739 SUTTER AVENUE

BY GE SUN

PALO ALTO, CA

SB330 / ARCHITECTURAL REVIEW SET

DAHLIN

JOB NO. 1447.003
DATE 05-18-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

739 SUTTER AVENUE

PALO ALTO, CA

SB330 / ARCHITECTURAL REVIEW SET

SHEET INDEX:

PROJECT TEAM INFO:

Client:
GE SUN
P.O. Box 6563
San Mateo, CA 94403
Tel: 510.857.4567
Contact: Grace Li
graceli_1999@yahoo.com

Landscape:
Anyi Landscape
Tel: 650-533-0107
Contact: Anyi Huang
anyihuang@gmail.com

Architect:
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
Tel: 925.251.7200
Contact : Kriselle Rodrigues
krodrigues@dahlingroup.com

Civil:
BFK Engineers
1730 N. First St.m Suite 600
San Jose, CA 95112
Tel: 408-467-9173
Contact: Phong Kiet, PE
pkiet@bkf.com

ARCHITECTURAL DATA:

unit name	bedroom count	bathroom count	unit count	living area / unit	total living area	garage area / unit	porch area / unit[2]	deck area / unit[2]	roof deck area / unit	private os / unit	total private os[3]
				(gross sf)	(gross sf)	(gross sf)	(gross sf)	(gross sf)	(gross sf)	(gross sf)	(gross sf)
plan 1	3	4	1	1,643	1,643	477	48	96	367	511	511
plan 1x	3	4	2	1,665	3,330	477	48	96	374	518	1,036
plan 1y	3	3.5	2	1,642	3,284	479	48	96	367	511	1,022
plan 2	2	2	5	1,206	6,030	572	11	114	N/A	125	625
plan 2x	3	3	2	1,241	2,482	572	11	114	N/A	125	250
Total			12		16,769						3,444

Note[1] gross sf calculated to outside face of framing
Note[2] min. private deck area proposed = 48 sq. ft. w/ min. 5' dimension (Required, 6' min. dimension)
Note[3] min. sq. ft. of porches and decks proposed = 125 sq. ft. (Required - 200 sq. ft.)

PROJECT DATA:

Site APN	127-35-200			
GP Designation	Multi-Family			
Zoning	RM-20			
Site Area	0.38	acres		
	Standard		**Proposed**	
Density per GP	40	dua max	31.3	dua
Density per Zoning	20	dua max		
Total Number of Units	11.7	du max	12	du
Base Units	8	du max	8	du
Affordable % (@ Low Affordability)			25%	(2 of 8 units)
Bonus Units	4	du max	4	du
Lot Area	8,500		16,707	sf
Lot Width	70	ft	133	ft
Lot Depth	100	ft	125	ft
Building Coverage	5,847	sf max	8,196	sf
	35%	max	49%	
FAR	1	max	1.5	
FAR (as per zoning ordinance)	16,707	sf max	25,522	sf
Max Bldg. Ht.	30	ft	36	ft
Front Setback	20	ft	10	ft bldg
			5	ft porch
Side Setback	10	ft	5	ft
Rear Setback	10	ft	12	ft
Daylight Plane Requirements	10' initial height + 45 degree angle		10' initial height + 45 degree angle	
Open Space Summary	Standard		Proposed	
Site Open Space	5,847	sf min	3,102	sf
	35%	min	19%	
Usable Open Space	150	sf / unit	406	sf / unit
common open space	75	sf / unit	119	sf / unit
private open space[3]	50	sf / unit	287	sf / unit
Parking Summary per Zoning	Standard		Proposed	
Total Parking	24	stalls min	24	stalls
	2	stalls / unit	2	stalls / unit
Max Tandem Percentage	25%	max	58%	
Long Term Bike Parking	1	stalls / unit	1	stalls / unit
Short Term Bike Parking	1	stall / 10 units	1	stall / 6 units

PROJECT DESCRIPTION:

The proposed project would demolish the existing 8-unit apartment building located at 739 Sutter Avenue and construct twelve new townhome units on the project site. The proposed units are 3-stories in height and range from +/- 1,201 to 1,665 square feet of living space per unit. Each unit includes a two-car garage and a deck to provide private open space The proposed project envisions a contemporary architectural style. The proposal offers two of the eight "base units" (25%) as Affordable Housing (at the Low Income level) and anticipates use of Density Bonus Law to allow flexibility in development standards. A 50% Density Bonus is requested in addition to related waivers, concessions, and incentives.

BUILDING DATA:

APPLICABLE CODES
2019 CRC - CA Residential Code
2019 CMC - CA Mechanical Code
2019 CPC - CA Plumbing Code
2019 CFC – CA Fire Code

BUILDING TYPE:	**3 Story Fee Simple Townhomes**
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	Type VB
ALLOWABLE HEIGHT:	3-Stories
SPRINKLER SYSTEM:	NFPA 13D

VICINITY MAP:

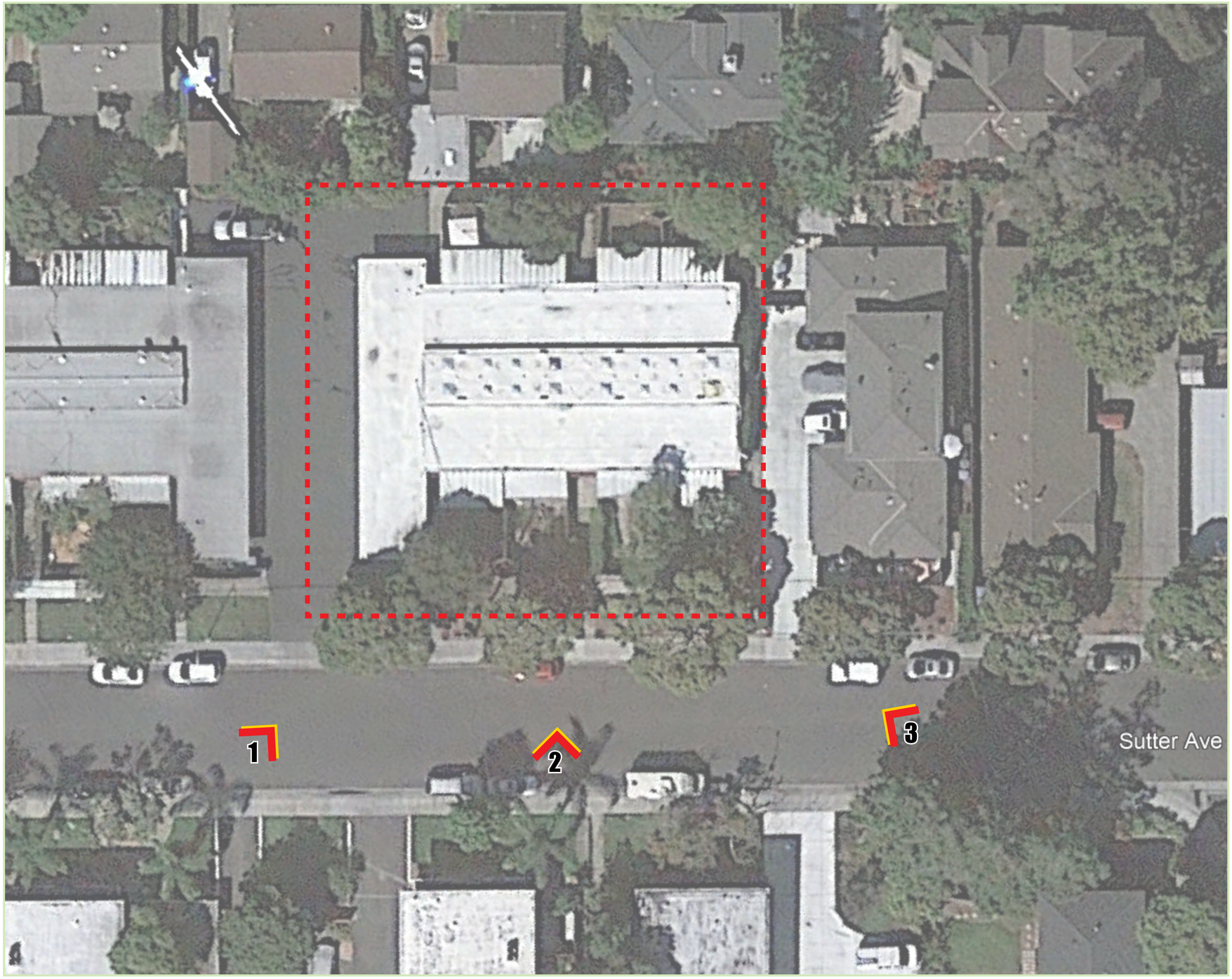
TITLE SHEET

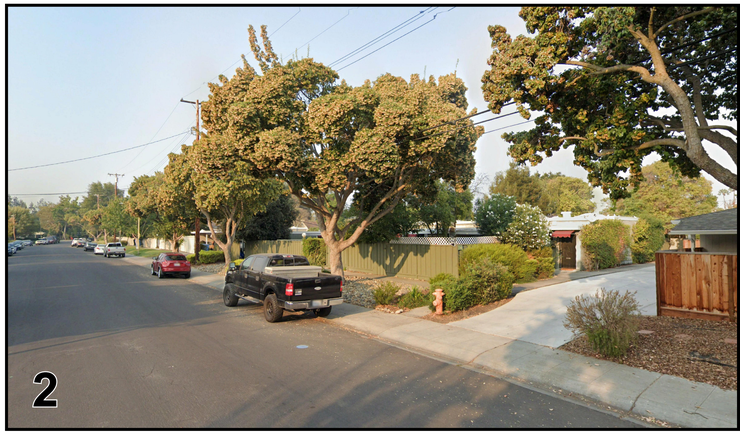
BKF | ANYI LANDSCAPE STUDIO | DAHLIN

JOB NO. 1447.003
DATE 05-18-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

A0.1





SITE CONTEXT AND SITE PHOTOS

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN

DAHLIN

JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0.2

NEIGHBORING CONTEXT PERSPECTIVE

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN

DAHLIN

JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0.3

ARCHITECTURAL SUMMARY

unit name	bedroom count	bathroom count	unit count	living area / unit	total living area	garage area / unit	porch area / unit[2]	deck area / unit[2]	roof deck area / unit	private os / unit	total private os[3]
				(gross sf)	(gross sf)	(gross sf)	(gross sf)	(gross sf)	(gross sf)	(gross sf)	(gross sf)
plan 1	3	4	1	1,643	1,643	477	48	96	367	511	511
plan 1x	3	4	2	1,665	3,330	477	48	96	374	518	1,036
plan 1y	3	3.5	2	1,642	3,284	479	48	96	367	511	1,022
plan 2	2	2	5	1,206	6,030	572	11	114	N/A	125	625
plan 2x	3	3	2	1,241	2,482	572	11	114	N/A	125	250
Total			**12**		**16,769**						**3,444**

Note[1] gross sf calculated to outside face of framing

Note[2] min. private deck area proposed = 48 sq. ft. w/ min. 5' dimension (Required, 6' min. dimension)

Note[3] min. sq. ft. of porches and decks proposed = 125 sq. ft. (Required - 200 sq. ft.)

* Adaptable Units Locations

For density bonus requests and project waivers and concessions, please see attached project description document.

DEVELOPMENT SUMMARY				
Site APN	127-35-200			
GP Designation	Multi-Family			
Zoning	RM-20			
Site Area	0.38	acres		
	Standard		**Proposed**	
Density per GP	40	dua max	31.3	dua
Density per Zoning	20	dua max		
Total Number of Units	11.7	du max	12	du
Base Units	8	du max	8	du
Affordable % (@ Low Affordability)			25%	(2 of 8 units)
Bonus Units	4	du max	4	du
Lot Area	8,500		16,707	sf
Lot Width	70	ft	133	ft
Lot Depth	100	ft	125	ft
Building Coverage	5,847	sf max	8,196	sf
	35%	max	49%	
FAR	1	max	1.5	
FAR (as per zoning ordinance)	16,707	sf max	25,522	sf
Max Bldg. Ht.	30	ft	36	ft
Front Setback	20	ft	10	ft bldg
			5	ft porch
Side Setback	10	ft	5	ft
Rear Setback	10	ft	12	ft
Daylight Plane Requirements	10' initial height + 45 degree angle		10' initial height + 45 degree angle	
Open Space Summary	Standard		Proposed	
Site Open Space	5,847	sf min	3,102	sf
	35%	min	19%	
Usable Open Space	150	sf / unit	406	sf / unit
common open space	75	sf / unit	119	sf / unit
private open space[3]	50	sf / unit	287	sf / unit
Parking Summary per Zoning	Standard		Proposed	
Total Parking	24	stalls min	24	stalls
	2	stalls / unit	2	stalls / unit
Max Tandem Percentage	25%	max	58%	
Long Term Bike Parking	1	stalls / unit	1	stalls / unit
Short Term Bike Parking	1	stall / 10 units	1	stall / 6 units

SITE PLAN

0 8 16 32 64

BKF

ANYI LANDSCAPE STUDIO

DAHLIN

JOB NO. 1447.003
DATE 05-18-22

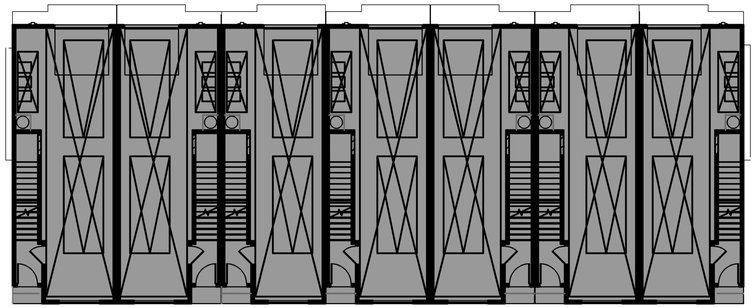
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

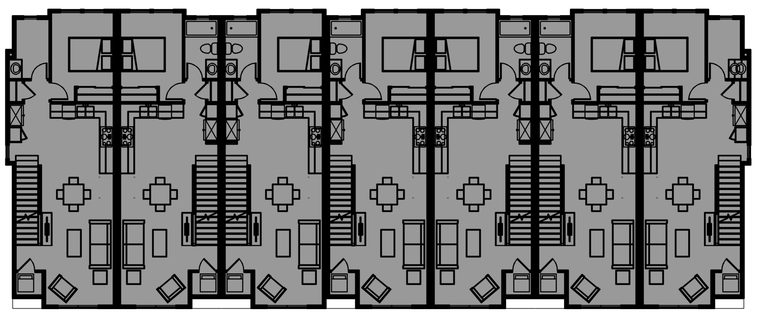
A0.4

BUILDING 2

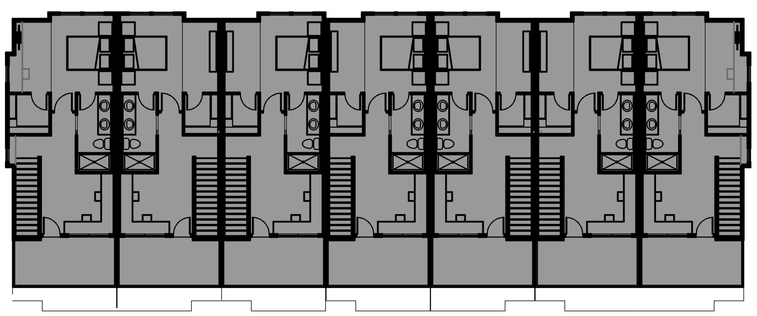
FIRST FLOOR



SECOND FLOOR

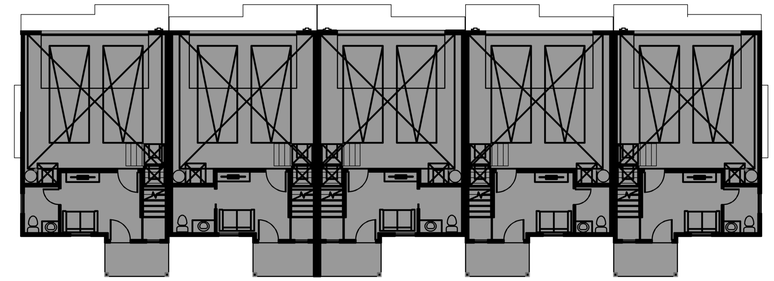


THIRD FLOOR

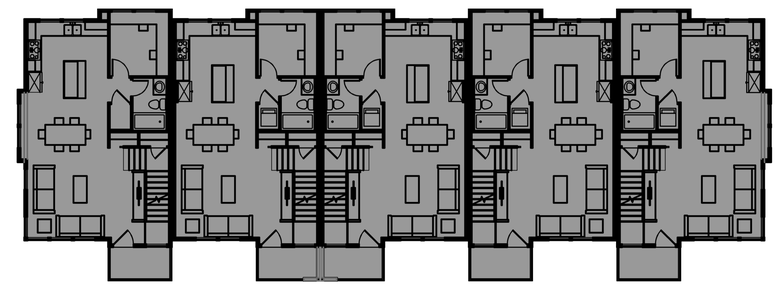


BUILDING 1

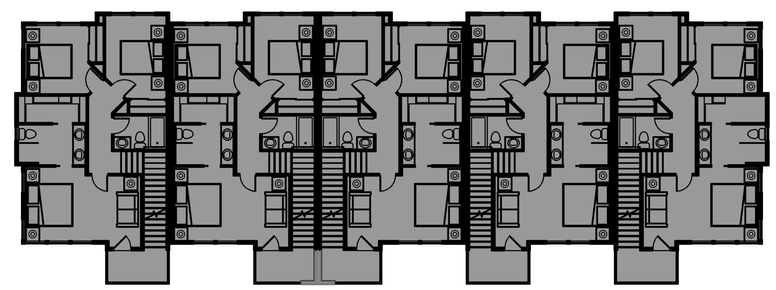
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



	Floor Area Per Zoning
Buiding 1: Total	11736
First Floor	3672
Second Floor	4032
Third Floor	4032
Building 2: Total	13786
First Floor	4524
Second Floor	4797
Third Floor	4465
Project Total	25522

FLOOR AREA DIAGRAMS

SCALE: 1/8" = 1'-0"

0 8 16 32

DAHLIN

JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0.5

		4.1 Planning and Design	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Storm water drainage and retention during construction (less than one acre)	4.106.2				□							
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.14.070/ A4.106.2.3				□							
	Mandatory	Grading and paving	4.106.3				□							
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4				□							
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.14.070/ A4.106.5				□							
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8				□							
	Mandatory	EV Charging: New single family residences	PAMC 16.14.420/ A4.106.8.1											
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2											
	Mandatory	EV Charging: New Hotels	PAMC 16.14.420/A4.106.8.3											
	Mandatory	Bicycle Parking [MF] (locally amended)When an addition or change of use results in increased parking	PAMC 18.54.060/ A4.106.9											
Electives (choose 4)	Elective	Site selection	A4.103.1				□							
	Elective	Community connectivity	A4.103.2				□							
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.090/ A4.104.1				□							
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.130/ A4.105.1				□							
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.130/ A4.105.2											
	Elective	Soil analysis	A4.106.2.1				□							
	Elective	Soil protection	A4.106.2.2				□							
	Elective	Landscape design	A4.106.3				□							
	Elective	Vegetated roof	A4.106.6				□							
	Elective	Reduction of heat island effect for nonroof areas	A4.106.7				□							
	Elective	Light pollution reduction (Locally amended)	PAMC 16.14.170/ A4.106.10				□							
	Elective	Innovative concepts and local environmental conditions	A4.108.1				□							
PAMC 16.17 Energy Reach Code														
Mandatory	Mandatory	**Effective April 1, 2020:** All-Electric Design with performance approach specified within the 2019 California Energy Code shall be used to demonstrate the energy budget calculated for the proposed design building is no greater than the energy budget calculated for the Standard Design Building. Exception: Detached newly constructed Accessory Dwelling Units, ADU's	PAMC 16.17.110/ 2016 Title 24, Part 6			Palo Alto Building Inspector will verify Title 24 Energy Compliance in the Field.	□							
4.3 Water Efficiency and Conservation														
Mandatory	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1				□							
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2				□							
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1				□							
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2				□							
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1				□							
	Mandatory	Indoor Water Use: [MF] Lavatory faucets in common and public use areas (0.5 gpm at 60 psi)	4.303.1.4.2				□							
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3				□							
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4				□							
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2019 Plumbing Code)	4.303.2				□							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1				□							
	Mandatory	Recycled water supply systems [N]	4.305.1				□							
	Tier 2 Mand.	Recycled water for landscape irrigation [MF only][AA] (when landscape >1,000 sq. ft)	PAMC 16.14.230/ A4.305.3				□							
Electives (choose 3)	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1				□							
	Elective	Alternate water sources for nonpotable applications	A4.303.2				□							
	Elective	Appliances	A4.303.3				□							
	Elective	Nonwater supplied urinals and waterless toilets	A4.303.4				□							
	Elective	Hot water recirculation systems	A4.303.5				□							
	Elective	Rainwater catchment systems	A4.304.1				□							
	Elective	Potable water elimination	A4.304.2				□							
	Elective	Irrigation metering device (locally amended)	PAMC 16.14.220/ A4.304.3											
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.230/ A4.305.1				□							
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.230/ A4.305.2				□							
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.230/ A4.305.3				□							
	Elective	Innovative concepts and local environmental conditions	A4.306.1				□							
4.4 Material Conservation and Resource Efficiency														
Mandatory	Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 / A4.405.3.1				□							
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents	4.406.1				□							
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards of 65%)	PAMC 16.14.260/ 4.408.1				□							
	Mandatory	Construction waste management plan in Green Halo	A4.408.2				□							
	Mandatory	Waste management company	4.408.3				□							
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1				□							
	Mandatory	Recycling by occupants (≥ 5 multi-family units)	4.410.2				□							
Electives (choose 4)	Elective	Reduction in cement use - 25%	PAMC 16.14.250/ A4.403.2				□							
	Elective	Efficient framing techniques - Lumber size	A4.404.1				□							
	Elective	Efficient framing techniques - Dimensions and layouts	A4.404.2				□							
	Elective	Efficient framing techniques - Building systems	A4.404.3				□							
	Elective	Efficient framing techniques - Pre-cut materials and details	A4.404.4				□							
	Elective	Prefinished building materials	A4.405.1				□							
	Elective	Concrete floors	A4.405.2				□							
	Elective	Use of building materials from rapidly renewable sources	A4.405.4				□							
	Elective	Drainage around foundations	A4.407.1				□							
	Elective	Roof drainage	A4.407.2				□							
	Elective	Flashing details	A4.407.3				□							
	Elective	Material protection	A4.407.4				□							
	Elective	Door protection	A4.407.6				□							
	Elective	Roof overhangs	A4.407.7				□							
	Elective	Innovative concepts and local environmental conditions	A4.411.1				□							

		4.5 Environmental Quality	Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1 CORR	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
Mandatory	Mandatory	Fireplaces shall be direct-vent sealed combustion type (all-electric on or after April 1, 2020)	4.503.1				□							
	Mandatory	Covering of duct openings, protection of mechanical equipment during construction	4.504.1				□							
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1				□							
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2				□							
	Mandatory	Aerosol paints and coatings	4.504.2.3				□							
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4											
	Mandatory	Carpet systems compliant with VOC limits	4.504.3											
	Mandatory	Carpet cushion	4.504.3.1				□							
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2				□							
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.14.070/ A4.504.2				□							
	Mandatory	Composite wood products	4.504.5				□							
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2				□							
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1				□							
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing	4.505.3				□							
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1				□							
		1. ENERGY STAR fans ducted to outside of building.												
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system												
		3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max												
	Mandatory	Heating and air conditioning system design	4.507.2				□							
	Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.410											
Electives (1)	Elective	Compliance with formaldehyde limits	PAMC 16.14.265/ A4.504.1											
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3											
	Elective	Construction filters [HR]	A4.506.2											
	Elective	Direct-vent appliances	A4.506.3				□							
	Elective	Innovative concepts and local environmental conditions.	A4.509.1				□							

Legend:

Y - Yes; the measure is in the scope of work
N - No; the measure is not in the scope of work
PAMC - Palo Alto Municipal Code; locally amended
[N] - New Construction
[MF] - Multi-family dwellings
[AA] - Additions and alterations

ADU Exception:
Free standing detached Accessory Dwelling Units of new construction shall meet the following:
1. California Green Building Standards Code Mandatory plus Tier 2 prerequisite requirements.
2. No Planning and Design electives.
3. Two (2) Water Efficiency and Conservation electives.
4. Two (2) Material Conservation and Resource Efficiency electives.

The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here _____.

Special Inspector Acknowledgement

The project will be verified by a
RESIDENTIAL GREEN BUILDING SPECIAL INSPECTOR

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

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Certified Energy Analyst Acknowledgement

The project will be verified by a
CERTIFIED ENERGY ANALYST

REQUIREMENT EFFECTIVE ON APRIL 1, 2020

The Certificate of Compliance shall be prepared and signed by a Certified Energy Analyst and the energy budget for the Proposed Design shall be no greater than the Standard Design Building.

I am a Certified Energy Analyst with the California Association of Building Energy Consultants as of the date of submission of a Certificate of Compliance as required under Section 10-103 of the Building Energy Efficiency Standards for Residential and Non-Residential Buildings.

Signature (Certified Energy Analyst)

Print Name

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 project is complete

Print Name

CITY STAMPS ONLY

2019 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN

DAHLIN

JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0.6

STREETSCAPE

SCALE: 1/8"=1'

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

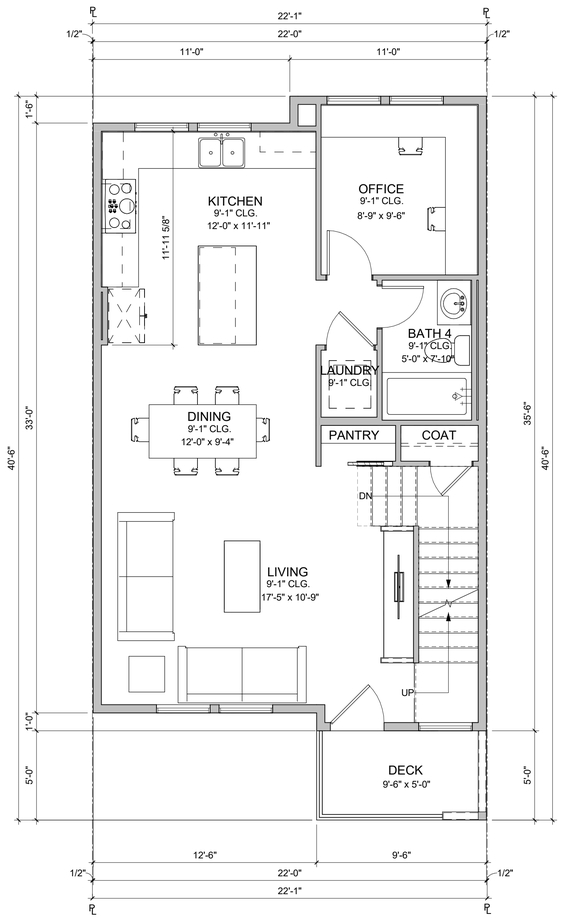
GE SUN

DAHLIN

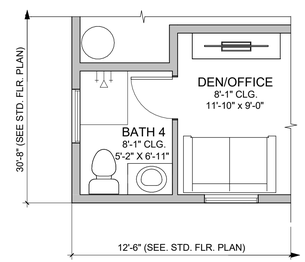
JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

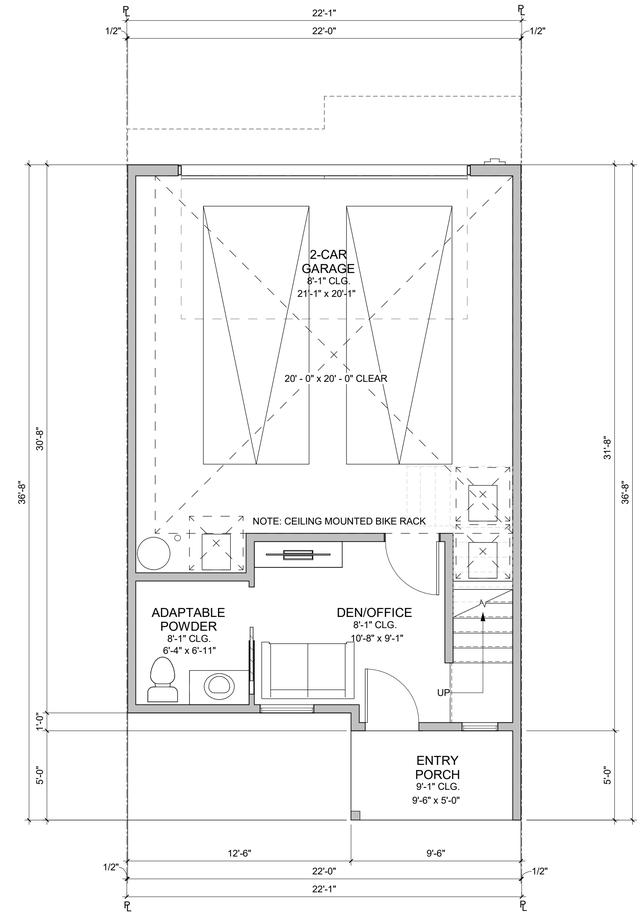
A0.7



2 PLAN 1 SECOND FLOOR PLAN, ELEVATION A
1/4" = 1'-0"



1A PLAN 1 FIRST FLOOR PLAN, BATH 3, ELEVATION A
1/4" = 1'-0"



1 PLAN 1Y FIRST FLOOR PLAN, ELEVATION A
1/4" = 1'-0"

GROSS AREA

MEASURED FROM OUTSIDE FACE OF STUD WALL.

PLAN 1Y - 3 BR / 3.5 BA	
NAME	AREA (SF)
FIRST FLOOR	206
SECOND FLOOR	752
THIRD FLOOR	684
TOTAL LIVING AREA	1642
2-CAR GARAGE	479
2ND FLR DECK	48
3RD FLR DECK	48
ENTRY PORCH	48
ROOF DECK	367

PLAN 1 - 3 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	207
SECOND FLOOR	752
THIRD FLOOR	684
TOTAL LIVING AREA	1643
2-CAR GARAGE	477
2ND FLR DECK	48
3RD FLR DECK	48
ENTRY PORCH	48
ROOF DECK	367

NOTE:
PLAN 1 IS THE STANDARD MID UNIT. PLAN 1Y IS THE ADPATABLE MID UNIT.

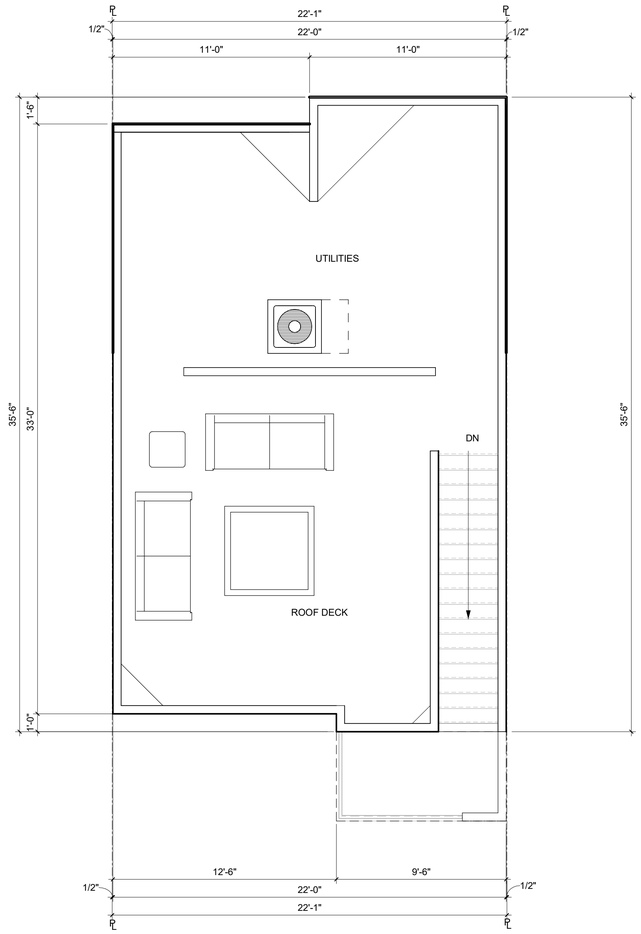
PLAN 1 FLOOR PLANS

0 4 8 16

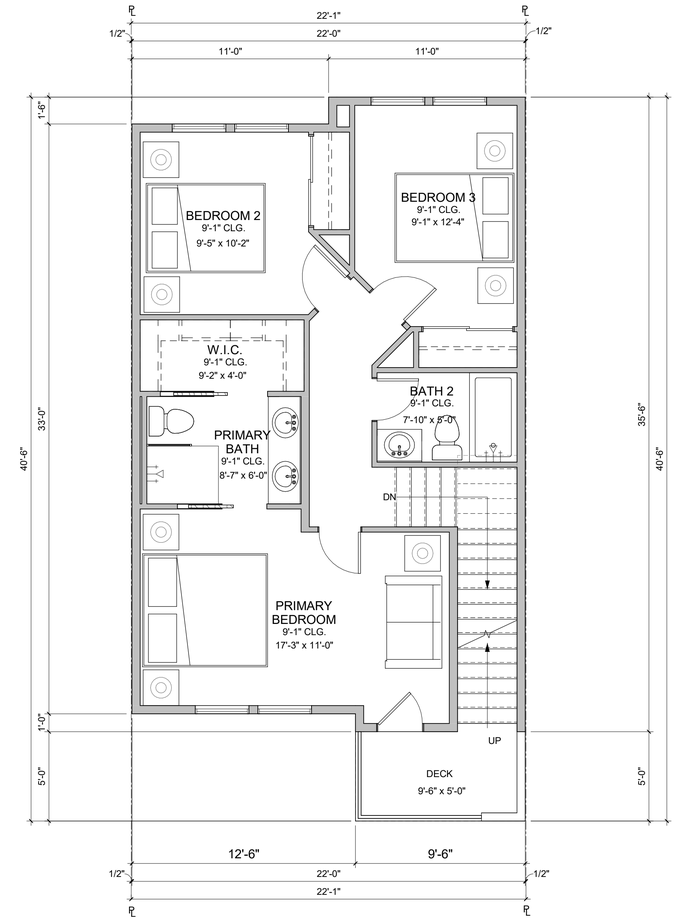
JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.1



2 PLAN 1 ROOF PLAN, ELEVATION A
1/4" = 1'-0"



1 PLAN 1 THIRD FLOOR PLAN, ELEVATION A
1/4" = 1'-0"

GROSS AREA

MEASURED FROM OUTSIDE FACE OF STUD WALL.

PLAN 1Y - 3 BR / 3.5 BA	
NAME	AREA (SF)
FIRST FLOOR	206
SECOND FLOOR	752
THIRD FLOOR	684
TOTAL LIVING AREA	1642
2-CAR GARAGE	479
2ND FLR DECK	48
3RD FLR DECK	48
ENTRY PORCH	48
ROOF DECK	367

PLAN 1 - 3 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	207
SECOND FLOOR	752
THIRD FLOOR	684
TOTAL LIVING AREA	1643
2-CAR GARAGE	477
2ND FLR DECK	48
3RD FLR DECK	48
ENTRY PORCH	48
ROOF DECK	367

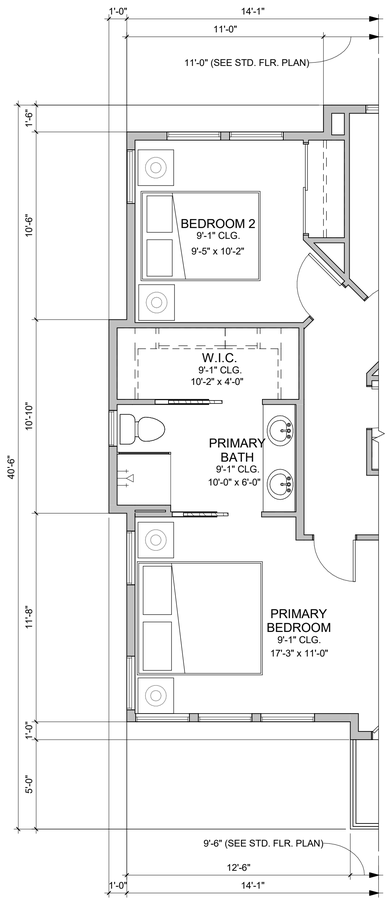
PLAN 1 FLOOR PLANS

0 4 8 16

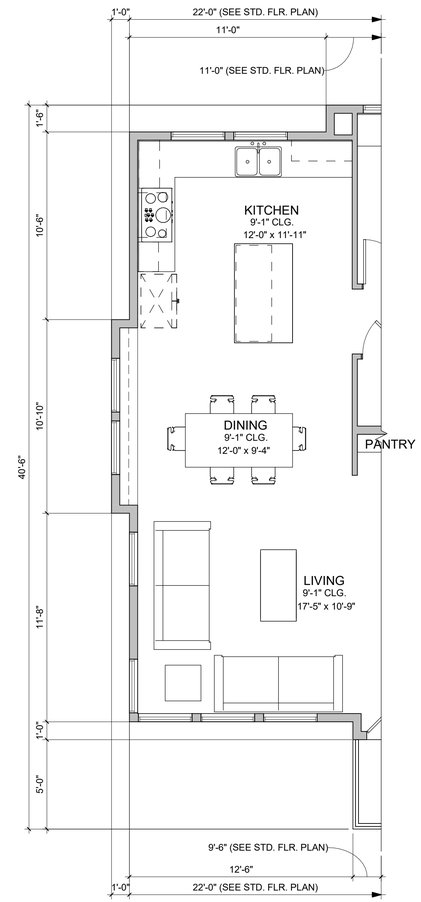
JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.2



2 PLAN 1X (END UNIT VARIATION)
PARTIAL THIRD FLOOR PLAN
1/4" = 1'-0"



1 PLAN 1X (END UNIT VARIATION)
PARTIAL SECOND FLOOR PLAN
1/4" = 1'-0"

GROSS AREA
MEASURED FROM OUTSIDE FACE OF STUD WALL.

PLAN 1X - 3 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	207
SECOND FLOOR	763
THIRD FLOOR	695
TOTAL LIVING AREA	1665
2-CAR GARAGE	477
DECK	48
DECK	48
ENTRY PORCH	48
ROOF DECK	374

PLAN 1X PARTIAL FLOOR PLANS

0 4 8 16

DAHLIN

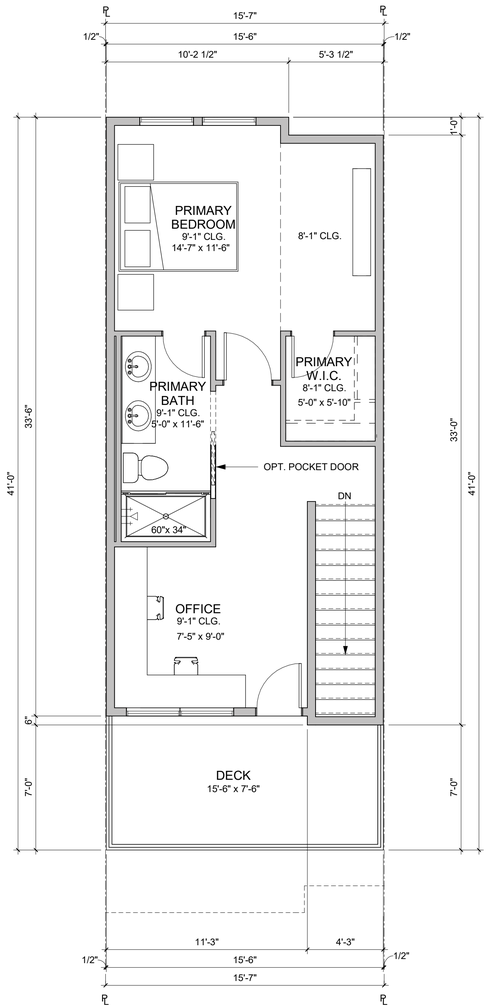
JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

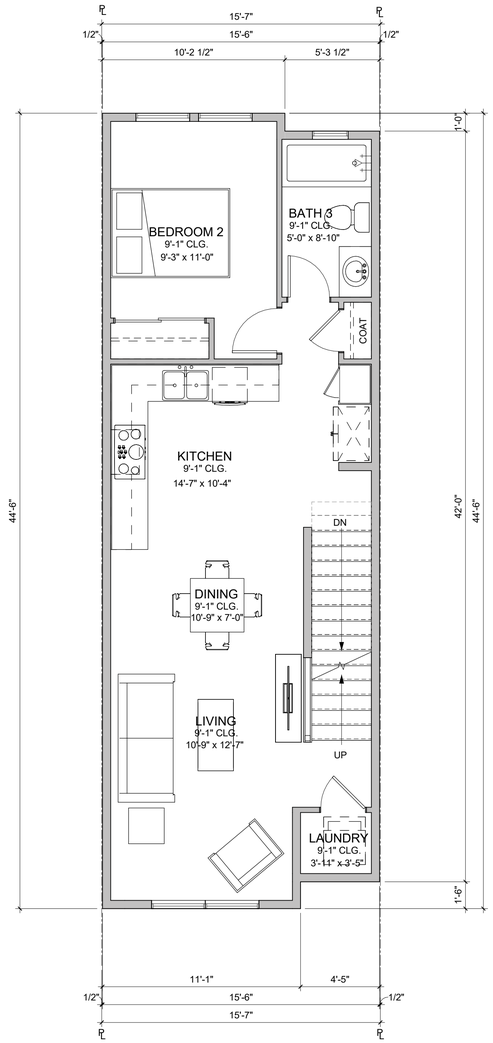
A1.3

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

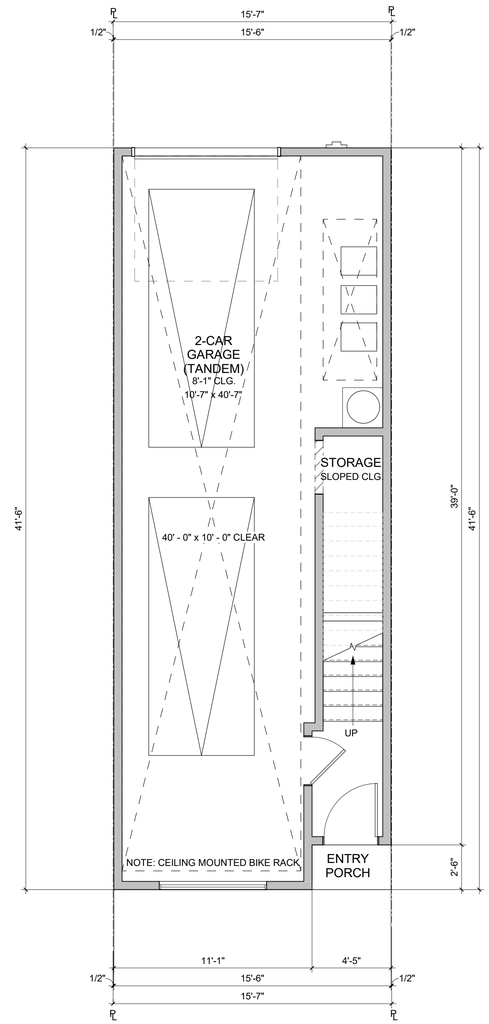
GE SUN



3 PLAN 2 THIRD FLOOR PLAN, ELEVATION A
1/4" = 1'-0"



2 PLAN 2 SECOND FLOOR PLAN, ELEVATION A
1/4" = 1'-0"



1 PLAN 2 FIRST FLOOR PLAN, ELEVATION A
1/4" = 1'-0"

GROSS AREA

MEASURED FROM OUTSIDE FACE OF STUD WALL.

PLAN 2 - 2 BR / 2 BA	
NAME	AREA (SF)
FIRST FLOOR	59
SECOND FLOOR	678
THIRD FLOOR	469
TOTAL LIVING AREA	1206
2-CAR TANDEM GARAGE	572
DECK	114
ENTRY PORCH	11

PLAN 2 FLOOR PLANS

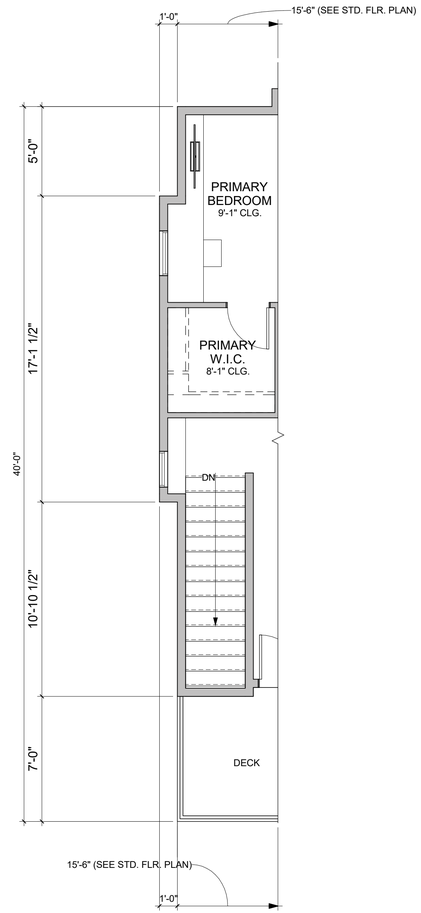
0 4 8 16

BKF ANYI LANDSCAPE STUDIO DAHLIN

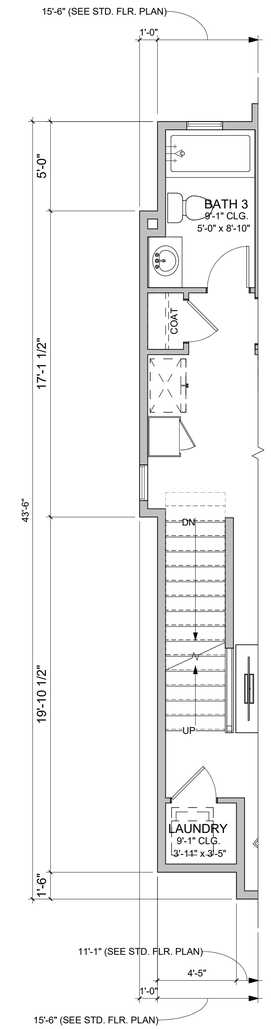
JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.4



PLAN 2X (END UNIT VARIATION)
PARTIAL THIRD FLOOR PLAN
2 1/4" = 1'-0"



PLAN 2X (END UNIT VARIATION)
PARTIAL SECOND FLOOR PLAN
1 1/4" = 1'-0"

GROSS AREA
MEASURED FROM OUTSIDE FACE OF STUD WALL.

PLAN 2X - 2 BR / 2 BA

NAME	AREA (SF)
FIRST FLOOR	59
SECOND FLOOR	695
THIRD FLOOR	487
TOTAL LIVING AREA	1241

2-CAR TANDEM GARAGE	572
DECK	114
ENTRY PORCH	11

PLAN 2X PARTIAL FLOOR PLANS

0 4 8 16

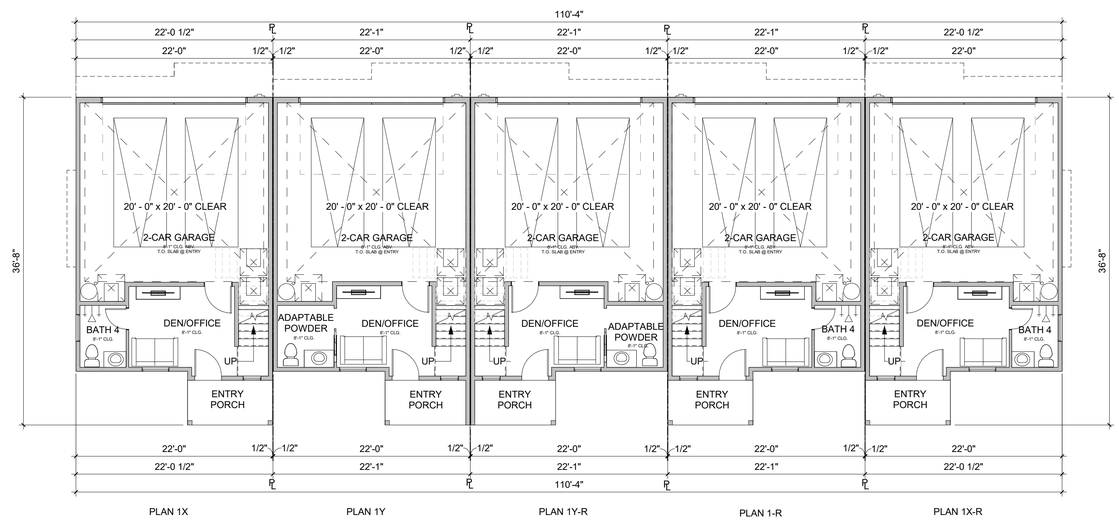
JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.5

2 BUILDING 1 SECOND FLOOR PLAN, ELEVATION A

1/8" = 1'-0"



1 BUILDING 1 FIRST FLOOR PLAN, ELEVATION A

1/8" = 1'-0"

NOTE:
PLAN 1 IS THE STANDARD MID UNIT. PLAN 1Y IS THE ADPATABLE MID UNIT.

BUILDING 1 FLOOR PLANS

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN

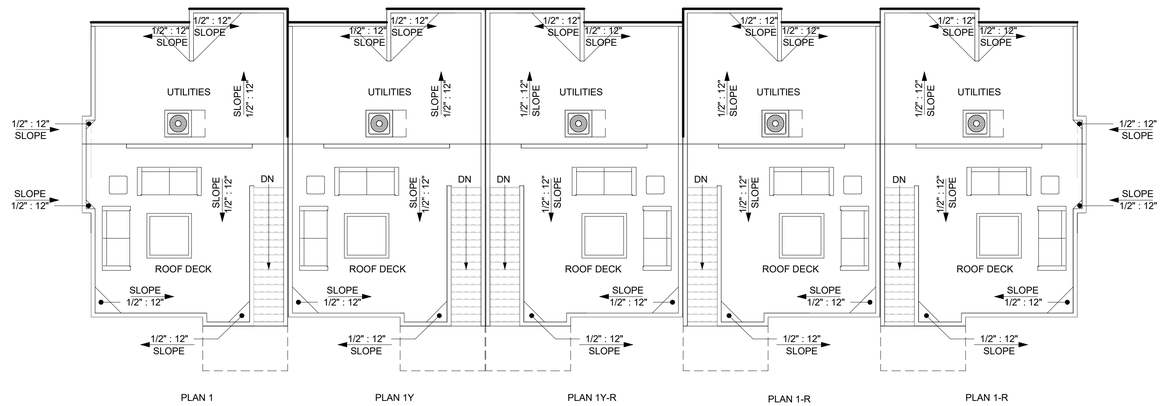
0 8 16 32

DAHLIN

JOB NO. 1447.003
DATE 05-18-22

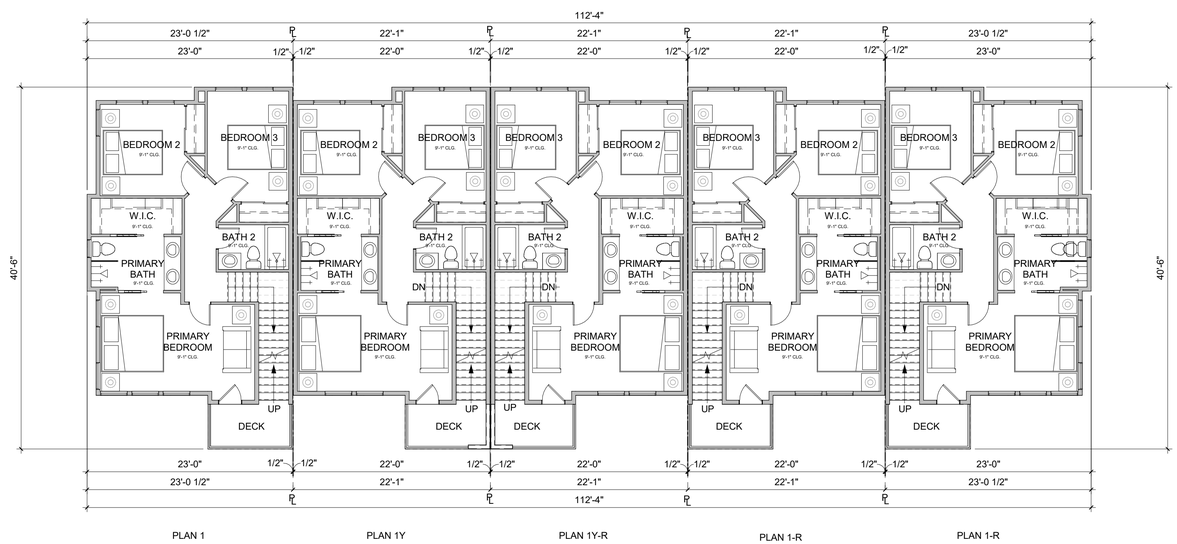
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.1



2 BUILDING 1 ROOF PLAN, ELEVATION A

1/8" = 1'-0"



1 BUILDING 1 THIRD FLOOR PLAN, ELEVATION A

1/8" = 1'-0"

NOTE:
PLAN 1 IS THE STANDARD MID UNIT. PLAN 1Y IS THE ADPATABLE MID UNIT.

BUILDING 1 FLOOR PLAN & ROOF PLAN

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN

0 8 16 32

DAHLIN

JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.2

PLAN 1X

BUILDING 1 - 5 PLEX - LEFT ELEVATION

SCALE: 1/8"=1'

PLAN 1X PLAN 1 PLAN 1-R PLAN 1-R PLAN 1-R

BUILDING 1 - 5 PLEX - FRONT ELEVATION

SCALE: 1/8"=1'

PLAN 1-R PLAN 1-R PLAN 1-R PLAN 1 PLAN 1

BUILDING 1 - 5 PLEX - REAR ELEVATION

SCALE: 1/8"=1'

PLAN 1-R

BUILDING 1 - 5 PLEX - RIGHT ELEVATION

SCALE: 1/8"=1'

NOTE:
SEE SHEETS A.3.1 FOR MORE INFORMATION ON COLORS AND MATERIALS.

BUILDING 1 ELEVATIONS

0 8 16 32

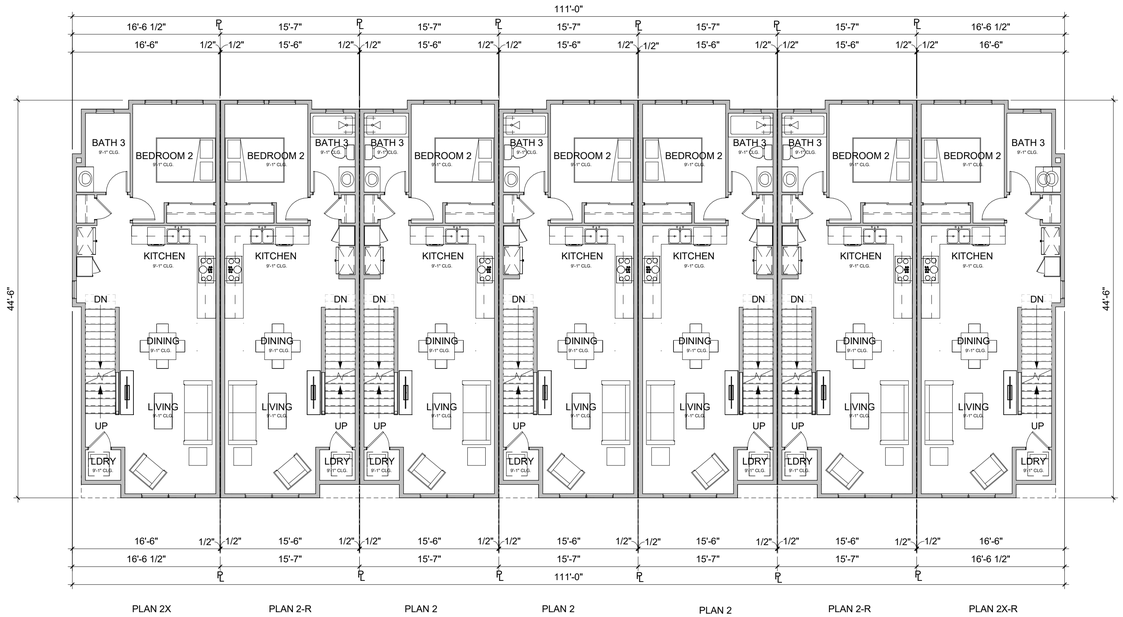
DAHLIN

JOB NO. 1447.003
DATE 05-18-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.3

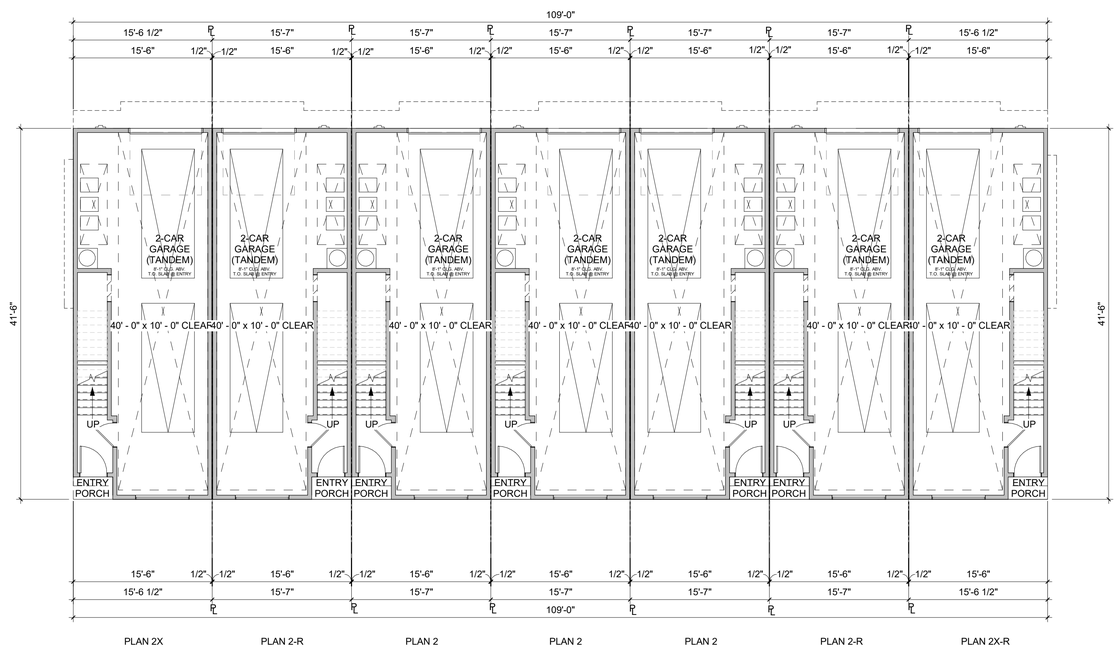
739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN



2 BUILDING 2 SECOND FLOOR PLAN, ELEVATION A

1/8" = 1'-0"



1 BUILDING 2 FIRST FLOOR PLAN, ELEVATION A

1/8" = 1'-0"

BUILDING 2 FLOOR PLANS

0 8 16 32

DAHLIN

JOB NO. 1447.003

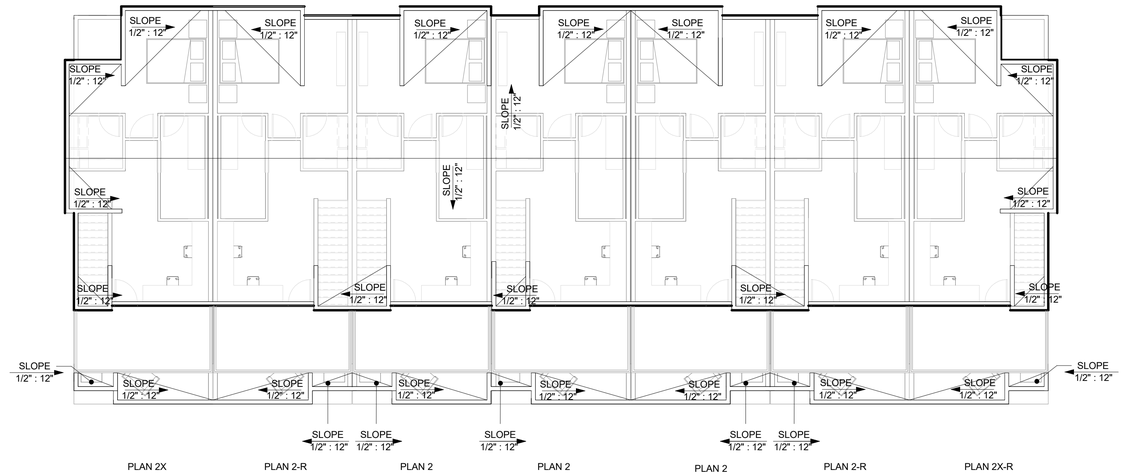
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

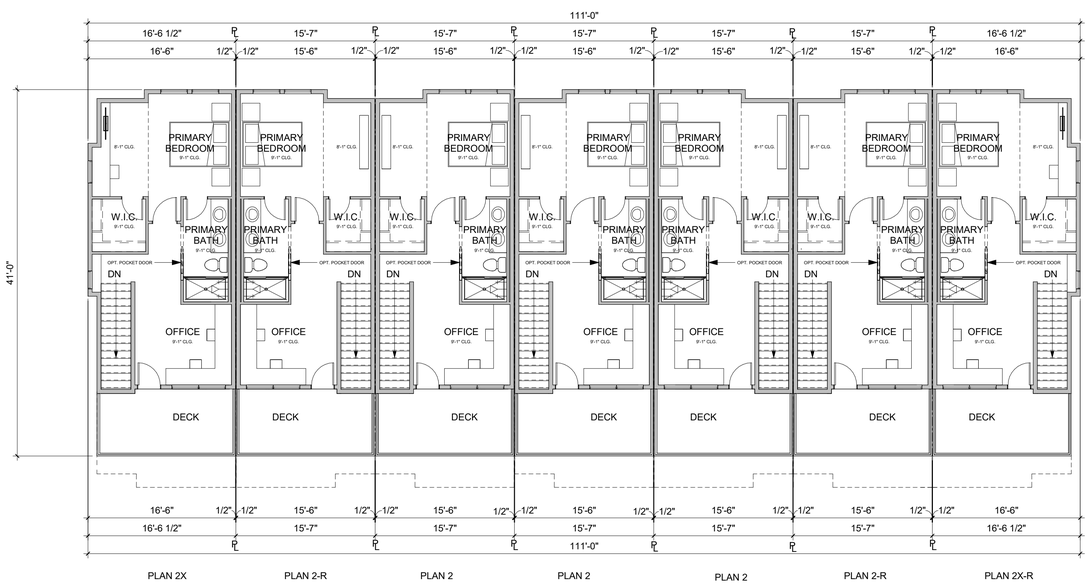
A2.4

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN



2 BUILDING 2 ROOF PLAN, ELEVATION A
1/8" = 1'-0"



1 BUILDING 2 THIRD FLOOR PLAN, ELEVATION A
1/8" = 1'-0"

BUILDING 2 FLOOR PLAN & ROOF PLAN

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN

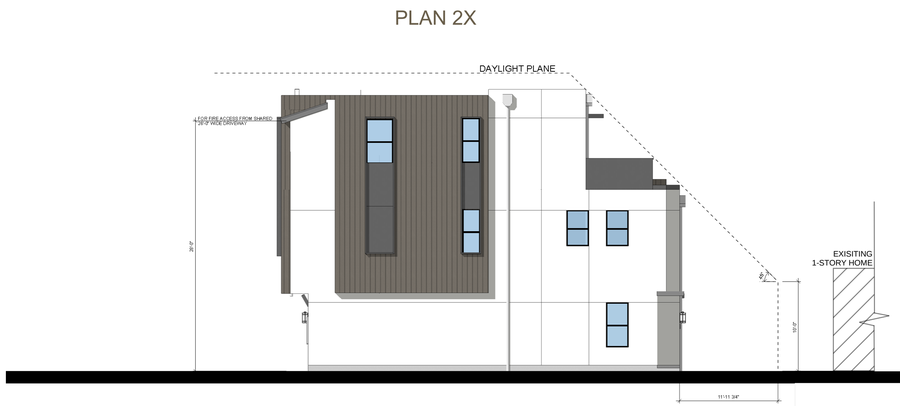
0 8 16 32

DAHLIN

JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.5



BUILDING 2 - 7 PLEX - LEFT ELEVATION

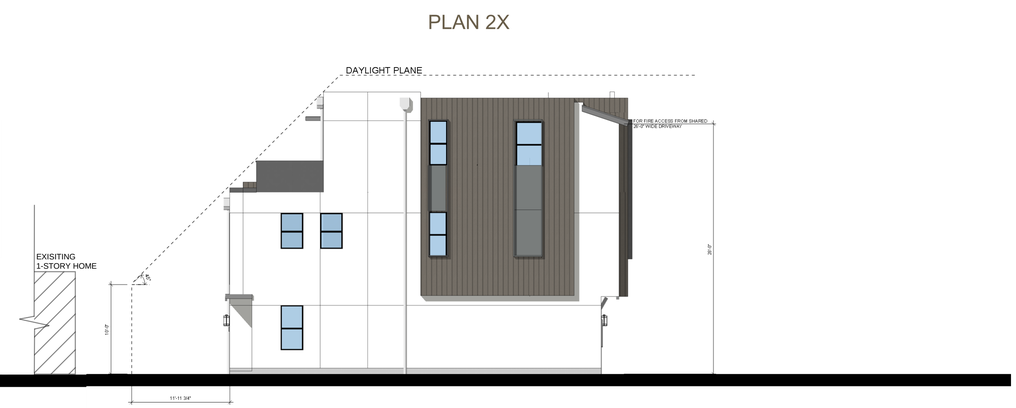
SCALE: 1/8"=1'

BUILDING 2 - 7 PLEX - FRONT ELEVATION

SCALE: 1/8"=1'

BUILDING 2 - 7 PLEX - REAR ELEVATION

SCALE: 1/8"=1'



BUILDING 2 - 7 PLEX - RIGHT ELEVATION

SCALE: 1/8"=1'

NOTE:
SEE SHEETS A3.2 FOR MORE INFORMATION ON COLORS AND MATERIALS.

BUILDING 2 ELEVATIONS

0 8 16 32

DAHLIN

JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

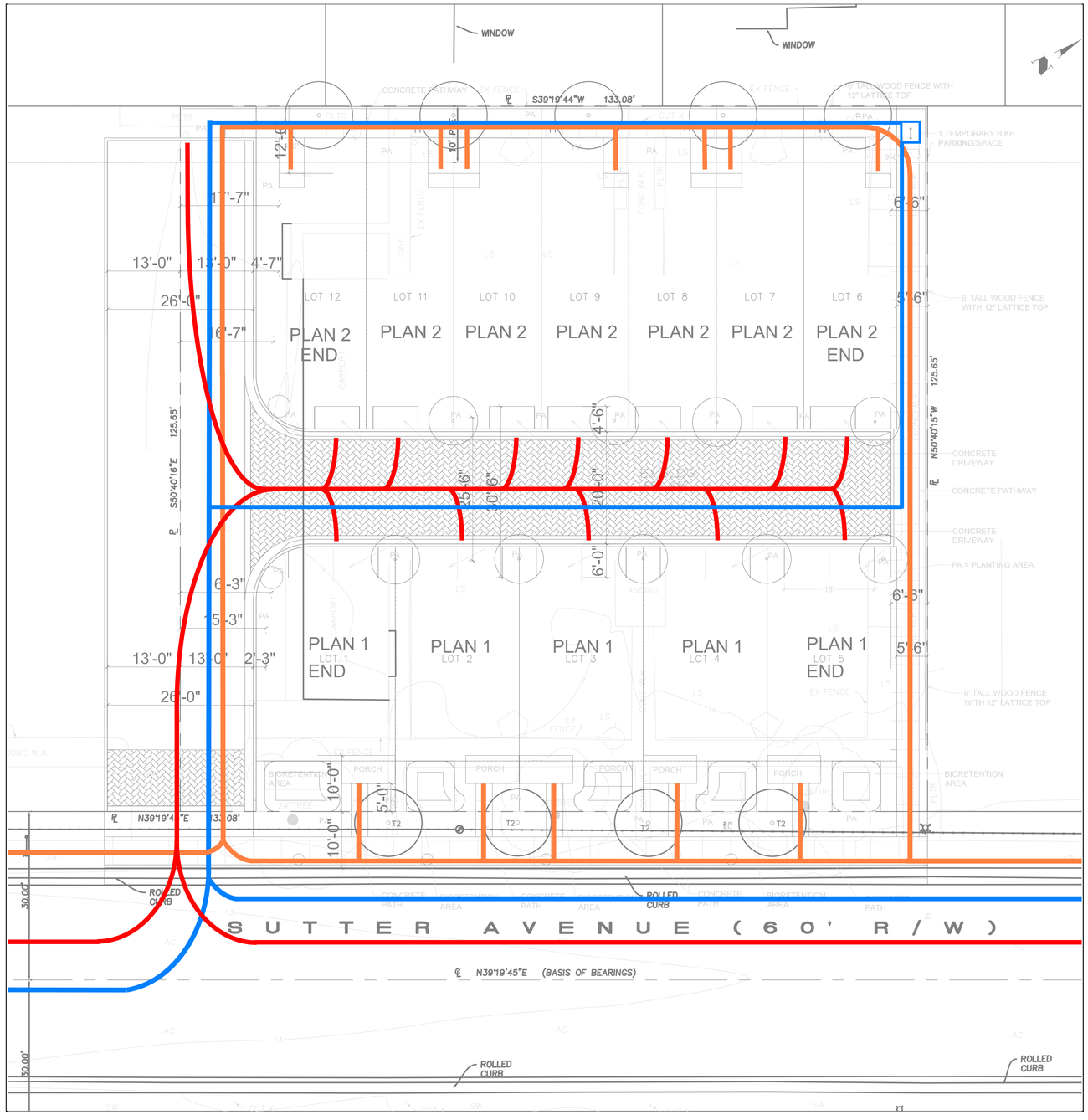
A2.6

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN

LEGEND

- VEHICLE
- PEDESTRIAN
- BICYCLE



CIRCULATION DIAGRAM

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN

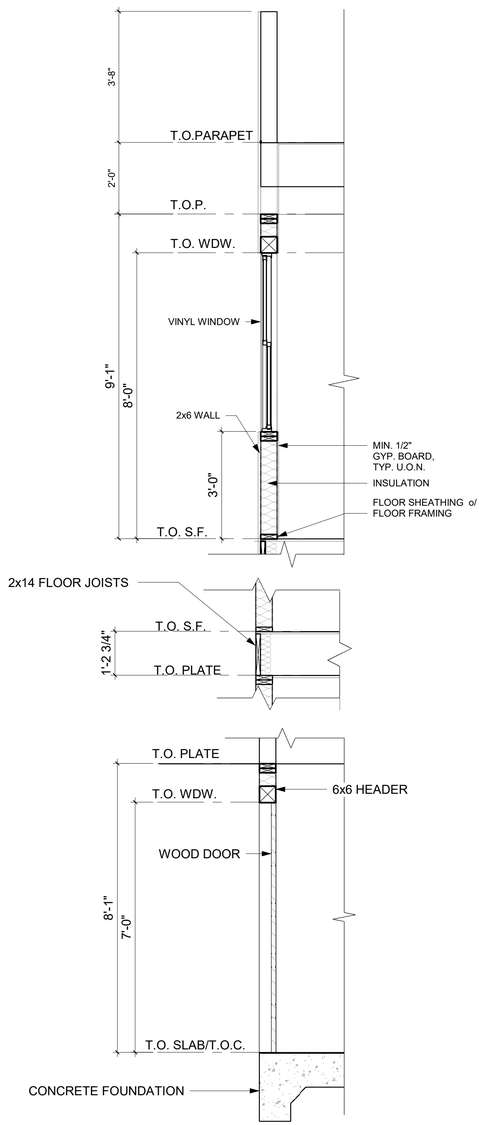
DAHLIN

JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

A2.7



1 **TYPICAL EXTERIOR WALL SECTION**
1/2" = 1'-0"

TYPICAL EXTERIOR WALL SECTION

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

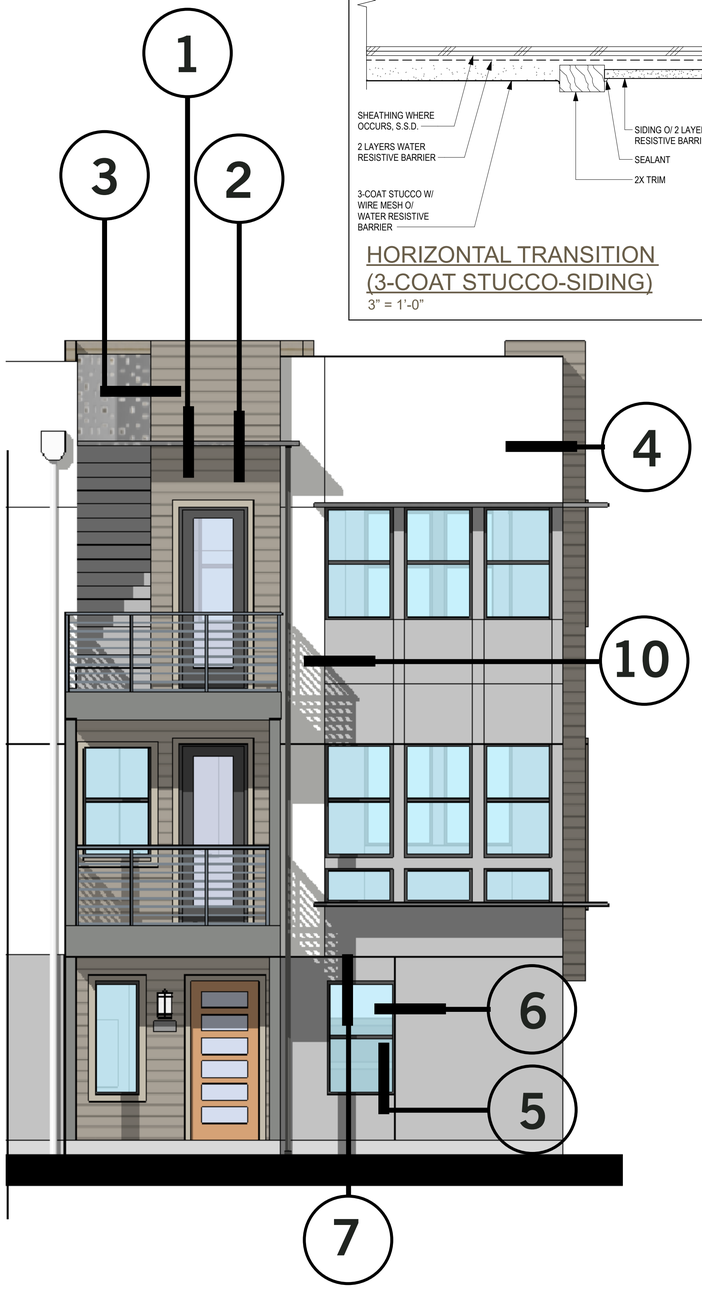
GE SUN

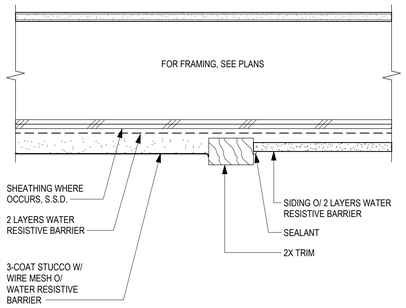
DAHLIN

JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.8

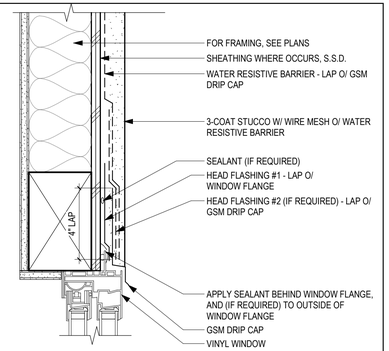




HORIZONTAL TRANSITION (3-COAT STUCCO-SIDING)

3" = 1'-0"

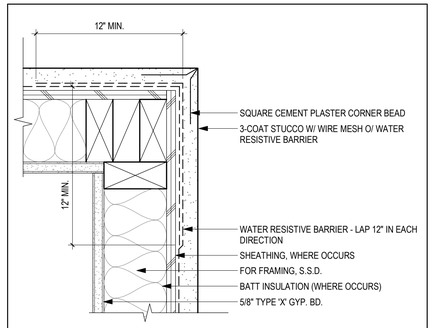
8



WDW HEAD (3-COAT STUCCO)

3" = 1'-0"

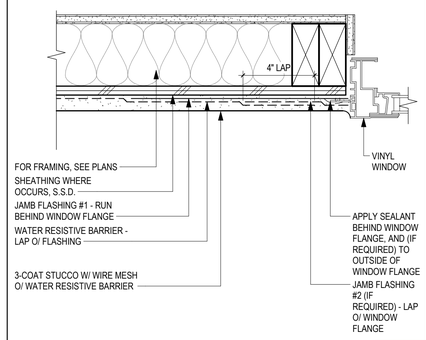
7



EXT.OUTSIDE CORNER - 3-COAT STUCCO

3" = 1'-0"

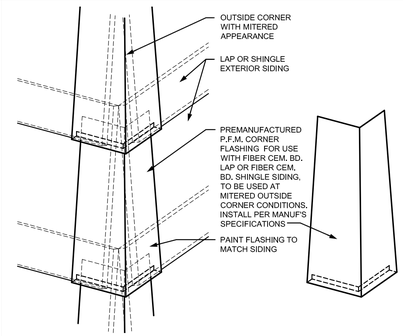
4



WDW JAMB - 3 COAT STUCCO

SCALE: 3" = 1'-0"

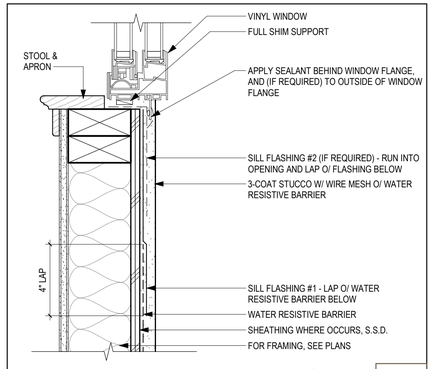
6



FAUX MITERED EXTERIOR CORNER

3" = 1'-0"

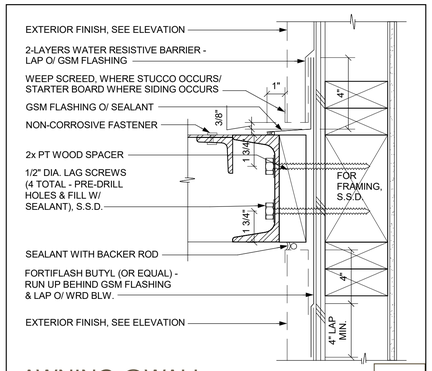
3



WDW SILL (3-COAT STUCCO)

3" = 1'-0"

5

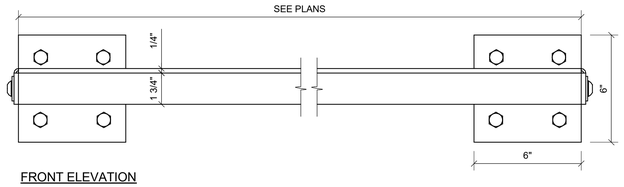


AWNING @WALL

3" = 1'-0"

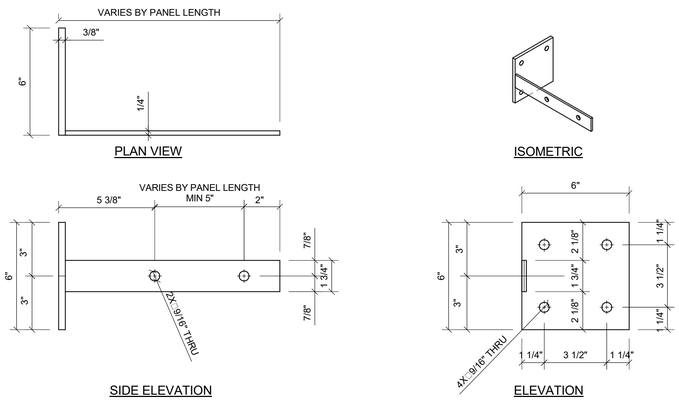
2

AWNING ELEVATION



FRONT ELEVATION

6X6 METAL PLATE DETAIL



PLAN VIEW

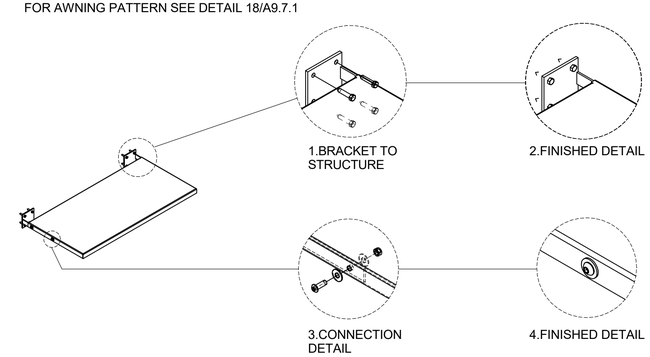
ISOMETRIC

SIDE ELEVATION

ELEVATION

INSTALLATION SEQUENCE

FOR AWNING PATTERN SEE DETAIL 18/A9.7.1



AWNING @WALL

3" = 1'-0"

1

TYPICAL DETAILS

739 SUTTER AVENUE SB 330 / ARCHITECTURAL REVIEW SET

GE SUN

DAHLIN

JOB NO. 1447.003
DATE 05-18-22

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.9

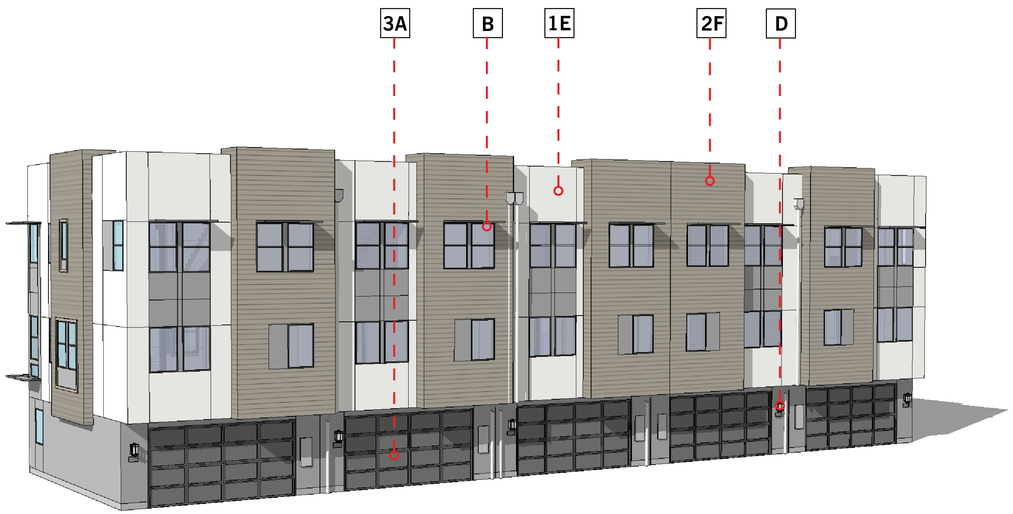
COLORS

1 BODY COLOR 1
STUCCO
PURE WHITE
SW7005
by Sherwin Williams or equal

2 BODY COLOR 2
SIDING
LIBRARY PEWTER
SW0038
by Sherwin Williams or equal

3 ACCENT COLOR 1
STUCCO & CEMENTITIOUS PANELS
GRIZZLE GRAY
SW7068
by Sherwin Williams or equal

4 ACCENT COLOR 2
ENTRY DOORS
SMOKEY TOPAZ
SW6117
by Sherwin Williams or equal



B BUILDING 1, REAR PERSPECTIVE

A BUILDING 1, FRONT PERSPECTIVE

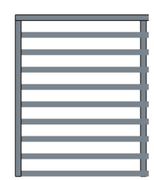
NOTE:
PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLOR.

MATERIALS

A GARAGE DOOR
Contemporary

B VINYL WINDOW
Dark Bronze Frame

C METAL RAILING



D LIGHT FIXTURE
Black Finish

E STUCCO
Light sand finish

F CEMENTITIOUS LAP SIDING
7.25” Siding w/ 6” Exposure

COLORS AND MATERIALS BOARD - COLOR SCHEME 1

DAHLIN
JOB NO. 1447.003
DATE 05-18-22
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

COLORS

1 BODY COLOR 1
STUCCO
PURE WHITE
SW7005
by Sherwin Williams or equal

2 BODY COLOR 2
SIDING
THUNDER GRAY
SW7645
by Sherwin Williams or equal

3 ACCENT COLOR 1
STUCCO & CEMENTITIOUS PANELS
ROYCROFT PEWTER
SW2848
by Sherwin Williams or equal

4 ACCENT COLOR 2
ENTRY DOORS
ROYCROFT COPPER RED
SW2839
by Sherwin Williams or equal

B BUILDING 2, REAR PERSPECTIVE

A BUILDING 2, FRONT PERSPECTIVE

NOTE:
PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLOR.

MATERIALS

A GARAGE DOOR
Contemporary

B VINYL WINDOW
Dark Bronze Frame

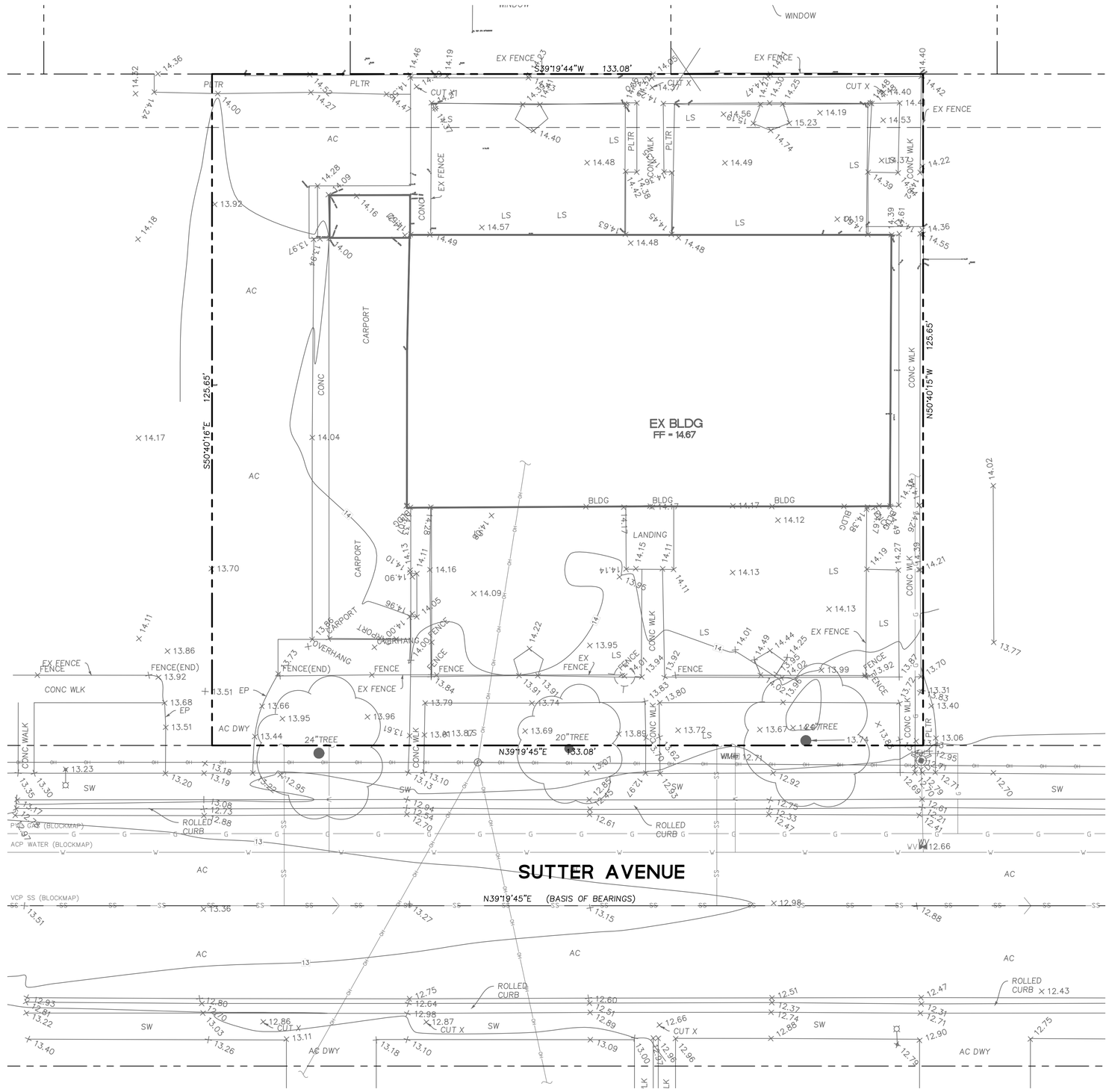
C METAL RAILING

D LIGHT FIXTURE
Black Finish

E STUCCO
Light sand finish

F CEMENTITIOUS LAP SIDING
7.25” Siding w/ 6” Exposure

COLORS AND MATERIALS BOARD - COLOR SCHEME 2



LEGEND

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

SURVEY NOTES

BASIS OF BEARINGS:

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

BENCHMARK:

THIS WORK WAS REFERENCED TO THE FOLLOWING BENCHMARK:

SCVWD BM 053
ELEVATION = 15.76 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 DATUM)

GENERAL NOTES:

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

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

BKF ENGINEERS
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

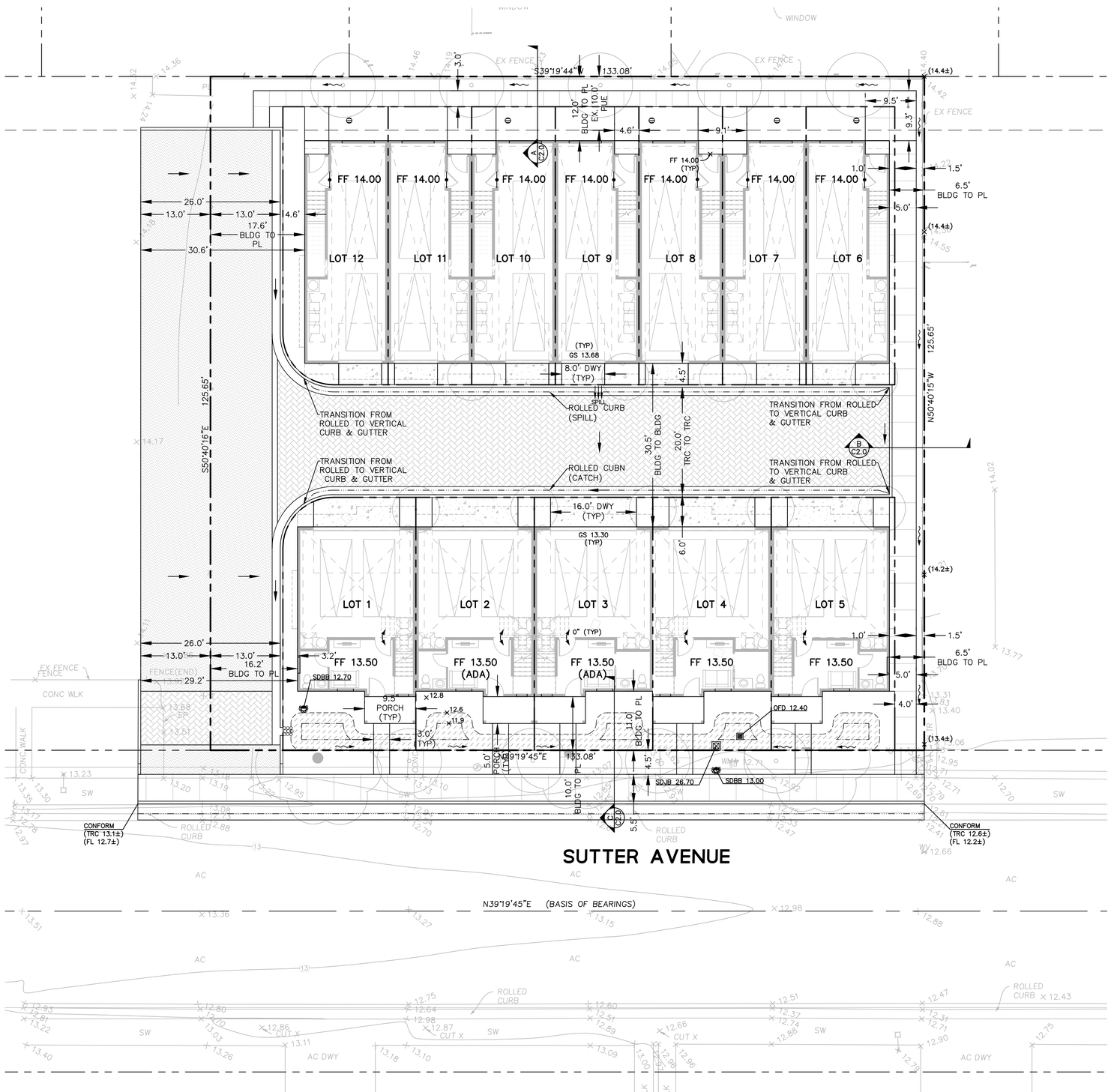
RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
EXISTING CONDITIONS
SANTA CLARA
PALO ALTO
CALIFORNIA

Revisions | No.

Date 4/29/22
Scale AS SHOWN
Design JH
Drawn JH
Approved PK
Job No20220187

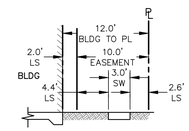
Drawing Number:
C1.0
1 OF 5

DRAWING NAME: \\BKF-SJ\vol4\2022\220187_739_Sutter_Palo_Alto\ENG-L\Planning\Sheets\1.0_739SA-EX.dwg
PLOT DATE: 04-29-22 PLOTTED BY: hoan

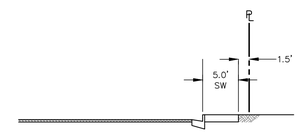


LEGEND

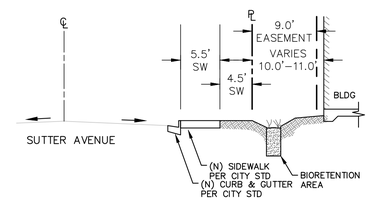
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- BIORETENTION BASIN
- AC PAVEMENT
- AC OVERLAY
- CONCRETE DRIVEWAY
- PERVIOUS PAVER
- DRIVEWAY
- ROLLED CURB & GUTTER
- VERTICAL CURB
- PRIVATE FENCE



SECTION A (WALKWAY)
N.T.S.



SECTION B (WALKWAY)
N.T.S.



SECTION C (SUTTER AVENUE)
N.T.S.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

BKF ENGINEERS
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
PRELIMINARY SITE AND GRADING PLAN WITH CROSS SECTIONS

SANTA CLARA CALIFORNIA
PALO ALTO

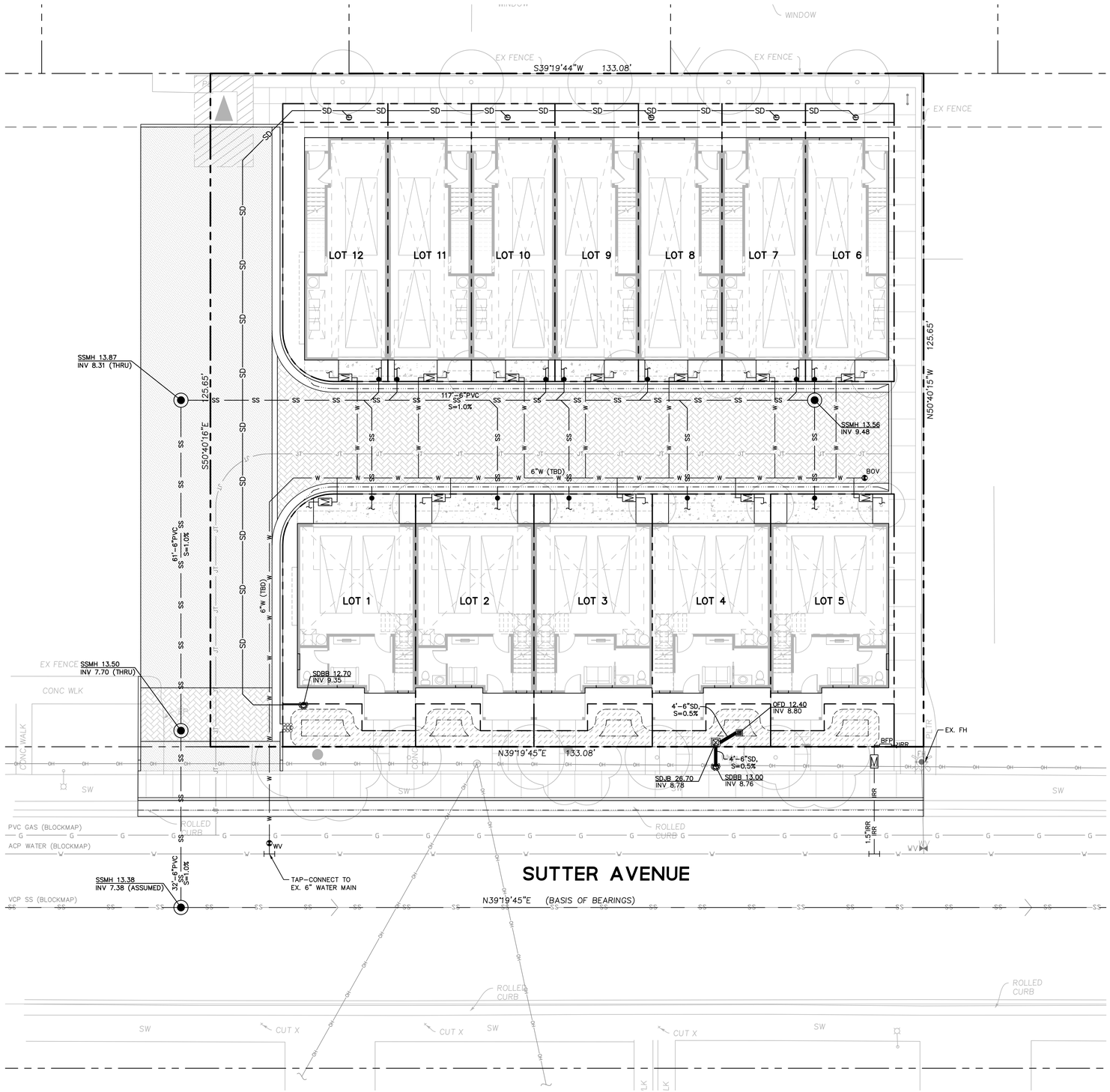
Revisions

No.	

Date	4/29/22
Scale	AS SHOWN
Design	JH
Drawn	JH
Approved	PK
Job No	20220187

Drawing Number:
C2.0

DRAWING NAME: C:\Temp\AcPublish_18440\2.0_739SA-SP.dwg
PLOT DATE: 04-29-22 PLOTTED BY: hoan



LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION	RIM XXX.XX / INV XXX.XX
DOMESTIC WATER LINE	W
JOINT TRENCH LINE	JT
SANITARY SEWER LINE	XX"-X" S=X.X% SS
STORM DRAIN (DIRECTION)	SD
STORM DRAIN (PERFORATED)	XX"-X" S=X.X% SD
STORM DRAIN (TREATED)	XX"-X" S=X.X%
STORM DRAIN (UNTREATED)	XX"-X" S=X.X% SD
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER BOX	SDBB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN JUNCTION BOX	SDJB
STORM DRAIN MANHOLE	SDMH
STORM DRAIN OVERFLOW DRAIN	OFD
SANITARY SEWER MANHOLE	SSMH
BACKFLOW PREVENTER	BFV
WATER METER	WM
BLOW OFF VALVE	BOV
WATER VALVE	WV
ABOVE-GRADE TRANSFORMER (FOR REFERENCE ONLY)	

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

BKF ENGINEERS
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
PRELIMINARY UTILITY PLAN

SANTA CLARA
PALO ALTO
CALIFORNIA

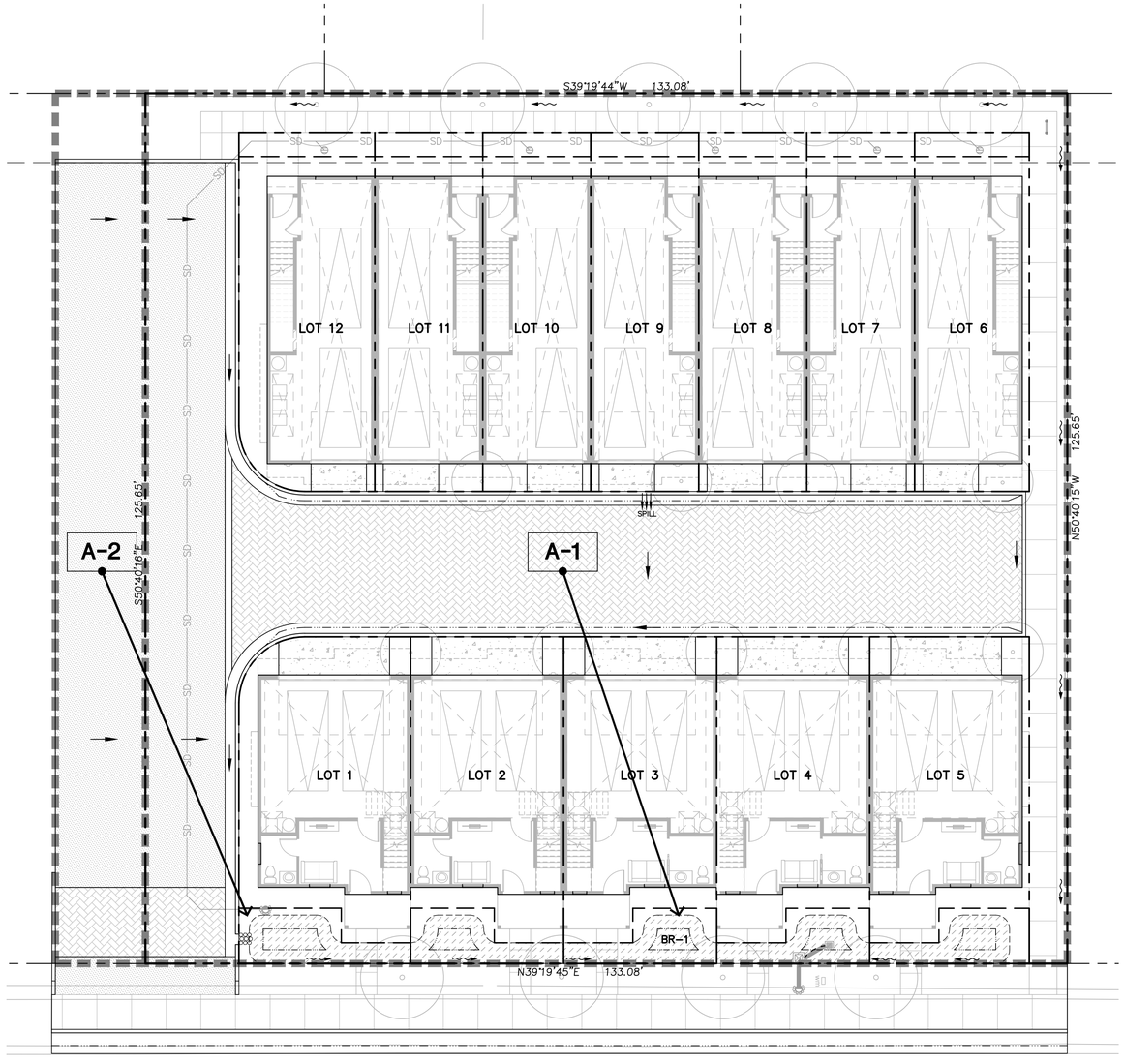
Revisions

No.	

Date 4/29/22
Scale AS SHOWN
Design JH
Drawn JH
Approved PK
Job No 20220187

Drawing Number:
C3.0

DRAWING NAME: \\BKF-SJ\vol4\2022\220187_739_Sutter_Palo_Alto\ENG-L\Planning\Sheets\3.0_739SA-UT.dwg
PLOT DATE: 04-29-22 PLOTTED BY: hoan

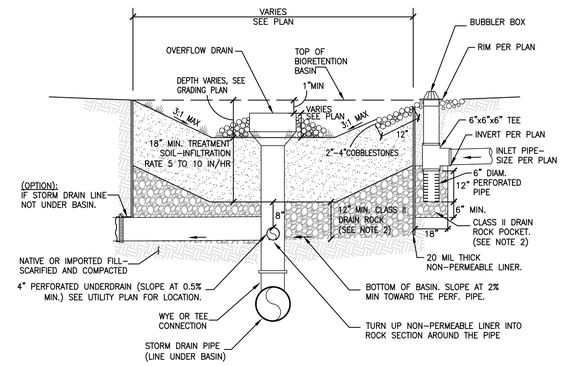


SUTTER AVENUE

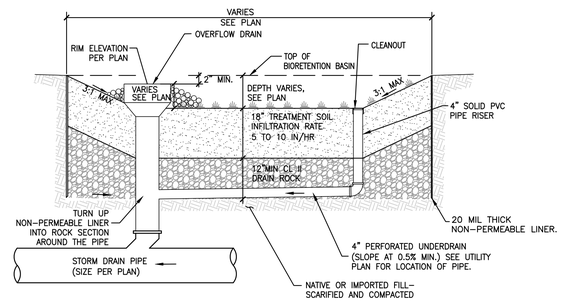
N39°19'45"E (BASIS OF BEARINGS)

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- ASPHALT CONCRETE
- PCC CONCRETE
- GRASS PAVER
- BIORETENTION BASIN
- DRAINAGE MANAGEMENT AREA — A-1
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) — SD
- STORM DRAIN FORCE MAIN
- STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- FLOW DIRECTION (PLANTING AREA)



TRANSVERSE SECTION
N.T.S.



LONGITUDINAL SECTION
N.T.S.

NOTE:

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

TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	IMPERVIOUS SURFACE TYPE (SQ. FT.) ROOF (C=0.90)	CONCRETE (C=0.90)	PAVING (C=0.90)	SIZING CALCULATION	PONDING DEPTH (IN)	TREATMENT REQUIRED (SQ. FT.)	TREATMENT PROVIDED (SQ. FT.)	PROPOSED TREATMENT CONTROLS	NOTES
A-1	16,720	5,474	LANDSCAPE (C=0.30)	11,246	7,955	2,088	1,203	4% RULE	6	450	515	BR-1 BIORETENTION BASIN 1	
A-2	1,634	130	LANDSCAPE (C=0.30)	1,504	0	0	1,504	4% RULE	6	60			IN-LIEU

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

BKF ENGINEERS
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
PRELIMINARY STORMWATER CONTROL PLAN

SANTA CLARA CALIFORNIA

PALO ALTO

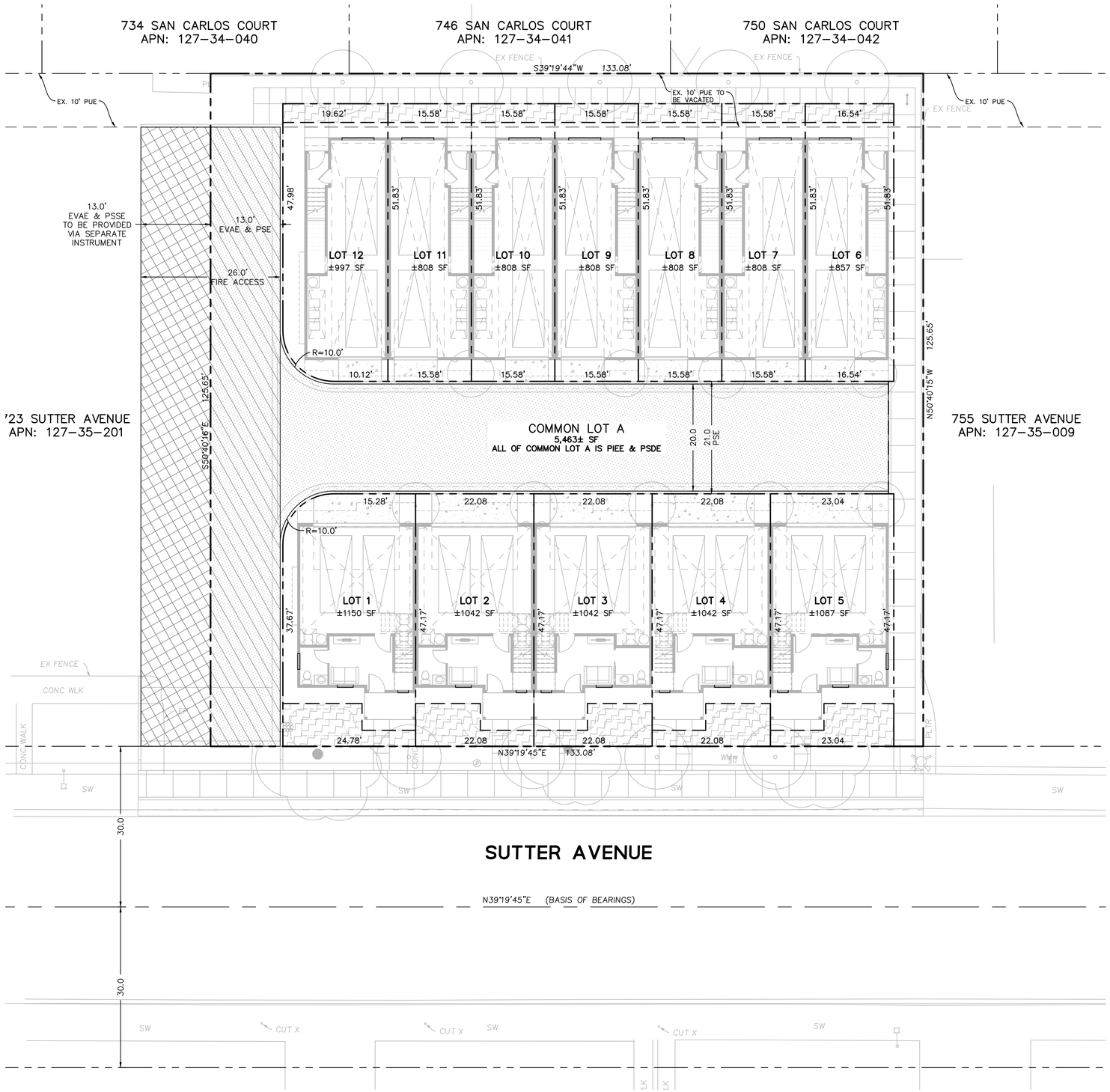
Revisions

No.	

Date 4/29/22
Scale AS SHOWN
Design JH
Drawn JH
Approved PK
Job No 20220187

Drawing Number:
C4.0

DRAWING NAME: \\BKF-SJ\vol4\2022\20187_739_Sutter_Palo_Alto\ENG-L\Planning\Sheets\4.0_739SA-SW.dwg
PLOT DATE: 04-29-22 PLOTTED BY: hoan



LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)	
PUBLIC SERVICE EASEMENT (PSE)	
PRIVATE SANITARY SEWER EASEMENT (PSSE)	
PRIVATE STORM DRAIN EASEMENT (PSDE)	

GENERAL NOTES

1) ASSESSOR'S PARCEL NO.: 127-35-200
2) GENERAL PLAN: MULTIFAMILY RESIDENTIAL
3) EXISTING ZONING: RM-20 (MULTIFAMILY-LOW DENSITY)
4) EXISTING USE: RESIDENTIAL
5) PROPOSED USE: RESIDENTIAL
6) GROSS AREA: 0.38± ARCES
7) NET AREA: 0.38± ACRES
8) NUMBER OF UNITS: 12
9) NUMBER OF LOTS: 13 (12 DEVELOPABLE LOTS AND 1 NON-DEVELOPABLE COMMON LOT)
10) FLOOD ZONE: ZONE X
11) LOT SIZES:
LOTS 1 – 12 = 11,257±
COMMON LOT A = 5,463± SF
TOTAL = 16,720± SF

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

BKF ENGINEERS
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

RESIDENTIAL DEVELOPMENT
739 SUTTER AVENUE
VESTING TENTATIVE MAP

SANTA CLARA
PALO ALTO
CALIFORNIA

Revisions

No.	

Date 4/29/22
Scale AS SHOWN
Design JH
Drawn JH
Approved PK
Job No 20220187

Drawing Number:
C5.0
5 OF 5

DRAWING NAME: \\BKF-SJ\vol4\2022\220187_739_Sutter_Palo_Alto\ENG-L\Planning\Sheets\5.0_739SA-TM.dwg
PLOT DATE: 04-29-22 PLOTTED BY: hoan

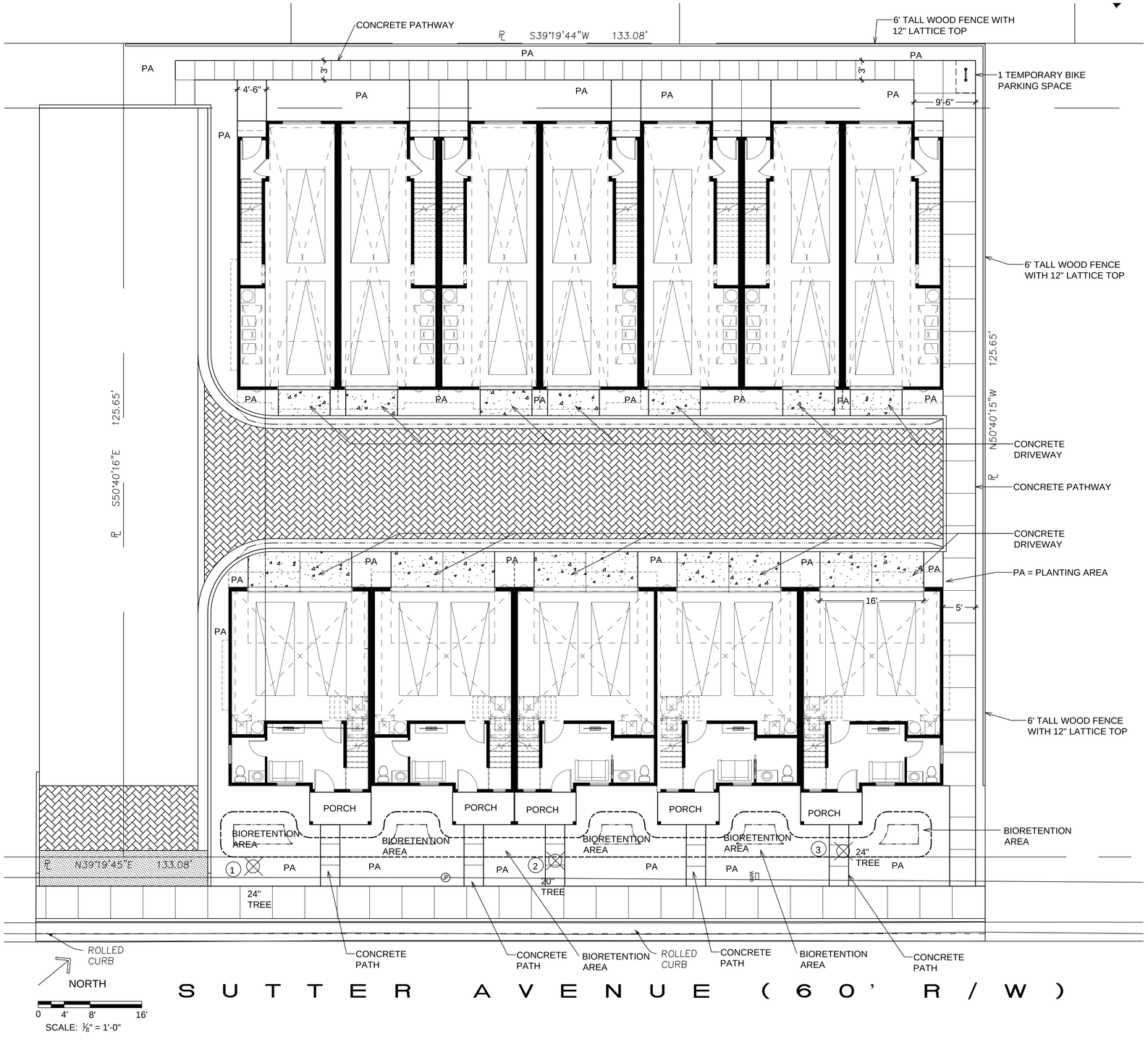
GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
2. PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
3. THE LANDSCAPE ARCHITECT AND THE OWNER SHALL BE ADVISED 48 HOURS IN ADVANCE FOR PERFORMANCE OF SITE OBSERVATIONS.

EXISTING TREE SURVEY

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE (DBH)	NOTE
1	Acer sp. - Maple	24"	REMOVE
2	Acer sp. - Maple	18.4"	REMOVE
3	Acer sp. - Maple	19.6"	REMOVE

TOTAL EXISTING TREE TO BE REMOVED: 3



PROJECT INFORMATION

PROJECT ADDRESS: 739 SUTTER AVE.
PALO ALTO, CA 94303

TOTAL LANDSCAPE AREA: 2996 SF
PROJECT TYPE: RESIDENTIAL NEW LANDSCAPE,
WATER SUPPLY TYPE: POTABLE WATER

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

_____ DATE: _____

SHEET INDEX

LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7):

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES IN TO THE SOIL.

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7)

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

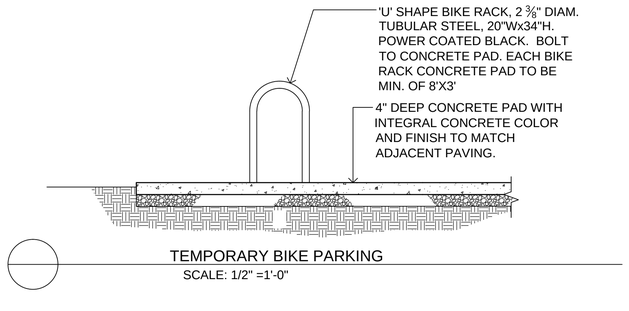
A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

CONSTRUCTION LAYOUT NOTES:

1. THE LAYOUT PLAN IS DIAGRAMMATIC ONLY, SHOULD A DISCREPANCY EXIST BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR:
   A. VERIFYING AND CONFORMING TO SETBACKS AND OTHER INDICATED DIMENSIONS.
   B. LAYOUT OF ALL MAJOR COMPONENTS PRIOR TO STARTING CONSTRUCTION.
   C. COOPERATING WITH LANDSCAPE ARCHITECT AND OWNER IN RESOLVING ANY DISCREPANCIES AND MAKING ADJUSTMENTS TO AVOID ADDITIONAL COSTS TO THE OWNER.
2. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKE UP AND FORM WORK PRIOR TO INSTALLATION.
3. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS AND ALL ANGLES SHALL BE 90°, UNLESS OTHERWISE NOTED.
4. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS, UNLESS OTHERWISE NOTED.
5. ALL RADIUS POINT DISCREPANCIES ARE + / - . ADJUSTMENTS IN THE FIELD MAYBE NECESSARY FOR SMOOTH, EVEN LINES AND LAYOUT POINTS.
6. ALL DIMENSIONS START AT REFERENCE LINES, FACE OF BUILDING, DESIGNATED RADIUS POINTS, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL INSTALL EXPANSION JOINTS WITH MASTIC BETWEEN ANY BUILDING AND PAVING CONNECTIONS, AND BETWEEN EXISTING PAVING AND NEW PAVING.
8. CONTRACTOR TO COORDINATE SLEEVING (IRRIGATION, LIGHTING, DRAINAGE, ETC.) WITH OTHER CONTRACTORS



TEMPORARY BIKE PARKING
SCALE: 1/2" =1'-0"

ANYI LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

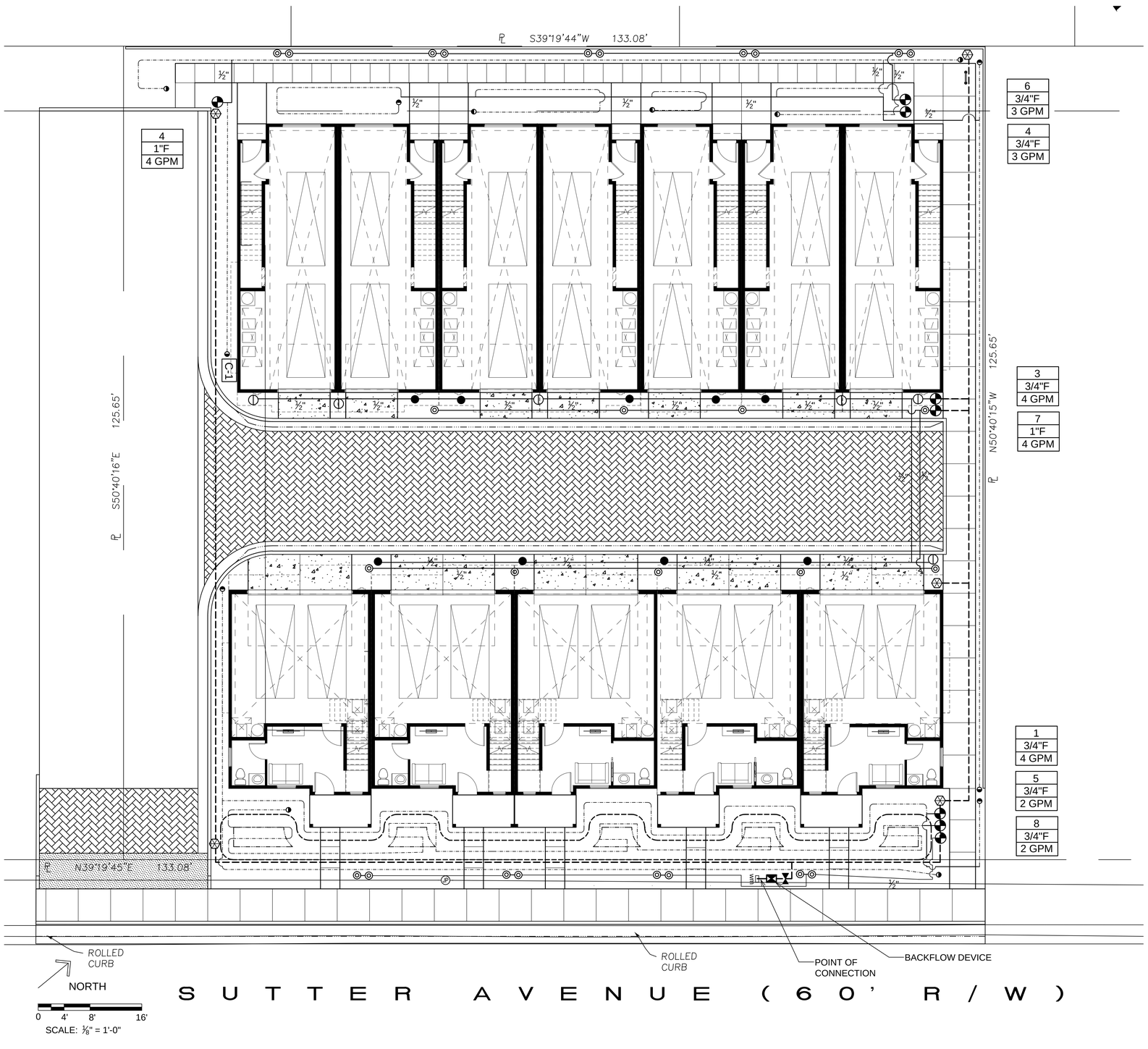
REVISION DATE	NO.

SHEET TITLE: LANDSCAPE CONSTRUCTION PLAN

LICENSED LANDSCAPE ARCHITECT
ANYI HUANG
Signature
5/30/2023
Renewal Date
4/28/2022
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
739 SUTTER AVE.
PALO ALTO, CA 94303

DATE: 4/28/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22008
SHEET L - 1.0
TOTAL SHEETS: 5



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	½" POLYETHYLENE DISTRIBUTION TUBING (RAINBIRD XT-700). SECURE IN PLACE WITH GALVANIZED TIE-DOWN STAKE EVERY 4', UNDER MULCH. USE RAINBIRD XERI-BUG EMITTERS XB-05PC (0.5 GPH) FOR 1 GALLONG PLANTS, XB-10PC (1 GPH) FOR 5 GALLON PLANTS. INSTALL ¼" TUBING WITH STAKE AND DIFFUSER BUG CAP TO EACH PLANT. INSTALL FLUSH CAP (RAINBIRD MDCFCAP) AT THE END OF XT-700 TUBING.
OCTA QUADRA	JAIN OCTA-BUBBLER AND QUADRA-BUBBLER WITH INTERCHANGEABLE COLOR-CODED FLOW CONTROL INSERT. INSTALL HEAD ON SCH. 80 RISER. INSTALL BUG CAP AND STAKES FOR TUBINGS. PLUG UNUSED PORT WITH PORT PLUG BA-PP-0B. 2 GPH BLUE FLOW-CONTROL DEVICE FOR 1-GALLON PLANT 6 GPH BLACK FLOW-CONTROL DEVICE FOR 5-GALLON PLANT.
	RAIN BIRD 18" DEEP ROOT WATERING TUBE WITH .25 GPM BUBBLER AND GRATE. RWS-B-1401.
	1" DIAMETER SCHEDULE 40 PVC IRRIGATION MAIN LINE, BURY 18" DEEP.
1/2"	CLASS 200 PVC LATERAL LINE, SIZE PIPE AS NOTED. BURY 12" MINIMUM.
	FEBCO 825Y BACKFLOW PREVENTER, 1" SIZE, INSTALL ON COPPER RISER, 12" ABOVE FINISH GRADE.
	RAINBIRD XCZ-075 PRF (LFV-075 VALVE WITH 3/4" PRESSURE-REGULATING RBY FILTER, 30 PSI)
	RAINBIRD XCZ-100-PRF (100-DV VALVE WITH 1" PRESSURE-REGULATING RBY FILTER, 40 PSI)
1 1"F 4 GPM	STATION NUMBER VALVE SIZE, F = FILTER FLOW RATE (GALLON PER MINUTE)
	3/4" BRASS QUICK COUPLER VALVE WITH VINYL TOP ON DOUBLE SWING JOINT. PROVIDE OWNER WITH 2 SETS OF KEY
	BRASS GATE VALVE, LINE SIZE. LOCATE IN VALVE BOX
C-1	HUNTER i-CORE 600-M CONTROLLER, ADD ONE EXPANSION MODULE. INSTALL ON ICC-PED GRAY METAL PEDESTAL.

NOTES:

1. CONTRACTOR TO TEST WATER SUPPLY FOR AVAILABILITY OF 35 GPM AND VERIFY MINIMUM STATIC WATER PRESSURE OF 55 PSI AT POINT OF CONNECTION.
2. TEST PIPES FOR LEAKS BEFORE BACKFILL.
3. INSTALL 4" PVC SLEEVE 18" UNDER PAVING, TYPICAL FOR ALL IRRIGATION PIPES. USE SEPARATE 2" PVC SLEEVE FOR ELECTRICAL WIRES TO CONTROLLER.

IRRIGATION DESIGN PLAN (TITLE 23, CHAPTER 2.7)

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

IRRIGATION SCHEDULE NOTE:

1. ALL HYDROZONES ARE CONTROLLED BY AN ET/WEATHER BASED IRRIGATION CONTROLLER THAT MAKES REAL TIME ADJUSTMENT TO THE IRRIGATION PROGRAM RUN-TIMES AND FREQUENCY BASED ON HOURLY WEATHER INFORMATION.
2. IRRIGATION SHALL BE LIMITED TO THE HOURS OF 8 PM TO 10 AM.

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

ANYI
LANDSCAPE STUDIO

2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

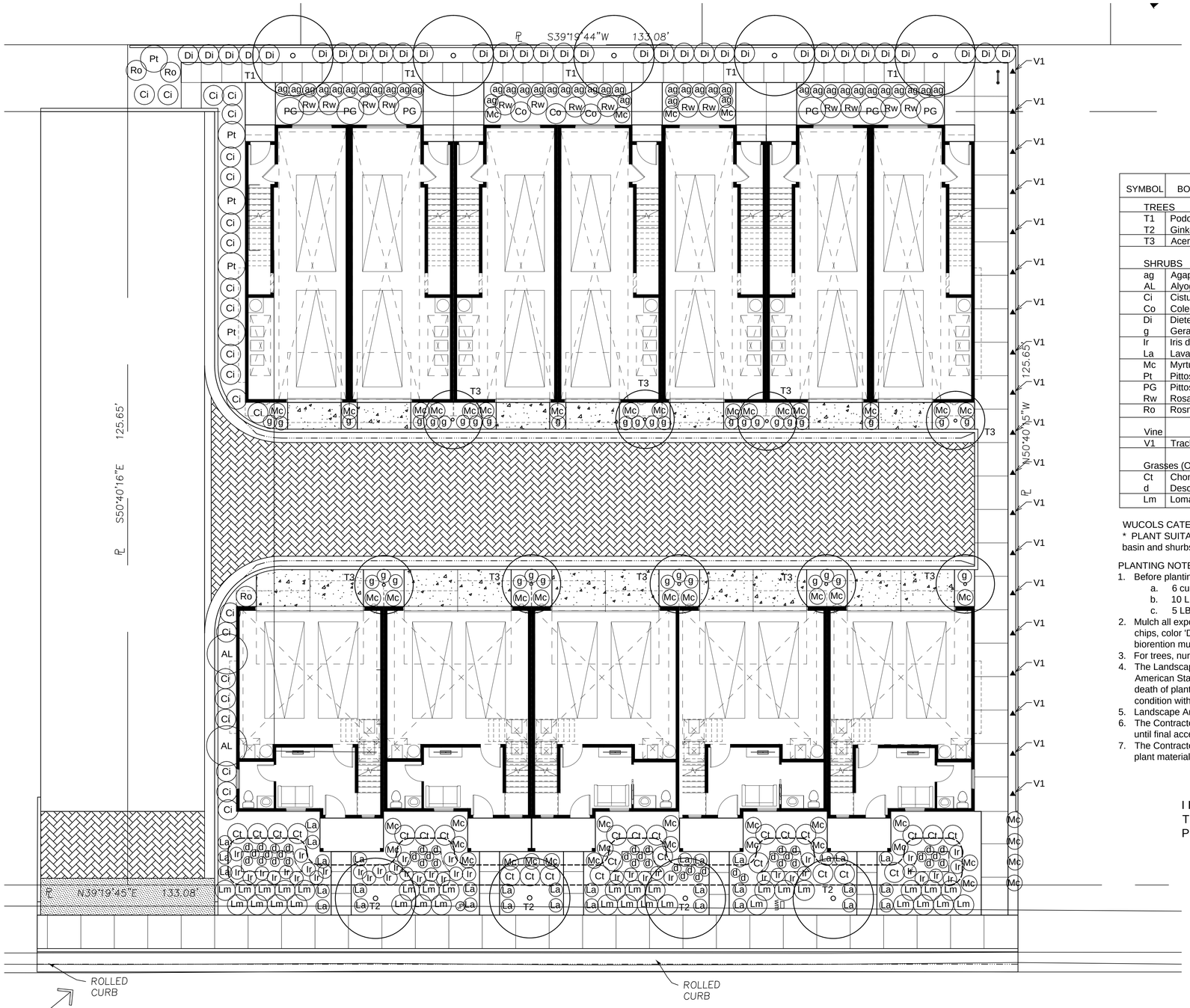
REVISION DATE	NO.

SHEET TITLE: LANDSCAPE IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
ANYI HUANG No. 5047
Signature
5/30/2023
Renewal Date
4/28/2022
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
739 SUTTER AVE.
PALO ALTO, CA 94303

DATE: 4/28/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22008
SHEET L - 2.0
TOTAL SHEETS: 5



PLANTING LIST

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY	SIZE	WUCOLS	NOTES	Mature Size (HxW)	SPACING
TREES							
T1	Podocarpus grecilior - Fern Pine	5	24" box	M	standard	40' X 25'	24'
T2	Ginkgo biloba 'Fairmount' - Fairmount Maidenhair Tree	4	24" box	M	standard	45' X 15'	23'
T3	Acer palmatum 'Bloodgood' - Red Maple	9	24" box	M	natural	20' X 15'	-
SHRUBS							
ag	Agapenthus 'Peter Pan' - Lily-of-the-Nile	41	1 gallon	M		2'x2'	
AL	Alyogyne huegelii 'Santa Cruz' - Blue Hibiscus	2	5 gallon	L		6' x 5'	
Ci	Cistus purpureus - Orchid Rockrose	23	5 gallon	L		4' x 4'	
Co	Coleonema p. 'Sunset Gold' - Pink Breath of Heaven	3	5 gallon	M		2' x 4'	
Di	Dietes bicolor - Yellow Fortnight Lily	32	5 gallon	L		3' x 3'	
g	Geranium 'Biokovo' - Cranesbill	36	1 gallon	M		1' x 2'	
Ir	Iris douglasiana 'Blue' - Blue Douglas Iris	41	1 gallon	L	*	2'x3'	
La	Lavandula stoechas 'Otto Quast' - Spanish Lavender	33	1 gallon	L		2'x2'	
Mc	Myrtus communis 'Compacta' - Myrtle	54	5 gallon	L		2'x2'	
Pt	Pittosporum tenuifolium - Kohuhu	5	5 gallon	M		8' x 5'	
PG	Pittosporum tenuifolium 'Golf Ball' - Golf Ball Kohuhu	6	5 gallon	M		3' x 4'	
Rw	Rosa 'Iceberg' - Iceberg Rose	14	5 gallon	M		3' x 3'	
Ro	Rosmarinus officinalis 'Tuscan Blue' - Rosemary	3	5 gallon	L		5' x 2'	
Vine							
V1	Trachelospermum jasminoides - Star Jasmine	19	5 gallon	M		-	
Grasses (Ornanmental)							
Ct	Chondropetalum tectorum - Cape Reed	26	5 gallon	L	*	3' x 3'	
d	Deschampsia cespitosa - Tufted Hairgrass	42	1 gallon	L	*	2'x3'	
Lm	Lomandra longifolium 'Breeze' - Dwarf Mat Rush	33	1 gallon	L	*	3' x 3'	

WUCOLS CATEGORIES OF WATER NEEDS: VL = VERY LOW, L = LOW WATER USE, M = MODERATE WATER USE
* PLANT SUITABLE FOR BIORETENTION AREA FROM PLANT LIST FOR STORMWATER MEASURES. Grasses shall be planted in basin and shurbs in the bank of biorention area. (C3 Technical Guidance Manual)

PLANTING NOTE:

1. Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
   a. 6 cubic yards green waste compost
   b. 10 LB fertilizer (N16/P6/K8) w/ 2% iron
   c. 5 LB sulfate of ammonia
2. Mulch all exposed soil surfaces of the planting areas, except within bioretention areas, with a 3" thick layer of medium recycled wood chips, color 'Dark Brown'. In bioretention areas mulch planting area with a 3" thick layer of non-floatable mulch such as organic biorention mulch from Zanker Landscape Materials.
3. For trees, nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
4. The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
5. Landscape Architect to approve plant locations prior to planting.
6. The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner.
7. The Contractor shall be responsible for the adequate protection of the improvements. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.

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

ANYI LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

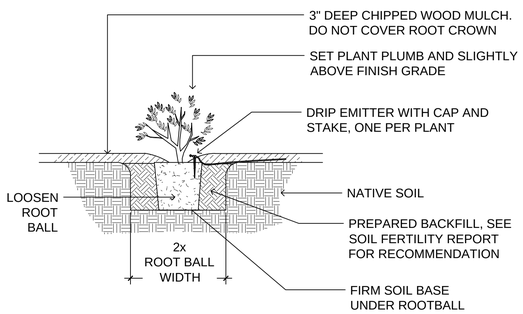
REVISION DATE	NO.

SHEET TITLE: LANDSCAPE PLANTING PLAN

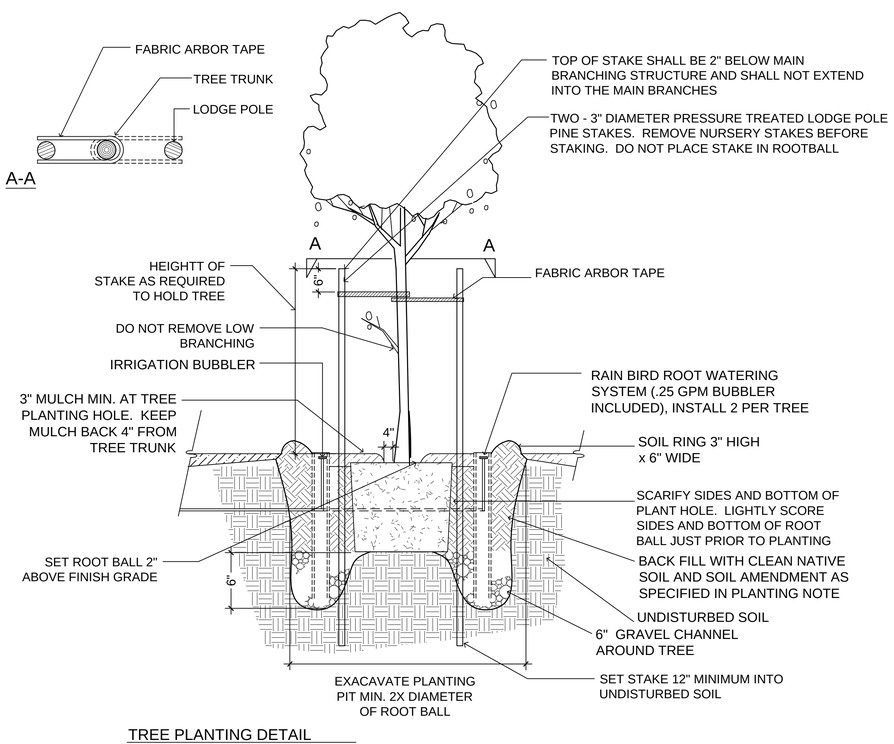
LICENSED LANDSCAPE ARCHITECT
ANYI HUANG
Signature
5/30/2023
Renewal Date
4/28/2022
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
739 SUTTER AVE.
PALO ALTO, CA 94303

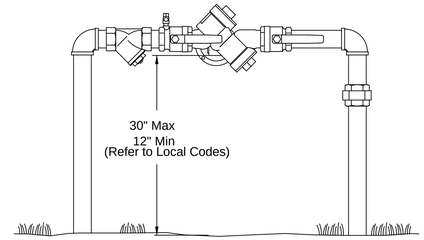
DATE: 4/28/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22008
SHEET L - 3.0
TOTAL SHEETS: 5



SHRUB PLANTING DETAIL

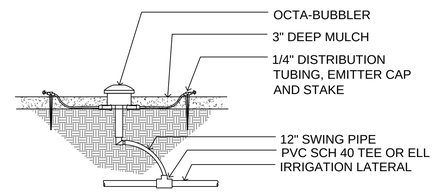


TREE PLANTING DETAIL

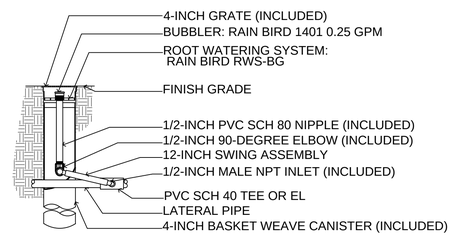


FEBCO MODEL 825Y

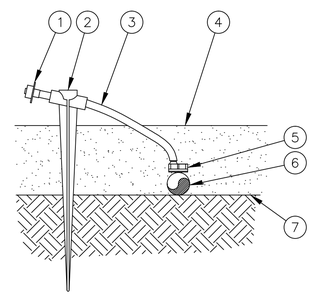
Reduced Pressure Assembly
Outside Installation



OCTA (QUADRA) BUBBBLER INSTALLATION DETAIL



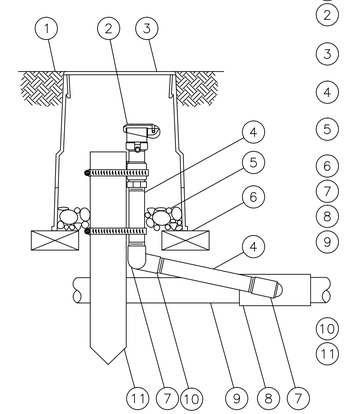
RAINBIRD ROOT WATERING SYSTEM - RWS-BG



1. DIFFUSER BUG CAP: RAIN BIRD DBC–025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS–025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE–OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI–BUG EMITTER
6. ½" POLYETHYLENE TUBING
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM–TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XERI–BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB–10PC 1.0 GPH

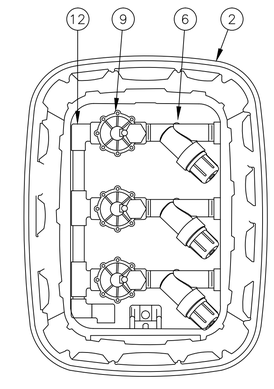
PRESSURE COMPENSATING MODULE INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND BUG CAP



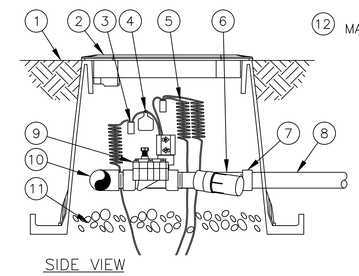
1. FINISH GRADE/TOP OF MULCH
2. QUICK–COUPLING VALVE: RAIN BIRD MODEL 33DNP
3. VALVE BOX WITH COVER: RAIN BIRD VB–6RND
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL
11. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

NOTE:

FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.



TOP VIEW



SIDE VIEW

1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB–STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30–INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF–075–RBY (INCLUDED IN XCZ–075–PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF–075 (INCLUDED IN KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

IRRIGATION CONTROL VALVE WITH FILTER IN VALVE BOX DETAIL

ANYI
LANDSCAPE STUDIO

2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

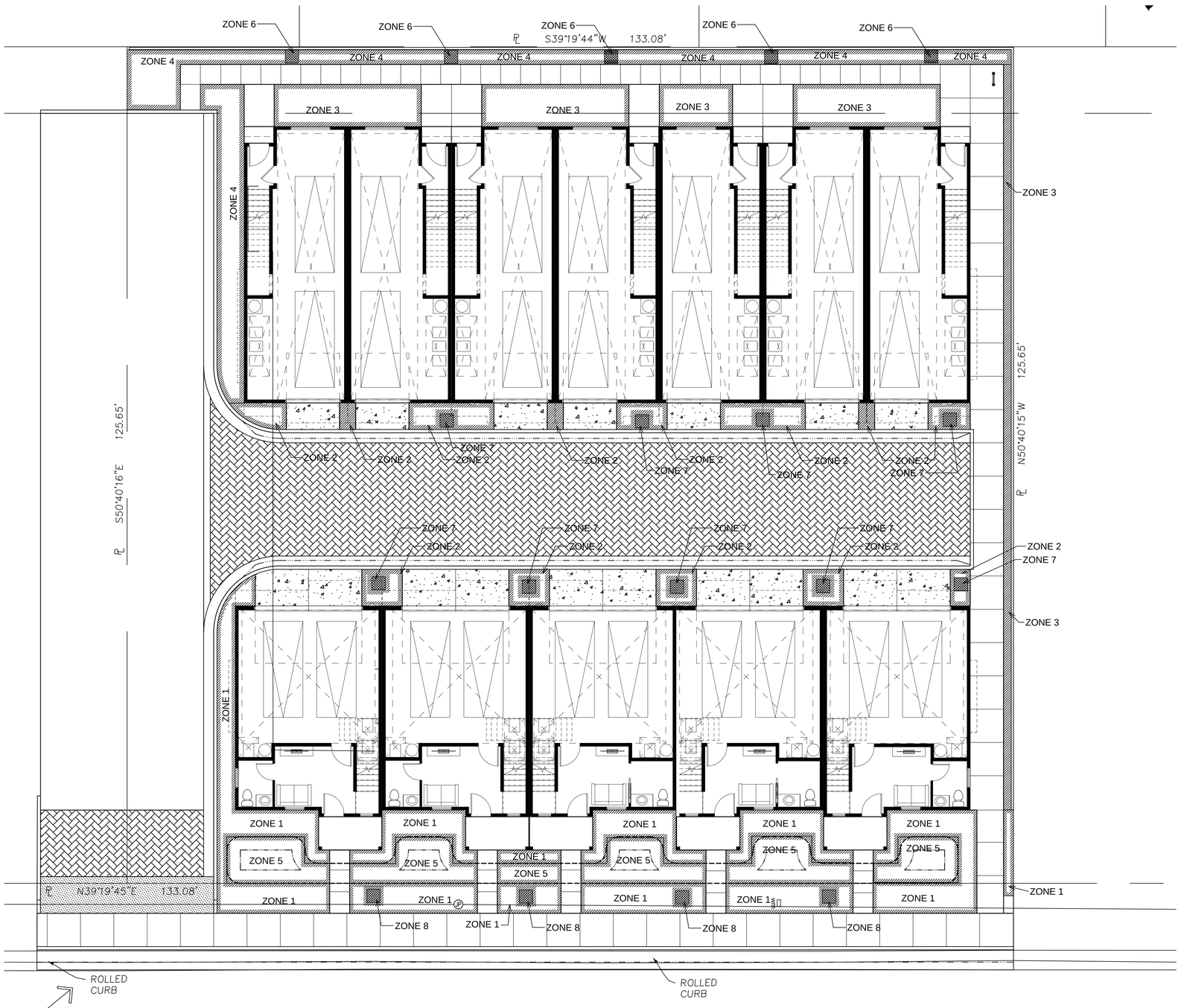
REVISION DATE	NO.

SHEET TITLE: IRRIGATION AND PLANTING DETAILS

LICENSED LANDSCAPE ARCHITECT
ANYI HUANG No. 5001
Signature
5/30/2023
Expiration Date
4/28/2022
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
739 SUTTER AVE.
PALO ALTO, CA 94303

DATE: 4/28/2022
SCALE:
DRAWN BY: AH
PROJECT # 22008
SHEET L - 3.1
TOTAL SHEETS: 5



WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 47

Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Waer Use (ETWU)
Regular Landscape Areas							
1 / low water use	0.3	drip	0.81	0.37	986	365.19	10641.50
2 / moderate water use	0.5	drip	0.81	0.62	361	222.84	6493.54
3 / moderate water use	0.5	drip	0.81	0.62	620	382.72	11152.35
4 / low water use	0.3	drip	0.81	0.37	487	180.37	5255.99
5 / low water use	0.3	drip	0.81	0.37	470	174.07	5072.52
6 / moderate water use tree	0.5	drip	0.81	0.62	20	12.35	359.75
7 / moderate water use tree	0.5	drip	0.81	0.62	36	22.22	647.56
8 / tree water use tree	0.3	drip	0.81	0.37	16	5.93	172.68
				Totals	**2996**	**1365.68**	
Special Landscape Areas							
				1	0	0.00	
				Totals	0	0.00	
						ETWU Total	**39795.89**
		Maximum Allowed Water Allowance (MAWA)					**48016.89**

Hydrozone #/Planting Description
E.g
1.) front Law n
2.) low Water use plantings
3.) medium w ater use planting

Irrigation Method
overhead spray
or drip

Irrigation Efficiency
0.75 for spray head
0.81 for drip

ETWU (Annual Gallons Required) = Eto X 0.62 x ETAF x Area
w here 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

MAWA (Annual Gallons Allowed) = (Eto)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]

w here 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF X Area	1365.68
Total Area	2996.00
Average ETAF	0.46

All Landscape Areas

Total ETAF x Area	1365.68
Total Area	2996.00
Sitewide ETAF	0.46

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas

ANYI
LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

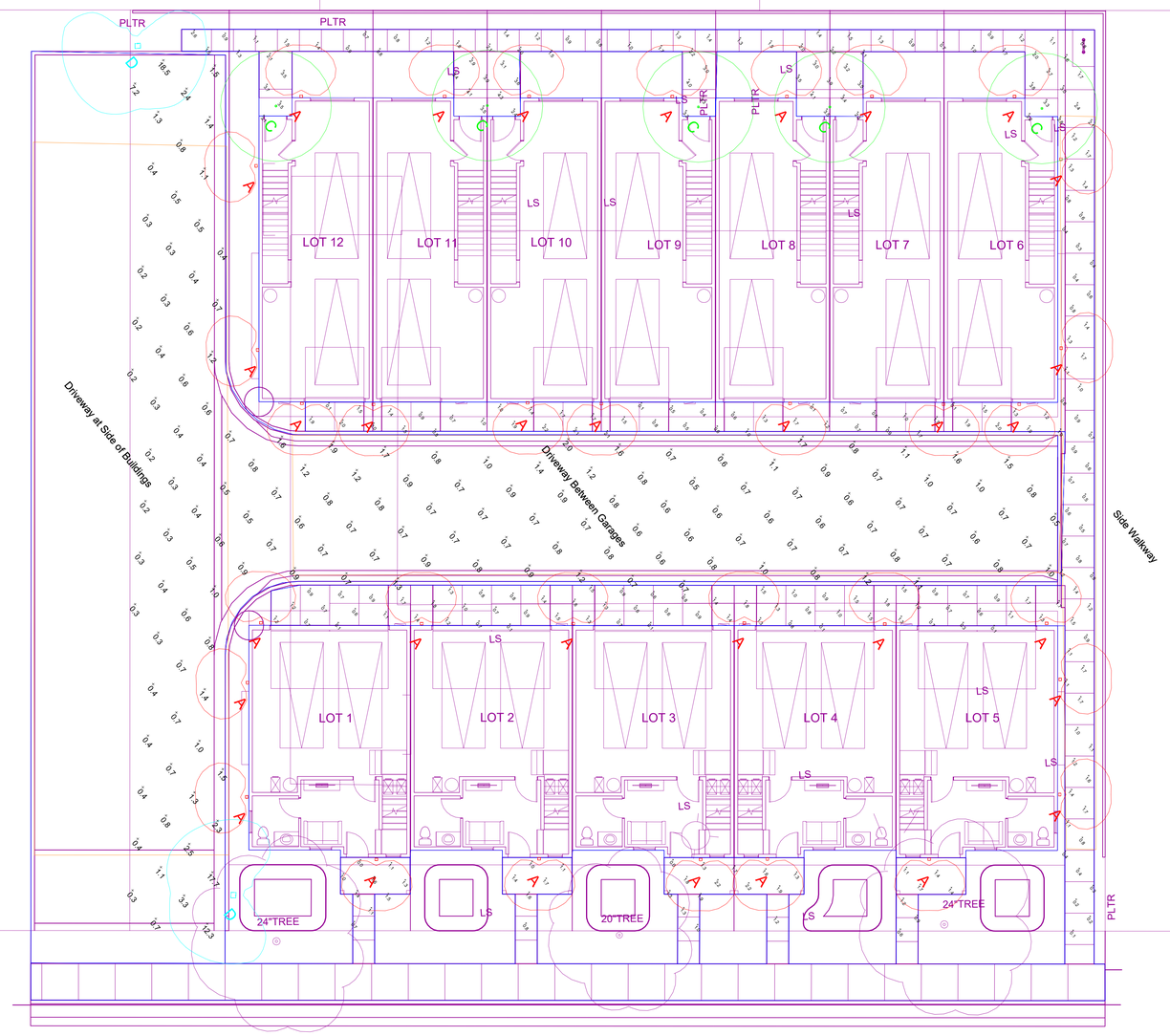
REVISION DATE	NO.

SHEET TITLE: HYDROZONE MAP AND WELO WORKSHEE

LICENSED LANDSCAPE ARCHITECT
ANYI HUANG No. 5047
Signature
5/30/2023
Renewal Date
4/28/2022
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:
739 SUTTER AVE.
PALO ALTO, CA 94303

DATE: 4/28/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22008
SHEET L - 4.0
TOTAL SHEETS: 5



Luminaire Schedule										
Symbol	Qty	Tag	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Filename	Mounting Height	BUG Rating
	33	A	AFX Lighting State SEW512 sconce	0.850	767	19.0882	629.911	SEW5121500Lxx_IES_Repaired.IES	6	N.A.
	5	C	DMF Lighting DRD2M07930GAT-DRD2TRJDSWH	0.850	642	9.5	47.5	DRD2M07930GAT-DRD2TRJDSWH.ies	8	B0-U1-G0
	2	D	FC Lighting FCBT690-UNV-36-35K-19L	0.850	1915	25.616	51.232	F002680FCBT6904K.IES	3.5	B1-U1-G1

Calculation Summary								
Label	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
Driveway_surface	Illuminance	Fc	0	1.16	18.5	0.2	5.80	92.50
Front Doors @ 5-Plex	Illuminance	Fc	0	1.29	2.2	0.0	N.A.	N.A.
Pedestrian_sidewalks	Illuminance	Fc	0	1.42	4.3	0.1	14.20	43.00
Driveway at Side of Buildings	Illuminance	Fc		0.62	2.5	0.2	3.10	12.50
Driveway Between Garages	Illuminance	Fc		0.87	2.0	0.5	1.74	4.00
Side Walkway	Illuminance	Fc		1.07	2.8	0.3	3.57	9.33

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

E1-7.35(0.8647)

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Corporate Office
7777 Pickard Lane
Boulder, CO
510-528-3500
Sacramento, CA
1812 Del Paso Rd.
95815
916-924-6245
Fresno, CA
2720 North Grove Ind. Dr.
93727
559-453-1444
Reno, NV
9670 Double Diamond Pkwy.
Ste. 114
89506
775-849-0770

PHOTOMETRIC DATA USED IS INPUT FOR THESE CALCULATIONS IS BASED ON MANUFACTURERS PUBLISHED DATA, UNLESS OTHERWISE NOTED. PUBLISHED LAMP RATINGS, FIELD PERFORMANCE VARIES DEPENDING ON ACTUAL LAMP, BALLAST, LUMINAIRE, VOLTAGE, AND ENVIRONMENTAL CONDITIONS.

Calculations have been performed according to IESNA standards and good practice. Illuminance and luminance values are predicted under specified conditions using manufacturer photometric data, testing procedures, component performance, and assumptions in calculation methods, lighting practice, and maintenance. Actual performance may vary because of variations in lamp output, variations in electrical parameters, variations in ballast performance, and other variables. The purpose of these calculations is to generate the attached calculations such as room luminances, illuminances, and luminaire locations to meet the specified design criteria. If the real environment conditions do not match the input data, lighting calculations will provide results that are inaccurate.

AGI32 VERSION 20.0
AGI (C) 2002-2021 LIGHTING ANALYSTS, INC.
10268 W CENTENNIAL ROAD, SUITE 202, LITTLETON, CO USA 80127

REPORT FOR:
BKF ENGINEERS

SALES REPRESENTATIVE:
JOSH GOULD, LC
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEERING:
ERIN COLCORD, LC, MIES, LEED GA (she/her/hers)
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
739 SUTTER AVE.
PALO ALTO, CA

DRAWING NO. / INPUT FILE
19981GOU-R00

REV	SHEET	DATE	SCALE
0	1 OF 1	04/28/2022	1:8

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Planning Division, 250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2441
http://www.cityofpaloalto.org

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed disclosure statement must accompany all building permit applications that include exterior work, all demolition or grading permit applications, or other development activity.

PROPERTY ADDRESS: 739 SUTTER AVE. PALO ALTO, CA 94303

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

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

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

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

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

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

*If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM[2], Section 6.25). Attach this report to Sheet T-1,:Tree Protection, its Part of the Plan!", per Site Plan Requirements.*

4. Are the Site Plan Requirements** completed? ☑ **YES** ☐ **NO**

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

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

Signature: _____ (Prop. Owner or Agent) Print: Ge Sun Date: 6/16/22

FOR STAFF USE:

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

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

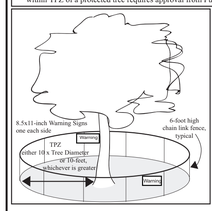
6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. ☐ **YES** ☐ **NO**
(N/A if there are no street trees, check here ☐)

[1] Regulated Trees – a) Street trees – trees on public property; b) Protected trees – Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees – commercial or non-residential property trees, which are part of an approved landscape plan.
[2] Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at http://www.cityofpaloalto.org/planning-community/tree_technical-manual.html

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

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

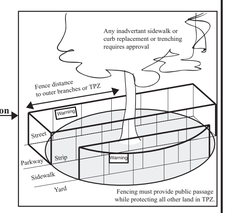
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area -- see Tree Technical Manual Sec 2.15(E).
- Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form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

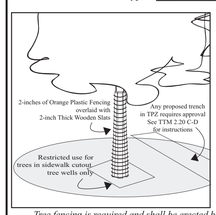


Type I Tree Protection — For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

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

Type II Tree Protection





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

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

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

Rev	By	Date
0	DWH	12/14/92
01	D.D.	08/04/04
02	D.D.	08/10/06

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

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

APPENDIX J

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

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

31-2 Reference Documents
- **a. Detail 605** – Illustration of situations described below.
- **b. Tree Technical Manual (TTM) Forms** (http://www.cityofpaloalto.org/trees/)
  1. Trenching Restriction Zones (TTM, Section 2.20C)
  2. Arborist Reporting Protocol (TTM, Section 6.30)
  3. Site Plan Requirements (TTM, Section 6.33)
  4. Tree Disclosure Statement (TTM, Appendix J)
- **c. Street Tree Verification (STV) Form** (http://www.cityofpaloalto.org/trees/forms)

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

END OF SECTION

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

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

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

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

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

City of Palo Alto Tree Technical Manual ADDENDUM 11

Arborist Firm Data Here email: RCA/ISA Certified Arborist #WE-000 Contact Cell #:

Monthly Tree Activity Report- *Construction Site*

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

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

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

Respectfully submitted,

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

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

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

Verification of Street Tree Protection

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

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

Return approved sheet to Applicant for demolition or building permit issuance.
S:PWD/OPS/Tree/DS/St.TreeProtect 5/1706

---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

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

Search: Advanced Browse By Topic

Home ▶ Planning & Community Environment

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

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

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

View ALL sections:

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

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

T-1

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

Special Tree Protection Instruction Sheet

City of Palo Alto

T-1