3150 EL CAMINO REAL - MAJOR ARCHITECTURE REVIEW

PALO ALTO, CALIFORNIA

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

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Sheet Title:
COVER

Job No. 21037
Date: 07/26/2024
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Author By:

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G-000

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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) - ECR FOCUS AREA ZONING
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' to 10' / SIDE: 5' / REAR: 10'
SETBACK PROVIDED:	FRONT: 0' to 4' / SIDE: 15' / REAR: 12'
ECR SIDEWALK SETBACK REQUIRED:	12' - 0" FROM THE CURB
ECR SIDEWALK SETBACK PROVIDED:	MIN. 12' - 0" FROM THE CURB

HEIGHT

MAXIMUM ALLOWED BUILDING HEIGHT:	85'-0" (ECR FOCUS AREA ZONE)
PROPOSED BUILDING HEIGHT:	79'-0" BUILDING HEIGHT MEASURED FROM LOWEST GRADE TO ROOF SHEATHING
PROPOSED NUMBER OF STORIES:	SEVEN (7) STORIES ABOVE GRADE TWO (2) STORIES BELOW GRADE

FAR CALCULATION

443,402 PROPOSED SF / 111,030 LOT AREA = 4.0 FAR

	INCLUDED IN FAR	NOT INCLUDED IN FAR
FLOOR	BUILDING GROSS AREA	PARKING
BASEMENT B2	765 SF	94232 SF
BASEMENT B1	4873 SF	90124 SF
LEVEL 1	66580 SF	
LEVEL 2	55986 SF	
LEVEL 3	65790 SF	
LEVEL 4	67483 SF	
LEVEL 5	68252 SF	
LEVEL 6	58125 SF	
LEVEL 7	55548 SF	
TOTAL	443402 SF	184356 SF
377 UNITS / 2.55 ACRE LOT AREA = 148 UNITS/ACRE		

SEE SHEET A-200 FOR FAR CALCULATION DIAGRAM

LOT COVERAGE

REQUIRED LOT COVERAGE:	70% MAXIMUM (ECR FOCUS AREA ZONE)
PROPOSED LOT COVERAGE (SF):	71,489 SF
LOT AREA:	111,030 SF
PROPOSED LOT COVERAGE %:	64.39%

SEE SHEET A-201 FOR MORE INFORMATION

LANDSCAPE/OPEN SPACE COVERAGE

REQUIRED LANDSCAPE/OPEN SPACE COVERAGE:	30% MINIMUM
PROPOSED LANDSCAPE/OPEN SPACE COVERAGE:	33,596 SF
LOT AREA:	111,030 SF
PROPOSED LANDSCAPE/OPEN SPACE COVERAGE %:	33,596 SF / 111,030 SF = 30.26% > 30%

SEE SHEET A-201 FOR MORE INFORMATION

OPEN SPACE SUMMARY

REQUIRED USABLE OPEN SPACE:
100 SF X 377 UNITS = 37,700 SF (ECR FOCUS AREA ZONE)

PROPOSED USABLE OPEN SPACE:
33,596 SF (COMMON) + 28,408 SF (PRIVATE) = 62,004 SF > 37,700 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 IS A PRIVATELY FUNDED PROJECT AND WILL REPLACE TWO EXISTING COMMERCIAL BUILDINGS WITH RESIDENTIAL APARTMENTS. THE PROGRAM COMPRISES 377 FOR-RENT APARTMENTS, GROUND LEVEL RESIDENT AMENITIES, ROOF DECK AND LOUNGE WITH 458 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.

BMR UNITS

REQUIRED NUMBER OF LOW-INCOME UNITS PER ECR FOCUS AREA ZONE	20% = 76 UNITS
PROVIDED NUMBER OF LOW-INCOME UNITS:	20% = 76 UNITS

PARKING SUMMARY

	PARKING TYPE		QTY
BASEMENT B1	BASEMENT B1		
	TYPICAL 8'-6" x 17'-6"	GUEST	19
	EV READY	GUEST	4
	EV CHARGERS	GUEST	2
	EV CHARGER 12'-0" x 18'-0" VAN ACCESSIBLE	GUEST	1
	9'-0" x 18'-0" VAN ACCESSIBLE	GUEST	1
	9'-0" x 18'-0" ACCESSIBLE	GUEST	1
		GUEST TOTAL:	**28**
	EV READY	RESIDENCE	152
	EV CHARGERS	RESIDENCE	21
	9'-0" x 18'-0" EV CHARGER VAN ACCESSIBLE	RESIDENCE	2
	9'-0" x 18'-0" ACCESSIBLE	RESIDENCE	7
		BASEMENT B1 TOTAL:	**210**
BASEMENT B2	BASEMENT B2		
	TYPICAL 8'-6" X 17'-6" TANDEM	RESIDENCE	9
	TYPICAL 8'-6" x 17'-6"	RESIDENCE	35
	EV READY	RESIDENCE	181
	EV CHARGERS	RESIDENCE	23
	GRAND TOTAL: 458	**BASEMENT B2 TOTAL:**	**248**

28 GUEST STALLS + 430 RESIDENCE STALLS = **458** TOTAL STALLS

GUEST: 28 X 5% = 2 ACCESSIBLE STALLS (INCLUDING 1 VAN ACCESSIBLE)
ASSIGNED PARKING: 430 X 2% = 9 ACCESSIBLE STALLS (INCLUDING 1 VAN ACCESSIBLE)
2 + 9 = 11 ACCESSIBLE PARKING REQUIRED; 11 ACCESSIBLE PARKING PROVIED

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

2022 CALGREEN SUPPLEMENT - EFFECTIVE JULY 1, 2024:

TYPE	REQUIREMENTS	REQUIRED #	PROPOSED #
EV READY	40% OF PARKING SPACES	184	337
EV CHARGERS	10% OF PARKING SPACES	46	46

PAMC A4.106.8.2 NEW MULTI-FAMILY DWELLINGS REQUIREMENTS:

RESIDENTIAL	(1) LVL 2 EVSE OR (1) LVL 2 EV READY / UNIT	377	377
GUEST	25% EV CAPABLE / READY / EVSE 10% EVSE INSTALLED	7 3	7 3

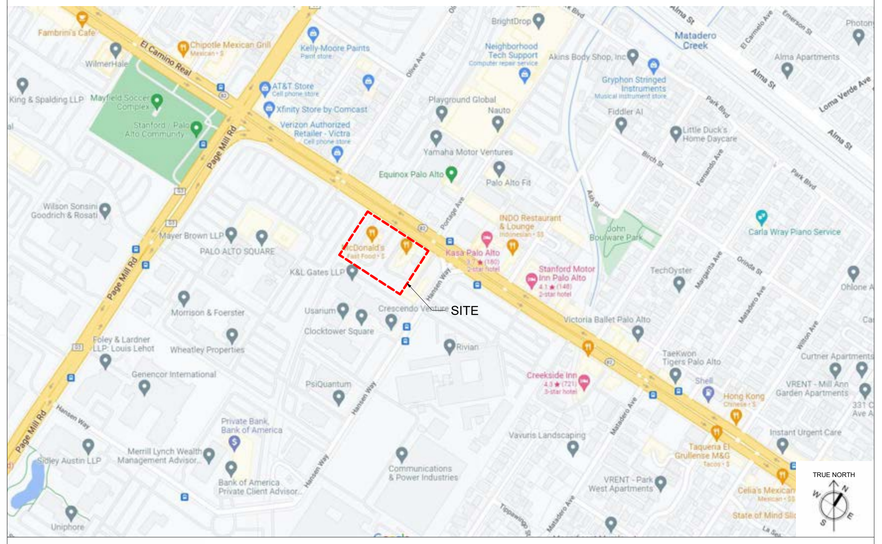
BIKE PARKING

LONG TERM BIKE PARKING		SHORT TERM BIKE PARKING
BIKE RACK LEVEL B1: BIKE RACK LEVEL 1:	69 x 4 = 276 27 x 4 = 108	TOTAL CLASS II BIKE PARKING: 38 PROPOSED = 38 REQUIRED
EACH BIKE RACK PROVIDES 4 BIKE PARKING TOTAL CLASS I BIKE PARKING: 384 PROPOSED > 377 REQUIRED		SEE LANDSCAPE DRAWING FOR LOCATIONS

UNIT SUMMARY

	Studio		1BR								1BR+DEN				2BR						2BR+DEN		3BR			
	S.1 (with partion)	S.2	1A	1B	1C	1D.1	1D.2 (with recess)	1E	1F	1G	1H.1	1H.2	1J	1K	2A.1	2A.2 (with recess)	2B	2C	2D	2E	3A	3B	3C	Total
Level 1	2	0	8	5	0	0	0	2	1	0	1	0	2	11	1	0	0	3	3	0	1	0	0	**40**
Level 2	2	0	8	6	0	0	0	2	0	1	3	0	0	11	1	0	0	7	3	0	2	0	0	**46**
Level 3	0	2	9	7	0	6	5	4	0	0	3	6	0	0	6	1	0	7	0	1	2	1	1	**61**
Level 4	0	2	10	7	0	6	5	4	0	0	3	6	0	0	7	1	0	7	0	1	2	1	1	**63**
Level 5	0	2	10	7	0	6	5	4	0	0	3	6	0	0	7	1	0	7	0	1	2	1	1	**63**
Level 6	0	1	10	13	1	5	5	0	0	0	0	0	0	0	7	1	1	7	0	0	2	0	0	**53**
Level 7	0	1	9	12	1	5	5	0	0	0	0	0	0	0	7	1	1	7	0	0	2	0	0	**51**
Total	**4**	**8**	**64**	**57**	**2**	**28**	**25**	**16**	**1**	**1**	**13**	**18**	**2**	**22**	**36**	**5**	**2**	**45**	**6**	**3**	**13**	**3**	**3**	**377**
Rentable SF per type	606 sf	505 sf	645 sf	755 sf	891 sf	735 sf	710 sf	787 sf	834 sf	786 sf	863 sf	904 sf	1,048 sf	882 sf	1,085 sf	1,062 sf	1,091 sf	1,159 sf	1,232 sf	1,290 sf	1,288 sf	1,416 sf	1,486 sf	
Total per BR type	12		249								97				19									
%	**3.18%**		**66.05%**								**25.73%**				**5.04%**									
Avg. Unit SF	874 sf																							

VICINITY MAP



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PROJECT INFORMATION

Job No. 21037
Date: 07/26/2024
Scale: 12" = 1'-0"
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G-100

CBC TABLE 508.4 - FIRE BARRIERS AT OCCUPANCY SEPARATIONS:

GROUP R-2 TO A-3, A-2/B:	1-HOUR
GROUP R-2 to M:	1-HOUR
GROUP A-3, A-2 TO S-2:	NONE
GROUP A-3, A-2 TO S-2:	NONE
STORAGE > 100 SF:	1-HOUR

NOTES:
COLUMNS TO BE PROTECTED AS REQUIRED IN SECTION 704.2, OTHER PARTS OF THE PRIMARY STRUCTURAL FRAME AS REQUIRED PER SECTION 704.3 THROUGH 713

ACCESSIBILITY:
2022 CBC CHAPTER 11A
2022 CBC CHAPTER 11B (FOR "SITE, RETAIL AND LEASING" AREAS ONLY)
FHA GUIDELINES, FHA DESIGN MANUAL
ANSI A117.1 - 1998 AS "SAFE HARBOR" (FOR "COMMON USE AREAS" ONLY)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (FOR "PUBLIC ACCOMMODATION" AREAS ONLY)
PER CBC SECTION 1106A.1 - ALL DWELLING IN COVERED MULTI FAMILY DWELLING WITH ELEVATOR ARE CONSIDERED ACCESSIBLE AND ADAPTABLE.
PER CBC SECTION 1009.2.1- EXEMPTION 1: ELEVATOR NOT REQUIRED AS MEAN OF EGRESS IF AUTOMATIC SPRINKLER ARE PROVIDED ALONG WITH HORIZONTAL EXITS.

PLUMBING FIXTURE CALCULATIONS: 2022 CPC TABLE 422.1
LEVEL 6 LOUNGE (A-3), OLF: 30 (TABLE 4-1 CPC SECTION 422.1)
1848 SF / 30 = 61.6 OCCUPANTS / 2 = 31 MEN & 31 WOMEN
REQUIRED FIXTURES (MEN): 1 WATER CLOSET, 1 URINAL, 1 LAVATORY
REQUIRED FIXTURES (WOMEN): 2 WATER CLOSETS, 1 LAVATORY

LEVEL 6 NORTH ROOF DECK (A-3), OLF: 30 (TABLE 4-1 CPC SECTION 422.1)
3187 SF / 30 = 106.2 OCCUPANTS / 2 = 54 MEN & 54 WOMEN
REQUIRED FIXTURES (MEN): 1 WATER CLOSET, 1 URINAL, 1 LAVATORY
REQUIRED FIXTURES (WOMEN): 3 WATER CLOSETS, 1 LAVATORY

LEVEL 6 SOUTH ROOF DECK (A-3), OLF: 30 (TABLE 4-1 CPC SECTION 422.1)
1625 SF / 30 = 54.1 OCCUPANTS / 2 = 28 MEN & 28 WOMEN
REQUIRED FIXTURES (MEN): 1 WATER CLOSET, 1 URINAL, 1 LAVATORY
REQUIRED FIXTURES (WOMEN): 2 WATER CLOSETS, 1 LAVATORY

CODE: **BUILDING DESIGN BASED ON:**

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE (INCLUDING JULY 1, 2021 SUPPLEMENT)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
NFPA 13 2022 EDITION – FULLY SPRINKLERED
ALL SUPPLEMENTS AND ERRATA EFFECTIVE JANUARY 1, 2020
CITY OF PALO ALTO LOCAL AMENDMENTS
COUNTY OF SANTA CLARA HEALTH AMENDMENTS AND REQUIREMENTS FOR SWIMMING POOL AREA
2022 CBC CHAPTER 11A
2022 CBC CHAPTER 11B (FOR PUBLIC AREAS ONLY),
FHA DESIGN MANUAL
ANSI A117.1 - 1998 AS "SAFE HARBOR" (FOR "COMMON USE AREAS")
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (FOR "PUBLIC ACCOMMODATION AREAS")

CONSTRUCTION TYPE: CBC SECTION 602.1
TYPE I-A – CBC 602.2: LEVEL B1, B2, 1 and 2 (GARAGE AND RESIDENTIAL)
TYPE III-A – CBC 602.3: LEVEL 3 THRU 7 RESIDENTIAL
PER CBC 602.3 USE OF FIRE RETARDANT TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. INTERIOR FRAMING SHALL BE WOOD OR ANY OTHER MATERIALS PERMITTED BY THIS CODE

ROOF CLASSIFICATION: CLASS B MINIMUM PER CBC SECTION 1505.1

SPECIAL PROVISIONS: CBC SECTION 510.2
BASED ON THE SPECIAL PROVISION REQUIREMENTS PER CBC SECTION 510.2 BUILDINGS SHALL BE SEPARATED BY A 3-HOUR HORIZONTAL ASSEMBLY BETWEEN TYPE I-A AND TYPE III-A CONSTRUCTION ABOVE.

THE 3-HOUR HORIZONTAL SEPARATION IS LOCATED BETWEEN LEVELS 2 AND 3, WHICH IS AT THE TOPOF THE TYPE I-A CONCRETE STRUCTURE CONSISTING OF RESIDENTIAL OCCUPANCIES ON LEVEL 1 (GROUND LEVEL) AND LEVEL 2 WHICH ARE ABOVE THE TWO BASEMENT LEVELS OF THE TYPE I-A GARAGE. ABOVE THE 3-HOUR HORIZONTAL SEPARATION IS THE TYPE III-A RESIDENTIAL STRUCTURE AT LEVELS 3 THROUGH 7.

OCCUPANCY CLASSIFICATIONS AND OCCUPANCY LOAD FACTORS (OLF):
OCCUPANCIES DEFINED PER CBC SECTION 302.1
OCCUPANT LOAD FACTOR PER TABLE 1004.1.2

CBC 311.3 -ENCLOSED PARKING GARAGE:	S-2	OLF: 200
CBC 310.3 - RESIDENTIAL: (LEVEL 1 THRU 7 PER CBC SECTION 505)	R-2	OLF: 200
CBC 304.1 - LEASING OFFICE:	B	OLF:150
CBC 303.4 - FITNESS CENTER:	A-3	OLF: 15
CBC 303.4 - FITNESS CENTER W/FIXED EQUIPMENT:	A-3	OLF:50
CBC 303.4 - CLUB ROOM:	A-3	OLF: 15
CBC 304.1 - CO-WORK SPACE:	B	OLF: 150
CBC 311.3 - BIKE ROOM:	S-2	OLF: 200
CBC 303.1.2 – LOUNGE : (ACCESSORY TO R-2 - < 10% OF LEVEL 6 TOTAL AREA)		OLF: 15
CBC 303.1.2 (OUTDOOR) ROOF TERRACE –	A3	OLF: 15
(OUTDOOR) POOL AND SPA WATER SURFACE:	A-3	OLF: 50
(OUTDOOR) POOL COURTYARD GATHERING SPACES:	A-3	OLF: 15
(OUTDOOR) COURTYARD SIDEWALKS:	R-2	OLF: 200

NUMBER OF STORIES: CBC TABLE 504.4
TYPE I-A:
BASIC ALLOWABLE: UNLIMITED
PROVIDED: 2 STORIES IN BASEMENTS & 2 STORIES ABOVE GRADE

TYPE III-A:
BASIC ALLOWABLE: 5 STORIES
PROVIDED: 5 STORIES ON PODIUM AT LEVEL 2

BUILDING HEIGHT: CBC SECTION 504.3, TABLE 504.3
TYPE I-A: MAX BUILDING HEIGHT ALLOWED: UNLIMITED
TYPE III-A: MAX BUILDING HEIGHT ALLOWED: 85 FEET ABOVE AVERAGE GRADE PLANE (FULLY SPRINKLERED, WITHOUT AREA INCREASE)
BUILDING HEIGHT PROVIDED: LESS THAN 85 FEET ABOVE AVERAGE GRADE PLANE
HIGHEST OCCUPIED FLOOR SHALL NOT BE HIGHER THAN 75 FEET FROM THE LOWEST GRADE LEVEL AROUND THE BUILDING. THIS IS NOT A HIGHRISE BUILDING

EXITING:
PER CBC CHAPTER 10,
FOR NUMBER OF EXITS REQUIRED (CBC 1006.3.1)
FOR HORIZONTAL EXITS (CBC 1026)
SEE EXITING PLANS A-XXX – A-XXX
TYPE I-A: GARAGE LEVEL B1 AND B2 - SEE PLANS FOR EXITING
RESIDENTIAL LEVEL 1 & 2 - SEE PLANS FOR EXITING
TYPE III-A: RESIDENTIAL REQUIRE 4 EXIT STAIRS,
PROVIDED: 4 EXIT STAIRS SEE PLANS FOR EXITING
1 HORIZONTAL EXIT PROVIDED AT LEVEL 2 THRU 7
PROJECT USES HORIZONTAL EXIT AS AN EXCEPTION TO PROVIDING ELEVATOR AS AN ACCESSIBLE MEANS OF EGRESS PER CBC SECTION 1009.2.1 EXCEPTION 1

FIRE RESISTIVE FEATURES SUMMARY: PER CBC SECTION 601 AND TABLE 601 AND TABLE 602

TYPE I-A:

PRIMARY STRUCTURAL FRAME:	3-HOUR
FLOOR/CEILINGS:	2-HOUR
ROOF/CEILINGS:	1 1/2-HOUR
EXTERIOR WALLS:BEARING:	3-HOUR
NON-BEARING:	1-HOUR @ LESS THAN 30' FIRE SEPARATION 0-HOUR @ 30' OR MORE FIRE SEPARATION
INTERIOR WALLS:BEARING:	3-HOUR
NON-BEARING:	1-HOUR
SHAFT WALLS: (CBC SECTION 712)	2-HOUR
FIRE WALLS: (CBC SECTION 706)	2-HOUR
EXIT STAIRWAY ENCLOSURE:	2-HOUR
FIRE PARTITION BETWEEN UNITS:	1-HOUR
CORRIDOR WALLS:	1-HOUR
SMOKE BARRIER:	2-HOUR

CBC TABLE 508.4 - FIRE BARRIERS AT OCCUPANCY SEPARATIONS:

ELEV LOBBIES (ACCESSORY USE):	NONE
BOILER ROOMS:	1-HOUR
STORAGE > 100 SF:	1-HOUR
TRASH TERMINATION ROOM:	2-HOUR
SHAFT WALLS: (CBC SECTION 712)	2-HOUR
FIRE WALLS: (CBC SECTION 706)	2-HOUR
EXIT STAIRWAY ENCLOSURE:	2-HOUR
FIRE PARTITION BETWEEN UNITS:	1-HOUR
CORRIDOR WALLS:	1-HOUR

TYPE III-A:

PRIMARY STRUCTURAL FRAME:		1-HOUR
FLOOR/CEILINGS:		1-HOUR
ROOF/CEILINGS:		1-HOUR
EXTERIOR WALLS:	BEARING:	2-HOUR
	NON-BEARING:	1-HOUR @ LESS THAN 30' FIRE SEPARATION 0-HOUR @ 30' OR MORE FIRE SEPARATION
INTERIOR WALLS:		
BEARING:		1-HOUR
NON-BEARING:		0-HOUR
SHAFT WALLS:		2-HOUR
FIRE WALLS:		3-HOUR
FIRE BARRIERS:		
EXIT STAIRWAY ENCLOSURE:		2-HOUR
HORIZONTAL EXITS:		2-HOUR
UNIT SEPARATION WALL:		1-HOUR
CORRIDOR WALLS:		1-HOUR
CORRIDOR OPENING PROTECTION:		20 MINUTES

PROJECT INFORMATION & CODE SUMMARY | 1/16" = 1'-0"

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: 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:
CODE SUMMARY

Job No. 21037
Date: 07/26/2024
Scale: 1/16" = 1'-0"
Author By:

Sheet No:
G-101

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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Palo Alto, California

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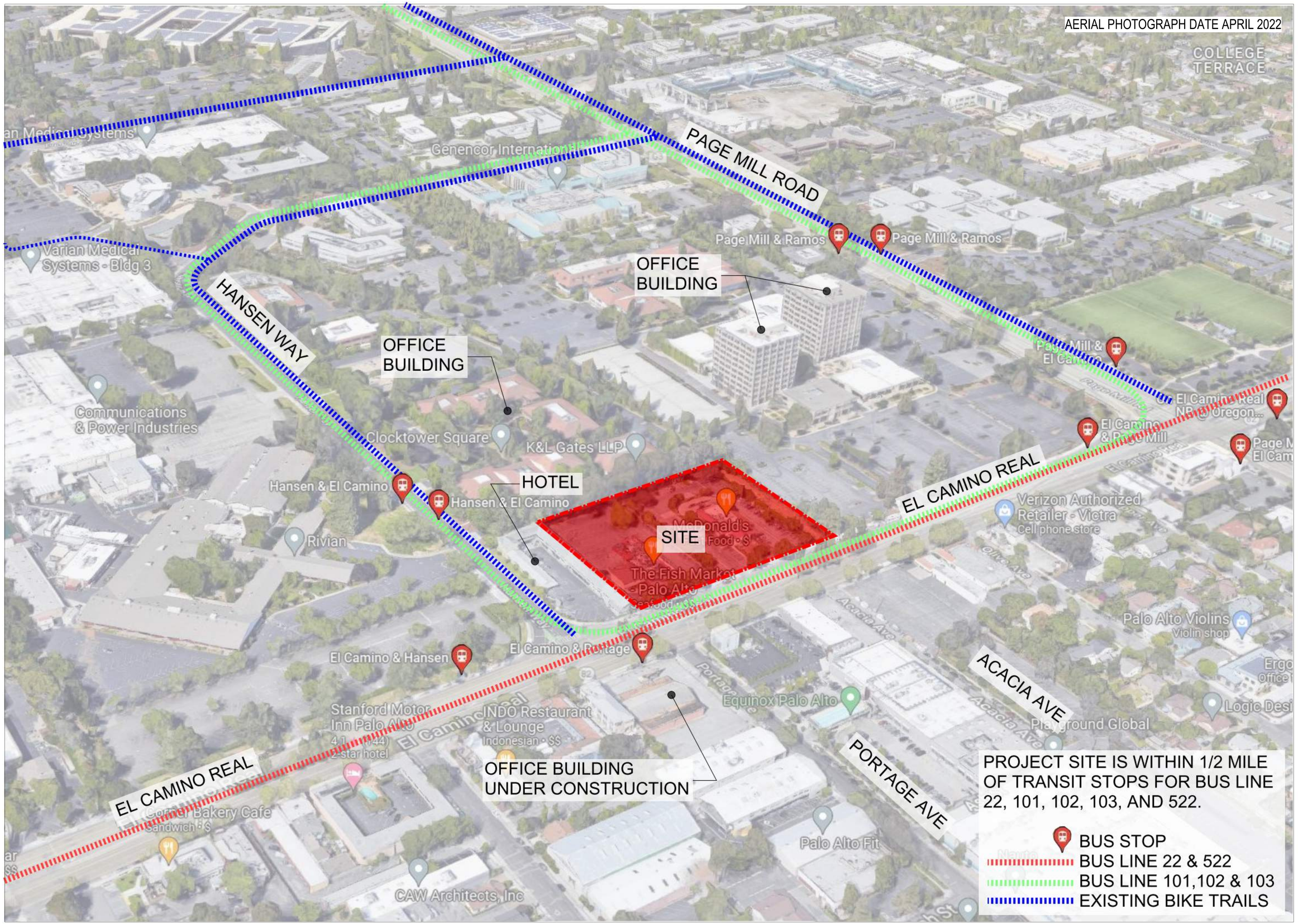
Sheet Title:

EXISTING SITE PHOTOS

Job No. 21037
Date: 07/26/2024
Scale:
Author By:

Sheet No:

G-200



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Palo Alto, California

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Sheet Title:
CONTEXT TRANSPORTATION

Job No. 21037
Date: 07/26/2024
Scale:
Author By:

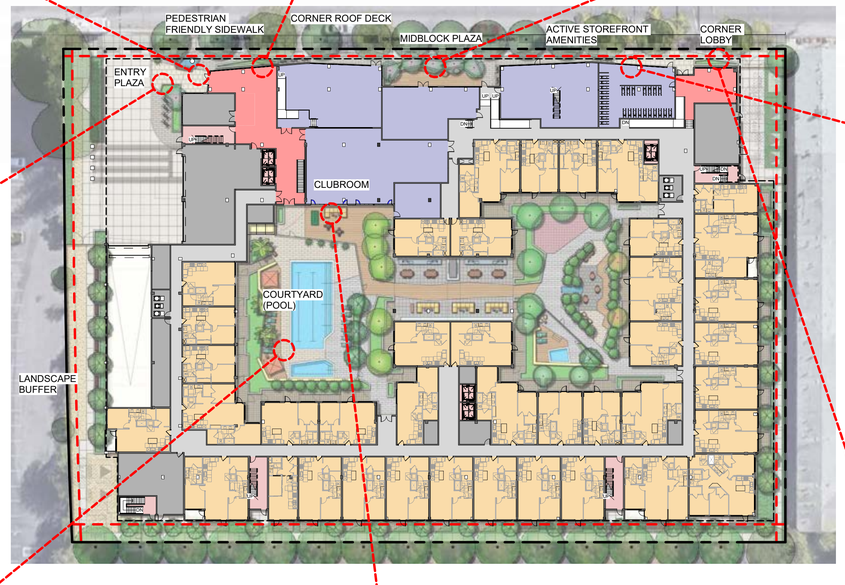
Sheet No:
SP-100

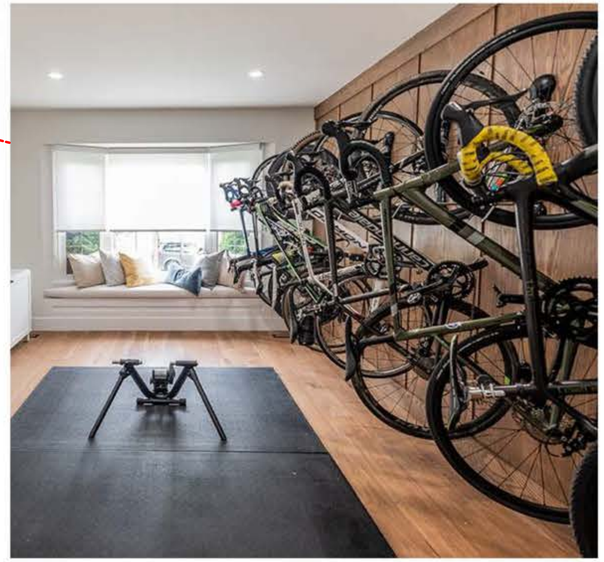
PEDESTRIAN FRIENDLY CORNER PLAZA

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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Sheet Title:

URBAN DESIGN CONCEPT IMAGERY

Job No. 21037
Date: 07/26/2024
Scale: 1" = 40'-0"
Author By:

Sheet No:

SP-201

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

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Palo Alto, California

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

Sheet Title:

ILLUSTRATIVE SITE PLAN

Job No. 21037
Date: 07/26/2024
Scale: 1" = 20'-0"
Author By:

Sheet No:

SP-300

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Palo Alto, California

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125 Willow Road, Menlo Park, CA 94025

Sheet Title:

AERIAL SITE PERSPECTIVE

Job No. 21037
Date: 07/26/2024
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

SP-301

SITE PHOTOGRAPH | 3

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

STREETSCAPE ELEVATION | 1 : 300 | 1

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Palo Alto, California

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

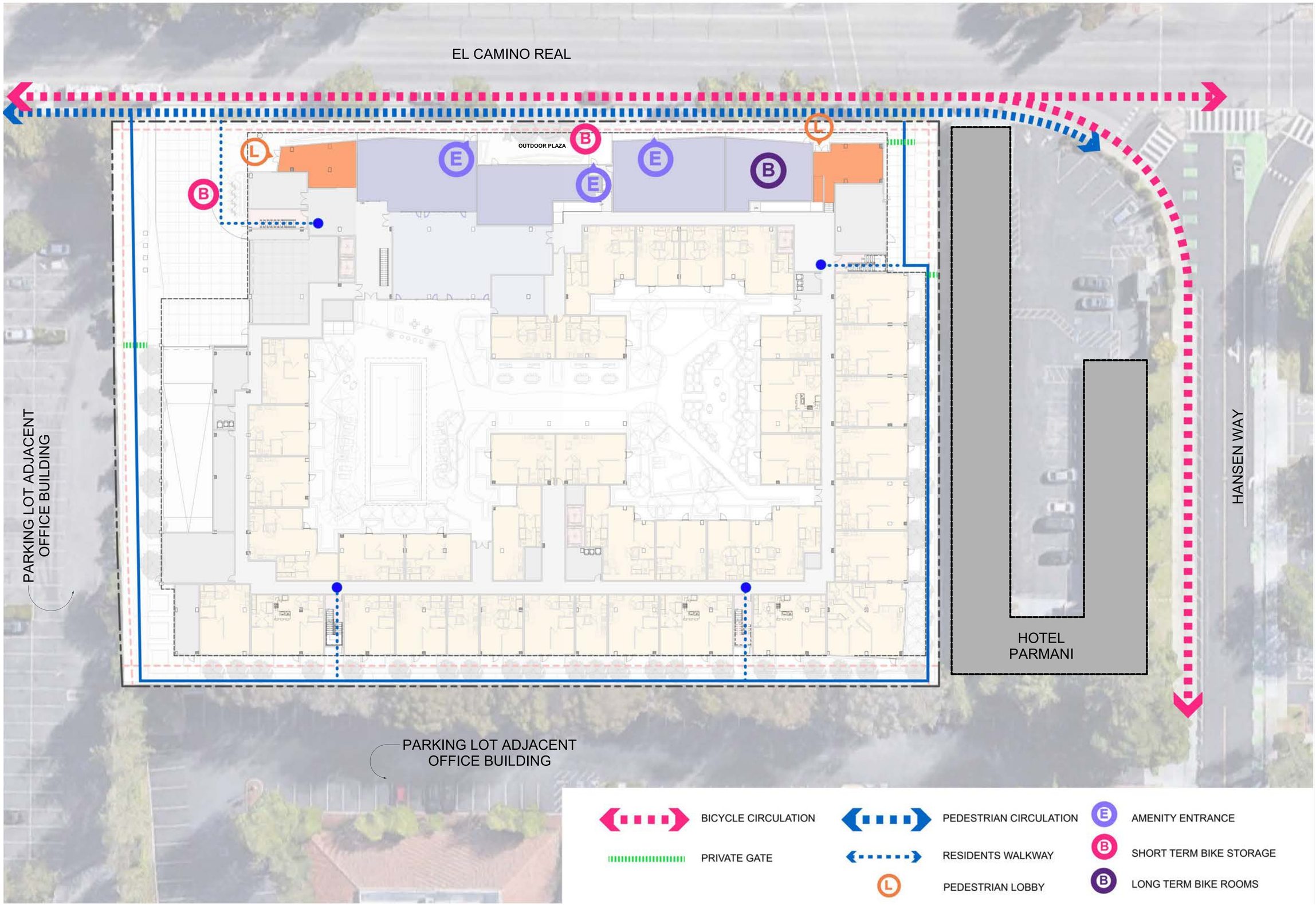
Sheet Title:

AERIAL PHOTOGRAPH & STREETSCAPE

Job No.	21037
Date:	07/26/2024
Scale:	As indicated
Author By:	

Sheet No:

SP-302



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

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125 Willow Road, Menlo Park, CA 94025

Sheet Title:

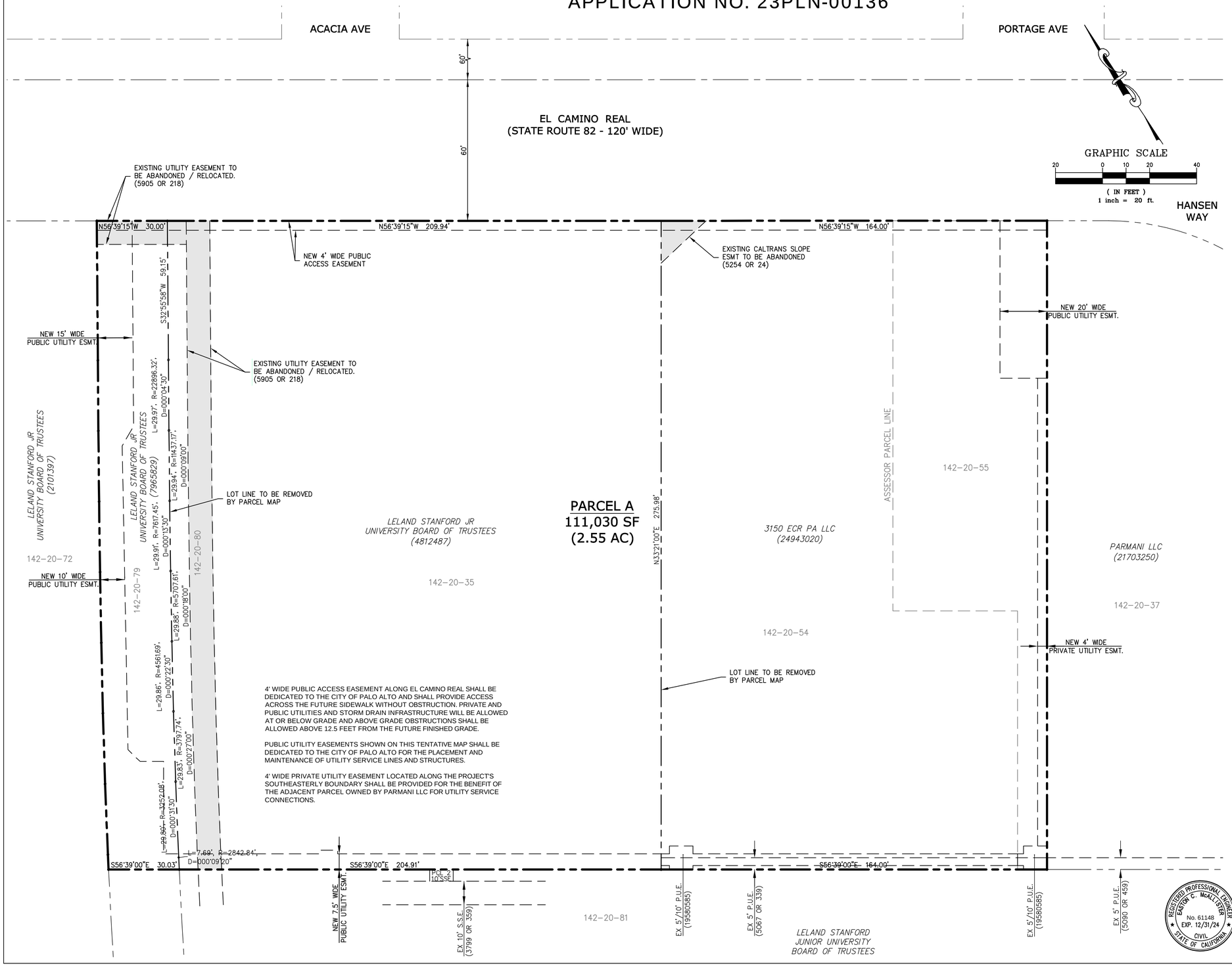
PEDESTRIAN / BICYCLE CIRCULATION

Job No. 21037
Date: 07/26/2024
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
APPLICATION NO. 23PLN-00136

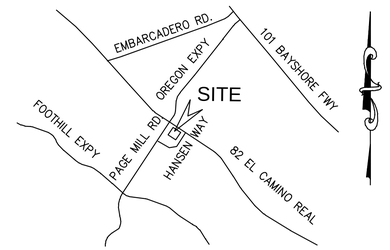


GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

4' WIDE PUBLIC ACCESS EASEMENT ALONG EL CAMINO REAL SHALL BE DEDICATED TO THE CITY OF PALO ALTO AND SHALL PROVIDE ACCESS ACROSS THE FUTURE SIDEWALK WITHOUT OBSTRUCTION. PRIVATE AND PUBLIC UTILITIES AND STORM DRAIN INFRASTRUCTURE WILL BE ALLOWED AT OR BELOW GRADE AND ABOVE GRADE OBSTRUCTIONS SHALL BE ALLOWED ABOVE 12.5 FEET FROM THE FUTURE FINISHED GRADE.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS TENTATIVE MAP SHALL BE DEDICATED TO THE CITY OF PALO ALTO FOR THE PLACEMENT AND MAINTENANCE OF UTILITY SERVICE LINES AND STRUCTURES.

4' WIDE PRIVATE UTILITY EASEMENT LOCATED ALONG THE PROJECT'S SOUTHEASTERLY BOUNDARY SHALL BE PROVIDED FOR THE BENEFIT OF THE ADJACENT PARCEL OWNED BY PARMANI LLC FOR UTILITY SERVICE CONNECTIONS.



VICINITY MAP

PROJECT SUMMARY

PROPERTY ADDRESS:	3128, 3150 - 3160 EL CAMINO REAL PALO ALTO, CA 94306
OWNERS:	3150 ECR PA LLC 125 WILLOW ROAD MENLO PARK, CA 94025 (650) 622-2107 LELAND STANFORD JR UNIVERSITY BOARD OF TRUSTEES 365 LASUEN STREET STANFORD, CA 94305 (650) 721-2926
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	DEMOLITION PLAN
VTPM-4	SITE PLAN
VTPM-5	GRADING AND UTILITY PLAN
VTPM-6	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.

REGISTERED PROFESSIONAL ENGINEER EASTON C. McALLISTER No. 61148 EXP. 12/31/24 CIVIL STATE OF CALIFORNIA

08/12/24
EASTON C. MCALLISTER, PE — DATE
P.E. #61148 EXP 12/31/24

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3150 ECR PA, LLC

TALUS CIVIL ENGINEERING | SURVEYING

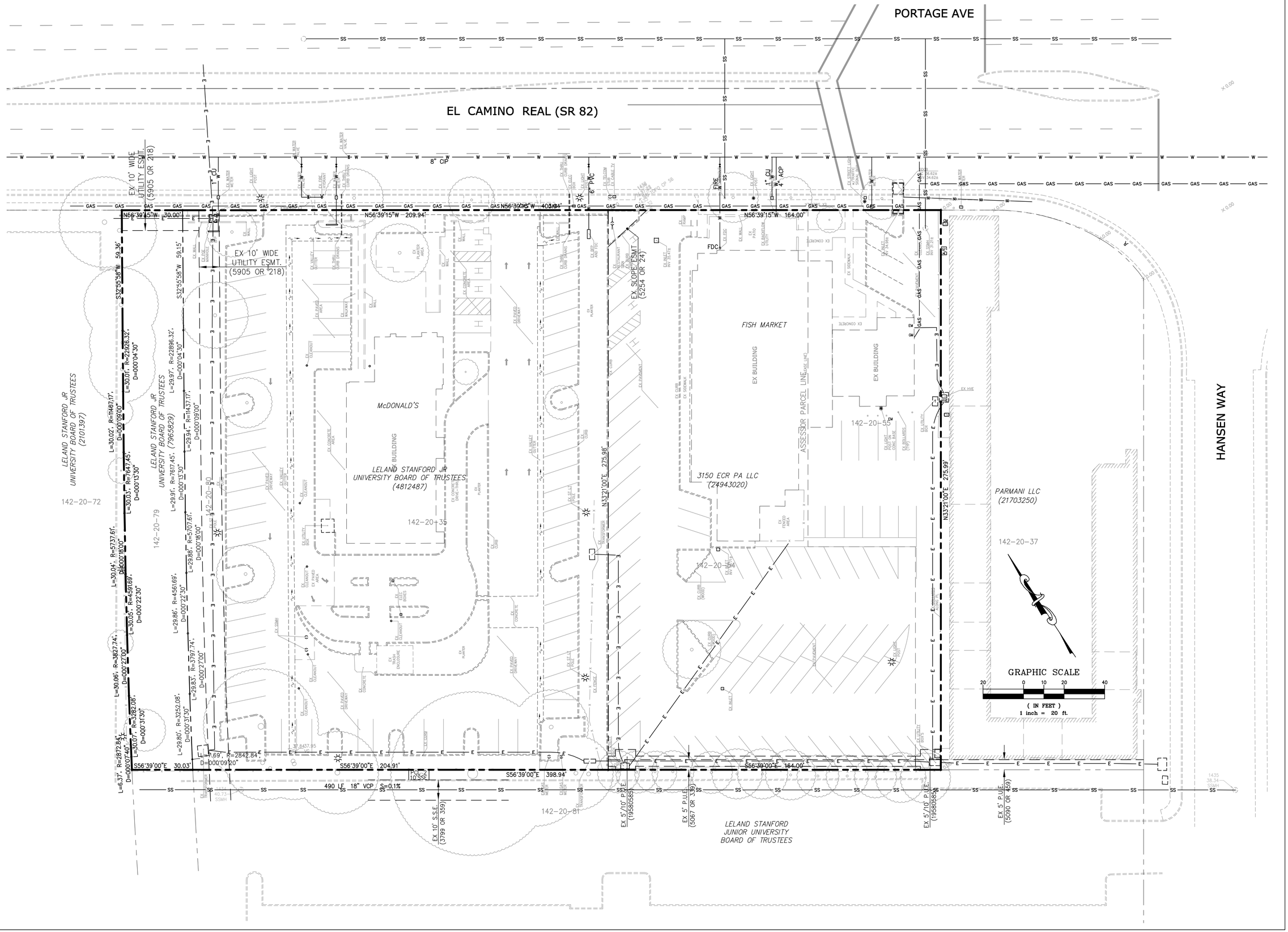
3150 EL CAMINO REAL
Palo Alto, California

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

Sheet Title:
VESTING TENTATIVE PARCEL MAP

Job No. 21195
Date: 08/12/2024
Scale:
Author By:

Sheet No:
VTPM-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:

EXISTING CONDITIONS PLAN

Job No. 21195
Date: 08/12/2024
Scale:
Author By:

Sheet No:

VTPM-2

PORTAGE AVE

EL CAMINO REAL (SR 82)

HANSEN WAY

UPGRADE EXISTING FIRE HYDRANT

EXISTING WATER SERVICE TO BE TERMINATED

EXISTING STREET TREE TO REMAIN

EXISTING WATER SERVICE TO BE TERMINATED

EXISTING STREET TREE TO REMAIN

EXISTING WATER SERVICE TO BE TERMINATED

EXISTING WATER SERVICE TO BE TERMINATED

EXISTING STREET TREE TO REMAIN

EXISTING STREET TREE TO REMAIN

EXISTING STORM DRAIN STRUCTURE TO BE REMOVED

8" CIP

CONFORM/SAWCUT LINE

EX. ELECTRIC VAULT TO BE RELOCATED

EXISTING WATER SERVICE TO BE TERMINATED

EXISTING GAS SERVICE TO BE MAINTAINED FOR AMENITY USE.

EXISTING SEWER SERVICE TO BE PROTECTED

FDC

EXISTING STREET TREE TO REMAIN

EXISTING ELECTRICAL LINES TO BE RELOCATED

EXISTING BUILDING TO BE REMOVED

EXISTING FISH MARKET RESTAURANT

EXISTING BUILDING TO BE REMOVED

EXISTING McDONALD'S RESTAURANT

EXISTING PARKING LOT TO BE DEMOLISHED

EXISTING ELECTRICAL SERVICE TO BE REMOVED

EXISTING ELECTRICAL SERVICE TO BE RELOCATED

EXISTING PARKING LOT TO BE DEMOLISHED

EXISTING ELECTRICAL SERVICE TO BE REMOVED

EXISTING ELECTRICAL SERVICE TO BE RELOCATED

490 LF 18" VCP S=0.1%

POC 2
10' SSE

EX 10' S.S.E. (3799 OR 359)

EX 5'/10' P.U.E. (19580585)

EX 5' P.U.E. (5067 OR 339)

EX 5'/10' P.U.E. (19580585)

EX 5' P.U.E. (5090 OR 459)

EXISTING UTILITY NOTE:

1) EXISTING WATER SERVICES METERS AND SEWER LATERALS ARE TO BE DISCONNECTED AND ABANDONED PER THE LATEST WGW UTILITY ENGINEERING STANDARDS.
2) GAS SERVICE AND METER MUST BE DISCONNECTED WHENEVER A CONTRACTOR IS PLANNING FOR COMPLETE/PARTIAL BUILDING DEMOLITION OR ANY EXCAVATION. WHERE TO APPLY FOR SERVICE DISCONNECTION: THE APPLICANT SHALL FIRST SUBMIT AN "APPLICATION FOR UTILITY DISCONNECTION PRIOR TO BUILDING DEMOLITION/REMODELING" INCLUDING A SIGNED "DECLARATION CONCERNING TENANCY OF BUILDING" TO THE CITY OF PALO UTILITIES CUSTOMER SERVICE CENTER 250 HAMILTON AVE. (CITY HALL) GROUND FLOOR, PALO ALTO, CA 94301. TELEPHONE (650) 329-2161. FORMS ARE AVAILABLE ONLINE.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

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CIVIL ENGINEERING | SURVEYING

3150 EL CAMINO REAL
Palo Alto, California

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

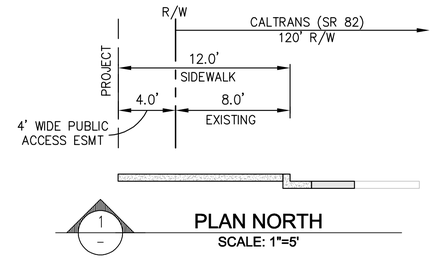
Sheet Title:

DEMOLITION PLAN

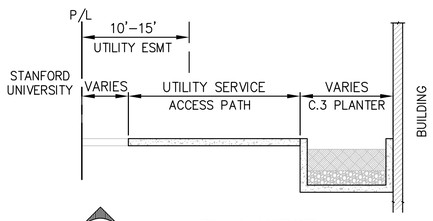
Job No. 21195
Date: 08/12/2024
Scale:
Author By:

Sheet No:

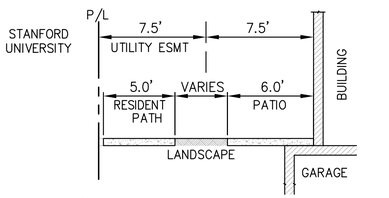
VTPM-3



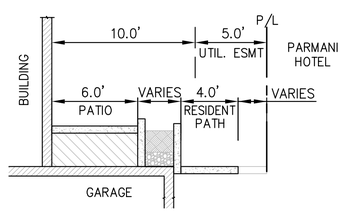
1 – PLAN NORTH
SCALE: 1"=5'



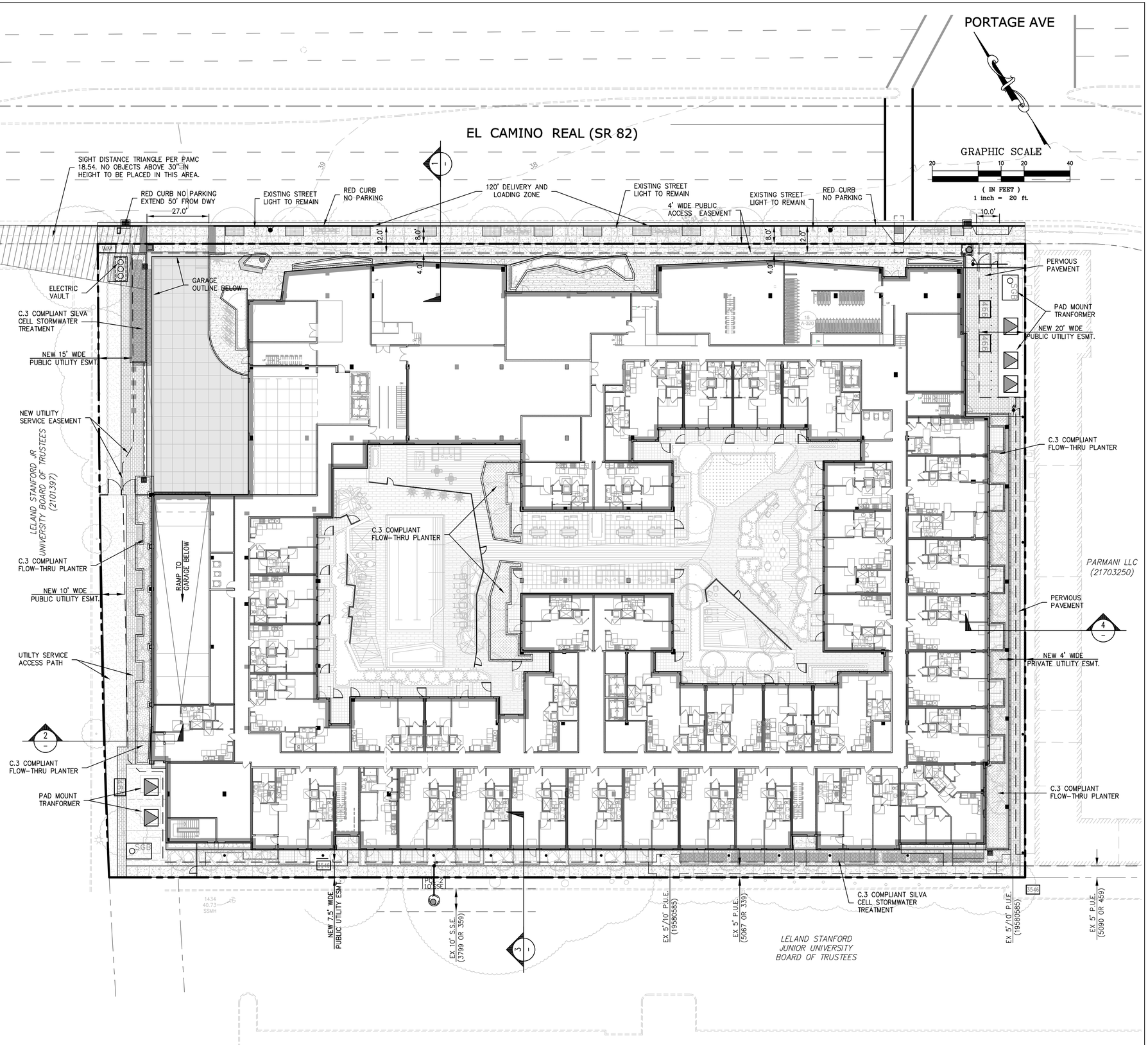
2 – PLAN WEST
SCALE: 1"=5'



3 – PLAN SOUTH
SCALE: 1"=5'



4 – PLAN EAST
SCALE: 1"=5'



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CIVIL ENGINEERING | SURVEYING

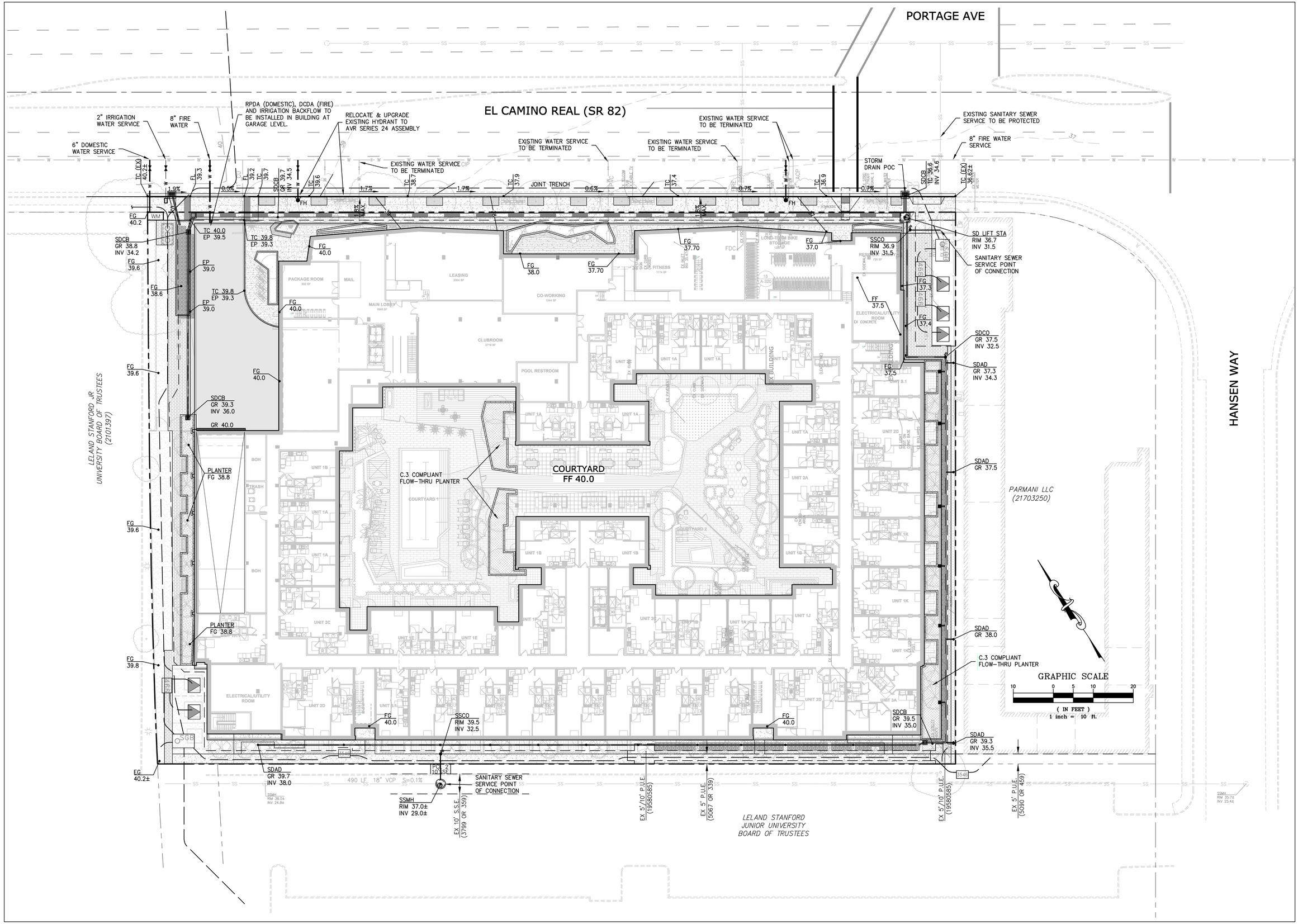
3150 EL CAMINO REAL
Palo Alto, California

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

Sheet Title:
SITE PLAN

Job No. 21195
Date: 08/12/2024
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:

GRADING AND UTILITY PLAN

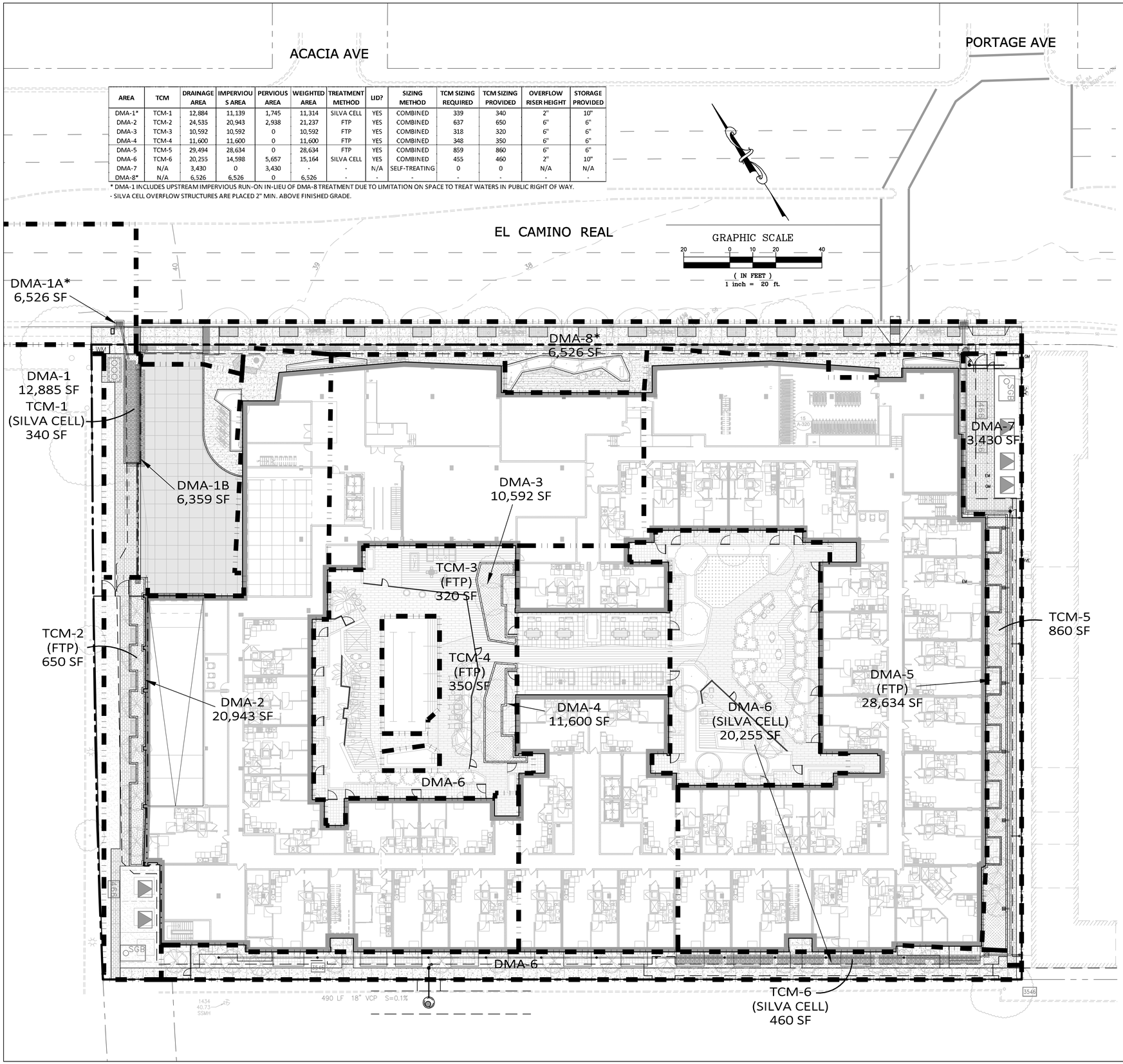
Job No. 21195
Date: 08/12/2024
Scale:
Author By:

Sheet No:

VTPM-5

AREA	TCM	DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	WEIGHTED AREA	TREATMENT METHOD	LID?	SIZING METHOD	TCM SIZING REQUIRED	TCM SIZING PROVIDED	OVERFLOW RISER HEIGHT	STORAGE PROVIDED
DMA-1*	TCM-1	12,884	11,139	1,745	11,314	SILVA CELL	YES	COMBINED	339	340	2"	10"
DMA-2	TCM-2	24,535	20,943	2,938	21,237	FTP	YES	COMBINED	637	650	6"	6"
DMA-3	TCM-3	10,592	10,592	0	10,592	FTP	YES	COMBINED	318	320	6"	6"
DMA-4	TCM-4	11,600	11,600	0	11,600	FTP	YES	COMBINED	348	350	6"	6"
DMA-5	TCM-5	29,494	28,634	0	28,634	FTP	YES	COMBINED	859	860	6"	6"
DMA-6	TCM-6	20,255	14,598	5,657	15,164	SILVA CELL	YES	COMBINED	455	460	2"	10"
DMA-7	N/A	3,430	0	3,430	-	-	N/A	SELF-TREATING	0	0	N/A	N/A
DMA-8*	N/A	6,526	6,526	0	6,526	-	-	-	-	-	-	-

* DMA-1 INCLUDES UPSTREAM IMPERVIOUS RUN-ON IN-LIEU OF DMA-8 TREATMENT DUE TO LIMITATION ON SPACE TO TREAT WATERS IN PUBLIC RIGHT OF WAY.
- SILVA CELL OVERFLOW STRUCTURES ARE PLACED 2" MIN. ABOVE FINISHED GRADE.



STORMWATER CONTROL NOTES:

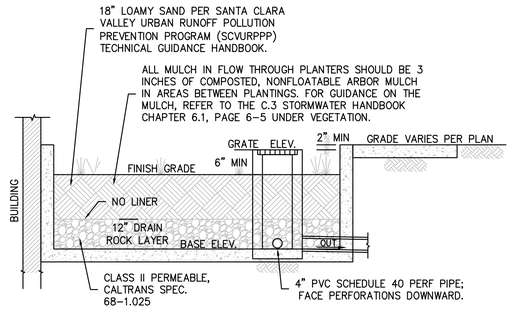
1) STORMWATER BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED STORMWATER BMPS INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.
2) STORM DRAIN LABELING STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING – FLOWS TO BAY," OR EQUIVALENT.
3) CONDENSATE FROM HVAC CONDENSATE LINES SHALL NOT BE CONNECTED OR ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM.
4) COOLING SYSTEMS, POOLS, SPAS, FOUNTAINS, BOILERS AND HEAT EXCHANGERS. IT SHALL BE UNLAWFUL TO DISCHARGE WATER FROM COOLING SYSTEMS, POOLS, SPAS, FOUNTAINS BOILERS AND HEAT EXCHANGERS TO THE STORM DRAIN SYSTEM.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:

1) STORMWATER TREATMENT MEASURES
   - ALL BAY AREA MUNICIPAL REGIONAL STORMWATER PERMIT REQUIREMENTS
   - SHALL BE FOLLOWED.
   - REFER TO THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION
   - PROGRAM C.3 HANDBOOK (DOWNLOAD HERE: HTTP://SCVURPPPW2K.COM/C3_HANDBOOK.SHTML) FOR DETAILS.
   - FOR ALL C.3 FEATURES, VENDOR SPECIFICATIONS REGARDING INSTALLATION AND MAINTENANCE SHOULD BE FOLLOWED AND PROVIDED TO CITY STAFF. COPIES MUST BE SUBMITTED TO PAM BOYLE RODRIGUEZ AT PAMELA.BOYLERODRIGUEZ@CITYOFPALOALTO.ORG. ADD THIS BULLET AS A NOTE TO THE BUILDING PLANS.
   - STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION. ADD THIS BULLET AS A NOTE TO BUILDING PLANS ON STORMWATER TREATMENT (C.3) PLAN.

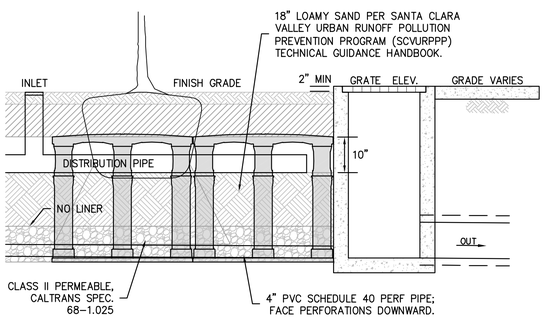
2) BAY-FRIENDLY GUIDELINES (RESCAPECA.ORG) – ADD THESE BULLETS AS A NOTE TO THE BUILDING PLANS.
   - DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES: HTTP://WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SUSTAINABLE-PRACTICES-LANDSCAPEPROFESSIONAL FOR GUIDANCE.
   - AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.

3) STORMWATER QUALITY PROTECTION
   - TEMPORARY AND PERMANENT WASTE, COMPOST AND RECYCLING CONTAINERS SHALL BE COVERED TO PROHIBIT FLY-AWAY TRASH AND HAVING RAINWATER ENTER THE CONTAINERS.
   - DRAIN DOWNSPOUTS TO LANDSCAPING (OUTWARD FROM BUILDING AS
   - NEEDED).
   - DRAIN HVAC FLUIDS FROM ROOFS AND OTHER AREAS TO LANDSCAPING.
   - OFFSITE DOWNGRADE STORM DRAIN INLETS SHALL ALSO BE IDENTIFIED ON THIS PLAN SET AND PROTECTED. IF CITY STAFF REMOVES PROTECTION FROM AN INLET IN THE ROW DURING A RAIN EVENT, THE CONTRACTOR SHALL REPLACE THE INLET PROTECTION BY THE END OF THE FOLLOWING BUSINESS DAY.



NOTE:
PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES INTO THE FLOW THROUGH PLANTERS.

C.3 FLOW-THROUGH PLANTER (TCM's 2-5)
N.T.S.



SILVA CELL TREE WELL (TCM's 1 & 6)
N.T.S.

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3150 EL CAMINO REAL
Palo Alto, California

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

Sheet Title:
PRELIMINARY STORM WATER CONTROL PLAN

Job No. 21195
Date: 08/12/2024
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	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".
1-2	City application ID:	PLN23-00136	
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	Click here for map
1-8	*MAP adjustement 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 5-2, 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: **DMA-1**

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	11,139	1.0	11,139
2-3	Pervious surface	1,745	0.1	175
	Total DMA Area (square feet) =	12,884		
2-4	*Total Effective Impervious Area (EIA)*			11,314 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	Boulder Creek, 35.9"	2.09"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 23.0"	0.79"
6	San Francisco Airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

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):*	703	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

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	340	**Sq.Ft.** (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	527.85	**Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	174.72	**Cubic feet** (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.51	**Feet** (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	6.17	**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	340	**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	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".
1-2	City application ID:	PLN23-00136	
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	Click here for map
1-8	*MAP adjustement 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 5-2, 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: **DMA-2**

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	20,943	1.0	20,943
2-3	Pervious surface	2,938	0.1	294
	Total DMA Area (square feet) =	23,881		
2-4	*Total Effective Impervious Area (EIA)*			21,237 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	Boulder Creek, 35.9"	2.09"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 23.0"	0.79"
6	San Francisco Airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

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):*	1,319	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

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	650	**Sq.Ft.** (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	1009.13	**Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	309.68	**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	5.72	**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	650	**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	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".
1-2	City application ID:	PLN23-00136	
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	Click here for map
1-8	*MAP adjustement 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 5-2, 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: **DMA-5**

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	10,592	1.0	10,592
2-3	Pervious surface	0	0.1	0
	Total DMA Area (square feet) =	10,592		
2-4	*Total Effective Impervious Area (EIA)*			10,592 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	Boulder Creek, 35.9"	2.09"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 23.0"	0.79"
6	San Francisco Airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

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):*	658	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

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	320	**Sq.Ft.** (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	496.80	**Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	160.96	**Cubic feet** (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.50	**Feet** (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	6.04	**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	320	**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	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".
1-2	City application ID:	PLN23-00136	
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	Click here for map
1-8	*MAP adjustement 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 5-2, 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: **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	11,600	1.0	11,600
2-3	Pervious surface	0	0.1	0
	Total DMA Area (square feet) =	11,600		
2-4	*Total Effective Impervious Area (EIA)*			11,600 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	Boulder Creek, 35.9"	2.09"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 23.0"	0.79"
6	San Francisco Airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

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):*	720	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

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	350	**Sq.Ft.** (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	543.38	**Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	176.99	**Cubic feet** (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.51	**Feet** (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	6.07	**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	350	**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	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".
1-2	City application ID:	PLN23-00136	
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	Click here for map
1-8	*MAP adjustement 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 5-2, 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: **DMA-5**

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	28,634	1.0	28,634
2-3	Pervious surface	0	0.1	0
	Total DMA Area (square feet) =	28,634		
2-4	*Total Effective Impervious Area (EIA)*			28,634 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	Boulder Creek, 35.9"	2.09"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 23.0"	0.79"
6	San Francisco Airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

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):*	1,778	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

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	860	**Sq.Ft.** (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	1335.16	**Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	443.02	**Cubic feet** (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.52	**Feet** (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	6.18	**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	860	**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	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".
1-2	City application ID:	PLN23-00136	
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	Click here for map
1-8	*MAP adjustement 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 5-2, 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: **DMA-6**

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	14,598	1.0	14,598
2-3	Pervious surface	5,657	0.1	566
	Total DMA Area (square feet) =	20,255		
2-4	*Total Effective Impervious Area (EIA)*			15,164 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	Boulder Creek, 35.9"	2.09"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 23.0"	0.79"
6	San Francisco Airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

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):*	942	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

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	460	**Sq.Ft.** (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	714.16	**Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	227.52	**Cubic feet** (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.49	**Feet** (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	5.94	**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	460	**Square feet** (Either Item 5-2 or final amount in Item 7-1)

STUDIO T SQUARE

: Architecture
: Planning
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TALUS
CIVIL ENGINEERING | SURVEYING

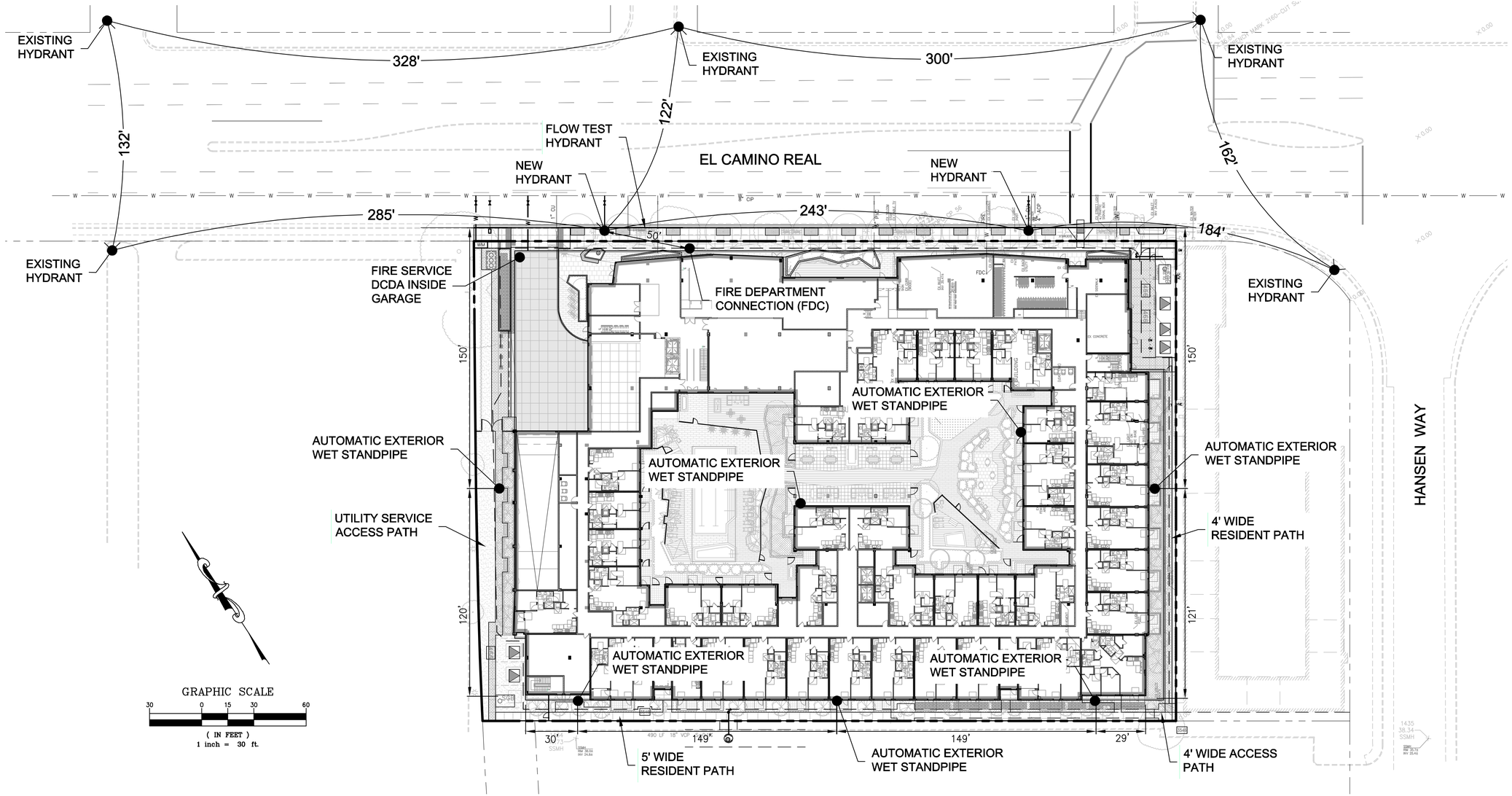
Sheet Title:

STORM WATER CONTROL PLAN TABLES

Job No. 21195
Date: 08/12/2024
Scale:
Author By:

Sheet No:

VTPM-7



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TABLE B106.1(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	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	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	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	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	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,800	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.

2,792 GPM REQUIRED WITH 50% REDUCTION FOR SPRINKLERS.

1,919 GPM PROVIDED IN VICINITY PER FLOW TEST BY CITY.

FIRE FLOW REQUIREMENTS - TABLE C105.1:

FIRE FLOW REQUIREMENT:	2,792 GPM
MINIMUM # OF HYDRANTS:	6
# OF HYDRANTS PROVIDED:	7
AVG. SPACING REQUIRED:	250'
AVG. SPACING PROVIDED:	220'

FIRE FLOW TEST RESULTS:

FIRE FLOW TEST PROVIDED BY THE CITY OF PALO ALTO WAS PERFORMED ON 10/24/2023 AND FOUND THE FOLLOWING:

STATIC PRESSURE:	98 PSI
RESIDUAL PRESSURE:	66 PSI
HYDRANT FLOW RATE:	1,186 GPM
CALCULATED FLOW @ 20 PSI:	**1,919 GPM**

STUDIO T SQUARE
: Architecture
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3150 ECR PA, LLC

TALUS
CIVIL ENGINEERING | SURVEYING

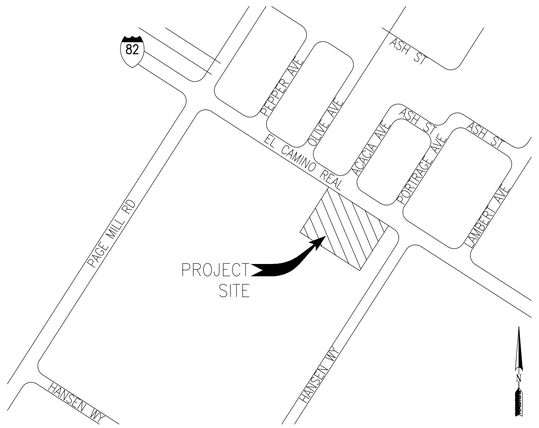
3150 EL CAMINO REAL
Palo Alto, California

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

Sheet Title:
FIRE SERVICE PLAN

Job No. 21195
Date: 08/12/2024
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	08-05-2024	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	04-18-2024	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE	N/A	N/A
C.A.T.V.	N/A	N/A
C.L.E.C.	N/A	N/A
LANDSCAPE	08-05-2024	PRELIMINARY
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"*

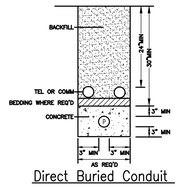
COVER MAY BE REDUCED TO 18" FOR SECONDARY UNDER SIDEWALKS, WITH THE PROJECT ENGINEER'S APPROVAL.

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.



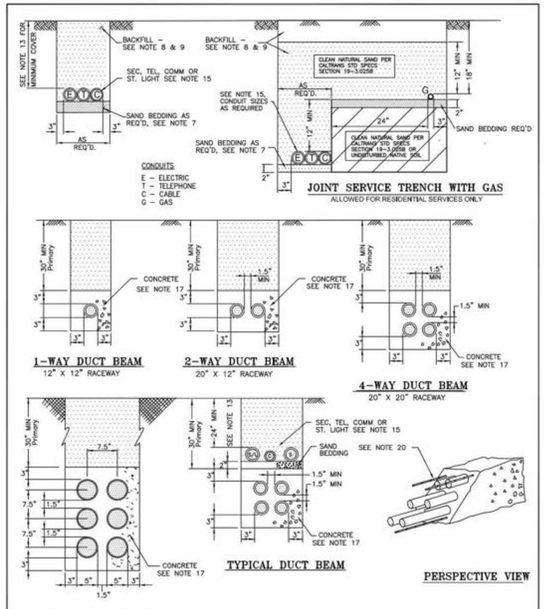
Direct Buried Conduit

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				
ENGR	UNDERGROUND DUCT LINES	10	7/16	CORRECTED NOTATIONS	TT
DRAWN	TYPICAL TRENCH SECTION DETAILS	4	6/13	ADDED JOINT TRENCH & NOTES	TT
CHECKED PV	CITY OF PALO ALTO	3	10/09	REVISED MIN PRIMARY COVER	TT
	CALIFORNIA	2	8/08	COMBINED DT-SS-U-1001 & DT-SS-U-1004	TT
		1	6/06	REVISED NOTES	JT
		REV	DATE	DESCRIPTION	APPR
		NTS		DT-SS-U-1003	1 OF 4
		SCALE		STANDARD NO.	SHEET NO.

Original Signed and Approved by Engineering Manager

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.

ALL UNITS ARE ELECTRIC

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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SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH COMPOSITE
JT-3	JOINT TRENCH SECTIONS

REGISTERED PROFESSIONAL ENGINEER
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Sheet Title:
JOINT TRENCH
TITLE SHEET

Job No. 21037
Date: 08/08/2024
Scale: N.T.S.
Drawn By: JIE ROU FANG

Sheet No:
JT-1

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

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

–PRELIMINARY–
NOT FOR CONSTRUCTION

EL CAMINO REAL

NEW TIE–IN TO MH1452 LOCATION APPROX.

CPA WORK SPACE REQUIREMENTS
5'–10" x 10'–10" x 8' VAULT
N.T.S.

CPAU WORKING SPACE REQUIREMENTS
132" x 84" TYPE–B SWITCHGEAR PAD
N.T.S.

CLEAR & LEVEL WORKING SPACE
NOTE: EASEMENTS MUST INCLUDE WORKING SPACE.

5' x 10' x 7' UNDERGROUND VAULT

UB APPROX. LOCATION

NEW ELECTRIC TIE–IN TO EX. CONDUITS. EXCAVATION DIMENSIONS ARE AT DISCRETION OF CPAU FIELD INSPECTOR.

4'– NEW UTILITY EASEMENT

15' – NEW UTILITY EASEMENT

10' – NEW UTILITY EASEMENT

BASEMENT OUTLINE

SLOPE EASEMENT

GL TO REMAIN

EXISTING SERVICE TO BE REMOVED

EXISTING CITY GAS MAIN TO REMAIN

CB LOCATION APPROX.

EXISTING SERVICE FEEDING 3200 ECR TO REMAIN. LOCATION APPROX.

20' – NEW UTILITY EASEMENT

EXISTING METER FEEDING 3200 ECR TO REMAIN.

EXISTING SERVICE TO BE REMOVED. LOCATION APPROX.

EXISTING METER TO BE REMOVED. LOCATION APPROX.

ELECTRIC SERVICE LIMITATION: FOR MAIN SERVICE PANELS RATED AT 1600A OR GREATER, CPAU REQUIRES A TRANSITION CABINET, BUS DUCT, OR EXTRA–FLEXIBLE CABLE. REFER TO CURRENT CPAU ELECTRIC SERVICE REQUIREMENTS SECTION 3 AND DRAWING SR–XF–E–1020 FOR TRANSITION CABINET AND BUSWAY DESIGN.

SEE BUILDING PLANS FOR CONDUIT ENTRY INTO BUILDING. DEVELOPER'S RESPONSIBILITY TO BUILD ELECTRIC METER ROOM IN COMPLIANCE WITH CURRENT CPAU ELECTRIC SERVICE REQUIREMENTS SECTIONS 2, 3, 4, AND 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS! DO NOT BOTTOM FEED ELECTRIC CONDUITS INTO PANEL WHEN PANEL IS BELOW GRADE.

SEE BUILDING PLANS FOR METER PANEL LOCATIONS. DEVELOPER'S RESPONSIBILITY TO PLACE ELECTRIC METERS IN COMPLIANCE WITH CURRENT CPAU ELECTRIC SERVICE REQUIREMENTS SECTIONS 2, 3, 4, AND 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS!

ELECTRIC ROOM 2
MDP–H1
ELECTRIC–3000A 277/480V, 3ϕ, 4W
DEMAND=1,954KVA
METERS:
1 HOUSE
1 FIRE PUMP

MDP–R1
ELECTRIC–2500A 120/208V, 3ϕ, 4W
DEMAND=457.2KVA
METERS:
127 HOUSE

MDP–R2
ELECTRIC–2500A 120/208V, 3ϕ, 4W
DEMAND=453.6KVA
METERS:
126 HOUSE

CONDUIT AND CABLE CONNECTION(S) TO BUILDING BY OTHERS. ROUTE SHOWN IS SCHEMATIC; SEE MEP DRAWINGS FOR ACTUAL LOCATION.

NEW ELECTRIC TIE–IN TO EX. CONDUITS. EXCAVATION DIMENSIONS ARE AT DISCRETION OF CPAU FIELD INSPECTOR.

3200 EL CAMINO REAL
EXISTING 2–STORY HOTEL
(NOT A PART)

(SERVICE ACCESS)

3150 EL CAMINO REAL
RESIDENTIAL APARTMENTS
378 RESIDENTIAL UNITS
441,817 SQUARE FEET
7 STORIES + 2 BASEMENT LEVELS

MDP–R3
ELECTRIC–2500A 120/208V, 3ϕ, 4W
DEMAND=457.2KVA
METERS:
127 HOUSE

MDP–H2
ELECTRIC–3000A 277/480V, 3ϕ, 4W
DEMAND=1,954KVA
METERS:
1 HOUSE
1 FIRE PUMP

CONDUIT AND CABLE CONNECTION(S) TO BUILDING BY OTHERS. ROUTE SHOWN IS SCHEMATIC; SEE MEP DRAWINGS FOR ACTUAL LOCATION.

ELECTRIC ROOM 1

EXISTING PARKING LOT

5' – NEW UTILITY EASEMENT

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

EXISTING PB1156X TO BE ABANDONED IN PLACE

7' – NEW P.U.E.

10' – EXISTING P.U.E.

5' – EXISTING P.U.E.

SW3095X TO BE REMOVED

EXISTING PB1155 TO BE REMOVED

(2) EXISTING METERS TO BE REMOVED

CPAU WORK SPACE REQUIREMENTS
FOR 3' x 5' x 4'–6" VAULTS
N.T.S.

CPAU WORKING SPACE REQUIREMENTS
TRANSFORMER PAD
N.T.S.

CPA WORK SPACE REQUIREMENTS
4' x 6'–6" x 5' VAULT
N.T.S.

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.

EMH NEW TIE–IN TO MH1027 LOCATION APPROX.

SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	JOINT TRENCH COMPOSITE
JT–3	JOINT TRENCH SECTIONS

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

LEGEND:

NEW

JT	JOINT TRENCH
88x74	88" x 74" TRANSFORMER PAD (CPAU). WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
SG–B	132" x 84" TYPE B SWITCHGEAR PAD (CPAU) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
466	78" x 48" x 60" JUNCTION BOX (CPAU) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
3546	60" x 36" x 54" JUNCTION BOX (CPAU) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
510	120" x 60" x 84" JUNCTION BOX (CPAU) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
GBH	6' x 8' BELL HOLE FOR GAS TIE–IN (CPAU). EXCAVATION TO BE 24" BELOW EXISTING GAS LINE. INCREASE SIZE IF DIRECTED BY CPAU.
GM	GAS METER LOCATION

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
EGL	GAS LINE
EGM	GAS METER
TB	PHONE BOX
EMH	ELECTRIC MANHOLE

EXISTING – TO BE REMOVED OR RELOCATED

EB	ELECTRIC BOX TO BE RELOCATED
EB	ELECTRIC BOX TO BE REMOVED
EL	ELECTRIC LINE TO BE REMOVED
EL	ELECTRIC LINE TO BE RELOCATED
EGM	GAS METER TO BE REMOVED
EGL	GAS LINE TO BE REMOVED
EGM	GAS METER TO BE RELOCATED
EGL	GAS LINE TO BE RELOCATED

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Tel (925) 269-4575

3150 EL CAMINO REAL
Palo Alto, California

Acclaim Companies
125 Willow Road, Menlo Park, CA 94025

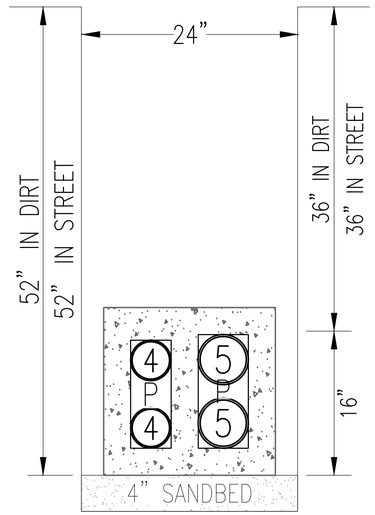
Sheet Title:
JOINT TRENCH COMPOSITE

Job No.	21037
Date:	08/08/2024
Scale:	1" = 20'
Drawn By:	JIE ROU FANG

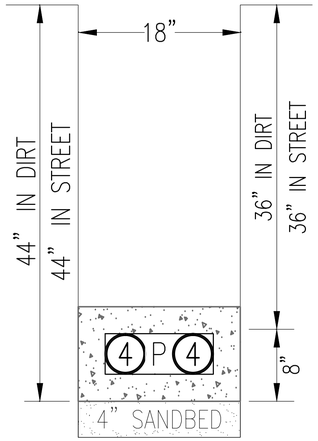
Sheet No:
JT-2

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–26
CIVIL
STATE OF CALIFORNIA

–PRELIMINARY–
NOT FOR CONSTRUCTION



SECTION H1



SECTION H2

TRENCH OCCUPANCY GUIDE						
SECTION	G	T	C	S	P	OTHER
A*†	X	X	X	X	X	
B*†	X	X		X	X	
C*	X		X	X	X	
D*†		X	X	X	X	
E*	X			X	X	
F*†		X		X	X	
G*			X	X	X	
H*				X	X	
I †	X	X	X			
J †	X	X				
K	X		X			
L †		X	X			
M†	X	X	X	X		
N†	X	X		X		
O	X		X	X		
P†		X	X	X		
Q	X			X		
R†		X		X		
S			X	X		
T	X					
U†		X				
V			X			
W				X		
X†						X

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY CONDUIT
†THESE SECTIONS MAY OR MAY NOT CONTAIN C.L.E.C. FIBER CONDUIT

CONTRACTOR NOTES:
1. THE SYMBOLS [P] [S] [T] [C] [G] [FO] INDICATE OCCUPANCY ONLY. SEE ELECTRIC, GAS, CATV, TELEPHONE, AND FIBER OPTIC PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS.
2. THIS PLAN IS TO BE USED AS A GUIDE FOR TRENCHING WIDTH AND DEPTH AND NOT CONDUIT INSTALLATION.
3. CONTRACTOR TO PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
4. CONTRACTOR TO INCLUDE INCIDENTAL TRENCHING IN SPLICE BOX, VAULT, OR TRANSFORMER EXCAVATION IN AREAS WHERE NO ENTRANCE OR EXIT OF TRENCH IS SHOWN.
5. UTILITY COMPANIES RESERVE THE RIGHT TO MAKE FIELD ADJUSTMENTS AS NECESSARY.

SOILS NOTES:
1. RADIUS IS NOT RESPONSIBLE FOR ANY SOILS ENGINEERING TO DETERMINE THE ABILITY TO CONSTRUCT OR THE PROJECT CONDITIONS.
2. RADIUS ASSUMES NO RESPONSIBILITY FOR ADDITIONAL WORK DUE TO ADVERSE JOB SITE CONDITIONS.
3. CPAU WILL REQUIRE SOILS ANALYSIS FOR SUBSURFACE TRANSFORMER (IF APPLICABLE).

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS FOR JOINT TRENCHES

		DUCT G	DUCT T	DUCT C	DUCT S	DUCT P	DUCT FO	MIN. COVER
G	GAS	0"	12"	12"	12"	6"	12"	12"	24", 30" IN STREET
T	TELEPHONE (DUCT)	12"	0"	1"	1"	12"	12"	1"	24", 30" IN STREET
T	TELEPHONE (DIRECT BURY)	12"	1"	0"	1"	12"	12"	1"	24", 30" IN STREET
C	C.A.T.V.	12"	1"	1"	0"	12"	12"	1"	24", 30" IN STREET
S	ELECTRIC SECONDARY	6"	12"	12"	12"	1.5"	3"	12"	24", 30" IN STREET
P	ELECTRIC PRIMARY	12"	12"	12"	12"	3"	3"	12"	36", 36" IN STREET
FO	FIBER OPTIC	12"	1"	1"	1"	12"	12"	0"	24", 30" IN STREET

ABBREVIATIONS:
- [P] PRIMARY (CPAU)
- [S] SECONDARY (CPAU)
- [C] CATV (COMCAST)
- [T] PHONE (AT&T)
- [G] GAS (CPAU)
- [FO] FIBER OPTIC (C.L.E.C.)

SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	JOINT TRENCH COMPOSITE
JT–3	JOINT TRENCH SECTIONS

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
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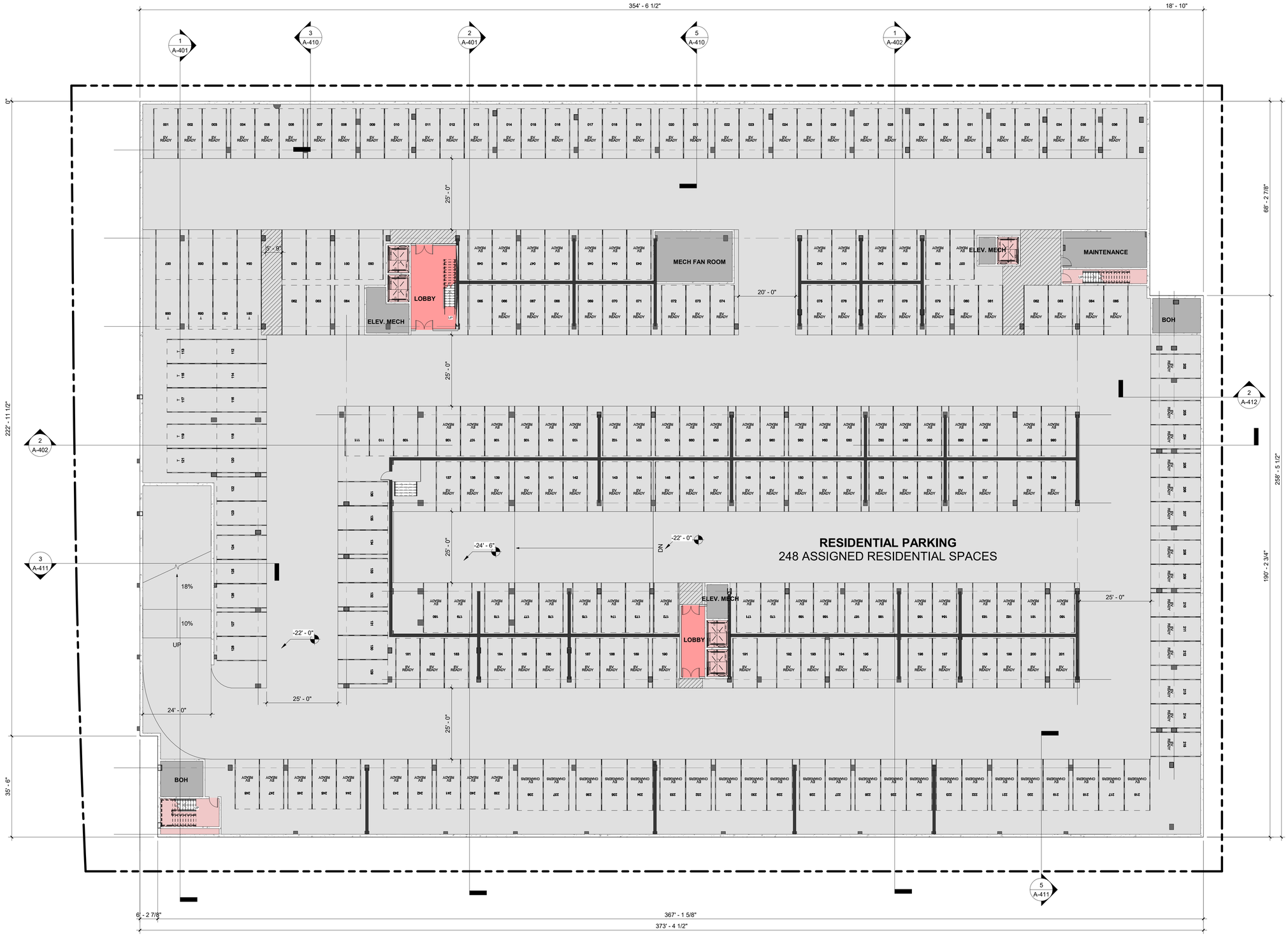
Sheet Title:
JOINT TRENCH SECTIONS

Job No. 21037
Date: 08/08/2024
Scale: N.T.S.
Drawn By: JIE ROU FANG

Sheet No:
JT-3



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Palo Alto, California

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Sheet Title:

FLOOR PLAN - BASEMENT B2

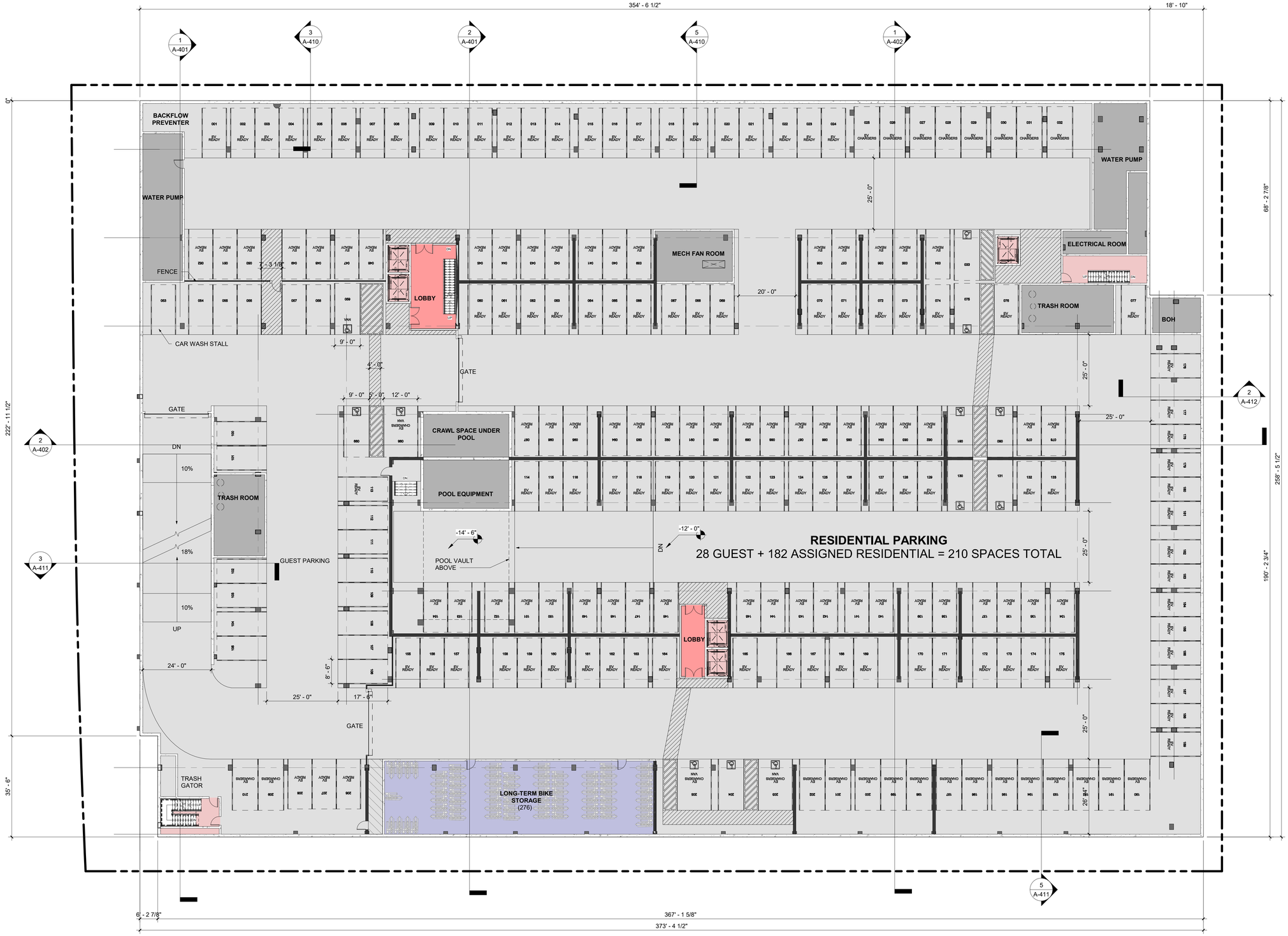
Job No.	21037
Date:	07/26/2024
Scale:	As indicated
Author By:	

Sheet No:

A-100

TRUE NORTH

FLOOR PLAN - BASEMENT B2 | 1/16" = 1'-0" | 1



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Palo Alto, California

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

Sheet Title:

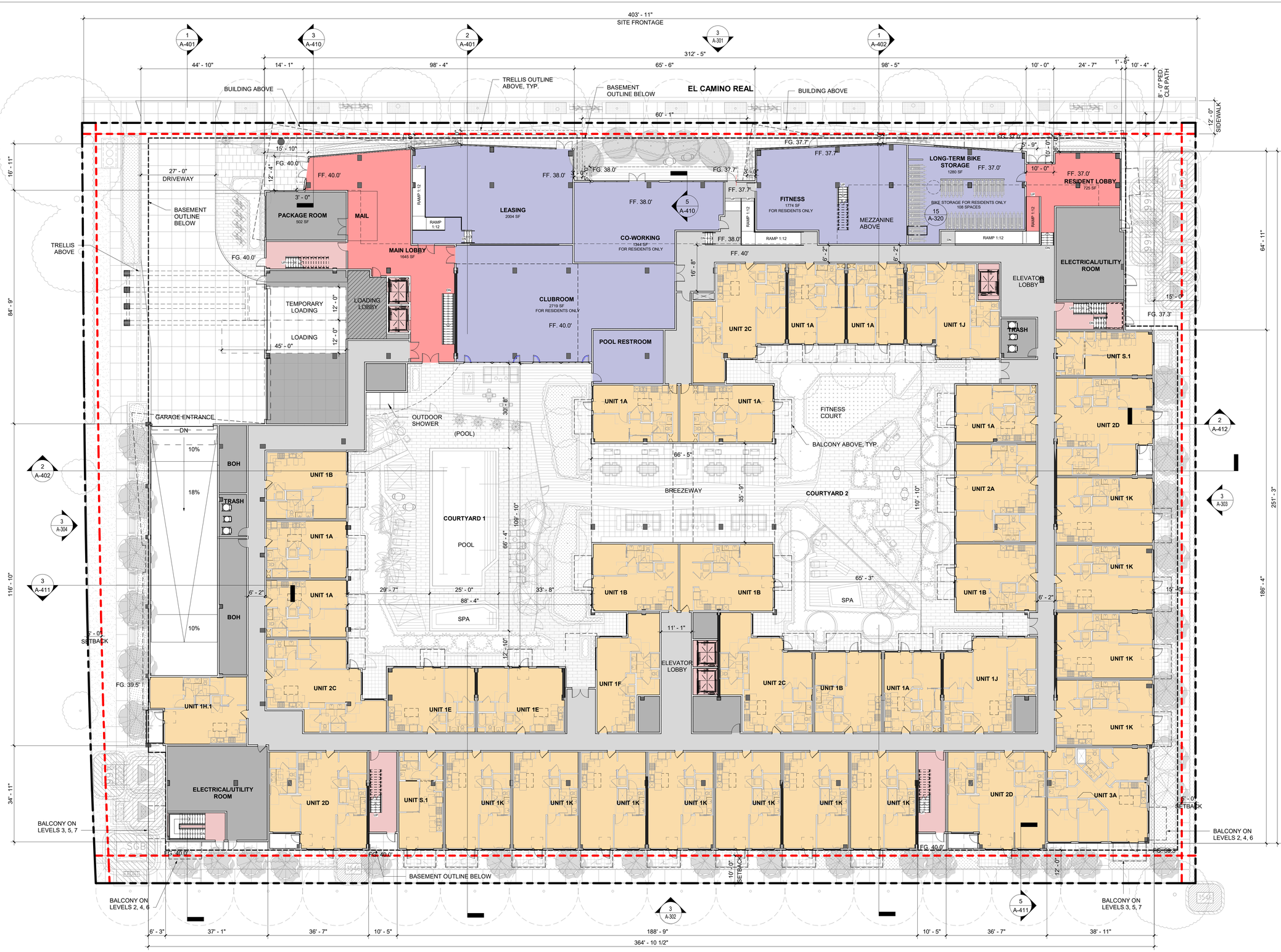
FLOOR PLAN - BASEMENT B1

Job No. 21037
Date: 07/26/2024
Scale: As indicated
Author By:

Sheet No:

A-101

TRUE NORTH



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3150 ECR PA, LLC
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Sheet Title:

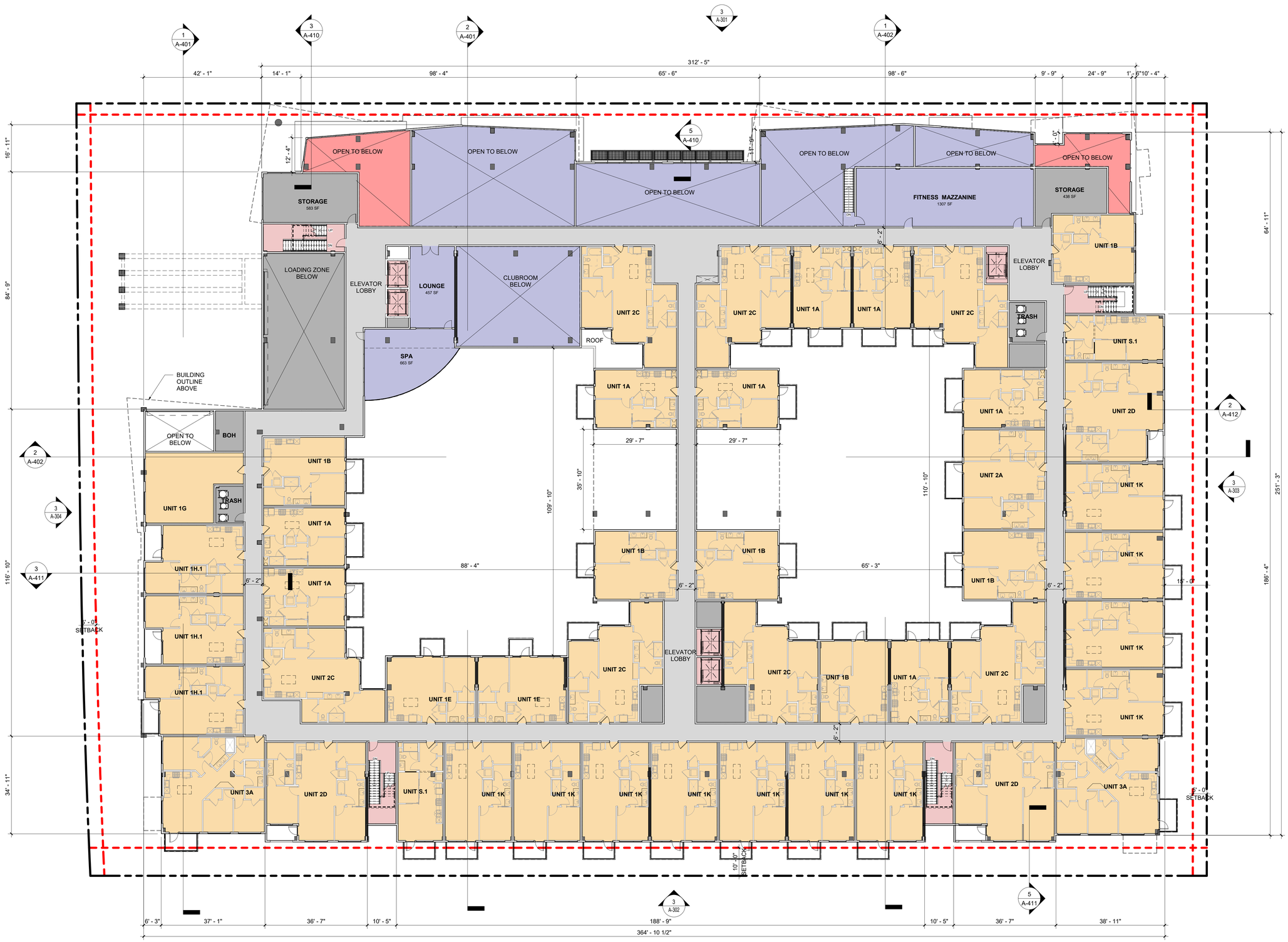
FLOOR PLAN - LEVEL 1

Job No.	21037
Date:	07/26/2024
Scale:	As indicated
Author By:	

Sheet No:

A-102

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



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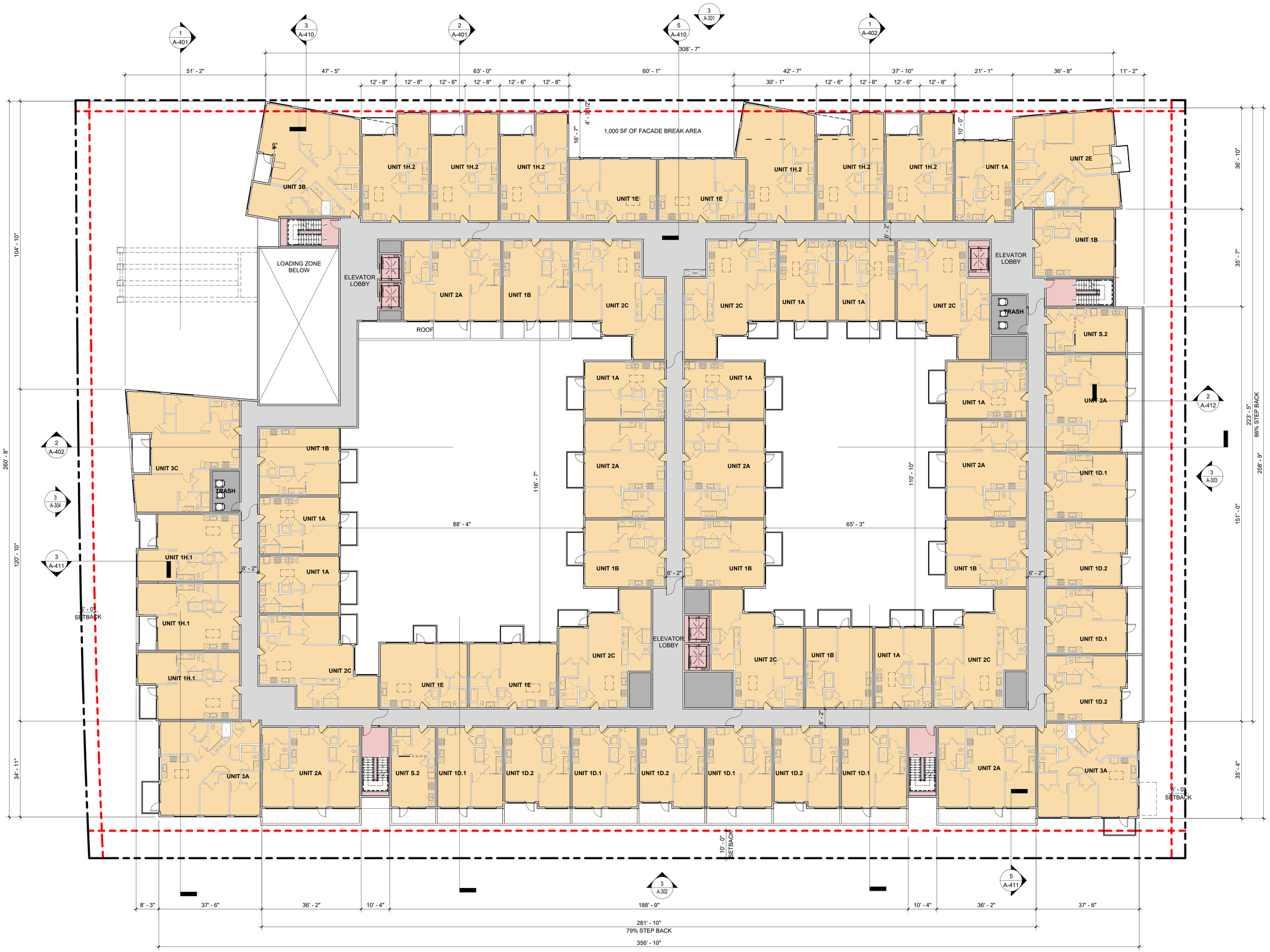
Sheet Title:

FLOOR PLAN - LEVEL 2

Job No. 21037
Date: 07/26/2024
Scale: As indicated
Author By:

Sheet No:

A-103



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Sheet Title:

FLOOR PLAN - LEVEL 3

Job No.	21037
Date:	07/26/2024
Scale:	As indicated
Author By:	

Sheet No:

A-104

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Sheet Title:

FLOOR PLAN - LEVEL 4

Job No.	21037
Date:	07/26/2024
Scale:	As indicated
Author By:	

Sheet No:

A-105

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3150 ECR PA, LLC
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Sheet Title:

FLOOR PLAN - LEVEL 5

Job No.	21037
Date:	07/26/2024
Scale:	As indicated
Author By:	

Sheet No:

A-106

ECR FOCUS AREA UPPER FLOOR STEP BACKS

STEP BACK AREA = 9,580 SF
FACADE LENGTH = 368' - 11"
AVERAGE STEP BACK = 26' - 1"
(MIN. 20' AVERAGE STEPBACK REQUIRED)

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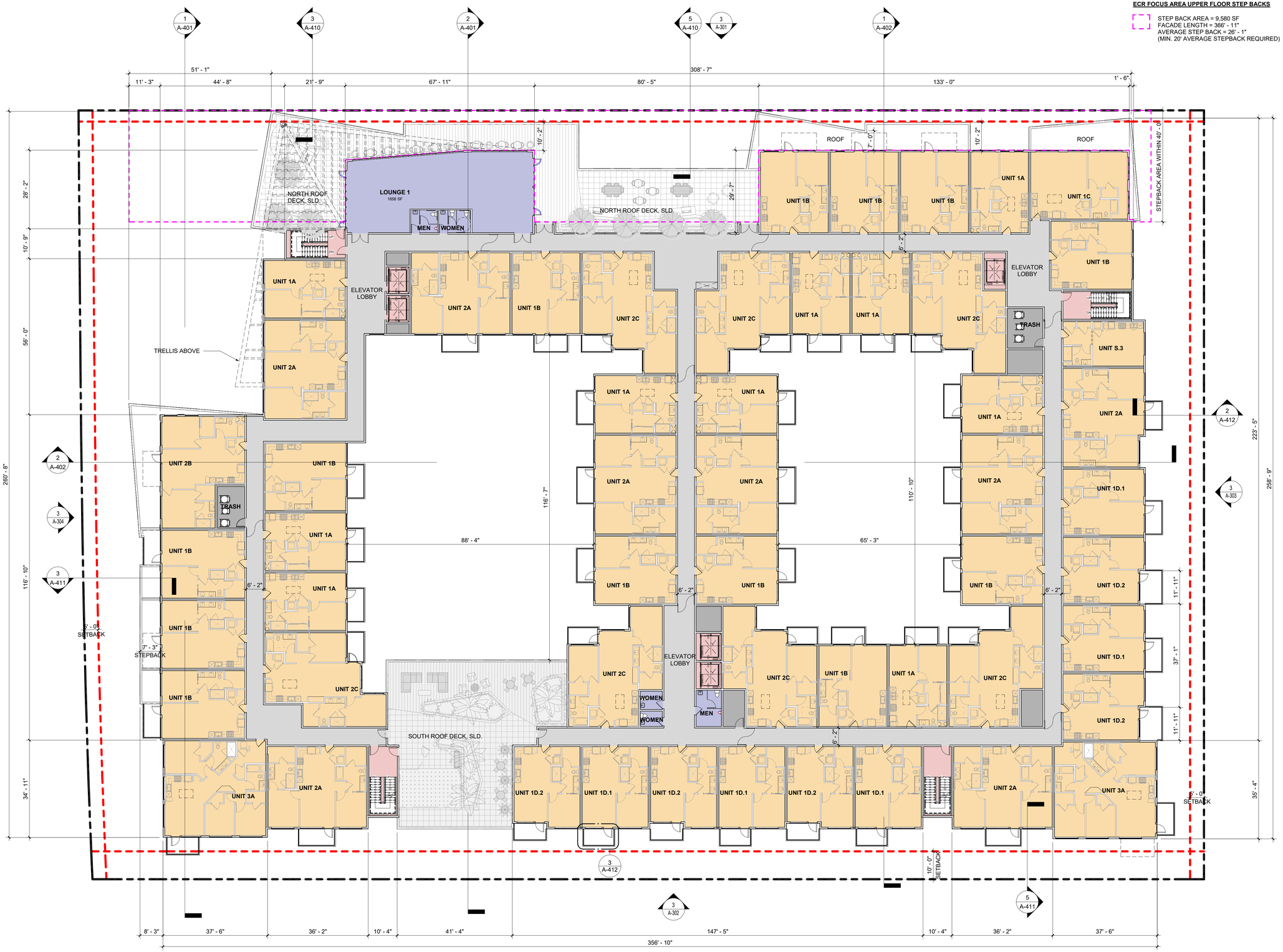

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Sheet Title:

FLOOR PLAN - LEVEL 6

Job No.	21037
Date:	07/26/2024
Scale:	As indicated
Author By:	

Sheet No:

A-107

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Sheet Title:

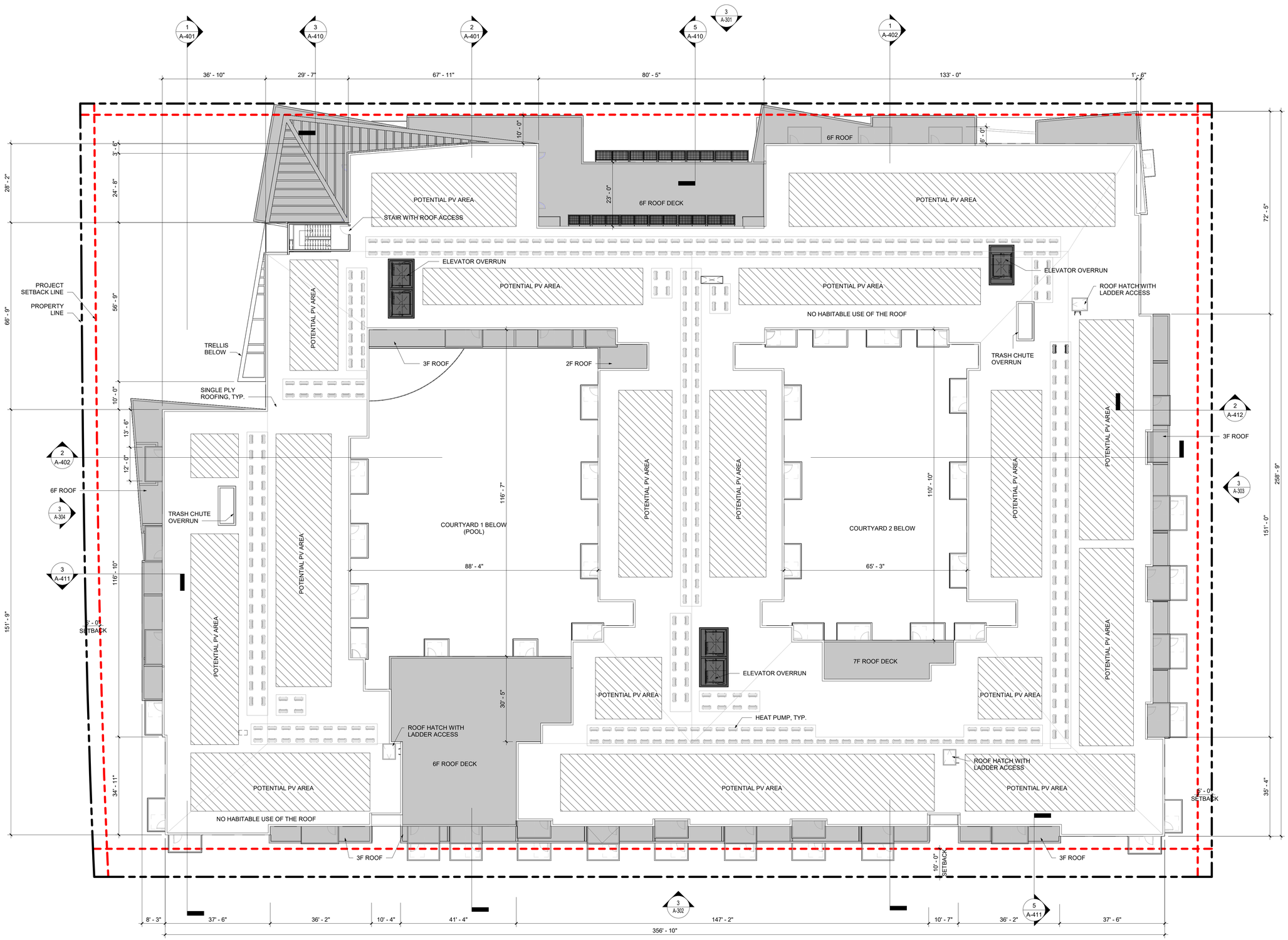
FLOOR PLAN - LEVEL 7

Job No. 21037
Date: 07/26/2024
Scale: As indicated
Author By:

Sheet No:

A-108

FLOOR PLAN - LEVEL 7 | 1/16" = 1'-0" | 1



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Sheet Title:

ROOF PLAN

Job No. 21037
Date: 07/26/2024
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

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Sheet Title:

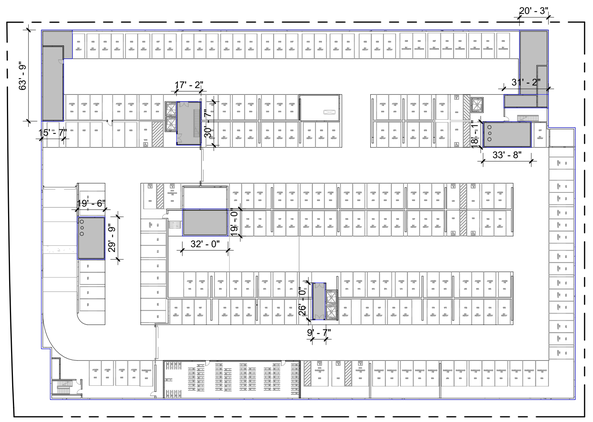
PERSPECTIVE FROM NORTHEAST

Job No. 21037
Date: 07/26/2024
Scale: 1/16" = 1'-0"
Author By:

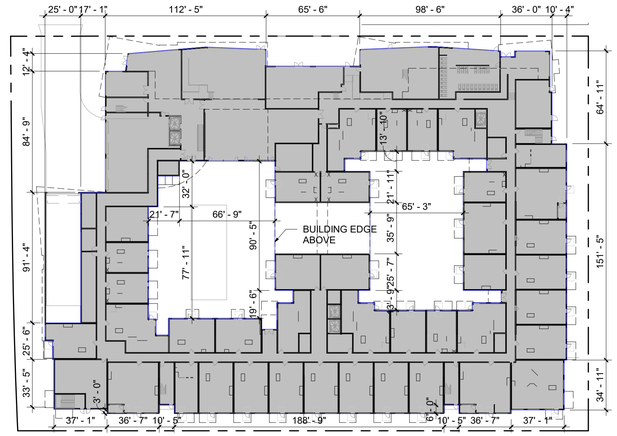
Sheet No:

A-110

BASEMENT B2



BASEMENT B1



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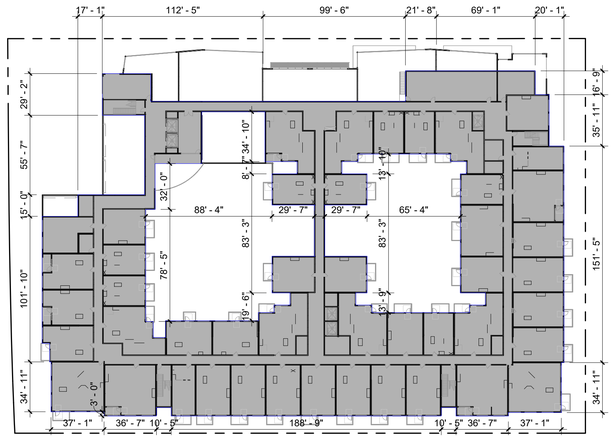

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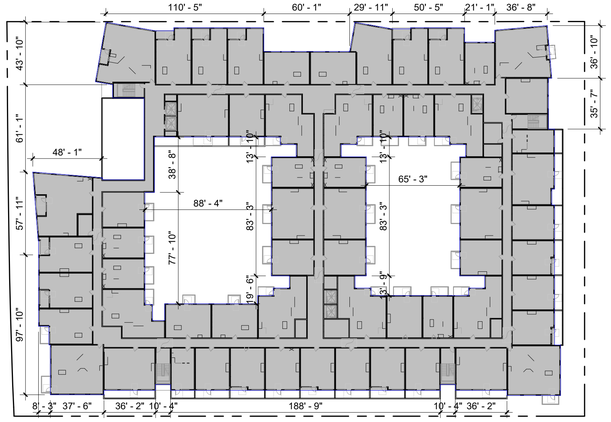

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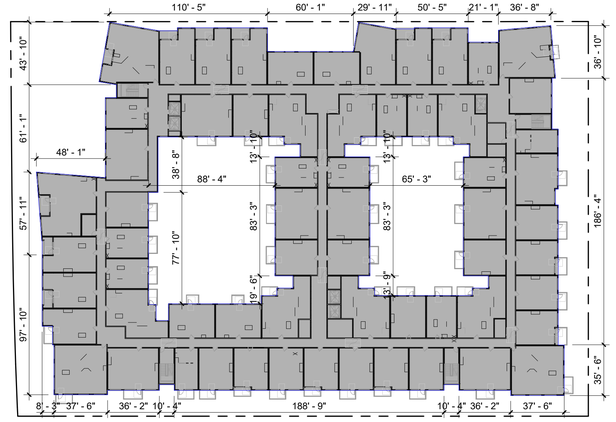

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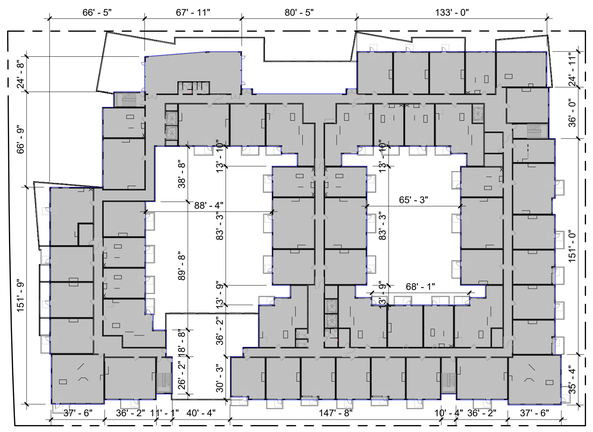

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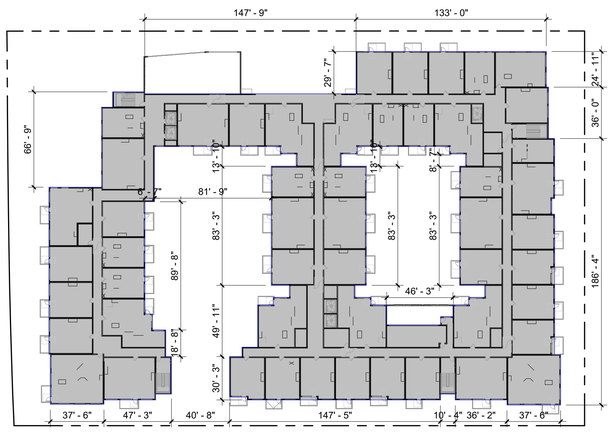

LEVEL 7

AREA PLAN LEGEND

BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR (PARKING, DOUBLE HEIGHT SPACE, & OPEN BALCONIES)

	INCLUDED IN FAR	NOT INCLUDED IN FAR
FLOOR	BUILDING GROSS AREA	PARKING
BASEMENT B2	765 SF	94232 SF
BASEMENT B1	4873 SF	90124 SF
LEVEL 1	66580 SF	
LEVEL 2	55986 SF	
LEVEL 3	65790 SF	
LEVEL 4	67483 SF	
LEVEL 5	68252 SF	
LEVEL 6	58125 SF	
LEVEL 7	55548 SF	
TOTAL	443402 SF	184356 SF
377 UNITS / 2.55 ACRE LOT AREA = 148 UNITS/ACRE		

LOT AREA = 111,030 SF
FAR = 443,402 / 111,030 = 4.0

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125 Willow Road, Menlo Park, CA 94025

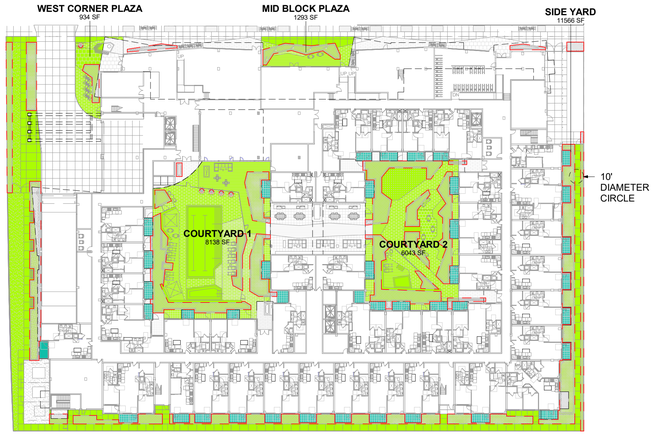
Sheet Title:

FAR CALCULATION DIAGRAMS

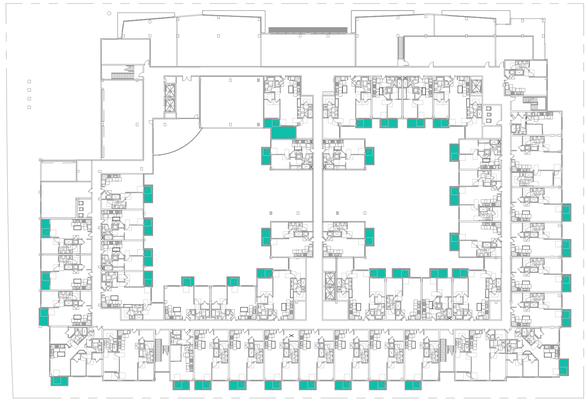
Job No. 21037
Date: 07/26/2024
Scale: As indicated
Author By:

Sheet No:

A-200



LEVEL 1



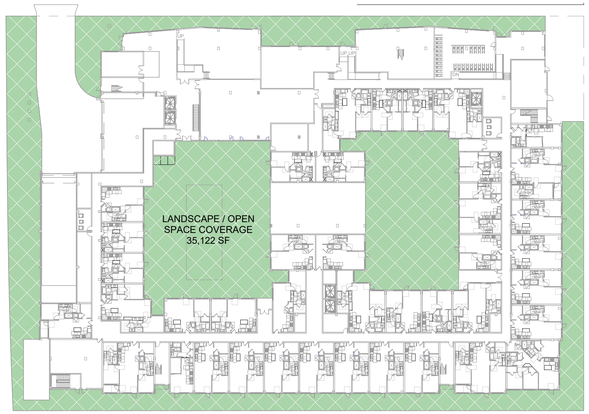
LEVEL 2

LEVEL 3

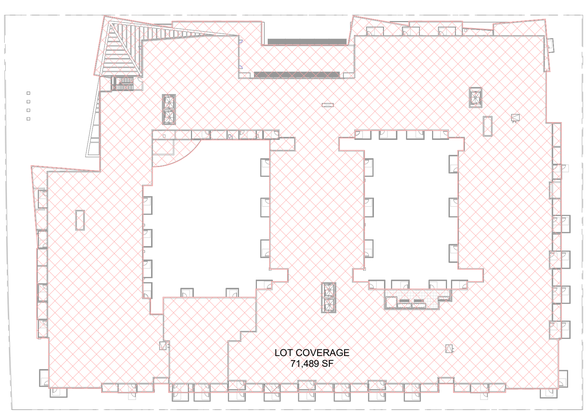
LEVEL 4-5

LEVEL 6

LEVEL 7



LANDSCAPE / OPEN SPACE COVERAGE



LOT COVERAGE

LOT COVERAGE	
LOT COVERAGE (SF):	71,489 SF
LOT AREA:	111,030 SF
LOT COVERAGE %:	64.39%
MAXIMUM SITE COVERAGE = 70% PER LATEST ECR FOCUS AREA ZONE	

LANDSCAPE/OPEN SPACE COVERAGE
MIN. LANDSCAPE/OPEN SPACE COVERAGE = 30% LANDSCAPE/OPEN SPACE COVERAGE = 33,596 SF LOT AREA = 111,030 SF LANDSCAPE/OPEN SPACE COVERAGE % = 33,596 SF / 111,030 SF = 30.26% > 30%

USABLE OPEN SPACE
REQUIRED USABLE OPEN SPACE: (ECR FOCUS AREA ZONE) 100 SF X 377 UNITS = 37,700 SF

COMMON USABLE OPEN SPACE PROVIDED

NAME	AREA
COURTYARD 1	8,138 SF
COURTYARD 2	6,043 SF
MID BLOCK PLAZA	1,293 SF
SIDE YARD	11,566 SF
WEST CORNER PLAZA	934 SF
LEVEL 1	27,974 SF
ROOF DECK 1	755 SF
ROOF DECK 2	1,263 SF
ROOF DECK 3	3,044 SF
LEVEL 6	5,061 SF
ROOF DECK 4	561 SF
LEVEL 7	561 SF
GRAND TOTAL	33,596 SF

PRIVATE USABLE OPEN SPACE PROVIDED

Level	AREA
LEVEL 1	2,881 SF
LEVEL 2	3,080 SF
LEVEL 3	5,540 SF
LEVEL 4	4,225 SF
LEVEL 5	4,225 SF
LEVEL 6	4,996 SF
LEVEL 7	3,461 SF
GRAND TOTAL	28,408 SF

TOTAL USABLE OPEN SPACE PROVIDED:
COMMON + PRIVATE = 33,596 SF + 28,408 SF
= 62,004 SF > 37,700 SF

ROOFTOP GARDEN MAY COUNT AS UP TO 60% OF REQUIRED OPEN SPACE
ROOF DECK / REQUIRED USABLE OPEN SPACE:
5,623 SF / 33,596 SF = 17 % < 60%

LANDSCAPING IN COMMON OPEN SPACE = 11,399 SF *
LANDSCAPING % = 11,399 SF / 33,596 SF = 34% > 20%

* REFER TO SHEET L5.3 & L5.4 FOR MORE DETAILED OPEN SPACE CALCULATIONS.

OPEN SPACE LEGEND

- COMMON OPEN SPACE (ALL AREA OPEN TO THE SKY)
- LANDSCAPING IN COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- LANDSCAPE COVERAGE
- LOT COVERAGE

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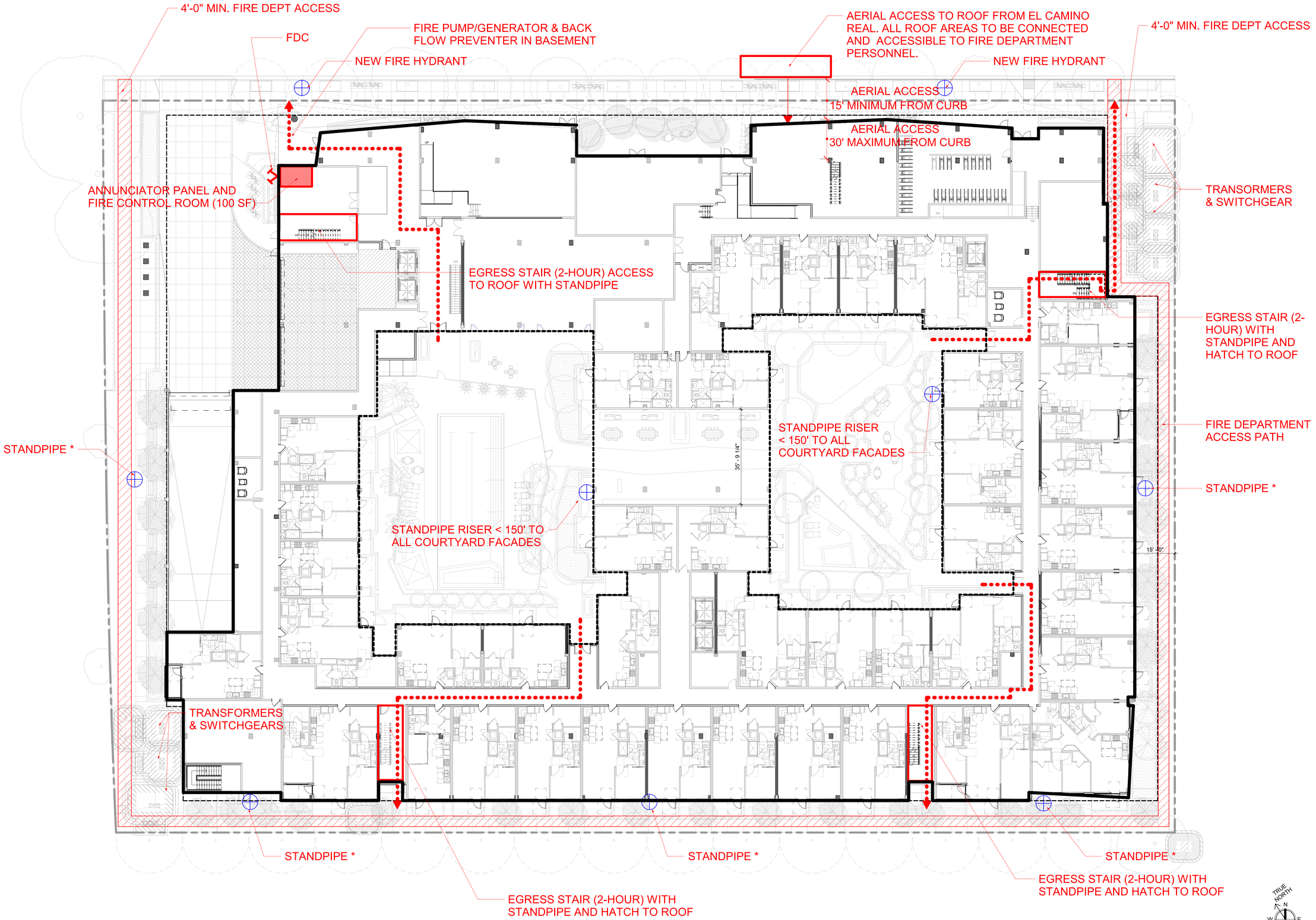
OPEN SPACE CALCULATION DIAGRAM

Job No. 21037
Date: 07/26/2024
Scale: As indicated
Author By:

Sheet No:

A-201



* SEE CIVIL'S SHEET VTPM-8 FOR DISTANCE BETWEEN STANDPIPES.

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

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Sheet Title:

FIRE ACCESS DIAGRAM

Job No. 21037
Date: 07/26/2024
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

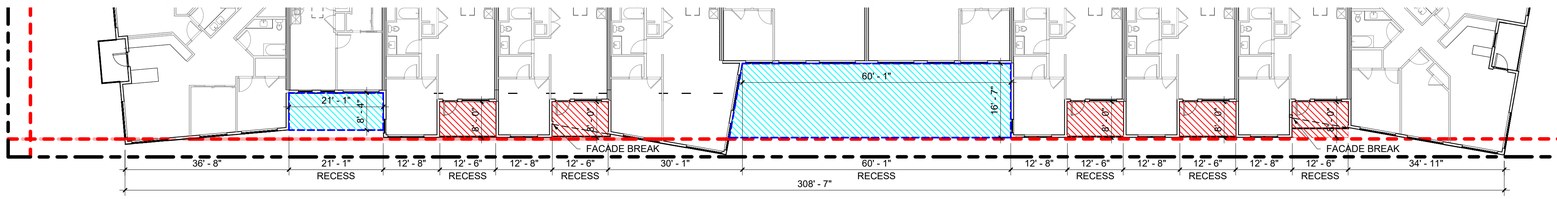
A-202

NORTH PERSPECTIVE | 4

EL CAMINO REAL ELEVATION | 1/16" = 1'-0" | 3

18.24.050 BUILDING MASSING (b)(3)(A) - MAXIMUM FACADE LENGTH

BUILDINGS 250 FEET IN LENGTH OR GREATER, WHICH FACE A PUBLIC STREET, RIGHT-OF-WAY, OR PUBLICLY ACCESSIBLE PATH, SHALL HAVE AT LEAST ONE VERTICAL BREAK WITH A MINIMUM AREA GREATER THAN 400 SF AND A WIDTH GREATER THAN OR EQUAL TO TWO TIMES THE DEPTH.



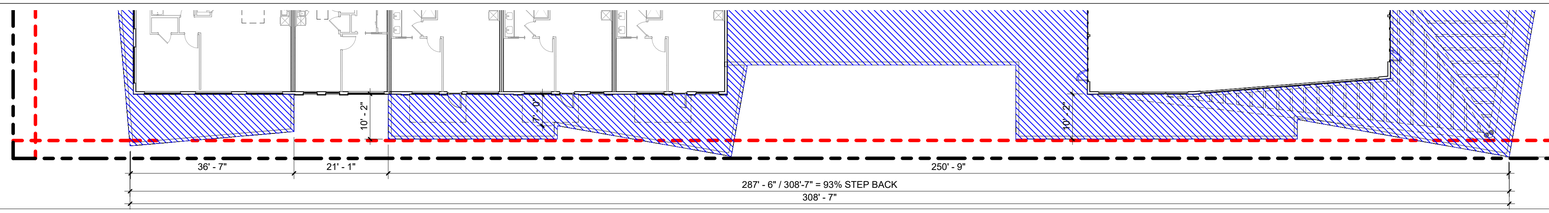
18.24.060 FACADE DESIGN (c)(1)(A(ii)(a.) - VERTICAL RECESSES OR PROJECTIONS

VARIATION IN HORIZONTAL AND/OR VERTICAL RECESSES OR PROJECTIONS SUCH AS A PATTERN OF RECESSED GROUPING OF WINDOWS, RECESSED PANELS, OR BAY WINDOWS. THE RECESS OR PROJECTION SHALL BE A MINIMUM FOUR INCHES IN DEPTH.

18.24.060 FACADE DESIGN (c)(3)(A(iii)(a.) - VERTICAL RECESSES OR PROJECTIONS

VERTICALLY ORIENTED PATTERN WITH A MINIMUM OF TWO FEET DEEP VERTICAL SHIFT MODULATION FOR A MINIMUM FOUR FEET IN WIDTH TO ESTABLISH A VERTICAL RHYTHM BETWEEN 20 TO 50 FEET IN WIDTH

ENLARGED FLOOR PLAN - LEVEL 3 - 5 | 1/16" = 1'-0" | 2



18.24.050 BUILDING MASSING (b)(1)(A) - UPPER FLOOR STEP BACKS

UPPER FLOOR STEP BACK WITH MIN. DEPTH OF 6' PER OBJECTIVE DESIGN GUIDELINE AND LATEST FOCUS AREA ZONE (MIN. 70% OF FACADE LENGTH)

ENLARGED FLOOR PLAN - LEVEL 6 | 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. PORCELAIN TILE
7. METAL PANEL
8. STOREFRONTS
9. VINYL WINDOWS
10. GLASS RAILING
11. METAL CANOPY
12. METAL SUNSHADE
13. METAL TRELLIS
14. METAL RAILING

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BUILDING ELEVATIONS & PERSPECTIVE

Job No. 21037
Date: 07/26/2024
Scale: As indicated
Author By:

Sheet No:

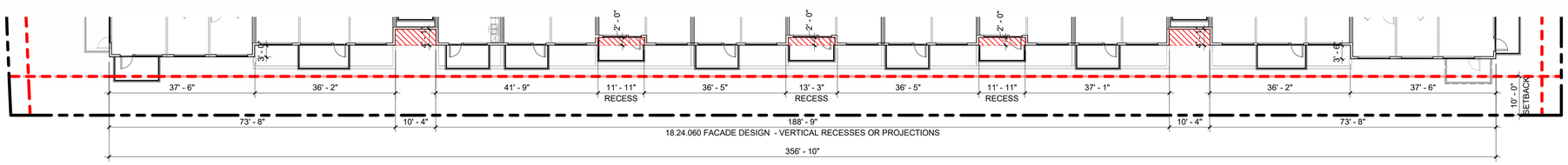
A-301

SOUTH PERSPECTIVE | 4

MATERIAL LEGEND

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

SOUTH ELEVATION | 1/16" = 1'-0" | 3



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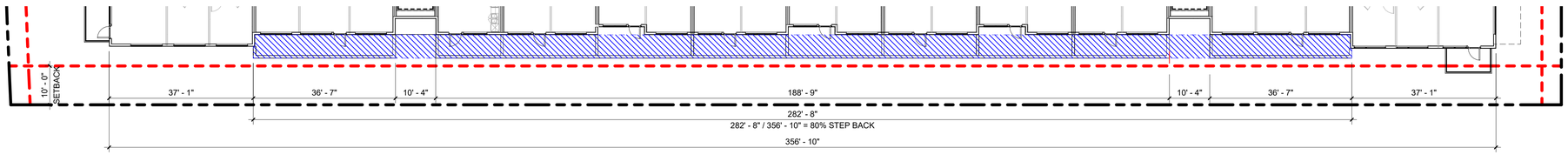
18.24.060 FACADE DESIGN (c)(3)(A(iii)(a.) - VERTICAL RECESSES OR PROJECTIONS

VERTICALLY ORIENTED PATTERN WITH A MINIMUM OF TWO FEET DEEP VERTICAL SHIFT MODULATION FOR A MINIMUM FOUR FEET IN WIDTH TO ESTABLISH A VERTICAL RHYTHM BETWEEN 20 TO 50 FEET IN WIDTH

ENLARGED FLOOR PLAN - LEVEL 4 - 6 | 1/16" = 1'-0" | 2



18.24.050 BUILDING MASSING (b)(1)(A) - UPPER FLOOR STEP BACKS

UPPER FLOOR STEP BACK WITH MIN. DEPTH OF 6' PER OBJECTIVE DESIGN GUIDELINE AND LATEST FOCUS AREA ZONE (MIN. 70% OF FACADE LENGTH)

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

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Sheet Title:
BUILDING ELEVATIONS & PERSPECTIVE

Job No. 21037
Date: 07/26/2024
Scale: As indicated
Author By:

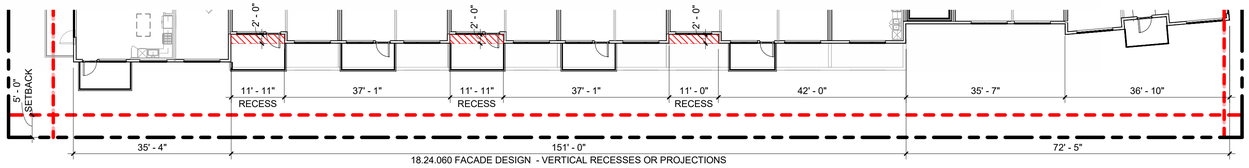
Sheet No:
A-302

EAST PERSPECTIVE | 4

MATERIAL LEGEND

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

EAST SIDE ELEVATION | 1/16" = 1'-0" | 3



18.24.060 FACADE DESIGN - VERTICAL RECESSES OR PROJECTIONS

18.24.060 FACADE DESIGN (c)(1)(A)(ii)(a.) - VERTICAL RECESSES OR PROJECTIONS

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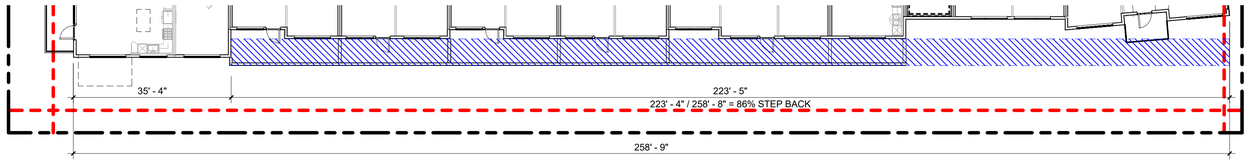
ENLARGED FLOOR PLAN - LEVEL 4 - 6 | 1/16" = 1'-0" | 2



18.24.050 BUILDING MASSING (b)(1)(A) - UPPER FLOOR STEP BACKS

UPPER FLOOR STEP BACK WITH MIN. DEPTH OF 6' PER OBJECTIVE DESIGN GUIDELINE AND LATEST FOCUS AREA ZONE (MIN. 70% OF FACADE LENGTH)

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

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BUILDING ELEVATIONS & PERSPECTIVE

Job No. 21037
Date: 07/26/2024
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Author By:

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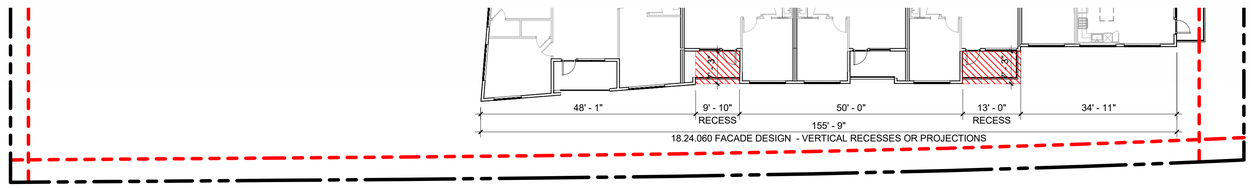
WEST PERSPECTIVE | 1/4" = 1'-0" | 4

WEST SIDE ELEVATION | 1/16" = 1'-0" | 3



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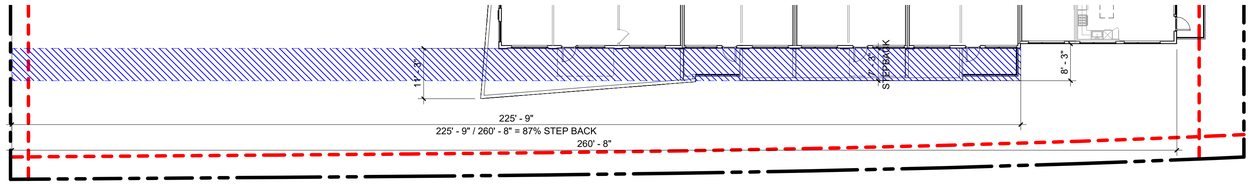
ENLARGED FLOOR PLAN - LEVEL 3 - 5 | 1/16" = 1'-0" | 2



18.24.050 BUILDING MASSING (b)(1)(A) - UPPER FLOOR STEP BACKS

UPPER FLOOR STEP BACK WITH MIN. DEPTH OF 6' PER OBJECTIVE DESIGN GUIDELINE AND LATEST FOCUS AREA ZONE (MIN. 70% OF FACADE LENGTH)

FLOOR PLAN - LEVEL 6 | 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. PORCELAIN TILE
7. METAL PANEL
8. STOREFRONTS
9. VINYL WINDOWS
10. GLASS RAILING
11. METAL CANOPY
12. METAL SUNSHADE
13. METAL TRELLIS
14. METAL RAILING

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Job No. 21037
Date: 07/26/2024
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A-304

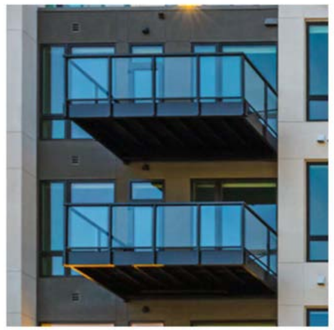
FIBER CEMENT PANEL - NICHIHA (RIFTSAWN - PECAN) | 5

PLASTER - BENJAMIN MOORE (AF-275) | 4

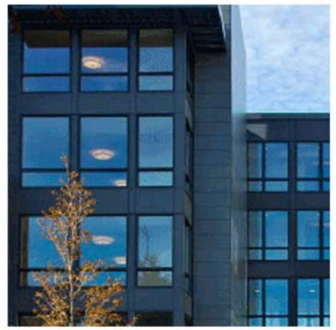
PLASTER - BENJAMIN MOORE (1459) | 3

PLASTER - BENJAMIN MOORE (CW-180) | 2

PLASTER - BENJAMIN MOORE (2112-40) | 1

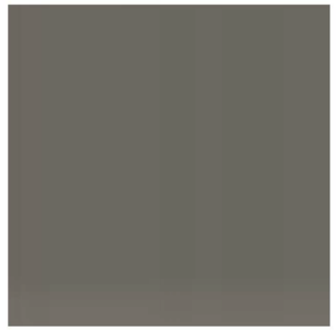


GLASS RAILING | 10



VINYL WINDOW - VPI (BLACK) | 9

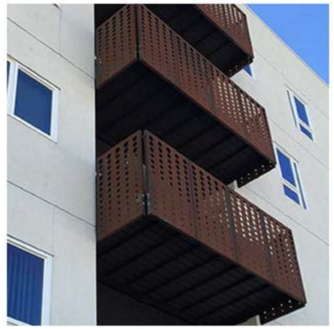
ALUMINUM STOREFRONT - KAWNEER (NO. 40) | 8



METAL PANEL - REYNOBOND (SUNSHINE GRAY) | 7

PORC. TILE - PORCELANOSA (ARIZONA) | 1/4" = 1'-0" | 6

BIKE RACKS - DERO DECKER | 15



PERFORATED ALUMINUM RAILING - BOK MODERN | 14

ALUMINUM TRELLIS | 13

ALUMINUM SUNSHADE | 12

ALUMINUM CANOPY | 11

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Sheet Title:

MATERIALS AND COLORS

Job No. 21037
Date: 07/26/2024
Scale: 1/4" = 1'-0"
Author By:

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A-320

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Sheet Title:

PERSPECTIVE FROM NORTHWEST

Job No. 21037
Date: 07/26/2024
Scale: 1/16" = 1'-0"
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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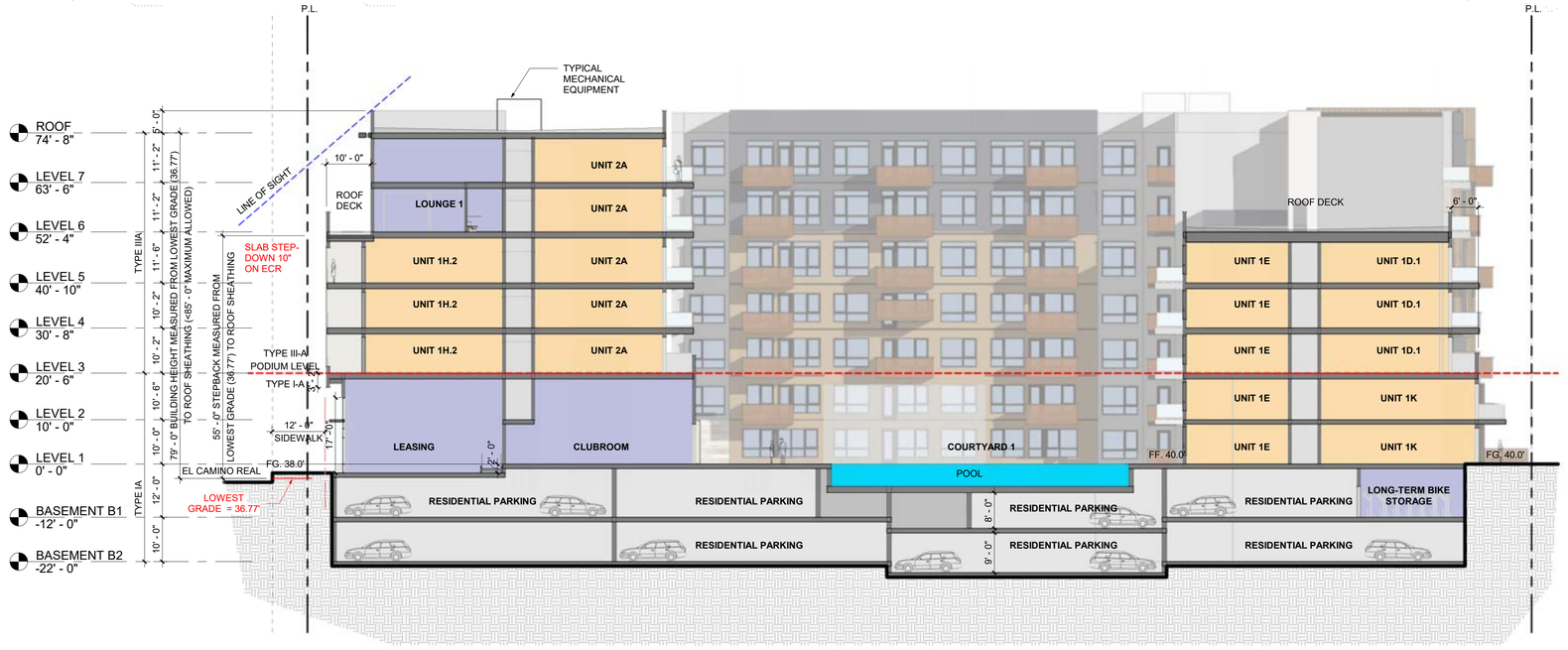
Sheet Title:

CLOSE-UP PERSPECTIVES

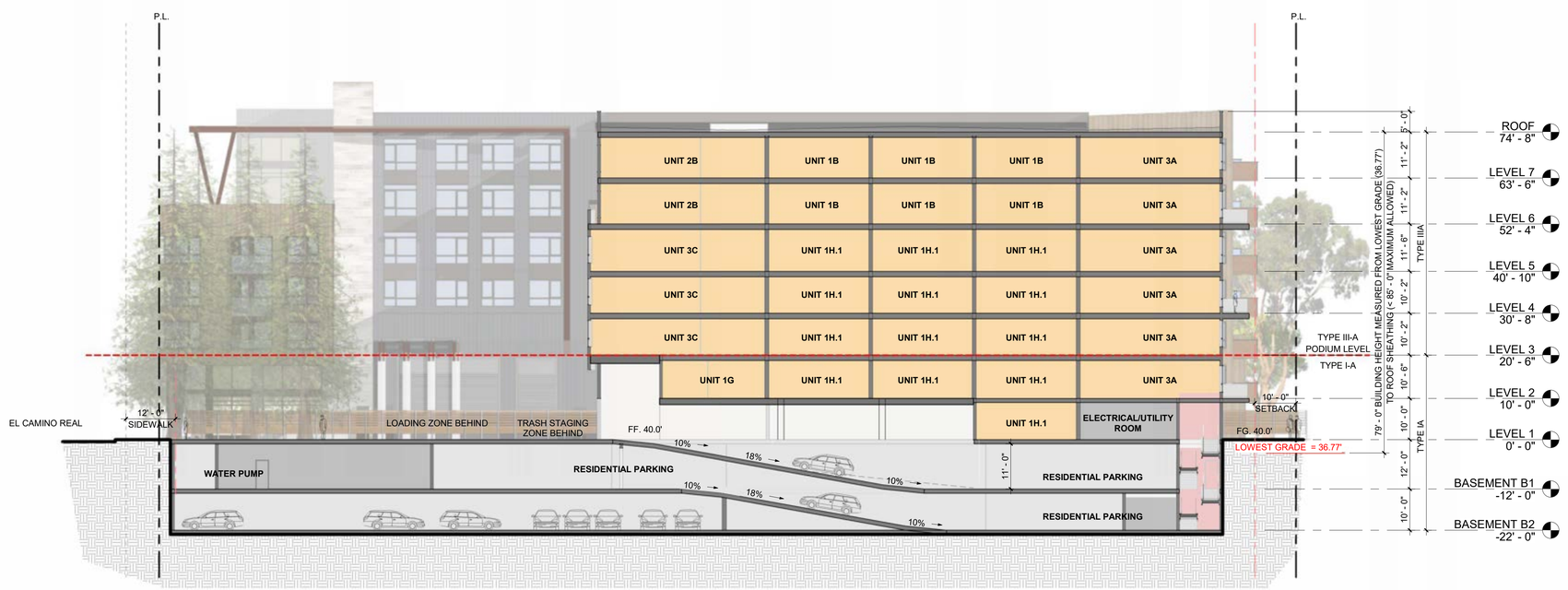
Job No. 21037
Date: 07/26/2024
Scale: As indicated
Author By:

Sheet No:

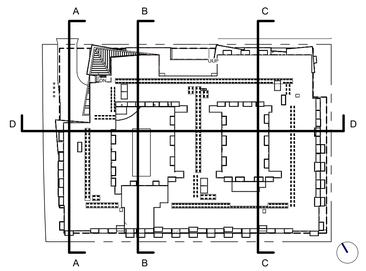
A-331



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



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



KEY PLAN

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: 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:

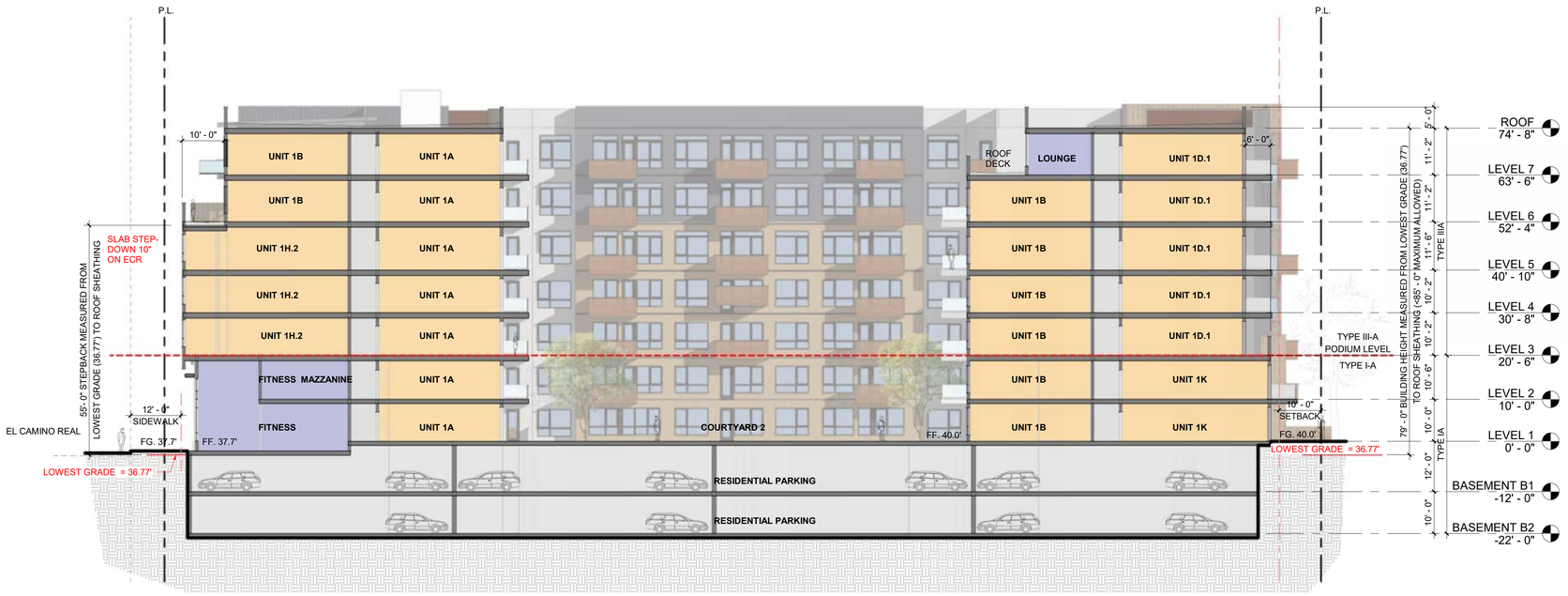
BUILDING SECTIONS

Job No. 21037
Date: 07/26/2024
Scale: As indicated
Author By:

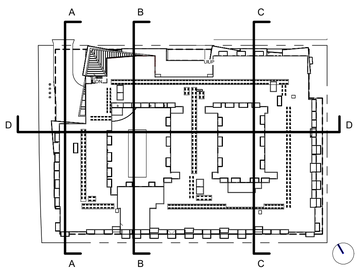
Sheet No:

A-401

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



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



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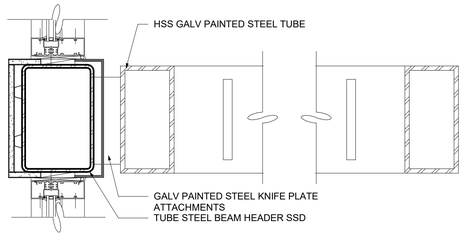
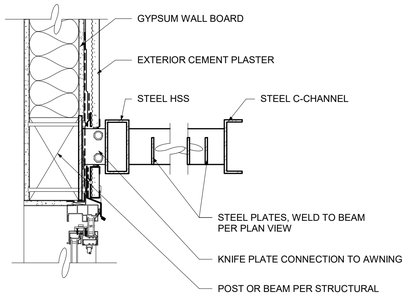
Date: 07/26/2024
Scale: As indicated
Author By:

Sheet No:

A-402

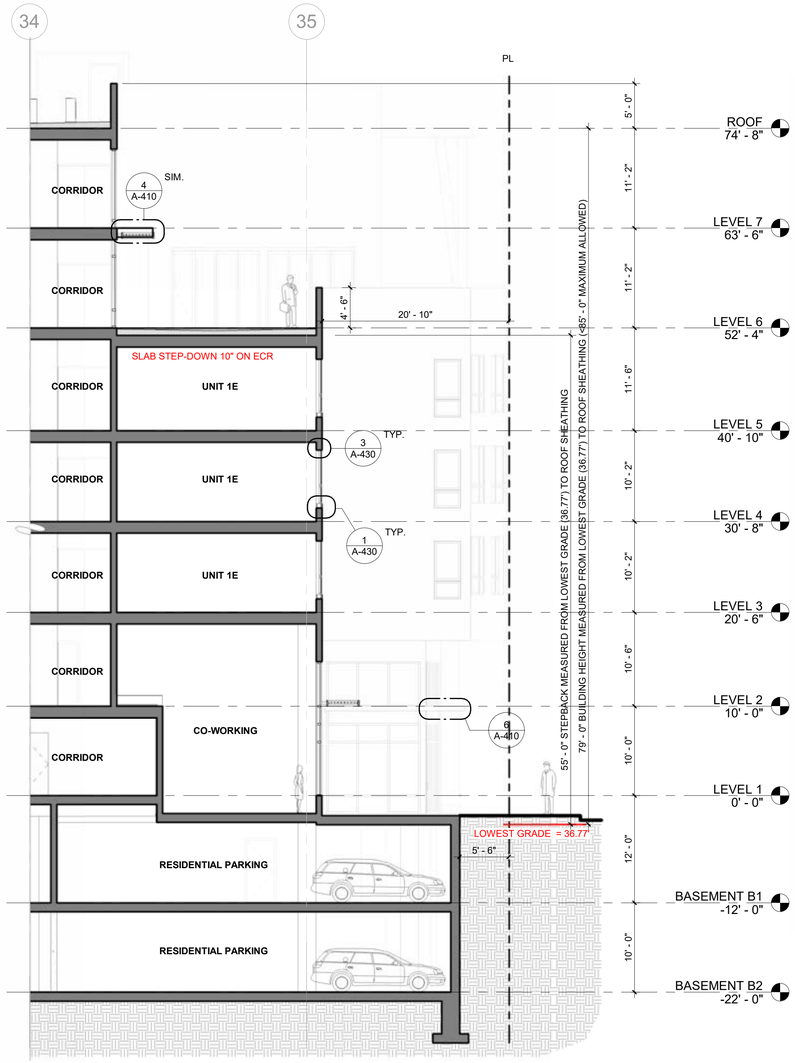


STOREFRONT CANOPY CONNECTION | 1 1/2" = 1'-0" | 6

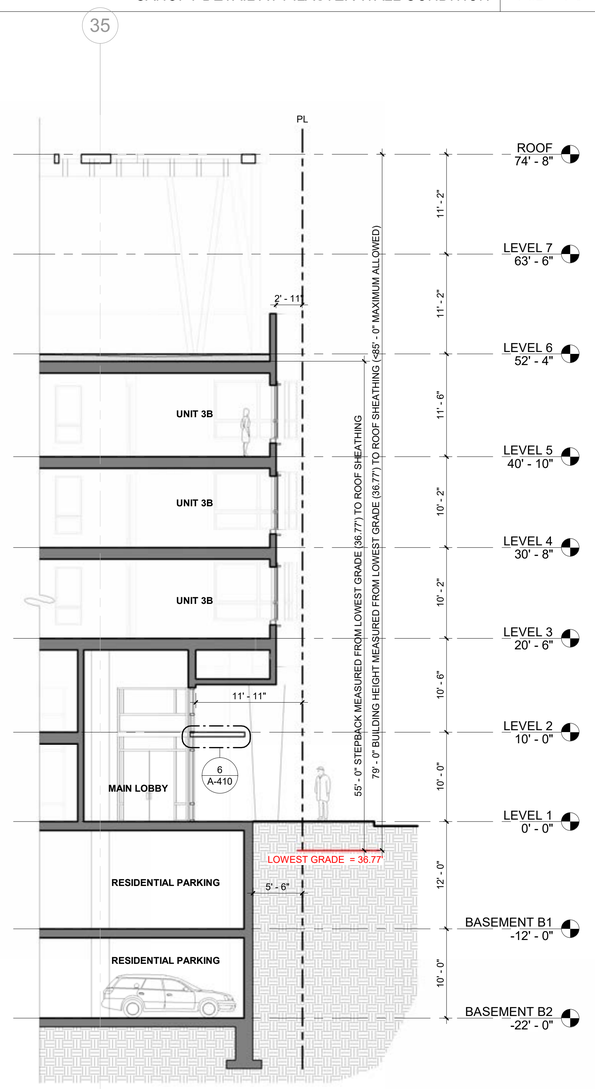


CANOPY DETAIL AT PILASTER WALL CONDITION | 1 1/2" = 1'-0" | 4

CO-WORKING PERSPECTIVE | 2



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



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

NW CORNER PERSPECTIVE | 1

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WALL SECTIONS

Job No. 21037
Date: 07/26/2024
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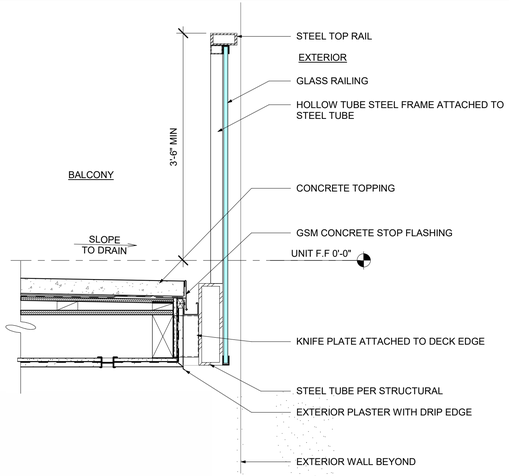
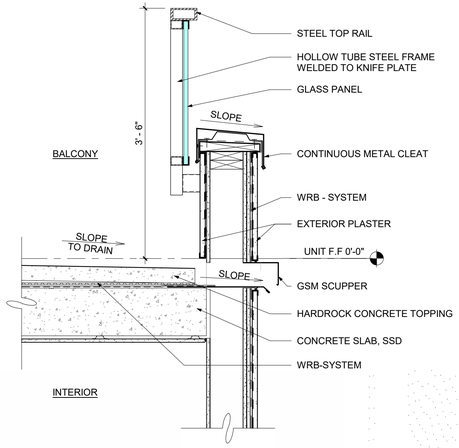
Author By:

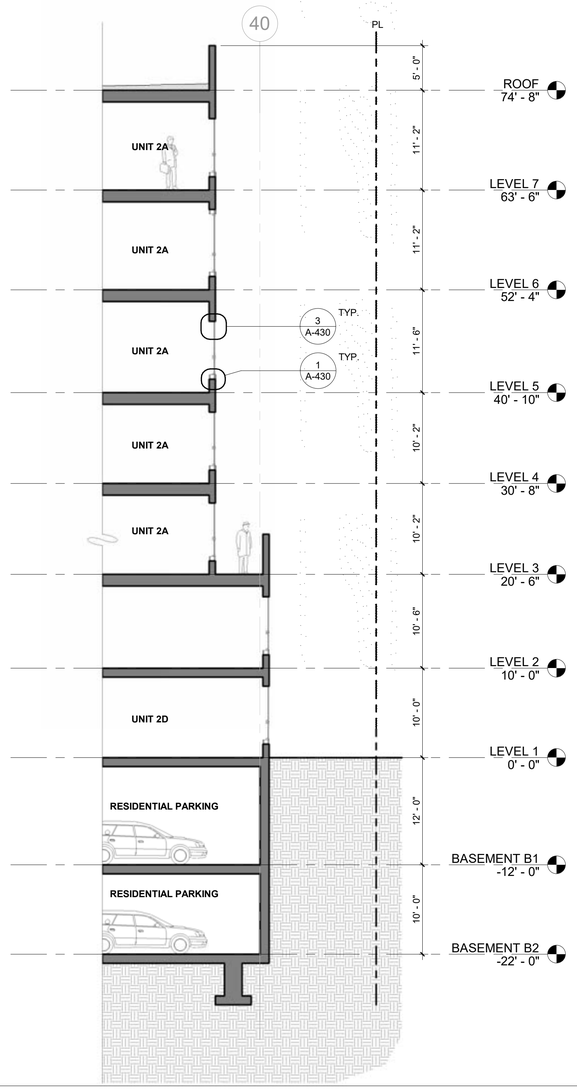
Sheet No:
A-410



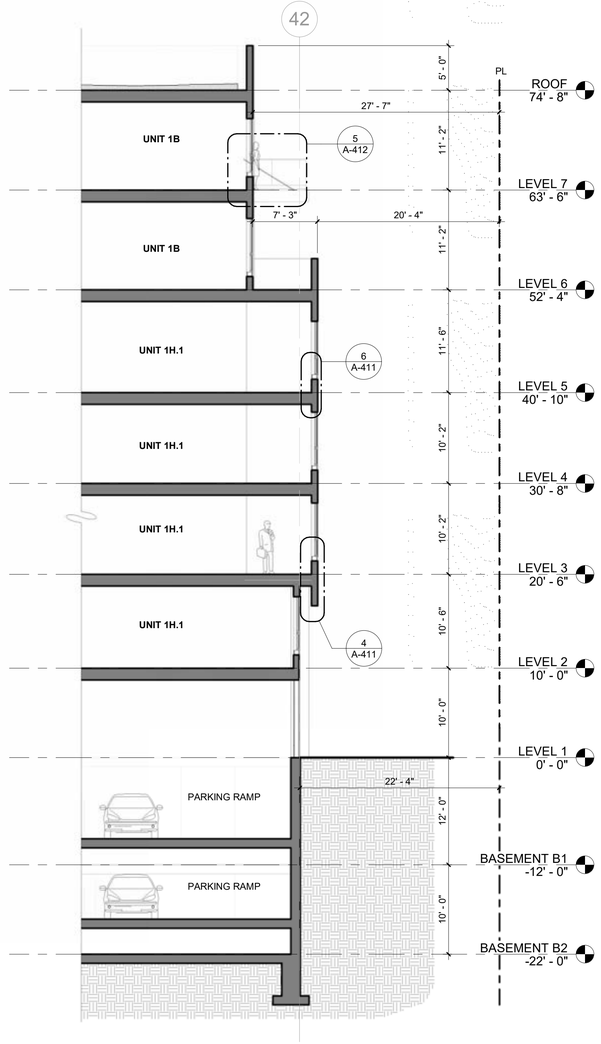
FLUSH BALCONY-GLASS RAILING | 1" = 1'-0" | 6



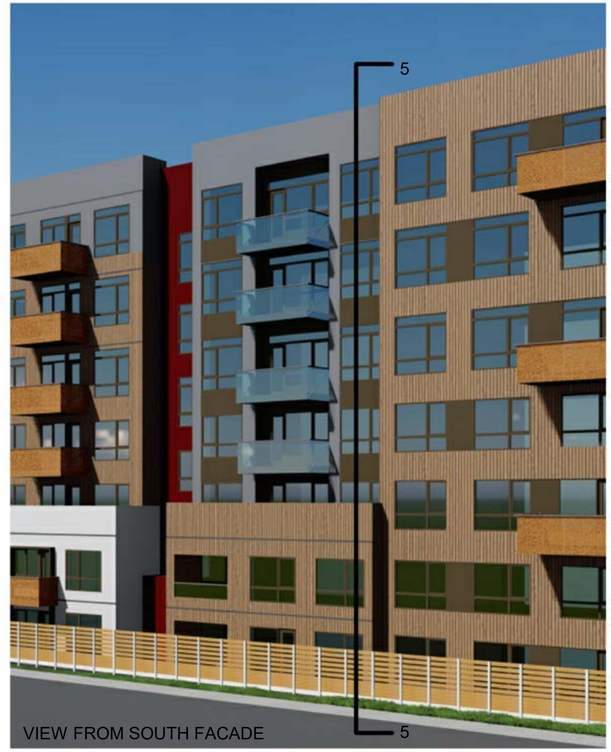
BALCONY W/BACKWALL RAILING | 1" = 1'-0" | 4



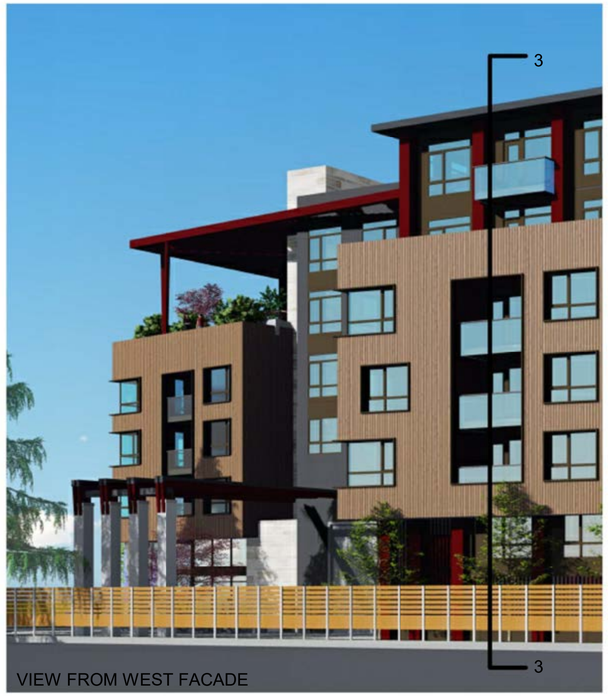
WALL SECTION | 1/8" = 1'-0" | 5



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



BUILDING PERSPECTIVE | 2



BUILDING PERSPECTIVE | 1

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WALL SECTIONS

Job No. 21037
Date: 07/26/2024
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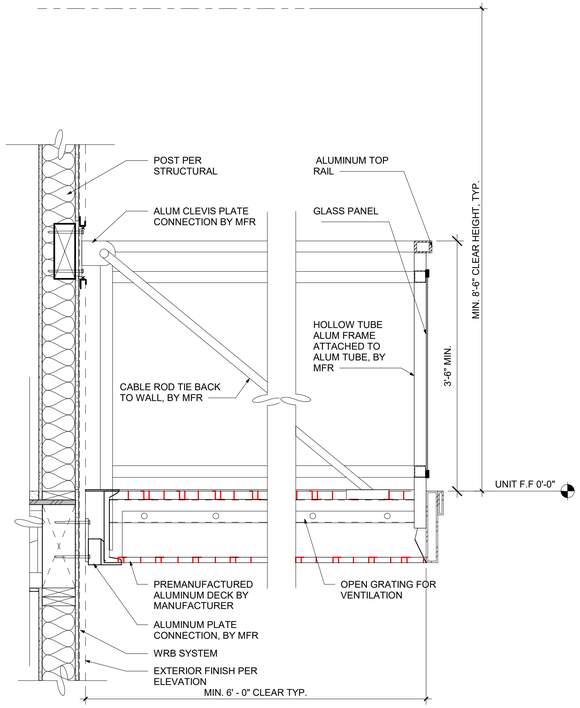
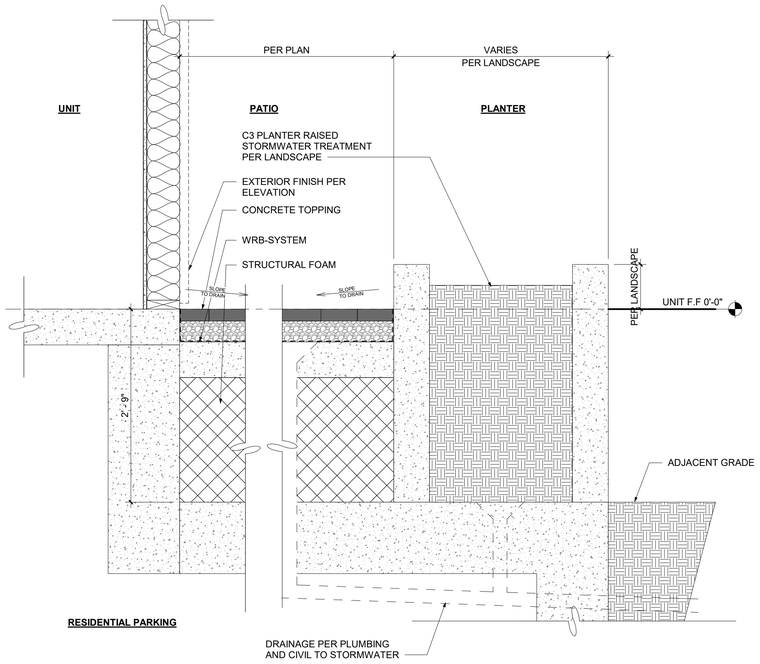
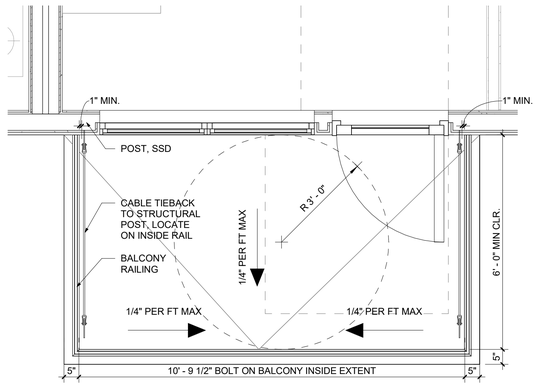


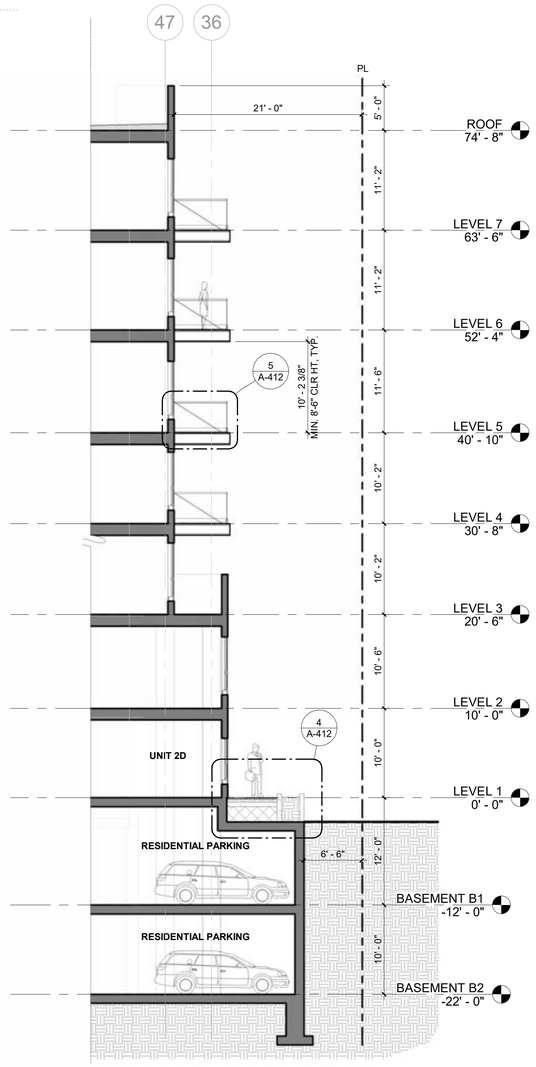
ALUMINUM BOLT-ON BALCONY - GLASS RAILING | 1" = 1'-0" | 5



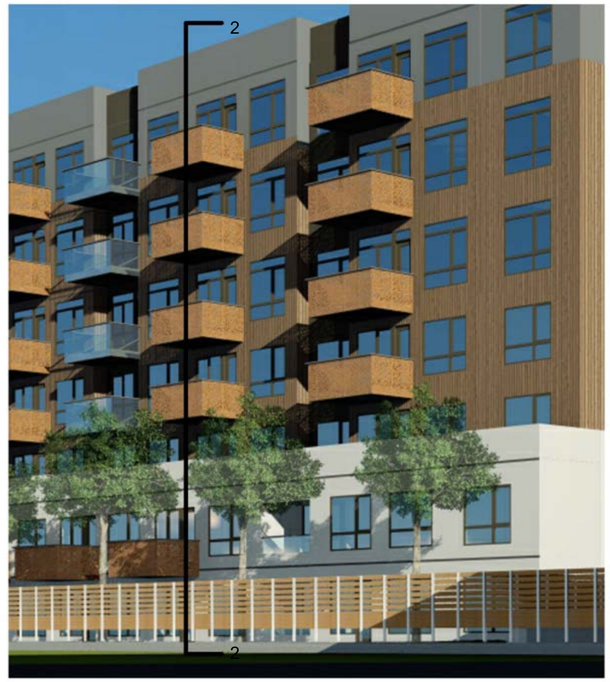
PATIO PLANTER WALL | 1" = 1'-0" | 4



BOLT-ON BALCONY - PLAN | 1/2" = 1'-0" | 3



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



VIEW FROM EAST AND SOUTH FACADE

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

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Sheet Title:
WALL SECTIONS

Job No. 21037
Date: 07/26/2024
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Sheet No:
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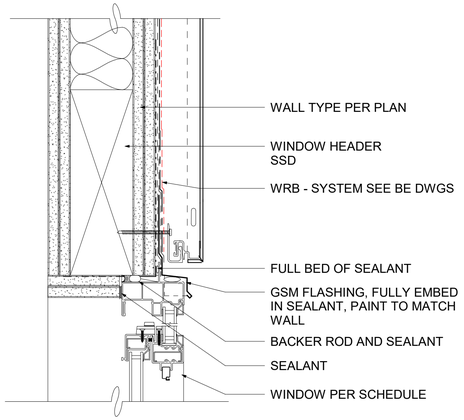
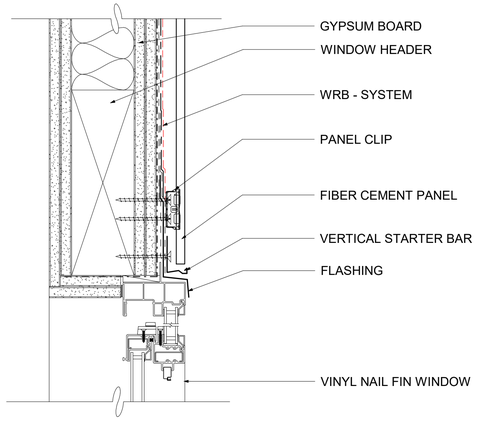
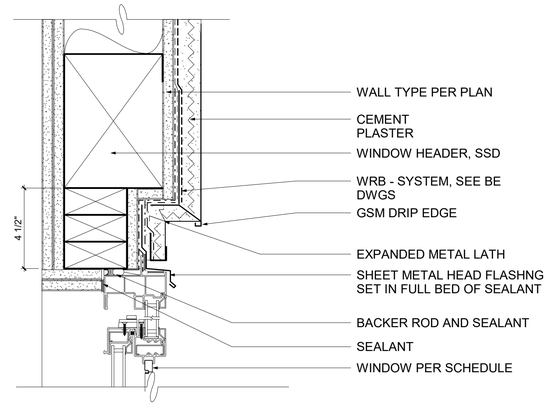


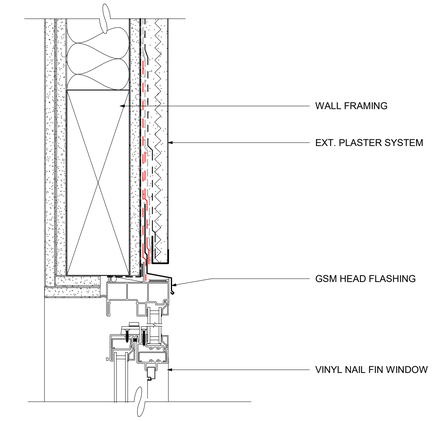
WINDOW HEAD - METAL PANEL | 3" = 1'-0" | 12



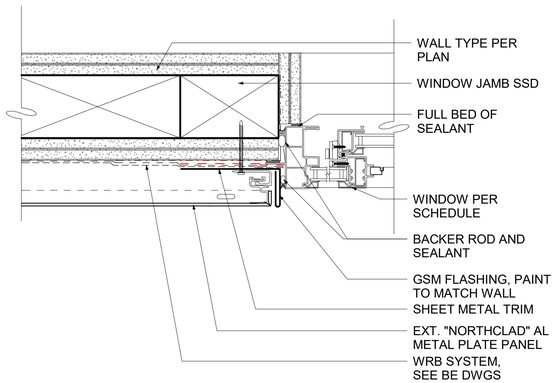
WINDOW HEAD FLUSH - FIBER CEMENT PANEL | 3" = 1'-0" | 9



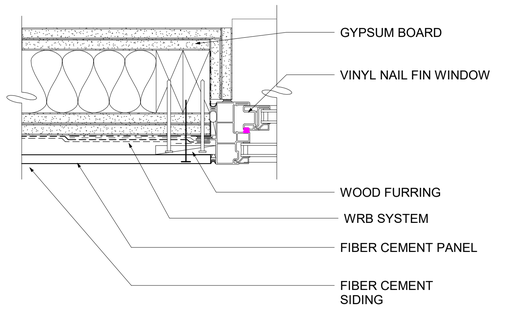
WINDOW HEAD RECESS - STUCCO | 3" = 1'-0" | 6



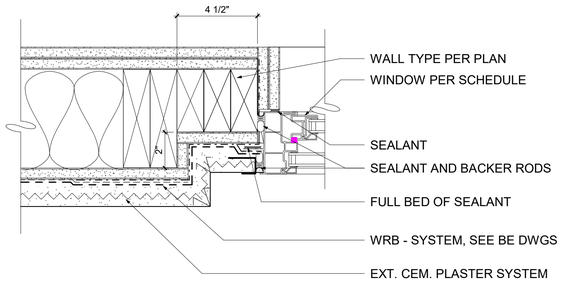
WINDOW HEAD FLUSH - STUCCO (INT COURTYARD) | 3" = 1'-0" | 3



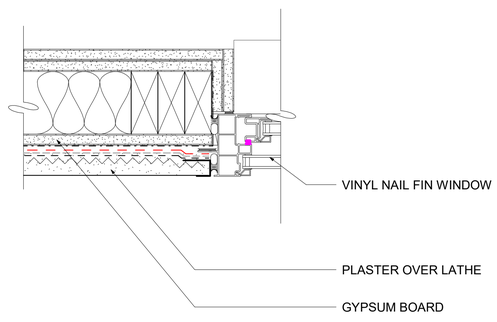
WINDOW JAMB - METAL PANEL | 3" = 1'-0" | 11



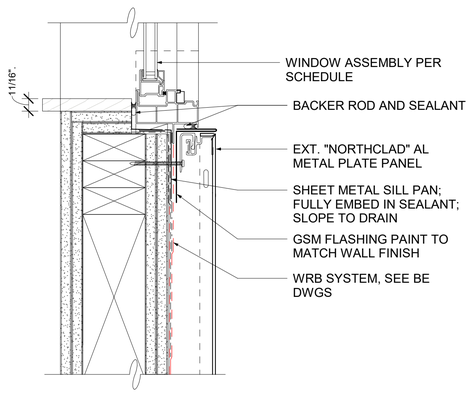
WINDOW JAMB FLUSH - FIBER CEMENT PANEL | 3" = 1'-0" | 8



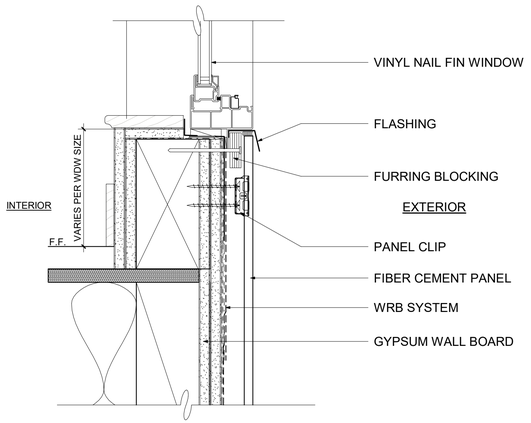
WINDOW JAMB RECESS - STUCCO | 3" = 1'-0" | 5



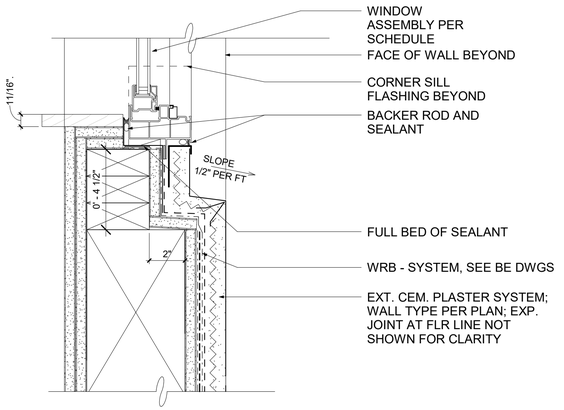
WINDOW JAMB FLUSH - STUCCO (INT COURTYARD) | 3" = 1'-0" | 2



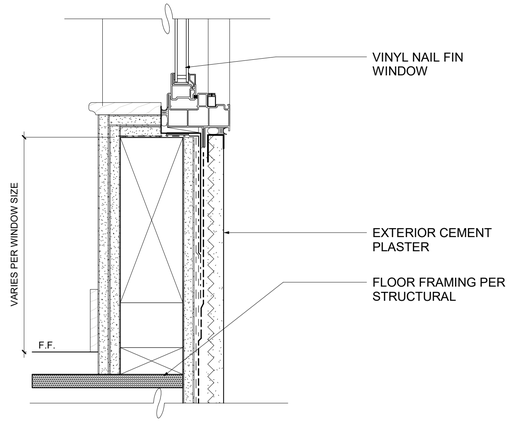
WINDOW SILL - METAL PANEL | 3" = 1'-0" | 10



WINDOW SILL FLUSH - FIBER CEMENT PANEL | 3" = 1'-0" | 7



WINDOW SILL RECESS - STUCCO | 3" = 1'-0" | 4



WINDOW SILL FLUSH - STUCCO (INT COURTYARD) | 3" = 1'-0" | 1

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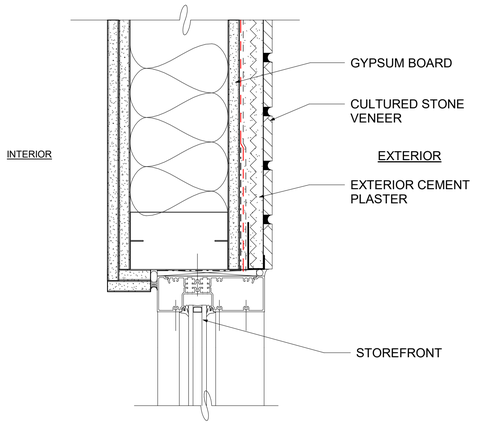
Sheet Title:

SCHEMATIC DETAILS

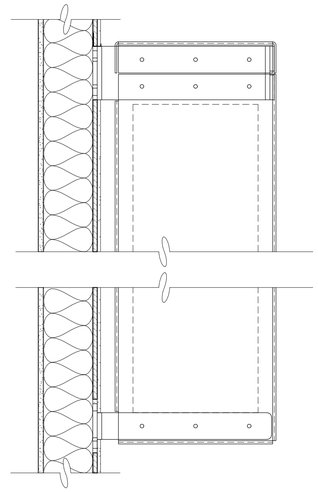
Job No. 21037
Date: 07/26/2024
Scale: 3" = 1'-0"
Author By:

Sheet No:

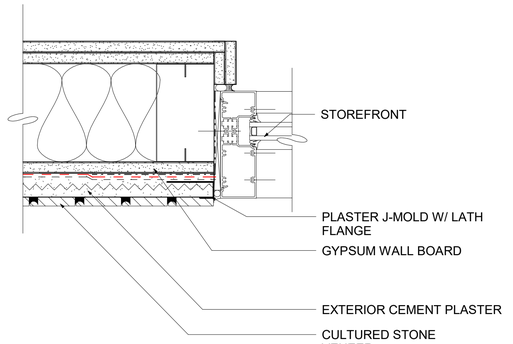
A-430



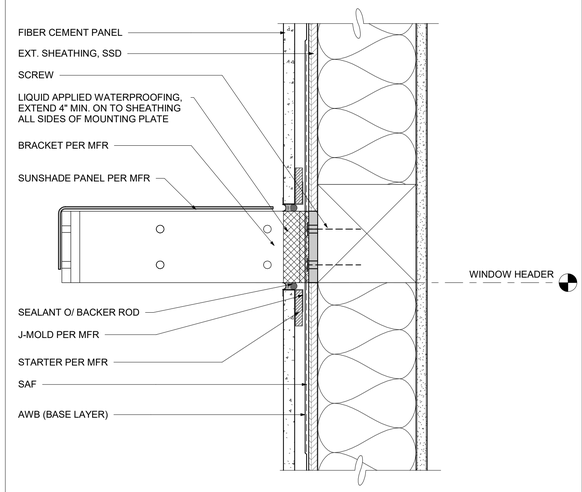
STOREFRONT JAMB DETAIL | 3" = 1'-0" | 8



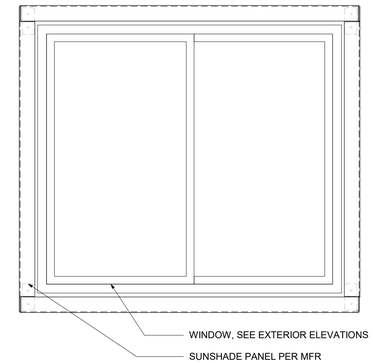
METAL SUNSHADE DETAIL - SECTION | 1 1/2" = 1'-0" | 3



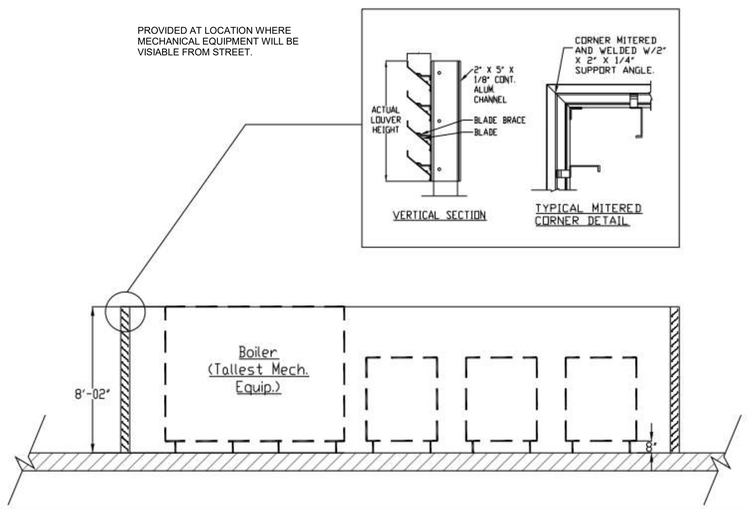
STOREFRONT JAMB DETAIL | 3" = 1'-0" | 7



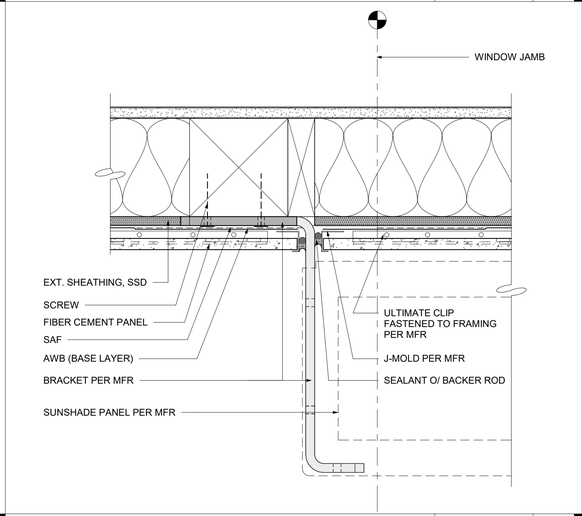
METAL SUNSHADE @ PANEL - SECTION | 3" = 1'-0" | 5



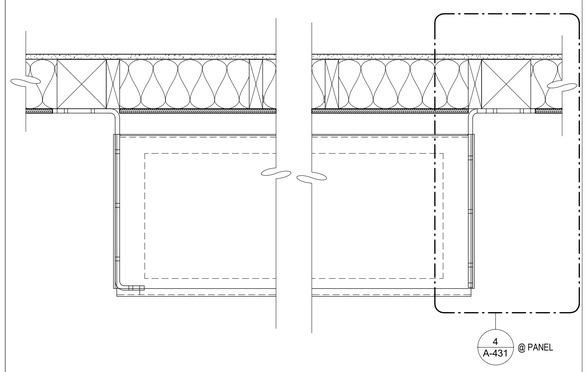
METAL SUNSHADE DETAIL - ELEVATION | 3/4" = 1'-0" | 2



MECHANICAL SCREEN DETAIL | 1/4" = 1'-0" | 6



METAL SUNSHADE @ PANEL - PLAN | 3" = 1'-0" | 4



METAL SUNSHADE DETAIL - PLAN | 1 1/2" = 1'-0" | 1

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Palo Alto, California

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125 Willow Road, Menlo Park, CA 94025

Sheet Title:

SCHEMATIC DETAILS

Job No. 21037
Date: 07/26/2024
Scale: As indicated
Author By:

Sheet No:

A-431

EL CAMINO REAL

Bike Rack, Qty: (1) for 2 spaces., Typ.
New Tree in Decorative Black Basalt Cobble Tree Well, Typ.
City Sidewalk,12' clear Typ.
Fountain Pool with Seat Bench; (Water Source By Architect)
Accent Paver Type 1, Typ.
Accent Paver Type 2, Typ.
Precast Planter Pot
Stormwater Treatment Area (Silva Cell); See Civil Plans.
Existing Tree to Remain, Typ.
Driveway Paving, Typ.
6' Tall Western Red Cedar Slat Gate and Fence
12' Wide Utility Access Path; Outdoor Pet Area with Vehicular Concrete Paving and Compacted Gravel
Stormwater Treatment Planter on Grade, Typ.
Seat Bench, Typ.
6' Tall Western Red Cedar Slat Fence
Transformers, Typ.
12' Wide Utility Access Path; Outdoor Pet Area with Vehicular Concrete Paving and Compacted Gravel
Concrete Path, Typ.
6' Tall Precast Wall along South Property Line, Typ.
Private Patio, Typ.
Pet Area Gate and Fencing
Concrete Paving
Decorative Metal Panel with Uplight, Typ.
Bike Rack, Qty: (2) for 4 spaces., Typ.
Accent Paver Type 1, Typ.
Bike Rack, Qty: (3) for 6 spaces. Typ.
Raised Planter with Built-in Seat Bench
Wood Decking, Flush with Adjacent Paving
Raised Planter, Typ.
Bike Rack, Qty: (4) for 8 spaces., Typ.
Accent Paver Type 1, Typ.
Showers under Canopy
Raised Planter on Structure, Typ.
Accent Paving on Structure Type 2 , Typ.
Pool Fence and Gate, Typ.
Wood Deck on Structure , Typ.
Planter Pot , Typ.
Stormwater Treatment planter on structure
Maintenance Access Gates and Screen Fence
BBQ Counter, Typ.
TV Wall
Raised Planter on Structure, Typ.
Lockable Maintenance Access Gate
Private Patio, Typ.
Accent Wall, Typ.
Cabanas on Wood Deck, Typ.
Accent Paving on Structure Type 4, Typ.
Pool Fence, Typ.
Chaise Lounge Chair on Wood Deck, Typ.
4' Wide Patio / Maintenance Access Gates, Typ.
Pool
Spa
Accent Wall, Typ.
Pool Fence and Gate, Typ.
Accent Paving on Structure Type 1 , Typ.
Accent Paving on Structure Type 4, Typ.
Fireplace
Stormwater Treatment planter on structure
Chaise Lounge Chair on Wood Deck, Typ.
Accent Wall and Pool Enclosure Wall, Typ.
Private Patio, Typ.
Raised Planter on Structure, Typ.
Fitness Court
4' Wide Patio / Maintenance Access Gates, Typ.
Accent Paving on Structure Type 1 , Typ.
Accent Paving on Structure Type 2 , Typ.
Wood Bench
Raised Planter with Bamboo Planting
Zen Garden with Water Feature
Accent Paving on Structure Type 3 , Typ.
4' Wide Patio / Maintenance Access Gates, Typ.
Spa
Raised Planter on Structure, Typ.
Private Patio, Typ.
Accent Paving on Structure Type 1 , Typ.
Private Patio, Typ.
Concrete Paving
Stormwater Treatment Area (Silva Cell); See Civil Plans.
Accent Paver Type 1, Typ.
Existing Tree to remain; in New Decorative Black Basalt Cobble Tree Well, Typ.
Accent Paver Type 2, Typ.
Bike Rack, Qty: (2) for 4 spaces., Typ.
Raised Planter, Typ.
6' Tall Western Red Cedar Slat Gates with Man-Door and Fence
12' Transformer Utility Access Path
Bike Rack, Qty: (4) for 8 spaces. Typ.
Bike Rack, Qty: (2) for 4 spaces., Typ.
Transformers with Bollard Protection, Typ.
6' Tall Western Red Cedar Slat Gate and Fence
Private Patio, Typ.
Raised Stormwater Treatment Planter, Typ.
Concrete Path, Typ.
6' Tall Western Red Cedar Slat Fence along Property Line, Typ.
Existing Tree to Remain, Typ.

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

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: Planning
: Urban Design
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: Oakland, California 94612
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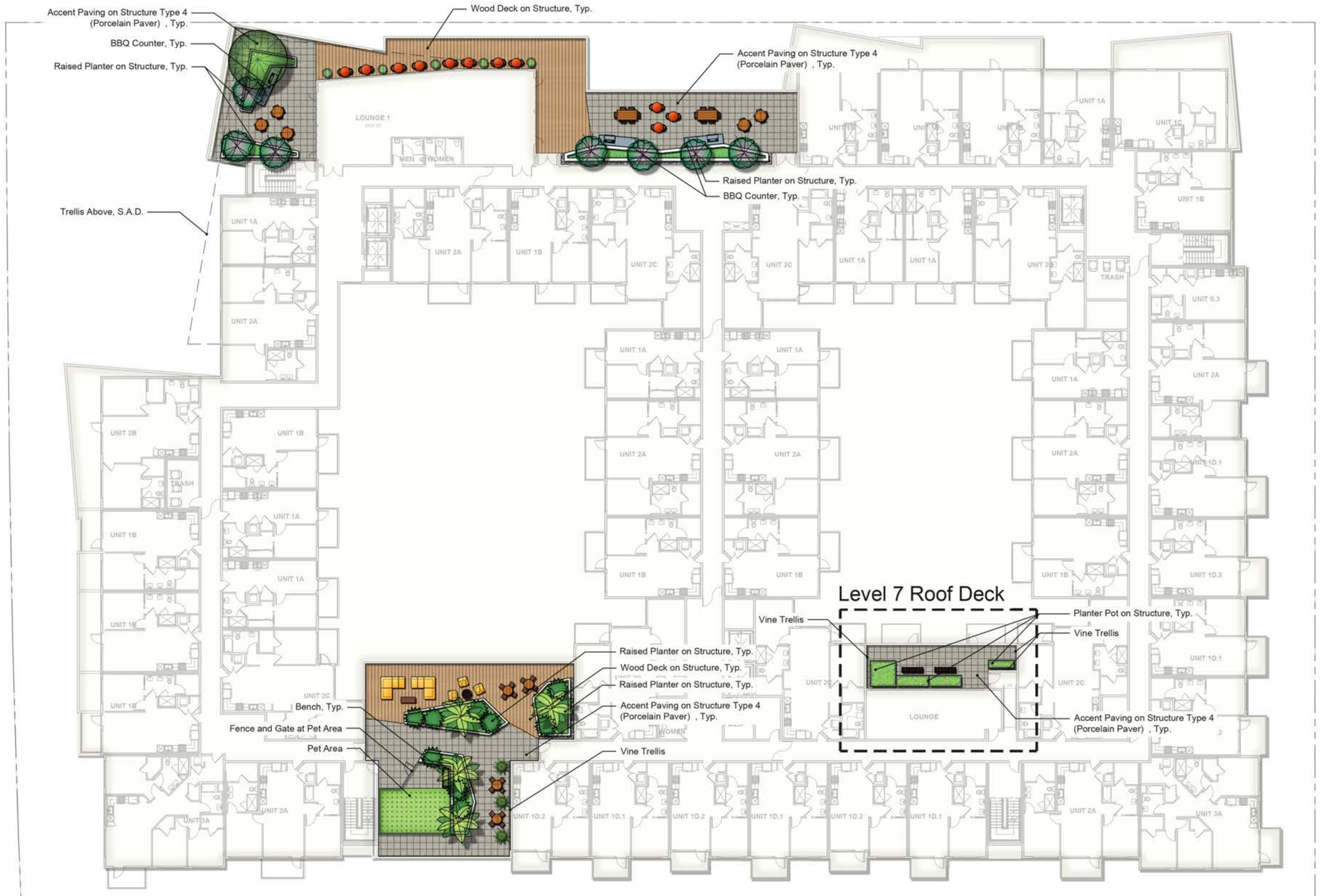
Sheet Title:

CONCEPTUAL LANDSCAPE PLAN - SITE & PODIUM

Job No. 21037
Date: 07/26/2024
Scale:
Author:

Sheet No:

L-1.1



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CONCEPTUAL LANDSCAPE PLAN - ROOF TERRACE

Job No. 21037
Date: 07/26/2024
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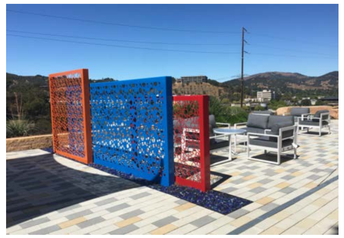
L-1.2

SITE PRECEDENT IMAGERY

ACCENT PAVING

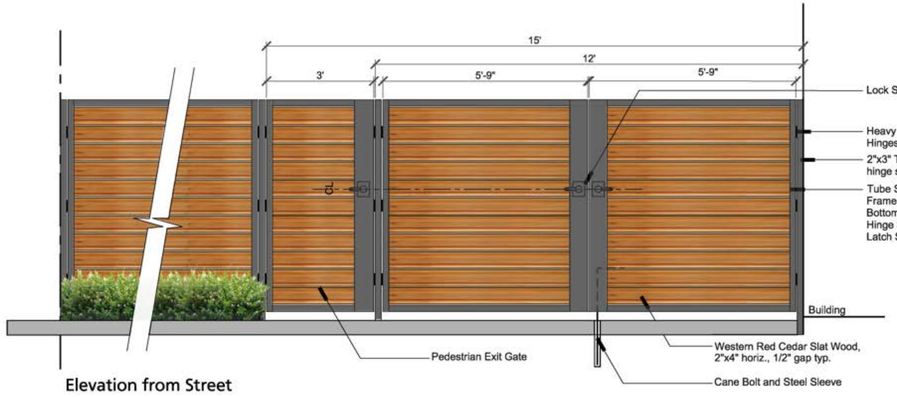
TREE GRATE

BIKE RACKS



DECORATIVE METAL PANEL

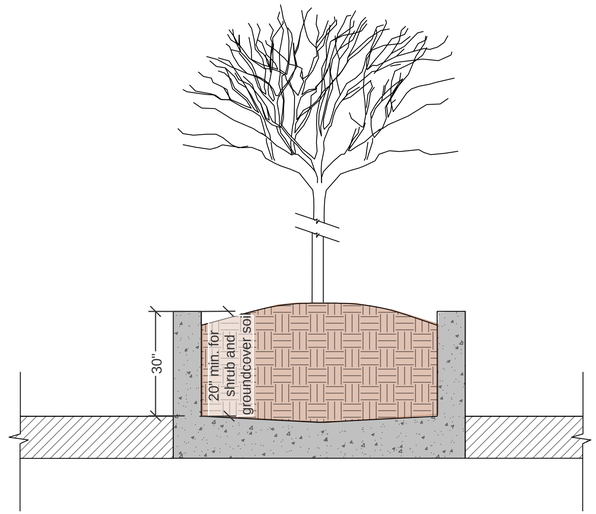
WOOD SLAT FENCE



Elevation from Street

Transformer Screen

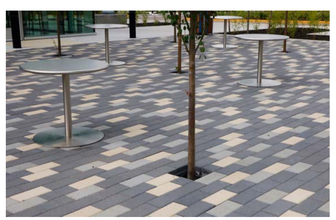
Scale: 1/2" = 1'-0"



Raised Planter Soil Volume Diagram

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

PODIUM PRECEDENT IMAGERY



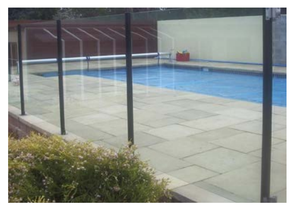
ACCENT PAVING 6X12 PAVERS

WOOD DECKING

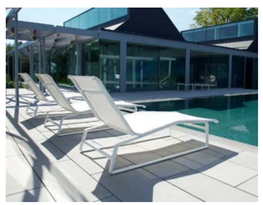
PLANTER POT

INTEGRAL WOOD BENCH

FITNESS COURT SURFACE



GLASS POOL FENCE



CHASIE LOUNGE AT POOL

ROOF PRECEDENT IMAGERY

PORCELAIN PAVER AND WOOD DECK

PLANTER POT

ARTIFICAL TURF AT PET AREA

BENCH

BISTRO TABLE AND CHAIR

DINING TABLE AND CHAIRS

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Sheet Title:

LANDSCAPE IMAGERY

Job No. 21037
Date: 07/26/2024
Scale:
Author:

Sheet No:

L-1.3

EL CAMINO REAL

Existing tree to remain, typ.

3 | PLA ACE
36" BOX (Standard)

1 | ACE PAL
24" BOX (multi)

1 COP
3 SM *Per Planter Pot

47 CR

20 JP

8 PM
9 IRD

39 SB

16 JUP

5 | PLA ACE
36" BOX (Standard)

5 | ACE PAL
24" BOX (multi)

20 PM
35 IRD

13 RSA

Existing tree to remain, typ.

1 | PRU ILI
24" BOX (Standard)

14 CR

5 PM
8 IRD

3 | PRU ILI
24" BOX (Standard)

1 COP
3 SM *Per Planter Pot

4 SM
2 LL

6 | TRI LAU
24" BOX (Standard)

3 | SYA ROM
18' BTH

22 CR

113 MR

11 LL
4 SB

61 SB
10 LL
17 AP

3 LL
4 CEO

8 RSA
59 SB

5 | PRU ILI
24" box (Standard)

7 SM

9 AM

5 CK
24 AP
10 SG
16 SB
13 SM

22 | BAM GRA
25 gallon

11 SB
2 MAC

2 | ACE SAN
24" box (Multi)

2 MAC
8 SB

1 | OLE SWA
24" BOX (Multi)

52 RC
53 SG
*Switch every 15 Plants.

8 CR

15 MR

4 CCO
20 LL
15 MAC
25 CAC

4 ROC
9 AC

15 ROC

4 ROC
8 AGV
6 MAC

3 | OLE SWA
24" BOX (Multi)

7 MAC

2 | PRU ILI
24" BOX (Standard)

3 SB

8 CR

7 MR

8 CR

40 ME

10 PM

6 IRD

8 | BAM GRA
25 gallon

10 ROC
15 CEO

3 | ACE SAN
24" box (Multi)

4 SM
46 JUP

4 AC
6 MAC
15 PM
6 AC
3 AC
4 RCA
4 MCA
391 IRD
8 RCA
9 MCA
25 PM

31 MR
58 JP

8 | TRI LAU
24" BOX (standard)

Existing tree to remain, typ.

17 | LAU SAR
24" BOX (Standard)

176 IRD

84 SB

18 ME

27 CH

15 | QUE VIR
24" BOX (standard)

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

North

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CONCEPTUAL PLANTING PLAN - SITE & PODIUM

Job No. 21037
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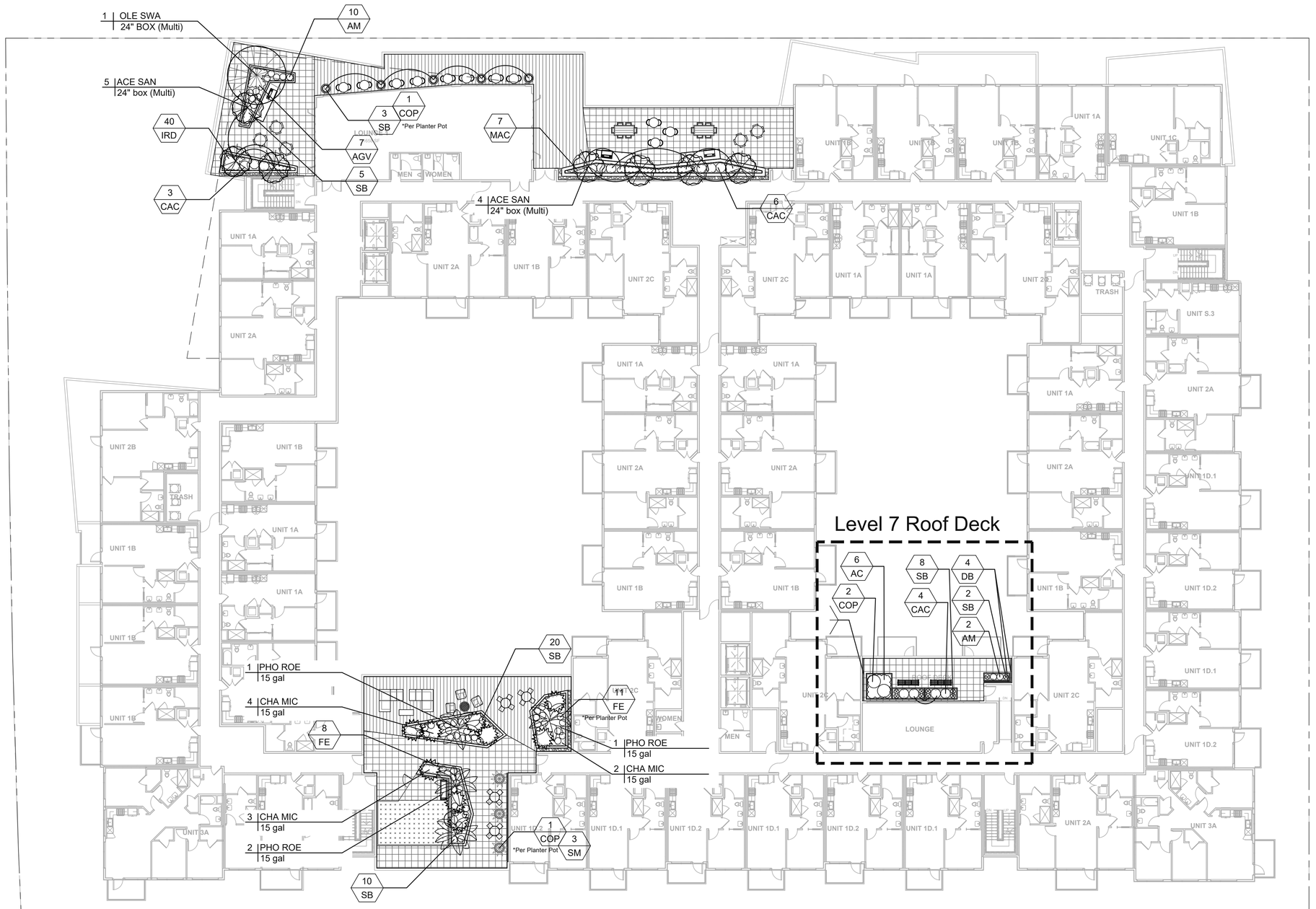
L-2.1



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

0' 8' 16' 32'

North

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Sheet Title:

CONCEPTUAL PLANTING PLAN - ROOF TERRACE

Job No. 21037
Date: 07/26/2024
Scale:
Author:

Sheet No:

L-2.2

PLANT PALETTE

TREES- all 24" box unless noted otherwise on Planting Plan								HABITAT
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WUCOLS	NOTES	FORMING
AES PAL	6	24" Box	Acer palmatum	Japanese Maple	Multi	Medium	Regionally Appropriate	N/A
ACE SAN	14	24" Box	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	Multi	Medium	Regionally Appropriate	N/A
BAM GRA	30	25 Gal	Bambusa textilis gracilis	Graceful Bamboo	25 Gallon	Medium	Regionally Appropriate	N/A
LAU SAR	17	24" Box	Laurus 'Saratoga'	Saratoga Laurel	Standard	Low	Regionally Appropriate	Benefits Birds & Food
OLE SWA	5	24" Box	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	Multi	Medium	Regionally Appropriate	Attract Bees & Birds
PLA ACE	8	36" Box	Platanus x hispanica 'Columbia'	Columbia London Plane Tree	Standard	Medium	Regionally Appropriate	Attract Birds
POD GRA	3	24" Box	Podocarpus gracilior	Fern Pine	Standard	Medium	Regionally Appropriate	N/A
PRU ILI	11	24" Box	Prunus ilicifolia ssp. lyonii	Catalina Cherry	Standard	Low	California Native	Food
QUE VIR	15	24" Box	Quercus virginiana 'Skyclimber'	Skyclimber Southern Live Oak	Standard	Medium	Regionally Appropriate	Attract Birds
TRI LAU	14	24" Box	Tristania laurina 'Elegant'	Elegant Water Gum	Standard	Medium	Regionally Appropriate	Food
PALMS								
CHA MIC	7	15 Gal	Chamaedorea microspadix	Chameadorea Microspadix	Standard	Medium	Regionally Appropriate	N/A
PHO ROE	4	15 Gal	Phoenix roebelenii	Pygmy Date Palm	Standard	Medium	Regionally Appropriate	N/A
SYA ROM	3	18' BTH	Syagrus romanzoffiana	Queen Palm	Standard	Medium	Regionally Appropriate	Attract Birds

SHRUBS, GROUNDCOVERS AND GRASSES							SUITABLE FOR STORMWATER TRREATMENT	HABITAT
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WUCOLS	CALIFORNIA NATIVE		FORMING
AGV	8	5 Gal	Anigozanthos 'Gold Velvet'	Gold Kangaroo Paw	24" o.c.	Low	Regionally Appropriate		Benefits Birds
CCO	4	5 Gal	Ceanothus concha	California Mountain Lilac	48" o.c.	Low	California Native		
CAC	38	5 Gal	Carex californica	California Sedge	36 o.c.	Low	California Native		Food
CEO	19	5 Gal	Cephalanthus occidentalis	Buttonbush	48" o.c.	Medium	California Native		Food
COP	1	5 Gal	Cordyline australis 'Seipin'	Cordyline Pink Passion	48" o.c.	Low	Regionally Appropriate	YES	N/A
HET		5 Gal	Heteromeles arbutifolia	Toyon	48" o.c.	Low	California Native	YES	Food
IRD	659	5 Gal	Iris douglasiana	Pacific Coast Iris	12" o.c.	Low	California Native	YES	Food
JUP	62	5 Gal	Juncus patens	Blue Rush	24" o.c.	Low	California Native	YES	Food
MAC	32	5 Gal	Mahonia aquifolium 'Compacta'	Compact Oregon grape	36" o.c.	Low	California Native		Food
MCA	26	5 Gal	Myrica californica	California Wax Myrtle	36" o.c.	Low	California Native		Food
RCA	64	5 Gal	Rhamnus californica	Coffeeberry	48" o.c.	Low	California Native		Food
ROC	33	5 Gal	Rosa california	California Rose	48" o.c.	Low	California Native		Food
RSA	21	5 Gal	Ribes sanguineum	Red Flowering Currant	30" o.c.	Low	California Native		Food
ACCENT SHRUBS, GRASSES AND PERENNIALS									
AC	28	5 Gal	Aster chilensis	California aster	36" o.c.	Low	California Native		Food
AP	47	1 Gal	Achillea millefolium 'Island Pink'	Island Pink Yarrow	24" o.c.	Low	California Native		Food
CK	5	5 Gal	Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	36" o.c.	Medium	Regionally Appropriate		N/A
LL	46	5 Gal	Lomandra longifolia 'Lime Tuff'	Dwarf Mat Rush	24" o.c.	Low	Regionally Appropriate		N/A
PM	83	5 Gal	Polystichum munitum	Western sword fern	24" o.c.	Low	California Native		Host to Butterflies
SB	345	1 Gal	Sisyrinchium bellum	Blue-eyed grass	18" o.c.	VeryLow	California Native	YES	Food
SG	63	5 Gal	Salvia greggii	Autumn Sage	30" o.c.	Low	California Native		Food
SM	25	1 Gal	Senecio mandraliscae	Blue Chalk Sticks	18" o.c.	VeryLow	Regionally Appropriate		Food
GROUNDCOVERS									
FE	19	1 Gal	Festuca Rubra	Red Fescue	18" o.c.	Low	California Native		Food
VINE									
DB	13	1 Gal	Distictis buccinatoria	Blood Red Trumpet Vine	48" o.c.	Medium	Regionally Appropriate		N/A
STORMWATER TREATMENT PLANTS									
AM	21	5 Gal	Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	72" o.c.	Low	California Native	YES	Food
CH	27	5 Gal	Chondropetalum tectorum	Small Cape Rush	36" o.c.	Low	Regionally Appropriate	YES	Food
CR	107	5 Gal	Carex tumulicola	Foothill Sedge	36" o.c.	Low	California Native	YES	Food
JP	78	1 Gal	Juncus patens 'Elk Blue'	Elk Blue Gray Rush	48" o.c.	Low	California Native	YES	Food
ME	58	1 Gal	Mahonia repens	Creeping Oregon Grape	24" o.c.	Low	California Native	YES	Food
MR	116	1 Gal	Muhlenbergia rigens	Deer Grass	36" o.c.	Low	California Native	YES	Food

Notes:

- Plants with low WUCOLS ratings are drought tolerant and regionally appropriate species. Plants noted as California Native 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, Food, 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.
- All stormwater treatment zones (as defined by the Civil Engineer) shall be top-dressed with a 3" layer of Float Resistant Bio Retention Mulch by Zanker Landscape Materials.

The approximate total quantity of plants proposed is 2,184 Of these plants, 1,946 are native which totals 89% Native plantings.

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 Palo Alto

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	6,756	2,500	66,798
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	3,122	1,936	51,724
					(A)	(B)	
				Totals	9,878	4,435	118,522
Special Landscape Areas							
Water Feature					119		
					(C)	(D)	
				Totals	0	0	
						ETWU Total	118,522
			Maximum Allowed Water Allowance (MAWA)[e]				118,782

[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)	4,435
Total Area (A)	9,878
Average ETAF	**0.449013970**

All Landscape Areas

Total ETAF x Area	(B+D)	4,435
Total Area	(A+C)	9,878
Sitewide ETAF (B+D) ÷ (A+C)		**0.44901397043936**

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

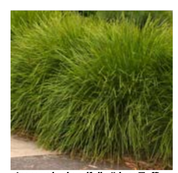
Mahonia eurybracteata 'Soft Caress'
'Soft Caress' Oregon grape

Stipa arundinacea
New Zealand Wind Grass

Sisyrinchium bellum
Blue-eyed grass

Senecio mandraliscae
Blue Chalk Sticks

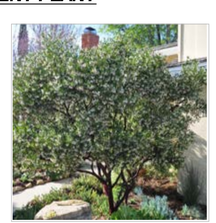
Calamagrostis x a. 'Karl Foerster'
Feather Reed Grass



Lomandra longifolia 'Lime Tuff'
Dwarf Mat Rush

STORMWATER TREATMENT PLANT

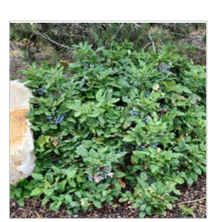
Chondropetalum tectorum
Small Cape Rush



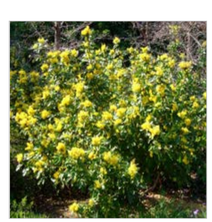
Arctostaphylos 'Howard McMinn'
Howard McMinn Manzanita

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

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

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

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THE **Guzzardo Partnership,** INC.
Landscape Architects| Land Planners
Pier 9, The Embarcadero, Suite 115
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

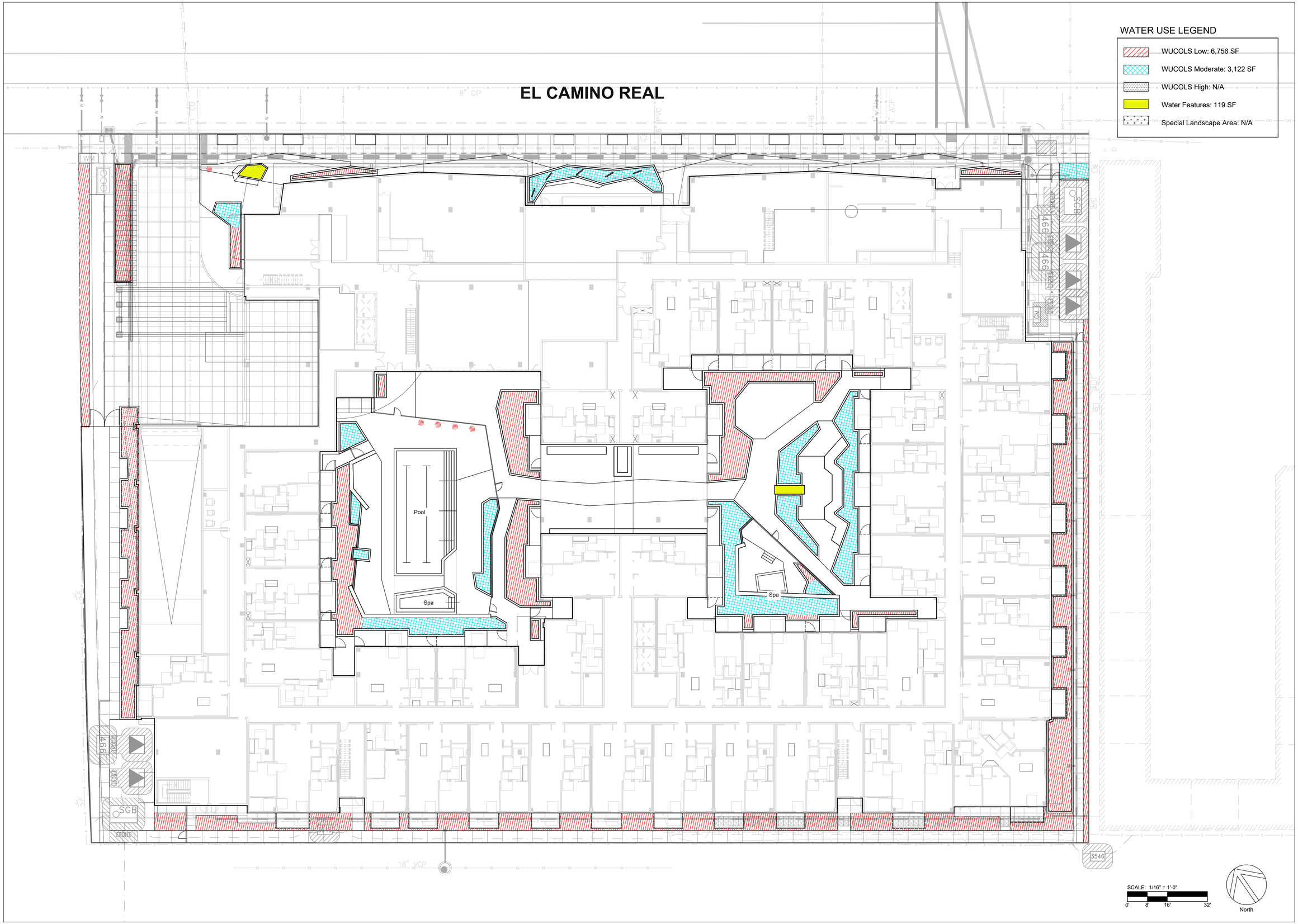
Sheet Title:

PLANTING PALETTE & IMAGERY & WELO CALCULATION

Job No. 21037
Date: 07/26/2024
Scale:
Author:

Sheet No:

L-2.3



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3150 EL CAMINO REAL
Palo Alto, California

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

Sheet Title:

HYDROZONE PLAN - SITE & PODIUM

Job No. 21037
Date: 07/26/2024
Scale:
Author:

Sheet No:

L-3.1

WATER USE LEGEND

- WUCOLS Low: 6,756 SF
- WUCOLS Moderate: 3,122 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

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

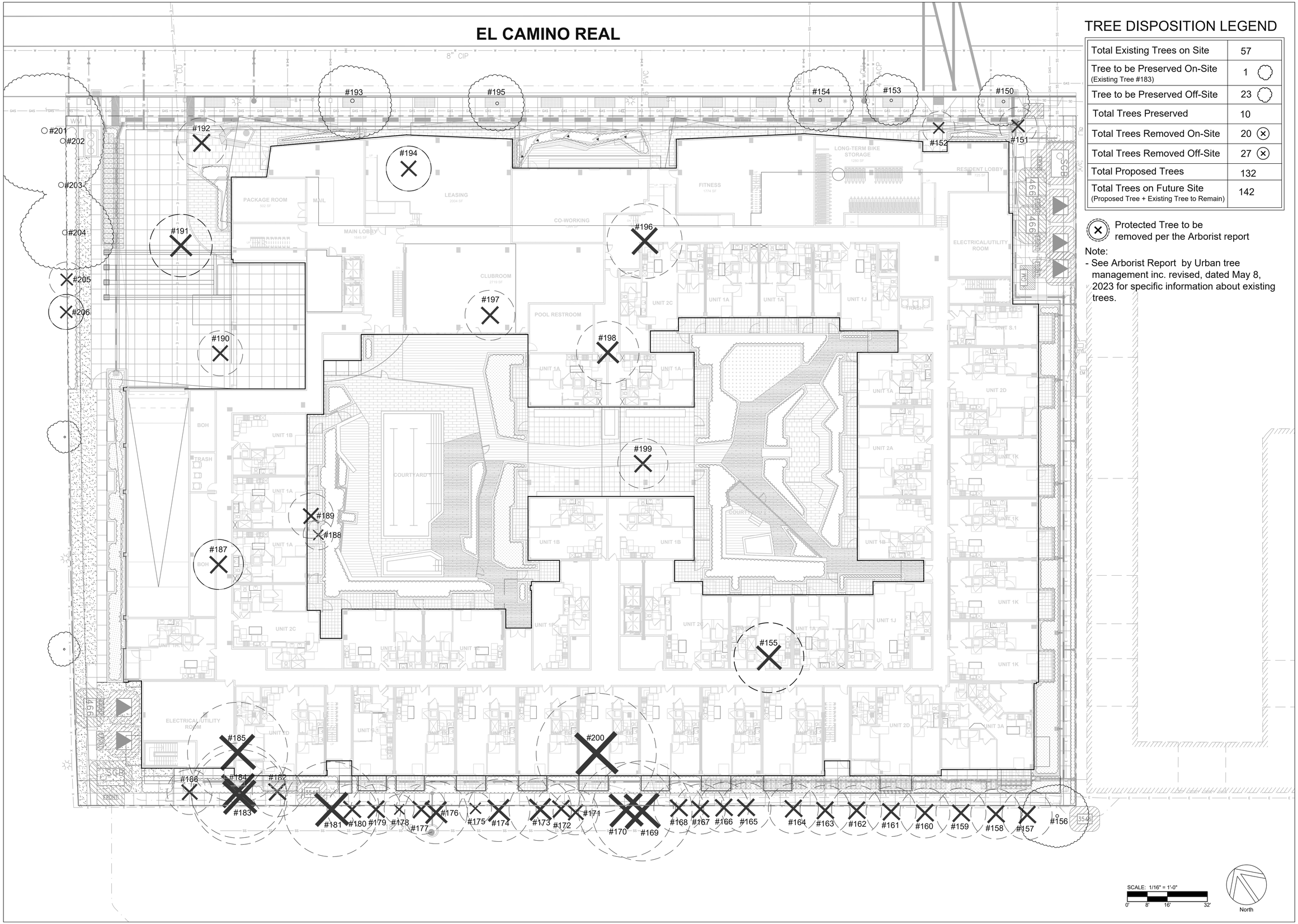
Sheet Title:

HYDROZONE PLAN - ROOF TERRACE

Job No. 21037
Date: 07/26/2024
Scale:
Author:

Sheet No:

L-3.2



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	10
Total Trees Removed On-Site	20
Total Trees Removed Off-Site	27
Total Proposed Trees	132
Total Trees on Future Site (Proposed Tree + Existing Tree to Remain)	142

Protected Tree to be removed per the Arborist report

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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: Architecture
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: 1970 Broadway, Suite 408
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Palo Alto, California

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

Sheet Title:

TREE DISPOSITION PLAN

Job No. 21037
Date: 07/26/2024
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/Pladiv/Arborist/Tree Protection Info/Tree Disclosure Statement — Revised 08/06

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

Search: Advanced — Browse By Topic

Home ▸ Planning & Community Environment

Home
City-owned Trees
Privately-owned Trees
About the Tree Ordinance
Title 8.10
Heritage Trees
Forms
Tree Technical Manual
FAQs
Contact Us
Resources

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

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

View ALL sections:

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

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

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

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

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.
Inpsected by:	
Date of Inspection:	

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

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

City of Palo Alto Tree Technical Manual — ADDENDUM 11

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

Monthly Tree Activity Report- *Construction Site*

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

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

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

Respectfully submitted,

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

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

---WARNING---
Tree Protection Zone

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

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

***Palo Alto Municipal Code Section 8.10.110**

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

---

SPECIAL INSPECTIONS — **PLANNING DEPARTMENT**

TREE PROTECTION INSPECTIONS MANDATORY

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

BUILDING PERMIT DATE: ______________________

DATE OF 1ST TREE ACTIVITY REPORT: ______________________

CITY STAFF: ______________________

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

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

Use addtional "T" sheets as needed

Project Data

T-1

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

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

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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: 07/26/2024
Scale:
Author:

Sheet No:
L-4.2

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

Arborist Report

3150 El Camino Real
Palo Alto, CA 94301

Inspection Date:
August 25, 2022
Revised: April 25, 2024

Prepared by: Chris Stewart
Project Arborist: Michael Young/Chris Stewart
certified arborist WC ISA #WE-13682A

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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, eight (8) trees were rated "C" condition and forty-seven (47) 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.

Tree #156 is a protected Coast redwood (*Sequoia sempervirens*) tree located near the southern corner of the property. There is a proposed trench that will run approximately 3' from the trunk of this tree. I recommend locating the trench as far away from this tree as possible. I also recommend hand dug exploratory trenching within the tree protection zone of this tree to assess the impact the proposed trench will have on protected tree #156. Furthermore, if the trench is to be dug within the tree protection zone of this tree, the use of heavy equipment or machinery within the tree protection zone shall be prohibited.

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 #157 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 30" @ 2.5'
Tree #158 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 31"
Tree #159 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 28" @ 1.5'
Tree #160 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 9.7"
Tree #161 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 26" @ 2.5'
Tree #162 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 33"
Tree #163 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 40" @ 2.5'
Tree #164 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 45" @ 1.5'
Tree #165 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 13"
Tree #166 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 24"
Tree #167 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 26"
Tree #168 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 44" @ 2.5'
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 #181 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 40" @ 1.5'
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.

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
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: (510) 451 - 2850

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125 Willow Road, Menlo Park, CA 94025

Sheet Title:
TREE DISPOSITION PLAN-ARBORIST REPORT

Job No. 21037
Date: 07/26/2024
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/.

(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.

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 is Chris Stewart (408) 313-1937. 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 soil 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.
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 a 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

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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

urbantreemanagement inc.

TREE SURVEY DATA

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

Revised: 4/25/24

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 this tree
Poor	dead or near dead	hazard

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
150	London plane	12.5	30'/22'	fg	fp	x	C	EWR, DWR, SP, street tree
151	Japanese maple	8.3 @ 1'	18'/15'	fg	fp		D	Removal due to construction limits
152	Japanese maple	9.7 @ 1.5'	16'/13'	fg	fp		D	Removal due to construction limits
153	London plane	15.5	35'/30'	fg	fp	x	B	EWR, DWR, SP, multiple leaders at 7', street tree
154	London plane	19.0	40'/35'	fg	fp	x	B	EWR, DWR, SP, CD at 6.5', street tree
155	Chinese elm	15.6	35'/28'	f	fp	x	D	Removal, thin canopy, no hope for recovery, replant = 3 x 24" box or 2 x 36" box
156	Coast redwood	23.1	45'/16'	f	f	x	D	EWR, DWR, low LCR
157	Eucalyptus	30 @ 2.5'	45'/20'	f	fp		D	Removal, multiple leaders at 2.5', weed species
158	Eucalyptus	31.0	55'/40'	f	fp		D	Removal, multiple leaders at 8', weed species
159	Eucalyptus	28 @ 1.5'	35'/15'	f	fp		D	Removal, multiple leaders at 1.5', weed species
160	Eucalyptus	9.7	20'/6'	f	fp		D	Removal, multiple leaders at 5', weed species
161	Eucalyptus	26 @ 2.5'	25'/12'	f	fp		D	Removal, multiple leaders at 2.5', weed species
162	Eucalyptus	33.0	55'/35'	f	fp		D	Removal, multiple leaders at 5.5', weed species
163	Eucalyptus	40 @ 2.5'	50'/25'	fp	fp		D	Removal, multiple leaders at 2.5', weed species
164	Eucalyptus	45 @ 1.5'	40'/25'	f	fp		D	Removal, multiple leaders at 1.5', weed species
165	Eucalyptus	13.0	25'/10'	f	fp		D	Removal, multiple leaders at 9', weed species
166	Eucalyptus	24.0	48'/35'	f	fp		D	Removal, multiple leaders at 13', weed species
167	Eucalyptus	26.0	35'/18'	f	fp		D	Removal, multiple leaders at 4.5', weed species
168	Eucalyptus	44 @ 2.5'	40'/15'	f	fp		D	Removal, multiple leaders at 2.5', weed species
169	Eucalyptus	72 @ 2'	60'/40'	f	fp		D	Removal, multiple leaders at 2', weed species
170	Eucalyptus	60 @ 1.5'	50'/38'	fp	fp		D	Removal, multiple leaders @ 1.5', thin upper canopy
171	Eucalyptus	50 @ 1.5'	55'/18'	f	fp		D	Removal, multiple leaders @ 1.5', weed species
172	Eucalyptus	40 @ 3'	50'/20'	f	fp		D	Removal, multiple leaders @ 3', weed species
173	Eucalyptus	45 @ 1'	45'/25'	fp	fp		D	Removal, multiple leaders @ 1', weed species
174	Eucalyptus	65 @ 2.5'	45'/25'	f	fp		D	Removal, multiple leaders @ 2.5', weed species
175	Eucalyptus	13.0	25'/13'	f	fp		D	Removal, CD at 9', leaning, stub cuts, weed species
176	Eucalyptus	48 @ 1.5'	50'/25'	f	fp		D	Removal, multiple leaders @ 1.5', weed species
177	Eucalyptus	18.5	40'/18'	f	fp		D	Removal, multiple leaders @ 18', weed species
178	Eucalyptus	19 @ 2'	35'/12'	f	fp		D	Removal, CD at 2', weed species
179	Eucalyptus	15.6	55'/18'	f	f		D	Removal, weed species
180	Eucalyptus	14.0	35'/20'	f	fp		D	Removal, weed species
181	Eucalyptus	40 @ 1.5'	50'/30'	f	fp		D	Removal, multiple leaders at 1.5', weed species
182	Eucalyptus	40 @ 2'	45'/20'	fp	fp		D	Removal, CD at 2', weed species, thin canopy
183	Eucalyptus	16.9	48'/18'	f	fp		C	EWR, DWR, CD at 18', weed species
184	Eucalyptus	24.0	55'/38'	f	fp		D	Removal, CD at 20', weed species
185	Eucalyptus	28.2	40'/40'	fp	fp		D	Removal, CD at 7.5', weed species, leaning, thin canopy
186	Eucalyptus	15.5	50'/18'	f	fp		D	Removal, CD at 18', weed species
187	Camphor	15.0	25'/20'	p	fp	x	D	Removal due to construction limits, replant = 3 x 24" box or 2 x 36" box
188	Japanese maple	8 @ 1'	16'/12'	fg	fp		D	Removal
189	Japanese maple	8.5 @ 1.5'	18'/18'	f	fp		D	Removal,
190	Camphor	12.3	22'/18'	p	fp		D	Removal, trunk decay, 50% of the tree is dead
191	Camphor	16.3	28'/25'	fp	fp	x	D	Removal due to construction limits, replant = 3 x 24" box or 2 x 36" box

urbantreemanagement inc.

TREE SURVEY DATA

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
192	Southern magnolia	11.9	20'/20'	fp	fp		D	Removal, very thin canopy, no hope for removal
193	London plane	13.2	38'/30'	f	fp		C	EWR, DWR, SP, CD @ 10', thinning canopy, street tree
194	Japanese maple	18 @ 1.5'	20'/18'	p	p	x	D	Removal due to construction limits, replant = 3 x 24" box or 2 x 36" box
195	London plane	11.5	35'/28'	f	f	x	C	EWR, DWR, SP, street tree
196	Camphor	13.9	28'/30'	fp	fp		D	Removal, CD @ 6.5', thinning canopy
197	Japanese maple	8.8 @ 1'	16'/20'	f	fp		D	Removal, CD @ 1'
198	Camphor	11.6	25'/25'	fp	fp		D	Removal, CD @ 7', tear on trunk from limb failure, thin canopy
199	Camphor	12.7	28'/20'	fp	fp		D	Removal, CD @ 7.5', thin canopy
200	Eucalyptus	23.7	38'/48'	fp	fp		D	Removal, leaning, CD @ 9', weed species
201	Coast redwood	26.4	40'/22'	f	fg	x	C	EWR, DWR,
202	Coast redwood	22.8	45'/18'	f	f	x	C	EWR, DWR,
203	Coast redwood	30.3	55'/25'	f	fg	x	C	EWR, DWR,
204	Coast redwood	22.0	30'/18'	fp	fp	x	C	EWR, DWR, SP
205	Coast redwood	14.0	26'/14'	fp	fg		D	Removal due to construction limits
206	Coast redwood	16.8	25'/14'	fp	fg	x	D	Removal, poor health, no hope for recovery, replant = 3 x 24" box or 2 x 36" box

A = Retain, condition warrants long-term preservation	0
B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.	2
C = May be preservable, but is not worthy of extensive effort or design accommodation.	8
D= Recommend removal due to existing condition and/or structure	47
TOTAL TREES	57
Total Protected Trees	14

KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended.
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.
CD - Codominant Leader, two leaders with a narrow angle of attachement and prone to failure.
LCR-Live Crown Ratio.
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.
(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.

Common Name	Latin Name
London plane	*Platanus × acerifolia*
Japanese maple	*Acer sp.*
Chinese elm	*Ulmus parvifolia*
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	Func. Limitation 0 to 1.0	Ext. limitation 0 to 1.0	Replacement tree Size	Replacement tree 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	0.8	0.7		172.73	172.73	345.46	45.46	122.7	5,579	2,220	
151	Japanese maple	0.6	8.3	0.7	0.8		172.73	172.73	345.46	77.04	54.1	4,168	1,746	
152	Japanese maple	0.6	9.7	0.7	0.8		172.73	172.73	345.46	77.04	73.9	5,693	2,258	
153	London plane	0.6	15.5	0.8	0.7		172.73	172.73	345.46	45.46	188.7	8,578	3,228	
154	London plane	0.6	19.0	0.8	0.7		172.73	172.73	345.46	45.46	283.5	12,889	4,676	
155	Chinese elm	0.4	15.6	0.6	0.7		172.73	172.73	345.46	77.04	191.1	14,725	2,819	
156	Coast redwood	0.5	23.1	0.8	0.5		172.73	172.73	345.46	36.36	419.1	15,238	3,393	
157	Eucalyptus	0.4	30.0	0.5	0.6		172.73	172.73	345.46	36.36	706.9	25,701	3,430	
158	Eucalyptus	0.4	31.0	0.5	0.6		172.73	172.73	345.46	36.36	754.8	27,443	3,639	
159	Eucalyptus	0.4	28.0	0.5	0.6		172.73	172.73	345.46	36.36	615.8	22,389	3,032	
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	19,305	2,662	
162	Eucalyptus	0.4	33.0	0.5	0.6		172.73	172.73	345.46	36.36	855.3	31,099	4,077	
163	Eucalyptus	0.3	40.0	0.5	0.6		172.73	172.73	345.46	36.36	1256.6	45,691	4,458	
164	Eucalyptus	0.4	45.0	0.5	0.6		172.73	172.73	345.46	36.36	1590.4	57,828	7,285	
165	Eucalyptus	0.4	13.0	0.5	0.6		172.73	172.73	345.46	36.36	132.7	4,826	925	
166	Eucalyptus	0.4	24.0	0.5	0.6		172.73	172.73	345.46	36.36	452.4	16,449	2,319	
167	Eucalyptus	0.4	26.0	0.5	0.6		172.73	172.73	345.46	36.36	530.9	19,305	2,662	
168	Eucalyptus	0.4	44.0	0.5	0.6		172.73	172.73	345.46	36.36	1520.5	55,286	6,980	
169	Eucalyptus	0.4	72.0	0.5	0.6		172.73	172.73	345.46	36.36	4071.5	148,040	18,110	
170	Eucalyptus	0.3	60.0	0.5	0.6		172.73	172.73	345.46	36.36	2827.4	102,805	9,598	
171	Eucalyptus	0.4	50.0	0.5	0.6		172.73	172.73	345.46	36.36	1963.5	71,393	8,913	
172	Eucalyptus	0.4	40.0	0.5	0.6		172.73	172.73	345.46	36.36	1256.6	45,691	5,828	
173	Eucalyptus	0.3	45.0	0.5	0.6		172.73	172.73	345.46	36.36	1590.4	57,828	5,550	
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	925	
176	Eucalyptus	0.4	48.0	0.5	0.6		172.73	172.73	345.46	36.36	1809.6	65,795	8,241	
177	Eucalyptus	0.4	18.5	0.5	0.6		172.73	172.73	345.46	36.36	268.8	9,774	1,518	
178	Eucalyptus	0.4	19.0	0.5	0.6		172.73	172.73	345.46	36.36	283.5	10,309	1,583	
179	Eucalyptus	0.4	15.6	0.5	0.6		172.73	172.73	345.46	36.36	191.1	6,950	1,179	
180	Eucalyptus	0.4	14.0	0.5	0.6		172.73	172.73	345.46	36.36	153.9	5,597	1,017	
181	Eucalyptus	0.4	40.0	0.5	0.6		172.73	172.73	345.46	36.36	1256.6	45,691	5,828	
182	Eucalyptus	0.3	40.0	0.5	0.6		172.73	172.73	345.46	36.36	1256.6	45,691	4,458	
183	Eucalyptus	0.4	16.9	0.5	0.6		172.73	172.73	345.46	36.36	224.3	8,156	1,324	
184	Eucalyptus	0.4	24.0	0.5	0.6		172.73	172.73	345.46	36.36	452.4	16,449	2,319	
185	Eucalyptus	0.3	28.2	0.7	0.7		172.73	172.73	345.46	36.36	624.6	22,710	3,684	
186	Eucalyptus	0.4	15.5	0.5	0.6		172.73	172.73	345.46	36.36	188.7	6,861	1,169	
187	Camphor	0.2	15.0	0.4	0.5		172.73	172.73	345.46	77.04	176.7	13,614	890	
188	Japanese maple	0.6	8.0	0.7	0.7		172.73	172.73	345.46	77.04	50.3	3,872	1,484	

189	Japanese maple	0.4	8.5	0.7	0.7		172.73	172.73	345.46	77.04	56.7	4,372	1,202	
190	Camphor	0.2	12.3	0.4	0.6		172.73	172.73	345.46	77.04	118.8	9,154	785	
191	Camphor	0.3	16.3	0.4	0.6		172.73	172.73	345.46	77.04	208.7	16,076	1,503	
192	Southern magnolia	0.3	11.9	0.4	0.6		172.73	172.73	345.46	45.46	111.2	5,056	709	
193	London plane	0.4	13.2	0.7	0.7		172.73	172.73	345.46	45.46	136.8	6,221	1,565	
194	Japanese maple	0.1	18.0	0.2	0.2		172.73	172.73	345.46	77.04	254.5	19,604	424	
195	London plane	0.5	11.5	0.7	0.7		172.73	172.73	345.46	45.46	103.9	4,722	1,502	
196	Camphor	0.3	13.9	0.4	0.5		172.73	172.73	345.46	45.46	151.7	6,898	759	
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	0.3	11.6	0.5	0.7		172.73	172.73	345.46	77.04	105.7	8,142	1,200	
199	Camphor	0.3	12.7	0.5	0.7		172.73	172.73	345.46	77.04	126.7	9,759	1,370	
200	Eucalyptus	0.3	23.7	0.6	0.6		172.73	172.73	345.46	36.36	441.1	16,040	2,078	
201	Coast redwood	0.6	26.4	0.7	0.7		172.73	172.73	345.46	36.36	547.4	19,903	6,197	
202	Coast redwood	0.5	22.8	0.7	0.8		172.73	172.73	345.46	36.36	408.3	14,845	4,502	
203	Coast redwood	0.6	30.3	0.7	0.8		172.73	172.73	345.46	36.36	721.1	26,218	9,155	
204	Coast redwood	0.3	22.0	0.6	0.7		172.73	172.73	345.46	36.36	380.1	13,822	2,087	
205	Coast redwood	0.5	14.0	0.7	0.7		172.73	172.73	345.46	36.36	153.9	5,597	1,717	
206	Coast redwood	0.5	16.8	0.7	0.7		172.73	172.73	345.46	36.36	221.7	8,060	2,320	

Total: 201,015

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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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: 07/26/2024
Scale:
Author:

Sheet No:
L-4.4

EL CAMINO REAL

4' Wide Landscape Furniture Zone

Raised Planter

Seating Area & Common Space

Raised Planter

Seating Area & Common Space

Raised Planter

Seating Area & Common Space

Seating Area & Common Space

Seating Area & Common Space

Seating Area & Common Space

Seating Area & Common Space

Pool

Spa

Spa

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

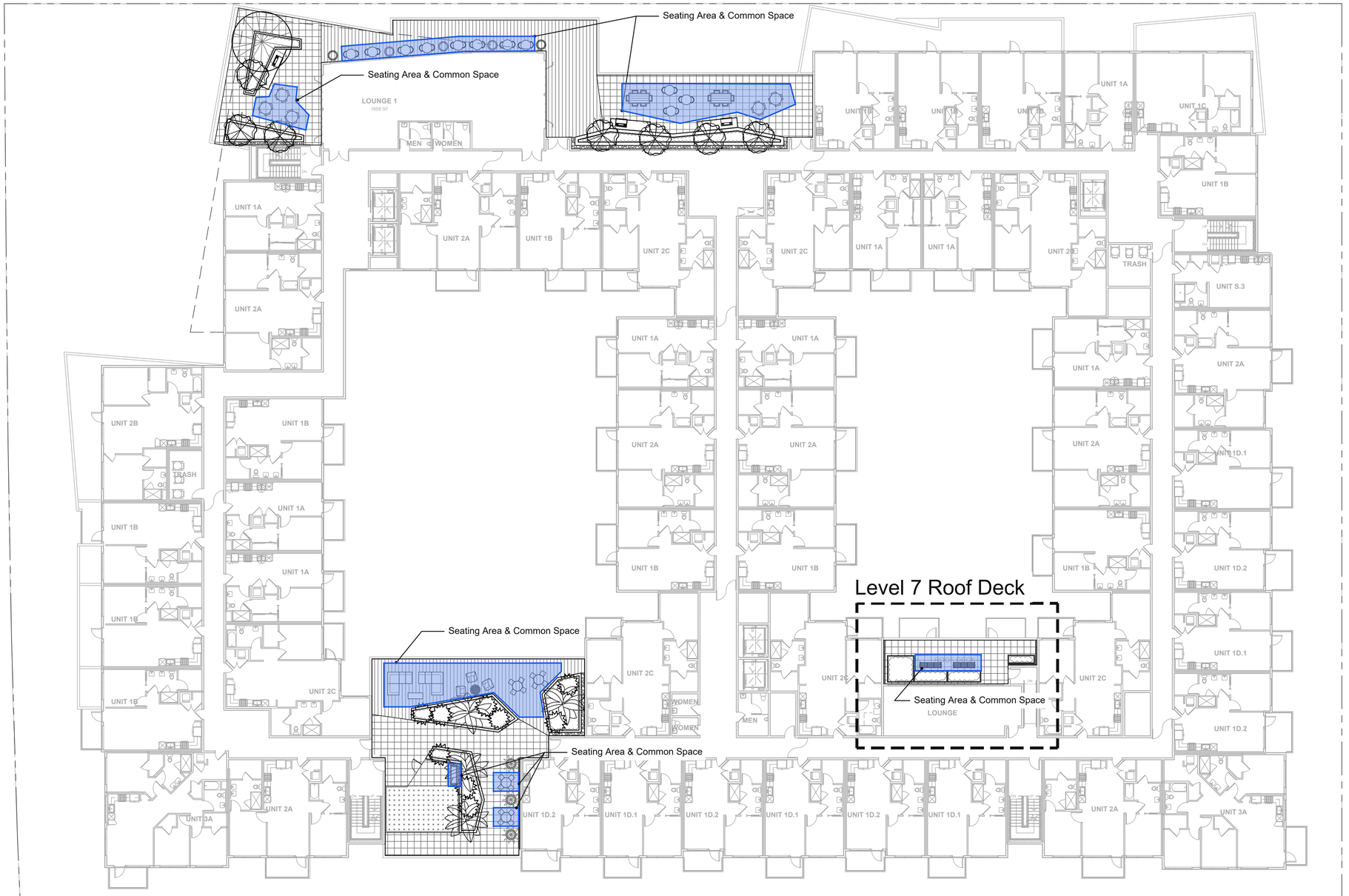
Sheet Title:

OBJECTIVE DESIGN STANDARDS EXHIBIT - SITE & PODIUM

Job No. 21037
Date: 07/26/2024
Scale:
Author:

Sheet No:

L-5.1



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:

OBJECTIVE DESIGN STANDARDS EXHIBIT - ROOF TERRACE

Job No. 21037
Date: 07/26/2024
Scale:
Author:

Sheet No:

L-5.2

EL CAMINO REAL

Perimeter Common Open Space: 11,566 sf
Planting Area: 4,909 sf
42% of planting area

West Corner Plaza: 934 sf
Planting Area: 185 sf
20% of planting area

Mid Block Plaza: 1,293 sf
Planting Area: 352 sf
27% of planting area

Courtyard 1 Open Space: 8,138 sf
Planting Area: 2,225 sf
27% of planting area

Courtyard 2 Open Space: 6,043 sf
Planting Area: 2,485 sf
41% of planting area

Pool

Spa

Spa

LEGEND

COMMON OPEN SPACE (ALL AREA OPEN TO SKY)

PLANTING AREA IN COMMON OPEN SPACE

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

0' 8' 16' 32'

North

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Palo Alto, California

3150 ECR PA, LLC
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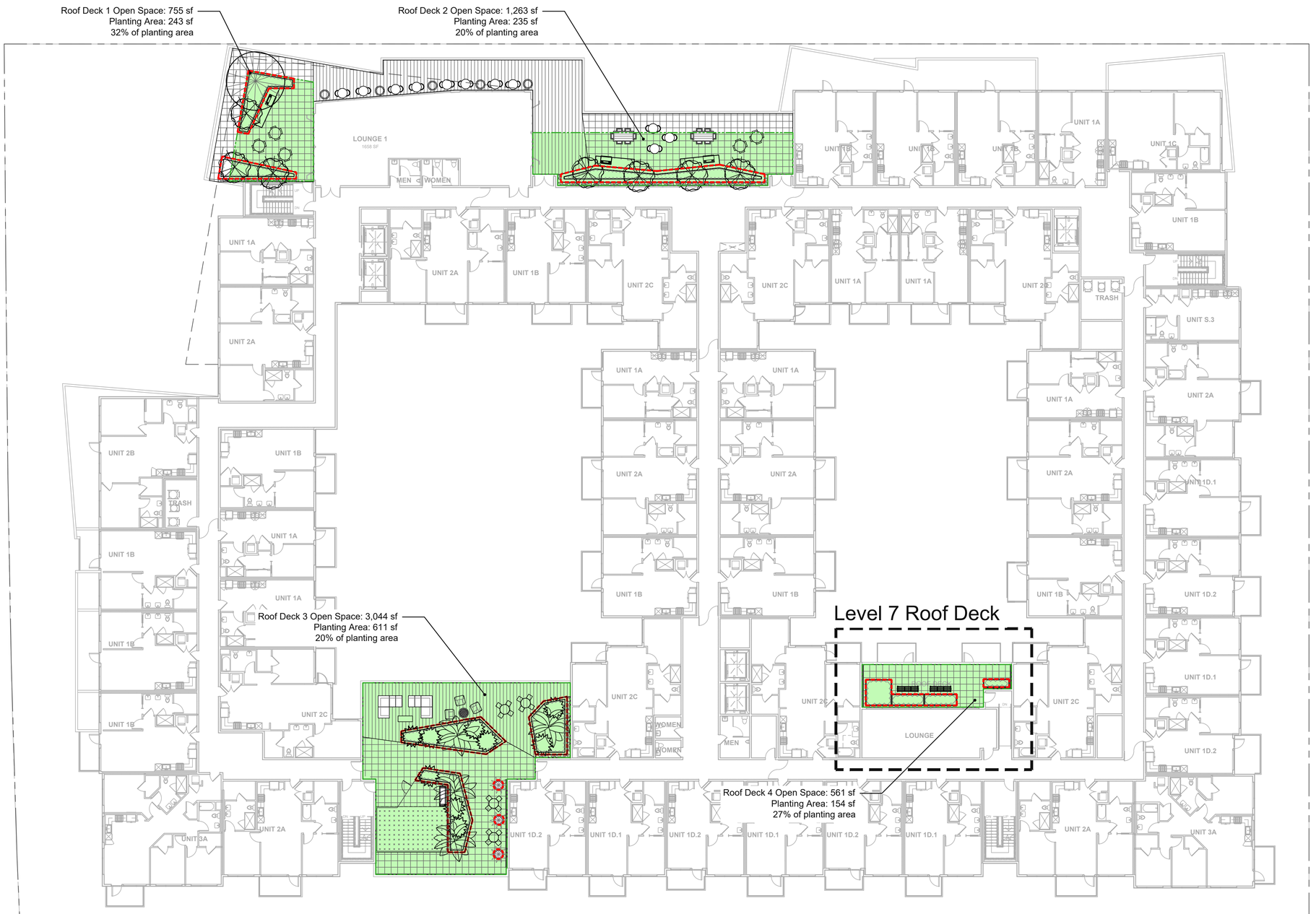
Sheet Title:

OPEN SAPCE EXHIBIT - SITE & PODIUM

Job No. 21037
Date: 07/26/2024
Scale:
Author:

Sheet No:

L-5.3



LEGEND

- COMMON OPEN SPACE (ALL AREA OPEN TO SKY)
- PLANTING AREA IN COMMON OPEN SPACE

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

0' 8' 16' 32'

North

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Palo Alto, California

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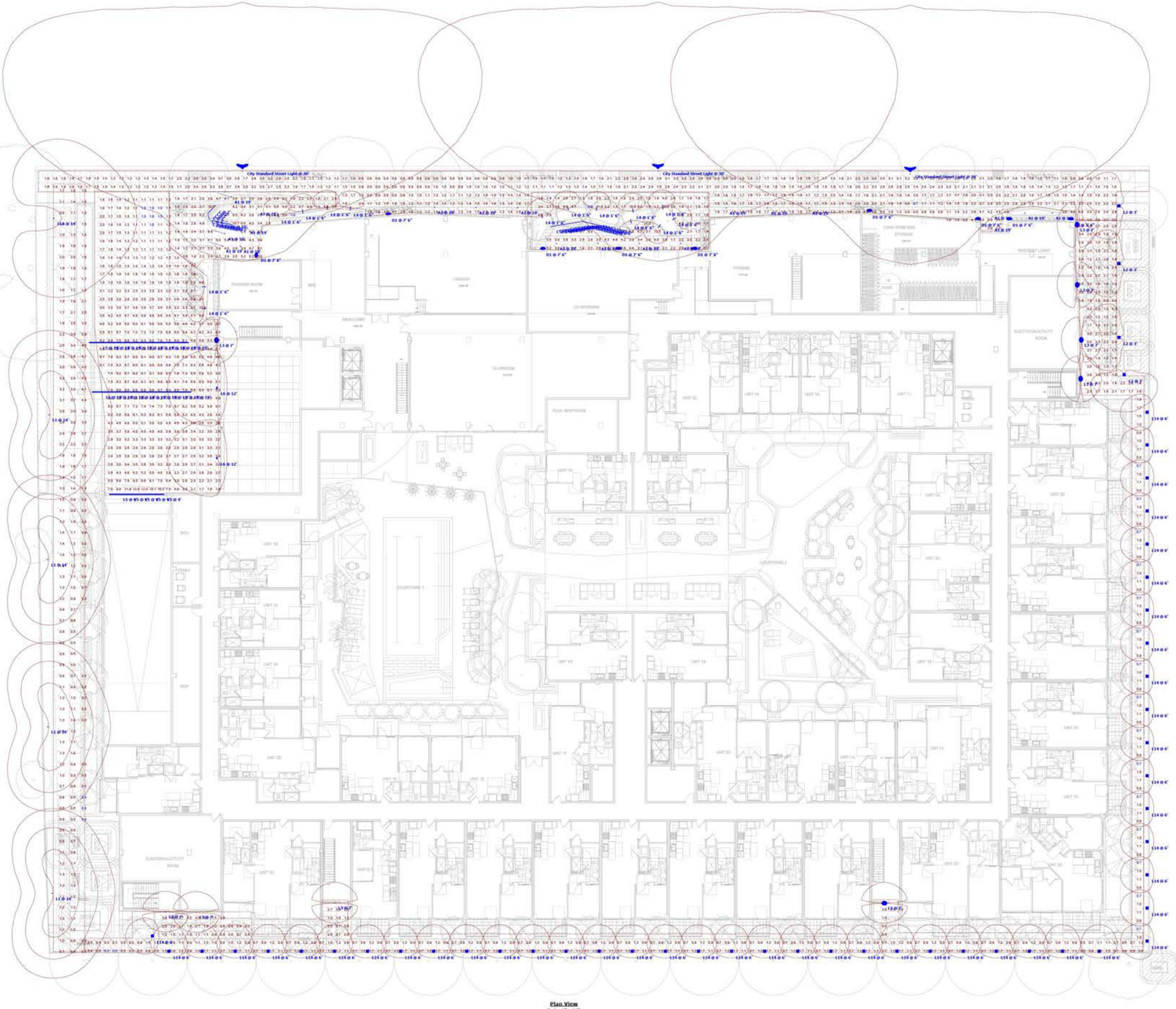
Sheet Title:

OPEN SPACE EXHIBIT - ROOF TERRACE

Job No. 21037
Date: 07/26/2024
Scale:
Author:

Sheet No:

L-5.4



Plan View
Scale - 1" = 14ft

Symbols										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	A1		21	WILLIAMS SNOOOR	DSR-I3-SOS-DIM-UNV-UN-GY-WH-RT-NET-CC	Aluminum housing, optics, and trim exclusive LLF modified to reflect 3000K CCT.	0	678	0.70	10.7
○	C		36	Q-Tran	N/A	ALTA-D3-SW-4-O-30-SNC-TL-GY	1	195	0.81	3.84
○	L1		4	GARDCO	FLS-C-AOJ-830-T2S	Parallonn Area Small 15' Square, 13K LED's, 3000K CCT, TYPE T2S OPTIC, WDBU	1	2162	0.81	20.8
○	L1A		1	GARDCO	FLS-C-AOJ-830-T4S	Parallonn Area Small 15' Square, 13K LED's, 3000K CCT, TYPE T4S OPTIC, WDBU	1	3976	0.81	35.836
□	L2		8	WEG AMERICA - LED BOLLARD Copyright LUMCAX	LINEA LNWSQ-LED-WW (3000K)	WHITE INTERIOR / CLEAR FLAT PLASTIC LENS	1	566	0.81	16
□	L3		6	largan	e-Lyte		1	338	0.81	12
▯	L4		14	Kuzco Lighting	EK7120-BK	Wall Mounted	2	305	0.81	14.8
▯	L5		22	POWLITE, INC.	HP-4-WL-O-4R-5-E05-F		160	9	0.78	14.4
□	L6		2	Lithonia Lighting	WDGE2 LED P1 30K 80CRI VF	WEDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	1049	0.81	8.81
▯	D1		8	Generation – A Way of Light	CETUS(S)(1)(W)-002, Model: 7108	Flat Box LED Panel Sconce	1	511	0.81	10.2
○	City Standard Street Light		3	SIGNIFY CANADA LTD	RMD L1SW40LEC4K-G3-LE3K	Renaissance LED pendant - large (RMD-R40D), 85 LED's, 4000K CCT, TYPE LE3K OPTIC, Glass	1	19064	0.81	136
□	L14		47	ALIGHTSYSTEMS	PCLane 4ftHotelAsymRef L4M-LSQ-700mA-UE(MID-3000K-direct	LEDpod XL2E Flat	1	220	0.81	2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1 South Pathway	+	1.1 fc	4.3 fc	0.2 fc	21.5:1	5.5:1
Calc Zone #2 West Utility Path	+	1.5 fc	4.8 fc	0.4 fc	12.0:1	3.8:1
Calc Zone #3 West Loading & Roadway	+	4.4 fc	12.9 fc	1.0 fc	12.9:1	4.4:1
Calc Zone #4 East Walkway	+	1.6 fc	5.9 fc	0.7 fc	8.4:1	2.3:1
Calc Zone #5 North Mid Plaza	+	3.5 fc	13.6 fc	0.8 fc	17.0:1	4.4:1
Calc Zone #6 North Corner Plaza	+	3.6 fc	18.7 fc	1.0 fc	18.7:1	3.6:1
Calc Zone #8 North Walkway	+	1.8 fc	7.5 fc	0.7 fc	10.7:1	2.6:1

NOT FOR CONSTRUCTION

STUDIO T SQUARE

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Palo Alto, California

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

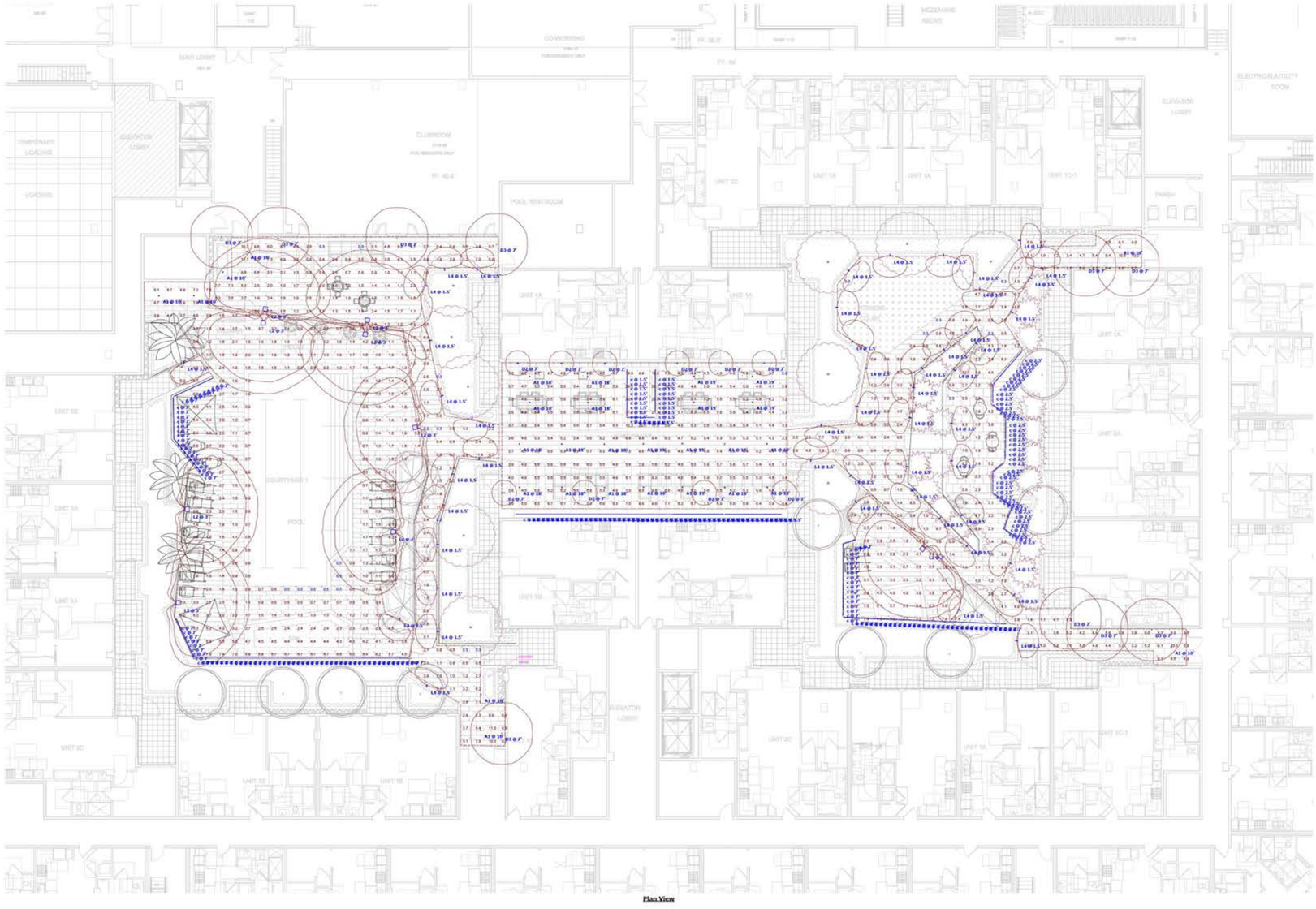
Sheet Title:

LEVEL 1 SITE PHOTOMETRIC PLAN

Job No. 21037
Date: 08/13/2024
Scale: Not to scale
Drawn By: ZZ

Sheet No:

LT - C.1



Plan View

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lamp Lumens	LLD	LDD	Wattage
○	D3		30	Delta Light BV			1	811	0.81	0.8	9
—	C		109	U-Tree			1	269	0.81	0.8	3.13
□	D2		10	RENZ Connected by LUMENAX (0.25-40.2mm / 4.9)			1	284	0.81	0.8	7.8
○	A1		30	WELLSPRING BEEHIVE			1	725	0.81	0.7	4.7
□	L2		4	MEGA AMERICA – LED RECESSED Downlight CURVE			1	560	0.81	0.8	14
—	L4		30	Nuevo Lighting			1	160	0.81	0.8	4.1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1 East Courtyard	+	3.1 fc	11.7 fc	0.3 fc	39.0:1	10.3:1
Calc Zone #2 Spa	+	4.5 fc	7.9 fc	1.5 fc	5.3:1	3.0:1
Calc Zone #3 Pool Deck	+	2.5 fc	8.4 fc	0.5 fc	16.8:1	5.0:1
Calc Zone #4 West Courtyard	+	2.8 fc	11.6 fc	0.3 fc	38.7:1	9.3:1
Calc Zone #5 Breezeway	+	6.3 fc	31.4 fc	2.6 fc	12.1:1	2.4:1

Note
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Sheet Title:

LEVEL 1 COURTYARD PHOTOMETRIC PLAN

Job No. 21037
Date: 08/13/2024
Scale: Not to Scale
Drawn By: ZZ

Sheet No:

LT - C.2

Plan View

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Description	Wattage	Plan
	D1		19	Lumenwerks - A Way of Light	CAT14SQ12WW-WD1, Finish: Pulse	1	703	0.90	Flat Box LED Panel Source	10.2	
	D6		7	TCLD	TCLD12 White	1	667	0.90	BRAITMI RHLLAMD 3	11	
	L9		7	B-K LIGHTING, INC.	MW-LED-wd3-WL-12-C, 09-MW-LED-wd3-WL-12, 12-MW-LED-wd3-WL-12, 15-MW-LED-wd3-WL-12, 18-MW-LED-wd3-WL-12, MW-MW-LED-wd3-WL-12, MW-MW-LED-wd3-WL-12, CH-LED-wd3-WL-12	6	6	0.76	MACHINED CYLINDRICAL METAL HOUSING, 1 BLACK CIRCUIT BOARD WITH 3 LEDs, 700MA CONSTANT CURRENT, 90 CRI, WITH 1MM CHECAL OPTIC PER LED WITH 12MM HEMISPHERICAL RECESSED CENTER FOCUSED LENS, 120° BEAM ANGLE, 0.2" FLAT GLASS LENS TRIM MACHINED CYLINDRICAL BLACK PAINTED METAL LENS FRAME, LENS PROJECTS 0.07", LUMENWERKS AWARD AT THE HORIZON FOR THIS TRIM.	6.48	
	L11		11	White Committed to Lighting in 21-24-2012	w.lit	1	1500	0.85	13.5 LI	8	
	E		43	Thinkl, LCC	LOLO B-12 G-50-C	1	0	0.85		0.2	
	L4		27	Kuzco Lighting	EK7110-BK	1	450	0.85	Wall Mounted	8.5	
	D5		3	Delta Light BV	220 870 02	1	1250	0.85	MONITOR 1 P 45 LED	10	
	L15		6	B-K LIGHTING, INC.	MW-LED-wd3-WL-12-C, 09-MW-LED-wd3-WL-12, 12-MW-LED-wd3-WL-12, 15-MW-LED-wd3-WL-12, 18-MW-LED-wd3-WL-12, MW-MW-LED-wd3-WL-12, MW-MW-LED-wd3-WL-12, CH-LED-wd3-WL-12	3	6	0.85	MACHINED CYLINDRICAL METAL HOUSING, 1 BLACK CIRCUIT BOARD WITH 3 LEDs, 700MA CONSTANT CURRENT, 90 CRI, WITH 1MM CHECAL OPTIC PER LED WITH 12MM HEMISPHERICAL RECESSED CENTER FOCUSED LENS, 120° BEAM ANGLE, 0.2" FLAT GLASS LENS TRIM MACHINED CYLINDRICAL BLACK PAINTED METAL LENS FRAME, LENS PROJECTS 0.07", LUMENWERKS AWARD AT THE HORIZON FOR THIS TRIM.	6.48	
	A		6	B-K LIGHTING, INC.	MW-LED-wd3-WL-12-C, 09-MW-LED-wd3-WL-12, 12-MW-LED-wd3-WL-12, 15-MW-LED-wd3-WL-12, 18-MW-LED-wd3-WL-12, MW-MW-LED-wd3-WL-12, MW-MW-LED-wd3-WL-12, CH-LED-wd3-WL-12	3	6	0.85	MACHINED CYLINDRICAL METAL HOUSING, 1 BLACK CIRCUIT BOARD WITH 3 LEDs, 700MA CONSTANT CURRENT, 90 CRI, WITH 1MM CHECAL OPTIC PER LED WITH 12MM HEMISPHERICAL RECESSED CENTER FOCUSED LENS, 120° BEAM ANGLE, 0.2" FLAT GLASS LENS TRIM MACHINED CYLINDRICAL BLACK PAINTED METAL LENS FRAME, LENS PROJECTS 0.07", LUMENWERKS AWARD AT THE HORIZON FOR THIS TRIM.	6.48	
	L14		3	NUMINOTIRE	RCLens-WhiteNumitor-LENS-12DEG-Numitor-LED7012-12DEG-Array1	1	220	0.85	USSmall XL08 Flat	2	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1 Lounge Roof Deck	+	2.4 fc	10.2 fc	0.3 fc	34.0:1	8.0:1
Calc Zone #2 South Roof Deck	+	2.1 fc	10.2 fc	0.3 fc	34.0:1	7.0:1

Note

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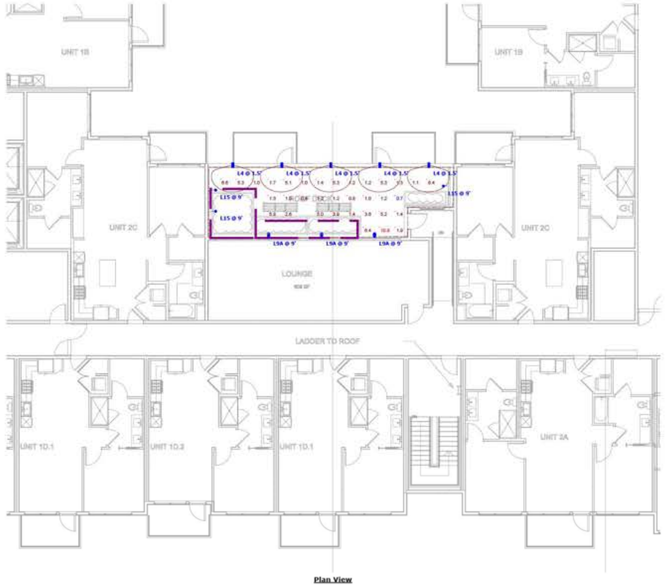
Sheet Title:

LEVEL 6 ROOF DECK PHOTOMETRIC PLAN

Job No.	21037
Date:	08/13/2024
Scale:	Not to Scale
Drawn By:	ZZ

Sheet No:

LT - C.3



Plan View

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
○	L9A		3	B-K LIGHTING, INC.	MN-LED-w69-PL-12-C, ON-MN-LED-w69-PL-12, SF-MN-LED-w69-PL-12, SF-MN-LED-w69-PL-12, TF-MN-LED-w69-PL-12, RM-MN-LED-w69-PL-12, RM-MN-LED-w69-PL-12, WM-MN-LED-w69-PL-12, DM-MN-LED-w69-PL-12, CH-LED-w69-PL-12	MACHINED CYLINDRICAL METAL HOUSING, 1 BLACK CIRCUIT BOARD WITH 3 LEDS, ONE CLEAR PRISMATIC PLATE LENS WITH ONE CONICAL OPTIC PER LED WITH SEMI-HEMISPHERICAL RECESSED CENTER TOWARD LED. CLEAR MICRO-PRISMATIC PLAT GLASS LENS IN MACHINED CYLINDRICAL BLACK PAINTED METAL LENS FRAME. LENS PRISMS OUT. LUMINAIRE ADHED AT THE HORIZON FOR THIS TEST.	3	0	0.70	6.68	Plot : 1470L2
▮	L4		3	Kuzco Lighting	DK7110-BK	Wall Mounted	1	160	0.81	8.1	Plot : 155L4
○	L15		3	B-K LIGHTING, INC.	MN-LED-w69-MPL-12-C, ON-MN-LED-w69-MPL-12, SF-MN-LED-w69-MPL-12, SF-MN-LED-w69-MPL-12, TF-MN-LED-w69-MPL-12, RM-MN-LED-w69-MPL-12, RM-MN-LED-w69-MPL-12, WM-MN-LED-w69-MPL-12, SM-MN-LED-w69-MPL-12, CH-LED-w69-MPL-12	MACHINED CYLINDRICAL METAL HOUSING, 1 BLACK CIRCUIT BOARD WITH 3 LEDS, ONE CLEAR PRISMATIC PLATE LENS WITH ONE CONICAL OPTIC PER LED WITH SEMI-HEMISPHERICAL RECESSED CENTER TOWARD LED. CLEAR MICRO-PRISMATIC PLAT GLASS LENS IN MACHINED CYLINDRICAL BLACK PAINTED METAL LENS FRAME. LENS PRISMS OUT. LUMINAIRE ADHED AT THE HORIZON FOR THIS TEST.	3	0	0.81	6.49	Plot : 1071L2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1 Roof Deck	+	3.0 fc	10.9 fc	0.7 fc	15.6:1	4.3:1

Note

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Palo Alto, California

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125 Willow Road, Menlo Park, CA 94025

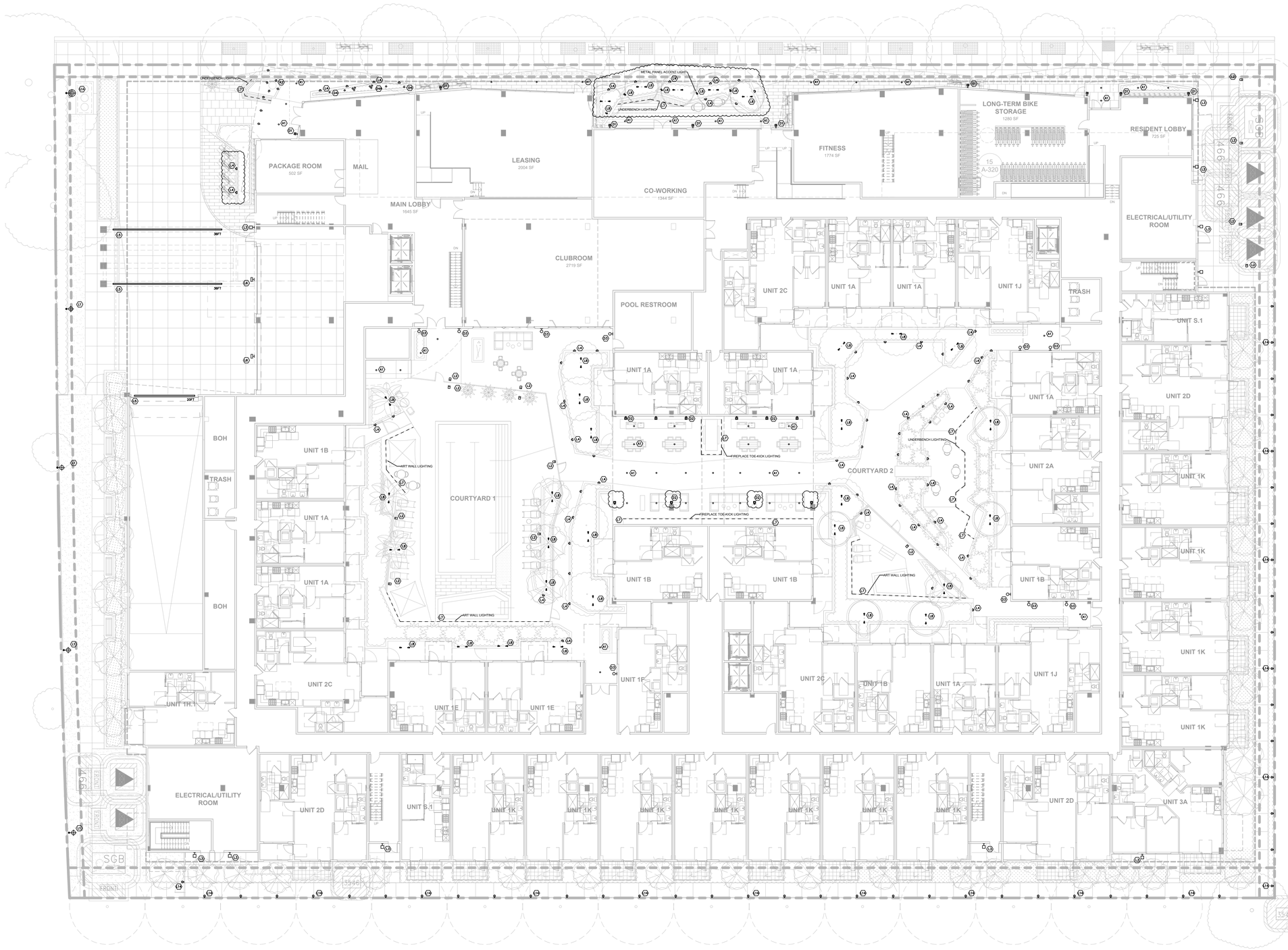
Sheet Title:

LEVEL 7 ROOF DECK PHOTOMETRIC PLAN

Job No. 21037
Date: 08/13/2024
Scale: Not to Scale
Drawn By: ZZ

Sheet No:

LT - C.4



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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
LV10		LED FENCE LIGHT, LOW VOLTAGE
LV11		LED RECESSED DOWN LIGHT (WET RATED)
LV12		LED RECESSED ADJUSTABLE DOWN LIGHT (WET RATED)
LV13		LED EXTERIOR DECORATIVE WALL SCONCE
LV14		LED EXTERIOR DECORATIVE WALL SCONCE
LV15		LED EXTERIOR DECORATIVE WALL SCONCE
LV16		LED EXTERIOR DECORATIVE FLOOR LIGHT
LV17		LED EXTERIOR DECORATIVE FLOOR LIGHT

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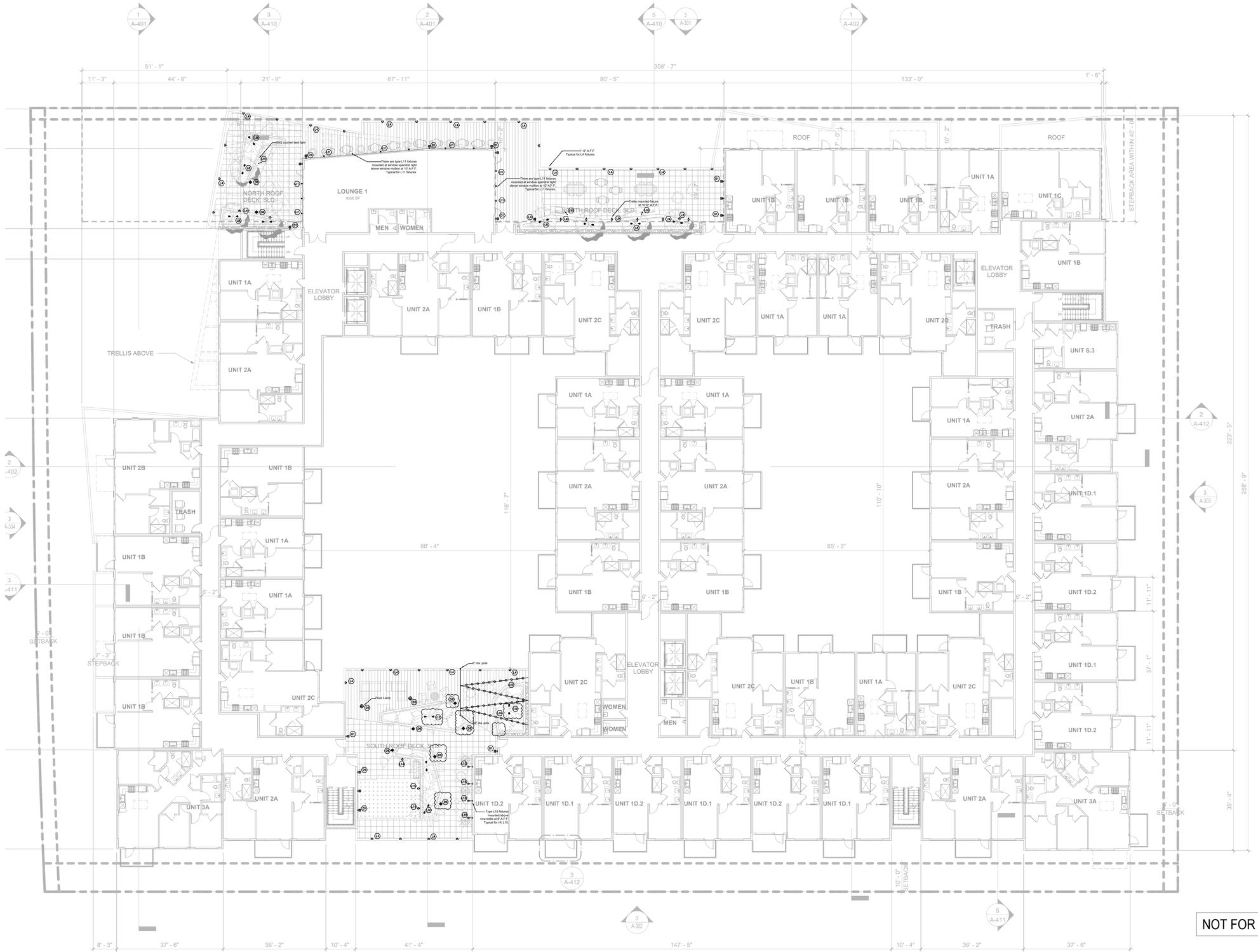
Sheet Title:

LEVEL 1 EXTERIOR SITE LIGHTING PLAN

Job No.	21037
Date:	08/13/2024
Scale:	1/16" = 1'-0"
Drawn By:	ZZ

Sheet No:

LT - S.1



LEGEND

TAG	SYMBOL	DESCRIPTION
L4		LED RECESSED STEP LIGHT
L5		LED STAKE MOUNTED TREE ACCENT LIGHT, LOW VOLTAGE
L6		LED TRELLIS MOUNTED ADJUSTABLE DOWN LIGHT, LOW VOLTAGE
L10		LED BBQ COUNTER LIGHT
L11		LED SMALL WALL LIGHT
L12		LED PALM TREE UP LIGHT
L13		LOW VOLTAGE STRING LIGHT WITH DARK SKY SHADE
L14		LED FENCE LIGHT, LOW VOLTAGE
L15		STEM MOUNTED ACCENT LIGHT, LOW VOLTAGE
W1		LED EXTERIOR DECORATIVE WALL SCONCE
W9		LED EXTERIOR DECORATIVE PENDANT
W6		LED EXTERIOR DECORATIVE BOLLARD

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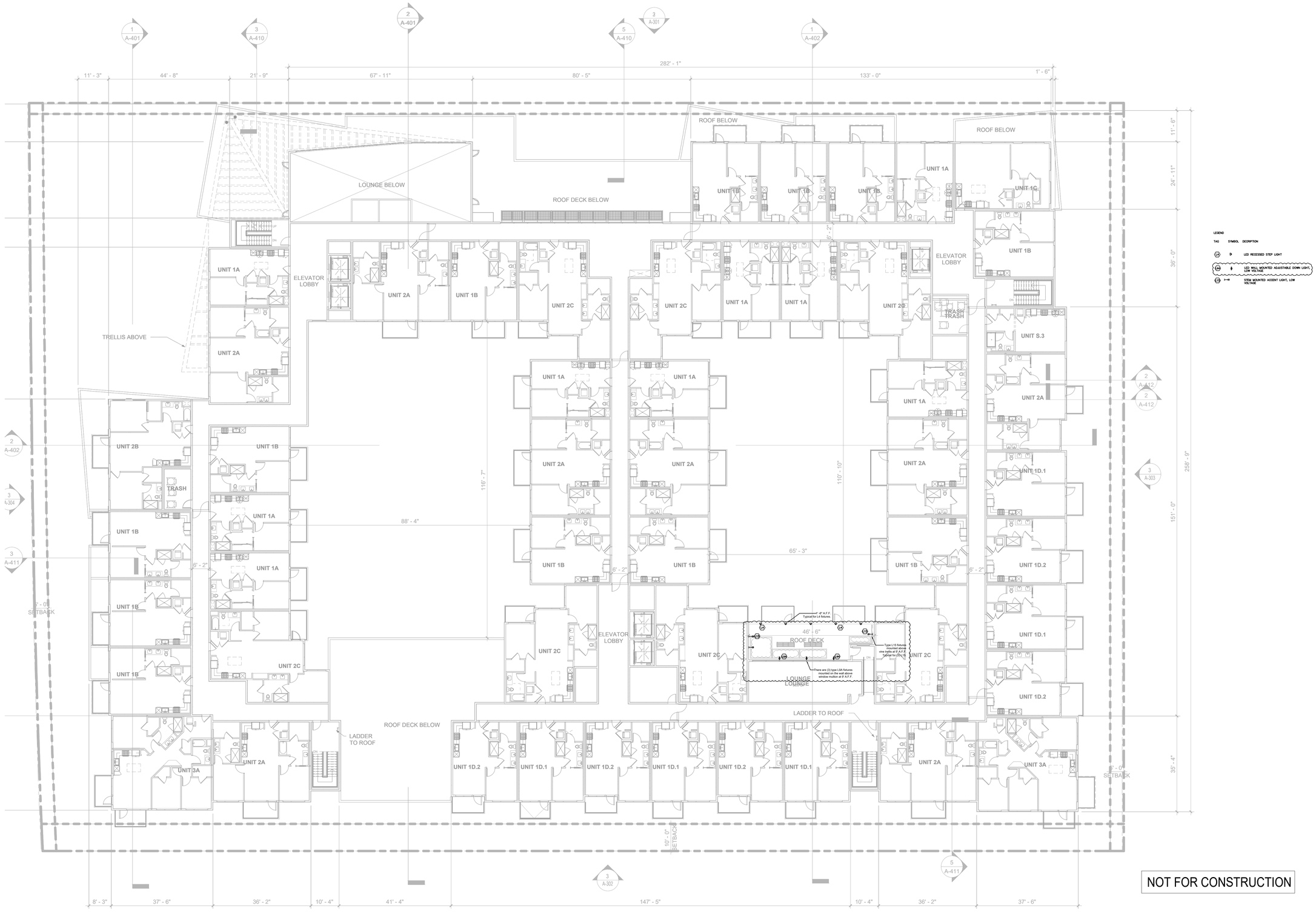
Sheet Title:

LEVEL 6 EXTERIOR TERRACE LIGHTING PLAN

Job No.	21037
Date:	08/13/2024
Scale:	1/16" = 1'-0"
Drawn By:	ZZ

Sheet No:

LT - S.2



LEGEND

TAG	SYMBOL	DESCRIPTION
LA		LED RECESSED STEP LIGHT
LB		LED WALL MOUNTED ADJUSTABLE DOWN LIGHT, LOW VOLTAGE
LC		STEM MOUNTED ACCENT LIGHT, LOW VOLTAGE

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Sheet Title:

LEVEL 7 EXTERIOR TERRACE LIGHTING PLAN

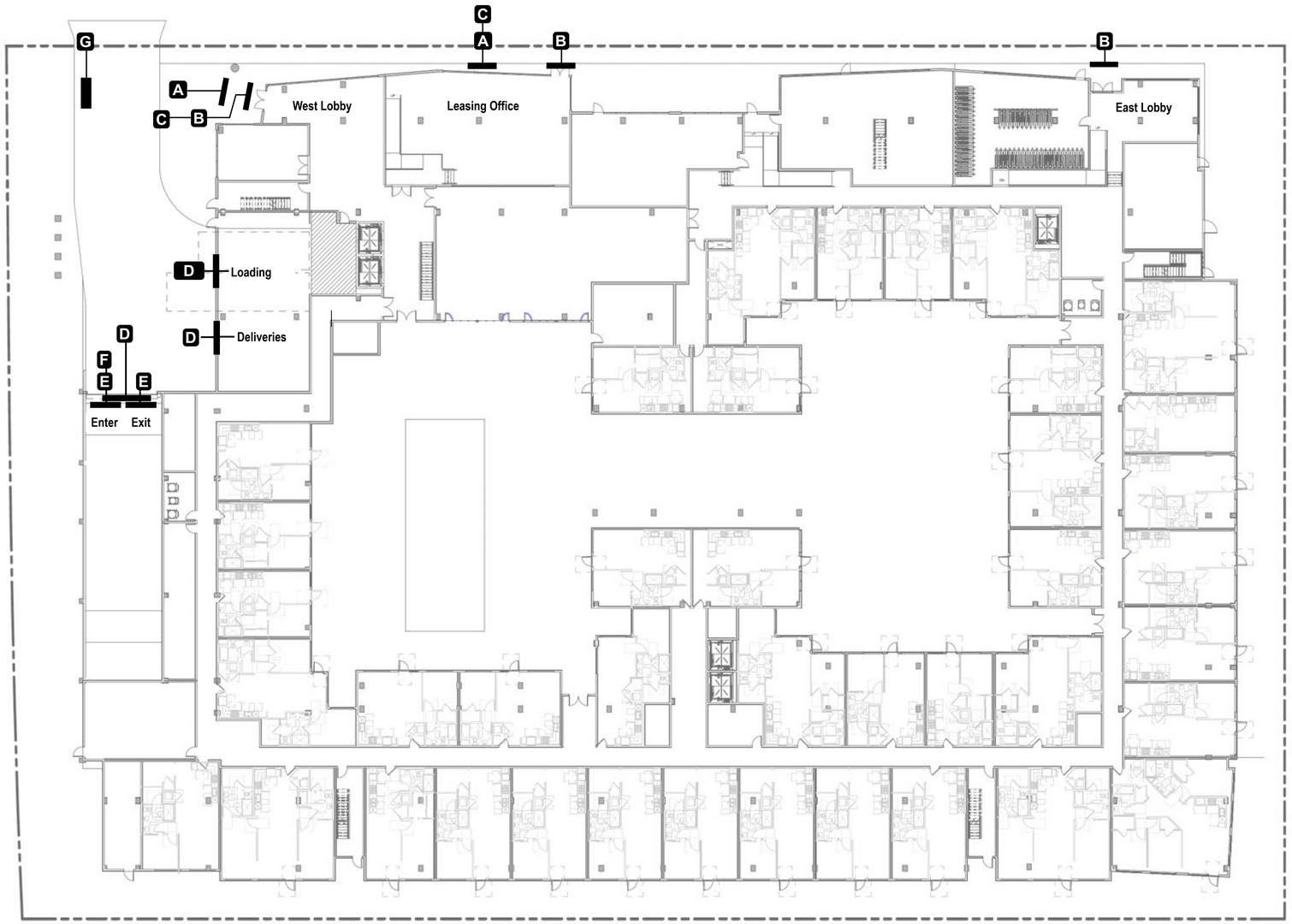
Job No.	21037
Date:	08/13/2024
Scale:	1/16" = 1'-0"
Drawn By:	ZZ

Sheet No:

LT - S.3

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: 02/01/2024
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

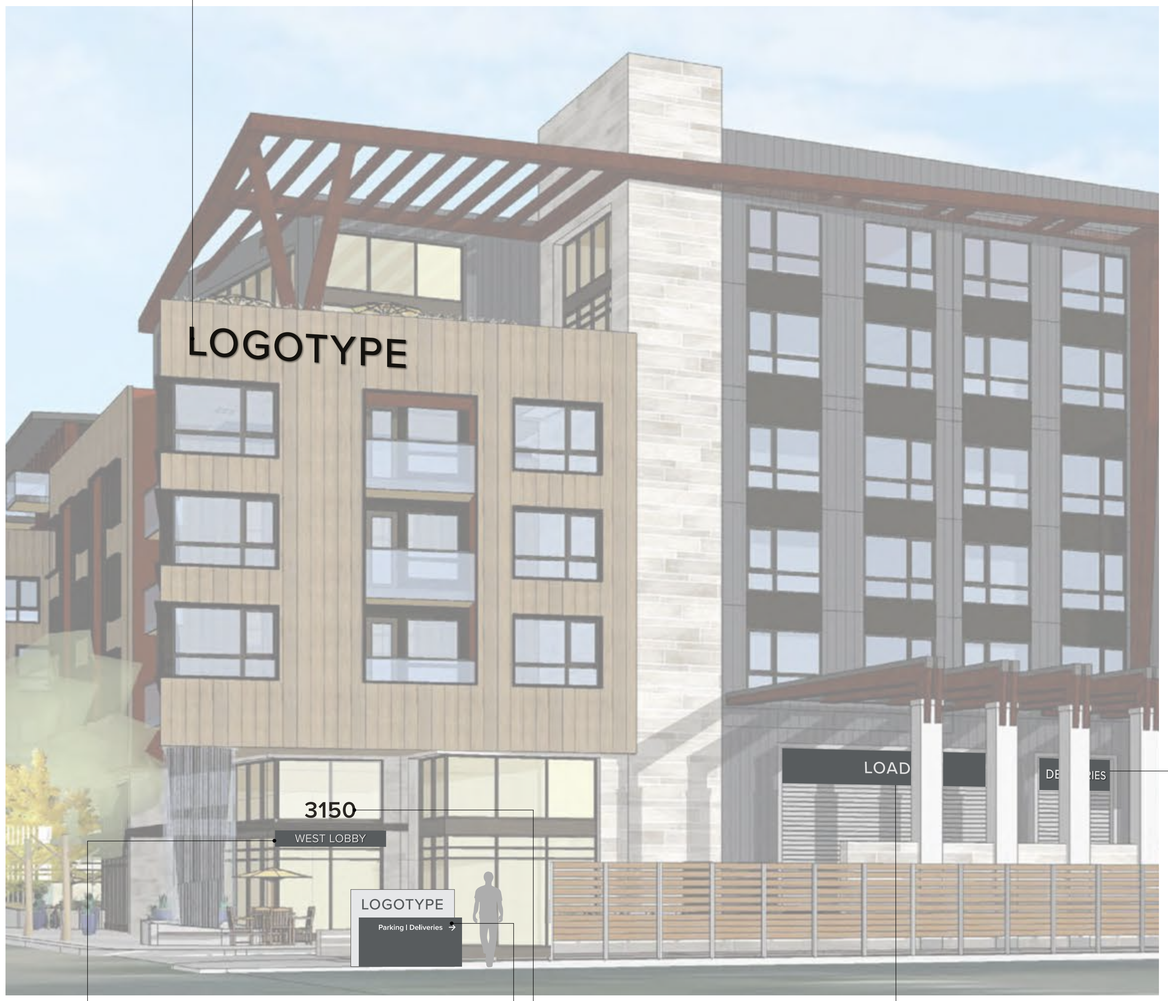
Job No. 31037
Date: 02/01/2024
Scale: As Noted
DRW By: F. Kalbfeld

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 / 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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: 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:

EXTERIOR SIGNAGE: SCHEMATIC DETAILS

Job No. 31037
Date: 02/01/2024
Scale: As Noted
DRW By: F. Kalbfeld

Sheet No:

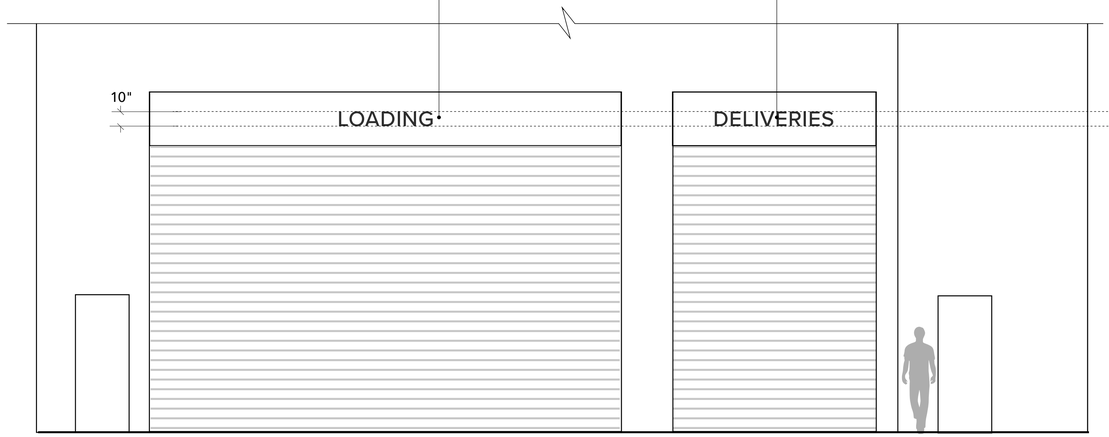
SG -03

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.

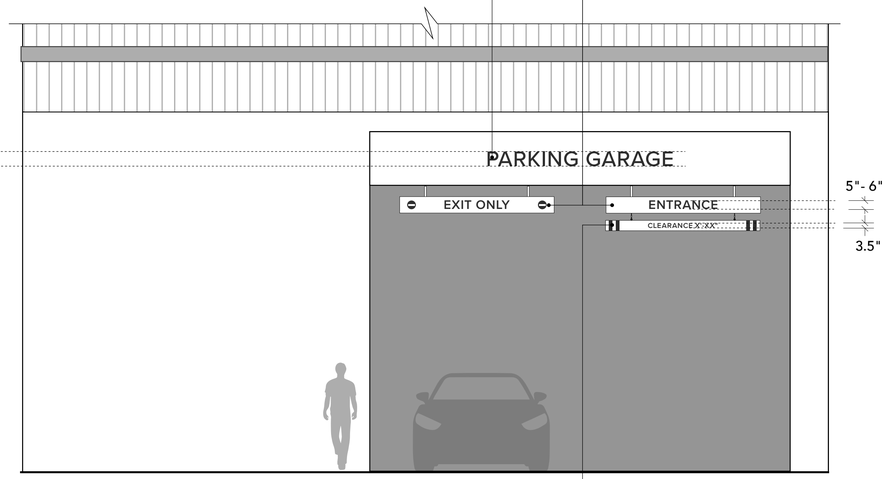
Alternate: Fabricated non-illuminated sign panel mounted to wall with either dimensional or printed letters.



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"

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
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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:
EXTERIOR SIGNAGE: SCHEMATIC DETAILS- PARKING/LOADING

Job No. 31037
Date: 02/01/2024
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/ A4.106.2.5	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 30% - Tier 2 requirements	A4.106.9	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 16.14.180/ 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 4.306	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	Graywater (Locally amended. Whole house graywater 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 constructic	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: 1. ENERGY STAR fans ducted to outside of building.	4.506.1	X		☐		☐		☐		☐	
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system		X		☐		☐		☐		☐	
		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 16.14.280/ 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

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3150 EL CAMINO REAL
Palo Alto, California

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

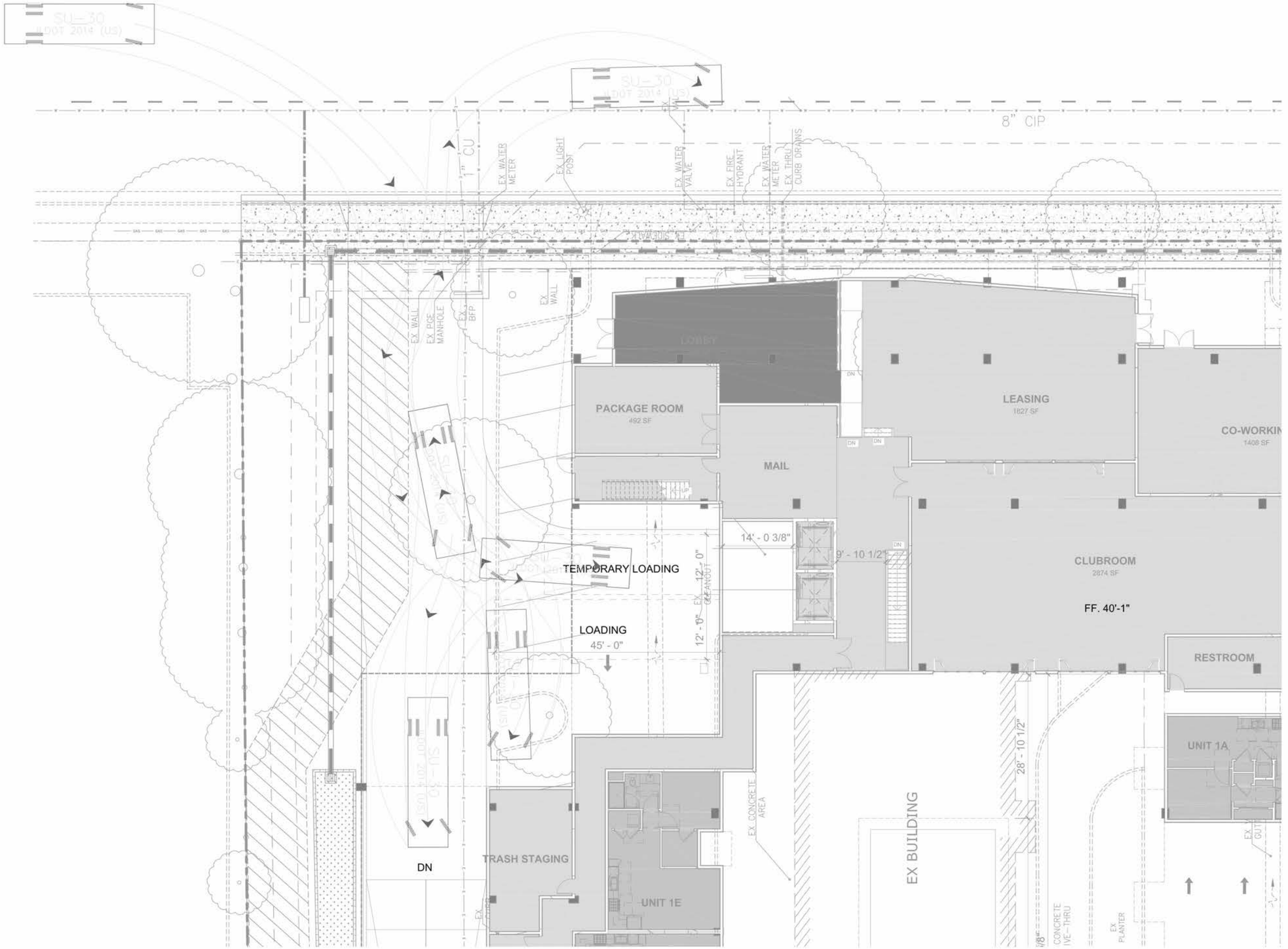
Sheet Title:

GREEN BUILDING PROGRAM SHEET

Job No. 21037
Date: 01/29/2024
Scale:
Author By:

Sheet No:

GB-1



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Palo Alto, California

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

Sheet Title:

TRAFFIC - TRUCK RADIUS

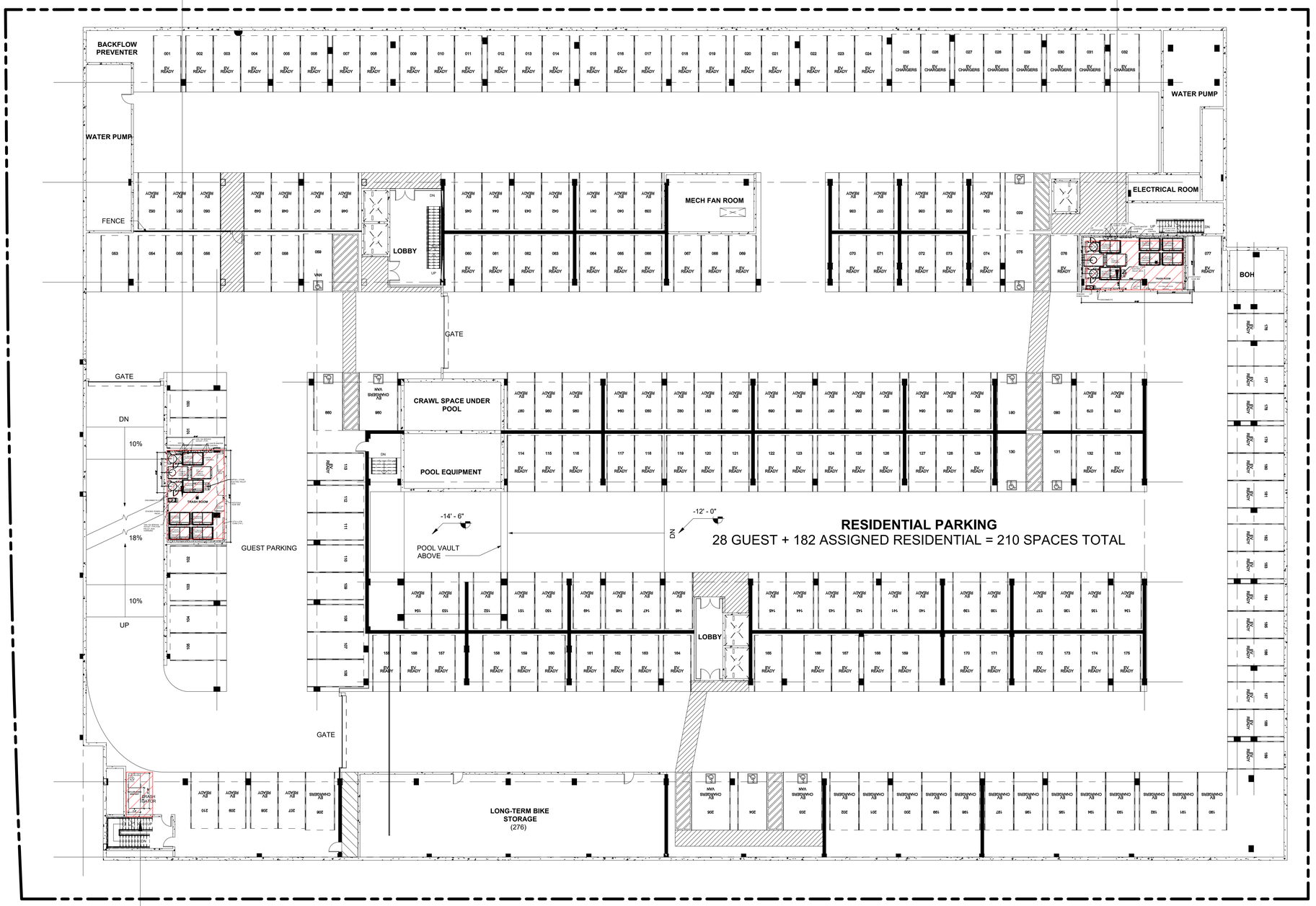
Job No. 21037
Date: 01/29/2024
Scale:
Author By:

Sheet No:

TF-1

WEST CORE
SEE PAGE TR1.0 & TR1.1

EAST CORE
SEE PAGE TR1.2 & TR1.3



BIN MOVING TUG
TAYLOR-DUNN BIG FOOT

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

STUDIO T SQUARE
ARCHITECT

ACCLAIM
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

3150 EL CAMINO REAL
PALO ALTO, CA
PROJECT

SITE PLAN
LEVEL B1
DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	DU
DATE	07/26/2024
SCALE	1/16" = 1'-0"

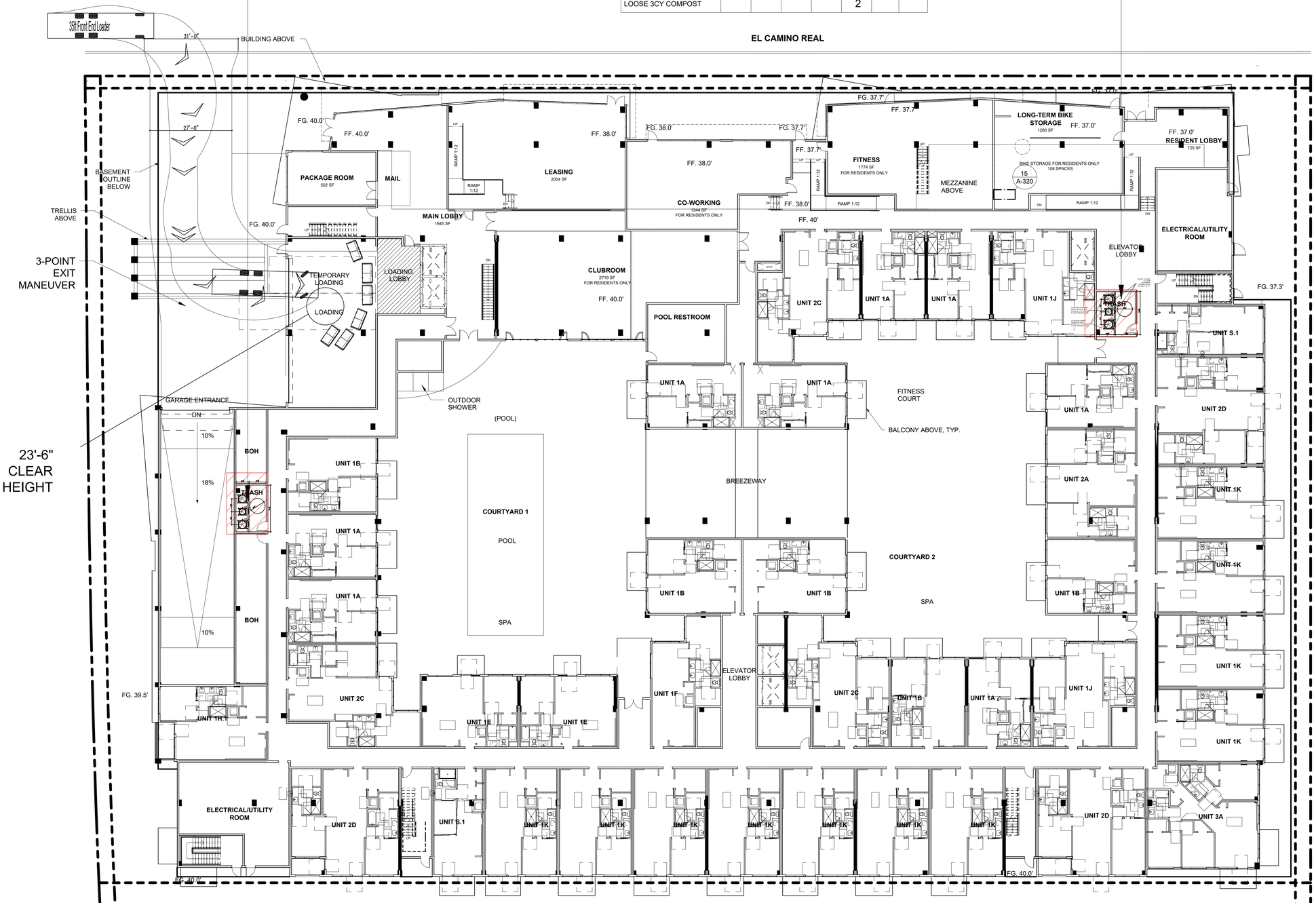
DRAWING NO.
TR0.0

LOADING AREA TO REMAIN CLEAR DURING SERVICE HOUR WINDOW

WEST CORE
SEE PAGE TR1.0 & TR1.1

PROJECTED COMBINED COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
COMPACTED 3CY WASTE	3				2		
COMPACTED 3CY RECYCLE	3				2		
LOOSE 3CY COMPOST					2		

EAST CORE
SEE PAGE TR1.2 & TR1.3



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

STUDIO T SQUARE
ARCHITECT

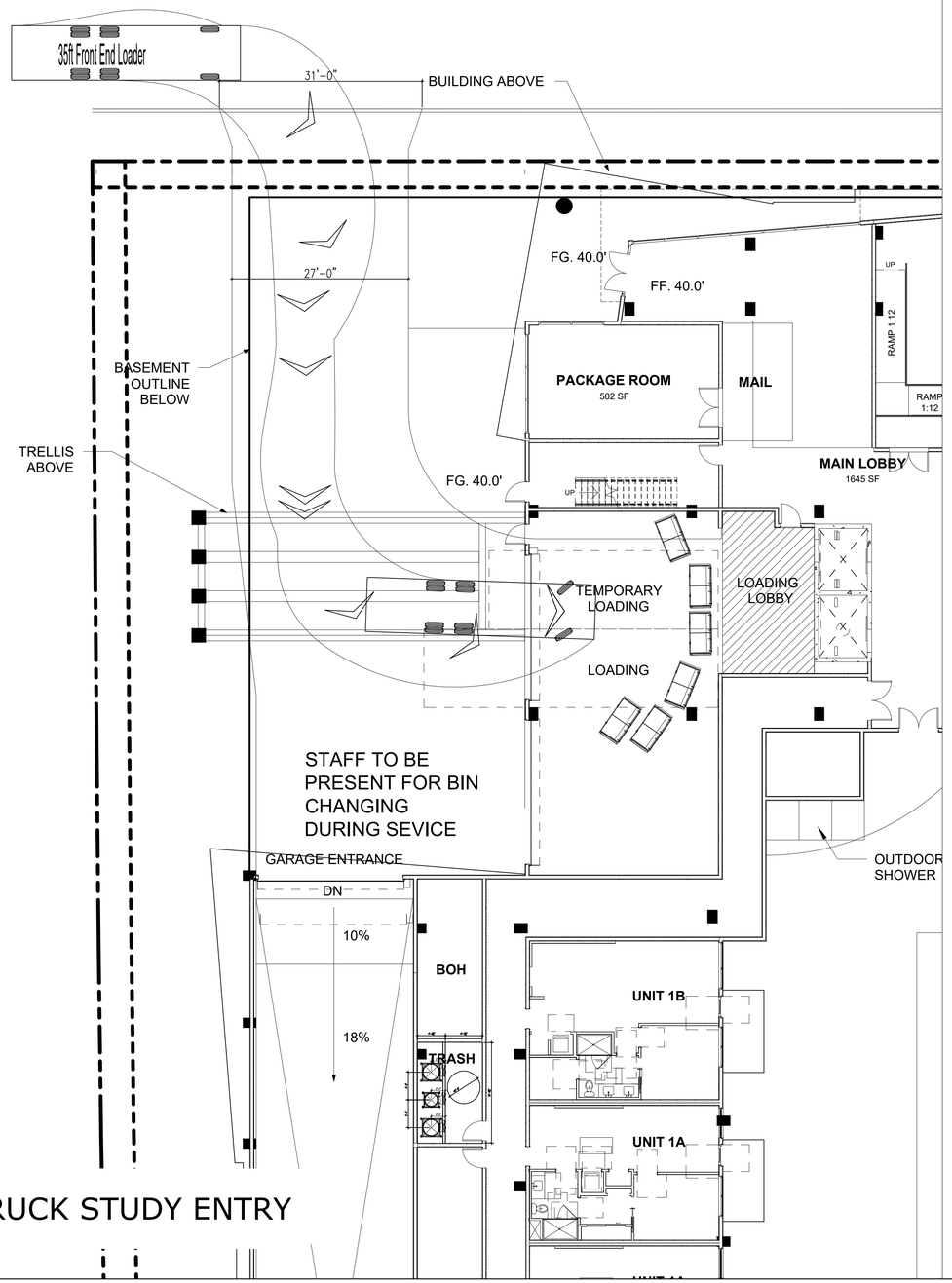
ACCLAIM
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

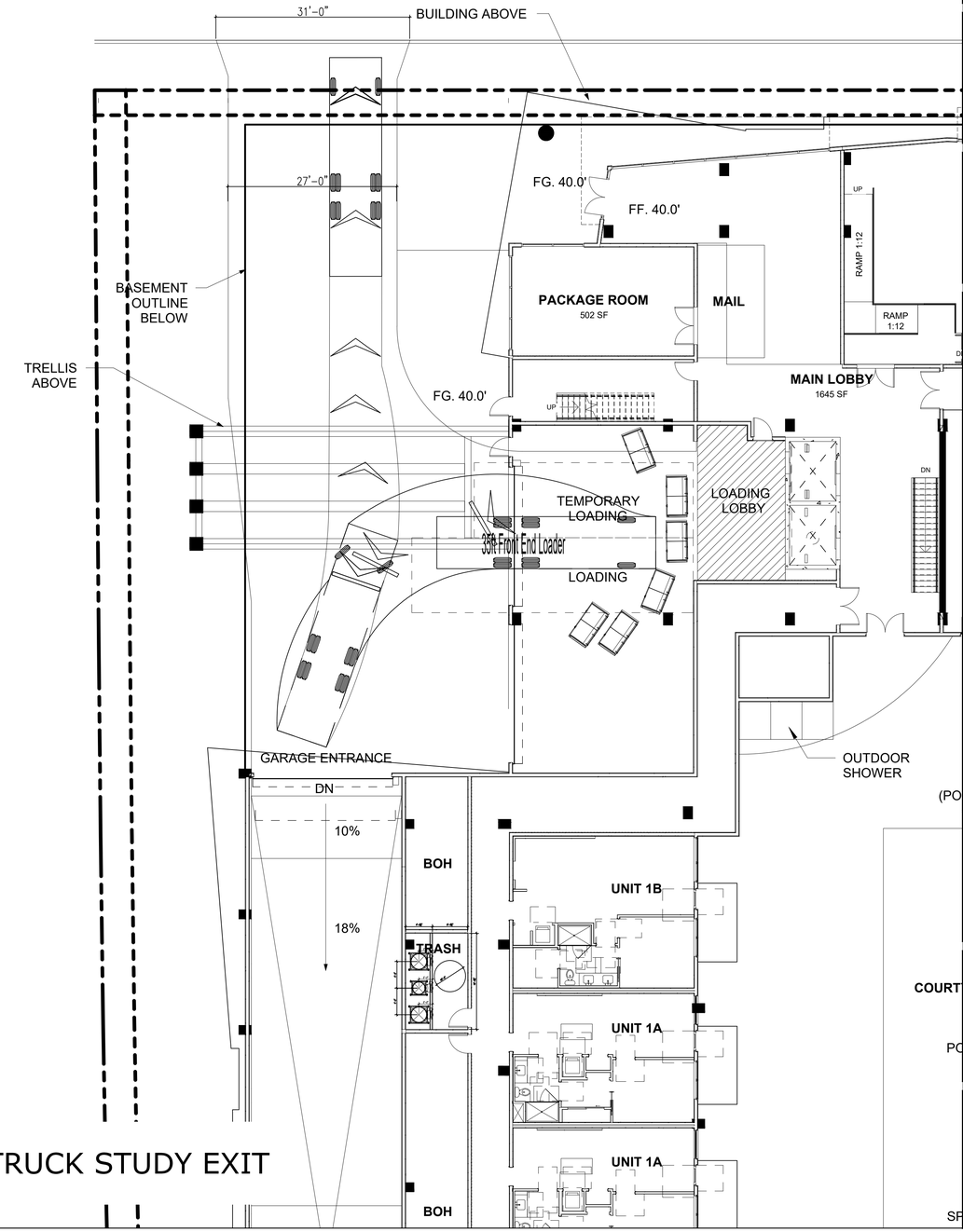
3150 EL CAMINO REAL
PALO ALTO, CA
PROJECT

SITE PLAN
LEVEL 1
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR0.1
DRAWN CM	
APPROVED DU	
DATE 07/26/2024	
SCALE 1/16" = 1'-0"	



TRUCK STUDY ENTRY



TRUCK STUDY EXIT

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F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM
CONSULTANT

STUDIO T SQUARE
ARCHITECT

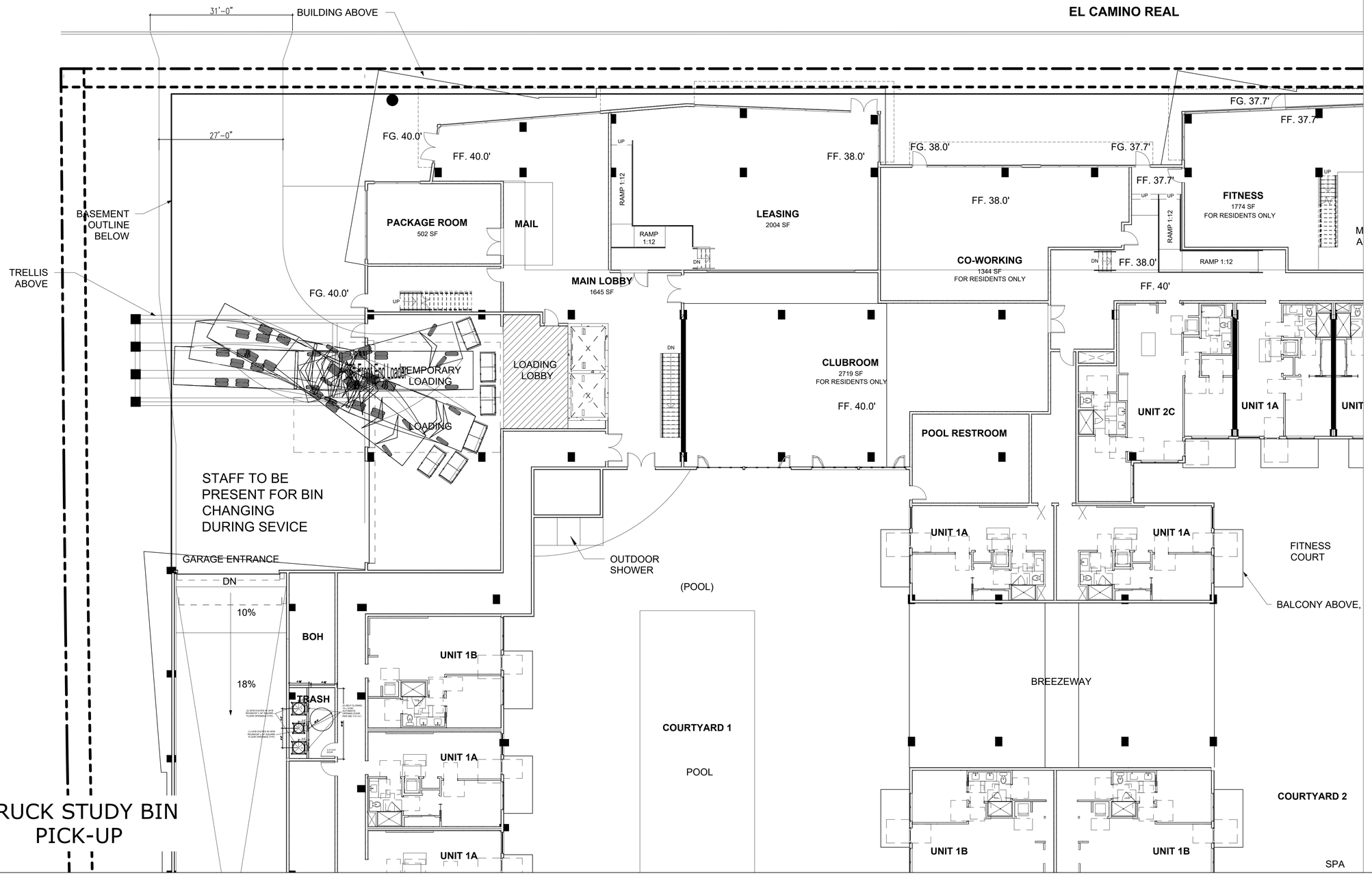
ACCLAIM
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

3150 EL CAMINO REAL
PALO ALTO, CA
PROJECT

TRUCK STUDY
ENTRY & EXIT
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR0.2
DRAWN CM	
APPROVED DU	
DATE 07/26/2024	
SCALE 3/32" = 1'-0"	



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ARCHITECT

ACCLAIM
OWNER / DEVELOPER

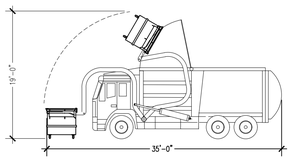
NO.	DATE	ISSUE / REVISION	ISSUED BY

3150 EL CAMINO REAL
PALO ALTO, CA
PROJECT

BIN PICK-UP MANEUVER
DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	DU
DATE	07/26/2024
SCALE	3/32" = 1'-0"

DRAWING NO.
TR0.3

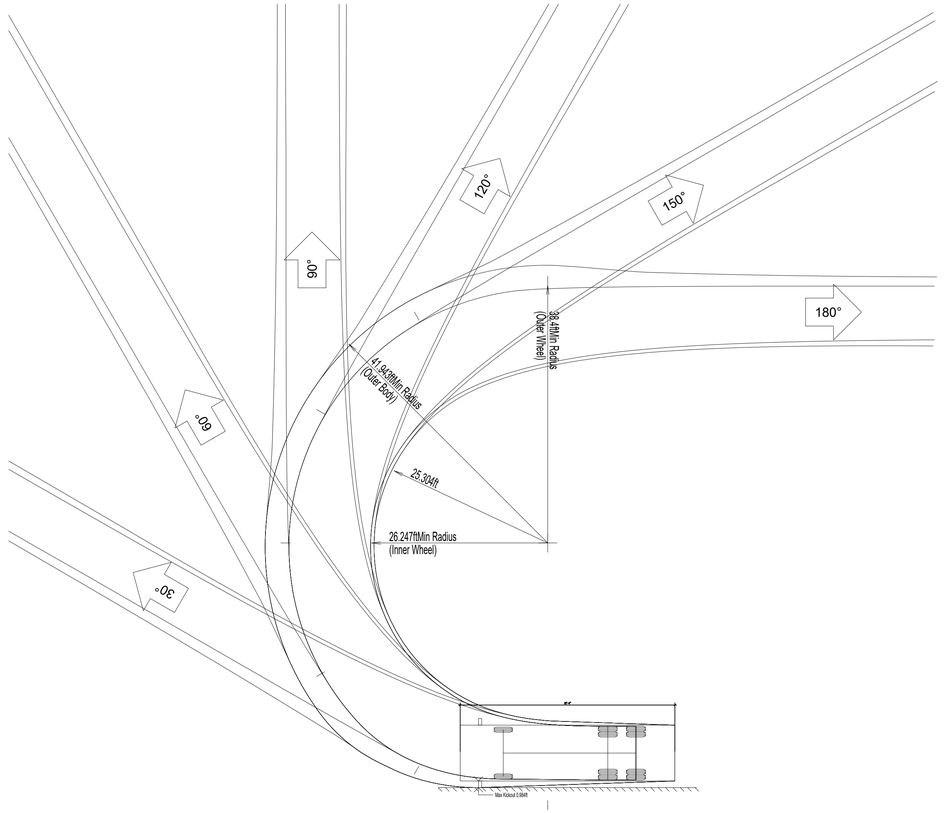


35ft Front End Loader

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

FRONT-LOAD COLLECTION VEHICLE

SHOWN LOADING CONTAINERS



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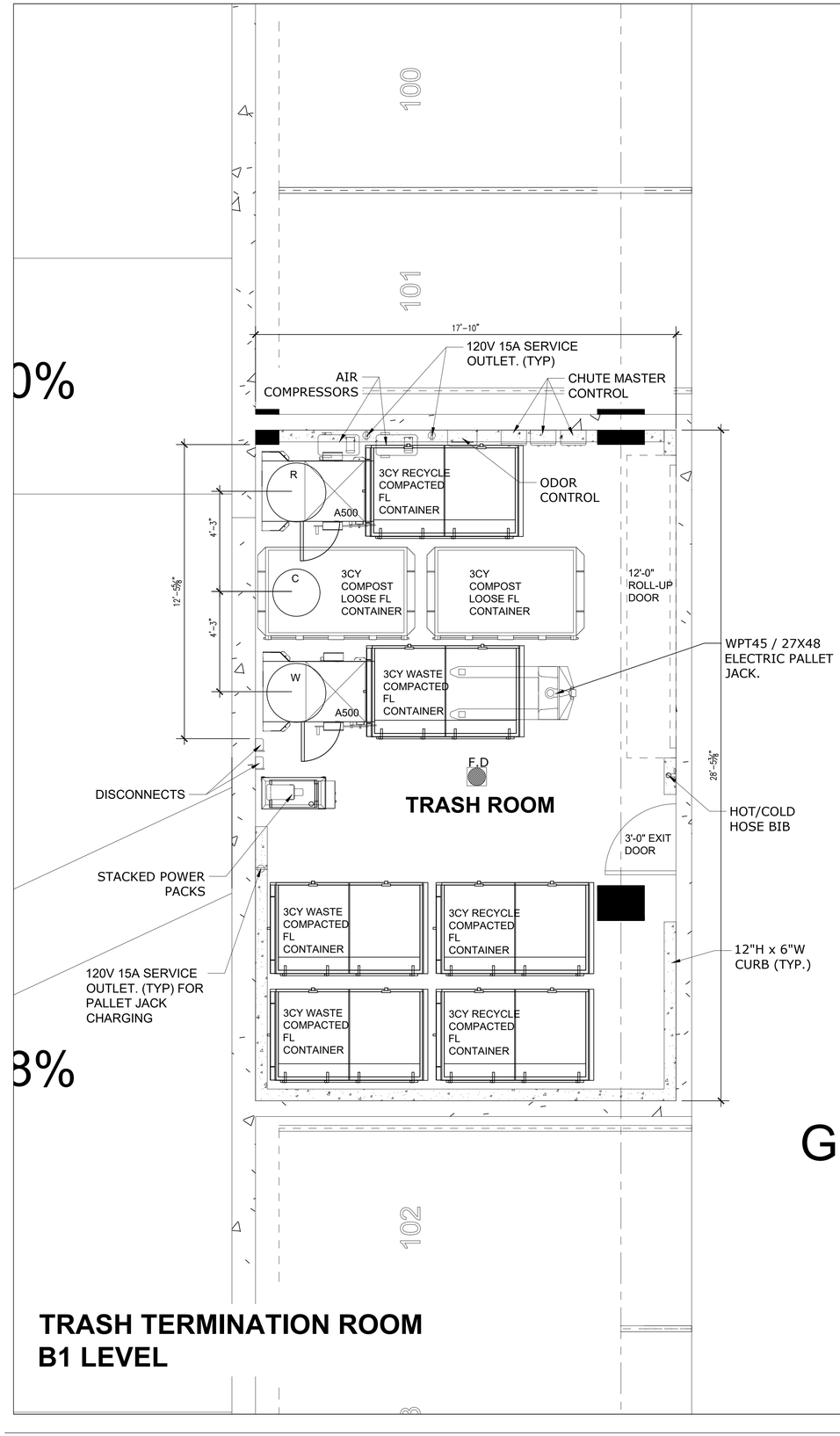
3150 EL CAMINO REAL
PALO ALTO, CA

PROJECT

TRUCK SPECS

DRAWING TITLE

PROJECT NO.	DRAWING NO. TR0.4
DRAWN: CM	
APPROVED: DU	
DATE: 07/26/2024	
SCALE: 3/32" = 1'-0"	



TRASH TERMINATION ROOM
B1 LEVEL

PROJECTED COMBINED COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
COMPACTED 3CY WASTE	3				2		
COMPACTED 3CY RECYCLE	3				2		
LOOSE 3CY COMPOST					2		

PROJECTED TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
COMPACTED 3CY WASTE	2				1		
COMPACTED 3CY RECYCLE	2				1		
LOOSE 3CY COMPOST					1		

SHEET NOTES:

CHUTE INTAKE VESTIBULES:

1. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (3) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MASTER SWITCH/MCP. SEE DETAIL 1/TR2.0.
2. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
3. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 11-½"H x6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/DIVERTER OR POWER PACKS.
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"Ø GALVANEAL CHUTES WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 3CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. (1) 24"Ø 304 STAINLESS STEEL CHUTE WITH 3CY LOOSE CONTAINERS FOR COMPOST. WASTE & RECYCLING CHUTES SHALL TERMINATE AT 5'-9" AFF. COMPOST CHUTE SHALL TERMINATE AT 4'-11" AFF.
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14. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTAL ROLLING STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
15. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

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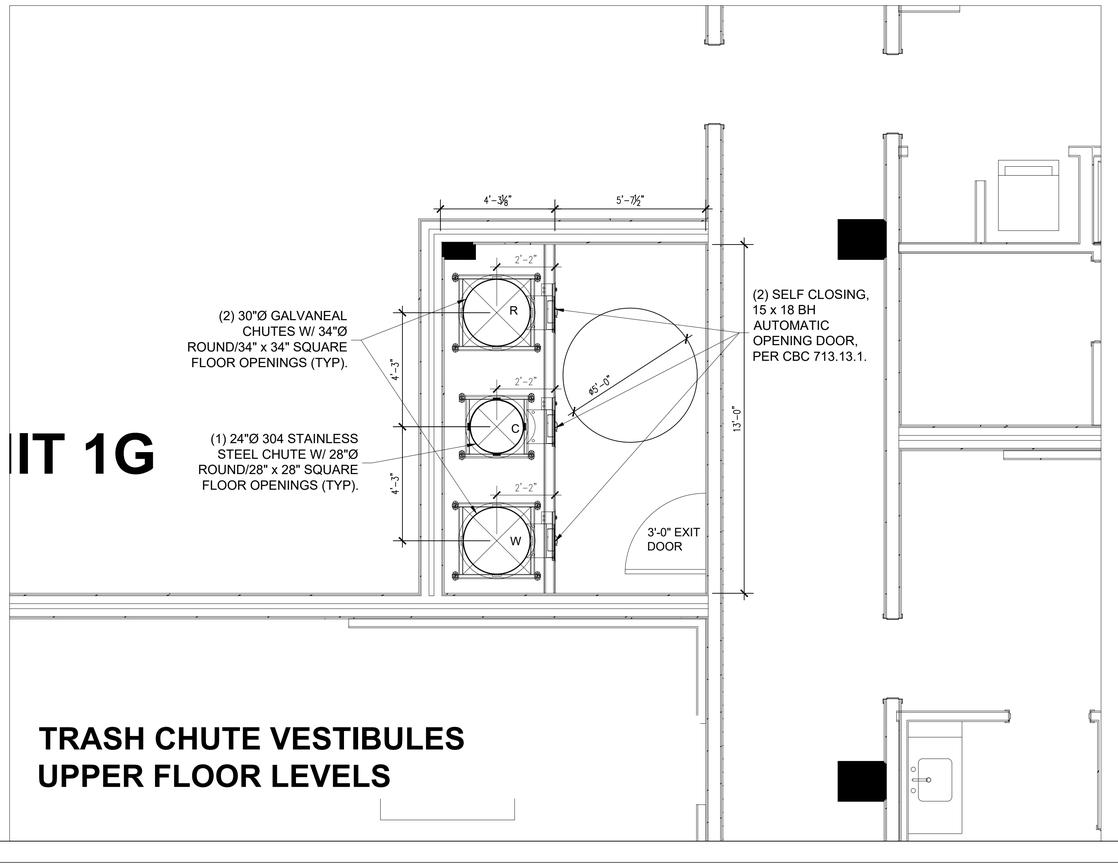

TRASH CHUTE VESTIBULES
UPPER FLOOR LEVELS

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STUDIO T SQUARE
ARCHITECT

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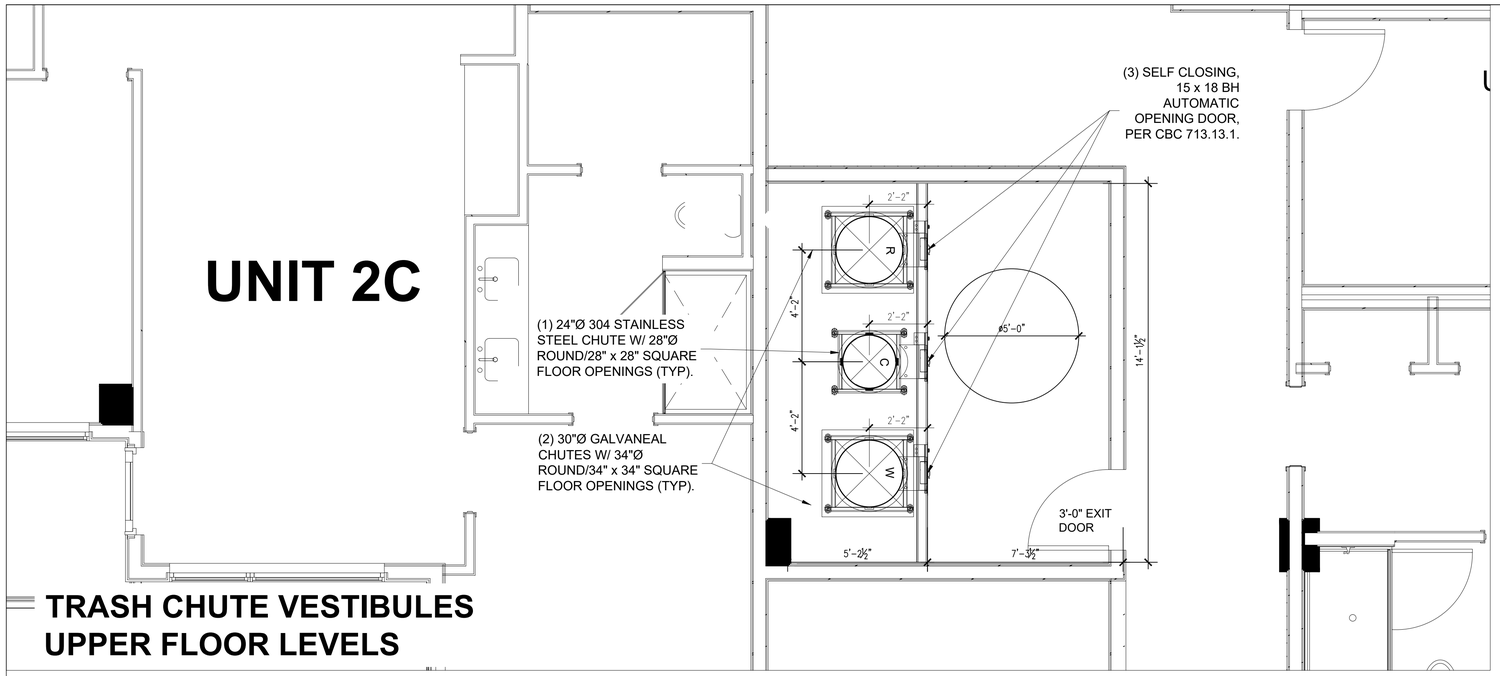
NO.	DATE	ISSUE / REVISION	ISSUED BY

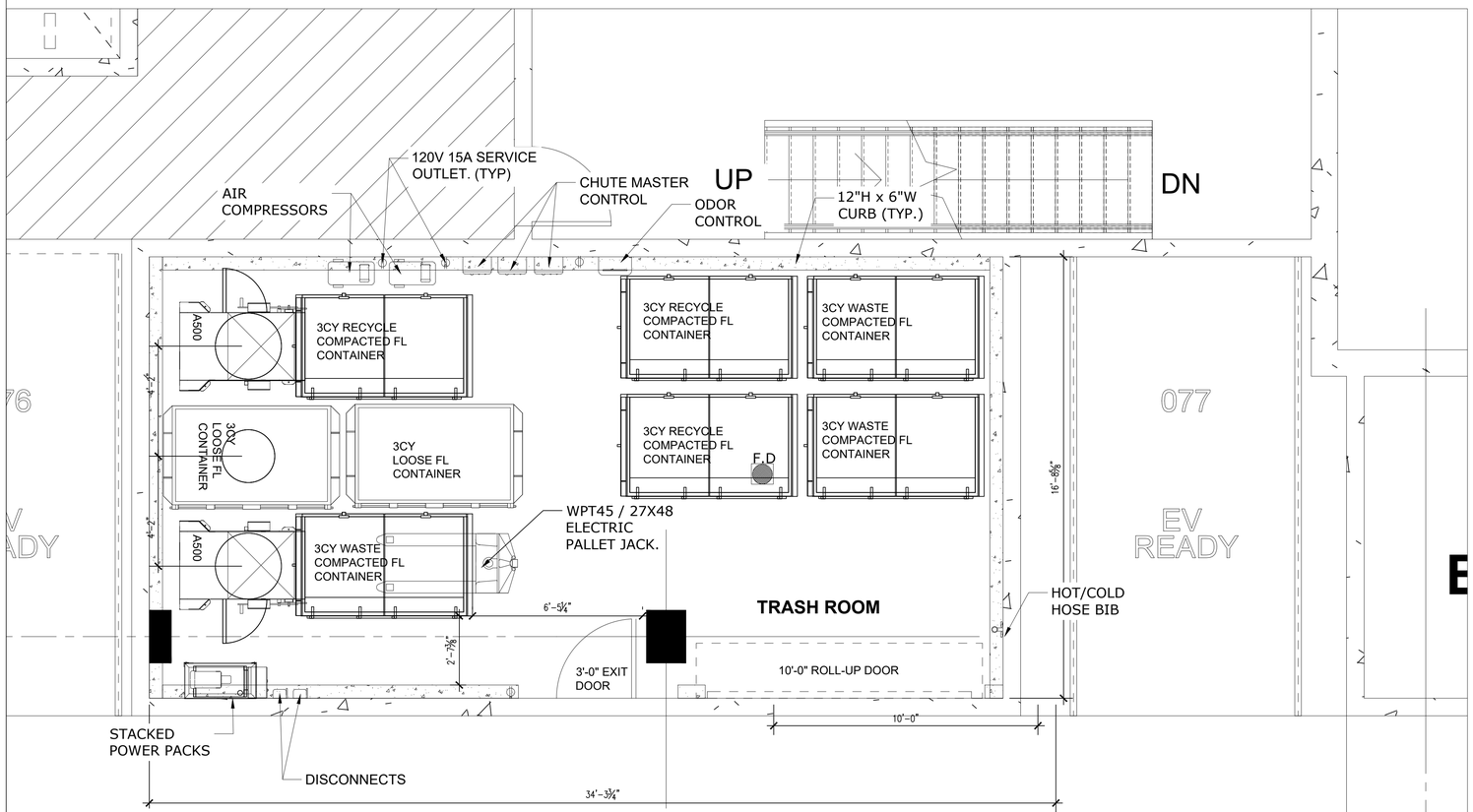
3150 EL CAMINO REAL
PALO ALTO, CA
PROJECT

WEST TRASH
TERMINATION ROOM
DRAWING TITLE

PROJECT NO.		DRAWING NO.	TR1.0
DRAWN	CM		
APPROVED	DU		
DATE	07/26/2024		
SCALE	3/8" = 1'-0"		



TRASH CHUTE VESTIBULES
UPPER FLOOR LEVELS



TRASH TERMINATION ROOM
B1 LEVEL

SHEET NOTES:

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PROJECTED TRASH COLLECTION SCHEDULE / WK

SERVICE	M	T	W	T	F	S	SU
COMPACTED 3CY WASTE	1				1		
COMPACTED 3CY RECYCLE	1				1		
LOOSE 3CY COMPOST					1		

PROJECTED COMBINED COLLECTION SCHEDULE / WK

SERVICE	M	T	W	T	F	S	SU
COMPACTED 3CY WASTE	3				2		
COMPACTED 3CY RECYCLE	3				2		
LOOSE 3CY COMPOST					2		

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ACCLAIM
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

3150 EL CAMINO REAL
PALO ALTO, CA
PROJECT

EAST TRASH
TERMINATION ROOM
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR1.1
DRAWN: CM	
APPROVED: DU	
DATE: 07/26/2024	
SCALE: 3/8" = 1'-0"	

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2019 CBC - 11B-308.2.1(FORWARD) & 11B-308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.

- **18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.**
- **ATM WILL NEVER DESIGN A 24X24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.**

1 CHUTE INTAKE DOOR

NOTES:
1. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
2. INTAKE DOOR NOT SHOWN FOR CLARITY.

5 CHUTE AIR AND SOUND ISOLATION

SCALE: ½" = 1'-0"

NOTES:
1. SEE DETAIL 7/- FOR D & S UNIT ABOVE, AT HIGHEST INTAKE.

"CHUTE JANITOR FLUSHING HEAD PLACEMENT AT EVERY OTHER FLOOR OPPOSITE OF FIRE SPRINKLER HEAD. SEE 7/- "EXAMPLE BUILDING VERTICAL SECTION VIEW"

6 TRASH CHUTE JANITOR
ABOVE FIRST INTAKE

SCALE: ½" = 1'-0"

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAR WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50-GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE. (1) D & S UNIT PER CHUTE.
4. 2017 ICC A117.1: 308.2.1(FORWARD) & 308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 34 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
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6. SUPPLIED BY VENDOR - INSTALLED BY PLUMBER.

PLUMBING SCHEMATIC LEGEND:

1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
4. 24-VDC SOLENOID VALVE (OPTIONAL). NOT NEEDED FOR MANUAL OPERATION. **(NOT USED HERE)**
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
7. FIRE SPRINKLER INTERMEDIATE (175-225 °F) ½" IPS - 155° SPRAY, PENDANT GLASS BULB SPRINKLER. FIRE SPRINKLER AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN, TO BE STARTED FROM HIGHEST INTAKE - CONNECTION BY OTHERS. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY FIRE SPRINKLER SUBCONTRACTOR)**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC)**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE)**

7 FIRE SPRINKLER DETAILS AND CHUTE SANITATION UNIT
AT HIGHEST INTAKE

SCALE: ½" = 1'-0"

NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.

NOTES:
1.ALL HARDWARE PLATED
2.REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL OTHER INFORMATION NOT INCLUDED

MASON BRA-RED MOUNT

9 FLOOR SUPPORT FRAME ANCHORING
SECTION VIEWS

SCALE: 6" = 1'-0"

10 CHUTE SHAFT AT INTAKE

SCALE: ½" = 1'-0"

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.

11 CHUTE VENT
AT ROOF LEVEL

SCALE: ½" = 1'-0"

NOTES:
1. SEE DETAIL 1/- FOR CHUTE INTAKE DOOR INFORMATION.
2. SEE DETAIL 9/- FOR ADDITIONAL FLOOR SUPPORT FRAME ANCHORING INFORMATION.
3. ANCHOR FLOOR SUPPORT FRAME AT ONE END AS SHOWN. OTHER SIDE OF FRAME TO REST ON TOP OF FLOOR AT INTAKE WALL. SEE PLAN FOR LAYOUT OF CHUTE SHAFT.

SHEET NOTES: 30"Ø CHUTE DETAILS
1. CHUTE MATERIAL: GALVANIZED OR GALVANEAL 16G STEEL
2. ALL WALL ASSEMBLIES ENCASING THE CHUTE SHAFT SHALL BE 2HR FIRE-RATED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

SOUND CONSULTANT TO VERIFY DETAILS AND UPDATE AS NECESSARY

THIS IS AN EXAMPLE SHAFT, YOUR SHAFT MAY VARY

EXAMPLE MINIMUM SHAFT DETAILS

12 FLOOR SUPPORT FRAME ANCHORING
PLAN VIEWS

SCALE: 1½" = 1'-0"

AMERICAN TRASH MANAGEMENT

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CONSULTANT

STUDIO T SQUARE
ARCHITECT

ACCLAIM
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

3150 EL CAMINO REAL
PALO ALTO, CA
PROJECT

CHUTE DETAILS
DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	DU
DATE	07/26/2024
SCALE	NTS
DRAWING NO.	TR2.0