APPROVED PLANS
Plans Received 10-31-2018
17PLN-00280

4115 EL CAMINO REAL

PROJECT INFORMATION:

ZONING: CN

LOT AREA: 15,696 SF (PER SURVEY)

EXISTING:
- COMMERCIAL: 5,554 SF
- RESIDENTIAL: N/A
- REPLACEMENT RETAIL: 5,231 SF

RESIDENTIAL DENSITY:
- ALLOWED (20du/ac): 7.33 UNITS
- PROPOSED: 7 UNITS

AFFORDABLE HOUSING PER PAMC:
- REQUIRED (15%): 1.05 UNITS
- PROPOSED: 1 MODERATE UNIT (14%) + .05 IN LIEU FEE

DENSITY BONUS INCENTIVES / CONCESSIONS:
- 10% MODERATE BMR: 1 CONCESSION PER PAMC 18.15.050 (c)
- F.A.R. CONCESSION PER PAMC 18.15.50 (d) iv
- BY RIGHT PARKING PER PAMC 18.15.050 (a)

LOT COVERAGE (SEE SHEET A006 FOR ANALYSIS)
- ALLOWED (50%): 7,848 SF
- PROPOSED: 7,797 SF

FLOOR AREA RATIO (SEE SHEET A005 FOR ANALYSIS)
- ALLOWED:
  - COMMERCIAL (0.5:1): 7,848 SF
  - RESIDENTIAL (0.5:1 + BMR): 8,878 SF
- PROPOSED:
  - COMMERCIAL: 7,848 SF
  - RESIDENTIAL: 8,877 SF

OPEN SPACE (SEE SHEET A007 FOR ANALYSIS)
- REQUIRED (150 SF / UNIT): 1,050 SF
- PROPOSED: 3,707 SF

SETBACKS
- REQUIRED : FRONT = 0' TO 10'
  - SIDE = 0'
  - REAR = 0'
- PROPOSED : FRONT = 4'-5" (12' SIDEWALKS)
  - SIDE - RIGHT = 3'- 8.5" - 4'- 0"
  - SIDE - LEFT = 0'- 6" - 2'- 3.5"
  - REAR = 52-6"

PARKING (SEE SHEET A008 FOR ANALYSIS)
- REQUIRED:
  - COMMERCIAL: 36 SPACES
  - RESIDENTIAL: 11 SPACES
  - TOTAL: 47 SPACES
- PROPOSED:
  - SUB-GRADE GARAGE: 20 STD. SPACES
    19 LIFT SPACES
  - AT GRADE GARAGES: 4 SPACES
  - AT GRADE UNCOVERED: 4 SPACES
  - TOTAL: 47 SPACES

BUILDING CODE SUMMARY

REFERENCE: 2016 CALIFORNIA BUILDING CODE /
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2

OCCUPANCY: S2/ M / B / R2

TYPE OF CONSTRUCTION: IIB / VB

FIRE SPRINKLER SYSTEM: NFPA 13
NFPA 14 STANDPIPE
NFPA 24 UNDERGROUND

FIRE ALARMS: NFPA 72 FIRE ALARM
EMERGENCY RADIO TRANSPONDER

FIRE SEPARATION (PER CRC 508.4):

OCCUPANCIES	REQUIRED SEPARATION
S-2 / M	1 HOUR
M / B	NONE
M / R-2	1 HOUR
M / U	1 HOUR
B / R-2	1 HOUR
R-2 / R-2	1 HOUR

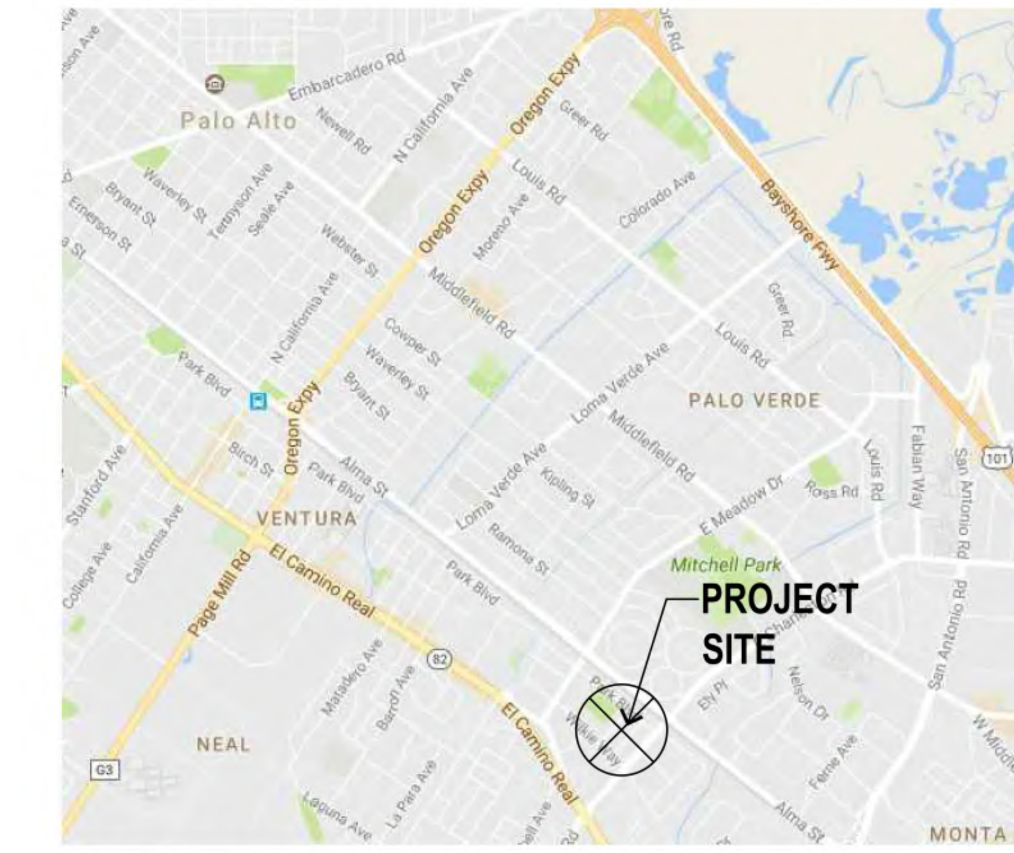
OCCUPANT LOAD

RETAIL SPACE:	4,612 SQ. FT. / 60 GROSS	77 OCCUPANTS	2 EXITS
OFFICE SPACE:	2,319 SQ. FT. / 100 GROSS	24 OCCUPANTS	1 EXIT
GARAGE:	13,562 SQ. FT. / 200 GROSS	68 OCCUPANTS	2 EXITS
RESIDENTIAL:	8,878 SQ. FT. / 200 GROSS	44 OCCUPANTS	

PLUMBING LOAD

RETAIL SPACE:	4,612 SQ. FT. / 200	23 OCCUPANTS
OFFICE SPACE:	2,319 SQ. FT. / 200	12 OCCUPANTS
TOTAL		35 OCCUPANTS

PLUMBING REQUIRED: PER C.P.C. 422.2 EXCEPTION 3
IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.



VICINITY MAP
N.T.S.

SHEET INDEX:

AREA CALCULATIONS

	AREA CALCULATION TABLE				
	BASEMENT FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
GARAGE (S-2)	13931				13931
RETAIL (M)		4612			4612
PRIVATE GARAGE (U)		991			991
OFFICE (B)			2319		2319
RESIDENTIAL (R-2)			3878	5000	8878
CIRCULATION		734	853	773	2360
TOTAL AREA PER FLOOR	13931	5603	7050	5773	30731

		MIXED OCCUPANCY AREA DETERMINATION (C.B.C. 506.2.4)									
		(M)		(U)		(B)		(R-2)		CALCULATED RATIO PER 506.2.4*	MAX. RATIO PER 506.2.4
1ST FLOOR	ACTUAL	4612	+	951	+		+		=	0.23	1
	ALLOWABLE	27000		16500							
2ND FLOOR	ACTUAL		+		+	2319	+	3878	=	0.64	1
	ALLOWABLE					27000		7000			
3RD FLOOR	ACTUAL		+		+		+	5000	=	0.71	1
	ALLOWABLE							7000			
									TOTAL BUILDING RATIO	1.58	2.00

*FLOOR RATIO NOT TO EXCEED 1 PER C.B.C. 508.4.2

4115 El Camino Real
Palo Alto, CA

PALO ALTO, CA
ARB SUBMITTAL
OCTOBER 31, 2018

COVER SHEET
A001

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						Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 112 CORR	Rough GB Inspection IVR # 112 INITIAL	Final Inspection IVR # 974 Part 1 CORR	Final Inspection IVR # 974 Part 1 INITIAL	Final Inspection IVR # 974 Part 2 CORR	Final Inspection IVR # 974 Part 2 INITIAL
5.1 Planning and Design		**Code Section**	**Y**	**N**										
Mandatory	**Mandatory**	Storm water pollution prevention	5.106.1	X		A002A	□							
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1	X		A002A	□							
	Mandatory	Best management practices	5.106.1.2	X		A002A	□							
	Mandatory	Bicycle parking	PAMC 18.54.060/ 5.106.4	X		A002A								
	Mandatory	Short term bicycle parking	5.106.4.1	X		A002A	□				□		□	
	Mandatory	Long term bicycle parking	5.106.4.1.2	X		A002A	□				□		□	
	Mandatory	(Bicycle) Parking stall markings	5.106.5.2.1	X		A002A					□		□	
	Tier 2 Mand.	Designated parking - 12% of Parking Capacity	A5.106.5.1.2	X		A002A	□				□		□	
	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) [N]- New Construction, Shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed for at least 25% of parking spaces, among which at least 5% (and no fewer than one) shall be EVSE installed	PAMC 16.14.430/ A5.106.5.3.2	X		A002A A002A					See EVSE Checklist			
	Mandatory	Light pollution reduction	PAMC 16.14.295/ 5.106.8	X		A002A	□				□		□	
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	X		A002A	□				PW			
	Tier 2 Mand.	Cool roof for reduction of heat island effect: SRI of 82 ≥ 2.12 and SRI of 27 > 2.12	A5.106.11.2	X		A002A	□				□			
Electives (choose 3)	**Electives**	Community connectivity	A5.103.1		X		□							
	Electives	Brownfield or greyfield site redevelopment or infill area development	A5.103.2	X		A002A	□							
	Electives	Reduce development footprint and optimize open space	A5.104.1		X		□							
	Electives	Existing building structure (75%)	A5.105.1.1		X		□							
	Electives	Existing non-structure elements (50%)	A5.105.1.2		X		□							
	Electives	Salvage	A5.105.1.3		X		□							
	Electives	Storm water runoff rate and quantity	A5.106.2.1		X		□							
	Electives	Storm water runoff quality	A5.106.2.2		X	A002A	□							
	Electives	Low impact development (LID)	A5.106.3		X		□							
	Electives	Greyfield or infill site	A5.106.3.2		X		□							
	Electives	Changing rooms	A5.106.4.3		X		□							
	Electives	Parking capacity	A5.106.6	X		A002A	□							
	Electives	Reduce parking capacity	A5.106.6.1		X		□							
	Electives	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1		X		□							
	Electives	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2		X		□							
	Electives	Exterior wall shading: Opaque wall areas	A5.106.7.2		X		□							
	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	A5.106.11		X		□							
	Electives	Heat island effect: Cool roof for reduction of heat island	A5.106.11.2		X		□							
	Electives	Heat island effect: Solar reflectance	A5.106.11.2.1		X		□							
	Electives	Heat island effect: Thermal emittance	A5.106.11.2.2		X		□							
	Electives	Heat island effect: Solar reflectance index alternative	A5.106.11.2.3		X		□							
PAMC 16.17 Energy Reach Code														
Mandatory	**Mandatory or**	Option 1: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least: Ten percent less than TDV energy of the Standard Design if the proposed building does not include a photovoltaic system or includes a photovoltaic system smaller than 5kW.	PAMC 16.17.050/ Title 24, Part 6	X		T24	□				See Energy Acc Checklist			
	Mandatory	Option 2: Performance approach specified within the 2016 California Energy Code shall be used to demonstrate that the TDV Energy of proposed non-residential construction is at least: Equal to the TDV Energy of the Standard Design if the proposed building includes a 5kW or greater photovoltaic system.	PAMC 16.17.050/ Title 24, Part 6		X		□				See Energy Acc Checklist			
	Mandatory	Energy Star portfolio manager- All new construction or renovation projects greater than $100,000 in value	PAMC 16.14.380/ 5.410.4.6	X							□	□	□	□
	Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.390/ 5.410.4.7	X			□				□	□	□	□
5.3 Water Efficiency and Conservation														
Mandatory	**Mandatory**	Meters	5.303.1	X		A002A	□		□					
	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1	X		A002A	□		□					
	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2	X		A002A	□		□					
	Tier 2 Mand.	Water Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	A5.303.2.3.2	X		A002A	□				□		□	
	Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X		A002A	□				□		□	
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1	X		A002A	□				□		□	
	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2	X		A002A	□				□		□	
	Mandatory	Indoor Water Use: Single showerhead (2.0 gpm at 80 psi)	5.303.3.3.1	X		A002A	□				□		□	
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 2.0 gpm at 80 psi)	5.303.3.3.2		X		□				□		□	
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	X		A002A	□				□		□	
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	X		A002A	□				□		□	
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3	X		A002A	□				□		□	
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4	X		A002A	□				□		□	
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5	X		A002A	□				□		□	
	Mandatory	Commercial kitchen equipment	5.303.4	X										
	Mandatory	Food waste disposers	5.303.4.1	X			□				□		□	
	Mandatory	Indoor water use: Areas of addition or alteration	5.303.5	X		A002A	□				□		□	
	Mandatory	Dual plumbing	PAMC 16.14.300/ 5.303.5	X			□				□		□	
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2016 Cal Plumbing Code)	5.303.6	X		A002A	□				□		□	
	Mandatory	Outdoor Water Use : Landscape areas ≥ 500 SF	Title 23, Chapter 2.7/ 5.304.1	X		A002A	□				□		□	
	Mandatory	Outdoor Water Use : Rehabilitated landscape projects ≥ 2,500 SF	Title 23, Chapter 2.7/ 5.304.3		X		□				□		□	
	Mandatory	Outdoor Water Use: Landscape areas of ≤ 2,500 SF	5.304.4	X		A002A	□				□		□	
	Mandatory	Outdoor Water Use: Graywater or Rainwater Use: Landscape areas ≤ 2,500 SF	5.304.5	X		A002A	□				□		□	
	Mandatory	Potable water elimination	PAMC 16.14.350/ 5.304.5	X		A002A	□				□		□	
	Mandatory	New construction; recycled water use for irrigation (See recycled water ordinance # 5002, of PAMC 16.12)	PAMC 16.12.030/	X		A002A	□				□		□	
	Mandatory	Invasive species prohibited	PAMC 16.14.360/ 5.304.6	X		A002A	□				□		□	
	Mandatory	Non-residential enhanced water budget	5.305.1	X		A002A	□				□		□	
Electives (3)	**Electives**	Indoor water use: 25% reduction	A5.303.2.3.3		X									
	Electives	Nonpotable water systems for indoor water use	A5.303.2.3.4	X		A002A								
	Electives	Appliances and fixtures for commercial application	A5.303.3	X		A002A	□				□		□	
	Electives	Nonwater supplied urinals	A5.303.4.1	X										
	Electives	Outdoor Water Use: Restoration of areas disturbed by construction	A5.304.6		X		□							
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7		X									
	Electives	Outdoor Water Use: Graywater irrigation system	A5.304.8		X		□							
	Electives	Nonpotable water systems	A5.305.1		X									
	Electives	Irrigation system	A5.305.2		X		□				□		□	
5.4 Material Conservation and Resource Efficiency														
Mandatory	**Tier 2 Mand.**	Recycled content: Use materials with a total recycled content of 15%	A5.405.4	X		A002A	□						□	
	Mandatory	Weather protection	5.407.1	X		A002A	□				See Foundation inspection checklist			
	Mandatory	Moisture control: Sprinklers	5.407.2.1	X		A002A	□						□	
	Mandatory	Moisture control: Entries + Openings	5.407.2.2	X		A002A	□						□	
	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1	X		A002A	□						□	
	Mandatory	Moisture control: Flashing	5.407.2.2.2	X		A002A	□						□	
	Mandatory	Construction waste management	5.408.1	X		A002A	□							
	Mandatory	Construction waste management plan	5.408.1.1	X		A002A	□							
	Mandatory	Waste management company	5.408.1.2	X		A002A	□							
	Mandatory	Waste stream reduction alternative	5.408.1.3	X		A002A	□							
	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	X		A002A	□							
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X		A002A	□							
	Tier 2 Mand.	Enhanced construction waste reduction (80% diversion rate for projects exceeding $25,000 in value; 65% diversion rate for projects less than $25,000)	PAMC 16.14.370/ A5.408.3.1.1	X		A002A A002A	□				See www.greenhalosystems.com			
	Mandatory	Recycling by occupants	5.410.1	X		A002A	□							
	Mandatory	Commissioning (≥ 10,000 SF) [N]	5.410.2	X		A002A	□		□		□		□	
	Mandatory	Commissioning plan [N]	5.410.2.3	X		A002A	□							
	Mandatory	Functional performance testing [N]	5.410.2.4	X		A002A								
	Mandatory	Documentation and Training: Systems manual	5.410.2.5	X		A002A								
	Mandatory	Documentation and Training: Systems operations training [N]	5.410.2.5.2	X		A002A								
	Mandatory	Commissioning report [N]	5.410.2.6	X		A002A								
	Mandatory	Testing and adjusting for [N] buildings < 10,000 SF or new systems that serve additions or alterations [AA]	5.410.4	X		A002A	□				□			
	Mandatory	Testing and adjusting for systems: HVAC, lighting, water heating, renewable energy, landscape irrigation, and water reuse	5.410.4.2	X		A002A	□				□			
	Mandatory	Testing and adjusting: Procedures	5.410.4.3	X		A002A	□				□			
	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1	X		A002A	□				□			
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4	X		A002A	□				□			
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5	X		A002A								
	Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.400/ 5.410.4.8	X		A002A								
	Mandatory	Inspection and reports [AA] + [N] < 10,000 SF	5.410.4.5.1	X		A002A	□				□			

						Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 112 CORR	Rough GB Inspection IVR # 112 INITIAL	Final Inspection IVR # 974 Part 1 CORR	Final Inspection IVR # 974 Part 1 INITIAL	Final Inspection IVR # 974 Part 2 CORR	Final Inspection IVR # 974 Part 2 INITIAL
5.4 Material Conservation and Resource Efficiency, continued		**Section**	**Y**	**N**										
Electives (choose 3)	**Electives**	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1	X		A002A	□							
	Electives	Wood Framing: Framing specifications	A5.404.1.2	X		A002A	□							
	Electives	Regional materials	A5.405.1		X		□				□			
	Electives	Bio-based materials: Certified wood	A5.405.2.1		X		□							
	Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2		X		□							
	Electives	Reused materials	A5.405.3		X		□							
	Electives	Alternate method for concrete	A5.405.4.5		X									
	Electives	Cement and concrete: Cement	A5.405.5.1		X		□							
	Electives	Cement and concrete: Concrete	A5.405.5.2	X		A002A	□							
	Electives	Additional means of compliance- Cement: Alternative fuels	A5.405.5.3.1.1		X		□							
	Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.2		X									
	Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1		X									
	Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2		X									
	Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3		X									
	Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4		X									
	Electives	Choice of materials: Service life	A5.406.1.1		X		□							
	Electives	Choice of materials: Reduced maintenance	A5.406.1.2		X		□				□			
	Electives	Choice of materials: Recyclability	A5.406.1.3		X		□				□			
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1		X		□				□			
	Electives	Whole building life cycle assessment	A5.409.2		X									
	Electives	Materials and system assemblies	A5.409.3		X		□				□			
	Electives	Substitution of prescriptive standards	A5.409.4		X		□				□			
	Electives	Verification of compliance	A5.409.5		X		□				□			
5.5 Environmental Quality														
Mandatory	**Mandatory**	Fireplaces	5.503.1	X			□				□		□	
	Mandatory	Woodstoves	5.503.1.1	X			□				□		□	
	Mandatory	Temporary ventilation (MERV 8)	5.504.1.3	X		A002A	□		□		□			
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X		A002A	□		□		□			
	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2)	5.504.4.1	X		A002A	□				□			
	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	X		A002A								
	Mandatory	Aerosol paints and coatings	5.504.4.3.1	X		A002A								
	Mandatory	Verification, for paints and coatings	5.504.4.3.2	X		A002A					□			
	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1	X		A002A	□							
	Mandatory	Carpet systems: Carpet adhesive	5.504.4.4.2	X		A002A	□				□			
	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	X		A002A	□				□			
	Mandatory	Composite wood products: Documentation	5.504.4.5.3	X		A002A	□							
	Tier 2 Mand.	Resilient Flooring system, 100%	A5.504.4.7.1	X		A002A	□				□			
	Tier 2 Mand.	No added formaldehyde- Tier 2 level	A5.504.4.8.1	X		A002A								
	Tier 2 Mand.	Thermal Insulation	A5.504.4.8.1	X		A002A								
	Tier 2 Mand.	Filters (MERV 13)	A5.504.5.3.1.1	X		A002A	□				□		□	
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	X		A002A	□							
	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1	X		A002A	□				□			
	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2	X		A002A	□				□		□	
	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4	X		A002A	□							
	Mandatory	Exterior noise transmission, prescriptive method	5.507.4.1	X		A002A	□							
	Mandatory	Exterior noise transmission, performance method	5.507.4.2	X		A002A	□							
	Mandatory	Interior sound transmission	5.507.4.3	X		A002A	□							
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	X		A002A								
	Mandatory	Chlorofluorocarbons	5.508.1.1	X		A002A								
	Mandatory	Halons	5.508.1.2	X		A002A	□							
	Mandatory	Supermarket refrigerant leak reduction	5.508.2	X		A002A	□				□			
	Mandatory	Refrigerant piping	5.508.2.1	X		A002A	□				□			
	Mandatory	Refrigerant piping valves	5.508.2.2	X		A002A	□				□			
	Mandatory	Refrigerant piping access valves	5.508.2.2	X		A002A	□				□			
	Mandatory	Refrigerated service case	5.508.2.3	X		A002A	□				□			
	Mandatory	Refrigerant receivers	5.508.2.4	X		A002A	□				□			
	Mandatory	Pressure testing	5.508.2.5	X		A002A	□				□			
	Mandatory	Evacuation (after pressure testing)	5.508.2.6	X		A002A	□				□			
Electives (choose 3)	**Electives**	Indoor air quality (IAQ) during constructions: Temporary ventilation	A5.504.1.1	X		A002A	□		□					
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	A5.504.1.2		X		□		□					
	Electives	IAQ postconstruction	A5.504.2		X		□				□			
	Electives	IAQ testing	A5.504.2.1	X		A002A	□				□			
	Electives	Maximum levels of contaminants	A5.504.2.1.1		X									
	Electives	Test protocols	A5.504.2.1.2		X									
	Electives	Noncomplying building areas	A5.504.2.1.3		X									
	Electives	No added formaldehyde- Tier 2 requirement	A5.504.4.5.1	X		A002A								
	Electives	Acoustical ceiling and wall panels	A5.504.4.9	X			□							
	Electives	Hazardous particulates and chemical pollutants	A5.504.5	X			□				□			
	Electives	Entryway systems (to control pollutants)	A5.504.5.1	X							□			
	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2	X			□							
	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1 A5.507.1.1.2	X X			□	□						
	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2	X			□				□			
	Electives	Daylight: Toplighting and sidelighting	A5.507.2	X			□							
	Electives	Views: Direct line of sign to outdoors	A5.507.3.1	X			□				□			
	Electives	Views- Multi-occupant spaces	A5.507.3.2	X										
	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3	X			□							
	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4	Ug			□							
Required Additional Electives (Choose 3 additional Electives from any category)			**A5.601.3.1**											
Mand.	**Tier 2 Mand.**		A5.601.3.1	X		A002A	□							
	Tier 2 Mand.		A5.601.3.1	X		A002A	□							
	Tier 2 Mand.		A5.601.3.1	X		A002A	□							

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

Instructions:

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

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

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 the remaining green building measure noncompliance). I am responsible for all activities performed by design team members, contractors and subcontractors in meeting the requirements. I understand that the project may be subject to a **Green Building Incremental Verification** (IVR #112) during Rough Inspection and a **Green Building Final Inspection** (IVR# 974) prior to scheduling the final inspection. The team will consult the **Palo Alto Green Building Inspection Checklist** to verify compliance. I also understand that my project may be subject to an energy or water performance review to assess compliance with the program after construction and during operation.
Note: In lieu of a signature, an attachment letter is acceptable if the owner is not local and cannot sign this GB-1 sheet.

Signature Date

Print Full Name

Phone or Email

SCHEDULE A GREEN BUILDING INCREMENTAL VERIFICATION (IVR#112) DURING ROUGH INSPECTION

Schedule a Green Building Incremental Verification (IVR#112) if any of the following CALGreen provisions or PAMC Sections are marked with an "X" under the "Y" column of this sheet.

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

SECTION TO BE COMPLETED AFTER CONSTRUCTION

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

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

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

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

I certify that:

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

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

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

Signature (Owner) Signature (Contractor)
Sign only after construction is completed.

Print Name Print Name

Date Date

2016 CALIFORNIA GREEN BUILDING CODE - TIER 2 PATH CHECKLIST

Project Address: 4115 EL CAMINO REAL PALO ALTO, CA

CITY OF PALO ALTO

2016 NONRESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN + TIER 2**
Version 01/17

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

Title 24, Part 11, California Green Building Code (CALGreen)	http://www.bsc.ca.gov/Home/CALGreen.aspx
City of Palo Alto Green Building Ordinance 5393 (PAMC 16.14 Amendments)	https://www.cityofpaloalto.org/civicax/filebank/documents/54975
City of Palo Alto Development Center Green Building Requirements	http://www.cityofpaloalto.org/gov/depts/pln/green_building/default.asp
Updated Model Water Efficient Landscape Ordinance- Effective February 1, 2016	http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf

GB-1
TIER 2

4115 El Camino Real
Palo Alto, CA
October 31, 2018

CALGREEN - TIER 2 PATH CHECKLIST NON RESIDENTIAL
A002A

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.straussdesign.com
SDG Architects, Inc.

APPROVED PLANS
Plans Received 10-31-2018
17PLN-00280

						Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 112		Final Inspection IVR # 974			
					Plan Sheet, Spec or Attachment					Part 1	Part 1	Part 2	Part 2
4.1 Planning and Design		**Code Section**	**Y**	**N**	**Reference**	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Deconstruction survey	PAMC 16.14.135/ A4.105.3	X		**A002B**							
	Mandatory	Storm water drainage and retention during construction (less than one acre)	4.106.2	X		**A002B**							
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	A4.106.2.3	X		**A002B**							
	Mandatory	Grading and paving	4.106.3	X		**A002B**							
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4	X		**A002B**							
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.17.050/ A4.106.5	X		**A002B**							
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.150/ 4.106.8	X		**A002B**							
	Mandatory	EV Charging: New single family residences	PAMC 16.14.420/ A4.106.8.2	X		**A002B**							
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14. 420/ A4.106.8.3	X									
	Mandatory	Bicycle Parking (Locally amended) (Multi-family only)	PAMC 18.54.060/ A4.106.9	X									
Electives (choose 4)	Elective	Site selection	A4.103.1	X									
	Elective	Community connectivity	A4.103.2	X									
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.120/ A4.104.1	X									
	Elective	Deconstruction (Locally amended)	PAMC 16.14.130/ A4.105.1	X									
	Elective	Reuse of existing materials (Locally amended)	A4.106.2.1	X									
	Elective	Soil analysis	A4.106.2.1	X		**A002B**							
	Elective	Soil protection	A4.106.2.2	X		**A002B**							
	Elective	Landscape design	A4.106.3	X									
	Elective	Vegetated roof	A4. 106.6	X									
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7	X									
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.170/ A4.106.10	X		**A002B**							
	Elective	Innovative concepts and local environmental conditions	A4.108.1	X									
PAMC 16.17 Energy Reach Code													
Mandatory	**Mandatory**	Option 1: The performance approach specified within the 2016 CEC shall be used to demonstrate the TDV Energy of proposed **new single-family residential construction** is at least: 10 percent less than the TDV Energy of the Standard Design if the proposed building does not include a photovoltaic system.	PAMC 16.17.050/ 2016 Title 24, Part 6		X	**T24**							
	Mandatory	Option 2: The performance approach specified within the 2016 CEC shall be used to demonstrate the TDV Energy of proposed **new single-family residential construction** is at least: 20 percent less than the TDV Energy of the Standard Design if proposed building includes a photovoltaic system.	PAMC 16.17.050/ 2016 Title 24, Part 6		x								
	Mandatory	Option 1: The performance approach specified within the 2016 CEC shall be used to demonstrate the TDV Energy of proposed **new multi-family residential construction** is at least: 10 percent less than the TDV Energy of the Standard Design if the proposed building does not include a photovoltaic system.	PAMC 16.17.050/ 2016 Title 24, Part 6		x								
	Mandatory	Option 2: The performance approach specified within the 2016 CEC shall be used to demonstrate the TDV Energy of proposed **new multi-family residential construction** is at least: 12 percent less than the TDV Energy of the Standard Design if proposed building includes a photovoltaic system.	PAMC 16.17.050/ 2016 Title 24, Part 6		X								
	Mandatory	Solar-ready infrastructure for new single- family residences. The solar zone shall be located on the roof or overhang of the building and have a total area no less than 500 square feet. (Locally amended)	PAMC 16.17.070		x								
4.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X		**A002B**							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2	X									
	Mandatory	Indoor Water Use: Single showerhead (2.0 gpm at 80 psi)	4.303.1.3.1	X		**A002B**							
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (2.0 gpm at 80 psi)	4.303.1.3.2	X									
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	X		**A002B**							
	Mandatory	Indoor Water Use: [Multi-family Only] Lavatory faucets in common and public use areas	4.303.1.4.2	X									
	Mandatory	Indoor Water Use: Metering faucets (0.25 gallons per cycle)	4.303.1.4.3	X									
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X		**A002B**							
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2016 Plumbing Code)	4.303.2	X		**A002B**							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X		**A002B**							
	Mandatory	Irrigation metering device/ landscape water meters(when landscaping is included in the scope) (Locally	PAMC 16.14.220/ A4.304.2.1	X		**A002B**							
	Tier 2 Mand.	Laundry- to- Landscape Infrastructure	PAMC 16.14.230/ A4.305.5	X		**A002B**							
	Tier 2 Mand.	Laundry- to- Landscape Infrastructure- Identification	PAMC 16.14.230/ A4.305.5.1	X		**A002B**							
Electives (choose 3)	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X		**A002B**							
	Elective	Alternate water sources for nonpotable applications	A4.303.2	X									
	Elective	Appliances	A4.303.3	X		**A002B**							
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4	X									
	Elective	Hot water recirculation systems	A4.303.5	X		**A002B**							
	Elective	Rainwater catchment systems	A4.304.1	X									
	Elective	Potable water elimination	A4.304.2	X									
	Elective	Greywater (Locally amended)	PAMC 16.14.230/ A4.305.1	X									
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.230/ A4.305.2	X									
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.230/ A4.305.3	X									
	Elective	Innovative concepts and local environmental conditions	A4.306.1	X									
4.4 Material Conservation and Resource Efficiency													
Mandatory	**Tier 2 Mand.**	Recycled content - 15% - Tier 2 requirements	A4.405.3.1	X		**A002B**							
	Mandatory	Rodent proofing	4.406.1	X		**A002B**							
	Mandatory	Enhanced construction waste reduction- 80% Diversion (Locally amended if project valuation conditions are	PAMC 16.14.260/ 4.408.1	X		**A002B**							
	Mandatory	Construction waste management plan in Green Halo	4.408.2	X		**A002B**							
	Mandatory	Waste management company	4.408.3	X		**A002B**							
	Mandatory	Operation and maintenance manual	4.410.1	X		**A002B**							
	Mandatory	Recycling by occupants	4.410.2	X		**A002B**							
Electives (choose 4)	Elective	Reduction in cement use - 25%	PAMC 16.14.250/ A4.403.2	X									
	Elective	Efficient framing techniques - Lumber size	A4.404.1	X									
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2	X									
	Elective	Efficient framing techniques - Building systems	A4.404.3	X									
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4	X									
	Elective	Prefinished building materials	A4.405.1	X									
	Elective	Concrete floors	A4.405.2	X									
	Elective	Use of building materials from rapidly renewable sources	A4.405.4	X									
	Elective	Drainage around foundations	A4.407.1	X									
	Elective	Roof drainage	A4.407.2	X		**A002B**							
	Elective	Flashing details	A4.407.3	X		**A002B**							
	Elective	Material protection	A4.407.4	X		**A002B**							
	Elective	Door protection	A4.407.6	X		**A002B**							
	Elective	Roof overhangs	A4.407.7	X									
	Elective	Innovative concepts and local environmental conditions	A4.411.1	X									

						Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 112		Final Inspection IVR # 974			
					Plan Sheet, Spec or Attachment					Part 1	Part 1	Part 2	Part 2
4.5 Environmental Quality		**Code Section**	**Y**	**N**	**Reference**	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	**Mandatory**	Fireplaces	4.503.1	X									
	Mandatory	Covering of duct openings, protection of mechanical equipment during construction	4.504.1	X	**A002B**								
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2	4.504.2.1	X	**A002B**								
	Mandatory	Paints and coatings - Table 4.504.3	4.504.2.2	X	**A002B**								
	Mandatory	Aerosol paints and coatings	4.504.2.3	X	**A002B**								
	Mandatory	Carpet systems	4.504.3	X	**A002B**								
	Mandatory	Carpet cushion	4.504.3.1	X	**A002B**								
	Mandatory	Carpet adhesive	4.504.3.2	X	**A002B**								
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	A4.504.2	X	**A002B**								
	Mandatory	Composite wood products	4.504.5	X	**A002B**								
	Mandatory	Concrete slab foundations	4.505.2	X	**A002B**								
	Mandatory	Capillary break	4.505.2.1	X	**A002B**								
	Mandatory	Moisture content of building materials	4.505.3	X	**A002B**								
	Mandatory	Bathroom exhaust fans	4.506.1	X	**A002B**								
	Mandatory	Heating and air conditioning system design	4.507.2	X	**A002B**								
Electives (11)	Elective	Compliance with formaldehyde limits	A4.504.1	X									
	Elective	Thermal insulation - Tier 2 requirements	PAMC 16.14.270/A.504.3	X									
	Elective	Filters	A4.506.1	X	**A002B**								
	Elective	Construction filters [HR- High Rise]	A4.506.2	X									
	Elective	Direct-vent appliances	A4.506.3	X									
	Elective	Innovative concepts and local environmental conditions.	A4.509.1	X									

Legend:

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

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

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

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.
Note: In lieu of a signature, an attachment letter is acceptable if the owner is not local and cannot sign this GB-1 sheet.

Signature Date

Print Full Name

Phone or Email

Special Inspector Acknowledgement

The project will be verified by a GREEN BUILDING SPECIAL INSPECTOR

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

11/22/2017
Signature Date

Eric Kirk
Print Full Name

408-506-9901 eric@builders-energy.net
Phone or Email

SECTION TO BE COMPLETED AFTER CONSTRUCTION

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

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

I certify that:

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

Signature (Green Building Special Inspector)
Sign only after construction is completed.

Print Name

Date

Project Address: 4115 EL CAMINO REAL PALO ALTO, CA
2016 RESIDENTIAL CHECKLIST - CALGREEN + TIER 2

CITY OF PALO ALTO

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

Version 7/17

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

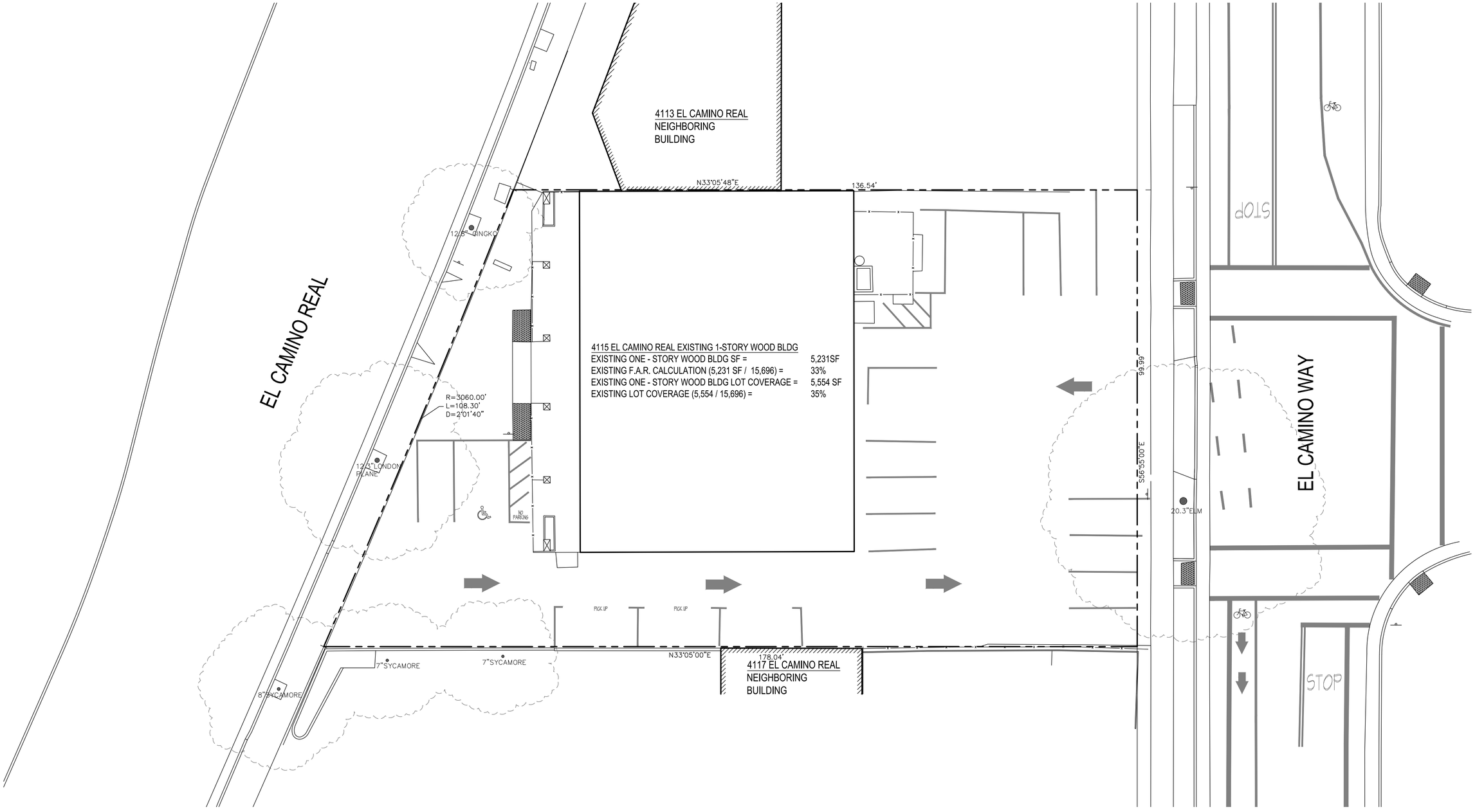
Application: This plan sheet is for use by residential new construction projects of any size.

GB-1
TIER 2

4115 El Camino Real
Palo Alto, CA
October 31, 2018

CALGREEN - TIER 2 PATH CHECKLIST RESIDENTIAL
A002B

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.straussdesign.com
SDG Architects, Inc.

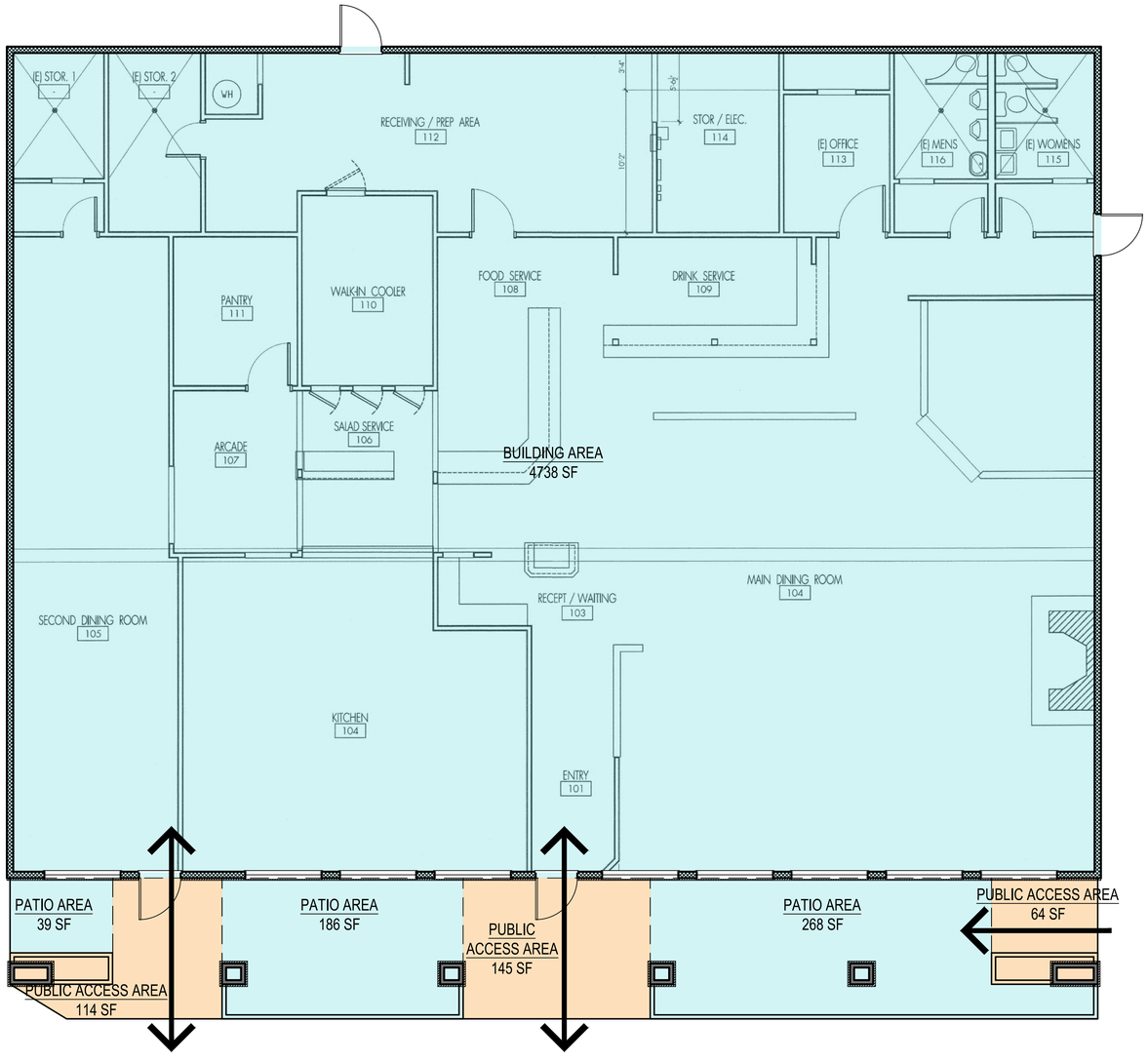


0 2' 4' 6' 8' 16'

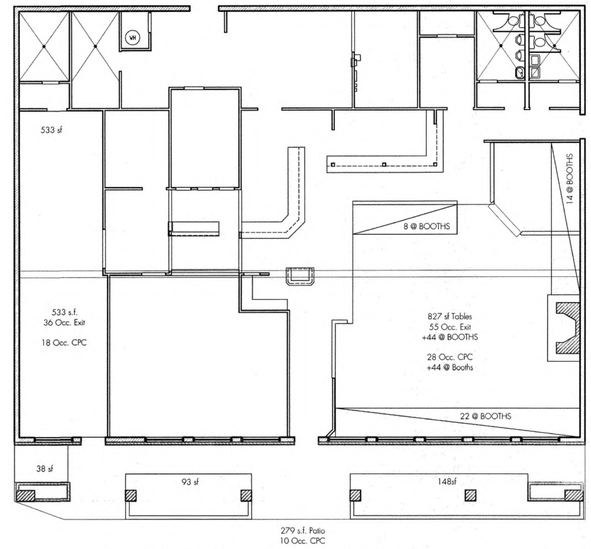
4115 El Camino Real
Palo Alto, CA
October 31, 2018

EXISTING SITE PLAN
A003A

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.straussdesign.com
SDG Architects, Inc.



* SEE CIVIL SHEET EX-1 FOR DIMENSIONED BUILDING



OCCUPANCY/AREAS FLOOR PLAN

AREA INCLUDED IN F.A.R TO BE REPLACED

AREA EXCLUDED IN F.A.R TO BE REPLACED

TOTAL F.A.R. TO BE REPLACED	
BUILDING AREA	4,738 SQ. FT.
PATIO AREA	816 SQ. FT.
TOTAL BUILDING	5,554 SQ. FT.
PUBLIC ACCESS AREA	114 SQ. FT.
PUBLIC ACCESS AREA	145 SQ. FT.
PUBLIC ACCESS AREA	64 SQ. FT.
TOTAL PUBLIC ACCESS AREA	323 SQ. FT.
TOTAL BUILDING	5,554 SQ. FT.
TOTAL PUBLIC ACCESS	323 SQ. FT.
REPLACEMENT RETAIL	5,231 SQ. FT.

4115 El Camino Real
Palo Alto, CA
October 31, 2018

EXISTING BUILDING PLAN
A003B

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
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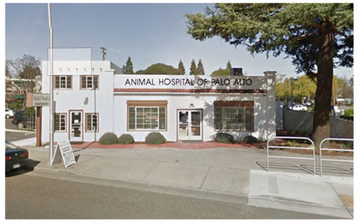
SDG Architects, Inc.

VICINITY MAP
N.T.S.

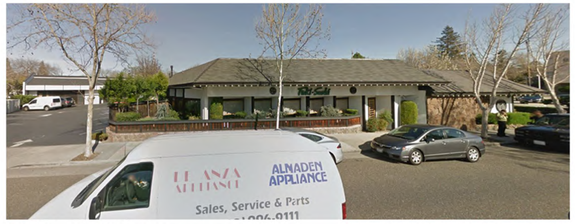
4115 EL CAMINO REAL - EXISTING SITE

4073 EL CAMINO REAL



4111 EL CAMINO REAL

4113 EL CAMINO REAL



4119 EL CAMINO REAL

4131 EL CAMINO REAL

EL CAMINO REAL STREETSCAPE

4115 El Camino Real
Palo Alto, CA
October 31, 2018

SITE CONTEXT
A004

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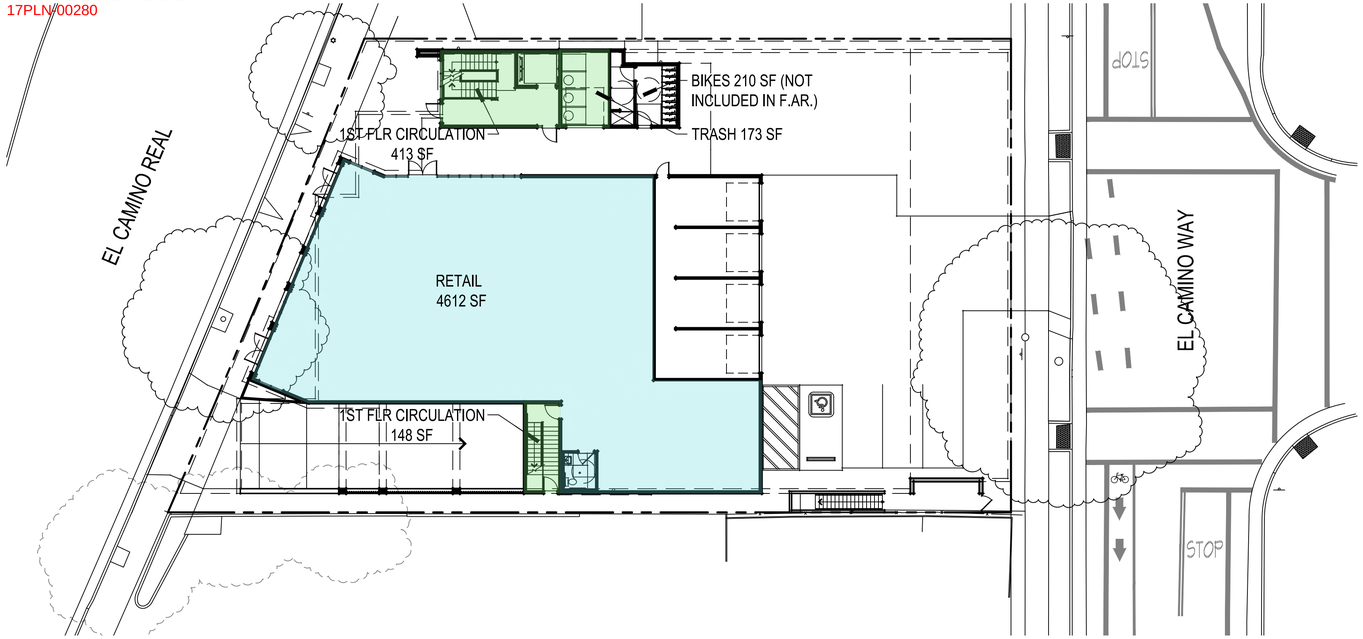


FIRST FLOOR

USE SF	CIRCULATION SF 1ST FLOOR 561	2ND FLOOR 853	3RD FLOOR 773	TRASH[1] 173	TOTAL SF BY USE	MAX ALLOWABLE SF
RESIDENTIAL						
7,432	187	427	773	58	8,877	8,878
OFFICE						
2,319	187	427	0	58	2,991	
RETAIL						
4,612	187	0	0	58	4,857	
TOTALS					7,848	7,848
14,363	561	854	773	174	16,725	16,726

[1] INCLUDED IN CIRCULATION
BIKES NOT INCLUDED IN FAR = 210 SF
REPLACMENT RETAIL (SEE SHEET A003B)

LEGEND

- RETAIL
- OFFICE
- RESIDENTIAL
- CIRCULATION

F.A.R. ALLOWED

COMMERCIAL: 0.5:1	0.5 x 15,696 SQ. FT.
COMMERCIAL F.A.R. ALLOWED	7,848 SQ. FT.
RESIDENTIAL: 0.5:1 + BMR	7,848 SQ. FT.
BMR	1,030 SQ. FT.
RESIDENTIAL F.A.R. ALLOWED	8,878 SQ. FT.

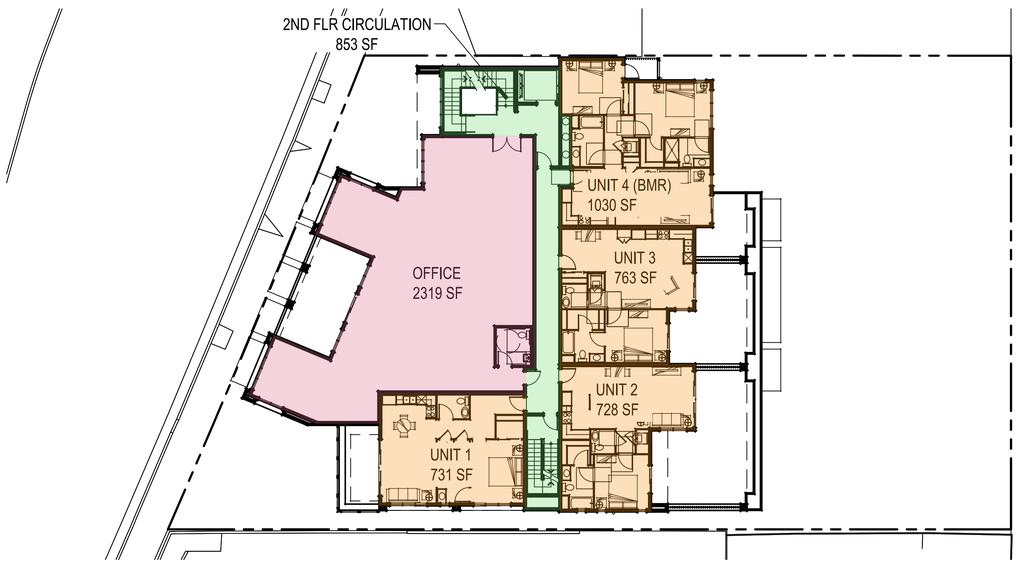
REPLACEMENT RETAIL

REQUIRED
5231 (E) - 561 (CIRC.) = 4,670 SQ. FT.
PROVIDED
4612 + 58 (1/3 TRASH) = 4,670 SQ. FT.

F.A.R. PROPOSED

COMMERCIAL	
RETAIL	4,612 SQ. FT.
OFFICE	2,319 SQ. FT.
RETAIL CIRCULATION	187 SQ. FT.
OFFICE CIRCULATION	614 SQ. FT.
2/3 TRASH	116 SQ. FT.
TOTAL COMMERCIAL F.A.R.	7,848 SQ. FT.

RESIDENTIAL	
UNIT 1	731 SQ. FT.
UNIT 2	728 SQ. FT.
UNIT 3	763 SQ. FT.
UNIT 4 (BMR)	1,030 SQ. FT.
UNIT 5	1,030 SQ. FT.
UNIT 6	1,550 SQ. FT.
UNIT 7	1,600 SQ. FT.
RESIDENTIAL CIRCULATION	1,387 SQ. FT.
1/3 TRASH	58 SQ. FT.
TOTAL RESIDENTAL F.A.R.	8,877 SQ. FT.



SECOND FLOOR

THIRD FLOOR

0 4' 8' 12' 16' 32'

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FLOOR AREA RATIO (F.A.R.)
A005

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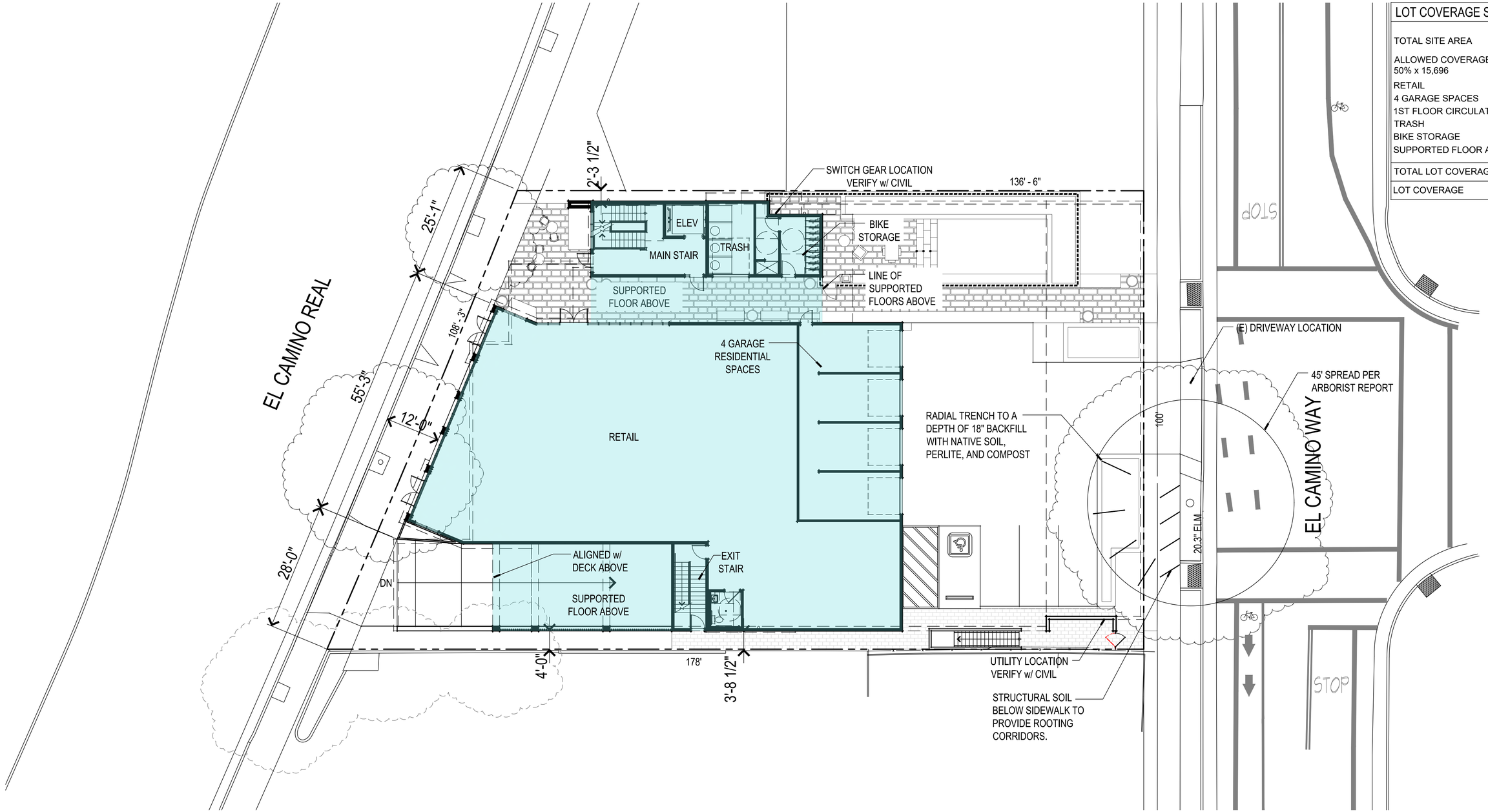

LOT COVERAGE SQUARE FOOTAGES	
TOTAL SITE AREA	15,696 SQ. FT.
ALLOWED COVERAGE 50% x 15,696	7,848 SQ. FT.
RETAIL	4612 SQ. FT.
4 GARAGE SPACES	991 SQ. FT.
1ST FLOOR CIRCULATION	561 SQ. FT.
TRASH	173 SQ. FT.
BIKE STORAGE	210 SQ. FT.
SUPPORTED FLOOR ABOVE	1247 SQ. FT.
TOTAL LOT COVERAGE	7,794 SQ. FT.
LOT COVERAGE	

0 2' 4' 6' 8' 16'

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NEW SITE PLAN
A006

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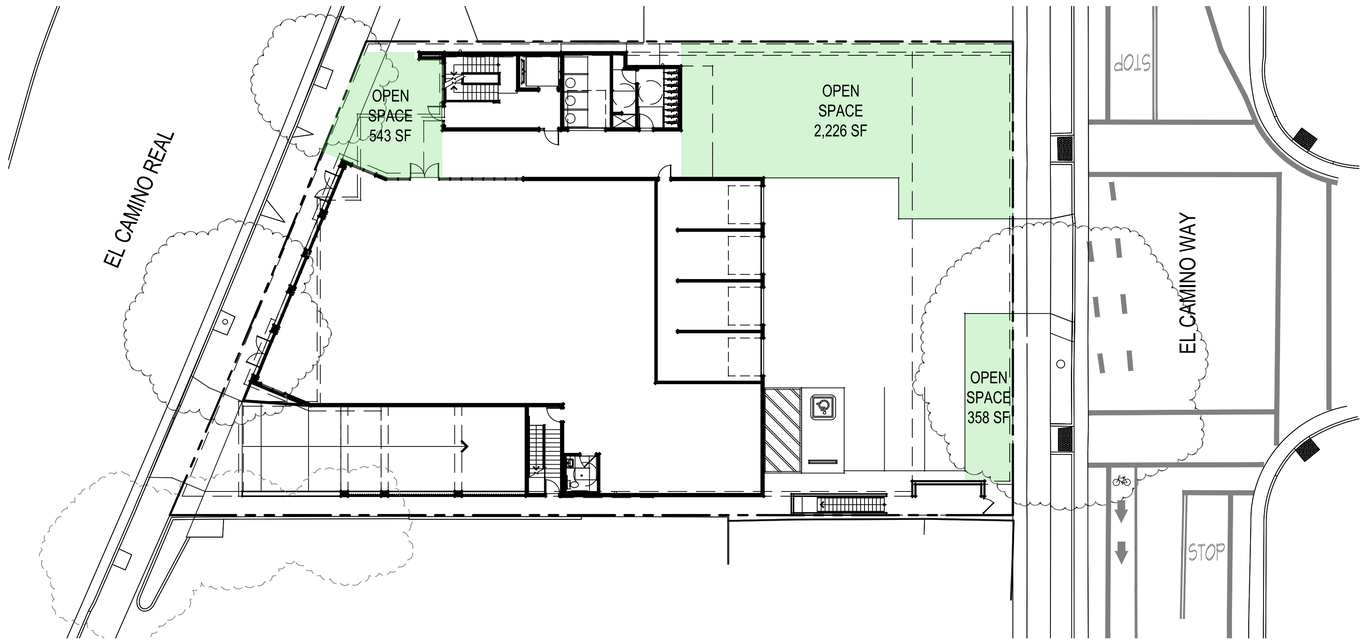
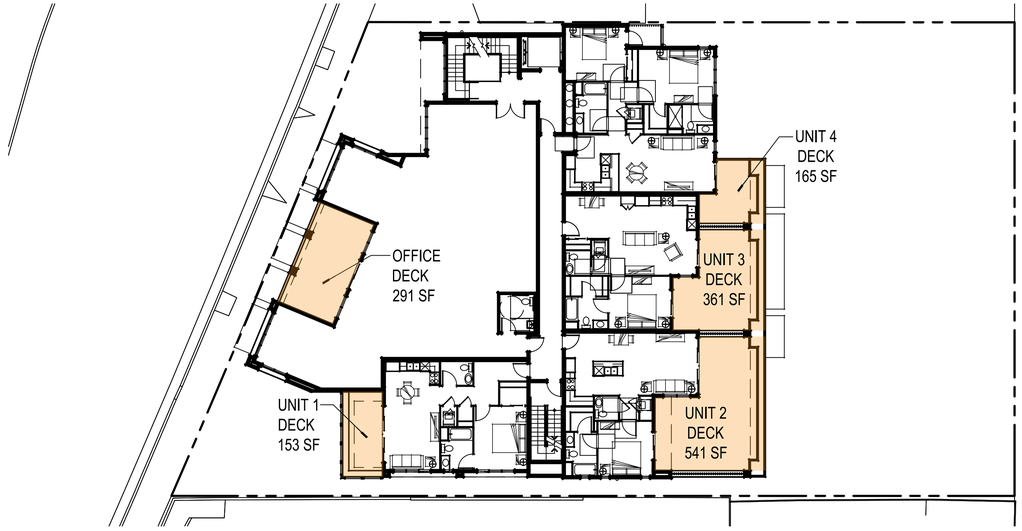
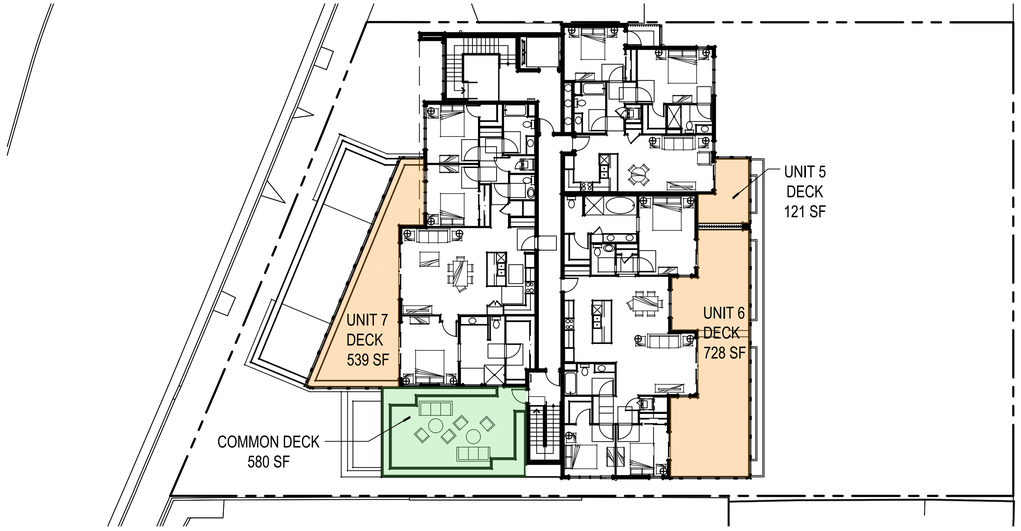


FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

OPEN SPACE SQUARE FOOTAGES

COMMON OPEN SPACE

COMMON OPEN SPACE REQUIRED	
	150 SQ. FT. / UNIT
7 UNITS x 150 SQ. FT. =	1,050 SQ. FT.
COMMON OPEN SPACE PROVIDED	
GROUND LEVEL OPEN SPACE	3,127 SQ. FT.
3RD FLOOR DECK	580 SQ. FT.
TOTAL COMMON OPEN SPACE	3,707 SQ. FT.

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE PROVIDED	
OFFICE DECK	291 SQ. FT.
UNIT 1 DECK	153 SQ. FT.
UNIT 2 DECK	541 SQ. FT.
UNIT 3 DECK	361 SQ. FT.
UNIT 4 DECK	165 SQ. FT.
UNIT 5 DECK	121 SQ. FT.
UNIT 6 DECK	728 SQ. FT.
UNIT 7 DECK	539 SQ. FT.
TOTAL PRIVATE OPEN SPACE	2,899 SQ. FT.

0 4' 8' 12' 16' 32'

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OPEN SPACE
A007

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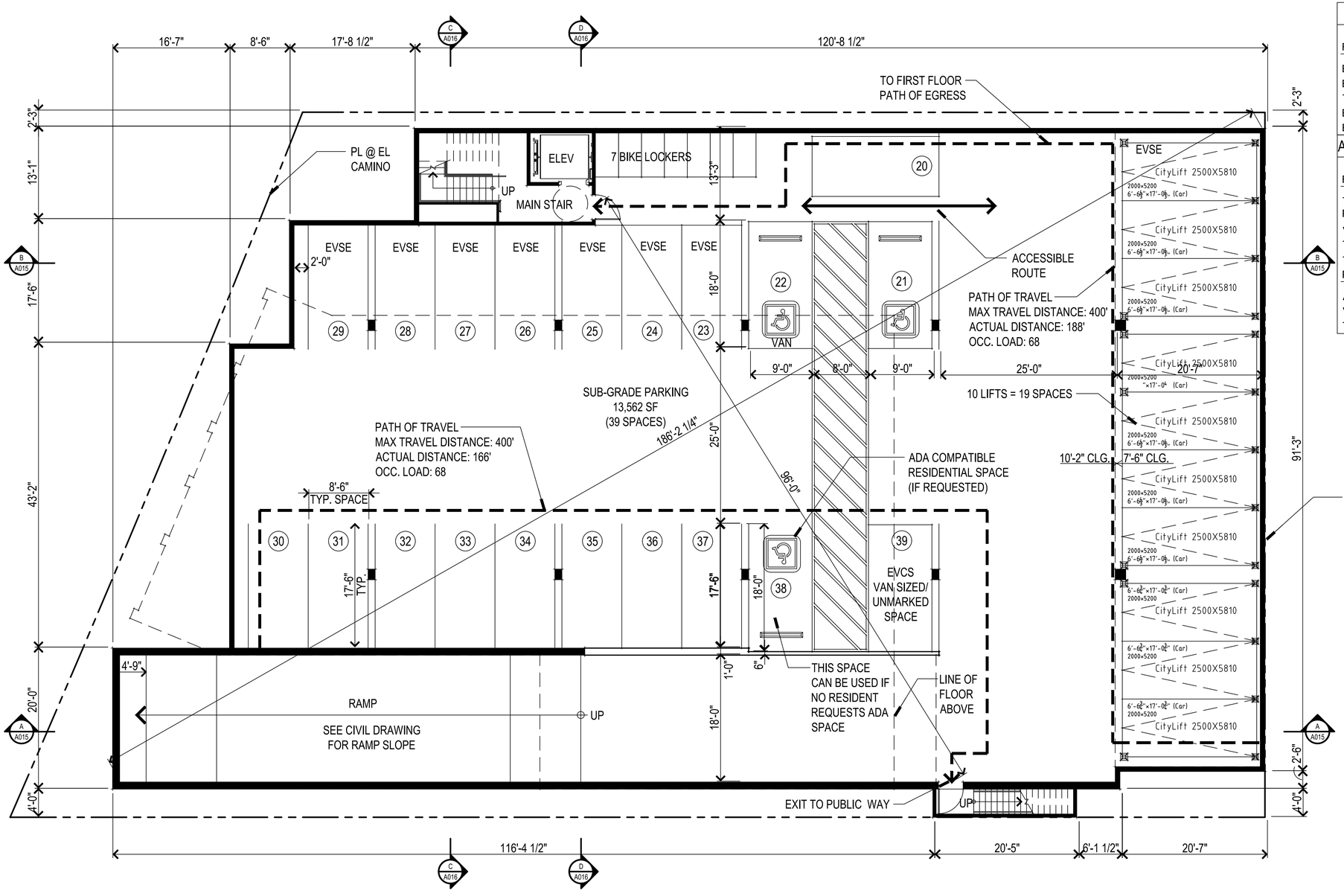

ELECTRIC VEHICLE CALCULATIONS	
REQUIRED ELECTRIC VEHICLE STATIONS	
EVSE: 25% x 36	9
EVCS: 5% x 9	1
TOTAL REQUIRED EV STATIONS	9
EVSE = PRE-WIRED EVSE	
EVCS = INSTALLED EVSE	

ACCESSIBLE PARKING CALCULATIONS	
REQUIRED ACCESSIBLE PARKING	
TOTAL NUMBER OF REQUIRED SPACES PER TABLE 11B-208.2	2
VAN PARKING SPACE PER 11-B208.2.24	1
TOTAL REQUIRED ACCESSIBLE PARKING	3
PROVIDED ACCESSIBLE PARKING	
ACCESSIBLE PARKING SPACES	2
VAN ACCESSIBLE PARKING SPACES	2
TOTAL PROVIDED ACCESSIBLE PARKING	4

PARKING CALCULATIONS	
RETAIL	
RETAIL	4,612 SQ. FT.
RETAIL CIRCULATION	187 SQ. FT.
TOTAL	4,799 SQ. FT.
1/200 SQ. FT. x 4,799 SQ. FT. =	24
REQUIRED RETAIL PARKING	24
OFFICE	
OFFICE	2,319 SQ. FT.
OFFICE CIRCULATION	613 SQ. FT.
TOTAL	2,932 SQ. FT.
1/250 SQ. FT. x 2,932 SQ. FT. =	12
REQUIRED OFFICE PARKING	12
RESIDENTIAL	
PER P.A.M.C. 18.15 DENSITY BONUS	
1 BEDROOM = 1/SPACE x 3 UNITS	3
2 BEDROOM = 2/SPACE x 2 UNITS	4
3 BEDROOM = 2/SPACE x 2 UNITS	4
REQUIRED RESIDENTIAL PARKING	11
TOTAL REQUIRED PARKING	
REQUIRED RETAIL PARKING	24
REQUIRED OFFICE PARKING	12
REQUIRED RESIDENTIAL PARKING	11
TOTAL REQUIRED PARKING	47
PROVIDED PARKING	
SUB GRADE GARAGE	39
SURFACE PARKING	4
TOWN HOME GARAGES	4
TOTAL PROVIDED PARKING	47

BICYCLE PARKING CALCULATIONS	
REQUIRED COMMERCIAL BICYCLE PARKING	
RETAIL: 1/2000 SQ. FT. x 4,799 SQ. FT. (1 LONG TERM - 2 SHORT TERM)	3
OFFICE: 1/2500 SQ. FT. x 2,932 SQ. FT. (1 SHORT TERM)	1
REQUIRED COMMERCIAL PARKING	4
REQUIRED RESIDENTIAL BICYCLE PARKING	
1/UNIT = 1 x 7 UNITS + 1 GUEST (7 LONG TERM - 1 SHORT TERM)	8
REQUIRED RESIDENTIAL PARKING	8
REQUIRED BICYCLE PARKING	
REQUIRED COMMERCIAL PARKING	4
REQUIRED RESIDENTIAL PARKING	8
TOTAL REQUIRED BICYCLE PARKING (8 LONG TERM - 4 SHORT TERM)	12
PROVIDED BICYCLE PARKING	
BIKE LOCKERS	7
COMMERCIAL BIKE STORAGE	9
BIKE RACK	4
TOTAL PROVIDED BICYCLE PARKING (17 LONG TERM - 4 SHORT TERM)	20

0 2' 4' 6' 8' 16'

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SUB-GRADE FLOOR PLAN
A008

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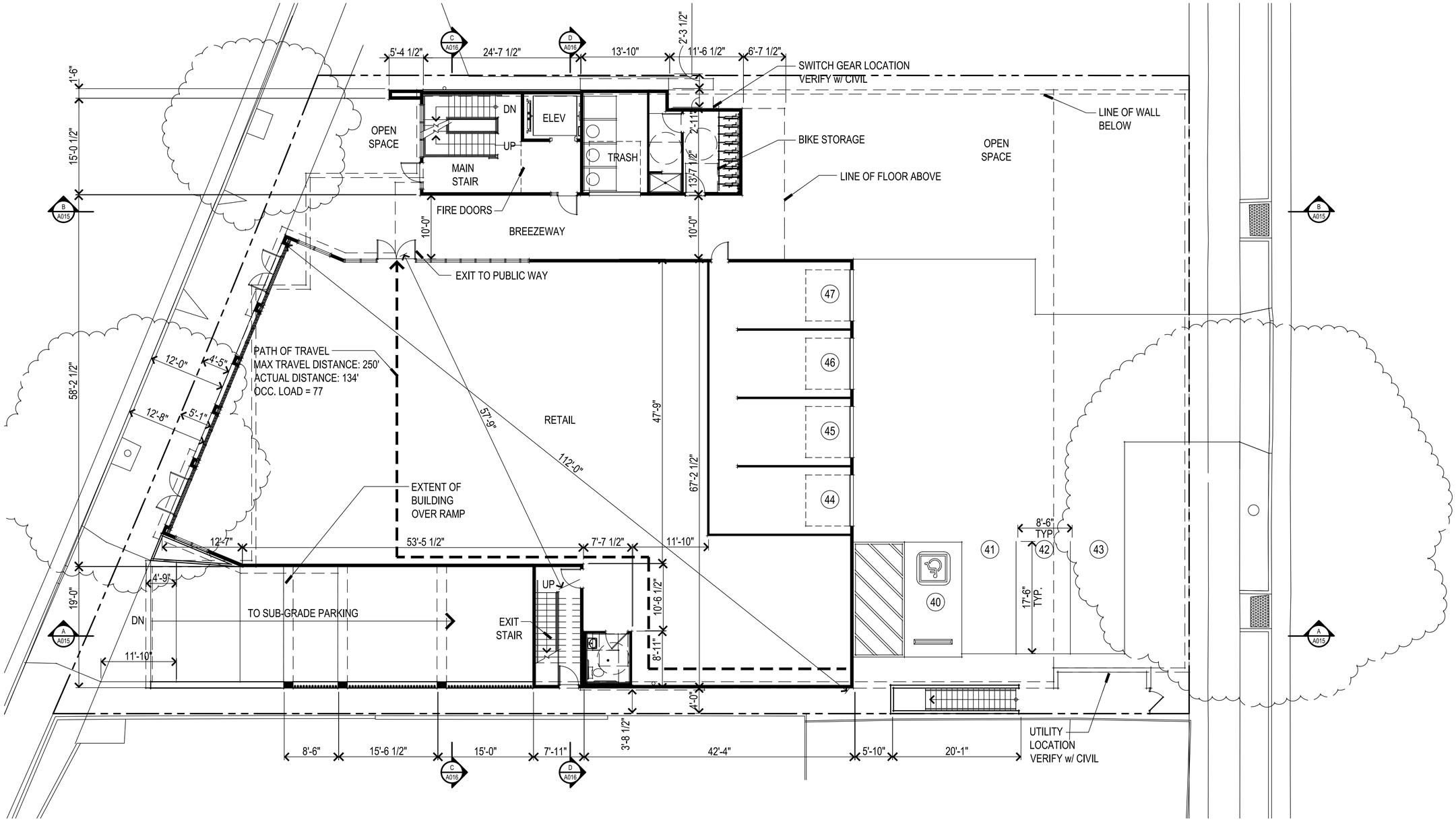

0 2' 4' 6' 8' 16'

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FIRST FLOOR PLAN
A009

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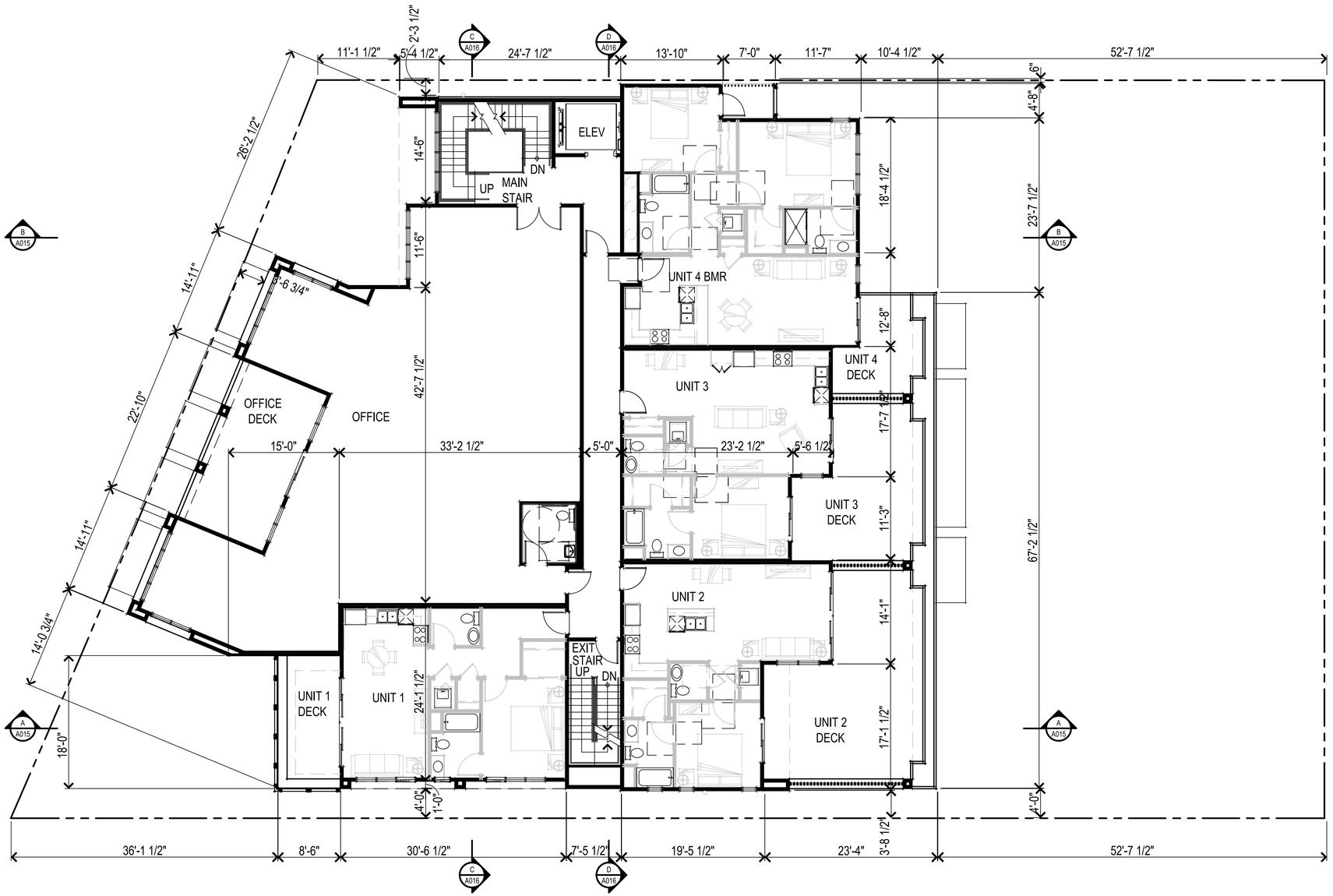

0 2' 4' 6' 8' 16'

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SECOND FLOOR PLAN
A010

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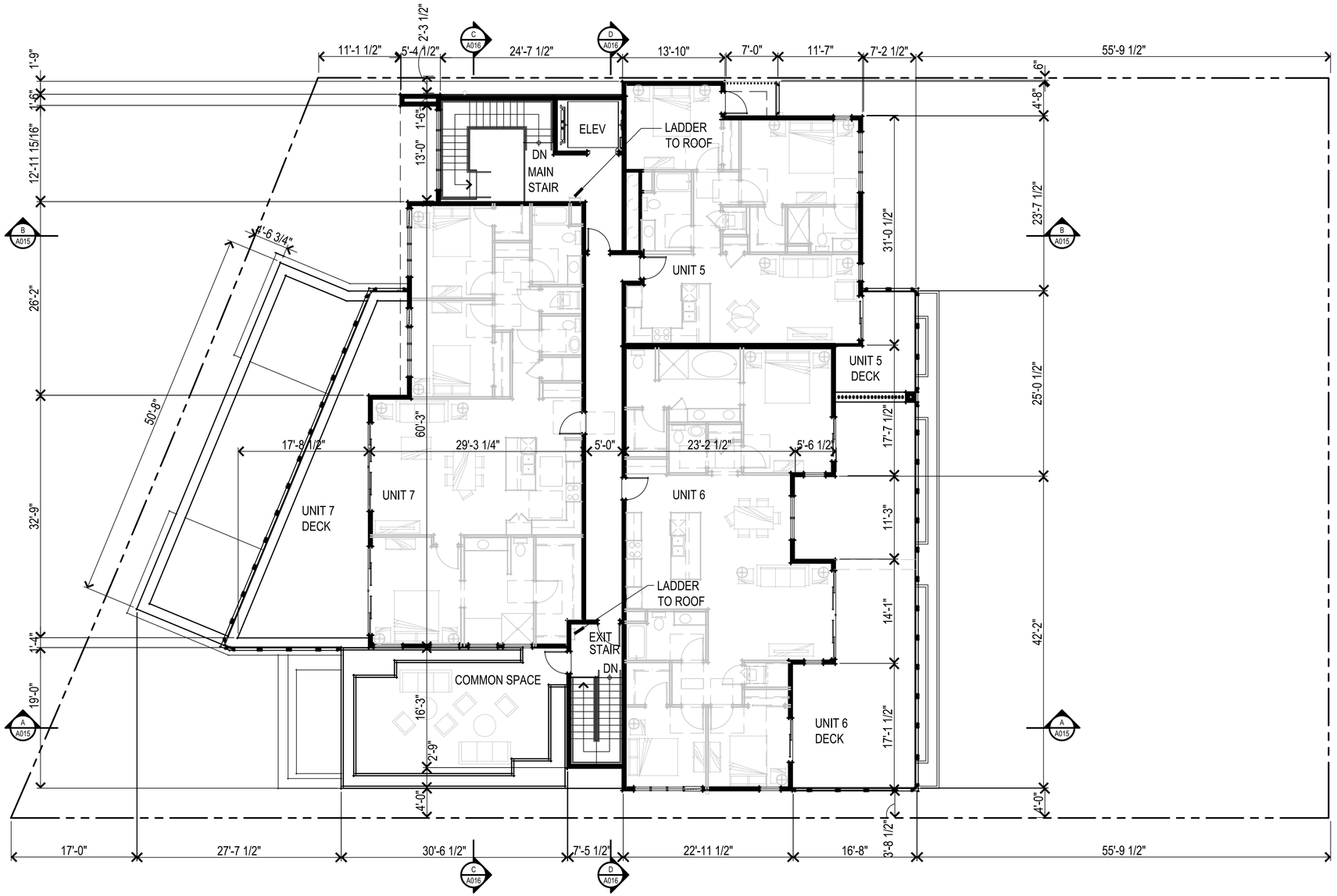

0 2' 4' 6' 8' 16'

THIRD FLOOR PLAN
A011

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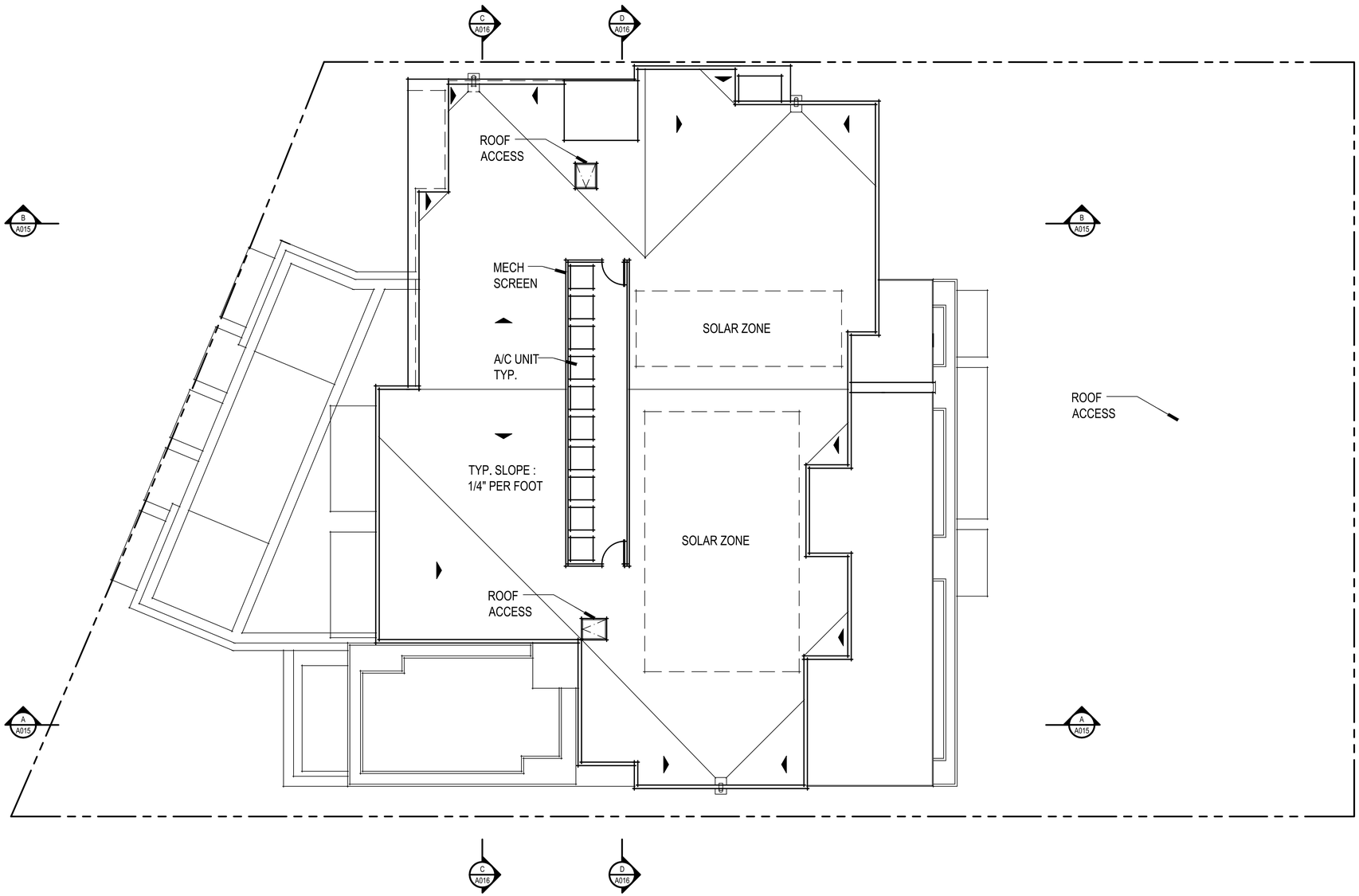

0 2' 4' 6' 8' 16'

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ROOF PLAN
A012

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0 2' 4' 6' 8' 16'

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FRONT & RIGHT ELEVATIONS
A013

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REAR & LEFT ELEVATIONS
A014

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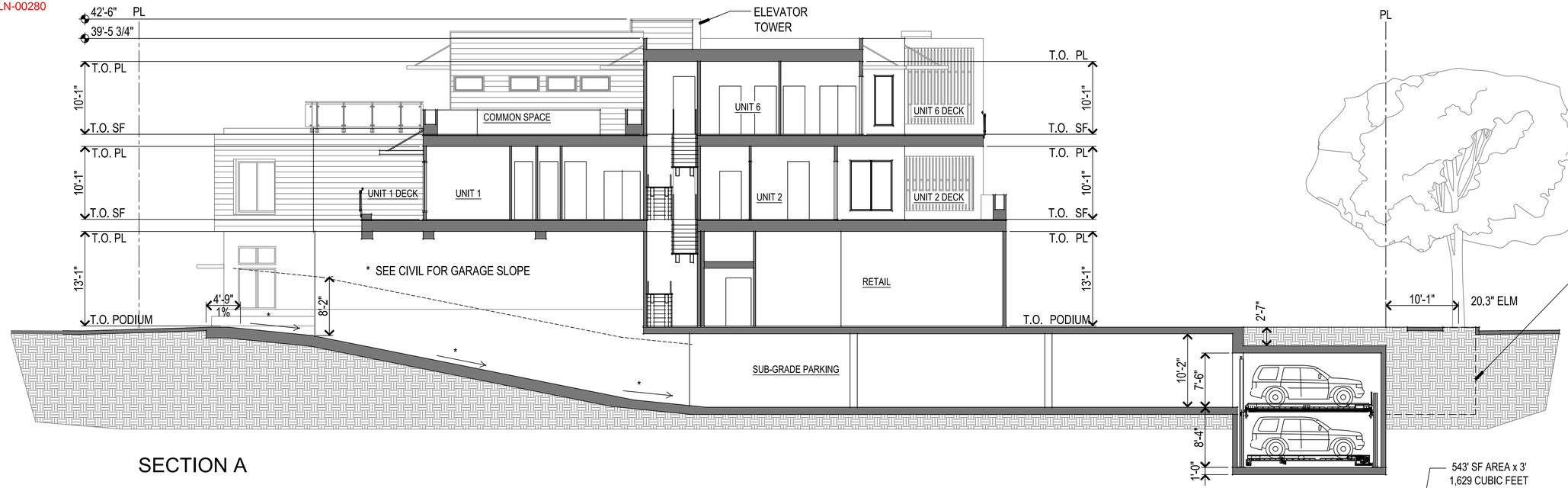
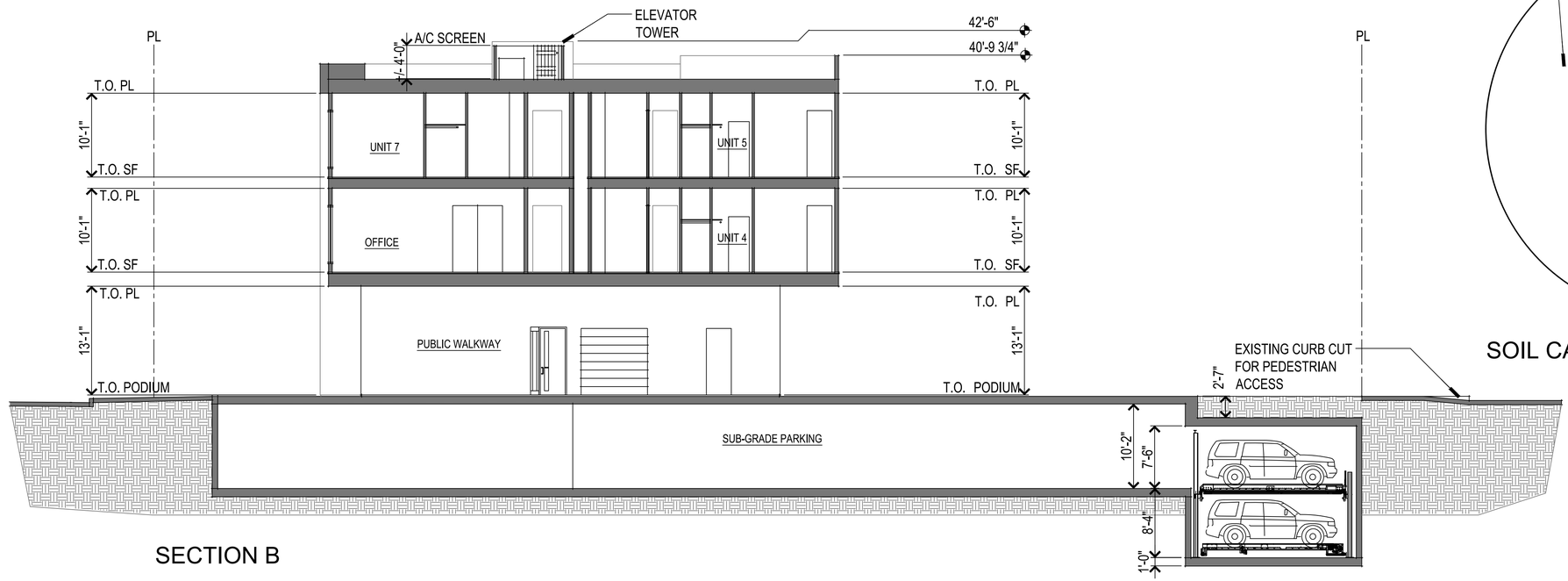


SECTION A



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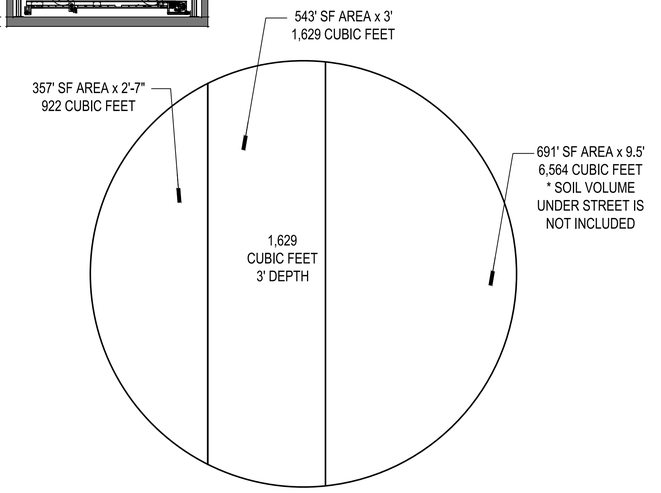

SOIL CALCULATIONS

0 2' 4' 6' 8' 16'

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SECTIONS
A015

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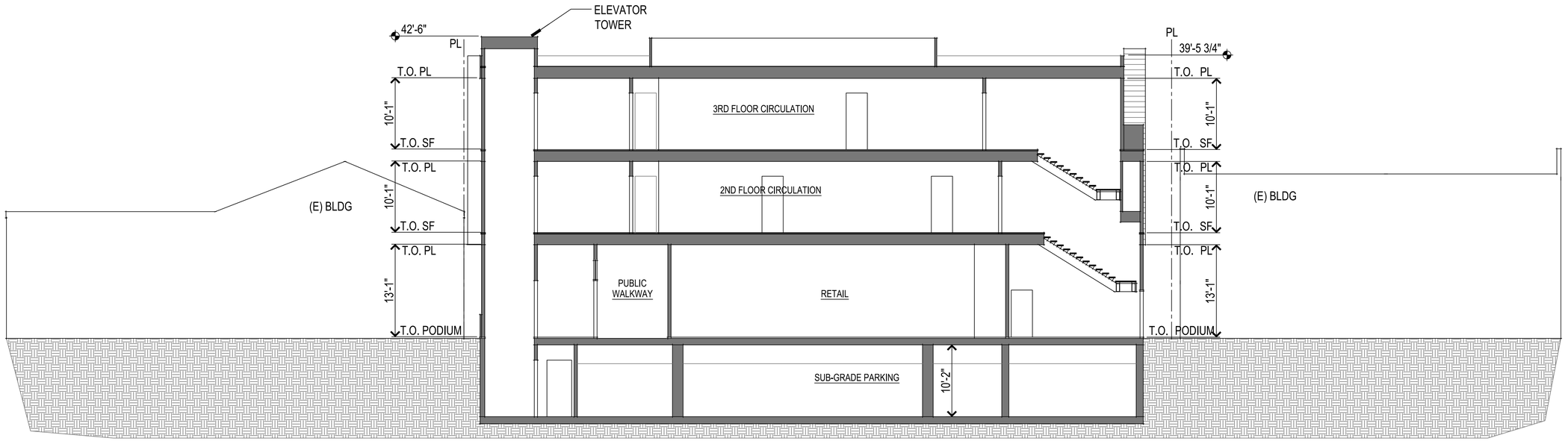
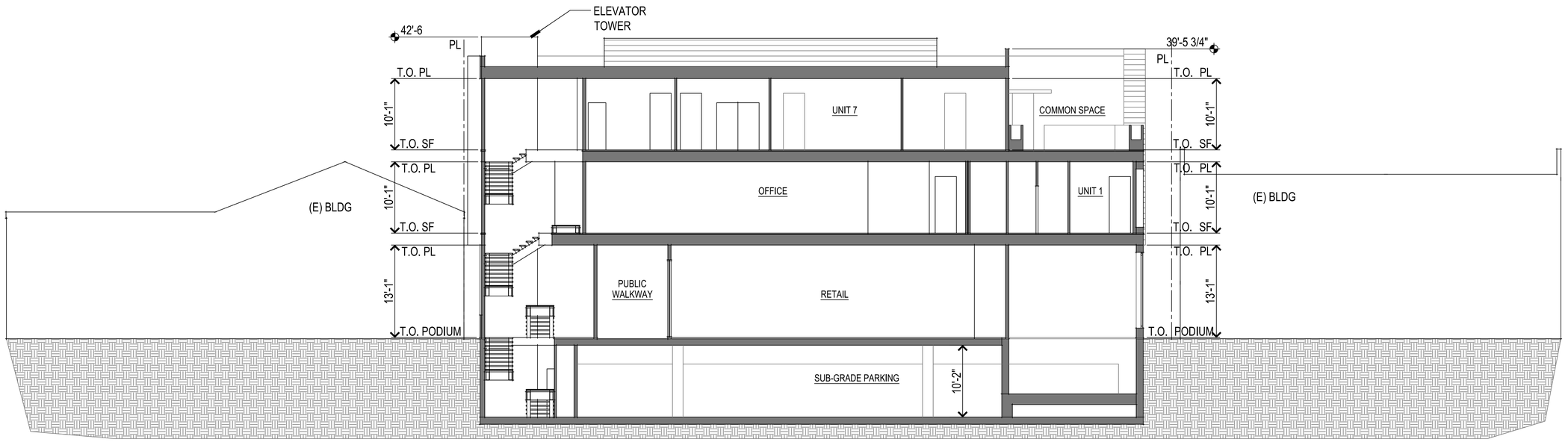


SECTION C



SECTION D

0 2' 4' 6' 8' 16'

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October 31, 2018

SECTIONS
A016

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PREVIOUS STREET VIEW FROM EL CAMINO REAL

PROPOSED STREET VIEW FROM EL CAMINO REAL

PREVIOUS STREET VIEW FROM EL CAMINO REAL

PROPOSED STREET VIEW FROM EL CAMINO REAL

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Palo Alto, CA
October 31, 2018

EL CAMINO REAL PERSPECTIVES
A017

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PREVIOUS STREET VIEW FROM EL CAMINO WAY

PROPOSED STREET VIEW FROM EL CAMINO WAY

PREVIOUS STREET VIEW FROM EL CAMINO WAY

PROPOSED STREET VIEW FROM EL CAMINO WAY

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EL CAMINO WAY PERSPECTIVES
A018

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AXONOMETRIC A.

AXONOMETRIC B.

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October 31, 2018

AXONOMETRIC VIEWS
A019

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Plans Received 10-31-2018
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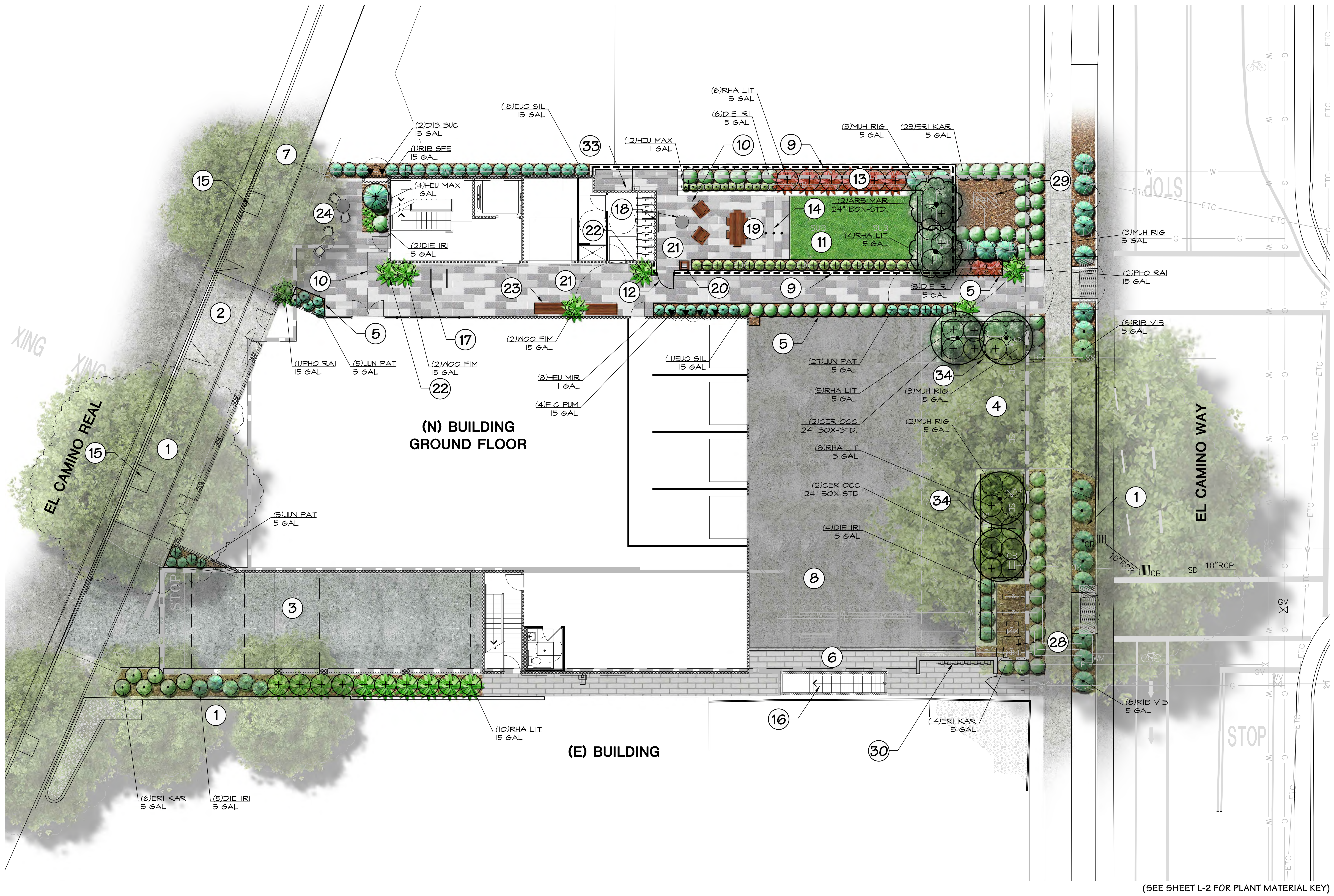

PROGRAM AMENITY LEGEND

1. EXISTING TREE TO REMAIN, TYPICAL
2. 12'-0" WIDE CONCRETE SIDEWALK, PER THE SOUTH EL CAMINO REAL DESIGN GUIDELINES. SEE CIVIL DRAWINGS.
3. DRIVEWAY TO UNDERGROUND PARKING, PER CIVIL DRAWINGS
4. DRIVEWAY, SEE CIVIL DRAWINGS
5. RAISED METAL PLANTER WITH ACCENT PLANTING, TYPICAL
6. PERVIOUS PAVING, TYPICAL
7. NEW STREET TREE TO MATCH EXISTING SYCAMORE STREET TREES
8. PARKING SPACES, SEE CIVIL DRAWINGS
9. 3' HT. HORIZONTAL WOOD FENCE ON TOP OF 36" HT. RETAINING WALL, TYPICAL. 6' HT. TOTAL
10. BUILDING OVERHANG SHOWN DASHED, TYPICAL
11. 18" HT. RAISED LAWN AREA
12. 6' HT. WOOD GATE, ENTRY TO TENANT PRIVATE OPEN SPACE
13. 36" HT. RAISED FLOW-THROUGH PLANTER, TYPICAL.
14. STEPS TO RAISED LAWN AREA, (3) TOTAL
15. TREE GRATES AT STREET TREES PER 'EL CAMINO REAL' DESIGN GUIDELINES
16. EXIT STAIR FROM BUILDING WITH PATHWAY
17. BIKE RACKS, (4) BIKES
18. LOUNGE SEATING AREA W/ OUTDOOR WALL TV
19. OUTDOOR DINING TABLE
20. TRASH RECEPTACLE, TYPICAL
21. DECORATIVE PAVERS ON PEDESTAL
22. ORNAMENTAL POTTERY WITH PLANTING, TYPICAL
23. BENCH SEATING, TYPICAL
24. MOVABLE CAFE TABLES AT ENTRY PLAZA
25. WOOD PAVERS ON PEDESTAL ON 2nd & 3rd FLOOR
26. 30" HT. RAISED CORTEN STEEL PLANTER
27. NOT USED
28. WATER METERS AND BACKFLOW DEVISES ON-GRADE (SEE ARCH. DWGS. FOR PARKING GARAGE SECTION).
29. ABOVE-GROUND TRANSFORMER ON-GRADE (SEE ARCH. DWGS. FOR PARKING GARAGE SECTION).
30. GAS METERS AND WALL ENCLOSURE
31. WOOD PAVERS ON PEDESTAL ON 2nd FLOOR PATIO BELOW
32. 3rd FLOOR ROOF DECK W/ PEDESTAL WOOD PAVERS, FURNITURE SEATING, AND RAISED PERIMETER ACCENT PLANTERS.
33. BUILDING ELECTRICAL MAIN SWITCH GEAR PANEL
34. SUNKEN FLOW-THROUGH PLANTER, SEE CIVIL DRAWINGS.

GROUND FLOOR PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION

4115 EL CAMINO REAL

PALO ALTO, CALIFORNIA

0 5 10 20 FT.

DATE: 10/31/18
JOB# 17007.01

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
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Walnut Creek, CA 94596
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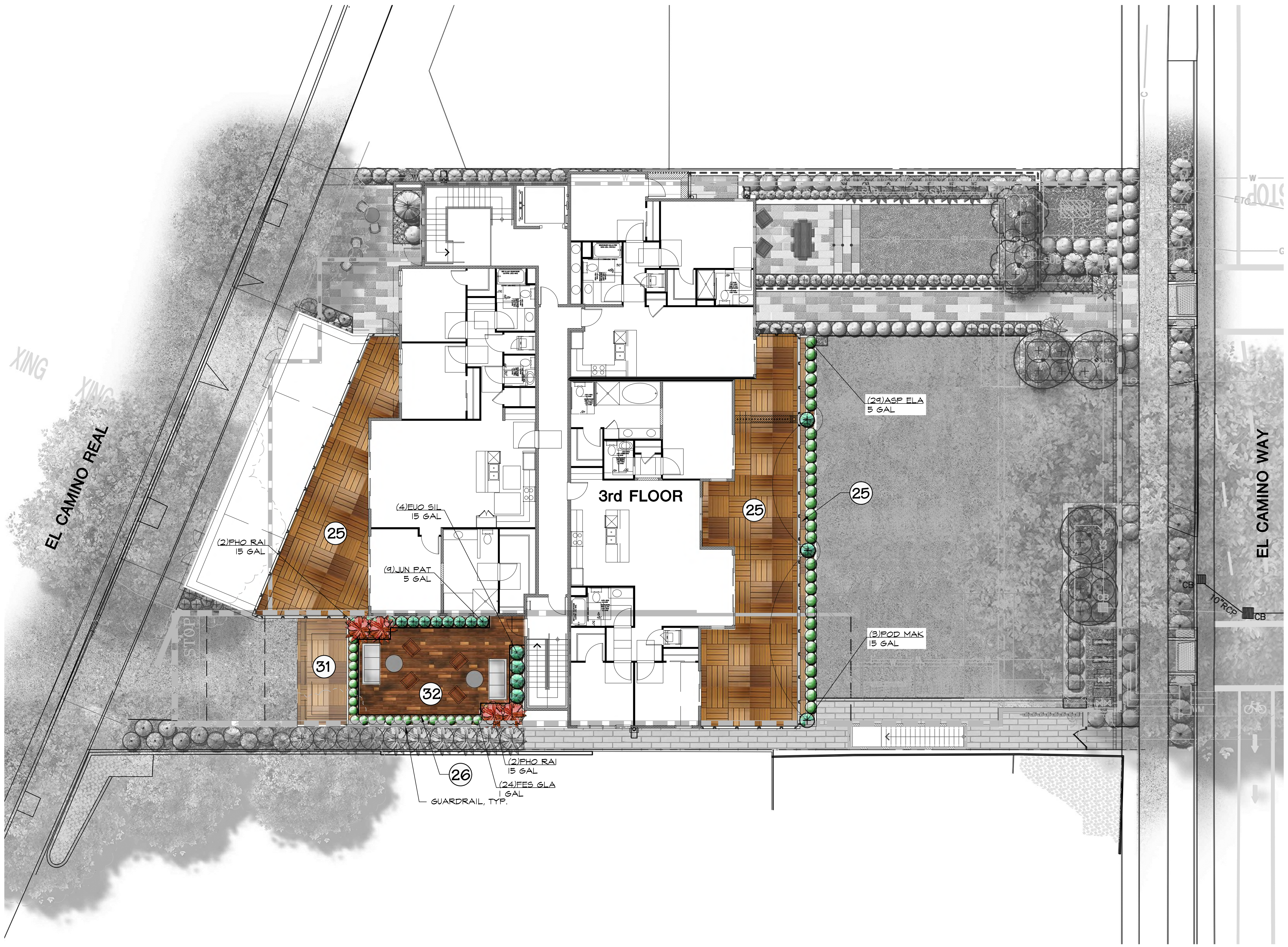

(SEE SHEET L-1 FOR PROGRAM AMENITIES LEGEND)

PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (1)
	TREES				
ARB MAR	Arbutus 'Marina'	Strawberry Tree	24" BOX-STD.	SEE PLANS	L
CER OCC	Ceris occidentalis	Western Redbud	24" BOX-STD.	SEE PLANS	L
	SHRUBS, GROUNDCOVERS & GRASSES				
ASP ELA	Aspidistra elatior	Cast Iron Plant	5 GAL	24" O.C.	L
DIE IRI	Dietes iridioides	Fortnight Lily	5 GAL	36" O.C.	L
ERI KAR	Erigeron karvinskianus	Santa Barbara Daisy	1 GAL	36" O.C.	L
EUO SIL	Euonymus j. 'Silver King'	Upright Euonymus	15 GAL	30" O.C.	L
FES GLA	Festuca glauca	Blue Fescue	1 GAL	18" O.C.	L
HEU MAX	Heuchera maxima	Island Alum Root	1 GAL	18" O.C.	L
HEU MIR	Heuchera micrantha	Crevice Alumroot	1 GAL	24" O.C.	L
JUN PAT	Juncus patens	California Gray Rush	1 GAL	24" O.C.	L
MUH RIG	Muhlenbergia rigens	Deer Grass	5 GAL	48" O.C.	L
PHO RAI	Phormium h. 'Rainbow Warrior'	New Zealand Flax	15 GAL	POTS	L
POD MAK	Podocarpus m. 'Maki'	Shrubby Yew Pine	15 GAL	36" O.C.	M
RHA LIT	Rhamnus californica 'Little Sur Coffeeberry	Coffeeberry	5 & 15 GAL	48" O.C.	L
RIB SPE	Ribes speciosum	Fuchsia-Flowering Gooseberry	15 GAL	SEE PLANS	L
RIB VIB	Ribes viburnifolium	Evergreen Currant	5 GAL	48" O.C.	L
WOO FIM	Woodwardia fimbriata	Giant Chain Fern	5 GAL	48" O.C.	M
	VINES				
DIS BUC	Distictis buccinatoria	Blood-Red Trumpet Vine	15 GAL	SEE PLANS	M
FIC PUM	Ficus pumila	Creeping Fig	15 GAL	SEE PLANS	M

NOTES:
1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.
2. HIGHLIGHTED PLANT SPECIES ABOVE ARE CALIFORNIA NATIVES AS CLASSIFIED BY THE CALIFORNIA NATIVE PLANT SOCIETY AND THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM PLANT LISTS.

3rd FLOOR PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION

4115 EL CAMINO REAL

PALO ALTO, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
08/31/2019
STATE OF CALIFORNIA

0 5 10 20 FT.

DATE: 10/31/18
JOB# 17007.01

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TREE IMAGERY


SHRUBS & GROUNDCOVER IMAGERY



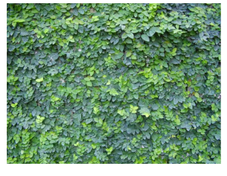












SITE AMENITY IMAGERY















LANDSCAPE DESIGN IMAGES

NOT FOR CONSTRUCTION

4115 EL CAMINO REAL

PALO ALTO, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
SCOTT E. FEUER No. 4748
SIGNATURE
08/31/2019
RENEWAL DATE
STATE OF CALIFORNIA

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
1700 N. Broadway, Suite 401
Walnut Creek, CA 94596
T (925) 945-0300 F (925) 945-6688
www.environmentalforesight.com

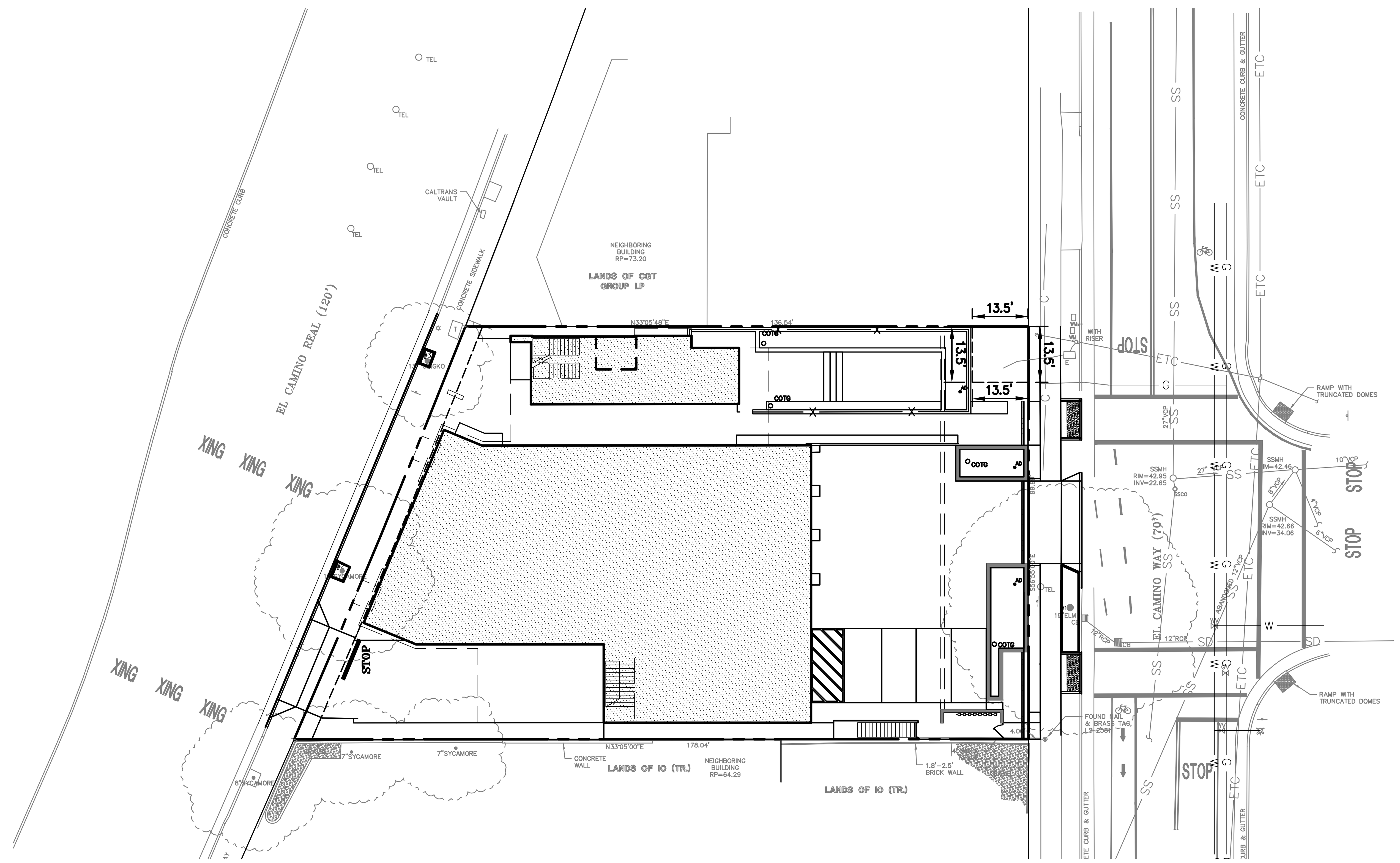
DATE: 10/31/18
JOB# 17007.01

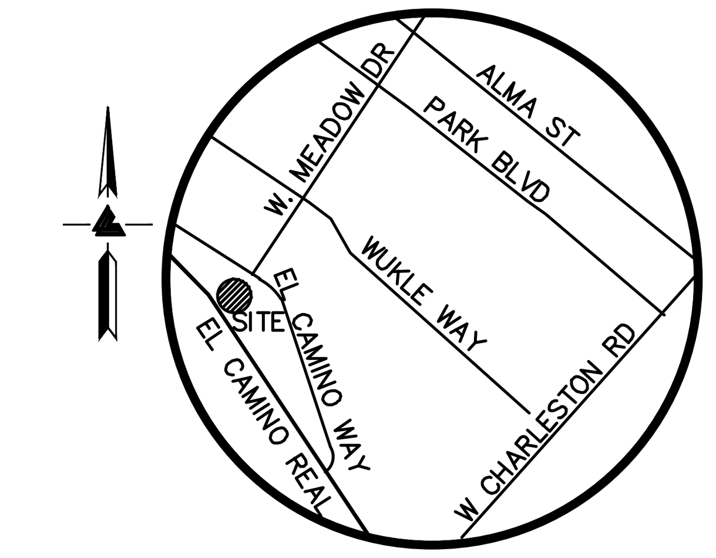
APPROVED PLANS
Plans Received 10-31-2018
17PLN-00280

4115 EL CAMINO REAL
PALO ALTO, CA

LEGEND

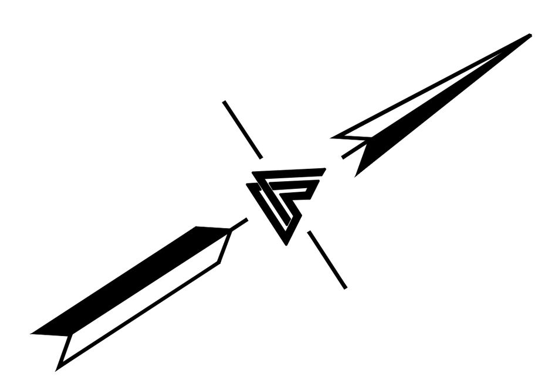
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED





ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG GRADE	BOTTOM OF WALL/FINISH	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	PL	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or -TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TEMP	TEMPORARY
		TP	TOP OF PAVEMENT
HORIZ	HORIZONTAL	TW/FG	TOP OF WALL/FINISH GRADE
HI PT	HIGH POINT	TYP	TYPICAL
H&T	HUB & TACK	VC	VERTICAL CURVE
ID	INSIDE DIAMETER	VCP	VITRIFIED CLAY PIPE
INV	INVERT ELEVATION	VERT	VERTICAL
JB	JUNCTION BOX	W/	WITH
JT	JOINT TRENCH	W, WL	WATER LINE
JP	JOINT UTILITY POLE	WM	WATER METER
L	LENGTH	WWF	WELDED WIRE FABRIC
LNDG	LANDING		



0 10 20 40

SCALE: 1" = 20'

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	8,500	0	8,500
FILL	0	0	0
EXPORT			8,500

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK

CITY OF PALO ALTO BENCHMARK
BM068
BRASS DISK ON TOP AND CENTER OF THE NOTHERNEASTERLY HEADWALL AT EL CAMINO REAL AND BARRON CREEK. NEAR THE NORTH CORNER OF STREET INTERSECTION. CITY OF PALO ALTO
ELEVATION = 40.99'
(NAVD 88 DATUM)

EASEMENT NOTE

THERE ARE NO EASEMENTS LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-760951-SM. DATED OCTOBER 23, 2015

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE
ELEVATION = 43.72'
(NAVD 88 DATUM)

FEMA NOTE:

THIS PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X". ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NO BASE FLOOD ELEVATION FOR SUBJECT SITE WAS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 06085C0017H, PANEL 17 OF 830 EFFECTIVE DATE MAY 18, 2009.

OWNER'S INFORMATION

OWNER:
4115 ECR LLC
250 ROBERT LOUIS STEVENSON AVE.
ALAMEDA, CA

APN: 132-46-100

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA AND BRAZE ENGINEERING, ENTITLED;
"TOPOGRAPHIC SURVEY"
4115 EL CAMINO REAL
PALO ALTO, CA
DATED:
JOB# 21601065
2. SITE PLAN BY SDG ARCHITECT, INC. ENTITLED:
"SITE PLAN"
4115 EL CAMINO REAL
PALO ALTO, CA
DATED: JANUARY 29, 2018
3. LANDSCAPE PLAN BY ENVIRONMENTAL FORESIGHT INC.
ENTITLED:
"PRELIMINARY LANDSCAPE"
4115 EL CAMINO REAL
PALO ALTO, CA
DATED: JANUARY 31, 2018

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

SHEET INDEX

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WWW.LEABRAZE.COM

4115 EL CAMINO REAL
PALO ALTO, CALIFORNIA
SANTA CLARA COUNTY
APN: 132-46-100

TITLE SHEET

	REVISIONS	BY
1	PLAN CHECK 11-22-17	TT
2	SITE REVISIONS 02-02-18	TT
3	SITE REVISIONS 04-20-18	TT
4	SITE REVISIONS 05-16-18	TT
5	SITE REVISIONS 10-05-18	TT
6	SITE REVISIONS 10-30-18	TT

JOB NO:	2161066
DATE:	08-01-17
SCALE:	AS SHOWN
DESIGN BY:	PC/TT
DRAWN BY:	TB/WA
SHEET NO:	C-1.0

01 OF 10 SHEETS

ARB SUBMITTAL PACKAGE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

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ELEVATION = 40.99'
(NAVD 88 DATUM)

EASEMENT NOTE

THERE ARE NO EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWPS-29891706955MC. DATED AS OF MAY 11, 2018

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE
ELEVATION = 43.72'
(NAVD 88 DATUM)

0 5 10 20
SCALE: 1" = 10'

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- TV/T — CABLE TV/TELEPHONE OVERHEAD LINE
- x — FENCE LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- ACCESSIBILITY PARKING
- AREA DRAIN
- BENCHMARK
- BOLLARD
- BW — BOTTOM RETAINING WALL
- CB — CATCH BASIN
- CO — CLEAN-OUT BOX
- EB — ELECTRICAL BOX
- EM — ELECTRICAL METER
- E — ELECTRICAL VAULT
- FF — FINISH FLOOR
- FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- GV — GAS VALVE
- GUY ANCHOR
- INV — INVERT
- JOINT POLE
- PBMH — PAC BELL MANHOLE
- RCP — REINFORCED CONCRETE PIPE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MANHOLE
- SDMH — STORM DRAIN MANHOLE
- STREET LIGHT
- STREET SIGN
- TEL — TELEPHONE MANHOLE
- T — TELEPHONE BOX
- TC — TOP OF CURB
- TW — TOP OF RETAINING WALL
- TOS — TOP OF SLAB
- VCP — VITRIFIED CLAY PIPE
- VLT — VAULT
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL

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4115 EL CAMINO REAL
PALO ALTO, CALIFORNIA

APN: 132-46-100

SANTA CLARA COUNTY

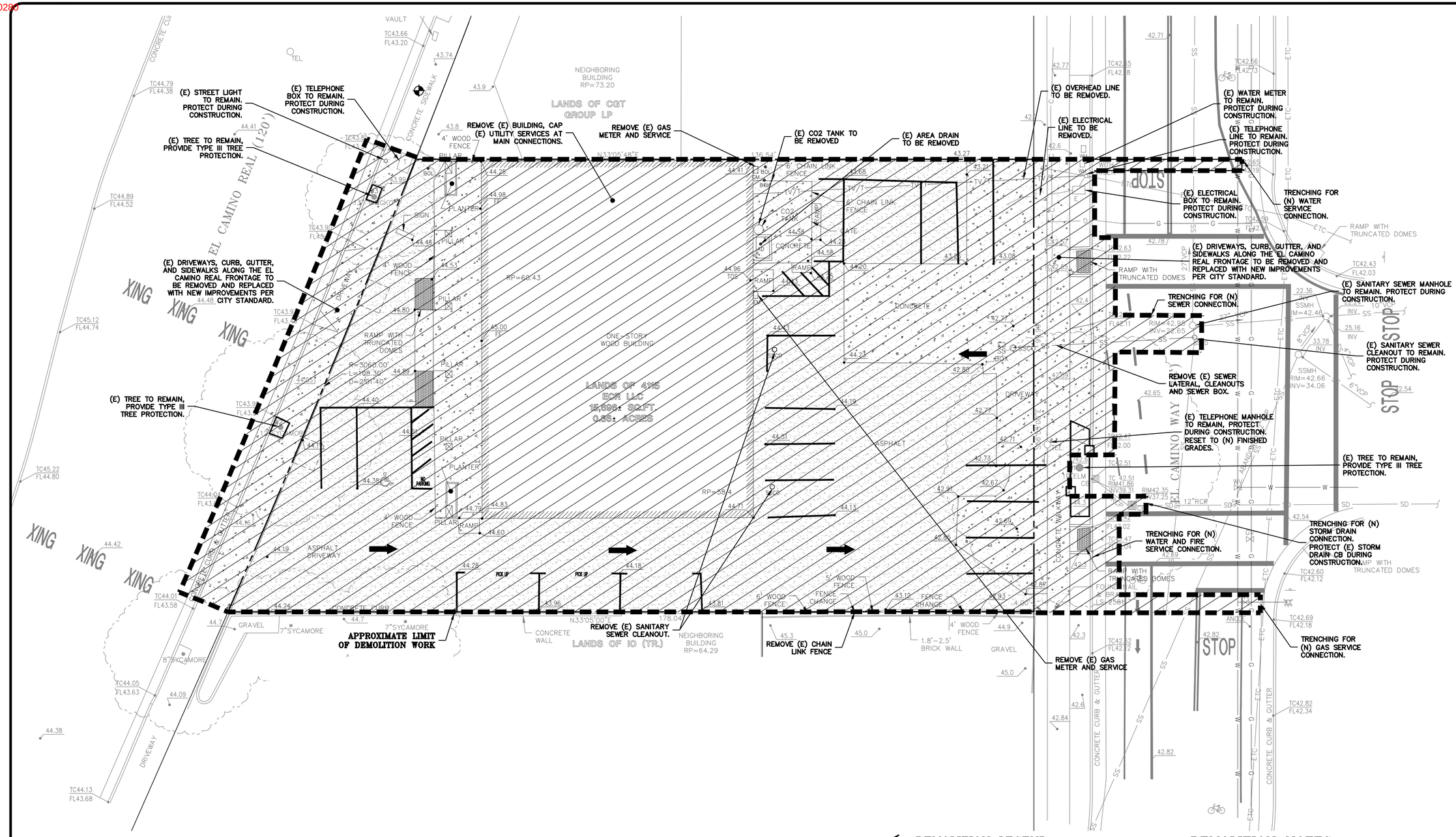
EXISTING CONDITION – TOPOGRAPHIC SURVEY

1	PLAN CHECK 11-22-17	TT
2	SITE REVISIONS 02-02-18	TT
3	SITE REVISIONS 04-20-18	TT
4	SITE REVISIONS 05-16-18	TT
5	SITE REVISIONS 10-05-18	TT
6	SITE REVISIONS 10-30-18	TT
	REVISIONS	BY

JOB NO:	2161066
DATE:	08-01-17
SCALE:	AS NOTED
DESIGN BY:	PC/TT
DRAWN BY:	TB/WA
SHEET NO:	C-1.1

02 OF 10 SHEETS

APPROVED PLANS
Plans Received 10-31-2018
17PLN-00280



DEMOLITION LEGEND

(E) TREES HAVE PREVIOUSLY BEEN REMOVED UNDER SEPARATE PERMIT.

ALL ITEMS WITHIN LIMITS OF DEMOLITION TO BE REMOVED UNLESS OTHERWISE NOTED TO REMAIN ON PLANS. CONTRACTOR IS TO REMOVE ALL LAWN IRRIGATION SYSTEMS, PAVEMENT CONCRETE AND STRUCTURES UNLESS CALLED OUT TO REMAIN.

TREE PROTECTION NOTE:
FOR INFORMATION REGARDING TREE PROTECTION SEE SHEET T-1 FOR NOTES AND DETAILS.

0 5 10 20

SCALE: 1" = 10'

DEMOLITION NOTES:

1. EXISTING STORM DRAIN SYSTEM WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED UNLESS OTHERWISE NOTED. CONTRACTOR TO TAKE CAUTION WHEN WORKING WITHIN AREA OF (E) STORM DRAIN. SEE GRADING AND DRAINAGE PLAN FOR NEW TIE-IN FOR STORM DRAIN SYSTEM.
2. (E) STORM DRAIN INLET REMAIN – PROTECT IN PLACE.
3. (E) SANITARY SEWER CLEANOUT TO REMAIN – PROTECT IN PLACE.
4. (E) SANITARY SEWER MANHOLE TO REMAIN – PROTECT IN PLACE.

REGISTERED PROFESSIONAL ENGINEER
PETER CAMPBELL
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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WWW.LEABRAZE.COM

4115 EL CAMINO REAL
PALO ALTO, CALIFORNIA

APN: 132-46-100

SANTA CLARA COUNTY

DEMOLITION PLAN

1	PLAN CHECK 11-22-17	TT
2	SITE REVISIONS 02-02-18	TT
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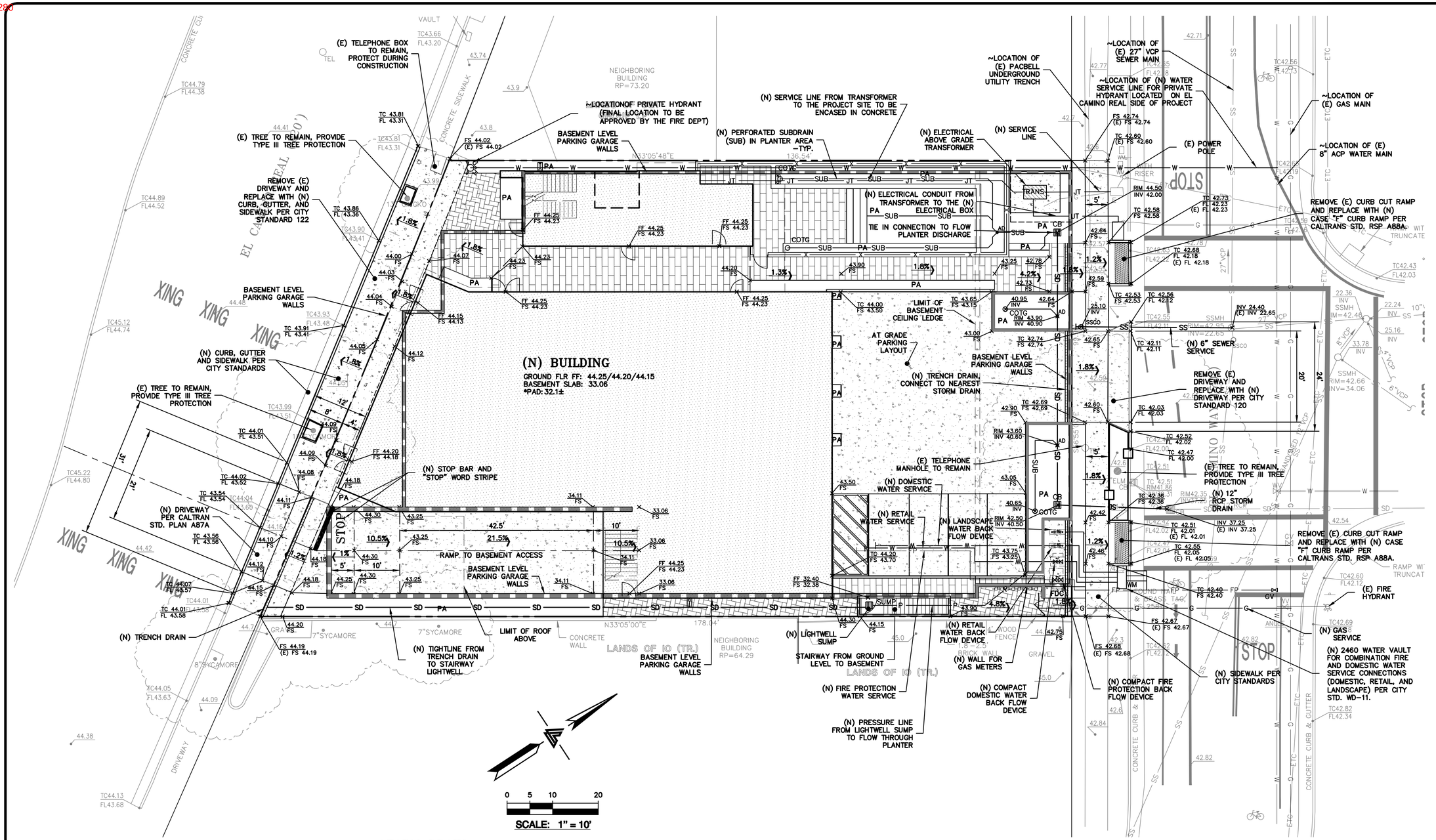
4	SITE REVISIONS 05-16-18	TT
5	SITE REVISIONS 10-05-18	TT
6	SITE REVISIONS 10-30-18	TT
	REVISIONS	BY

JOB NO:	2161066
DATE:	08-01-17
SCALE:	AS NOTED
DESIGN BY:	PC/TT
DRAWN BY:	TB/WA
SHEET NO:	C-2.0

03 OF 10 SHEETS

ARB SUBMITTAL PACKAGE

APPROVED PLANS
Plans Received 10-31-2018
17PLN-00280



FLATWORK KEYNOTES TO

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

(N) CONCRETE DRIVEWAY. SEE DETAIL X SHEET X.

STORM DRAIN KEYNOTES TO

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

UTILITIES KEYNOTES TO

INSTALL (N) SANITARY SEWER LATERALS. USE 6" HDPE (SDR-17) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER CITY STANDARDS.

CONNECT (N) FIRE PROTECTION SERVICE PER CITY STANDARDS.

CONNECT (N) WATER SERVICE PER CITY STANDARDS.

CONNECT (N) LANDSCAPE SERVICE PER CITY STANDARDS.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, ELECTRIC, CATV & TELEPHONE FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

INSTALL (N) GAS SERVICE PER CITY STANDARDS. DESIGN BY OTHERS.

DEMOLITION KEYNOTES TO

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL X ON SHEET C-X.

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REGISTERED PROFESSIONAL ENGINEER — No. C79555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

4115 EL CAMINO REAL PALO ALTO, CALIFORNIA

SANTA CLARA COUNTY

APN: 132-46-100

PRELIMINARY GRADING AND UTILITY PLAN

1	PLAN CHECK 11-22-17	TT
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4	SITE REVISIONS 05-16-18	TT
5	SITE REVISIONS 10-05-18	TT
	REVISIONS	BY

JOB NO:	2161066
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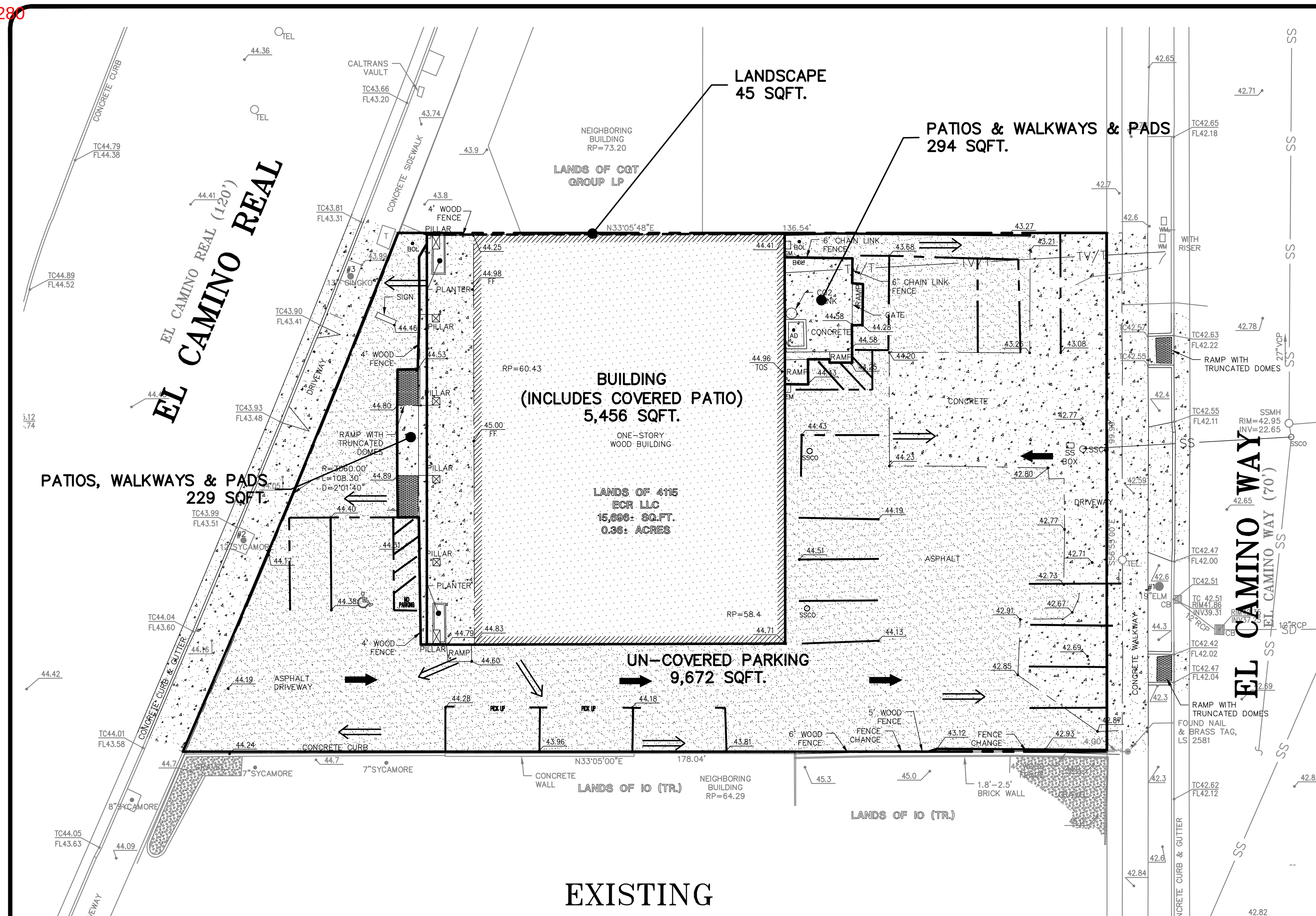
SCALE:	AS SHOWN
DESIGN BY:	PC/TT
DRAWN BY:	TB/WA
SHEET NO:	C-3.0

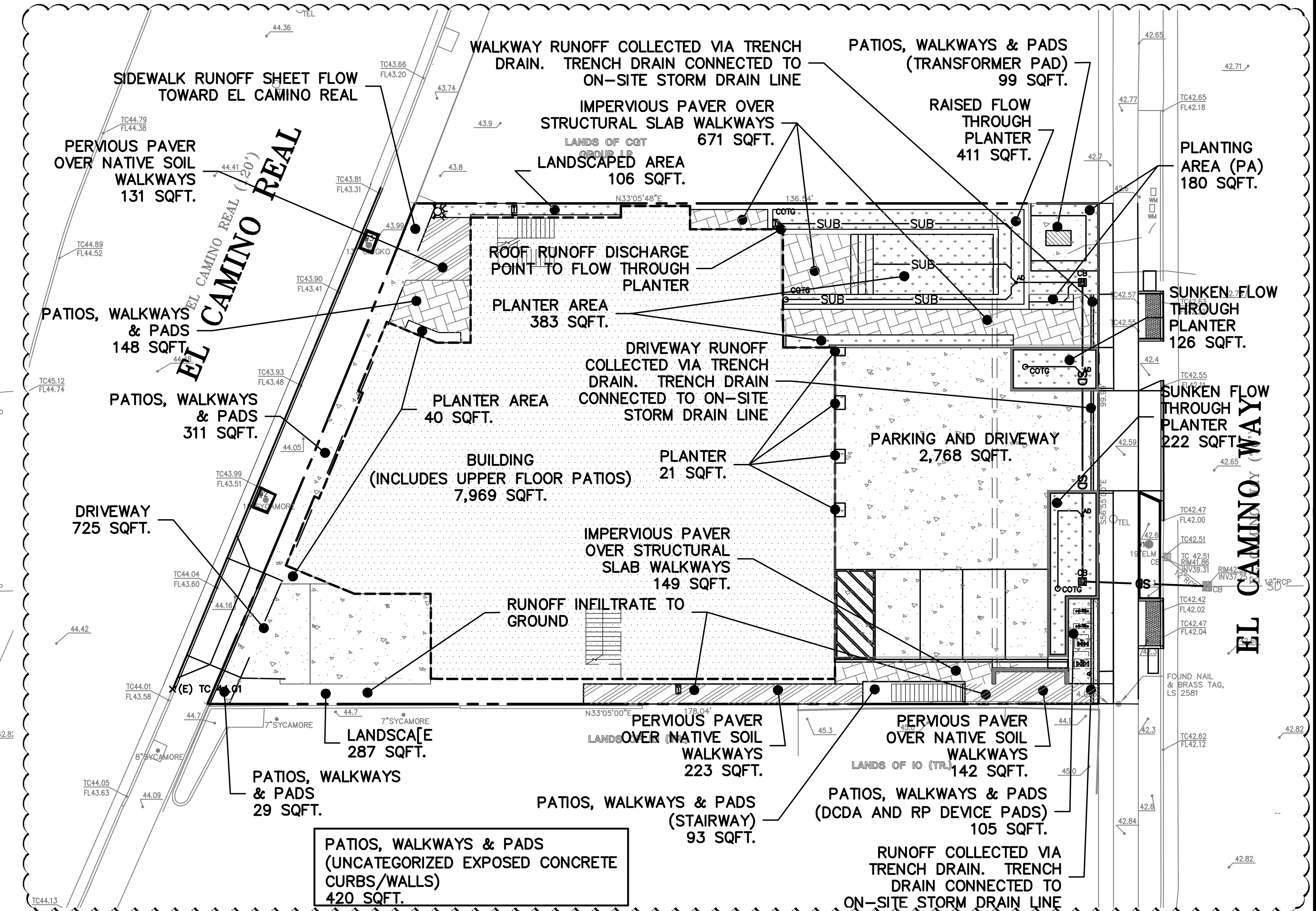
04 OF 10 SHEETS

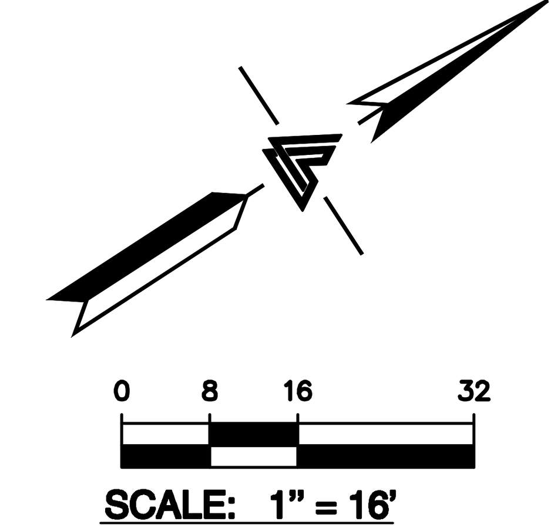
ARB SUBMITTAL PACKAGE

APPROVED PLANS
Plans Received 10-31-2018
17PLN-00280



EXISTING





LEA & BRAZE ENGINEERING, INC.
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2495 Industrial Parkway West
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WWW.LEABRAZE.COM

PROJECT	DATE
4115 El Camino Real	October 30, 2018
JOB NO.	BY
2161066	T. THAO

SITE HYDROLOGY CALCULATION SUMMARY

Calculations based on a 10 year event with a 120 minute duration

Site Area (A) A = 15,696 sqft. 0.360 acre

Rain Fall intensity (I) I = 0.56 in/hr (From San Mateo County Rainfall Map

Intensity Factor (F) F= 0.80 (From San Mateo County Rainfall Map

On-Site Run-Off Coefficient Tables (C) (Impervious = 0.95, Pervious = 0.35)

Existing:

Type of Surface	Area (ft^2)	C_{runoff}	Weight
Buildings	5,456	0.95	5,183
Impervious Driveway	0	0.95	0
Patios, Walkways & Pads	523	0.95	497
Uncovered Parking	9,672	0.95	9,188
Pervious Paving	0	0.35	0
Green Roof	0	0.35	0
Landscape / Treatment Planters	45	0.35	16
TOTAL	**15,696**		**14,884**
Total Site Pre-Construction Run-Off Coefficient = 0.95			

Proposed:

Type of Surface	Area (ft^2)	C_{runoff}	Weight
Buildings	7,969	0.95	7,571
Impervious Driveway	3,493	0.95	3,318
Patios, Walkways & Pads	2,025	0.95	1,924
Uncovered Parking	0	0.95	0
Pervious Paving	496	0.35	174
Green Roof	0	0.35	0
Landscape / Treatment Planters	1,713	0.35	600
TOTAL	**15,696**		**13,586**
Total Site Post-Construction Run-Off Coefficient = 0.87			

Run-Off (Q)
Q=CIAF

Pre-Construction: **Q = 0.153 cfs**

Post-Construction Without Retention: **Q = 0.140 cfs**

Change in Run-off $\Delta Q = Q_{POST} - Q_{PRE}$

ΔQ = *-0.013 c.f.s.* -5.83 gal/min

PROPOSED PAVEMENT HATCH LEGEND

- BUILDING
- IMPERVIOUS CONCRETE
- IMPERVIOUS PAVER WALKWAY OVER STRUCTURAL SLAB
- PERVIOUS PAVER WALKWAY OVER NATIVE SOIL
- PLANTERS

TABLES AND CALCULATIONS:

TABLE 1:
ON-SITE PERVIOUS AND IMPERVIOUS SURFACE COMPARISON

	EXISTING CONDITIONS (SQ FT)	%	PROPOSED CONDITIONS (SQ FT)	%	DIFFERENCE (SQ. FT)	%
SITE (ACRES) = 0.36	15,696	100.0	15,696	100.0	0	0.0
BUILDING ROOF:	5,456	34.8	7,969	50.8	+2,513	+16.0
IMPERVIOUS DRIVEWAY:	0	0.0	3,493	22.3	+3,493	+22.3
SIDEWALKS, PATIOS, PATHS, ETC.:	523	3.3	2,025	12.9	+1,502	+9.6
IMPERVIOUS UN-COVERD PARKING:	9,672	61.6	0	0.0	−9,672	−61.6
PERVIOUS PAVERS:	0	0.0	496	3.2	+496	+3.2
GREEN ROOF:	0	0.0	0	0.0	+0	+0.0
LANDSCAPE:	45	0.3	1,713	10.9	+1,668	+10.6
TOTAL	15,696	100.0	15,696	100.0	0	0
IMPERVIOUS SURFACES:	15,651	99.7	13,487	85.9	−2,164	−13.8
PERVIOUS SURFACES:	45	0.3	2,209	14.1	+2,164	+13.8
TOTAL	15,696	100.0	15,696	100.0	0	0.0

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PALO ALTO, CALIFORNIA
SANTA CLARA COUNTY
APN: 132-46-100

IMPERVIOUS SURFACE EXHIBIT

	REVISIONS	BY
1	PLAN CHECK 11-22-17	TT
2	SITE REVISIONS 02-02-18	TT
3	SITE REVISIONS 04-20-18	TT
4	SITE REVISIONS 05-16-18	TT
5	SITE REVISIONS 10-05-18	TT
6	SITE REVISIONS 10-30-18	TT

JOB NO: 2161066
DATE: 08-01-17
SCALE: AS SHOWN
DESIGN BY: PC/TT
DRAWN BY: TB/WA
SHEET NO:
SCP-1
05 OF 10 SHEETS

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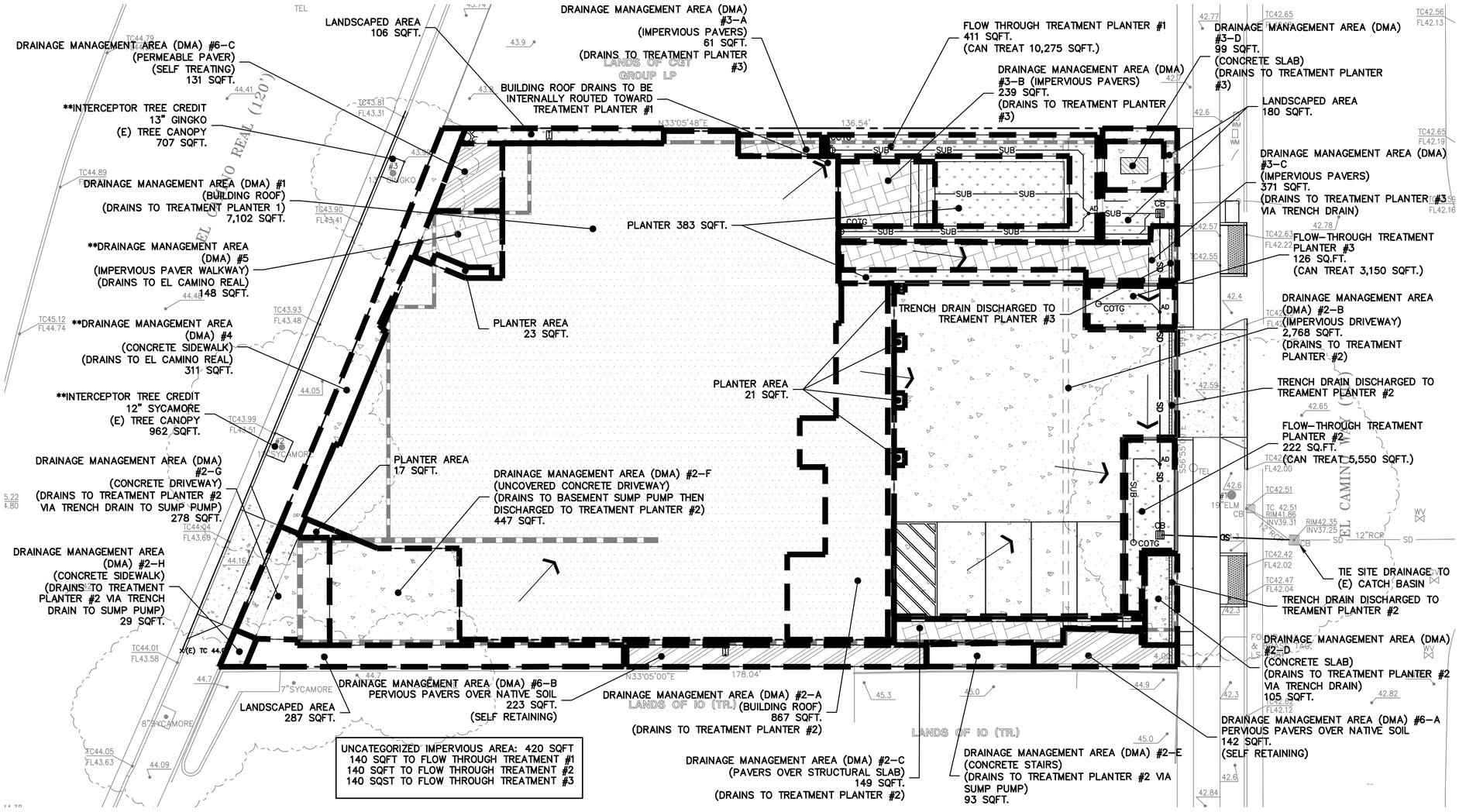

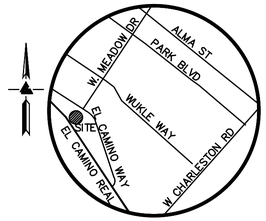

VICINITY MAP
NO SCALE

**INTERCEPTOR TREE CREDIT:

INTERCEPTOR TREE CREDIT FOR (E) STREET TREES ALONG EL CAMINO REAL FRONTAGE PER SCVURPPP C3 TECHNICAL GUIDANCE 4.5.1 AND 4.5.2

(E) TREE #2 (LONDON PLANE), 12" DBH, CANOPY SPREAD (962 SF)
(E) TREE #3 (GINKO), 13" DBH, CANOPY SPREAD (707 SF)

TOTAL INTERCEPTOR TREE CREDIT= 1,669 SF
TOTAL IMPERVIOUS AREA= 459 SF
EXCESS TREE CREDIT= 1,210 SF

TABLES AND CALCULATIONS:

TABLE 1:
ON-SITE PERVIOUS AND IMPERVIOUS SURFACE COMPARISON

	EXISTING CONDITIONS (SQ FT)	%	PROPOSED CONDITIONS (SQ FT)	%	DIFFERENCE (SQ. FT)	%
SITE (ACRES) = 0.36	15,696	100.0	15,696	100.0	0	0.0
BUILDING ROOF:	5,456	34.8	7,969	50.8	+2,513	+16.0
IMPERVIOUS DRIVEWAY:	0	0.0	3,493	22.3	+3,493	+22.3
SIDEWALKS, PATIOS, PATHS, ETC.:	523	3.3	2,025	12.9	+1,502	+9.6
IMPERVIOUS UN-COVERD PARKING:	9,672	61.6	0	0.0	-9,672	-61.6
PERVIOUS PAVERS:	0	0.0	496	3.2	+496	+3.2
GREEN ROOF:	0	0.0	0	0.0	+0	+0.0
LANDSCAPE:	45	0.3	1,713	10.9	+1,668	+10.6
TOTAL	15,696	100.0	15,696	100.0	0	0
IMPERVIOUS SURFACES:	15,651	99.7	13,487	85.9	-2,164	-13.8
PERVIOUS SURFACES:	45	0.3	2,209	14.1	+2,164	+13.8
TOTAL	15,696	100.0	15,696	100.0	0	0.0

TABLE 2:
TREATMENT AREA SIZING SUMMARY

DRAINAGE MANAGEMENT AREA DESIGNATION	IMPERVIOUS AREA (SQ FT)	TREATMENT AREA REQUIRED (4% OF IMPERVIOUS AREA) (SQ FT)	TREATMENT AREA PROVIDED (SQ FT)	EXCESS TREATMENT AREA (SQ FT)
1	7,242	290	411	121
2	4,876	196	222	26
3	910	37	126	89
4	311	**EL CAMINO REAL SIDEWALK - DRAINS TO STREET - TREE CREDIT		
5	148	**EL CAMINO REAL DRIVEWAY - DRAINS TO STREET - TREE CREDIT		
SUBTOTAL	13,487			
6	496			
TOTAL	13,983	PERVIOUS PAVERS		

*PERVIOUS PAVERS COUNTED AS PERVIOUS AREA IN TABLE 1

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SANTA CLARA COUNTY

STORMWATER CONTROL PLAN

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3	SITE REVISIONS 04-20-18	TT
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5	SITE REVISIONS 10-05-18	TT
6	SITE REVISIONS 10-30-18	TT
	REVISIONS	BY

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06 OF 10 SHEETS

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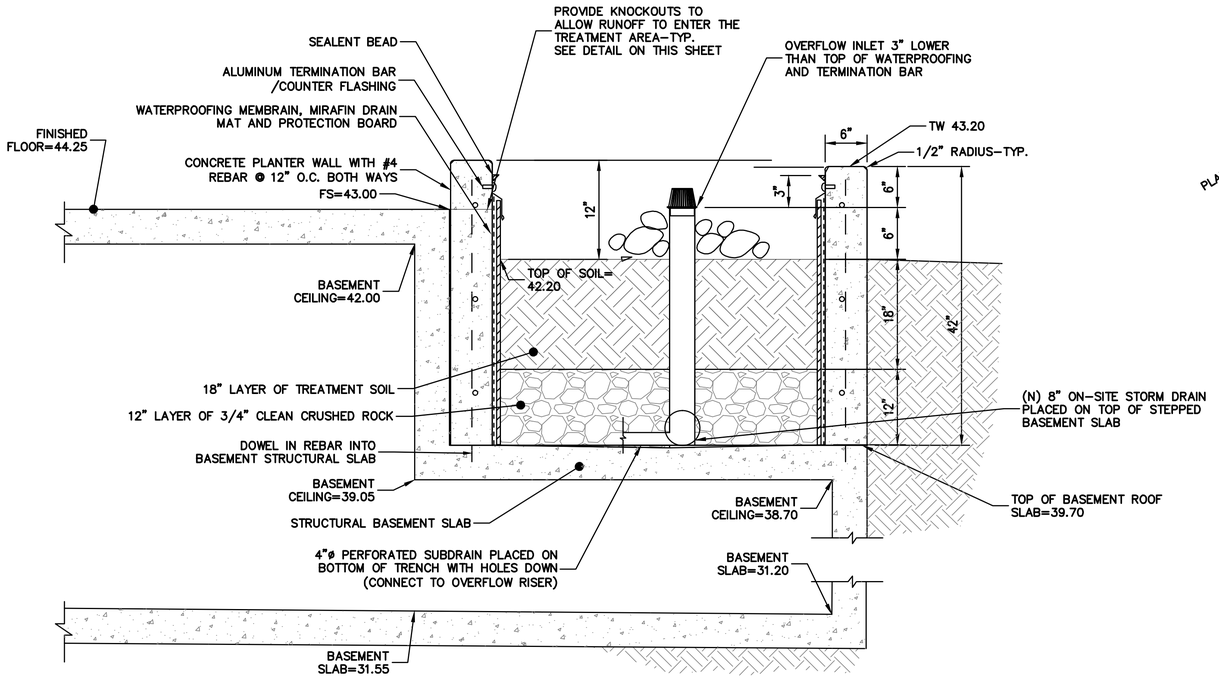
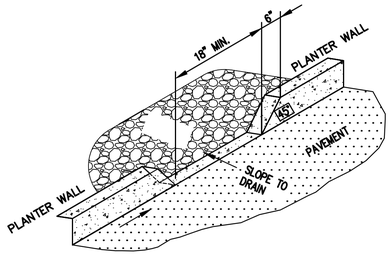
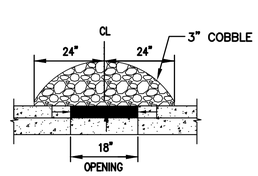


TYPICAL SECTION

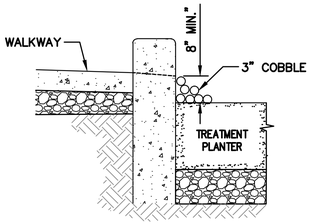
SUNKEN FLOW–THROUGH PLANTERS
FLOW–THROUGH TREATMENT PLANTERS 2 & 3

NTS





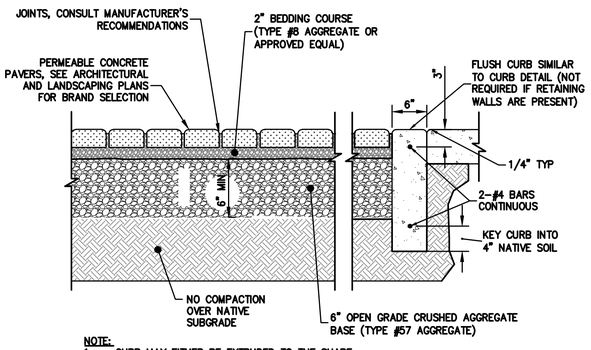
PLAN VIEW



SECTION VIEW

CURB CUT DETAIL

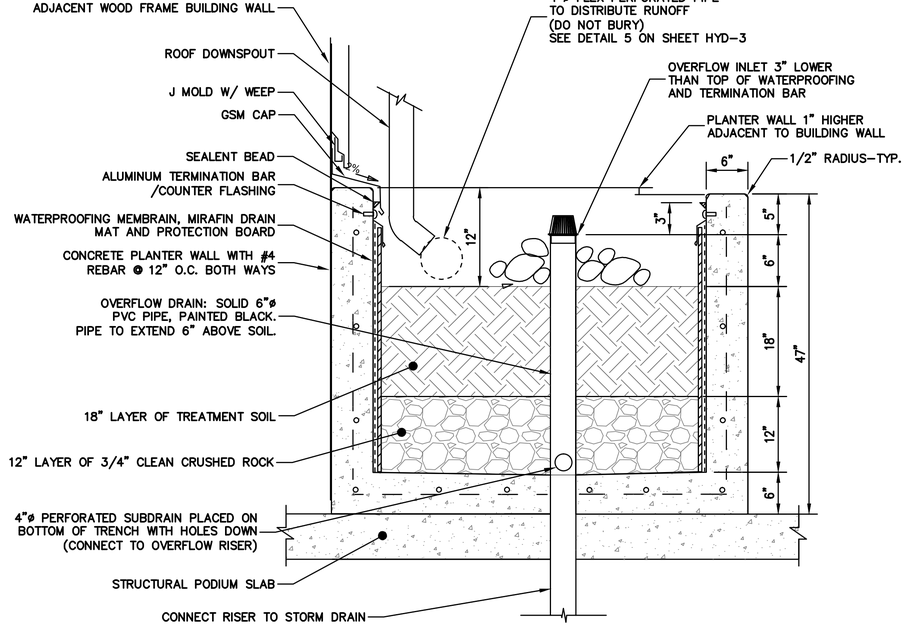
NTS



NOTE:
1. CURB MAY EITHER BE EXTRUDED TO THE SHAPE SHOWN OR FORMED & POURED IN PLACE.
2. PROVIDE EXPANSION JOINTS AT 15" O.C.

PERMEABLE PAVER OVER NATIVE SOIL DETAIL

NTS



RAISED FLOW THROUGH PLANTERS
FLOW–THROUGH TREATMENT PLANTER 1

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STORMWATER CONTROL DETAILS

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SHEET NO:	

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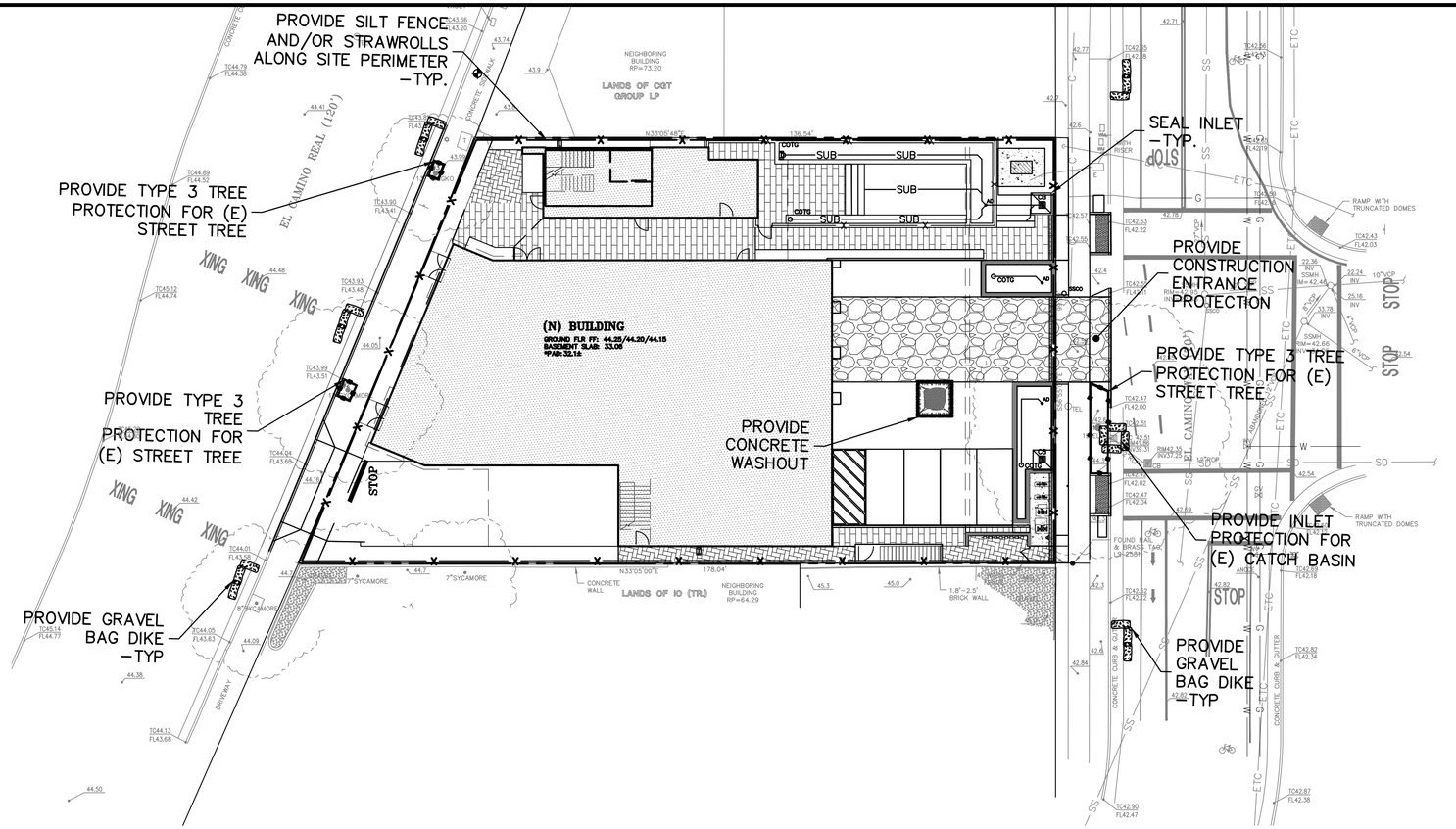
PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.



EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

EROSION CONTROL LEGEND

- GRAVEL BAG
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

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SANTA CLARA COUNTY

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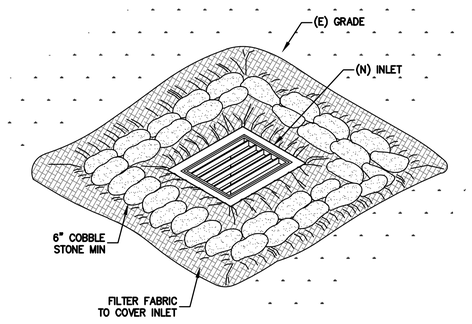

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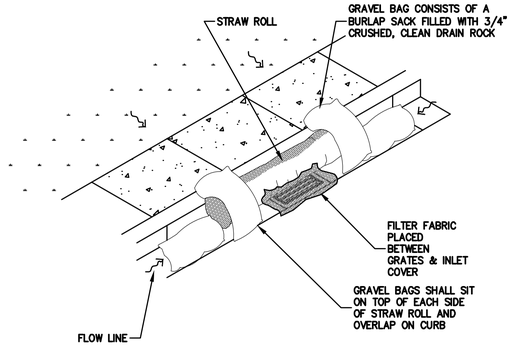
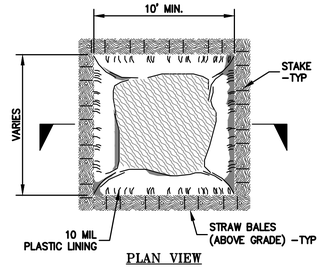
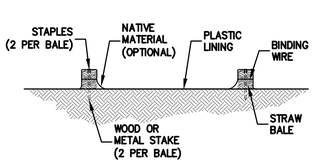


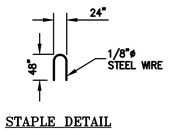
2 ER-2 STREET INLET PROTECTION
NTS



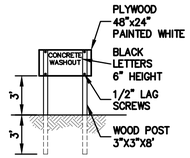
PLAN VIEW



SECTION



STAPLE DETAIL

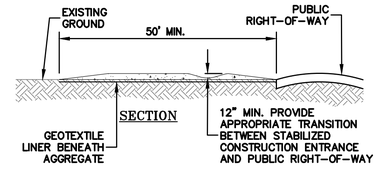


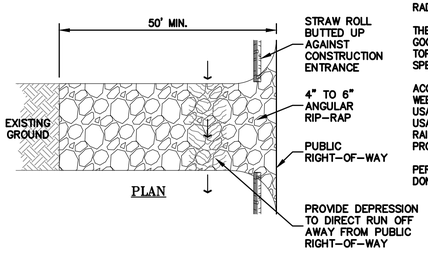
CONCRETE WASHOUT SIGN DETAIL

NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 ER-2 CONCRETE WASHOUT
NTS





NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

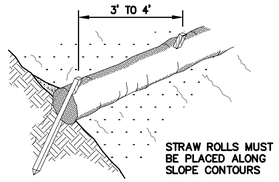
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

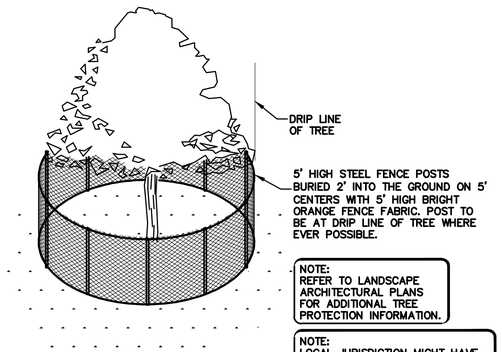
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

4 ER-2 CONSTRUCTION ENTRANCE
NTS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 ER-2 STRAW ROLLS FLAT LOT
NTS

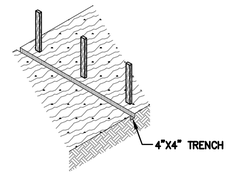


NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

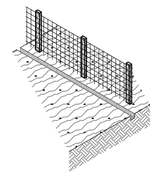
NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 ER-2 EXISTING TREE PROTECTION DETAIL
NTS

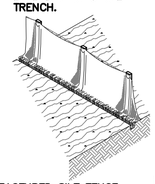
1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.



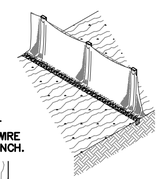
2. STAPLE WIRE FENCE TO THE POSTS.



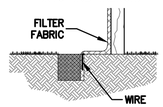
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.



NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

7 ER-2 SILT FENCE
NTS

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

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CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
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PALO ALTO, CALIFORNIA
SANTA CLARA COUNTY
APN: 132-46-100

EROSION CONTROL DETAILS

1	PLAN CHECK 11-22-17	TT
2	SITE REVISIONS 02-02-18	TT
3	SITE REVISIONS 04-20-18	TT
4	SITE REVISIONS 05-16-18	TT
5	SITE REVISIONS 10-05-18	TT
6	SITE REVISIONS 10-30-18	TT
	REVISIONS	BY

JOB NO:	2161066
DATE:	08-01-17
SCALE:	NTS
DESIGN BY:	PC/TT
DRAWN BY:	TB/WA
SHEET NO:	ER-2

09 OF 10 SHEETS

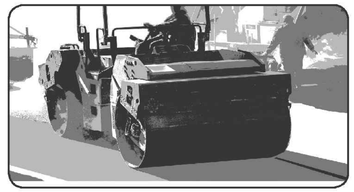
POLLUTION PREVENTION — IT'S PART OF THE PLAN

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

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








MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

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

EARTHMOVING

Grading and Earthwork

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

Contaminated Soils

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

Landscaping

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

CONCRETE MANAGEMENT & DEWATERING

Concrete Management

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

Dewatering

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

PAVING/ASPHALT WORK

Paving

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

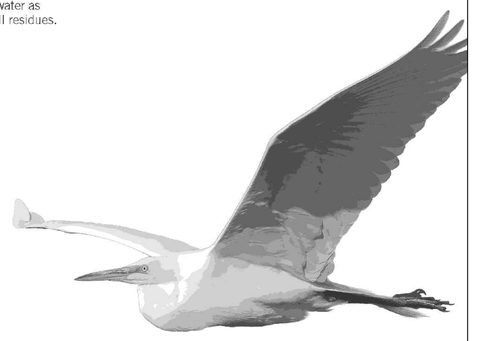
Sawcutting & Asphalt/Concrete Removal

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

PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

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

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

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

CITY OF PALO ALTO

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4115 EL CAMINO REAL
PALO ALTO, CALIFORNIA
SANTA CLARA COUNTY
APN: 132-46-100

STORMWATER POLLUTION PREVENTION PLAN

1	PLAN CHECK 11-22-17	TT
2	SITE REVISIONS 02-02-18	TT
3	SITE REVISIONS 04-20-18	TT
4	SITE REVISIONS 05-16-18	TT
5	SITE REVISIONS 10-05-18	TT
6	SITE REVISIONS 10-30-18	TT
	REVISIONS	BY

JOB NO:	2161066
DATE:	08-01-17
SCALE:	NO SCALE
DESIGN BY:	PC/TT
DRAWN BY:	TB/WA
SHEET NO:	SW-1

10 OF 10 SHEETS

ARB SUBMITTAL PACKAGE

APPROVED PLANS
Plans Received 10-31-2018
17PLN-00280

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

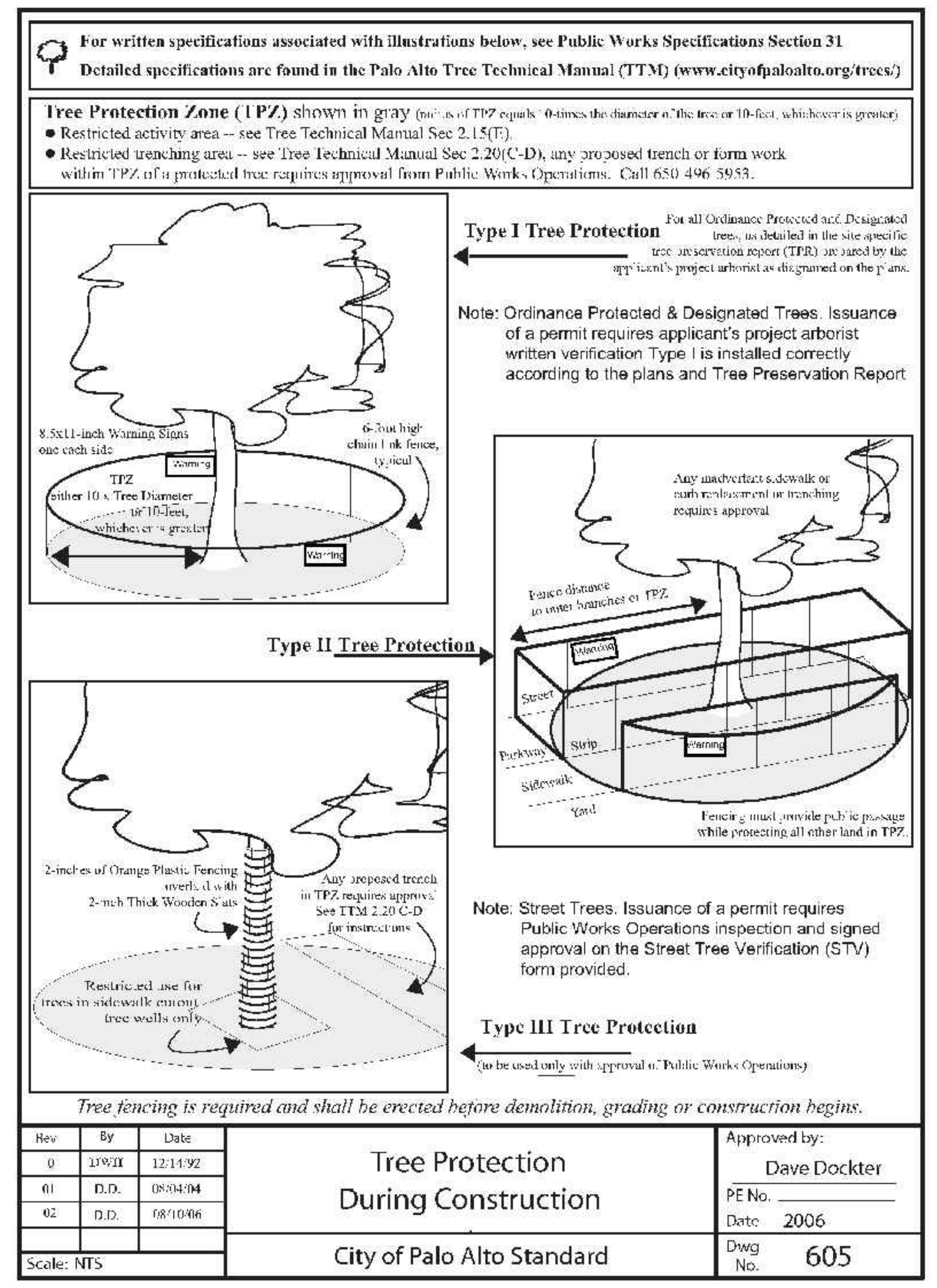
TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Planning Division, 250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2441

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

Tree Technical Manual

To purchase the Tree Technical Manual



APPENDIX J

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

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

City of Palo Alto
Tree Department

Verification of
Street Tree Protection

ADDENDUM 11

Monthly Tree Activity Report- Construction Site

---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

Project Data
4115 EL CAMINO REAL
PALO ALTO, CALIFORNIA

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.**
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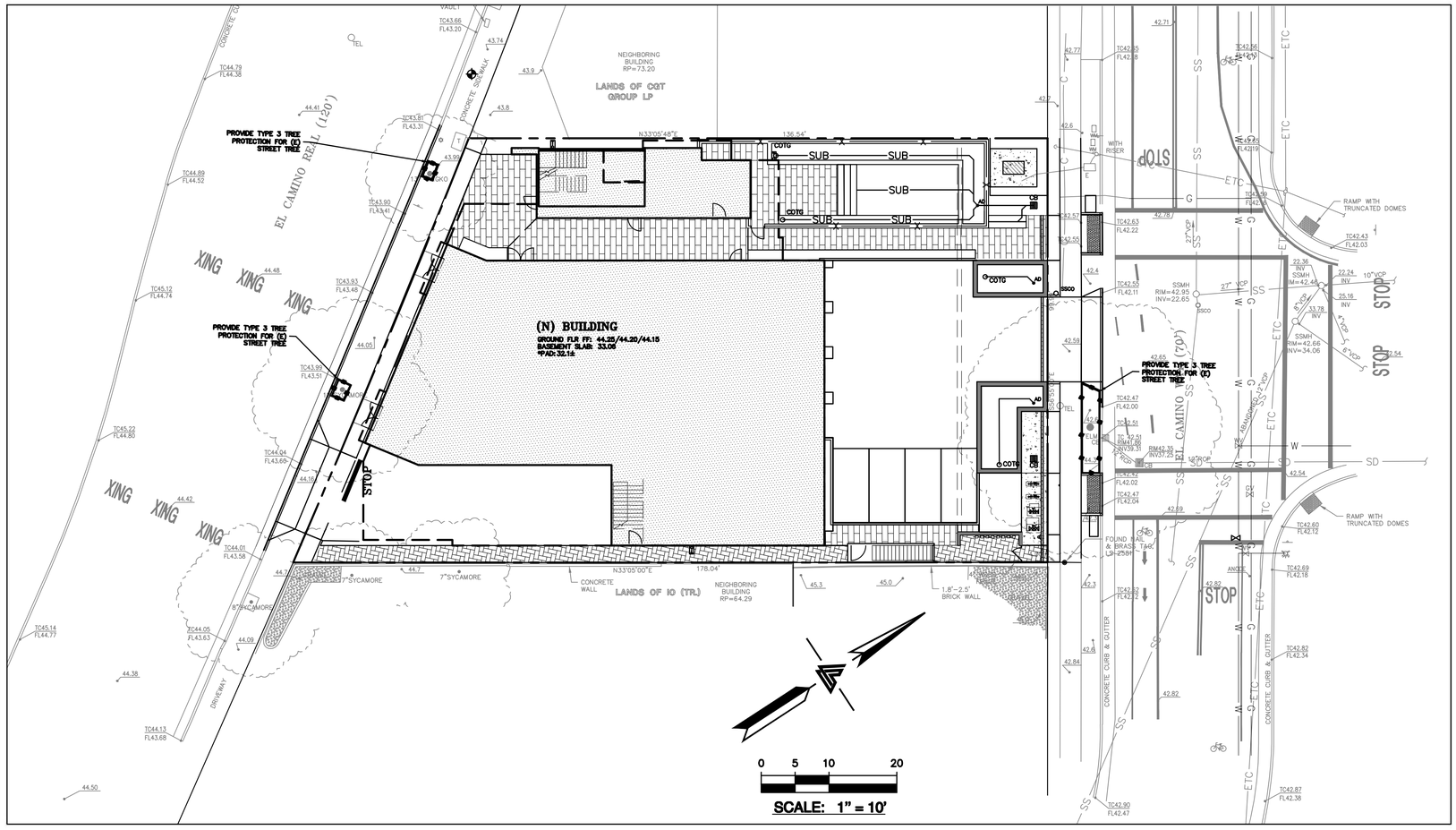

Project 4115 EL CAMINO REAL
PALO ALTO, CALIFORNIA
Data

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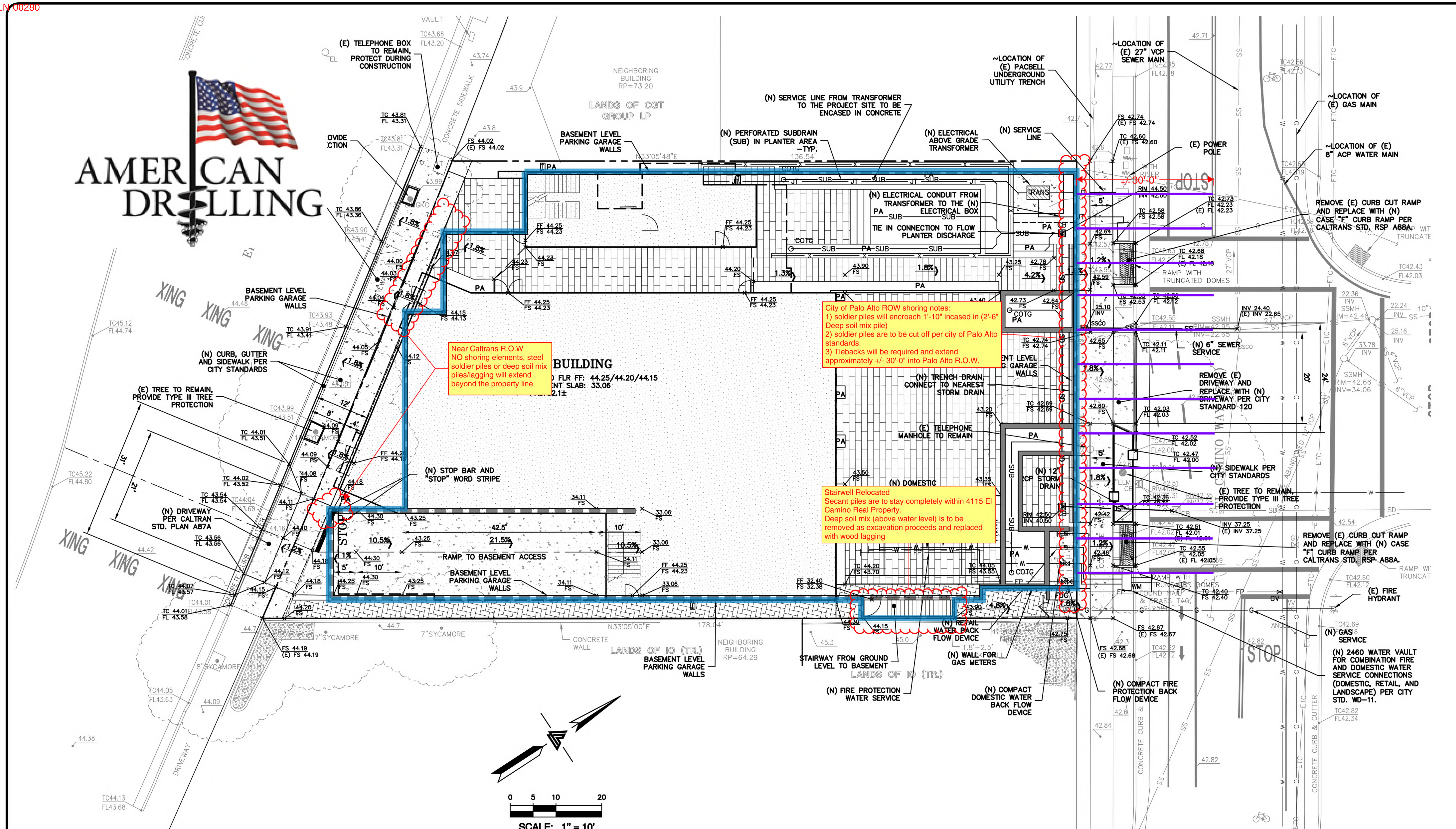
Special Tree Protection Instruction Sheet
City of Palo Alto

T-2



FLATWORK KEYNOTES TO

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

(N) CONCRETE DRIVEWAY. SEE DETAIL X SHEET X.

STORM DRAIN KEYNOTES TO

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

UTILITIES KEYNOTES TO

INSTALL (N) SANITARY SEWER LATERALS. USE 6" HDPE (SDR-17) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER CITY STANDARDS.

CONNECT (N) FIRE PROTECTION SERVICE PER CITY STANDARDS.

CONNECT (N) WATER SERVICE PER CITY STANDARDS.

CONNECT (N) LANDSCAPE SERVICE PER CITY STANDARDS.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, ELECTRIC, CATV & TELEPHONE FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

INSTALL (N) GAS SERVICE PER CITY STANDARDS. DESIGN BY OTHERS.

DEMOLITION KEYNOTES TO

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL X ON SHEET C-X.

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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4115 EL CAMINO REAL
PALO ALTO, CALIFORNIA

SANTA CLARA COUNTY

APN: 132-46-100

PRELIMINARY SHORING PLAN

	REVISIONS	BY
1	PLAN CHECK 11-22-17	TT
2	SITE REVISIONS 02-02-18	TT
3	SITE REVISIONS 04-20-18	TT
4	SITE REVISIONS 05-16-18	TT
5	SITE REVISIONS 09-28-18	TT

JOB NO:	2161066
DATE:	08-01-17
SCALE:	AS SHOWN
DESIGN BY:	PC/TT
DRAWN BY:	TB/WA
SHEET NO:	S1

Note

Reflectances: 80/50/20 Standard
Luminaire Mounting Height: Indicated in the Plan Drawing
Calculation Grid Height: 2'-6" Above Finished Floor

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstances.

THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6.

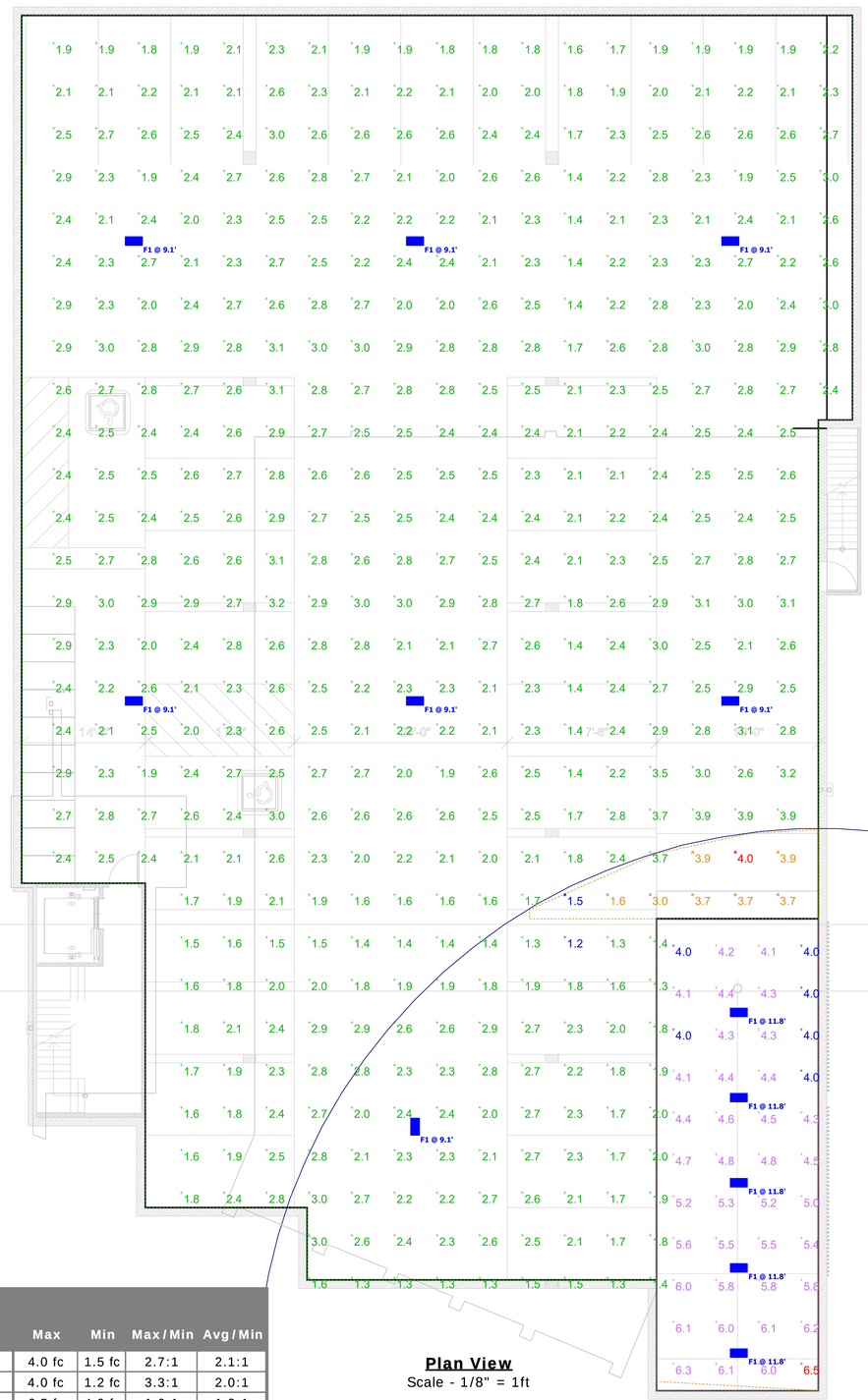
Therefore, this proposal includes:

☐ SOLUTION: This proposal includes a complete lighting and control system either as an alternate to that specified, or as a recommendation based on the information provided, subject to your review and approval.

☐ SUPPLEMENT: This proposal includes lighting as requested/specified; as well as a proposed lighting control system for your review and approval.

☒ ALERT: This proposal includes only lighting as requested/specified. However, the application likely requires compatible lighting controls to meet the following criteria. We are happy to provide a lighting control quote/proposal at your request.

- Manual Switch(es)
- Automatic time switch (astronomical)
- Occupancy Sensor(s)
- Photosensor(s) / daylight sensor(s)
- Demand responsive / load shedding
- Controlled Receptacle(s)
- Motion Sensor(s) - Outdoor

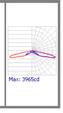


Plan View
Scale - 1/8" = 1ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entrance 66ft Area (50fc Min in Day)	✳	3.2 fc	4.0 fc	1.5 fc	2.7:1	2.1:1
Parking 0'-0" AFG (1.0fc Min, 10:1 Max/Min)	+	2.4 fc	4.0 fc	1.2 fc	3.3:1	2.0:1
Parking Ramp (2fc Min, 10:1 Max/MIn)	+	5.0 fc	6.5 fc	4.0 fc	1.6:1	1.3:1

Luminaire Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	
▯	F1		12	Lithonia Lighting	DSXSC LED 20C 700 30K T5R MVOLT	DSX SURFACE CANOPY FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 3000K LEDs, T5R OPTIC.	LED	1	DSXSC_LED_20C_700_30K_T5R_MVOLT.ies	5327	0.85	46	

APPROVED PLANS
Plans Received 10-31-2018
17PLN-00280

sixteen5hundred

PH-1

Project: 4115 El Camino Real Palo Alto, CA | 17-59557
Client: Jeffrey J. Potts | Architect | Principal | SDG Architects, Inc. | 3361 Walnut Blvd. Suite 120 Brentwood, CA. 94513 | 925.634.7000 Office | www.straussdesign.com

Designer
Taka Taira-Kaplan
Date
8/11/2017
Scale
As Indicated
Rv No.
Rv 00
Summary

THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6.

Therefore, this proposal includes:

☐ SOLUTION: This proposal includes a complete lighting and control system either as an alternate to that specified, or as a recommendation based on the information provided, subject to your review and approval.

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- Manual Switch(es)
- Automatic time switch (astronomical)
- Occupancy Sensor(s)
- Photosensor(s) / daylight sensor(s)
- Demand responsive / load shedding
- Controlled Receptacle(s)
- Motion Sensor(s) - Outdoor

Note

Reflectances: 30% for All Exterior Buildings and Surfaces, Objects
Luminaire Mounting Height: Indicated in the Plan Drawing
Calculation Grid Height: 0'-0" Above Finished Ground

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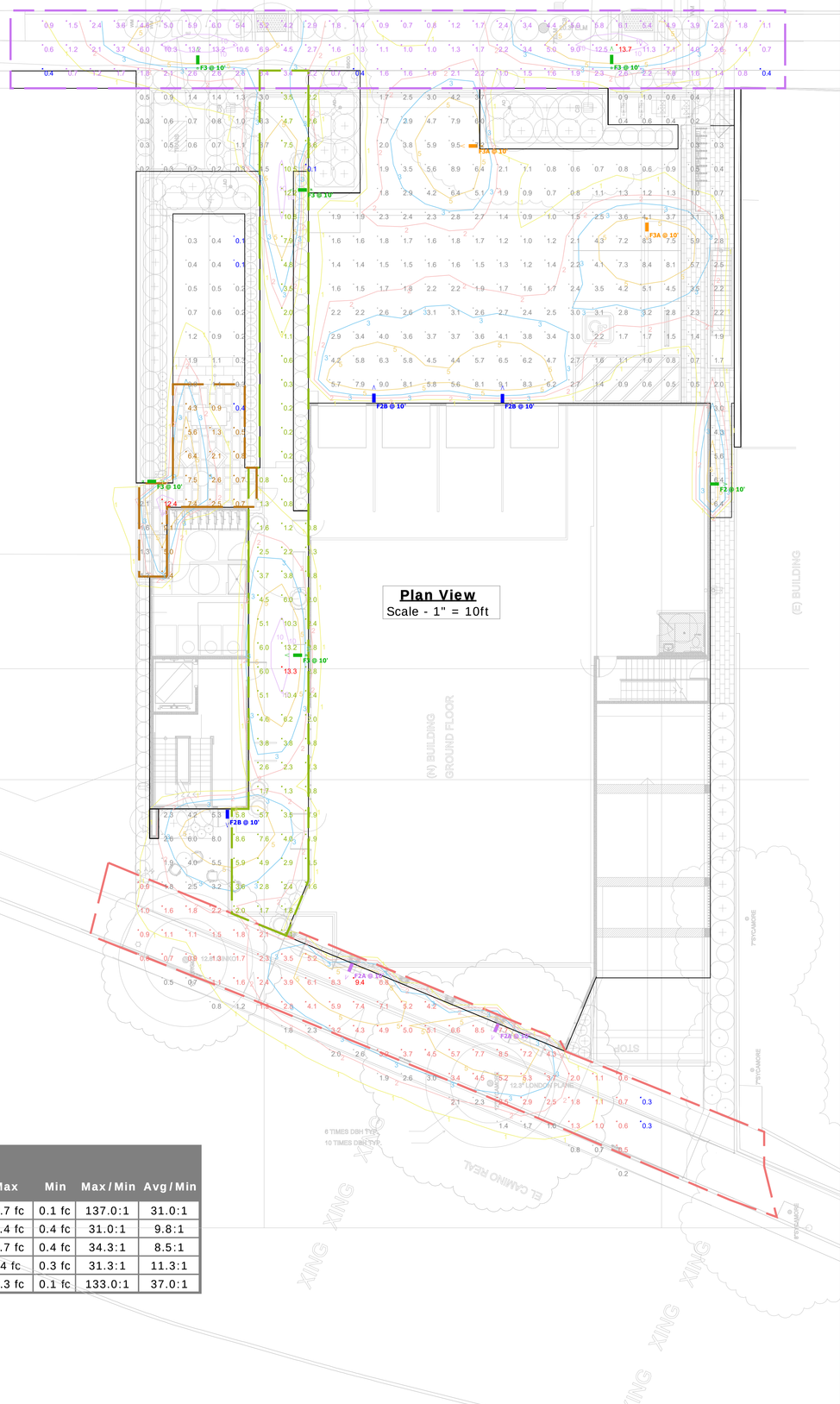

Plan View
Scale - 1" = 10ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Level 1 - Ground All	+	3.1 fc	13.7 fc	0.1 fc	137.0:1	31.0:1
Level 1 - Outdoor Dining	+	3.9 fc	12.4 fc	0.4 fc	31.0:1	9.8:1
Level 1 - Walkway N (0.2-1fc Min)	+	3.4 fc	13.7 fc	0.4 fc	34.3:1	8.5:1
Level 1 - Walkway S (0.2-1fc Min)	+	3.4 fc	9.4 fc	0.3 fc	31.3:1	11.3:1
Level 1 - Walkway W (0.2-1fc Min)	+	3.7 fc	13.3 fc	0.1 fc	133.0:1	37.0:1

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	
	F2	1	LIGMAN	LI-30011-T2-W30	Light Linear PT 12 Surface 35W	2X12 LED 3000K 0.4218,0.3943 3190K Ra83	LI-30011-T2-W30.IES	1561	0.85	41	Max: 2641cd
	F2A	2	LIGMAN	LI-30011-T3-W30	Light Linear PT 12 Surface 35W	2X12 LED 3000K 0.4218,0.3943 3190K Ra83	LI-30011-T3-W30.IES	1597	0.85	41	Max: 1735cd
	F2B	3	LIGMAN	LI-30011-T4-W30	Light Linear PT 12 Surface 35W	2X12 LED 3000K 0.4218,0.3943 3190K Ra83	LI-30011-T4-W30.IES	1604	0.85	41	Max: 1750cd
	F3	5	LIGMAN	LI-21171-T2-W30	Light Linear PT 3 street and area lighting	2X12 LED 3000K 0.4218,0.3943 3190K Ra83	LI-21171-T2-W30.IES	1772	0.85	55.7	
	F3A	2	LIGMAN	LI-21171-T4-W30	Light Linear PT 3 Single head 50W type IV	2X12 LED 3000K 0.4218,0.3943 3190K Ra83	LI-21171-T4-W30.IES	1812	0.85	55.7	

sixteen5hundred

PH-2

Project: 4115 El Camino Real Palo Alto, CA | 17-59557
Client: Jeffrey J. Potts | Architect | Principal | SDG Architects, Inc. | 3361 Walnut Blvd. Suite 120 Brentwood, CA. 94513 | 925.634.7000 Office | www.straussdesign.com

Designer	Taka Taira-Kaplan
Date	10/31/2018
Scale	As Noted
Rv No.	Rv 03
Summary	