VICINITY MAP

PROJECT TEAM

OWNER
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DEVELOPMENT MANAGER
REGIS HOMES
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CIVIL ENGINEER
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MULTI FAMILY ARCHITECT
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LANDSCAPE ARCHITECTS
THE GUZZARDO PARTNERSHIP INC.
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or Randy Montbriand
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* NOTE: THIS IS USING A GOOGLE EARTH AERIAL INSTEAD OF A CITY DATED AERIAL

SHEET INDEX

G.00	COVER SHEET	
G.01s	PROJECT DATA	
G.02s	ARCHITECTURAL SITE PLAN	
G.03s	SITE PLAN FAR	
G.04s	SITE PLAN COVERAGE	
G.05s	SITE PLAN USABLE OPEN SPACE	
G.06s	HEIGHT DIAGRAM	
G.07	CONTEXT SITE PLAN AERIAL *	
G.08s	CONTEXT SITE PLAN TO 3X THE SITE AREA	
G.09s	ELEVATIONS OF ADJACENT PROPERTIES	
GB.1	GREEN BUILDING CHECKLIST	
GB.2	GREEN BUILDING CHECKLIST	
SINGLE FAMILY		
SF.1s	ELEVATION EXHIBIT BLK 1, 2, 3 - FOLD OUT	
SF.2s	RENDERING BLOCK 1	
SF.3	RENDERING BLOCK 2	
SF.4	RENDERING BLOCK 3	
SF.5s	IMAGE OF AMHESRT ST. & CALIFORNIA AVE.	
SF.6s	DIAGRAM BLOCK 1	
SF.6as	LANDSCAPE BLOCK 1	
SF.7s	DIAGRAM BLOCK 2	
SF.7as	LANDSCAPE BLOCK 2	
SF.8s	DIAGRAM BLOCK 3	
SF.8as	LANDSCAPE BLOCK 3	

SINGLE FAMILY		
SF.9s	FLOOR PLAN 1	
SF.10s	FLOOR PLAN 1 SIDE ENTRY	
SF.11s	FLOOR PLAN 2	
SF.12s	FLOOR PLAN 3	
SF.13s	FLOOR PLAN 4	
SF.14s	FLOOR PLAN 5	
SF.15s	FLOOR PLAN 6	
SF.16s	FLOOR PLAN 7	
SF.17s	FLOOR PLAN 8	
SF.18s	FLOOR PLAN 9	
SF.19s	FLOOR PLAN 10	
SF.20s	LOT # 1 PLAN 9 REGENCY TRADITIONAL	
SF.21s	LOT # 2 PLAN 2 WAVERLY	
SF.22s	LOT # 3 PLAN 4 SPANISH COLONIAL	
SF.23s	LOT # 4 PLAN 9 LANE WOODS	
SF.24s	LOT # 5 PLAN 4 MONTEREY PROGRESSIVE	
SF.25s	LOT # 6 PLAN 5 EUROPEAN COTTAGE	
SF.26s	LOT # 7 PLAN 7 CRAFTSMAN	
SF.27s	LOT # 8 PLAN 9 REGENCY	
SF.28s	LOT # 17 PLAN 4 TRADITIONAL	
SF.29s	LOT # 18 PLAN 7 SPANISH COLONIAL	
SF.30s	LOT # 19 PLAN 6 CTAFTSMAN BUNGALOW	
SF.31s	LOT # 20 PLAN 10 PRAIRIE BRICK	
SF.32s	LOT # 21 PLAN 6 MONTEREY PROGRESSIVE	
SF.33s	PLAN 1 & 2 FRONT ELEVATIONS	

SINGLE FAMILY		
SF.34s	PLAN 3 & 5 FRONT ELEVATIONS	
SF.35s	PLAN 6 & 7 FRONT ELEVATIONS	
SF.36s	PLAN 8 & 10 FRONT ELEVATIONS	
SF.37	MATERIALS - SINGLE FAMILY HOMES	
SF.38s	TYPICAL WALL SECTIONS	
SF.39	SCHEMATIC DETAILS	
SF.40	SCHEMATIC DETAILS	
SF.41	SCHEMATIC DETAILS	
SF.42s	SCHEMATIC DETAILS	
SF.43	SCHEMATIC DETAILS	
SF.44	SCHEMATIC DETAILS	
SF.45	COLOR & MATERIAL BOARD 1	
SF.46	COLOR & MATERIAL BOARD 2	
SF.47	COLOR & MATERIAL BOARD 3	

MULTI FAMILY		
MF.1a	MULTI FAMILY EXTERIOR ELEVATION	
MF.2s	MULTI FAMILY EXTERIOR ELEVATION	
MF.3	MULTI FAMILY MATERIAL PHOTOS	
MF.4	MULTI FAMILY GARAGE PLAN	
MF.5s	MULTI FAMILY PODIUM LEVEL PLANS	
	(OTHERS LEVELS SIMILAR)	
MF.6	MULTI FAMILY ROOF PLAN	
MF.7	MULTI FAMILY SITE SECTION	
MF.8	MULTI FAMILY WALL SECTIONS	
MF.9	MULTI FAMILY SCHEMATIC DETAILS	
MF.10s	COMMUNITY BUILDING	
MF.11s	COMMUNITY BUILDING	

CIVIL ENGINEERING		
C1	EXISTING CONDITIONS	
C2	EXISTING CONDITIONS	
C3	GRADING PLAN	
C4	GRADING PLAN	
C5	UTILITY PLAN	
C5	UTILITY PLAN	
C6	UTILITY PLAN	
C7	STORM WATER MANAGEMENT PLAN	
C8s	CALIFORNIA AVE. FIRE ACESS MAP	
C9s	CALIFORNIA AVE LOT LAYOUT	
C10s	CALIFORNIA AVE WALL EXHIBIT	
JOINT TRENCH		
JT-1	GENERAL NOTES	
JT-2	DETAILS	
JT-3	JOINT TRENCH INTENT	
JT-4	JOINT TRENCH INTENT	
JT-5	JOINT TRENCH INTENT	
JT-6	JOINT TRENCH INTENT	
JT-7	JOINT TRENCH INTENT	
JT-8	JOINT TRENCH INTENT	

PHOTOMETRICS		
1 OF 2	PHOTOMETRICS	
2 OF 2	PHOTOMETRICS	
LANDSCAPE		
L1	LANDSCAPE PLAN NORTH	
L2	LANDSCAPE PLAN SOUTH	
L3	LANDSCAPE AND LIGHTING IMAGES	
L4.1	CALIFORNIA AVE SINGLE FAM. RES.	
L4.2	CALIFORNIA AVE SINGLE FAM. RES.	
L4.3	CALIFORNIA AVE SINGLE FAM. RES.	
L4.4	CALIF. AVE RES. ENLARGED PLAN	
L5.1	TREE DISPOSITION PLAN NORTH	
L5.2	TREE DISPOSITION PLAN SOUTH	
T1	TREE PROTECTION PLAN NORTH	
T2	TREE PROTECTION PLAN SOUTH	

S = SUPPLEMENTAL SUBMITTAL

G.00

ORIGINAL SUBMITTAL 10.16.13
SUPPLEMENTAL SUBMITTAL 02.19.14

MAJOR ARB

FINAL INCORPORATING SUPPLEMENTAL SHEETS

PURSUANT TO
DEVELOPMENT AGREEMENT
Between
CITY OF PALO ALTO, A Chartered City
AND
BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY
Recorded in 2005

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

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PRESENTED BY:

STANFORD UNIVERSITY
REAL ESTATE
a unit of LAND, BUILDINGS & REAL ESTATE

BKF
ENGINEERS / SURVEYORS / PLANNERS
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Revised March 10, 2014

AERIAL MAP

DEVELOPMENT AGREEMENT ZONING: AS2 ALT. DEVELOPMENT STANDARDS PER MODIFIED 2003 RULES

Permitted Uses:	a) Single-family, two-family, and multiple family residential uses and indoor and outdoor accessory uses customarily incidental to those uses. In the sale or rental of Required Housing, neither Stanford nor its assignees shall discriminate against households with children or on the basis of the age of renters, buyers, or occupants. b) child care center
Proposed Uses:	68 Single Family Homes and 112 Multi-family Homes - COMPLIES
Cond. Permtd. Uses:	None
BMR Housing:	BMR units shall be provided on- or off-site as provided in the Development Agreement.
BMR Housing Prov'd:	Off-site
Site area, width, depth	No minimum
Calif. Ave. frontage setback:	20' from the property line. a) no building element or architectural feature (excluding landscape features) may extend or project into the setback. b) no parking may be located in setback area. c) no frontage roads are permitted in the setback area. COMPLIES
Upper Calif. Ave. site perimeter side & rear setback (applied to entire Upper Calif. site's outer envelope):	10'. a) no structures or parking areas are permitted in the setback area. b) no perimeter roads or driveways are permitted in the setback area. c) the setback from the property line at Peter Coutts Hill shall be 20 feet. COMPLIES.
Interior Setbacks:	None. (Min. setbacks est. by Title 24 of the Calif. Code of Regulations, Parts 1-9, as adopted and modified by the City of Palo Alto on a uniform basis, shall apply.) COMPLIES.
Building Height:	a) Calif. Ave. frontage: 30' within 100' of prop. line, and 35' within the next 300' of the prop. line, measured from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the height of the peak or highest ridge line of a pitched or hipped roof directly above point on grade from which height is measured. b) Peter Coutts Hill frontage: 30' within 100' of the prop. line measured from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the height of the peak or highest ridge line of a pitched or hipped roof directly above point on grade from which height is being measured. Provided, within 300 feet of the Peter Coutts property line, and 340 feet of the 1500 Page Mill property line, no structure shall be higher than 118 feet above sea level (MSL). c) Balance of Upper Calif. Site: 50 feet, measured from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hipped roof. d) The height of a stepped or terraced building is the max. height of any segment of the building. e) "Grade" shall mean the adjacent ground elevation of the finish or existing grade as of Dec. 1, 2004, whichever is lower. Existing grade as of Dec. 1, 2004 is presumed to be as shown on grading plans and spot elevation surveys on file with the City as of that date. COMPLIES.
Daylight Plane:	None required.
Multiple family design guidelines:	Chapter 18.28 shall not apply.
Parking: Except as otherwise provided in this chapter, parking shall be governed by Chapter 18.83 of the 2003 Rules.	2 or more bedrooms - 2.0 spaces, one of which shall be covered, which may be tandem. 1 bedroom - 1.5 spaces, one of which shall be covered. Studio unit - 1 covered space Guest Parking - 0.25 spaces per unit. Guest parking shall be clearly marked as reserved for guest and shall be in an area provided for guests with unrestricted access to guest parking. Bicycle parking and loading spaces: as required by Chapter 18.83.120 of the 2003 Rules. COMPLIES.
Streets:	Interior streets may be public or private. If private, they shall be subject to a public access easement for vehicles and pedestrians.
Residences along Calif. Ave.:	Dwelling units along Calif. Ave. shall be detached and shall reflect the eclectic nature to the design of residences on the north side of the street. Building shall approximate the horizontal rhythm of building-to-side yard setback and facade areas, and the relationship of upper and lower stories, of Calif. Ave. residential properties located across the street from, or in the vicinity of the Upper Calif. Site. The development pattern shall provide similar opportunities for landscaping. At the applicant's election, some or all building along Calif. may be two stories. Automobile access may be from the rear of the dwellings. COMPLIES.
Architectural Review:	City shall limit its architectural review as provided in Section 6.4.10 of the Development Agreement. No adopted local design guidelines apply to this site.

PROJECT INFORMATION

Address: 1451, 1501, 1601 California Avenue, Palo Alto, California
Gross Site Area: 738,778 SF (16.96 acres)
Net Site Area (Gross less Private Streets):
738,778 SF - 78,241 = 660,537 SF (15.16 acres)

The square footages of the existing buildings per their addresses:
1451 = 68,552 SF (4.52 acres) 0.35 FAR
1501 = 69,753 SF (3.93 acres) 0.41 FAR
1601 = 151,915 SF (8.51 acres) 0.41 FAR

Total Existing SF = 290,220 SF Existing F.A.R. = 0.39

Proposed Dev. Agreemt Zoning:	AS2 Alt. Base Zoning Stds
Residential Density (Maximum):	15 DU/ Gross Acre. No additional density bonus for affordable housing is permitted.
Residential Density (Vested):	180 Units
Residential Density (Proposed):	180 Units @ 10.6 DU/AC.
Residential Gross Floor Area:	See Sheet G.03
Floor Area Ratio (max.) of gross floor area to net area of site:	0.75 to 1.0 Permitted
On Gross	0.631 FAR
On Net	0.705 FAR
Site Coverage (Max.):	40% Permitted = 295,511 SF
Site Coverage (Proposed):	See Sheet G.04
On Gross	25.9% Coverage
On Net	29.0% Coverage

AREA TABULATION

SINGLE FAMILY

Plan	Bdrm	Bath	Other	Other	Dwelling Gar	Area	Garage	Ftprt*	Count	Height- Varies per Elev. Max. Ridge Height Calif. Ave.	Interior of Site
Plan 1	3	2.5			2	1809	519	1398	14	N/A	26.0'
Plan 2	3	2.5	Study		2	2128	478	1523	9	29.5'	25.5'
Plan 3	2	3	Study		2	1837	461	2418	2	N/A	24.4'
Plan 4	2	3	Study		2	2024	431	2506	3	20.3'	N/A
Plan 5	3	3	Study	Tech	2	2286	489	1654	11	29.6'	27.2'
Plan 6	3	3	Study	Loft	2	2533	468	1742	11	28.0'	28.1'
Plan 7	3	3	Study	Loft	2	2454	474	1662	11	28.1'	28.1'
Plan 8	3	3	Study	Loft	2	2532	592	1737	2	N/A	30.5'
Plan 9	5	4	Study		2	2800	572	2089	3	27.1'	25.8'
Plan 10	3	2.5	Study	Retreat	2	2512	464	2429	2	25.5'	25.5'
Total									68		

* Footprint includes home, garage slab, and covered porches

Total Area:	Area
Unit Interior Areas:	153,218 (excluding garages)
Unit Areas:	186,663 (including garages)
Coverage Area:	116,042

UNIT DATA

MULTI-FAMILY BUILDING 1 (MF1)

Plan	Bdrm	Bath	Other	Area	Count
Plan A	2	2	Study	1253	19
Plan B	2	2	Study	1416	2
Plan B2	2	2	Study	1418	4
Plan C	3	2		1382	7
Plan D	3	3		1560	3
Plan E	2	2	Study	1349	8
Plan F	2	2		1085	15
Total					58

MULTI-FAMILY BUILDING 2 (MF2)

Plan	Bdrm	Bath	Other	Area	Count
Plan A	2	2	Study	1253	11
Plan A-Town	3	3		1584	2
Plan B	2	2	Study	1416	3
Plan B2	2	2	Study	1418	4
Plan C3	3	2		1451	3
Plan C2	3	2		1541	10
Plan D	3	3		1560	4
Plan DTown	4	3	Study	2100	2
Plan E	2	2	Study	1349	6
Plan F	2	2		1085	9
Total					54

Total MF1 + MF2 = 112 Dwelling Units

Building Height: Worst Case = 49'

BUILDING DATA

MULTI-FAMILY BUILDING 1 (MF1)

Garage Area:	38,988 SF (excluded from FAR)
Garage Area:	6,135 SF (included in FAR)
Residential Area:	103,231 SF
Common Area:	22,265 SF (incl. in Res Area)
Private Deck/Balc:	9,126 SF
Coverage Area:	32,176 SF
FAR Area:	115,804 SF Dwelling + Cmmn

MULTI-FAMILY BUILDING 2 (MF2)

Garage Area:	41,467 SF
Residential Area:	105,999 SF
Common Area:	21,172 SF (incl. in Res Area)
Private Deck/Balc:	11,440 SF
Coverage Area:	36,433 SF
FAR Area:	154,060 SF Dwelling + Cmmn

Fitness Building:	1,709 SF
Community Building:	2,582 SF

PARKING

SINGLE FAMILY HOMES

All Homes have 2 Car Enclosed Garage (= 136).
Additionally,
57 Homes provide 2 Car Driveway Parking (=114).
3 Homes provide 1 Car Assigned Parking within its lot (=3).
5 Homes provide 1 Car Assigned Parking adjacent to Home (=5).
1 Home provides 2 Cars Assigned Parking adjacent to Home (=2).
Total Driveway Parking: 124
Total SF Parking: 258 Spaces (3.79 per home)
Guest Parking Required: 68 Units x 0.25 = 17
Guest Parking Provided On-Private-Street. See Box Below.

MULTI-FAMILY BUILDING 1 (MF1)

Parking Required: 58 Units (2+ Bdrms) x 2.0 per unit = 116
Parking Provided: 116
Guest Parking Required: 58 Units x 0.25 = 14.5 or 15
Guest Parking Provided On-Private-Street. See Box Below.
Bicycle Parking: Req'd: N/A Provided: 58

MULTI-FAMILY BUILDING 2 (MF2)

Parking Required: 54 Units (2+Bdrms) x 2.0 per unit = 108
Parking Provided: 108
Guest Parking Required: 54 Units x 0.25 = 13.5 or 14
Guest Parking Provided On-Private-Street. See Box Below.
Bicycle Parking: Req'd: N/A Provided: 54

PROJECT-WIDE GUEST PARKING

Total Street Guest Parking: 108 @ 180 units = 0.6 /unit (0.25 /unit req'd)

G.01

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STANFORD UNIVERSITY

PROJECT DATA

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

10' REQ'D REAR SETBACK

10' REQ'D SIDE SETBACK

+ ADD'L 12' DRAINAGE EASMT

+ ADD'L 10' DESIGN SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

ADD'TNL 12' DRAINAGE EASEMENT

10' DESIGN ADD'TNL SETBACK

MULTI-FAMILY 1 COURTYARD

LANDSCPE CTYD

FITNESS

MULTI-FAMILY 2 COURTYARD

GARAGE ENTRY

MEWS

GARAGE ENTRY

POOL

CENTRAL PARK

COMMUNITY BUILDING

COLUMBIA STREET

RESID'TL DRIVEWAY B

L=256.5'

TOT LOT

DRAKE WAY

L=255.41'

RESID'TL DRIVEWAY A

BOWDOIN STREET

RES. DRIVEWAY C

L=138.95

TOT LOT

RES.DRIVEWAY D

AMERST STREET

20' COUTTS HILL SETBACK

PETER COUTTS HILL

20' REQ'D PETER COUTTS SETBACK

20' REQ'D CALIF. SETBACK

20' REQ'D CALIF. AVE. SETBACK

CALIFORNIA AVENUE (66' WIDE)

ENTRY

CALIFORNIA AVENUE (66' WIDE)

ENTRY

CALIFORNIA AVENUE (66' WIDE)

ENTRY

DARTMOUTH STREET

COLUMBIA STREET

BOWDOIN STREET

AMHERST STREET

Development Summary	
Single Famlily Homes	Unit Counts
2 Bd, Study, 3 Ba	5
3 Bd, Loft, 2.5 Ba	14
3 Bd, Study, 2.5 Ba	9
3 Bd, Study, Retreat, 2.5 Ba	2
3 Bd, Study, Tech, 3 Ba	11
4 Bd, Study, 3 Ba	22
3 Bd, Study, 3 Ba	2
5 Bd, Study, 4 Ba	3
TOTAL	68
Multi-Famlily Homes	Unit Counts
2 Bd, 2 Ba	24
2 Bd, Study, 2 Ba	57
3 Bd, 3 Ba	20
3 Bd, 3 Ba	9
4 Bd, Study, 3 Ba	2
TOTAL	112
TOTAL UNITS	180
Parking Requirement	Spaces
All Units 2 or more Bdrms Requires 2 Spaces per Unit (1 Covered) Tandem Allowed	180 x 2 = 360 Reqd
Guest Parking @ 0.25/unit	180 x 0.25 = 45 Reqd
Parking Provided	Spaces
Single Family Garages	136
Single Family Driveways	124
Subtotal	260
Multi-Family 1	116
Multi-Family 2 (all Covered, 0 Tandem)	108
Subtotal	224
TOTAL	484
Private Street Guest Parking	108 (0.6/unit)

Single Family

Multi-Family

Recreation

25 0 50 100

G.02

ARCHITECTURAL SITE PLAN

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014
Revised March 10, 2014

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STANFORD UNIVERSITY

2/19/2014

SINGLE FAMILY	HOME TYPE				AREAS						COVERAGE		BALCONIES		FAR AREA	
Plan/Elev	Count	Program			First	Second	Total Each	Sum All	Garage	Porch	Gar+First+Prch Each	Sum All	Balcony Each	Sum All	Habitable+Porch+Gar Each	All
		Bdrm	Ba	Other												
1B	6	3	2.5	Loft	756	1,053	1,809	10,854	519	123	1,398	8,388			2,451	14,706
1D	4	3	2.5	Loft	756	1,053	1,809	7,236	519	123	1,398	5,592			2,451	9,804
1Q	4	3	2.5	Loft	756	1,053	1,809	7,236	519	51	1,326	5,304			2,379	9,516
2F	2	3	2.5	Study	1,007	1,131	2,138	4,276	478	45	1,530	3,060	72	144	2,661	5,322
2R	3	3	2.5	Study	996	1,131	2,127	6,381	478	77	1,551	4,653	72	216	2,682	8,046
2S	4	3	2.5	Study	996	1,131	2,127	8,508	478	49	1,523	6,092	72	288	2,654	10,616
3A	1	2	3	Study	1,937	0	1,937	1,937	461	20	2,418	2,418			2,418	2,418
3B	1	2	3	Study	1,937	0	1,937	1,937	492	20	2,449	2,449			2,449	2,449
4C	1	2	3	Study	2,024	0	2,024	2,024	431	51	2,506	2,506			2,506	2,506
4D	1	2	3	Study	2,013	0	2,013	2,013	431	32	2,476	2,476			2,476	2,476
4E	1	2	3	Study	2,024	0	2,024	2,024	431	69	2,524	2,524			2,524	2,524
5B	4	3	3	Study	1,047	1,239	2,286	9,144	489	73	1,609	6,436			2,848	11,392
5D	4	3	3	Study	1,047	1,239	2,286	9,144	489	66	1,602	6,408			2,841	11,364
5F	3	3	3	Study	1,047	1,239	2,286	6,858	489	30	1,566	4,698			2,805	8,415
6G	4	4	3	Study	1,240	1,293	2,533	10,132	468	34	1,742	6,968	58	232	3,035	12,140
6H	4	4	3	Study	1,240	1,293	2,533	10,132	468	75	1,783	7,132			3,076	12,304
6I	3	4	3	Study	1,240	1,281	2,521	7,563	468	94	1,802	5,406			3,083	9,249
7B	3	4	3	Study	1,147	1,307	2,454	7,362	480	195	1,822	5,466			3,129	9,387
7C	3	4	3	Study	1,126	1,306	2,432	7,296	480	56	1,662	4,986			2,968	8,904
7D	2	4	3	Study	1,124	1,309	2,433	4,866	480	24	1,628	3,256			2,937	5,874
7F	2	4	3	Study	1,149	1,318	2,467	4,934	480	29	1,658	3,316			2,976	5,952
7J	1	4	3	Study	1,113	1,307	2,420	2,420	480	105	1,698	1,698			3,005	3,005
8K	1	3	3	Study	1,200	1,332	2,532	2,532	592	13	1,805	1,805			3,137	3,137
8M	1	3	3	Study	1,207	1,332	2,539	2,539	592	85	1,884	1,884			3,216	3,216
9L	1	5	4	Study	1,313	1,487	2,800	2,800	572	204	2,089	2,089			3,576	3,576
9M	1	5	4	Study	1,320	1,595	2,915	2,915	572	189	2,081	2,081			3,676	3,676
9N	1	5	4	Study	1,324	1,595	2,919	2,919	572	189	2,085	2,085			3,680	3,680
10O	1	3	2.5	Stdy/Retr	1,839	773	2,612	2,612	464	126	2,429	2,429	54	54	3,202	3,202
10P	1	3	2.5	Stdy/Retr	1,851	773	2,624	2,624	460	126	2,437	2,437	54	54	3,210	3,210
TOTALS	68							153,218				116,042		988		192,066

MULTI FAMILY MF1	AREAS							OPEN SPACE	COVERAGE	FAR AREA
	Bsmt (non FAR)	At Grade	1st Flr	2nd Flr	3rd Flr	4th Flr	Total			
Garage	38,988	6,135								6,135
Residential Gross Area			29,399	28,805	28,805	16,222	103,231		29,399	103,231
Covered Balconies			3,263	2,490	2,490	883	9,126	9,126		9,126
Courtyard								10,707		
Common Gross Area	total of 22,265 included within Residential Gross Area								2,777 @1st	
								19,833	32,176	118,492

MULTI FAMILY MF2	AREAS							OPEN SPACE	COVERAGE	FAR AREA
	Bsmt (non FAR)	At Grade	1st Flr	2nd Flr	3rd Flr	4th Flr	Total			
Garage	0	41,467								41,467
Residential Gross Area	9,466		31,103	31,057	31,057	3,316	105,999		31,103	105,999
Covered Balconies	1,052		4,635	2,828	2,925	0	11,440	11,440		11,440
Courtyard								15,427		
Common Gross Area	total of 22,265 included within Residential Gross Area								1,073 @1st	
								26,867	32,176	158,906

COMMUNITY BLDGS	AREAS	OPEN SPACE	COVERAGE	FAR AREA
	1st Flr			
Community Building	2,582		2,582	2,582
Fitness	1,709		1,709	1,709
			4,291	4,291

Totals		68,643	281,689

FAR

Gross Site Area: 738,778 SF (16.96 Acres)
Net Site Area: 660,537 SF (15.16 Acres) after Private Streets

Total Exstg SF: 290,220 SF Existing FAR: 0.41 FAR

Floor Area Ratio (max.) of gross floor area to gross area of site:. Permitted: 0.75 to 1.0 FAR
Proposed: 0.631 FAR

SF Homes:	Habitable Area	152,218 SF
	Garage	33,445 SF
	Porch	5,403 SF
	Total:	192,066 SF
MF Homes:	MF1	
	Garage (at Grade)	6,135 SF
	Res Gross Area	103,231 SF
	Covered Balcony	6,438 SF
	Comm. Gross Area	included
	Total:	115,804 SF
	MF2	
	Garage (at Grade)	41,467 SF
	Res Gross Area	105,999 SF
	Covered Balcony	6,594 SF
	Comm. Gross Area	included
	Total:	154,060 SF
	Fitness:	1,709 SF
	Community Bldg:	2,582 SF
	TOTAL:	274,155 SF

Total FAR Area:
192,066 + 274,155 = 466,221 FAR
SF on Gross Site = 0.631 FAR

192,066 + 274,155 = 466,221 FAR
SF on Net Site = 0.705 FAR

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2/19/2014

SINGLE FAMILY	HOME TYPE				AREAS						COVERAGE		BALCONIES		FAR AREA	
Plan/Elev	Count	Program			First	Second	Total Each	Sum All	Garage	Porch	Gar+First+Prch Each	Sum All	Balcony Each	Sum All	Habitable+Porch+Gar Each	All
		Bdrm	Ba	Other												
1B	6	3	2.5	Loft	756	1,053	1,809	10,854	519	123	1,398	8,388			2,451	14,706
1D	4	3	2.5	Loft	756	1,053	1,809	7,236	519	123	1,398	5,592			2,451	9,804
1Q	4	3	2.5	Loft	756	1,053	1,809	7,236	519	51	1,326	5,304			2,379	9,516
2F	2	3	2.5	Study	1,007	1,131	2,138	4,276	478	45	1,530	3,060	72	144	2,661	5,322
2R	3	3	2.5	Study	996	1,131	2,127	6,381	478	77	1,551	4,653	72	216	2,682	8,046
2S	4	3	2.5	Study	996	1,131	2,127	8,508	478	49	1,523	6,092	72	288	2,654	10,616
3A	1	2	3	Study	1,937	0	1,937	1,937	461	20	2,418	2,418			2,418	2,418
3B	1	2	3	Study	1,937	0	1,937	1,937	492	20	2,449	2,449			2,449	2,449
4C	1	2	3	Study	2,024	0	2,024	2,024	431	51	2,506	2,506			2,506	2,506
4D	1	2	3	Study	2,013	0	2,013	2,013	431	32	2,476	2,476			2,476	2,476
4E	1	2	3	Study	2,024	0	2,024	2,024	431	69	2,524	2,524			2,524	2,524
5B	4	3	3	Study	1,047	1,239	2,286	9,144	489	73	1,609	6,436			2,848	11,392
5D	4	3	3	Study	1,047	1,239	2,286	9,144	489	66	1,602	6,408			2,841	11,364
5F	3	3	3	Study	1,047	1,239	2,286	6,858	489	30	1,566	4,698			2,805	8,415
6G	4	4	3	Study	1,240	1,293	2,533	10,132	468	34	1,742	6,968	58	232	3,035	12,140
6H	4	4	3	Study	1,240	1,293	2,533	10,132	468	75	1,783	7,132			3,076	12,304
6I	3	4	3	Study	1,240	1,281	2,521	7,563	468	94	1,802	5,406			3,083	9,249
7B	3	4	3	Study	1,147	1,307	2,454	7,362	480	195	1,822	5,466			3,129	9,387
7C	3	4	3	Study	1,126	1,306	2,432	7,296	480	56	1,662	4,986			2,968	8,904
7D	2	4	3	Study	1,124	1,309	2,433	4,866	480	24	1,628	3,256			2,937	5,874
7F	2	4	3	Study	1,149	1,318	2,467	4,934	480	29	1,658	3,316			2,976	5,952
7J	1	4	3	Study	1,113	1,307	2,420	2,420	480	105	1,698	1,698			3,005	3,005
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TOTALS	68							153,218				116,042		988		192,066

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Covered Balconies			3,263	2,490	2,490	883	9,126	9,126		9,126
Courtyard								10,707		
Common Gross Area	total of 22,265 included within Residential Gross Area								2,777 @1st	
								19,833	32,176	118,492

MULTI FAMILY MF2	AREAS							OPEN SPACE	COVERAGE	FAR AREA
	Bsmt (non FAR)	At Grade	1st Flr	2nd Flr	3rd Flr	4th Flr	Total			
Garage	0	41,467								41,467
Residential Gross Area	9,466		31,103	31,057	31,057	3,316	105,999		31,103	105,999
Covered Balconies	1,052		4,635	2,828	2,925	0	11,440	11,440		11,440
Courtyard								15,427		
Common Gross Area	total of 22,265 included within Residential Gross Area								1,073 @1st	
								26,867	32,176	158,906

COMMUNITY BLDGS	AREAS	OPEN SPACE	COVERAGE	FAR AREA
	1st Flr			
Community Building	2,582		2,582	2,582
Fitness	1,709		1,709	1,709
			4,291	4,291

Totals			**68,643**	281,689

COVERAGE

Gross Site Area:	738,778 SF (16.96 Acres)	
Net Site Area:	660,537 SF (15.16 Acres) after Private Streets	
Site Coverage (Max.):	40% Permitted = 295,511 SF	
SF Site Coverage (Proposed):	See Matrix First Floor Habitable + Garage + Porch = 116,042 SF	
MF Site Coverage (Proposed):	MF1	
	Res Gross Area	29,399 SF
	Covered Balcony	2,592 SF
	Comm. Gross Area	2, 777 SF
	Total:	34,768 SF
	MF2	
	Res Gross Area	31,103 SF
	Covered Balcony	2,706 SF
	Comm. Gross Area	2, 624 SF
	Total:	36,433 SF
	Fitness:	1,709 SF
	Community Bldg:	2,582 SF
	TOTAL:	75,492 SF
Site Coverage (Prop. Total on Gross):	116,042 + 75,492 = 191,534 SF = 25.9% Coverage on Gross Site	
Site Coverage (Prop. Total on Net):	116,042 + 75,492 = 191,534 SF = 29.0% Coverage on Net Site	

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1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

USABLE OPEN SPACE

Required Usable Open Space (min.):	Total: 25% of Gross Area of Site = 184,694.5 SF (4.24 Acres) Private: No Minimum Common: 10% of Gross Area of Site = 73,877.8 SF (1.69 Acres) "Usable Open Space" is an outdoor or unenclosed space located on the ground or roof of a structure, or on the top of podium parking, or a balcony, deck, porch, patio or terrace, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, including those portions of the required Calif. Ave. and perimeter setbacks not used for roads or driveways. "Usable Open Space" does not include covered or uncovered parking areas, roads, driveways, or utility or service areas.
Private Usable Open Space	
Single Family:	Private Front Yards incl. Porches: Approx. 67,082 SF (1.54 Ac) Private Fenced Yards: Approx. 108,900 SF (2.5 Ac) Balconies: 988 SF Rear Porches: 495 SF TOTAL: Approx. 177,465 SF (4.07 Acres)
Multi-Family:	MF 1: Private Decks / Balconies = 9,126 SF MF 2: Private Decks / Balconies = 11,440 SF TOTAL: 20,566 SF (0.47 Acres)
TOTAL PRIVATE:	205,338 SF (4.71 Acres) (27.8%)
Common Open Space	
Multi-Family:	MF 1 Courtyard: 10,707 SF (0.25 Acres) MF 2 Courtyard: 15,427 SF (0.35 Acres)
Paseos/Park:	Outdoor Living & Recreation: 90,605 SF (2.08 Acres) Total Outdoor Living & Rec & Ctyds: 116,305 SF (2.67 Acres)
Other:	Pedestrian Access & Landscape: 52,272 SF (1.2 Acres) Perimeter Setbacks & Landscape: 85,813 SF (1.97 Acres)
TOTAL COMMON:	254,390 SF (5.84 Acres) (34.4%)
TOTAL USABLE OPEN SPACE:	459,728 SF (10.55 Acres) (62.2%)

Private Fenced Yards
Private Front Yards
Outdoor Living & Rec
Ped. Access & Landscape
Perimeter Setbacks & Landsc

25 0 50 100

G.05

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1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014
Revised March 10, 2014

G.06

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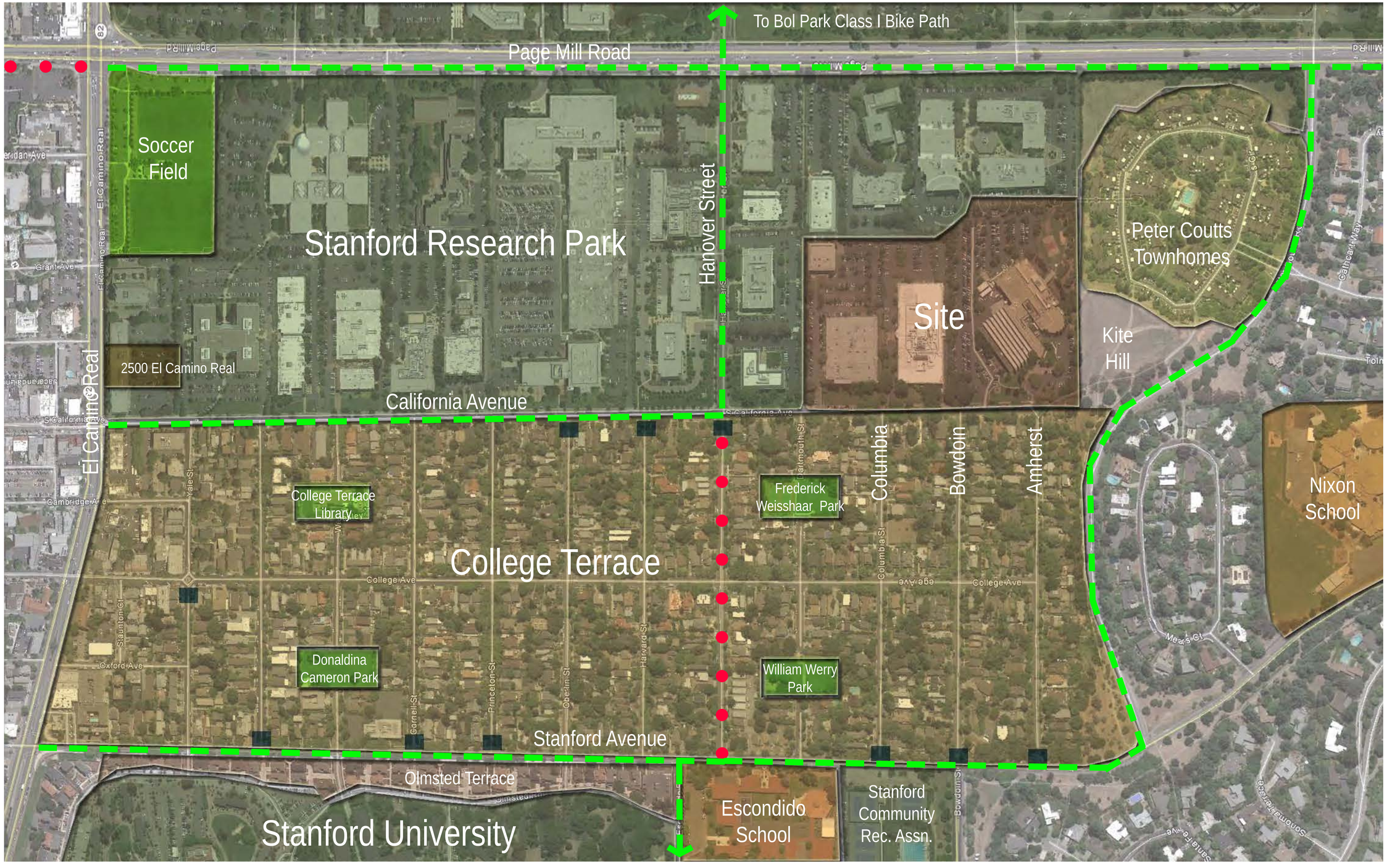
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014
Revised March 10, 2014



G.07

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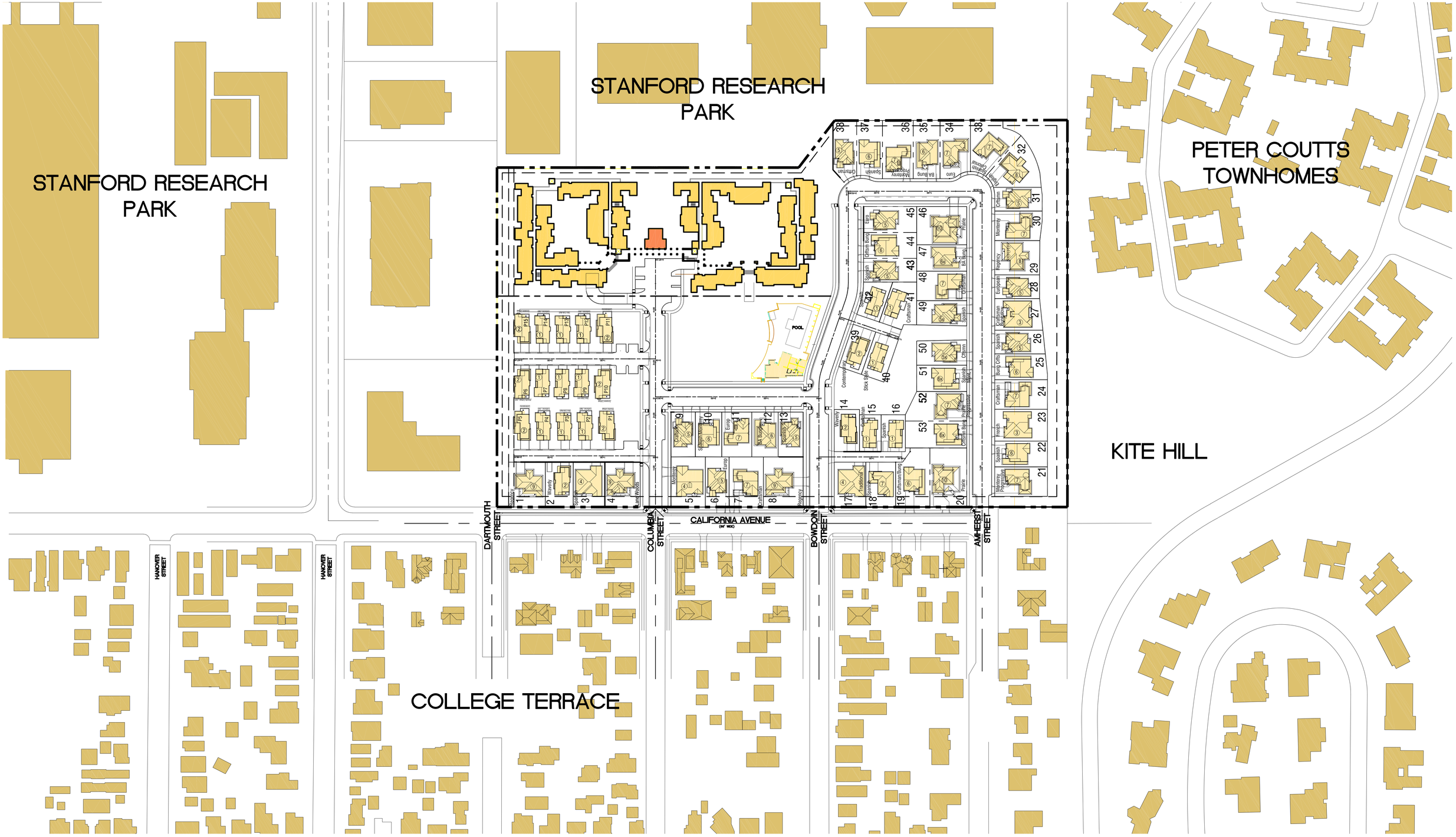
CONTEXT SITE AERIAL

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

October 16, 2013



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CONTEXT SITE PLAN TO 3X THE SITE AREA

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

Page Mill Road

South-West Hanover Street - View A

California Avenue

Dartmouth Street

Columbia Street

South-East California Avenue - View B

Bowdoin Street

Amherst Street

Page Mill Road - View C

Hanover Street

Amherst Street

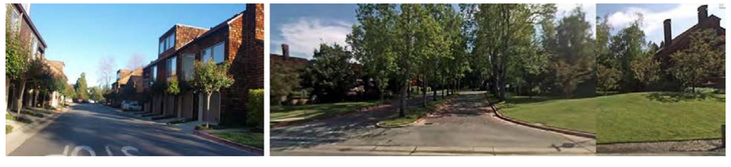
North-West California Avenue - View D (Block 3)

Bowdoin Street

Bowdoin Street

North-West California Avenue - View E (Block 2)

Columbia Street



Peter Coutts Town Homes

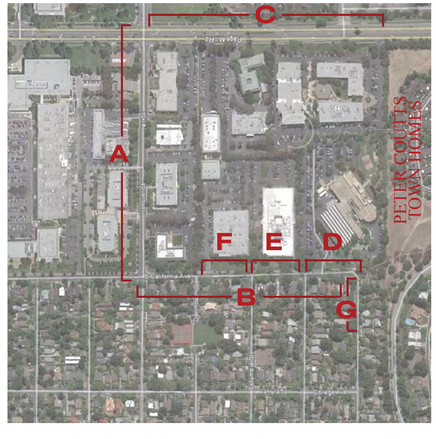
Columbia Street

North-West California Avenue - View F (Block 1)

Dartmouth Street

Turn to California Avenue

South-West Amherst Street - View G



G.09

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ELEVATIONS OF ADJACENT PROPERTIES

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

GreenPoint Rated Checklist: Single Family

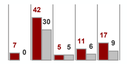
The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.**
GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1, and Q0.

This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by enforcing agency. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: **82**



Single Family New Home 4.2 / 2008 Title 24

Upper California Avenue Site

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
A. SITE			Possible Points					
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees							
TBD	a. Protect Topsoil and Reuse after Construction	0	1				1	
TBD	b. Limit and Delineate Construction Footprint for Maximum Protection	0					1	
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)							
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	Y				R		
TBD	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0				2		
TBD	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				2		
	3. Use Recycled Content Aggregate (Minimum 25%)							
TBD	a. Walkway and Driveway Base	0				1		
TBD	b. Roadway Base	0				1		
TBD	**4. Cool Site: Reduce Heat Island Effect On Site**	0	1					
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]							
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1			1			
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1			
	Total Points Available in Site = 12	**1**						
B. FOUNDATION			Possible Points					
TBD	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	0				2		
TBD	**2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)**	0				2		
TBD	**3. Use Radon Resistant Construction** [*This credit is a requirement associated with J4: EPA IAP]	0			2			
TBD	**4. Install a Foundation Drainage System** [*This credit is a requirement associated with J4: EPA IAP]	0				2		
TBD	**5. Moisture Controlled Crawlspace** [*This credit is a requirement associated with J4: EPA IAP]	0			2			
	6. Design and Build Structural Pest Controls							
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	0				1		
TBD	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0				1		
	Total Points Available in Foundation = 12	**0**						
C. LANDSCAPE			Possible Points					
0%	*Enter in the % of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.*							
Yes	**1. Group Plants by Water Needs (Hydrozoning)**	2					2	
Yes	**2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement**	2					2	
	3. Construct Resource-Efficient Landscapes							
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1	
TBD	b. No Plant Species Will Require Shearing	0				1		
Yes	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	1					3	
	4. Minimize Turf in Landscape Installed by Builder							
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	0					2	
TBD	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	0					4	
TBD	**5. Plant Shade Trees**	0	1	1			1	
	6. Install High-Efficiency Irrigation Systems							
TBD	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	0					2	
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	0					3	
TBD	**7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**	0					3	
	8. Rain Water Harvesting System							
No	a. Cistern(s) is Less Than 750 Gallons	0					1	
No	b. Cistern(s) is 750 to 2,500 Gallons	0					1	
No	c. Cistern(s) is Greater Than 2,500 Gallons	0					1	
TBD	**9. Irrigation System Uses Recycled Wastewater**	0					1	
TBD	**10. Submetering for Landscape Irrigation**	0					1	
	11. Design Landscape to Meet Water Budget							
TBD	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1	
TBD	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0					1	
TBD	**12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing** A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	0				1		
Yes	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	1	1					
	Total Points Available in Landscape = 35	**7**						
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points					
	1. Apply Optimal Value Engineering							
TBD	a. Place Joists, Rafters and Studs at 24-Inch On Center	0				3		
Yes	b. Door and Window Headers are Sized for Load	1				1		
TBD	c. Use Only Cripple Studs Required for Load	0				1		
	2. Construction Material Efficiencies							
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2		
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				6		
	3. Use Engineered Lumber							
TBD	a. Engineered Beams and Headers	0				1		
TBD	b. Wood I-Joists or Web Trusses for Floors	0				1		
TBD	c. Engineered Lumber for Roof Rafters	0				1		
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
TBD	e. Oriented Strand Board for Subfloor	0				1		
TBD	f. Oriented Strand Board for Wall and Roof Sheathing	0				1		
TBD	**4. Insulated Headers**	0		1				
	5. Use FSC-Certified Wood							
TBD	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				6		
TBD	b. Panel Products (Minimum 40%)	0				3		
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)							
No	a. Floors	0				2		
No	b. Walls	0				2		
No	c. Roofs	0				1		
TBD	**7. Energy Heels on Roof Trusses** (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1				
	8. Install Overhangs and Gutters							
TBD	a. Minimum 16-Inch Overhangs and Gutters	0				1		
TBD	b. Minimum 24-Inch Overhangs and Gutters	0		1				
	9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Install Garage Exhaust Fan OR Build a Detached Garage	0			1			
TBD	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1			
	Total Points Available in Structural Frame and Building Envelope = 39	**1**						

City of Palo Alto Utilities
New Residential Construction Rebate Program

The City of Palo Alto Utilities will give up to **$3,000** for constructing a home that is more efficient than local building codes and ordinances†.

TO APPLY:

1. Complete the below rebate application ***before*** construction begins based on your Title 24 report.
2. Once construction is complete, notify the Utilities department to process your rebate within 90 days of completed construction/proof of final inspection date by contacting:

UMS 3rd Floor
250 Hamilton Ave.
Palo Alto, CA 94301
or cpauresidential@cityofpaloalto.org *or* (650) 329-2241

To qualify for this rebate your project must be 20% or above Title 24 requirements.

Project at time of permit issuance:

A. Total percentage better than Title 24 (must be 20% above Title 24) :	A.	%
B. Square footage of project:	B.	sq.ft
C. Total kilowatt Hour (kWh) savings*:	C.	
D. Total therm savings*:	D.	
Rebate Amount Calculation: (Steps E - K will auto-populate if steps A - D are completed)		
E. Percentage better than Title 24 x **0.021**	E.	0
F. kWh rebate amount (C x E = F):	F	0
G. Percentage better than Title 24 x **0.1**	G.	0
H. Therm rebate amount (D x G = H)	H.	0
I. Total kWh and therm rebate (F + H = I)	I.	0
Small House Incentive: (If square footage is **larger** than 2,500, enter zero for this step).		
J. Total kWh and therm rebate x **0.25** (I x 0.25 = J):	J.	0
K. Total Rebate Amount (I + J = K)	**K.**	**0**
		$3,000 limit

† Please visit the City of Palo Alto Building and Permitting Offices for more information.
* The kWh and therm savings information can be found on the ECON-1 page of your Title 24 report.

Terms & Conditions:
1. CPAU reserves the right to change, modify and reduce rebate levels at any time without prior notice. Funding is on a first come, first serve basis, or until funds are depleted.
2. This rebate is only available to Palo Alto Utilities' residential account holders. Limit: one rebate per project address.
3. Failure to provide appropriate documentation will result in rebate ineligibility. CPAU reserves the right to validate all information listed in application, including with on-site inspections, if necessary.
4. CPAU reserves the right to limit this rebate to a maximum of $3,000 per application.
5. Completed applications must be submitted no later than 90 days after completed construction/proof of final inspection. Failure to do so may result in rebate ineligibility.
6. CPAU disclaims any and all liability from taxes incurred or any property damage that may arise as a result of the applicant's or contractor's participation in this program.

I have read, understand and agree to the terms and conditions as listed on this application.

Signature:_____ **Date:**_____

Project Address **Permit # if known**

Construction and Demolition Debris Recycling

All construction and demolition debris in the City of Palo Alto must be made available for salvage, or be taken to an approved facility, or a facility approved by the City of San Francisco or San Jose. Approved facilities achieve diversion rates over 80%. A complete list of approved facilities is available at: http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=28020

The project Contractor is required to retain receipts, weight tags or other proof of salvage and/or diversion to an approved facility for submittal after construction.

Estimate the amount of construction and demolition debris to be generated below. The conversion factor is based on a study performed by the U.S. EPA for similar projects. If you disagree with the estimate, submit an alternative for review and approval.

0
Enter total floor area (Sq Ft)

Estimated C&D Debris Tons: **0.0**

OWNER Acknowledgement

This project is required to comply with the State California Green Building Code (T24 Part 11) and the City of Palo Alto's local amendments (PAMC 16.14). I, the **property owner** / legal representative, acknowledge and understand the requirements and penalties for noncompliance ($50 per ton of waste not diverted from the landfill with a minimum of $1000, and $500 a day for noncompliance with the remaining green building measures). I am responsible for all activities performed by design team members, contractors and subcontractors in meeting the requirements.

Signature Date

Print Full Name

Phone or Email

RATER Acknowledgement

The project will be verified by (choose only one):

☐ Build It Green

☐ City of Palo Alto

Min. required points, greater of: **34** or **70**

I have reviewed the project plans and specifications, and they are in conformance with the GreenPoint Rated points claimed. I have reviewed and understand the after construction requirements below.

Rater Signature Date

Print Full Name Rater Number

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.

☐ If HERS testing was required per the homes energy report, attach the completed CF-4R ('s).

☐ 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.

☐ If the project was City of Palo Alto verified, call for an on-site inspection at 329.2189.

I certify that:

☐ GreenPoint Rated inspections were performed throughout construction;

☐ The home has met the minimum required GreenPoint Rated points. 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; and that

☐ Within six months (6) from the date of final inspection I will provide the City with the final BIG Certificate, final GreenPoint Rated Checklist and BIG Climate Calculator inputs.

Sign only after construction is completed.

Signature (GreenPoint Rater)

Print Name Date

CALIFORNIA AVENUE HOMES

CITY of PALO ALTO

RESIDENTIAL GREEN BUILDING APPLICATION **R1**

Title 24, Part 11, California Green Building Code (CALGreen)
City of Palo Alto Green Building Ordinance 5107 (PAMC 16.14)
City of Palo Alto Green Building Program and Resources
Build It Green, GreenPoint Rated Guidelines and Checklists

http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=25863
http://www.cityofpaloalto.org/greenbuilding
http://www.builditgreen.org/guidelines--checklists/

City Sustainability Planner: 650-329-2189 greenbuilding@cityofpaloalto.org
Application: This plan sheet is for use by residential new construction, additions and rebuilds over 1,250sf.

GB-1

GreenPoint Rated Checklist: Multifamily

B. LANDSCAPE			Possible Points					
	1. Landscaping							
Yes	*Is the landscape ≥ 10% of the site area? Sites with less than 10% of the total site area dedicated to landscaping can only earn up to 4 points for measure B1a through B1g. Calculate the landscape area percentage by dividing the landscape area by the total site area. Include the building footprint(s) and all other developed portions of the site up to the site boundary.*							
Yes	a. Group Plants by Water Needs (Hydrozoning)	2					2	
Yes	b. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement	2					2	
	c. Construct Resource-Efficient Landscapes							
Yes	i. No Invasive Species Listed by Cal-IPC Are Planted	1				1		
TBD	ii. No Plant Species will Require Shearing	0				1		
Yes	iii. 75% of Plants are Drought-tolerant, California Natives, Mediterranean or Other Appropriate Species	3					3	
	d. Minimize Turf in Landscape Installed by Builder							
Yes	i. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2	
TBD	ii. Turf Is ≤ 25% of Landscaped Area	0					2	
	e. Install High-Efficiency Irrigation Systems							
Yes	i. System Uses Only Low-Flow Drip, Bubblers or Sprinklers	2					2	
Yes	ii. System Has Smart (Weather-based) Controller (CALGreen code if applicable)	3					3	
TBD	f. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	0					3	
	g. Design Landscape to Meet Water Budget							
TBD	i. Install Irrigation System That Will Be Operated at <70% Reference ET (B1a. and B1b. are Prerequisites for Credit)	0					1	
TBD	ii. Install Irrigation System That Will Be Operated at <50% Reference ET (B1a., B1b. and B1ei. are Prerequisites for Credit)	0					1	
TBD	h. Incorporate Community Garden	0	1					
	2. Source Water Efficiency							
TBD	a. Use Recycled Water for Indoor and/or Outdoor Water Use	0					2	
TBD	b. Use Rainwater for Indoor and/or Outdoor Water Use	0					4	
	3. Outdoor Play Structures and Outdoor Furniture							
TBD	a. Play Structures & Surfaces Have an Average Recycled Content ≥20%	0				1		
TBD	b. Environmentally Preferable Exterior Site Furnishings	0				1		
Yes	**4. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	1	1					
	Total Available Points in Landscape: 33	**16**						

C. DESIGN CONSIDERATIONS			Possible Points					
	1. Acoustics: Noise and Vibration Control (minimum 2 points for credit, including 1 Tier 1 measure, maximum of 4 points)							
Yes	TIER 1: 1) Exterior Noise Reduction	1	1					
TBD	2) Loud Single-Event Noise Reduction in Noise-Sensitive Spaces	0	1					
Yes	3) Airborne and Structure-borne Noise Reduction (e.g., walls, floor-ceilings)	1	1					
Yes	4) Mechanical Ventilation Noise and Vibration Control	1	1					
Yes	5) Plumbing Noise and Vibration Reduction	1	1					
Yes	TIER 2: 1) Minimize Stair Impact Noise	0	0.5					
TBD	2) Minimize Floor Squeaks	0	0.5					
Yes	3) Minimize Trash Chute Noise	0	0.5					
TBD	4) Mixed-Use Noise and Vibration Reduction	0	0.5					
	2. Mixed-Use Design Strategies							
No	a. Develop Green Tenant Improvement Requirements for Build Outs	0	2					
No	b. Commercial Loading Area Separated from Residential area	0			1			
No	c. Separate Mechanical and Plumbing Systems	0			1			
	3. Commissioning							
TBD	a. Design Phase (Define Owner's Project Requirements, Basis of Design, and Develop Plan)	0		1	1			
TBD	b. Construction Phase (Perform Functional Testing)	0		2				
TBD	c. Post-Construction Phase (Verify Compliance, Commissioning Report, Training and Warranty Review)	0	1	1				
	Total Available Points in Design Considerations: 14	**4**						

D. FOUNDATION, STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points					
TBD	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	0				3		
TBD	**2. Design, Build and Maintain Structural Pest and Rot Controls (for low-rise projects)**	0			1	1		
	3. Construction Material Efficiencies							
TBD	a. Wall and Floor Assemblies (excluding solid wall assemblies) are Delivered Panelized from Supplier (Minimum of 80% square feet)	0				1		
TBD	b. Modular Components are Delivered Assembled to the Project (Minimum 25%)	0				6		
	c. Optimal Value Engineering							
TBD	i. Studs at 24 Inch on Center at Interior Non-Bearing Walls and Top Floor	0				1		
Yes	ii. Door & Window Headers Sized for Load	1				1		
TBD	iii. Use Only Cripple Studs Required for Load	0				1		
	4. Use Engineered Lumber							
TBD	a. Engineered Beams and Headers	0				1		
TBD	b. Wood I-Joists or Web Trusses for Floors	0				1		
TBD	c. Engineered Lumber for Roof Rafters	0				1		
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	e. Oriented Strand Board for Subfloor	0				1		
TBD	f. Oriented Strand Board for Wall and Roof Sheathing	0				1		
TBD	**5. Insulated Headers**	0		1				

© Build It Green

Multifamily Checklist version 2.2/1.9

GreenPoint Rated Checklist: Multifamily

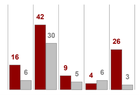
The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green**. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements for a GreenPoint Rated home are: Earn a total of 50 points or more; obtain the following minimum points per category: Community (6), Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites A2a, E2a, H4a. (for 2008 permitted projects), J1a, N1. and Q0.

This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The green building practices listed below are described in the GreenPoint Rated Multifamily Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated.**

GreenPoint RATED
A PROGRAM OF BUILD IT GREEN

Total Targeted Points: **97**



Multifamily New Home 2.2 / 2008 Title 24

REQUIRED: ENTER FLOOR AREAS AND LANDSCAPED AREA BEFORE BEGINNING CHECKLIST

Enter Total Conditioned Floor Area of the Project:	**145465**
Enter Total Non-Residential Floor Area of Project:	**18657**
Percent of Project Dedicated to Residential Use	**87%**
Percentage of Site Dedicated to Landscaping	**38%**

Enter Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
AA. COMMUNITY DESIGN AND PLANNING	Possible Points						
	1. Develop Infill Sites						
Yes	a. Project is an Urban Infill Development	1	1				
24	b. Conserve Resources by Increasing Density -15 Units Per Acre or Greater (1 Point for every additional 5 dwelling units/acre) *Enter Project Density Number (In du/acre)*	2	10				
No	c. Project Includes the Redevelopment of At Least One Existing Building	0			1		
No	d. Build on Designated Brownfield Site or City-Designated Redevelopment Area	0	1				
	2. Design for Walking & Bicycling						
TBD	a. Sidewalks Are Buffered from Roadways & Are 5 Feet Wide (8 Feet in Retail Areas)	0	1				
TBD	b. Install Traffic Calming Strategies	0	1				
Yes	c. Provide Dedicated, Covered & Secure Bicycle Storage for 15% of Residents	1	1				
Yes	d. Provide Secure Bicycle Storage for 5% of Non-Residential Tenant Employees & Visitors	1	1				
	3. Alternative Transportation						
	a. Site has Pedestrian Access Within ½ Mile of Community Services:						
3	TIER 1: *Enter number of services within ½ Mile:* 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold						
1	TIER 2: *Enter number of services within ½ Mile:* 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket						
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1				
	ii.10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1				
	b. Proximity to Public Transit: Development is Located Within						
Yes	i. 1/4 Mile of One Planned or Current Bus Line Stop	1	1				
Yes	ii. 1/2 Mile of a Major Transit Stop (Commuter Train/Light Rail Transit System OR Two or More Planned/Current Bus Line Stops	1	1				
	c. Reduced Parking Capacity						
No	i. Less than 1.5 Parking Spaces Per Unit	0	1				
No	ii. Less than 1.0 Parking Spaces Per Unit	0	1				
	4. Mixed-Use Developments						
No	a. At least 2% of Development Floor Space Supports Mixed-Use (Non-Residential Tenants)	0	1				
TBD	b. Half of the Non-Residential Floor Space is Dedicated to Community Services (See AA3a)	0	1				
	5. Outdoor Gathering Places						
Yes	a. Private or Semi-Public Outdoor Gathering Places for Residents (Minimum of 50 sf Per Unit) (mutually exclusive with AA5b)	1	1				
No	b. Outdoor Gathering Place of Compact Site Provides Natural Elements (mutually exclusive with AA5a) (Projects Must Be a Minimum of 50 du/acre)	0	1				
No	c. Public Outdoor Gathering Places have Direct Access to At Least Two Tier 1 Community Services (See AA3a)	0	1				
	6. Design for Safety and Vandalism Deterrence						
TBD	a. Residence Entries Have Views to Callers (Windows or Double Peep Holes) & Can Be Seen By Neighbors	0	1				
TBD	b. All Main Entrances to the Building and Site are Prominent and Visible from the Street	0	1				
	7. Passive Solar Design						
TBD	a. Provide Appropriate Orientation for Maximum Energy Efficiency	0		2			
TBD	b. Provide Appropriate Shading On All South-Facing Windows for Effective Passive Solar Control	0		1			
TBD	c. Provide Thermal Mass	0		2			
	8. Adaptable Buildings						
	a. Include Universal Design Principles in Units						
TBD	i. 50% of Units	0	1				
TBD	ii. 80% of Units	0	1				
TBD	b. Live/Work Units Include A Dedicated Commercial Entrance	0	1				
	9. Affordability						
	a. Units are Dedicated to Households Making 80% or Less of AMI						
No	i. 10% of All Units	0	1				
No	ii. 25%	0	1				
No	iii. 50% or More	0	1				
TBD	b. Development Includes Multiple Bedroom Units (Minimum of 2 3-Bdrm Units At or Less Than 80% AMI)	0	1				
No	c. At least 20% of Units at 120% or Less of AMI are For-Sale	0	1				
	Total Available Points in Community Design and Planning: 42	**8**					
A. SITE		Possible Points					
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
TBD	a. Protect Topsoil and Reuse After Construction	0	1			1	
TBD	b. Limit and Delineate Construction Footprint for Maximum Protection	0				1	
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)						
Yes	a. Required: Divert 50% (by weight) of All Construction & Demolition Waste (Recycling or Reuse) (CALGreen code)	Y				R	
TBD	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0				2	
TBD	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				2	
	3. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with PJ1: EPA IAP]						
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1			1		
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1		
TBD	**4. Use Recycled Content Aggregate (Minimum 25%)**	0				1	
TBD	**5. Cool Site: Reduce Heat Island Effect on Site**	0	1				
	Total Available Points in Site: 11	**1**					

GreenPoint Rated Checklist: Single Family

D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points					
	1. Apply Optimal Value Engineering							
TBD	a. Place Joists, Rafters and Studs at 24-Inch On Center	0				3		
Yes	b. Door and Window Headers are Sized for Load	1				1		
TBD	c. Use Only Cripple Studs Required for Load	0				1		
	2. Construction Material Efficiencies							
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2		
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				6		
	3. Use Engineered Lumber							
TBD	a. Engineered Beams and Headers	0				1		
TBD	b. Wood I-Joists or Web Trusses for Floors	0				1		
TBD	c. Engineered Lumber for Roof Rafters	0				1		
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
TBD	e. Oriented Strand Board for Subfloor	0				1		
TBD	f. Oriented Strand Board for Wall and Roof Sheathing	0				1		
TBD	**4. Insulated Headers**	0		1				
	5. Use FSC-Certified Wood							
TBD	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				6		
TBD	b. Panel Products (Minimum 40%)	0				3		
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)							
No	a. Floors	0				2		
No	b. Walls	0				2		
No	c. Roofs	0				1		
TBD	**7. Energy Heels on Roof Trusses** (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1				
	8. Install Overhangs and Gutters							
TBD	a. Minimum 16-Inch Overhangs and Gutters	0				1		
TBD	b. Minimum 24-Inch Overhangs and Gutters	0		1				
	9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Install Garage Exhaust Fan OR Build a Detached Garage	0			1			
TBD	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1			
	Total Points Available in Structural Frame and Building Envelope = 39	**1**						

E. EXTERIOR			Possible Points					
TBD	**1. Use Environmentally Preferable Decking**	0				2		
TBD	**2. Flashing Installation Techniques Specified and Third-Party Verified** [*This credit is a requirement associated with J4: EPA IAP]	0				1		
TBD	**3. Install a Rain Screen Wall System**	0				2		
Yes	**4. Use Durable and Non-Combustible Siding Materials**	1				1		
TBD	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	0				2		
	Total Points Available in Exterior = 8	**1**						

F. INSULATION			Possible Points					
	1. Install Insulation with 75% Recycled Content							
TBD	a. Walls	0				1		
TBD	b. Ceilings	0				1		
TBD	c. Floors	0				1		
	Total Points Available in Insulation = 3	**0**						

G. PLUMBING			Possible Points					
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)							
TBD	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	0		1			1	
TBD	b. Use Engineered Parallel Plumbing	0					1	
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1	
TBD	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1			2	
TBD	e. Use Central Core Plumbing	0		1		1	1	
	2. Water Efficient Fixtures							
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3					3	
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1	
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1	
Yes	**3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)**	2					2	
	Total Points Available in Plumbing = 12	**7**						

H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points					
	1. Properly Design HVAC System and Perform Diagnostic Testing							
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	4		4				
TBD	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0		1				
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Furnaces	0			2			
TBD	b. Water Heaters	0			2			
TBD	**3. Install High Performing Zoned Hydronic Radiant Heating**	0		1	1			
TBD	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	0	1					
	5. Design and Install Effective Ductwork							
TBD	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1				
TBD	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	**6. Install High Efficiency HVAC Filter (MERV 6+)** [*This credit is a requirement associated with J4: EPA IAP]	0			1			
Yes	**7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards** [*This credit is a requirement associated with J4: EPA IAP]	1			1			
Yes	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)**	1			1			
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)							
TBD	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	0		1				
TBD	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	0		1				
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3				
	10. Advanced Mechanical Ventilation for IAQ							
Yes	a. ***Required:*** Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			R			
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1			
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			

Single Family Checklist
New Home Version 4.2

CITY of PALO ALTO

RESIDENTIAL GREEN BUILDING APPLICATION **R1**

Title 24, Part 11, California Green Building Code (CALGreen)
City of Palo Alto Green Building Ordinance 5107 (PAMC 16.14)
City of Palo Alto Green Building Program and Resources
Build It Green, GreenPoint Rated Guidelines and Checklists

http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=25863
http://www.cityofpaloalto.org/greenbuilding
http://www.builditgreen.org/guidelines--checklists/

City Sustainability Planner: 650-329-2189 greenbuilding@cityofpaloalto.org
Application: This plan sheet is for use by residential new construction, additions and rebuilds over 1,250sf.

GB-2

R1 Rev. 05/07/2012

PLEASE INSERT THE LONG STREET SCENE

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ELEVATION EXHIBIT BLOCK 1, 2 & 3 - FOLD OUT

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

KEY PLAN

SF.2

RENDERING BLOCK 1

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

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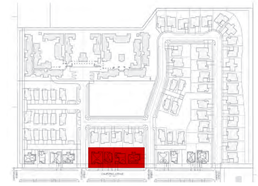
KEY PLAN

SF.3

RENDERING BLOCK 2

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

October 16, 2013

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KEY PLAN

© 2013 WILLIAM HEZMALHALCH ARCHITECTS, INC.

SF.4

RENDERING BLOCK 3

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October 16, 2013

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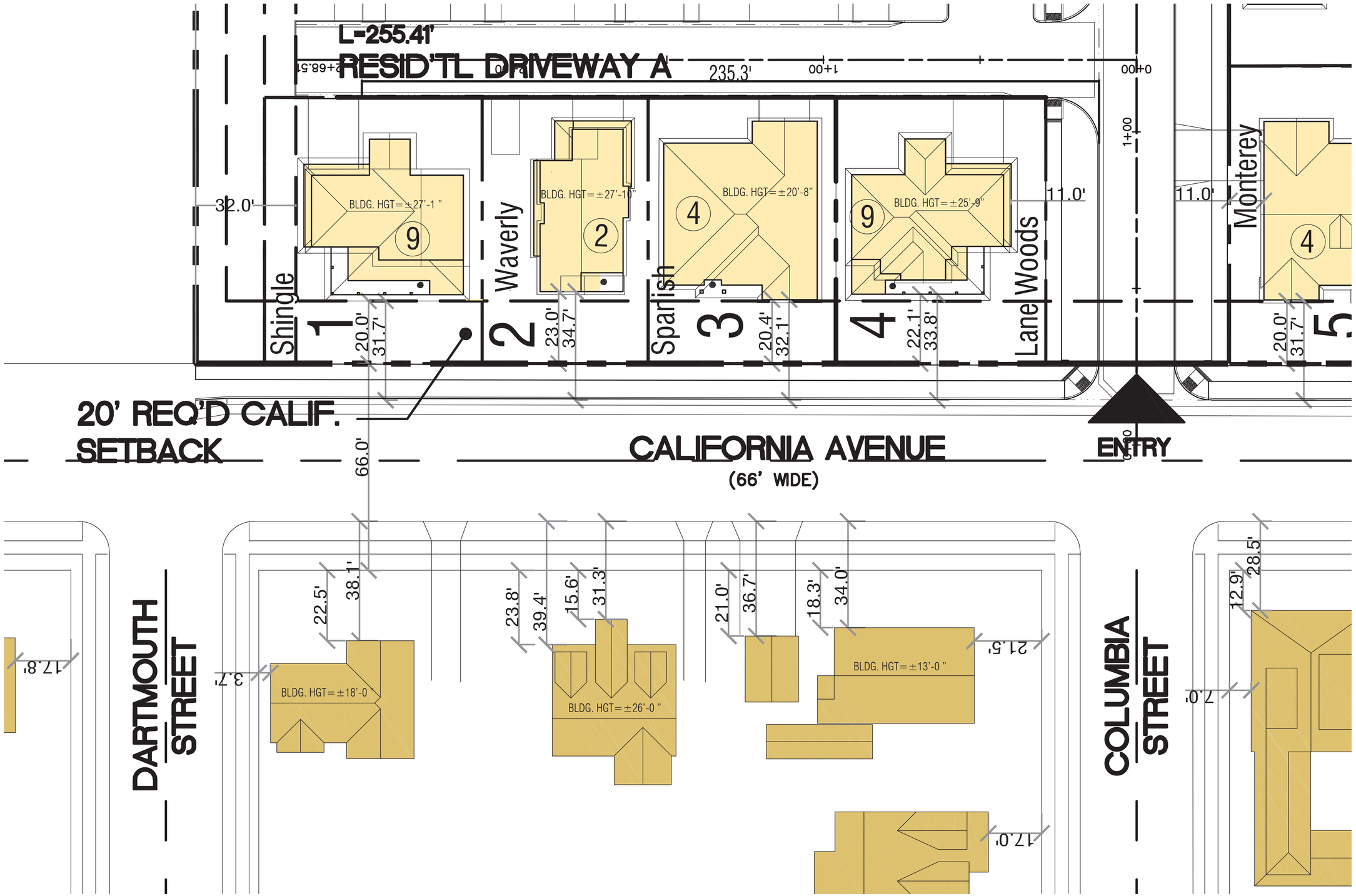
AMHERST STREET AND CALIFORNIA AVENUE

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



KEY PLAN

WILLIAM HEZMALHALCH
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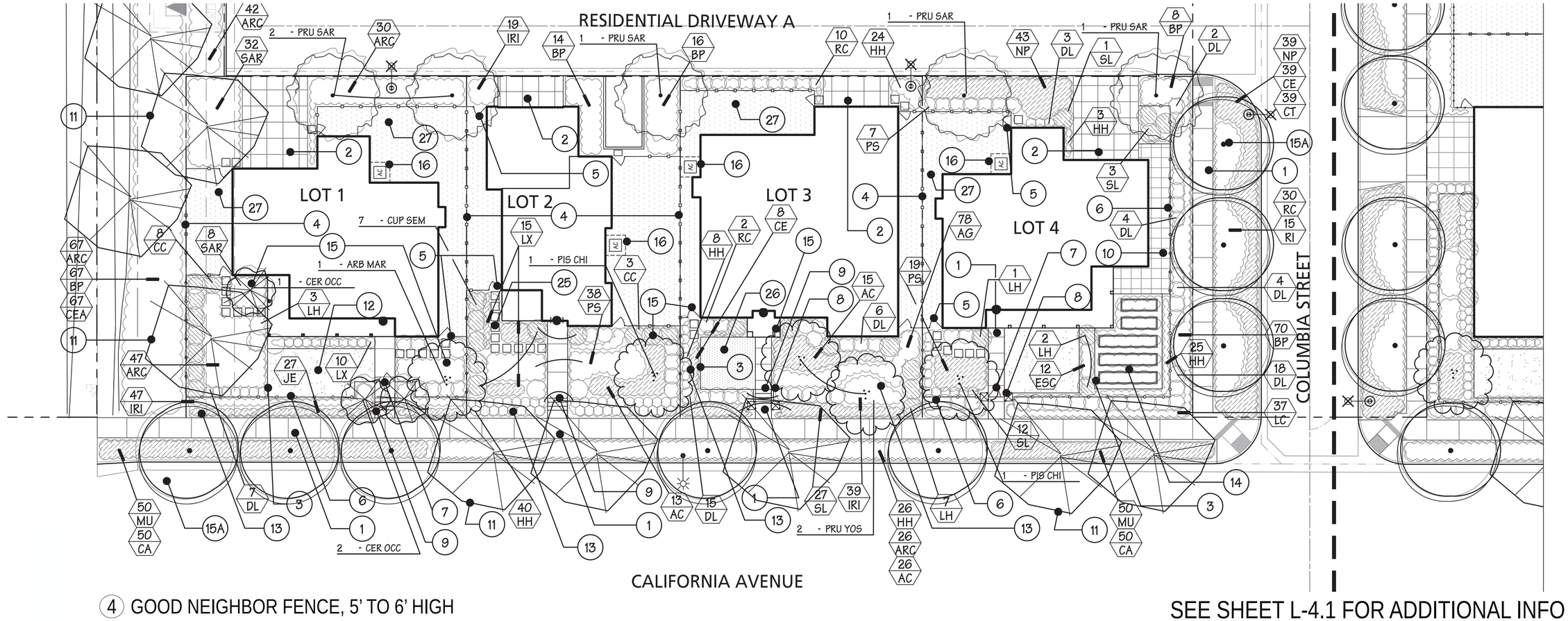
SF.6

DIAGRAM BLOCK 1

1451, 1501, 1601 CALIFORNIA AVENUE

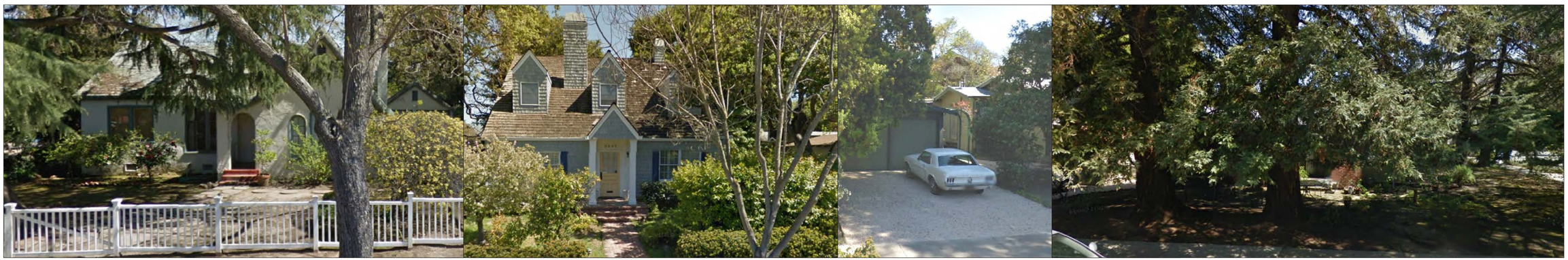
PALO ALTO, CALIFORNIA

Supplemental February 19, 2014
Revised March 10, 2014



④ GOOD NEIGHBOR FENCE, 5’ TO 6’ HIGH

SEE SHEET L-4.1 FOR ADDITIONAL INFO



HOMES ACROSS CALIFORNIA AVENUE

Block 1 - Dartmouth - Columbia

SF.6a

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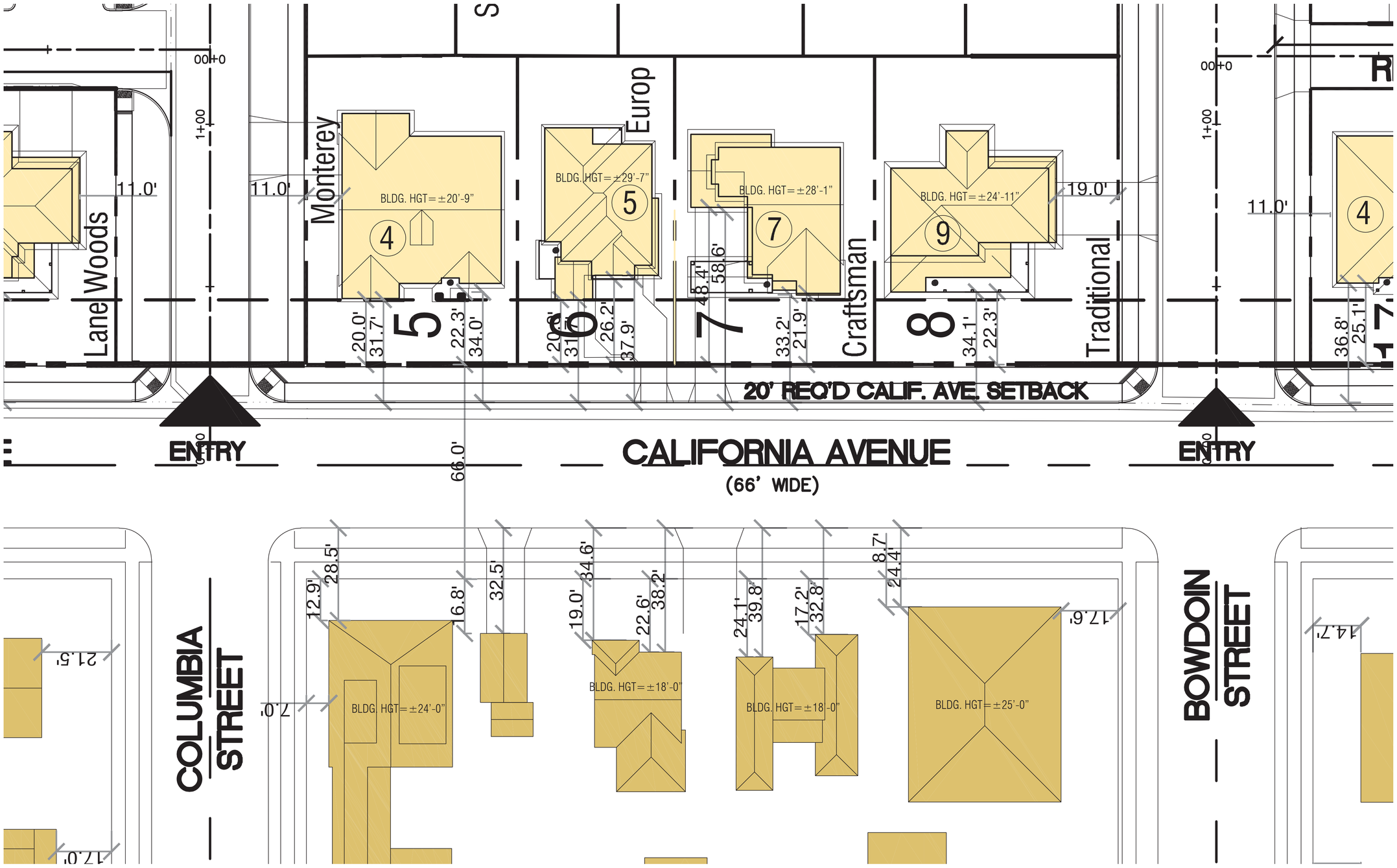
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



SF.7

DIAGRAM BLOCK 2

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014
Revised March 10, 2014

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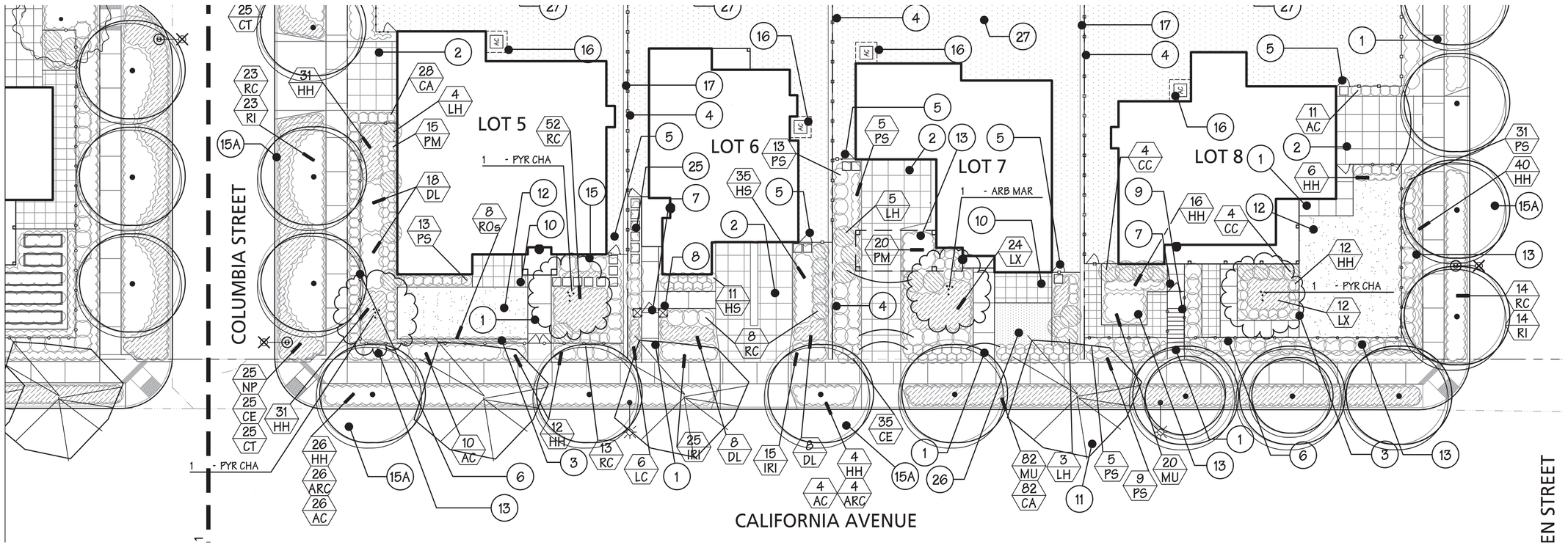

4 GOOD NEIGHBOR FENCE, 5' TO 6' HIGH

SEE SHEET L-4.2 FOR ADDITIONAL INFO

HOMES ACROSS CALIFORNIA AVENUE

Block 2 - Columbia - Bowdoin

SF.7a

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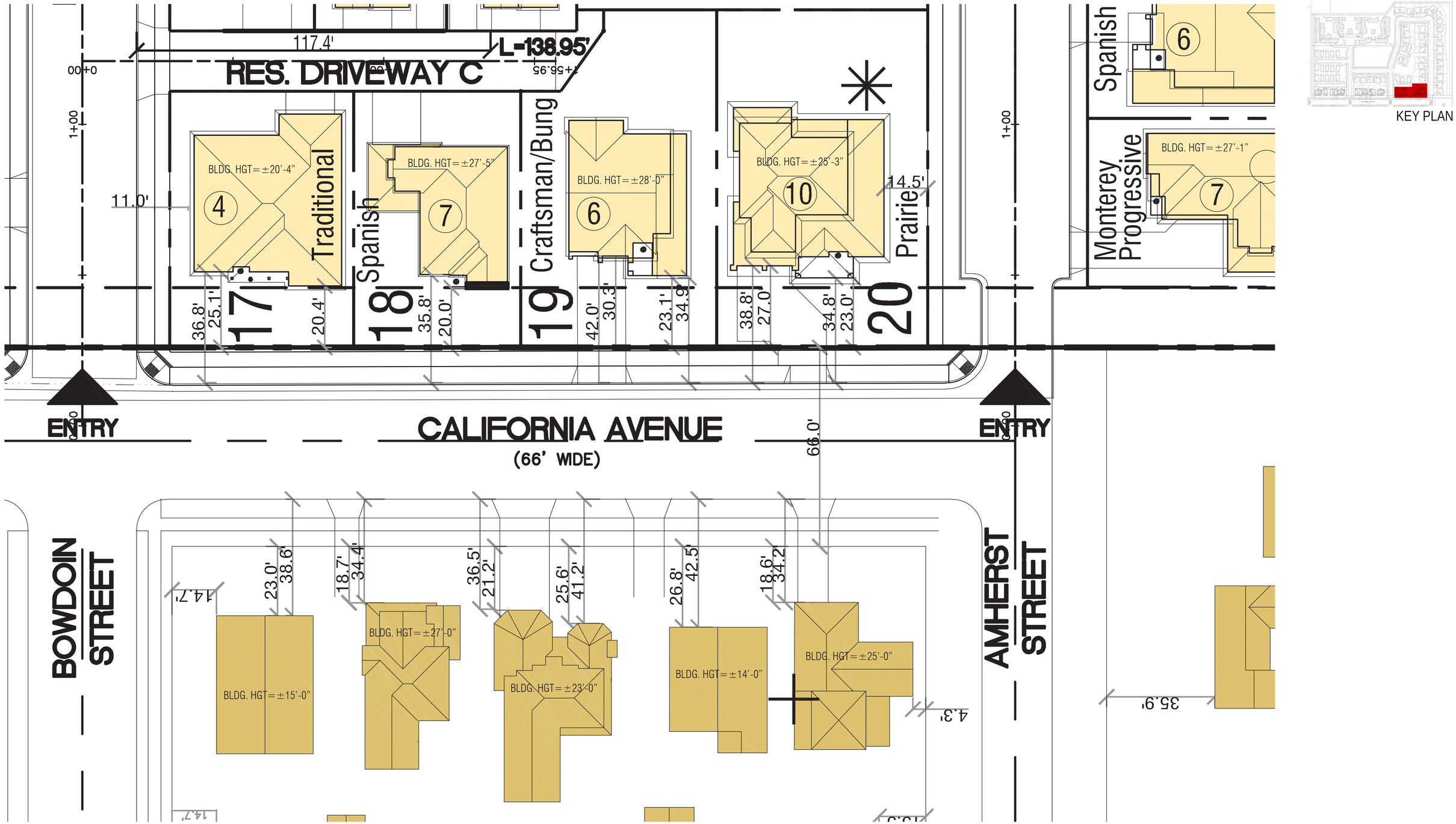
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



SF.8

DIAGRAM BLOCK 3

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

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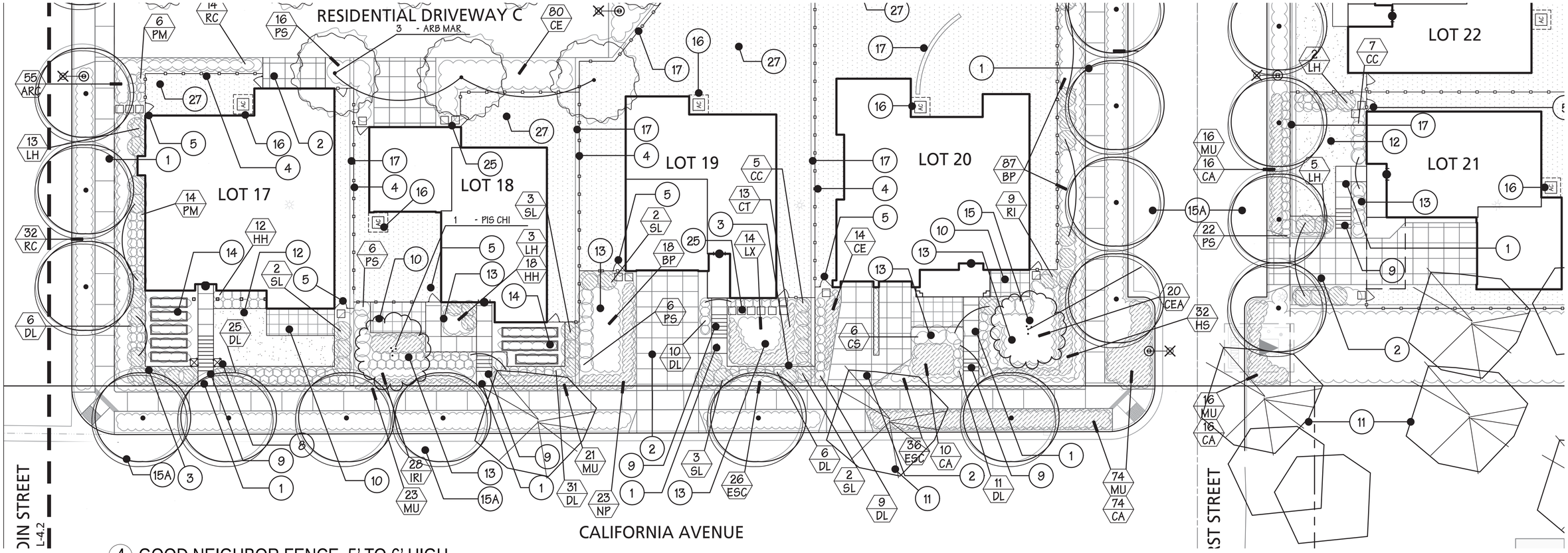

4 GOOD NEIGHBOR FENCE, 5' TO 6' HIGH

HOMES ACROSS CALIFORNIA AVENUE

Block 3 - Bowdoin - Amherst

SF.8a

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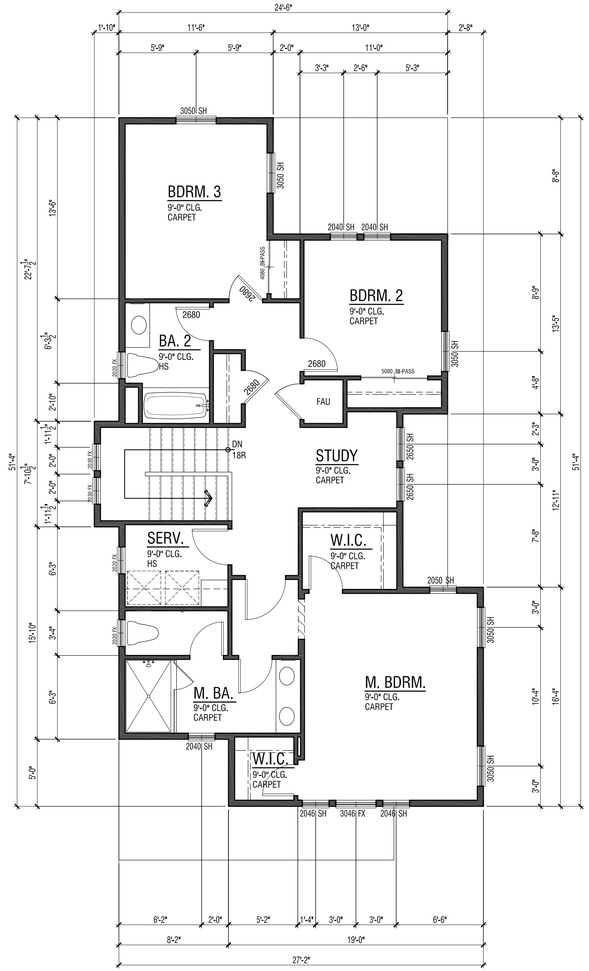
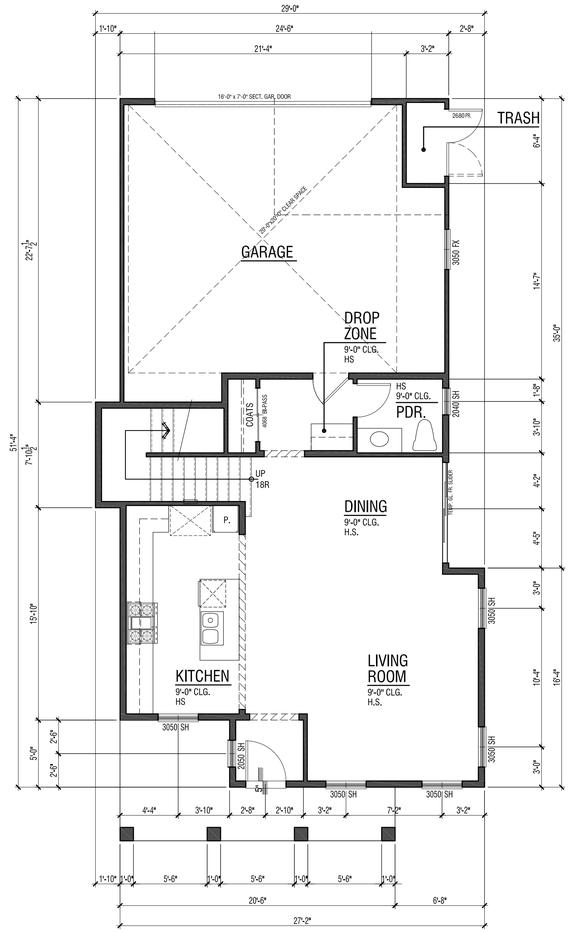
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014





Upper: 1053 Sqft.

Lower: 756 Sqft.

3 Bedrooms, 2.5 Baths
2 car Garage
Total: 1809 Sqft.

SF.9

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0 4 8 16

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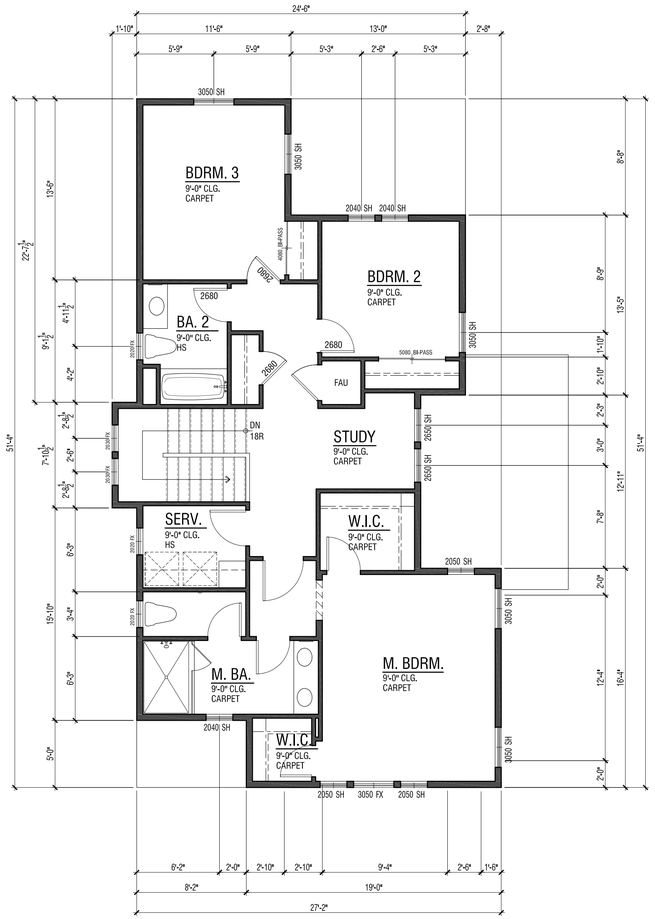
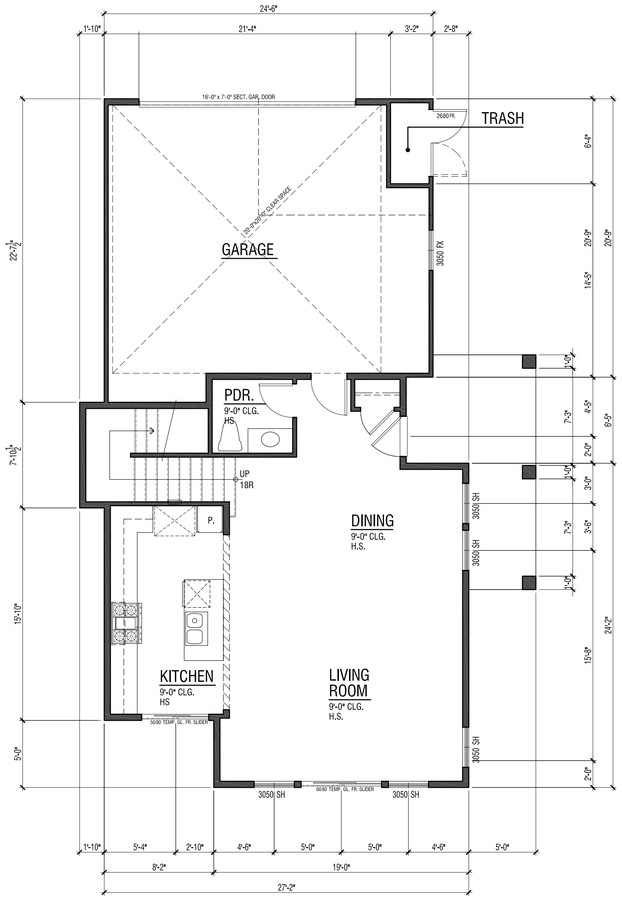
FLOOR PLAN 1

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014





Upper: 1048 Sqft.

Lower: 765 Sqft.

3 Bedrooms, 2.5 Baths
2 car Garage
Total: 1813 Sqft.

SF.10

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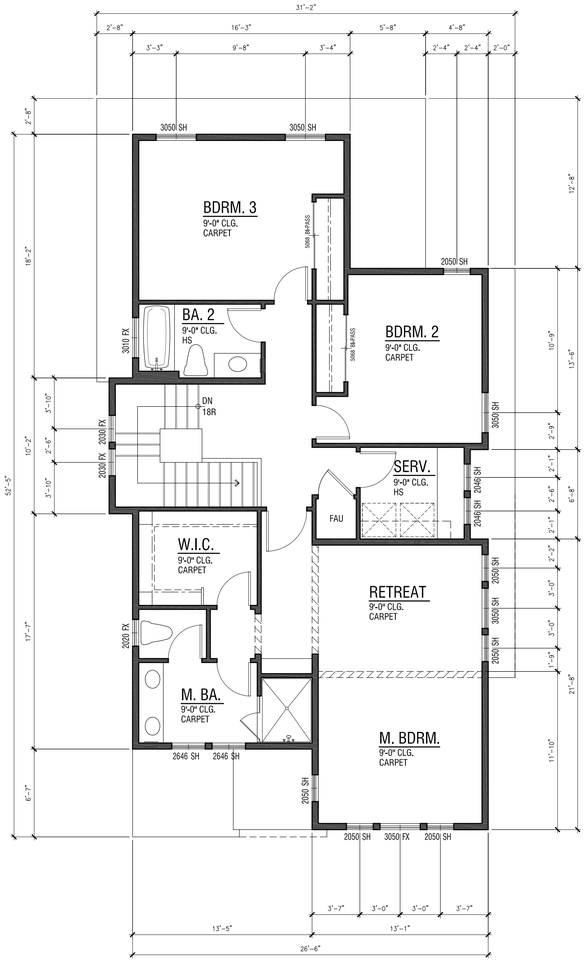
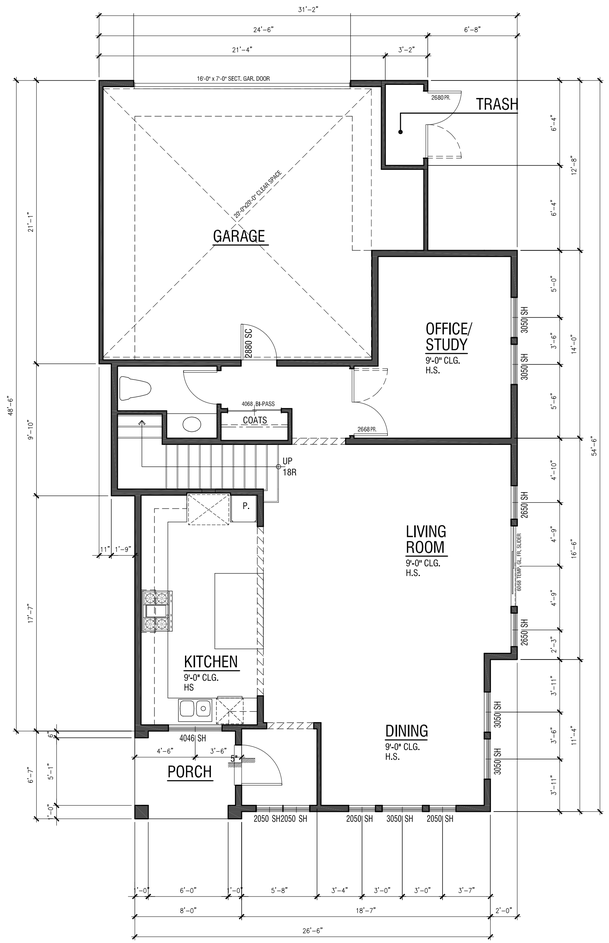
FLOOR PLAN 1 SIDE ENTRY

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014





Upper: 1132 Sqft.

3 Bedrooms,Office/Study,
2.5 Baths
2 car Garage
Total: 2128 Sqft.

Lower: 996 Sqft.

REPRESENTATIVE FLOOR PLAN PLOTTED ON CALIFORNIA AVENUE

SF.11

WILLIAM HEZMALHALCH
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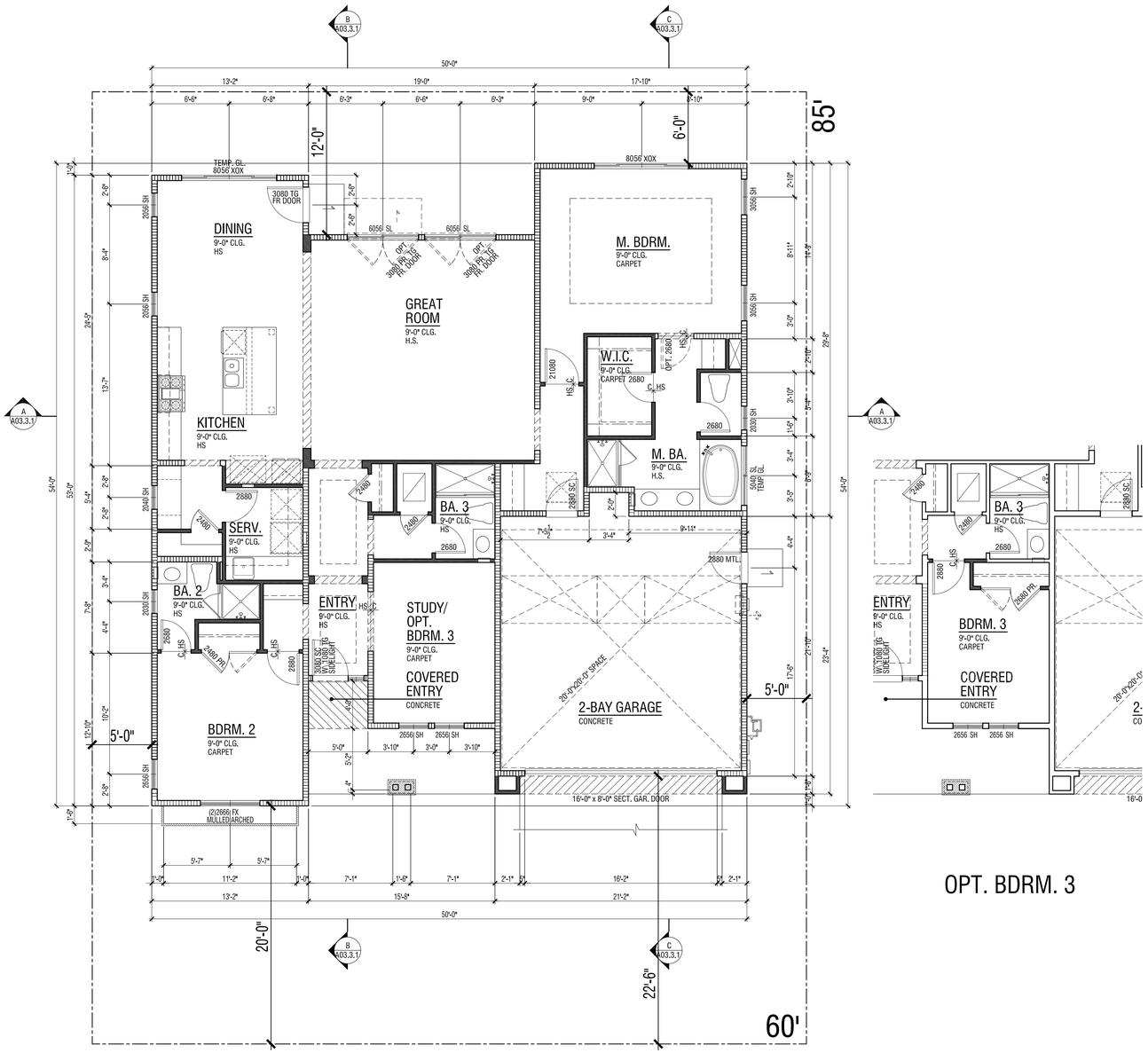
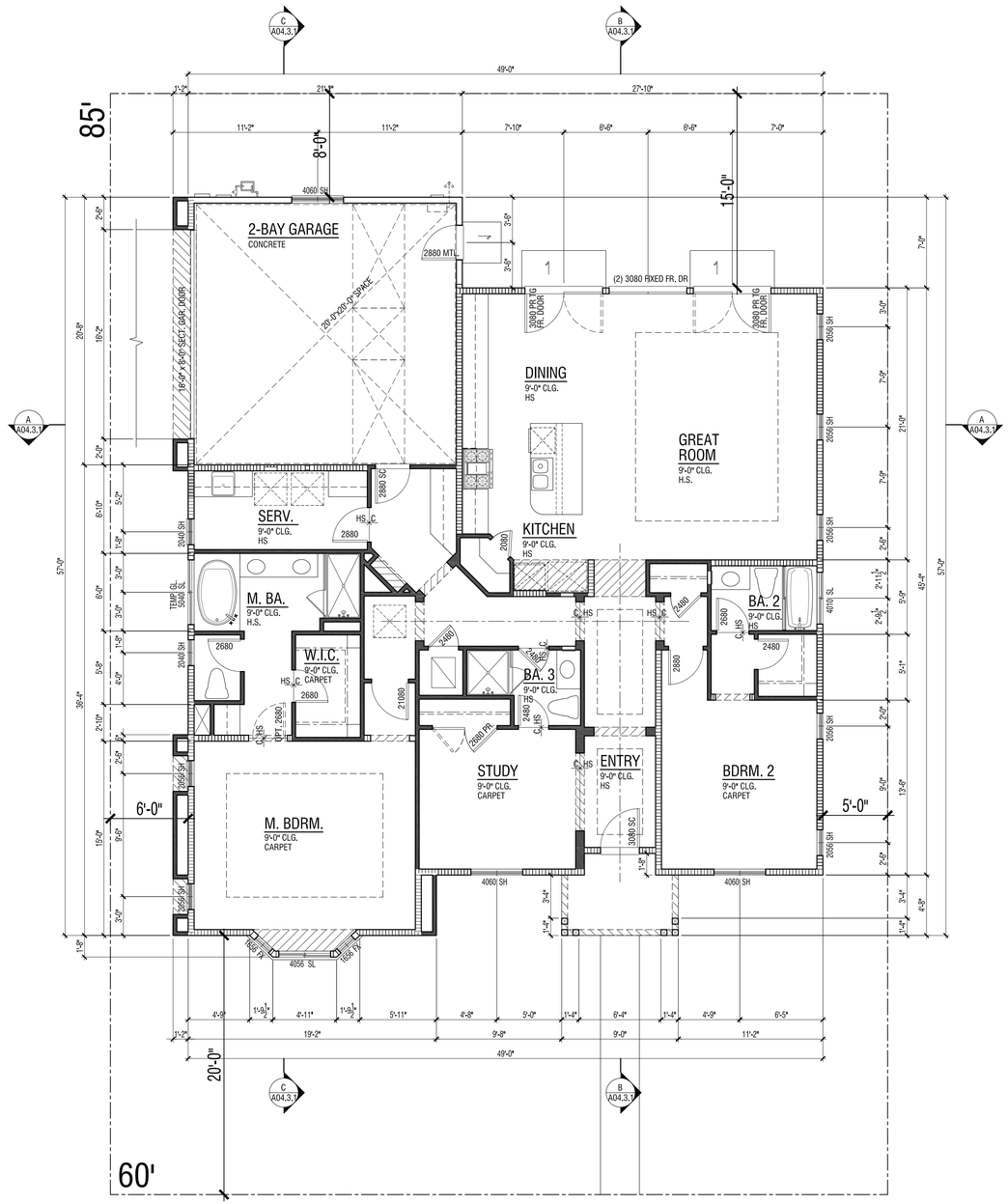
FLOOR PLAN 2

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014


B A03.3.1
C A03.3.1
A A03.3.1
50'-0"
13'-2"
19'-0"
17'-10"
6'-6"
6'-8"
6'-3"
6'-6"
6'-3"
9'-0"
2'-10"
12'-0"
6'-0"
85'
8056 XOX
TEMP. GL.
8056 XOX
3080 TG FR DOOR
DINING
9'-0" CLG.
HS
6056 SL
OPT. 3080 PR. HS FR. DOOR
GREAT ROOM
9'-0" CLG.
H.S.
M. BDRM.
9'-0" CLG.
CARPET
KITCHEN
9'-0" CLG.
HS
W.I.C.
9'-0" CLG.
CARPET 2680
OPT. 2680
21080
M. BA.
9'-0" CLG.
H.S.
5040 SL
TEMP. GL.
2680
2880
2480
SERV.
9'-0" CLG.
HS
BA. 3
9'-0" CLG.
HS
2680 MTL.
BA. 2
9'-0" CLG.
HS
ENTRY
9'-0" CLG.
HS
STUDY/
OPT.
BDRM. 3
9'-0" CLG.
CARPET
3060 TG
SIDELIGHT
2480 PR
COVERED
ENTRY
CONCRETE
20'-0"X20'-0" SPACE
2-BAY GARAGE
CONCRETE
5'-0"
BDRM. 2
9'-0" CLG.
CARPET
2656 SH
3'-10"
3'-0"
5'-0"
16'-0" x 8'-0" SECT. GAR. DOOR
(2)2666 FX
MULLED/ARCHED
9'-7"
5'-7"
11'-2"
7'-1"
1'-8"
2'-1"
16'-2"
13'-2"
15'-8"
21'-2"
50'-0"
20'-0"
22'-6"
60'
54'-0"
53'-0"
24'-5"
19'-7"
10'-2"
2656 SH
2656 SC
2656 PR
2656 SH
2656 SH
2656 SH
3056 SH
2040 SH
2030 SH
2656 SH
2656 SH
2656



2 Bedrooms, Study
3 Baths
2 car Garage
Total: 2024 Sqft.

REPRESENTATIVE FLOOR PLAN PLOTTED ON CALIFORNIA AVENUE

SF.13

FLOOR PLAN 4

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

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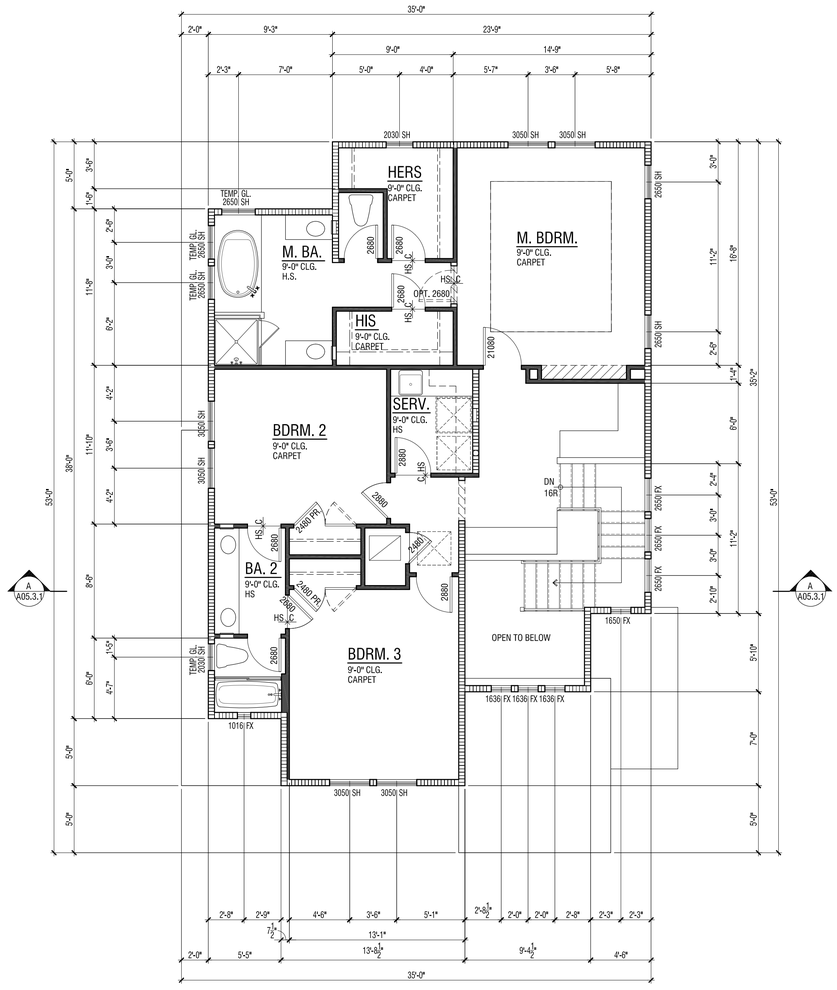

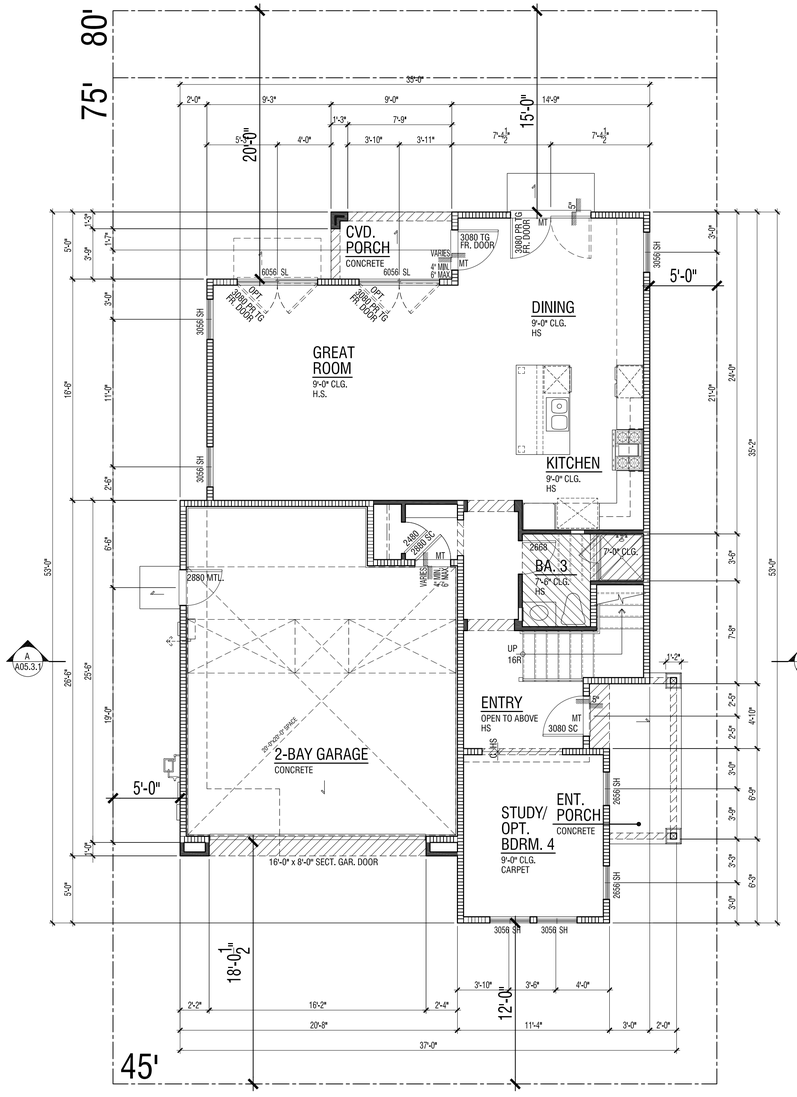

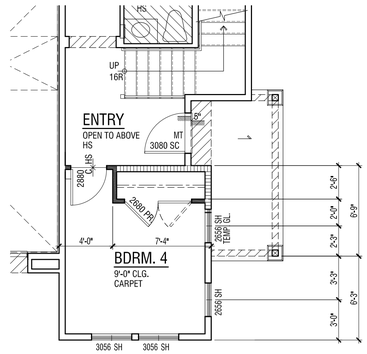

OPT. BDRM. 4

Upper: 1239 Sqft.

Lower: 1047 Sqft.

3 Bedrooms, Tech, Study/Bedroom 4
3 Baths
2 car Garage
Total: 2286 Sqft.

REPRESENTATIVE FLOOR PLAN PLOTTED ON CALIFORNIA AVENUE

SF.14

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0 4 8 16

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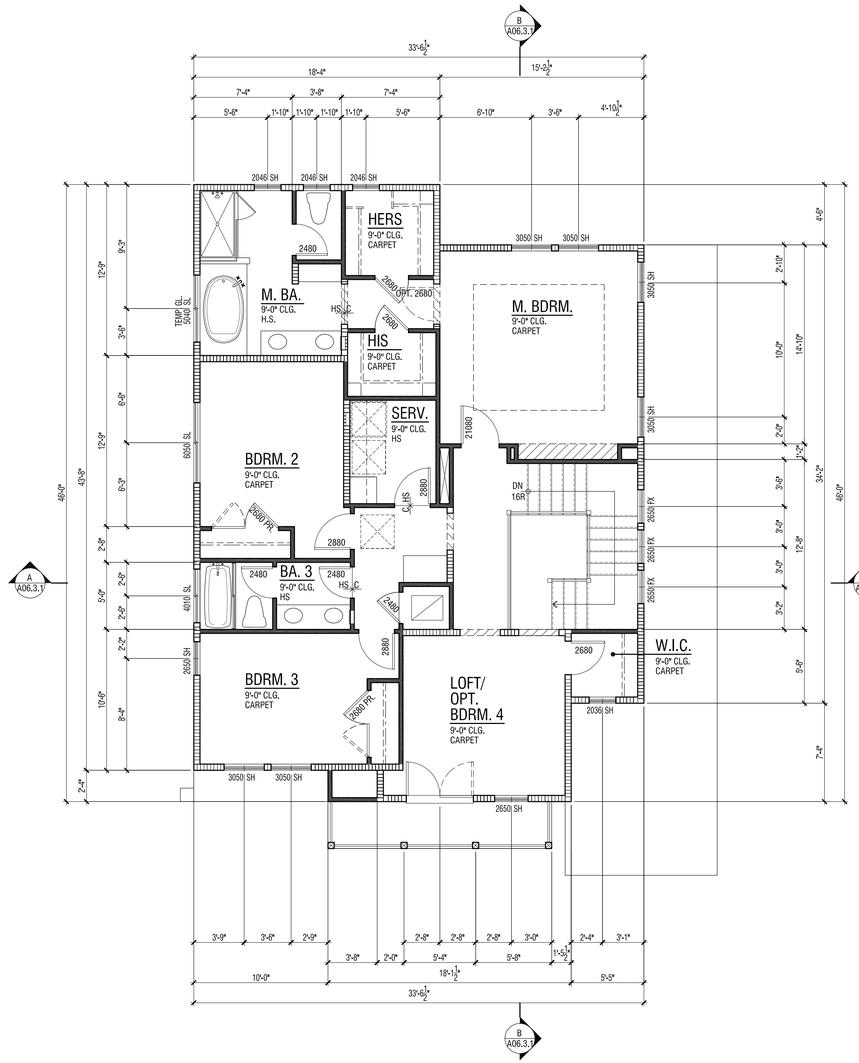
FLOOR PLAN 5

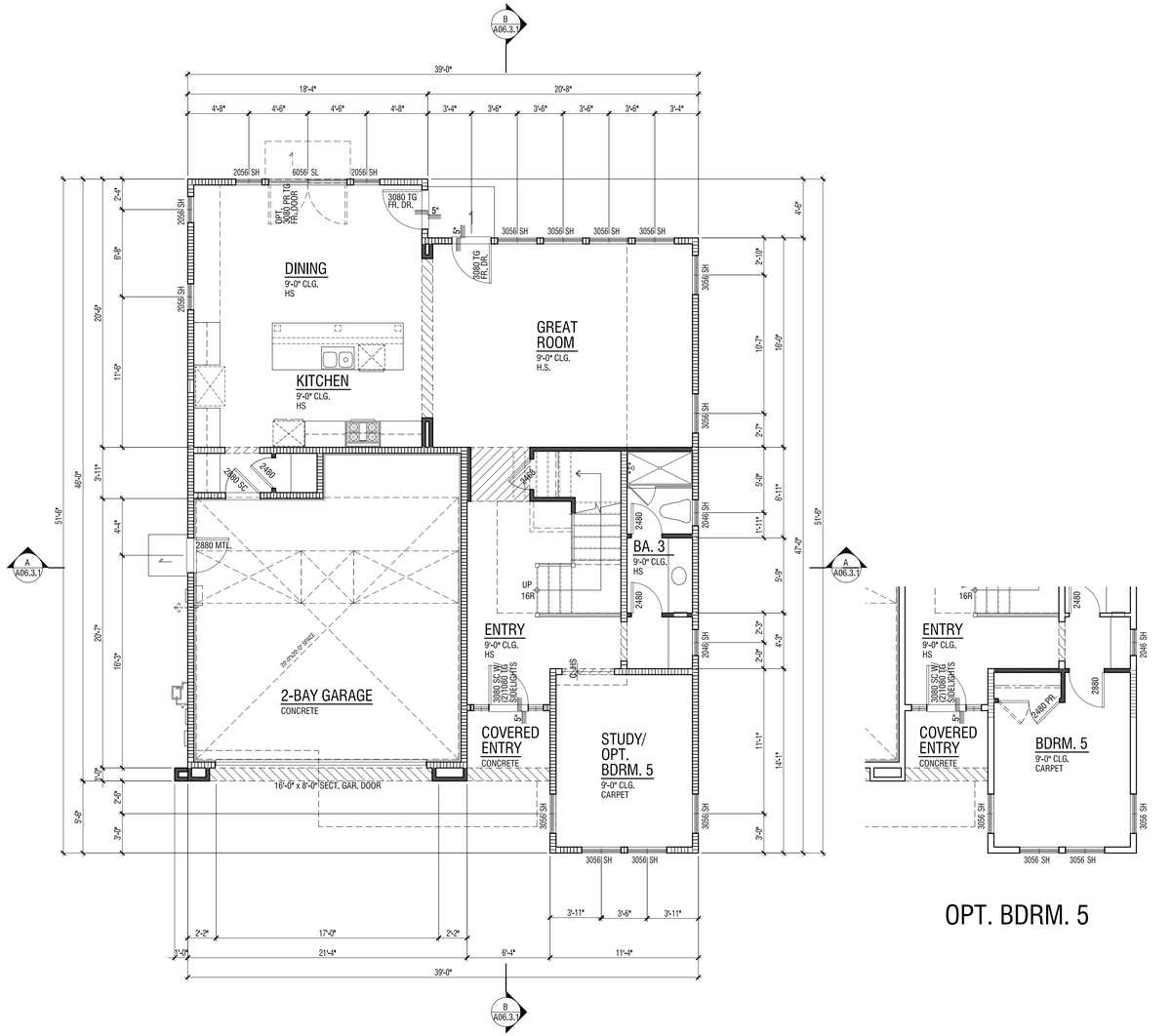
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



Upper: 1293 Sqft.



OPT. BDRM. 5

Lower: 1240 Sqft.

3 Bedrooms, Loft /Bedroom 4
Study/Bedroom 5, 3 Baths
2 car Garage
Total: 2533 Sqft.

REPRESENTATIVE FLOOR PLAN PLOTTED ON CALIFORNIA AVENUE

SF.15

FLOOR PLAN 6

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

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949 250 0607 fax 949 250 1529

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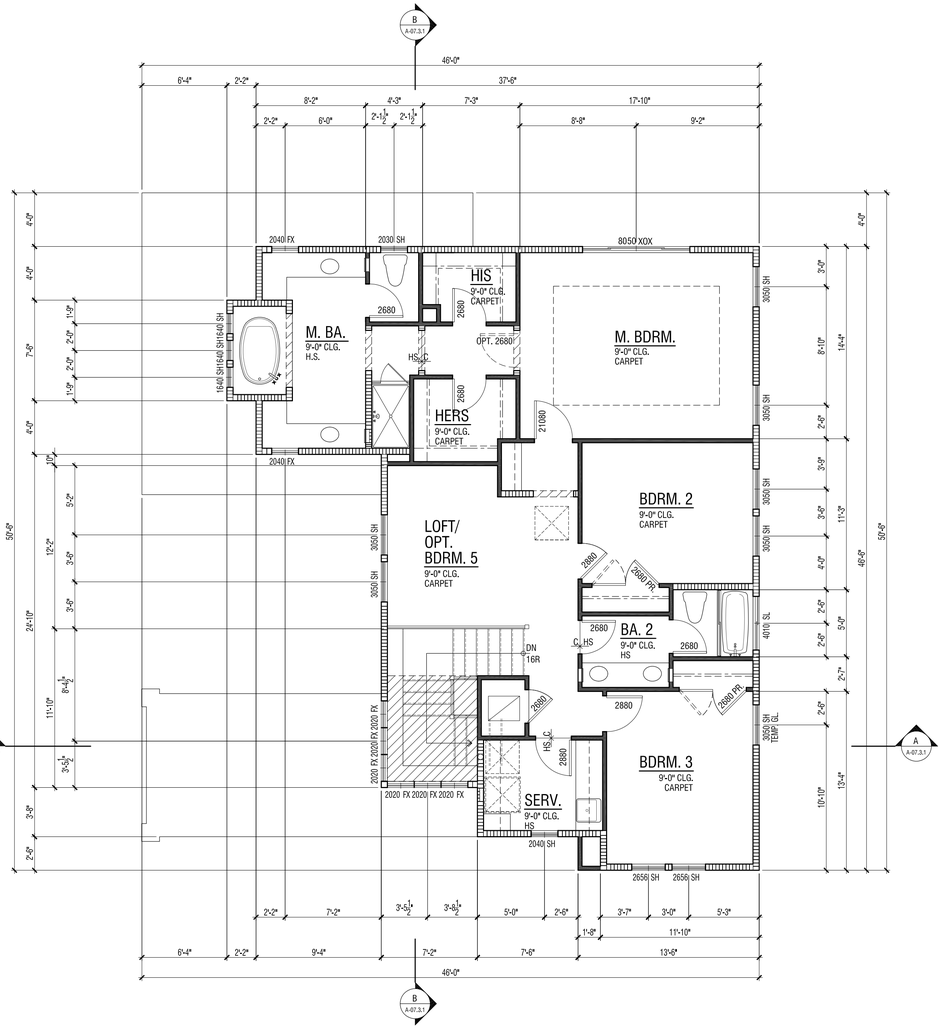
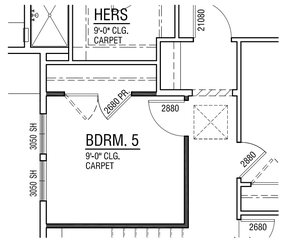
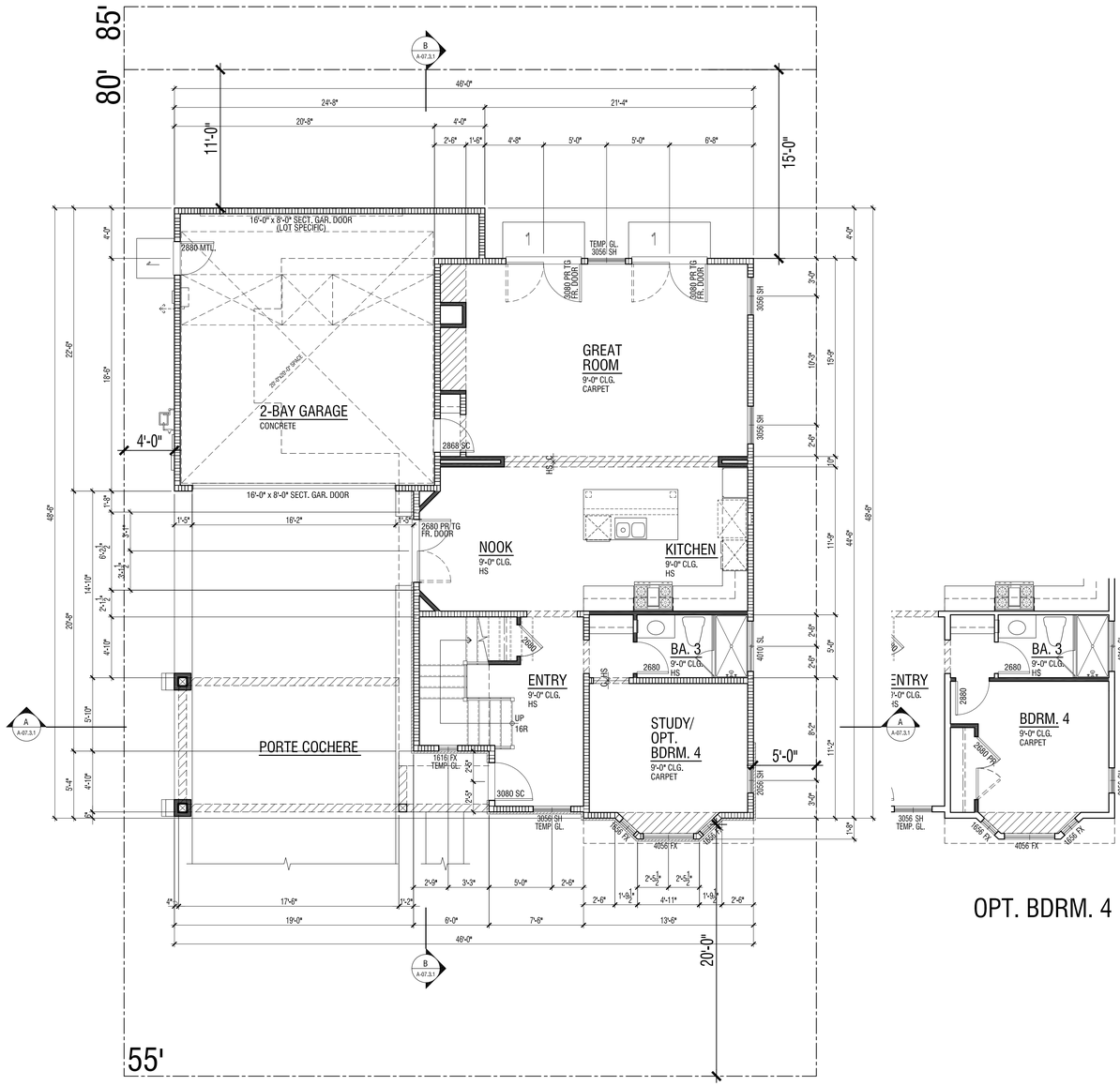




OPT. BDRM. 5



OPT. BDRM. 4

Upper: 1307 Sqft.

Lower: 1147 Sqft.

3 Bedrooms, Loft /Bedroom 5
Study/Bedroom 4, 3 Baths
2 car Garage
Total: 2454 Sqft.

REPRESENTATIVE FLOOR PLAN PLOTTED ON CALIFORNIA AVENUE

SF.16

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949 250 0607 www.architects.com fax 949 250 1529
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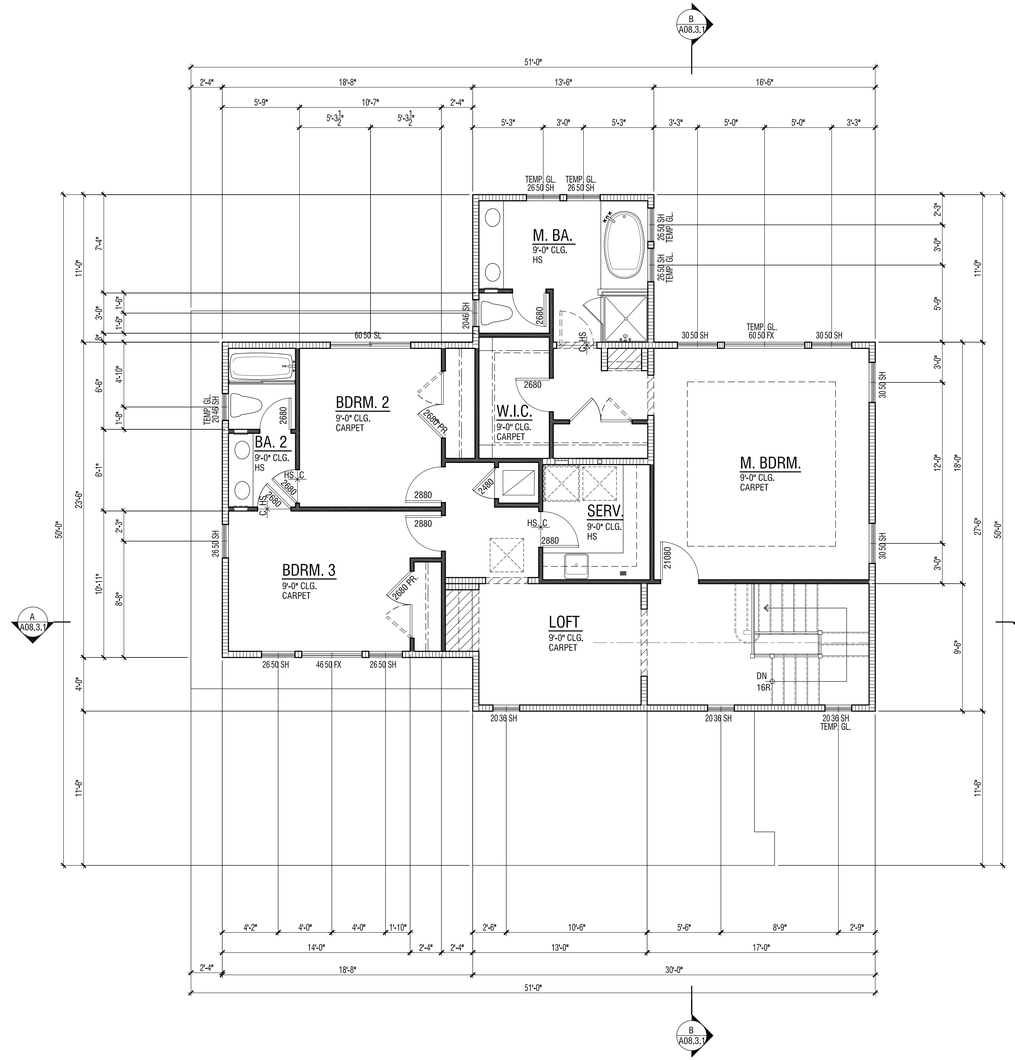
FLOOR PLAN 7

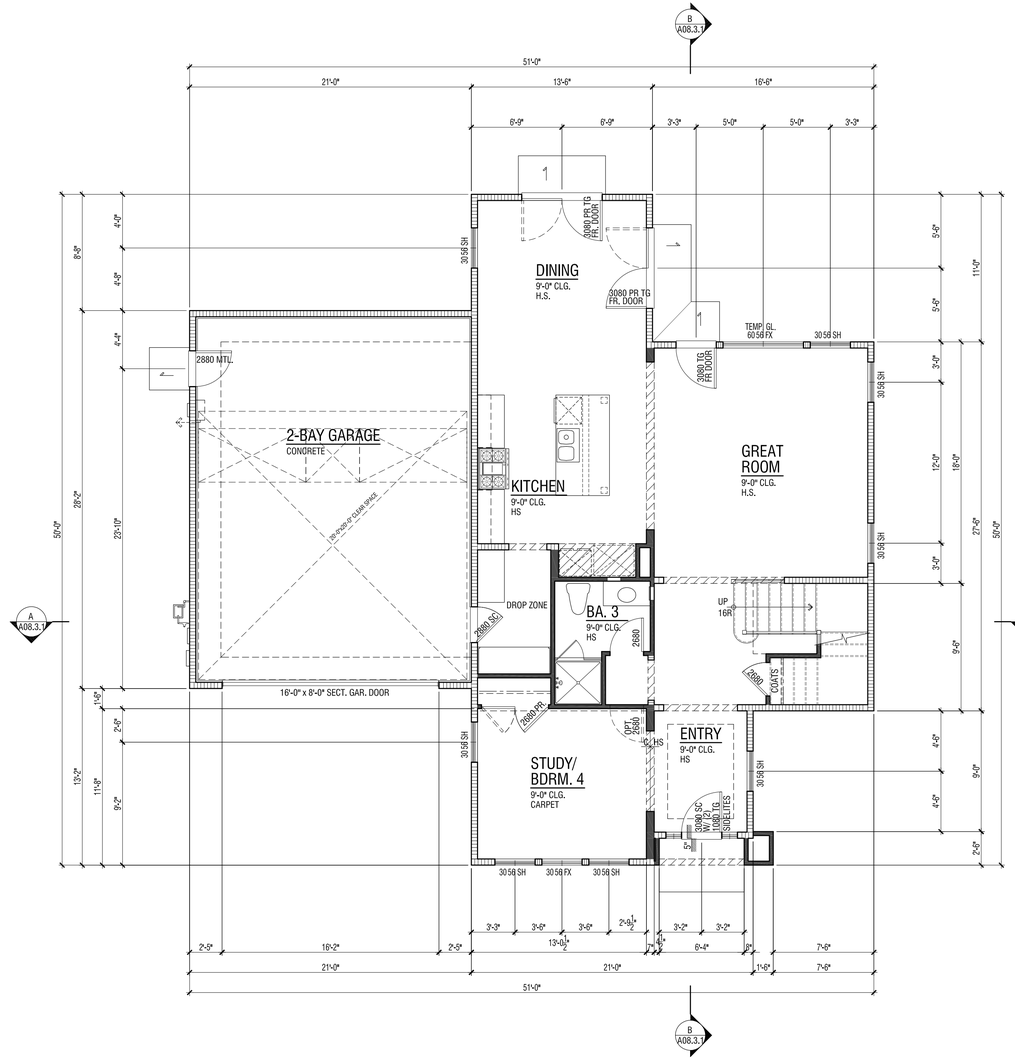
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



Upper: 1332 Sqft.



Lower: 1200 Sqft.

3 Bedrooms, Loft
Study/Bedroom 4, 3 Baths
2 car Garage
Total: 2532 Sqft.

SF.17

FLOOR PLAN 8

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

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2650 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
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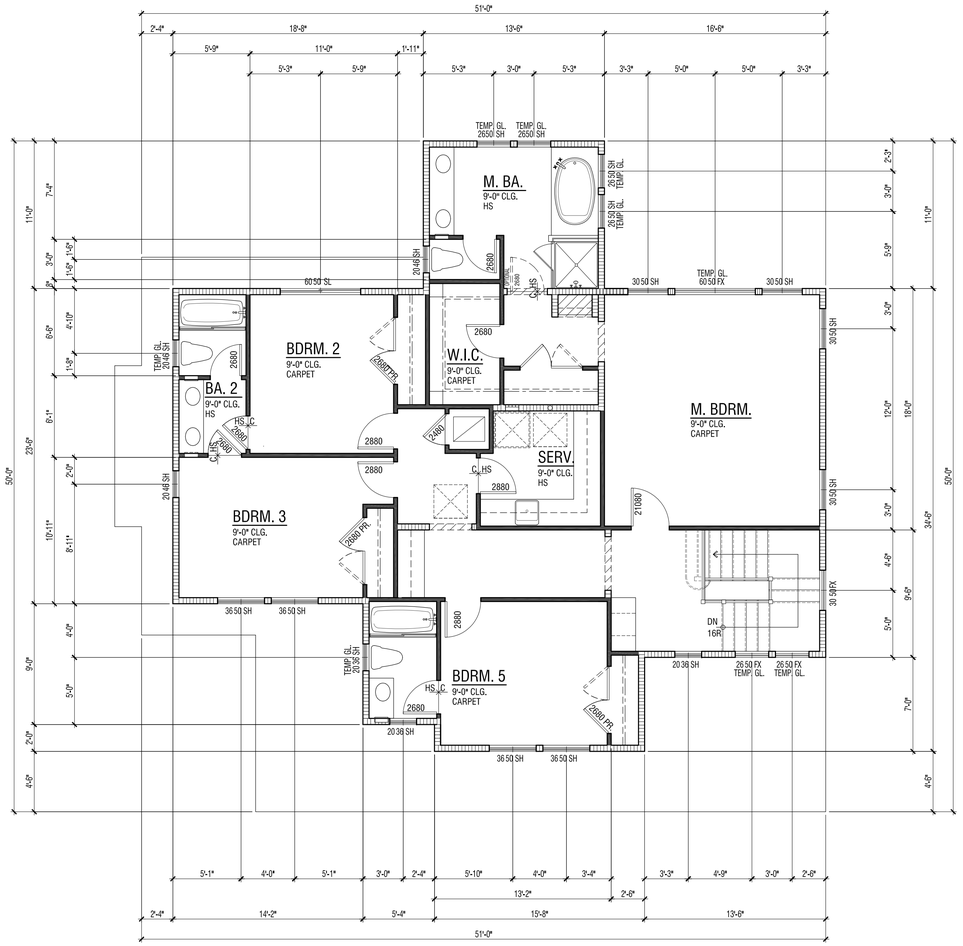

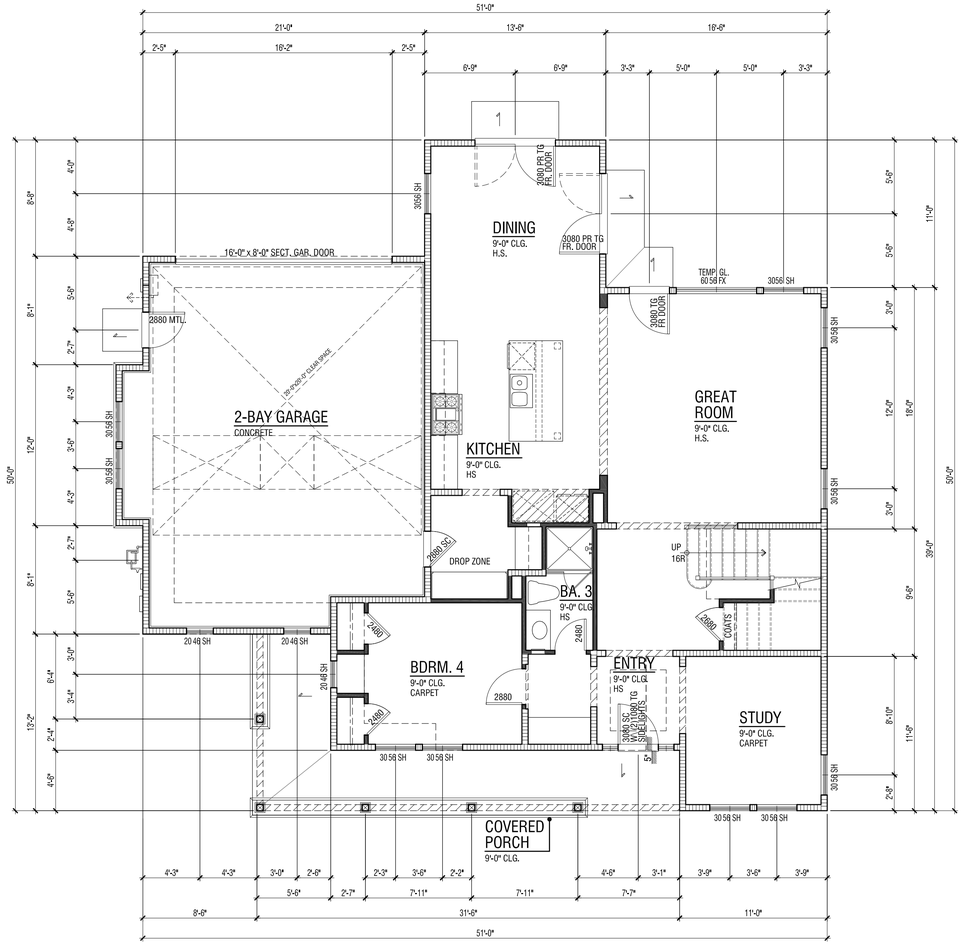

Upper: 1486 Sqft.

Lower: 1313 Sqft.

5 Bedrooms, Study
4 Baths
2 car Garage
Total: 2799 Sqft.

REPRESENTATIVE FLOOR PLAN PLOTTED ON CALIFORNIA AVENUE

SF.18

FLOOR PLAN 9

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

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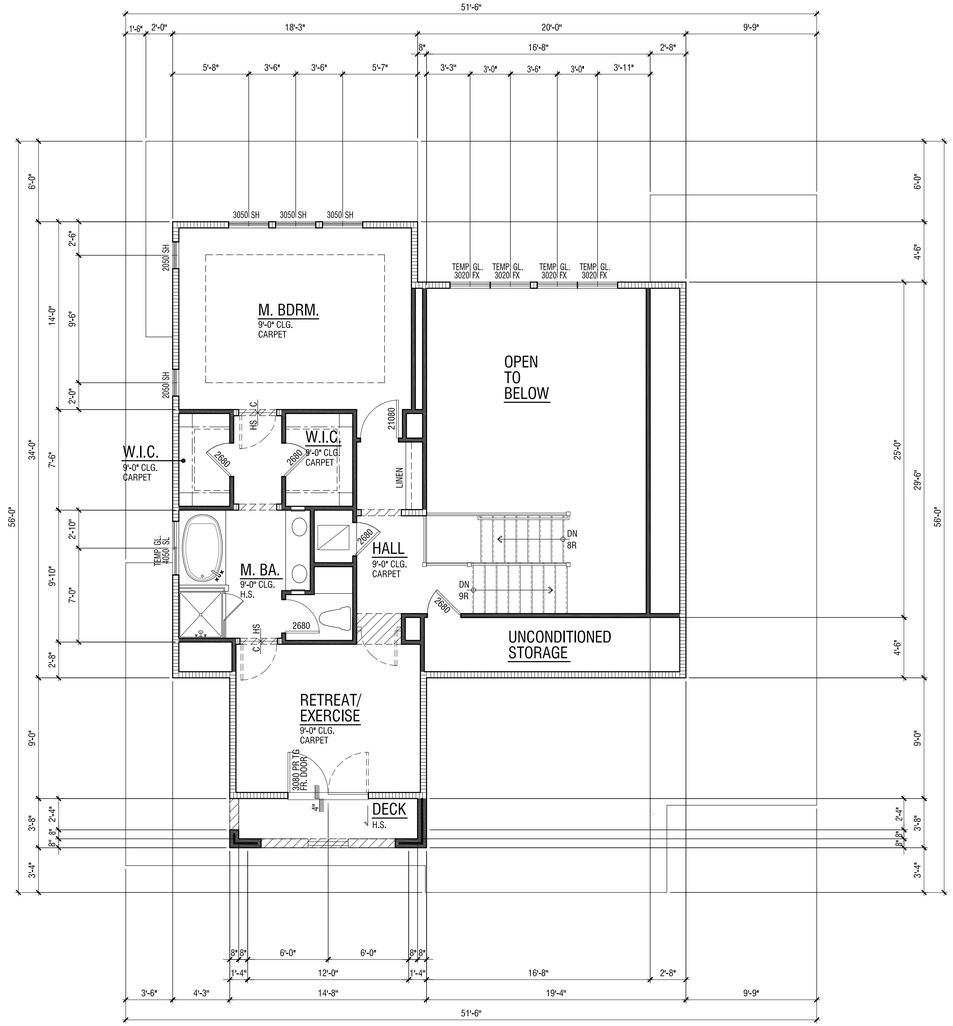
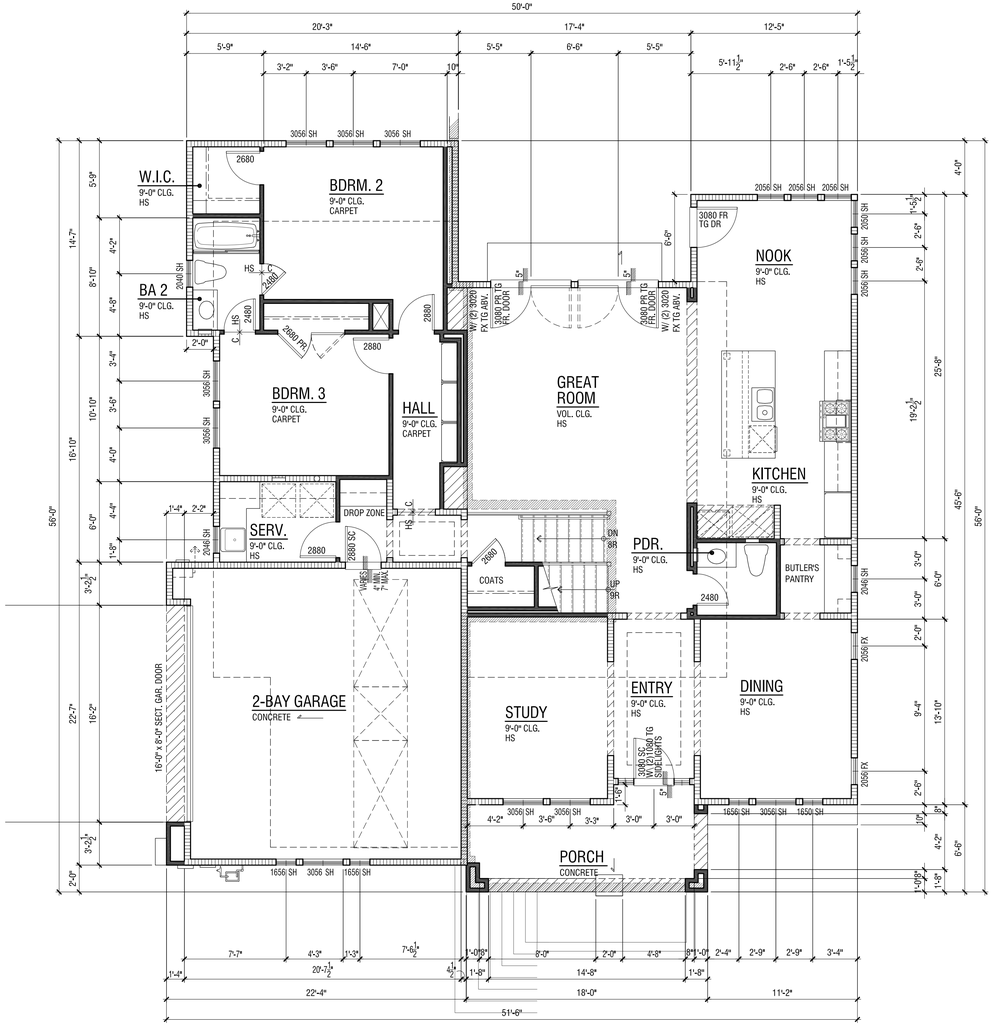


Upper: 773 Sqft.



Lower: 1839 Sqft.

3 Bedrooms, Retreat, Study
2.5 Baths
2 car Garage
Total: 2612 Sqft.

SF.19

FLOOR PLAN 10

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

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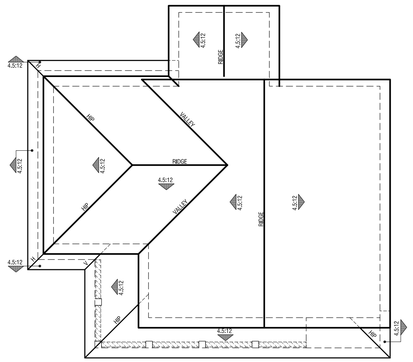
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RIDGE
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4.5/12
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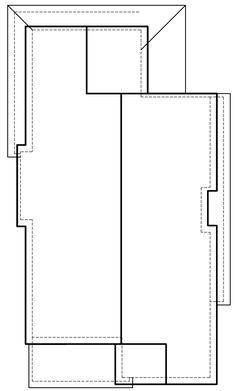
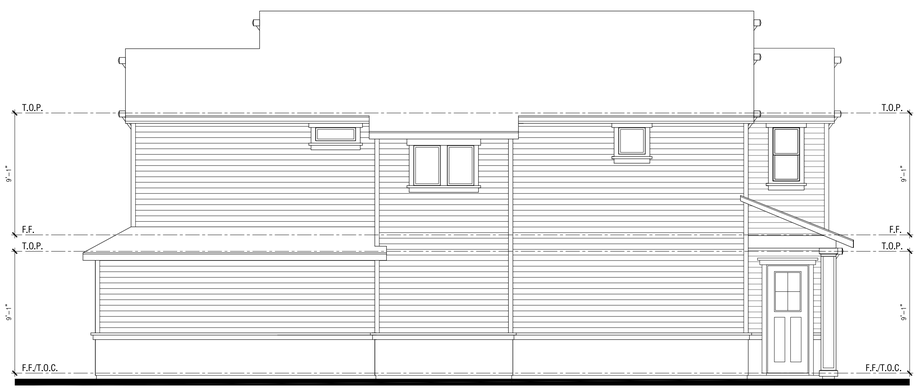


Roof Plan



Left

Front

Right

Rear

SF.21

WILLIAM HEZMALHALCH ARCHITECTS INC.
5000 EXECUTIVE PKWY SUITE 375 SAN RAMON CA 94583-4210
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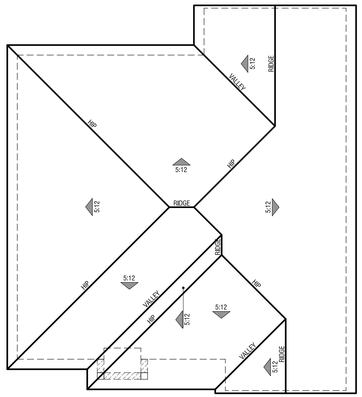
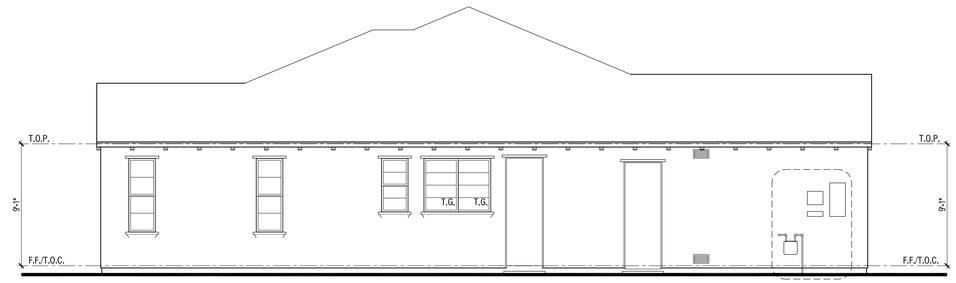
LOT #2 PLAN 2 WAVERLY

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014
Revised March 10, 2014





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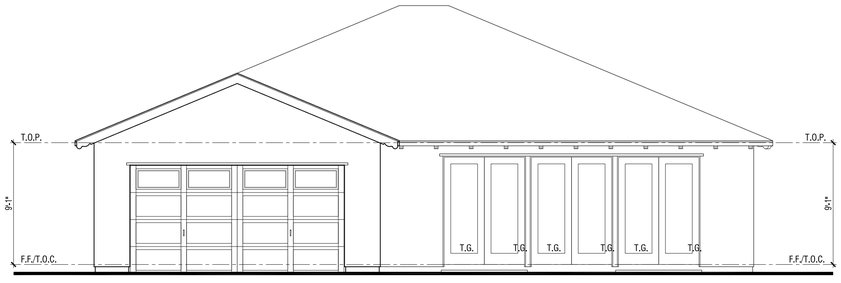

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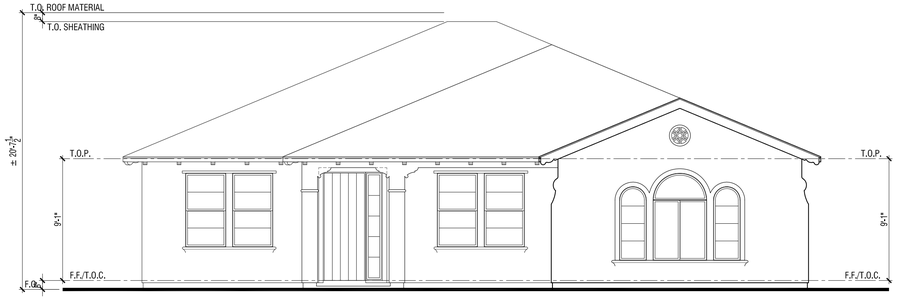

FRONT

SF.22

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ARCHITECTS INC.
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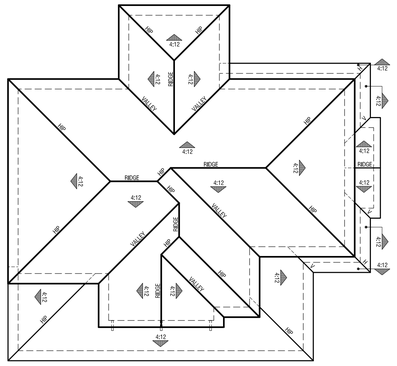
LOT #3 PLAN 4 SPANISH COLONIAL

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



RIGHT

LEFT

REAR

FRONT

SF.23

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5000 EXECUTIVE PKWY SUITE 375 SAN RAMON CA 94583-4210
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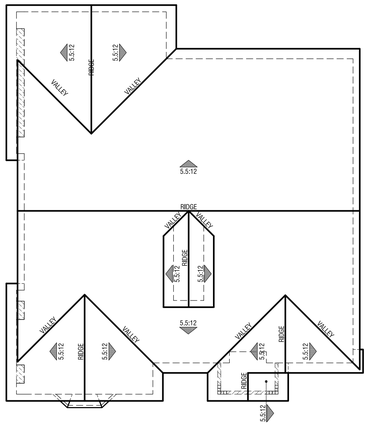
LOT #4 PLAN 9 LANE WOODS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



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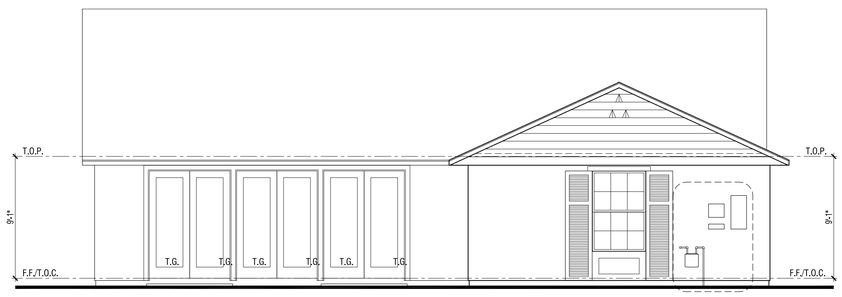

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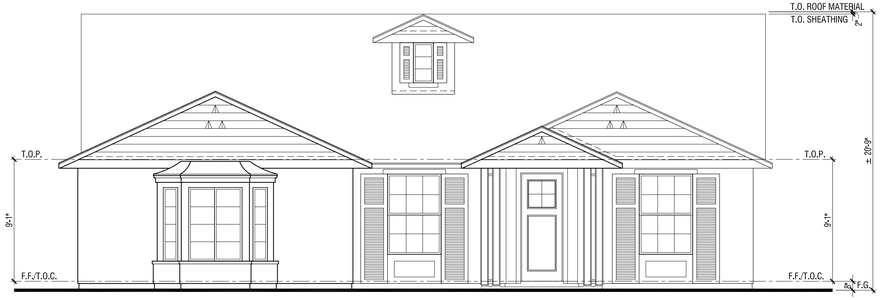

FRONT

SF.24

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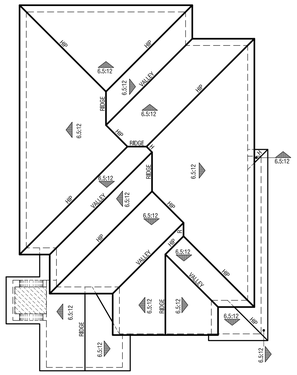
LOT #5 PLAN 4 MONTEREY PROGRESSIVE

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



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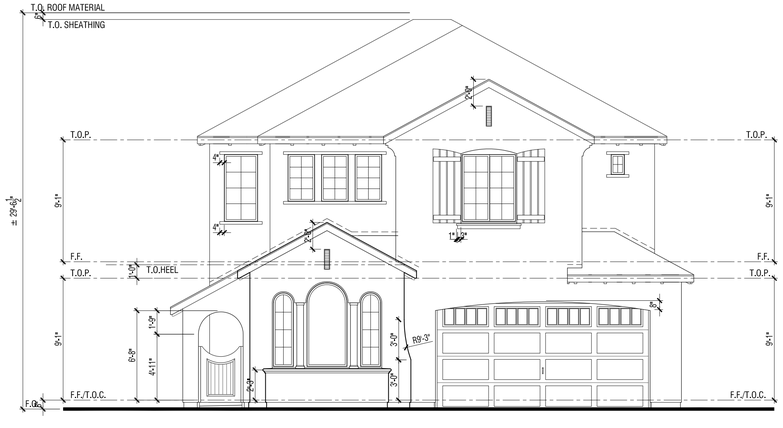

FRONT

SF.25

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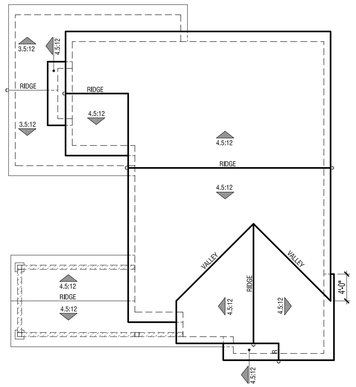
LOT #6 PLAN 5 EUROPEAN COTTAGE

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



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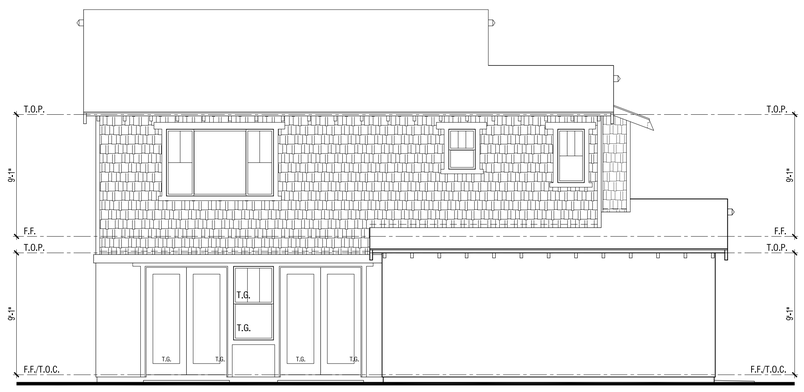

REAR

FRONT

SF.26

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ARCHITECTS INC.
5000 EXECUTIVE PKWY SUITE 375 SAN RAMON CA 94583-4210
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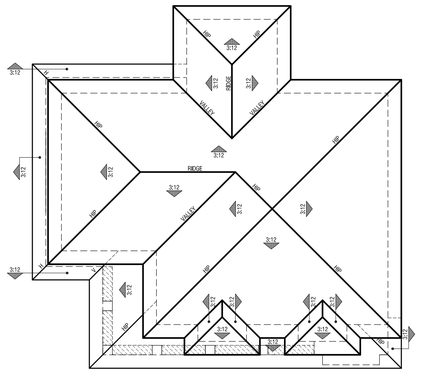
LOT #7 PLAN 7 CRAFTSMAN

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



RIGHT

LEFT

REAR

FRONT

SF.27

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5000 EXECUTIVE PKWY SUITE 375 SAN RAMON CA 94583-4210
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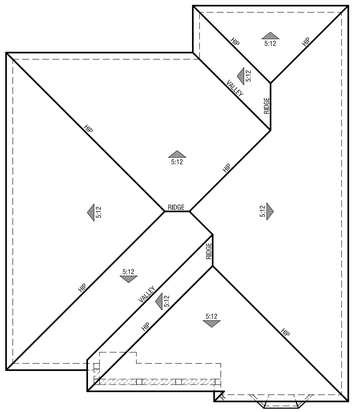
LOT #8 PLAN 9 NEO-TRADITIONAL

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014
Revised March 10, 2014



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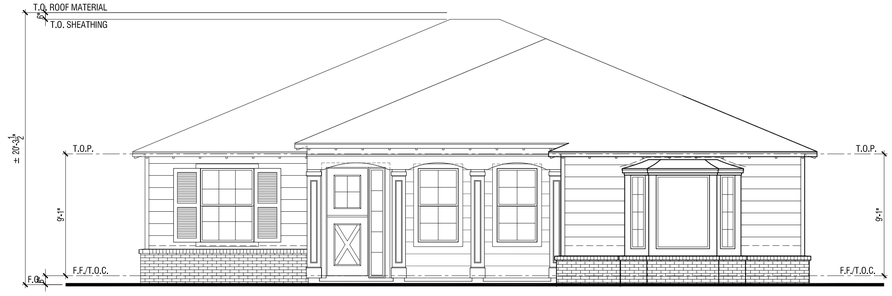

FRONT

SF.28

WILLIAM HEZMALHALCH ARCHITECTS INC.
5000 EXECUTIVE PKWY SUITE 375 SAN RAMON CA 94583-4210
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LOT #17 PLAN 4 TRADITIONAL

1451, 1501, 1601 CALIFORNIA AVENUE

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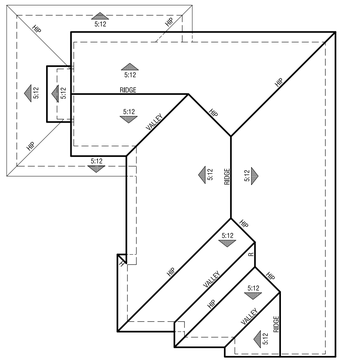
Supplemental February 19, 2014



RIGHT

LEFT

REAR

FRONT

SF.29

WILLIAM HEZMALHALCH ARCHITECTS INC.
5000 EXECUTIVE PKWY SUITE 375 SAN RAMON CA 94583-4210
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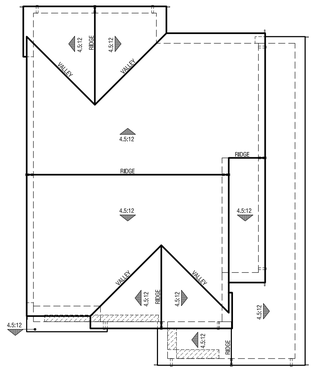
LOT #18 PLAN 7 SPANISH COLONIAL

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



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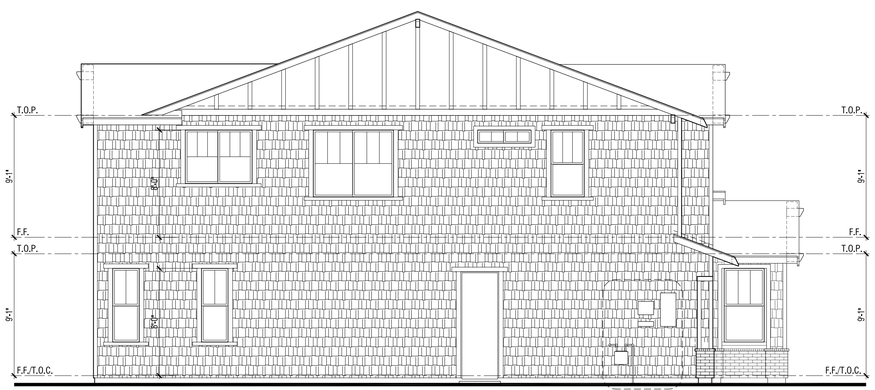

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REAR

FRONT

SF.30

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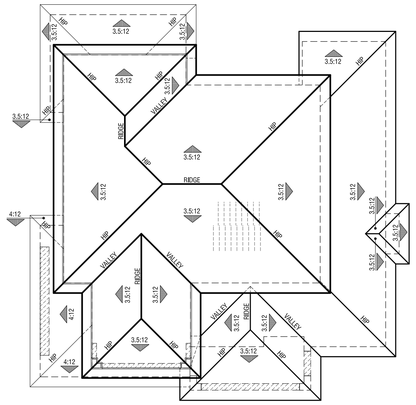
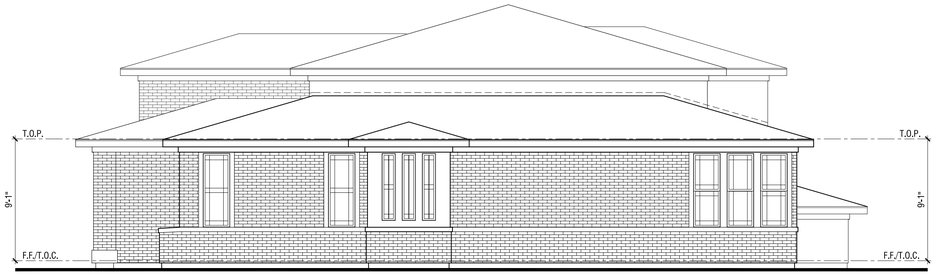
LOT #19 PLAN 6 CRAFTSMAN BUNGALOW

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014





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SF.31

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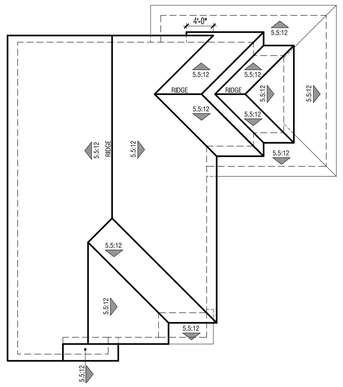
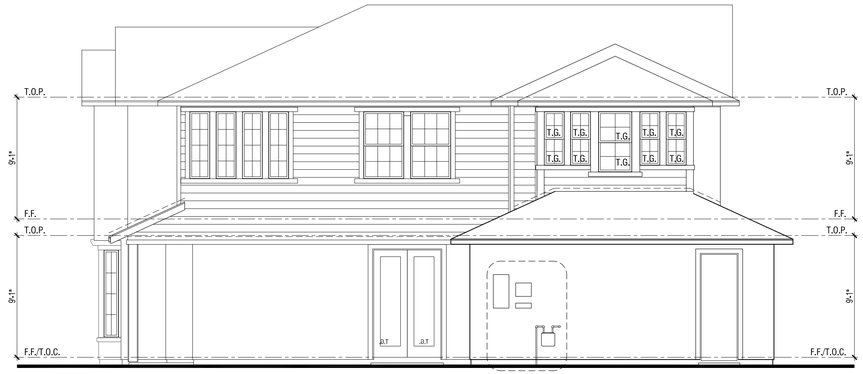
LOT #20 PLAN 10 PRAIRIE BRICK

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014





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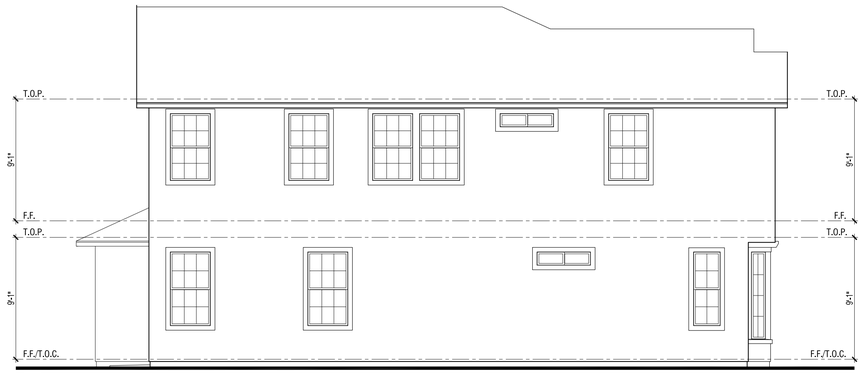

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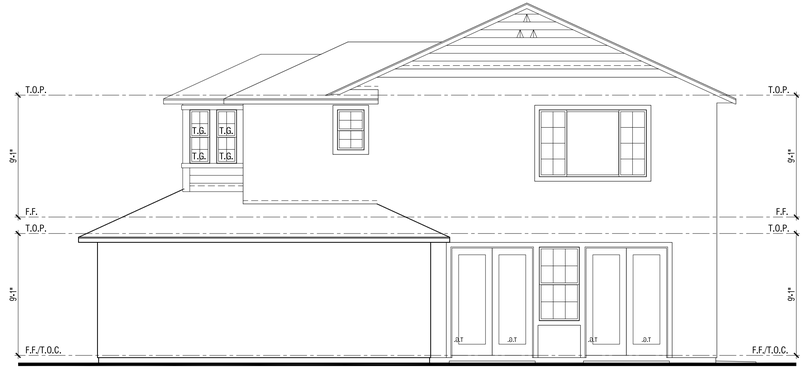

REAR

FRONT

SF.32

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ARCHITECTS INC.
5000 EXECUTIVE PKWY SUITE 375 SAN RAMON CA 94583-4210
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LOT #21 PLAN 7 MONTEREY PROGRESSIVE

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

Front

PLAN 1 CRAFTSMAN

Front

PLAN 1 SPANISH

Front

PLAN 2 CONTEMPORARY

Front

PLAN 1 STICK STYLE

Front

PLAN 2 EUROPEAN COTTAGE

FOR INFORMATION ONLY - NOT LOCATED ON CALIFORNIA AVENUE

SF.33

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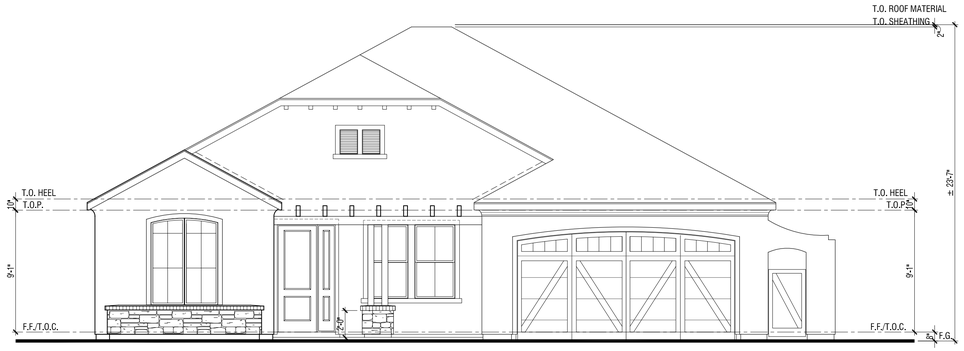
PLAN 1 AND PLAN 2 FRONT ELEVATIONS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014
Revised March 10, 2014



FRONT

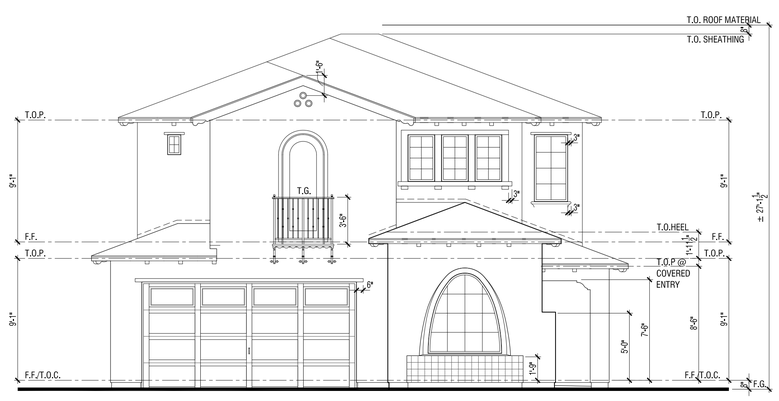
PLAN 3 FRENCH

FRONT

PLAN 5 CRAFTSMAN

FRONT

PLAN 3 BAY AREA BUNGALOW



FRONT

PLAN 5 SPANISH COLONIAL

FOR INFORMATION ONLY - NOT LOCATED ON CALIFORNIA AVENUE

SF.34

WILLIAM HEZMALHALCH
ARCHITECTS INC.
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949 250 0607 www.architects.com fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
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0 4 8 16

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PLAN 3 AND PLAN 5 FRONT ELEVATIONS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014
Revised March 10, 2014

FRONT

PLAN 6 SPANISH MONTEREY

FRONT

PLAN 7 EUROPEAN COTTAGE

FRONT

PLAN 6 BAY AREA BUNGALOW

FRONT

PLAN 7 PRAIRIE PROGRESSIVE

FOR INFORMATION ONLY - NOT LOCATED ON CALIFORNIA AVENUE

SF.35

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PLAN 6 AND PLAN 7 FRONT ELEVATIONS

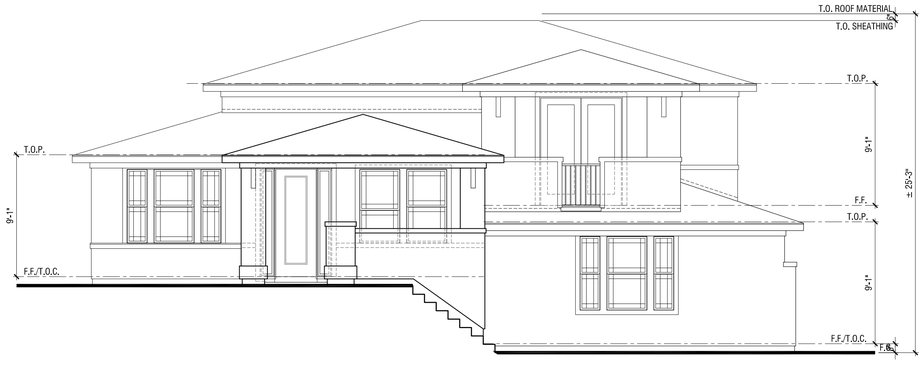
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014

FRONT

PLAN 8 ENGLISH ART AND CRAFTS



FRONT

PLAN 10 PRAIRIE STUCCO

FRONT

PLAN 8 NEO TRADITIONAL

FOR INFORMATION ONLY - NOT LOCATED ON CALIFORNIA AVENUE

SF.36

WILLIAM HEZMALHALCH
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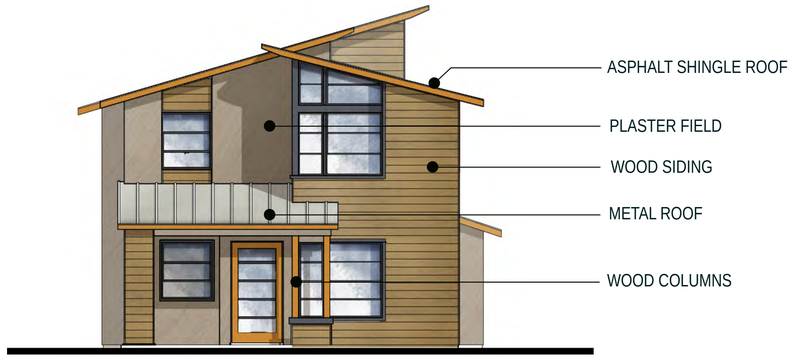
PLAN 8 AND PLAN 10 FRONT ELEVATIONS

1451, 1501, 1601 CALIFORNIA AVENUE

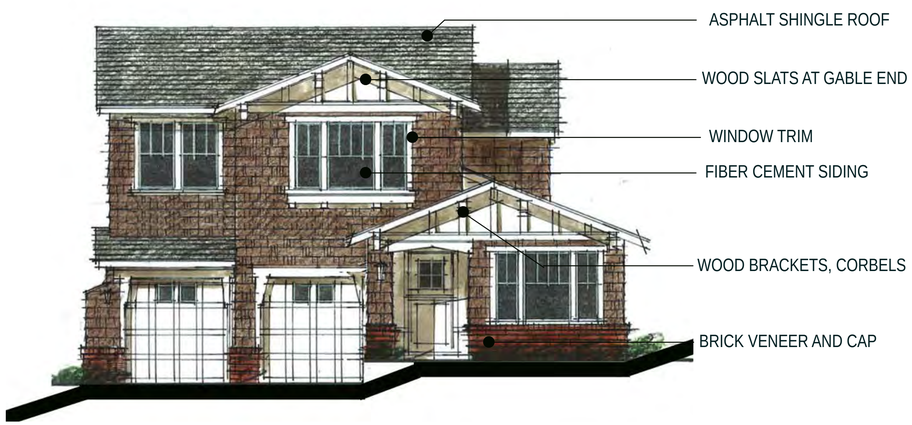
PALO ALTO, CALIFORNIA

Supplemental February 19, 2014
Revised March 10, 2014



PLAN 2

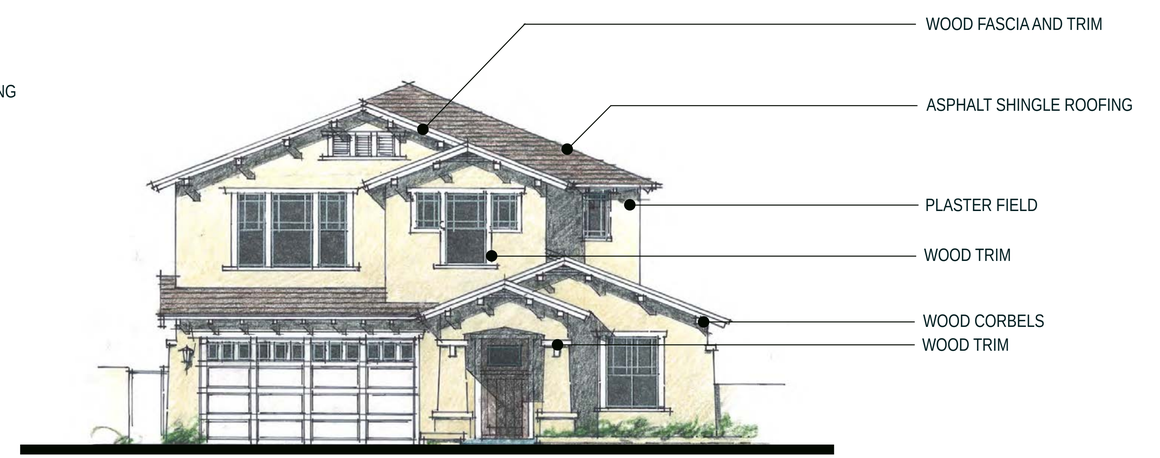
PLAN 6



PLAN 5

PLAN 5

PLAN 7



PLAN 5

SF.37

MATERIALS - SINGLE FAMILY HOMES

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

October 16, 2013
Revised March 10, 2014

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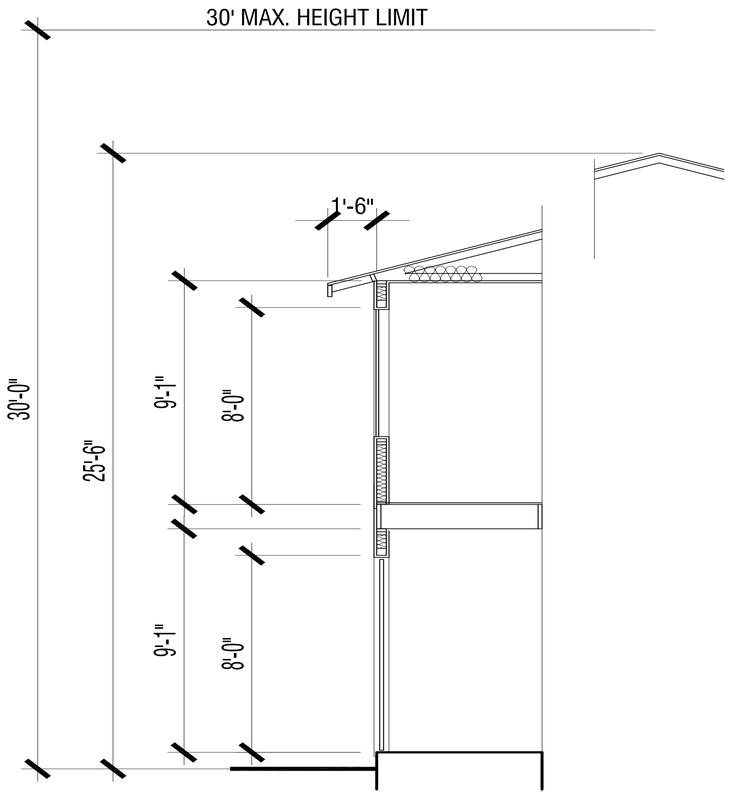
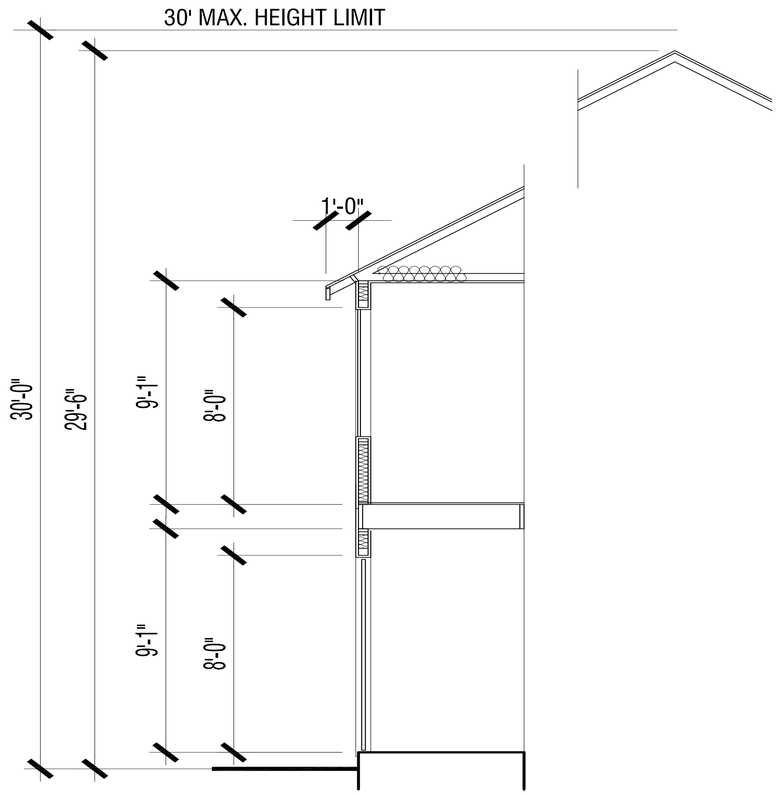
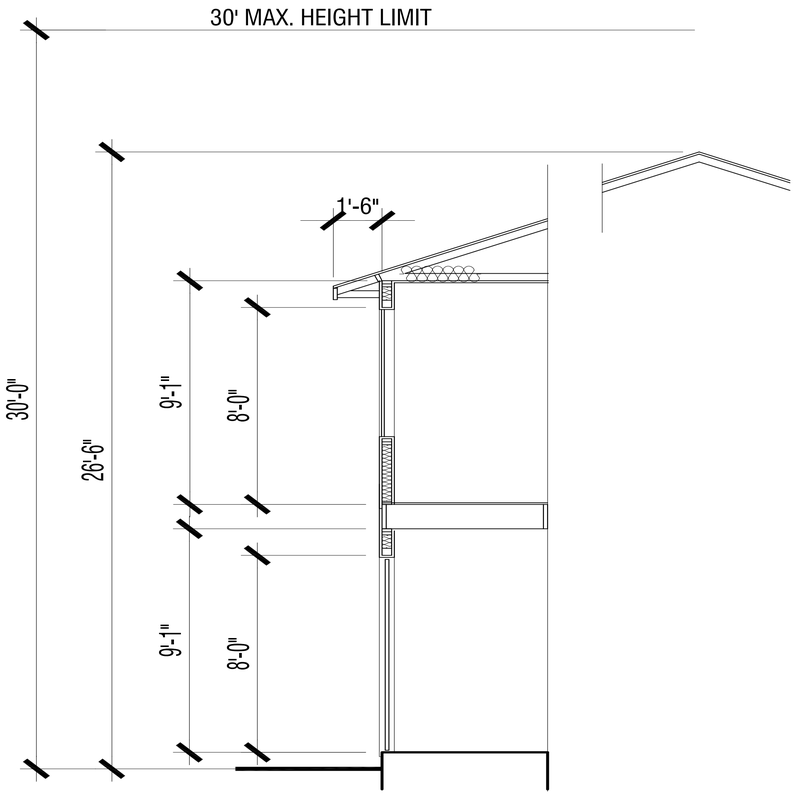


18” OVERHANG AND 4:12 ROOF PITCH
AT CRAFTSMAN STYLE



12” OVERHANG AND 7.5:12 ROOF PITCH
AT EUROPEAN COTTAGE



18” OVERHANG, 5:12 ROOF PITCH
AND CLOSED EAVE
AT PRAIRIE STYLE

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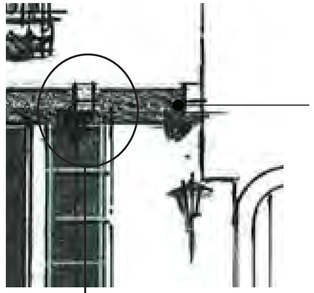
TYPICAL WALL SECTIONS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Supplemental February 19, 2014



SHAPED WOOD CORBEL

DROPPED PLATE

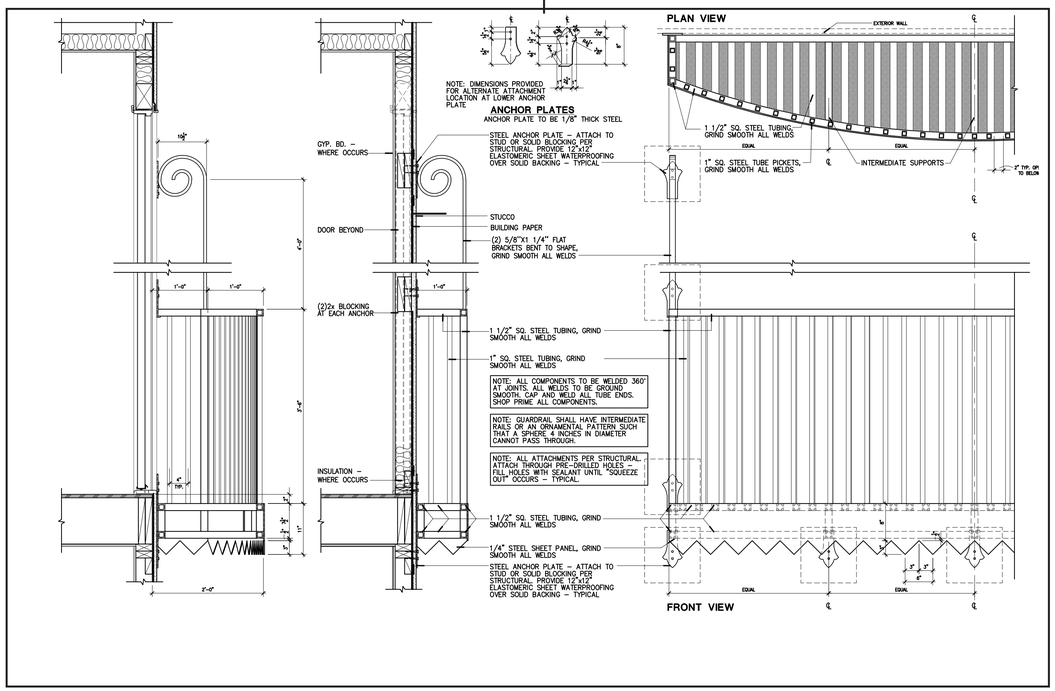
1X6 WOOD TRIM

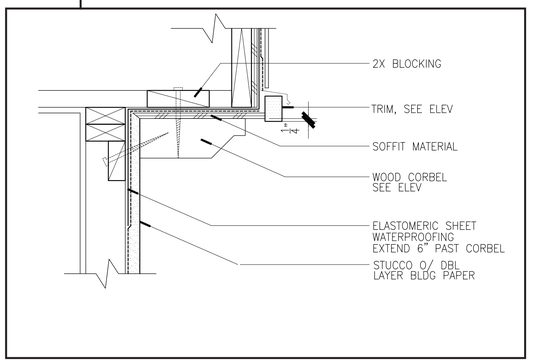
1X4 WOOD TRIM

VERTICAL BOARD SIDING

6X8 SHAPED WOOD CORBEL

SPANISH BAY





PLAN 7 SPANISH COLONIAL

SF.39

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5000 EXECUTIVE PKWY SUITE 375 SAN RAMON CA 94583-4210
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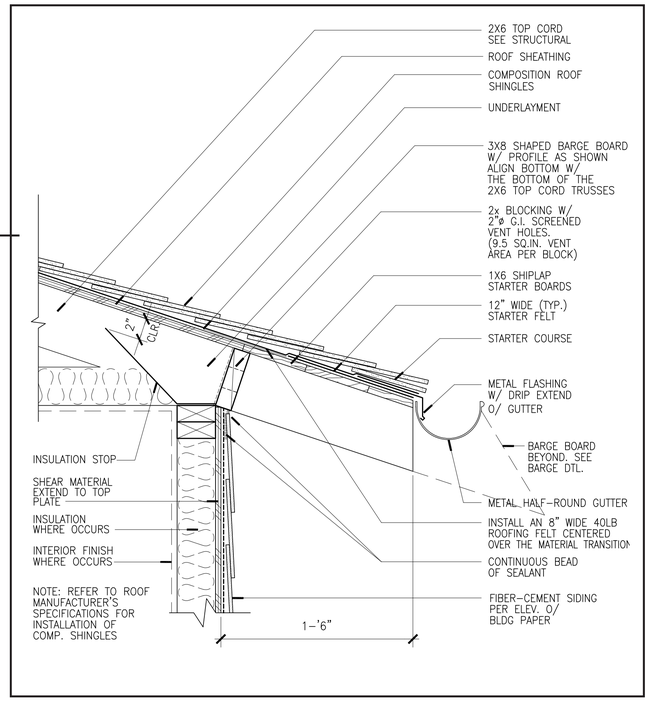
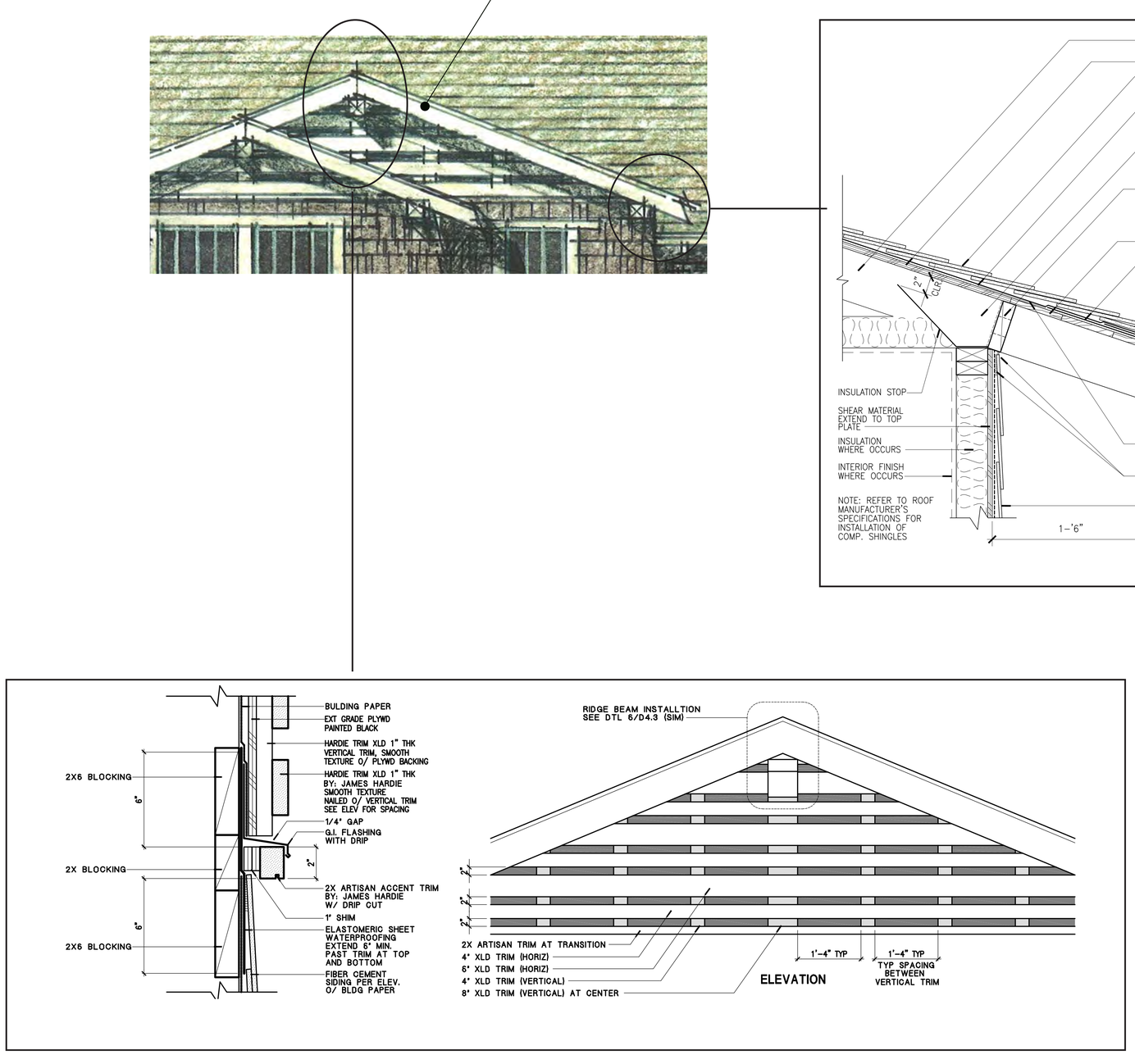
SCHEMATIC DETAILS

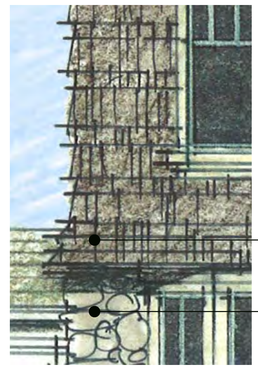
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

October 16, 2013







PLAN 7 CRAFTSMAN

SF.40

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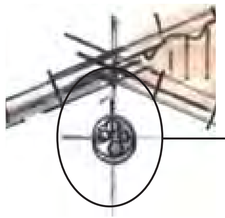
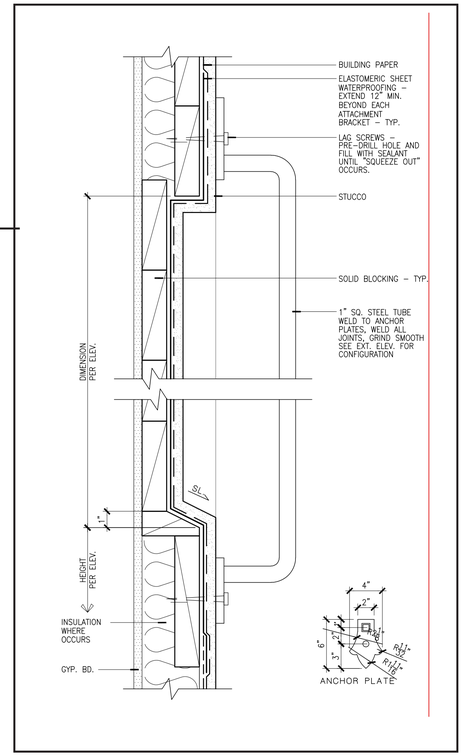
SCHEMATIC DETAILS

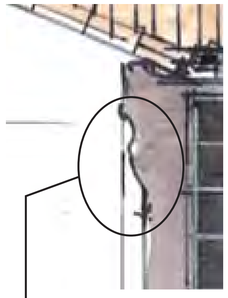
1451, 1501, 1601 CALIFORNIA AVENUE

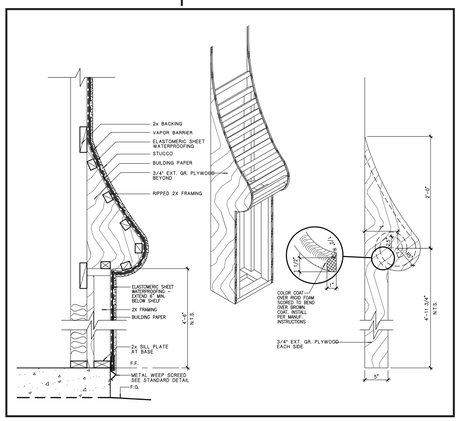
PALO ALTO, CALIFORNIA

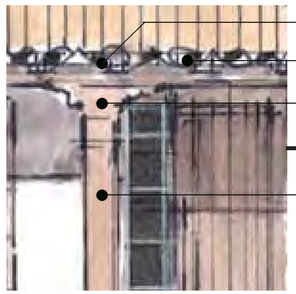
October 16, 2013



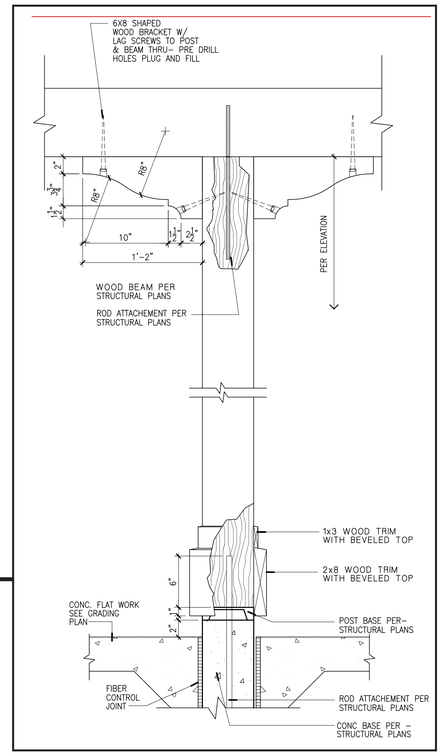


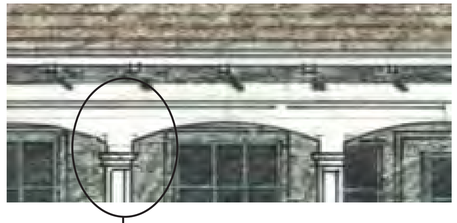


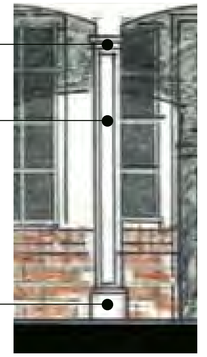


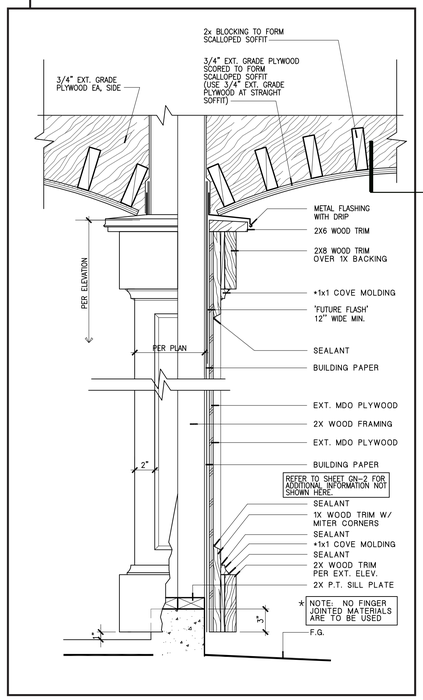


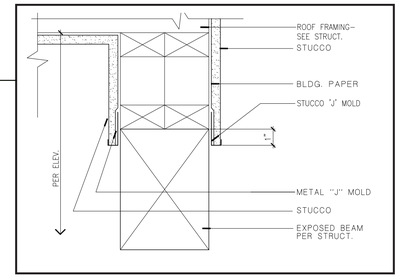
PLAN 4 SPANISH











PLAN 4 TRADITIONAL

SF.41

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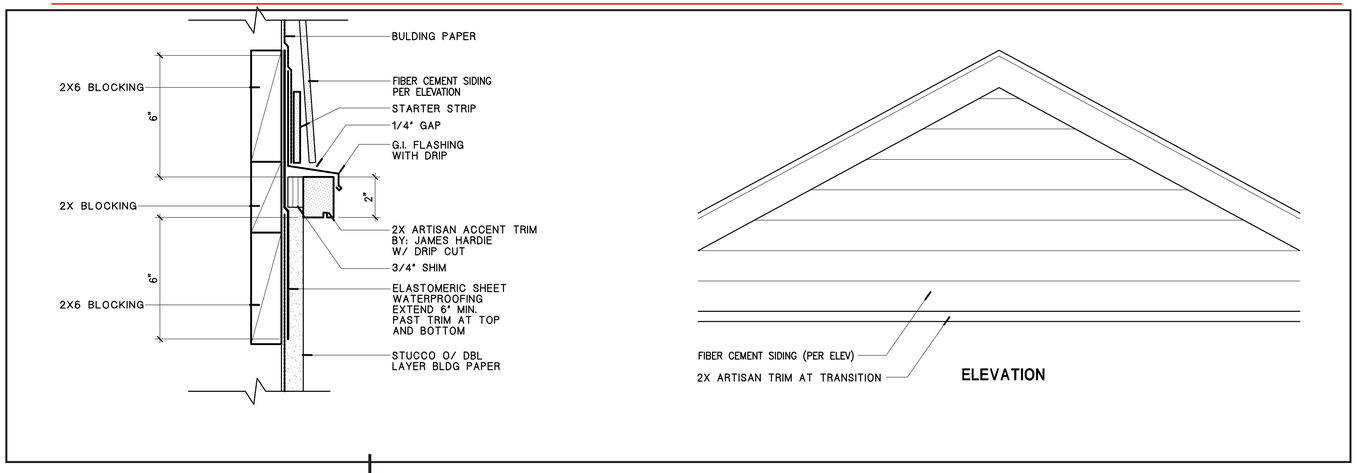
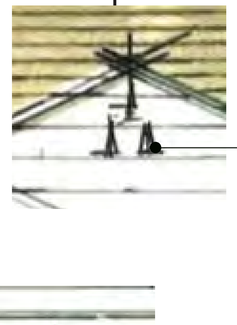
SCHEMATIC DETAILS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

October 16, 2013





PLAN 4 MONTEREY PROGRESSIVE

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SF.42

SCHEMATIC DETAILS

1451, 1501, 1601 CALIFORNIA AVENUE

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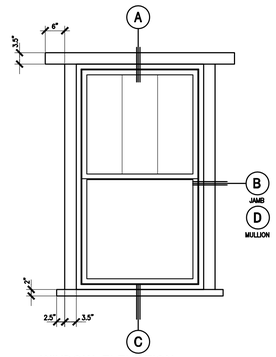
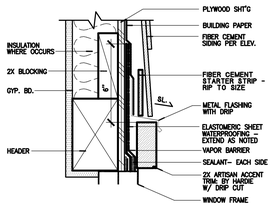
Supplemental February 19, 2014



WINDOW ELEVATION



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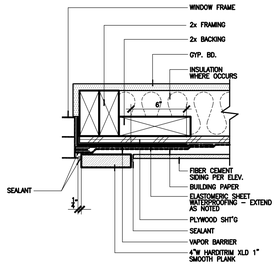

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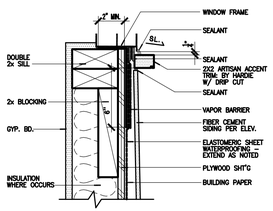
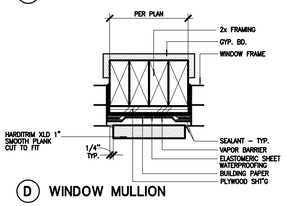
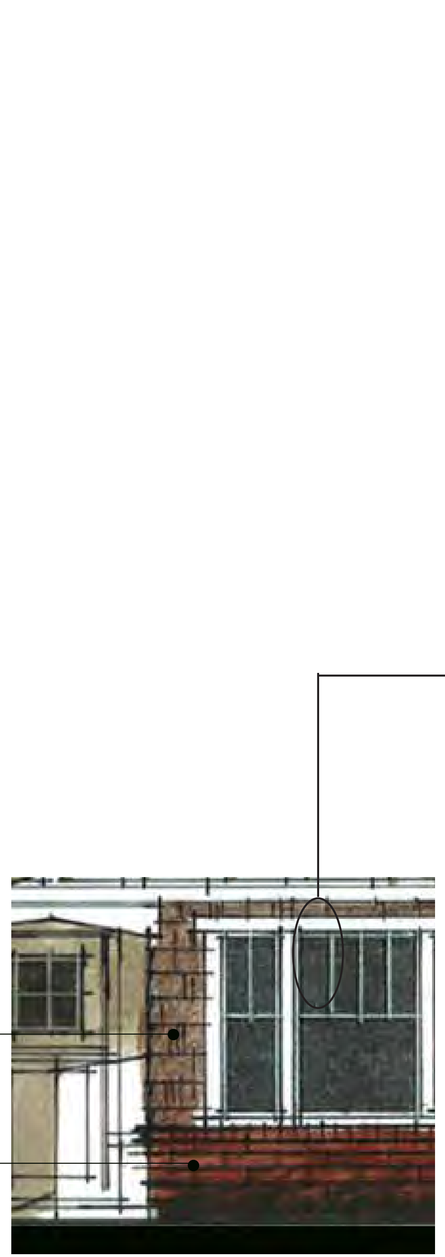
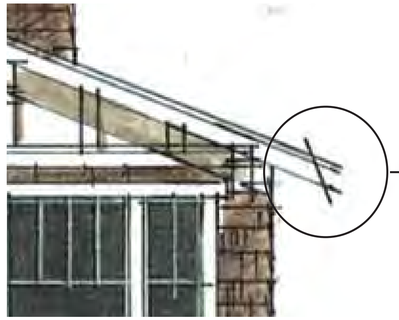


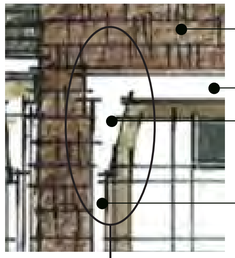
(C) WINDOW SILL

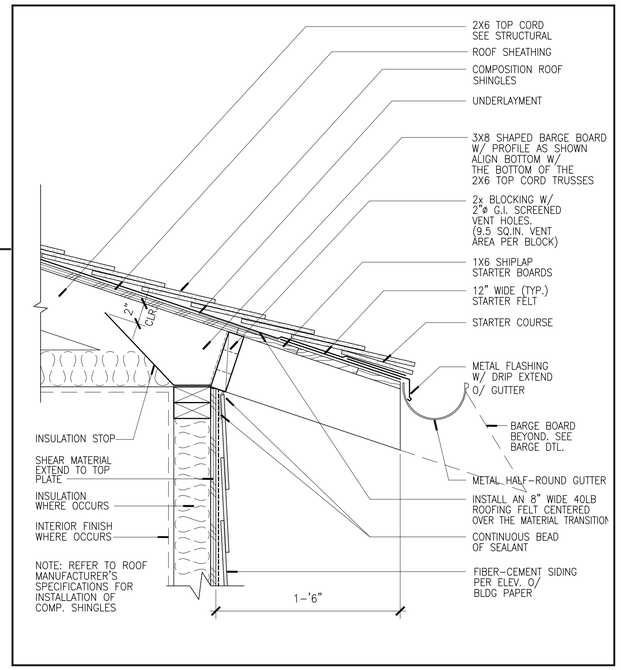


(D) WINDOW MULLION









PLAN 5 CRAFTSMAN BUNGALOW

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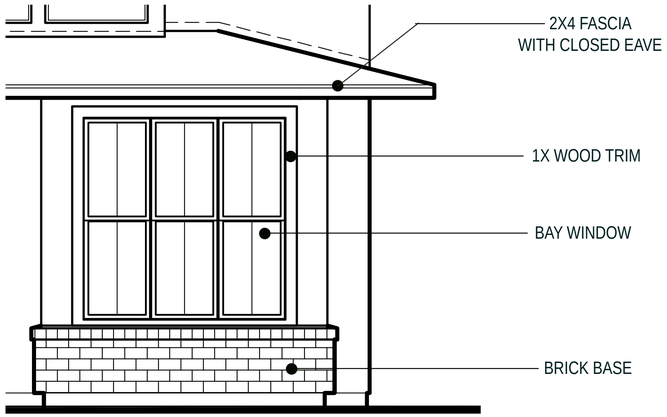
SF.43

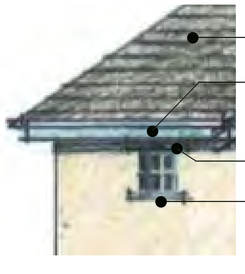
SCHEMATIC DETAILS

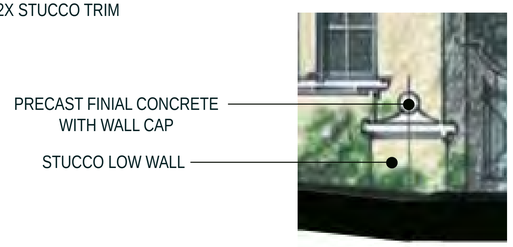
1451, 1501, 1601 CALIFORNIA AVENUE

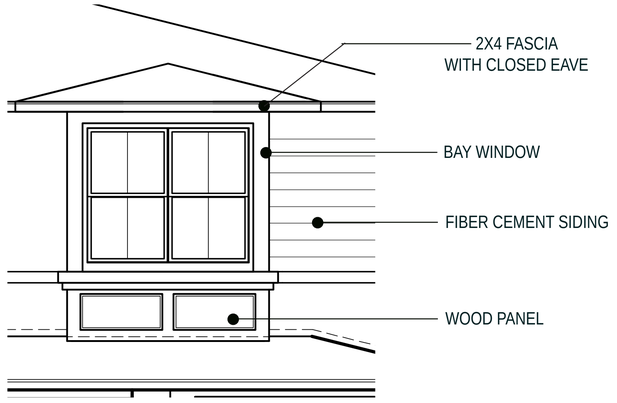
PALO ALTO, CALIFORNIA

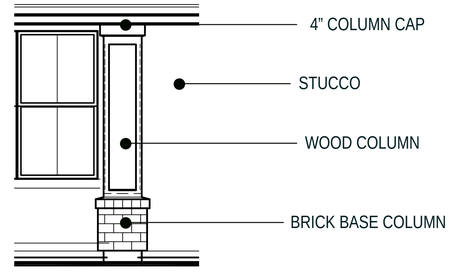
October 16, 2013











PLAN 4 EUROPEAN COTTAGE

PLAN 9 TRADITIONAL

SF.44

WILLIAM HEZMALHALCH
ARCHITECTS INC.
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SCHEMATIC DETAILS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

October 16, 2013
Revised March 10, 2014

TRIM

SIDING

STUCCO

ACCENT

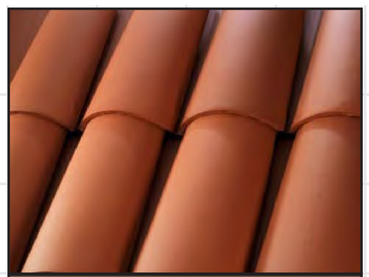
PLAN 9

TRIM

SIDING

ACCENT

PLAN 2

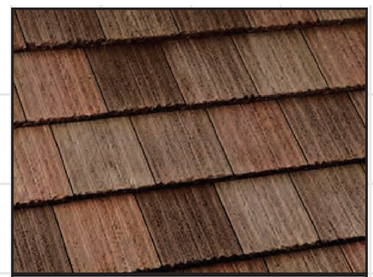


TRIM

STUCCO

ACCENT

PLAN 4



TRIM

SIDING

ACCENT

PLAN 9

CALIFORNIA AVENUE - BLOCK 1

WILLIAM HEZMALHALCH ARCHITECTS INC.
5000 EXECUTIVE PKWY SUITE 375 SAN RAMON CA 94583-4210
949 250 0607 www.architects.com fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 fax 949 250 1529

STANFORD UNIVERSITY

COLOR AND MATERIALS

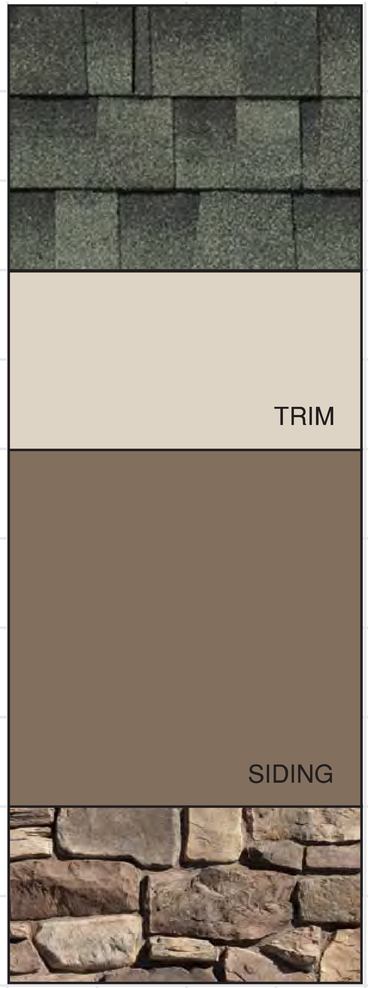
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

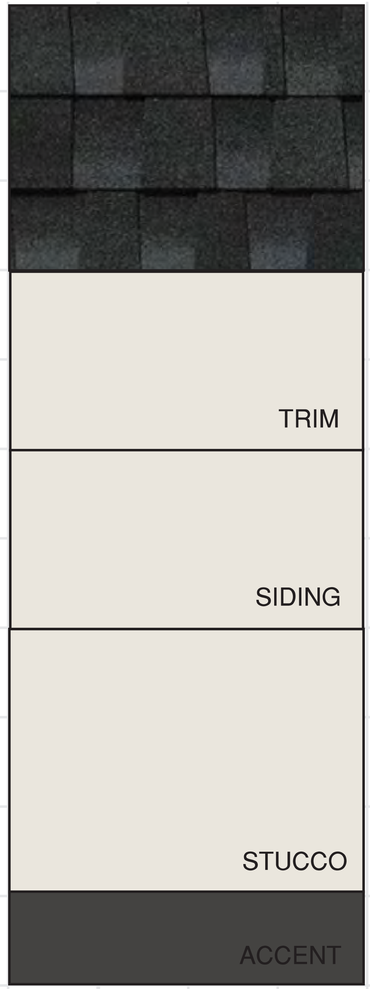
October 16, 2013

PLAN 4

PLAN 5



PLAN 7



PLAN 9

CALIFORNIA AVENUE - BLOCK 2

WILLIAM HEZMALHALCH ARCHITECTS INC.
5000 EXECUTIVE PKWY SUITE 375 SAN RAMON CA 94583-4210
949 250 0607 www.architects.com fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 fax 949 250 1529

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COLOR AND MATERIALS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

October 16, 2013

TRIM

SIDING

ACCENT

PLAN 4

TRIM

STUCCO

ACCENT

PLAN 7

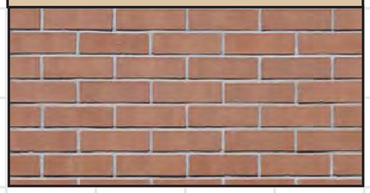
TRIM

SIDING

PLAN 6

TRIM

STUCCO



PLAN 7

TRIM

SIDING

STUCCO

ACCENT

PLAN 4

CALIFORNIA AVENUE - BLOCK 3

WILLIAM HEZMALHALCH ARCHITECTS INC.
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2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 fax 949 250 1529

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COLOR AND MATERIALS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

October 16, 2013

Multifamily Building 1

Metal Roof

Wood Screen Wall System

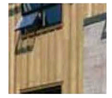
Stone Tile

Cementitious Panels

Metal Roof

Multifamily Building 2

Painted Vertical Cementitious Siding



Metal Railing

Fitness Center

Arrival Court

Board-Form Concrete Planter and Site Walls

Cement Plaster

MF.1

MULTIFAMILY EXTERIOR ELEVATION

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1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

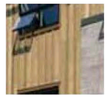
SUPPLEMENTAL 02.19.2014

Multifamily Building 2

Multifamily Building 1 Beyond

Metal Roof

Painted Vertical Cementitious Siding



Painted Horizontal Cementitious Siding

Cement Plaster

Single Ply

Cementitious Panel

Stone Tile

Wood Rafters

Solid Wood Railing

Metal Railing

Board-Form Concrete Planter and Site Walls

Wood Bench

MF.2

MULTIFAMILY EXTERIOR ELEVATION

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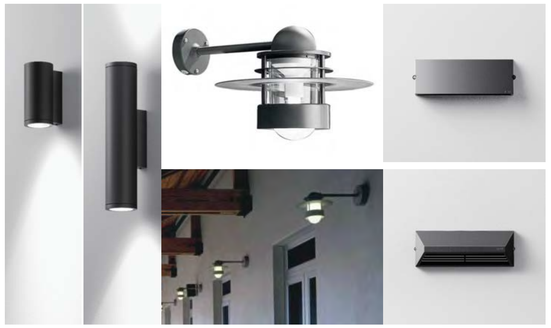
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

SUPPLEMENTAL 02.19.2014



Exterior Light Fixtures

Board and Batten

Roof Canopy & Wood Rafters

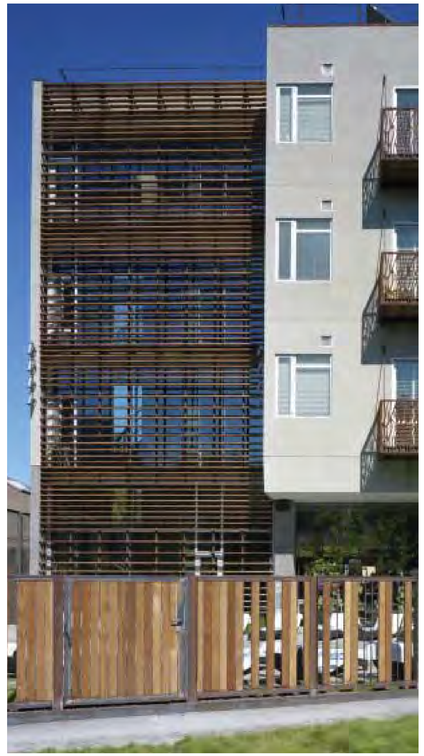
Cementitious Panel

Wall Planes and Glazing

High-Pressure Laminate Panel

Bicycle Pavilion

Standing Seam Metal Roof

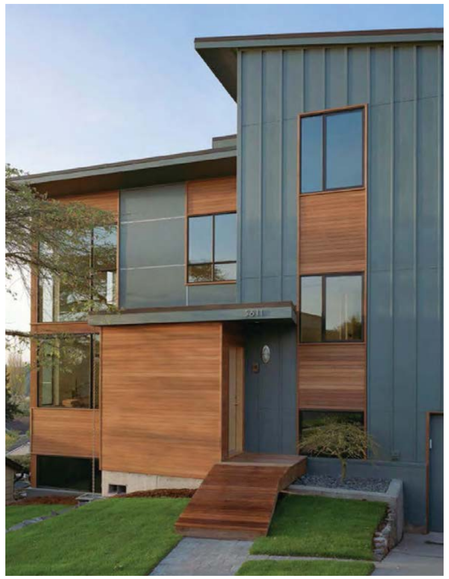


Wood Screen Wall System

Horizontal Wood Siding

Board Form Concrete With
Vertical Cementitious Siding

Board-Form Concrete



Painted Vertical Cementitious Board

Painted Horizontal Cementitious Siding

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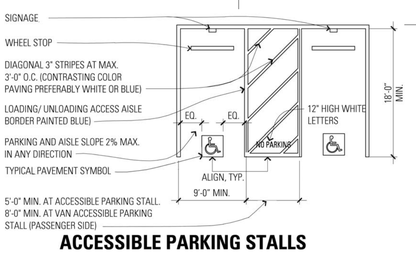
MULTIFAMILY MATERIAL PHOTOS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10.15.2013



ACCESSIBLE PARKING STALLS

MF.4

MULTIFAMILY GARAGE PLAN

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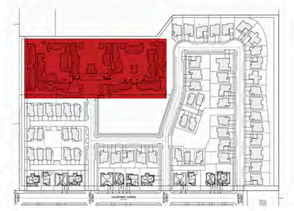
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

0 10 20 40

10.15.2013



KEY PLAN

PROPERTY LINE

10' SETBACK LINE

15'-0"

15'-0"

33'-0"

Multifamily Building 1

Multifamily Building 2

BIKE PAVILION

MF.8 SECTION B

MF.8 SECTION A

MF.8 SECTION C

Type A Community Room 1349 gsf

Type F / Sales Office 1085 gsf

Mail Room

FITNESS 1540 gsf

ENTRY LOBBY

Community Bldg. 980 sf

Util./Stor.

Trash

Elev.

TRASH/RECYCLING STAGING AREA

COLUMBIA STREET

N

MF.5

MULTIFAMILY PODIUM LEVEL PLANS (OTHER LEVELS SIMILAR)

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

0 10 20 40

SUPPLEMENTAL 02.19.2014

BAR ARCHITECTS

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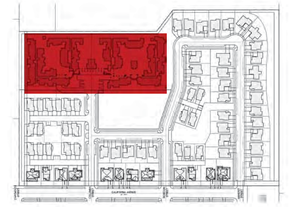
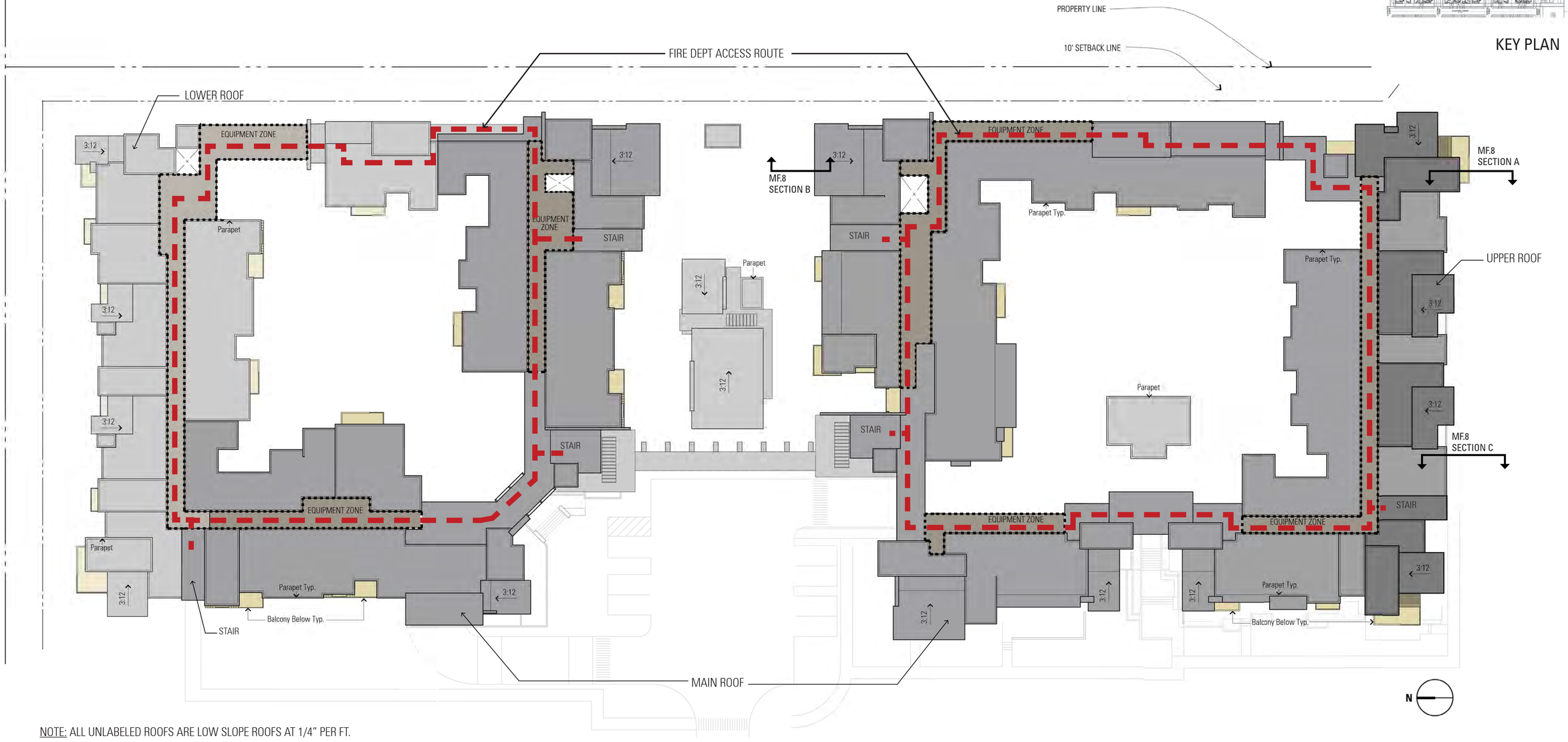


KEY PLAN



NOTE: ALL UNLABELED ROOFS ARE LOW SLOPE ROOFS AT 1/4" PER FT.

MF.6

MULTIFAMILY ROOF PLAN

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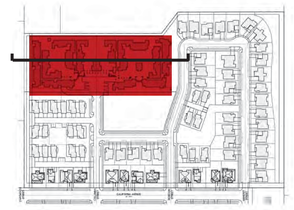
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

0 10 20 40

10.15.2013



KEY PLAN

MF.7

MULTIFAMILY SITE SECTION

BAR ARCHITECTS
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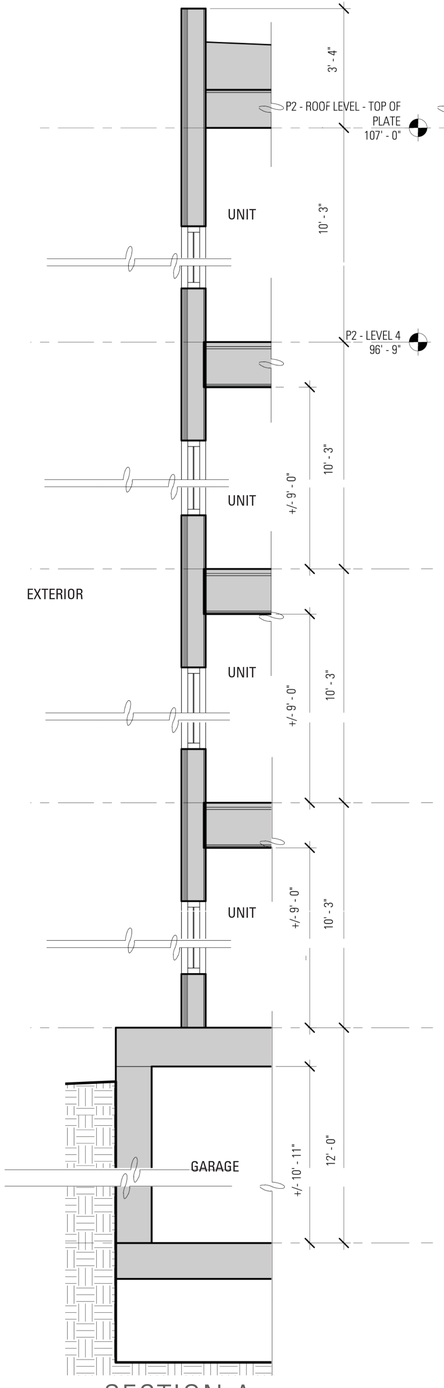
1451, 1501, 1601 CALIFORNIA AVENUE

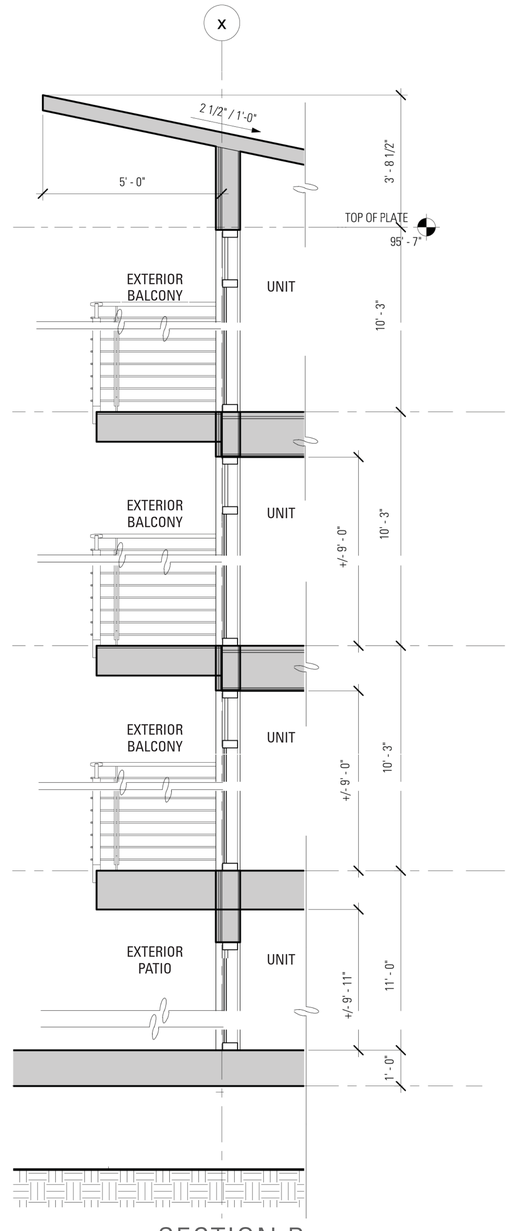
PALO ALTO, CALIFORNIA

0 10 20 40

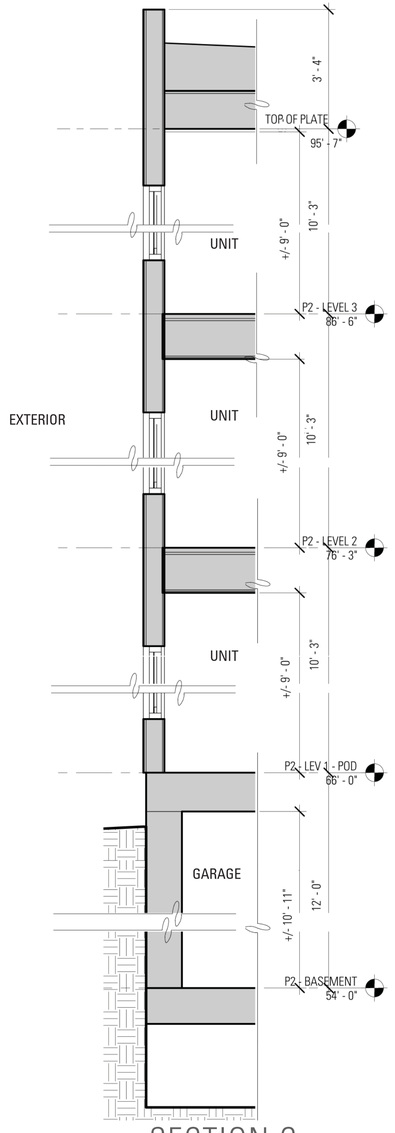
10.15.2013



SECTION A
PARAPET AT LOW SLOPE ROOF



SECTION B
BUTTERFLY ROOF 2.5:12 ROOF PITCH



SECTION C
PARAPET AT LOW SLOPE ROOF

MF.8

BAR ARCHITECTS
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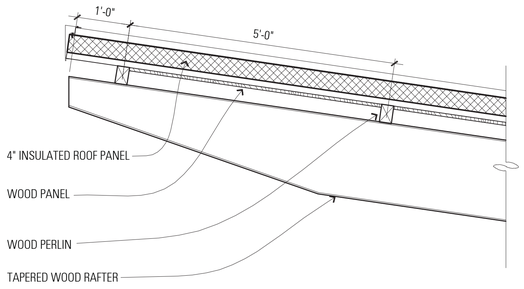
MULTIFAMILY WALL SECTIONS

1451, 1501, 1601 CALIFORNIA AVENUE

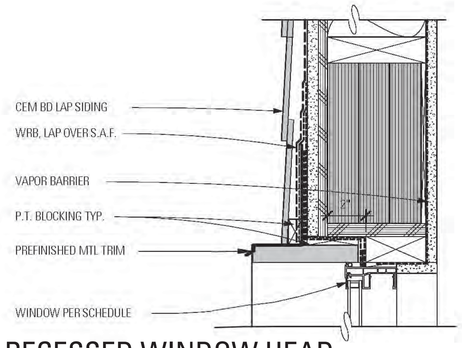
PALO ALTO, CALIFORNIA

0 1 2 4

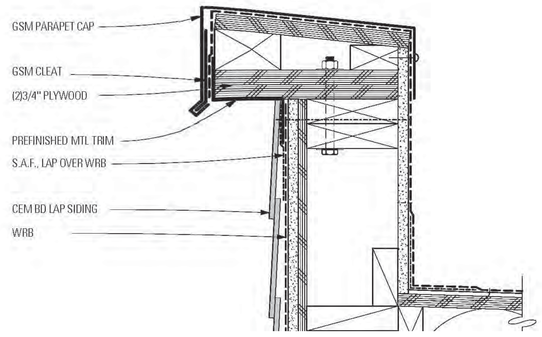
10.15.2013



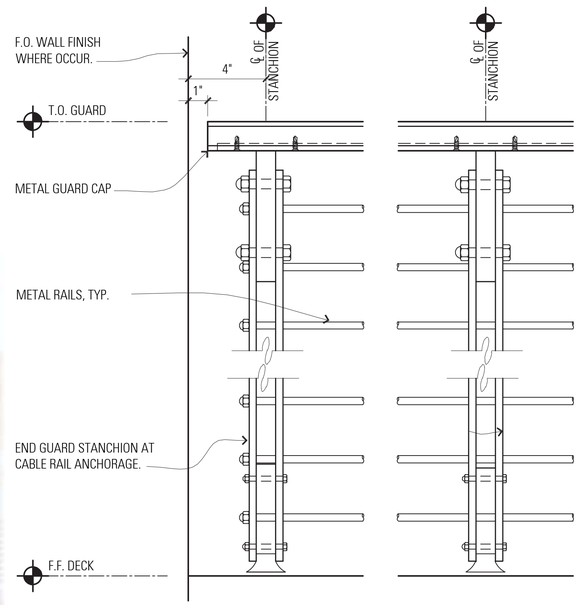
BUTTERFLY ROOF



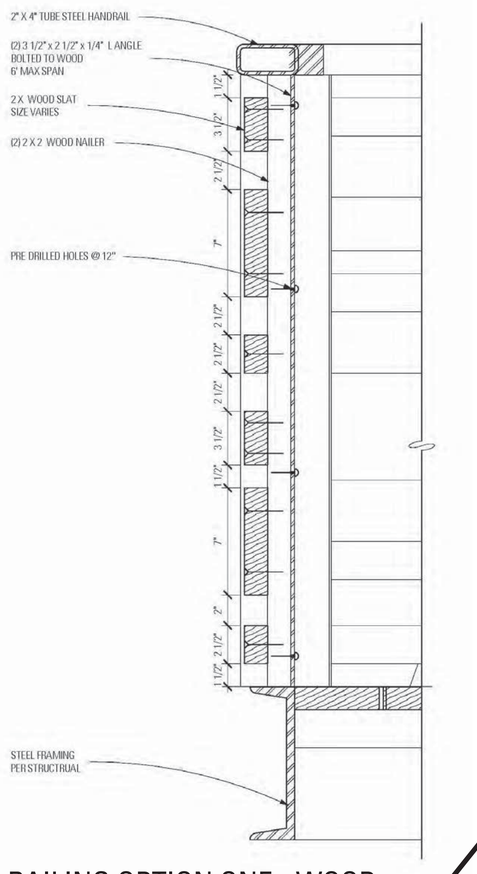
RECESSED WINDOW HEAD



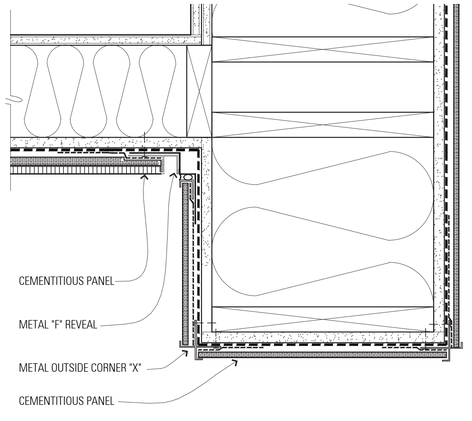
PARAPET DETAIL



RAILING OPTION TWO - METAL



RAILING OPTION ONE - WOOD



PANEL CORNER CONDITION

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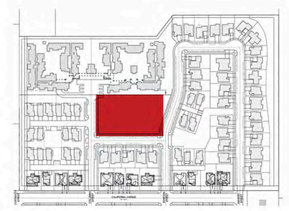
MULTIFAMILY SCHEMATIC DETAILS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10.15.2013



KEY PLAN

COMMUNITY BUILDING

BOWDOIN STREET

PROPERTY LINE

MADRONE WAY

N

MF.10

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COMMUNITY BUILDING

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

0 5 10 20

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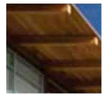
Pool

Wood Screen Wall System



Wood Rafters

Painted Horizontal Cementitious Siding

Cement Plaster

Metal Roof

Community Building

Spa

Board-Form Concrete Site Walls

Central Park

MF.11

COMMUNITY BUILDING EXTERIOR ELEVATION

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1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

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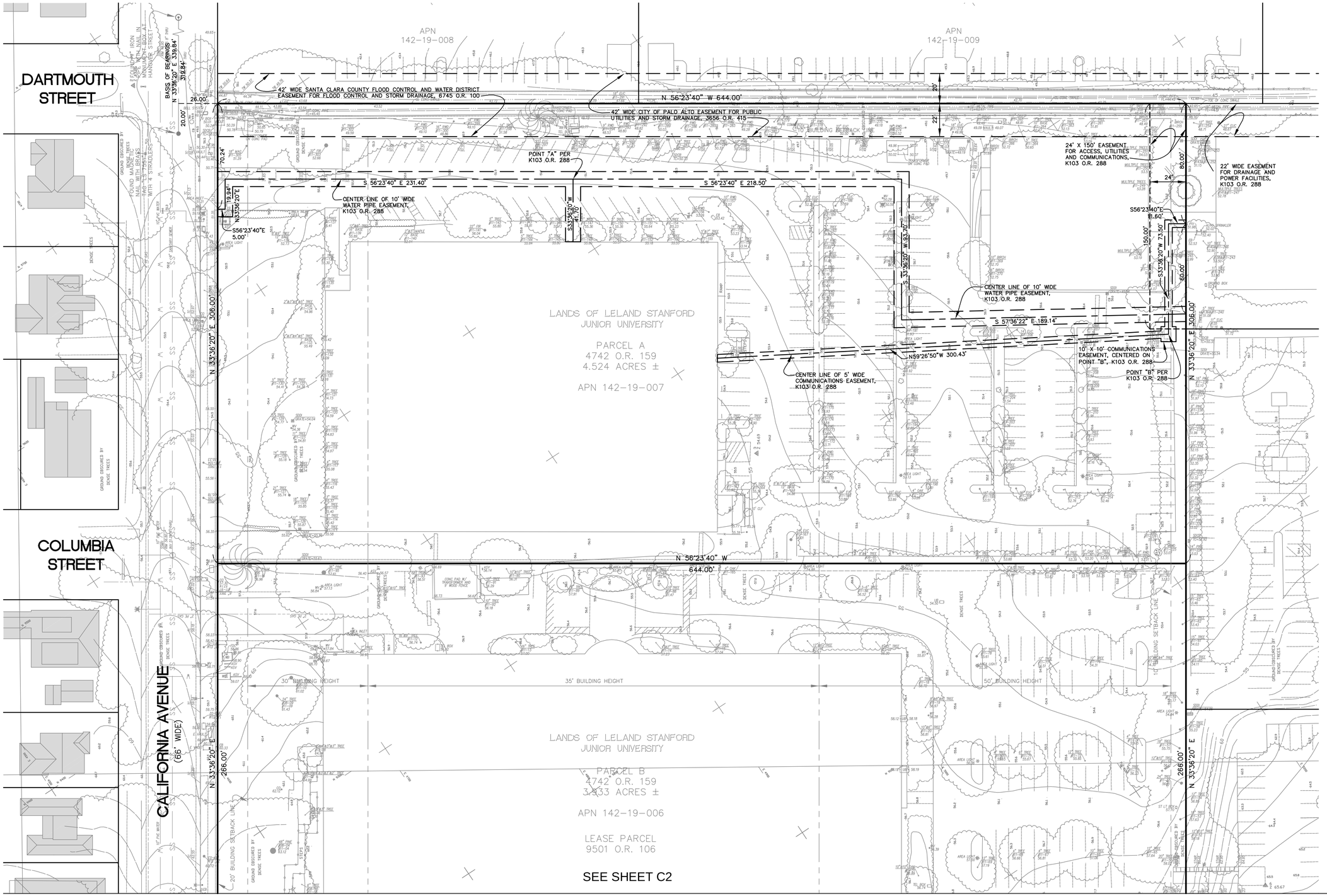

BkF
ENGINEERS / SURVEYORS / PLANNERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CA 95110
408-467-9100 408-467-6066 (FAX)

STANFORD UNIVERSITY

C1

EXISTING CONDITIONS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10. 16. 13

SEE SHEET C1

BOWDOIN STREET

CALIFORNIA AVENUE (66' WIDE)

AMHERST STREET

5' X 18' CITY OF PALO ALTO, PUBLIC UTILITY EASEMENT, DOC. 18455657

644.00'

N 56°23'40" W

N 19°02'43" W 112.11'

S 33°36'20" W 509.45'

APN 142-19-017

LANDS OF LELAND STANFORD JUNIOR UNIVERSITY

8.510 ACRES

APN 142-19-017

35' BUILDING HEIGHT ELEVATION 118 THRESHOLD

ELEVATION 118 THRESHOLD

20' BUILDING SETBACK LINE

CORPORATE LIMITS OF THE CITY OF PALO ALTO

UNINCORPORATED SANTA CLARA COUNTY

S 56°23'40" E 734.11'

N 33°28'37" E 441.44'

APN 142-19-08

SHADOW

GROUND OBSCURED BY DENSE TREES

DENSE TREES

SCALE: 1"=60'

GRAPHIC SCALE

30 0 30 60

C2

EXISTING CONDITIONS

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

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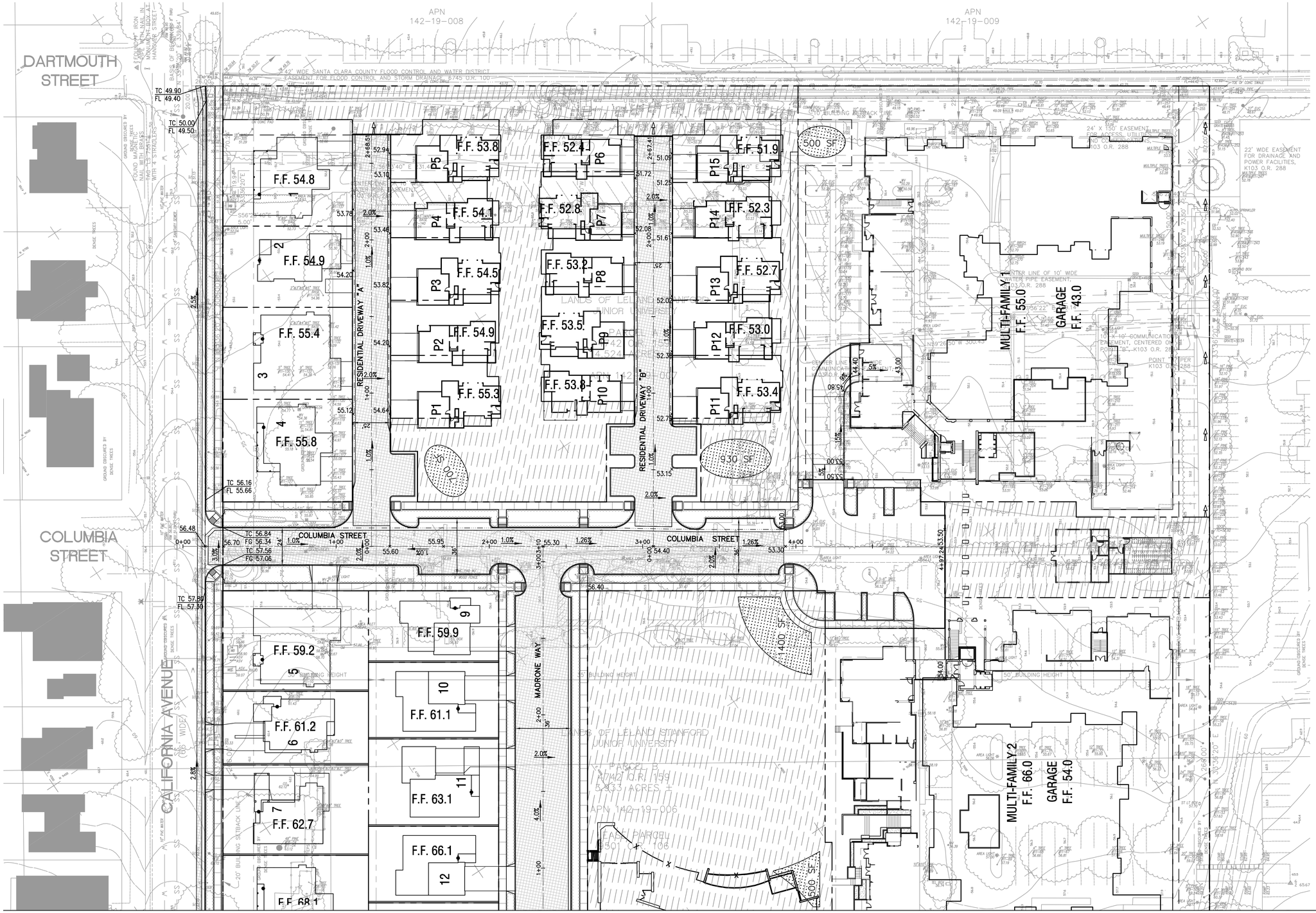

SEE SHEET C4

LEGEND

- AC PAVEMENT
- SPLIT LEVEL PAD
- OVERLAND DRAINAGE RELEASE

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STANFORD UNIVERSITY

C3

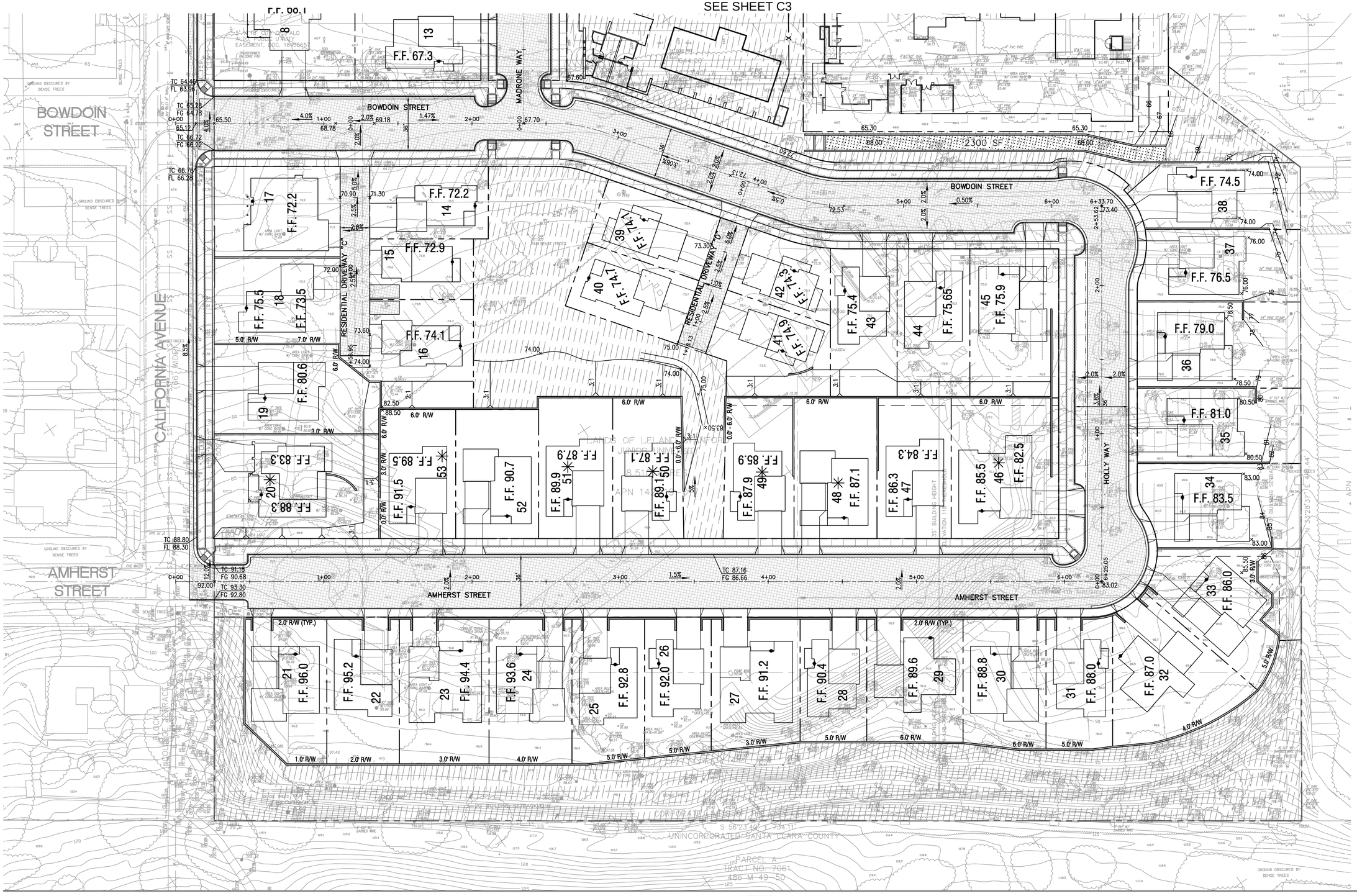
GRADING PLAN

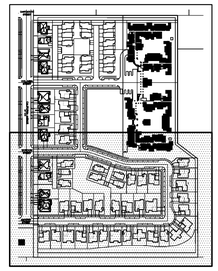
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10. 16.13

SEE SHEET C3





GRAPHIC SCALE
30 0 30 60

LEGEND

- AC PAVEMENT
- SPLIT LEVEL PAD
- OVERLAND DRAINAGE RELEASE

C4

GRADING PLAN

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10. 16. 13

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DARTMOUTH STREET

COLUMBIA STREET

CALIFORNIA AVENUE (66' WIDE)

APN 142-19-008

APN 142-19-009

LANDS OF LELAND STANFORD JUNIOR UNIVERSITY

PARCEL B
4742/ O.R. 159
5.933 ACRES ±
APN 142-19-006

EASEMENT PARCEL
1501 O.R. 106

APN 142-19-010

42' WIDE SANTA CLARA COUNTY FLOOD CONTROL AND WATER DISTRICT EASEMENT FOR FLOOD CONTROL AND STORM DRAINAGE, 6745 O.R. 100

45' WIDE CITY OF PALO ALTO EASEMENT FOR PUBLIC UTILITIES AND STORM DRAINAGE, 3656 O.R. 415

FOUND 1" IRON PIPE WITH NAIL IN MONUMENT BOX AT HANOVER STREET

FOUND MAGNETIC NAIL WITH BRASS TAG "LS 7551" WITH "K" STAMPED

BASIS OF BEARINGS
N 33°36'20" E 339.84'

N 56°23'40" W 644.00'

S 54°23'40" E 231.00'

N 56°23'40" W 644.00'

S 33°36'20" W 266.00'

N 33°36'20" E 306.00'

S 33°36'20" W 266.00'

N 33°36'20" E 266.00'

S 57°36'22" E 189.14'

N59°26'50" W 300.43'

S56°23'40"E 5.00'

N33°36'20"E 19.94'

CENTER LINE OF 10' WIDE WATER PIPE EASEMENT, K103 O.R. 288

CENTER LINE OF 10' WIDE COMMUNICATIONS EASEMENT, K103 O.R. 288

10' X 10' COMMUNICATIONS EASEMENT, CENTERED ON POINT "B", K103 O.R. 288

POINT "B" K103 O.R. 288

24' X 150' EASEMENT FOR ACCESS, FIRE AND COMMUNICATIONS, K103 O.R. 288

22' WIDE EASEMENT FOR DRAINAGE AND POWER FACILITIES, K103 O.R. 288

20' BUILDING SETBACK LINE

55' BUILDING HEIGHT

50' BUILDING HEIGHT

500 SF

930 SF

1400 SF

500 SF

P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15

1 2 3 4 5 6 7 9 10 11 12

SEE SHEET C6

GRAPHIC SCALE
30 0 30 60

LEGEND

- = CATCH BASIN/DROP INLET
- = AREA DRAIN
- = MANHOLE
- = CLEANOUT
- SD LINE = STORM DRAIN MAIN
- = WATER METER
- = FIRE HYDRANT
- = WATER VALVE
- = FIRE DEPARTMENT CONNECTION
- = BACKFLOW PREVENTER

C5

UTILITY PLAN

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10. 16. 13

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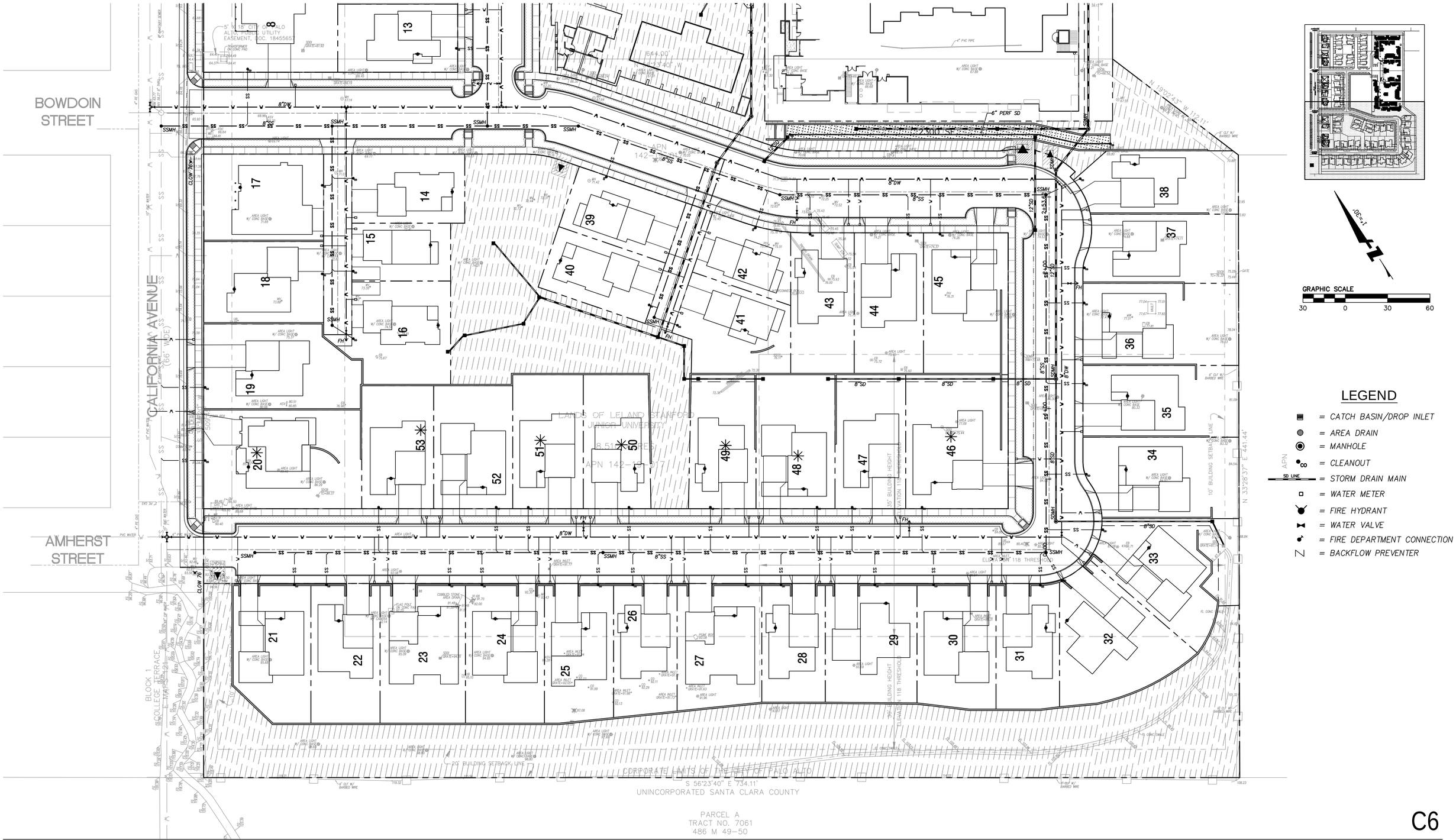

C6

UTILITY PLAN

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10. 16. 13

BkF
ENGINEERS / SURVEYORS / PLANNERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CA 95110
408-467-9100 408-467-6066 (FAX)

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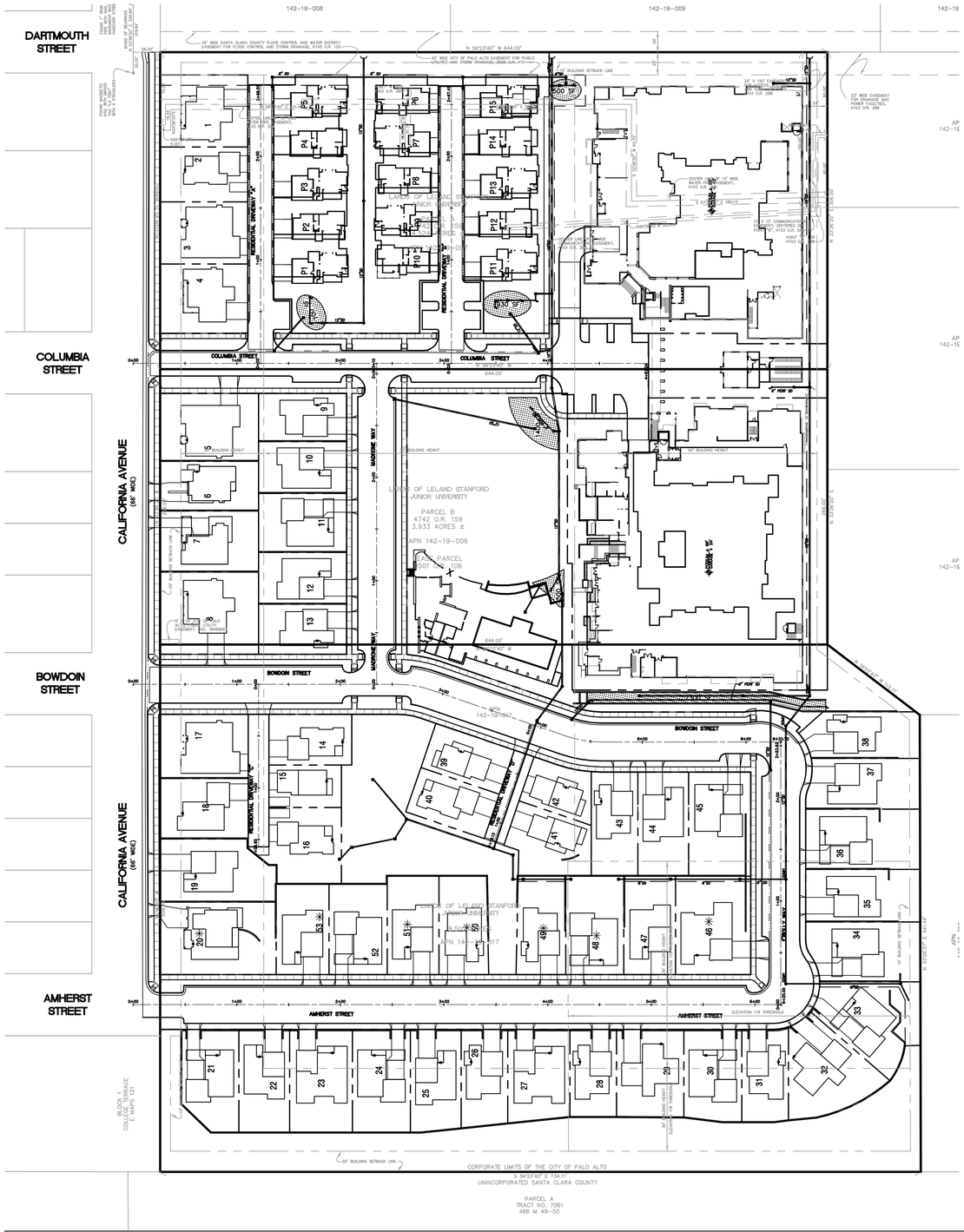

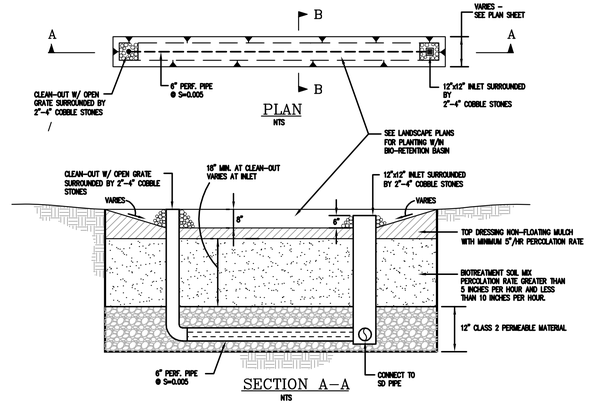

1 BIORETENTION BASIN

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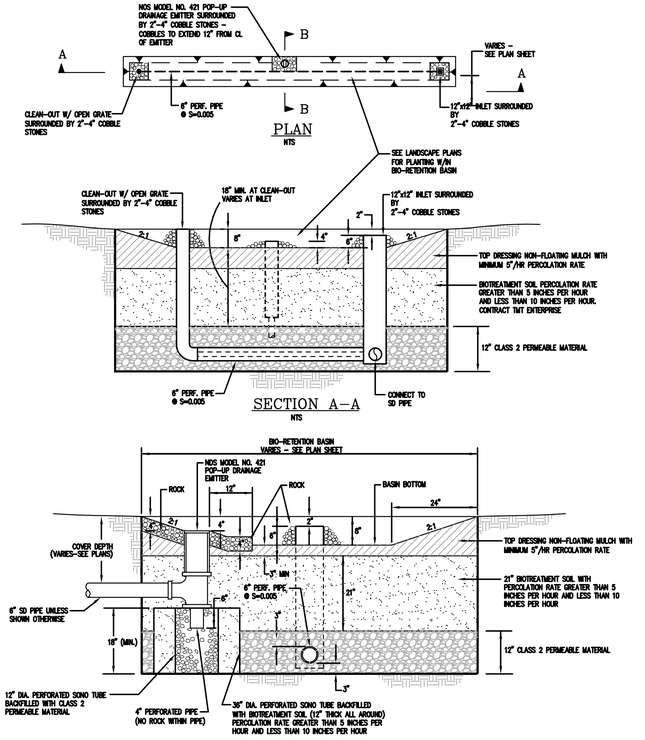
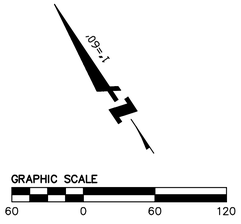
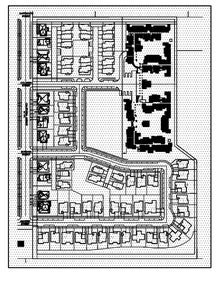


2 BIORETENTION BASIN WITH POP-UP DRAINAGE EMITTER

N.T.S.





BIORETENTION ANALYSIS / AREA CALCULATIONS

BIORETENTION BASINS ARE SIZED FOR A TREATMENT STORM EVENT OF 0.2 IN/HR USING A FLOW RATE OF 5 IN/HR THROUGH AN 21-INCH THICK LAYER OF VEGETATED MODEL BIOTREATMENT SOIL MIX (PRESENTED ON THE REGIONAL WATER QUALITY CONTROL BOARD'S WEB SITE) WITH AN UNDERDRAIN. A RUNOFF COEFFICIENT OF 0.9 IS USED FOR IMPERVIOUS SURFACE AND 0.1 FOR VEGETATED SURFACES. LINEAR BIORETENTION AREAS HAVE A TREATMENT AREA OF AT LEAST 4 PERCENT OF THE TRIBUTARY IMPERVIOUS AREA (WITH AN ALLOWANCE FOR PERVIOUS HILLSIDE RUNOFF USING THE RUNOFF COEFFICIENT OF 0.1).

ANALYSIS IS BASED ON THE SCVURPPP C.3 STORMWATER HANDBOOK, HYDRAULIC SIZING CRITERIA SPECIFICALLY C.3d.ii. Flow Hydraulic Design Basis

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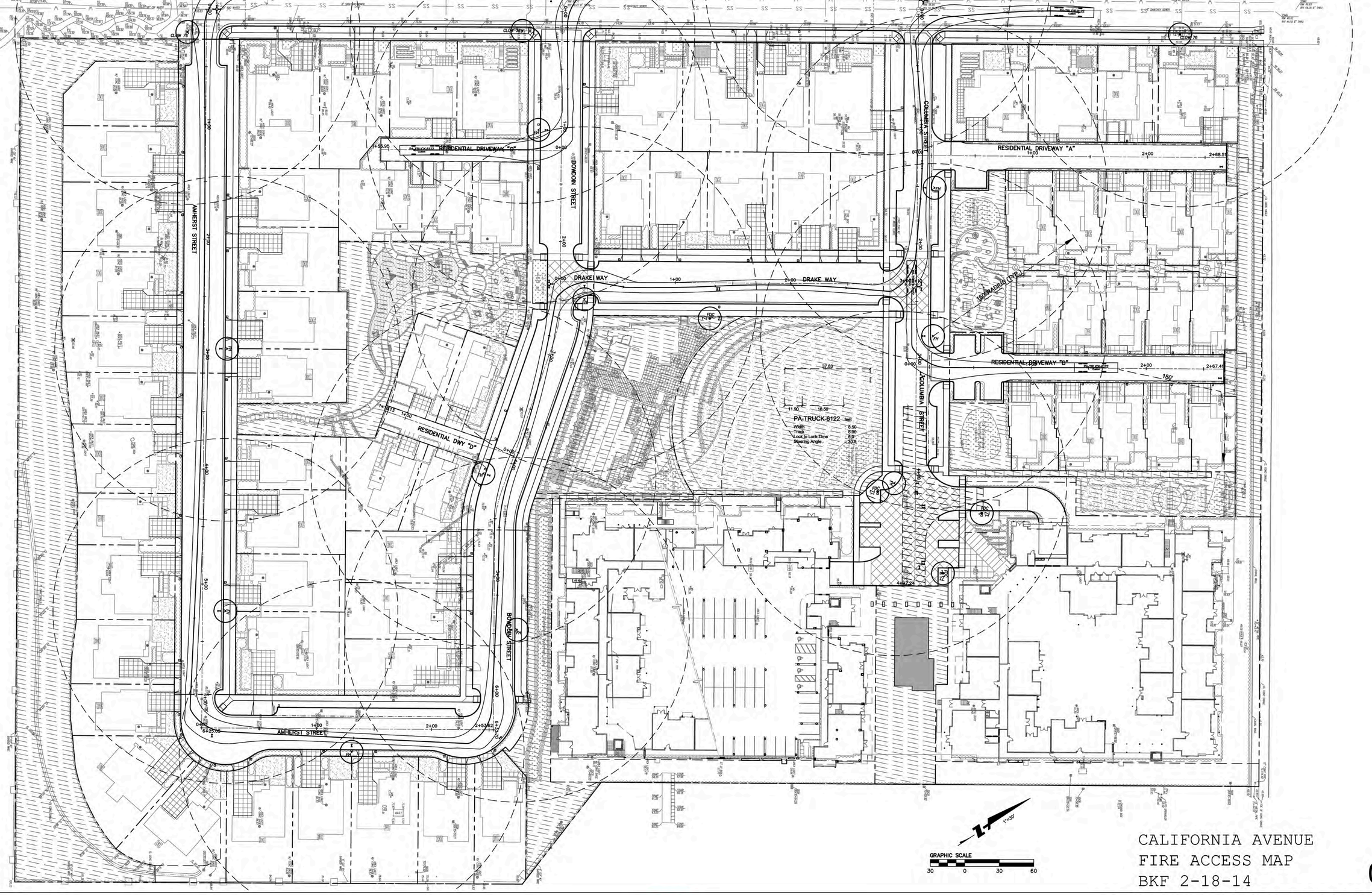
STORMWATER MANAGEMENT PLAN

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10. 16. 13



CALIFORNIA AVENUE
FIRE ACCESS MAP
BKF 2-18-14

C8

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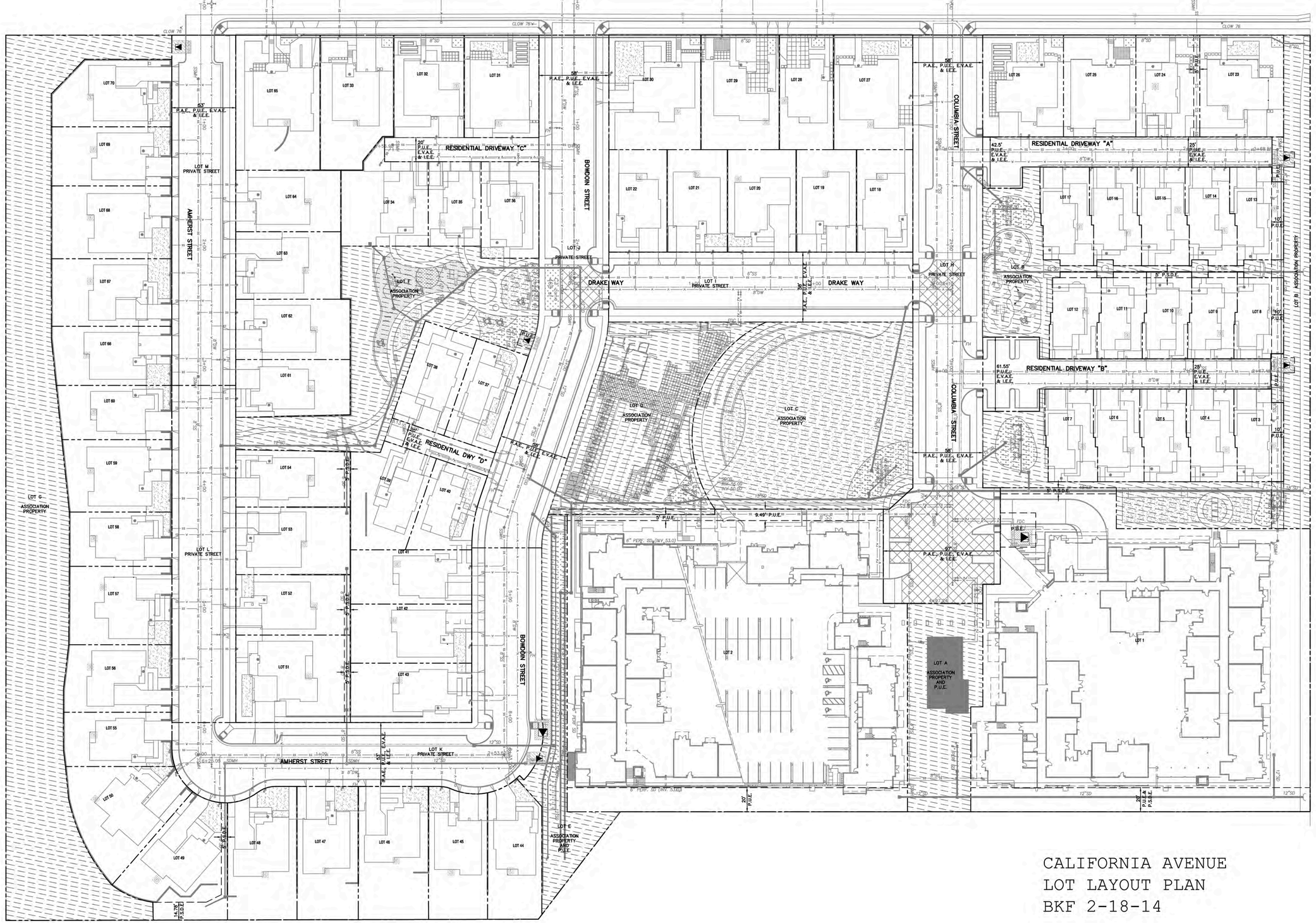
CALIFORNIA AVE. FIRE ACCESS MAP

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

SUPPLEMENTAL 02. 19. 14



CALIFORNIA AVENUE
LOT LAYOUT PLAN
BKF 2-18-14

C9

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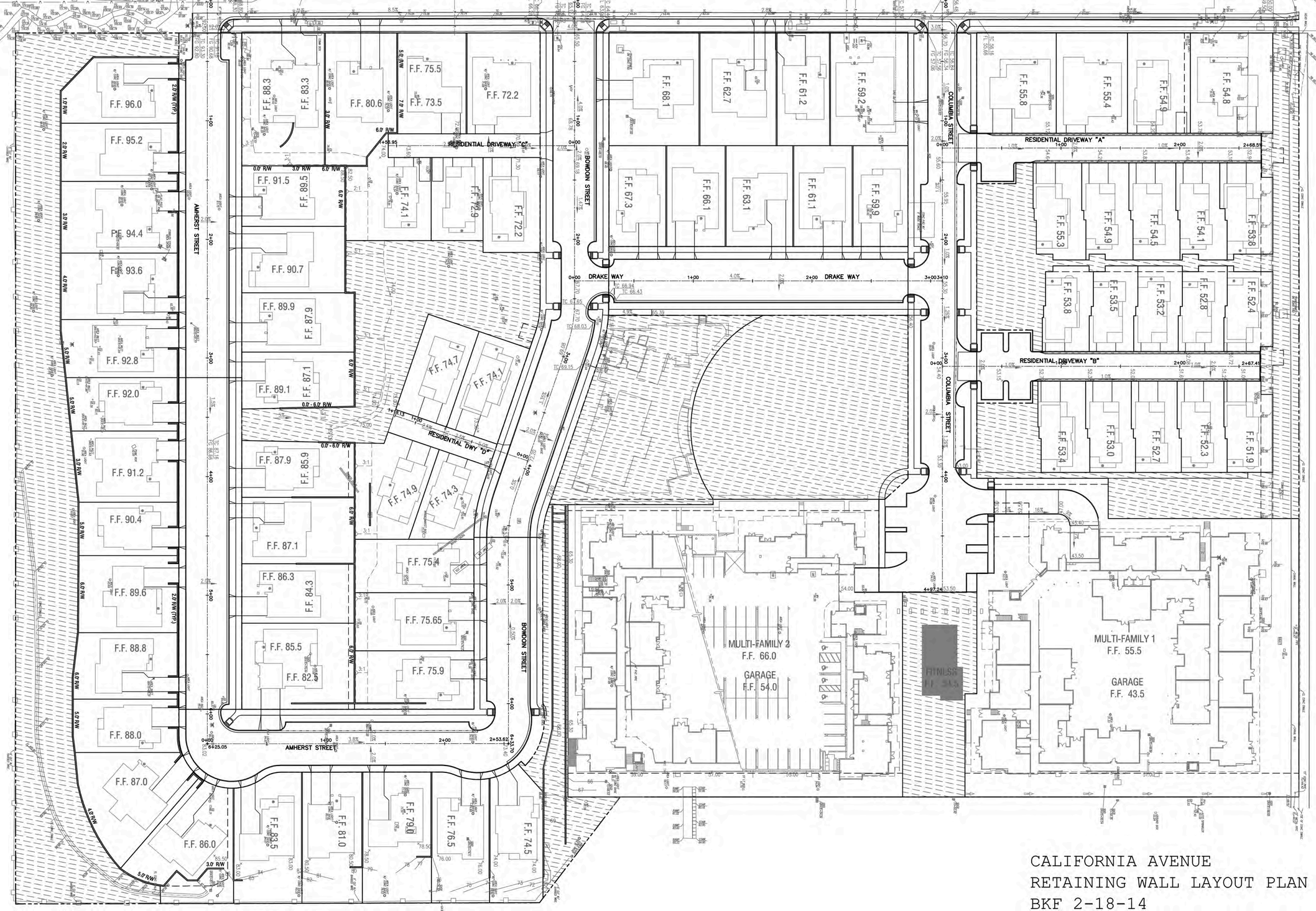
CALIFORNIA AVE. LOT LAYOUT

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

SUPPLEMENTAL 02. 19. 14



CALIFORNIA AVENUE
RETAINING WALL LAYOUT PLAN
BKF 2-18-14

C10

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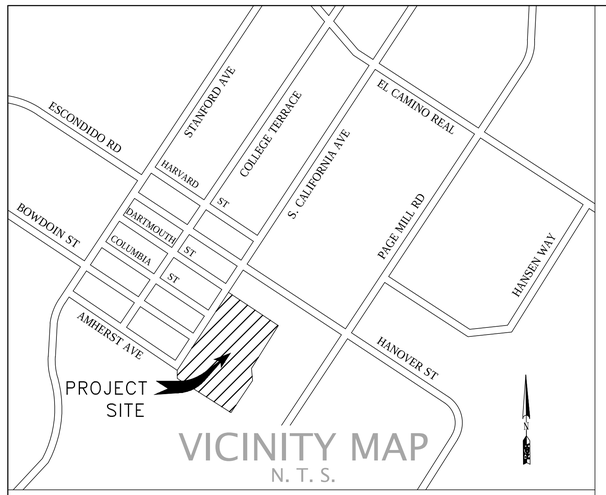
CALIFORNIA AVE. WALL EXHIBIT

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

SUPPLEMENTAL 02. 19. 14



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

	CPA ELECTRIC	CPA GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	●	○	○	○
* PRIMARY ELECTRIC CABLE					
SUPPLY & INSTALL	●	○	○	○	○
* SECONDARY ELECTRIC CABLE					
SUPPLY & INSTALL	●	○	○	○	○
* SERVICE LATERAL CABLE					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMER PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMER					
SUPPLY & INSTALL	●	○	○	○	○
ELECTRIC SWITCHGEAR					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	●	○	○
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
TELEPHONE S.A.I. PAD					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	●	○
EXCAVATION	○	○	○	○	●
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	●	○
EXCAVATION	○	○	○	○	●

THE ● ABOVE DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES.
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* CPA TO PULL ALL PRIMARY CABLE SECONDARY / SERVICE BY OTHERS

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	9-27-2013	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE		
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	9-27-2013	PRELIMINARY
LIGHT LOCATIONS		

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

Other utilities shown are approximate and based on field survey and available utility information. It is the contractors' responsibility to verify the actual location and extent of utilities prior to the commencement of work. Physical verification of utility locations shall be performed by careful probing or hand digging in accordance with Article 6 of the CAL/OSHA construction safety orders.

CONSTRUCTION NOTES:

1. All trenching, backfilling and installation by contractor must comply with City of Palo Alto Standards.
2. All work must comply with City of Palo Alto(CPA), Telephone, C.A.T.V., standards and practices. All work must be inspected and approved by respective inspectors. Random soil samples shall be taken from a minimum of three locations per 1,000' of trench. 100% of the sample must pass through a ½" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and is to be at the discretion of the CPA representative on site.
   The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive. The soils must not contain clods larger than ½" if to be used as shading, bedding or leveling materials. Compaction requirements must meet any applicable CPA Federal, State, County or local requirements. Any native soils or import materials used must not hinder those efforts.
3. Backfill shall be approved by the utility companies and the City. Compaction will be tested and passed by the soils engineer.
4. If soil is not rock free, add 4" depth of trench for sand bedding.
5. Verify splice box excavation sizes with supplier(s).
6. The trenching contractor shall coordinate the utility companies' installation.
7. Contractor shall make himself familiar with the project improvement plans and conduct his work accordingly.
8. It is the trenching contractor's responsibility to protect in place all existing facilities. No extra payment will be considered for crossing other systems.
9. RGA Design assumes no responsibility for the project conditions. These drawings were prepared using data supplied by CPA, Telephone, C.A.T.V., improvement plans and the City's various "As Built" information. It shall be the contractor's responsibility to physically review the project prior to submitting his bid.
10. Contractor will comply with all laws, ordinances and regulations. Contractor shall be familiar with O.S.H.A., industrial safety orders and shall conduct his work accordingly. When working near energized or "hot" equipment, the utility owner shall be notified to supply the appropriate man power. Public safety and traffic control measures are the contractor's responsibility.
11. The Contractor shall protect construction staking. He shall coordinate staking with the project's Civil Engineer.
12. Contractor shall notify Underground Service Alert (USA) two working days prior to start of work. (800) 227-2600.
13. Contractor shall notify inspectors of any potential conflicts prior to start of work.
14. This plan is to be used for sole purpose of digging the Joint Trench. See CPA, AT&T, and Comcast plans for exact size and number of conduits installed in the Joint Trench. It is the contractor's responsibility to ensure the correct number, size and types of conduits are installed per the engineered plans by each Utility Company.
15. Note plans issued at the pre-construction meeting may be subject to revisions, if final plans from each utility company were not available at the start of construction.
16. Water, sewer, drains, sanitary waste, fuels (including diesel and gasoline), oil, propane and other volatile heavier than air gases, sprinkler, irrigation, steam and other "wet" facilities shall maintain a minimum of three feet from the nearest outer surface of CPA facilities with no less than one foot of earth (soil barrier) between the adjacent sides of the individual trenches.
17. In the extraordinary case that the minimum three foot horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may approved by the local Inspection Supervisor and submitted to Service Planning Support Program Manager for approval.

UTILITY APPROVALS		
UTILITY	APPROVED BY	DATE
CPA ELECTRIC		
CPA GAS		
AT&T (Phone)		
Comcast (CATV)		
CITY ENGINEER		

ELECTRIC UTILITIES DEPARTMENT COMMENTS & CONDITIONS

1. All electrical vault installations, removals and relocation's shall be at cumtomer/developer's expense.
2. Primary conduit shall be concrete encased per CPA requirements.
3. The final joint trench and vault details must be approved by the City's Electrical Engineering Department.
4. Applicant shall notify the Electric Utility Inspector prior to construction of any electrical utility substructure.
5. No structures permitted to be built within existing public utility easements.
6. The contractor shall maintain 12" clear, above and below from the existing utilities to new underground facilities.
7. Applicants shall provide protection for utility lines subject to damage. Exposed electric conduit or duct shall be inspected by the Electrical Utility Inspector prior to backfilling.
8. Any extension or relocation of existing distribution lines or equipment shall be done at customer/developer's expense.

DEVELOPER:
STANFORD REAL ESTATE
3160 PORTER DRIVE, SUITE 200
PALO ALTO, CA 94304
CHRIS WUTHMANN
650-724-4981 FAX: 650-724-5059

SINGLE FAMILY HOMES: 68 LOTS
MULTIFAMILY BUILDING: 112 UNITS
TOTAL: 180

GENERAL NOTES:

1. The preferred trench location is in a Public Utility easement (P.U.E.).
2. All depths and resulting cover requirements are measured from final grade.
3. Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.321 , 49CFR 192.325, and 49CFR 192.327. All facilities shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to compaction.
4. Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement.
5. It is preferred to have Non-CPA owned streetlights at a level other than the gas or electric level. Non-CPA owned streetlights may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench with a second electric utility.
6. Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc.
7. Provide separation from trench wall and other facilities sufficient to ensure proper compaction.
8. Maintain proper separation between CPA facilities and "wet" utility lines as described in City of palo Alto Standards.
9. Separations shall be maintained at aboveground termination points.
10. Procedures for approving native backfill for shading of CPA gas facilities:

- Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the CPA representative on site.
- The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
- The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling materials.
- Compaction requirements must meet any applicable CPA, Federal, State, County, or local requirements.
- At no time shall the over saturation of native soils be used to achieve these requirements.

The sieves and screens shall be:

- 1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen.
- #4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

11. Procedures for approving native backfill for shading at CPA electric facilities:

- Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the CPA representative on site.
- Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the conduits.
- Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.

Note: Soils consisting primarily of adobe, hard compact (dense) clay, and bay muds shall not be used as shading material.

- At no time shall the over saturation of native soils be used to achieve these requirements.
- Refer to Engineering Document 062288, Item 13 on Page 2.

12. Competent native soils are preferred to be used for shading, bedding, and backfilling throughout the trench.

- Where native soils exceed 1/2" minus and/or where gas is to be placed at the bottom of a trench in areas that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, CPA approved 1/2" minus import material shall be used for shading and/or bedding of gas facilities.
- CPA approved import material is per CGT Engineering Guideline 4123.
- If a leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of CPA approved import materials is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or CPA approved import material.
- For electric facilities, refer to Note 12. This applies to leveling courses as well as shading.
- The minimum CPA approved bedding material may be increased at the discretion of CPA when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.).
- The use of any imported material for backfilling purposes shall be limited to those situations when native soils do not allow for required compaction.

13. The applicant is responsible for the removal of excess spoil and associated costs.
14. Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

OTHER NOTES:

1. Easements must be granted to the City of Palo Alto for switch, transformers, and conduit on-siite.
2. Electric meters must be in an area readily accessible to CAPU during all hours.
3. Utility vaults, transformers, utility cabinets, concrete bases, or other structures can not be placed over existing water, gas or wastewater main/services. Maintain 1' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, cabinets/vaults/bases shall be relocated from the plan location as needed to meet field conditions.

Sheet Index

JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH DETAILS
JT-3 TO 8 JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-14
CIVIL
STATE OF CALIFORNIA

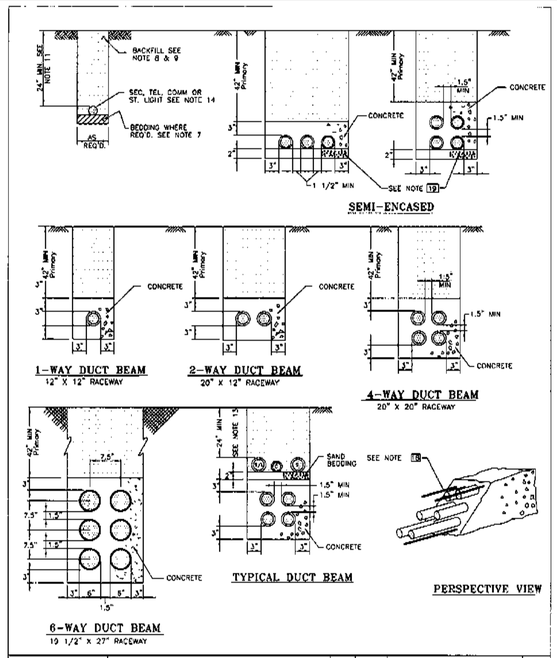
REVISION
DELTA NO:

CALL 811 BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT

JOINT TRENCH TITLE SHEET
CALIFORNIA HOMES
STANFORD REAL ESTATE
PALO ALTO
CALIFORNIA

RGA Design LLC
UTILITY CONSULTANTS & ENGINEERS - STREETLIGHT DESIGN
6400 VILLAGE PARKWAY, SUITE 204 DUBLIN, CA 94568
Tel (925) 556-9860 Fax (925) 556-9877

PROJ. NO: 13-492
SCALE: N.T.S.
PM: S.HARDESTER
DRAWN BY: B.CASTILLO
CHECKED BY: D.VOORHIES
LAST UPDATED: 10-10-2013
DRAWING NO: JT-1
SHEET: 1 OF: 8



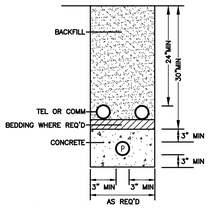
APPROVED 10/21, 2008
Jim Bosta
CNGR. MANAGER

ENGINEERING STANDARD

UNDERGROUND DUCT LINES
TYPICAL TRENCH SECTION DETAILS

REV	DATE	DESCRIPTION	APPR
2	8/08	COMBINED DT-SS-U-1003 & DT-PR-U-1003	TF
1	6/06	REVISED NOTES	JT

ENGR	TF	CITY OF PALO ALTO	NTS	DT-SS-U-1003	1 OF 4
DRAWN	MD	CALIFORNIA	SCALE	STANDARD NO.	SHEET NO.
CHECKED	PV				



Direct Buried Conduit

DIRECT BURIED CONDUIT NOTES:

1. UNDERGROUND PRIMARY CONDUIT INSTALLATION WITHOUT CONCRETE ENCASEMENT SHALL BE USED ONLY WHERE APPROVED BY THE PROJECT ENGINEER. APPROVED INSTALLATION MATERIAL:

A. SCHEDULE 40 PVC
B. TYPE "DB 60" (SECONDARY) OR "DB 120" (PRIMARY) PLASTIC CONDUIT
C. GALVANIZED RIGID STEEL CONDUIT.

2. EVERY EFFORT MUST BE MADE TO OBTAIN STRAIGHT WATER-TIGHT CONDUIT LINE.

3. SHARP TURNS MUST BE AVOIDED, MINIMUM 3' RADIUS ELBOWS SHALL BE USED FOR PRIMARY DUCT. NORMALLY, THE PRIMARY DUCT RADIUS IS SPECIFIED. UNLESS APPROVED BY THE PROJECT ENGINEER, FACTORY OFFSETS WILL NOT BE USED.

4. ALL BENDS AND SWEEPS (90 DEGREES) MUST BE ENCASED IN CONCRETE (MINIMUM 3") ALONG THE INSIDE RADIUS.

5. IF IT IS DETERMINED BY THE PROJECT ENGINEER THAT THE BOTTOM OF THE TRENCH IS ROCKY, THEN A 2" SAND BEDDING MUST BE INSTALLED BEFORE CONDUIT.

6. EXCAVATED NATIVE SOIL MAY BE USED FOR GENERAL BACFILL IN UNIMPROVED AREAS.

7. BACKFILL IN IMPROVED AREAS MUST BE IN ACCORDANCE WITH CITY OF PALO ALTO STANDARD SPECIFICATIONS FOR BACKFILLING IN IMPROVED AREAS. (SECTION 21)

8. ALL CONDUITS MUST BE MANDRELLED (STND. DWG DT-HW-U-1026). THIS TEST MUST BE WITNESSED BY THE PROJECT ENGINEER.

9. A 3/8" POLYPROPYLENE PULL LINE (MIN. 150 LBS. TEST) MUST BE INSTALLED IN EACH CONDUIT.

10. WHEN REQUIRED, SPACEERS MUST BE INSTALLED NO MORE THAN 7 FEET APART. CONDUIT MUST BE SECURELY BOUND TO THE SPACERS.

11. MINIMUM COVER FOR DIRECT BURIED CONDUIT:

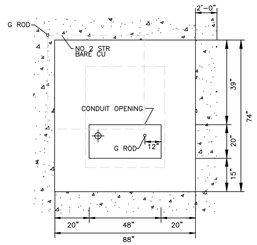
-SECONDARY (NOT TRAFFIC)	24"
-COMMUNICATION (NOT TRAFFIC)	24"
-SECONDARY (TRAFFICE)	30"
-COMMUNICATION (TRAFFIC)	30"
-PRIMARY	42"*

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

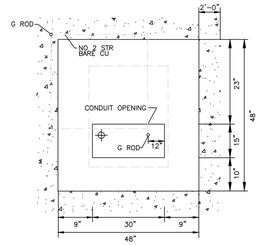
12. HORIZONTAL SPACING BETWEEN SECONDARY, COMMUNICATION, TELEPHONE, AND STREET LIGHTING CABLES OR DUCTS MAY BE RANDOM UNLESS OTHERWISE SPECIFIED.

13. IN EVERY CASE, VERTICAL CLEARANCE BETWEEN DIRECT BURIED PRIMARY CABLES AND TELEPHONE OR GAS MAINS MUST BE AT LEAST 12".

* DIRECT PRIMARY CONDUIT IS NO LONGER AN APPROVED CONSTRUCTION METHOD.

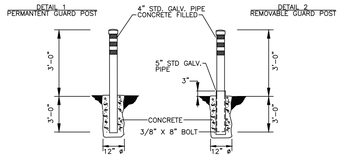


PAD DIMENSIONS - COMMERCIAL 150-500 KVA 3-PH

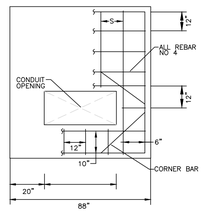


PAD DIMENSIONS - RESIDENTIAL 25-75 KVA 1-PH

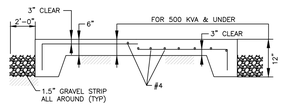
TRANSFORMER		PAD DIMENSIONS, INCHES							
KVA	LBS(APROX)	A	B	C	D	E	F	G	S
25-75 1ø	3000	12	30	54	60	10	15	35	12
150-500	6000-10000	20	48	88	74	15	20	39	12



BARRIER POST DETAIL



REINFORCING BAR DIMENSIONS



Electric Conduit
Minimum Bend Radius for New Construction Service

Conduit Diameter	Vertical Radius	Horizontal Radius
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE:

1: NO MORE THAN 270 DEGREES OF BENDS ARE ALLOWED BETWEEN PULL BOXES IN A SECONDARY CONDUIT RUN.

2. NO MORE THAN 180 DEGREES OF BENDS ARE ALLOWED BETWEEN PULL BOXES IN A PRIMARY CONDUIT RUN.

CONCRETE TRANSFORMER PAD NOTE:

1. DISTURDED EARTH UNDER THE PAD SHALL BE REPLACED BY SAND OR OTHER SUITABLE MATERIAL COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D-1557).

2. GROUT BETWEEN ALL CONDUITS WITH MORTAR-1 INCH MAXIMUM THICKNESS.

3. CONCRETE SHALL BE DESIGNED TO ATTAIN STRENGTH OF 3000 PSI IN 28 DAYS.

4. AFTER PLACING, MOIST CURE CONCRETE FOR 7 DAYS.

5. WOOD FLOAT FINISH TOP OF SLAB. ALL SHARP EDGES AND CORNERS TO BE FINISHED SMOOTH.

6. EXPOSED HORIZONTAL SURFACES TO BE SLOPED SLIGHTLY FOR DRAINAGE.

7. A MINIMUM OF 6 FEET SHALL BE MAINTAINED BETWEEN GROUND RODS.

8. CAP ALL CONDUITS.

9. A MINIMUM OF 3 FEET OF RADIAL CLEARANCE BETWEEN THE TRANSFORMER PAD AND ANY OTHER STRUCTURE SHALL BE PROVIDED. (SEE NOTE 19)

10. IF THE TRANSFORMER IS TO BE LOCATED IN AN AREA SUBJECTED TO VEHICULAR TRAFFIC, BARRIERS SHALL BE PROVIDED IN ACCORDANCE WITH DETAIL 1 OR 2 ON SHEET2. CITY OF PALO ALTO WILL DETERMINE TH TYPE, NUMBER REQUIRED, AND LOCATION.

11. ALL CONDUITS SHALL PROJECT A NOMINAL 2" ABOVE THE PAD SURFACE. GALVANIZED STEEL CONDUITS SHALL BE TERMINATED WITH GROUND BUSHINGS. PLASTIC CONDUITS SHALL BE TERMINATED WITH END BELLS.

12. PRIMARY CONDUIT BENDS SHALL HAVE A MINIMUM RADIUS OF 36".

13. PRIMARY CONDUITS SHALL BE LOCATED IN THE LEFT HALF OF THE CONDUIT OPENING. SECONDARY CONDUITS SHALL OCCUPY THE RIGHT HALF.

14. THE TRANSFORMER PAD SHALL BE LOCATED A MINIMUM OF 3 FEET FROM ANY BUILDING OR OVERHANG. (SEE NOTE 19)

15. ALL REGAR SHALL BE A-615 GRADE 40. REBAR JOINTS SHALL BE FIRMLY AND SECURELY HELD IN POSITION BY WIRING AT INTERSECTIONS WITH NO. 16 GAGE WIRE.

16. MAXIMUM NUMBER OF CONDUITS ENTERING SECONDARY SLOT SHALL BE FOUR. CONTACT THE ELECTRIC UTILITY PROJECT ENGINEER FOR DESIGN WITH MORE THAN FOUR SECONDARY.

17. GROUND ROD AND CLAMP, 5/8"X8'. SEE CPA STANDARD DRAWING #DT-SS-U-1001.

18. TRANSFORMER ANCHORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. EXPANSION BOLT SHALL BE "PARABOLT" BY MOLY OR APPROVED EQUAL. MINIMUM EMBEDMENT LENGTH AND EDGE DISTANCE SHALL MEET THE MANUFACTURER'S REQUIREMENTS.

19. A MINIMUM OF 8 FEET CLEARANCE SHALL BE MAINTAINED FROM THE FRONT SIDE OF THE PAD FOR OPERATIONAL NEES. ALL MEASUREMENTS ARE TAKEN FROM THE PAD.

SINGLE FAMILY HOMES: 68 LOTS
MULTIFAMILY BUILDING: 112 UNITS
TOTAL: 180

Sheet Index

JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH DETAILS
JT-3 TO 8 JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-14
CIVIL
STATE OF CALIFORNIA

REVISION

DELTA NO:

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JOINT TRENCH DETAILS
CALIFORNIA HOMES
STANFORD REAL ESTATE
PALO ALTO
CALIFORNIA

RGA Design LLC
UTILITY CONSULTANTS & ENGINEERS - STREETLIGHT DESIGN
6400 VILLAGE PARKWAY, SUITE 204 DUBLIN, CA 94568
Tel (925) 556-9860 Fax (925) 556-9877

PROJ. NO:	13-492
SCALE:	N.T.S.
PM:	S.HARDESTER
DRAWN BY:	B.CASTILLO
CHECKED BY:	D.VOORHIES
LAST UPDATED:	10-10-2013
DRAWING NO:	JT-2
SHEET:	2 OF: 8

UTILITIES
PLEASE CONFIRM
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SUBSTRUCTURE LOCATIONS MUST BE STAKED
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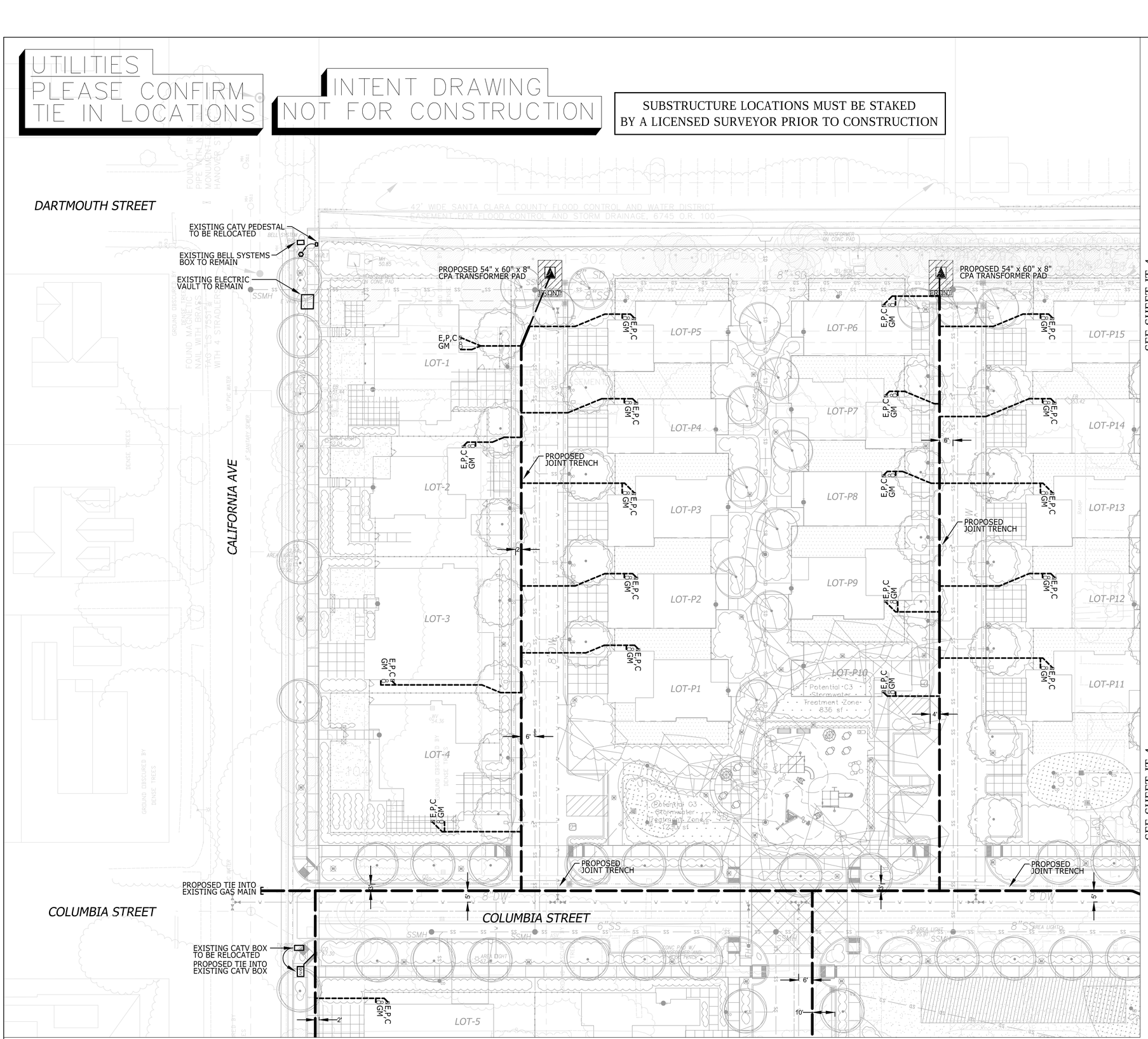

LEGEND:

- PROPOSED JOINT TRENCH
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- 88" x 74" x 8" CPA TRANSFORMER PAD WORKING SPACE SHOWN
- 54" x 60" x 8" CPA TRANSFORMER PAD WORKING SPACE SHOWN
- PROPOSED ROTARY GAS METER
- RELOCATED ELECTRIC VAULT
- RELOCATED PHONE BOX
- RELOCATED CATV BOX
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CHECKED BY:	D.VOORHIES
LAST UPDATED:	10-10-2013
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SHEET:	3 OF: 8

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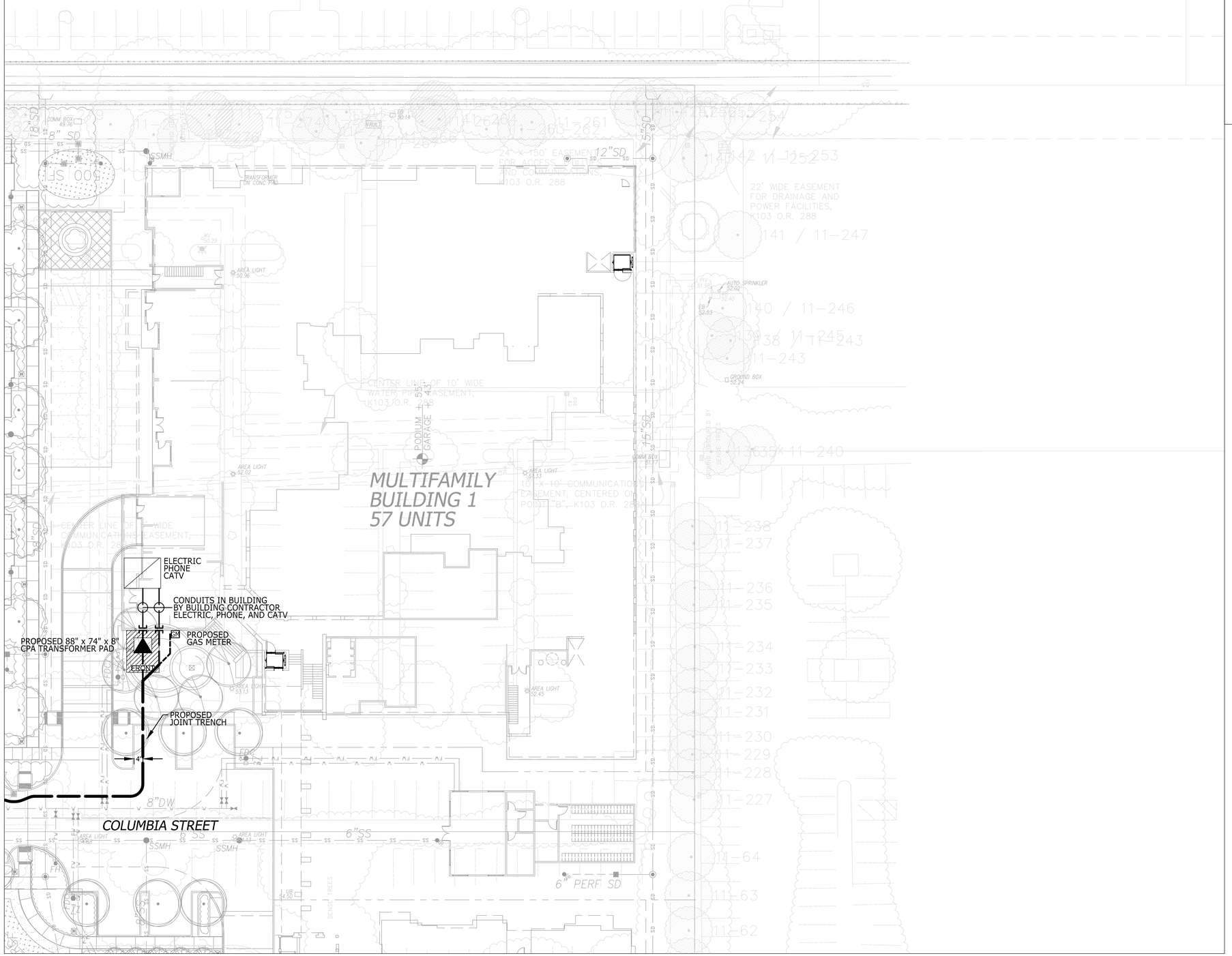
SEE SHEET JT-3



SEE SHEET JT-6

SEE SHEET JT-6

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DRAWN BY: B.CASTILLO
CHECKED BY: D.VOORHIES
LAST UPDATED: 10-10-2013
DRAWING NO: JT-4
SHEET: 4 OF: 8

SEE SHEET JT-3

SEE SHEET JT-3

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EXISTING ELECTRIC VAULTS TO BE RELOCATED AS DIRECTED BY CITY OF PALO ALTO ELECTRIC

EXISTING PHONE VAULT TO BE RELOCATED
PROPOSED TIE INTO EXISTING PHONE VAULT

EXISTING PHONE VAULT TO BE RELOCATED
PROPOSED TIE INTO EXISTING PHONE VAULT

PROPOSED TIE INTO EXISTING GAS MAIN

PROPOSED JOINT TRENCH

PROPOSED JOINT TRENCH

PROPOSED JOINT TRENCH

PROPOSED JOINT TRENCH

PROPOSED 54" x 60" x 8" CPA TRANSFORMER PAD

CALIFORNIA AVE

BOWDOIN STREET

BOWDOIN STREET

LOT-6 LOT-7 LOT-8 LOT-9 LOT-10 LOT-11 LOT-12 LOT-13 LOT-14 LOT-15 LOT-16 LOT-17 LOT-18 LOT-19

E,P,C GM

SEE SHEET JT-6

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CHECKED BY: D.VOORHIES
LAST UPDATED: 10-10-2013
DRAWING NO: JT-5
SHEET: 5 OF: 8

SEE SHEET JT-7

SEE SHEET JT-7

SEE SHEET JT-4

SEE SHEET JT-4

SEE SHEET JT-5

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MULTIFAMILY
BUILDING 2
55 UNITS

PODIUM + 66' GARAGE + 54'

ELECTRIC
PHONE
CATV

PROPOSED
JOINT TRENCH

PROPOSED
GAS METER

PROPOSED 88" x 74" x 8"
CPA TRANSFORMER PAD

PROPOSED 54" x 60" x 8"
CPA TRANSFORMER PAD

BOWDOIN STREET

PROPOSED
JOINT TRENCH

LOT-36
LOT-37
LOT-38
LOT-39
LOT-40
LOT-41
LOT-42
LOT-43
LOT-44
LOT-45

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SEE SHEET JT-8

SEE SHEET JT-8

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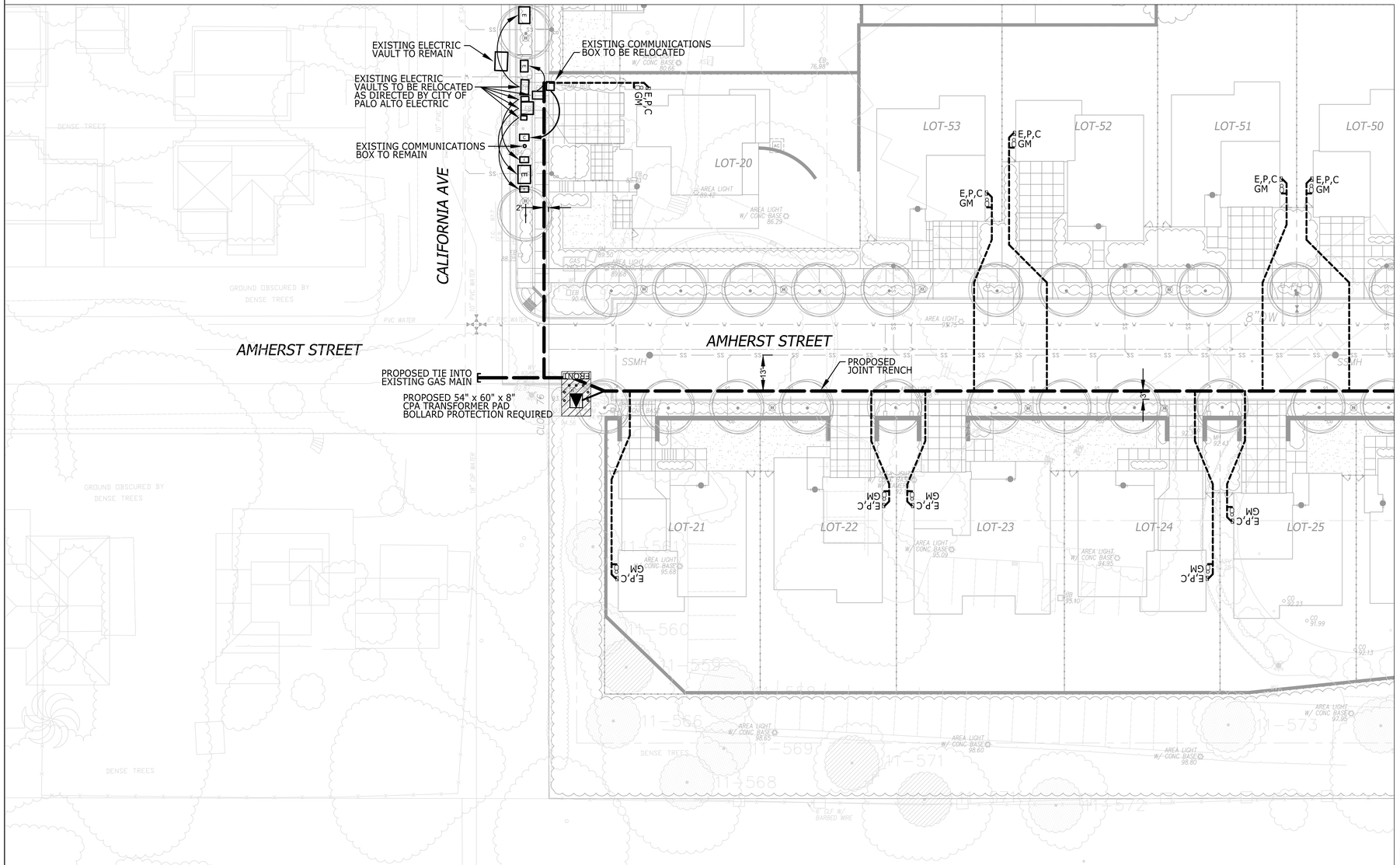
LAST UPDATED:	10-10-2013
DRAWING NO:	JT-6
SHEET:	6 OF: 8

SEE SHEET JT-5

SEE SHEET JT-5



SEE SHEET JT-8

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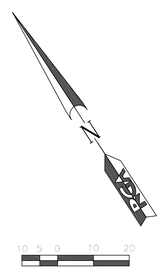

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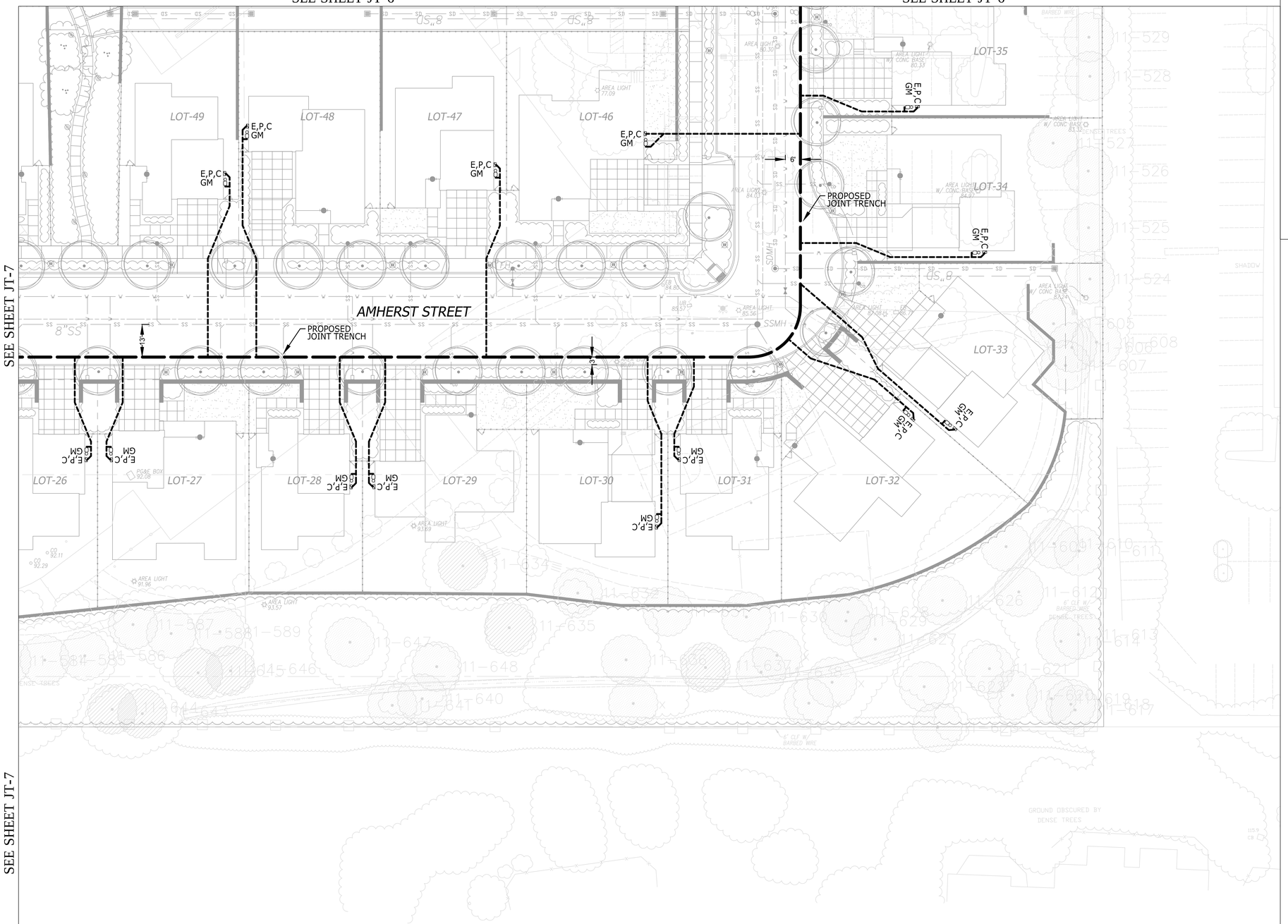
LAST UPDATED:	10-10-2013
DRAWING NO:	JT-7
SHEET:	7 OF: 8

SEE SHEET JT-6

SEE SHEET JT-6

SEE SHEET JT-7

SEE SHEET JT-7



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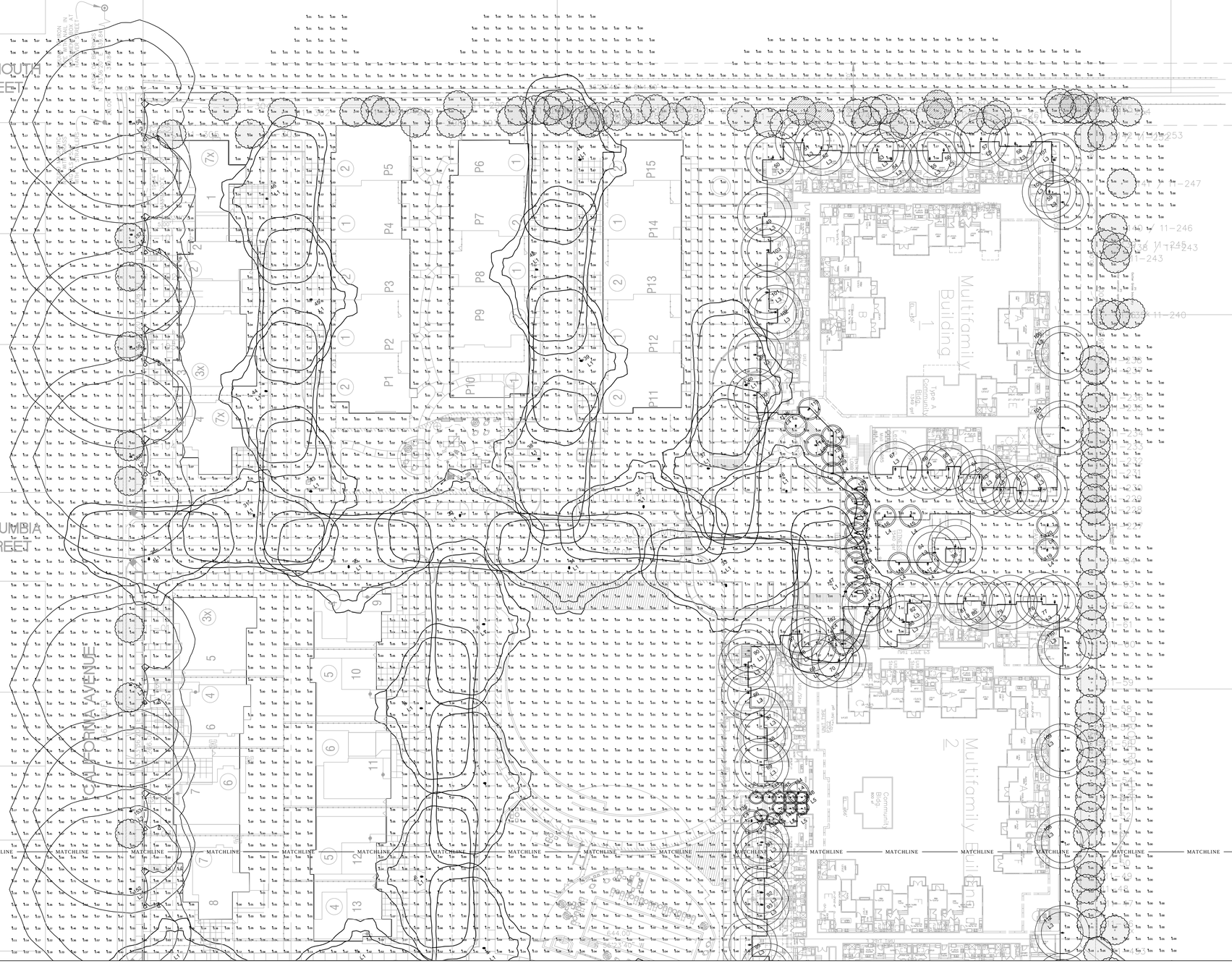
DRAWING NO: JT-8
SHEET: 8 OF: 8



Luminaire Schedule											
Project: CALIFORNIA AVE - HOME AT STANFORD											
Symbol	Qty	Label	Arrangement	Lumens/Lamp	Lum. Lumens	LLF	LDD	LLD	BF	Description	Filename
	48	L1	SINGLE	5138	5138	0.850	0.900	0.944	1.000	BEACON "SLIDE" LED (BY OTHERS) 24NB-55-T3-5K - 14' L.C.	24NB-55-T3.ies
	12	L2	SINGLE	9500	7765	0.792	0.900	0.880	1.000	PHILIPS HADCO C52, K ROOF, F REFLECTOR - 100HPS @ 15.5' LC (EXISTING)	R52-15S4VSF.ies
	64	L3	SINGLE	1800	1018	0.774	0.900	0.860	1.000	ALBERTSLUND WALL (BY OTHERS) WALL MOUNTED 1/26W/CF GX24q-3 WHT-1.36' ARM - 9' A.F.G.	L3 - 90551005.ies
	24	L4	SINGLE	3300	4777	0.702	0.900	0.780	1.000	BEGA 6623MH.537-UP/DOWN - (2) 39W T6 G12MH - 7' A.F.G.	6623MH.537.IES
	10	L5	SINGLE	400	93	0.810	0.900	0.900	1.000	BEGA 2293P (1) 7W CF twin-2p - 2' A.F.G.	2293P.IES

Calculation Summary								
Project: CALIFORNIA AVE - HOME AT STANFORD								
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
ALL POINTS SHOWN	Illuminance	Fc	0.49	52.63	0.00	N.A.	N.A.	8952

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: MHC ENGINEERS INC.; TOBY LEE
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; LESLIE SIEGEL

AGI32 VERSION 14
AGI (C) 1999-2013 LIGHTING ANALYSTS, INC.
10440 BRADFORD ROAD - UNIT A
LITTLETON, CO 80127

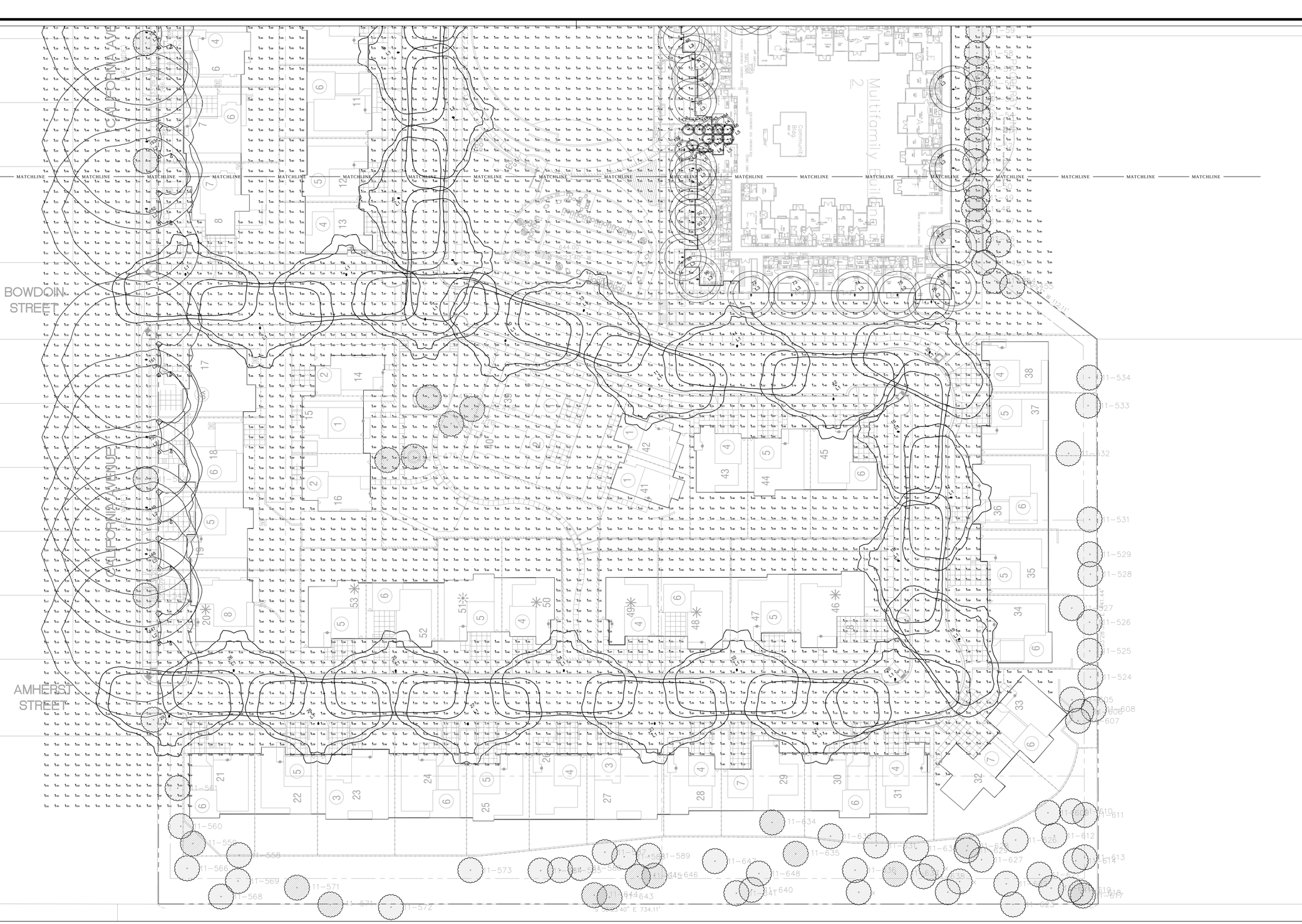
PROJECT DESCRIPTION

CALIFORNIA AVE. HOME

STANFORD

DRAWING NO. / INPUT FILE
11325SIE.DWG / 11325SIE.A32

SCALE	SHEET	DATE	REV
1" =30'	1 OF 2	10.14.2013	X



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	48	L1	SINGLE	5138	5138	0.850	0.900	0.944	1.000	BEACON "SLIDE" LED (BY OTHERS) 24NB-55-T3-5K - 14' L.C.	24NB-55-T3.ies
	12	L2	SINGLE	9500	7765	0.792	0.900	0.880	1.000	PHILIPS HADCO C52, K ROOF, F REFLECTOR - 100HPS @ 15.5' LC (EXISTING)	R52-15S4VSF.ies
	64	L3	SINGLE	1800	1018	0.774	0.900	0.860	1.000	ALBERTSLUND WALL (BY OTHERS) WALL MOUNTED 1/26W/CF GX24q-3 WHT-1.36' ARM - 9' A.F.G.	L3 - 90551005.ies
	24	L4	SINGLE	3300	4777	0.702	0.900	0.780	1.000	BEGA 6623MH.537-UP/DOWN - (2) 39W T6 G12MH - 7' A.F.G.	6623MH.537.IES
	10	L5	SINGLE	400	93	0.810	0.900	0.900	1.000	BEGA 2293P (1) 7W CF twin-2p - 2' A.F.G.	2293P.IES

Calculation Summary								
Project: CALIFORNIA AVE - HOME AT STANFORD								
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
ALL POINTS SHOWN	Illuminance	Fc	0.49	52.63	0.00	N.A.	N.A.	8952

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: MHC ENGINEERS INC.; TOBY LEE
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; LESLIE SIEGEL

AGI32 VERSION 14
AGI (C) 1999-2013 LIGHTING ANALYSTS, INC.
10440 BRADFORD ROAD - UNIT A
LITTLETON, CO 80127

PROJECT DESCRIPTION

CALIFORNIA AVE. HOME

STANFORD

DRAWING NO. / INPUT FILE
11325SIE.DWG / 11325SIE.A32

SCALE	SHEET	DATE	REV
1" = 30'	2 OF 2	10.14.2013	X

SEE L-4.1 FOR ENLARGEMENT PLAN

NOTE: Private Backyards will be installed after-Market by Private Homeowners, TYP.

Existing Light to remain, TYP.

Existing Tree to remain, TYP.

SEE L-4.2 FOR ENLARGEMENT PLAN

CALIFORNIA AVENUE

COLUMBIA STREET

RESIDENTIAL DRIVEWAY A

RESIDENTIAL DRIVEWAY B

MEWS

MADRONE WAY

Pole Lights, TYP.

6' Good Neighbor Fence, TYP.

Bollard Lights, TYP.

Accent Pavers

Pole Lights, TYP.

Tot Lot

Parent Guardian Area w/ Seatwall & Furniture

Scored Color Concrete Paving, TYP.

Street Tree, TYP.

Ramp to Garage

Bike Racks, TYP.

Autocourt

Garage Entry

Multifamily Building 1

Community Room

Courtyard 1

Recreation Courtyard

Fitness

Bike Building

Existing Tree, TYP.

End 7' Good Neighbor Fence along the Property, TYP.

Proposed Tree, TYP.

Central Park

Bollard Lights, TYP.

Bike Racks, TYP.

Pole Lights, TYP.

Accent Wall

Accent Pavers

Pool Fence

Community Building

Multifamily Building 2

Courtyard 2

Community Building

7' Good Neighbor Fence along the Property, TYP.

MATCHLINE SEE L-2

MATCHLINE SEE L-2

MATCHLINE SEE L-2

L-1

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
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F 415 433 5003

STANFORD UNIVERSITY

LANDSCAPE PLAN: NORTH

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

Scale: 1" = 30'
0 15 30 60

North

10.16.13

MATCHLINE SEE L-1

MATCHLINE SEE L-1

MATCHLINE SEE L-1

Community Building

BBQ

Lawn

Pool 75X28

SPA

Existing Tree,TYP.

Existing Tree,TYP.

MADRONE WAY

BOWDOIN STREET

Scored Color Concrete Paving, TYP.

Accent Pavers

Bike Racks, TYP.

SEE L-4.3 FOR ENLARGEMENT PLAN

RESIDENTIAL DRIVEWAY C

Street Tree, TYP.

Pole Lights, TYP.

BOWDOIN STREET

RESIDENTIAL DRIVEWAY D

CALIFORNIA AVENUE

Play Area

Bollard Lights, TYP.

Retaining wall w/ Planting

Steps w/ Handrail

HOLLY WAY

Existing Light to remain, TYP.

Existing Tree to remain, TYP.

AMHERST STREET

Good Neighbor Fence on Retaining Wall,TYP.

Retaining Wall, TYP. See Civil Drawing

Pole Lights, TYP.

AMHERST STREET

Good Neighbor Fence,TYP.

NOTE: Private Backyards will be installed after-Market by Private Homeowners, TYP.

Existing Tree,TYP.

Good Neighbor Fence on Retaining Wall,TYP.

Start 7' Good Neighbor Fence along the Property,TYP.

L-2

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STANFORD UNIVERSITY

LANDSCAPE PLAN: SOUTH

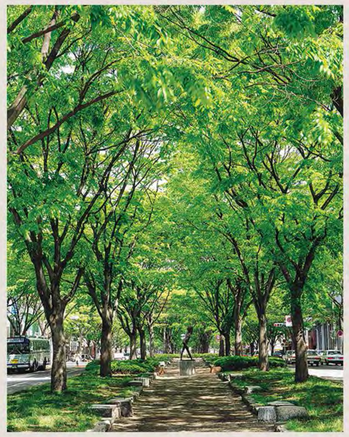
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

North

Scale: 1" = 30'
0 15 30 60

10.16.13



L3

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www.tgp-inc.com

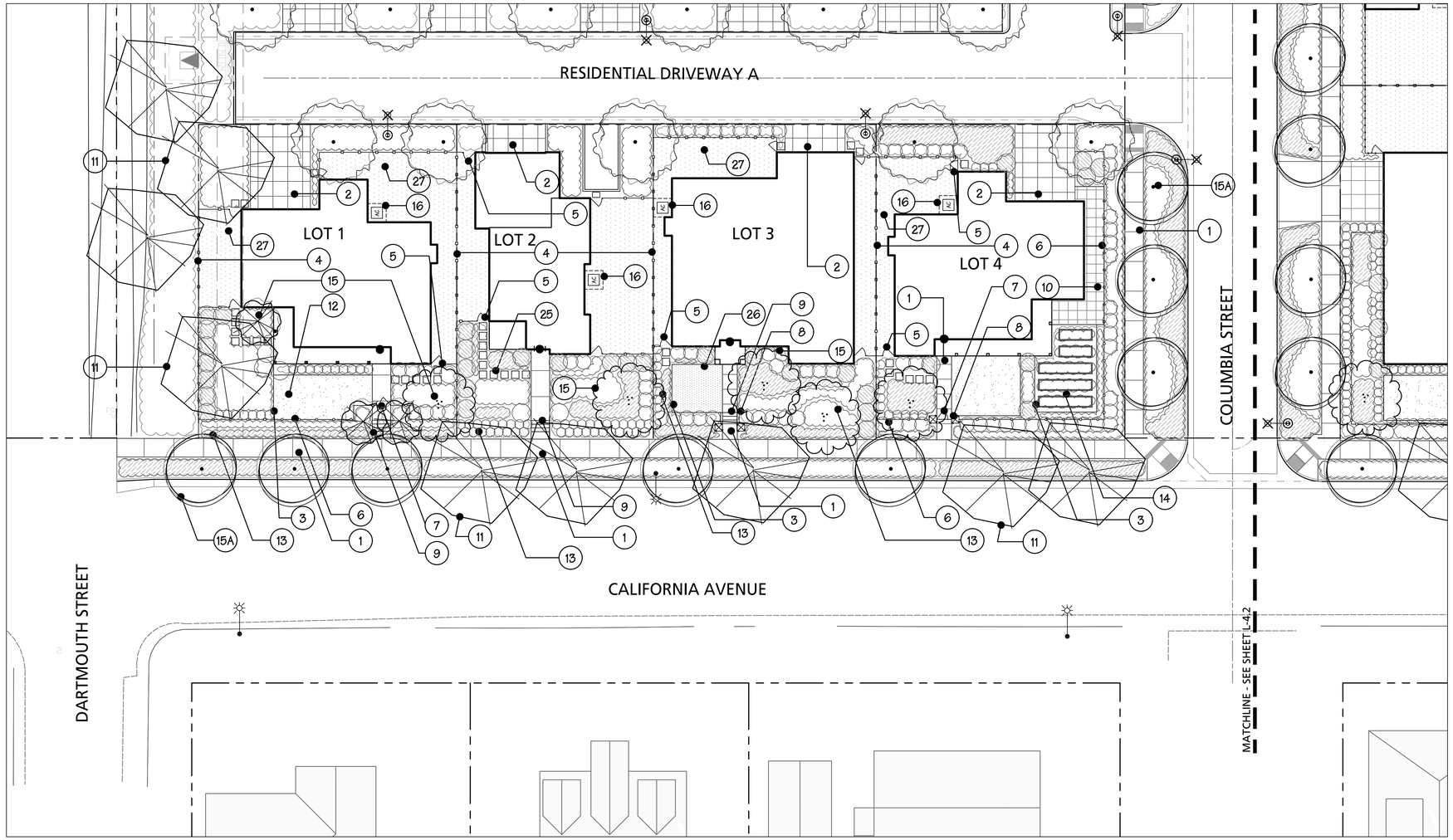
STANFORD UNIVERSITY

LANDSCAPE AND LIGHTING IMAGES

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10.16.13



NOTES

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3. Recycled Header
4. Good Neighbor Fence. Stained Wood 6'-0" high
5. Good Neighbor Gate 36" wide: Stained Wood Construction 4'-6" solid with 1'-6" trellis work above for a total of 6'-0" in height. Self-closing hinges and self-latching hardware.
6. Front Yard Decorative Landscape Fence. Wood Construction 42" tall or as shown on Architectural Drawings
7. Front Yard Gate 36" wide. Construction to match adjacent front yard fence
8. Pilasters CMU core with stone veneer, pre-cast cap and inset wall light. 2'x2'x4'T
9. Concrete Steps and Handrails
10. Private patio w/ Accent Paving.
11. Existing Tree to Remain
12. Lawn. Drought tolerant sod.
13. Ground cover (1 gallon @ 18" o.c.) and Shrubs (5 gallon @ 36" o.c.) See Legend Below
14. Private Garden. Raised Beds (18" high) w/gravel walks. See Note 22 below
15. Small Scale Tree installed from 24" box. Staked.
15A. Large Scale Canopy Street Tree (To be selected with City Arborist)
16. AC Unit Location. 4'x4'x4" thick concrete slab
17. Retaining Wall. See Civil Drawings
18. Concrete Pads spaced 4" apart with creeping ground cover planted between pads.
19. Potential Storm Water Treatment Zone (C3). Special soil zone w/ shrubs and ground covers
20. Trash, Recycle, Compost Bin Staging
21. Concrete Driveway Apron. Natural Grey Color with medium broom finish
22. Pedestrian Gravel Paving. 3/4"Ø Crushed Clean Drain Rock; 4" thick installation over Mirafi 140 Filter Fabric.
23. Tree installed from 15 gallon container. Staked.
24. Good Neighbor Fence with open trellis work. Stained wood 4'-6" high with 1'-6" of trellis work above for total height of 6'-0"
25. Concrete Step Pad, 18" x 18" x 1.5" thick. Natural Gray. Set 6" apart
26. Decomposed Gold Granite Patio with Stabilizer and header
27. Private Backyards will be Installed After-Market by Homeowner

PLANT PALETTE

KEY				
TREES	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS
ACE PAL	24" Box	Acer palmatum	Japanese Maple	
ACE RUB	24" Box	Acer rubrum 'Armstrong'	Red Maple	
ARB MAR	24" Box	Arbutus 'Marina'	Strawberry Tree	Low Water Use
CER OCC	24" Box	Cercis occidenatlis	Western Redbud	Native/Low Water Use
CUP SEM	24" Box	Cupressus sempervirens 'Stricta'	Italian Cypress	Low Water Use
LYO FLO	24" Box	Lyonothamnus floribundus	Catalina Ironwood	Native/Low Water Use
PIS CHI	24" Box	Pistachia chinensis	Chinese Pistache	Low Water Use
PLA ACE	24" Box	Platanus acerifolia 'Columbia'	London Plane Tree	
POD MAK	24" Box	Podocarpus m. 'Maki'	Japanese Yew	
PRU SAR	24" Box	Prunus sargentii	Sargent's Cherry	
PRU YOS	24" Box	Prunus yedoensis	Yoshini Flowering Cherry	
PYR CHA	24" Box	Pyrus c. 'Chanticleer'	Flowering Pear	
QUE AGR	24" Box	Quercus agrifolia	Coast Live Oak	Native/Low Water Use
SEQ SEM	24" Box	Sequoia sempervirens 'Soquel'	Coast Redwood	Native
ZEL SER	24" Box	Zelkova serrata	Zelkova	
* 15 Gallon minimum unless otherwise noted on plans				

SHRUBS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
AG	1 Gal	Acorus gramineus 'Ogon'	Japanese Sweet Flag	18" O.C.
AC	1 Gal	Artemesia c. 'Montara'	Montara Sagebush	36" O.C. Native/Low Water Use
CC	5 Gal	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	36" O.C. Native/Low Water Use
CT	5 Gal	Chondropetalum teuctorum	Cape Rush	36" O.C.
CS	5 Gal	Ceanothus 'Skylark'	Skylark California Lilac	42" O.C. Native/Low Water Use
DL	5 Gal	Dietes 'Lemon Drops'	Fortnight Lily	30" O.C. Low Water Use
HH	1 Gal	Hemerocallis hybrids	Evergreen Daylily	18" o.c. color as noted on plans
LX	5 Gal	Lavandula x intermedia 'Grosso'	Lavender	30" O.C. Low Water Use
LC	1 Gal	Limonium californicum	Sea Lavender	24" O.C. Native/Low Water Use
LH	5 Gal	Loropetalum chinense	Fringe Flower	36" O.C. Low Water Use
PS	5 Gal	Phormium 'Sea Jade'	New Zealand Flax	30" O.C. Low Water Use
RC	5 Gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	42" O.C. Native/Low Water Use
RI	5 Gal	Rhus integrifolia	Lemonade Berry	60" O.C. Native/Low Water Use
RK	1 Gal	Rosmarinus o. 'Ken Taylor'	Rosemary	36" O.C. Low Water Use
SL	5 Gal	Salvia clevelandii	Cleveland Sage	30" O.C. Native/Low Water Use
**If used as or noted on plans as groundcover				

PERENNIALS and GRASSES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
CA	1 Gal	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	36" O.C. Low Water Use
CE	5 Gal	Carex elata 'Aurea'	Fountain Grass	24" O.C. Low Water Use
HS	1 Gal	Helicotrichon sempervirens	Blue Oat Grass	24" O.C. Native
JE	5 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" O.C.
MU	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	24" O.C. Native/Low Water Use
NP	5 Gal	Nassella pulchra	Purple Needlegrass	30" O.C.
PM	5 Gal	Polystichum munitum	Sword Fern	24" O.C. Native
GROUNDCOVERS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Bearberry	30" O.C. Native/Low Water Use
BP	1 Gal	Baccharis pilularis	Coyote Brush	36" O.C. Native/Low Water Use
CEA	1 Gal	Ceanothus gloriosus 'Emily Brown'	Point Reyes Ceonothus	36" O.C. Native/Low Water Use
ESC	1 Gal	Eschscholzia californica	California Poppy	18" O.C. Native/Low Water Use
IRI	1 Gal	Iris douglasiana 'P. Coast Hybrids'	Pacific Coast Hybrid Iris	18" O.C. Native/Low Water Use
ROS	1 Gal	Rosmarinus officinalis 'Irene'	Rosemary	24" O.C. Low Water Use
SAR	1 Gal	Sarcococca hookerana humilis	Sweet Box	36" O.C. Low Water Use

PLANTING LEGEND

- Low Shrub (2-3' Wide x 2-3' Tall)
- Tall Upright Shrub (4-6' Wide x 6-10' Tall)
- Groundcover
- Ornamental Grasses

This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

All planted areas are to be watered with an approved automatic weather-sensing underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques in compliance with the State and Water District's water conservation ordinance.

L-4.1

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STANFORD UNIVERSITY

CALIFORNIA AVENUE SINGLE FAMILY RESIDENCES

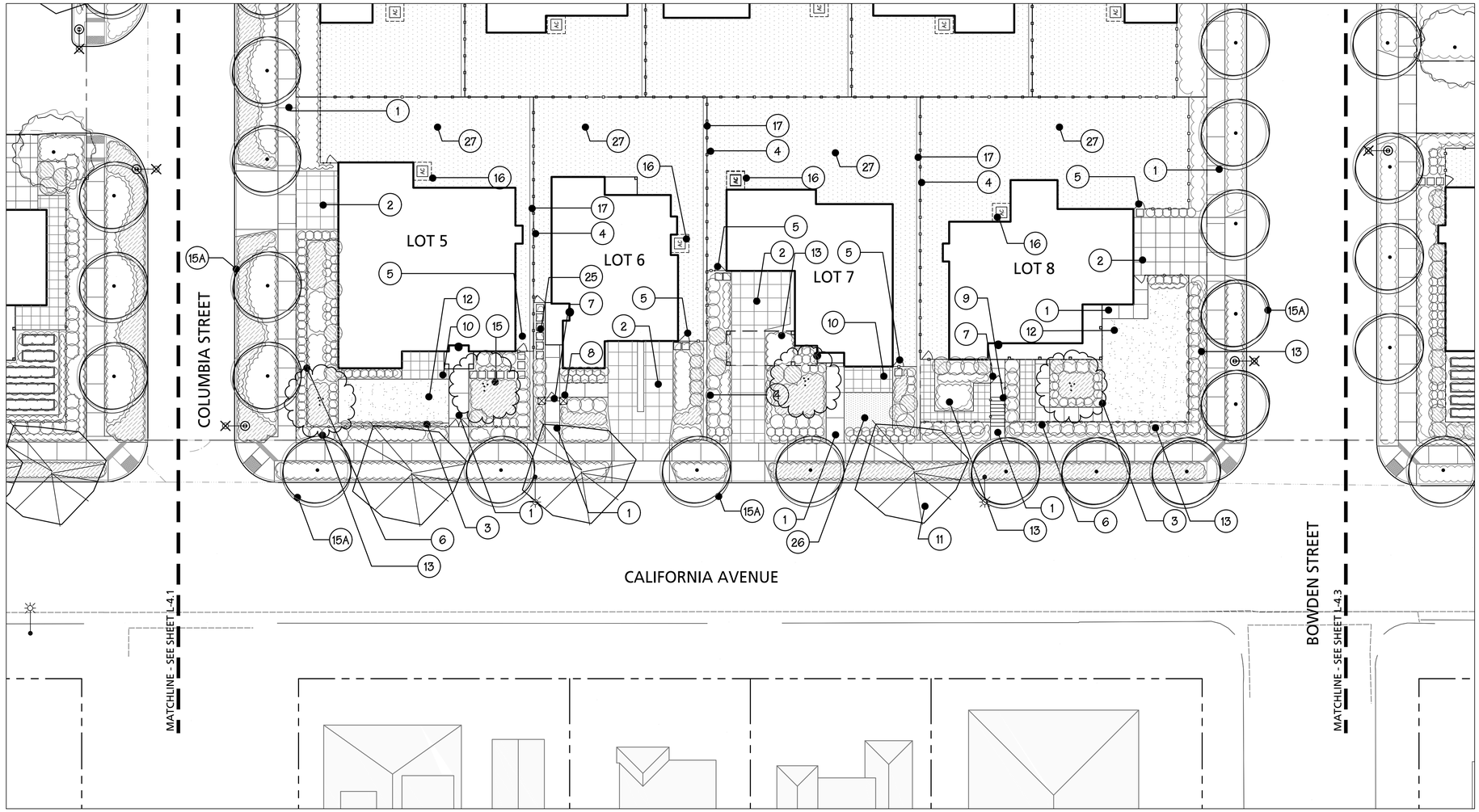
1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10.16.13

North

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



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L-4.2

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1451, 1501, 1601 CALIFORNIA AVENUE

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10.16.13

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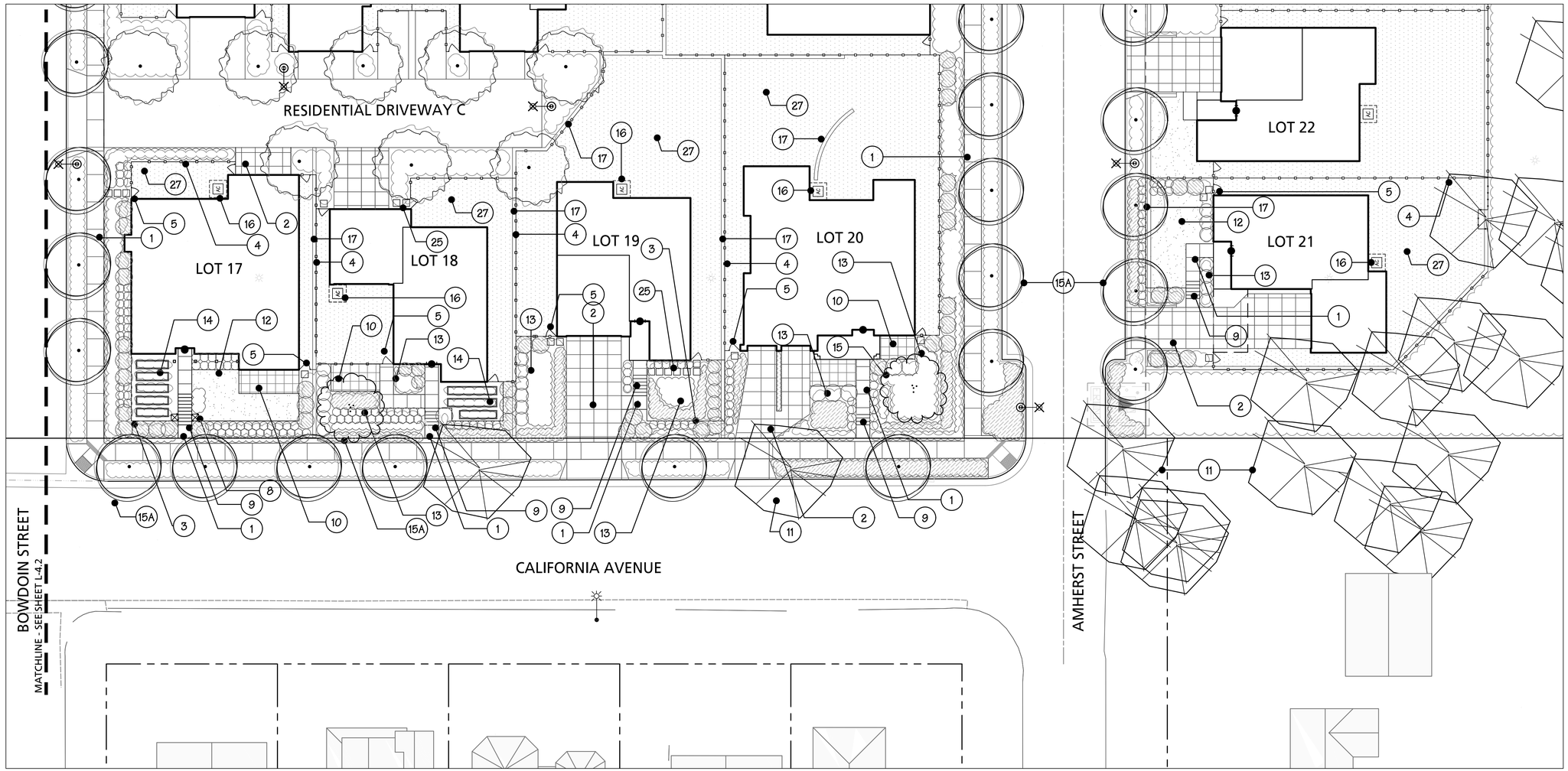

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PLANT PALETTE

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CUP SEM	24" Box	Cupressus sempervirens 'Stricta'	Italian Cypress	Low Water Use
LYO FLO	24" Box	Lyonothamnus floribundus	Catalina Ironwood	Native/Low Water Use
PIS CHI	24" Box	Pistachia chinensis	Chinese Pistache	Low Water Use
PLA ACE	24" Box	Platanus acerifolia 'Columbia'	London Plane Tree	
POD MAK	24" Box	Podocarpus m. 'Maki'	Japanese Yew	
PRU SAR	24" Box	Prunus sargentii	Sargent's Cherry	
PRU YOS	24" Box	Prunus yedoensis	Yoshini Flowering Cherry	
PYR CHA	24" Box	Pyrus c. 'Chanticleer'	Flowering Pear	
QUE AGR	24" Box	Quercus agrifolia	Coast Live Oak	Native/Low Water Use
SEQ SEM	24" Box	Sequoia sempervirens 'Soquel'	Coast Redwood	Native
ZEL SER	24" Box	Zelkova serrata	Zelkova	
* 15 Gallon minimum unless otherwise noted on plans				

SHRUBS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
AG	1 Gal	Acorus gramineus 'Ogon'	Japanese Sweet Flag	18" O.C.
AC	1 Gal	Artemesia c. 'Montara'	Montara Sagebush	36" O.C. Native/Low Water Use
CC	5 Gal	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	36" O.C. Native/Low Water Use
CT	5 Gal	Chondropetalum teuctorum	Cape Rush	36" O.C.
CS	5 Gal	Ceanothus 'Skylark'	Skylark California Lilac	42" O.C. Native/Low Water Use
DL	5 Gal	Dietes 'Lemon Drops'	Fortnight Lily	30" O.C. Low Water Use
HH	1 Gal	Hemerocallis hybrids	Evergreen Daylily	18" o.c. color as noted on plans
LX	5 Gal	Lavandula x intermedia 'Grosso'	Lavender	30" O.C. Low Water Use
LC	1 Gal	Limonium californicum	Sea Lavender	24" O.C. Native/Low Water Use
LH	5 Gal	Loropetalum chinense	Fringe Flower	36" O.C. Low Water Use
PS	5 Gal	Phormium 'Sea Jade'	New Zealand Flax	30" O.C. Low Water Use
RC	5 Gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	42" O.C. Native/Low Water Use
RI	5 Gal	Rhus integrifolia	Lemonade Berry	60" O.C. Native/Low Water Use
RK	1 Gal	Rosmarinus o. 'Ken Taylor'	Rosemary	36" O.C. Low Water Use
SL	5 Gal	Salvia clevelandii	Cleveland Sage	30" O.C. Native/Low Water Use
**If used as or noted on plans as groundcover				

PERENNIALS and GRASSES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
CA	1 Gal	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	36" O.C. Low Water Use
CE	5 Gal	Carex elata 'Aurea'	Fountain Grass	24" O.C. Low Water Use
HS	1 Gal	Helicotrichon sempervirens	Blue Oat Grass	24" O.C. Native
JE	5 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" O.C.
MU	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	24" O.C. Native/Low Water Use
NP	5 Gal	Nassella pulchra	Purple Needlegrass	30" O.C.
PM	5 Gal	Polystichum munitum	Sword Fern	24" O.C. Native
GROUNDCOVERS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Bearberry	30" O.C. Native/Low Water Use
BP	1 Gal	Baccharis pilularis	Coyote Brush	36" O.C. Native/Low Water Use
CEA	1 Gal	Ceanothus gloriosus 'Emily Brown'	Point Reyes Ceonothus	36" O.C. Native/Low Water Use
ESC	1 Gal	Eschscholzia californica	California Poppy	18" O.C. Native/Low Water Use
IRI	1 Gal	Iris douglasiana 'P. Coast Hybrids'	Pacific Coast Hybrid Iris	18" O.C. Native/Low Water Use
ROS	1 Gal	Rosmarinus officinalis 'Irene'	Rosemary	24" O.C. Low Water Use
SAR	1 Gal	Sarcococca hookerana humilis	Sweet Box	36" O.C. Low Water Use

PLANTING LEGEND

- Low Shrub (2-3' Wide x 2-3' Tall)
- Tall Upright Shrub (4-6' Wide x 6-10' Tall)
- Groundcover
- Ornamental Grasses

This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

All planted areas are to be watered with an approved automatic weather-sensing underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques in compliance with the State and Water District's water conservation ordinance.

L-4.3

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

STANFORD UNIVERSITY

CALIFORNIA AVENUE SINGLE FAMILY RESIDENCES

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10.16.13

North

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

NOTES

1. Pedestrian Concrete Paving, Natural Grey Color
2. Vehicular Concrete Paving, S.C.D. Natural Grey Color to match adjacent Pedestrian Concrete Paving
3. Recycled Header
4. Good Neighbor Fence. Stained Wood 6'-0" high
5. Good Neighbor Gate 36" wide: Stained Wood Construction 4'-6" solid with 1'-6" trellis work above for a total of 6'-0" in height. Self-closing hinges and self-latching hardware.
6. Front Yard Decorative Landscape Fence. Wood Construction 42" tall or as shown on Architectural Drawings
7. Front Yard Gate 36" wide. Construction to match adjacent front yard fence
8. Pilasters CMU core with stone veneer, pre-cast cap and inset wall light. 2'x2'x4'T
9. Concrete Steps and Handrails
10. Private patio w/ Accent Paving.
11. Existing Tree to Remain
12. Lawn. Drought tolerant sod.
13. Ground cover (1 gallon @ 18" o.c.) and Shrubs (5 gallon @ 36" o.c.) See Legend Below
14. Private Garden. Raised Beds (18" high) w/gravel walks. See Note 22 below
15. Small Scale Tree installed from 24" box. Staked.
15A. Large Scale Canopy Street Tree (To be selected with City Arborist)
16. AC Unit Location. 4'x4'x4" thick concrete slab
17. Retaining Wall. See Civil Drawings
18. Concrete Pads spaced 4" apart with creeping ground cover planted between pads.
19. Potential Storm Water Treatment Zone (C3). Special soil zone w/ shrubs and ground covers
20. Trash, Recycle, Compost Bin Staging
21. Concrete Driveway Apron. Natural Grey Color with medium broom finish
22. Pedestrian Gravel Paving. 3/4"Ø Crushed Clean Drain Rock; 4" thick installation over Mirafi 140 Filter Fabric.
23. Tree installed from 15 gallon container. Staked.
24. Good Neighbor Fence with open trellis work. Stained wood 4'-6" high with 1'-6" of trellis work above for total height of 6'-0"
25. Concrete Step Pad, 18" x 18" x 1.5" thick. Natural Gray. Set 6" apart
26. Decomposed Gold Granite Patio with Stabilizer and header
27. Private Backyards will be Installed After-Market by Homeowner

L-4.4

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STANFORD UNIVERSITY

CALIFORNIA AVENUE SINGLE FAMILY RESIDENCES

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10.16.13

North

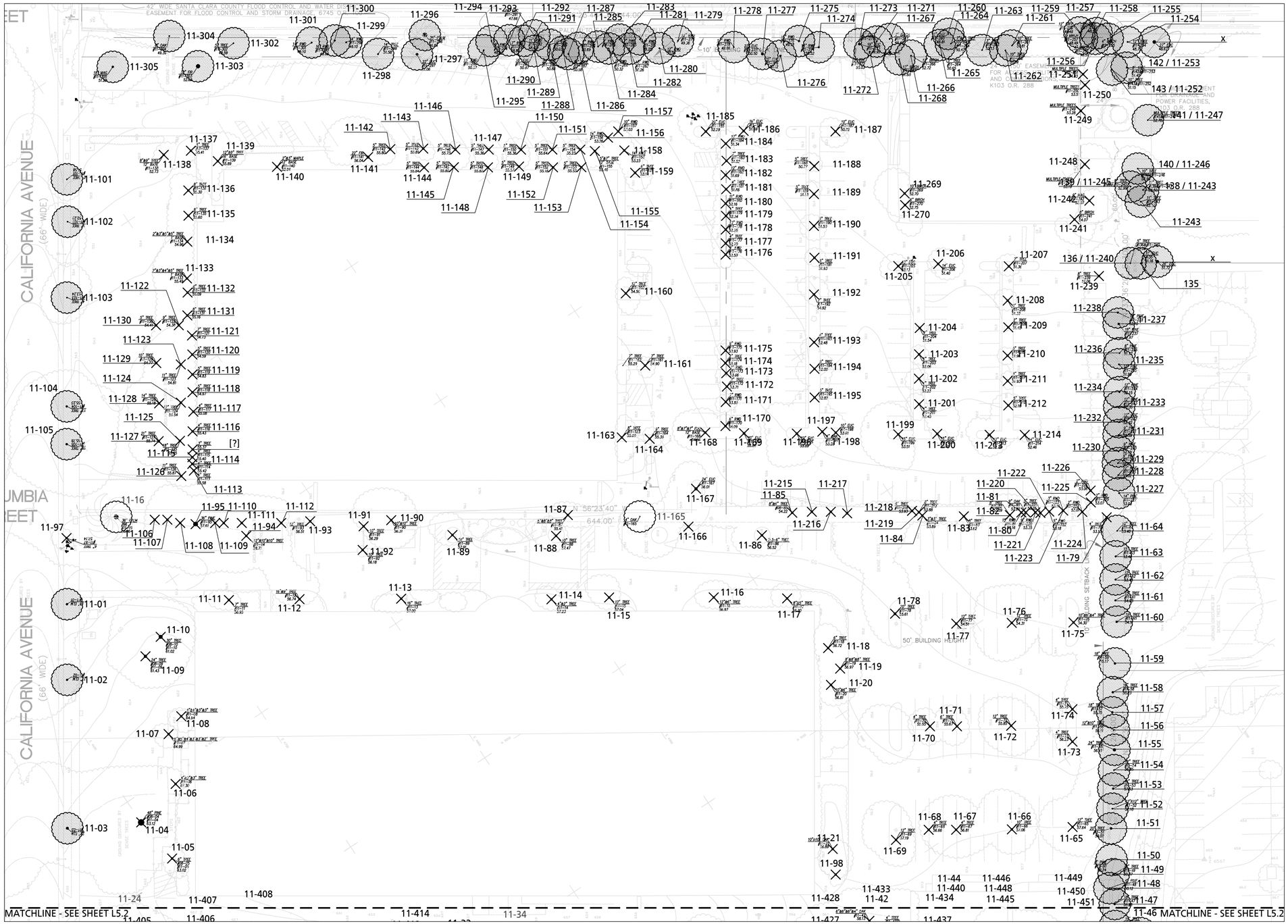
Scale: 1" = 8'
0 4 8 16

TREE DISPOSITION LEGEND

KEY	DESCRIPTION	QUANTITY
###	TREE TO REMAIN	180
###	PROTECTED TREE TO REMAIN	5
###	POTENTIAL TREE FOR RELOCATION* *Dependent upon condition of tree at construction time	19
###	PROTECTED TREES TO BE REMOVED	3
###	OTHER TREES TO BE REMOVED	342

TREE DISPOSITION SUMMARY

Total Existing Trees On-Site:	549
Total Existing Trees to Remain:	185
Total Potential Trees to Relocate:	19
Total Trees Removed:	345
Total New Trees Planted:	369
Total Trees On-Site at completion:	573



Plan and Tree Numbers and locations per civil engineering survey and arborist report dated 14 October 2013 by Ray Morneau, Arborist

L-5.1

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
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T 415 433 4672
F 415 433 5003

STANFORD UNIVERSITY

TREE DISPOSITION PLAN

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10.16.13

North

Scale: 1" = 30'
0 10 30 60

TREE DISPOSITION LEGEND

KEY	DESCRIPTION	QUANTITY
###	TREE TO REMAIN	180
###	PROTECTED TREE TO REMAIN	5
###	POTENTIAL TREE FOR RELOCATION* *Dependent upon condition of tree at construction time	19
###	PROTECTED TREES TO BE REMOVED	3
###	OTHER TREES TO BE REMOVED	342

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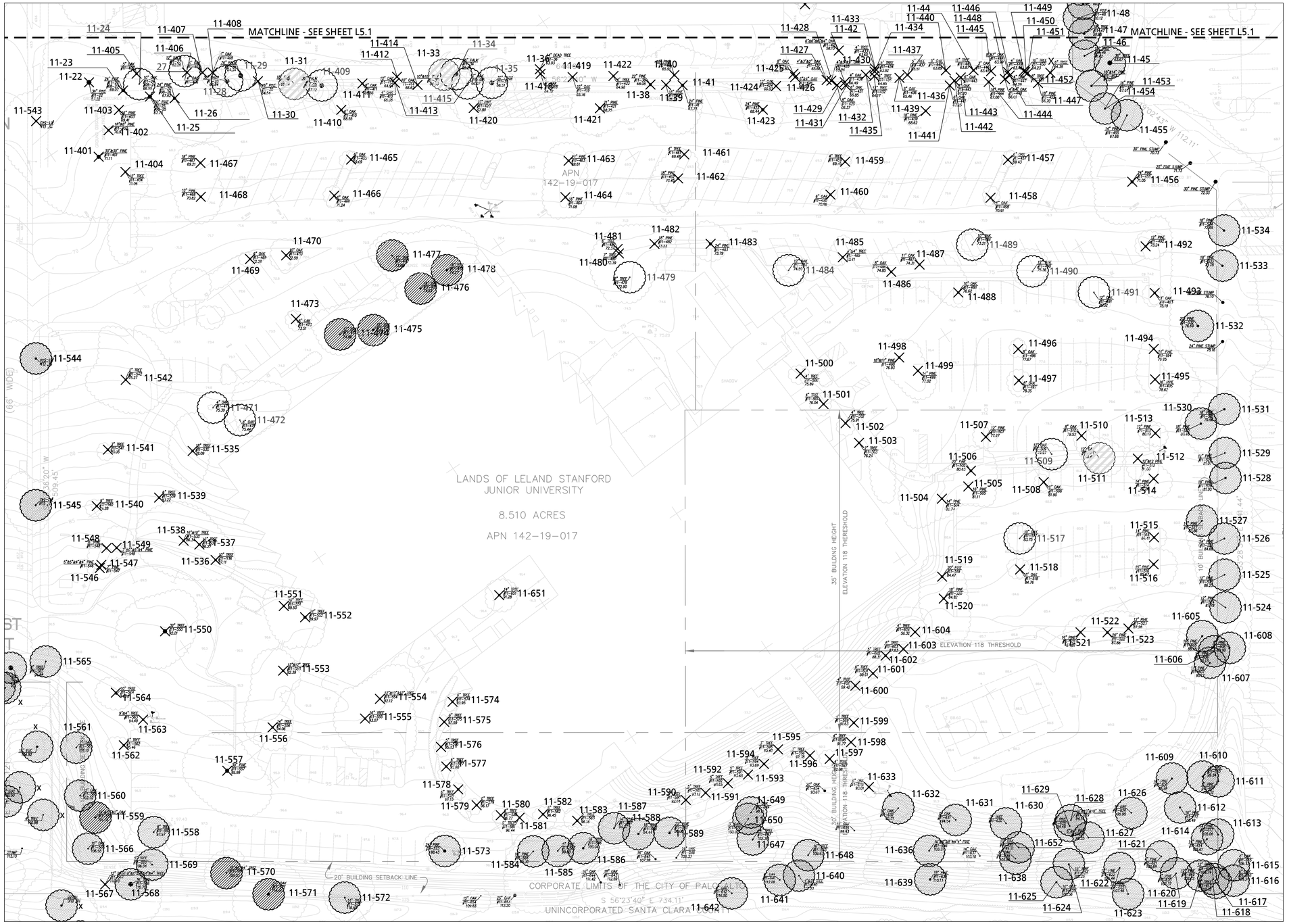
Plan and Tree Numbers and locations per civil engineering survey and arborist report dated 14 October 2013 by Ray Morneau, Arborist



L-5.2

THE GUZZARDO PARTNERSHIP INC.
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T 415 433 4672
F 415 433 5003

STANFORD UNIVERSITY

TREE DISPOSITION PLAN

1451, 1501, 1601 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA

10.16.13

North

Scale: 1" = 30'
0 10 30 60

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/.

Ray Morneau, Arborist [redacted] ISA Certif. #WE-0132A 650.964.7664

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 submitted and approved site plans. A completed *tree disclosure statement* must accompany all permit applications that include exterior work, all demolition or grading permit applications, or other development activity.

PROPERTY ADDRESS: 1451, 1501, 1601 California Avenue

Are there Regulated[1] trees on or adjacent to the property? Yes X **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 all trees over 4" diameter)**
   Yes X ☐ On the property
   Yes X ☐ On adjacent property overhanging the project site
   Yes X ☐ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees[2] **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. Contact Public Works Operations at (650) 496-5953 for inspection of type I, II or III fencing (see attached Detail #605) required for all street trees.

2. Are there any Protected[3] or Designated[4] Trees? Yes X **YES** (Check where applicable) **NO**
   Yes X ☐ Protected Tree (s)
   Yes X ☐ Designated Tree (s)
   Yes X ☐ On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? Yes X **YES** **NO**
   *If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM , Section 6.25). Attach that 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** In progress X

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

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action.

Signature: *Ray Morneau* Print: Ray Morneau, Arborist (Prop. Owner or Agent) Date: August 08, 2013

FOR STAFF USE:

Protective Fencing
Sections 5-8 must be **completed by staff** for the issuance of any development permit (demolition, grading or building permit):

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

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

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

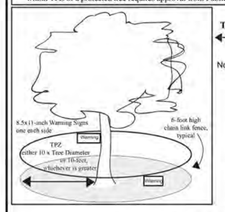
[2] Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at www.cityofpaloalto.org/trees/technical-manual.html

S:\PLANS_AND\Ordinance Planning\Arborist\Tree Program Information\Tree Disclosure Statement\[1] DISCTree Disclosure Statement Final_2007.doc Revised (2/06/07)

August 14, 2013 Arborist's Pre-Construction Inventory & TPR. Mayfield Housing – California Avenue Site Page #46 of 46.

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/)

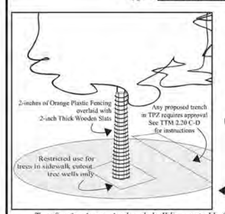
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater)
- Restricted activity area – see Tree Technical Manual Sec 2.15(E).
- Restricted trenching area – see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work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

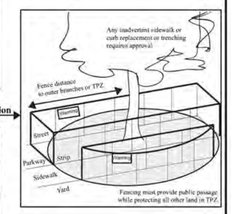


Type I Tree Protection For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

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
01	D.D.	08/04/04	
02	D.D.	08/10/06	City of Palo Alto Standard
Scale: NTS			

Approved by: Dave Dockter
PE No.
Date 2006
Dwg No. 605

APPENDIX J

PALO ALTO
STREET TREE PROTECTION INSTRUCTIONS
–SECTION 31–

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

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

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

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

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

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

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

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

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

Verification of Street Tree Protection

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

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

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

S:\PWD\OPS\TreesOS\St.TreeProtect 5/1706

City of Palo Alto Tree Technical Manual ADDENDUM 11

Arborist Firm Data Here stamp
RCA/ISA Certified Arborist #WE-0000
Contract 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 #'s, x, x)
   b. Root zone buffer material (wood chips) can be installed next
   c. Schedule sewer trench, foundation dig with …
4. Photographs (use often)
5. Tree Location Map (mandatory 8.5 x 11 sheet)
6. Recommendations, notes or monitor items for project/staff's/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

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Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

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- 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)

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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

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

Project 1451, 1501, and 1601 California Avenue
Data aka California Avnue Housing, Stanford University

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

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/.

4.0 Tree Preservation Guidelines: General

The June 2001 publication of the *City of Palo Alto Tree Technical Manual -- Standards and Specifications* provides extensive detail that now governs trees on construction projects in Palo Alto. By municipal ordinance, this book is now the local tree law or "tree bible". Many construction situations involving trees are addressed. It is available from the Municipal Development Center, 285 Hamilton Avenue, Palo Alto, CA 94301 or on-line at : (forms last accessed 07/17/2013).
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6436

To a large extent, this *Manual* provides Developers, Designers, Owners, Project Managers, and all on-site personnel with the information they need to develop, design, and work near trees. For the Project Arborist, it is a framework from which tree issues can be raised and clarified as necessary.

Neither the *Manual* nor my report is intended to be all-inclusive. Clarification and/or more specific measures can be provided as needed.

The "T-1 … Sheets" they require can be found at:
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460
The "Tree Disclosure Statement" form is at:
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=2585

5.0 Tree Preservation Guidelines: Basic

5.1 These Tree Preservation Guidelines in §5 and §6 contain practical tree information, which helps project team members to know what to expect regarding site trees. They help everyone coordinate between various sub-projects within the whole. They help minimize construction impacts and stresses on the trees.
These need to be included as part of the construction documents so that everyone who has a set of drawings also knows what tree protection measures they are required to follow here. Including them as a sheet in the blueline drawings is a typical and straightforward way to accomplish this. The Palo Alto standard uses its published T-1 sheet – downloadable from:
http://www.cityofpaloalto.org/civica/filehank/blohdload.asp?BlobTD–6460 (last accessed 07/253/2013).

5.2 A plan to provide supplemental watering is required to keep root zones moist enough to promote and maintain healthy root growth. Root zone moisture can be monitored and a deep-soaking can be applied if the upper three inches become dry.

5.3 If pruning is needed, ANSI A-300 standards apply. The general contractor and the tree care contractor both need to be communicating with me about specifications.

5.4 All project tree work performed before, during, or after construction is to be done by a qualified tree care contractor with a current, active C61/D49 license issued by the California State Contractors' Licensing Board. This especially includes all pruning, removals (including stump removals) within driplines of trees to be preserved, root pruning, and repair or remedial measures.
That company must have experience on similar projects. The crew must include WCISA Certified Tree Workers who can perform the work under the supervision of an ISA Certified Arborist (or equivalents, if they possess sufficient skill for approval by Project Arborist).

5.5 The Tree Technical Manual, Section 2.30, requires the following Project Arborist site monitoring inspections, with summary monthly reports submitted to City of Palo Alto Planning Department (typically, faxed to Planning Division Arborist, Dave Dockter).
- Tree Protection Fence. Inspect placement of TPFs and other pre-construction protections (e.g. mulch, signs) before start of project.
- Pre-construction meeting. Before commencement of construction, the applicant or contractor shall arrange site meeting attended by, job site superintendent, grading equipment operators, subcontractors, Project Arborist, and City Arborist.
- Inspection of Rough Grading. Project Arborist needs a minimum of 48-hours notice to inspect rough grading issues in or adjacent to TPZs. Not applicable in this case.
- Project Arborist monthly site monitoring inspections are, with summary monthly reports submitted to City of Palo Alto Planning Department (typically, faxed to Planning Division Arborist, Dave Dockter).
- Special Activity within any Tree Protection Zone. Work in the TPZ requires direct on-site supervisory monitoring by the Project Arborist (48-hours minimum prior notice required).
- Landscape Architect Inspection. Depending on the level of landscape architect involvement, his final inspection may be required. This will not be needed for this project – but Project Arborist can provide one last inspection at the time of contractor's need to remove tree protection fence.

6.0 Tree Preservation Guidelines: Site-Specific Tree Protection Measures (TPMs)

(Mayfield Housing – 1451 + 1501 + 1601 California Avenue, Palo Alto)

6.1 Protection: Fencing will be as discussed at our pre-construction contractor/owner meetings (in prep for the site work).
6.1.1 Before any equipment arrives or project site work commences, tree protection fence must be in place.
6.1.2 Runs of Type I Tree Protection Fence, 6-foot chain link on 2-inch driven posts is the norm. Type II fence as a modified box around many trees will have to be the fall-back material due to space limitations – or even wattle-wrapped trunks – but additional tree protection in the form of root zone buffers and overhead precautions will be required.

6.1.3 Fence material is to be 6' high chain link. At contractor's option, depending on site conditions, preferably driven posts will be used. Alternatively, pipe or concrete base supports may be set on top of the ground, with prior written permission.
Palo Alto requires signs on the fences, warning of penalties in the event fencing is moved or removed prematurely, with specific language in the Tree Technical Manual and on the T-1 Sheet.
6.1.4 Since most of those root zones cannot be fenced for protection, additional alternative protection measures and materials must be used. Sometimes a wood chip or crushed rock buffer under trench plates can be used.
6.1.5 Protective devices shall include low-overhead-clearance bars or bumpers to avoid branch breakage by vehicles.
6.1.6 To minimize base prep over roots in the new drive aisle, it shall be designed to incorporate bi- or tri-axial geogrid to help bear the load without the thickness.
6.1.7 Any change in planned disruptions (grading, trenching, traffic patterns, materials storage will require review by the City Arborist or Project Arborist for approval. Tree root zone protection shall buffer the root zone soil before any foot traffic or equipment travel over the surface. Material and thickness depends on traffic, but a 4- to 6-inch layer of wood chips or 1-inch sheet of plywood should suffice for foot traffic and wheelbarrows. Thicken as needed for a heavier piece of equipment.
6.1.8 Any work to be performed inside of a tree protection zone requires monitoring by the Project Arborist. Call ahead to schedule.
6.1.9 All root zone protection shall remain in-place and effective until final inspection.

6.2 Prohibited Acts & Requirements
6.2.1 No parking or vehicle traffic may travel over any root zones, unless using buffers approved by Project Arborist.
6.2.2 Have a certified arborist repair any tree damage promptly. And promptly notify Project Arborist.
6.2.3 No pouring or storage of fuel, oil, chemicals, or hazardous materials under foliage canopies of this site's trees.
6.2.4 Any temporary construction site utilities shall he placed so as not to affect foliage crowns or root zones. This includes electric, water, communication, portable toilets, etc. Infringement on any tree's space requires Project Arborist consultation.
6.2.5 No storage of construction materials under any foliage canopy without prior Project Arborist approval.
6.2.6 No trenching within any tree protection zone without Planning or Project Arborist review. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy.
6.2.7 Any work inside of Tree Protection Fences and/or encountering roots of 1-inch-or-greater diameter requires the notice to the Project Arborist to arrange for on-site monitoring. Typically, 48-hours prior notice is acceptable.
6.2.8 No clean out of trucks, tools, or other equipment over any root zone. Keep this debris outside of any existing or future root zone.

6.2.9 No attachment of signs or other construction apparatus to these trees.

7.0 Certification

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief, and are made in good faith.

Respectfully submitted,

Raymond J. Morneau
1SA Certified Arborist # W E -132A
PNW-ISA Certified Tree Risk Assessor #1188.

8.0 Appendix A: Tree Disclosure Statement

[printed on the following page due to space limitations]

Project 1451, 1501, and 1601 California Avenue
Data aka California Avnue Housing, Stanford University

T-2

All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
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Special Tree Protection Instruction Sheet
City of Palo Alto

T-2