

3150 EL CAMINO REAL

PALO ALTO, CALIFORNIA



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

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

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3150 ECR PA, LLC



3150 EL CAMINO REAL
Palo Alto, California

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



3150 ECR PA, LLC



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Sheet Title:
COVER PAGE

Job No. 21037
Date: 12/15/2022
Scale:
Author By:

Sheet No:
G-000

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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:

PROJECT INFORMATION

Job No. 21037
Date: 12/15/2022
Scale: 12" = 1'-0"
Author By:

Sheet No:

G-100

PROJECT INFORMATION

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

PROJECT DESCRIPTION

THE PROJECT SITE INCLUDES PROPERTIES OF 3150, 3160, AND 3128 EL CAMINO REAL WITH COMBINED AREA OF 2.55 ACRE. THE PROPOSED DEVELOPMENT IS TO REPLACE TWO EXISTING COMMERCIAL BUILDINGS WITH RESIDENTIAL APARTMENTS. THE PROGRAM COMPRISED OF 380 RENTAL UNITS, GROUND LEVEL AMENITIES, ROOFTOP GARDEN LOUNGE, AND 443 PARKING STALLS.

THE 7-STORY BUILDING HAS 5 STORIES OF TYPE III-A RESIDENTIAL ON TOP OF 2 STORIES TYPE I-A RESIDENTIAL AND 2 STORIES OF SUBTERRANEAN TYPE I-A GARAGE. PROPOSED MAXIMUM HEIGHT IS 84'-0" EXCLUDING STAIR PENTHOUSE.

BUILDING AREA CONTAINS 456,437 SF OF RESIDENTIAL/AMENITIES AND 171,433 SF OF SUBTERRANEAN PARKING GARAGE.

BASED ON THE STATE DENSITY BONUS LAWS THE REQUIRED PARKING RATIO CAN BE REDUCED TO 1 SPACE PER STUDIO AND ONE-BEDROOM UNIT AND 1.5 SPACES PER TWO- AND THREE-BEDROOM UNIT. THE PROJECT PROPOSES A 1.16 CAR/UNIT PARKING RATIO.

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PROJECT SUMMARY

456,437 PROPOSED SF / 111,030 LOT AREA = 4.11 FAR⁴

FLOOR	INCLUDED IN FAR												NOT INCLUDED IN FAR	
	RESIDENTIAL		RESIDENTIAL COMMON AREAS											TOTAL
	NRSF ¹	INSET BALCONY	CIRCULATION	VERTICAL CIRCULATION	BOH ²	LEASING OFFICE	LOBBY	AMENITY ³	BIKE STORAGE	TRASH ROOM	UTILITY	DOUBLE HEIGHT		PARKING
BASEMENT B2				891 SF	2985 SF						860 SF		4736 SF	86479 SF
BASEMENT B1				891 SF	1869 SF					1027 SF	2473 SF		6260 SF	84954 SF
LEVEL 1	33795 SF	93 SF	8933 SF	1481 SF	2386 SF	2052 SF	3754 SF	4758 SF	1370 SF	273 SF		7595 SF	61093 SF	
LEVEL 2	41012 SF	410 SF	8479 SF	1481 SF	1318 SF					273 SF			65096 SF	
LEVEL 3	56677 SF	443 SF	8595 SF	1485 SF	801 SF					314 SF			68316 SF	
LEVEL 4	56677 SF	443 SF	8595 SF	1485 SF	801 SF					314 SF			68316 SF	
LEVEL 5	56678 SF	443 SF	8595 SF	1485 SF	801 SF					314 SF			68316 SF	
LEVEL 6	44742 SF	318 SF	8229 SF	1499 SF	801 SF			1100 SF		314 SF			57840 SF	
LEVEL 7	43358 SF	318 SF	8239 SF	1499 SF	801 SF			1938 SF	3427 SF	314 SF	2197 SF	1938 SF	56466 SF	
TOTAL	332939 SF	2469 SF	59667 SF	12197 SF	12561 SF	2052 SF	3754 SF	7796 SF	4797 SF	3143 SF	5530 SF	9532 SF	456437 SF	171433 SF
DENSITY	380 UNITS / 2.55 ACRE LOT AREA = 149 UNITS/ACRE													

NOTE
1. **NRSF** - AREA CALCULATED FROM CENTER LINE OF DEMISING WALLS BETWEEN UNITS, TO EXTERIOR FACE OF STUD AT OUTSIDE, AND TO CORRIDOR SIDE OF STUD SEPARATING UNIT AND CORRIDOR.
2. **BOH** INCLUDES AREA OF POOL EQUIPMENT ROOM, JANITOR ROOM, STORAGE ROOM AND ANY ROOMS RESERVED FOR OTHER BACK OF HOUSE SERVICES.
3. **AMENITY** INCLUDES AREA OF CO-WORKING, FITNESS, AND CLUBROOM ON LEVEL 1, LOUNGE ON LEVEL 2, AND ROOF LOUNGE ON LEVEL 6.
4. **SEE SHEET A-200 FOR FAR CALCULATION DIAGRAM**

PARKING SUMMARY

PARKING TYPE	QTY	LEVEL
STALLS: UNIFORM 8'-6" x 17'-6"	23	BASEMENT B1
STALLS: UNIFORM 9'-0" x 18'-0" ADA	2	BASEMENT B1
STALLS: UNIFORM 9'-0" x 18'-0" ADA VAN	1	BASEMENT B1
GUEST: 26		
STALLS: UNIFORM 8'-6" x 17'-6"	174	BASEMENT B1
STALLS: UNIFORM 9'-0" x 18'-0" ADA	4	BASEMENT B1
STALLS: UNIFORM 9'-0" x 18'-0" ADA VAN	4	BASEMENT B1
RESIDENTIAL: 182		
STALLS: UNIFORM 8'-6" x 17'-6"	235	BASEMENT B2
RESIDENTIAL: 235		
26 GUEST STALLS PROVIDED		
417 RESIDENTIAL STALLS PROVIDED		
TOTAL 443 STALLS PROVIDED		
437 STALLS REQUIRED (1 STALL PER STUDIO/1BR; 1.5 STALLS PER 2BR/3BR)		

2022 CALGREEN EV REQUIREMENTS:

TYPE	REQUIREMENTS	REQUIRED #	PROPOSED #
EV CAPABLE ¹	10% OF PARKING SPACES	45	45
EV READY ²	25% OF DWELLING UNITS	95	95
EV CHARGERS ³	5% OF PARKING SPACES	23	23

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.

UNIT SUMMARY

	Studio	J1BR		1BR				2BR			3BR	Total
	S	1A	1B	1B'	1E	1B+DEN	1C+DEN	2A	2B	2C	3C	
Level 1	2	7	10	7	3	0	3	4	0	3	1	40
Level 2	2	7	11	9	3	0	0	6	0	7	2	47
Level 3	2	9	13	9	5	6	0	7	1	7	4	63
Level 4	2	9	13	9	5	6	0	7	1	7	4	63
Level 5	2	9	13	9	5	6	0	7	1	7	4	63
Level 6	2	9	23	0	2	0	0	7	1	7	2	53
Level 7	2	8	22	0	2	0	0	7	1	7	2	51
Total	14	58	105	43	25	18	3	45	5	45	19	380
Rentable SF per type	480 sf	645 sf	716 sf	867 sf	716 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	846 sf											

BIKE PARKING

LONG TERM BIKE PARKING

BIKE RACK LEVEL 1:	26
BIKE RACK LEVEL 2:	39
BIKE LOCKER LEVEL 2:	31

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

SHORT TERM BIKE PARKING

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

LOT COVERAGE

REQUIRED LOT COVERAGE: 50% MAXIMUM
PROPOSED LOT COVERAGE (SF): 69,528 SF
LOT AREA: 111,030 SF
PROPOSED LOT COVERAGE %: 62.62%*

*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: 34,714 SF
LOT AREA: 111,030 SF
PROPOSED LANDSCAPE/OPEN SPACE COVERAGE %: 34,714 SF / 111,030 SF = 31.26% > 30%

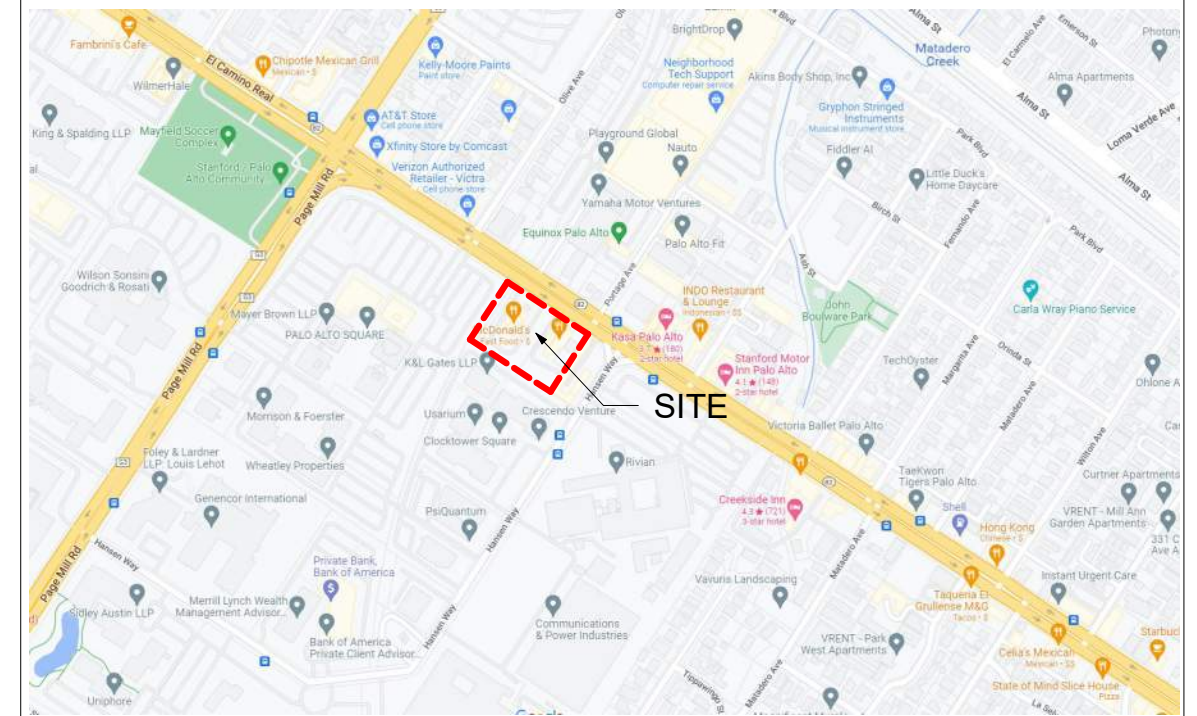
SEE SHEET A-201 FOR MORE INFORMATION

OPEN SPACE SUMMARY

REQUIRED USABLE OPEN SPACE: 150 SF X 380 UNITS = 57,000 SF
PROPOSED USABLE OPEN SPACE: 41,958 SF (COMMON) + 19,295 SF (PRIVATE) = 61,253 SF > 57,000 SF

SHEET A-201 FOR MORE INFORMATION

VICINITY MAP





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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PA, LLC**

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Palo Alto, California

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125 Willow Road, Menlo Park, CA 94025

Sheet Title:
**EXISTING SITE
PHOTOS**

Job No. 21037
Date: 12/15/2022
Scale:
Author By:

Sheet No:

G-200



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125 Willow Road, Menlo Park, CA 94025

Sheet Title:

SITE CIRCULATION
AND
TRANSPORTATION

Job No. 21037
Date: 12/15/2022
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.

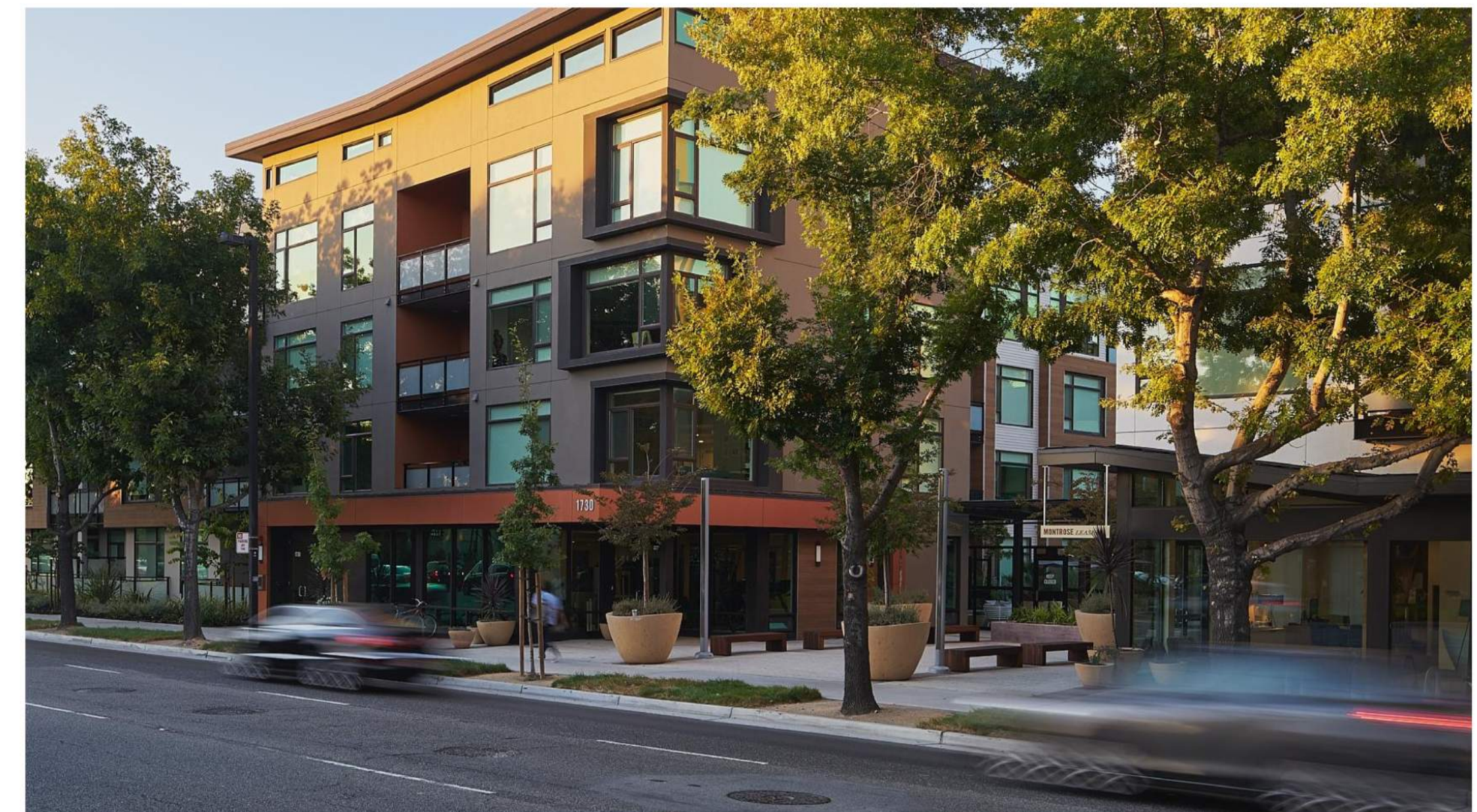
- BUS STOP
- BUS LINE 22 & 522
- BUS LINE 101, 102 & 103
- EXISTING BIKE TRAILS



PEDESTRIAN FRIENDLY CORNER PLAZA



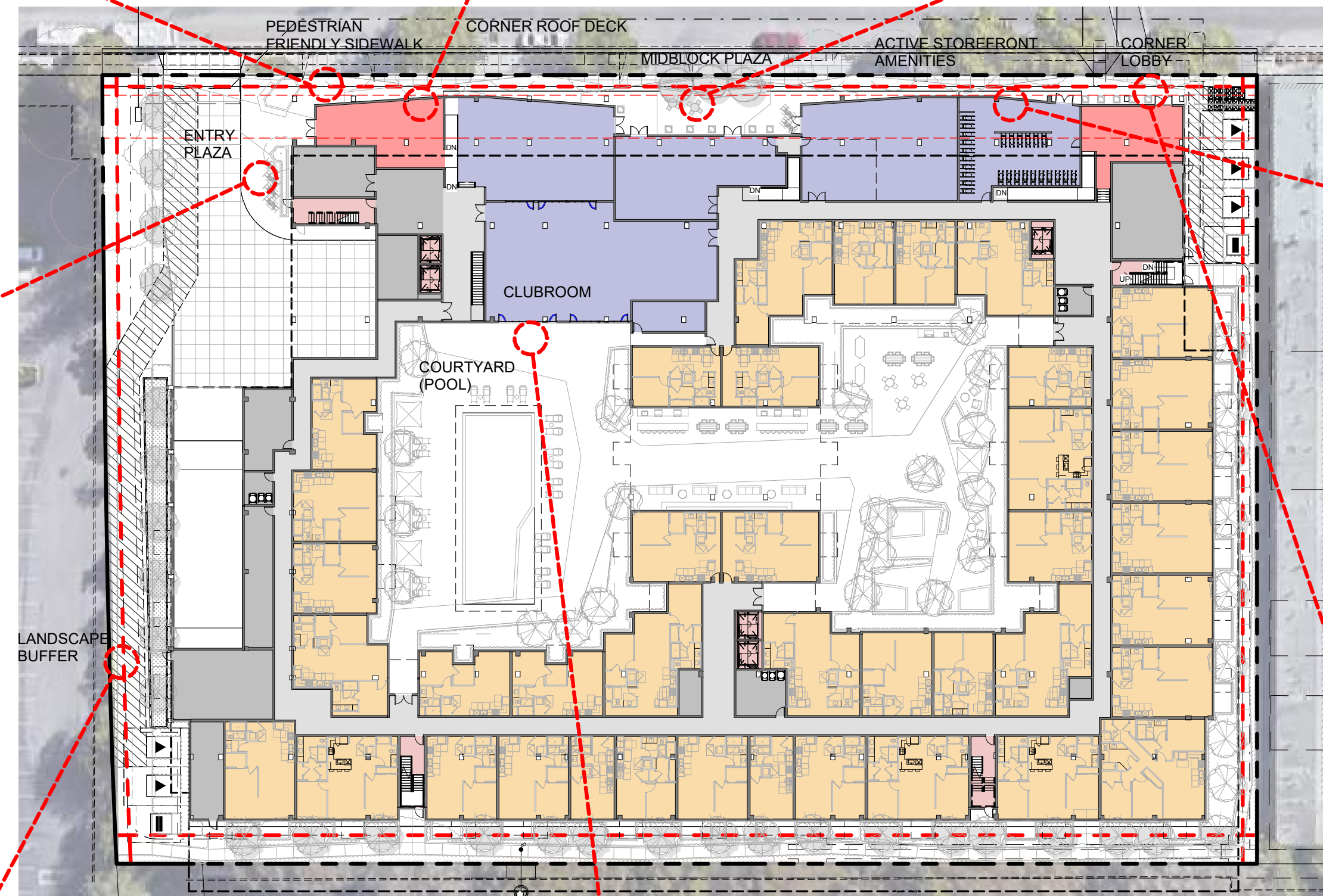
ROOF TERRACE



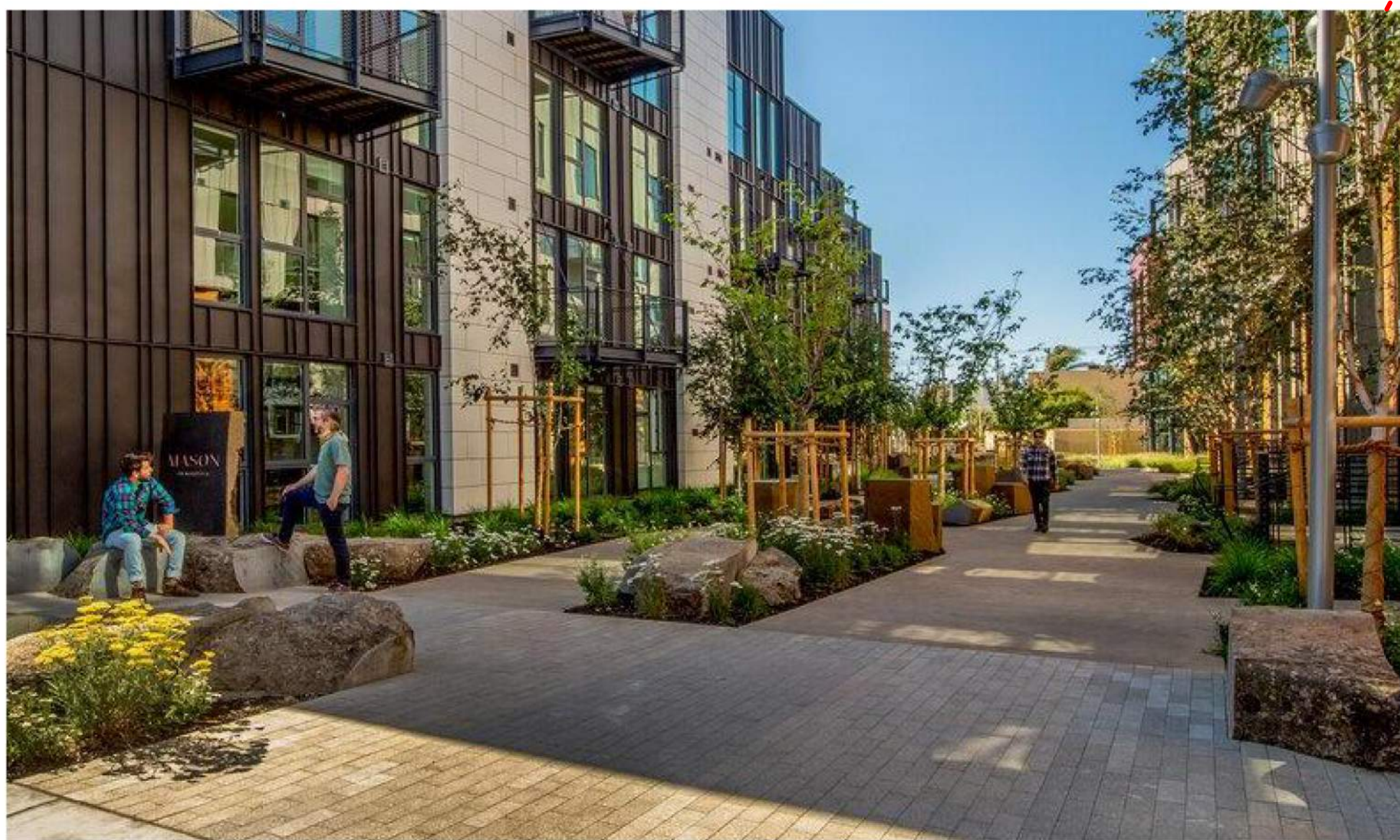
MID BLOCK PLAZA



CORNER PLAZA WITH LANDSCAPE FEATURES



ACTIVATE STREETFRONT WITH AMENITY SPACES



BREEZEWAY LINKAGE



TRANSPARENT CONNECTION FROM PUBLIC REALM TO PRIVATE COURTYARD



MULTIPLE PEDESTRIAN ACCESSES TO STREET



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Sheet Title:
URBAN DESIGN
CONCEPT

Job No. 21037
Date: 12/15/2022
Scale: 1" = 40'-0"
Author By:

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SP-201



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Sheet Title:

ILLUSTRATIVE SITE PLAN

Job No. 21037
Date: 12/15/2022
Scale: 1" = 20'-0"
Author By:

Sheet No:

SP-300



PROPERTY LINE	AMENITY / ACTIVE USES STOREFRONT (GROUND FLOOR)	BIKE PARKING - LONG TERM, CLASS I (MORE BIKE STORAGE ON LEVEL 2)	VEHICULAR AND MAIN LOADING ENTRY
SETBACK LINE	LOBBY STREET FRONTAGE (GROUND FLOOR)	TRASH PICKUP/STAGING AREA	MAINTENANCE AND SECONDARY LOADING ACCESS
	LOADING ZONE		





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Sheet Title:

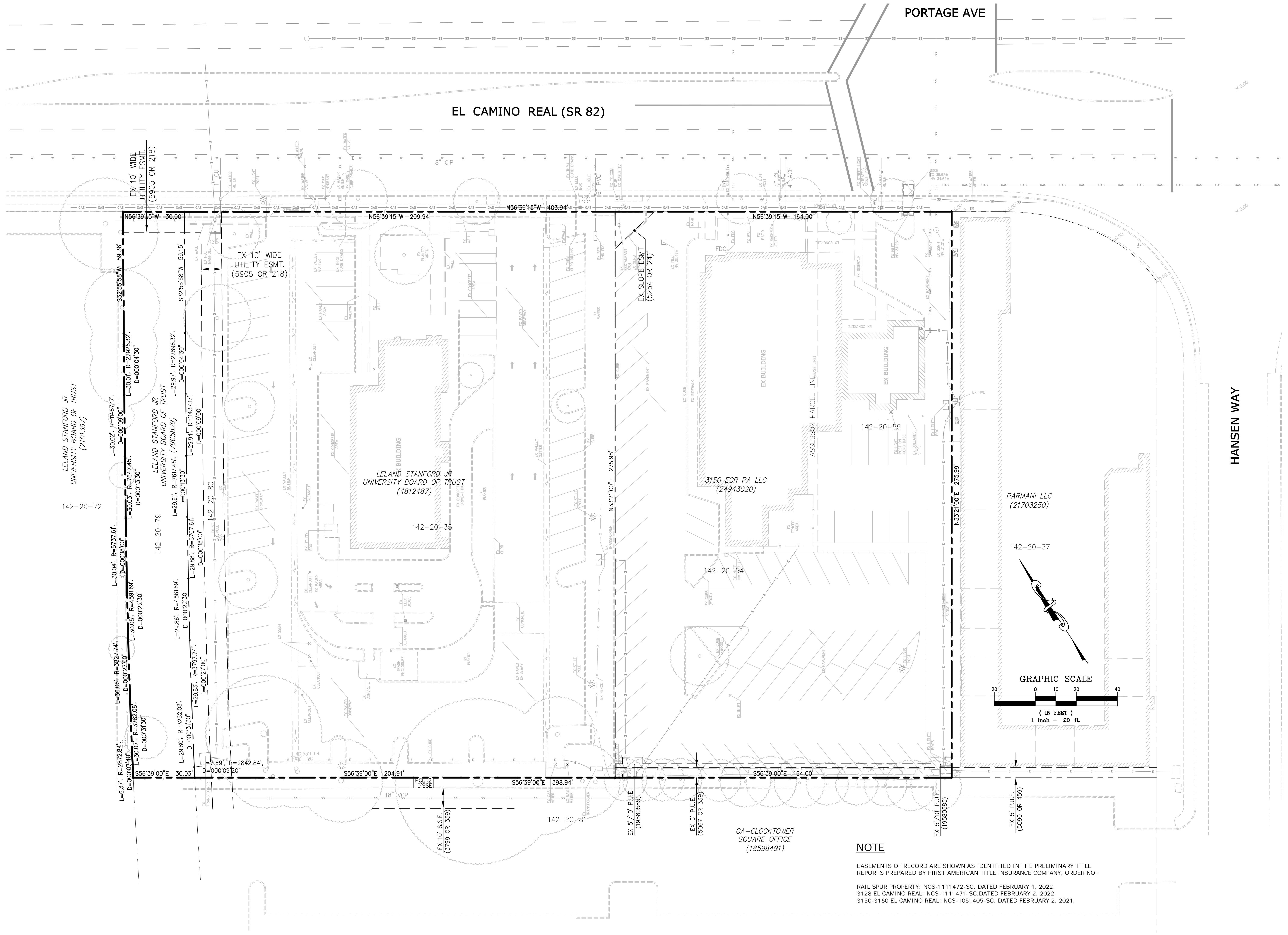
AERIAL SITE
PERSPECTIVE

Job No. 21037
Date: 12/15/2022
Scale:
Author By:

Sheet No:

SP-301

DRAWING NAME: P:\21195\EXHIBITS\22-1214-21195_EXIST.dwg
 PLOT DATE: 12-14-22 PLOTTED BY: easton



NOTE
 EASEMENTS OF RECORD ARE SHOWN AS IDENTIFIED IN THE PRELIMINARY TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.:
 RAIL SPUR PROPERTY: NCS-1111472-SC, DATED FEBRUARY 1, 2022.
 3128 EL CAMINO REAL: NCS-1111471-SC, DATED FEBRUARY 2, 2022.
 3150-3160 EL CAMINO REAL: NCS-1051405-SC, DATED FEBRUARY 2, 2021.

No.	Revisions

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

Date: 12/14/22
 Scale: 1" = 20'
 Job No.: 21195
 Drawing Number: EXIST
 1 OF 1



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Architecture
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Sheet Title:
JOINT TRENCH
TITLE SHEET

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

Sheet No:

JT-1

GENERAL NOTES:

- 1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT...
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE...
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL...
5. IT IS PREFERRED TO HAVE NON-CPA OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL...
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH...
7. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
8. MAINTAIN PROPER SEPARATION BETWEEN CPA FACILITIES AND "WET" UTILITY LINES...
9. SEPARATIONS SHALL BE MAINTAINED AT ABOVEGROUND TERMINATION POINTS.
10. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF CPA GAS FACILITIES:
- RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH...
- THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
- THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
- COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE CPA, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
- AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
THE SIEVES AND SCREENS SHALL BE:
- 1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
- #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT CPA ELECTRIC FACILITIES:
- RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH...
- SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH...
- NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND.

- NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
- AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
- REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.

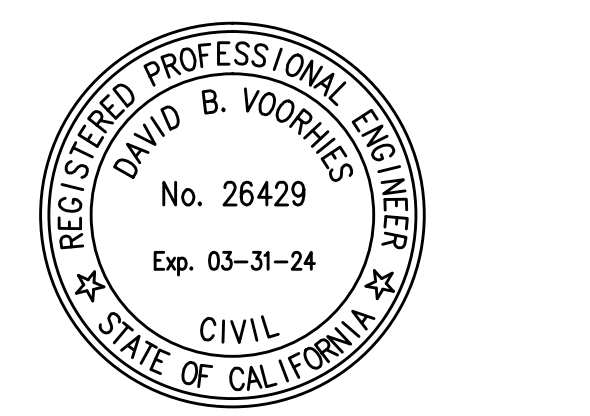
- 12. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
- WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, CPA APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
- CPA APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
- IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF CPA APPROVED IMPORT 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.
13. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
14. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.

UTILITY APPROVALS table with columns: UTILITY, APPROVED BY, DATE. Rows include AT&T (PHONE) and COMCAST (CATV).

FOR RADIUS USE ONLY QA REVIEW table with columns: INTENT, INITIALS, REVIEW DATE. Rows include COMPOSITE, PRE-CON, PRE-CON.

DEVELOPER:
ACCLAIM COMPANIES
125 WILLOW ROAD
MENLO PARK, CA 94025
GARY JOHNSON
(650) 622-2107
GARY@ACCLAIMCOMPANIES.COM

SHEET INDEX table with columns: SHEET, TITLE. Rows include JT-1 JOINT TRENCH TITLE SHEET and JT-2 JOINT TRENCH INTENT.



CONSTRUCTION NOTES

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

CONDUIT NOTES

- 1. DIRECT BURIED PRIMARY CONDUIT IS NOT AN APPROVED CONSTRUCTION METHOD. PRIMARY CONDUITS SHALL BE CONCRETE ENCASED, UNLESS OTHERWISE APPROVED BY CPAU UTILITIES ENGINEER. APPROVED CONDUIT MATERIALS:
A. SCHEDULE 40 PVC
B. TYPE "DB 60" (SECONDARY) OR "DB 120" (PRIMARY) PLASTIC CONDUIT
C. GALVANIZED RIGID STEEL CONDUIT.
2. EVERY EFFORT MUST BE MADE TO OBTAIN STRAIGHT WATER-TIGHT CONDUIT LINE.
3. SHARP TURNS MUST BE AVOIDED, PER THE TABLE BELOW. NORMALLY, THE PRIMARY DUCT RADIUS IS SPECIFIED. UNLESS APPROVED BY THE PROJECT ENGINEER, FACTORY OFFSETS WILL NOT BE USED.
4. ALL BENDS AND SWEEPS (90 DEGREES) MUST BE ENCASED IN CONCRETE (MINIMUM 3") ALONG THE INSIDE RADIUS.
5. IF THE ELECTRIC UNDERGROUND INSPECTOR DETERMINES THAT THE BOTTOM OF THE TRENCH IS ROCKY, THEN A 2" SAND BEDDING MUST BE INSTALLED BEFORE CONDUIT.
6. BACKFILL IN UNIMPROVED AREAS SHALL BE 12" OF CLEAN NATURAL SAND PER CALTRANS STD SPECS SEC 19-3.025B ON TOP OF THE UPPERMOST CONDUIT, 90% COMPACTION; TOPPED WITH EXCAVATED NATIVE SOIL, 85% COMPACTION.
7. BACKFILL IN IMPROVED AREAS MUST BE IN ACCORDANCE WITH CITY OF PALO ALTO STANDARD SPECIFICATIONS FOR BACKFILLING IN IMPROVED AREAS. (SECTION 21)
8. ALL CONDUITS MUST BE MANDRELLED (STD. DWG DT-SS-U-1025). THIS TEST MUST BE WITNESSED BY THE ELECTRIC UNDERGROUND INSPECTOR.
9. A 3/8" POLYPROPYLENE PULL LINE (MIN. 150 LBS. TEST) MUST BE INSTALLED IN EACH CONDUIT.
10. CONDUIT SPACING SHALL BE MAINTAINED BY SPACERS, APPROVED BY CPA, INSTALLED NO MORE THAN 7" APART. CONDUIT MUST BE SECURELY BOUND TO THE SPACERS.
11. MINIMUM COVER FOR DIRECT BURIED CONDUIT:
-SECONDARY (NOT TRAFFIC) 24"
-COMMUNICATION (NOT TRAFFIC) 24"
-SECONDARY (TRAFFIC) 30"
-COMMUNICATION (TRAFFIC) 30"
-PRIMARY 42"
COVER MAY BE REDUCED TO 18" FOR SECONDARY UNDER SIDEWALKS, WITH THE PROJECT ENGINEER'S APPROVAL.
12. HORIZONTAL SPACING BETWEEN SECONDARY, COMMUNICATION, TELEPHONE, AND STREET LIGHTING CABLES OR DUCTS MAY BE RANDOM UNLESS OTHERWISE SPECIFIED.
13. IN EVERY CASE, VERTICAL CLEARANCE BETWEEN ELECTRIC LINES AND UTILITY LINE CROSSINGS MUST BE AT LEAST 12".
* DIRECT PRIMARY CONDUIT IS NO LONGER AN APPROVED CONSTRUCTION METHOD.

ELECTRIC UTILITIES DEPARTMENT COMMENTS & CONDITIONS

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

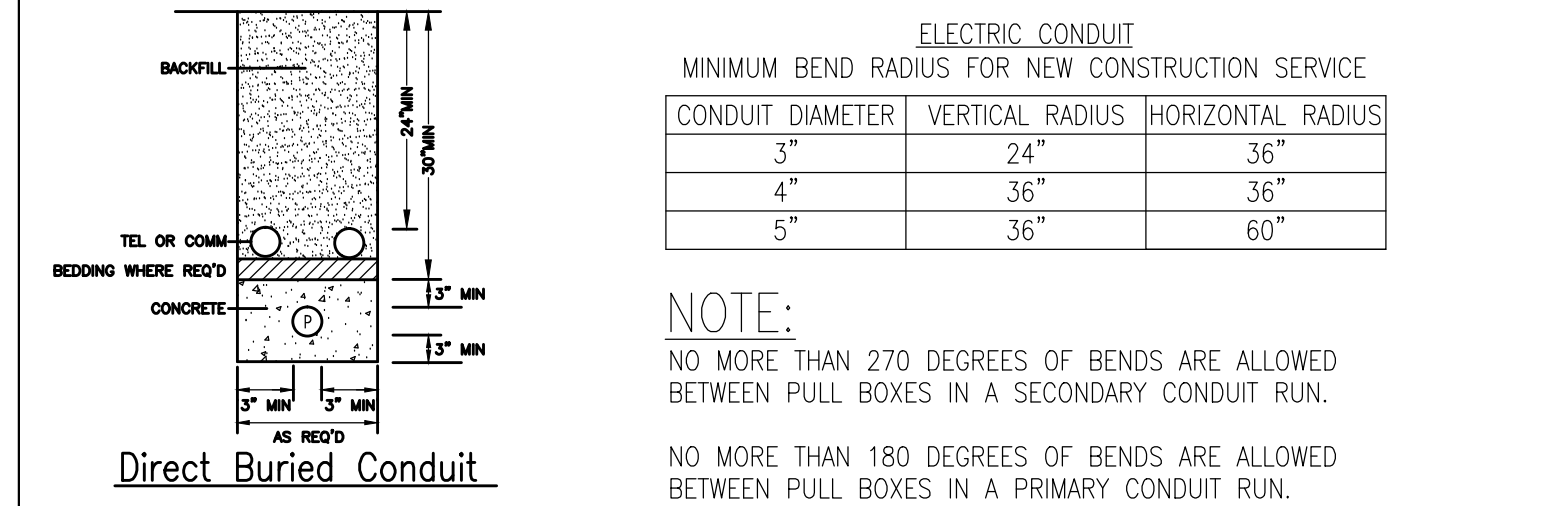
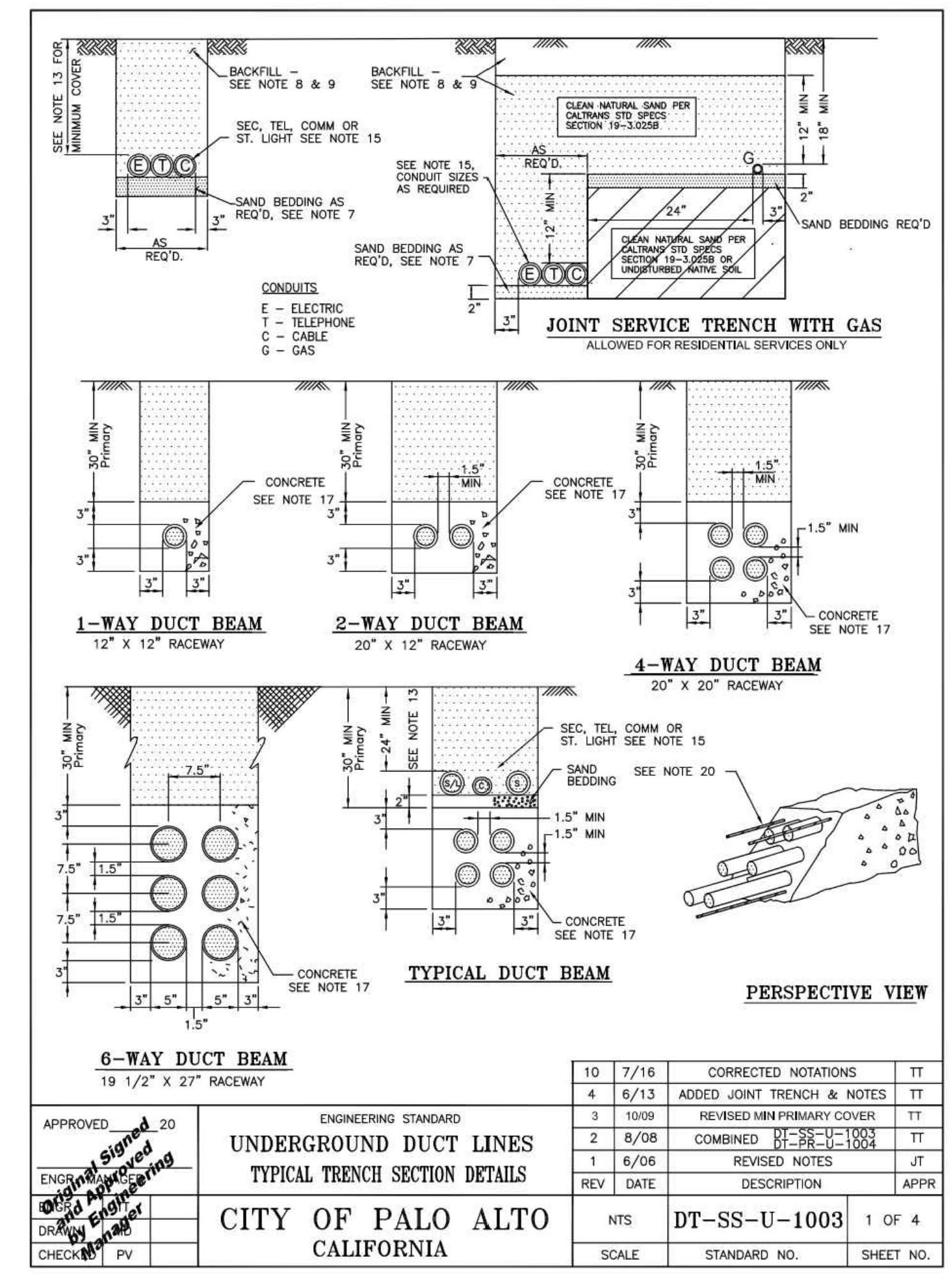


Table with columns: CONDUIT DIAMETER, VERTICAL RADIUS, HORIZONTAL RADIUS. Rows include 3", 4", 5" diameters with corresponding radii.

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.

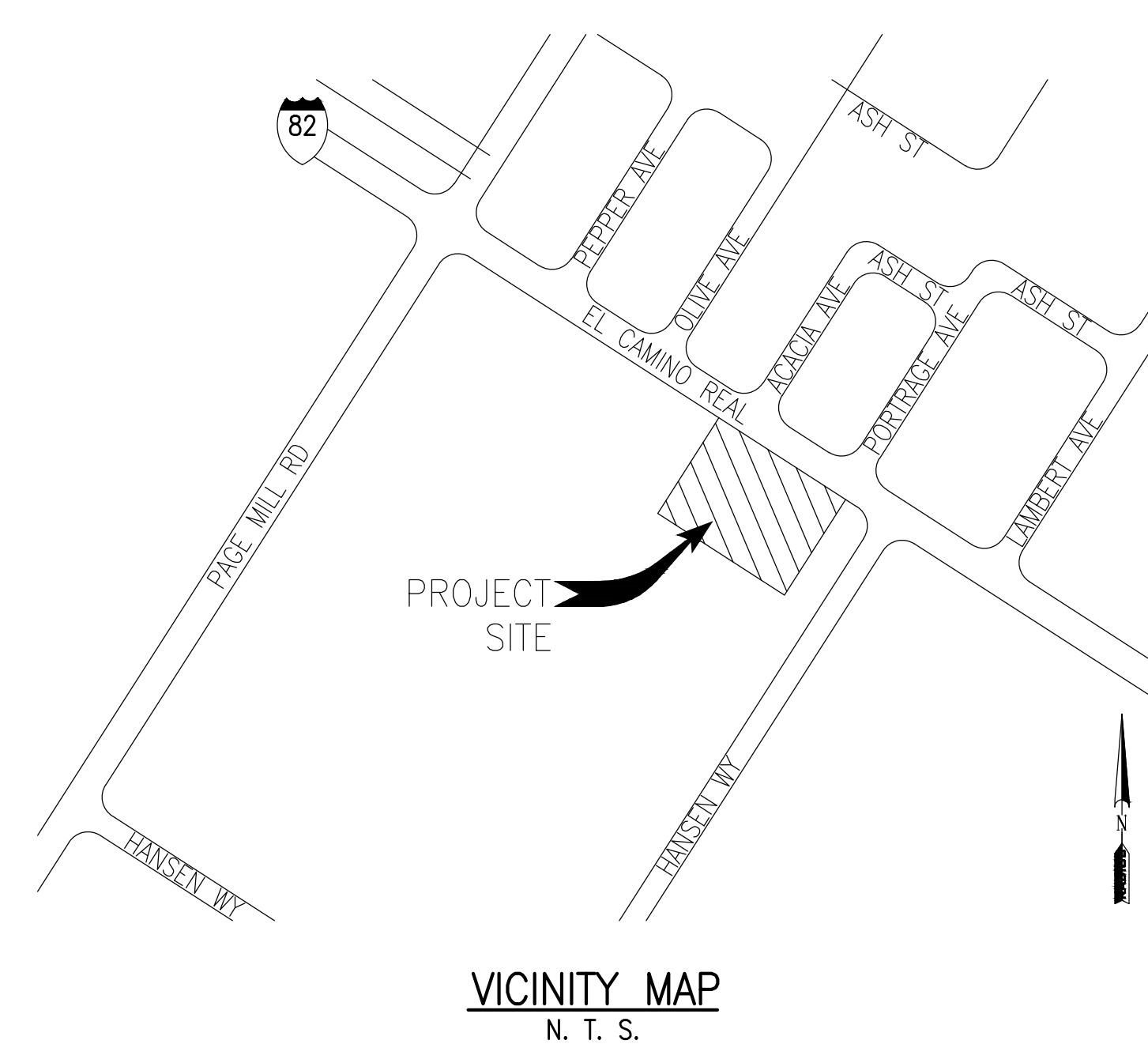


CONCRETE TRANSFORMER PAD NOTES:

- 1. DISTURBED EARTH UNDER THE PAD SHALL BE REPLACED BY SAND OR OTHER SUITABLE MATERIAL COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D-1557).
2. PLACE 6" DEPTH ONE SACK PER CUBIC YARD, SLURRY IMMEDIATELY BELOW THE PAD.
3. CONCRETE IS REQUIRED BETWEEN ALL CONDUITS, LEVEL TO TOP OF THE PAD.
4. CONCRETE SHALL BE DESIGNED TO ATTAIN STRENGTH OF 3000 PSI IN 28 DAYS.
5. AFTER PLACING, MOIST CURE CONCRETE FOR 7 DAYS.
6. WOOD FLOAT FINISH TOP OF SLAB. ALL SHARP EDGES AND CORNERS TO BE FINISHED SMOOTH.
7. EXPOSED HORIZONTAL SURFACES TO BE SLOPED SLIGHTLY FOR DRAINAGE.
8. A MINIMUM OF 6 FEET SHALL BE MAINTAINED BETWEEN GROUND RODS.
9. CAP ALL CONDUITS.
10. A MINIMUM OF 3 FEET OF RADIAL CLEARANCE BETWEEN THE TRANSFORMER PAD AND ANY OTHER STRUCTURE SHALL BE PROVIDED.
11. IF THE TRANSFORMER IS TO BE LOCATED IN AN AREA 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.
12. PLASTIC CONDUITS SHALL BE TERMINATED WITH END BELLS. GALVANIZED STEEL CONDUITS SHALL BE TERMINATED WITH GROUND BUSHINGS. ALL CONDUITS AND ENDS WILL BE TO THE FINAL GRADE OF THE PAD.
13. PRIMARY CONDUIT BENDS SHALL HAVE A MINIMUM RADIUS OF 36".
14. PRIMARY CONDUITS SHALL BE LOCATED IN THE LEFT HALF OF THE CONDUIT OPENING. SECONDARY CONDUITS SHALL OCCUPY THE RIGHT HALF.
15. THE TRANSFORMER PAD SHALL BE LOCATED A MINIMUM OF 3 FEET FROM ANY BUILDING OR OVERHANG.
16. ALL REBAR SHALL BE A-615 GRADE 40. REBAR JOINTS SHALL BE FIRMLY AND SECURELY HELD IN POSITION BY WIRING AT INTERSECTIONS WITH NO. 16 GAGE WIRE.
17. MAXIMUM NUMBER OF CONDUITS ENTERING SECONDARY SLOT SHALL BE FOUR. CONTACT THE ELECTRIC UTILITY PROJECT ENGINEER FOR DESIGN WITH MORE THAN FOUR SECONDARY.
18. GROUND ROD AND CLAMP, 5/8"x8". SEE CPA STANDARD DRAWING #DT-SS-U-1001.
19. TRANSFORMER ANCHORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. EXPANSION BOLT SHALL BE "PARABOLT" BY MOLY OR APPROVED EQUAL. MINIMUM EMBEDMENT LENGTH AND EDGE DISTANCE SHALL MEET THE MANUFACTURER'S REQUIREMENTS.
20. A MINIMUM OF 8 FEET CLEARANCE SHALL BE MAINTAINED FROM THE FRONT SIDE OF THE PAD. A MINIMUM OF 3 FEET CLEARANCE SHALL BE MAINTAINED ON UNOPERABLE SIDES AND BACK. ALL MEASUREMENTS ARE TAKEN FROM THE PAD.

OTHER NOTES

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



WORK RESPONSIBILITY JOINT TRENCH

Table with columns for work types (TRENCHING, CPAU ELECTRIC CABLE, ELECTRIC CONDUIT, etc.) and responsibility status (CPAU ELECTRIC, CPAU GAS, TELEPHONE, C.A.T.V., CONTRACTOR).

- 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:

Table with columns: PLAN TYPE, DATE, STATUS. Rows include CIVIL IMPROVEMENT PLANS/GRADING PLANS, ARCHITECTURAL ELECTRONIC FILE, APPLICANT DESIGN (GAS), 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 CONTRACTOR'S 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.

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

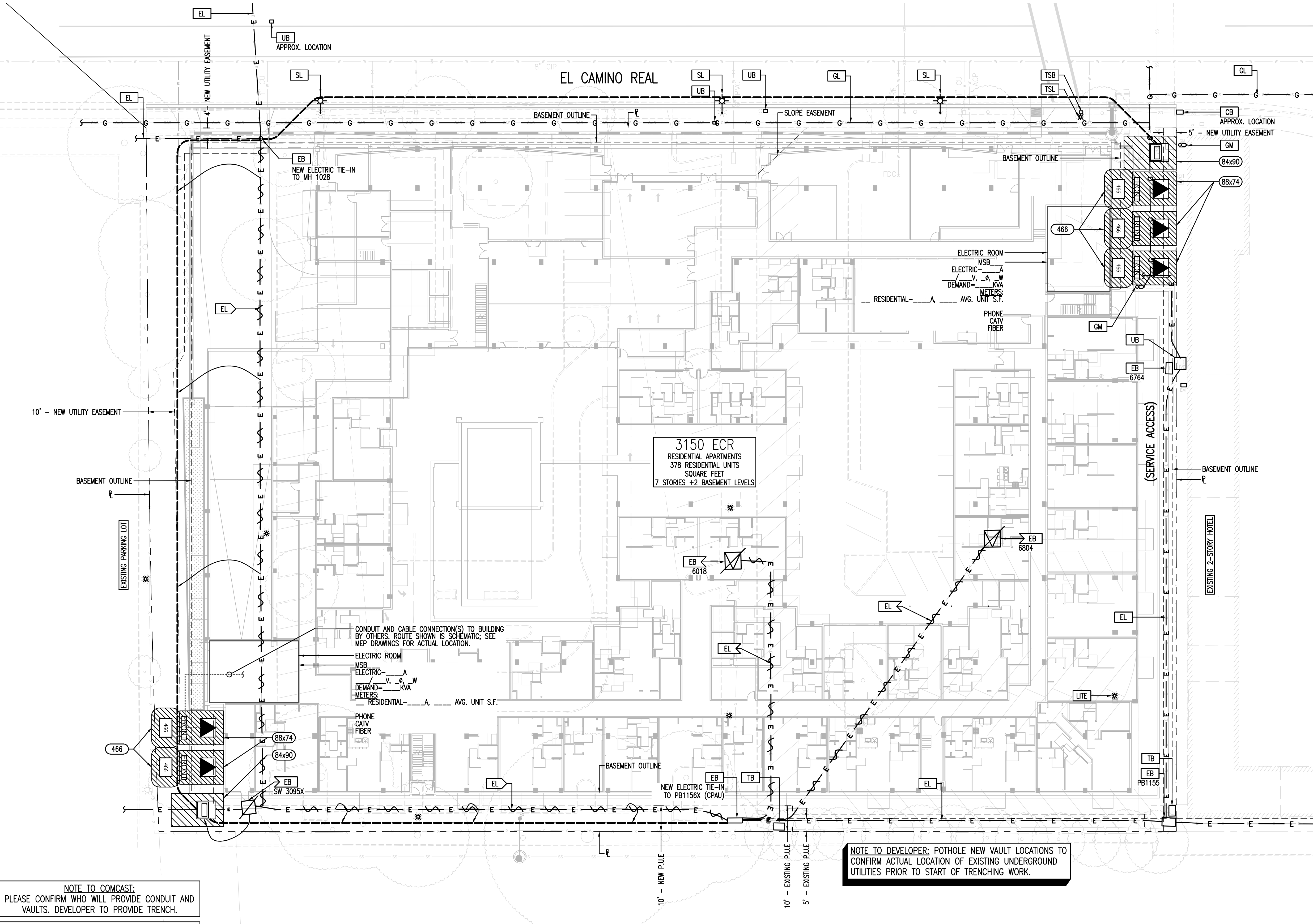
-PRELIMINARY-
NOT FOR CONSTRUCTION

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
STUB	STUB LOCATION
88x74	88" x 74" x 8" CPA TRANSFORMER PAD MAINTAIN 30" MINIMUM VERTICAL CLEARANCE OVER PAD
84x90	84" x 90" TYPE-F SWITCH PAD WITH 4' x 6" x 5' VAULT (CPAU) MAINTAIN 30" MINIMUM VERTICAL CLEARANCE OVER PAD
466	4'-6" x 8'-6" x 7'-6" PRIMARY ELECTRIC VAULT (CPAU) WORKING SPACE SHOWN MAINTAIN 20" UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
EXISTING - TO REMAIN	
EL	ELECTRIC LINE
EB	ELECTRIC BOX
UB	UTILITY BOX
CB	CATV BOX
TSB	TRAFFIC SIGNAL BOX
TSL	TRAFFIC SIGNAL LIGHT
SL	STREET LIGHT
LITE	LIGHT
GL	GAS LINE
GM	GAS METER
TB	PHONE BOX
EXISTING - TO BE REMOVED OR RELOCATED	
EB	ELECTRIC BOX TO BE REMOVED
EL	ELECTRIC LINE TO BE REMOVED
EL	ELECTRIC LINE TO BE RELOCATED



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

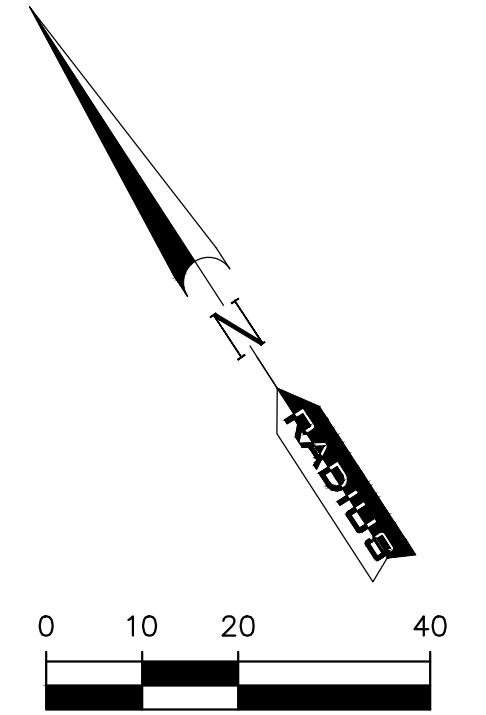
NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

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

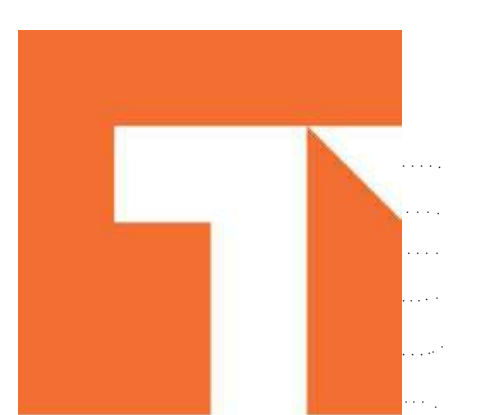
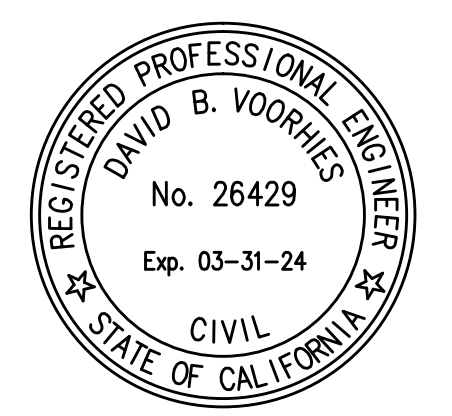
REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

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

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



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



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: Urban Design
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UTILITY DESIGN CONSULTANTS & ENGINEERS
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Tel (925) 269-4575

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3150 ECR PA, LLC
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Sheet Title:
JOINT TRENCH INTENT

Job No. 21037
Date: 11/14/2022
Scale: 1" = 20'
Drawn By: JESSICA PHIL

Sheet No:
JT-2



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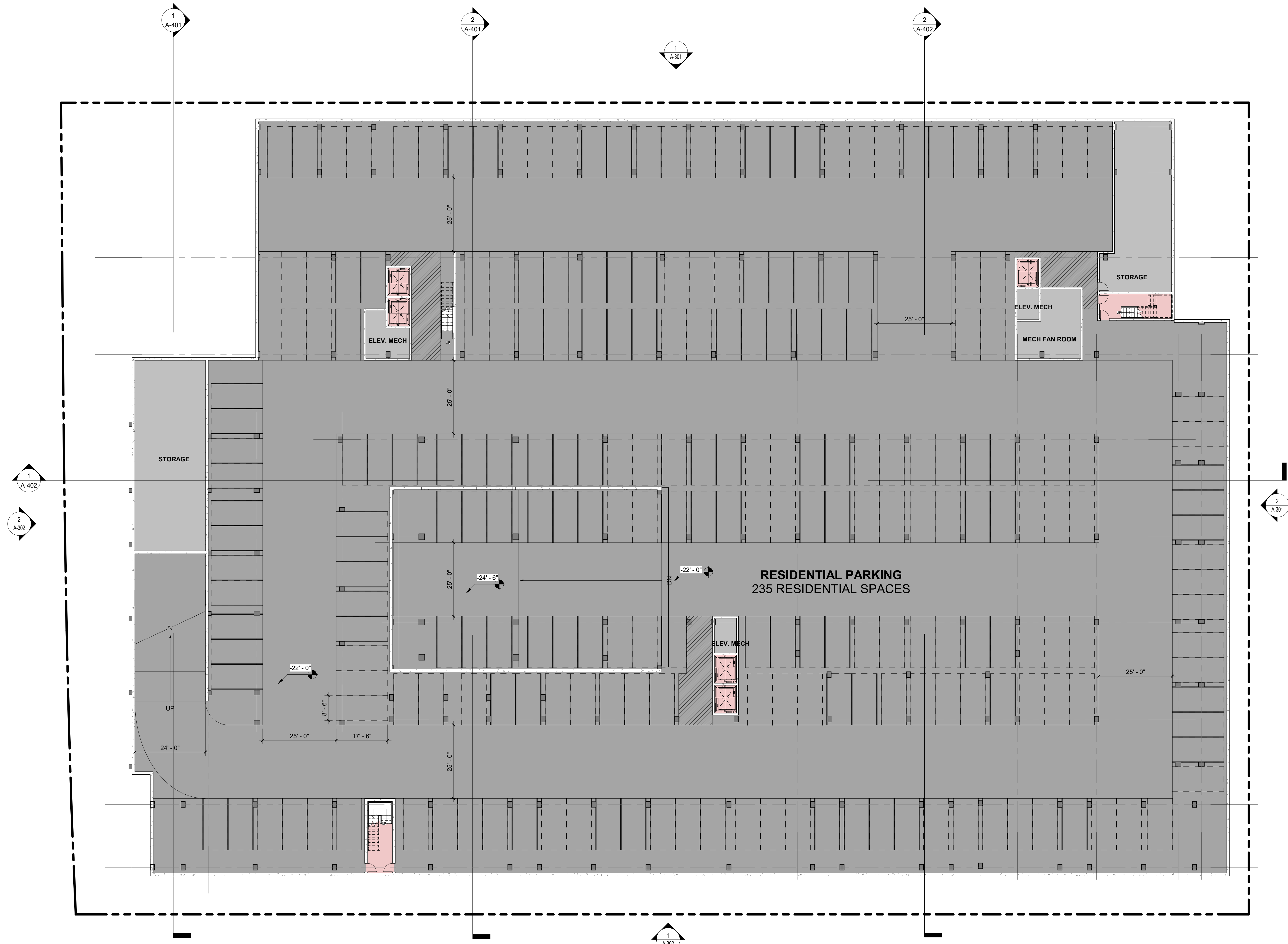
Sheet Title:

FLOOR PLAN -
BASEMENT B2

Job No. 21037
Date: 12/15/2022
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

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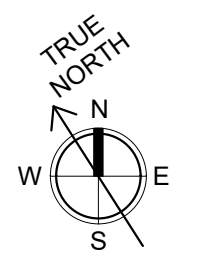
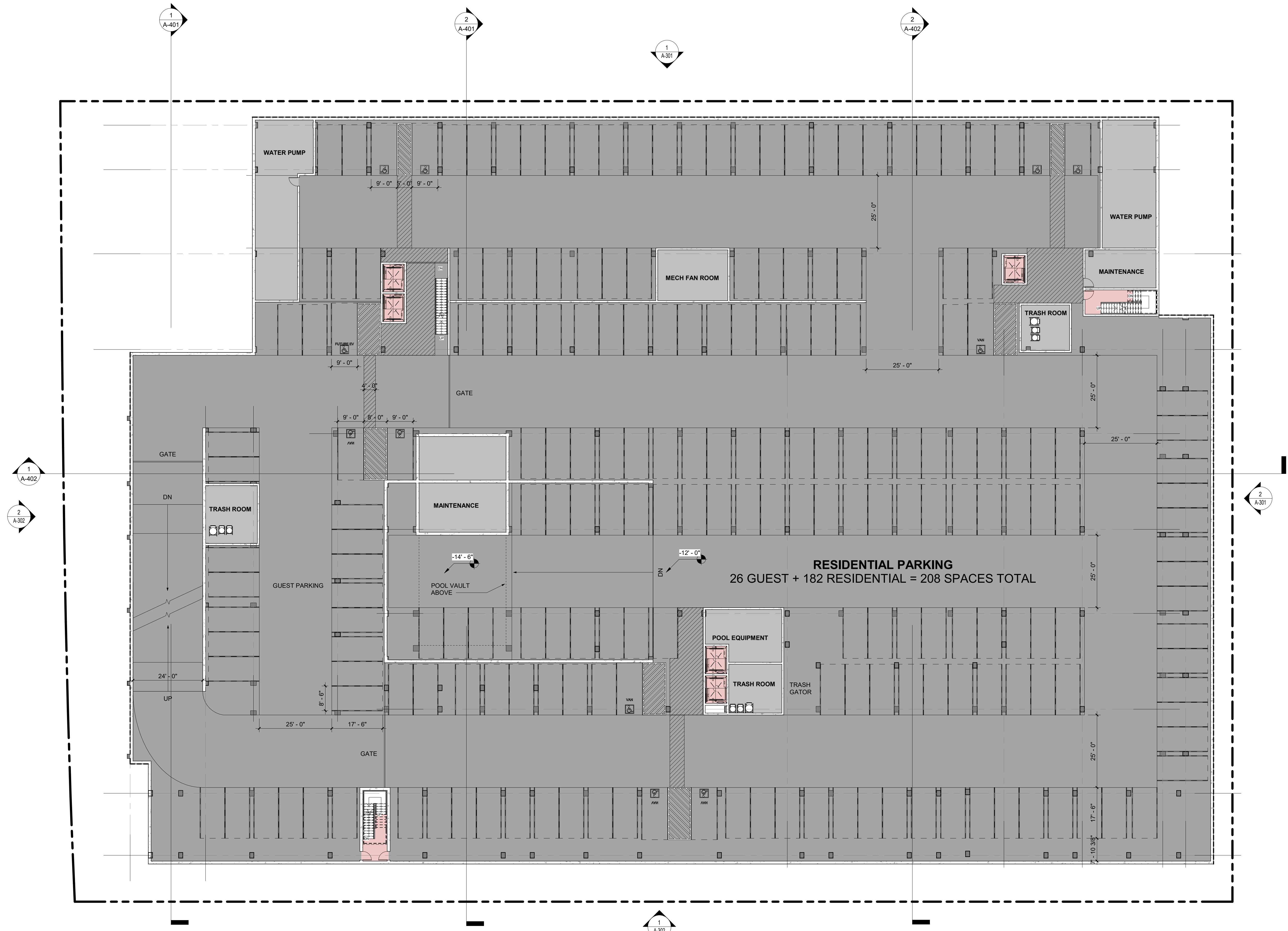
Sheet Title:

FLOOR PLAN -
BASEMENT B1

Job No. 21037
Date: 12/15/2022
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Sheet Title:

FLOOR PLAN - LEVEL 1

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

Sheet No:

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Palo Alto, California

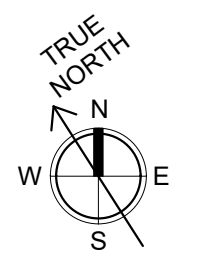
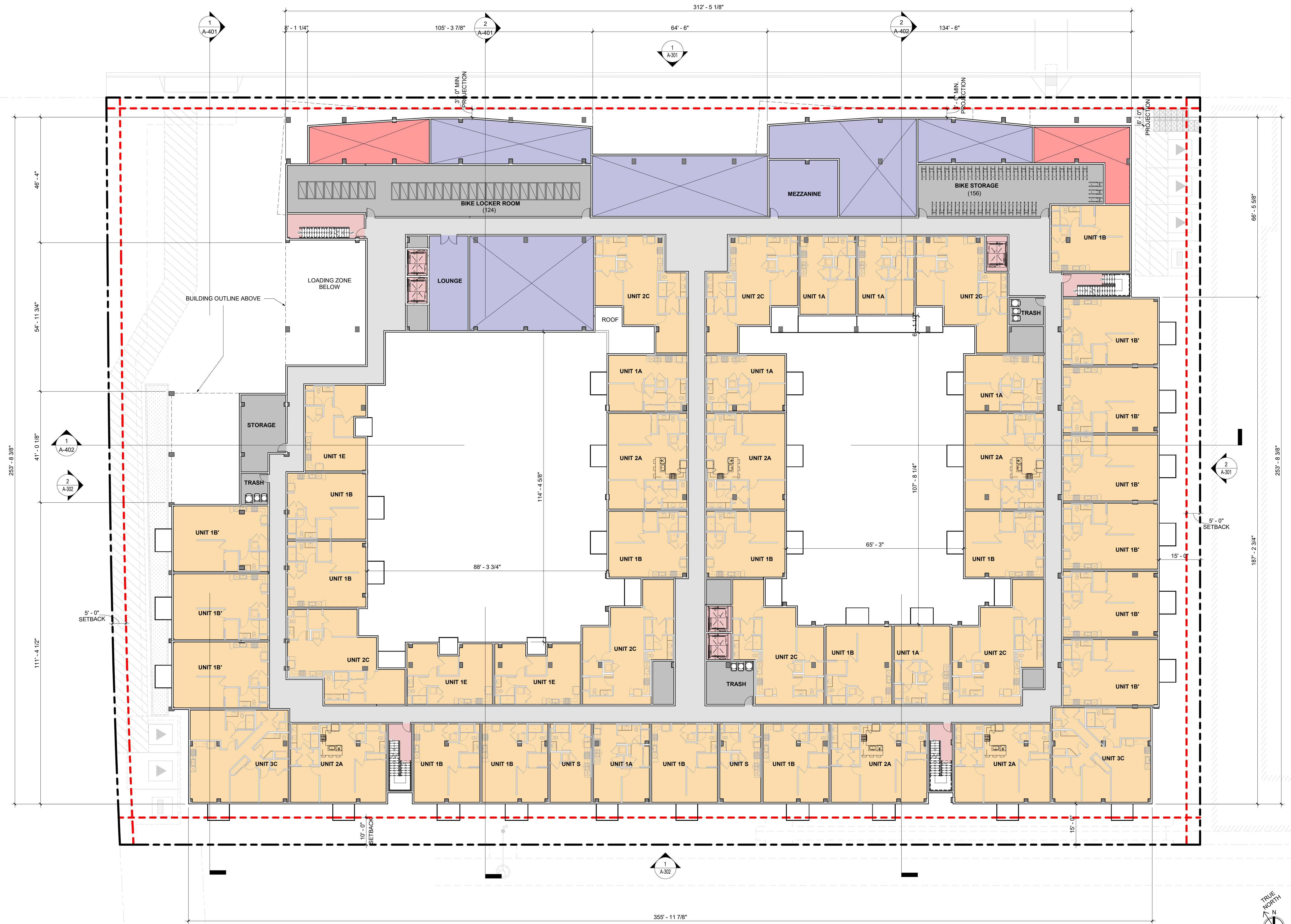
3150 ECR PA, LLC
125 Willow Road, Menlo Park, CA 94025

Sheet Title:
FLOOR PLAN - LEVEL 2
LEVEL 2

Job No. 21037
Date: 12/15/2022
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

A-103





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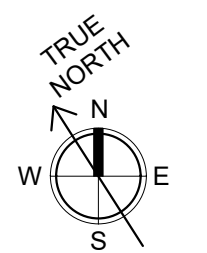
Sheet Title:

FLOOR PLAN - LEVEL 3-5

Job No. 21037
Date: 12/15/2022
Scale: 1/16" = 1'-0"
Author By:

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Sheet Title:

FLOOR PLAN - LEVEL 6

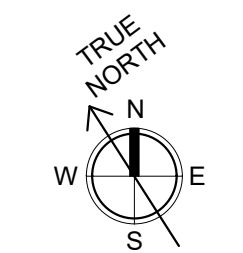
Job No. 21037
Date: 12/15/2022
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

A-105



UPPER FLOOR STEP BACKS
TWO STORY UPPER FLOOR STEP BACKS WITH MIN. DEPTH OF 6' (MIN. 70% OF FACADE LENGTH)
WEST FACADE STEP BACK - 224' - 9" / 259' - 8" = 86.56%
EAST FACADE STEP BACK - 220' - 5" / 256' - 8" = 85.89%
NORTH PRIMARY STREET FACADE STEP BACK 100%
WAIVER REQUEST: FACADE WITHOUT UPPER FLOOR STEP BACK SOUTH FACADE - STEP BACK WILL RESULT IN LOSS OF 2,100 SF X 2 = 4,200 SF





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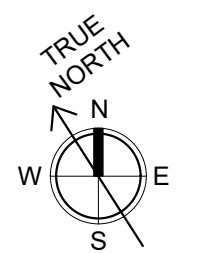
Sheet Title:

FLOOR PLAN -
LEVEL 7

Job No. 21037
Date: 12/15/2022
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

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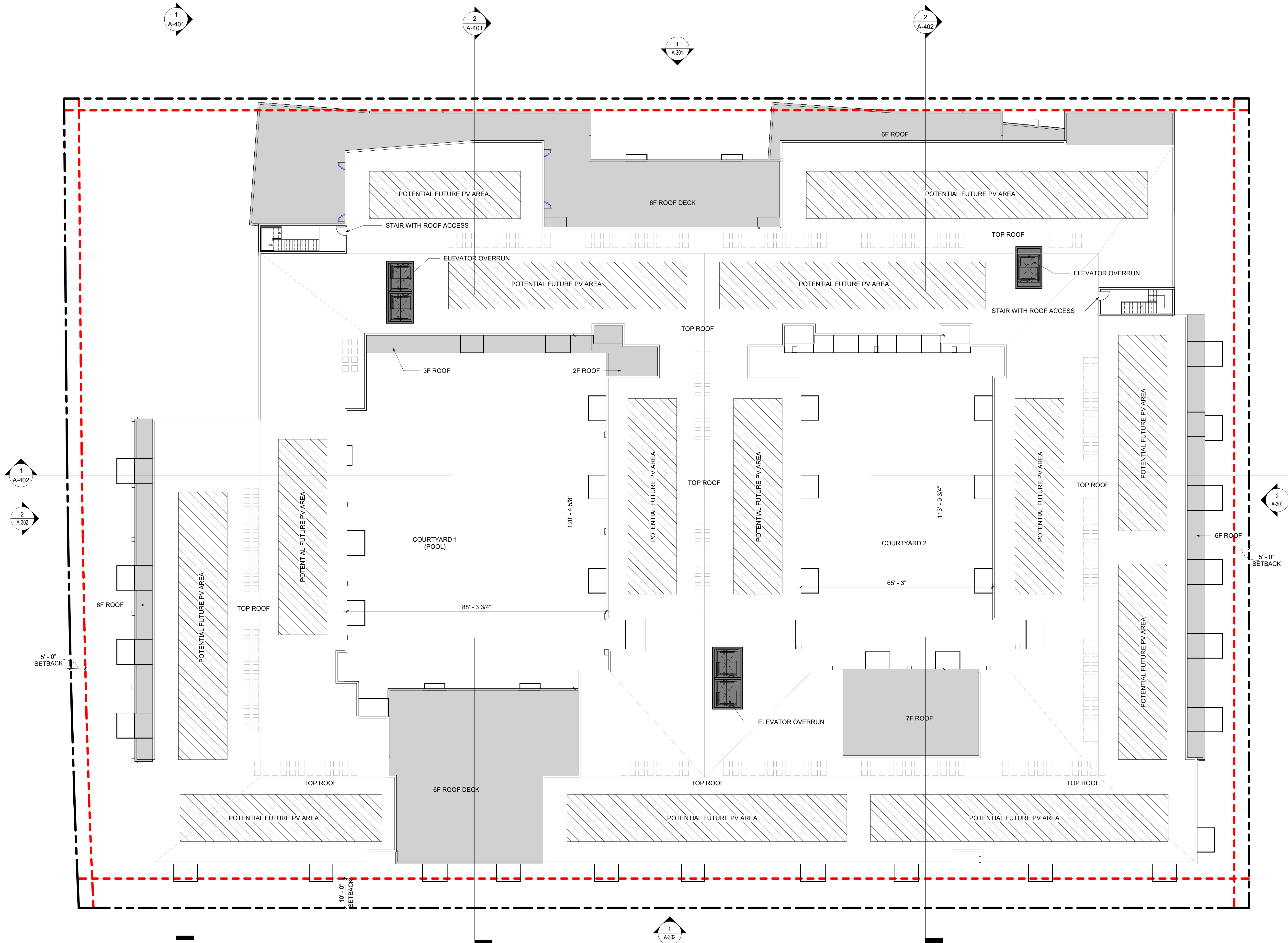
Sheet Title:

ROOF PLAN

Job No. 21037
Date: 12/15/2022
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Sheet Title:

PERSPECTIVE
FROM NORTHEAST

Job No. 21037
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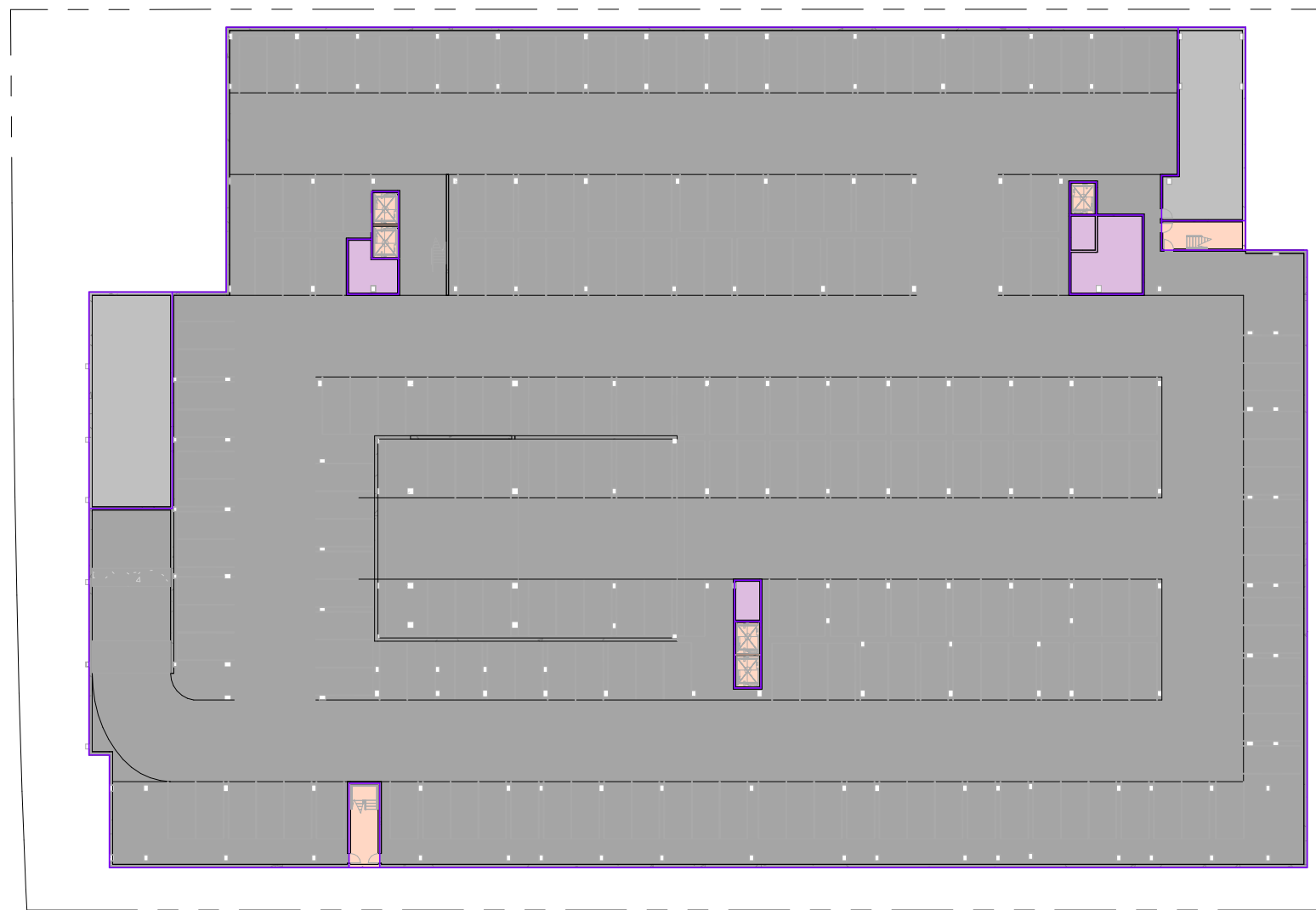
Sheet Title:

FAR CALCULATION DIAGRAMS

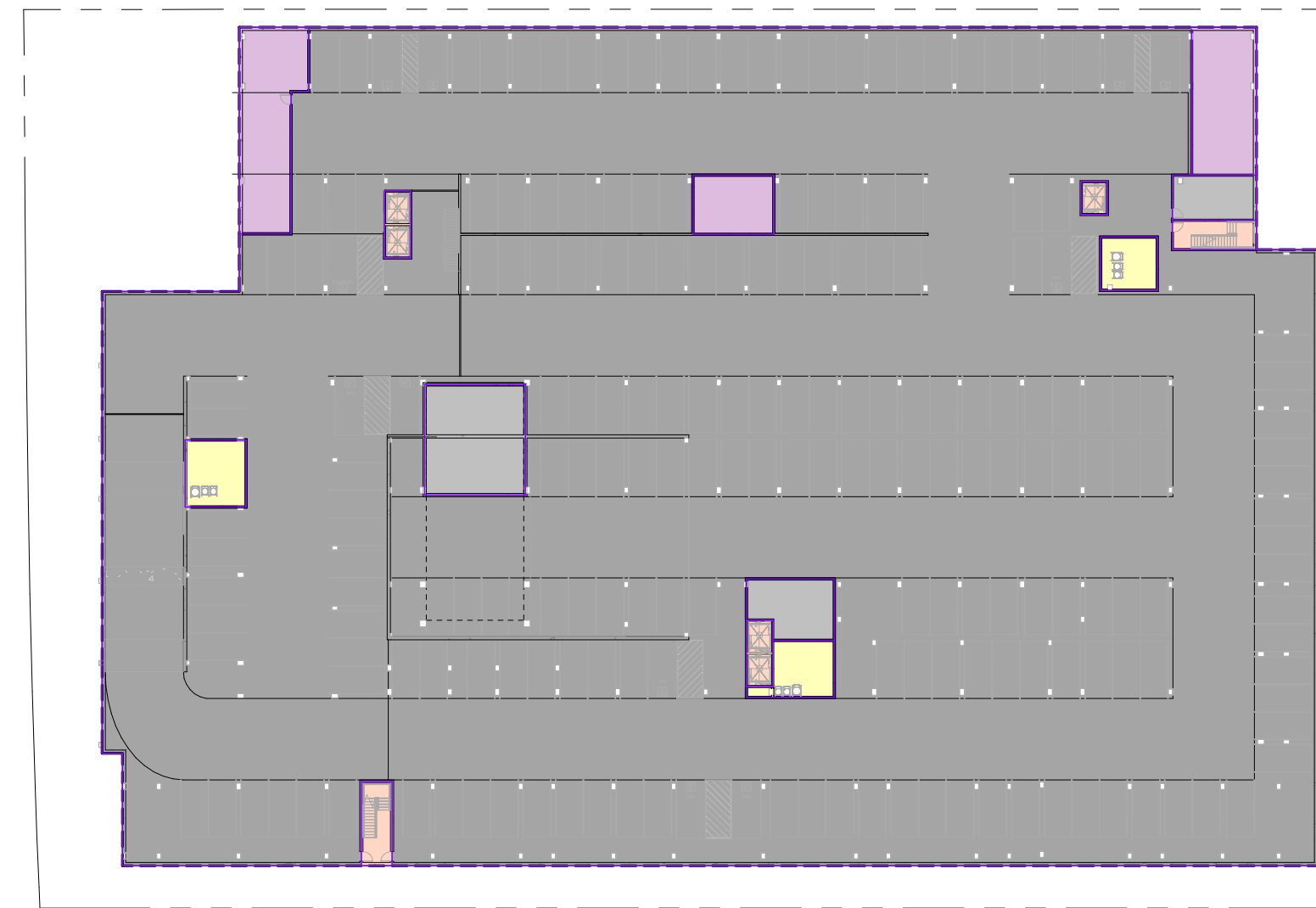
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Scale: As indicated
Author By:

Sheet No:

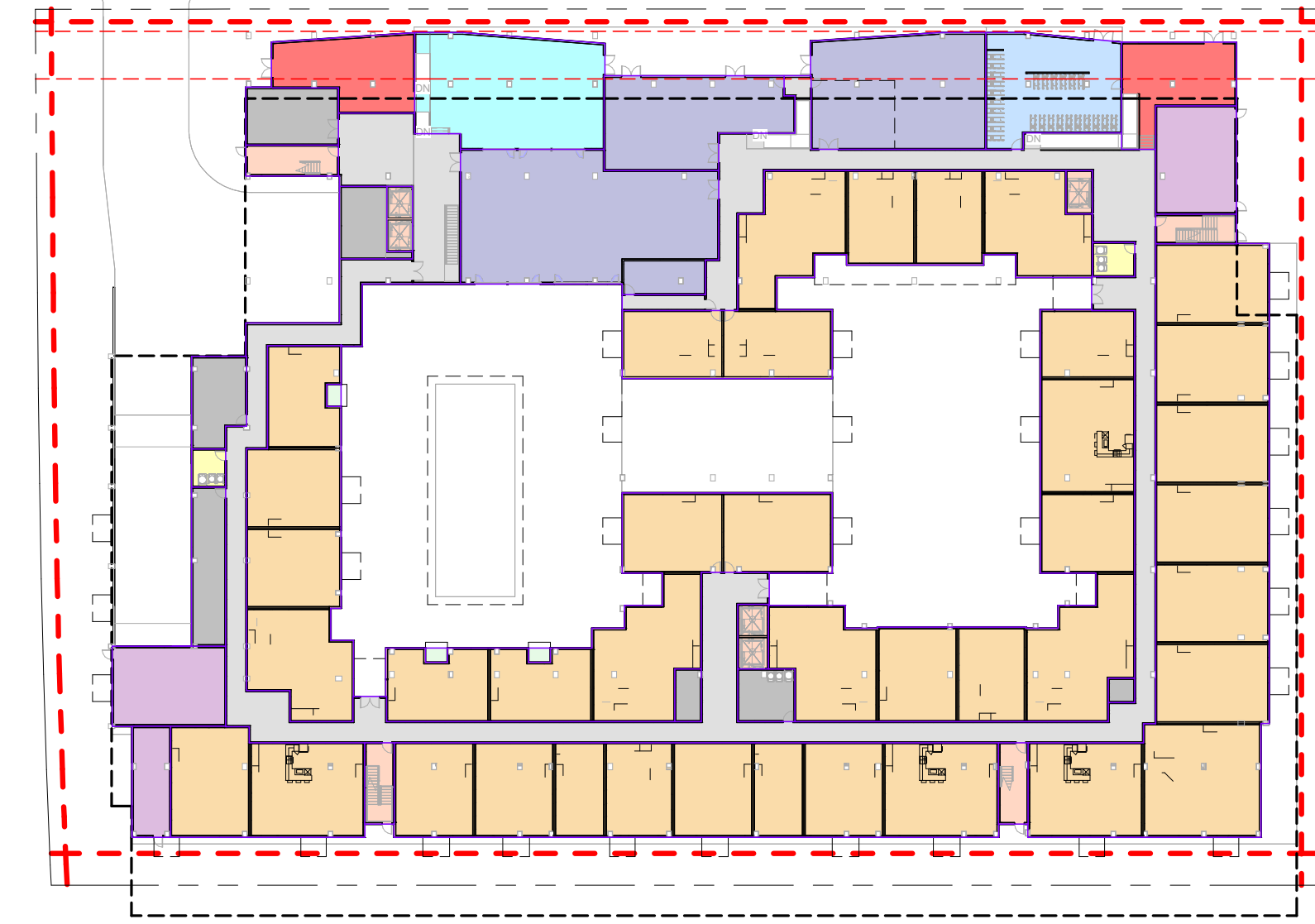
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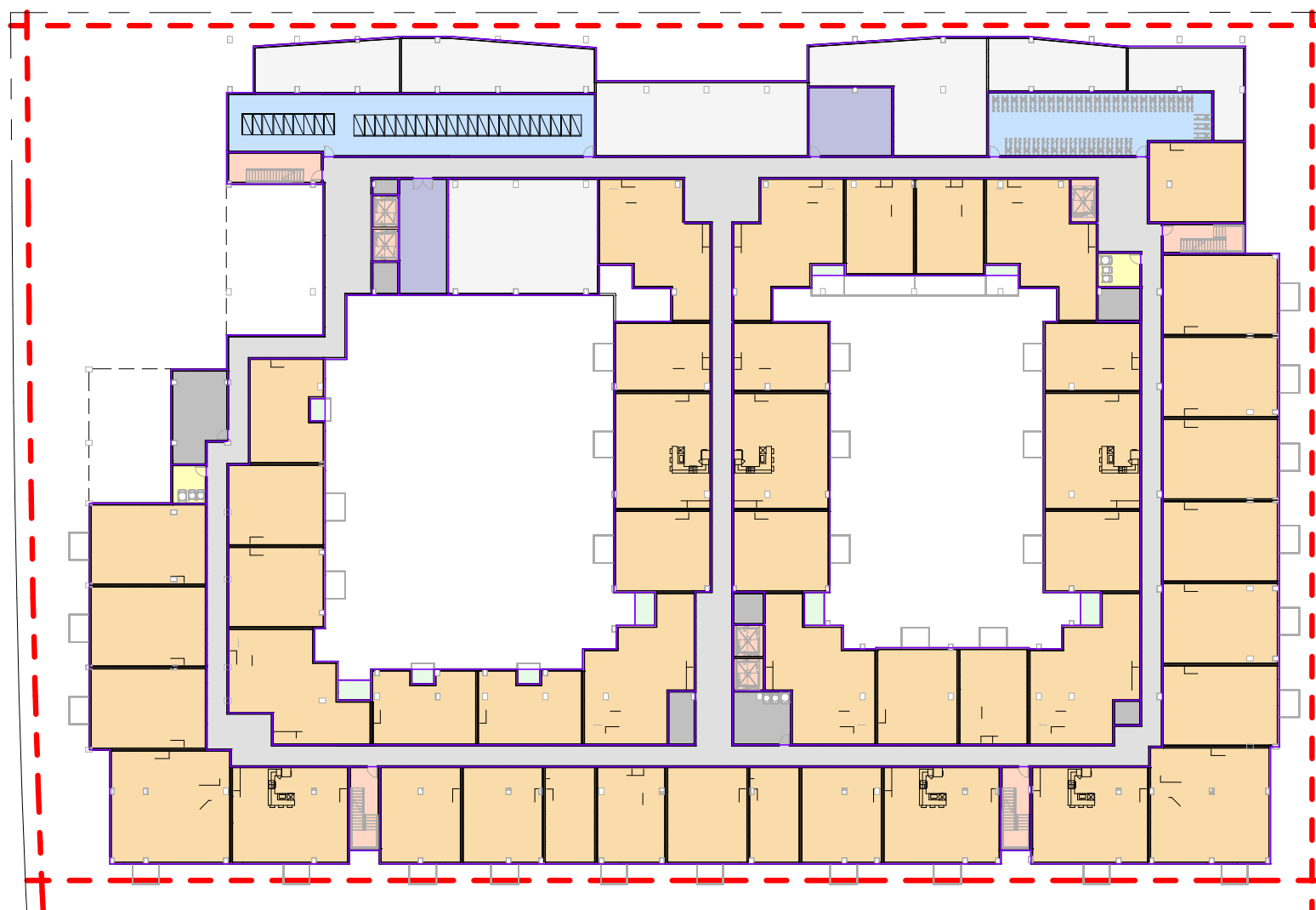
BASEMENT B2



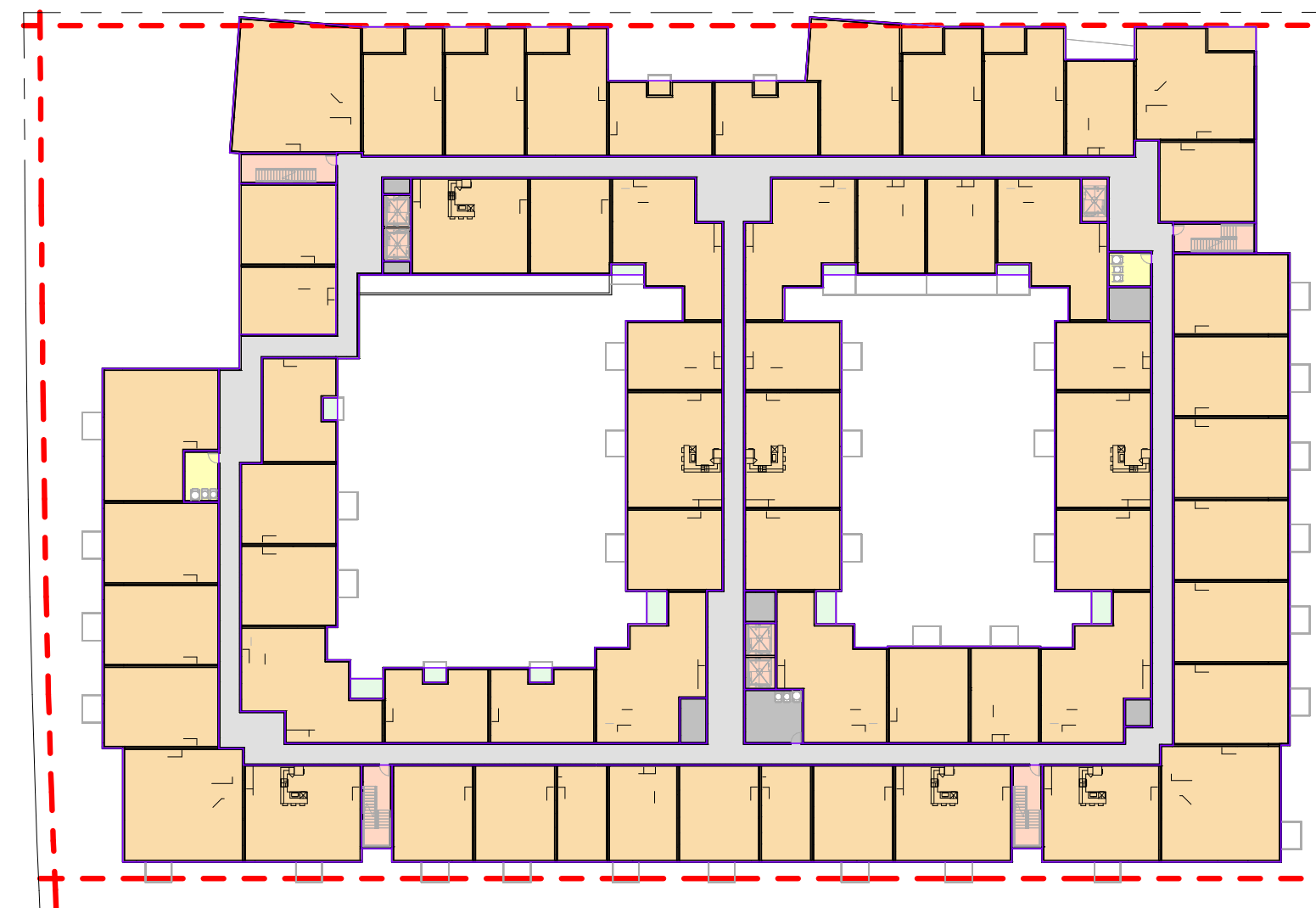
BASEMENT B1



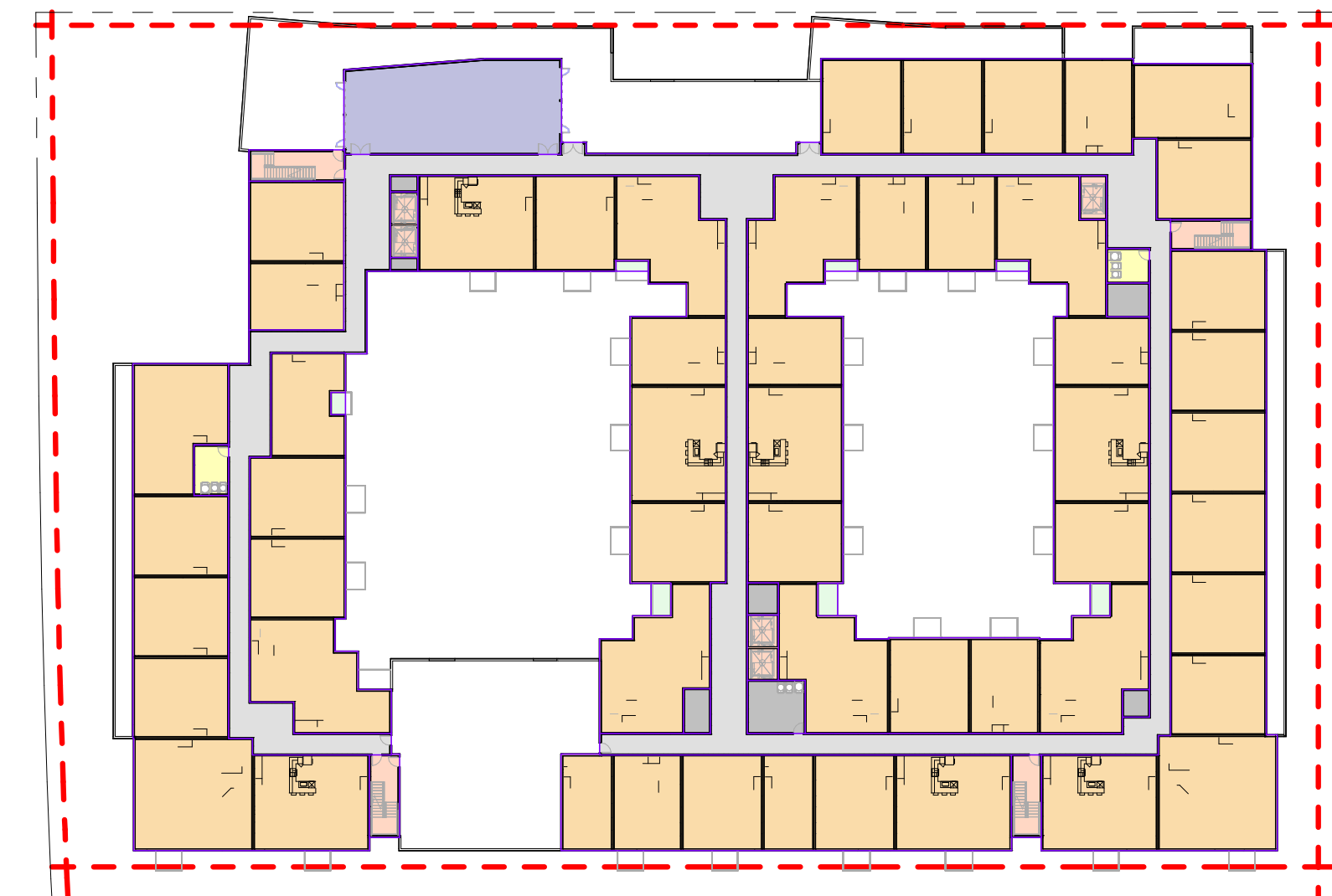
LEVEL 1



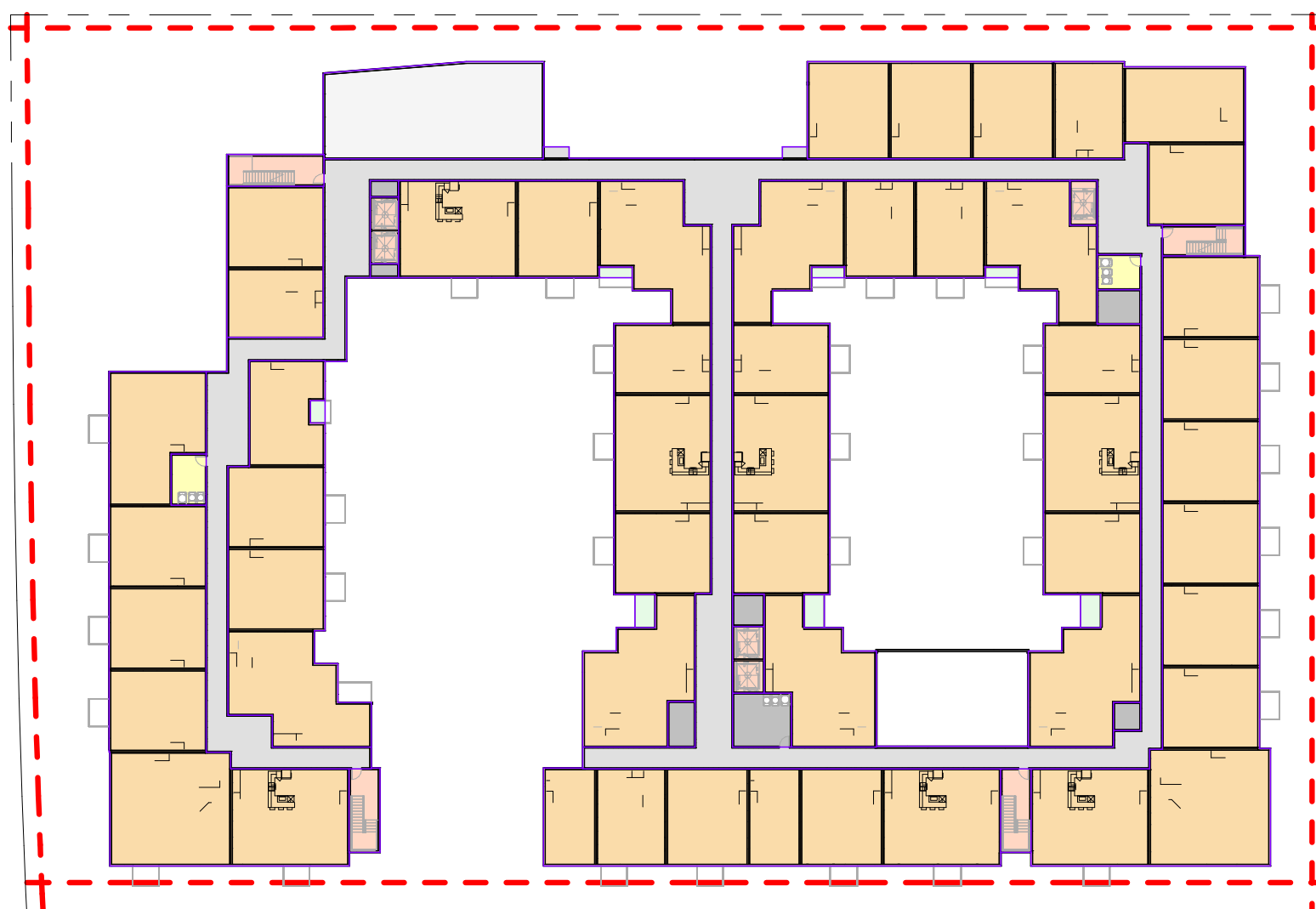
LEVEL 2



LEVEL 3-5



LEVEL 6



LEVEL 7

AREA PLAN LEGEND

UNIT NET RENTABLE	INSET BALCONY	AMENITY	LEASING OFFICE	LOBBY
CIRCULATION	VERTICAL CIRCULATION	BOH (BACK OF HOUSE)	DOUBLE HEIGHT SPACE	BIKE STORAGE
TRASH ROOM	UTILITY	PARKING		

FLOOR	INCLUDED IN FAR										NOT INCLUDED IN FAR		
	RESIDENTIAL		RESIDENTIAL COMMON AREAS								TOTAL	GARAGE	
	NRSF ¹	INSET BALCONY	CIRCULATION	VERTICAL CIRCULATION	BOH ²	LEASING OFFICE	LOBBY	AMENITY ³	BIKE STORAGE	TRASH ROOM	UTILITY	DOUBLE HEIGHT	PARKING
BASEMENT B2				891 SF	2985 SF						860 SF		86479 SF
BASEMENT B1				891 SF	1869 SF					1027 SF	2473 SF		84954 SF
LEVEL 1	33795 SF	93 SF	8933 SF	1481 SF	2386 SF	2052 SF	3754 SF	4758 SF	1370 SF	273 SF			61093 SF
LEVEL 2	41012 SF	410 SF	8479 SF	1481 SF	1318 SF					273 SF		7595 SF	65096 SF
LEVEL 3	56677 SF	443 SF	8595 SF	1485 SF	801 SF					314 SF			68316 SF
LEVEL 4	56677 SF	443 SF	8595 SF	1485 SF	801 SF					314 SF			68316 SF
LEVEL 5	56678 SF	443 SF	8595 SF	1485 SF	801 SF					314 SF			68316 SF
LEVEL 6	44742 SF	318 SF	8229 SF	1499 SF	801 SF			1100 SF		314 SF			57840 SF
LEVEL 7	43358 SF	318 SF	8239 SF	1499 SF	801 SF			1938 SF	3427 SF	314 SF	2197 SF	1938 SF	56466 SF
TOTAL	332939 SF	2469 SF	59667 SF	12197 SF	12561 SF	2052 SF	3754 SF	7796 SF	4797 SF	3143 SF	5530 SF	9532 SF	456437 SF
DENSITY	380 UNITS / 2.55 ACRE LOT AREA = 149 UNITS/ACRE												

LOT AREA = 111,030 SF
FAR = 456,437 / 111,030 = 4.11

¹NRSF - AREA CALCULATED FROM CENTER LINE OF DEMISING WALLS BETWEEN UNITS, TO EXTERIOR FACE OF STUD AT OUTSIDE, AND TO CORRIDOR SIDE OF STUD SEPARATING UNIT AND CORRIDOR.
²BOH INCLUDES AREA OF POOL EQUIPMENT ROOM, JANITOR ROOM, STORAGE ROOM AND ANY ROOMS RESERVED FOR OTHER BACK OF HOUSE SERVICES.
³AMENITY INCLUDES AREA OF COWORKING, FITNESS, CLUBROOM ON LEVEL 1, LOUNGE ON LEVEL 2 AND ROOF LOUNGE ON LEVEL 6.



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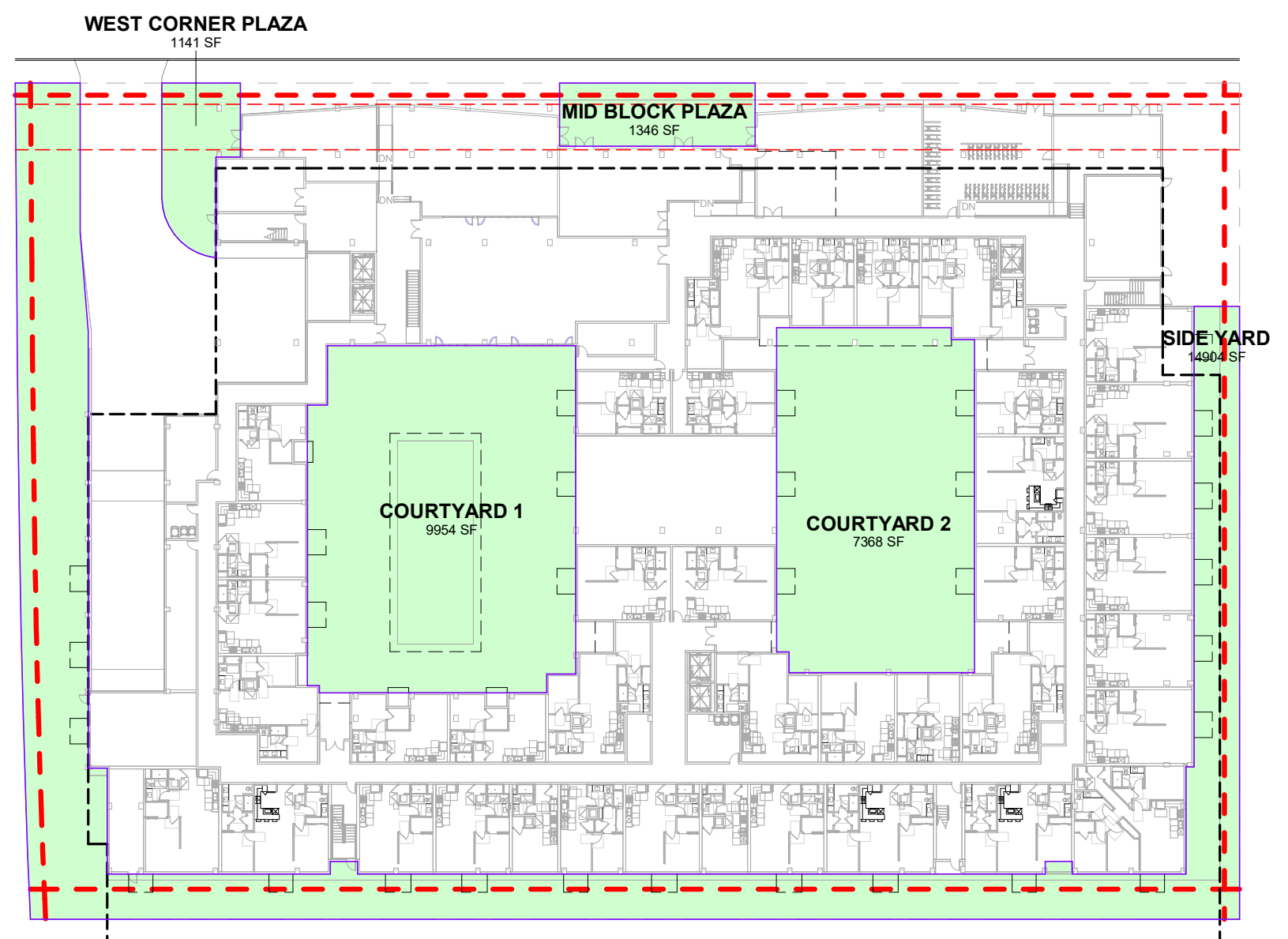
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OPEN SPACE CALCULATION DIAGRAM

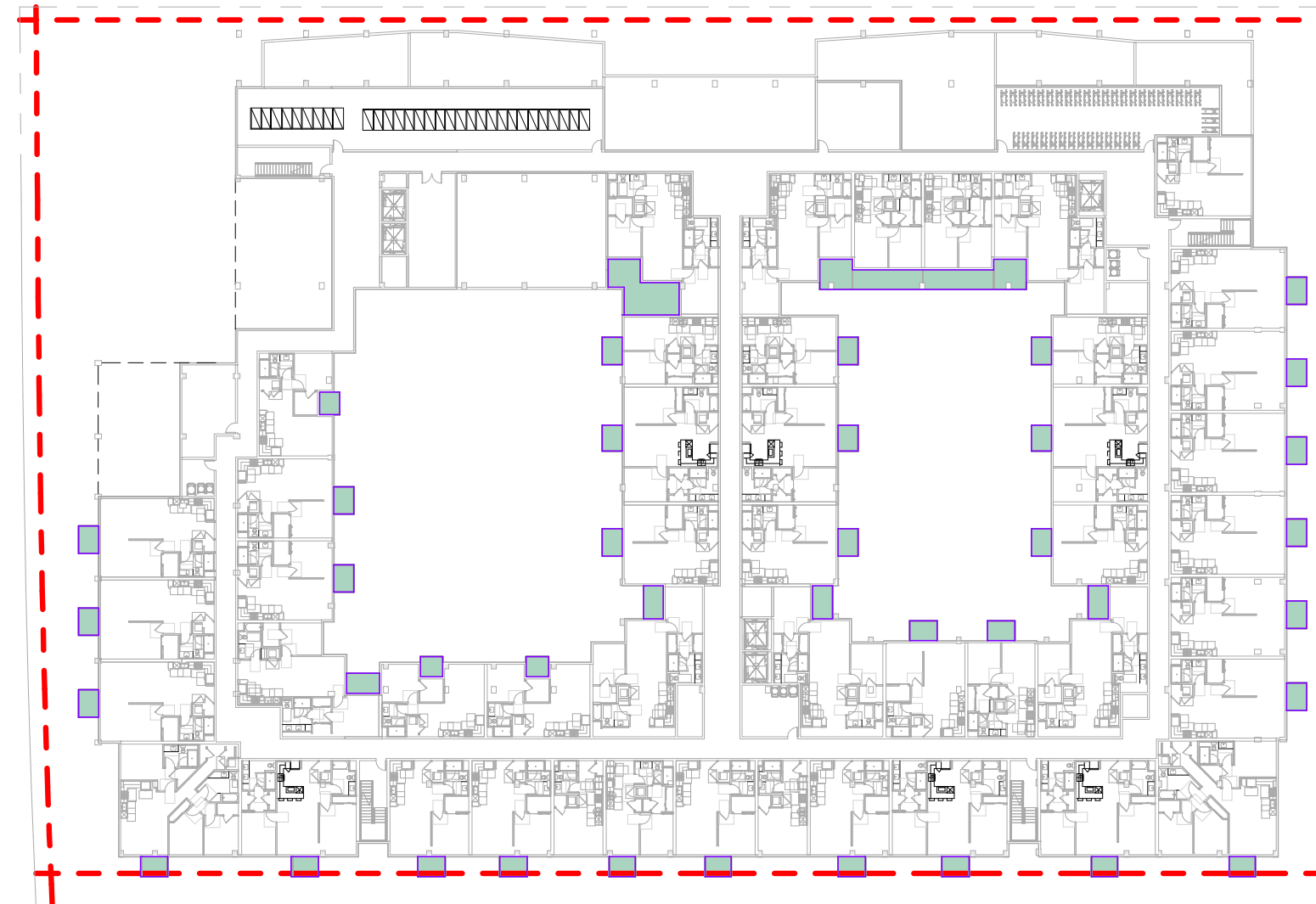
Job No. 21037
Date: 12/15/2022
Scale: 1" = 50'-0"
Author By:

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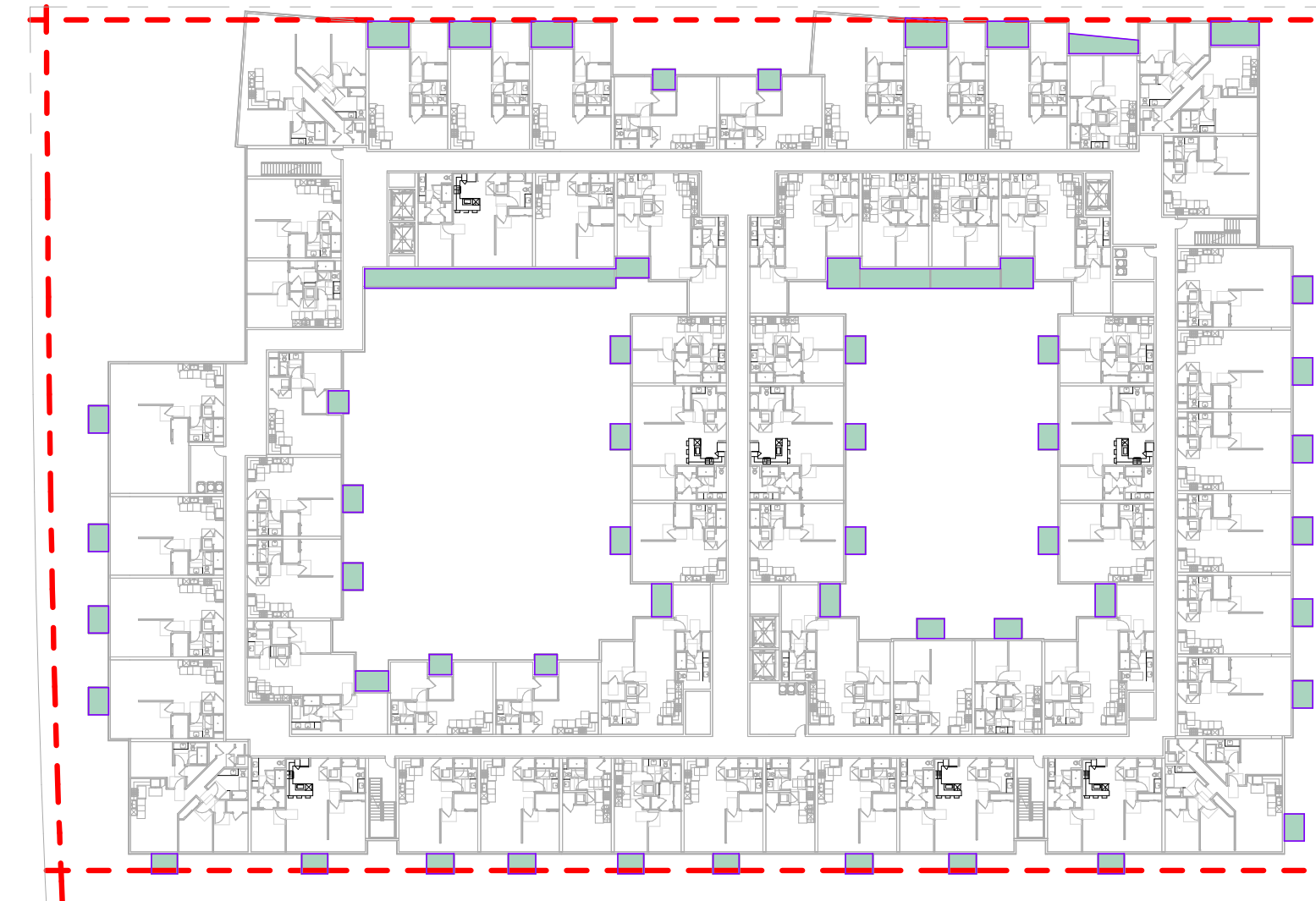
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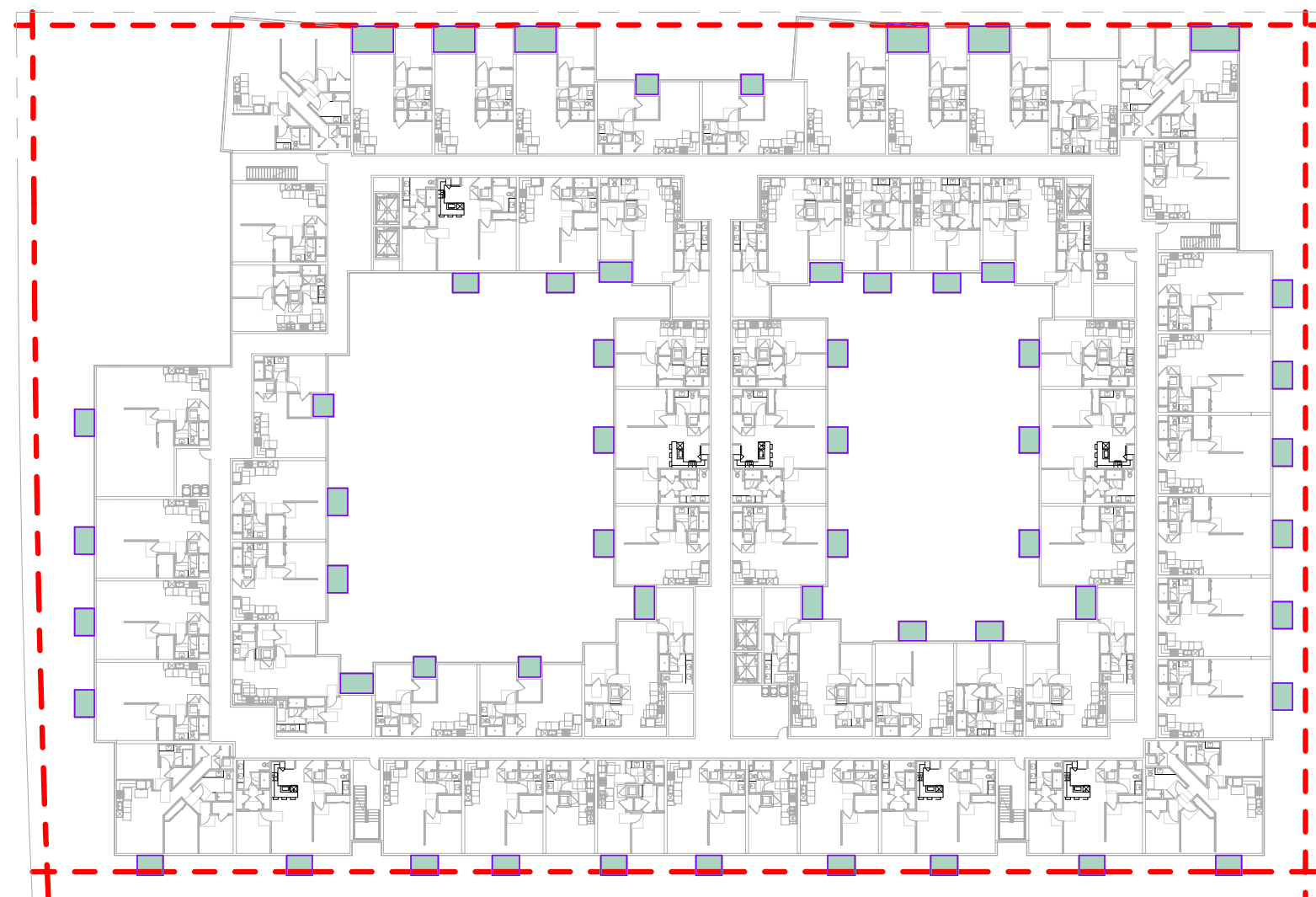
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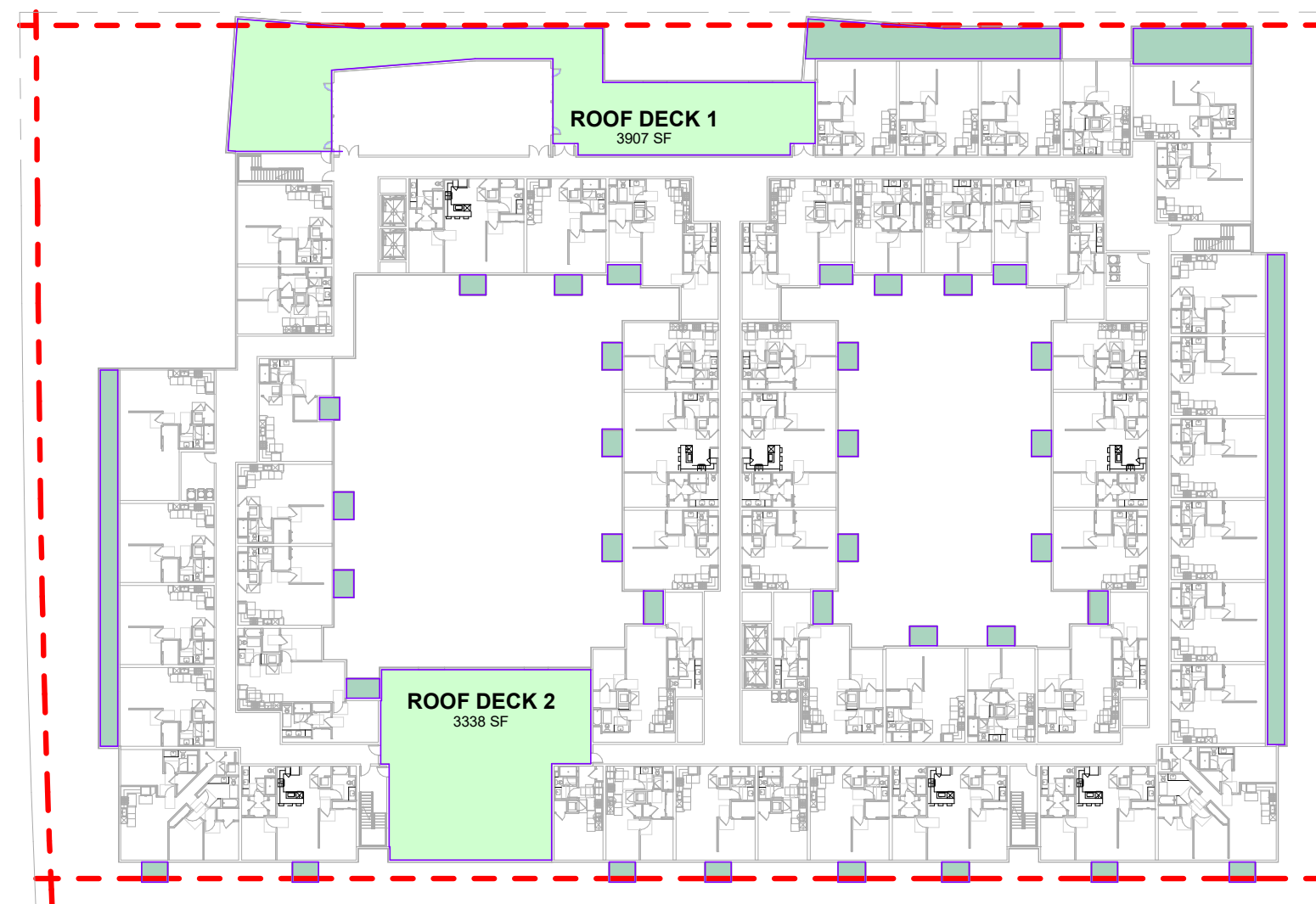
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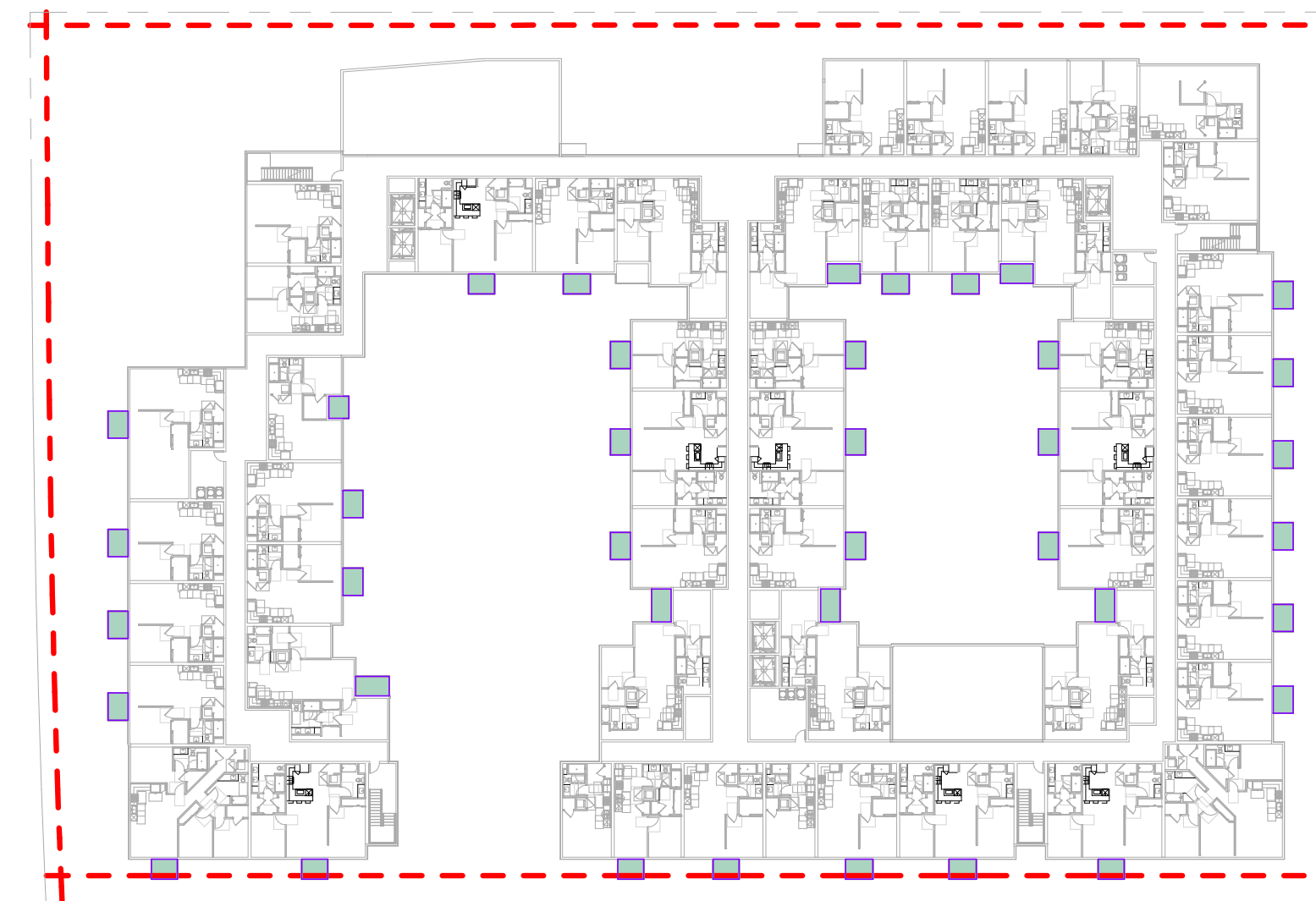
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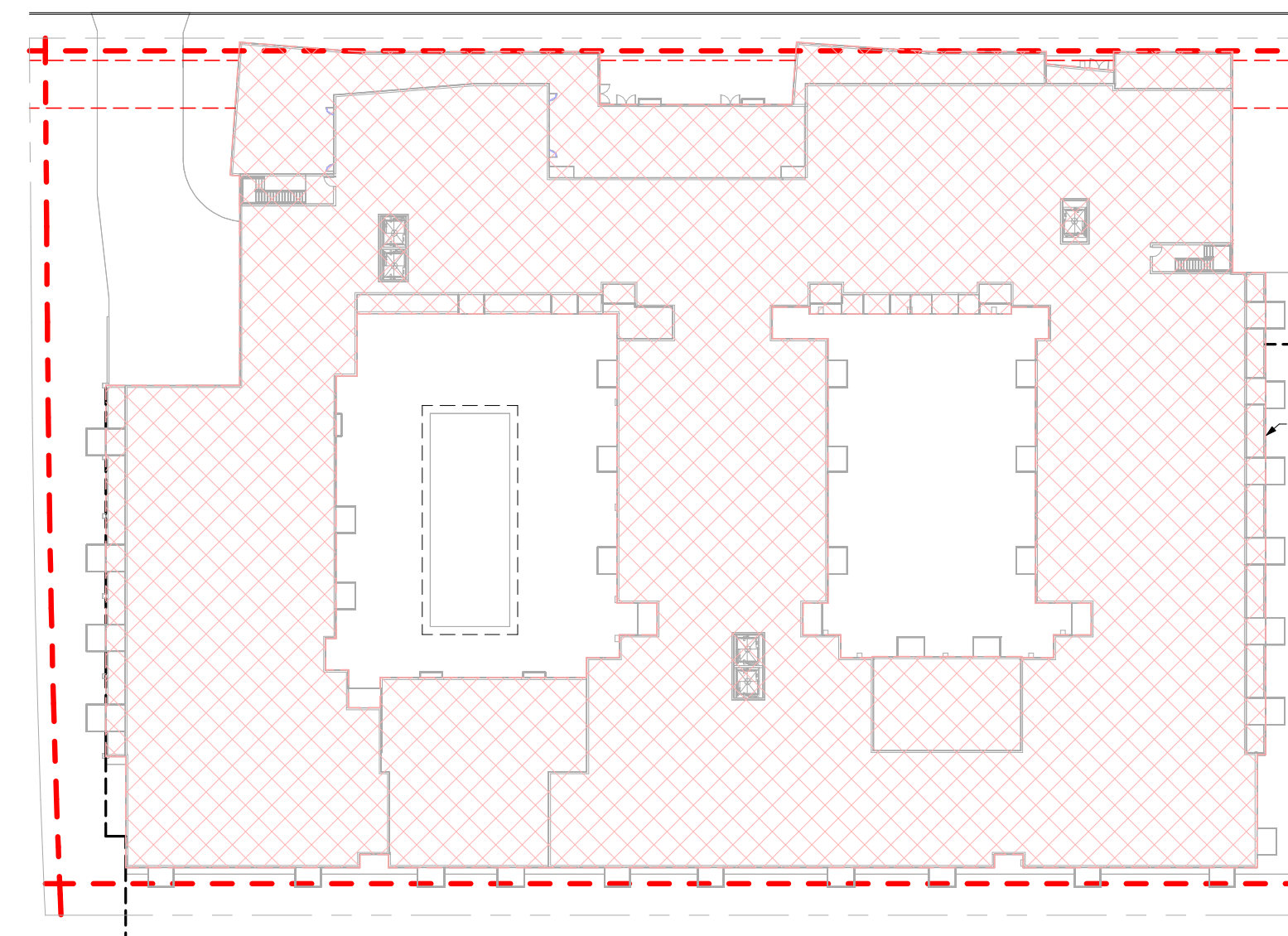
LEVEL 4-5



LEVEL 6



LEVEL 7



ROOF

LOT COVERAGE	
LOT COVERAGE (SF):	69,528 SF
LOT AREA:	111,030 SF
LOT COVERAGE %:	62.62%
MAXIMUM SITE COVERAGE = 50%. SEEKING FOR WAIVER WITH STATE DENSITY BONUS LAW	
LANDSCAPE/OPEN SPACE COVERAGE	
MINIMUM LANDSCAPE/OPEN SPACE COVERAGE = 30%	
LANDSCAPE/OPEN SPACE COVERAGE = 34,714 SF	
LOT AREA = 111,030 SF	
LANDSCAPE/OPEN SPACE COVERAGE % = 34,714 SF / 111,030 SF = 31.26% > 30%	
USABLE OPEN SPACE	
REQUIRED USABLE OPEN SPACE: 150 SF X 380 UNITS = 57,000 SF	
COMMON OPEN SPACE PROVIDED	
NAME	AREA
COURTYARD 1	9,954 SF
COURTYARD 2	7,368 SF
MID BLOCK PLAZA	1,346 SF
SIDE YARD	14,804 SF
WEST CORNER PLAZA	1,141 SF
LEVEL 1 (LANDSCAPE COVERAGE)	34,714 SF
ROOF DECK 1	3,907 SF
ROOF DECK 2	3,338 SF
LEVEL 6	7,244 SF
Grand total	41,958 SF
PRIVATE OPEN SPACE PROVIDED	
Level	AREA
LEVEL 2	2,709 SF
LEVEL 3	3,877 SF
LEVEL 4	3,163 SF
LEVEL 5	3,163 SF
LEVEL 6	4,336 SF
LEVEL 7	2,045 SF
Grand total	19,295 SF
TOTAL USABLE OPEN SPACE PROVIDED: COMMON OPEN SPACE + PRIVATE OPEN SPACE = 41,958 SF + 19,295 SF = 61,253 SF > 57,000 SF ROOFTOP GARDEN MAY COUNT AS UP TO 60% OF REQUIRED OPEN SPACE ROOF DECK / REQUIRED USABLE OPEN SPACE: 7,244 SF / 57,000 SF = 12.71% < 60%	



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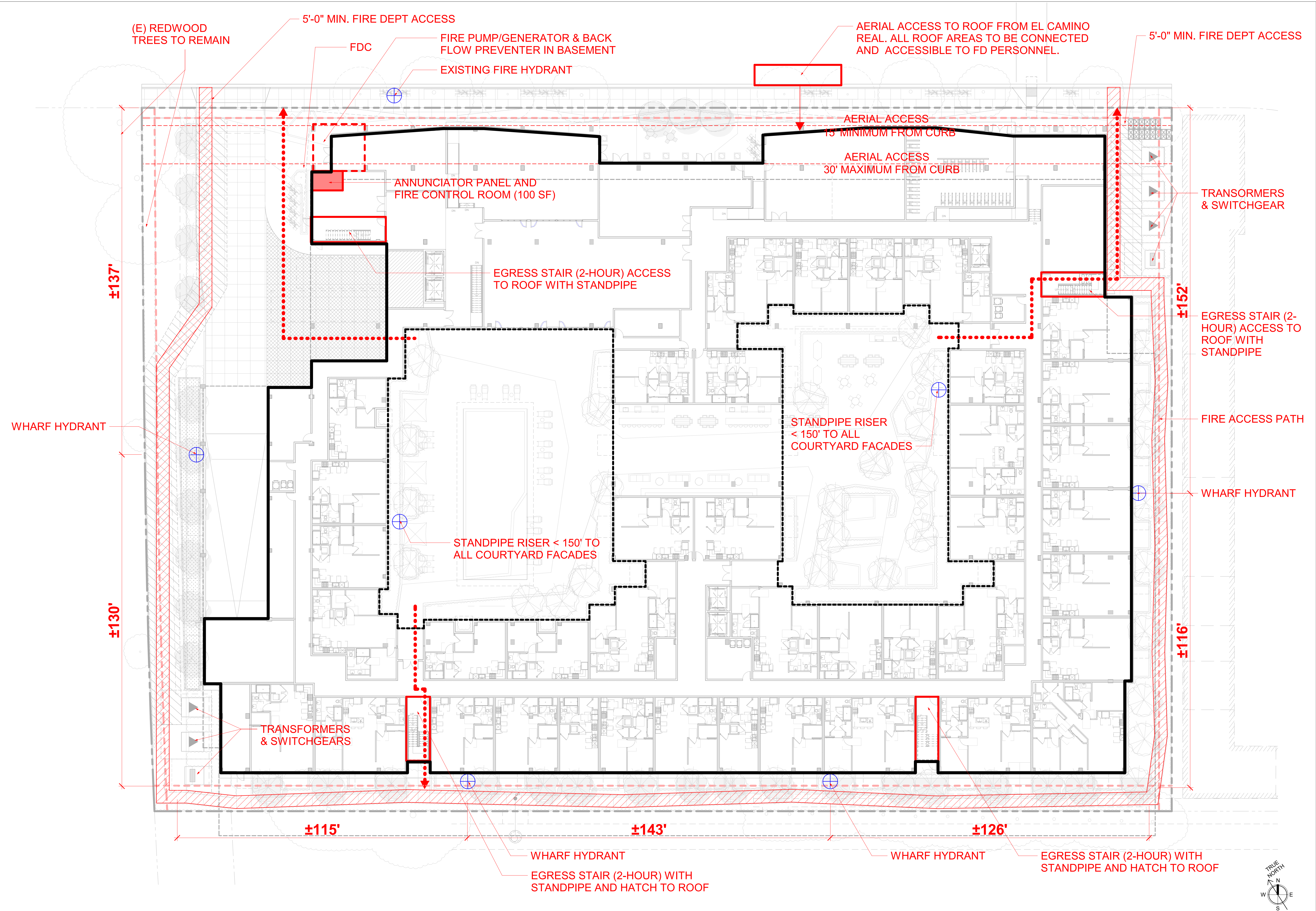
Sheet Title:

**FIRE ACCESS
DIAGRAM**

Job No. 21037
Date: 12/15/2022
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

A-202



MATERIAL LEGEND

- 1 STUCCO - COLOR 1
- 2 STUCCO - COLOR 2
- 3 STUCCO - COLOR 3
- 4 STUCCO - COLOR 4
- 5 FIBER CEMENT PANEL
- 6 PORCELAIN TILE
- 7 METAL PANEL
- 8 STOREFRONT
- 9 VPI WINDOW
- 10 GLASS RAILING
- 11 METAL CANOPY
- 12 METAL SUNSHADE
- 13 METAL TRELLIS



EAST SIDE ELEVATION 1/16" = 1'-0" 2



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



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Sheet Title:
**BUILDING
ELEVATIONS**

Job No. 21037
Date: 12/15/2022
Scale: 1/16" = 1'-0"
Author By:

Sheet No:

A-301

MATERIAL LEGEND

- 1 STUCCO - COLOR 1
- 2 STUCCO - COLOR 2
- 3 STUCCO - COLOR 3
- 4 STUCCO - COLOR 4
- 5 FIBER CEMENT PANEL
- 6 PORCELAIN TILE
- 7 METAL PANEL
- 8 STOREFRONT
- 9 VPI WINDOW
- 10 GLASS RAILING
- 11 METAL CANOPY
- 12 METAL SUNSHADE
- 13 METAL TRELLIS



WEST SIDE ELEVATION

1/16" = 1'-0"



REAR ELEVATION

1/16" = 1'-0"



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**BUILDING
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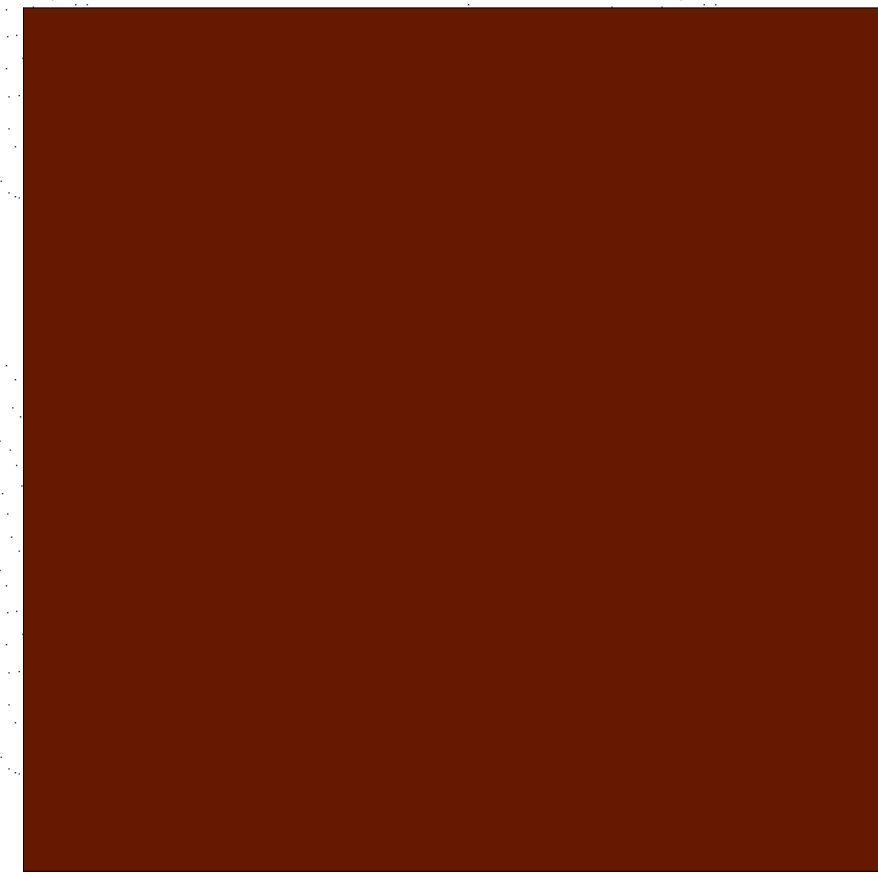
Job No. 21037
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Scale: 1/16" = 1'-0"
Author By:

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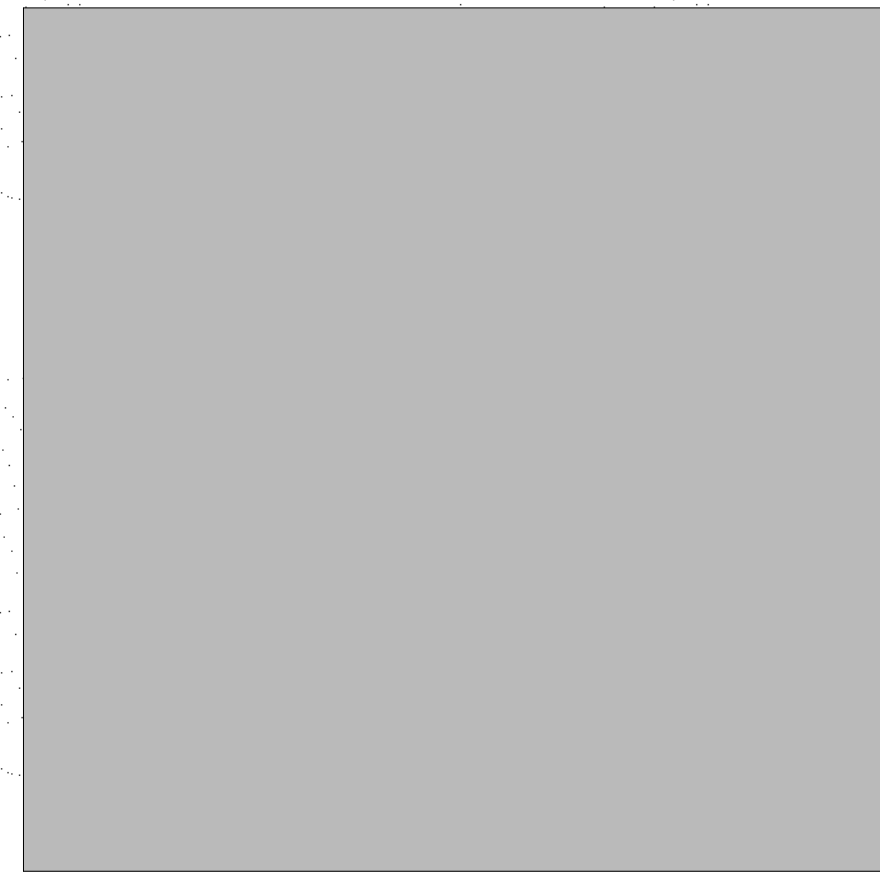
A-302



FIBER CEMENT PANEL 5



PLASTER - COLOR 4 4



PLASTER - COLOR 3 3



PLASTER - COLOR 2 2



PLASTER - COLOR 1 1



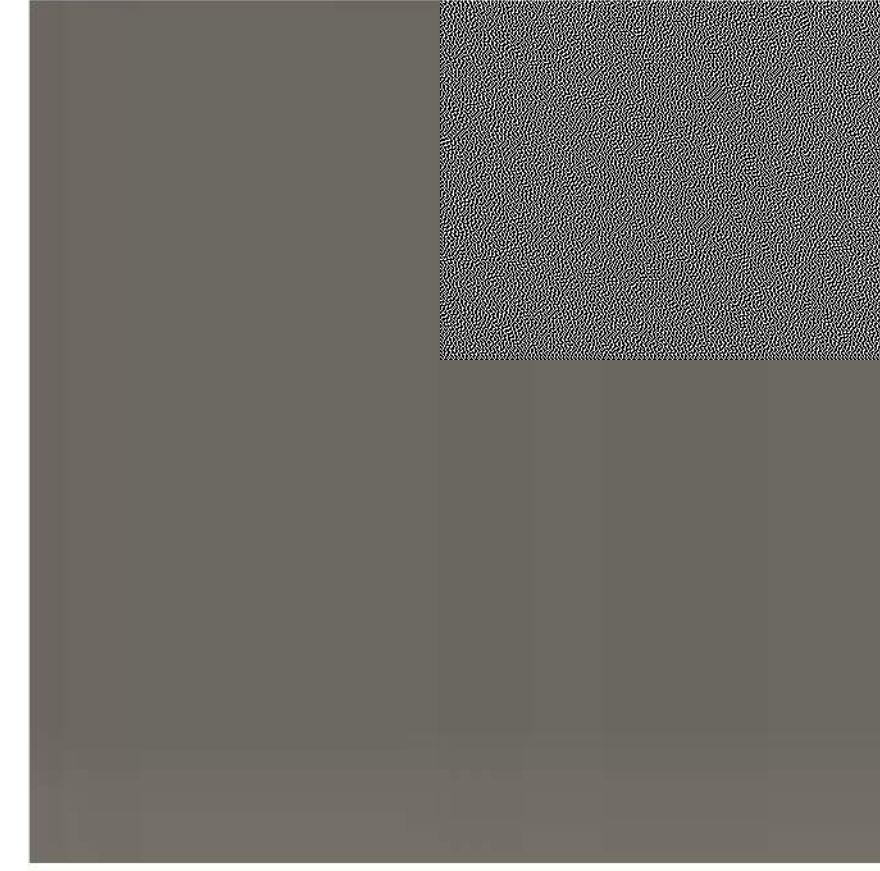
GLASS RAILING 10



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



ALUMINUM STOREFRONT 8



METAL PANEL 7



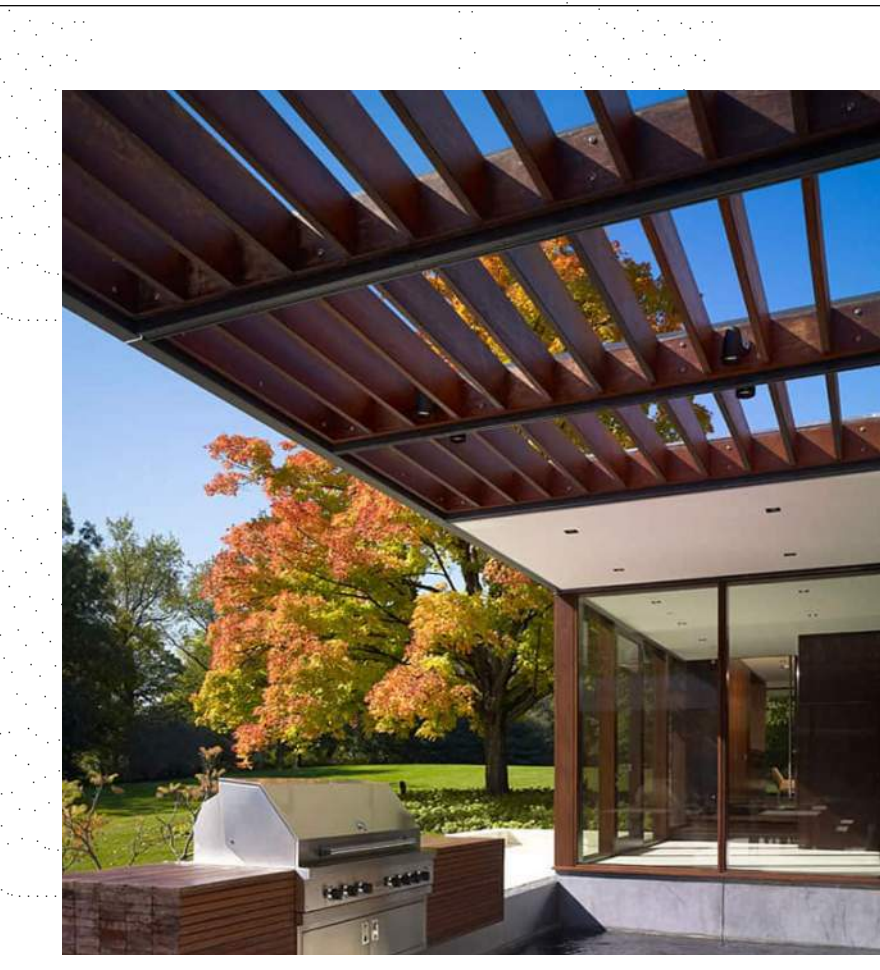
PORCELAIN TILE 6



METAL TRELLIS 13



METAL SUNSHADE 12



METAL CANOPY 11



METAL TRELLIS 13



METAL SUNSHADE 12



METAL CANOPY 11



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Sheet Title:
MATERIALS AND COLORS

Job No. 21037
Date: 12/15/2022
Scale: 1/4" = 1'-0"
Author By:

Sheet No:

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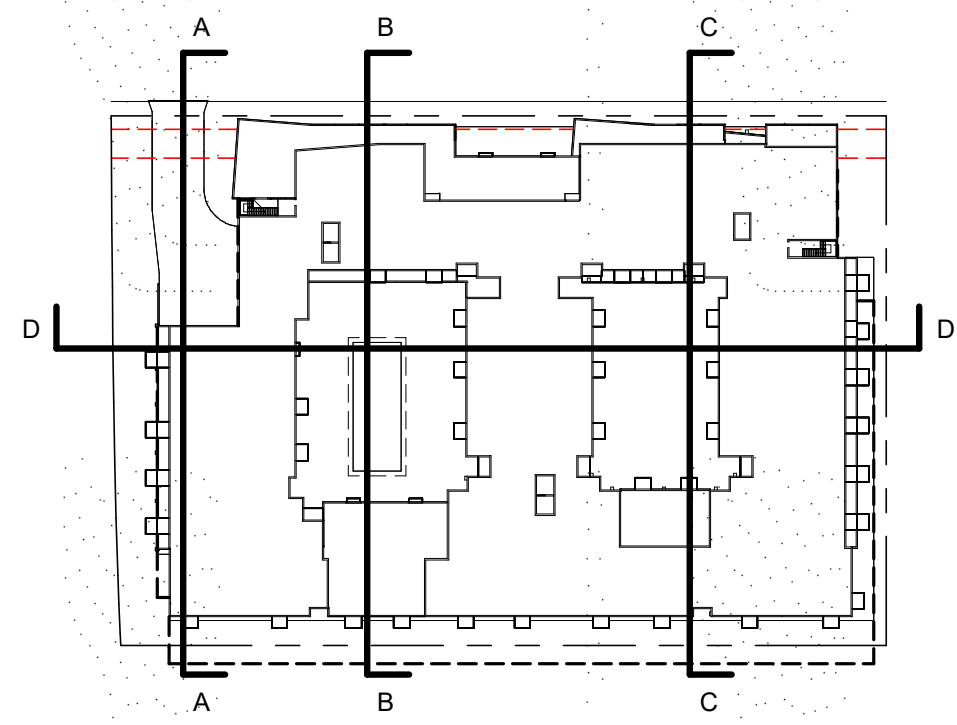
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PERSPECTIVE
FROM NORTHWEST

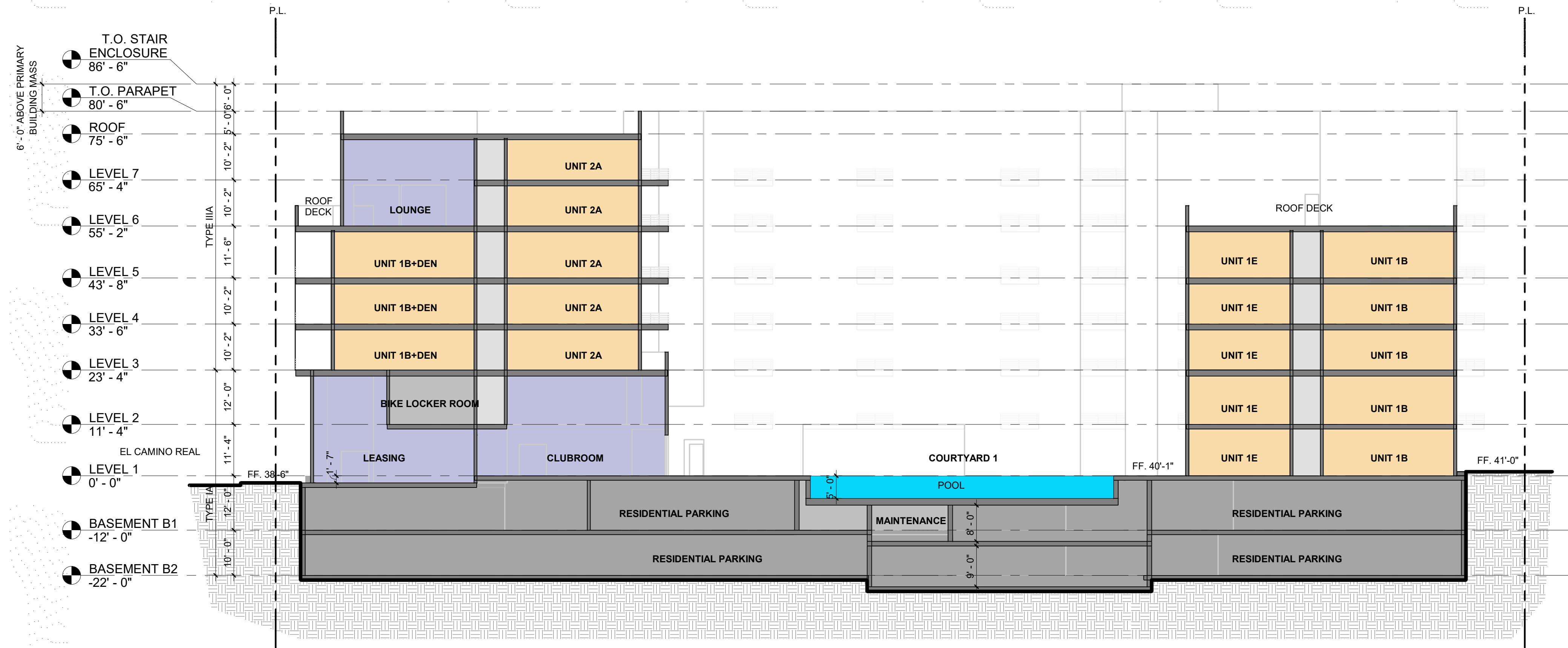
Job No. 21037
Date: 12/15/2022
Scale:
Author By:

Sheet No:

A-330

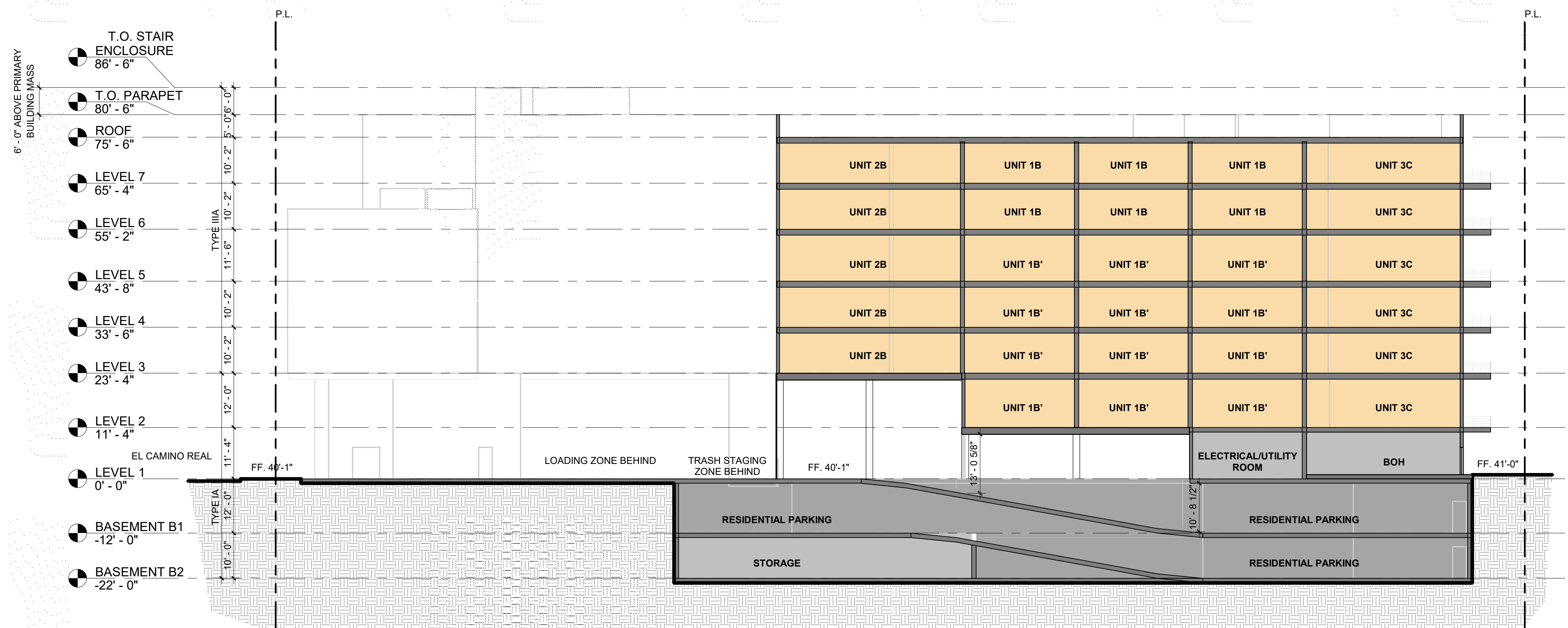


KEY PLAN



BUILDING SECTION B-B

1/16" = 1'-0" 2



BUILDING SECTION A-A

1/16" = 1'-0" 1



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Sheet Title:
**BUILDING
SECTIONS**

Job No. 21037
Date: 12/15/2022
Scale: As indicated
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A-401



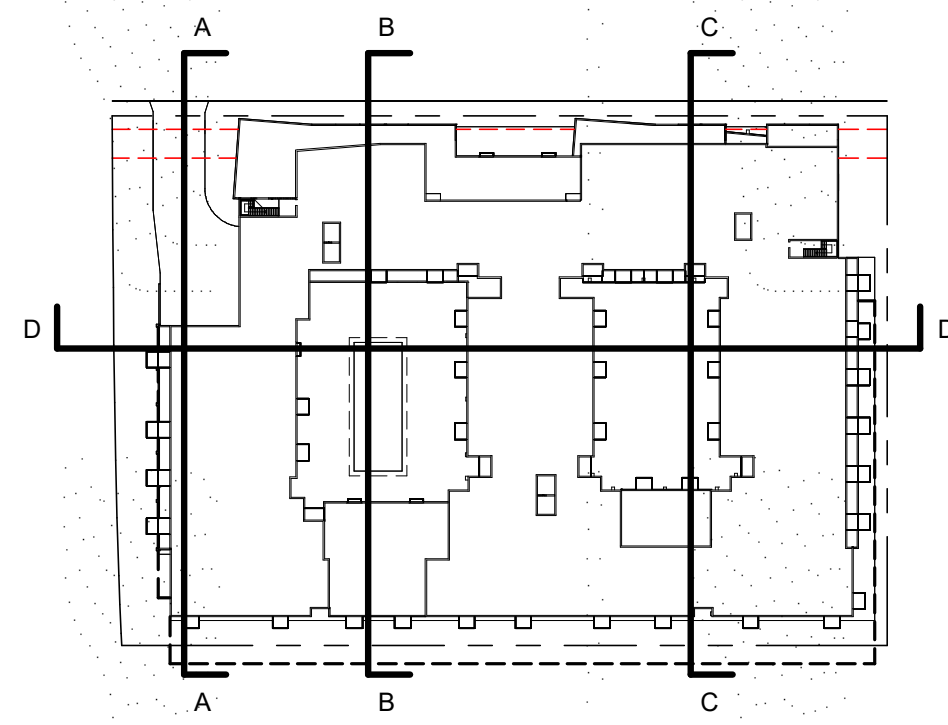
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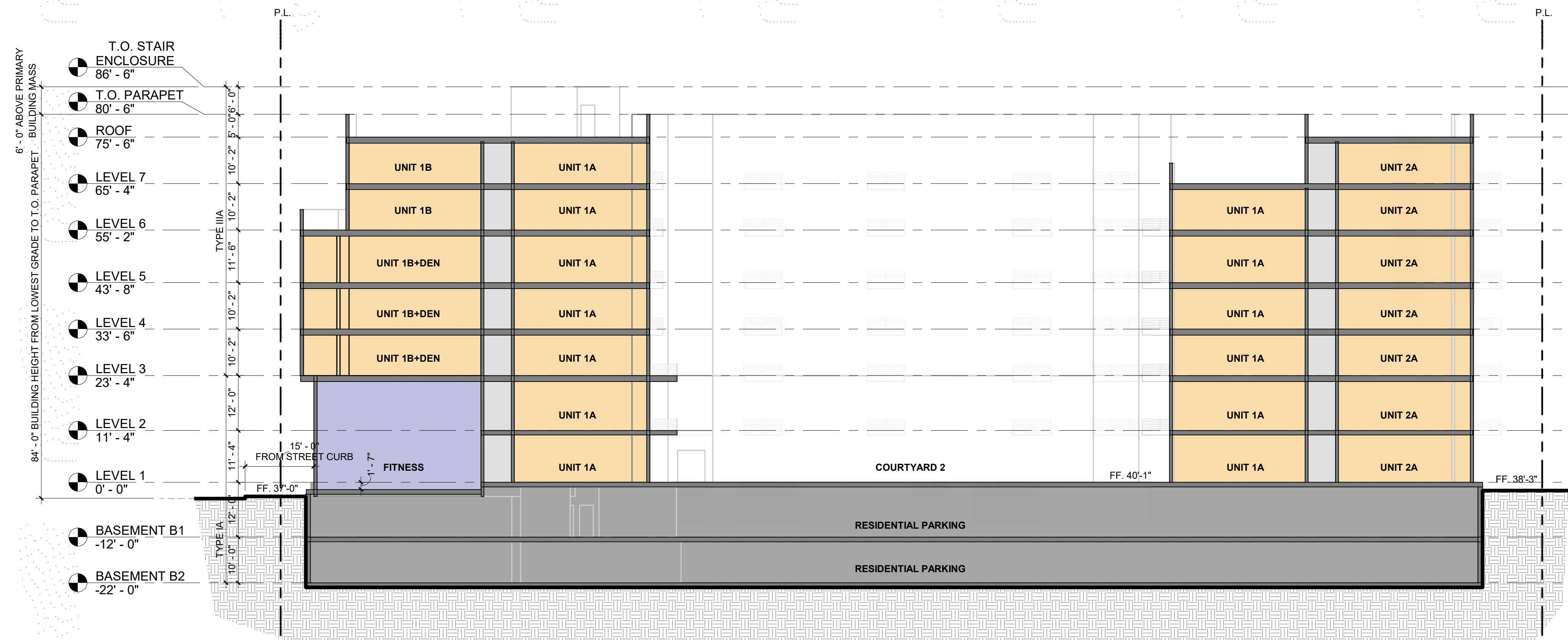
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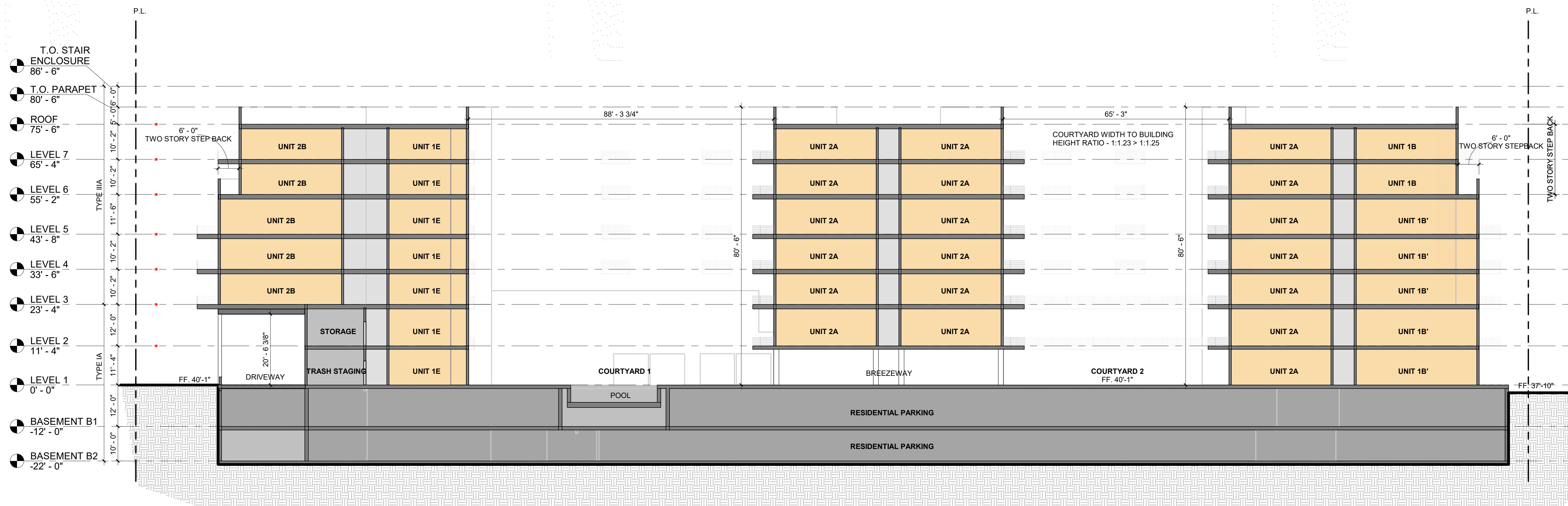
KEY PLAN



BUILDING SECTION C-C

1/16" = 1'-0"

2



BUILDING SECTION D-D

1/16" = 1'-0"

1

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Palo Alto, California

3150 ECR PA, LLC
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Sheet Title:
BUILDING SECTIONS

Job No. 21037
Date: 12/15/2022
Scale: As indicated
Author By:

Sheet No:

A-402



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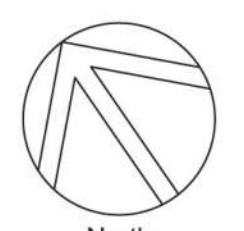
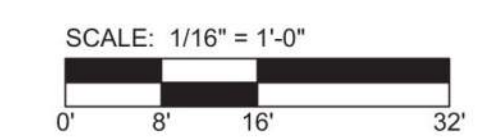
Sheet Title:

CONCEPTUAL LANDSCAPE PLAN - SITE & PODIUM

Job No.
Date:
Scale:
Drawn By:

Sheet No:

L-1



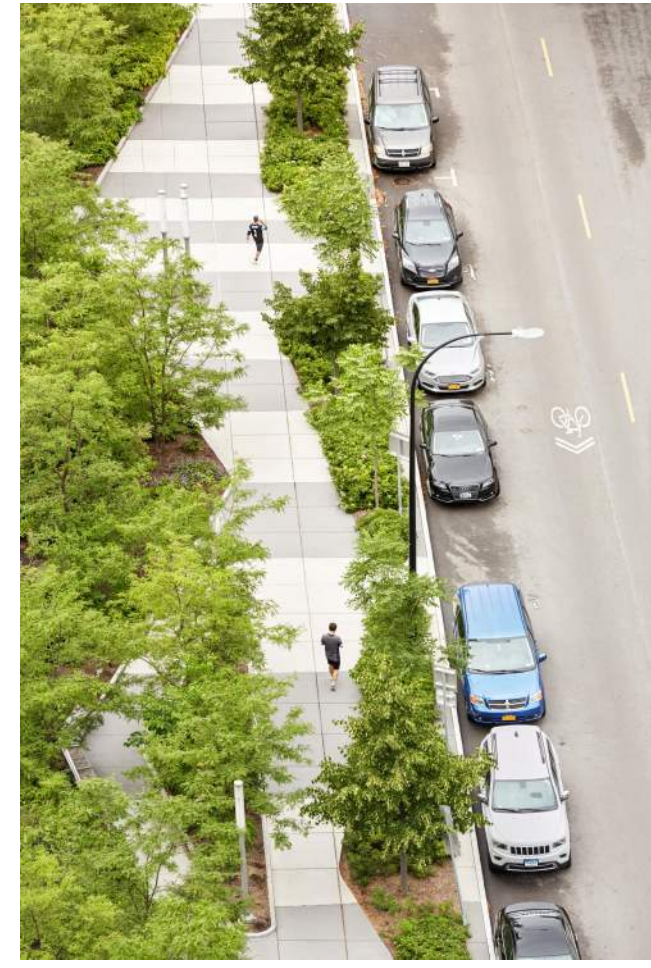
PAVING STYLES



ACCENT PAVERS



ACCENT PAVERS

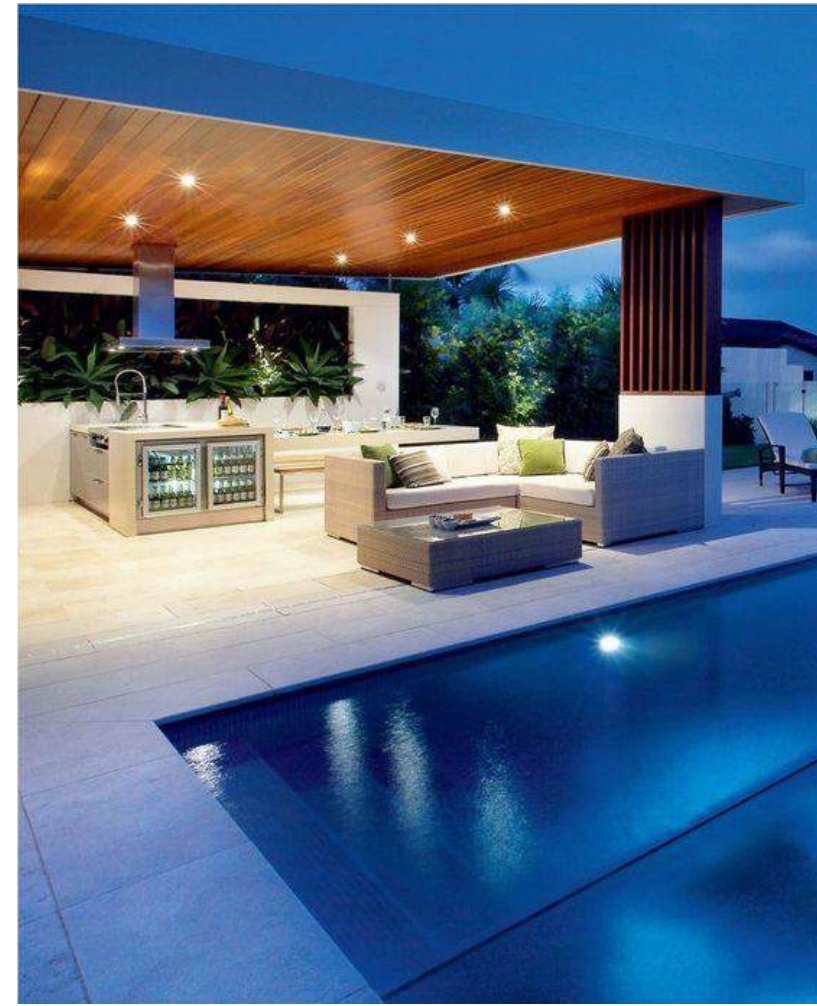


CONCRETE SIDEWALK WITH ANGULAR LAYOUT

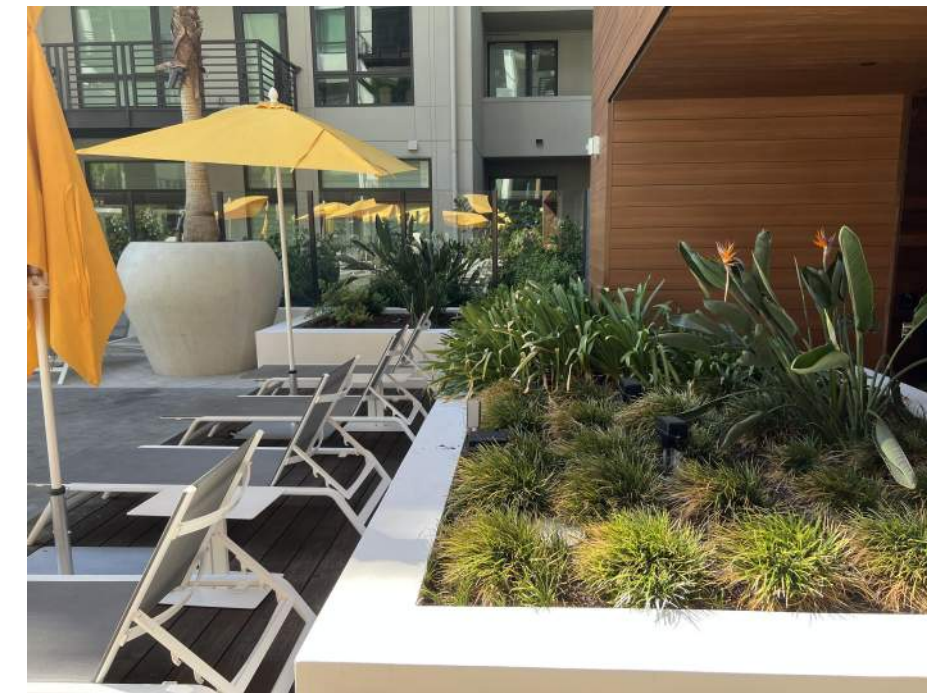


ACCENT PAVERS & WOOD DECKING ON PEDESTALS

POOL & SPA COURTYARDS



POOL DECK COURTYARD, RAISED PLANTER AND POOL ENCLOSURE FENCING



PODIUM / ROOF DECK COURTYARDS & AMENITIES



OUTDOOR BBQ GRILL, COUNTERTOP, SEATING AND DINING FURNITURE, COMMUNAL TABLE



SITE FURNISHINGS



OUTDOOR WORKSTATIONS MODULE & TRELLIS



STREET TREE WELLS



TREE WELLS WITH DECORATIVE BLACK BASALT COBBLE AND FINES



GEOMETRIC SHAPE BIKE RACK

SECURITY FENCING & ACCESS CONTROL



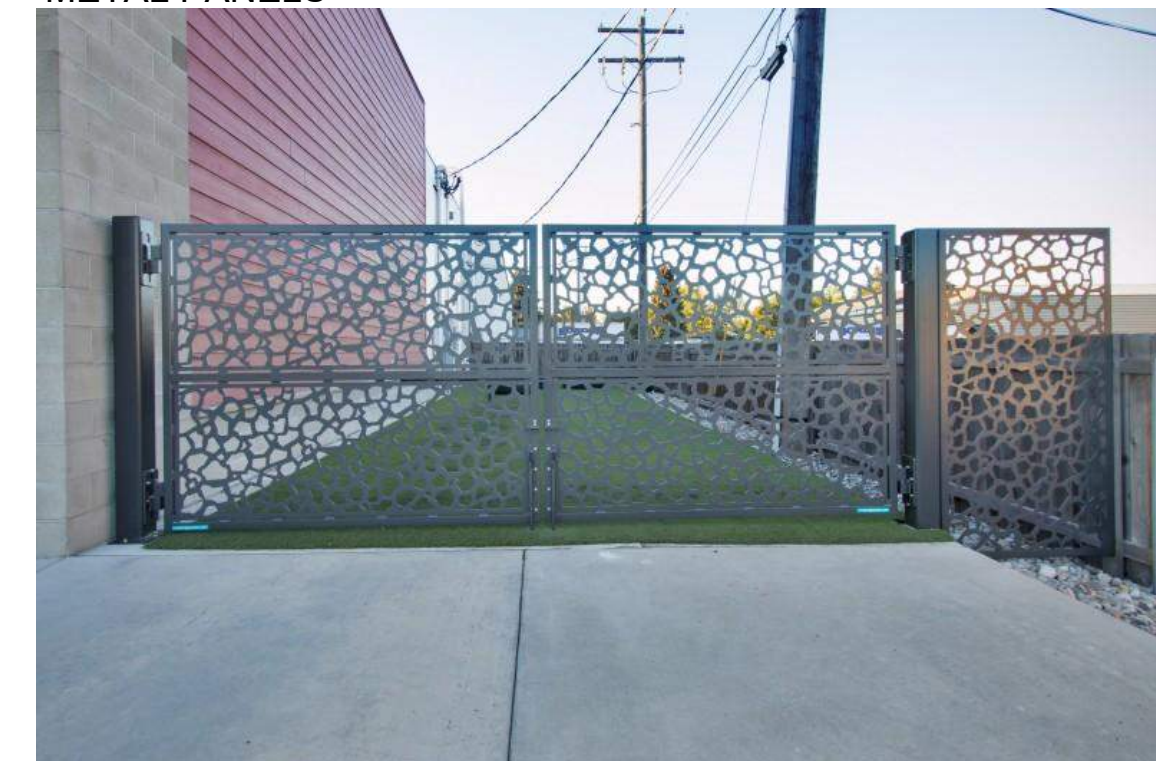
PERIMETER FENCING



PEDESTRIAN GATE WITH DECORATIVE METAL PANELS



PEDESTRIAN GATE WITH DECORATIVE METAL PANELS



VEHICULAR GATE WITH DECORATIVE METAL PANELS



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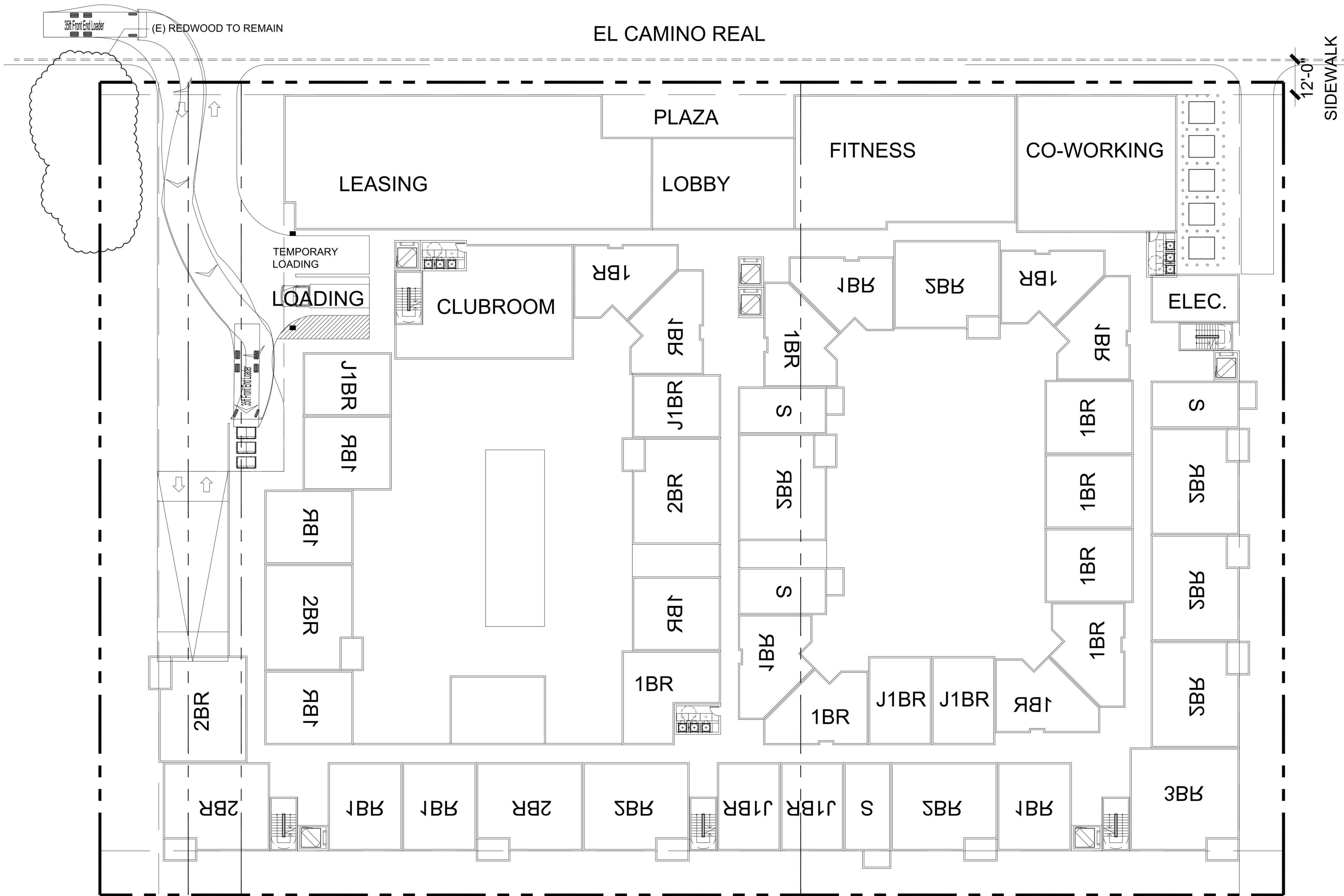
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Sheet Title:
INSPIRATION LANDSCAPE IMAGERY

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Drawn By:

Sheet No:

L-3



1 SITE PLAN
1/16" = 1'-0"



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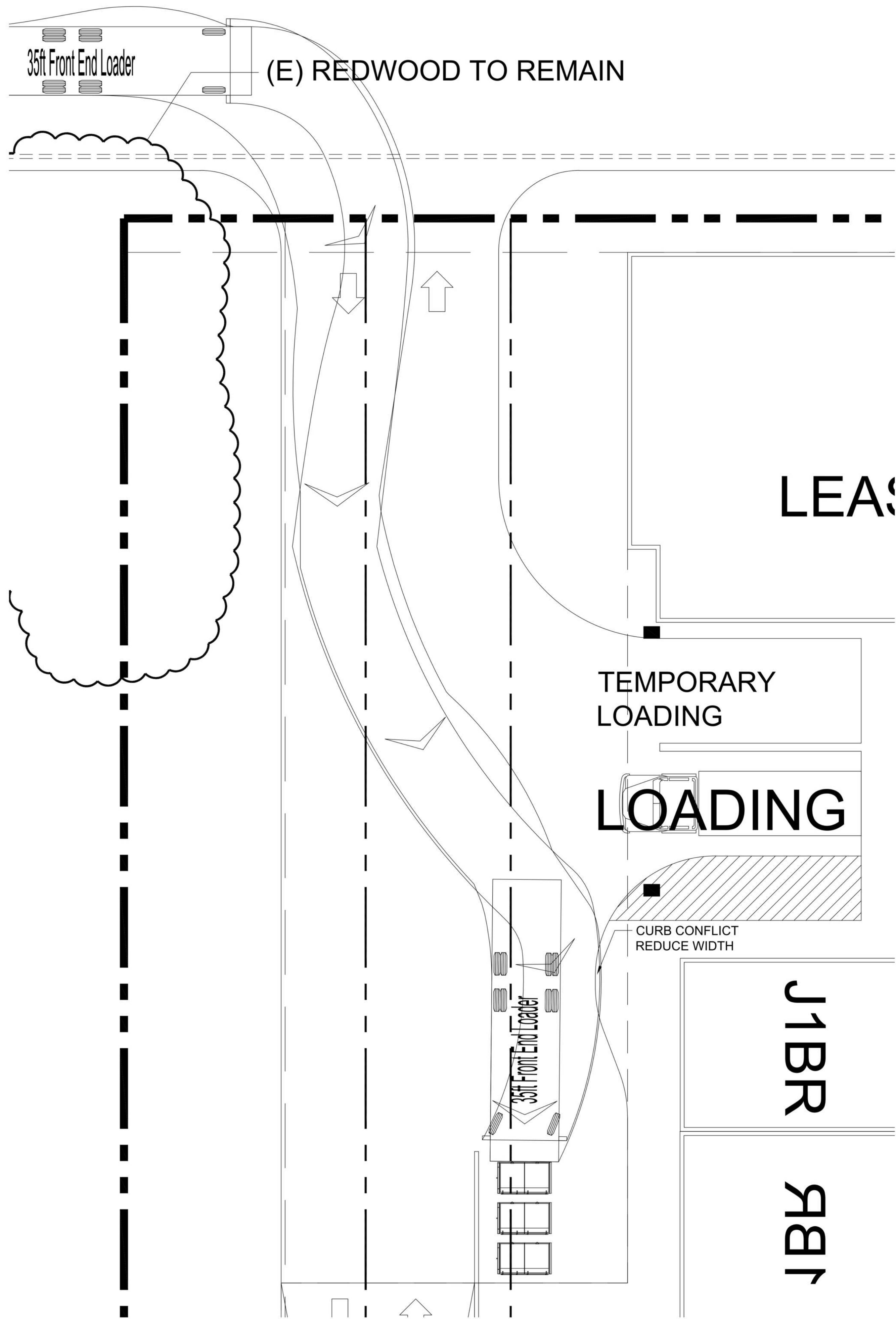
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SITE PLAN

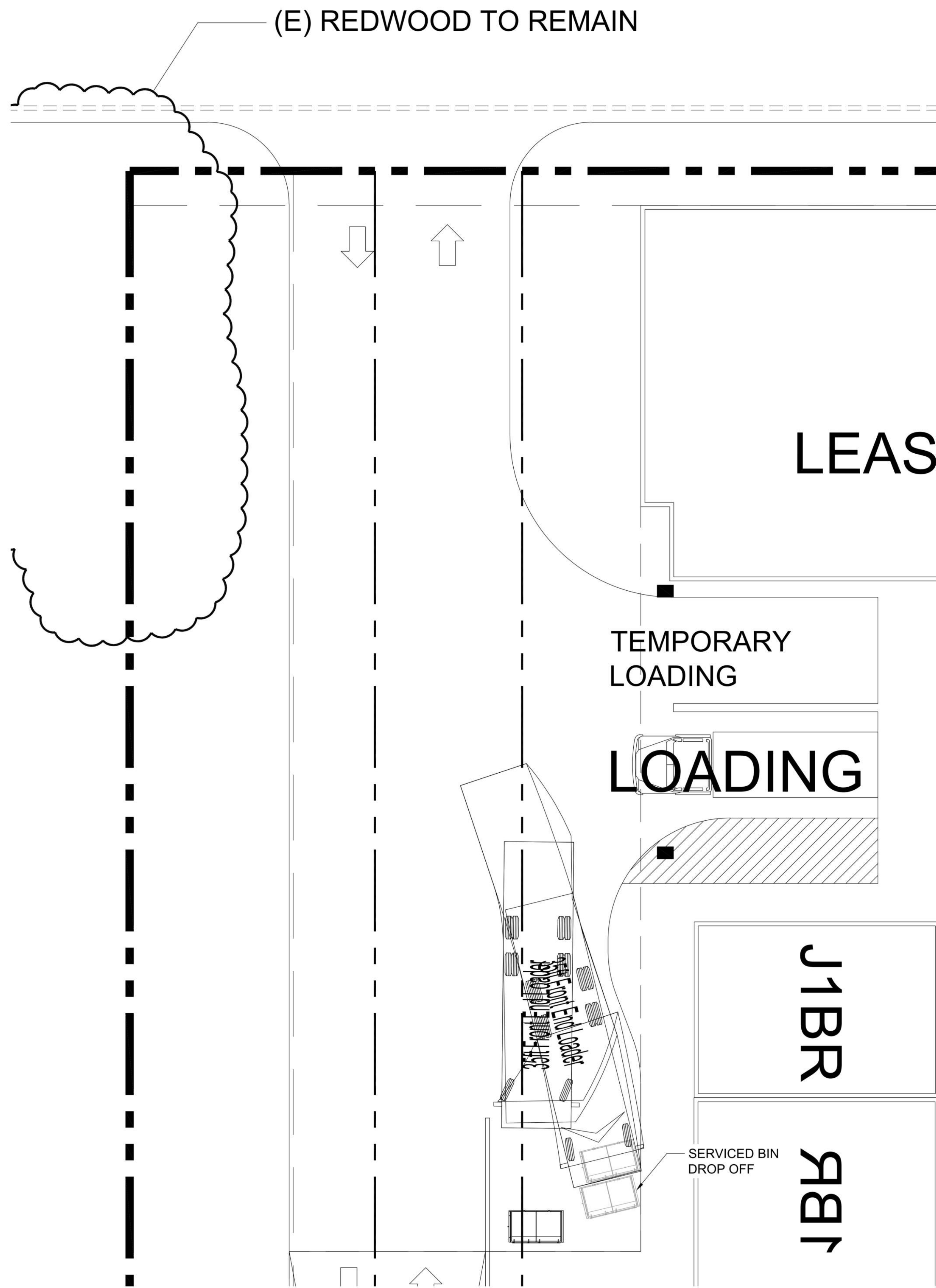
Job No. 21037
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TR - 0.1



1 FRONT END TRUCK - PICK-UP
1/8" = 1'-0"



2 FRONT END TRUCK - BIN DROP OFF
1/8" = 1'-0"



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Sheet Title:
**FRONT LOAD
TRUCK STUDY**

Job No. 21037
Date: 12/15/2022
Scale:
Author By:

Sheet No:

TR - 0.2



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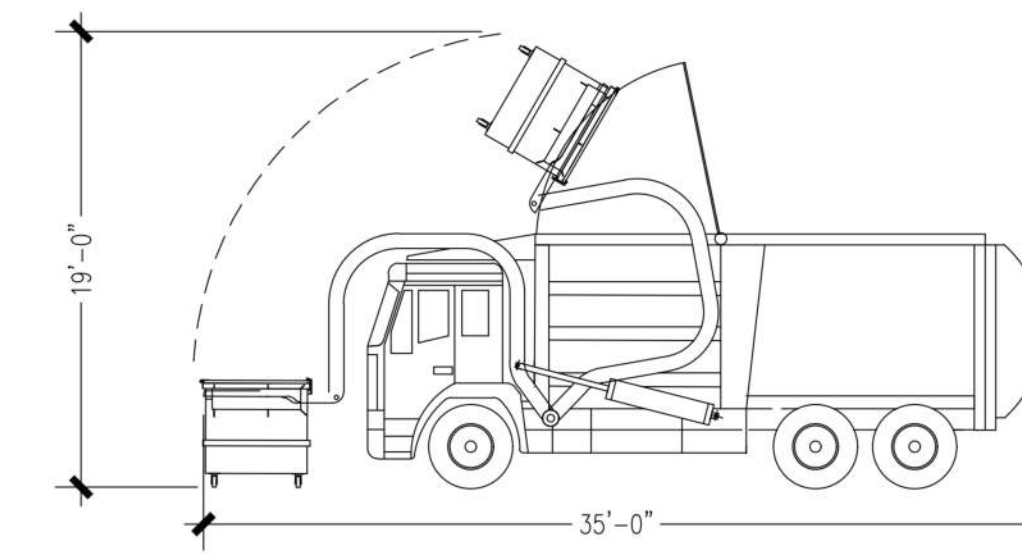
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Sheet Title:
**FRONT LOAD
TRUCK EXIT**

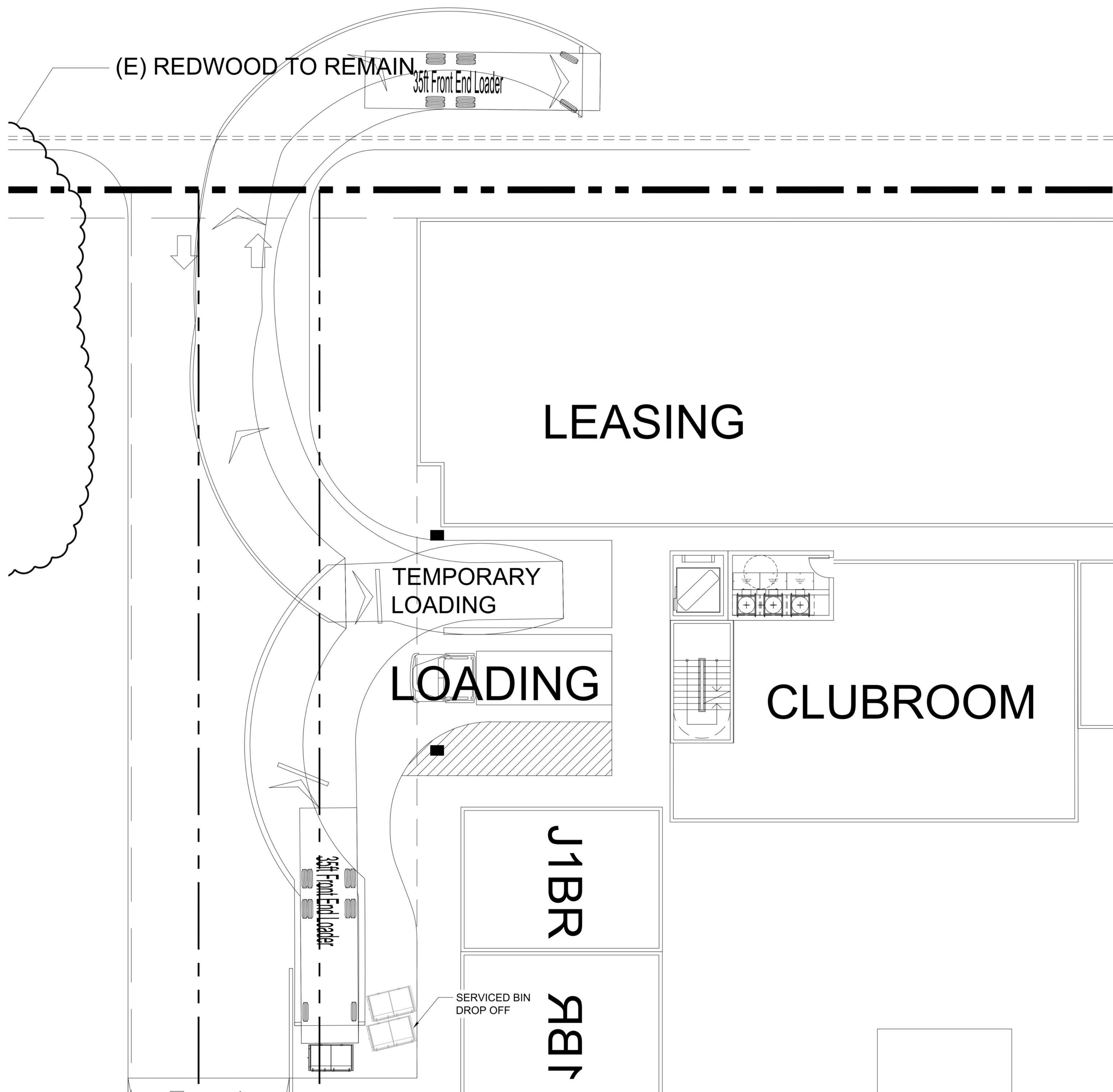
Job No. 21037
Date: 12/15/2022
Scale:
Author By:

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



(E) REDWOOD TO REMAIN

35ft Front End Loader

LEASING

LOBBY

TEMPORARY
LOADING

LOADING

CLUBROOM

1BR

1BR

J1BR

J1BR

J1BR1

SERVICED BIN
DROP OFF

1 FRONT END TRUCK - EXITING
1/8" = 1'-0"



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Sheet Title:
TRAFFIC -
TRUCK RADIUS

Job No. 31037
Date: 10/21/2022
Scale: 1/8" = 1'-0"
DRW By:

Sheet No:

TF-1

