Builder's Remedy Alternative SB 330 Preliminary Application

3150 EL CAMINO REAL
PALO ALTO, CALIFORNIA

TGP The Guzzardo Partnership Inc. Landscape Architects Land Planners

TALUS

RADIUS DESIGN

HEXAGON

STUDIO T SQUARE

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3150 EL CAMINO REAL Builder's Remedy Alternative SB 330 Preliminary Application
Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:
COVER

Job No. 21037
Date: 07/31/2023
Scale:
Author By:

Sheet No:
G-000

PROJECT INFORMATION

ADDRESS:	3128, 3150-3160 EL CAMINO REAL, PALO ALTO, CA 94306
SITE AREA:	2.55 ACRE
ASSESSOR'S PARCEL NUMBERS:	142-20-035, 054, 055, 079 & 080
ZONING:	CS (SERVICE COMMERCIAL)
EXISTING USE:	COMMERCIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
CONSTRUCTION TYPE:	TYPE IA (2 LEVELS AT GRADE, 2 LEVELS SUBTERRANEAN) TYPE IIIA (5 LEVELS ABOVE)

SETBACK

SETBACK REQUIRED:	FRONT: 0'-10' / SIDE: 5' / REAR: 10'
SETBACK PROVIDED:	FRONT: 0'-4' / SIDE: 5' / REAR: 10'
EL CAMINO REAL SIDEWALK SETBACK: 12'-0"	ADDITIONAL 3'-7" TO 16'-10" FROM BACK OF SIDEWALK

HEIGHT

PROPOSED BUILDING HEIGHT:	84'-0" TO TOP OF PARAPET
PROPOSED NUMBER OF STORIES:	SEVEN (7) STORIES ABOVE GRADE TWO (2) STORIES BELOW GRADE

FAR CALCULATION

451,507 PROPOSED SF / 111,030 LOT AREA = 4.07 FAR

	INCLUDED IN FAR	NOT INCLUDED IN FAR
FLOOR	BUILDING GROSS AREA	PARKING
BASEMENT B2	675 SF	93221 SF
BASEMENT B1	2534 SF	91361 SF
LEVEL 1	62717 SF	
LEVEL 2	66297 SF	
LEVEL 3	68402 SF	
LEVEL 4	68402 SF	
LEVEL 5	68402 SF	
LEVEL 6	57752 SF	
LEVEL 7	56325 SF	
TOTAL	451507 SF	184582 SF
380 UNITS / 2.55 ACRE LOT AREA = 149 UNITS/ACRE		

SEE SHEET A-200 FOR FAR CALCULATION DIAGRAM

LOT COVERAGE

REQUIRED LOT COVERAGE:	50% MAXIMUM
PROPOSED LOT COVERAGE (SF):	69,875 SF
LOT AREA:	111,030 SF
PROPOSED LOT COVERAGE %:	62.93%*

*SEEKING WAIVER WITH STATE DENSITY BONUS LAW

SEE SHEET A-201 FOR MORE INFORMATION

LANDSCAPE/OPEN SPACE COVERAGE

REQUIRED LANDSCAPE/OPEN SPACE COVERAGE:	30% MINIMUM
PROPOSED LANDSCAPE/OPEN SPACE COVERAGE:	36,758 SF
LOT AREA:	111,030 SF
PROPOSED LANDSCAPE/OPEN SPACE COVERAGE %:	36,758 SF / 111,030 SF = 33.11% > 30%

SEE SHEET A-201 FOR MORE INFORMATION

OPEN SPACE SUMMARY

REQUIRED USABLE OPEN SPACE:
150 SF X 380 UNITS = 57,000 SF

PROPOSED USABLE OPEN SPACE:
40,076 SF (COMMON) + 23,078 SF (PRIVATE) = 63,154 SF > 57,000 SF

SHEET A-201 FOR MORE INFORMATION

PROJECT DESCRIPTION

THE PROJECT SITE INCLUDES PROPERTIES OF 3150, 3160, AND 3128 EL CAMINO REAL WITH A COMBINED AREA OF 2.55 ACRE. THE PROPOSED DEVELOPMENT WILL REPLACE TWO EXISTING COMMERCIAL BUILDINGS WITH RESIDENTIAL APARTMENTS. THE PROGRAM COMPRISES 380 FOR-RENT APARTMENTS, GROUND LEVEL RESIDENT AMENITIES, ROOF DECK AND LOUNGE WITH 477 PARKING STALLS IN A SUBTERRANEAN GARAGE.

THE WIDER SIDEWALK OF THE GROUND FLOOR ENHANCES THE STREETSCAPE AND BIKE/WALK ACTIVITY BY ADDING STREET TREES, PEDESTRIAN-FRIENDLY PLAZAS EQUIPPED WITH LANDSCAPE FURNITURE, ACTIVE STOREFRONT, MULTIPLE STREET LEVEL LOBBIES AND AMENITIES ALONG EL CAMINO REAL.

THE FAÇADE IS BROKEN INTO SMALLER ELEMENTS WITH THE USE OF VERTICAL BREAKS, PLANE CHANGES, AND INCREASED SETBACKS ON BOTH THE GROUND AND UPPER LEVELS TO CREATE A DISTINCTIVE BASE, MIDDLE, AND TOP CONSISTENT WITH THE DESIGN GUIDELINE. ROOFLINE WAS FURTHER ARTICULATED THROUGH USE OF UPPER LEVEL SETBACK, LANDSCAPED ROOF DECK, AND TRANSPARENT ROOF LOUNGE.

THE RESIDENTIAL ACCENT WAS ACHIEVED BY A COMBINATION OF STOREFRONT TRANSPARENCY AND ENHANCED MATERIALS AT GROUND LEVEL FOR A MORE HUMAN-SCALE DESIGN. WARM, RICH COLORS AND MATERIALS SUCH AS WOOD-TEXTURED PANELS AND GROUND LEVEL CULTURED STONE ARE BEING PROPOSED TO EXPRESS A CONTEMPORARY, YET TIMELESS, AESTHETIC.

BELOW MARKET RATE (BMR) UNITS

REQUIRED NUMBER OF BMR UNITS PER ZONING CODE:	0 UNITS
PROVIDED NUMBER OF BMR UNITS:	20% (=76 UNITS)

PARKING SUMMARY

	PARKING TYPE		QTY
BASEMENT B1	TYPICAL 8'-6" x 17'-6"	GUEST	17
	EV READY	GUEST	6
	EV CHARGER 12'-0" x 18'-0" VAN ACCESSIBLE	GUEST	1
	9'-0" x 18'-0" ACCESSIBLE	GUEST	2
	TYPICAL 8'-6" x 17'-6"	RESIDENCE	109
	EV READY	RESIDENCE	46
	EV CHARGERS	RESIDENCE	10
	EV CAPABLE 9'-0" x 18'-0"	RESIDENCE	22
	9'-0" x 18'-0" VAN ACCESSIBLE	RESIDENCE	4
	9'-0" x 18'-0" ACCESSIBLE	RESIDENCE	4
		BASEMENT B1 TOTAL:	**221**
BASEMENT B2	TYPICAL 8'-6" X 17'-6" TANDEM	RESIDENCE	10
	TYPICAL 8'-6" x 17'-6"	RESIDENCE	164
	EV READY	RESIDENCE	43
	EV CHARGERS	RESIDENCE	13
	EV CAPABLE 9'-0" x 18'-0"	RESIDENCE	26
		BASEMENT B2 TOTAL:	**256**

26 GUEST STALLS + 451 RESIDENCE STALLS = **477** TOTAL STALLS

10 ACCESSIBLE PARKING REQUIRED (477 TOTAL STALLS X 2% = 10 STALLS)
11 ACCESSIBLE PARKING PROVIED

437 STALLS REQUIRED (1 STALL PER STUDIO/1BR; 1.5 STALLS PER 2BR/3BR PER SDB LAWS)
477 TOTAL STALLS PROVIDED

2022 CALGREEN EV REQUIREMENTS:

TYPE	REQUIREMENTS	REQUIRED #	PROPOSED #
EV CAPABLE[1]	10% OF PARKING SPACES	48	48
EV READY[2]	25% OF DWELLING UNITS	95	95
EV CHARGERS[3]	5% OF PARKING SPACES	24	24

1. **EV CAPABLE.** PROVIDE ELECTRICAL PANEL SPACE, EMPTY CONDUIT (NO WIRE), AND A TERMINATION BOX FOR FUTURE 120V, 40A.
2. **EV READY.** FULLY WIRED AND READY TO USE 208/240V, 40A OR CHARGING STATION.
3. **EV CHARGERS.** FULLY WIRED AND READY TO USE 208/240V, 40A STAND-ALONE CHARGERS. AT LEAST 1 SHALL BE LOCATED IN THE COMMON USE PARKING AREA.

BIKE PARKING

LONG TERM BIKE PARKING

BIKE RACK LEVEL 1:	26 x 4 = 104
BIKE RACK LEVEL 2:	39 x 4 = 156
BIKE LOCKER LEVEL 2:	31 x 4 = 124

EACH BIKE RACK PROVIDES 4 BIKE PARKING
EACH BIKE LOCKER PROVIDES 4 BIKE PARKING
TOTAL CLASS I BIKE PARKING: 384 PROPOSED > 380 REQUIRED

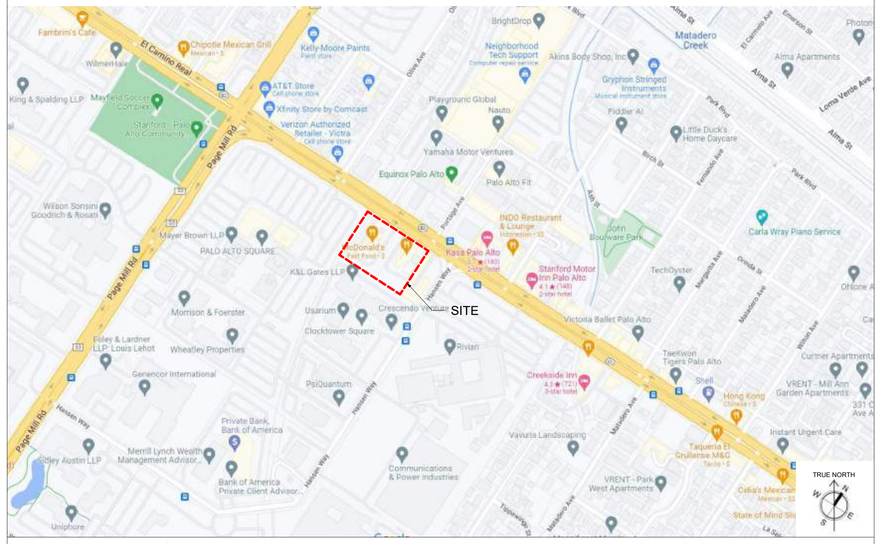
SHORT TERM BIKE PARKING

TOTAL CLASS II BIKE PARKING: 38 PROPOSED = 38 REQUIRED
SEE LANDSCAPE DRAWING FOR LOCATIONS

UNIT SUMMARY

	Studio	J1BR	1BR						2BR			3BR	
	S	1A	1B	1B'	1E	1F	1B+DEN	1C+DEN	2A	2B	2C	3C	Total
Level 1	2	7	10	7	3	1	0	2	4	0	3	1	**40**
Level 2	2	7	11	9	3	0	0	0	6	0	7	2	**47**
Level 3	2	9	13	9	5	0	6	0	7	1	7	4	**63**
Level 4	2	9	13	9	5	0	6	0	7	1	7	4	**63**
Level 5	2	9	13	9	5	0	6	0	7	1	7	4	**63**
Level 6	2	9	23	0	2	0	0	0	7	1	7	2	**53**
Level 7	2	8	22	0	2	0	0	0	7	1	7	2	**51**
Total	**14**	**58**	**105**	**43**	**25**	**1**	**18**	**2**	**45**	**5**	**45**	**19**	**380**
Rentable SF per type	480 sf	645 sf	716 sf	867 sf	716 sf	888 sf	904 sf	980 sf	1,038 sf	1,303 sf	1,115 sf	1,290 sf	
%	**3.68%**	**15.26%**	**51.05%**						**25.00%**			**5.00%**	
Avg. Unit SF	844 sf												

VICINITY MAP



DRAWING INDEX

00_GENERAL

G-000	COVER
G-100	PROJECT INFORMATION
G-200	EXISTING SITE PHOTOS
SP-100	CONTEXT TRANSPORTATION
SP-201	URBAN DESIGN CONCEPT IMAGERY
SP-300	ILLUSTRATIVE SITE PLAN
SP-301	AERIAL SITE PERSPECTIVE
SP-302	AERIAL PHOTOGRAPH & STREETSCAPE
SP-303	PEDESTRIAN / BICYCLE CIRCULATION

01_CIVIL

VTPM-1	VESTING TENTATIVE PARCEL MAP
VTPM-2	EXISTING CONDITIONS PLAN
VTPM-3	PRELIMINARY DEMOLITION PLAN
VTPM-4	PRELIMINARY SITE PLAN
VTPM-5	PRELIMINARY GRADING AND UTILITY PLAN
VTPM-6	PRELIMINARY STORM WATER CONTROL PLAN
VTPM-7	STORM WATER CONTROL PLAN TABLE
VTPM-8	FIRE SERVICE PLAN

02_JOINT TRENCH

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH INTENT

03_ARCHITECTURE

A-100	FLOOR PLAN - BASEMENT B2
A-101	FLOOR PLAN - BASEMENT B1
A-102	FLOOR PLAN - LEVEL 1
A-103	FLOOR PLAN - LEVEL 2
A-104	FLOOR PLAN - LEVEL 3-5
A-105	FLOOR PLAN - LEVEL 6
A-106	FLOOR PLAN - LEVEL 7
A-107	ROOF PLAN
A-108	PERSPECTIVE FROM NORTHEAST
A-200	FAR CALCULATION DIAGRAMS
A-201	OPEN SPACE CALCULATION DIAGRAM
A-202	FIRE ACCESS DIAGRAM
A-301	BUILDING ELEVATIONS & PERSPECTIVE
A-302	BUILDING ELEVATIONS & PERSPECTIVE
A-303	BUILDING ELEVATIONS & PERSPECTIVE
A-304	BUILDING ELEVATIONS & PERSPECTIVE
A-320	MATERIALS AND COLORS
A-330	PERSPECTIVE FROM NORTHWEST
A-331	CLOSE-UP PERSPECTIVES
A-401	BUILDING SECTIONS
A-402	BUILDING SECTIONS
A-410	WALL SECTIONS
A-411	WALL SECTIONS
A-412	WALL SECTIONS
A-430	DETAILS

04_LANDSCAPE

L-1.1	CONCEPTUAL LANDSCAPE PLAN - SITE & PODIUM
L-1.2	CONCEPTUAL LANDSCAPE PLAN - ROOF TERRACE
L-1.3	LANDSCAPE IMAGERY
L-2.1	CONCEPTUAL PLANTING PLAN - SITE & PODIUM
L-2.2	CONCEPTUAL PLANTING PLAN - ROOF TERRACE
L-2.3	PLANTING PALETTE & IMAGERY & WELO CALCULATION
L-3.1	HYDROZONE PLAN - SITE & PODIUM
L-3.2	HYDROZONE PLAN - ROOF TERRACE
L-4.1	TREE DISPOITION PLAN
L-4.2	TREE DISPOITION PLAN - ARBORIST REPORT
L-4.3	TREE DISPOITION PLAN - ARBORIST REPORT
L-4.4	TREE DISPOITION PLAN - ARBORIST REPORT

05_LIGHTING

LT-C.1	LEVEL 1 SITE PHOTOMETRIC PLAN
LT-C.2	LEVEL 1 COURTYARD PHOTOMETRIC PLAN
LT-C.3	LEVEL 6 ROOF DECK PHOTOMETRIC PLAN
LT-S.1	LEVEL 1 EXTERIOR SITE LIGHTING PLAN
LT-S.2	LEVEL 6 EXTERIOR TERRACE LIGHTING PLAN

06_SIGNAGE

SG-01	EXTERIOR SIGNAGE - SIGN LOCATION PLAN
SG-02	EXTERIOR SIGNAGE - CONTEXT ELEVATION OVERVIEW
SG-03	EXTERIOR SIGNAGE - SCHEMATIC DETAILS
SG-04	EXTERIOR SIGNAGE - SCHEMATIC DETAILS-PARKING/LOADING

07_MISCELLANEOUS

GB-1	GREEN BUILDING PROGRAM SHEET
TF-1	TRAFFIC - TRUCK RADIUS
TR - 0.1	FRONT LOAD TRUCK STUDY
TR - 0.2	FRONT LOAD TRUCK STUDY
TR - 0.3	FRONT LOAD TRUCK EXIT

Builder's Remedy Alternative SB 330 Preliminary Application

Comprehensive Plan and/or Zoning Code requirements included for informational purposes. The Project is applying pursuant to Govt. Code Section 65589.5(d)(5) otherwise known as the "Builder's Remedy," and is not subject to requirements of the Comprehensive Plan's land use designation or the Zoning Code.

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3150 EL CAMINO REAL
Palo Alto, California

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125 Willow Road, Menlo Park, CA 94025

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PROJECT INFORMATION

Job No. 21037
Date: 07/31/2023
Scale: 12" = 1'-0"
Author By:

Sheet No:
G-100

1. OFFICE BUILDING FACING ECR

2. OFFICE BUILDING FACING ECR

3. RETAIL BUILDING FACING ECR

8. ADJCENT HOTEL ON ECR & HANSEN WAY

SITE CONTEXT MAP

4. 5-STORY OFFICE BUILDING ACROSS ECR

7. ADJCENT OFFICE BUILDING ON HANSEN WAY

6. OFFICE BUILDING ACROSS HANSEN WAY

5. MOTEL ON EL CAMINO REAL

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EXISTING SITE PHOTOS

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G-200

AERIAL PHOTOGRAPH DATE APRIL 2022

PAGE MILL ROAD

HANSEN WAY

EL CAMINO REAL

ACACIA AVE

PORTAGE AVE

OFFICE BUILDING

OFFICE BUILDING

HOTEL

SITE

OFFICE BUILDING UNDER CONSTRUCTION

PROJECT SITE IS WITHIN 1/2 MILE OF TRANSIT STOPS FOR BUS LINE 22, 101, 102, 103, AND 522.

- BUS STOP
- BUS LINE 22 & 522
- BUS LINE 101,102 & 103
- EXISTING BIKE TRAILS

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CONTEXT TRANSPORTATION

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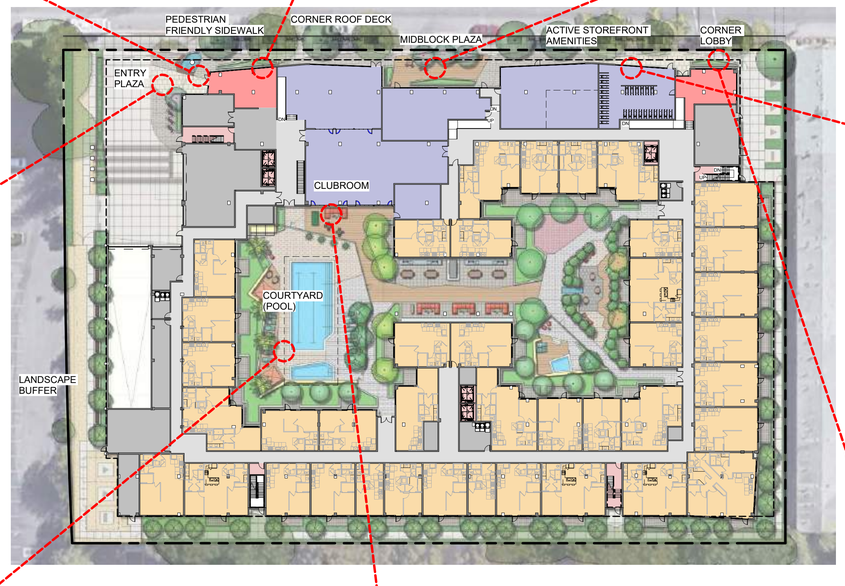
SP-100

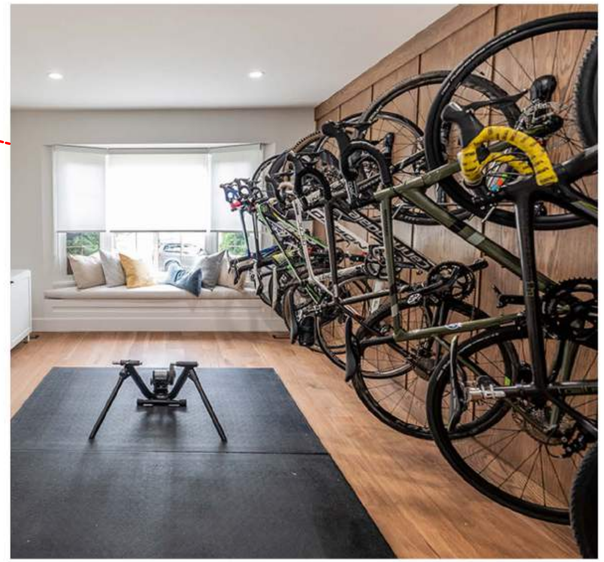
PEDESTRIAN FRIENDLY CORNER PLAZA

ROOF TERRACE AMENITY

MID BLOCK PLAZA ACTIVATION

CORNER PLAZA WITH LANDSCAPE FEATURES





ACTIVATE STREET FRONTAGE WITH AMENITY SPACES

COURTYARD OPEN SPACES

TRANSPARENT CONNECTION FROM PUBLIC REALM TO PRIVATE COURTYARD

MULTIPLE PEDESTRIAN ACCESSES TO STREET

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URBAN DESIGN CONCEPT IMAGERY

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SP-201

PROPERTY LINE

BUILDING SETBACK LINE

AMENITY / ACTIVE USES STOREFRONT (GROUND FLOOR)

LOBBY STREET FRONTAGE (GROUND FLOOR)

BIKE PARKING - LONG TERM, CLASS I (MORE BIKE STORAGE ON LEVEL 2)

TRASH PICKUP/STAGING AREA

LOADING ZONE

VEHICULAR AND MAIN LOADING ENTRY

MAINTENANCE AND SECONDARY LOADING ACCESS

Site Plan | 1" = 20'-0" | 1

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ILLUSTRATIVE SITE PLAN

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Sheet Title:

AERIAL SITE PERSPECTIVE

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Date: 07/31/2023
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SP-301

SITE PHOTOGRAPH | 3

AERIAL PHOTOGRAPH | 1" = 1'-0" | 2

STREETSCAPE ELEVATION | 1 : 300 | 1

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AERIAL PHOTOGRAPH & STREETSCAPE

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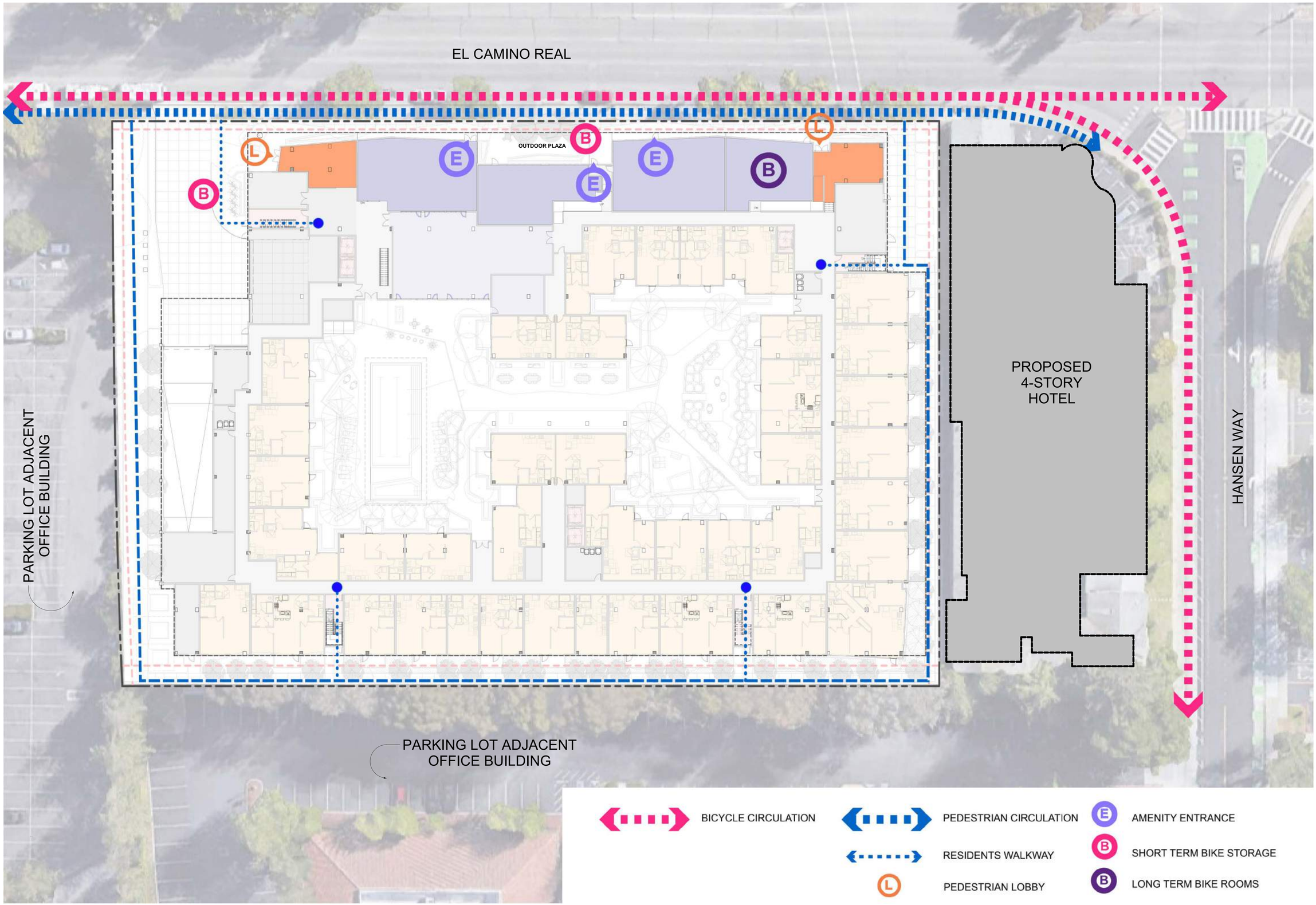
Sheet No:

SP-302



PEDESTRIAN AND BIKE CIRCULATION | 1" = 20'-0" | 1

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3150 EL CAMINO REAL
Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:

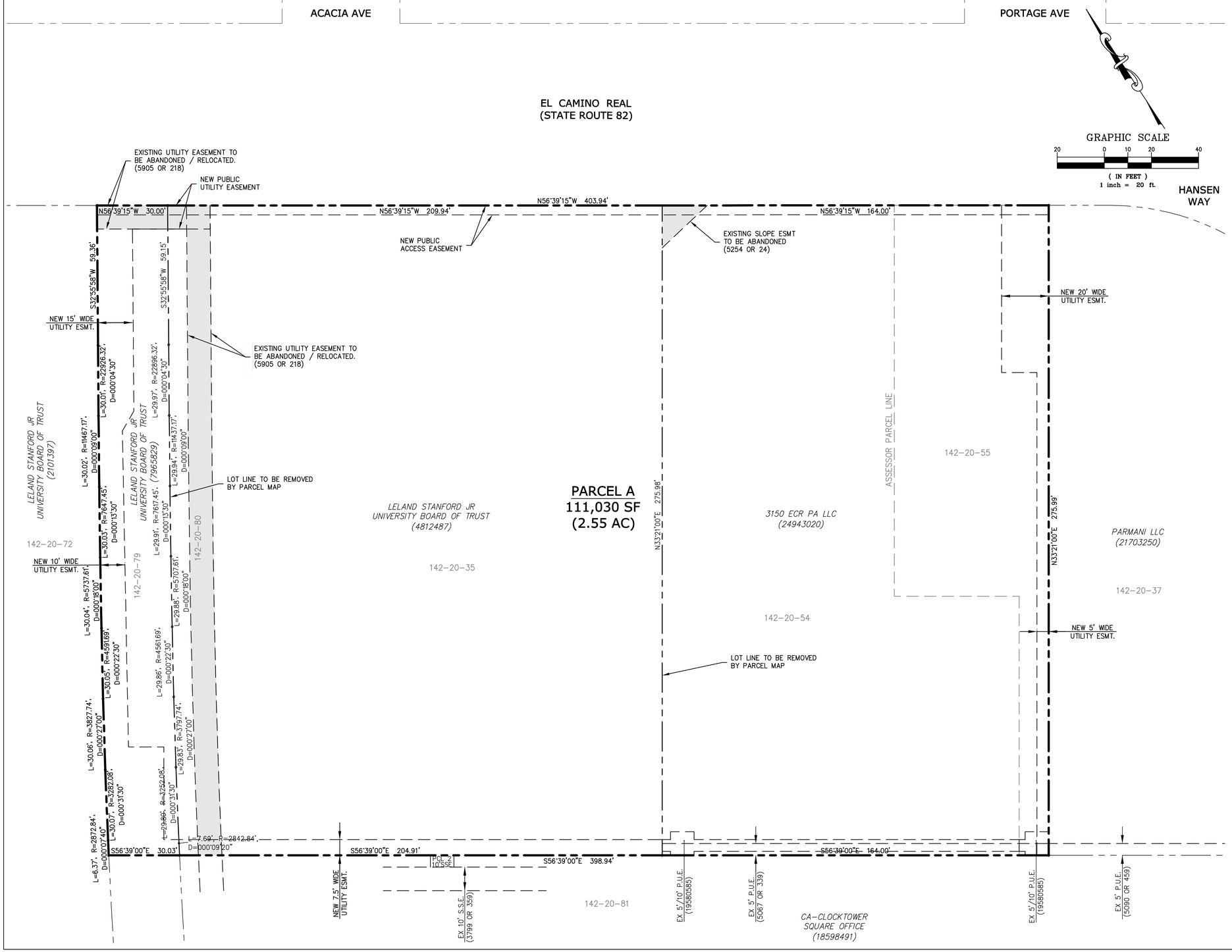
PEDESTRIAN / BICYCLE CIRCULATION

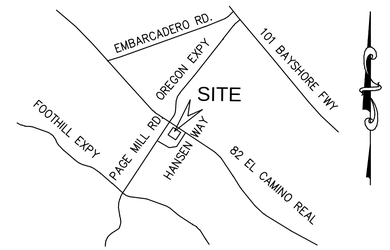
Job No.	21037
Date:	07/31/2023
Scale:	1" = 20'-0"
Author By:	

Sheet No:

SP-303

VESTING TENTATIVE PARCEL MAP FOR LOT MERGER
3150 EL CAMINO REAL
CITY OF PALO ALTO, SANTA CLARA COUNTY, CALIFORNIA
MAP NO. _ _ _ - _ _ _ _





VICINITY MAP

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

PROJECT SUMMARY

PROPERTY ADDRESS:	3128, 3150 - 3160 EL CAMINO REAL PALO ALTO, CA 94306
DEVELOPER:	ACCLAIM PROPERTIES 125 WILLOW ROAD MENLO PARK, CA 94025 (650) 622-2107
CIVIL ENGINEER:	TALUS, INC. 480 SAN RAMON VALLEY BLVD UNIT L DANVILLE, CALIFORNIA 94526 (415) 948-0440
SURVEYOR:	DEBOLT CIVIL ENGINEERING, INC. 480 SAN RAMON VALLEY BLVD UNIT L DANVILLE, CALIFORNIA 94526 (925) 837-3780
ASSESSOR'S PARCEL NO:	142-20-035, 054, 055, 079 & 080.
TOTAL AREA:	111,030 SQ.FT. / 2.55 AC
EXISTING ZONING:	CS - SERVICE COMMERCIAL
EXISTING LAND USE:	COMMERCIAL
PROPOSED ZONING:	CS - SERVICE COMMERCIAL
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
UTILITIES:	
WATER SUPPLY:	CITY OF PALO ALTO
FIRE PROTECTION:	PALO ALTO FIRE DEPARTMENT
SEWAGE DISPOSAL:	CITY OF PALO ALTO
STORM DRAIN:	CITY OF PALO ALTO
GAS & ELECTRIC:	CITY OF PALO ALTO
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

SHEET INDEX

NUMBER	DESCRIPTION
VTPM-1	VESTING TENTATIVE PARCEL MAP
VTPM-2	EXISTING CONDITIONS PLAN
VTPM-3	PRELIMINARY DEMOLITION PLAN
VTPM-4	PRELIMINARY SITE PLAN
VTPM-5	PRELIMINARY GRADING AND UTILITY PLAN
VTPM-6	PRELIMINARY STORM WATER CONTROL PLAN
VTPM-7	STORM WATER CONTROL PLAN TABLES
VTPM-8	FIRE SERVICE PLAN

BASIS OF BEARINGS

THE BEARING OF NORTH 17°58'12" EAST ON THE MONUMENT LINE OF LAWRENCE ROAD AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "SUBDIVISION M.S. 57-78", FILED IN BOOK 70, OF PARCEL MAPS, AT PAGE 44, CONTRA COSTA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD ZONE

FEMA FLOOD INSURANCE RATE MAP
ZONE X - AREAS OUTSIDE OF 100-YEAR FLOOD
COMMUNITY PANEL NO: 06085C0017H
EFFECTIVE DATE: 05/18/2009

ENGINEER'S STATEMENT

CIVIL ENGINEERING WORK ON THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD CIVIL ENGINEERING PRACTICE.

05/15/23

EASTON C. MCALLISTER, PE — DATE
P.E. #61148 EXP 12/31/24

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ENGINEERING | PLANNING | DEVELOPMENT

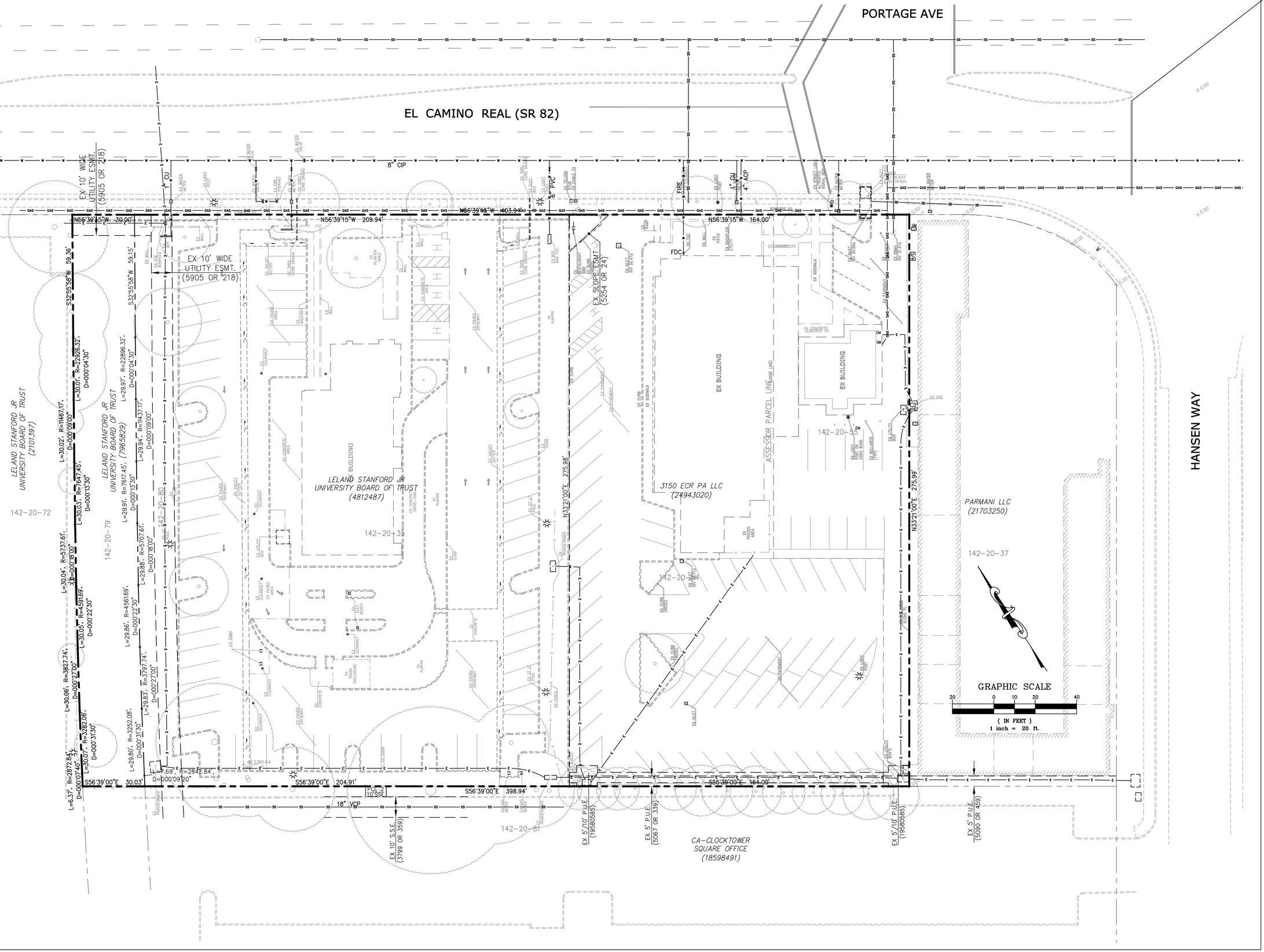
3150 EL CAMINO REAL
Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:
VESTING TENTATIVE PARCEL MAP

Job No. 21195
Date: 07/31/2023
Scale:
Author By:

Sheet No:
VTPM-1



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Palo Alto, California

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125 Willow Road, Menlo Park, CA 94025

Sheet Title:

EXISTING CONDITIONS PLAN

Job No. 21195
Date: 07/31/2023
Scale:
Author By:

Sheet No:

VTPM-2

PORTAGE AVE

EL CAMINO REAL (SR 82)

HANSEN WAY

EXISTING UTILITY NOTE:
EXISTING UTILITY SERVICES TO BE TERMINATED WILL BE CUT, CAPPED AND ABANDONED AT PROPERTY LINE.

RELOCATE EXISTING FIRE HYDRANT

EXISTING WATER SERVICE TO BE REMOVED

EXISTING WATER SERVICE TO BE REMOVED

EXISTING WATER SERVICE TO BE REMOVED

EXISTING WATER SERVICE TO BE REMOVED

EXISTING STREET TREE TO REMAIN

EXISTING STREET TREE TO REMAIN

EXISTING STREET TREE TO REMAIN

EXISTING STREET TREE TO REMAIN

EXISTING STORM DRAIN STRUCTURE TO BE PROTECTED IN PLACE

EXISTING GAS SERVICE TO BE MAINTAINED FOR AMENITY USE.

EXISTING SEWER SERVICE TO BE REMOVED

EXISTING 1" WATER SERVICE TO REMAIN

EXISTING ELECTRICAL LINES TO BE RELOCATED

EXISTING BUILDING TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

EXISTING PARKING LOT TO BE DEMOLISHED

EXISTING PARKING LOT TO BE DEMOLISHED

EXISTING ELECTRICAL SERVICE TO BE REMOVED

EXISTING ELECTRICAL SERVICE TO BE REMOVED

EXISTING ELECTRICAL SERVICE TO BE RELOCATED

EXISTING ELECTRICAL SERVICE TO BE RELOCATED

8" CIP

6" PVC

1" CU

1" CU

4" ACP

FIRE

FDC

EX BUILDING

EX BUILDING

EX CONCRETE

EX SIDEWALK

EX PAVEMENT

EX CURB

EX PLANTER

EX FENCED AREA

EX UTILITY BOX

EX LIGHT POST ON CONC BASE

EX BOLLARDS (TYP.)

EX CURB (WIDE)

EX PLANTER AREA

EX CONCRETE DRIVE-THRU

EX PAVED DRIVEWAY

EX CONCRETE AREA

EX PAVED AREA

EX CLEANOUT

EX VALLEY GUTTER

EX TRANSFORMER

EX ELEC MH

EX ELEC MANHOLE

EX WATER VALVE

EX WATER METER

EX FIRE HYDRANT

EX LIGHT POLE

EX TELCOM MANHOLE

EX CABLE TV

EX SIGNAL BOX

EX INLET

EX STORM MH

EX SEWER MH

EX SEWER CLEANOUT

EX WALL

EX PATIO

EX RESTAURANT

EX GAS METER

EX GAS VALVE

EX WATER MH

EX WATER VALVE

EX MAILBOX

EX RAMP

EX CONCRETE

EX PAVEMENT

EX CURB

EX SIDEWALK

EX CONCRETE

EX PAVEMENT

EX CURB

EX SIDEWALK

EX PAVEMENT

EX CURB (WIDE)

EX PAVEMENT

EX CURB (WIDE)

EX PAVEMENT

EX LIGHT POLE

EX INLET

EX PAVED DRIVEWAY

EX CONCRETE

EX CLEANOUT

EX PLANTER

EX CLEANOUT

EX PAVED AREA

EX CLEANOUT

EX PLANTER

EX CLEANOUT

EX PAVED AREA

EX CLEANOUT

EX VALLEY GUTTER

EX CURB

EX CLEANOUT

EX UTILITY BOX

EX CLEANOUT

EX PAVED AREA

EX CLEANOUT

EX CONCRETE AREA

EX CURB

EX CLEANOUT

EX VALLEY GUTTER

EX PLANTER

EX CONCRETE DRIVE-THRU

EX CURB

EX CURB

EX TRANSFORMER

EX FENCED AREA

EX CURB (WIDE)

EX MAILBOX

EX CONCRETE

EX CURB (WIDE)

EX PAVED DRIVEWAY

EX CONCRETE

EX PLANTER

EX CLEANOUT

EX CONCRETE

EX CLEANOUT

EX PAVED DRIVEWAY

EX CLEANOUT

EX CLEANOUT

EX TRANSFORMER

EX ELEC MH

EX ELEC MANHOLE

EX WATER VALVE

EX WATER METER

EX FIRE HYDRANT

EX LIGHT POLE

EX TELCOM MANHOLE

EX CABLE TV

EX SIGNAL BOX

EX INLET

EX STORM MH

EX SEWER MH

EX SEWER CLEANOUT

EX WALL

EX PATIO

EX RESTAURANT

EX GAS METER

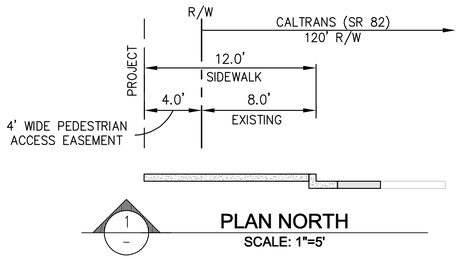
EX GAS VALVE

EX WATER MH

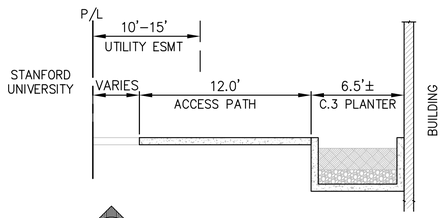
EX WATER VALVE

EX MAILBOX

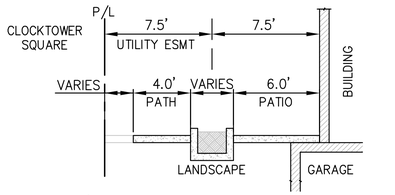
EX RAMP



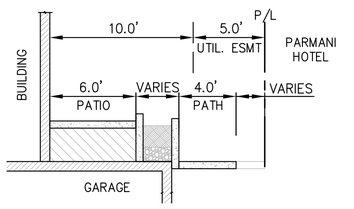
1 – PLAN NORTH
SCALE: 1"=5'



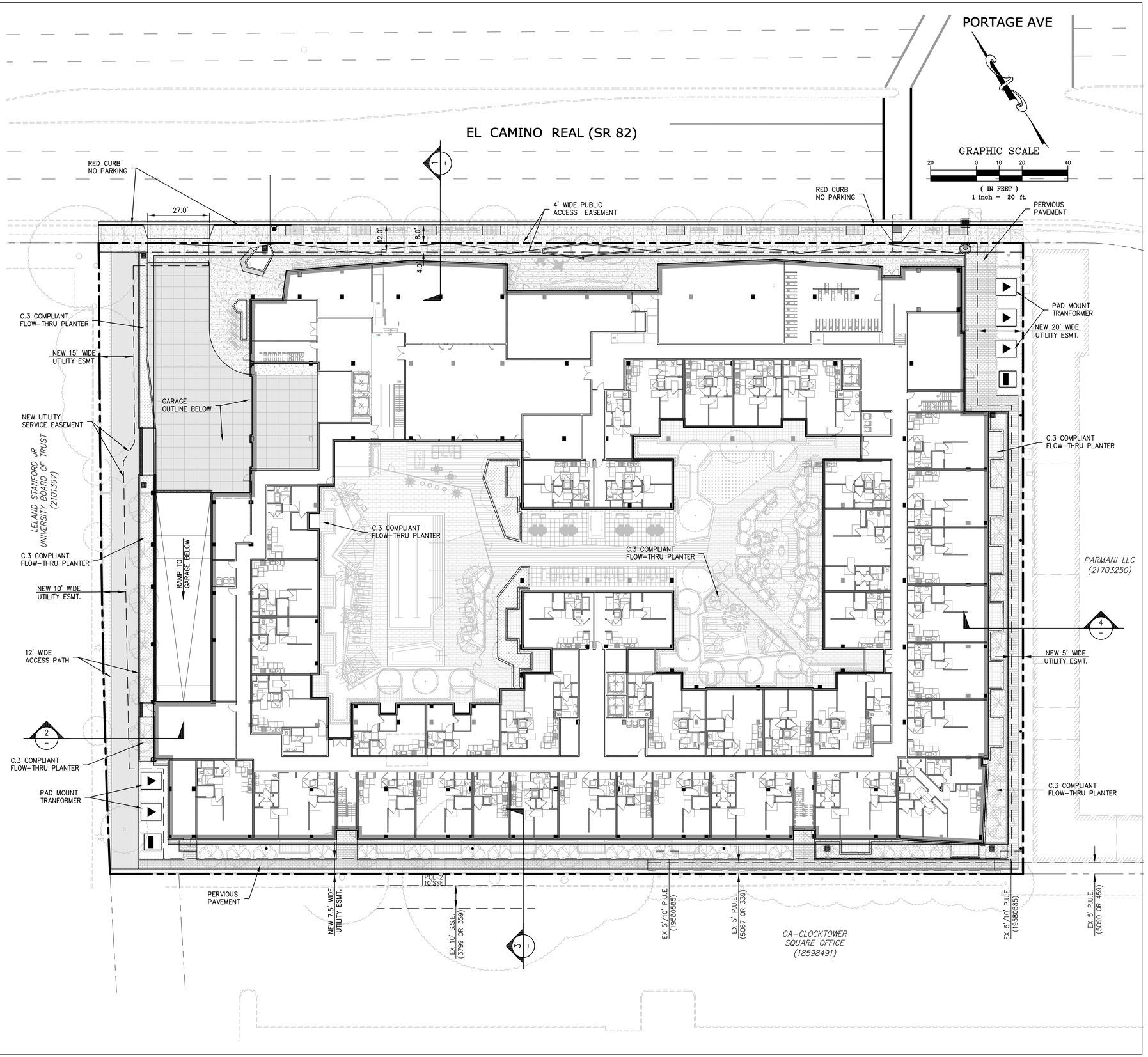
2 – PLAN WEST
SCALE: 1"=5'



3 – PLAN SOUTH
SCALE: 1"=5'



4 – PLAN EAST
SCALE: 1"=5'



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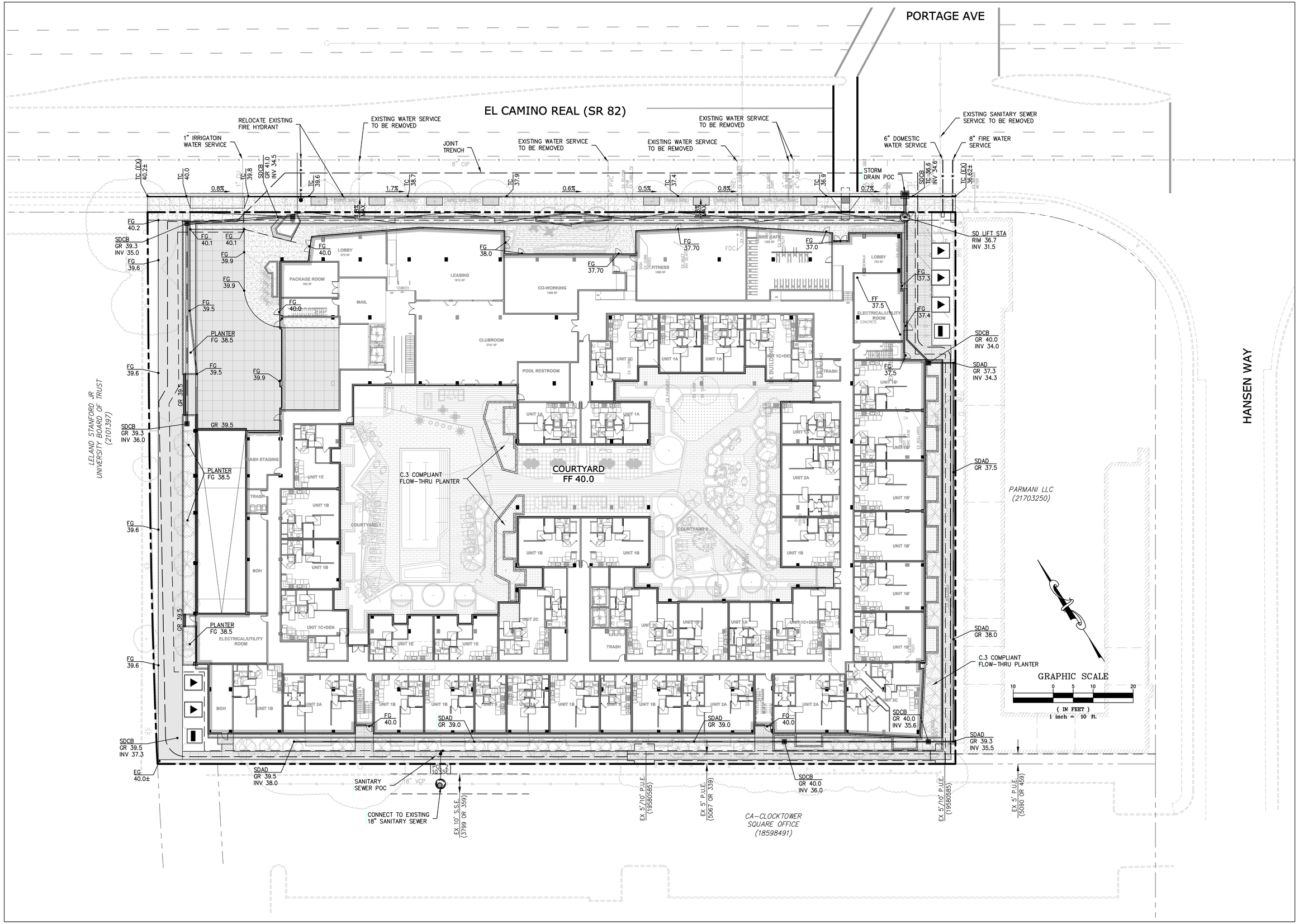
3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:
PRELIMINARY SITE PLAN

Job No. 21195
Date: 07/31/2023
Scale:
Author By:

Sheet No:
VTPM-4



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Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:

PRELIMINARY GRADING AND UTILITY PLAN

Job No. 21195
Date: 07/31/2023
Scale:
Author By:

Sheet No:

VTPM-5

ACACIA AVE

PORTAGE AVE

EL CAMINO REAL

HANSEN WAY

DMA-1
8,345 SF

DMA-2
20,030 SF

DMA-3
7,915 SF

DMA-4
18,940 SF

DMA-5
8,190 SF

DMA-6
7,810 SF

DMA-7
11,520 SF

DMA-8
14,170 SF

DMA-9
8,450 SF

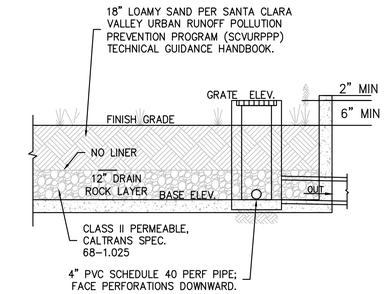
IMP-1
985 SF

IMP-2
525 SF

IMP-3
1,275 SF

IMP-3

18" VCP



C.3 FLOW-THROUGH PLANTER (IMP'S 1-3)

N.T.S.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

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3150 EL CAMINO REAL
Palo Alto, California

3150 ECR PA, LLC
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Sheet Title:

PRELIMINARY STORM WATER CONTROL PLAN

Job No. 21195
Date: 07/31/2023
Scale:
Author By:

Sheet No:

VTPM-6

TABLE 4

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	3150 El Camino Real	
1-2	City application ID:		
1-3	Site Address or APN:		
1-4	Tract or Parcel Map No:		
1-5	Rainfall Region	4	
1-6	Region Mean Annual Precipitation (MAP)	14.60	
1-7	Site Mean Annual Precipitation (MAP)	17	

The calculations presented here are based on the **combination flow and volume sizing method** provided in the Countywide Program's C.3 Technical Guidance, Version 5.0 (2016). The steps presented below are explained in Section 5.1 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

1-8 ***MAP adjustment factor is automatically calculated as:*** 1.16

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: IMP-1 (DMAs 1,2,3)

For Items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	36,290	1.0	36,290
2-3	Pervious surface	0	0.1	0
	Total DMA Area (square feet) =	36,290		

2-4 *Total Effective Impervious Area (EIA)* 36,290 **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (Inches)	Runoff Coefficient of 1.0
1	Rockiior Creek, 55.9"	3.07"
2	La Honda, 24.4"	0.80"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.69"
5	San Francisco, 21.2"	0.73"
6	San Francisco Airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.70"

3-1 *Unit basin storage volume from Table 5-3:* 0.64
(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 *Adjusted unit basin storage volume:* 0.75 **Inches**
(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 1-8].)

3-3 *Required Capture Volume (in cubic feet):* 2,254 **Cubic feet**
(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall Intensity 0.2 **Inches per hour**

4-2 Divide Item 3-2 by Item 4-1 3.73 **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4) 1451.6 **Square feet**

5-2 Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA) 1088.7 **Square feet**

5-3 Volume of treated runoff for area in Item 5-2 1690.22 **Cubic feet** (Item 3-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 563.41 **Cubic feet** (Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2 0.52 **Feet** (Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from feet to inches 6.21 **inches** (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth (recommend 6") skip to Item 8-1. If not, continue to Step 7-1.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2 985 **Sq.ft.** (enter larger area if you need less ponding depth.)

7-2 Volume of treated runoff for area in Item 7-1 1529.22 **Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3 724.40 **Cubic feet** (Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1 0.74 **Feet** (Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from ft. to inches 8.83 **inches** (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment 985 **Square feet** (Either Item 5-2 or final amount in Item 7-1)

TABLE 4

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	3150 El Camino Real	
1-2	City application ID:		
1-3	Site Address or APN:		
1-4	Tract or Parcel Map No:		
1-5	Rainfall Region	4	
1-6	Region Mean Annual Precipitation (MAP)	14.60	
1-7	Site Mean Annual Precipitation (MAP)	17	

The calculations presented here are based on the **combination flow and volume sizing method** provided in the Countywide Program's C.3 Technical Guidance, Version 5.0 (2016). The steps presented below are explained in Section 5.1 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

1-8 ***MAP adjustment factor is automatically calculated as:*** 1.16

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: IMP-2 (DMA 4)

For Items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	15,825	1.0	15,825
2-3	Pervious surface	0	0.1	0
	Total DMA Area (square feet) =	15,825		

2-4 *Total Effective Impervious Area (EIA)* 15,825 **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (Inches)	Runoff Coefficient of 1.0
1	Rockiior Creek, 55.9"	3.07"
2	La Honda, 24.4"	0.80"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.69"
5	San Francisco, 21.2"	0.73"
6	San Francisco Airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.70"

3-1 *Unit basin storage volume from Table 5-3:* 0.64
(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 *Adjusted unit basin storage volume:* 0.75 **Inches**
(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 1-8].)

3-3 *Required Capture Volume (in cubic feet):* 983 **Cubic feet**
(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall Intensity 0.2 **Inches per hour**

4-2 Divide Item 3-2 by Item 4-1 3.73 **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4) 633 **Square feet**

5-2 Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA) 474.75 **Square feet**

5-3 Volume of treated runoff for area in Item 5-2 737.05 **Cubic feet** (Item 3-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 245.68 **Cubic feet** (Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2 0.52 **Feet** (Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from feet to inches 6.21 **inches** (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth (recommend 6") skip to Item 8-1. If not, continue to Step 7-1.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2 525 **Sq.ft.** (enter larger area if you need less ponding depth.)

7-2 Volume of treated runoff for area in Item 7-1 815.07 **Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3 167.67 **Cubic feet** (Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1 0.32 **Feet** (Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from ft. to inches 3.83 **inches** (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment 525 **Square feet** (Either Item 5-2 or final amount in Item 7-1)

TABLE 4

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	3150 El Camino Real	
1-2	City application ID:		
1-3	Site Address or APN:		
1-4	Tract or Parcel Map No:		
1-5	Rainfall Region	4	
1-6	Region Mean Annual Precipitation (MAP)	14.60	
1-7	Site Mean Annual Precipitation (MAP)	17	

The calculations presented here are based on the **combination flow and volume sizing method** provided in the Countywide Program's C.3 Technical Guidance, Version 5.0 (2016). The steps presented below are explained in Section 5.1 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

1-8 ***MAP adjustment factor is automatically calculated as:*** 1.16

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: IMP-3 (DMA's 5,6,7,8)

For Items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	41,690	1.0	41,690
2-3	Pervious surface	0	0.1	0
	Total DMA Area (square feet) =	41,690		

2-4 *Total Effective Impervious Area (EIA)* 41,690 **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (Inches)	Runoff Coefficient of 1.0
1	Rockiior Creek, 55.9"	3.07"
2	La Honda, 24.4"	0.80"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.69"
5	San Francisco, 21.2"	0.73"
6	San Francisco Airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.70"

3-1 *Unit basin storage volume from Table 5-3:* 0.64
(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 *Adjusted unit basin storage volume:* 0.75 **Inches**
(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 1-8].)

3-3 *Required Capture Volume (in cubic feet):* 2,589 **Cubic feet**
(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall Intensity 0.2 **Inches per hour**

4-2 Divide Item 3-2 by Item 4-1 3.73 **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4) 1667.6 **Square feet**

5-2 Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA) 1250.7 **Square feet**

5-3 Volume of treated runoff for area in Item 5-2 1941.73 **Cubic feet** (Item 3-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 647.24 **Cubic feet** (Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2 0.52 **Feet** (Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from feet to inches 6.21 **inches** (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth (recommend 6") skip to Item 8-1. If not, continue to Step 7-1.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2 1275 **Sq.ft.** (enter larger area if you need less ponding depth.)

7-2 Volume of treated runoff for area in Item 7-1 1979.45 **Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3 609.52 **Cubic feet** (Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1 0.48 **Feet** (Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from ft. to inches 5.74 **inches** (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment 1,275 **Square feet** (Either Item 5-2 or final amount in Item 7-1)

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

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3150 ECR PA, LLC

TALUS ENGINEERING | PLANNING | DEVELOPMENT

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Sheet Title:

STORM WATER CONTROL PLAN TABLES

Job No. 21195
Date: 07/31/2023
Scale:
Author By:

Sheet No:

VTPM-7

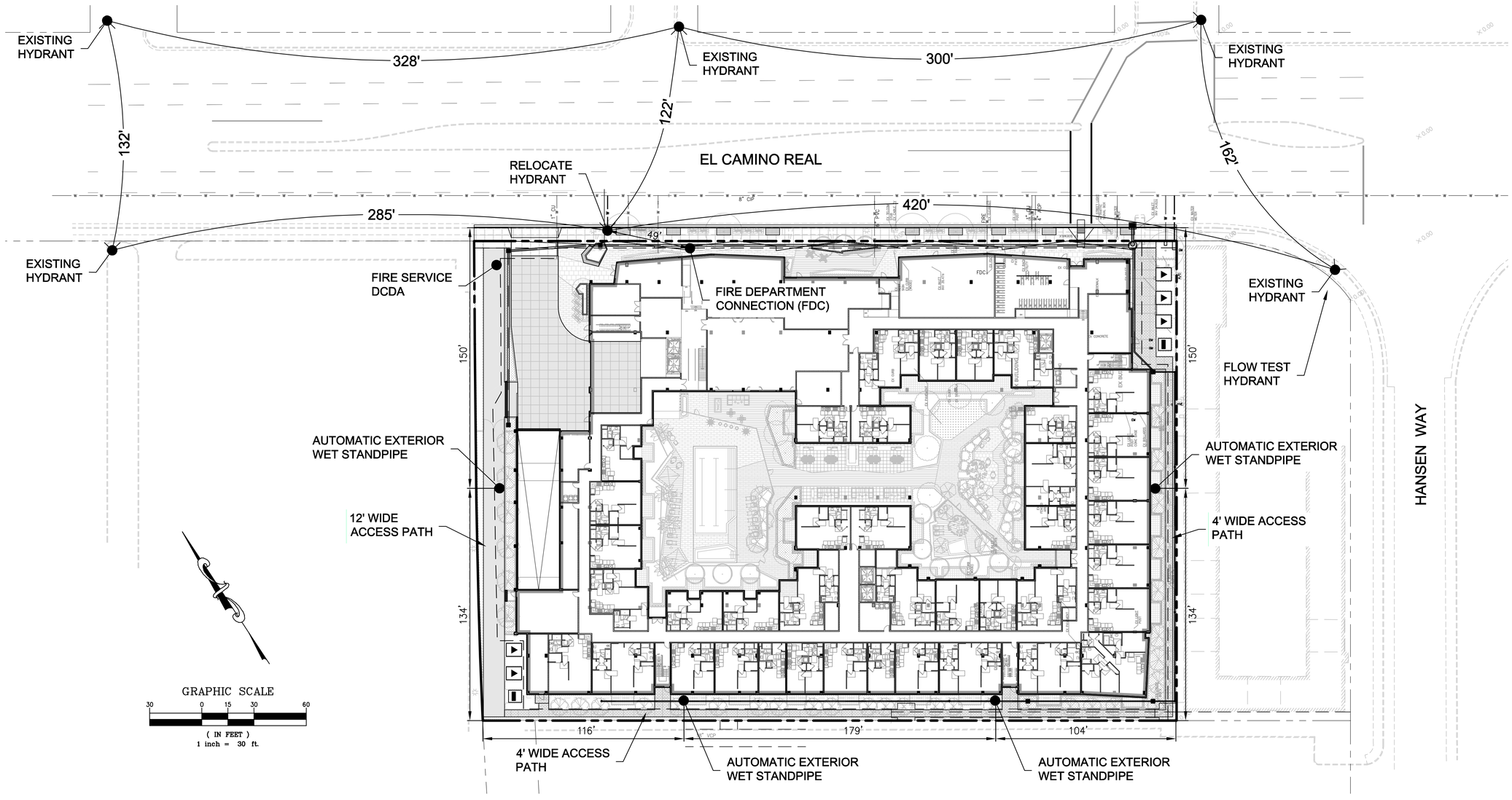

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW	FLOW DURATION
Type IA and IB[1]	Type IIA and IIIA[1]	Type IV and V-A[1]	Type IIB and IIIB[1]	Type V-B[1]	(gallons per minute)[2]	(hours)
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,500	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,501-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	4
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-28,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-168,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	168,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m^2, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.
1. Types of construction are based on the California Building Code.
2. Measured at 20 psi residual pressure.

FIRE FLOW REQUIREMENTS - TABLE B105.1:

CALCULATION PER CALIFORNIA STATE FIRE MARSHALL CODE INTERPRETATION 11-015, DATED 12/19/11.

TOTAL BUILDING AREA: 616,876 SF

TYPE I CONSTRUCTION: 171,433 SF (27.8%)
REQUIRED FLOW (TABLE B105.1): 4,500 GPM

TYPE III CONSTRUCTION: 445,443 SF (72.2%)
REQUIRED FLOW (TABLE B105.1): 6,000 GPM

WEIGHTED TOTAL = 5,583 GPM

5,583 GPM REQUIRED PER CA FIRE CODE TABLE B105.1.

2,791 GPM REQUIRED WITH 50% REDUCTION FOR SPRINKLERS.

2,552 GPM PROVIDED IN VICINITY PER FLOW TEST BY CITY.

FIRE FLOW REQUIREMENTS - TABLE C105.1:

FIRE FLOW REQUIREMENT:	2,791 GPM
MINIMUM # OF HYDRANTS:	6
# OF HYDRANTS PROVIDED:	6
AVG. SPACING REQUIRED:	250'
AVG. SPACING PROVIDED:	250'

FIRE FLOW TEST RESULTS:

FIRE FLOW TEST PROVIDED BY THE CITY OF PALO ALTO WAS PERFORMED ON 01/12/2018 AND FOUND THE FOLLOWING:

STATIC PRESSURE:	92 PSI
RESIDUAL PRESSURE:	72 PSI
HYDRANT FLOW RATE:	1,278 GPM
CALCULATED FLOW @ 20 PSI:	**2,552 GPM**

STUDIO T SQUARE
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3150 ECR PA, LLC

TALUS
ENGINEERING | PLANNING | DEVELOPMENT

3150 EL CAMINO REAL
Palo Alto, California

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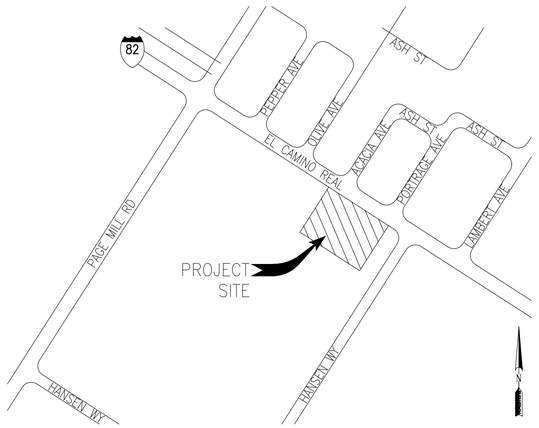
125 Willow Road, Menlo Park, CA 94025

Sheet Title:
FIRE SERVICE PLAN

Job No. 21195
Date: 07/31/2023
Scale:
Author By:

Sheet No:
VTPM-8



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

	CPAU ELECTRIC	CPAU GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
* CPAU ELECTRIC CABLE					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMERS					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC INTERRUPTERS					
SUPPLY & INSTALL	○	○	○	○	●
CPAU ELECTRIC SWITCHES					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
TELEPHONE S.A.I. PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.L.E.C. FIBER CONDUIT ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	●
C.L.E.C. FIBER SPLICE BOXES ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●

● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
◍ ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* CPAU TO PULL CABLE INTO ENERGIZED ENCLOSURES
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	10-07-2022	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	11-10-2022	PRELIMINARY
APPLICANT DESIGN (GAS)	N/A	N/A
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
C.L.E.C.		
LANDSCAPE		
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

RADIUS DESIGN is not responsible for any subsequent changes or revisions.

OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.

CONSTRUCTION NOTES

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH CITY OF PALO ALTO STANDARDS.
2. ALL WORK MUST COMPLY WITH CITY OF PALO ALTO(CPA), TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE CPA REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE CPA FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY CPA, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK. (800) 227-2600.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE CPA, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF FOUR FEET FROM THE NEAREST OUTER SURFACE OF CPA DRY FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM FOUR FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.

CONDUIT NOTES

1. DIRECT BURIED PRIMARY CONDUIT IS NOT AN APPROVED CONSTRUCTION METHOD. PRIMARY CONDUITS SHALL BE CONCRETE ENCASED, UNLESS OTHERWISE APPROVED BY CPAU UTILITIES ENGINEER. APPROVED CONDUIT MATERIALS:
   A. SCHEDULE 40 PVC
   B. TYPE "DB 60" (SECONDARY) OR "DB 120" (PRIMARY) PLASTIC CONDUIT
   C. GALVANIZED RIGID STEEL CONDUIT.
2. EVERY EFFORT MUST BE MADE TO OBTAIN STRAIGHT WATER-TIGHT CONDUIT LINE.
3. SHARP TURNS MUST BE AVOIDED, PER THE TABLE BELOW. NORMALLY, THE PRIMARY DUCT RADIUS IS SPECIFIED. UNLESS APPROVED BY THE PROJECT ENGINEER, FACTORY OFFSETS WILL NOT BE USED.
4. ALL BENDS AND SWEEPS (90 DEGREES) MUST BE ENCASED IN CONCRETE (MINIMUM 3") ALONG THE INSIDE RADIUS.
5. IF THE ELECTRIC UNDERGROUND INSPECTOR DETERMINES THAT THE BOTTOM OF THE TRENCH IS ROCKY, THEN A 2" SAND BEDDING MUST BE INSTALLED BEFORE CONDUIT.
6. BACKFILL IN UNIMPROVED AREAS SHALL BE 12" OF CLEAN NATURAL SAND PER CALTRANS STD SPECS SEC 19-3.025B ON TOP OF THE UPPERMOST CONDUIT, 90% COMPACTION; TOPPED WITH EXCAVATED NATIVE SOIL, 85% COMPACTION.
7. BACKFILL IN IMPROVED AREAS MUST BE IN ACCORDANCE WITH CITY OF PALO ALTO STANDARD SPECIFICATIONS FOR BACKFILLING IN IMPROVED AREAS. (SECTION 21)
8. ALL CONDUITS MUST BE MANDRELLED (STD. DWG DT-SS-U-1025). THIS TEST MUST BE WITNESSED BY THE ELECTRIC UNDERGROUND INSPECTOR.
9. A 3/8" POLYPROPYLENE PULL LINE (MIN. 150 LBS. TEST) MUST BE INSTALLED IN EACH CONDUIT.
10. CONDUIT SPACING SHALL BE MAINTAINED BY SPACERS, APPROVED BY CPA, INSTALLED NO MORE THAN 7' APART. CONDUIT MUST BE SECURELY BOUND TO THE SPACERS.
11. MINIMUM COVER FOR DIRECT BURIED CONDUIT:

-SECONDARY (NOT TRAFFIC)	24"
-COMMUNICATION (NOT TRAFFIC)	24"
-SECONDARY (TRAFFICE)	30"
-COMMUNICATION (TRAFFIC)	30"
-PRIMARY	42"*

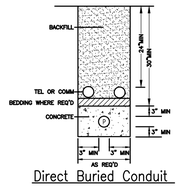
COVER MAY BE REDUCED TO 18" FOR SECONDARY UNDER SIDEWALKS, WITH THE PROJECT ENGINEER'S APPROVAL.

12. HORIZONTAL SPACING BETWEEN SECONDARY, COMMUNICATION, TELEPHONE, AND STREET LIGHTING CABLES OR DUCTS MAY BE RANDOM UNLESS OTHERWISE SPECIFIED.
13. IN EVERY CASE, VERTICAL CLEARANCE BETWEEN ELECTRIC LINES AND UTILITY LINE CROSSINGS MUST BE AT LEAST 12".

* DIRECT PRIMARY CONDUIT IS NO LONGER AN APPROVED CONSTRUCTION METHOD.

ELECTRIC UTILITIES DEPARTMENT COMMENTS & CONDITIONS

1. ALL ELECTRICAL VAULT INSTALLATIONS, REMOVALS AND RELOCATION'S SHALL BE AT CUSTOMER/DEVELOPER'S EXPENSE.
2. PRIMARY CONDUIT SHALL BE CONCRETE ENCASED PER CPA REQUIREMENTS.
3. THE FINAL JOINT TRENCH AND VAULT DETAILS MUST BE APPROVED BY THE CITY'S ELECTRICAL ENGINEERING DEPARTMENT.
4. APPLICANT SHALL NOTIFY THE ELECTRIC UTILITY INSPECTOR PRIOR TO CONSTRUCTION OF ANY ELECTRICAL UTILITY SUBSTRUCTURE..
5. NO STRUCTURES PERMITTED TO BE BUILT WITHIN EXISTING PUBLIC UTILITY EASEMENTS.
6. THE CONTRACTOR SHALL MAINTAIN 12" CLEAR, ABOVE AND BELOW FROM THE EXISTING UTILITIES TO NEW UNDERGROUND FACILITIES.
7. APPLICANTS SHALL PROVIDE PROTECTION FOR UTILITY LINES SUBJECT TO DAMAGE. EXPOSED ELECTRIC CONDUIT OR DUCT SHALL BE INSPECTED BY THE ELECTRICAL UTILITY INSPECTOR PRIOR TO BACKFILLING.
8. ANY EXTENSION OR RELOCATION OF EXISTING DISTRIBUTION LINES OR EQUIPMENT SHALL BE DONE AT CUSTOMER/DEVELOPER'S EXPENSE.



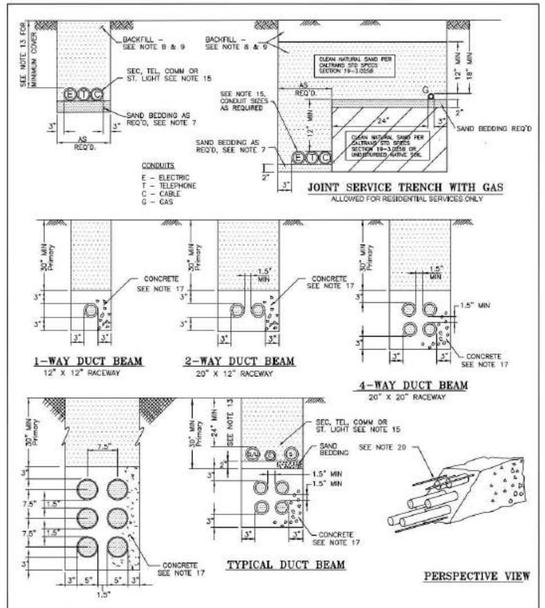
Direct Buried Conduit

ELECTRIC CONDUIT
MINIMUM BEND RADIUS FOR NEW CONSTRUCTION SERVICE

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE:
NO MORE THAN 270 DEGREES OF BENDS ARE ALLOWED BETWEEN PULL BOXES IN A SECONDARY CONDUIT RUN.

NO MORE THAN 180 DEGREES OF BENDS ARE ALLOWED BETWEEN PULL BOXES IN A PRIMARY CONDUIT RUN.



APPROVED ____, 20	ENGINEERING STANDARD			
ENGINEER	UNDERGROUND DUCT LINES TYPICAL TRENCH SECTION DETAILS			
DRAWN	Digital Signed and Approved by Engineer	CITY OF PALO ALTO CALIFORNIA	NTS	DT-SS-U-1003 1 OF 4
CHECKED	PV		SCALE	STANDARD NO. SHEET NO.

REV	DATE	DESCRIPTION	APPR
10	7/16	CORRECTED NOTATIONS	TT
4	6/13	ADDED JOINT TRENCH & NOTES	TT
3	10/99	REVISED MIN PRIMARY COVER	TT
2	8/08	COMBINED DT-SS-U-1001	TT
1	6/06	REVISED NOTES	JT

CONCRETE TRANSFORMER PAD NOTES:

1. DISTURBED EARTH UNDER THE PAD SHALL BE REPLACED BY SAND OR OTHER SUITABLE MATERIAL COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D-1557).
2. PLACE 6" DEPTH ONE SACK. PER CUBIC YARD, SLURRY IMMEDIATELY BELOW THE PAD.
3. CONCRETE IS REQUIRED BETWEEN ALL CONDUITS, LEVEL TO TOP OF THE PAD.
4. CONCRETE SHALL BE DESIGNED TO ATTAIN STRENGTH OF 3000 PSI IN 28 DAYS.
5. AFTER PLACING, MOIST CURE CONCRETE FOR 7 DAYS.
6. WOOD FLOAT FINISH TOP OF SLAB. ALL SHARP EDGES AND CORNERS TO BE FINISHED SMOOTH.
7. EXPOSED HORIZONTAL SURFACES TO BE SLOPED SLIGHTLY FOR DRAINAGE.
8. A MINIMUM OF 6 FEET SHALL BE MAINTAINED BETWEEN GROUND RODS.
9. CAP ALL CONDUITS.
10. A MINIMUM OF 3 FEET OF RADIAL CLEARANCE BETWEEN THE TRANSFORMER PAD AND ANY OTHER STRUCTURE SHALL BE PROVIDED.
11. IF THE TRANSFORMER IS TO BE LOCATED IN AN AREA SUBJECTED TO VEHICULAR TRAFFIC, BARRIERS SHALL BE REQUIRED PER DT-SS-C-1005. CITY OF PALO ALTO WILL DETERMINE THE TYPE, NUMBER REQUIRED, AND LOCATION.
12. PLASTIC CONDUITS SHALL BE TERMINATED WITH END BELLS. GALVANIZED STEEL CONDUITS SHALL BE TERMINATED WITH GROUND BUSHINGS. ALL CONDUITS AND ENDS WILL BE TO THE FINAL GRADE OF THE PAD.
13. PRIMARY CONDUIT BENDS SHALL HAVE A MINIMUM RADIUS OF 36".
14. PRIMARY CONDUITS SHALL BE LOCATED IN THE LEFT HALF OF THE CONDUIT OPENING. SECONDARY CONDUITS SHALL OCCUPY THE RIGHT HALF.
15. THE TRANSFORMER PAD SHALL BE LOCATED A MINIMUM OF 3 FEET FROM ANY BUILDING OR OVERHANG.
16. ALL REBAR SHALL BE A-615 GRADE 40. REBAR JOINTS SHALL BE FIRMLY AND SECURELY HELD IN POSITION BY WIRING AT INTERSECTIONS WITH NO. 16 GAGE WIRE.
17. MAXIMUM NUMBER OF CONDUITS ENTERING SECONDARY SLOT SHALL BE FOUR. CONTACT THE ELECTRIC UTILITY PROJECT ENGINEER FOR DESIGN WITH MORE THAN FOUR SECONDARY.
18. GROUND ROD AND CLAMP, 5/8"X8'. SEE CPA STANDARD DRAWING #DT-SS-U-1001.
19. TRANSFORMER ANCHORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. EXPANSION BOLT SHALL BE "PARABOLT" BY MOLY OR APPROVED EQUAL. MINIMUM EMBEDMENT LENGTH AND EDGE DISTANCE SHALL MEET THE MANUFACTURER'S REQUIREMENTS.
20. A MINIMUM OF 8 FEET CLEARANCE SHALL BE MAINTAINED FROM THE FRONT SIDE OF THE PAD. A MINIMUM OF 3 FEET CLEARANCE SHALL BY MAINTAINED ON UNOPERABLE SIDES AND BACK. ALL MEASUREMENTS ARE TAKEN FROM THE PAD.

OTHER NOTES

1. EASEMENTS MUST BE GRANTED TO THE CITY OF PALO ALTO FOR SWITCH, TRANSFORMERS, AND CONDUIT ON-SIITE.
2. ELECTRIC METERS MUST BE IN AN AREA READILY ACCESSIBLE TO CAPU DURING ALL HOURS.
3. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CAN NOT BE PLACED OVER EXISTING WATER, GAS OR WASTEWATER MAIN/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULT/CABINET/CONCRETE BASE TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS A CONFLICT WITH EXISTING UTILITIES, CABINETS/VAULTS/BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS.

GENERAL NOTES:

1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-CPA OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-CPA OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
8. MAINTAIN PROPER SEPARATION BETWEEN CPA FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN CITY OF PALO ALTO STANDARDS.
9. SEPARATIONS SHALL BE MAINTAINED AT ABOVEGROUND TERMINATION POINTS.
10. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF CPA GAS FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE CPA REPRESENTATIVE ON SITE.
    - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
    - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
    - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE CPA, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.

    THE SIEVES AND SCREENS SHALL BE:
    - 1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
    - #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT CPA ELECTRIC FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE CPA REPRESENTATIVE ON SITE.
    - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
    - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND.

    NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
12. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
    - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, CPA APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
    - CPA APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
    - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF CPA APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR CPA APPROVED IMPORT MATERIAL.
    - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
    - THE MINIMUM CPA APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF CPA WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
    - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
13. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
14. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT		
COMPOSITE		
PRE-CON		
PRE-CON		

DEVELOPER:
ACCLAIM COMPANIES
125 WILLOW ROAD
MENLO PARK, CA 94025
GARY JOHNSON
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GARY@ACCLAIMCOMPANIES.COM

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH INTENT

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Sheet Title:
JOINT TRENCH
TITLE SHEET

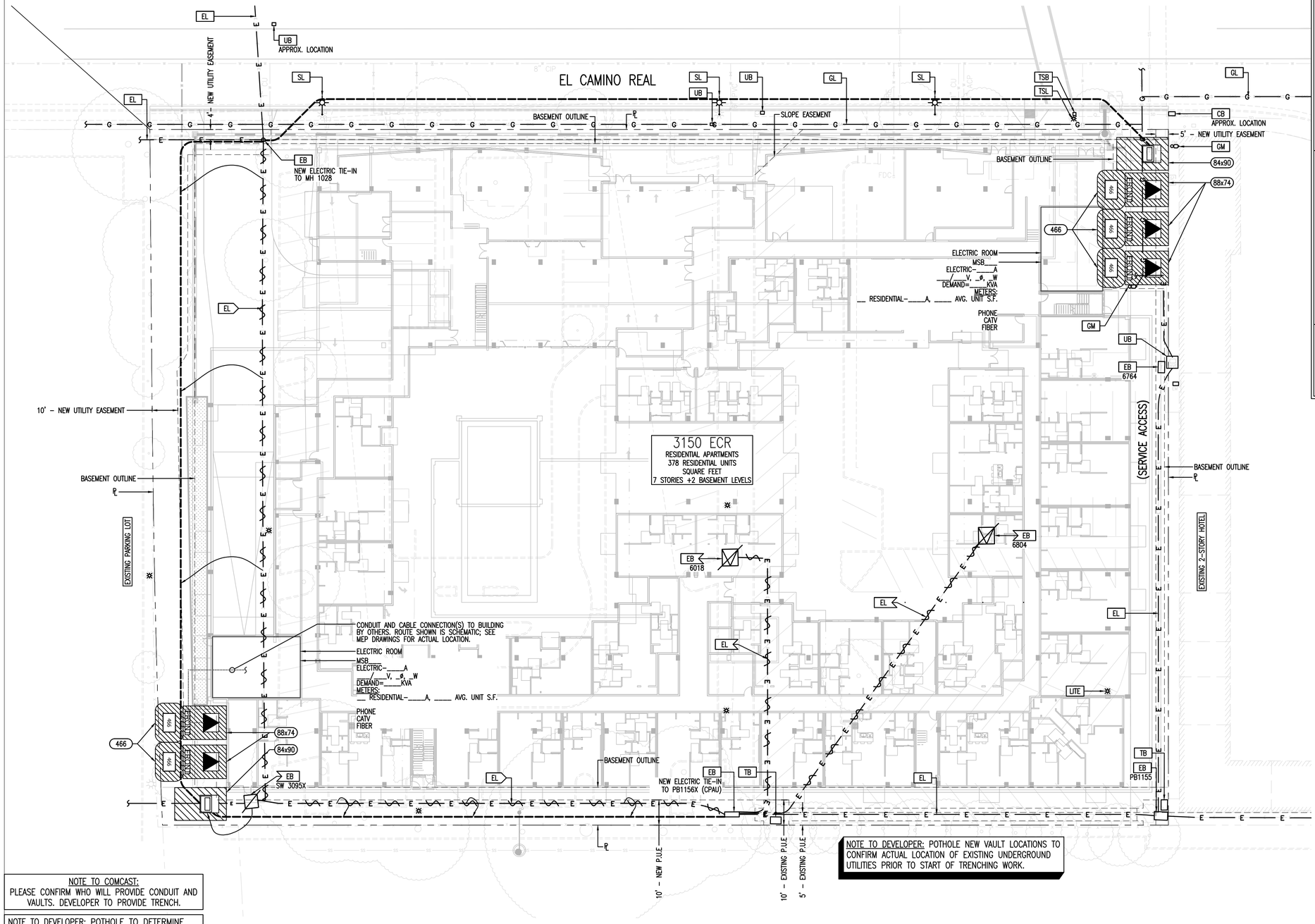
Job No. 21037
Date: 11/14/2022
Scale: N.T.S.
Drawn By: JESSICA PHIL

Sheet No:
JT-1

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.



NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

NEW

JT	JOINT TRENCH
STUB	STUB LOCATION
88x74	88" x 74" x 8" CPA TRANSFORMER PAD MAINTAIN 30" MINIMUM VERTICAL CLEARANCE OVER PAD
84x90	84" x 90" TYPE–F SWITCH PAD WITH 4' x 6' x 5' VAULT (CPAU) MAINTAIN 30" MINIMUM VERTICAL CLEARANCE OVER PAD
466	4'–6" x 8'–6" x 7'–6" PRIMARY ELECTRIC VAULT (CPAU) WORKING SPACE SHOWN MAINTAIN 20" UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE

EXISTING – TO REMAIN

EL	ELECTRIC LINE
EB	ELECTRIC BOX
UB	UTILITY BOX
CB	CATV BOX
TSB	TRAFFIC SIGNAL BOX
TSL	TRAFFIC SIGNAL LIGHT
SL	STREET LIGHT
LITE	LIGHT
GL	GAS LINE
GM	GAS METER
TB	PHONE BOX

EXISTING – TO BE REMOVED OR RELOCATED

EB	ELECTRIC BOX TO BE REMOVED
EL	ELECTRIC LINE TO BE REMOVED
EL	ELECTRIC LINE TO BE RELOCATED

SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	JOINT TRENCH INTENT

0 10 20 40

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JOINT TRENCH INTENT

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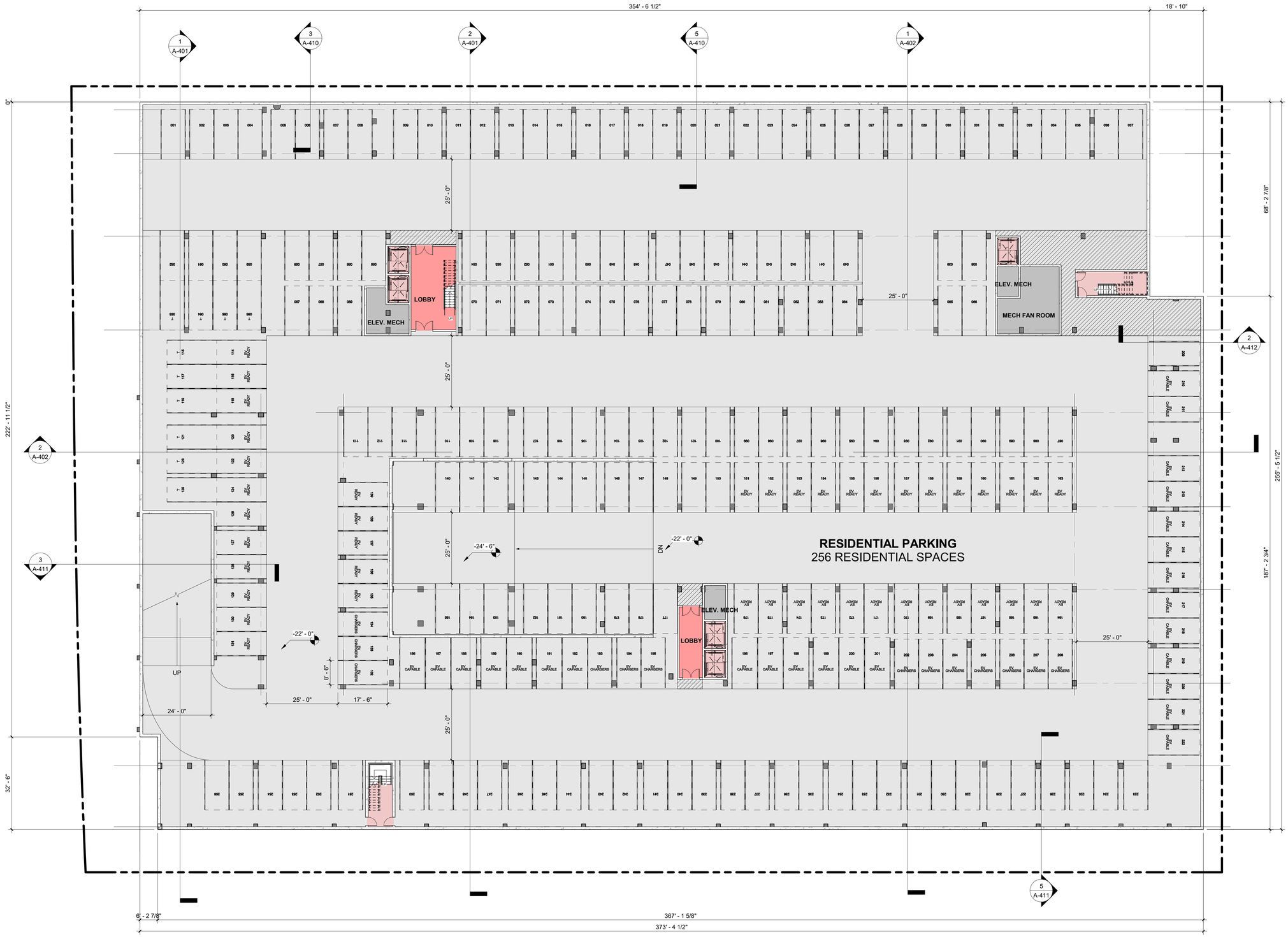
Sheet No:
JT-2



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Sheet Title:

FLOOR PLAN - BASEMENT B2

Job No. 21037
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Author By:

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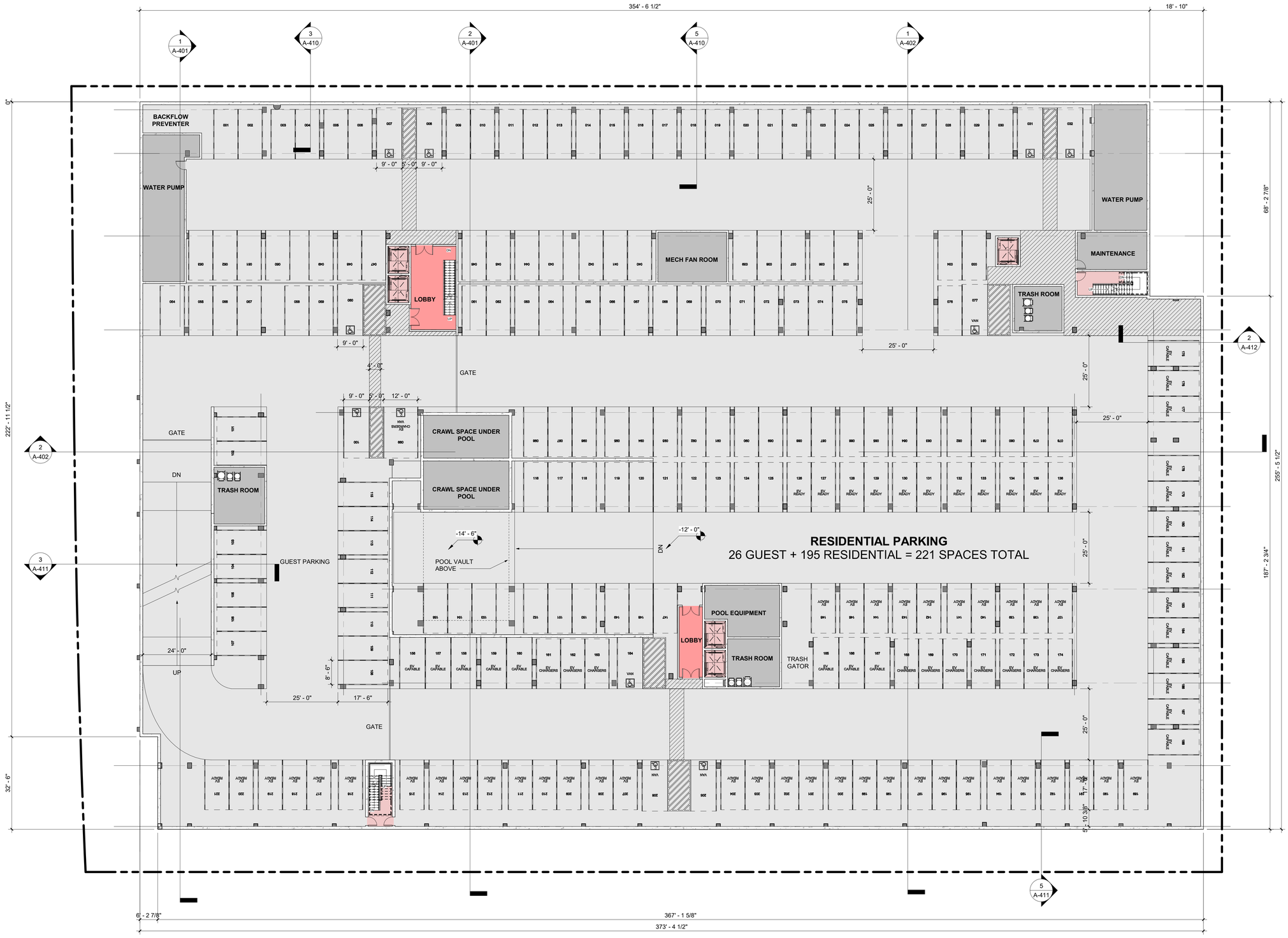
A-100

TRUE NORTH



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FLOOR PLAN - BASEMENT B1

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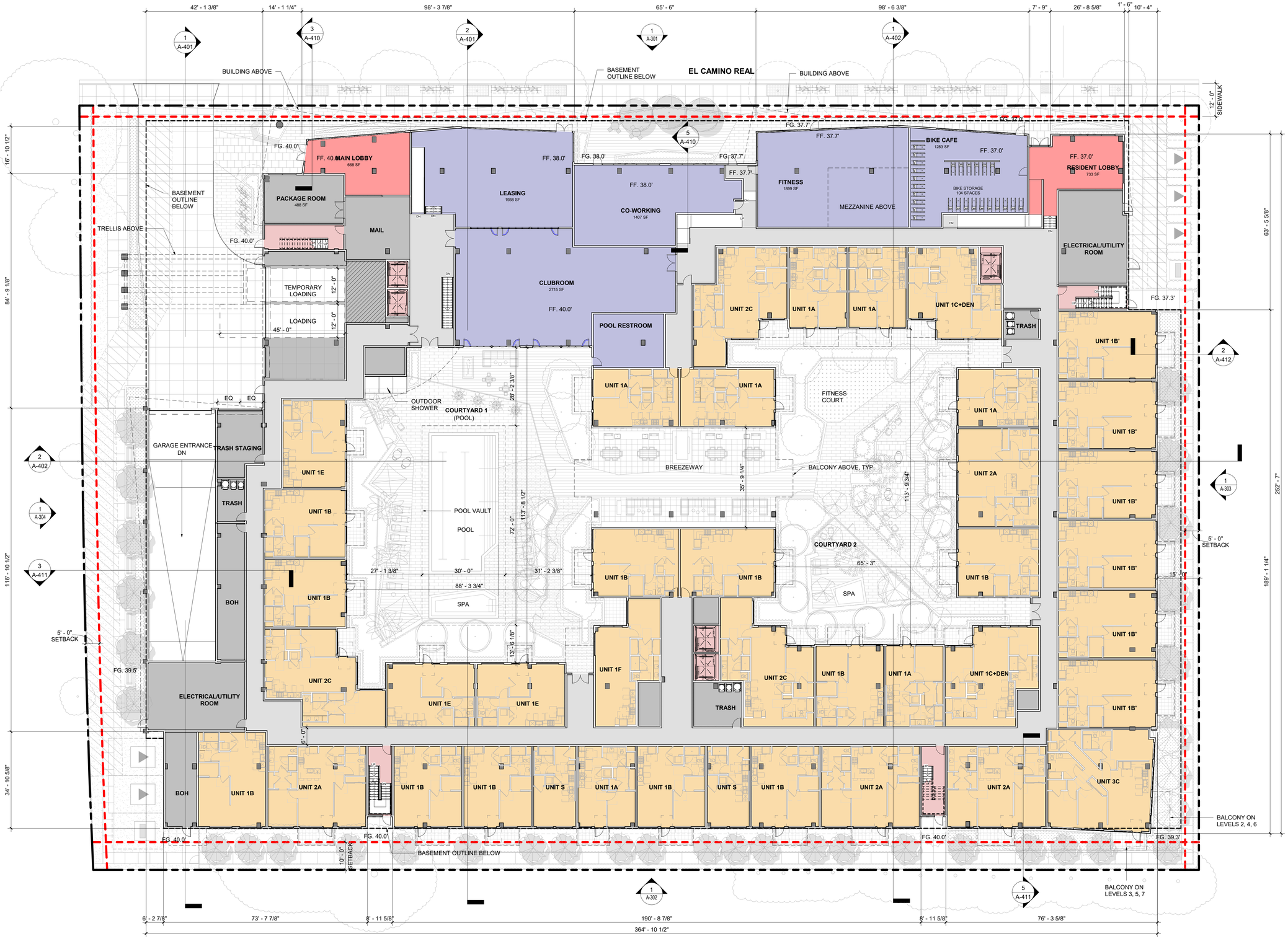

FLOOR PLAN - LEVEL 1 | 1/16" = 1'-0" | 1

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FLOOR PLAN - LEVEL 1

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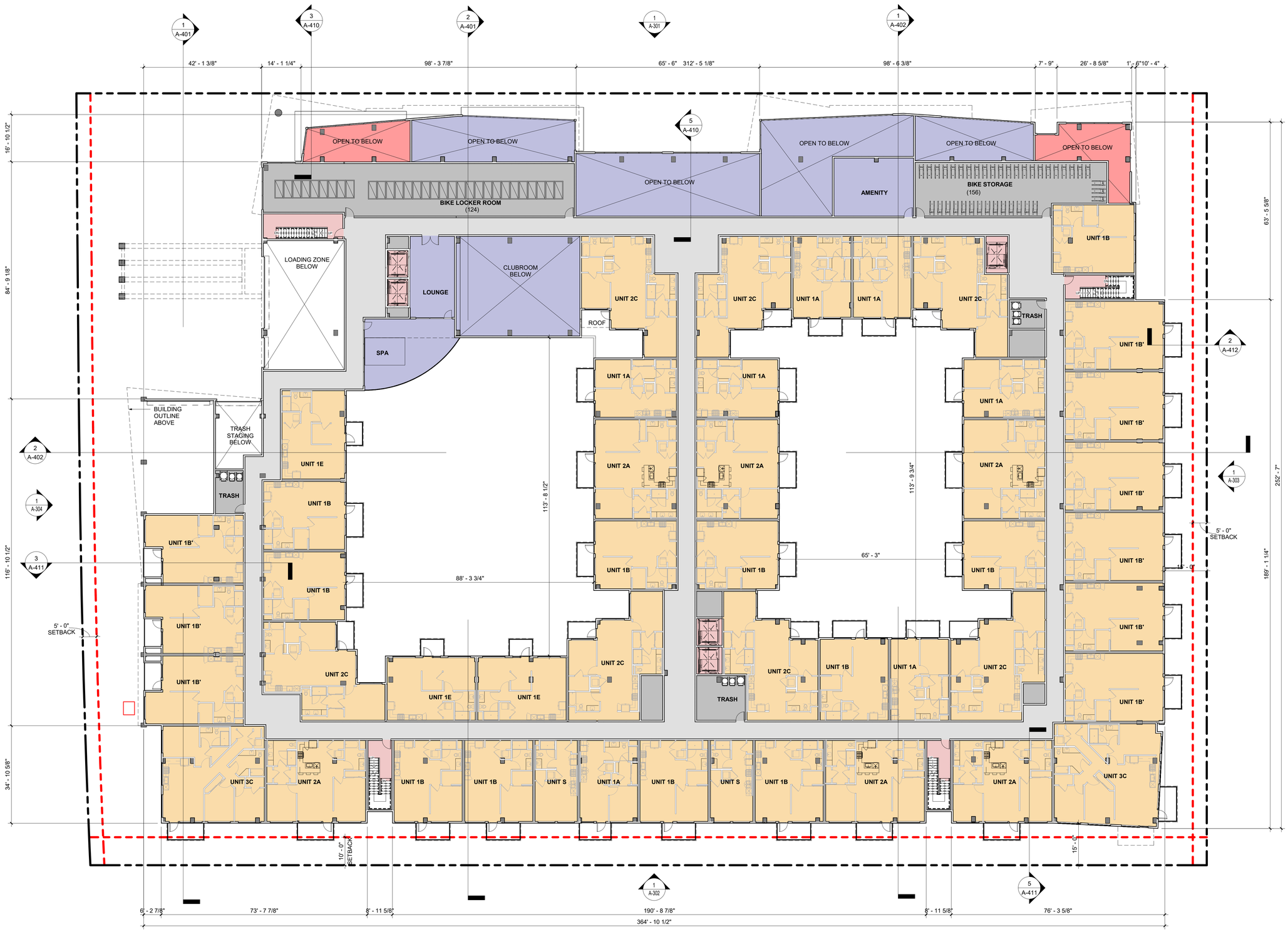

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FLOOR PLAN - LEVEL 2 | 1/16" = 1'-0" | 1

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FLOOR PLAN - LEVEL 2

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A-103

COLOR LEGEND

- RESIDENTIAL
- LOBBIES
- LEASING/AMENITIES
- VERICAL CIRCULATION
- CORRIDORS
- BOH

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3150 ECR PA, LLC

3150 EL CAMINO REAL
Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:

FLOOR PLAN - LEVEL 3-5

Job No. 21037
Date: 07/31/2023
Scale: As indicated
Author By:

Sheet No:

A-104

FLOOR PLAN - LEVEL 3-5 | 1/16" = 1'-0" | 1

COLOR LEGEND

- RESIDENTIAL
- LOBBIES
- LEASING/AMENITIES
- VERICAL CIRCULATION
- CORRIDORS
- BOH

UPPER FLOOR STEP BACKS

TWO STORY UPPER FLOOR STEP BACKS WITH MIN. DEPTH OF 6' (MIN. 70% OF FACADE LENGTH)
WEST FACADE STEP BACK - 224' - 9" / 259' - 8" = 86.56%
EAST FACADE STEP BACK - 220' - 5" / 256' - 8" = 85.89%
NORTH PRIMARY STREET FACADE STEP BACK 100%

WAIVER REQUEST: FACADE WITHOUT UPPER FLOOR STEP BACK SOUTH FACADE - STEP BACK WILL RESULT IN LOSS OF 2,100 SF X 2 = 4,200 SF

TRUE NORTH

FLOOR PLAN - LEVEL 6 | 1/16" = 1'-0" | 1

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Sheet Title:

FLOOR PLAN - LEVEL 6

Job No. 21037
Date: 07/31/2023
Scale: As indicated
Author By:

Sheet No:

A-105

COLOR LEGEND

- RESIDENTIAL
- LOBBIES
- LEASING/AMENITIES
- VERICAL CIRCULATION
- CORRIDORS
- BOH

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Sheet Title:

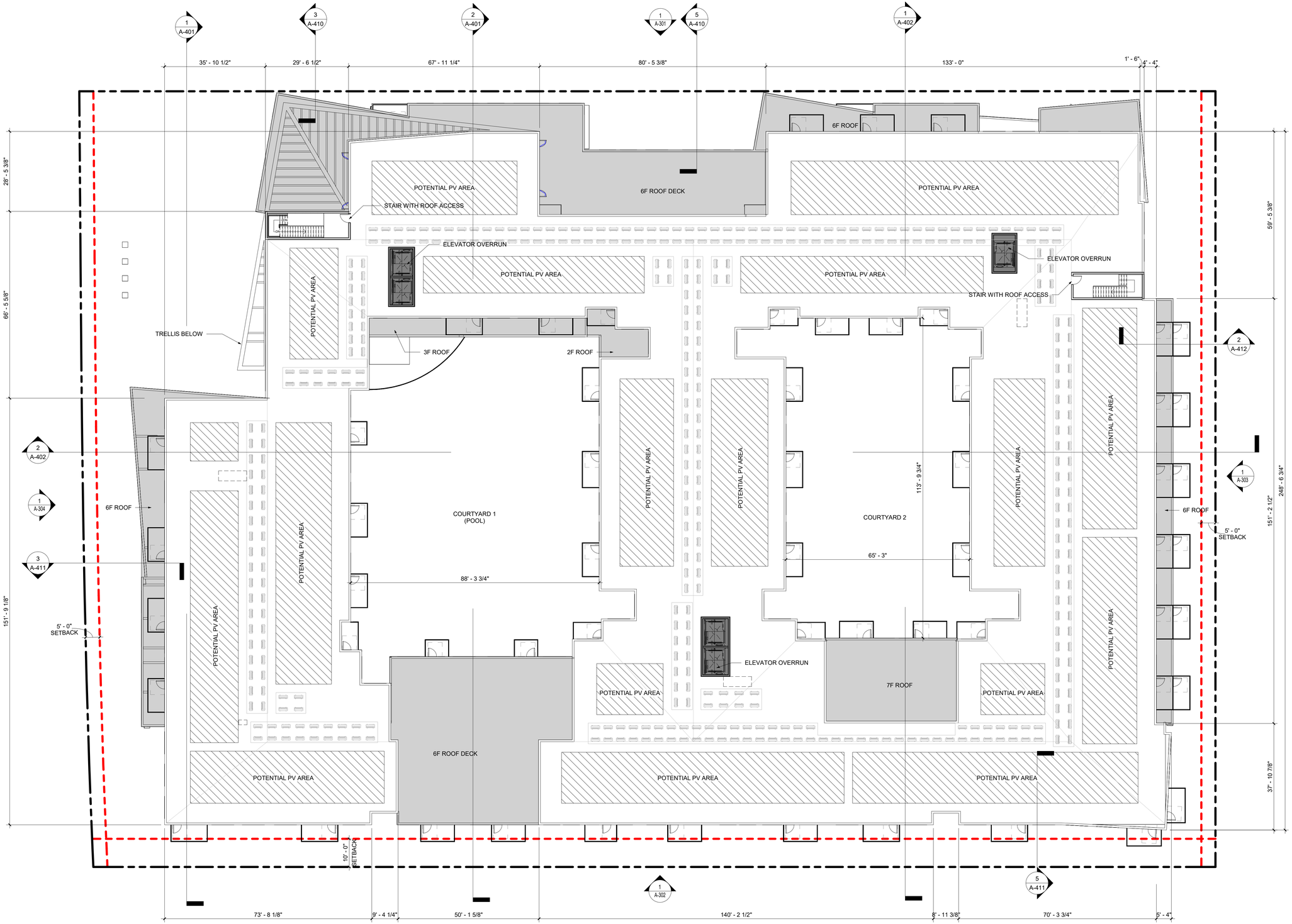
FLOOR PLAN - LEVEL 7

Job No.	21037
Date:	07/31/2023
Scale:	As indicated
Author By:	

Sheet No:

A-106

TRUE NORTH



ROOF | 1/16" = 1'-0" | 1

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Sheet Title:

ROOF PLAN

Job No. 21037
Date: 07/31/2023
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

A-107

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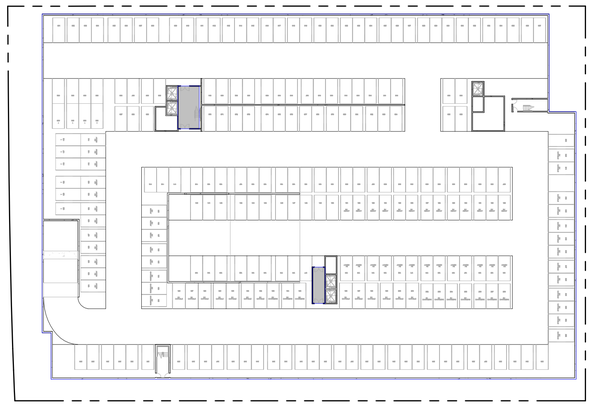
PERSPECTIVE
FROM NORTHEAST

Job No. 21037
Date: 07/31/2023
Scale:
Author By:

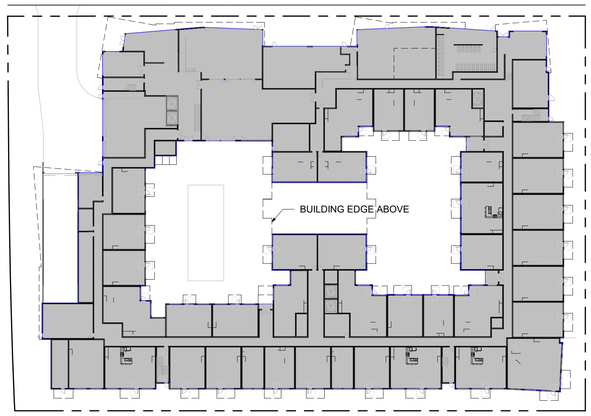
Sheet No:

A-108

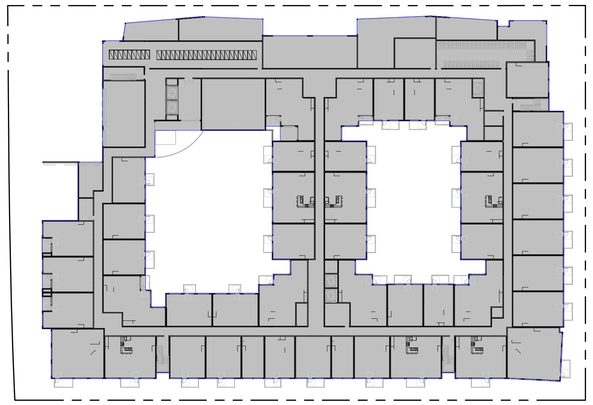


BASEMENT B2

BASEMENT B1



LEVEL 1



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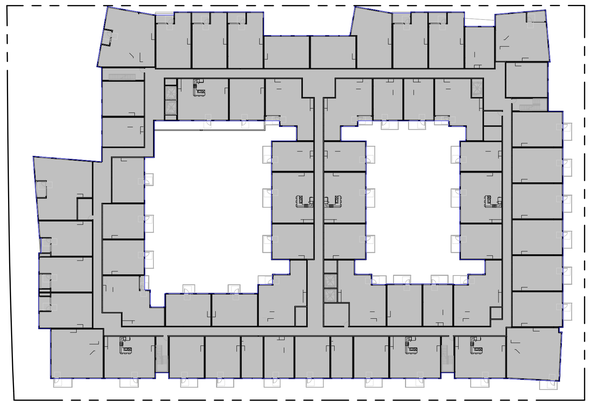

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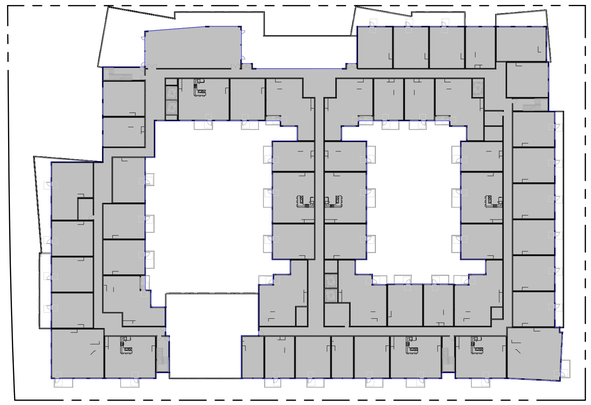

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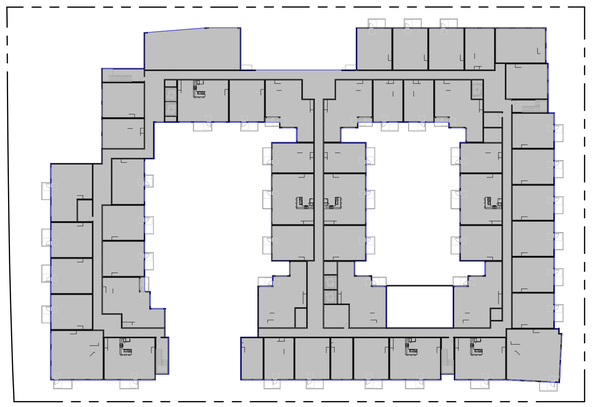

LEVEL 7

AREA PLAN LEGEND

BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR (PARKING & OPEN BALCONIES)

	INCLUDED IN FAR	NOT INCLUDED IN FAR
FLOOR	BUILDING GROSS AREA	PARKING
BASEMENT B2	675 SF	93221 SF
BASEMENT B1	2534 SF	91361 SF
LEVEL 1	62717 SF	
LEVEL 2	66297 SF	
LEVEL 3	68402 SF	
LEVEL 4	68402 SF	
LEVEL 5	68402 SF	
LEVEL 6	57752 SF	
LEVEL 7	56325 SF	
TOTAL	451507 SF	184582 SF
380 UNITS / 2.55 ACRE LOT AREA = 149 UNITS/ACRE		

LOT AREA = 111,030 SF
FAR = 451,507 / 111,030 = 4.07

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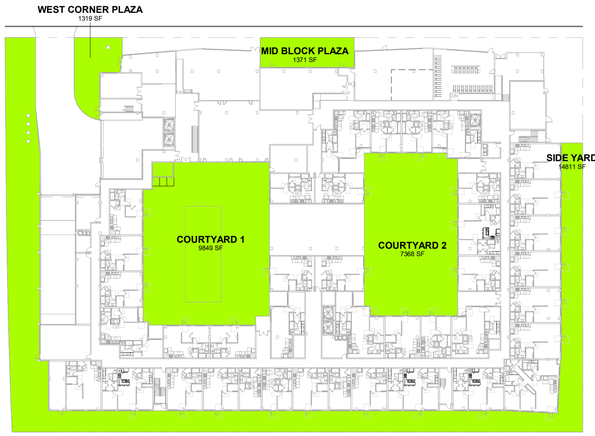
Sheet Title:

FAR CALCULATION DIAGRAMS

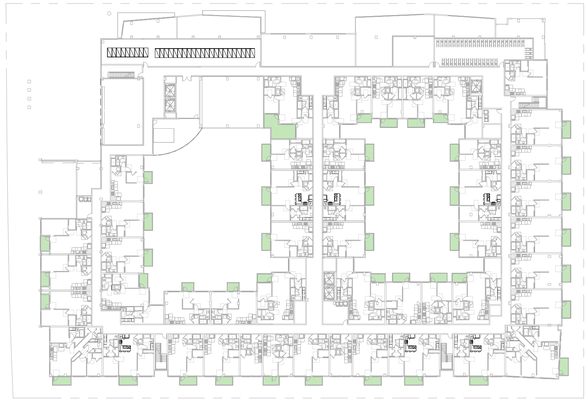
Job No. 21037
Date: 07/31/2023
Scale: As indicated
Author By:

Sheet No:

A-200



LEVEL 1



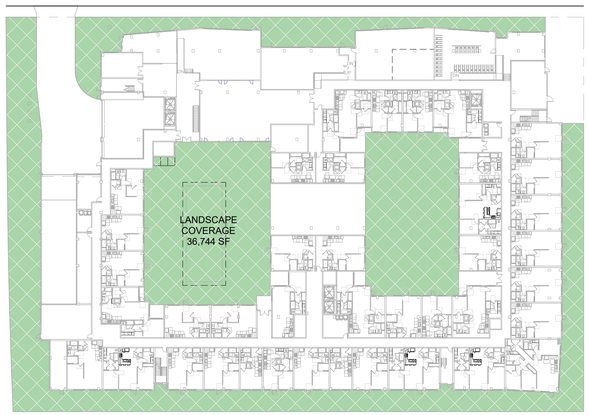
LEVEL 2

LEVEL 3

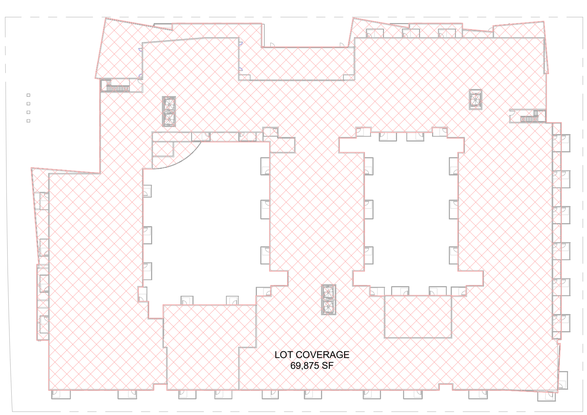
LEVEL 4-5

LEVEL 6

LEVEL 7



LANDSCAPE COVERAGE



LOT COVERAGE

LOT COVERAGE	
LOT COVERAGE (SF):	69,875 SF
LOT AREA:	111,030 SF
LOT COVERAGE %:	62.93%
MAXIMUM SITE COVERAGE = 50%, SEEKING FOR WAIVER WITH STATE DENSITY BONUS LAW	

LANDSCAPE/OPEN SPACE COVERAGE
MINIMUM LANDSCAPE/OPEN SPACE COVERAGE = 30% LANDSCAPE/OPEN SPACE COVERAGE = 36,744 SF LOT AREA = 111,030 SF LANDSCAPE/OPEN SPACE COVERAGE % = 36,758 SF / 111,030 SF = 33.09% > 30%

USABLE OPEN SPACE
REQUIRED USABLE OPEN SPACE: 150 SF X 380 UNITS = 57,000 SF

COMMON OPEN SPACE PROVIDED

NAME	AREA
COURTYARD 1	9,849 SF
COURTYARD 2	7,368 SF
MID BLOCK PLAZA	1,371 SF
SIDE YARD	14,811 SF
WEST CORNER PLAZA	1,319 SF
LEVEL 1	34,719 SF
ROOF DECK 1	2,019 SF
ROOF DECK 2	3,338 SF
LEVEL 6	5,357 SF
Grand total	40,076 SF

PRIVATE OPEN SPACE PROVIDED

Level	AREA
LEVEL 2	3,197 SF
LEVEL 3	4,135 SF
LEVEL 4	3,838 SF
LEVEL 5	3,815 SF
LEVEL 6	5,111 SF
LEVEL 7	2,983 SF
Grand total	23,078 SF

TOTAL USABLE OPEN SPACE PROVIDED:
COMMON OPEN SPACE + PRIVATE OPEN SPACE =
40,076 SF + 23,078 SF = 63,154 SF > 57,000 SF
ROOFTOP GARDEN MAY COUNT AS UP TO 60% OF REQUIRED OPEN SPACE
ROOF DECK / REQUIRED USABLE OPEN SPACE:
5,357 SF / 57,000 SF = 9.40 % < 60%

OPEN SPACE LEGEND

- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- LANDSCAPE COVERAGE
- LOT COVERAGE

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Palo Alto, California

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Sheet Title:

OPEN SPACE CALCULATION DIAGRAM

Job No. 21037
Date: 07/31/2023
Scale: As indicated
Author By:

Sheet No:

A-201

4'-0" MIN. FIRE DEPT ACCESS

FDC

FIRE PUMP/GENERATOR & BACK FLOW PREVENTER IN BASEMENT

EXISTING FIRE HYDRANT

AERIAL ACCESS TO ROOF FROM EL CAMINO REAL. ALL ROOF AREAS TO BE CONNECTED AND ACCESSIBLE TO FIRE DEPARTMENT PERSONNEL.

4'-0" MIN. FIRE DEPT ACCESS

AERIAL ACCESS
15' MINIMUM FROM CURB

AERIAL ACCESS
30' MAXIMUM FROM CURB

ANNUNCIATOR PANEL AND FIRE CONTROL ROOM (100 SF)

TRANSORMERS & SWITCHGEAR

EGRESS STAIR (2-HOUR) ACCESS TO ROOF WITH STANDPIPE

±137'

±152'

EGRESS STAIR (2-HOUR) ACCESS TO ROOF WITH STANDPIPE

WHARF HYDRANT

STANDPIPE RISER < 150' TO ALL COURTYARD FACADES

35' - 9 1/4"

FIRE DEPARTMENT ACCESS PATH

WHARF HYDRANT

STANDPIPE RISER < 150' TO ALL COURTYARD FACADES

15' - 0"

±130'

±116'

TRANSFORMERS & SWITCHGEARS

±113'

±132'

±126'

WHARF HYDRANT

EGRESS STAIR (2-HOUR) WITH STANDPIPE AND HATCH TO ROOF

WHARF HYDRANT

EGRESS STAIR (2-HOUR) WITH STANDPIPE AND HATCH TO ROOF

TRUE NORTH

N

W

E

S

FIRE DIAGRAM | 1/16" = 1'-0" | 1

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Sheet Title:

FIRE ACCESS DIAGRAM

Job No. 21037
Date: 07/31/2023
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

A-202

NORTH PERSPECTIVE | 2

EL CAMINO REAL ELEVATION | 1/16" = 1'-0" | 1

MATERIAL LEGEND

1. PLASTER - COLOR 1
2. PLASTER - COLOR 2
3. PLASTER - COLOR 3
4. PLASTER - COLOR 4
5. FIBER CEMENT PANEL
6. CULTURED STONE VENEER
7. METAL PANEL
8. STOREFRONTS
9. VINYL WINDOWS
10. GLASS RAILING
11. METAL CANOPY
12. METAL SUNSHADE
13. METAL TRELLIS

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BUILDING ELEVATIONS & PERSPECTIVE

Job No. 21037
Date: 07/31/2023
Scale: As indicated
Author By:

Sheet No:

A-301

SOUTH PERSPECTIVE | 2

REAR ELEVATION | 1/16" = 1'-0" | 1

MATERIAL LEGEND

1. PLASTER - COLOR 1
2. PLASTER - COLOR 2
3. PLASTER - COLOR 3
4. PLASTER - COLOR 4
5. FIBER CEMENT PANEL
6. CULTURED STONE VENEER
7. METAL PANEL
8. STOREFRONTS
9. VINYL WINDOWS
10. GLASS RAILING
11. METAL CANOPY
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BUILDING ELEVATIONS & PERSPECTIVE

Job No.	21037
Date:	07/31/2023
Scale:	As indicated
Author By:	

Sheet No:

A-302

EAST PERSPECTIVE | 2

EAST SIDE ELEVATION | 1/16" = 1'-0" | 1

MATERIAL LEGEND

1. PLASTER - COLOR 1
2. PLASTER - COLOR 2
3. PLASTER - COLOR 3
4. PLASTER - COLOR 4
5. FIBER CEMENT PANEL
6. CULTURED STONE VENEER
7. METAL PANEL
8. STOREFRONTS
9. VINYL WINDOWS
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Sheet Title:

BUILDING ELEVATIONS & PERSPECTIVE

Job No.	21037
Date:	07/31/2023
Scale:	As indicated
Author By:	

Sheet No:

A-303

WEST PERSPECTIVE | 1/4" = 1'-0" | 2

WEST SIDE ELEVATION | 1/16" = 1'-0" | 1

MATERIAL LEGEND

1. PLASTER - COLOR 1
2. PLASTER - COLOR 2
3. PLASTER - COLOR 3
4. PLASTER - COLOR 4
5. FIBER CEMENT PANEL
6. CULTURED STONE VENEER
7. METAL PANEL
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9. VINYL WINDOWS
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BUILDING ELEVATIONS & PERSPECTIVE

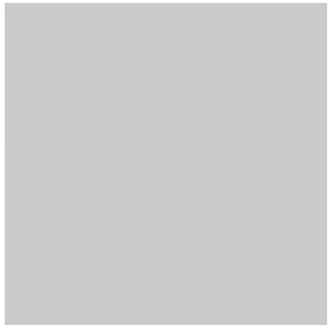
Job No.	21037
Date:	07/31/2023
Scale:	As indicated
Author By:	

Sheet No:

A-304

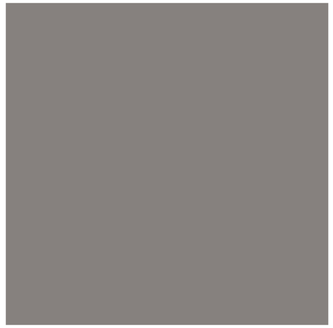
FIBER CEMENT PANEL | 5

PLASTER - COLOR 4 | 4



PLASTER - COLOR 3 | 3

PLASTER - COLOR 2 | 2

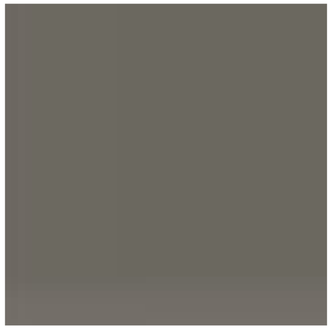


PLASTER - COLOR 1 | 1

GLASS RAILING | 10

VINYL WINDOW | 1/4" = 1'-0" | 9

ALUMINUM STOREFRONT | 8



METAL PANEL | 7

CULTURED STONE VENEER | 6

METAL TRELLIS | 13

METAL SUNSHADE | 12

METAL CANOPY | 11

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Sheet Title:

MATERIALS AND COLORS

Job No. 21037
Date: 07/31/2023
Scale: 1/4" = 1'-0"
Author By:

Sheet No:

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Sheet Title:

PERSPECTIVE
FROM NORTHWEST

Job No. 21037
Date: 07/31/2023
Scale:
Author By:

Sheet No:

A-330

ACTIVE STOREFRONT OF EAST LOBBY AND AMENITIES | 4

LANDSCAPE ELEMENT AT MID-BLOCK PLAZA | 2

EL CAMINO REAL STREETSCAPE | 3

MAIN LOBBY AT WEST CORNER PLAZA | 1

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: Planning
: Urban Design

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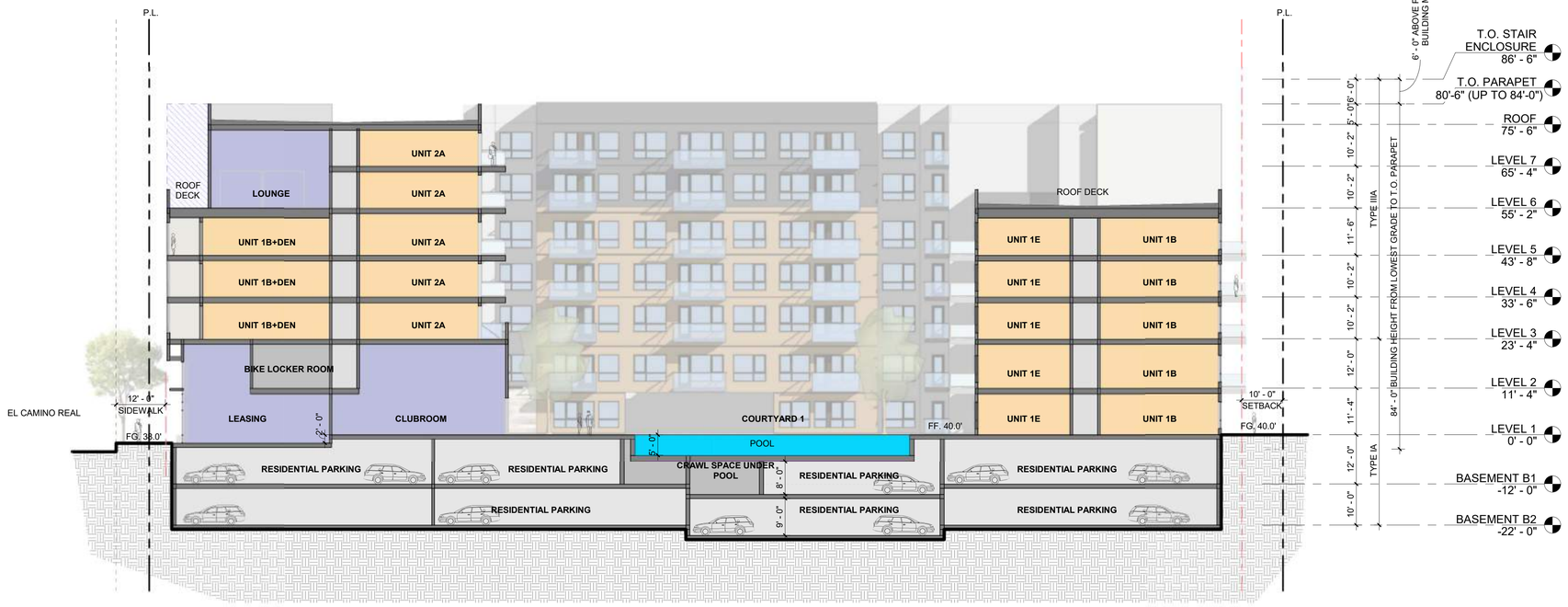
Sheet Title:

CLOSE-UP PERSPECTIVES

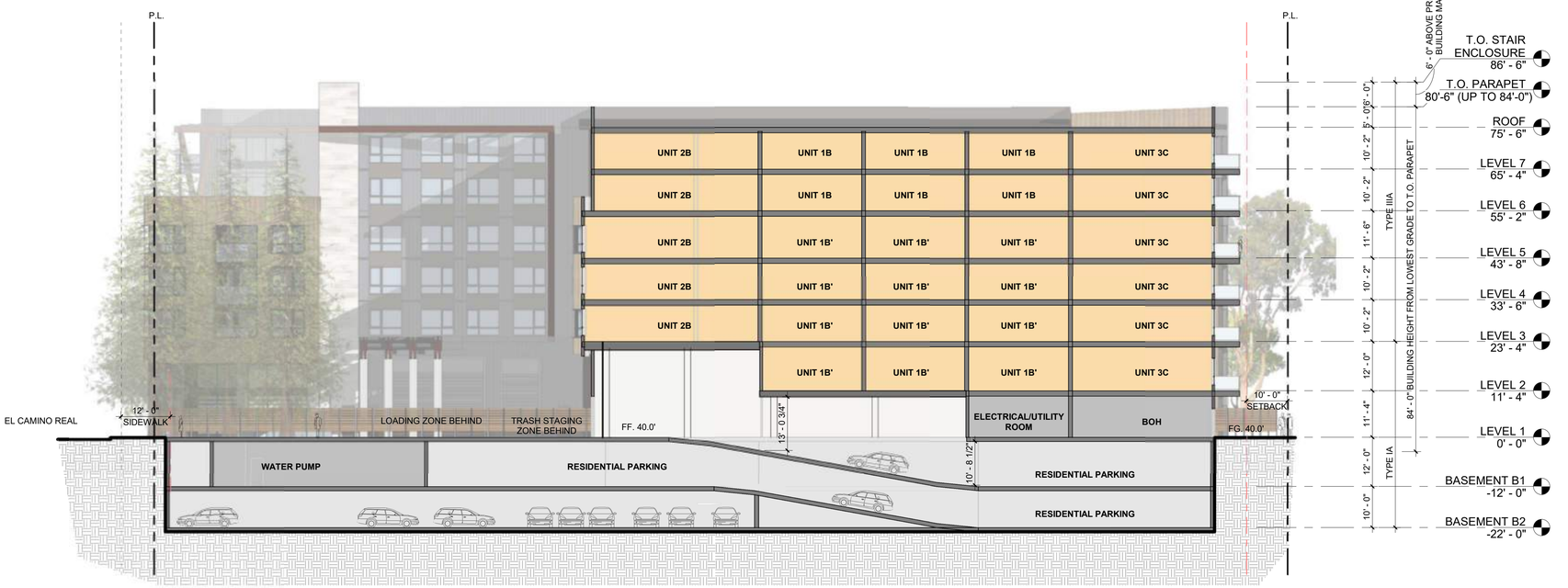
Job No. 21037
Date: 07/31/2023
Scale: As indicated
Author By:

Sheet No:

A-331



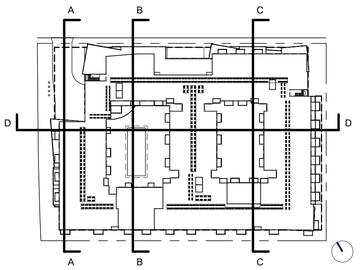
BUILDING SECTION B-B | 1/16" = 1'-0" | 2



BUILDING SECTION A-A | 1/16" = 1'-0" | 1

UPPER FLOOR STEP BACKS

TWO STORY UPPER FLOOR STEP BACKS WITH MIN. DEPTH OF 6'



KEY PLAN

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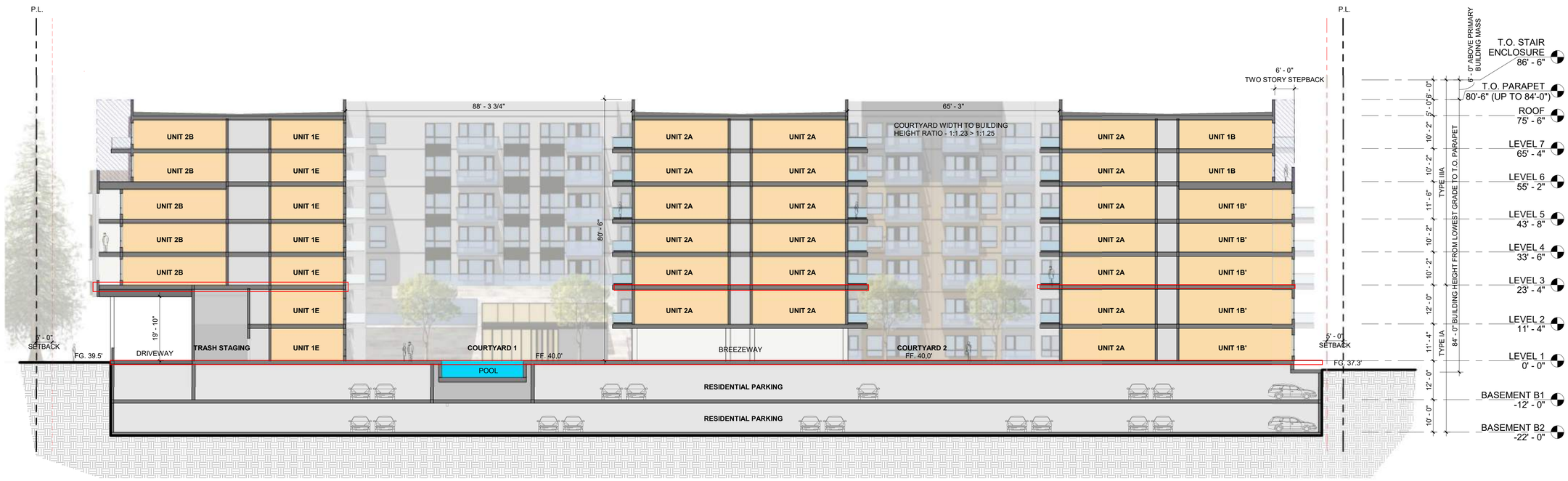
BUILDING SECTIONS

Job No. 21037
Date: 07/31/2023
Scale: As indicated
Author By:

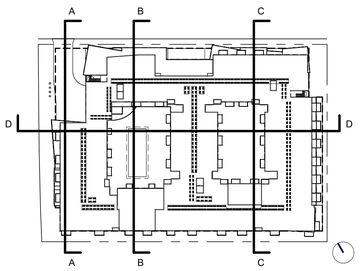
Sheet No:

A-401



BUILDING SECTION D-D | 1/16" = 1'-0" | 2

BUILDING SECTION C-C | 1/16" = 1'-0" | 1



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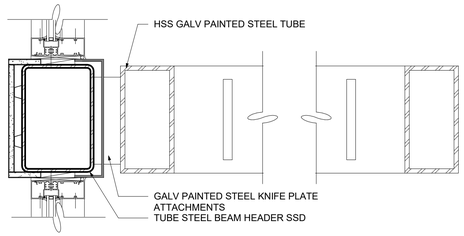
BUILDING SECTIONS

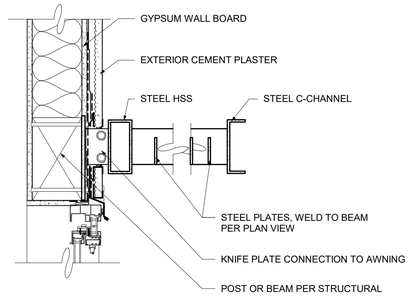
Job No. 21037
Date: 07/31/2023
Scale: As indicated
Author By:

Sheet No:

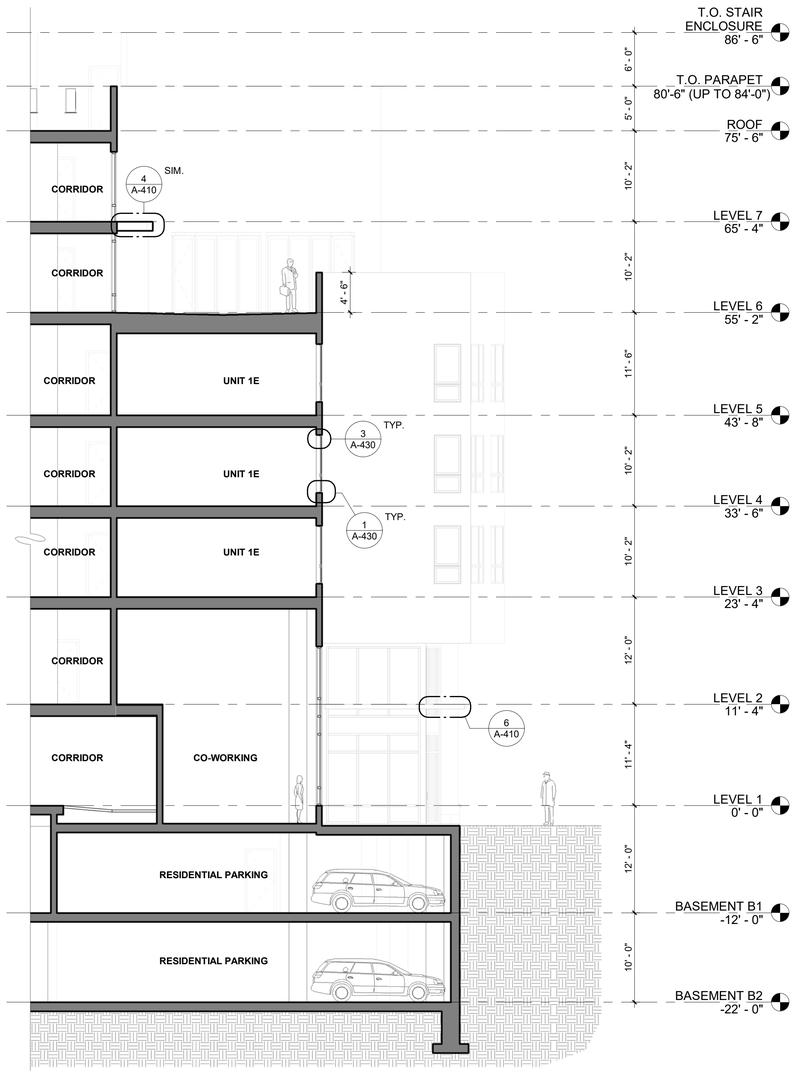
A-402



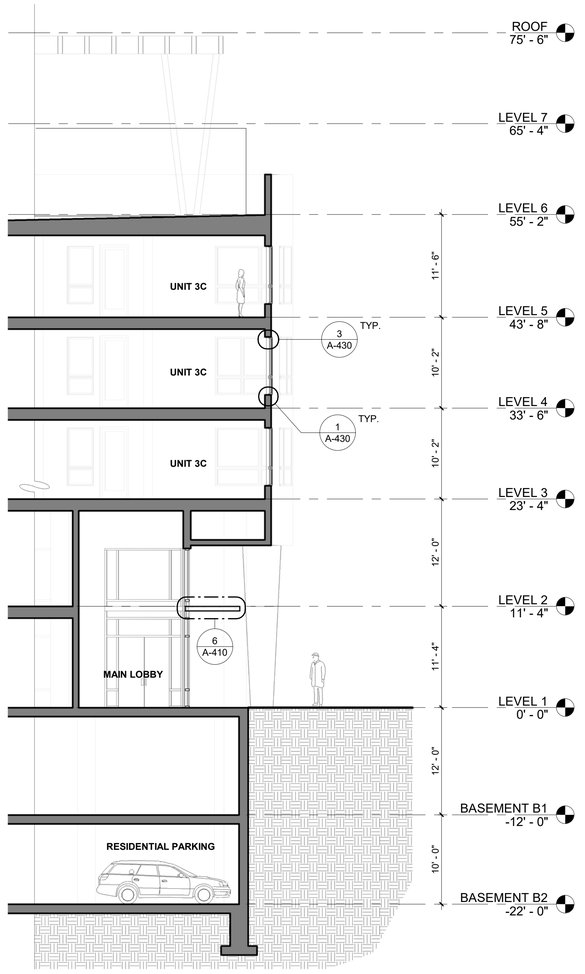
STOREFRONT CANOPY CONNECTION | 1 1/2" = 1'-0" | 6



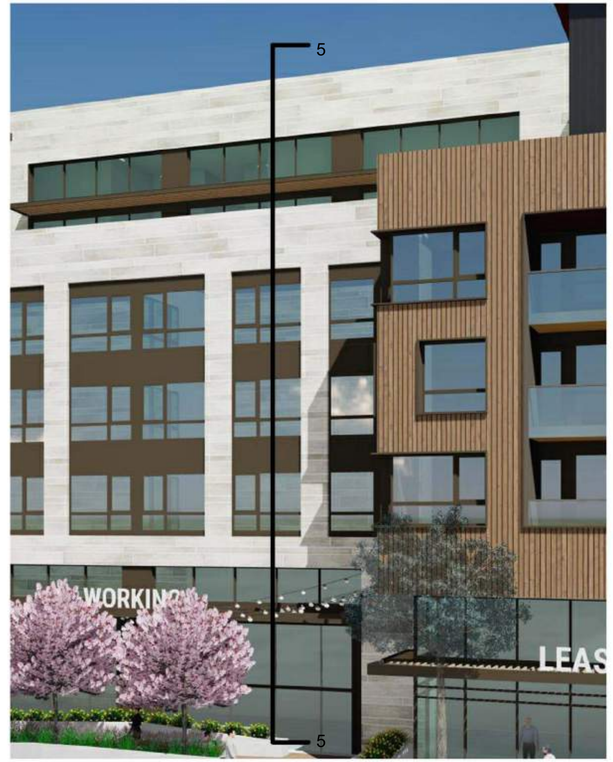
CANOPY DETAIL AT PILASTER WALL CONDITION | 1 1/2" = 1'-0" | 4



WALL SECTION | 1/8" = 1'-0" | 5



WALL SECTION | 1/8" = 1'-0" | 3



CO-WORKING PERSPECTIVE | 2

NW CORNER PERSPECTIVE | 1

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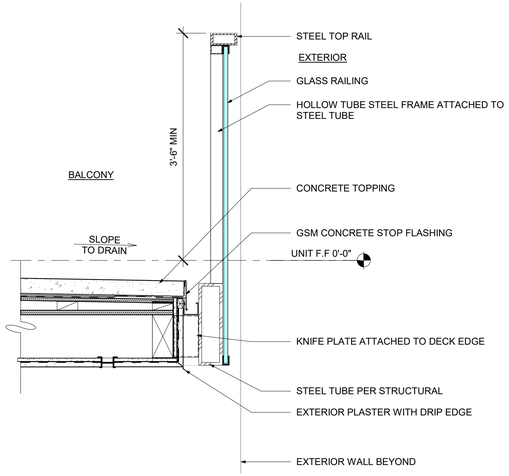
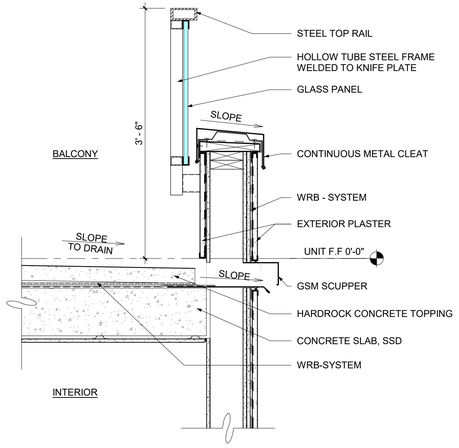
Sheet Title:
WALL SECTIONS

Job No. 21037
Date: 07/31/2023
Scale: As indicated
Author By:

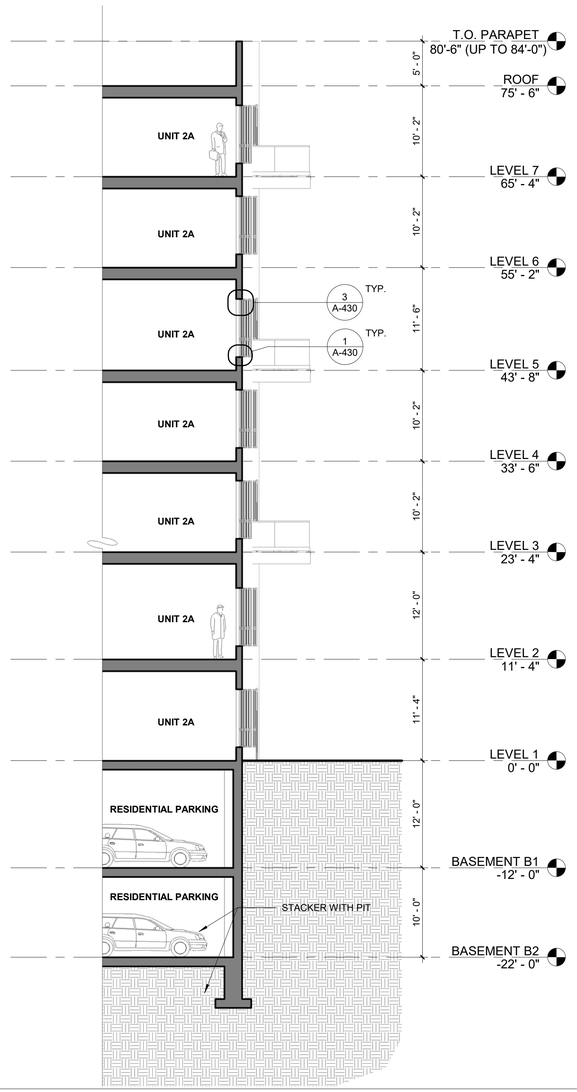
Sheet No:
A-410



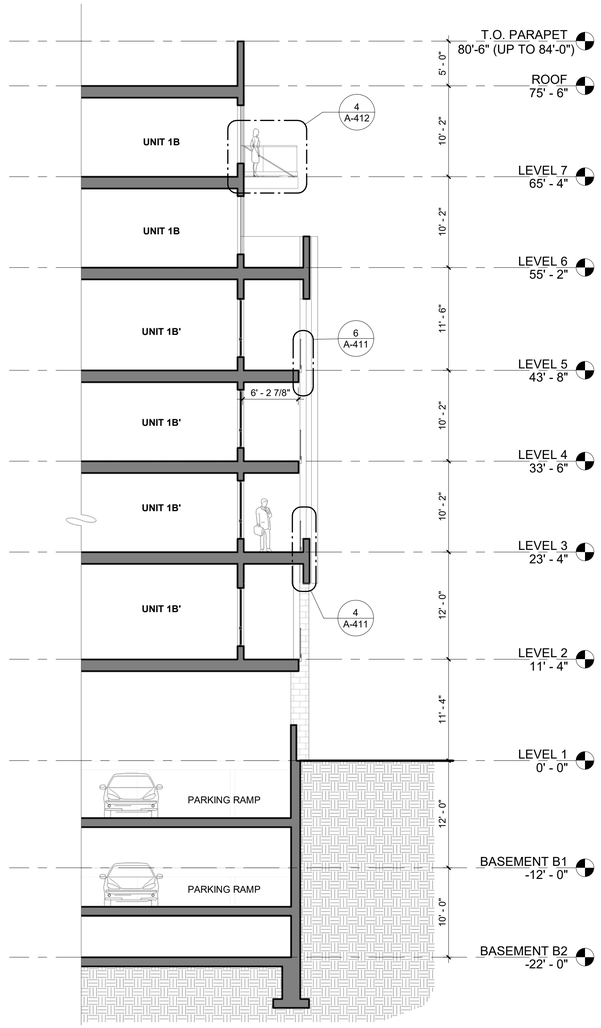
FLUSH BALCONY-GLASS RAILING | 1" = 1'-0" | 6



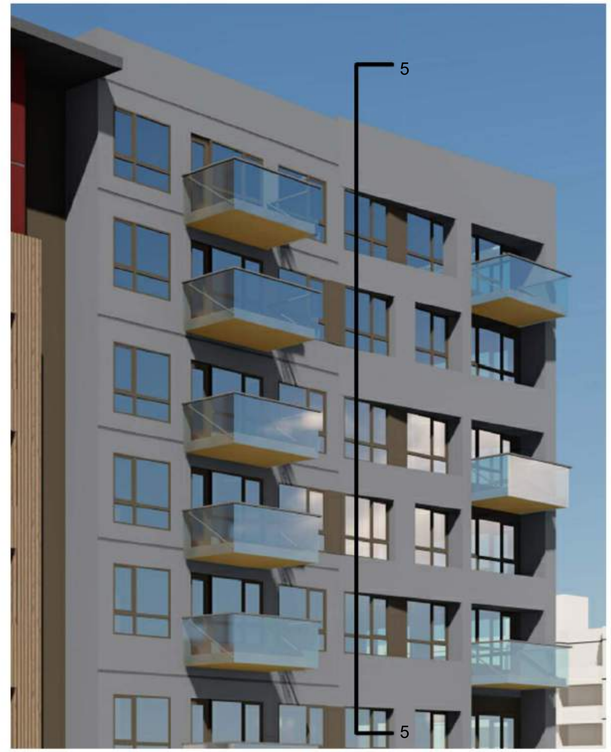
BALCONY W/BACKWALL RAILING | 1" = 1'-0" | 4



WALL SECTION | 1/8" = 1'-0" | 5



WALL SECTION | 1/8" = 1'-0" | 3



BUILDING PERSPECTIVE | 2

BUILDING PERSPECTIVE | 1

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WALL SECTIONS

Job No. 21037
Date: 07/31/2023
Scale: As indicated
Author By:

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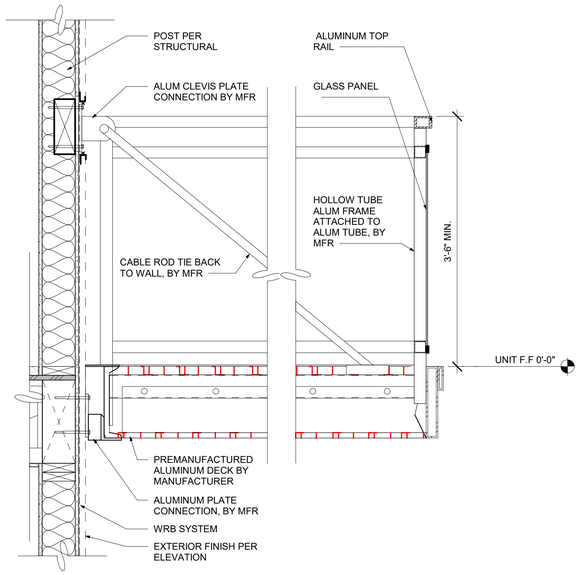
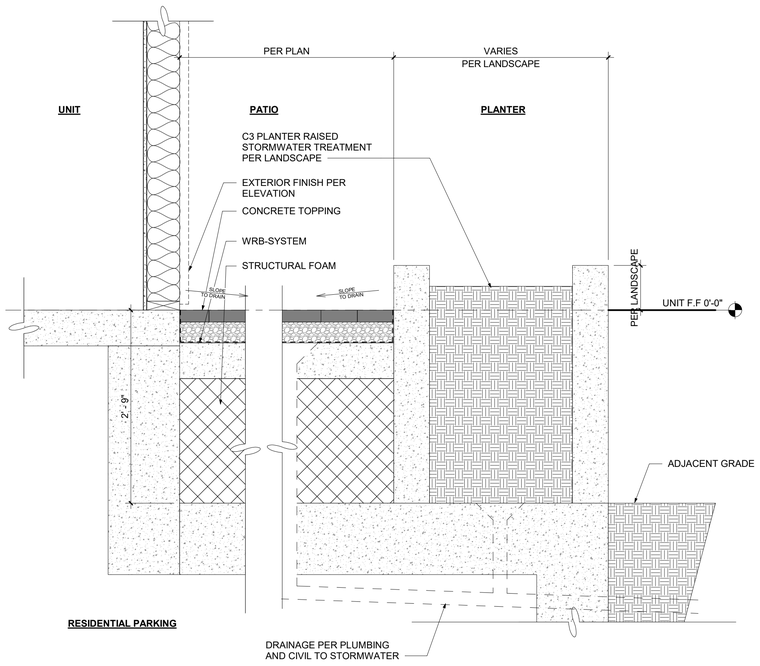
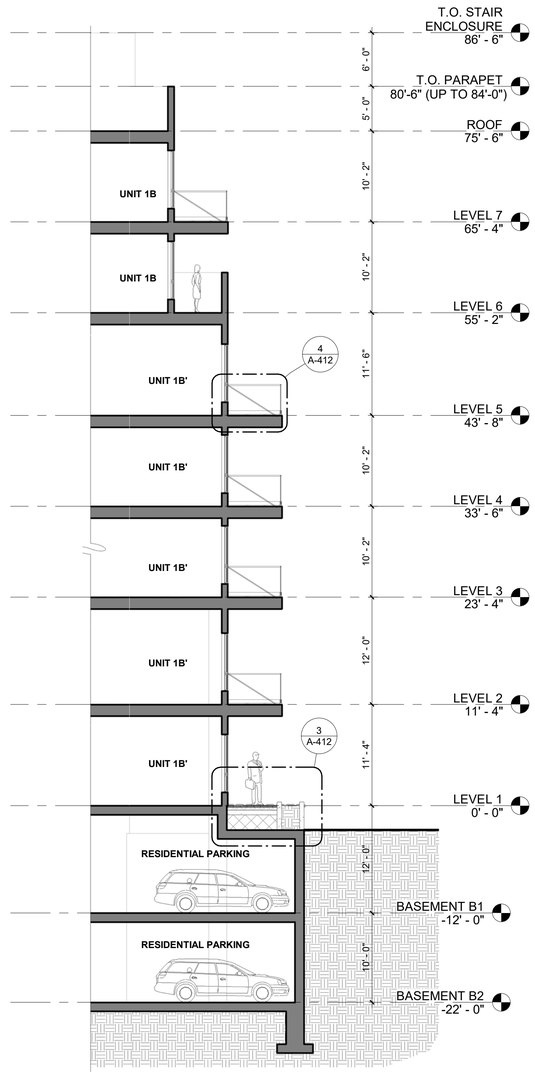
A-411



ALUMINUM BOLT-ON BALCONY - GLASS RAILING | 1" = 1'-0" | 4



PATIO PLANTER WALL | 1" = 1'-0" | 3



WALL SECTION | 1/8" = 1'-0" | 2

BUILDING PERSPECTIVE | 1/4" = 1'-0" | 1

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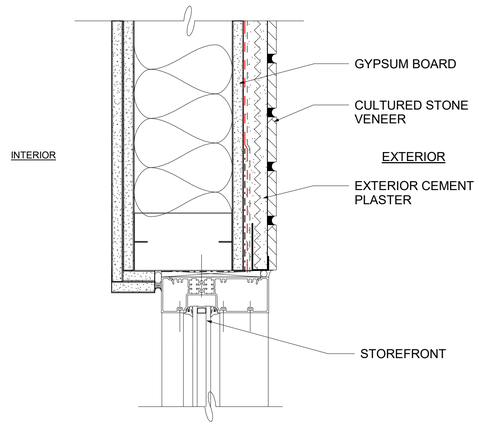
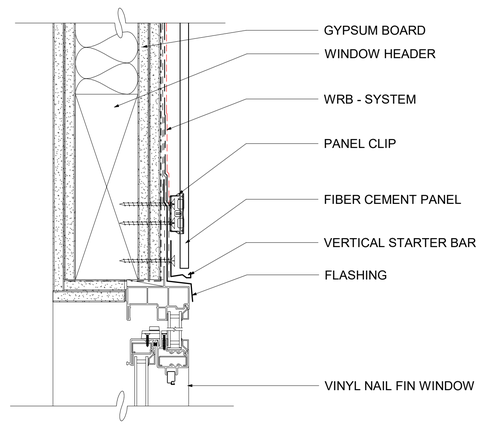
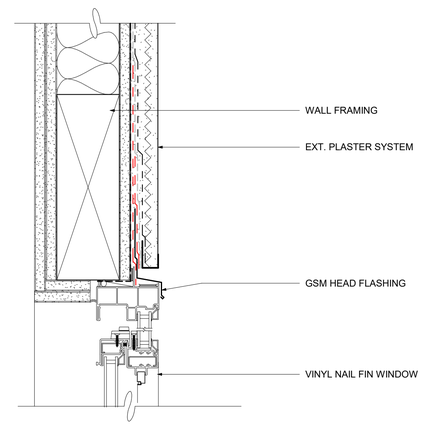


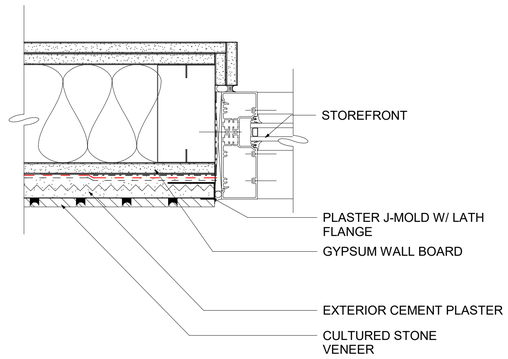
8 STOREFRONT JAMB DETAIL
3" = 1'-0"



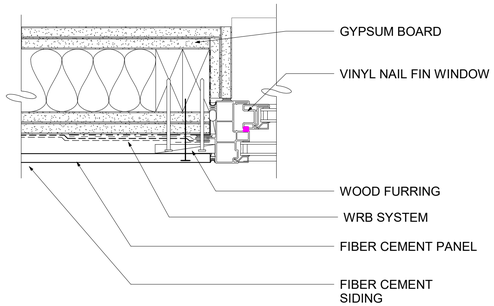
6 WINDOW HEAD FLUSH - FIBER CEMENT PANEL
3" = 1'-0"



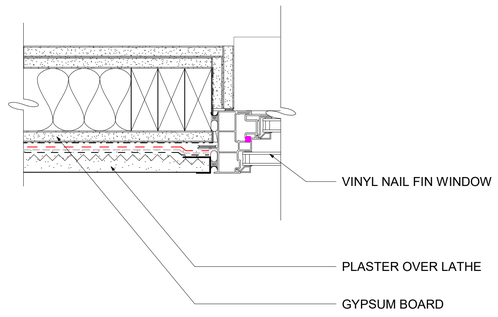
3 WINDOW HEAD FLUSH - STUCCO
3" = 1'-0"



7 STOREFRONT JAMB DETAIL
3" = 1'-0"



5 WINDOW JAMB FLUSH - FIBER CEMENT PANEL
3" = 1'-0"



2 WINDOW JAMB FLUSH - STUCCO
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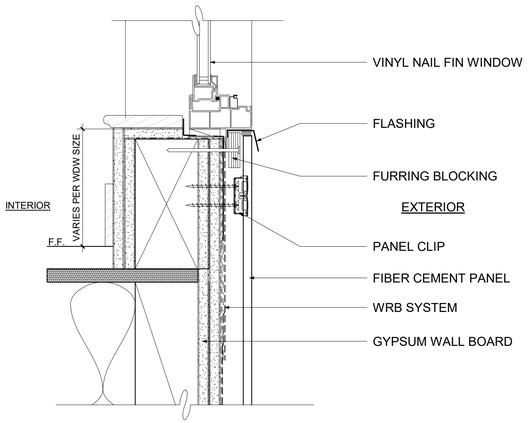

4 WINDOW SILL - FLUSH - FIBER CEMENT PANEL
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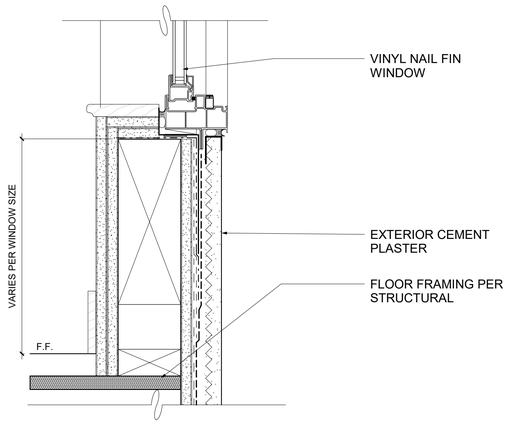

1 WINDOW SILL - FLUSH - STUCCO
3" = 1'-0"

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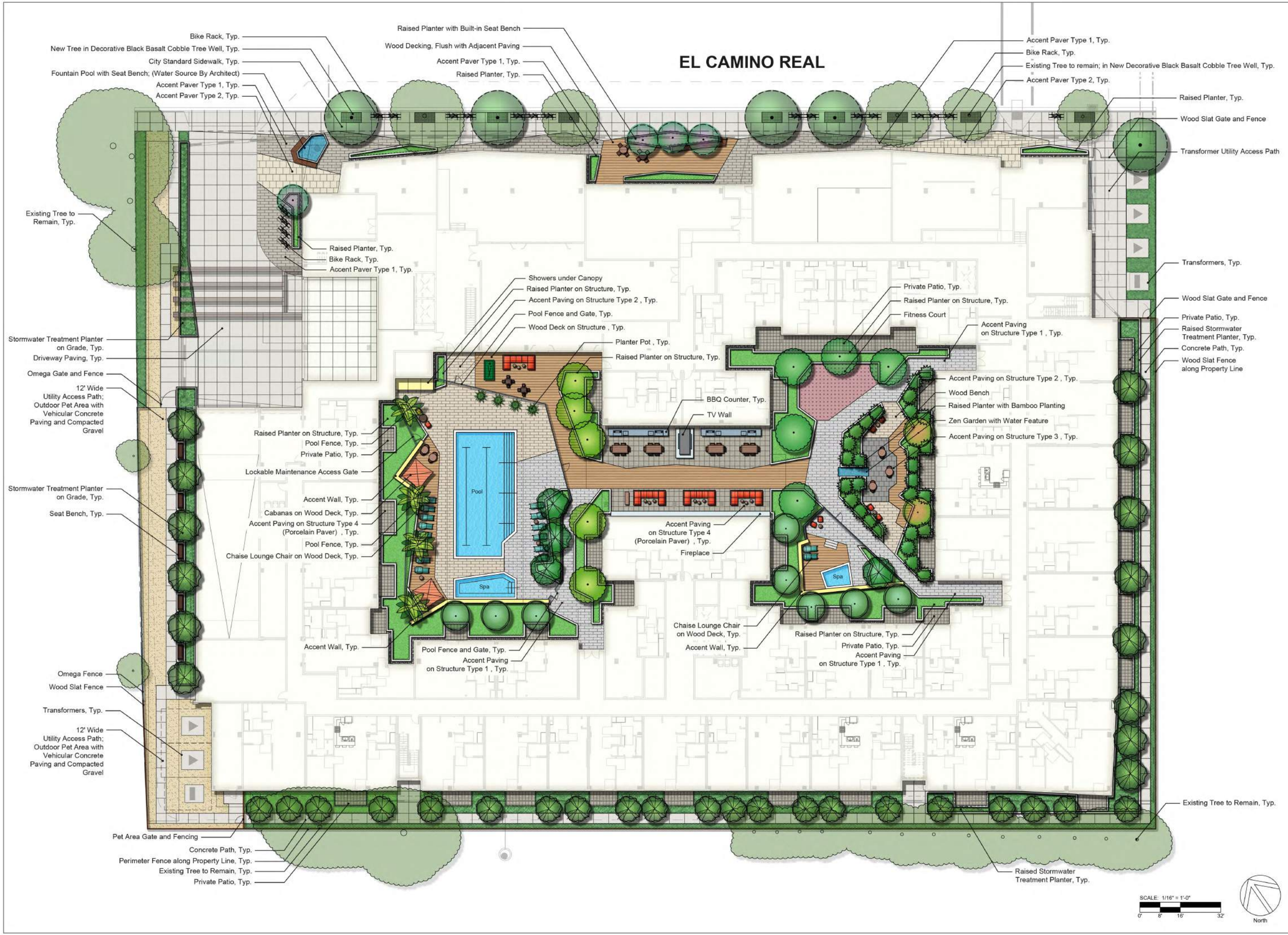
Sheet Title:
DETAILS

Job No. 21037
Date: 07/31/2023
Scale: 3" = 1'-0"
Author By:

Sheet No:
A-430



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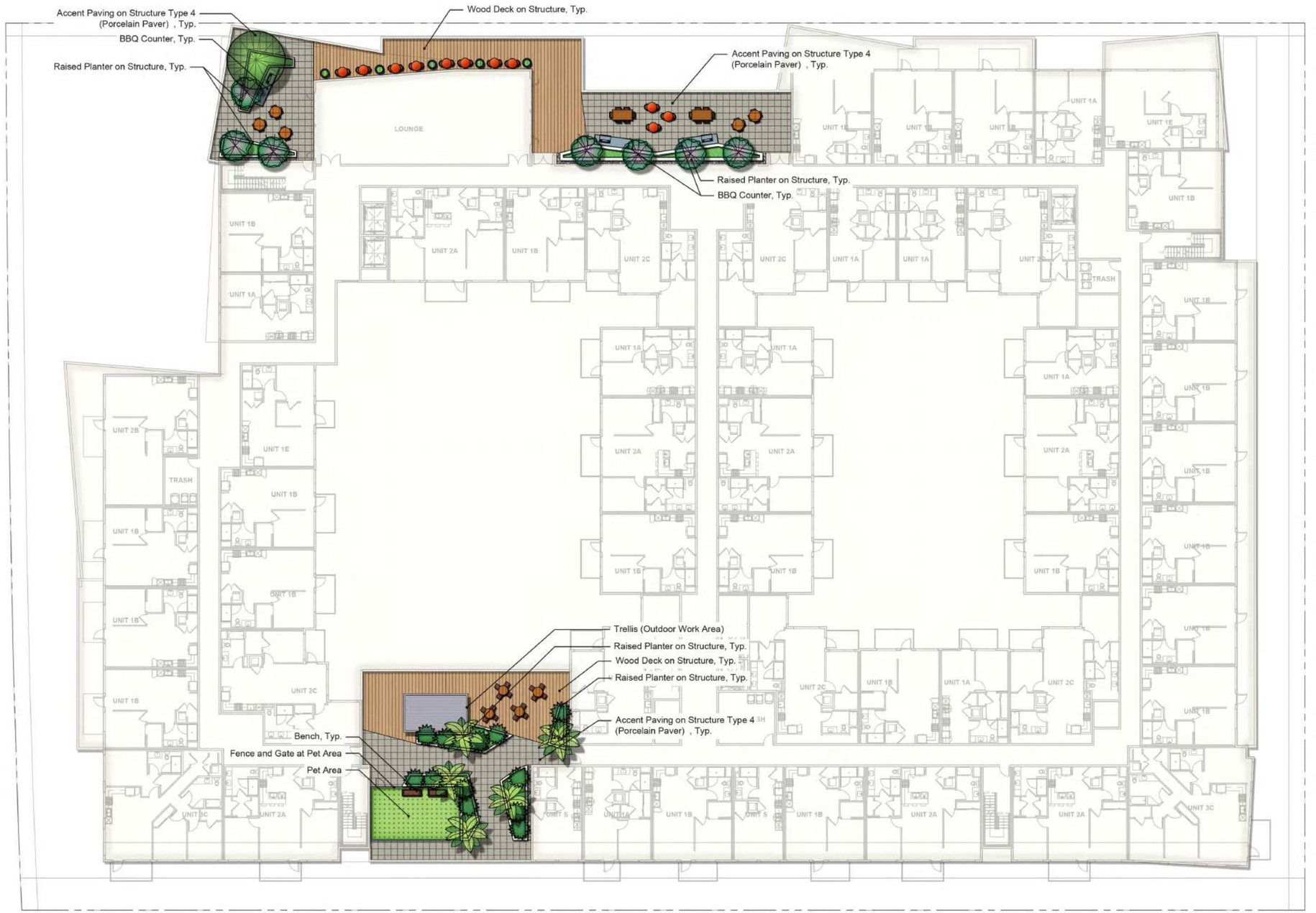
Sheet Title:

CONCEPTUAL LANDSCAPE PLAN - SITE & PODIUM

Job No. 21037
Date: 07/31/2023
Scale:
Author:

Sheet No:

L-1.1



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Sheet Title:

CONCEPTUAL LANDSCAPE PLAN - ROOF TERRACE

Job No. 21037
Date: 07/31/2023
Scale:
Author:

Sheet No:

L-1.2

SITE PRECEDENT IMAGERY

ACCENT PAVING

TREE GRATE

BIKE RACKS

WOOD SLAT FENCE

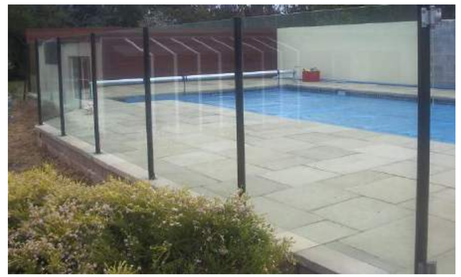
OMEGA FENCE

PODIUM PRECEDENT IMAGERY

ACCENT PAVING 6X12 PAVERS

WOOD DECKING

FITNESS COURT SURFACE



GLASS POOL FENCE

PLANTER POT

INTEGRAL WOOD BENCH

ROOF PRECEDENT IMAGERY

PORCELAIN PAVER AND WOOD DECK

PLANTER POT

BENCH AT PET AREA

ARTIFICAL TURF AT PET AREA

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Sheet Title:

LANDSCAPE IMAGERY

Job No. 21037
Date: 07/31/2023
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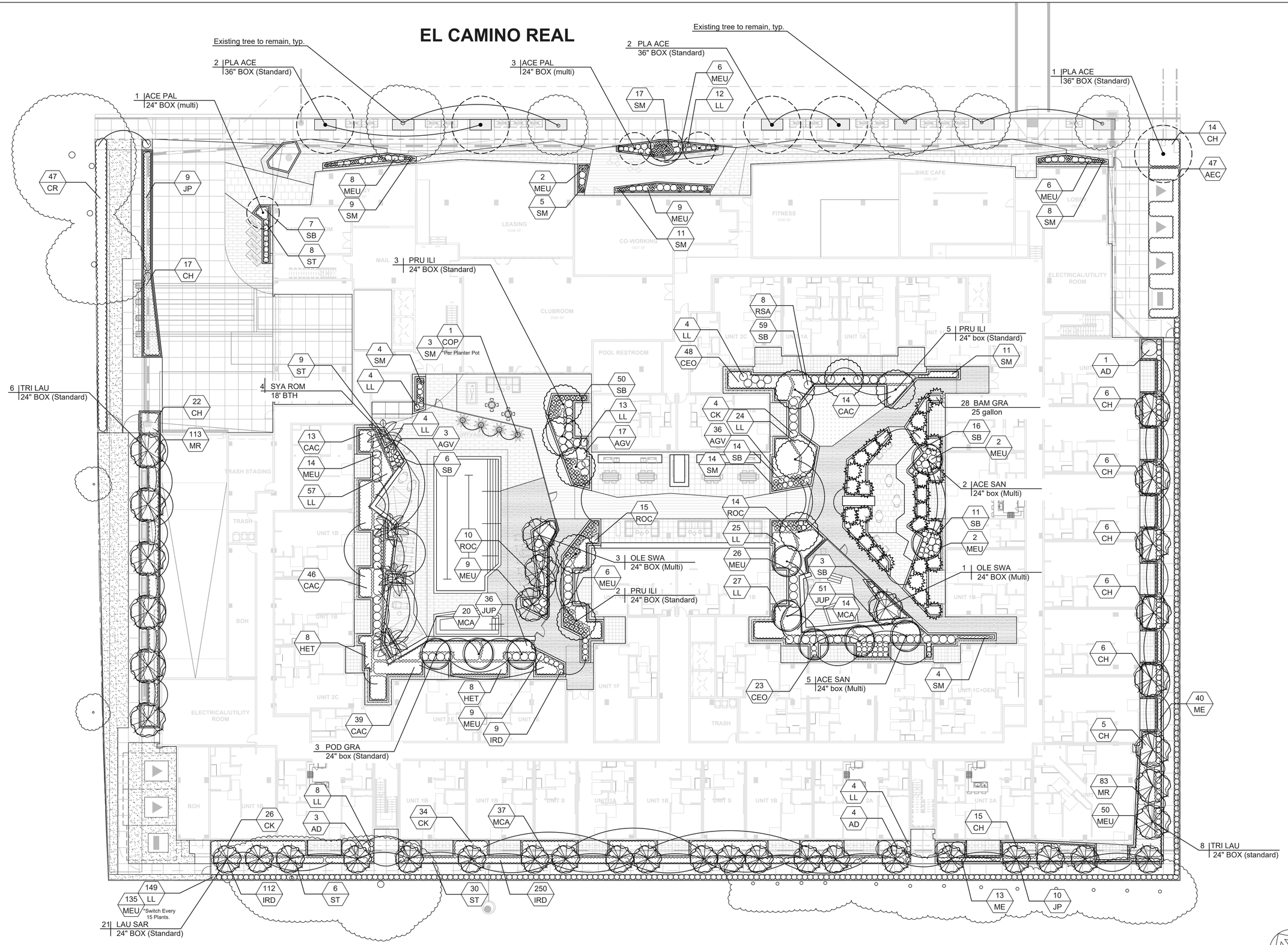
Author:

Sheet No:

L-1.3

EL CAMINO REAL



SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

North

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Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

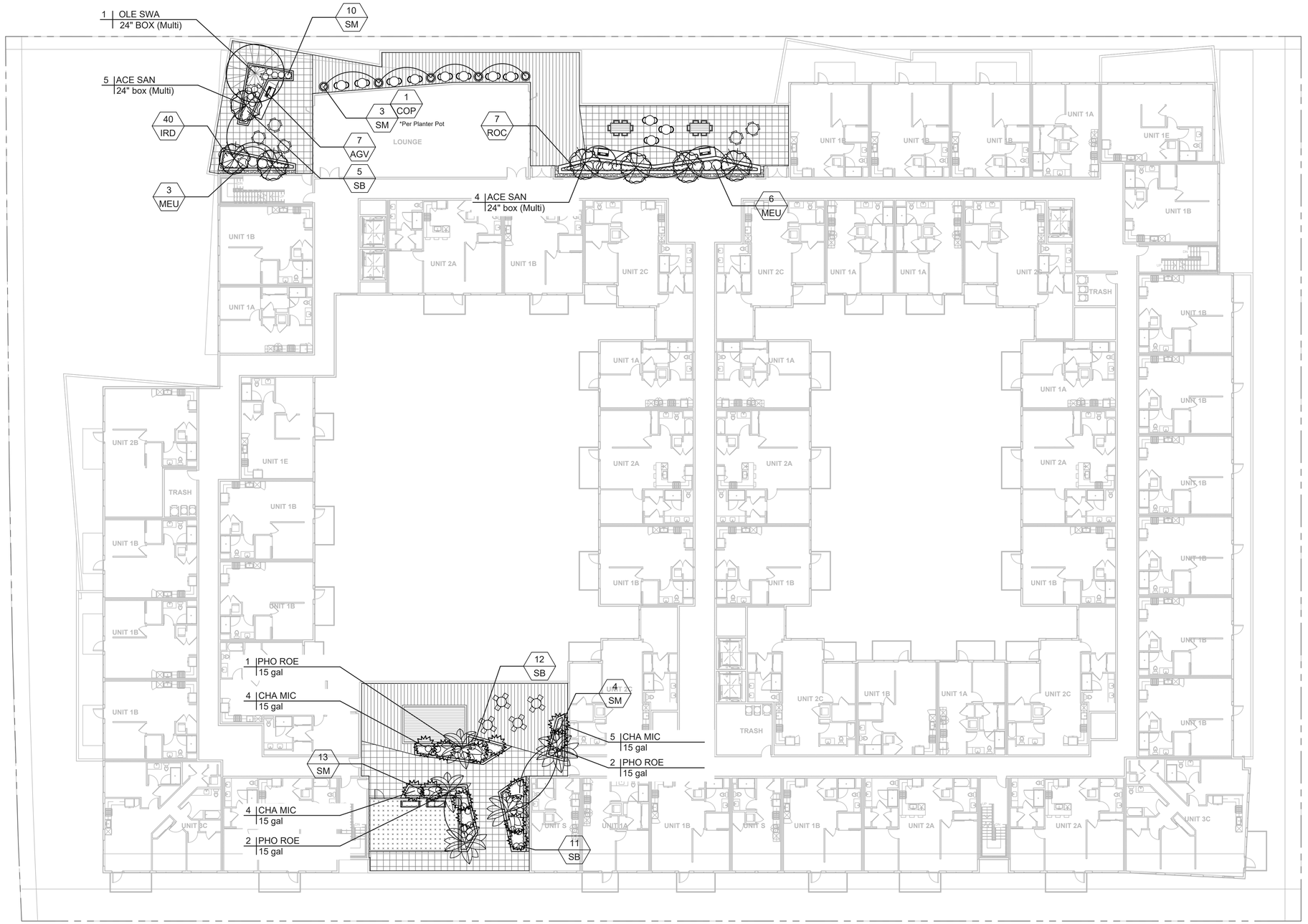
Sheet Title:

CONCEPTUAL PLANTING PLAN - SITE & PODIUM

Job No. 21037
Date: 07/31/2023
Scale:
Author:

Sheet No:

L-2.1



SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

North

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

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Palo Alto, California

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125 Willow Road, Menlo Park, CA 94025

Sheet Title:

CONCEPTUAL PLANTING PLAN - ROOF TERRACE

Job No. 21037
Date: 07/31/2023
Scale:
Author:

Sheet No:

L-2.2

PLANT PALETTE

TREES- all 24" box unless noted otherwise on Planting Plan							
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WUCOLS	NOTES
AES PAL	4	24" Box	Acer palmatum	Japanese Maple	Multi	Medium	Regionally Appropriate
ACE SAN	16	24" Box	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	Multi	Medium	Regionally Appropriate
BAM GRA	28	25 Gal	Bambusa textilis gracilis	Graceful Bamboo	25 Gallon	Medium	California Native
LAU SAR	21	24" Box	Laurus 'Saratoga'	Saratoga Laurel	Standard	Low	Regionally Appropriate
OLE SWA	5	24" Box	Olea europea 'Swan Hill'	Swan Hill Fruitless Olives	multi	Medium	Regionally Appropriate
PLA ACE	5	36" Box	Platanus acerifolia "Columbia"	Columbia London Plane Tree	Standard	Medium	Regionally Appropriate
POD GRA	3	24" Box	Podocarpus gracilliors	Fern Pine	Standard	Medium	Regionally Appropriate
PRU ILI	9	24" Box	Prunus ilicifolia ssp. lyonii	Catalina Cherry	Standard	Low	California Native
TRI LAU	14	24" Box	Tristania laurina 'Elegant'	Elegant Water Gum	Standard	Medium	California Native
PALMS							
CHA MIC	13	15 Gal	Chameadorea microspadix	Chameadorea Microspadix	Standard	Medium	Regionally Appropriate
PHO ROE	5	15 Gal	Phoenix roebelenii	Pygmy Date Palm	Standard	Medium	Regionally Appropriate
SYA ROM	4	18' BTH	Syagrus romanzoffiana	Queen Palm	Standard	Medium	Regionally Appropriate
SHRUBS, GROUNDCOVERS AND GRASSES							SUITABLE FOR STORMWATER TREATMENT
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WUCOLS	CALIFORNIA NATIVE
AEC	47	5 Gal	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	36" o.c.	Low	California Native
AGV	63	5 Gal	Anigozanthos 'Gold Velvet'	Gold Kangaroo Paw	24" o.c.	Low	Regionally Appropriate
CAC	112	5 Gal	Carex californica	California Sedge	36 o.c.	Low	California Native
CEO	71	5 Gal	Cephalanthus occidentalis	Buttonbush	48" o.c.	Medium	California Native
COP	9	5 Gal	Cordyline australis 'Seipin'	Cordyline Pink Passion	48" o.c.	Low	Regionally Appropriate YES
HET	16	5 Gal	Heteromeles arbutifolia	Toyon	48" o.c.	Low	California Native YES
IRD	411	5 Gal	Iris douglasiana	Pacific Coast Iris	12" o.c.	Low	California Native YES
JUP	87	5 Gal	Juscus patens	Blue Rush	24" o.c.	Low	California Native YES
MEU	299	5 Gal	Mahonia eurybracteata 'Soft Caress'	'Soft Caress' Oregon grape	36" o.c.	Medium	Regionally Appropriate
MCA	68	5 Gal	Myrica californica	California Wax Myrtle	36" o.c.	Low	California Native
ROC	46	5 Gal	Rosa california	California Rose	48" o.c.	Low	California Native
RSA	8	5 Gal	Ribes sanguineum	Red Flowering Currant	30" o.c.	Low	California Native
ACCENT SHRUBS, GRASSES AND PERENNIALS							
CK	64	5 Gal	Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	36" o.c.	Medium	California Native
LL	325	5 Gal	Lomandra longifolia 'Lime Tuff'	Dwarf Mat Rush	24" o.c.	Low	Regionally Appropriate
ST	41	1 Gal	Stipa arundinacea	New Zealand Wind Grass	36" o.c.	Low	Regionally Appropriate
SB	194	1 Gal	Sisyrinchium bellum	Blue-eyed grass	18" o.c.	VeryLow	California Native YES
SM	148	1 Gal	Senecio mandraliscae	Blue Chalk Sticks	18" o.c.	VeryLow	Regionally Appropriate
STORMWATER TREATMENT PLANT							
AD	8	5 Gal	Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	72" o.c.	Low	California Native YES
CH	103	5 Gal	Chondropetalum tectorum	Small Cape Rush	36" o.c.	Low	Regionally Appropriate YES
CR	52	5 Gal	Carex tumulicola	Foothill Sedge	36" o.c.	Low	California Native YES
JP	19	1 Gal	Juncus patens 'Elk Blue'	Elk Blue Gray Rush	48" o.c.	Low	California Native YES
ME	53	1 Gal	Mahonia repens	Creeping Oregon Grape	24" o.c.	Low	California Native YES
MR	196	1 Gal	Muhlenbergia rigens	Deer Grass	36" o.c.	Low	California Native YES

Notes:

- Plants with low WUCOLS ratings are drought tolerant and regionally appropriate species. Plants noted are Native to California. Other plants, not in either of these two categories are well adapted to Palo Alto. Habitat forming column refers to food value of flowers or fruit for small animals, birds, butterflies and other insects in addition to shelter for some insects.
- Do not use chemical fertilizers, pesticides, herbicides or commercial soil amendment. Use Organic Materials Review Institute (OMRI) materials and compost. Refer to the Bay-Friendly Landscape Guidelines: http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional for guidance
- Avoid compacting soil in areas that will be unpaved. All planting areas to receive 3" layer of bark mulch.

The approximate total quantity of plants proposed is 2,569. Of these plants, 1,475 are native which totals 58% Native plantings.

*NOTE: THIS REVIEW SET CONTAINS TREE PLANTING ONLY. SHRUBS & GROUNDCOVER PLANTING PLAN WILL BE PROVIDED FOR THE PLANNING SUBMITTAL SET. (4-21-23 NOTE)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) **43.1** City of San Mateo

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	**0.30**	**Drip**	**0.81**	**0.37**	**9,614**	**3,557**	**95,055**
Moderate Water- Use Plants	**0.50**	**Drip**	**0.81**	**0.62**	**2,839**	**1,760**	**47,036**
High Water-Use Plants	**0.80**	**Drip**	**0.81**	**0.99**	**0**	**0**	**0**
Moderate Water-Use Turf EVA	**0.50**	**Spray**	**0.75**	**0.67**	**0**	**0**	**0**
					(A)	**(B)**	
				Totals	**12,453**	**5,317**	**142,090**
Special Landscape Areas							
Water Feature					**77**		
					(C)	**(D)**	
				Totals	**0**	**0**	
						ETWU Total	**142,090**
			Maximum Allowed Water Allowance (MAWA)[e]				**149,746**

[a] ***Hydrozone #/Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] ***Irrigation Method***
overhead spray or drip

[c] ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[d] ***ETWU*** **(Annual Gallons Required) = *Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) = (****Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

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

Regular Landscape Areas

Total ETAF x Area (B)	5,317
Total Area (A)	12,453
Average ETAF	**0.42**

All Landscape Areas

Total ETAF x Area	(B+D)	5,317
Total Area	(A+C)	12,453
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.42**

PLANTING IMAGERY

TREES

Acer palmatum
Japanese Maple

Acer palmatum 'Sango Kaku'
Coral Bark Japanese Maple

Bambusa textilis gracilis
Graceful Bamboo

Cercis occidentalis
Western Redbud

Laurus 'Saratoga'
Saratoga Laurel

Olea europaea 'Swan Hill'
Swan Hill Fruitless Olives

Platanus acerifolia "Columbia"
Columbia London Plane Tree

Podocarpus gracilior
Fern Pine

Prunus ilicifolia ssp. lyonii
Catalina Cherry

Chameadorea microspadix
Cold Hardy Bamboo Palm

Phoenix roebellini
Pygmy Date Palm

Syagrus romanzofianum
Queen Palm

SHRUBS

Anigozanthos 'Gold Velvet'
Tree Gold Kangaroo Paw

Carex californica
California Sedge

Cephalanthus occidentalis
Buttonbush

Rosa california
California Rose

Heteromeles arbutifolia
Toyon

Arctostaphylos 'Emerald Carpet'
Carpet Manzanita

Iris douglasiana
Pacific Coast Iris

Juncus patens
Blue Rush

Myrica californica
California Wax Myrtle

Ribes sanguineum
Red Flowering Currant

Cordyline australis 'Seipin'
Cordyline Pink Passion

Mahonia eurybracteata 'Soft Caress'
'Soft Caress' Oregon grape

Stipa arundinacea
New Zealand Wind Grass

Sisyrinchium bellum
Blue-eyed grass

Senecio mandraliscae
Blue Chalk Sticks

Calamagrostis x a. 'Karl Foerster'
Feather Reed Grass

Lomandra longifolia 'Lime Tuff'
Dwarf Mat Rush

STORMWATER TREATMENT PLANT

Chondropetalum tectorum
Small Cape Rush

Arctostaphylos 'Howard McMinn'
Howard McMinn Manzanita

Carex tumulicola
Foothill Sedge

Juncus patens 'Elk Blue'
Elk Blue Gray Rush

Mahonia aquifolium var. repens
Oregon Grape

Mahonia repens
Creeping Oregon Grape

Muhlenbergia rigens
Deer Grass

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Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:

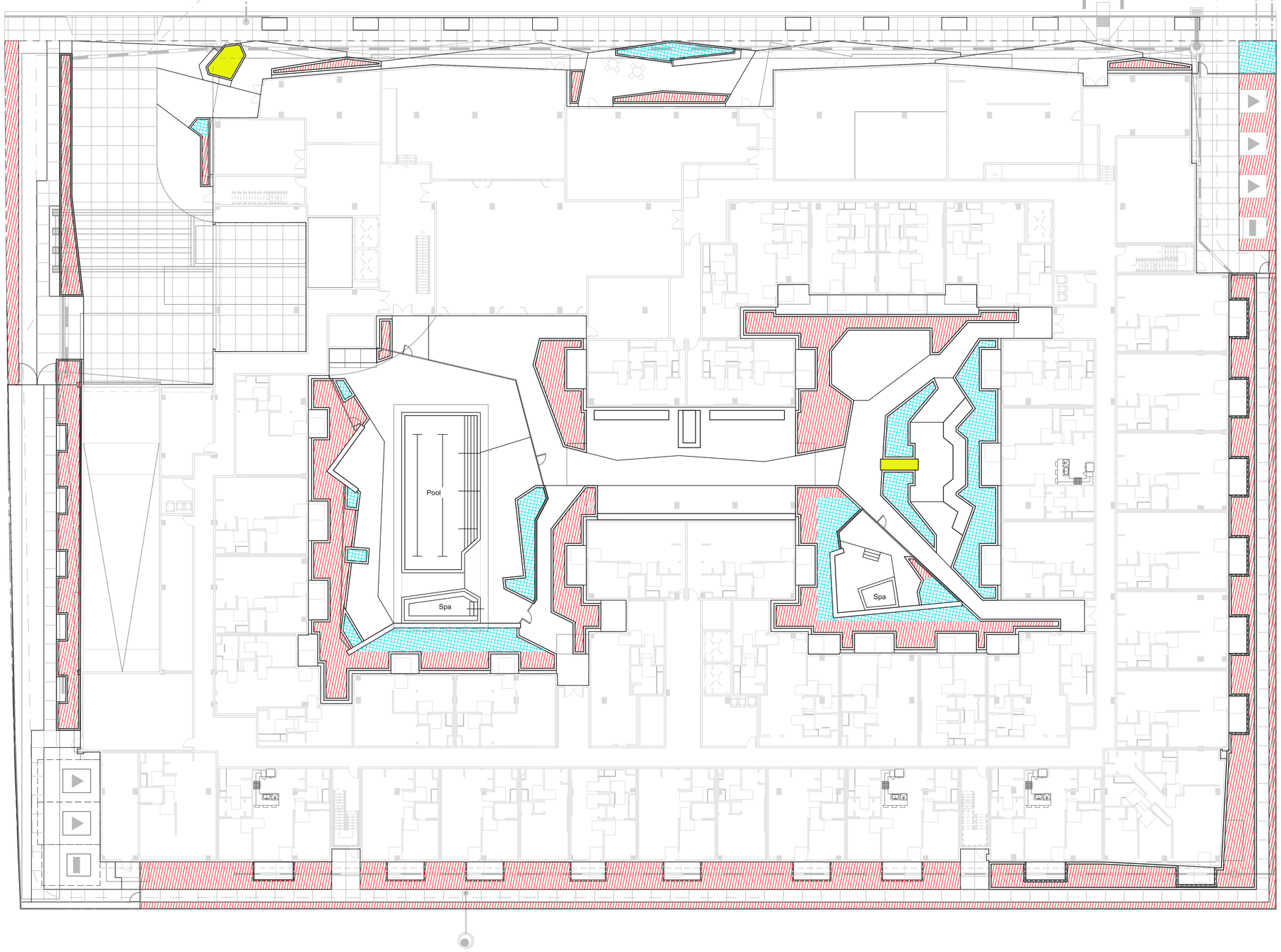
PLANTING PALETTE & IMAGERY & WELO CALCULATION

Job No. 21037
Date: 07/31/2023
Scale:
Author:

Sheet No:

L-2.3

EL CAMINO REAL



WATER USE LEGEND

- WUCOLS Low: 9,614 SF
- WUCOLS Moderate: 2,839 SF
- WUCOLS High: N/A
- Water Features: 119 SF
- Special Landscape Area: N/A

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

North

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Palo Alto, California

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125 Willow Road, Menlo Park, CA 94025

Sheet Title:

HYDROZONE PLAN - SITE & PODIUM

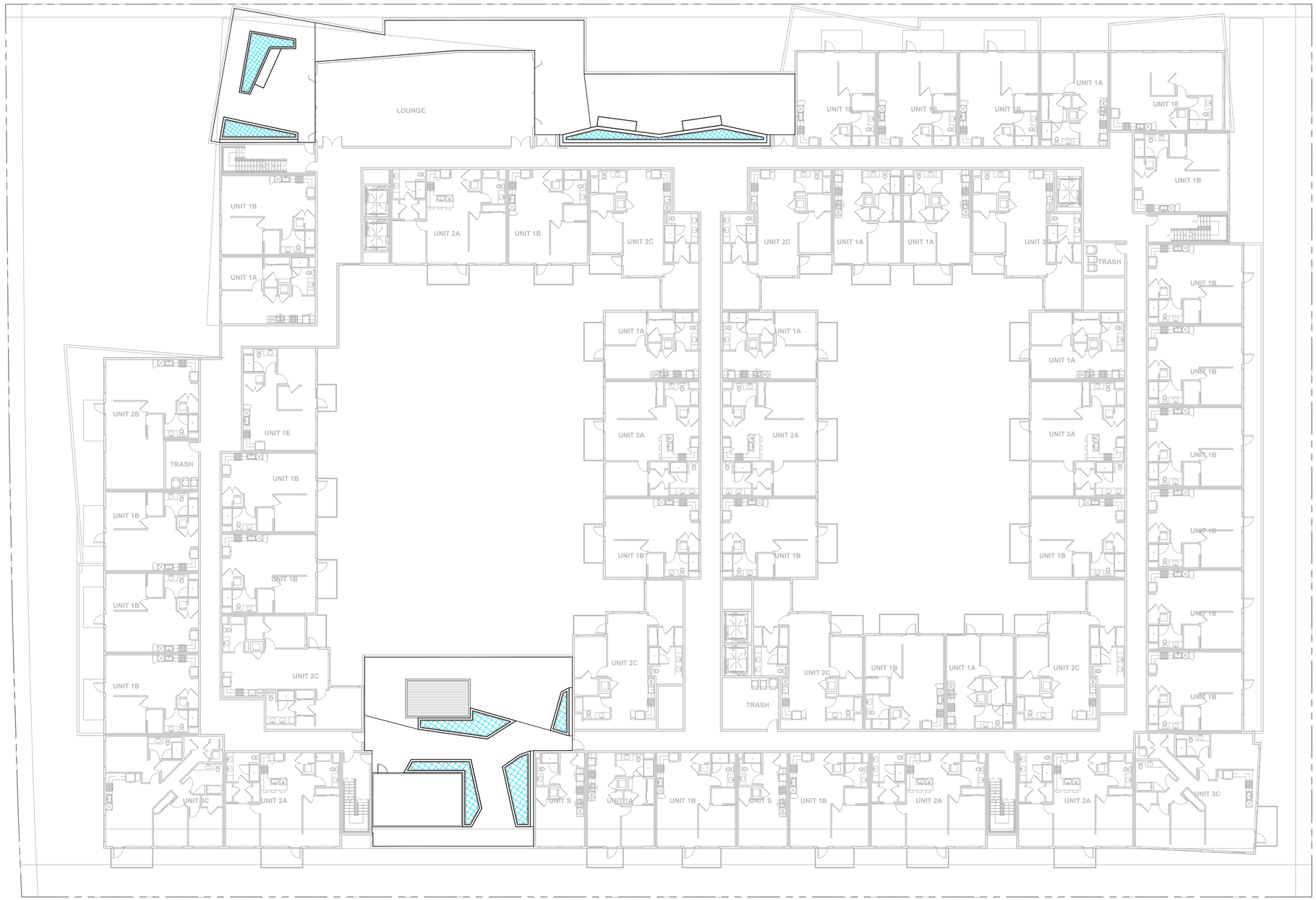
Job No. 21037
Date: 07/31/2023
Scale:
Author:

Sheet No:

L-3.1

WATER USE LEGEND

- WUCOLS Low: 10,577SF
- WUCOLS Moderate: 2,839 SF
- WUCOLS High: N/A
- Water Features: 119 SF
- Special Landscape Area: N/A



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Sheet Title:

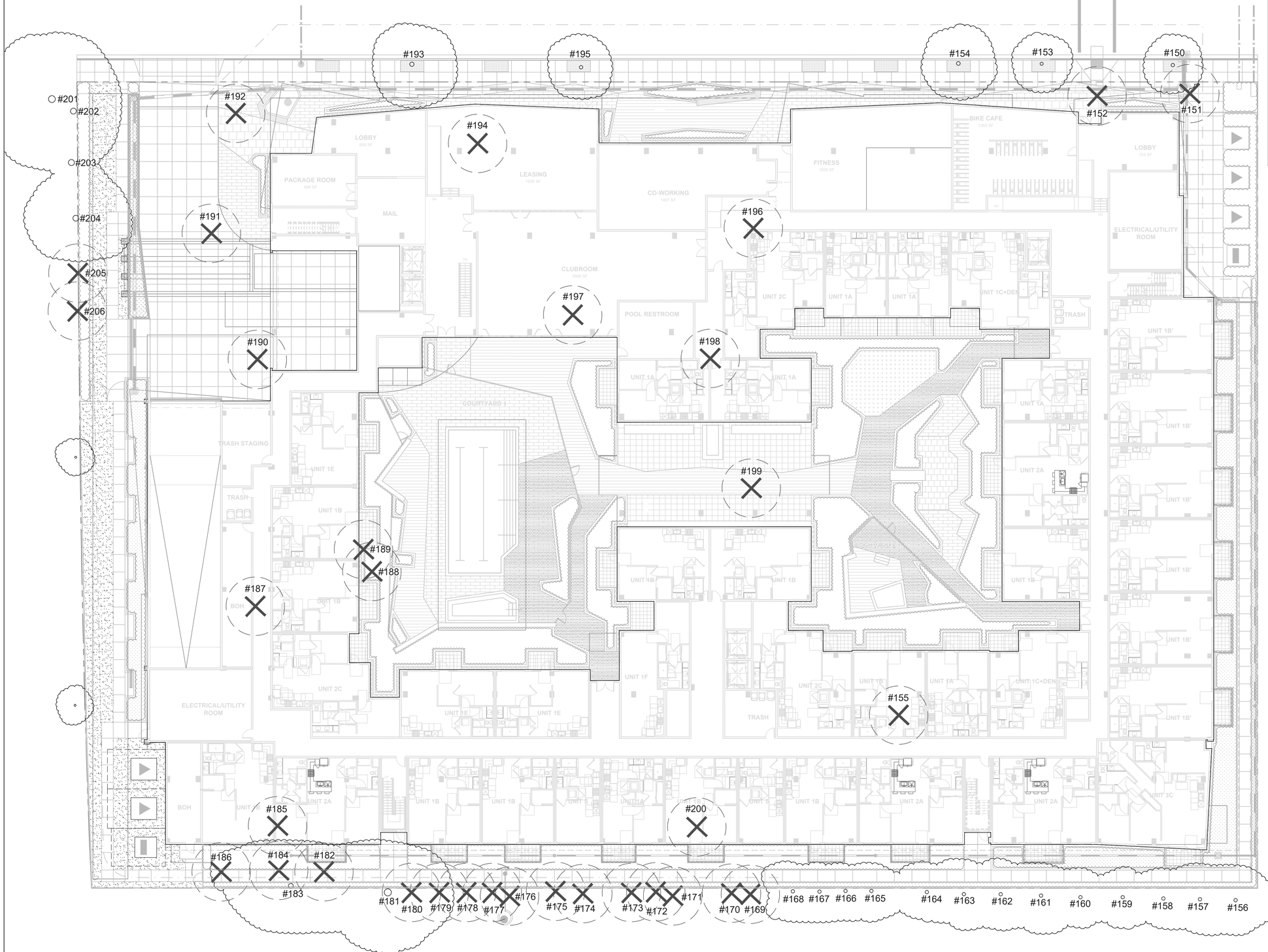
HYDROZONE PLAN - ROOF TERRACE

Job No. 21037
Date: 07/31/2023
Scale:
Author:

Sheet No:

L-3.2

EL CAMINO REAL



TREE DISPOSITION LEGEND

Total Existing Trees on Site	57
Tree to be Preserved On-Site (Existing Tree #183)	1 ○
Tree to be Preserved Off-Site	23 ○
Total Trees Preserved	24
Total Trees Removed	33 ⊗
Total Proposed Trees	87
Total Trees on Future Site (Proposed Tree + Existing Tree to Remain)	111

Note:
- See Arborist Report by Urban tree management inc. revised, dated May 8, 2023 for specific information about existing trees.

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

North

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Sheet Title:

TREE DISPOSITION PLAN

Job No. 21037
Date: 07/31/2023
Scale:
Author:

Sheet No:

L-4.1

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**
For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

TREE DISCLOSURE STATEMENT

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

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

PROPERTY ADDRESS: 3150 El Camino Real Palo Alto, CA 94301

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

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

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

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

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

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

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

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

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action.

Signature: _____ Print: _____ Date: _____
(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).

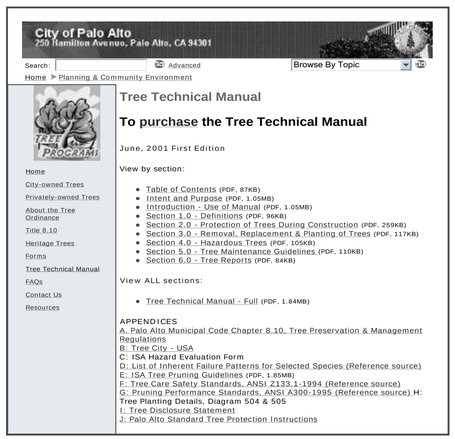
5. Protected Trees. The specified tree fencing is in place. A written statement is attached verifying that protective fencing is correctly in place around protected and/or designated trees. ☐ YES ☐ NO
(N/A if there are no protected trees, check here ☐)

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 ☐).

[1] Regulated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees – commercial or non-residential property trees, which are part of an approved landscape plan.

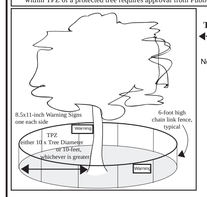
[2] Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html

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



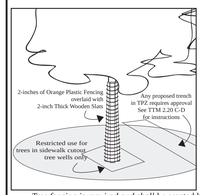
For written specifications associated with illustrations below, see Public Works Specifications Section 31
Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees/)

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area -- see Tree Technical Manual Sec 2.15(E).
- Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

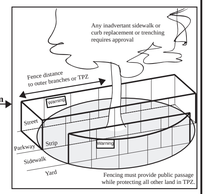


Type I Tree Protection — For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

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



Type II Tree Protection



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

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

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

Rev	By	Date
0	DWH	12/14/92
01	D.D.	08/04/04
02	D.D.	08/10/06

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

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

APPENDIX J

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

31-1 General

a. **Tree protection has three primary functions**, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.

b. **The Tree Protection Zone (TPZ)** is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

31-2 Reference Documents

a. **Detail 605** – Illustration of situations described below.

b. **Tree Technical Manual (TTM) Forms** (http://www.cityofpaloalto.org/trees/)
1. Trenching Restriction Zones (TTM, Section 2.20(C))
2. Arborist Reporting Protocol (TTM, Section 6.30)
3. Site Plan Requirements (TTM, Section 6.35)
4. Tree Disclosure Statement (TTM, Appendix J)

c. **Street Tree Verification (STV) Form** (http://www.cityofpaloalto.org/trees/forms)

31-3 Execution

a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.

b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.

c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.

d. **Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.

e. **'Warning' signs.** A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."

f. **Duration.** Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.

g. **During construction**

1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
3. The following tree preservation measures apply to all trees to be retained:
   - **a.** No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
   - **b.** The ground under and around the tree canopy area shall not be altered.
   - **c.** Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION

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

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

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

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

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

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

Verification of Street Tree Protection

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

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

This section to be filled out by City Tree Staff

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

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

Subsequent Inspection

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

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

Return approved sheet to Applicant for demolition or building permit issuance.
S:\PWO\OPS\Tree\SIDS\St TreeProtect — 5/17/06

City of Palo Alto Tree Technical Manual — ADDENDUM 11

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

Monthly Tree Activity Report- *Construction Site*

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

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

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

Respectfully submitted,

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

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

---WARNING---
Tree Protection Zone

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

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

Palo Alto Municipal Code Section 8.10.110

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

SPECIAL INSPECTIONS — **PLANNING DEPARTMENT**

TREE PROTECTION INSPECTIONS MANDATORY

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

BUILDING PERMIT DATE: _____

DATE OF 1ST TREE ACTIVITY REPORT: _____

CITY STAFF: _____

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

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

Use addtional "T" sheets as needed

Project Data

STUDIO T SQUARE
: Architecture
: Planning
: Urban Design
: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

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San Francisco, CA 94111 | www.tgp-inc.com

3150 EL CAMINO REAL
Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:
TREE DISPOSITION PLAN- ARBORIST REPORT

Job No. 21037
Date: 05/15/2023
Scale:
Author:

Sheet No:
L-4.2

T-1

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

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 appoved 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/.

urbantreemanagement inc.

Arborist Report

3150 El Camino Real
Palo Alto, CA 94301

Inspection Date:
August 25, 2022
Revised: May 8, 2023

Prepared by: Chris Stewart
Project Arborist: Michael Young/Chris Stewart
contractor's license # 750369
certified arborist WC ISA #623

TABLE OF CONTENTS

ASSIGNMENT....3
SUMMARY....3
DISCUSSION....3
TREE RATINGS TABLE....4
TREE DISPOSITION CATEGORIES....4
SURVEY METHODS....4-5
SURVED AREA OBSERVATIONS....5
TREE HEALTH....5
TREE STRUCTURE....6
RECOMMENDED REMOVALS....6-7
SITE IMAGES....7
LOCAL REGULATIONS....7-8
RISK TO TREES BY CONSTRUCTION....8
TREE PROTECTION PLAN....9-10
TREE DATA TABLE....11-12
VALUATIONS....13-14
TOPOGRAPHICAL MAP WITH TREE NUMBERS....15

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There were fifty-seven (57) trees surveyed with fourteen (14) of the trees protected as defined by the City of Palo Alto's tree protection ordinance. During our survey, none of the trees were rated "A" condition, two (2) of the trees were rated "B" condition, twenty-two (22) trees were rated "C" condition and thirty-Three (33) of the trees were rated "D" condition.

A - Retain, condition warrants long-term preservation.
B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
C- May be preservable but is not worthy of extensive effort or design accommodation.
D – Recommend removal due to existing condition and/or structure.

The valuation of all trees surveyed onsite, using the 10th edition of the Guide for Plant Appraisals, is $201,015.

The tree replacement ratio for the protected trees being removed shall be either fifteen (15) 24" box size trees or alternatively ten (10) 36" box size trees.

The project arborist shall be notified when the tree protection fencing has been installed per the tree protection section below. The project arborist shall perform a site visit and write a tree protection verification signoff letter.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

A - Retain, condition warrants long-term preservation.
B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
C- May be preservable but is not worthy of extensive effort or design accommodation.
D – Recommend removal due to existing condition and/or structure.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. In cases where the main trunk divides below 54", the tree is measured (per the City of Palo Alto's protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is

possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

This property is in the commercial zone along El Camino Real, in the City of Palo Alto. This property only has many unprotected trees that need to be removed so construction can proceed as planned. There is a large multifamily structure being proposed and a replanting schedule will be proposed as the project progresses.

Tree Health

The health of the trees in the surveyed area ranges from fair/good to poor. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet. Many of the trees will be removed and replanted as per the City of Palo Alto guidelines.

Tree Structure

Ideally, trees are pruned for structure when young and are properly mainained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. The trees in the surveyed receive structural ratings ranging between fair/good and poor.

Recommended Removals Based on Health/ Structure/Species/Contruction Limits

Details of each individual tree are located on the attached Survey Data table.

Recommended Unprotected Removals (Permit not required for removal)

Tree #151 is a Japanese maple (*Acer sp.*) with a DBH of 8.3"
Tree #152 is a Japanese maple (*Acer sp.*) with a DBH of 9.7"
Tree #169 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 72" @ 2'
Tree #170 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 60" @ 1.5'
Tree #171 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 50" @ 1.5'
Tree #172 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 40" @ 3'
Tree #173 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 45" @ 1'
Tree #174 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 65" @ 2.5'
Tree #175 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 13"
Tree #176 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 48" @ 1.5'
Tree #177 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 18.5"
Tree #178 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 19" @ 2'
Tree #179 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 15.6"
Tree #180 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 14"
Tree #182 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 40" @ 2'
Tree #184 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 24"
Tree #185 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 28.2"
Tree #186 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 15.5"
Tree #188 is a Japanese maple (*Acer sp.*) with a DBH of 8". @ 1'
Tree #189 is a Japanese maple (*Acer sp.*) with a DBH of 8.5" @ 1.5'
Tree #190 is a Camphor (*Cinnamomum camphora*) with a DBH of 12.3"
Tree #192 is a Southern magnolia (*Magnolia grandiflora*) with a DBH of 11.9"
Tree #196 is a Camphor (*Cinnamomum camphora*) with a DBH of 13.9"
Tree #197 is a Japanese maple (*Acer palmatum*) with a DBH of 8.8" @ 1'
Tree #198 is a Camphor (*Cinnamomum camphora*) with a DBH of 11.6"
Tree #199 is a Camphor (*Cinnamomum camphora*) with a DBH of 12.7"
Tree #200 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 23.7"
Tree #205 is a Coast redwood (*Sequoia sempervirens*) with a DBH of 14"

Recommended Protected Removals (Permit required for removal)

Tree #155 is a Chinese elm (*Ulmus parvifolia*) with a DBH of 15.6"
Tree #187 is a Camphor (*Cinnamomum camphora*) with a DBH of 15"
Tree #191 is a Camphor (*Cinnamomum camphora*) with a DBH of 16.3"
Tree #194 is a Japanese maple (*Acer sp.*) with a DBH of 18" @ 1.5'
Tree #206 is a Coast redwood (*Sequoia sempervirens*) with a DBH of 16.8"

Site Images

Trees #157-#168 | Trees #169-#186 | Tree #187

Tree #191 | Tree #194 | Tree #204

Local Regulations Governing Trees

Any locally native tree of the species *Acer macrophyllum* (Bigleaf Maple), Calocedrus decurrens (California Incense Cedar), Quercus agrifolia (Coast Live Oak), Quercus douglasii (Blue Oak), Quercus kelloggii (California Black Oak), or Quercus lobata (Valley Oak) which is eleven and one-

half inches in diameter (thirty-six inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade.

(2) Any Coast Redwood tree (species Sequoia sempervirens) that is eighteen inches in diameter (fifty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade.

(3) Any tree larger than fifteen inches in diameter (forty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade of any species except those invasive species described as weeds in Section 8.08.010 and those species classified as high water users by the water use classification of the landscape species list approved by the California Department of Water Resources (with the exception of Coast Redwood).

(4) Any tree designated for protection during review and approval of a development project.

(5) Any tree designated for carbon sequestration and storage and/or environmental mitigation purposes as identified in an agreement between the property owner and a responsible government agency or recorded as a deed restriction.

(6) Any heritage tree designated by the city council in accordance with the provisions of this chapter.

(7) Any replacement mitigation tree or other tree designated to be planted due to the conditions listed in Section 8.10.055.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

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/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet

City of Palo Alto

T-2

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

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San Francisco, CA 94111 | www.tgp-inc.com

3150 EL CAMINO REAL
Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:

**TREE DISPOSITION PLAN-
ARBORIST REPORT**

Job No. 21037
Date: 05/15/2023
Scale:
Author:

Sheet No:

L-4.3

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

Tree Protection Plan

• **Type I** Tree Protection The fences shall enclose the entire area under the canopy dripline or TPZ of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

• **Type II** Tree Protection For trees situated within a narrow planting strip, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.

• **Type III** Tree Protection Trees situated in a small tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch-thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists are Michael Young (650) 321-0202 and Chris Stewart (408) 313-1537. Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
   a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
   b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

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7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at: http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

+ + + + +

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Chris Stewart
WC ISA Certified Arborist WE-13682A

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TREE SURVEY DATA

Address: 3150 El Camino Real Palo Alto, CA 94301
Inspection Date: 8/25/2022

Revised: 5/8/2023

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column for excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining, measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline. significant health issues	mitigation needed, it may or may not preserve the tree
Poor	dead or near dead	hazard

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT*	H'/W'	HEALTH	STRUCTURE	PROTECTED (Y)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
101	London plane	13.2	30'/35'	fg	fg	x	D	DWR, DWR, DF, stress tree
102	Japanese maple	8.2 @ 3'	18'/15'	fg	fg		D	Removal due to construction limits
103	Japanese maple	9.7 @ 3.5'	15'/12'	fg	fg		D	Removal due to construction limits
104	London plane	24.5	35'/35'	fg	fg	x	R	DWR, DWR, DF, multiple leaders at 3', street tree
105	London plane	21.5	35'/35'	fg	fg	x	R	DWR, DWR, DF, street tree
106	Chinese elm	14.8	30'/28'	fg	fg	x	D	Removal, thin canopy, no hope for recovery, replant = 2 x 24" box or 2 x 36" box
107	Coast redwood	23.1	40'/18'	f	f	x	C	DWR, DWR, low CD
108	Coast redwood	28.4	40'/18'	f	f		C	DWR, DWR, DF, CD at 8'
109	Eucalyptus	31.4	50'/40'	fg	fg		C	DWR, DWR, DF, CD at 8'
110	Eucalyptus	28 @ 5.5'	50'/40'	f	fg		C	DWR, DWR, multiple leaders at 5.5', weed species
111	Eucalyptus	30 @ 3.5'	45'/18'	f	fg		C	DWR, DWR, multiple leaders at 3.5', weed species
112	Eucalyptus	32.0	50'/30'	f	fg		C	DWR, DWR, CD at 5.5', weed species
113	Eucalyptus	40 @ 3.5'	50'/30'	fg	fg		C	DWR, DWR, multiple leaders at 3.5', thin canopy, wee species
114	Eucalyptus	40 @ 3.5'	50'/30'	fg	fg		C	DWR, DWR, multiple leaders at 3.5', weed species
115	Eucalyptus	31.2	50'/30'	f	fg		C	DWR, DWR, DF, CD at 6', weed species
116	Eucalyptus	34.4	50'/30'	f	fg		C	DWR, DWR, DF, CD at 5', lacking, weed species
117	Eucalyptus	26.6	50'/30'	f	fg		C	DWR, DWR, DF, CD at 5.5', weed species
118	Eucalyptus	30 @ 3.5'	50'/30'	f	fg		C	DWR, DWR, multiple leaders at 3.5', thin canopy, wee species
119	Eucalyptus	31 @ 3'	50'/30'	f	fg		C	Removal, multiple leaders @ 3', weed species
120	Eucalyptus	46 @ 5.5'	50'/30'	fg	fg		D	Removal, multiple leaders @ 5.5', thin upper canopy
121	Eucalyptus	40 @ 3.5'	50'/30'	fg	fg		D	Removal, multiple leaders @ 3.5', weed species
122	Eucalyptus	40 @ 3'	50'/30'	fg	fg		D	Removal, multiple leaders @ 3', weed species
123	Eucalyptus	40 @ 3'	40'/30'	fg	fg		D	Removal, multiple leaders @ 3', weed species
124	Eucalyptus	30 @ 3.5'	40'/30'	f	fg		D	Removal, multiple leaders @ 3.5', weed species
125	Eucalyptus	31 @ 3'	40'/30'	f	fg		D	Removal, multiple leaders @ 3', weed species
126	Eucalyptus	46 @ 5.5'	40'/30'	f	fg		D	Removal, multiple leaders @ 5.5', weed species
127	Eucalyptus	33.5	40'/30'	f	fg		D	Removal, multiple leaders @ 10', weed species
128	Eucalyptus	30 @ 3'	30'/15'	f	fg		D	Removal, CD at 3', weed species
129	Eucalyptus	31.2	30'/15'	f	fg		D	Removal, CD at 3', weed species
130	Eucalyptus	14.0	50'/30'	f	fg		C	Removal, weed species
131	Eucalyptus	46 @ 5.5'	50'/30'	f	fg		C	DWR, DWR, multiple leaders @ 5.5', weed species
132	Eucalyptus	40 @ 3.5'	50'/30'	f	fg		C	DWR, DWR, multiple leaders @ 3.5', thin canopy
133	Eucalyptus	46.8	50'/30'	f	fg		C	DWR, DWR, DF, CD at 3', weed species
134	Eucalyptus	34.4	50'/30'	f	fg		D	Removal, CD at 30', weed species
135	Eucalyptus	30.8	40'/18'	f	fg		C	DWR, DWR, CD at 18', weed species
136	Eucalyptus	34.4	50'/30'	f	fg		D	Removal, CD at 30', weed species
137	Eucalyptus	30.8	50'/30'	f	fg		C	DWR, DWR, CD at 30', thin canopy, leaning, thin canopy
138	Eucalyptus	31.4	50'/30'	fg	fg		D	Removal, CD at 30', weed species
139	Camphor	11.0	20'/20'	g	fg	x	D	Removal due to construction limits, replant = 2 x 24" box or 2 x 36" box
140	Japanese maple	7.0 @ 3'	15'/12'	fg	fg		D	DWR, DWR, DF, CD @ 3'
141	Japanese maple	8.5 @ 3.5'	18'/18'	f	fg		D	Removal, fourth decay, 50% of the tree is dead
142	Camphor	14.3	35'/35'	fg	fg	x	D	Removal due to construction limits, replant = 2 x 24" box or 2 x 36" box

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TREE SURVEY DATA

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT*	H'/W'	HEALTH	STRUCTURE	PROTECTED (Y)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
143	Southern magnolia	11.2	20'/20'	fg	fg		D	Removal, thin canopy, no hope for removal
144	London plane	13.5	30'/30'	f	f		C	DWR, DWR, DF, CD @ 18', thinning canopy, street tree
145	Japanese maple	10 @ 3.5'	20'/18'	p	p	x	D	Removal due to construction limits, replant = 2 x 24" box or 2 x 36" box
146	London plane	11.6	30'/30'	f	f	x	C	DWR, DWR, DF, street tree
147	Camphor	13.2	20'/20'	fg	fg		D	Removal, CD @ 6.5', thinning canopy
148	Japanese maple	8.5 @ 3'	18'/18'	fg	fg		D	Removal, CD @ 3'
149	Camphor	11.4	20'/20'	fg	fg		D	Removal, CD @ 7', tree on truck from limb failure, thin canopy
150	Camphor	12.7	20'/20'	fg	fg		D	Removal, CD @ 7.5', thin canopy
151	Coast redwood	26.4	40'/18'	f	f		C	DWR, DWR, thinning, CD @ 5', weed species
152	Coast redwood	28.4	40'/18'	f	f	x	C	DWR, DWR,
153	Coast redwood	22.6	40'/18'	f	f	x	C	DWR, DWR,
154	Coast redwood	25.1	40'/18'	f	f	x	C	DWR, DWR,
155	Coast redwood	22.1	40'/18'	fg	fg	x	C	DWR, DWR, DF
156	Coast redwood	14.0	20'/14'	fg	fg		D	Removal due to construction limits
157	Coast redwood	16.8	25'/14'	fg	fg	x	D	Removal, poor health, no hope for recovery, replant = 2 x 24" box or 2 x 36" box

C = Retain, condition warrants long-term preservation	9
D = Preservable, tree is a hazard and may be worthy of extensive effort or design accommodation.	20
C = May be preservable, but is not worthy of extensive effort or design accommodation.	22
R = Recommend for removal due to existing condition and/or structure.	1
TOTAL TREES	52
Total Protected Trees	14

KEY TO ACRONYMS
DWR - Dead Wood Removal pruning to remove dead wood.
TC - Tree Clearance pruning to remove branches from limb ends, thus reducing the potential for limb failure(s).
RCC - Root Collar Excavation excavating a small area around a tree that is currently buried by soil or refuse above bulkhess roots, usually done with a hand shovel.
DF - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.
Thin Canopy - removal of selected branches, tree leaders with a narrow angle of attachement and prone to failure.
LCN-Limit Crown Raise
RR - Recommend Tree Removal based upon Health or Structure of tree.
Prop - Steel prop in concrete footing recommended to help support a tree/limb.
Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE
Any locally native tree of the species Acer macrophyllum (Bigleaf Maple), Calocedrus decurrens (California Incense Cedar), Quercus agrifolia (Coast Live Oak), Quercus douglasii (Blue Oak), Quercus kelloggii (California Black Oak), or Quercus lobata (Valley Oak) which is eleven and one-half inches in diameter (thirty-six inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade.
(1) Any Coast Redwood tree (Species Sequoia sempervirens) that is eighteen inches in diameter (fifty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade.
(2) Any tree having more than one trunk originating from the ground, where the largest trunk is eleven and one-half inches in diameter or greater, except for species described as weeds in Section 8.08.010 and those species classified as high water users by the water use classification of the landscape species list approved by the California Department of Water Resources (with the exception of Coast Redwood).
(3) Any tree designated for protection during review and approval of a development project.
(4) Any tree required to be planted or retained as a condition of development or mitigation purposes as identified in an agreement between the property owner and a responsible government agency or recorded as a deed restriction.
(5) Any heritage tree designated by the city council in accordance with the provisions of this chapter.
(7) Any replacement mitigation tree or other tree designated to be planted due to the conditions listed in Section 8.10.055.

Common Name	Latin Name
London plane	Platanus x acerifolia
Japanese maple	Acer sp.
Camphor	Cinnamomum camphora
Coast redwood	Sequoia sempervirens
Eucalyptus	Eucalyptus globulus
Camphor	Cinnamomum camphora
Southern magnolia	Magnolia grandiflora

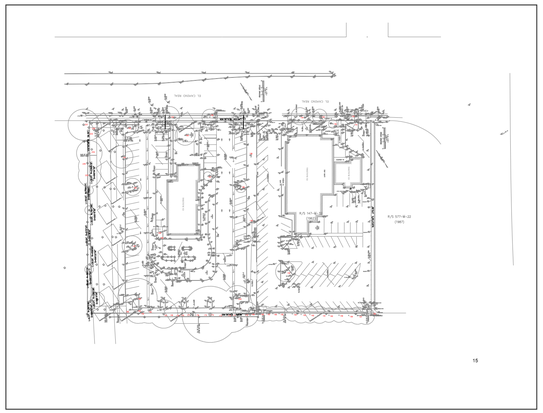
URBAN TREE MANAGEMENT, INC Tree Valuations-Guide for Tree Appraisals 10th Edition

Address: 3150 El Camino Real Palo Alto, 94301
Date: 8/25/2022
Revised: 3/9/2023

Tree No.	Species (example)	Condition 0 to 1.0	Trunk Diameter	Pairs Limitation 1.0-0.0	Ext. Reduction 1.0-0.1	Replacement tree Size	Cost	Installation Cost	Total Cost	Unit Tree cost	Appraised Trunk area	Basic tree cost	Depreciated cost	Reproduction cost (rounded)
150	London plane	0.6	12.5	0.5	0.7			172.73	172.73	345.46	45.48	122.72	9,578	2,229
151	Japanese maple	0.5	8.5	0.7	0.8			172.73	172.73	345.46	77.04	56.7	4,536	1,746
152	Japanese maple	0.6	9.7	0.7	0.8			172.73	172.73	345.46	77.04	73.9	5,692	2,256
153	London plane	0.6	15.5	0.5	0.7			172.73	172.73	345.46	45.48	189.7	8,626	3,038
154	London plane	0.6	16.0	0.6	0.7			172.73	172.73	345.46	45.48	283.5	12,895	4,616
155	Chinese elm	0.6	14.8	0.5	0.6			172.73	172.73	345.46	36.36	191.1	6,948	3,283
156	Coast redwood	0.4	23.1	0.6	0.9			172.73	172.73	345.46	36.36	1,048.1	14,226	3,283
157	Eucalyptus	0.6	30.0	0.5	0.6			172.73	172.73	345.46	36.36	708.5	25,751	3,438
158	Eucalyptus	0.4	31.4	0.5	0.6			172.73	172.73	345.46	36.36	754.9	27,432	3,038
159	Eucalyptus	0.4	28.0	0.5	0.6			172.73	172.73	345.46	36.36	615.8	22,386	3,038
160	Eucalyptus	0.4	9.7	0.5	0.6			172.73	172.73	345.46	36.36	73.9	2,687	668
161	Eucalyptus	0.4	26.0	0.5	0.6			172.73	172.73	345.46	36.36	530.9	19,300	2,992
162	Eucalyptus	0.4	33.0	0.5	0.6			172.73	172.73	345.46	36.36	855.3	31,098	4,077
163	Eucalyptus	0.3	40.0	0.5	0.6			172.73	172.73	345.46	36.36	1256.6	45,691	4,439
164	Eucalyptus	0.4	45.0	0.5	0.6			172.73	172.73	345.46	36.36	1589.4	57,808	7,390
165	Eucalyptus	0.4	13.0	0.5	0.6			172.73	172.73	345.46	36.36	132.7	4,826	929
166	Eucalyptus	0.4	24.0	0.5	0.6			172.73	172.73	345.46	36.36	452.4	16,449	2,538
167	Eucalyptus	0.4	26.0	0.5	0.6			172.73	172.73	345.46	36.36	530.9	19,300	2,992
168	Eucalyptus	0.4	44.0	0.5	0.6			172.73	172.73	345.46	36.36	1520.5	55,286	6,888
169	Eucalyptus	0.4	72.0	0.5	0.6			172.73	172.73	345.46	36.36	4071.5	148,044	18,118
170	Eucalyptus	0.4	50.0	0.5	0.6			172.73	172.73	345.46	36.36	1963.5	71,392	9,373
171	Eucalyptus	0.4	50.0	0.5	0.6			172.73	172.73	345.46	36.36	1963.5	71,392	9,373
172	Eucalyptus	0.4	46.0	0.5	0.6			172.73	172.73	345.46	36.36	1704.9	45,691	5,928
173	Eucalyptus	0.3	45.0	0.5	0.6			172.73	172.73	345.46	36.36	1590.4	57,828	5,928
174	Eucalyptus	0.4	65.0	0.5	0.6			172.73	172.73	345.46	36.36	3318.3	120,654	14,824
175	Eucalyptus	0.4	13.0	0.5	0.6			172.73	172.73	345.46	36.36	132.7	4,826	929
176	Eucalyptus	0.4	48.0	0.5	0.6			172.73	172.73	345.46	36.36	1809.6	65,790	8,242
177	Eucalyptus	0.4	13.5	0.5	0.6			172.73	172.73	345.46	36.36	286.8	9,774	1,716
178	Eucalyptus	0.4	19.0	0.5	0.6			172.73	172.73	345.46	36.36	283.5	10,306	1,585
179	Eucalyptus	0.4	15.0	0.5	0.6			172.73	172.73	345.46	36.36	185.1	6,730	1,176
180	Eucalyptus	0.4	14.0	0.5	0.6			172.73	172.73	345.46	36.36	153.9	5,595	1,015
181	Eucalyptus	0.4	45.0	0.5	0.6			172.73	172.73	345.46	36.36	1256.6	45,691	5,928
182	Eucalyptus	0.3	46.0	0.5	0.6			172.73	172.73	345.46	36.36	1704.9	45,691	4,439
183	Eucalyptus	0.4	31.4	0.5	0.6			172.73	172.73	345.46	36.36	754.9	27,432	3,038
184	Eucalyptus	0.4	24.0	0.5	0.6			172.73	172.73	345.46	36.36	452.4	16,449	2,538
185	Eucalyptus	0.3	28.2	0.7	0.7			172.73	172.73	345.46	36.36	624.5	22,710	3,068
186	Eucalyptus	0.4	15.5	0.5	0.6			172.73	172.73	345.46	36.36	188.7	6,862	1,199
187	Camphor	0.2	15.0	0.4	0.5			172.73	172.73	345.46	77.04	176.7	13,614	898
188	Japanese maple	0.6	8.0	0.7	0.7			172.73	172.73	345.46	77.04	50.3	3,872	1,494

189	Japanese maple	0.4	8.5	0.7	0.7			172.73	172.73	345.46	77.04	56.7	4,372	1,250
190	Camphor	0.2	12.2	0.4	0.5			172.73	172.73	345.46	77.04	118.9	9,164	706
191	Camphor	0.3	18.3	0.4	0.6			172.73	172.73	345.46	77.04	268	20,651	1,920
192	Southern magnolia	0.3	11.0	0.4	0.6			172.73	172.73	345.46	45.48	111.3	5,064	706
193	London plane	0.4	13.2	0.7	0.7			172.73	172.73	345.46	45.48	138.4	6,311	1,584
194	Japanese maple	0.1	10.0	0.2	0.2			172.73	172.73	345.46	77.04	254.3	19,604	424
195	London plane	0.5	11.5	0.7	0.7			172.73	172.73	345.46	45.48	103.9	4,732	1,320
196	Camphor	0.3	12.9	0.4	0.5			172.73	172.73	345.46	45.48	155.7	6,998	706
197	Japanese maple	0.4	8.8	0.6	0.6			172.73	172.73	345.46	77.04	60.8	4,686	1,020
198	Camphor	0.5	11.6	0.5	0.7			172.73	172.73	345.46	77.04	105.7	8,142	1,320
199	Camphor	0.3	12.7	0.5	0.7			172.73	172.73	345.46	77.04	126.7	9,756	1,370
200	Eucalyptus	0.3	20.7	0.8	0.8			172.73	172.73	345.46	36.36	441.7	16,058	2,076
201	Coast redwood	0.8	26.4	0.7	0.7			172.73	172.73	345.46	36.36	547.4	19,901	6,145
202	Coast redwood	0.6	25.0	0.7	0.9			172.73	172.73	345.46	36.36	405	14,724	4,608
203	Coast redwood	0.8	30.3	0.7	0.9			172.73	172.73	345.46	36.36	721.1	26,216	9,216
204	Coast redwood	0.8	30.3	0.7	0.9			172.73	172.73	345.46	36.36	721.1	26,216	9,216
205	Coast redwood	0.5	14.0	0.7	0.7			172.73	172.73	345.46	36.36	203.5	7,399	1,721
206	Coast redwood	0.5	15.8	0.7	0.7			172.73	172.73	345.46	36.36	257.1	9,346	2,322

Total: 293,378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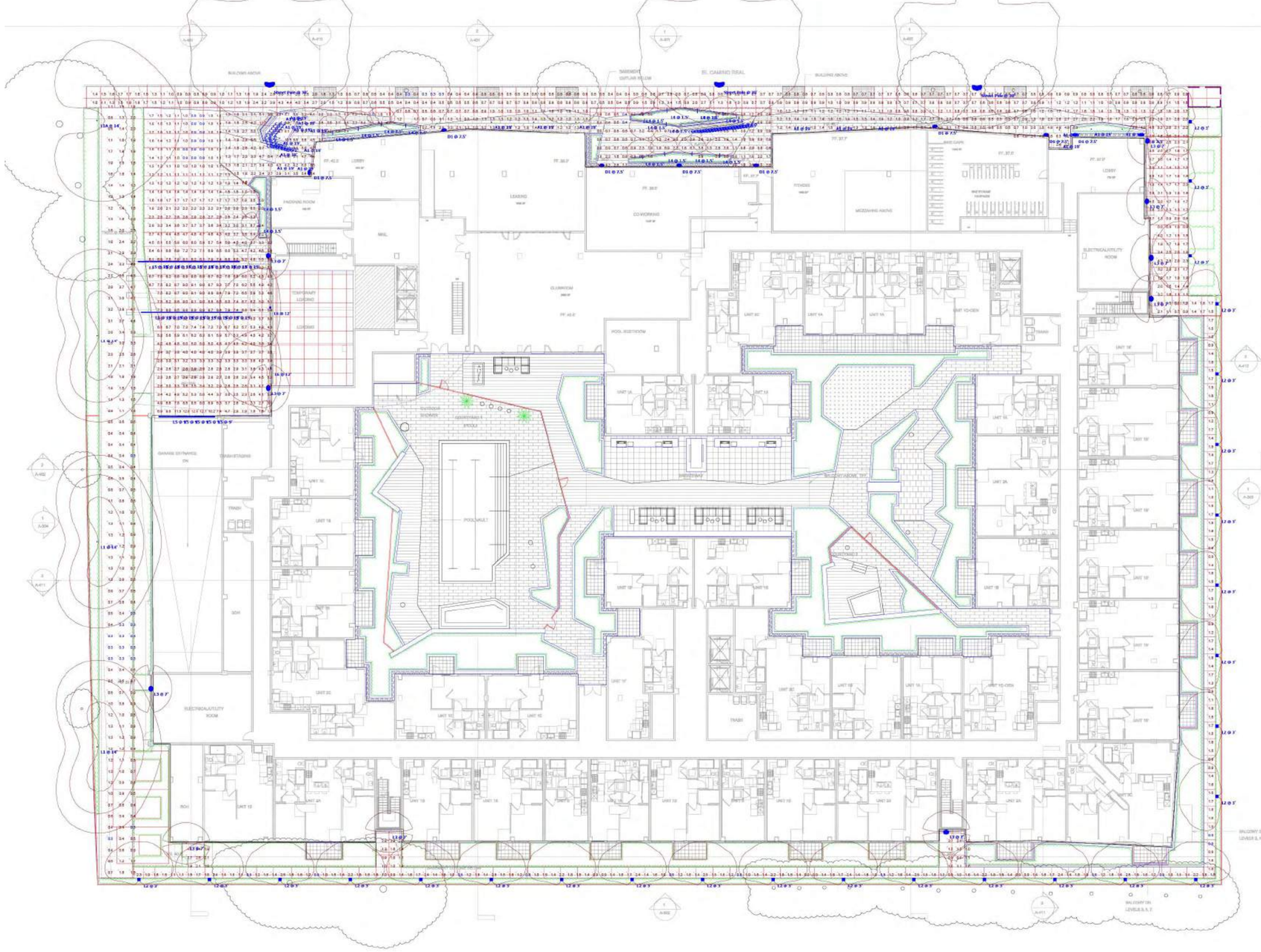

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Description	Wattage	Plot
○	L1		3	GARDCO	P2E-C-4K1-4SN-TCS	1	1242	0.81	Parallelo Area Small 12" Square, 4W LED, 4000K CCT, TYPE IVS OPTIC, SNOW	28.6	
□	L3		19	target		1	436	0.81	mBulB	11	
□	Street Pole		2	Lumark Discovery VBU SSQ, Tan Dark Bronze,	BCC-4SQ-HN-SNF-3-DC-T3S-5-Tan-Dark Bronze-Lumark-Light Engine: 4 sq. LED, 4000K, 80 CRI, rectangular array with clear planar, individual lenses	10	690	0.81		35	
	L4		19	Kichi Lighting	BR-24-4K	1	261	0.81	Wall Mounted	24.9	
○	A1		21	ROLLING DESIGN	ZM-LD-SSD-SHN-MW-4K-UP-WH-R-WET-FC	1	676	0.70	Recessed housing, WET, 4.5"DIA, w/clear LCT shower lit, 4000K CCT, 90CRI	15.7	
▭	L6		2	Lithonia Lighting	WDGE2 LED P1 30K NOS6 40"	1	1569	0.81	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 90CRI, SOLINI, CAMPUS POSTHEAD OPTIC	9.81	
	L5		23	PENLITE, INC.	FP-H-NL-S-4FI-3-E20-F	102	3	0.75		14.4	
○	L3A		1	GARDCO	P2S-C-4K2-E35-TFG	1	2878	0.81	Parallelo Area Small 12" Square, 12W LED, 4000K CCT, TYPE FWD OPTIC, BRONZE	25.8 W	
	C		38	Q-Tran	RL6	1	135	0.81	A/DS-CU-CW-4.0-30-BNC-TL-ST	3.8	
□	L2		27	HERE (Artelux - CPL RELUME) Copyright LUMCAR	HERE-UNIVERSE-ONE-WHITE-LENS	1	500	0.81	WHITE INTERIOR / OUTER PLATE PAINTED LENS	20	
▯	D1		6	Ecomotion - A Ray of Light	ARTURO2/CUWB-SNZ, Model: 7006	1	911	0.81	Flat Box LED Panel Downlight	35.3	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1 South Pathway	+	1.5 fc	4.7 fc	0.8 fc	5.9:1	1.9:1
Calc Zone #3 West Loading & Roadway	+	4.3 fc	12.9 fc	0.9 fc	14.3:1	4.8:1
Calc Zone #5 South Mid Plaza	+	2.0 fc	11.3 fc	0.4 fc	28.3:1	5.0:1
Calc Zone #6 North Corner Plaza	+	4.0 fc	11.0 fc	1.0 fc	11.0:1	4.0:1
Calc Zone #8 North Walkway	+	1.3 fc	7.8 fc	0.3 fc	26.0:1	4.3:1
Calc Zone #4 East Walkway	+	1.7 fc	5.6 fc	0.6 fc	9.3:1	2.8:1
Calc Zone #2 West Utility Path	+	1.3 fc	4.7 fc	0.3 fc	15.7:1	4.3:1

Note

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However, actual lighting levels will vary depending on field conditions such as room characteristics, temperature, voltage, and lamp/ballast output and other factors. Calculations are also subject to the limitations of the software. Due to the above considerations, Lumenwerks cannot guarantee that actual light levels measured in the field will match our initial calculations.

Plan View
Scale - 1" = 14ft

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Palo Alto, California

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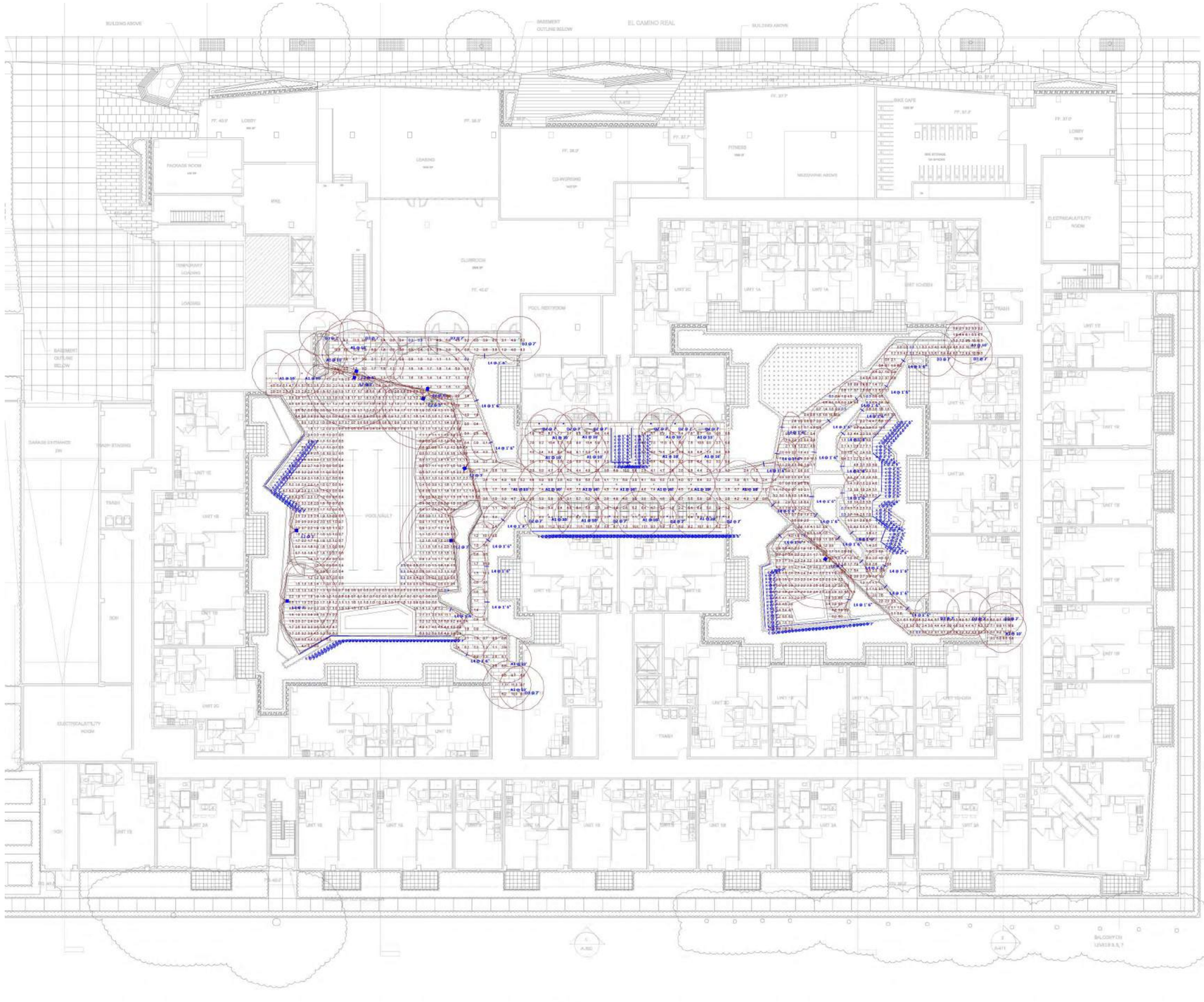
Sheet Title:

LEVEL 1 SITE PHOTOMETRIC PLAN

Job No.	21037
Date:	04/20/2023
Scale:	AS SHOWN
Drawn By:	ZZ

Sheet No:

LT - C.1



Plan View
Scale - 1" = 10ft

Schedule									
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lamp Lumens	Light Loss Factor	Wattage	Plot
	L6		32	Kuzco Lighting	EK7124-BK	16in Flushmt	1	2700	0.81	23.8	
	D3		12	Delta Light NV	DZC 11 813 S30	Mirror LED 130	1	812	0.81	4	
	C		249	G-Plan		GRCH 2.0_DRY_2F	1	208	0.81	0.65	
	D2		19	WAC Lighting by LUMILA Y 21.08.2019 / 5.0	23581		1	256	0.81	7.8	
	A1		27	WELLNEO SYSTEM	ZUM-1 / ULH-UDR-3RH-RW-HP-WD	Aluminum housing, optics, and trim enclosure	1	725	0.81	6.7	
	L3		9	RESI AMERICA - (US REALM) Copyright LumiLab	LINEA (WHITE LED-RW (3000K)	WHITE INTERIOR / CLEAR FLAT PLASTIC LENS	1	559	0.81	15	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1 East Courtyard	+	3.2 fc	11.7 fc	0.3 fc	39.0:1	10.7:1
Calc Zone #2 Pool Deck	+	1.7 fc	11.1 fc	0.3 fc	37.0:1	5.7:1
Calc Zone #3 East Courtyard & Breezeway	+	4.3 fc	11.5 fc	0.3 fc	38.3:1	14.3:1
Calc Zone #4 Hot Tub Area	+	3.7 fc	7.9 fc	1.1 fc	7.2:1	3.4:1

Note
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Sheet Title:

LEVEL 1 COURTYARD PHOTOMETRIC PLAN

Job No. 21037
Date: 04/20/2023
Scale: AS SHOWN
Drawn By: ZZ

Sheet No:

LT - C.2

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	LLF	Description	Wattage	Filter
	D1		3	AXIS	PIN-QUA-RND	1	428	0.90	CAPTAIN PLUS 4000lm	31	
	L4		31	Nora Lighting	NTL24-4K	1	350	0.90	Wall Washer	14.8	
	D1		11	Tantalum - A Way of Light	LIFTLINER2.0-WW-SQ-Plastic-TOW	1	511	0.90	Flat Box LED Panel Source	18.2	
	D5		2	BOMEX	2RW1835-W	1	2340	0.90	RWG G/W OUTDOOR	41.25	
	D6		1	RAKO	PRAMA24new	1	807	0.90	RAYPRO BOLLARD 3	11	
	L9		11	B-K LIGHTING, INC.	WB-LED-40-S-3-1-WB-HB-LED-with-PI-12-WB-HB-LED-with-PI-12-WB-HB-LED-with-PI-12-WB-HB-LED-with-PI-12-WB-HB-LED-with-PI-12-WB-HB-LED-with-PI-12-WB-HB-LED-with-PI-12-WB-HB-LED-with-PI-12-WB-HB-LED-with-PI-12	0	1	0.75	WALLSCAPE-TO-MUSEOLA METAL HOUSING, 1 BLACK CIRCUIT BOARD WITH CLASS 2 LED DRIVER, 1 BLACK LED BOARD WITH 10W (CANDLE, 3472) 3.5K LED WITH 120deg BEAM ANGLE, RECESSED ENTRY WITH 1/2" CLEAR GLASS LENS, SURFACE FLAT GLASS LENS ON RECESSED CYLINDRICAL BLACK PAINTED METAL LENS TRIM, WITH BLACK PAINTED METAL TRIM, AS SHOWN AT THE ELEVATION AND PLANS TITLE.	6.48	
	E11		12	RAB Corporate Id - 4FT LED Wall Wash 2K (30,000 LM)		1	100	0.90	20 SQ	4	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1 Lounge Roof Deck	+	2.9 fc	15.3 fc	0.3 fc	51.0:1	9.7:1
Calc Zone #2 South Roof Deck	+	2.6 fc	15.0 fc	0.3 fc	50.0:1	8.7:1

Note
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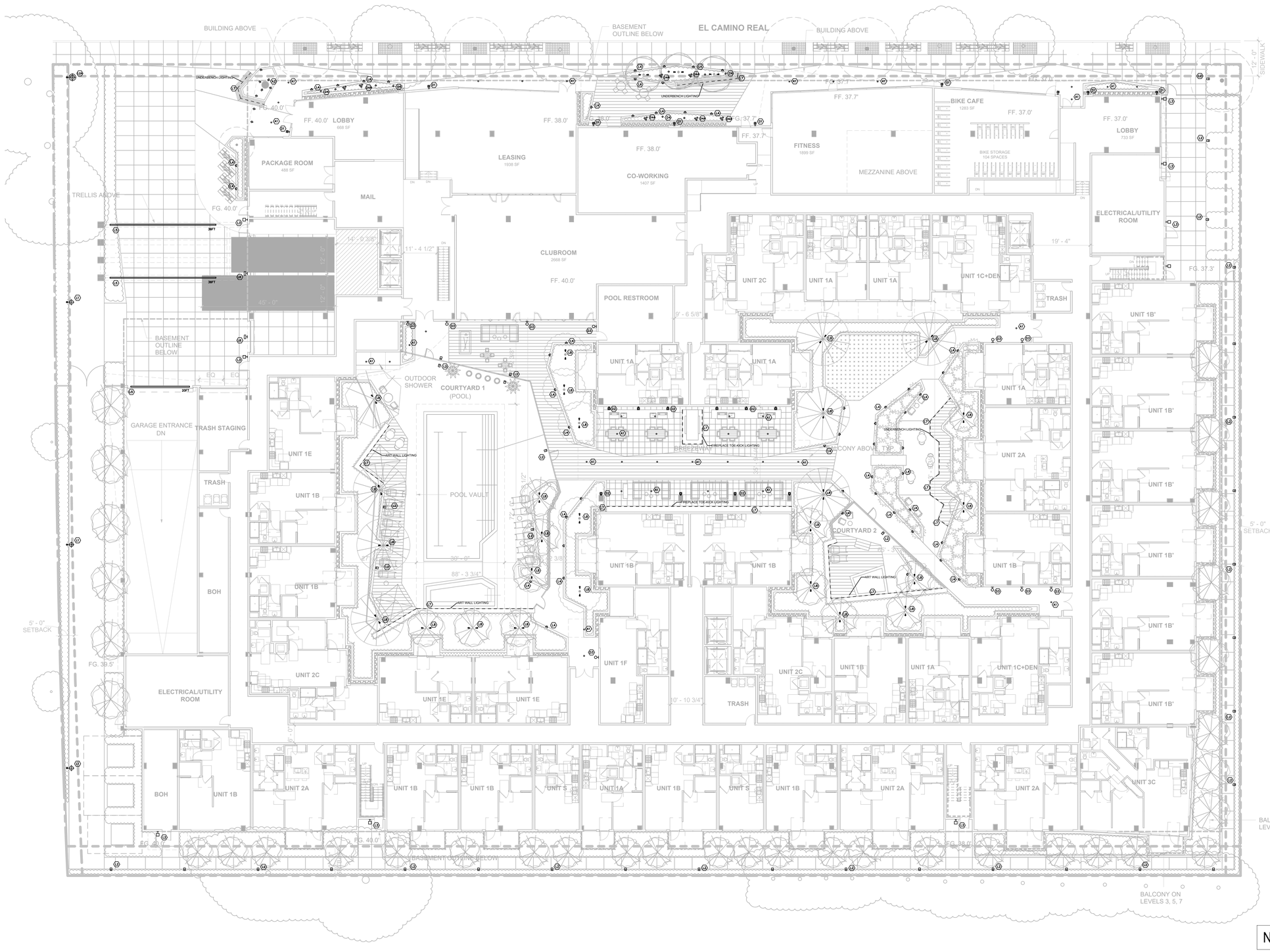
Sheet Title:

LEVEL 6 ROOF DECK PHOTOMETRIC PLAN

Job No.	21037
Date:	04/20/2023
Scale:	AS SHOWN
Drawn By:	ZZ

Sheet No:

LT - C.3



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LEGEND

TAG	SYMBOL	DECRIPTION
LV1		LED POLE LIGHT, TYPE II
LV2		LED POLE LIGHT, TYPE IV
LV3		LED BOLLARD
LV4		LED UTILITY SCONCE
LV5		LED RECESSED STEP LIGHT
LV6		LED RECESSED LINEAR LIGHT (WET RATED)
LV7		LED WALL PACK
LV8		LED LOW VOLTAGE STRIP LIGHT
LV9		LED STAKE MOUNTED TREE ACCENT LIGHT, LOW VOLTAGE
LV1		LED RECESSED DOWN LIGHT (WET RATED)
LV2		LED RECESSED ADJUSTABLE DOWN LIGHT (WET RATED)
LV1		LED EXTERIOR DECORATIVE WALL SCONCE
LV1		LED EXTERIOR DECORATIVE WALL SCONCE
LV1		LED EXTERIOR DECORATIVE WALL SCONCE
LV1		LED EXTERIOR DECORATIVE FLOOR LIGHT
LV1		LED EXTERIOR DECORATIVE FLOOR LIGHT

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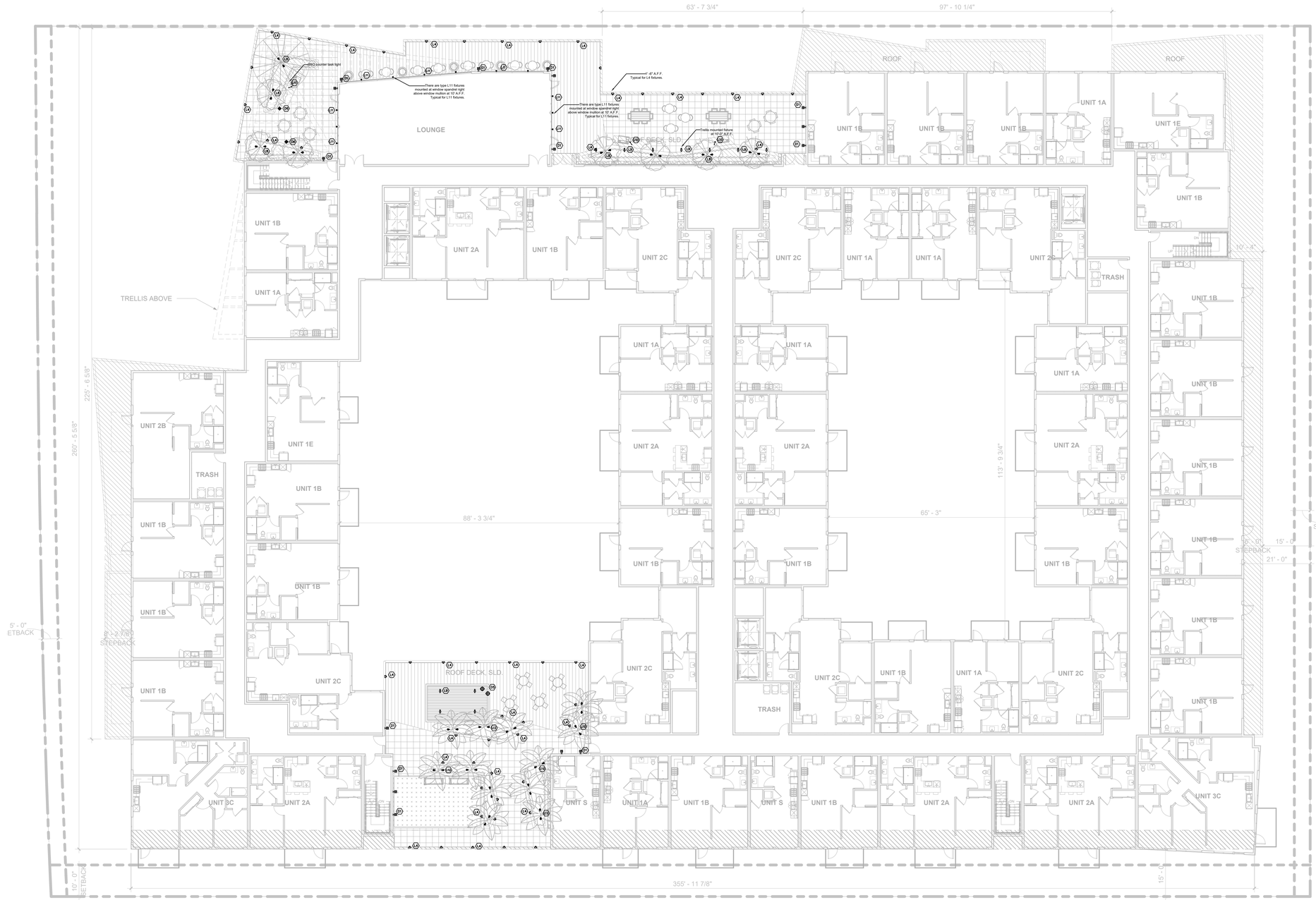
Sheet Title:

LEVEL 1 EXTERIOR SITE LIGHTING PLAN

Job No.	21037
Date:	04/19/2023
Scale:	1/16" = 1'-0"
Drawn By:	ZZ

Sheet No:

LT - S.1



LEGEND

TAG	SYMBOL	DESCRIPTION
L4		LED RECESSED STEP LIGHT
L8		LED STAKE MOUNTED TREE ACCENT LIGHT, LOW VOLTAGE
L9		LED TRELLIS MOUNTED ADJUSTABLE DOWN LIGHT, LOW VOLTAGE
L10		LED BBQ COUNTER LIGHT
L11		LED SMALL WALL LIGHT
L12		LED PALM TREE UP LIGHT
S1		LED EXTERIOR DECORATIVE WALL SCONCE
L05		LED EXTERIOR DECORATIVE PENDANT
L06		LED EXTERIOR DECORATIVE BOLLARD

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Sheet Title:

LEVEL 6 EXTERIOR TERRACE LIGHTING PLAN

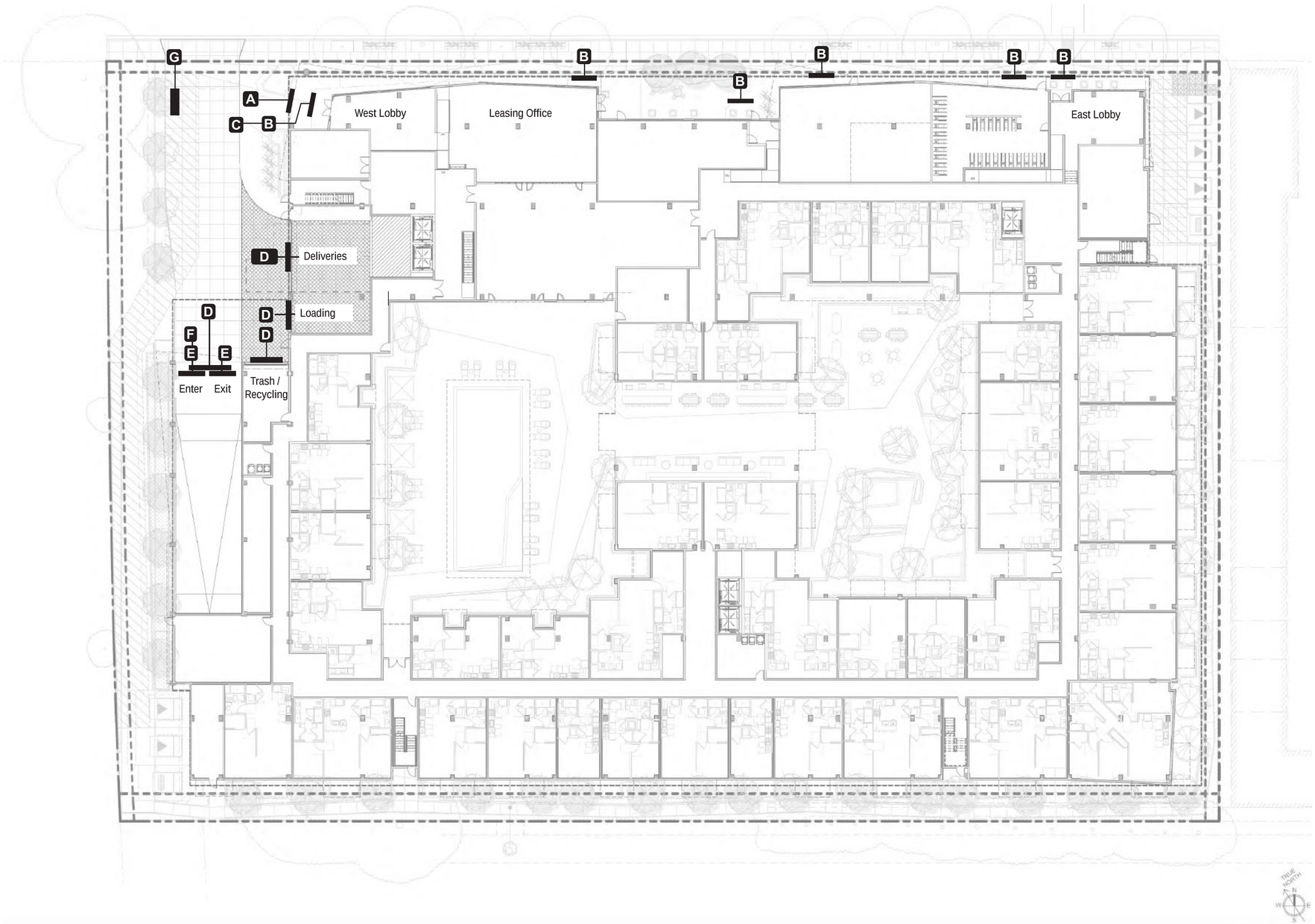
Job No.	21037
Date:	04/19/2023
Scale:	1/16" = 1'-0"
Drawn By:	ZZ

Sheet No:

LT - S.2

SIGN TYPES

- **A** Building ID
- **B** Amenity ID
- **C** Address
- **D** Loading / Parking ID - on building
- **E** Garage Entry/Exit ID
- **F** Garage Entry Clearance Bar
- **G** Project ID + Vehicular Directional (parking/loading/trash)



1 EXTERIOR SIGN LOCATION PLAN

Scale: NTS

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Sheet Title:

EXTERIOR SIGNAGE: SIGN LOCATION PLAN

Job No. 31037
Date: 05/15/2023
Scale: As Noted
DRW By: F. Kalbfeld

Sheet No:

SG -01

NOTE: All signs are diagrammatic representations to indicate general placements and approximate sizes, with material, illumination and general sign structure call outs. Color palette,typography, visual language and design details to be developed.

SIGN TYPES

- **A** **BUILDING ID** - Dimensional letters mounted to building facade. Possibly halo or externally illuminated
- **B** **AMENITY ID** - Non-illuminated, suspended sign panel/cabinet with flush mounted individual letters
- **C** **BUILDING ADDRESS** - Non-illuminated individual fabricated numbers mounted to top of canopy
- **D** **LOADING / PARKING ID** - on building - Non-illuminated letters flush mounted to wall
- **E** **GARAGE ENTRY/EXIT ID** - Non illuminated sign panel w/ slightly dimensional letters flush mounted to wall
- **F** **GARAGE ENTRY CLEARANCE BAR** - Suspended 6” high bar with vinyl type suspended at garage entry
- **G** **PROJECT ID + VEHICULAR DIRECTIONAL** - Double sided freestanding sign cabinet/small monument (possibly illuminated)

1 SIGN LOCATION OVERVIEW — SOUTH ELEVATION
Scale: NTS

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Sheet Title:
EXTERIOR SIGNAGE: CONTEXT ELEVATION OVERVIEW

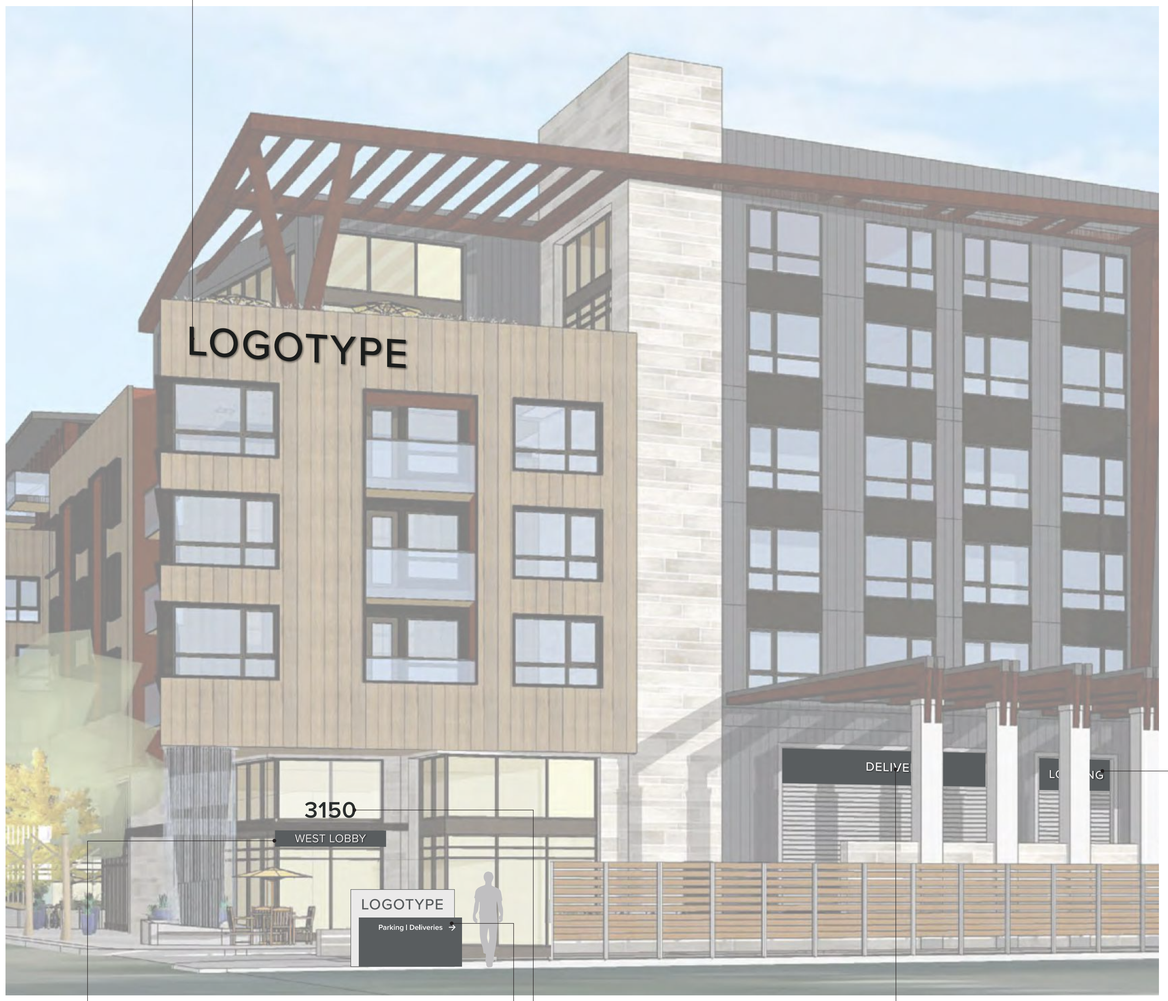
Job No. 31037
Date: 05/15/2023
Scale: As Noted
DRW By: F. Kalbfeld

Sheet No:
SG -02

NOTE: All signs are diagrammatic representations to indicate general placements and approximate sizes, with material, illumination and general sign structure call outs. Color palette,typography, visual language and design details to be developed.

BUILDING ID

Dimensional fabricated letters mounted to building facade. Letters approx. 28" to 34" in height and either halo or face illuminated.



AMENITY ID

Non-illuminated fabricated sign panel with flush mounted individual letters. Sign panel approximately 18" in height and mounted to underside of canopy. Letters approximately 8" - 9" in height.

BUILDING ADDRESS

Dimensional, non-illuminated fabricated numbers mounted to top of canopy. Numbers approximately 16" to 20" inches in height.

PROJECT ID + VEHICULAR DIRECTIONAL

Double sided freestanding sign cabinet/small monument (possibly illuminated). Sign approximately 4'-5' high by 6'-8' wide. Directional letters 3.5" - 4" in height.

1 BUILDING ENTRY AND LOADING — WEST ELEVATION

Scale: NTS

LOADING / DELIVERY / TRASH / PARKING ID

Non-illuminated dimensional letters flush mounted to wall or panel. Color of wall/panel behind letters painted color to contrast letters (color palette TBD).

See sheet G.4 for schematic details

GARAGE ENTRY/EXIT SIGNS

Non illuminated sign panel w/ slightly dimensional letters flush mounted to wall.

See sheet G.4 for schematic details

2 PARKING LOADING — SOUTH ELEVATION

Scale: NTS

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Sheet Title:

EXTERIOR SIGNAGE: SCHEMATIC DETAILS

Job No. 31037
Date: 05/15/2023
Scale: As Noted
DRW By: F. Kalbfeld

Sheet No:

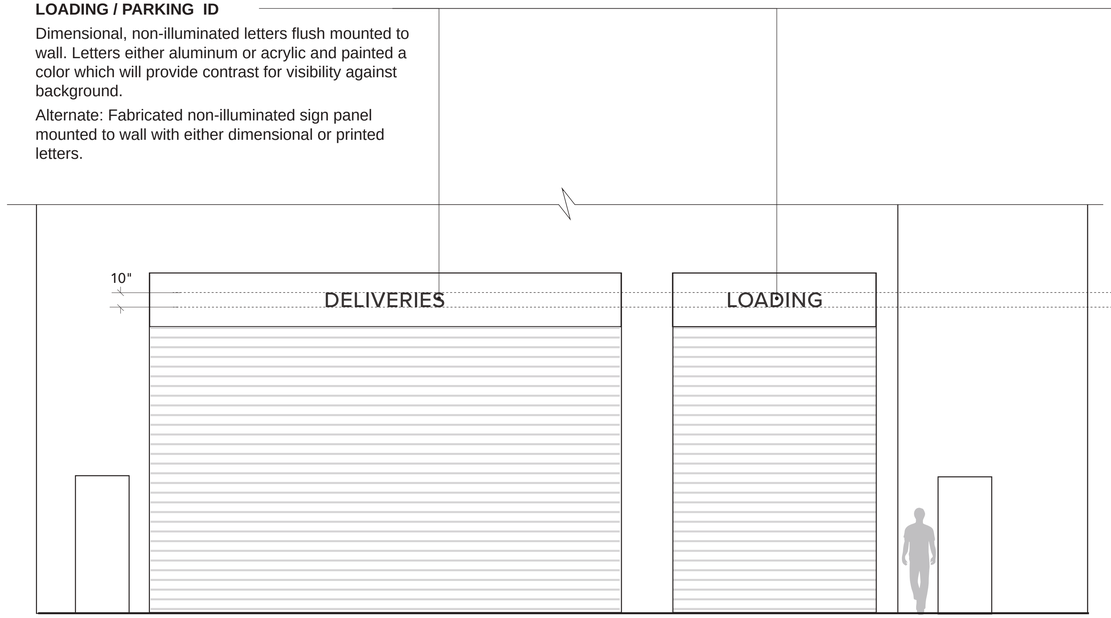
SG -03

NOTE: All signs are diagrammatic representations to indicate general placements and approximate sizes, with material, illumination and general sign structure call outs. Color palette,typography, visual language and design details to be developed.

LOADING / PARKING ID

Dimensional, non-illuminated letters flush mounted to wall. Letters either aluminum or acrylic and painted a color which will provide contrast for visibility against background.

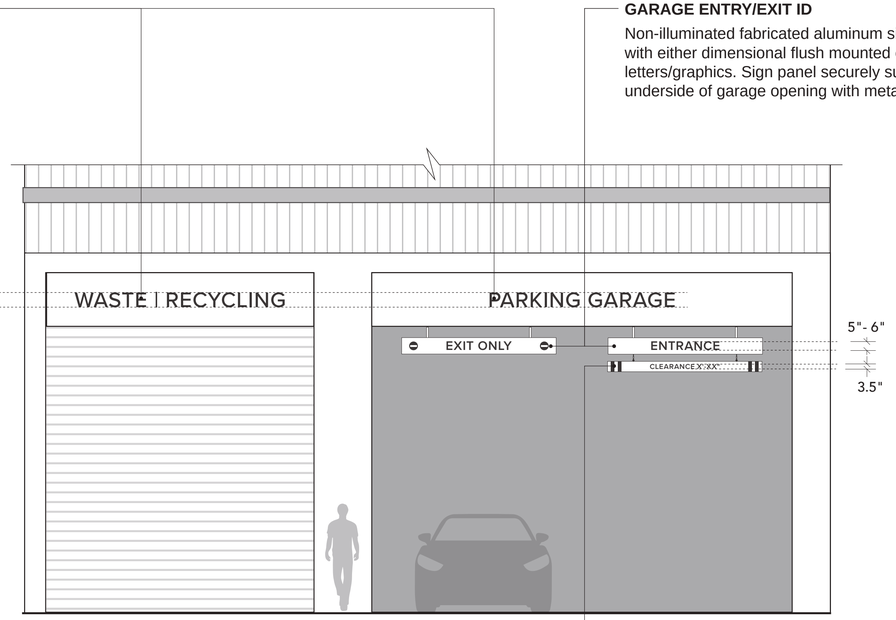
Alternate: Fabricated non-illuminated sign panel mounted to wall with either dimensional or printed letters.



1 PARKING/LOADING AREA — EAST ELEVATION (DIAGRAMMATIC)
Scale: 1/4" = 1'-0"

GARAGE ENTRY/EXIT ID

Non-illuminated fabricated aluminum sign panel/cabinet with either dimensional flush mounted or flat/ printed letters/graphics. Sign panel securely suspended from underside of garage opening with metal tubing or bar.



CLEARANCE BAR

Round or rectangular bar suspended from garage entry sign. Bar painted with flat contrasting letters/graphics.

2 PARKING/LOADING AREA — SOUTH ELEVATION (DIAGRAMMATIC)
Scale: 1/4" = 1'-0"

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125 Willow Road, Menlo Park, CA 94025

Sheet Title:
EXTERIOR SIGNAGE: SCHEMATIC DETAILS- PARKING/LOADING

Job No. 31037
Date: 05/15/2023
Scale: As Noted
DRW By: F. Kalbfeld

Sheet No:
SG -04

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
4.1 Planning and Design		**Code Section**	**Y**	**N**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Storm water drainage and retention during construction (less than one acre)	4.106.2	X		☐		☐					
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3	X		☐		☐					
	Mandatory	Grading and paving	4.106.3	X		☐		☐					
	Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5	X		☐		☐					
	Tier 2 Mand.	Water permeable surfaces for 35% - Tier 2 requirements	A4.106.4	X		☐		☐					
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	X		☐		☐					
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8	X		☐		☐					
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1	X		☐		☐					
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	X		☐		☐					
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.420/A4.106.8.3	X		☐		☐					
	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 18.54.060/ A4.106.9	X		☐		☐					
Electives (choose 4)	**Elective**	Site selection	A4.103.1			☐		☐					
	Elective	Community connectivity	A4.103.2	X		☐		☐					
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1			☐		☐					
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1			☐		☐					
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2			☐		☐					
	Elective	Soil analysis	A4.106.2.1			☐		☐					
	Elective	Soil protection	A4.106.2.2			☐		☐					
	Elective	Landscape design	A4.106.3			☐		☐					
	Elective	Vegetated roof	A4.106.6			☐		☐					
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7	X		☐		☐					
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.185/ A4.106.10	X		☐		☐					
	Elective	Innovative concepts and local environmental conditions	A4.108.1			☐		☐					
4.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X		☐		☐					
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2	X		☐		☐					
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1	X		☐		☐					
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2	X		☐		☐					
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	X		☐		☐					
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) *[MF]*	4.303.1.4.2	X		☐		☐					
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3	X		☐		☐					
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X		☐		☐					
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2	X		☐		☐					
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X		☐		☐					
	Mandatory	Recycled water supply systems *[N]*	4.305.1	X		☐		☐					
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) *[MF only][AA]*	PAMC 16.14.210/ A4.305.3	X		☐		☐					
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.304	X		☐		☐					
Electives (choose 3)	**Elective**	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X		☐		☐					
	Elective	Alternate water sources for nonpotable applications	A4.303.2			☐		☐					
	Elective	Appliances	A4.303.3			☐		☐					
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4	X		☐		☐					
	Elective	Hot water recirculation systems	A4.303.5			☐		☐					
	Elective	Rainwater catchment systems	A4.304.1			☐		☐					
	Elective	Potable water elimination	A4.304.2			☐		☐					
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3	X		☐		☐					
	Elective	Greywater (Locally amended, Whole house greywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1			☐		☐					
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2			☐		☐					
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3			☐		☐					
	Elective	Innovative concepts and local environmental conditions	A4.306.1			☐		☐					
4.4 Material Conservation and Resource Efficiency													
Mandatory	**Tier 2 Mand.**	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1	X		☐		☐					
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2	X		☐		☐					
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against roden	4.406.1	X		☐		☐					
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards	PAMC 16.14.250/ 4.408.1	X		☐		☐					
	Mandatory	Construction waste management plan in Green Halo	A4.408.2	X		☐		☐					
	Mandatory	Waste management company	4.408.3	X		☐		☐					
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	X		☐		☐					
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2	X		☐		☐					
Electives (choose 4)	**Elective**	Efficient framing techniques - Lumber size	A4.404.1	X		☐		☐					
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2	X		☐		☐					
	Elective	Efficient framing techniques - Building systems	A4.404.3			☐		☐					
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4			☐		☐					
	Elective	Prefinished building materials	A4.405.1			☐		☐					
	Elective	Concrete floors	A4.405.2			☐		☐					
	Elective	Use of building materials from rapidly renewable sources	A4.405.4			☐		☐					
	Elective	Drainage around foundations	A4.407.1			☐		☐					
	Elective	Roof drainage	A4.407.2			☐		☐					
	Elective	Flashing details	A4.407.3	X		☐		☐					
	Elective	Material protection	A4.407.4	X		☐		☐					
	Elective	Door protection	A4.407.6			☐		☐					
	Elective	Roof overhangs	A4.407.7			☐		☐					
	Elective	Innovative concepts and local environmental conditions	A4.411.1			☐		☐					

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
4.5 Environmental Quality		**Code Section**	**Y**	**N**		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Fireplaces shall be direct-vent sealed combustion type (all-electric)	PAMC 16.14.090/ 4.503.1	X		☐		☐					
	Mandatory	Covering of duct openings, protection of mechanical equipment during construction	4.504.1	X		☐		☐					
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1	X		☐		☐					
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2	X		☐		☐					
	Mandatory	Aerosol paints and coatings	4.504.2.3	X		☐		☐					
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4	X		☐		☐					
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4.504.3	X		☐		☐					
	Mandatory	Carpet cushion	4.504.3.1	X		☐		☐					
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2	X		☐		☐					
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.2	X		☐		☐					
	Mandatory	Composite wood products	4.504.5	X		☐		☐					
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2	X		☐		☐					
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1	X		☐		☐					
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3	X		☐		☐					
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1	X		☐		☐					
		1. ENERGY STAR fans ducted to outside of building.		X									
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system											
		3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max		X									
	Mandatory	Heating and air conditioning system design (all-electric on or after January 1, 202:	PAMC 16.14.090/ 4.507.2	X		☐		☐					
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16.14.410	X		☐		☐					
Electives (1)	**Elective**	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1			☐		☐					
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3	X		☐		☐					
	Elective	Construction filters *[HR]*	A4.506.2			☐		☐					
	Elective	Direct-vent appliances	A4.506.3			☐		☐					
	Elective	Innovative concepts and local environmental conditions	A4.509.1			☐		☐					

Legend:

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

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

Special Inspector Acknowledgement

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

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

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

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

I certify that:

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

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

CITY STAMPS ONLY

Project Address:

2022 **RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2**

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) http://www.bsc.ca.gov/Home/CALGreen.aspx
City of Palo Alto Development Center Green Building Requirements https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance
City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

2022 RESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN MANDATORY + TIER 2**

Version 01/23

Application: This plan sheet is for residential new construction of any size and substantial remodels.

GB-1
Mandatory +Tier 2

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94612
: (510) 451 - 2850

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3150 ECR PA, LLC

3150 EL CAMINO REAL
Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

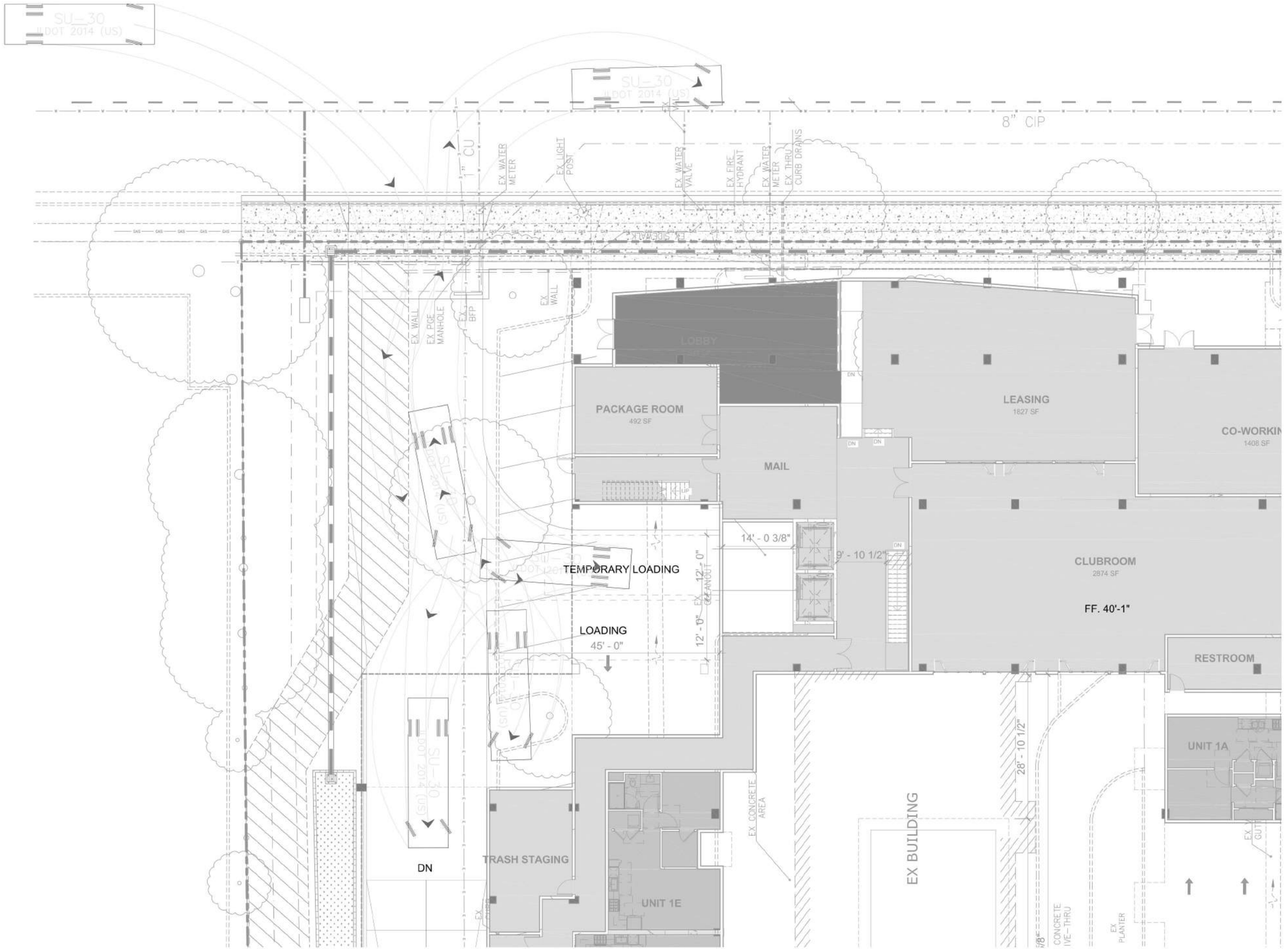
Sheet Title:

GREEN BUILDING PROGRAM SHEET

Job No. 21037
Date: 05/15/2023
Scale:
Author By:

Sheet No:

GB-1



STUDIO T SQUARE

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3150 ECR PA, LLC

3150 EL CAMINO REAL
Palo Alto, California

3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

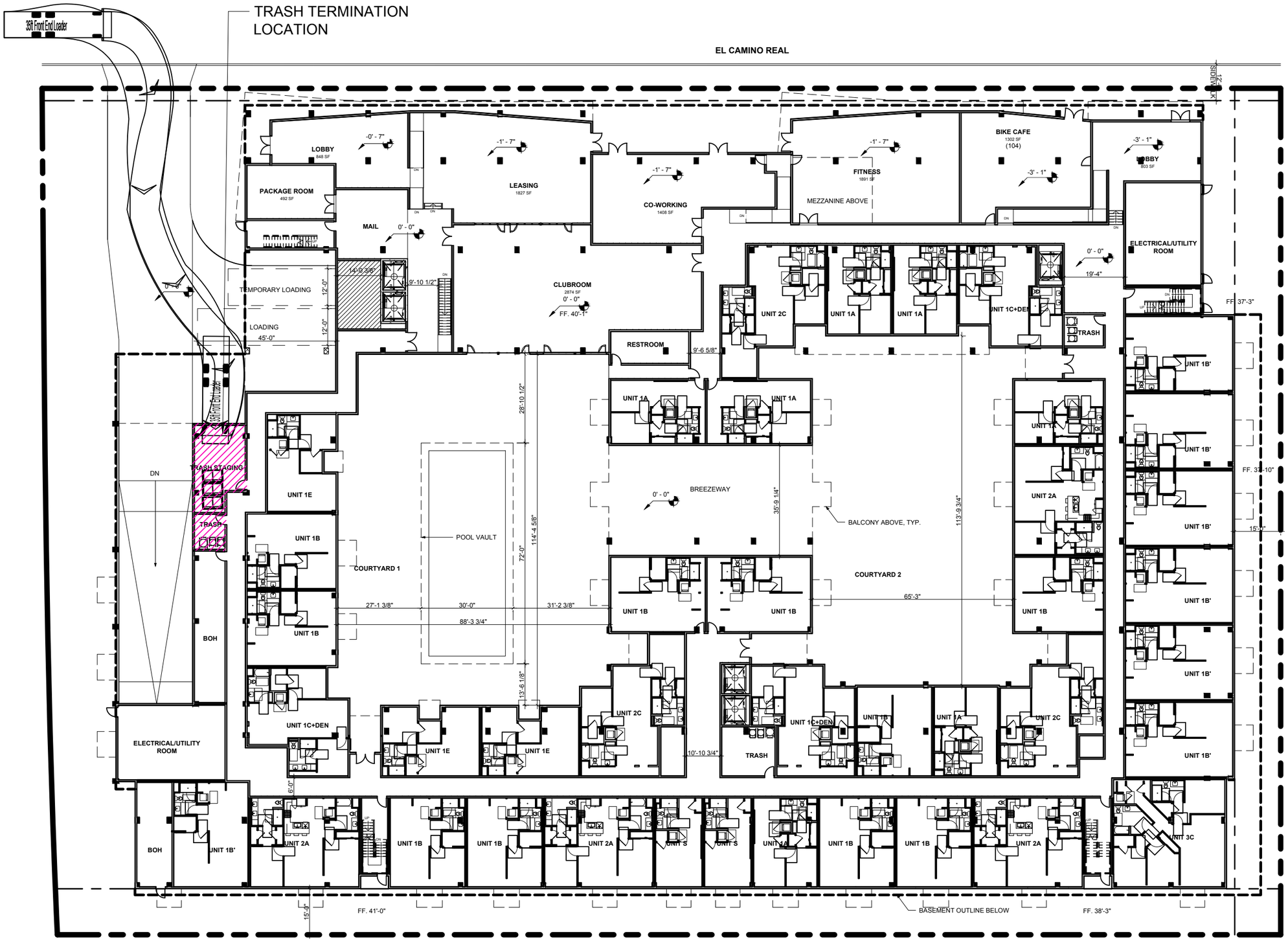
Sheet Title:

TRAFFIC - TRUCK RADIUS

Job No. 21037
Date: 05/15/2023
Scale:
Author By:

Sheet No:

TF-1



1 **SITE PLAN**
1/32" = 1'-0"

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
SBROWN@TRASHMANAGE.COM
CONSULTANT

ARCHITECT

OWNER / DEVELOPER

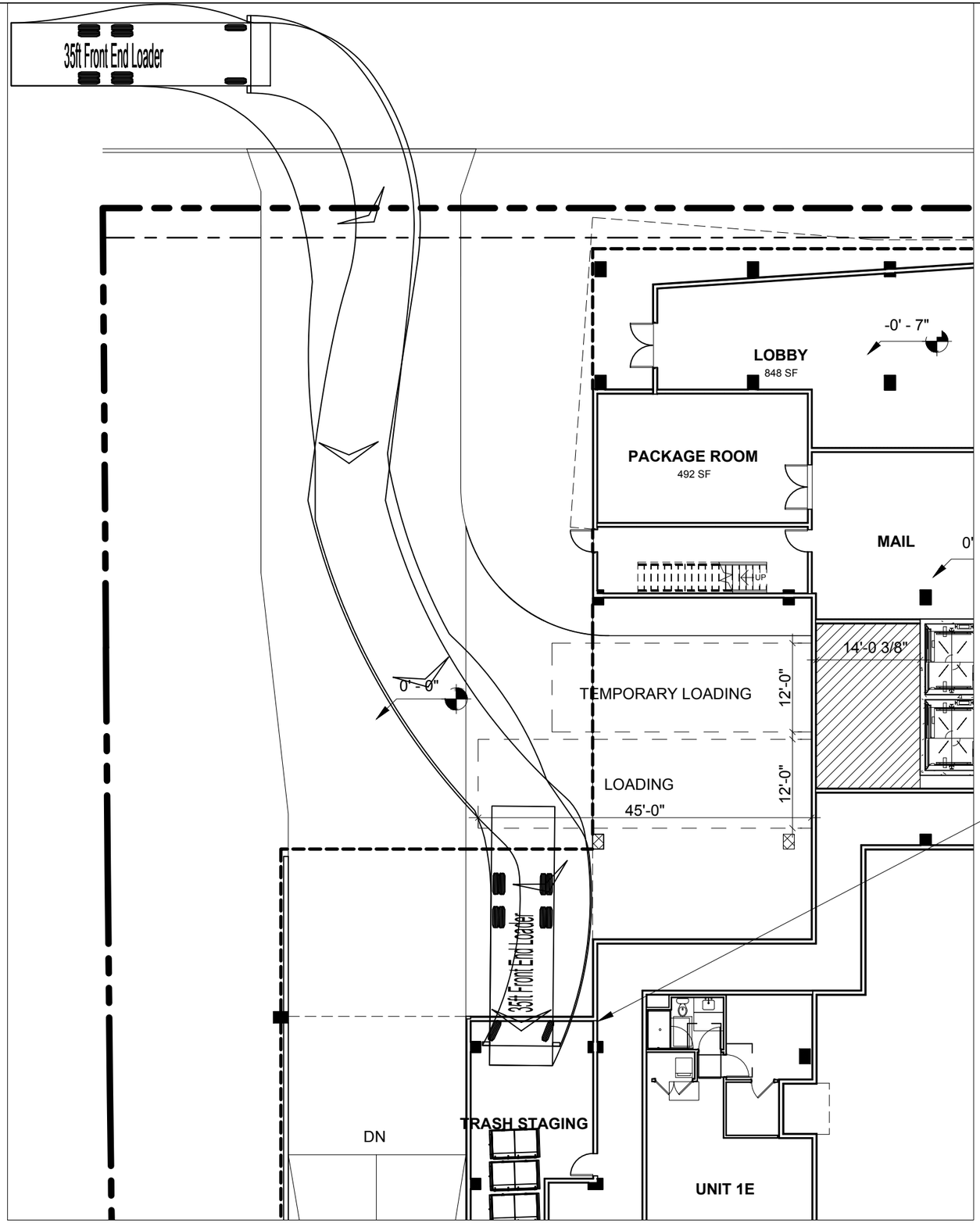
NO.	DATE	ISSUE / REVISION	ISSUED BY

3150 EL CAMINO REAL
PALO ALTO
PROJECT

SITE PLAN
DRAWING TITLE

PROJECT NO.	
DRAWN	PH
APPROVED	DU
DATE	06/27/2023
SCALE	AS SHOWN

DRAWING NO.
TR0.1



BINS TO BE MOVED BY STAFF
TO TRUCK FOR SERVICE

1 **FRONT END TRUCK - PICK-UP**
1/16" = 1'-0"

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
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P: 415.292.5400
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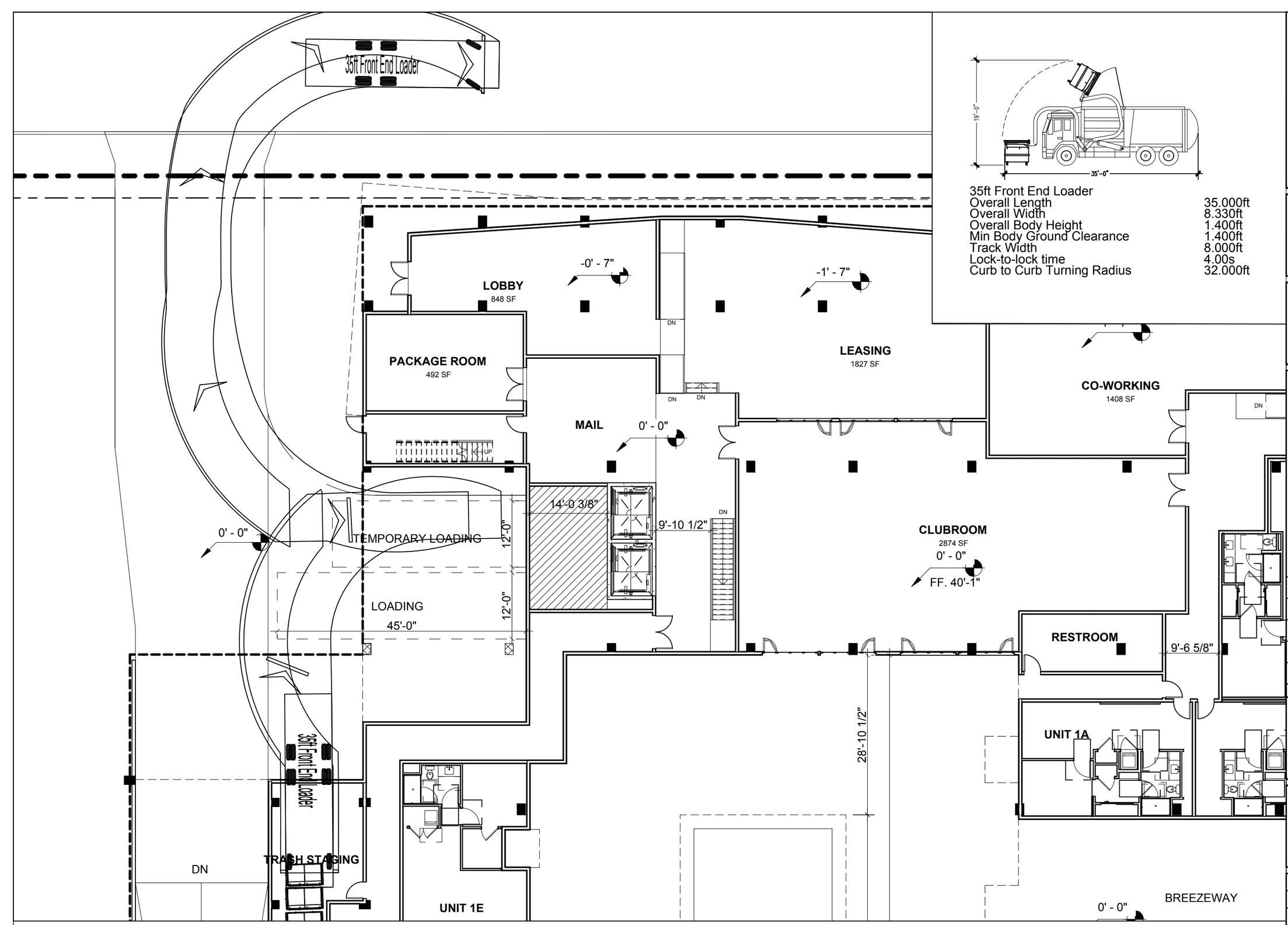
NO.	DATE	ISSUE / REVISION	ISSUED BY

3150 EL CAMINO REAL
PALO ALTO
PROJECT

FRONT LOAD
TRUCK STUDY
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR0.2
DRAWN PH	
APPROVED DU	
DATE 06/27/2023	
SCALE AS SHOWN	



35ft Front End Loader

Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

1 **FRONT END TRUCK - EXITING**
1/16" = 1'-0"

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
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P: 415.292.5400
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CONSULTANT

ARCHITECT

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

3150 EL CAMINO REAL
PALO ALTO
PROJECT

FRONT LOAD TRUCK EXIT
DRAWING TITLE

PROJECT NO.	
DRAWN	PH
APPROVED	DU
DATE	06/27/2023
SCALE	AS SHOWN

DRAWING NO. TR0.3