

GE SUN

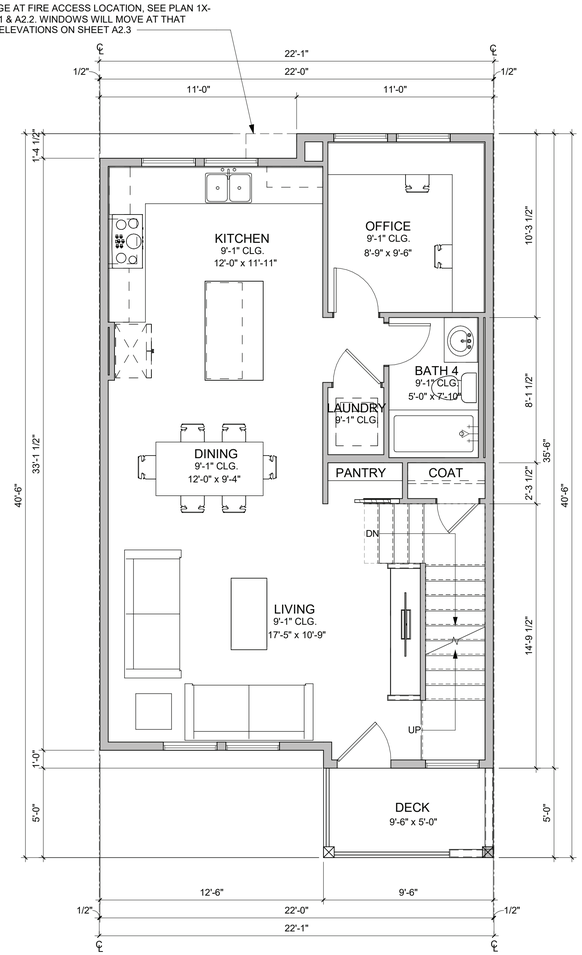
BKF

ANYI LANDSCAPE STUDIO

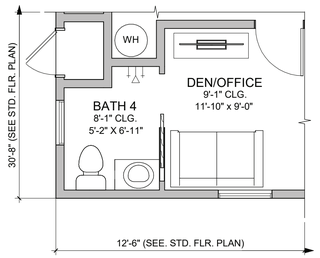
DAHLIN

JOB NO. 1447.003
DATE 07-21-2023

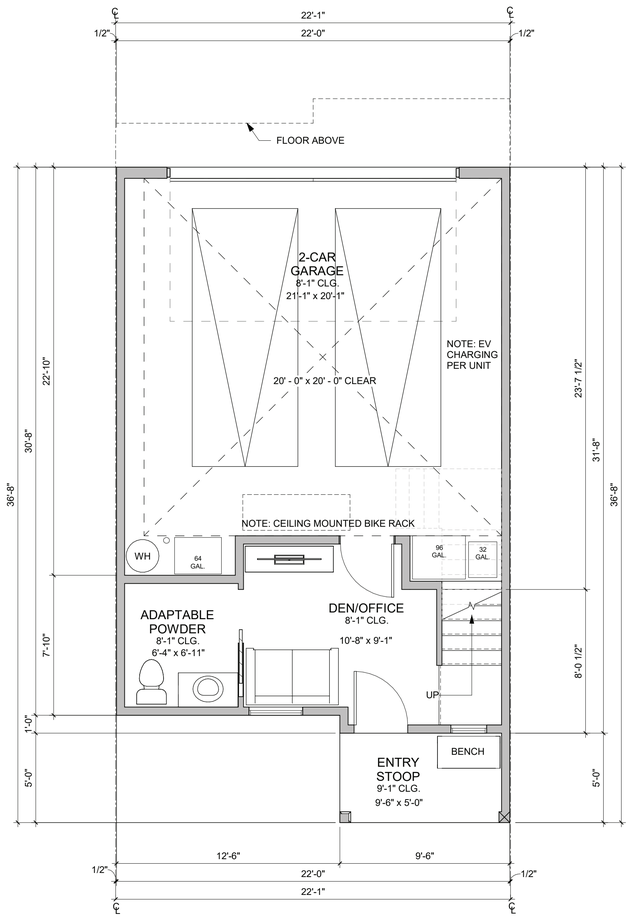
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



2 PLAN 1 SECOND FLOOR PLAN, ELEVATION A
1/4" = 1'-0"



1A PLAN 1 FIRST FLOOR PLAN, BATH 3, ELEVATION A
1/4" = 1'-0"



1 PLAN 1Y FIRST FLOOR PLAN, ELEVATION A
1/4" = 1'-0"

NET AREA

MEASURED FROM INSIDE FACE OF STUD WALL.

PLAN 1Y - 3 BR / 3.5 BA	
Name	AREA (SF)
FIRST FLOOR	184
SECOND FLOOR	702
THIRD FLOOR	634
TOTAL LIVING AREA	1520
2-CAR GARAGE	448
DECK	48
DECK	48
ENTRY STOOP	45
ROOF DECK	341

PLAN 1 - 3 BR / 4 BA	
Name	AREA (SF)
FIRST FLOOR	183
SECOND FLOOR	702
THIRD FLOOR	634
TOTAL LIVING AREA	1519
2-CAR GARAGE	449
DECK	47
DECK	48
ENTRY STOOP	48
ROOF DECK	341

GROSS AREA

MEASURED FROM OUTSIDE FACE OF STUD WALL.

PLAN 1Y - 3 BR / 3.5 BA	
NAME	AREA (SF)
FIRST FLOOR	206
SECOND FLOOR	753
THIRD FLOOR	686
TOTAL LIVING AREA	1645
2-CAR GARAGE	479
2ND FLR DECK	48
3RD FLR DECK	48
ENTRY STOOP	48
ROOF DECK	367

PLAN 1 - 3 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	207
SECOND FLOOR	752
THIRD FLOOR	684
TOTAL LIVING AREA	1643
2-CAR GARAGE	477
2ND FLR DECK	48
3RD FLR DECK	48
ENTRY STOOP	48
ROOF DECK	367

NOTE:
PLAN 1 IS THE STANDARD MID UNIT. PLAN 1Y IS THE ADPATABLE MID UNIT.

PLAN 1 FLOOR PLANS

739 SUTTER AVENUE MAJOR ARCHITECTURAL REVIEW SET - RESUBMITTAL 2

GE SUN

0 4 8 16

JOB NO. 1447.003
DATE 07-21-2023

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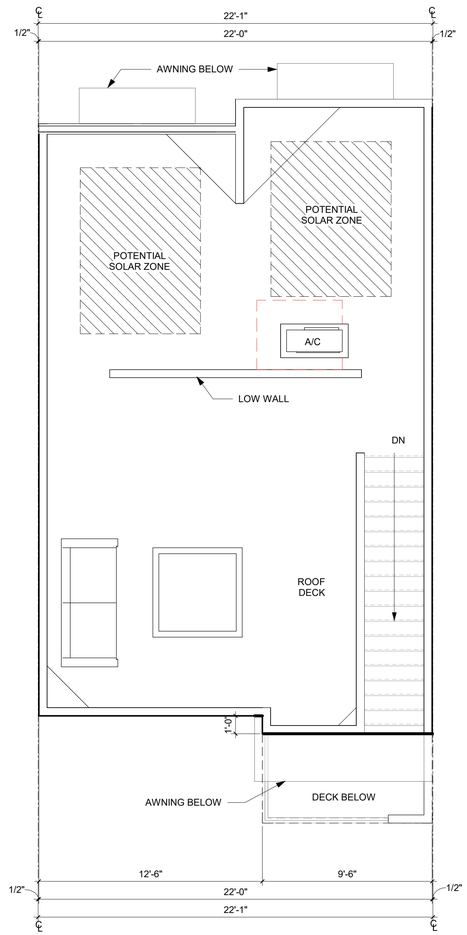
925-251-7200

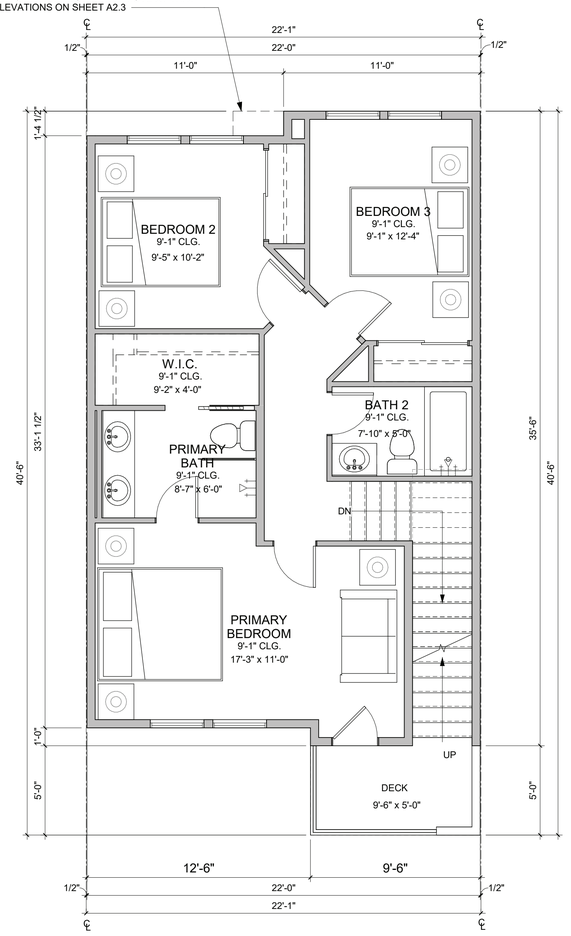
A1.1



2 PLAN 1 ROOF PLAN, ELEVATION A

1/4" = 1'-0"

FRAMING CHANGE AT FIRE ACCESS LOCATION, SEE PLAN 1X-R ON SHEET A2.1 & A2.2. WINDOWS WILL MOVE AT THAT LOCATION, SEE ELEVATIONS ON SHEET A2.3



1 PLAN 1 THIRD FLOOR PLAN, ELEVATION A

1/4" = 1'-0"

NET AREA

MEASURED FROM INSIDE FACE OF STUD WALL.

PLAN 1Y - 3 BR / 3.5 BA

Name	AREA (SF)
FIRST FLOOR	184
SECOND FLOOR	702
THIRD FLOOR	634
TOTAL LIVING AREA	1520
2-CAR GARAGE	448
DECK	48
DECK	48
ENTRY STOOP	45
ROOF DECK	341

PLAN 1 - 3 BR / 4 BA

Name	AREA (SF)
FIRST FLOOR	183
SECOND FLOOR	702
THIRD FLOOR	634
TOTAL LIVING AREA	1519
2-CAR GARAGE	449
DECK	47
DECK	48
ENTRY STOOP	48
ROOF DECK	341

GROSS AREA

MEASURED FROM OUTSIDE FACE OF STUD WALL.

PLAN 1Y - 3 BR / 3.5 BA

NAME	AREA (SF)
FIRST FLOOR	206
SECOND FLOOR	753
THIRD FLOOR	686
TOTAL LIVING AREA	1645
2-CAR GARAGE	479
2ND FLR DECK	48
3RD FLR DECK	48
ENTRY STOOP	48
ROOF DECK	367

PLAN 1 - 3 BR / 4 BA

NAME	AREA (SF)
FIRST FLOOR	207
SECOND FLOOR	752
THIRD FLOOR	684
TOTAL LIVING AREA	1643
2-CAR GARAGE	477
2ND FLR DECK	48
3RD FLR DECK	48
ENTRY STOOP	48
ROOF DECK	367

PLAN 1 FLOOR PLANS

0 4 8 16

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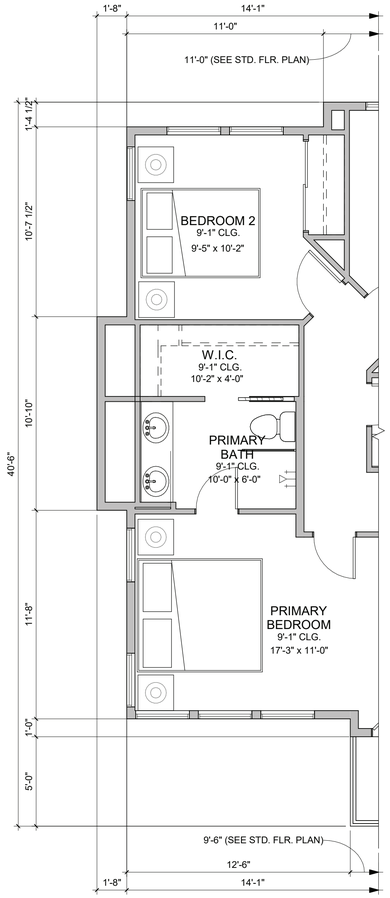
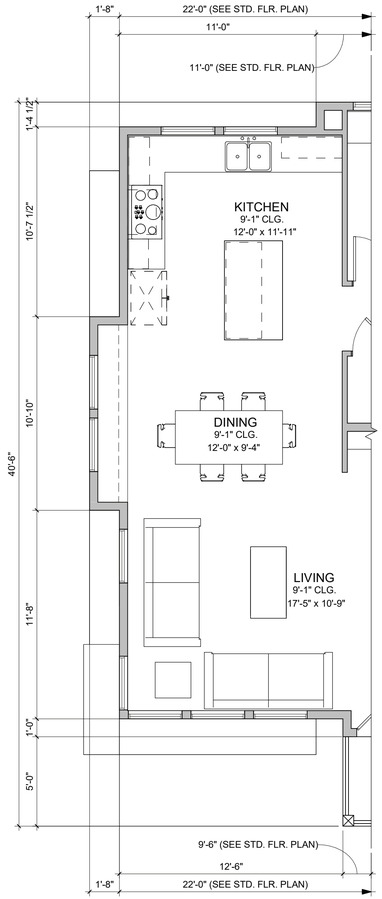
A1.2



PLAN 1X (END UNIT VARIATION)
PARTIAL THIRD FLOOR PLAN

2 1/4" = 1'-0"



PLAN 1X (END UNIT VARIATION)
PARTIAL SECOND FLOOR PLAN

1 1/4" = 1'-0"

NET AREA

MEASURED FROM INSIDE FACE OF STUD WALL.

PLAN 1X - 3 BR / 4 BA	
Name	AREA (SF)
FIRST FLOOR	188
SECOND FLOOR	718
THIRD FLOOR	631
TOTAL LIVING AREA	1537

2-CAR GARAGE	430
DECK	48
DECK	48
ENTRY STOOP	48
ROOF DECK	281

GROSS AREA

MEASURED FROM OUTSIDE FACE OF STUD WALL.

PLAN 1X - 3 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	213
SECOND FLOOR	771
THIRD FLOOR	704
TOTAL LIVING AREA	1688

2-CAR GARAGE	458
DECK	48
DECK	48
ENTRY STOOP	48
ROOF DECK	304

PLAN 1X PARTIAL FLOOR PLANS

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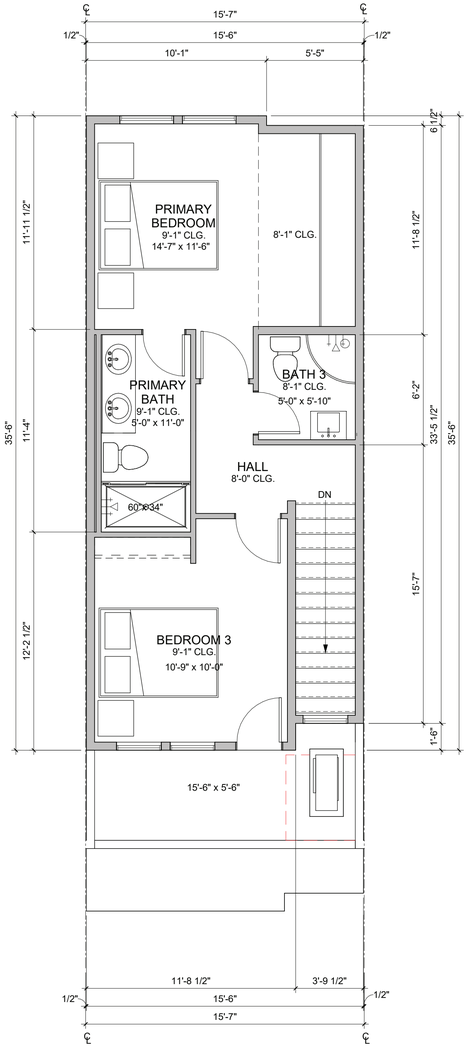
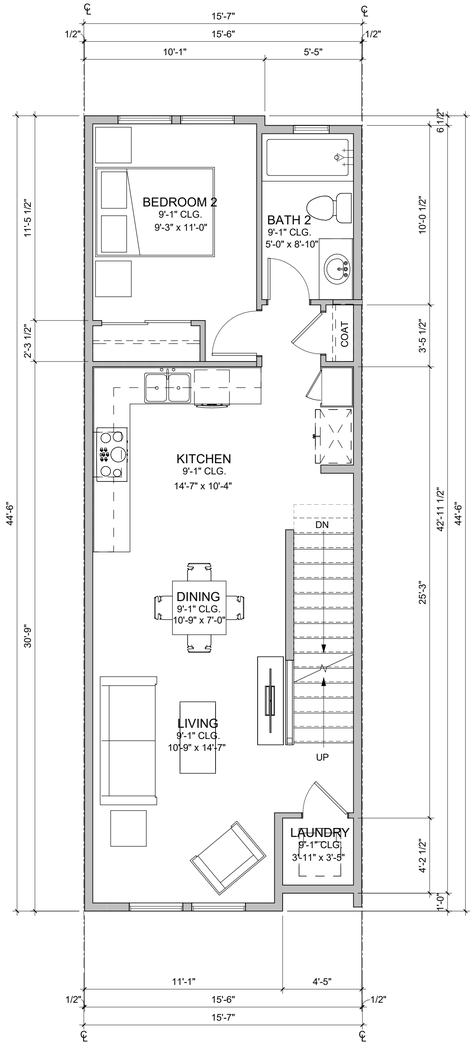


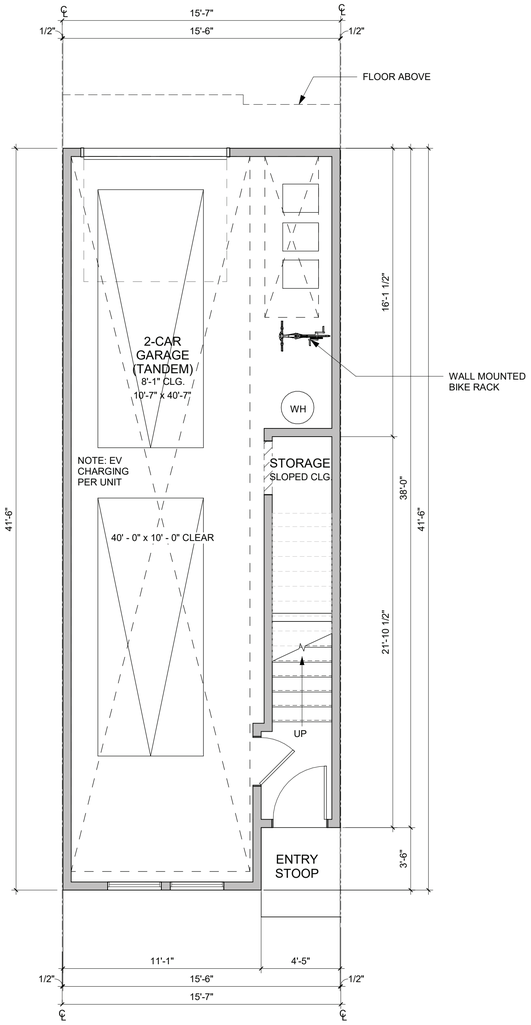
3 PLAN 2 THIRD FLOOR PLAN, ELEVATION A

1/4" = 1'-0"



2 PLAN 2 SECOND FLOOR PLAN, ELEVATION A

1/4" = 1'-0"



1 PLAN 2 FIRST FLOOR PLAN, ELEVATION A

1/4" = 1'-0"

NET AREA

MEASURED FROM INSIDE FACE OF STUD WALL.

PLAN 2 - 3 BR / 3 BA	
Name	AREA (SF)
FIRST FLOOR	40
SECOND FLOOR	628
THIRD FLOOR	451
TOTAL LIVING AREA	1119
2-CAR TANDEM GARAGE	529
DECK	91
ENTRY STOOP	22

GROSS AREA

MEASURED FROM OUTSIDE FACE OF STUD WALL.

PLAN 2 - 3 BR / 3 BA	
NAME	AREA (SF)
FIRST FLOOR	55
SECOND FLOOR	682
THIRD FLOOR	495
TOTAL LIVING AREA	1232
2-CAR TANDEM GARAGE	572
DECK	91
ENTRY STOOP	22

PLAN 2 FLOOR PLANS

739 SUTTER AVENUE MAJOR ARCHITECTURAL REVIEW SET - RESUBMITTAL 2

GE SUN

0 4 8 16

JOB NO. 1447.003
DATE 07-21-2023

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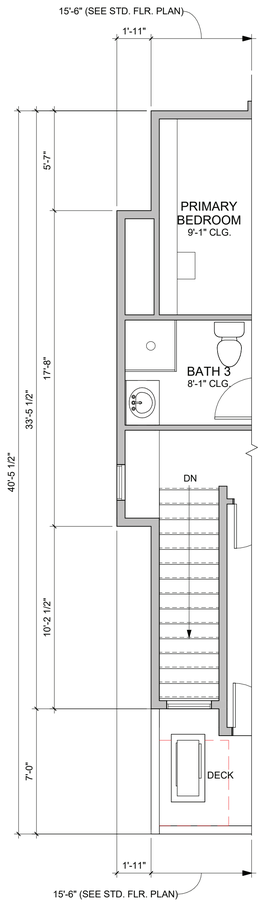
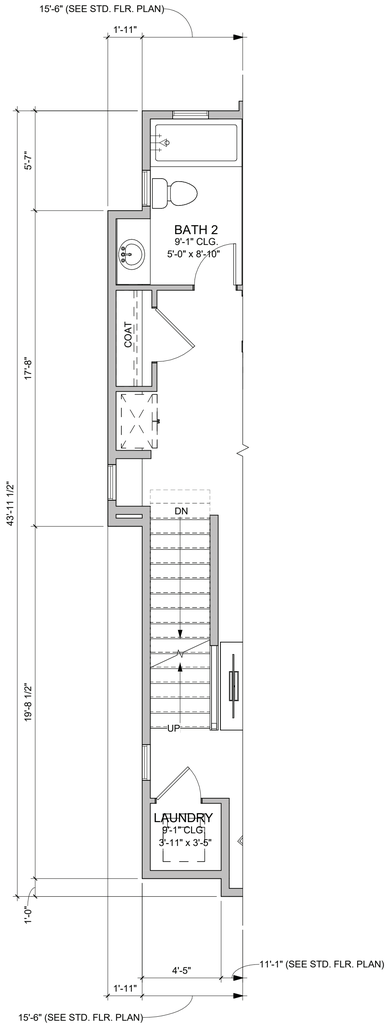
A1.4



PLAN 2X (END UNIT VARIATION)
PARTIAL THIRD FLOOR PLAN

2 1/4" = 1'-0"



PLAN 2X (END UNIT VARIATION)
PARTIAL SECOND FLOOR PLAN

1 1/4" = 1'-0"

NET AREA

MEASURED FROM INSIDE FACE OF STUD WALL.

PLAN 2X - 3 BR / 3 BA

Name	AREA (SF)
FIRST FLOOR	40
SECOND FLOOR	659
THIRD FLOOR	472
TOTAL LIVING AREA	1171

2-CAR TANDEM GARAGE	514
DECK	91
ENTRY STOOP	22

GROSS AREA

MEASURED FROM OUTSIDE FACE OF STUD WALL.

PLAN 2X - 3 BR / 3 BA

NAME	AREA (SF)
FIRST FLOOR	55
SECOND FLOOR	714
THIRD FLOOR	530
TOTAL LIVING AREA	1299

2-CAR TANDEM GARAGE	556
DECK	91
ENTRY STOOP	22

PLAN 2X PARTIAL FLOOR PLANS

0 4 8 16

739 SUTTER AVENUE MAJOR ARCHITECTURAL REVIEW SET - RESUBMITTAL 2

GE SUN

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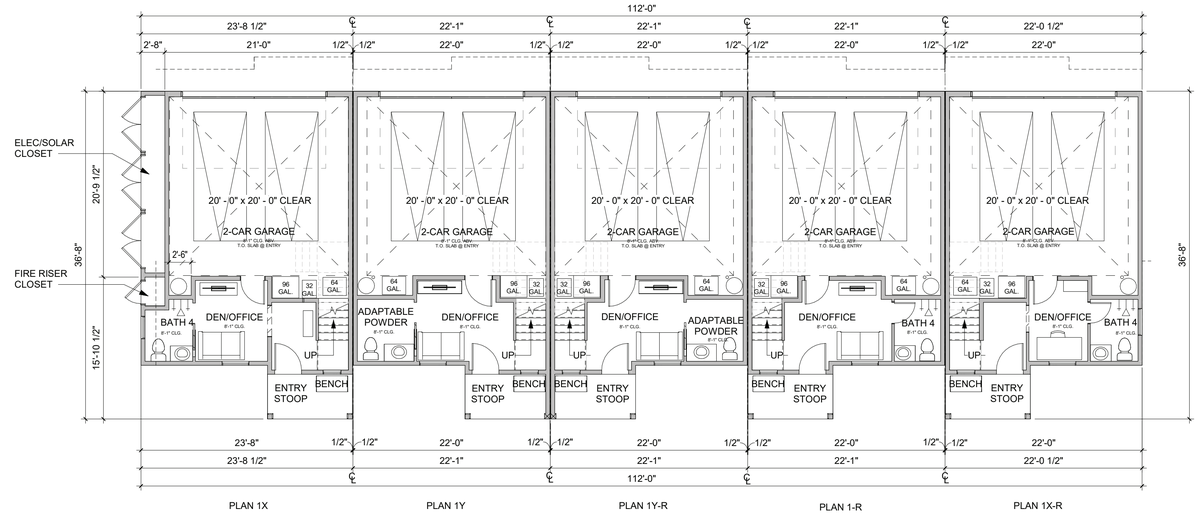
A1.5

2 BUILDING 1 SECOND FLOOR PLAN, ELEVATION A

1/8" = 1'-0"



1 BUILDING 1 FIRST FLOOR PLAN, ELEVATION A

1/8" = 1'-0"

NOTE:
PLAN 1 IS THE STANDARD MID UNIT. PLAN 1Y IS THE ADPATABLE MID UNIT.

BUILDING 1 FLOOR PLANS

GE SUN

0 8 16 32

JOB NO. 1447.003
DATE 07-21-2023

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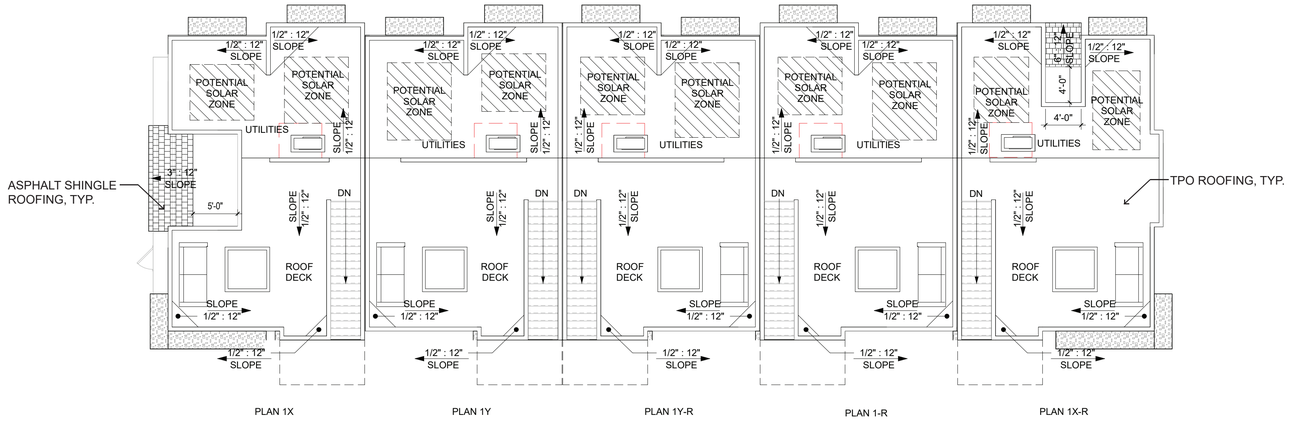
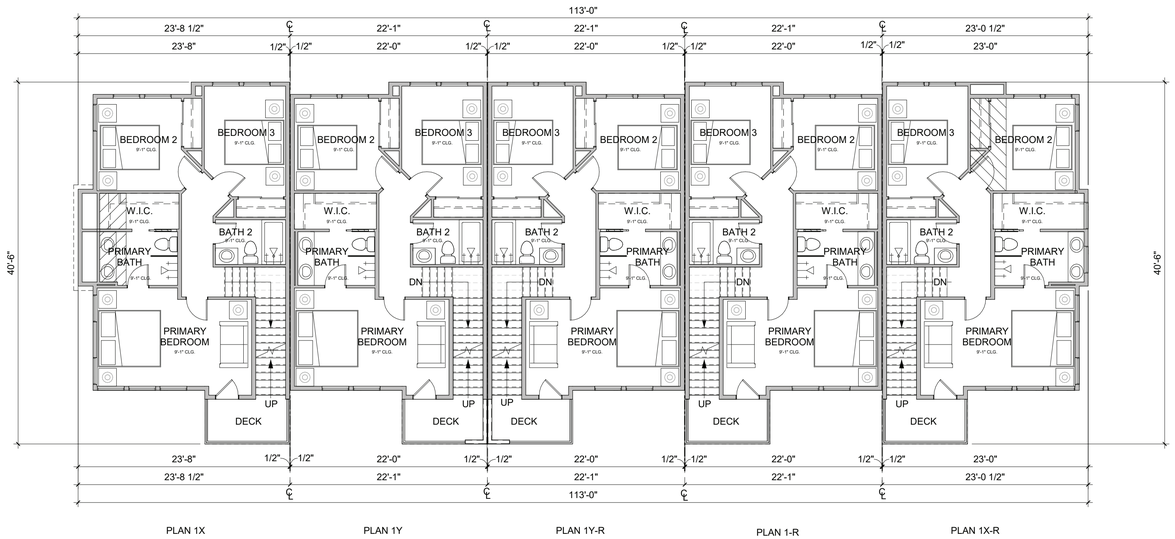
925-251-7200



2 BUILDING 1 ROOF PLAN, ELEVATION A

1/8" = 1'-0"



1 BUILDING 1 THIRD FLOOR PLAN, ELEVATION A

1/8" = 1'-0"

NOTE:
PLAN 1 IS THE STANDARD MID UNIT. PLAN 1Y IS THE ADPATABLE MID UNIT.

BUILDING 1 FLOOR PLAN & ROOF PLAN

739 SUTTER AVENUE MAJOR ARCHITECTURAL REVIEW SET - RESUBMITTAL 2

GE SUN

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0 8 16 32

JOB NO. 1447.003
DATE 07-21-2023

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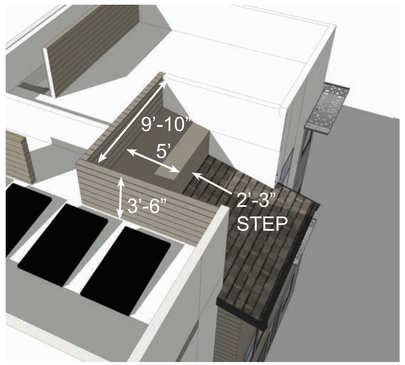
925-251-7200

A2.2

BUILDING 1 - 5 PLEX - LEFT ELEVATION

SCALE: 1/8"=1'



1 BUILDING 1 - FIRE ACCESS

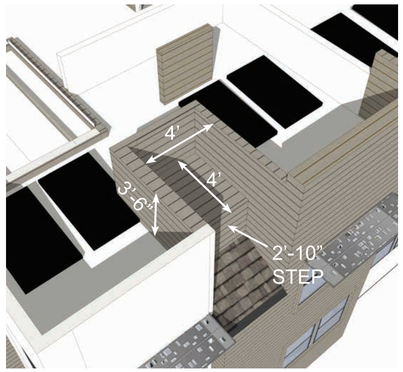
SCALE: NTS

BUILDING 1 - 5 PLEX - FRONT ELEVATION

SCALE: 1/8"=1'

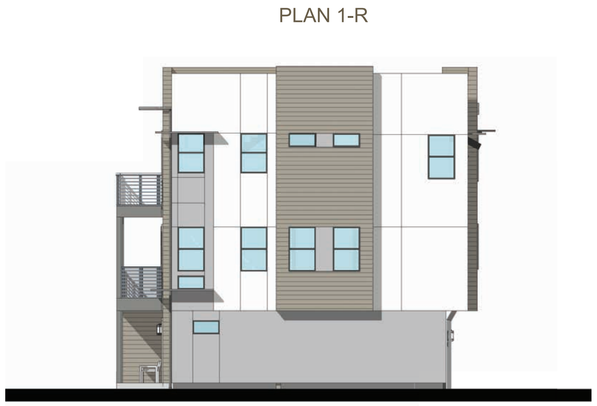
BUILDING 1 - 5 PLEX - REAR ELEVATION

SCALE: 1/8"=1'



2 BUILDING 1 -FIRE ACCESS

SCALE: NTS



BUILDING 1 - 5 PLEX - RIGHT ELEVATION

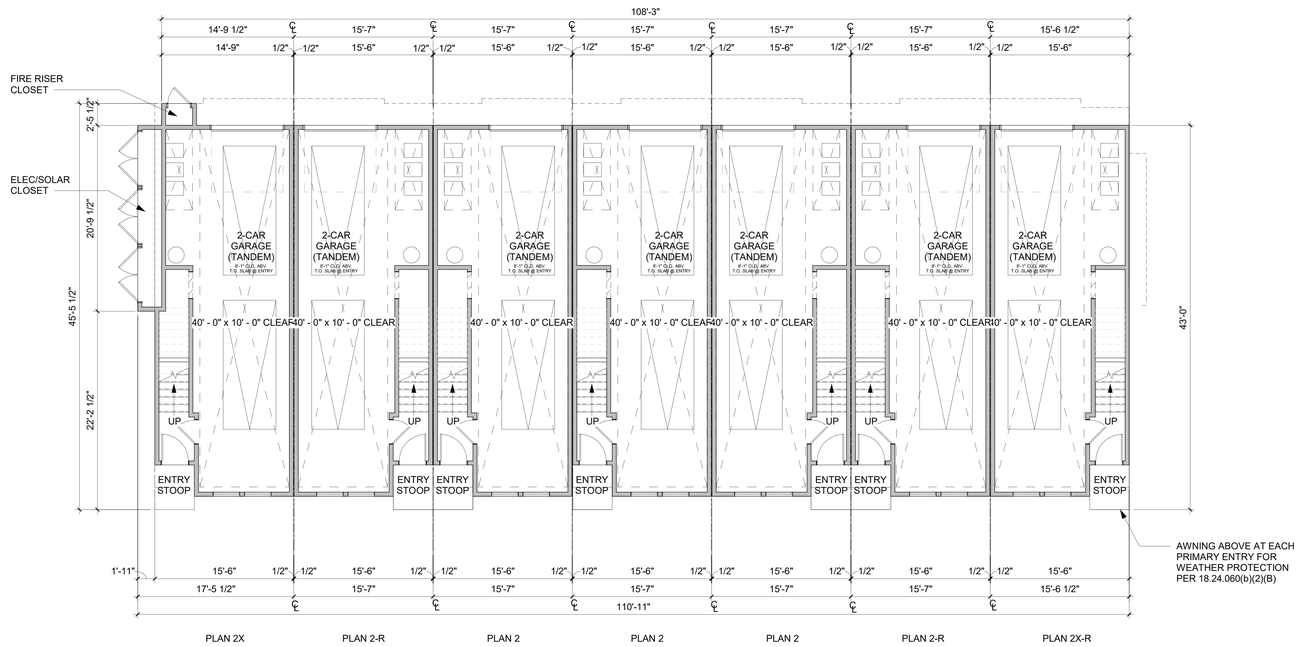
SCALE: 1/8"=1'

NOTE:
SEE SHEETS A.3.1 FOR MORE INFORMATION ON COLORS AND MATERIALS.

BUILDING 1 ELEVATIONS

2 BUILDING 2 SECOND FLOOR PLAN, ELEVATION A

1/8" = 1'-0"



1 BUILDING 2 FIRST FLOOR PLAN, ELEVATION A

1/8" = 1'-0"

BUILDING 2 FLOOR PLANS

0 8 16 32

739 SUTTER AVENUE MAJOR ARCHITECTURAL REVIEW SET - RESUBMITTAL 2

GE SUN

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JOB NO. 1447.003
DATE 07-21-2023

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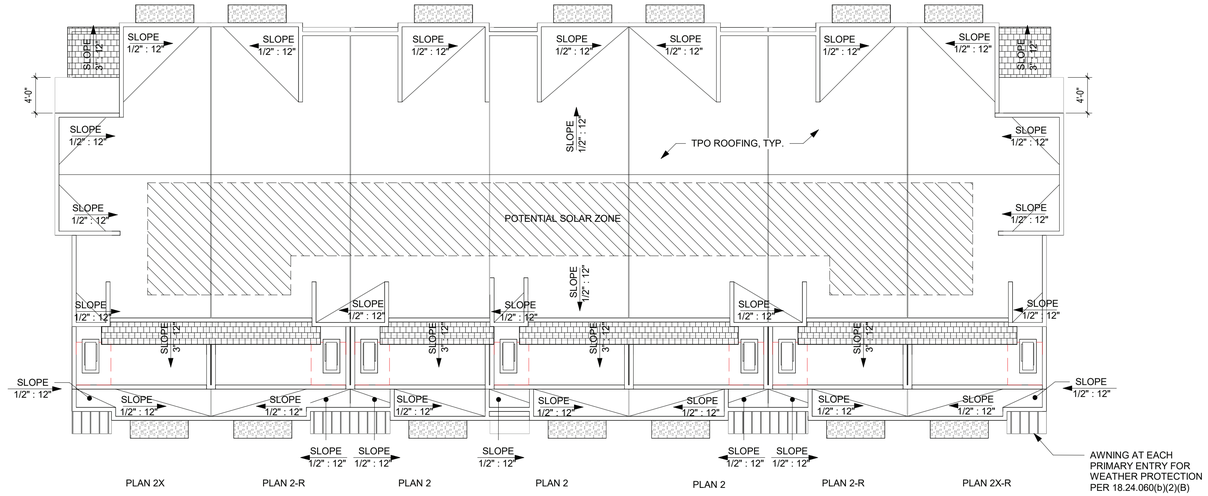
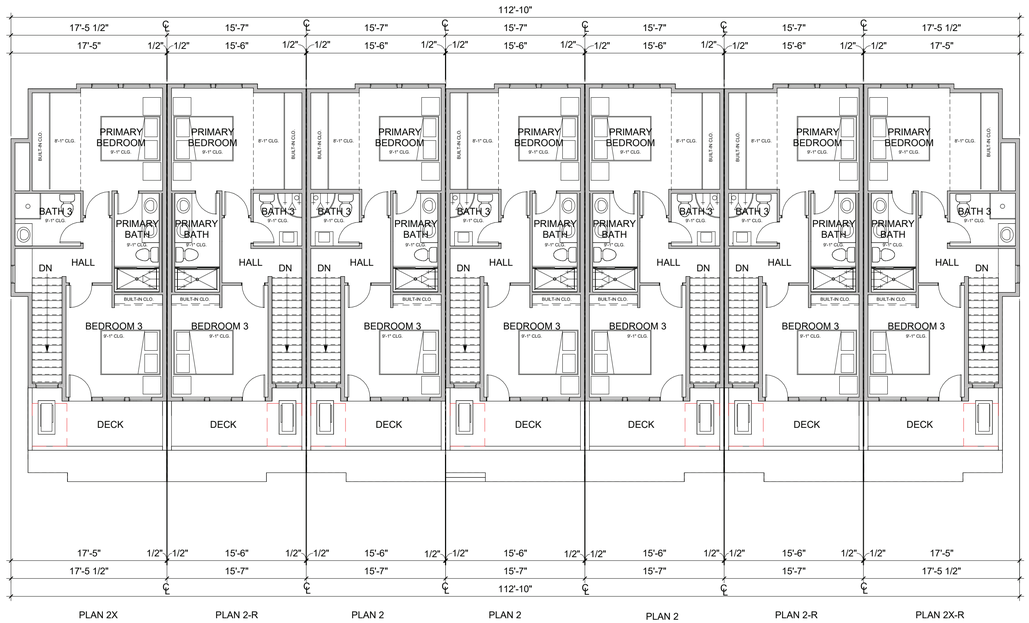
925-251-7200

A2.4



2 BUILDING 2 ROOF PLAN, ELEVATION A

1/8" = 1'-0"



1 BUILDING 2 THIRD FLOOR PLAN, ELEVATION A

1/8" = 1'-0"

BUILDING 2 FLOOR PLAN & ROOF PLAN

739 SUTTER AVENUE MAJOR ARCHITECTURAL REVIEW SET - RESUBMITTAL 2

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JOB NO. 1447.003

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925-251-7200

A2.5

BUILDING 2 - 7 PLEX - LEFT ELEVATION

SCALE: 1/8"=1'

BUILDING 2 - 7 PLEX - FRONT ELEVATION

SCALE: 1/8"=1'

NOTE: GREY WINDOWS INDICATES OBSCURED GLASS

WINDOW GLAZING AREA:	462 SF
TOTAL FACADE AREA:	3079 SF
PERCENT GLAZED AREA:	15%

BUILDING 2 - 7 PLEX - REAR ELEVATION

SCALE: 1/8"=1'

BUILDING 2 - 7 PLEX - RIGHT ELEVATION

SCALE: 1/8"=1'

1 BUILDING 2 - FIRE ACCESS

SCALE: NTS

NOTE:
SEE SHEETS A3.2 FOR MORE INFORMATION ON COLORS AND MATERIALS.

BUILDING 2 ELEVATIONS

739 SUTTER AVENUE MAJOR ARCHITECTURAL REVIEW SET - RESUBMITTAL 2

GE SUN

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0 8 16 32

JOB NO. 1447.003
DATE 07-21-2023

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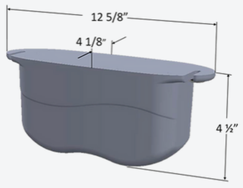
Pleasanton, CA 94588
925-251-7200

A2.6

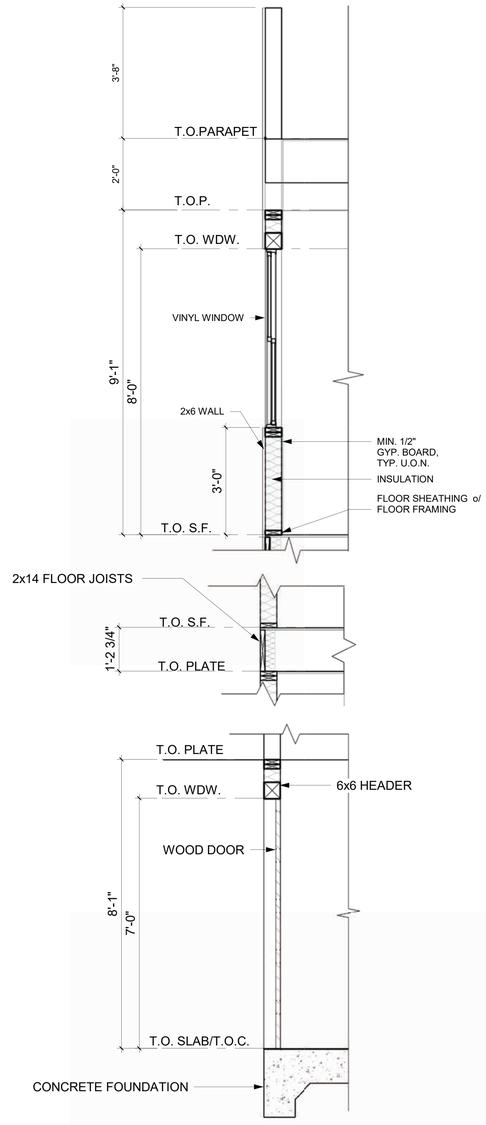
Specs*:

- No electricity
- Lifts up to 25lbs. or 40lbs. (select at checkout), but weighs less than 5lbs.
- Accommodates ceiling heights up to 13ft. (40lbs. Unit) or 15ft. (25lbs. Unit)
- Attaches to bike frame to lift bike horizontally or to bike wheel to lift bike vertically
- Only two screws required for installation

Dimensions*:



BIKE RACK

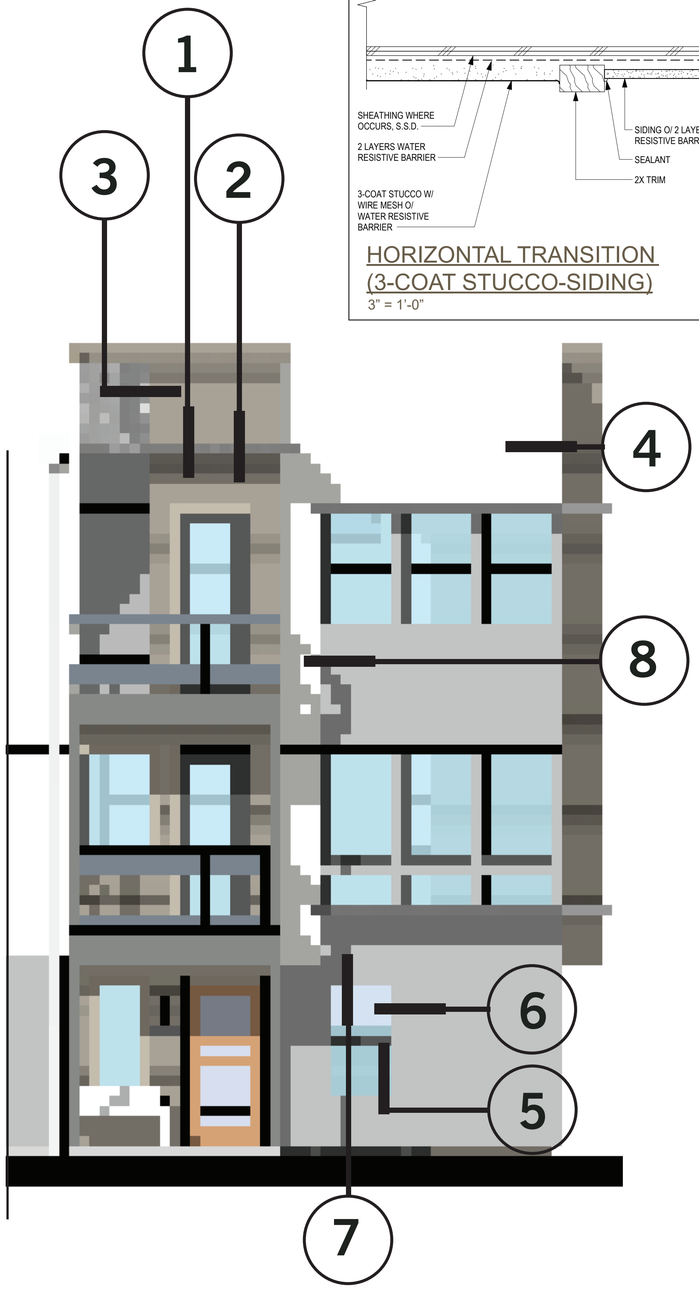


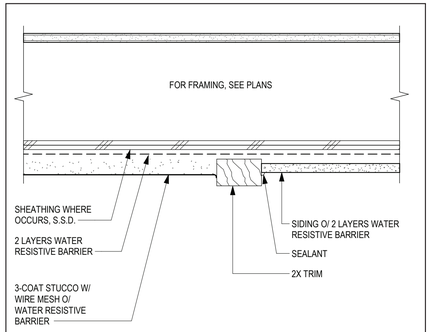
1 **TYPICAL EXTERIOR WALL SECTION**
1/2" = 1'-0"

TYPICAL DETAILS

BKF
ANYI LANDSCAPE STUDIO
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1447.003
DATE 07-21-2023

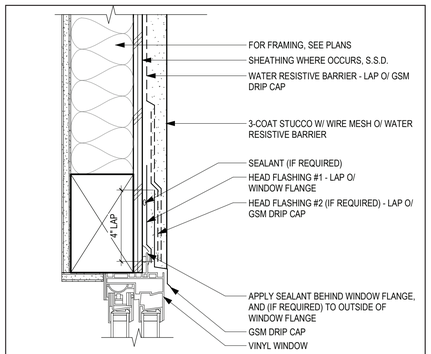




HORIZONTAL TRANSITION (3-COAT STUCCO-SIDING)

3" = 1'-0"

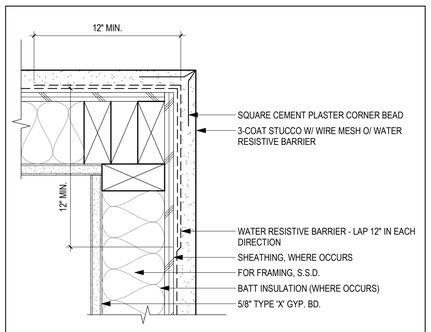
8



WDW HEAD (3-COAT STUCCO)

3" = 1'-0"

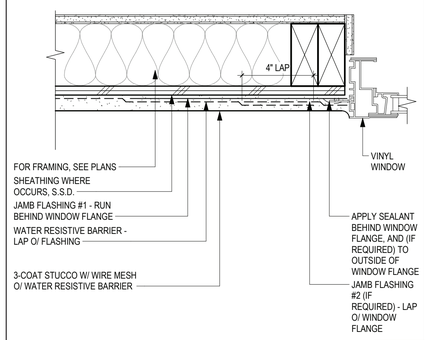
7



EXT.OUTSIDE CORNER - 3-COAT STUCCO

3" = 1'-0"

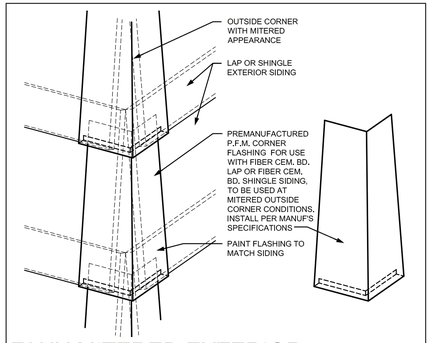
4



WDW JAMB - 3 COAT STUCCO

SCALE: 3" = 1'-0"

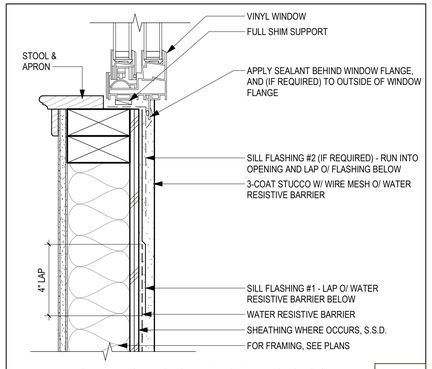
6



FAUX MITERED EXTERIOR CORNER

3" = 1'-0"

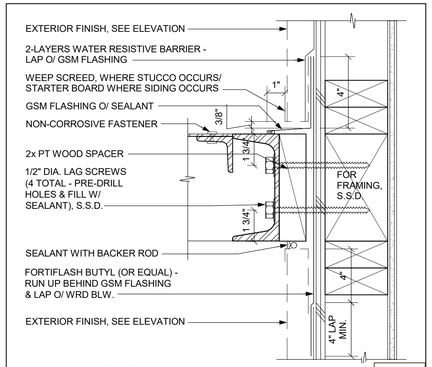
3



WDW SILL (3-COAT STUCCO)

3" = 1'-0"

5

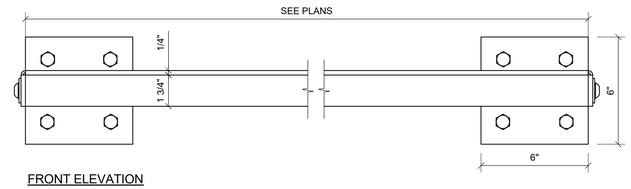


AWNING @WALL

3" = 1'-0"

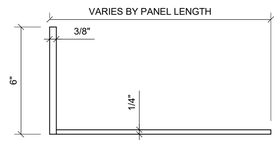
2

AWNING ELEVATION

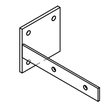


FRONT ELEVATION

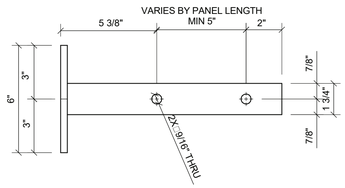
6X6 METAL PLATE DETAIL



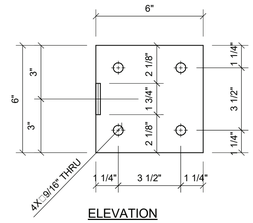
PLAN VIEW



ISOMETRIC



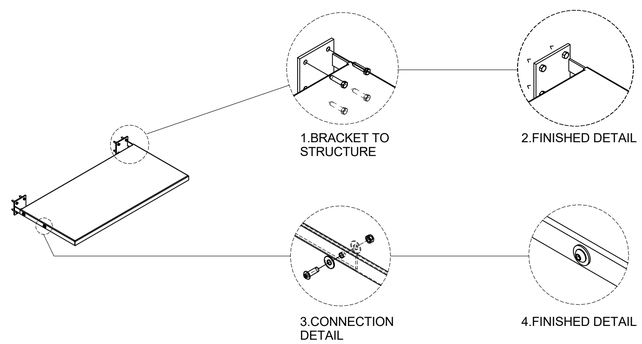
SIDE ELEVATION



ELEVATION

INSTALLATION SEQUENCE

FOR AWNING PATTERN SEE DETAIL 18/A9.7.1



AWNING @WALL

3" = 1'-0"

1

TYPICAL DETAILS

GE SUN

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JOB NO. 1447.003
DATE 07-21-2023

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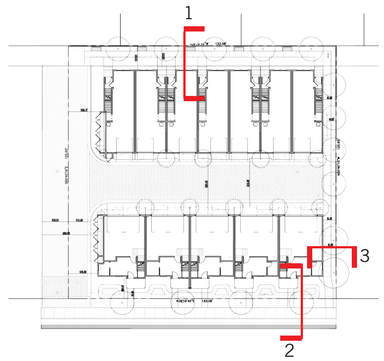
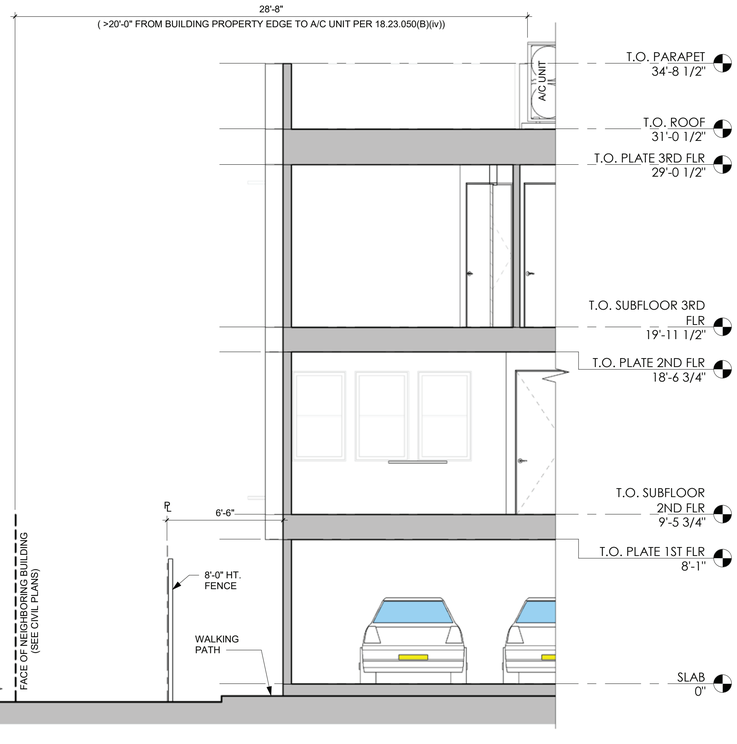
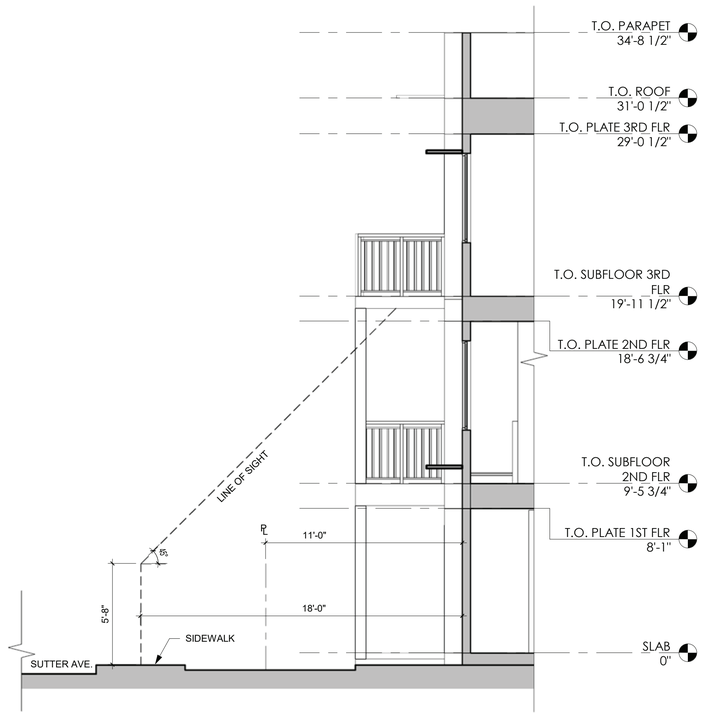
Pleasanton, CA 94588
925-251-7200

KEY MAP

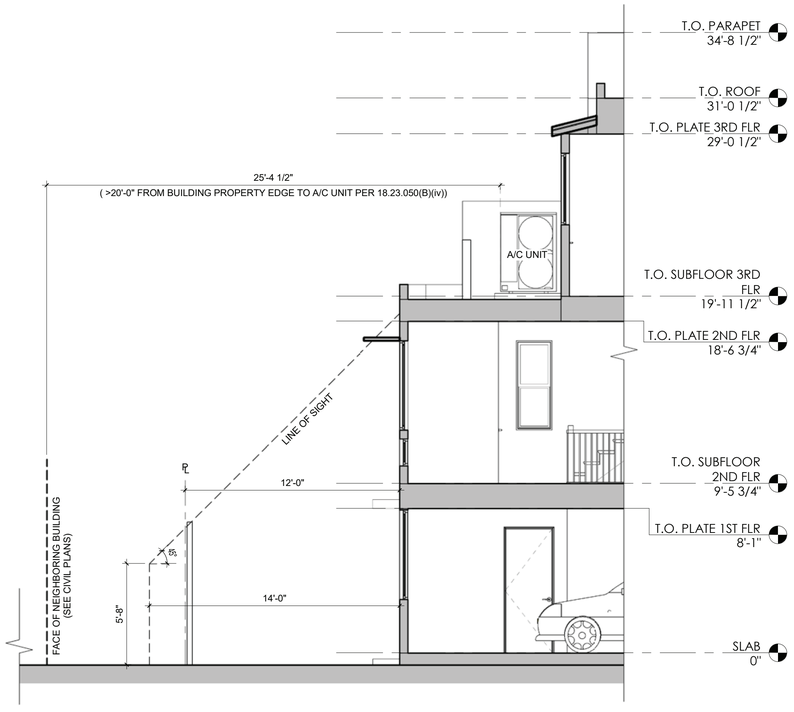




3 LINE OF SIGHT DIAGRAM - BLDG 1 - RIGHT
1/4" = 1'-0"



2 LINE OF SIGHT DIAGRAM - BLDG. 1 - FRONT
1/4" = 1'-0"



1 LINE OF SIGHT DIAGRAM - BLDG. 2 - REAR
1/4" = 1'-0"

LINE OF SIGHT DIAGRAMS

739 SUTTER AVENUE MAJOR/ARCHITECTURAL REVIEW SET RESUBMITTAL 2

GE SUN

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0 4 8 16

JOB NO. 1447.003
DATE 07-21-2023

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Pleasanton, CA 94588
925-251-7200

A3.1

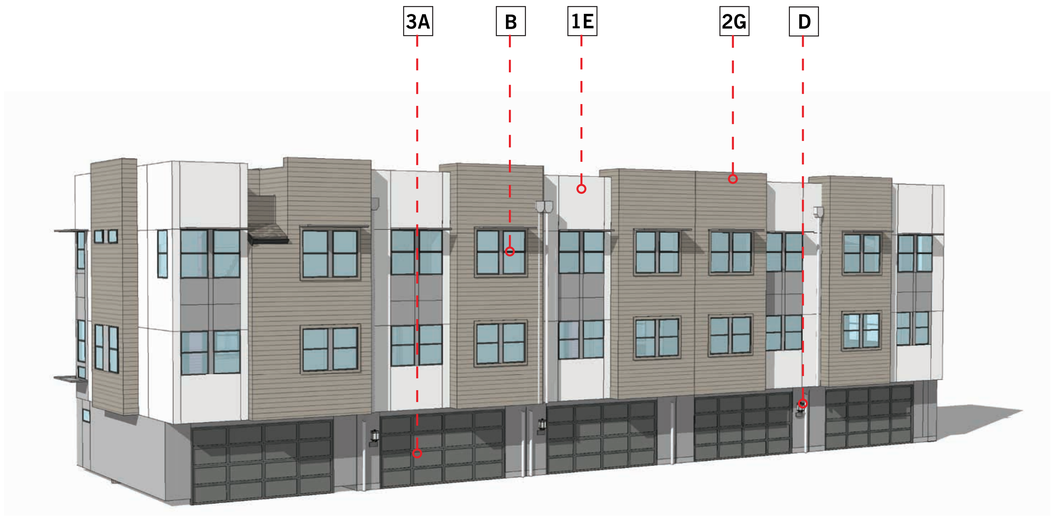
COLORS

1 BODY COLOR 1
STUCCO
PURE WHITE
SW7005
by Sherwin Williams or equal

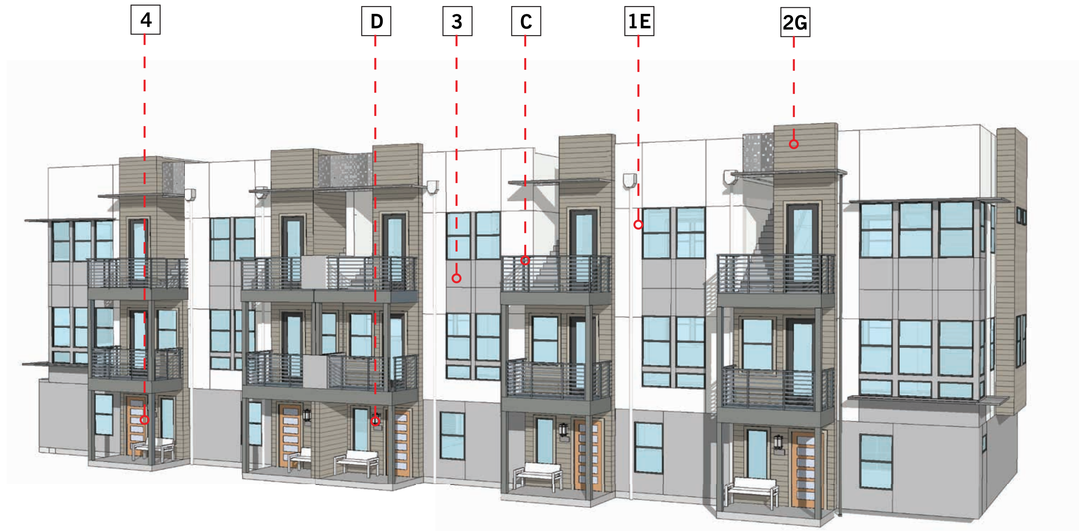
2 BODY COLOR 2
SIDING
LIBRARY PEWTER
SW0038
by Sherwin Williams or equal

3 ACCENT COLOR 1
STUCCO & CEMENTITIOUS PANELS
GRIZZLE GRAY
SW7068
by Sherwin Williams or equal

4 ACCENT COLOR 2
ENTRY DOORS
SMOKEY TOPAZ
SW6117
by Sherwin Williams or equal



B BUILDING 1, REAR PERSPECTIVE



A BUILDING 1, FRONT PERSPECTIVE

NOTE:
PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLOR.

MATERIALS

A GARAGE DOOR
Contemporary

B VINYL WINDOW
Dark Bronze Frame

C METAL RAILING

D LIGHT FIXTURE
Black Finish

E STUCCO
Light sand finish

F ROOFING
Composition Shingle Roof

G CEMENTITIOUS LAP SIDING
7.25” Siding w/ 6” Exposure

COLORS AND MATERIALS BOARD - COLOR SCHEME 1

COLORS

1 BODY COLOR 1
STUCCO

PURE WHITE
SW7005
by Sherwin Williams or equal

2 BODY COLOR 2
SIDING

THUNDER GRAY
SW7645
by Sherwin Williams or equal

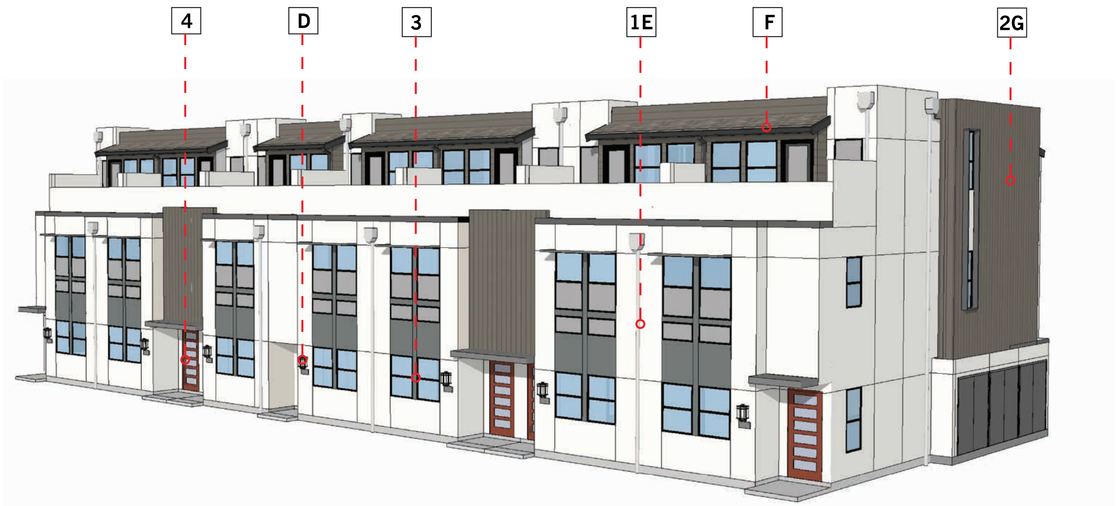
3 ACCENT COLOR 1
STUCCO & CEMENTITIOUS PANELS

ROYCROFT PEWTER
SW2848
by Sherwin Williams or equal

4 ACCENT COLOR 2
ENTRY DOORS

ROYCROFT COPPER RED
SW2839
by Sherwin Williams or equal

B BUILDING 2, REAR PERSPECTIVE



A BUILDING 2, FRONT PERSPECTIVE

NOTE: GREY WINDOWS INDICATES OBSCURED GLASS

NOTE:
PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLOR.

MATERIALS

A GARAGE DOOR
Contemporary

B VINYL WINDOW
Dark Bronze Frame

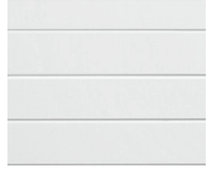
C METAL RAILING

D LIGHT FIXTURE
Black Finish

E STUCCO
Light sand finish

F ROOFING
Composition Shingle Roof

G CEMENTITIOUS LAP SIDING
7.25” Siding w/ 6” Exposure



COLORS AND MATERIALS BOARD - COLOR SCHEME 2

GE SUN

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734 SAN CARLOS COURT
APN: 127-34-040

746 SAN CARLOS COURT
APN: 127-34-041

750 SAN CARLOS COURT
APN: 127-34-042

723 SUTTER AVENUE
APN: 127-35-201

755 SUTTER AVENUE
APN: 127-35-009

EX BLDG
FF = 14.67

SUTTER AVENUE

N39°19'45"E (BASIS OF BEARINGS)

S39°19'44"W 133.08'

N39°19'45"E 133.08'

S50°40'16"E 125.65'

N50°40'15"W 125.65'

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- BUILDING WALL LINE
- FENCE LINE
- DRIVEWAY (EXISTING DRIVEWAY)
- SIDEWALK (CC SW)
- OVERHEAD LINE (OH)
- COMMUNICATION LINE (COMM)
- ELECTRICAL LINE (E)
- GAS LINE (G)
- STORM DRAIN LINE (SD)
- SANITARY SEWER LINE (SS)
- WATER LINE (W)
- ELEVATION (TC XX.X±)
- BOLLARD
- COMMUNICATION BOX
- ELECTRIC BOX
- FIRE HYDRANT
- GAS METER
- GUY WIRE
- JOINT POLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN MANHOLE
- STREET LIGHT BOX
- SURVEY IRON PIPE
- SURVEY STREET MONUMENT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- UNKNOWN MANHOLE
- WATER METER
- WATER VALVE
- EXISTING SCHOOL ZONE AHEAD SIGN

SURVEY NOTES

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE GPS OBSERVATION.

BENCHMARK:

THIS WORK WAS REFERENCED TO THE FOLLOWING BENCHMARK:

SCVWD BM 053
ELEVATION = 15.76 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 DATUM)

GENERAL NOTES:

1. TOPOGRAPHIC SURVEY WAS CONDUCTED BY LC ENGINEERING.
2. DATE OF FIELD SURVEY: 05/17/21
3. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. THE TYPES, LOCATIONS, AND SIZES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON AS-BUILT MAPS, GIS MAPS, AND OTHER UTILITY INFORMATION FROM DIFFERENT SOURCES. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO DELINEATE ALL KNOWN UNDERGROUND UTILITIES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES NOT SHOWN ON THESE DRAWINGS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
EXISTING CONDITIONS

SANTA CLARA COUNTY
CALIFORNIA

PALO ALTO

No.	Revisions

Date 06/30/23
Scale AS SHOWN
Design JH
Drawn JH
Approved PK
Job No. 20220187

Drawing Number:
C1.0

1 OF 6

DRAWING NAME: \\BKF-Sj\vol4\2022\220187_739_Sutter_Palo_Alto\ENG-L\Planning\Sheets\1.0_739SA-EX.dwg
PLOT DATE: 06-28-23 PLOTTED BY: pras

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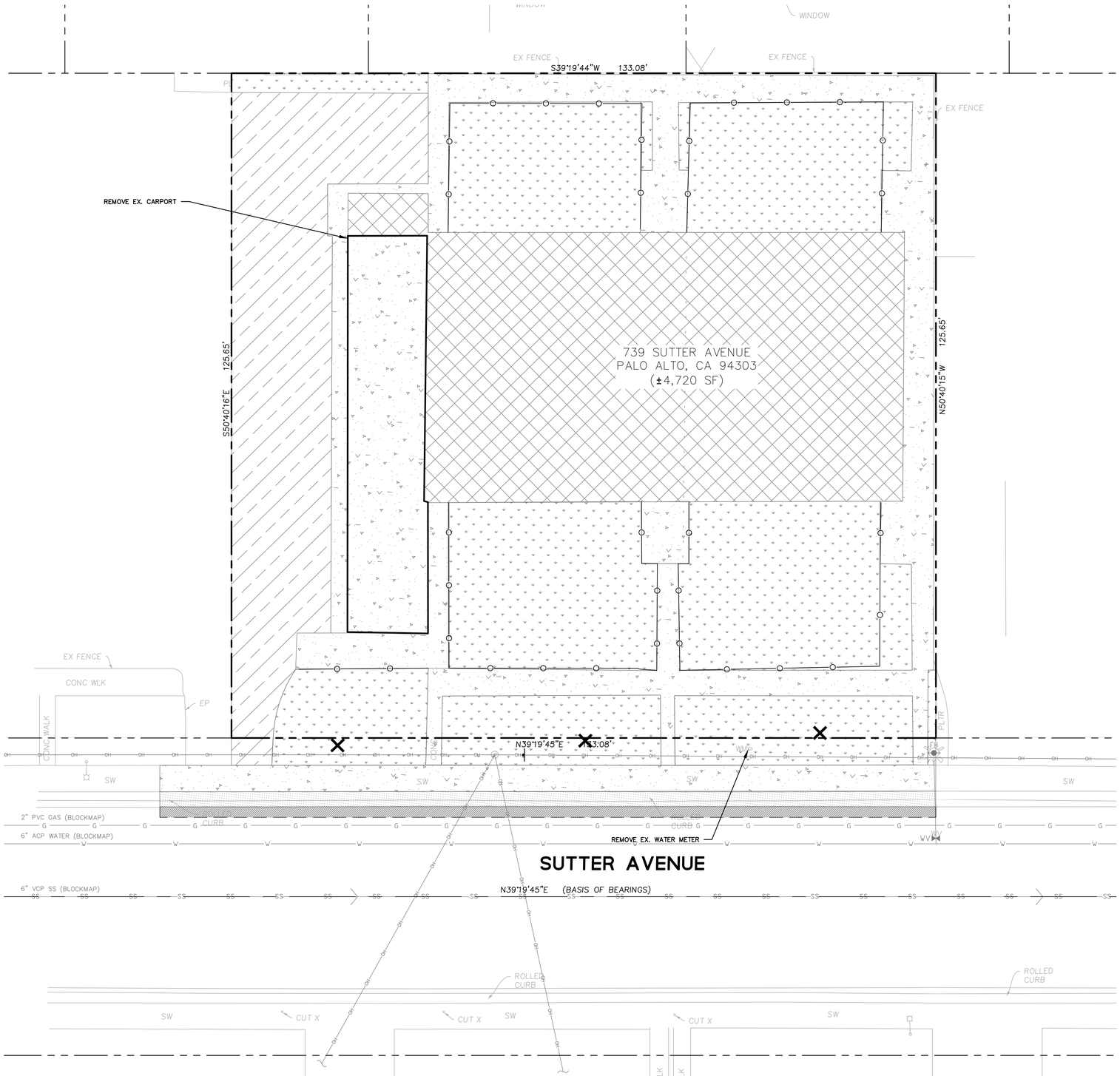

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- REMOVE EX. ASPHALT AND BASEROCK
- REMOVE EX. CONCRETE PAVEMENT AND BASEROCK
- REMOVE EX. STRUCTURE, FOUNDATION, AND BASEROCK
- REMOVE EX. COMPACTED GRAVEL AND VEGETATION (INCLUDES BOLLARDS)
- REMOVE EX. ROLLED CURB AND GUTTER
- 2" AC OVERLAY
- REMOVE EX. FENCE
- REMOVE EX. TREE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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SAN JOSE, CA 95112
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RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
PRELIMINARY DEMOLITION PLAN

PALO ALTO SANTA CLARA COUNTY CALIFORNIA

Revisions

No.	

Date 06/30/23
Scale AS SHOWN
Design JH
Drawn JH
Approved PK
Job No 20220187

Drawing Number:
C1.1
2 OF 6

DRAWING NAME: \\BKF-SJ\vol4\2022\220187_739_Sutter_Palo_Alto\ENG-L\Planning\Sheets\1.1_739SA-DM.dwg
PLOT DATE: 06-28-23 PLOTTED BY: pras

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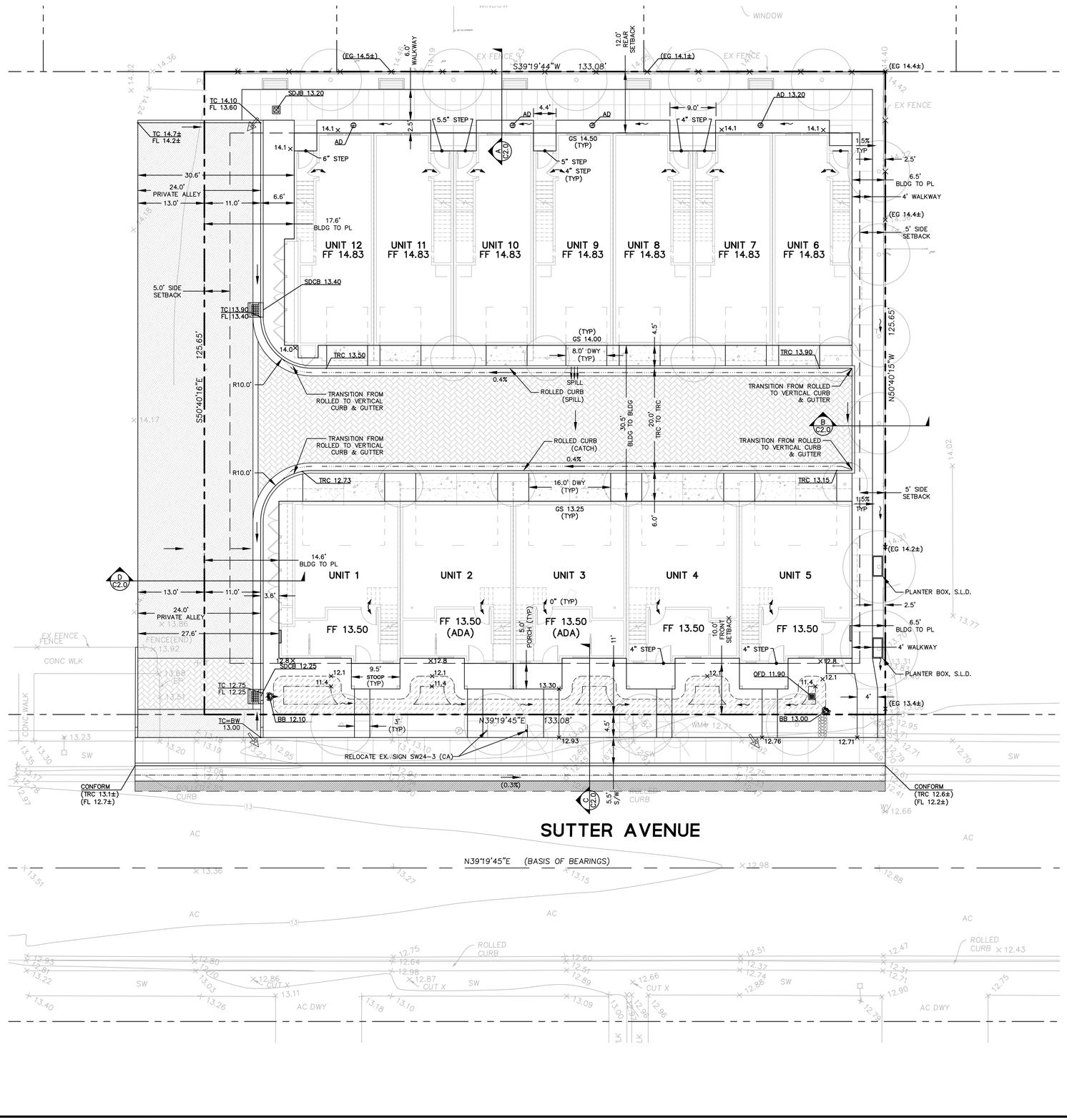
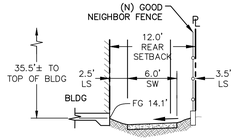
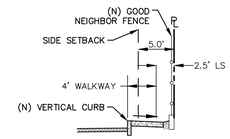


LEGEND

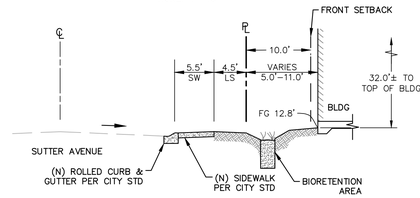
- BOUNDARY LINE
- SETBACK LINE
- EASEMENT LINE
- BIORETENTION BASIN
- AC PAVEMENT
- AC OVERLAY
- CONCRETE DRIVEWAY
- PERVIOUS PAVER
- ROLLED CURB & GUTTER
- VERTICAL CURB
- PRIVATE FENCE
- SAWCUT



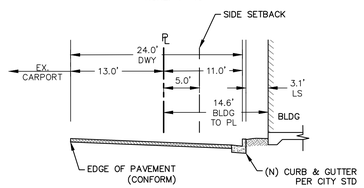
SECTION A (WALKWAY)
VERT: 1"=5'
HORZ: 1"=10'



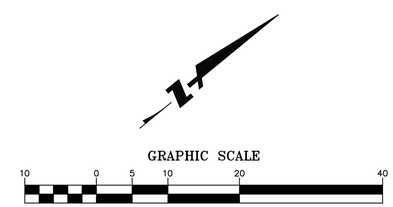
SECTION B (WALKWAY)
VERT: 1"=5'
HORZ: 1"=10'



SECTION C (SUTTER AVENUE)
VERT: 1"=5'
HORZ: 1"=10'



SECTION D (PRIVATE ALLEY)
VERT: 1"=5'
HORZ: 1"=10'



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SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
PRELIMINARY SITE AND GRADING PLAN WITH CROSS SECTIONS
SANTA CLARA COUNTY CALIFORNIA
PALO ALTO

Revisions	No.

Date	06/30/23
Scale	AS SHOWN
Design	JH
Drawn	JH
Approved	PK
Job No	20220187

Drawing Number:
C2.0
3 OF 6

DRAWING NAME: C:\Temp\AcPublish_33916\2.0_739SA-SP.dwg
PLOT DATE: 06-28-23 PLOTTED BY: hoan

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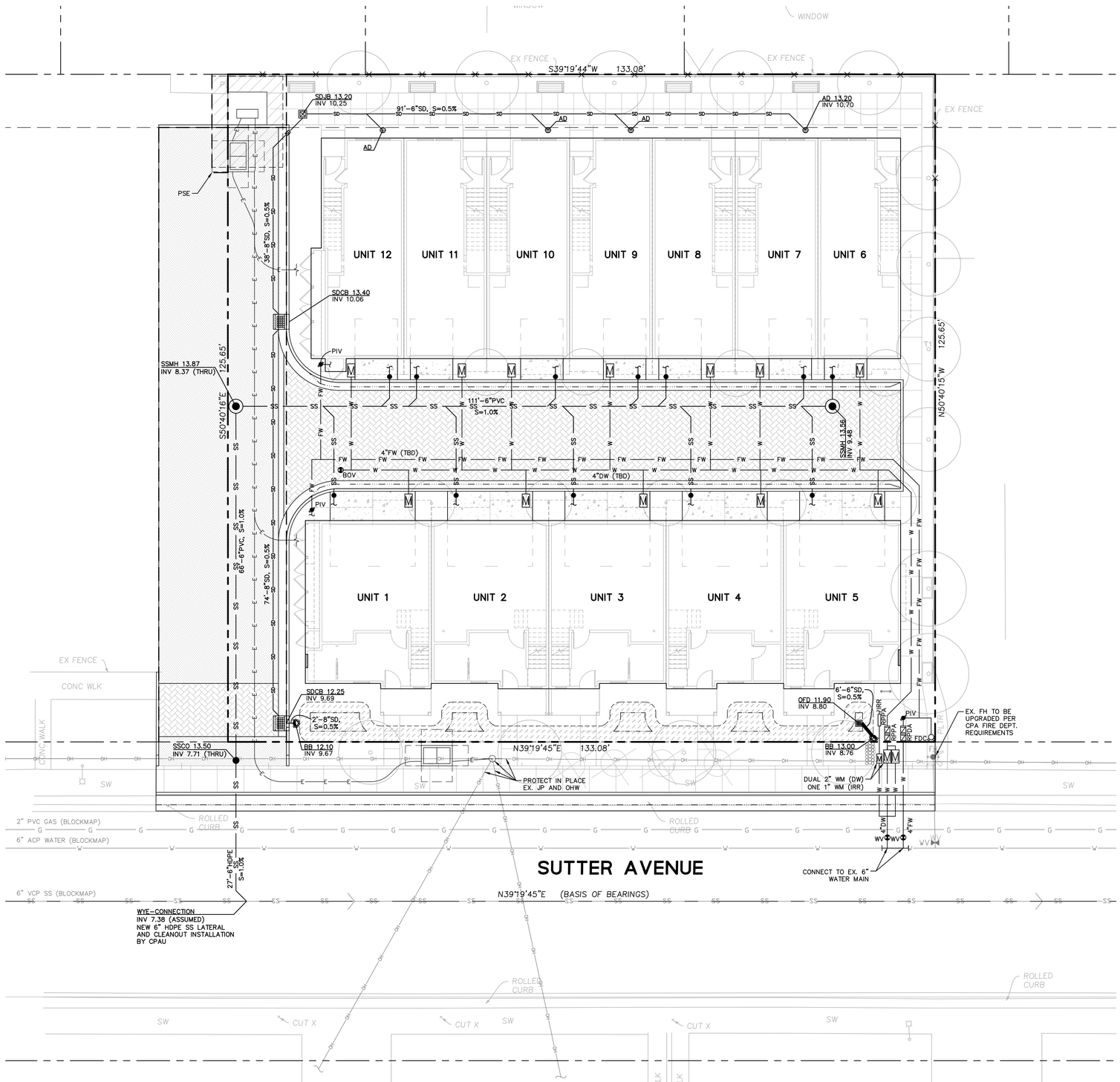

LEGEND

BOUNDARY LINE	
LOT LINE	
EX. EASEMENT LINE	
PR. EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION	RIM XXX.XX / INV XXX.XX
DOMESTIC WATER LINE	W
FIRE WATER LINE	FW
ELECTRIC LINE	E
SANITARY SEWER LINE	XX'-X" S=X.X% SS
STORM DRAIN (DIRECTION)	SD
STORM DRAIN (PERFORATED)	XX'-X" S=X.X% SD
STORM DRAIN (TREATED)	XX'-X" S=X.X%
STORM DRAIN (UNTREATED)	XX'-X" S=X.X% SD
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER BOX	BB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN JUNCTION BOX	SDJB
STORM DRAIN MANHOLE	SDMH
STORM DRAIN OVERFLOW DRAIN	OFD
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER CLEANOUT	SSCO
BACKFLOW PREVENTER	BFV
WATER METER	WM
BLOW OFF VALVE	BOV
WATER VALVE	WV
FIRE DEPARTMENT CONNECTION	FDC
POST INDICATOR VALVE	PIV
ABOVE-GRADE TRANSFORMER (FOR REFERENCE ONLY)	

NOTES:

1. THE APPLICANT SHALL PROVIDE TO THE ENGINEERING DEPARTMENT A COPY OF THE PLANS FOR THE FIRE SYSTEM, INCLUDING ALL FIRE DEPARTMENT'S REQUIREMENTS, PRIOR TO THE ACTUAL FIRE SERVICE INSTALLATION.

2. INSTALL AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY – RPPA BACKFLOW PREVENTER. THE RPPA SHALL BE INSTALLED ON THE OWNERS' PROPERTY AND DIRECTLY BEHIND THE WATER METER PER CITY'S STANDARD DETAIL WD-11A COMMERCIAL OR M47C COA DRAWING.

3. AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY AND REDUCED PRESSURE DETECTOR ASSEMBLY ARE REQUIRED RPPA & RPDA BACKFLOW PREVENTERS. THE RPPA AND RPDA SHALL BE INSTALLED ON THE OWNER'S PROPERTY AND DIRECTLY BEHIND THE CITY'S FIRE SERVICE PER CITY'S STANDARD DETAIL WD-12A OR M47C DRAWING.

4. THIS IS AN "ALL-ELECTRIC" BUILDING PROJECT. NO NEW GAS SERVICE OR GAS HOOKUPS WILL BE INSTALLED.

5. WATER PRESSURE/LOSS CALCULATIONS WILL BE PROVIDED DURING THE CD PHASE BY THE DESIGN TEAM TO DETERMINE WHETHER A BOOSTER PUMP IS REQUIRED.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

BKF ENGINEERS
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www.bkf.com

RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
PRELIMINARY UTILITY PLAN

SANTA CLARA COUNTY CALIFORNIA

PALO ALTO

No.	Revisions

Date 06/30/23
Scale AS SHOWN
Design JH
Drawn JH
Approved PK
Job No 20220187

Drawing Number:
C3.0
4 OF 6

DRAWING NAME: \\BKF-SJ\vol4\2022\220187_739_Sutter_Palo_Alto\ENG-L\Planning\Sheets\3.0_739SA-UT.dwg
PLOT DATE: 06-28-23 PLOTTED BY: hoan

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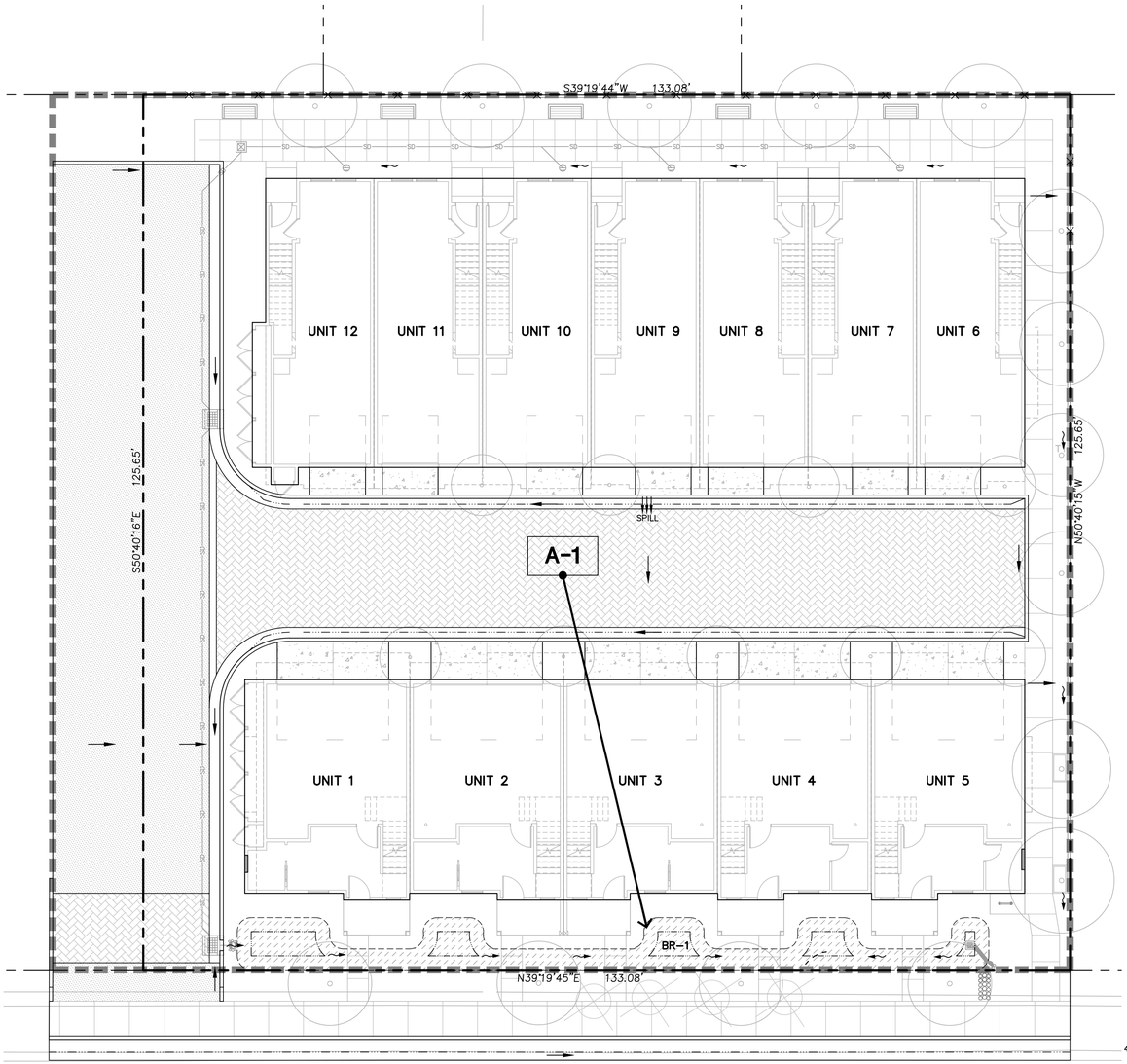
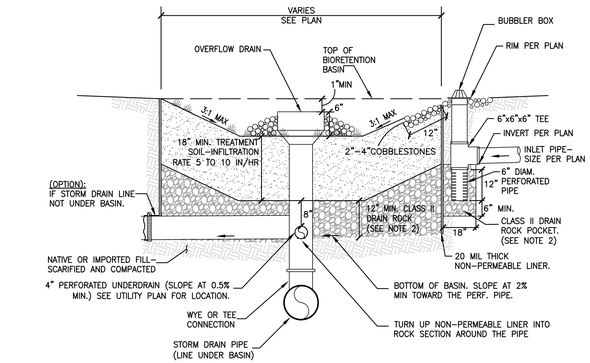
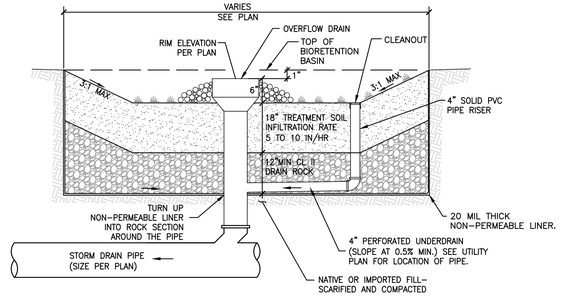




TRANSVERSE SECTION
N.T.S.

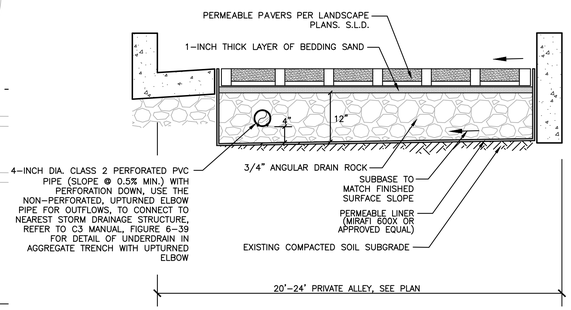


LONGITUDINAL SECTION
N.T.S.

NOTE:

1. BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.
2. DRAIN ROCK TO BE CLASS 2 PERMEABLE MATERIAL PER CALTRANS STANDARD SPECIFICATIONS, SECTION 68-2.02F.
3. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
4. FOR ANY HORIZONTAL LINER PENETRATIONS, RADIAL-CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.

BIORETENTION BASIN SECTION



PERMEABLE PAVER SECTION

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
- GRASS PAVER
- BIORETENTION BASIN
- DRAINAGE MANAGEMENT AREA — A-1
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) — SD
- STORM DRAIN FORCE MAIN
- STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- FLOW DIRECTION (PLANTING AREA)

NOTES:

1. STORMWATER BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPS INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.

2. DURING THE BEGINNING OF THE CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF PALO ALTO THAT THE INSTALLED STORMWATER TREATMENT MEASURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEBSITE AT WWW.SCVURPPP-W2K.COM/CONSULTANTS_LIST.SHTML.

3. PERMEABLE PLANTING MATERIAL SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C.

4. CITY TO APPROVE SURFACE RELEASE FROM BUBBLER ASSEMBLY TO STREET OVER SIDEWALK.

5. PAMC 16.09.165(H) STORM DRAIN LABELING: STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING – FLOWS TO [CREEK]," OR EQUIVALENT.

TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREAS	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE PERVIOUS PAVEMENT (SF)	PERVIOUS SURFACE OTHER (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE TYPE (SF)			SIZING CALCULATION	PONDING DEPTH (IN)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)	PROPOSED TREATMENT CONTROLS	NOTES
						ROOF (C=0.90)	CONCRETE (C=0.90)	PAVING (C=0.90)						
A-1	18,354	2,240	3,364	LANDSCAPE (C=0.30)	12,750	7,955	2,088	2,707	4% RULE	6	510	515	BR-1 BIORETENTION BASIN 1	

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

BKF ENGINEERS
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RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
PRELIMINARY STORMWATER CONTROL PLAN
PALO ALTO — SANTA CLARA COUNTY — CALIFORNIA

No.	Revisions

Date 06/30/23
Scale AS SHOWN
Design JH
Drawn JH
Approved PK
Job No 20220187

Drawing Number:
C4.0
5 OF 6

DRAWING NAME: \\BKF-SJ\vol4\2022\220187_739_Sutter_Palo_Alto\ENG-L\Planning\Sheets\4.0_739SA-SW.dwg
PLOT DATE: 06-28-23 PLOTTED BY: hoan

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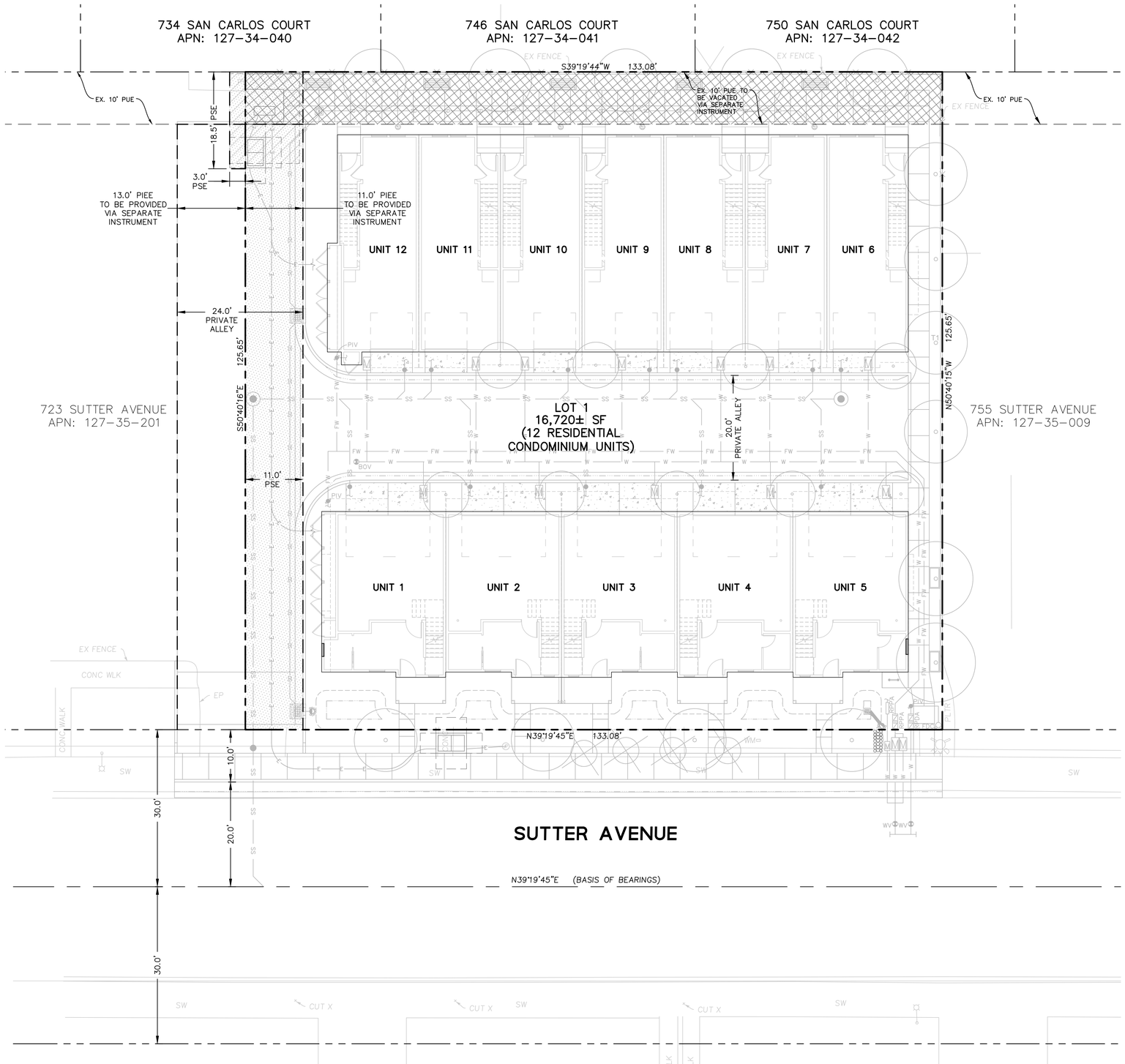

LEGEND

- BOUNDARY LINE
- LOT LINE
- EX. EASEMENT LINE
- PR. EASEMENT LINE
- ROADWAY CENTER LINE
- PUBLIC SERVICE EASEMENT (PSE)
- EX. PUE TO BE VACATED VIA SEPARATE INSTRUMENT

GENERAL NOTES

1)	ASSESSOR'S PARCEL NO.:	127-35-200
2)	GENERAL PLAN:	MULTIFAMILY RESIDENTIAL
3)	EXISTING ZONING:	RM-20 (MULTIFAMILY-LOW DENSITY)
4)	EXISTING USE:	RESIDENTIAL
5)	PROPOSED USE:	RESIDENTIAL
6)	GROSS AREA:	0.38± ARCES
7)	NET AREA:	0.38± ACRES
8)	NUMBER OF UNITS:	12
9)	NUMBER OF LOTS:	1
10)	LOT SIZES:	LOT 1 = 16,720± SF
11)	FLOOD ZONE:	ZONE X

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
VESTING TENTATIVE MAP

SANTA CLARA COUNTY, CALIFORNIA

PALO ALTO

Revisions	No.

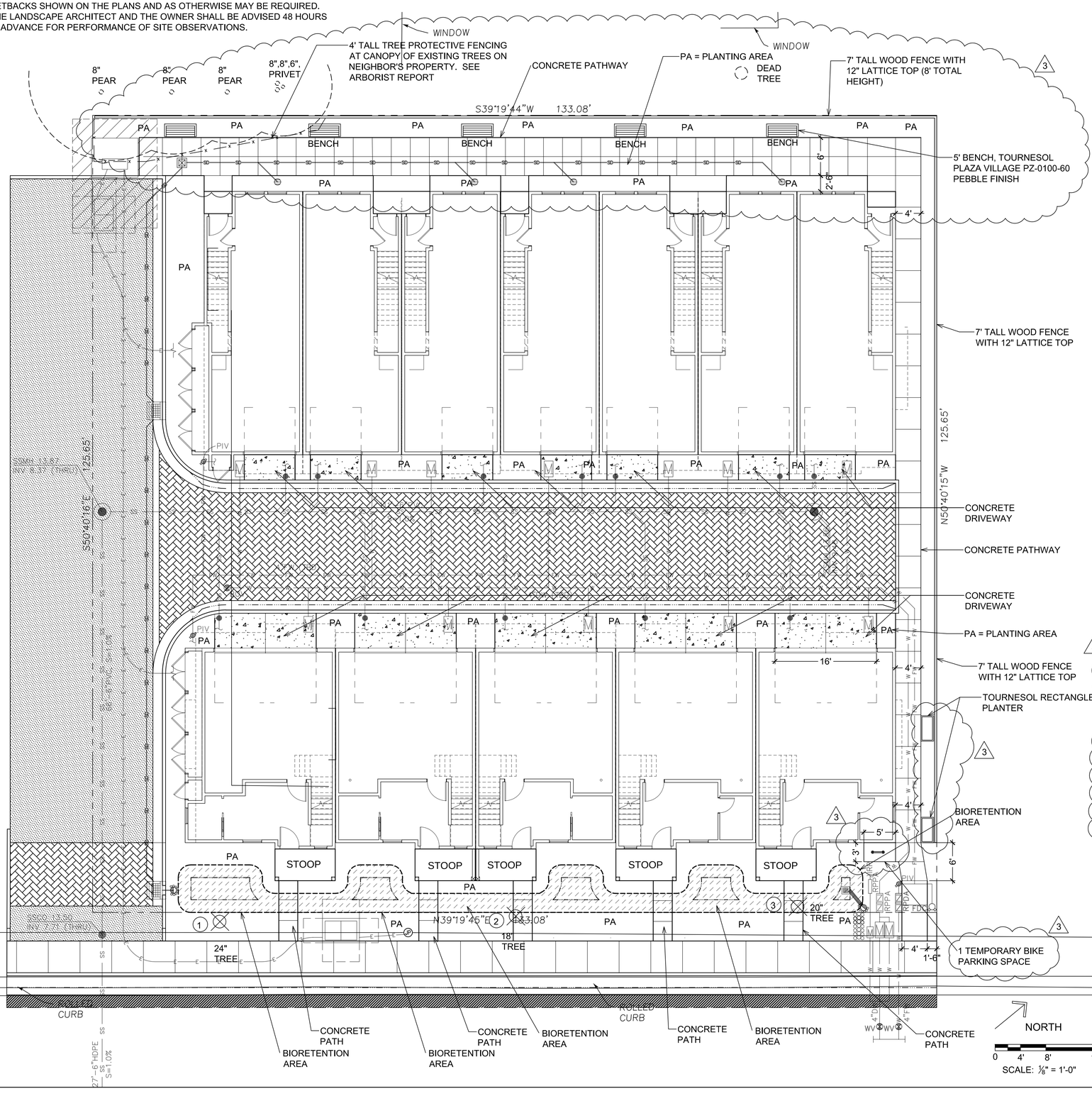
Date 06/30/23
Scale AS SHOWN
Design JH
Drawn JH
Approved PK
Job No 20220187

Drawing Number:
C5.0
6 OF 6

DRAWING NAME: \\BKF-SJ\vol4\2022\220187_739_Sutter_Palo_Alto\ENG-L\Planning\Sheets\5.0_739SA-TM.dwg
PLOT DATE: 06-28-23 PLOTTED BY: pras

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
2. PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
3. THE LANDSCAPE ARCHITECT AND THE OWNER SHALL BE ADVISED 48 HOURS IN ADVANCE FOR PERFORMANCE OF SITE OBSERVATIONS.



PROJECT INFORMATION

PROJECT ADDRESS: 739 SUTTER AVE.
PALO ALTO, CA 94303

TOTAL LANDSCAPE AREA: 2431 SF
PROJECT TYPE: RESIDENTIAL NEW LANDSCAPE,
WATER SUPPLY TYPE: POTABLE WATER

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

_____ DATE: _____

UNDERGROUND SERVICE ALERT (USA) - 800-227-2600 CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

SHEET INDEX

L-1.0 LANDSCAPE CONSTRUCTION PLAN
L-2.0 LANDSCAPE IRRIGATION PLAN
L-3.0 LANDSCAPE PLANTING PLAN
L-3.1 IRRIGATION AND PLANTING DETAILS
L-4.0 HYDROZONE MAP AND WELO WORKSHEET

EXISTING TREE SURVEY

#	Name	SIZE (DBH)	Note	protected	Canopy size	Replacement tree need
1	Acer sp. - Maple	24"	Remove	Yes	33'	Four - 24" box size
2	Acer sp. - Maple	18"	Remove	Yes	27'	Three - 24" box size
3	Acer sp. - Maple	20"	Remove	No	34'	none

TOTAL EXISTING TREE TO BE REMOVED: 3
REPLACEMENT TREES: SEVEN - 24" BOX SIZE TREES
SEE PLANTING PLAN FOR REPLACEMENT TREE LOCATION AND SPECIFICATION

LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7):

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

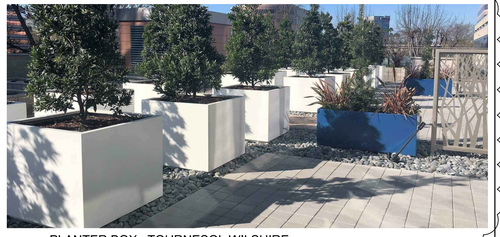
A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES IN TO THE SOIL.

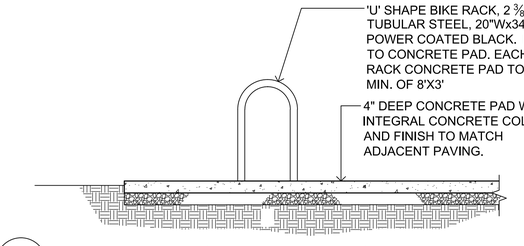
CONSTRUCTION LAYOUT NOTES:

1. THE LAYOUT PLAN IS DIAGRAMMATIC ONLY, SHOULD A DISCREPANCY EXIST BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR:
   A. VERIFYING AND CONFORMING TO SETBACKS AND OTHER INDICATED DIMENSIONS.
   B. LAYOUT OF ALL MAJOR COMPONENTS PRIOR TO STARTING CONSTRUCTION.
   C. COOPERATING WITH LANDSCAPE ARCHITECT AND OWNER IN RESOLVING ANY DISCREPANCIES AND MAKING ADJUSTMENTS TO AVOID ADDITIONAL COSTS TO THE OWNER.
2. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKE UP AND FORM WORK PRIOR TO INSTALLATION.
3. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS AND ALL ANGLES SHALL BE 90°, UNLESS OTHERWISE NOTED.
4. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS, UNLESS OTHERWISE NOTED.
5. ALL RADIUS POINT DISCREPANCIES ARE + / - . ADJUSTMENTS IN THE FIELD MAYBE NECESSARY FOR SMOOTH, EVEN LINES AND LAYOUT POINTS.
6. ALL DIMENSIONS START AT REFERENCE LINES, FACE OF BUILDING, DESIGNATED RADIUS POINTS, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL INSTALL EXPANSION JOINTS WITH MASTIC BETWEEN ANY BUILDING AND PAVING CONNECTIONS, AND BETWEEN EXISTING PAVING AND NEW PAVING.
8. CONTRACTOR TO COORDINATE SLEEVING (IRRIGATION, LIGHTING, DRAINAGE, ETC.) WITH OTHER CONTRACTORS

BENCH: TOURNESOL PLAZA VILLAGE PZ-0100-60-PEBBLE FINISH



PLANTER BOX: TOURNESOL WILSHIRE PLANTER - RECTANGLE WR-483030



TEMPORARY BIKE PARKING
SCALE: 1/2" =1'-0"

ANYI LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

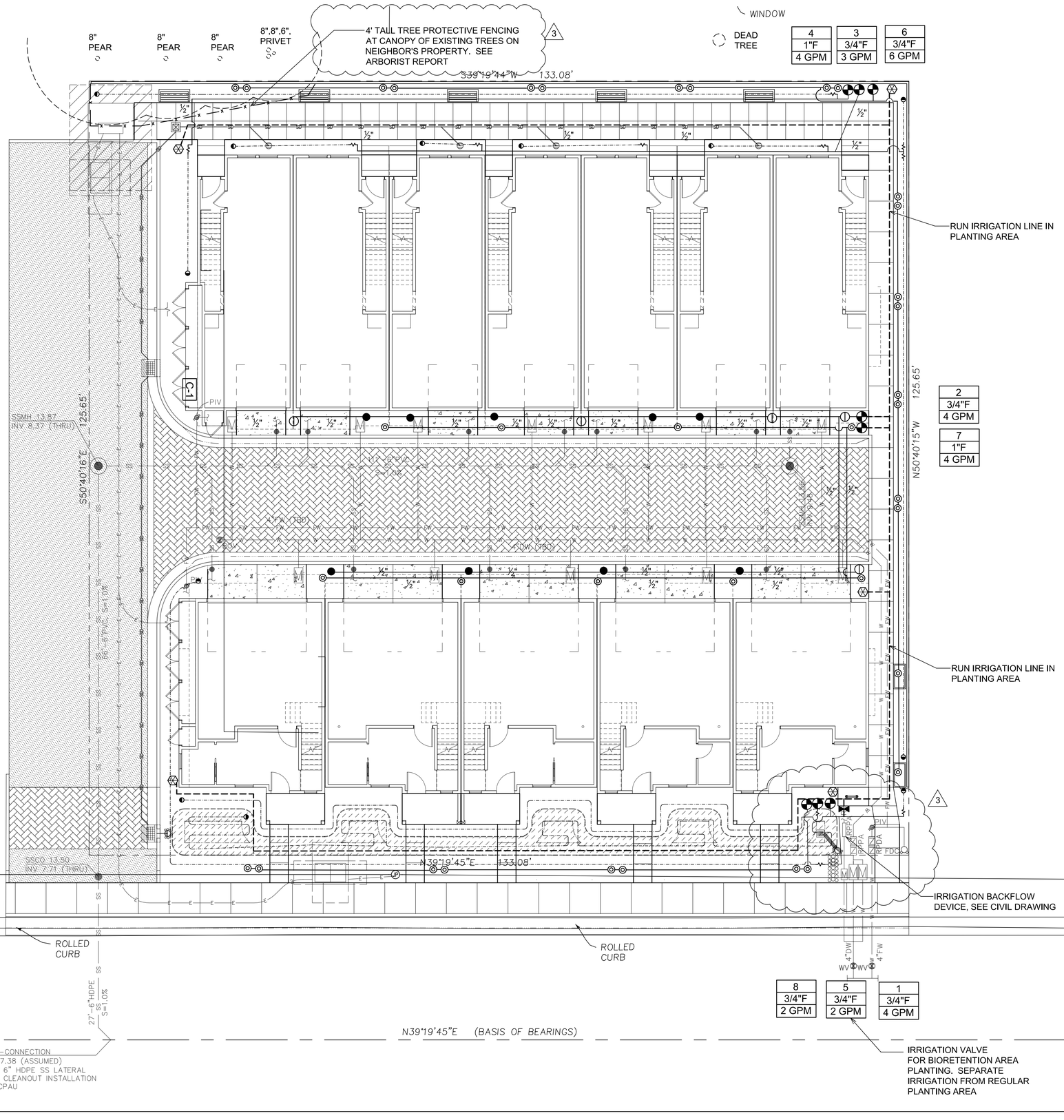
REVISION DATE	NO.
10/5/2022	1
2/20/2023	2
6/28/2023	3

SHEET TITLE: LANDSCAPE CONSTRUCTION PLAN

LICENSED LANDSCAPE ARCHITECT — ANYI HUANG MA — Signature 5/31/2025 — Renewal Date 8/28/2025 — STATE OF CALIFORNIA

PROJECT ADDRESS: 739 SUTTER AVE, PALO ALTO, CA 94303

DATE: 4/28/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22008
SHEET L - 1.0
TOTAL SHEETS: 5



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	½" POLYETHYLENE DISTRIBUTION TUBING (RAINBIRD XT-700). SECURE IN PLACE WITH GALVANIZED TIE-DOWN STAKE EVERY 4', UNDER MULCH. USE RAINBIRD XERI-BUG EMITTERS XB-05PC (0.5 GPH) FOR 1 GALLONG PLANTS, XB-10PC (1 GPH) FOR 5 GALLON PLANTS. INSTALL ¼" TUBING WITH STAKE AND DIFFUSER BUG CAP TO EACH PLANT. INSTALL FLUSH CAP (RAINBIRD MDCFCAP) AT THE END OF XT-700 TUBING.
● OCTA ◐ QUADRA	JAIN OCTA-BUBBLER AND QUADRA-BUBBLER WITH INTERCHANGEABLE COLOR-CODED FLOW CONTROL INSERT. INSTALL HEAD ON SCH. 80 RISER. INSTALL BUG CAP AND STAKES FOR TUBINGS. PLUG UNUSED PORT WITH PORT PLUG BA-PP-0B. 2 GPH BLUE FLOW-CONTROL DEVICE FOR 1-GALLON PLANT 6 GPH BLACK FLOW-CONTROL DEVICE FOR 5-GALLON PLANT.
◎	RAIN BIRD 18" DEEP ROOT WATERING TUBE WITH .25 GPM BUBBLER AND GRATE. RWS-B-1401.
- - - - - - -	1" DIAMETER SCHEDULE 40 PVC IRRIGATION MAIN LINE, BURY 18" DEEP.
1/2"	CLASS 200 PVC LATERAL LINE, SIZE PIPE AS NOTED. BURY 12" MINIMUM.
BFP	FEBCO 825Y BACKFLOW PREVENTER, 1" SIZE, INSTALL ON COPPER RISER, 12" ABOVE FINISH GRADE.
◒	RAINBIRD XCZ-075 PRF (LFV-075 VALVE WITH 3/4" PRESSURE-REGULATING RBY FILTER, 30 PSI)
◒	RAINBIRD XCZ-100-PRF (100-DV VALVE WITH 1" PRESSURE-REGULATING RBY FILTER, 40 PSI)
1 | 1"F | 4 GPM	STATION NUMBER VALVE SIZE, F = FILTER FLOW RATE (GALLON PER MINUTE)
⊗	3/4" BRASS QUICK COUPLER VALVE WITH VINYL TOP ON DOUBLE SWING JOINT. PROVIDE OWNER WITH 2 SETS OF KEY
⋈	BRASS SHUTOFF VALVE, LINE SIZE. LOCATE IN VALVE BOX
C-1	HUNTER i-CORE 600-M CONTROLLER, ADD ONE EXPANSION MODULE. INSTALL ON ICC-PED GRAY METAL PEDESTAL.

NOTES:

1. CONTRACTOR TO TEST WATER SUPPLY FOR AVAILABILITY OF 35 GPM AND VERIFY MINIMUM STATIC WATER PRESSURE OF 55 PSI AT POINT OF CONNECTION.
2. TEST PIPES FOR LEAKS BEFORE BACKFILL.
3. INSTALL 4" PVC SLEEVE 18" UNDER PAVING, TYPICAL FOR ALL IRRIGATION PIPES. USE SEPARATE 2" PVC SLEEVE FOR ELECTRICAL WIRES TO CONTROLLER.

IRRIGATION DESIGN PLAN (TITLE 23, CHAPTER 2.7)

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

IRRIGATION SCHEDULE NOTE:

1. ALL HYDROZONES ARE CONTROLLED BY AN ET/WEATHER BASED IRRIGATION CONTROLLER THAT MAKES REAL TIME ADJUSTMENT TO THE IRRIGATION PROGRAM RUN-TIMES AND FREQUENCY BASED ON HOURLY WEATHER INFORMATION.
2. IRRIGATION SHALL BE LIMITED TO THE HOURS OF 8 PM TO 10 AM.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

ANYI
LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

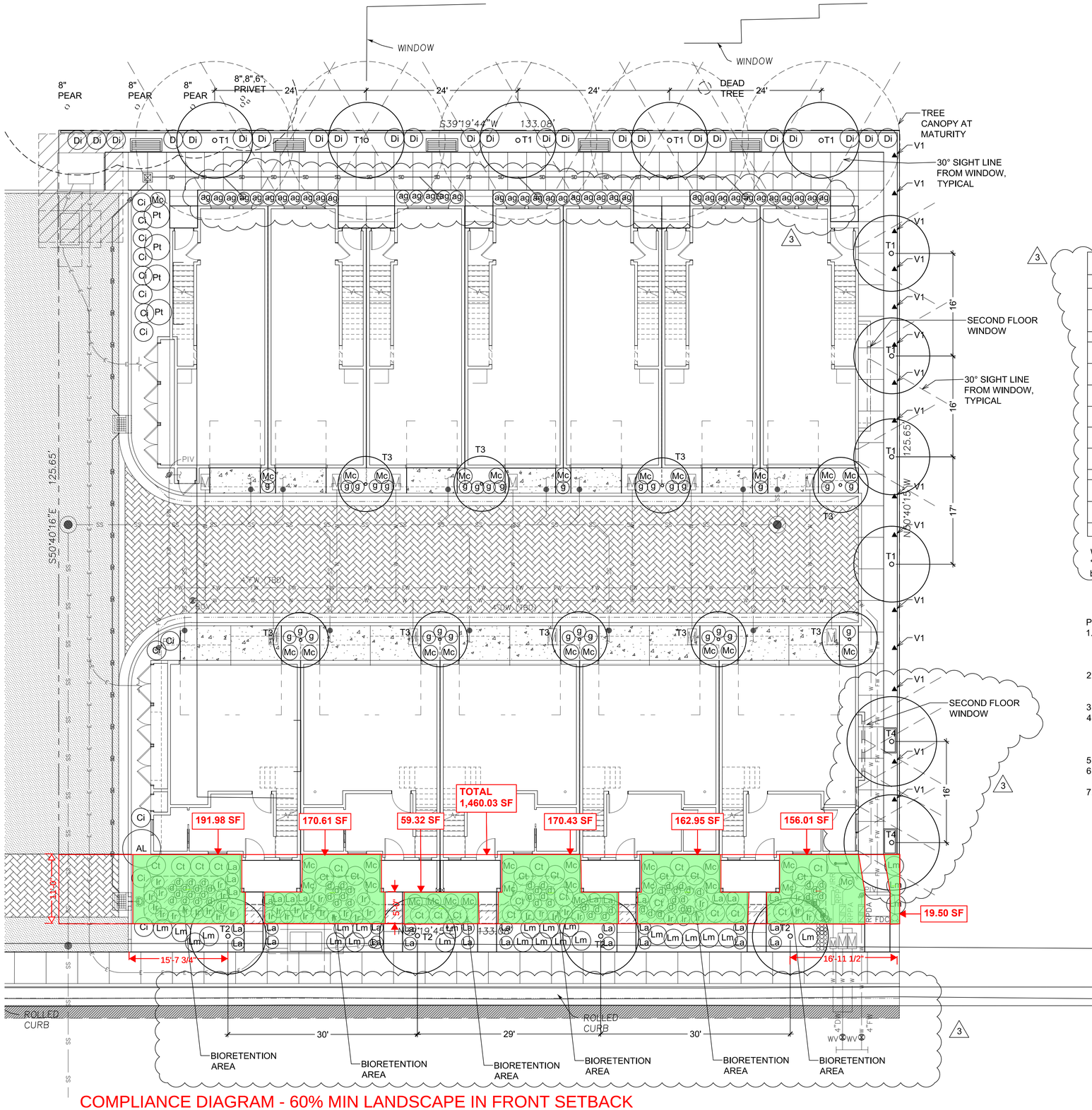
REVISION DATE	NO.
10/5/2022	1
2/20/2023	2
6/28/2023	3

SHEET TITLE: LANDSCAPE IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
ANYI HUANG
5/31/2025
Renewal Date
6/28/2023
STATE OF CALIFORNIA

PROJECT ADDRESS:
739 SUTTER AVE,
PALO ALTO, CA 94303

DATE: 4/28/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22008
SHEET L - 2.0
TOTAL SHEETS: 5



COMPLIANCE DIAGRAM - 60% MIN LANDSCAPE IN FRONT SETBACK

PLANTING LIST

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY	SIZE	WUCOLS	NOTES	Mature Size (HxW)	SPACING
TREES							
T1	Podocarpus gracilior - Fern Pine (5-replacement tree)	9	24" box	M	standard	40' X 25'	24'
T2	Ginkgo b. 'Fairmount' - Maidenhair Tree (replacement tree)	4	24" box	M	standard	45' X 15'	<30'
T3	Acer palmatum 'Bloodgood' - Red Maple	9	24" box	M	natural	20' X 15'	-
T4	Tristaniopsis laurina 'Elegant' - Elegant Water Gum	2	24" box	L	standard	20' X 15'	16'
SHRUBS							
ag	Agapenthus 'Peter Pan' - Lily-of-the-Nile	38	1 gallon	M		2'x2'	2'
AL	Alyogyne huegelii 'Santa Cruz' - Blue Hibiscus	1	5 gallon	L		6' x 5'	5'
Ci	Cistus purpureus - Orchid Rockrose	13	5 gallon	L		4' x 4'	4'
Di	Dietes bicolor - Yellow Fortnight Lily	24	5 gallon	L		3' x 3'	3'
g	Geranium 'Biokovo' - Cranesbill	30	1 gallon	M		1' x 2'	2'
Ir	Iris douglasiana 'Blue' - Blue Douglas Iris	40	1 gallon	L	*	2'x3'	30"
La	Lavandula stoechas 'Otto Quast' - Spanish Lavender	33	1 gallon	L		2'x2'	2'
Mc	Myrtus communis 'Compacta' - Myrtle	41	5 gallon	L		2'x2'	4'
Pt	Pittosporum tenuifolium - Kohuhu	4	5 gallon	M		8' x 5'	5'
Vine							
V1	Trachelospermum jasminoides - Star Jasmine	15	5 gallon	M		-	6'
Grasses (Ornamental)							
Ct	Chondropetalum tectorum - Cape Reed	25	5 gallon	L	*	3' x 3'	3'
d	Deschampsia cespitosa - Tufted Hairgrass	55	1 gallon	L	*	2'x3'	3'
Lm	Lomandra longifolium 'Breeze' - Dwarf Mat Rush	26	1 gallon	L	*	2' x 3'	3'

WUCOLS CATEGORIES OF WATER NEEDS: VL = VERY LOW, L = LOW WATER USE, M = MODERATE WATER USE
* PLANT SUITABLE FOR BIORETENTION AREA FROM PLANT LIST FOR STORMWATER MEASURES. Grasses shall be planted in basin and shurbs in the bank of biorention area. (C3 Technical Guidance Manual)

PLANTING NOTE:
1. Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
   a. 6 cubic yards green waste compost
   b. 10 LB fertilizer (N16/P6/K8) w/ 2% iron
   c. 5 LB sulfate of ammonia
2. Mulch all exposed soil surfaces of the planting areas, except within bioretention areas, with a 3" thick layer of medium recycled wood chips, color 'Dark Brown'. In bioretention areas mulch planting area with a 3" thick layer of non-floatable mulch such as organic biorention mulch from Zanker Landscape Materials.
3. For trees, nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
4. The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
5. Landscape Architect to approve plant locations prior to planting.
6. The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner.
7. The Contractor shall be responsible for the adequate protection of the improvements. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

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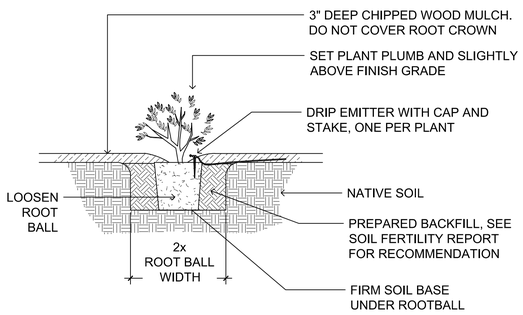
REVISION DATE	NO.
10/5/2022	1
2/20/2023	2
6/28/2023	3

SHEET TITLE: LANDSCAPE PLANTING PLAN

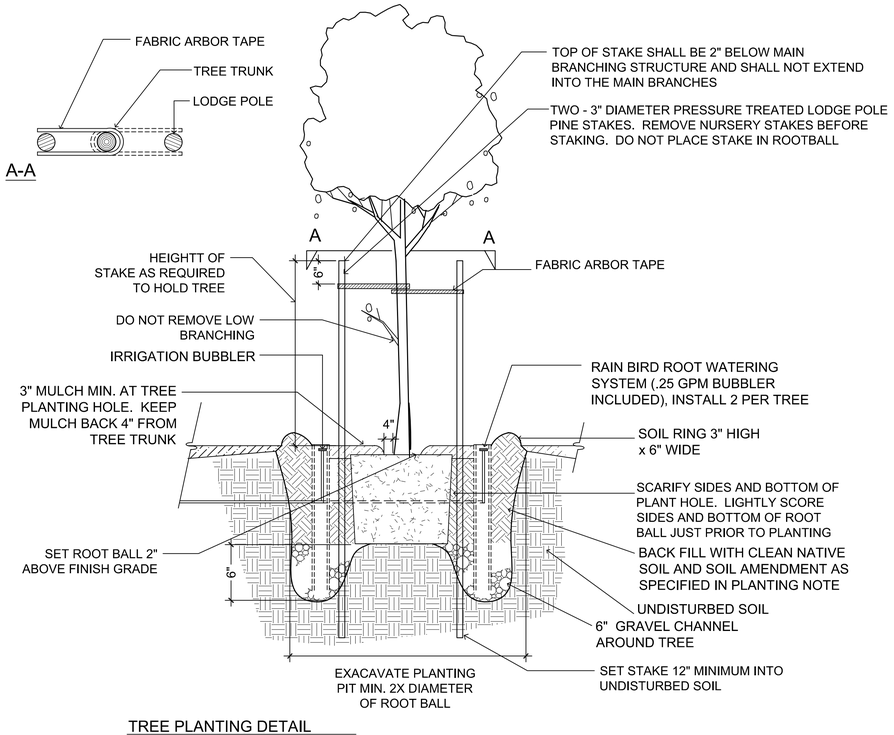
LICENSED LANDSCAPE ARCHITECT
ANYI HUANG No. 6406
Signature
5/31/2025
Renewal Date
6/28/2023
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
739 SUTTER AVE,
PALO ALTO, CA 94303

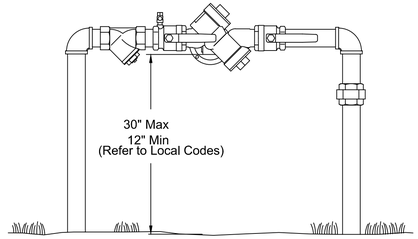
DATE: 4/28/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22008
SHEET L - 3.0
TOTAL SHEETS: 5



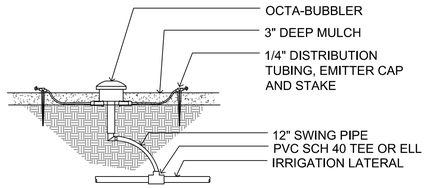
SHRUB PLANTING DETAIL



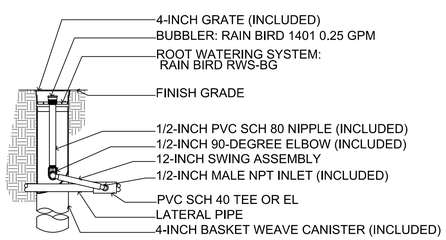
TREE PLANTING DETAIL



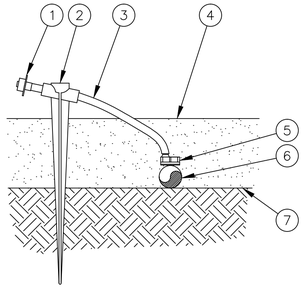
FEBCO MODEL 825Y
Reduced Pressure Assembly
Outside Installation



OCTA (QUADRA) BUBBBLER INSTALLATION DETAIL



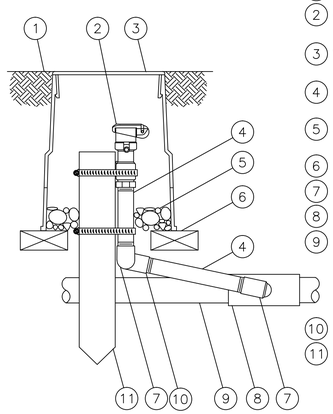
RAINBIRD ROOT WATERING SYSTEM - RWS-BG



1. DIFFUSER BUG CAP: RAIN BIRD DBC–025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS–025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE–OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI–BUG EMITTER
6. ½" POLYETHYLENE TUBING
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM–TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XERI–BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
   XB–10PC 1.0 GPH

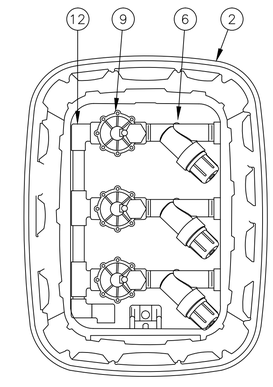
PRESSURE COMPENSATING MODULE INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND BUG CAP



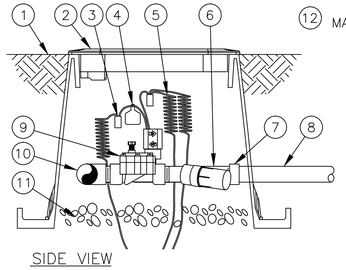
1. FINISH GRADE/TOP OF MULCH
2. QUICK–COUPLING VALVE: RAIN BIRD MODEL 33DNP
3. VALVE BOX WITH COVER: RAIN BIRD VB–6RND
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL
11. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

NOTE:

FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.



TOP VIEW



SIDE VIEW

1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB–STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30–INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF–075–RBY (INCLUDED IN XCZ–075–PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF–075 (INCLUDED IN KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

IRRIGATION CONTROL VALVE WITH FILTER IN VALVE BOX DETAIL

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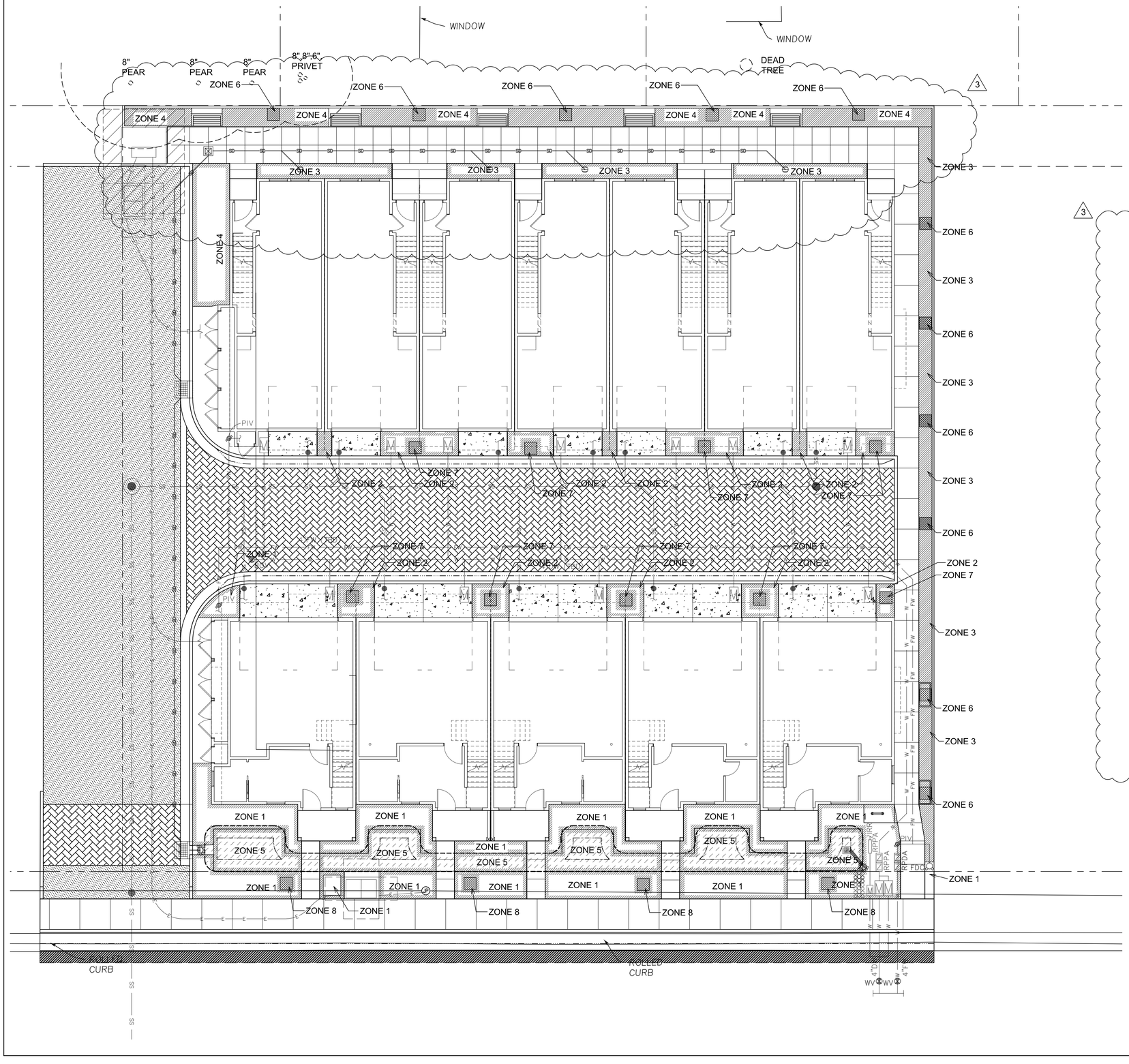
REVISION DATE	NO.
10/5/2022	1
2/20/2023	2
6/28/2023	3

SHEET TITLE: IRRIGATION AND PLANTING DETAILS

LICENSED LANDSCAPE ARCHITECT
ANYI HUANG No. 6407
Signature
5/30/2023
Renewal Date
6/28/2023
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
739 SUTTER AVE,
PALO ALTO, CA 94303

DATE: 4/28/2022
SCALE:
DRAWN BY: AH
PROJECT # 22008
SHEET L - 3.1
TOTAL SHEETS: 5



3

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 47

Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Waer Use (ETWU)
Regular Landscape Areas							
1 / low water use	0.3	drip	0.81	0.37	921	341.11	9939.98
2 / moderate water use	0.5	drip	0.81	0.62	336	207.41	6043.85
3 / moderate water use	0.5	drip	0.81	0.62	189	116.67	3399.67
4 / low water use	0.3	drip	0.81	0.37	443	164.07	4781.12
5 / low water use	0.3	drip	0.81	0.37	470	174.07	5072.52
6 / moderate water use tree	0.5	drip	0.81	0.62	20	12.35	359.75
7 / moderate water use tree	0.5	drip	0.81	0.62	36	22.22	647.56
8 / tree water use tree	0.3	drip	0.81	0.37	16	5.93	172.68
				Totals	**2431**	**1043.83**	
Special Landscape Areas							
				1	0	0.00	
				Totals	0	0.00	
						ETWU Total	**30417.12**
						Maximum Allowed Water Allowance (MAWA)	**38961.64**

Hydrozone #/Planting Description
E.g
1.) front Law n
2.) low Water use plantings
3.) medium w ater use planting

Irrigation Method
overhead spray
or drip

Irrigation Efficiency
0.75 for spray head
0.81 for drip

ETWU (Annual Gallons
Required) = Eto X 0.62 x ETAF x Area
w here 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

MAWA (Annual Gallons Allowed) = (Eto)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]

w here 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF X Area	1043.83
Total Area	2431.00
Average ETAF	0.43

All Landscape Areas

Total ETAF x Area	1043.83
Total Area	2431.00
Sitewide ETAF	0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas

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REVISION DATE	NO.
10/5/2022	1
2/20/2023	2
6/28/2023	3

SHEET TITLE:
HYDROZONE MAP AND WELO WORKSHEET

LICENSED LANDSCAPE ARCHITECT
ANYI HUANG No. 4867
Signature
5/31/2025
Renewal Date
6/28/2023
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
739 SUTTER AVE.
PALO ALTO, CA 94303

DATE: 4/28/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22008
SHEET L - 4.0
TOTAL SHEETS: 5

PURPOSE AND SCOPE:

THIS DOCUMENT CONTAINS INFORMATION RELATING TO THE PLACEMENT OF PAD MOUNTED ELECTRICAL EQUIPMENT. THIS IS A GUIDE FOR DETERMINING THE MINIMUM REQUIREMENTS FOR EACH SPECIFIC INSTALLATION.

CLEARANCES:

1. CLEARANCES FROM BUILDING WALLS (SEE SHT. 6) - OIL FILLED PAD MOUNTED EQUIPMENT SHALL HAVE THE FOLLOWING CLEARANCES:
   A. 3 FEET MINIMUM FROM ANY BUILDING WALL TO THE EDGE OF THE PAD. THIS CLEARANCE MAY BE REDUCED TO 2 FEET IF THE BUILDING SURFACE IS NONCOMBUSTIBLE, WITH APPROVAL OF ELECTRIC UTILITY ENGINEERING.
2. DOORWAY AND WINDOW CLEARANCE (SEE SHT. 6) - PAD MOUNTED EQUIPMENT SHALL NOT BE PLACED WHERE IT IMPEDES THE FLOW OF AIR OR TRAFFIC THROUGH A DOORWAY OR WINDOW. CLEARANCE SHALL BE 10 FEET RADIALLY FROM THE DOORWAY OR WINDOW TO THE CLOSEST EDGE OF THE PAD.
3. VERTICAL CLEARANCE FROM OVERHANGS (SEE SHT. 7)- TO PROVIDE SPACE FOR HOISTING EQUIPMENT SO THAT IT CAN BE REPLACED, THE FOLLOWING VERTICAL CLEARANCES FROM THE TOP OF THE PAD ARE REQUIRED:
   A. 20 FEET MINIMUM FOR 1Ø PAD MOUNTED EQUIPMENT.
   B. 30 FEET MINIMUM FOR 3Ø PAD MOUNT EQUIPMENT.
   C. WHEN REQUIRED FOR INSTALLATIONS SUCH AS IN DRY VAULTS, THE CLEARANCES FOR PAD MOUNT EQUIPMENT MAY BE REDUCED TO 10 FEET FROM THE TOP OF THE PAD. THIS REDUCED CLEARANCE WILL GREATLY INCREASE THE REPLACEMENT TIME, SINCE THE EQUIPMENT MUST BE JACKED AND ROLLED OUT TO A POSITION WHERE THE CLEARANCE IS ADEQUATE TO HOIST IT.

APPROVED: 2008	ENGINEERING STANDARD			
	PAD MOUNT CLEARANCE REQUIREMENTS	1	09/08	REVISED NOTES 1 AND 2 TT
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT-CL-U-1031	1 OF 9
CHECKED: PV		SCALE	STANDARD DWG. NO.	SHEET NO.

HORIZONTAL WORK SPACE REQUIREMENTS:

4. CLEAR AND LEVEL WORK AREAS ARE REQUIRED AROUND PAD MOUNTED EQUIPMENT TO PROVIDE A SAFE WORKING SPACE TO OPERATE AND MAINTAIN THE EQUIPMENT.
5. PAD MOUNTED EQUIPMENT (SEE SHT. 9):
   A. 8 FEET MINIMUM IN FRONT OF ALL EQUIPMENT DOORS TO PROVIDE ROOM TO OPERATE WITH HOT STICKS.
   B. 3 FEET MINIMUM FROM NON-OPERABLE SIDES. THIS CLEARANCE MAY BE REDUCED WITH APPROVAL BY THE ELECTRICAL ENGINEERING DEPARTMENT FOR LANDSCAPING OBSTRUCTIONS (DECORATIVE WALLS, PLANTERS, ROCKS, ETC.) THAT MAY BE PLACED NEXT TO THE PAD ON NON OPERABLE SIDES.

PROTECTION FROM VEHICULAR TRAFFIC:

6. PHYSICAL PROTECTION FROM VEHICULAR TRAFFIC SHALL BE PROVIDED IN ACCORDANCE WITH THE LEVEL OF EXPOSURE, BARRIER POSTS, ETC., ARE INTENDED TO PROVIDE REASONABLE WARNING FROM ACCIDENTAL VEHICULAR CONTACT, RATHER THAN PREVENTING ALL POSSIBLE CONTACT. WHEN THE ELECTRIC ENGINEERING, OR OPERATIONS, DEPARTMENT DETERMINES IT NECESSARY, THE APPLICANT FOR PHYSICAL PROTECTION AS SPECIFIED BY THE CITY. (SEE DT-SS-C-1005)
7. PAD MOUNTED EQUIPMENT HAVING THE FOLLOWING SET BACKS MAY NOT REQUIRE THE CUSTOMER TO PROVIDE ADDITIONAL PHYSICAL PROTECTION
   A. SINGLE-FAMILY, DUPLEX AND OTHER LOW DENSITY RESIDENTIAL AREAS: 3 FEET MINIMUM FROM THE EDGE OF THE CURB.
   B. COMMERCIAL, APARTMENT, CONDOMINIUM AND OTHER HIGH DENSITY AREAS: 9 FEET FROM THE EDGE OF THE ROAD OR CURB DUE TO HIGH VEHICULAR TRAFFIC AND FREQUENT TRUCK BACKING. THE DESIGN OF THE PARTICULAR LAYOUT MAY, OF COURSE, CALL FOR AN INCREASE OR DECREASE IN THESE DIMENSIONS. FOR EXAMPLE, A 3 FOOT SET BACK IS OFTEN ADEQUATE FOR PARTS OF THE COMMERCIAL PARKING LOTS WHERE TRAFFIC FLOW IS CONSTRAINED AND BACKING PERPENDICULAR TO CURB IS UNLIKELY.

APPROVED: 2008	ENGINEERING STANDARD			
	PAD MOUNT CLEARANCE REQUIREMENTS	1	09/08	REVISED NOTES TT
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT-CL-U-1031	2 OF 9
CHECKED: PV		SCALE	STANDARD DWG. NO.	SHEET NO.

8. STEEL POSTS ARE THE STANDARD MEANS FOR PROVIDING SUCH PHYSICAL PROTECTION. SUITABLE ALTERNATIVES TO THESE PROTECTIVE POSTS MAY BE PROPOSED BY THE APPLICANT FOR CITY APPROVAL.
9. ALL BARRIER POSTS AT THE SAME INSTALLATION SITE WILL BE THE SAME HEIGHT AND SHALL BE PAINTED PADMOUNT GREEN.
10. A BUILDING CAN BE CONSIDERED AS PHYSICAL PROTECTION PROVIDED IT IS LOCATED AT A POINT WHERE A POST WOULD BE NORMALLY REQUIRED.
11. LOCATE BARRIER POSTS SO THAT THEY DO NOT INTERFERE WITH OPENING OF THE EQUIPMENT'S DOORS. CERTAIN TYPES OF PAD MOUNTED EQUIPMENT HAVE DOORS IN BOTH FRONT AND BACK AND REQUIRE 6' 0" MINIMUM CLEARANCE AND CAREFUL BARRIER POST PLACEMENT TO ALLOW THE DOORS TO BE OPENED.
12. USE REMOVABLE POSTS WHEN:
   A. POSTS ARE INSTALLED LESS THAN 8 FEET IN FRONT OF THE EQUIPMENT'S DOORS.
   B. WHERE FIXED POSTS WOULD OBSTRUCT ACCESS FOR INSTALLATION OR REPLACEMENT OF THE EQUIPMENT.

HAZARDOUS LOCATIONS:

13. THE FOLLOWING GUIDE IS TO BE USED WHEN INSTALLING PAD MOUNTED EQUIPMENT IN AREAS WHERE HAZARDOUS LIQUIDS AND GASES ARE DISPENSED OR STORED IN SEALED CONTAINERS:
   A. LIQUIFIED FLAMMABLE GASES: DO NOT INSTALL PAD MOUNTED EQUIPMENT WITHIN 20 FEET OF A GAS DISPENSER WITHOUT CONFORMING TO THE REGULATIONS CONCERNING INSTALLATION OF ELECTRICAL EQUIPMENT IN HAZARDOUS AREAS (REFER TO ARTICLES E500-1, E500-2, E514-1 AND E514-2 OF TITLE 24, PART 3, STATE BUILDING STANDARDS).
   B. ANY CONTAINER WHICH STORES FLAMMABLE LIQUID OR GAS WILL BE CONSIDERED EQUIVALENT TO A "COMBUSTIBLE WALL". THE MINIMUM REQUIRED CLEARANCE IS 3 FEET.

APPROVED: 2008	ENGINEERING STANDARD			
	PAD MOUNT CLEARANCE REQUIREMENTS	1	09/08	REVISED NOTES 8 AND 11 TT
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT-CL-U-1031	3 OF 9
CHECKED: PV		SCALE	STANDARD DWG. NO.	SHEET NO.

OIL CONTAINMENT:

14. OIL ENCLOSURES ARE REQUIRED BY THE STATE OF CALIFORNIA IF PAD MOUNTED TRANSFORMERS ARE LOCATED IN AREAS WHERE OIL FROM A RUPTURED TANK COULD FLOW TOWARDS A COMBUSTIBLE SURFACE. OIL ENCLOSURES MAY CONSIST OF FIRE RESISTANT DIKES, CURBED AREAS OR BASINS, OR TRENCHES FILLED WITH COARSE CRUSHED STONE. THEY MUST BE CAPABLE OF HOLDING THE TOTAL VOLUME OF OIL CONTAINED IN THE EQUIPMENT TANK. THE CONSTRUCTION OF REQUIRED OIL CONTAINMENT FACILITIES MAY IN NO WAY IMPEDE THE REQUIRED WORK SPACE AREA. THE CUSTOMER WILL BE RESPONSIBLE FOR PROVIDING ADEQUATE OIL CONTAINMENT ENCLOSURES TO SATISFY THE REQUIREMENTS OF THE STATE OF CALIFORNIA AND ENVIRONMENTAL PROTECTION REGULATIONS.

RETAINING WALLS:

15. RETAINING WALLS SHALL BE PROVIDED WHEN THE CITY DETERMINES IT NECESSARY TO PROTECT EQUIPMENT AGAINST LANDSLIDES, DRAINAGE WASH, DRIFTING SANDS, ETC. THE APPLICANT IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE RETAINING WALL. THE RETAINING WALL SHALL BE DESIGNED TO PROVIDE A BARRIER OF SUFFICIENT STRENGHTH AND SUITABLE CONSTRUCTION TO PROVIDE ADEQUATE PROTECTION AND WORKING SPACE AROUND THE EQUIPMENT. TYPICAL EXAMPLE OF RETAINING WALL PLACEMENT ARE SHOWN IN SHT. 8 OF THIS DOCUMENT.
16. RETAINING WALLS GREATER THAN 2 FEET IN HEIGHT WILL REQUIRE A DRAIN PIPE AS SHOWN IN SHT. 8 OF THIS DOCUMENT. DRAIN PIPE SHALL BE A 3" PERFORATED PLASTIC PIPE, COVERED FIRST BY MARAFI DRAIN CLOTH, THEN BY DRAIN ROCK AND FINALLY BACKFILLED.
17. TREATED REDWOOD OR PRESSURE-TREATED DOUGLAS FIR POSTS (NOMINAL 4"x4" MINIMUM) AND PLANKS (NOMINAL 2" OR THICKER) MAY BE USED FOR RETAINING WALLS. POSTS SHOULD BE 24" OR LESS IN LENGTH AND EXTENDED AT LEAST 12" BELOW GROUND AND NOT MORE THAN 12" ABOVE GROUND.
18. THE WORKING AREA WITHIN THE RETAINING WALL WILL BE AT THE SAME LEVEL OR BELOW THE PAD BEING PROTECTED. THE AREA WILL BE KEPT WEED FREE AND COVERED WITH A DECORATIVE COVERING.

APPROVED: 2008	ENGINEERING STANDARD			
	PAD MOUNT CLEARANCE REQUIREMENTS	1	09/08	REVISED NOTE 14, ADDED NOTE 16 TT
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT-CL-U-1031	4 OF 9
CHECKED: PV		SCALE	STANDARD DWG. NO.	SHEET NO.

TRUCK ACCESSIBILITY:

19. PAD MOUNTED EQUIPMENT MUST BE ACCESSIBLE TO CITY TRUCKS. TRUCKS MUST BE ABLE TO BE BACKED UP TO WITHIN 5 FEET OF THE PAD ON:
   A. A SURFACE CAPABLE OF WITHSTANDING TRUCK WEIGHT OF 24 TONS AND
   B. A PATH THAT IS A MINIMUM OF 12 FEET WIDE AND
   C. A MINIMUM VERTICAL CLEARANCE OF 14 FEET SHALL BE MAINTAINED FROM THE STREET TO THE EQUIPMENT PAD.

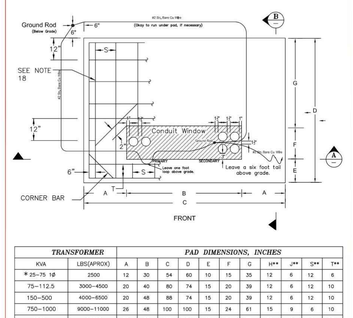
   IF THE PATH TO THE EQUIPMENT PAD REQUIRES ANY TURNS BY CITY TRUCKS, THE MINIMUM REQUIREMENTS OF 12'x14' PREVIOUSLY DESCRIBED MAY NEED TO BE INCREASED. CONSULT CITY ENGINEER WHEN SUCH SITATIONS OCCUR. FOR LOCATIONS WHERE THE STANDARD ACCESSIBILITY REQUIREMENT ARE NOT MET, CONSULT WITH THE CITY FOR OTHER OPTIONS.

FUTURE CONSTRUCTION:

20. CONSIDERATION SHOULD BE GIVEN NOT ONLY TO CONDITIONS EXISTING AT THE TIME OF INSTALLATION BUT ALSO TO POSSIBLE FUTURE STRUCTURES AND EQUIPMENT WHICH COULD INTERFERE WITH REQUIRED CLEARANCES OR ACCESSIBILITY. ON THOSE INSTALLATIONS WHERE THERE IS A HIGH PROBABILITY OF A FUTURE OBSTRUCTION, INSTALL A CLEARANCE REQUIREMENT SIGN ON THE EQUIPMENT.

APPROVED: 2008	ENGINEERING STANDARD			
	PAD MOUNT CLEARANCE REQUIREMENTS	1	09/08	REVISED NOTES TT
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT-CL-U-1031	5 OF 9
CHECKED: PV		SCALE	STANDARD DWG. NO.	SHEET NO.

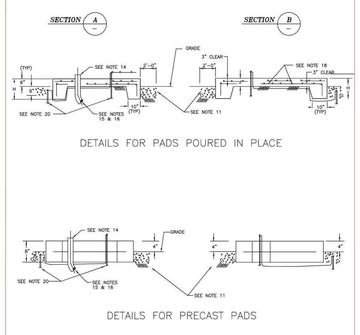
PAD & REINFORCING BAR DIMENSIONS



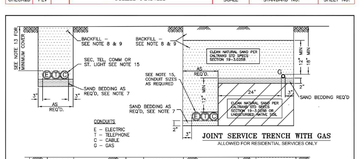
TRANSFORMER KVA	LBS(APROX)	A	B	C	D	E	F	G	H**	J**	S**	T**
* 25–75 1Ø	2500	12	30	54	60	10	15	35	12	6	12	6
75–112.5	3000–4000	20	40	80	74	15	20	39	12	6	12	10
150–500	4000–6500	20	48	88	74	15	20	39	12	6	12	10
750–1000	9000–11000	26	48	100	100	15	24	61	15	9	6	10
1500	13000	26	56	108	114	15	24	75	15	9	4	10
2000–2500	20000	29	56	114	120	15	24	81	15	9	4	10

★ THIS PAD SHOULD BE USED FOR SINGLE PHASE 75 KVA TRANSFORMERS, NOT THREE PHASE 75 KVA TRANSFORMERS.
★★ REQUIREMENT FOR PADS POURED IN PLACE

APPROVED: 1994	ENGINEERING STANDARD			
	CONCRETE TRANSFORMER PAD	11	8–15	REVISED NOTES, GENERAL REVISION TT
		10	2–09	GENERAL REVISION TT
		9	7–97	REVISED NOTES MJ/TT
		8	1–97	REVISED PAD DIMENSIONS PV/TL
		7	5–96	REVISED PAD DIMENSIONS PV/TL
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT-SS-C-1005	1 OF 4
CHECKED: PV		SCALE	STANDARD NO.	SHEET NO.

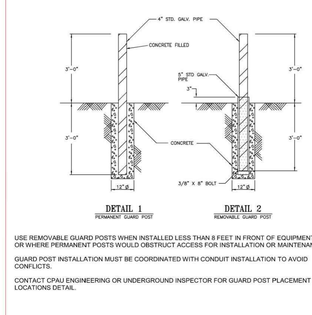


DETAILS FOR PADS POURED IN PLACE



DETAILS FOR PRECAST PADS

APPROVED: 1994	ENGINEERING STANDARD			
	CONCRETE TRANSFORMER PAD	11	6–15	CORRECTED REFERENCE NUMBERS TT
		5	2–09	GENERAL REVISION TT
		4	7–99	REVISED NOTES / ADDED NOTE 19 TF/SF
		3	2–99	GENERAL NOTES TT
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT-SS-C-1005	2 OF 4
CHECKED: PV		SCALE	STANDARD NO.	SHEET NO.



USE REMOVABLE GUARD POSTS WHEN INSTALLED LESS THAN 8 FEET IN FRONT OF EQUIPMENT DOORS OR WHERE PERMANENT POSTS WOULD OBSTRUCT ACCESS FOR INSTALLATION OR MAINTENANCE.

GUARD POST INSTALLATION MUST BE COORDINATED WITH CONDUIT INSTALLATION TO AVOID CONFLICTS.

CONTACT CPAU ENGINEERING OR UNDERGROUND INSPECTOR FOR GUARD POST PLACEMENT LOCATIONS DETAIL.

APPROVED: 1994	ENGINEERING STANDARD			
	CONCRETE TRANSFORMER PAD	3	2–09	GENERAL REVISION TT
		2	2–99	GENERAL REVISION
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT-SS-C-1005	3 OF 4
CHECKED: PV		SCALE	STANDARD NO.	SHEET NO.

NOTES

1. DISTURBED EARTH UNDER THE PAD SHALL BE REPLACED BY SAND OR OTHER SUITABLE MATERIAL COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D-1557). COMPACTION TEST RESULTS SHALL BE PROVIDED TO THE CPAU INSPECTOR.
2. PLACE 6" DEPTH ONE SACK, PER CUBIC YARD, SLURRY IMMEDIATELY BELOW THE PAD.
3. CONCRETE IS REQUIRED BETWEEN ALL CONDUITS, LEVEL TO TOP OF THE PAD.
4. CONCRETE SHALL BE DESIGNED TO ATTAIN A STRENGTH OF 3000 PSI IN 28 DAYS.
5. AFTER PLACING, MOIST CURE CONCRETE FOR 7 DAYS BEFORE PLACING EQUIPMENT.
6. WOOD FLOAT FINISH TOP OF SLAB. ALL EDGES AND CORNERS ARE TO BE FINISHED SMOOTH.
7. EXPOSED HORIZONTAL SURFACES ARE TO BE SLOPED SLIGHTLY FOR DRAINAGE.
8. A MINIMUM OF 6 FEET SHALL BE MAINTAINED BETWEEN GROUND RODS.
9. CAP ALL CONDUITS.
10. CONTACT CPAU FOR APPROVED PRE-CAST TRANSFORMER PADS.
11. PADS NOT SECURED IN PLACE BY CONCRETE OR ASPHALT SHALL HAVE A 2' WIDE BY 6" DEEP STRIP OF 90% COMPACTED GRAVEL ALONG ALL EDGES.
12. A MINIMUM OF 3 FEET OF RADIAL CLEARANCE BETWEEN THE TRANSFORMER PAD AND ANY OTHER STRUCTURE SHALL BE PROVIDED (SEE NOTE 21).
13. IF THE TRANSFORMER IS TO BE LOCATED IN AN AREA SUBJECTED TO VEHICULAR TRAFFIC, BARRIERS SHALL BE PROVIDED IN ACCORDANCE WITH DETAIL 1 OR 2 ON SHEET 3. CONTACT CPAU ENGINEERING OR UG INSPECTOR FOR THE TYPE, NUMBER REQUIRED, AND LOCATION OF BARRIERS.
14. PLASTIC CONDUITS SHALL BE TERMINATED WITH END BELLS. GALVANIZED STEEL CONDUITS SHALL BE TERMINATED WITH GROUND BUSHINGS. ALL CONDUITS AND ENDS WILL BE TO THE FINAL GRADE OF THE PAD.
15. CONDUIT RISER BENDS SHALL HAVE A MINIMUM RADIUS OF 36".
16. PRIMARY CONDUITS SHALL BE LOCATED IN THE LEFT HALF OF THE CONDUIT OPENING. SECONDARY CONDUITS SHALL OCCUPY THE RIGHT HALF. (SEE SHEET 1)
17. CLEARANCE AROUND THE TRANSFORMER PAD SHALL BE PER CPAU STANDARD DWG. DT-CL-U-1031.
18. ALL REBAR SHALL BE #4 A-615 GRADE 40. REBAR JOINTS SHALL BE FIRMLY AND SECURELY HELD IN POSITION BY WIRING AT INTERSECTIONS WITH NO. 16 GAUGE WIRE.
19. THE MAXIMUM NUMBER OF CONDUITS ENTERING THE SECONDARY SLOT SHALL BE FOUR. CONTACT THE ELECTRIC UTILITY PROJECT ENGINEER FOR DESIGNS REQUIRING MORE THAN FOUR SECONDARY CONDUITS.
20. GROUND ROD AND CLAMP, 5/8" X 8'. SEE CPAU STANDARD DWG. # DT-SS-U-1001 FOR MATERIALS INFORMATION.
21. TRANSFORMER ANCHORS SHALL BE INSTALLED BY CPAU ACCORDING TO MANUFACTURER'S INSTRUCTIONS. EXPANSION BOLT SHALL BE 1"PARKOLON "T" BY MOLY OR APPROVED EQUIVALENT. MINIMUM EMBEDMENT LENGTH AND EDGE DISTANCE SHALL MEET THE MANUFACTURER'S REQUIREMENTS.
22. A MINIMUM OF 8 FEET CLEARANCE SHALL BE MAINTAINED FROM THE FRONT OF THE PAD FOR OPERATIONAL NEEDS. A MINIMUM OF 3 FEET SHALL BE MAINTAINED ON UNOPERABLE SIDES AND BACK. ALL MEASUREMENTS ARE TAKEN FROM THE EDGE OF THE PAD. SEE CPAU ENGINEERING STANDARD DT-CL-U-1031.
23. UNLESS OTHERWISE APPROVED BY CPAU, A BOX SHALL BE INSTALLED NEXT TO THE TRANSFORMER PAD. PRIMARY CONDUITS ENTERING THE PAD WILL FIRST GO TO THIS BOX. REFER TO APPLICABLE LAYOUT DRAWING FOR LOCATION AND SIZE. SEE CPAU STANDARD DWG. # DT-SS-U-1002 FOR BOX INSTALLATION DETAILS.

APPROVED: 1994	ENGINEERING STANDARD			
	CONCRETE TRANSFORMER PAD	11	6–15	REVISED NOTES TT
		5	2–09	GENERAL REVISION TT
		4	7–99	REVISED NOTES / ADDED NOTE 19 TF/SF
		3	2–99	GENERAL NOTES TT
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT-SS-C-1005	4 OF 4
CHECKED: PV		SCALE	STANDARD NO.	SHEET NO.

THIS DRAWING OUTLINES THE MINIMUM REQUIREMENTS FOR CONDUIT AND CABLE INSTALLED BY CUSTOMERS, CONTRACTORS, OR DEVELOPERS FOR THE SERVICE LATERAL TO ANY NEW OR UPGRADED ELECTRIC SERVICE PANEL. LARGER THAN SPECIFIED CABLE AND CONDUIT MAY BE REQUIRED FOR A GIVEN PANEL SIZE TO MEET ALLOWABLE VOLTAGE DROP AND FLICKER LEVELS.

CONDUITS AND CABLE REQUIREMENTS FOR RESIDENTIAL SERVICE

Maximum Service Equipment "Panel" Rating (Amps) (80% Rated Services)	Conduit Size and Quantity	Aluminum Cables Required (per phase) – Full Size Neutral Required (AWG or kcmil)	Copper Cables Required (per phase) – Full Size Neutral Required (AWG or kcmil)
125	1 – 2"	1 – 1/0	1 – # 2
200	1 – 3"	1 – 4/0	1 – 2/0
400	1 – 4"	1 – 350	1 – 4/0
600 ▲	2 – 4"	2 – 350	2 – 4/0

▲ Only allowed with Engineering Managers Approval.

CONDUIT AND CABLE REQUIREMENTS FOR COMMERCIAL/INDUSTRIAL SERVICES – SINGLE PHASE

Maximum Service Equipment "Panel" Rating (Amps) (100% Rated Services)	Minimum Conduit Size and Quantity	Aluminum Cables Required (per phase) – Full Size Neutral Required (AWG or kcmil)	Copper Cables Required (per phase) – Full Size Neutral Required (AWG or kcmil)
125	1 – 2"	1 – 4/0	1 – 1/0
200	1 – 3"	1 – 4/0	1 – 4/0
400	1 – 4"	1 – 750	1 – 500
600	2 – 4"	2 – 500	2 – 350

CONDUIT AND CABLE REQUIREMENTS FOR COMMERCIAL/INDUSTRIAL SERVICES – THREE PHASE

Maximum Service Equipment "Panel" Rating (Amps) (100% Rated Services)	Conduit Size and Quantity	Aluminum Cables Required (per phase) – Full Size Neutral Required (AWG or kcmil)	Copper Cables Required (per phase) – Full Size Neutral Required (AWG or kcmil)
400	1 – 4"	1 – 750	1-500
600	2 – 4"	2 – 500	2 – 350
800	2 – 4"	2 – 750	2 – 500
1000	3 – 4"	3 – 750	3 – 500
1200	4 – 4"	4 – 750	3 – 750 or 4 – 500
1600	4 – 4"	4 – 750	4 – 500
1800 *	5 – 4"	None Approved	5 – 500 X-Flex
2000 *	7 – 4" / 6 - 5"	None Approved	7 – 500 X-Flex / 6 - 750 X-Flex
2500 *	8 – 4" / 7 - 5"	None Approved	8 – 500 X-Flex / 7 - 750 X-Flex
3000 *	9 – 4" / 8 - 5"	None Approved	9 – 500 X-Flex / 8 - 750 X-Flex
4000 * (Max Demand 2500 KVA)	9 – 4" / 8 - 5"	None Approved	9 – 500 X-Flex / 8 - 750 X-Flex

* Bus Way/Transition Cabinet – See CPAU drawing SR–XF–E–1020 for details – may be used in place of conduit and X–Flex cables. Installations must comply with the most recent version of the National Electric Code (NEC).

APPROVED: 2018	ENGINEERING STANDARD			
	UNDERGROUND SERVICE CONDUIT AND CABLE REQUIREMENTS	5	7/18	Revised conduit for 200A panel, 3" TT
		4	5/15	Added note - 600A req Mgr Appvl TT
		3	5/13	Added cable for 1ph 800A Panels TT
		2	1/12	Revised footnote TT
		1	5/09	Revised 400A, 1ph 3cc Cable TT
ENGR. MANAGER		REV	DATE	DESCRIPTION APPR
ENGR JB	CITY OF PALO ALTO CALIFORNIA	NTS	DT-SE-U-1032	1 OF 2
DRAWN EM		SCALE	STANDARD NO.	SHEET NO.
CHECKED HN				

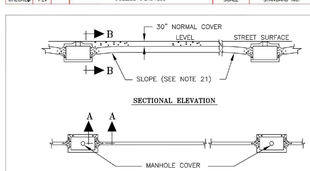
NOTES:

- THE INSTALLATION OF A 4000 A PANEL MUST BE APPROVED BY CITY OF PALO ALTO UTILITIES (CPAU) ELECTRIC ENGINEERING DEPARTMENT. IT IS LIMITED TO A MAXIMUM PEAK DEMAND OF 2500 KVA.
- STANDARD ALLOWABLE SERVICE CABLE SIZES – #2, 1/0, 2/0, 4/0, 350, 500, AND 750 (AWG OR KCMIL) ALUMINUM OR COPPER PER THE TABLES.
- SERVICE LATERAL MAY NOT EXCEED 100 FEET UNLESS APPROVED BY UTILITIES ELECTRIC ENGINEERING.
- "X–FLEX" IS COBRA WIRE & CABLE, INC., EXTRA FLEXIBLE CABLE, 600V, 105 °C, X–FLEX (PART # A1530MB–DBS) OR CPAU APPROVED EQUIVALENT, PER CPAU DRAWING SR–XF–E–1020.
- "X–FLEX" CABLES ARE A CPAU NON–STANDARD CABLE – WHEN USED, THE DESIGNATED SERVICE POINT SHALL BE THE SECONDARY TERMINALS OF THE TRANSFORMER. THE CUSTOMER IS RESPONSIBLE FOR MAINTENANCE, OR REPLACEMENT IF NECESSARY, OF THESE CABLES.
- "X–FLEX" CABLES REQUIRE A CRIMP TYPE LUG SUITABLE FOR FINE STRAND CABLE. SEE CPAU DWG SR–XF–E–1020 FOR DETAILS. CUSTOMER IS RESPONSIBLE FOR TERMINATING AND CONNECTING CABLES AT SWITCHGEAR OR TRANSITION CABINET. CPAU WILL TERMINATE AND CONNECT CABLES AT TRANSFORMER.
- ALLOWABLE CONDUIT SIZES – 2, 3, 4, and 5 INCH. ½ INCH SIZES ARE NOT PERMITTED.
- CONDUIT AND CABLE SIZES INDICATED ARE THE MINIMUM ALLOWABLE SIZES PER PANEL RATING.
- EXISTING 3" OR 2" CONDUIT MAY BE ALLOWED FOR PANEL UPGRADES IN THE SAME LOCATION IF THEY MEET AMPACITY AND CONDUIT FILL REQUIREMENTS, AND IS APPROVED BY CPAU ENGINEERING.
- THE FOLLOWING CABLE INSULATION TYPES ARE ALLOWED: XLP, THWN–2, USE–2, OR OTHERWISE RATED FOR UNDERGROUND SERVICE ENTRANCE USE AND APPROVED BY CPAU ELECTRIC ENGINEERING DEPARTMENT.
- CONDUIT SHALL BE SCHEDULE 40, PER UL STD 651 & NEMA TC 2, OR DB–120 PVC CONDUIT, PER NEMA TC 6 & TC 8 AND ASTM F–512, FOR BELOW GROUND INSTALLATIONS; GALVANIZED RIGID STEEL CONDUIT SHALL BE USED FOR ABOVE GROUND INSTALLATIONS.
- NO MORE THAN FOUR SERVICE CONDUITS WILL BE INSTALLED TO ANY ONE TRANSFORMER, UNLESS APPROVED BY ELECTRIC ENGINEERING FOR USE WITH "X–FLEX" CABLES AND TRANSFORMERS WITH SECONDARY BUSHING SUPPORTS.
- CONDUIT BENDS MUST NOT EXCEED 90° WITH NO MORE THAN 3 – 90° BENDS (270° TOTAL) BETWEEN PULL BOXES.
- ALLOWABLE BEND RADIUS:

CONDUIT SIZE	MINIMUM BEND RADIUS
2 inch	24 inches
3 inch	36 inches
4 inch	36 inches
5 inch	60 inches
All risers	36 inches

APPROVED: 2018	ENGINEERING STANDARD			
	UNDERGROUND SERVICE CONDUIT AND CABLE REQUIREMENTS	7	12/18	Corrected X-Flex cable QTY JR
		6	9/16	Added note for existing 2" except TT
ENGR. MANAGER		REV	DATE	DESCRIPTION APPR
ENGR JB	CITY OF PALO ALTO CALIFORNIA	NTS	DT-SE-U-1032	2 OF 2
DRAWN EM		SCALE	STANDARD NO.	SHEET NO.
CHECKED HN				

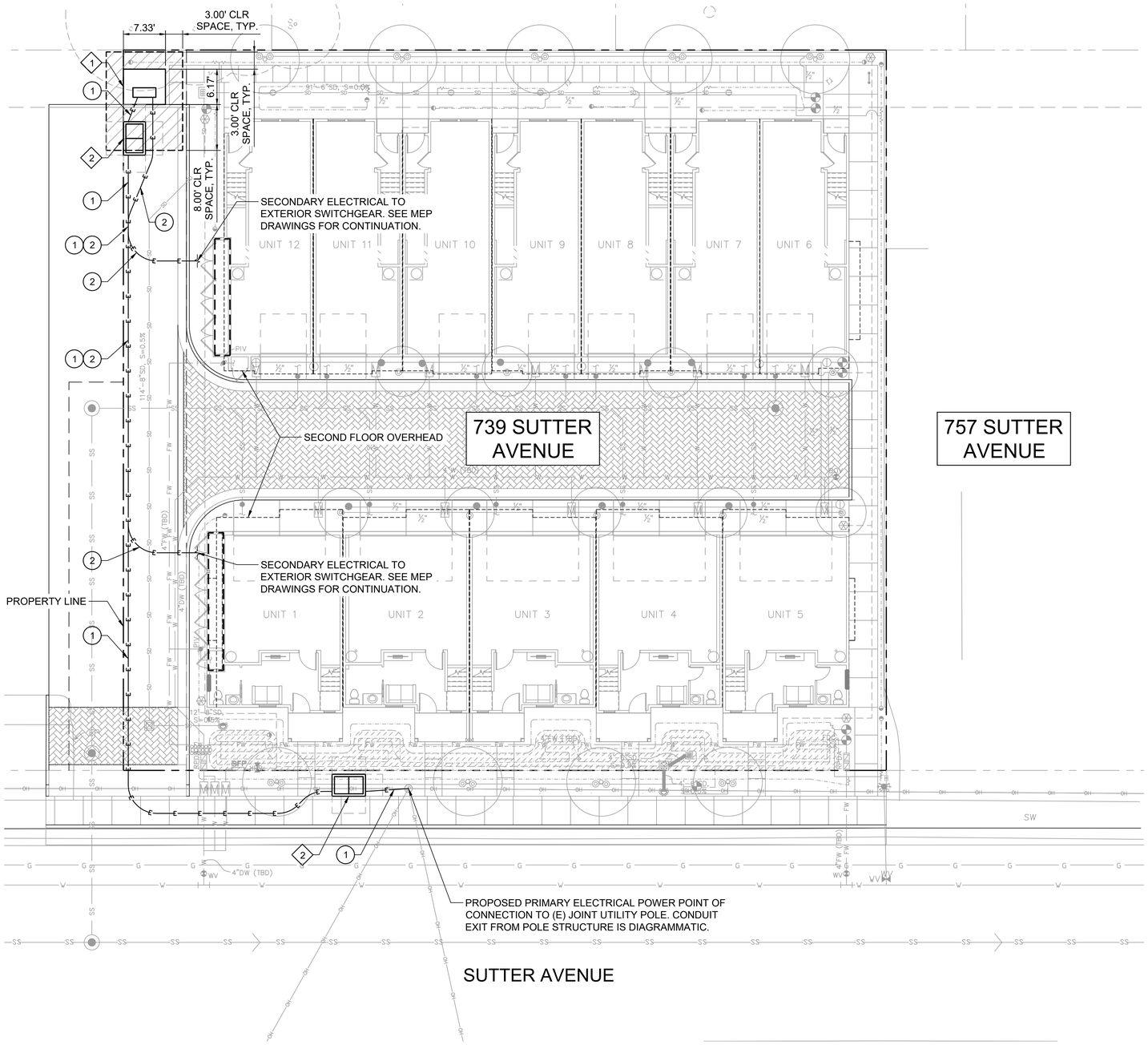
APPROVED: 20	ENGINEERING STANDARD			
	UNDERGROUND DUCT LINES TYPICAL TRENCH SECTION DETAILS	10	7/16	CORRECTED NOTATIONS TT
		4	6/13	ADDED JOINT TRENCH & NOTES TT
		3	10/09	REVISED MIN PRIMARY COVER TT
		2	8/08	COMBINED 92–28–U–1003 TT
		1	6/06	REVISED NOTES JT
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT-SS-U-1003	1 OF 4
CHECKED: PV		SCALE	STANDARD NO.	SHEET NO.



APPROVED: 20	ENGINEERING STANDARD			
	UNDERGROUND DUCT LINES TYPICAL TRENCH SECTION DETAILS	5	1–12	CORRECTED COVER DIMENSION TT
		4	8–08	COMBINED 92–28–U–1003 TT
		3	7–99	REVISED NOTES 1, 2, 5 FINCH
		2	6–90	CHANGED NOTE 2
		REV	DATE	DESCRIPTION APPR
	CITY OF PALO ALTO CALIFORNIA	NTS	DT

GENERAL NOTES

1. THE LAYOUT OF JOINT TRENCH IS DIAGRAMMATIC. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD CHANGES TO ACCOMMODATE WITH EXISTING FIELD CONDITION. PROVIDE ALL NECESSARY WORK FOR OFF-SETS, CHANGES OF DIRECTION AND ELEVATION TO AVOID CONFLICTS WITH EXISTING AND NEW FACILITIES AND WORK TO BE PROVIDED BY OTHER DIVISIONS.
2. PROVIDE ALL REQUIRED TRENCHING INCLUDING DEEPER TRENCHES TO ALLOW CONDUIT OFF-SETS, AND CHANGE OF ELEVATIONS, CONDUIT CROSSING, CONNECTIONS TO MANHOLES AND PULL BOXES FOR A COMPLETE INSTALLATION.
3. ALL CONNECTIONS TO MANHOLES AND PULL BOXES SHALL COMPLY WITH UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY COMPANIES.
4. UTILITY STANDARD PRACTICES FOR TRENCHING SHALL APPLY TO ALL TRENCHING, BACK FILLING AND INSTALLATION WORK.
5. THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING. (48 HOURS MINIMUM NOTICE)
6. SHOULD A DISPUTE OR DISAGREEMENT OVER ANY INSTALLATION, DESIGN, PLAN, OR DRAWING OCCUR THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY AND THEIR INSPECTOR SHALL TAKE PRECEDENCE.
7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES. LACK OF TIMELINESS ON THE PART OF ANY UTILITY COMPANY SHALL NOT BE THE BASIS FOR ANY REQUEST FOR ADDITIONAL COMPENSATION.
8. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO ONE ANOTHER. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE CONSIDERED OF LIKE EFFECT AS IF APPEARING IN BOTH. CONTACT THE OWNER PRIOR TO START OF WORK IF A DISCREPANCY IS FOUND.
9. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY OF PALO ALTO FOR APPROVED BACK FILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
10. CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MANPOWER AND SAFETY PRECAUTIONS AS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND TRAFFIC CONTROL MEASURES.
11. THE CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USERS AND TENANTS AT ALL TIMES.
12. CONTRACT DOCUMENTS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT AND SITE PRIOR TO SUBMITTING HIS BID.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR INSTALLATION.
14. ALL LENGTHS SHOWN ON THESE PLANS ARE ESTIMATES. FINAL QUANTITIES SHALL BE BASED ON WHAT WILL BE NEEDED TO COMPLETE THIS PROJECT. DUE TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS FINAL QUANTITIES MAY VARY.
15. THE CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING FACILITIES. EXCAVATION MAY BE REQUIRED OVER, UNDER OR ADJACENT TO EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, EXPOSING AND PROTECTING ALL EXISTING FACILITIES.
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION.
17. ALL CONDUIT ENTRANCE TO MANHOLE, PULL BOX, & VAULTS SHALL BE WATER PROOFED. ALL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF UTILITY COMPANIES AND COMMUNICATION SERVICE PROVIDER.
18. IN THE STREET, ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM OF 36" COVERAGE. EXCEPTIONS SHALL BE APPROVED BY THE CITY AND UTILITY COMPANY AUTHORIZED AGENTS. PROVIDE 4" THICK RED DYE CONCRETE CAP ABOVE CONDUITS WHICH DO NOT HAVE 36" COVERAGE.
19. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BE FAMILIARIZED WITH THE EXISTING UTILITIES INSTALLATIONS, CONDITIONS, AND SYSTEMS RELATED TO THE SCOPE OF WORK.
20. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FEES AND EQUIPMENT SPECIFIED, INDICATED OR IMPLIED IN THESE DOCUMENTS TO ACCOMPLISH THE CONSTRUCTION IN A PROFESSIONAL, WORKMANLIKE MANNER. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION TASKS INDICATED AND LOCAL CODES AND/OR ORDINANCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR RESOLUTION BEFORE PRECEDING WITH THE WORK AT ISSUE.
21. THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH OTHER DISCIPLINES DRAWINGS RELATED TO THE PROJECT FOR OTHER WORK TO BE PROVIDED.
22. ANY WORK INSTALLED INCORRECTLY, OR BEFORE APPROVAL HAS BEEN OFFICIALLY GRANTED FOR THOSE ITEMS AT ISSUE, SHALL BE CORRECTED BY THE CONTRACTOR AT NO CHARGE TO CLIENT.
23. ALL MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND COMPLETELY SERVICEABLE UNLESS OTHERWISE SPECIFIED.
24. CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. VERIFY FINAL PLACEMENT AND CONNECTION REQUIREMENTS PRIOR TO ROUGHING-IN EQUIPMENT.
25. FINAL ACCEPTANCE OF WORK IN PLACE SHALL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE AND ENGINEER. INSTALLATION APPROVAL SHALL BE BASED ON APPROVED SUBMITTAL. SHOP DRAWINGS AND LOCAL INSPECTION.
26. ALL JOINT TRENCH CONDUIT SHALL COMPLY WITH CPAU ELECTRIC SERVICE REQUIREMENTS, CURRENT EDITION.
27. CONTRACTOR SHALL INSTALL 3/4 " x 10' GROUND RODS IN ALL PRIMARY SUBSURFACE ENCLOSURES AND 5/8" x 10' GROUND RODS IN ALL SECONDARY SUBSURFACE ENCLOSURES. THE RESISTANCE AT THE GROUND ROD SHALL MEET ARTICLE 250.56 NEC.
28. ALL CONDUIT SYSTEMS SHALL BE PROVEN BY USING MANDRELS.
29. ALL CONDUITS SHALL ENTER AND LEAVE ON THE SIDES OF THE PRIMARY ENCLOSURES.
30. PRIMARY AND SECONDARY CONCRETE ENCLOSURES SHOULD NOT BE INSTALLED IN ANY DRIVEWAY AREAS.
31. SWEDGE REDUCERS ARE REQUIRED IF THE CONDUIT KNOCKOUTS ARE 6" AND THE CONDUITS ARE 4".
32. ALL WORK INCLUDING SIDEWALK AND PAVEMENT CUTTING AND REMOVAL, LAGGING, EXCAVATION, BACKFILL, AND SIDEWALK AND PAVEMENT RESTORATION SHALL BE DONE BY A LICENSED PAVING CONTRACTOR AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE BUREAU OF ENGINEERING, DEPARTMENT OF PUBLIC WORKS, JULY 1986 EDITION AND DEPARTMENT OF PUBLIC WORKS ORDER NOS. 135,595 OR 135,596.
33. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (U.S.A.) AT 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. CONTACTING U.S.A. DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES.



A JT1.02 DRY UTILITY INTENT

SCALE: 1" = 10'

EQUIPMENT TAG:

1. PRECAST PAD FOR TRANSFORMER, 88" X 74", SEE CPAU DRAWINGS. REFER TO CPAU ELECTRIC SERVICE REQUIREMENTS, CURRENT EDITION.
2. CPAU PRECAST 3546 PULLBOX VAULT, 3'-0" X 5'-0" X 4'-6", (OLDCASTLE DRAWING NUMBER: 030-PG&E-3546)

CONDUIT NOTE TAG:

1. CPAU PRIMARY ELECTRICAL (2) 4"
2. CPAU SECONDARY ELECTRICAL SIZE AND QUANTITY TBD

NOTES:

1. CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATIONS BETWEEN WET AND DRY UTILITIES, TYP.
2. CONTRACTOR TO MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN DRY UTILITY AND CENTER OF STREET TREE, TYP.

1"=10' 10' 0 10' 20'

ONE CALL DIGALERT Dig Safely 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG!!

NOT FOR CONSTRUCTION

REVISIONS

10/14/22	PLANNING RESUBMITTAL

URBANDESIGN CONSULTINGENGINEERS
URBAN CIVIL ENGINEERING
STORMWATER MANAGEMENT
428 Alice Street, Suite 132
Oakland, California 94607
510 868 1085 tel.
www.UrbanDesignCE.com

REGISTERED PROFESSIONAL ENGINEER JASON J. LIAO C60493 EXP. 6/30/24 CIVIL STATE OF CALIFORNIA

Client / Developer:
JLA 739, LLC
P.O.BOX 6563
SAN MATEO, CA
94403

739 SUTTER AVENUE
739 SUTTER AVENUE
PALO ALTO, CA 94303

DATE: 10/14/2022
SCALE: AS SHOWN
DRAWN BY: CM
PROJECT NO: 1447.003

SHEET
DRY UTILITY INTENT AND NOTES

JT1.02

GENERAL ELECTRICAL NOTES

1. THE ENTIRE INSTALLATION SHALL COMPLY WITH 2017 NEC, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA ELECTRICAL CODE, AND ALL APPLICABLE LOCAL CODES AND REGULATION.

2. ALL ELECTRICAL PREFABRICATED EQUIPMENT SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PORTIONS, ELEMENTS, SUB-ASSEMBLIES AND/OR PARTS OF SAID EQUIPMENT, AND THE EQUIPMENT AS A WHOLE INCLUDING ITS ATTACHMENTS, WILL RESIST A LOAD WHICH EXCEEDS THE FORCE LEVEL USED TO RESTRAINT AND ANCHOR THE EQUIPMENT TO THE SUPPORTING STRUCTURE.

3. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES (UL) AND BEAR THEIR LABEL OR LISTED OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AUTHORITY WHERE UL DOES NOT HAVE A LISTING. CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY. IN ADDITION, THE MATERIALS, EQUIPMENT, AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:

AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
AMERICAN STANDARD ASSOCIATION (ASA)
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
NEC NATIONAL ELECTRICAL CODE (NEC)
INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINNERS(IEEE)
ALL LOCAL CODES HAVING JURISDICTION

WHERE THE CODES HAVE DIFFERENT LEVELS OF REQUIREMENTS, THE MOST STRINGENT RULE SHALL APPLY.

4. THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. THEY SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND BY SUBMITTING A BID, ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.

5. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF CONTRACT DOCUMENTS, ADDENDA, DRAWINGS AND SPECIFICATIONS. THEY SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS RESPONSIBILITIES. FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM DOING THE WORK IN COMPLETE ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

6. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER TRADES AT THE SITE. ANY COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE DRAWINGS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

7. THE CONTRACTOR SHALL PROVIDE AND KEEP UP-TO-DATE A COMPLETE RECORD SET OF DRAWINGS. THESE PRINTS SHALL BE CORRECTED ACCORDINGLY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. THIS SET OF DRAWING SHALL BE KEPT ON THE JOB SITE AND SHALL BE USED ONLY AS A RECORD SET. THIS SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR THE CONTRACTOR TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTION IN EACH CASE. UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE CONTRACT DRAWINGS SHALL BE OBTAINED FROM THE ENGINEER, AND ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED ON REPRODUCIBLE BOND WITH BLACK INK IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSIONAL MANNER PER CLIENT'S REQUEST.

8. IN SOME INSTANCE, IT MAY BE NECESSARY TO DEFER WORK IN CERTAIN AREAS AND LOCATIONS UNTIL SUCH TIME AS EXISTING FACILITIES CAN BE TEMPORARILY OR PERMANENTLY REARRANGED BY THE OWNER. THEREFORE, WHENEVER IT BECOMES NECESSARY FOR THE CONTRACTOR TO PERFORM WORK UNDER THIS CONTRACT IN EXISTING AREAS IN WHICH THE OWNER'S WORK IS BEING PERFORMED, THE CONTRACTOR SHALL ADVISE THE OWNER RELATIVE TO THIS REQUIREMENT AND SHALL FOLLOW CLOSELY THE DIRECTIVE ISSUED BY THE ENGINEER INSOFAR AS TIME AND PROCEDURE ARE CONCERNED.

9. ALL INTERRUPTION OF ELECTRICAL POWER SHALL BE KEPT TO A MINIMUM. HOWEVER, WHEN AN INTERRUPTION IS NECESSARY, THE SHUTDOWN MUST BE COORDINATED WITH THE OWNER 7 DAYS PRIOR TO THE OUTAGE. ANY OVERTIME PAY AND WORK REQUIRED TO BE ACCOMPLISHED ON WEEKENDS SHALL BE INCLUDED IN THE CONTRACTOR'S BID. WORK IN EXISTING SWITCHBOARDS OR PANELBOARDS SHALL BE COORDINATED WITH THE OWNER PRIOR TO REMOVING ACCESS PANELS OR DOORS.

10. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND TO COORDINATE WITH THE MECHANICAL, FIRE PROTECTION AND PLUMBING DRAWINGS FOR DUCT LINES AND EQUIPMENT.

11. ALL EQUIPMENT MOUNTED ON ROOF FOR CONNECTION OF HVAC EQUIPMENT SHALL BE MOUNTED ON UNISTRUT STANDS UTILIZING APPROVED PITCH POCKETS, FLASHING, ETC..

12. AFTER ALL REQUIREMENTS OF THE SPECIFICATIONS AND/OR THE DRAWINGS HAVE BEEN FULLY COMPLETED, REPRESENTATIVES OF THE OWNER WILL INSPECT THE WORK. THE CONTRACTOR SHALL PROVIDE COMPETENT PERSONNEL TO DEMONSTRATE THE OPERATION OF ANY ITEM OR SYSTEM TO THE FULL SATISFACTORY OF EACH REPRESENTATIVE. FINAL ACCEPTANCE OF THE WORK WILL BE MADE BY THE OWNER AFTER RECEIPT OF APPROVAL AND RECOMMENDATION OF ACCEPTANCE FROM EACH REPRESENTATIVE.

13. THE CONTRACTOR SHALL FURNISH A ONE YEAR WRITTEN GUARANTEE OF MATERIALS AND WORKMANSHIP FROM THE DATE OF SUBSTANTIAL COMPLETION.

14. COORDINATE WITH OTHER TRADES AS TO THE EXACT LOCATION AND CONFIGURATION OF THEIR RESPECTIVE EQUIPMENT, SUPPLY POWER AND MAKE CONNECTION TO MOTORS AND EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AS INDICATED ON THE SINGLE LINE DIAGRAM, ELECTRICAL DRAWINGS AND DRAWINGS OF OTHER TRADE. REVIEW THE DRAWINGS OF OTHER TRADES FOR CONTROL DIAGRAM, SIZE AND LOCATIONS OF EQUIPMENT. DISCONNECT SWITCHES, STARTERS, WIRING, CONTROLS AND CONDUIT FOR MECHANICAL AND PLUMBING OPERATIONS SHALL BE PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING MANUFACTURER'S SHOP DRAWINGS PRIOR TO ROUGHING IN ALL CONDUIT TO THIS EQUIPMENT.

15. EXACT METHOD AND LOCATION OF CONDUIT PENETRATION AND OPENINGS IN CONCRETE OR MASONRY WALLS, GRADE BEAMS, FLOORS OR STRUCTURAL STEEL MEMBERS SHALL BE AS DIRECTED BY THE STRUCTURAL ENGINEER. PERFORM CORING, SAW CUTTING, PATCHING, AND REFINISHED OF WALLS AND SURFACES WHEREVER IT IS NECESSARY TO PENETRATE OPENINGS SHALL BE SEALED IN AN APPROVED METHOD TO MEET THE FIRE RATING OF THE PARTICULAR WALL, FLOOR OR CEILING. EXACT METHOD AND LOCATIONS OF CONDUIT PENETRATIONS AND OPENINGS IN CONCRETE WALLS OR FLOORS SHALL BE FOR UL APPROVED SYSTEMS.

16. CONNECTIONS TO VIBRATING EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT AND SEISMIC SEPARATIONS:

LIQUID-TIGHT CONDUIT IN ALL LOCATIONS
MAXIMUM LENGTH OF FLEXIBLE CONDUIT RUNS SHALL BE 6'-0" U.O.N.

17. EQUIPMENT OUTLETS, LIGHTING FIXTURES, CONDUIT, WIRE AND CONNECTION METHODS IN HVAC AIR-PLENUMS SHALL BE APPROVED FOR USE IN PLENUMS AND SHALL CONFORM TO 2019 CEC.

18. CONDUIT SHALL NOT BE INSTALLED IN ANY FLOOR SLAB. CONDUIT SHALL BE INSTALLED CONCEALED IN THE CEILING SPACE, CONCEALED IN WALLS, OR BELOW SLAB ON GRADE. UNLESS OTHERWISE NOTED.

19. WHENEVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, CIRCUIT BREAKERS, GROUND FAULT PROTECTION SYSTEM, ETC., (ALL MATERIALS), ARISES ON THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ENGINEER.

20. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPE OF CEILING SYSTEMS AND TO FURNISH APPROVED LIGHTING FIXTURES OF THE TYPE REQUIRED FOR MOUNTING IN SUBJECT CEILING. WHERE FIXTURES ARE RECESSED IN PLASTER OR DRYWALL CEILINGS, THEY SHALL BE COMPLETE WITH NECESSARY MOUNTING HARDWARE AND PLASTER FRAMES.

21. ALL RECESSED LIGHTING FIXTURES, SPEAKERS, RECEPTACLES, SWITCHES, ETC., MOUNTED IN THE FIRE RATED CEILINGS OR WALLS SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE CEILING OR WALL BY THIS CONTRACTOR.

22. UTILITY PENETRATIONS OF ANY KIND IN FIRE AND SMOKE PARTITIONS AND CEILING ASSEMBLIES, SHALL BE FIRE-CLACK AND SEALED WITH AN APPROVED MATERIAL SECURELY INSTALLED.

23. UTILITY AND ELECTRICAL OUTLETS OR BOXES SHALL BE SECURELY FASTENED TO THE STUD OF FRAMING OF THE WALL, PARTITION OR CEILING ASSEMBLY. THE OPENING IN THE GYPSUM BOARD FACING SHALL BE CUT SO THAT THE CLEARANCE BETWEEN THE BOX AND THE GYPSUM BOARD DOES NOT EXCEED 1/8 INCH. IN SMOKE WALLS OR PARTITIONS, THE 1/8 INCH CLEARANCE SHALL BE FILLED WITH AN APPROVED FIRE-RATED SEALANT.

24. ARCHITECTURAL REFLECTED CEILING PLANS INDICATING THE LOCATION OF LIGHTING FIXTURES SHALL TAKE PRECEDENCE OVER THE LOCATIONS OF SAME SHOWN ON THE ELECTRICAL DRAWINGS. INSTALL THE LIGHTING FIXTURES IN ANY GIVEN AREA TO AGREE WITH THE REFLECTED CEILING PLANS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

25. THE EXACT LOCATIONS AND MOUNTING HEIGHTS OF LIGHTING FIXTURES LOCATED IN MECHANICAL EQUIPMENT SPACES AND STORAGE SHALL BE COORDINATED IN THE FIELD BEFORE INSTALLATION TO AVOID INTERFERENCES WITH DUCTS, PIPING AND OTHER MECHANICAL EQUIPMENT AND ALL MOUNTING HARDWARE SHALL BE INCLUDED IN BASE BID. WHEN LOCATIONS AND MOUNTING HEIGHTS ARE DETERMINED, OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO INSTALLATION.

26. MAXIMUM NUMBER OF CONDUCTORS IN OUTLET OR JUNCTION BOXES SHALL CONFORM TO 2019 CEC.

27. THE EXACT LOCATIONS OF ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS, DETAILS OR SECTIONS PRIOR TO INSTALLATION. ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE RECESSED IN WALLS, UNLESS OTHERWISE NOTED. OUTLETS NOT INDICATED ON ARCHITECTURAL ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO ROUGH-IN, UNLESS OTHERWISE NOTED.

28. REVIEW ARCHITECTURAL ELEVATIONS OF CASEWORK. OUTLETS MOUNTED ABOVE OR BELOW, OR ADJACENT TO CASEWORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS, PRIOR TO FINAL ROUGH-IN. ELECTRICAL DRAWINGS SHALL GOVERN NUMBER AND TYPE OF OUTLETS. HOWEVER, LOCATIONS SHALL BE AS INDICATED ON ARCHITECTURAL ELEVATIONS. PROVIDE CONDUIT, WIRES AND OUTLETS FOR WORK REQUIRED IN CASEWORK INSTALLATIONS. REFERENCE ARCHITECTURAL DETAILS FOR METHOD OF ROUTING CONDUIT WITHIN CASEWORK CONSTRUCTION. PROVIDE BOX EXTENSIONS THROUGH ALL CASEWORK. FINISH FLUSH WITH FACE OF SPLASH, CABINETS, ETC. MOUNTING HEIGHTS OF ALL DEVICES AND EQUIPMENT ARE FROM FINISHED FLOOR TO CENTER OF DEVICES AND EQUIPMENT, UNLESS OTHERWISE NOTED. BOXES INSTALLED IN LOCATIONS NOT APPROVED BY THE ARCHITECT SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

29. DRAWINGS ARE DIAGRAMMATIC ONLY AND DO NOT SHOW SPECIAL CONDUIT ROUTING OR LENGTHS REQUIRED FOR A COMPLETE INSTALLATION. ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR BUT SHALL BE IN STRICT COMPLIANCE WITH STRUCTURAL REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER TRADES. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES. REFER TO ARCHITECTURAL AND STRUCTURAL DIMENSIONAL DRAWINGS.

30. THE EQUIPMENT GROUNDING CONDUCTOR RUNS SHALL BE INSTALLED AND RUN CONTINUOUS FROM PANEL TO LAST OUTLETS. THIS WIRE SHALL BE PIGTAILED IN EACH OUTLET FOR CONNECTION TO BOX AND DEVICE SO THAT IF DEVICE IS REMOVED, GROUND WILL NOT BE INTERRUPTED. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED GREEN OR BARE CONDUCTORS. ALTERNATE METHODS OF IDENTIFICATION SHALL BE USED.

31. FOR SMALL AC MOTORS NOT HAVING BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE MANUAL MOTOR STARTERS WITH OVERLOAD HEATER ELEMENTS SIZED TO THE NAMEPLATE CURRENT RATING OF THE MOTOR. SMALL AC MOTORS WITH BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE A HORSE POWER RATED TOGGLE TYPE DISCONNECT SWITCH.

32. BOXES SHALL BE SIZED FOR THE NUMBER AND SIZES OF CONDUCTORS AND CONDUIT ENTERING THE BOX AND EQUIPPED WITH PLASTER EXTENSION RINGS WHERE REQUIRED.

33. PROVIDE SOUND INSULATION AT ALL CONDUIT PENETRATIONS AT SOUND BARRIER RATED WALLS. TYPICAL UNLESS OTHERWISE NOTED.
34. WHERE OUTLETS OCCUR AT TACKABLE WALL PANELS OR OTHER WALL FINISHES, PROVIDE EXTENSION RINGS AS REQUIRED SO THAT NO SPACE WILL EXIST BETWEEN DEVICE PLATE AND BACKBOX, PER CEC 370.20, TYPICAL. SEE ARCHITECTURAL ELEVATIONS FOR WALL FINISHES AND LOCATIONS.

35. ALL CONDUCTORS FOR THIS PROJECT SHALL BE THHN/THAN COPPER AWG OR KCML PER CEC TABLE 310.16. GROUNDING SHALL BE "GREEN WIRE" OR BARE COPPER WIRE SIZES PER CEC TABLE 250.122.

36. GROUNDING SYSTEM:
THE GROUNDING SYSTEM SHALL BE DERIVED PER CEC 250.50:
A) 10' OF METER UNDERGROUND WATER PIPE
B) METER FRAME OF BUILDING OR STRUCTURE WHERE EFFECTIVELY GROUNDED
C) AN ELECTRODE ENGAGED BY AT LEAST 2" (50MM) OF CONCRETE LOCATED HORIZONTALLY NEAR THE BOTTOM OR VERTICALLY, AND WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH EARTH. THE ELECTRODE SHALL CONSIST OF AT LEAST 20 FEET (6.0M) OF ONE OR MORE STEEL REINFORCING BARS OR RODS, OF NOT LESS THAN 1/2" DIAMETER, OR CONSIST OF AT LEST 20 FEET OF BARE COPPER CONDUCTOR NOT SMALL #4 AWG.

38. LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING. SECTION 110.3(B)

39. CONTRACTOR MUST VERIFY LOCATIONS OF ALL EQUIPMENT AND POINTS OF CONNECTION AND COORDINATE WITH CONSTRUCTION MANAGER, ARCHITECT, CIVIL ENGINEER, LANDSCAPE ARCHITECT, AND UTILITY CONSULTANTS PRIOR TO START OF CONSTRUCTION. NO COMPENSATION WILL BE MADE FOR RELOCATION OF EQUIPMENT AND ASSOCIATED COST.

40. THIS DOCUMENT IS NOT FOR BID OR CONSTRUCTION UNTIL THE PLAN HAS BEEN REVIEWED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND THE PERMIT IS OBTAINED. NO COMPENSATION WILL BE MADE FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT.

41. A 120V ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A 120/240VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD @SPARE@ AND BE ELECTRICALLY ISOLATED.

42. ALL LIGHTING TO BE HIGH EFFICACY. PROVIDE TYPE OF LIGHT FIXTURES WATTS OR PROVIDE TABLE 150.0-A ON THE DRAWINGS.

43. GENERAL USE ELECTRICAL RECEPTACLE, SWITCH, AND CONTROL OUTLETS SHALL BE LOCATED NO MORE THAN 48 INCHES TO THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES TO THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR UNLESS OTHERWISE NOTED. CBC 1136A.1, 1136A.2

45. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION IN READILY-ACCESSIBLE LOCATIONS COMPLIANT WITH CEC 210.8(A).

46. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION IN READILY-ACCESSIBLE LOCATIONS IN KITCHENS, FAMILY, DINING, LIVING ROOMS, CLOSETS, HALLWAYS, AND LAUNDRY AREAS COMPLIANT WITH CEC 210.12(A).

ELECTRICAL SHEET INDEX

1	EN	ELECTRICAL GENERAL NOTES & SHEET INDEX
2	EN1	ELECTRICAL SINGLE LINE DIAGRAM & LOAD CALCULATIONS

ELECTRICAL LEGEND/SYMBOLS

- SWITCH
- 3-WAY SWITCH
- VACANCY SENSOR
- DIMMER SWITCH
- LED LIGHT (SURFACE MOUNT)
- LED LIGHT (WALL MOUNT)
- LED LIGHT (RECESSED)
- PENDANT LIGHT FIXTURE (CEILING)
- 1'X4' LED STRIP LIGHT NOTE: 'NL' DENOTES 90 MINUTE BATTERY BACKUP
- 2'X4' LED STRIP LIGHT NOTE: 'NL' DENOTES 90 MINUTE BATTERY BACKUP
- EXHAUST FAN/ LED LIGHT COMBO
- EXHAUST FAN
- UL 2034/2075 CARBON MONOXIDE ALARM
- UL 2034/2075 SMOKE DETECTOR
- ELECTRICAL PANEL
- DUPLEX RECEPTACLE
- GFCI DUPLEX RECEPTACLE
- 240V RECEPTACLE
- FLOOR MOUNTED RECEPTACLE
- JUNCTION BOX
- HOMERUN: HPG=PANEL DESTINATION, 2,4,6=CIRCUITS (HPC-2,4,6)
- CIRCUIT BREAKER
- FUSE
- DOOR BELL
- MANUAL MOTOR RATED SWITCH
- 3 POLE DISCONNECT SWITCH
- CEILING MOUNTED MOTION SENSOR

MECHANICAL ABBREVIATIONS

ADA	AMERICAN DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AS/AF	AMP SWITCH, AMP FUSE
AMP, A	AMPERE
ARCH	ARCHITECTURAL
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BKR	BREAKER
CLG	CEILING
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
Δ	DELTA CONNECTED
DIST	DISTRIBUTION
DEG	DEGREE
DWG	DRAWING
D/M	DISH WASHER
EF	EXHAUST FAN
EG	EQUIPMENT GROUND
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUIPMENT
EP	EXPLOSION PROOF
FACP	FIRE ALARM CONTROL PANEL
FDR	FEEDER
FLA	FULL LOAD AMPS
G/GRD	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSE POWER
HPS	HIGH PRESSURE SODIUM
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
JB/JBOX	JUNCTION BOX
KVA	KILOVOLT AMPERES
KW	KILOWATTS
KWH	KILOWATTS PER HOUR
KCMIL	THOUSAND CIRCULAR MILS
LCP	LIGHTING CONTROL PANEL
LPS	LOW PRESSURE SODIUM
LTG/LTS	LIGHTING
M	METER
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MECH	MECHANICAL
MH	METAL HALIDE
MLO	MAIN LUGS ONLY
MIN	MINIMUM
MW	MICROWAVE
(N)	NEW
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
UPS	UNINTERRUPTIBLE POWER SUPPLY
NO	NORMALLY OPEN
P	POLE
PB	PULLBOX
PC	PHOTOCELL
PH OR Φ	PHASE
PWR	POWER
REC	RECEPTACLE
REF	REFRIGERATOR
REQD	REQUIRED
RPM	REVOLUTIONS PER MINUTE
ST	SHUNT TRIP
SP	SUMP PUMP
SPEC	SPECIFICATION
SYS	SYSTEMS
SYM	SYMMETRICAL
TELCOM	TELECOMMUNICATIONS
TV	TELEVISION
TYP	TYPICAL
U/G	UNDERGROUND
UTIL	UTILITY
V	VOLTS
VA	VOLT AMPERE
VD	VOLTAGE DROP
V/Φ/HZ	VOLTS/PHASE/HERTZ
W	WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER
Y	WYE CONNECTED

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PROJECT NUMBER:	2022-794
DATE:	10-24-2022

REVISIONS

1	1st BLDG. DEPT. SUBMITTAL 10-23-2022

SHEET NAME:

ELECTRICAL GENERAL NOTES AND SHEET INDEX

SCALE: 1/8" = 1'-0"

SHEET

EN

Xref ..\XREF\TITLE-3042.dwg

SINGLE LINE DIAGRAM KEYED NOTES

1. VERIFY WITH SERVICE PLANNER FOR AIC RATING AND ELECTRICAL INFO BEFORE ISSUING ANY BID. NOTIFY ENGINEER IMMEDIATELY IF MAJOR DISCREPANCIES OCCURS.

2. DENOTES UTILITY SERVICE FEEDER. REFER TO UTILITY DRAWINGS FOR SERVICE TRANSFORMER LOCATION, SERVICE FEEDER ROUTING, AND EXACT SIZING OF FEEDER PLAN. VERIFY EXACT LENGTH IN FIELD.

SINGLE LINE DIAGRAM NOTES

a) NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.

b) ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES IN MAIN SWITCHBOARD OR PANEL BOARDS SHALL BE SERIES RATED TO MATCH AIC RATING OR APPROVED EQUAL OR 65KAIC, UNLESS NOTED OTHERWISE.

c) MOTOR CIRCUIT PROTECTORS SHALL NOT BE A PART OF A SERIES COMBINATION INTERRUPTING RATING.

d) SERIES COMBINATION AIC RATING SHALL NOT BE USED WHEN THE SECONDARY EQUIPMENT IN THE SERIES IS SUBJECTED TO A TOTAL CONNECTED FULL LOAD MOTOR CURRENT OF MORE THAN 1% OF ITS AIC RATING.

e) EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION-SERIES RATED SYSTEM - 65KAMPS AVAILABLE, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", IN COMPLIANCE WITH 2019 CEC (2017 NEC) SECTION 110-22. END USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER 2019 CEC SECTION 240-83(C). NO EXCEPTION.

f) FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.

g) ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.

h) UNIT PANELS SHALL BE 22KAIC SERIES RATED UNLESS NOTED OTHERWISE.

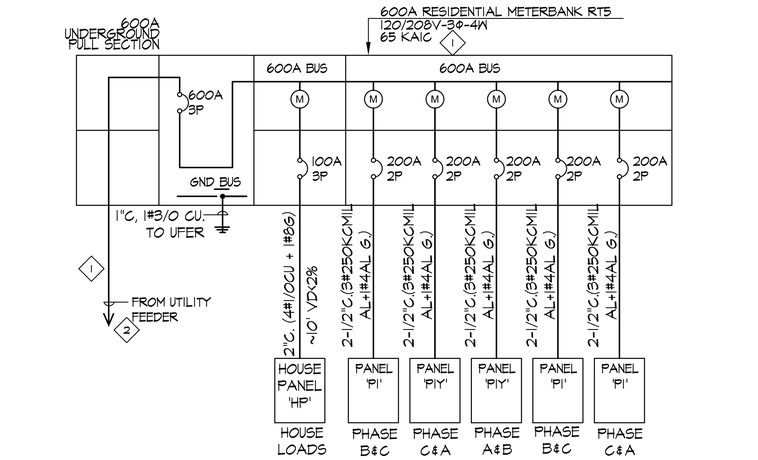
UNIT LOAD CALCULATIONS

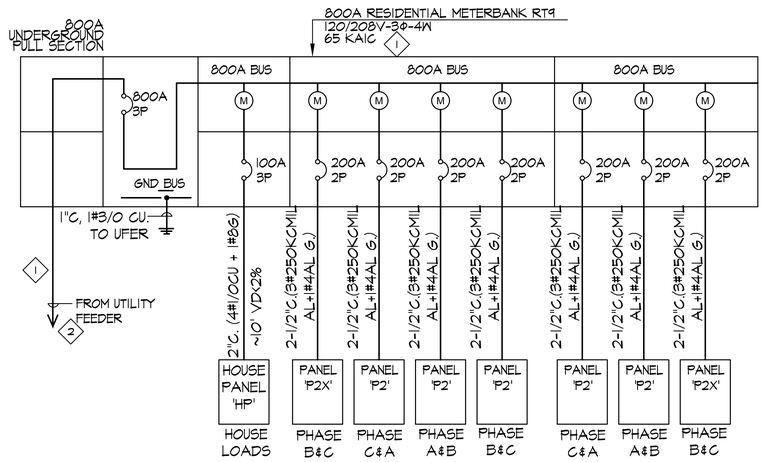
Unit Service Load Calculations	Plan 1	Plan 1Y	Plan 1X	Plan 2	Plan 2X
Square Foot:	1643	1642	1642	1206	1241
Dwelling Loads:	VA	VA	VA	VA	VA
General Lighting	4929	4926	4926	3618	3723
Small Appliance (3-20A -CEC 210.11)	3000	3000	3000	3000	3000
Laundry	1500	1500	1500	1500	1500
Bathroom	0	0	0	0	0
Dishwasher	1200	1200	1200	1200	1200
Microwave	1200	1200	1200	1200	1200
Garbage Disposal	1050	1050	1050	1050	1050
Garage Opener	1200	1200	1200	1200	1200
Refrigerator	1000	1000	1000	1000	1000
Water Heater	6250	6250	6250	6250	6250
Dryer	5000	5000	5000	5000	5000
Oven	8000	8000	8000	8000	8000
Separate Cooktop	12000	12000	12000	12000	12000
EV Charger	9600	9600	9600	9600	9600
Subtotal general loads:	55929	55926	55926	54618	54723
First 10KVA	10000	10000	10000	10000	10000
Remaining	45929	45926	45926	44618	44723
Remaining at 40%	18371.6	18370.4	18370.4	17847.2	17889.2
Subtotal general loads:	28371.6	28370.4	28370.4	27847.2	27889.2
HVAC Loads					
Indoor Unit	1200	1200	1200	1200	1200
Outdoor Unit	4945	4945	4945	4945	4945
ERV	300	300	300	300	300
Total Connected Load	34816.6	34815.4	34815.4	34292.2	34334.2
Current at 120/208V- 1Phase-3 wire	167.4	167.4	167.4	164.9	165.1
Recommended Unit Service Rating	200 Amps	200 Amps	200 Amps	200 Amps	200 Amps

BUILDING LOAD CALCULATION

	Building 1			Building 2	
Building Load Calculations	Plan 1	Plan 1Y	Plan 1X	Plan 2	Plan 2X
Square Foot:	1643	1642	1642	1206	1241
Dwelling Loads:	VA	VA	VA	VA	VA
General Lighting	4929	4926	4926	3618	3723
Small Appliance (3-20A -CEC 210.11)	3000	3000	3000	3000	3000
Laundry	1500	1500	1500	1500	1500
Bathroom	0	0	0	0	0
Dishwasher	1200	1200	1200	1200	1200
Microwave	1200	1200	1200	1200	1200
Garbage Disposal	1050	1050	1050	1050	1050
Refrigerator	1000	1000	1000	1000	1000
Water Heater	6250	6250	6250	6250	6250
Dryer	5000	5000	5000	5000	5000
Oven	8000	8000	8000	8000	8000
Separate Cooktop	12000	12000	12000	12000	12000
EV Charger	9600	9600	9600	9600	9600
Garage Opener	1200	1200	1200	1200	1200
Total General Loads:	55929	55926	55926	54618	54723
HVAC Loads	**VA**	**VA**	**VA**	**VA**	**VA**
Indoor Unit(s)	1200	1200	1200	1200	1200
Outdoor Unit(s)	4945	4945	4945	4945	4945
Total Connected Load per unit	62074	62071	62071	60763	60868
Number of units	1	2	2	5	2
Total Connected Load	62074	124142	124142	303815	121736
Total	310358			425551	
Total Number of units	5			7	
Multifamily Demand Factor	0.45			0.44	
Total load with demand factor	139661			187242	
Current at 120/208V- 3Phase-4 wire	388			520	
House Load(Amps)	100			100	
Total Building Amps	488			620	
Recommended Unit Service Rating	600Amps			800Amps	

SINGLE LINE DIAGRAM





XL Engineering
13620 LINCOLN WAY, SUITE #200
AUBURN, CA 95603
PHONE: (925)803-9756

739 SUTER AVE.,

PALO ALTO, CA

PROJECT NUMBER:	2022-794
DATE:	10-24-2022
REVISIONS	
1	1st BLDG. DEPT. SUBMITTAL 10-23-2022

SHEET NAME:

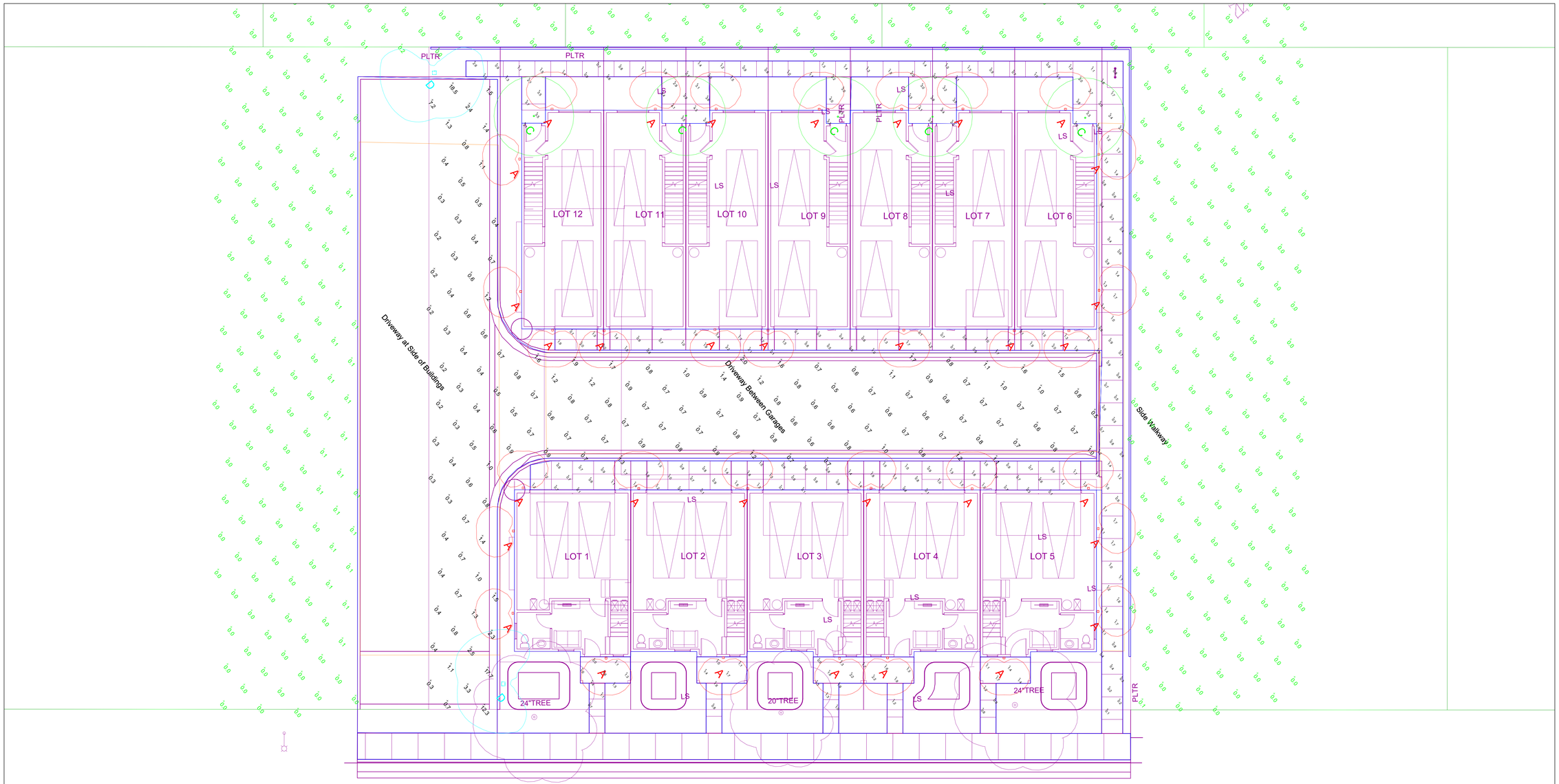
ELECTRICAL SINGLE LINE DIAGRAM & LOAD CALCULATIONS

SCALE: N.T.S.

SHEET

EN1

Xref ..\XREF\TITLE-3042.dwg



Luminaire Schedule

Symbol	Qty	Tag	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Filename	Mounting Height	BUG Rating
	33	A	AFX Lighting State SEW512 sconce	0.850	767	19.0882	629.911	SEW5121500Lxx_IES_Repaired.IES	6	N.A.
	5	C	DMF Lighting DRD2M07930GAT-DRD2TRJDSWH	0.850	642	9.5	47.5	DRD2M07930GAT-DRD2TRJDSWH.ies	8	B0-U1-G0
	2	D	FC Lighting FCBT690-UNV-36-35K-19L	0.850	1915	25.616	51.232	F002680FCBT6904K.IES	3.5	B1-U1-G1

Calculation Summary

Label	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
Driveway_surface	Illuminance	Fc	0	1.16	18.5	0.2	5.80	92.50
Front Doors @ 5-Plex	Illuminance	Fc	0	1.29	2.2	0.0	N.A.	N.A.
Past Property Line	Illuminance	Fc	0	0.01	0.2	0.0	N.A.	N.A.
Pedestrian_sidewalks	Illuminance	Fc	0	1.42	4.3	0.1	14.20	43.00
Driveway at Side of Buildings	Illuminance	Fc		0.62	2.5	0.2	3.10	12.50
Driveway Between Garages	Illuminance	Fc		0.87	2.0	0.5	1.74	4.00
Side Walkway	Illuminance	Fc		1.07	2.8	0.3	3.57	9.33

E1-7.35(0.86471)

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Reno, NV
5190 Neil Road, Suite 460
89502
775-323-3773
Sacramento, CA
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95815
916-564-4404
Fresno, CA
5370 North Gateway Drive
93723
559-431-0444
Oakland, CA
1111 Broadway, 24th Floor
94607
510-645-0800

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON LABORATORY TESTING PERFORMED ACCORDING TO PUBLISHED LAMP PARTNER. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IESNA standards and good practice. Some data in calculations (reflectances, mounting heights, luminaire tilt, etc.) may not have been known at calculation time, necessitating assumptions. Actual data used to generate the attached calculations is noted on the drawing. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

AGi32 VERSION 20.0
AGi (C) 2022 LIGHTING ANALYSTS, INC.
10265 W CENTENNIAL ROAD, SUITE 150, LITTLETON, CO USA 80127

REPORT FOR:
BKF ENGINEERS

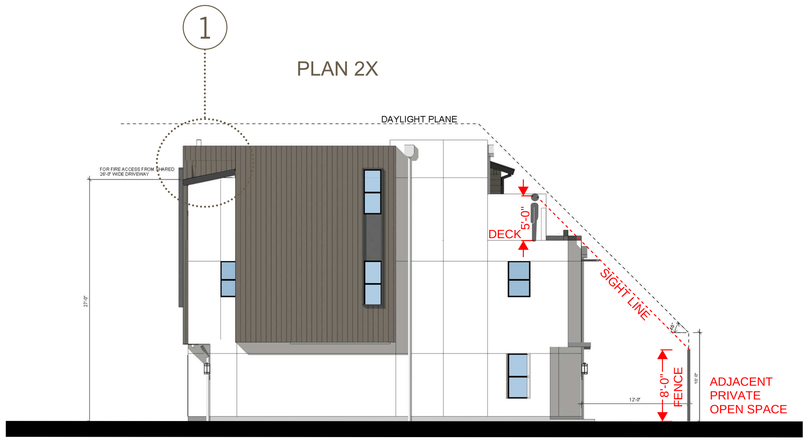
SALES REPRESENTATIVE:
JOSH GOULD, LC
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEERING:
ERIN COLCORD, LC, MIES, LEED GA (she/her/hers)
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
739 SUTTER AVE.
PALO ALTO, CA

DRAWING NO. / IN/OUT FILE
19961GOU-R01

REV	SHEET	DATE	SCALE
1	1 OF 1	06/28/2023	1:8



BUILDING 2 - 7 PLEX - LEFT ELEVATION

SCALE: 1/8"=1'

ABUTTING PRIVATE OPEN SPACE

NOTE:
SEE SHEETS A3.2 FOR MORE INFORMATION ON COLORS AND MATERIALS.

COMPLIANCE DIAGRAM 1 - BUILDING 2 SECTION ABUTTING PRIVATE OPEN SPACE - PAMC Sec. 18.24.050(b)(2)(E)(ii)

3rd level decks on north side are recessed to avoid sight line conflicts.

COMPLIANCE DIAGRAM

SCALE: 1/8" = 1'-0"

0 8 16 32

BKF ANYI LANDSCAPE STUDIO DAHLIN

JOB NO. 1447.003
DATE 03-01-2023

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

WINDOW

WINDOW

8" PEAR

8" PEAR

8" PEAR

8",8",6", PRIVET

24'

24'

24'

DEAD TREE

24'

S39°19'44"W 133.08'

SECOND FLOOR WINDOW

30° SIGHT LINE FROM WINDOW, TYPICAL

SECOND FLOOR WINDOW

16'

16'

17'

16'

125.65

S50°40'16"E 125.65

N50°40'15"W

CURB

RAISED CURB

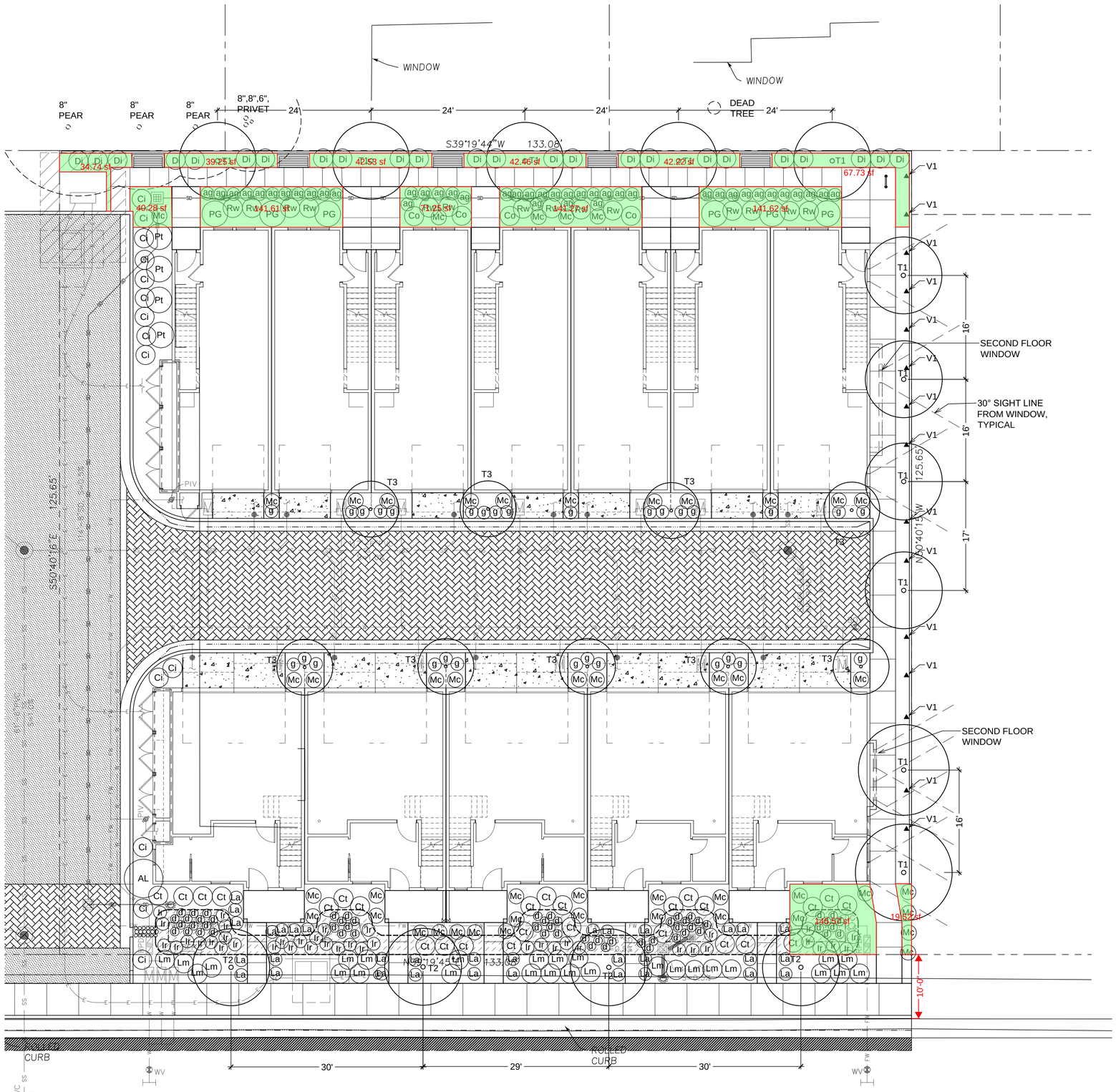
30'

29'

30'

COMPLIANCE DIAGRAM 2 - 60% MIN LANDSCAPE IN FRONT SETBACK

COMPLIANCE DIAGRAM



COMPLIANCE DIAGRAM 3 - 20% MIN LANDSCAPE IN COMMON OPEN SPACE

COMPLIANCE DIAGRAM