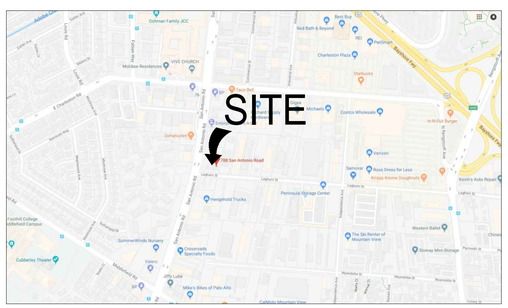
788 SAN ANTONIO HOUSING

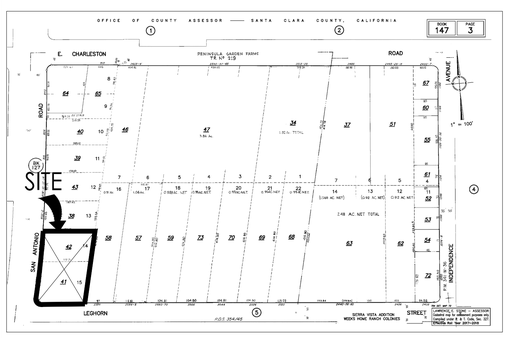
NEW MULTI-FAMILY RESIDENCE

788, 790, 796 San Antonio Road, Palo Alto, CA

LOCATION MAP



ASSESSOR'S PARCEL MAP



SCOPE OF WORK

DEMOLISH EXISTING COMMERCIAL/LIGHT INDUSTRIAL BUILDINGS (2). CONSTRUCT A (102) UNIT FOR SALE MIXED USE BUILDING WITH 4 FLOORS ABOVE GRADE AND 1 FLOOR BELOW GRADE FOR THE GARAGE. UNITS CONSIST OF (3) 2BR UNITS, (67) 1BR UNITS, (32) STUDIOS WITH A PARKING COUNT OF 107 (81 STACKER STALLS, 24 CONVENTIONAL STALLS, 2 TANDEM (1 PAIR), INCLUDING 5 ADA. THERE WILL BE 104 LONG TERM BIKE PARKING SPACES, 19 SHORT TERM. 16 RESIDENTIAL UNITS WILL BE DESIGNATED FOR BMR PROGRAMS FOR QUALIFIED MODERATE INCOME USERS. TOTAL FLOOR AREA (AS DEFINIED BY PALO ALTO) PROPOSED: 85,724.22 SQUARE FEET. SEE BREAKDOWN BELOW AND ON A0.4a

NO PUBLIC FUNDS USED FOR PROJECT; NO PUBLIC ART PROPOSED

PROJECT SUMMARY

Assessor's Parcel No.	147-3-41&42
Jurisdiction:	City of Palo Alto
Type of Construction:	TYPE V-A, SM SPRINKLERED
Zoning:	Commercial Service (CS)
Occupancy	R-2, M, S-2
Jurisdiction:	City of Palo Alto
Public Funds Used?	No
Public Art Proposed?	No
Proposed Property Setbacks:	
Street Side San Antonio Road	26'-1"
Front Leghorn Street	25'-3"
Rear	10'-4"
Left Side	10'-1"
Proposed Building Height	49'-9"
Max Height Allowed Per Palo Alto Zoning	50'
Max Height per CBC T504.3	50' + 20'
Site Area	43,414.00
Existing Lot Coverage	17,833.04
Proposed Lot Coverage	25,625.93
Existing Floor Area	17,833.04
Max. FAR Allowed (2.0 Lot Area)	86,828.00
Residential Proposed FAR	83,945.21
Retail Proposed FAR	1,779.01
Garage Areas Counting as FAR	808.09
Total FAR Proposed	85,724.22
Required Parking	car: 106; bike: 102 long +12 short term
w/ TDM reduction (20%)	car: 89
Proposed Parking	car: 107; bike: 104 @ lobby +12 @ grade
Used TDM reduction	0%
Residential Density	102.34units/acre

DEFERRED SUBMITTALS

REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

APPLICABLE CODES

APPLICABLE CODES (with City of Palo Alto Amendments)

-2016 CALIFORNIA ADMINISTRATIVE CODE, CAC
-2016 CALIFORNIA BUILDING CODE, CBC
-2016 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
-2016 CALIFORNIA ELECTRICAL CODE, CEC
-2016 CALIFORNIA MECHANICAL CODE, CMC
-2016 CALIFORNIA PLUMBING CODE, CPC
-2016 CALIFORNIA ENERGY CODE, CEnC
-2016 CALIFORNIA HISTORICAL CODE, CHC
-2016 CALIFORNIA FIRE CODE, CFC
-2016 CALIFORNIA EXISTING BUILDING CODE
-2016 CALIFORNIA GREEN BUILDING STANDARDS
-2016 CALIFORNIA REFERENCED STANDARDS

SHEET INDEX

PROJECT TEAM

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	04.30.2019	ARB RESUBMITTAL PACKAGE	IG
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

COVER SHEET

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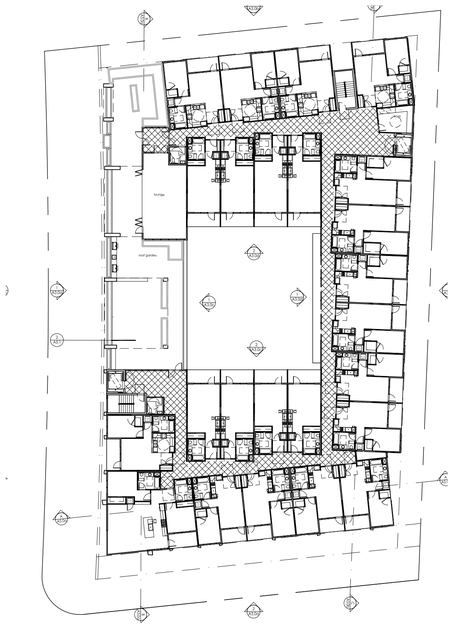
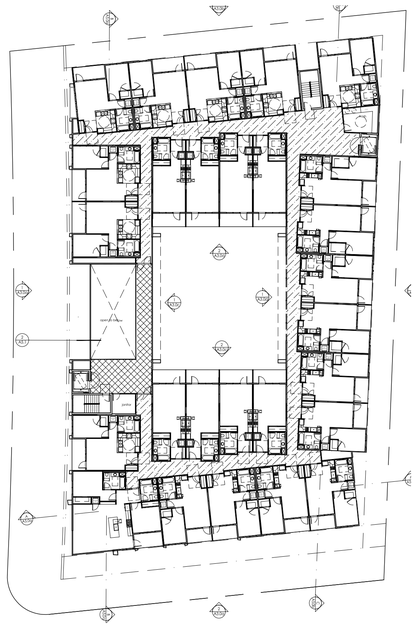


EXIT PASSAGEWAY, 2 HOUR RATING (90 MINUTE DOORS)

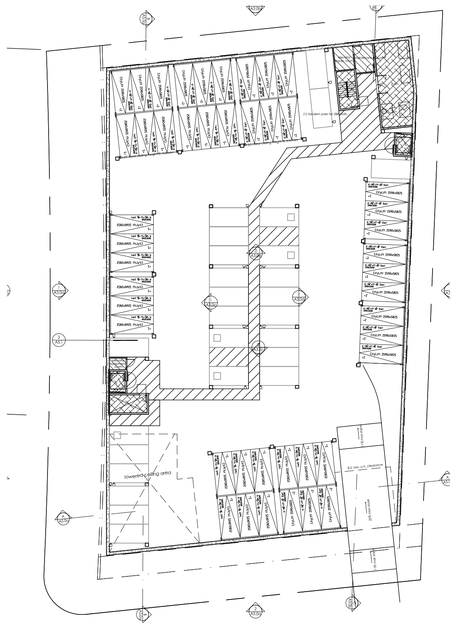
48 16 32 48 feet | 4TH FLOOR OCCUPANCY R-2 | 1/32" | 5



CORRIDOR, 1 HOUR RATING (45 MINUTE DOORS)

EXIT PASSAGEWAY, 2 HOUR RATING (90 MINUTE DOORS)

48 16 32 48 feet | 2ND FLOOR OCCUPANCY R-2 | 1/32" | 3



3 HOUR RATING (8" SOLID CONCRETE WALL AND 180 MIN. DOOR(S) WITH CLOSER)

1 HOUR OCCUPANCY SEPARATION BETWEEN B/S-3 USES, 8" CONCRETE WALL WITH 60 MIN. DOOR AND CLOSER

48 16 32 48 feet | GARAGE OCCUPANCY S-2 | 1/32" | 1

Occupancy	Sprinkler type	Construction type
R-2	SM	VA
M	SM	VA
S-2	SM	VA

Aa=[At + (NS x If)]

Aa= Allowable building Area per story in sq.ft.
At= Tabular allowable area factor
NS= Tabular allowable area factor for nonsprinklered building
If= Area factor increase due to frontage

If = [F/P - .25]W/30

F=Building perimeter that fronts on a public way/open space
P=perimeter of entire building
W=width of public way/open space

W= (L1 x w1 + L2 x w2 ...)/F

Ln= length of a portion of the exterior perimeter wall
wn = width ≥ 20' of public way/open space

F=344.33 sq. ft. L1=128.50 w1=30
L2=215.83 w2=30
W=(128.50 x 30 + 215.83 x 30)/344.33
W=30
F=344.33 sq. ft. P=700.25 W=30
If=[344.33/700.25 - .25]30/30
If=.242

Occupancy	At	Ns	If
R-2	36,000	12,000	0.242
M	42,000	14,000	0.242
S-2	63,000	21,000	0.242

R-2 (most restrictive) — **M**

Aa=[36,000+(12,000x.242)] — Aa=[42,000+(14,000x.242)]
Aa=38,904 sq ft — Aa= 45,388

S-2

Aa=[63,000+(21,000x.242)]
Aa= 68,082

largest floor area = 25,207.88 < 39,000 (OK)

Mixed occupancy calculation

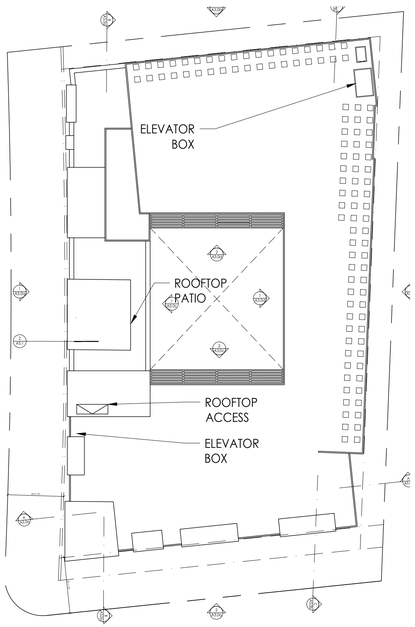
	A (proposed)	B (allowed)	A/B
R-2	18399	38904	0.47
M	1779	45,388	0.04
S-2	29467	68,082	0.43
		R-2 + M + S-2 =	0.94

No. of stories for Type R-2 VA = 3 (+1 with sprinkler story increase)
Max Height Type R-2 VA = 50+20
Max Height of project per Palo Alto Zoning Ordinance = 50'

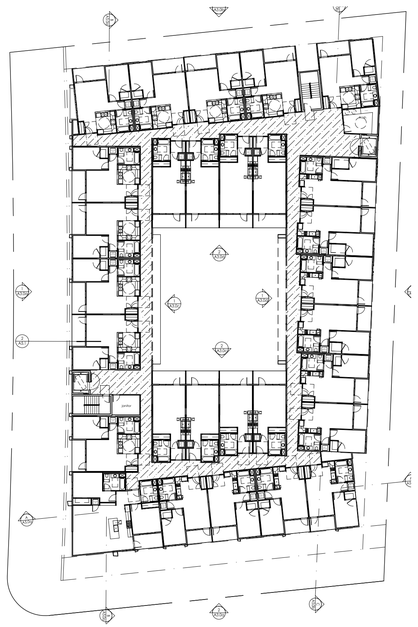
SA	SITE AREA	43,414.0	
TUA=U1+U2+U3+U4	TOTAL UNIT AREA	64,651.3	
TCA=C1+C2+C3+C4	TOTAL COMMON AREA (ABOVE GRADE)	20,124.7	
TRA=R1	TOTAL RETAIL	1,779.5	
TBNPA=BNP1+BNP2+BNP3	TOTAL BASEMENT AREA NOT DEDICATED TO PARKING	1,478.4	
TFA=FUA+TCA+TRA	TOTAL FLOOR AREA	86,555.5	
TFA/SITE AREA	FAR	1.99	<2.0
SC=U1+C1+R1+B1	SITE COVERAGE PROPOSED	24,266.1	55.89%
SITE*0.50	SITE COVERAGE ALLOWED	21,707.0	50%
SA-SC-BP	SITE OPEN SPACE PROPOSED	15,249.5	35.58%
SITE*0.20	MINIMUM SITE OPEN SPACE REQUIRED	8,682.8	20%

713.4 **Fire-resistance rating.** Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

all stair and mechanical shafts to be 2 hour rated per CBC 713.4

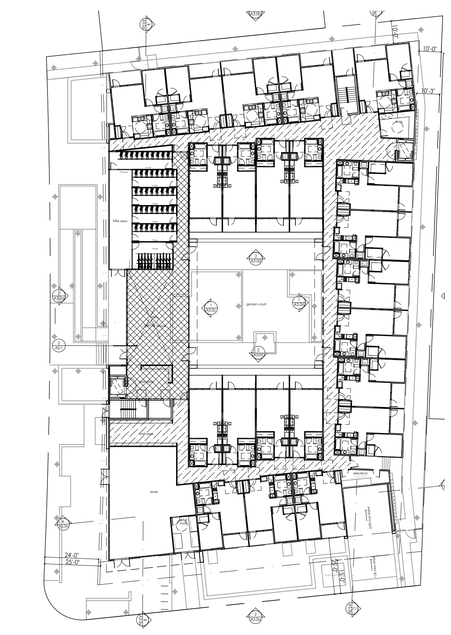


48 16 32 48 feet | ROOF ACCESS | 1/32" | 6



CORRIDOR, 1 HOUR RATING (45 MINUTE DOORS)

48 16 32 48 feet | 3RD FLOOR OCCUPANCY R-2 | 1/32" | 4



CORRIDOR, 1 HOUR RATING (45 MINUTE DOORS)

EXIT PASSAGEWAY, 2 HOUR RATING (90 MINUTE DOORS)

48 16 32 48 feet | 1ST FLOOR OCCUPANCY R-2 + M | 1/32" | 2

TABLE 508.4
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A, E		I-4, R-2.1		I-2, I-2.1		I-3		R-1, R-2, R-3, R-3.1, R-4		F-2, S-2[b], U		B[f], F-1[e], M, S-1		L		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	2	2	2	NP	2	NP	1	2	N	1	1	2	2	NP	NP	NP	3	4	2	3	2	NP
I-4, R-2.1	—	—	1[c]	NP	2	NP	2	NP	1	NP	1	2	1	2	2	NP	NP	NP	4	NP	4	NP	4	NP
I-2, I-2.1	—	—	—	—	N	NP	2	NP	2	NP	2	NP	2	NP	2	NP	NP	NP	4	NP	4	NP	4	NP
I-3	—	—	—	—	—	—	N	NP	2	NP	2	2	2	2	2	NP	NP	NP	4	NP	4	NP	4	NP
R-1, R-2, R-3, R-3.1, R-4	—	—	—	—	—	—	—	—	N	N	1[a]	2[a]	1	2	4	NP	NP	NP	3	NP	2	NP	2	NP
F-2, S-2[b], U	—	—	—	—	—	—	—	—	—	N	N	1	2	1	4	NP	NP	NP	3	4	2	3	2	NP
B, F-1, M, S-1	—	—	—	—	—	—	—	—	—	—	—	N	N	1	4	NP	NP	NP	2	3	1	2	1	NP
L	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	NP	NP	NP	2	NP	1	NP	1	NP
H-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP	1	NP
H-3, H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1[d]	NP	1	NP
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
N = No separation requirement.
NP = Not permitted.
a See Section 420.
b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but to not less than 1 hour.
c. See Section 406.3.4.
d. Separation is not required between occupancies of the same classification.
e. *[SFM] Group I and F1 occupancies and Group R-2.1 and F-1 occupancies shall have a 3 hour separation.*
f. *[SFM] Commercial kitchens not associated with cafeterias and similar dining facilities in Group I-2 and Group R-2.1 shall have a 2-hour separation and shall be protected by an automatic sprinkler system.*

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	HT	A	B
Primary structural frame[f] (see Section 202)	3[a, b]	2[a, b]	1[b]	0	1[b]	0	HT	1[b]	0
Bearing walls Exterior[e, g] Interior	3 3[a]	2 2[a]	1 1	0 0	2 1	2 0	2 1/HT	1 1	0 0
Nonbearing walls and partitions Exterior	See Table 602								
Nonbearing walls and partitions Interior[d]	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)	1½[b]	1[b,c]	1[b,c]	0[c]	1[b,c]	0	HT	1[b,c]	0

For SI: 1 foot = 304.8 mm.
a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. 1. Except in Group A, E, F-1, H-1, I-1, I-2, M, R-1, R-2, R-2.1 and S-1 occupancies, *high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal*, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
b. 2. For Group A, E, I, L, R-1, R-2, and R-2.1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of members other than the primary structural frame shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
b. 3. One-story portions of Group A and E assembly occupancies the roof-framing system of Type II A or Type III A construction may be of unprotected construction when such roof-framing system is open to the assembly area and does not contain concealed spaces.
c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
f. Not less than the fire-resistance rating as referenced in Section 704.10.

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C27,719
12-31-19
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	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

CODE ANALYSIS

TRUE N

A0.1

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1. VIEW OF SUBJECT PROPERTY FROM SAN ANTONIO ROAD

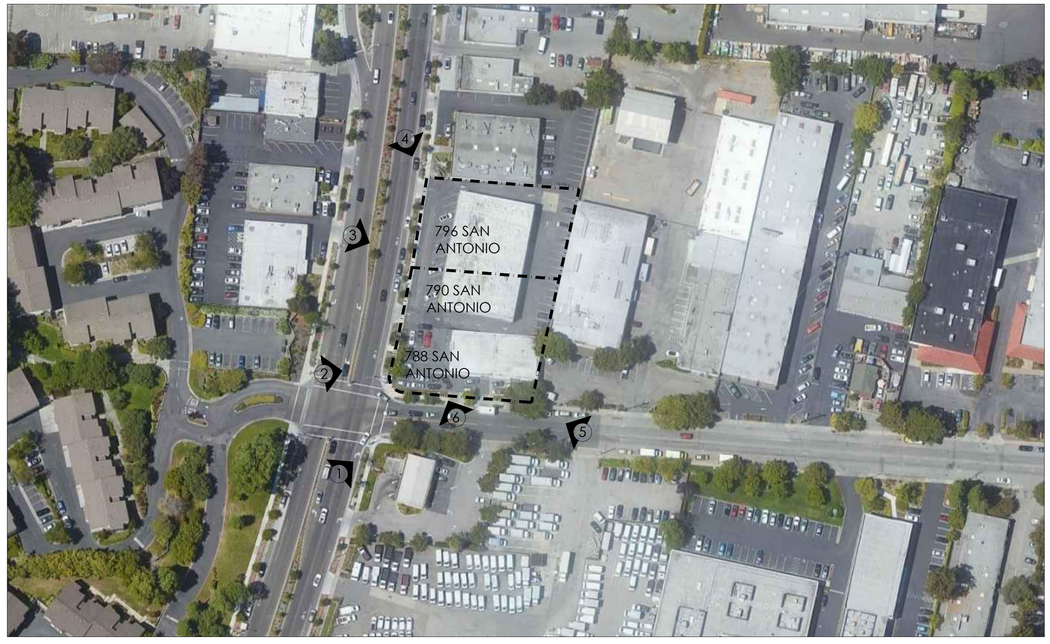
2. VIEW OF SUBJECT PROPERTY FROM SAN ANTONIO ROAD

3. VIEW OF SUBJECT PROPERTY FROM SAN ANTONIO ROAD

4. VIEW OF SUBJECT PROPERTY FROM SAN ANTONIO ROAD

5. VIEW OF SUBJECT PROPERTY FROM LEGHORN STREET

6. VIEW OF SUBJECT PROPERTY FROM LEGHORN STREET



EXISTING PLAN VIEW | - | 1

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EXISTING CONDITIONS

TRUE N

A0.2a

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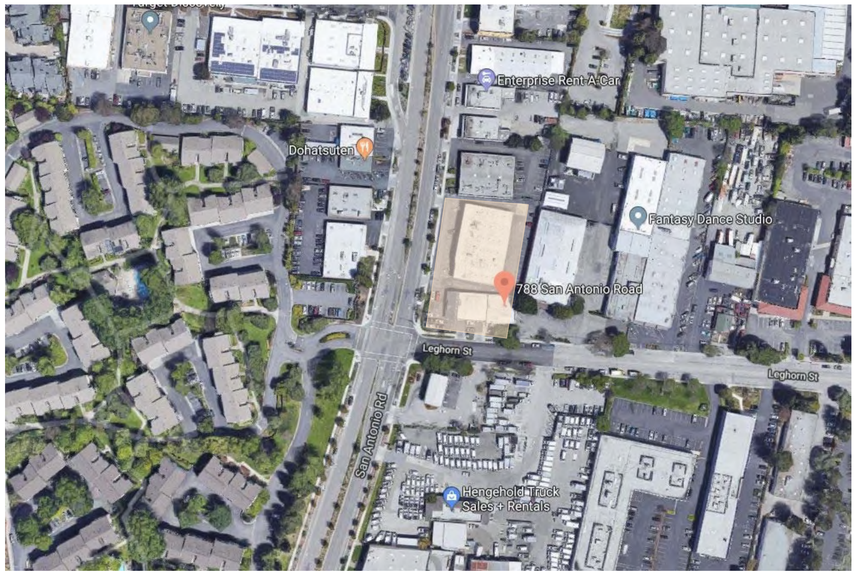

AERIAL SITE VIEWS | - | 3

PROPOSED SITE ELEVATION -- SAN ANTONIO ROAD | 1"=20' | 2

PROPOSED SITE ELEVATION -- LEGHORN STREET | 1"=20' | 1

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PROPOSED SITE ELEVATIONS

A0.2b

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AERIAL STREET VIEWS | - | 1

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BUILDING CONTEXT

A0.2c

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AERIAL STREET VIEWS | - | 1

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BUILDING CONTEXT

A0.2d

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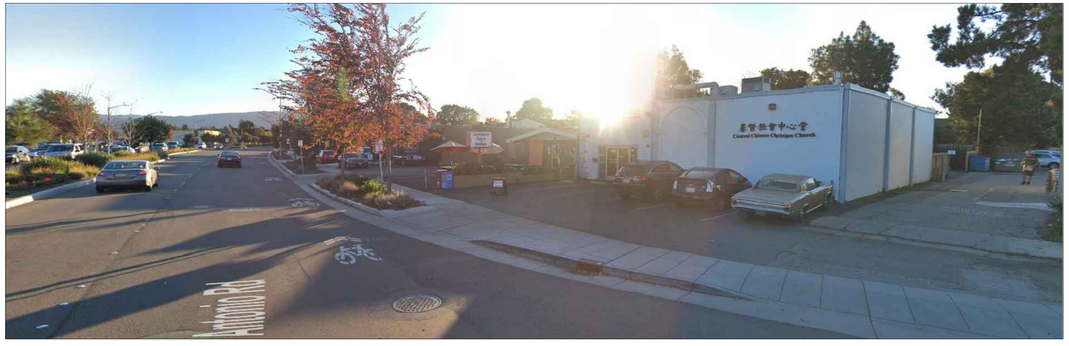
1. 780 SAN ANTONIO ROAD, PALO ALTO

2. 795 SAN ANTONIO ROAD, PALO ALTO

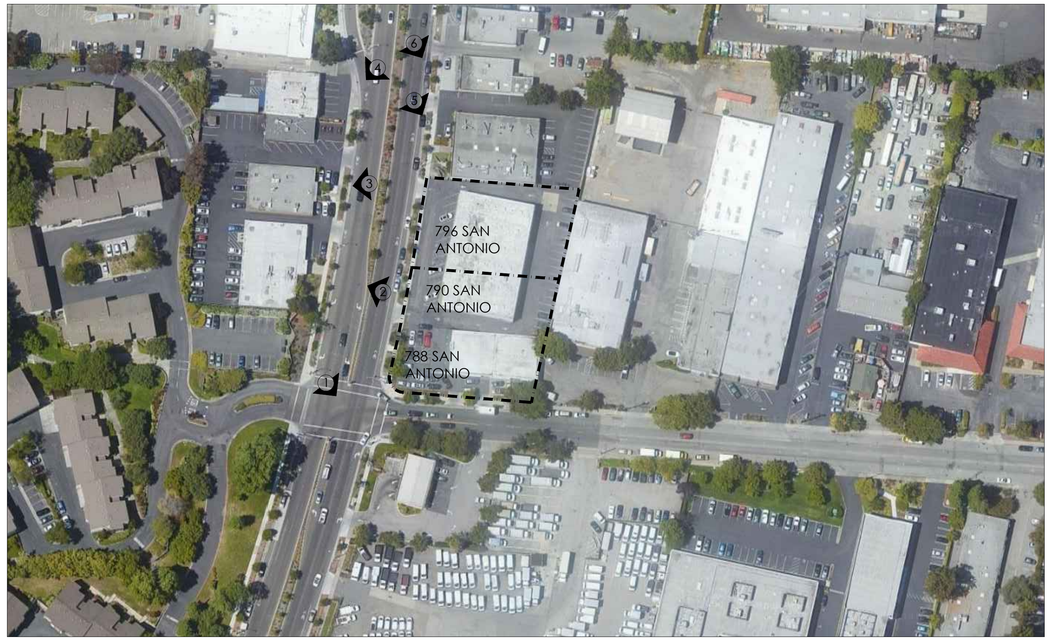
3. 797 SAN ANTONIO ROAD, PALO ALTO



4. 801 SAN ANTONIO ROAD, PALO ALTO

5. 800-802 SAN ANTONIO ROAD, PALO ALTO

6. 808-810 SAN ANTONIO ROAD, PALO ALTO



EXISTING PLAN VIEW | - | 1

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ARCHITECTURE

1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

788 San Antonio Housing
ARB Package
788, 790, 796 San Antonio Road
Palo Alto, CA
788SAPA Land LLC

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

LICENSED ARCHITECT
EUGENE H. SAKAI
C27.719
12-31-19
STATE OF CALIFORNIA

PROJECT NO. 18019

REVISION	DATE	DESCRIPTION	DRAWN BY
	06.26.2018	ARB FOR PREL. REVIEW	JA
	09.26.2018	ARB FOR PREL. REVIEW	JA
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	04.30.2019	ARB RESUBMITTAL PACKAGE	IG
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

NEIGHBORHOOD CONTEXT

TRUE N

A0.3a

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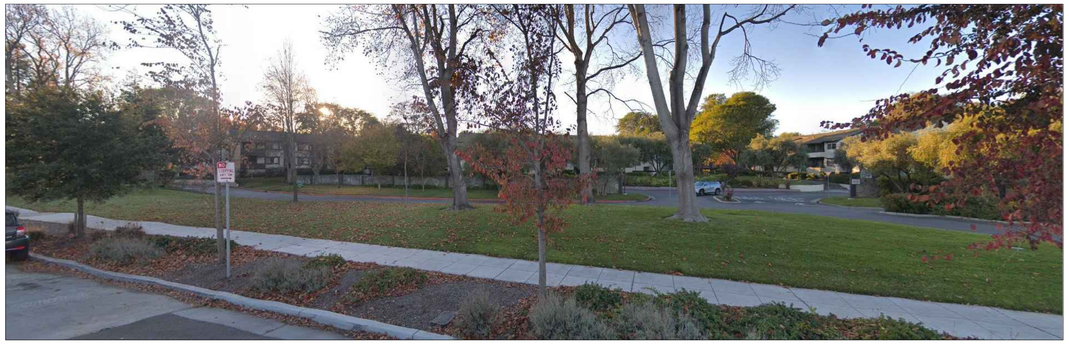
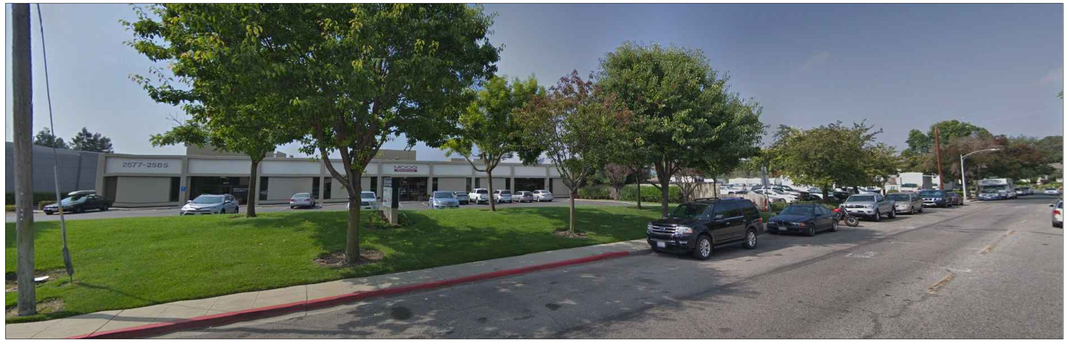


1. CONDOMINIUMS SAN ANTONIO ROAD, PALO ALTO

2. 762 SAN ANTONIO ROAD, PALO ALTO

3. 2584-2570 LEGHORN STREET, MOUNTAIN VIEW



4. 2577-2585 LEGHORN STREET, MOUNTAIN VIEW

5. 780 SAN ANTONIO ROAD, PALO ALTO

6. 2582 LEGHORN STREET, MOUNTAIN VIEW

EXISTING PLAN VIEW - 1

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NEIGHBORHOOD CONTEXT

TRUE N

A0.3b

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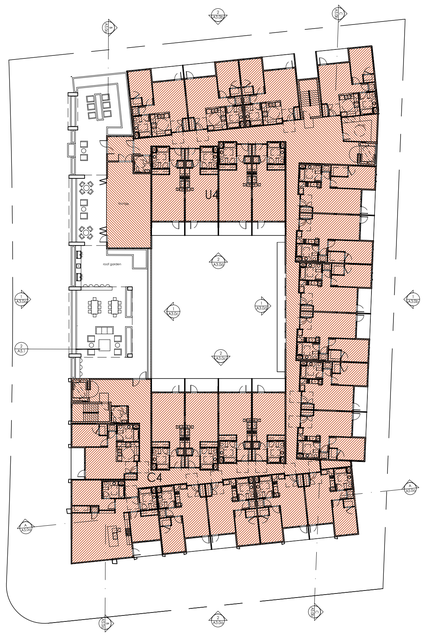
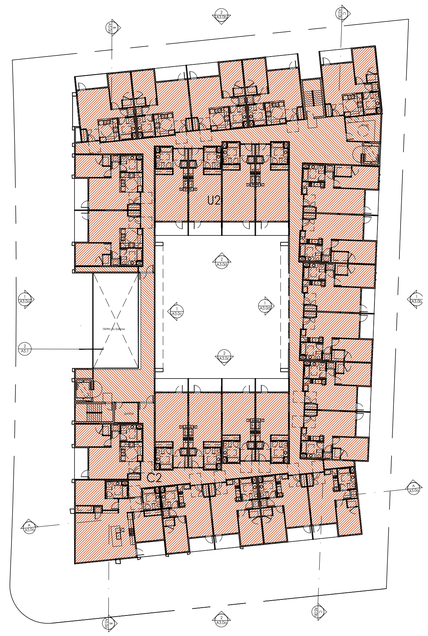
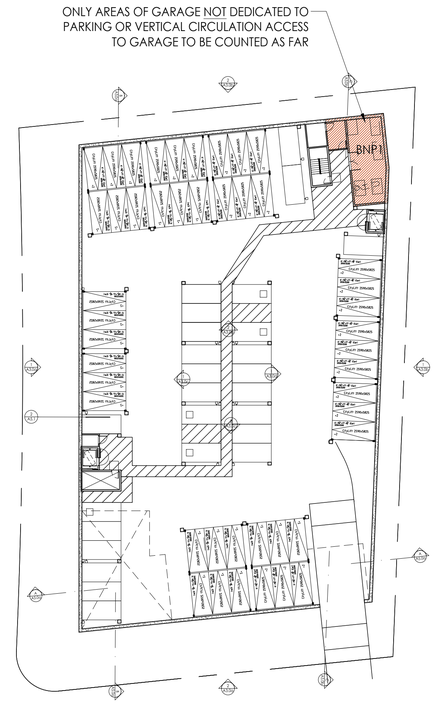


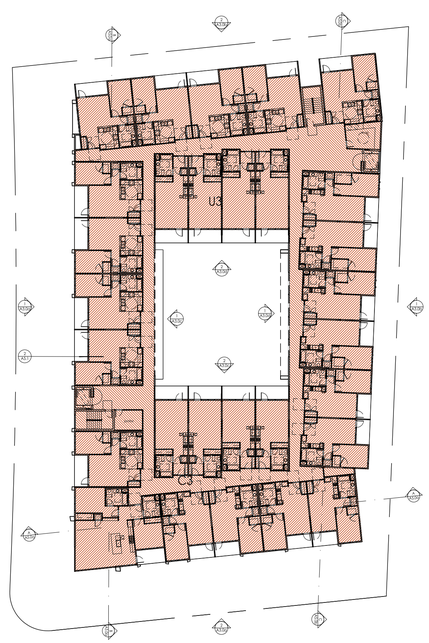
48 16 32 48 feet | 4TH FLOOR | 1/32" | 5



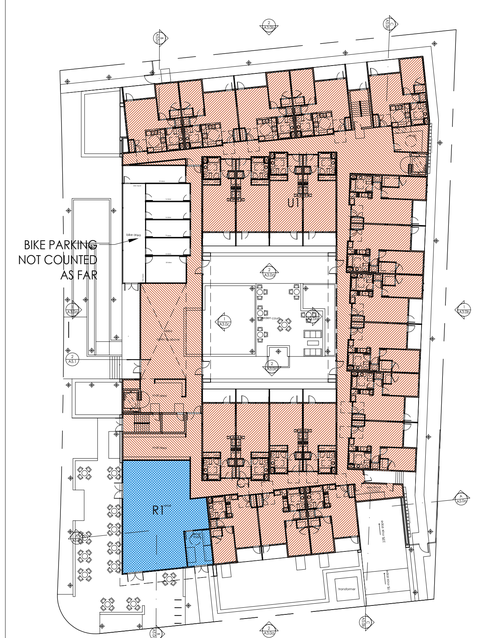
48 16 32 48 feet | 2ND FLOOR | 1/32" | 3



48 16 32 48 feet | GARAGE (BASEMENT) | 1/32" | 1



48 16 32 48 feet | 3RD FLOOR | 1/32" | 4



48 16 32 48 feet | 1ST FLOOR | 1/32" | 2

	Section	Area (sf)
	Garage areas	
	BNP 1	808.09
	First floor areas	
	U1	13,165.61
	R1	1,779.01
	C1	5,925.65
	Second floor areas	
	U2	17,052.44
	C2	4,602.50
	Third floor areas	
	U3	18,398.88
	C3	4,361.94
	Fourth floor areas	
	U4	15,020.57
	C4	4,609.53
SA	SITE AREA	43,414.00
TUA=U1+U2+U3+U4	TOTAL UNIT AREA	63,637.50
TCA=C1+C2+C3+C4+BNP1	TOTAL COMMON AREA	20,307.71
TRA=R1	TOTAL RETAIL	1,779.01
TFA=TUA+TCA+TRA	TOTAL FLOOR AREA	85,724.22
TFA/SITE AREA	FAR	1.97 <2.0

U# = UNITS
C# = COMMON

R# - RETAIL

FLOOR AREA LEGEND | -

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FLOOR AREA CALCULATIONS

TRUE N

A0.4a

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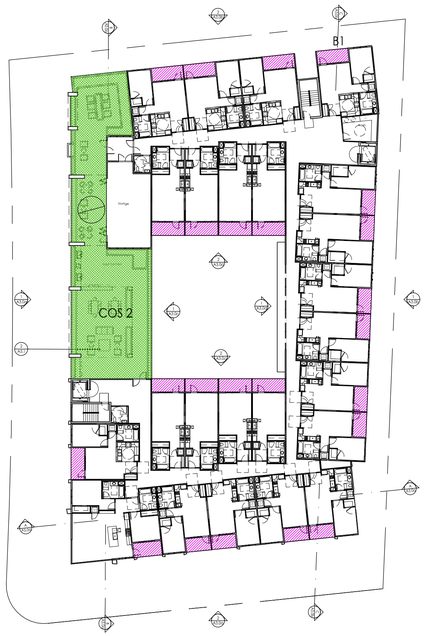
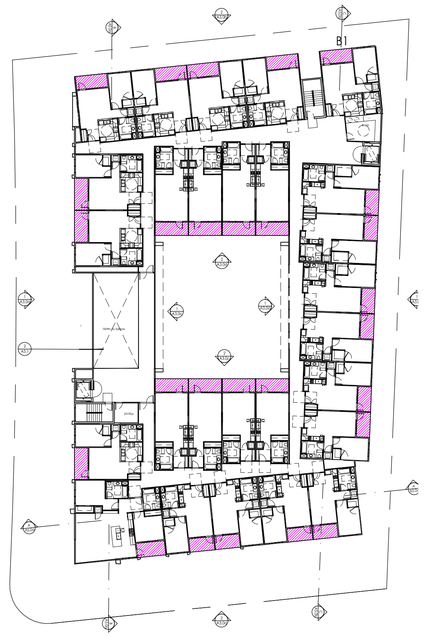
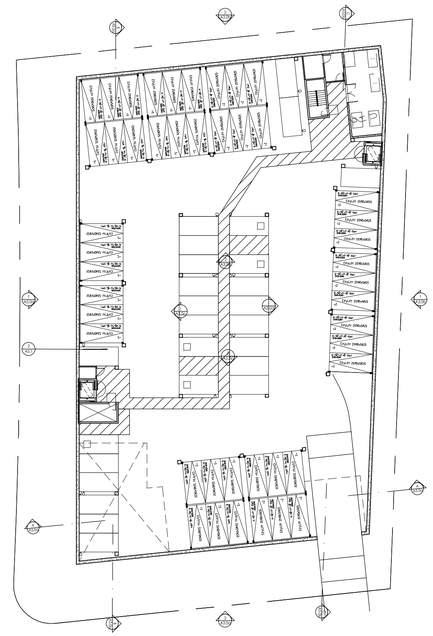
SEE LANDSCAPE PLANS FOR PLANTER AREAS. PLANTER AREAS TO BE BETWEEN 15-25% OF TOTAL COMMON OPEN SPACE



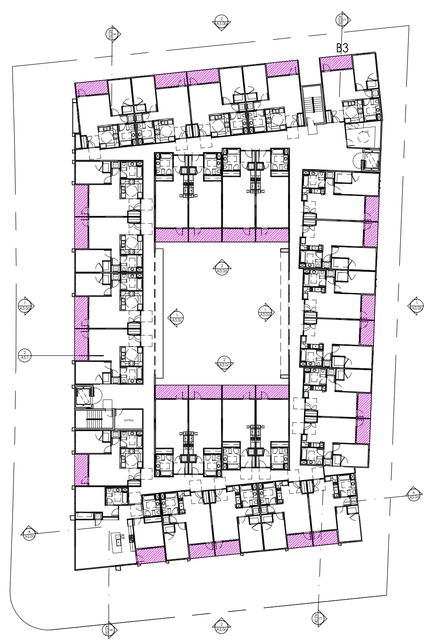
48 16 32 48 feet | 4TH FLOOR | 1/32" | 5



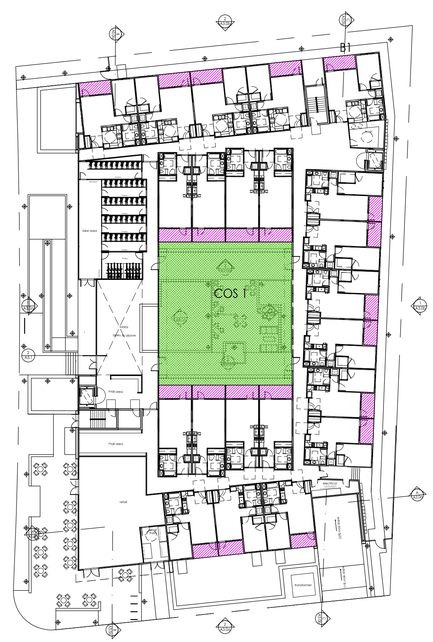
48 16 32 48 feet | 2ND FLOOR | 1/32" | 3



48 16 32 48 feet | GARAGE (BASEMENT) | 1/32" | 1



48 16 32 48 feet | 3RD FLOOR | 1/32" | 4



48 16 32 48 feet | 1ST FLOOR | 1/32" | 2

REQUIRED USABLE OPEN SPACE:
(1) MAY BE ANY COMBINATION OF PRIVATE AND COMMON OPEN SPACES;
(2) DOES NOT NEED TO BE LOCATED ON THE GROUND--ROOFTOP AREAS SUBJECT TO REQUIREMENTS BELOW
(3) MINIMUM PRIVATE OPEN SPACE DIMENSION SIX FEET; AND
(4) MINIMUM COMMON OPEN SPACE DIMENSION TWELVE FEET.

18.40.230 ROOFTOP GARDENS

WHERE ALLOWED UNDER THIS TITLE, IN ORDER TO QUALIFY AS USABLE OPEN SPACE, A ROOFTOP GARDEN SHALL MEET THE FOLLOWING STANDARDS:

(a) PERMANENT FIXTURES ON THE ROOFTOP SHALL BE PLACED SO AS NOT TO EXCEED HEIGHT LIMIT FOR THE APPLICABLE ZONING DISTRICT, EXCEPT:

(1) ELEVATORS, STAIRS AND GUARDRAILS MAY EXCEED THE HEIGHT LIMIT TO ALLOW FOR ACCESS TO THE ROOFTOP USEABLE OPEN SPACE. THESE FIXTURES SHALL BE DESIGNED TO THE LOWEST HEIGHT AND SIZE FEASIBLE IN ORDER TO COMPLY WITH APPLICABLE BUILDING CODES.

(2) PERMANENT FIXTURES ASSOCIATED WITH THE USEABLE OPEN SPACE, SUCH AS TRELLISES, SHADE STRUCTURES, FURNITURE, AND FURNISHINGS SUCH AS PLANTERS, LIGHTING AND HEATERS, MAY EXCEED THE HEIGHT LIMIT BY UP TO TWELVE FEET.

(3) FOR THE HEIGHT LIMIT EXCEPTIONS IN (1) AND (2) ABOVE, ALL FIXTURES SHALL NOT INTERSECT A PLANE MEASURED AT A FORTY-FIVE DEGREE ANGLE FROM THE EDGE OF THE BUILDING STARTING AT THE ROOFTOP GARDEN SURFACE SLOPING UPWARD AND INWARD TOWARD THE CENTER OF THE PROPERTY.

(b) THE ROOFTOP GARDEN SHALL BE LOCATED ON THE THIRD OR HIGHER STORY.

(c) THE ROOFTOP GARDEN SHALL BE ACCESSIBLE TO ALL RESIDENTS OF DWELLING UNITS ON THE PARCEL, BUT NOT TO COMMERCIAL TENANTS OF A RESIDENTIAL MIXED-USE DEVELOPMENT.

(d) STRUCTURES OR FIXTURES PROVIDING A MEANS OF ACCESS OR EGRESS (I.E., STAIRWAY, ELEVATOR) SHALL BE LOCATED AWAY FROM THE BUILDING EDGE TO THE EXTENT FEASIBLE TO MINIMIZE VISIBILITY FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT BUILDINGS AND PRIVACY IMPACTS. THESE ACCESS STRUCTURES OR FIXTURES, WHEN EXCEEDING THE HEIGHT LIMIT, SHALL BE SUBJECT TO THE PROVISIONS OF SUBSECTION (A)(3) ABOVE.

(e) ANY LIGHTING SHALL BE SHIELDED FROM PUBLIC VIEWS AND HAVE FULL CUTOFF FIXTURES THAT CAST DOWNWARD-FACING LIGHT,, OR CONSIST OF LOW-LEVEL STRING LIGHTS; NO UP-LIGHTING IS PERMITTED. LIGHTS SHALL BE DIMMABLE TO CONTROL GLARE AND PLACED ON TIMERS TO TURN OFF AFTER 10:00 P.M. PHOTOMETRIC DIAGRAMS MUST BE SUBMITTED BY THE APPLICANT TO ENSURE THERE ARE NO SPILLOVER IMPACTS INTO WINDOWS OR OPENINGS OF ADJACENT PROPERTIES.

(f) AT LEAST FIFTEEN PERCENT BUT NO MORE THAN TWENTY-FIVE PERCENT OF THE ROOFTOP SHALL BE LANDSCAPED WITH RAISED BEDS FOR GARDENING, C.3 STORMWATER PLANTERS, OR OTHER LANDSCAPING. ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AUTOMATIC IRRIGATION SYSTEMS AND BE PROPERLY DRAINED.

(g) ROOFTOP EQUIPMENT THAT EMIT NOISE AND/OR EXHAUST, INCLUDING BUT NOT LIMITED TO VENTS, FLUES, GENERATORS, PUMPS, AIR CONDITIONING COMPRESSORS, AND OTHER PROTRUSIONS THROUGH THE ROOF, SHALL BE DIRECTED AWAY AND SCREENED FROM THE USEABLE OPEN SPACE AREAS.

(h) ROOFTOP OPEN SPACE NOISE LEVELS SHALL NOT EXCEED EXTERIOR RESIDENTIAL NOISE LEVEL AS DEFINED BY SECTION 9.10.030(A) OF THIS CODE.

(i) THE USE OF SOUND AMPLIFYING EQUIPMENT SHALL BE PROHIBITED. SIGNS SHALL BE AFFIXED ADJACENT TO ACCESS ELEVATORS AND STAIRS WITHIN THE ROOFTOP GARDEN PROVIDING NOTICE OF THIS PROHIBITION.

Open Space Tabulation--San Antonio Housing for 10/18

	Section	Area (sf)	
	First floor areas		
	B1	1,724.78	
	COS 1 (podium courtyard)	3,805.52	
	Second floor areas		
	B2	2,126.81	
	Third floor areas		
	B3	2,296.06	
	Fourth floor areas		
	B4	1,872.94	
	COS 2 (roof top)	3,586.20	
	Usable open space areas		
POS	**private open space (private unit balconies)**	8,020.59	
COS	**common open space (podium courtyard + roof top)**	7,391.72	
TOS = POS+COS	**walkways, driveway, ladder pads**	15,412.31	OK
	Required Open Space = 150 sf per unit x 102 units	15,300.00	

B# - BALCONY (MIN. 6 FT IN ANY/ALL DIMENSION)

COS - COMMON OPEN SPACE (MIN. 12 FT IN ANY /ALL DIMENSION)

OPEN SPACE AREA LEGEND | -

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FLOOR AREA CALCULATIONS

TRUE N

A0.4b

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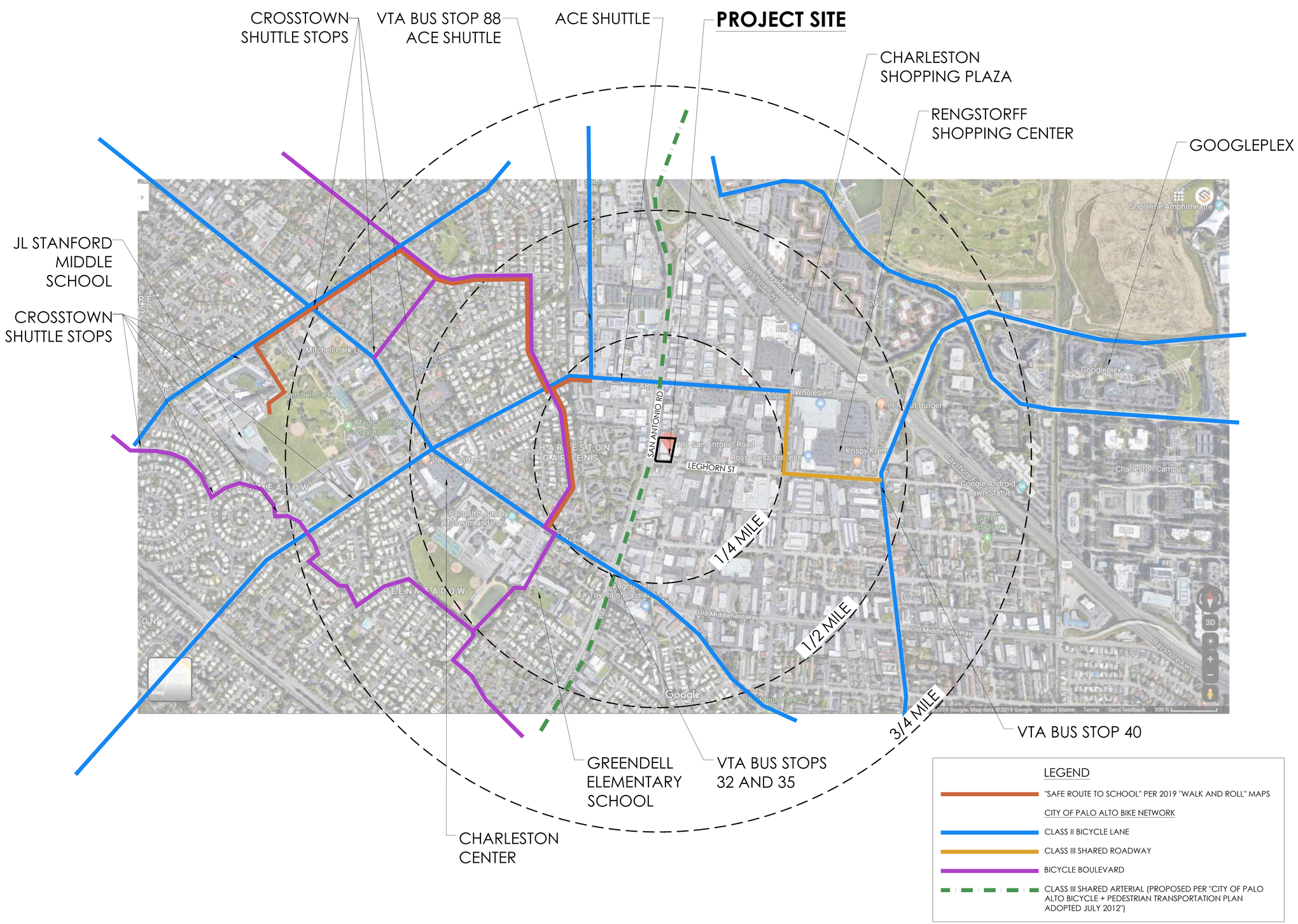

CIRCULATION EXHIBIT | 500' | 1

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CIRCULATION EXHIBIT

TRUE N

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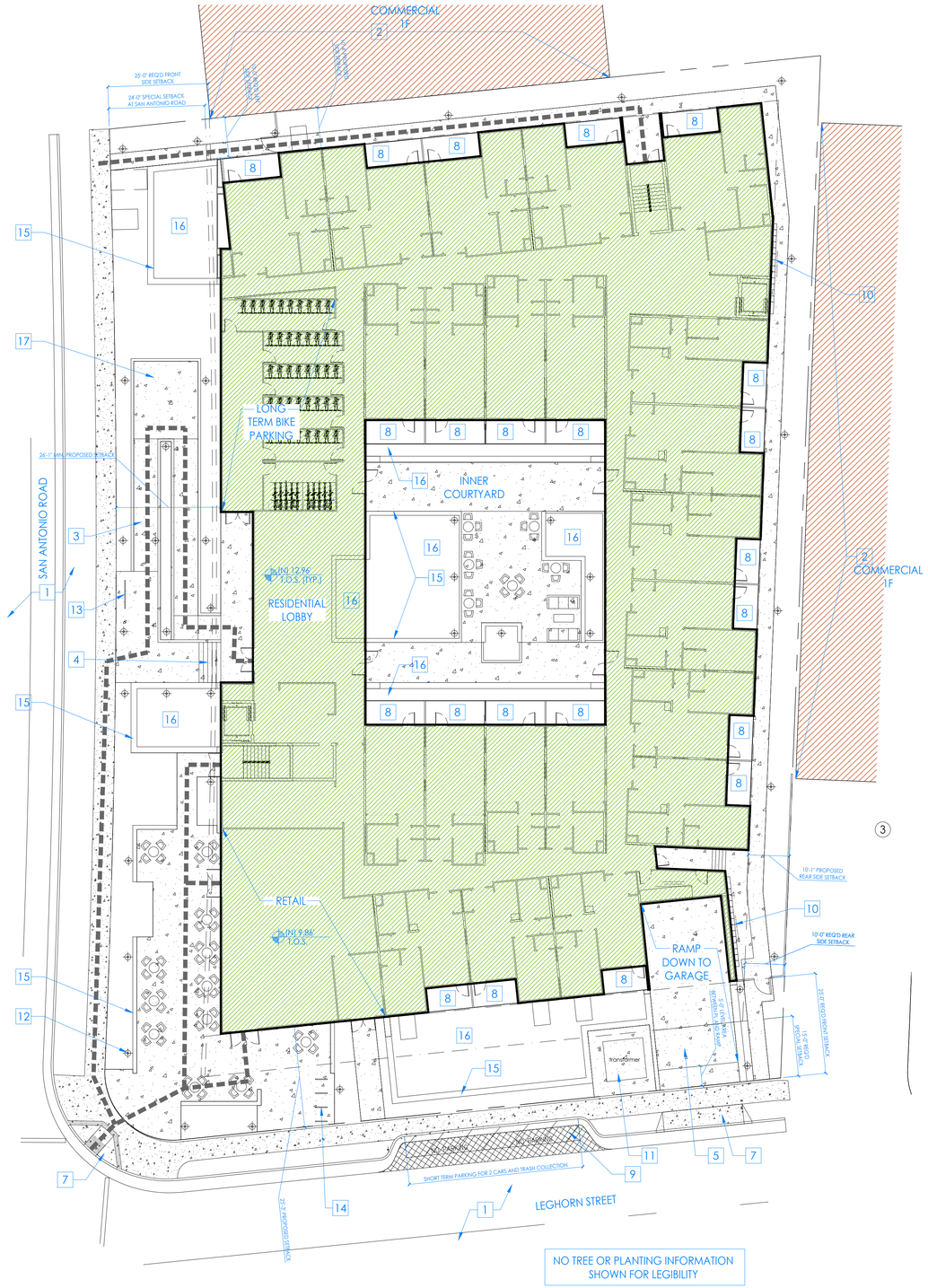

= NUMBER TO KEY NOTE BELOW

1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY--SEE CIVIL PLANS FOR MORE INFORMATION
2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE--SEE CIVIL PLANS FOR MORE INFORMATION
3. (N) SLOPED WALKWAY TO ENTRY--WALKWAY SLOPE TO BE LESS THAN 5%--SEE LANDSCAPE & CIVIL PLANS FOR MORE INFORMATION
4. (N) ENTRY STAIRS--SEE LANDSCAPE & CIVIL PLANS FOR MORE INFORMATION
5. ENTRANCE TO PARKING GARAGE
6. (N) 60" MIN. DEEP LEVEL LANDING (MAX. 7" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
7. (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL--SEE CIVIL PLANS
8. BALCONY OR DECK, TYP. @ BUILDING EXTERIOR
9. CUTOUT FOR TEMPORARY REFUSE STORAGE AND COLLECTION AND SHORT TERM GUEST PARKING AT NON-COLLECTION TIMES
10. ELECTRICAL METERS--SEE MEP PLANS FOR MORE INFO
11. TRANSFORMER PAD--SEE UTILITY PLANS FOR MORE INFO
12. LANDSCAPE LIGHT BOLLARDS--SEE LANDSCAPE PLANS FOR MORE INFO
13. SHORT TERM BIKE PARKING FOR RESIDENCES--SEE A2.5C AND LANDSCAPE PLANS FOR MORE INFO
14. SHORT TERM BIKE PARKING FOR RETAIL--SEE A2.5C AND LANDSCAPE PLANS FOR MORE INFO
15. LOW PLANTER WALL--SEE LANDSCAPE PLANS FOR MORE INFO
16. PLANTER AREA--SEE LANDSCAPE PLANS FOR MORE INFO
17. BIKE WASH AREA--SEE LANDSCAPE PLANS FOR MORE INFO

SITE PLAN KEYNOTES

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK/EASEMENT

ACCESSIBLE PATH OF TRAVEL

NEW BUILDING AREA

NEW HARDSCAPE--SEE LANDSCAPE PLAN FOR MORE INFO

+/-XX.XX' XX — SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

NOTES:
1. SEE CIVIL PLANS, LANDSCAPE PLANS, AND UTILITY PLANS FOR MORE INFO
2. SEE LANDSCAPE PLANS FOR TREE INFORMATION INCLUDING TREE PROTECTION
3. SEE LANDSCAPE PLANS FOR NEW PLANTING INFORMATION

SITE PLAN LEGEND

24 8 16 24 feet

SITE PLAN 1/16" 1

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SITE PLAN

TRUE N

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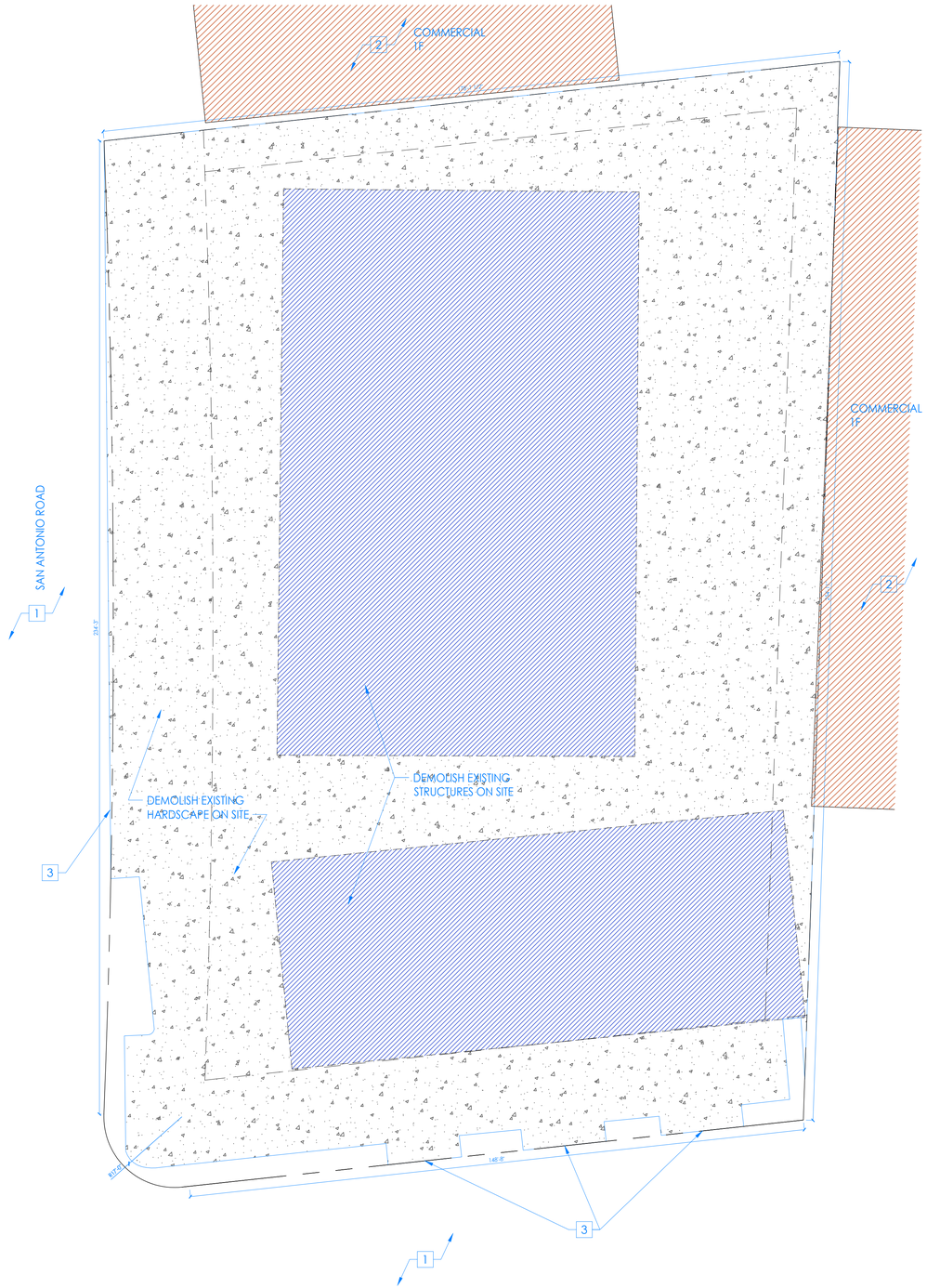

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2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE--SEE CIVIL PLANS FOR MORE INFORMATION
3. REMOVE EXISTING CURB CUT--BUILD NEW CURB PER CITY STANDARD--SEE CIVIL PLANS FOR MORE INFO

DEMO SITE PLAN KEYNOTES

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK/EASEMENT

EXISTING BUILDING AREA

EXISTING HARDSCAPE

NOTES:

1. SEE CIVIL PLANS, LANDSCAPE PLANS, AND UTILITY PLANS FOR MORE INFO
2. SEE LANDSCAPE PLANS FOR EXISTING TREE INFORMATION INCLUDING PROTECTION PER ARBORIST REPORT

24 8 16 24 feet

DEMO SITE PLAN | 1/16" | 1

DEMO SITE PLAN LEGEND | -

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DEMO
SITE PLAN

TRUE N

A1.0b

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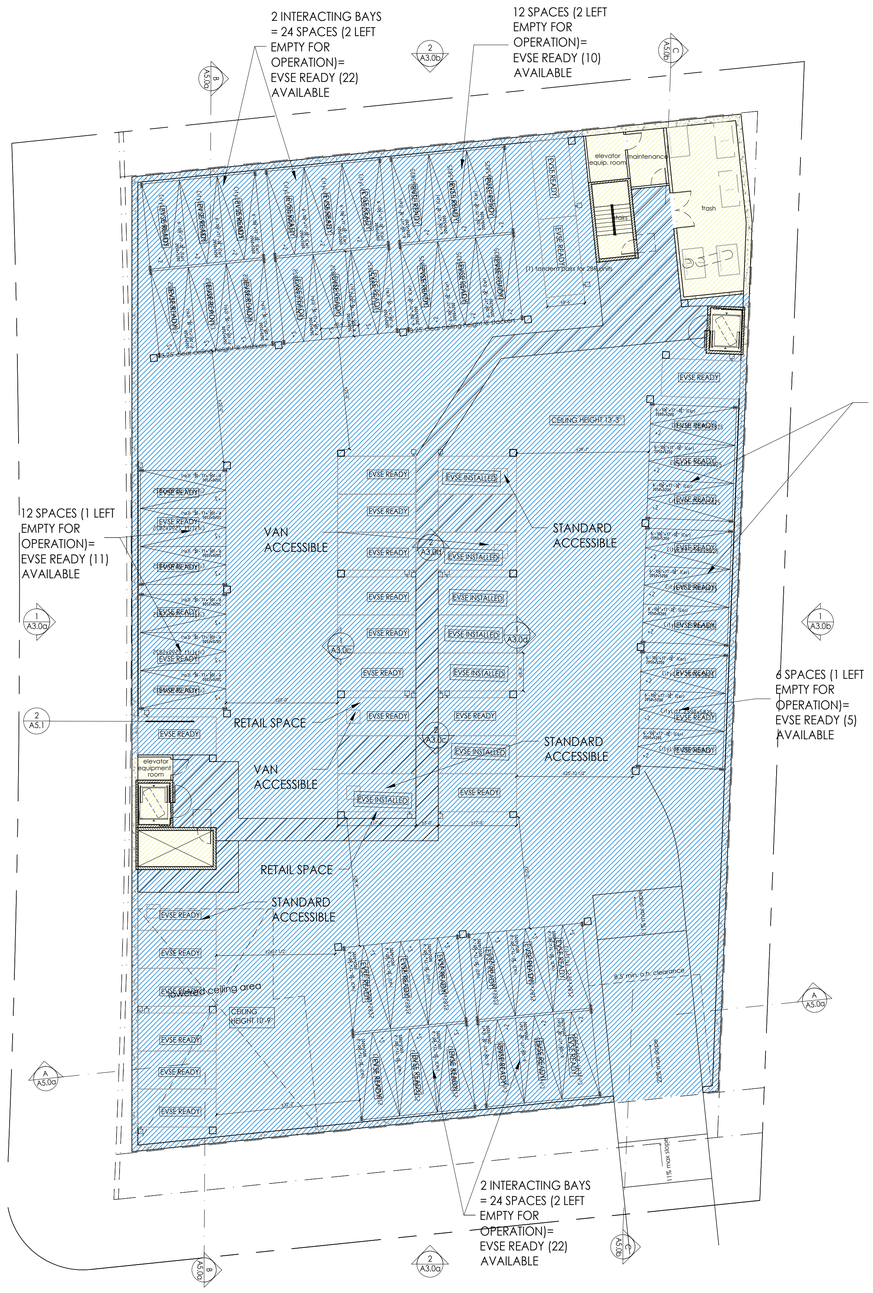
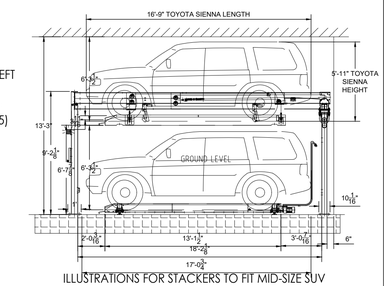


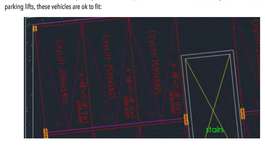


ILLUSTRATIONS FOR STACKERS TO FIT MID-SIZE SUV

cityLift

To whom it may concern,

This letter of notice is to certify that given the below space dimensions and a 6' clear height for our automated parking lifts, these vehicles are ok to fit:



	Length	Width	Height
Car Space Dimensions	**17' - 0¼"**	**6' - 10 ½"**	**6'**
Honda Odyssey	16' - 11"	6' - 6"	5 - 10"
Toyota Sienna	16 - 9"	6' - 6"	5 - 11"
Toyota Highlander	16'	6' - 4"	5 - 8"

Please feel free to reach out with any questions or concerns.

Mike Brinck
VP of Sales
mbrinck@cityliftparking.com
415.608.9304

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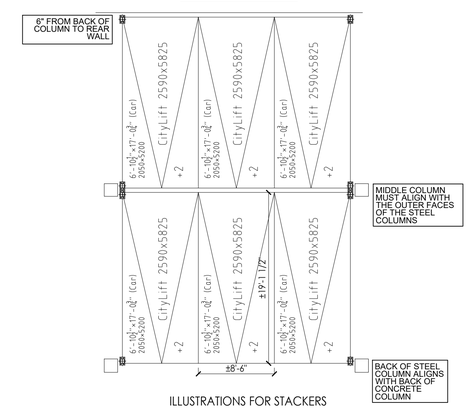
UNIT TYPE	# OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED PER UNIT TYPE
unit A--studio	32	1	32.0
unit B--1BR	39	1	39.0
unit C--1BR	28	1	28.0
unit D--2BR	3	2	6.0
totals	102		105.0
with guest parking	no guest parking required		105.0
Retail parking ♦1500 SF reduction per PAMC 18.25.040 Table 1	1779	(1779-1500♦)/350	0.79 = 1
total parking required			**106, including 5 accessible spaces**
Residential bike parking (long-term)	102	1	102.0
Guest bike parking (short-term)	104	0.1	10.4 = 11
Retail bike parking (short-term)	1782	1782/2000	0.89 = 1
total bike parking required			**102 long-term, 12 short-term**
PARKING PROVIDED (AUTO)	26 surface:	including	5 accessible
	81 stackers		
	107 (105 residential, 2 retail)	**total parking (including 100 EVSE Ready and 7 EVSE Installed**	
	105 residential including:	**6 EVSE installed, 1 van accessible, 2 standard accessible**	
	2 retail including:	**1 EVSE installed, 1 van accessible, 1 standard accessible**	
	TDM reduction used	**0%**	
BIKE	104 (long-term) in lobby, 19 (short-term)@ grade		
15% of the total units, or 16 units to be designated for BMR uses			

NOTE: RESIDENTIAL PARKING SPACES TO BE ASSIGNED.

2-row layout



ILLUSTRATIONS FOR STACKERS

NOTE:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

GARAGE FLOOR PLAN KEYNOTES

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

(N) WALL W/ 2 HOUR SEPARATION--5/8" TYPE 'X' GYP

CONCRETE RETAINING WALL--SEE STRUCTURAL DRAWINGS

C# = COMMON

BNP# = BASEMENT AREA NOT DEDICATED TO PARKING

GARAGE FLOOR PLAN LEGEND

24 8 16 24 feet

GARAGE FLOOR PLAN | 1/16" | 1

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18019

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
REVISION	06.26.2018	ARB FOR PREL. REVIEW	JA
	09.26.2018	ARB FOR PREL. REVIEW	JA
	02.15.2019	ARB PACKAGE	IV,IG
	04.30.2019	ARB RESUBMITTAL PACKAGE	IG
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

GARAGE FLOOR PLAN

TRUE N

A2.1a

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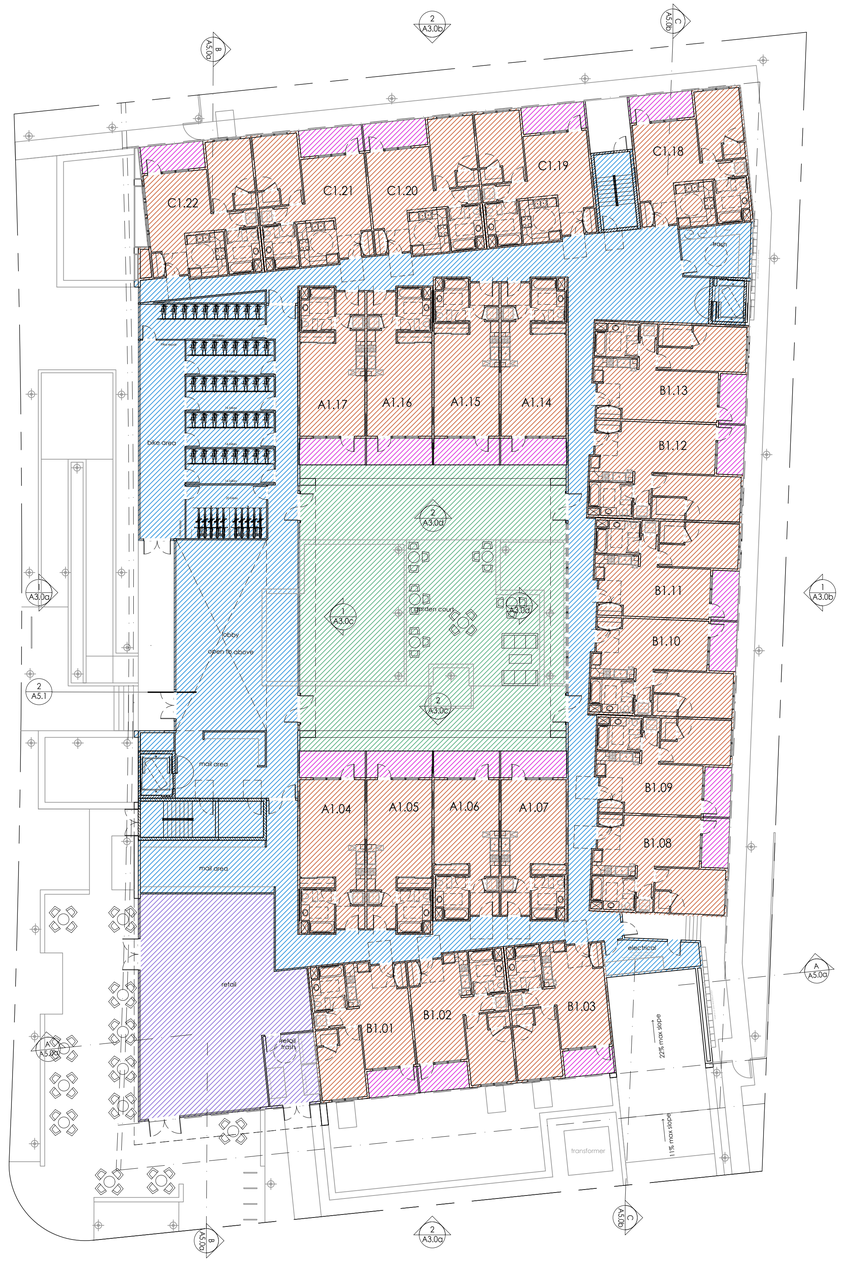

First Floor ~21,200 sf
8 units A + 9 units B + 5 units C
= 22 units

FLOOR PLAN KEYNOTES

-

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(N) GAS COCK--REFER TO MANUF. SPECS FOR ELECTRICAL AND GAS REQUIREMENTS. PLUMBER TO VERIFY GAS PIPE DIAMETER NEEDED FOR APPLIANCE FROM GAS METER LOCATION

X" FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO

RT# = ROOFTOP / COURTYARD

R# - RETAIL | U# = UNITS | C# = COMMON | B# = BALCONY

FLOOR PLAN LEGEND

-

24 8 16 24 feet

1ST FLOOR PLAN | 1/16" | 1

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LICENSED ARCHITECT
EUGENE H. SAKAI
C27,719
12-31-19
STATE OF CALIFORNIA

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	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

1ST FLOOR PLAN

TRUE N

A2.1b

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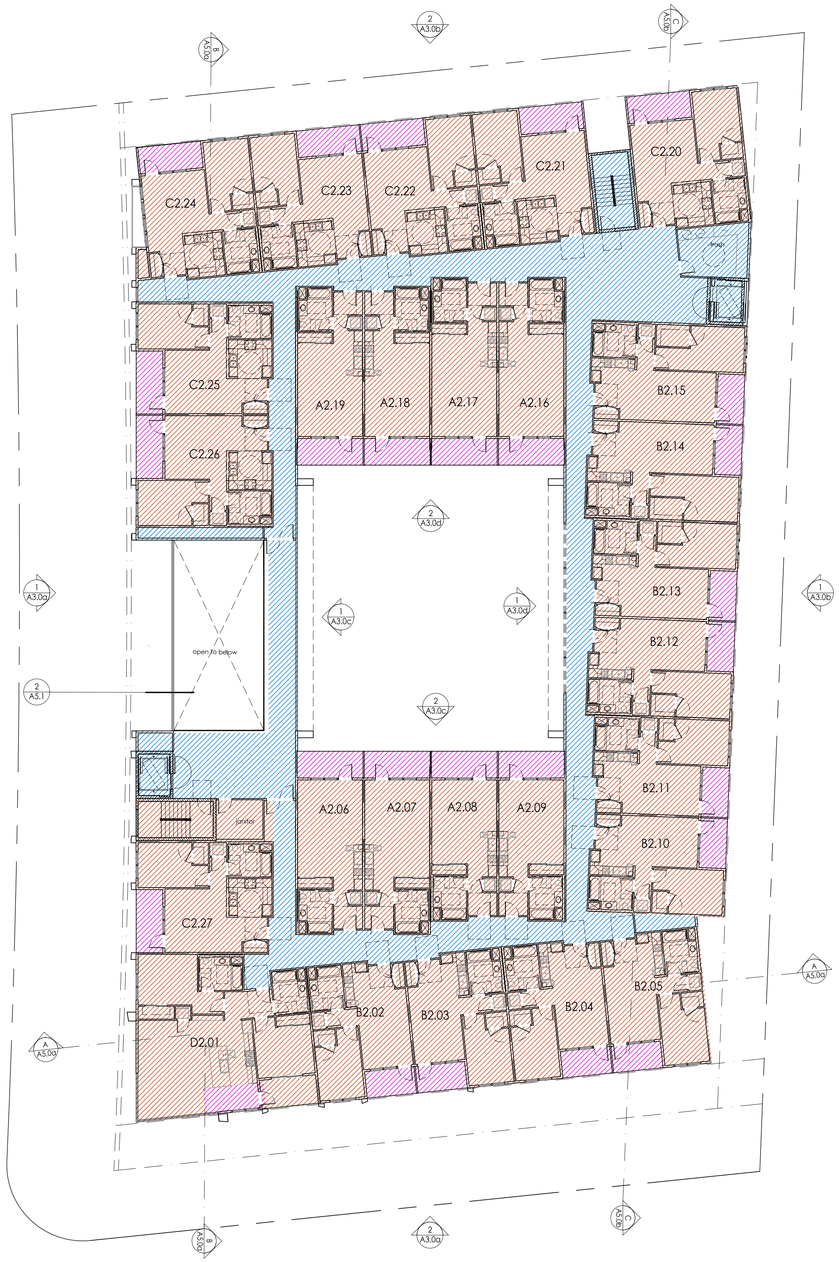

Second Floor ~21,650sf
8 units A + 10 units B + 8 units C + 1 unit D
= 27 units

FLOOR PLAN KEYNOTES

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(N) WALL W/ 2 HOUR SEPARATION--5/8" TYPE 'X' GYP

(N) GAS COCK--REFER TO MANUF. SPECS FOR ELECTRICAL AND GAS REQUIREMENTS. PLUMBER TO VERIFY GAS PIPE DIAMETER NEEDED FOR APPLIANCE FROM GAS METER LOCATION

"X" FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO

RT# = ROOFTOP / COURTYARD

R# - RETAIL | U# = UNITS | C# = COMMON | B# = BALCONY

FLOOR PLAN LEGEND

24 8 16 24 feet

2ND FLOOR PLAN | 1/16" | 1

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

2ND FLOOR PLAN

TRUE N
A2.1c

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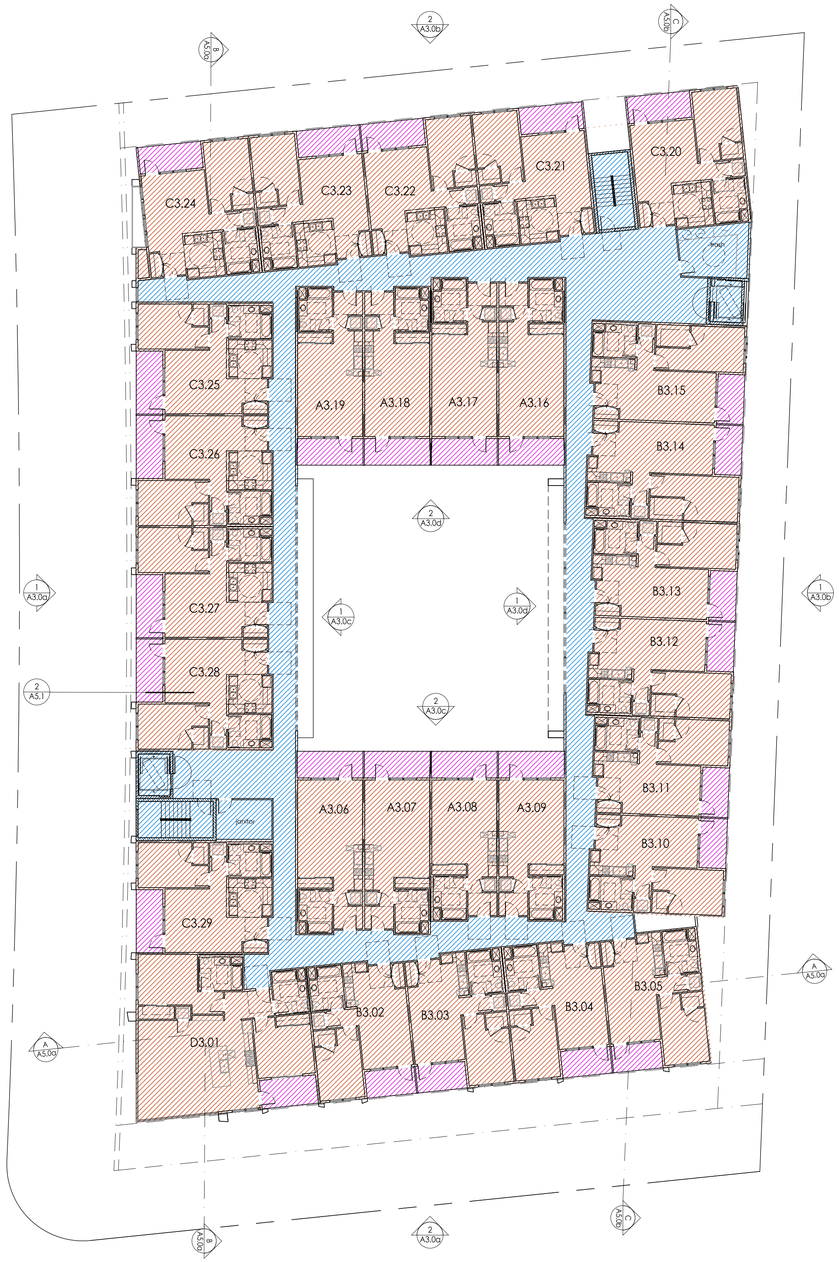

Third Floor ~23,000
8 units A + 10 units B + 10 units C + 1 unit D
= 29 units

FLOOR PLAN KEYNOTES

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

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X" FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO

RT# = ROOFTOP / COURTYARD

R# - RETAIL | U# = UNITS | C# = COMMON | B# = BALCONY

FLOOR PLAN LEGEND

24 8 16 24 feet

3RD FLOOR PLAN | 1/16" | 1

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

3RD FLOOR PLAN

TRUE N

A2.1d

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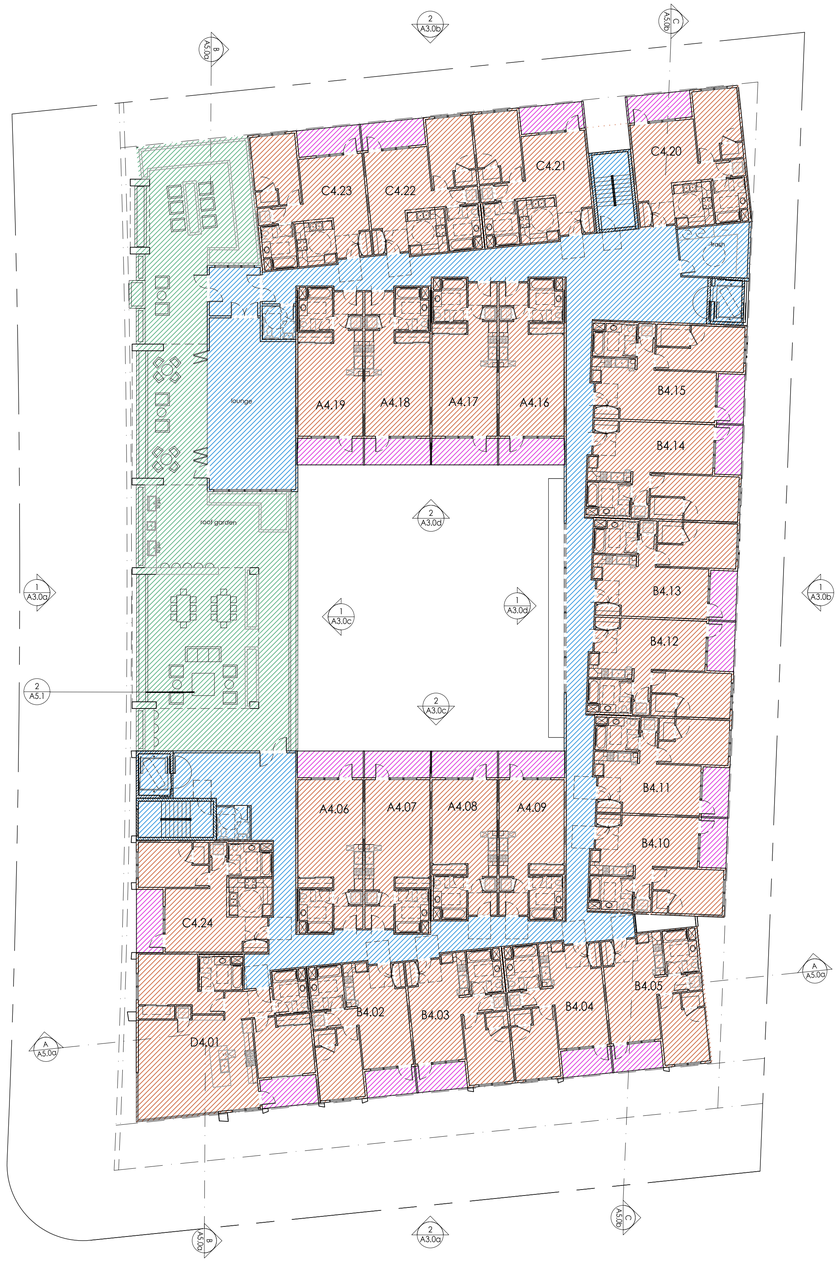

Third Floor ~20,000 sf
8 units A + 10 units B + 5 units C + 1 unit D
= 24 units

FLOOR PLAN KEYNOTES

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X" FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO

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FLOOR PLAN LEGEND

24 8 16 24 feet

4TH FLOOR PLAN | 1/16" | 1

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

4TH
FLOOR PLAN

TRUE N

A2.1e

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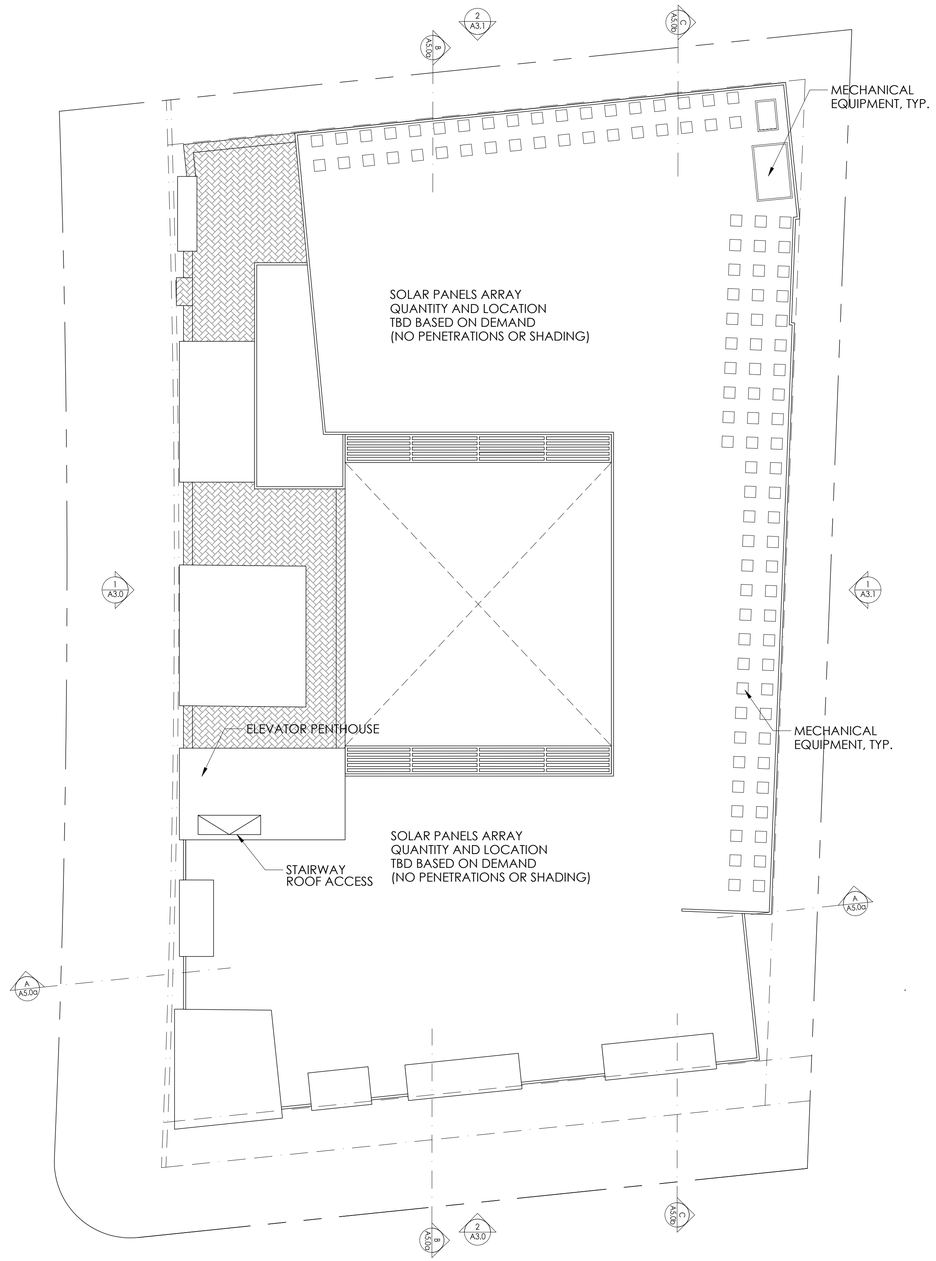

ATTIC VENTILATION CALCULATIONS AND NOTES

-

SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.

ROOF TERRACE BELOW--SEE FLOOR PLANS AND LANDSCAPE PLANS FOR MORE INFO

LINE OF BLDG. BELOW

ROOF PLAN LEGEND

24 8 16 24 feet

ROOF PLAN 1/16" 1

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

ROOF PLAN

TRUE N

A2.2

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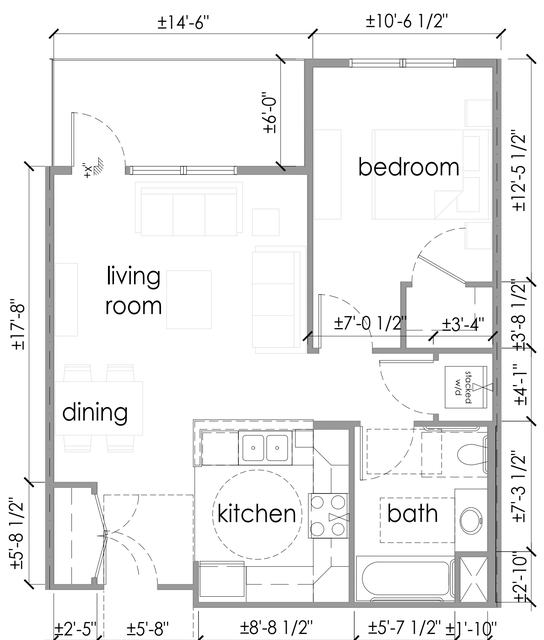
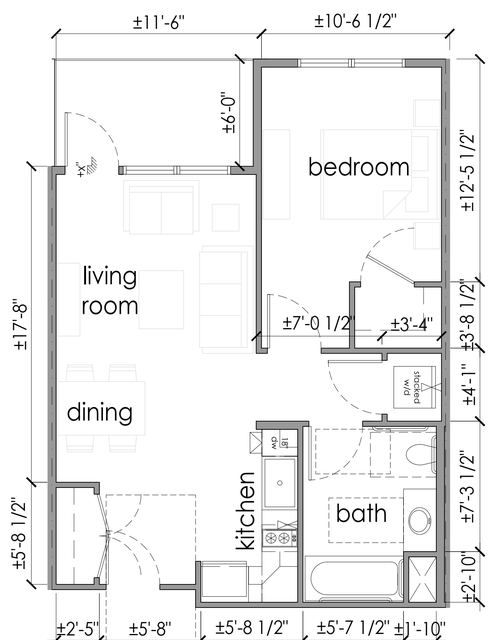
1 2 3 4 6 feet

UNIT D FLOOR PLAN | 1/4" | 3



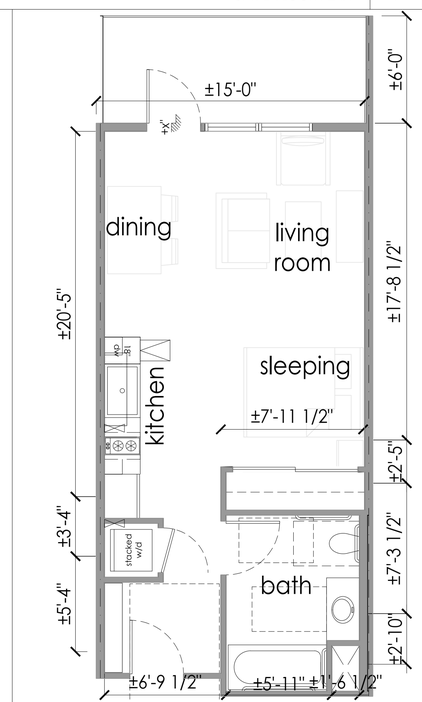
1 2 3 4 6 feet

UNIT C FLOOR PLAN | 1/4" | 5



1 2 3 4 6 feet

UNIT B FLOOR PLAN | 1/4" | 4



1 2 3 4 6 feet

UNIT A FLOOR PLAN | 1/4" | 2

NOTE: BALCONIES VARY IN SIZE AND STYLE THROUGHOUT THE BUILDING;
MINIMUM BALCONY DEPTH PROVIDED IS 6'-0";
PLEASE SEE FLOOR PLANS, BUILDING PERSPECTIVES AND ELEVATIONS FOR MORE INFORMATION ABOUT BALCONIES

UNIT	SQ.FT.	BALCONY
A1.04, A1.05, A2.06, A2.07, A3.06, A3.07, A4.06, A4.07	523	89
A1.06, A1.07, A2.08, A2.09, A3.08, A3.09, A4.08, A4.09	481	89
A1.14, A1.15, A2.16, A2.17, A3.16, A3.17, A4.16, A4.17	542	89
A1.16, A1.17, A2.18, A2.19, A3.18, A3.19, A4.18, A4.19	512	89
B1.10, B1.11, B2.12, B2.13, B3.12, B3.13, B4.12, B4.13	644	69
B1.12, B1.13, B2.14, B2.15, B3.14, B3.15, B4.14, B4.15	688	69
OTHER B UNITS	599	69
C UNITS	673	87
D UNITS	1254	83

FLOOR PLAN KEYNOTES -

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X" FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO

R# - RETAIL | U# = UNITS | C# = COMMON | B# = BALCONY

FLOOR PLAN LEGEND -

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STEVEN E. H. SAKAI, AIA, LEED AP
C27,719
12-31-19
STATE OF CALIFORNIA

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

UNIT
FLOOR PLANS

TRUE N

A2.3

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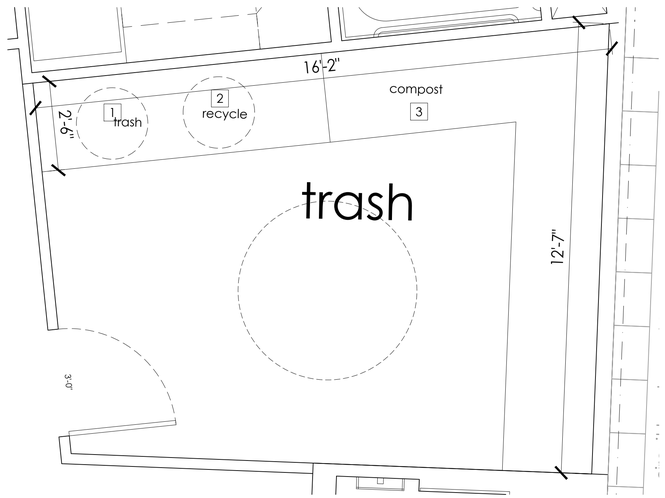
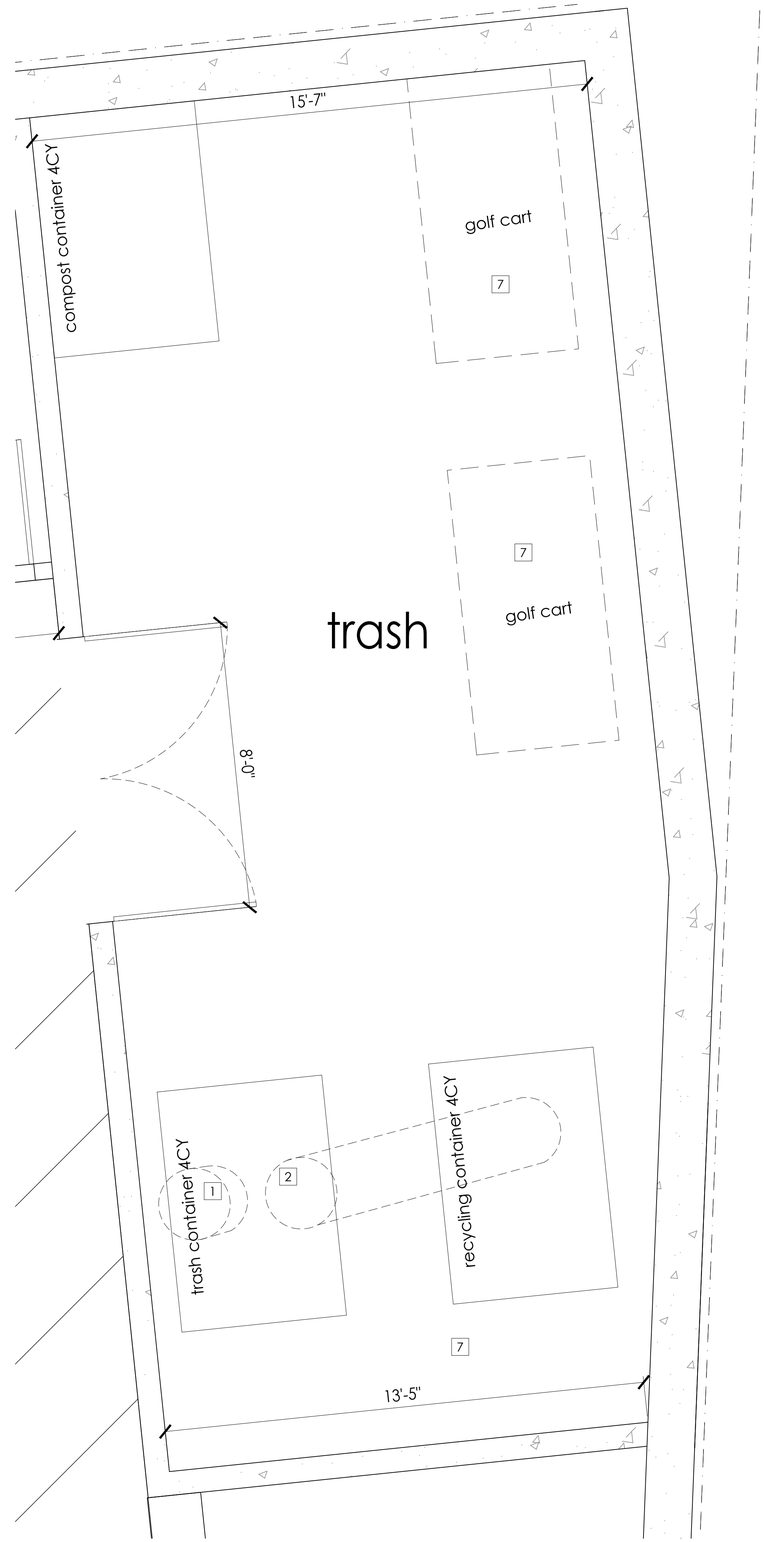
NOTE: COMPOST BINS @ EACH FLOOR WILL BE SERVICED BY PROPERTY MANAGER



1 2 3 feet | RESIDENTIAL TRASH AREA (TYP. OF ALL FLOORS) | 1/2" | 4

1 2 3 feet | RETAIL TRASH ENCLOSURE | 1/2" | 2



1 2 3 feet | RESIDENTIAL TRASH ENCLOSURE | 1/2" | 1

= NUMBER TO KEY NOTE BELOW

1. RESIDENTIAL TRASH CHUTE AT ALL LEVELS TO RESIDENTIAL TRASH CONTAINER IN GARAGE REFUSE ENCLOSURE
2. RESIDENTIAL RECYCLING CHUTE AT ALL LEVELS TO RESIDENTIAL RECYCLING CONTAINER IN GARAGE REFUSE ENCLOSURE
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4. RETAIL TRASH STORAGE
5. RETAIL RECYCLING STORAGE
6. RETAIL COMPOST STORAGE
7. GOLF CARTS; MAINTENANCE TO USE GOLF CARTS TO CARRY BINS TO GROUND LEVEL CUTOUT AREA FOR TEMPORARY REFUSE STORAGE AND COLLECTION

NOTE:
1. TRASH ENCLOSURES SHALL BE ADEQUATELY SIZED FOR ALL WASTE STREAMS.
2. TRASH CUTOUT AREA SHALL BE DESIGNED TO PREVENT WATER RUNON AND RENOFF FROM THE AREA.
3. TRASH AREA SHALL MEET ZERO WASTE SIZING REQUIREMENTS.

ENLARGED PLAN KEYNOTES | -

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788SAPA Land LLC

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED AP
C27,719
12-31-19
STATE OF CALIFORNIA

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PROJECT NO.	18019	
REVISION	DATE	DESCRIPTION	DRAWN BY
	06.26.2018	ARB FOR PREL. REVIEW	JA
	09.26.2018	ARB FOR PREL. REVIEW	JA
	02.15.2019	ARB PACKAGE	IV,IG
	04.30.2019	ARB RESUBMITTAL PACKAGE	IG
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

ENLARGED FLOOR PLANS

TRUE N

A2.5a

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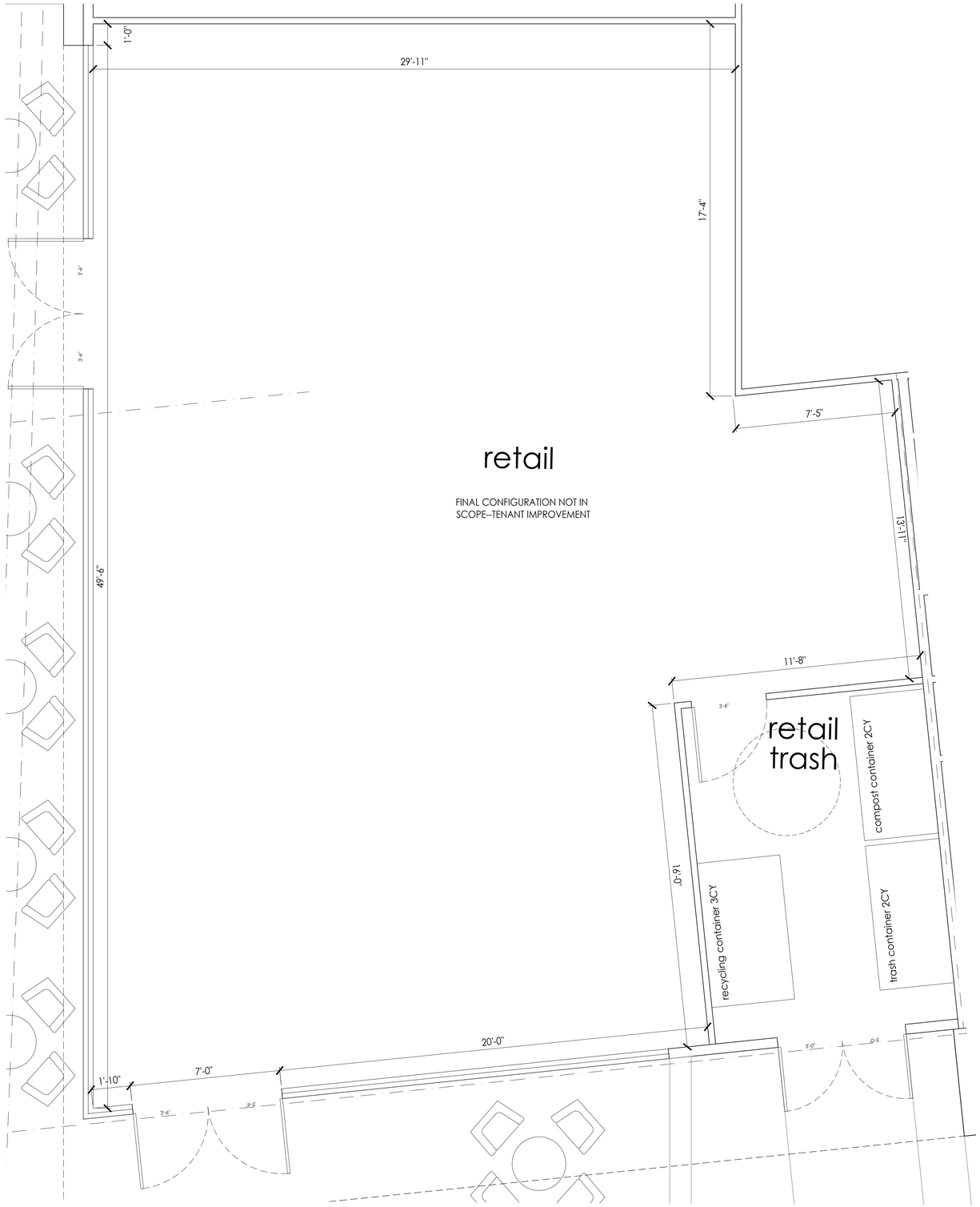

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1 2 3 4 feet

ENLARGED RETAIL | 3/8" | 1 | ENLARGED PLAN KEYNOTES | -

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

ENLARGED FLOOR PLANS

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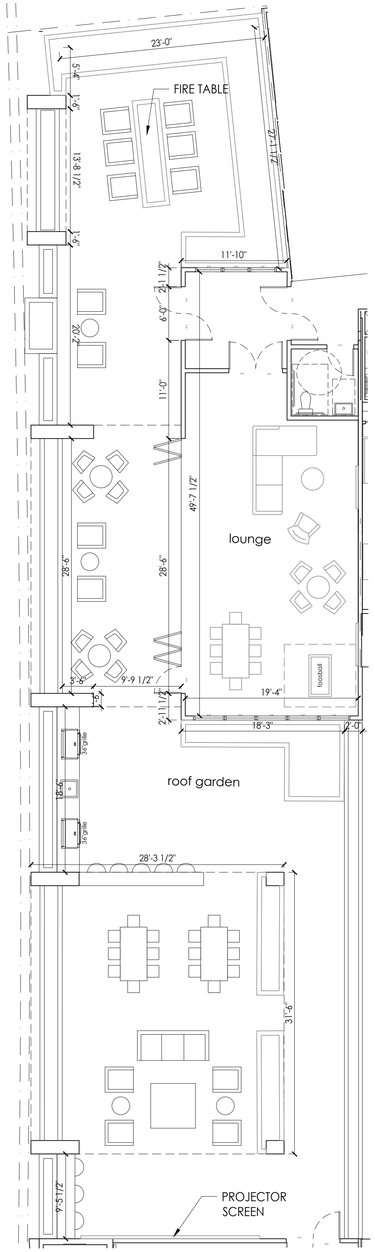

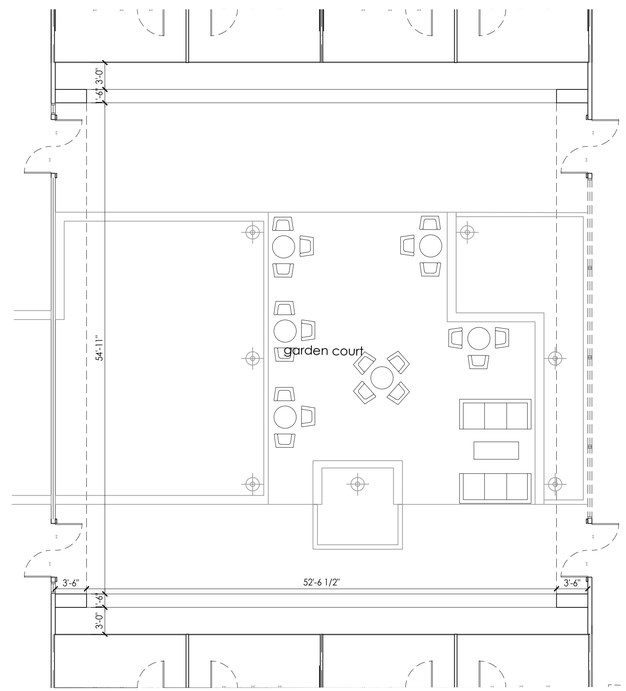

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1 2 4 8 12 feet	ENLARGED ROOFTOP TERRACE PLAN	1/8"	2	1 2 4 8 12 feet	ENLARGED COURTYARD PLAN	1/8"	1	ENLARGED PLAN KEYNOTES	-

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12-31-19
STATE OF CALIFORNIA

PROJECT NO. 18019

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

ENLARGED
FLOOR PLANS

TRUE N

A2.5c

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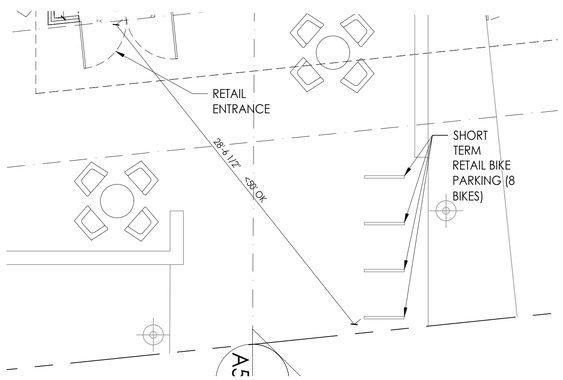

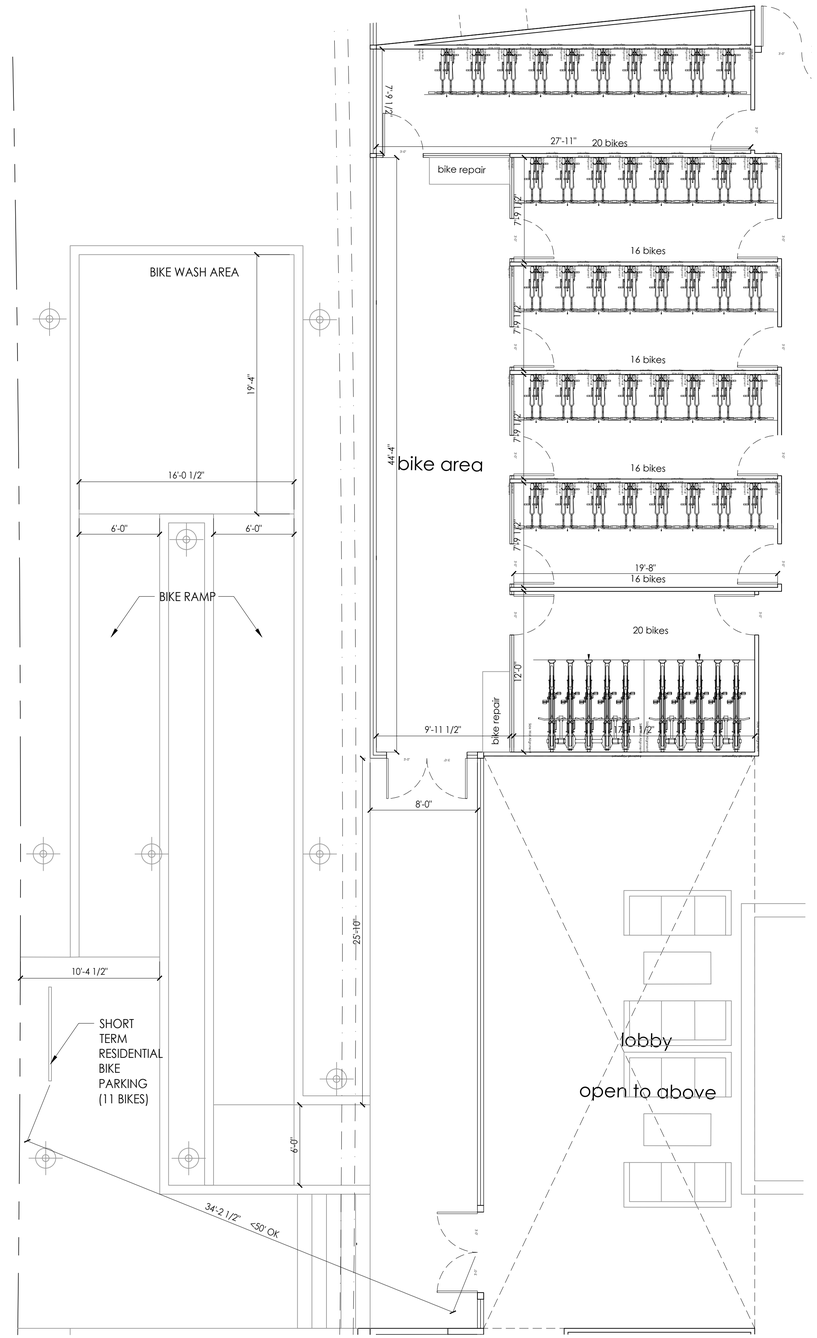

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Residential bike parking (long-term)	102	1	102.0
Guest bike parking (short-term)	104	0.1	10.4 = 11
Retail bike parking (short-term)	1782	1782/2000	0.89 = 1
total bike parking required			**102 long-term, 12 short-term**

BIKE	104 (long-term) in lobby, 19 (short-term)@ grade

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1 2 4 6 8 feet | RETAIL BIKE PARKING | 3/16" | 2

1 2 4 6 8 feet | RESIDENTIAL BIKE PARKING | 3/16" | 1

ENLARGED PLAN KEYNOTES | -

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PROJECT NO. 18019

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

ENLARGED FLOOR PLANS

TRUE N

A2.5d

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ELEVATION GRID LINE KEY
A MAX. EXCAVATION FOR GARAGE SLAB = - 13.58'
B BASEMENT FINISH FLOOR= - 12.25'
C NATURAL GRADE = + 0.00' (NATURAL GRADE ELEVATION FROM SEA LEVEL = +/- 10.50')
D FIRST FLOOR FINISH FLOOR = + 2.50'
E SECOND LEVEL FINISH FLOOR = + 12.75'
F THIRD FLOOR FINISH FLOOR = + 23.00'
G FOURTH FLOOR FINISH FLOOR = + 33.25'
H PROPOSED BUILDING HEIGHT = + 49.75'

SEE MATERIAL BOARD ON A7.0

FRONT ELEVATION -- SAN ANTONIO ROAD -- WEST ELEVATION | 1/8" | 1

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H PROPOSED BUILDING HEIGHT = + 49.75'

SEE MATERIAL BOARD ON A7.0

1 2 4 6 8 12 feet

RIGHT SIDE ELEVATION -- LEGHORN STREET -- SOUTH ELEVATION | 1/8" | 2

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C27,719
12-31-19
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PROJECT NO. 18019

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	08.28.2018	ARB FOR PREL. REVIEW	JA
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	02.15.2019	ARB	IV, IG
	04.30.2019	ARB RESUBMITTAL PACKAGE	IG
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

EXTERIOR ELEVATIONS

A3.0a

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SEE MATERIAL BOARD ON A7.0

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REAR ELEVATION -- EAST ELEVATION | 1/8" | 1

SEE MATERIAL BOARD ON A7.0

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LEFT SIDE ELEVATION -- NORTH ELEVATION | 1/8" | 2

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C27.719
12-31-19
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	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

EXTERIOR ELEVATIONS

A3.0b

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SEE MATERIAL BOARD ON A7.0

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COURTYARD ELEVATION -- EAST ELEVATION | 1/8" | 1

SEE MATERIAL BOARD ON A7.0

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1 2 4 6 8 12
feet

COURTYARD ELEVATION -- NORTH ELEVATION | 1/8" | 2

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

EXTERIOR ELEVATIONS

A3.0c

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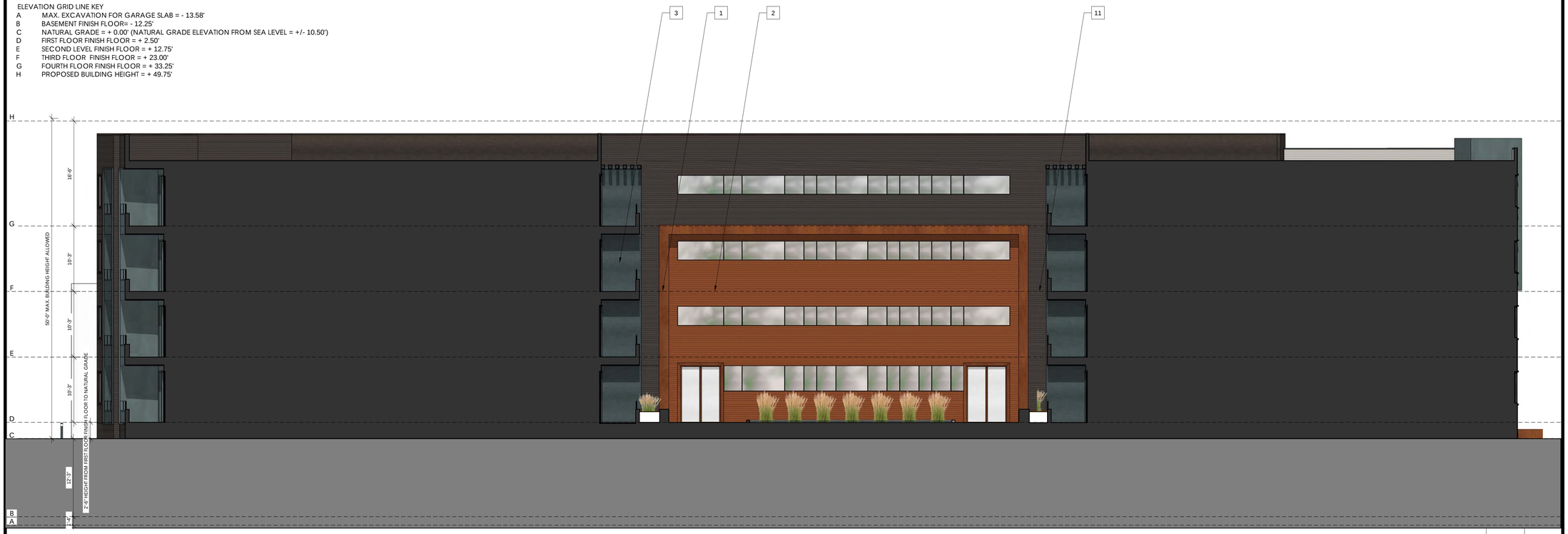

COURTYARD ELEVATION -- WEST ELEVATION | 1/8" | 1

SEE MATERIAL BOARD ON A7.0

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1 2 4 6 8 12
feet

COURTYARD ELEVATION -- SOUTH ELEVATION | 1/8" | 2

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EXTERIOR ELEVATIONS

A3.0d

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EXTERIOR PERSPECTIVE -- FRONT-LEFT | - | 1

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EXTERIOR PERSPECTIVES

A3.3a

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EXTERIOR PERSPECTIVE -- CORNER | - | 1

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	10.18.2019	ARB RESUBMITTAL PACKAGE # 3	IG

EXTERIOR PERSPECTIVES

A3.3b

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EXTERIOR PERSPECTIVE -- FRONT-RIGHT | - | 1

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EXTERIOR PERSPECTIVES

A3.3c

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EXTERIOR PERSPECTIVE -- REAR | - | 1

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PROJECT NO. 1801D

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EXTERIOR PERSPECTIVES

A3.3d

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PROJECT NO. 18013

REVISION	DATE	DESCRIPTION	DRAWN BY
	06.26.2018	ARB FOR PREL. REVIEW	JA
	09.26.2018	ARB FOR PREL. REVIEW	JA
	02.15.2019	ARB	IV, IG
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EXTERIOR PERSPECTIVES

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EXTERIOR PERSPECTIVE -- CORNER HIGH | - | 1

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	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG., IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

EXTERIOR PERSPECTIVES

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

EXTERIOR PERSPECTIVES

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	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

EXTERIOR PERSPECTIVES

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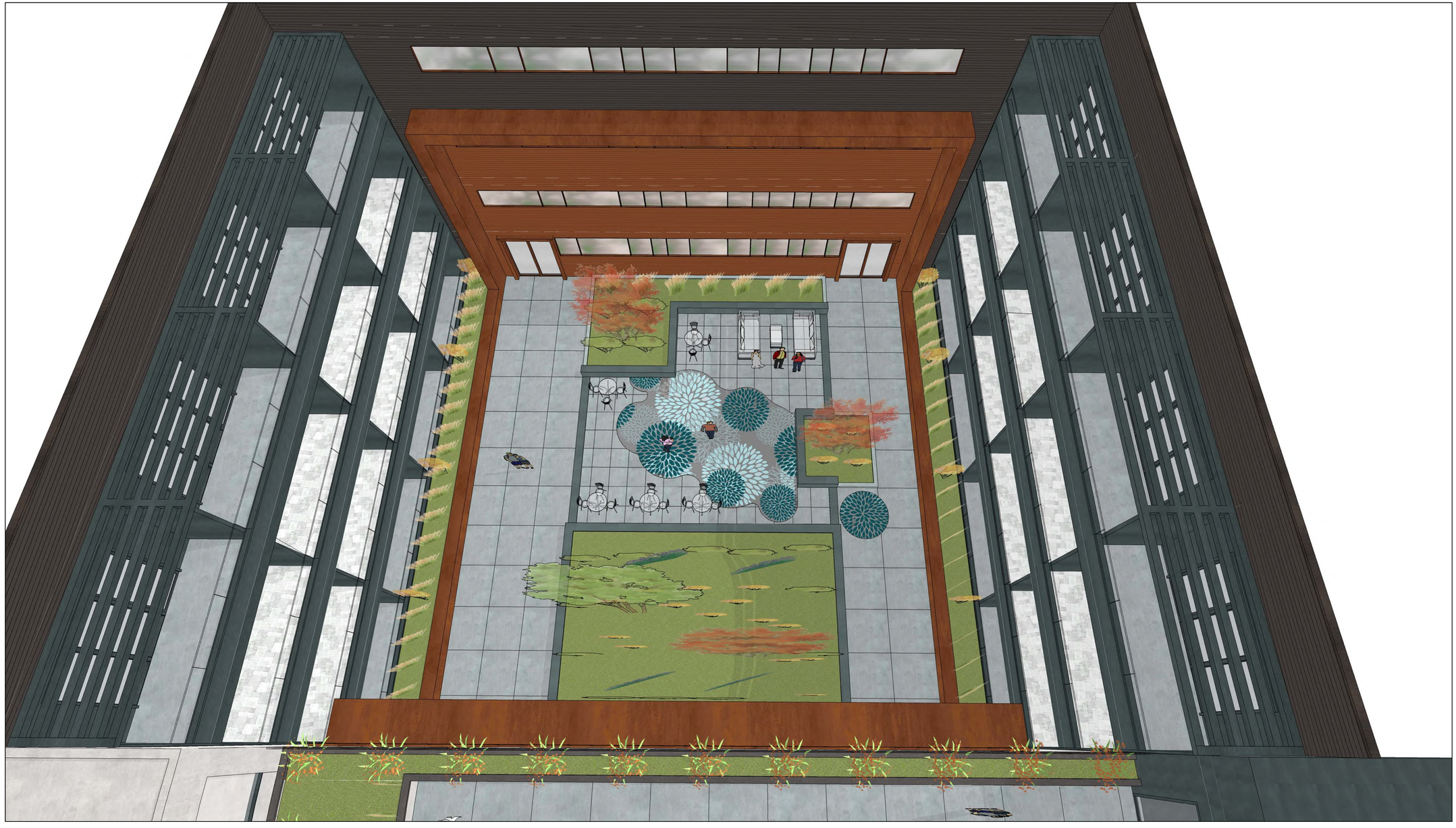

EXTERIOR PERSPECTIVE -- COURTYARD | - | 1

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	10.18.2019	ARB RESUBMITTAL PACKAGE # 3	IG

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	10.18.2019	ARB RESUBMITTAL PACKAGE # 3	IG

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EXTERIOR PERSPECTIVE -- COVERED ROOF GARDEN | - | 1

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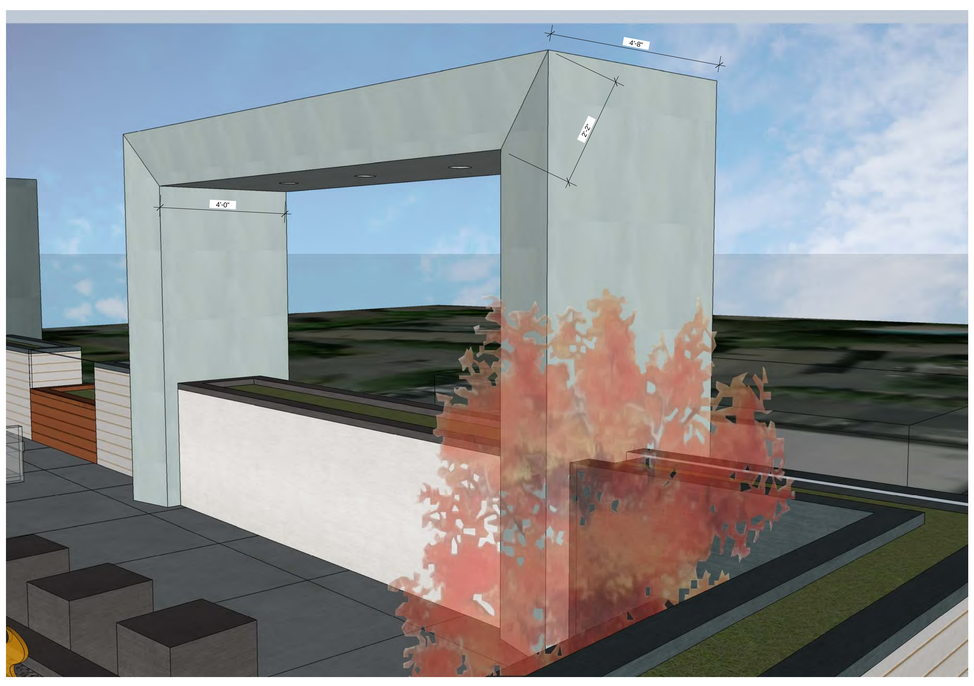
RIBBON DETAIL | - | 2

RIBBON WINDOW DETAIL | - | 1



PORTAL DETAIL | - | 4

BALCONY FRAME DETAIL | - | 3

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DETAILS

A3.4a

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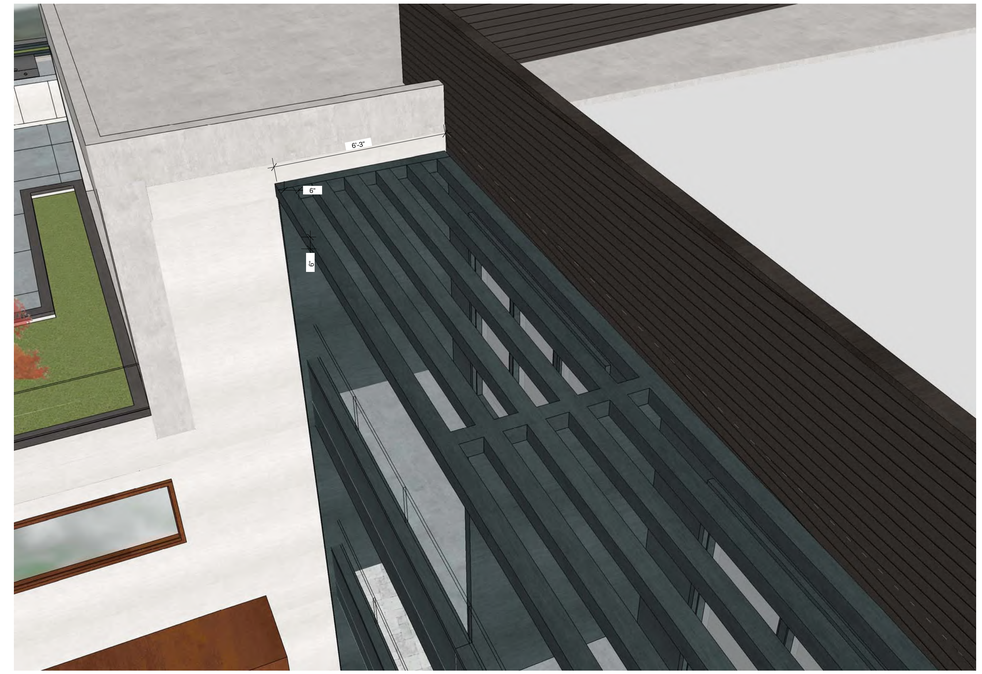
RIBBON PLANTER DETAIL | - | 2



COURTYARD TRELLIS DETAIL | - | 1

RETAIL DETAIL | - | 4

FRAME DETAIL | - | 3

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DETAILS

A3.4b

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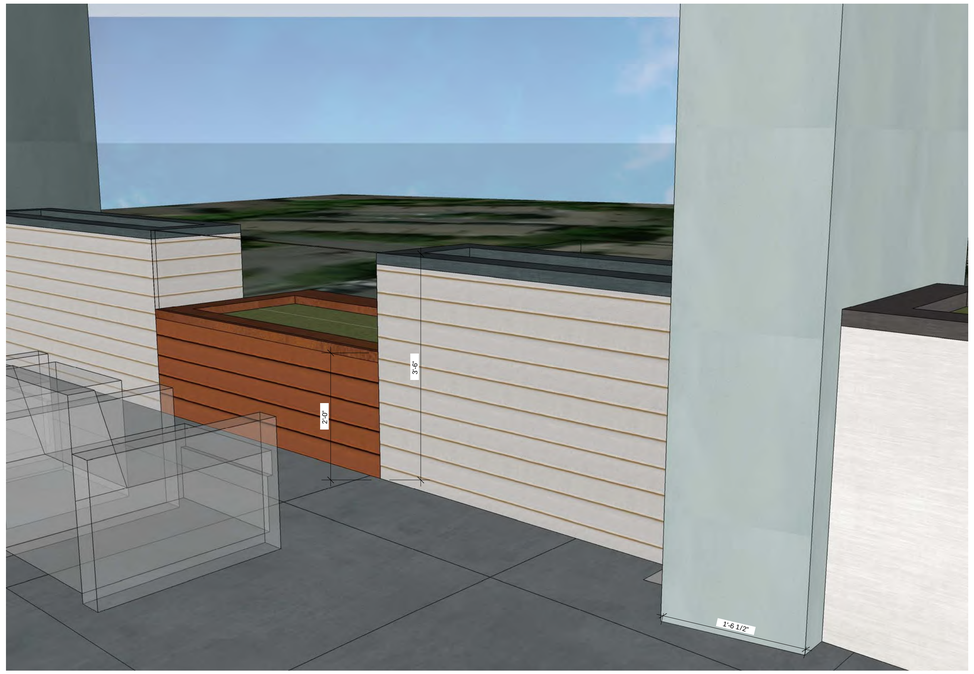
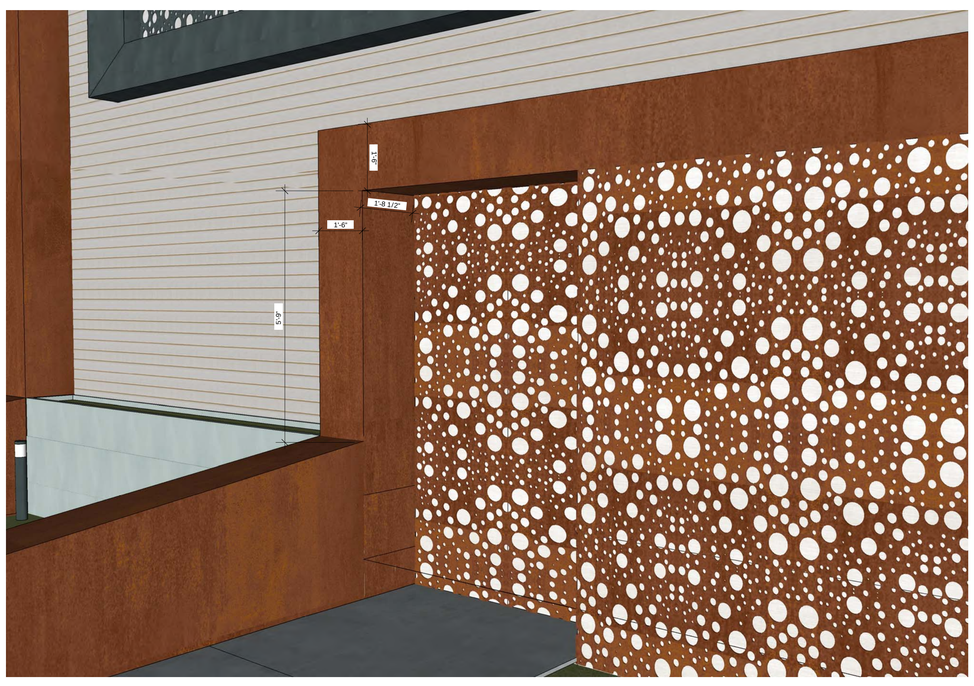


TERRACE PLANTER DETAIL | - | 2

FRAME DETAIL | - | 1



RIBBON DETAIL | - | 4

ENTRY DETAIL | - | 3

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DETAILS

A3.4c

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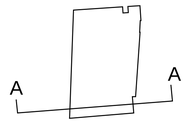
ELEVATION GRID LINE KEY
A MAX. EXCAVATION FOR GARAGE SLAB = - 13.58'
B BASEMENT FINISH FLOOR= - 12.25'
C NATURAL GRADE = + 0.00' (NATURAL GRADE ELEVATION FROM SEA LEVEL = +/- 10.50')
D FIRST FLOOR FINISH FLOOR = + 2.50'
E SECOND LEVEL FINISH FLOOR = + 12.75'
F THIRD FLOOR FINISH FLOOR = + 23.00'
G FOURTH FLOOR FINISH FLOOR = + 33.25'
H PROPOSED BUILDING HEIGHT = + 49.75'



SECTION A-A | 1/8" | 1

ELEVATION GRID LINE KEY
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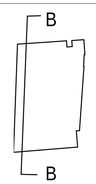

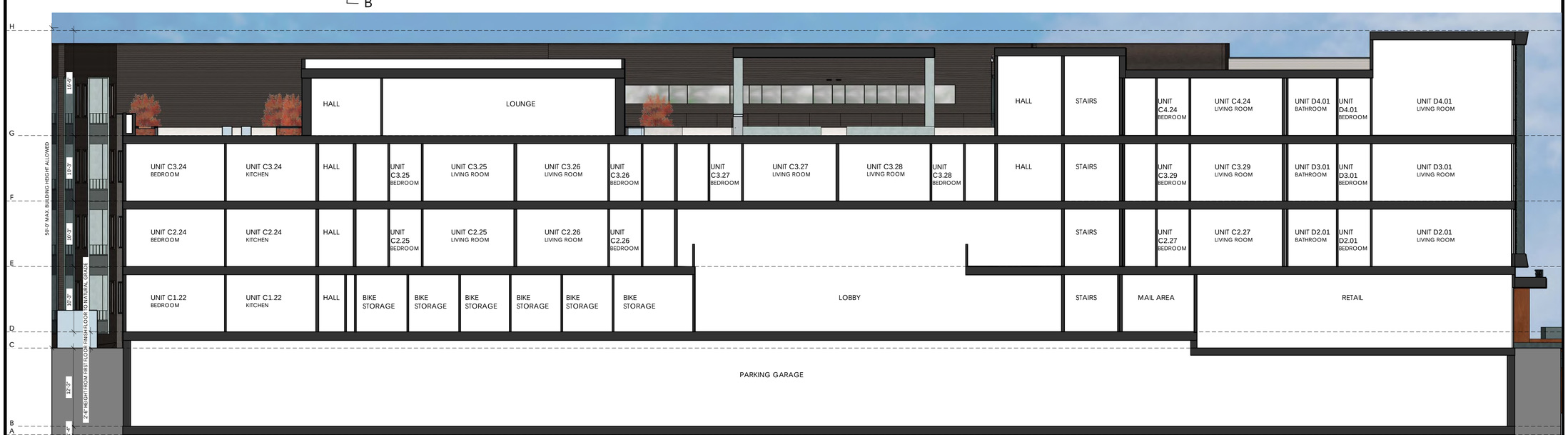

1 2 4 6 8 12 feet

SECTION B-B | 1/8" | 2

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SECTIONS

A5.0a

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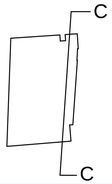
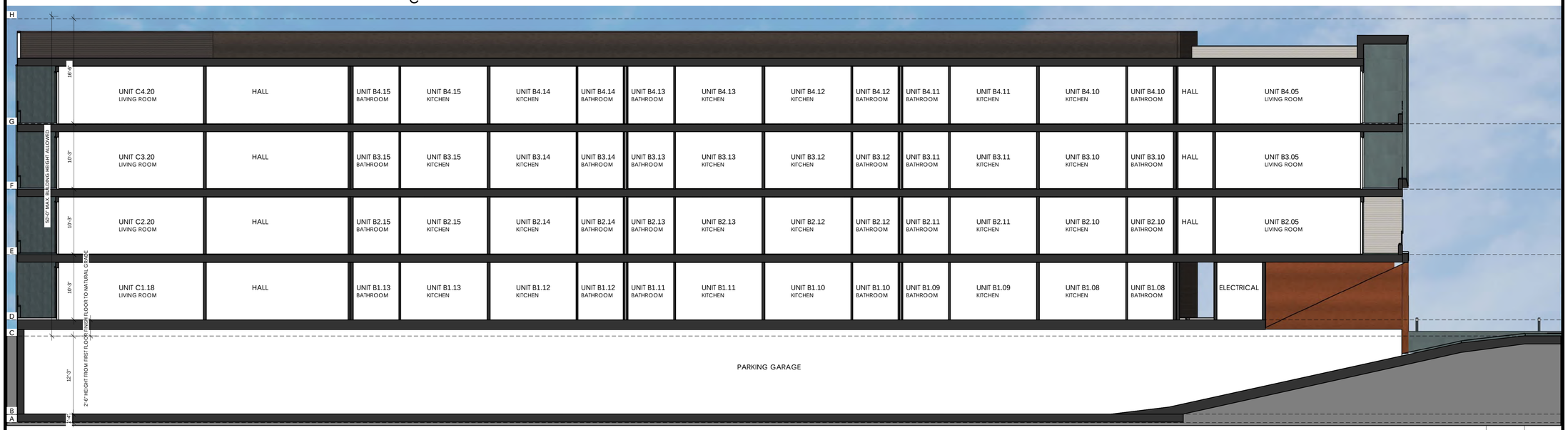
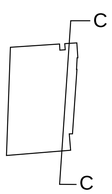




SECTION C-C | 1/8" | 1



1 2 3 4 6 feet

SECTION C-C RAMP DETAIL | 1/4" | 2

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SECTIONS

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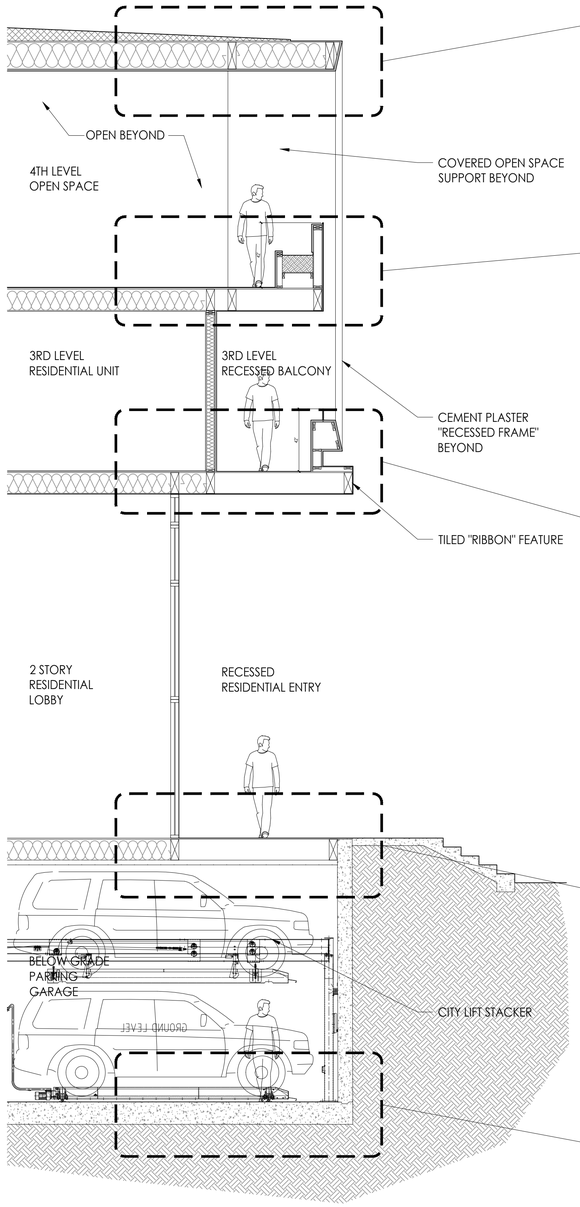
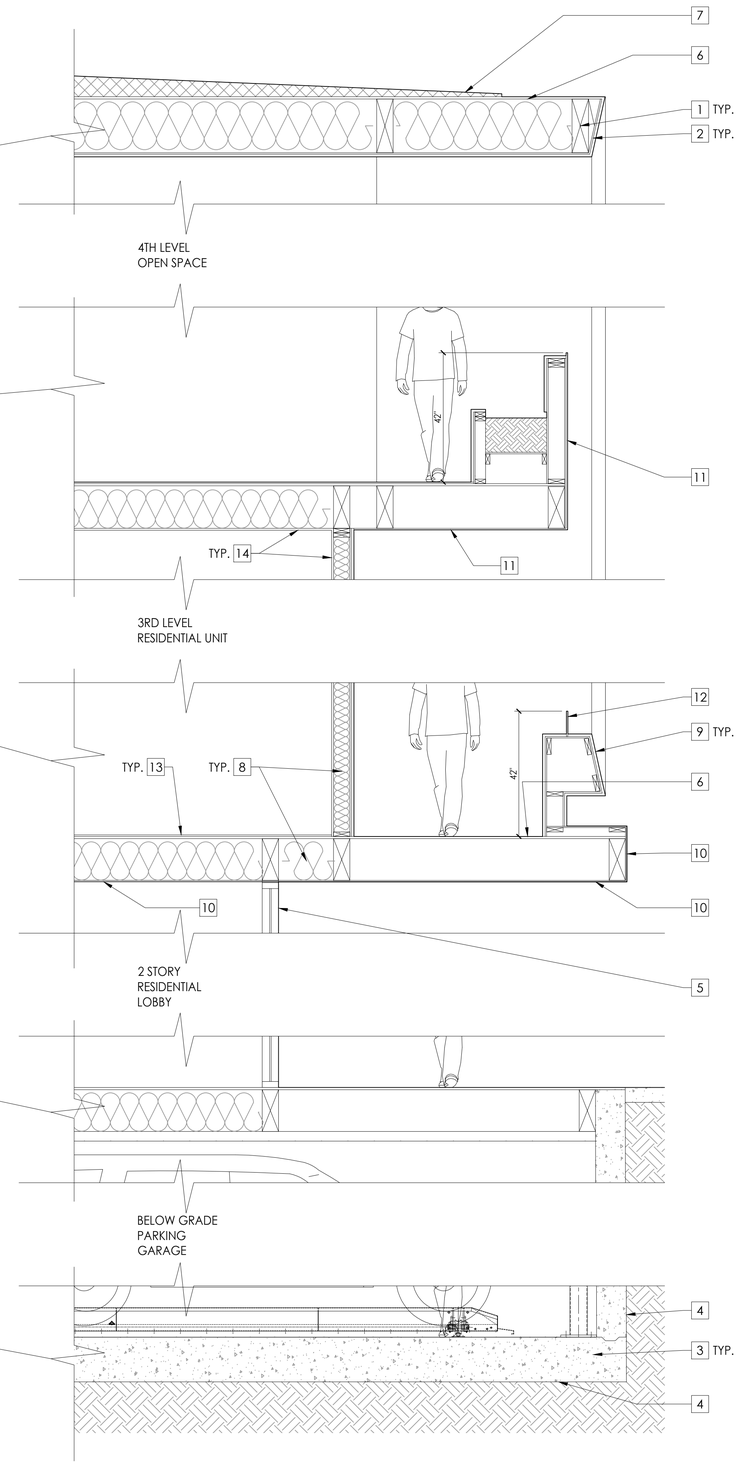


WALL SECTION 1/4" 2



ENLARGED WALL SECTION 1/2" 1

= NUMBER TO KEY NOTE BELOW

1. FRAMING PER STRUCTURAL PLANS
2. SHEATHING PER STRUCTURAL PLANS
3. CONCRETE STRUCTURE PER STRUCTURAL PLANS
4. WATERPROOFING PER WATERPROOFING PLANS
5. CURTAIN WALL SYSTEM
6. FLAT ROOF DRAIN
7. TAPERED ROOF INSULATION
8. THERMAL / SOUND INSULATION
9. CEMENT PLASTER FINISH -- SEE A7.0 FOR MORE INFO
10. EXTERIOR TILE FINISH -- SEE A7.0 FOR MORE INFO
11. PERFORATED METAL SCREEN -- SEE A7.0 FOR MORE INFO
12. GLASS GUARDRAIL
13. FLOOR FINISHES -- TO BE DETERMINED
14. INTERIOR DRYWALL

NOTE:
1. STRUCTURAL PLANS NOT YET DEVELOPED--DIAGRAMATIC SYSTEMS SHOWN FOR NOW
2. WATERPROOFING PLANS NOT YET DEVELOPED

SECTION LEGEND

1 2 3 4 6 feet

1 2 3 feet

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12-31-19
STATE OF CALIFORNIA

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

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WALL SECTION

TRUE N

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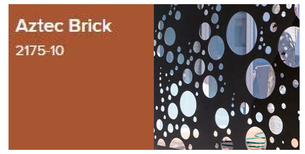
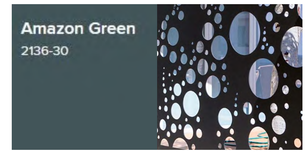
1 DALTILE
SLIMLITE ALLOY EFFECTS DISTRESSED COPP TP48

2 JAMES HARDIE
HARDIEPANEL VERTICAL SIDING
PAINTED BENJAMIN MOORE "AZTEC BRICK"

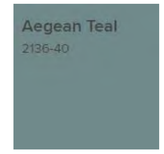


3 EDGEWORKSHOP
BUBBLES- WATER JET CUT PANELS
PAINTED BENJAMIN MOORE "AZTEC BRICK"

4 SMOOTH TROWELED STUCCO
PAINTED BENJAMIN MOORE "AMAZON GREEN"



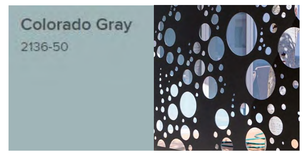
5 EDGEWORKSHOP
BUBBLES- WATER JET CUT PANELS
PAINTED BENJAMIN MOORE "AMAZON GREEN"



6 SMOOTH TROWELED STUCCO
PAINTED BENJAMIN MOORE "AEGEAN TEAL"

7 EDGEWORKSHOP
BUBBLES- WATER JET CUT PANELS
PAINTED BENJAMIN MOORE "AEGEAN TEAL"

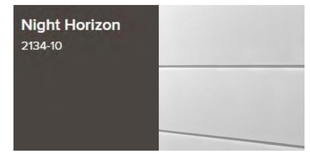
8 SMOOTH TROWELED STUCCO
PAINTED BENJAMIN MOORE "COLORADO GRAY"



9 EDGEWORKSHOP
BUBBLES- WATER JET CUT PANELS
PAINTED BENJAMIN MOORE "COLORADO GRAY"

10 SMOOTH TROWELED STUCCO
PAINTED BENJAMIN MOORE "BALLET WHITE"

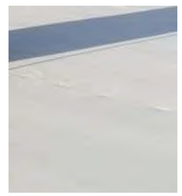
11 JAMES HARDIE
HARDIEPANEL VERTICAL SIDING
PAINTED BENJAMIN MOORE "BALLET WHITE"



12 JAMES HARDIE
HARDIEPANEL VERTICAL SIDING
PAINTED BENJAMIN MOORE "NIGHT HORIZON"

13 KAWNEER 1600 SS CURTAIN WALL SYSTEM
WITH CONCEALED MULLIONS

14 ALLWEATHER
ARCHITECTURAL ALUMINUM
6000 SERIES THERMALLY BROKEN
ANODIZED CLASS I



15 TPO ROOFING
SLOPE TO DRAIN TOWARDS STREET

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LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED AP
C27.719
12-31-19
STATE OF CALIFORNIA

PROJECT NO.			18019
REVISION	DATE	DESCRIPTION	DRAWN BY
	06.26.2018	ARB FOR PREL. REVIEW	JA
	09.26.2018	ARB FOR PREL. REVIEW	JA
	02.13.2019	ARB	IV, IG
	04.30.2019	ARB RESUBMITTAL PACKAGE	IG
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

COLOR +
MATERIALS
BOARD

A7.0

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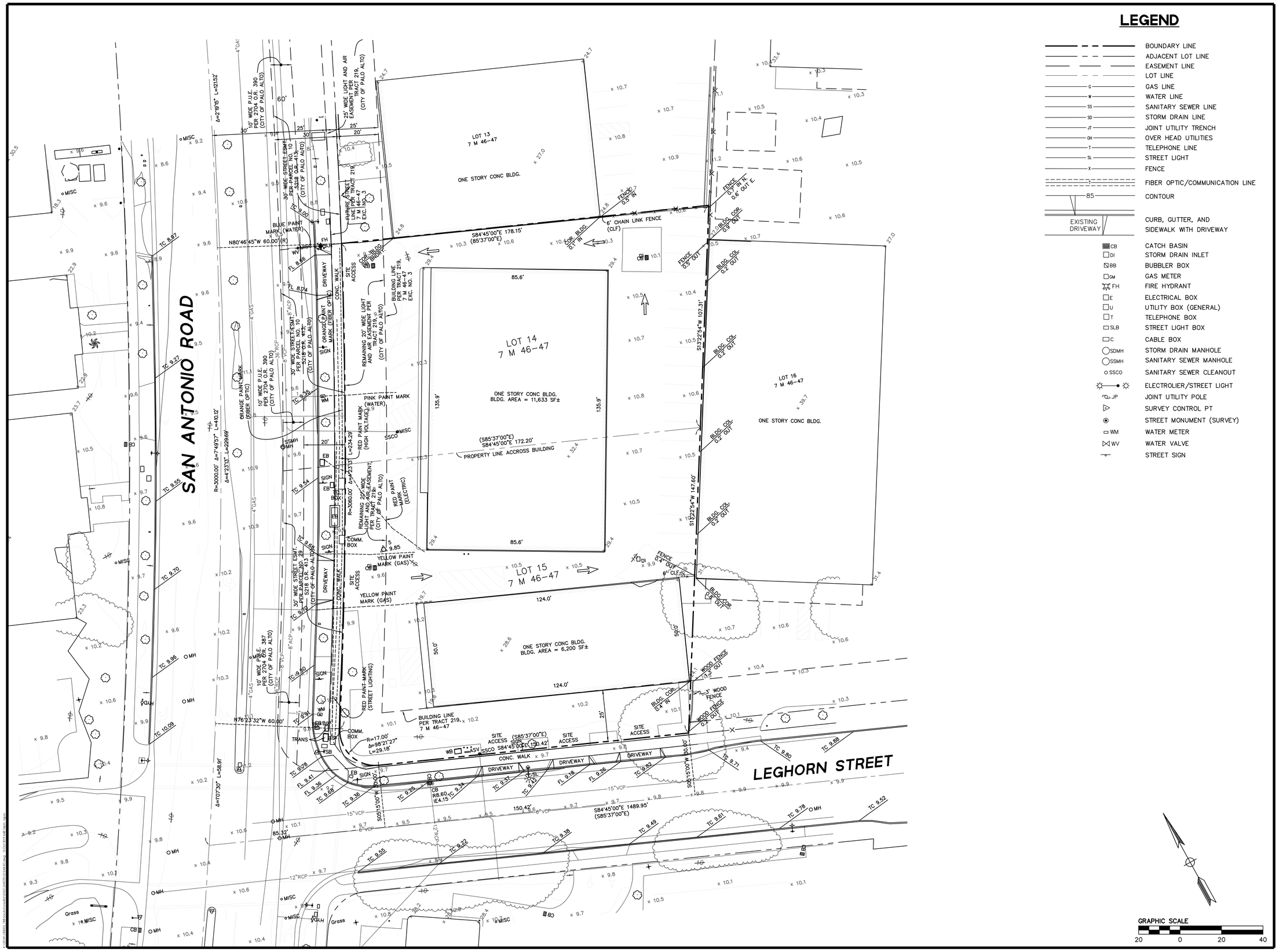

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- G — GAS LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- JT — JOINT UTILITY TRENCH
- OH — OVER HEAD UTILITIES
- T — TELEPHONE LINE
- SL — STREET LIGHT
- X — FENCE
- FIBER OPTIC/COMMUNICATION LINE
- 85 — CONTOUR
- EXISTING DRIVEWAY — CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- CB — CATCH BASIN
- DI — STORM DRAIN INLET
- BB — BUBBLER BOX
- GM — GAS METER
- FH — FIRE HYDRANT
- E — ELECTRICAL BOX
- U — UTILITY BOX (GENERAL)
- T — TELEPHONE BOX
- SLB — STREET LIGHT BOX
- C — CABLE BOX
- SDMH — STORM DRAIN MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- ELECTROLIER/STREET LIGHT
- JP — JOINT UTILITY POLE
- SURVEY CONTROL PT
- STREET MONUMENT (SURVEY)
- WM — WATER METER
- WV — WATER VALVE
- STREET SIGN

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"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

REGISTERED PROFESSIONAL ENGINEER
JACOB B. NGUYEN
No. 63084
CIVIL
STATE OF CALIFORNIA

PROJECT NO.	18019	
REVISION	DATE	DESCRIPTION	DRAWN BY
	02.15.2019	ARB PACKAGE	ATN
	04.30.2019	ARB RESUBMITTAL PACKAGE	ATN
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	ATN
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	ATN

EXISTING CONDITIONS

TRUE N

C1.0

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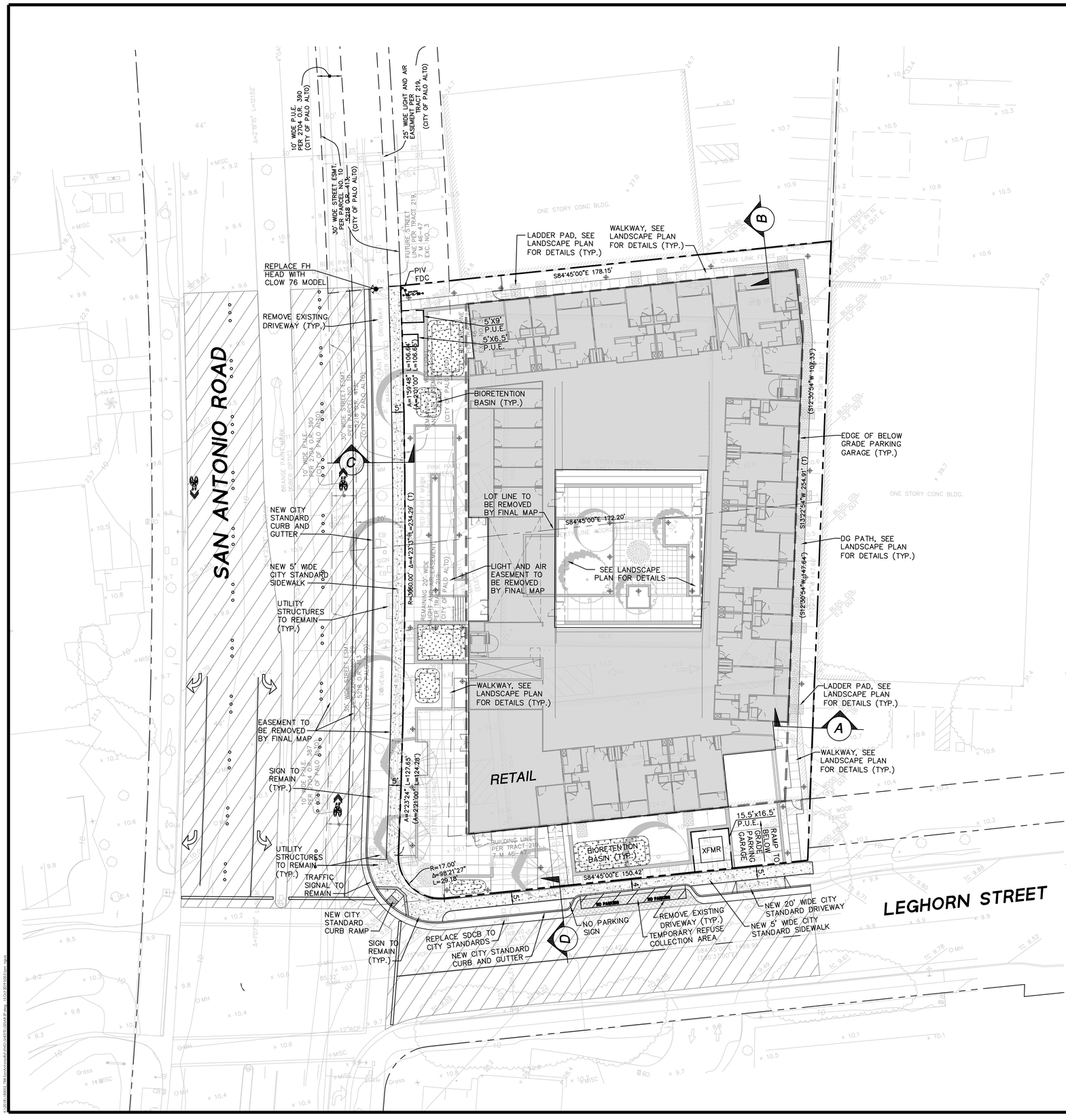


LEGEND

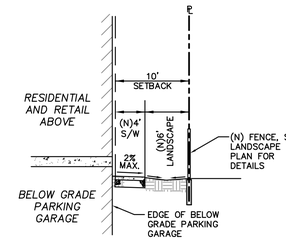
- PROJECT BOUNDARY
- ADJACENT LOT LINE
- LOT LINE TO BE REMOVED
- EASEMENT TO REMAIN
- EASEMENT TO BE REMOVED
- PROPOSED EASEMENT
- GRIND AND REMOVE MINIMUM 2" OF AC PAVEMENT AND PROVIDE AC OVERLAY TO FINISHED GRADE
- BIORETENTION BASIN
- AC PAVEMENT PER CITY OF PALO ALTO STANDARDS
- VERTICAL CURB & GUTTER
- PRIVATE SITE LIGHTING
- EDGE OF BELOW GRADE PARKING GARAGE

NOTE:

REMOVE TWO (2) ONE-STORY BUILDINGS AND AC PARKING LOT FOR PROPOSED DEVELOPMENT.

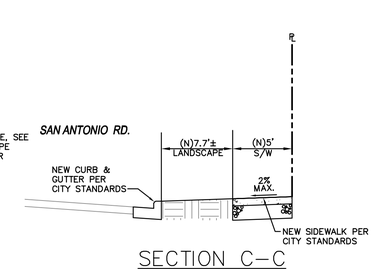
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
BLDG	BUILDING
CL	CENTER LINE
CPA	CITY OF PALO ALTO
BC	BACK OF CURB
BW	BACK OF WALK
DG	DECOMPOSED GRANITE
DWY	DRIVEWAY
(E)	EXISTING
FC	FACE OF CURB
L/S	LANDSCAPE
MAX	MAXIMUM
(N)	NEW
PL	PROPERTY LINE
R	RADIUS
STD	STANDARD
S/W	SIDEWALK
TYP	TYPICAL
PS	PARKING STALL
PSE	PRIVATE STREET EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
XFMR	TRANSFORMER



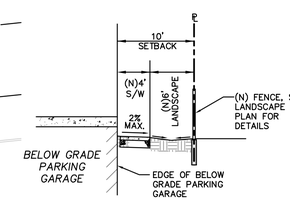
SECTION A–A

N.T.S.



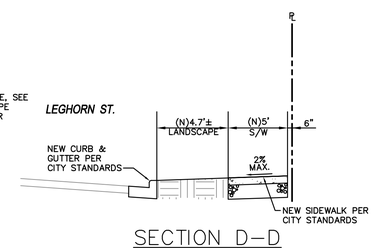
SECTION C–C

N.T.S.



SECTION B–B

N.T.S.



SECTION D–D

N.T.S.

GRAPHIC SCALE

20 0 20 40

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"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
18019			
REVISION	02.15.2019	ARB PACKAGE	ATN
	04.30.2019	ARB RESUBMITTAL PACKAGE	ATN
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	ATN
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	ATN

PRELIMINARY SITE PLAN

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C2.0

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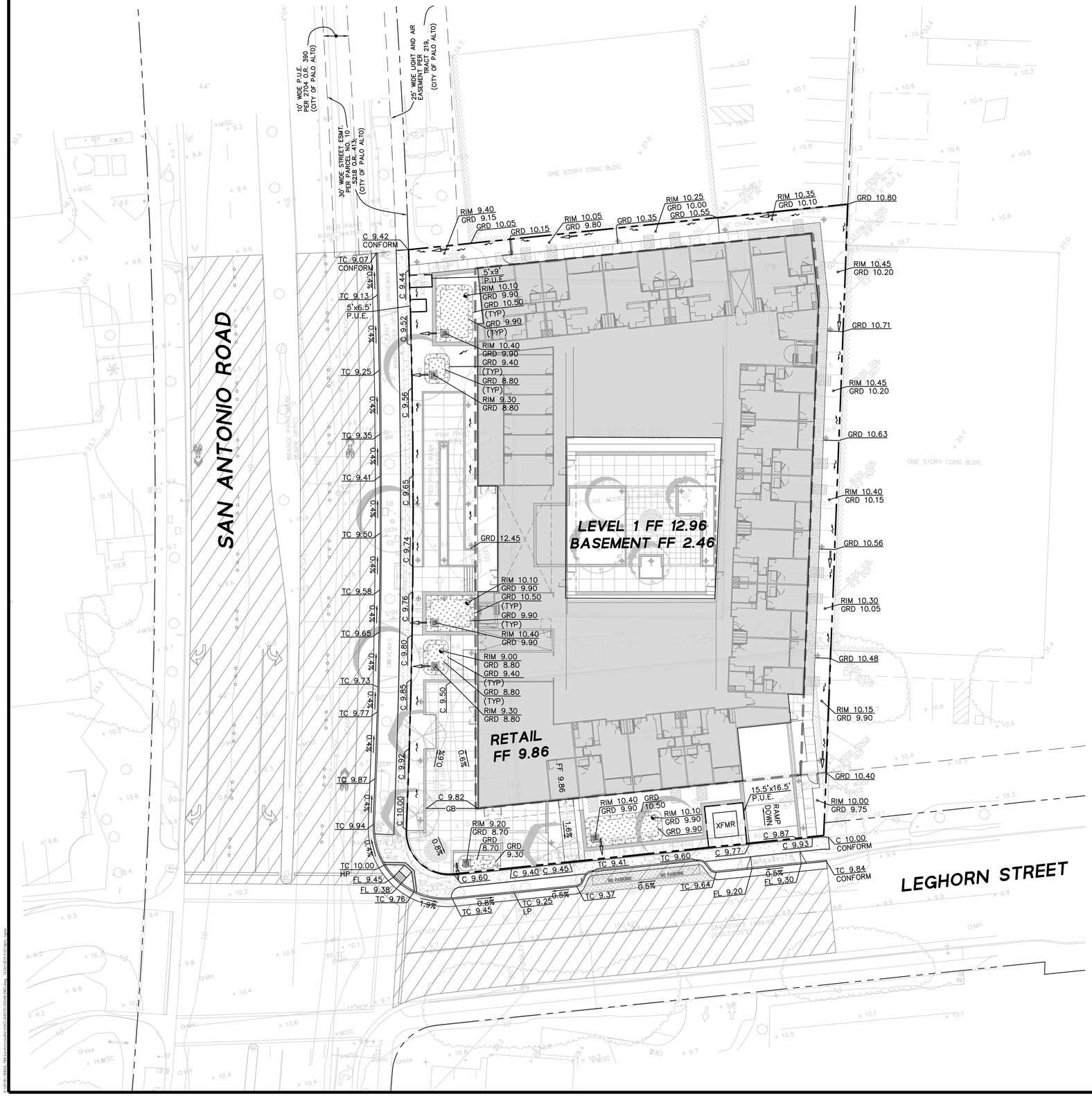

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT TO REMAIN
- PROPOSED EASEMENT
- GRIND AND REMOVE MINIMUM 2" OF AC PAVEMENT AND PROVIDE AC OVERLAY TO FINISHED GRADE
- BIORETENTION BASIN
- AC PAVEMENT PER CITY OF PALO ALTO STANDARDS
- VERTICAL CURB & GUTTER
- PRIVATE SITE LIGHTING
- EDGE OF BELOW GRADE PARKING GARAGE

ABBREVIATIONS

AC	HVAC UNIT
AD	AREA DRAIN
BB	BUBBLER BOX
BW	BACK OF WALK
B/W	BOTTOM OF WALL
C	CONCRETE
CB	CATCH BASIN
CC	CURB OPENING
DI	DROP INLET
DG	DECOMPOSED GRANITE
FF	FINISHED FLOOR
FL	FLOW LINE
GS	GARAGE SLAB
GRD	GRADE
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
MH	MANHOLE
OFD	OVER FLOW DRAIN
PV	PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDJB	STORM DRAIN JUNCTION BOX
SS	SANITARY SEWER
STP	STEP
TC	TOP OF CURB
TH	TOP OF WOOD HEADER
TP	TOP OF PRECAST WALL
TW	TOP OF WALL
TRC	TOP OF ROLLED CURB
TYP	TYPICAL
W	WATER
XFMR	TRANSFORMER

GRAPHIC SCALE
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WDID NO.: _____

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CIVIL
STATE OF CALIFORNIA

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	06.21.2019	ARB RESUBMITTAL PACKAGE #2	ATN
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	ATN

PRELIMINARY GRADING PLAN

TRUE N
C3.0

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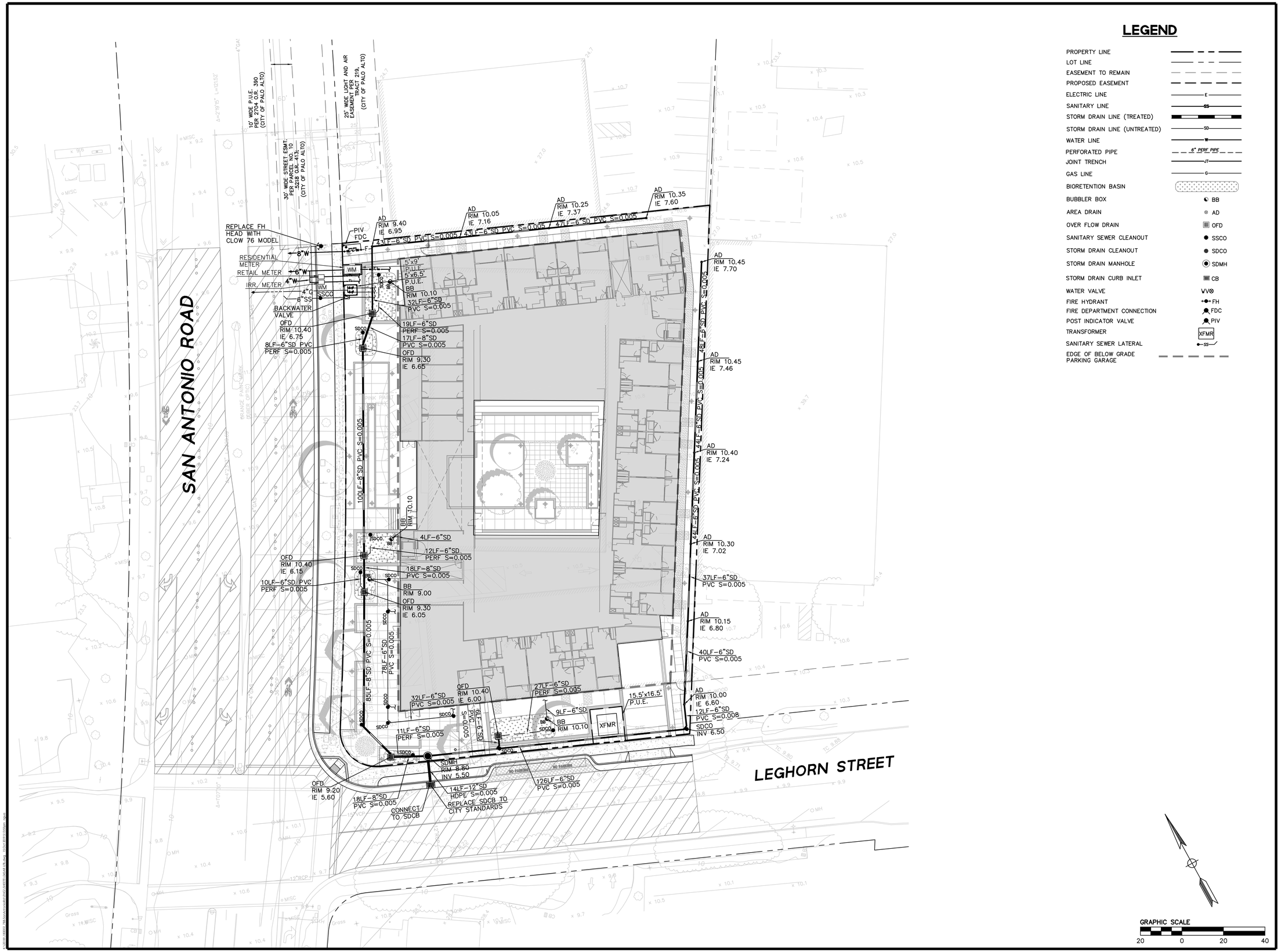

LEGEND

PROPERTY LINE	
LOT LINE	
EASEMENT TO REMAIN	
PROPOSED EASEMENT	
ELECTRIC LINE	E
SANITARY LINE	SS
STORM DRAIN LINE (TREATED)	
STORM DRAIN LINE (UNTREATED)	SD
WATER LINE	W
PERFORATED PIPE	6" PERF PIPE
JOINT TRENCH	JT
GAS LINE	G
BIORETENTION BASIN	
BUBBLER BOX	BB
AREA DRAIN	AD
OVER FLOW DRAIN	OFD
SANITARY SEWER CLEANOUT	SSCO
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CURB INLET	CB
WATER VALVE	WV
FIRE HYDRANT	FH
FIRE DEPARTMENT CONNECTION	FDC
POST INDICATOR VALVE	PIV
TRANSFORMER	XFMR
SANITARY SEWER LATERAL	SS
EDGE OF BELOW GRADE PARKING GARAGE	

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PROJECT NO.	18019	
REVISION	DATE	DESCRIPTION	DRAWN BY
	02.15.2019	ARB PACKAGE	ATN
	04.30.2019	ARB RESUBMITTAL PACKAGE	ATN
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	ATN
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	ATN

PRELIMINARY UTILITY PLAN

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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINES
	PROPOSED EASEMENT
A–X	DRAINAGE AREA BOUNDARY
TA–X	TREATMENT AREA
	BIORETENTION BASIN
OFD	OVERFLOW DRAIN
AD	AREA DRAIN
BB	BUBBLER BOX

LIST OF POTENTIAL POLLUTANTS:

1. LITTER
2. MOTOR OIL
3. GASOLINE
4. HYDROCARBONS
5. HEAVY METALS
6. PESTICIDES

CONSTRUCTION NOTES

1. ALL WORKS IN THE PUBLIC RIGHT–OF–WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.
2. ANY CONSTRUCTION WITHIN THE CITY RIGHT–OF–WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
3. CONTRACTOR SHALL NOT STAGE, STORE OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE RIGHT–OF–WAY. CONSTRUCTION PHASING SHALL BE COORDINATE TO KEEP MATERIALS AND EQUIPMENT ON–SITE OR WITHIN PRIVATE PROPERTY.
4. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THAN 10–FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650.496.5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.
5. CONTRACTOR SHALL CONTACT PUBLIC WORKS ENGINEERING (PWE) INSPECTORS TO INSPECT AND APPROVE THE STORM DRAIN SYSTEM (PIPES, AREA DRAINS, INLETS, BUBBLERS, DRY WELLS, ETC.) ASSOCIATED WITH THE PROJECT PRIOR TO BACKFILL. CONTRACTOR SHALL SCHEDULE AN INSPECTION, AT A MINIMUM 48–HOURS IN ADVANCE BY CALLING (650) 496–6929.
6. STENCIL "NO DUMPING/FLOWS TO ADOBE CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL ON–SITE STORM DRAIN INLETS. STENCILS OF THE LOGO ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION, WHICH MAY BE CONTACTED AT (650) 329–2598.
7. DURING THE BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT BY A THIRD PARTY REVIEWER ACCEPTABLE TO THE CITY TO VERIFY THAT THE INSTALLED MEASURES HAVE BEEN INSTALLED 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 RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEB SITE AT HTTP: //WWW.SCVURPPP–W2K.COM/CONSULTANTS.HTML

GRAPHIC SCALE
20 0 20 40

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PROJECT NO.	18019		
REVISION	DATE	DESCRIPTION	DRAWN BY
	02.15.2019	ARB PACKAGE	ATN
	04.30.2019	ARB RESUBMITTAL PACKAGE	ATN
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	ATN
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	ATN

PRELIMINARY STORMWATER MANAGEMENT PLAN

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C5.0

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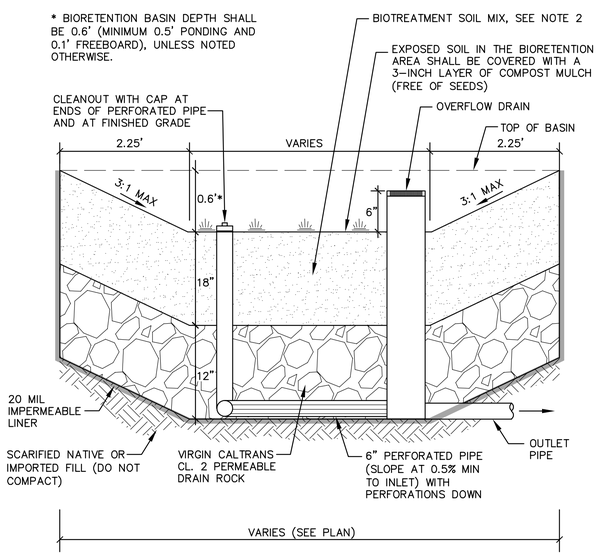
TREATMENT CONTROL MEASURE SUMMARY											
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TYPE OF PERVIOUS SURFACE	PERVIOUS AREA (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	TREATMENT AREA (FLOW–VOLUME BASED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
								REQUIRED (SF)	PROVIDED (SF)		
A–1	1,747.95	1,086.06	LANDSCAPE	0	PERMEABLE PAVER	661.89	CONCRETE	NA	NA	SELF–RETAINING (1/2 IMPERVIOUS)	YES
A–2	2,811.09	1,736.47	LANDSCAPE	0	PERMEABLE PAVER	1,074.62	CONCRETE	NA	NA	SELF–RETAINING (1/2 IMPERVIOUS)	YES
A–3	11,010.54	1,209.94	LANDSCAPE	0	PERMEABLE PAVER	9,800.60	ROOF CONCRETE	357.66	368.00	BIORETENTION BASIN	YES
A–4	2,163.41	409.97	LANDSCAPE	0	PERMEABLE PAVER	1,753.44	ROOF CONCRETE	57.75	81.18	BIORETENTION BASIN	YES
A–5	4,131.13	769.38	LANDSCAPE	0	PERMEABLE PAVER	3,361.75	ROOF CONCRETE	119.24	134.63	BIORETENTION BASIN	YES
A–6	8,831.49	1,344.69	LANDSCAPE	0	PERMEABLE PAVER	7,486.80	ROOF CONCRETE	274.90	283.16	BIORETENTION BASIN	YES
A–7	2,927.11	1,463.27	LANDSCAPE	0	PERMEABLE PAVER	1,463.84	ROOF CONCRETE	52.70	114.63	BIORETENTION BASIN	YES
A–8	9,791.83	577.89	LANDSCAPE	0	PERMEABLE PAVER	9,213.94	ROOF CONCRETE	334.01	336.99	BIORETENTION BASIN	YES
	43,414.55	8,597.67		0		34,816.88		1,196.26	1,318.59		



BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL.

1 — **BIORETENTION BASIN DETAIL**
NOT TO SCALE

NOTES

1. STENCIL "NO DUMPING/FLOWS TO ADOBE CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL ON–SITE STORM DRAIN INLETS. STENCILS OF THE LOGO ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION, WHICH MAY BE CONTACTED AT (650) 329–2598.
2. BIOTREATMENT SOIL MIX
   A. BIOTREATMENT SOIL MIX SHALL CONFORM TO THE SPECIFICATIONS PROVIDED IN ATTACHMENT L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (WHICH ARE ALSO INCLUDED IN APPENDIX C OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK).
   B. ACHIEVE A LONG–TERM, IN–PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
   C. SUPPORT VIGOROUS PLANT GROWTH.
   D. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
      60%–70% SAND
      30%–40% COMPOST
3. COMPACTION OF THE UNDERLYING SOILS BELOW THE BIORETENTION AREA SHOULD BE AVOIDED.
4. PLANTING FOR BIORETENTION AREAS SHALL BE DROUGHT TOLERANT PLANTS AND CONFORM TO THE PLANT LIST PROVIDED IN APPENDIX D OF SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S C.3 HANDBOOK.
5. A THIRD PARTY INSPECTION OF THE BIORETENTION PONDS WILL BE REQUIRED DURING INSTALLATION AND PRIOR TO OCCUPANCY. CONTACT THIRD PARTY INSPECTOR PRIOR TO THE PLACEMENT OF BIORETENTION SOILS.

LIST OF POTENTIAL POLLUTANTS:

1. LITTER
2. MOTOR OIL
3. GASOLINE
4. HYDROCARBONS
5. HEAVY METALS
6. PESTICIDES

CONSTRUCTION NOTES

1. ALL WORKS IN THE PUBLIC RIGHT–OF–WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.
2. ANY CONSTRUCTION WITHIN THE CITY RIGHT–OF–WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
3. CONTRACTOR SHALL NOT STAGE, STORE OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE RIGHT–OF–WAY. CONSTRUCTION PHASING SHALL BE COORDINATE TO KEEP MATERIALS AND EQUIPMENT ON–SITE OR WITHIN PRIVATE PROPERTY.
4. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THAN 10–FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650.496.5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.
5. CONTRACTOR SHALL CONTACT PUBLIC WORKS ENGINEERING (PWE) INSPECTORS TO INSPECT AND APPROVE THE STORM DRAIN SYSTEM (PIPES, AREA DRAINS, INLETS, BUBBLERS, DRY WELLS, ETC.) ASSOCIATED WITH THE PROJECT PRIOR TO BACKFILL. CONTRACTOR SHALL SCHEDULE AN INSPECTION, AT A MINIMUM 48–HOURS IN ADVANCE BY CALLING (650) 496–6929.
6. STENCIL "NO DUMPING/FLOWS TO ADOBE CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL ON–SITE STORM DRAIN INLETS. STENCILS OF THE LOGO ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION, WHICH MAY BE CONTACTED AT (650) 329–2598.
7. DURING THE BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT BY A THIRD PARTY REVIEWER ACCEPTABLE TO THE CITY TO VERIFY THAT THE INSTALLED MEASURES HAVE BEEN INSTALLED 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 RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEB SITE AT HTTP: //WWW.SCVURPPP–W2K.COM/CONSULTANTS.HTML

GRAPHIC SCALE
20 0 20 40

BKF ENGINEERS SURVEYORS PLANNERS
100+ YEARS
1730 N First St., Suite 600
San Jose, CA 95112
P : (408) 467 - 9100
F : (408) 467 - 9199

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788, 790, 796 San Antonio Road
Palo Alto, CA
788SAPA Land LLC

REGISTERED PROFESSIONAL ENGINEER
JACOB B. NGUYEN
No. 63084
CIVIL
STATE OF CALIFORNIA

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

PROJECT NO. 18019

REVISION	DATE	DESCRIPTION	DRAWN BY
	02.15.2019	ARB PACKAGE	ATN
	04.30.2019	ARB RESUBMITTAL PACKAGE	ATN
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	ATN
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	ATN

PRELIMINARY STORMWATER MANAGEMENT PLAN

TRUE N

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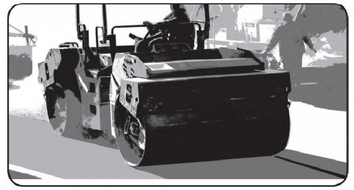
POLLUTION PREVENTION — IT'S PART OF THE PLAN

Construction projects are required to implement year-round stormwater BMPs, as they apply to your project.

Runoff from streets and other paved areas is a major source of pollution to San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep construction dirt, debris, and other pollutants out of storm drains and local creeks. Following these guidelines will ensure your compliance with City of Palo Alto Ordinance requirements.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site clear of litter (e.g. lunch items, cigarette butts).
- ☐ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report any hazardous materials spills immediately! Call City of Palo Alto Communications, **(650) 329-2413**. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. **(800) 852-7550 (24 hours).**

EARTHMOVING

Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (e.g., silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells.
  - Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

CONCRETE MANAGEMENT & DEWATERING

Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will fl ow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ☐ Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.
- ☐ Be sure to obtain a Permit for Construction in the Public Street from Public Works Engineering before discharging water to a street, gutter, or storm drain. Call the Regional Water Quality Control Plant (RWQCP) at **(650) 329-2598** for an inspection prior to commencing discharge. Use filtration or diversion through a basin, tank, or sediment trap as required by the approved dewatering plan. Dewatering is not permitted from October to April.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the City inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

PAVING/ASPHALT WORK

Paving

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

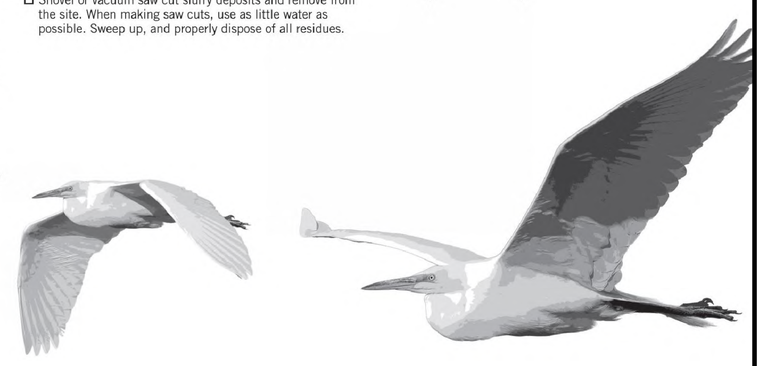
Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting.
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state certified contractor.



STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

250 Hamilton Avenue
Palo Alto, CA 94301
650.329.2211
cityofpaloalto.org

CITY OF PALO ALTO

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REGISTERED PROFESSIONAL ENGINEER
JACOB B. MOYER
No. 63094
CIVIL
STATE OF CALIFORNIA

PROJECT NO.	18019	
REVISION	DATE	DESCRIPTION	DRAWN BY
	02.15.2019	ARB PACKAGE	ATN
	04.30.2019	ARB RESUBMITTAL PACKAGE	ATN
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	ATN
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	ATN

BEST MANAGEMENT PRACTICES

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PUBLIC WORKS ENGINEERING SERVICES STANDARD CONDITIONS

Construction projects are required to adhere to the following conditions as part of Building Permit approval and issuance. Following these guidelines will ensure your compliance with Public Works requirements.

The contractor may be required to submit a logistics plan to the Public Works Department prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: pedestrian control, traffic control, truck routes, material deliveries, contractor's parking, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact, noticing of affected surrounding properties, and schedule of work. The requirement to submit a logistics plan will be dependent on the number of applications Public Works Engineering receives within close proximity to help mitigate and control the impact to the public-right-of-way. If necessary, Public Works may require a Logistics Plan during construction.

Work in the right-of-way: Any work that is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, or utility laterals must be done per City standards and the contractor performing this work must first obtain a Street Work Permit from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section.

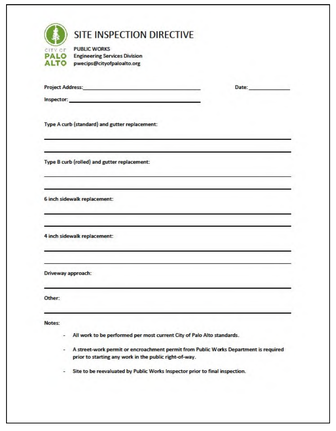
Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.

As needed

Sidewalk, curb & gutter: The applicant shall replace portions of the existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property as required. Contact Public Works' Inspector at (650) 496-6929 to arrange a site visit so that the inspector can discuss the extent of replacement work along the public road. Include a scan copy of the Site Inspection Directive obtained from the Public Works Inspector in the plan set.

Any construction within the city's public road right-of-way shall have an approved Permit for Construction in the Public Street prior to commencement of this work. The performance of this work is not authorized by the building permit issuance but shown on the building permit for information only

Site Inspection Directive Sheet



SITE INSPECTION DIRECTIVE

PUBLIC WORKS
Engineering Services Division
pwecips@cityofpaloalto.org

Project Address:_____ Date:_____

Inspector: _____

Type A curb (standard) and gutter replacement:

Type B curb (rolled) and gutter replacement:

6 inch sidewalk replacement:

4 inch sidewalk replacement:

Driveway approach:

Other:

Notes:

- All work to be performed per most current City of Palo Alto standards.
- A street-work permit or encroachment permit from Public Works Department is required prior to starting any work in the public right-of-way.
- Site to be reevaluated by Public Works Inspector prior to final inspection.

Contractor shall not stage, store, or stockpile any material or equipment within the public road right-of-way. This includes job site trailers, dumpsters, storage containers and portable restrooms

Construction phasing shall be coordinated to keep materials and equipment onsite.

Contractor shall contact Public Works Engineering Inspectors to inspect and approve the storm drain system (pipes, area drains, inlets, bubblers, dry wells, etc.) associated with the project prior to backfill.

Contractor shall schedule an inspection, at a minimum 48-hours in advance by calling (650)496-6929.

Excavation activities associated with the proposed scope of work shall occur no closer than 10-feet from the existing street tree, or as approved by the Urban Forestry Division contact 650-496-5953.

Any changes shall be approved by the same.

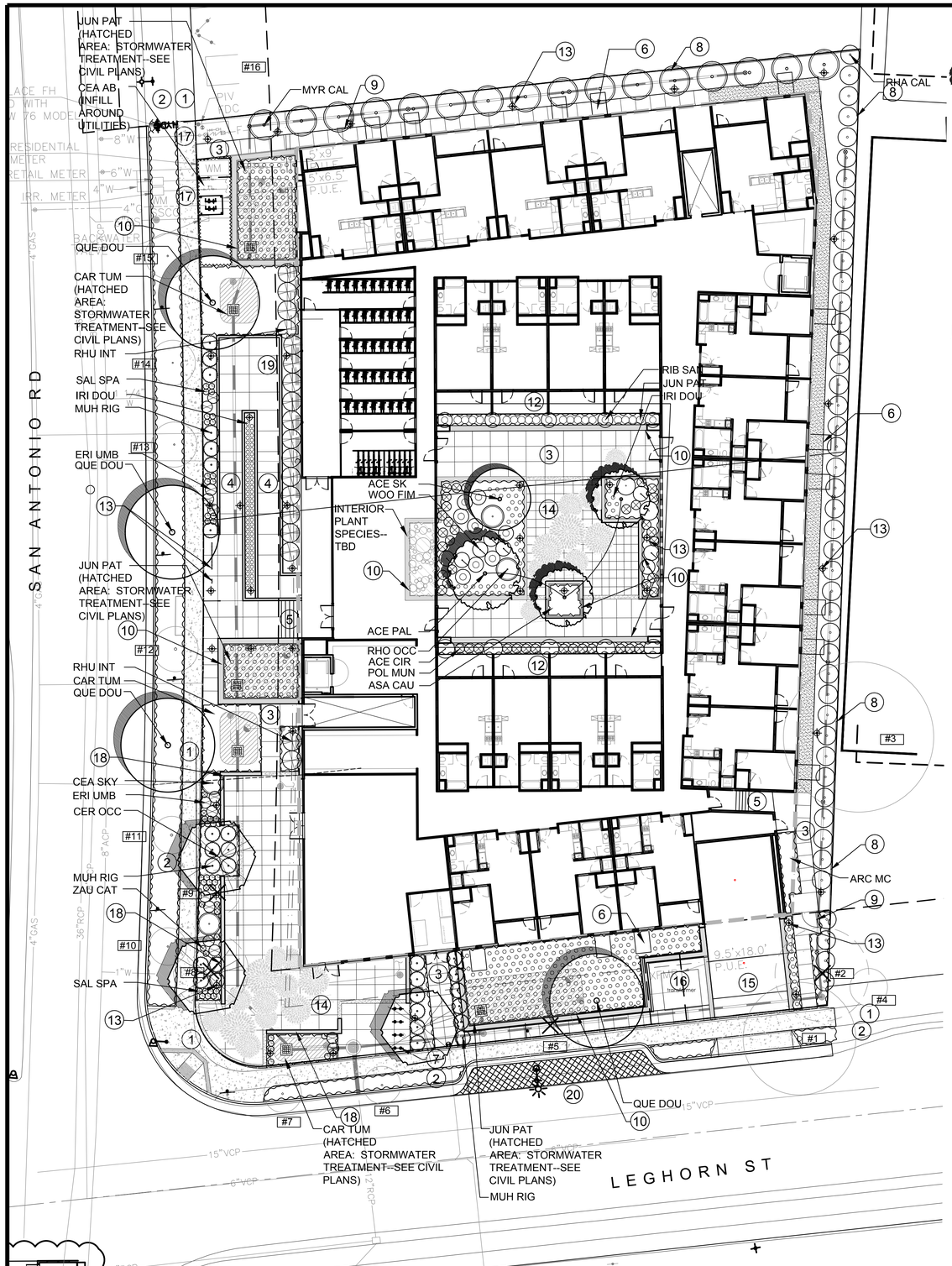
QUESTIONS?

650.329.2496, Option 8

pwecips@cityofpaloalto.org

Public Works—Engineering Services
285 Hamilton Avenue, 1st Floor
Palo Alto, CA 94301

CITY OF PALO ALTO



LEGEND

- PROPOSED TREES
- EXISTING TREES TO REMAIN
- # X — TREE NUMBER IN ARBORIST REPORT AND SUMMARY TABLE BELOW
- X — EXISTING TREES TO BE REMOVED
- SHRUB AND GROUNDCOVER AREA

LANDSCAPE DESIGN INTENT:

- REINFORCE THE SAN ANTONIO ROAD AND LEGHORN ST STREETSCAPES WITH THE PROPOSED LANDSCAPE ON BOTH FRONTAGES.
- DIFFERENTIATE BETWEEN THE TWO BUILDING USES (RESIDENTIAL AND RETAIL) WITH THE PROPOSED TREE PLANTINGS.
- PROVIDE RECOGNIZABLE ENTRIES FOR BOTH THE RESIDENTIAL AND RETAIL USES.
- ADDRESS THE PRIVACY NEEDS OF THE FUTURE RESIDENTS.
- PROVIDE VARIED OPEN SPACE OPPORTUNITIES FOR THE FUTURE RESIDENTS AND RETAIL USERS.

KEY NOTES:

1. CITY SIDEWALK--PROPOSED
2. PARK STRIP (EX. PLANTING TO REMAIN)
3. CONCRETE PAVING (INTEGRAL COLOR)
4. SLOPED WALKWAY--SLOPE LESS THAN 5%
5. STEPS
6. FIRE EMERGENCY LADDER PADS
7. BIKE RACKS (8 BIKES) COLUMBIA CASCADE CYCLOOPS CIRCULO POWDERCOATED STEEL
8. 6FT HIGH PAINTED METAL PICKET FENCE (BETWEEN EX BLDGS AT PL)
9. 6FT HIGH GATE AND WALL TO MATCH BUILDING FINISH
10. PLANTER WALLS (24" TO 30 " HIGH)
11. BIKE RACKS (11 BIKES) COLUMBIA CASCADE ORIGINAL CYCLOOPS POWERCOATED STEEL
12. PATIO
13. BOLLARD LIGHT FIXTURE
14. CHRYSANTHEMUM PAVING PATTERN (FLUSH W/ ADJACENT PAVING SURFACES). A REMINDER OF THE NURSERIES ONCE AT THE SITE.
15. DRIVEWAY
16. TRANSFORMER
17. UTILITY POINT OF CONNECTIONS WATER(DOMESTIC/IRRIGATION/FIRE), GAS SANITARY SEWER--SEE CIVIL PLANS
18. CONCRETE SEAT WALL
19. BIKE WASH AREA
20. DROP OFF

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	INDIGENOUS	QUANTITY	MISC. NOTES & REQUIREMENTS
TREES							
ACE PAL	*Acer palmatum*	Japanese Maple	24" Box	M		3	Mult. St./N.V.S.-45°/Stem up.
ACE SK	*Acer palmatum 'Sango Kaku'*	Coral Bark Maple	36" Box	M		1	Mult. St./N.V.S.-45°/Stem up. /replacement
CER OCC	*Cercis occidentalis*	Western Redbud	36" Box	V L	X	3	Mult. St./N.V.S.-45°/Stem up./replacement
PRU ILI	*Pitnus ilicifolia*	Hollyleaf Cherry	24" Box	L	X	4	
QUE DOU	*Quercus Douglasii*	Blue Oak	36" Box	VL	X	4	replacement tree
SHRUBS							
ACE CIR	*Acer circinatum*	Vine Maple	15 G.C.	M	X	7	F & B
CEA SKY	*Ceanothus 'Skyline'*	Ceanothus	5 G.C.	L	X	4	F & B
ERI UMB	*Eriogonum umbellatum 'Polyanthem'*	Sulfur Buckwhear	1 G.C.	L	X	14	
HET ARB	*Heteromeles arbutifolia*	Toyon	5 G.C.	L	X	8	
MYR CAL	*Myrica californica*	Pacific Wax Myrtle	1 G.C.	M	X	16	T.F./Hi. Br.
RHA CAL	*Rhamnus californica*	Coffeeberry	5 G.C.	L	X	45	F & B
RHO OCC	*Rhododendron occidentale*	Western Azalea	5 G.C.	M	X	4	F & B
RHU INT	*Rhus integrifolia*	Lemonade Berry	5 G.C.	L	X	18	F & B
SAL SPA	*Salvia spathacea*	Hummingbird Sage	1 G.C.	L	X	44	
PERENNIALS/BULBS/ANNUALS							
ERI GLA	*Erigeron glaucus*	Beach Aster	1 G.C.	L	X	16	
ERI UMB	*Eriogonum umbellatum 'Polyanthem'*	Sulfur Buckwhear	1 G.C.	L	X	14	
HEU SAC	*Heuchera 'Santa Ana Cardinal'*	Coral Bells	1 G.C.	M	X	16	
IRI DOU	*Iris douglasiana*	Douglas Iris	1 G.C.	L	X	104	
JUN PAT	*Juncus patens*	California Grey Rush	1 G.C.	L	X	556	Plant at 15" o.c.
MUH RIG	*Muhlenbergia rigens*	Deer Grass	5 G.C.	L	X	29	
POL MUN	*Polystichum munitum*	Western Sword Fern	1 G.C.	M	X	42	F & B
SIS RIP	*Sisyrinchium bellum 'Rocky Point'*	Blue-Eyed Grass	1 G.C.	VL	X	49	
WOO FIM	*Woodwardia fimbriata*	Giant Chain Fern	5 G.C.	M	X	8	
ZAU CAT	*Zauschneria 'Catalina'*	California Fuchsia	1 G.C.	L	X	10	
GROUNDCOVERS							
ARC MC	*Arctostaphylos hookeri 'Monterey Carpet'*	Monterey Manzanita	5 G.C.	L	X	19	Plant at 24" o.c. (76 SF)--as utilities permit
ASA CAU	*Asarum caudatum*	Wild Ginger	1 G.C.	M	X	47	Plant at 15" o.c. (73 SF)
CAR TUM	*Carex tumicola*	Berkeley Sedge	1 G.C.	L	X	570	Plant at 15" o.c. (889 Sf)
CEA AB	*Ceanothus 'Anchor Bay'*	Ceanothus	1 G.C.	L	X	15	Plant at 48" o.c. (238 SF)--as utilities permit

WUCOLS RATINGS: VL= Very Low, L=Low, M=Medium, H=High

PLANT LIST ABBREVIATIONS:

Note:	This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s)
SL	Single main, straight, dominant, leader
Hi. Br.	High branched—lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees
No Top	No topping or pruning of upper branches
Br. Gr.	Branched to ground
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.
N.V.S.-30 deg.	Narrow upright vase shape 30 degrees or less spread in branch/trunk structure
N.V.S.-45 deg.	Narrow upright vase shape 45 degrees or less spread in branch/trunk structure
T.F.	Tree Form
S.F.	Shrub Form
N.F.	Narrow upright Form
Mult. St.	Multi stemmed
G.C.	Gallon Can
Stem up.	Stem up to expose trunk and lower branch pattern
o.c.	On center

EXISTING TREE SUMMARY (Refer to Kielty Arborist Services report, Jan 24, 2019)

Number	Tree species | Common Name	Protected	Trunk Diameter (DBH)	Height (feet)	Spread (feet)	Arborist Summary (condition 0 to 100)	Disposition (proposed)
1	Fraxinus velutina 'Modesto' | Modesto Ash	X	15.0	30	30	60 Fair vigor & form street tree, not usual form	Retain
2	Fraxinus angustifolia 'Raywood' | Raywood Ash		7-8-7-6	25	25	30 Poor vigor & form-multi leader, dead wood & declining	Remove--project arborist rec
3*	Ficus microcarpa | Indian Laurel Fig		30	45	40	50 Good vigor, fair/poor form-multi leader	Retain--neighbor's tree
4*	Fraxinus angustifolia 'Raywood' | Raywood Ash	X	6.2	12	10	30 Poor vigor & form, declining, street tree	Retain--neighbor's tree
5	Pistachia chinensis | Chinese Pistache	X	6.2	15	12	80 Good vigor & form	Remove
6	Fraxinus ornus | Flowering Ash	X	5.4	20	10	80 Good vigor & form, street tree	Retain
7	Pistachia chinensis | Chinese Pistache	X	5.7	20	10	80 Good vigor & form, street tree	Retain
8	Pistachia chinensis | Chinese Pistache	X	9.3	15	20	80 Good vigor & form	Remove
9	Pistachia chinensis | Chinese Pistache	X	4	15	12	80 Good vigor & form	Remove
10	Ulmus americana 'Princeton' | American Elm cvs.	X	4.8	20	10	80 Good vigor & form, street tree	Retain
11	Ulmus americana 'Princeton' | American Elm cvs.	X	7.3	20	10	80 Good vigor & form, street tree	Retain
12	Quercus virginiana | Southern Live Oak	X	5.2	15	12	80 Good vigor & form, street tree	Retain
13	Quercus virginiana | Southern Live Oak	X	4.9	15	12	80 Good vigor & form, street tree	Retain
14	Quercus virginiana | Southern Live Oak	X	4.4	15	12	80 Good vigor & form, street tree	Retain
15	Quercus virginiana | Southern Live Oak	X	4.7	15	12	80 Good vigor & form, street tree	Retain
16*	Cedrus atlantica 'Glauca pendula' | Weeping Blue Atlas Cedar		8 est.	8	15	80 Good vigor, fair form, weeping cvs, 10' from PL	Retain--neighbor's tree

* = Neighbor's tree

1-29: Very Poor | 30-49: Poor | 50-69: Fair | 70-89: Good | 90-100: Excellent

TREE CANOPY REPLACEMENT (PALO ALTO TREE TECHNICAL MANUAL)

Number	Tree species | Common Name	Canopy (feet)	Replacement Tree Quantity	Alternative Tree Size
2	Fraxinus angustifolia 'Raywood' | Raywood Ash	25	Three -- 24" Box	Two -- 36" Box
5	Pistachia chinensis | Chinese Pistache	12	Three -- 24" Box	Two -- 36" Box
8	Pistachia chinensis | Chinese Pistache	20	Three -- 24" Box	Two -- 36" Box
9	Pistachia chinensis | Chinese Pistache	12	Three -- 24" Box	Two -- 36" Box
	TOTAL REPLACEMENT TREES		Twelve--24" Box	Eight--36" Box
	PROPOSED REPLACEMENT			**Eight--36" Box**

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942

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San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

788 San Antonio Housing
ARB Package
788, 790, 796 San Antonio Road
Palo Alto, CA
788SAPA Land LLC

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI CLA# 2942
Signature
10/31/20
Renewal Date
10/16/19
Date
STATE OF CALIFORNIA

PROJECT NO. 18019		
REVISION	DATE	DESCRIPTION	DRAWN BY
	06.26.2018	ARB FOR PREL. REVIEW	JA
	09.26.2018	ARB FOR PREL. REVIEW	JA
	02.15.2019	ARB PACKAGE	IV,IG
	04.30.2019	ARB RESUBMITTAL PACKAGE	IG
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.16.2019	ARB RESUBMITTAL PACKAGE #2	

SCHEMATIC LANDSCAPE PLAN: FIRST FLOOR

TRUE N

LA-1

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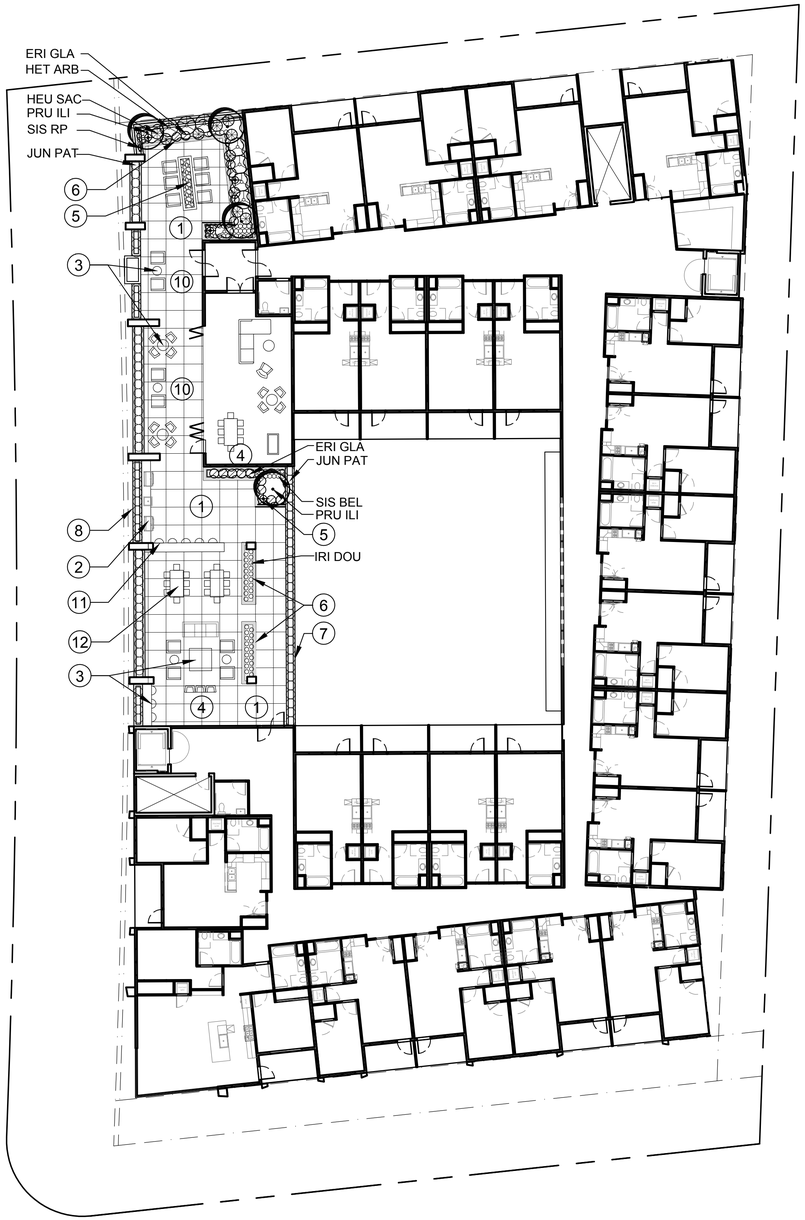
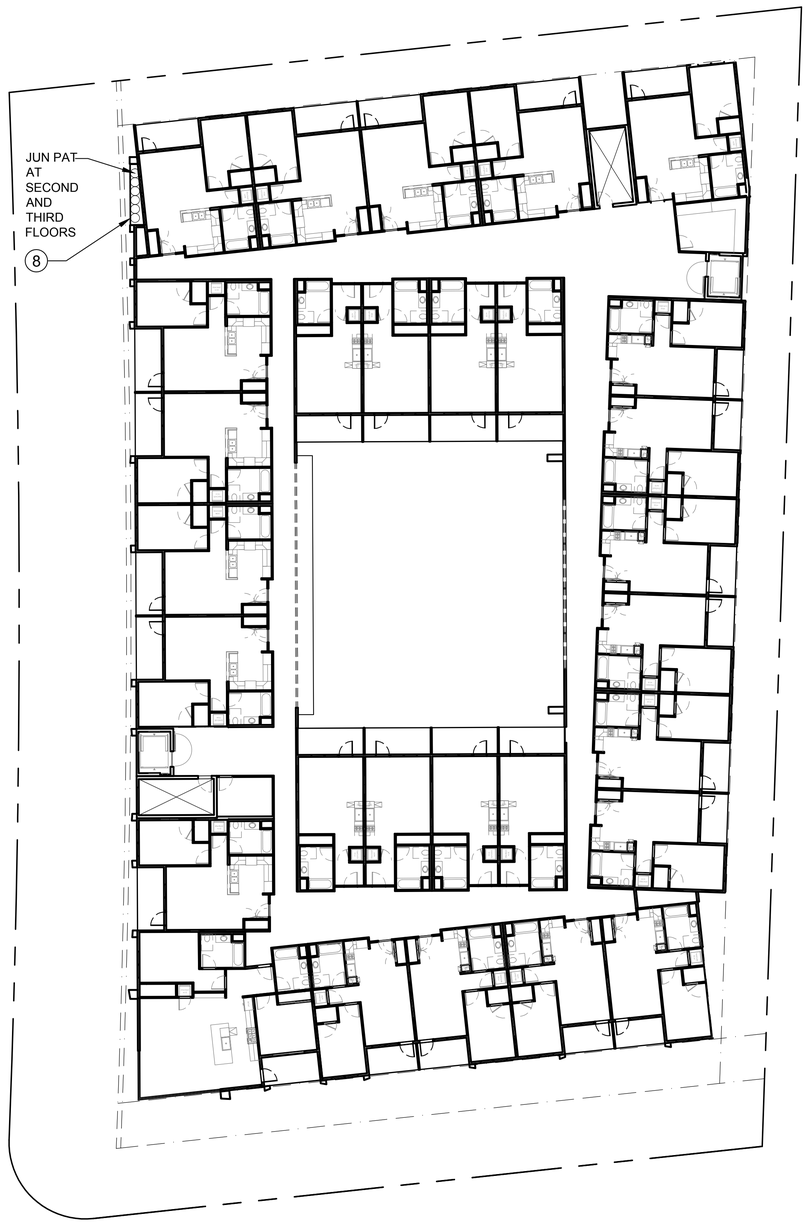


FOURTH FLOOR

0 8' 16' 32'

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



SECOND AND THIRD FLOORS

0 8' 16' 32'

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

KEY NOTES:

1. CONCRETE PAVING TOPPING SLAB (INTEGRAL COLOR)
2. BBQ COUNTER
3. SITE FURNITURE
4. MOVIE VIEWING AREA
5. FIRE PIT AT "CAMPFIRE" OUTDOOR ROOM
6. PLANTER WALLS (24" TO 36" HIGH)
7. PLANTER CONTINUOUS AT EDGE
8. PLANTERS ALONG FACE OF BUILDING
9. BOLLARD LIGHTS
10. OUTDOOR SPACE FOR LOUNGE (INTERIOR)
11. BBQ AREA-COUNTER SEATING
12. DINING TABLES

LEGEND

PROPOSED TREES

SHRUB AND GROUNDCOVER AREA

NOTES:

SEE PLANT LEGEND/LIST AND NOTES ON SHEET LA-1.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

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	10.16.2019	ARB RESUBMITTAL PACKAGE #2	

SCHEMATIC LANDSCAPE PLAN: SECOND, THIRD AND FOURTH FLOORS

TRUE N

LA-2

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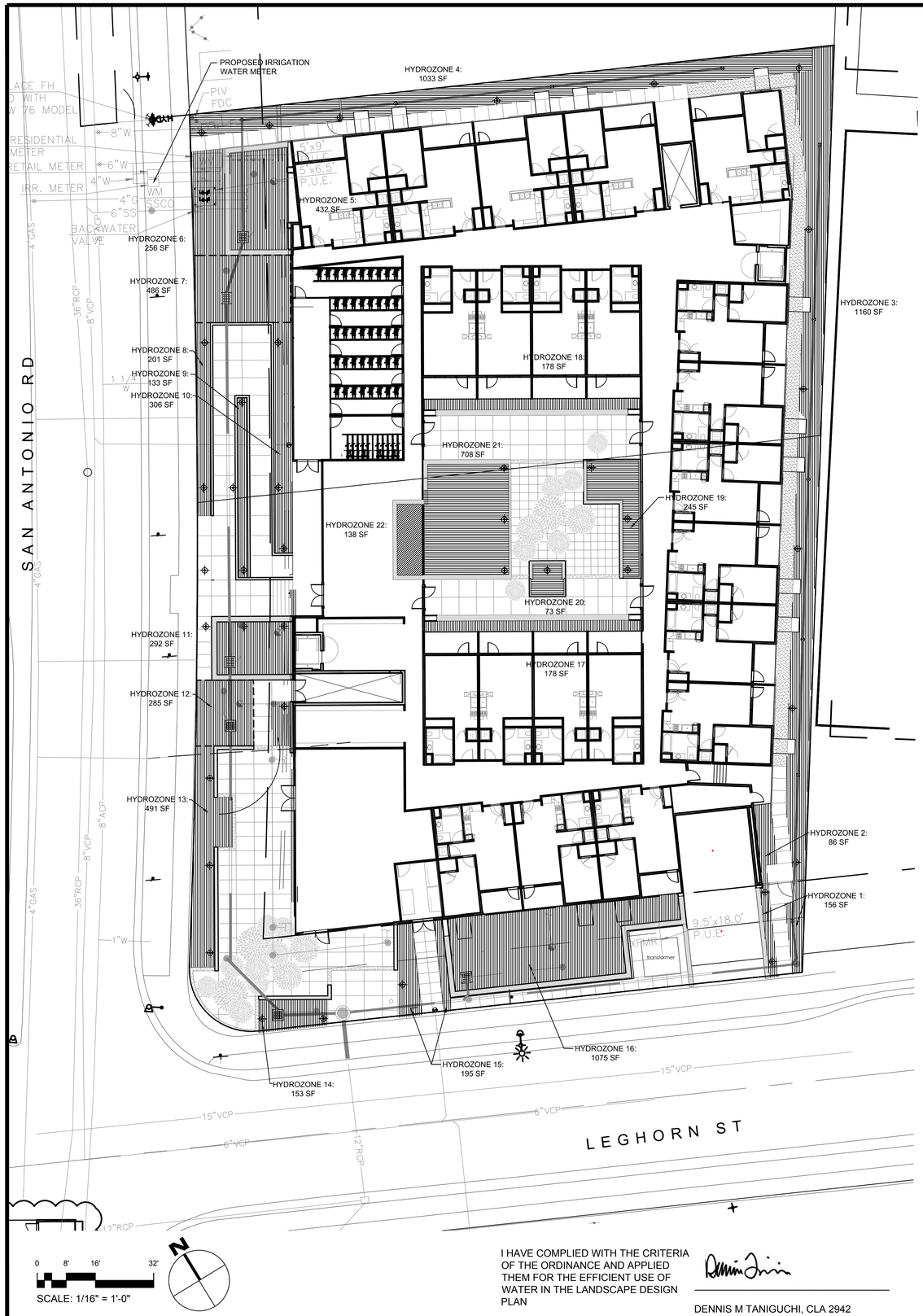

HYDROZONE LEGEND

LOW WATER USE (7,409 SF OR 84% OF PLANTING AREA) (SUBSURFACE DRIP AND/OR DRIP EMITTERS)

MEDIUM WATER USE (1,234 SF OR 14% OF PLANTING AREA) (SUBSURFACE DRIP AND/OR DRIP EMITTERS)

HIGH WATER USE (0 SF OR 0% OF PLANTING AREA)

NOTES:

1 IRRIGATED PLANTED AREA= 8,781 SF
TURF IS 0% (0 SF) OF THAT PLANTED AREA

2 A MINIMUM 3-INCH LAYER OF 1/2" to 1' DIAMETER FIR OR PINE BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS.

3 UNLESS CONTRAINDICATED BY A HORTICULTURAL SOILS ANALYSIS, SOIL AMENDMENT TO INCLUDE COMPOST AT A MINIMUM OF 4 CUBIC YARDS PER 1000 SF OF PLANTING AREA INCORPORATED TO A DEPTH OF 6 INCHES.

4 PLANT MATERIAL SPECIES ARE DROUGHT TOLERANT INTRODUCED OR NATIVE AND NON-INVASIVE PLANT SPECIES(AS DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL). DROUGHT TOLERANCE IS AS DEFINED IN "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY THE EAST BAY MUNICIPAL UTILITY DISTRICT AND WUCOLS.

IRRIGATION DESIGN STATEMENT:

1 IRRIGATION DESIGN SHALL BE ZONED FOR 1) TURF AND ANNUALS AND OTHER MODERATE TO HIGHER WATER USE PLANT MATERIALS; 2) GROUNDCOVERS, AND 3) NATIVE AND WATER CONSERVING PLANT MATERIALS.

2 IRRIGATION DESIGN SHALL ALSO BE ZONED FOR MICRO CLIMATES INCLUDING COOL, SHADED AND PROTECTED AREAS, AS WELL AS HOT, SUNNY AND WINDY AREAS.

3 PART SHADE AREAS INCLUDE MODERATE WATER USE AREAS HAVING MORNING AND/OR AFTERNOON SHADE.

4 COOL AND FULL SHADY AREAS INCLUDE LOW WATER USE AREAS FOR PLANTS REQUIRING LITTLE OR NO IRRIGATION WATER AND/OR LOCATIONS THAT WILL PROVIDE MOIST CONDITIONS.

5 LAYOUT SHALL BE DESIGNED FOR MINIMUM RUNOFF AND OVERSPRAY ONTO NON-LANDSCAPED AREAS

6 LOW VOLUME SPRINKLERS SHALL BE USED WHEREVER POSSIBLE WITH HEAD TO HEAD COVERAGE.

7 DRIP EMITTER OR BUBBLER IRRIGATION SHALL BE UTILIZED AT TREES TO PROMOTE DEEP WATERING WHEREVER POSSIBLE.

8 DRIP IRRIGATION SHALL BE UTILIZED AT NON-TRAFFIC OR ISOLATED PLANTING AREAS TO DECREASE THE POSSIBILITY OF VANDALISM TO THE MICRO-TUBING.

9 THE IRRIGATION CONTROLLER SHALL HAVE AMPLE CAPACITY IN TERMS OF PROGRAMS AND CYCLES THAT WILL MATCH THE COMPLEXITY OF THE LANDSCAPE PLAN FOR MORE EFFICIENT WATERING. FOR EXAMPLE, THE CONTROLLER SHALL HAVE THE ABILITY TO HAVE MULTIPLE CYCLES TO PERMIT A NUMBER OF SHORT DURATION WATERINGS THAT WILL ALLOW WATER TO SOAK INTO THE SOIL RATHER THAN RUN OFF. RAIN SENSING OVERRIDE DEVICES SHALL BE INSTALLED WITH CONTROLLER.

10 INDIVIDUAL BUBBLERS OR DRIP EMITTERS SHALL BE UTILIZED TO ISOLATE WATER FOR PLANT MATERIALS AND ELIMINATE WATERING OF "BARE GROUND."

Water Efficient Landscape Worksheet: San Antonio Housing 10/15/2019)

Reference Evapotranspiration (ETo)		**43**	**(Palo Alto)**				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area (**LA**) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
#1 Mixed shrubs	0.2	Drip	0.81	0.247	156	38.52	1,027
#2 groundcover	0.2	Drip	0.81	0.247	86	21.23	566
#3 Mixed shrub	0.2	Drip	0.81	0.247	1,160	286.42	7,636
#4 Mixed shrubs	0.4	Drip	0.81	0.494	1,033	510.12	13,600
#5 Mixed shrubs	0.2	Drip	0.81	0.247	432	106.67	2,844
#6 groundcover	0.2	Drip	0.81	0.247	256	63.21	1,685
#7 Mixed shrubs	0.2	Overhead Spray	0.75	0.267	486	129.60	3,455
#8 Mixed shrubs/trees	0.2	Drip	0.81	0.247	201	49.63	1,323
#9 Mixed shrubs	0.2	Drip	0.81	0.247	133	32.84	876
#10 Mixed shrubs	0.2	Drip	0.81	0.247	306	75.56	2,014
#11 Mixed shrubs	0.2	Overhead Spray	0.75	0.267	292	77.87	208
#12 Mixed shrubs/trees	0.2	Overhead Spray	0.75	0.267	285	76.00	2,026
#13 Mixed shrubs/trees	0.2	Drip	0.81	0.247	491	121.23	3,232
#14 Mixed shrubs	0.2	Overhead Spray	0.75	0.267	153	40.80	1,088
#15 Mixed shrubs	0.2	Drip	0.81	0.247	195	48.15	1,284
#16 Mixed shrubs/trees	0.2	Overhead Spray	0.75	0.267	1,075	286.67	7,643
#17 Mixed shrubs	0.2	Drip	0.81	0.247	178	43.95	117
#18 Mixed shrubs	0.2	Drip	0.81	0.247	178	43.95	1,172
#19 Mixed shrubs/groundcover/trees	0.5	Drip	0.81	0.617	245	151.23	4,032
#20 Mixed shrubs/groundcover/trees	0.5	Drip	0.81	0.617	72	44.44	1,185
#21 Mixed shrubs/groundcover/trees	0.5	Drip	0.81	0.617	708	437.04	11,651
#22 Interior Plant Species	0.8	Drip	0.81	0.988	138	136.30	3,634
#23 Mixed shrubs	0.2	Drip	0.81	0.247	29	7.16	191
#24 Mixed shrubs	0.2	Drip	0.81	0.247	29	7.16	191
#25 Mixed shrubs	0.2	Drip	0.81	0.247	68	16.79	27
#26 Mixed shrubs	0.2	Drip	0.81	0.247	48	11.85	316
#27 Mixed shrubs/groundcover/trees	0.2	Drip	0.81	0.247	27	6.67	178
#28 Mixed shrubs	0.2	Drip	0.81	0.247	112	27.65	737
#29 Mixed shrubs/groundcover/trees	0.2	Drip	0.81	0.247	209	51.60	1,376
			Totals		8,781	2,950.32	78,655
Special Landscape Areas (SLA)							
1) Pool/Spa				1	0	0	0
2) Water Features				1	0	0	0
				0	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**78,655**
						Maximum Allowed Water Allowance (MAWA)	**128,756**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	2,950
Total Area	8,781
Average ETAF	**0.34**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	2,950
Total Area	8,781
Sitewide ETAF	**0.34**

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

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	10.16.2019	ARB RESUBMITTAL PACKAGE #2	

IRRIGATION HYDROZONE PLAN: FIRST FLOOR

TRUE N

LA-3

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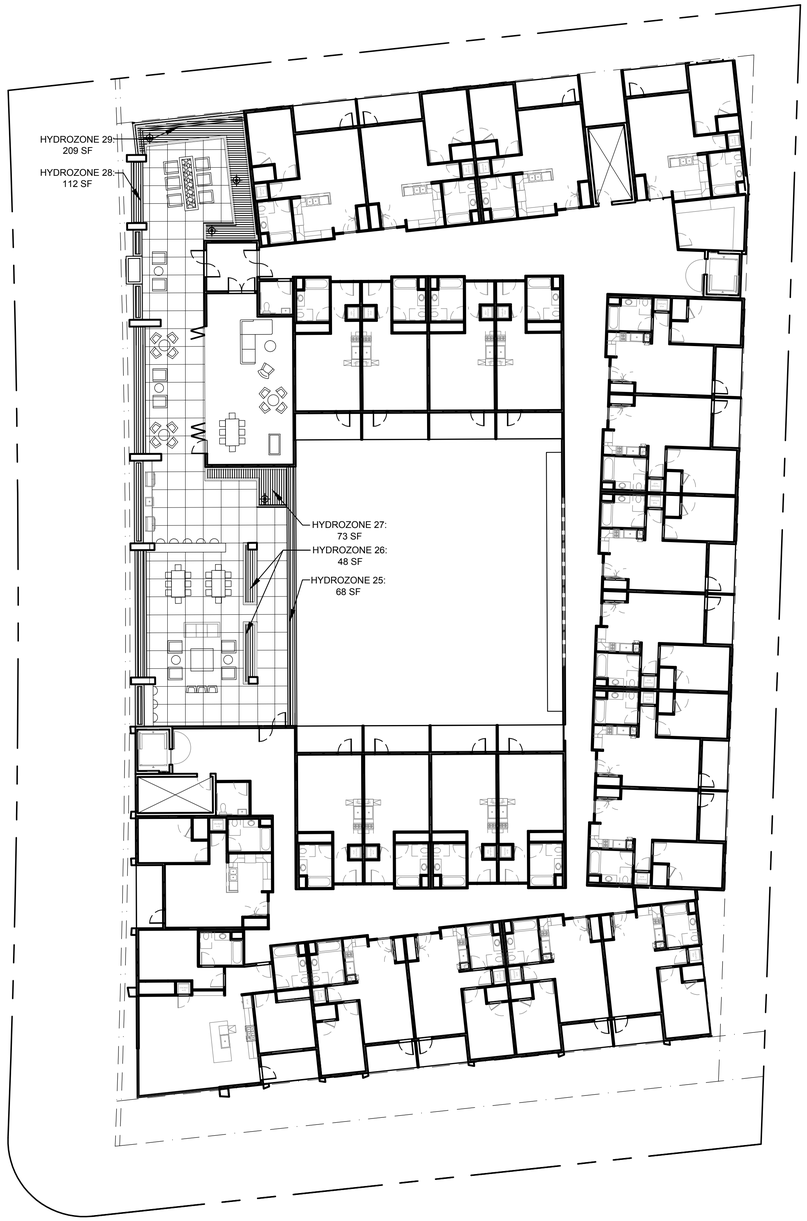
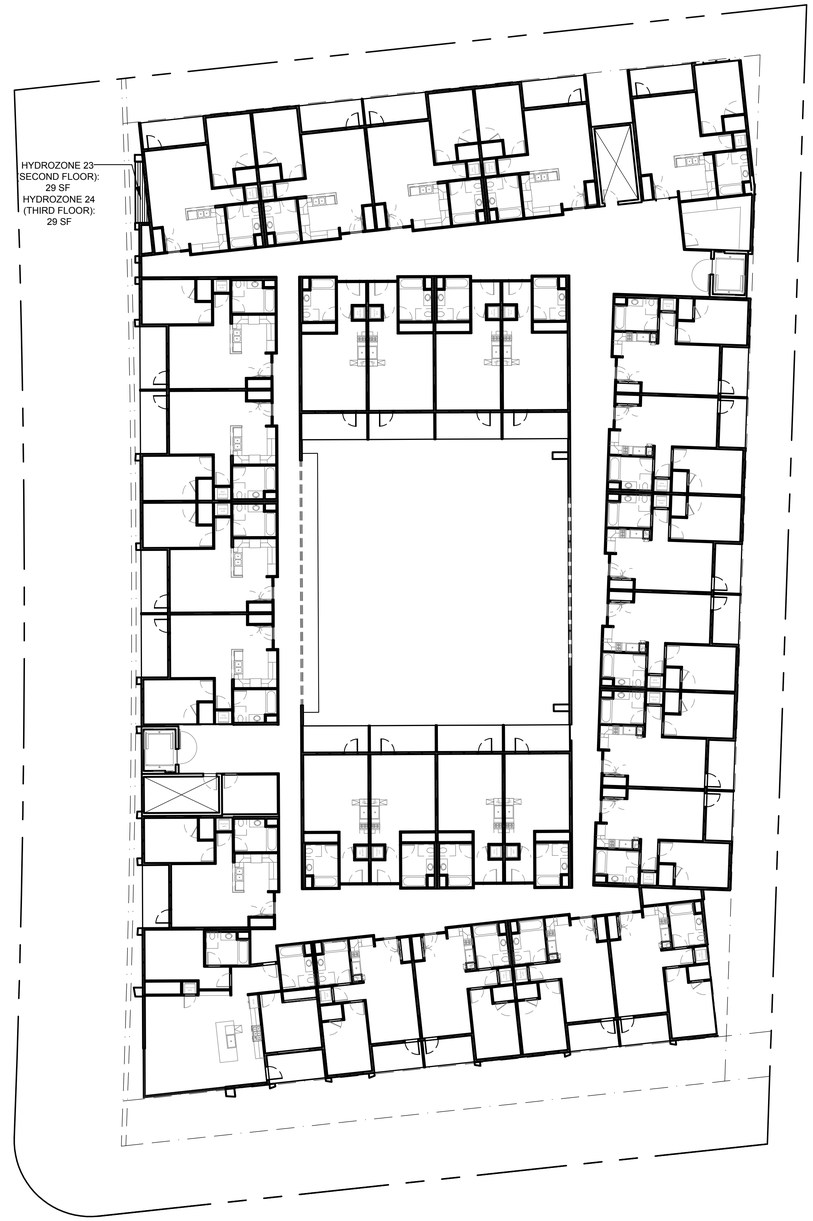


FOURTH FLOOR

0 8' 16' 32'

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



SECOND AND THIRD FLOORS

0 8' 16' 32'

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

HYDROZONE LEGEND

LOW WATER USE (7,409 SF OR 84% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

MEDIUM WATER USE (1,234 SF OR 14% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

HIGH WATER USE (0 SF OR 0% OF PLANTING AREA)

NOTES

1. SEE IRRIGATION NOTES ON SHEET LA-3.
2. SEE IRRIGATION CALCULATIONS ON SHEET LA-3.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

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IRRIGATION HYDROZONE PLAN: SECOND, THIRD AND FOURTH FLOORS

TRUE N

LA-4

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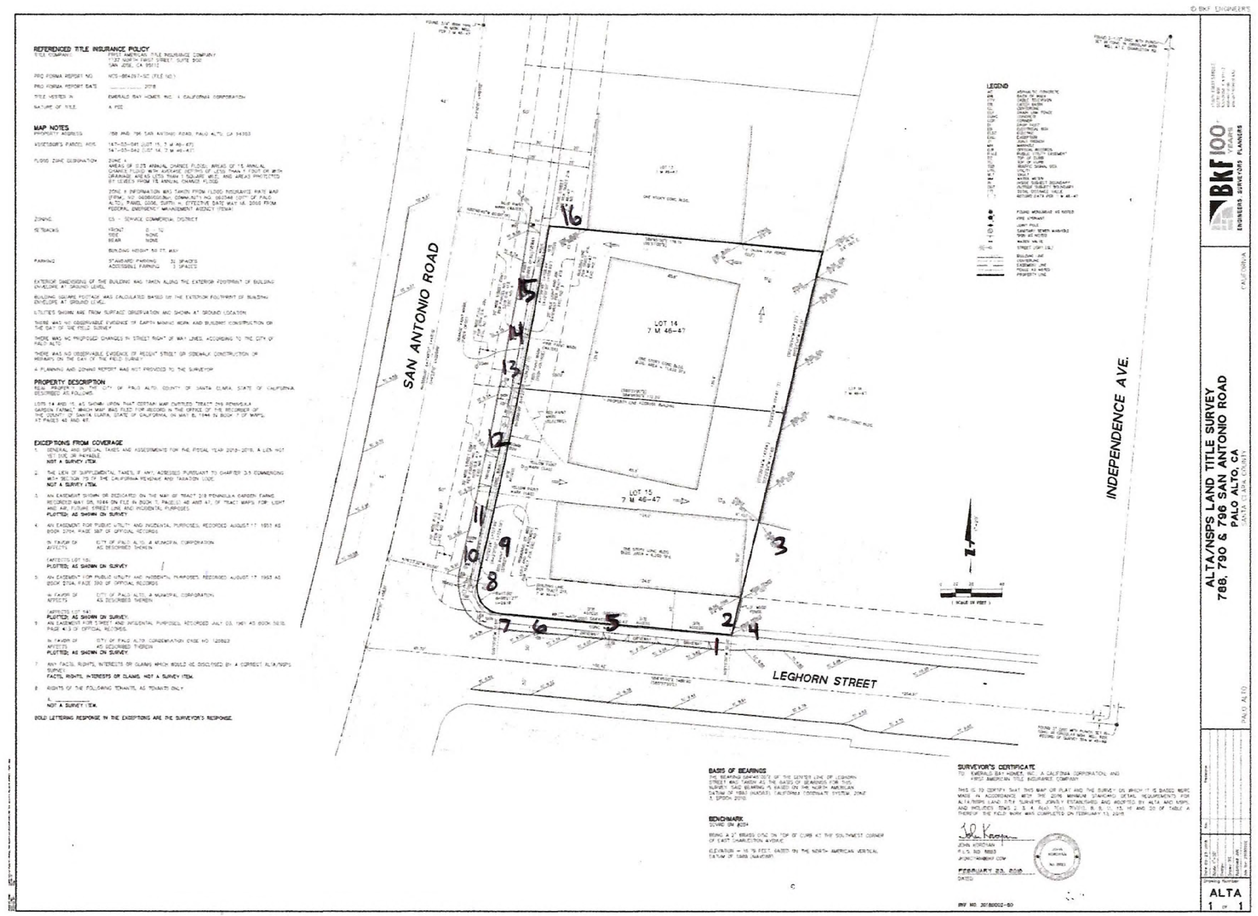

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EUGENE H. SAKAI
C27,719
12-31-19
STATE OF CALIFORNIA

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	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

ARBORIST
REPORT
- MAP -

TRUE N

AR-1

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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: 788 SAN ANTONIO ROAD, PALO ALTO, CA

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

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

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

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

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

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

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

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

**Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - http://www.cityofpaloalto.org/trees/forms.htm (See also TTM[1], 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: (Prop. Owner or Agent) Print: EUGENE SAKAI Date: 10/16/2019

FOR STAFF USE:

Protective Fencing
Sections 5-6 must be **completed by staff** for the issuance of any development permit (demolition, grading or building permit).

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

6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. **YES NO**
(N/A if there are no street trees, check here ☐).

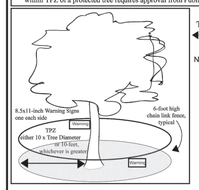
[1] Regulated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council;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

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

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

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

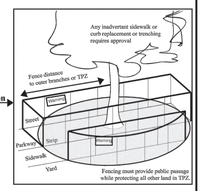
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area -- see Tree Technical Manual Sec 2.15(E).
- Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form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

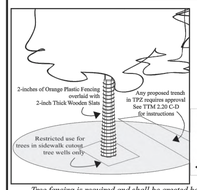


Type I Tree Protection — For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

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

Type II Tree Protection





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

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

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

Rev	By	Date		
0	DWH	12/14/92	Tree Protection During Construction	Approved by: Dave Dockter
01	D.D.	08/04/04		PE No.
02	D.D.	06/10/06		Date 2006
Scale: NTS			City of Palo Alto Standard	Dwg No. 605

APPENDIX J

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

31-1 General
- **a. Tree protection has three primary functions**, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
- **b. The Tree Protection Zone (TPZ)** is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

31-2 Reference Documents
- **a. Detail 605** – Illustration of situations described below.
- **b. Tree Technical Manual (TTM) Forms** (http://www.cityofpaloalto.org/trees/)
  1. Trenching Restriction Zones (TTM, Section 2.20C3)
  2. Arborist Reporting Protocol (TTM, Section 6.30)
  3. Site Plan Requirements (TTM, Section 6.35)
  4. Tree Disclosure Statement (TTM, Appendix J)
- **c. Street Tree Verification (STV) Form** (http://www.cityofpaloalto.org/trees/forms)

31-3 Execution
- **a. Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
- **b. Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
- **c. Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.
- **d. Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.
- **e. 'Warning' signs**. A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
- **f. Duration**. Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
- **g. During construction**
  1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
  2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
  3. The following tree preservation measures apply to all trees to be retained:
     - **a.** No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.
     - **b.** The ground under and around the tree canopy area shall not be altered.
     - **c.** Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION

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

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

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

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

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

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

Verification of Street Tree Protection

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

APPLICATION DATE:	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
APPLICANT'S TELEPHONE & FAX NUMBERS:	
This section to be filled out by City Tree Staff	
1. The Street Trees at the above address(es) are adequately protected. The type of protection used is:	YES ☐ NO* ☐ * If NO, go to #2 below
Inspected by:	
Date of Inspection:	
2. The Street Trees at the above address are **NOT** adequately protected. The following modifications are required: Indicate how the required modifications were communicated to the applicant.	_____
Subsequent Inspection	
Street trees at above address were found to be adequately protected:	YES ☐ NO* ☐ * If NO, indicate in "Notes" below the disposition of case.
Inpected by:	
Date of Inspection:	
Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.	

Return approved sheet to Applicant for demolition or building permit issuance.
S:PWD/CIP/TreeDS/StTreeProtect 5/1706

City of Palo Alto Tree Technical Manual — ADDENDUM 11

Arborist Firm Data Here — name, ISA Certified Arborist #WE-000, Contact Cell #

Monthly Tree Activity Report- *Construction Site*

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

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

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

Respectfully submitted,

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

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

---WARNING---
Tree Protection Zone

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

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

Palo Alto Municipal Code Section 8.10.110

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

SPECIAL INSPECTIONS **PLANNING DEPARTMENT**

TREE PROTECTION INSPECTIONS MANDATORY

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

BUILDING PERMIT DATE: _____

DATE OF 1ST TREE ACTIVITY REPORT: _____

CITY STAFF: _____

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

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

Use addtional "T" sheets as needed

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

Search: Advanced Browse By Topic

Home > Planning & Community Environment

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

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

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

View ALL sections:

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

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

T-1

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

Project Data

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

STUDIO S SQUARED ARCHITECTURE
1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

788 San Antonio Housing
ARB Package
788, 790, 796 San Antonio Road
Palo Alto, CA
788SAPA Land LLC

LICENSED ARCHITECT — EUGENE H. SAKAI, AIA, LEED AP — C27,719 — 12-31-19 — STATE OF CALIFORNIA

PROJECT NO.	18019	
REVISION	DATE	DESCRIPTION	DRAWN BY
	06.26.2018	ARB FOR PREL. REVIEW	JA
	09.26.2018	ARB FOR PREL. REVIEW	JA
	02.15.2019	ARB PACKAGE	IV,IG
	04.30.2019	ARB RESUBMITTAL PACKAGE	IG
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

SPECIAL PROTECTION INSTRUCTION SHEET

TRUE N
T-1

© STUDIO S SQUARED ARCHITECTURE, INC.

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

Kielty Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

October 16, 2019

Yurong Han and Ted O'Hanlon
Site: San Antonio Housing Project, Palo Alto CA

Dear Yurong Han and Ted O'Hanlon,

As requested on Monday, January 21, 2019, I visited the above site to inspect and comment on the trees. A housing development is planned for this site and your concern as to the future health and safety of the trees on site has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. Each tree was then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29 Very Poor
30 - 49 Poor
50 - 69 Fair
70 - 89 Good
90 - 100 Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

San Antonio Road Housing /10/16/19 (2)

Survey:

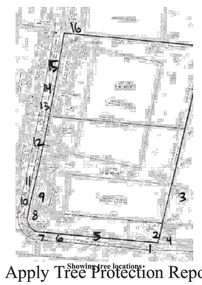
Tree#	Species	DBH	CON	HT/SP	Comments
1P	Modesto ash *(Fraxinus velutina* 'Modesto')	15.0	60	30/30	Fair vigor, fair form, street tree, not usual form of species, wide spreading canopy, street tree.
2R	Raywood ash *(Fraxinus angustifolia* 'Raywood')	7-8-7-6	30	25/25	Poor vigor, poor form, multi leader at 3 feet, large amount of dead wood, in decline, fire damage.
3*	Indian laurel fig *(Ficus microcarpa)*	30.0	50	45/40	Good vigor, fair to poor form, multi leader at 3 feet with poor unions, against neighbor's foundation, surrounded by hardscapes, poor location, needs pruning maintenance.
4*P	Raywood ash *(Fraxinus angustifolia* 'Raywood')	6.2	30	12/10	Poor vigor, poor form, suppressed, in decline, heavy dead wood, street tree.
5P/R	Chinese pistache *(Pistachia chinensis)*	6.2	80	15/12	Good vigor, good form, young tree, street tree. (may not be a street tree)
6P	Flowering ash *(Fraxinus ornus)*	5.4	80	20/10	Good vigor, good form, street tree.
7P	Chinese pistache *(Pistachia chinensis)*	5.7	80	20/10	Good vigor, good form, street tree.
8P/R	Chinese pistache *(Pistachia chinensis)*	9.3	80	15/20	Good vigor, good form, street tree. (may not be a street tree)
9P/R	Chinese pistache *(Pistachia chinensis)*	4.0	80	15/12	Good vigor, good form, street tree. (may not be a street tree)
10P	American elm cultivar *(Ulmus americana* 'Princeton')	4.8	80	20/10	Good vigor, good form, street tree.
11P	American elm cultivar *(Ulmus americana* 'Princeton')	7.3	80	20/10	Good vigor, good form, street tree.
12P	Southern live oak *(Quercus virginiana)*	5.2	80	15/12	Good vigor, good form, street tree.
13P	Southern live oak *(Quercus virginiana)*	4.9	80	15/12	Good vigor, good form, street tree.

San Antonio Road Housing /10/16/19 (3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
14P	Southern live oak *(Quercus virginiana)*	4.4	80	15/12	Good vigor, good form, street tree.
15P	Southern live oak *(Quercus virginiana)*	4.7	80	15/12	Good vigor, good form, street tree.
16*	Weeping blue atlas cedar *(Cedrus atlantica* 'Glauca pendula')	8est	80	8/15	Good vigor, fair form, weeping cultivar, 10 feet from property line.

*indicates neighbor's tree. **P-indicates protected tree**
R-indicates tree proposed for removal



Showing tree locations

Apply Tree Protection Report on sheet(s) T-2
Use addtional "T" sheets as needed

San Antonio Road Housing /10/16/19 (4)

Summary:
This site has 13 protected street trees (#1 and #4-15). All of the street trees are in fair to good condition, as the majority of them are young street trees that have been recently planted. Because the protected trees are street trees, construction impacts are to be minimal to nonexistent, due to buildings located at the property setbacks far from the retained trees. The only trees on site proposed for removal to facilitate construction are trees #2, 5, 8, and 9.

Showing southern live oak street trees

Raywood ash tree #2 is in poor condition. This tree is not a protected tree and is in significant decline, therefore removal is recommended. Chinese pistache trees #5, 8, and 9 are to be removed to facilitate the proposed construction.

Ficus tree #3 is located on the neighboring property to the east. This tree is mature for the species. The proposed building foundation near this tree is pushed back further away from the existing. Impacts are expected to be nonexistent for this reason.

Showing neighbor's Ficus tree #3

All protected street trees to be retained will need to be protected by type 2 tree protection fencing throughout the entire length of the proposed construction. Fencing must be installed in a way that completely fences off the entire street tree planting pits.

San Antonio Road Housing /10/16/19 (5)

All of the retained street trees are imported species. It is recommended to provide supplemental irrigation for these trees throughout the construction process. Every 2 weeks the planting pits are recommended to receive flood type irrigation until the top foot of soil is saturated. Seasonal rainfall may reduce the need to irrigate.

Replacement trees:
The tree canopy replacement ratio as seen in the Palo Alto Tree Technical Manual was used to get a number of required replacement trees for the proposed trees to be removed. Eight 36" box size trees are proposed as shown below and should fulfill the replacement requirements.

TREE CANOPY REPLACEMENT (PALO ALTO TREE TECHNICAL MANUAL)

Number	Tree species	Common Name	Canopy (feet)	Replacement Tree Quantity	Alternative Tree Size
2	Fraxinus angustifolia 'Raywood'	Raywood Ash	20	Three – 24" Box	Two – 36" Box
6	Pistachia chinensis	Chinese Pistache	12	Three – 24" Box	Two – 36" Box
8	Pistachia chinensis	Chinese Pistache	20	Three – 24" Box	Two – 36" Box
9	Pistachia chinensis	Chinese Pistache	12	Three – 24" Box	Two – 36" Box
	TOTAL REPLACEMENT TREES			**Twelve–24" Box**	**Eight–36" Box**
	PROPOSED REPLACEMENT				**Eight–36" Box**

The following tree protection plan will help reduce impacts to the retained trees.

Tree Protection Plan:
Tree Protection Fencing
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link supported by metal poles pounded into the ground to a depth of 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be placed at the edges of the street tree planting pits. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. All of the retained trees on site are recommended to be protected by type 2 tree protection fencing. Fencing must be installed in a way that completely fences off the entire street tree planting pits.

Landscape Barrier
Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone. (NOT EXPECTED TO BE USED ON THIS SITE)

Root Cutting
Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the Project Arborist. The Project Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

San Antonio Road Housing /10/16/19 (6)

Grading
The existing grade underneath the canopies of the protected trees on site is recommended to be retained as is. Grade changes of 3" may be acceptable by the Project arborist after review. Any grade changes proposed that are greater than 3" will require special mitigation measures for tree in close proximity. No grade changes are allowed within 3 feet of a tree's basal flare.

Trenching and Excavation
Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation
Normal irrigation shall be maintained on this site at all times. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

Inspections
The site will be inspected after the tree protection measures are installed and before the start of construction. Monthly inspections are required for site such as this. Inspections will be carried out during the first week of each month. The inspections will be documented with inspection letters being provided to the owner, contractor and city arborist. Other inspections will be carried out on an as needed basis. The monthly inspections are required by the city of Palo Alto as a condition of approval. It is the contractors responsibility to notify the site arborist when construction is to start, and whenever there is to be work preformed within the 10 times the diameter of a protected tree on site. At least a 48 hours notice is needed for site inspections. Kielty Arborist Services can be reached at 650-515-9783(Kevin), or by email at kkarbor0476@yahoo.com.

San Antonio Road Housing /10/16/19 (7)

TREE PROTECTION COMPLIANCE.

The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the **TPR & Sheet T-1**, and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in the monthly activity report sent to the City. The mandatory Contractor and Arborist Monthly Tree Activity Report shall be sent monthly to the City (trees@cityofpaloalto.org) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.

1. PLAN CHANGES. Revisions and/or **changes to plans before or during construction** shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Building Department for review by Planning, PW or Urban Foreatry.

2. TREE DAMAGE. Tree Damage, Injury Mitigation and Inspections apply to Contractor. Reporting, injury mitigation measures and arborist inspection schedule (1-5) apply pursuant to TTM, Section 2.20-2.30. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree Technical Manual, Section 2.25.

3. GENERAL. The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

4. BUILDING PERMIT SUBMITTAL- PROJECT ARBORIST CERTIFICATION LETTER. Prior to submittal for staff review, attach a Project Arborist Certification Letter that he/she has; (a) reviewed the entire building permit plan set submittal and, (b) affirm that ongoing Contractor/Project Arborist site monitoring inspections and reporting have been arranged with the contractor or owner (see Sheet T-1) and, (c) understands that design revisions (site or plan changes) within a TPZ will be routed to Project Arborist/Contractor for review prior to approval from City.

5. TREE PROTECTION VERIFICATION. Prior to any site work verification from the contractor that the required protective fencing is in place shall be submitted to the Urban Foreatry Section. The fencing shall contain required warning sign and remain in place until final inspection of the project.

San Antonio Road Housing /10/16/19 (8)

6. EXCAVATION RESTRICTIONS APPLY (TTM, Sec. 2.20 C & D). Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then Table 2-1, Trenching and Tunneling Distance, shall be printed on the final plans to be implemented by Contractor.

7. PLAN SET REQUIREMENTS. The final Plans submitted for building permit shall include the following information and notes on relevant plan sheets:

The information included in this report is believed to be true and based on sound arboricultural principles and practices.
Sincerely,
Kevin R. Kielty *Kevin Kielty*
Certified Arborist WE#0476A

San Antonio Road Housing /10/16/19 (9)

Kielty Arborist Services LLC

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: *Kevin Kielty*
Kevin R. Kielty

Date: October 16, 2019

Project Data

T-2

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-2

STUDIO S SQUARED ARCHITECTURE

1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

788 San Antonio Housing
ARB Package
788, 790, 796 San Antonio Road
Palo Alto, CA
788SAPA Land LLC

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED AP
C27,719
12-31-19
STATE OF CALIFORNIA

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

PROJECT NO.	18019	
REVISION	DATE	DESCRIPTION	DRAWN BY
	06.26.2018	ARB FOR PREL. REVIEW	JA
	09.26.2018	ARB FOR PREL. REVIEW	JA
	02.15.2019	ARB PACKAGE	IV,IG
	04.30.2019	ARB RESUBMITTAL PACKAGE	IG
	06.21.2019	ARB RESUBMITTAL PACKAGE #2	IG, IV
	10.18.2019	ARB RESUBMITTAL PACKAGE #3	IG

SPECIAL PROTECTION INSTRUCTION SHEET

TRUE N
T-2

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		5.1 Planning and Design	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Storm water pollution prevention	5.106.1	X		C6.1								
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1	X										
	Mandatory	Best management practices	5.106.1.2	X										
	Mandatory	Bicycle parking	PAMC 18.54.060/ 5.106.4	X										
	Mandatory	Short term bicycle parking	5.106.4.1.1	X										
	Mandatory	Long term bicycle parking	5.106.4.1.2		X	N/A								
	Mandatory	(Bicycle) Parking stall markings	5.106.5.2.1		X	N/A								
	Tier 2 Mand.	Designated parking - 12% of Parking Capacity	A5.106.5.1.2		X	N/A								
	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) [N]- New Construction, Shall provide Conduit Only, EVSE-Ready Outlet, or EVSE installed for at least 25% of parking spaces, among which at least 5% (and no fewer than one) shall be EVSE Installed.	PAMC 16.14.430/ A5.106.5.3.2	X				See EVSE Checklist						
	Mandatory	Light pollution reduction	PAMC 16.14.295/ 5.106.8	X										
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	X		C3.0		SW						
	Tier 2 Mand.	Cool roof for reduction of heat island effect: SRI of 82 ≥ 2:12 and SRI of 27 > 2:12	A5.106.11.2	X										
Electives (choose 3)	Electives	Community connectivity	A5.103.1	X										
	Electives	Brownfield or greyfield site redevelopment or infill area development	A5.103.2	X		C1.0: Existing developed site								
	Electives	Reduce development footprint and optimize open space	A5.104.1		X									
	Electives	Existing building structure (75%)	A5.105.1.1		X									
	Electives	Existing non-structure elements (50%)	A5.105.1.2		X									
	Electives	Salvage	A5.105.1.3		X									
	Electives	Storm water runoff rate and quantity	A5.106.2.1		X									
	Electives	Storm water runoff quality	A5.106.2.2		X									
	Electives	Low impact development (LID)	A5.106.3		X									
	Electives	Greyfield or infill site	A5.106.3.2		X									
	Electives	Changing rooms	A5.106.4.3		X									
	Electives	Parking capacity	A5.106.6		X									
	Electives	Reduce parking capacity	A5.106.6.1		X									
	Electives	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1		X									
	Electives	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2		X									
	Electives	Exterior wall shading: Opaque wall areas	A5.106.7.2		X									
	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	A5.106.11	X		A2.2b								
	Electives	Heat island effect: Cool roof for reduction of heat island	A5.106.11.2	X		A2.2b								
	Electives	Heat island effect: Solar reflectance	A5.106.11.2.1	X										
	Electives	Heat island effect: Thermal emittance	A5.106.11.2.2	X										
	Electives	Heat island effect: Solar reflectance index alternative	A5.106.11.2.3		X									
		PAMC 16.17 Energy Reach Code												
Mandatory	Mandatory or	Option 1: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least: Ten percent less than TDV energy of the Standard Design if the proposed building does not include a photovoltaic system or includes a photovoltaic system smaller than 5kW.	PAMC 16.17.050/ Title 24, Part 6			Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.		See Energy Ace Checklist						
	Mandatory	Option 2: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least: Equal to the TDV Energy of the Standard Design if the proposed building includes a 5kW or greater photovoltaic system.	PAMC 16.17.050/ Title 24, Part 6			Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.		See Energy Ace Checklist						
	Mandatory	All Electric Exemption: Non-residential construction designed to be all-electric shall be exempt from the Local Energy Efficiency Reach Code. Electricity shall be the only permanent source of energy for water-heating, space-heating, cooking and clothes drying. Compliance to all other requirements of the 2016 California Energy Code shall not be relieved.	PAMC 16.17.060 Section 100.4 / Title 24, Part 6			Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.								
	Mandatory	Energy Star portfolio manager- All new construction or renovation projects greater than $100,000 in value	PAMC 16.14.380/ 5.410.4.6	X										
	Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.390/ 5.410.4.7	X		N/A								
		5.3 Water Efficiency and Conservation												
Mandatory	Mandatory	Meters	5.303.1		X	N/A								
	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1		X	N/A								
	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2		X	Non-res using <1,000 gal/day								
	Tier 2 Mand.	Water Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	A5.303.2.3.2	X										
	Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X										
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1		X									
	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2		X									
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1	X										
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2	X										
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	X										
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	X										
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3	X										
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4	X										
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5	X										
	Mandatory	Commercial kitchen equipment	5.303.4	X										
	Mandatory	Food waste disposers	5.303.4.1	X										
	Mandatory	Indoor water use: Areas of addition or alteration	5.303.5		X	N/A								
	Mandatory	Dual plumbing	PAMC 16.14.300/ 5.303.5	X		CPAU recycled water service unavailable								
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2016 Cal Plumbing Code)	5.303.6	X										
	Mandatory	Outdoor Water Use : Landscape areas ≥ 500 SF	Title 23, Chapter 2.7/ 5.304.1	X										
	Mandatory	Outdoor Water Use : Rehabilitated landscape projects ≥ 2,500 SF	Title 23, Chapter 2.7/ 5.304.3		X	N/A								
	Mandatory	Outdoor Water Use: Landscape areas of ≥ 2,500 SF	5.304.4	X										
	Mandatory	Outdoor Water Use: Graywater or Rainwater Use: Landscape areas ≤ 2,500 SF	5.304.5		X	N/A								
	Mandatory	Potable water elimination	PAMC 16.14.350/ 5.304.5	X		Recycled-water Ready								
	Mandatory	New construction; recycled water use for irrigation (See recycled water ordinance # 5002, of PAMC 16.12)	PAMC 16.12.030	X		Recycled-water Ready								
	Mandatory	Invasive species prohibited	PAMC 16.14.360/ 5.304.6	X										
	Mandatory	Non-residential enhanced water budget	5.305.1		X	Non-res using <1,000 gal/day								
Electives (3)	Electives	Indoor water use: 25% reduction	A5.303.2.3.3	X										
	Electives	Nonpotable water systems for indoor water use	A5.303.2.3.4		X									
	Electives	Appliances and fixtures for commercial application	A5.303.3	X										
	Electives	Nonwater supplied urinals	A5.303.4.1		X									
	Electives	Outdoor Water Use: Restoration of areas disturbed by construction	A5.304.6		X									
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7		X									
	Electives	Outdoor Water Use: Graywater irrigation system	A5.304.8	X										
	Electives	Nonpotable water systems	A5.305.1		X									
	Electives	Irrigation system	A5.305.2		X									
		5.4 Material Conservation and Resource Efficiency												
Mandatory	Tier 2 Mand.	Recycled content: Use materials with a total recycled content of 15%	A5.405.4	X										
	Mandatory	Weather protection	5.407.1	X				See Foundation inspection checklist						
	Mandatory	Moisture control: Sprinklers	5.407.2.1	X										
	Mandatory	Moisture control: Entries + Openings	5.407.2.2	X										
	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1	X										
	Mandatory	Moisture control: Flashing	5.407.2.2.2	X										
	Mandatory	Construction waste management	5.408.1	X										
	Mandatory	Construction waste management plan	5.408.1.1	X										
	Mandatory	Waste management company	5.408.1.2	X										
	Mandatory	Waste stream reduction alternative	5.408.1.3		X									
	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	X										
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X										
	Tier 2 Mand.	Enhanced construction waste reduction (80% diversion rate for projects exceeding $25,000 in value; 65% diversion rate for projects less than $25,000)	PAMC 16.14.370/ A5.408.3.1.1	X				See www.greenhalosystems.com						
	Mandatory	Recycling by occupants	5.410.1	X										
	Mandatory	Commissioning (≥ 10,000 S/F) [N]	5.410.2		X	N/A								
	Mandatory	Commissioning plan [N]	5.410.2.3		X	N/A								
	Mandatory	Functional performance testing [N]	5.410.2.4		X	N/A								
	Mandatory	Documentation and Training: Systems manual	5.410.2.5		X	N/A								
	Mandatory	Documentation and Training: Systems operations training [N]	5.410.2.5.2		X	N/A								
	Mandatory	Commissioning report [N]	5.410.2.6		X	N/A								
	Mandatory	Testing and adjusting for [N] buildings < 10,000 SF or new systems that serve additions or alterations [AA]	5.410.4	X										
	Mandatory	Testing and adjusting for systems: HVAC, lighting, water heating, renewable energy, landscape irrigation, and water reuse	5.410.4.2	X										
	Mandatory	Testing and adjusting: Procedures	5.410.4.3	X										
	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1	X										
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4	X										
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5	X										
	Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.400/ 5.410.4.8	X										
	Mandatory	Inspection and reports [AA] + [N] < 10,000 SF	5.410.4.5.1	X										

		5.4 Material Conservation and Resource Efficiency, continued	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Electives (choose 3)	Electives	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1		X									
	Electives	Wood Framing: Framing specifications	A5.404.1.2		X									
	Electives	Regional materials	A5.405.1		X									
	Electives	Bio-based materials: Certified wood	A5.405.2.1	X										
	Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2		X									
	Electives	Reused materials	A5.405.3		X									
	Electives	Alternate method for concrete	A5.405.4.5		X									
	Electives	Cement and concrete: Cement	A5.405.5.1		X									
	Electives	Cement and concrete: Concrete	A5.405.5.2	X										
	Electives	Additional means of compliance- Cement: Alternative fuels	A5.405.5.3.1.1		X									
	Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.2		X									
	Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1		X									
	Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2		X									
	Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3		X									
	Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4		X									
	Electives	Choice of materials: Service life	A5.406.1.1	X										
	Electives	Choice of materials: Reduced maintenance	A5.406.1.2		X									
	Electives	Choice of materials: Recyclability	A5.406.1.3		X									
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1		X									
	Electives	Whole building life cycle assessment	A5.409.2		X									
	Electives	Materials and system assemblies	A5.409.3		X									
	Electives	Substitution of prescriptive standards	A5.409.4		X									
	Electives	Verification of compliance	A5.409.5		X									
		5.5 Environmental Quality												
Mandatory	Mandatory	Fireplaces	5.503.1		X	N/A								
	Mandatory	Woodstoves	5.503.1.1		X	N/A								
	Mandatory	Temporary ventilation (MERV 8)	5.504.1.3	X										
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X										
	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2)	5.504.4.1	X										
	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	X										
	Mandatory	Aerosol paints and coatings	5.504.4.3.1	X										
	Mandatory	Verification, for paints and coatings	5.504.4.3.2	X										
	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1	X										
	Mandatory	Carpet systems: Carpet adhesive	5.504.4.4.2	X										
	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	X										
	Mandatory	Composite wood products: Documentation	5.504.4.5.3	X										
	Tier 2 Mand.	Resilient Flooring system, 100%	A5.504.4.7.1	X										
	Tier 2 Mand.	No added formaldehyde- Tier 2 level	A5.504.4.8.1	X										
	Tier 2 Mand.	Thermal Insulation	A5.504.4.8.1	X										
	Tier 2 Mand.	Filters (MERV 13)	A5.504.5.3.1.1	X										
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	X										
	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1	X										
	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2	X										
	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4	X										
	Mandatory	Exterior noise transmission, prescriptive method	5.507.4.1	X										
	Mandatory	Exterior noise transmission, performance method	5.507.4.2		X									
	Mandatory	Interior sound transmission	5.507.4.3	X										
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	X										
	Mandatory	Chlorofluorocarbons	5.508.1.1	X										
	Mandatory	Halons	5.508.1.2	X										
	Mandatory	Supermarket refrigerant leak reduction	5.508.2		X	N/A								
	Mandatory	Refrigerant piping	5.508.2.1		X	N/A								
	Mandatory	Refrigerant piping valves	5.508.2.2		X	N/A								
	Mandatory	Refrigerant piping access valves	5.508.2.2.2		X	N/A								
	Mandatory	Refrigerated service case	5.508.2.3		X	N/A								
	Mandatory	Refrigerant receivers	5.508.2.4		X	N/A								
	Mandatory	Pressure testing	5.508.2.5		X	N/A								
	Mandatory	Evacuation (after pressure testing)	5.508.2.6		X	N/A								
	Electives	Indoor air quality (IAQ) during constructions: Temporary ventilation	A5.504.1.1		X									
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	A5.504.1.2		X									
	Electives	IAQ postconstruction	A5.504.2	X										
	Electives	IAQ testing	A5.504.2.1		X									
	Electives	Maximum levels of contaminants	A5.504.2.1.1		X									
	Electives	Test protocols	A5.504.2.1.2		X									
	Electives	Noncomplying building areas	A5.504.2.1.3		X									
	Electives	No added formaldehyde- Tier 2 requirement	A5.504.4.5.1		X									
	Electives	Acoustical ceiling and wall panels	A5.504.4.9	X										
	Electives	Hazardous particulates and chemical pollutants	A5.504.5		X									
	Electives	Entryway systems (to control pollutants)	A5.504.5.1		X									
	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2		X									
	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1 A5.507.1.1.2	X										
	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2		X									
	Electives	Daylight: Toplighting and sidelighting	A5.507.2		X									
	Electives	Views: Direct line of sign to outdoors	A5.507.3.1	X										
	Electives	Views- Multi-occupant spaces	A5.507.3.2		X									
	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3		X									
	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4		X									
		Required Additional Electives (Choose 3 additional Electives from any category)	**A5.601.3.1**											
Mand.	Tier 2 Mand.		A5.601.3.1	X		A5.106.11.2.1 Cool Roof: Solar Ref.								
	Tier 2 Mand.		A5.601.3.1	X		A5.106.11.2.2 Cool Roof: Therm. Em.								
	Tier 2 Mand.		A5.601.3.1	X		A5.507.1.2 Lighting & Thermal Controls								

Legend:

Y - Yes; the measure is selected as mandatory
N - No; the measure is not selected as an elective
[N] - New Construction

Instructions:

The Green Building Survey is a required project submittal. The survey can be found at the following link. The survey shall be completed on Survey Monkey and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here _____.

The Energy Star Benchmark Portfolio profile is a required project submittal. The profile can be found at the following link. The portfolio profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here _____.

Checklist for Pre-Screening Application Use Only. - Suzanne Emerson, Green Building Special Inspector

SCHEDULE A GREEN BUILDING INCREMENTAL VERIFICATION (IVR#152) DURING ROUGH INSPECTION

Schedule a Green Building Incremental Verification (IVR#152) if any of the following CALGreen provisions or PAMC Sections are marked with an "X" under the "Y" column of this sheet.

- CALGreen 5.303.1.1 Separate Meters
- CALGreen 5.303.1.2 Separate Meters
- PAMC 16.14.190 Recycled Water Interior Infrastructure
- PAMC 16.14.230 Recycled Water for Irrigation
- CALGreen 5.504.1.3 Temporary Ventilation
- CALGreen 5.504.3 Duct & HVAC Protection
- CALGreen A5.504.1 IAQ During Construction

SECTION TO BE COMPLETED AFTER CONSTRUCTION

In order to schedule a final building inspection with the Building Department, follow the procedures below.

☐ Schedule a two-part Final Green Building Inspection with the City Green Building Personnel in accordance with the Palo Alto Non-Residential Green Building Inspection Guideline.

☐ At Part 1 of the Final Green Building Inspection prepare all submittals and supporting documentation for the items identified with a "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guideline.

☐ At Part 2 of the Final Green Building Inspection prepare for a field inspection for the items identified with a "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guideline.

I certify that:

☐ There have been no alterations that have impacted the energy report for the project, unless the new report is provided.

☐ All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

☐ Within six months (6) from the date of final inspection I will provide the City with the projects Commissioning Report (only required for new projects over 10,000 SF) and execute compliance with landscaping measures, unless completed at the time of final inspection.

Signature: (Owner) Signature: (Contractor)

Sign only after construction is completed.

Print Name Print Name

Date Date

Project Address: 788 San Antonio Rd, Palo Alto

2016 CALIFORNIA GREEN BUILDING CODE - TIER 2 PATH CHECKLIST

CITY OF PALO ALTO

2016 NONRESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN + TIER 2**

Version 03/19

Title 24, Part 11, California Green Building Code (CALGreen) http://www.bsc.ca.gov/Home/CALGreen.aspx
City of Palo Alto Green Building Ordinance 5393 (PAMC 16.14 Amendments) https://www.cityofpaloalto.org/gov/depts/bld/bank/documents/16376
City of Palo Alto Development Center Green Building Requirements http://www.cityofpaloalto.org/gov/depts/dsc/green_building/default.asp
Updated Model Water Efficient Landscape Ordinance- Effective February 1, 2016 http://www.water.ca.gov/wateruse/docs/updatedwaterefficientlandscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf

Application: This plan sheet is for use by nonresidential new construction or additions of 1,000 SF or greater.

GB-1NR

TIER 2

		4.1 Planning and Design	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 112 CORR	Rough GB Inspection IVR # 112 INITIAL	Final Inspection IVR # 974 Part 1 CORR	Final Inspection IVR # 974 Part 1 INITIAL	Final Inspection IVR # 974 Part 2 CORR	Final Inspection IVR # 974 Part 2 INITIAL
Mandatory	Mandatory	Deconstruction survey	PAMC 16.14.135/ A4.105.3	X										
	Mandatory	Storm water drainage and retention during construction (less than one acre)	4.106.2	X		C6.1								
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	A4.106.2.3	X										
	Mandatory	Grading and paving	4.106.3	X		C3.0								
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4	X		LA-1								
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.17.050/ A4.106.5	X		A2.2a								
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.150/ 4.106.8	X										
	Mandatory	EV Charging: New single family residences	PAMC 16.14.420/ A4.106.8.2		X	N/A								
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14. 420/ A4.106.8.3	X		A2.1a								
	Mandatory	Bicycle Parking (Locally amended) (Multi-family only)	PAMC 18.54.060/ A4.106.9	X		A2.1a								
Electives (choose 4)	Elective	Site selection	A4.103.1	X		C1.0: Existing developed site								
	Elective	Community connectivity	A4.103.2	X										
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.120/ A4.104.1		X									
	Elective	Deconstruction (Locally amended)	PAMC 16.14.130/ A4.105.1		X									
	Elective	Reuse of existing materials (Locally amended)	A4.106.2.1		X									
	Elective	Soil analysis	A4.106.2.1	X										
	Elective	Soil protection	A4.106.2.2		X									
	Elective	Landscape design	A4.106.3	X		LA-1, LA-2								
	Elective	Vegetated roof	A4.106.6		X									
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7	X										
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.170/ A4.106.10		X									
	Elective	Innovative concepts and local environmental conditions	A4.108.1		X									
PAMC 16.17 Energy Reach Code														
Mandatory	Mandatory	Option 1: The performance approach specified within the 2016 CEC shall be used to demonstrate the TDV Energy of proposed **new single-family residential construction** is at least: 10 percent less than the TDV Energy of the Standard Design if the proposed building does not include a photovoltaic system.	PAMC 16.17.050/ 2016 Title 24, Part 6		X	N/A								
	Mandatory	Option 2: The performance approach specified within the 2016 CEC shall be used to demonstrate the TDV Energy of proposed **new single-family residential construction** is at least: 20 percent less than the TDV Energy of the Standard Design if proposed building includes a photovoltaic system.	PAMC 16.17.050/ 2016 Title 24, Part 6		X	N/A								
	Mandatory	Option 1: The performance approach specified within the 2016 CEC shall be used to demonstrate the TDV Energy of proposed **new multi-family residential construction** is at least: 10 percent less than the TDV Energy of the Standard Design if the proposed building does not include a photovoltaic system.	PAMC 16.17.050/ 2016 Title 24, Part 6	X										
	Mandatory	Option 2: The performance approach specified within the 2016 CEC shall be used to demonstrate the TDV Energy of proposed **new multi-family residential construction** is at least: 12 percent less than the TDV Energy of the Standard Design if proposed building includes a photovoltaic system.	PAMC 16.17.050/ 2016 Title 24, Part 6		X									
	Mandatory	Solar-ready infrastructure for new single- family residences. The solar zone shall be located on the roof or overhang of the building and have a total area no less than 500 square feet. (Locally amended)	PAMC 16.17.060	X		A2.2b								
4.3 Water Efficiency and Conservation														
Mandatory	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X										
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2	X										
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1	X										
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2	X										
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	X										
	Mandatory	Indoor Water Use: [Multi-family Only] Lavatory faucets in common and public use areas	4.303.1.4.2	X										
	Mandatory	Indoor Water Use: Metering faucets (0.25 gallons per cycle)	4.303.1.4.3	X										
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X										
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2016 Plumbing Code)	4.303.2	X										
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X		LA-2								
	Mandatory	Irrigation metering device/ landscape water meters(when landscaping is included in the scope) (Locally	PAMC 16.14.220/ A4.304.2.1	X		LA-2								
	Tier 2 Mand.	Laundry- to- Landscape Infrastructure	PAMC 16.14.230/ A4.305.5		X									
	Tier 2 Mand.	Laundry- to- Landscape Infrastructure- Identification	PAMC 16.14.230/ A4.305.5.1		X									
Electives (choose 3)	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X										
	Elective	Alternate water sources for nonpotable applications	A4.303.2		X									
	Elective	Appliances	A4.303.3	X										
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4		X									
	Elective	Hot water recirculation systems	A4.303.5		X									
	Elective	Rainwater catchment systems	A4.304.1		X									
	Elective	Potable water elimination	A4.304.2		X									
	Elective	Graywater (Locally amended)	PAMC 16.14.230/ A4.305.1		X									
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.230/ A4.305.2		X									
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.230/ A4.305.3	X										
	Elective	Innovative concepts and local environmental conditions	A4.306.1		X									
4.4 Material Conservation and Resource Efficiency														
Mandatory	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	A4.405.3.1	X										
	Mandatory	Rodent proofing	4.406.1	X										
	Mandatory	Enhanced construction waste reduction- 80% Diversion (Locally amended if project valuation conditions are	PAMC 16.14.260/ 4.408.1	X										
	Mandatory	Construction waste management plan in Green Halo	4.408.2	X										
	Mandatory	Waste management company	4.408.3	X										
	Mandatory	Operation and maintenance manual	4.410.1	X										
	Mandatory	Recycling by occupants (≥ 5 multi-family units)	4.410.2	X		A2.1a								
Electives (choose 4)	Elective	Reduction in cement use - 25%	PAMC 16.14.250/ A4.403.2	X										
	Elective	Efficient framing techniques - Lumber size	A4.404.1		X									
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2		X									
	Elective	Efficient framing techniques - Building systems	A4.404.3	X										
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4		X									
	Elective	Prefinished building materials	A4.405.1		X									
	Elective	Concrete floors	A4.405.2		X									
	Elective	Use of building materials from rapidly renewable sources	A4.405.4		X									
	Elective	Drainage around foundations	A4.407.1		X									
	Elective	Roof drainage	A4.407.2	X		C5.0								
	Elective	Flashing details	A4.407.3		X									
	Elective	Material protection	A4.407.4	X										
	Elective	Door protection	A4.407.6		X									
	Elective	Roof overhangs	A4.407.7		X									
	Elective	Innovative concepts and local environmental conditions	A4.411.1		X									

		4.5 Environmental Quality	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 112 CORR	Rough GB Inspection IVR # 112 INITIAL	Final Inspection IVR # 974 Part 1 CORR	Final Inspection IVR # 974 Part 1 INITIAL	Final Inspection IVR # 974 Part 2 CORR	Final Inspection IVR # 974 Part 2 INITIAL
Mandatory	Mandatory	Fireplaces	4.503.1		X	N/A								
	Mandatory	Covering of duct openings, protection of mechanical equipment during construction	4.504.1	X										
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2	4.504.2.1	X										
	Mandatory	Paints and coatings - Table 4.504.3	4.504.2.2	X										
	Mandatory	Aerosol paints and coatings	4.504.2.3	X										
	Mandatory	Carpet systems	4.504.3	X										
	Mandatory	Carpet cushion	4.504.3.1	X										
	Mandatory	Carpet adhesive	4.504.3.2	X										
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	A4.504.2	X										
	Mandatory	Composite wood products	4.504.5	X										
	Mandatory	Concrete slab foundations	4.505.2	X										
	Mandatory	Capillary break	4.505.2.1	X										
	Mandatory	Moisture content of building materials	4.505.3	X										
	Mandatory	Bathroom exhaust fans	4.506.1	X										
	Mandatory	Heating and air conditioning system design	4.507.2	X										
Electives- (1)	Elective	Compliance with formaldehyde limits	A4.504.1		X									
	Elective	Thermal insulation	PAMC 16.14.27/ A4.504.3		X									
	Elective	Filters	A4.506.1	X										
	Elective	Construction filters [HR- High Rise]	A4.506.2		X									
	Elective	Direct-vent appliances	A4.506.3	X										
	Elective	Innovative concepts and local environmental conditions.	A4.509.1		X									

Legend:

Y - Yes; the measure is in the scope of work

N - No; the measure is not in the scope of work

The Green Building Survey is a required project submittal. The survey can be found at the following link. The survey shall be completed on Survey Monkey and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here _____.

Checklist for Pre-Screening Application Use Only. - Suzanne Emerson, Green Building Special Inspector

Special Inspector Acknowledgement

The project will be verified by a GREEN BUILDING SPECIAL INSPECTOR

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

Signature Date

Suzanne Henderson Emerson

Print Full Name

650-281-9805 suzanne@emersonenvironmental.com

Phone or Email

SECTION TO BE COMPLETED AFTER CONSTRUCTION

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

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

I certify that:

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

Signature (Green Building Special Inspector)

Sign only after construction is completed.

Print Name

Date

Project Address: 788, 790, 796 San Antonio Rd, Palo Alto

2016 RESIDENTIAL CHECKLIST - CALGREEN + TIER 2

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) http://www.bsc.ca.gov/Home/CALGreen.aspx
City of Palo Alto Green Building Program and Resources http://www.cityofpaloalto.org/gov/depts/dsd/green_building/compliance.asp
City of Palo Alto Green Building Ordinance 5393 https://www.cityofpaloalto.org/civicax/filebank/documents/54976
City of Palo Alto Energy Reach Ordinance 5383 http://www.cityofpaloalto.org/civicax/filebank/documents/53421

2016 RESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN + TIER 2**

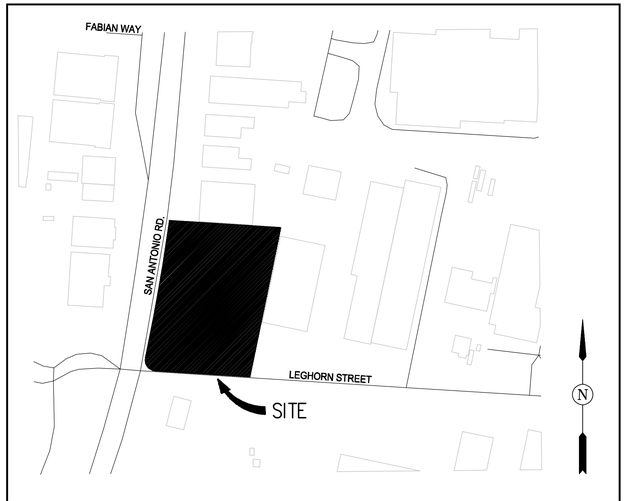
Version 07/18

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

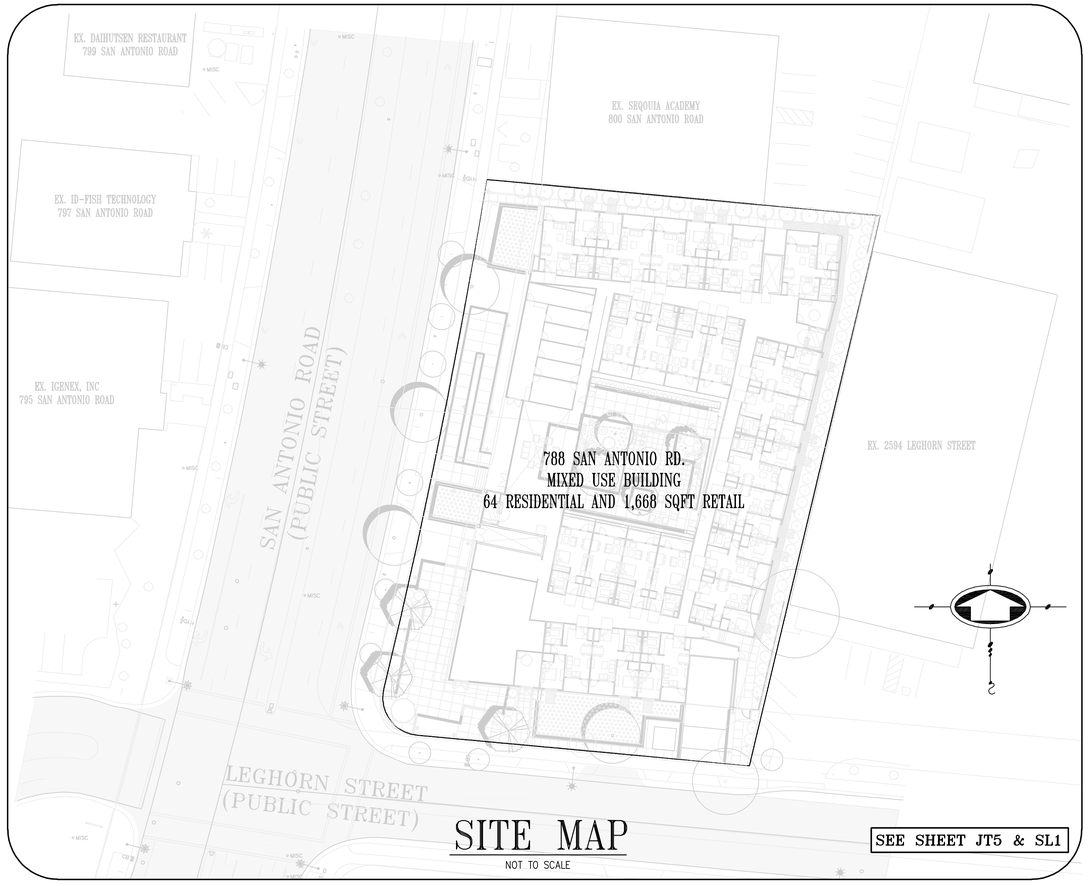
GB-1R

TIER 2

SAPA LAND, LLC
788 SAN ANTONIO ROAD, PALO ALTO
SANTA CLARA COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

SEE SHEET JT5 & SL1

LEGEND

JT	PROPOSED JOINT TRENCH
GAS	PROPOSED GAS
EX GAS	EXISTING GAS
EX FO	EXISTING FIBER OPTIC
EEUG	EXISTING UNDERGROUND ELECTRIC LINES
EUUG	EXISTING UNDERGROUND UTILITY LINES
CPAU	EXISTING CPAU PRIMARY VAULT
CPAU	PROPOSED CPAU PRIMARY VAULT
▲	CPAU 3ø, 2000–2500 KVA PAD MOUNT TRANSFORMER, IIE PAD SIZE–114" x 120"
T4	TELEPHONE SERVICE BOX, 30" x 48" x 32"
C1	CATV SPLICE BOX, 24" x 36" x 18"
	GAS BELLHOLE, 6' x 5' (BY CPAU)
	DESIGNATES UTILITY LINES TO BE REMOVED
	EXISTING UTILITY AS NOTED
	EXISTING UTILITY AS NOTED

SHEET INDEX

TARRAR UTILITY REP.:	KHALID TARRAR	JOB NO.	219002	PHONE NO.	(925) 240-2595
DEVELOPER:	YURONG HAN	JOB NO.	219002	PHONE NO.	(925) 735-2777
CPAU ELECTRIC COORDINATOR:	R-ELEC REP	JOB NO.	R-ELECJOBNO	PHONE NO.	R-ELECPHNO
CPAU GAS COORDINATOR:	R-GAS REP	JOB NO.	R-GASJOBNO	PHONE NO.	R-GASPHNO
TELEPHONE REP.:	DAVID CLARK	JOB NO.	-	PHONE NO.	(408) 635-8824
CABLE T.V. REP.:	CAMERON DIPUTADO	JOB NO.	-	PHONE NO.	(650) 533-5293

202 L.F. OF JOINT TRENCH AND X STREET LIGHTS
SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

1 CONDOMINIUM BLDG.

1 NEW SERVICE COMPLETION (ELECTRIC, TELEPHONE AND CATV)

1 NEW GAS COMPLETION

FILES STATUS

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	BKF ENGINEERS	01-23-2019	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	STUDIO S SQUARED	01-23-2019	R
LANDSCAPE PLANS (ELECTRONIC FILE)	TANIGUCHI LANDSCAPE ARCHITECTURE	01-24-2019	R
GAS DESIGN	CITY OF PALO ALTO	XX-XX-XXXX	XXXX
ELECTRIC DESIGN	CITY OF PALO ALTO	XX-XX-XXXX	XXXX
TELEPHONE INTENT REPLY	AT&T	XX-XX-XXXX	XXXX
CATV INTENT REPLY	COMCAST / CABLECOM	XX-XX-XXXX	XXXX
STREET LIGHT PLANS – PUBLIC	XXXX	XX-XX-XXXX	XXXX
STREET LIGHT PLANS – PRIVATE	TARRAR UTILITIES	XX-XX-XXXX	XXXX
SOILS REPORT	XXXX	XX-XX-XXXX	XXXX

A = APPROVED • **ANS** = APPROVED NOT SIGNED • **NA** = NOT APPROVED • **F** = FIRST SUBMITTAL • **SS** = SECOND SUBMITTAL • **R** = RECEIVED

DEVELOPER
PLEASE NOTE AND SIGN

ALL CPAU ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING. THANK YOU

SIGNED _____ DATE _____

COMPOSITE DRAWING BY DEVELOPER

Approved _____ Telephone representative _____ Date

Approved _____ CATV representative _____ Date

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- CPAU Gas Design
- CPAU Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE TITLE SHEET
SAPA LAND, LLC
788 SAN ANTONIO ROAD,
PALO ALTO CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: January 2019	DATE LAST WORKED ON: 10/17/2019	
SCALE: NOT TO SCALE	DRAWN: ND	CHECKED: KT
JOB NO.: 219002	PRELIMINARY NOT FOR CONSTRUCTION	

800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH ZADA C 59346 Exp. 06/30/19 CIVIL STATE OF CALIFORNIA

SHEET JT1 OF JT5 SHEETS

PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL CPAU, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL CPAU SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM R-PN1 (R-PN2).

ABBREVIATION LIST

B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
℄	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	ℙ	PROPERTY LINE	TYP.	TYPICAL
EX.	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ.	PROJECT	U.G.	UNDERGROUND
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PVAW	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZE	PwlE	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	PWR	POWER	W/O	WITHOUT
GRD.	GROUND	PUE	PUBLIC UTILITY EASEMENT	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION			XFMR	TRANSFORMER

JOINT TRENCH AND UTILITY BOX LOCATION

THIS AREA RESERVED FOR STREET SECTIONS TO BE PLACED AT A LATER TIME

JOINT TRENCH STREET SECTIONS

NOT TO SCALE
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION
(95% RELATIVE COMPACTION FOR THE TOP 6"
BELOW ROAD SUBGRADE AND 90% BELOW THAT)

PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH

THIS AREA RESERVED FOR PRIVATE STREET LIGHT SECTIONS TO BE PLACED AT A LATER TIME

GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH CPAU UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO CPAU GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF CPAU'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. CPAU'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER CPAU SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE CITY OF PALO ALTO REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A CITY OF PALO ALTO ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE CITY OF PALO ALTO AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

813 First Street
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JOINT TRENCH GENERAL NOTES AND DETAILS

SAPA LAND, LLC
788 SAN ANTONIO ROAD,
PALO ALTO CALIFORNIA

NO.	REVISIONS	BY	DATE

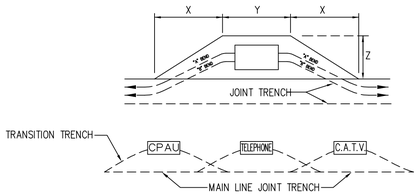
DATE: January 2019	DATE LAST WORKED ON: 10/17/2019	
SCALE: NOT TO SCALE	DRAWN: ND	CHECKED: KT
JOB NO.: 219002	PRELIMINARY NOT FOR CONSTRUCTION	

800-227-2600 CALL BEFORE YOU DIG! UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH ZAIA C 59346 Exp. 06/30/19 CIVIL STATE OF CALIFORNIA

SHEET JT2 OF JT5 SHEETS

JOINT TRENCH TRANSITION

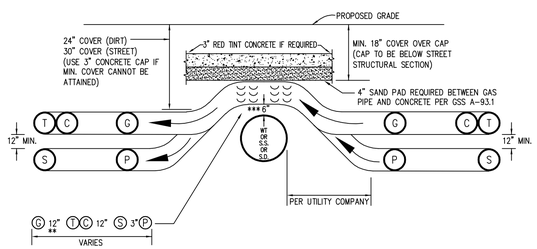


BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters box) "X"	"Y"	"Z"	NOTES
"A"	3' x 5'	24'	7'	5'	BEND IS 60' RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	24'	11'	7'	
"B"	3' x 5'	32'	7'	5'	BEND IS 30' RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	32'	11'	7'	

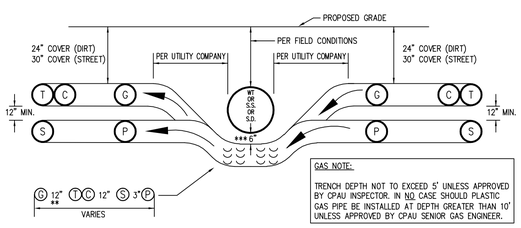
NOTE:

1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

DETAIL 1 / JT3 — N.T.S. — TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 1 (PREFERRED METHOD)



GAS NOTE:

TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY CPAU INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT DEPTH GREATER THAN 10' UNLESS APPROVED BY CPAU SENIOR GAS ENGINEER.

JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMINCATION DUCTS (TELEPHONE & CATV).

*** 6" MINIMUM REQUIRED BY CPAU-ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY

DETAIL 2 / JT3 — N.T.S. — OVER UNDER DETAILS

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM (JOINT TRENCH)

	CPAU ELECTRIC	CPAU GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING:					
EXCAVATE, BACKFILL AND COMPACT.					●
GAS MATERIAL:					
FURNISH.		●			
INSTALL.		●			
ELECTRIC CABLE:					
FURNISH.	●				
INSTALL.	●				
ELECTRIC CONDUIT:					
FURNISH.					●
INSTALL.					●
ELECTRIC SPLICE BOXES:					
EXCAVATE.					●
FURNISH.					●
INSTALL.					●
ELECTRIC TFMR. ENCLS.:					
EXCAVATE.					●
FURNISH.					●
INSTALL.					●
ELECTRIC EQUIP. ENCLS.:					
EXCAVATE.					●
FURNISH.					●
INSTALL.					●
ELECTRIC TFMR. PADS:					
GRADE.					●
FURNISH.					●
INSTALL.					●
ELECTRIC SWITCH PADS:					
GRADE.					●
FURNISH.					●
INSTALL.					●
TELEPHONE CONDUIT:					
FURNISH.					●
INSTALL.					●
TELEPHONE CABLE:					
FURNISH.			●		
INSTALL.			●		
TELEPHONE SPLICE BOX:					
EXCAVATE.					●
FURNISH.					●
INSTALL.					●
TELEPHONE INTER. PADS:					
GRADE.					●
FURNISH.					●
INSTALL.					●
C.A.T.V. CONDUITS:					
FURNISH.				●	
INSTALL.				●	
C.A.T.V. SPLICE BOXES:					
EXCAVATE.					●
FURNISH.				●	
INSTALL.				●	

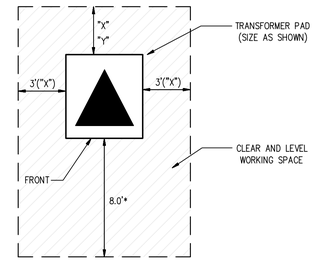
STREET LIGHTING SYSTEM (PRIVATE)

	CPAU	CONTRACTOR
WIRE:		
FURNISH.		●
INSTALL.		●
CONDUIT:		
FURNISH.		●
INSTALL.		●
BASES:		
FURNISH.		●
INSTALL.		●
LUMINAIRES:		
FURNISH.		●
INSTALL.		●
SPLICE BOXES:		
FURNISH.		●
INSTALL.		●
EXCAVATE.		●
POLES & ARMS:		
FURNISH.		●
INSTALL.		●

SCHEDULE:
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES
CONDUIT SIZE: 2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: #8 TYPE: CU

ADDITIONAL NOTES:

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.



"X"= 3' MIN. CLEARANCE FROM COMBUSTIBLE WALL

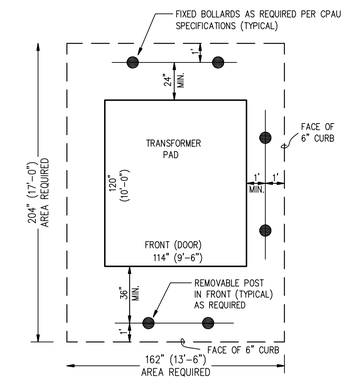
"Y"= 2' MIN. CLEARANCE FROM NON-COMBUSTIBLE WALL

* MINIMUM 9' (COMMERCIAL/HIGH DENSITY) FROM FACE OF CURB

* MINIMUM 3' (RESIDENTIAL/LOW DENSITY) FROM FACE OF CURB

** MINIMUM 10' (RADIALLY) FROM ANY DOORWAY OR WINDOW

DETAIL 3 / JT3 — N.T.S. — CPAU PAD MOUNT TRANSFORMER DETAIL



DETAIL 4 / JT3 — N.T.S. — CPAU STYLE IIE TRANSFORMER DETAIL (PHYSICAL PROTECTION REQUIREMENTS IN PARKING LOT, TRAVELED WAY, ETC. ...)

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- Due Diligence

JOINT TRENCH DETAILS

SAPA LAND, LLC
788 SAN ANTONIO ROAD,
PALO ALTO CALIFORNIA

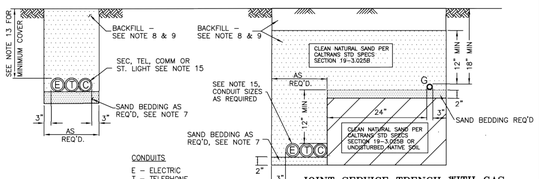
NO.	REVISIONS	BY	DATE

DATE: January 2019 | DATE LAST WORKED ON: 10/17/2019
SCALE: NOT TO SCALE | DRAWN: ND | CHECKED: KT
JOB NO.: 219002 | PRELIMINARY NOT FOR CONSTRUCTION

800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

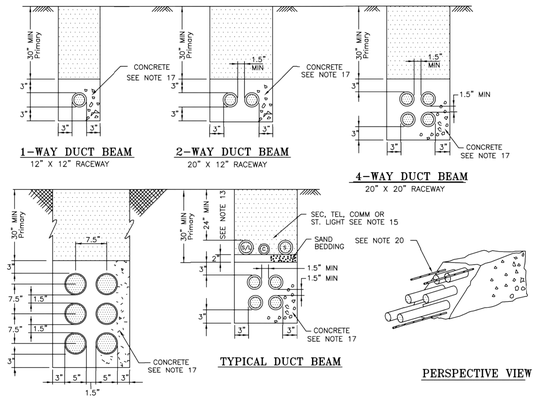
REGISTERED PROFESSIONAL ENGINEER ZAKIHULLAH ZAKI C 59346 Exp. 06/30/19 CIVIL STATE OF CALIFORNIA

SHEET JT3 OF JT5 SHEETS



JOINT SERVICE TRENCH WITH GAS

ALLOWED FOR RESIDENTIAL SERVICES ONLY



REV	DATE	DESCRIPTION	APPR
10	7/16	CORRECTED NOTATIONS	TT
4	6/13	ADDED JOINT TRENCH & NOTES	TT
3	10/09	REVISED MIN.PRIMARY COVER	TT
2	8/08	COMBINED DT-SS-U-1003 DT-PR-U-1004	TT
1	6/06	REVISED NOTES	JT

APPROVED___ 20 — Original Signed by Engineering Manager

ENGINEERING STANDARD

UNDERGROUND DUCT LINES

TYPICAL TRENCH SECTION DETAILS

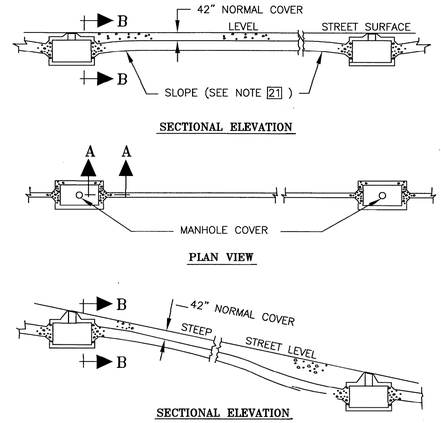
CITY OF PALO ALTO

CALIFORNIA

NTS | DT-SS-U-1003 | 1 OF 4

SCALE | STANDARD NO. | SHEET NO.

ENGINEER | DRAFTER | CHECKER PV



REV	DATE	DESCRIPTION	APPR
4	8-08	COMBINED DT-SS-U-1003 DT-PR-U-1004	TT
3	7-99	REVISED NOTES 1, 2, 5	FINCH
2	6-90	CHANGED NOTE 2	

APPROVED___ 20 — Original Signed by Engineering Manager

ENGINEERING STANDARD

UNDERGROUND DUCT LINES

TYPICAL TRENCH SECTION DETAILS

CITY OF PALO ALTO

CALIFORNIA

NTS | DT-SS-U-1003 | 2 OF 4

SCALE | STANDARD NO. | SHEET NO.

ENGINEER | DRAFTER | CHECKER PV

NOTES:

1. DIRECT BURIED PRIMARY CONDUIT IS NOT AN APPROVED CONSTRUCTION METHOD. PRIMARY CONDUITS SHALL BE CONCRETE ENCASED, UNLESS OTHERWISE APPROVED BY UTILITIES ENGINEER.
2. JOINT TRENCH WITH NATURAL GAS OR PRIVATE STREETLIGHT SYSTEMS IS NOT ALLOWED UNLESS APPROVED BY CITY OF PALO ALTO UTILITIES ELECTRIC AND WATER, GAS, WASTEWATER ENGINEERING DEPARTMENTS.
3. APPROVED CONDUIT MATERIALS:
   a. SCHEDULE 40 PVC
   b. TYPE "DB 60" (SECONDARY) OR "DB 120" (PRIMARY) PLASTIC CONDUIT
   c. HOT DIPPED GALVANIZED RIGID STEEL CONDUIT.
4. EVERY EFFORT MUST BE MADE TO OBTAIN A STRAIGHT WATER–TIGHT CONDUIT LINE TRUE TO THE CENTER LINE OF THE TRENCH.
5. SHARP TURNS MUST BE AVOIDED. THE MINIMUM ELBOW RADIUS ALLOWED SHALL BE 2' RADIUS ELBOWS FOR 2" CONDUITS, 3' RADIUS ELBOWS FOR 4" CONDUIT, 5' RADIUS ELBOWS FOR 5" CONDUIT, AND 3' RADIUS ELBOWS FOR ALL RISERS. UNLESS APPROVED BY THE PROJECT ENGINEER, FACTORY OFFSETS SHALL NOT BE USED.
6. ALL BENDS AND SWEEPS (90 DEGREES) MUST BE ENCASED IN CONCRETE (MINIMUM 3") ALONG THE INSIDE RADIUS.
7. IF THE ELECTRIC UNDERGROUND INSPECTOR DETERMINES THAT THE BOTTOM OF THE TRENCH IS ROCKY, A 2" SAND BEDDING MUST BE INSTALLED BEFORE THE CONDUIT.
8. EXCAVATED NATIVE SOIL MAY BE USED FOR GENERAL BACKFILL IN UNIMPROVED AREAS.
9. IN IMPROVED AREAS (STREETS, UNDER SIDEWALKS, ETC.) THE BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY OF PALO ALTO STANDARD SPECIFICATIONS FOR BACKFILLING IN IMPROVED AREAS (SECTION 21).
10. ALL CONDUITS MUST BE MANDRELLED (STND. DWG DT–SS–U–1025). THIS TEST MUST BE WITNESSED BY THE ELECTRIC UNDERGROUND INSPECTOR.
11. A 3/8" POLYPROPYLENE PULL LINE (MIN. 150 LBS. TEST) MUST BE INSTALLED IN EACH CONDUIT.
12. CONDUIT SPACING SHALL BE MAINTAINED BY SPACERS, APPROVED BY THE CITY OF PALO ALTO, INSTALLED NO MORE THAN 7 FEET APART. CONDUITS MUST BE SECURELY BOUND TO THE SPACERS.
13. MINIMUM COVER FOR DIRECT BURIED CONDUIT:
    a. SECONDARY (NON TRAFFIC) 24"
    b. COMMUNICATION (NON TRAFFIC) 24"
    c. SECONDARY (TRAFFIC) 30"
    d. COMMUNICATION (TRAFFIC) 30"
14. MINIMUM CLEARANCE OF ELECTRIC LINES FROM OTHER UTILITY LINES:
    a. VERTICAL CLEARANCE FROM CROSSING UTILITY LINES 12"
    b. HORIZONTAL CLEARANCE FROM NATURAL GAS LINES 24"
    c. HORIZONTAL CLEARANCE FROM WATER/WASTEWATER LINES 48"
15. HORIZONTAL SPACING BETWEEN JOINTLY INSTALLED SECONDARY, COMMUNICATION, TELEPHONE, AND STREETLIGHTING CABLES OR CONDUIT MAY BE RANDOM UNLESS OTHERWISE SPECIFIED.
16. THE CONCRETE SHALL BE READY–MIXED, CLASS B PORTLAND CEMENT CONCRETE, CONTAINING 3 SACKS OF CEMENT PER CUBIC YARD. THE CONCRETE SHALL BE COLORED RED BY THE ADDITION OF RED OXIDE PIGMENT TO THE CONCRETE MIX. COLOR WILL BE TO THE SATISFACTION OF THE ELECTRIC UNDERGROUND INSPECTOR.

REV	DATE	DESCRIPTION	APPR
7	10/09	ADDED NOTE 14	TT
6	5–09	COMBINED DT–SS–U–1003 DT–PR–U–1004	TT
5	6–99	MODIFIED NOTES	JT

APPROVED___ 20 — Original Signed by Engineering Manager

ENGINEERING STANDARD

UNDERGROUND DUCT LINES

TYPICAL OPEN CUT TRENCH SECTION DETAILS

CITY OF PALO ALTO

CALIFORNIA

NTS | DT-SS-U-1003 | 3 OF 4

SCALE | STANDARD NO. | SHEET NO.

ENGINEER | DRAFTER | CHECKER PV

NOTES:

17. DURING CONCRETING, THE DUCTS SHALL BE HELD SECURELY IN PLACE WITH STAKES, PLASTIC SPACERS, ETC. WOODEN TIE–DOWN STAKES SHALL BE REMOVED IMMEDIATELY AFTER THE CONCRETE IS POURED.
18. BENDS IN DUCT LINES SHALL BE OF MAXIMUM PRACTICAL RADIUS.
19. WHEN A BREAK IS MADE IN THE POURING OF THE DUCT BEAM, A 3–FOOT LONG 5/8" DIA STL RE–BAR SHALL BE INSERTED HORIZONTALLY AT EACH CORNER OF THE DUCT BEAM, LEAVING 18" TO TIE INTO THE SUBSEQUENT POUR.
20. THE SEMI–ENCASED CONSTRUCTION IS A RESTRICTED INSTALLATION AND USED ONLY WITH THE ENGINEER'S APPROVAL. IF THE BOTTOM OF THE TRENCH IS ROCKY, USE SAND BACKFILL AND TAMP TO A SMOOTH BED WITH 95% COMPACTION.
21. SLOPE TO BE 3" IN 100 FT, IF POSSIBLE OR 1" IN 100 FT MIN. ON LEVEL GROUND, SLOPE DUCT LINE FROM CENTER TO EACH MANHOLE.
22. VERTICAL STAGGERING OF DUCT IN THE VAULT WINDOW, SHOWN IN SECTION B–B, ON SHEET 2, IS PREFERRED.
23. HORIZONTAL DIRECTIONAL BORING IS ALLOWED FOR INSTALLATION OF SECONDARY AND PRIMARY CONDUITS ONLY WHEN APPROVED BY UTILITY ELECTRIC ENGINEER.
24. DIRECTIONAL BORING WILL NOT BE ALLOWED IF IN THE OPINION OF UTILITY ENGINEERING OR THE ELECTRIC UNDERGROUND INSPECTOR, THE EXISTING FACILITIES OR OTHER CONFLICTS CREATE NAVIGATIONAL PROBLEMS.
25. ALL UTILITY COVER AND SEPARATION REQUIREMENTS MUST BE MET FOR THE ENTIRE LENGTH OF THE BORE RUN. SEE ITEM #13, 45" MINIMUM COVER FOR PRIMARY CONDUIT. UTILITY EASEMENTS MUST BE HONORED.
26. POTHOLING MUST BE DONE AT KEY LOCATIONS, AS PER THE INSTRUCTIONS OF THE ELECTRIC UNDERGROUND INSPECTOR, PRIOR TO COMMENCING HORIZONTAL DIRECTIONAL BORING.
27. A THOROUGH INVESTIGATION SHALL BE PERFORMED TO IDENTIFY KNOWN UTILITY SYSTEMS PARALLELING OR CROSSING THE PROPOSED BORE ROUTE.

REV	DATE	DESCRIPTION	APPR
6	6–08	COMBINED DT–SS–U–1003 DT–PR–U–1004	TT
5	6–09	MODIFIED NOTES	JT
4	7–99	MODIFIED NOTES	FINCH

APPROVED___ 20 — Original Signed by Engineering Manager

ENGINEERING STANDARD

UNDERGROUND DUCT LINES

TYPICAL TRENCH SECTION DETAILS

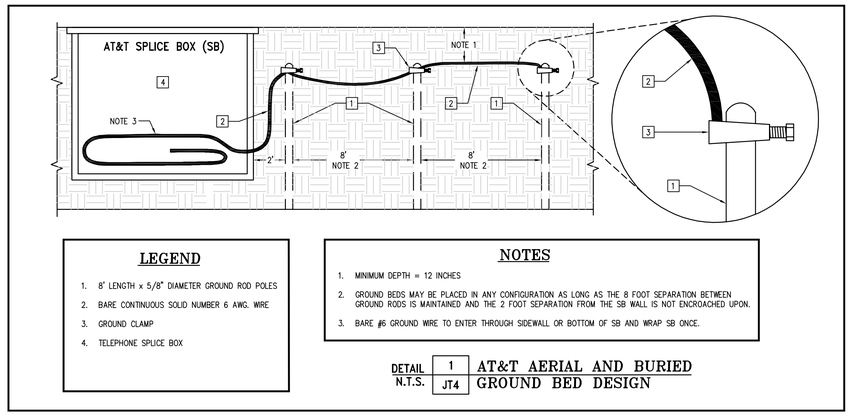
CITY OF PALO ALTO

CALIFORNIA

NTS | DT-SS-U-1003 | 4 OF 4

SCALE | STANDARD NO. | SHEET NO.

ENGINEER | DRAFTER | CHECKER PV



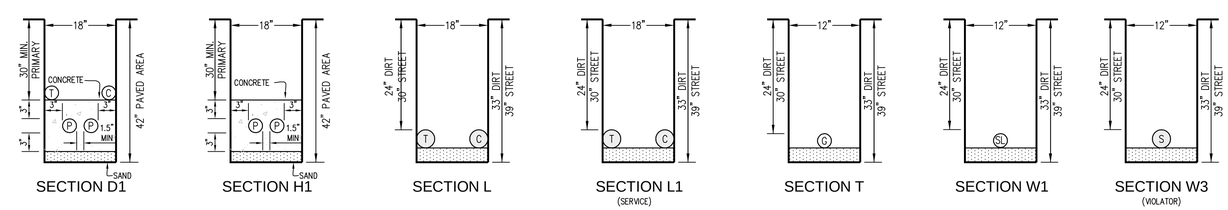
LEGEND

1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

NOTES

1. MINIMUM DEPTH = 12 INCHES
2. GROUND BEDS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 2 FOOT SEPARATION FROM THE SB WALL IS NOT ENCROACHED UPON.
3. BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE.

DETAIL 1 / N.T.S. JT4 — AT&T AERIAL AND BURIED GROUND BED DESIGN



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- Due Diligence

JOINT TRENCH SECTIONS AND DETAILS

SAPA LAND, LLC
788 SAN ANTONIO ROAD,
PALO ALTO CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: January 2019 | DATE LAST WORKED ON: 10/17/2019

SCALE: NOT TO SCALE | DRAWN: ND | CHECKED: KT

JOB NO.: 219002 | PRELIMINARY NOT FOR CONSTRUCTION

800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH ZAKI C 59346 Exp. 06/30/19 CIVIL STATE OF CALIFORNIA

SHEET JT4 OF JT5 SHEETS

CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 24 HOURS IN ADVANCE

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

SERVICE TERMINATION LEGEND

E,T,C — ELECTRIC, TELEPHONE, CATV LOCATION

G — GAS LOCATION

NOTE:
SOME UTILITY BOXES HAVE BEEN ENLARGED FOR CLARITY. SEE SHT. JT1 'LEGEND' FOR SPECIFIC DIMENSIONS.

NOTE: TRENCHING BENEATH EXISTING TREE CANOPY SHALL BE PERFORMED USING "AIR-SPADE" METHOD AS A PREFERENCE, WITH MANUEL HAND SHOVEL AS A BACKUP.

1. REMOVE EXISTING STREET LIGHT & BASE
   -BASE REMOVAL IS PER CITY SPECIFICATIONS.
2. EXISTING STREET LIGHT SPLICE BOX TO BE REMOVED
   -CONTRACTOR TO EXPOSE EXISTING STREET LIGHT CONDUCTORS.
3. INSTALL SINGLE ARM, STREET LIGHT WITH BASE AND ADJACENT SPLICE BOX COMPLETE.
4. TRENCH AND INSTALL 1 1/2" SCH. 40 PVC STREET LIGHT CONDUIT FROM SPLICE POINT TO NEW STREET LIGHT SPLICE BOX.
   -INSTALL AND SPLICE NEW CONDUCTORS FROM NEW STREET LIGHT TO THE EXISTING SPLICE BOX.

NOTE: EXISTING STREET LIGHT CIRCUITRY IS UNKNOWN, THEREFORE VOLTAGE DROP CALCULATIONS AND WIRE SIZING WILL NEED TO BE FIELD DESIGNED BY THE CONTRACTOR. RELATED STREET LIGHT FACILITIES ARE TO REMAIN OPERATIONAL WITH MODIFICATIONS AS REQUIRED. CONTRACTOR TO INSTALL FACILITIES MINIMIZING "DOWN TIME" OF AREA LIGHTING.

0 10 20 40
SCALE: 1" = 20'

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- Due Diligence

JOINT TRENCH COMPOSITE PLAN

SAPA LAND, LLC
788 SAN ANTONIO ROAD,
PALO ALTO CALIFORNIA

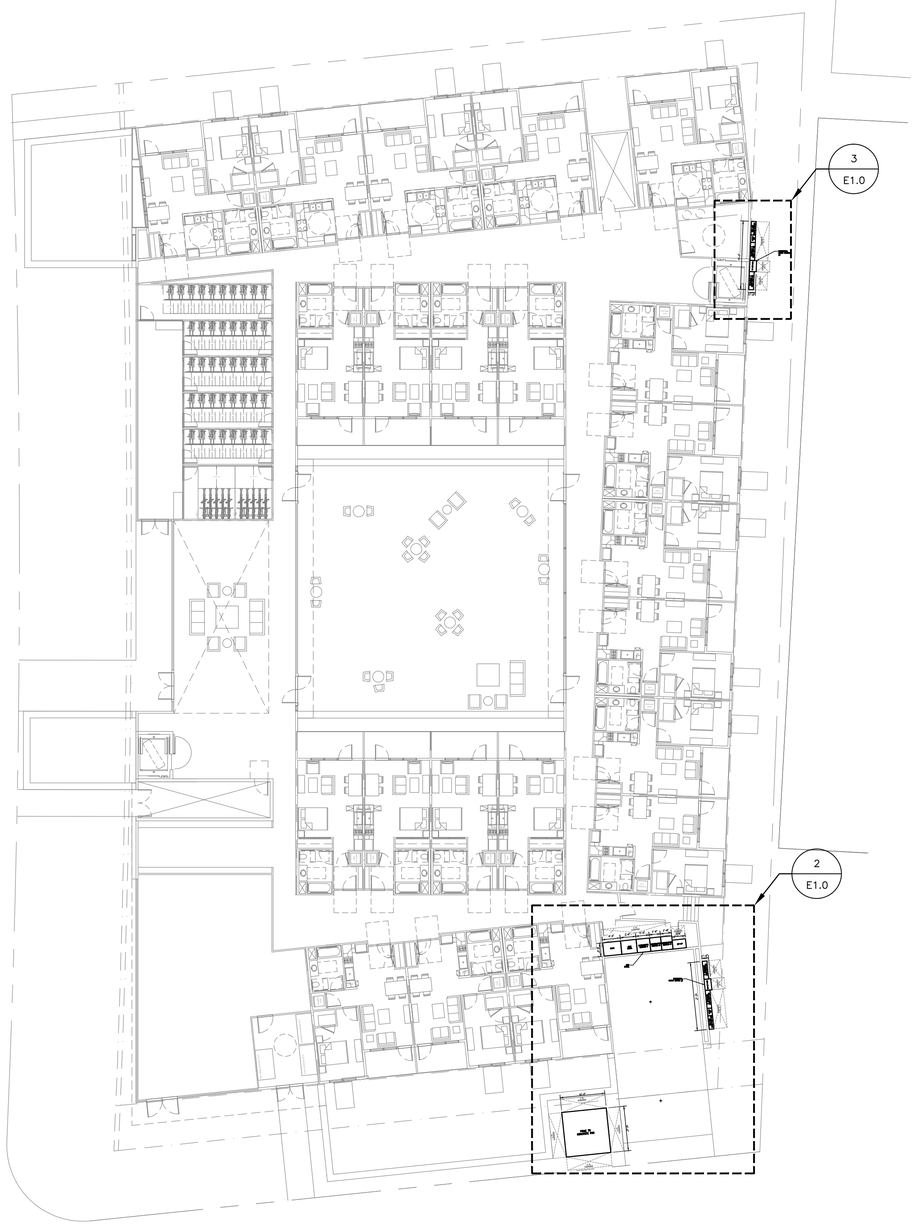
NO.	REVISIONS	BY	DATE

DATE: January 2019 | DATE LAST WORKED ON: 10/17/2019
SCALE: 1" = 20' | DRAWN: ND | CHECKED: KT
JOB NO.: 219002 | PRELIMINARY NOT FOR CONSTRUCTION

800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

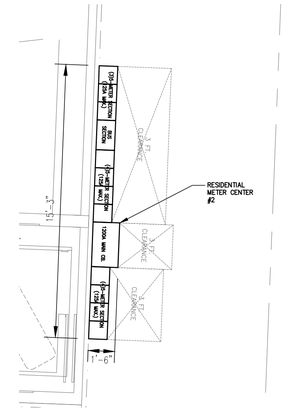
REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH ZAKA C 59346 Exp. 06/30/19 CIVIL STATE OF CALIFORNIA

SHEET JT5 OF JT5 SHEETS



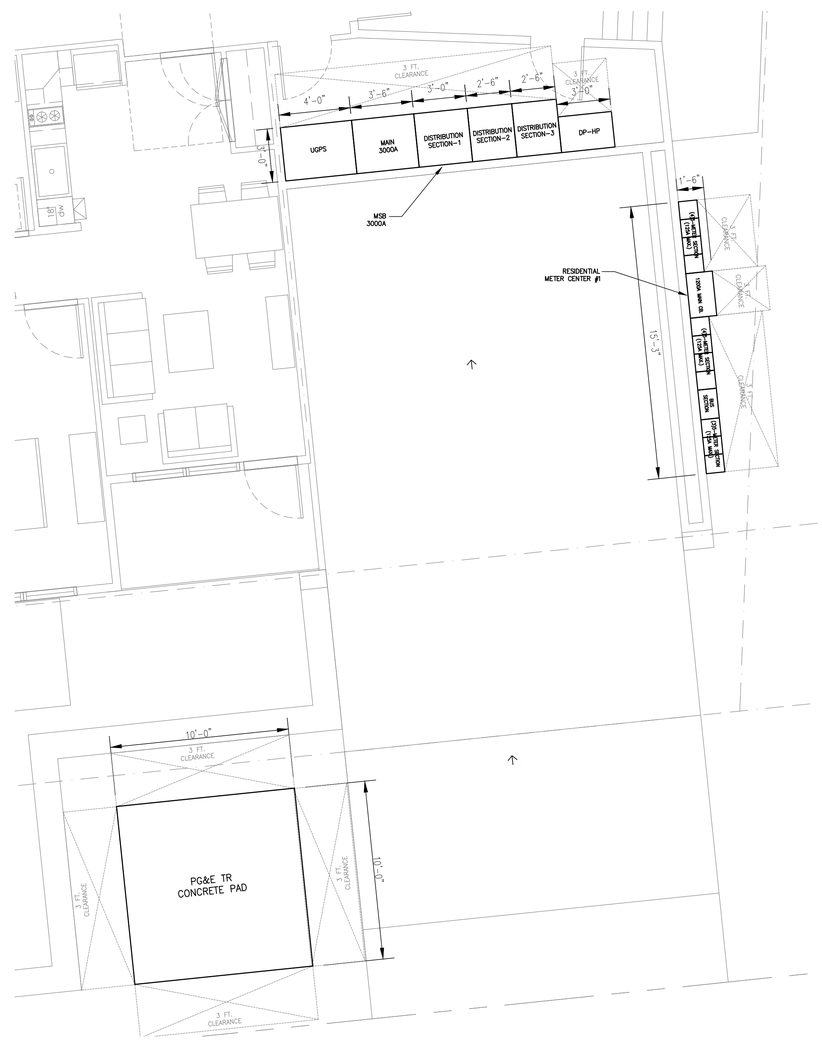
1 E1.0 ELECTRICAL - SITE PLAN

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



3 E1.0 ENLARGED PLAN - RESIDENTIAL METER CENTER- #2 ①②③④⑤⑥

SCALE: 1/4"=1'-0"



2 E1.0 ENLARGED PLAN - ELECTRICAL ROOM, RESIDENTIAL METER CENTER #1 & TR PAD ①②③④⑤⑥

SCALE: 1/4"=1'-0"

GENERAL NOTES:

1. ELECTRICAL SITE PLAN IS SCHEMATIC IN NATURE. CONTRACTOR SHALL COORDINATE WITH THE OWNER/ARCHITECT, UTILITY COMPANY, AND VERIFY THE SITE PRIOR TO INSTALLATION OF ALL ELECTRICAL EQUIPMENTS.
2. INSTALLATION MUST COMPLY WITH CITY OF PALO ELECTRIC SERVICE REQUIREMENTS.
3. SEE SHEET E2.0 FOR SINGLE LINE DIAGRAM.

SHEET NOTES:

① CPAU SHALL FURNISH AND INSTALL SERVICE TRANSFORMER. ELECTRICAL CONTRACTOR TO PROVIDE TRANSFORMER CONCRETE PAD AND SIZE PER CPAU DT-SS-C-1005.

② MAINTAIN PADMOUNT TRANSFORMER CLEARANCE REQUIREMENT PER CPAU DT-CL-U-1031.

③ ELECTRICAL CONTRACTOR TO PROVIDE 7-4" PVC CONDUIT FROM CPAU TRANSFORMER SECONDARY TO MAIN SWITCHBOARD AT ELECTRICAL ROOM. CABLE BY CPAU. INSTALLATION SHALL BE IN ACCORDANCE TO THE REQUIREMENTS PER CPAU DT-SE-U-1032.

④ UNDERGROUND FEEDER ROUTES SHOWN ARE DIAGRAMMATIC ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND MAP-OUT ROUTING TO SUIT ACTUAL FIELD CONDITION. COORDINATE WITH OTHER TRADE PRIOR TO INSTALLATION.

⑤ ELECTRICAL CONTRACTOR TO PROVIDE UNDERGROUND JUNCTION BOXES AS NECESSARY. INSTALLATION SHALL BE IN ACCORDANCE TO THE REQUIREMENTS PER CPAU-SS-U-1002.

⑥ ELECTRICAL INSTALLATION SHALL COMLY WITH THE FOLLOWING CPAU REQUIREMENTS:

DT-SS-U-1002 UNDERGROUND JUNCTION BOXES
DT-SS-U-1038 CONCRETE COLLAR SURROUNDING VAULT
DT-SS-C-1005 CONCRETE TRANSFORMER PAD
SR-MT-E-1013 CLEARANCE FOR METER CABINET ENCLOSURE
DT-SS-U-1025 MANDREL TESTING
DT-CL-U-1031 PADMOUNT CLEARANCE REQUIREMENT
DT-SE-U-1032 UNDERGROUND SERVICE CONDUIT AND CABLE REQUIREMENTS

STUDIO S SQUARED ARCHITECTURE

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ELECTRICAL SITE PLAN

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E1.0

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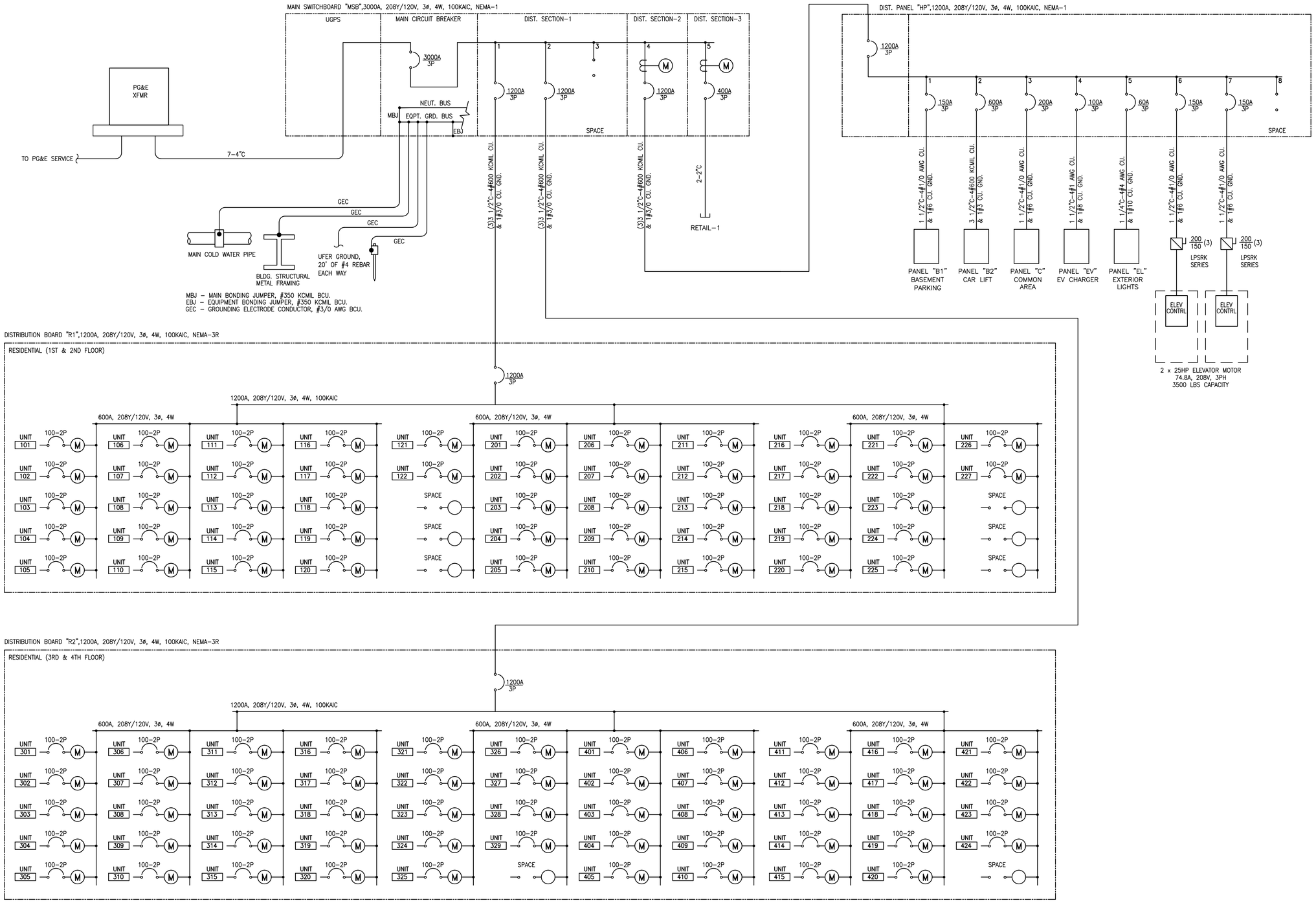

1 E2.0 SINGLE LINE DIAGRAM

NOTE TO SCALE

STUDIO S SQUARED ARCHITECTURE

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SINGLE-LINE DIAGRAM

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E2.0

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LOAD SUMMARY FOR ELECTRIC SERVICE				
LOAD DESCRIPTION	**VA**	**FACTOR**	**LOAD**	
RESIDENTIAL (102 UNITS)	2645997	23%	608579	VA
RETAIL (R1)	72145	100%	72145	VA
HOUSE LOAD				
Basement Parking	38876	100%	38876	VA
Common Area (C1 ~ C4)	40000	100%	40000	VA
Exterior Lighting	5000	100%	5000	VA
Elevator (2 x 25 HP)	54000	100%	54000	VA
EV Chargers	18000	100%	18000	VA
City Lift (Car Stacker) - 45 x 4.4kW	198000	100%	198000	VA
TOTAL			**1034601**	**VA**
AMPS@120/208 VOLTS, 3 PHASE, 4 WIRES			**2872**	**A**
MAIN CIRCUIT BREAKER 100% RATED			**3000**	**A**

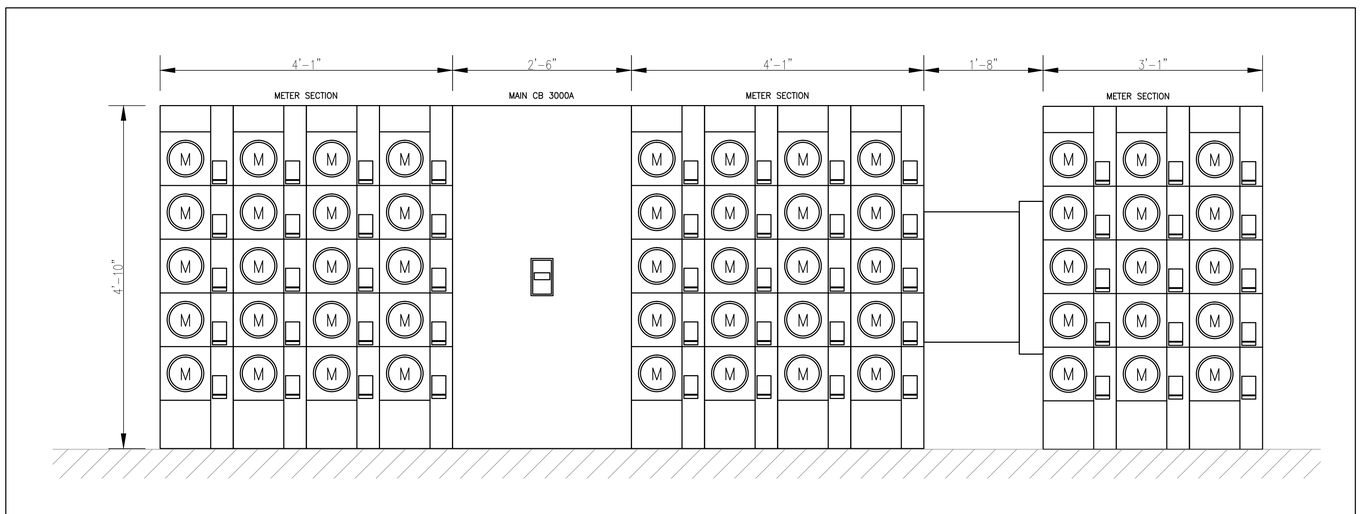
RETAIL & OTHER AREA - LOAD SUMMARY					
DESCRIPTION	**LOAD DENSITY (VA/SF)**	**QTY**	**TOTAL CONNECTED LOAD (VA)**	**DEMAND FACTOR**	**TOTAL DEMAND LOAD (VA)**
RETAIL (R1)	**AREA(SF)**	**1730**			
GENERAL LIGHTING	2		3460	125%	4325
SIGN LIGHTING	1200 VA	1	1200	125%	1500
SHOW WINDOW LIGHTING	200 VA/FT	10 FT	2000	125%	2500
RECEPTACLE	4		6920	100%	6920
HVAC	17		29410	100%	29410
WATER HEATER (GAS)			0		0
KITCHEN EQPT.	20		34600	65%	22490
MISCELLANEOUS	3000 VA		3000	100%	3000
25% HIGHEST MOTOR RATING					2000
TOTAL SERVICE LOAD (VA):					**72145**
AMPS @ 120/208 VOLTS, 3PH, 4W					**200.3**
MAIN CIRCUIT BREAKER (A):					**400**
COMMON (C1 ~ C4)					
GENERAL LIGHTING	1		10000	125%	12500
RECEPTACLE	0.75		7500	100%	7500
HVAC	2		20000	100%	20000
TOTAL SERVICE LOAD (VA):					**40000**
AMPS @ 120/208 VOLTS, 3PH, 4W					**111.0**
MAIN CIRCUIT BREAKER (A):					**200**
BASEMENT GARAGE	**AREA(SF)**	**28533**			
GENERAL LIGHTING	0.25		7133	125%	8917
RECEPTACLE	0.75		21400	100%	21400
HVAC	0.3		8560	100%	8560
TOTAL SERVICE LOAD (VA):					**38876.2**
AMPS @ 120/208 VOLTS, 3PH, 4W					**107.9**
MAIN CIRCUIT BREAKER (A):					**150**

RESIDENTIAL - LOAD SUMMARY						
UNIT TYPE	**QTY**		**LOAD PER UNIT**		**TOTAL FOR TYPES**	
UNIT-A (STUDIO)	32	X	25453	=	814496	VA
UNIT-B (1 BEDROOM)	39	X	25897	=	1009983	VA
UNIT-C (1 BEDROOM)	28	X	26119	=	731332	VA
UNIT-D (2 BEDROOM)	3	X	30062	=	90186	VA
Total Units	102				2645997	VA
Demand Factor for Residential Units					**23**	**%**
Total Demand KVA - Residential Units					**608579**	**VA**
TOTAL					**608579**	**VA**
AMPS@120/208 VOLTS, 3 PHASE, 4 WIRES					**1689**	**A**

RESIDENTIAL UNITS - LOAD CALCULATION							
		UNIT TYPE	Unit-A	Unit-B	Unit-C	Unit-D	
		AREA(SF)	451	599	673	1254	
DESCRIPTION	**Power(VA)**	**QTY**	**POWER (VA)**				
General Load							
Lighting & General Use Receptacles	3VA/SF		1353	1797	2019	3762	
Small Appliance	1500	2	3000	3000	3000	3000	
Laundry Circuits	1500	1	1500	1500	1500	1500	
Refrigerator	800	1	800	800	800	800	
Microwave	1000	1	1000	1000	1000	1000	
Electric Range	8000	1	8000	8000	8000	8000	
Clothes Washer/Dryer (Electric)	5000	1	5000	5000	5000	5000	
Dishwasher	1200	1	1200	1200	1200	1200	
Garbage Disposer	800	1	800	800	800	800	
Others (specify)							
TOTAL UNFACTORED GENERAL LOAD(ART 220.82(B)			22653	23097	23319	25062	
FACTORED CALCULATED LOAD							
1st 10,000 W GEN LOAD@100%			10000	10000	10000	10000	
PLUS 40% OF THE REMAINDER GEN LOAD			5061	5239	5328	6025	
HEATING AND AIR CONDITIONING LOAD(LARGEST)			2800	2800	2800	5000	
TOTAL FACTORED CALCULATED LOAD USED FOR UNIT FEEDER(W)			17861	18039	18128	21025	
TOTAL FACTORED CALCULATED LOAD (AMPS)@208,1 PHASE			86	87	87	101	
TOTAL FACTORED CALCULATED LOAD USED FOR SERVICE CALCS(VA)			25453	25897	26119	30062	

1 E2.1 LOAD CALCULATIONS

NOTE TO SCALE



DESIGN BASIS: EATON GROUP METERING (FOR REFERENCE ONLY)

RESIDENTIAL METER CENTER DETAIL 1

NO SCALE

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LOAD CALCULATIONS

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