

3150 EL CAMINO REAL

PALO ALTO, CALIFORNIA



STUDIO
T SQUARE

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: Planning
: Urban Design

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Sheet Title:
COVER

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:
G-000

PROJECT INFORMATION

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

SETBACK

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

HEIGHT

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

FAR CALCULATION

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

	INCLUDED IN FAR	NOT INCLUDED IN FAR
FLOOR	BUILDING GROSS AREA	PARKING
BASEMENT B2	759 SF	93137 SF
BASEMENT B1	2687 SF	91209 SF
LEVEL 1	62756 SF	
LEVEL 2	57529 SF	
LEVEL 3	68692 SF	
LEVEL 4	68402 SF	
LEVEL 5	68402 SF	
LEVEL 6	57912 SF	
LEVEL 7	54677 SF	
TOTAL	441817 SF	184346 SF
380 UNITS / 2.55 ACRE LOT AREA = 149 UNITS/ACRE		

SEE SHEET A-200 FOR FAR CALCULATION DIAGRAM

LOT COVERAGE

REQUIRED LOT COVERAGE: 50% MAXIMUM

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

*SEEKING WAIVER WITH STATE DENSITY BONUS LAW

SEE SHEET A-201 FOR MORE INFORMATION

LANDSCAPE/OPEN SPACE COVERAGE

REQUIRED LANDSCAPE/OPEN SPACE COVERAGE: 30% MINIMUM

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

SEE SHEET A-201 FOR MORE INFORMATION

OPEN SPACE SUMMARY

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

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

SHEET A-201 FOR MORE INFORMATION

UNIT SUMMARY

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

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 380 FOR-RENT APARTMENTS, GROUND LEVEL RESIDENT AMENITIES, ROOF DECK AND LOUNGE WITH 477 PARKING STALLS IN A SUBTERRANEAN GARAGE.

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

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

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

BELOW MARKET RATE (BMR) UNITS

REQUIRED NUMBER OF BMR UNITS PER ZONING CODE: 0 UNITS
 REQUIRED NUMBER OF BMR UNITS PER STATE DENSITY BONUS LAW: 10%

PROVIDED NUMBER OF BMR UNIT: 10% = 38 UNITS

PARKING SUMMARY

	PARKING TYPE		QTY
BASEMENT B1	TYPICAL 8'-6" x 17'-6"	GUEST	20
	EV READY	GUEST	6
	EV CHARGERS	GUEST	1
	EV CHARGER 12'-0" x 18'-0" VAN ACCESSIBLE	GUEST	1
	9'-0" x 18'-0" ACCESSIBLE	GUEST	2
	BASEMENT B1 TOTAL:		
BASEMENT B2	TYPICAL 8'-6" x 17'-6"	RESIDENCE	37
	EV READY	RESIDENCE	111
	EV CHARGERS	RESIDENCE	10
	EV CAPABLE 9'-0" x 18'-0"	RESIDENCE	22
	9'-0" x 18'-0" EV CHARGER VAN ACCESSIBLE	RESIDENCE	1
	9'-0" x 18'-0" VAN ACCESSIBLE	RESIDENCE	3
	9'-0" x 18'-0" ACCESSIBLE	RESIDENCE	6
	BASEMENT B2 TOTAL:		

30 GUEST STALLS + 447 RESIDENCE STALLS = **477** TOTAL STALLS

GUEST: 30 X 5% = 2 STALLS; ASSIGNED PARKING: 447 X 2% = 9 STALLS;
 2 + 9 = 11 ACCESSIBLE PARKING REQUIRED; 11 ACCESSIBLE PARKING PROVIDED

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

2022 CALGREEN EV REQUIREMENTS:

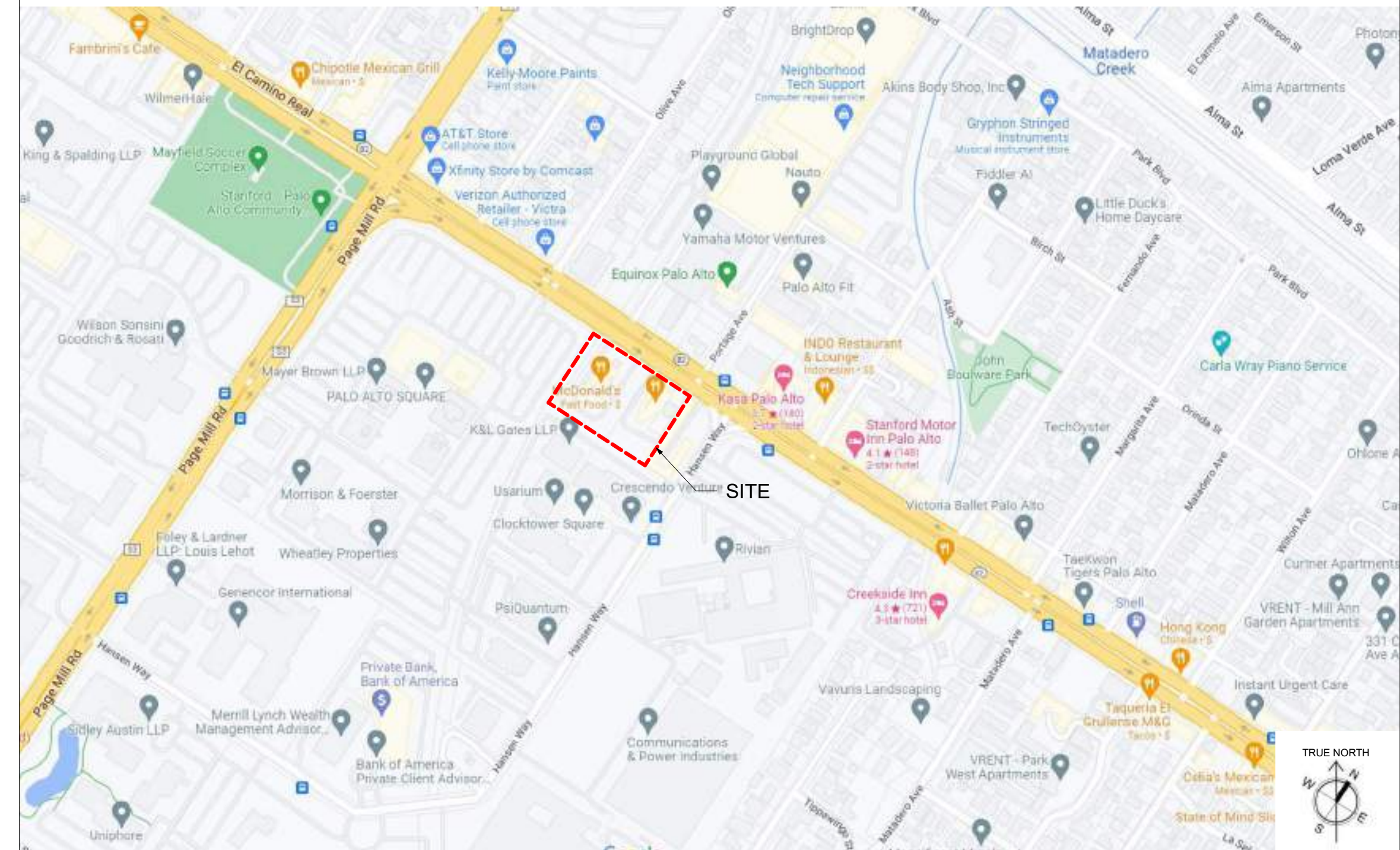
TYPE	REQUIREMENTS	REQUIRED #	PROPOSED #
EV CAPABLE ¹	10% OF PARKING SPACES	48	48
EV READY ²	25% OF DWELLING UNITS	95	315
EV CHARGERS ³	5% OF PARKING SPACES	24	26
RESIDENTIAL	(1) LVL 2 EVSE OR	380	380
	(1) LVL 2 EV READY / UNIT		
GUEST	25% EV CAPABLE / READY / EVSE	8	8
	5% EVSE INSTALLED	2	2

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

BIKE PARKING

LONG TERM BIKE PARKING		SHORT TERM BIKE PARKING	
BIKE RACK LEVEL 1:	26 x 4 = 104	TOTAL CLASS II BIKE PARKING:	
BIKE RACK LEVEL 2:	39 x 4 = 156	38 PROPOSED = 38 REQUIRED	
BIKE LOCKER LEVEL 2:	31 x 4 = 124	SEE LANDSCAPE DRAWING FOR LOCATIONS	
EACH BIKE RACK PROVIDES 4 BIKE PARKING			
EACH BIKE LOCKER PROVIDES 4 BIKE PARKING			
TOTAL CLASS I BIKE PARKING:			
384 PROPOSED > 380 REQUIRED			

VICINITY MAP



DRAWING INDEX

00_GENERAL

G-000	COVER	A-401	BUILDING SECTIONS
G-100	PROJECT INFORMATION	A-402	BUILDING SECTIONS
G-101	PROJECT INFORMATION	A-410	WALL SECTIONS
G-121	EGRESS PLAN - LEVEL B1	A-411	WALL SECTIONS
G-122	EGRESS PLAN - LEVEL B2	A-412	WALL SECTIONS
G-123	EGRESS PLAN - LEVEL 1	A-430	DETAILS
G-124	EGRESS PLAN - LEVEL 2		
G-125	EGRESS PLAN - LEVEL 3		
G-126	EGRESS PLAN - LEVEL 4		
G-127	EGRESS PLAN - LEVEL 5		
G-128	EGRESS PLAN - LEVEL 6		
G-129	EGRESS PLAN - LEVEL 7		
G-200	EXISTING SITE PHOTOS		
SP-100	CONTEXT TRANSPORTATION		
SP-201	URBAN DESIGN CONCEPT IMAGERY		
SP-300	ILLUSTRATIVE SITE PLAN		
SP-301	AERIAL SITE PERSPECTIVE		
SP-302	AERIAL PHOTOGRAPH & STREETScape		
SP-303	PEDESTRIAN / BICYCLE CIRCULATION		

01_CIVIL

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

02_JOINT TRENCH

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

03_ARCHITECTURE

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

04_LANDSCAPE

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

05_LIGHTING

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

06_SIGNAGE

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

07_MISCELLANEOUS

GB-1	GREEN BUILDING PROGRAM SHEET
TF-1	TRAFFIC - TRUCK RADIUS
TR - 0.1	SITE PLAN & TRUCK STUDY
TR - 0.2	SITE PLAN & TRUCK STUDY ENTRY
TR - 0.3	TRUCK SPECS
TR - 1.0	WEST TRASH TERMINATION ROOM
TR - 1.1	WEST UPPER CHUTE VESTIBULE
TR - 1.2	EAST TRASH TERMINATION ROOM
TR - 1.3	EAST UPPER CHUTE VESTIBULE



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Sheet Title:

**PROJECT
INFORMATION**

Job No. 21037
 Date: 09/29/2023
 Scale: 12" = 1'-0"
 Author By:

Sheet No:

G-100



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PROJECT INFORMATION

Job No. 21037
 Date: 09/29/2023
 Scale: 1/16" = 1'-0"
 Author By:

Sheet No:

G-101

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 TOP OF 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:	R-2	OLF: 200
(LEVEL 1 THRU 7 PER CBC SECTION 505)		
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:

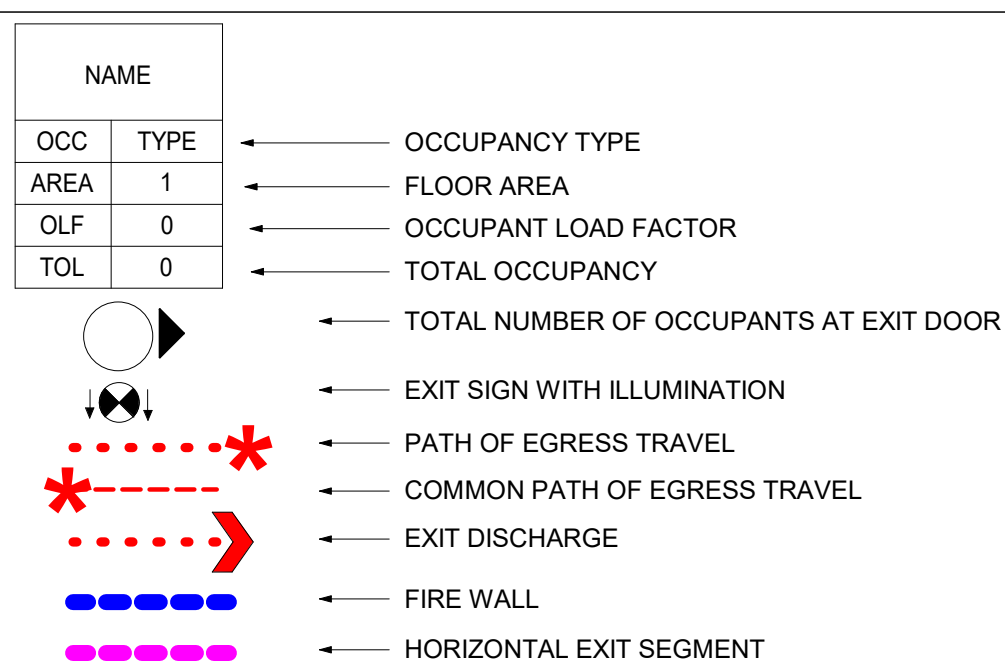
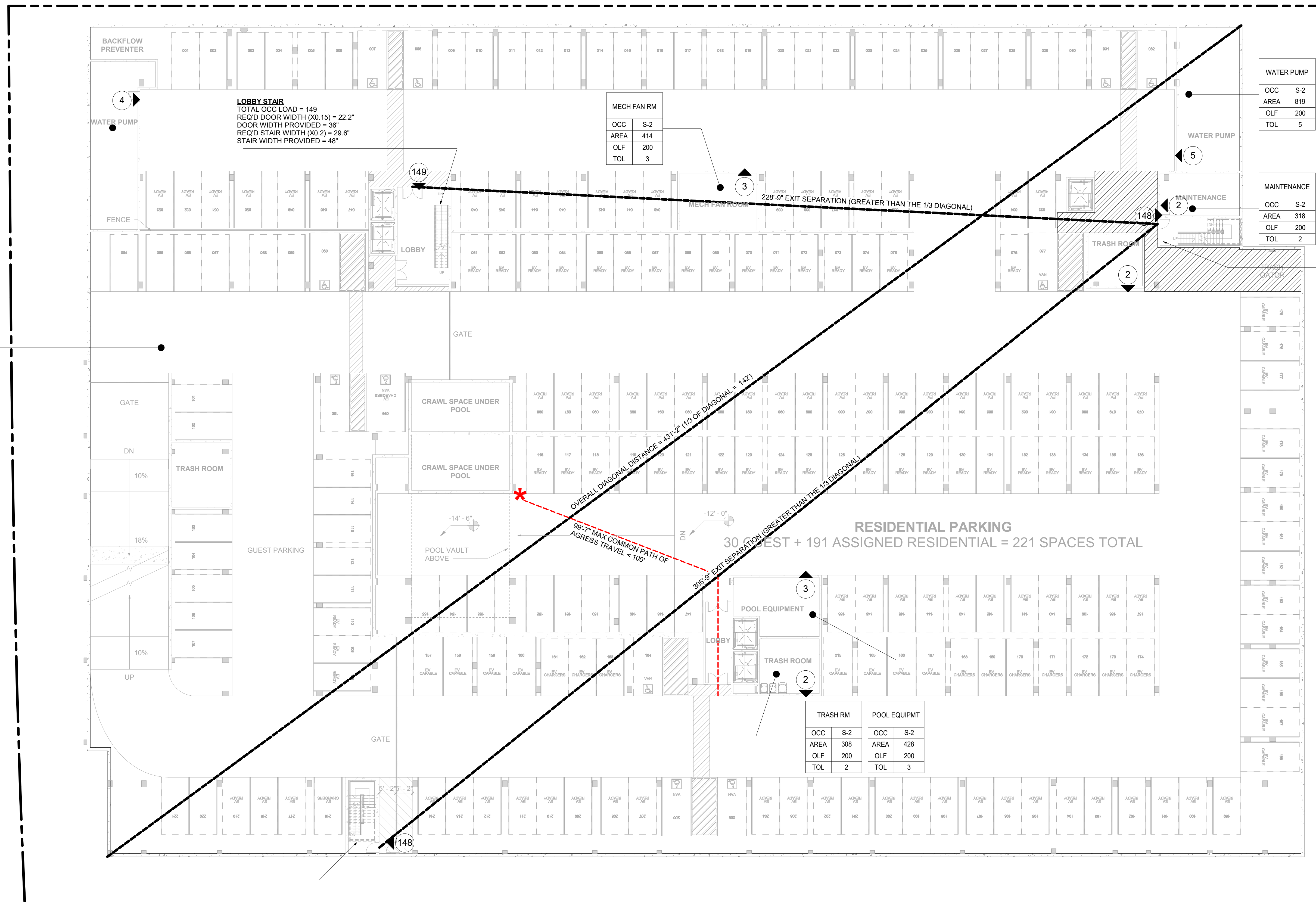
ELEV LOBBIES (ACCESSORY USE):	NONE
BOILER ROOMS:	1-HOUR
STORAGE > 100 SF:	1-HOUR
TRASH TERMINATION ROOM:	2-HOUR
SHAFT WALLS: (CBC SECTION 712)	2-HOUR
FIRE WALLS: (CBC SECTION 706)	2-HOUR
EXIT STAIRWAY ENCLOSURE:	2-HOUR
FIRE PARTITION BETWEEN UNITS:	1-HOUR
CORRIDOR WALLS:	1-HOUR

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



FIRE BARRIERS/ WALLS AND PARTITIONS:

- ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
- CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
- REFER TO A-002 CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.

EGRESS WIDTH:

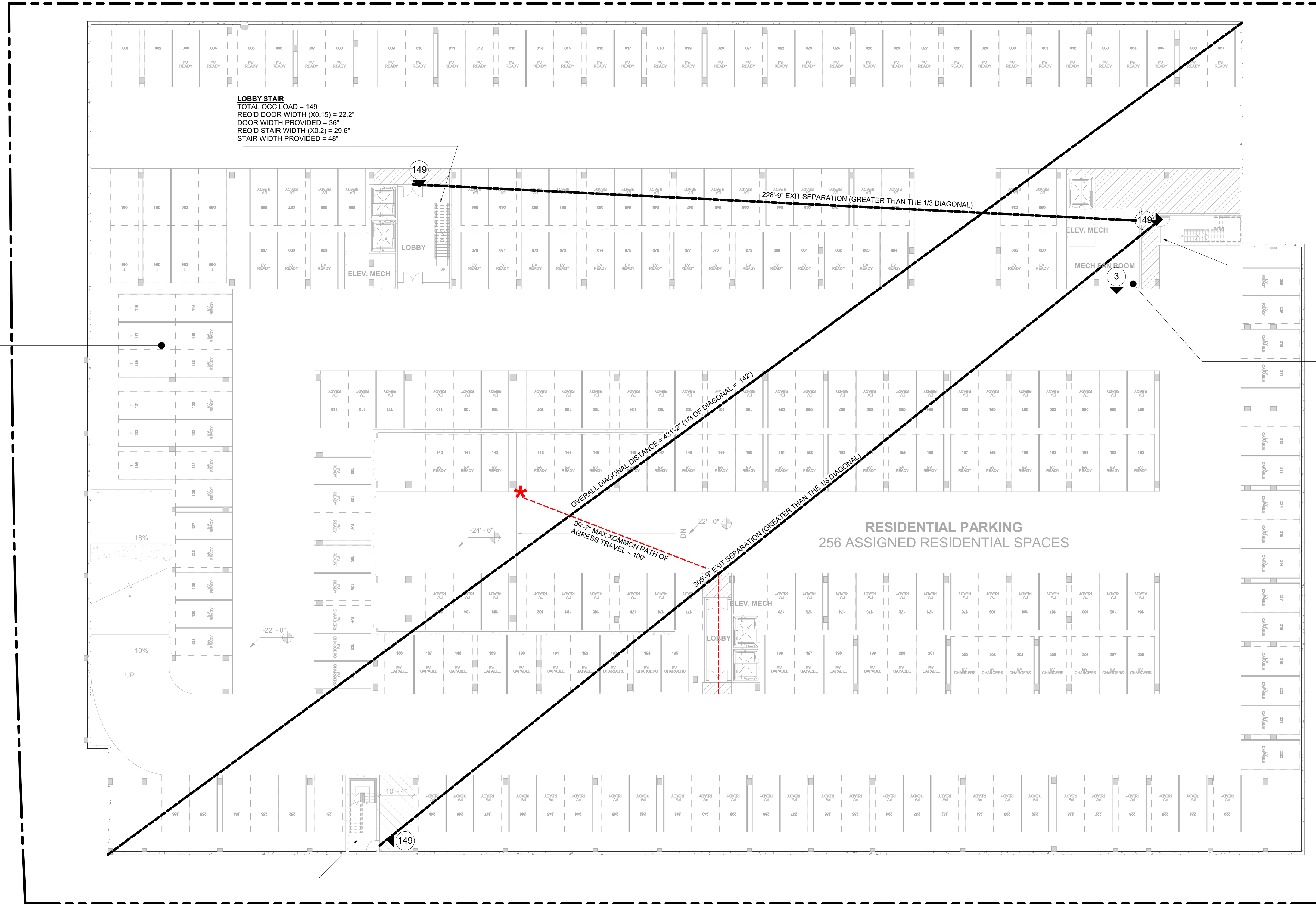
- STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.27/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
- CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
- FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-820 THRU A-822.
- PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1, OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.

EXIT ACCESS TRAVEL DISTANCE:

- PER CBC 2019, TABLE 1017.2, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM SHALL BE NO LESS THAN 250' FOR R-2 AND 400' FOR S-2 OCCUPANCY.
- PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.

NOTES:

- ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
- STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
- EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
- EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
- MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED IN ACCORDANCE WITH CBC 1008.1. UNDER EMERGENCY POWER MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH CBC 1008.3.



FLOOR PLAN - BASEMENT B2

1/16" = 1'-0"

1

NAME	OCC	TYPE	DESCRIPTION
	1	S-2	OCCUPANCY TYPE
	1		FLOOR AREA
	0		OCCUPANT LOAD FACTOR
	0		TOTAL OCCUPANCY
			TOTAL NUMBER OF OCCUPANTS AT EXIT DOOR
			EXIT SIGN WITH ILLUMINATION
			PATH OF EGRESS TRAVEL
			COMMON PATH OF EGRESS TRAVEL
			EXIT DISCHARGE
			FIRE WALL
			HORIZONTAL EXIT SEGMENT

FIRE BARRIERS/ WALLS AND PARTITIONS:

- ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
- CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
- REFER TO A-002 CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.

EGRESS WIDTH:

- STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.27/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
- CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
- FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-820 THRU A-822. PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1, OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.
-

EXIT ACCESS TRAVEL DISTANCE:

- PER CBC 2019, TABLE 1017.2, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM SHALL BE NO LESS THAN 250' FOR R-2 AND 400' FOR S-2 OCCUPANCY.
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NOTES:

- ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
- STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
- EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
- EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
- MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED IN ACCORDANCE WITH CBC 1008.1. UNDER EMERGENCY POWER MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH CBC 1008.3.

EGRESS DIAGRAM LEGEND

EGRESS PLAN SHEET NOTES

Sheet Title:

EGRESS PLAN - LEVEL B2

Job No. 21037
Date: 09/29/2023
Scale: As indicated
Author By:

Sheet No:

G-122



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Planning
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Sheet Title:

EGRESS PLAN - LEVEL 1

Job No. 21037
Date: 09/29/2023
Scale: As indicated
Author By:

Sheet No:

G-123

EGRESS #1
TOTAL OCC LOAD = 140
REQ'D DOOR WIDTH (X0.15) = 21"
DOOR WIDTH PROVIDED = 72"

EGRESS #2 (STAIR #2)
TOTAL OCC LOAD = 88
REQ'D DOOR WIDTH (X0.15) = 12"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 17.6"
STAIR WIDTH PROVIDED = 48"

PACKAGE ROOM	
OCC	B
AREA	488
OLF	100
TOL	5

LOBBY	
OCC	A-3
AREA	1621
OLF	15
TOL	109

TRASH STAGING	
OCC	S-2
AREA	365
OLF	200
TOL	2

TRASH RM	
OCC	S-2
AREA	150
OLF	200
TOL	1

POOL DECK	
OCC	A-3
AREA	2895
OLF	15
TOL	193

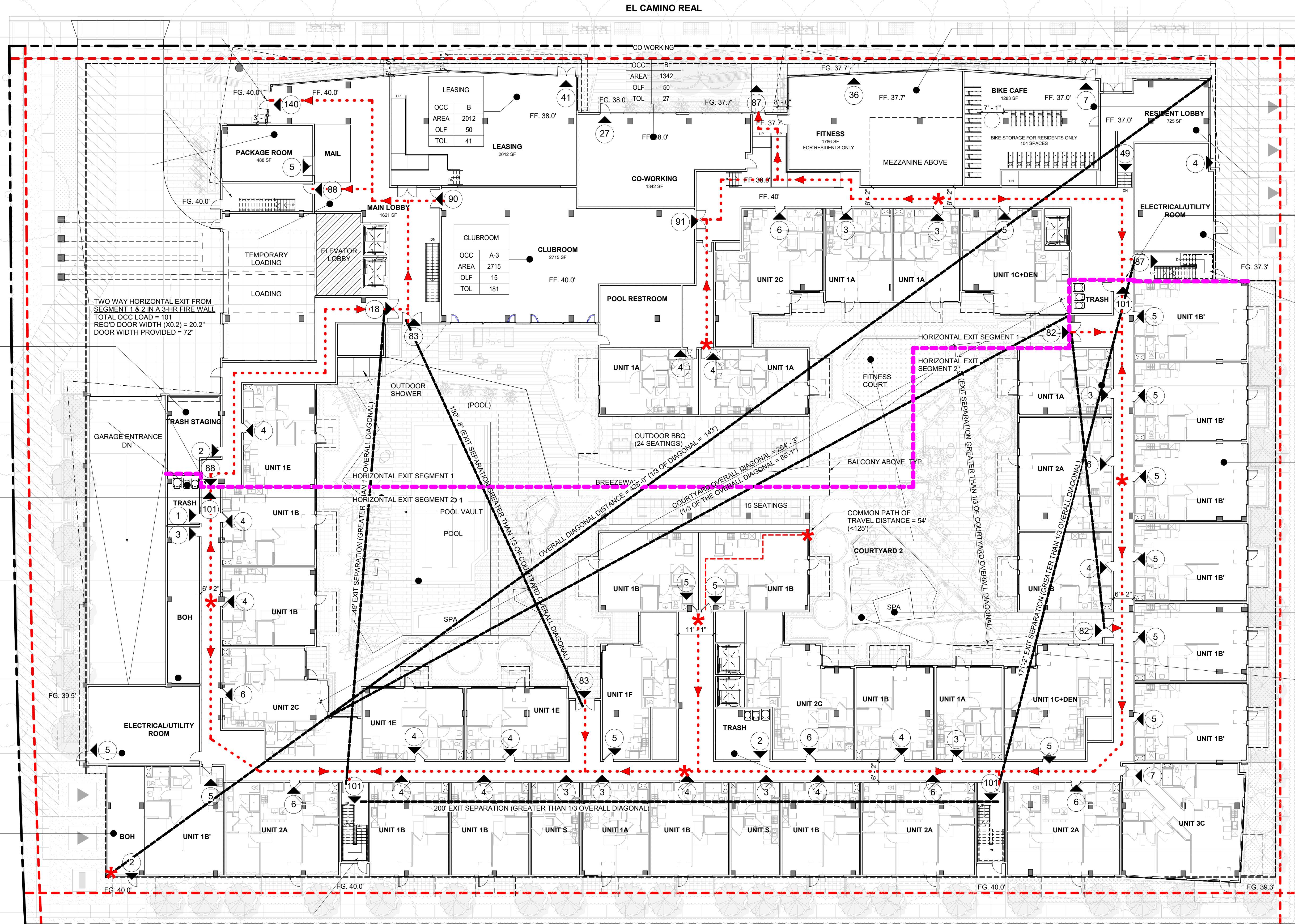
POOL & SPA	
OCC	A-3
AREA	1675
OLF	30
TOL	56

BOH	
OCC	S-2
AREA	483
OLF	200
TOL	3

UTILITY RM	
OCC	S-2
AREA	842
OLF	200
TOL	5

BOH	
OCC	S-2
AREA	377
OLF	200
TOL	2

EGRESS #3 (STAIR #1)
TOTAL OCC LOAD = 101
REQ'D DOOR WIDTH (X0.15) = 15.15"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 20.2"
STAIR WIDTH PROVIDED = 48"



FITNESS	
OCC	A-3
AREA	1786
OLF	50
TOL	36

BIKE RM	
OCC	S-2
AREA	1283
OLF	200
TOL	7

LOBBY	
OCC	A-3
AREA	733
OLF	15
TOL	49

UTILITY RM	
OCC	S-2
AREA	800
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	590
OLF	200
TOL	3

RESIDENTIAL UNIT	
OCC	R-2
AREA	840
OLF	200
TOL	5

RESIDENTIAL UNIT	
OCC	R-2
AREA	840
OLF	200
TOL	5

FITNESS COURT	
OCC	A-3
AREA	520
OLF	50
TOL	11

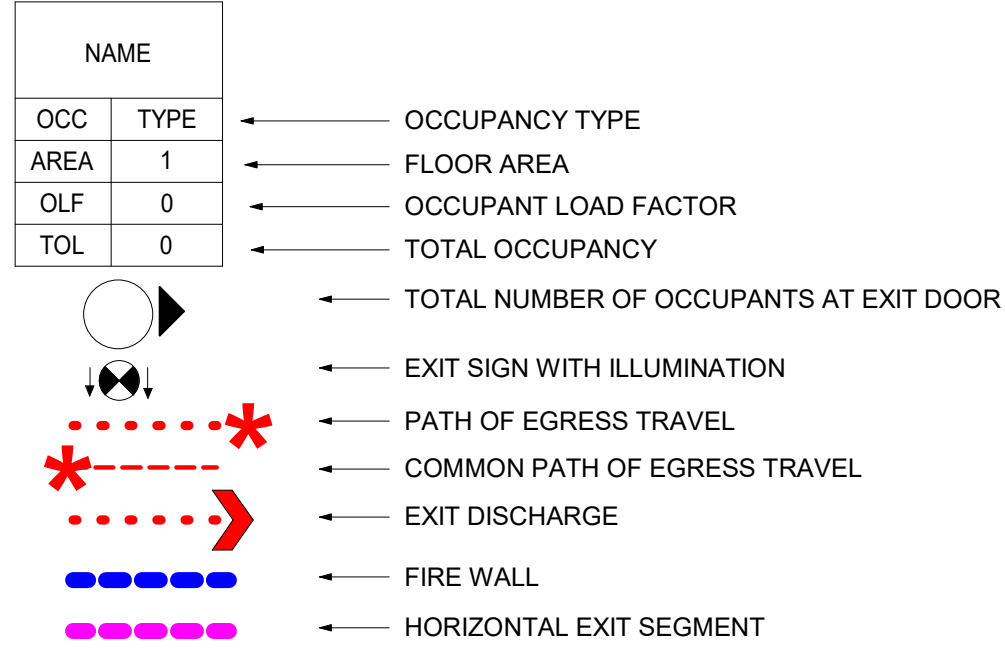
SPA	
OCC	A-3
AREA	97
OLF	15
TOL	7

SPA DECK	
OCC	A-3
AREA	522
OLF	15
TOL	35

TRASH RM	
OCC	S-2
AREA	272
OLF	200
TOL	2

TRASH RM	
OCC	S-2
AREA	272
OLF	200
TOL	2

EGRESS #4 (STAIR #4)
TOTAL OCC LOAD = 101
REQ'D DOOR WIDTH (X0.15) = 15.15"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 20.2"
STAIR WIDTH PROVIDED = 48"



FIRE BARRIERS/ WALLS AND PARTITIONS:

- ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
- CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
- REFER TO A-002 CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.

EGRESS WIDTH:

- STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.27 OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
- CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15 OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
- FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-820 THRU A-822.
- PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1, OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.

EXIT ACCESS TRAVEL DISTANCE:

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- PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.

NOTES:

- ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
- STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
- EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
- EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
- MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED IN ACCORDANCE WITH CBC 1008.1. UNDER EMERGENCY POWER MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH CBC 1008.3.

EGRESS PLAN - LEVEL 1 1/16" = 1'-0" 1

EGRESS DIAGRAM LEGEND

EGRESS PLAN SHEET NOTES



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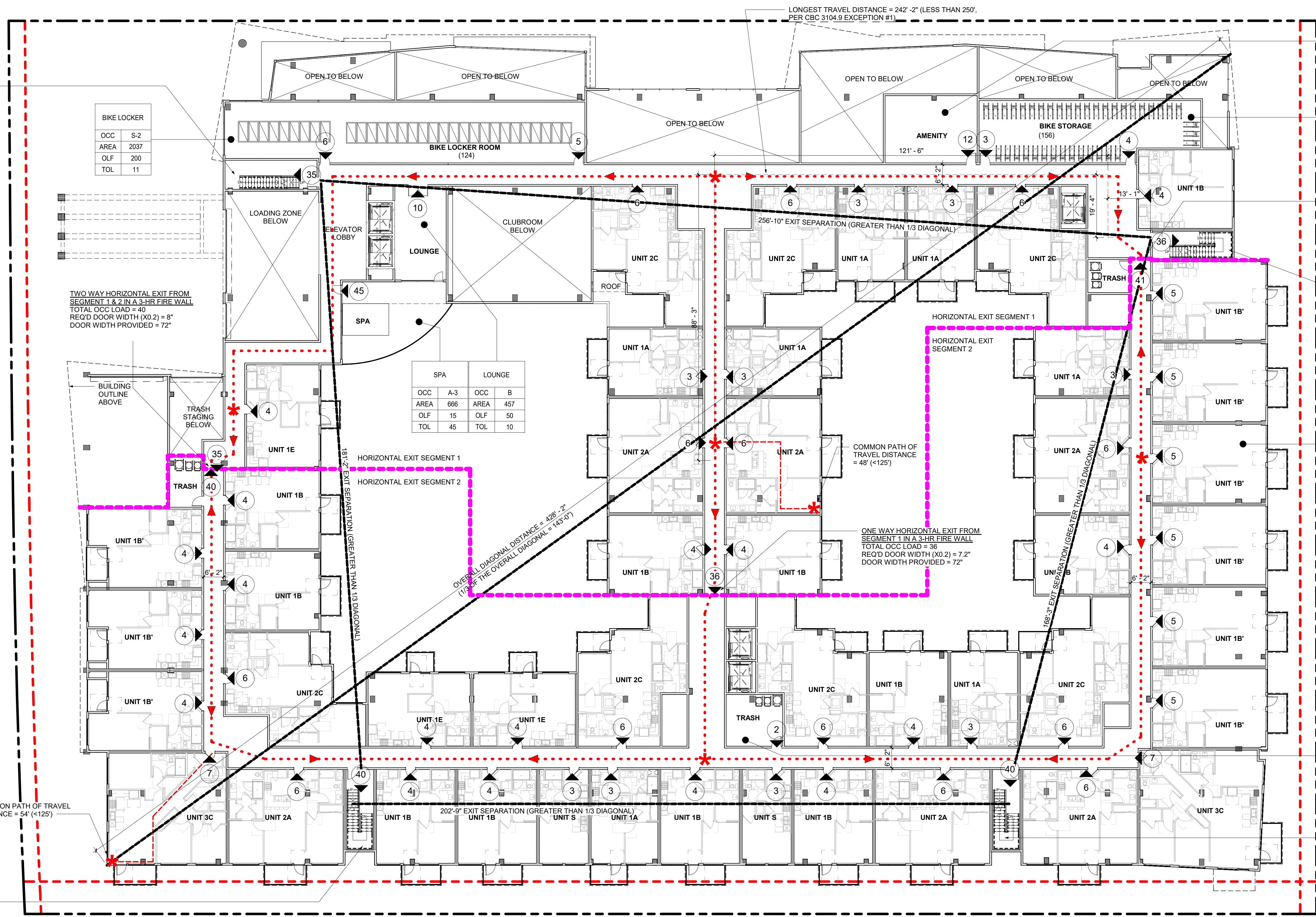
Sheet Title:

EGRESS PLAN - LEVEL 2

Job No. 21037
Date: 09/29/2023
Scale: As indicated
Author By:

Sheet No:

G-124



STAIR #2
TOTAL OCC LOAD = 35
REQ'D DOOR WIDTH (X0.15) = 5.25"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 7"
STAIR WIDTH PROVIDED = 48"

BIKE LOCKER	
OCC	S-2
AREA	2037
OLF	200
TOL	11

TWO WAY HORIZONTAL EXIT FROM SEGMENT 1 & 2 IN A 3-HR FIRE WALL
TOTAL OCC LOAD = 40
REQ'D DOOR WIDTH (X0.2) = 8"
DOOR WIDTH PROVIDED = 72"

SPA		LOUNGE	
OCC	A-3	OCC	B
AREA	666	AREA	457
OLF	15	OLF	50
TOL	45	TOL	10

AMENITY	
OCC	R-2
AREA	585
OLF	50
TOL	12

BIKE STO	
OCC	S-2
AREA	1220
OLF	200
TOL	7

ONE WAY HORIZONTAL EXIT FROM SEGMENT 2 IN A 3-HR FIRE WALL
TOTAL OCC LOAD = 41
REQ'D DOOR WIDTH (X0.2) = 8.2"
DOOR WIDTH PROVIDED = 72"

STAIR #3
TOTAL OCC LOAD = 36
REQ'D DOOR WIDTH (X0.15) = 5.4"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 6.2"
STAIR WIDTH PROVIDED = 48"

RESIDENTIAL UNIT	
OCC	R-2
AREA	839
OLF	200
TOL	5

TRASH RM	
OCC	S-2
AREA	272
OLF	200
TOL	2

STAIR #4
TOTAL OCC LOAD = 40
REQ'D DOOR WIDTH (X0.15) = 6"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 8"
STAIR WIDTH PROVIDED = 48"

STAIR #1
TOTAL OCC LOAD = 40
REQ'D DOOR WIDTH (X0.15) = 6"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 8"
STAIR WIDTH PROVIDED = 48"

EGRESS DIAGRAM LEGEND	
NAME	
OCC	OCCUPANCY TYPE
AREA	FLOOR AREA
OLF	OCCUPANT LOAD FACTOR
TOL	TOTAL OCCUPANCY
(Symbol)	TOTAL NUMBER OF OCCUPANTS AT EXIT DOOR
(Symbol)	EXIT SIGN WITH ILLUMINATION
(Symbol)	PATH OF EGRESS TRAVEL
(Symbol)	COMMON PATH OF EGRESS TRAVEL
(Symbol)	EXIT DISCHARGE
(Symbol)	FIRE WALL
(Symbol)	HORIZONTAL EXIT SEGMENT

FIRE BARRIERS/ WALLS AND PARTITIONS:

- ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
- CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
- REFER TO A-002 CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.

EGRESS WIDTH:

- STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.27 OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
- CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15 OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
- FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-820 THRU A-822.
- PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1, OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.

EXIT ACCESS TRAVEL DISTANCE:

- PER CBC 2019, TABLE 1017.2, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM SHALL BE NO LESS THAN 250' FOR R-2 AND 400' FOR S-2 OCCUPANCY.
- PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.

NOTES:

- ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
- STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
- EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
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EGRESS PLAN - LEVEL 2 1/16" = 1'-0" 1



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Sheet Title:

EGRESS PLAN - LEVEL 3

Job No. 21037
Date: 09/29/2023
Scale: As indicated
Author By:

Sheet No:

G-125

STAIR #2
TOTAL OCC LOAD = 33
REQ'D DOOR WIDTH (X0.15) = 4.95"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 6.6"
STAIR WIDTH PROVIDED = 48"

TWO WAY HORIZONTAL EXIT FROM SEGMENT 1 & 2 IN A 3-HR FIRE WALL
TOTAL OCC LOAD = 38
REQ'D DOOR WIDTH (X0.2) = 8"
DOOR WIDTH PROVIDED = 72"

STAIR #1
TOTAL OCC LOAD = 39
REQ'D DOOR WIDTH (X0.15) = 5.85"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 7.8"
STAIR WIDTH PROVIDED = 48"

LONGEST TRAVEL DISTANCE = 242'-2" (LESS THAN 250', PER CBC 3104.9 EXCEPTION #1)

RESIDENTIAL UNIT

OCC	R-2
AREA	1114
OLF	200
TOL	6

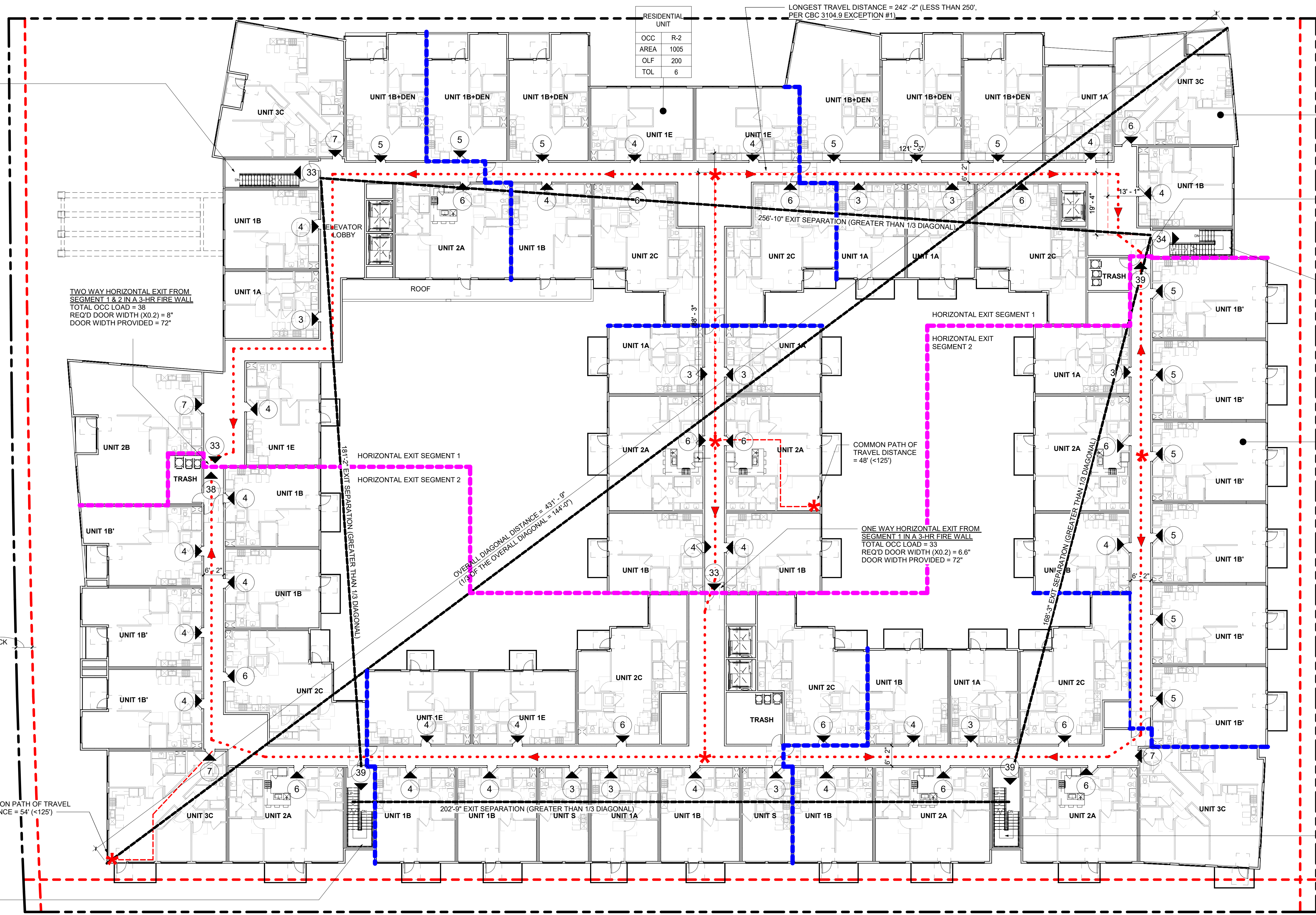
ONE WAY HORIZONTAL EXIT FROM SEGMENT 2 IN A 3-HR FIRE WALL
TOTAL OCC LOAD = 39
REQ'D DOOR WIDTH (X0.2) = 7.8"
DOOR WIDTH PROVIDED = 72"

STAIR #3
TOTAL OCC LOAD = 34
REQ'D DOOR WIDTH (X0.15) = 5.1"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 6.8"
STAIR WIDTH PROVIDED = 48"

RESIDENTIAL UNIT

OCC	R-2
AREA	845
OLF	200
TOL	5

STAIR #4
TOTAL OCC LOAD = 39
REQ'D DOOR WIDTH (X0.15) = 5.85"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 7.8"
STAIR WIDTH PROVIDED = 48"



EGRESS DIAGRAM LEGEND

NAME	TYPE	OCCUPANCY TYPE
OCC	1	FLOOR AREA
AREA	0	OCCUPANT LOAD FACTOR
OLF	0	TOTAL OCCUPANCY
TOL	0	TOTAL OCCUPANCY

	EXIT SIGN WITH ILLUMINATION
	PATH OF EGRESS TRAVEL
	COMMON PATH OF EGRESS TRAVEL
	EXIT DISCHARGE
	FIRE WALL
	HORIZONTAL EXIT SEGMENT

FIRE BARRIERS/ WALLS AND PARTITIONS:
1. ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
2. CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
3. REFER TO A-002 CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.

EGRESS WIDTH:
1. STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.27' OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
2. CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15' OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
3. FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-820 THRU A-822.
4. PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1, OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.

EXIT ACCESS TRAVEL DISTANCE:
1. PER CBC 2019, TABLE 1017.2, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM SHALL BE NO LESS THAN 250' FOR R-2 AND 400' FOR S-2 OCCUPANCY.
2. PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.

NOTES:
1. ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
2. STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
3. EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
4. EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
5. MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED IN ACCORDANCE WITH CBC 1008.1. UNDER EMERGENCY POWER MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH CBC 1008.3.

EGRESS PLAN - LEVEL 3 1/16" = 1'-0" 1



STUDIO T SQUARE

Architecture
Planning
Urban Design

1970 Broadway, Suite 408
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:

EGRESS PLAN - LEVEL 4

Job No. 21037
Date: 09/29/2023
Scale: As indicated
Author By:

Sheet No:

G-126

STAIR #2
TOTAL OCC LOAD = 33
REQ'D DOOR WIDTH (X0.15) = 4.95"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 6.6"
STAIR WIDTH PROVIDED = 48"

TWO WAY HORIZONTAL EXIT FROM SEGMENT 1 & 2 IN A 3-HR FIRE WALL
TOTAL OCC LOAD = 71
REQ'D DOOR WIDTH (X0.2) = 14.2"
DOOR WIDTH PROVIDED = 72"

RESIDENTIAL UNIT

OCC	R-2
AREA	1114
OLF	200
TOL	6

ONE WAY HORIZONTAL EXIT FROM SEGMENT 2 IN A 3-HR FIRE WALL
TOTAL OCC LOAD = 39
REQ'D DOOR WIDTH (X0.2) = 7.8"
DOOR WIDTH PROVIDED = 72"

STAIR #3
TOTAL OCC LOAD = 34
REQ'D DOOR WIDTH (X0.15) = 5.1"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 6.8"
STAIR WIDTH PROVIDED = 48"

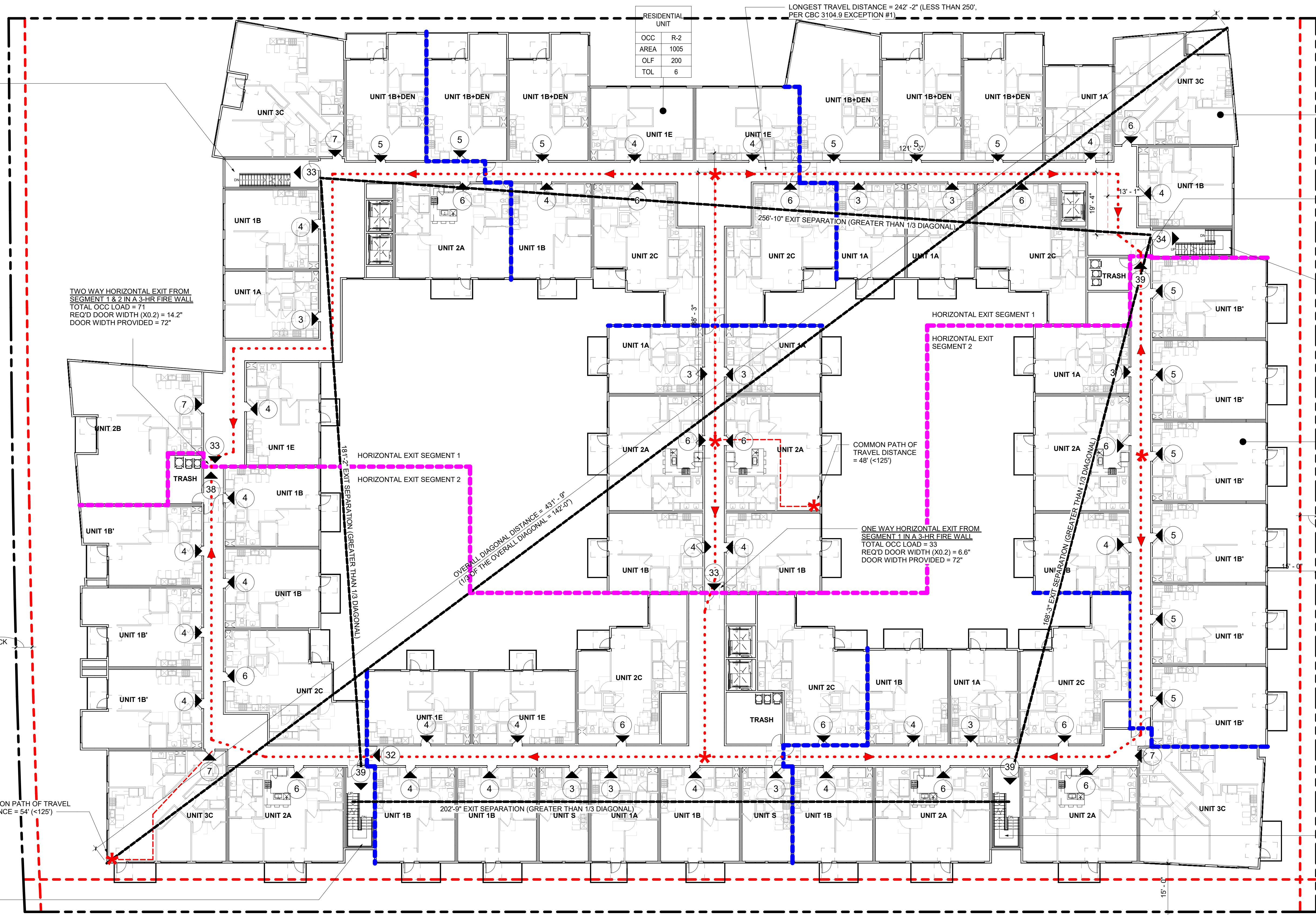
RESIDENTIAL UNIT

OCC	R-2
AREA	1005
OLF	200
TOL	6

5'-0" SETBACK

STAIR #1
TOTAL OCC LOAD = 39
REQ'D DOOR WIDTH (X0.15) = 5.85"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 7.8"
STAIR WIDTH PROVIDED = 48"

STAIR #4
TOTAL OCC LOAD = 39
REQ'D DOOR WIDTH (X0.15) = 5.85"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 7.8"
STAIR WIDTH PROVIDED = 48"



EGRESS DIAGRAM LEGEND

NAME	TYPE	OCCUPANCY TYPE
1	1	FLOOR AREA
0	0	OCCUPANT LOAD FACTOR
0	0	TOTAL OCCUPANCY
○		TOTAL NUMBER OF OCCUPANTS AT EXIT DOOR
⬇		EXIT SIGN WITH ILLUMINATION
→		PATH OF EGRESS TRAVEL
→*		COMMON PATH OF EGRESS TRAVEL
→		EXIT DISCHARGE
—		FIRE WALL
—		HORIZONTAL EXIT SEGMENT

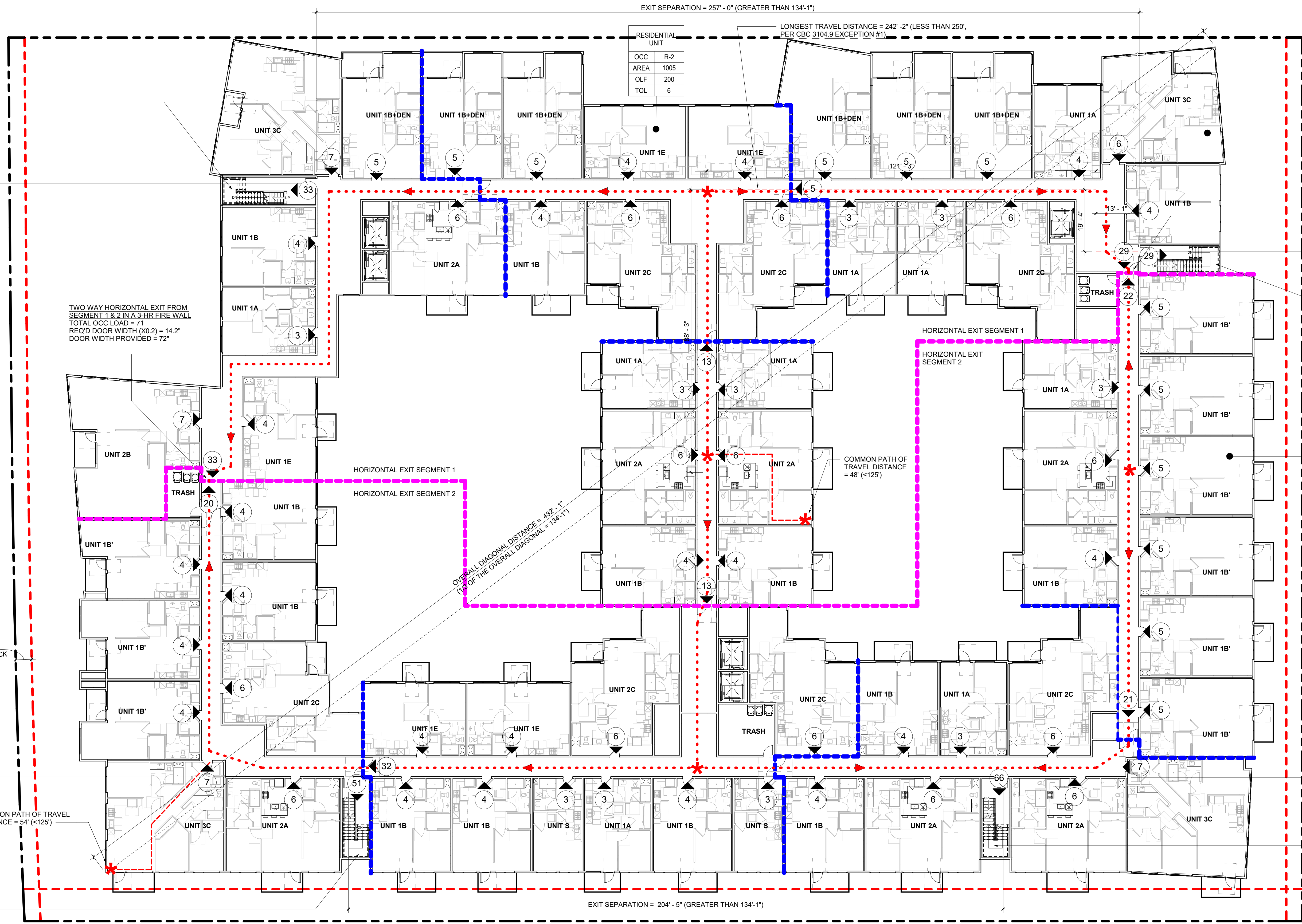
FIRE BARRIERS/ WALLS AND PARTITIONS:
1. ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
2. CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
3. REFER TO A-002 CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.

EGRESS WIDTH:
1. STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.27' OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
2. CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15' OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
3. FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-820 THRU A-822.
4. PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1, OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.

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2. PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.

NOTES:
1. ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
2. STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
3. EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
4. EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
5. MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED IN ACCORDANCE WITH CBC 1008.1. UNDER EMERGENCY POWER MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH CBC 1008.3.

Egress Plan - Level 4 1/16" = 1'-0" 1



STAIR #2
TOTAL OCC LOAD = 33
REQ'D DOOR WIDTH (X0.15) = 4.95"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 6.6"
STAIR WIDTH PROVIDED = 48"

TWO WAY HORIZONTAL EXIT FROM SEGMENT 1 & 2 IN A 3-HR FIRE WALL
TOTAL OCC LOAD = 71
REQ'D DOOR WIDTH (X0.2) = 14.2"
DOOR WIDTH PROVIDED = 72"

RESIDENTIAL UNIT	
OCC	R-2
AREA	1114
OLF	200
TOL	6

ONE WAY HORIZONTAL EXIT FROM SEGMENT 2 IN A 3-HR FIRE WALL
TOTAL OCC LOAD = 39
REQ'D DOOR WIDTH (X0.2) = 7.8"
DOOR WIDTH PROVIDED = 72"

STAIR #3
TOTAL OCC LOAD = 34
REQ'D DOOR WIDTH (X0.15) = 5.1"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 6.8"
STAIR WIDTH PROVIDED = 48"

RESIDENTIAL UNIT	
OCC	R-2
AREA	1005
OLF	200
TOL	6

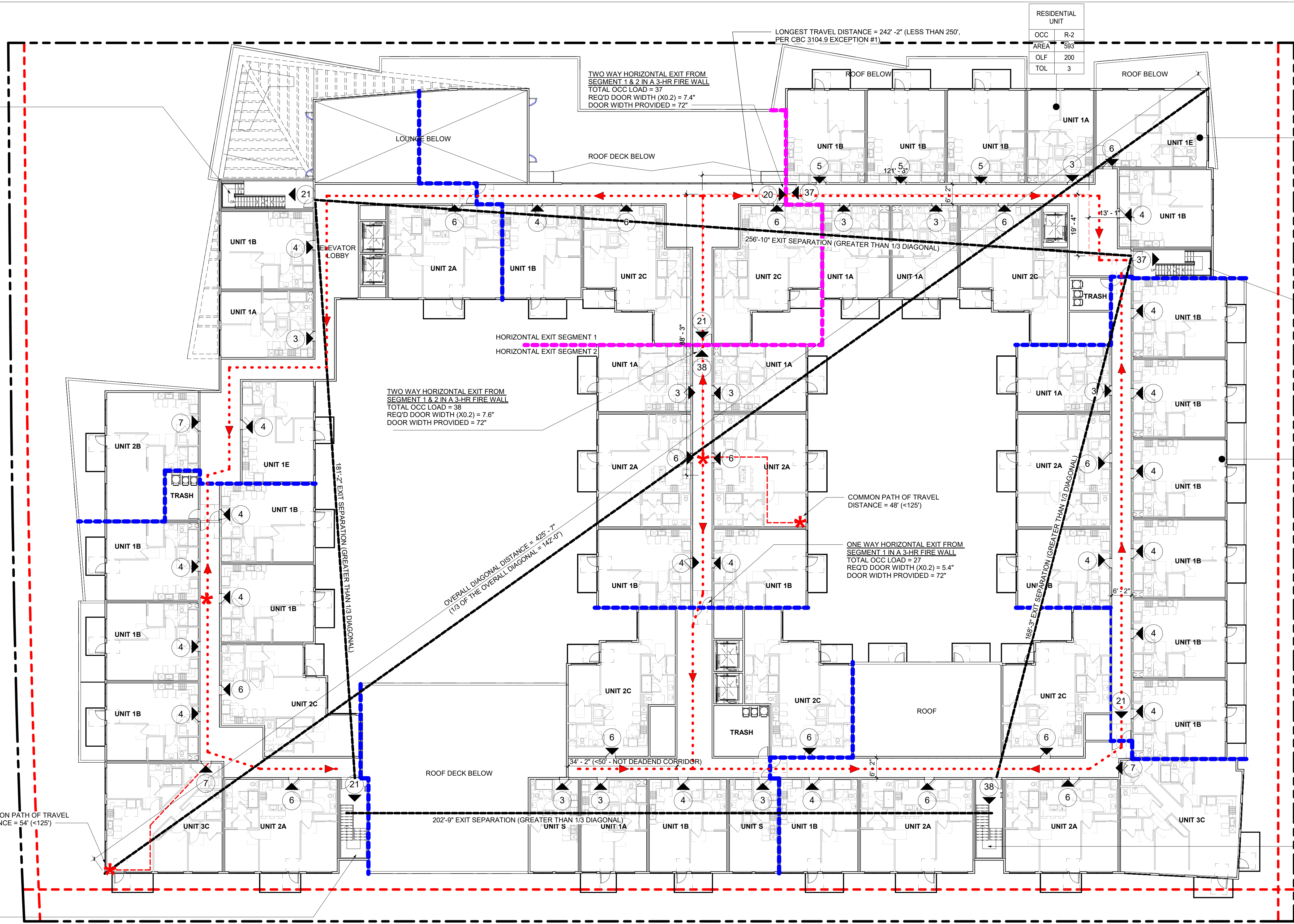
STAIR #4
TOTAL OCC LOAD = 39
REQ'D DOOR WIDTH (X0.15) = 5.85"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 7.8"
STAIR WIDTH PROVIDED = 48"

STAIR #1
TOTAL OCC LOAD = 39
REQ'D DOOR WIDTH (X0.15) = 5.85"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 7.8"
STAIR WIDTH PROVIDED = 48"

NAME	
OCC	TYPE
AREA	1
OLF	0
TOL	0
← OCCUPANCY TYPE	
← FLOOR AREA	
← OCCUPANT LOAD FACTOR	
← TOTAL OCCUPANCY	
← TOTAL NUMBER OF OCCUPANTS AT EXIT DOOR	
← EXIT SIGN WITH ILLUMINATION	
← PATH OF EGRESS TRAVEL	
← COMMON PATH OF EGRESS TRAVEL	
← EXIT DISCHARGE	
← FIRE WALL	
← HORIZONTAL EXIT SEGMENT	

- FIRE BARRIERS/ WALLS AND PARTITIONS:**
- ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
 - CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
 - REFER TO A-002 CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.
- EGRESS WIDTH:**
- STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.27' OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
 - CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15' OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
 - FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-820 THRU A-822.
 - PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1, OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.

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 - PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.
- NOTES:**
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 - EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
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STAIR #2
TOTAL OCC LOAD = 21
REQ'D DOOR WIDTH (X0.15) = 3.15"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 4.2"
STAIR WIDTH PROVIDED = 48"

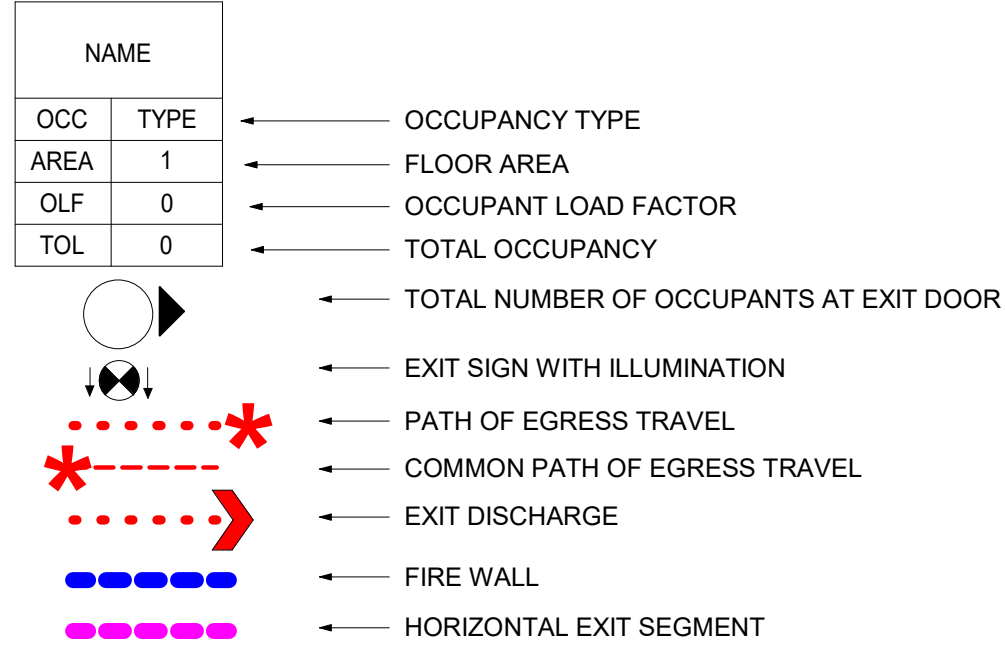
STAIR #1
TOTAL OCC LOAD = 21
REQ'D DOOR WIDTH (X0.15) = 3.15"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 4.2"
STAIR WIDTH PROVIDED = 48"

RESIDENTIAL UNIT	
OCC	R-2
AREA	1114
OLF	200
TOL	6

STAIR #3
TOTAL OCC LOAD = 37
REQ'D DOOR WIDTH (X0.15) = 5.55"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 7.4"
STAIR WIDTH PROVIDED = 48"

RESIDENTIAL UNIT	
OCC	R-2
AREA	699
OLF	200
TOL	4

STAIR #4
TOTAL OCC LOAD = 38
REQ'D DOOR WIDTH (X0.15) = 5.7"
DOOR WIDTH PROVIDED = 36"
REQ'D STAIR WIDTH (X0.2) = 7.6"
STAIR WIDTH PROVIDED = 48"



FIRE BARRIERS/ WALLS AND PARTITIONS:

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- CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
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NOTES:

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

Sheet Title:
EGRESS PLAN - LEVEL 7

Job No. 21037
Date: 09/29/2023
Scale: As indicated
Author By:

Sheet No:
G-129



1. OFFICE BUILDING FACING ECR



2. OFFICE BUILDING FACING ECR



3. RETAIL BUILDING FACING ECR



8. ADJACENT HOTEL ON ECR & HANSEN WAY



SITE CONTEXT MAP



4. 5-STORY OFFICE BUILDING ACROSS ECR



7. ADJACENT OFFICE BUILDING ON HANSEN WAY



6. OFFICE BUILDING ACROSS HANSEN WAY



5. MOTEL ON EL CAMINO REAL



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T SQUARE

: Architecture
: Planning
: Urban Design

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: 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:
EXISTING SITE
PHOTOS

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:

G-200



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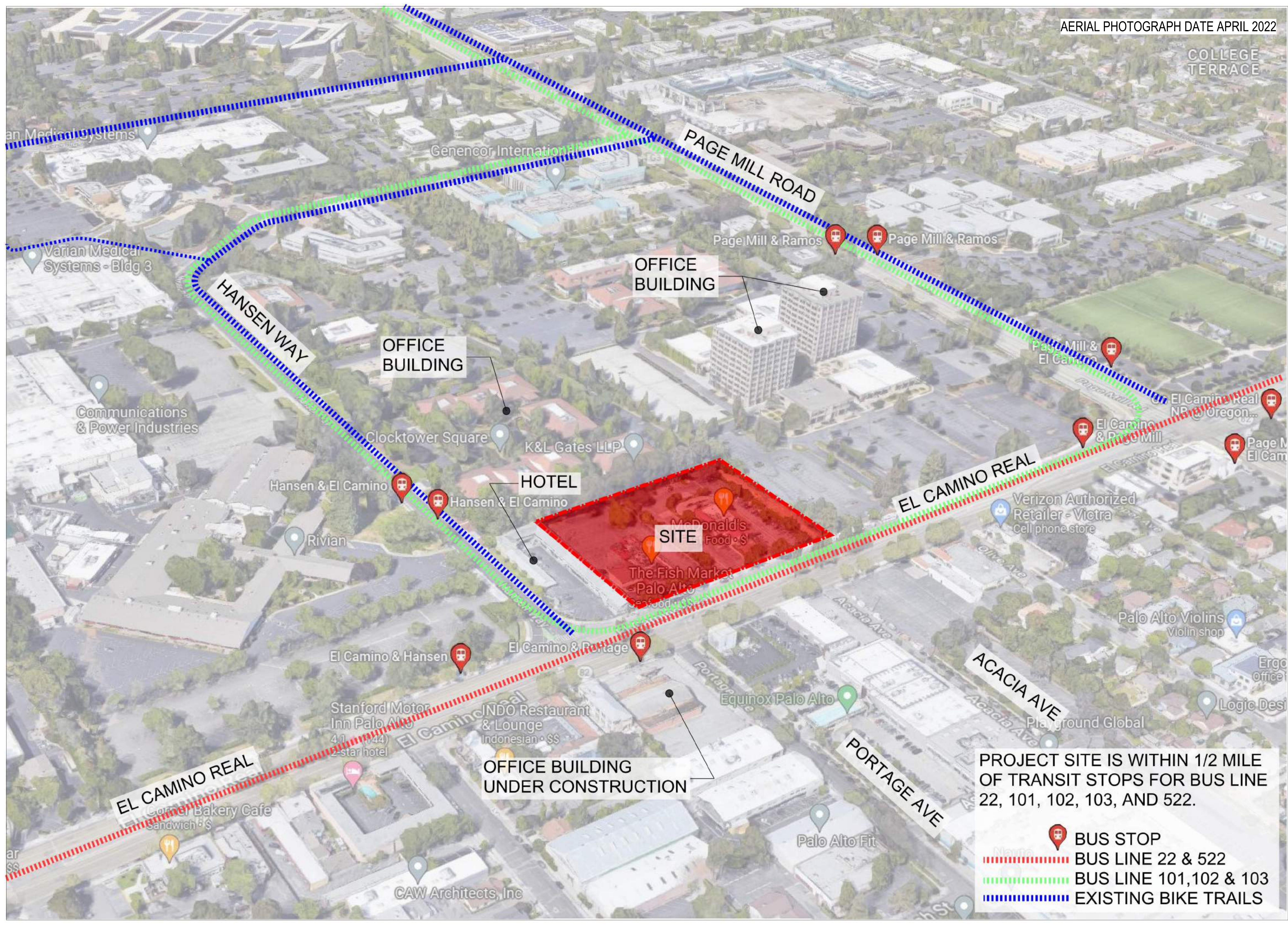
3150 EL CAMINO REAL
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3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025




Sheet Title:
CONTEXT TRANSPORTATION

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:
SP-100



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

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



PEDESTRIAN FRIENDLY CORNER PLAZA



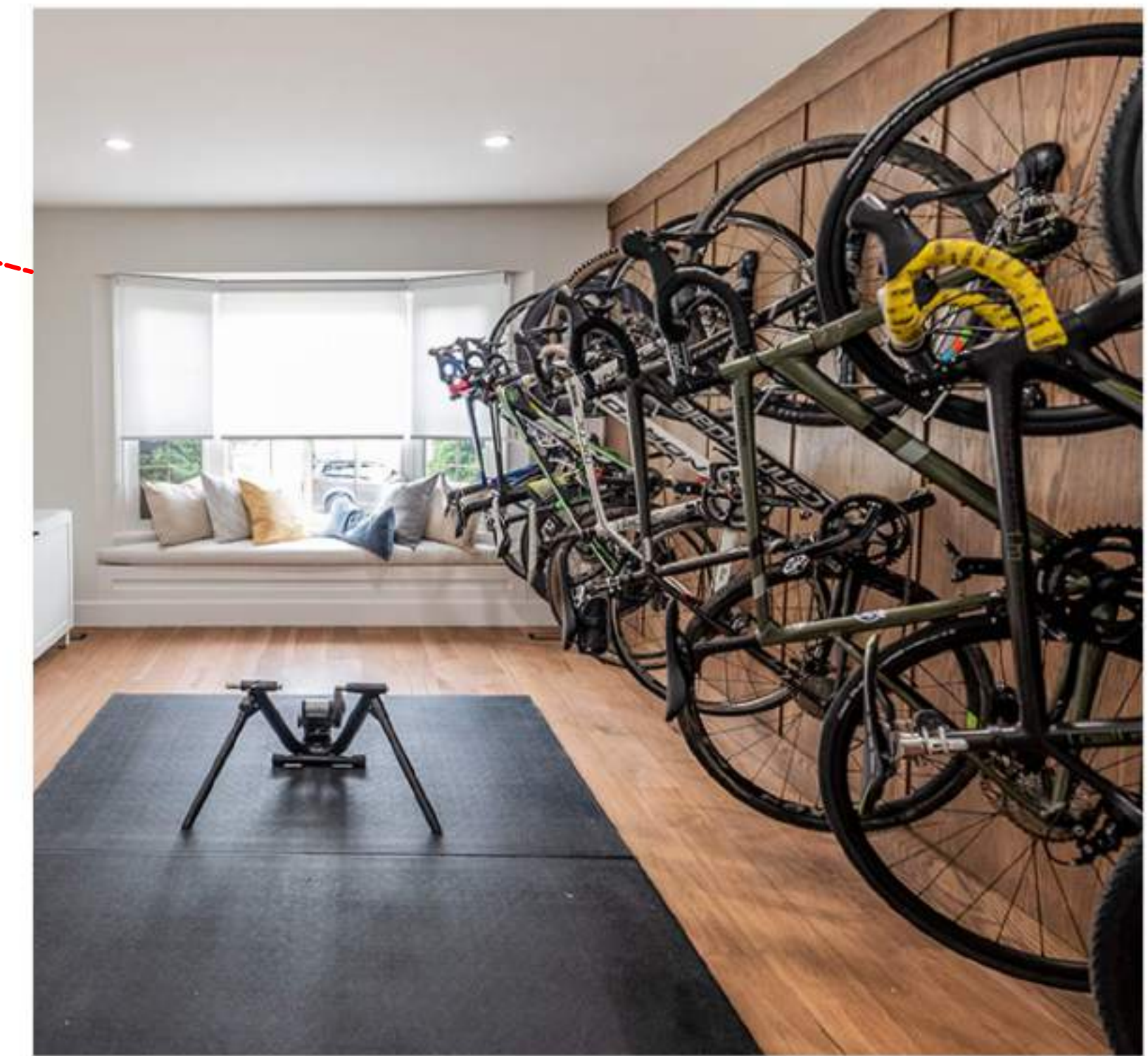
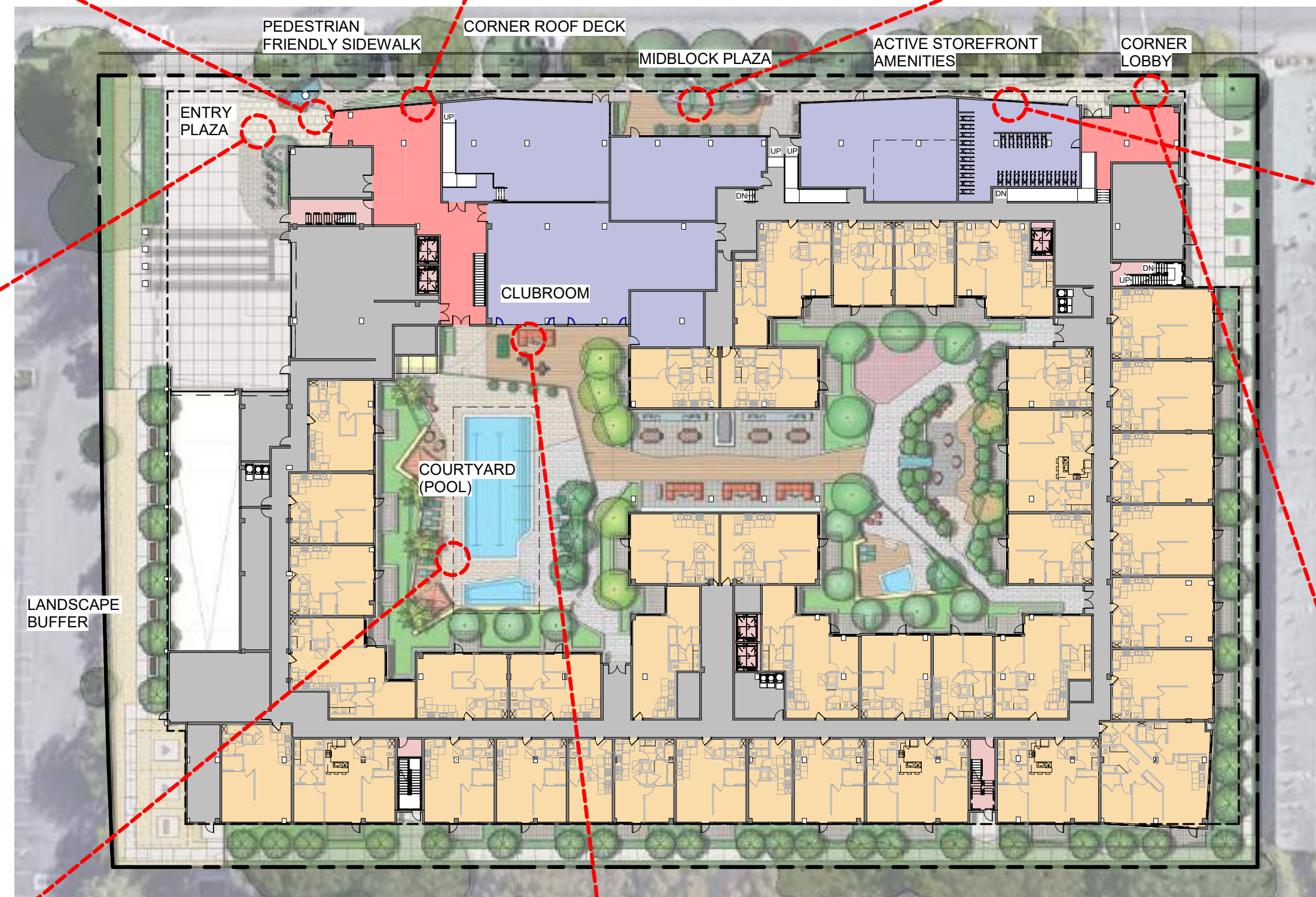
ROOF TERRACE AMENITY



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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Palo Alto, California

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

Sheet Title:
URBAN DESIGN
CONCEPT IMAGERY

Job No. 21037
Date: 09/29/2023
Scale: 1" = 40'-0"
Author By:

Sheet No:

SP-201



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: Urban Design

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Palo Alto, California

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

Sheet Title:

ILLUSTRATIVE SITE PLAN

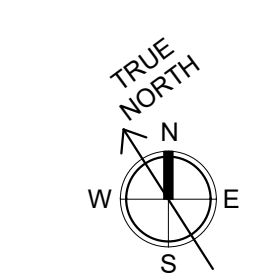
Job No. 21037
Date: 09/29/2023
Scale: 1" = 20'-0"
Author By:

Sheet No:

SP-300



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Palo Alto, California

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

Sheet Title:

AERIAL SITE
PERSPECTIVE

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:

SP-301



SITE PHOTOGRAPH 3

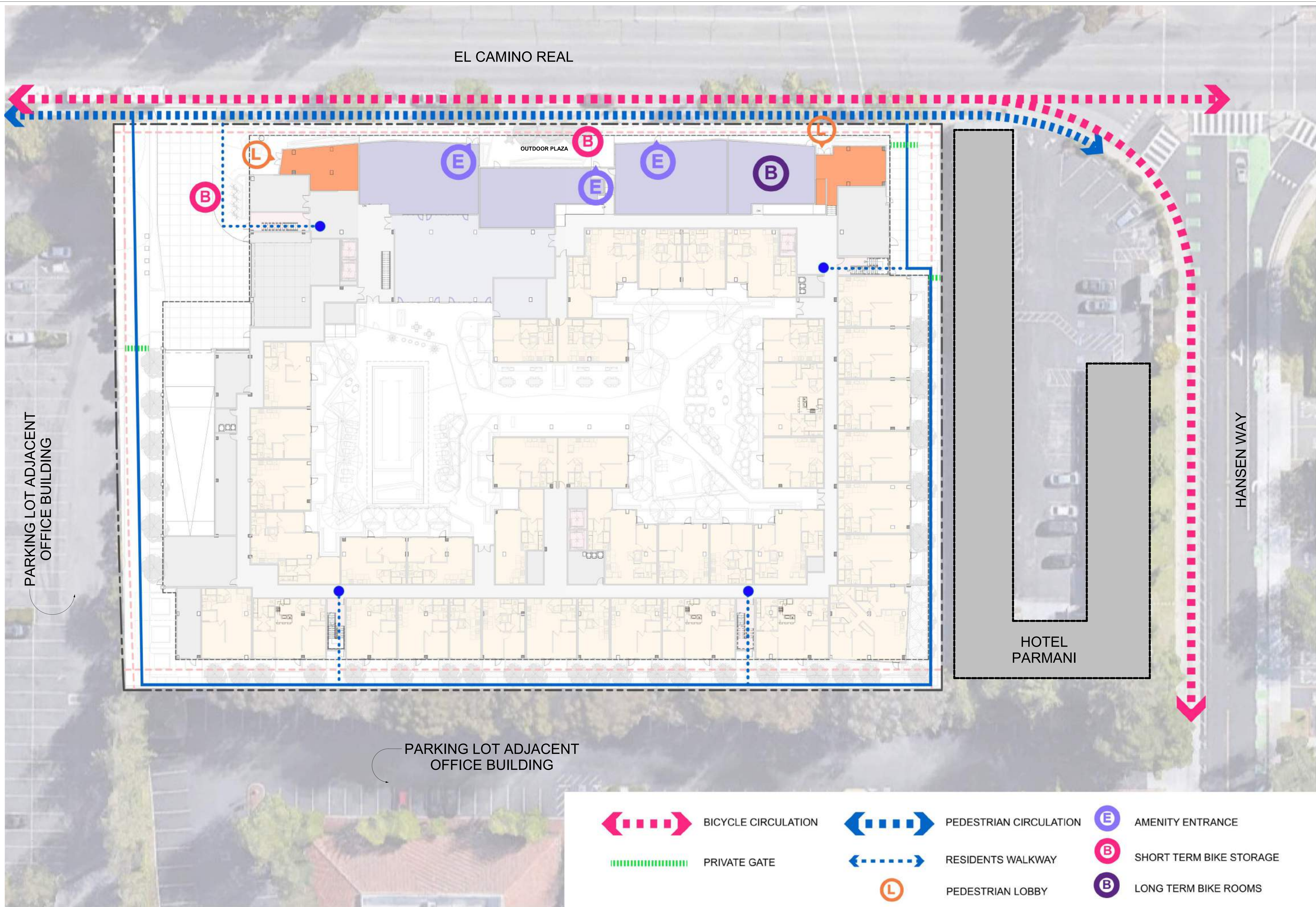


AERIAL PHOTOGRAPH 1" = 1'-0" 2



HANSEN WAY EXISTING PARMANI HOTEL (2-STORY) PROPOSED PROJECT 7-STORY EXISTING PARKING 10-STORY OFFICE BUILDING

STREETSCAPE ELEVATION 1 : 300 1



EL CAMINO REAL

OUTDOOR PLAZA

PARKING LOT ADJACENT OFFICE BUILDING

PARKING LOT ADJACENT OFFICE BUILDING

HOTEL PARMANI

HANSEN WAY

- | | | | | | |
|--|---------------------|--|------------------------|--|-------------------------|
| | BICYCLE CIRCULATION | | PEDESTRIAN CIRCULATION | | AMENITY ENTRANCE |
| | PRIVATE GATE | | RESIDENTS WALKWAY | | SHORT TERM BIKE STORAGE |
| | | | PEDESTRIAN LOBBY | | LONG TERM BIKE ROOMS |



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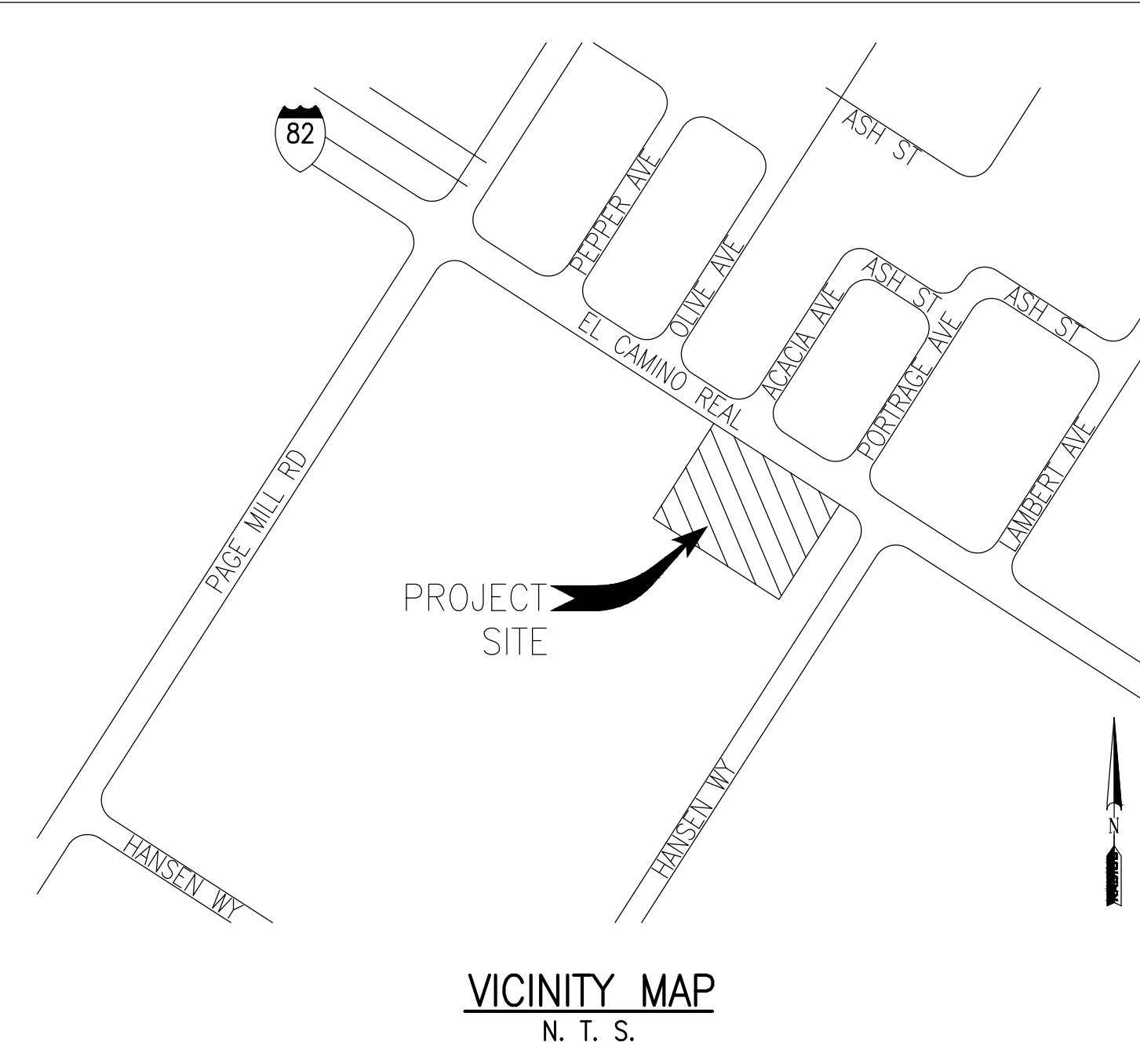
3150 EL CAMINO REAL
Palo Alto, California

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

Sheet Title:
PEDESTRIAN / BICYCLE CIRCULATION

Job No. 21037
Date: 09/29/2023
Scale: 1" = 20'-0"
Author By:

Sheet No:
SP-303



VICINITY MAP
N. T. S.

**WORK RESPONSIBILITY
JOINT TRENCH**

- CPAU ELECTRIC
- CPAU GAS
- TELEPHONE
- C.A.T.V.
- CONTRACTOR

TRENCHING EXCAVATE & BACKFILL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
CPAU ELECTRIC CABLE SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
ELECTRIC CONDUIT SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
ELECTRIC BOXES SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
ELECTRIC PADS SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
ELECTRIC TRANSFORMERS SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
ELECTRIC INTERRUPTERS SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
CPAU ELECTRIC SWITCHES SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
TELEPHONE CONDUIT SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
TELEPHONE CABLE SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
TELEPHONE SPLICE BOXES SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
TELEPHONE S.A.I. PADS SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
C.A.T.V. CONDUIT SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
C.A.T.V. SPLICE BOXES SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
C.L.E.C. FIBER CONDUIT <input type="checkbox"/> ACCEPTED <input type="checkbox"/> DECLINED SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
C.L.E.C. FIBER SPLICE BOXES <input type="checkbox"/> ACCEPTED <input type="checkbox"/> DECLINED SUPPLY & INSTALL.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

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

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	10-07-2022	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	09-19-2023	PRELIMINARY
APPLICANT DESIGN (GAS)	N/A	N/A
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
C.L.E.C.		
LANDSCAPE		
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

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

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

CONSTRUCTION NOTES

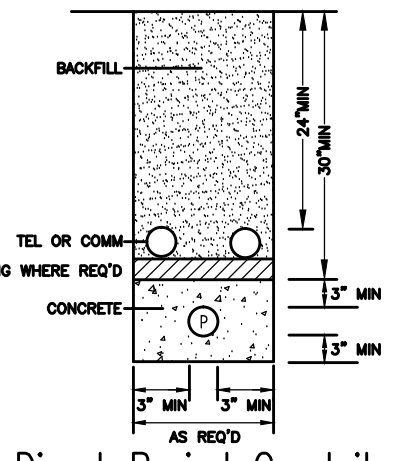
- ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH CITY OF PALO ALTO STANDARDS.
- ALL WORK MUST COMPLY WITH CITY OF PALO ALTO (CPA), TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" 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 3/4" 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.
- BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
- IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
- VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
- THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION.
- CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
- IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
- 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.
- 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.
- THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK. (800) 227-2600.
- CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- EVERY EFFORT MUST BE MADE TO OBTAIN STRAIGHT WATER-TIGHT CONDUIT LINE.
- 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.
- ALL BENDS AND SWEEPS (90 DEGREES) MUST BE ENCASED IN CONCRETE (MINIMUM 3") ALONG THE INSIDE RADIUS.
- IF THE ELECTRIC UNDERGROUND INSPECTOR DETERMINES THAT THE BOTTOM OF THE TRENCH IS ROCKY, THEN A 2" SAND BEDDING MUST BE INSTALLED BEFORE CONDUIT.
- 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.
- BACKFILL IN IMPROVED AREAS MUST BE IN ACCORDANCE WITH CITY OF PALO ALTO STANDARD SPECIFICATIONS FOR BACKFILLING IN IMPROVED AREAS. (SECTION 21)
- ALL CONDUITS MUST BE MANDRELLED (STD. DWG DT-SS-U-1025). THIS TEST MUST BE WITNESSED BY THE ELECTRIC UNDERGROUND INSPECTOR.
- A 3/8" POLYPROPYLENE PULL LINE (MIN. 150 LBS. TEST) MUST BE INSTALLED IN EACH CONDUIT.
- CONDUIT SPACING SHALL BE MAINTAINED BY SPACERS, APPROVED BY CPA, INSTALLED NO MORE THAN 7" APART. CONDUIT MUST BE SECURELY BOUND TO THE SPACERS.
- MINIMUM COVER FOR DIRECT BURIED CONDUIT:
 - SECONDARY (NOT TRAFFIC) 24"
 - SECONDARY (TRAFFIC) 30"
 - COMMUNICATION (TRAFFIC) 30"
 - PRIMARY 42"
 COVER MAY BE REDUCED TO 18" FOR SECONDARY UNDER SIDEWALKS, WITH THE PROJECT ENGINEER'S APPROVAL.
- HORIZONTAL SPACING BETWEEN SECONDARY, COMMUNICATION, TELEPHONE, AND STREET LIGHTING CABLES OR DUCTS MAY BE RANDOM UNLESS OTHERWISE SPECIFIED.
- 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

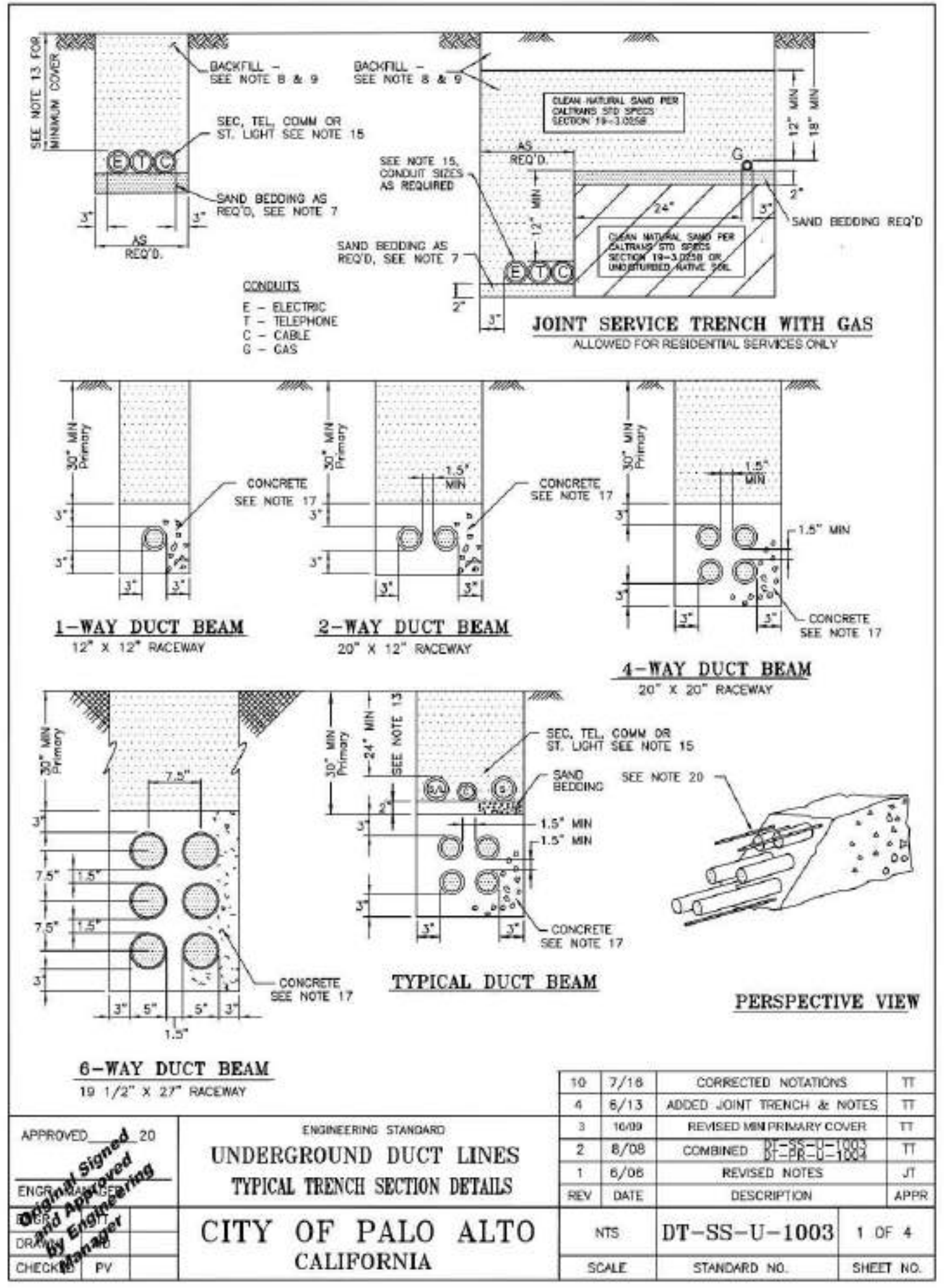
- ALL ELECTRICAL VAULT INSTALLATIONS, REMOVALS AND RELOCATION'S SHALL BE AT CUSTOMER/DEVELOPER'S EXPENSE.
- PRIMARY CONDUIT SHALL BE CONCRETE ENCASED PER CPA REQUIREMENTS.
- THE FINAL JOINT TRENCH AND VAULT DETAILS MUST BE APPROVED BY THE CITY'S ELECTRICAL ENGINEERING DEPARTMENT.
- APPLICANT SHALL NOTIFY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



CONCRETE TRANSFORMER PAD NOTES:

- DISTURBED EARTH UNDER THE PAD SHALL BE REPLACED BY SAND OR OTHER SUITABLE MATERIAL COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D-1557).
- PLACE 6" DEPTH ONE SACK PER CUBIC YARD, SLURRY IMMEDIATELY BELOW THE PAD.
- CONCRETE IS REQUIRED BETWEEN ALL CONDUITS, LEVEL TO TOP OF THE PAD.
- CONCRETE SHALL BE DESIGNED TO ATTAIN STRENGTH OF 3000 PSI IN 28 DAYS.
- AFTER PLACING, MOIST CURE CONCRETE FOR 7 DAYS.
- WOOD FLOAT FINISH TOP OF SLAB. ALL SHARP EDGES AND CORNERS TO BE FINISHED SMOOTH.
- EXPOSED HORIZONTAL SURFACES TO BE SLOPED SLIGHTLY FOR DRAINAGE.
- A MINIMUM OF 6 FEET SHALL BE MAINTAINED BETWEEN GROUND RODS.
- CAP ALL CONDUITS.
- A MINIMUM OF 3 FEET OF RADIAL CLEARANCE BETWEEN THE TRANSFORMER PAD AND ANY OTHER STRUCTURE SHALL BE PROVIDED.
- IF THE TRANSFORMER IS TO BE LOCATED IN AN AREA SUBJECT TO VEHICULAR TRAFFIC, BARRIERS SHALL BE REQUIRED PER DT-SS-C-1005. CITY OF PALO ALTO WILL DETERMINE THE TYPE, NUMBER REQUIRED, AND LOCATION.
- 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.
- PRIMARY CONDUIT BENDS SHALL HAVE A MINIMUM RADIUS OF 36".
- PRIMARY CONDUITS SHALL BE LOCATED IN THE LEFT HALF OF THE CONDUIT OPENING. SECONDARY CONDUITS SHALL OCCUPY THE RIGHT HALF.
- THE TRANSFORMER PAD SHALL BE LOCATED A MINIMUM OF 3 FEET FROM ANY BUILDING OR OVERHANG.
- 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.
- MAXIMUM NUMBER OF CONDUITS ENTERING SECONDARY SLOT SHALL BE FOUR. CONTACT THE ELECTRIC UTILITY PROJECT ENGINEER FOR DESIGN WITH MORE THAN FOUR SECONDARY.
- GROUND ROD AND CLAMP, 5/8"x8". SEE CPA STANDARD DRAWING #DT-SS-U-1001.
- 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.
- A MINIMUM OF 8 FEET CLEARANCE SHALL BE MAINTAINED FROM THE FRONT SIDE OF THE PAD. A MINIMUM OF 3 FEET CLEARANCE SHALL BE MAINTAINED ON UNOPERABLE SIDES AND BACK. ALL MEASUREMENTS ARE TAKEN FROM THE PAD.

OTHER NOTES

- EASEMENTS MUST BE GRANTED TO THE CITY OF PALO ALTO FOR SWITCH, TRANSFORMERS, AND CONDUIT ON-SITE.
- ELECTRIC METERS MUST BE IN AN AREA READILY ACCESSIBLE TO CAPU DURING ALL HOURS.
- 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:

- 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.
- ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
- 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. MINIMUM REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
- 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.
- 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.
- 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.
- PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
- MAINTAIN PROPER SEPARATION BETWEEN CPA FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN CITY OF PALO ALTO STANDARDS.
- SEPARATIONS SHALL BE MAINTAINED AT ABOVEGROUND TERMINATION POINTS.
- 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.
- 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.
- 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 MATERIAL 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.
- THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
- 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.

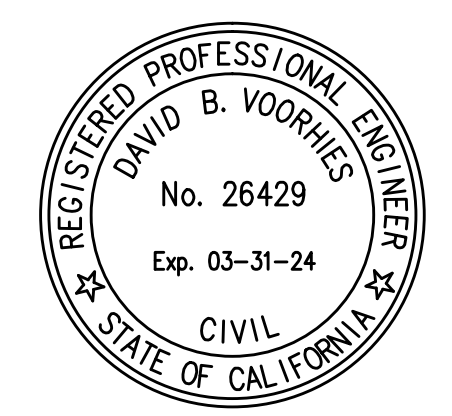
UTILITY APPROVALS		
UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		

FOR RADIUS USE ONLY		
QA REVIEW		
INTENT	INITIALS	REVIEW DATE
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



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 : Planning
 : Urban Design

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Acclaim Companies
 125 Willow Road, Menlo Park, CA 94025

Sheet Title:
**JOINT TRENCH
 TITLE SHEET**

Job No. 21037
 Date: 09/21/2023
 Scale: N.T.S.
 Drawn By: JIE ROU FANG

Sheet No:

JT-1

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

-PRELIMINARY-
NOT FOR CONSTRUCTION

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

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

LEGEND:

NEW

- JT --- JOINT TRENCH
- 88x74 [Symbol] 88" x 74" TRANSFORMER PAD (CPAU). WORKING SPACE SHOWN. MAINTAIN 30" UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
- SG-F [Symbol] 90" x 84" TYPE F SWITCHGEAR PAD (CPAU). WORKING SPACE SHOWN. MAINTAIN 30" UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
- 466 [Symbol] 78" x 48" x 60" JUNCTION BOX (CPAU). WORKING SPACE SHOWN. MAINTAIN 20" UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE.
- 3546 [Symbol] 60" x 36" x 54" JUNCTION BOX (CPAU). WORKING SPACE SHOWN. MAINTAIN 20" UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE.

EXISTING - TO REMAIN

- EL --- E ELECTRIC LINE
- EB [Symbol] ELECTRIC BOX
- UB [Symbol] UTILITY BOX
- CB [Symbol] CATV BOX
- TSB [Symbol] TRAFFIC SIGNAL BOX
- TSL [Symbol] TRAFFIC SIGNAL LIGHT
- SL [Symbol] STREET LIGHT
- LITE [Symbol] LIGHT
- GL --- G GAS LINE
- GM [Symbol] GAS METER
- TB [Symbol] PHONE BOX
- EMH [Symbol] ELECTRIC MANHOLE

EXISTING - TO BE REMOVED OR RELOCATED

- EB [Symbol] ELECTRIC BOX TO BE RELOCATED
- EL [Symbol] ELECTRIC LINE TO BE REMOVED
- EL [Symbol] ELECTRIC LINE TO BE RELOCATED
- GM [Symbol] GAS METER TO BE REMOVED
- GL [Symbol] GAS LINE TO BE REMOVED



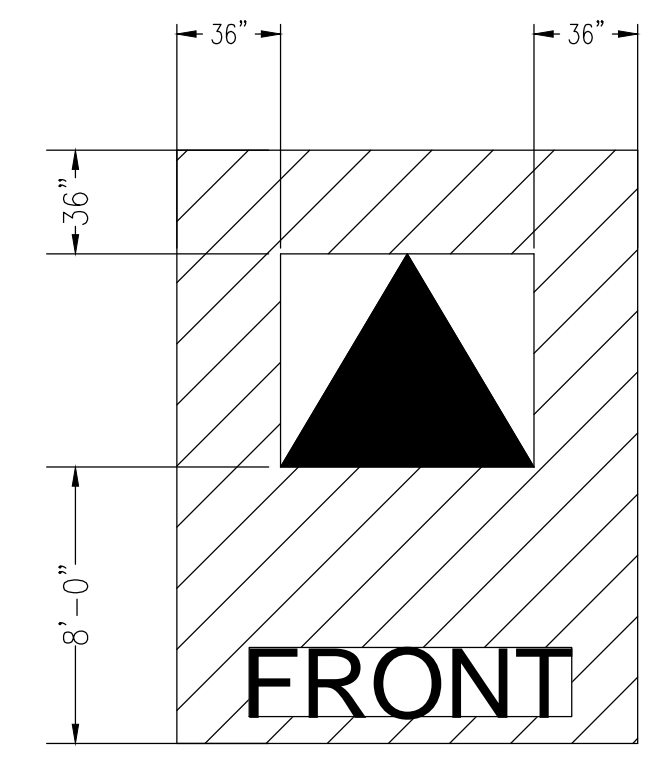
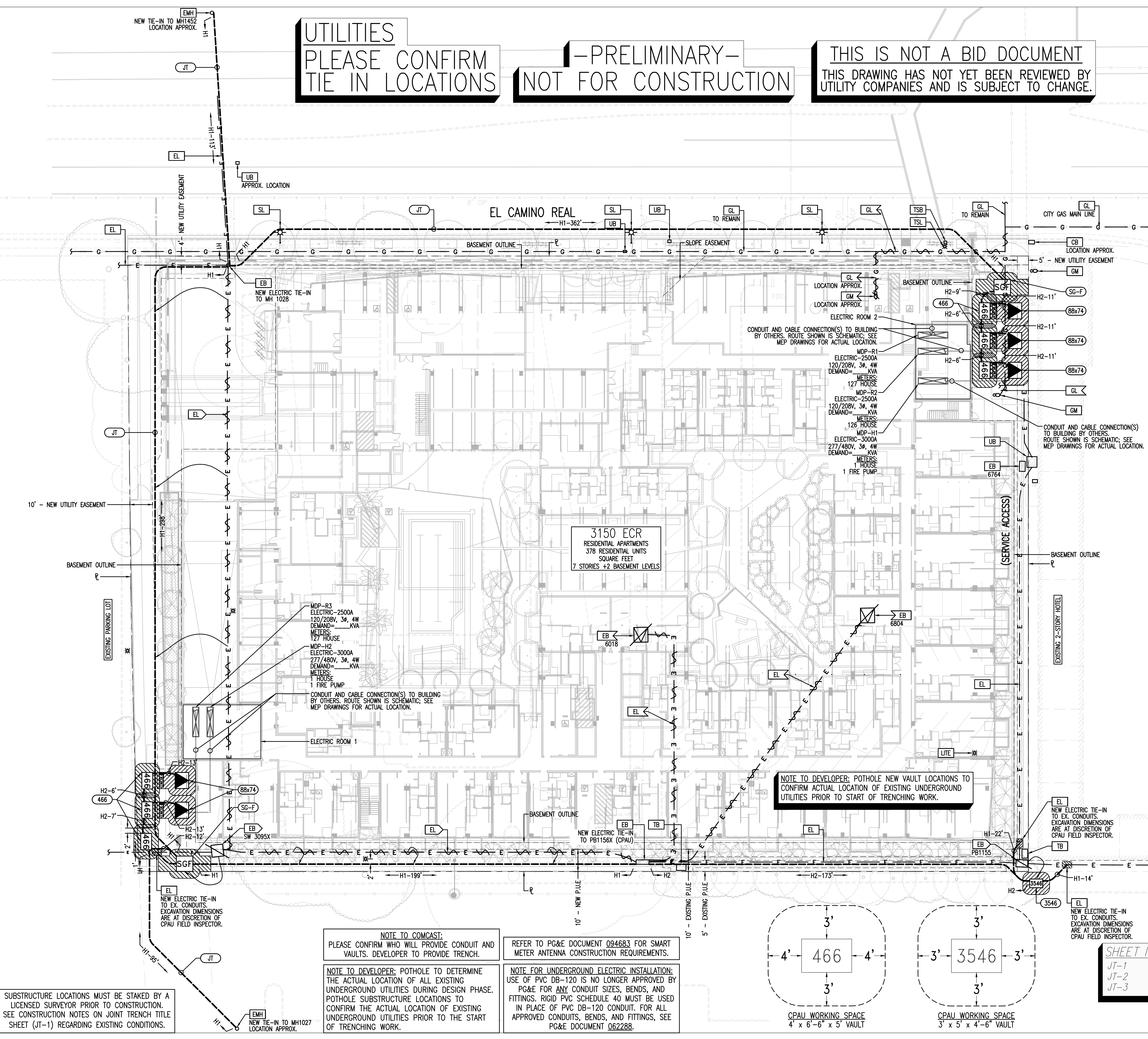
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: Oakland, California 94612
: (510) 451-2850

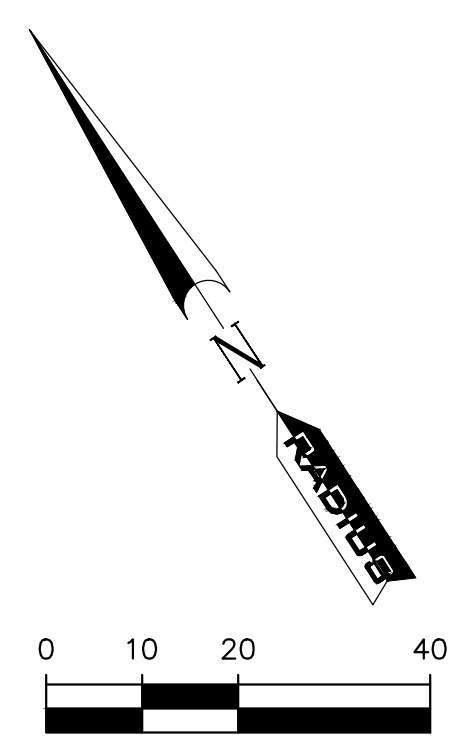
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UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel (925) 269-4575



CPAU WORKING SPACE
500 KVA 88" x 74" PAD



3150 ECR
RESIDENTIAL APARTMENTS
378 RESIDENTIAL UNITS
SQUARE FEET
7 STORIES +2 BASEMENT LEVELS

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

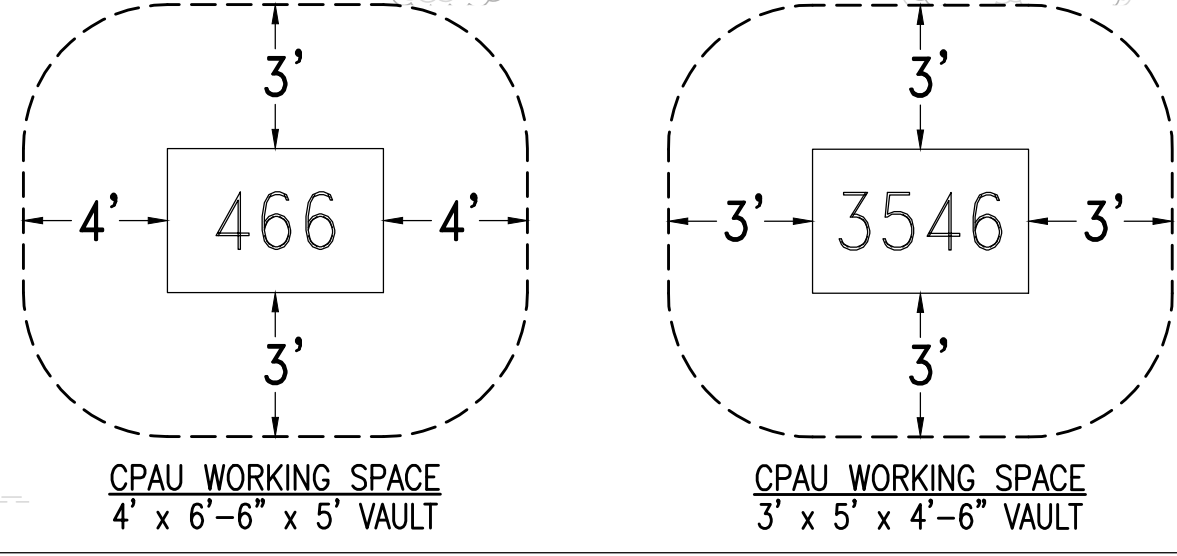
SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT-1) REGARDING EXISTING CONDITIONS.

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

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

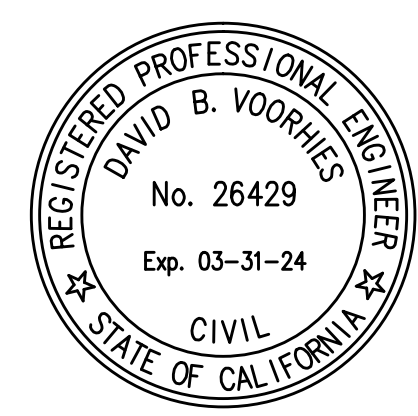
REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

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



SHEET INDEX

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



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: 09/21/2023
Scale: 1" = 20'
Drawn By: JIE ROU FANG

Sheet No:
JT-2

**-PRELIMINARY-
NOT FOR CONSTRUCTION**



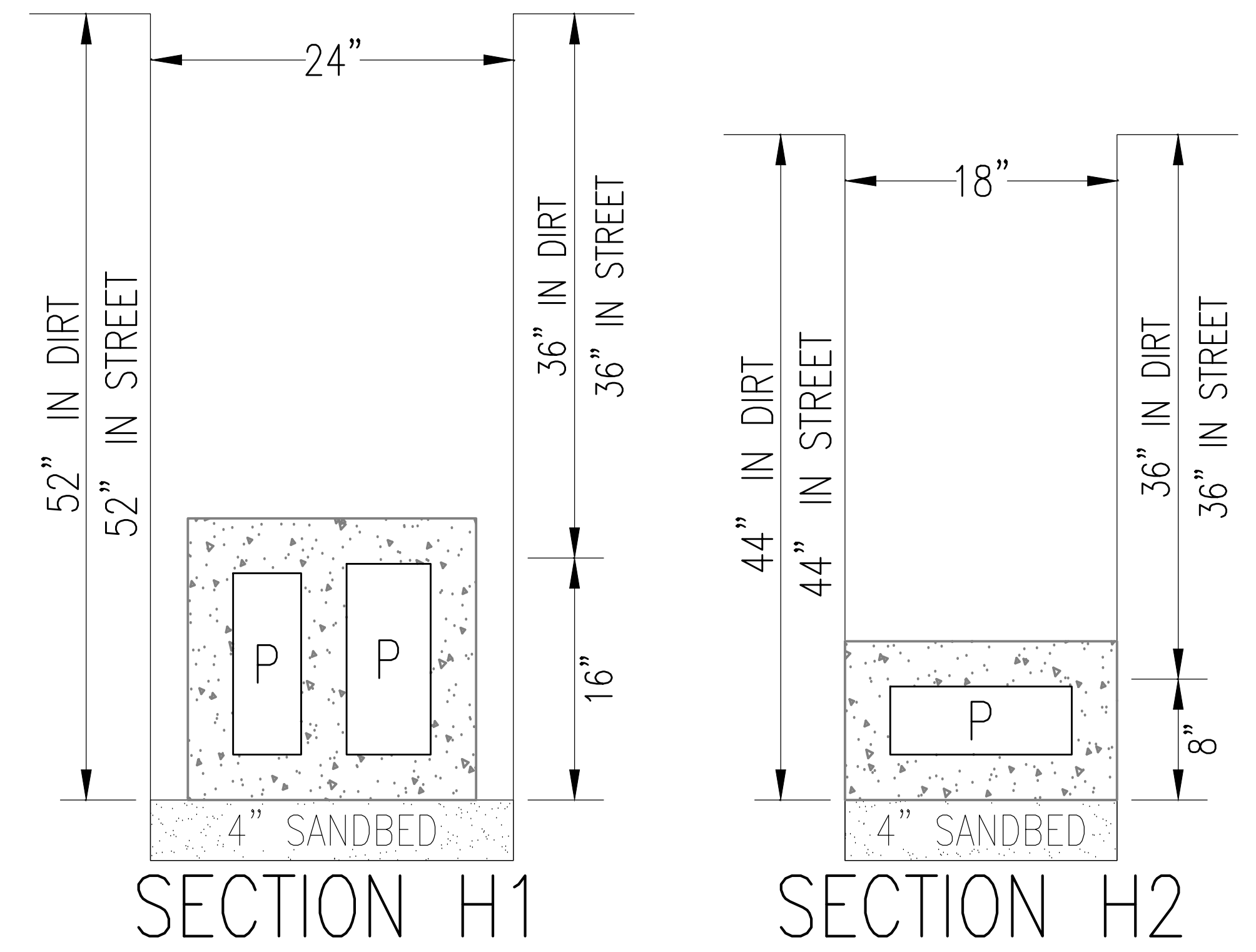
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SECTION	G	T	C	S	P	OTHER
A*†	X	X	X	X	X	
B*†	X	X	X	X	X	
C*	X		X	X	X	
D*†	X	X	X	X	X	
E*	X		X	X	X	
F*†		X	X	X	X	
G*			X	X	X	
H*			X	X	X	
I †	X	X	X			
J †	X	X				
K	X		X			
L †		X	X			
M†	X	X	X	X		
N†	X	X	X	X		
O	X		X	X		
P†	X	X	X	X		
Q	X		X	X		
R†	X	X	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:

- 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.
- THIS PLAN IS TO BE USED AS A GUIDE FOR TRENCHING WIDTH AND DEPTH AND NOT CONDUIT INSTALLATION.
- CONTRACTOR TO PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
- CONTRACTOR TO INCLUDE INCIDENTAL TRENCHING IN SPLICE BOX, VAULT, OR TRANSFORMER EXCAVATION IN AREAS WHERE NO ENTRANCE OR EXIT OF TRENCH IS SHOWN.
- UTILITY COMPANIES RESERVE THE RIGHT TO MAKE FIELD ADJUSTMENTS AS NECESSARY.

SOILS NOTES:

- RADIUS IS NOT RESPONSIBLE FOR ANY SOILS ENGINEERING TO DETERMINE THE ABILITY TO CONSTRUCT OR THE PROJECT CONDITIONS.
- RADIUS ASSUMES NO RESPONSIBILITY FOR ADDITIONAL WORK DUE TO ADVERSE JOB SITE CONDITIONS.
- PG&E WILL REQUIRE SOILS ANALYSIS FOR SUBSURFACE TRANSFORMER (IF APPLICABLE).

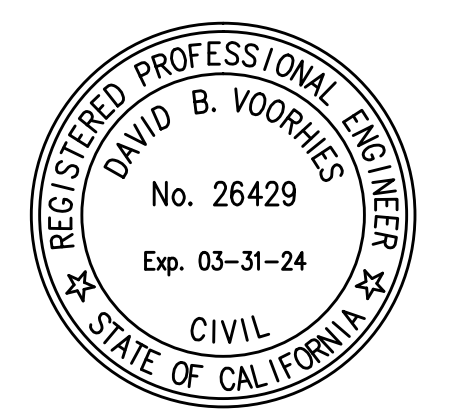
	DUCT DB							MIN. COVER
	G	T	C	S	P	FO		
G GAS	0"	12"	12"	12"	6"	12"	12"	24", 30" IN STREET
T TELEPHONE (DUCT)	12"	0"	1"	1"	12"	12"	1"	24", 30" IN STREET
T TELEPHONE (DIRECT BURY)	12"	1"	0"	1"	12"	12"	1"	24", 30" IN STREET
C CATV	12"	1"	1"	0"	12"	12"	1"	24", 30" IN STREET
S ELECTRIC SECONDARY	6"	12"	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 (PG&E)
- S** SECONDARY (PG&E)
- C** CATV (COMCAST)
- T** PHONE (AT&T)
- G** GAS (PG&E)
- 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



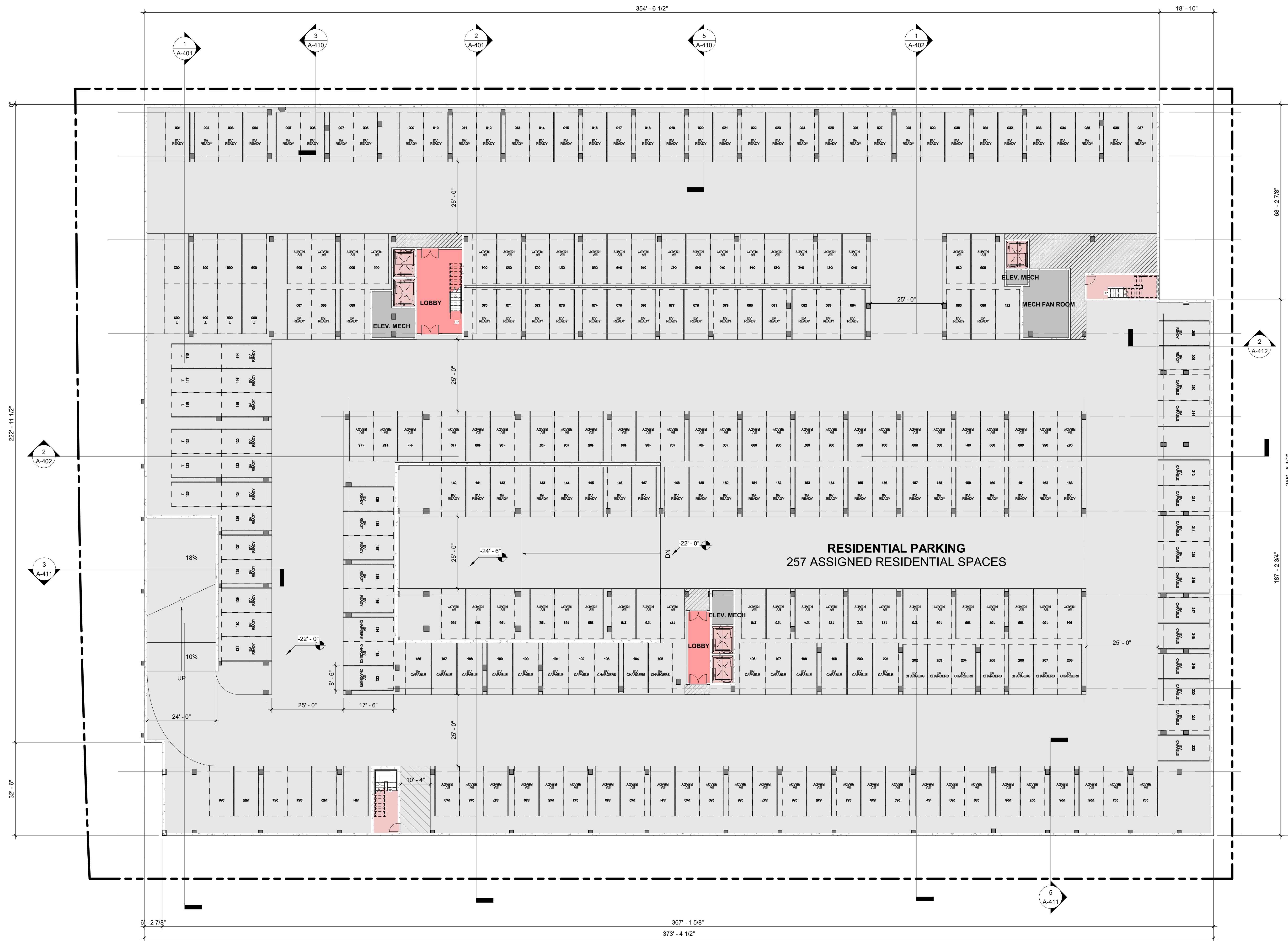
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125 Willow Road, Menlo Park, CA 94025

Sheet Title:
JOINT TRENCH SECTIONS

Job No. 21037
Date: 09/21/2023
Scale: N.T.S.
Drawn By: JIE ROU FANG

Sheet No:
JT-3



- COLOR LEGEND**
- RESIDENTIAL
 - LOBBIES
 - LEASING/AMENITIES
 - VERTICAL CIRCULATION
 - CORRIDORS
 - BOH



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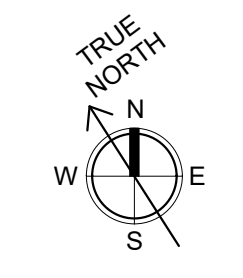
3150 ECR PA, LLC

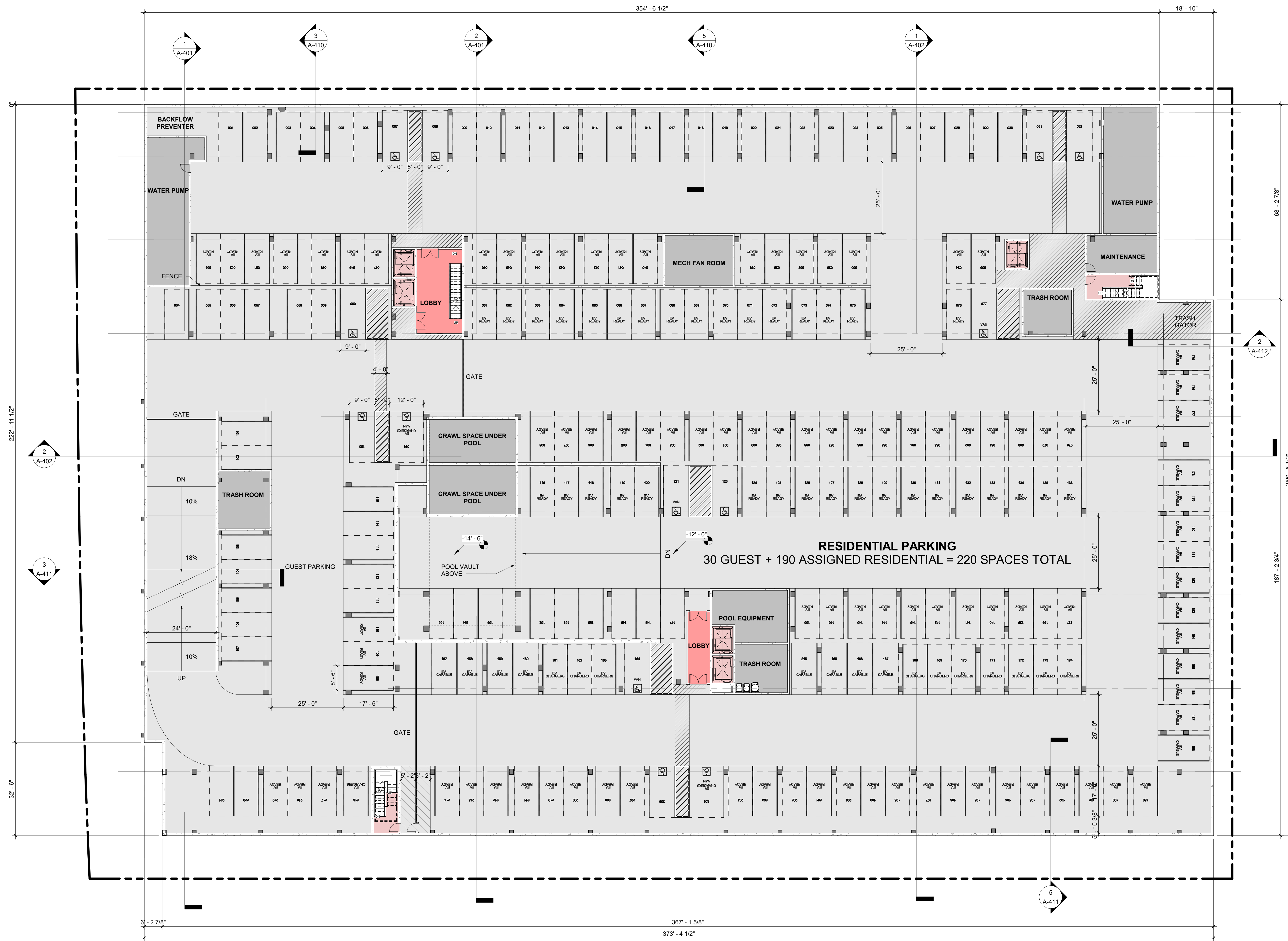
3150 EL CAMINO REAL
 Palo Alto, California
3150 ECR PA, LLC
 125 Willow Road, Menlo Park, CA 94025

Sheet Title:
FLOOR PLAN - BASEMENT B2

Job No. 21037
 Date: 09/29/2023
 Scale: As indicated
 Author By:

Sheet No:
A-100





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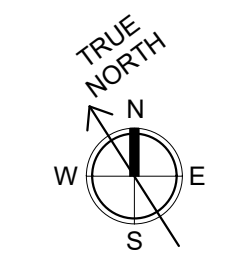
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3150 ECR PA, LLC
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Sheet Title:
FLOOR PLAN - BASEMENT B1

Job No. 21037
 Date: 09/29/2023
 Scale: As indicated
 Author By:

Sheet No:
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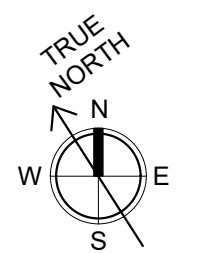
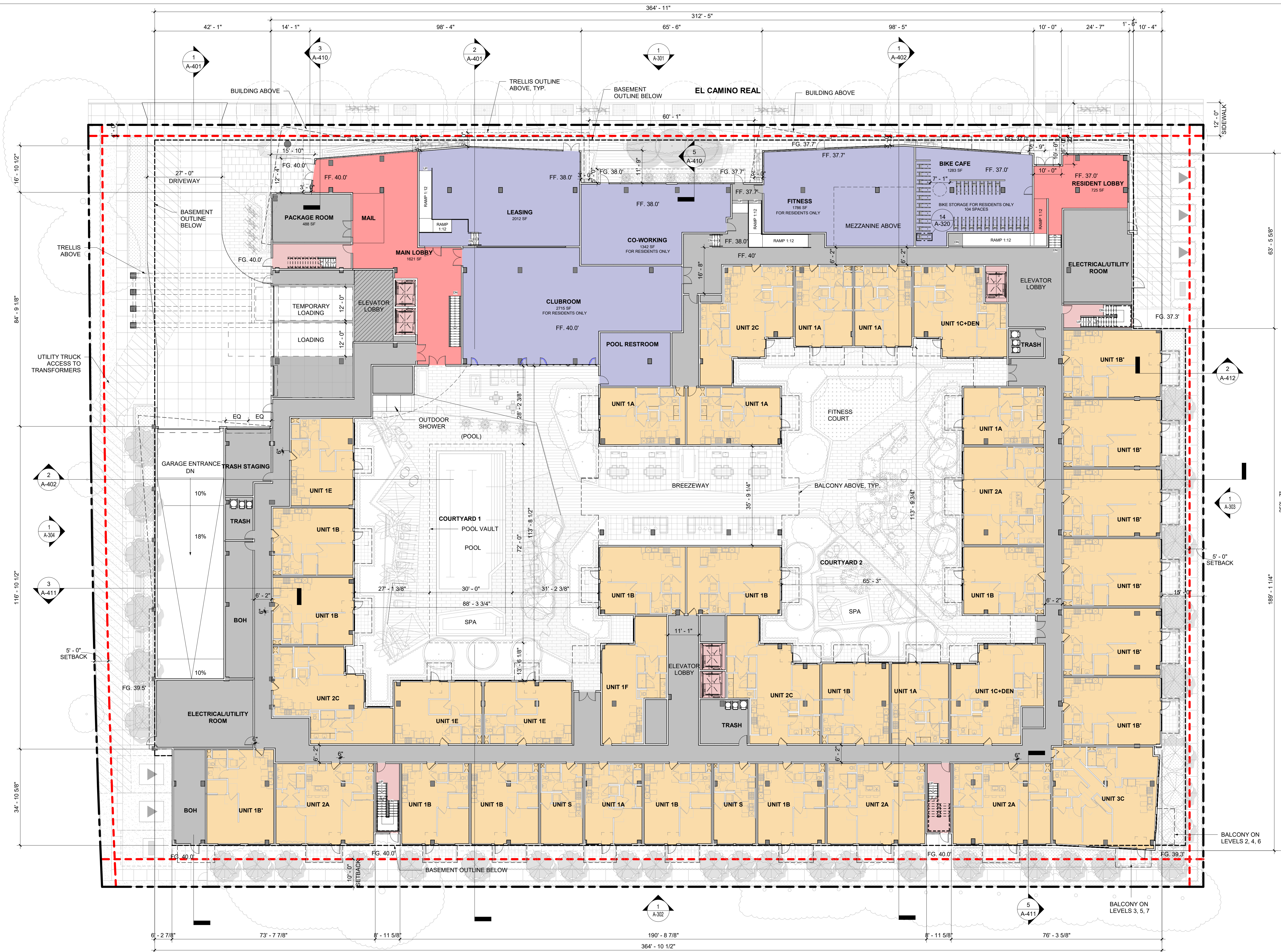
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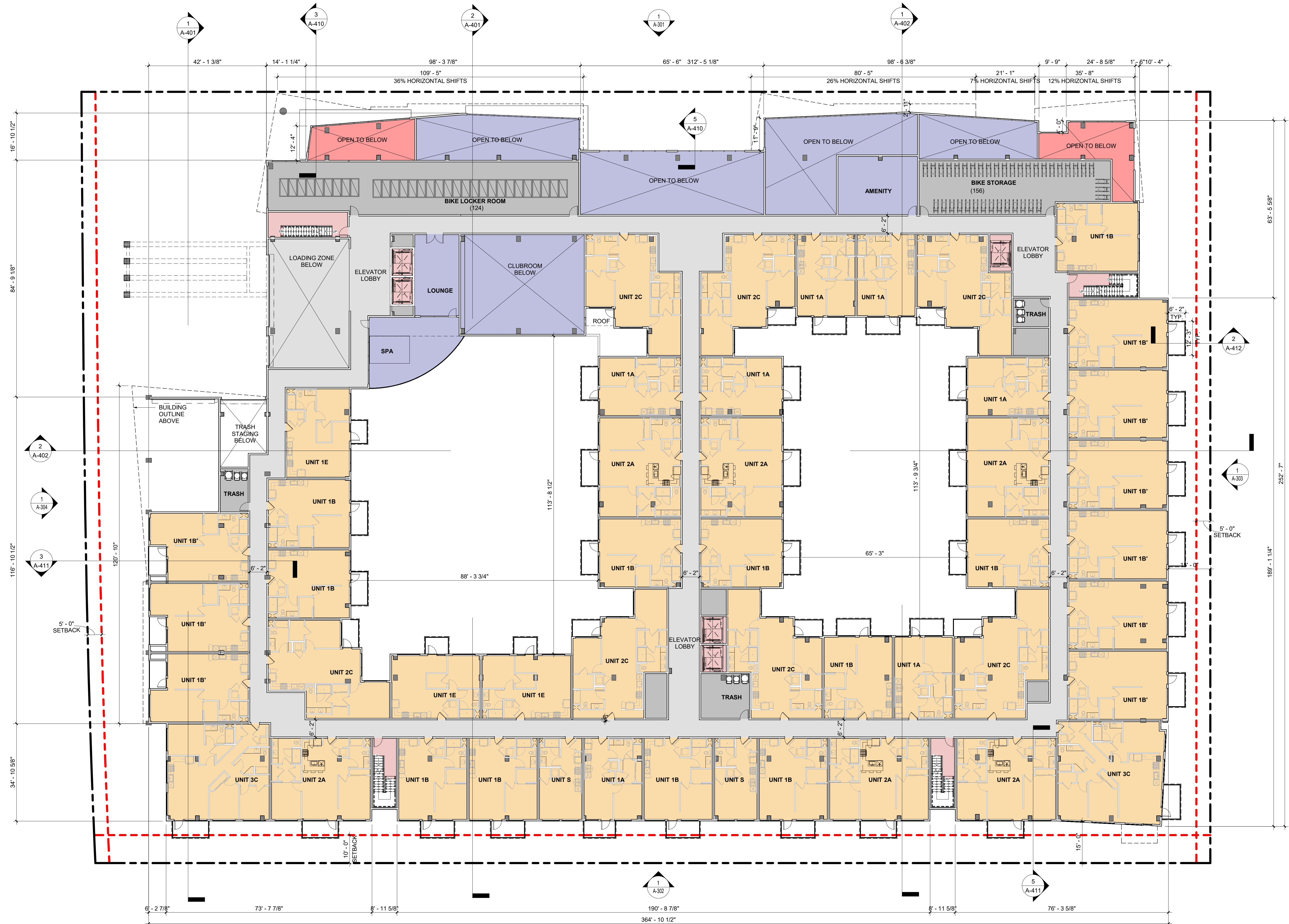
FLOOR PLAN - LEVEL 1

Job No. 21037
Date: 09/29/2023
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

A-102





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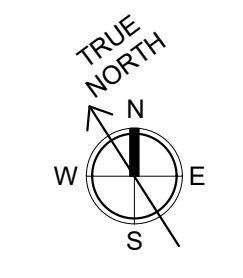
3150 EL CAMINO REAL
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3150 ECR PA, LLC
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Sheet Title:
FLOOR PLAN - LEVEL 2

Job No. 21037
 Date: 09/29/2023
 Scale: As indicated
 Author By:

Sheet No:
A-103





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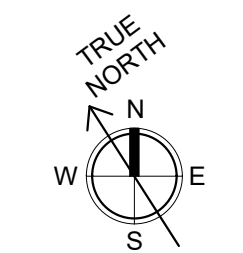
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FLOOR PLAN - LEVEL 3-5

Job No. 21037
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 Scale: As indicated
 Author By:

Sheet No:
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3150 ECR PA, LLC
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Sheet Title:

FLOOR PLAN - LEVEL 6

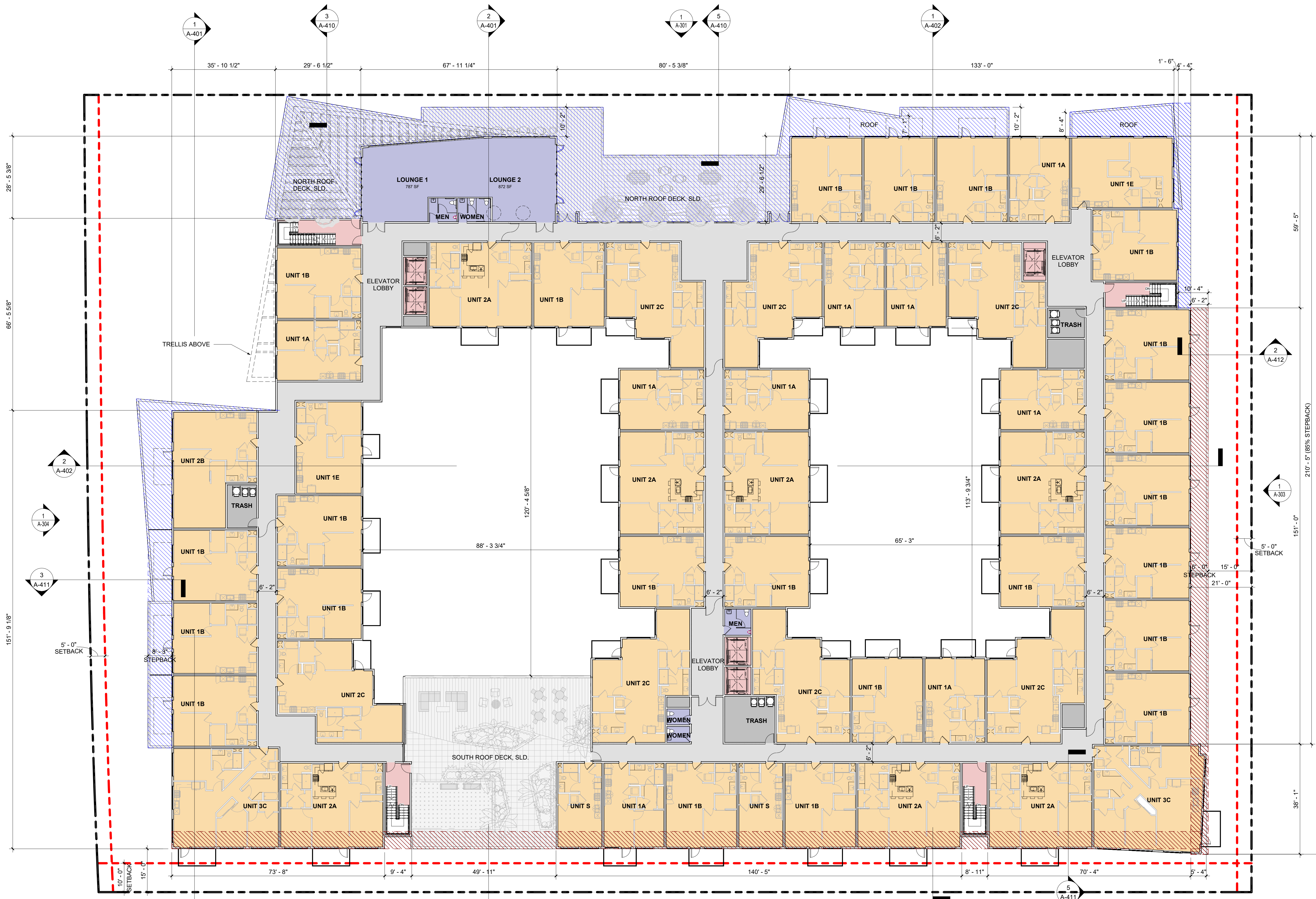
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Date: 09/29/2023
Scale: As indicated
Author By:

Sheet No:

A-105

COLOR LEGEND

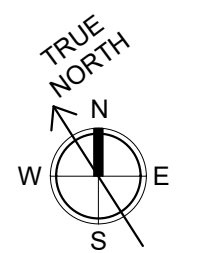
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- VERTICAL CIRCULATION
- CORRIDORS
- BOH



UPPER FLOOR STEP BACKS

- DENSITY BONUS WAIVER REQUEST: SOUTH FACADE
 - FACADE WITHOUT UPPER FLOOR STEP BACK (L6-7)
 - STEP BACK WILL RESULT IN LOSS OF 2,100 SF X 2 = 4,200 SF
- EAST FACADE
 - FACADE WITHOUT UPPER FLOOR STEP BACK (L4-7)
 - STEP BACK WILL RESULT IN LOSS OF (1,135 SF X 2) + (225 SF X 2) = 2,720 SF

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





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FLOOR PLAN - LEVEL 7
LEVEL 7

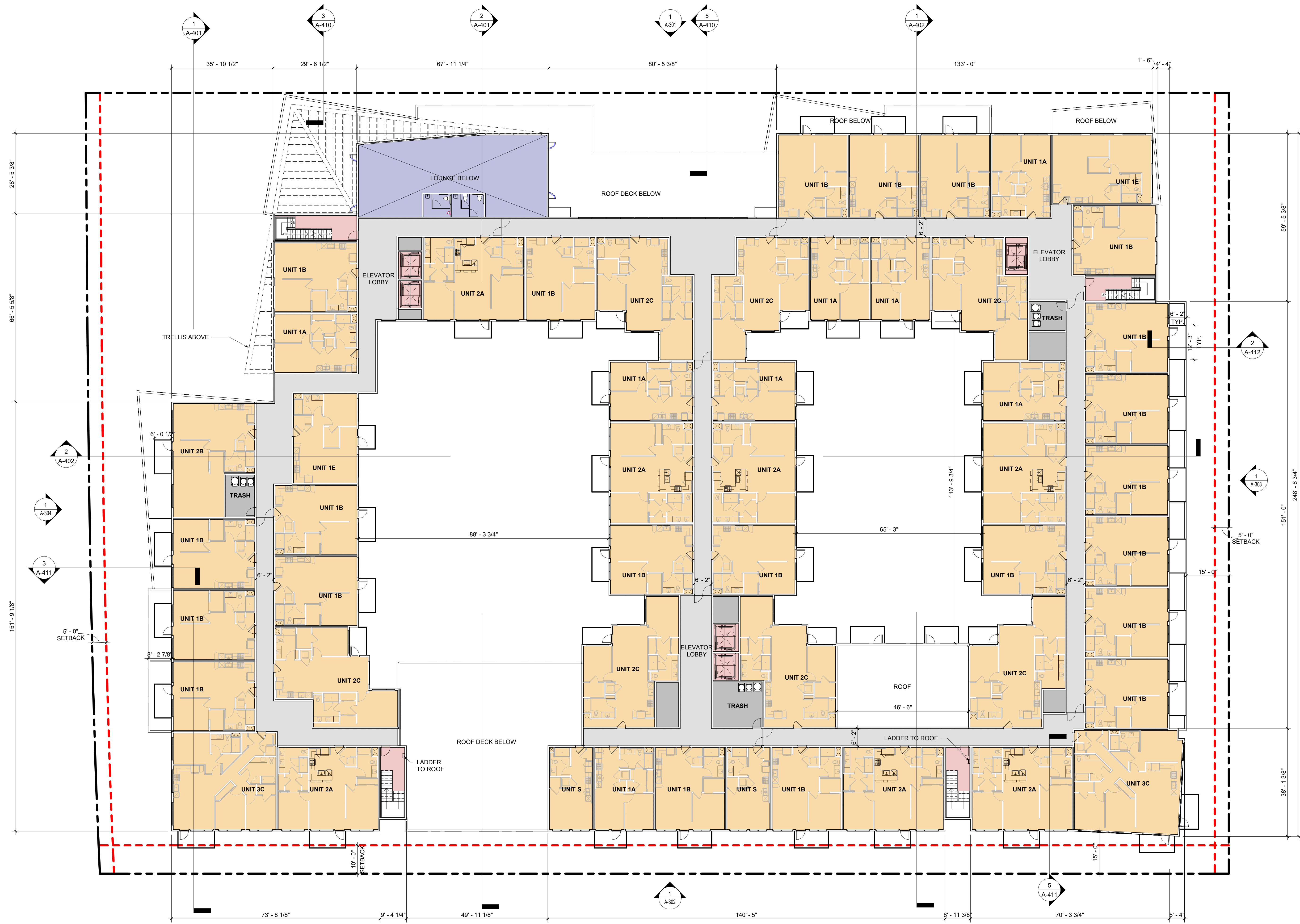
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Scale: As indicated
Author By:

Sheet No:

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Sheet Title:

ROOF PLAN

Job No. 21037
Date: 09/29/2023
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

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Sheet Title:

PERSPECTIVE
FROM NORTHEAST

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:

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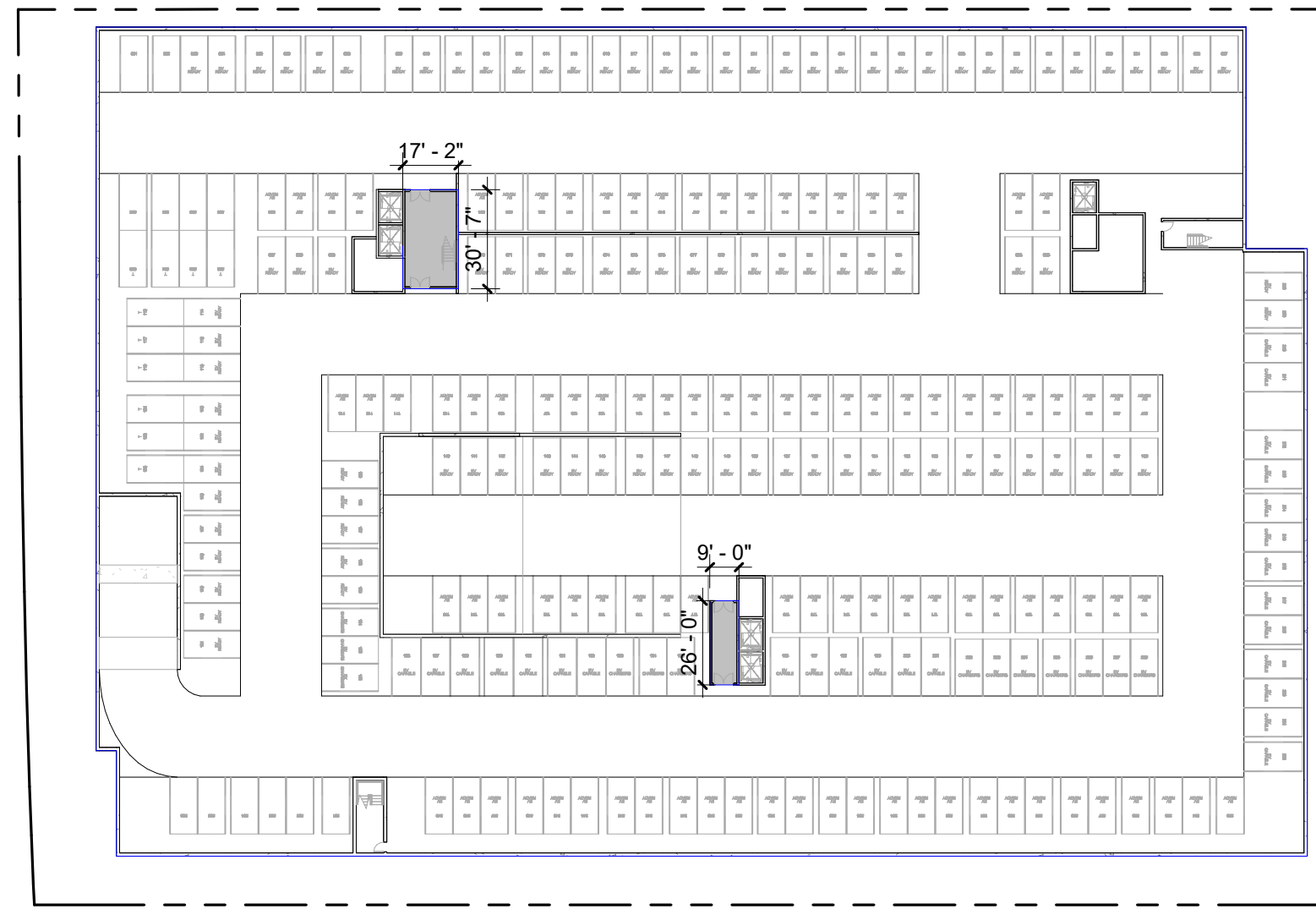
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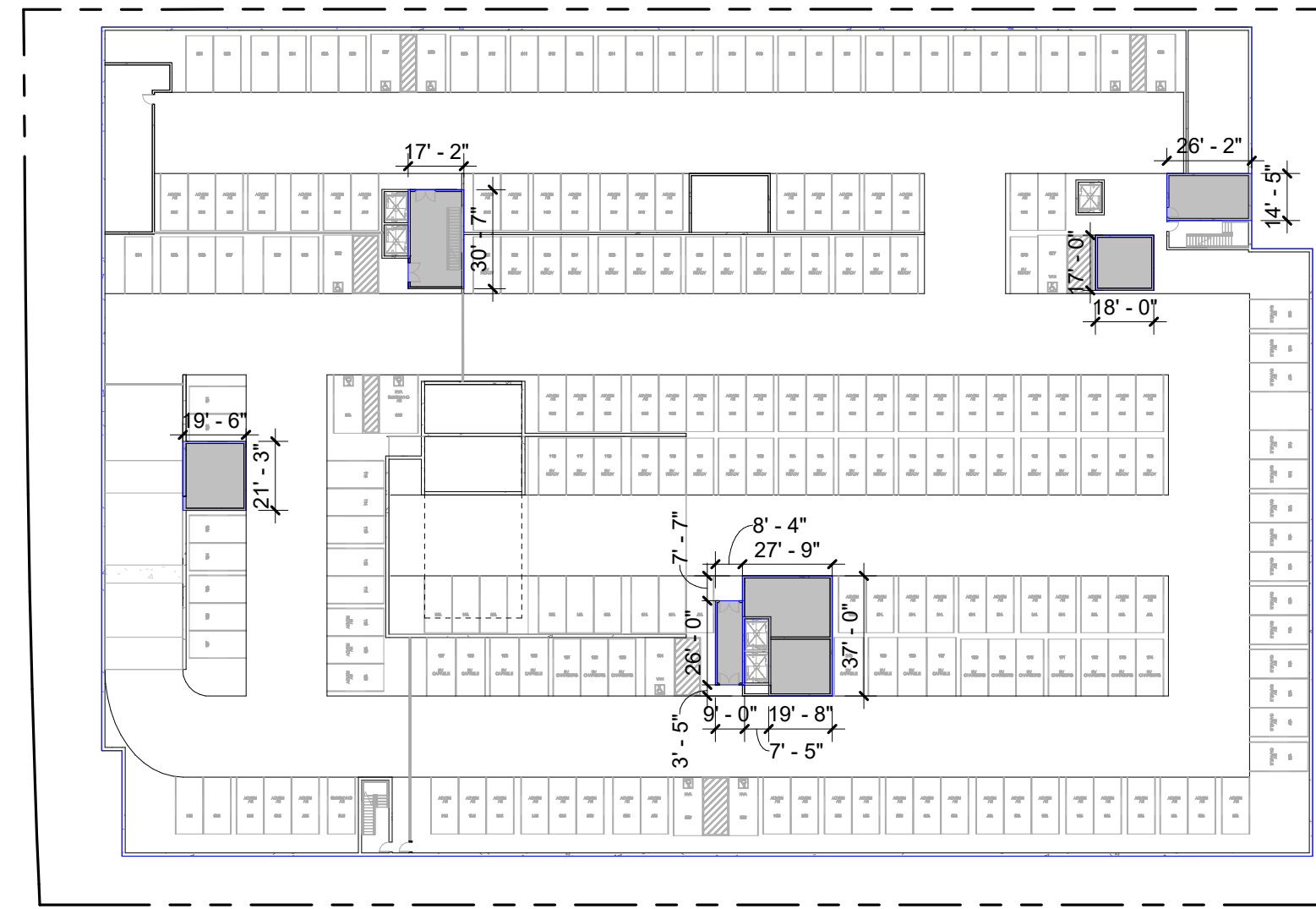
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Date: 09/29/2023
Scale: As indicated
Author By:

Sheet No:

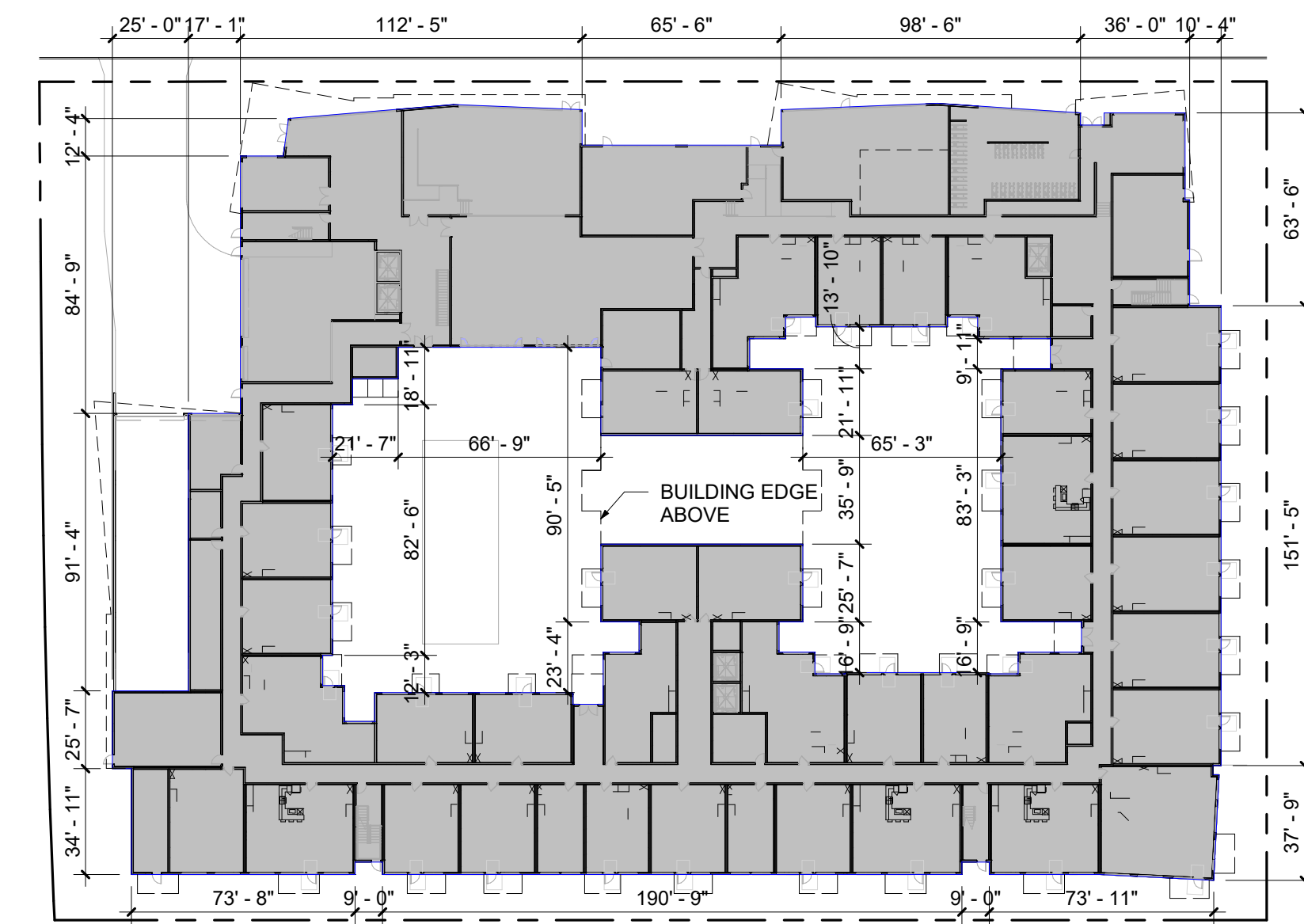
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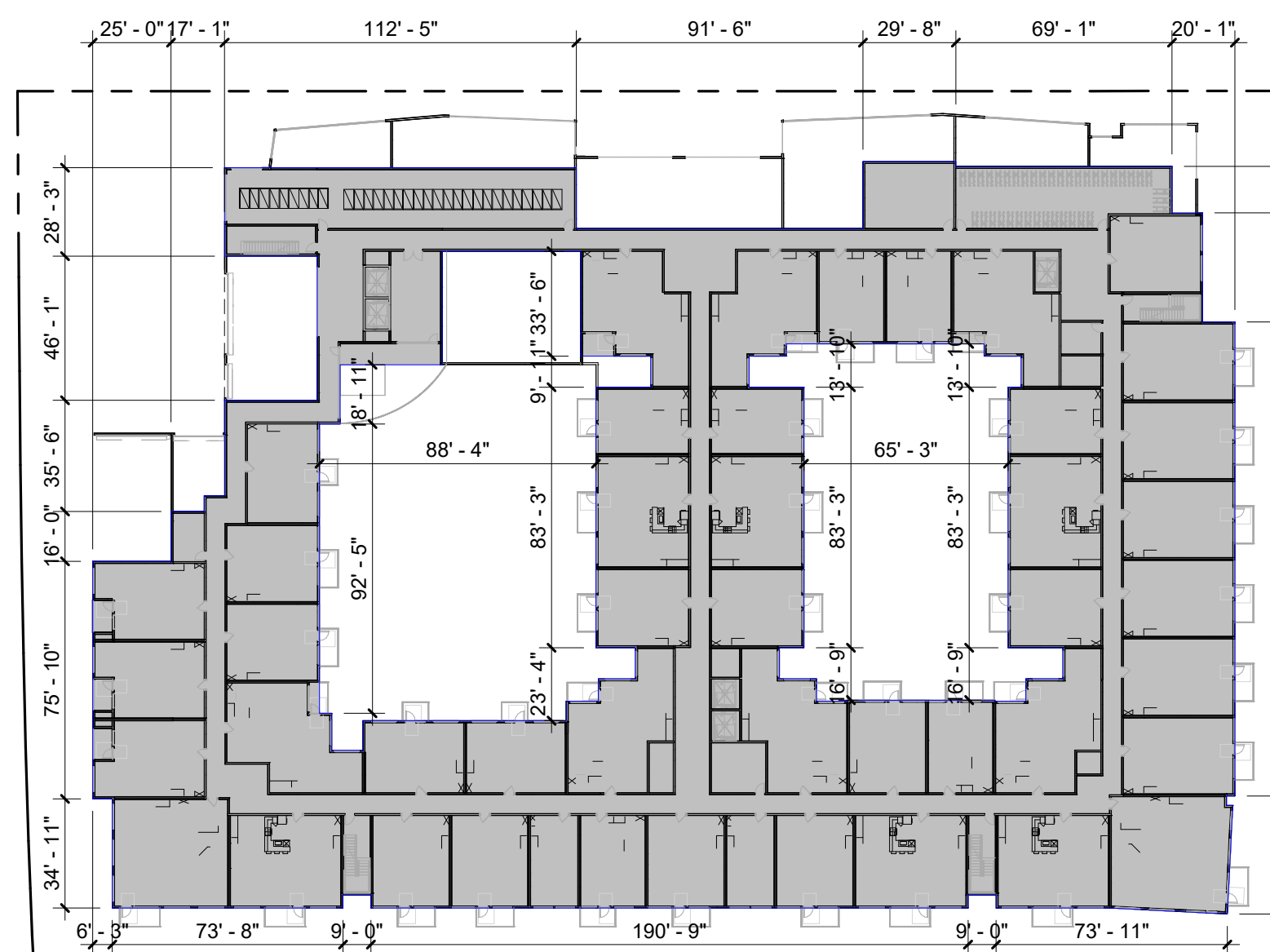
BASEMENT B2



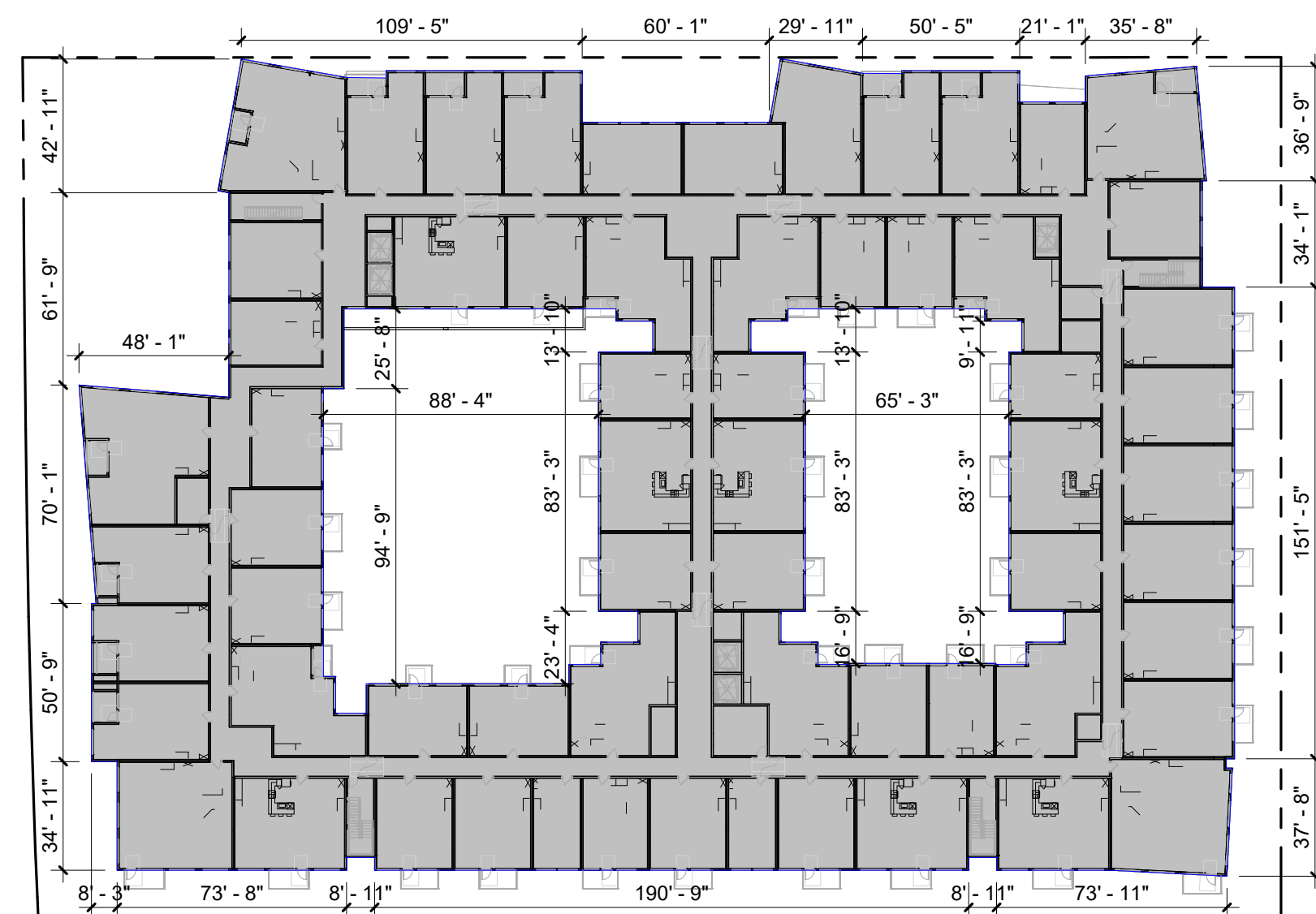
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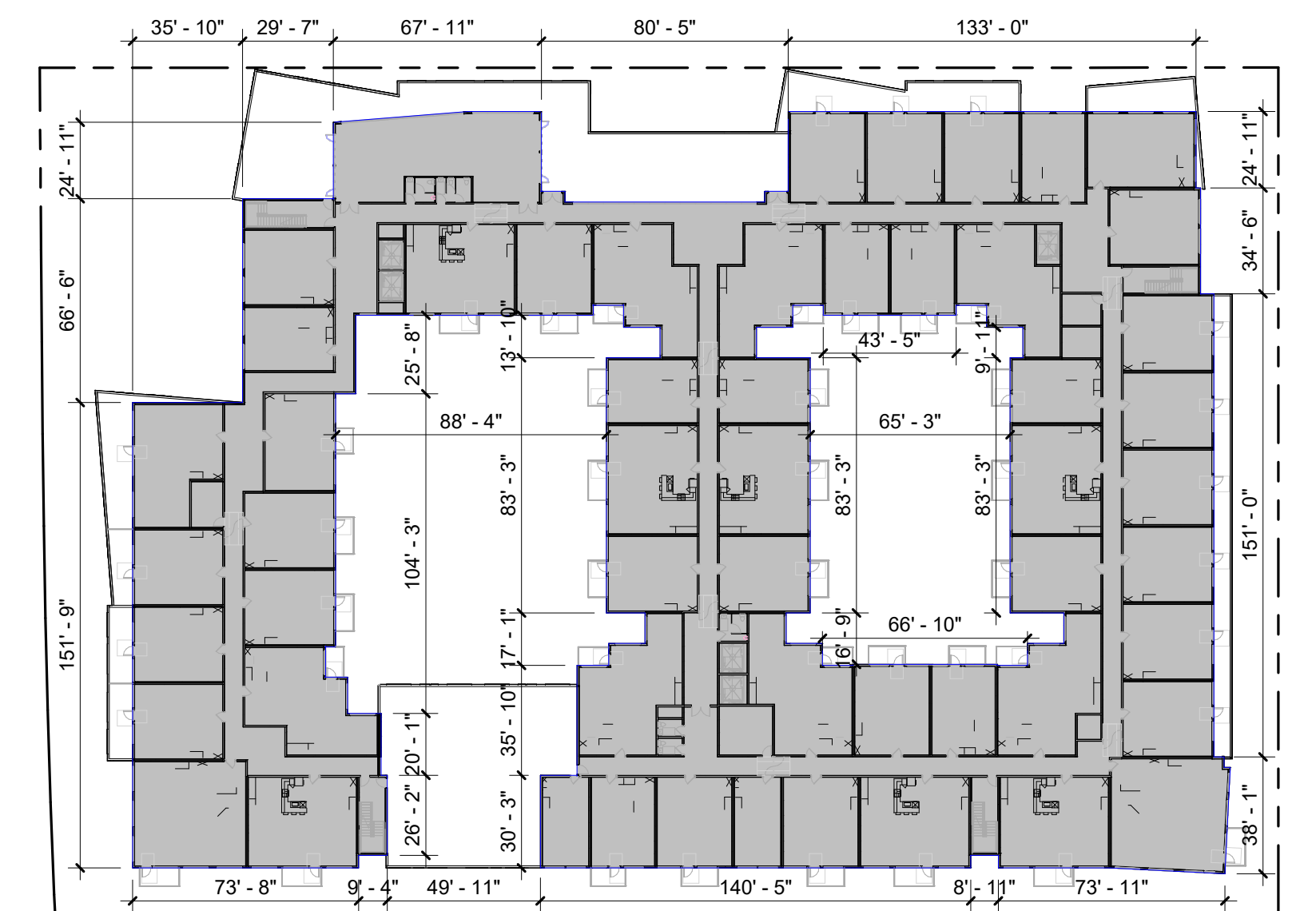
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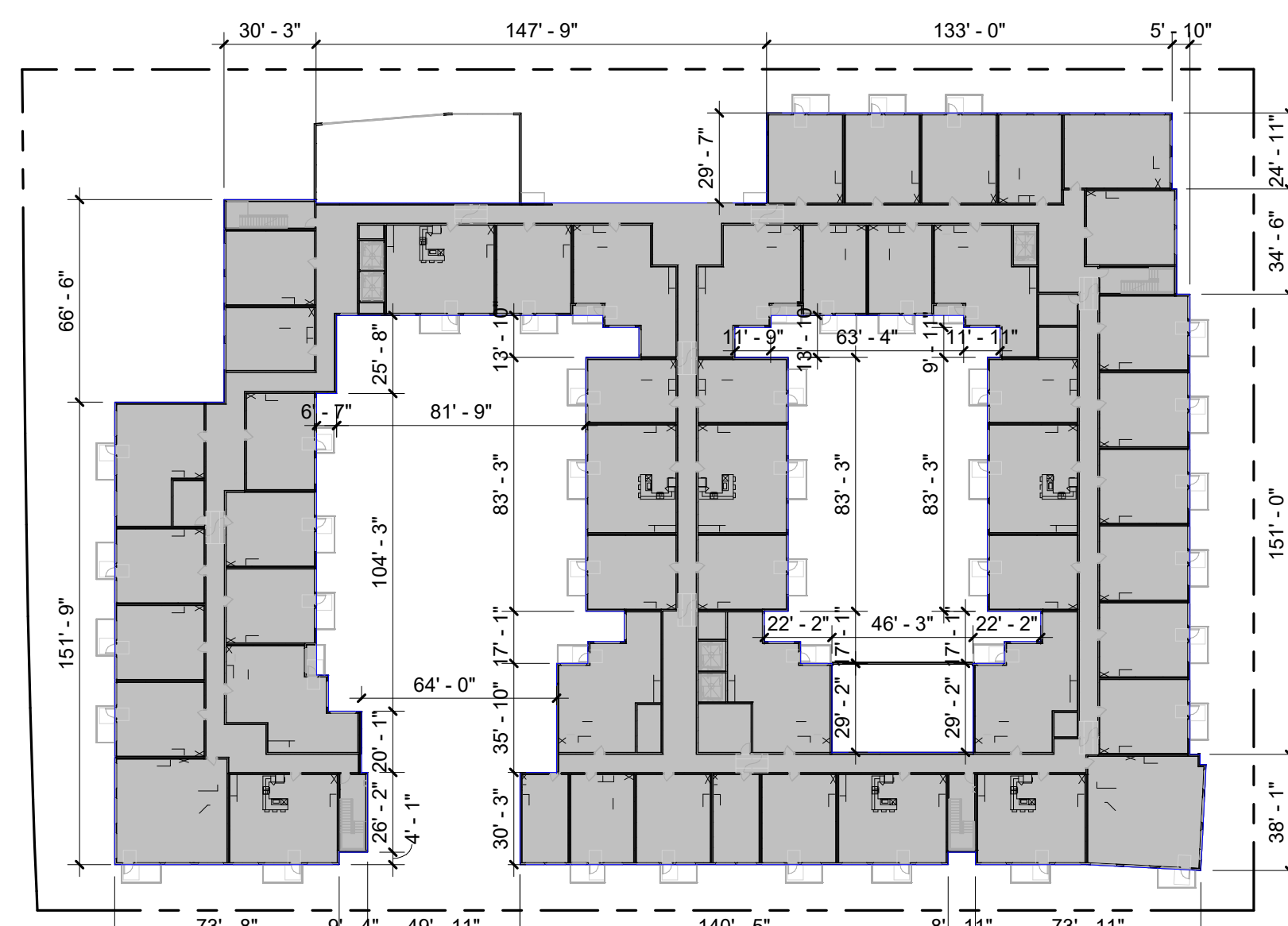
LEVEL 2



LEVEL 3-5



LEVEL 6



LEVEL 7

AREA PLAN LEGEND

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

FLOOR	INCLUDED IN FAR BUILDING GROSS AREA	NOT INCLUDED IN FAR PARKING
BASEMENT B2	759 SF	93137 SF
BASEMENT B1	2687 SF	91209 SF
LEVEL 1	62756 SF	
LEVEL 2	57529 SF	
LEVEL 3	68692 SF	
LEVEL 4	68402 SF	
LEVEL 5	68402 SF	
LEVEL 6	57912 SF	
LEVEL 7	54677 SF	
TOTAL	441817 SF	184346 SF

380 UNITS / 2.55 ACRE LOT AREA = 149 UNITS/ACRE
LOT AREA = 111,030 SF
FAR = 451,507 / 111,030 = 4.07



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Sheet Title:

OPEN SPACE CALCULATION DIAGRAM

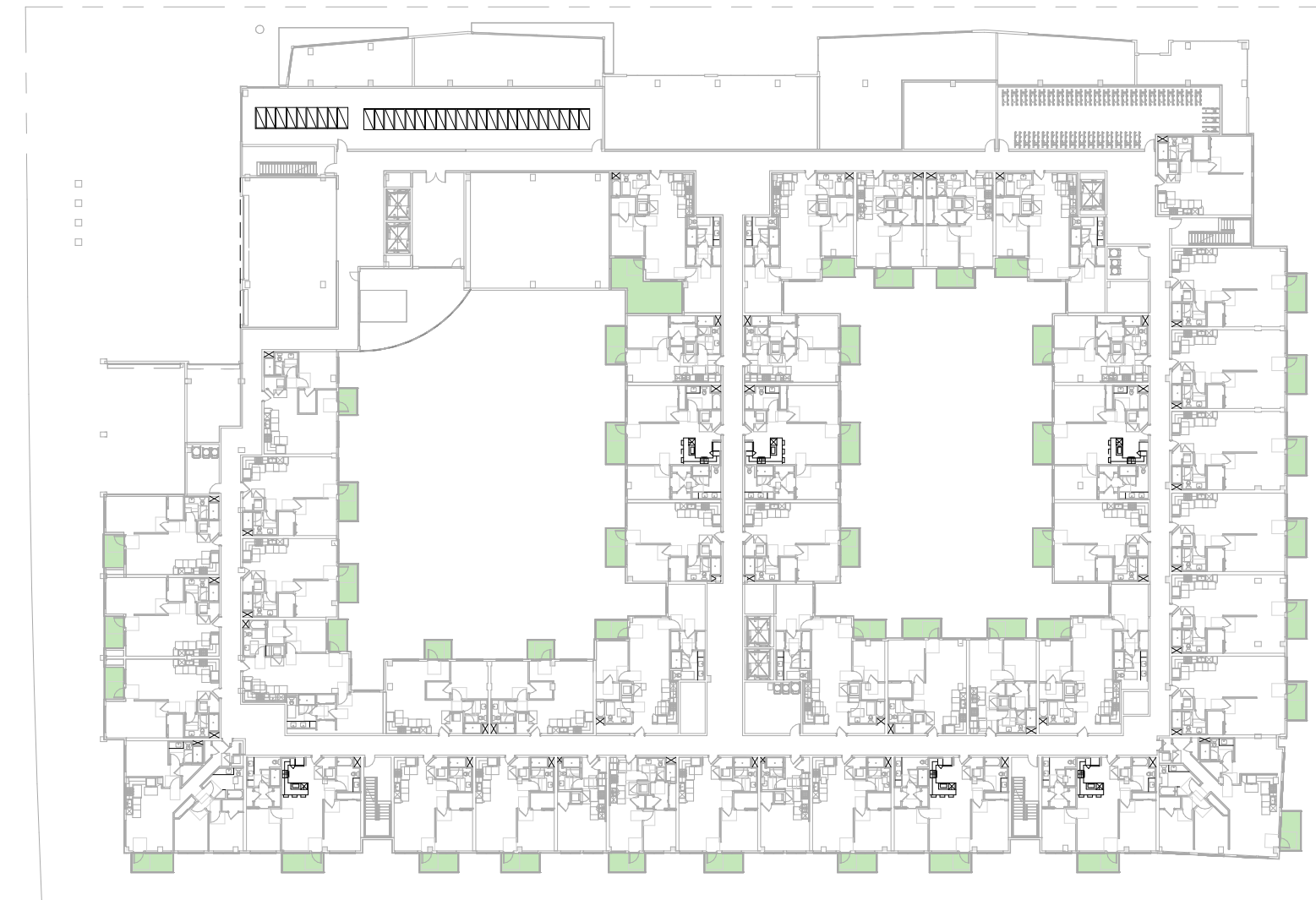
Job No. 21037
Date: 09/29/2023
Scale: As indicated
Author By:

Sheet No:

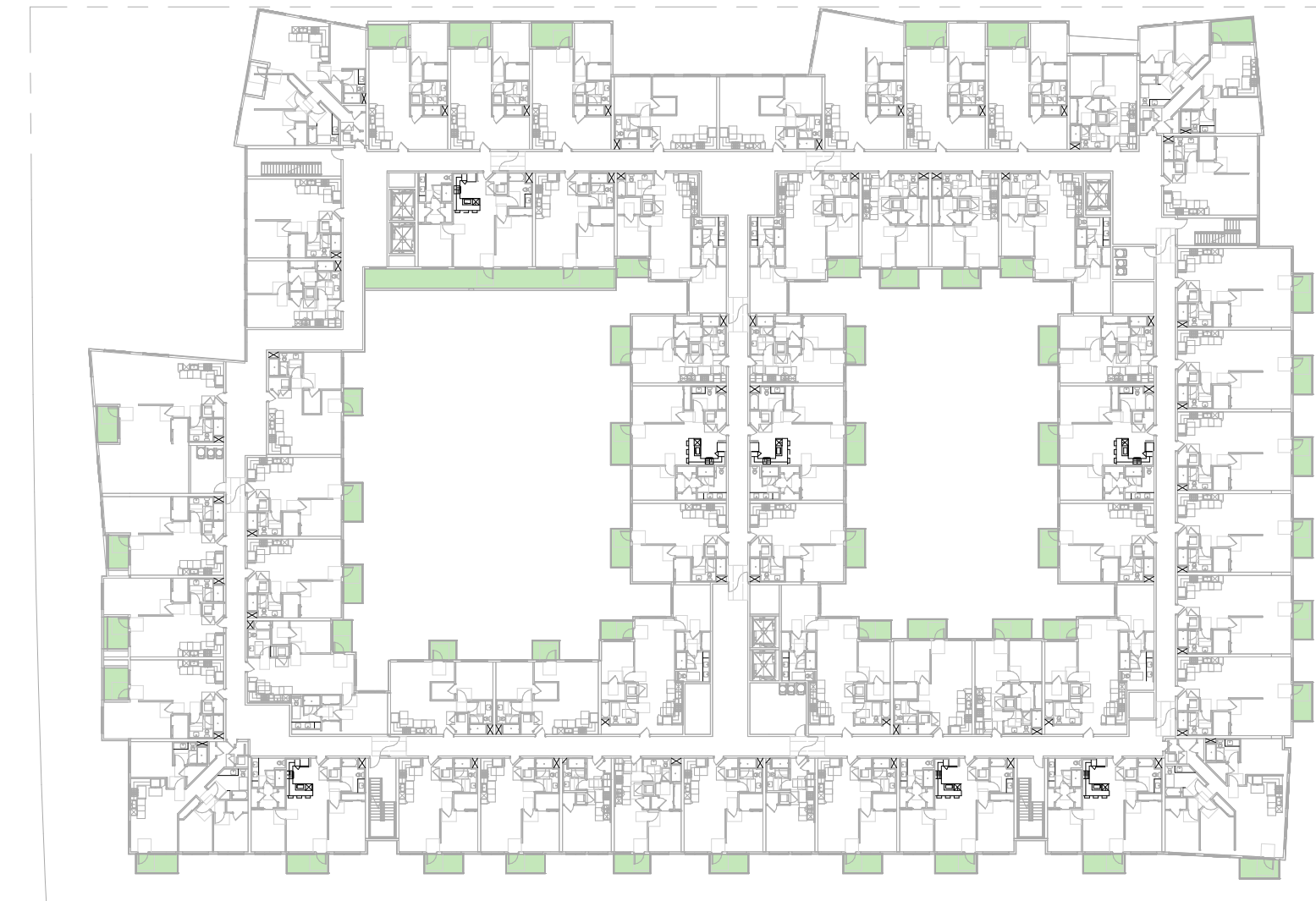
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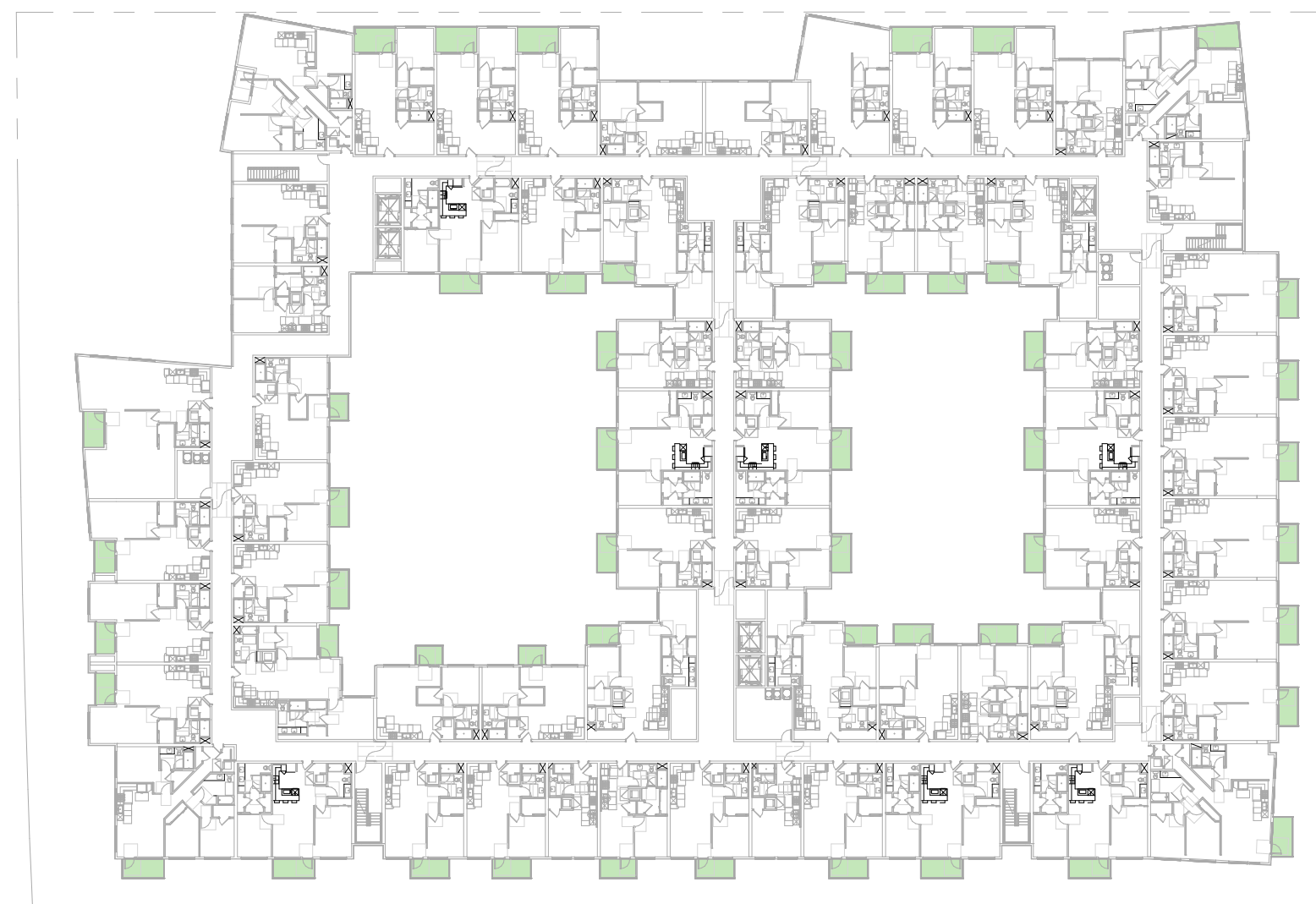
LEVEL 1



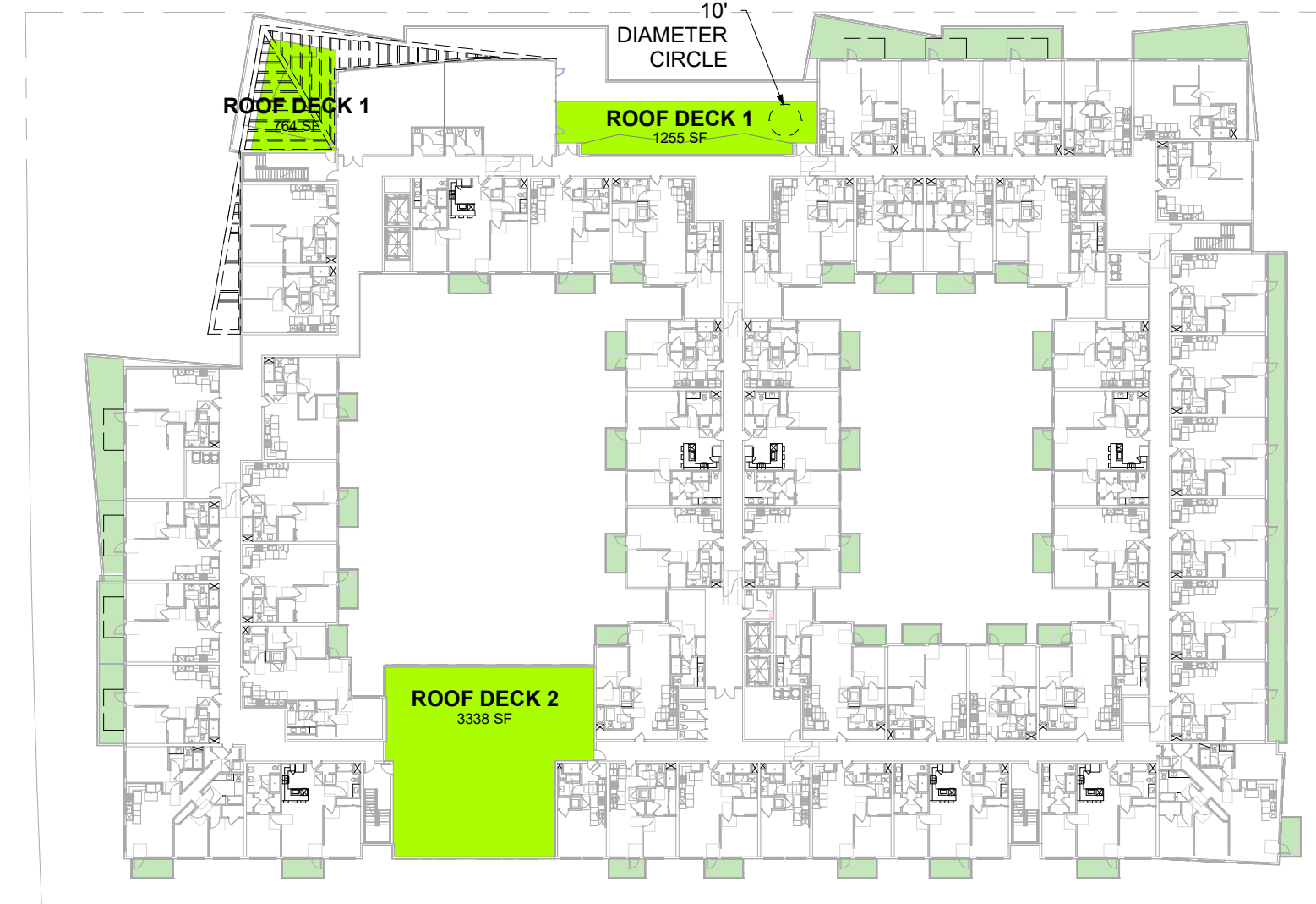
LEVEL 2



LEVEL 3



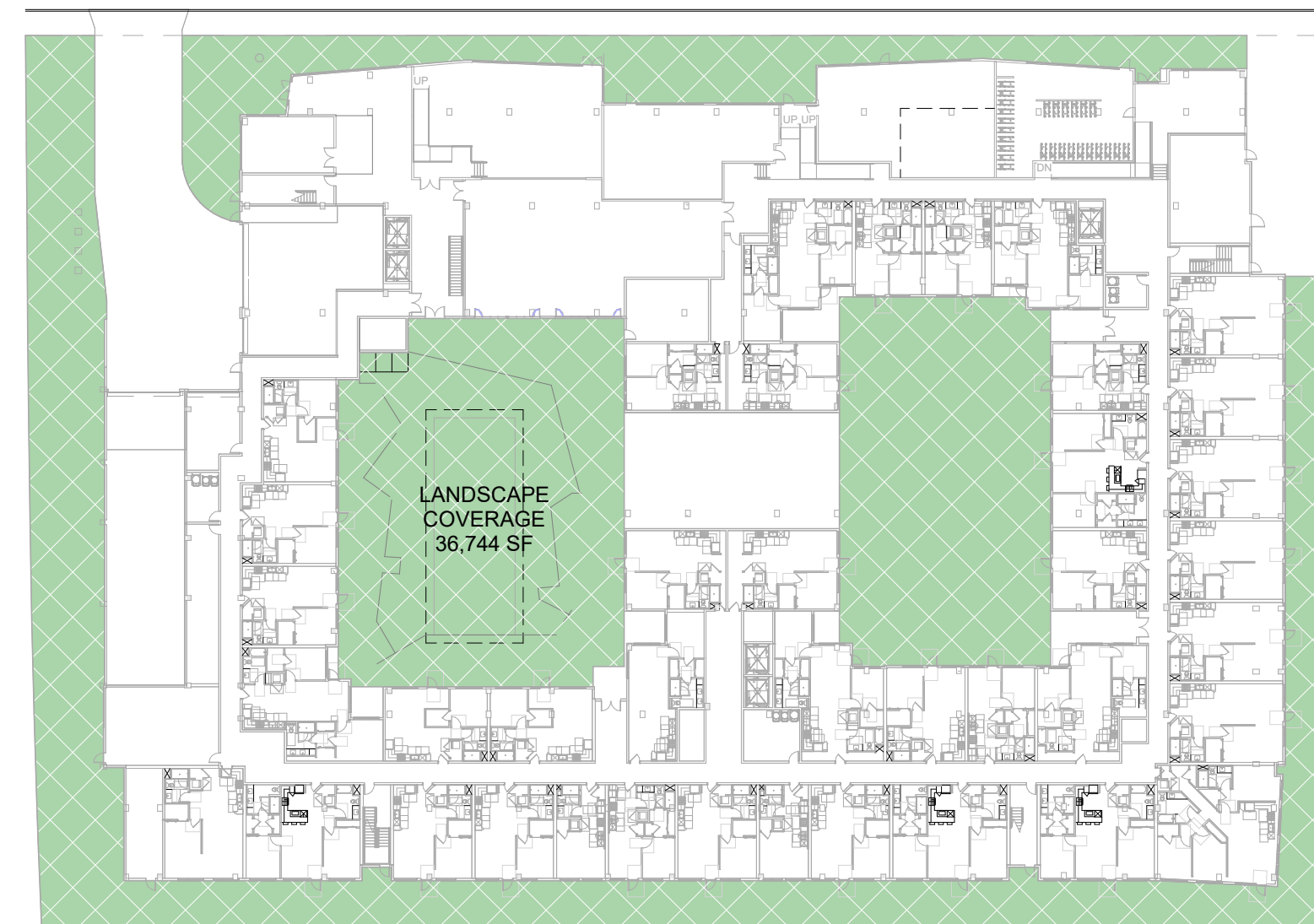
LEVEL 4-5



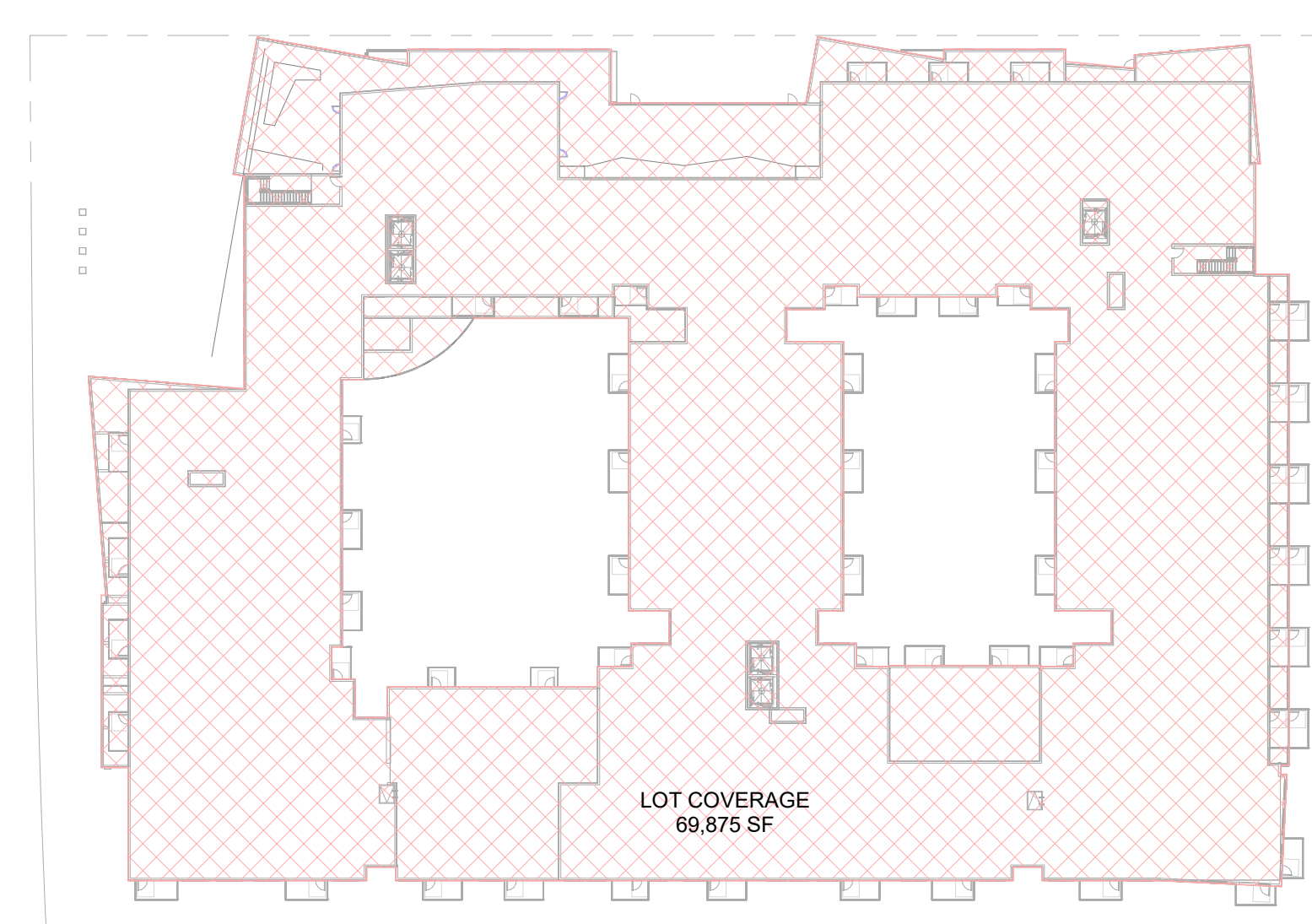
LEVEL 6



LEVEL 7



LANDSCAPE COVERAGE



LOT COVERAGE

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

LANDSCAPE/OPEN SPACE COVERAGE	
MIN. COMMON OPEN SPACE OF LANDSCAPE = 20%	
LANDSCAPE/OPEN SPACE COVERAGE = 35,900 SF	
LOT AREA = 111,030 SF	
COMMON OPEN SPACE OF LANDSCAPE AREA % = 35,900 SF / 111,030 SF = 32.33% > 20%	

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

COMMON OPEN SPACE PROVIDED	
NAME	AREA
COURTYARD 1	8,745 SF
COURTYARD 2	6,445 SF
MID BLOCK PLAZA	1,297 SF
SIDE YARD	13,081 SF
WEST CORNER PLAZA	974 SF
LEVEL 1	30,543 SF
ROOF DECK 1	2,019 SF
ROOF DECK 2	3,338 SF
LEVEL 6	5,357 SF
Grand total	35,900 SF

PRIVATE OPEN SPACE PROVIDED	
Level	AREA
LEVEL 2	3,197 SF
LEVEL 3	4,135 SF
LEVEL 4	3,838 SF
LEVEL 5	3,815 SF
LEVEL 6	5,111 SF
LEVEL 7	2,963 SF
Grand total	23,078 SF

TOTAL USABLE OPEN SPACE PROVIDED:
COMMON OPEN SPACE + PRIVATE OPEN SPACE =
35,900 SF + 23,078 SF = 58,978 SF > 57,000 SF
ROOFTOP GARDEN MAY COUNT AS UP TO 60% OF
REQUIRED OPEN SPACE
ROOF DECK / REQUIRED USABLE OPEN SPACE:
5,357 SF / 57,000 SF = 9.40% < 60%

OPEN SPACE LEGEND

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



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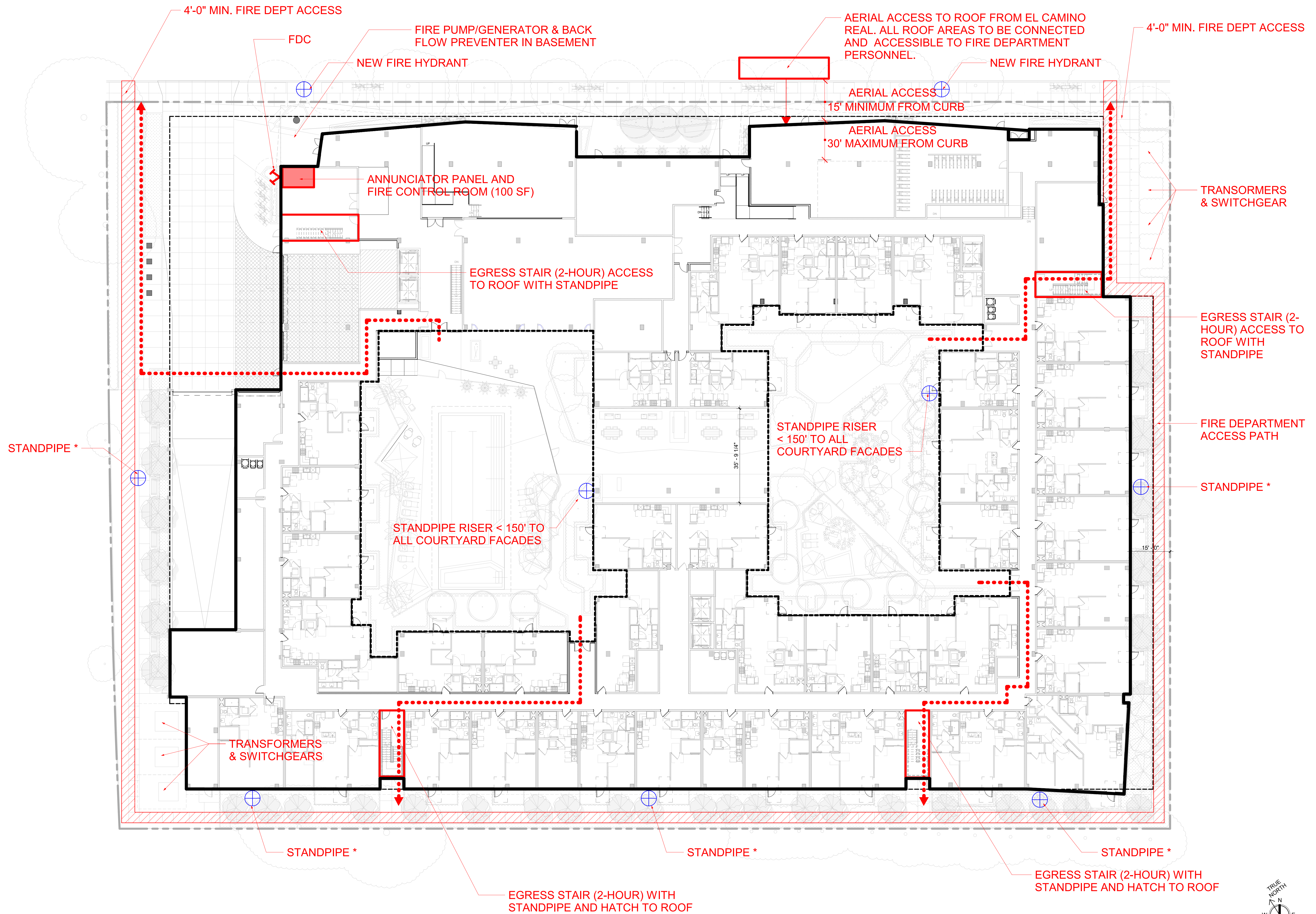
Sheet Title:

**FIRE ACCESS
DIAGRAM**

Job No. 21037
Date: 09/29/2023
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

A-202



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





MATERIAL LEGEND

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



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SOUTH PERSPECTIVE 2



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Sheet Title:

BUILDING ELEVATIONS & PERSPECTIVE

Job No. 21037
 Date: 09/29/2023
 Scale: As indicated
 Author By:

Sheet No:

A-302

REAR ELEVATION

1/16" = 1'-0"



MATERIAL LEGEND

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



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EAST PERSPECTIVE 2



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 125 Willow Road, Menlo Park, CA 94025

Sheet Title:
BUILDING ELEVATIONS & PERSPECTIVE

Job No. 21037
 Date: 09/29/2023
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 Author By:

Sheet No:

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



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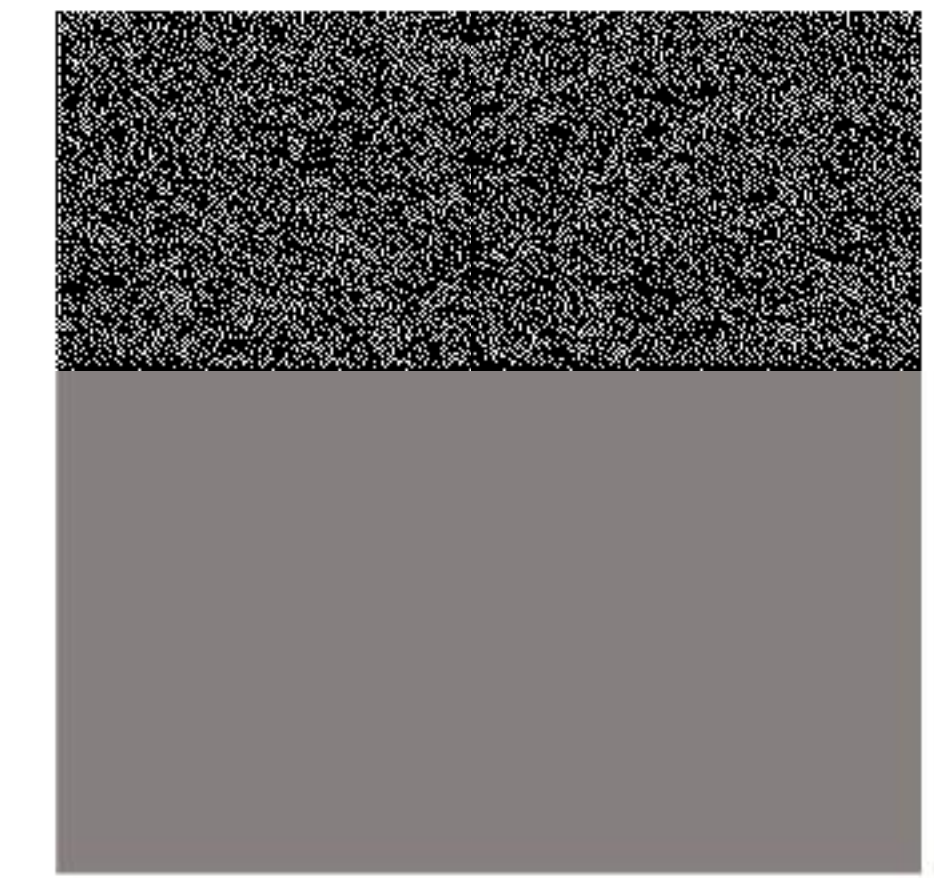
3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:
**MATERIALS AND
COLORS**

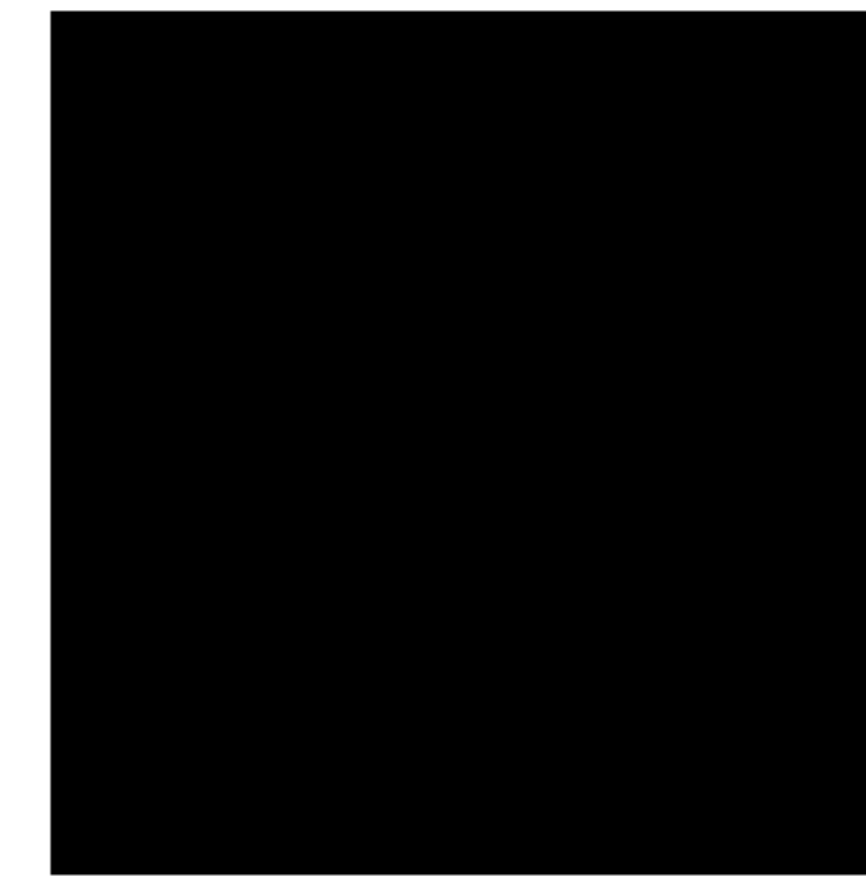
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Date: 09/29/2023
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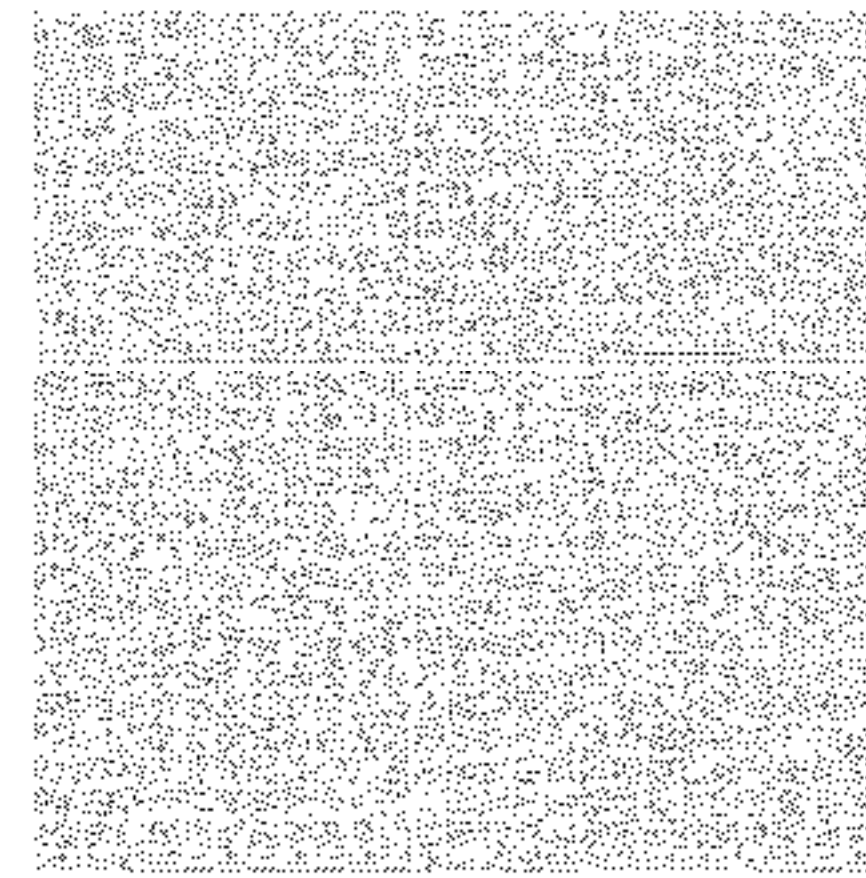
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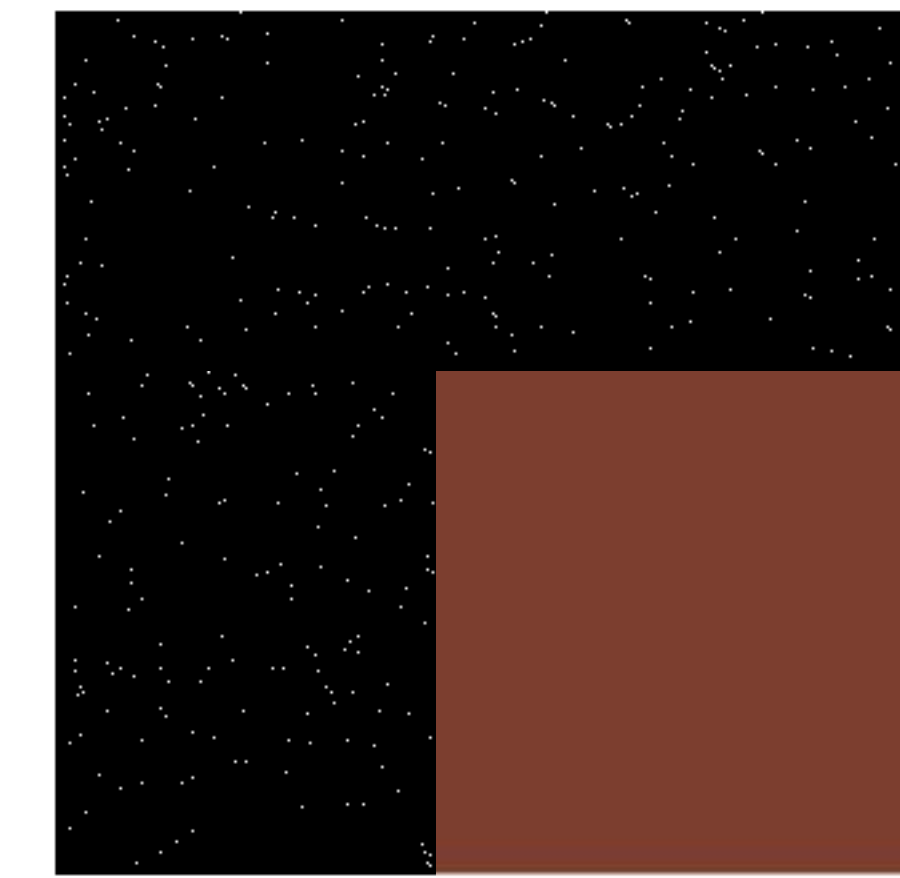
PLASTER - BENJAMIN MOORE (2112-40) 1



PLASTER - BENJAMIN MOORE (CW-180) 2



PLASTER - BENJAMIN MOORE (1459) 3



PLASTER - BENJAMIN MOORE (AF-275) 4



FIBER CEMENT PANEL - NICHIIHA (RIFTSAWN - PECAN) 5



STONE VENEER - ELDORADO STONE (LINEN) 6



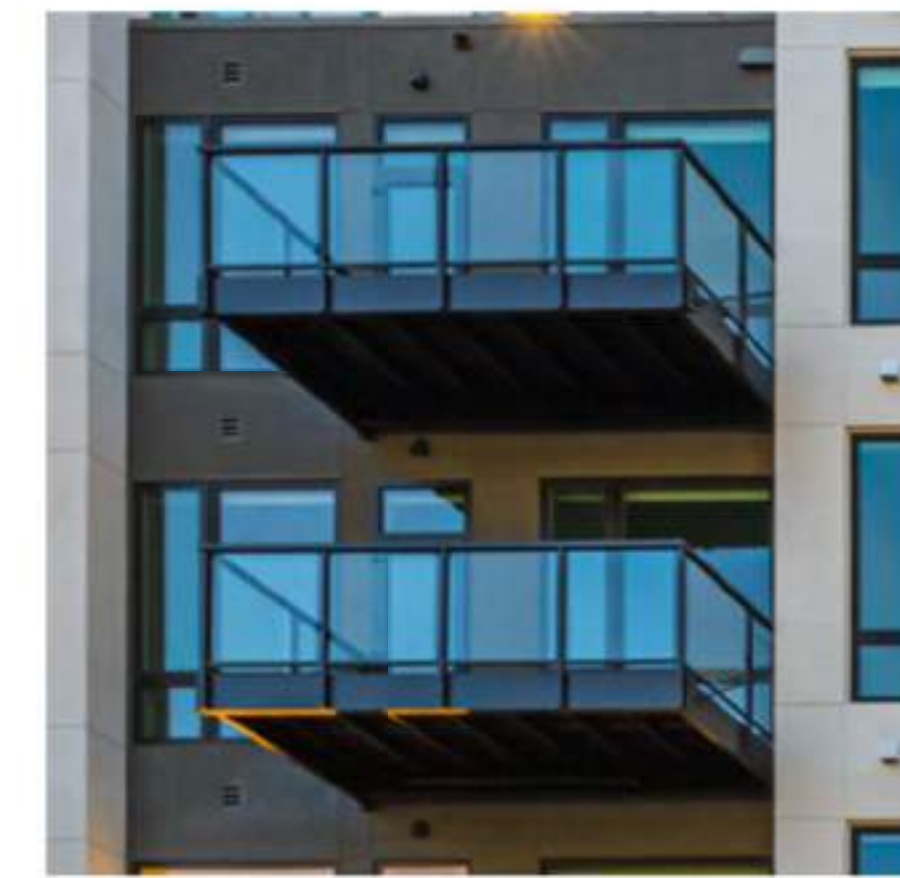
METAL PANEL - REYNOBOND (SUNSHINE GRAY) 7



ALUMINUM STOREFRONT - KAWNEER (NO. 40) 8



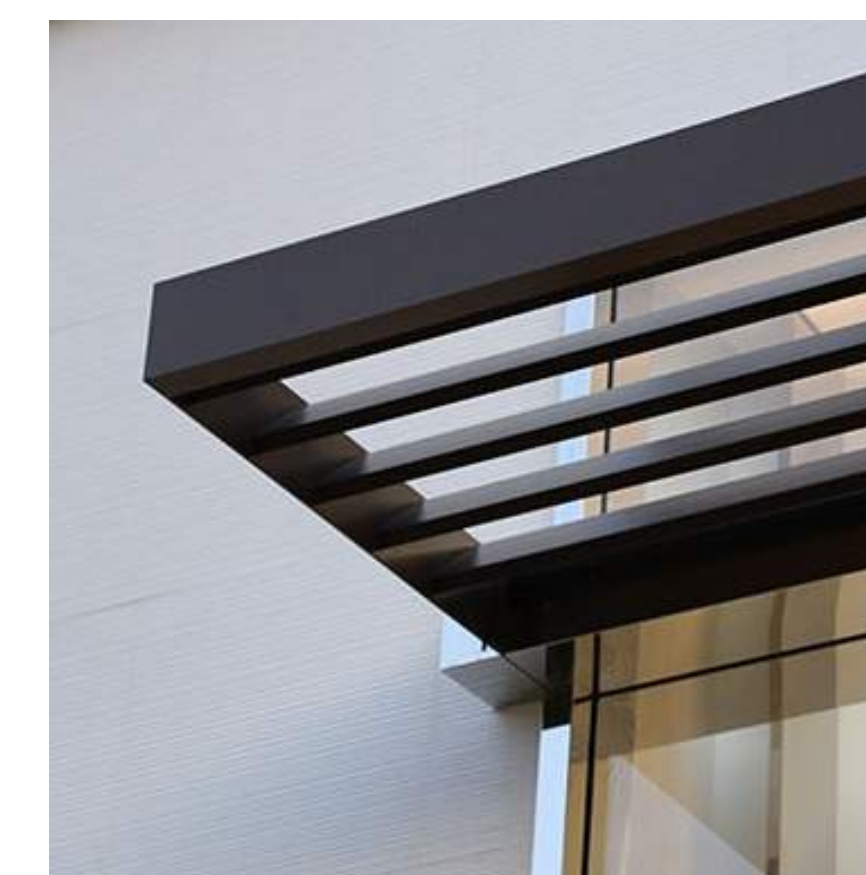
VINYL WINDOW - VPI (BLACK) 9



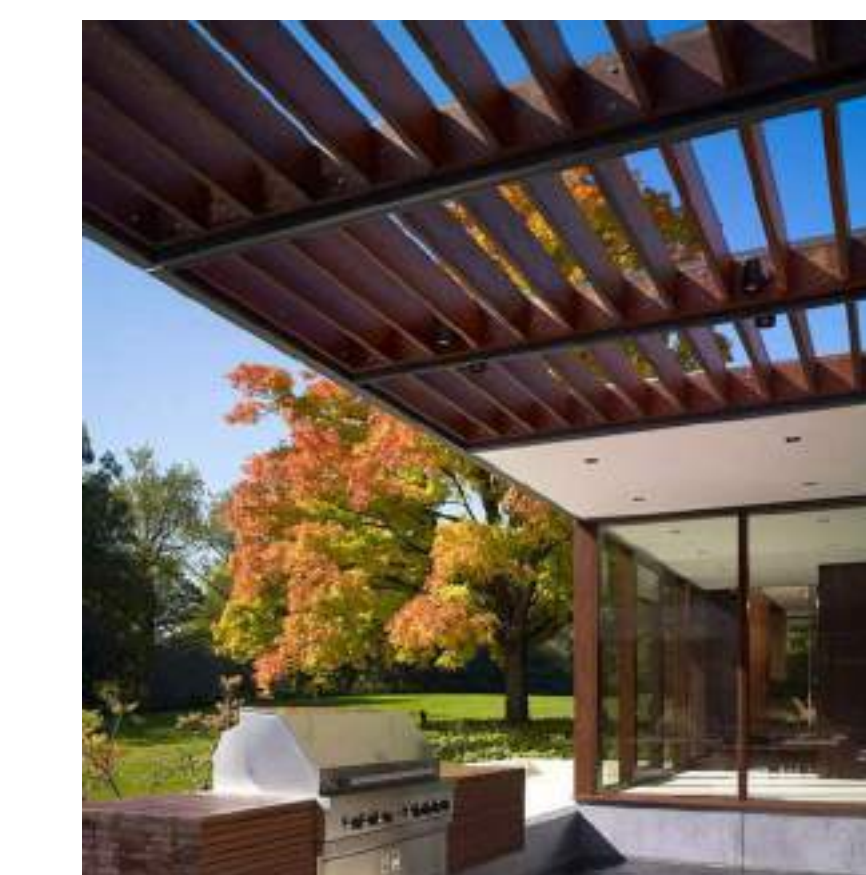
GLASS RAILING 10



METAL CANOPY 11



METAL SUNSHADE 12



METAL TRELLIS 13



BIKE RACKS - DERO DECKER 14



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Sheet Title:
PERSPECTIVE
FROM NORTHWEST

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:

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Sheet Title:
**CLOSE-UP
PERSPECTIVES**

Job No. 21037
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A-331



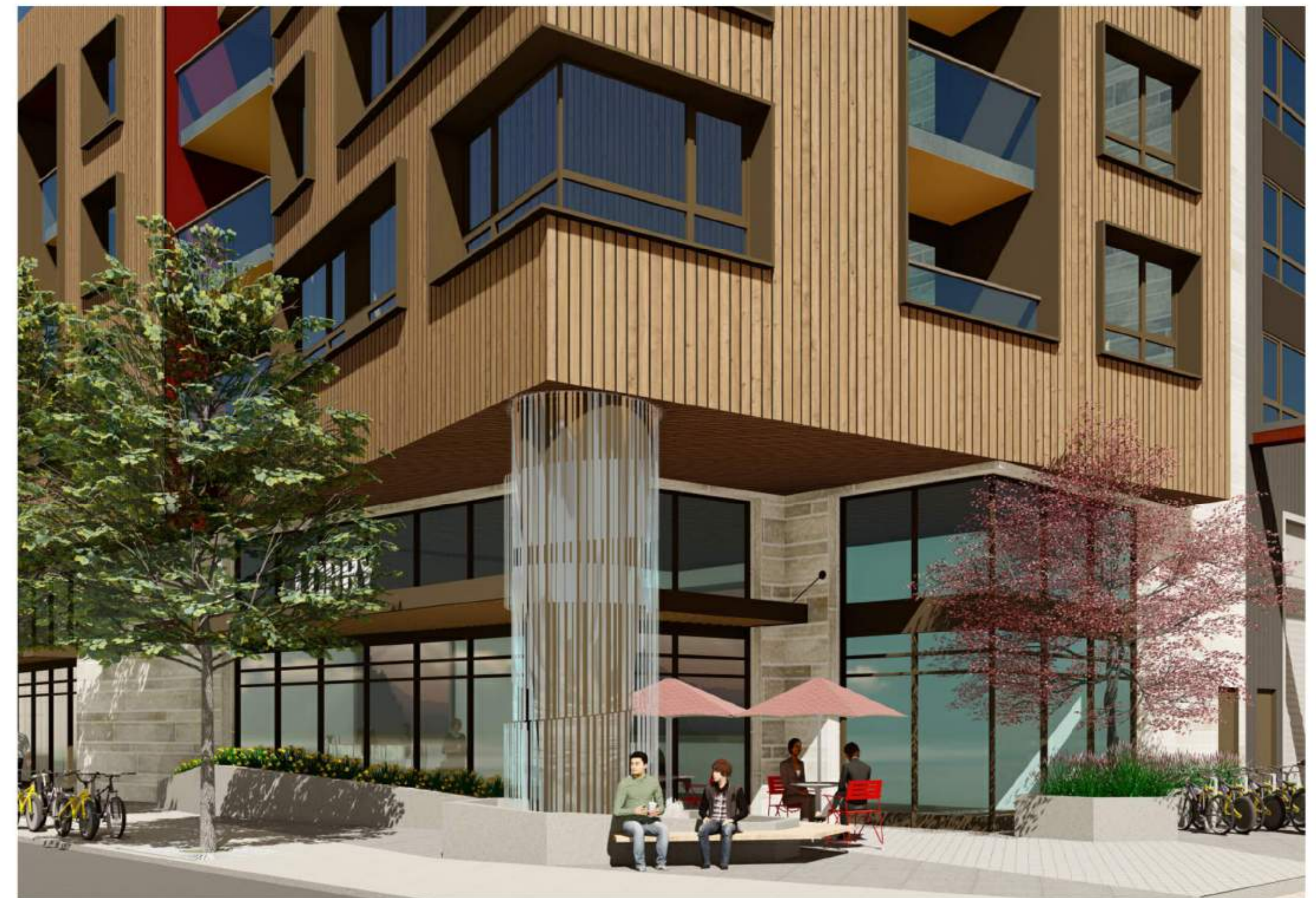
ACTIVE STOREFRONT OF EAST LOBBY AND AMENITIES 4



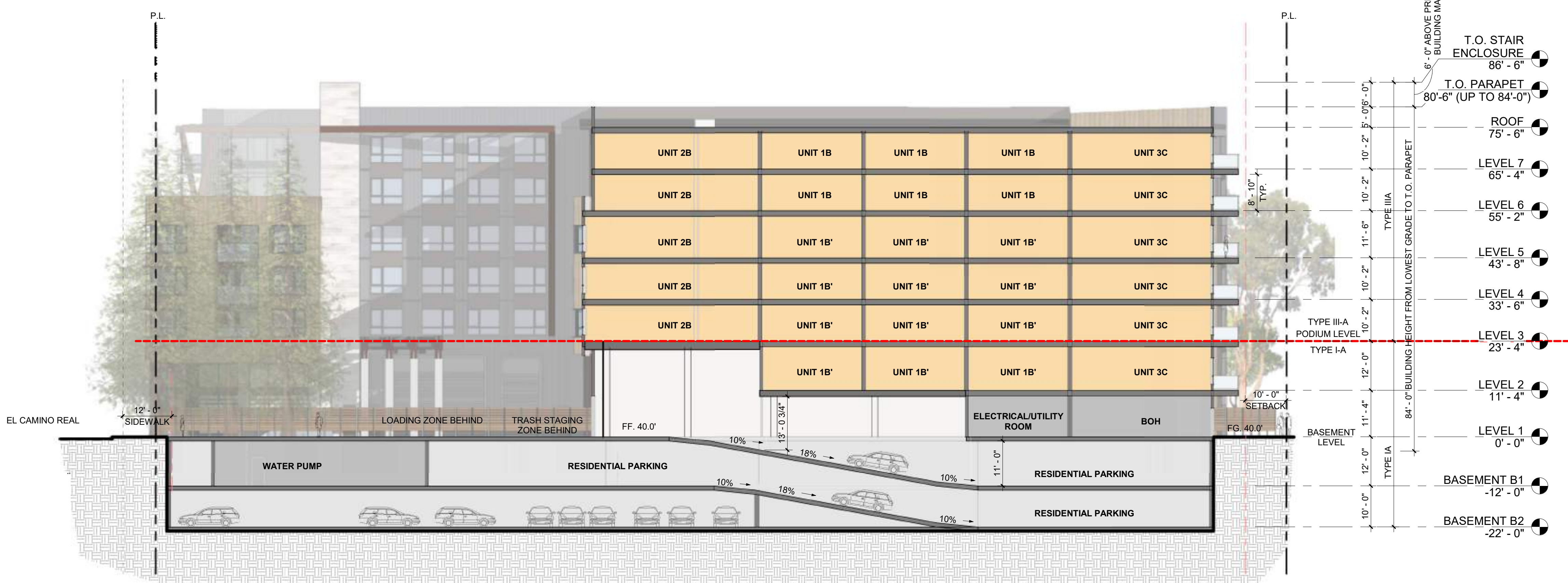
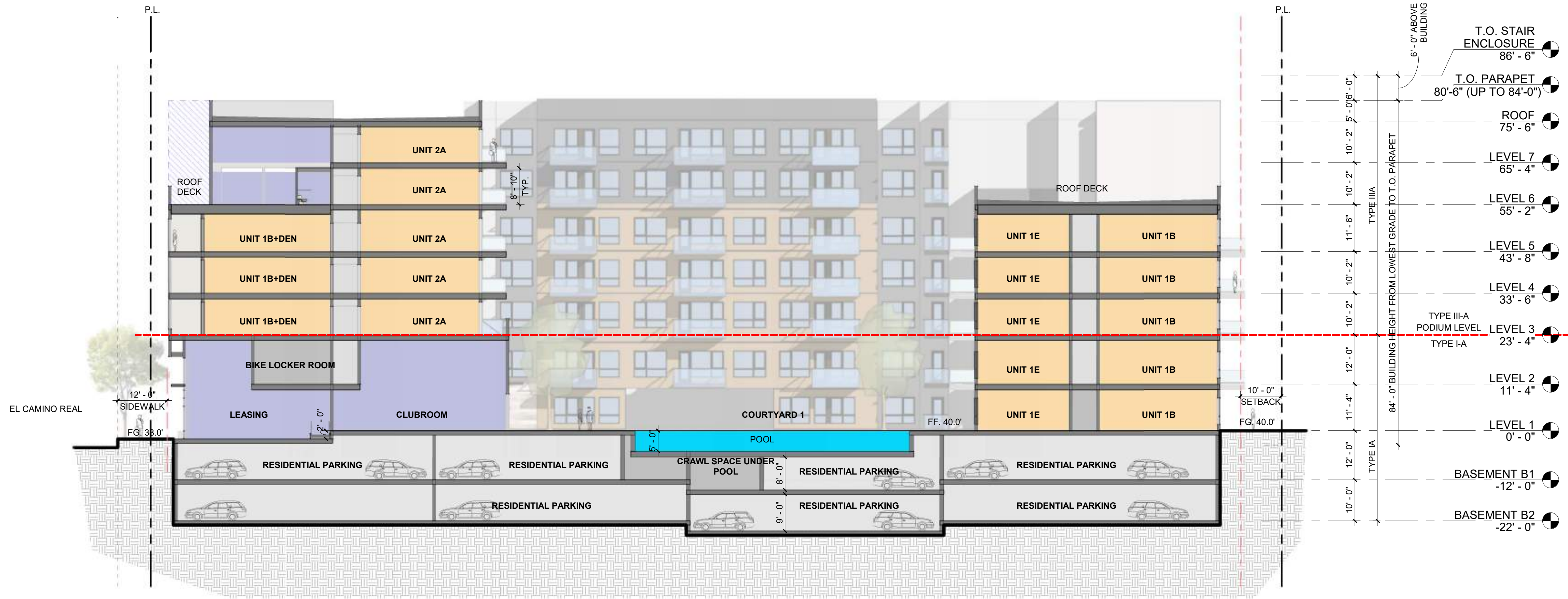
LANDSCAPE ELEMENT AT MID-BLOCK PLAZA 2



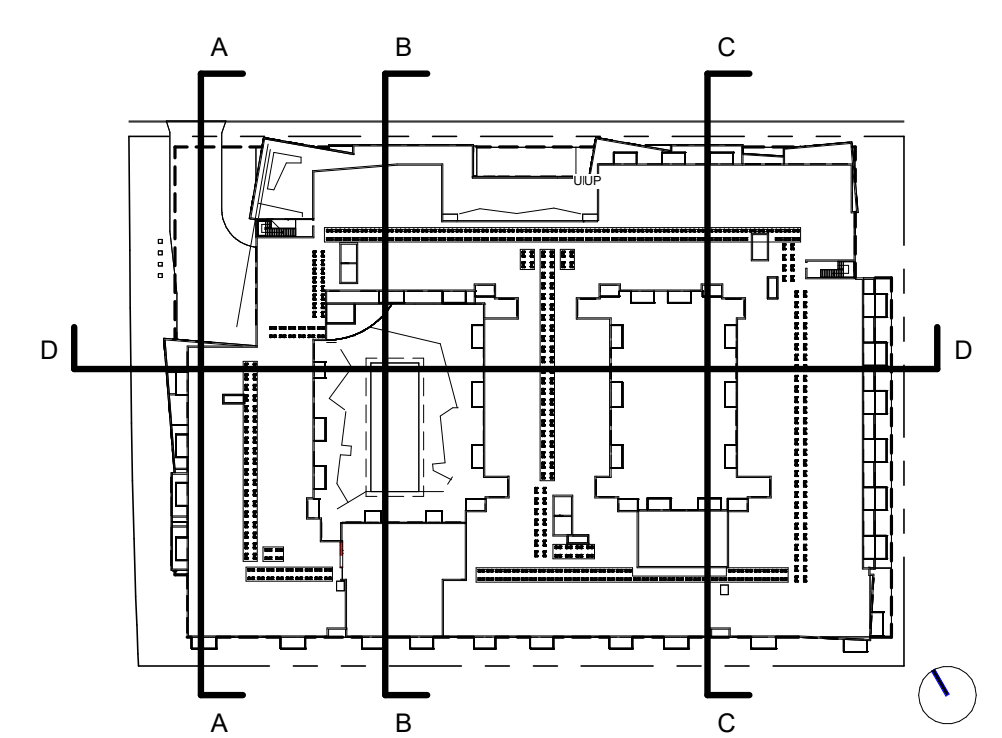
EL CAMINO REAL STREETSCAPE 3



MAIN LOBBY AT WEST CORNER PLAZA 1



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



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Sheet Title:

BUILDING SECTIONS

Job No. 21037
 Date: 09/29/2023
 Scale: As indicated
 Author By:

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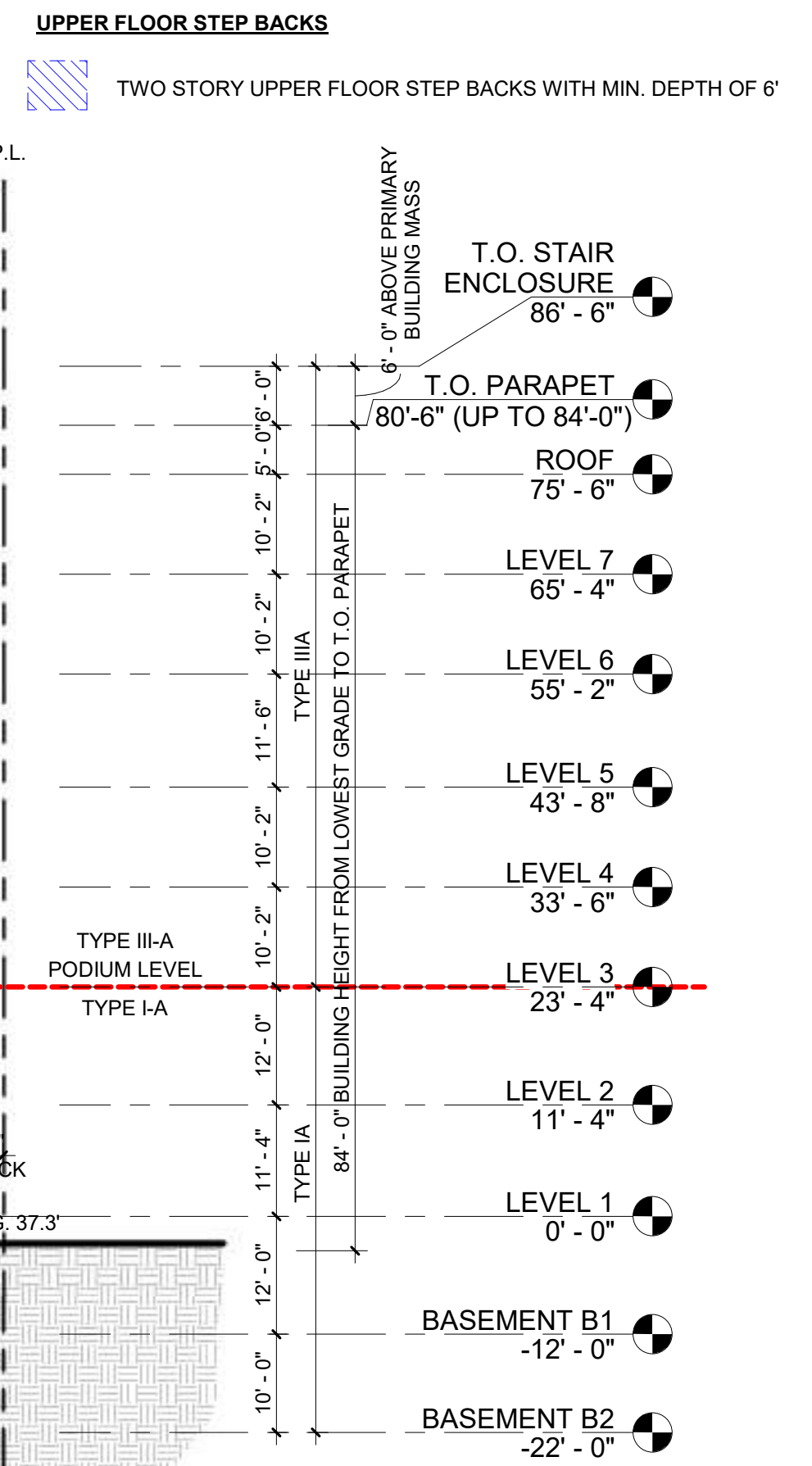
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BUILDING SECTIONS

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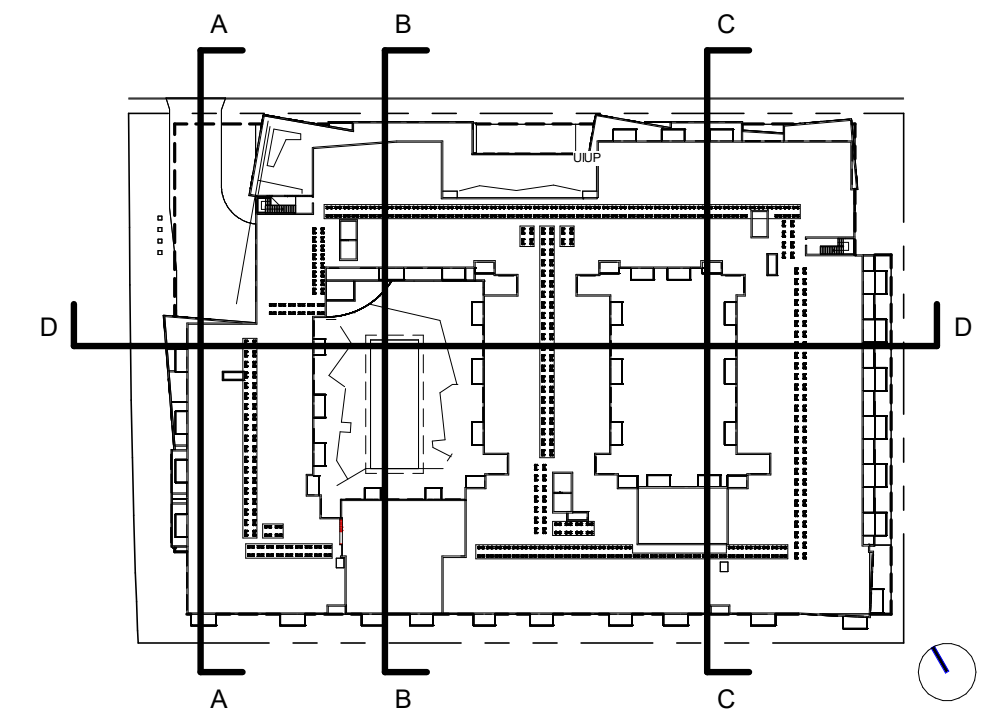
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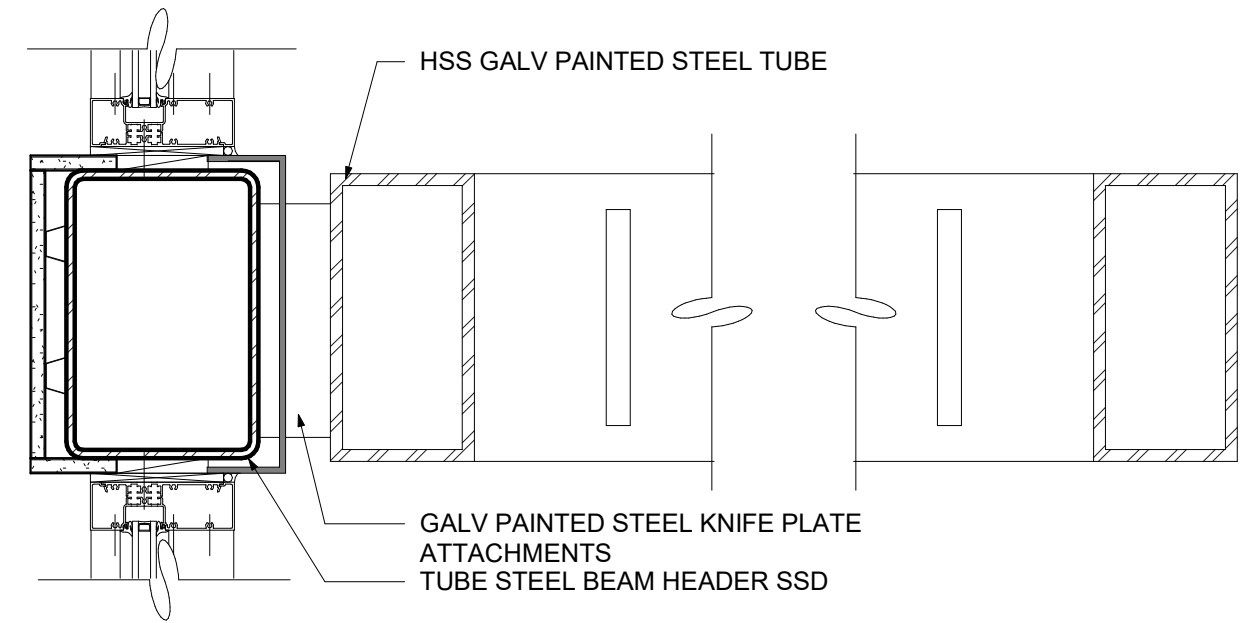
BUILDING SECTION D-D 1/16" = 1'-0" 2



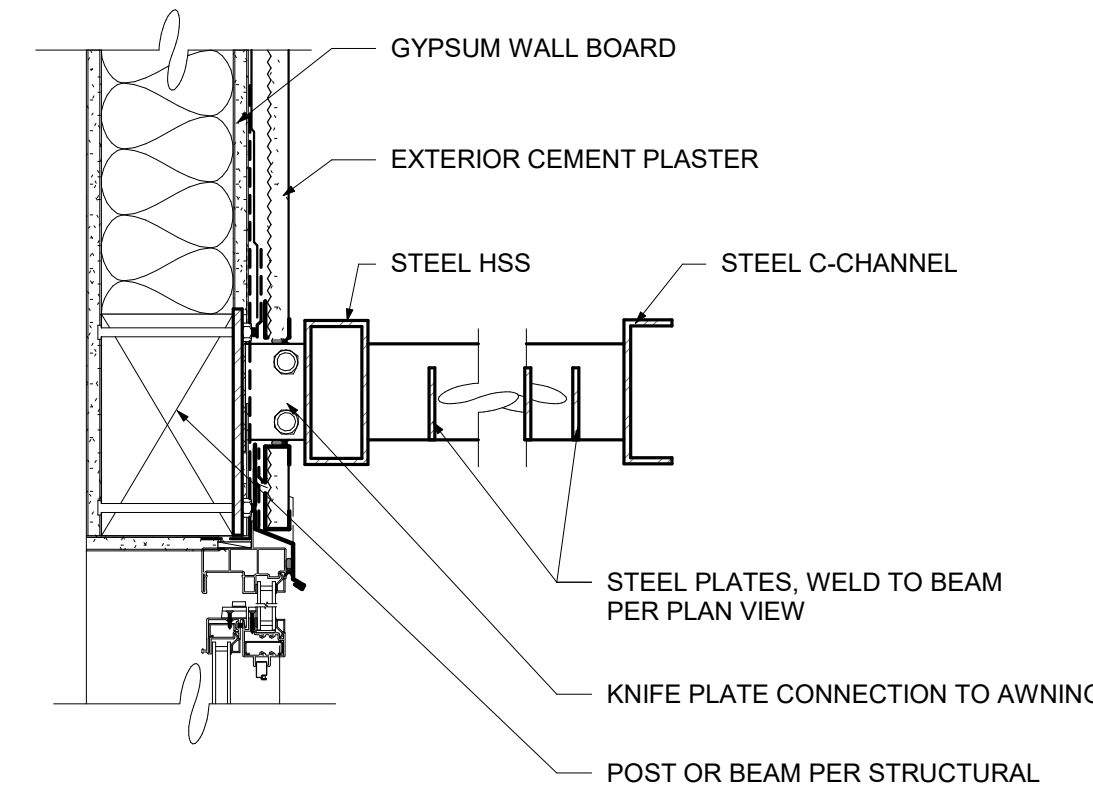
BUILDING SECTION C-C 1/16" = 1'-0" 1



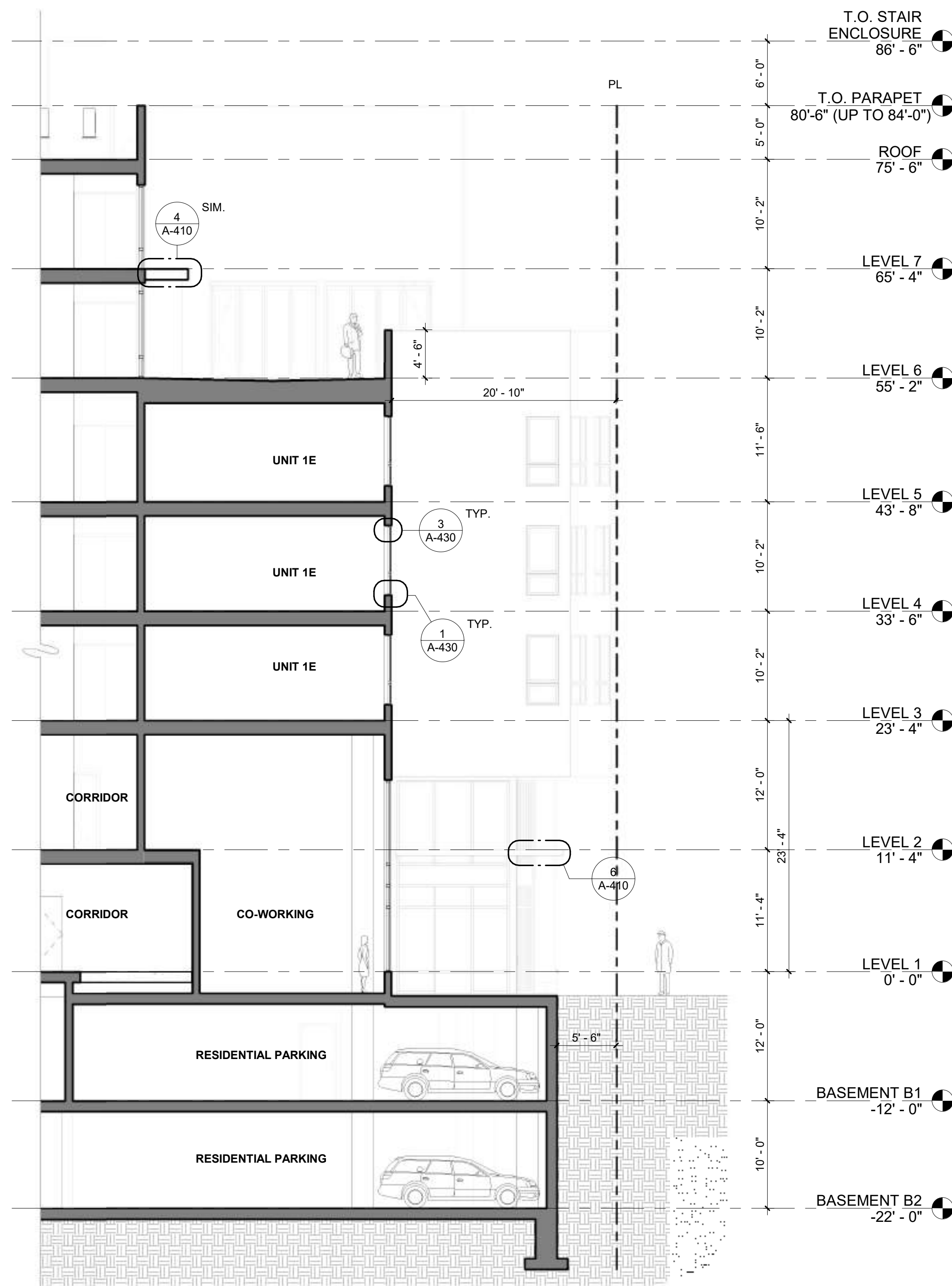
KEY PLAN



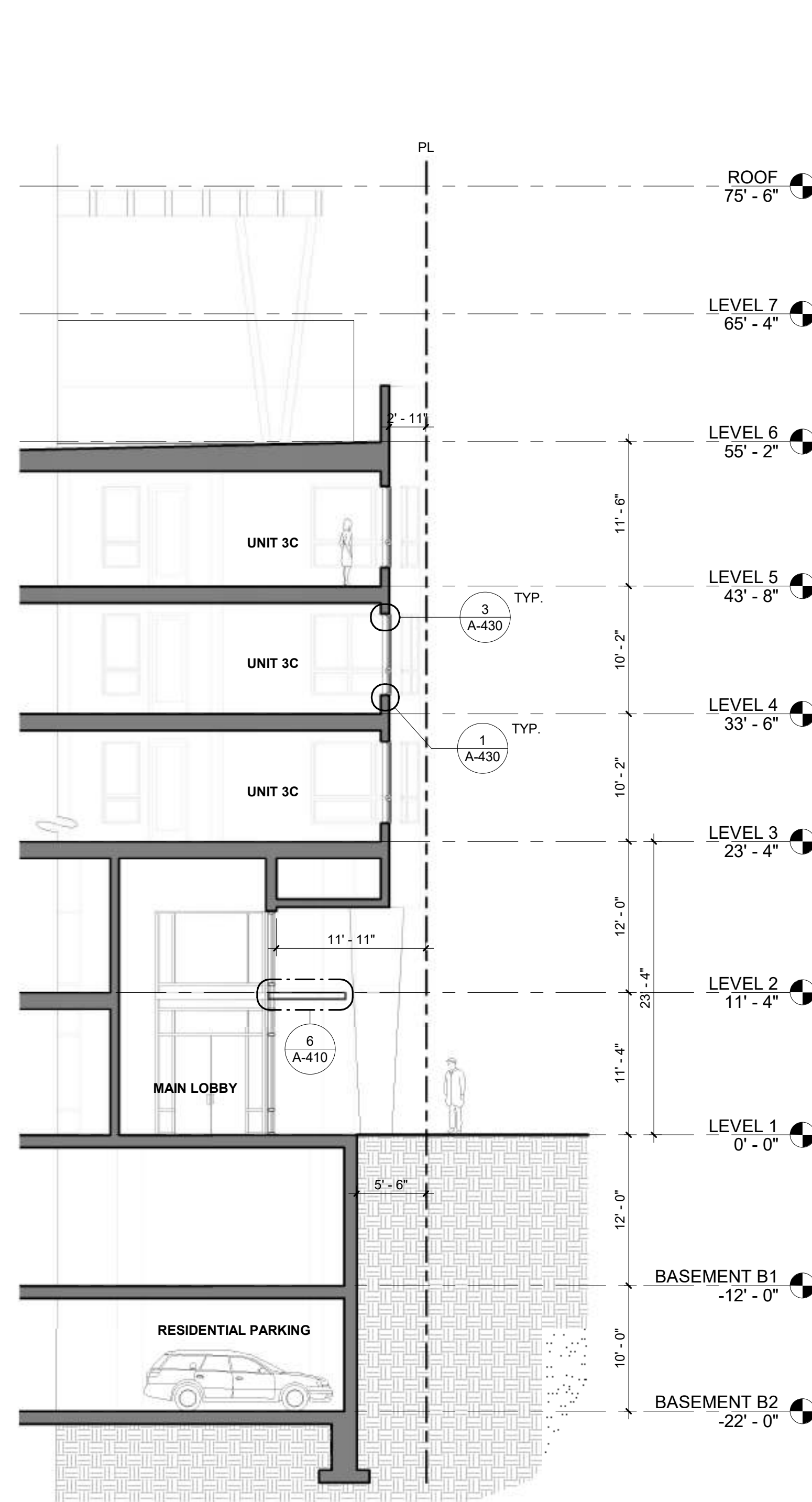
STOREFRONT CANOPY CONNECTION 1 1/2" = 1'-0" 6



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



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



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



CO-WORKING PERSPECTIVE 2



NW CORNER PERSPECTIVE 1



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Sheet Title:
WALL SECTIONS

Job No. 21037
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Sheet Title:
WALL SECTIONS

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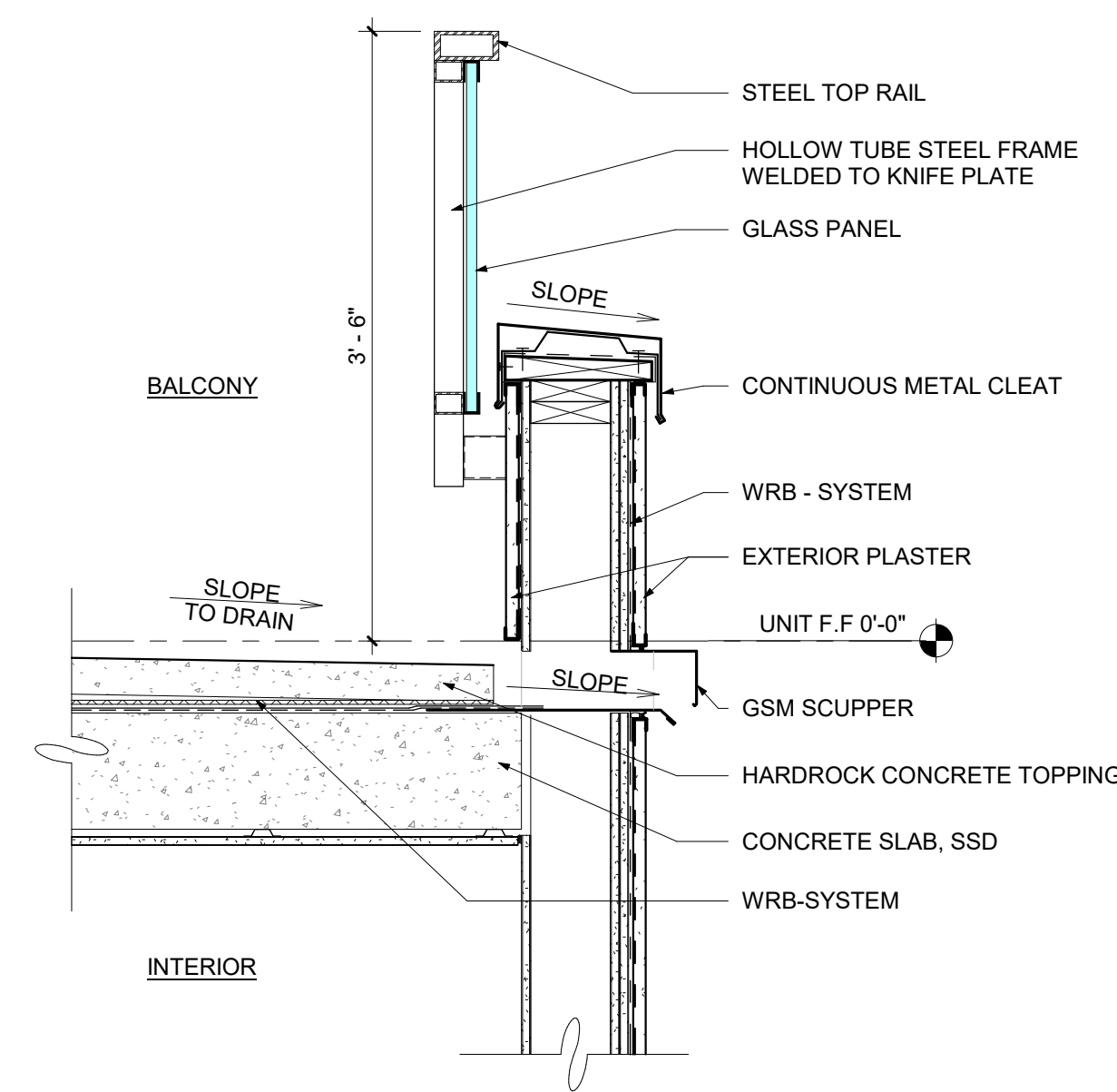
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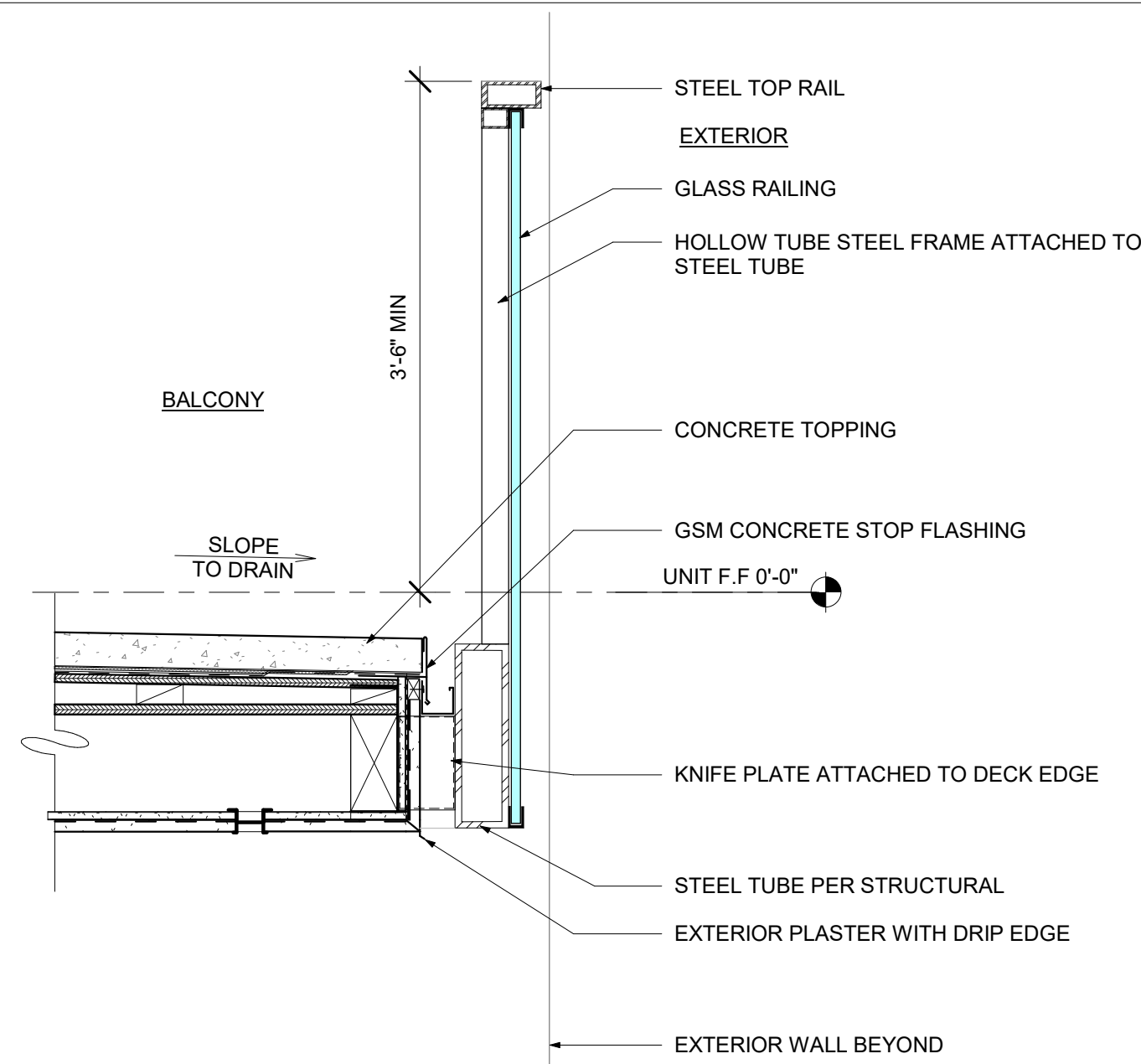
BUILDING PERSPECTIVE 2



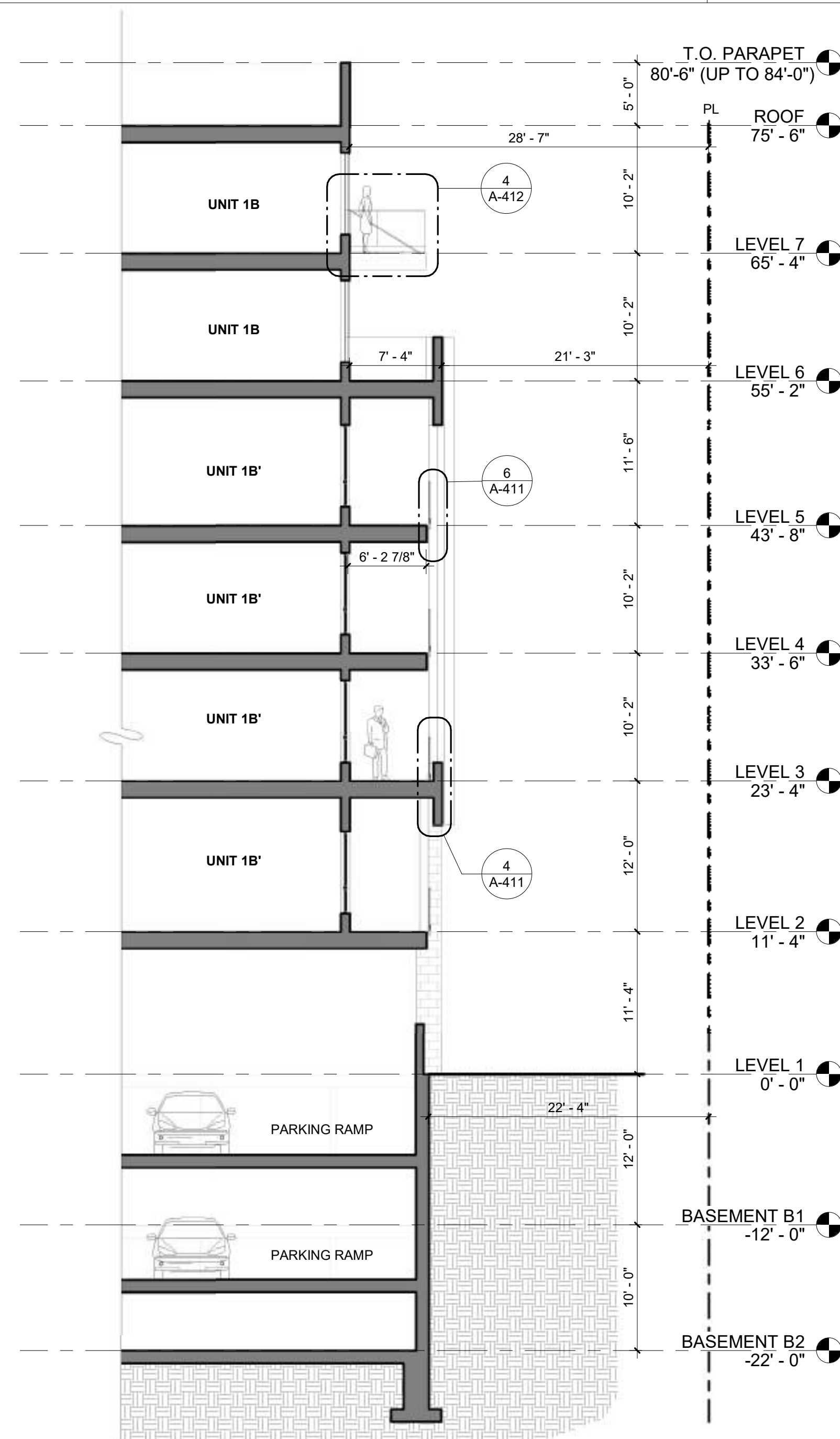
BUILDING PERSPECTIVE 1



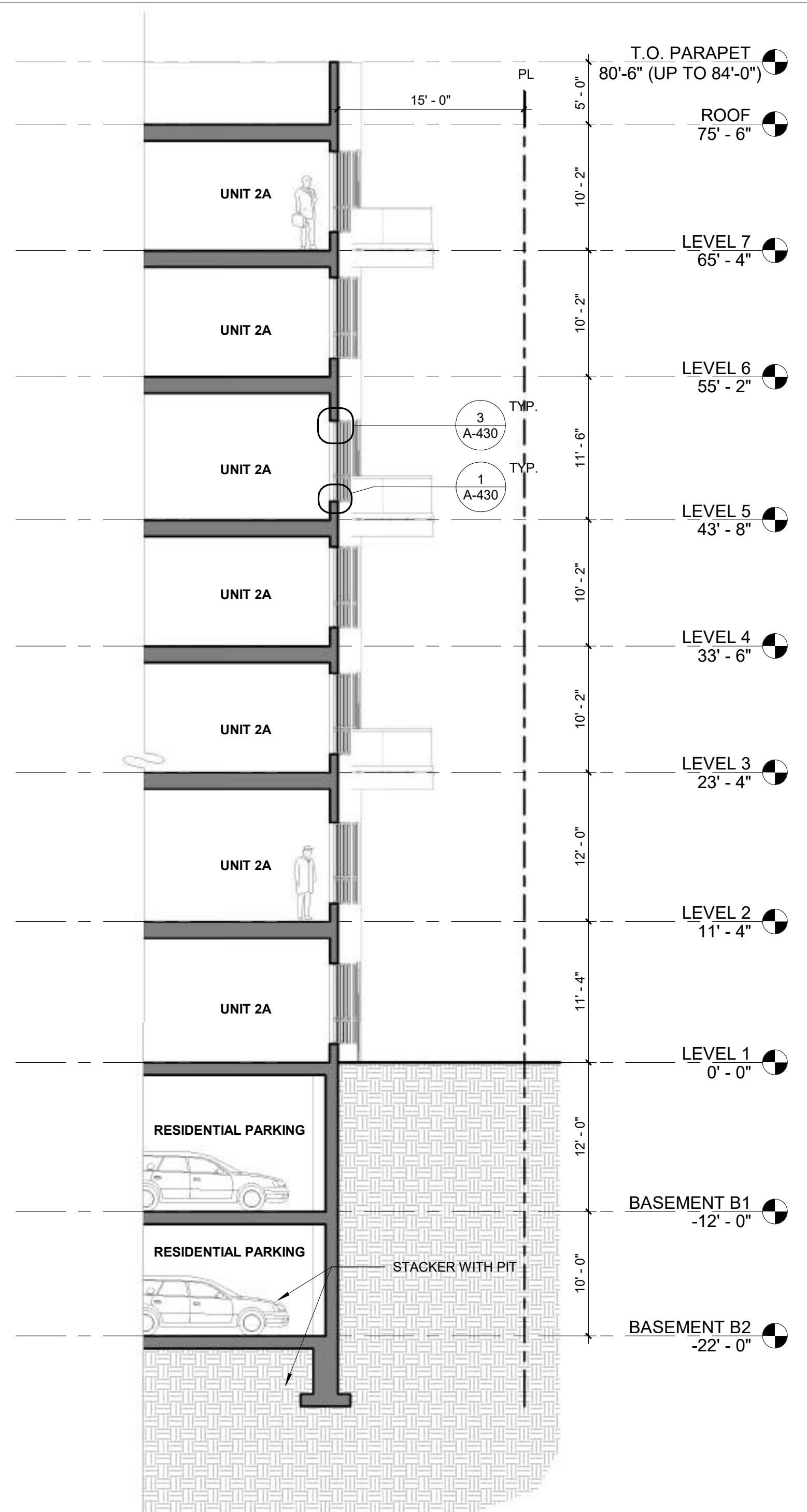
BALCONY W/BACKWALL RAILING 1" = 1'-0" 4



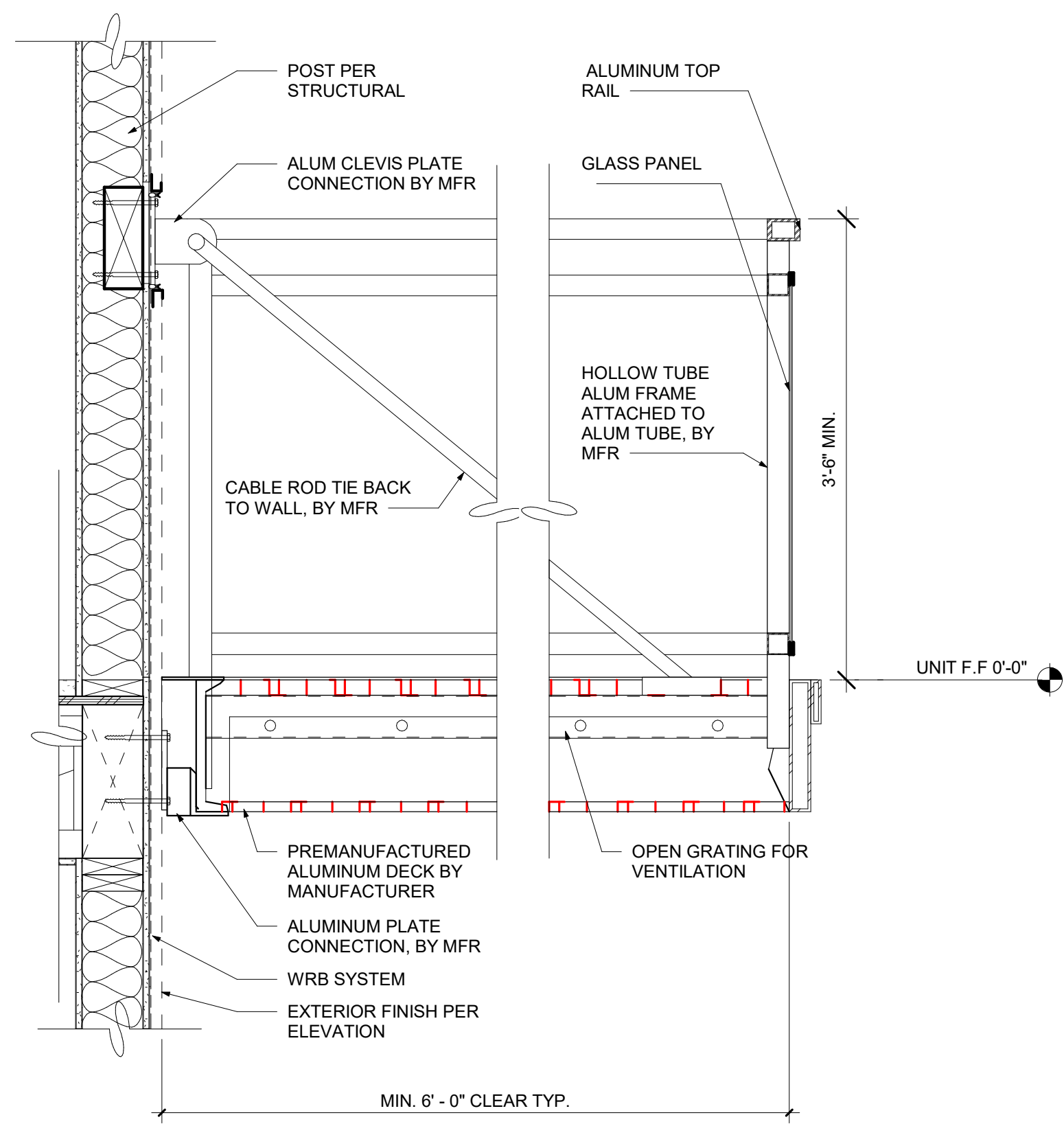
FLUSH BALCONY-GLASS RAILING 1" = 1'-0" 6



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

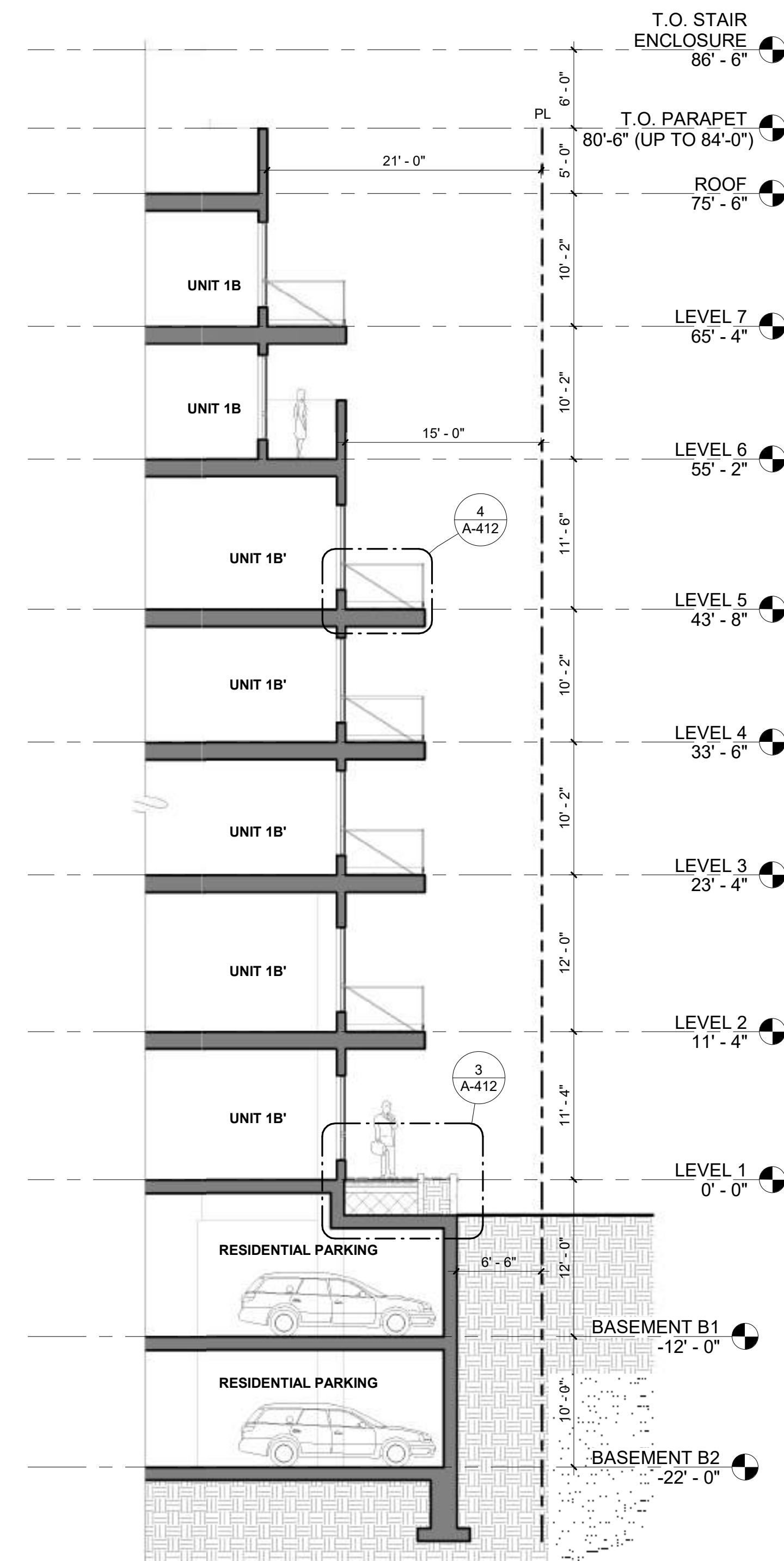


WALL SECTION 1/8" = 1'-0" 5



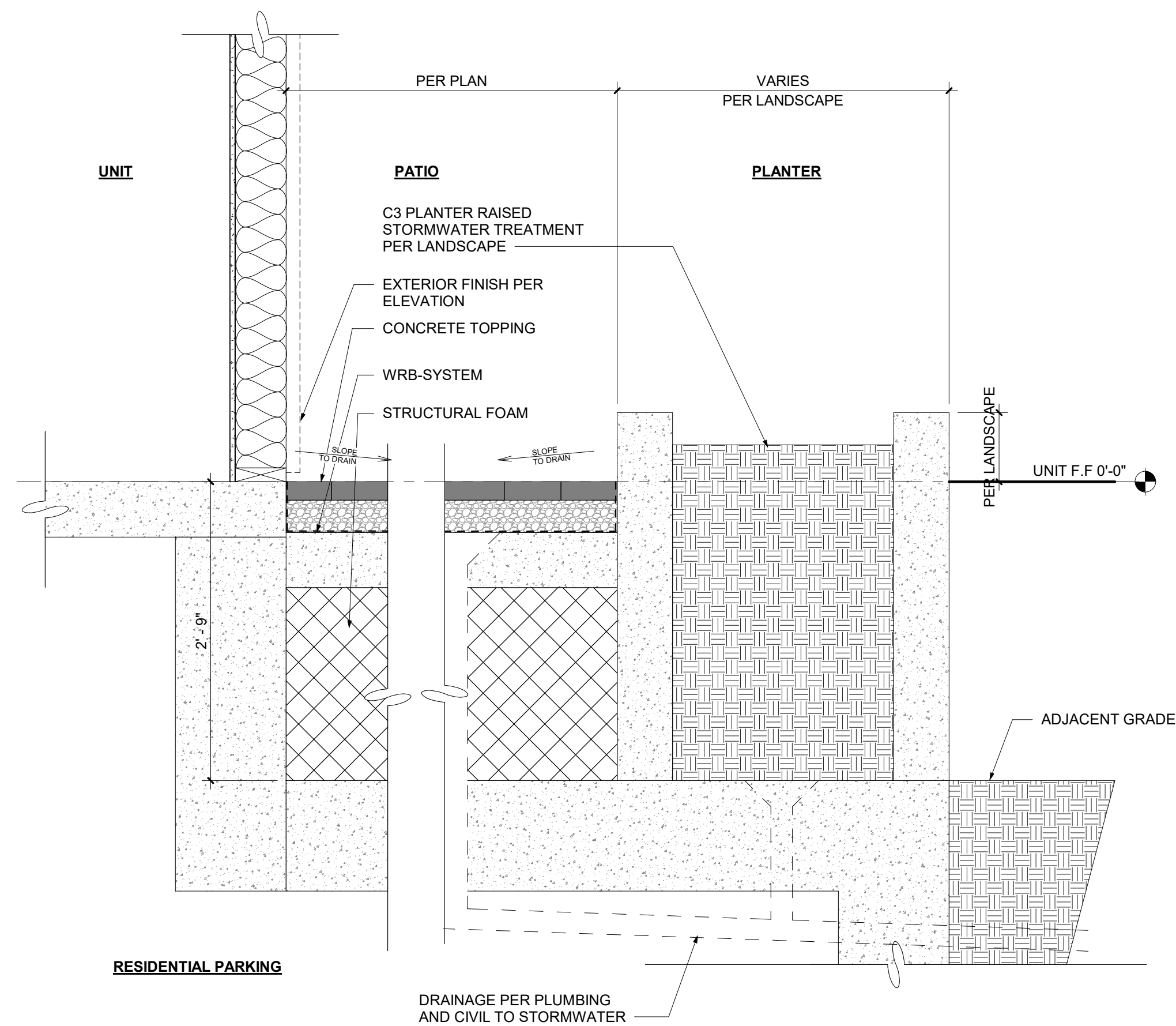
ALUMINUM BOLT-ON BALCONY - GLASS RAILING

1" = 1'-0" 4



WALL SECTION

1/8" = 1'-0" 2



PATIO PLANTER WALL

1" = 1'-0" 3



BUILDING PERSPECTIVE

1/4" = 1'-0" 1

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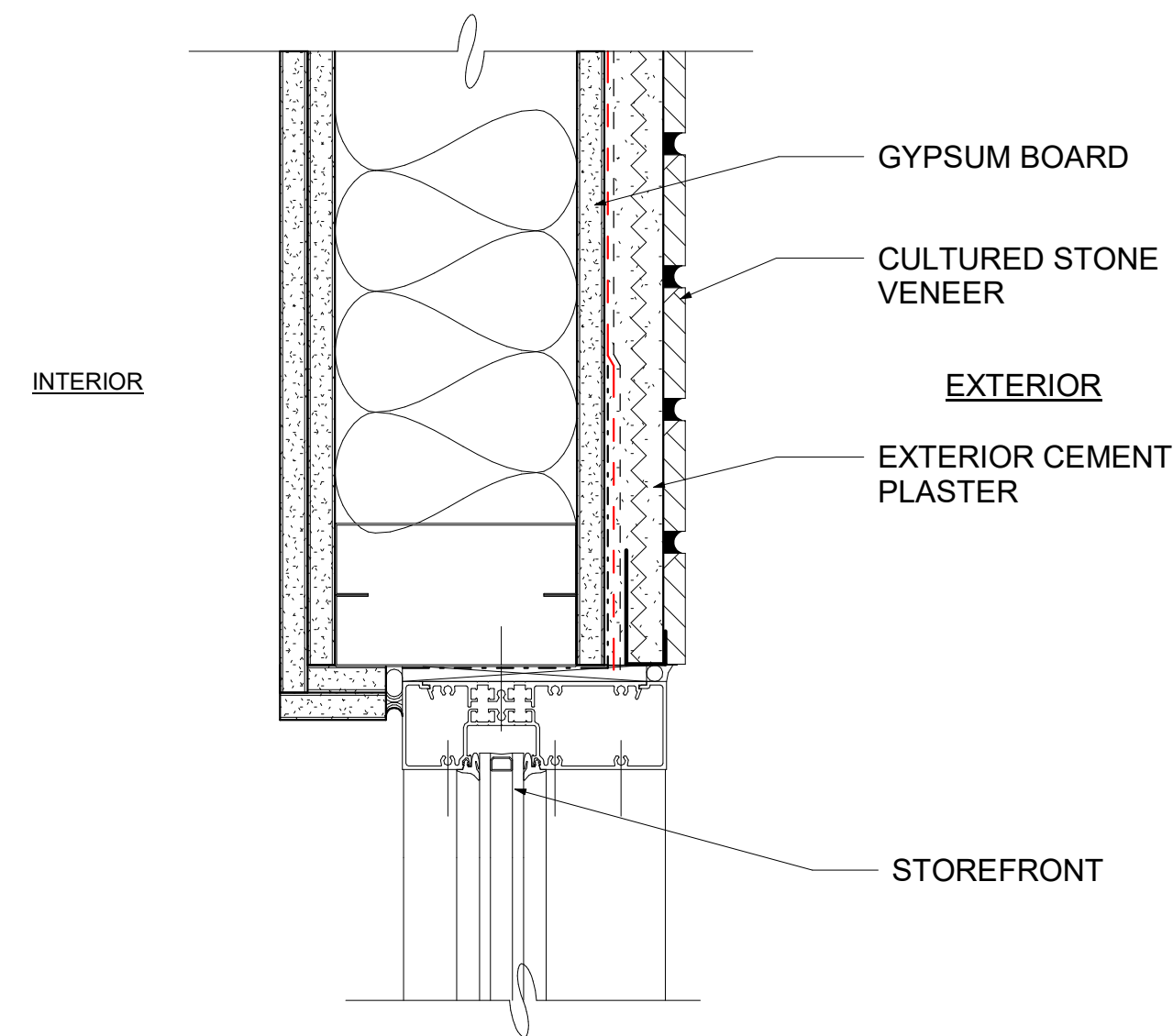
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125 Willow Road, Menlo Park, CA 94025

Sheet Title:
WALL SECTIONS

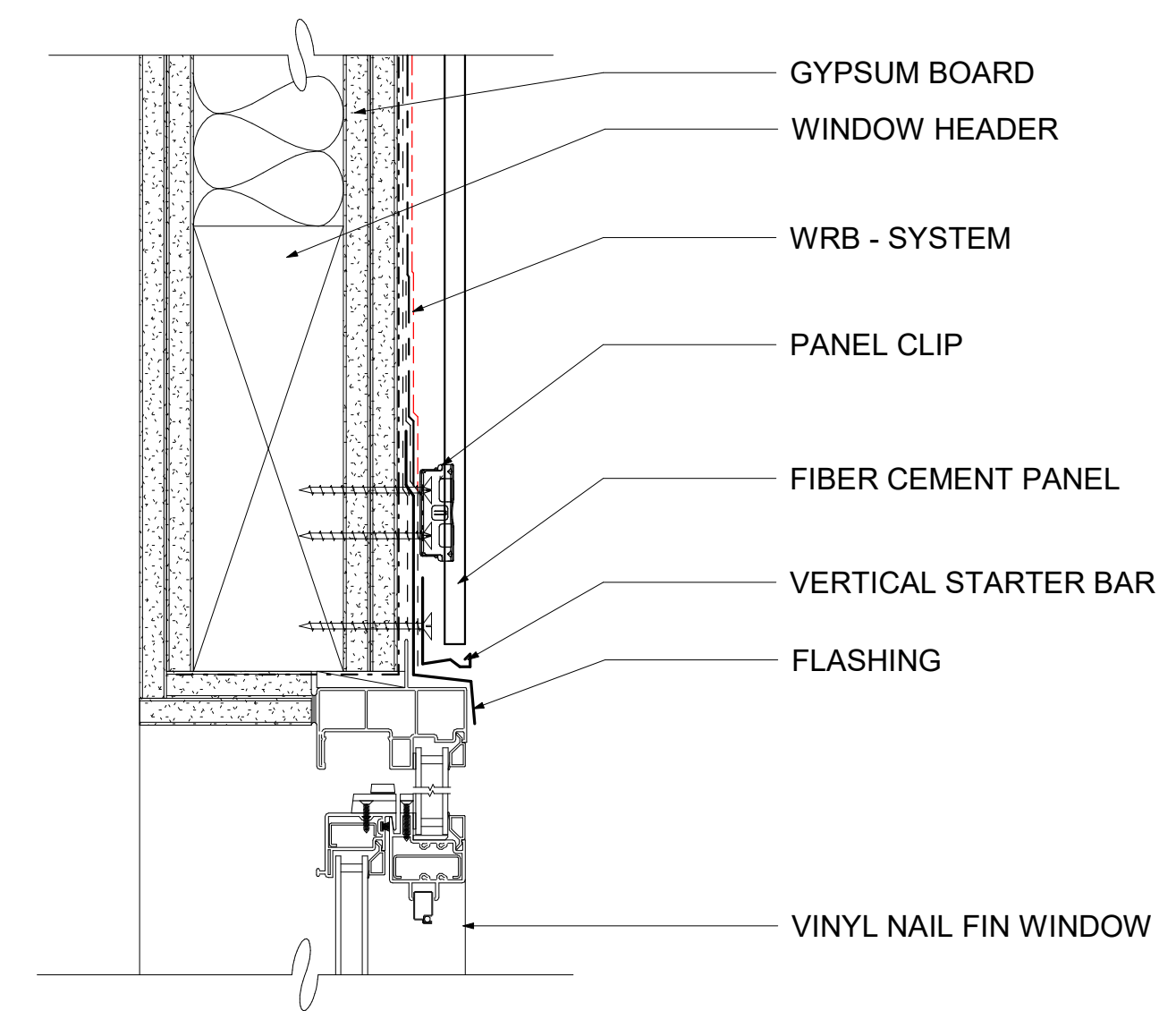
Job No. 21037
Date: 09/29/2023
Scale: As indicated
Author By:

Sheet No:

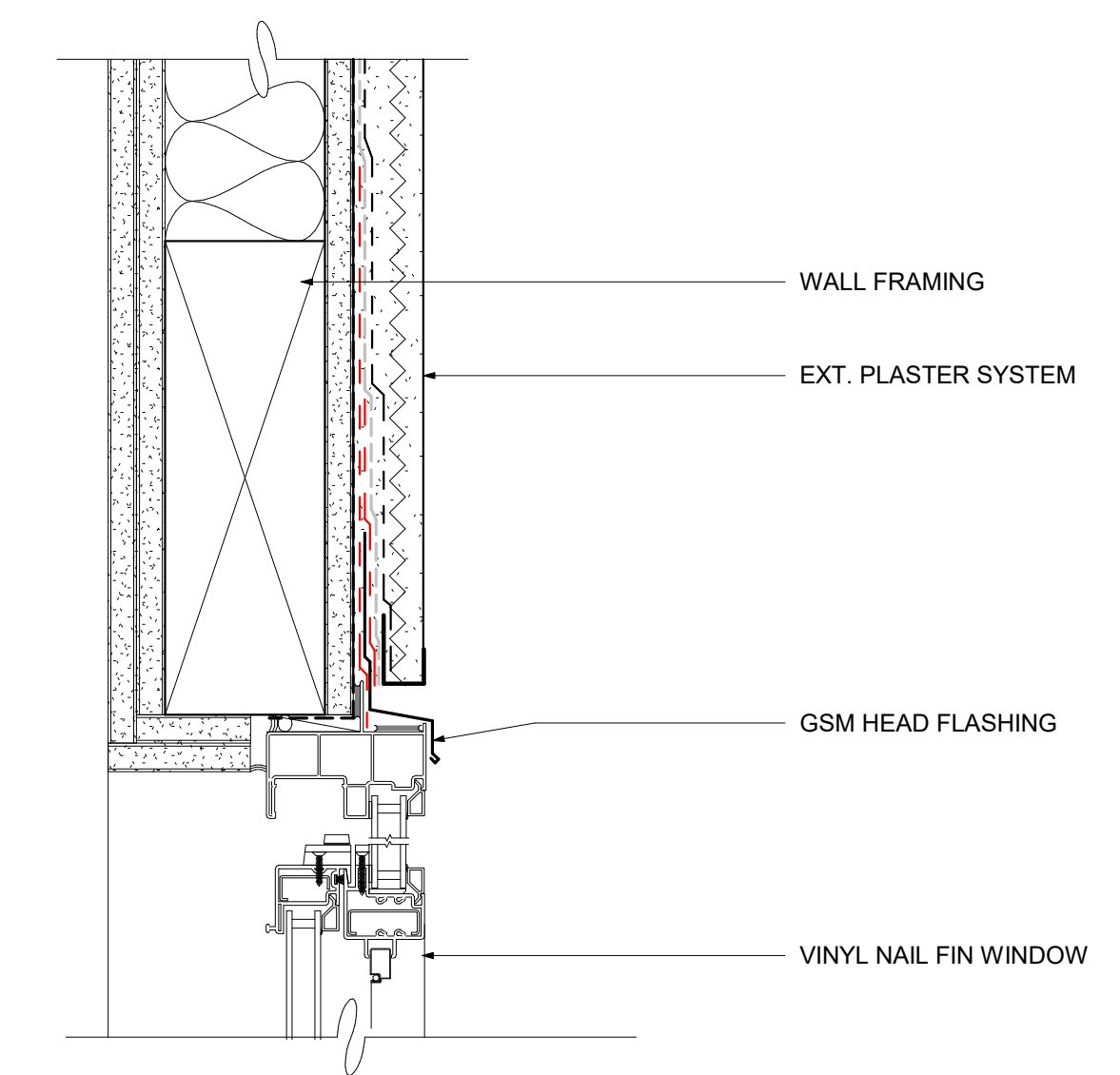
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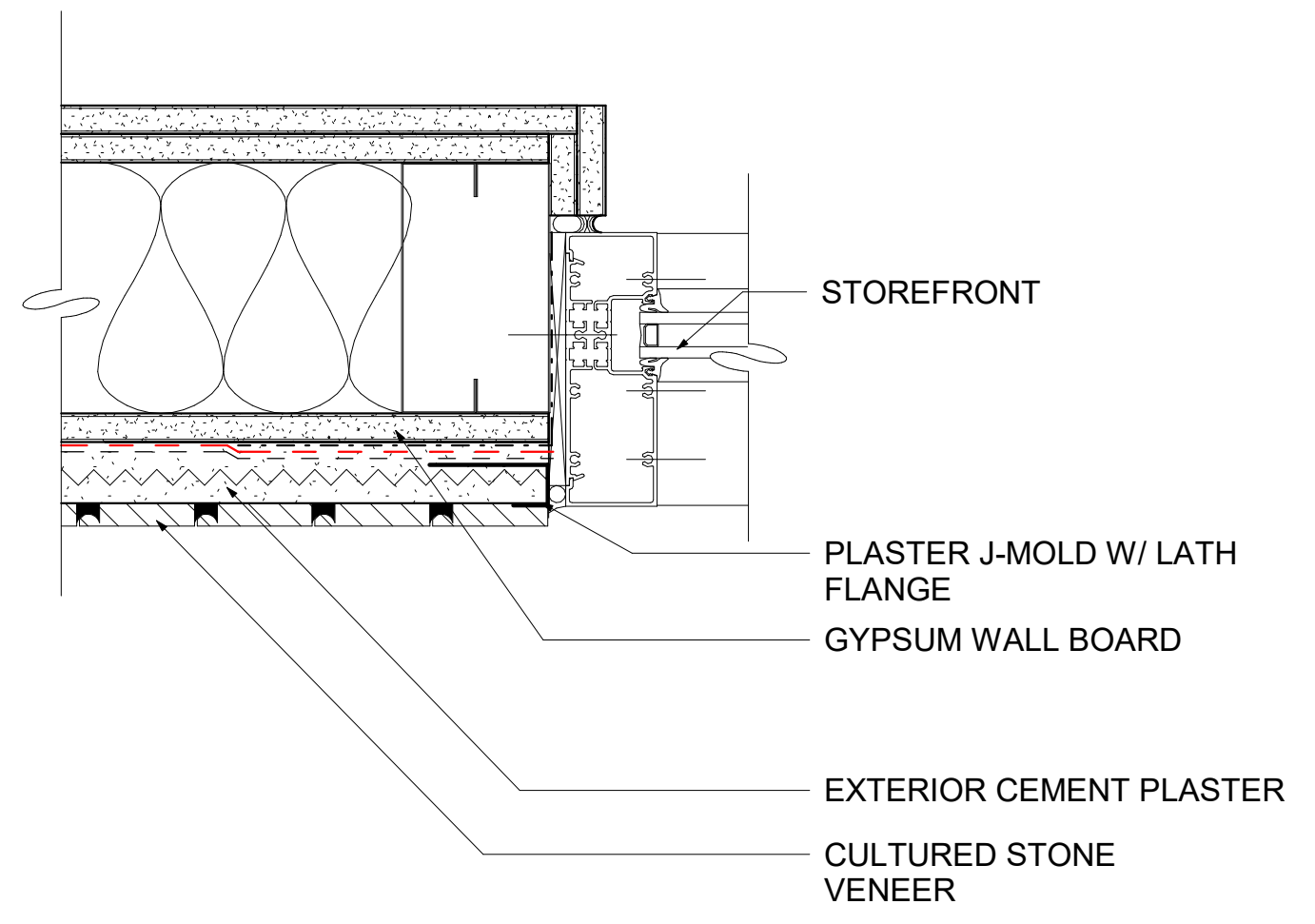
9 STOREFRONT JAMB DETAIL
3" = 1'-0"



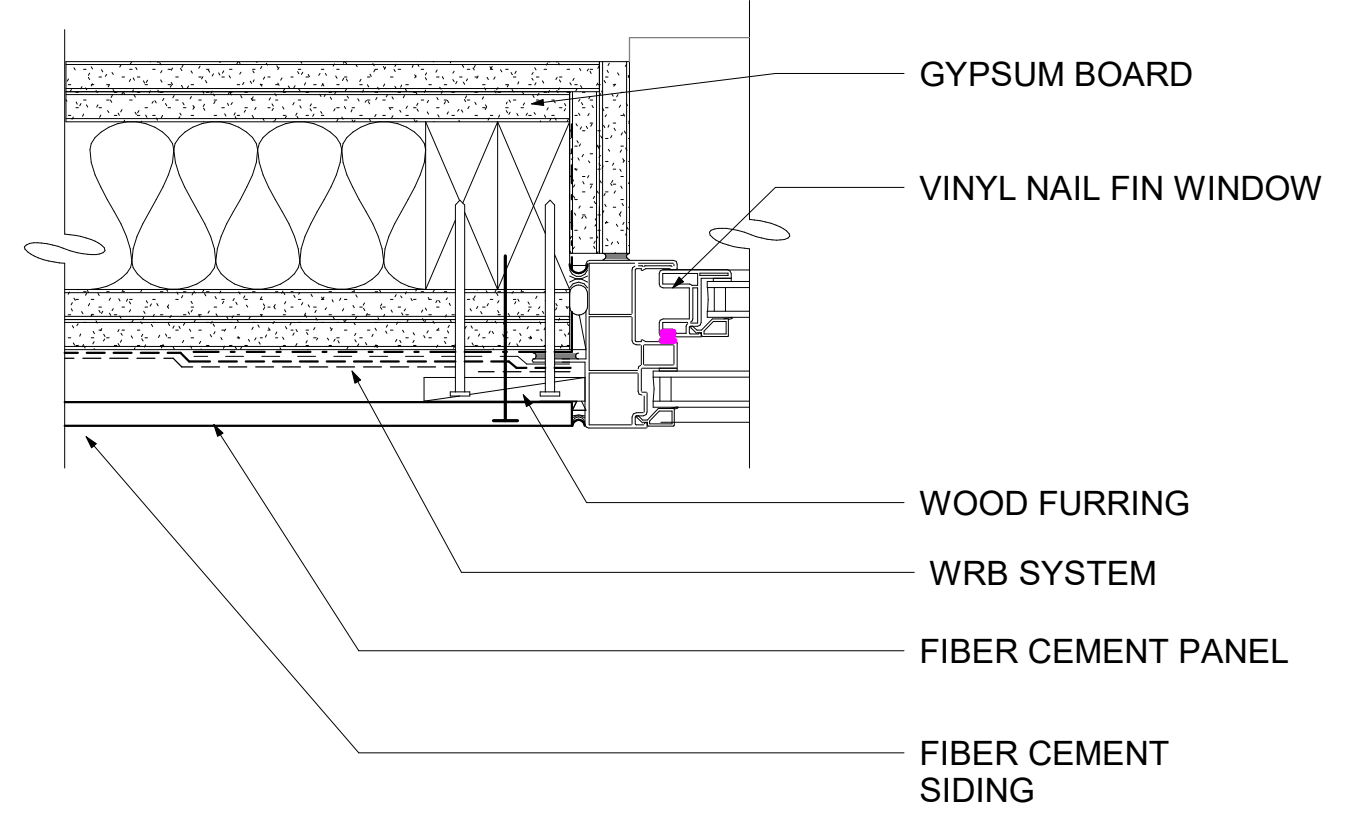
6 WINDOW HEAD FLUSH - FIBER CEMENT PANEL
3" = 1'-0"



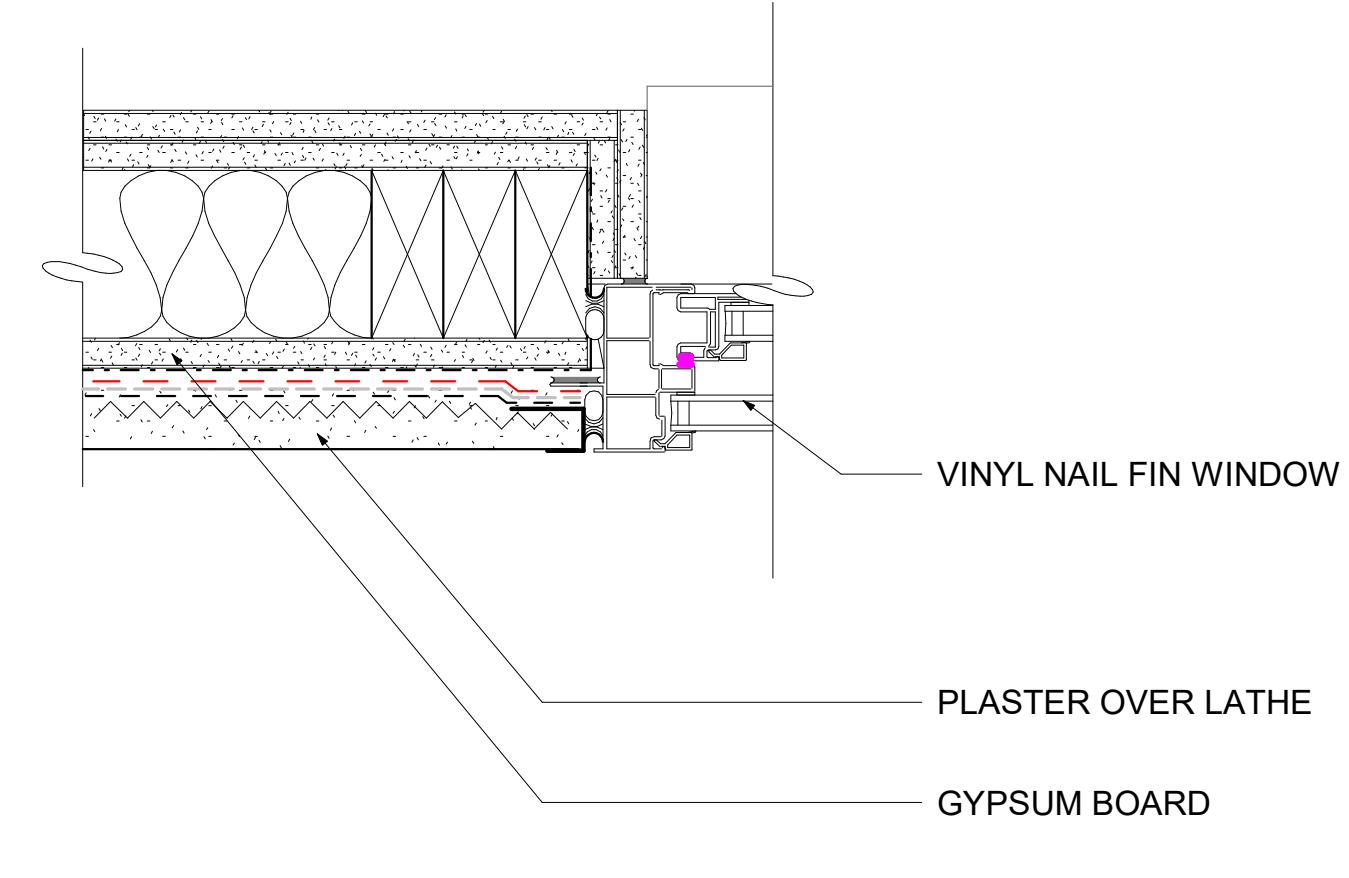
3 WINDOW HEAD FLUSH - STUCCO
3" = 1'-0"



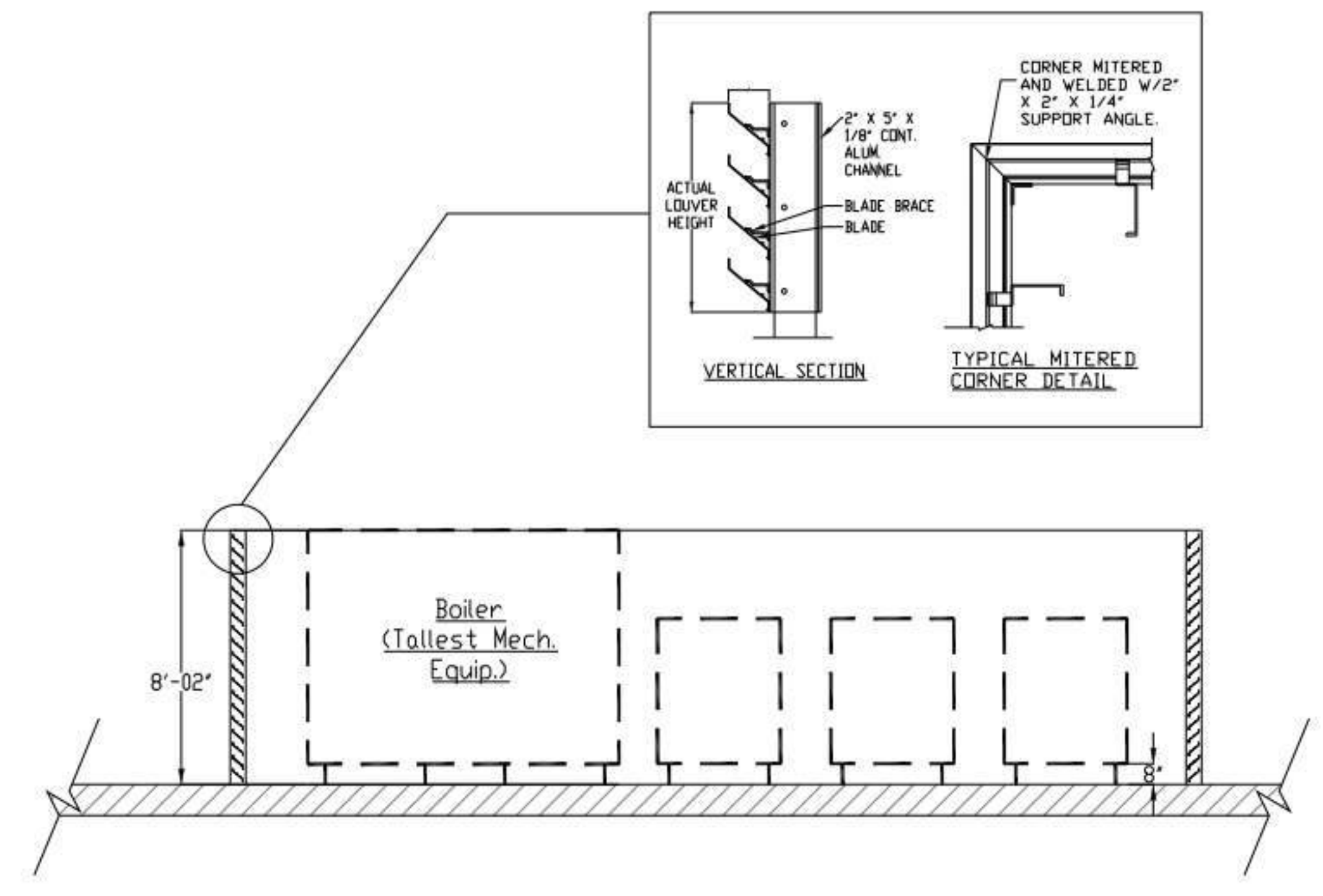
8 STOREFRONT JAMB DETAIL
3" = 1'-0"



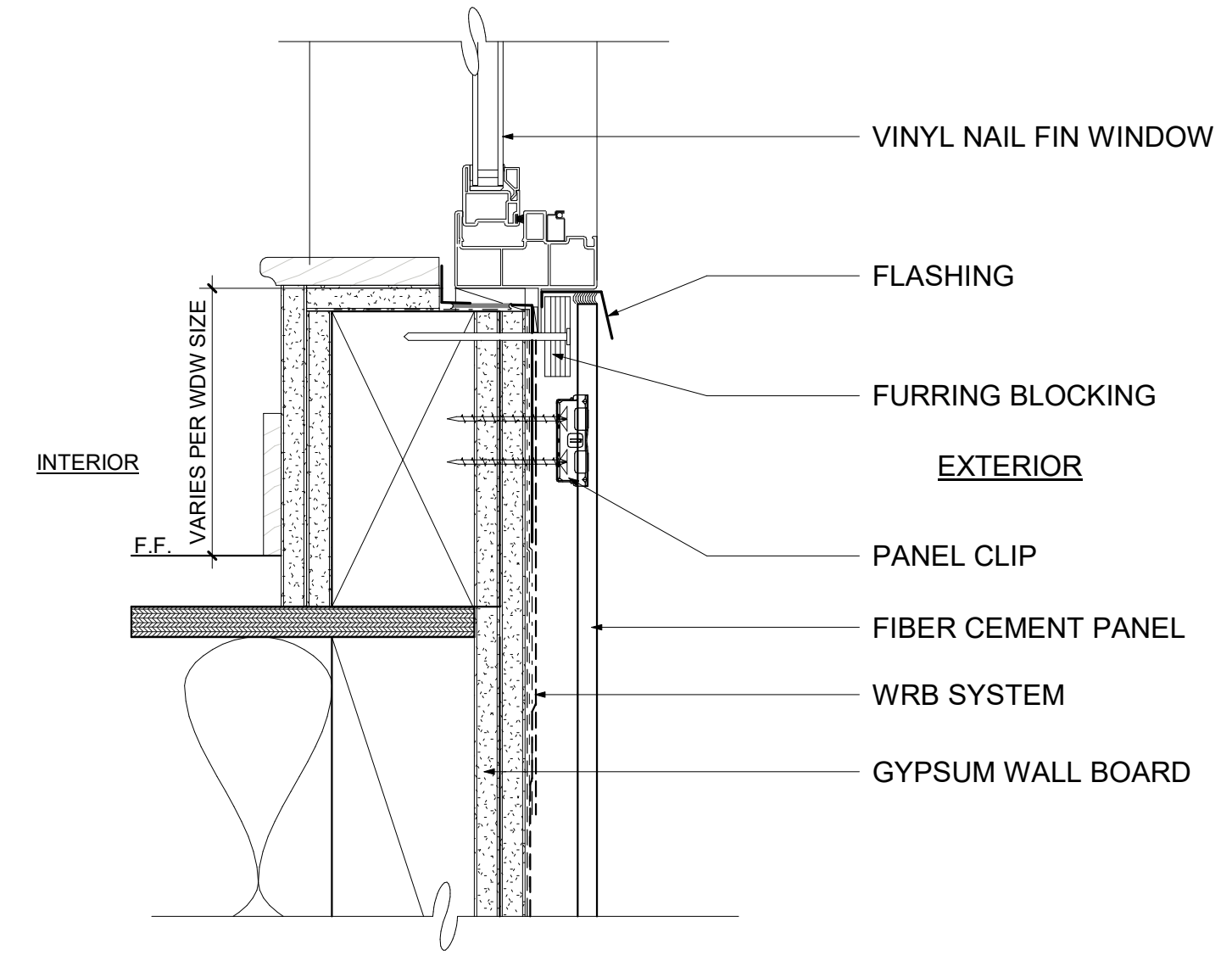
5 WINDOW JAMB FLUSH - FIBER CEMENT PANEL
3" = 1'-0"



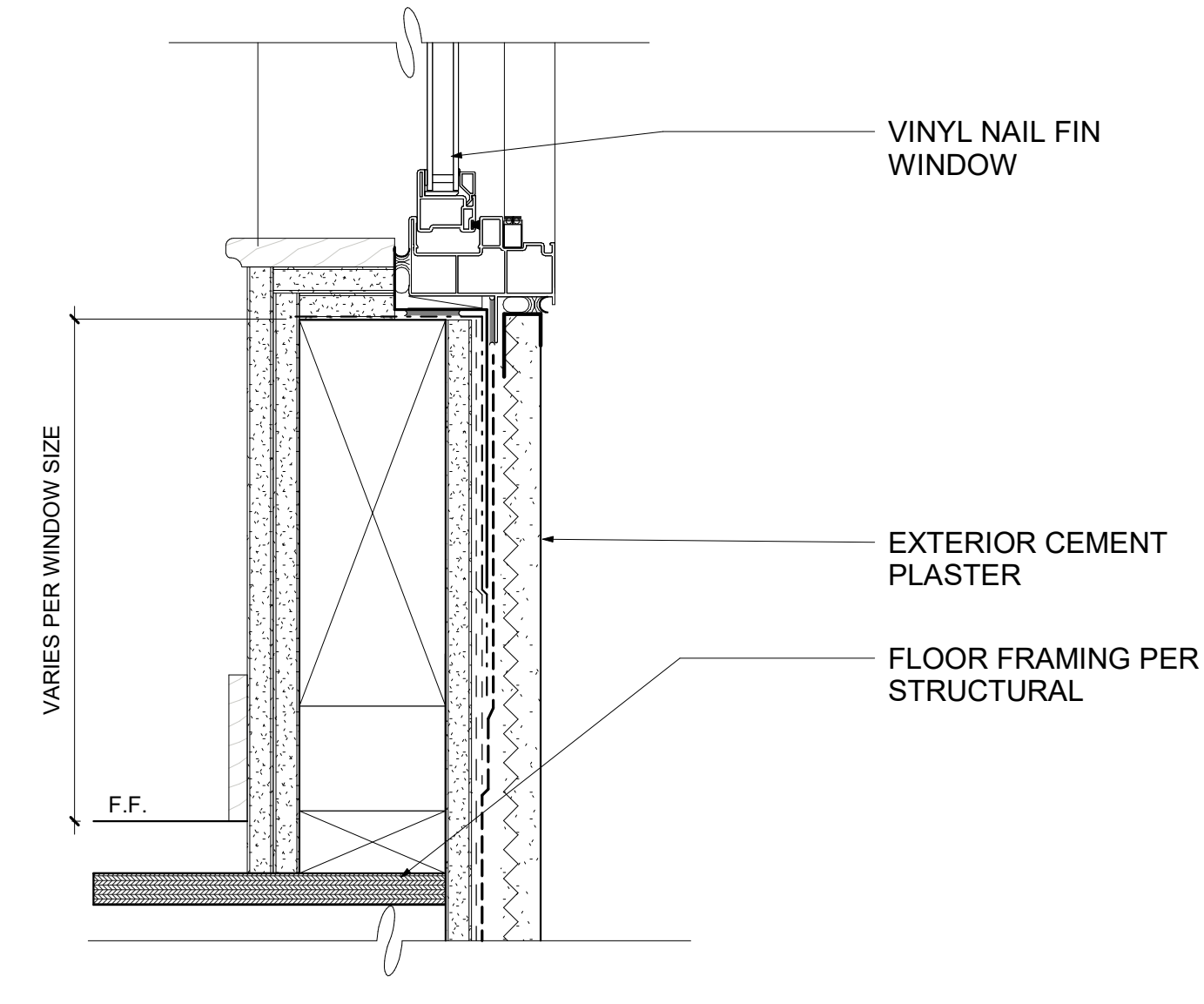
2 WINDOW JAMB FLUSH - STUCCO
3" = 1'-0"



7 MECHANICAL SCREEN DETAIL
1/4" = 1'-0"



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



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



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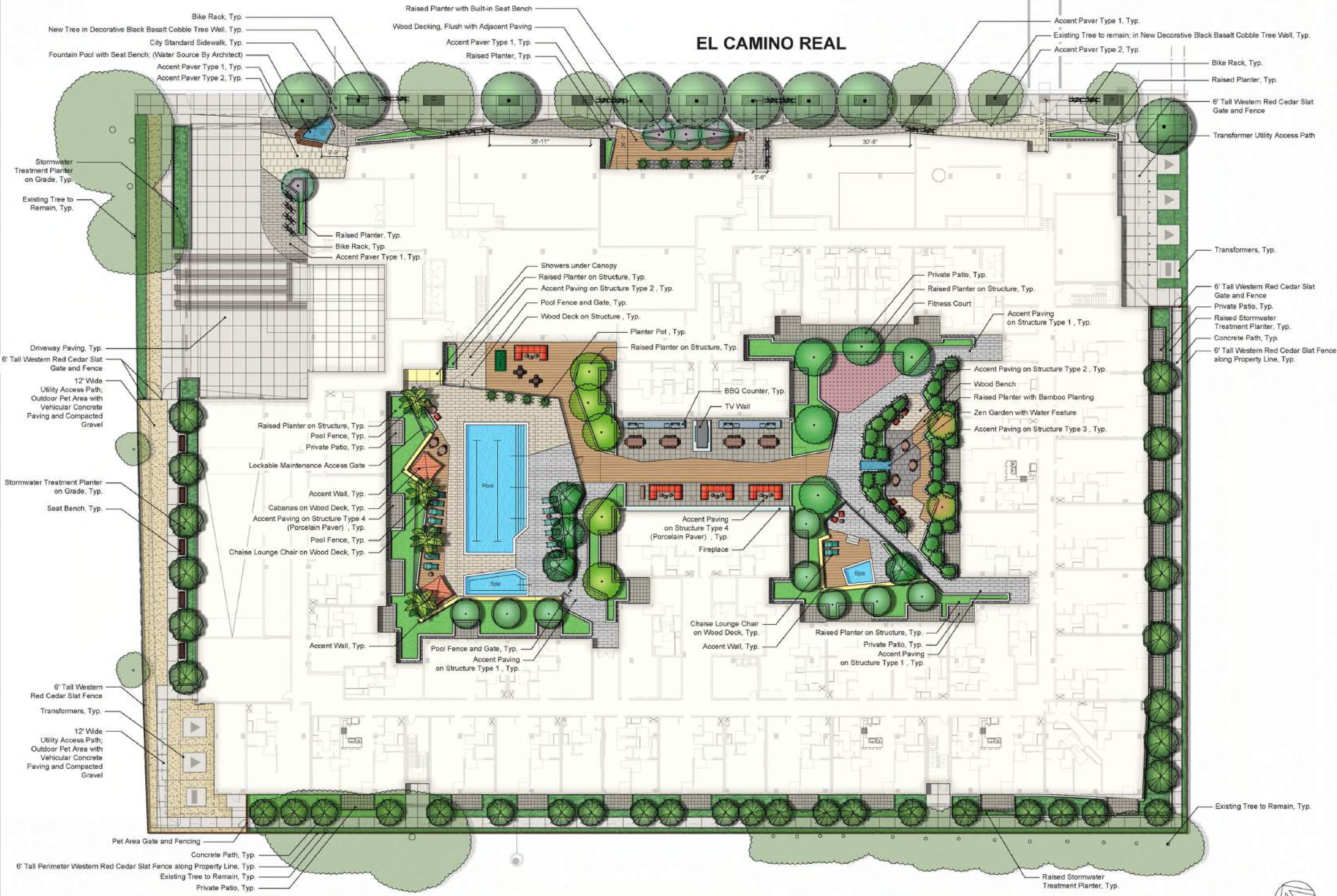
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Date: 09/29/2023
Scale: As indicated
Author By:

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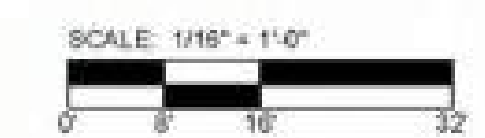
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CONCEPTUAL LANDSCAPE PLAN - SITE & PODIUM

Job No. 21037
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Scale:
Author:

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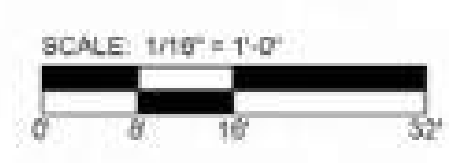
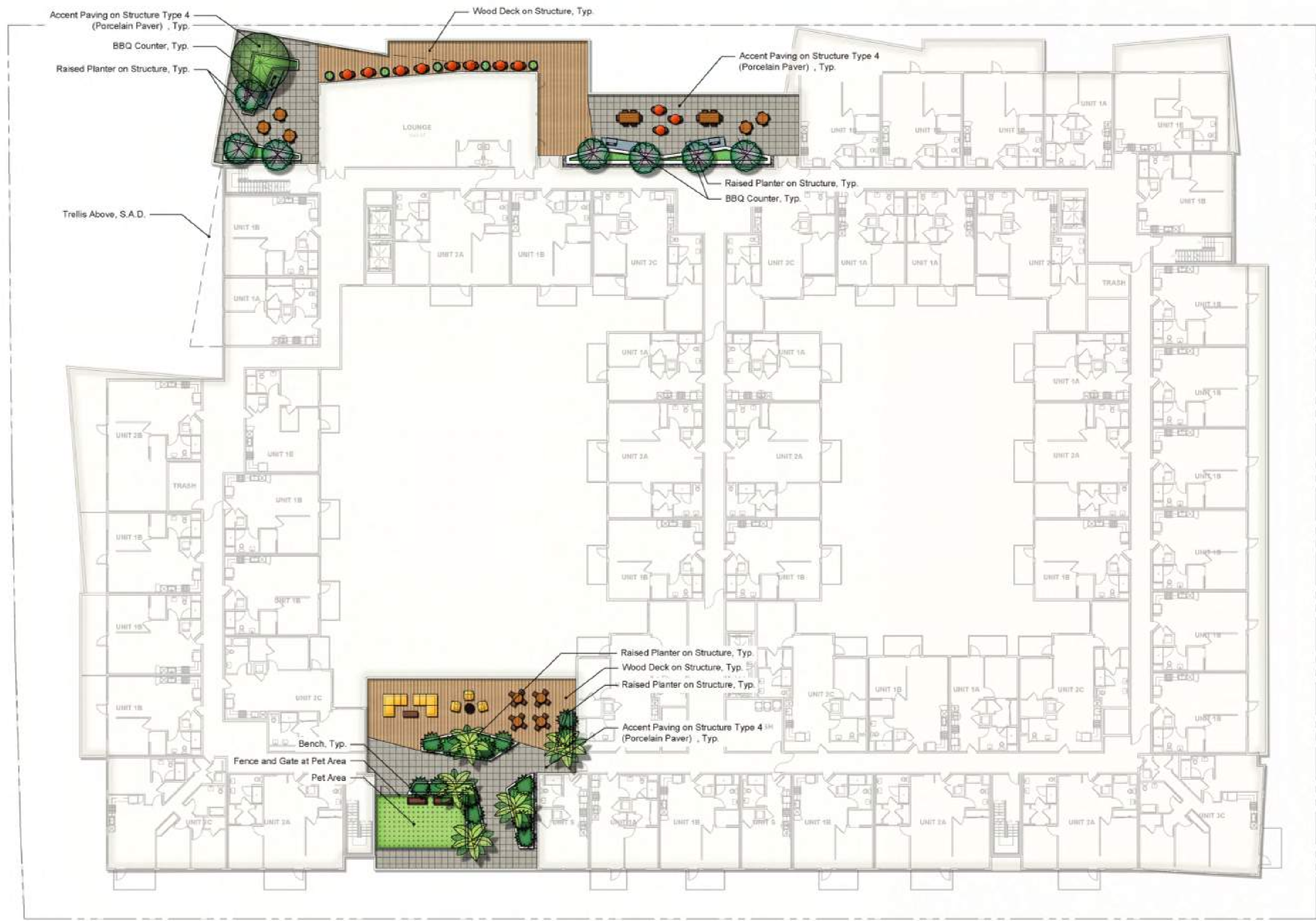
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**CONCEPTUAL
LANDSCAPE PLAN -
ROOF TERRACE**

Job No. 21037
Date: 09/29/2023
Scale:
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L-1.2



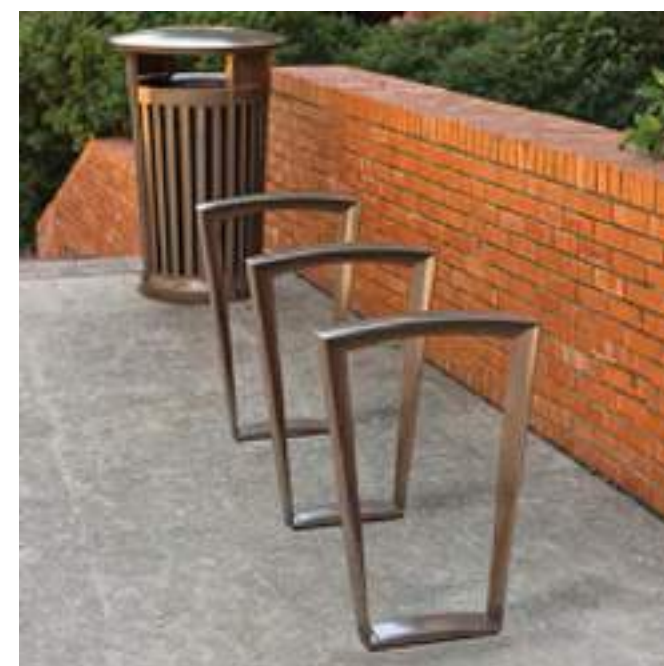
SITE PRECEDENT IMAGERY



ACCENT PAVING



TREE GRATE



BIKE RACKS



WESTERN RED CEDAR SLAT FENCE

PODIUM PRECEDENT IMAGERY



ACCENT PAVING 6X12 PAVERS



WOOD DECKING



FITNESS COURT SURFACE



GLASS POOL FENCE



PLANTER POT



INTEGRAL WOOD BENCH

ROOF PRECEDENT IMAGERY



PORCELAIN PAVER AND WOOD DECK



PLANTER POT



BENCH AT PET AREA



ARTIFICIAL TURF AT PET AREA



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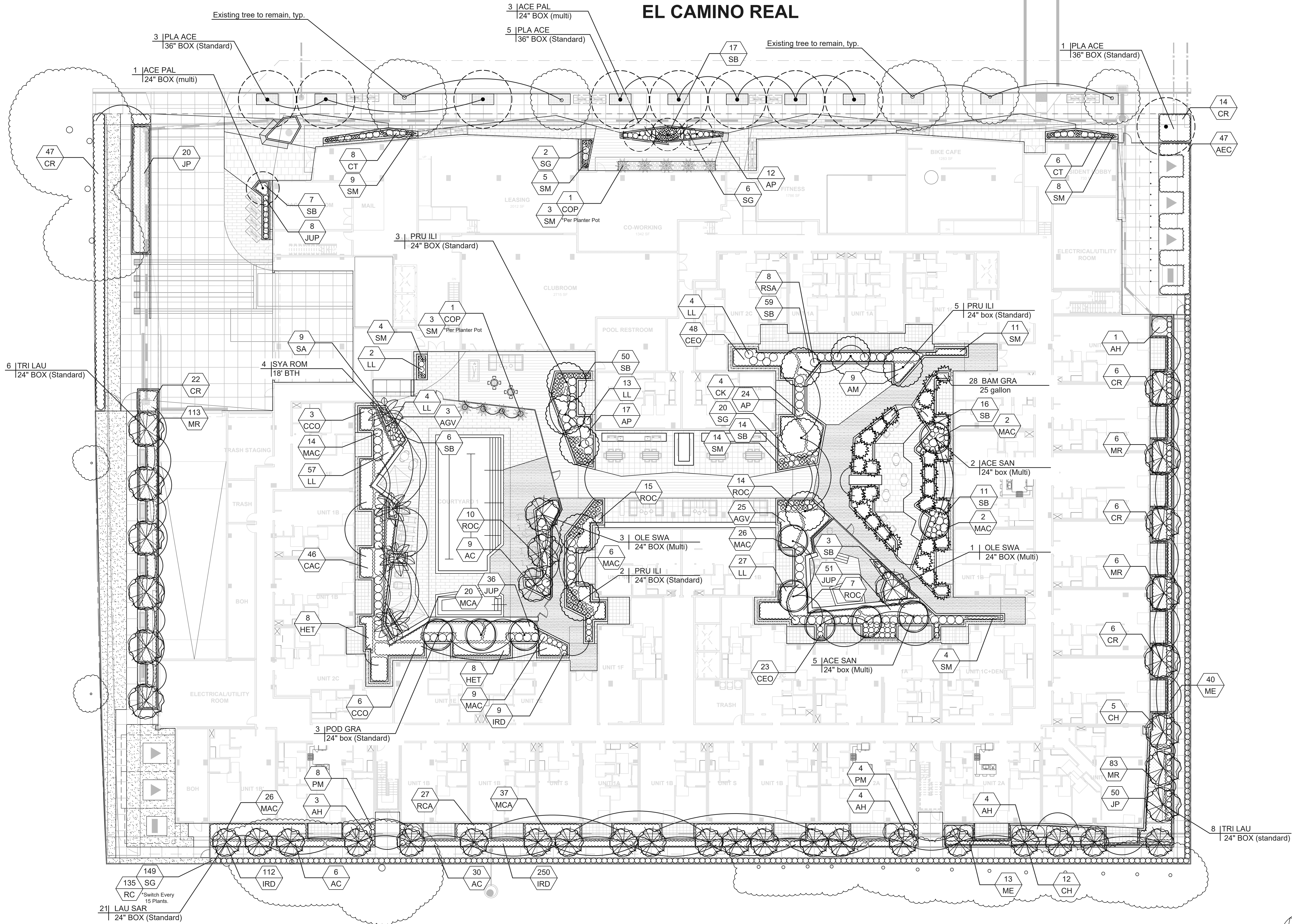
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LANDSCAPE IMAGERY

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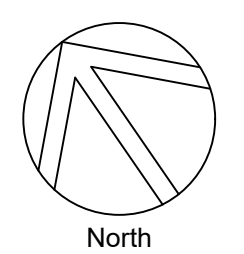
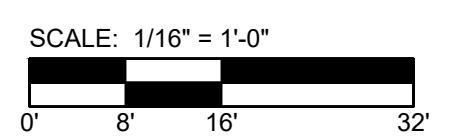
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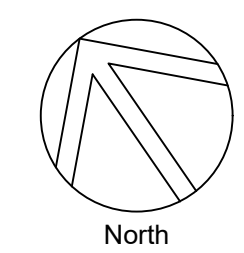
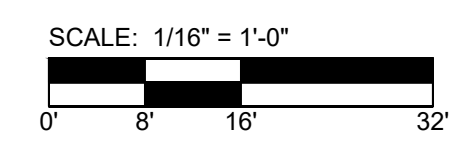
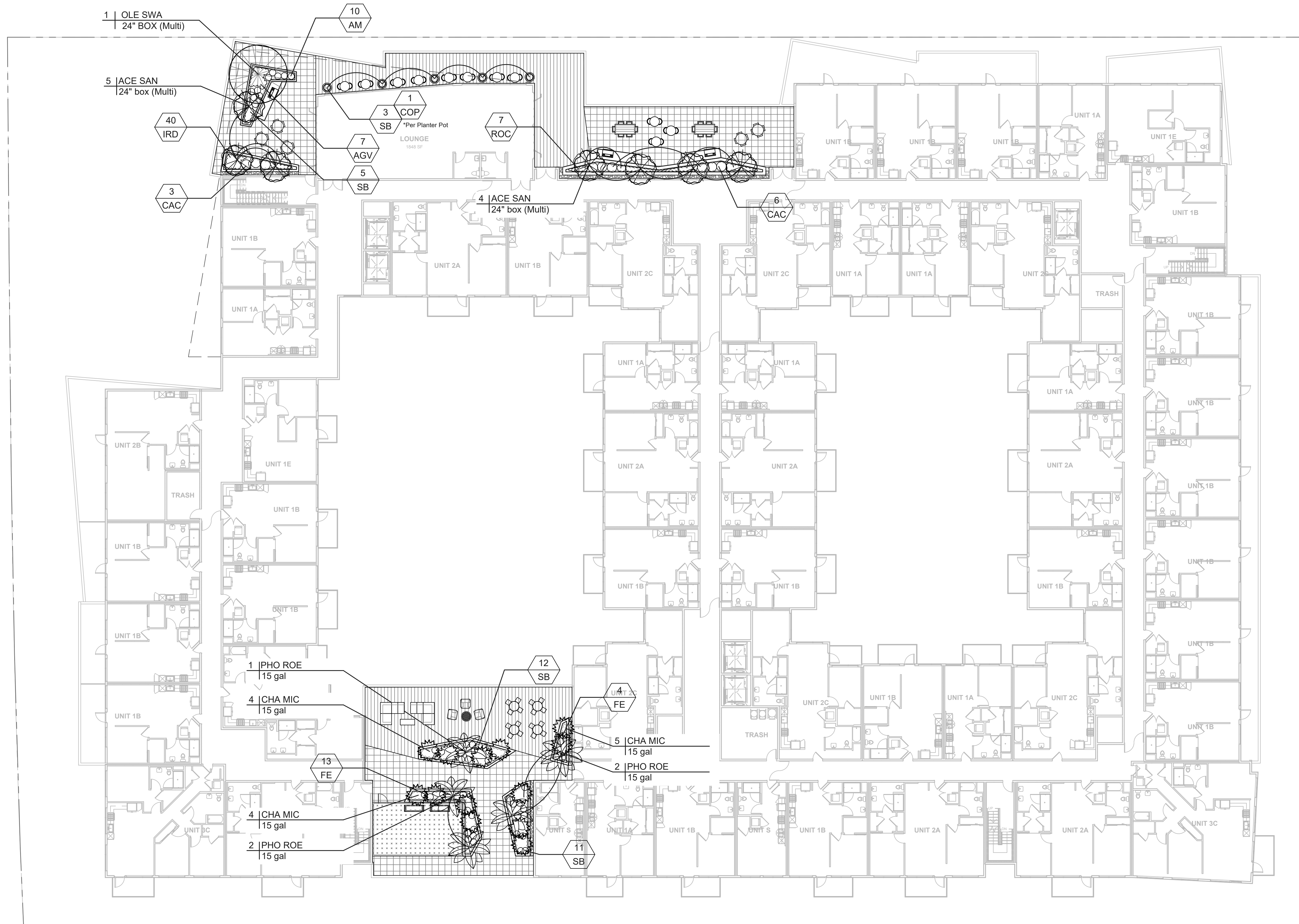
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CONCEPTUAL PLANTING PLAN - ROOF TERRACE

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PLANT PALETTE

TREES- all 24" box unless noted otherwise on Planting Plan

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WUCOLS	NOTES	HABITAT FORMING
AES PAL	4	24" Box	Acer palmatum	Japanese Maple	Multi	Medium	Regionally Appropriate	N/A
ACE SAN	16	24" Box	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	Multi	Medium	Regionally Appropriate	N/A
ACE GLA	5	24" Box	Acer glabrum	Mountain Maple	Multi	Medium	California Native	Attract Butterflies
AES CAL	24	24" Box	Aesculus californica	California Buckeye	Low Branch	Low	California Native	Food
ARB MAR	24	24" Box	Arbutus 'Marina'	Marina Strawberry Tree	Multi	Low	California Native	Food
BAM GRA	28	25 Gal	Bambusa textilis gracilis	Graceful Bamboo	25 Gallon	Medium	Regionally Appropriate	N/A
CER OCC	24	24" Box	Cercis occidentalis	Western Redbud	Multi	Low	California Native	Attract Butterflies&Beds
LAU SAR	21	24" Box	Laurus 'Saratoga'	Saratoga Laurel	Standard	Low	Regionally Appropriate	Benefits Birds & Food
LYO FLO	24	24" Box	Lyonothamnus floribundus	Catalina Ironwood	Standard	Low	California Native	Attract Birds
OLE SWA	5	24" Box	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	Multi	Medium	Regionally Appropriate	Attract Bees & Birds
PAR FLO	24	24" Box	Parkinsonia florida	Blue Palo Verde	Standard	Low	California Native	Attract Bees & Birds
PLA ACE	5	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
POP FRE	24	24" Box	Populus fremontii	Fremont Cottonwood	Standard	Medium	California Native	Food
PRU ILI	9	24" Box	Prunus ilicifolia ssp. lyonii	Catalina Cherry	Standard	Low	California Native	Food
TRI LAU	14	24" Box	Tristania laurina 'Elegant'	Elegant Water Gum	Standard	Medium	Regionally Appropriate	Food
UMB CAL	24	24" Box	Umbellularia californica	California Laurel	Standard	Low	California Native	Food
QUE AGR	24	24" Box	Quercus agrifolia	Coast Live Oak	Multi	Low	California Native	Food
QUE LOB	24	24" Box	Quercus lobata	Valley Oak	Standard	Low	California Native	Food
QUE SUB	24	24" Box	Quercus suber	Cork Oak	Standard	Low	California Native	Food

PALMS	KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WUCOLS	CALIFORNIA NATIVE	SUITABLE FOR STORMWATER TREATMENT	HABITAT FORMING
CHA MIC	13	15 Gal	15 Gal	Chamaedorea microspadix	Chamaedorea Microspadix	Standard	Medium	Regionally Appropriate		N/A
PHO ROE	5	15 Gal	15 Gal	Phoenix roebellii	Pygmy Date Palm	Standard	Medium	Regionally Appropriate		N/A
SYA ROM	4	18" BTH	18" BTH	Syagrus romanzoffiana	Queen Palm	Standard	Medium	Regionally Appropriate		Attract Birds

SHRUBS, GROUNDCOVERS AND GRASSES	KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WUCOLS	CALIFORNIA NATIVE	SUITABLE FOR STORMWATER TREATMENT	HABITAT FORMING
AEC	47	5 Gal	5 Gal	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	36" o.c.	Low	California Native		Food
AGV	35	5 Gal	5 Gal	Anigozanthos 'Gold Velvet'	Gold Kangaroo Paw	24" o.c.	Low	Regionally Appropriate		Benefits Birds
BPI	5	5 Gal	5 Gal	Baccharis pilularis	Coyote Brush	48" o.c.	Low	California Native		Food
CCO	9	5 Gal	5 Gal	Ceanothus concha	California Mountain Liliac	48" o.c.	Low	California Native		Food
CAC	55	5 Gal	5 Gal	Carex californica	California Sedge	36" o.c.	Low	California Native		Food
CEO	71	5 Gal	5 Gal	Cephalanthus occidentalis	Buttonbush	48" o.c.	Medium	California Native		Food
COP	14	5 Gal	5 Gal	Cordylina australis 'Seipin'	Cordylina Pink Passion	48" o.c.	Low	Regionally Appropriate	YES	N/A
HET	16	5 Gal	5 Gal	Heteromeles arbutifolia	Toyon	48" o.c.	Low	California Native	YES	Food
IRD	411	5 Gal	5 Gal	Iris douglasiana	Pacific Coast Iris	12" o.c.	Low	California Native	YES	Food
JUP	95	5 Gal	5 Gal	Juncus patens	Blue Rush	24" o.c.	Low	California Native	YES	Food
LAS	5	5 Gal	5 Gal	Lavatera assurgentiflora	Tree Mallow	60" o.c.	Low	California Native		Food
MAC	85	5 Gal	5 Gal	Mahonia aquifolium 'Compacta'	Compact Oregon grape	36" o.c.	Low	California Native		Food
MCA	54	5 Gal	5 Gal	Myrica californica	California Wax Myrtle	36" o.c.	Low	California Native		Food
RCA	27	5 Gal	5 Gal	Rhamnus californica	Coffeeferry	48" o.c.	Low	California Native		Food
RQC	53	5 Gal	5 Gal	Rosa californica	California Rose	48" o.c.	Low	California Native		Food
RSA	8	5 Gal	5 Gal	Ribes sanguineum	Red Flowering Currant	30" o.c.	Low	California Native		Food

ACCENT SHRUBS, GRASSES AND PERENNIALS	AC	AD	AM	AP	CF	CT	CK	LL	PM	RC	SB	SG	SA	SC	SM	ZC
	45	5 Gal	5 Gal	1 Gal	1 Gal	5 Gal	5 Gal	5 Gal	5 Gal	5 Gal	1 Gal	5 Gal	1 Gal	5 Gal	1 Gal	5 Gal
	Aster chilensis	Agave 'Deserti'	Achillea millefolium	Achillea millefolium 'Island Pink'	Calamagrostis foliosa	Ceanothus 'Concha'	Calamagrostis x a. 'Karl Foerster'	Lomandra longifolia 'Lime Tuff'	Polystichum munitum	Romneya coulteri	Sisyrinchium bellum	Salvia greggii	Stipa arundinacea	Salvia clevelandii 'Allen Chickering'	Senecio mandraliscae	Zauschneria californica 'Ghostly Red'
	California aster	Desert Agave	Common Yarrow	Island Pink Yarrow	Mendocino Reed Grass	Concha ceanothus	Feather Reed Grass	Dwarf Mat Rush	Western sword fern	Matilija Poppy	Blue-eyed grass	Autumn Sage	New Zealand Wind Grass	California Blue Sage	Blue Chalk Sticks	California Fuschia 'Ghostly Red'
	36" o.c.	30" o.c.	24" o.c.	24" o.c.	36" o.c.	36" o.c.	36" o.c.	24" o.c.	24" o.c.	24" o.c.	18" o.c.	30" o.c.	36" o.c.	60" o.c.	18" o.c.	18" o.c.
	Low	Low	Low	Low	Medium	Low	Medium	Low	Low	Low	VeryLow	Low	Low	VeryLow	Low	Low
	California Native	California Native	California Native	California Native	California Native	California Native	Regionally Appropriate	Regionally Appropriate	California Native	California Native	California Native	California Native	Regionally Appropriate	California Native	Regionally Appropriate	California Native
									Host to Butterflies		YES					
	Food	Food	Food	Food	Food	Food	N/A	N/A		Food	Food	Food	N/A	Food	Food	Food

GROUNDCOVERS	EC	FE	RI
	1 Gal	1 Gal	1 Gal
	Encelia californica	Festuca Rubra	Ribes viburnifolium
	Bush Sunflower	Red Fescue	Catalina Currant
	48" o.c.	18" o.c.	48" o.c.
	Low	Low	Low
	California Native	California Native	California Native
	Food	Food	Food

STORMWATER TREATMENT PLANT	AH	CH	CR	JP	ME	MR
	12	5 Gal	5 Gal	1 Gal	1 Gal	1 Gal
	Arctostaphylos 'Howard McMinn'	Chondropetalum tectorum	Carex tumulicola	Juncus patens 'Elk Blue'	Mahonia repens	Muhlenbergia rigens
	Howard McMinn Manzanita	Small Cape Rush	Foothill Sedge	Elk Blue Gray Rush	Creeping Oregon Grape	Deer Grass
	72" o.c.	36" o.c.	36" o.c.	48" o.c.	24" o.c.	36" o.c.
	Low	Low	Low	Low	Low	Low
	California Native	Regionally Appropriate	California Native	California Native	California Native	California Native
	YES	YES	YES	YES	YES	YES
	Food	Food	Food	Food	Food	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/resources/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional-for-guidance>
 - Avoid compacting soil in areas that will be unvegetated. 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 2,441. Of these plants, 2,055 are native which totals 84% 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)	City of Palo Alto	43.9					
Hydrozone #	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	9,272	3,431	91,674
Moderate Water-Use Plants	0.50	Drip	0.81	0.62	2,865	1,776	47,466
					(A)	(B)	
					12,137	5,207	139,140
Special Landscape Areas							
Water Feature						119	
						(C)	(D)
						0	0
							ETWU Total
							139,140
							Maximum Allowed Water Allowance (MAWA)
							145,946

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)	Total Area (A)	Average ETAF
	5,207	12,137	0.429013759

All Landscape Areas	Total ETAF x Area (B+D)	Total Area (A+C)	Site-wide ETAF (B+D) ÷ (A+C)
	5,207	12,137	0.429013759578149

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
Chamaedorea microspadix Cold Hardy Bamboo Palm
Phoenix roebellini Pygmy Date Palm
Syagrus romanzoffianum Queen Palm

SHRUBS



Anigozanthos 'Gold Velvet' Tree Gold Kangaroo Paw
Carex californica California Sedge
Cephalanthus occidentalis Buttonbush
Rosa californica 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
Cordylina australis 'Seipin' Cordylina 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



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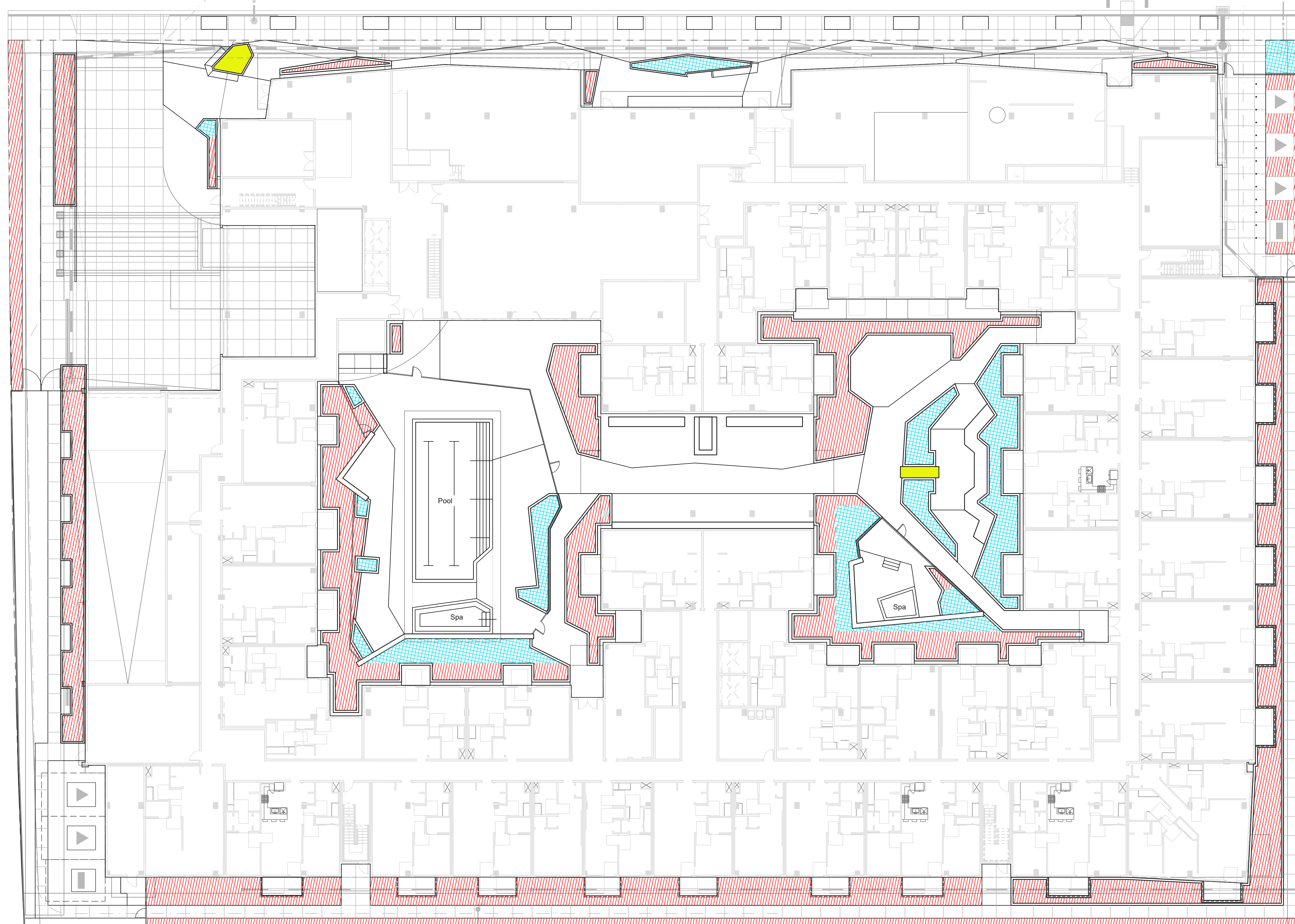
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PLANTING PALETTE & IMAGERY & WELO CALCULATION

Job No. 21037
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 Scale:
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WATER USE LEGEND

	WUCOLS Low: 9,272 SF
	WUCOLS Moderate: 2,865 SF
	WUCOLS High: N/A
	Water Features: 119 SF
	Special Landscape Area: N/A



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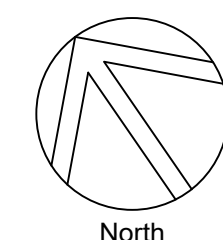
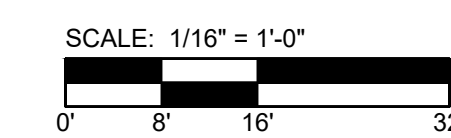
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HYDROZONE PLAN - SITE & PODIUM

Job No. 21037
Date: 09/29/2023
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Sheet No:

L-3.1



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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

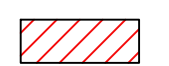
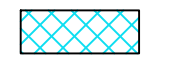



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HYDROZONE PLAN - ROOF TERRACE

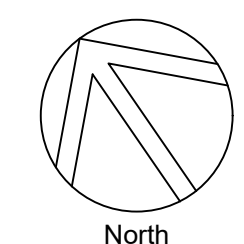
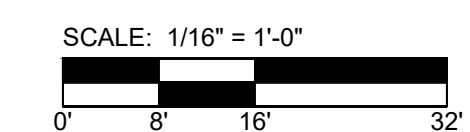
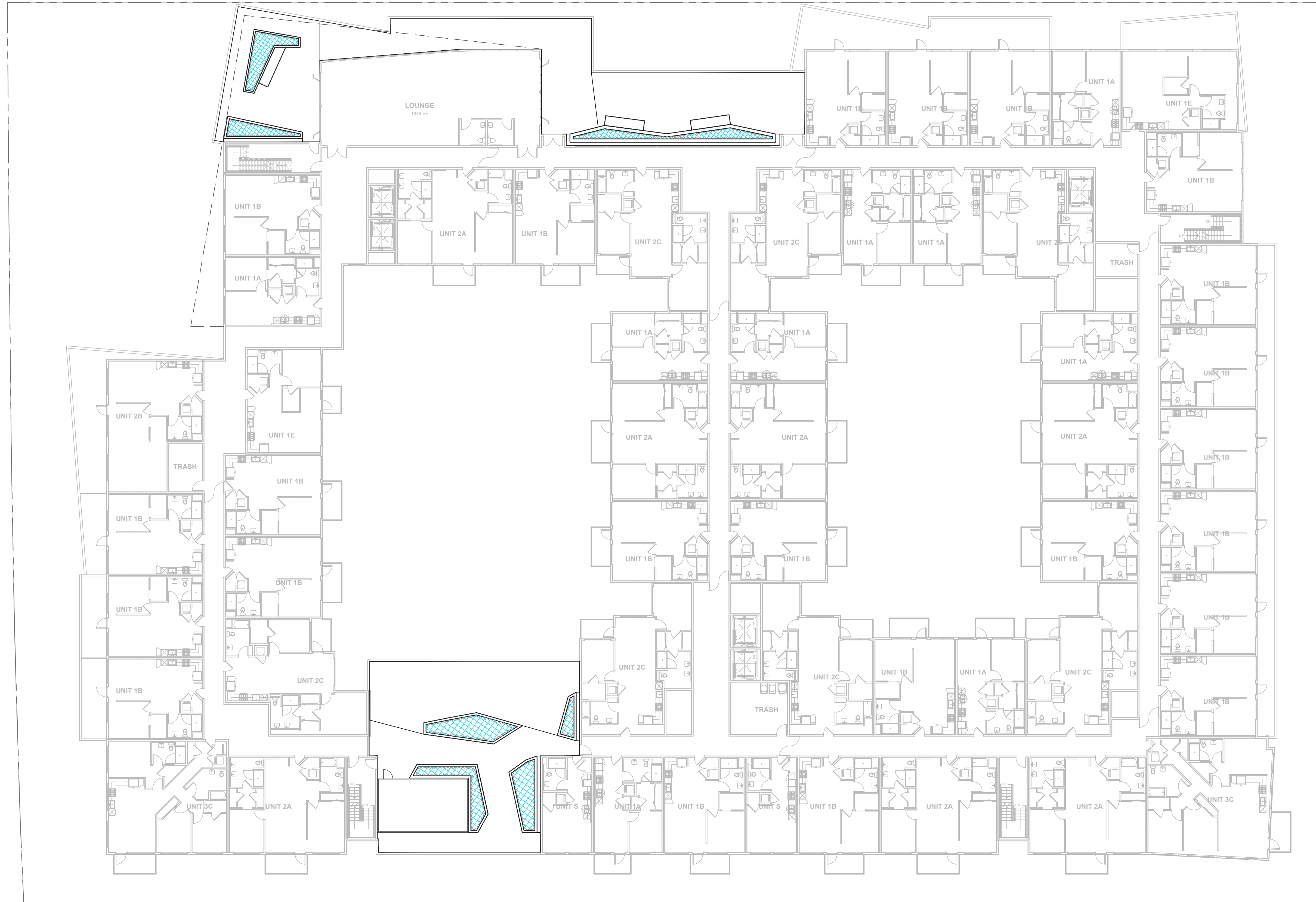
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 Date: 09/29/2023
 Scale:
 Author:

Sheet No:

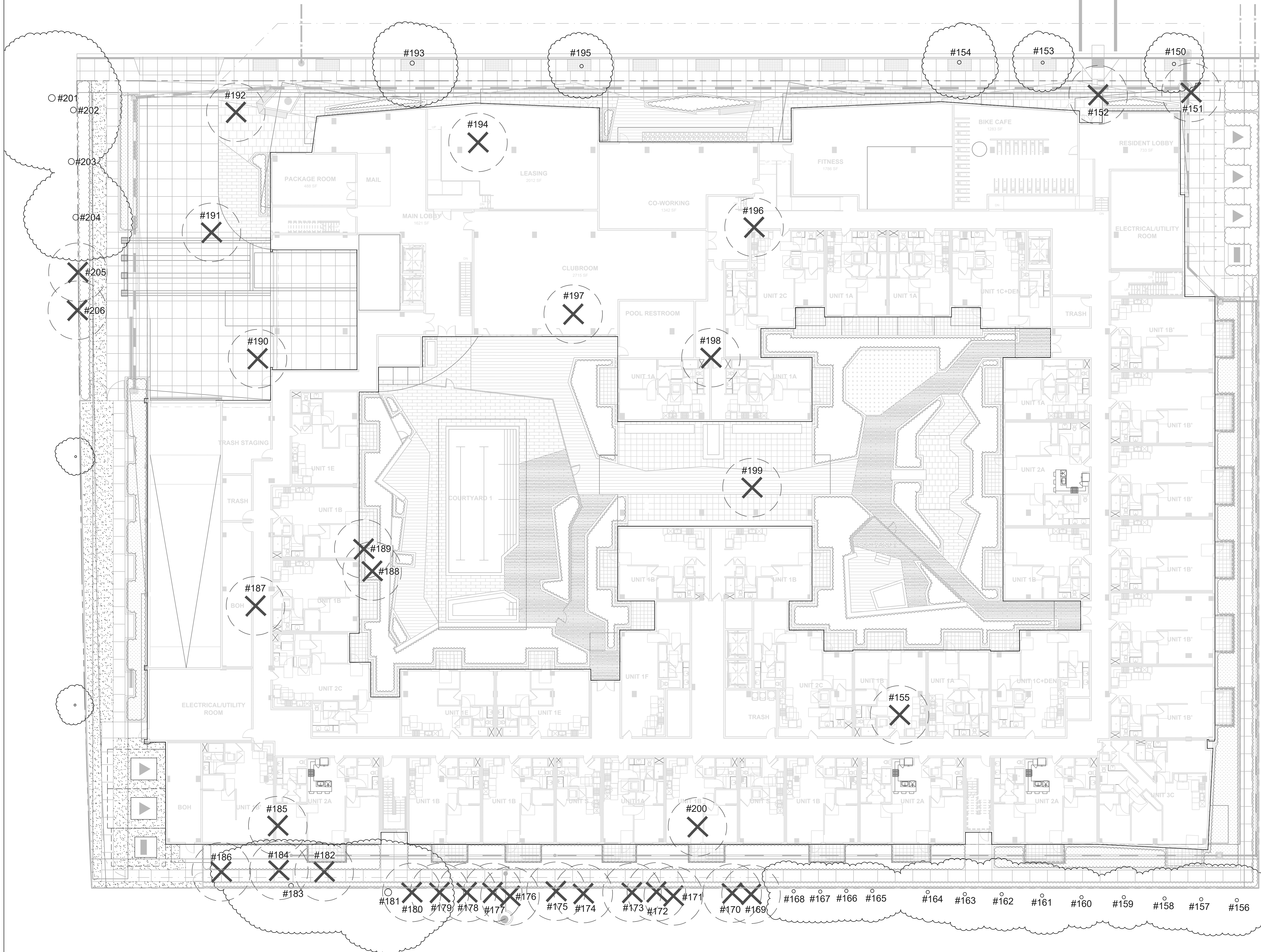
L-3.2

WATER USE LEGEND

	WUCOLS Low: 9,272 SF
	WUCOLS Moderate: 2,865 SF
	WUCOLS High: N/A
	Water Features: 119 SF
	Special Landscape Area: N/A



EL CAMINO REAL



TREE DISPOSITION LEGEND

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

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



STUDIO
T SQUARE

: Architecture
 : Planning
 : Urban Design

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

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Sheet Title:

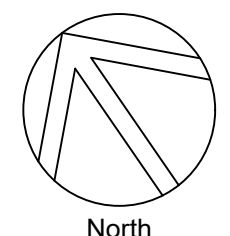
**TREE
DISPOSITION PLAN**

Job No. 21037
 Date: 09/29/2023
 Scale:
 Author:

Sheet No:

L-4.1

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



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 trees on or adjacent to the property? YES NO (If no, proceed to Section 4)

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

1. Where are the trees? Check those that apply. (Plans must be submitted showing over 4" diameter trees)

On the property
 On adjacent property overhanging the project site
 In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must 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 or Designated Trees? YES (Check where applicable) NO

Protected Tree (s)
 Designated Tree (s)
 On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? YES NO

If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM - Section 6.25). Attach this report to Sheet T-1, Tree Protection, in Part of the Plan - per Site Plan Requirements.

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

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

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

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

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

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

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).

- Restricted activity area - see Tree Technical Manual Sec. 2.15(D).
- Restricted trenching area - see Tree Technical Manual Sec. 2.20(C-D); any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

Type I Tree Protection

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

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

3.5x11 inch aluminum chain link fence, one each side.

6-foot high chain link fence system.

TPZ (Radius 10 x Tree Diameter or 10 Feet, whichever is greater).

Any inadvertent sidewalk or curb replacement or trenching requires approval.

Type II Tree Protection

2-inch Orange Plastic Fencing installed with 2-inch Thick Wooden Slats.

Any proposed trench or form work within TPZ requires approval per TTM 2.20(C).

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

Restrictive use for trees in sidewalk canopy, tree wells only.

Type III Tree Protection

(To be used only with approval of Public Works Operations)

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

Rev	By	Date
01	DWB	12/14/02
01	D.D.	08/04/04
02	D.D.	08/10/06

Approved by: _____
Dave Dockett
Date: 2006
Dwd No. 605

Tree Protection During Construction
City of Palo Alto Standard

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/trees/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

- Inspection of Protective Tree Fencing.** For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or trenching permit. (See TTM, Verification of Tree Protection, Section 1.19).
- 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 (Contract 650-496-6962).
- Inspection of Rough Grading or Trenching.** Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, damage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
- Monthly Tree Activity Report Inspection.** The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on condition, tree health and services 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).
- Special activity within the Tree Protection Zone.** Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
- Landscape Architect Inspection.** For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. Landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
- List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)

Arborist Firm Data Here

City of Palo Alto Tree Technical Manual ADDENDUM 11
REALTAS Certified Arborist #PWS-009
Contract Call #

Monthly Tree Activity Report- Construction Site

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

Distribution: 1 City of Palo Alto; 2 Other: _____

Provide the required 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. The additional sheets are needed:

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

Respectfully submitted,
Project site arborist
Consultant contact information (include email, cell#, and mailing)
CC:
Enter Date: CFA Monthly Tree Activity Report: Type site address here Page #1 of 1

City of Palo Alto

Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650-496-5953 FAX: 650-496-0209
treeprotection@CityofPaloAlto.org

Verification of Street Tree Protection

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

APPLICATION DATE: _____

ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S TELEPHONE & FAX NUMBERS: _____

This section to be filled out by City Tree Staff

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

Inspected by: _____
Date of Inspection: _____

2. The Street Trees at the above address are NOT adequately protected. The following modifications are required: _____

Indicate how the required modifications were communicated to the applicant: _____

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

Inspected by: _____
Date of Inspection: _____

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

Return approved sheet to Applicant for demolition or building permit issuance.

S:\PWS\Ops\Tree\05/05 Tree\Protect 5/17/06

---WARNING---

Tree Protection Zone

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

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

*Palo Alto Municipal Code Section 8.10.110

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

SPECIAL INSPECTIONS **PLANNING DEPARTMENT**
TREE PROTECTION INSPECTIONS MANDATORY

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

BUILDING PERMIT DATE: _____
DATE OF 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 IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.900. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

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

Use additional "T" sheets as needed

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

Search: _____ Advances Browse By Topic _____

Home » Planning & Community Environment

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

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 #65 - Illustration of situations described below.

b. Tree Technical Manual (TTM) Forms (<http://www.cityofpaloalto.org/trees/>)

- Trenching Restriction Zones (TTM, Section 2.20(C))
- Arborist Reporting Protocol (TTM, Section 6.10)
- Site Plan Requirements (TTM, Section 6.13)
- The Disclosure Statement (TTM, Appendix J)

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

31-3 Execution

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

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

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

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

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

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

g. **During construction**

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

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

Special Tree Protection Instruction Sheet

City of Palo Alto

T-1



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



T-1



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: 09/29/2023
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 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/.



Arborist Report
3150 El Camino Real
Palo Alto, CA 94301

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

Prepared by: Chris Stewart
Project Arborist: Michael Young/Chris Stewart
Contractor's license # 255929
Certified arborist: WCC 08-4623

650-321-0202 | PO Box 971 Los Gatos CA 95031 | urbanfreemanagement.com

TABLE OF CONTENTS

ASSIGNMENT.....3
SUMMARY.....3
DISCUSSION.....3
TREE RATINGS TABLE.....4
TREE DISPOSITION CATEGORIES.....4
SURVEY METHODS.....4.5
SURVED AREA OBSERVATIONS.....5
TREE HEALTH.....5
TREE STRUCTURE.....6
RECOMMENDED REMOVALS.....6.7
SITE IMAGES.....7
LOCAL REGULATIONS.....7.8
RISK TO TREES BY CONSTRUCTION.....8
TREE PROTECTION PLAN.....9-10
TREE DATA TABLE.....11-12
VALUATIONS.....13-14
TOPOGRAPHICAL MAP WITH TREE NUMBERS.....15

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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, twenty-two (22) trees were rated "C" condition and thirty-three (33) of the trees were rated "D" condition.

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

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

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

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

Discussion

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

650-321-0202 | PO Box 971 Los Gatos CA 95031 | urbanfreemanagement.com

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 notes 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

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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.

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Tree Structure

Ideally, trees are pruned for structure when young and are properly maintained 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/Construction Limits

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

Recommended Unprotected Removals (Permit not required for removal)

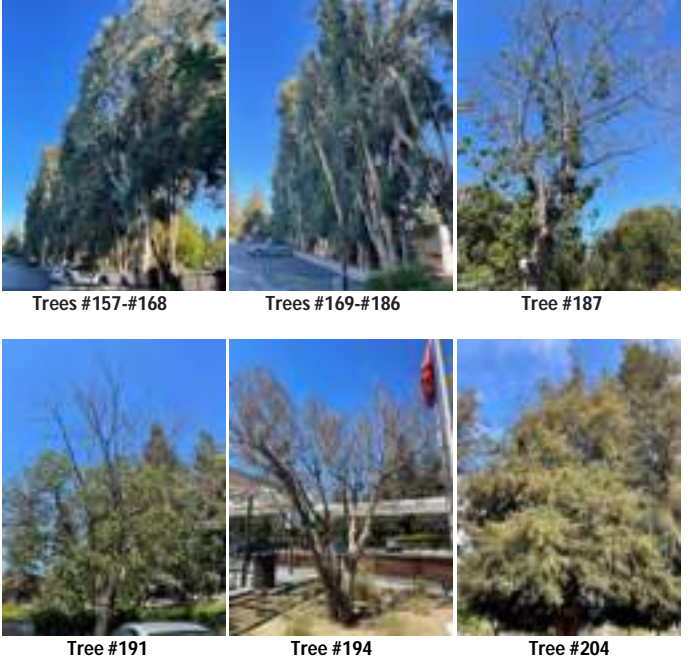
Tree #151 is a Japanese maple (*Acer sp.*) with a DBH of 8.3"
Tree #152 is a Japanese maple (*Acer sp.*) with a DBH of 9.7"
Tree #169 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 72" @ 2"
Tree #170 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 60" @ 1.5"
Tree #171 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 50" @ 1.5"
Tree #172 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 40" @ 3"
Tree #173 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 45" @ 1"
Tree #174 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 65" @ 2.5"
Tree #175 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 13"
Tree #176 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 48" @ 1.5"
Tree #177 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 18.5"
Tree #178 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 19" @ 2"
Tree #179 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 15.8"
Tree #180 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 14"
Tree #182 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 40" @ 2"
Tree #184 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 24"
Tree #185 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 28.2"
Tree #186 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 15.5"
Tree #188 is a Japanese maple (*Acer sp.*) with a DBH of 8" @ 1"
Tree #189 is a Japanese maple (*Acer sp.*) with a DBH of 8.5" @ 1.5"
Tree #190 is a Camphor (*Cinnamomum camphora*) with a DBH of 12.3"
Tree #192 is a Southern magnolia (*Magnolia grandiflora*) with a DBH of 11.9"
Tree #196 is a Camphor (*Cinnamomum camphora*) with a DBH of 13.9"
Tree #197 is a Japanese maple (*Acer palmatum*) with a DBH of 8.8" @ 1"
Tree #198 is a Camphor (*Cinnamomum camphora*) with a DBH of 11.6"
Tree #199 is a Camphor (*Cinnamomum camphora*) with a DBH of 12.7"
Tree #200 is a Eucalyptus (*Eucalyptus globulus*) with a DBH of 23.7"
Tree #205 is a Coast redwood (*Sequoia sempervirens*) with a DBH of 14"

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Recommended Protected Removals (Permit required for removal)

Tree #155 is a Chinese elm (*Ulmus parvifolia*) with a DBH of 15.4"
Tree #187 is a Camphor (*Cinnamomum camphora*) with a DBH of 15.1"
Tree #194 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 laevis* (Valley Oak) which is eleven and one-

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

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

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

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

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

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

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

Risks to Trees by Construction

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

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Project Data



: Architecture
: Planning
: Urban Design

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

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3150 ECR PA, LLC

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:
TREE DISPOSITION PLAN- ARBORIST REPORT

Job No. 21037
Date: 09/29/2023
Scale:
Author:

Sheet No:

L-4.3

T-2



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

Special Tree Protection Instruction Sheet
City of Palo Alto



T-2

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 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 equipped 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:

- The Project Arborist are Michael Young (650) 321-0202 and Chris Stewart (408) 313-1921. Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
- 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.
- 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.
- Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
- Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
- 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:
 - 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.
 - Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

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- Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
- Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
- Landscape materials (cobble, 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.
- Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
- 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.
- Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oak trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at: <http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf>

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

Respectfully,


Chris Stewart
WC, CA Certified Arborist WE: 138264

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TREE SURVEY DATA

Address: 3150 El Camino Real Palo Alto, CA 94301
Inspection Date: 8/25/2023
Revised: 5/8/2023

TAG NO.	COMMON NAME	DIMENSION AT BREAST	HT	HTW	HEALTH	STRUCTURE	PROTECTED	TREE CONDITION	RECOMMENDATIONS
001	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
002	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
003	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
004	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
005	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
006	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
007	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
008	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
009	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
010	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
011	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
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TREE SURVEY DATA

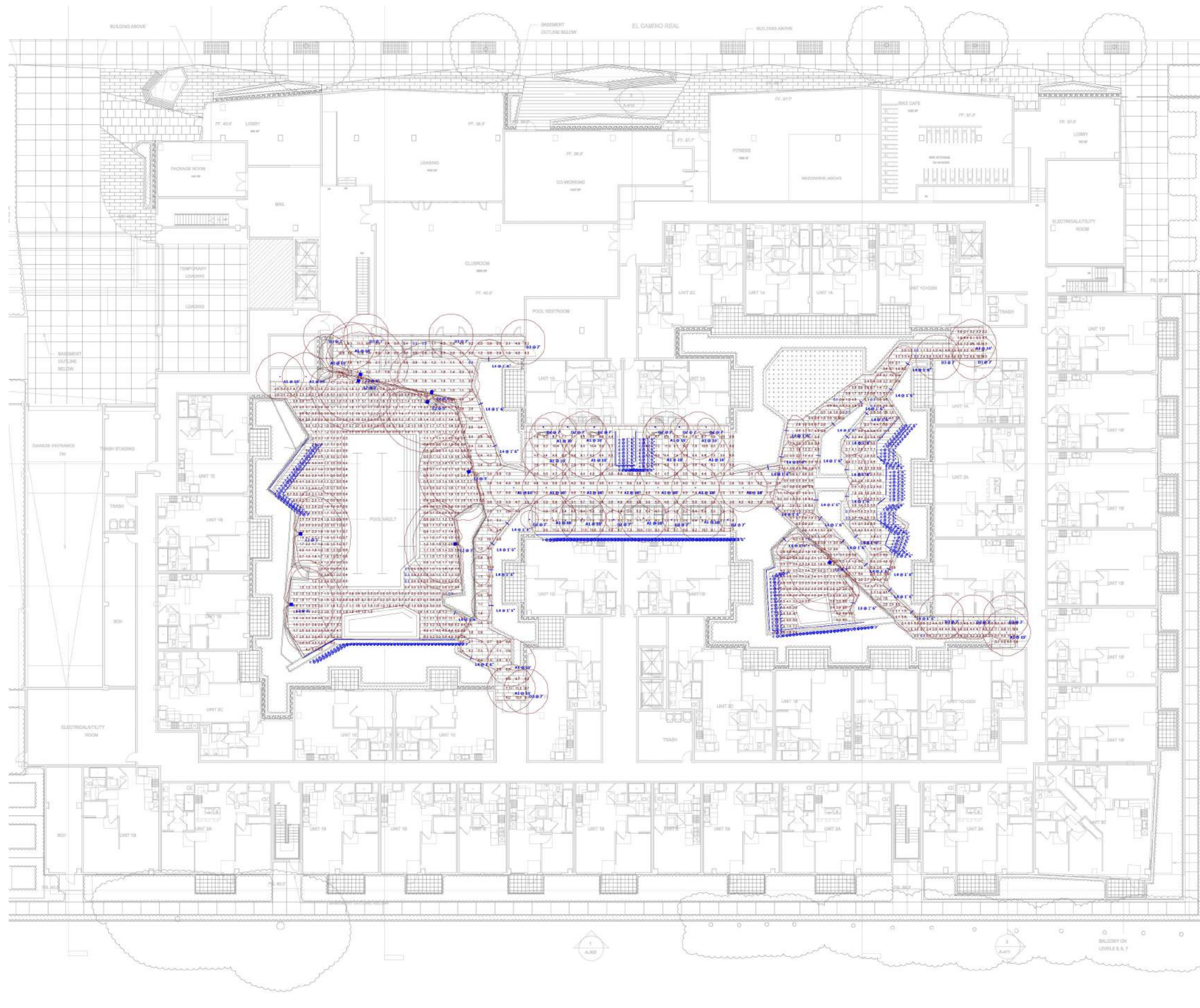
Address: 3150 El Camino Real Palo Alto, CA 94301
Inspection Date: 8/25/2023
Revised: 5/8/2023

TAG NO.	COMMON NAME	DIMENSION AT BREAST	HT	HTW	HEALTH	STRUCTURE	PROTECTED	TREE CONDITION	RECOMMENDATIONS
001	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
002	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
003	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
004	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
005	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
006	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
007	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
008	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
009	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
010	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
011	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
012	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
013	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
014	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
015	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
016	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
017	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
018	Western red cedar	12.1 x 12.1	27.0	12	1	0	x	0	Remove tree to maintain bank.
019	Western red cedar	12.1 x 12.1	27.0	12	1	0	x</		

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LUMENWORKS
 DESIGN WITH LIGHT
 3410 Lakeshore Ave
 Suite 201
 Oakland, CA 94610
 510-835-7600



Symbol	Label	Qty	Brand/Model	Beam Spread	Height	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
1	L4	20	LED LIGHTING	30°	10.0'	1.0	1.0	1.0	1.0	1.0
2	L5	10	LED LIGHTING	30°	10.0'	1.0	1.0	1.0	1.0	1.0
3	L6	5	LED LIGHTING	30°	10.0'	1.0	1.0	1.0	1.0	1.0
4	L7	5	LED LIGHTING	30°	10.0'	1.0	1.0	1.0	1.0	1.0
5	L8	5	LED LIGHTING	30°	10.0'	1.0	1.0	1.0	1.0	1.0

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1 East Courtyard	+	3.2 fc	11.7 fc	0.3 fc	39.8:1	10.7:1
Calc Zone #2 Pool Deck	+	1.7 fc	11.1 fc	0.3 fc	37.8:1	5.7:1
Calc Zone #3 East Courtyard & Brezeway	+	4.3 fc	11.5 fc	0.3 fc	38.3:1	14.3:1
Calc Zone #4 Hot Tub Area	+	3.7 fc	7.9 fc	1.1 fc	7.2:1	3.4:1

Note
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 Calculations are performed using industry-recognized software, and are provided for estimation purposes only. Input data for the calculations corresponds to the information provided to us (assumptions may be made for information that is not provided). It is the responsibility of those using this service to verify that our input data is consistent with expected field conditions. Results of the lighting calculations accurately reflect the input data.
 However, actual lighting levels will vary depending on field conditions such as room characteristics, temperature, voltage, and lamp/ballast output and other factors. Calculations are also subject to the limitations of the software. Due to the above considerations, Lumenworks cannot guarantee that actual light levels measured in the field will match our initial calculations.

Plan View
 Scale: 1" = 12"

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3150 EL CAMINO REAL
 Palo Alto, California
 3150 ECR PA, LLC
 125 Willow Road, Menlo Park, CA 94025

Sheet Title:
**LEVEL 1 COURTYARD
 PHOTOMETRIC PLAN**

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

Sheet No:
LT - C.2



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510-835-7800

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Sheet Title:

LEVEL 6 ROOF DECK PHOTOMETRIC PLAN

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

Sheet No:

LT - C.3

Symbol	Area	Quantity	Description	Manufacturer	Notes
○ D1	1	1	RECESSED	TRULIGN	
L4	16	16	RECESSED	TRULIGN	
D1	17	17	RECESSED	TRULIGN	
○ D5	2	2	RECESSED	TRULIGN	
○ D6	1	1	RECESSED	TRULIGN	
○ L9	11	11	RECESSED	TRULIGN	
○ L11	11	11	RECESSED	TRULIGN	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1 Lounge Roof Deck	+	2.9 fc	15.3 fc	0.3 fc	51:0.1	9.7:1
Calc Zone #2 South Roof Deck	+	2.6 fc	15.0 fc	0.3 fc	50:0.1	8.7:1

Note
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Sheet Title:
**EXTERIOR SIGNAGE:
 SIGN LOCATION PLAN**

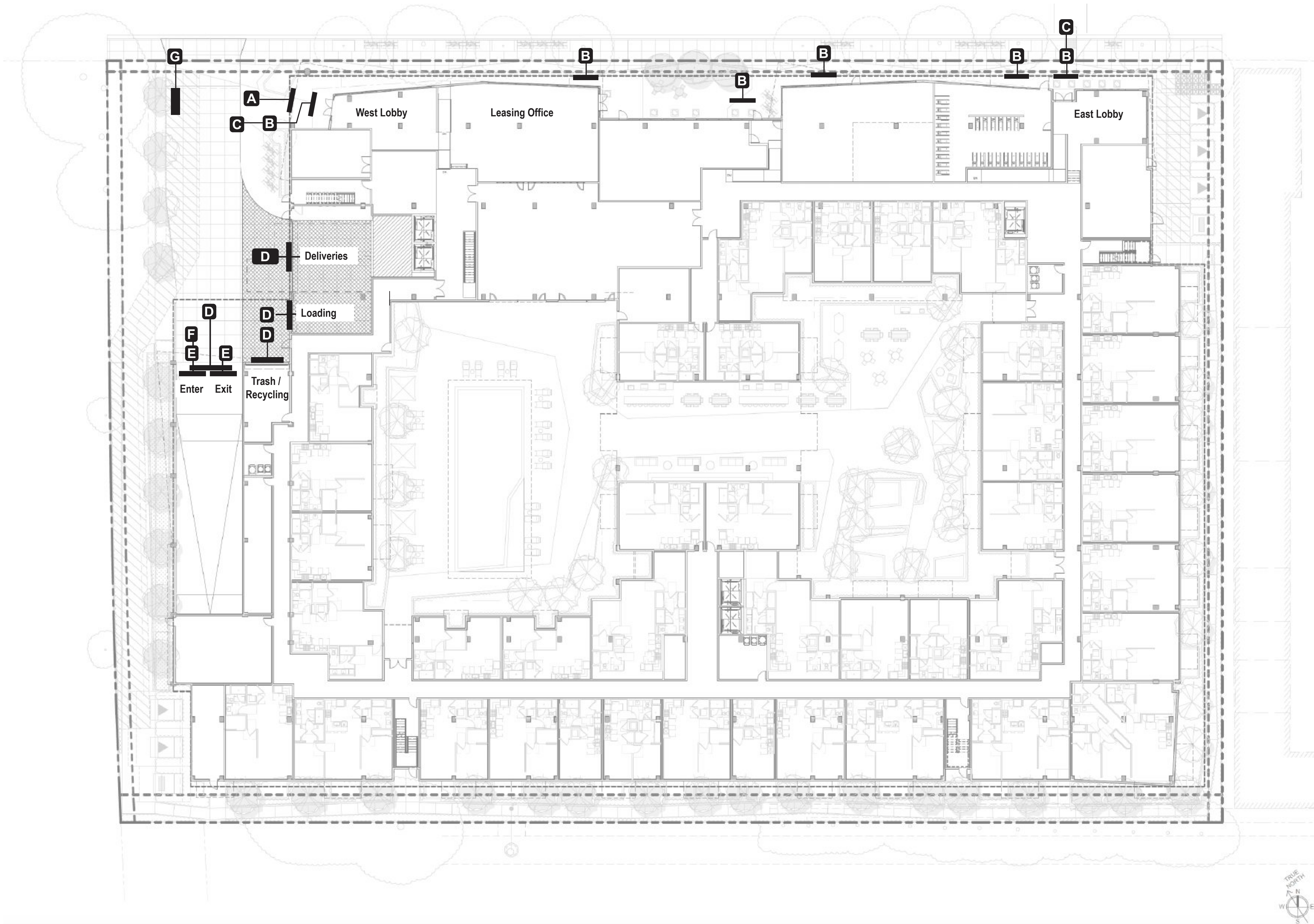
Job No. 31037
 Date: 05/15/2023
 Scale: As Noted
 DRW By: F. Kalbfeld

Sheet No:

SG -01

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:
SCHEMATIC DETAILS

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

Sheet No:

SG-02

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

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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 125 Willow Road, Menlo Park, CA 94025

Sheet Title:
**EXTERIOR SIGNAGE:
 SCHEMATIC DETAILS**

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

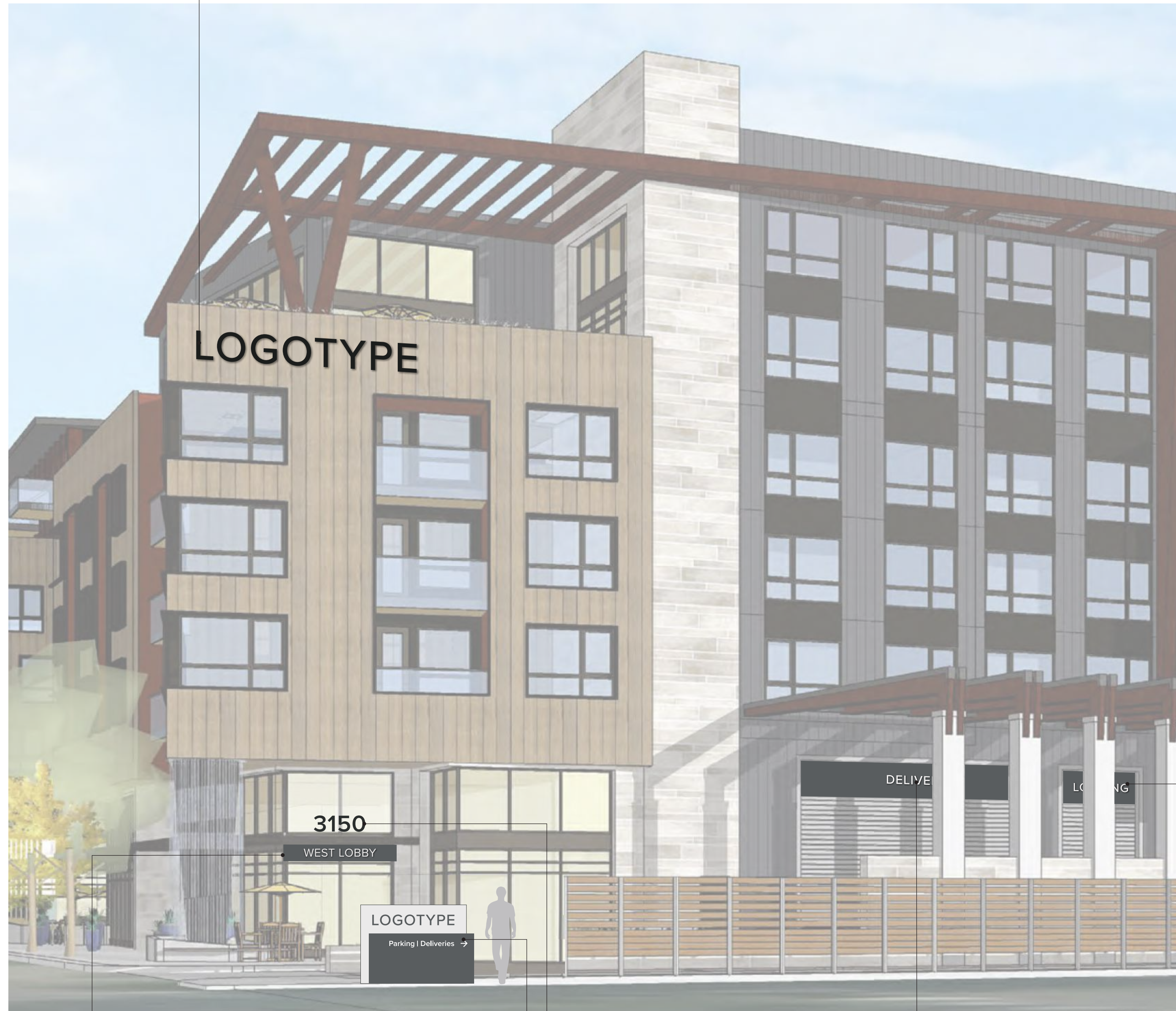
Sheet No:

SG -03

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

BUILDING ID

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



AMENITY ID

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

BUILDING ADDRESS

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

PROJECT ID + VEHICULAR DIRECTIONAL

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

1 BUILDING ENTRY AND LOADING — WEST ELEVATION

Scale: NTS



LOADING / DELIVERY / TRASH / PARKING ID

Non-illuminated dimensional letters flush mounted to wall or panel. Color of wall/panel behind letters painted color to contrast letters (color palette TBD). See sheet G.4 for schematic details

GARAGE ENTRY/EXIT SIGNS

Non illuminated sign panel w/ slightly dimensional letters flush mounted to wall. See sheet G.4 for schematic details

2 PARKING LOADING — SOUTH ELEVATION

Scale: NTS

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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.

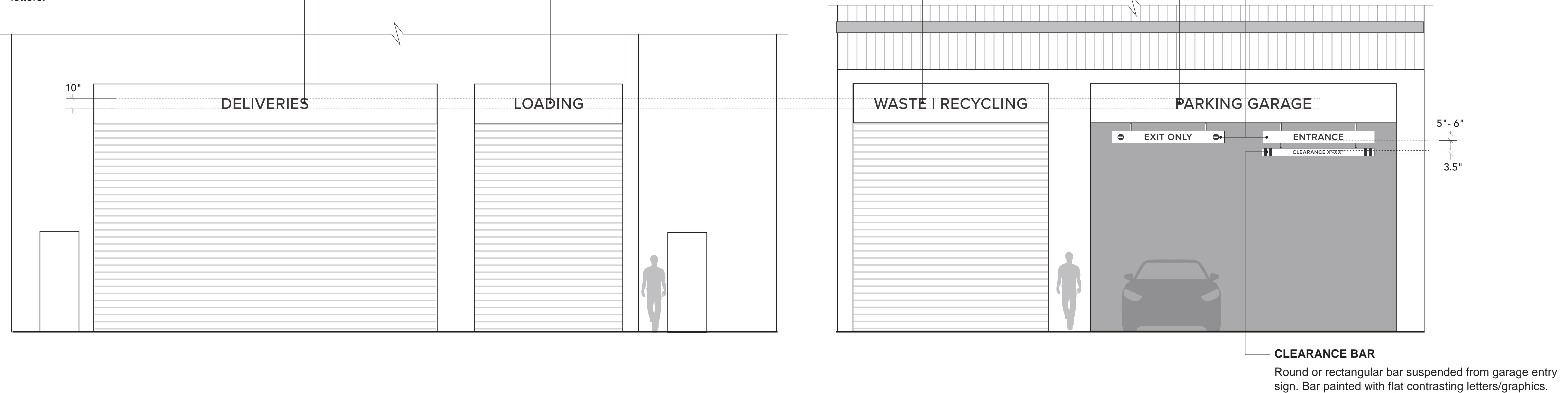
LOADING / PARKING ID

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.

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.



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

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

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

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

Sheet No:

SG -04



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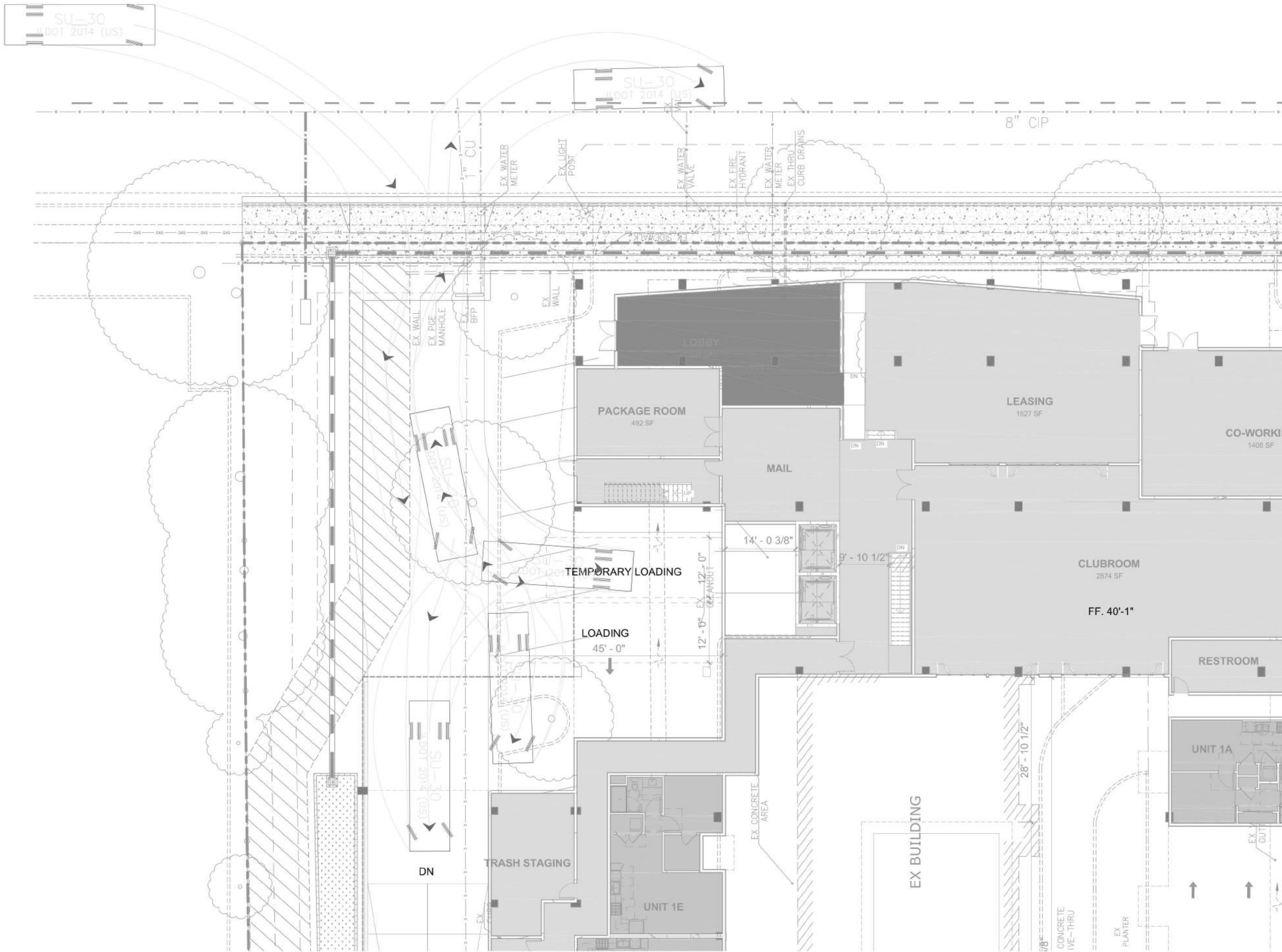
Sheet Title:

TRAFFIC - TRUCK RADIUS

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

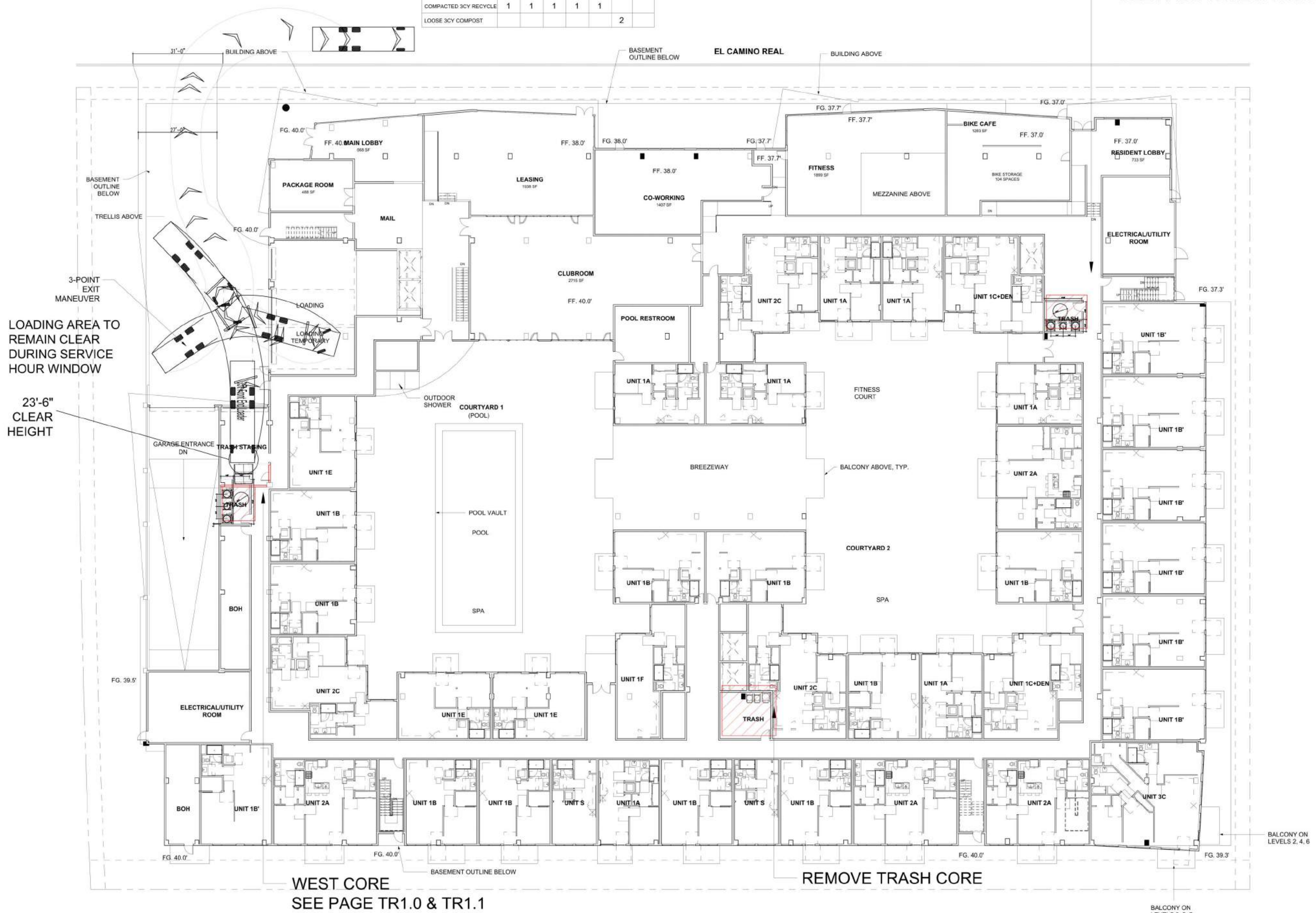
Sheet No:

TF-1



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

EAST CORE
SEE PAGE TR1.2 & TR1.3



WEST CORE
SEE PAGE TR1.0 & TR1.1

REMOVE TRASH CORE



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

Sheet Title:
SITE PLAN & TRUCK STUDY

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:
TR - 0.1



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Sheet Title:
**SITE PLAN & TRUCK
STUDY ENTRY**

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:

TR - 0.2



35ft Front End Loader

31'-0"

BUILDING ABOVE

FG. 40'

PACK

BASEMENT
OUTLINE
BELOW

TRELLIS ABOVE

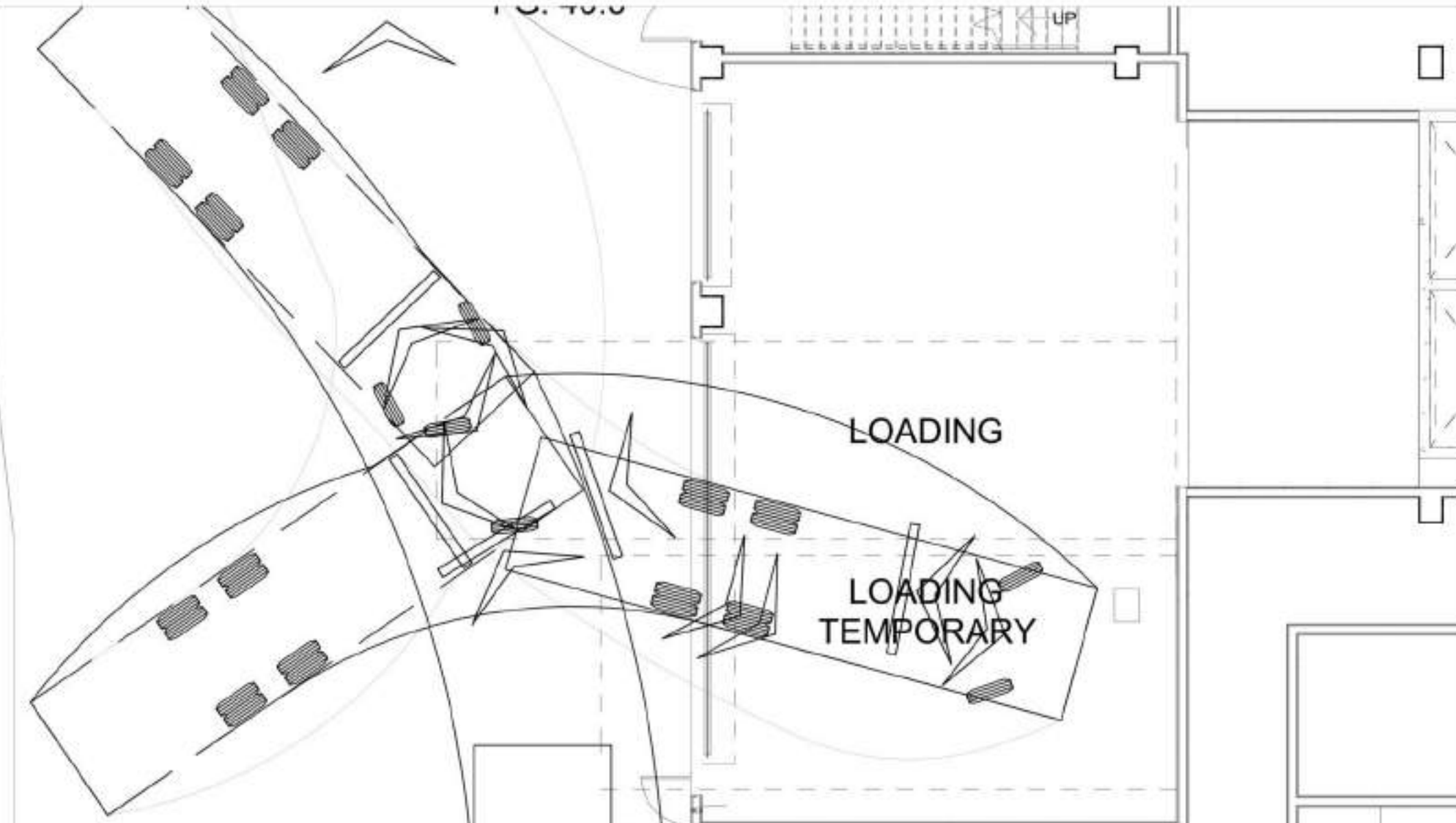
FG. 40.0'

STAFF TO BE
PRESENT FOR BIN
CHANGING
DURING SERVICE

GARAGE ENTRANCE
DN

TRASH STAGING

TRUCK STUDY ENTRY



LOADING

LOADING
TEMPORARY

35ft Front End Loader

GARAGE ENTRANCE
DN

TRASH STAGING

TRASH

UNIT 1E

UNIT 1B

UNIT 1B

UNIT 2C

BOH

ELECTRICAL/UTILITY
ROOM

FG. 39.5'

TRUCK STUDY EXIT



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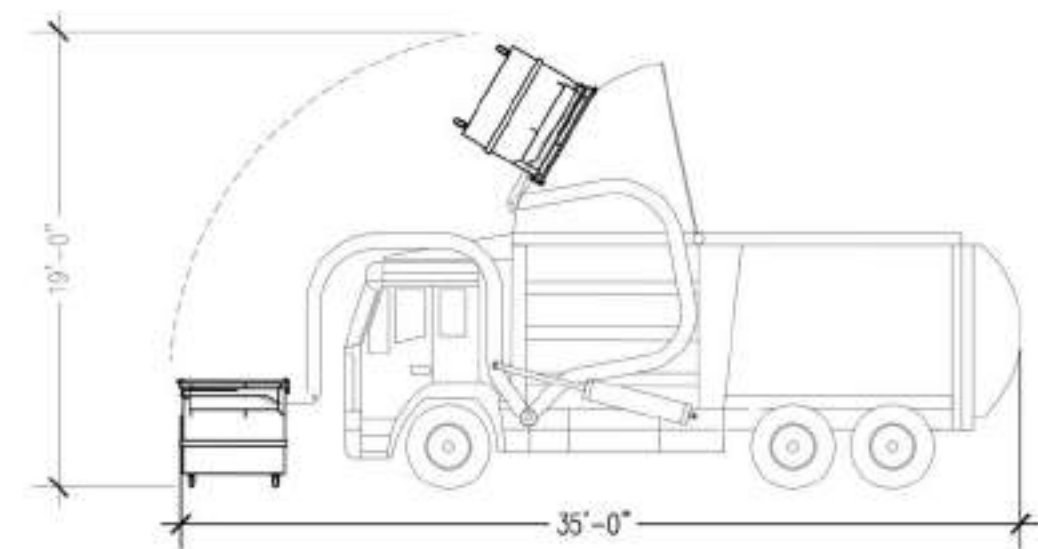
Sheet Title:

TRUCK SPECS

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

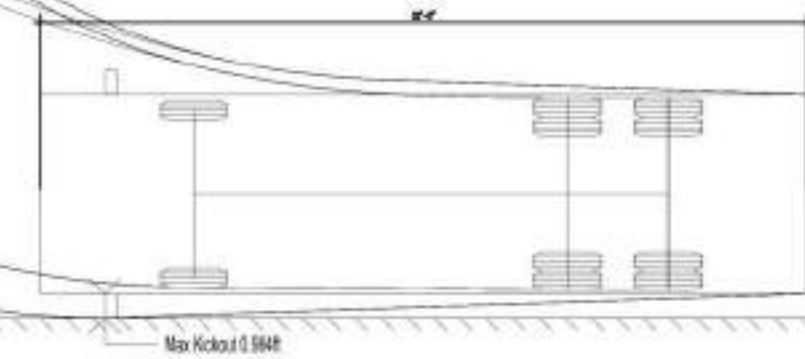
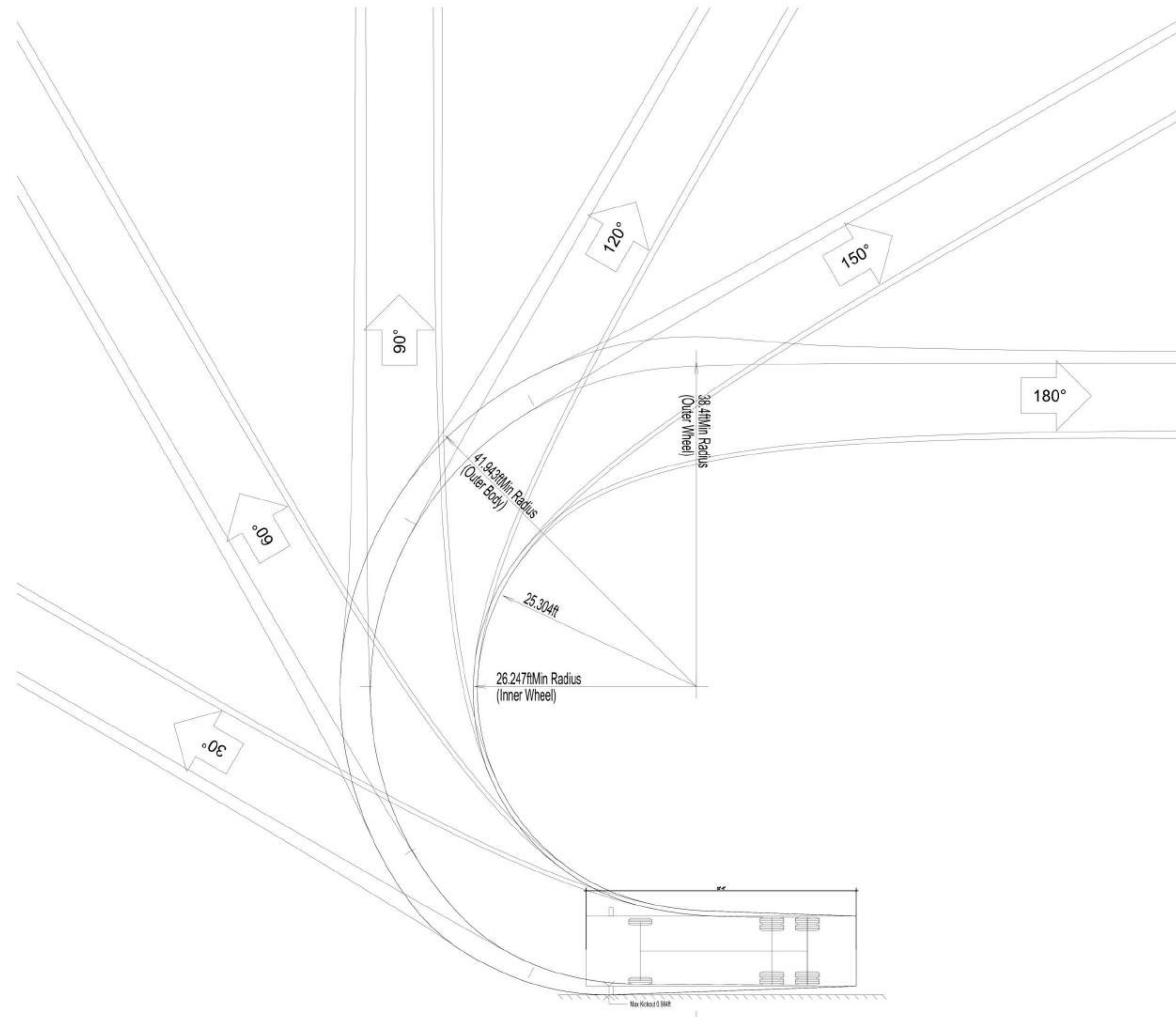
Sheet No:

TR - 0.3



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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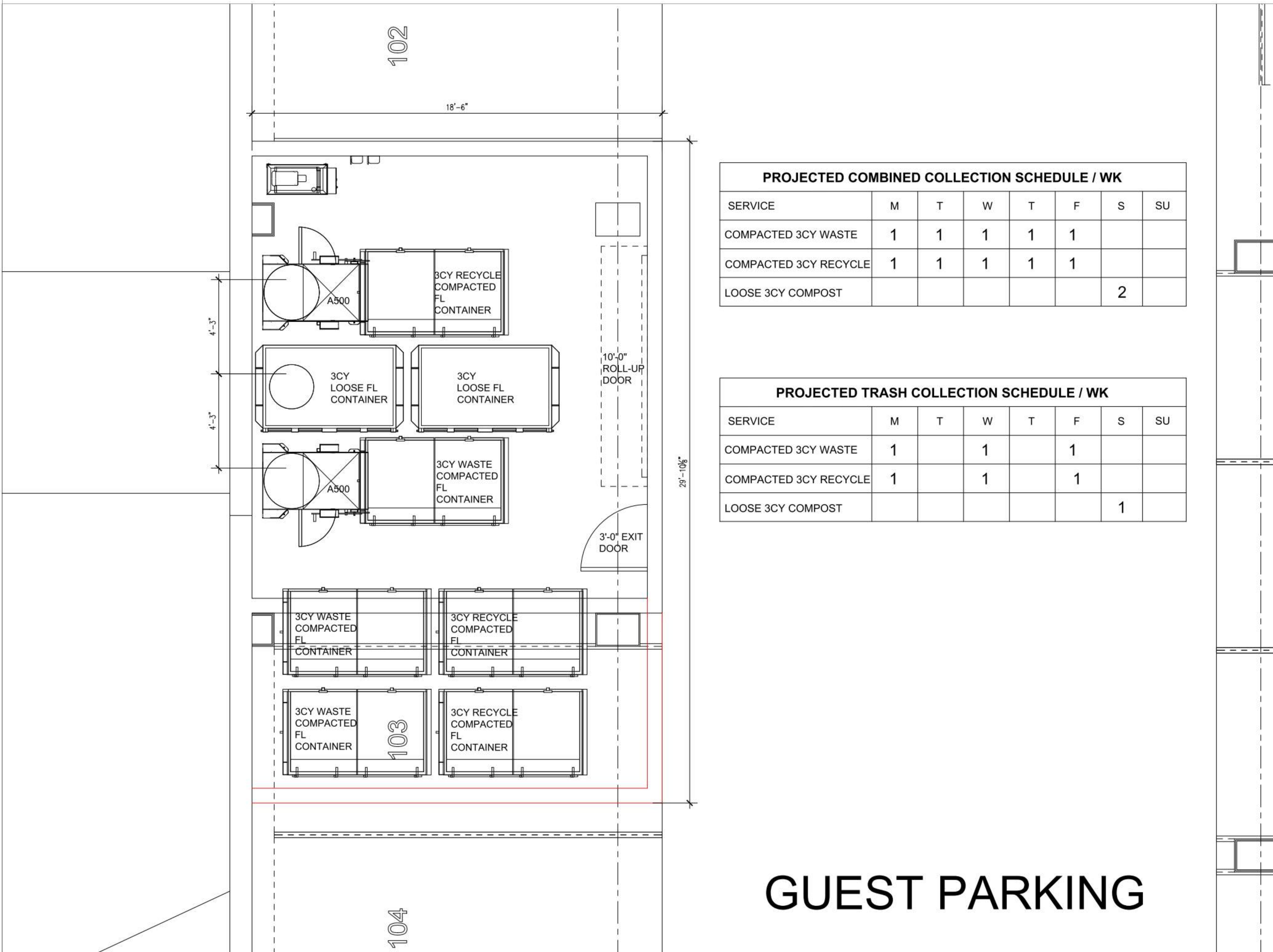
Sheet Title:

**WEST TRASH
TERMINATION
ROOM**

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:

TR - 1.0



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

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

GUEST PARKING



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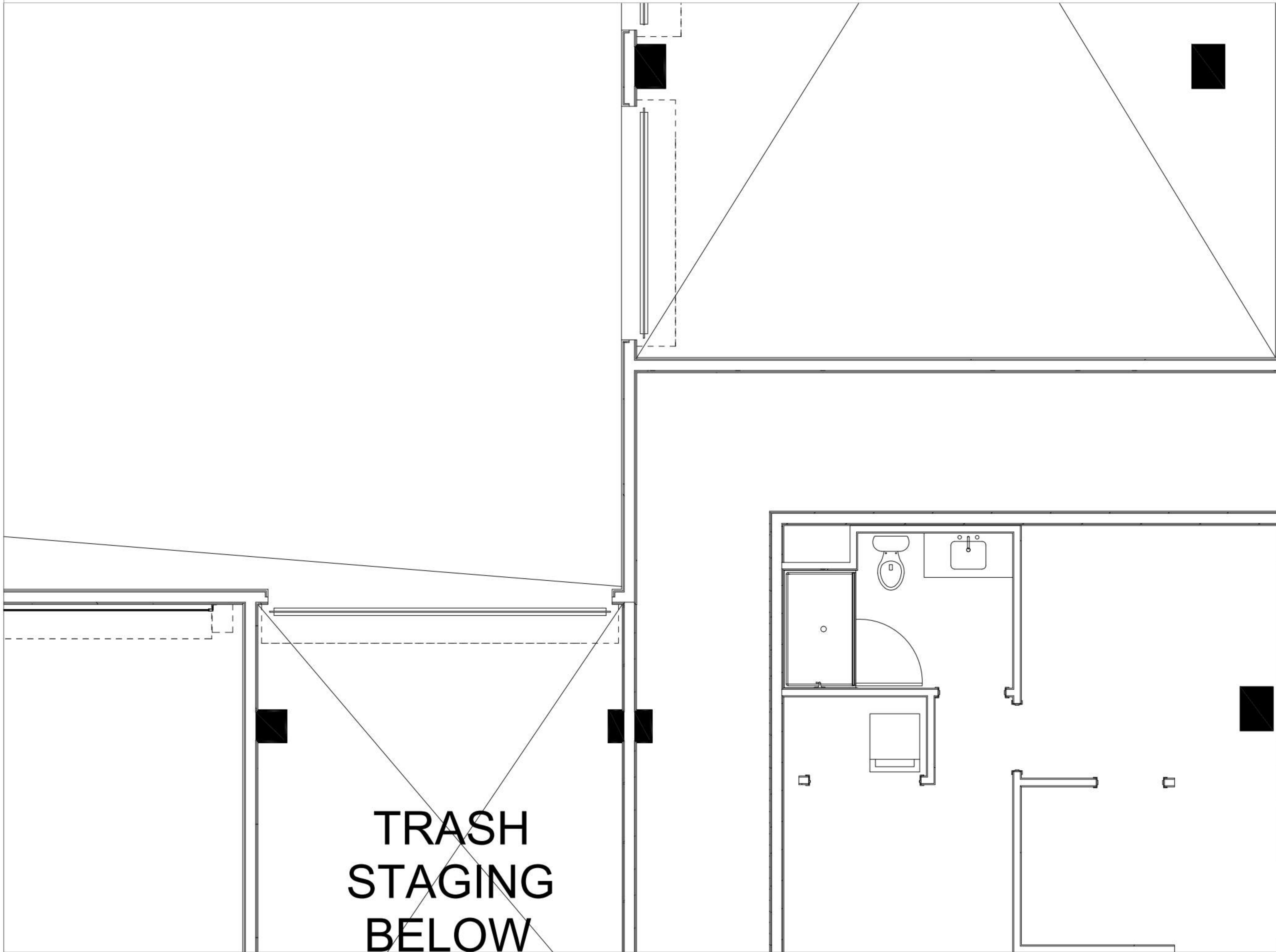
Sheet Title:

**WEST UPPER
CHUTE VESTIBULE**

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:

TR - 1.1





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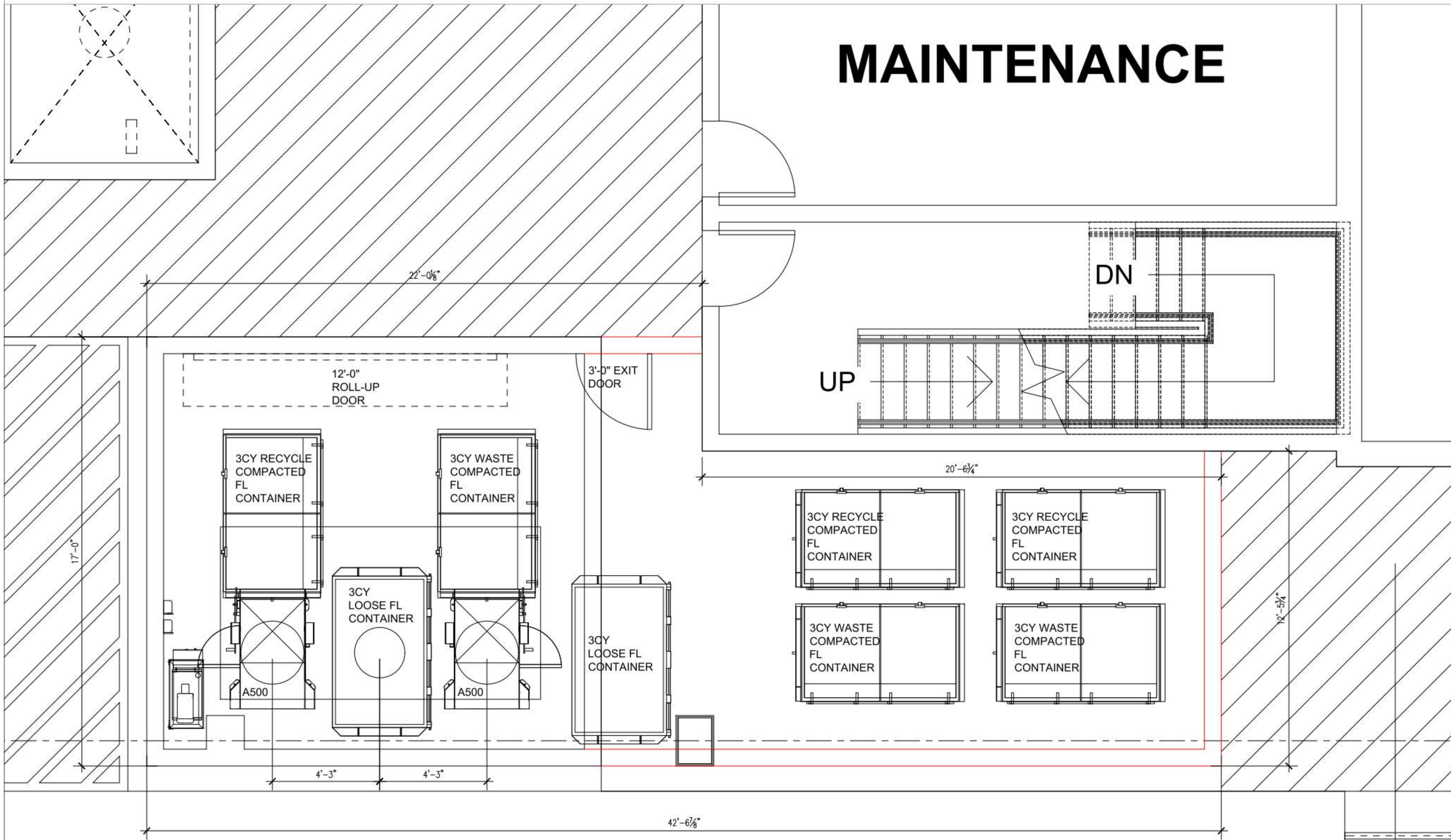
**EAST TRASH
TERMINATION
ROOM**

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:

TR - 1.2

MAINTENANCE



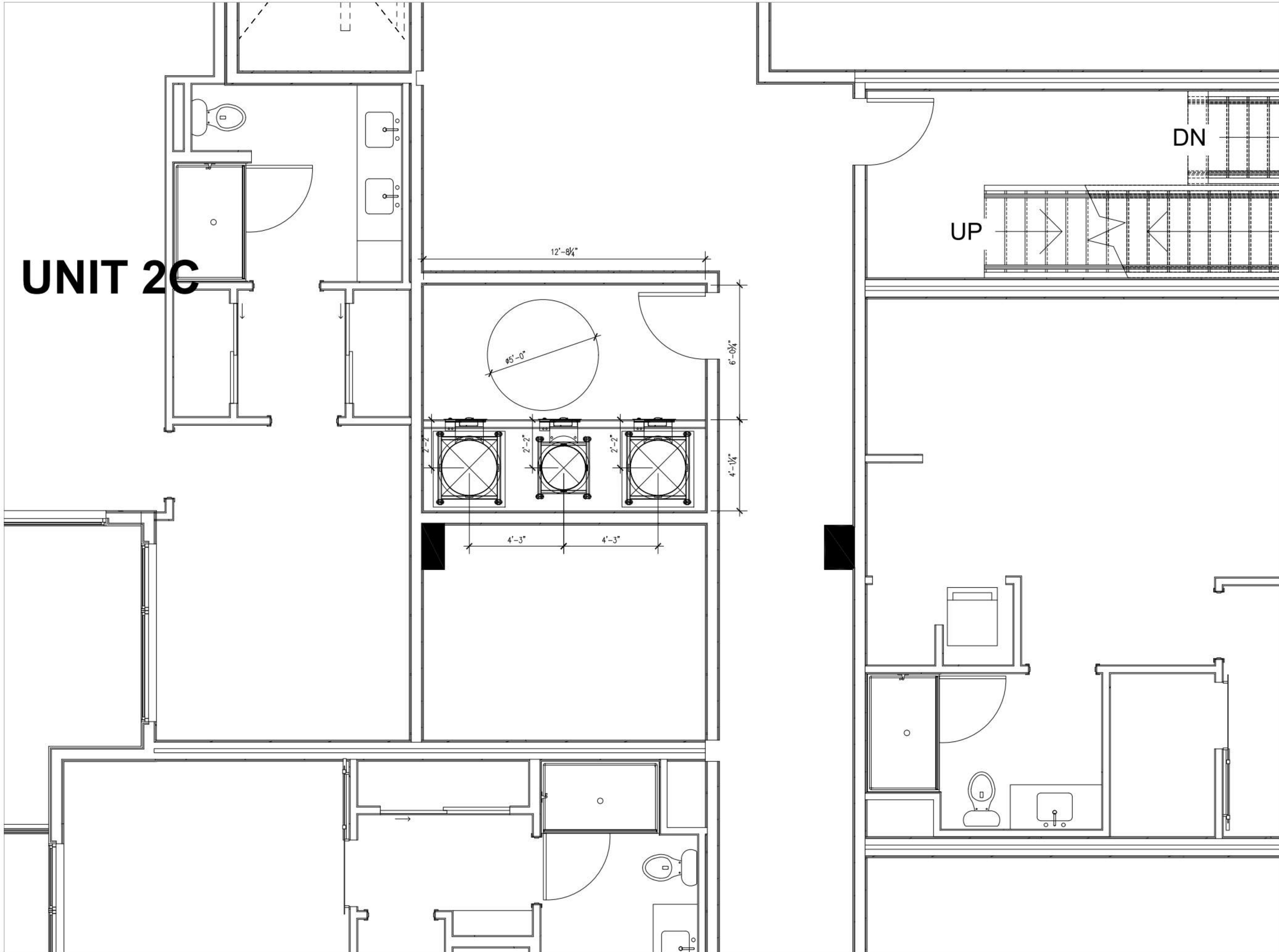
PROJECTED COMBINED COLLECTION SCHEDULE / WK

SERVICE	M	T	W	T	F	S	SU
COMPACTED 3CY WASTE	1	1	1	1	1		
COMPACTED 3CY RECYCLE	1	1	1	1	1		
LOOSE 3CY COMPOST						2	

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	

UNIT 2C



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Sheet Title:
EAST UPPER
CHUTE VESTIBULE

Job No. 21037
Date: 09/29/2023
Scale:
Author By:

Sheet No:
TR - 1.3