

NOTE: ALL RENDERINGS TO BE UPDATED WITH PROGRESSION OF DESIGN



PROPOSED PROJECT - VIEW FROM ALMA STREET WITH CALTRAIN STATION IN THE FOREGROUND



PROPOSED PROJECT - VIEW OF TWO TOWERS WITH PODIUM BUILDING IN THE BACKGROUND



PROPOSED PROJECT - VIEW FROM CALIFORNIA AVENUE



PROPOSED PROJECT - VIEW FROM CALTRAIN STATION



PROPOSED PROJECT - VIEW OF GROCERY STORE WITH TOWERS IN THE BACKGROUND



PROPOSED PROJECT - VIEW OF POPOS - Privately Owned Public Open Space



**STUDIO
CURRENT**
URBAN DESIGN + ARCHITECTURE
56 N. Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2009 www.studiocurrent.com

Project:
156 California Ave
Mixed Use Proposal
Consultant

**MAJOR
ARCHITECTURAL
REVIEW
24APP-00886**

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024

Stamp



Sheet Information

Issue Date	03/28/24
Job Number	23-013
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RENDERINGS

A1.1

LESS THAN 20% CHANGE FROM APPLICATION 24APP-00886

LOADING SPACE REQUIRED

PER 18.52.040 TABLE 3 MINIMUM OFF STREET LOADING REQUIREMENTS

RETAIL USES 10,000-99,999 SF = 1 LOADING SPACE REQUIRED

RESIDENTIAL AND MIXED USE STRUCTURES WITH FIFTY (50) OR MORE DWELLING UNITS SHALL PROVIDE AT LEAST ONE (1) ON-SITE, SHORT-TERM LOADING SPACE FOR PASSENGER VEHICLES. TO BE USED BY TAXICABS AND SIMILAR TRANSPORTATION AND DELIVERY SERVICES.

COMMON OR PRIVATE OPEN SPACE

18.34.040 PEDESTRIAN AND TRANSIT DEVELOPMENT (PTOD)

TABLE 2 DEVELOPMENT STANDARDS

MINIMUM AREA REQUIRED (PRIVATE OR COMMON)

5 OR FEWER UNITS: 200 S.F. PER UNIT 6 OR MORE UNITS: 100 S.F. PER UNIT, SUBJECT TO SECTION 18.24.040

18.16.060 MIXED USE AND RESIDENTIAL DEVELOPMENT (CC) (2)(R)

TABLE 4 DEVELOPMENT STANDARDS

USABLE OPEN SPACE (PRIVATE AND OR COMMON)

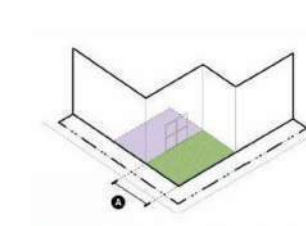
150 SF PER UNIT

(2) REQUIRED USABLE OPEN SPACE: (1) MAY BE ANY COMBINATION OF PRIVATE AND COMMON OPEN SPACES; (2) DOES NOT NEED TO BE LOCATED ON THE GROUND (BUT ROOFTOP GARDENS ARE NOT INCLUDED AS OPEN SPACE EXCEPT AS PROVIDED BELOW); (3) MINIMUM PRIVATE OPEN SPACE DIMENSION SIX FEET; AND (4) MINIMUM COMMON OPEN SPACE DIMENSION TWELVE FEET.

18.24.040 BUILDING ORIENTATION AND SETBACKS

(B) AN OPEN SPACE WITH A MINIMUM DIMENSION OF 20 FEET AND MINIMUM AREA OF 450 SQUARE FEET. THE OPEN SPACE SHALL BE AT LEAST ONE OF THE FOLLOWING:

- (I) A PUBLICLY ACCESSIBLE OPEN SPACE/PLAZA
(II) A SPACE USED FOR OUTDOOR SEATING FOR PUBLIC DINING
(III) A RESIDENTIAL COMMON OPEN SPACE ADJACENT TO A COMMON INTERIOR SPACE AND LESS THAN TWO FEET ABOVE ADJACENT SIDEWALK GRADE. FENCES AND RAILING SHALL BE A MINIMUM 50% OPEN/TRANSPARENT



PTOD REQUIRED 100 SQFT X PER UNIT LOT A: 304 X 100 SF = 30,400 SF

CC2 REQUIRED 150 SQFT X PER UNIT LOT B: 78 UNITS X 150 SF = 11,700 SF

TOWER B - BUILDING SCHEDULE

Table with columns: TOWER B - UNIT AREA, TOWER B - AMMENITY, TOWER B - SERVICE & CIRC, TOWER B - COMMERCIAL. Includes level breakdowns for Levels 3 through 10.

TOWER A - BUILDING SCHEDULE

Table with columns: TOWER A - UNIT AREA, TOWER A - AMMENITY, TOWER A - SERVICE & CIRC, TOWER A - COMMERCIAL. Includes level breakdowns for Levels 3 through 17.

Summary table with columns: SITE, COMMERCIAL, PARKING, UNIT COUNT. Includes sub-sections for Motor and Bike parking requirements.

Summary table with columns: LANDSCAPE OPEN SPACE, COMMON OPEN SPACE, PRIVATE OPEN SPACE, USABLE OPEN SPACE. Includes required and proposed values.

PODIUM - BUILDING SCHEDULE

Table with columns: PODIUM - UNIT AREA, PODIUM - AMMENITY, PODIUM - SERVICE & CIRC, PODIUM - COMMERCIAL. Includes level breakdowns for Levels 3 through 23.



Project: 156 California Ave

Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW 24APP-00886

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Table with columns: No, Date. Lists revision numbers and dates.

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Table with columns: Issue Date, Job Number, Drawn, Author, Checked, Checker, Approved, Designer.

PROJECT DATA

A1.2



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Scale	1" = 30'-0"

Sheet Title
EXISTING SITE PLAN



1) VIEW FROM CORNER OF PARK BLVD AND CAMBRIDGE AVENUE



2) VIEW FROM PARK BLVD TOWARDS CALIFORNIA AVENUE



3) VIEW FROM PARK BLVD TOWARDS CALIFORNIA AVENUE



4) VIEW FROM CORNER OF CALIFORNIA AVENUE AND PARK BLVD



5) VIEW FROM CALIFORNIA AVENUE LOOKING TOWARDS PARK BLVD



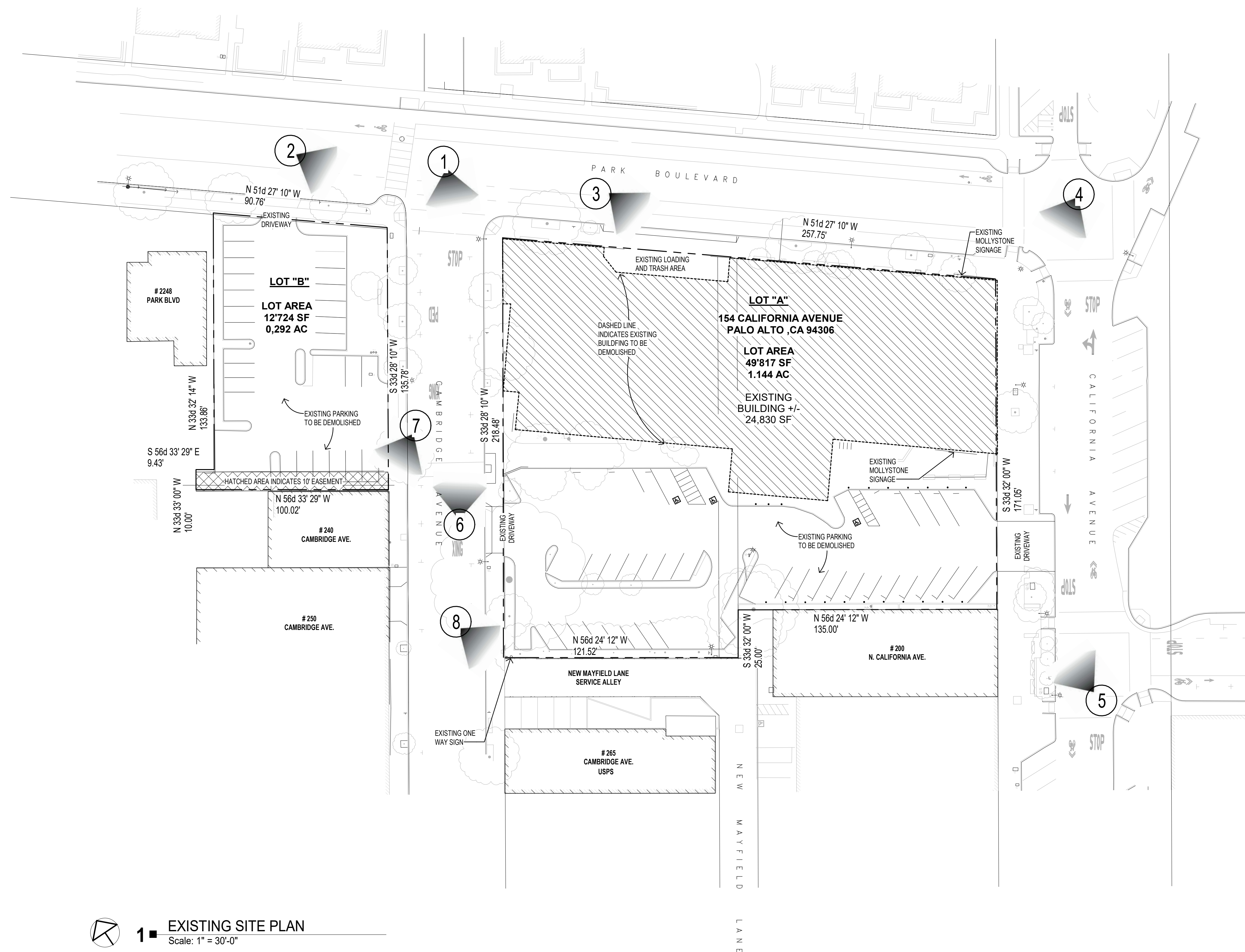
6) VIEW FROM CAMBRIDGE AVENUE LOOKING TOWARDS PARK BLVD



7) VIEW FROM CAMBRIDGE AVENUE LOOKING AT 10 FT EASEMENT AT LOT "B"



8) VIEW FROM CAMBRIDGE AVENUE LOOKING AT SERVICE ALLEY ADJACENT TO LOT "A"



1 EXISTING SITE PLAN
Scale: 1" = 30'-0"

- NOTES:
1) SEE CIVIL DRAWINGS FOR DEMOLITION SCOPE OF WORK THAT ARE NOT SHOWN HERE
2) SEE GROUND FLOOR PLAN FOR SIDEWALK DIMENSIONS



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**NEIGHBORHOOD
CONTEXT SHEET**



CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in this section... SECTION 301.2 ADDITIONAL MEASURES. The measures provided in Chapter 4 shall be applied to the building... SECTION 301.3 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS (RC)...

SECTION 4.1 PLANNING AND DESIGN 4.1.1 GENERAL. The project shall be designed to meet the minimum requirements of the California Building Standards Code... SECTION 4.2 ENERGY EFFICIENCY 4.2.1 GENERAL. The building shall be designed to meet the minimum requirements of the California Building Standards Code... SECTION 4.3 WATER EFFICIENCY AND CONSERVATION 4.3.1 INDOOR WATER USE, EXEMPT AREAS, FIXTURES, PLUMBING, DISHWASHERS AND LAUNDRY... SECTION 4.4 OUTDOOR WATER USE...

SECTION 4.5 ENVIRONMENTAL QUALITY (continued) 4.5.1 GENERAL. The building shall be designed to meet the minimum requirements of the California Building Standards Code... SECTION 4.6 INDOOR AIR QUALITY AND EXHAUST 4.6.1 GENERAL. The building shall be designed to meet the minimum requirements of the California Building Standards Code... SECTION 4.7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS. The installer and special inspector shall be qualified as follows...

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS. The installer and special inspector shall be qualified as follows... 703 VERIFICATIONS. The installer and special inspector shall verify the following: 1. Compliance with the minimum requirements of the California Building Standards Code... 704 DOCUMENTATION. Documentation shall be provided to the project owner...



Project: 156 California Ave Mixed Use Proposal Consultant

CHAPTER 3 GREEN BUILDING RESIDENTIAL VOLUNTARY MEASURES 44.103.1 Selection. A site which complies with at least one of the following characteristics is selected: 1. An infill site is selected. 2. A greyfield site is selected... SECTION 44.106 SITE DEVELOPMENT 44.106.1 Reserved. 44.106.2 Soil analysis and protection. The soils at the building site are analyzed and protected as specified in this section...

SECTION 44.304 OUTDOOR WATER USE 44.304.1 Rainwater catchment systems. An approved rainwater catchment system is designed and installed to use rainwater generated by at least 65 percent of the available roof area... SECTION 44.305 WATER REUSE SYSTEMS 44.305.1 Graywater. Alternative plumbing piping is installed to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system... SECTION 44.306 ALTERNATE WATER SOURCES FOR NONPOTABLE APPLICATIONS. Alternate nonpotable water sources are used for indoor potable water reduction...

SECTION 44.404 EFFICIENT FRAMING TECHNIQUES 44.404.1 Lumber size. Beams, headers and trimmers are sized and installed as specified in Chapter 23 of the California Building Code... SECTION 44.407 WATER RESISTANCE AND MOISTURE MANAGEMENT 44.407.1 Drainage around foundations. Install foundation and landscape drains which discharge to a dry well, sump, bioswale or other approved on-site location... SECTION 44.504 INDOOR AIR QUALITY AND EXHAUST 44.504.1 Reserved. 44.504.2 Construction filter. (H) Provide filters on return air openings rated at MERV 8 or higher during construction...

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PODIUM BASE - TYPE 1A CONSTRUCTION

302- OCCUPANCY TYPE
Table with 3 columns: CBC 2019 CODE SECTION, BLDG LEVEL, OCCUPANCY TYPE

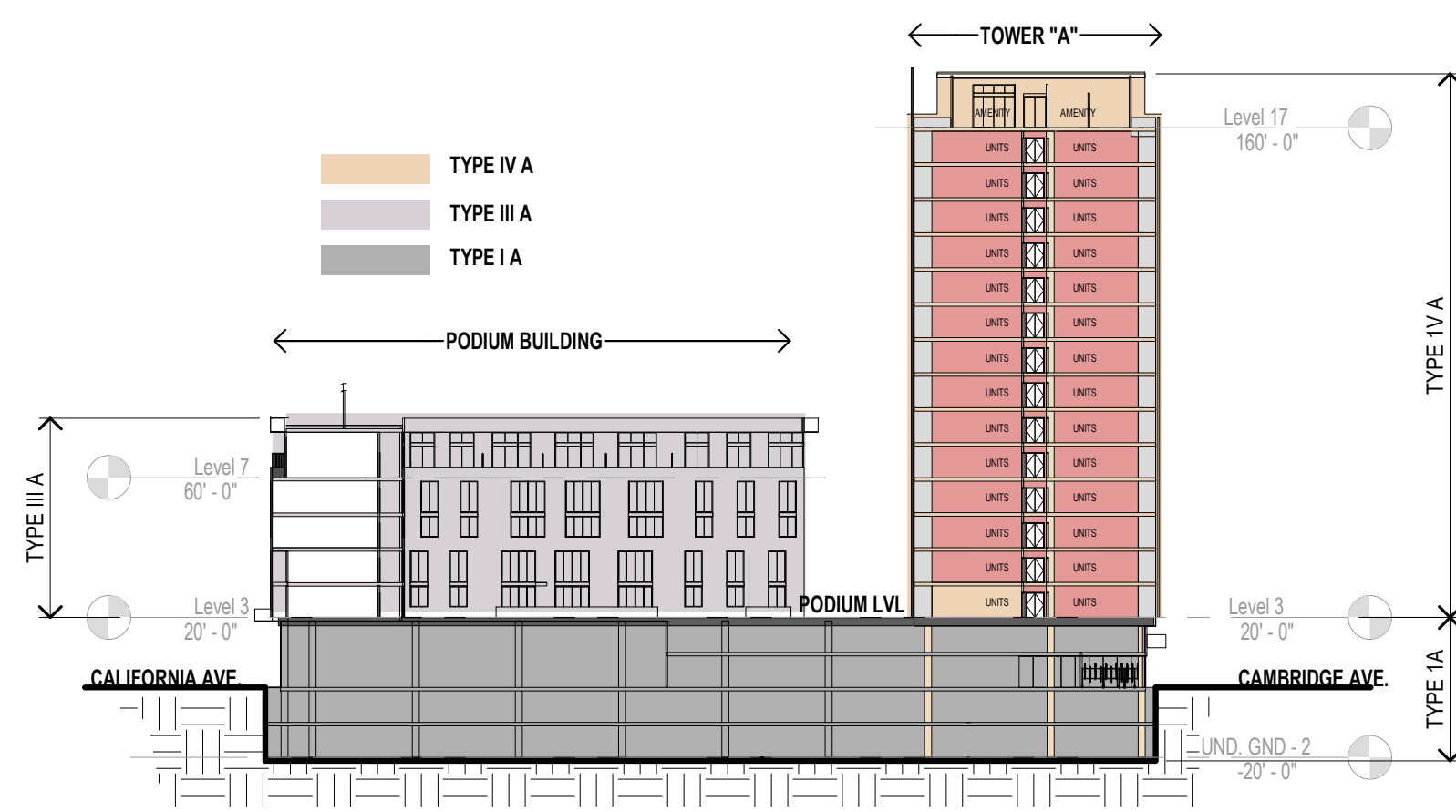
TABLE 504.3 ALLOWABLE HEIGHT
Table with 3 columns: OCCUPANCY, TYPE OF CONSTRUCTION, HEIGHT ALLOWED

TABLE 506.2 ALLOWABLE FLOOR AREA
Table with 3 columns: OCCUPANCY, TYPE OF CONSTRUCTION, ALLOWABLE AREA

TABLE 508.4 MIXED OCCUPANCIES
Table with 3 columns: LEVEL, MIXED OCCUPANCIES, REQUIRED HOURS OF SEPARATION OF OCCUPANCIES

Section T - SHOWING CONSTRUCTION TYPES

Scale: 1" = 50'-0"



PODIUM BUILDING - TYPE III-A CONSTRUCTION

OCCUPANCY TYPE
Table with 3 columns: CBC 2019 CODE SECTION, BLDG LEVEL, OCCUPANCY TYPE

TABLE 504.3 ALLOWABLE HEIGHT
Table with 3 columns: OCCUPANCY, TYPE OF CONSTRUCTION, HEIGHT ALLOWED

TABLE 508.4 MIXED OCCUPANCIES
Table with 3 columns: LEVEL, MIXED OCCUPANCIES, REQUIRED HOURS OF SEPARATION OF OCCUPANCIES

1005.3.2 OTHER EGRESS COMPONENTS

CALCULATE THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

EXCEPTIONS
FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 MM) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

1007.1 GENERAL (1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS)
WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

1010.1.2.1 DIRECTION OF SWING
SIDE-HINGED SWINGING DOORS, PIVOTED DOORS AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL, WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY. FOR GROUP L OCCUPANCIES, SEE SECTION 453.6.2.

FFR (PER TABLE 601 AND 602)

BUILDING AREAS ARE SHOWN ON PLAN AND COMPLY WITH TYPE I-A (LEVEL 1-2) AND TYPE III-A (LEVEL 3-7) CONSTRUCTION TYPES.
SLAB SEPARATING TYPE I-A FROM TYPE III-A IS 3-HOUR SEPARATION.
WOOD FRAMED APARTMENT UNITS (UPPER 5 LEVELS) ARE TYPE III-A W/ SPRINKLERS

1 UND.GND - 1 - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"

TOWER "A" BUILDING - TYPE IV-A CONSTRUCTION

OCCUPANCY TYPE
Table with 3 columns: CBC 2019 CODE SECTION, BLDG LEVEL, OCCUPANCY TYPE

TABLE 504.3 ALLOWABLE HEIGHT
Table with 3 columns: OCCUPANCY, TYPE OF CONSTRUCTION, HEIGHT ALLOWED

TABLE 508.4 MIXED OCCUPANCIES
Table with 3 columns: LEVEL, MIXED OCCUPANCIES, REQUIRED HOURS OF SEPARATION OF OCCUPANCIES

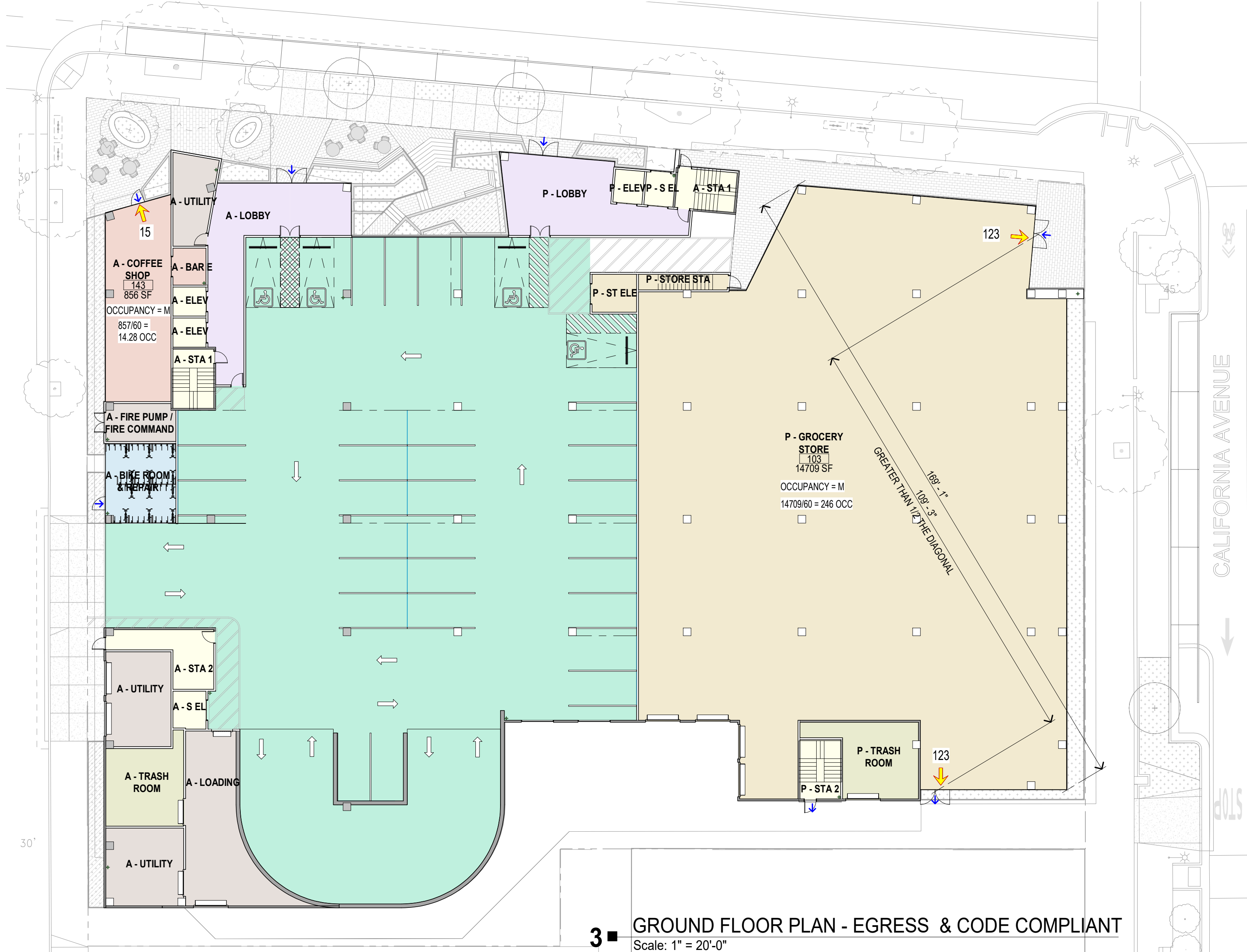
903.1.4 OCCUPIED ROOFS
EXCEPTIONS:
THE OCCUPANCY LOCATED ON AN OCCUPIED ROOF SHALL NOT BE LIMITED TO THE OCCUPANCIES ALLOWED ON THE STORY IMMEDIATELY BELOW THE ROOF WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTIONS 907.5.2.1 AND 907.5.2.3 IS PROVIDED IN THE AREA OF THE OCCUPIED ROOF. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM NOTIFICATION PER SECTION 907.5.2.2 SHALL ALSO BE PROVIDED IN THE AREA OF THE OCCUPIED ROOF WHERE SUCH SYSTEM IS REQUIRED ELSEWHERE IN THE BUILDING.

510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE
A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHERE THE FOLLOWING CONDITIONS ARE MET:

5. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300, OR GROUP B, M, R OR S OCCUPANCIES.

TABLE 1020.2 CORRIDOR FIRE RATING
Table with 2 columns: OCCUPANCY TYPE, CORRIDOR WITH SPRINKLER SYSTEM

MINIMUM CORRIDOR WIDTH (PER TABLE 1020.1)
THE MINIMUM CORRIDOR WIDTH IN PUBLIC AREA IS 44" FOR THE OCCUPANCIES R-2, S-2, A-2 AND B. THE MINIMUM CORRIDOR WIDTH IN RESIDENTIAL UNIT IS 36". ALL CORRIDORS PROVIDED ARE AT LEAST 6 FEET, EXCEEDING THE REQUIRED WIDTH.



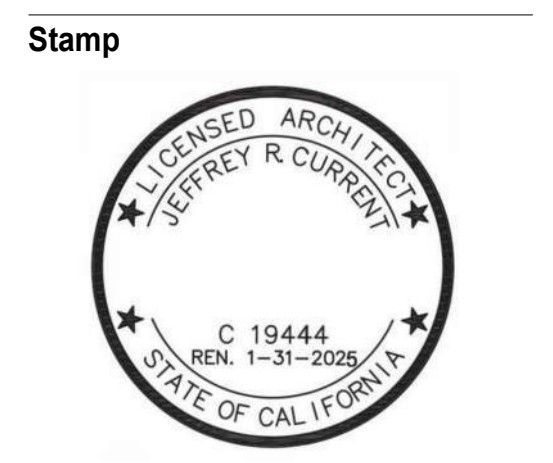
3 GROUND FLOOR PLAN - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"



Project: 156 California Ave
Mixed Use Proposal
Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision table with columns for No, Date, and revision details.

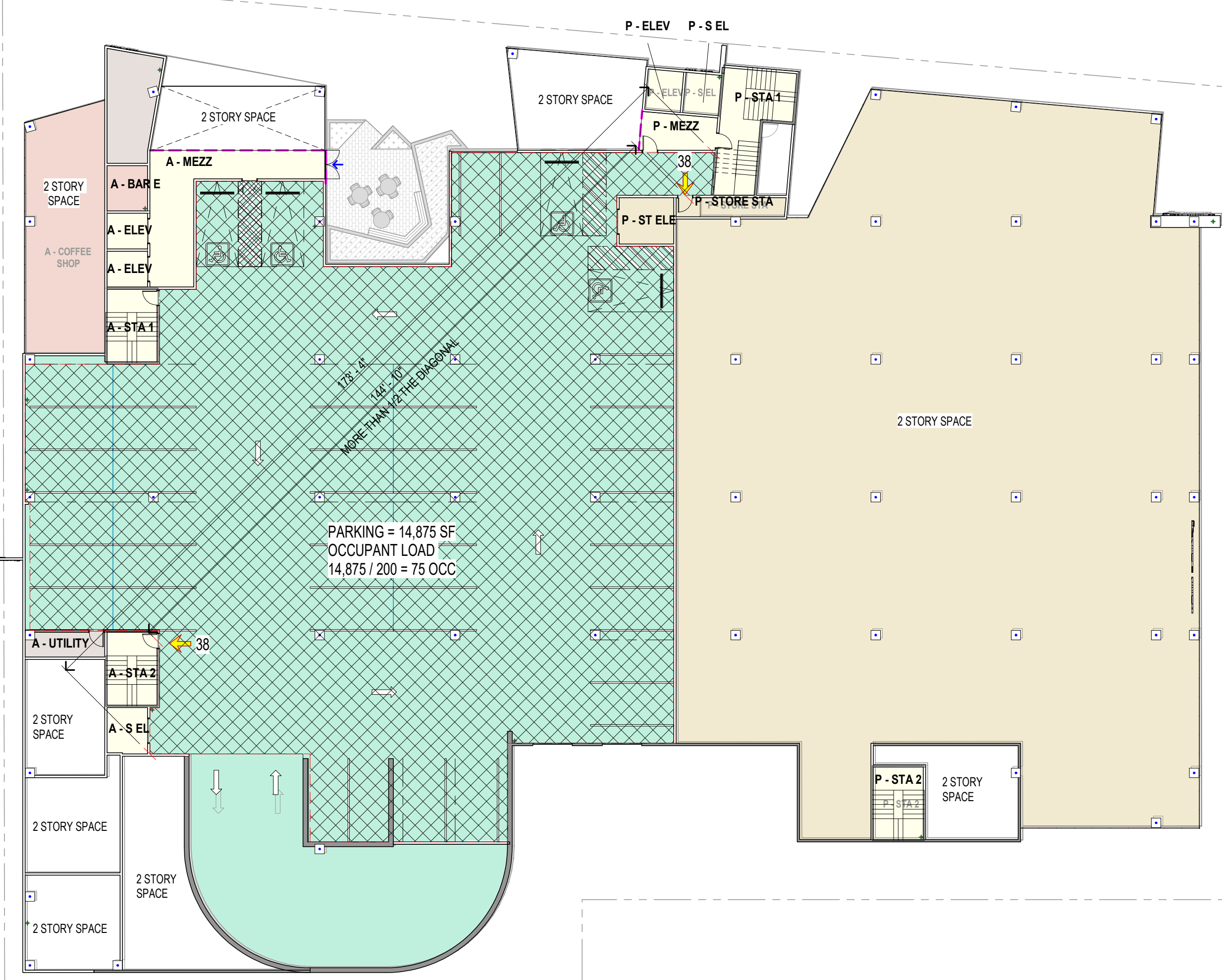


Sheet Information table with columns for Issue Date, Job Number, Drawn, Checked, Approved, Scale, and Sheet Title.

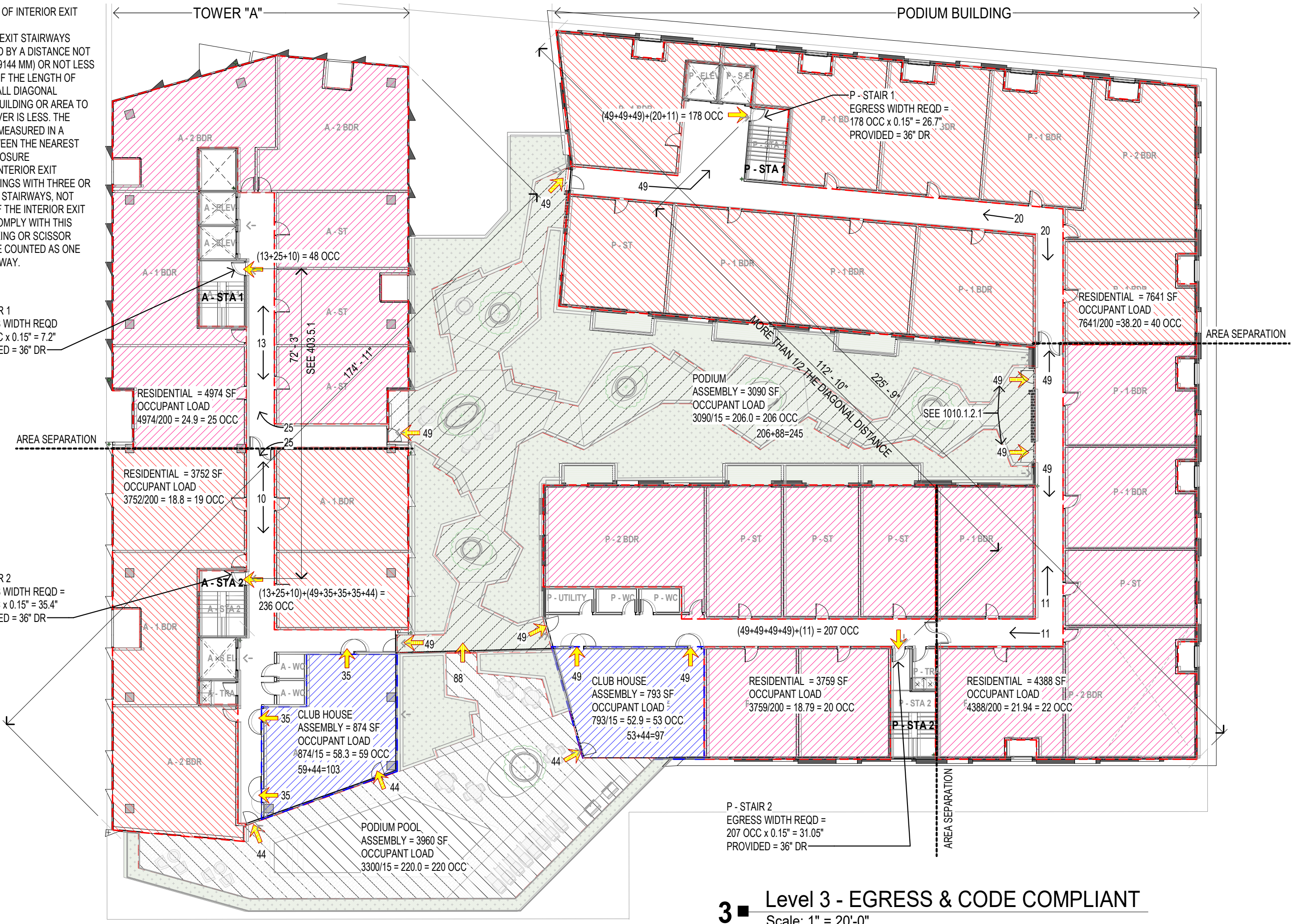
CODE & EGRESS COMPLIANCE - PODIUM & TOWER "A"

A2.0

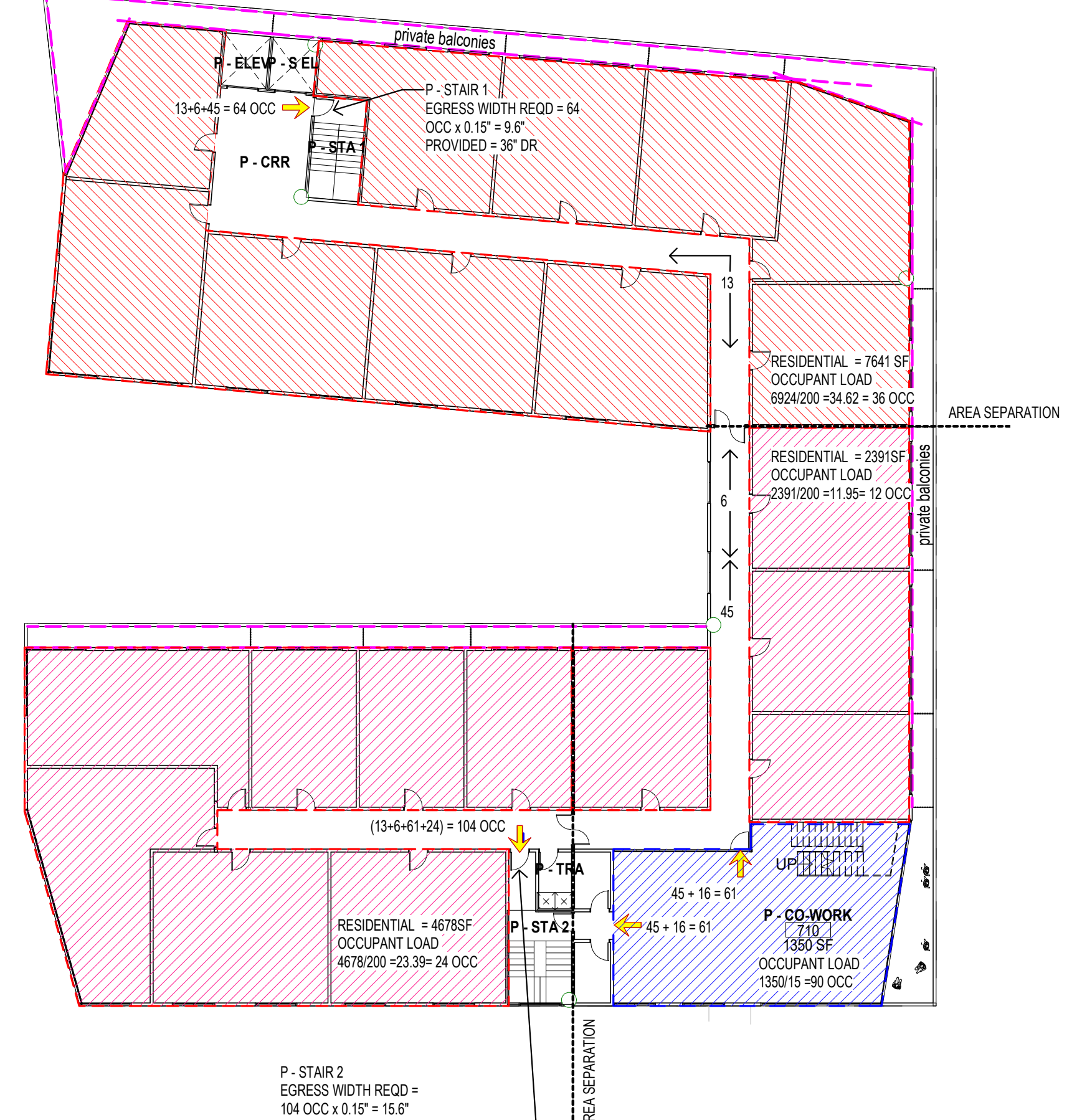
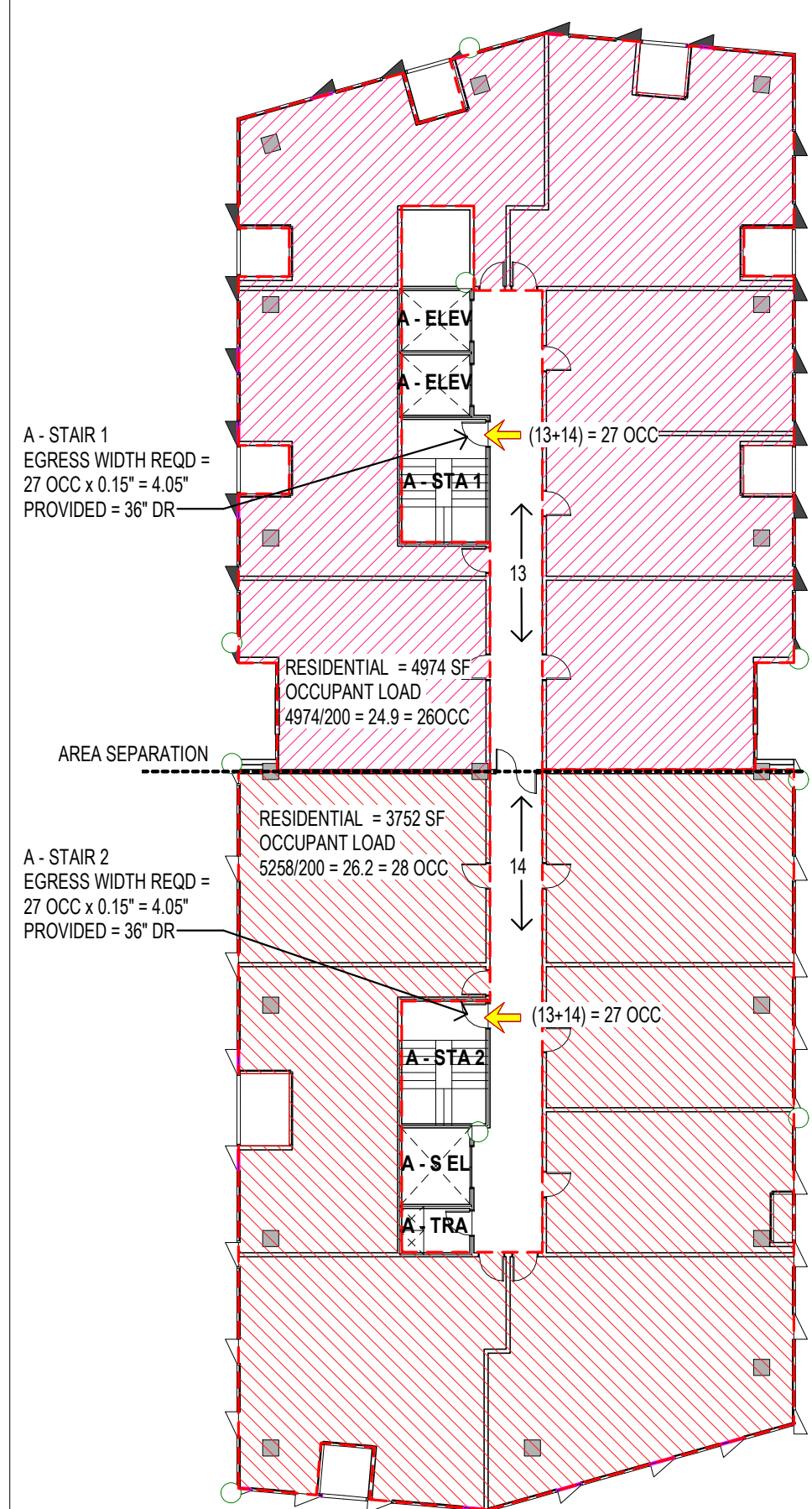
403.5.1 REMOTENESS OF INTERIOR EXIT STAIRWAYS
 REQUIRED INTERIOR EXIT STAIRWAYS SHALL BE SEPARATED BY A DISTANCE NOT LESS THAN 30 FEET (9144 MM) OR NOT LESS THAN ONE-FOURTH OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, WHICHEVER IS LESS. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE NEAREST POINTS OF THE ENCLOSURE SURROUNDING THE INTERIOR EXIT STAIRWAYS. IN BUILDINGS WITH THREE OR MORE INTERIOR EXIT STAIRWAYS, NOT FEWER THAN TWO OF THE INTERIOR EXIT STAIRWAYS SHALL COMPLY WITH THIS SECTION. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE INTERIOR EXIT STAIRWAY.



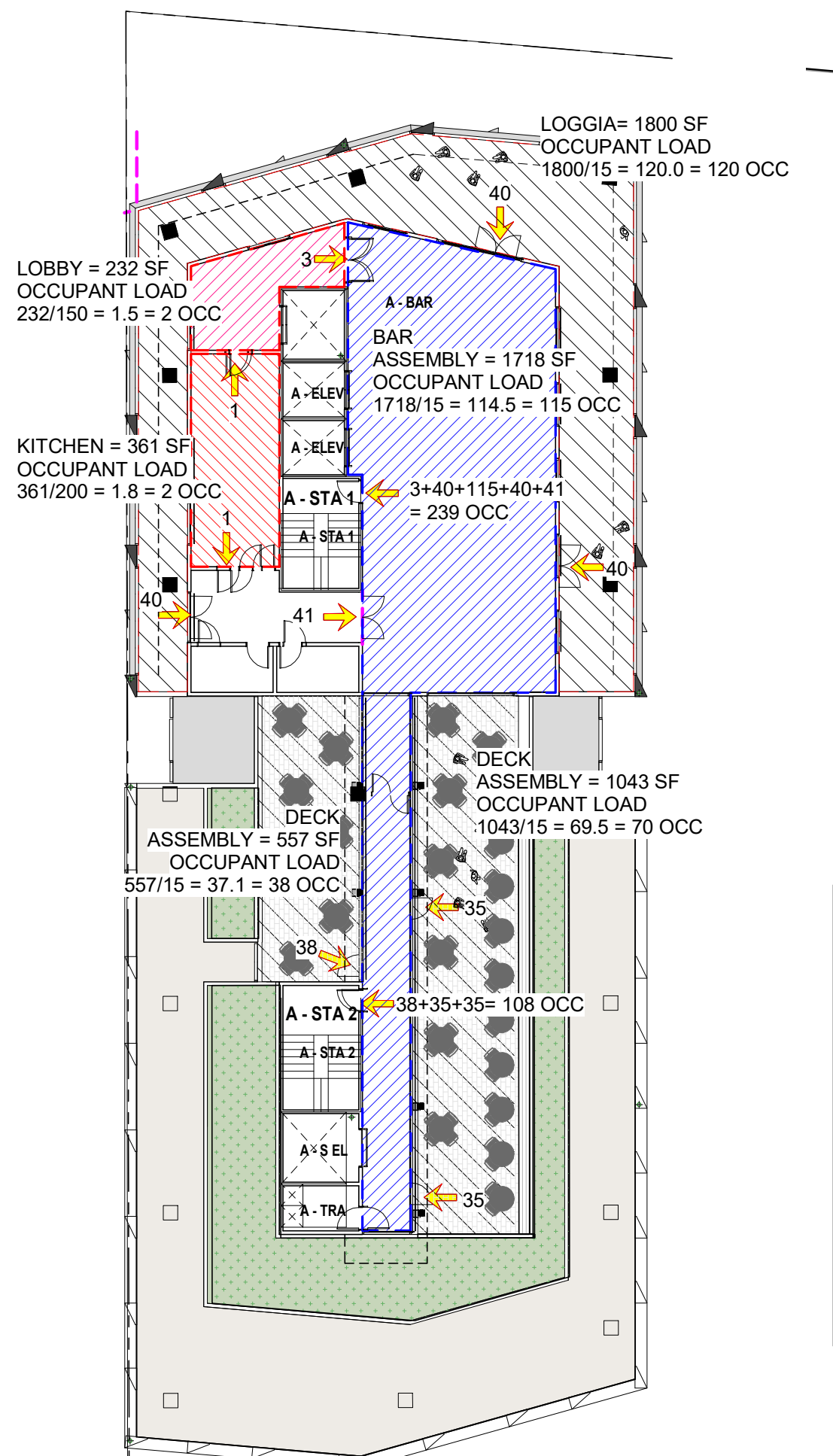
2 Level 2 - EGRESS & CODE COMPLIANT
 Scale: 1" = 20'-0"



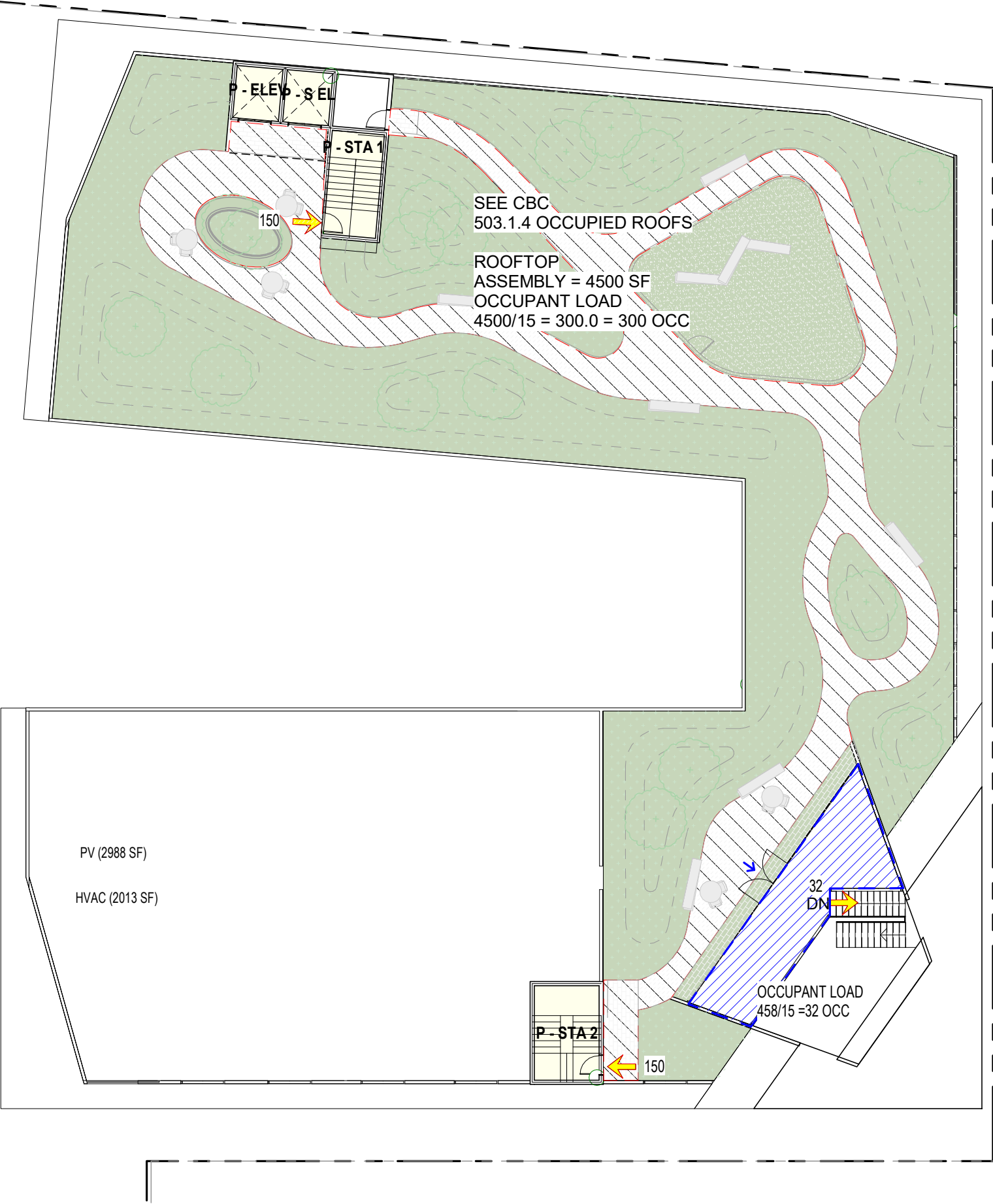
3 Level 3 - EGRESS & CODE COMPLIANT
 Scale: 1" = 20'-0"



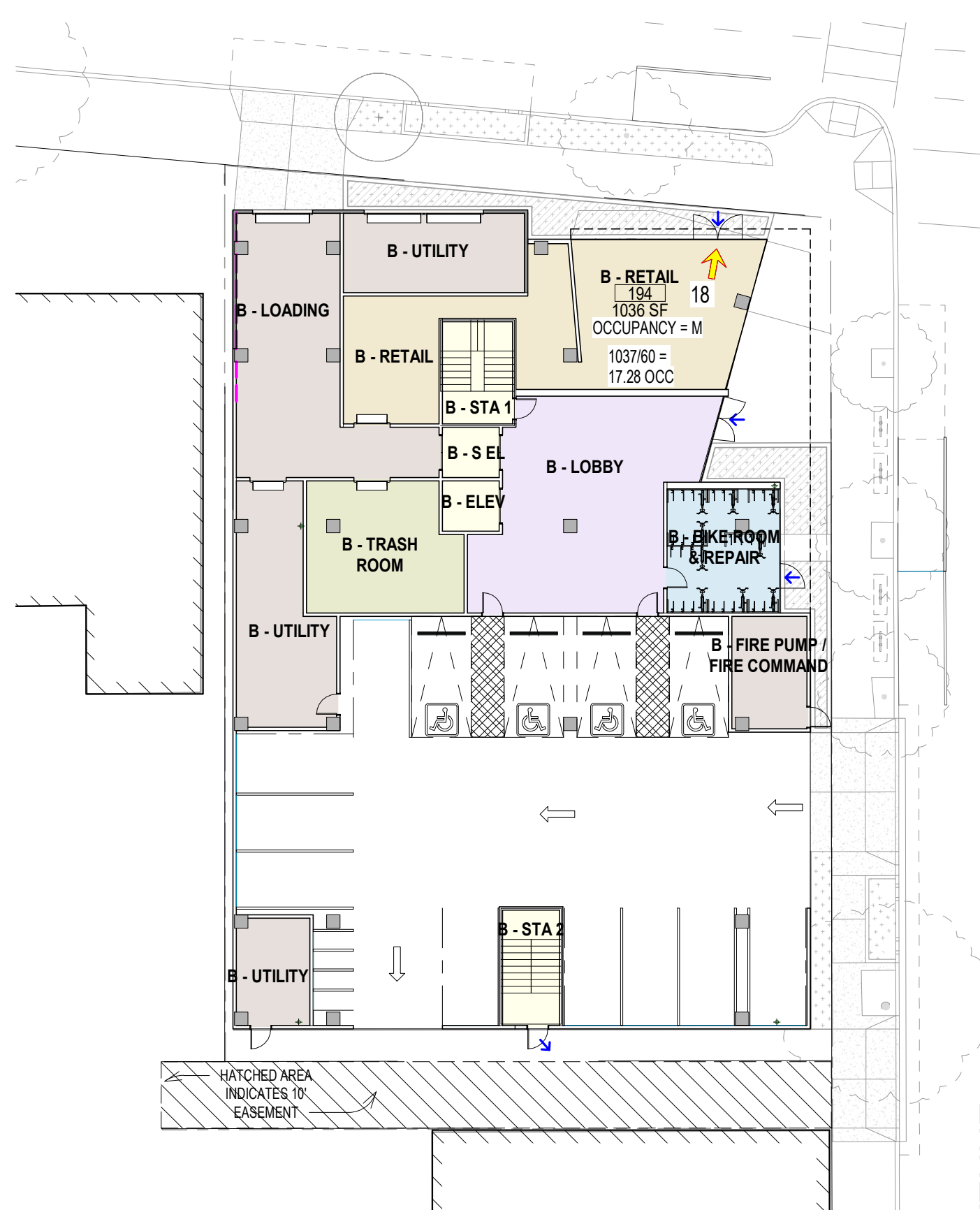
7 Level 7 - EGRESS & CODE COMPLIANT
 Scale: 1" = 20'-0"



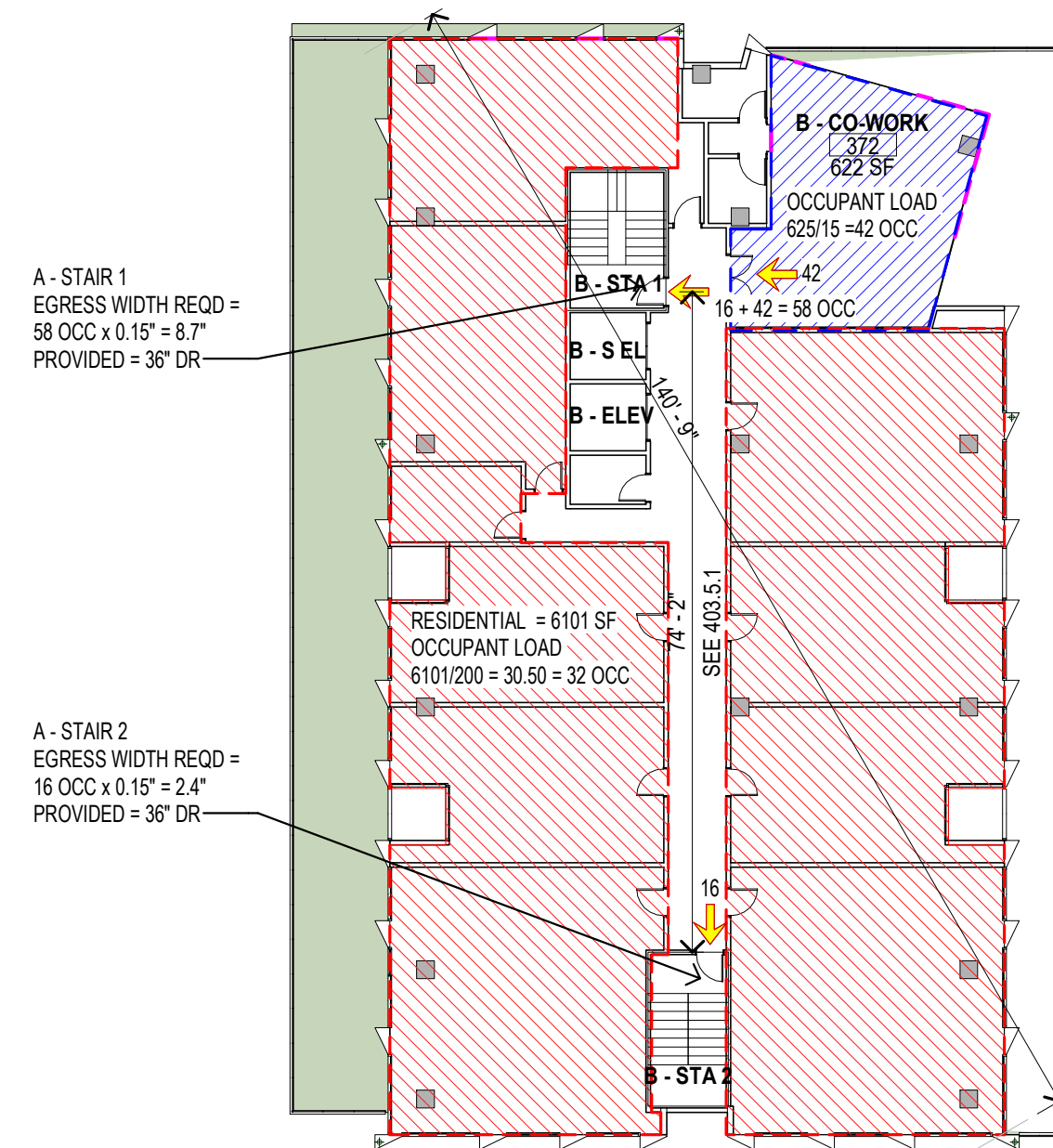
17 Level 17 - EGRESS & CODE COMPLIANT
 Scale: 1" = 20'-0"



8 Level 8 - EGRESS & CODE COMPLIANT
 Scale: 1" = 20'-0"

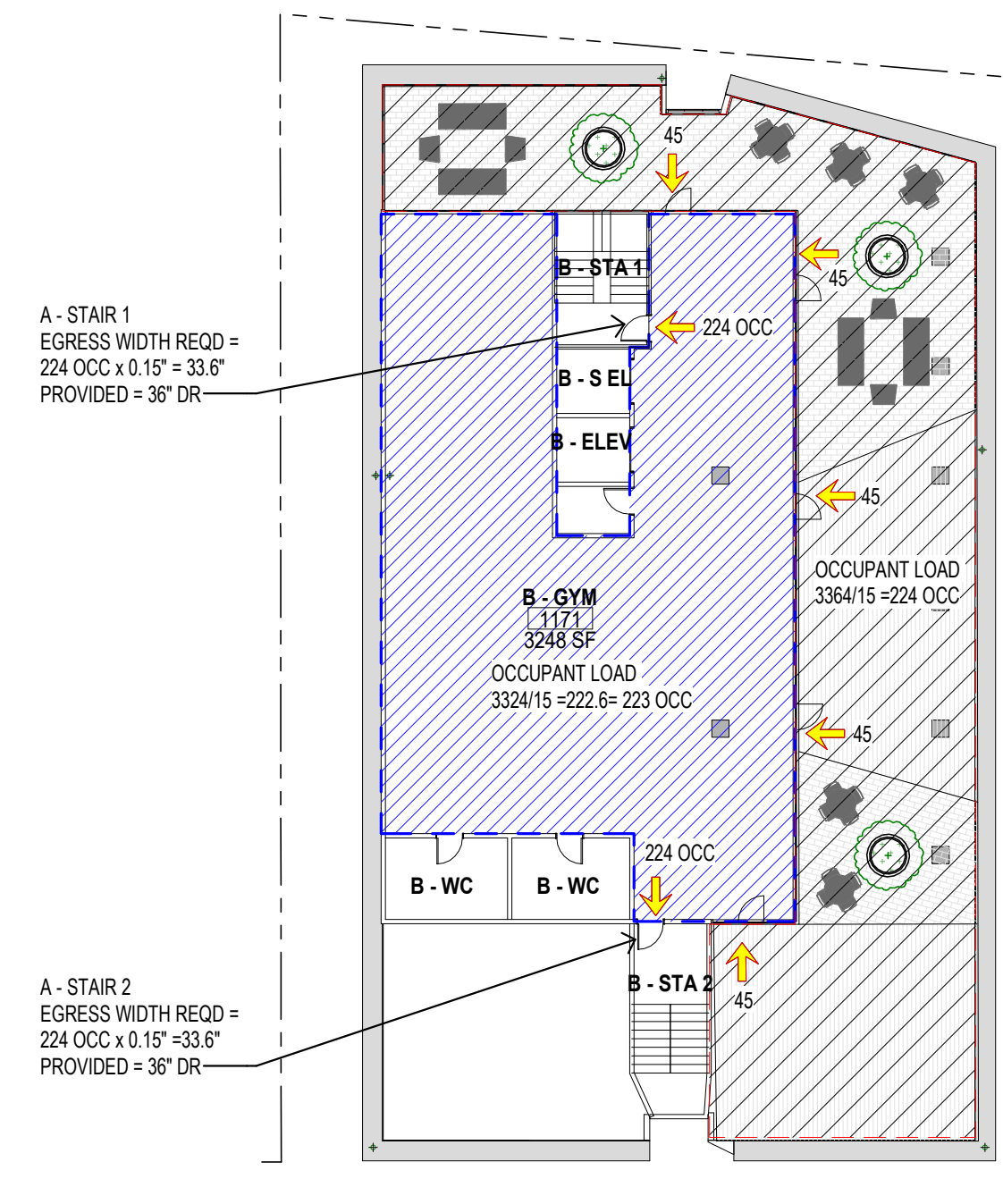


1 PROPOSED GROUND FLOOR PLAN
 Scale: 1" = 20'-0"



2 Level 3 - EGRESS & CODE COMPLIANT TOWER B
 Scale: 1" = 20'-0"

403.5.1 REMOTENESS OF INTERIOR EXIT STAIRWAYS
 REQUIRED INTERIOR EXIT STAIRWAYS SHALL BE SEPARATED BY A DISTANCE NOT LESS THAN 30 FEET (9144 MM) OR NOT LESS THAN ONE-FOURTH OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, WHICHEVER IS LESS. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE NEAREST POINTS OF THE ENCLOSURE SURROUNDING THE INTERIOR EXIT STAIRWAYS. IN BUILDINGS WITH THREE OR MORE INTERIOR EXIT STAIRWAYS, NOT FEWER THAN TWO OF THE INTERIOR EXIT STAIRWAYS SHALL COMPLY WITH THIS SECTION. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE INTERIOR EXIT STAIRWAY.



4 Level 11-B - EGRESS & CODE COMPLIANT TOWER B
 Scale: 1" = 20'-0"

TOWER "A" BUILDING - TYPE IV-B CONSTRUCTION

OCCUPANCY TYPE		
CBC 2019 CODE SECTION	BLDG LEVEL	OCCUPANCY TYPE
SECTION 302, 303.1.2.	LEVEL 3	GROUP R-2, A3
	LEVEL 4-11	GROUP R-2
	LEVEL 12	GROUP A3

TABLE 504.3 ALLOWABLE HEIGHT		
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
A3 (WITHOUT AREA INCREASE)	TYPE IV B	180
R-2 (WITHOUT AREA INCREASE)	TYPE IV B	180

TABLE 506.2 ALLOWABLE FLOOR AREA		
OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA
A3 (WITHOUT HEIGHT INCREASE)	TYPE IV B	90,000
R-2 (WITHOUT HEIGHT INCREASE)	TYPE IV B	ALLOWABLE FLOOR AREA 123,000 PER 506.2.3 = 123,000 X 2 = 246,000 / 16 = 15,375 SF FOR AREA SEPERATION SEE SHEET --, THIS PROJECT IS FULLY SPRINKLERED AS PER NFPA 13

TABLE 508.4 MIXED OCCUPANCIES		
LEVEL	MIXED OCCUPANCIES	REQUIRED HOURS OF SEPARATION OF OCCUPANCIES
LEVEL 3	R-2/A3	1
LEVEL 4-LEVEL 11	R-2	-
LEVEL 12	A3	-

506.2.2 MIXED-OCCUPANCY BUILDINGS
 THE ALLOWABLE AREA OF EACH STORY OF A MIXED-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 508.3.2 FOR NONSEPARATED OCCUPANCIES AND SECTION 508.4.2 FOR SEPARATED OCCUPANCIES
 FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED THREE, PROVIDED THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF MIXED-OCCUPANCY, MULTISTORY BUILDINGS CONTAINING A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, INCLUDING ANY OTHER ASSOCIATED NON-SEPARATED OCCUPANCIES, SHALL NOT EXCEED TWO

TABLE 1020.2 CORRIDOR FIRE RATING	
OCCUPANCY TYPE	CORRIDOR WITH SPRINKLER SYSTEM
R-2	1 HOUR IF GREATER THAN 10
S-2	0
A-2	0
B	0

MINIMUM CORRIDOR WIDTH (PER TABLE 1020.1)
 THE MINIMUM CORRIDOR WIDTH IN PUBLIC AREA IS 44" FOR THE OCCUPANCIES R-2, S-2, A-2 AND B, THE MINIMUM CORRIDOR WIDTH IN RESIDENTIAL UNIT IS 36". ALL CORRIDORS PROVIDED ARE AT LEAST 6 FEET, EXCEEDING THE REQUIRED WIDTH.

1005.3.2 OTHER EGRESS COMPONENTS

CALCULATE THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 MM) PER OCCUPANT.

EXCEPTIONS

FOR OTHER THAN GROUP H AND I2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 MM) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

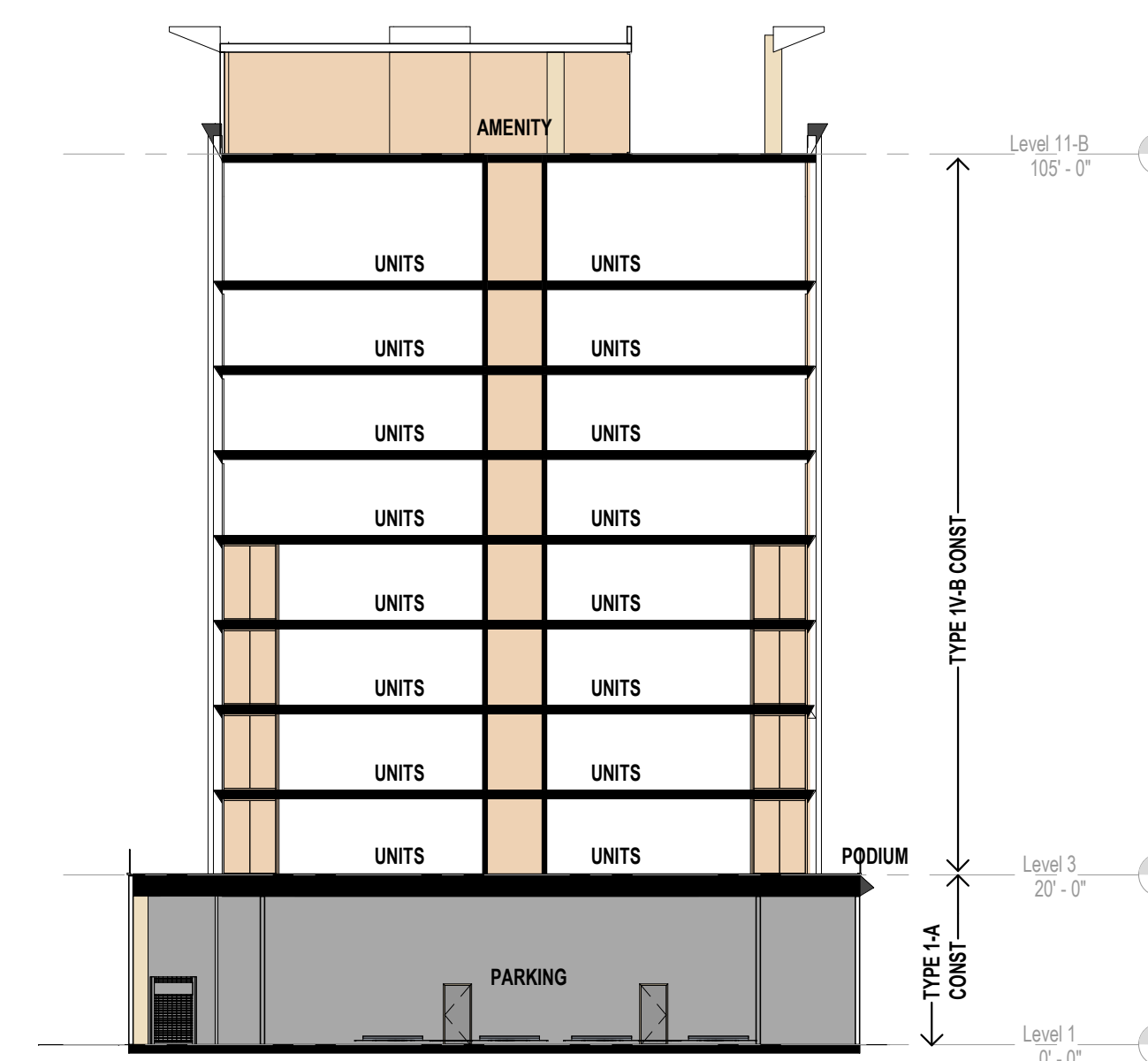
1007.1 GENERAL (1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS)

WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

1010.1.2.1 DIRECTION OF SWING

SIDE-HINGED SWINGING DOORS, PIVOTED DOORS AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY. FOR GROUP L OCCUPANCIES, SEE SECTION 453.6.2.

TYPE 1 CONSTRUCTION
 TYPE 4B CONSTRUCTION



3 Section 8- SHOWING CONSTRUCTION TYPES
 Scale: 1" = 20'-0"

MAJOR ARCHITECTURAL REVIEW
 24APP-00886

Revision

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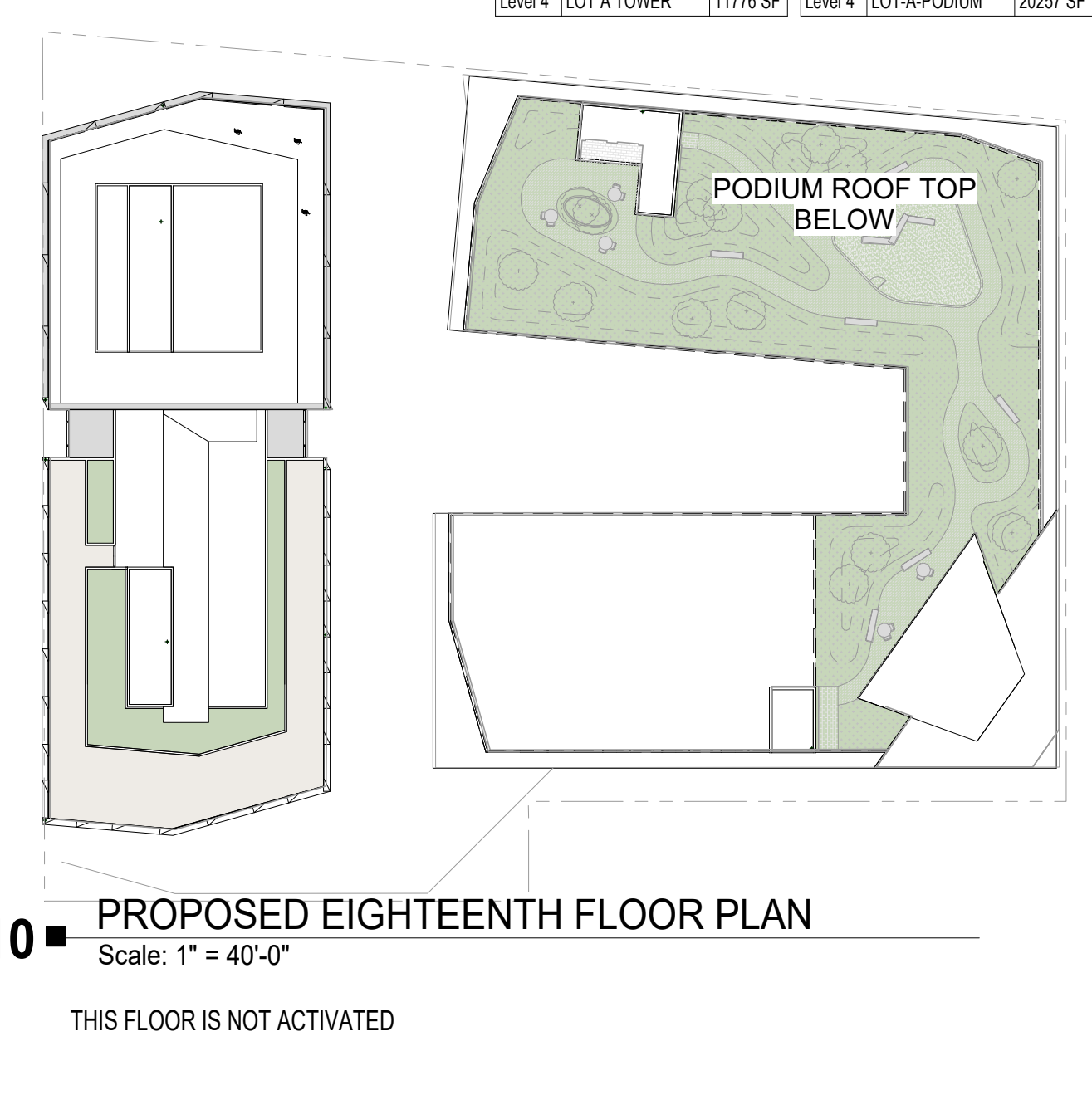
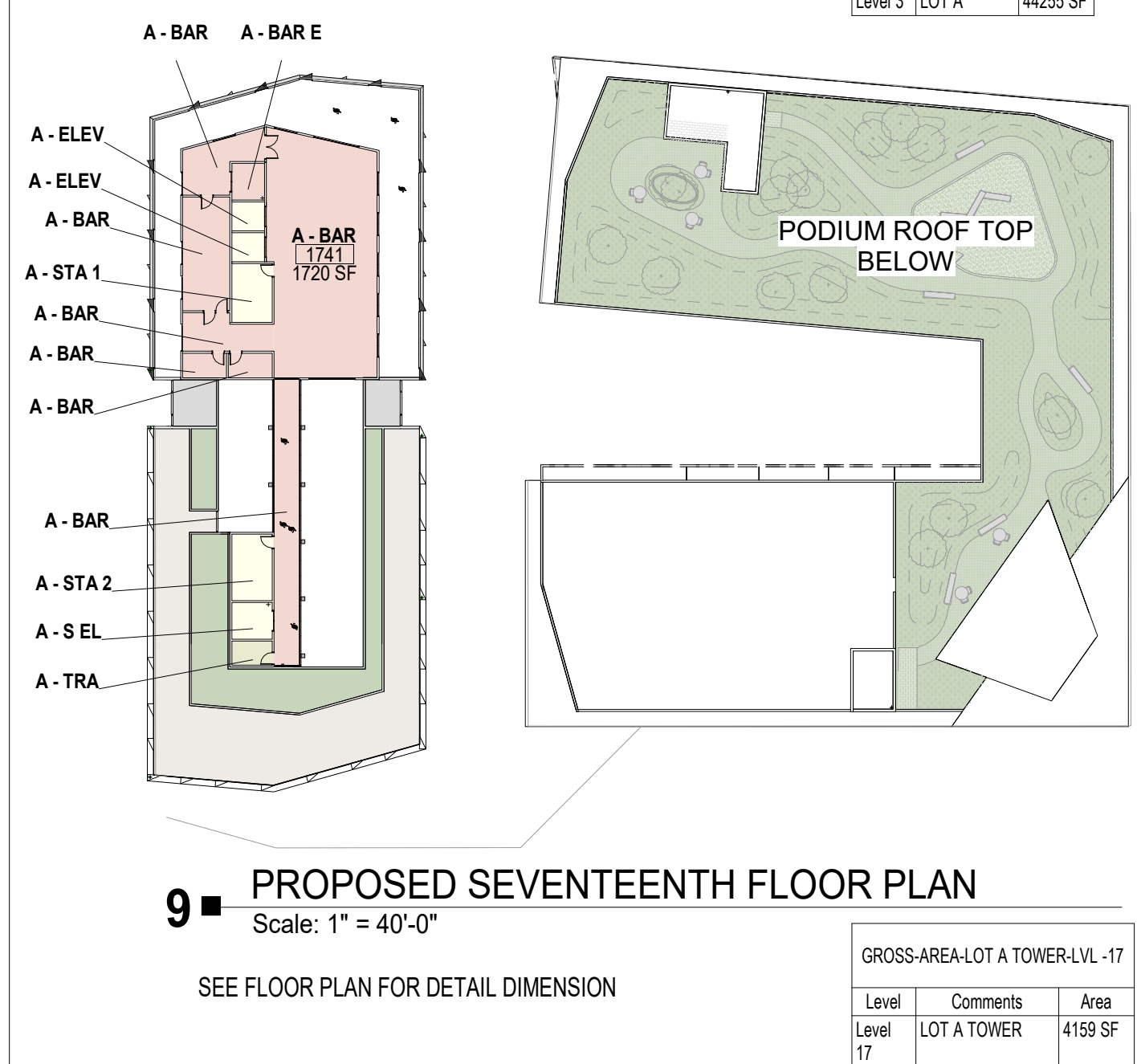
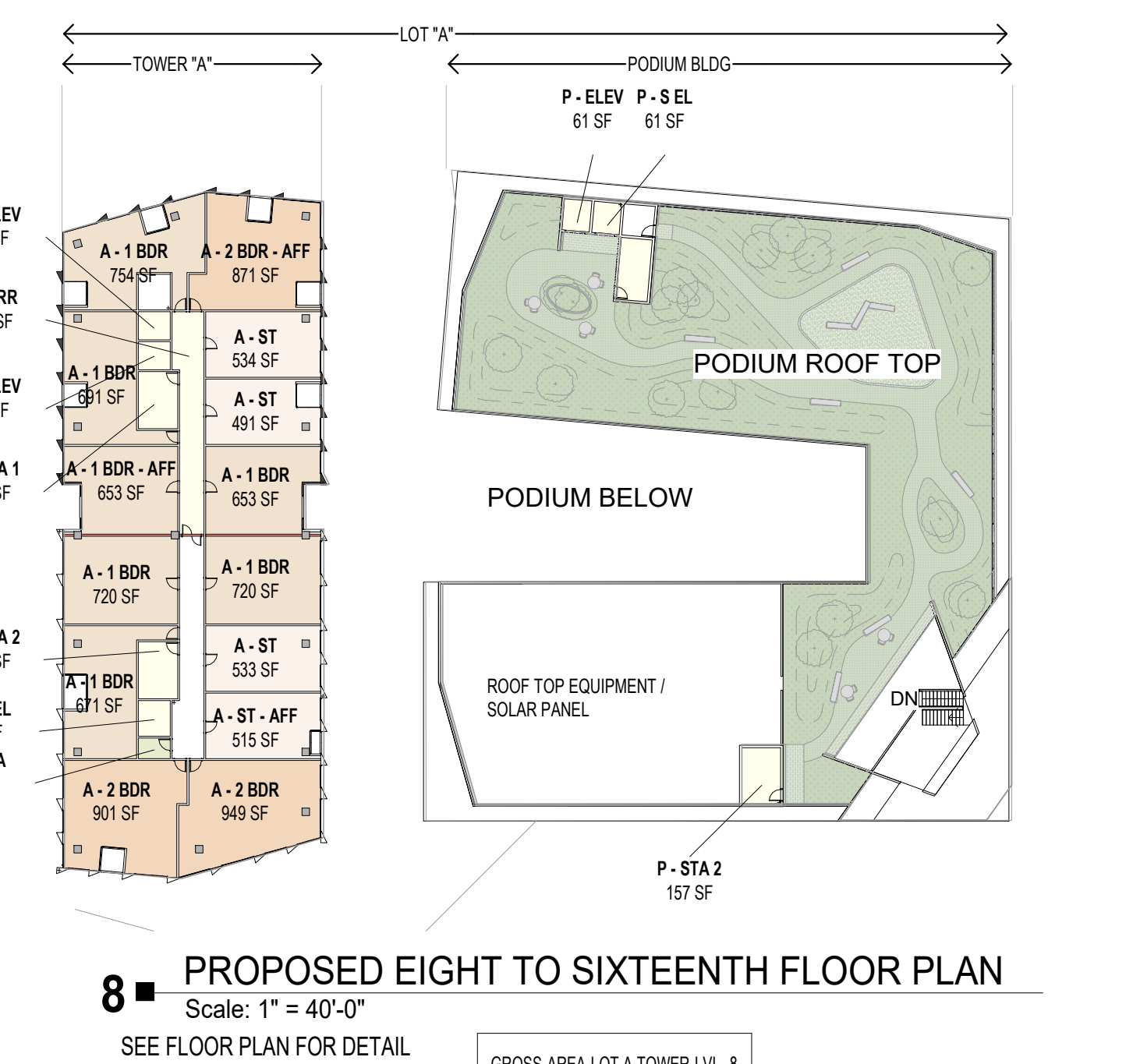
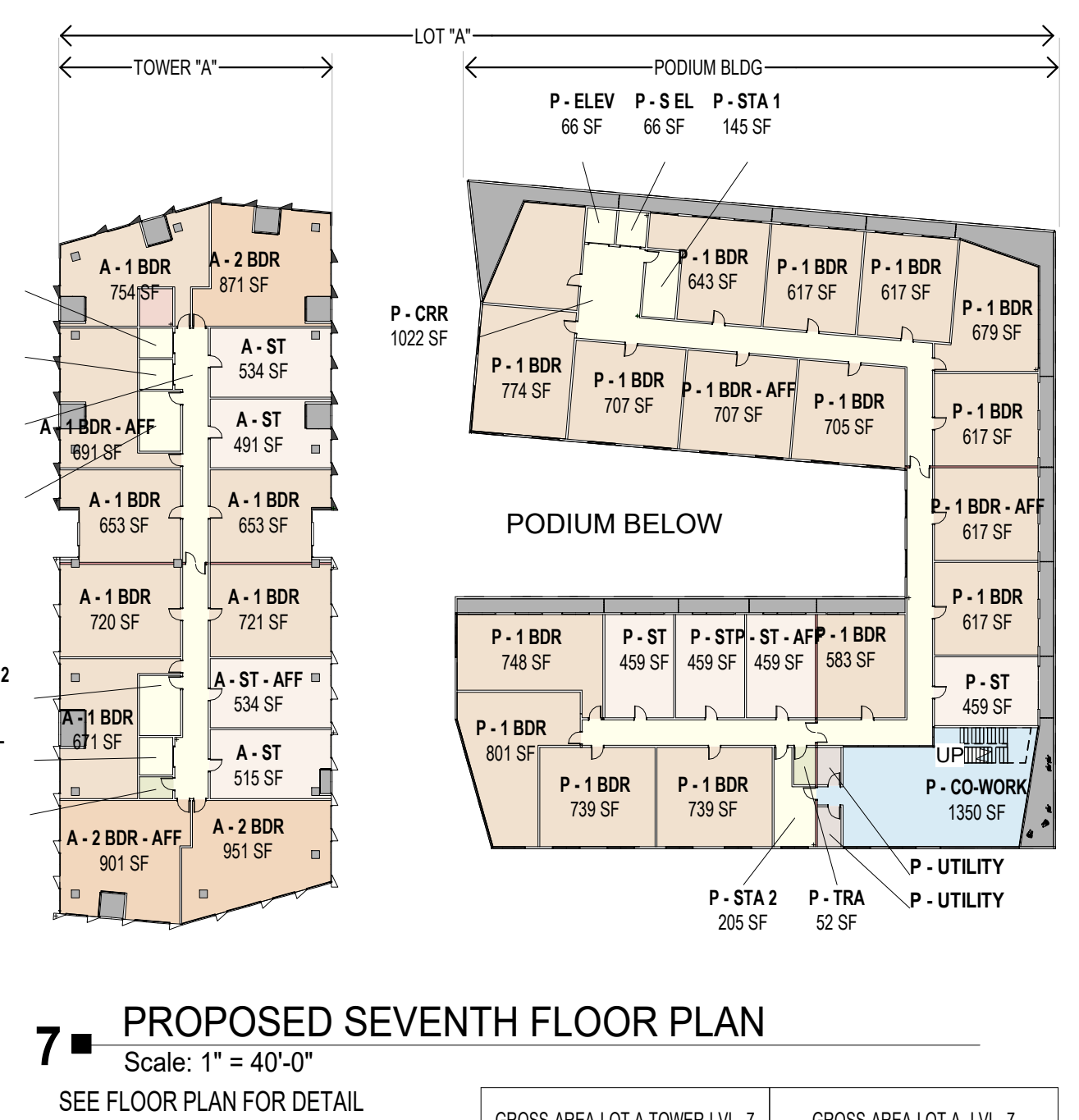
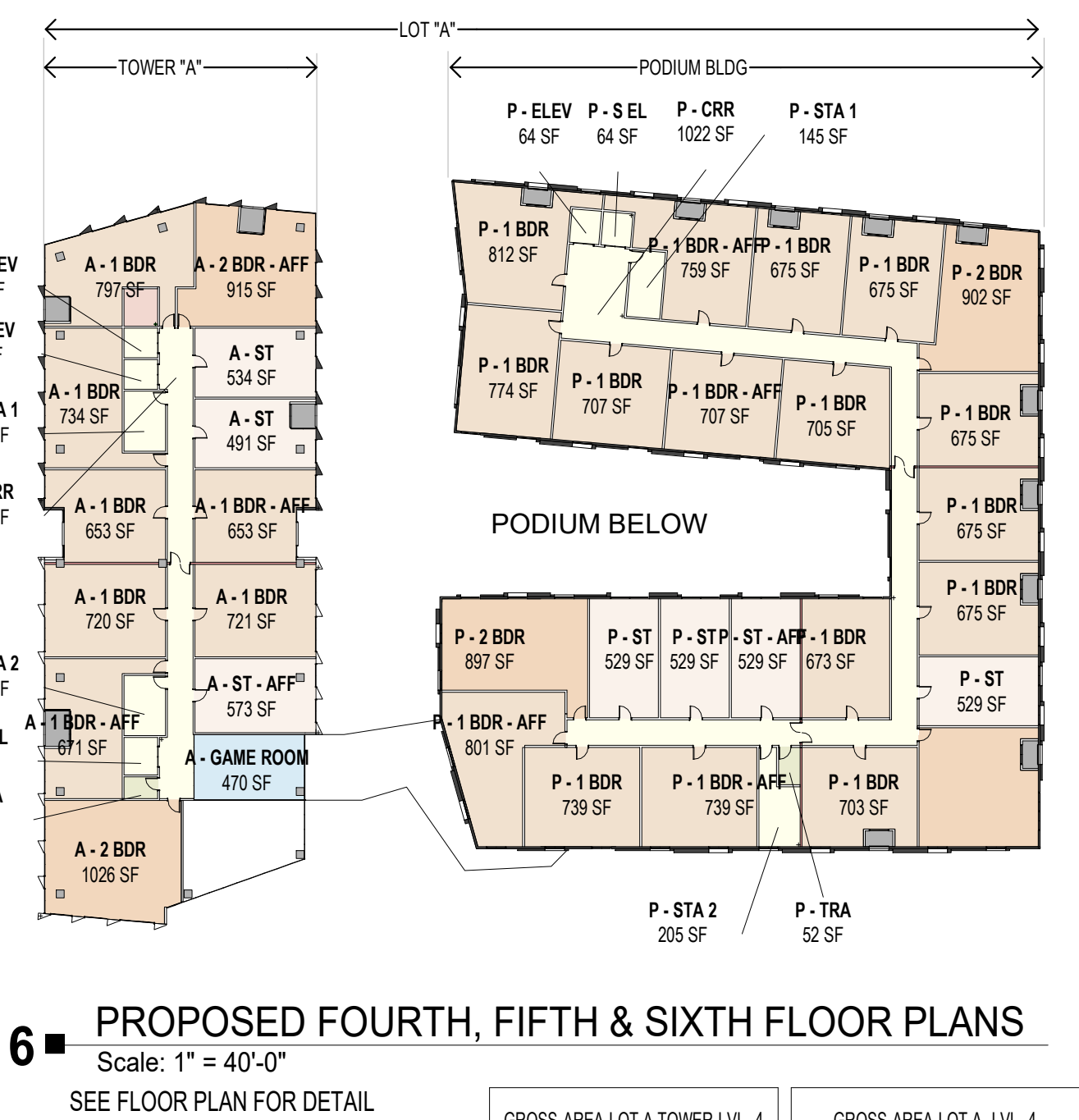
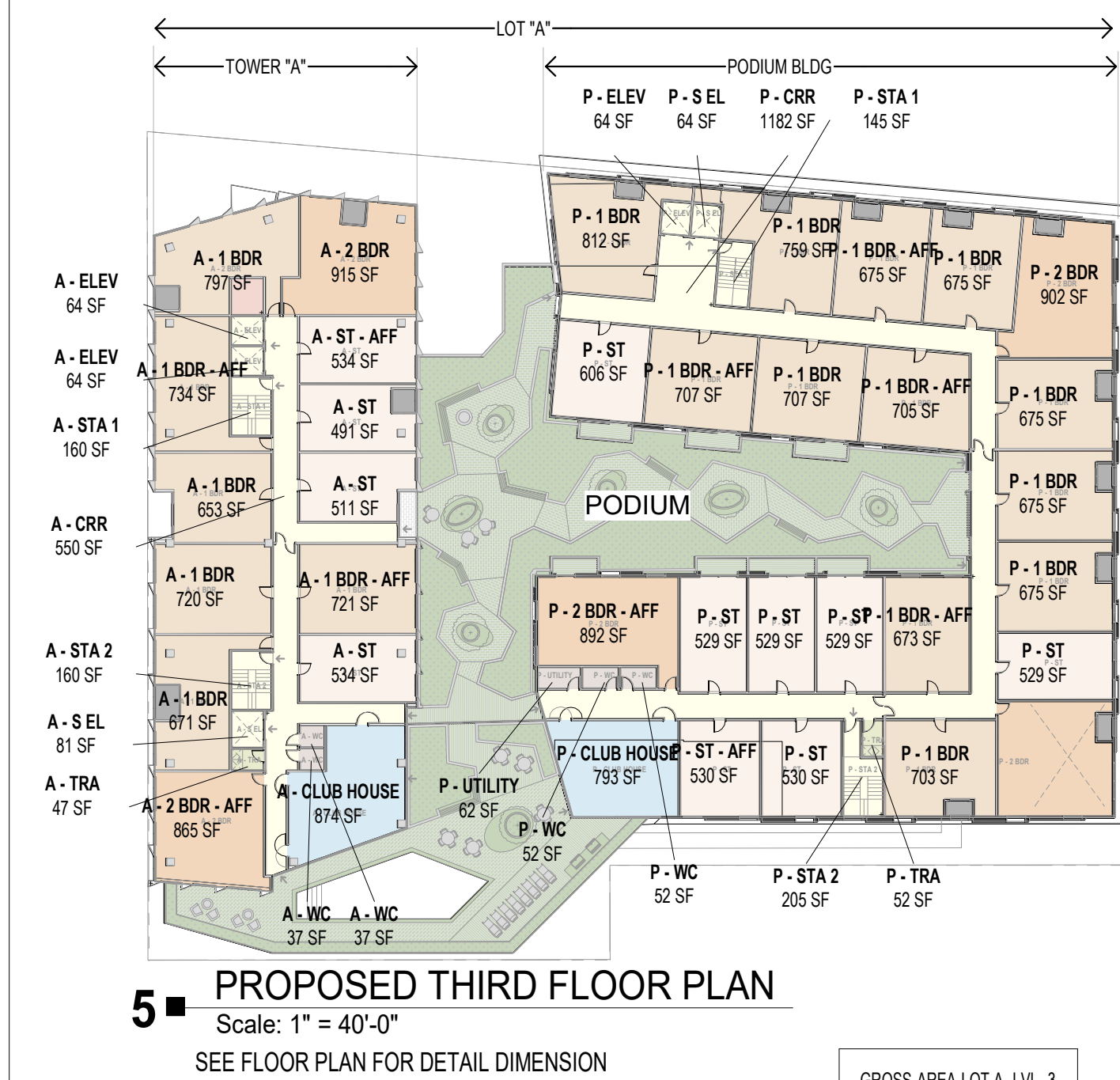
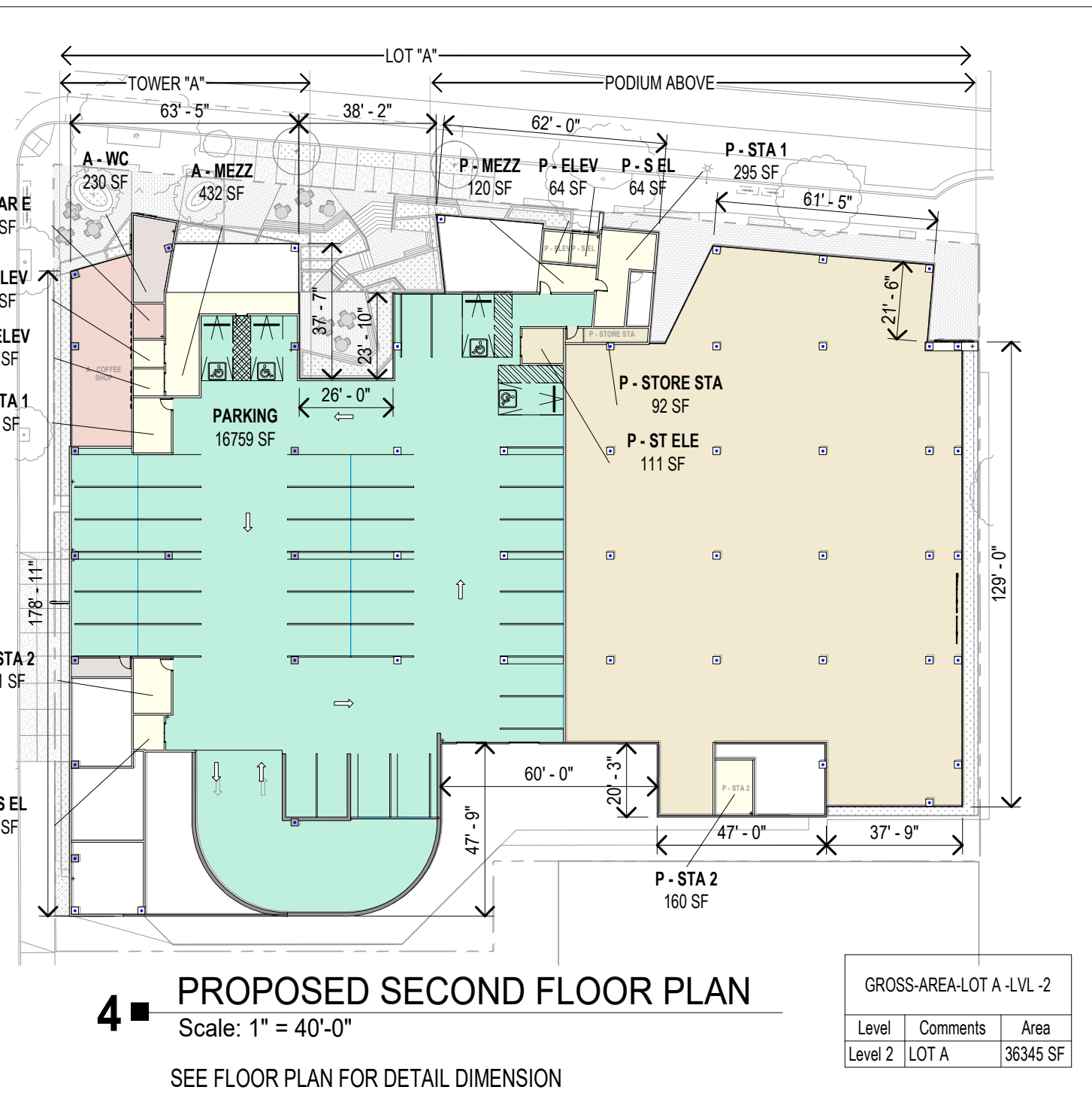
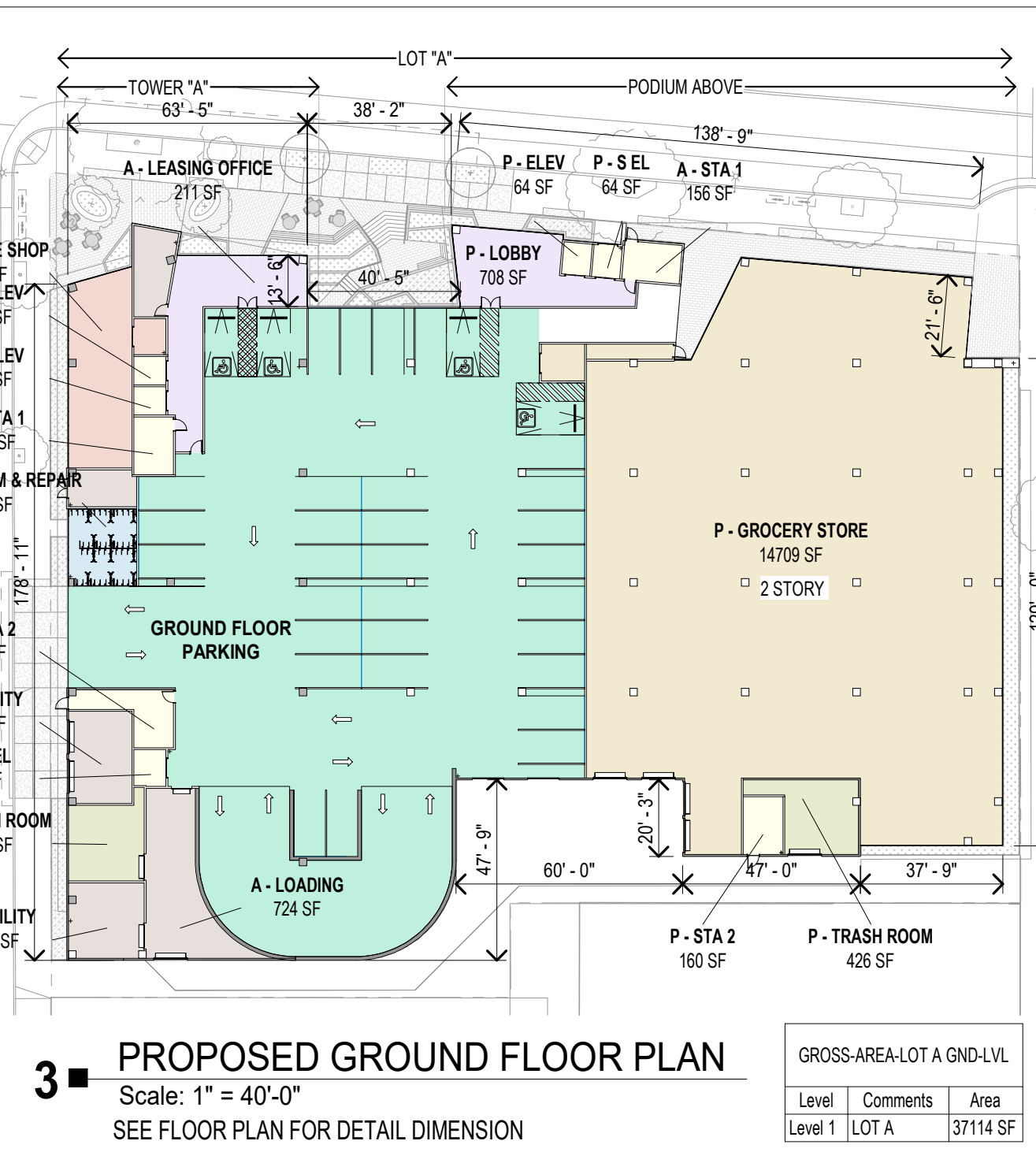
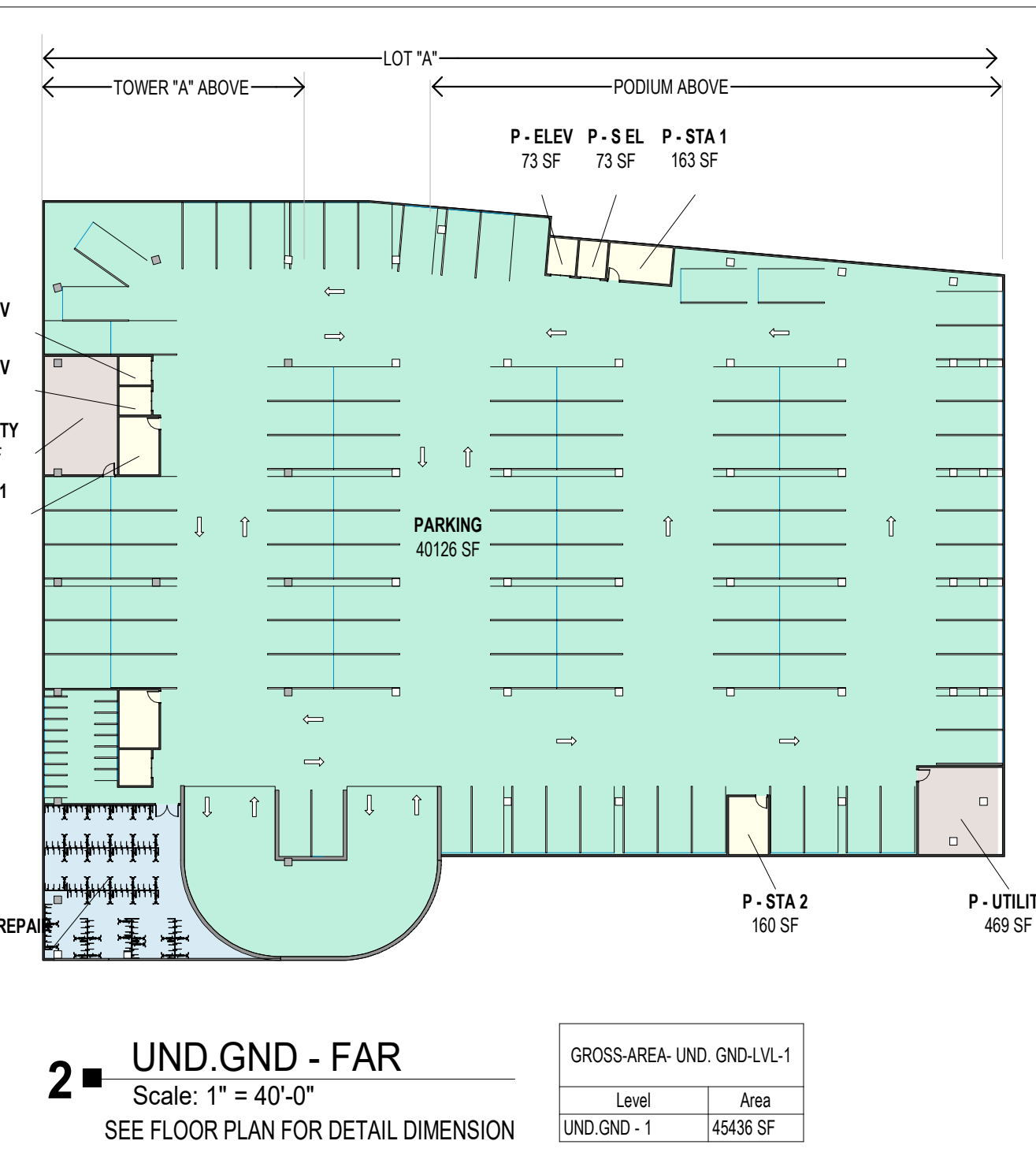
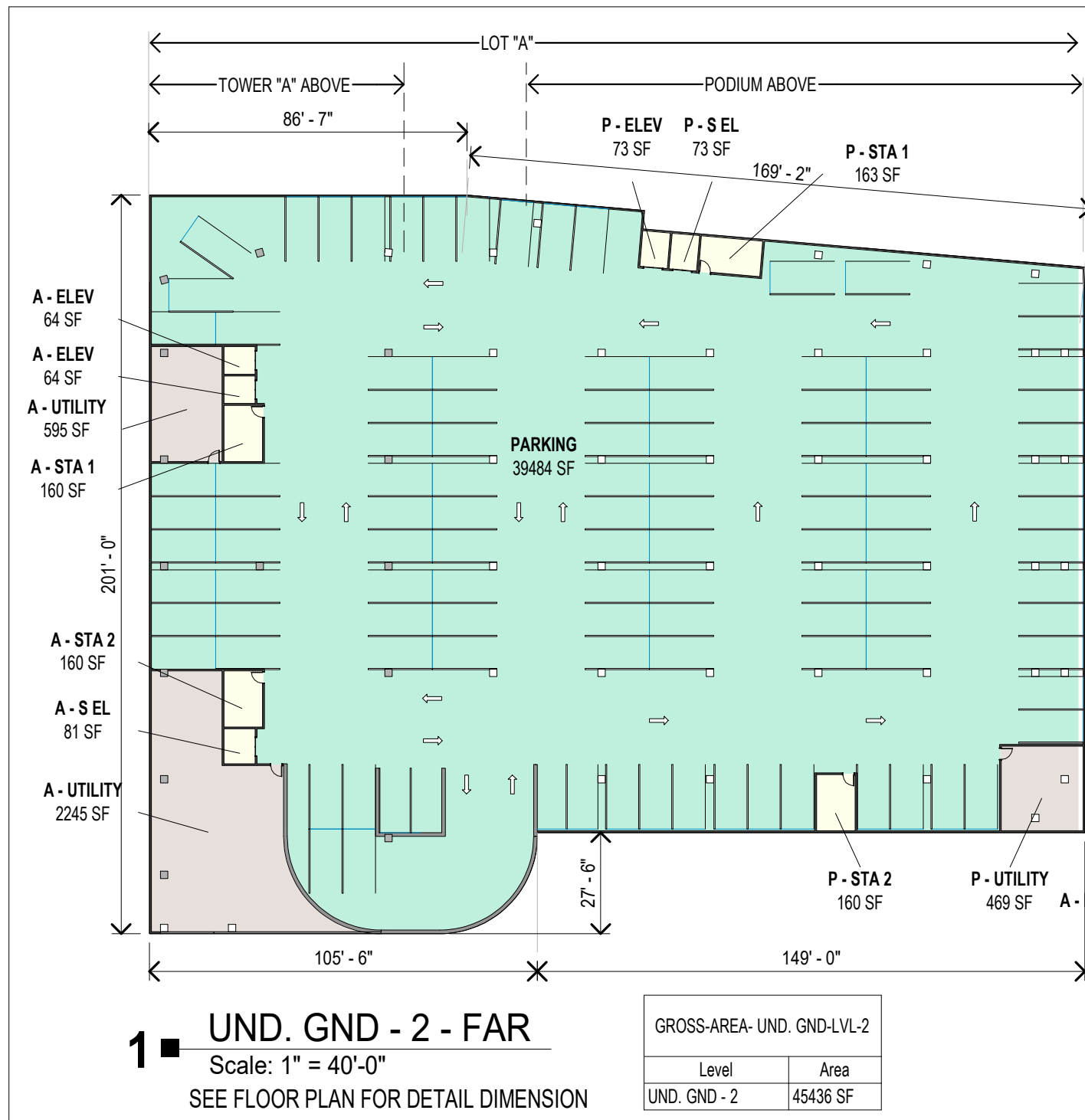
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CODE & EGRESS COMPLIANT TOWER "B"

A2.2



TOTAL GROSS AREA LOT A			
Level	Area	FAR	
UND. GND - 2	45436 SF	0.914977	
UND. GND - 1	45436 SF	0.914977	
Level 1	37114 SF	0.747395	
Level 2	36345 SF	0.731912	
Level 3	44255 SF	0.891193	
Level 4	32033 SF	0.640667	
Level 5	32302 SF	0.650482	
Level 6	12053 SF	0.24272	
Level 7	30833 SF	0.620902	
Level 8	12068 SF	0.24303	
Level 9	12067 SF	0.243005	
Level 10	12067 SF	0.243003	
Level 11-A	12067 SF	0.243003	
Level 12	12067 SF	0.243004	
Level 13	12067 SF	0.243003	
Level 14	12064 SF	0.242934	
Level 15	12068 SF	0.24303	
Level 16	12067 SF	0.242996	
Level 17	4159 SF	0.083756	
Grand total 23	428568 SF	8.63039	



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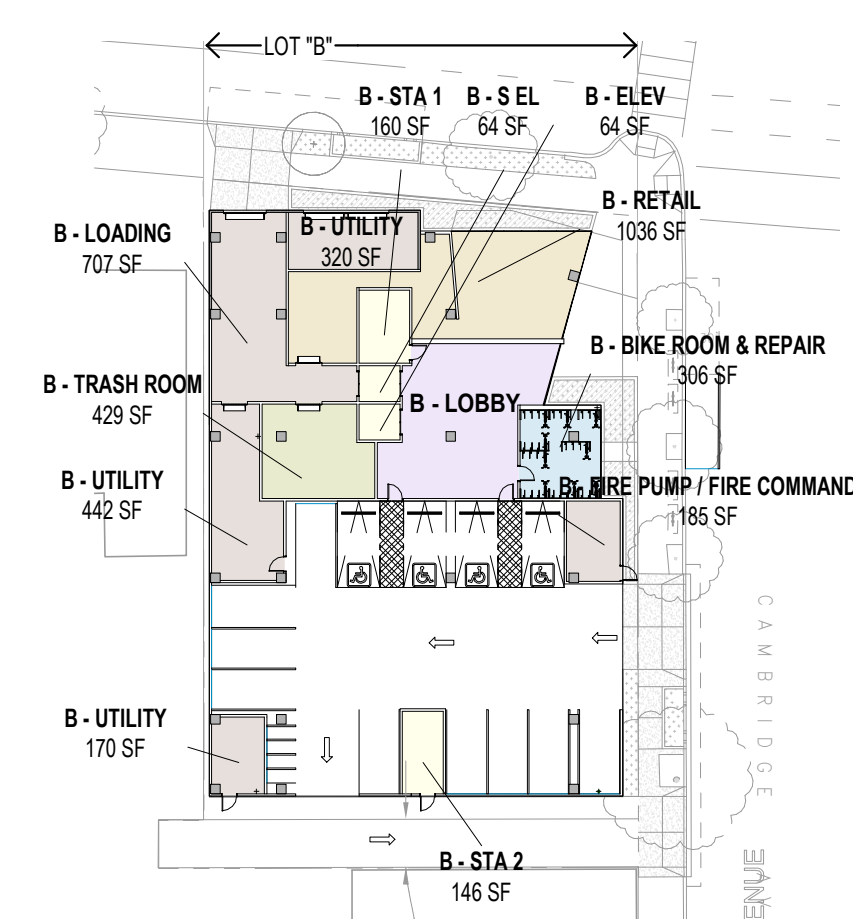
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FAR DIAGRAM -
TOWER "B"

A2.4

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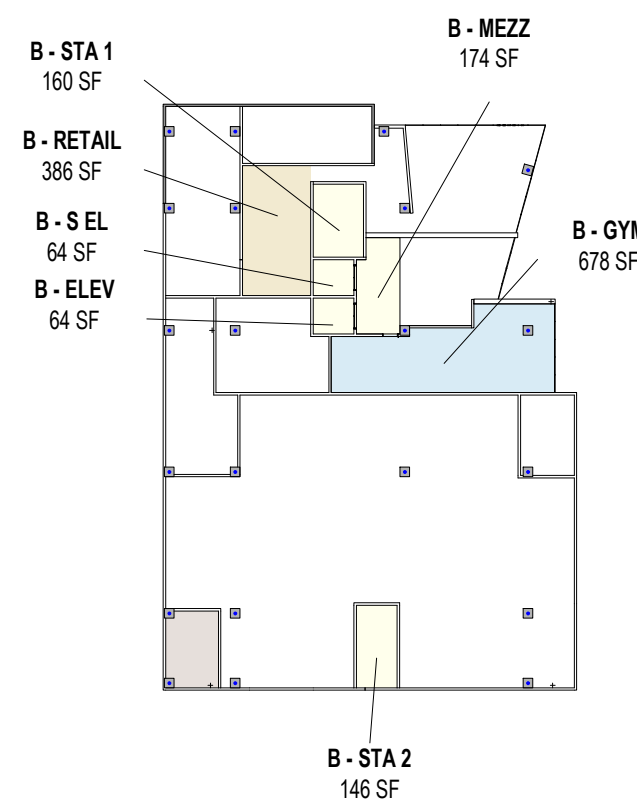


1 PROPOSED GROUND FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-GND-LVL-1 TOWER B		
Level	Comments	Area
Level 1	LOT B	9822 SF

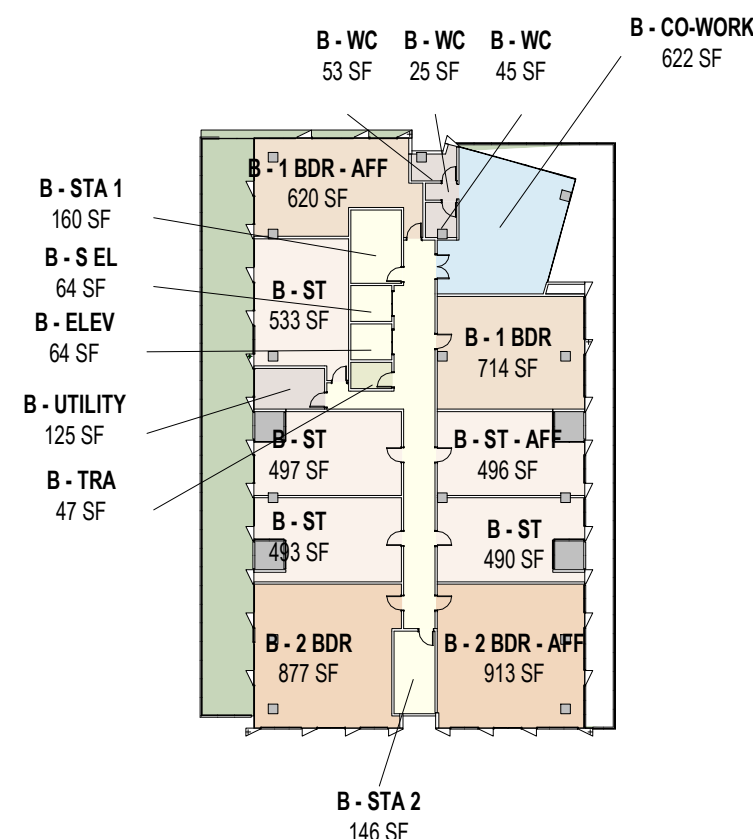


2 PROPOSED SECOND FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-LVL-2 TOWER B		
Level	Comments	Area
Level 2	LOT B	9800 SF

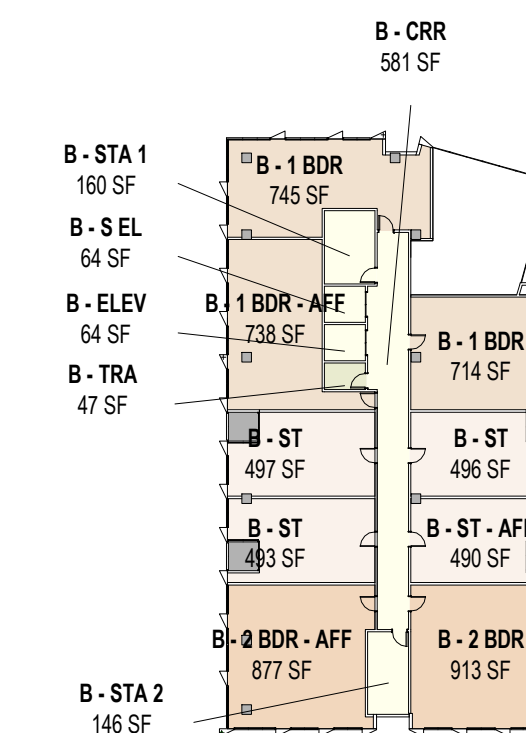


3 PROPOSED THIRD FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-LVL-3 TOWER B		
Level	Comments	Area
Level 3	LOT B	8183 SF

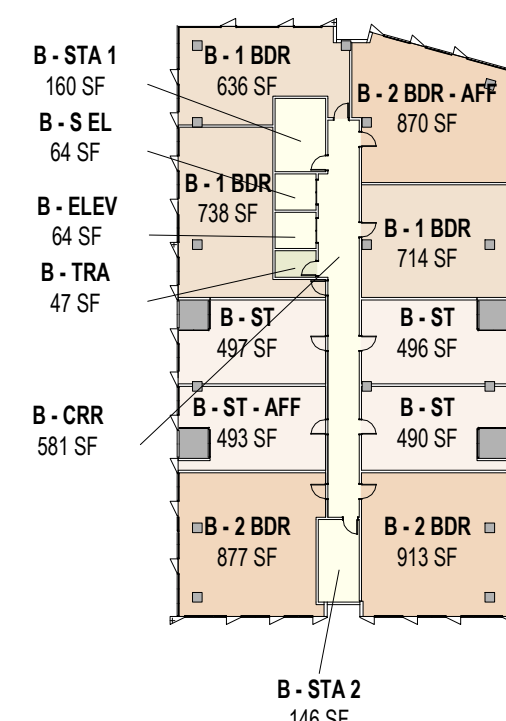


4 PROPOSED FOURTH FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-LVL-4 TOWER B		
Level	Comments	Area
Level 4	LOT B	8191 SF

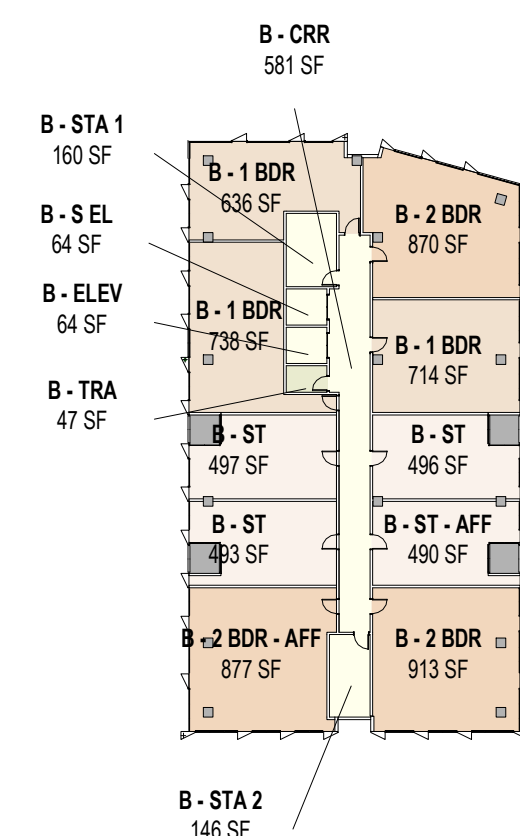


5 PROPOSED FIFTH FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-LVL-5		
Level	Comments	Area
Level 5	LOT B	8320 SF

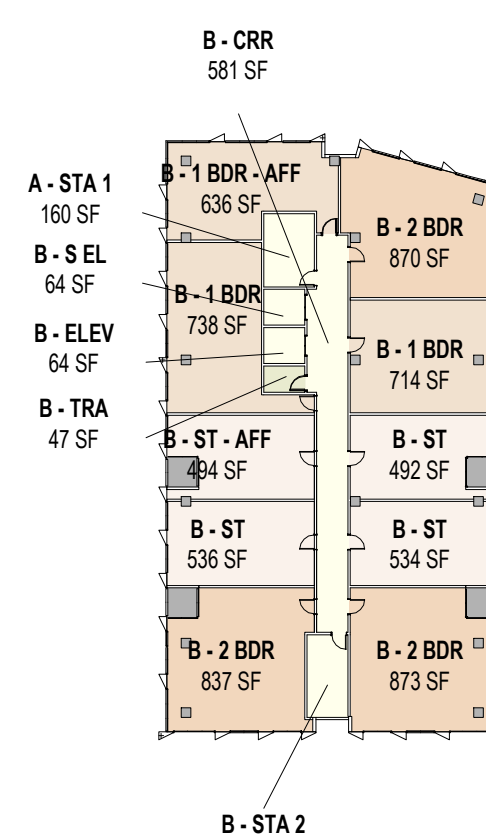


6 PROPOSED SIXTH FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-LVL-6		
Level	Comments	Area
Level 6	LOT B	8320 SF

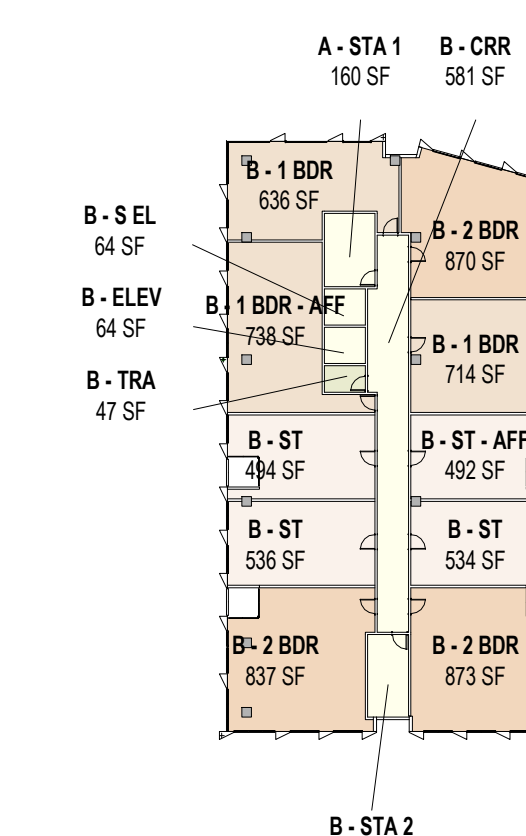


7 PROPOSED SEVENTH FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-LVL-7 TOWER B		
Level	Comments	Area
Level 7	LOT B	8320 SF

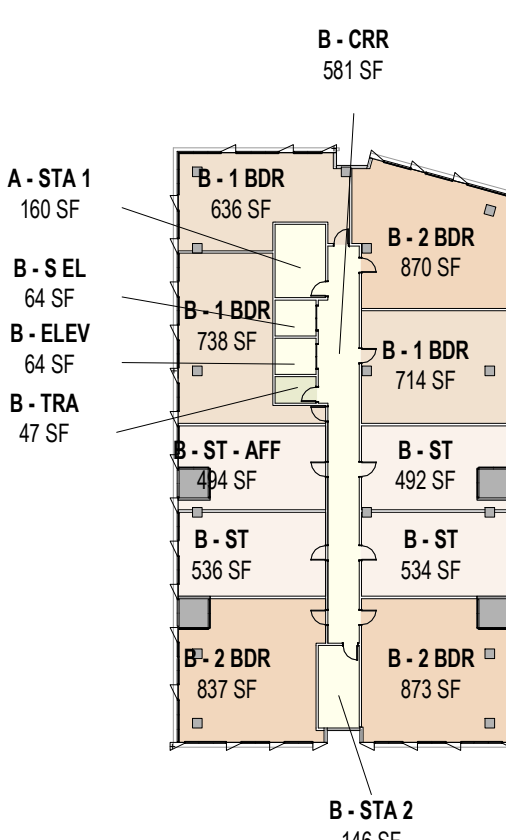


8 PROPOSED EIGHTH FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-LVL-8 TOWER B		
Level	Comments	Area
Level 8	LOT B	8320 SF

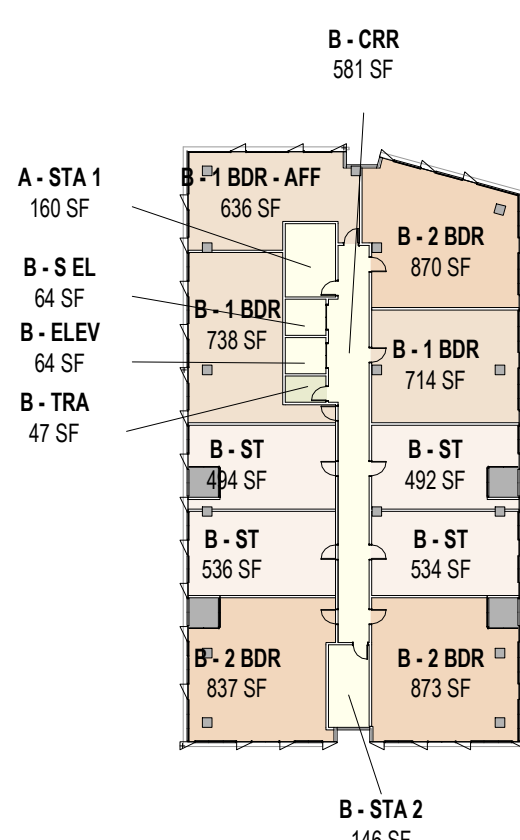


9 PROPOSED NINTH FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-LVL-9 TOWER B		
Level	Comments	Area
Level 9	LOT B	8320 SF

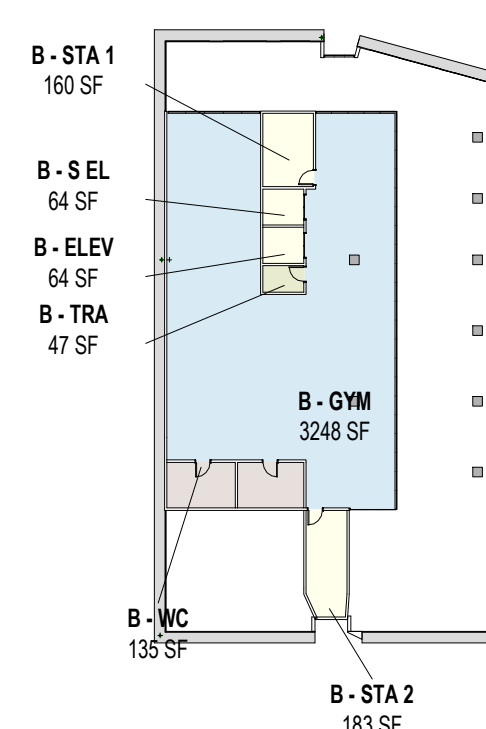


10 PROPOSED TENTH FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-LVL-10 TOWER B		
Level	Comments	Area
Level 9	LOT B	8320 SF



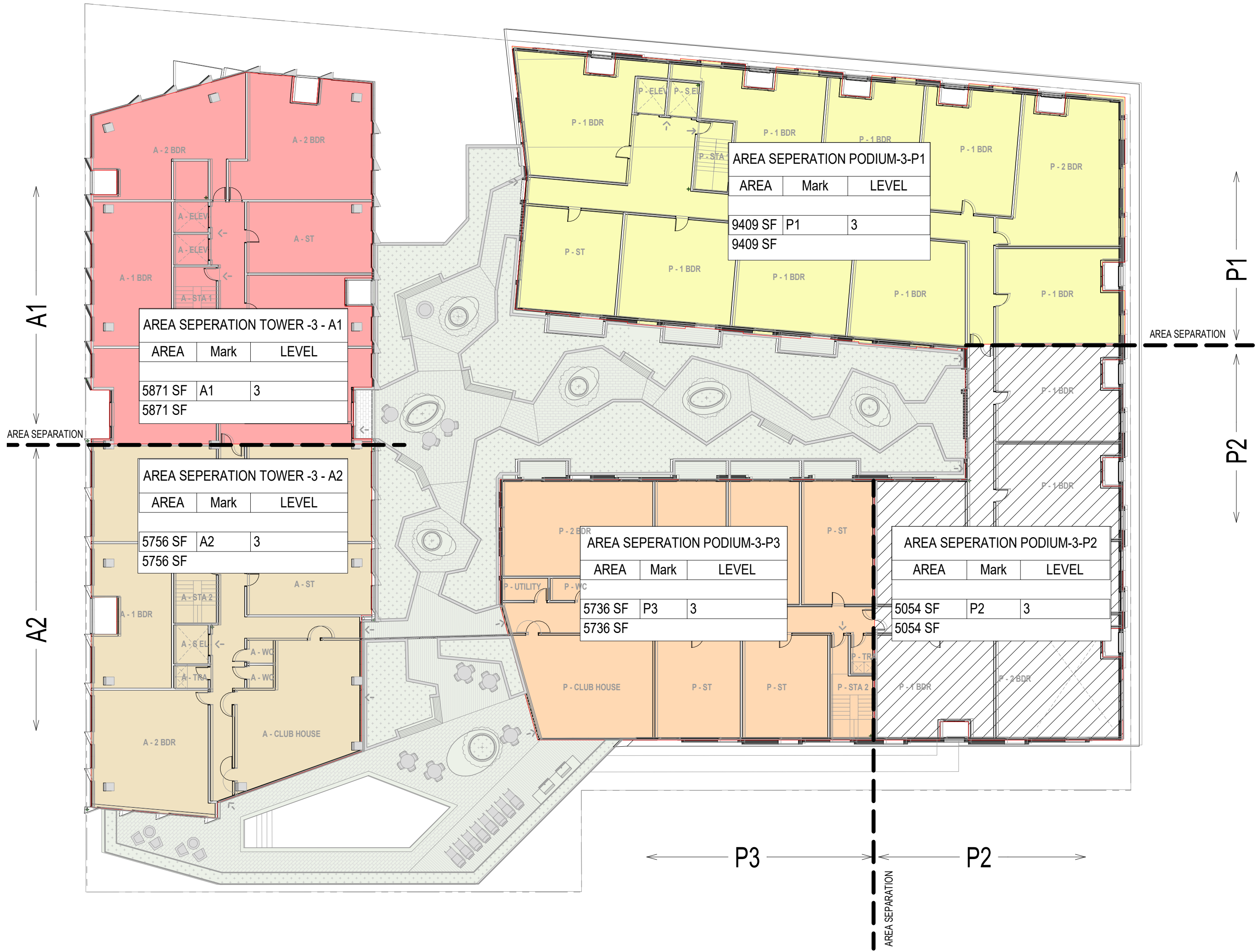
11 PROPOSED ELEVENTH FLOOR PLAN

Scale: 1" = 40'-0"

SEE FLOOR PLAN FOR DETAIL DIMENSION

GROSS-AREA-LOT A-LVL-11 TOWER B		
Level	Comments	Area
Level 11-B	LOT B	4228 SF

TOTAL GROSS AREA TOWER B		
Level	Area	FAR
Level 1	9822 SF	0.772222
Level 2	9800 SF	0.770529
Level 3	8183 SF	0.643382
Level 4	8191 SF	0.644036
Level 5	8320 SF	0.654175
Level 6	8320 SF	0.654175
Level 7	8320 SF	0.654175
Level 8	8320 SF	0.654175
Level 9	8320 SF	0.654175
Level 10	8320 SF	0.654175
Level 11-B	4228 SF	0.332438
	90148 SF	7.087656



1 ■ LEVEL 3 - LOT "A" - PODIUM & TOWER AREA SEPARATION PLAN
Scale: 1" = 20'-0"

504.3 Height in Feet
The maximum height, in feet, of a building shall not exceed the limits specified in Table 504.3.

TABLE 504.3
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE ^{a, f}

OCCUPANCY CLASSIFICATION	See Footnotes	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV			Type V		
		A	B	A	B	A	B	A	C	HT	A	B	
R-2 ^b	NS ^d	UL	160	65	55	65	55	65	65	65	50	40	40
	S13R	60	60	60	55	60	55	60	60	60	50	40	40
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	60	40

506.2 Allowable Area Determination
The allowable area of a building shall be determined in accordance with the applicable provisions of Sections 506.2.1, 506.2.2 and 506.3.

TABLE 506.2
ALLOWABLE AREA FACTOR (A_p = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET ^{a, f}

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV			Type V		
		A	B	A	B	A	B	A	C	HT	A	B	
R-2 ^b	NS ^d	UL	UL	24,000	16,000	24,000	16,000	61,000	41,000	25,625	20,500	12,000	7,000
	S13R	UL	UL	96,000	64,000	96,000	64,000	246,000	164,000	102,500	82,000	48,000	28,000
	S1	UL	UL	72,000	48,000	72,000	48,000	184,500	123,000	76,875	61,500	36,000	21,000
	SM (without height increase)	UL	UL	24,000	16,000	24,000	16,000	61,000	41,000	25,625	20,500	12,000	7,000

SM = BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

506.2.1 SINGLE-OCCUPANCY BUILDINGS

THE ALLOWABLE AREA PER STORY OF A SINGLE-OCCUPANCY BUILDING WITH A MAXIMUM OF THREE STORIES ABOVE GRADE SHALL BE DETERMINED BY EQUATION 5-1. THE TOTAL ALLOWABLE AREA OF A SINGLE-OCCUPANCY BUILDING MORE THAN THREE STORIES ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2.

$$A_p = [A_s + (NS \times I)] \times S_s \quad (\text{Equation 5-2})$$

WHERE:
AA = ALLOWABLE AREA (SQUARE FEET).
AT = TABULAR ALLOWABLE AREA FACTOR (NS, S13R, S13D OR SM VALUE, AS APPLICABLE) IN ACCORDANCE WITH TABLE 506.2.
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED).
IF = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3.
SA = FOR OTHER THAN GROUP A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 111 REGulated BY THE OFFICE OF THE STATE FIRE MARSHAL, ACTUAL NUMBER OF STORIES ABOVE GRADE PLANE EXCEEDS THREE; FOR GROUP A, E, H, I, L AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 111 REGulated BY THE OFFICE OF THE STATE FIRE MARSHAL, ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO.

510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE

A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHERE THE FOLLOWING CONDITIONS ARE MET:

EXCEPTION 5 THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300, OR GROUP B, M, R OR S OCCUPANCIES.

PODIUM BUILDING

TABLE 506.2 ALLOWABLE FLOOR AREA		
OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA
R-2 WITH HEIGHT INCREASE	TYPE III A	ALLOWABLE FLOOR AREA = 24,000 SF PER 506.2.3 24,000 X 2 = 48,000SF/5 = 9,600 SF (PER LEVEL) FULLY SPRINKLERED AS PER NFPA 13

PODIUM ALLOWED = 48,000 SF PER AREA

P1	47147 SF	P2	15790 SF	P3	38530 SF
	47147 SF		15790 SF		38530 SF

PODIUM BUILDING - AREA BREAK UP

AREA SEPERATION PODIUM P1				AREA SEPERATION PODIUM P2				AREA SEPERATION PODIUM P3			
AREA	Mark	LEVEL		AREA	Mark	LEVEL		AREA	Mark	LEVEL	
9409 SF	P1	3		5054 SF	P2	3		15736 SF	P3	3	
9409 SF	P1	4		5191 SF	P2	4		9020 SF	P3	4	
9415 SF	P1	5		1848 SF	P2	5		9019 SF	P3	5	
9457 SF	P1	6		1848 SF	P2	6		9019 SF	P3	6	
9457 SF	P1	7		1849 SF	P2	7		15736 SF	P3	7	
47147 SF				15790 SF				38530 SF			

TOWER "A"

TABLE 506.2 ALLOWABLE FLOOR AREA		
OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA
A3 (WITHOUT HEIGHT INCREASE)	TYPE IV B	90,000
R-2 (WITHOUT HEIGHT INCREASE)	TYPE IV B	ALLOWABLE FLOOR AREA 67,500 PER 506.2.3 = 67,500 X 2 = 135,000 / 16 = 8,437 SF (PER LEVEL) THIS PROJECT IS FULLY SPRINKLERED AS PER NFPA 13

TOWER "A" ALLOWED = 135,000 SF PER AREA

A1	82857 SF	A2	82630 SF
	82857 SF		82630 SF

TOWER "A" - AREA BREAK UP

AREA SEPERATION TOWER A1				AREA SEPERATION TOWER A2			
AREA	Mark	LEVEL		AREA	Mark	LEVEL	
5871 SF	A1	3		5756 SF	A2	3	
5947 SF	A1	5		6124 SF	A2	5	
5947 SF	A1	6		6124 SF	A2	6	
5946 SF	A1	7		6124 SF	A2	7	
5947 SF	A1	8		6098 SF	A2	8	
5947 SF	A1	9		6098 SF	A2	9	
5947 SF	A1	10		6098 SF	A2	10	
5947 SF	A1	11		6098 SF	A2	11	
5947 SF	A1	12		6098 SF	A2	12	
5947 SF	A1	13		6098 SF	A2	13	
5947 SF	A1	14		6098 SF	A2	14	
5947 SF	A1	15		6098 SF	A2	15	
5947 SF	A1	16		6098 SF	A2	16	
5623 SF	A1	17		3620 SF	A2	17	
82857 SF				82630 SF			

706.6 VERTICAL CONTINUITY
FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT NOT LESS THAN 30 INCHES (762 MM) ABOVE BOTH ADJACENT ROOFS.

EXCEPTIONS:
IN BUILDINGS OF TYPES III, IV AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED THAT ALL OF THE FOLLOWING REQUIREMENTS ARE MET:
1) ROOF OPENINGS ARE NOT LESS THAN 4 FEET (1220 MM) FROM THE FIRE WALL.
2) THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING.
3) THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET (1220 MM) ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8-INCH (15.9 MM) TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY NOT LESS THAN 2-INCH (51 MM) NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A DISTANCE OF NOT LESS THAN 4 FEET (1220 MM) ON BOTH SIDES OF THE FIRE WALL.

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AREA SEPERATION

ALMA STREET

MULTI FAMILY

MULTI FAMILY

CALIFORNIA AVE
CALTRAIN STATION

NOTES:

- 1) SEE EXISTING SITE PLAN FOR EXTENT OF DEMOLITION
- 2) SEE CIVIL PLAN FOR EXISTING SITE CONTOURS
- 3) SEE PHOTOMETRIC PLAN FOR PROPOSED LIGHT FIXTURES
- 4) SEE GROUND FLOOR PLAN FOR BICYCLE PARKING, TRASH AND RECYCLING.
- 5) THERE IS NO PROPOSED FENCE AT GROUND LEVEL FOR THIS PROJECT.
- 6) SEE CIVIL DRAWING FOR SANITARY SEWER AND GREASE TRAPS
- 7) SEE CIVIL AND LANDSCAPE DRAWINGS FOR ANY PROPOSED IMPROVEMENTS FOR PUBLIC RIGHT OF WAY
- 8) SEE CIVIL DRAWINGS FOR LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ALONG ADJACENT PUBLIC RIGHT OF WAY, INCLUDING UNDERGROUND UTILITIES.
- 9) SEE CIVIL DRAWINGS FOR BACKFLOW PREVENTERS, ABOVE GRADE ELECTRICAL UTILITIES, BOXES, TRANSFORMERS, METER MAINS, FIRE STANDPIPE, STORM DRAINS ETC.
- 10) THERE ARE NO CREEKS OR WATERWAYS ON OR ADJACENT TO THE PROPERTY
- 11) SEE LANDSCAPE FOR TREE LOCATION, SPECIES, SIZE, DRIFLINE, INCLUDING TREES ALLOCATED ON A NEIGHBORING PROPERTY THAT OVERHANG THE PROJECT SITE.
- 12) SEE SIGNAGE SHEET FOR PROPOSED SIGNAGE.
- 13) REFER TO GROUND FLOOR PLAN FOR DIMENSIONED PARKING AREA, DRIVEWAY AND SIDEWALK
- 14) SEE GROUND FLOOR PLAN FOR DIMENSIONED PARKING AREA, DRIVEWAYS AND SIDEWALKS
- 15) ZONING SETBACK LINES: THERE ARE NONE REQUIRED AS ADJACENT PROPERTY ARE ALL COMMERCIAL. SEE ZONING MAP BELOW



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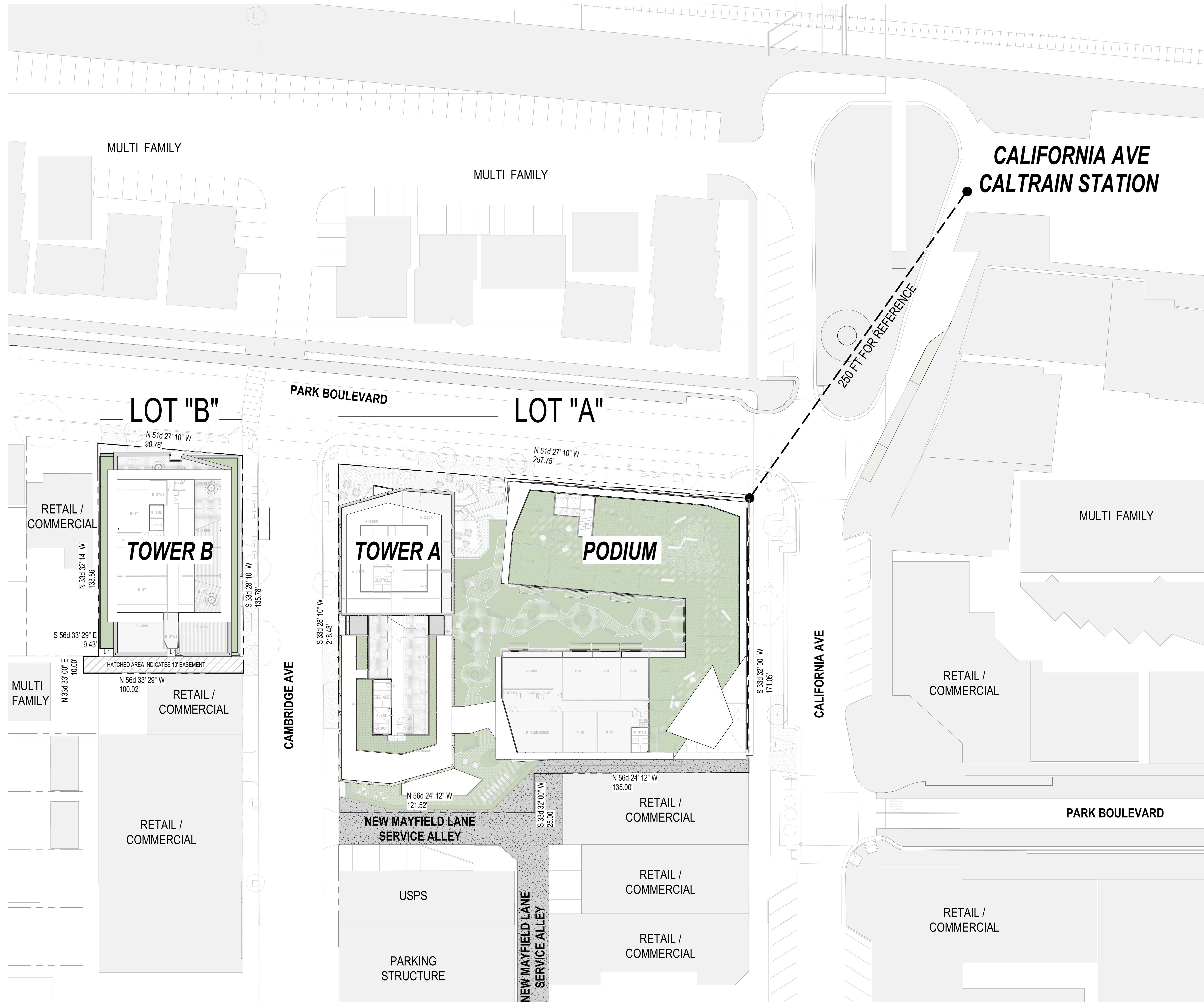
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PROPOSED SITE PLAN

A3.1

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1 SITE PLAN
Scale: 1" = 30'-0"



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BASEMENT -2



-2 UND. GND - 2
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96 N. Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2009 www.studiocurrent.com

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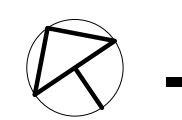
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BASEMENT -1



-1 ■ **UND.GND - 1**
Scale: 1/16" = 1'-0"
FOR TYPICAL DIMENSION NOT SHOWN HERE REFER TO UND.GRD-2 LEVEL FLOOR PLAN

A3.3

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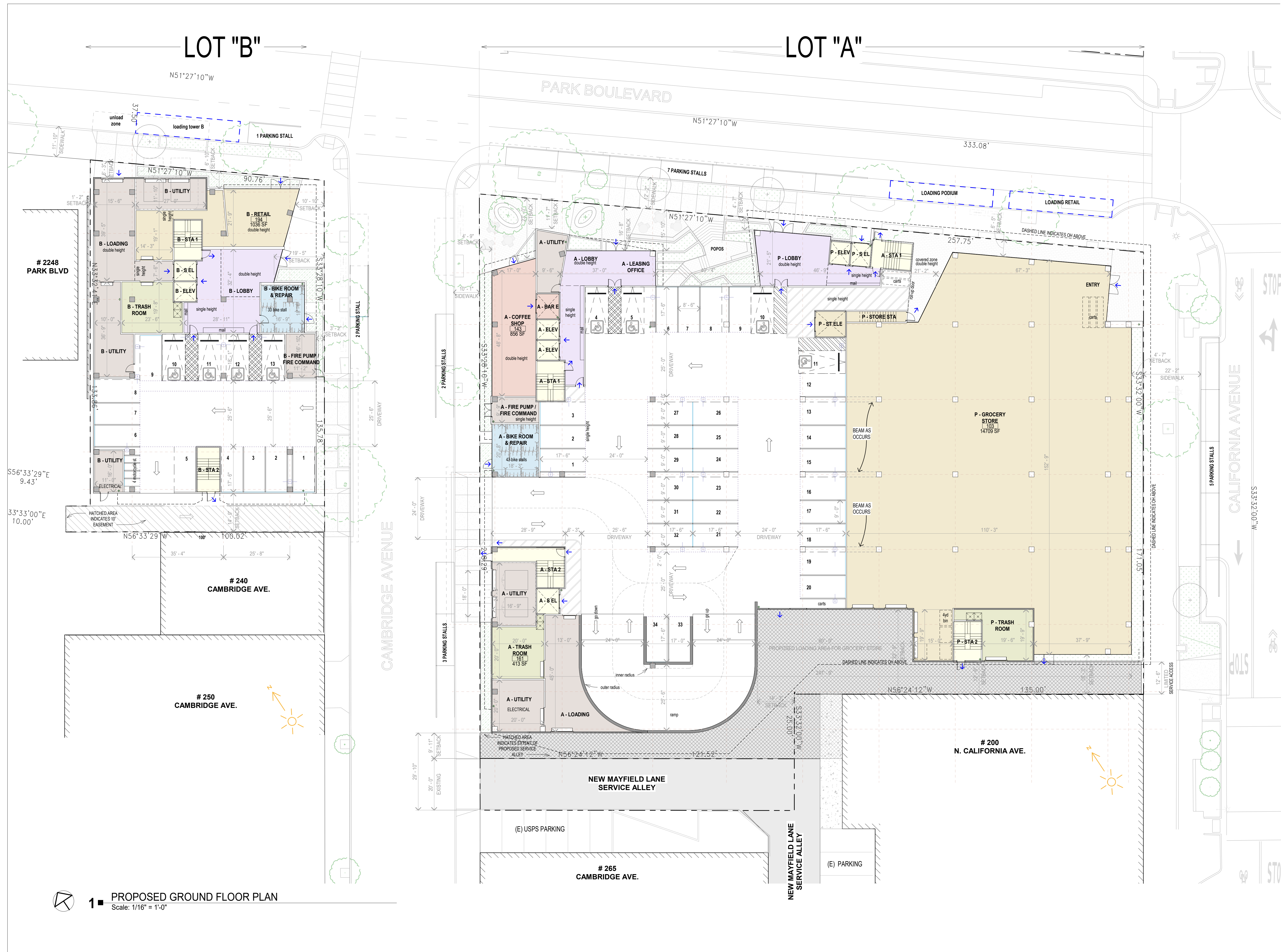


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PROPOSED GROUND FLOOR PLAN

A3.4



1 PROPOSED GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"



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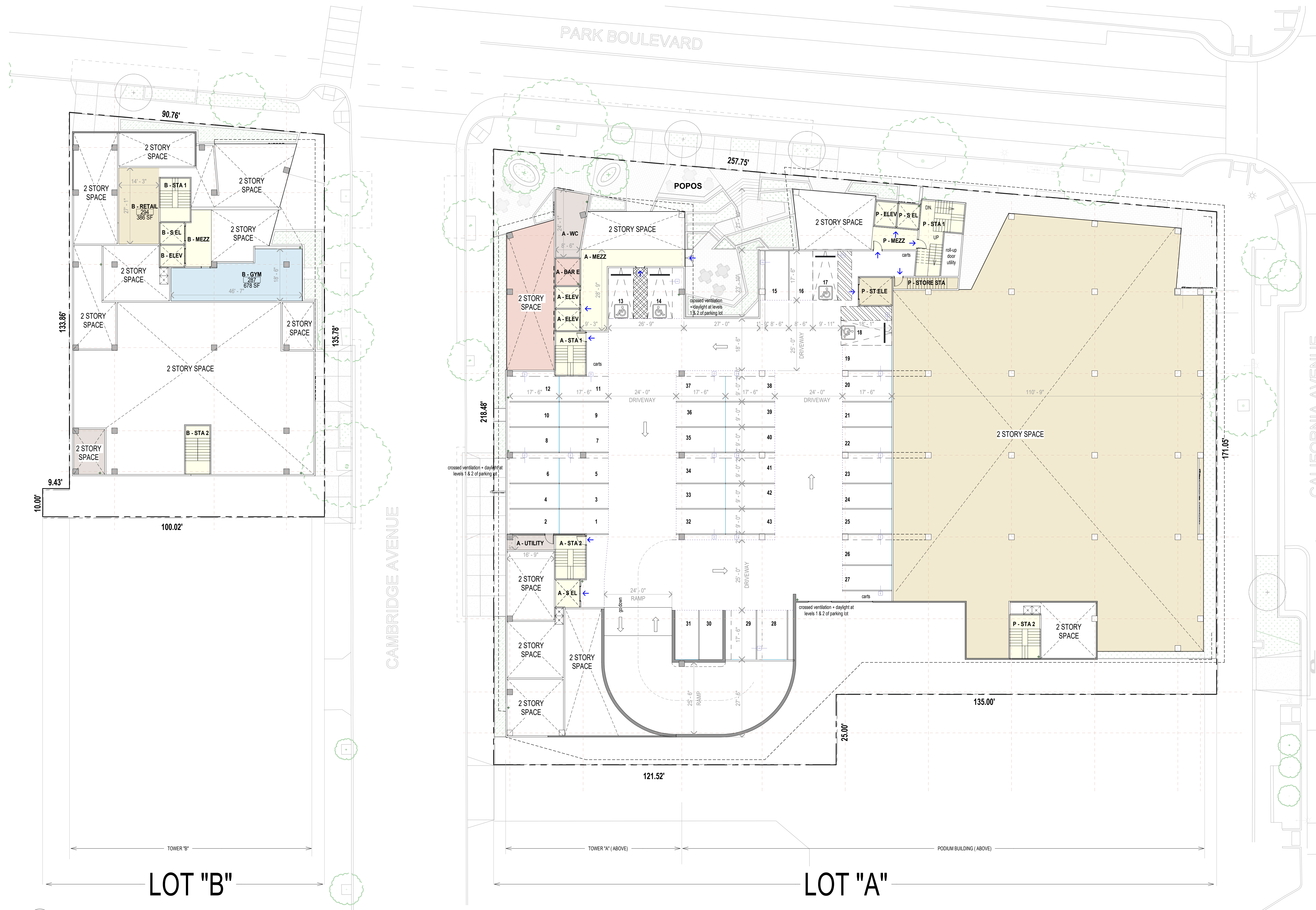
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Sheet Title

LEVEL 2

A3.5



2 Level 2
Scale: 1/16" = 1'-0"



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Consultant

**MAJOR
ARCHITECTURAL
REVIEW**
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024

Stamp



Sheet Information

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Sheet Title

LEVEL 3

A3.6

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3 Level 3
Scale: 1/16" = 1'-0"



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Sheet Title
LEVEL 4 (similar to levels 5 & 6)

A3.7



4 ■ Level 4
Scale: 1/16" = 1'-0"



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Sheet Title

LEVEL 7

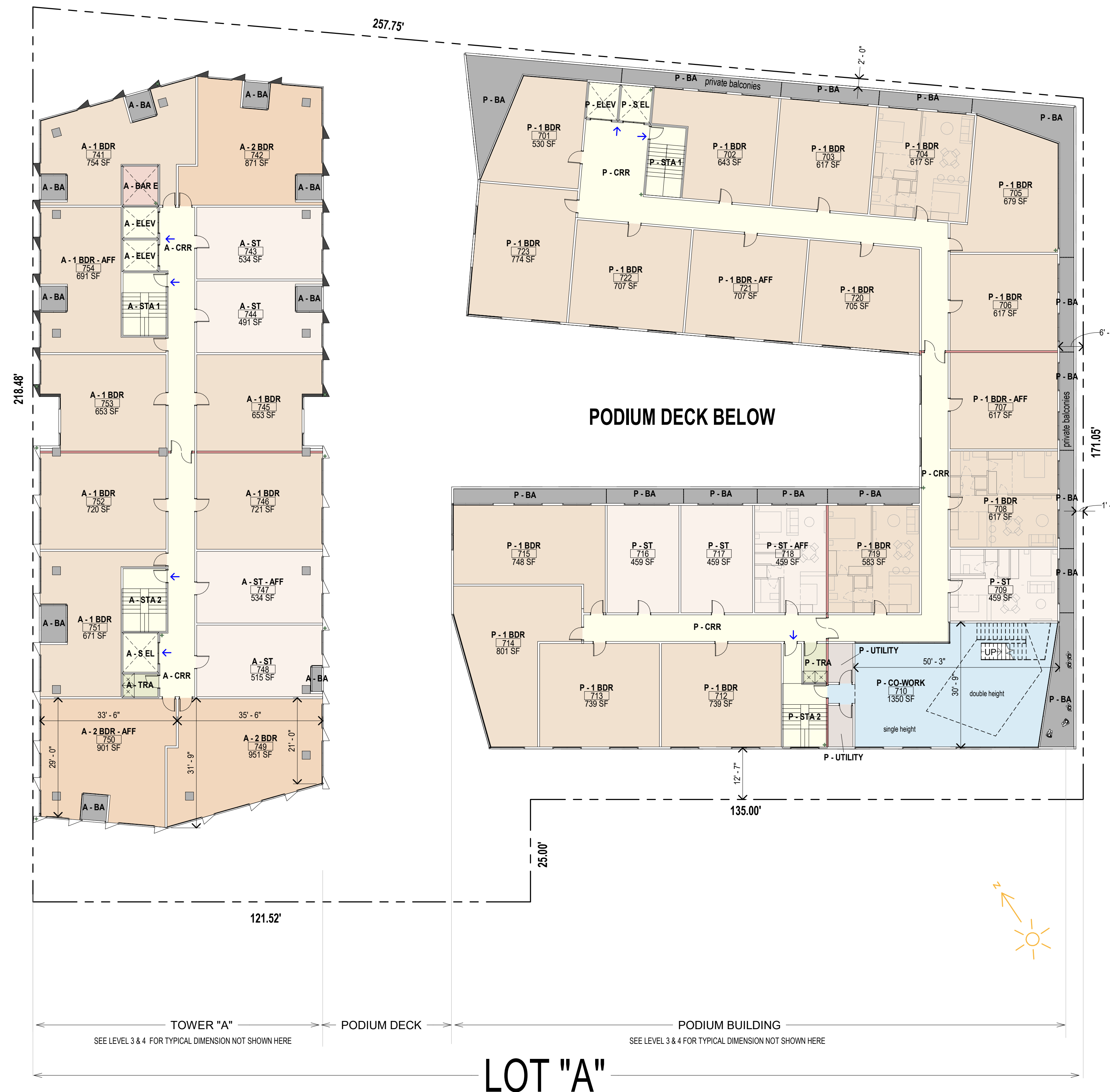
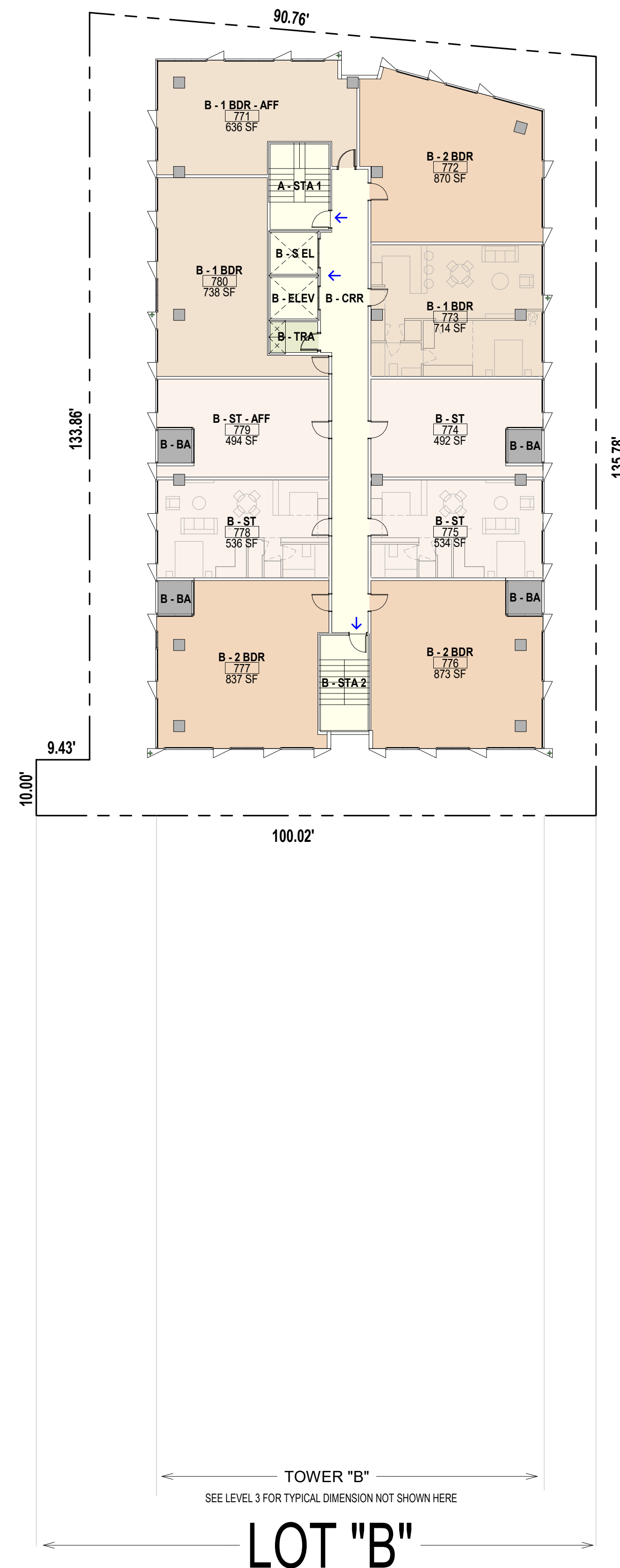
A3.8

PARK BLVD.

257.75'

CALIFORNIA AVENUE

CAMBRIDGE AVENUE



7 Level 7
 Scale: 1/16" = 1'-0"



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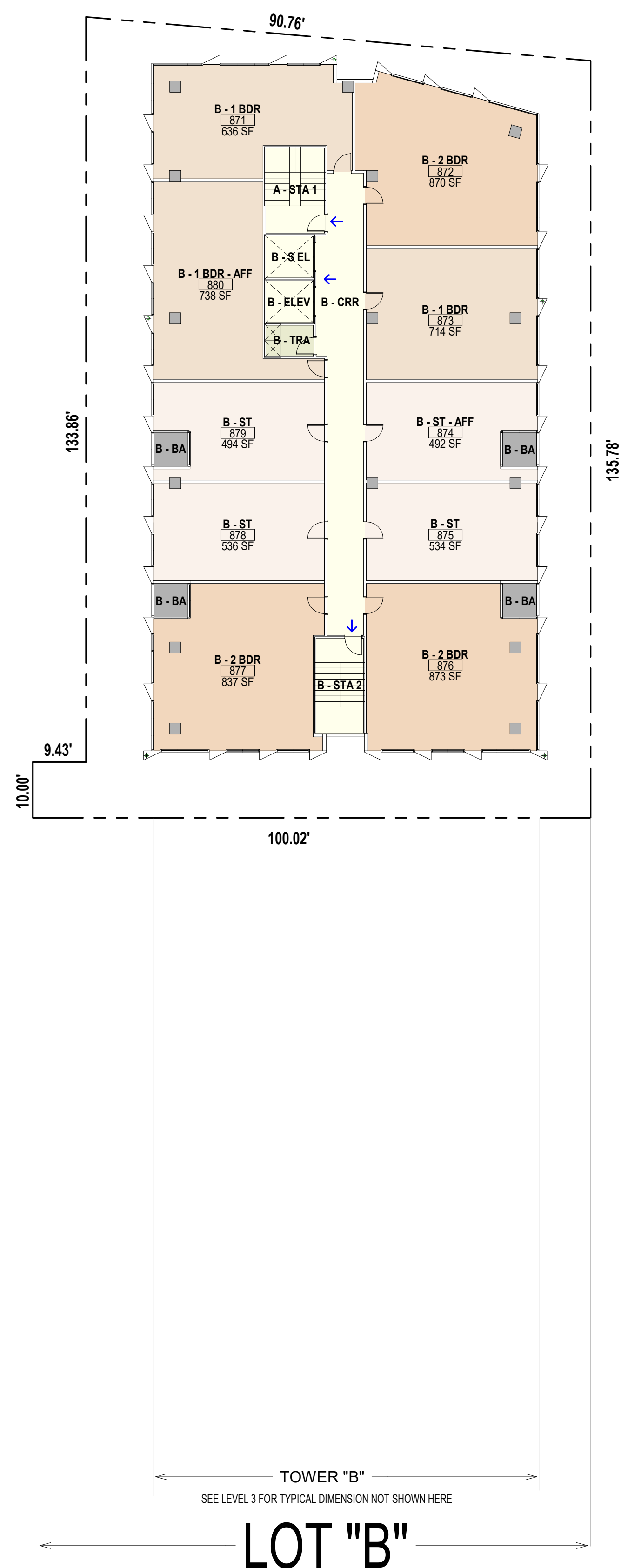
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Job Number	23-013
Drawn	SCurrent
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Approved	Designer
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Sheet Title

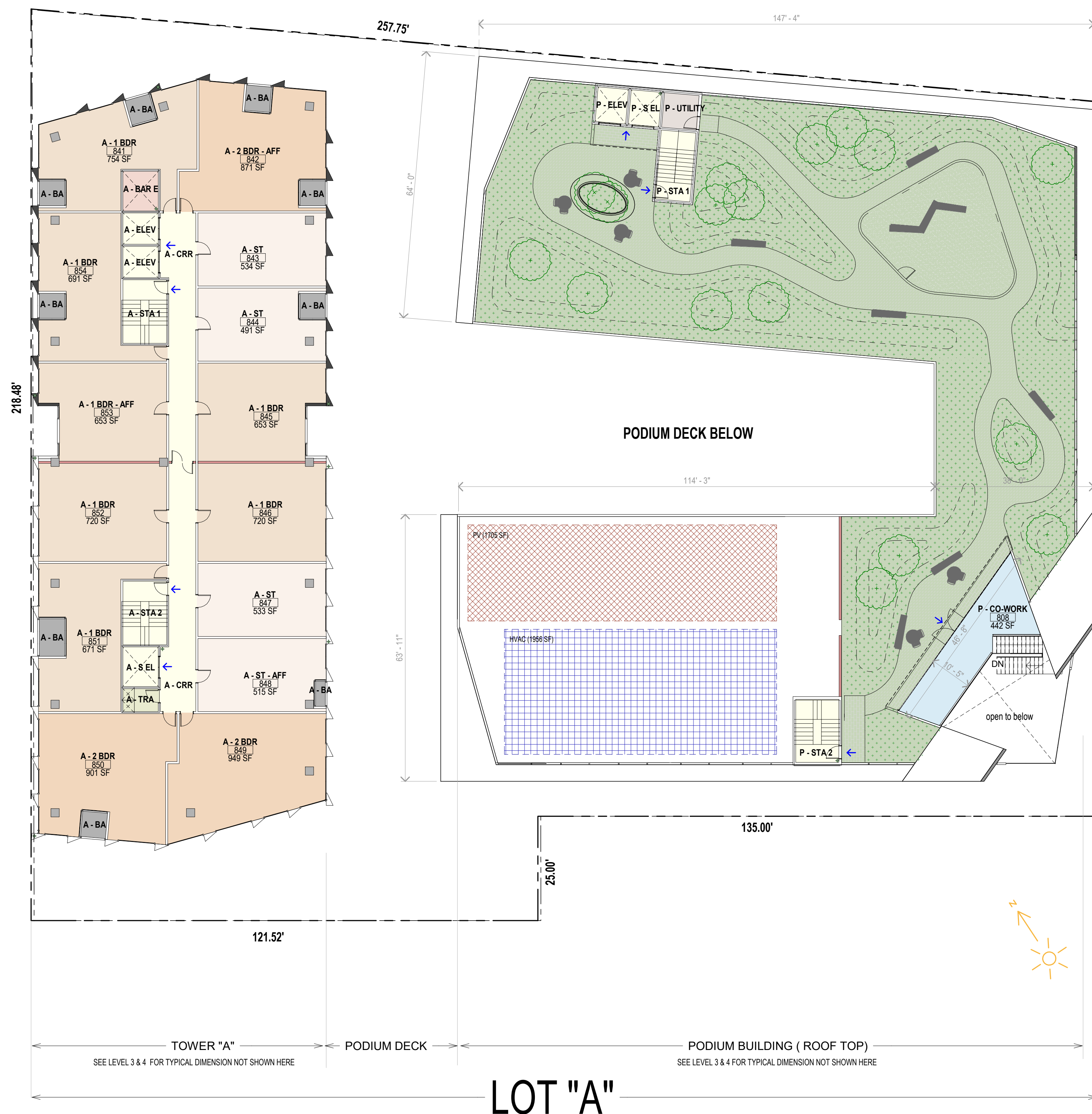
LEVEL 8

A3.9

PARK BLVD.



CAMBRIDGE AVENUE



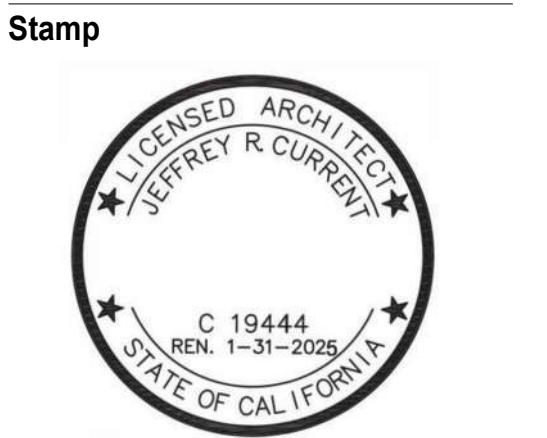
CALIFORNIA AVENUE

8 Level 8
Scale: 1/16" = 1'-0"



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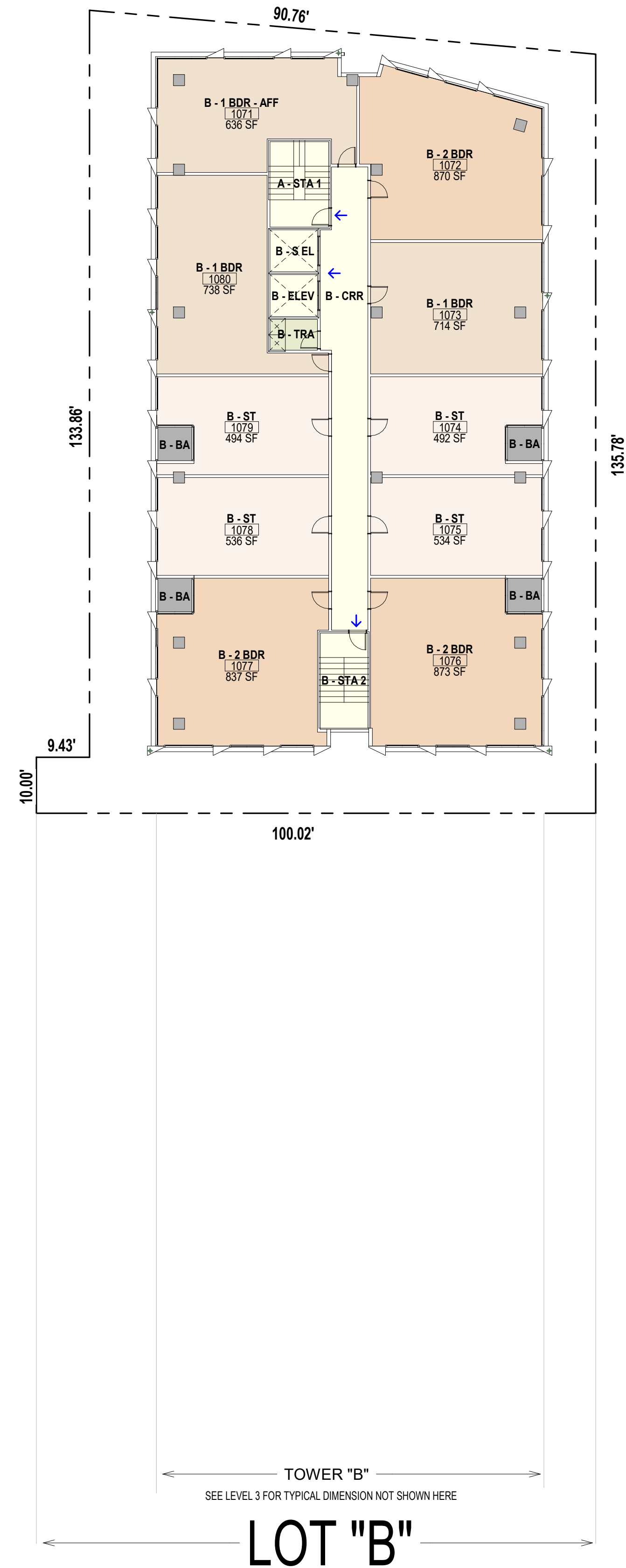
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Job Number	23-013
Drawn	SCurrent
Checked	Checker
Approved	Designer
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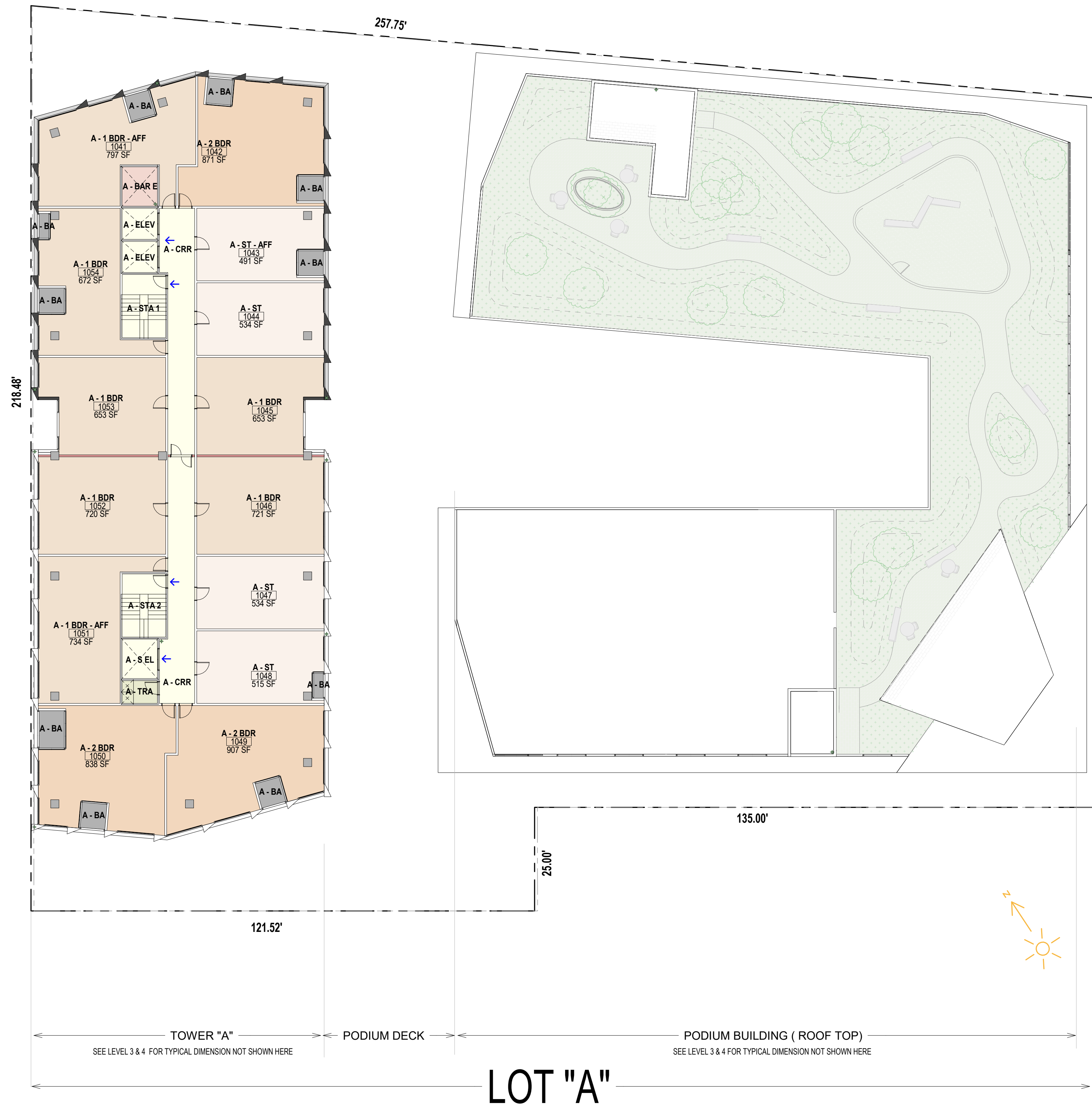
Sheet Title
LEVEL 10

A3.10

PARK BLVD.



10 Level 10
Scale: 1/16" = 1'-0"



CALIFORNIA AVENUE





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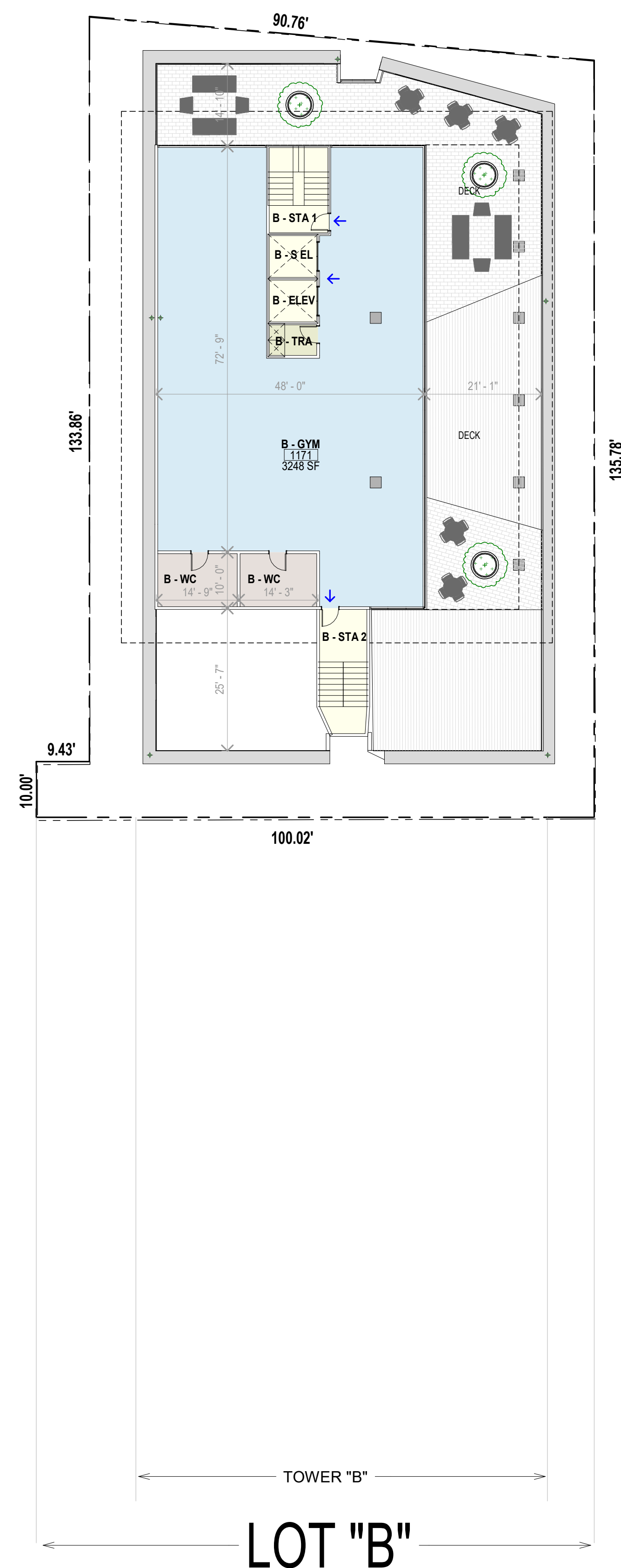
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Job Number	23-013
Drawn	SCurrent
Checked	Checker
Approved	Designer
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Sheet Title

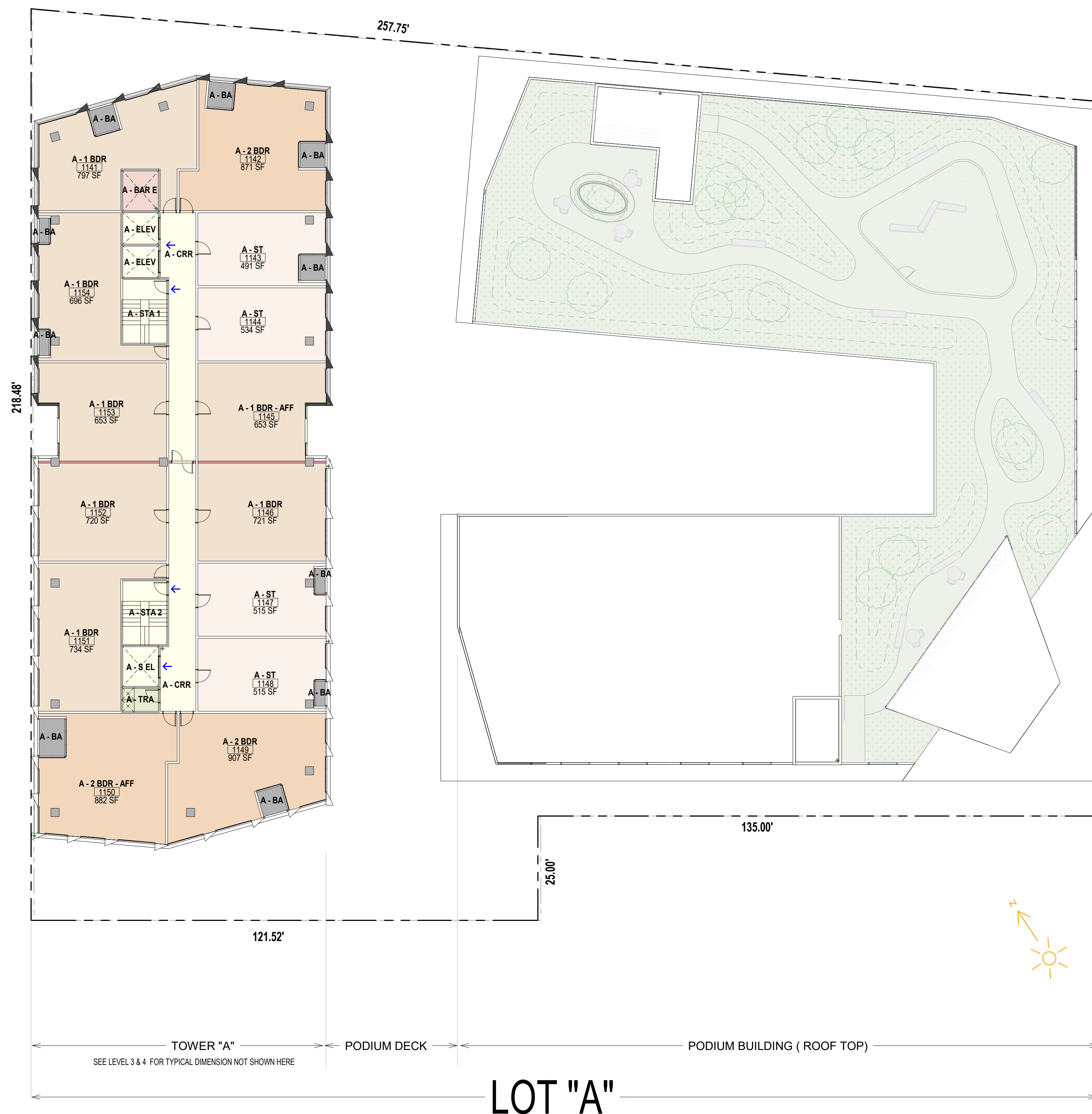
LEVEL 11

A3.11

PARK BLVD.



11-B Level 11-B (ROOF TOP AMENITY)
Scale: 1/16" = 1'-0"



11-A Level 11-A
Scale: 1/16" = 1'-0"

CALIFORNIA AVENUE



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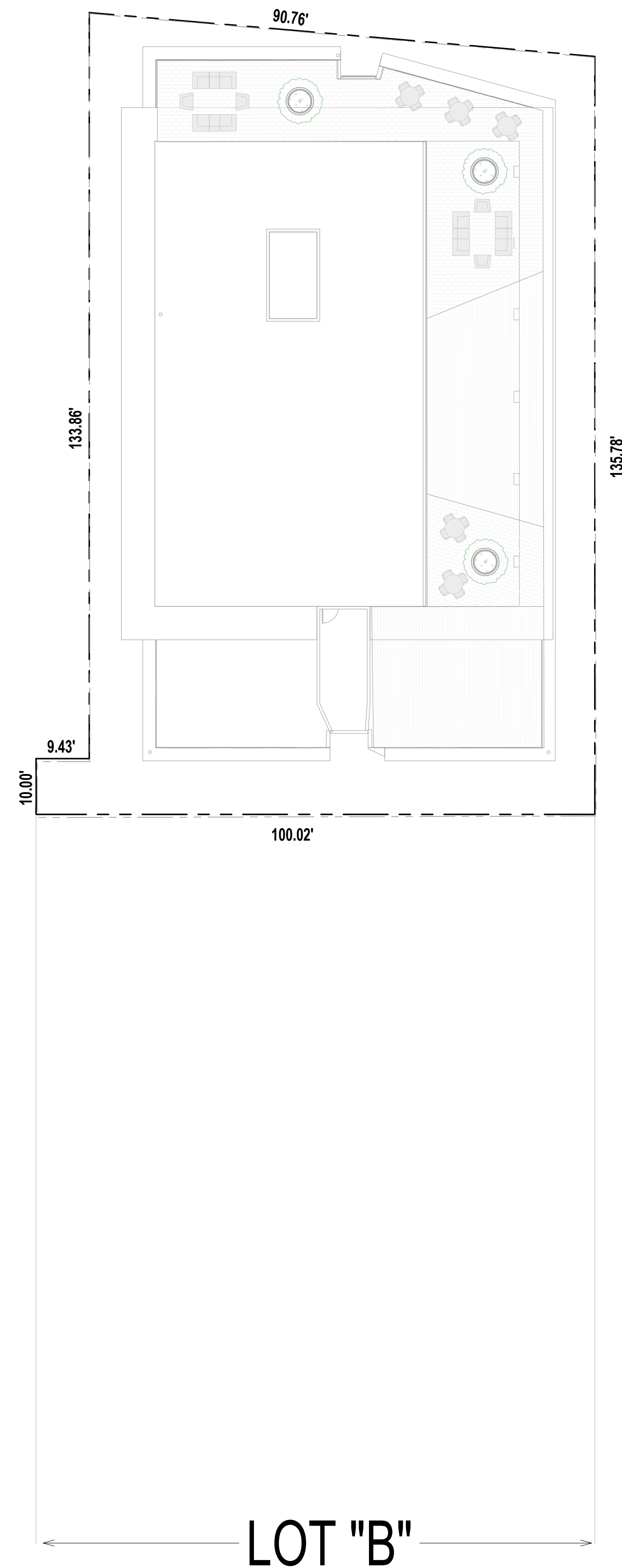
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Approved	Designer
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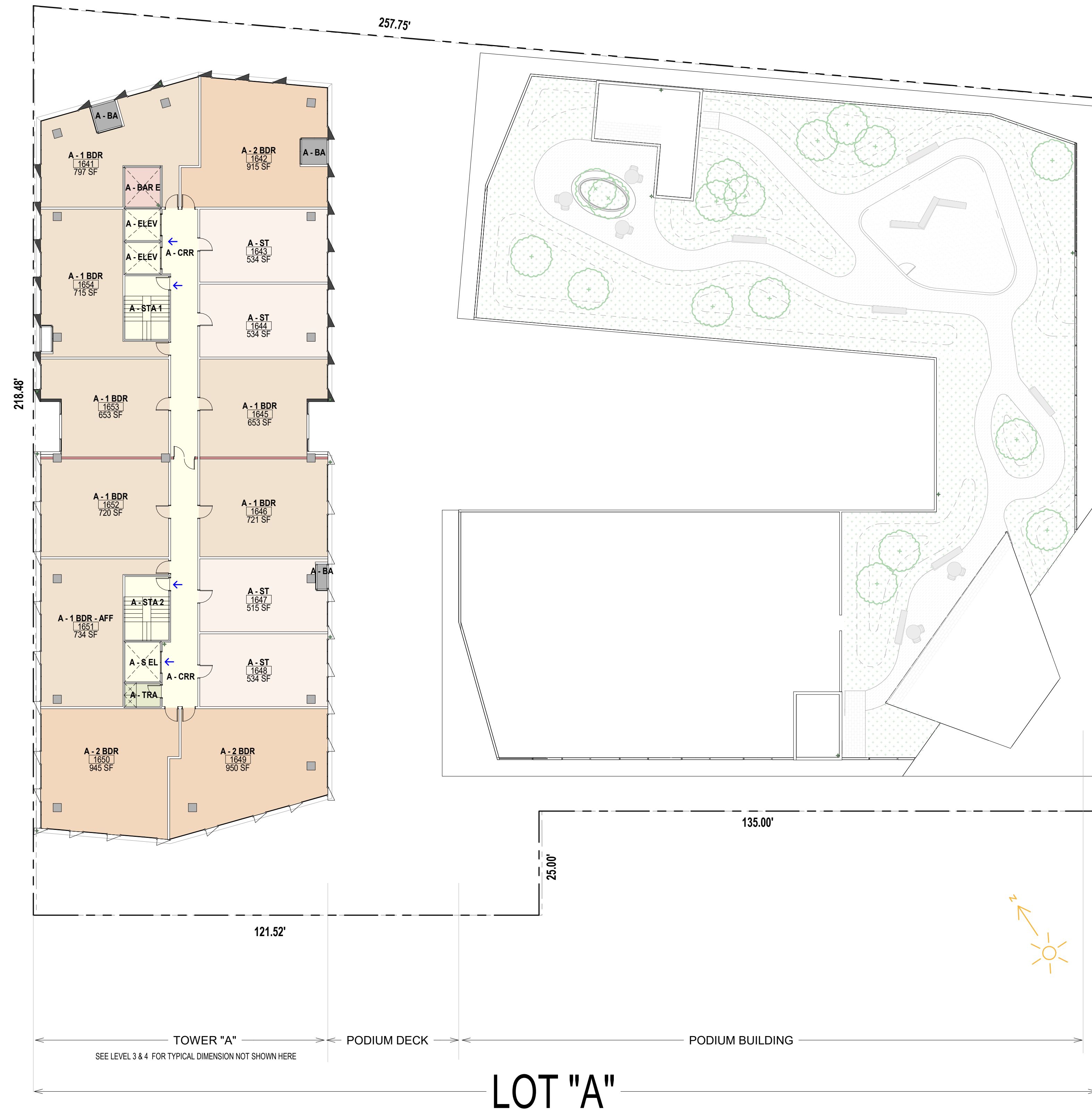
Sheet Title

LEVEL 16

PARK BLVD.



CAMBRIDGE AVENUE



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Scale	1/16" = 1'-0"

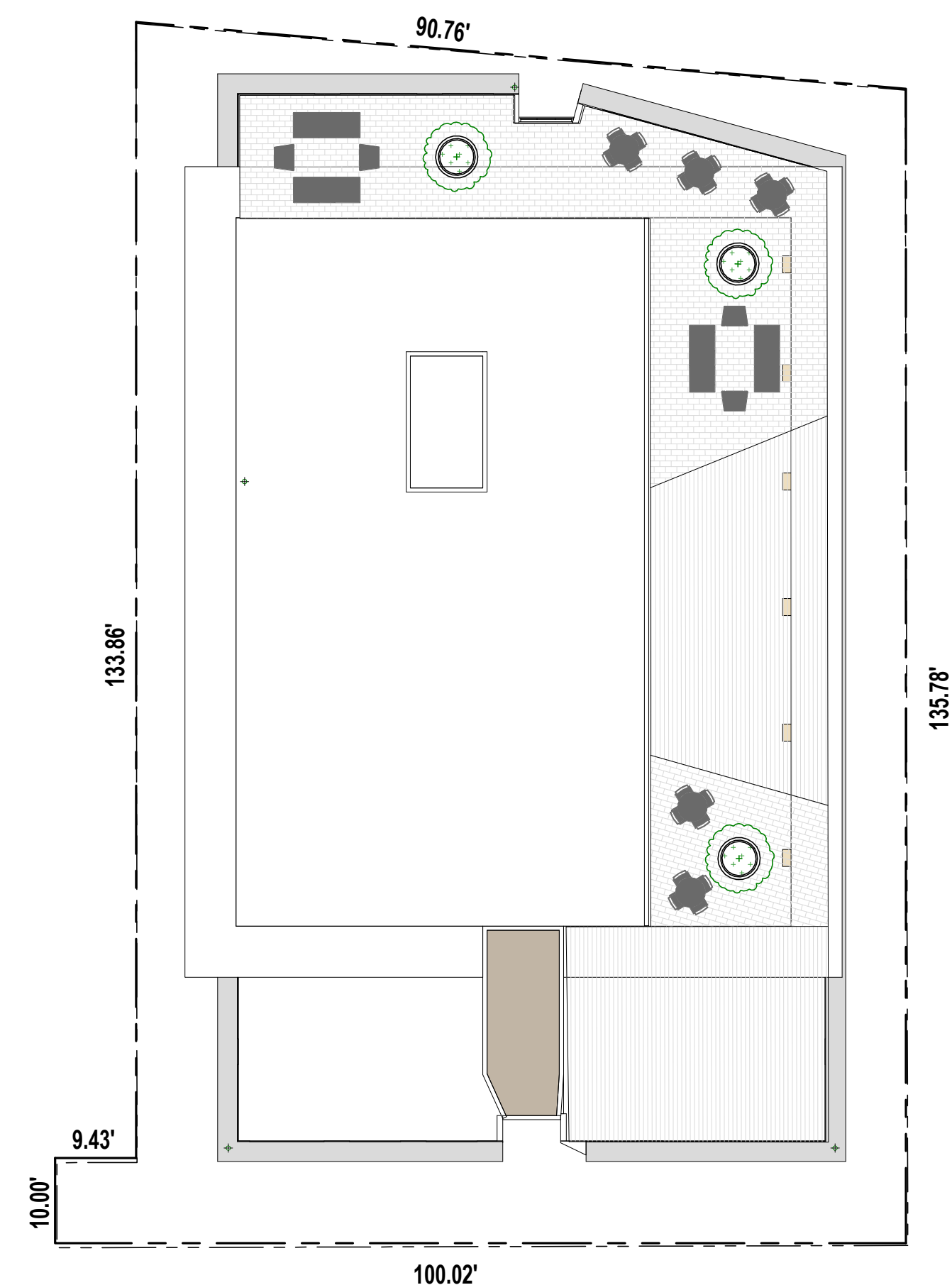
Sheet Title

LEVEL 17

A3.13

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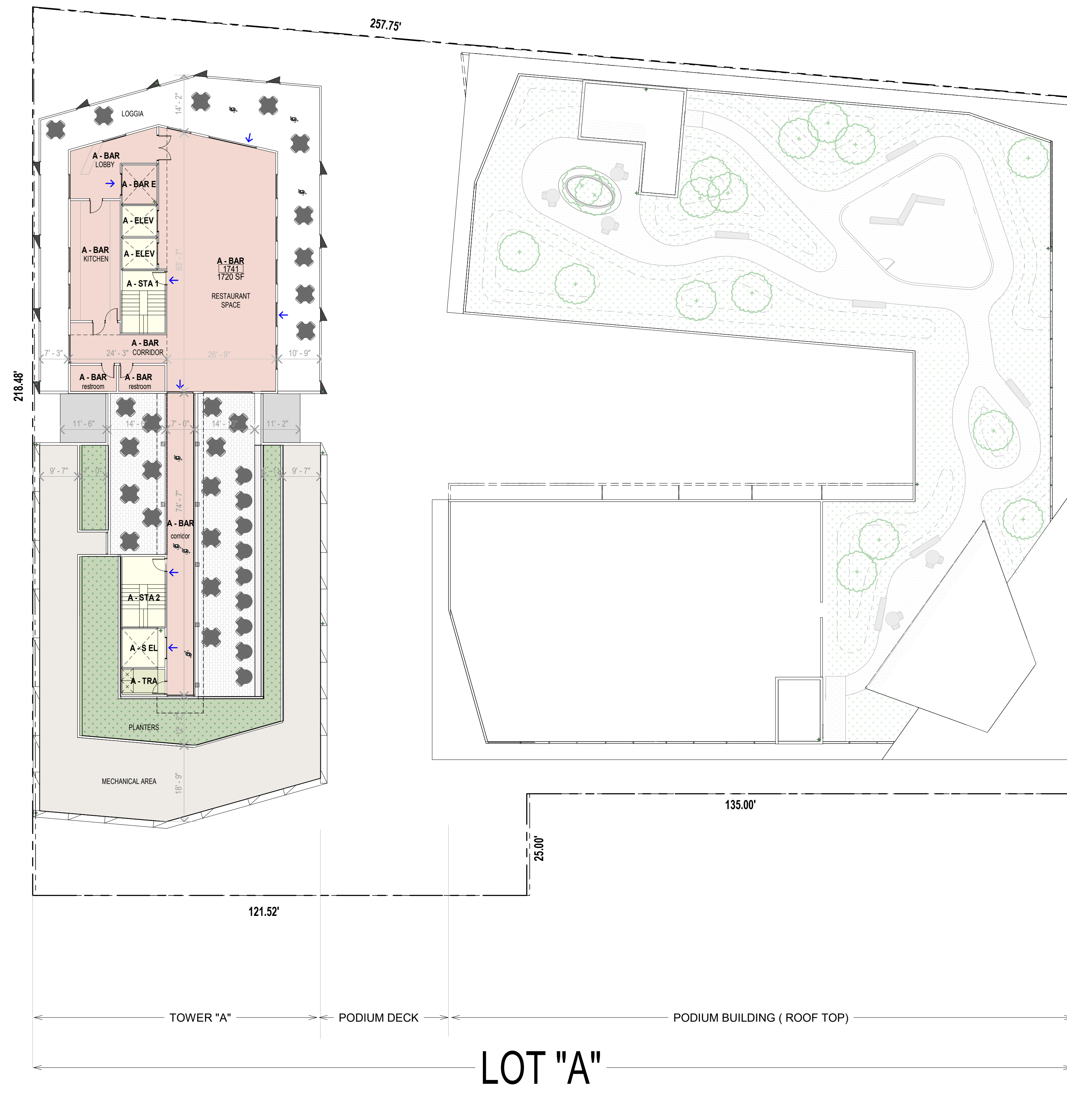
PARK BLVD.



LOT "B"

17 Level 17
Scale: 1/16" = 1'-0"

CAMBRIDGE AVENUE



LOT "A"

CALIFORNIA AVENUE

NOTE: MATERIALS AND FINISH: SEE LANDSCAPE DRAWINGS

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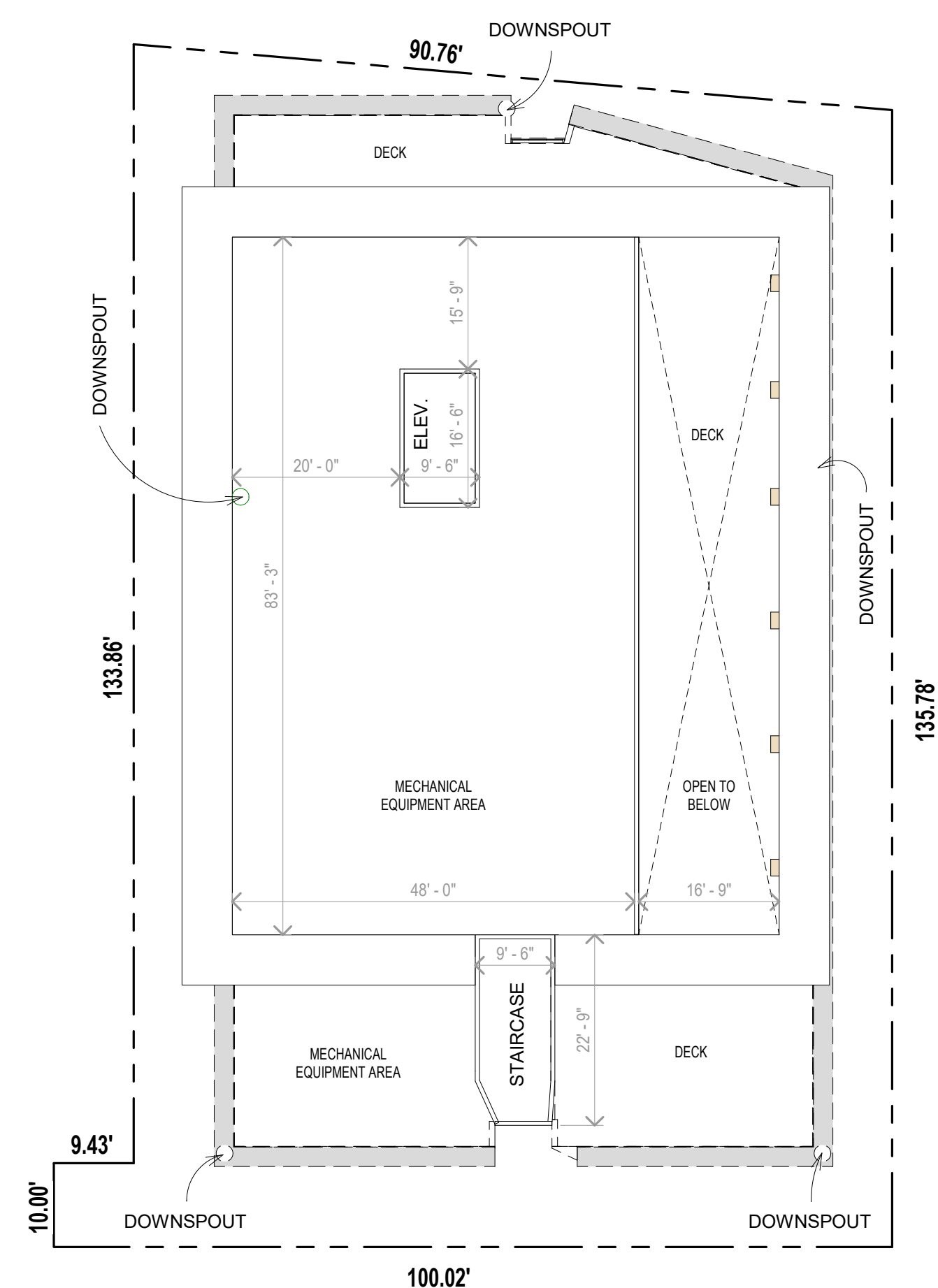


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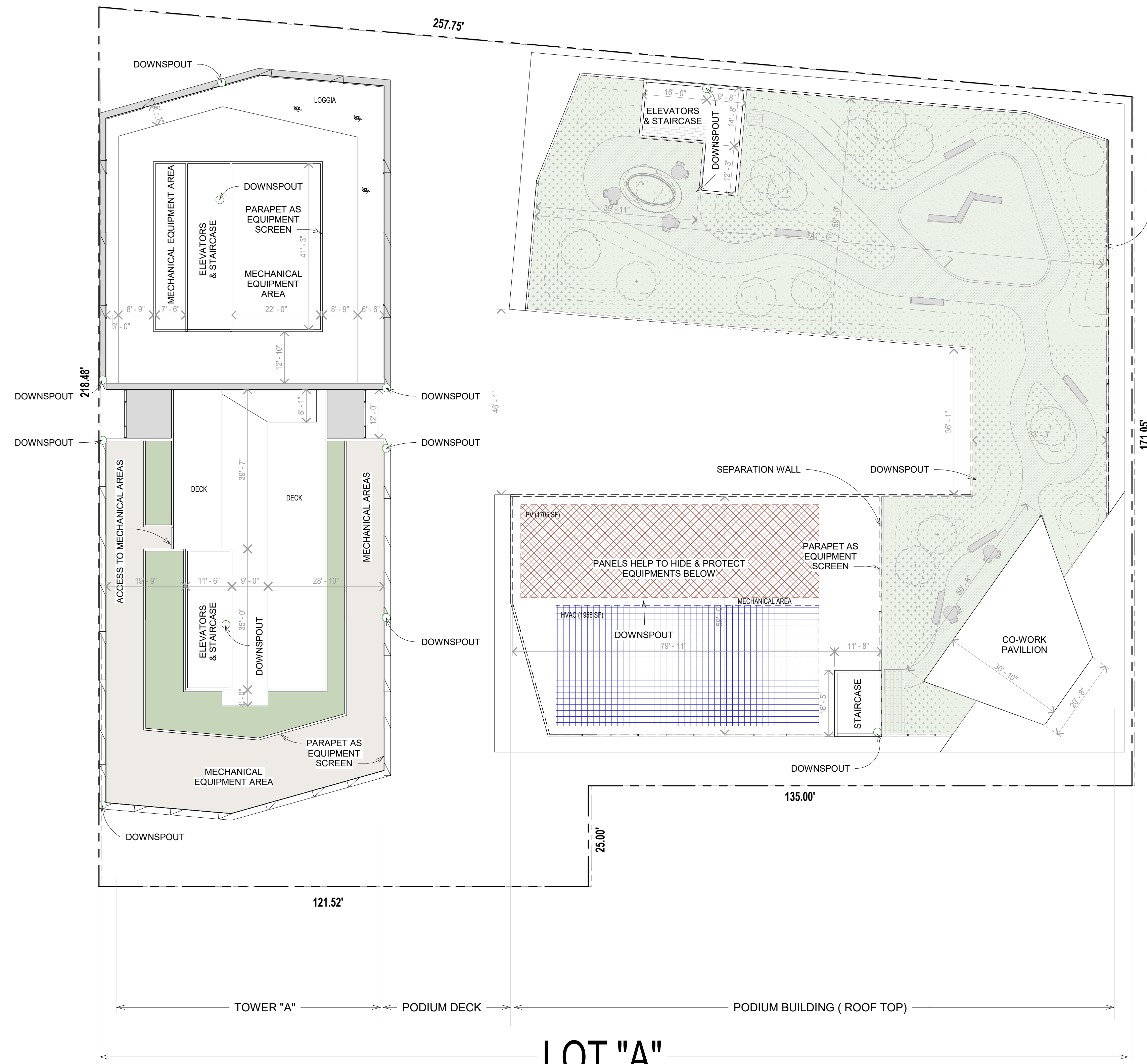
Issue Date	03/28/24
Job Number	23-013
Drawn	Author
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Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title
LEVEL 18 (ROOF)

PARK BLVD.



CAMBRIDGE AVENUE



CALIFORNIA AVENUE

LOT "B"

LOT "A"

18 Level 18 (ROOF)
Scale: 1/16" = 1'-0"

Revision

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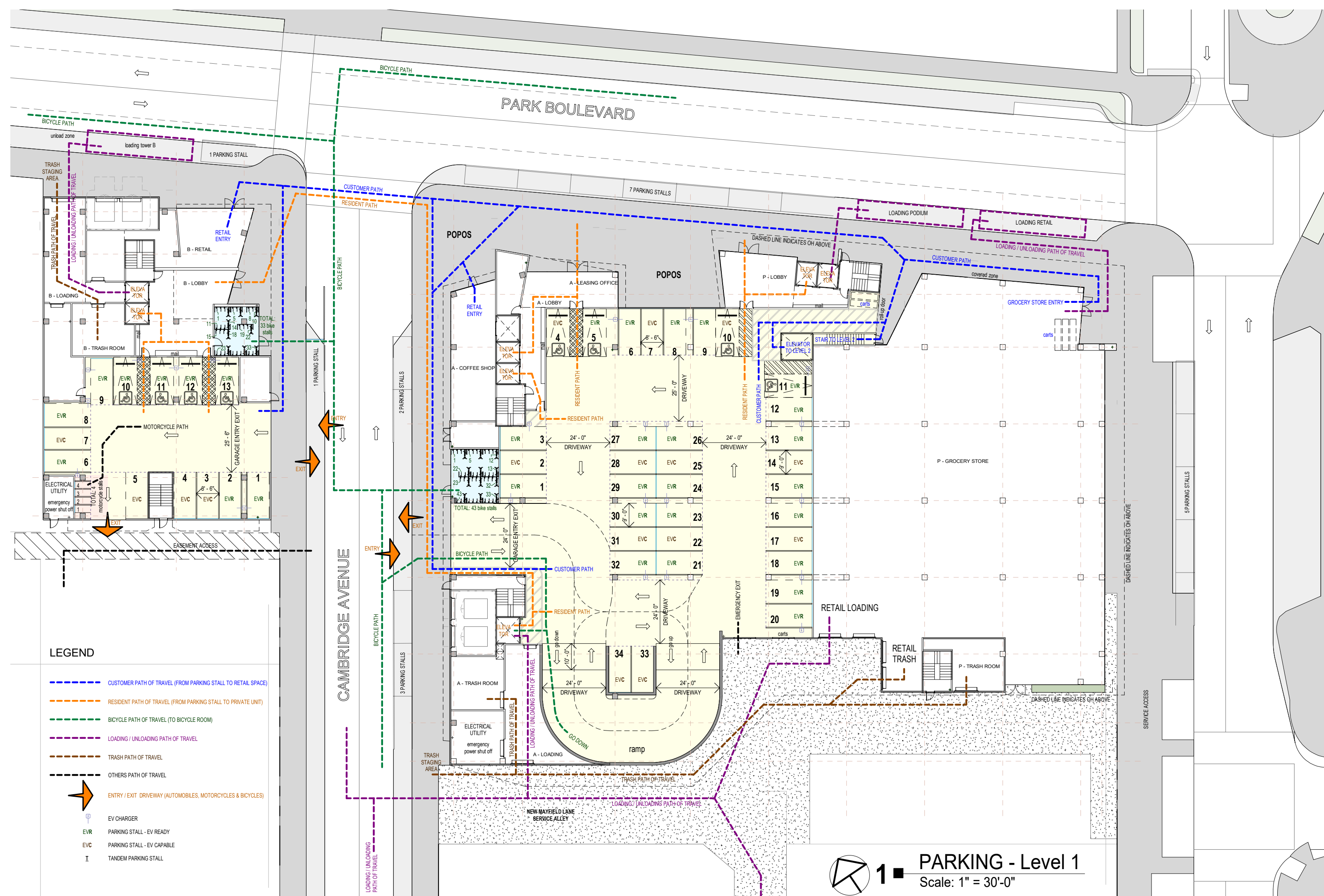
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Sheet Information

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Approved	Designer
Scale	As indicated

Sheet Title
PARKING & CIRCULATION PLAN

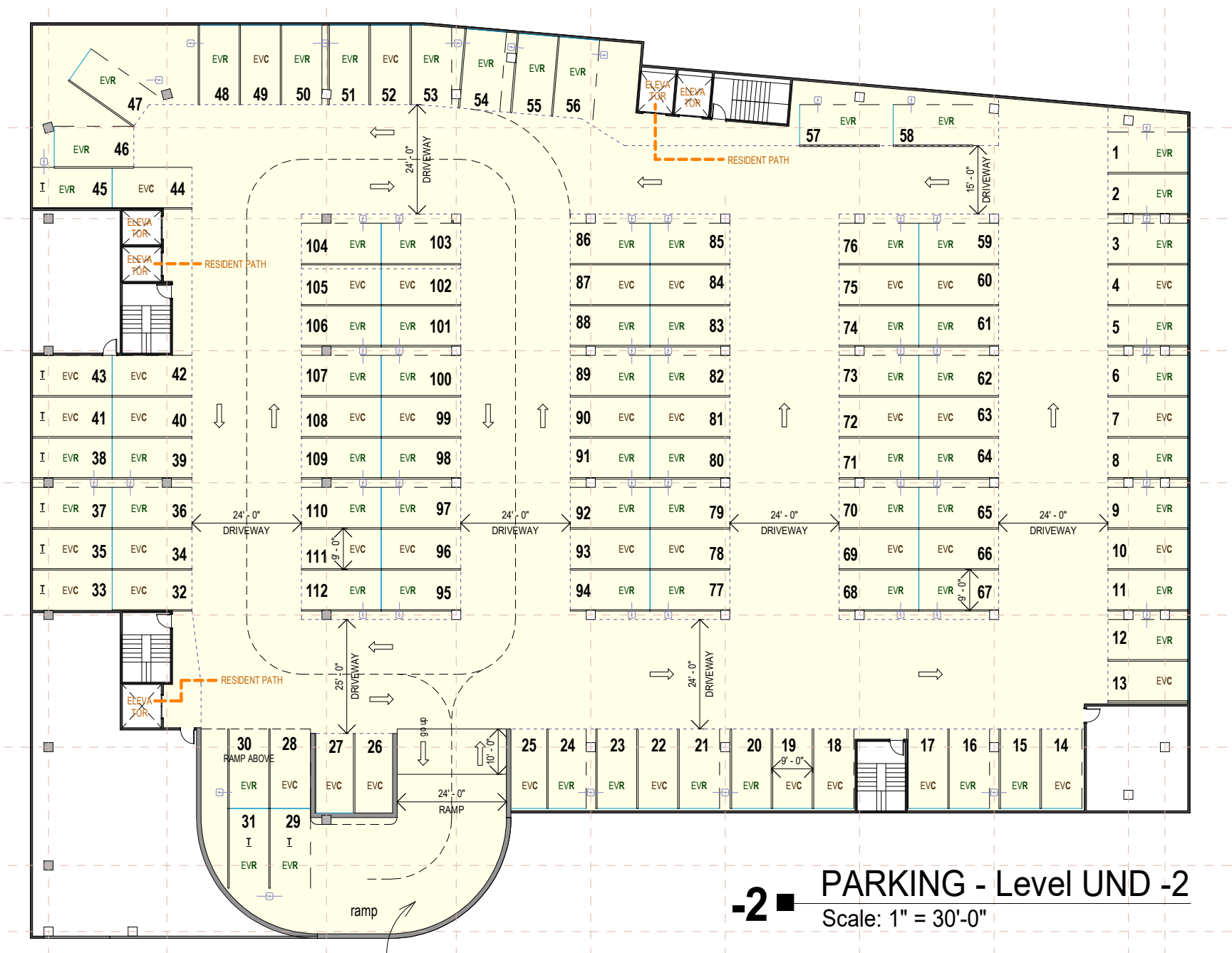
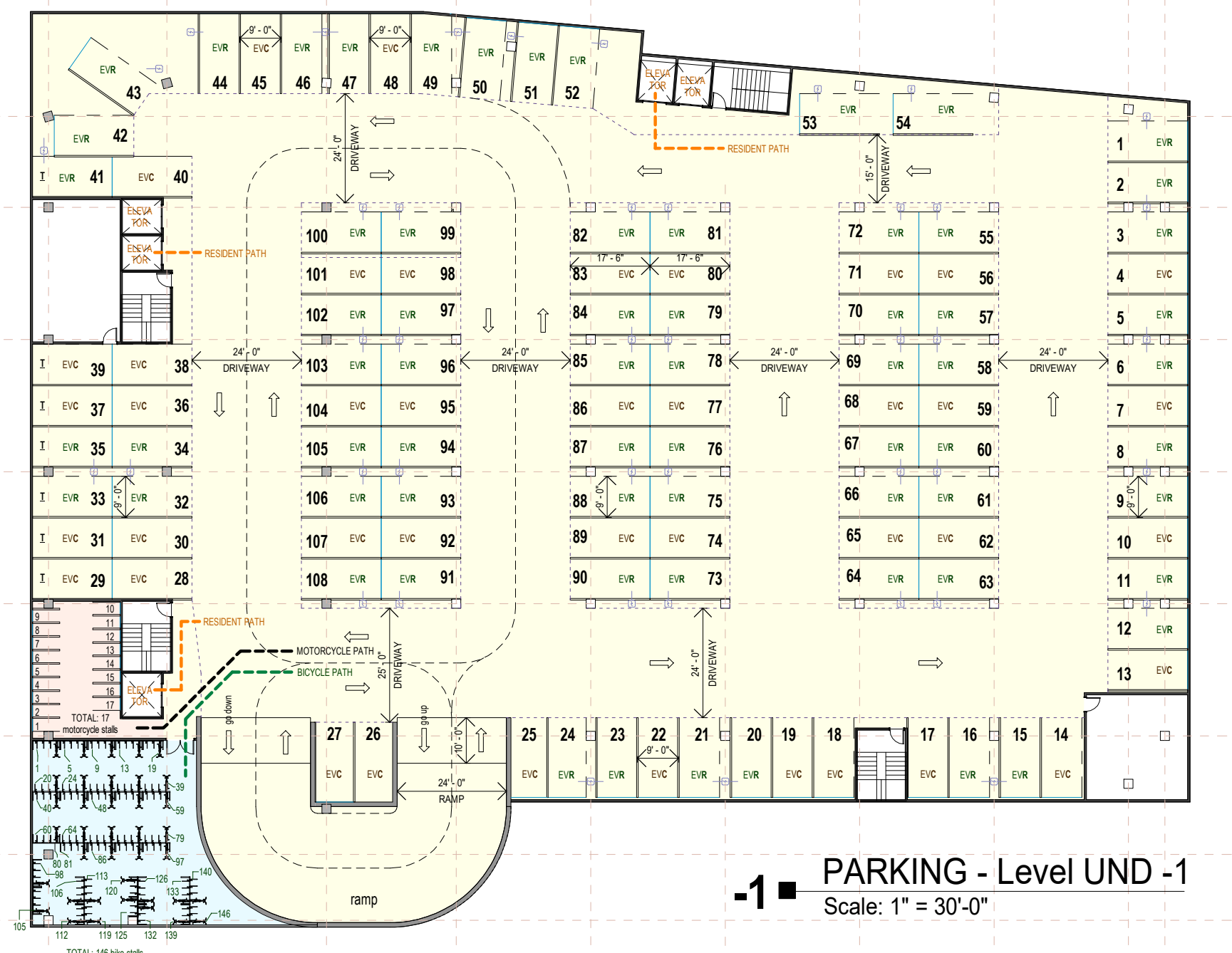
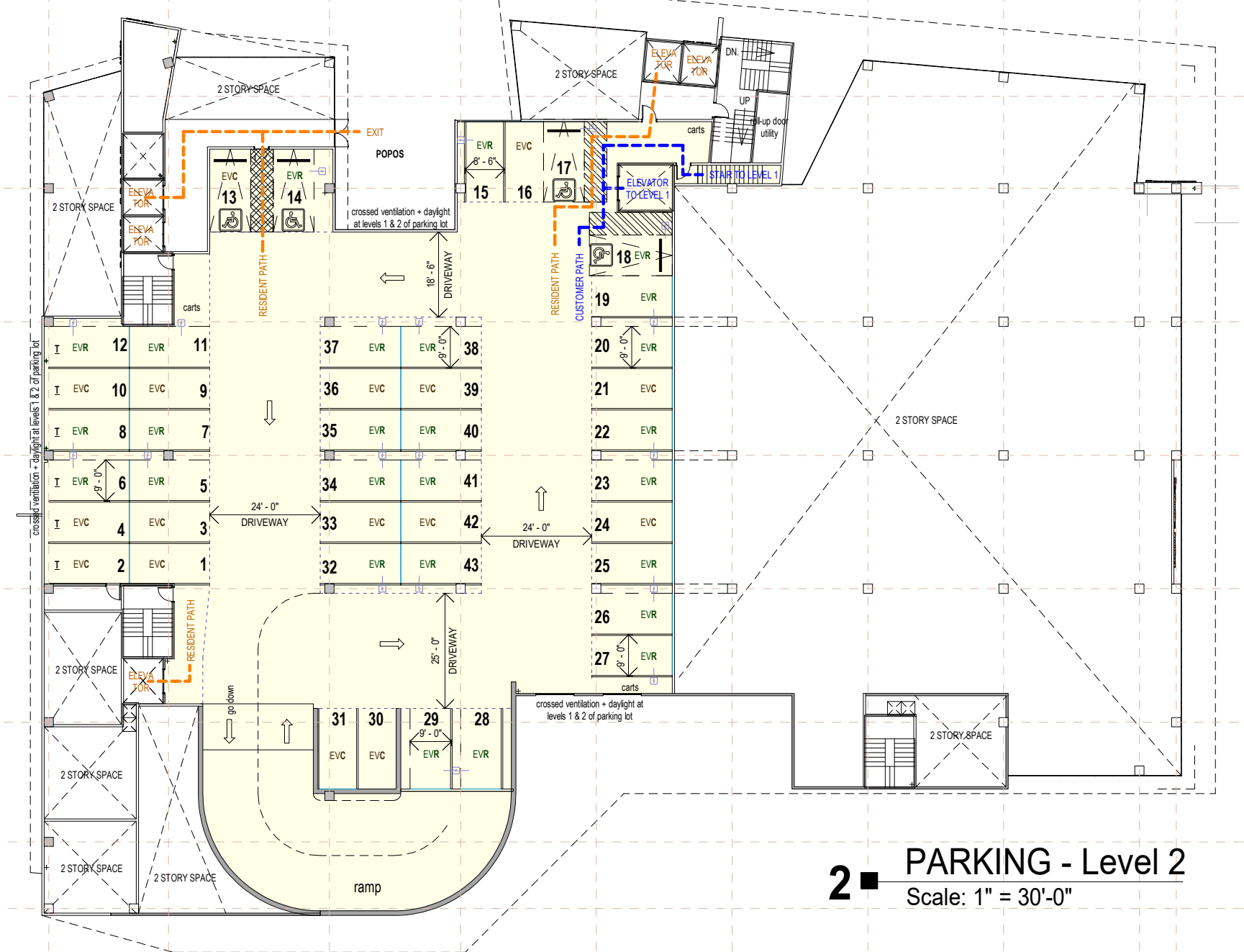


LEVEL	REGULAR	TANDEM	ADA	TOTAL
LEVEL 2	33	6	4	43
GR LOT A	30	0	4	34
GR LOT B	9	0	4	13
UND -1	101	7	0	108
UND -2	103	9	0	112
TOTAL	276	22	12	310
%	89,0%	7,1%	3,9%	

LEVEL	EV READY	EV CAPABLE	TOTAL EV
LEVEL 2	27	16	43
GR LOT A	22	12	34
GR LOT B	9	4	13
UND -1	67	41	108
UND -2	70	42	112
TOTAL	195	115	310
%	62,9%	37,1%	

MOTORCYCLE STALLS: 17 (lot A) + 4 (lot B) = 21

BICYCLE INDOOR STALLS: 146+43 (lot A) + 33 (lot B) = 222



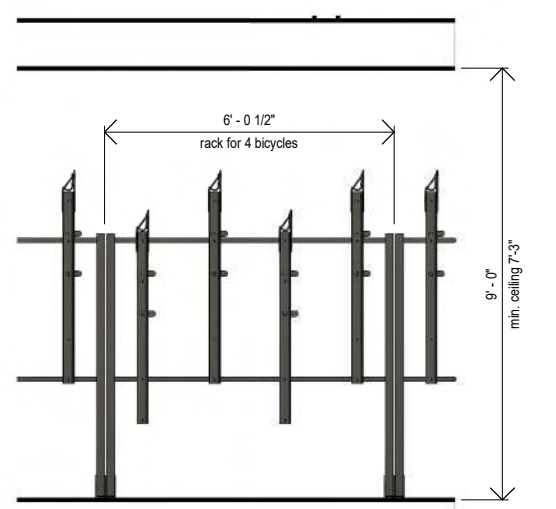
1 PARKING - Level 1
 Scale: 1" = 30'-0"

S PARKING STALL
 Scale: 1/16" = 1'-0"

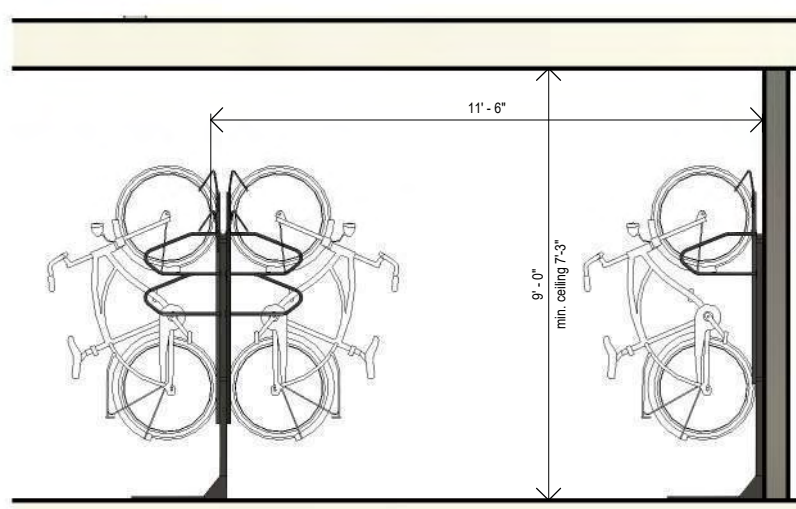
m MOTORCYCLE STALL
 Scale: 1/4" = 1'-0"

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

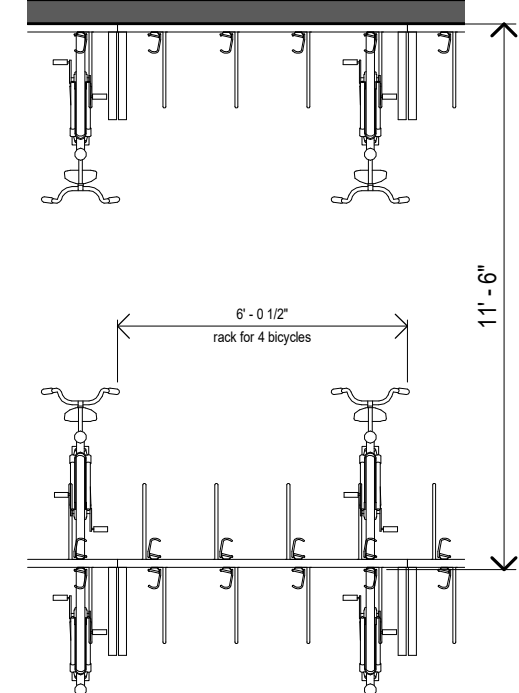
BICYCLE RACK DIMENSIONS



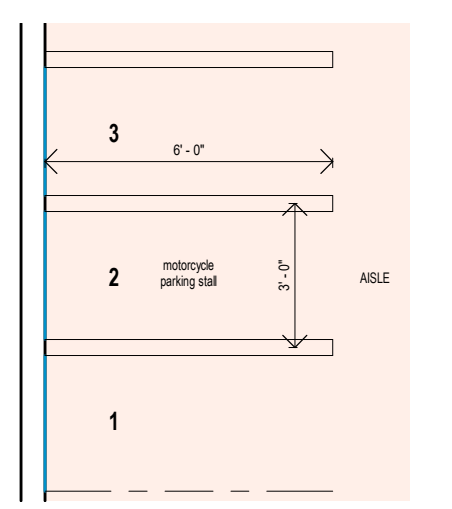
a Bicycle Rack V1
 Scale: 1/4" = 1'-0"



b Bicycle Rack View 2
 Scale: 1/4" = 1'-0"

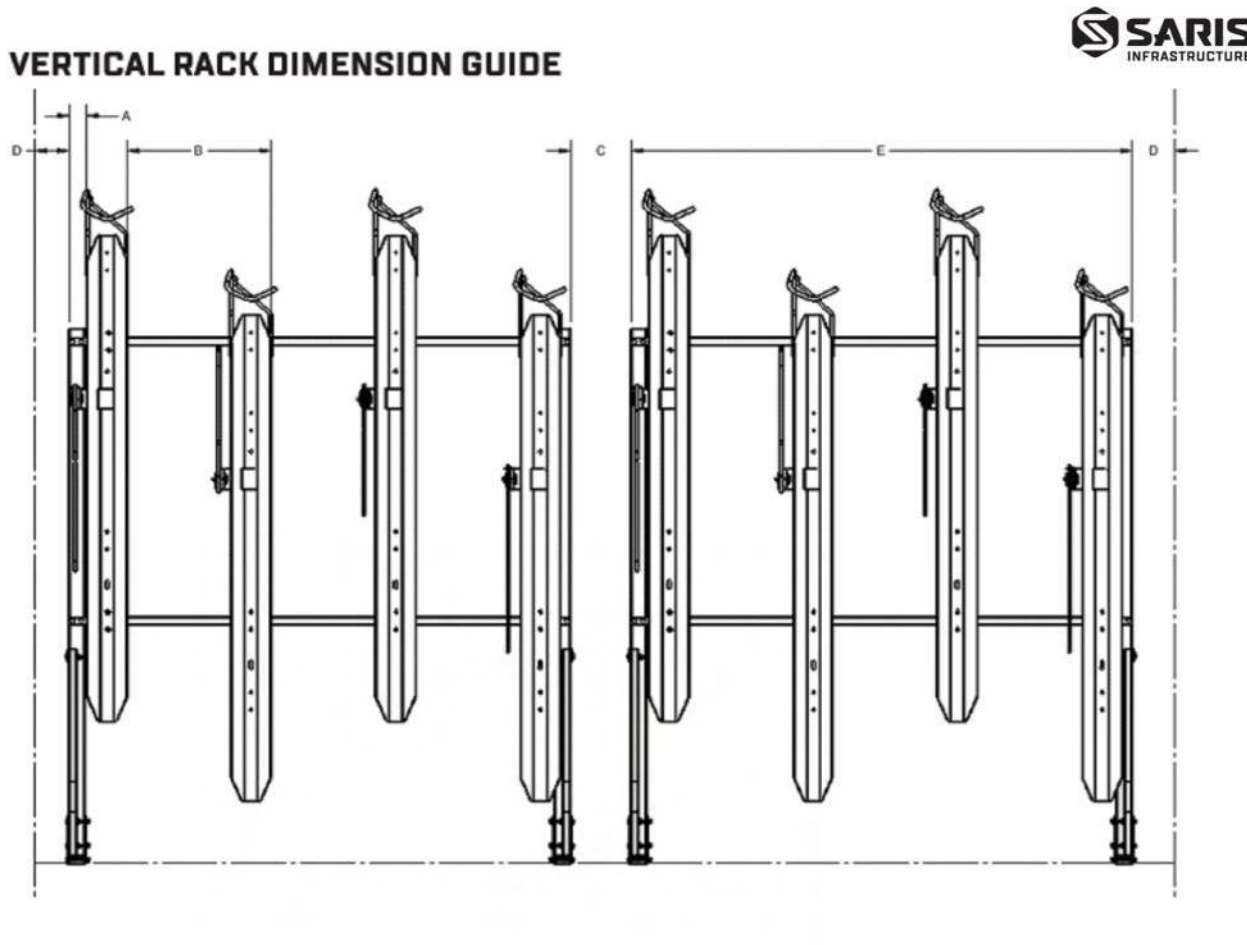
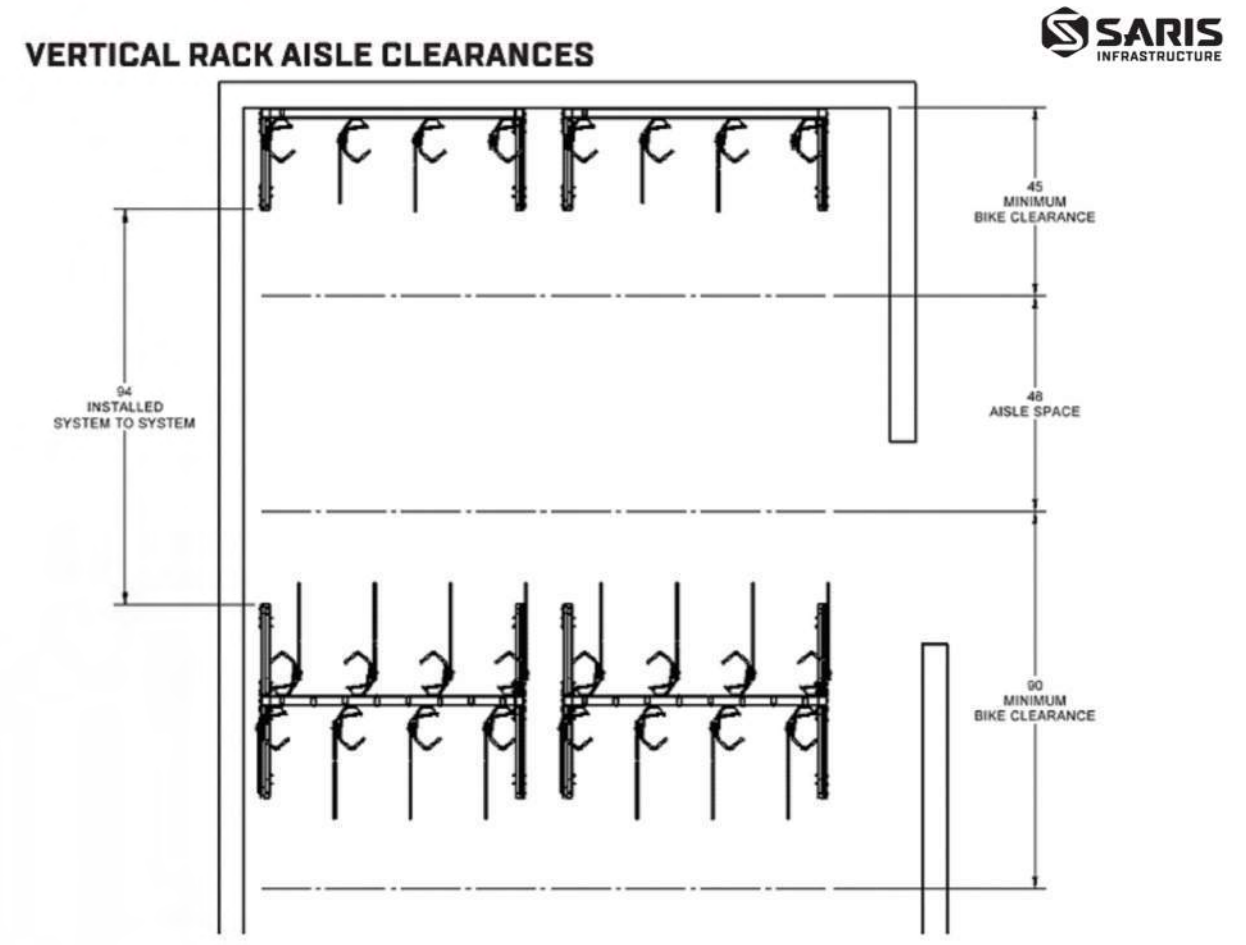


c Bicycle Rack Plan
 Scale: 1/4" = 1'-0"



m MOTORCYCLE STALL
 Scale: 1/4" = 1'-0"

BICYCLE RACK CUT SHEETS



VERTICAL RACK DIMENSION GUIDE KEY

FRAME CONFIGURATION	FRAME NUMBER	A (FRAME SPACING)	B (FRAME SPACING)	C (FRAME SPACING)	D (MINIMUM SIDE WALL CLEARANCE)	E (FRAME WIDTH)
1 bike SINGLE SIDED	R133V	5.5	35	0.13" (max)	0.5	44.5
4 bike SINGLE SIDED	R144V	6.25	35	0.13" (max)	0.5	49.5
2 bike DOUBLE SIDED	R133V	5.5	35	0.13" (max)	0.5	44.5
4 bike DOUBLE SIDED	R144V	6.25	35	0.13" (max)	0.5	49.5
10 bike DOUBLE SIDED	R155V	6.5	35	0.13" (max)	0.5	54.5
4 bike SINGLE SIDED	R133V	4.5	36	3.25	1	44.5
4 bike SINGLE SIDED	R144V	4.75	36	3.25	1	49.5
4 bike SINGLE SIDED	R155V	5	36	3.25	1	54.5
4 bike DOUBLE SIDED	R133V	4.5	36	3.25	1	44.5
4 bike DOUBLE SIDED	R144V	4.75	36	3.25	1	49.5
4 bike DOUBLE SIDED	R155V	5	36	3.25	1	54.5
10 bike SINGLE SIDED	R133V	5	37	4.25	3	44.5
4 bike SINGLE SIDED	R133V	3.5	37	6.25	2.5	44.5
4 bike SINGLE SIDED	R144V	3.25	37	6.25	2.75	49.5
4 bike SINGLE SIDED	R155V	4	37	6.25	3	54.5
4 bike DOUBLE SIDED	R133V	3.5	37	6.25	2.5	44.5
4 bike DOUBLE SIDED	R144V	3.25	37	6.25	2.75	49.5
4 bike DOUBLE SIDED	R155V	4	37	6.25	3	54.5
4 bike SINGLE SIDED	R133V	4.5	38	9.25	3	44.5
4 bike SINGLE SIDED	R144V	4.75	38	9.25	3	49.5
4 bike SINGLE SIDED	R155V	5	38	9.25	3	54.5
4 bike DOUBLE SIDED	R133V	4.5	38	9.25	3	44.5
4 bike DOUBLE SIDED	R144V	4.75	38	9.25	3	49.5
4 bike DOUBLE SIDED	R155V	5	38	9.25	3	54.5

RAMP DIMENSIONS: PLEASE CHECK SHEET A5.1



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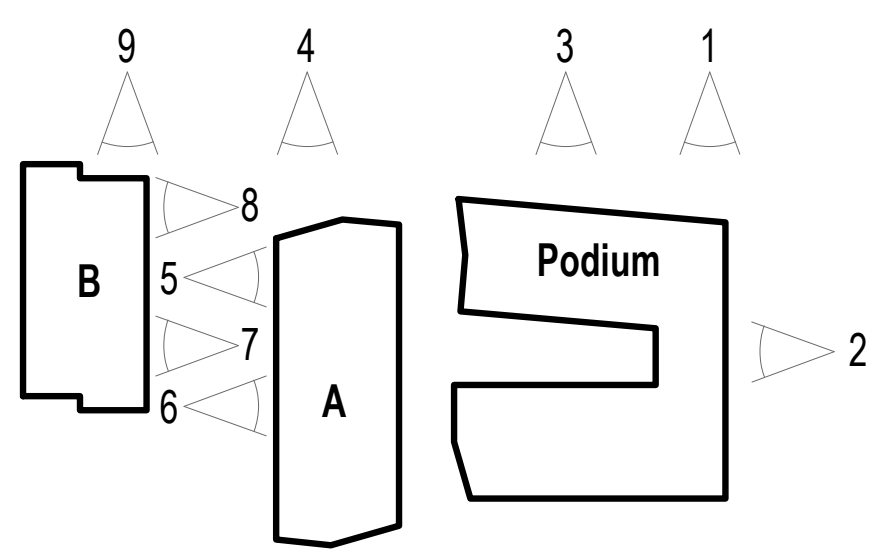
Sheet Information

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Sheet Title
SIGNAGE PLAN

A3.16

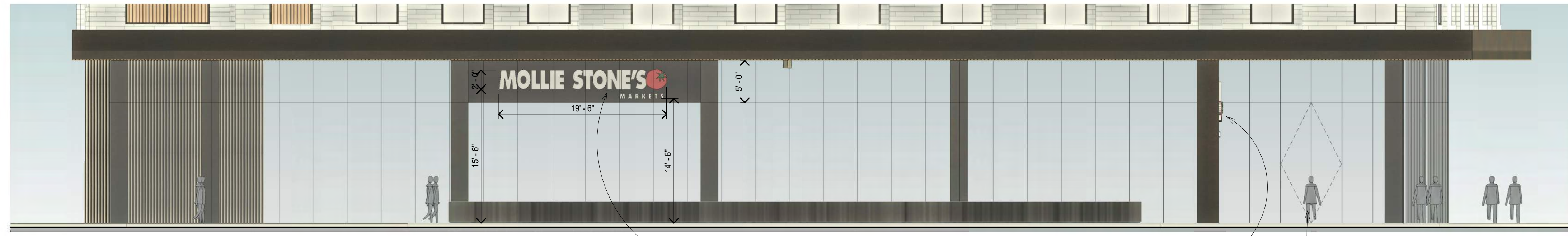
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INSPIRATION IMAGES:



1 SIGNAGE - PODIUM GROCERY STORE ENTRY
 Scale: 1/4" = 1'-0"



2 SIGNAGE - PODIUM CALIFORNIA AVE ELEVATION
 Scale: 1/8" = 1'-0"



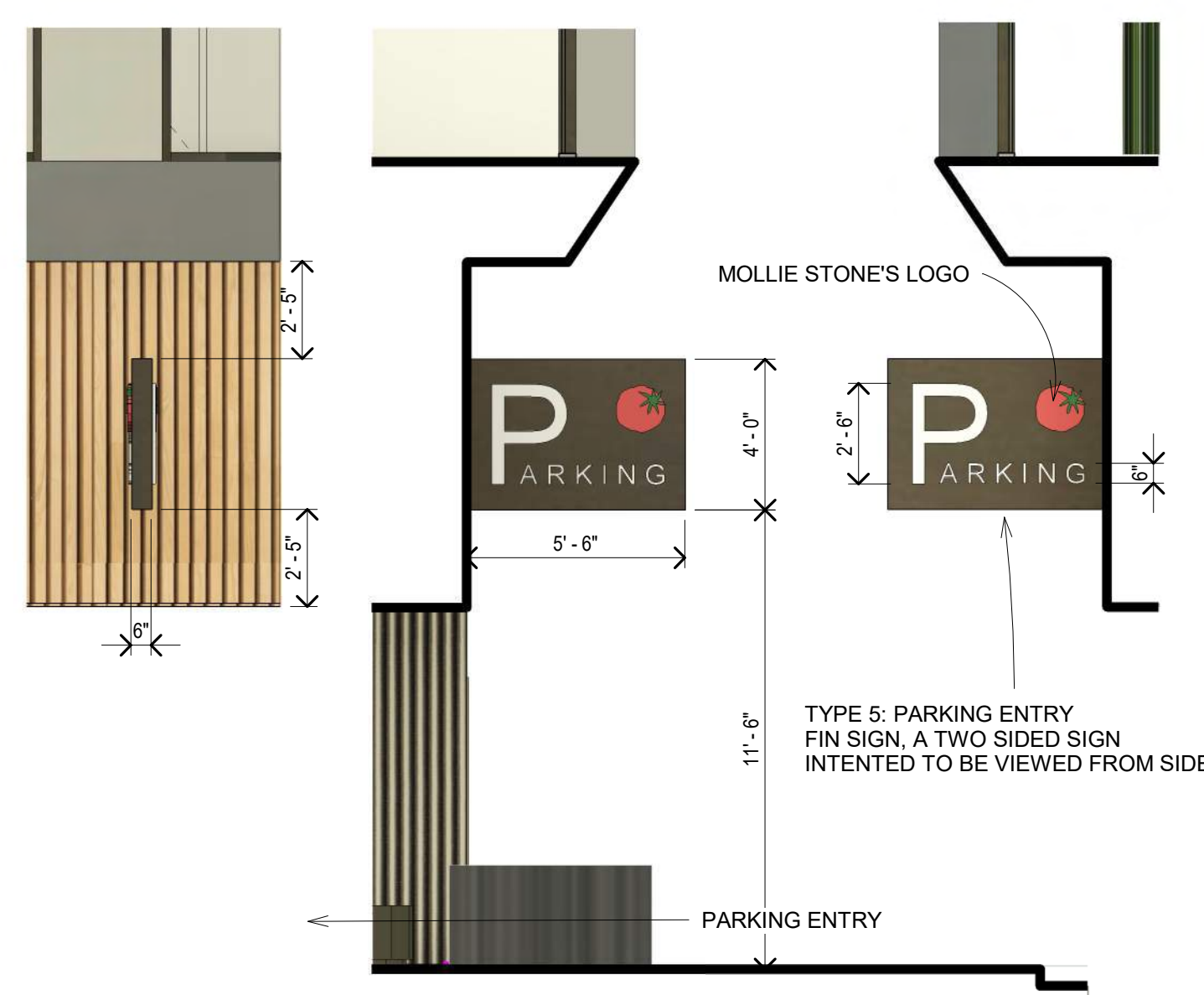
3 SIGNAGE - PODIUM LOBBY
 Scale: 1/4" = 1'-0"



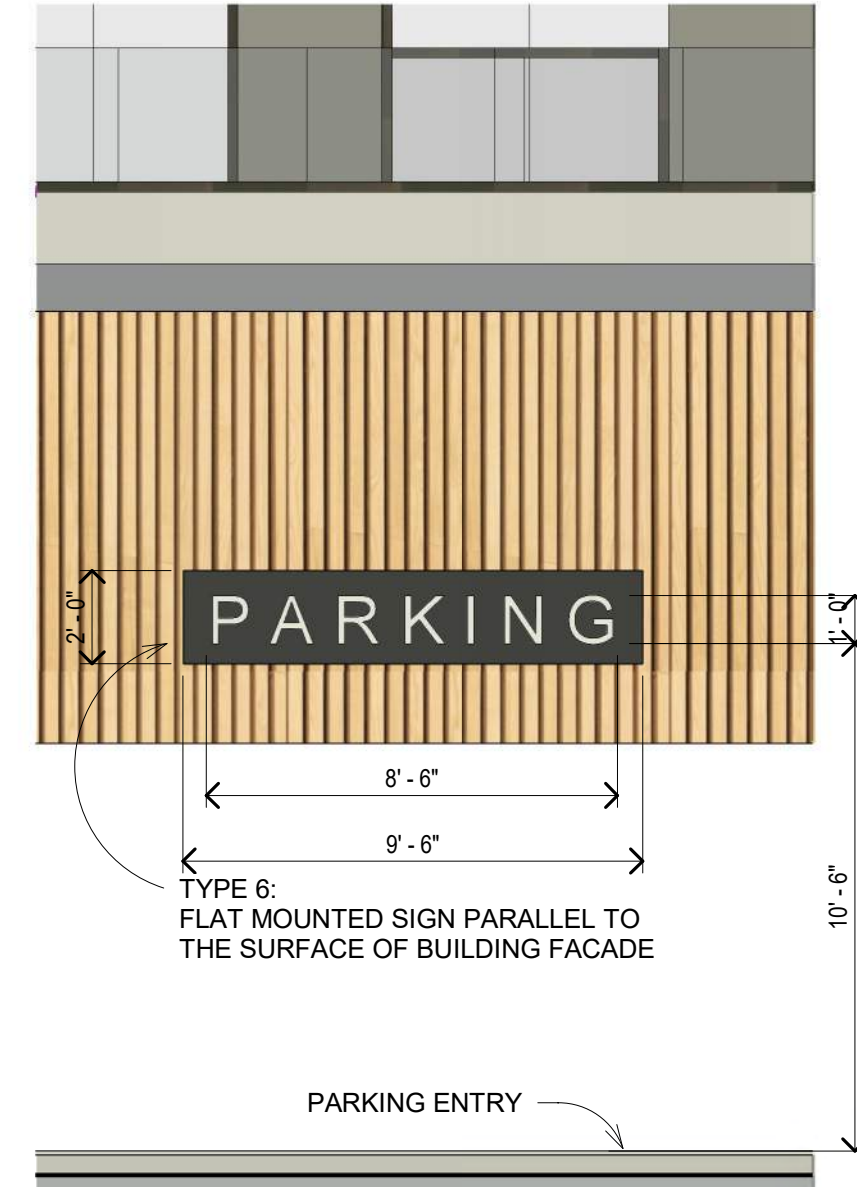
4 SIGNAGE - TOWER A LOBBY
 Scale: 1/4" = 1'-0"



5 SIGNAGE - TOWER A RETAIL
 Scale: 1/4" = 1'-0"



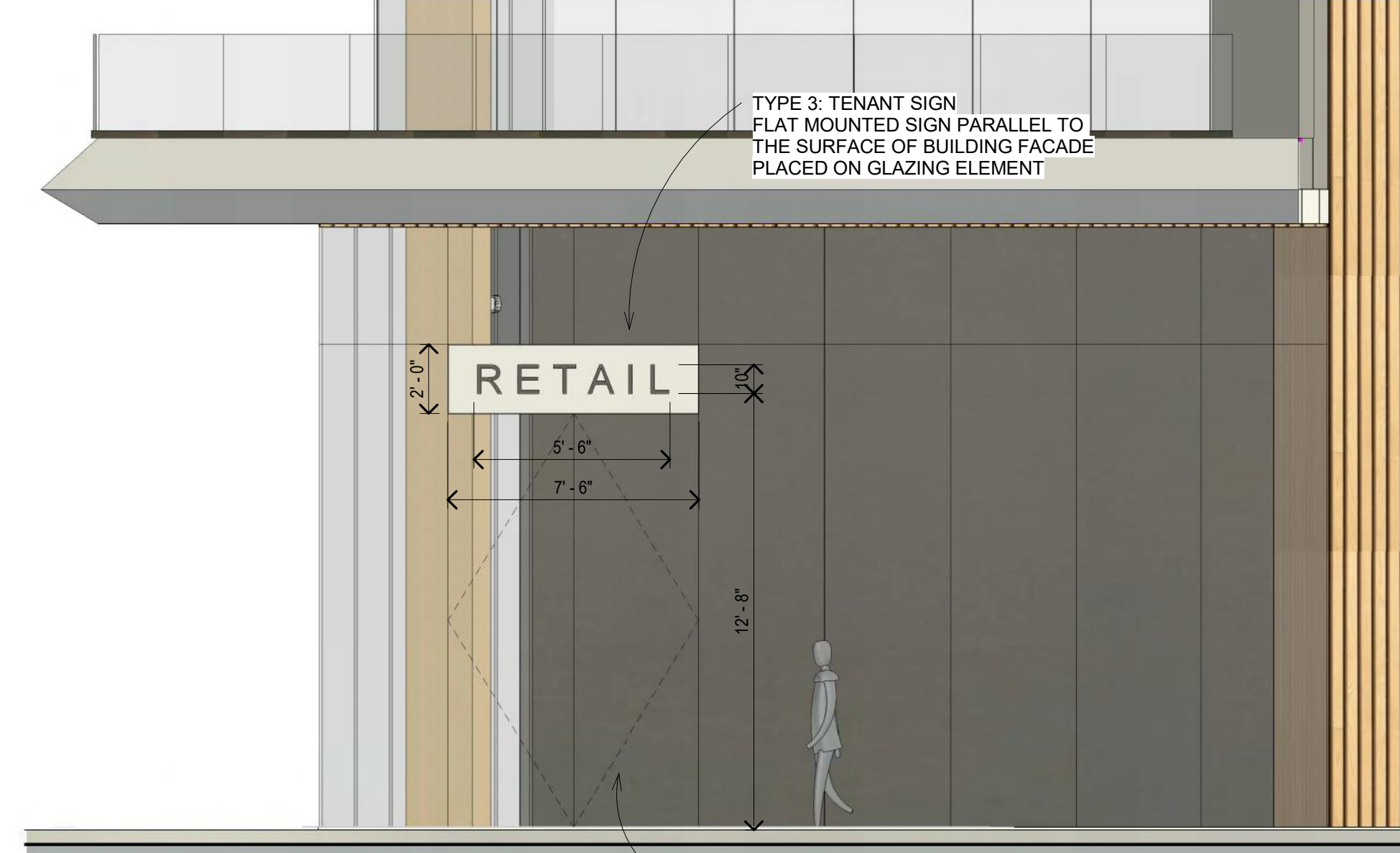
6 SIGNAGE - TOWER A PARKING ENTRY
 Scale: 1/4" = 1'-0"



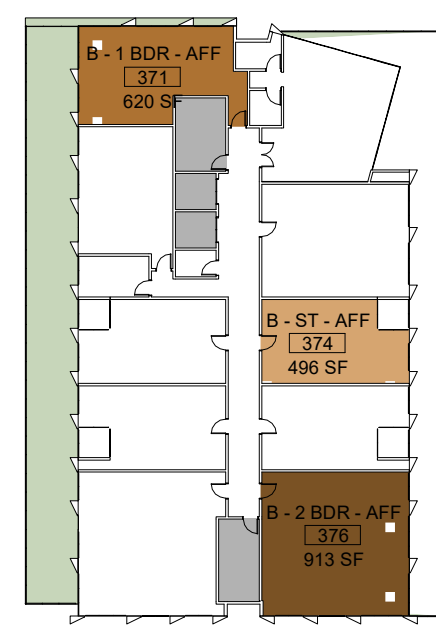
7 SIGNAGE - TOWER B PARKING
 Scale: 1/4" = 1'-0"



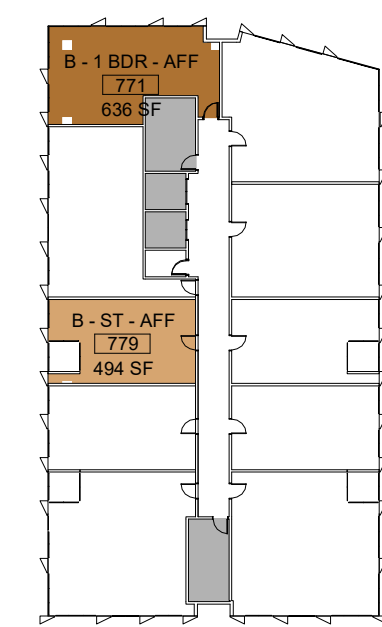
8 SIGNAGE - TOWER B LOBBY
 Scale: 1/4" = 1'-0"



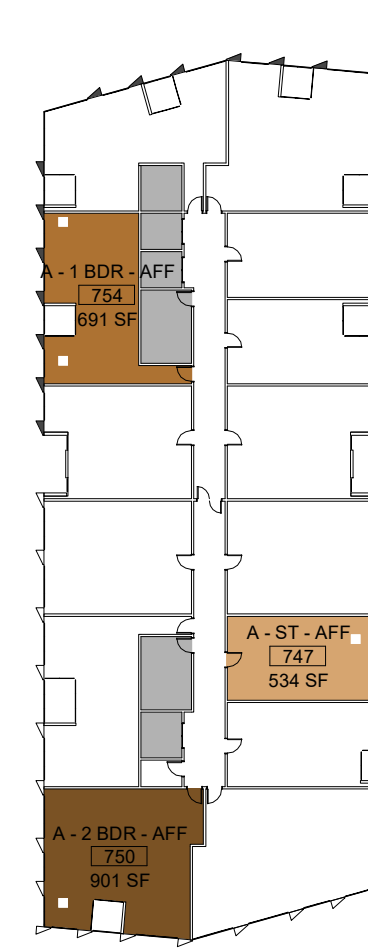
9 SIGNAGE - TOWER B RETAIL
 Scale: 1/4" = 1'-0"



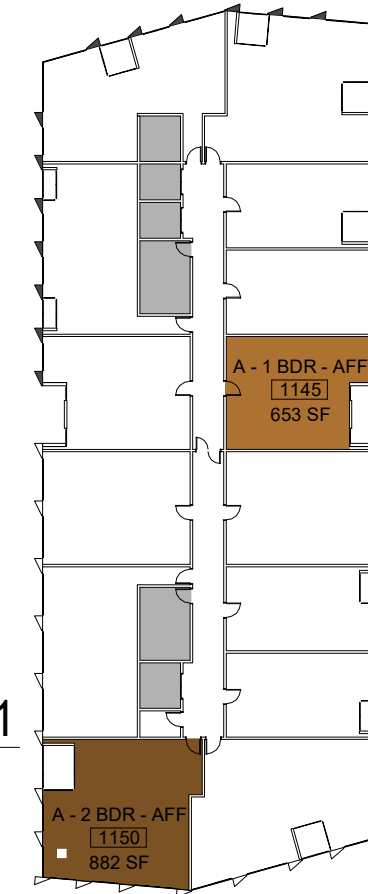
3 Affordable Units - Level 3
Scale: 1" = 40'-0"



7 Affordable Units - Level 7
Scale: 1" = 40'-0"



11 Affordable Units - Level 11
Scale: 1" = 40'-0"

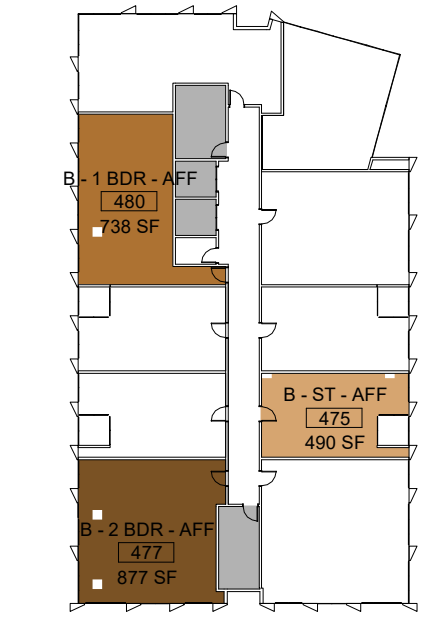


Affordable Units - PODIUM			/all units
Name	Area	Count	
P - 1 BDR - AFF	11256 SF	16	/77 = 20.8%
P - 2 BDR - AFF	1789 SF	2	/12 = 16.7%
P - ST - AFF	2577 SF	5	/23 = 21.7%
Grand total	15623 SF	23	/112 = 20.5%

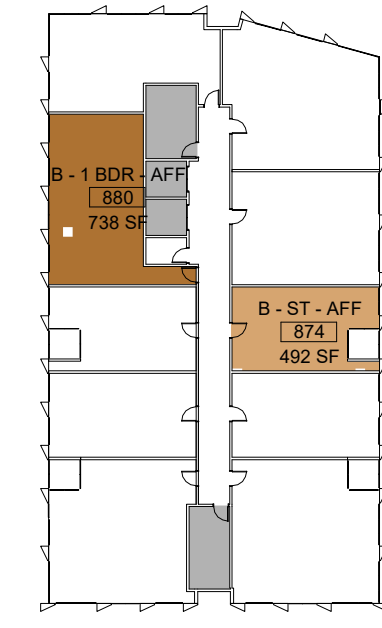
Affordable Units - TOWER A			
Name	Area	Count	
A - 1 BDR - AFF	13304 SF	19	/97 = 19.6%
A - 2 BDR - AFF	7198 SF	8	/40 = 20.0%
A - ST - AFF	5769 SF	11	/56 = 20.0%
Grand total	26272 SF	38	/192 = 19.8%

Affordable Units - TOWER B			
Name	Area	Count	
B - 1 BDR - AFF	3368 SF	5	/23 = 21.7%
B - 2 BDR - AFF	3538 SF	4	/22 = 18.1%
B - ST - AFF	3449 SF	7	/33 = 21.2%
Grand total	10355 SF	16	/78 = 20.5%

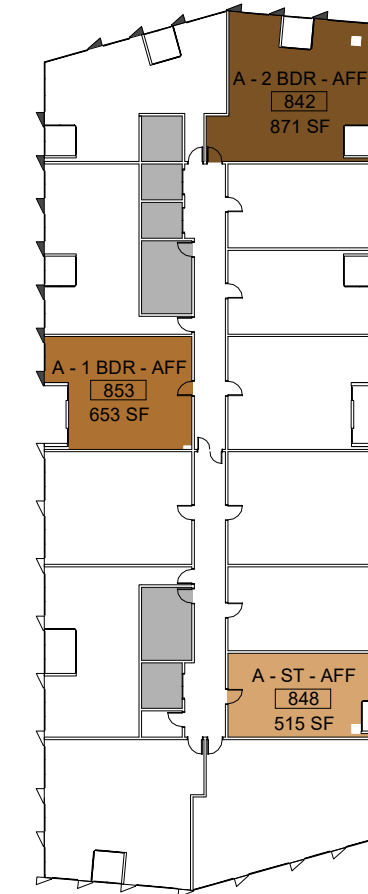
Overall per Typology - All Buildings			
TOTAL	1 BDR	2 BDR	STUDIOS
27929 SF	40	14	23
197 = 20.3%	174 = 18.9%	111 = 20.7%	382 = 20.2%



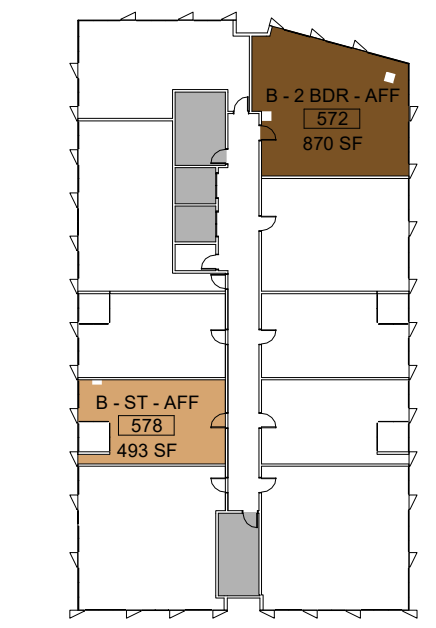
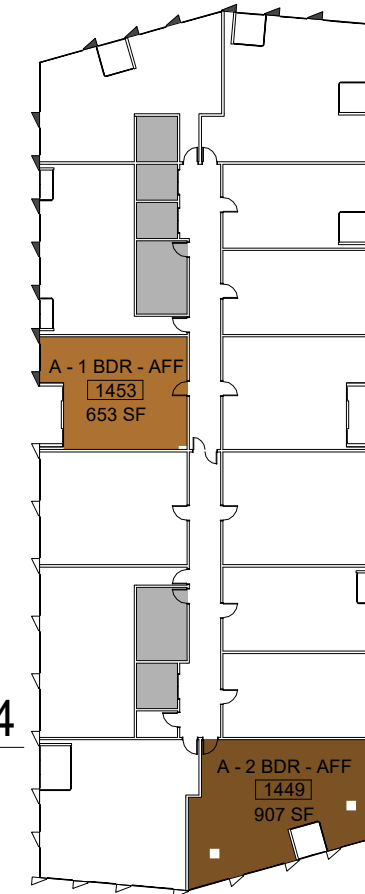
4 Affordable Units - Level 4
Scale: 1" = 40'-0"



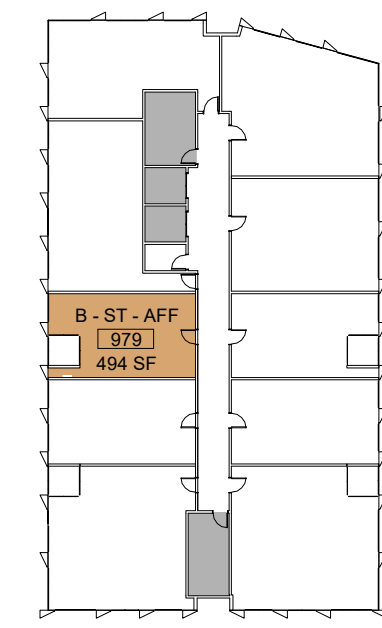
8 Affordable Units - Level 8
Scale: 1" = 40'-0"



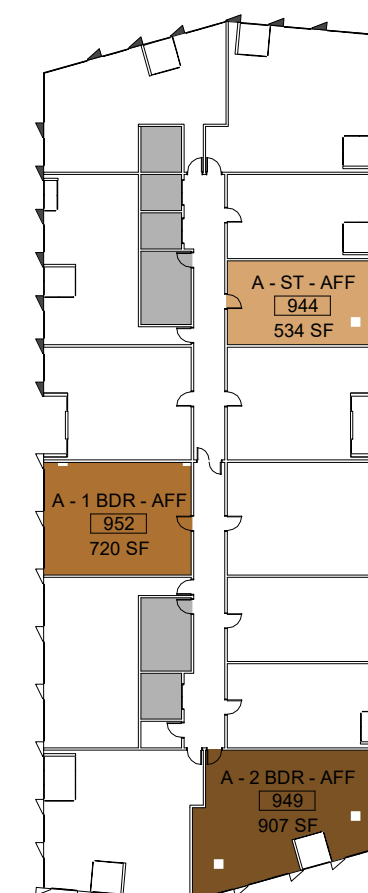
14 Affordable Units - Level 14
Scale: 1" = 40'-0"



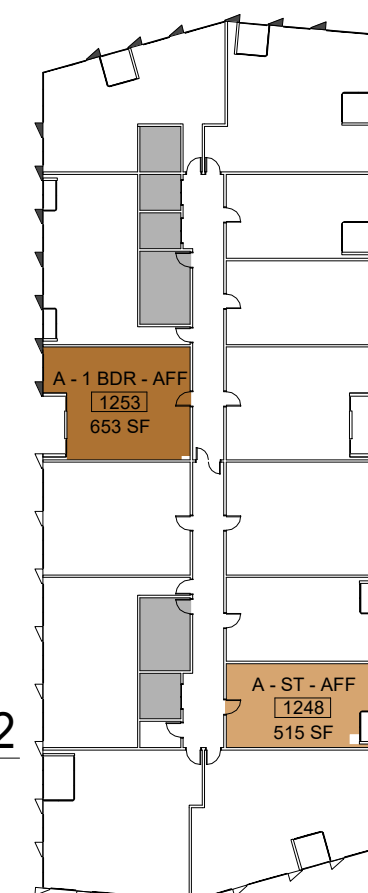
5 Affordable Units - Level 5
Scale: 1" = 40'-0"



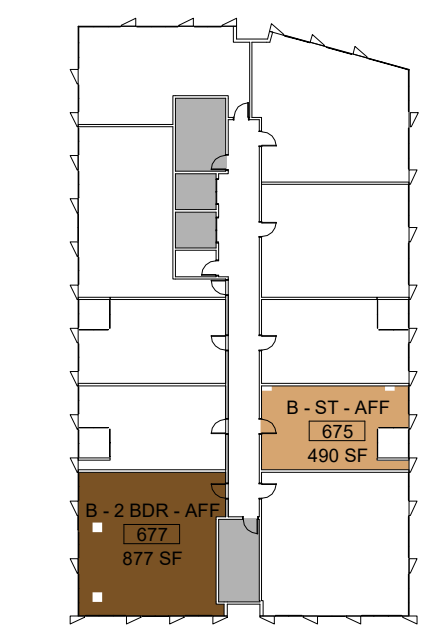
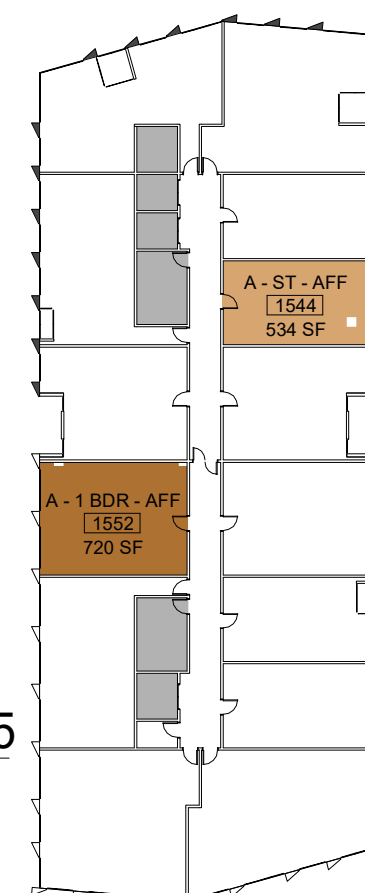
9 Affordable Units - Level 9
Scale: 1" = 40'-0"



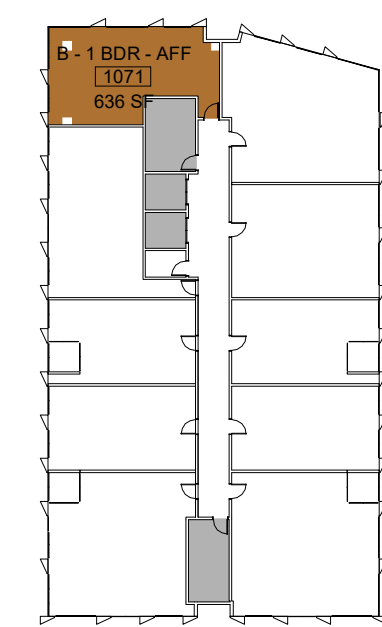
12 Affordable Units - Level 12
Scale: 1" = 40'-0"



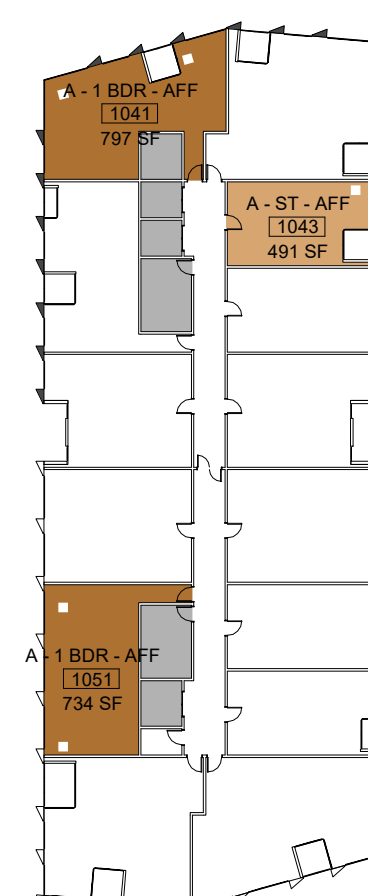
15 Affordable Units - Level 15
Scale: 1" = 40'-0"



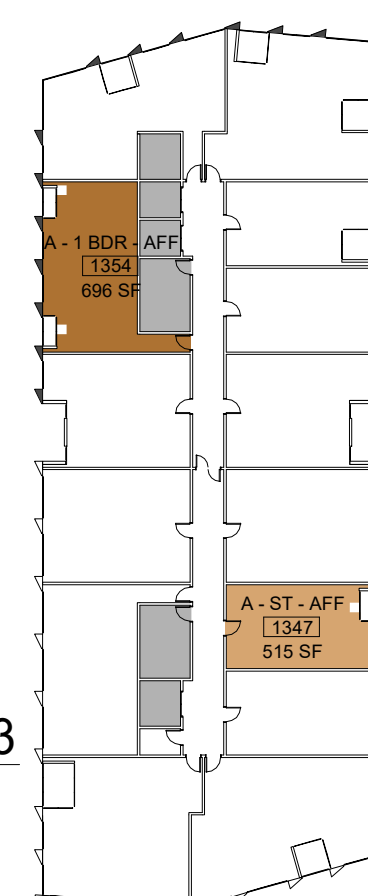
6 Affordable Units - Level 6
Scale: 1" = 40'-0"



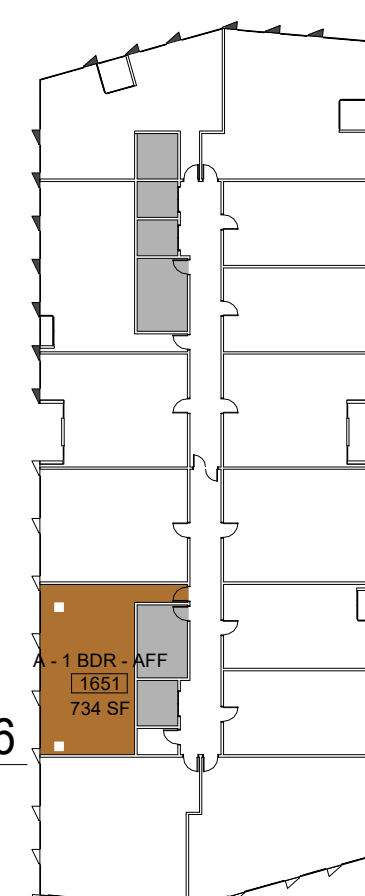
10 Affordable Units - Level 10
Scale: 1" = 40'-0"



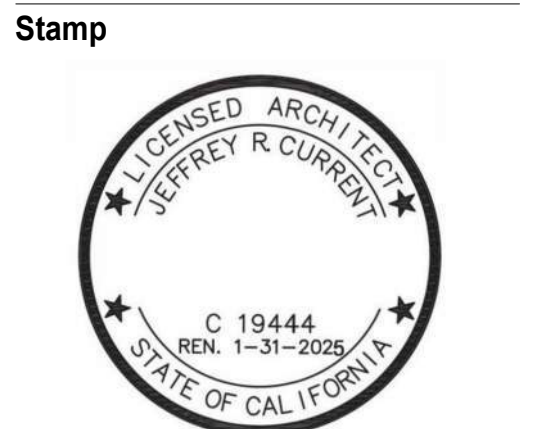
13 Affordable Units - Level 13
Scale: 1" = 40'-0"



16 Affordable Units - Level 16
Scale: 1" = 40'-0"



Revision	No	Date
	SB330	03.06.2023
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Sheet Information	
Issue Date	03/28/24
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1" = 40'-0"

Sheet Title
AFFORDABLE HOUSING PLAN

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Awning Area	+	4.6 fc	58.4 fc	0.0 fc	N/A	N/A
Exterior Patio Area	+	10.4 fc	115.6 fc	0.1 fc	1156.0:1	104.0:1
Outer Walkway/ Balcony	+	2.1 fc	65.9 fc	0.0 fc	N/A	N/A
Podium Area	+	9.0 fc	321.9 fc	0.0 fc	N/A	N/A
Pool Area	+	1.0 fc	65.1 fc	0.0 fc	N/A	N/A

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
—	A		20	ORGANIC LIGHTING		4xLED - Side Entry Warm White 2700K Deco	1	84	0.9	1.1	Plat
○	B		34	FLEXALIGHT LIGHTING		BUNGA SINGLE EMISSION	1	128	0.9	1.5	
○	C		3	CBL LIGHTING	AG186, NC, 2700K-155-20X, A2-2700-06000, 2700K-80	Assemble 2" RM, NC and IC housings with Reflexion film	1	1078	0.9	16.5	
○	D		0	SPECTRUM LIGHTING	ES1240V-15L-356-CX-17.5MM	Non-12" diam x 12.1" H, Angled Endless Ring Light	1	1251	0.9	10	
○	E		23	WEEF LIGHTING	133-048_uk	ST258 LED - Wall Luminaire / Recessed ST258 LED - Recessed Panel ST258 LED - Wall Luminaire / Recessed	18	21	0.85	11	
○	F		23	PRISMA LIGHTING	071637	PADO 30" 20W E80 CEW 0-10V tri-phy	1	1079	0.9	20	
○	G		0	LINEALIGHT LIGHTING	EY65-RBL-F-10.2-CC-27-WFL	EYE65 O White Projectors powered LED 2W 850MA CHD	1	146	0.9	2	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Ground Level Area	+	1.6 fc	138.7 fc	0.0 fc	N/A	N/A

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
○	A		14	PRISMA LIGHTING	071637	PADO 30" 20W E80 CEW 0-10V tri-phy	1	1079	0.9	20	
○	B		20	LINEA LIGHT LIGHTING	EY65-RBL-F-10.2-CC-27-WFL	EYE65 O White Projectors powered LED 2W 850MA CHD	1	146	0.9	2	Plan View Scale: 1" = 30'-0"
○	C		17	FLEXALIGHT LIGHTING		Bunga Single Emission	1	128	0.9	1.5	



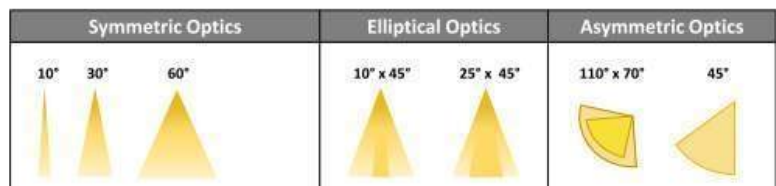
② LIGHTING LEVEL 1
1" = 30'-0"

FlexBeam Specifications

FlexBeam features a variety of miniature precise optics on a high-end flexible board, combining flexibility and beam precision in one product. Being IP67, this product can be used indoors as well as outdoors.



- Architectural applications:**
- Wall grazing
 - Wall washing
 - Accent lighting
 - Cove lighting
 - Pathway lighting
 - Handrails



Max run length = 32 ft
1 ft = 14 LEDs, Symmetric, Elliptical, 45° Asymmetric
1 ft = 9 LEDs, 110° x 70° Asymmetric

KLIK USA

Project Name: _____ Location: _____

Specifier: _____ Rep Agency: _____

Feature Type: _____ Product Code: _____

KLICK LEDpod™ XL50

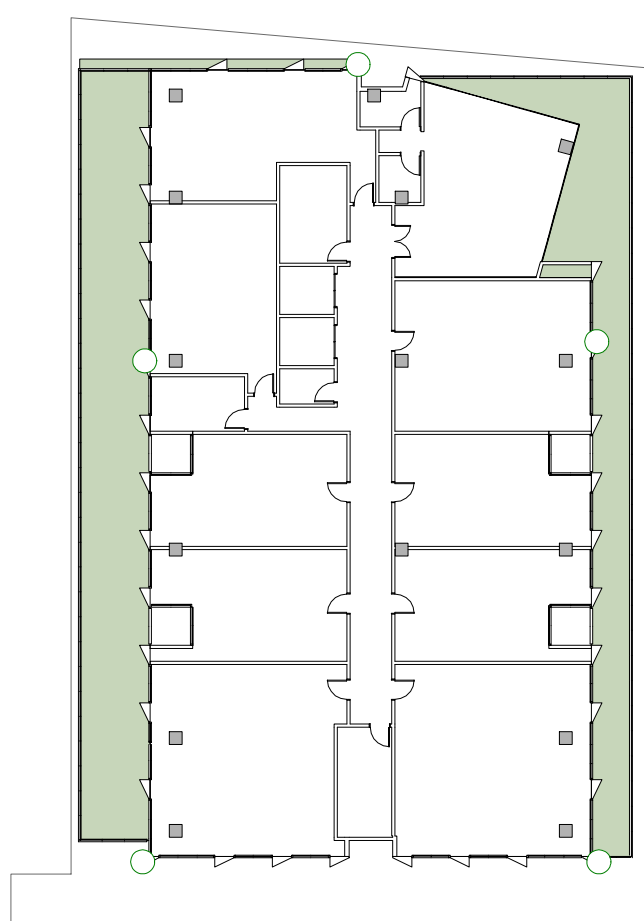
Description: Kllick LEDpod™ XL50 is a compact, low-profile, high-output LED luminaire. It features a die-cast aluminum housing and a clear polycarbonate lens. The luminaire is designed for wall mounting and is available in multiple beam angles and finishes.

Mounting: Kllick LEDpod™ XL50 is designed for wall mounting. It features a standard mounting bracket that allows for easy installation. The luminaire is also compatible with various mounting surfaces.

Specifications:

Beam Angle	Beam Diameter (ft)	Beam Length (ft)
30°	30"	45"
45°	45"	60"
60°	60"	75"
75°	75"	90"
90°	90"	105"
110°	110"	120"

Options: Kllick LEDpod™ XL50 is available in several options, including different beam angles, finishes, and mounting brackets. Please refer to the Kllick LEDpod™ XL50 product catalog for more information.



① LIGHTING LEVEL 3
1" = 30'-0"

Invue

ClearCurve Wall

Wall Mount Luminaire

Product Certifications: ETL, cUL, IES, LPI, VTL, DLC, PSE, CE, RoHS

Quick Facts:

- Available with Visual Comfort or Discrete optics configurations
- Lumen packages range from 1,800 up to 12,000 lumens (150W - 1000W)
- Efficiency up to 148 lumens per watt

Dimensional Details:

Project:
156 California Ave
Mixed Use Proposal
Consultant

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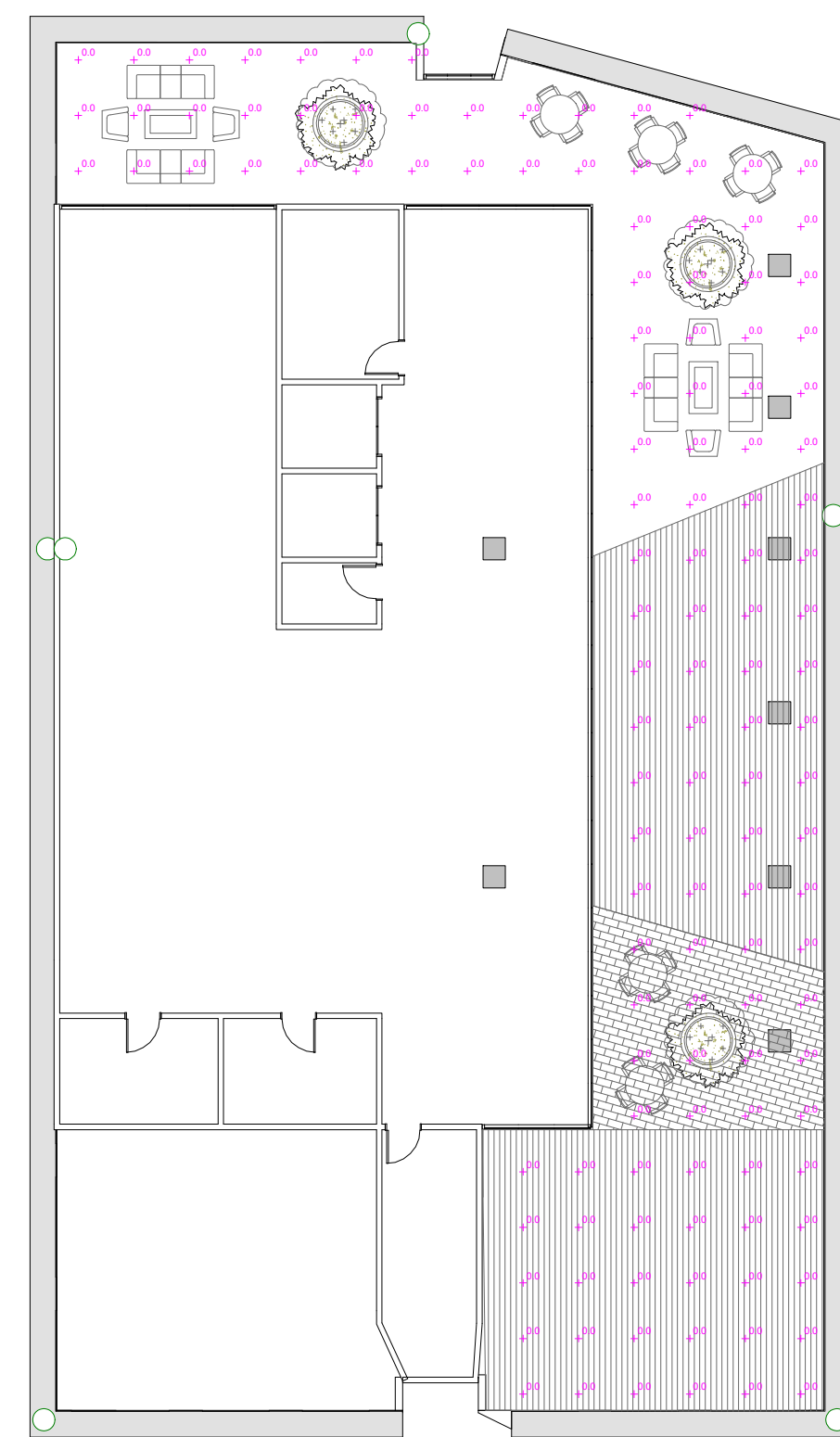
No	Date
SB330	03.06.2023
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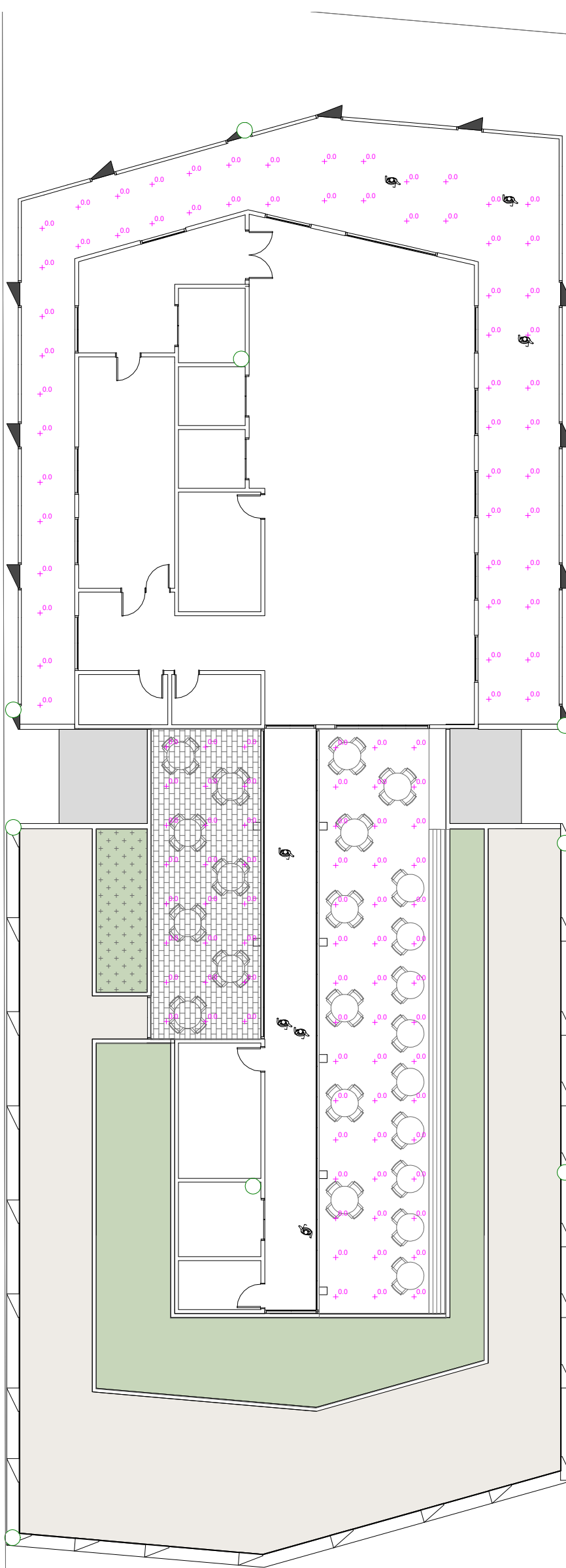
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Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1" = 30'-0"

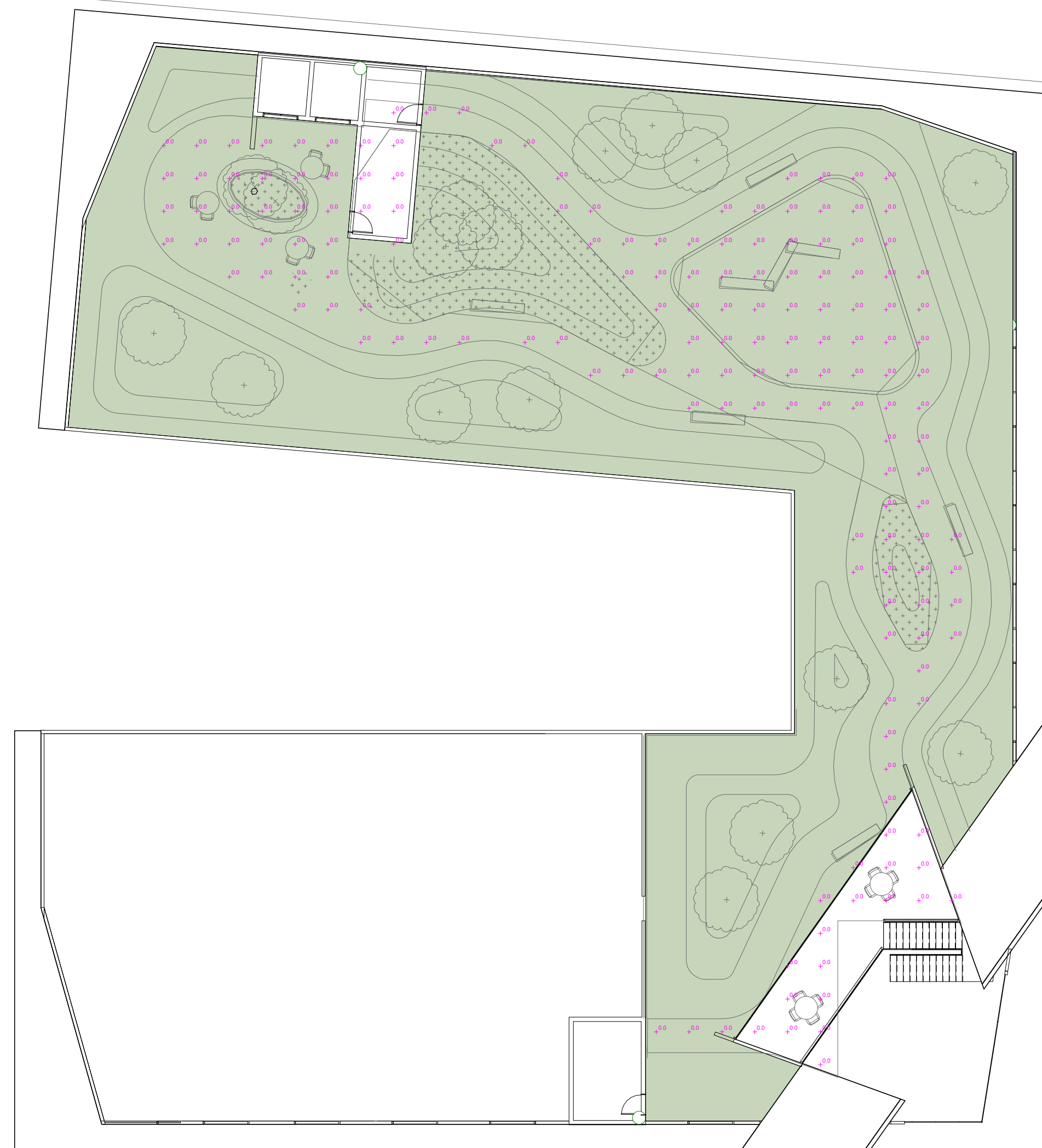
Sheet Title
LIGHTING PLAN



3 LIGHTING LEVEL 11 TOWER B ROOF TOP
1/16" = 1'-0"



1 LIGHTING LEVEL 17 TOWER A ROOF TOP
1/16" = 1'-0"



2 LIGHTING LEVEL 8 PODIUM ROOF TOP
1/16" = 1'-0"

Statistics					
Description	Symbol	Avg	Max	Min	Ma
Roof Garden- Level 6 Upper Rightside	+	3.2 fc	56.5 fc	0.0 fc	
Roof Garden- Level 7 Lower Leftside	+	1.2 fc	18.9 fc	0.0 fc	

Schedule	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number	Lumens Per Foot	Light Loss Factor	Wattage	Fit
A			10	REEMER LIGHTING	OT1627	POOD 30" 20W 650 CER-D-10V Rev.010	1	1079	0.85	20	Fit
B			5	LINEA LIGHT LIGHTING	LINEA-REL-F-10-200-21-001	Linea-Rel-F-10-200-21-001 Linea-Rel-F-10-200-21-001	1	148	0.9	2	
C			2	ORGANIC LIGHTING	INLED	Side Deco White Slim White 2700K Dimm	1	84	0.9	1.1	
D			10	KLINGA LIGHTING	LP0041	LP0041-04-4FC Dimmable LP0041-04-4FC Dimmable LP0041-04-4FC Dimmable	1	148	0.9	1.4	
E			20	Faenlighting Inc		Beige Single Dimension	1	126	0.9	1.5	

Datasheet liniLED® Side Deco White G1

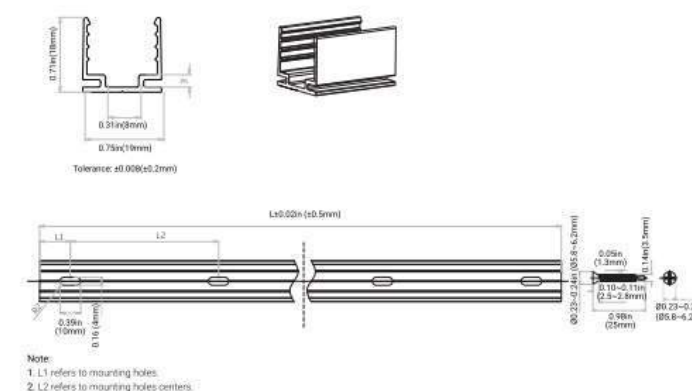
liniLED®
Side Deco White G1
The liniLED® Side Deco LED strip light is a high-quality, flexible lighting solution with a unique recessed technology. The built-in recessed design allows for ambient lighting from the side. Because the liniLED® Side Deco LED strip is recessed, it can be used in a variety of applications, including wall sconces, ceiling fixtures, and more. The recessed design also allows for a clean, minimalist look.

Available colors:
Color Description
8400K Warm White liniLED® Side Deco White G1
4000K Warm White liniLED® Side Deco White G1
2700K Warm White liniLED® Side Deco White G1

Aluminum Profile



Dimension: inches



PERFORMANCE LIGHTING

MIMIK 20 M TYPE III

Part Number	GT1762
Manufacturer	GE
Material	Aluminum / Anodized / Textured
Color	Black
Finish	Matte
Length	20"
Width	1.5"
Height	1.5"
Weight	0.5 lbs
Power	10W
Voltage	120V
Temperature	30°C
Humidity	90%
Life Span	50,000 hours
Warranty	5 years

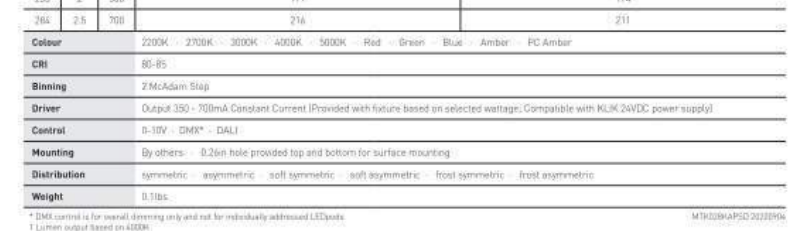
Description

The MIMIK 20 M Type III is a high-quality, adjustable LED lighting fixture. It features a sleek, modern design with a textured finish. The fixture is designed for use in a variety of applications, including wall sconces, ceiling fixtures, and more. It is dimmable and has a long life span. The MIMIK 20 M Type III is a great choice for anyone looking for a high-quality, adjustable LED lighting fixture.

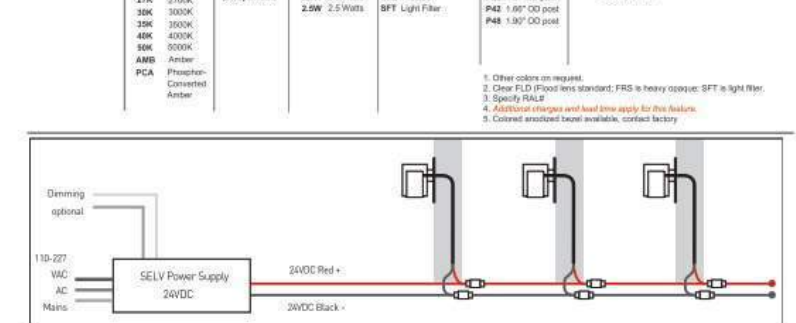
MISTIK028 REC SPEC SHEET

Item	Manufacturer	System Lumens	Beam Angle
MISTIK028 REC	GE	100	120°
MISTIK028 REC	GE	100	120°
MISTIK028 REC	GE	100	120°
MISTIK028 REC	GE	100	120°
MISTIK028 REC	GE	100	120°

Product Cutaway



Technical drawings



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Sheet Information

Issue Date	03/19/24
Job Number	23-013
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Scale	1/16" = 1'-0"
Sheet Title	LIGHTING PLAN



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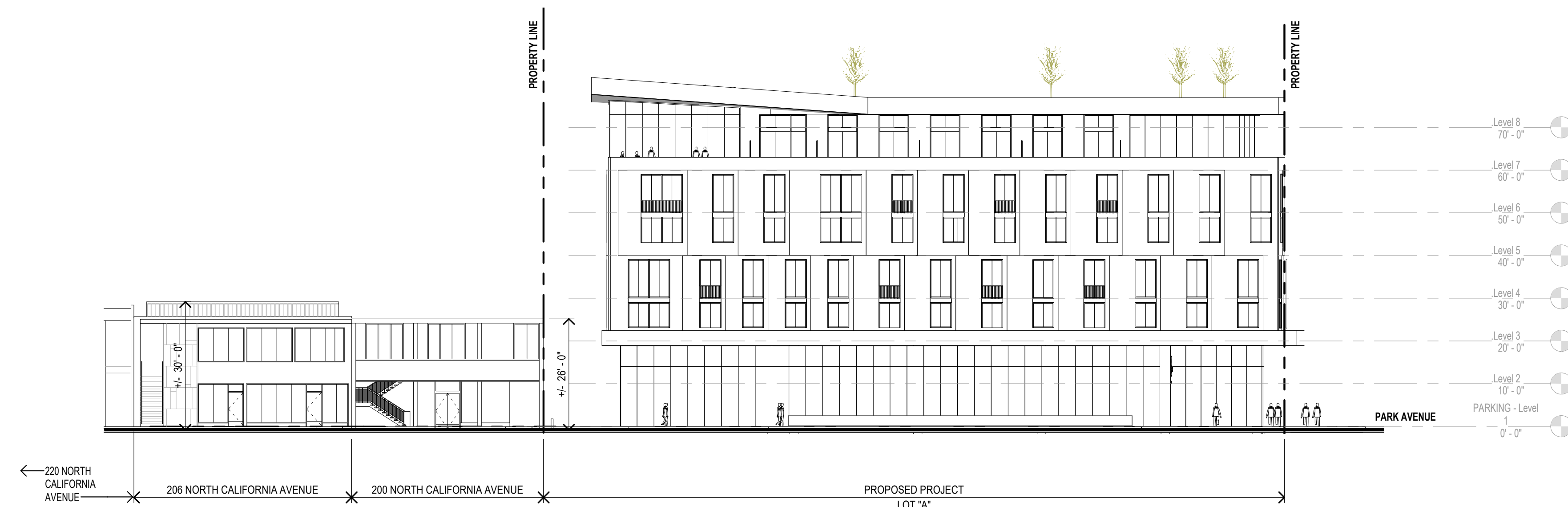
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Job Number	23-013
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Scale	1" = 20'-0"

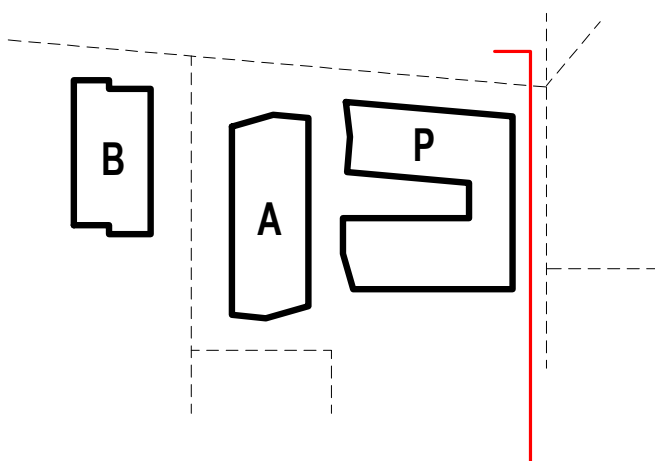
Sheet Title

STREETSCAPE SHEET

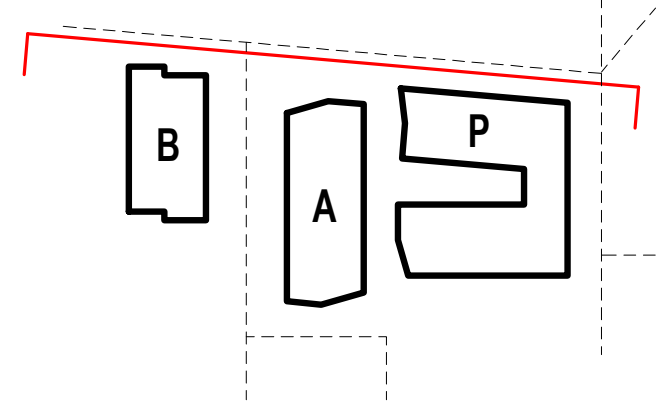
A4.0



C ■ **STREETSCAPE - CALIFORNIA AVENUE**
Scale: 1" = 20'-0"



P ■ **STREETSCAPE - PARK AVENUE**
Scale: 1" = 20'-0"

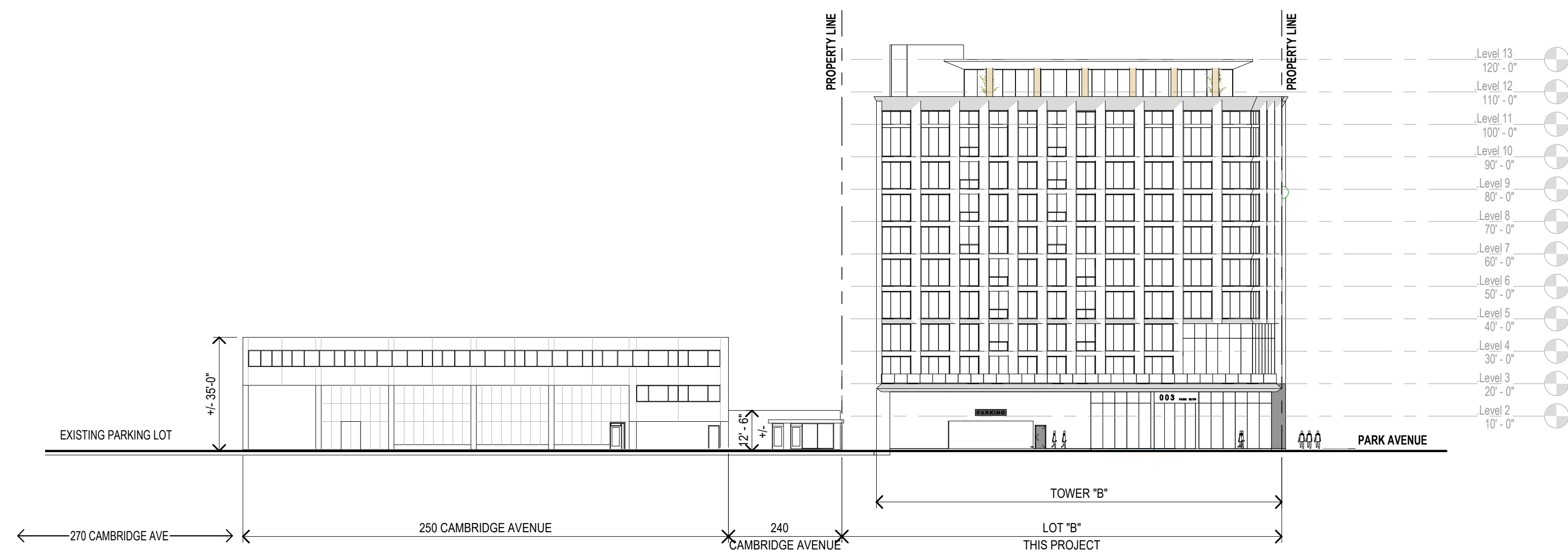




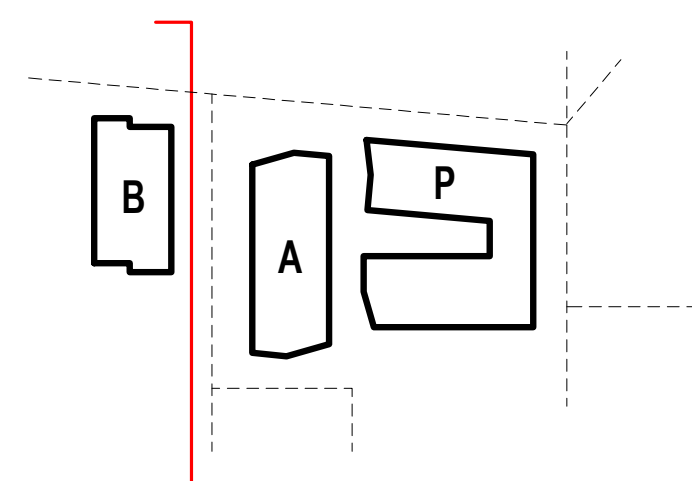
Project:
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Mixed Use Proposal

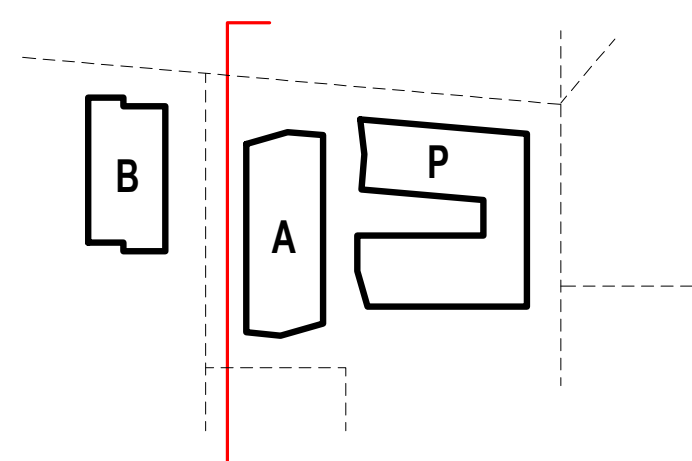
Consultant



W ■ STREETScape - CAMBRIDGE AVE - WEST
Scale: 1" = 30'-0"



E ■ STREETScape - CAMBRIDGE AVENUE - EAST
Scale: 1" = 30'-0"



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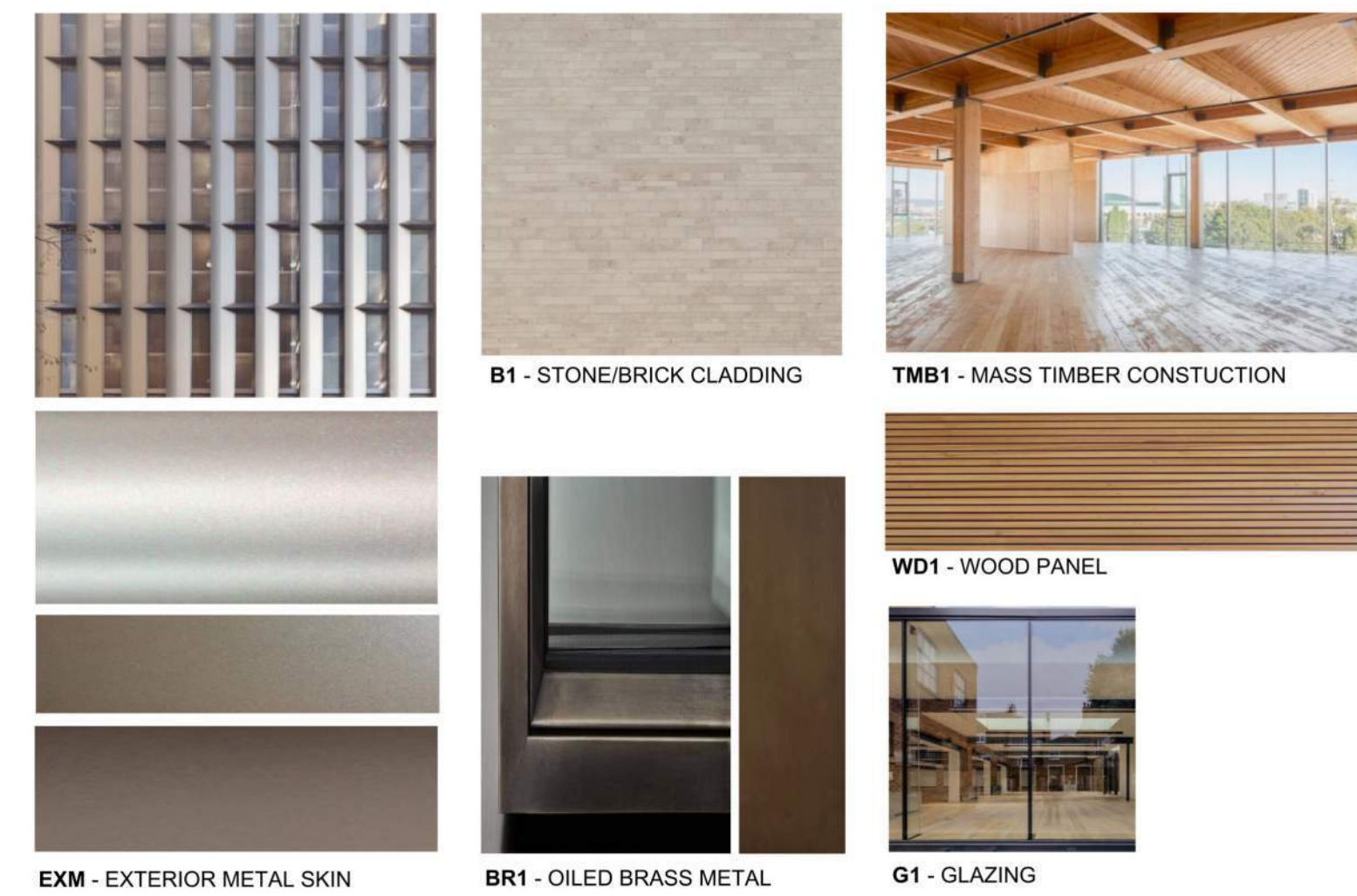
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Job Number	23-013
Drawn	Author
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Approved	Designer
Scale	1" = 30'-0"

Sheet Title

STREETScape SHEET

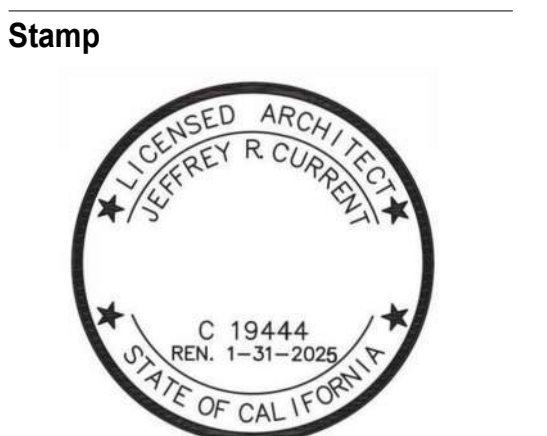
TYPICAL:



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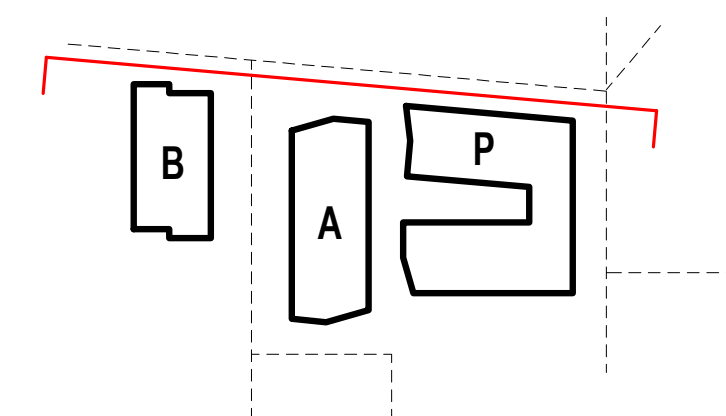


Sheet Information

Issue Date	03/28/24
Job Number	23-013
Drawn	Author
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Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title
PROPOSED ELEVATIONS

N NORTH ELEVATION - PARK BLVD
 Scale: 1/16" = 1'-0"





**STUDIO
CURRENT**
URBAN DESIGN + ARCHITECTURE
56 N. Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2009 www.studiocurrent.com

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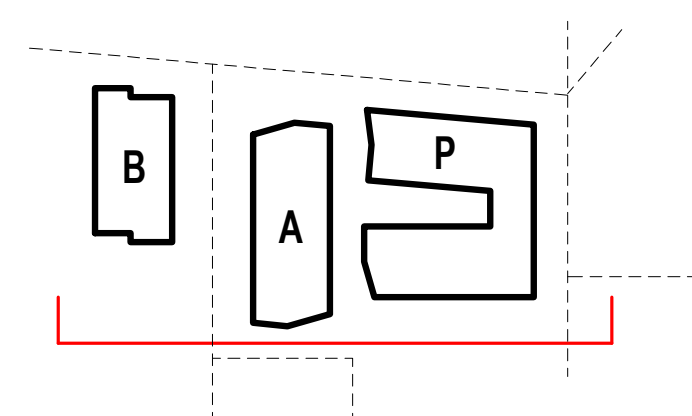
Sheet Title

**PROPOSED
ELEVATIONS**

A4.3



S ■ SOUTH ELEVATION
Scale: 1/16" = 1'-0"



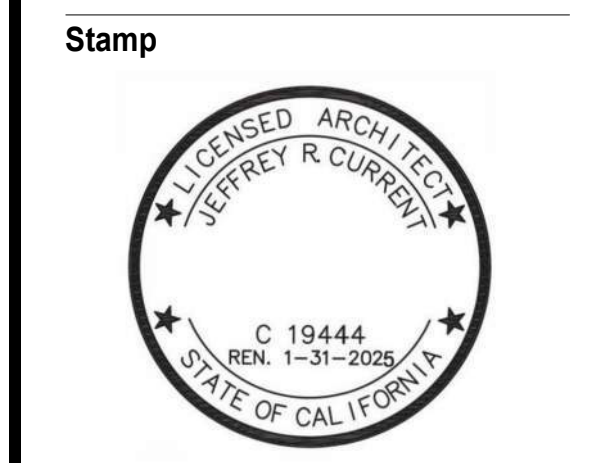


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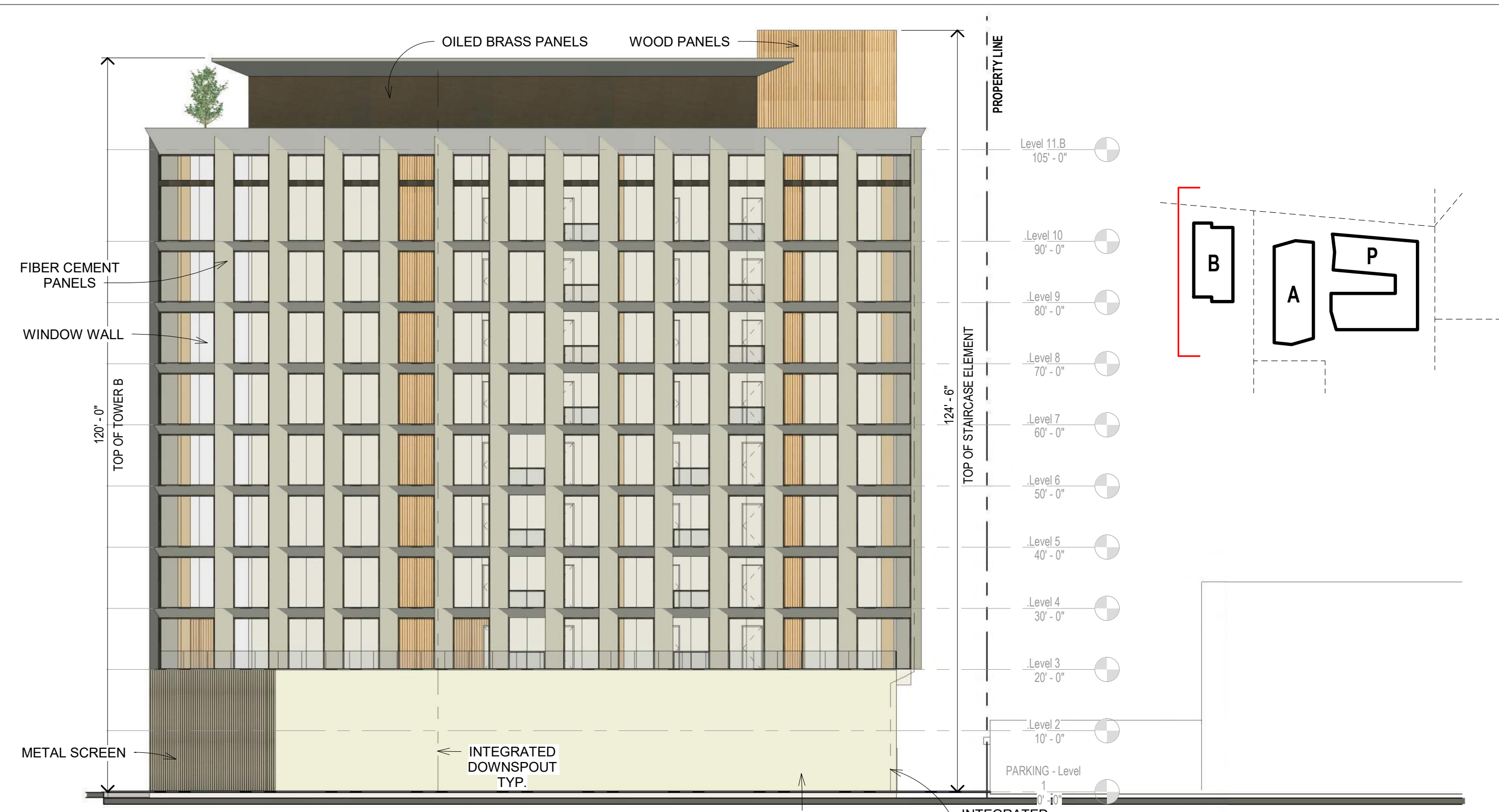
Sheet Information

Issue Date	03/28/24
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Approved	Designer
Scale	1/16" = 1'-0"

**PROPOSED
ELEVATIONS**



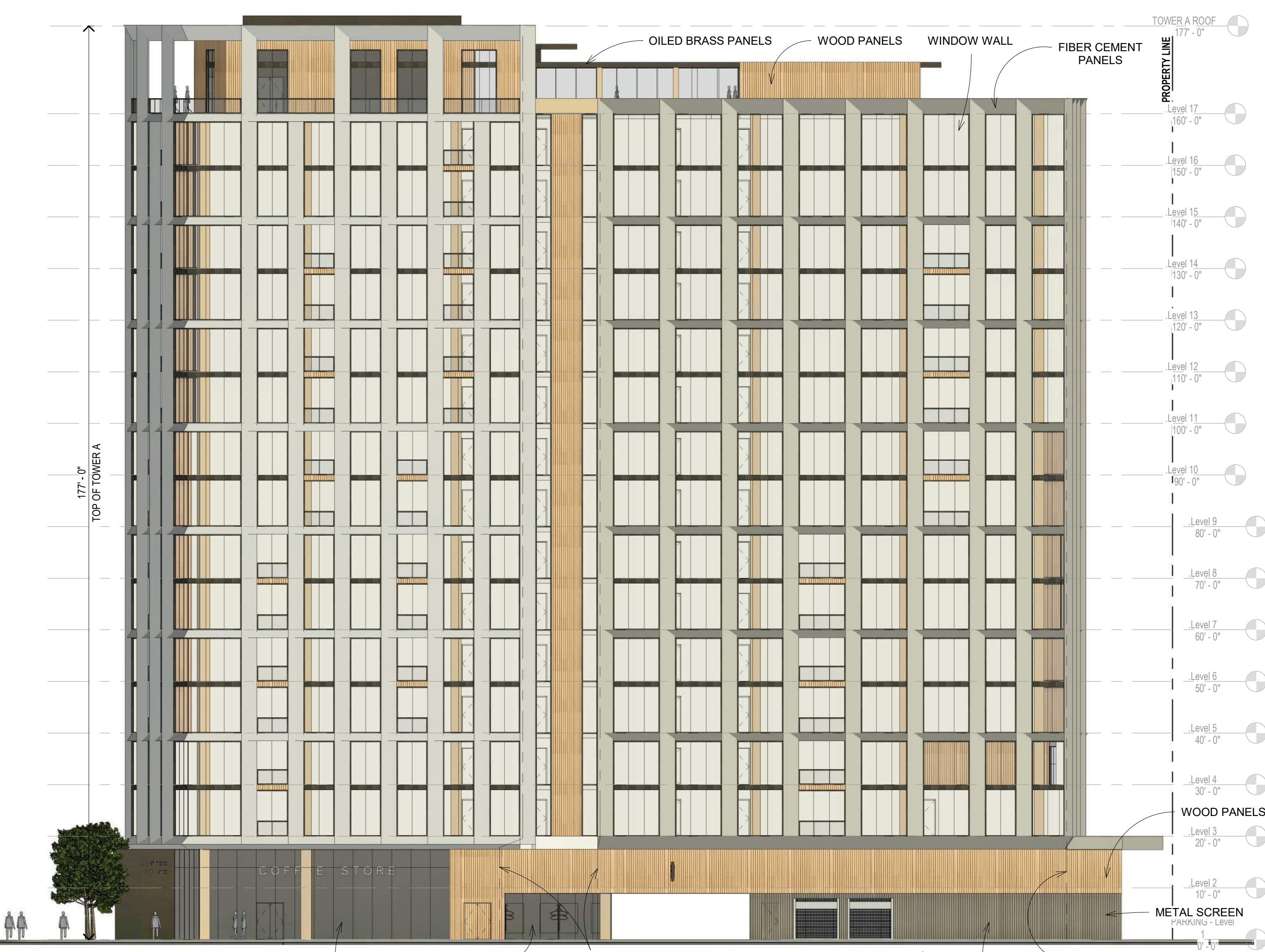
BE ■ TOWER B EAST ELEVATION - CAMBRIDGE AVE
Scale: 1/16" = 1'-0"



BW ■ TOWER B WEST ELEVATION
Scale: 1/16" = 1'-0"



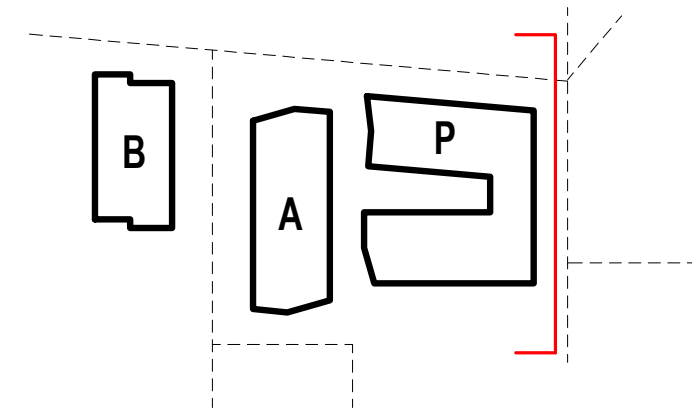
AE ■ TOWER A EAST ELEVATION - FROM COURTYARD
Scale: 1/16" = 1'-0"



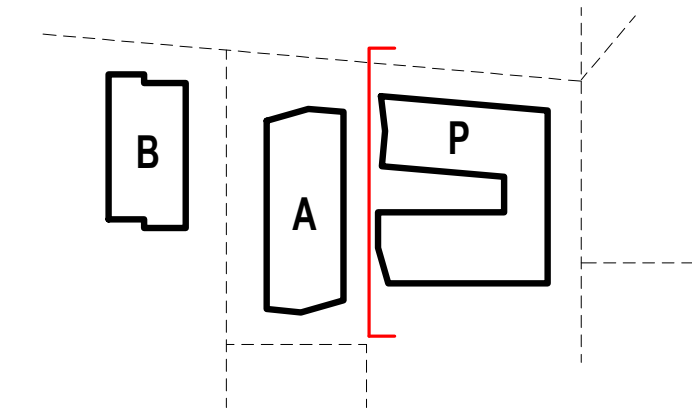
AW ■ TOWER A WEST ELEVATION - CAMBRIDGE AVE
Scale: 1/16" = 1'-0"



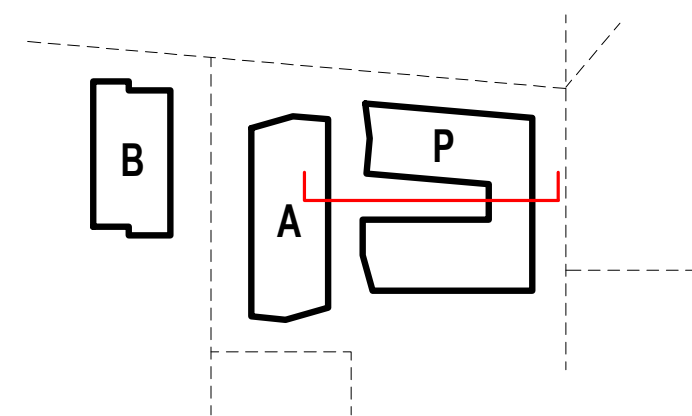
E ■ PODIUM EAST ELEVATION - CALIFORNIA AVE
Scale: 1/16" = 1'-0"



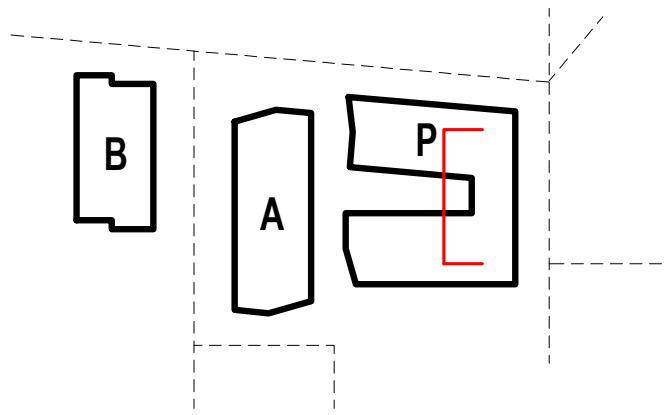
W ■ PODIUM COURTYARD WEST ELEVATION
Scale: 1/16" = 1'-0"



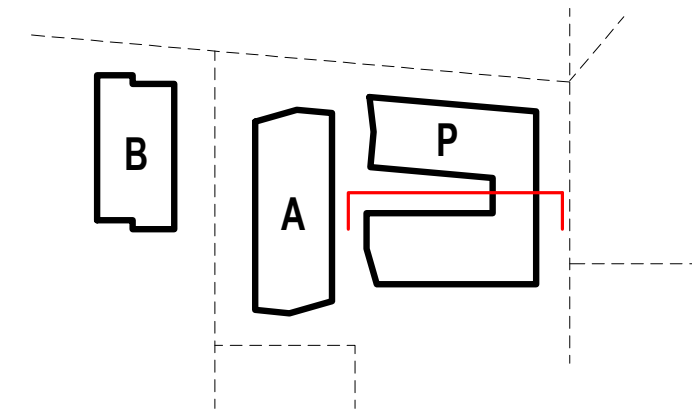
N ■ PODIUM COURTYARD SOUTH ELEVATION
Scale: 1/16" = 1'-0"



C ■ PODIUM COURTYARD END
Scale: 1/16" = 1'-0"



S ■ PODIUM COURTYARD NORTH ELEVATION
Scale: 1/16" = 1'-0"



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Sheet Title

**PROPOSED
ELEVATIONS**



Project:
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Sheet Information

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Drawn	Author
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Approved	Designer
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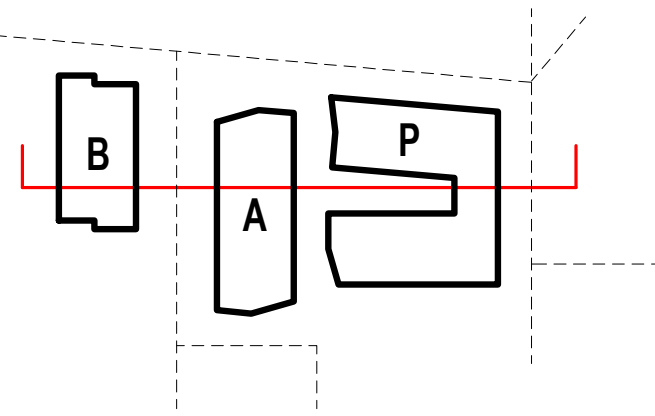
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WEST-EAST SECTION

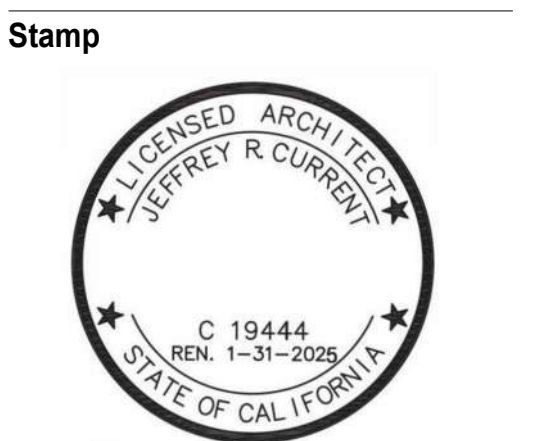
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WE ■ WEST-EAST SECTION
Scale: 1/16" = 1'-0"



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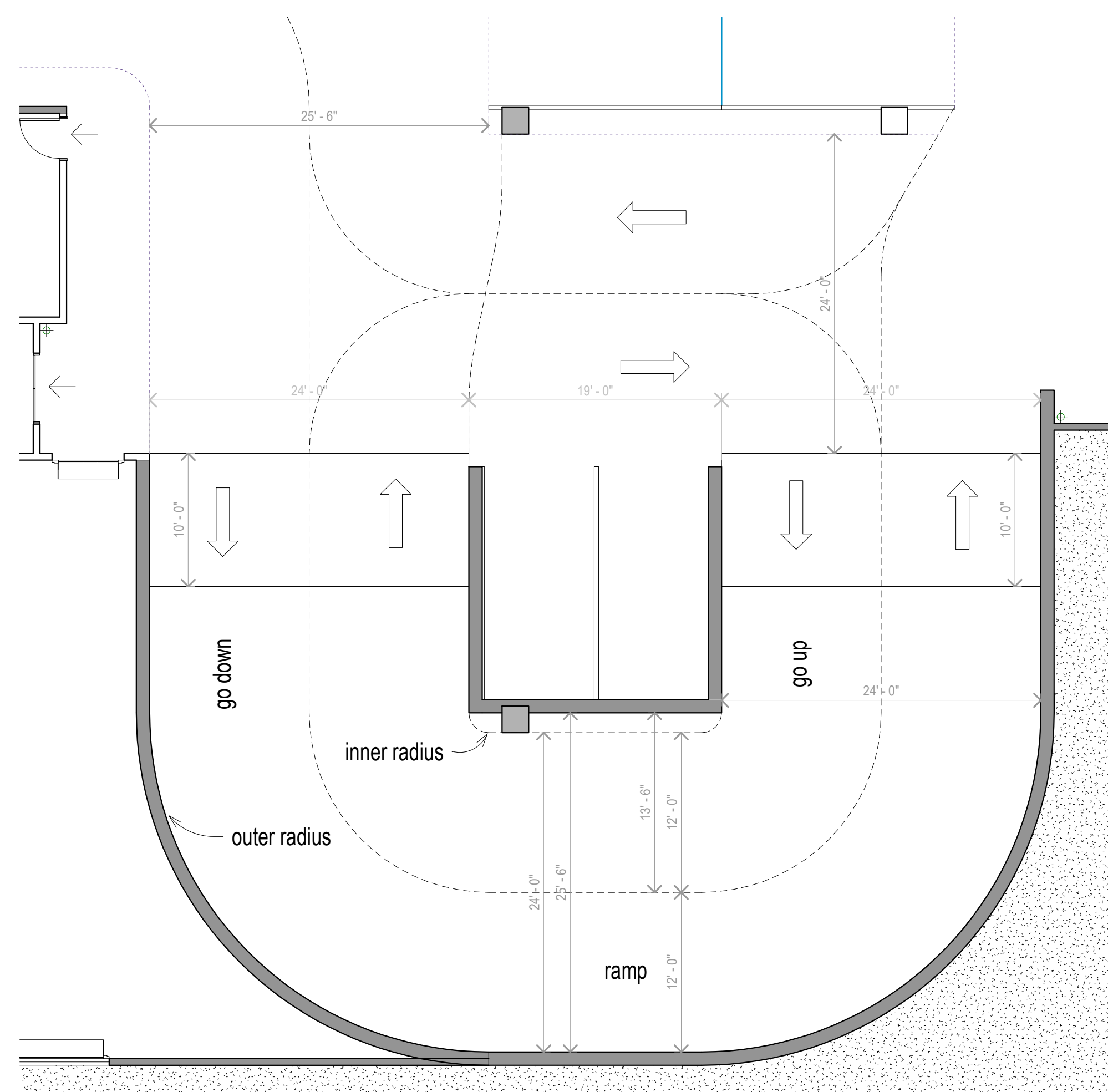
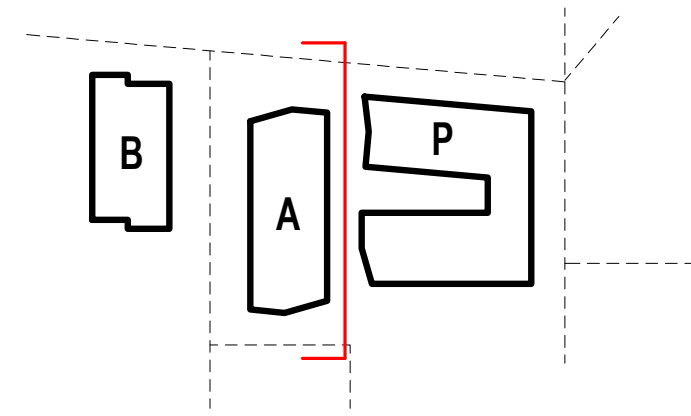
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Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	As indicated

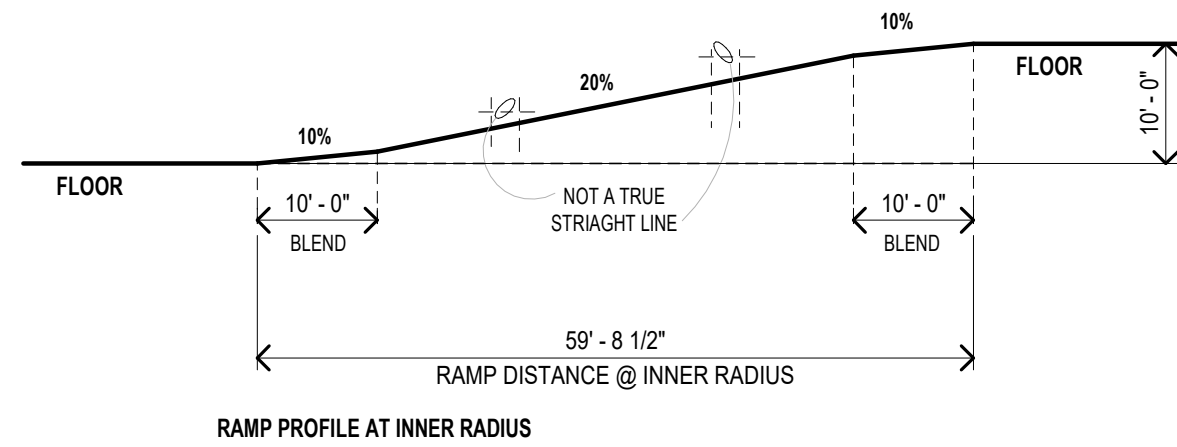
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SOUTH-NORTH SECTION & RAMP

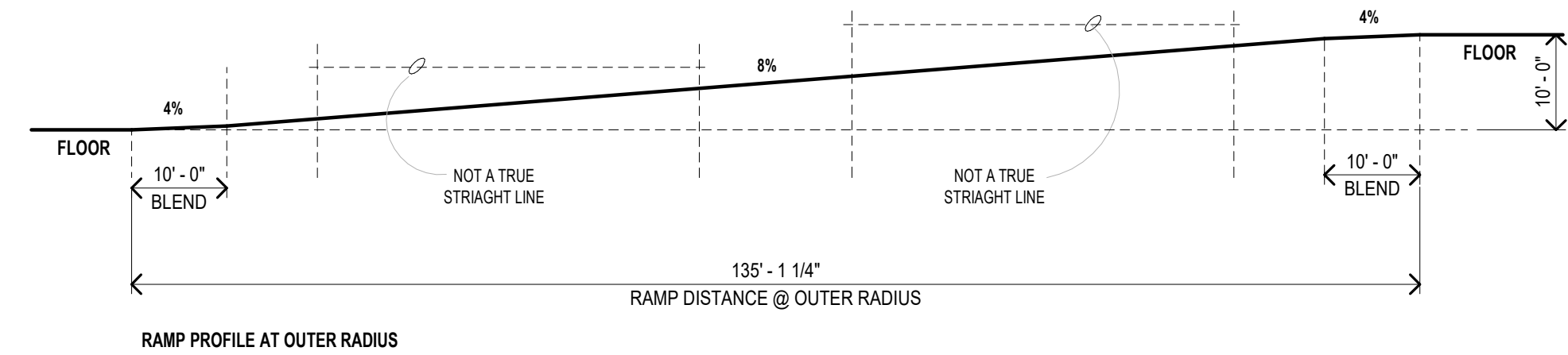
SN SOUTH-NORTH SECTION
 Scale: 1/16" = 1'-0"

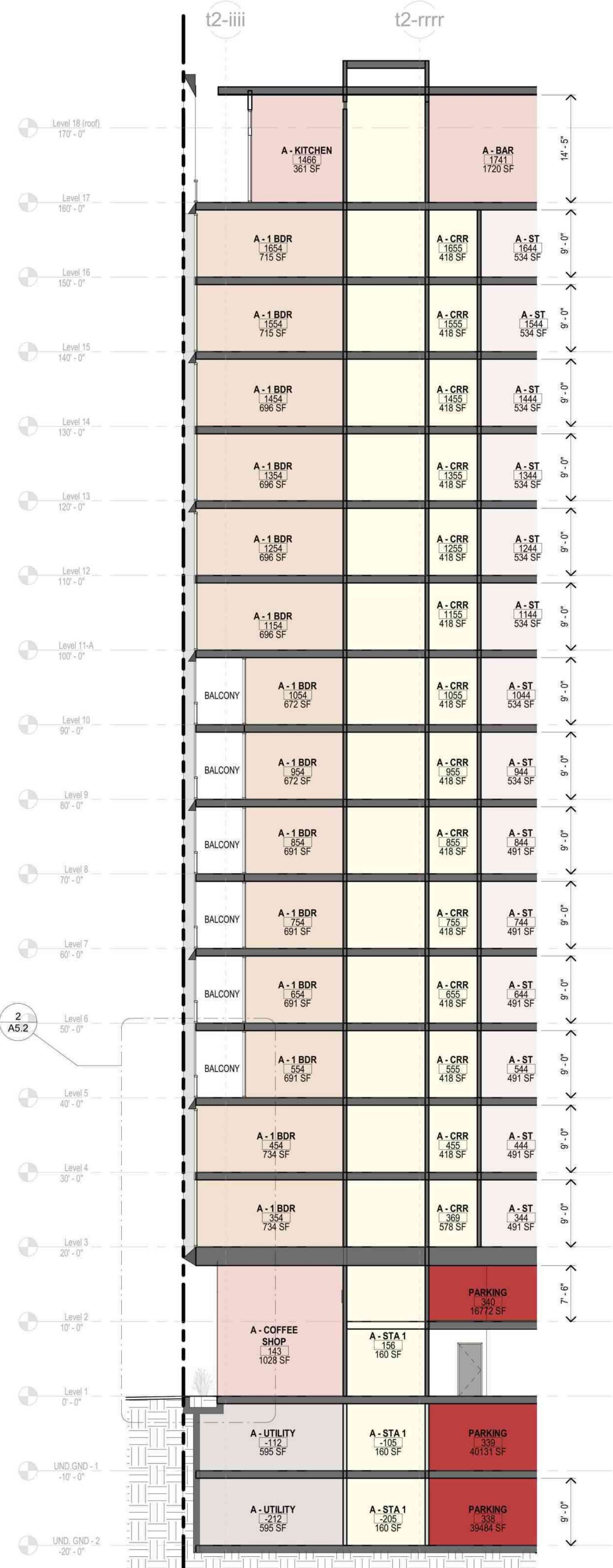


1 Level 1 - RAMP PLAN
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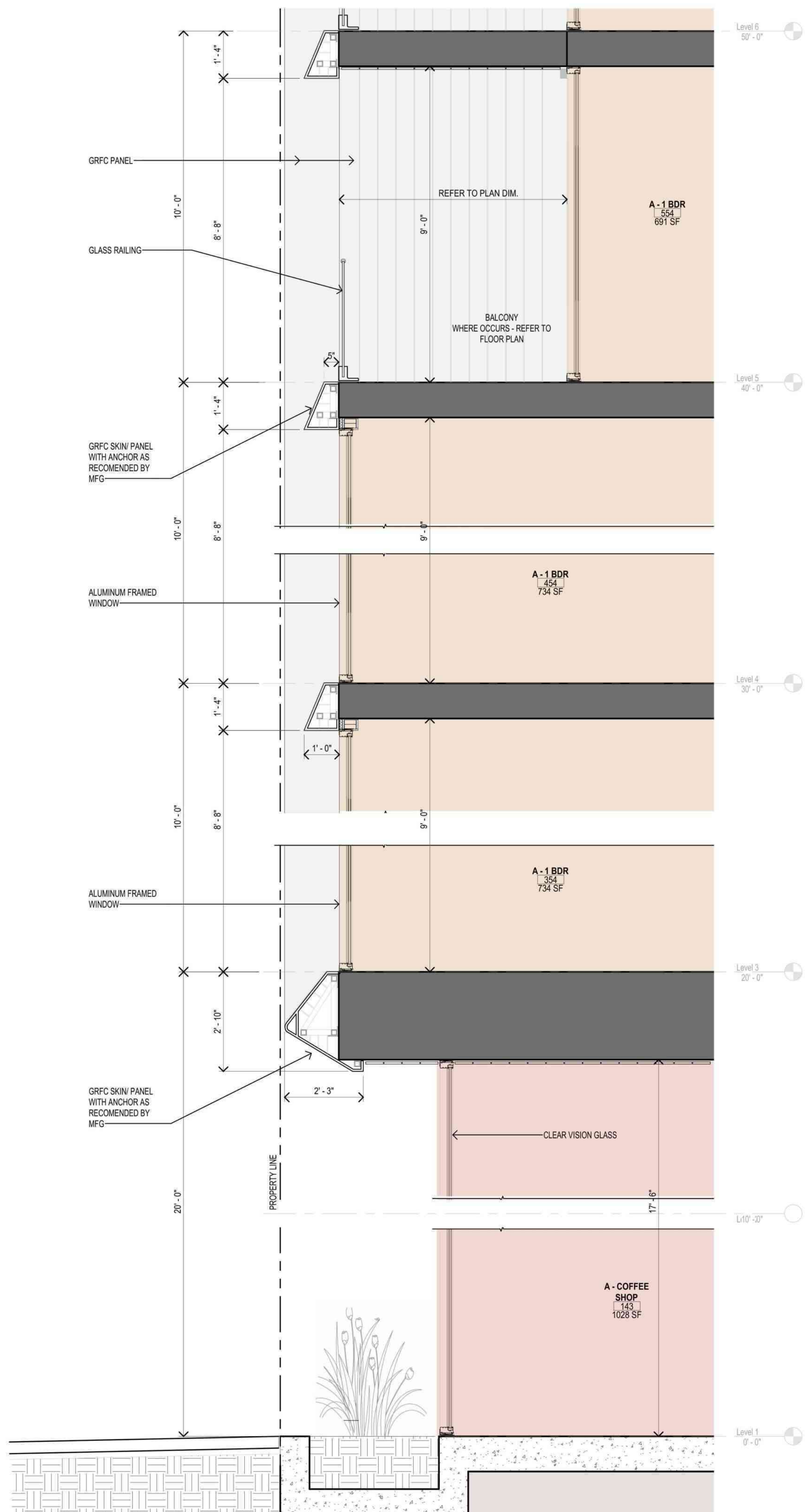


2 RAMP SECTIONS
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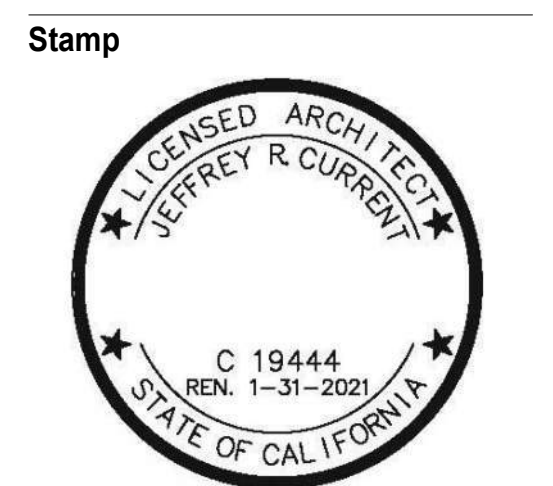
1 Section 14
Scale: 1" = 10'-0"



2 Section 14 - ENLARGED SECTION
Scale: 1/2" = 1'-0"

Revision

No	Date



Sheet Information

Issue Date	03/28/24
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1" = 10'-0"

Sheet Title
TOWER A- TYPICAL & ENLARGED SECTION, SCHEMATIC DETAIL



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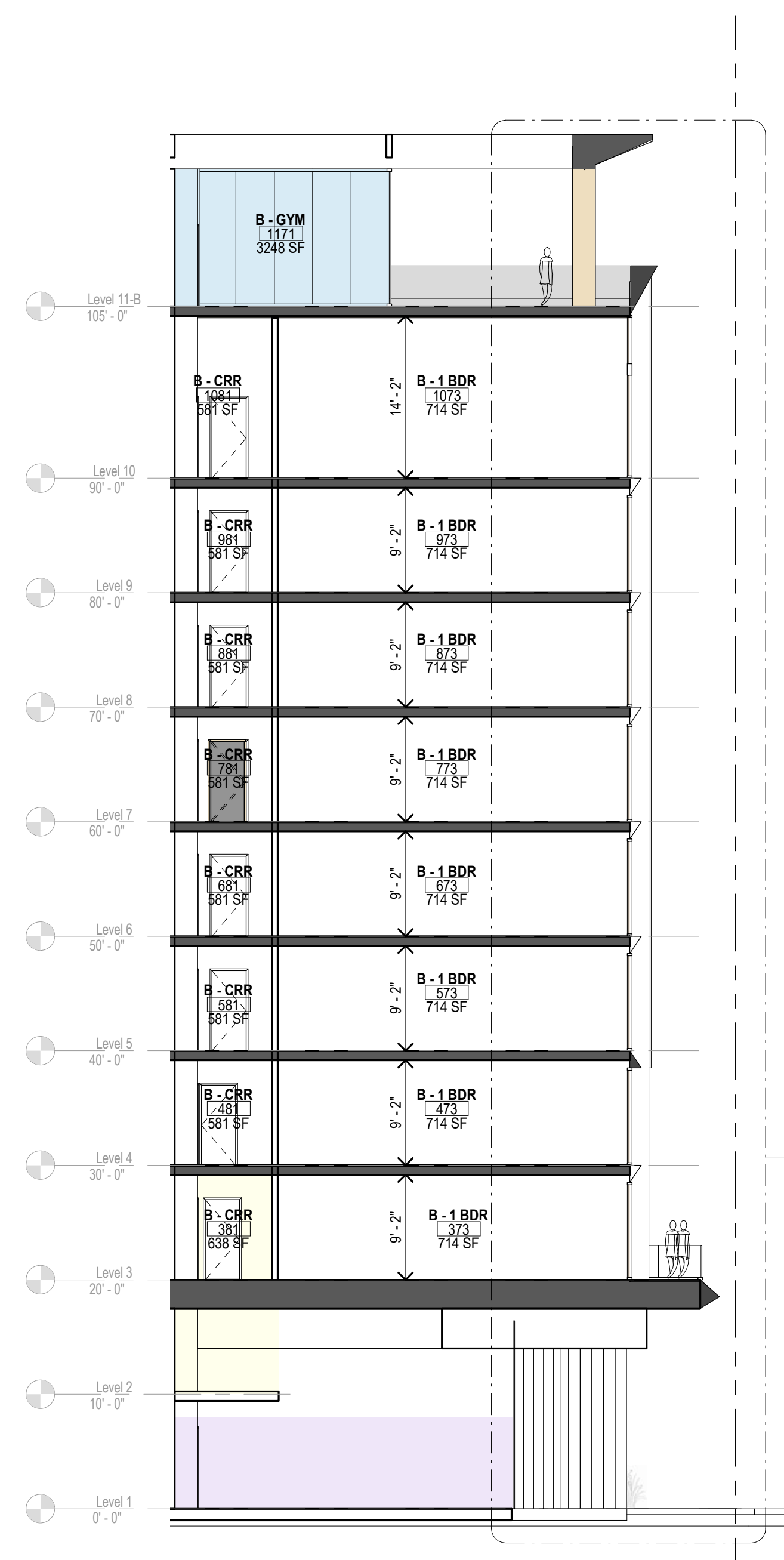
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Approved	Designer
Scale	As indicated

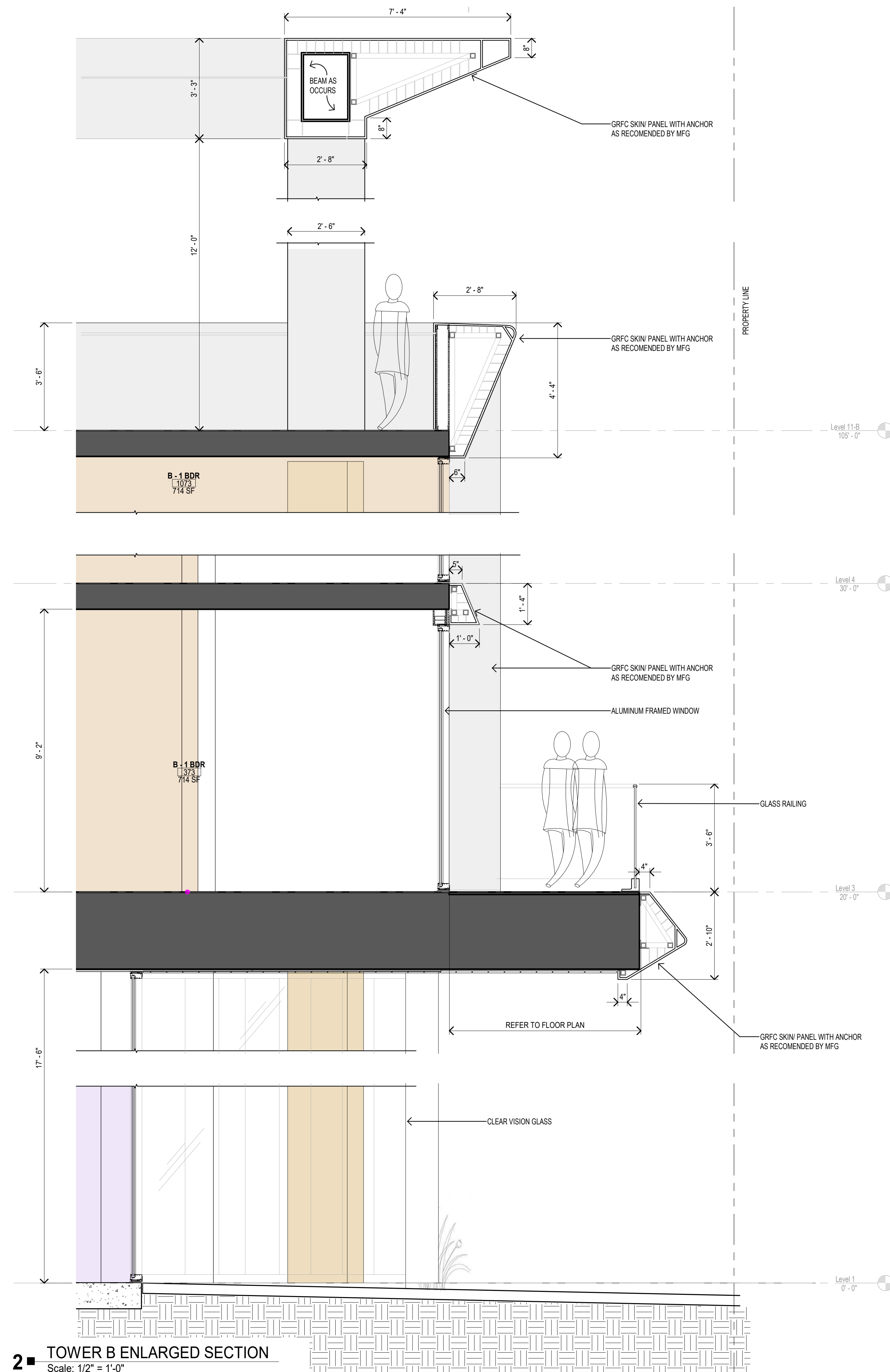
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**TOWER B - TYPICAL &
ENLARGED SECTION ,
SCHEMATIC DETAIL**

A5.3



1 TOWER B SECTION
Scale: 1" = 10'-0"



2 TOWER B ENLARGED SECTION
Scale: 1/2" = 1'-0"



**MAJOR
ARCHITECTURAL
REVIEW
24APP-00886**

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024

Stamp



Sheet Information

Issue Date	03/28/24
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	As indicated

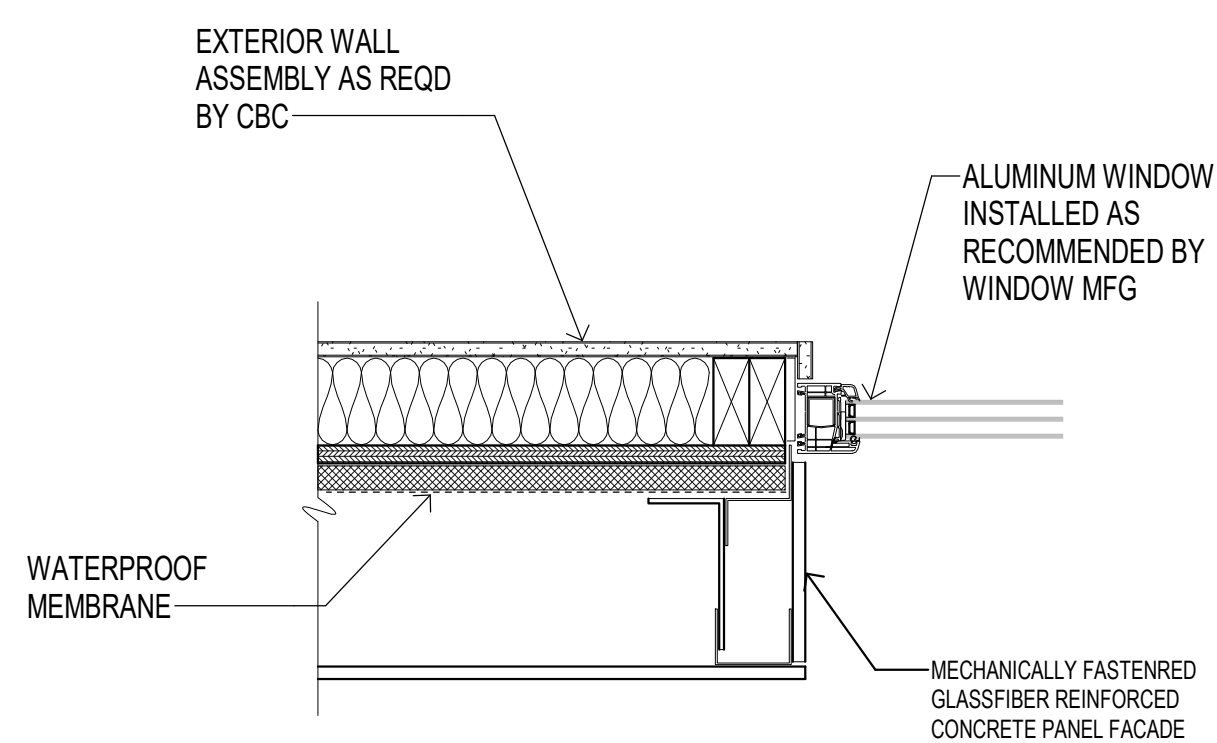
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**PODIUM BLDG -
TYPICAL & ENLARGED
SECTIONS,
SCHEMATIC DETAILS**

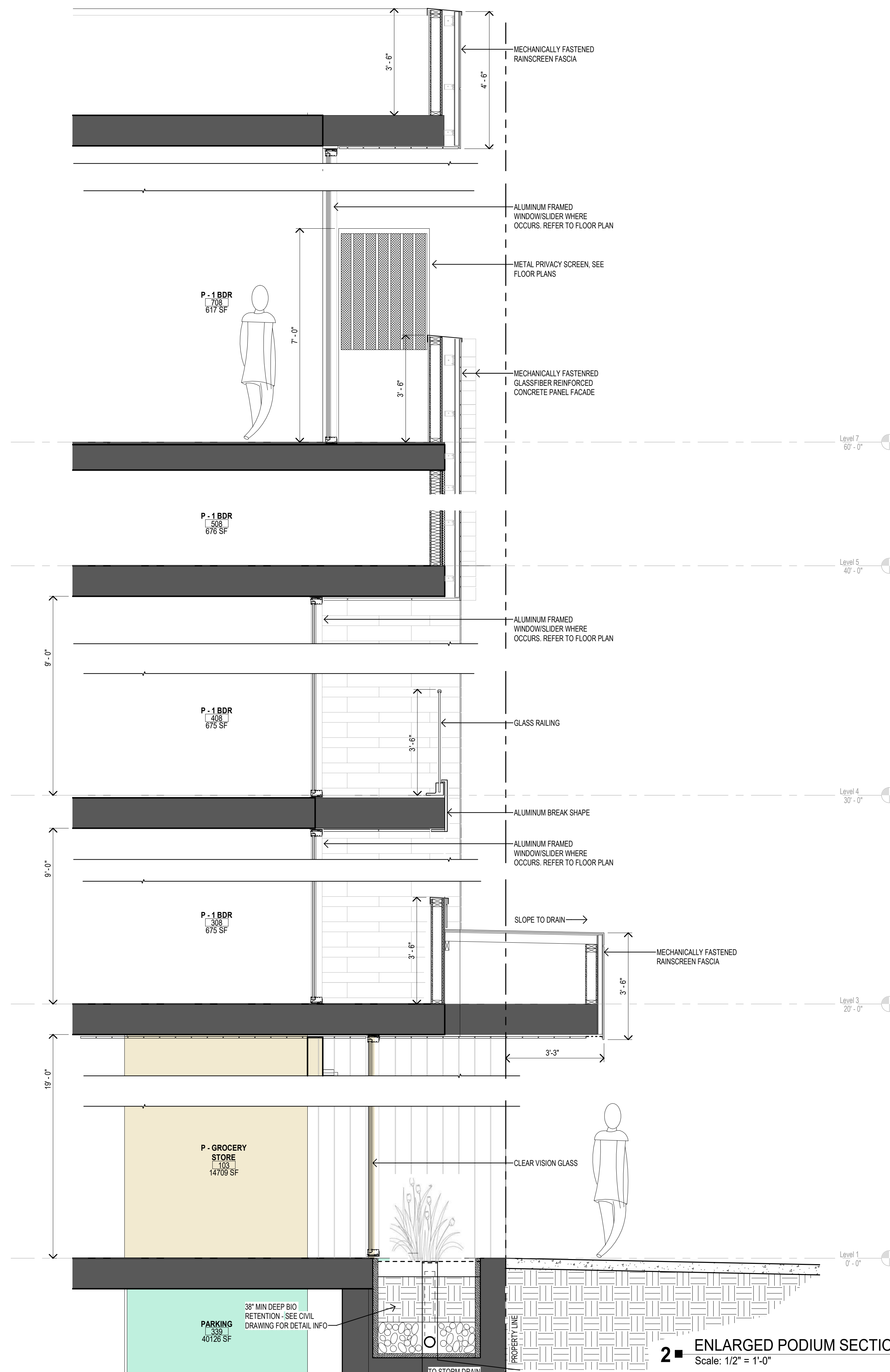
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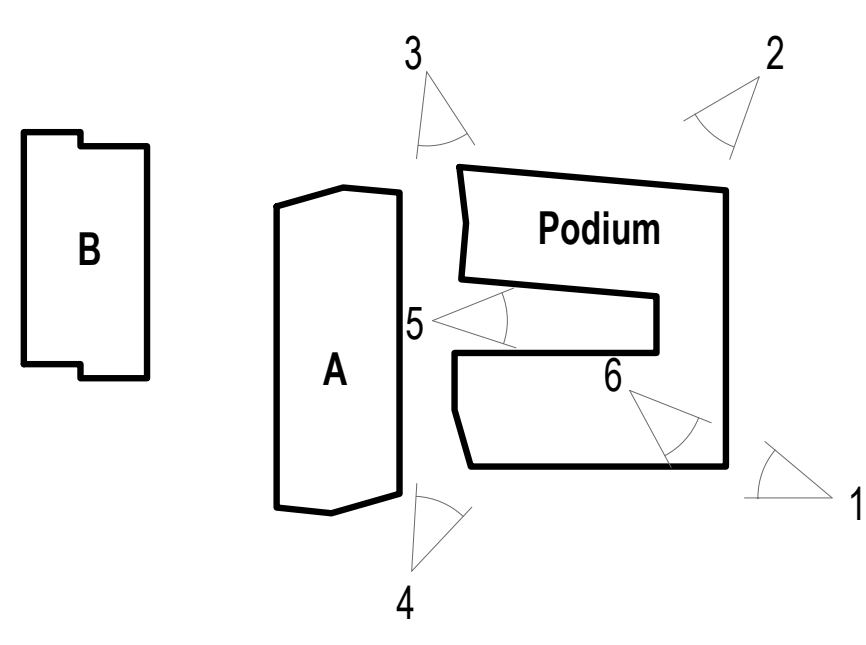
1 ■ PODIUM SECTION
Scale: 1" = 10'-0"



3 ■ TYPICAL JAMB DETAIL
Scale: 1 1/2" = 1'-0"



2 ■ ENLARGED PODIUM SECTION
Scale: 1/2" = 1'-0"



1 1 - California Ave Streetscape View - Paseo
Scale:



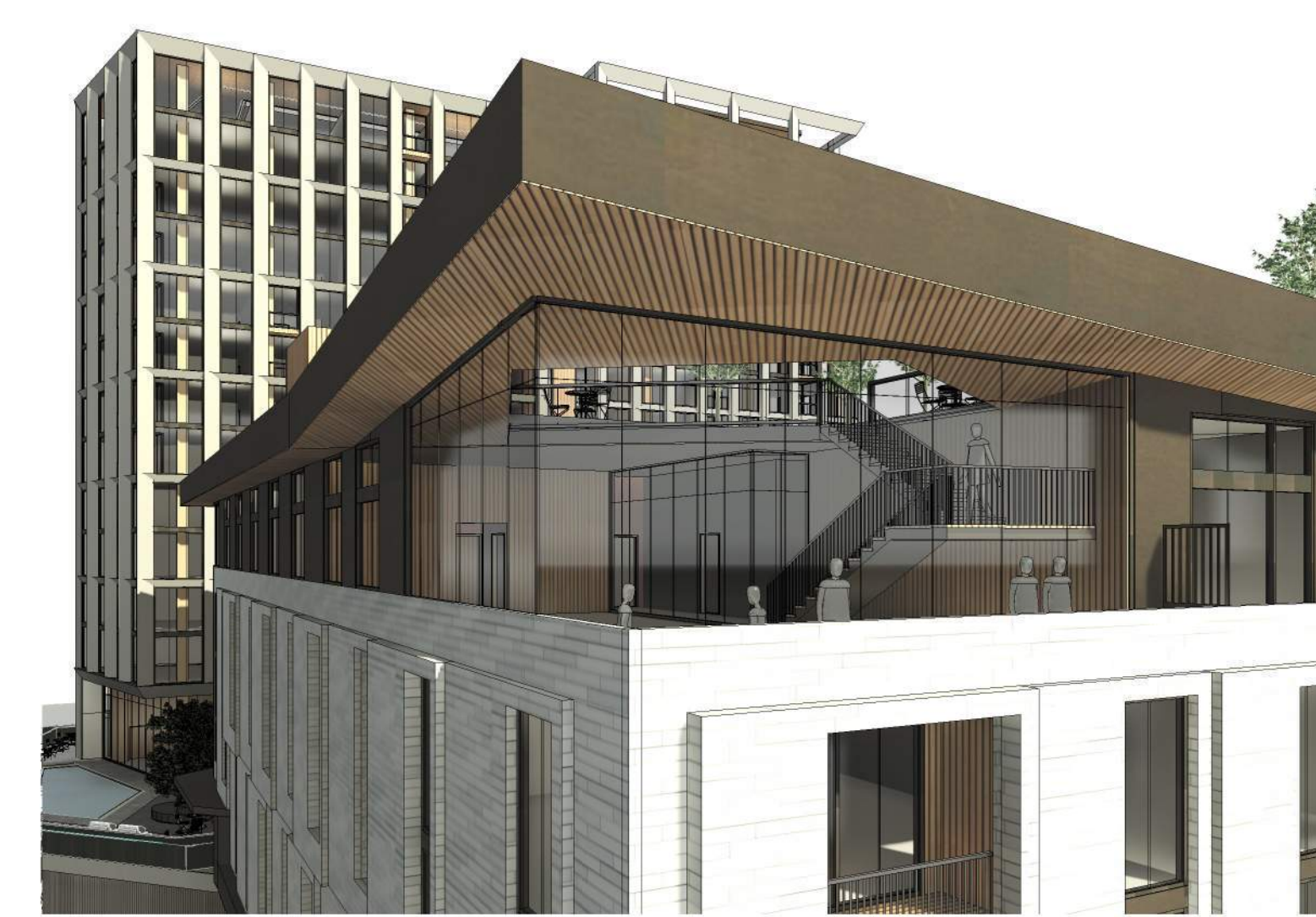
2 2 - Corner View - Grocery Store Entrance
Scale:



3 3 - Parl Blvd View - Podium Lobby Entrance & POPOS
Scale:



4 4 - Swimming Pool Deck & Club House
Scale:



5 5 - Co-work Amenity - Podium
Scale:



6 6 - Roof Top Co-work Pavillion Over California Ave
Scale:

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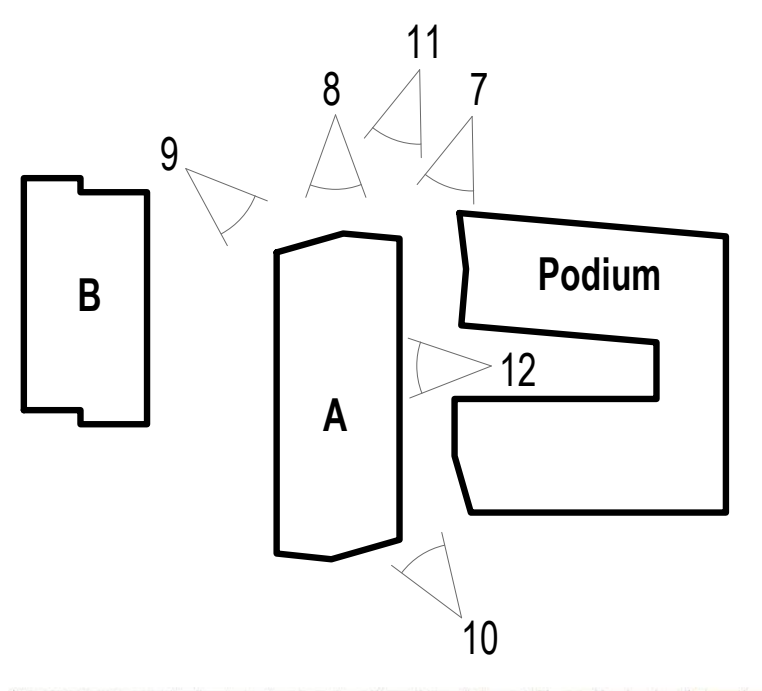
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Scale:
Sheet Title
3D VIEWS PODIUM



7 ■ 7 - POPOS - Privately Owned Public Open Space
Scale:



8 ■ 8 - Park Blvd View - POPOS & Tower A Lobby Entrance
Scale:



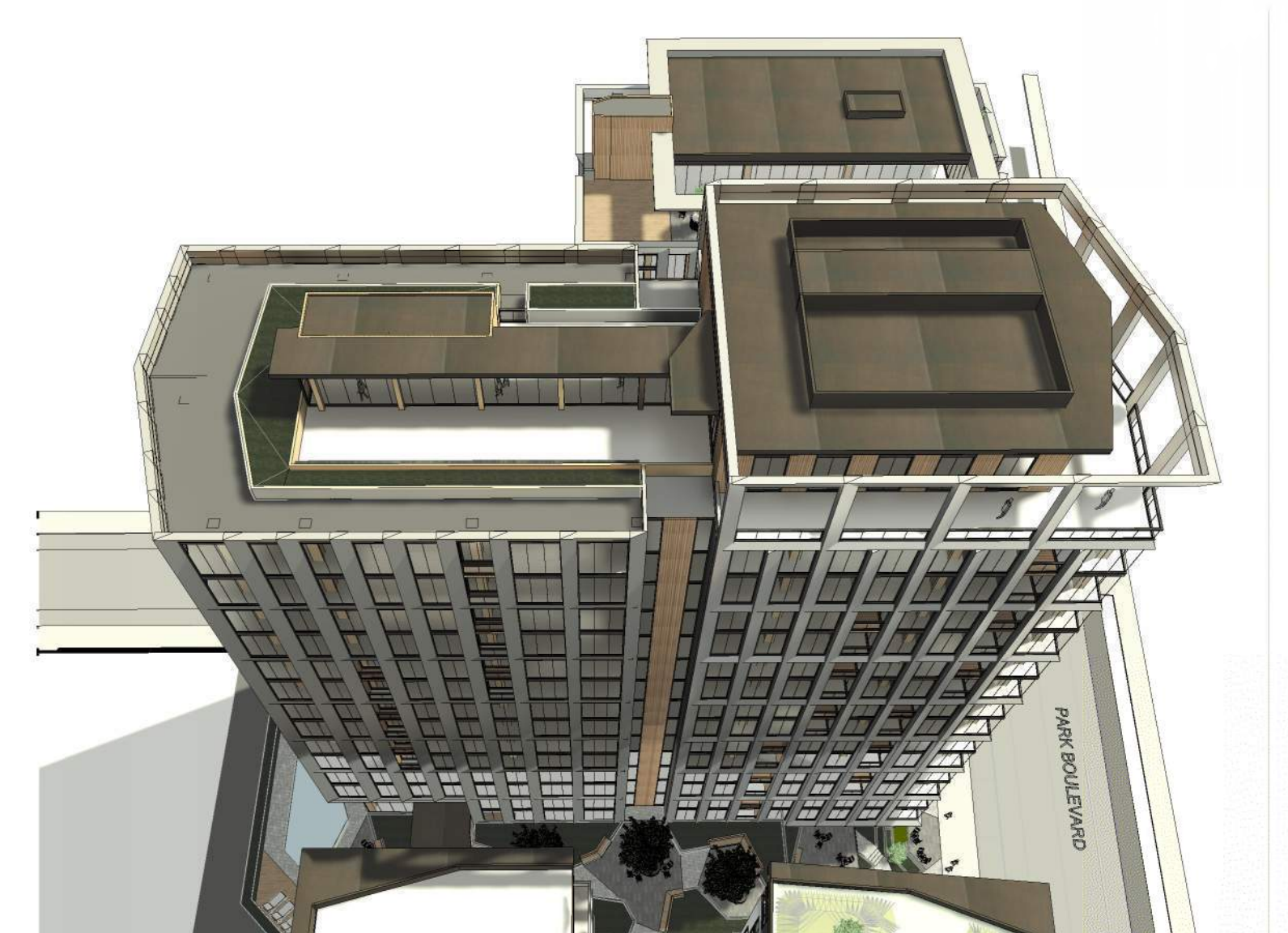
9 ■ 9 - Corner View - POPOS & Tower A Retail at Ground Level
Scale:



10 ■ 10 - Swimming Pool Deck, Club House & Game Room
Scale:



11 ■ 11 - Park Blvd View - Tower A Roof Top Retail - Bar Lounge
Scale:



12 ■ 12 - Tower A Roof Top Retail - Bar Lounge
Scale:

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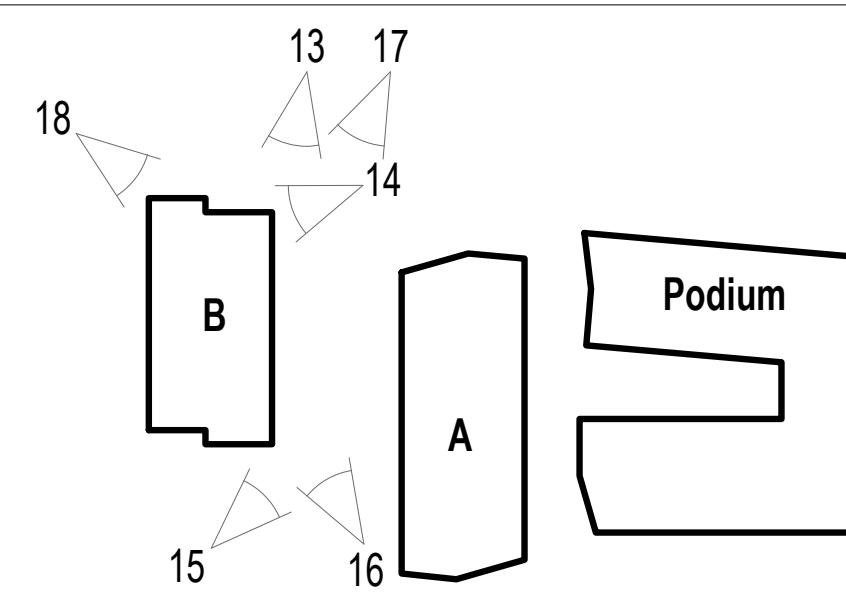
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Approved	Designer
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Sheet Title	

3D VIEWS TOWER A



13 - Park Blvd Streetscape View- Tower B
Scale:



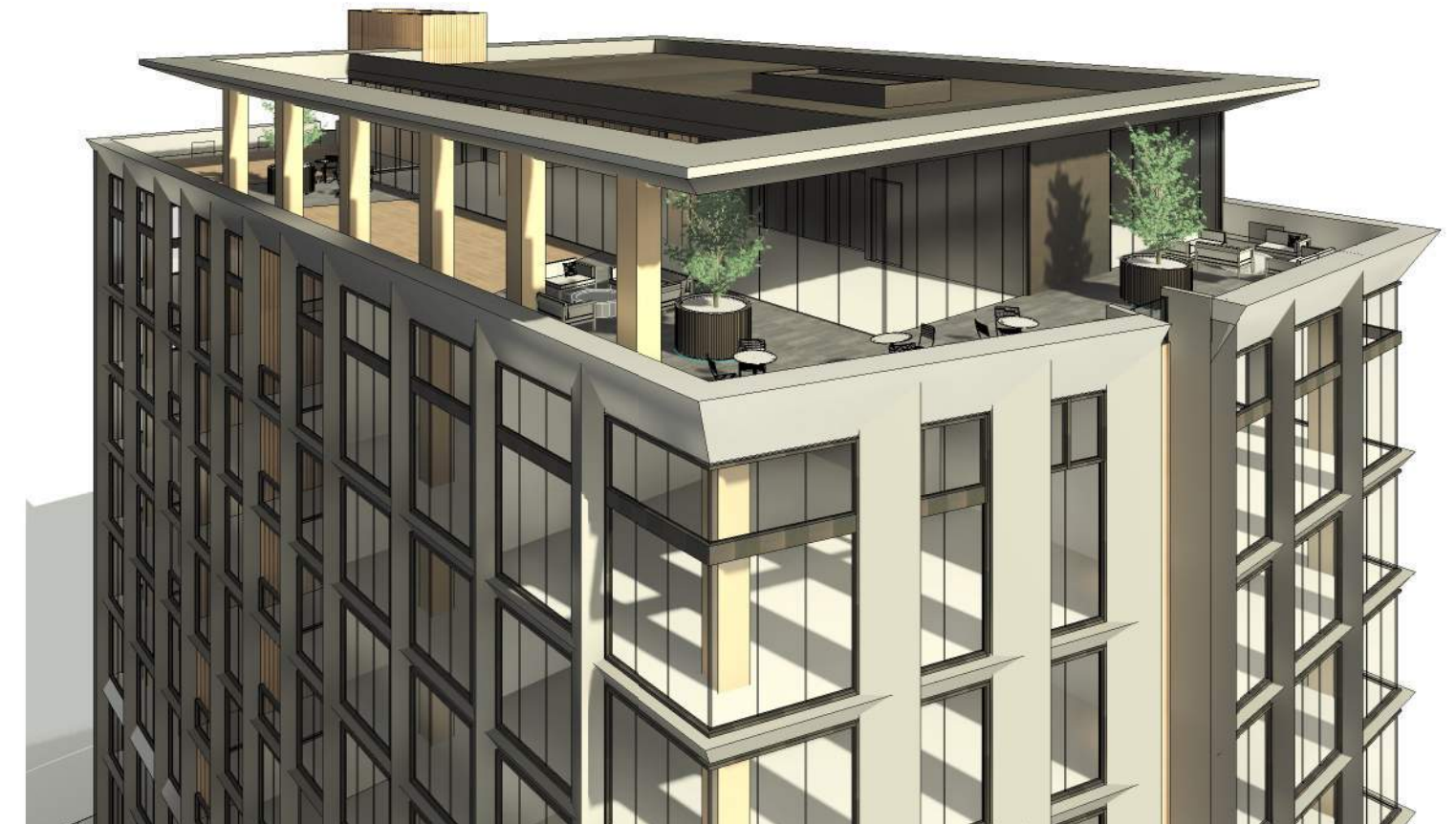
14 - Corner View - Tower B Entrance, Amenities & Retail
Scale:



15 - South View - All Buildings
Scale:



16 - Cambridge Ave View - South Elevation
Scale:



17 - Tower B Roof Top - Gym, Work-out Room
Scale:



18 - Park Blvd View & West Elevation
Scale:

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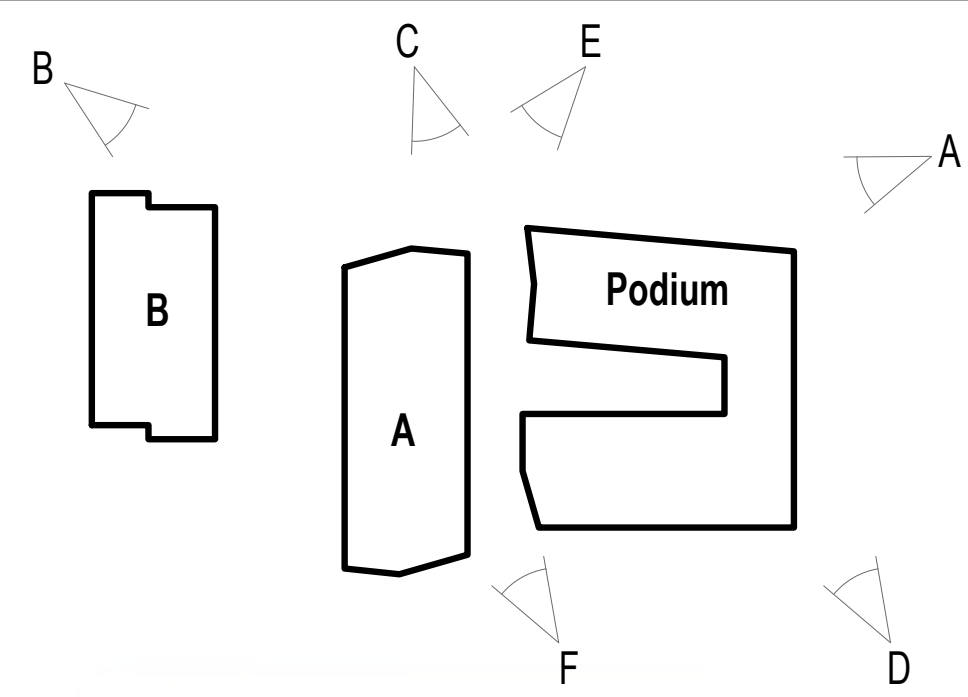
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Sheet Information

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Approved	Designer

Scale:
Sheet Title
3D VIEWS TOWER B



A ■ A - General View - Grocery Store Entry
Scale:



B ■ B - General View - Park Blvd
Scale:



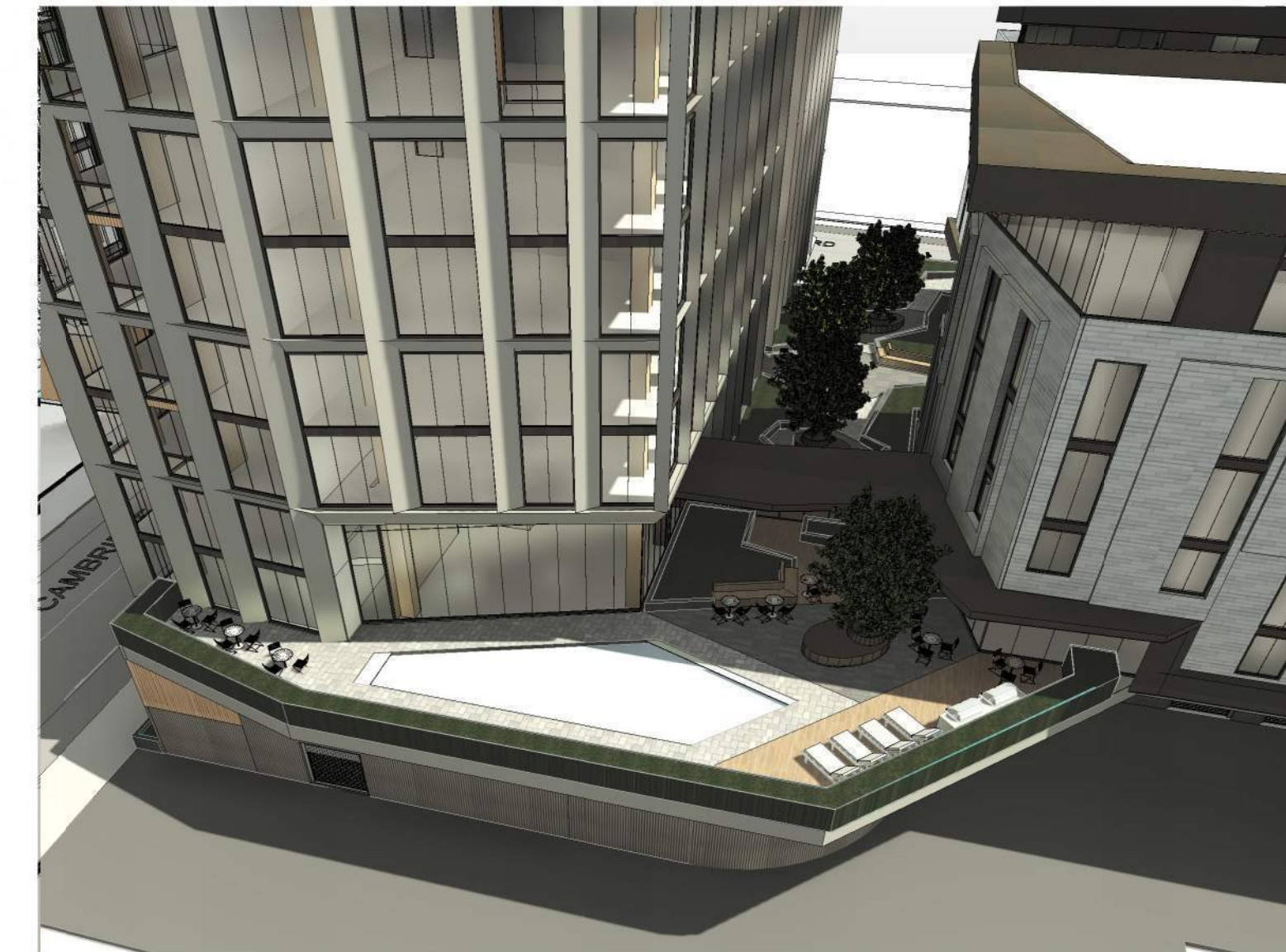
C ■ C - General View - Rooftops
Scale:



D ■ D - General View - California Ave
Scale:



E ■ E - Closer Look - Entries
Scale:



F ■ F - Closer Look - Swimming Pool Deck
Scale:

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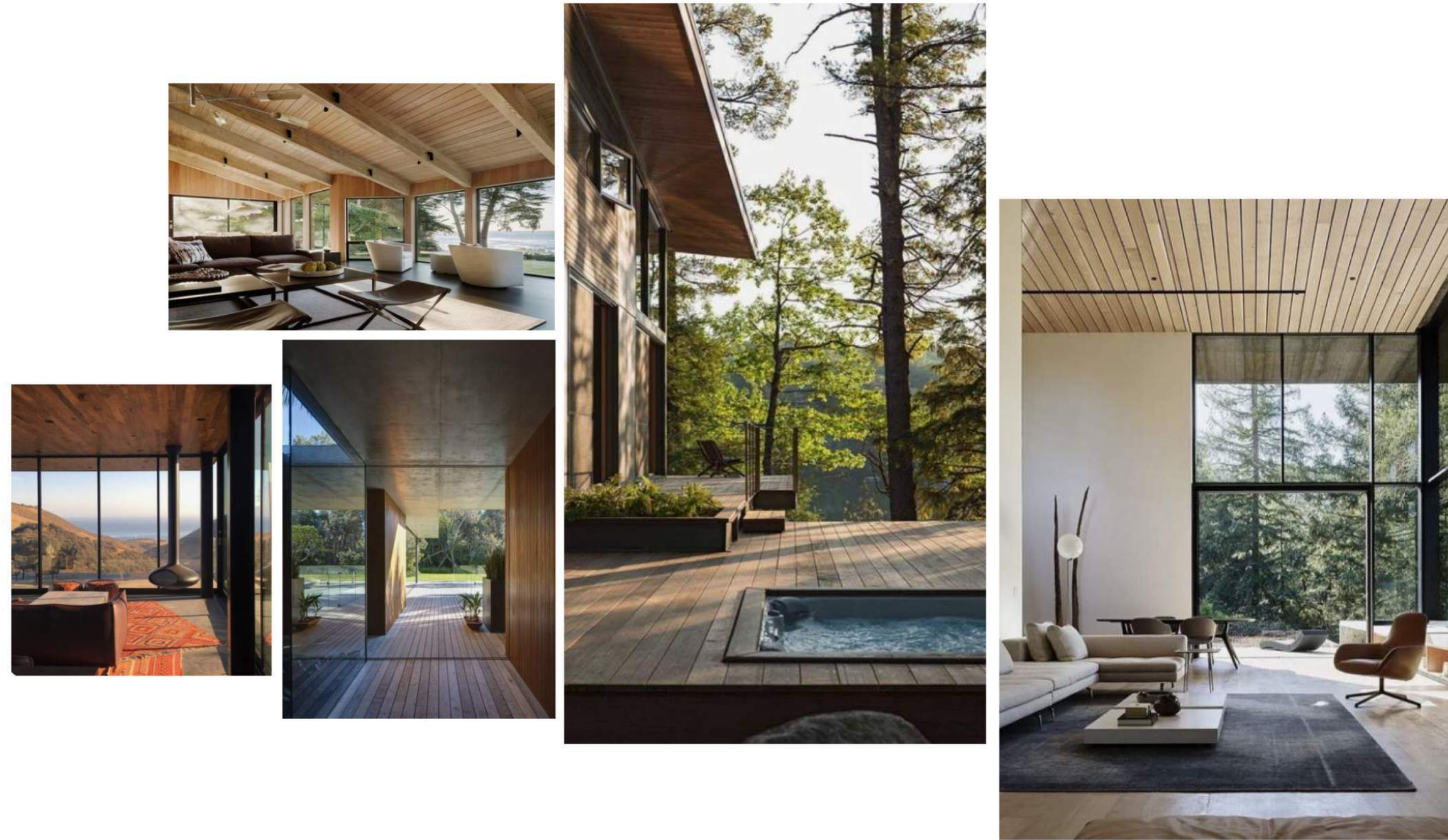


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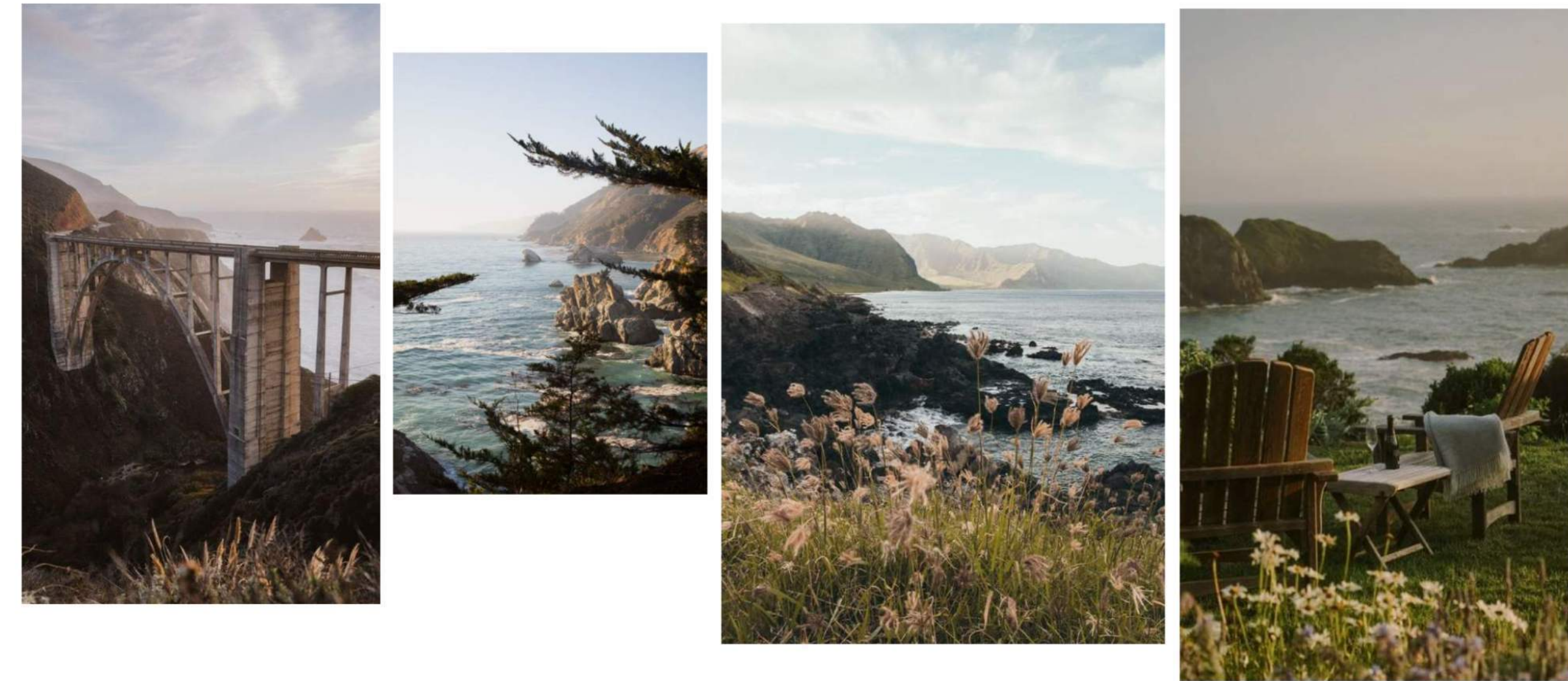
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Approved	Designer
Scale	

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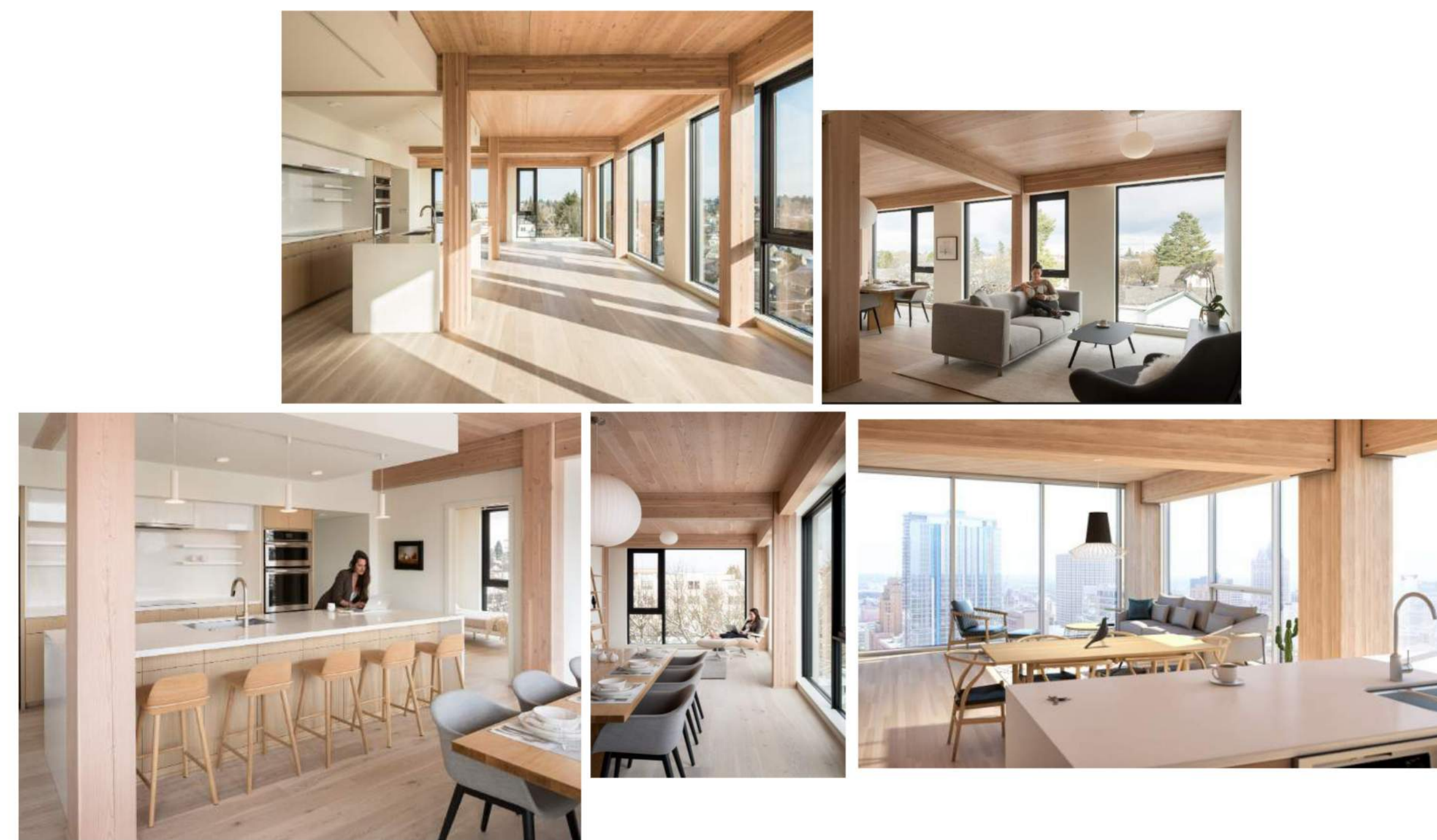
**3D VIEWS ALL
BUILDINGS**



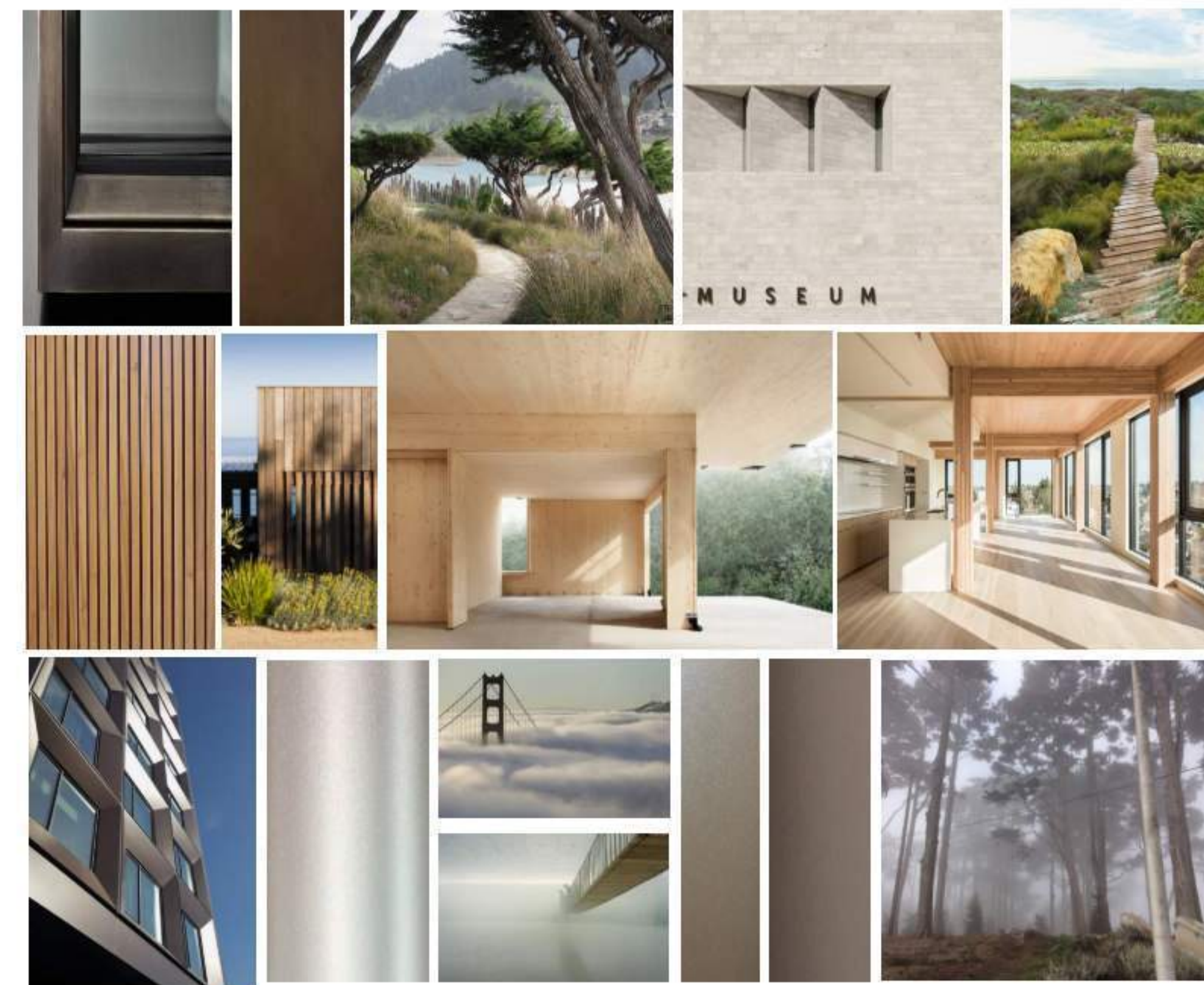
THE MOOD - COASTAL CALIFORNIA - AMMENTY SPACES



THE MOOD - COASTAL CALIFORNIA



CROSS LAMINATED TIMBER RESIDENTIAL



THE MOOD - COASTAL CALIFORNIA

Project:
156 California Ave
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INSPIRATION IMAGES



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100 N. Third Street, Suite 110, San Jose, CA, 95112
T: 408.816.2000 www.studiocurrent.com

Project:
156 California Ave
Mixed Use Proposal
Consultant

**J M H
weiss**
Real Estate Development Consultants
Planning and Engineering

1731 TECHNOLOGY DRIVE
SUITE 880
SAN JOSE CA 95110
(408) 286-4555

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ARCHITECTURAL
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No	Date
SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024

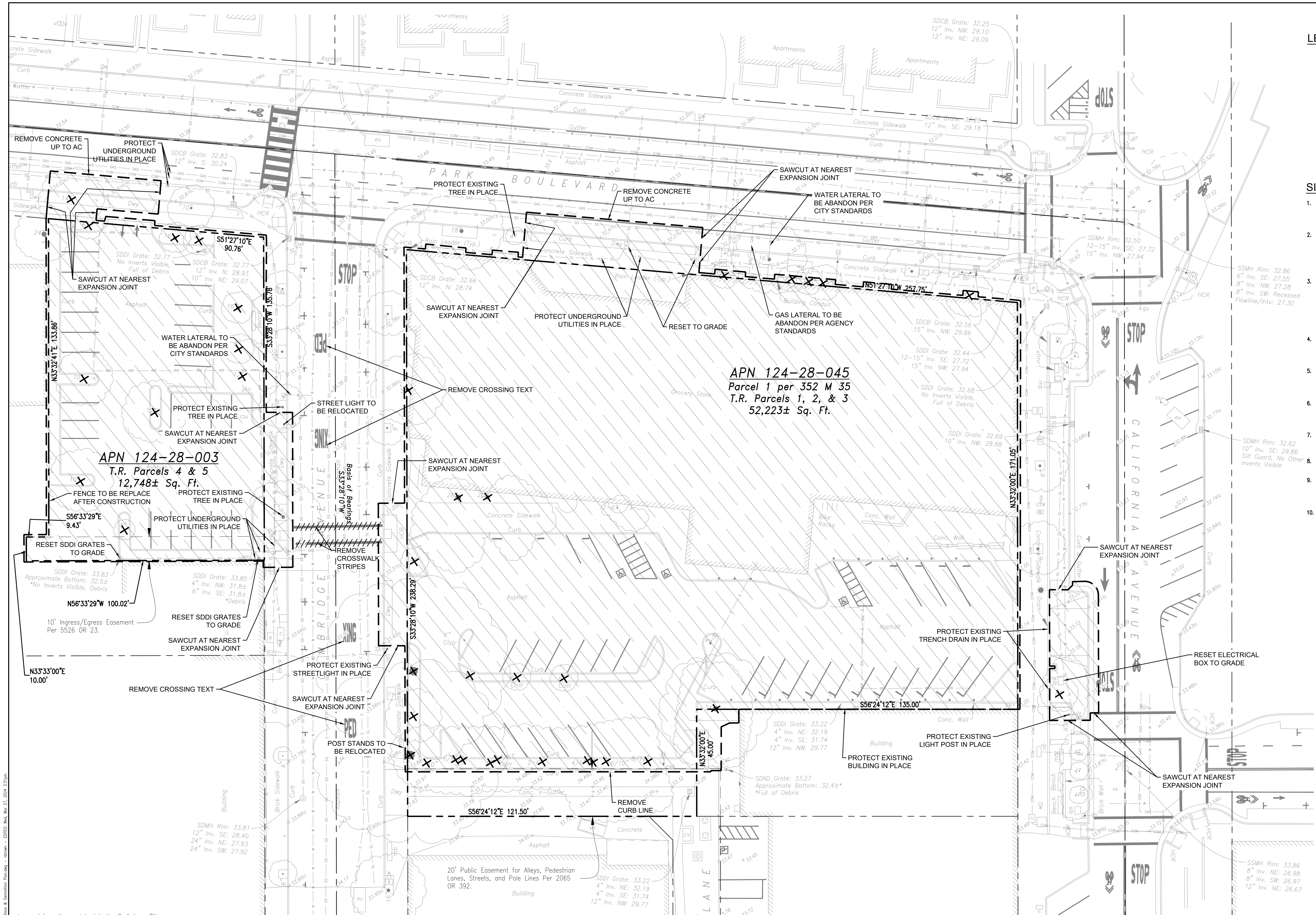
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Sheet Information

Issue Date	MAR 2023
Job Number	5314
Drawn	NB
Checked	NB
Approved	KW
Scale	AS SHOWN
Sheet Title	

**EXISTING CONDITIONS
& DEMOLITION PLAN**

C2.0

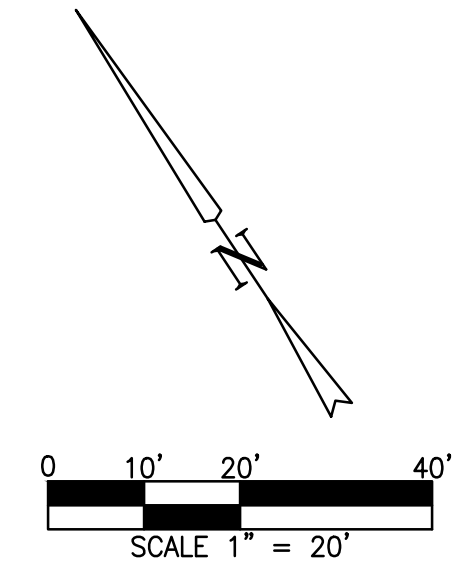


LEGEND

- X TREE TO BE REMOVED
- [Hatched Box] TO BE REMOVED UNLESS NOTED OTHERWISE
- - - LIMIT OF WORK

SITE DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
2. UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT) AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ON-SITE UTILITIES AT THEIR OWN DISCRETION.
3. EXISTING ELECTRICAL AND GAS FACILITIES MARKED AS TO REMAIN TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS. ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
4. ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
5. MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
6. CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
7. AN AIR QUALITY PERMIT FOR DEMOLITION IS REQUIRED FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAQMD). CONTACT PHONE NUMBER IS 415-771-6000.
8. ALL BUILDINGS, CURBS, UTILITIES, AND PAVEMENT WITHIN LIMIT OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.
9. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY LONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS DESIGNEE.
10. ALL WORK IN THE PUBLIC STREET REQUIRES AN ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN.



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No	Date
SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024

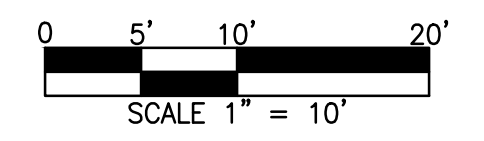
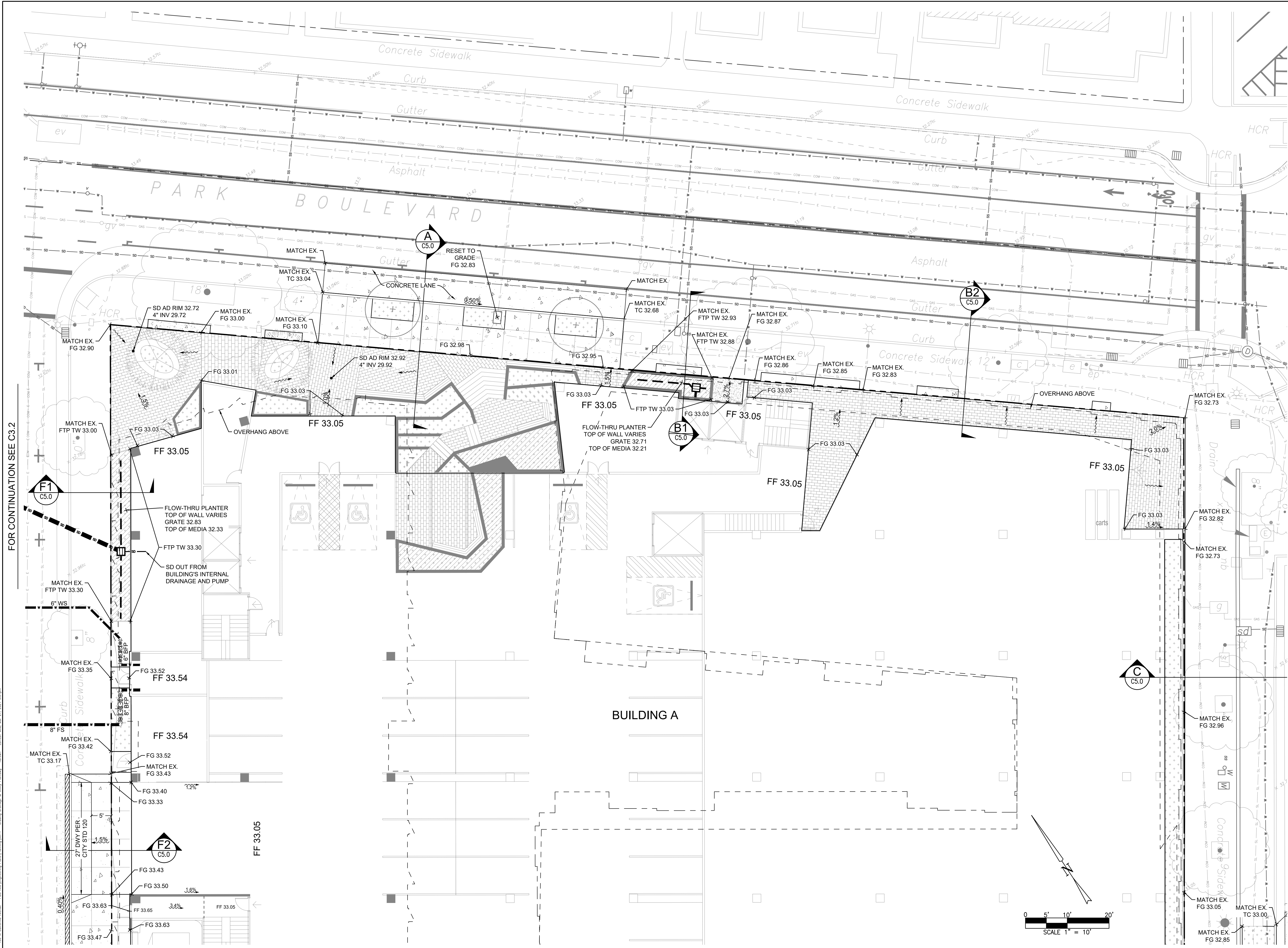
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Approved	KW
Scale	AS SHOWN
Sheet Title	

GRADING, DRAINAGE &
UTILITY PLAN -
BUILDING A

C3.0



FOR CONTINUATION SEE C3.2

FOR CONTINUATION SEE C3.1

FOR CONTINUATION SEE C3.1

P:\3114 - 156 California Avenue - Final\GIS\Grading\24APP-00886.dwg - 03/28/2024 10:11am - E:\D:\J.M.H. - 03/28/2024 10:11am



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500 N. Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2000 www.studiocurrent.com

Project:
156 California Ave
Mixed Use Proposal
Consultant

**J M H
weiss**
Real Estate Development Consultants
Planning and Engineering

1731 TECHNOLOGY DRIVE
SUITE 880
SAN JOSE CA 95110
(408) 286-4555

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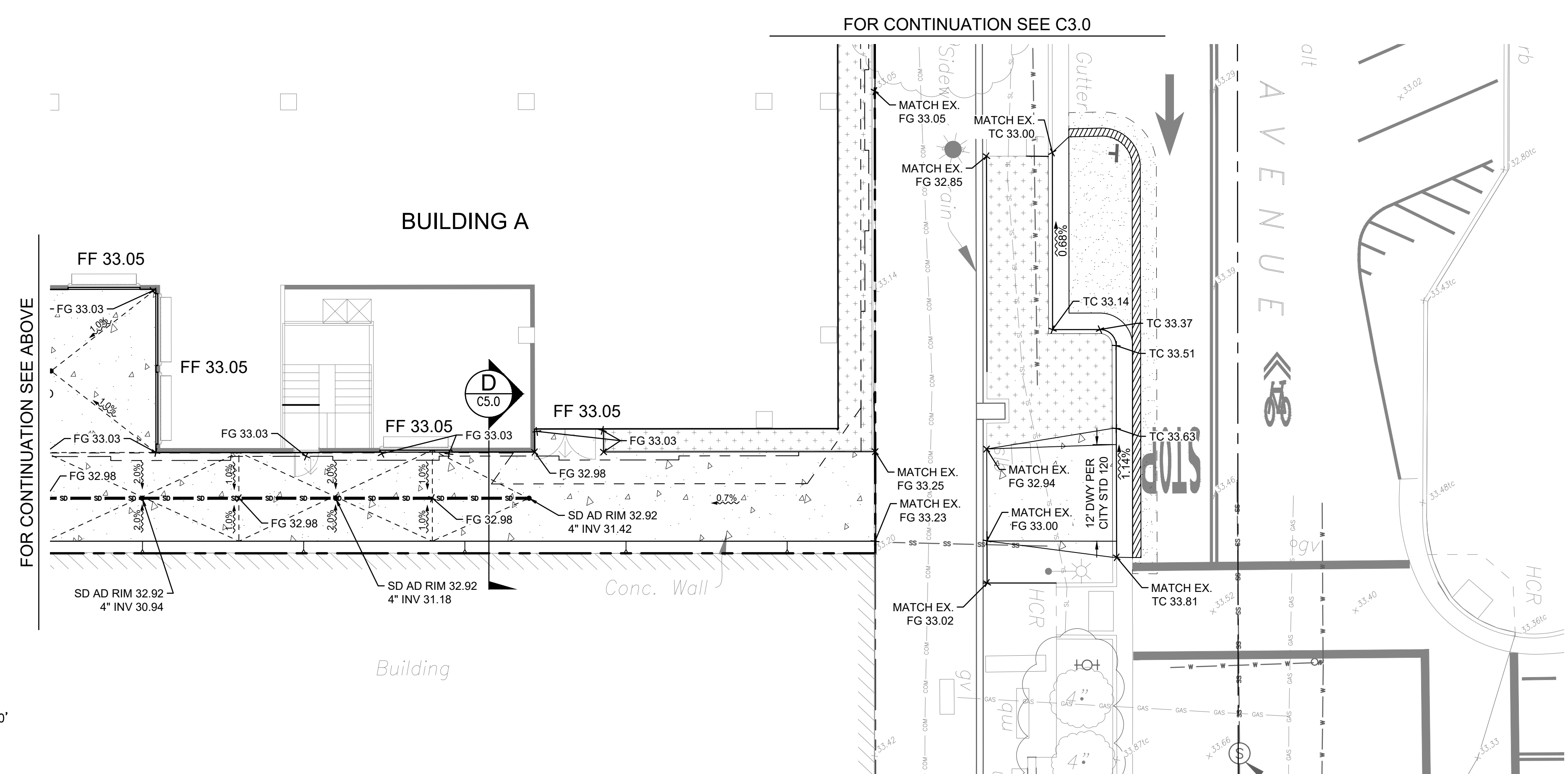
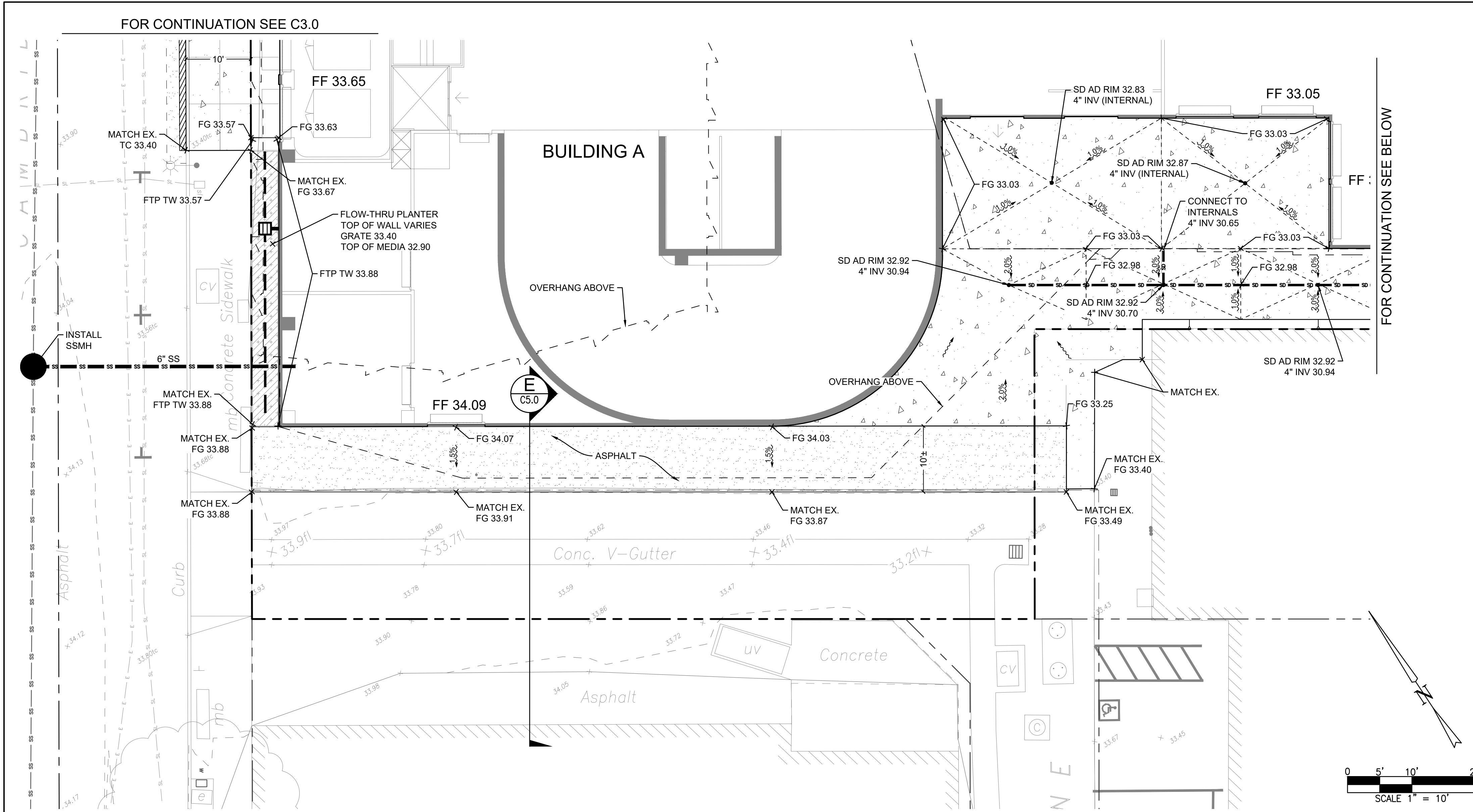
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Sheet Information

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Drawn	NB
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Approved	KW
Scale	AS SHOWN
Sheet Title	

**GRADING, DRAINAGE &
UTILITY PLAN -
BUILDING A**

C3.1



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T. 408.816.2000 www.studiocurrent.com

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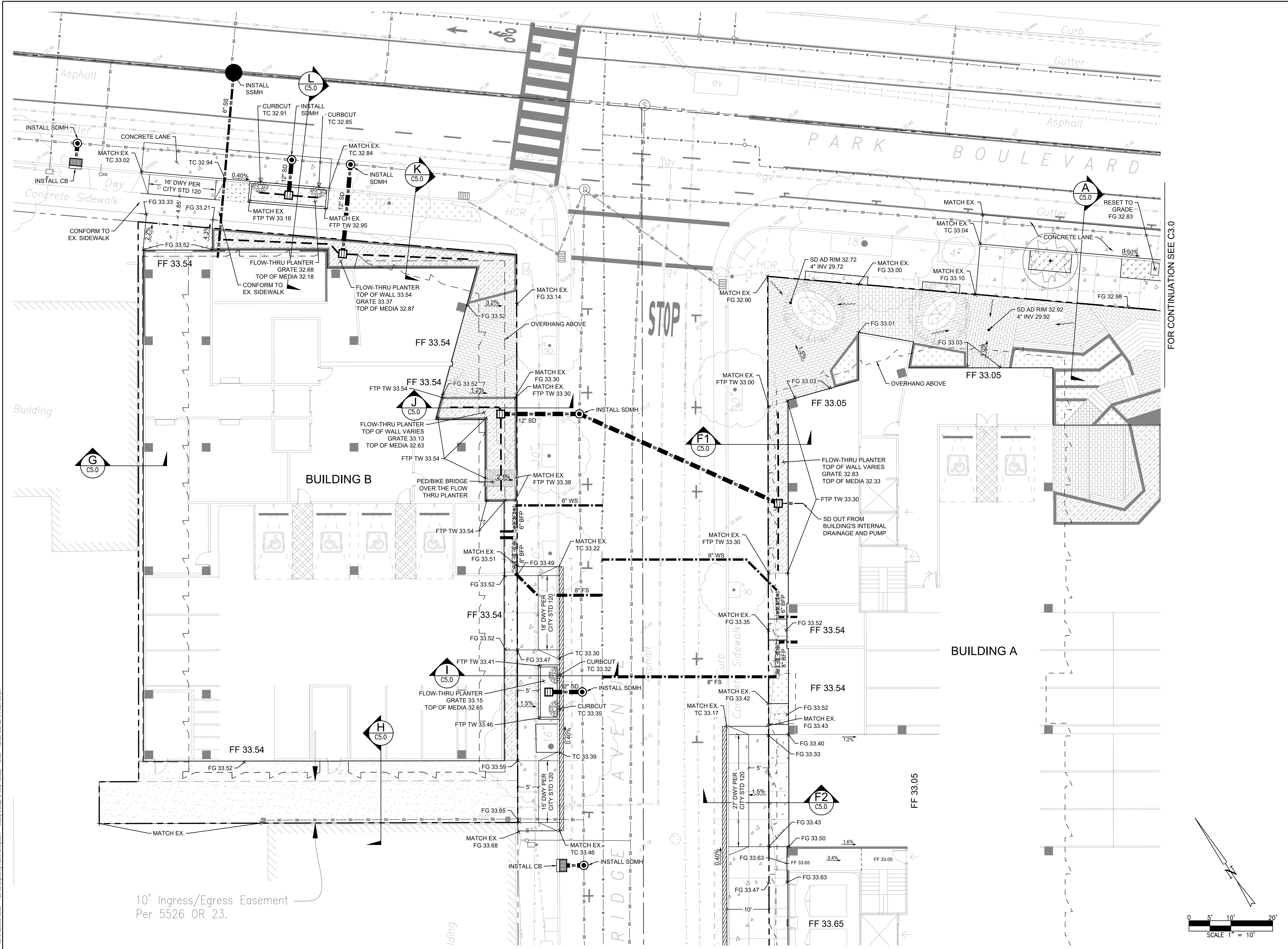
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MAJOR ARCH REVIEW	03.28.2024

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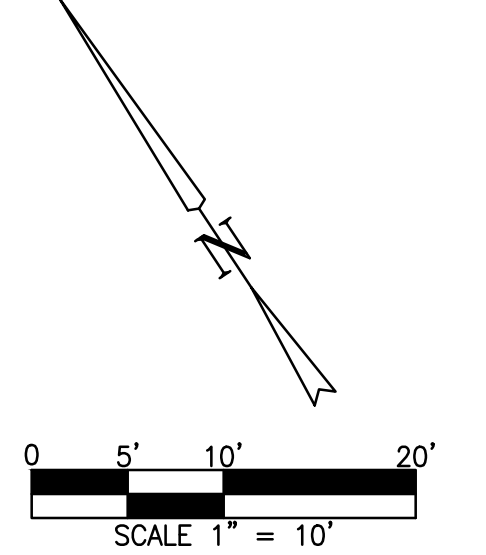
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Job Number: 5314
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Checked: NB
Approved: KW
Scale: AS SHOWN
Sheet Title:

GRADING, DRAINAGE & UTILITY PLAN - BUILDING B

C3.2

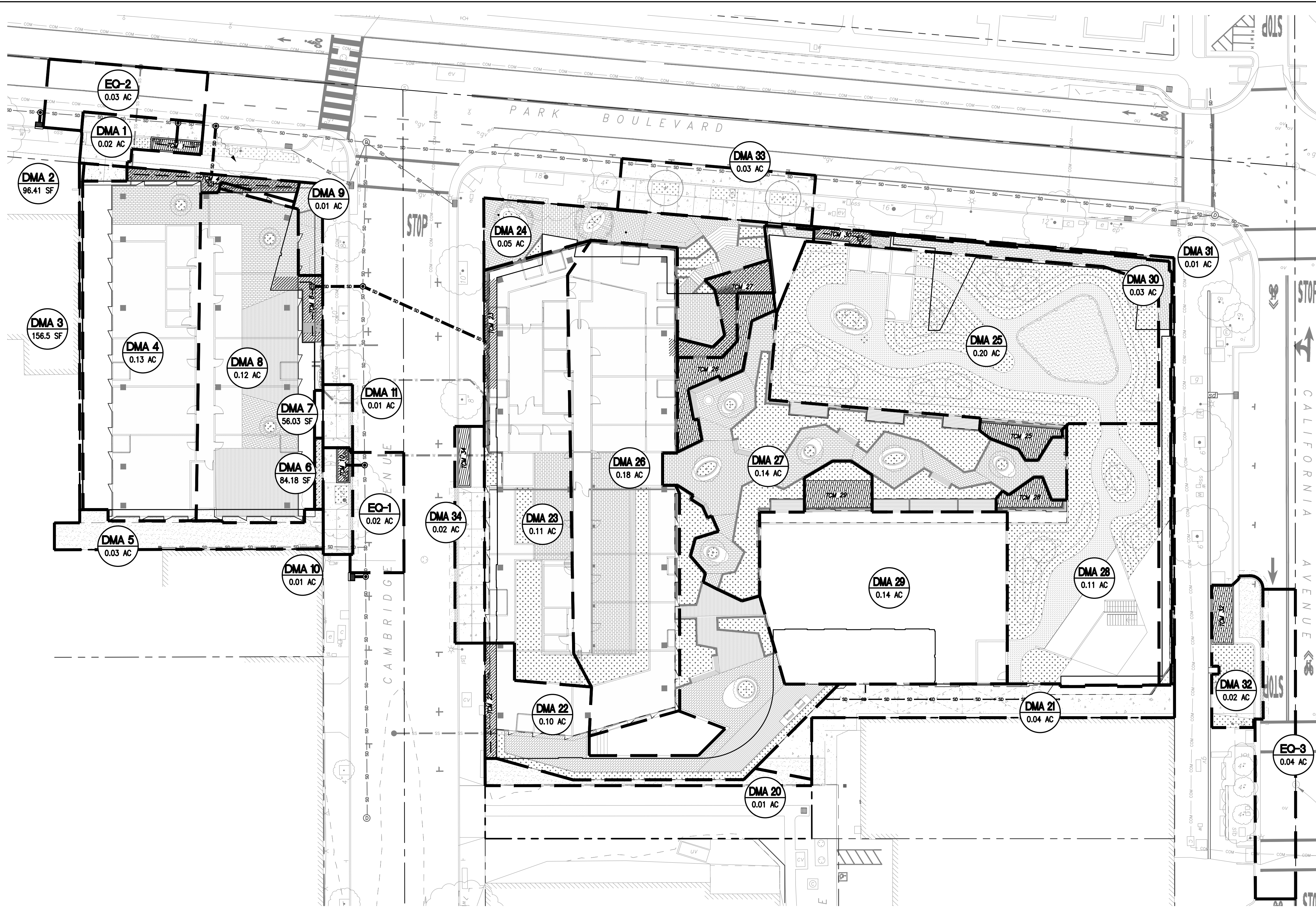


10' Ingress/Egress Easement
Per 5526 OR 23.



FOR CONTINUATION SEE C3.1

FOR CONTINUATION SEE C3.0



- LEGEND**
- BIORETENTION AREA (BRA)
 - PLANTED AREA
 - DRAINAGE AREA BOUNDARY LINE
 - DRAINAGE AREA DESIGNATION
 - TRIBUTARY AREA
 - STORM DRAIN PIPE
 - STORM DRAIN MANHOLE
 - ROOF DRAIN DOWNSPOUT
 - STORM DRAIN INLET

STANDARD STORMWATER CONTROL NOTES

- PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES.
- PER CHAPTER 2.3 OF THE C.3 STORMWATER HANDBOOK, ROADWAY PROJECTS THAT ADD NEW SIDEWALK ALONG AN EXISTING ROADWAY ARE EXEMPT FROM PROVISION C.3.C OF THE STORMWATER PERMIT.
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.
- SEE COVER SHEET FOR ADDITIONAL LEGEND AND ABBREVIATIONS.

PROJECT SITE INFORMATION:

- SOILS TYPE: D
- GROUND WATER DEPTH: TBD
- NAME OF RECEIVING BODY: MATADERO CREEK
- FLOOD ZONE: X
- FLOOD ELEVATION (IF APPLICABLE): N/A

SOURCE CONTROL MEASURES:

- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.

SITE DESIGN MEASURES:

- CREATE NEW PERVIOUS AREAS:
 - LANDSCAPING
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- PARKING:
 - NOT PROVIDED IN EXCESS OF CODE.



Project:
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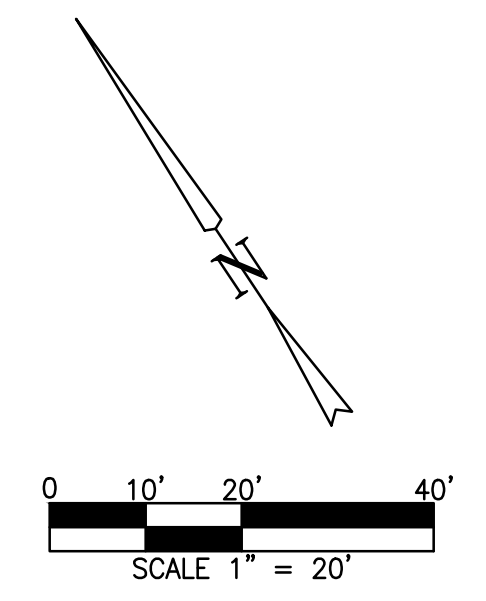
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Sheet Title	

STORMWATER CONTROL PLAN



C4.0

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NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:
 I.A. PROPERTY ADDRESS:
 156 N CALIFORNIA AVE
 PALO ALTO, CA 94301

I.B. PROPERTY OWNER: (REPRESENTATIVE)
 CHRIS FREISE

II. RESPONSIBLE PARTY FOR MAINTENANCE:
 II.A. CONTACT:
 CHRIS FREISE

II.B. PHONE NUMBER OF CONTACT:
 415-450-1466

II.C. EMAIL:
 CFREISE@REDCODEDEVELOPMENT.COM

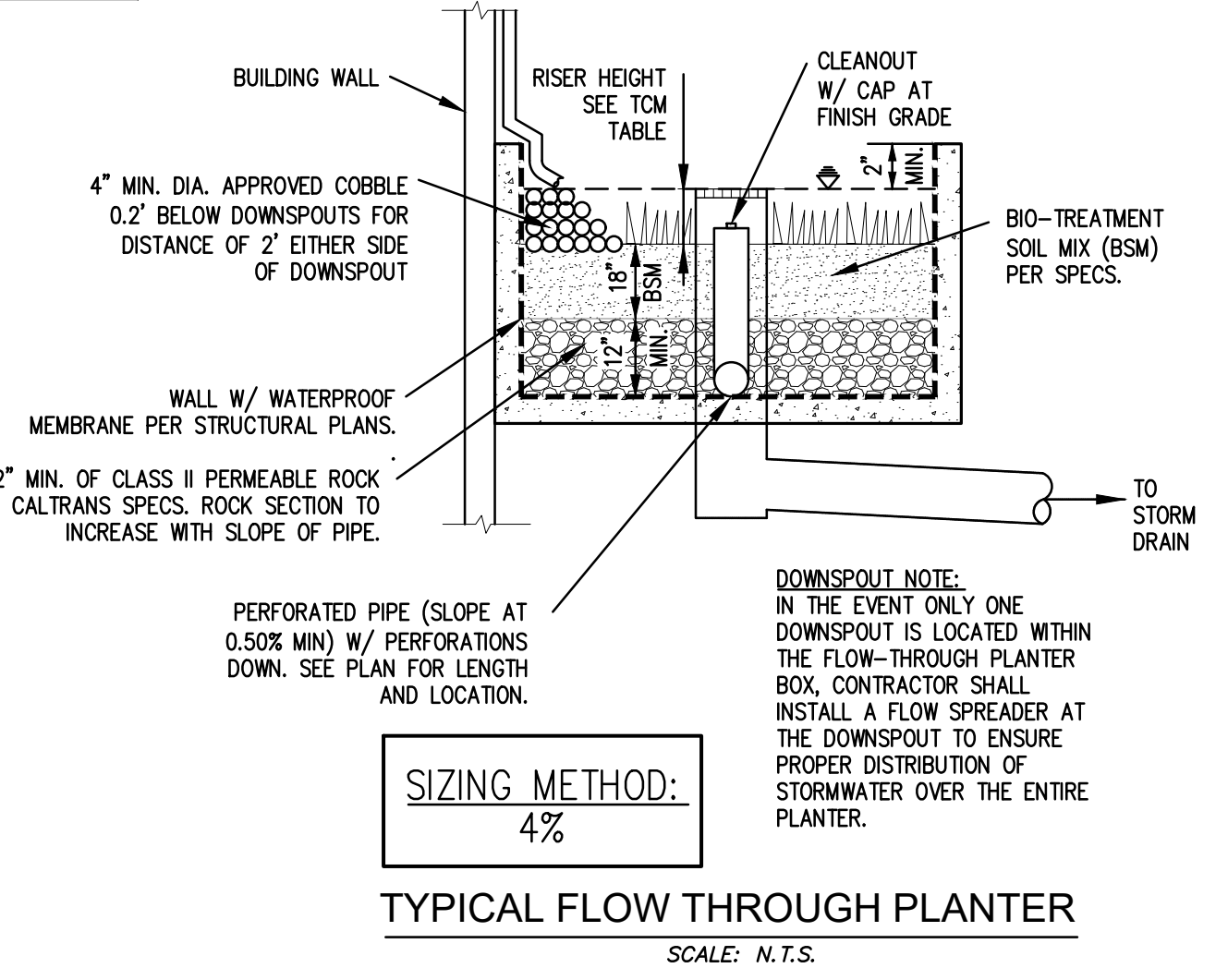
II.D. ADDRESS:

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : [HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761](http://www.sanjoseca.gov/index.aspx?nid=1761)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIOTREATMENT & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 2" DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.



TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location (1)	Treatment Type (2)	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	(Other)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention			Self Retaining / Treating		Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (m)	Storage Depth Required (ft)	Storage Depth Provided (ft)	
1	1	Offsite	Bioretention lined w/ underdrain	LID	2C, Flow: 4% Method **	673	560	112	-	23	23	76	6	-	-	TCM 1 is sized to treat DMA 1 and EQ-2.
2	-	Onsite	Untreated	LID	2C, Flow: 4% Method **	96	96	0	0.75%	4	-	-	-	-	-	DMA 2 is Equivalently treated through EQ-1 by TCM 10
3	3	Onsite	Self-treating areas (landscaped)	LID	N/A	157	0	157	1.23%	-	-	-	-	3"	-	Self-treating is located on the ground floor
4	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	5,711	5,499	212	44.80%	221	221	221	6	-	-	TCM 4 is ground level outside the building, along Park frontage.
5	-	Onsite	Untreated	LID	2C, Flow: 4% Method **	1,110	1,110	0	8.71%	44	-	-	-	-	-	DMA 5 is Equivalently treated through EQ-2 by TCM 1
6	6	Onsite	Self-treating areas (landscaped)	LID	N/A	84	0	84	0.66%	-	-	-	-	3"	-	Self-treating is located on the ground floor
7	-	Onsite	Untreated	LID	2C, Flow: 4% Method **	56	56	0	0.44%	2	-	-	-	-	-	DMA 7 is Equivalently treated through EQ-1 by TCM 10
8	8	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	5,074	5,074	208	41.44%	204	209	209	6	-	-	TCM 8 is ground level outside the building, along Cambridge frontage.
9	-	Onsite	Untreated	LID	2C, Flow: 4% Method **	253	253	0	1.98%	10	-	-	-	-	-	DMA 9 is Equivalently treated through EQ-1 by TCM 10
10	10	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	434	352	82	-	14	-	48	6	-	-	TCM 10 is sized to treat DMA 10 and EQ-1.
11	-	Offsite	Untreated	LID	2C, Flow: 4% Method **	260	260	0	-	10	-	-	-	-	-	DMA 11 is Equivalently treated through EQ-1 by TCM 10
EQ-1	10	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C, Flow: 4% Method **	857	857	0	-	34	-	-	-	-	-	Accounts for DMA 1-4sf, DMA 7 - 2sf, DMA 9 - 10sf and DMA 11 - 10sf.
EQ-2	1	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C, Flow: 4% Method **	1,200	1,200	0	-	48	-	-	-	-	-	Accounts for DMA 5 - 44sf.
20	-	Onsite	Untreated	LID	2C, Flow: 4% Method **	466	466	0	3.66%	19	-	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
21	-	Onsite	Proprietary Media Filter System (MFS) (only allowed for special projects)	Non-LID	N/A	1,878	1,878	0	14.73%	-	-	-	-	-	-	
22	22	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	4,491	3,378	1,113	35.23%	140	168	168	-	-	-	TCM 22 is ground level outside the building, along Cambridge frontage.
23	23	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	4,989	4,162	827	39.14%	170	179	179	-	-	-	TCM 23 is ground level outside the building, along Cambridge frontage.
24	-	Onsite	Untreated	LID	2C, Flow: 4% Method **	2,227	1,945	282	17.47%	79	-	-	-	-	-	
25	25	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	8,610	3,362	5,249	67.55%	155	227	227	-	-	-	
26	26	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	7,744	6,708	1,036	60.75%	272	556	556	-	-	-	
27	27	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	6,567	4,278	2,289	51.52%	180	344	344	-	-	-	
28	28	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	4,972	2,729	2,243	39.00%	118	166	166	-	-	-	
29	29	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	6,168	5,785	383	48.39%	233	254	254	-	-	-	
30	30	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	1,425	1,422	3	11.18%	57	71	71	-	-	-	
31	-	Onsite	Untreated	LID	2C, Flow: 4% Method **	264	190	74	2.07%	8	-	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
32	32	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C, Flow: 4% Method **	1,021	593	428	-	25	151	151	-	-	-	TCM 32 is sized to treat DMA 32 and EQ-3.
33	-	Offsite	Untreated	LID	2C, Flow: 4% Method **	1,381	1,246	135	-	50	-	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
34	-	Offsite	Untreated	LID	2C, Flow: 4% Method **	889	803	86	-	32	86	86	-	-	-	DMA 34 is Equivalently treated through EQ-3 by TCM 32
EQ-3	32	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C, Flow: 4% Method **	1,586	1,586	0	-	63	-	-	-	-	-	Accounts for DMA 20- 19sf, DMA 31 - 8sf, DMA 33 - 8sf, DMA 34 - 8sf & 21sf of DMA 24
Totals:						65,328	13,259	854		100.00%						



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 (408) 286-4555

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No	Date
SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024

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Approved	KW
Scale	AS SHOWN
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STORMWATER CONTROL NOTES & DETAILS





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**J M H
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Real Estate Development Consultants
Planning and Engineering

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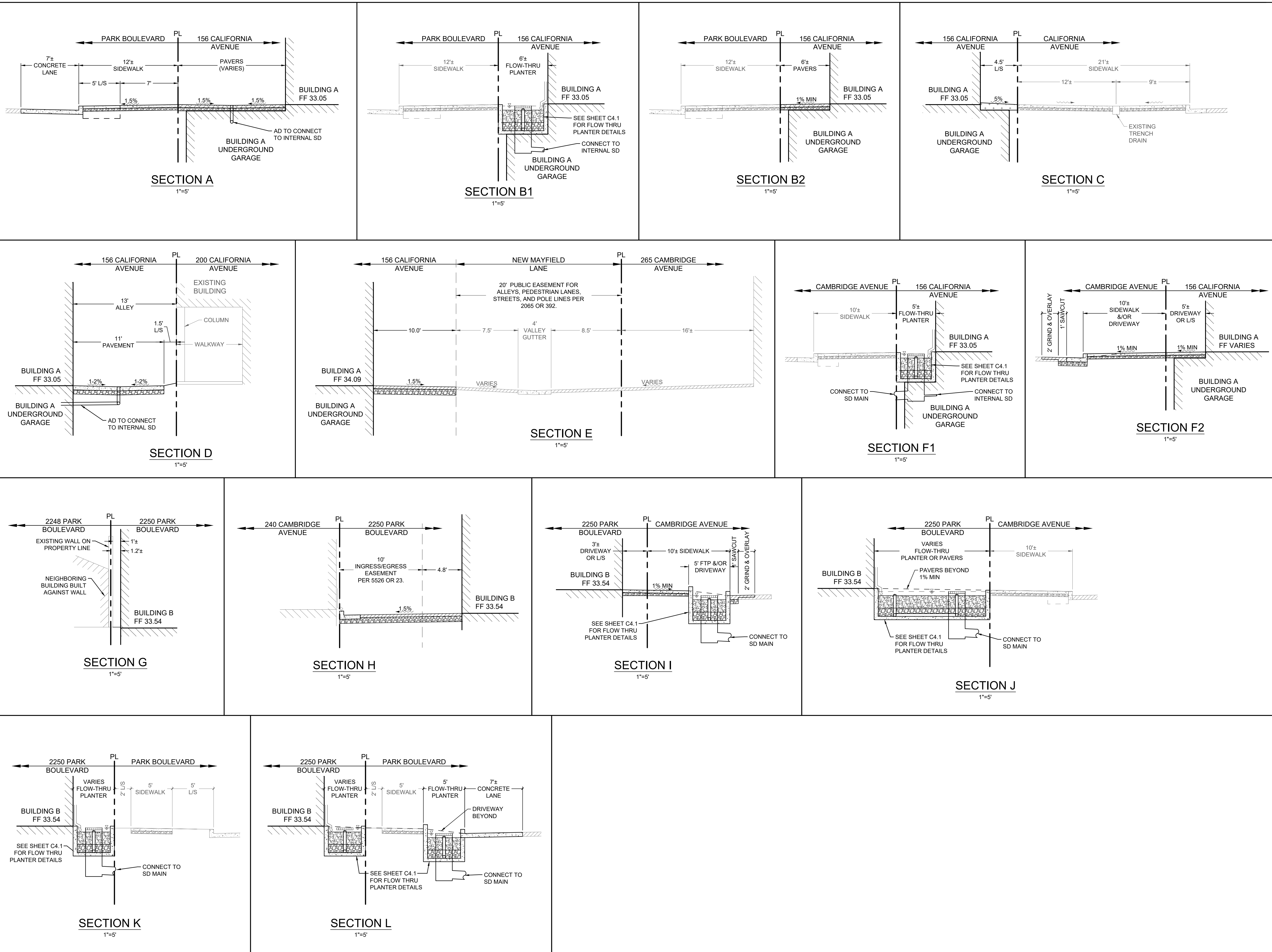
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SAW
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 studio@sa-works.com // 415.893.4729
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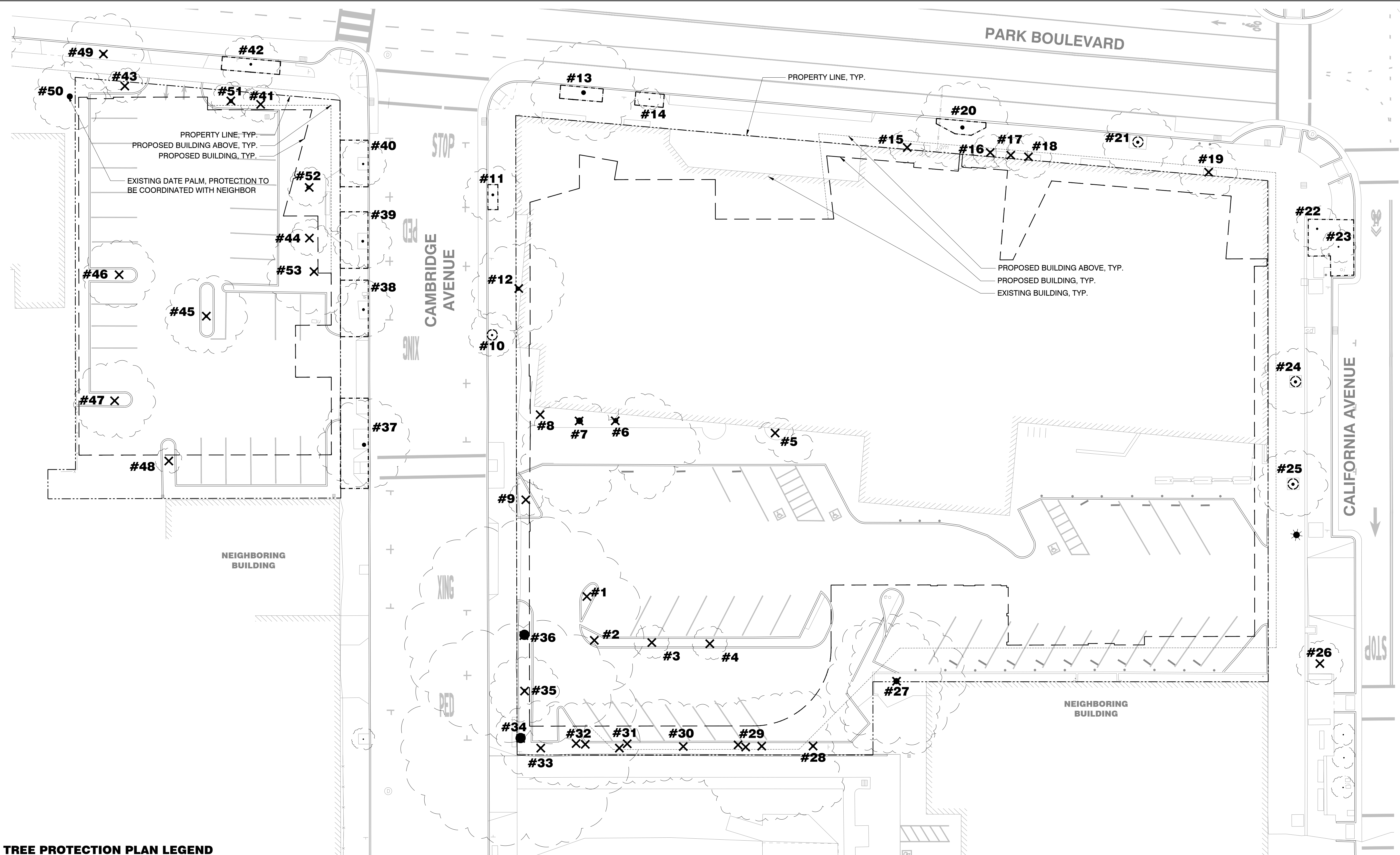
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Job Number	23-013
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Approved	MA
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Sheet Title
EXISTING TREE PLAN



TREE PROTECTION PLAN LEGEND

PLANTING SYMBOL	ITEM	DESCRIPTION
	EXISTING TREE TO REMAIN	Existing Tree To Remain and Be Protected
	EXISTING TREE TO BE REMOVED	Tree to Be Removed For Site Development
	TYPE II TREE PROTECTION	6' High Chainlink Fence in Parkway Strip. Fence Distance To Outer Branches or TPZ. See Sheet T-1 For Details
	TYPE III TREE PROTECTION	2' of Orange Plastic Fencing Overland with 2" Thick Wooden Slats. Restricted For Use in Trees in Sidewalk Cutout Tree Wells Only and Only With Approval of Public Works. See Sheet T-1 For Details

NOTES:

1. Tree Numbering Per Arborist Report
2. Tree Protection Via Arborist Recommendations. See Arborist Report.
3. For Existing Tree Information See L0.11 and Arborist Report
4. For Building Details, See Arch Dwgs.
5. For Utilities and Street Improvement Details, See Civil Dwgs.
6. For DMA & TCM Information, See Civil Dwgs
7. For Planting Information, See Landscape Planting Plans

EXISTING TREE PLAN

PLAN



1/16" = 1'-0"

L0.10



TREE INVENTORY SURVEY

Table with columns: Tree Tag #, Protected Tree, Preserve or Remove, Common Name / Scientific Name, Trunk Height, Canopy Spread, Health Rating, Structural Rating, Form Rating, Suitability for Preservation, Overall Condition (0-100%), Summary, Tree Picture #1. Rows 1-18.

TREE INVENTORY SURVEY

Table with columns: Tree Tag #, Protected Tree, Preserve or Remove, Common Name / Scientific Name, Trunk Height, Canopy Spread, Health Rating, Structural Rating, Form Rating, Suitability for Preservation, Overall Condition (0-100%), Summary, Tree Picture #1. Rows 19-36.

TREE INVENTORY SURVEY

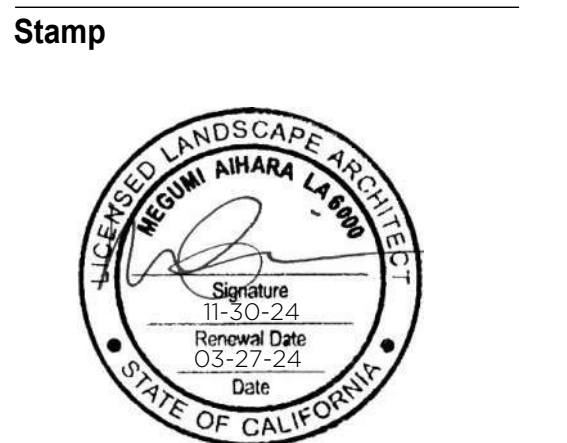
Table with columns: Tree Tag #, Protected Tree, Preserve or Remove, Common Name / Scientific Name, Trunk Height, Canopy Spread, Health Rating, Structural Rating, Form Rating, Suitability for Preservation, Overall Condition (0-100%), Summary, Tree Picture #1. Rows 37-53.

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Consultant: SAW

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Sheet Information

Table with columns: Issue Date, Job Number, Drawn, Checked, Approved, Scale, Sheet Title

EXISTING TREE INVENTORY

NOTES:

- 1. Tree Protection Via Arborist Recommendations, See Arborist Report.
2. For Tree Replacement Information, See Arborist Report
3. For Building Details, See Arch Dwg.
4. For Utilities and Street Improvement Details, See Civil Dwg.
5. For DMA & TCM Information, See Civil Dwg.
6. For Planting Information, See Landscape Planting Plans



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 SAW // SPIEGEL AHARA WORKSHOP
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 www.s-a-works.com

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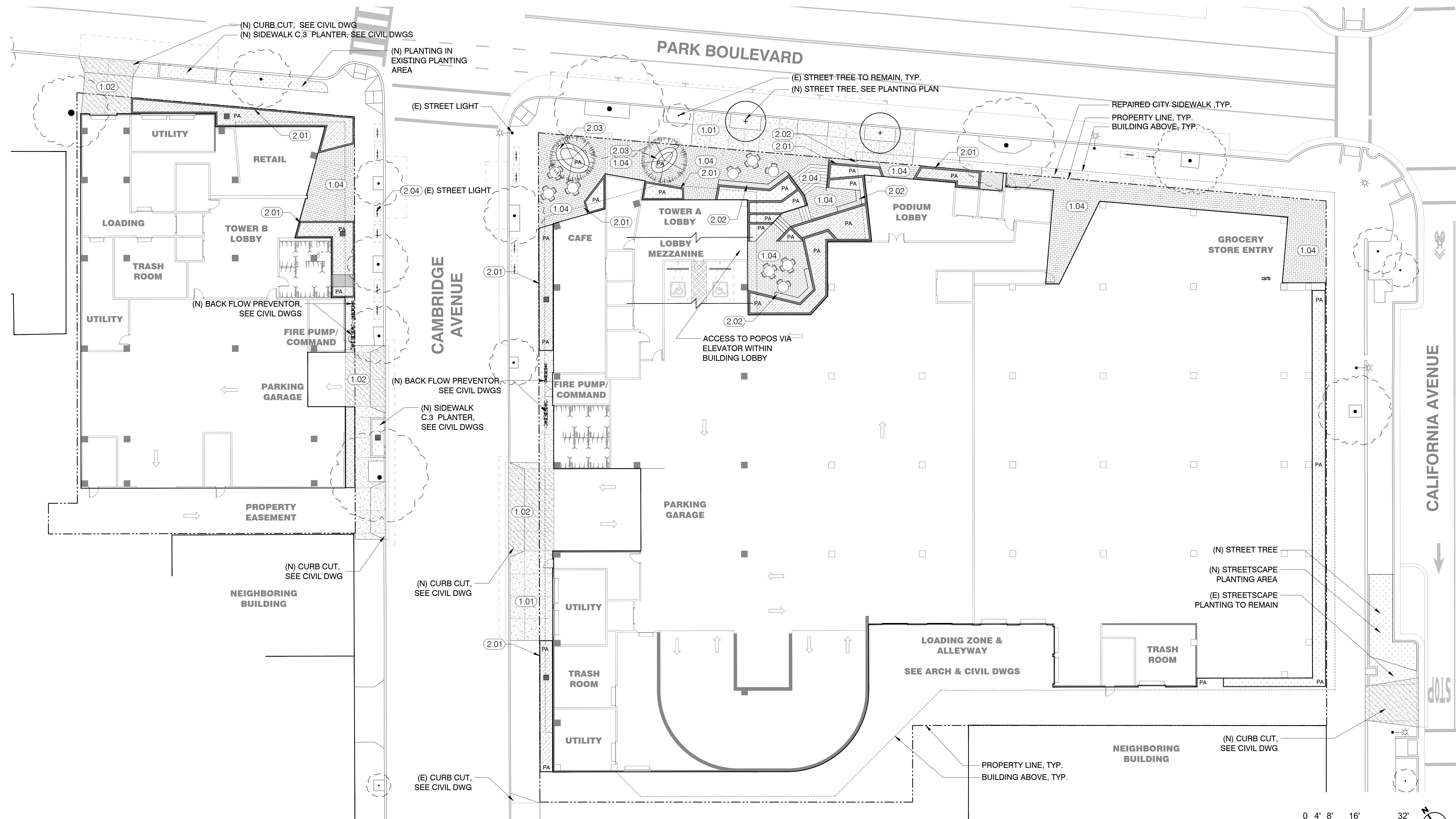
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LANDSCAPE MATERIAL PLAN - GROUND LEVEL

L1.10



LANDSCAPE MATERIAL PLAN - GROUND LEVEL

PLAN

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans
5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"

MATERIALS LEGEND - GROUND LEVEL

1.00 PAVEMENTS				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01	[Symbol]	CITY SIDEWALK	Reinforced CIP Concrete Pavement Per Palo Alto Standards, See Civil Dwgs.	
1.02	[Symbol]	CONCRETE PAVEMENT - VEHICULAR	Reinforced CIP Concrete Pavement with Vehicular Subgrade Profile. Vehicular Pavement per Palo Alto Standards in City R.O.W. where applicable. See Civil Dwgs.	
1.03	[Symbol]	CONCRETE PAVEMENT - PEDESTRIAN	CIP Reinforced Concrete Per Geotech Recommendations. Integral Color with Sand Float Finish. See Arch Dwgs for Pavement Adjacent to Building.	
1.04	[Symbol]	LINEAR CONCRETE PAVER	Precast Concrete Paver from Stepstone, Inc. Sand-set over Compacted Aggregate Base and Subgrade Per Geotech Recommendations or Sand Set over Filter Fabric, Clean Washed Drain Rock, and Drainage Board on Waterproofed Building Structure.	

2.00 WALLS, GATES, FENCES, MISC				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01	[Symbol]	CIP PLANTER WALL	Reinforced CIP Board-form Concrete Wall, with Integral Color; 36" Internal Depth for Stormwater Treatment, 30" Exterior Height to Finish Grade.	
2.02	[Symbol]	PLANTER BENCH	Ipe Wood Bench & Back Rest Mounted to CIP Wall	
2.03	[Symbol]	TREE ISLAND PLANTER	Reinforced CIP Board-form Concrete Planter, with Integral Color; 36" min Internal Depth for Tree Planting, 18" Exterior Seatwall Height to Finish Grade.	
2.04	[Symbol]	CIP STAIR AND HANDRAIL	CIP Reinforced Concrete With Integral Color and Sand Float Finish. Stainless Steel Handrail w/ Integral LED Lighting	
2.04	[Symbol]	BIKE RACK	Short Term Bike Parking, Surface Mounted Bike Rack Per City Specifications. Bicycle Space is 2' x 6' and are set 3' O.C. when Installed in Sequence. Rack also serves Micromobility Transport.	

3.00 PLANTING				
SYMBOL	ITEM	DESCRIPTION	DETAIL	
[Symbol]	PROPOSED STREET TREE	For Layout, See Planting Plan, Species Per Recommendation of City Arborist. 1400 Cubic Feet of Non-compacted Soil to Be Provided in Continuous Planting Trenches.		
[Symbol]	PROPOSED SITE TREE	For Layout, See Planting Plan. Provide Non-compacted Soil to Meet Criteria Outlined in Citywide Design Guidelines		
[Symbol]	EXISTING SITE TREES	Species And Replacement Strategy To Be Determined Based on Arborist Report		
[Symbol]	PLANTING AREA	See Planting Plan and Planting Details		
[Symbol]	C.3 FLOW-THROUGH PLANTER	See Planting Plan and Planting Details		





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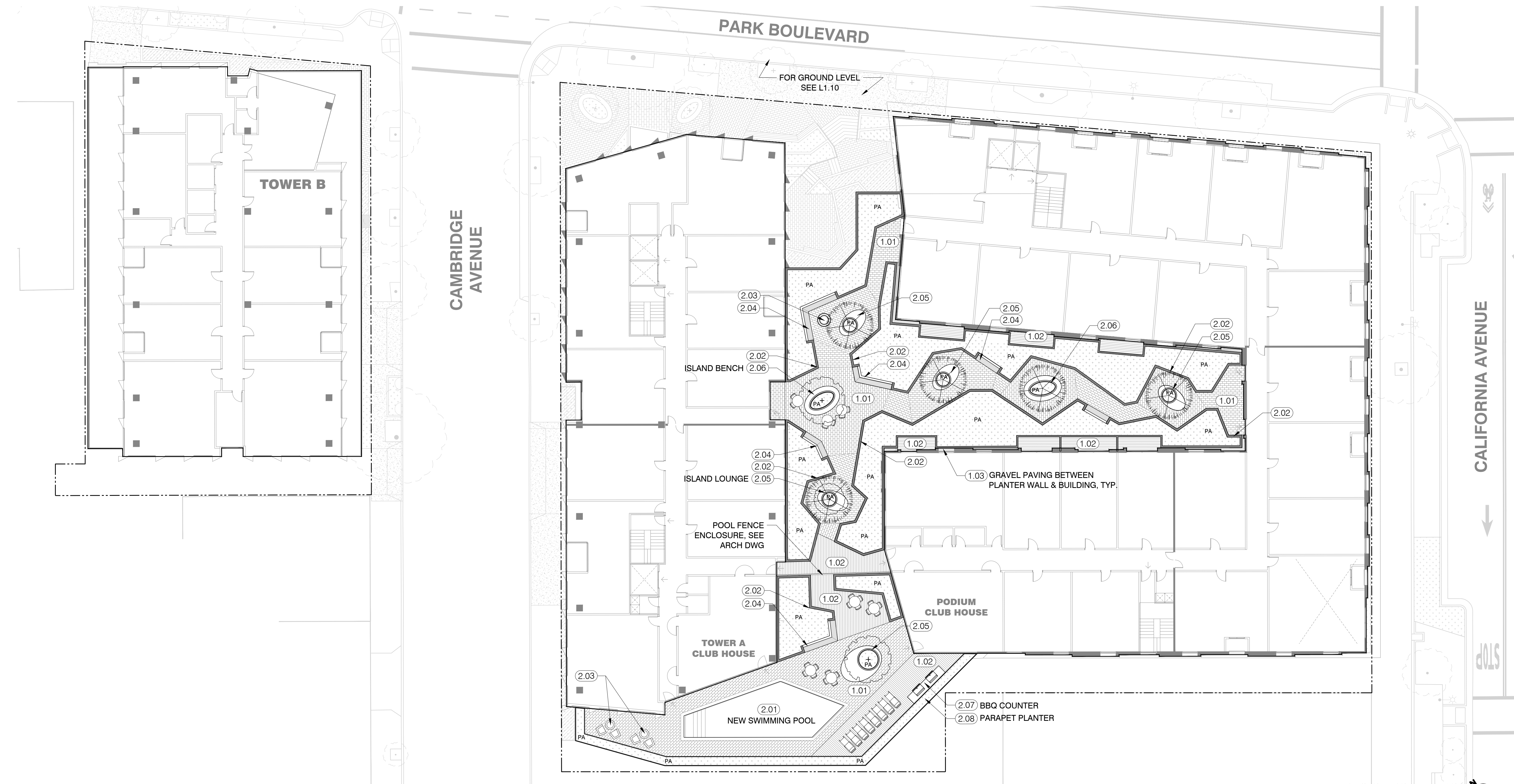
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**LANDSCAPE MATERIAL PLAN
- LEVEL 3 (COURTYARD)**

L1.20

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LANDSCAPE MATERIAL PLAN - LEVEL 3 (COURTYARD)

PLAN

MATERIALS LEGEND - LEVEL 3

1.00 PAVMENTS				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
(1.01)		LINEAR CONCRETE PAVER - ON STRUCTURE	Precast Concrete Paver from Stepstone, Inc. Sandset over Filter Fabric, Clean Washed Drain Rock, and Drainage Board on Waterproofed Building Structure.	
(1.02)		WOOD DECK - ON STRUCTURE	1x6 Ipe Wood Decking	
(1.03)		GRAVEL PAVING - ON STRUCTURE	2' Decorative Gravel over Filter Fabric, Clean Washed Drain Rock, and Drainage board.	

2.00 WALLS, GATES, FENCES, MISC				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
(2.01)		SWIMMING POOL	Swimming Pool with 'Cabo' Shelf and Precast Concrete Coping. 42" Water Depth	
(2.02)		CIP PLANTER WALL	CIP Boardform Concrete Wall. 36" Internal Depth, 30" H Above Finished Grade of Paving Varies, Integral Color	
(2.03)		FIRE TABLE	Concreteworks Hemi 60 Firepit, Electronic Ignition, Color: Fog	
(2.04)		PLANTER BENCH	Ipe Wood Bench & Back Rest Mounted to CIP Wall	
(2.05)		ISLAND LOUNGE	Custom Ipe Wood Seat & Lounge With Integral Metal Planter to Have 36" Plant	

(2.06)		ISLAND BENCH	Custom Ipe Wood Seat & Lounge With Integral Metal Planter to Have 36" Plant
(2.07)		BBQ COUNTER	36" Tall CIP Concrete Counter with Built-in Gas Grill and Custom Cabinets with Powdercoated Aluminum Doors. Smooth MDF Form Finish, Integral Color, See Details.
(2.08)		PODIUM EDGE PLANTER	Custom 42" H Aluminum Planter from Planterwork

3.00 PLANTING			
SYMBOL	ITEM	DESCRIPTION	DETAIL
	PROPOSED TREE	See Planting Plan and Planting Details	
	PLANTING AREA	See Planting Plan and Planting Details	

NOTES:

- For Building Details, See Arch Dwgs.
- For Utilities and Street Improvement Details, See Civil Dwgs.
- For DMA & TCM Information, See Civil Dwgs
- For Planting Information, See Landscape Planting Plans



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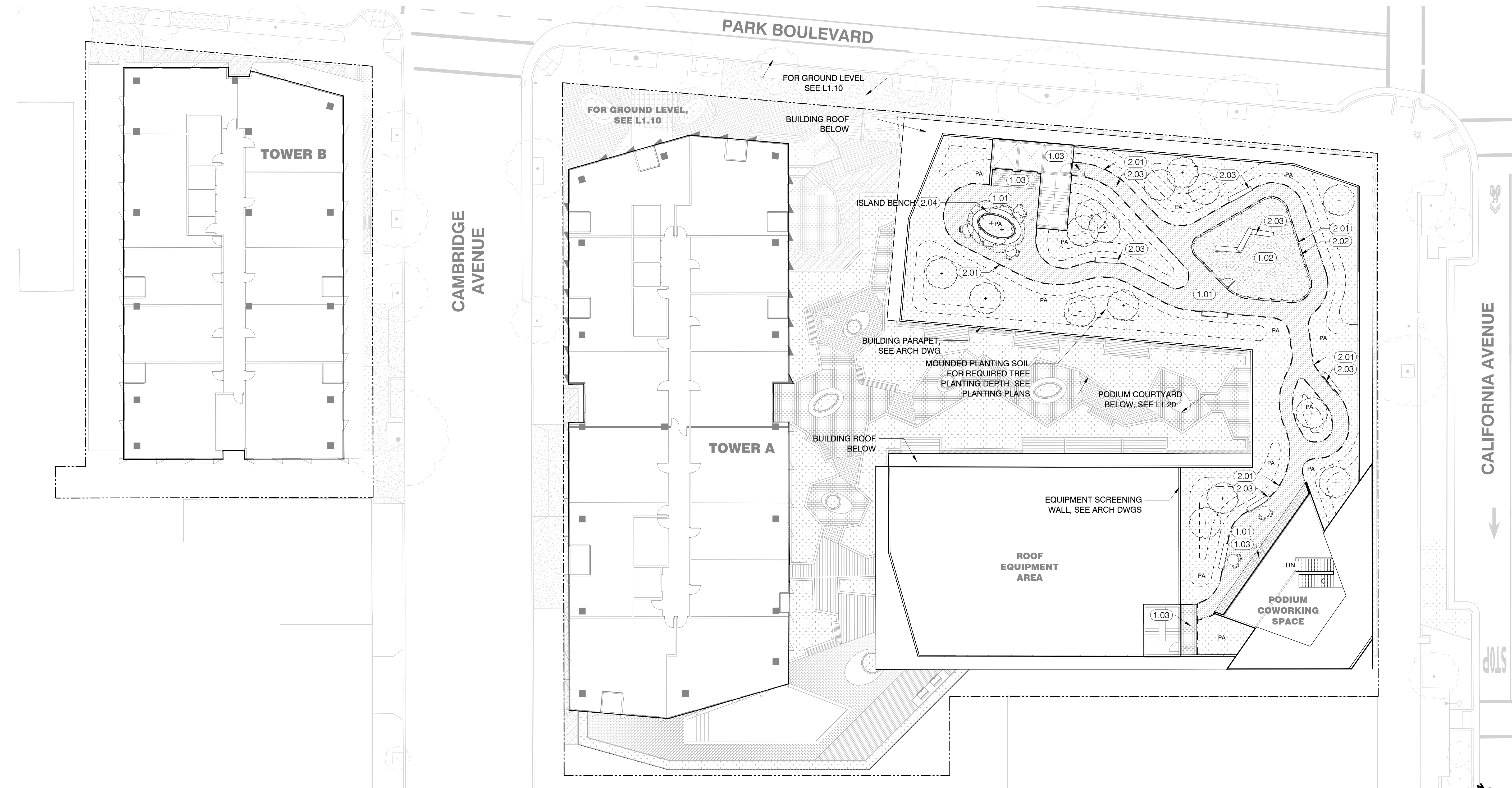
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LANDSCAPE MATERIAL PLAN - LEVEL 8 (PODIUM ROOF)

L1.30

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LANDSCAPE MATERIAL PLAN - LEVEL 8 (PODIUM ROOF)

PLAN



MATERIALS LEGEND - LEVEL 8

1.00 PAVEMENTS				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01	[Symbol]	STABILIZED DECOMPOSED GRANITE	2" DG with Stabilizer over Filter Fabric, Clean Washed Drain Rock, and Drainage board.	
1.02	[Symbol]	DOG RUN SURFACING	Pervious Gravel Pavement with COREgravel - Honeycomb Gravel Stabilizer Panels (50-35HDR) over Drain Rock, and Drainage board.	
1.03	[Symbol]	LINEAR CONCRETE PAVER- ON STRUCTURE	Precast Concrete Paver from Stepstone, Inc. over Filter Fabric, Clean Washed Drain Rock, and Drainage Board on Waterproofed Roof Deck.	

2.00 WALLS, GATES, FENCES, MISC				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01	[Symbol]	DUNE EDGING	1/2" Steel Plate with Clear Sealant, Spot Weld at Corners, Attach to L-Angle Supports on Podium, 24" O.C.	
2.02	[Symbol]	DOG RUN FENCE	48" H Fence	
2.03	[Symbol]	TIMBER BENCH	Drifter Bench System by Streetlife	
2.04	[Symbol]	ISLAND BENCH	Custom Ipe Wood Seat & Lounge With Integral Metal Planter to Have 36" Planting Soil Depth	

3.00 PLANTING			
SYMBOL	ITEM	DESCRIPTION	DETAIL
[Symbol]	PROPOSED TREE	See Planting Plan and Planting Details	
[Symbol]	PLANTING AREA	See Planting Plan and Planting Details	

NOTES:

- For Building Details, See Arch Dwgs.
- For Utilities and Street Improvement Details, See Civil Dwgs.
- For DMA & TCM Information, See Civil Dwgs
- For Planting Information, See Landscape Planting Plans



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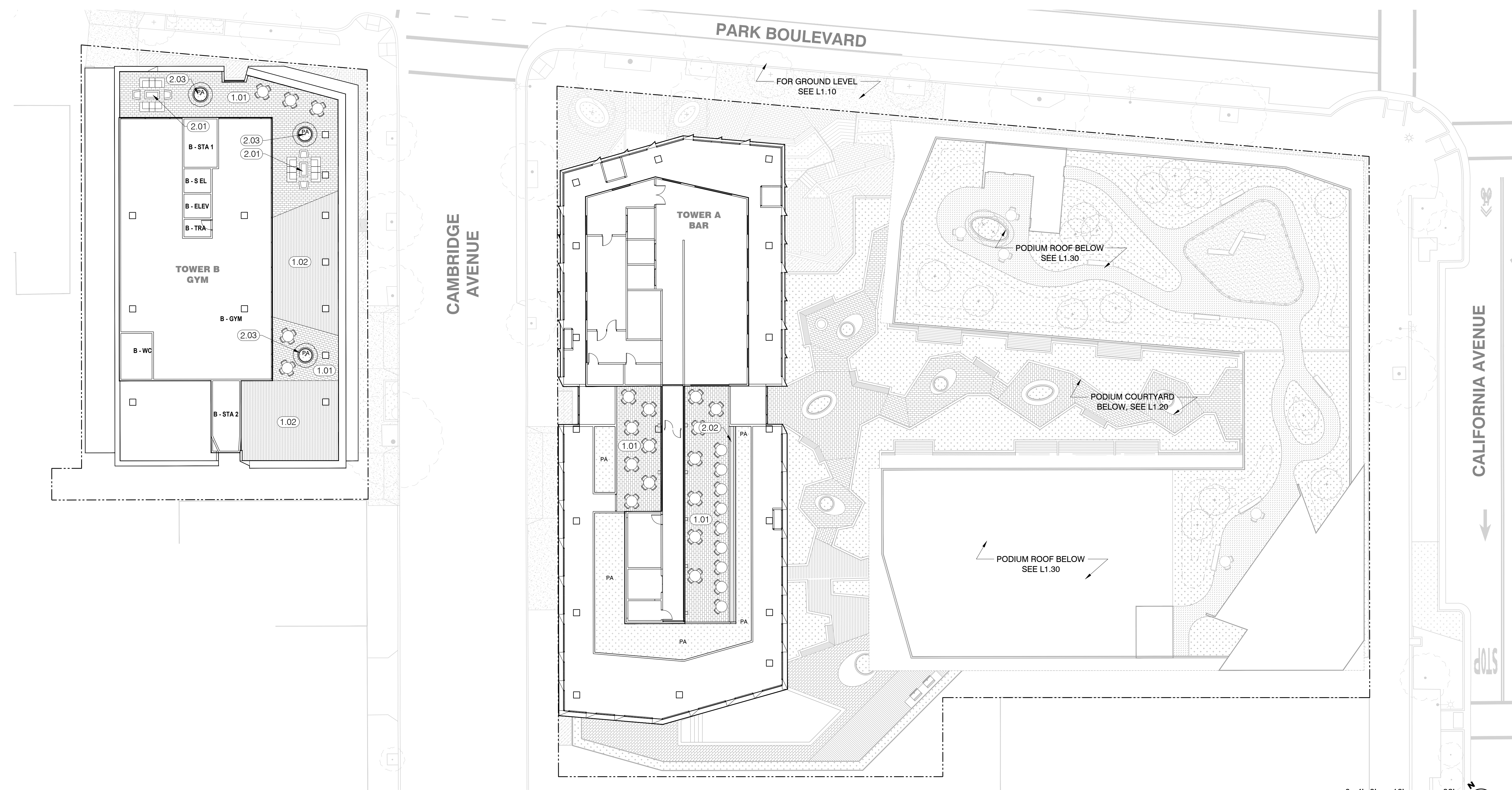
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Issue Date 03/28/24
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Sheet Title
LANDSCAPE MATERIAL PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)

L1.40

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LANDSCAPE MATERIAL PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)

PLAN

MATERIALS LEGEND - LEVEL 11 & 17

1.00 PAVEMENTS				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01		LINEAR CONCRETE PAVER- ON STRUCTURE	Precast Concrete Paver from Stepstone, Inc. over Clean Washed Drain Rock, Filter Fabric, and Drainage Board on Waterproofed Roof Deck.	
1.02		WOOD DECK - ON STRUCTURE	1x6 Ipe Wood Decking	

2.00 WALLS, GATES, FENCES, MISC				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		FIRE TABLE	Precast Concrete Firepit, provide Natural Gas Connection and Electronic Ignition	
2.02		PLANTER BENCH	Ipe Wood Bench & Back Rest Mounted to CIP Wall	
2.03		ROUND PLANTER	36"x36"x36" Planter Pot with Drip Irrigation	

3.00 PLANTING			
SYMBOL	ITEM	DESCRIPTION	DETAIL
	PROPOSED TREE	See Planting Plan and Planting Details	
	PLANTING AREA	See Planting Plan and Planting Details	

NOTES:

- For Building Details, See Arch Dwgs.
- For Utilities and Street Improvement Details, See Civil Dwgs.
- For DMA & TCM Information, See Civil Dwgs
- For Planting Information, See Landscape Planting Plans



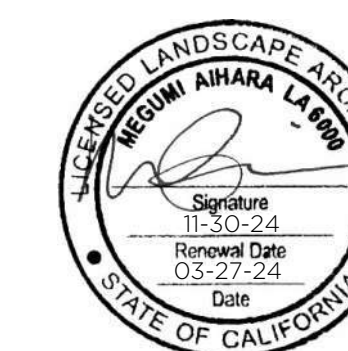
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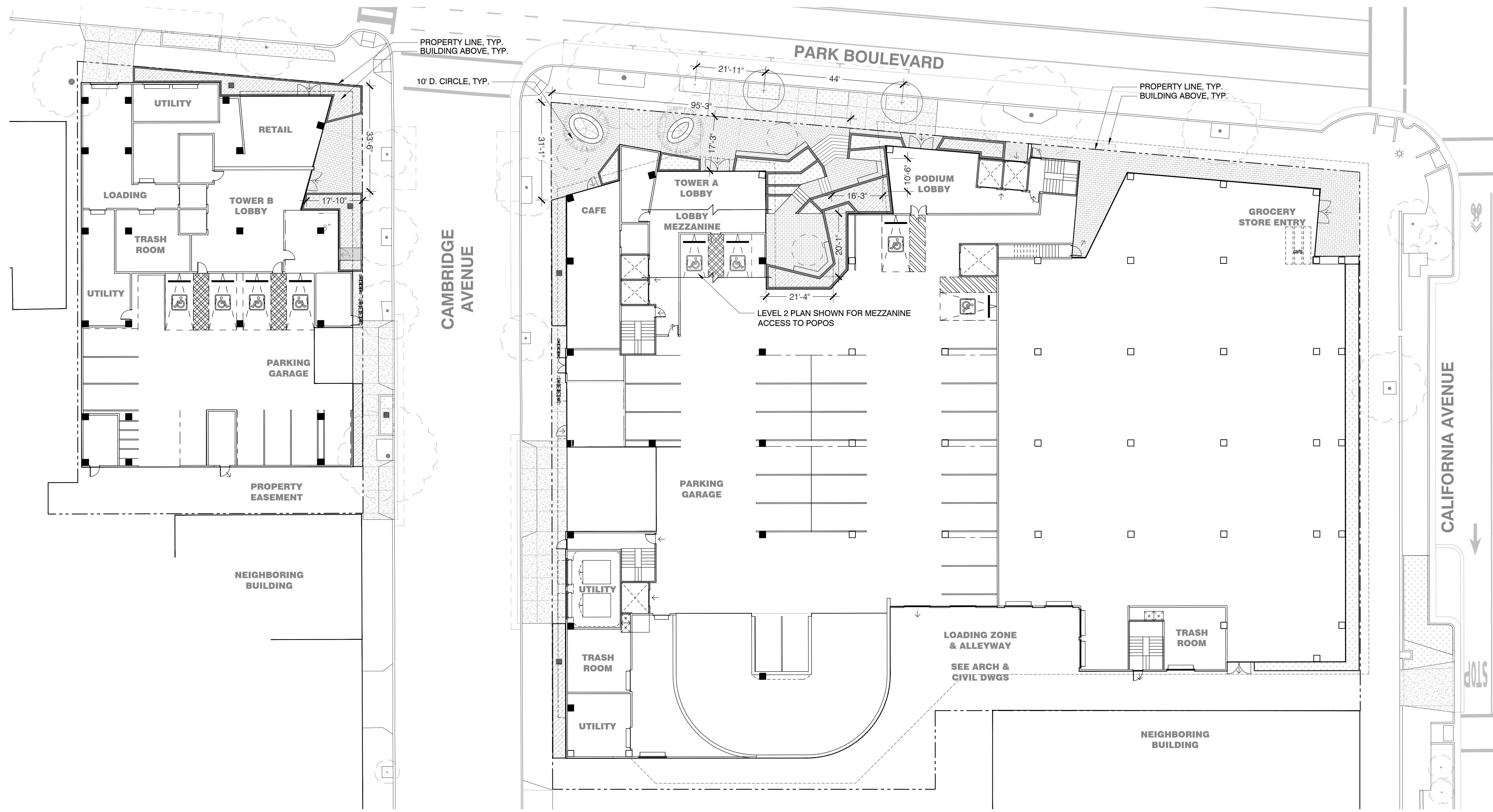
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LANDSCAPE LAYOUT PLAN -
GROUND LEVEL

L2.10



LANDSCAPE LAYOUT PLAN - GROUND LEVEL

PLAN

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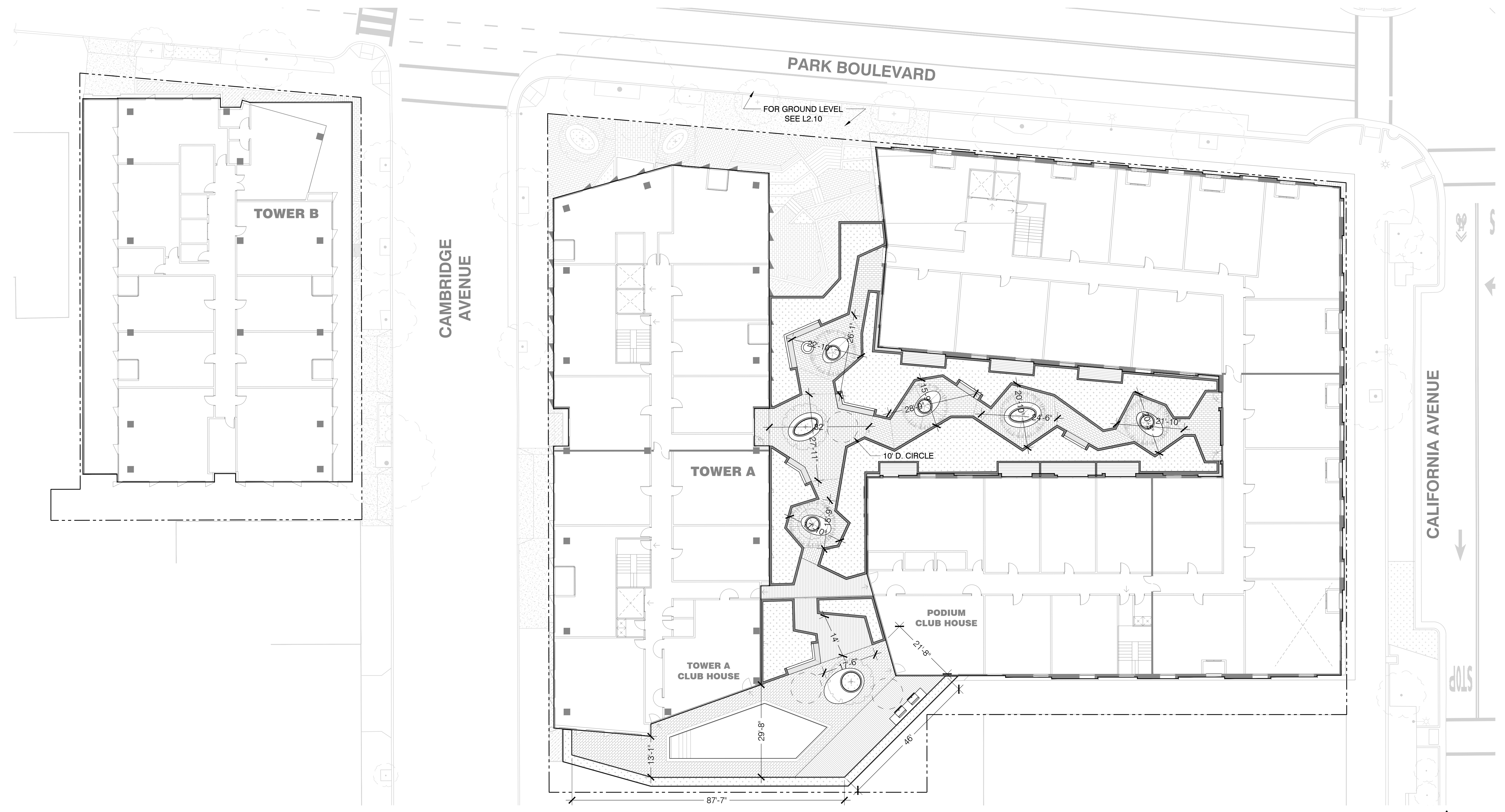


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**LANDSCAPE LAYOUT PLAN -
LEVEL 3 (COURTYARD)**

L2.20



LANDSCAPE LAYOUT PLAN - LEVEL 3 (COURTYARD)

PLAN

NOTES:

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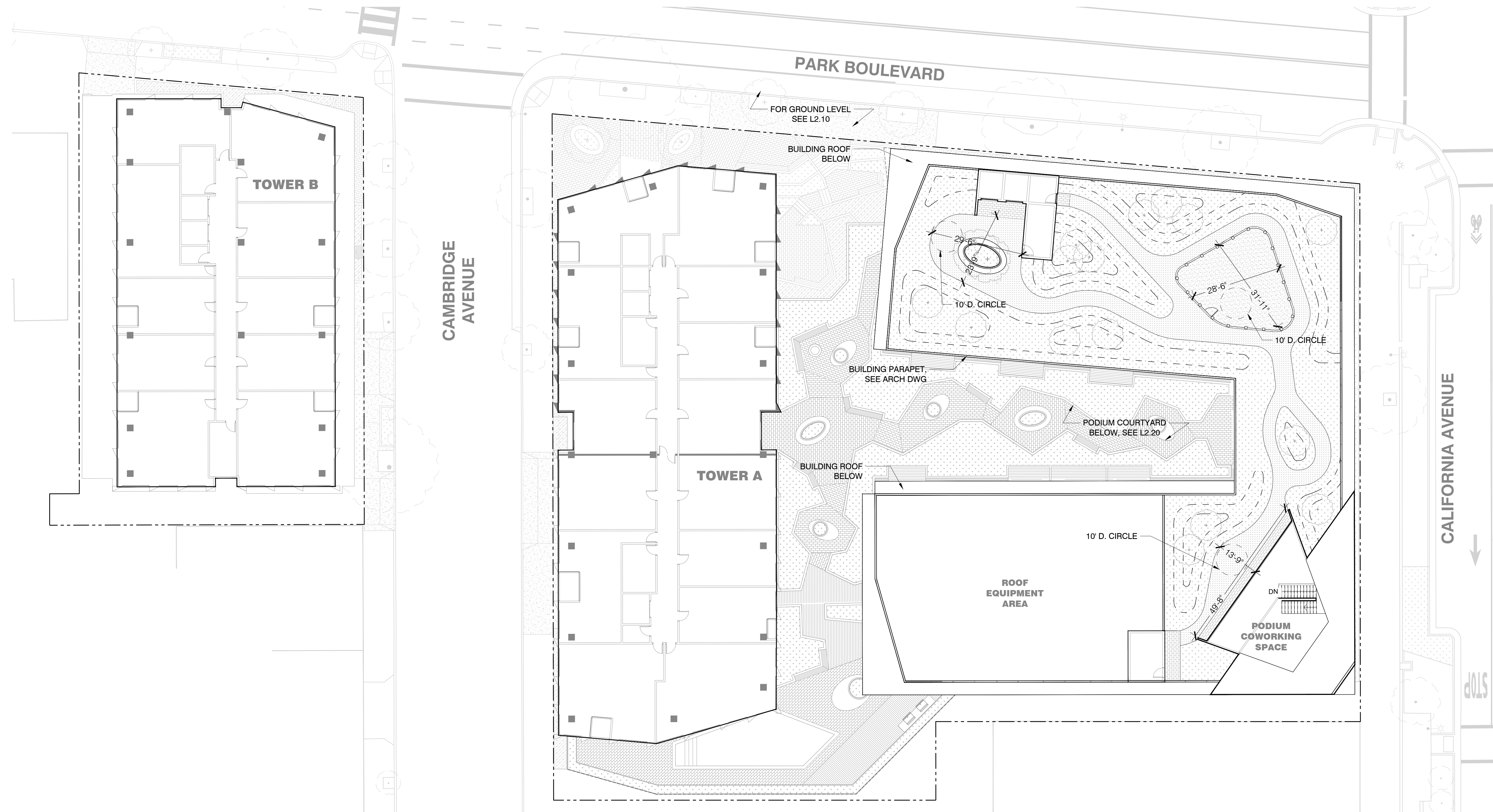
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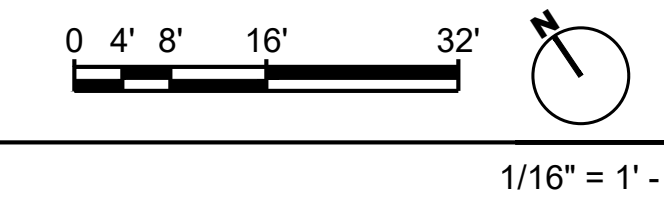
LANDSCAPE LAYOUT PLAN -
LEVEL 8 (PODIUM ROOF)

L2.30



LANDSCAPE LAYOUT PLAN - LEVEL 8 (PODIUM ROOF)

PLAN



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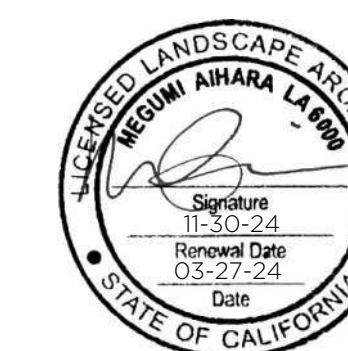
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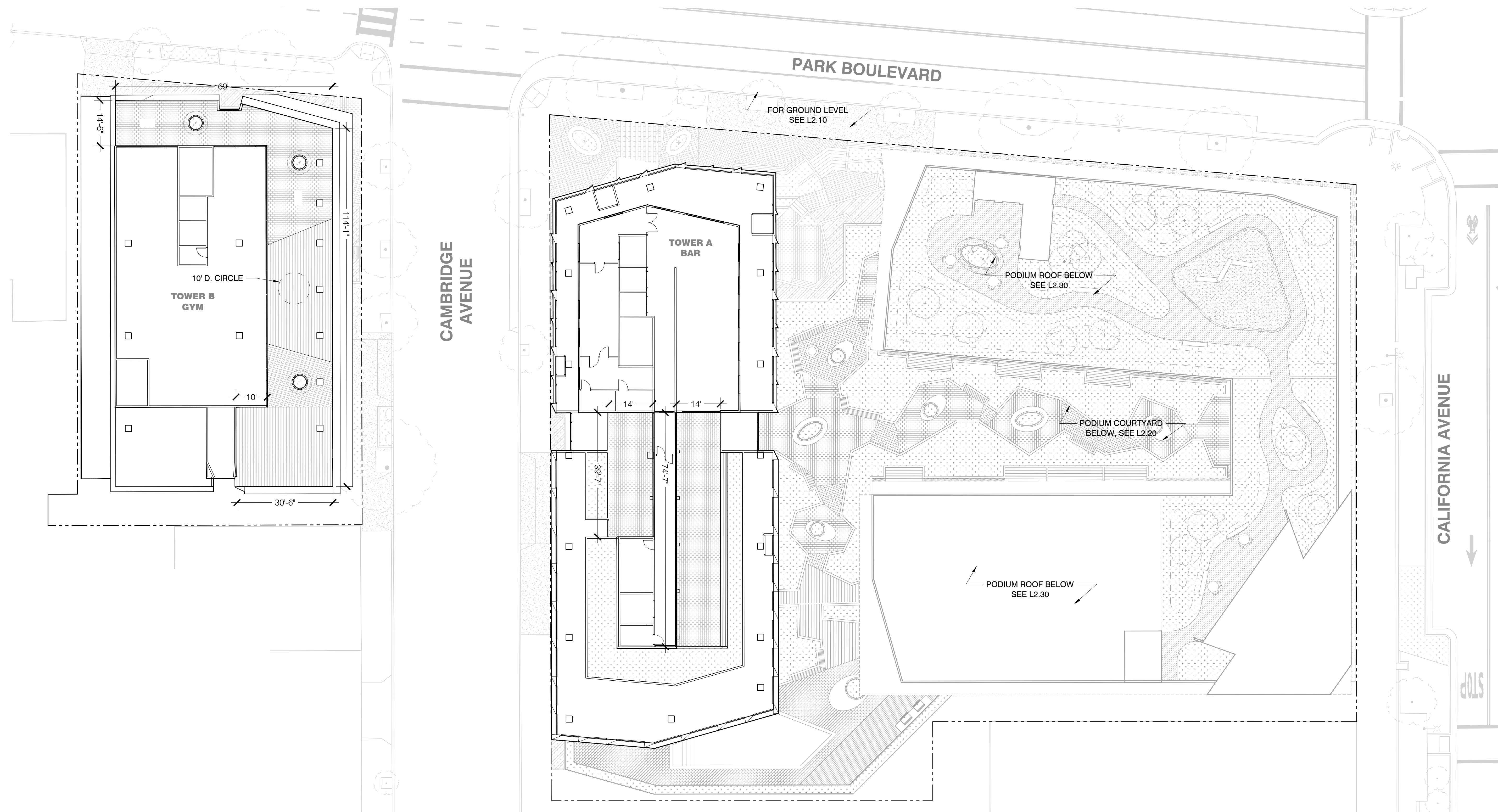
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LANDSCAPE LAYOUT PLAN -
LEVEL 11 (TOWER B) & LEVEL
17 (TOWER A)

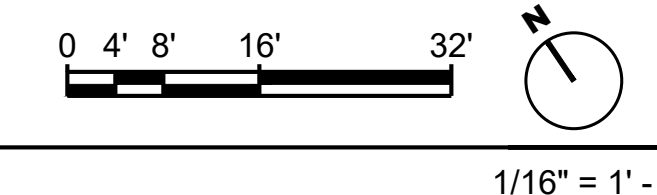
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LANDSCAPE LAYOUT PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)

PLAN



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MASTER PLANTING LEGEND

TREES								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	WT	Street Tree Per City Arborist	2	36" Box	As shown	--	--	12' Min. Distance From Building Face
	PG	Podocarpus gracilior Fern Pine	6	36" Box	As shown	N	M	12' Min. Distance From Building Face
	AU	Arbutus unedo Strawberry Tree	3	36" Box	As shown	N	VL	Multistem Form
	CL	Chilopsis linearis 'Hope' Hope White Desert Willow	14	24" Box	As shown	Y	L	
	CS	Citrus sp.	3	24" Box	As shown	N	M	

STREETSCAPE PLANTERS								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	MR	Muhlenbergia rigens Deergass	180	1 Gal	18" O.C.	Y	L	
	LC	Leymus condensatus 'Canyon Prince' Giant Wildrye	180	1 Gal	18" O.C.	Y	VL	
	SC	Salvia clevelandii Cleveland Sage	165	5 Gal	30" O.C.	Y	VL	

STREETSCAPE C.3 STORMWATER PLANTERS								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	CB	Carex divulsa Berkeley Sedge	42	1 Gal	18" O.C.	N	L	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	CT	Chondropetalum tectorum Small Cape Rush	42	5 Gal	24" O.C.	N	L	
	JP	Juncus patens California Grey Rush	42	1 Gal	24" O.C.	Y	M	
	FC	Fragaria chiloensis Beach Strawberry	58	1 Gal	12" O.C.	Y	VL	

POPOS								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	HS	Heuchera sanguinea 'Snow Angel' Snow Angel Coral Bells	45	1 Gal	24" O.C.	Y	L	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	HR	Heuchera 'Rosada' Hybrid Alum Root	45	1 Gal	24" O.C.	Y	L	
	WF	Westringia fruticosa 'Grey Box' Dwarf Coastal Rosemary	21	15 Gal	48" O.C.	N	L	
	NC	Nephrolepis cordifolia Sword Fern	45	1 Gal	24" O.C.	N	M	
	WI	Woodwardia fimbriata Giant Chain Fern	21	5 Gal	30" O.C.	Y	M	
	RC	Rhamnus californica 'Little Sur' Little Sur Coffeeberry	21	15 Gal	48" O.C.	Y	VL	

PODIUM C.3 STORMWATER PLANTERS								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	JP	Juncus patens California Grey Rush	125	5 Gal	24" O.C.	Y	M	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	EL	Lippia nodiflora Kurapia	115	1 Gal	12" O.C.	N	L	
	ID	Iris douglasiana Douglas Iris	85	5 Gal	18" O.C.	Y	L	
	VL	Verbena ilacina 'De La Mina' De La Mina Verbena	85	5 Gal	36" O.C.	N	L	
	HM	Heuchera maxima Island Alum Root	85	5 Gal	24" O.C.	Y	L	
	RC	Rhamnus californica 'Little Sur' Little Sur Coffeeberry	21	15 Gal	48" O.C.	Y	VL	

PODIUM COURTYARD								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	FR	Satureja douglasii Yerba Buena	320	1 Gal	12" O.C.	Y	M	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	EK	Ribes viburnifolium Catalina Currant	320	1 Gal	18" O.C.	Y	VL	
	WF	Nephrolepis cordifolia Sword Fern	320	5 Gal	24" O.C.	N	M	
	NC	Woodwardia fimbriata Giant Chain Fern	120	5 Gal	30" O.C.	Y	M	
	WI	Rhus integrifolia Lemonade Berry	45	15 Gal	30" O.C.	Y	VL	
	CS	Heuchera sanguinea 'Snow Angel' Snow Angel Coral Bells	180	1 Gal	24" O.C.	Y	L	
	HR	Heuchera 'Rosada' Hybrid Alum Root	180	1 Gal	24" O.C.	Y	L	
	SR	Sarcococca ruscifolia Fragrant Sweet Box	45	15 Gal	30" O.C.	N	M	
	RC	Rhamnus californica 'Little Sur' Little Sur Coffeeberry	45	15 Gal	48" O.C.	Y	VL	

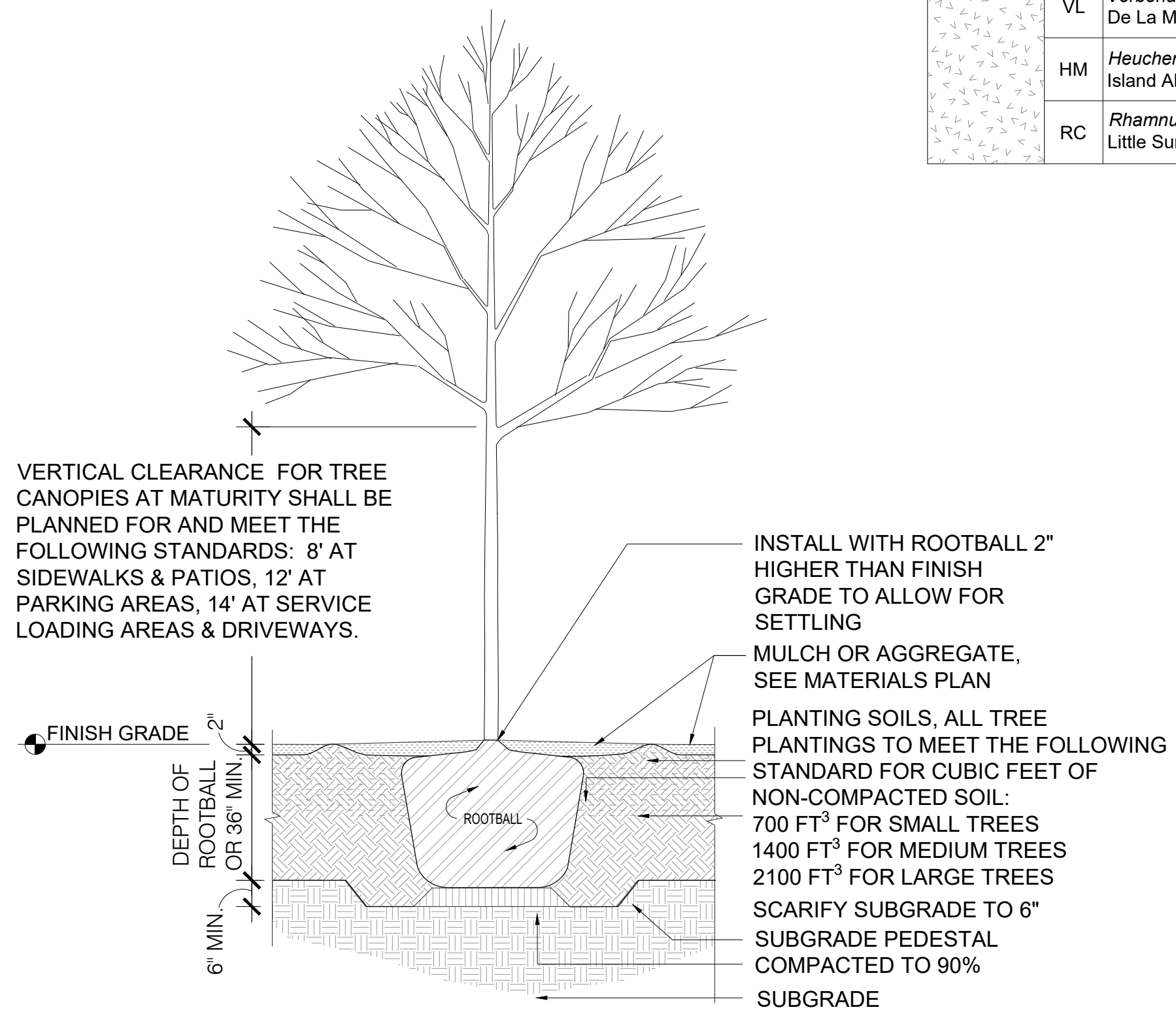
PODIUM EDGE PLANTERS								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	FC	Fragaria chiloensis Beach Strawberry	120	1 Gal	12" O.C.	Y	VL	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	PT	Pittosporum tenuifolium 'Silver Sheen' Silver Sheen Kohuhu	40	15 Gal	48" O.C.	N	M	

PODIUM POOL AREA								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	LL	Lomandra longifolia 'Platinum Beauty' Platinum Beauty Dwarf Mat Rush	90	1 Gal	18" O.C.	N	L	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	AB	Anigozanthos 'Big Red' Big Red Kangaroo Paws	25	5 Gal	24" O.C.	N	M	
	AU	Anigozanthos 'Bush Dawn' Yellow Kangaroo Paws	25	5 Gal	24" O.C.	N	M	
	CC	Carpenteria californica Bush Anemone	7	15 Gal	30" O.C.	Y	VL	
	LG	Leucadendron galpinii Pincushion	7	15 Gal	30" O.C.	N	L	
	LI	Leucadendron 'Little Bit' Pincushion	7	15 Gal	30" O.C.	Y	L	
	AS	Agave shawii x attenuata 'Blue Flame' Agave 'Blue Flame'	7	15 Gal	48" O.C.	N	L	
	AE	Arctostaphylos 'Emerald Carpet' Emerald Carpet Manzanita	40	1 Gal	18" O.C.	Y	VL	

PODIUM ROOF								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	EK	Erigeron karvinskianus Santa Barbara Daisy	150	1 Gal	12" O.C.	N	L	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	WF	Westringia fruticosa 'Grey Box' Dwarf Coastal Rosemary	72	15 Gal	48" O.C.	N	L	
	VL	Verbena ilacina 'De La Mina' De La Mina Verbena	72	1 Gal	30" O.C.	N	L	
	SC	Salvia clevelandii Cleveland Sage	72	5 Gal	30" O.C.	Y	VL	
	AD	Arctostaphylos densiflora Harmony Manzanita	72	15 Gal	48" O.C.	Y	VL	
	CS	Ceanothus thyrsiflorus 'Skylark' Skylark California Lilac	72	15 Gal	48" O.C.	Y	L	
	PH	Penstemon heterophyllus 'Margarita Bop' Foothill Penstemon	150	5 Gal	24" O.C.	Y	VL	
	AS	Adenanthos sericeus Woolly Bush	72	15 Gal	48" O.C.	N	VL	
	MC	Myrica californica Pacific Wax Myrtle	35	15 Gal	48" O.C.	Y	L	
	EC	Eschscholzia californica California Poppy	150	1 Gal	12" O.C.	Y	VL	
MR	Muhlenbergia rigens Deergass	995	1 Gal	18" O.C.	Y	L		
LC	Leymus condensatus 'Canyon Prince' Giant Wildrye	825	1 Gal	18" O.C.	Y	VL		
FC	Festuca californica California Fescue	995	1 Gal	12" O.C.	Y	VL		

TOWER A ROOF								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	WF	Bulbine frutescens 'Hallmark' Orange Stalked Bulbine	269	1 Gal	12" O.C.	N	L	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	NC	Satureja douglasii Yerba Buena	269	1 Gal	12" O.C.	N	M	
	WI	Leucospermum 'Sunrise' Giant Chain Fern	55	5 Gal	30" O.C.	Y	L	
	CS	Adenanthos sericeus Woolly Bush	60	15 Gal	48" O.C.	N	VL	

TOWER B ROOF								
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	FR	Satureja douglasii Yerba Buena	24	1 Gal	12" O.C.	Y	M	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	EK	Erigeron karvinskianus Santa Barbara Daisy	24	1 Gal	12" O.C.	N	L	



NOTES:

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- For DMA & TCM Information, See Civil Dwgs
- For Landscape Materials, See Landscape Material Plans.
- 3" of Mulch Applied on all Exposed Planting Surfaces.
- Compost At a Minimum Rate of 4 cy per 1000 sf of Permeable Area, to a Depth of 6".
- Street Trees Shown on This Permit Are Conceptual.
- "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"
- "The final planting and irrigation plan must be approved by Planning and Utilities Marketing prior to building permit approval."

STANDARD TREE PLANTING

DETAIL

1
3/4" = 1' - 0"



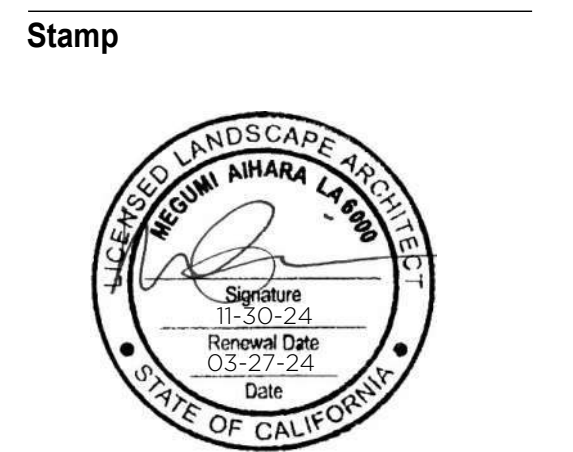
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LANDSCAPE PLANTING PLAN - PLANTING LEGEND

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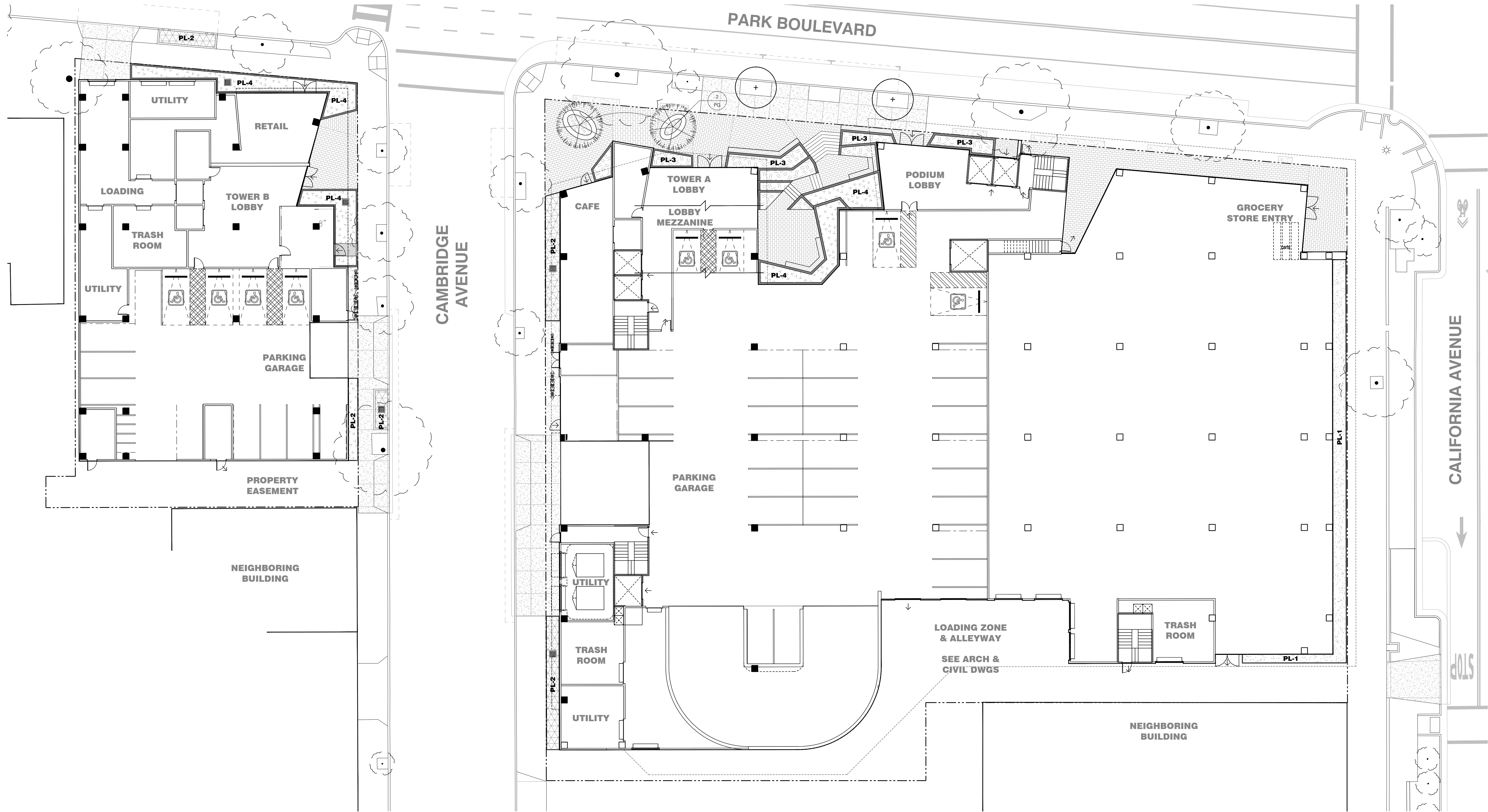
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LANDSCAPE PLANTING PLAN
- GROUND LEVEL

L4.10

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LANDSCAPE PLANTING PLAN - GROUND LEVEL

PLAN

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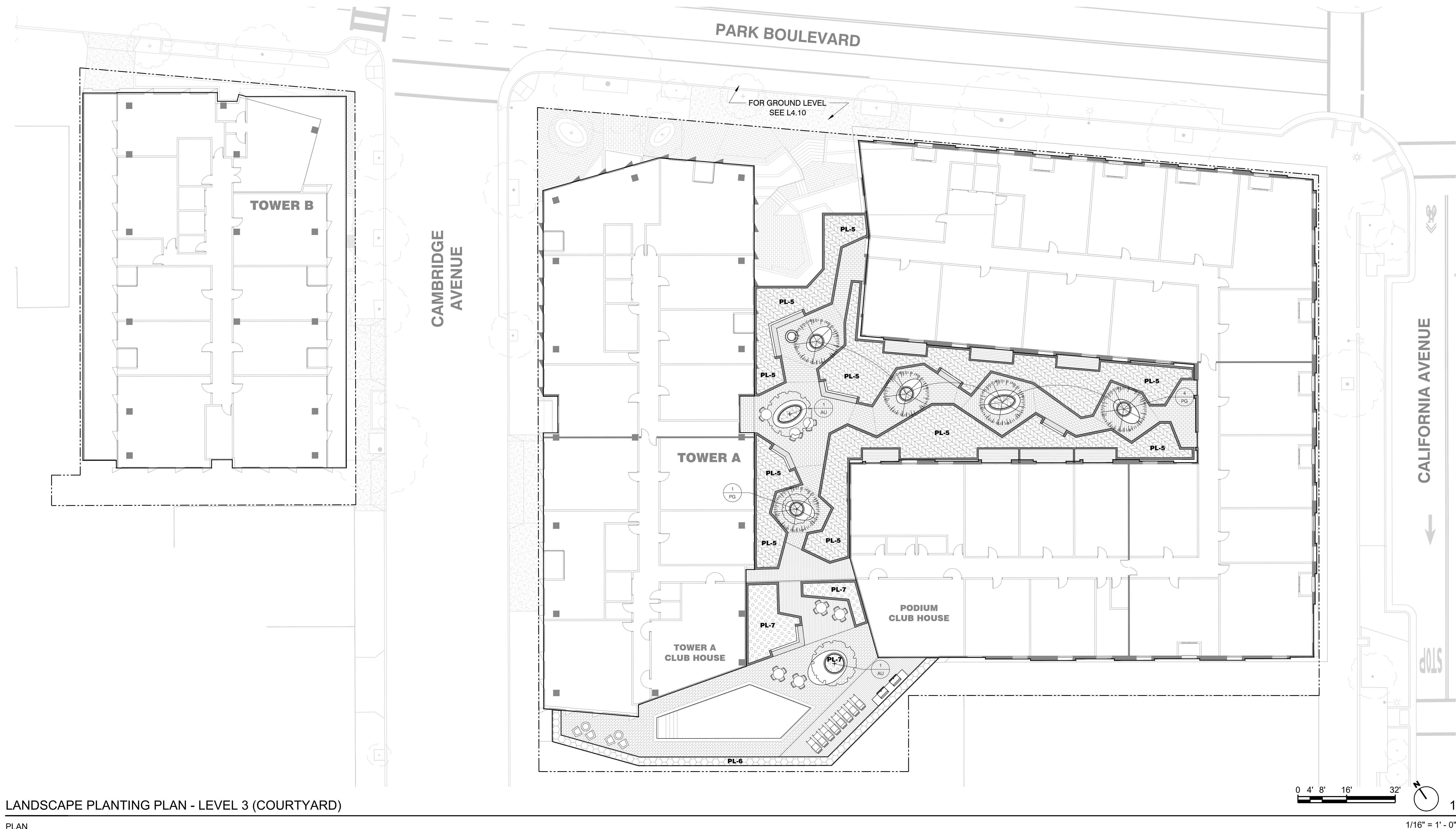
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LANDSCAPE PLANTING PLAN
- LEVEL 3 (COURTYARD)

L4.20

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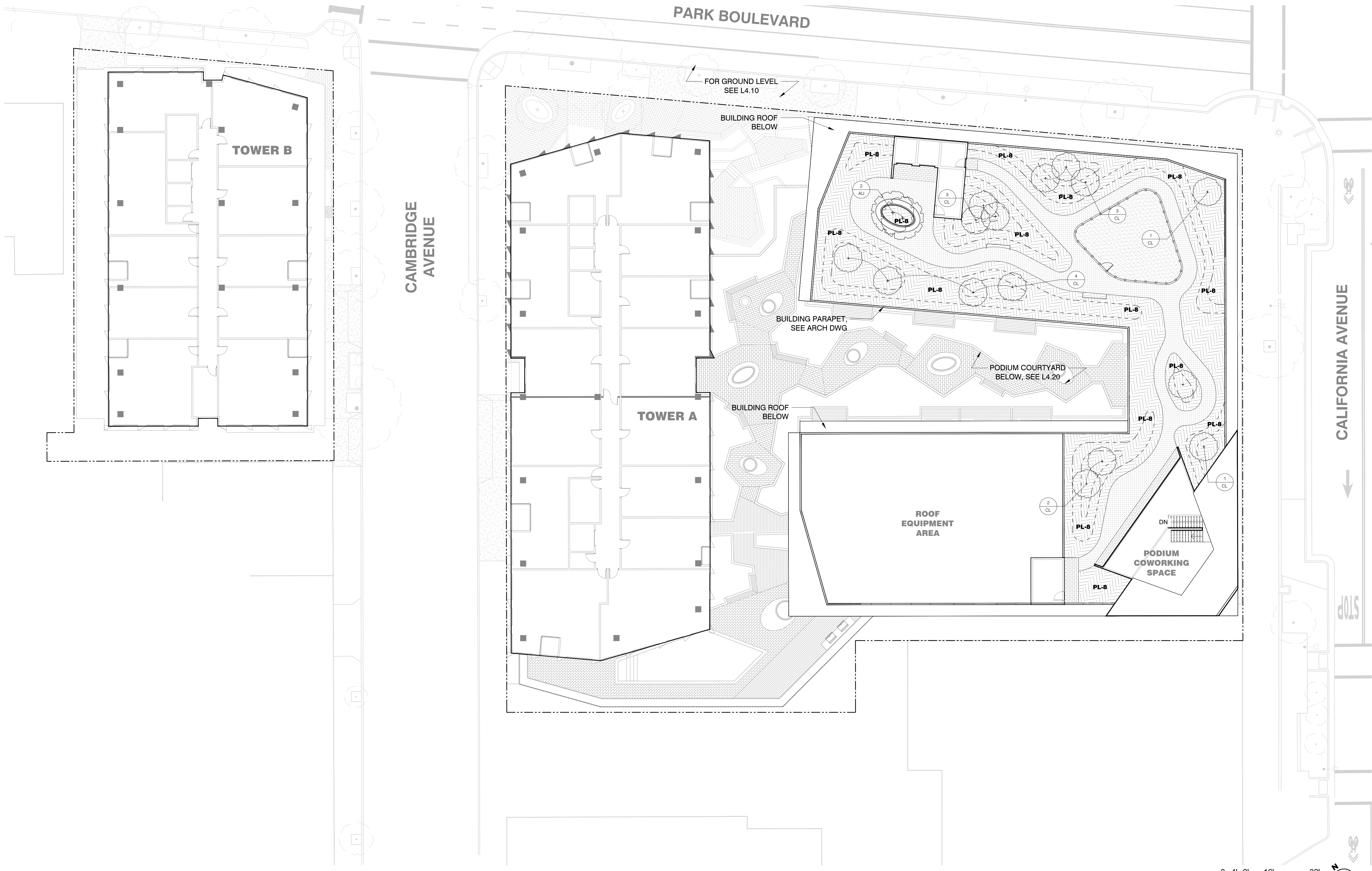
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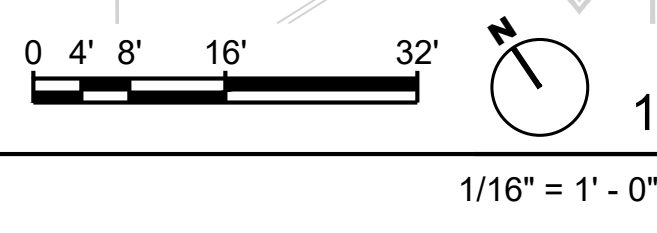
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LANDSCAPE PLANTING PLAN - LEVEL 8 (PODIUM ROOF)

PLAN



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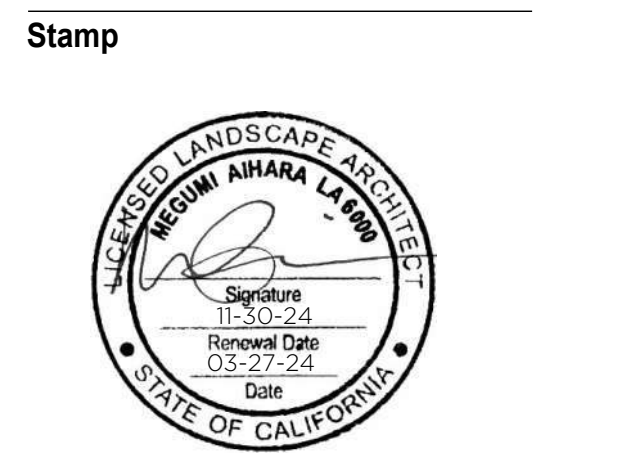
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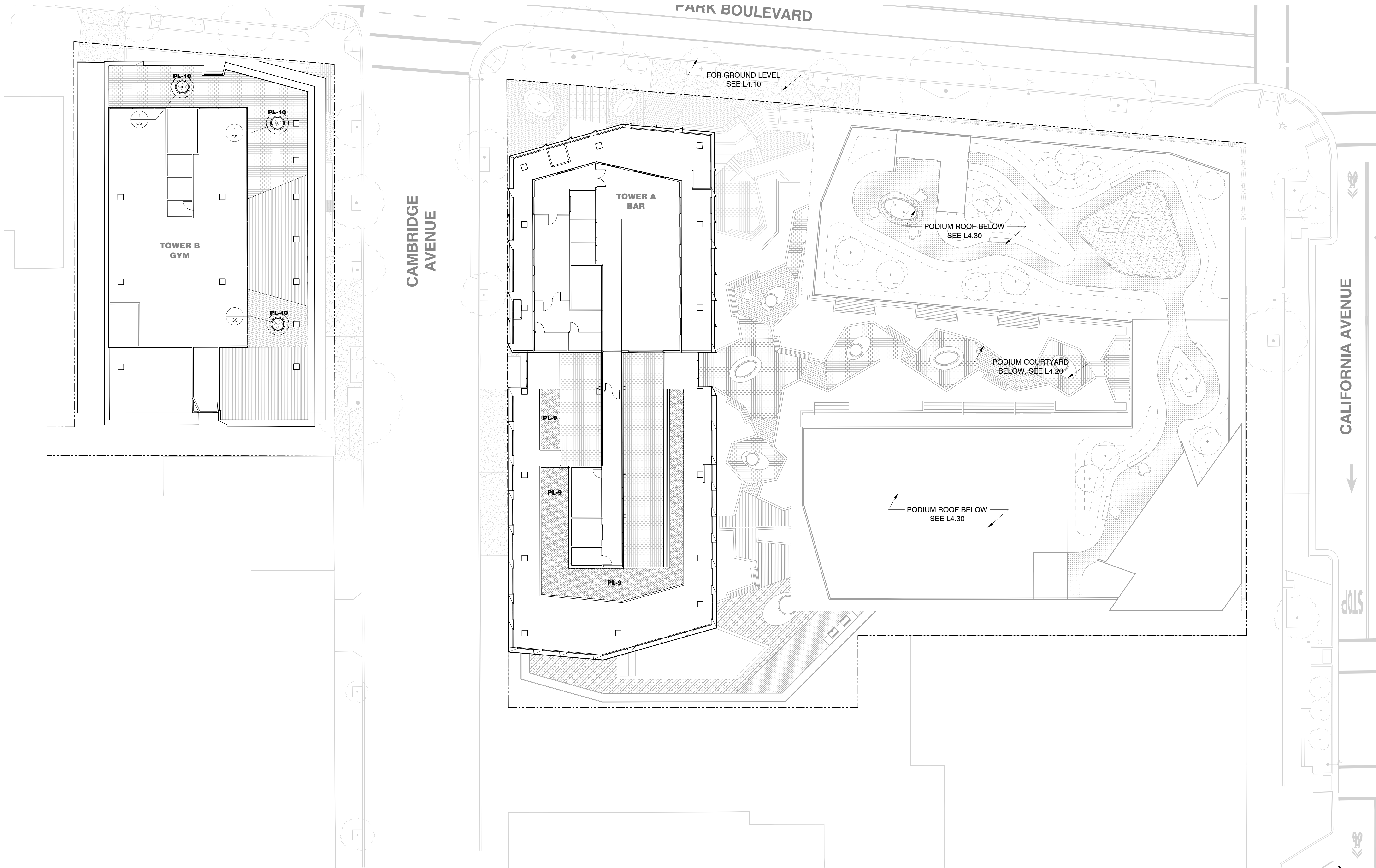
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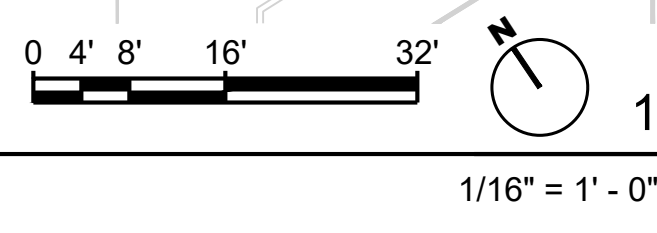
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LANDSCAPE PLANTING PLAN - LEVEL 11 (TOWER B) & LEVEL 17 (TOWER A)

PLAN



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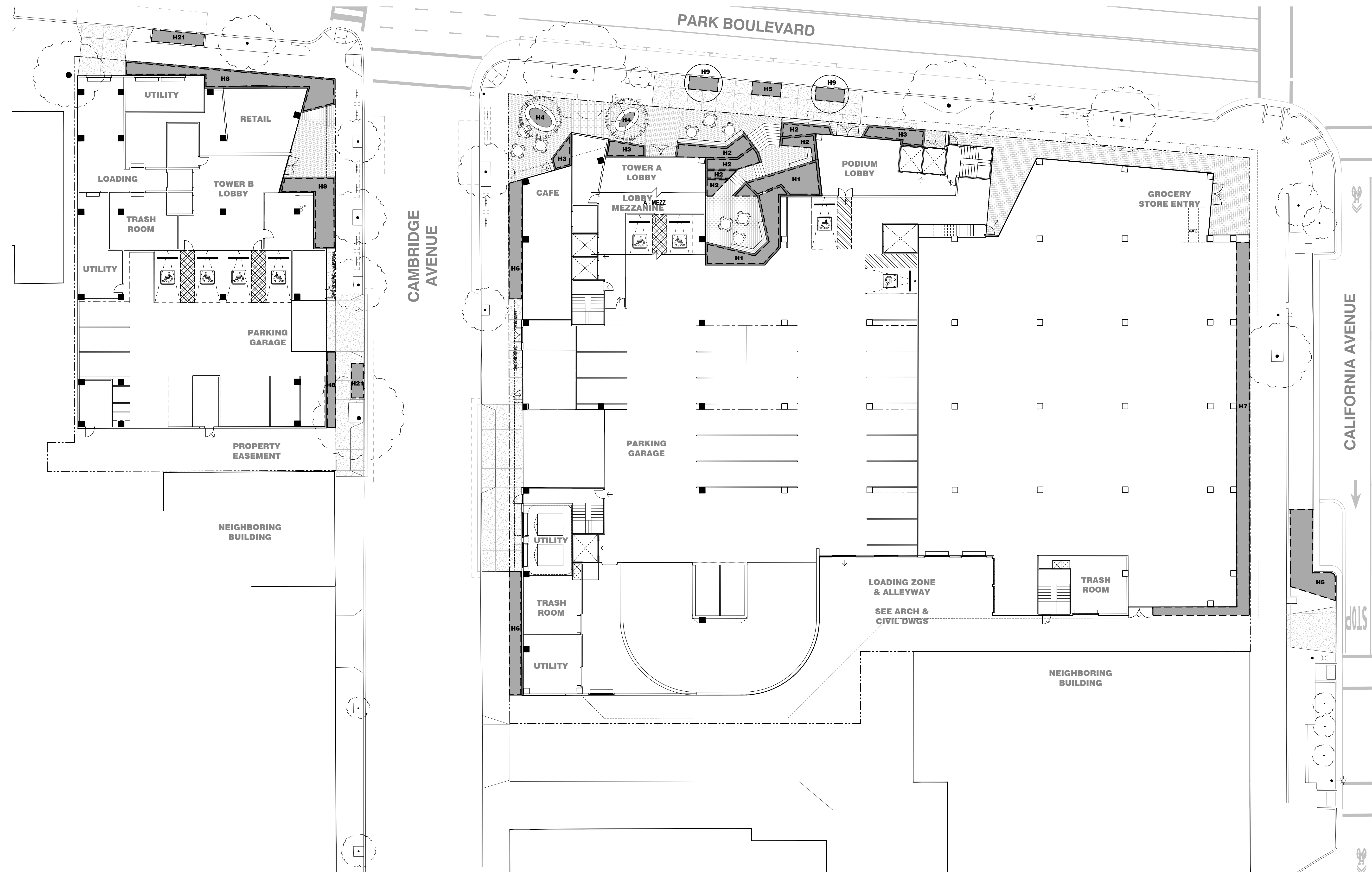
Sheet Information

Issue Date	03/28/24
Job Number	23-013
Drawn	AS
Checked	MA
Approved	MA
Scale	1/16" = 1'-0"

Sheet Title
LANDSCAPE HYDROZONE PLAN - GROUND LEVEL

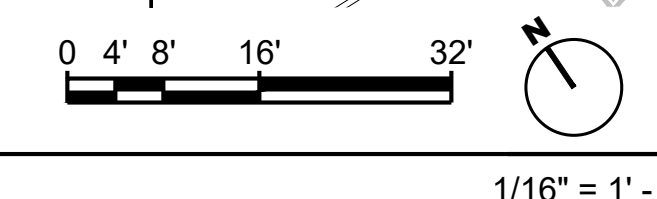
L5.10

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LANDSCAPE HYDROZONE PLAN - GROUND LEVEL

PLAN



NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans
5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"



**STUDIO
current**
URBAN DESIGN + ARCHITECTURE
96 N. Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2000 www.studiocurrent.com

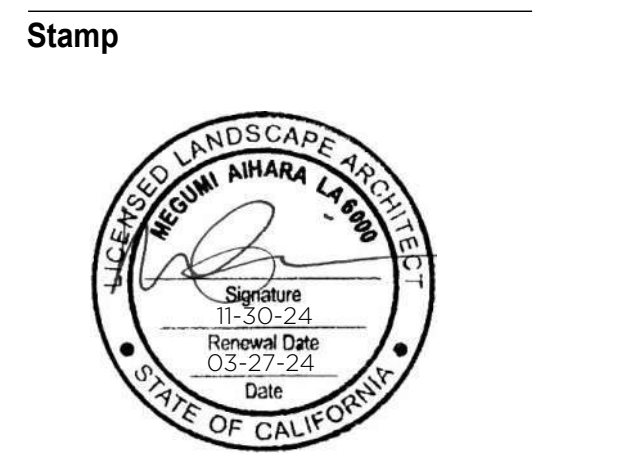
Project:
156 California Ave
Mixed Use Proposal

Consultant
SAW
SAW // SPIEGEL AHARA WORKSHOP
2325 3rd St #216 // San Francisco, CA 94107
studio@sa-works.com // 415.993.4729
www.sa-works.com

**MAJOR
ARCHITECTURAL
REVIEW
24APP-00886**

Revision

No	Date
SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024



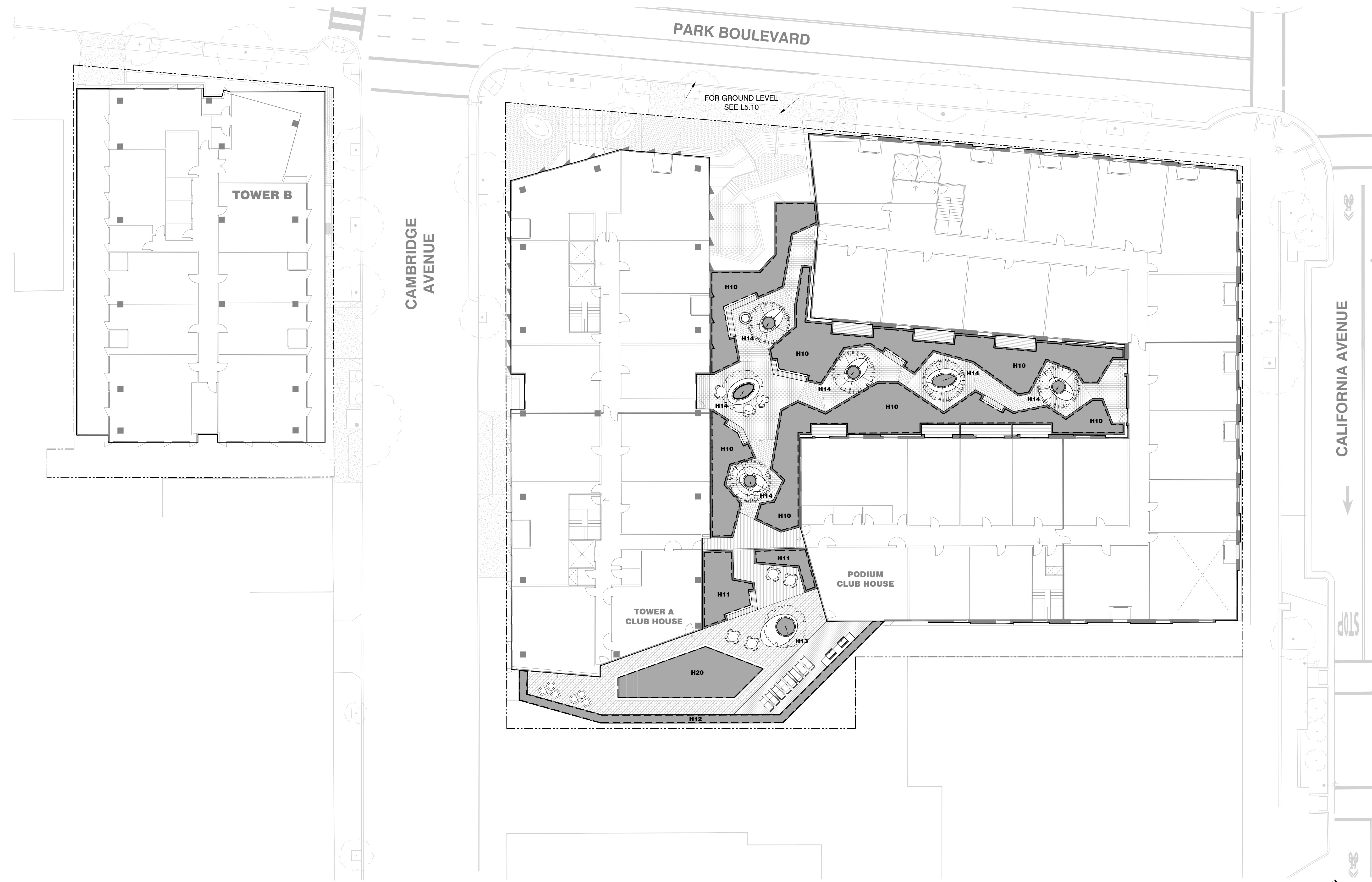
Sheet Information

Issue Date	03/28/24
Job Number	23-013
Drawn	AS
Checked	MA
Approved	MA
Scale	1/16" = 1'-0"

Sheet Title
**LANDSCAPE
HYDROZONE PLAN -
LEVEL 3**

L5.20

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LANDSCAPE HYDROZONE PLAN - LEVEL 3 (COURTYARD)
PLAN

- NOTES:**
1. For Building Details, See Arch Dwgs.
 2. For Utilities and Street Improvement Details, See Civil Dwgs.
 3. For DMA & TCM Information, See Civil Dwgs
 4. For Planting Information, See Landscape Planting Plans
 5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"



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Project:
156 California Ave
 Mixed Use Proposal

Consultant
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MAJOR ARCHITECTURAL REVIEW
 24APP-00886

Revision

No	Date
SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024

Stamp



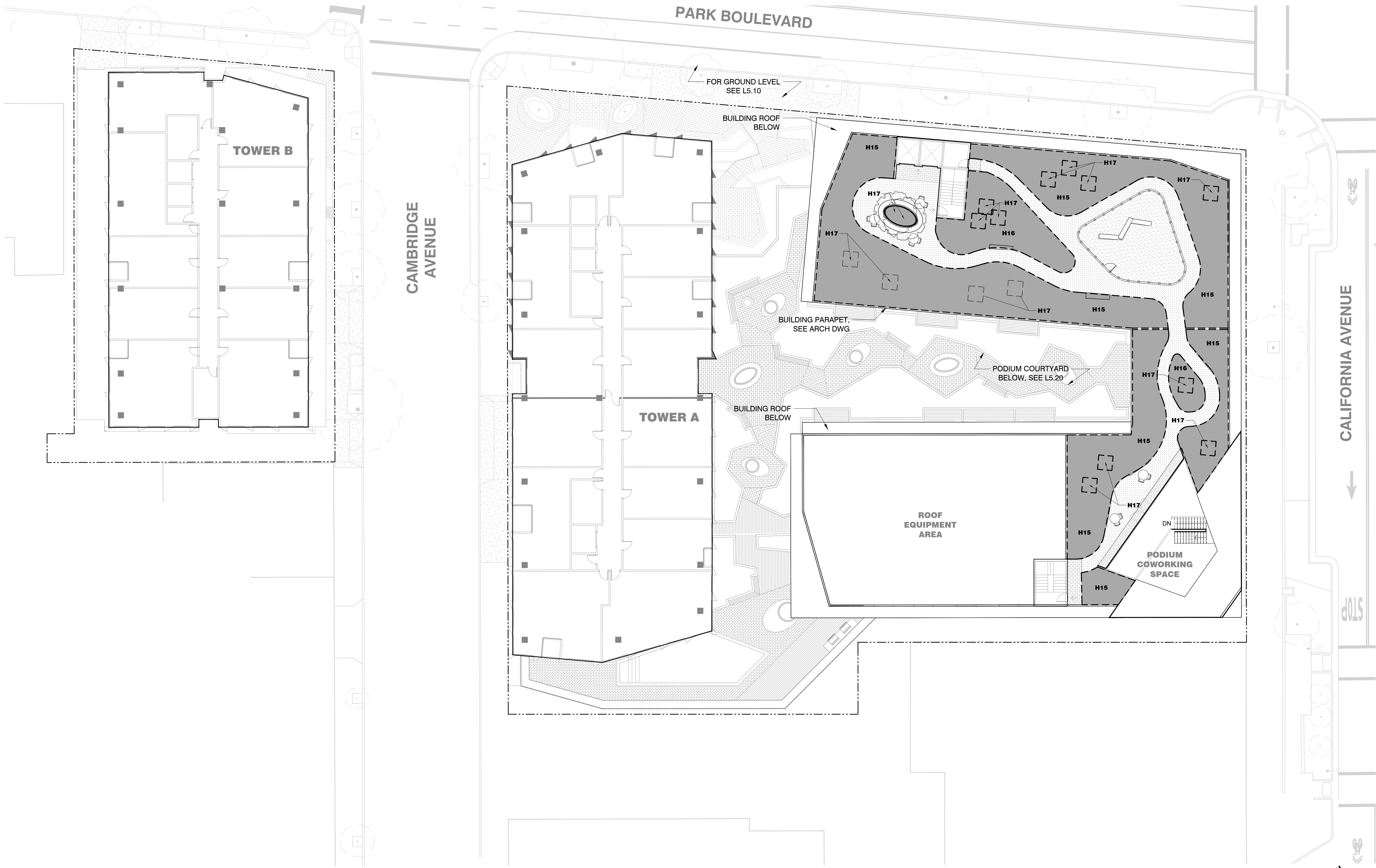
Sheet Information

Issue Date	03/28/24
Job Number	23-013
Drawn	AS
Checked	MA
Approved	MA
Scale	1/16" = 1'-0"

Sheet Title
 LANDSCAPE HYDROZONE PLAN - LEVEL 8 (PODIUM ROOF)

L5.30

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LANDSCAPE HYDROZONE PLAN - LEVEL 8 (PODIUM ROOF)

PLAN

NOTES:

- For Building Details, See Arch Dwgs.
- For Utilities and Street Improvement Details, See Civil Dwgs.
- For DMA & TCM Information, See Civil Dwgs
- For Planting Information, See Landscape Planting Plans
- "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"



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Project:
156 California Ave
Mixed Use Proposal

Consultant
SAW
SAW // SPIEGEL AHARA WORKSHOP
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www.sa-works.com

**MAJOR
ARCHITECTURAL
REVIEW
24APP-00886**

Revision

No	Date
SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024

Stamp



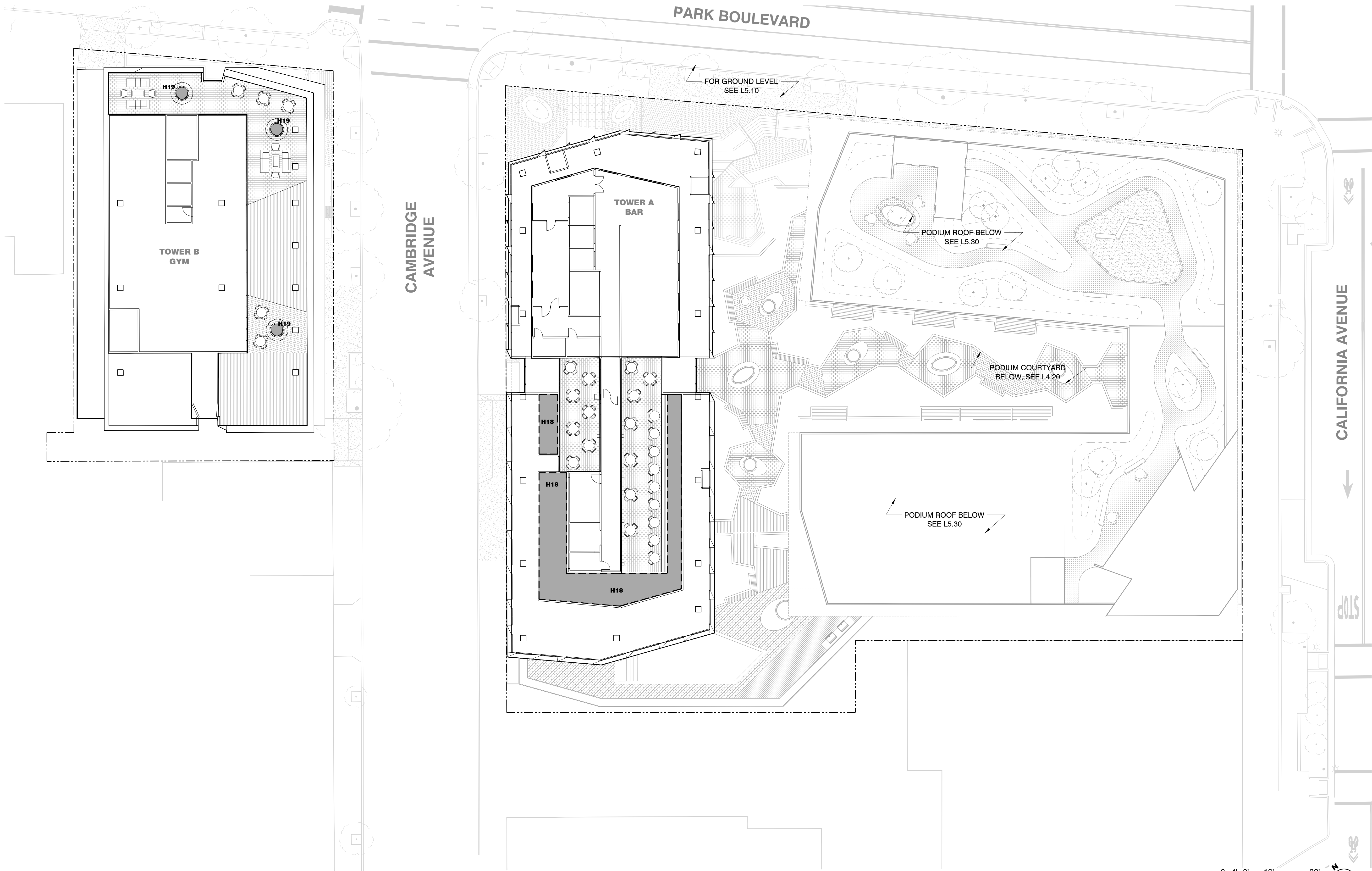
Sheet Information

Issue Date	03/28/24
Job Number	23-013
Drawn	AS
Checked	MA
Approved	MA
Scale	1/16" = 1'-0"

Sheet Title
**LANDSCAPE
HYDROZONE PLAN -
LEVEL 11 (TOWER B)
LEVEL 17 (TOWER A)**

L5.40

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LANDSCAPE HYDROZONE PLAN - LEVEL 11 (TOWER B) & LEVEL 18 (TOWER A)

PLAN

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans
5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"

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/.

156 California Ave
Mixed Use Proposal

**MAJOR
ARCHITECTURAL
REVIEW
24APP-00886**

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: 156 California Avenue, Palo Alto, CA 94306

Are there Regulated 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 require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must obtain 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 or Designated 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, Section 6.2.5). Attach this report to Sheet T-1, Tree Protection, in 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, Section 2.1.5 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: Michael Stone Print: Michael Stone Date: 03/28/2024
(Prop. Owner or Agent)

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. YES NO
(N/A if there are no protected trees, check here)

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

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.
Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/trees_technical-manual.html

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

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-foot, 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, in addition to the site-specific tree preservation report (TPR) prepared by the applicant's project arborist as diagrammed 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

8.5x11-inch Warning Sign one each side
6-foot high chain link fence, typical

TPZ
Fence
Fence distance to outer boundary of TPZ

Any in-situ sidewalk or curb replacement or trenching requires approval

Type II Tree Protection

2-inch Orange Plastic Fencing overlaid with 2-inch Thick Wooden Slats
Any proposed trench in TPZ requires approval See TTM 2.20(C-D) for instructions

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

Fencing must provide public passage while protecting all other land in TPZ

Restricted use for trees in sidewalk easement - tree wells only

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
01	D.D.	08/04/04
02	D.D.	08/10/06

Tree Protection During Construction
City of Palo Alto Standard

Approved by: Dave Dockter
PE No. _____
Date: 2006
Dwg No. 605

Scale: NTS

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:

- 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).
- 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).
- 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.
- 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 form 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).
- 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).
- 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.
- List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)

City of Palo Alto Tree Technical Manual ADDENDUM 11

Arborist Firm Data Here

ICMA/ISA Certified Arborist #WE-000
Contract #

Monthly Tree Activity Report- Construction Site

Inspection Date:	Site address:	Contractor-Main Site Contact Information	#1: Job site superintendent Company: Email: Job site Office: Cell: Mail:
Inspection #	Palo Alto, CA		
		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.

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

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

Search: Advanced

Home > Planning & Community Environment

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF, 67KB)
- 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, 1.89MB)
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

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 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/>)

- Trenching Restrictions (TTM, Section 2.20(C))
- Arborist Reporting Protocol (TTM, Section 6.30)
- Site Plan Requirements (TTM, Section 6.2)
- 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. **Sign, 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-foot 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**

- All neighbors' trees that overhang the project site shall be protected from impact of any kind.
- 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.
- The following tree preservation measures apply to all trees to be retained:
 - No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
 - The ground under and around the tree canopy area shall not be altered.
 - 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

City of Palo Alto Tree Department

Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650-496-5953 FAX: 650/852-6289
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.

Inspected by: _____
Date of inspection: _____

Notes: List City street trees by species, size, 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:\PWO\OP\Tree\0509\TreeProt08 5/1/06

---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>

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 1 ST 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 IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.100. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.	

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

Use additional "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/blobload.asp?BlobID=6460>

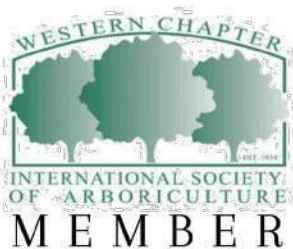
Special Tree Protection Instruction Sheet

City of Palo Alto



T-1

156 California Ave Palo Alto, CA Arborist Report 2024



Prepared For:
Chris Freise
REDCO Development LLC

Site: 156 California Ave
Palo Alto, CA 94306

Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified

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

Arborist Report & Tree Protection Plan



Date: March 25, 2024

Chris Freise
REDCO Development LLC
Four Embarcadero Center, Suite 1400
San Francisco, CA 94111

Arborist Report for 156 California Ave, Palo Alto, CA 94306

INTRODUCTION AND OVERVIEW

Kiely Arborists Services LLC visited the property at 156 California Ave, Palo Alto, CA 94306 above on 1/30/2024 to evaluate the trees present with respect to the proposed construction project. The report below contains the analysis of the site visit conducted on 1/30/2024. REDCO Development LLC is planning to build three towers for both residential and commercial use at 156 California Ave. The current site consists of a grocery store and parking lot. The findings and recommendations presented in this report are based on the construction plans titled "156 California Ave- mixed use proposal sheets L1.10" by Studio Current. These plans were electronically provided to us via email and are dated 3/15/2024. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how to mitigate impacts where needed.

There are 53 trees on the property, 44 of which are protected (1-4, 6-11, 13-27, 34-52).

Data Summary:

Total Trees	Significant / Protected Trees	Non-Protected Trees
53	44	9

37 trees are proposed for removal, as they are in decline or conflict with proposed project features. All other protected trees are in Poor to Good condition and should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive the proposed construction.

ASSIGNMENT

At the request of Chris Freise, Kiely Arborists Services LLC conducted a site visit on 1/30/2024 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the city of Palo Alto. The analysis in this report is based on the plans received from Studio Current dated 3/15/2024.

The primary focus of this report is as follows:

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

Kiely Arborist Services LLC - P.O. BOX 6187 San Mateo, Ca 94403 - 650-532-4418 - www.KielyArborist.com

Arborist Report & Tree Protection Plan



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

The City of Palo Alto requires the following tree reporting elements for development projects:

1. Map of tree locations.
2. Tree protection or removal recommendations for all trees over 4 inches in diameter.
3. Tree Protect Plan for all protected trees.

LIMITS OF THE ASSIGNMENT

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

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

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

METHOD OF INSPECTION

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

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Arborist Report & Tree Protection Plan



EVALUATION FIELDS

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

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

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

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

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

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

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Arborist Report & Tree Protection Plan



TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
1	Yes	(R)	FLAXLEAF PAPERBARK <i>Melaleuca linariifolia</i>	8-7-28	20/20	Fair	Poor	Fair	Fair	55%	Street Tree. Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood.	
2	Yes	(R)	FLAXLEAF PAPERBARK <i>Melaleuca linariifolia</i>	6-6-54	20/12	Fair	Poor	Fair	Fair	55%	Street Tree. Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood.	
3	Yes	(R)	FLAXLEAF PAPERBARK <i>Melaleuca linariifolia</i>	5-6-4-3	20/15	Fair	Poor	Fair	Fair	55%	Street Tree. Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood.	
4	Yes	(R)	FLAXLEAF PAPERBARK <i>Melaleuca linariifolia</i>	7-6-6-5	4-3-3-4	20/15	Fair	Poor	Fair	55%	Street Tree. Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood.	
5	No	(R)	FLAXLEAF PAPERBARK <i>Melaleuca linariifolia</i>	8-6	20/15	Fair	Poor	Fair	Fair	55%	Up against building, surrounded by concrete, Hardscape, codominant at grade, minor deadwood.	
6	Yes	(R)	CANARY ISLAND PINE <i>Pinus canariensis</i>	20	45/25	Good	Poor	Fair	Poor	50%	Leans away from number seven, up against foundation of building, in small planting strip, poor location for large species.	

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Arborist Report & Tree Protection Plan



TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
7	Yes	(R)	CANARY ISLAND PINE <i>Pinus canariensis</i>	25.5	50/25	Good	Poor	Fair	Poor	50%	Leans away from number seven, up against foundation of building, in small planting strip, poor location for large species, codominant at top of canopy.	
8	Yes	(R)	CHINESE ELM <i>Ulmus parvifolia</i>	6-3-3	10/12	Poor	Fair	Fair	Poor	46%	Street Tree. Suppressed by pine trees, 1 foot from building foundation, codominant at grade.	
9	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	9.2	12/15	Good	Good	Good	Good	70%	Street Tree. Located in small planting pit within parking lot, codominant at 6 feet.	
10	Yes	(P)	CHINESE PISTACHE <i>Pistacia chinensis</i>	9.2	12/15	Fair	Fair	Fair	Fair	65%	Street tree surrounded by Hardscape.	
11	Yes	(P)	CHINESE PISTACHE <i>Pistacia chinensis</i>	11.5	12/15	Fair	Fair	Fair	Fair	65%	Street tree surrounded by Hardscape.	
12	No	(R)	BLACKWOOD ACACIA <i>Acacia melanoxylon</i>	15.8	35/16	Fair	Poor	Fair	Poor	20%	Invasive species, growing against building and around eaves, lapping over sidewalk, hazardous.	

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Arborist Report & Tree Protection Plan



Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
13	Yes	(P)	AMERICAN SWEETGUM <i>Liquidambar styraciflua</i>	23	40/16	Fair-Poor	Poor	Poor	Poor	30%	Topped in past, large scar from 12 feet down to grade with associated decay, lions mane fungus on trunk at 10 feet, street tree.	
14	Yes	(P)	LONDON PLANE TREE <i>Platanus x hispanica</i>	4.2	20/10	Good	Good	Good	Good	80%	Recently planted street tree.	
15	Yes	(R)	AMERICAN SWEETGUM <i>Liquidambar styraciflua</i>	8.1	30/15	Fair	Fair	Fair	Poor	50%	Street Tree. Tree located up against building foundation, in contact with building.	
16	Yes	(R)	AMERICAN SWEETGUM <i>Liquidambar styraciflua</i>	6	30/15	Fair	Fair	Fair	Poor	50%	Street Tree. Tree located up against building foundation, in contact with building.	
17	Yes	(R)	AMERICAN SWEETGUM <i>Liquidambar styraciflua</i>	4.9	30/15	Fair	Fair	Fair	Poor	50%	Street Tree. Tree located up against building foundation, in contact with building.	
18	Yes	(R)	AMERICAN SWEETGUM <i>Liquidambar styraciflua</i>	8.7	30/15	Fair	Fair	Fair	Poor	50%	Street Tree. Tree located up against building foundation, in contact with building.	

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156 California Ave
Mixed Use Proposal

MAJOR
ARCHITECTURAL
REVIEW
24APP-00886

Project
Data

T-2









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/blobload.asp?BlobID=6460>

Special Tree Protection Instruction Sheet
City of Palo Alto









T-2

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
19	Yes	(R)	AMERICAN SWEETGUM <i>Liquidambar styraciflua</i>	9.2	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building	
20	Yes	(P)	BROADFORD PEAR <i>Pyrus calleryana 'Bradford'</i>	18	30/20	Fair	Poor	Fair	Poor	45%	Street Tree, Codominant at 12 feet with included bark, history of limb loss with associated decay, heading cuts, made in past, street tree	
21	Yes	(P)	LONDON PLANE TREE <i>Platanus x hispanica</i>	12	35/20	Good	Good	Good	Good	70%	Street tree, codominant at 10 feet, near underground utilities, roots out at sidewalk edge in past	
22	Yes	(P)	VALLEY OAK <i>Quercus lobata</i>	8	25/15	Good	Good	Good	Good	80%	Young native oak, Street tree	
23	Yes	(P)	SOUTHERN LIVE OAK <i>Quercus virginiana</i>	5.7	15/12	Good	Fair	Good	Good	70%	Street tree, suppressed by Valley Oak, number 22	
24	Yes	(P)	SOUTHERN LIVE OAK <i>Quercus virginiana</i>	10.6	30/25	Good	Good	Good	Good	80%	Street Tree, codominant at 8 feet, in small planting pit with metal tree grate, trunk lapping over metal tree grate	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
37	Yes	(P)	CHINESE PISTACHE <i>Pistacia chinensis</i>	17.3	35/30	Fair	Poor	Good	Fair	50%	Street tree, Codominant at 6 feet with decay at Union	
38	Yes	(P)	CHINESE PISTACHE <i>Pistacia chinensis</i>	11.1	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
39	Yes	(P)	CHINESE PISTACHE <i>Pistacia chinensis</i>	11.2	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
40	Yes	(P)	CHINESE PISTACHE <i>Pistacia chinensis</i>	8.9	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
41	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	10.6	20/20	Good	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes	
42	Yes	(P)	CHINESE PISTACHE <i>Pistacia chinensis</i>	11.2	20/20	Good	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes	






TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
25	Yes	(P)	LITTLELEAF LINDEN <i>Tilia cordata</i>	8.6	15/12	Good	Good	Good	Good	80%	Street tree surrounded by Hardscapes, in small planting pit with metal tree grate	
26	Yes	(P)	SOUTHERN LIVE OAK <i>Quercus virginiana</i>	9	20/20	Good	Good	Good	Good	80%	Street tree	
27	Yes	(R)	CHINESE ELM <i>Ulmus parvifolia</i>	23.6	40/35	Fair	Fair	Good	Fair	60%	Codominant at 15 feet, surrounded by Hardscape, heavily pruned in past, history of limb loss	
28	No	(R)	TREE-OF-HEAVEN <i>Ailanthus altissima</i>	18	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes	
29	No	(R)	TREE-OF-HEAVEN <i>Ailanthus altissima</i>	10-9-10-9-6-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes	
30	No	(R)	TREE-OF-HEAVEN <i>Ailanthus altissima</i>	9-8-6-1-4-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes	






TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
43	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	8	20/20	Fair	Good	Good	Good	65%	Street tree, Topped in the past, surrounded by Hardscapes codominant at 6 feet.	
44	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	8.4	15/15	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet.	
45	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	16.3	20/18	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet.	
46	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	12.2	20/20	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet.	
47	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	12.1	25/25	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet.	
48	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	7.3	15/8	Fair	Poor	Poor	Fair	50%	Street tree, Topped in the past, surrounded by Hardscapes codominant at 6 feet.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
31	No	(R)	TREE-OF-HEAVEN <i>Ailanthus altissima</i>	7.9-6.8	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes	
32	No	(R)	TREE-OF-HEAVEN <i>Ailanthus altissima</i>	8-9-6-6-4	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes	
33	No	(R)	TREE-OF-HEAVEN <i>Ailanthus altissima</i>	8-8-7-3-3-1	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes	
34	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	11.9	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes	
35	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	13.9	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes	
36	Yes	(R)	CHINESE PISTACHE <i>Pistacia chinensis</i>	11.1	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
49	Yes	(R)	AMERICAN SWEETGUM <i>Liquidambar styraciflua</i>	16	35/16	Fair	Fair	Fair	Fair	60%	Street tree, 40% live crown, ratio, heading cuts in past, codominant at 20 feet	
50	Yes	(R)	CANARY ISLAND DATE PALM <i>Phoenix canariensis</i>	33.8	40/25	Good	Good	Good	Good	80%	Street tree, Tree on property line, likely a shared tree, surrounded by Hardscapes	
51	Yes	(R)	MEXICAN FAN PALM <i>Washingtonia robusta</i>	26.3	25/8	Fair	Good	Good	Good	65%	Street tree, Surrounded by hardscape. Old fronds still on tree.	
52	Yes	(R)	MEXICAN FAN PALM <i>Washingtonia robusta</i>	25.1	40/8	Fair	Good	Good	Good	65%	Street tree, Surrounded by hardscape. Old fronds still on tree.	
53	No	(R)	TREE-OF-HEAVEN <i>Ailanthus altissima</i>	10.3-9.2	35/26	Fair-Poor	Poor	Fair	Poor	45%	Codominant at 2 feet with included bark, deadwood, invasive species	



OBSERVATIONS

Species List: Condition ratings and frequency of occurrence of trees at 156 California Ave, Palo Alto, CA 94306. "AMERICAN SWEETGUM, Liquidambar styraciflua"

Trees Proposed For Removal: Trees #1-9, 12, 15-19, 27-36, 41, 43-53 are proposed for removal.

Table with 3 columns: Total Removed Trees, Significant / Protected Trees, Non-Protected Trees. Values: 37, 28, 9.

Protected trees to be removed: In accordance with City Code Section 8.10.050, the proposed removal of Trees #1-9, 12, 15-19, 27-36, 41, and 43-53 is justified due to their direct conflict with the proposed construction.

Non-Protected Trees to be Removed: According to City Code Section 8.10.050, the proposed removal of non-protected Trees #5, 12, 28-33, and 53 can be justified based on the following criteria.

Replacement Tree Plan:

The tree canopy replacement standard as seen in Palo Alto's Tree Technical Manual was used to establish the number of replacement trees required on site. Using the standards, a total of 89 replacement 24" Box trees are needed on site for the removal of:

Table with 3 columns: Tree #, Common Name / Scientific Name, Height/Spread. Lists 52 trees with details on species and dimensions.

If there is no room for this many trees to be planted on site, then in-lieu fees are recommended to be paid.

156 California Ave Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW 24APP-00886

TREE MAP



Tree Canopy - Replacement Standard

Table with 3 columns: COLUMN 1, COLUMN 2, COLUMN 3. Shows canopy height ranges and corresponding replacement tree box sizes.

Showing tree canopy replacement standard used

PROJECT PLAN REVIEW

The proposed mixed-use development project at 156 California Ave, Palo Alto, CA 94306, by REDCO Development LLC, entails the preservation of several street trees on-site, including Trees 10, 11, 13, 14, 20, 21-23, 26, 37-40, and 42.

To ensure the health and resilience of trees impacted by construction activities, a meticulously planned approach that includes both pre-construction and post-construction care is essential.

Pre-Construction Care:

In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones.

Post-Construction Care:

Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated.

TREE PROTECTION PLAN

Detailed Tree Protection Plan

For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines.

Fencing Specifications:

The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones.

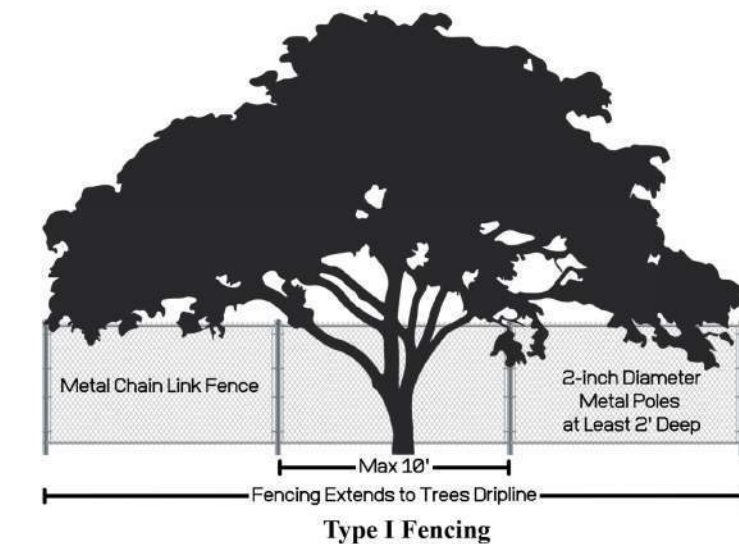
from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

Type I Tree Protection:

Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.

Specifications:

The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts.



Type II Tree Protection:

Description: This fencing type is specifically designed for trees located within narrow planting strips generally between a sidewalk and street.

Application: It is best suited for urban areas where trees are sandwiched between sidewalks and roads, allowing pedestrian and vehicular movement while protecting the tree.

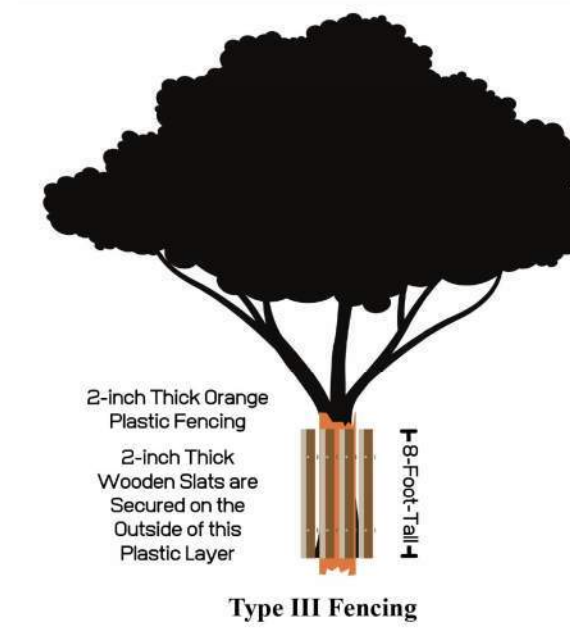
Specifications: The fencing specifications shall be identical to that of Type I in terms of the material used and installation method.

between the sidewalk and street when within the TPZ. This will keep the sidewalk and street open for public use. Trees #10, 11, 13, 14, 20, 21-23, 26 37-40, 42 are to be protected by Type II tree protection fencing.

Type III Tree Protection:

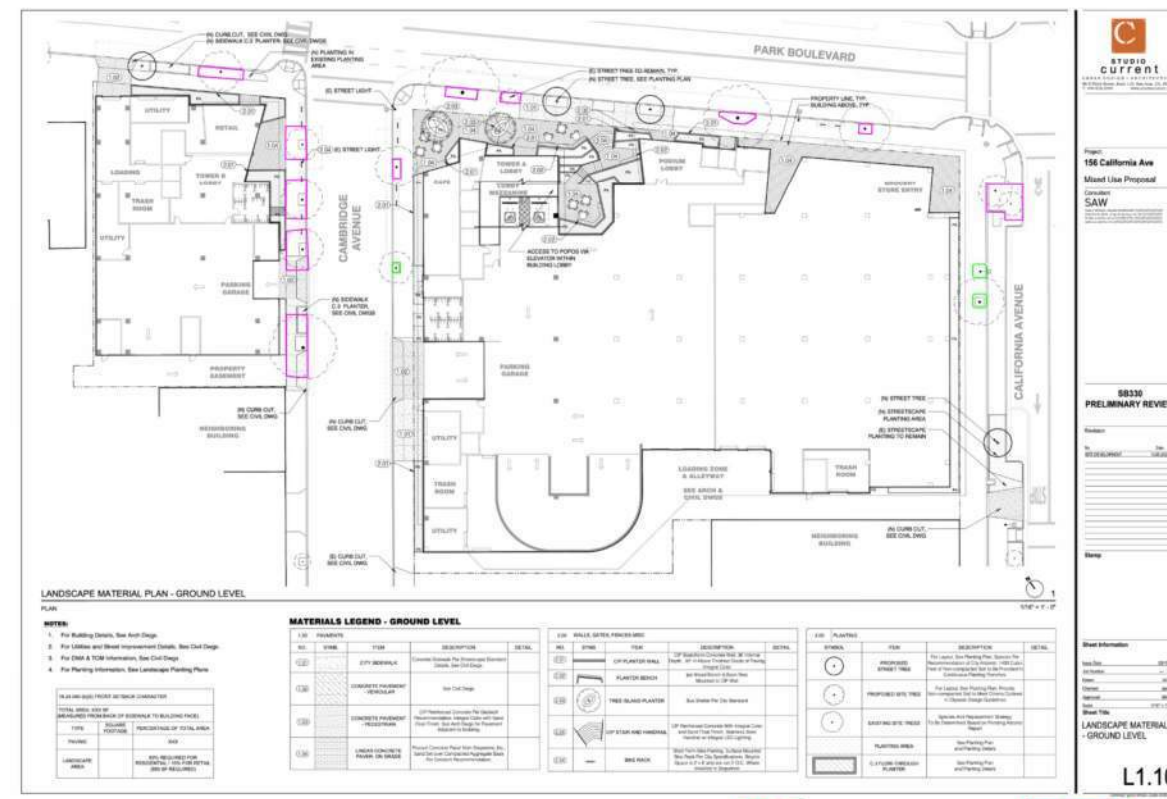
Description: For trees situated in smaller enclosures like tree wells or sidewalk planter pits, a different approach is taken to ensure their protection.

Application: Often seen in dense urban settings where trees are integrated into pedestrian pathways. Specifications: Tree trunks are shielded by wrapping them in 2-inch thick orange plastic fencing, from the base and extending to the first primary branch.



Project Data





TREE PROTECTION MAP - TYPE TWO FENCING IN PINK, TYPE THREE IN GREEN

Staging

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

Root Cutting

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

Trenching/excavation

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

Grading

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

Irrigation

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

Tree Pruning

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

Traffic Within TPZs

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

Chemical and Material Handling

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

Monitoring and Inspection

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

Post-Construction Maintenance

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

Compliance with Environmental Laws

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

Responsibility

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

Emergency Procedures

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

Communication and Training

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

PURPOSE & USE OF THE REPORT

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

TESTING & ANALYSIS

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

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

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

TREE WORK STANDARDS AND QUALIFICATIONS

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

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

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

SCHEDULE OF INSPECTIONS

Kiely Arborists Services LLC:

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

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

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

ASSUMPTIONS AND LIMITING CONDITIONS

- Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.

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

ARBORIST DISCLOSURE STATEMENT

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

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

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

CERTIFICATION

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

David Beckham
Signature of Consultant
David Beckham
Certified Arborist
WE#1072AA
David Beckham
March 25, 2024

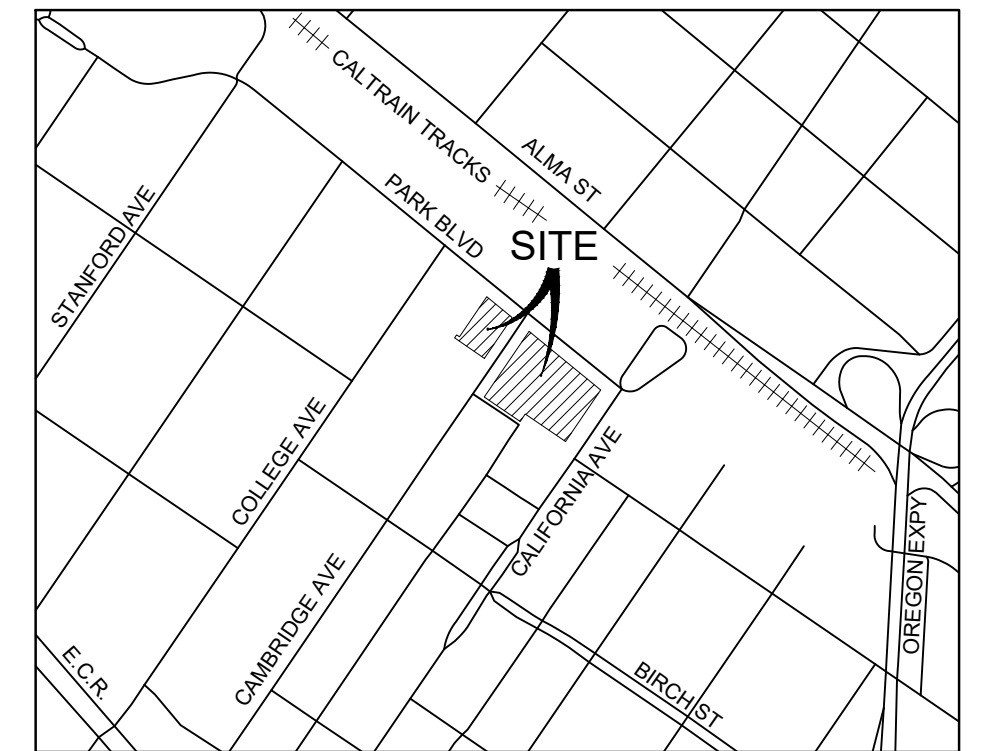
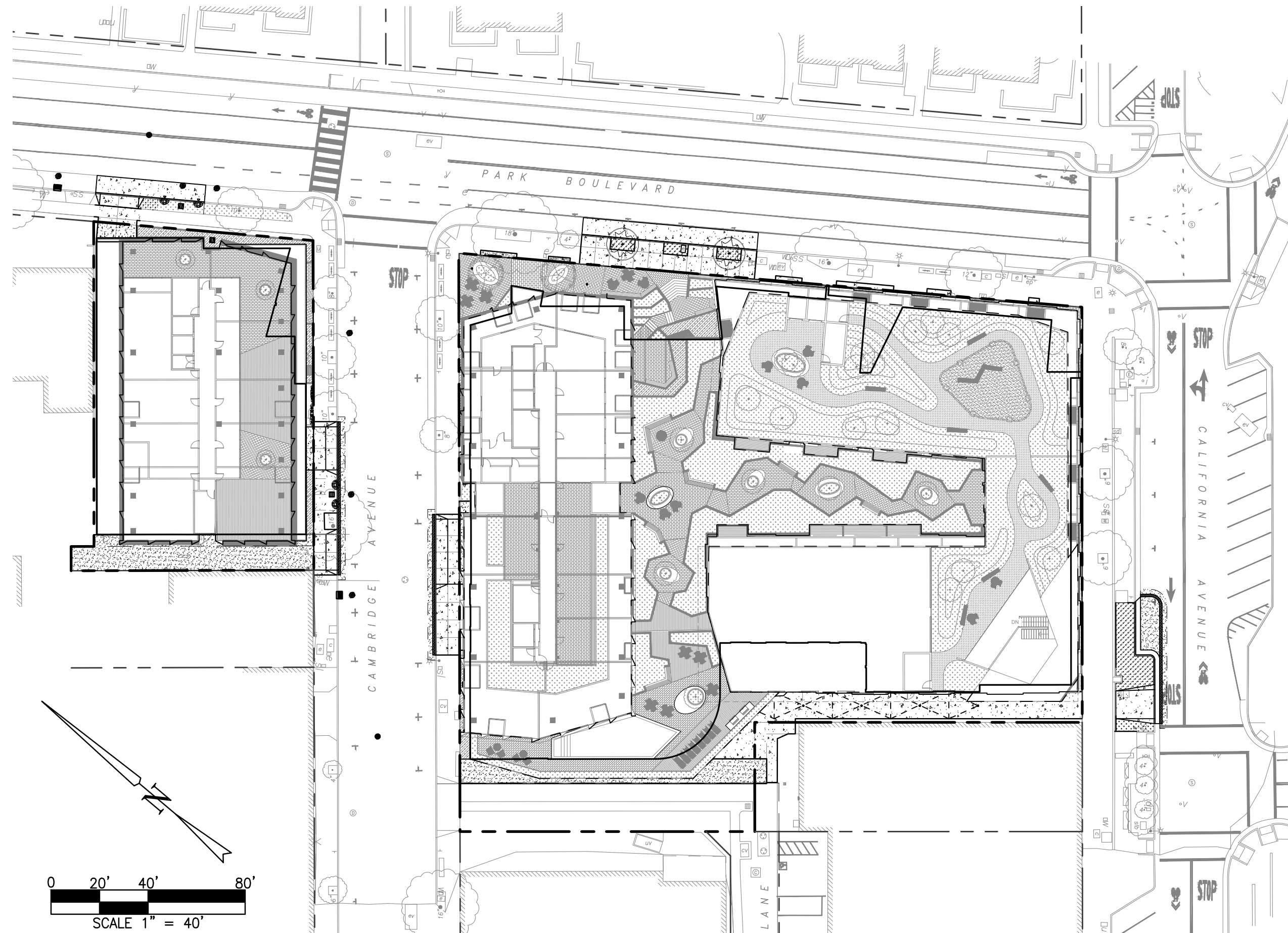


GENERAL NOTES:

- 1) ALL FEATURE SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM GROUND SURVEYS CONDUCTED ON JANUARY 31, 2024. UNDERGROUND UTILITIES WERE LOCATED USING INDUSTRY STANDARD NON DESTRUCTIVE NOR INVASIVE METHODS, NO FURTHER ATTEMPT WAS MADE TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT LOCATABLE FROM THE SURFACE.
- 2) BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. NCS-1197147-SC, DATED FEBRUARY 21, 2024 AMEND.
- 3) EASEMENTS SHOWN HEREON ARE BASED UPON THE ABOVE REFERENCED TITLE REPORT.
- 4) THE STREETS SURROUNDING THE PROJECT HAVE NOT BEEN MONUMENTED, AND MULTIPLE MAPS HAVE RESORTED TO A CURB SPLIT FOR DETERMINATION OF STREET R/W'S. FINAL BOUNDARY RESOLUTION WAS DETERMINED FROM A COMBINATION OF LIMITED FOUND MONUMENTATION, SPLIT OF CURBS, AVAILABLE RECORD MAPPING, AND IS SUPPORTED BY EXISTING LINES OF OCCUPATION.
- 5) THE ALIGNMENT OF NEW MAYFIELD LANE (ALLEY) AND ADJOINING PROPERTY LINES OUTSIDE OF THE SUBJECT PARCEL WERE COMPILED FROM RECORD DATA AND MAY NOT REFLECT A RESOLVED BOUNDARY.
- 6) NOTE THE CC&R'S CONTAINED IN 330 DEEDS 527 AND 345 DEEDS 557 CONTAIN BUILDING SETBACKS WHICH RESTRICT BUILDING PLACEMENT UPON THE LOT, AND FURTHER LIMIT THE TYPE OF BUSINESS THAT CAN BE OPERATED THEREON; INTERESTED PARTIES SHOULD REVIEW THESE RESTRICTIONS FOR APPLICABILITY TO ANY PROPOSED DEVELOPMENT.

156 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA



VICINITY MAP
NTS

SITE ADDRESS:

156 CALIFORNIA AVENUE
SAN JOSE, CA 95121

DEVELOPER/OWNER REPRESENTATIVE

CHRIS FREISE
REDCO DEVELOPMENT
4 EMBARCADERO CTR #1400,
SAN FRANCISCO CA 94111
(415) 450-1466
CFREISE@REDCODEVELOPMENT.COM

FLOOD HAZARD NOTE:

THE PARCEL DESCRIBED HEREON IS LOCATED WITHIN THE FLOOD HAZARD ZONE DESIGNATION ZONE X, AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR CITY OF PALO ALTO, COMMUNITY PANEL NUMBER 06085C0017H, EFFECTIVE DATE: MAY 18, 2009.

SAID ZONE X IS DEFINED AS AN AREA WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

DATUM NOTES:

- 1) THE BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CAMBRIDGE AVENUE, TAKEN AS NORTH 33° 28' 10" EAST PER BOOK 352 OF MAPS, PAGE 35.
- 2) ELEVATION ARE BASED UPON A BRASS DISC BENCHMARK IN SIDEWALK OF BRIDGE ON ALMA STREET OVER UNIVERSITY AVE, DESIGNATED AS NGS PID HT1250. ELEVATION TAKEN AS 70.00, NAVD 88 DATUM.

SHEET INDEX

SHEET	DESCRIPTION
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C3.1	GRADING DRAINAGE & UTILITY PLAN - BUILDING A2
C3.2	GRADING DRAINAGE & UTILITY PLAN - BUILDING B
C4.0	STORMWATER CONTROL PLAN
C4.1	STORMWATER CONTROL PLAN - NOTES & DETAILS
C4.2	STORMWATER CONTROL PLAN - TCM TABLE
C5.0	SECTIONS
C5.1	SECTIONS

156 CALIFORNIA AVE
TENTATIVE MAP
FOR
COMMERCIAL CONDOMINIUM PURPOSES
COVER SHEET

SANTA CLARA COUNTY PALO ALTO CALIFORNIA

J M H
weiss
Real Estate Development Consultants
Planning and Engineering
1731 Technology Drive, Suite 880 (408) 286-4555
San Jose, CA 95110 JMHWeiss.com

DATE: MARCH 2024
SCALE: 1" = 40'
JOB: 5314
SHEET NO:
C1.0

ABBREVIATIONS

DATA	(D)	END OF RADIUS	ER	PROPERTY LINE	PL
MEASURED DATA	(M)	EASEMENT	ESMT	PRIVATE LANDSCAPE EASEMENT	PLSE
AGGREGATE BASE	AB	ELECTROLYSIS TESTING STATION	ETS	PLANTER	PLTR
ASPHALT CONCRETE	AC	EMERGENCY VEHICLE		PARCEL MAP	PM
AREA DRAIN	AD	ACCESS EASEMENT	EVAE	POINT OF BEGINNING	POB
APPROXIMATE	APPROX	EXISTING	EX, EXIST	PRIVATE STREET	PS
ARCHITECTURE	ARCH	FACE OF CURB	FC	PRIVATE STORM DRAIN EASEMENT	PSDE
AIR RELEASE VALVE	ARV	FINISH GRADE	FG	PRIVATE SANITARY SEWER EASEMENT	PSSE
AGGREGATE SUB-BASE	ASB	FIRE HYDRANT	FH	PUBLIC UTILITY EASEMENT	PUE
BEGINNING OF CURVE	BC	FLOW LINE	FL	POLYVINYL CHLORIDE PIPE	PVC
BACKFLOW PREVENTER	BFP	FLOW THRU PLANTER	FTP	POINT OF VERTICAL INTERSECTION	PVI
BLOW-OFF	BO	FINISHED PAVEMENT	FP	QUICK LIME TREATED	QLT
BEST MANAGEMENT PRACTICES	BMP	GAS	G	REINFORCED CONCRETE BOX	RCB
BUTTERFLY VALVE	BV	GRIND & OVERLAY	G&O	REINFORCED CONCRETE PIPE	RCP
BACK OF WALK	BW	GRADE BREAK	GB	REVISION	REV
BARB WIRE FENCE	BWF	HIGH POINT	HP	RIGHT-OF-WAY	ROW, R/W
CURB & GUTTER	C&G	HVAC UNIT	HV	RIGHT	RT
CATCH BASIN	CB	INVERT	INV	RAIN WATER LEADER	RWL
CENTERLINE	CL	IRON PIPE	IP	STORM DRAIN	SD
CHAIN LINK FENCE	CLF	IRRIGATION	IRR	SIDEWALK	SW, SWLK
CLASS	CLS	JOINT ACCESS EASEMENT	JAE	STORM DRAINAGE CLEANOUT	SDCO
CONCRETE	CONC	JOINT POLE	JP	SERVICE	SERV
COUNTER CLOCKWISE	CCW	JOINT TRENCH	JT	SANITARY SEWER	SS
CLEANOUT TO GRADE	COTG	LATERAL	LAT	SANITARY SEWER CLEANOUT	SSCO
CURB RETURN	CR	LANDSCAPE EASEMENT	LSE	STATION	STA
CLOCKWISE	CW	LINEAR FEET	LF	TOP OF CURB	TC
DEMOLITION	DEMO	LANDSCAPE	LS	TRANSFORMER	TFMR
DRAINAGE INLET	DI	LEFT	LT	TOP OF GRATE	TG
DUCTILE IRON PIPE	DIP	MAINTENANCE HOLE	MH	TYPICAL	TYP
DOMESTIC	DOM	MONUMENT TO MONUMENT	M-M	UNDERGROUND	UG
DRAWING	DWG	MONUMENT	MON	VERTICAL CURVE	VC
DRIVEWAY	DWY	MONUMENT TO MANHOLE	MON-MH	VITRIFIED CLAY PIPE	VCP
END OF CURVE	EC	ON CENTER	O.C.	WATER	W
EXISTING GRADE	EG	PUBLIC ACCESS EASEMENT	PAE	WITH	W/
ELBOW	ELB	PRESSURE BLOW-OFF VALVE	PBO	WATER LINE EASEMENT	WLE
ELEVATION	EL, ELEV	PORTLAND CEMENT CONCRETE	PCC	WATER METER	WM
ELECTRICAL/ELECTRIC	ELEC	PACIFIC GAS & ELECTRIC	PG&E	WELDED STEEL PIPE	WSP
EDGE OF PAVEMENT	EP	POST INDICATOR VALVE	PIV	WATER VALVE	WV

L E G E N D

PROPOSED	DESCRIPTION	EXISTING
	WATER PIPE	
	BACK FLOW PREVENTER	
	WATER METER	
	FIRE HYDRANT	
	FIRE DEPARTMENT CONNECTION	
	POST INDICATOR VALVE	
	VALVE	
	AIR RELEASE VALVE	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	CATCHBASIN	
	STORM DRAIN MANHOLE	
	DRAIN INLET OR JUNCTION BOX	
	CLEAN OUT	
	AREA DRAIN	
	ROOF LEADER / DOWNSPOUT	
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	PUBLIC UTILITY EASEMENT	
	LOT LINE/RIGHT OF WAY	
	PROPERTY LINE	
	CURB & GUTTER - CURB CUT	
	SURFACE DRAINAGE	
	GRADE BREAK	
	CONTOURS	
	OVERLAND RELEASE	
	FENCELINE	

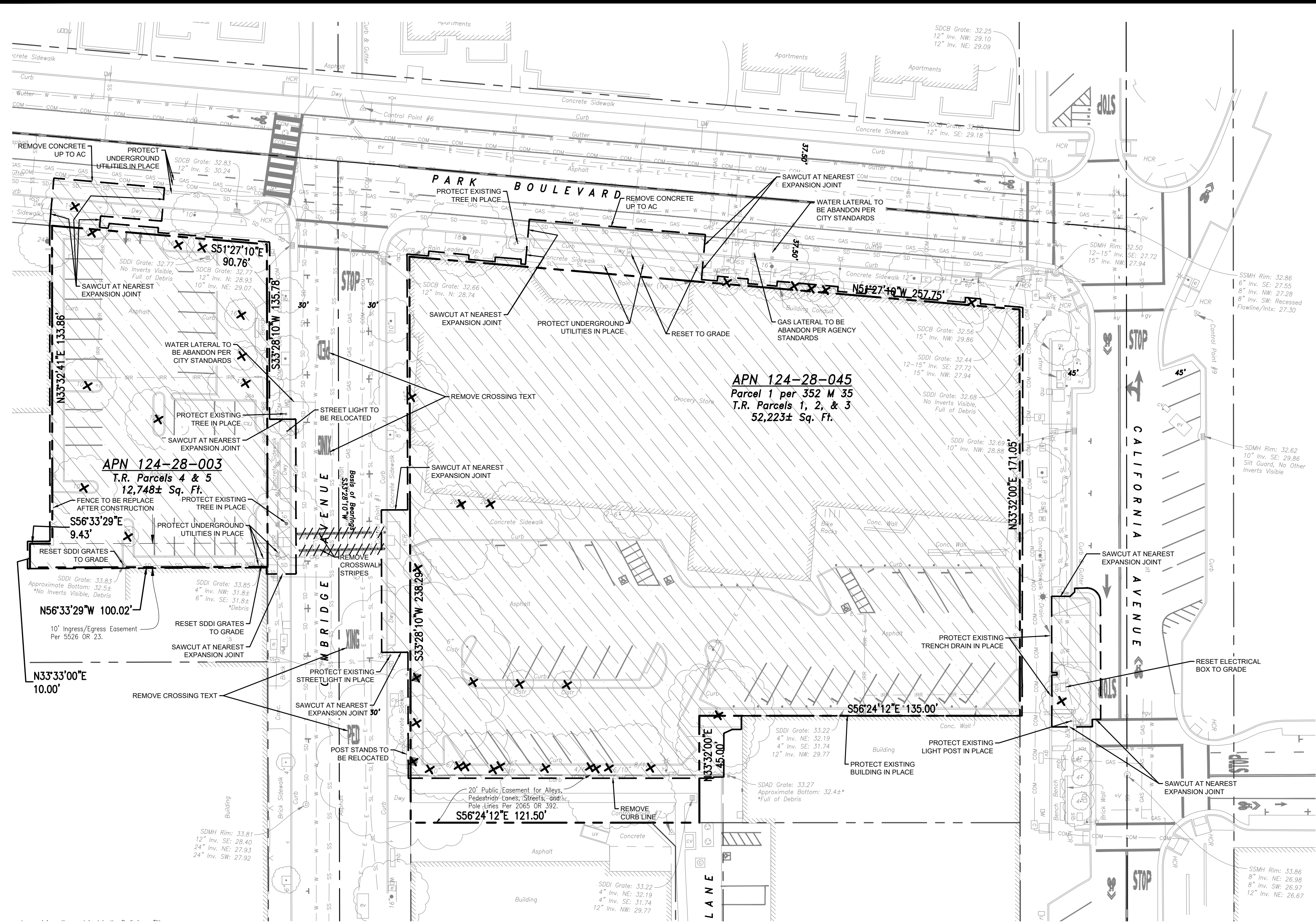
156 CALIFORNIA AVE TENTATIVE MAP

FOR
COMMERCIAL CONDOMINIUM PURPOSES
LEGEND & ABBREVIATIONS

SANTA CLARA COUNTY PALO ALTO CALIFORNIA

J M H
weiss
Real Estate Development Consultants
Planning and Engineering
1731 Technology Drive, Suite 880 (408) 286-4555
San Jose, CA 95110 JMHWWeiss.com

DATE:	MARCH 2024
SCALE:	N/A
JOB:	5314
SHEET NO:	C1.1



LEGEND

- TREE TO BE REMOVED
- TO BE REMOVED UNLESS NOTED OTHERWISE
- LIMIT OF WORK

SITE DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
2. UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT) AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.
3. EXISTING ELECTRICAL AND GAS FACILITIES MARKED AS TO REMAIN TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS. ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
4. ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
5. MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
6. CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
7. AN AIR QUALITY PERMIT FOR DEMOLITION IS REQUIRED FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD). CONTACT PHONE NUMBER IS 415-771-6000.
8. ALL BUILDINGS, CURBS, UTILITIES, AND PAVEMENT WITHIN LIMIT OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.
9. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY LONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS DESIGNEE.
10. ALL WORK IN THE PUBLIC STREET REQUIRES AN ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN.

APN 124-28-045
 Parcel 1 per 352 M 35
 T.R. Parcels 1, 2, & 3
 52,223± Sq. Ft.

APN 124-28-003
 T.R. Parcels 4 & 5
 12,748± Sq. Ft.

156 CALIFORNIA AVE

TENTATIVE MAP

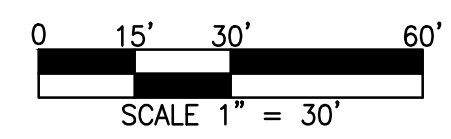
FOR
 COMMERCIAL CONDOMINIUM PURPOSES

EXISTING CONDITIONS & DEMOLITION PLAN

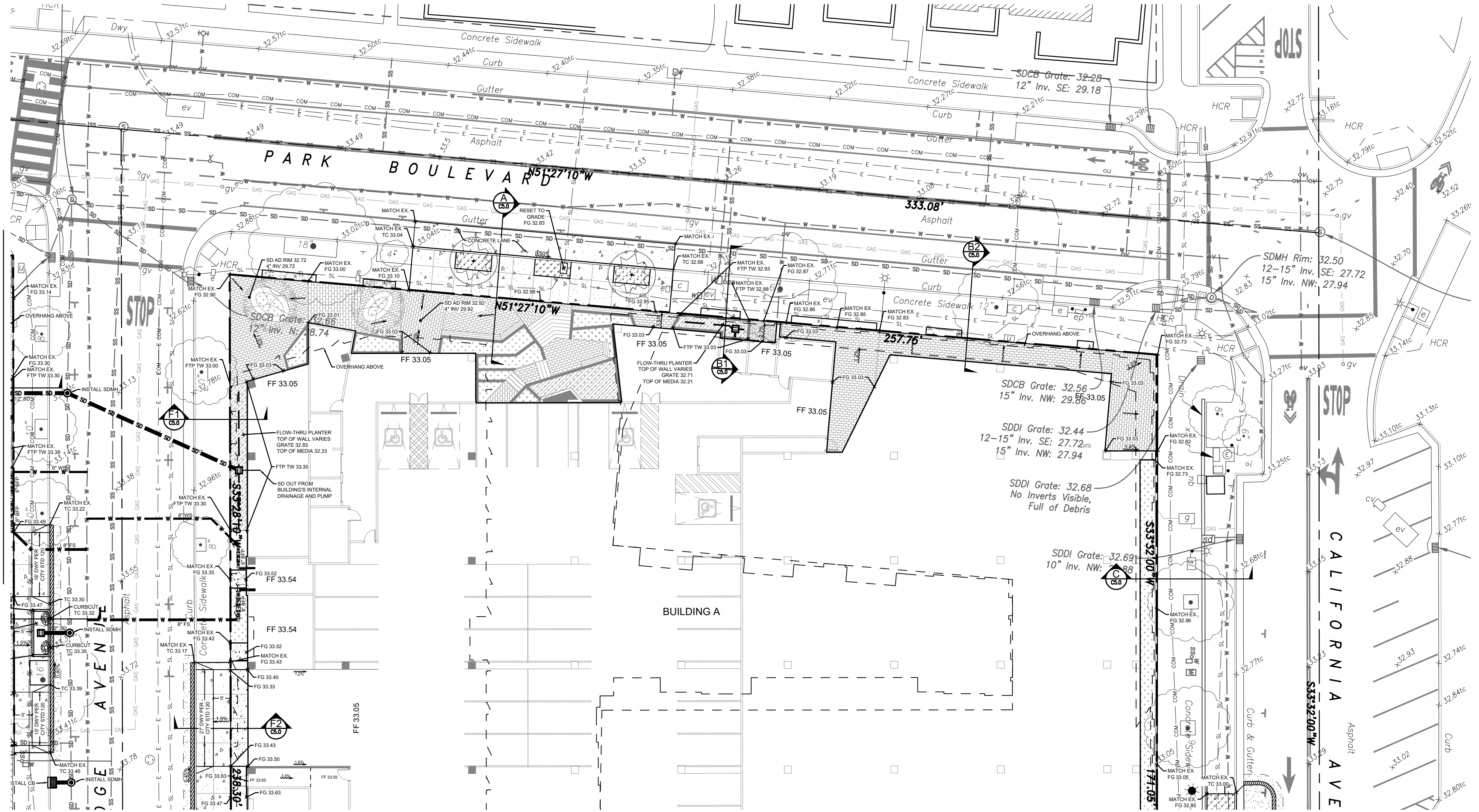
SANTA CLARA COUNTY PALO ALTO CALIFORNIA

J M H Weiss
 Real Estate Development Consultants
 Planning and Engineering
 1731 Technology Drive, Suite 880 (408) 286-4555
 San Jose, CA 95110 JMHWeiss.com

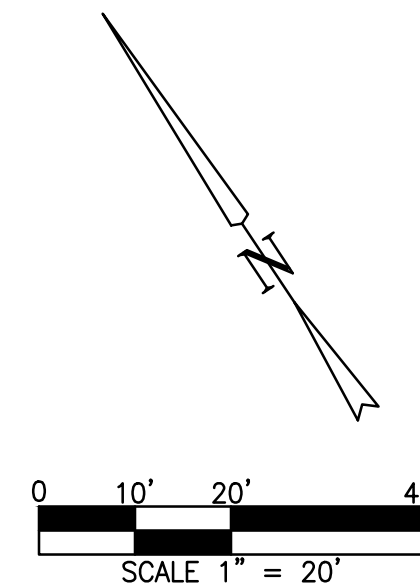
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JOB:	5314
SHEET NO:	C2.0



FOR CONTINUATION SEE C3.2



FOR CONTINUATION SEE C3.1



**156 CALIFORNIA AVE
TENTATIVE MAP**

FOR
**COMMERCIAL CONDOMINIUM PURPOSES
GRADING DRAINAGE & UTILITY PLAN -
BUILDING A1**

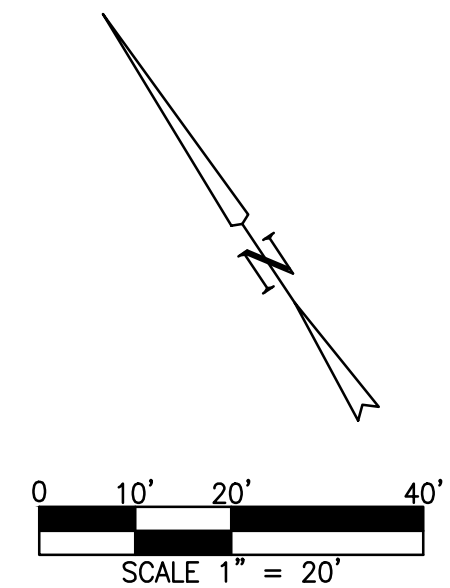
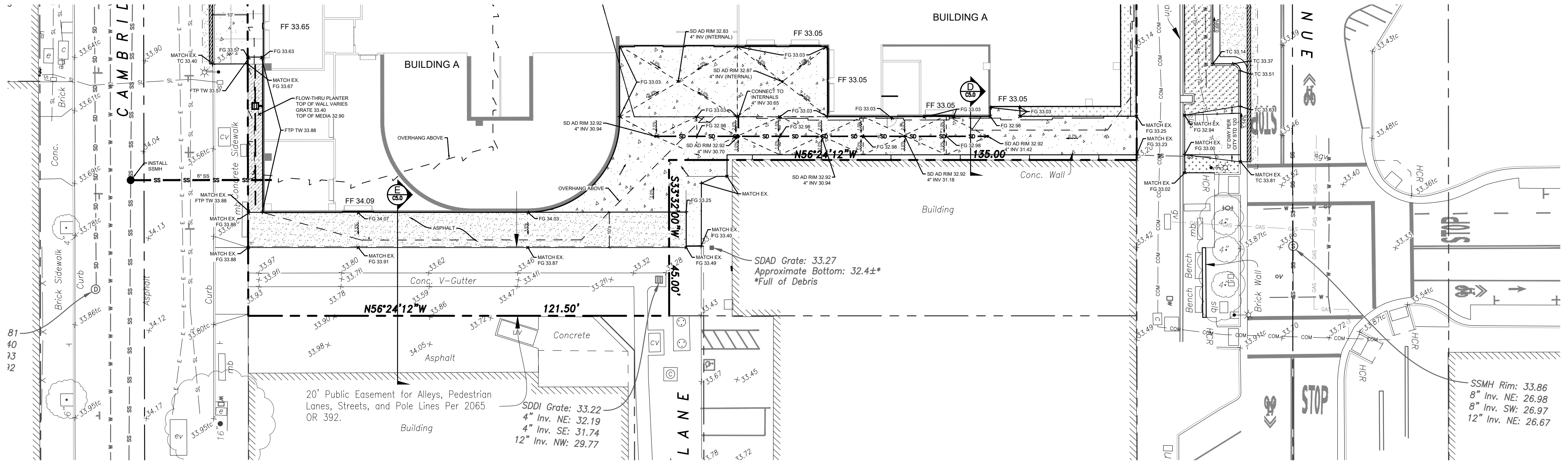
SANTA CLARA COUNTY PALO ALTO CALIFORNIA

**J M H
weiss**

Real Estate Development Consultants
Planning and Engineering
1731 Technology Drive, Suite 880 (408) 286-4555
San Jose, CA 95110 JMHWeiss.com

DATE:	MARCH 2024
SCALE:	1" = 20'
JOB:	5314
SHEET NO:	C3.0

FOR CONTINUATION SEE C3.0

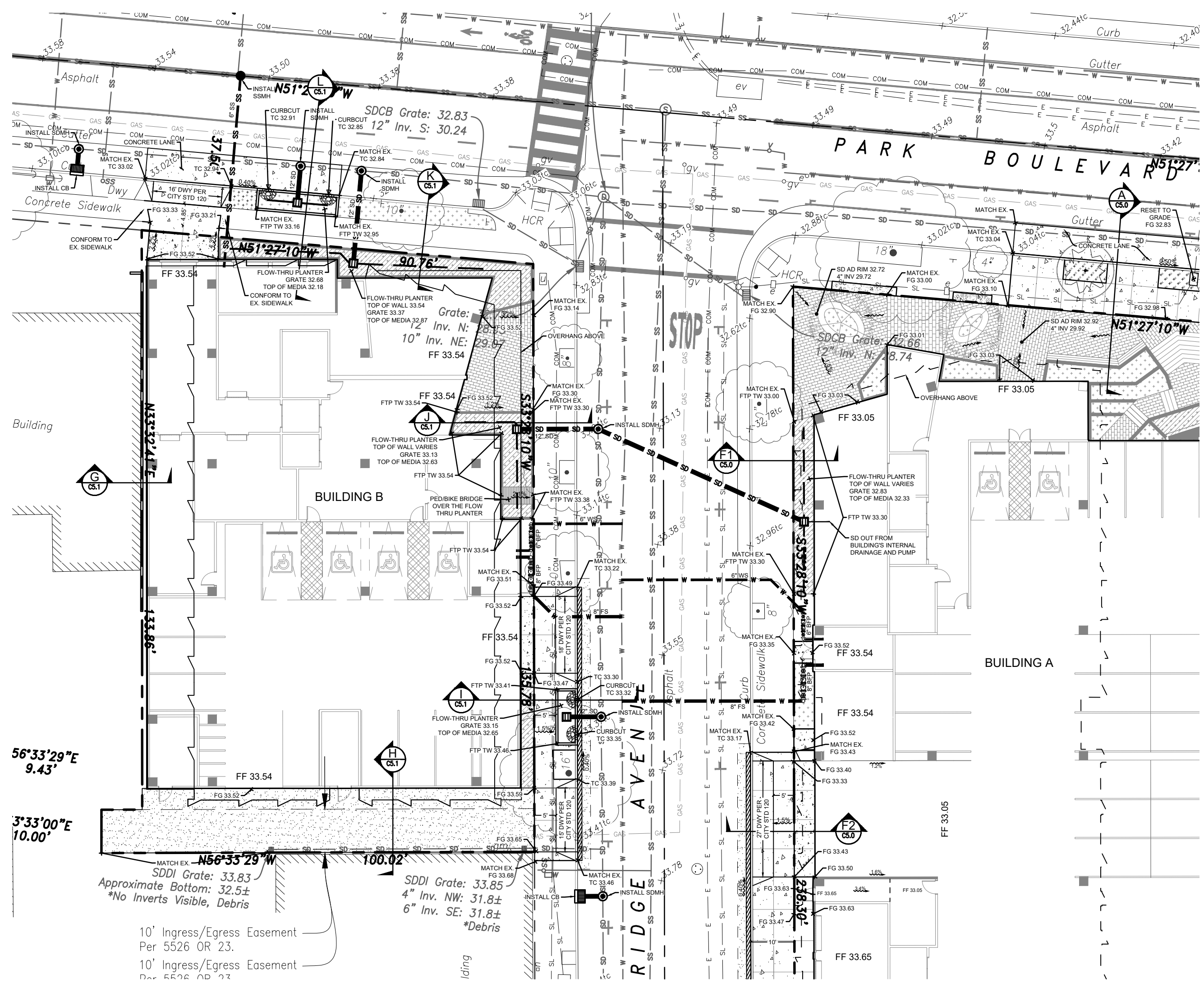


156 CALIFORNIA AVE TENTATIVE MAP

FOR
COMMERCIAL CONDOMINIUM PURPOSES
GRADING DRAINAGE & UTILITY PLAN -
BUILDING A2

SANTA CLARA COUNTY PALO ALTO CALIFORNIA

<p>Real Estate Development Consultants Planning and Engineering 1731 Technology Drive, Suite 880 San Jose, CA 95110 (408) 286-4555 JMHWWeiss.com</p>	DATE:	MARCH 2024
	SCALE:	1" = 20'
	JOB:	5314
	SHEET NO:	C3.1



FOR CONTINUATION SEE C3.0

FOR CONTINUATION SEE C3.1

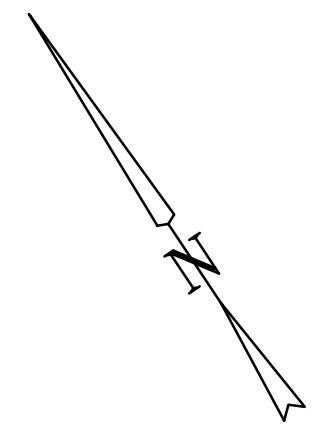
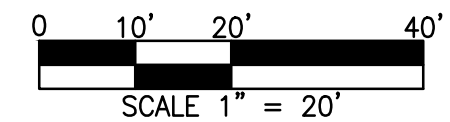
56°33'29"E
9.43'

3°33'00"E
10.00'

MATCH EX. N56°33'29"W
SDDI Grate: 33.83
Approximate Bottom: 32.5±
*No Inverts Visible, Debris

10' Ingress/Egress Easement
Per 5526 OR 23.

10' Ingress/Egress Easement
Per 5526 OR 23

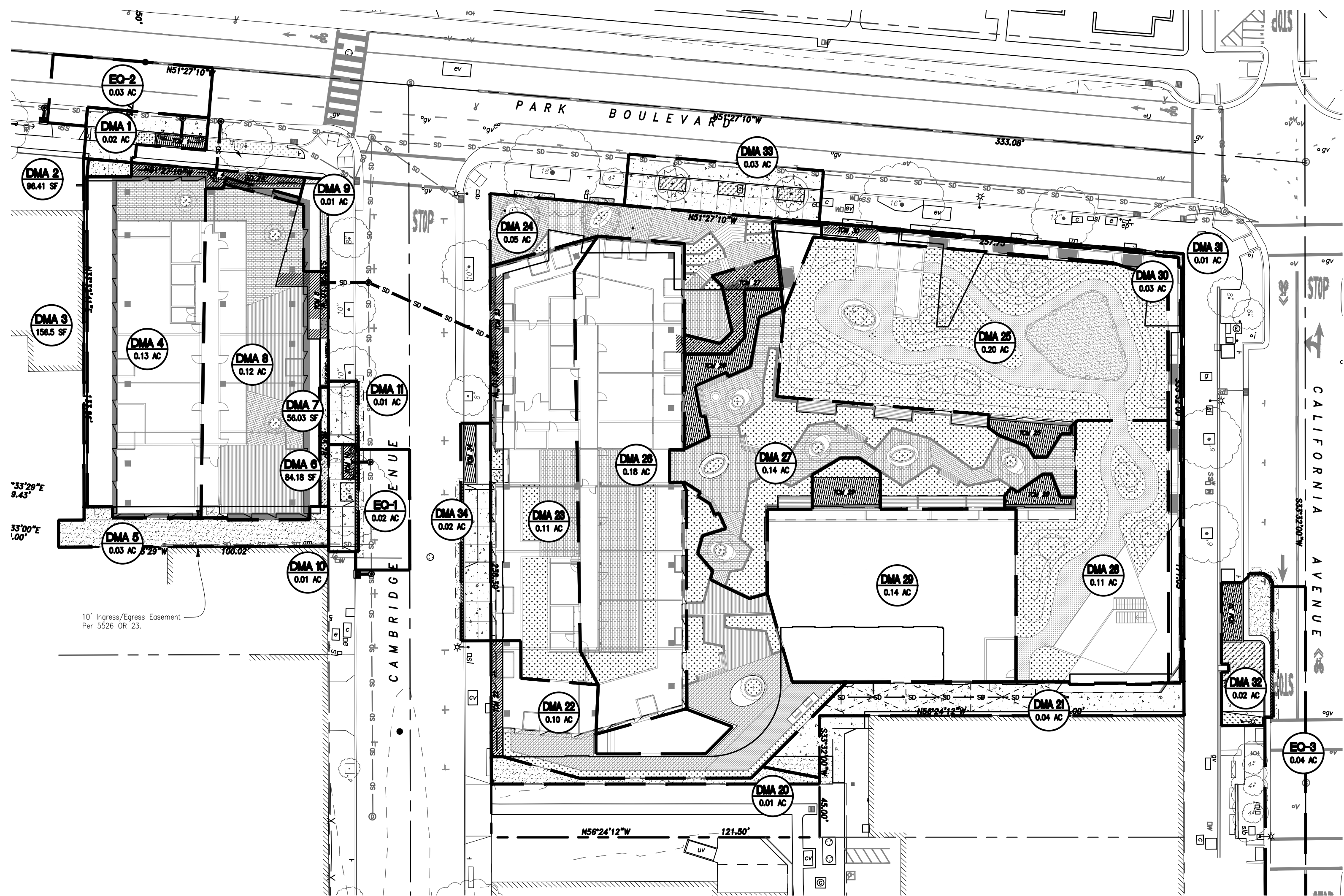


156 CALIFORNIA AVE TENTATIVE MAP

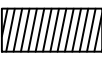


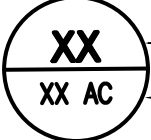




FOR
COMMERCIAL CONDOMINIUM PURPOSES
GRADING DRAINAGE & UTILITY PLAN -
BUILDING B

SANTA CLARA COUNTY PALO ALTO CALIFORNIA

<p>Real Estate Development Consultants Planning and Engineering 1731 Technology Drive, Suite 880 (408) 286-4555 San Jose, CA 95110 JMHWeiss.com</p>	DATE:	MARCH 2024
	SCALE:	1" = 20'
	JOB:	5314
	SHEET NO:	C3.2



LEGEND

-  BIORETENTION AREA (BRA)
-  PLANTED AREA
-  DRAINAGE AREA BOUNDARY LINE
-  DRAINAGE AREA DESIGNATION
TRIBUTARY AREA
-  STORM DRAIN PIPE
-  STORM DRAIN MANHOLE
-  ROOF DRAIN DOWNSPOUT
-  STORM DRAIN INLET

PROJECT SITE INFORMATION:

1. SOILS TYPE: D
2. GROUND WATER DEPTH: TBD
3. NAME OF RECEIVING BODY: MATADERO CREEK
4. FLOOD ZONE: X
5. FLOOD ELEVATION (IF APPLICABLE): N/A

SOURCE CONTROL MEASURES:

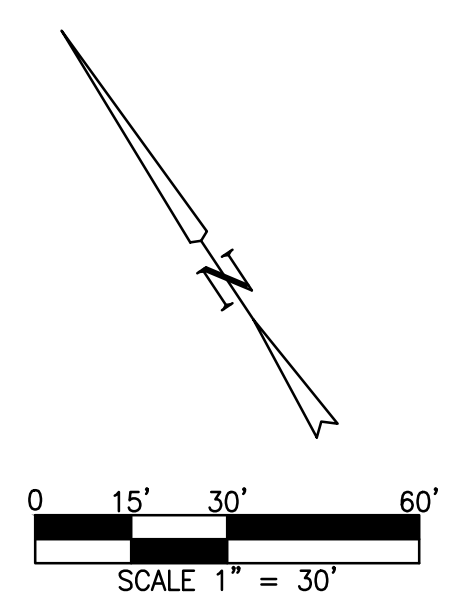
1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. CREATE NEW PERVIOUS AREAS:
 - a. LANDSCAPING
2. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
3. PARKING:
 - a. NOT PROVIDED IN EXCESS OF CODE.

STANDARD STORMWATER CONTROL NOTES

1. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES.
2. PER CHAPTER 2.3 OF THE C.3 STORMWATER HANDBOOK, ROADWAY PROJECTS THAT ADD NEW SIDEWALK ALONG AN EXISTING ROADWAY ARE EXEMPT FROM PROVISION C.3.C OF THE STORMWATER PERMIT.
3. STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
4. DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.
5. SEE SHEET C1.1 FOR ADDITIONAL LEGEND AND ABBREVIATIONS.



**156 CALIFORNIA AVE
TENTATIVE MAP**

FOR
COMMERCIAL CONDOMINIUM PURPOSES

STORMWATER CONTROL PLAN

SANTA CLARA COUNTY PALO ALTO CALIFORNIA

**J M H
weiss**

Real Estate Development Consultants
Planning and Engineering
1731 Technology Drive, Suite 880 (408) 286-4555
San Jose, CA 95110 JMHWeiss.com

DATE: MARCH 2024

SCALE: 1" = 30'

JOB: 5314

SHEET NO:
C4.0

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS			TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK	NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS	1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS	2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS	3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY	4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS	5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS	6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS	7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS	8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS	9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.		10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON	11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
156 N CALIFORNIA AVE
PALO ALTO, CA 94301

I.B. PROPERTY OWNER: (REPRESENTATIVE)
CHRIS FREISE

II. RESPONSIBLE PARTY FOR MAINTENANCE:

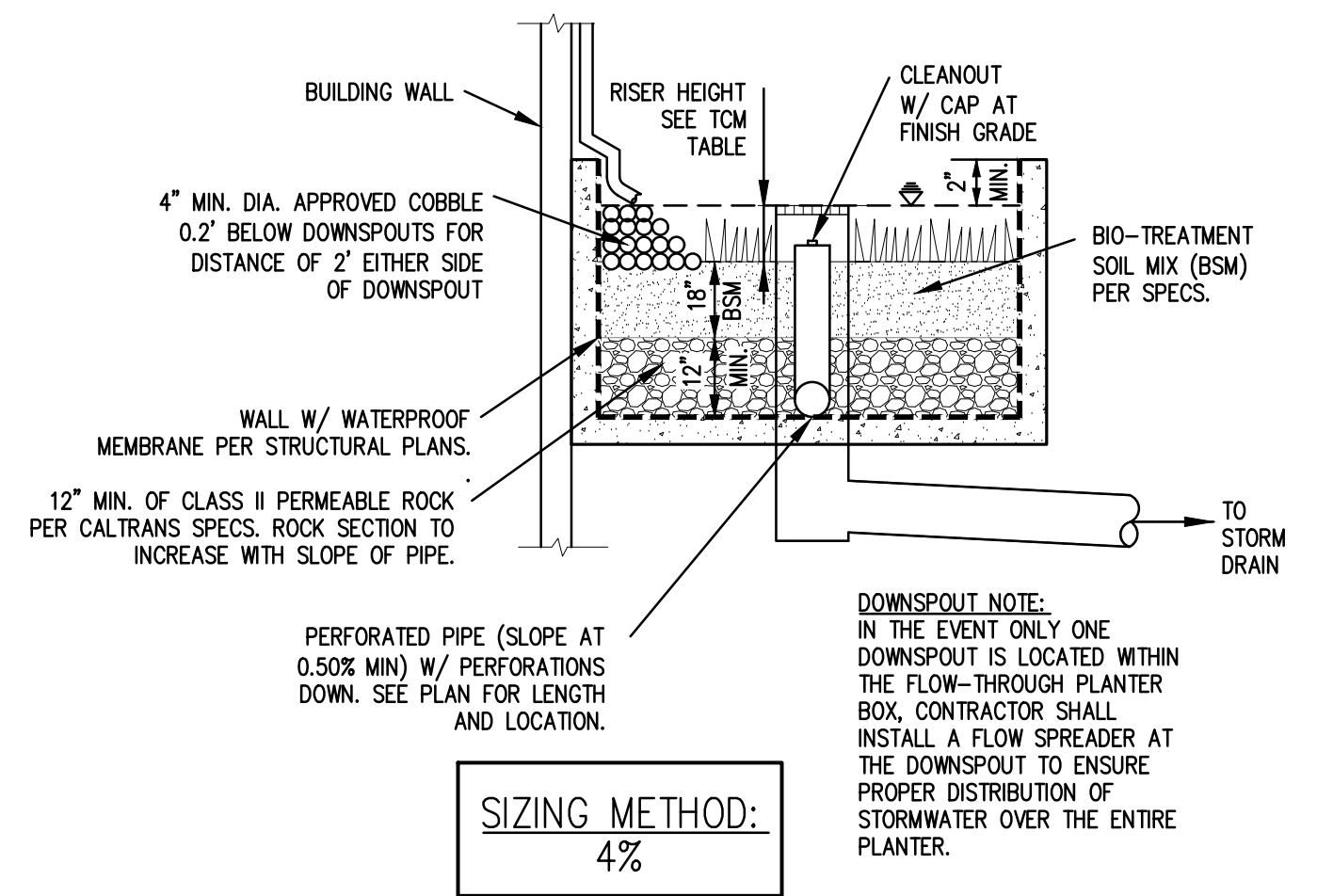
II.A. CONTACT:
CHRIS FREISE

II.B. PHONE NUMBER OF CONTACT:
415-450-1466

II.C. EMAIL:
CFREISE@REDCODEDEVELOPMENT.COM

II.D. ADDRESS:

- BIOTREATMENT & FLOW-THROUGH PLANTER NOTES:**
- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
 - PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
 - SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
 - CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
 - A MINIMUM 2" DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
 - DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.



SIZING METHOD:
 4%

TYPICAL FLOW THROUGH PLANTER
 SCALE: N.T.S.

- BIOTREATMENT SOIL REQUIREMENTS**
- BIOTREATMENT SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : [HTTP://WWW.SANJOCECA.GOV/INDEX.ASPX?NID=1761](http://www.sanjoceca.gov/index.aspx?nid=1761)
 - PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

**156 CALIFORNIA AVE
 TENTATIVE MAP**

FOR
**COMMERCIAL CONDOMINIUM PURPOSES
 STORMWATER CONTROL PLAN -
 NOTES & DETAILS**

SANTA CLARA COUNTY PALO ALTO CALIFORNIA

**J M H
 weiss**
 Real Estate Development Consultants
 Planning and Engineering
 1731 Technology Drive, Suite 880 (408) 286-4555
 San Jose, CA 95110 JMHWeiss.com

DATE: MARCH 2024
 SCALE: N.T.S.
 JOB: 5314
 SHEET NO:
C4.1

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location (1)	Treatment Type (2)	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention			Self Retaining / Treating		Comments
										Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	
1	1	Offsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	673	560	112	-	23	76	6	-	-	TCM 1 is sized to treat DMA 1 and EQ-2.
2	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	96	96	0	0.75%	4	-	-	-	-	DMA 2 is Equivalently treated through EQ-1 by TCM 10
3	3	Onsite	Self-treating areas (landscaped)	LID	N/A	157	0	157	1.23%	-	-	-	-	3"	Self-treating is located on the ground floor
4	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	5,711	5,499	212	44.80%	221	221	6	-	-	TCM 4 is ground level outside the building, along Park frontage.
5	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	1,110	1,110	0	8.71%	44	-	-	-	-	DMA 5 is Equivalently treated through EQ-2 by TCM 1
6	6	Onsite	Self-treating areas (landscaped)	LID	N/A	84	0	84	0.66%	-	-	-	-	3"	Self-treating is located on the ground floor
7	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	56	56	0	0.44%	2	-	-	-	-	DMA 7 is Equivalently treated through EQ-1 by TCM 10
8	8	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	N/A	5,282	5,074	208	41.44%	204	209	6	-	-	TCM 8 is ground level outside the building, along Cambridge frontage.
9	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	253	253	0	1.98%	10	-	-	-	-	DMA 9 is Equivalently treated through EQ-1 by TCM 10
10	10	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	434	352	82	-	14	48	6	-	-	TCM 10 is sized to treat DMA 10 and EQ-1.
11	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	260	260	0	-	10	-	-	-	-	DMA 11 is Equivalently treated through EQ-1 by TCM 10
EQ-1	10	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	857	857	0	-	34	-	-	-	-	Accounts for DMA 1- 4sf, DMA 7 - 2sf, DMA 9 -10sf and DMA 11 - 10sf.
EQ-2	1	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	1,200	1,200	0	-	48	-	-	-	-	Accounts for DMA 5- 44sf.
20	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	466	466	0	3.66%	19	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
21	-	Onsite	Proprietary Media Filter System (MFS) (only allowed for special projects)	Non-LID	N/A	1,878	1,878	0	14.73%	-	-	-	-	-	
22	22	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,491	3,378	1,113	35.23%	140	168	-	-	-	TCM 22 is ground level outside the building, along Cambridge frontage.
23	23	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,989	4,162	827	39.14%	170	179	-	-	-	TCM 23 is ground level outside the building, along Cambridge frontage.
24	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	2,227	1,945	282	17.47%	79	-	-	-	-	
25	25	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	8,610	3,362	5,249	67.55%	155	227	-	-	-	
26	26	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	7,744	6,708	1,036	60.75%	272	556	-	-	-	
27	27	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,567	4,278	2,289	51.52%	180	344	-	-	-	
28	28	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,972	2,729	2,243	39.00%	118	166	-	-	-	
29	29	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,168	5,785	383	48.39%	233	254	-	-	-	
30	30	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	1,425	1,422	3	11.18%	57	71	-	-	-	
31	-	Onsite	Untreated	LID	2C. Flow: 4% Method **	264	190	74	2.07%	8	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
32	32	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	1,021	593	428	-	25	151	-	-	-	TCM 32 is sized to treat DMA 32 and EQ-3.
33	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	1,381	1,246	135	-	50	-	-	-	-	DMA 20 is Equivalently treated through EQ-3 by TCM 32
34	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	889	803	86	-	32	86	-	-	-	DMA 34 is Equivalently treated through EQ-3 by TCM 32
EQ-3	32	Offsite	Flow-Through planter (concrete lined) w/ underdrain	N/A	2C. Flow: 4% Method **	1,586	1,586	0	-	63	-	-	-	-	Accounts for DMA 20- 19sf, DMA 31 - 8sf, DMA 33 - 8sf, DMA 34 - 8sf & 21sf of DMA 24
Totals:						65,328	13,259	854	100.00%						

Footnotes:

- 1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
- 2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
- ** Sizing for Bioretention Area Required calculated per the 4% Method $[(\text{Impervious Area} + \text{Pervious Area} \times 0.1) \times 0.04]$. Minimum sizing for areas sized by flow-volume method is 3%
- 5 DMAs 8 & 10 are not being treated but will be treated by Equivalent Treatment Area EQ-1. EQ-1's area is greater than the combined areas of the DMAs 8 & 10. EQ-1 is not required to be treated because it is an undisturbed right of way.
- 6 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If previous pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

156 CALIFORNIA AVE TENTATIVE MAP

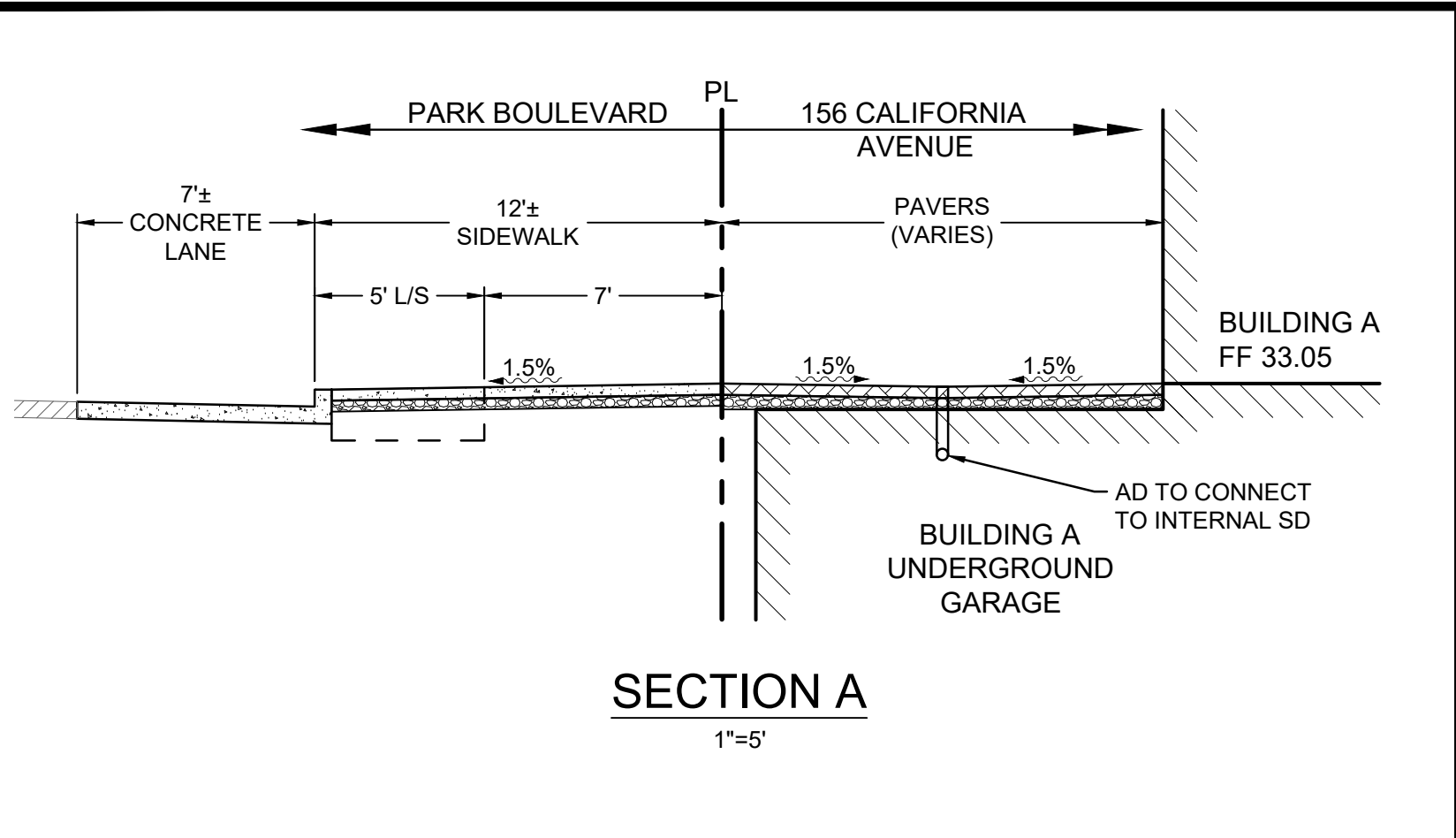
FOR
COMMERCIAL CONDOMINIUM PURPOSES
STORMWATER CONTROL PLAN -
TCM TABLE

SANTA CLARA COUNTY PALO ALTO CALIFORNIA

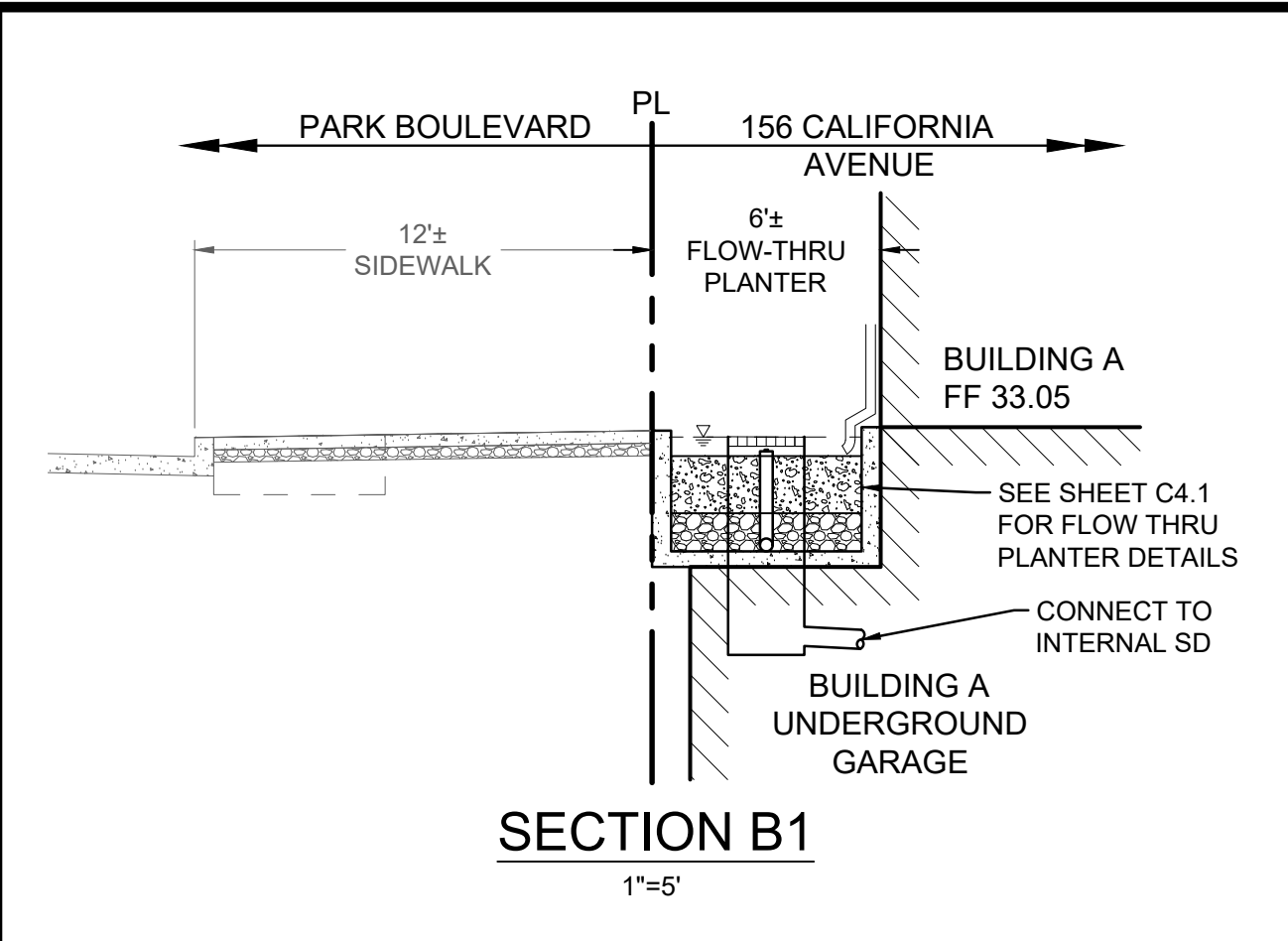


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1731 Technology Drive, Suite 880
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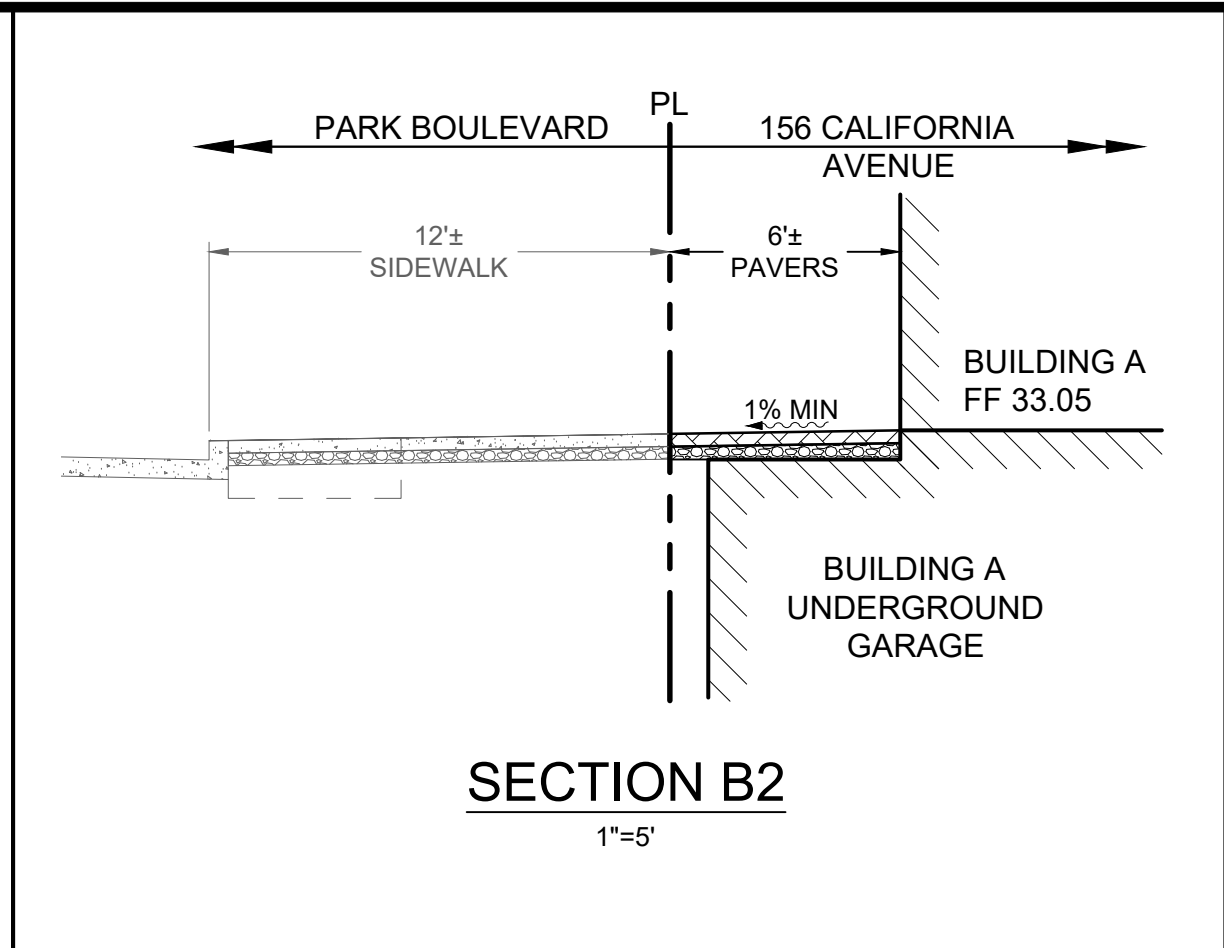
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JOB: 5314
SHEET NO:
C4.2



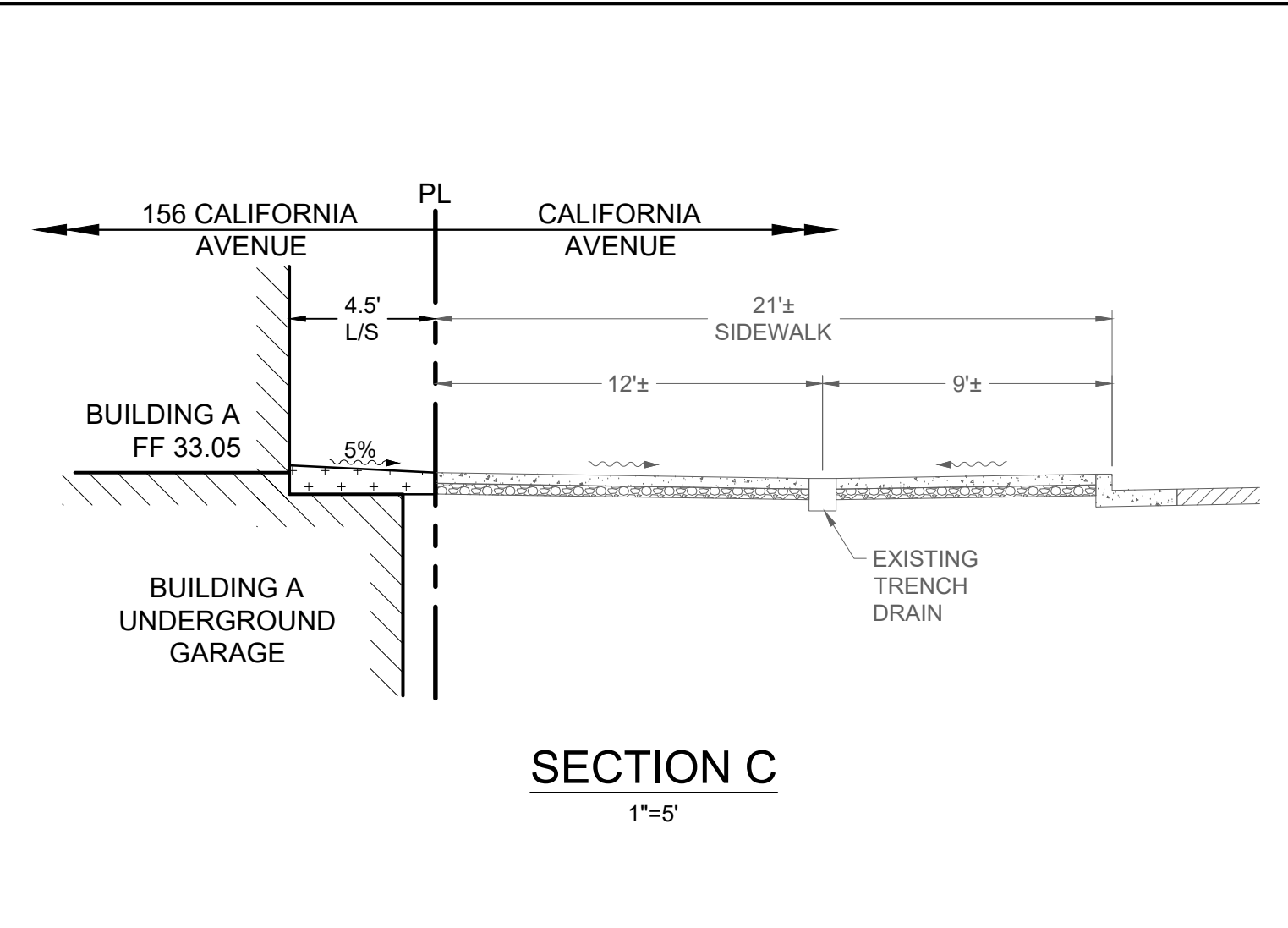
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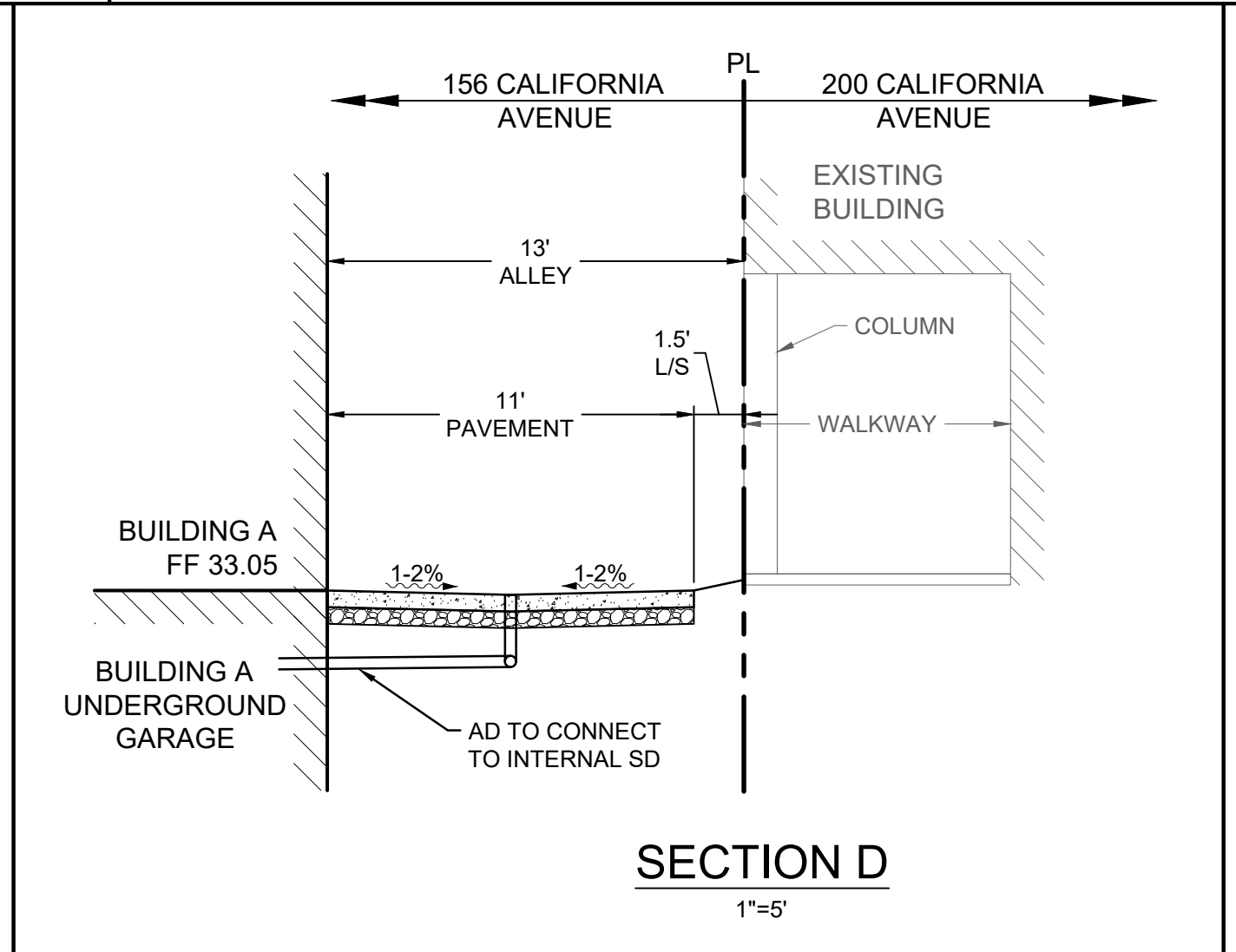
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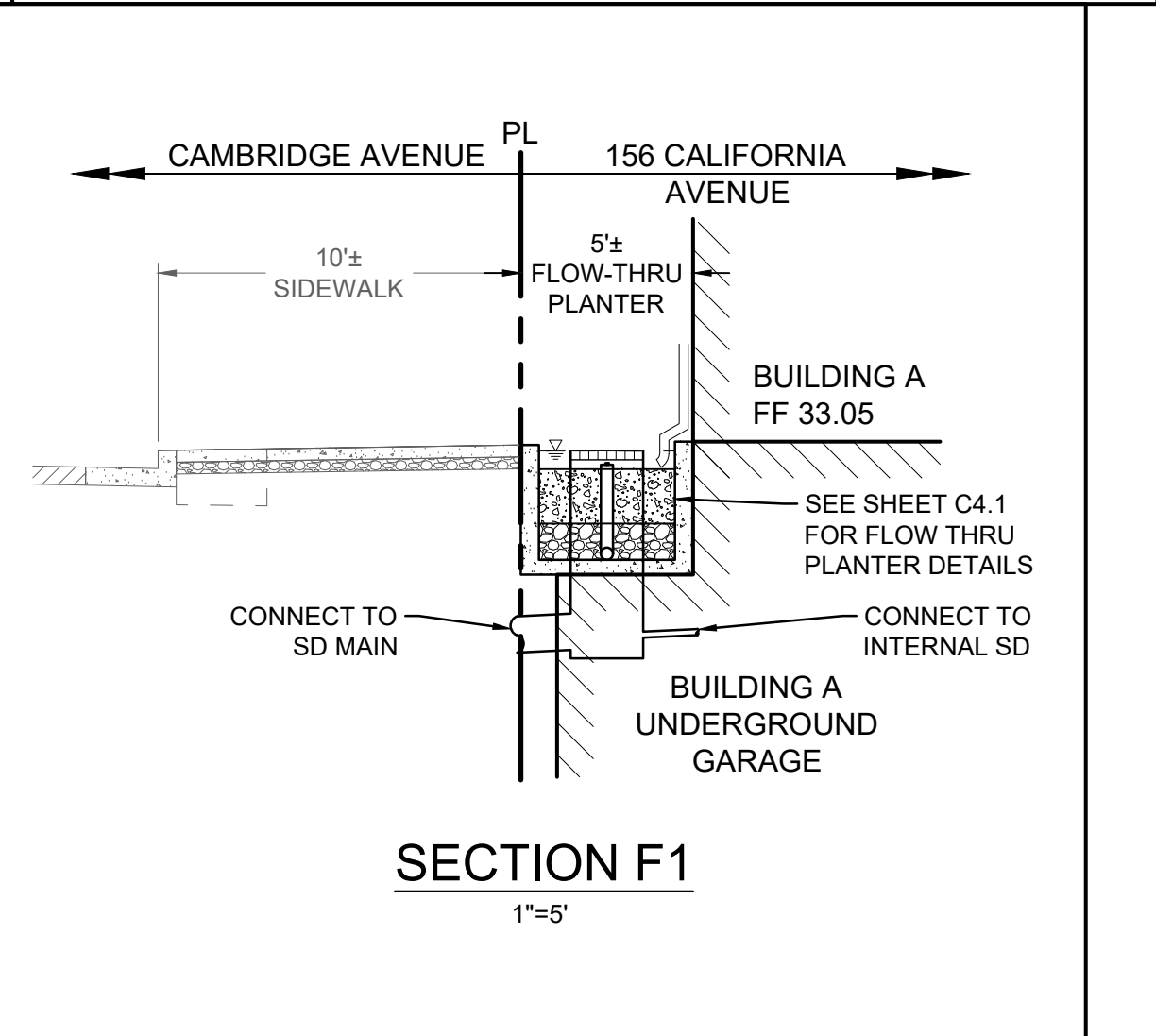
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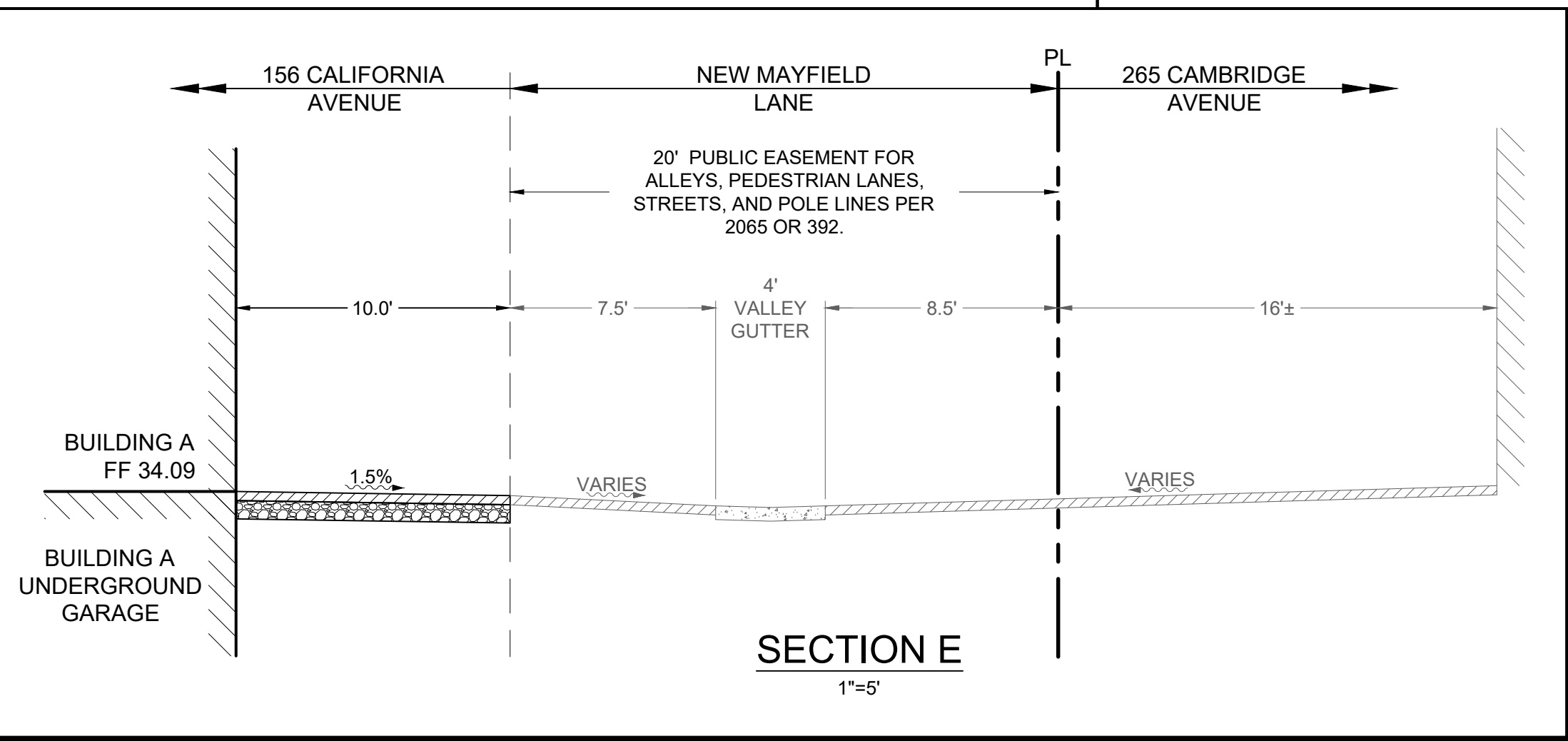
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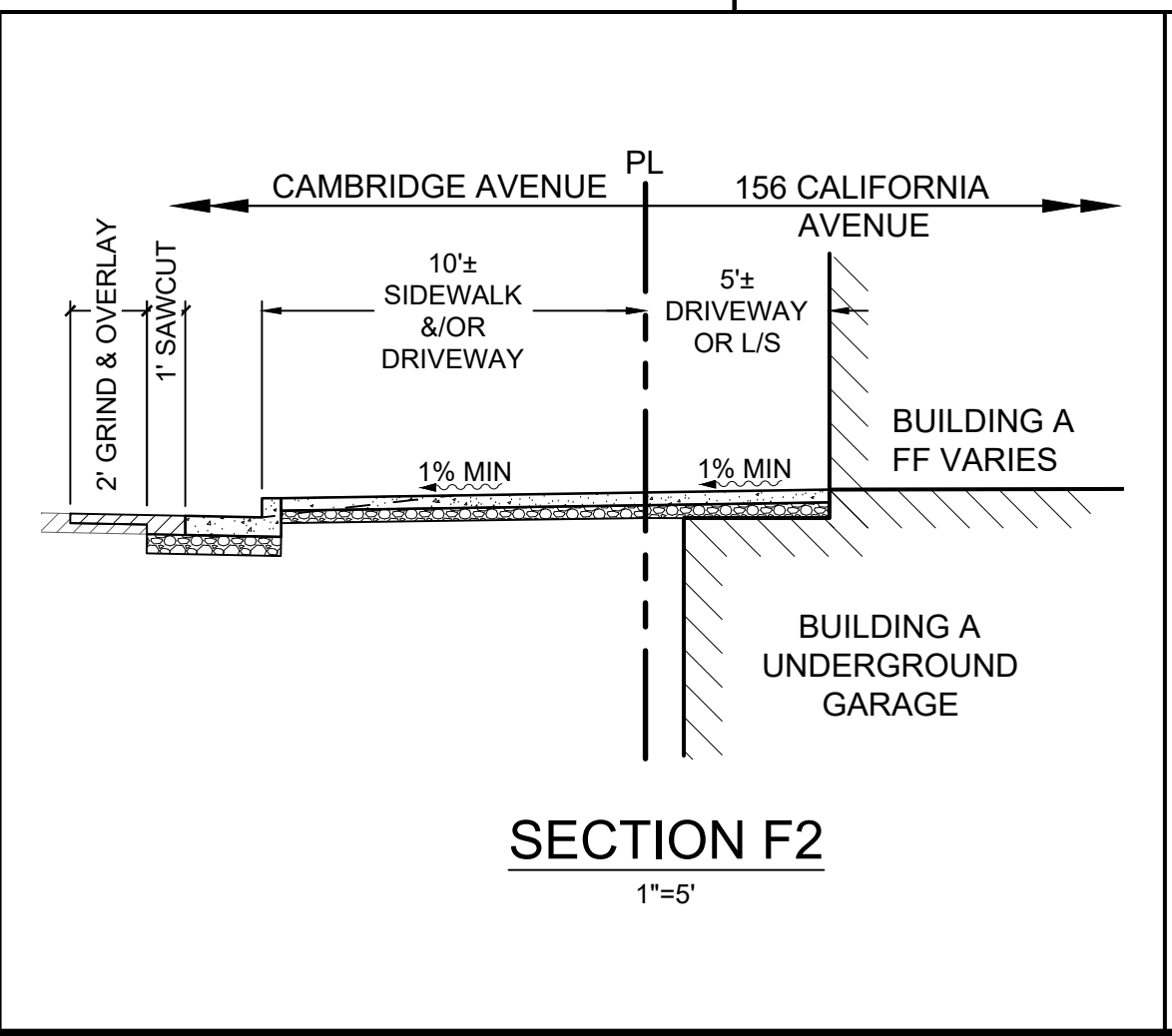
SECTION D
1"=5'



SECTION F1
1"=5'



SECTION E
1"=5'



SECTION F2
1"=5'

156 CALIFORNIA AVE TENTATIVE MAP

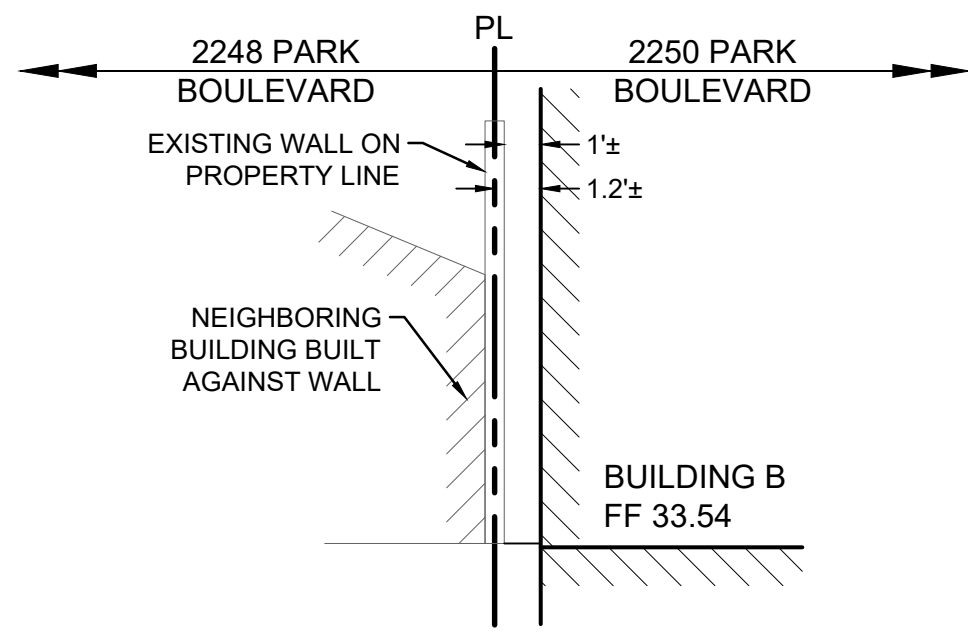
FOR
COMMERCIAL CONDOMINIUM PURPOSES

SECTIONS

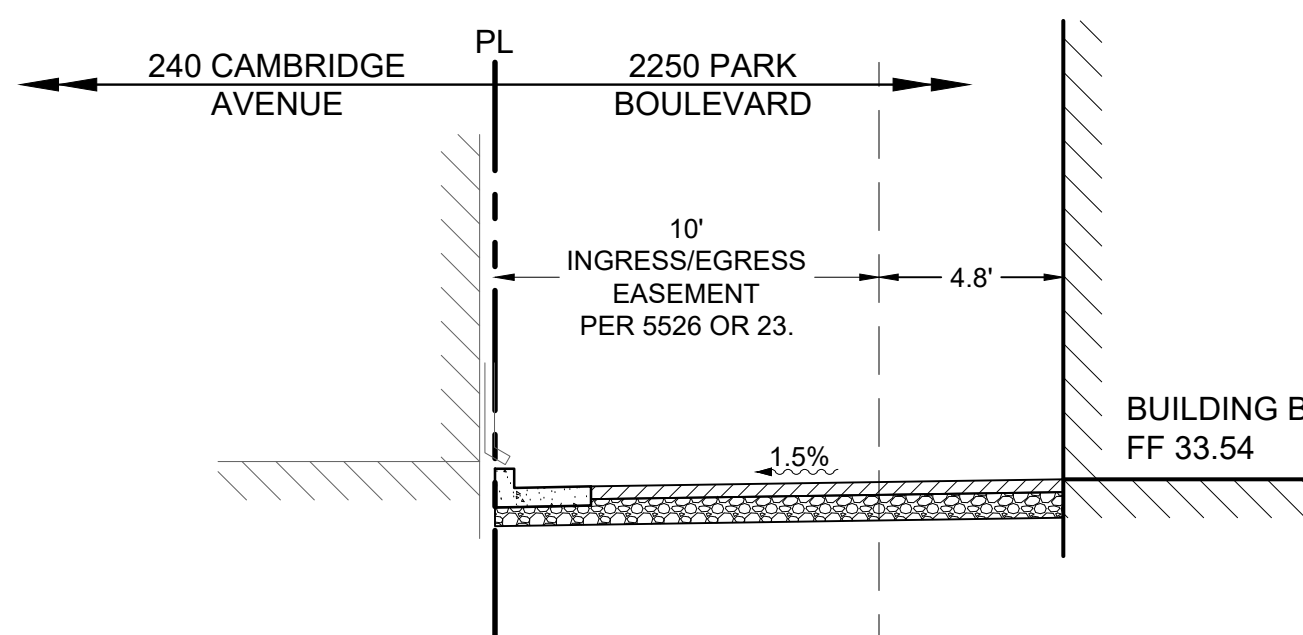
SANTA CLARA COUNTY PALO ALTO CALIFORNIA

J M H
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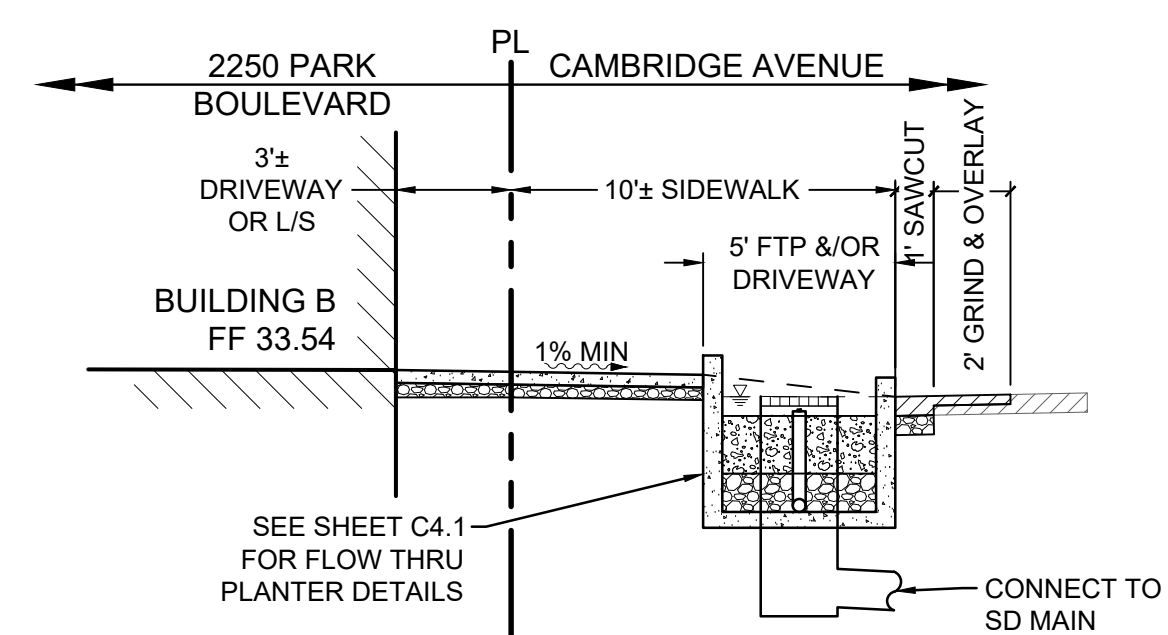
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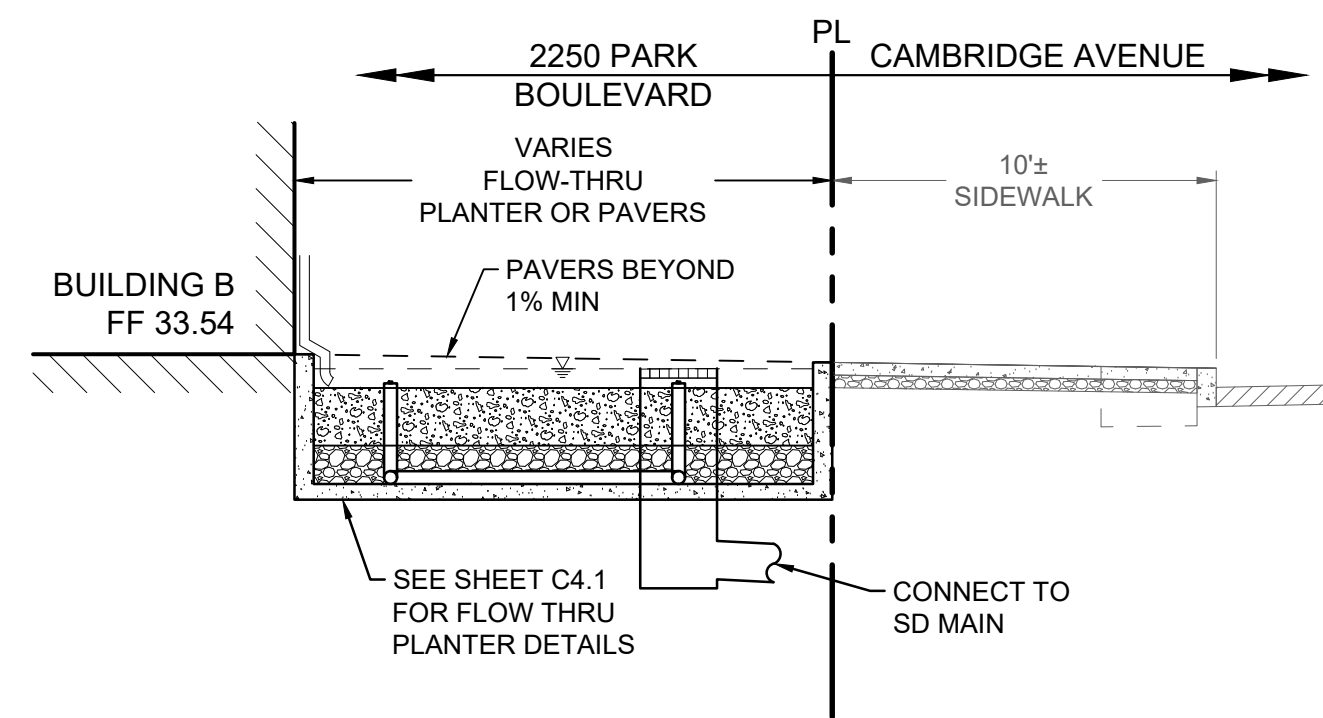
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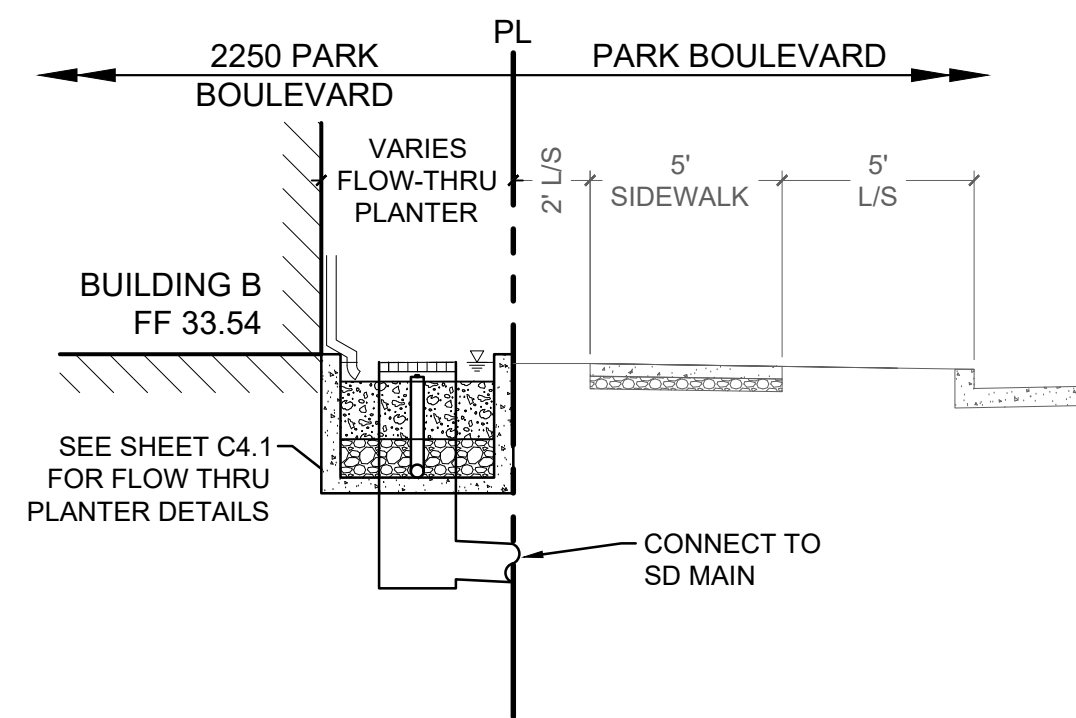
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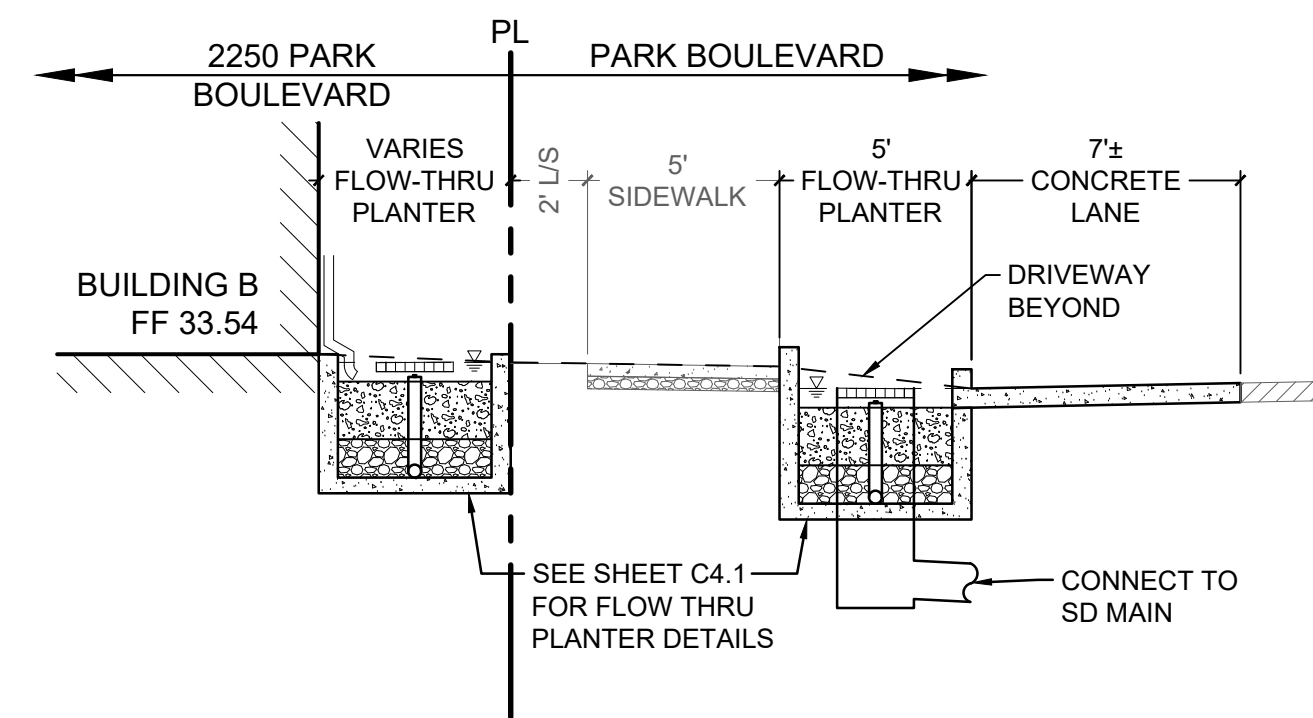
SECTION I
1"=5'



SECTION J
1"=5'



SECTION K
1"=5'



SECTION L
1"=5'

**156 CALIFORNIA AVE
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FOR
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SECTIONS

SANTA CLARA COUNTY PALO ALTO CALIFORNIA

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