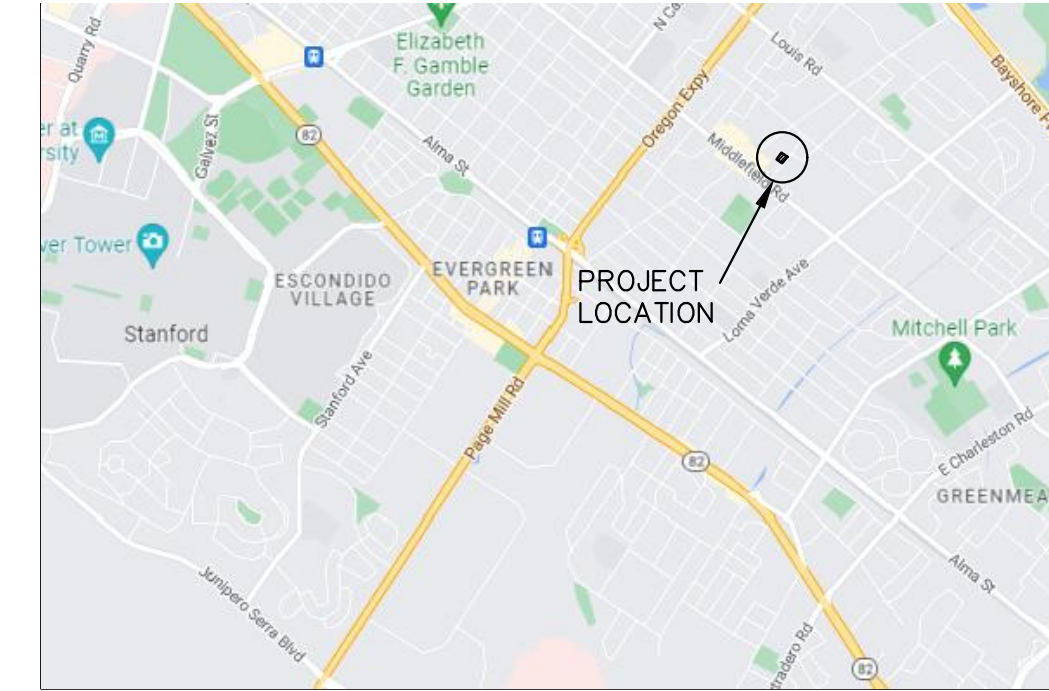
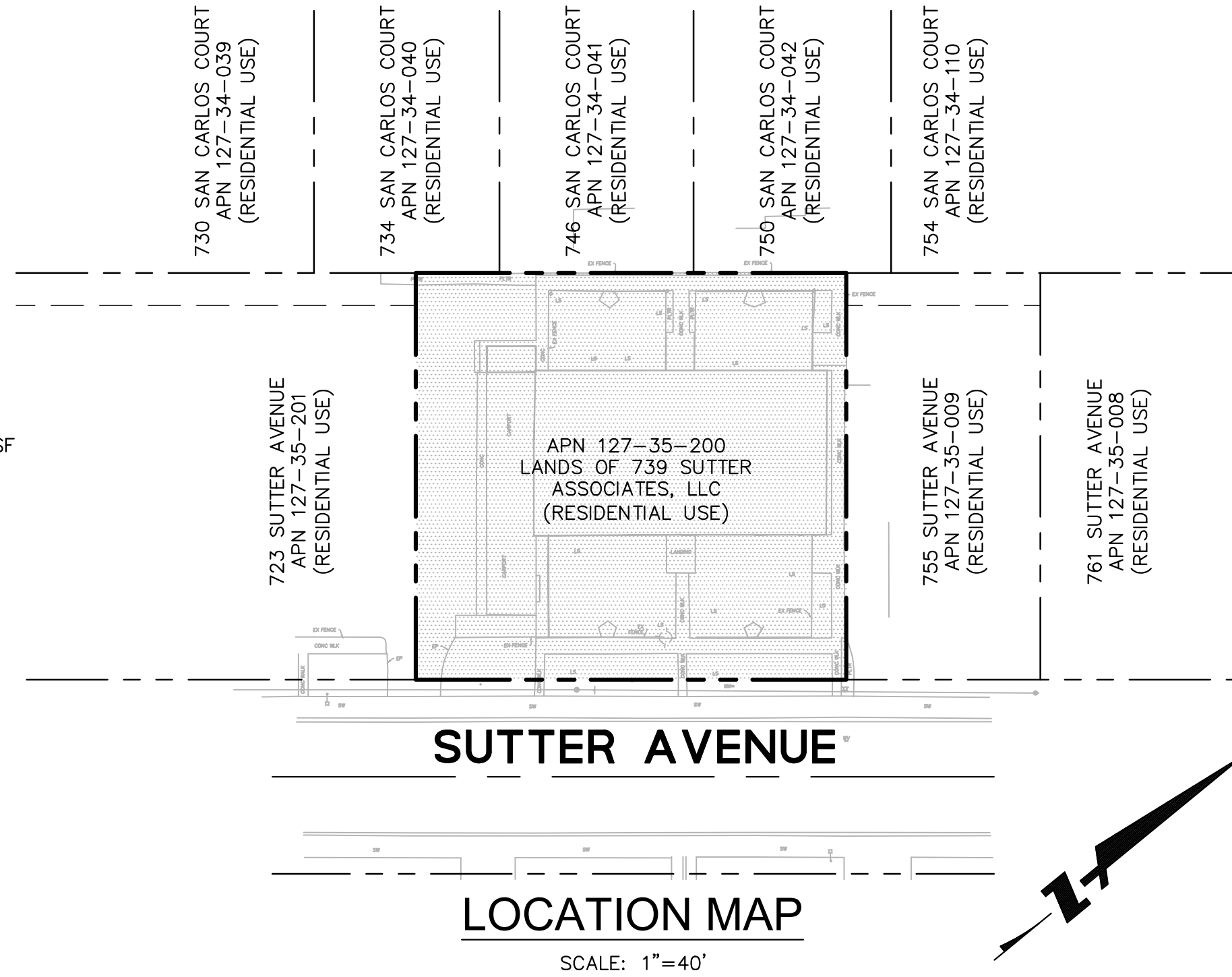


VESTING TENTATIVE MAP 739 SUTTER AVENUE FOR CONDOMINIUM PURPOSES CITY OF PALO ALTO, CALIFORNIA

PROJECT SUMMARY:

1. OWNER/SUBDIVIDER: 739 SUTTER ASSOCIATES, LLC
P.O. BOX 6563
SAN MATEO, CA 94403
CONTACT: GRACE LI
PHONE: (510) 857-4567
2. MAP PREPARED BY: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA, 95112
CONTACT: PHONG KIET
PHONE: (408) 467-9100
3. APN: 127-35-200
4. GENERAL PLAN USE: MULTI-FAMILY RESIDENTIAL: 16,720 SF
5. HISTORIC NEIGHBORHOOD: MIDTOWN
6. EXISTING LAND USE: RESIDENTIAL
7. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
8. EXISTING ZONING: MULTI-FAMILY RESIDENTIAL (RM-20): 16,720± SF
9. WATER SUPPLY: CITY OF PALO ALTO
10. POWER AND GAS SUPPLY: CITY OF PALO ALTO
11. TELEPHONE: COMCAST
12. INTERNET: AT&T
13. NO. OF EXISTING LOTS: 1
14. NO. OF PROPOSED LOTS: 1
15. TOTAL GROSS ACREAGE: 0.38± ACRES
16. SOIL TYPE: FATTY CLAY/LEAN CLAY WITH SAND
17. DEPTH TO GROUNDWATER: 10' TO 15'
18. FLOOD ZONE ELEVATION: ZONE X
19. NO. OF UNITS PROPOSED: 12 RESIDENTIAL CONDOMINIUM UNITS



VICINITY MAP
NTS

SHEET INDEX

SHEET	DESCRIPTION
C1.0	TITLE SHEET
C2.0	VESTING TENTATIVE MAP
C3.0	EXISTING CONDITIONS
C4.0	PRELIMINARY SITE PLAN
C5.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C6.0	PRELIMINARY UTILITY PLAN
C7.0	PRELIMINARY STORMWATER CONTROL PLAN

LEGEND

	PROPERTY LINE
	ADJACENT LOT LINE
	STREET CENTER LINE
	PROJECT AREA

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC	ASPHALT CONCRETE	LG	LIP OF GUTTER
AD	AREA DRAIN	MH	MANHOLE
APN	ASSESSOR'S PARCEL NUMBER	MON	MONUMENT
BLDG	BUILDING	(N)	NORTH/NEW
BM	BENCH MARK	N.G.V.D.	NATIONAL GEODETICS VERTICAL DATUM
BW	BACK OF WALK/ BOTTOM OF WALL	NO., #	NUMBER
C&G	CURB & GUTTER	NTS	NOT TO SCALE
C, CL	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CON	CONCRETE	PL	PROPERTY LINE
CR	CURB RETURN	PT	POINT
CVC	CENTER OF VERTICAL CURVE	PV	PAVEMENT
DIA	DIAMETER	R	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
ECR	END OF CURB RETURN	RT	RIGHT
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	(S) OR S.	SOUTH
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	ST.	STREET
EVC	END VERTICAL CURVE	STD	STANDARD
EX	EXISTING	SW	SIDEWALK
F/C	FACE OF CURB	TYP.	TYPICAL
FT	FEET	VC	VERTICAL CURVE
LT	LEFT	VIF	VERIFY IN FIELD
L	LENGTH	W/	WITH
LF	LINEAR FEET	(W)	WEST

BASIS OF BEARINGS:

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

ELEVATION DATUM:

THE ELEVATIONS SHOWN ARE BASED ON FOUND EXISTING CONTROL POINTS PROVIDED BY TOPOGRAPHIC SURVEY PREPARED BY LC ENGINEERING IN MAY, 2021.

NOTES:

1. THE FILING OF THIS VESTING TENTATIVE MAP IS CONCURRENT TO THE ARCHITECTURAL REVIEW BOARD PACKAGE (PLN# 22PLN-00201).
2. THIS MAP PROVIDES FOR THE CREATION OF A SINGLE, DEVELOPABLE LOT TO BE FURTHER SUBDIVIDED VIA SEPARATE RESIDENTIAL CONDOMINIUM MAP INTO 16 RESIDENTIAL CONDOMINIUM UNITS.
3. UTILITY DEDICATIONS: THE ON-SITE STORM DRAIN, SANITARY SEWER, AND WATER SYSTEMS WILL BE PRIVATELY MAINTAINED.

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**VESTING TENTATIVE MAP
739 SUTTER AVENUE
TITLE SHEET**

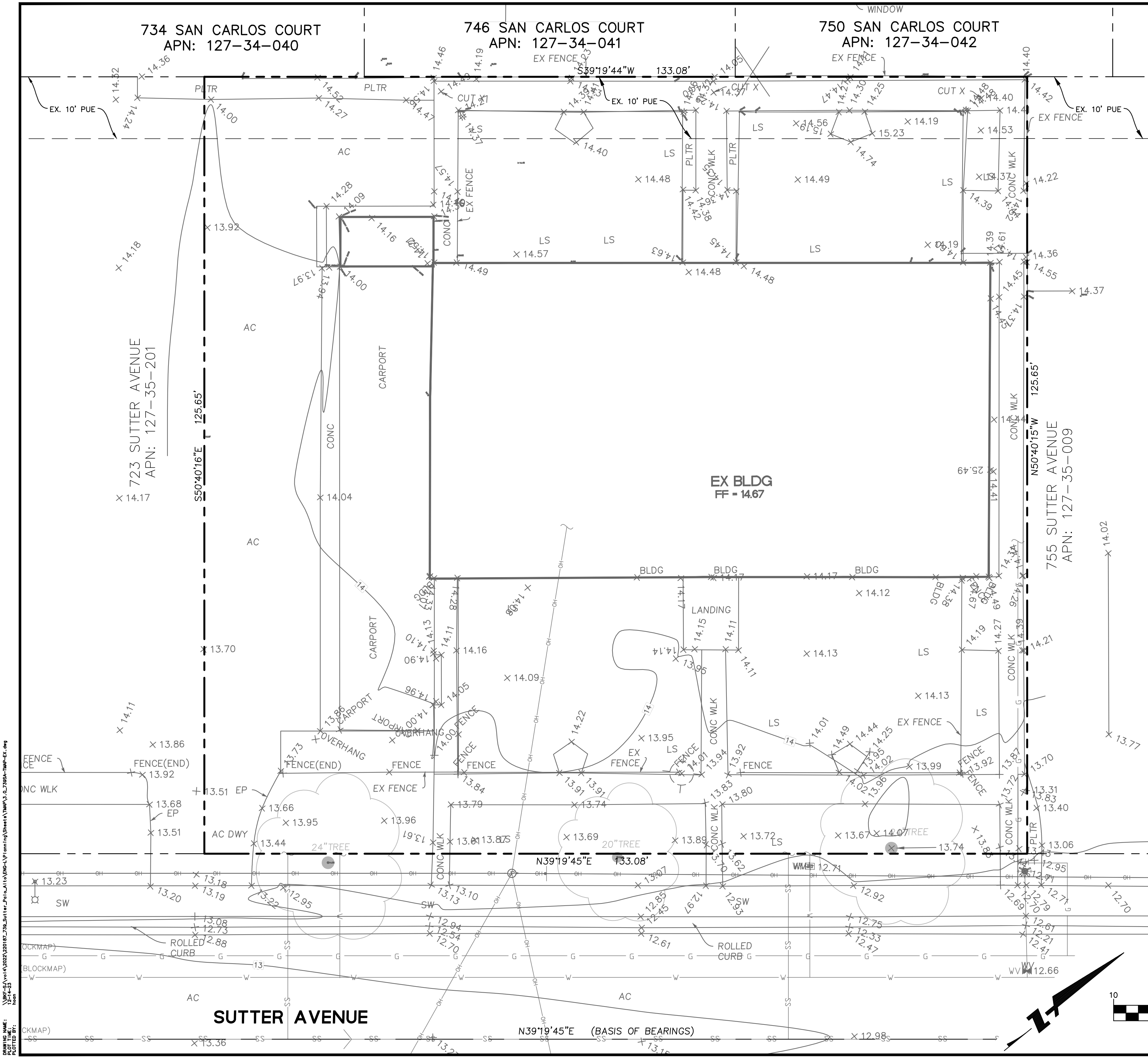
PALO ALTO SANTA CLARA COUNTY CA



Date: 12/14/2023
Scale: AS SHOWN
Design: CA/JH
Drawn: JH
Approved: PK
Job No: C20220187

Drawing Number:
C1.0
1 OF 7

DRAWING NAME: 12-14-23
PROJECT NO: 20220187



LEGEND

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

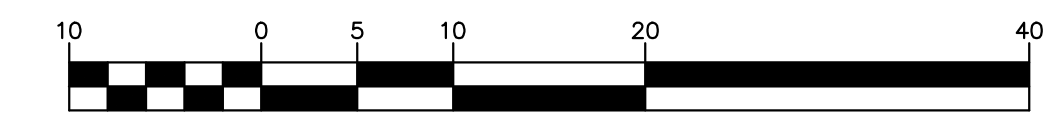
SURVEY NOTES

BASIS OF BEARINGS:
THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE GPS OBSERVATION.

BENCHMARK:
THIS WORK WAS REFERENCED TO THE FOLLOWING BENCHMARK:
SCVDM BM 053
ELEVATION = 15.76 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 DATUM)

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

GRAPHIC SCALE



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VESTING TENTATIVE MAP
739 SUTTER AVENUE
EXISTING CONDITIONS

PALO ALTO SANTA CLARA COUNTY CA

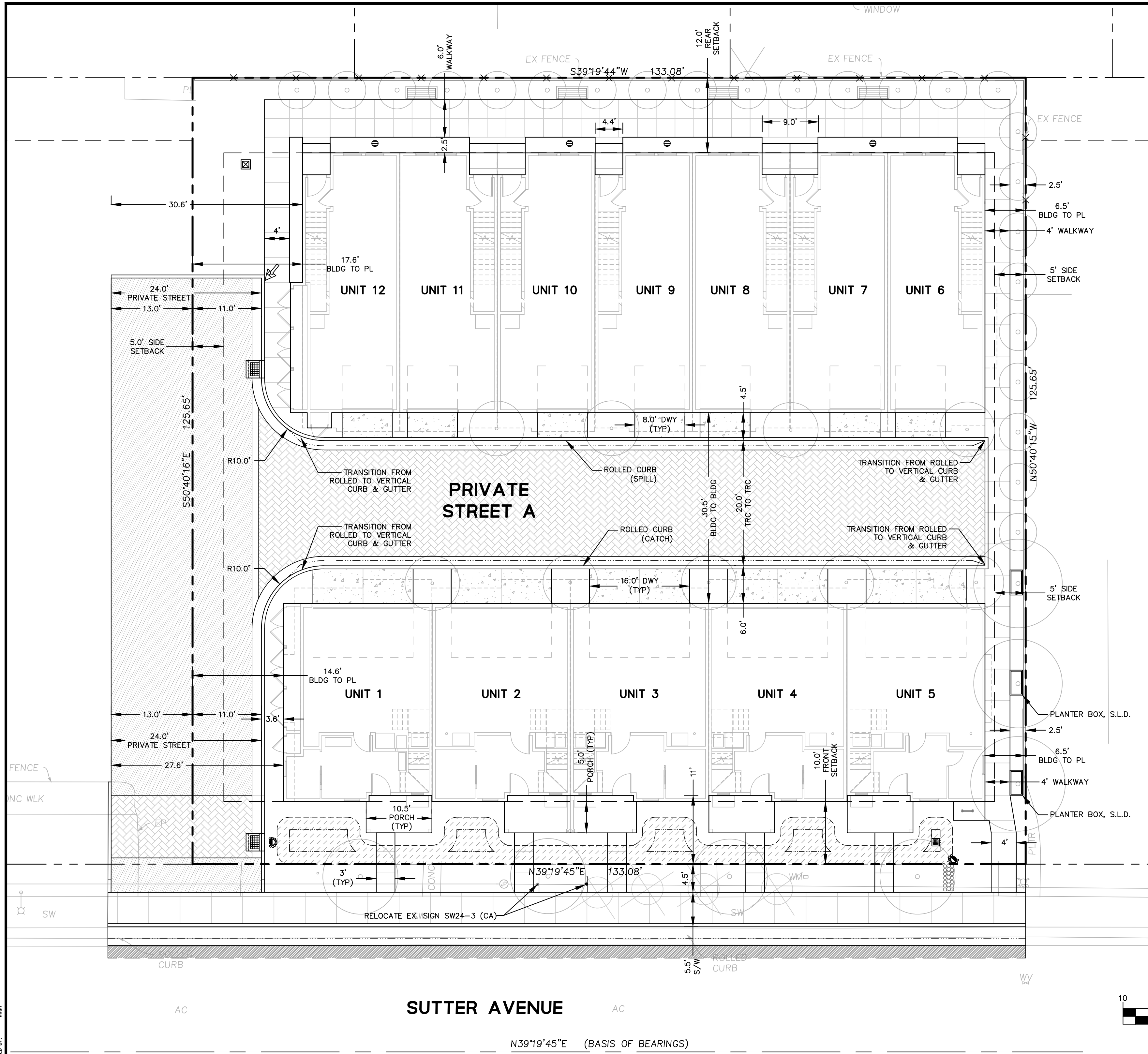


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Drawing Number:
C3.0
3 OF 7

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 PLOTTED BY:



LEGEND

BOUNDARY LINE	---
SETBACK LINE	---
EASEMENT LINE	---
BIORETENTION BASIN	[Hatched pattern]
AC PAVEMENT	[Dotted pattern]
AC OVERLAY	[Diagonal hatching]
CONCRETE DRIVEWAY	[Stippled pattern]
PERVIOUS PAVER	[Cross-hatched pattern]
ROLLED CURB & GUTTER	[Double line with dots]
VERTICAL CURB	[Single line with dots]
PRIVATE FENCE	---
SAWCUT	---

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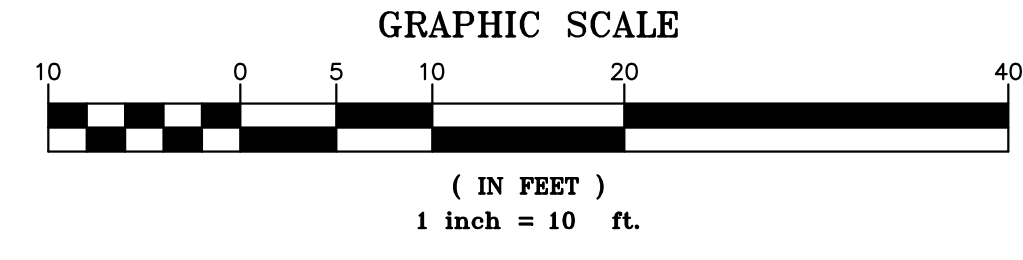


VESTING TENTATIVE MAP
739 SUTTER AVENUE
PRELIMINARY SITE PLAN
 PALO ALTO SANTA CLARA COUNTY CA

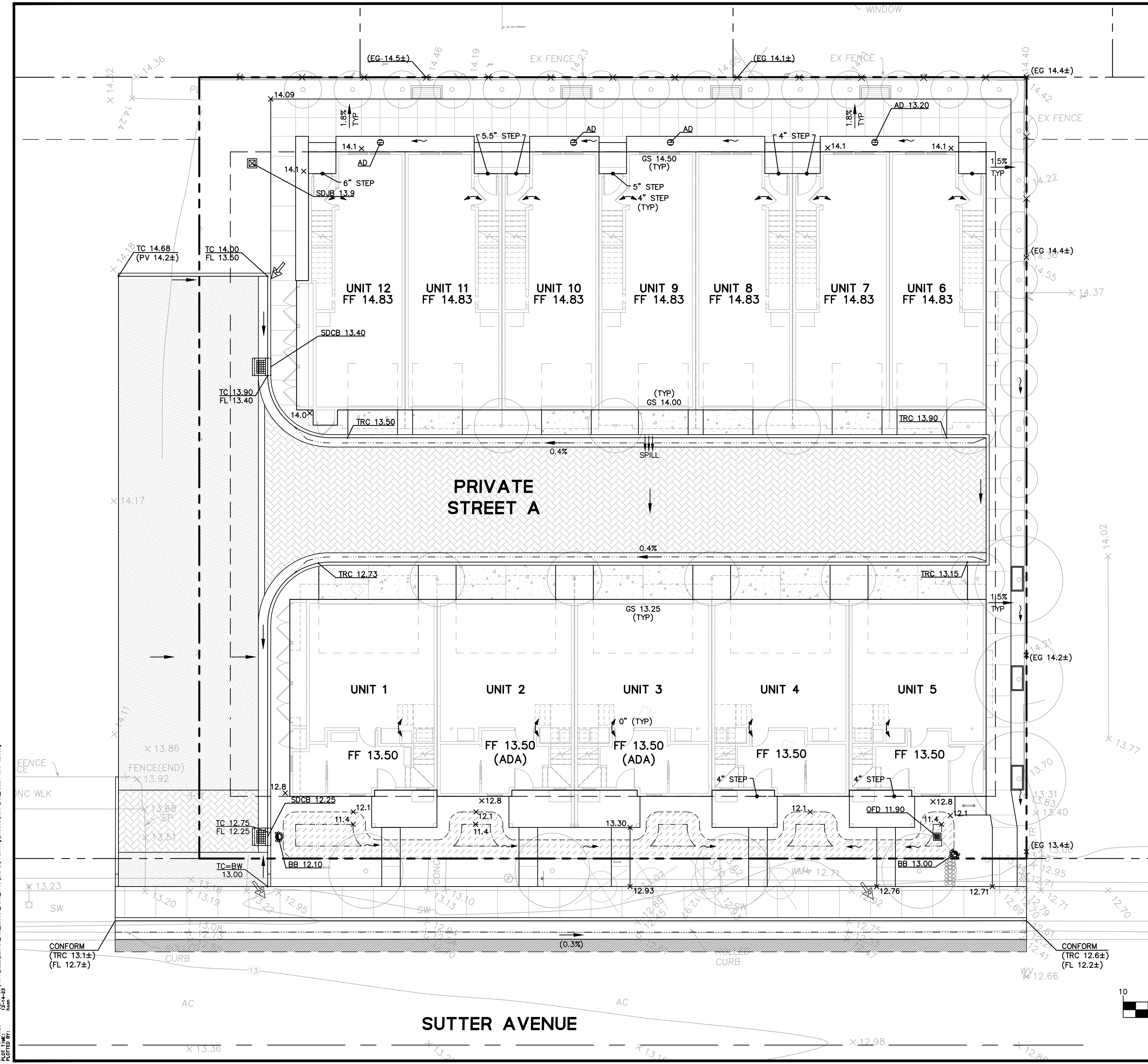


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 Design: CA/JH
 Drawn: JH
 Approved: PK
 Job No: C20220187

Drawing Number:
C4.0
 4 OF 7




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 PLOTTED BY:



LEGEND

BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
ROADWAY CENTER LINE	---
ELEVATION (PROPOSED)	TC XXX.XX FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	X 100.00
SPOT ELEVATION (EXISTING)	X (100.00±)
GRADE BREAK	---
OVERLAND RELEASE	→
SLOPE TO GRADE (LANDSCAPE)	→
SLOPE TO GRADE (HARDSCAPE)	X.X%
SPILL (GUTTER)	
THRESHOLD GARAGE SLAB GRADE CHANGE (3/4")	— —
STEP	↕
0" STEP	↕

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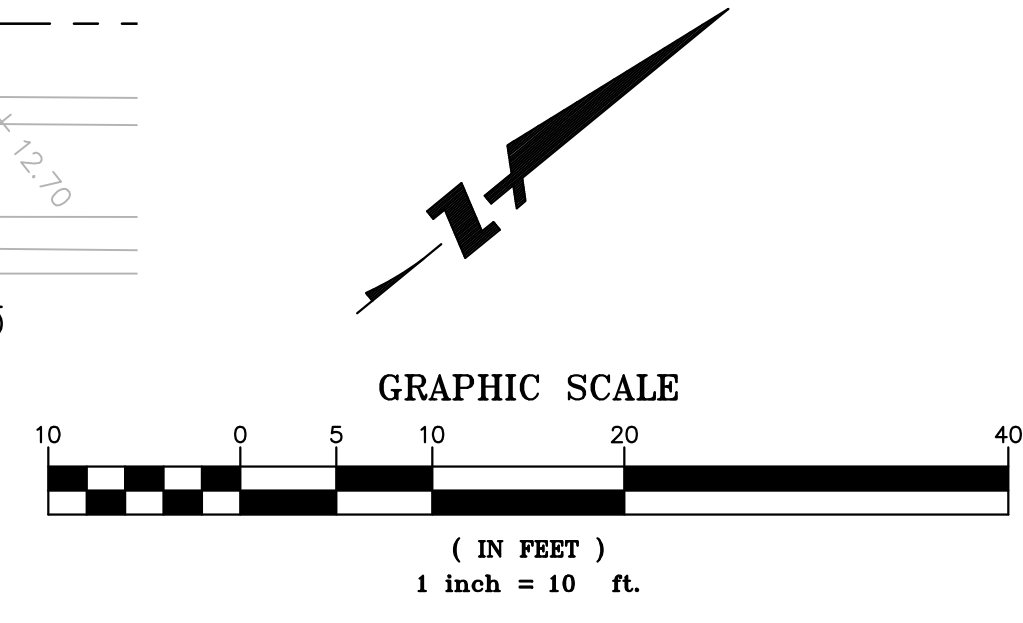


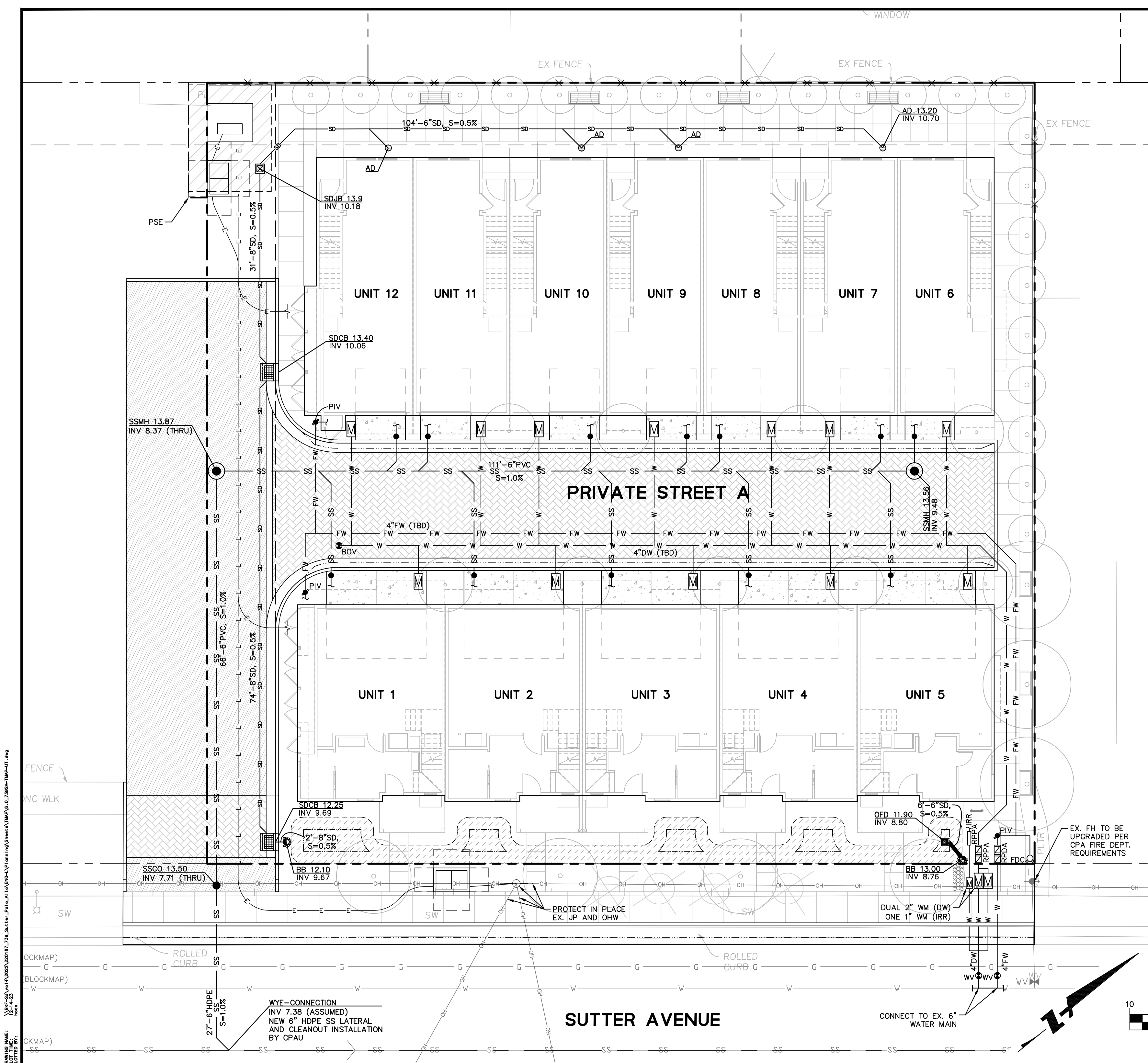
VESTING TENTATIVE MAP
739 SUTTER AVENUE
PRELIMINARY GRADING AND DRAINAGE PLAN
 PALO ALTO SANTA CLARA COUNTY CA



Date: 12/14/2023
 Scale: AS SHOWN
 Design: CA/JH
 Drawn: JH
 Approved: PK
 Job No: C20220187

Drawing Number:
C5.0
 5 OF 7

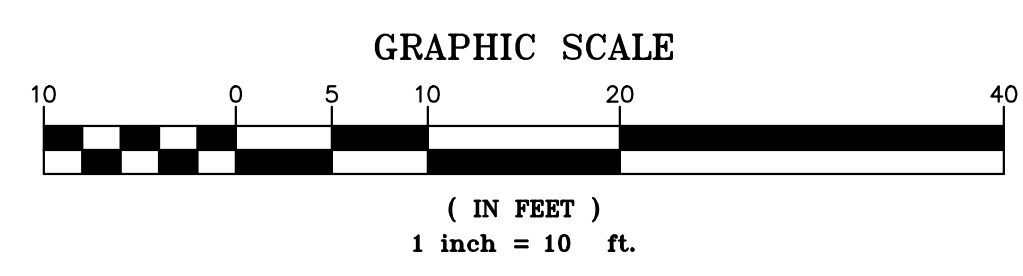




LEGEND

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

- NOTES:**
1. THE APPLICANT SHALL PROVIDE TO THE ENGINEERING DEPARTMENT A COPY OF THE PLANS FOR THE FIRE SYSTEM, INCLUDING ALL FIRE DEPARTMENT'S REQUIREMENTS, PRIOR TO THE ACTUAL FIRE SERVICE INSTALLATION.
 2. INSTALL AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY - RPPA BACKFLOW PREVENTER. THE RPPA SHALL BE INSTALLED ON THE OWNERS' PROPERTY AND DIRECTLY BEHIND THE WATER METER PER CITY'S STANDARD DETAIL WD-11A COMMERCIAL OR M47C COA DRAWING.
 3. AN APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY AND REDUCED PRESSURE DETECTOR ASSEMBLY ARE REQUIRED RPPA & RPDA BACKFLOW PREVENTERS. THE RPPA AND RPDA SHALL BE INSTALLED ON THE OWNER'S PROPERTY AND DIRECTLY BEHIND THE CITY'S FIRE SERVICE PER CITY'S STANDARD DETAIL WD-12A OR M47C DRAWING.
 4. THIS IS AN "ALL-ELECTRIC" BUILDING PROJECT. NO GAS SERVICE OR GAS HOOKUPS WILL BE INSTALLED.
 5. WATER PRESSURE/LOSS CALCULATIONS WILL BE PROVIDED DURING THE CD PHASE BY THE DESIGN TEAM TO DETERMINE WHETHER A BOOSTER PUMP IS REQUIRED.



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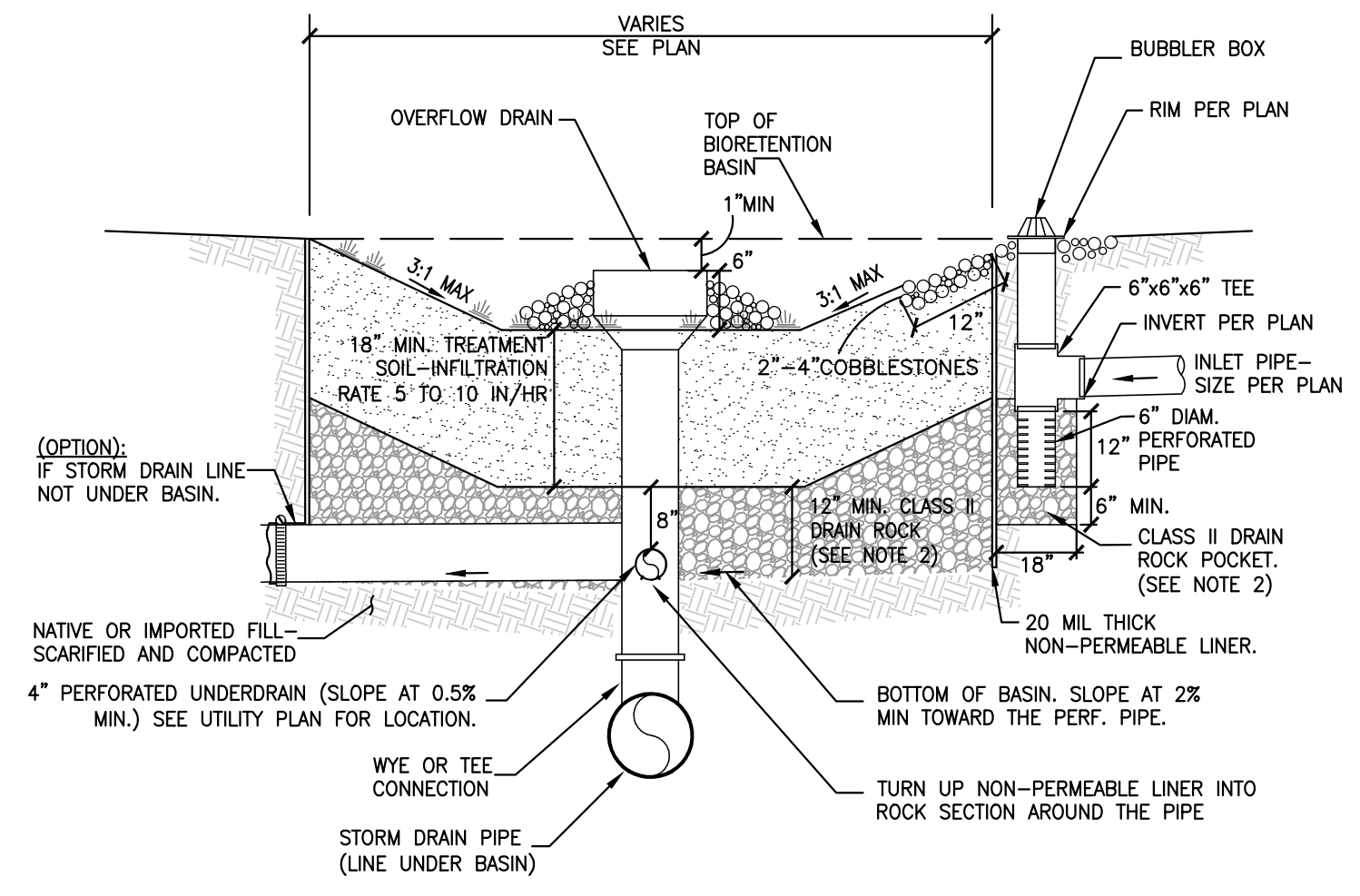
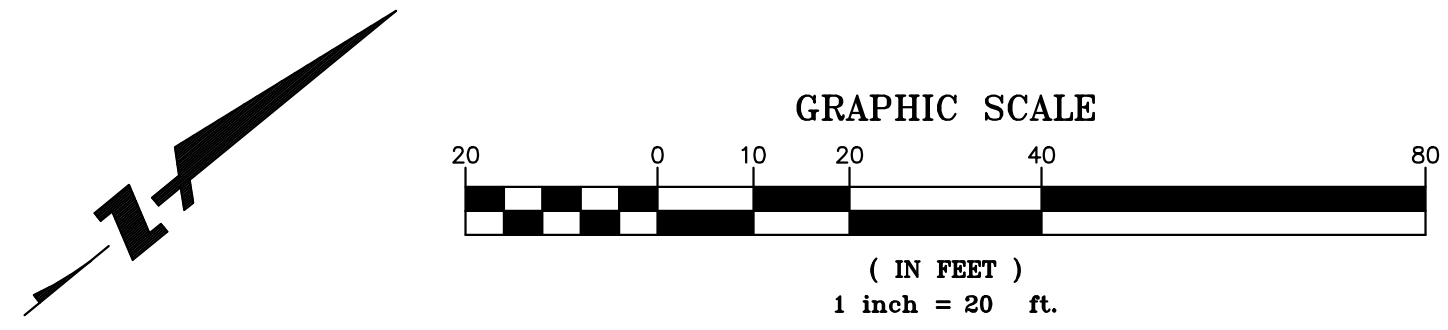
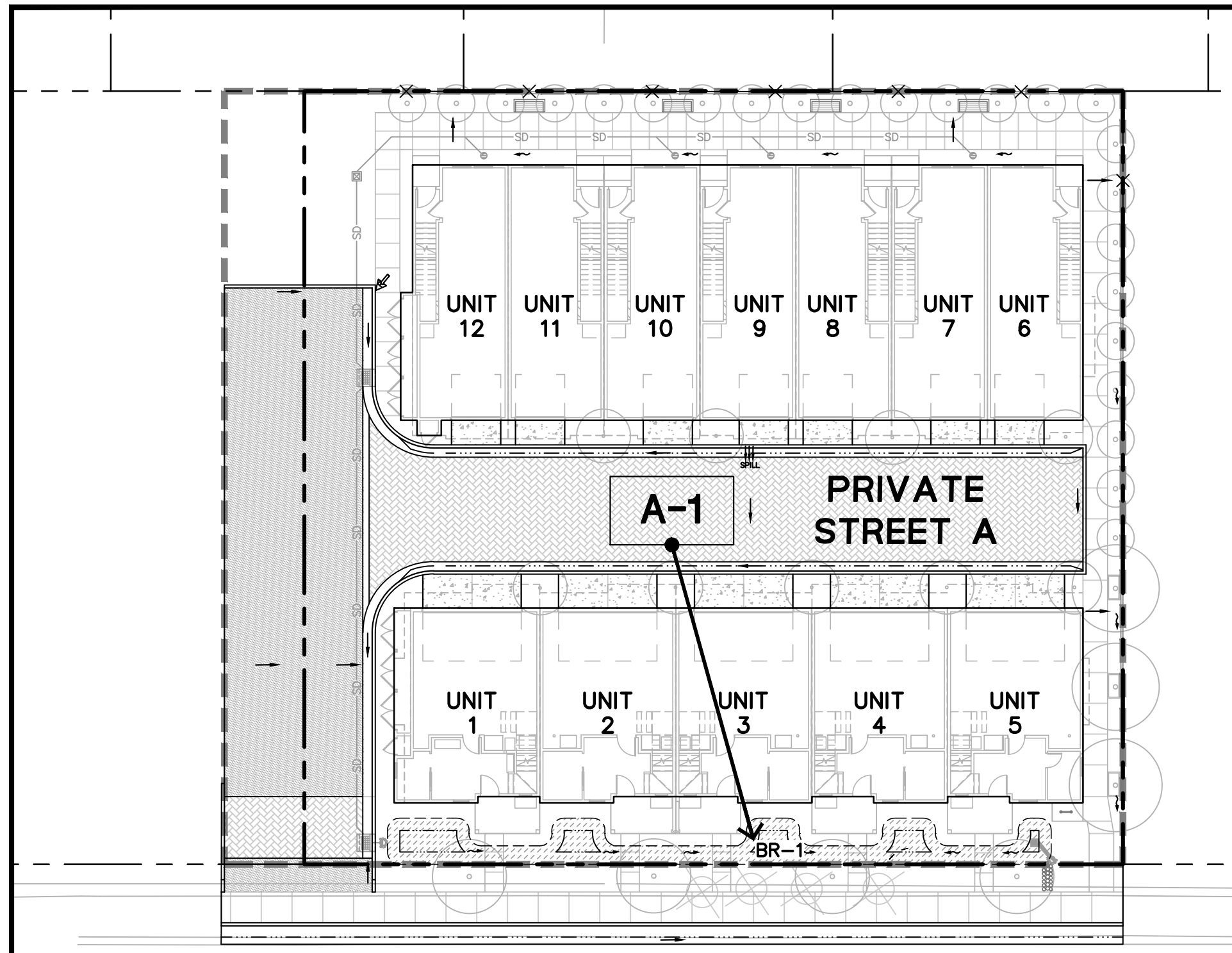
VESTING TENTATIVE MAP 739 SUTTER AVENUE PRELIMINARY UTILITY PLAN



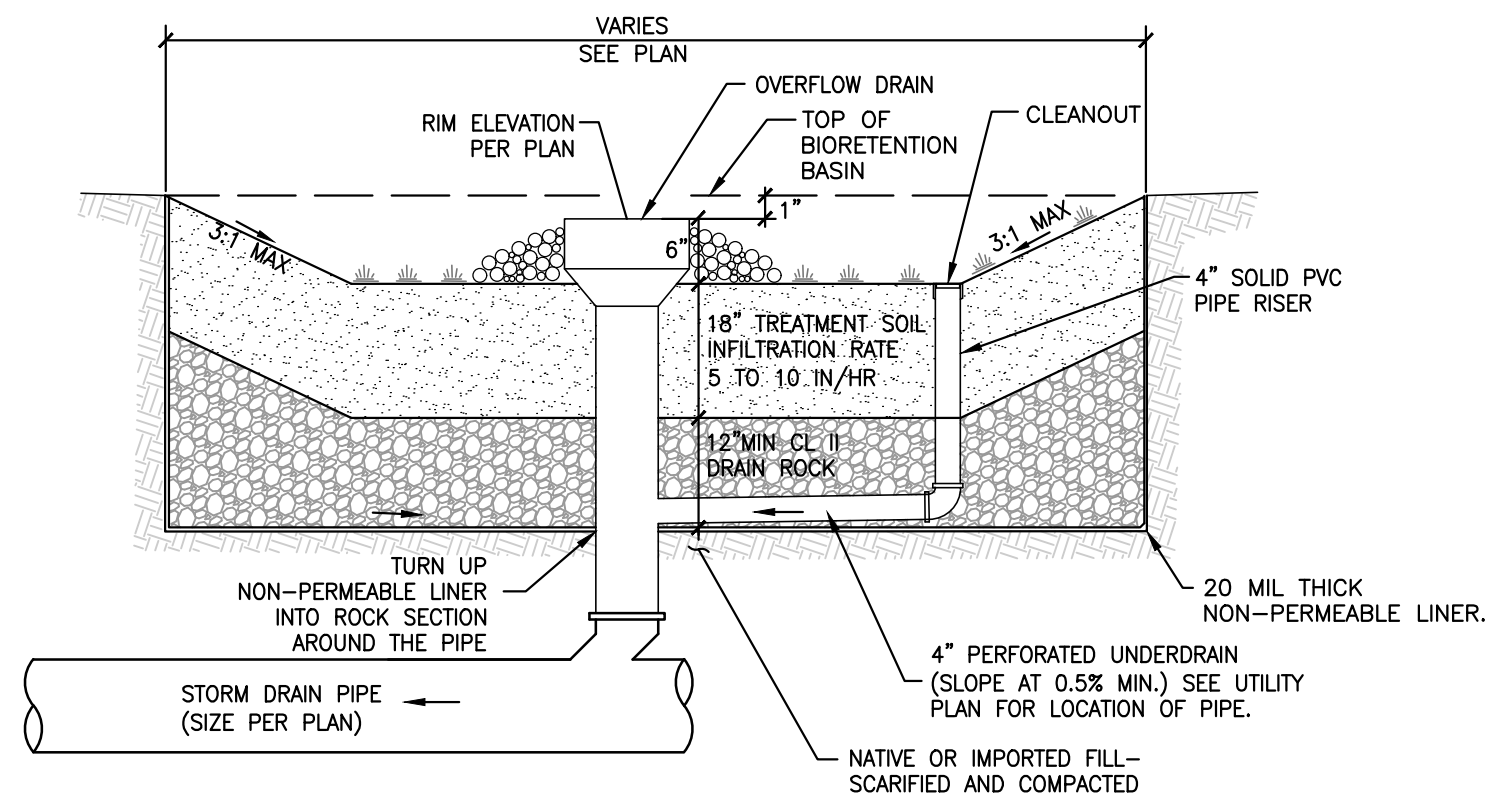
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Design: CA/JH
Drawn: JH
Approved: PK
Job No: C20220187

Drawing Number:
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6 OF 7

DRAWING NAME: \\BKF-SV\142022\20187_739_Sutter_Palo Alto\BKG-Utility\Plan\Sheet\TMAP\6_C6.0_23050-TMAP-UT.dwg
PLOT FILE: BKF-UT.dwg
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TRANSVERSE SECTION
N.T.S.



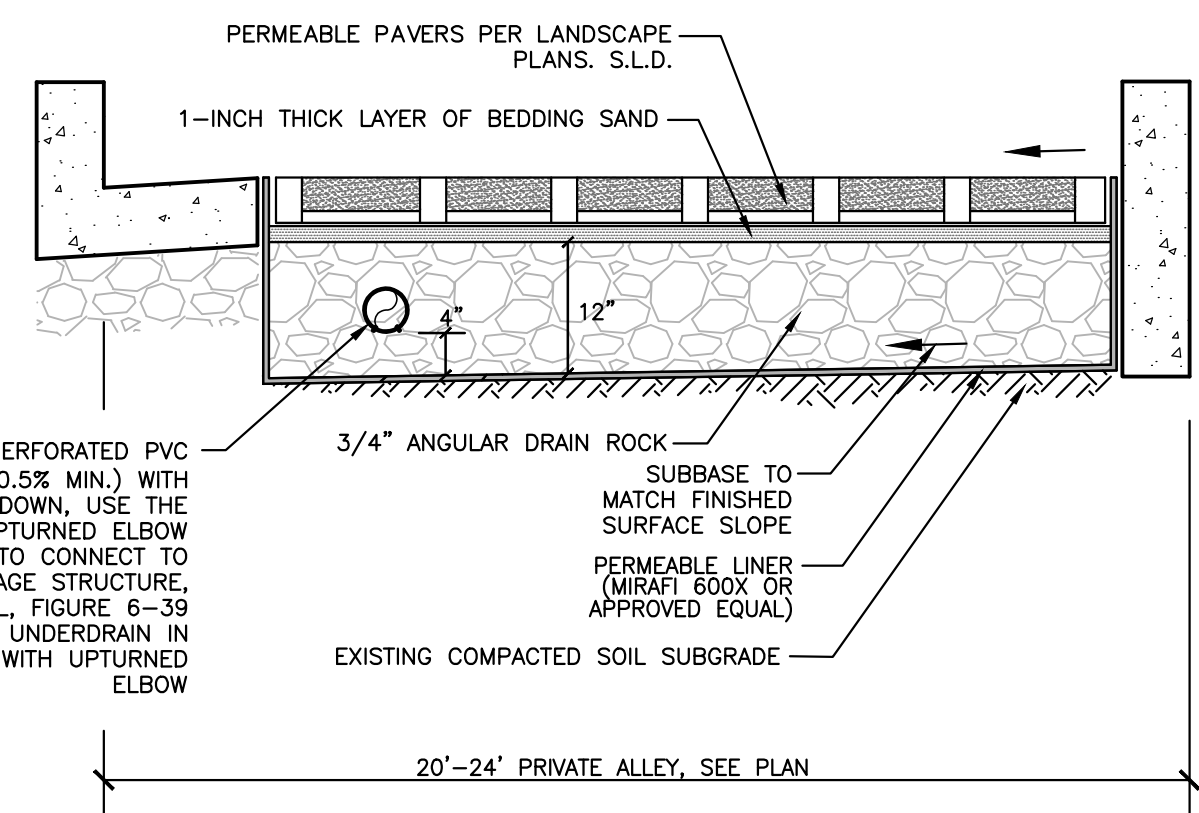
LONGITUDINAL SECTION
N.T.S.

NOTE:

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

BIORETENTION BASIN SECTION

SUTTER AVENUE



PERMEABLE PAVER SECTION

LEGEND

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

NOTES:

1. STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPs INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.
2. DURING THE BEGINNING OF THE CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF PALO ALTO THAT THE INSTALLED STORMWATER TREATMENT MEASURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEBSITE AT WWW.SCVURPPP-W2K.COM/CONSULTANTS_LIST.SHTML.
3. PERMEABLE PLANTING MATERIAL SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C.
4. CITY TO APPROVE SURFACE RELEASE FROM BUBBLER ASSEMBLY TO STREET OVER SIDEWALK.
5. PAMC 16.09.165(H) STORM DRAIN LABELING: STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING - FLOWS TO [CREEK]" OR EQUIVALENT.

TREATMENT CONTROL MEASURE SUMMARY

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

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VESTING TENTATIVE MAP
739 SUTTER AVENUE
PRELIMINARY STORMWATER CONTROL PLAN
PALO ALTO SANTA CLARA COUNTY CA



Date: 12/14/2023
Scale: AS SHOWN
Design: CA/JH
Drawn: JH
Approved: PK
Job No: C20220187

Drawing Number:
C7.0
7 OF 7

DRAWING NAME: \\BKF-SV\14\2023\20187_739_Sutter_PaloAlto\BKG-L\1\Plan\Map\Sheets\TMAP_V_0_739SA-TMAP-SW.dwg
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