

156 CALIFORNIA AVENUE SITE DEVELOPMENT

PROJECT DESCRIPTION

CA GOV CODE 65589.5(D)(5) "BUILDER'S REMEDY: THIS PROJECT PROPOSES THE REINVENTION OF TWO LOTS LOCATED AT 156 CALIFORNIA AVENUE AND PARK BLVD. LOT A, 156 CALIFORNIA AVENUE (1.14 ACRE) IS SITUATED AT THE CORNER OF PARK AND CALIFORNIA AVENUE. LOT B, PARK BLVD (0.29 ACRE) IS AT THE CORNER OF PARK AND CAMBRIDGE AVENUE. BOTH SITES WILL INCLUDE THE CONVERSION OF AN EXISTING PARKING LOT AND WELL KNOWN LOCAL GROCERY STORE CALLED MOLLIE STONE'S TO A MIXED USE MULTI FAMILY DEVELOPMENT. THE PROJECT CONSIST OF THREE INTEGRATED STRUCTURES:
(1) 12 STORY TOWER TYPE IA CONSTRUCTION
(1) 14 STORY TOWER TYPE IA CONSTRUCTION
(1) 12 STORY TOWER TYPE IA CONSTRUCTION
THE DEVELOPMENT INCLUDES A 14,759 SF MOLLIE STONE GROCERY STORE & A 7,743 ROOF TOP RESTURANT
THE ARCHITECTURE PROMOTES ACTIVE STREETSCAPES FOR PEDESTRIANS AND CONNECTIVITY WITH TRANSIT DUE TO THE PROJECTS CLOSE PROXIMITY TO THE ALMA STATION CALTRAIN STOP.

APPLICABLE CODES & STANDARDS

OR CODE EFFECTIVE AT TIME OF BUILDING PERMIT

2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)
2025 CALIFORNIA ENERGY CODE (CENRC)

CITY OF PALO ALTO CURRENT ZONING / GENERAL PLAN STANDARDS

MINIMUM SETBACK (ZONING: TABLE 18.16.060) TABLE 3

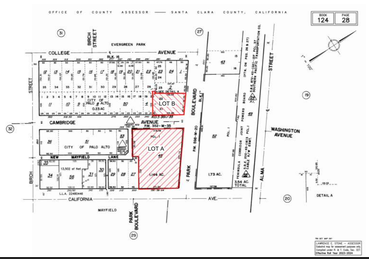
164 CALIFORNIA AVENUE PALO ALTO, CA 94306	FRONT	0'-10" | 8'-12" EFFECTIVE WIDTH
	SIDE	NONE
	REAR	NONE
PARK BOULEVARD PALO ALTO CA 94306	FRONT	0'-10" | 8'-12" EFFECTIVE WIDTH
	SIDE	NONE
	REAR	NONE

MAXIMUM HEIGHT (ZONING: TABLE 18.16.060) TABLE 3

164 CALIFORNIA AVENUE PALO ALTO, CA 94306	37'
PARK BOULEVARD PALO ALTO CA 94306	37'

MAXIMUM FAR (ZONING: TABLE 18.16.060) TABLE 3

164 CALIFORNIA AVENUE PALO ALTO, CA 94306	2 : 1
PARK BOULEVARD PALO ALTO CA 94306	2 : 1



PROPOSED PROJECT - CA GOV CODE 65589.5(D)(5) "BUILDER'S REMEDY"

LOT: A 124 - 28 - 045

SITE	ACRES/ SF	F.A.R	DENSITY
156 CALIFORNIA AVENUE PALO ALTO, CA 94306	1.144 / 49,833	*SEE SHEET A2.6*	250.9 /ACRE

CONSTRUCTION TYPE

TOWER 1	TYPE 1A - 12 STORIES - 124'
TOWER 2	TYPE IA - 14 STORIES - 144'
PODIUM & (3) UNDERGROUND PARKING GARAGES	TYPE IA

OCCUPANCY TYPE

RETAIL	M
RESIDENTIAL	R-2
PARKING	S-2
ASSEMBLY	A-3
ASSEMBLY	A-2

GP DESIGNATION - REGIONAL / COMMUNITY COMMERCIAL
ZONING DESIGNATION - CC (2) COMMUNITY COMMERCIAL (R) RETAIL
NC IDENTIFIER SYSTEM - 1071

LOT: B 124 - 28 - 003

SITE	ACRES/ SF	F.A.R	DENSITY
PARK BOULEVARD PALO ALTO CA 94306	0.292 / 12,720	*SEE SHEET A2.6*	352.7 /ACRE

CONSTRUCTION TYPE

TOWER 3	TYPE 1A - 12 STORIES - 129'

OCCUPANCY TYPE

RESIDENTIAL	R-2
PARKING	S-2

GP DESIGNATION - REGIONAL / COMMUNITY COMMERCIAL
ZONING DESIGNATION - CC (2) COMMUNITY COMMERCIAL (R) RETAIL
NC IDENTIFIER SYSTEM - 1195

VICINITY MAP



SHEET LIST

W3	COUNT
V3	ELECTRICAL
A2.1	EGRESS COMPLIANCE - LOT "A" BASEMENT
A2.3	EGRESS COMPLIANCE- LOT A- LVL-14 & LVL-7 TYP
A2.5	EGRESS COMPLIANCE - LOT "B" 2ND LEVEL AND TYPICAL
A9.1	ZERO WATE - T1, T2 & RESTAURANT- ENLARGED PLAN
A9.2	ZERO WASTE - LOT "B"
A9.3	ZERO WASTE - DETAILS
W2	RENDERINGS
A3.1	BASEMENT -3
V1	OPEN SPACE DATA
V2	PRIVATE OPEN SPACE
X1	LIGHTING - TOWER A - GROUND LEVEL
X2	LIGHTING - TOWER A - LEVEL 2
X3	LIGHTING - TOWER A - LEVEL 3
X4	LIGHTING - TOWER A - LEVEL 8
X5	LIGHTING - TOWER A - ROOF
X6	LIGHTING - TOWER B - GROUND LEVEL
X7	LIGHTING - TOWER B - ROOF
X8	LIGHTING DESIGN
Z5	AREA SEPERATION
A1.0	COVER
A1.1	RENDERINGS
A1.2	PROJECT DATA
A1.3	EXISTING SITE PLAN
A1.4	NEIGHBORHOOD CONTEXT SHEET
A1.5	CAL GREEN NON- RESIDENTIAL CHECKLIST
A1.6	CAL GREEN NON RESIDENTIAL CHECKLIST
A1.7	CAL GREEN RESIDENTIAL CHECKLIST
A1.8	CAL GREEN RESIDENTIAL CHECKLIST
A2.0	EGRESS COMPLIANCE - LOT "A" GROUND
A2.2	EGRESS COMPLIANCE - LOT "A" LVL-2 & PODIUM
A2.4	EGRESS COMPLIANCE- LOT "B" GROUND
A2.6	FAR DIAGRAM
A3.0	PROPOSED SITE PLAN
A3.2	BASEMENT -2
A3.3	BASEMENT -1
A3.4	GROUND FLOOR PLAN
A3.5	LEVEL 2
A3.6	LEVEL 3
A3.7	LEVEL 4
A3.8	LEVEL 5
A3.9	LEVEL 12
A3.10	LEVEL 13
A3.11	LEVEL 14
A3.12	LEVEL 15 ROOF
A4.0	PARKING LAYOUT & AUTOMOBILE CIRCULATION SHEET
A4.1	SIGNAGE PLAN
A4.2	AFFORDABLE HOUSING PLAN
A5.0	STREETSCAPE SHEET
A5.1	STREETSCAPE SHEET
A5.2	PROPOSED ELEVATIONS
A5.3	PROPOSED ELEVATIONS
A5.4	PROPOSED ELEVATIONS
A5.5	PROPOSED ELEVATIONS
A5.6	WEST-EAST SECTION
A5.7	SOUTH-NORTH SECTION
A5.8	TYPICAL & ENLARGED SECTIONS
A6.0	3D VIEWS ALL BUILDINGS
A6.1	3D VIEWS TOWER T1
A6.2	3D VIEWS TOWER T2
A6.3	3D VIEWS TOWER T3
A7.0	INSPIRATION IMAGES
A8.0	TYPICAL UNIT LAYOUT
A9.0	ZERO WASTE CIRCULATION PLAN- LOT "A"
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & DEMOLITION PLANS
C3.0	GRADING, DRAINAGE & UTILIY PLAN - BUILDING A
C3.1	GRADING, DRAINAGE & UTILIY PLAN - BUILDING A
C3.2	GRADING, DRAINAGE & UTILIY PLAN - BUILDING B
C4.0	STORM WATER CONTROL PLAN
C4.1	STORM WATER CONTROL NOTES & DETAILS
C5.0	SECTIONS
L0.10	EXISTING TREE PLAN
L0.11	EXISTING TREE INVENTORY
L1.10	LANDSCAPE MATERIAL PLAN - GROUND LEVEL
L1.20	LANDSCAPE LAYOUT PLAN - LEVEL 3 (COURTYARD)
L2.10	LANDSCAPE LAYOUT PLAN - GROUND LEVEL
L2.20	LANDSCAPE MATERIAL PLAN - LEVEL 3 (COURT YARD)
L4.00	LANDSCAPE PLANTING PLAN - PLANTING LEGEND
L4.10	LANDSCAPE PLANTING PLAN - GROUND LEVEL
L5.00	LANDSCAPE HYDROZONE WELO CALCULATIONS
L5.10	LANDSCAPE HYDROZONE PLAN - GROUND LEVEL
L5.20	LANDSCAPE HYDROZONE PLAN - LEVEL 3 (COURTYARD)
T-1	SPECIAL TREE PROTECTION
T-2	SPECIAL TREE PROTECTION
T-3	SPECIAL TREE PROTECTION
T-4	SPECIAL TREE PROTECTION
T-5	SPECIAL TREE PROTECTION

APPROVAL STAMPS

RECEIVED, REVIEWED & REVISION STAMPS

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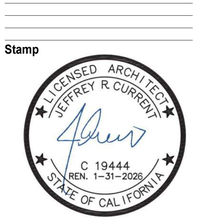
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MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
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COVER

A1.0

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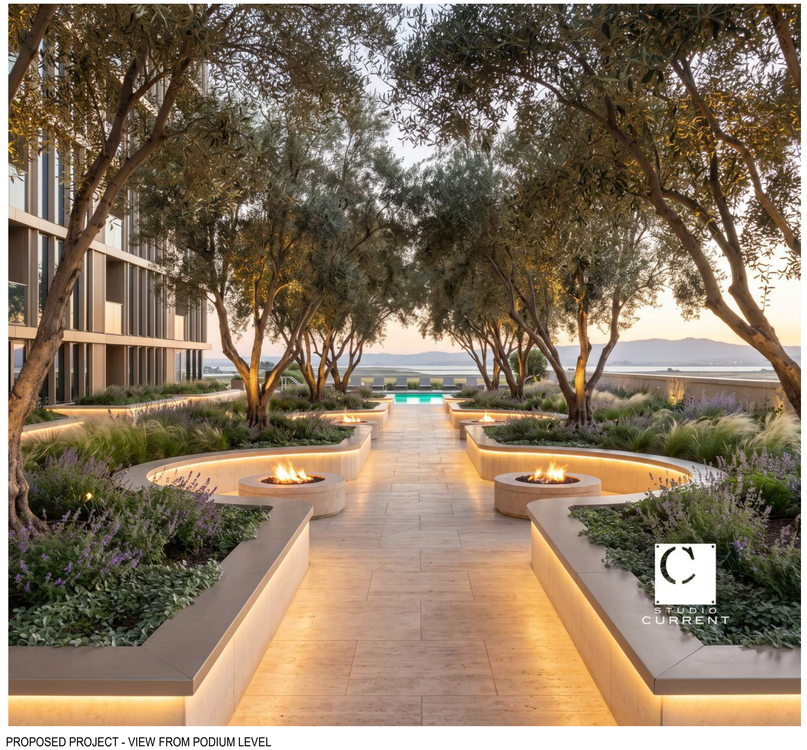
PROPOSED PROJECT - VIEW OF GROCERY STORE WITH TOWERS IN THE BACKGROUND



PROPOSED PROJECT - VIEW OF THE POOL



PROPOSED PROJECT - VIEW FROM PODIUM LEVEL



PROPOSED PROJECT - VIEW FROM PODIUM LEVEL

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RENDERINGS

A1.1

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SITE TOTALS

TOTAL LOT AREA	Lot A 1.14 + Lot B 0.292 = 1.432 AC	
EXISTING LOT COVERAGE	24,830 SF	*lot A only*
EXISTING FAR	0.398	*lot A only*
PROPOSED LOT COVERAGE	49,658 + 12,719 = 62,378 SF	
PROPOSED FAR	*SEE SHEET A2.6*	
PROPOSED DENSITY	LOT A: 250.9 /ACRE	
	LOT B: 352.7 /ACRE	
	LOT A+ B: 271.6 /ACRE	

PROJECT TOTALS

RESIDENTIAL		COMMERCIAL	PARKING		COMMON OPEN SPACE		PRIVATE OPEN SPACE		TOTAL BUILDING AREA	
LOT A - RES	LOT B - RES	LOT A - COMMERCIAL	LOT A - PARK	LOT B - PARK	LOT A - COMMON	LOT B - COMMON	LOT A - PRIVATE	LOT B - PRIVATE	LOT A - BUILDING	LOT B - BUILDING
Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
298241 SF	94097 SF	31752 SF	148944 SF	4377 SF	15216 SF	2489 SF	10670 SF	3603 SF	355879 SF	100189 SF
TOTAL RES AREA - LOT A & B		TOTAL COMM AREA - LOT A & B	TOTAL PARKING AREA - LOT & B		TOTAL COMMON OPEN - LOT A & B		TOTAL PRIVATE OPEN - LOT A & B		TOTAL BUILDING AREA PER - LOT A & LOT B	
392338 SF		31752 SF	153321 SF		17705 SF		167594 SF		456068 SF	

PROJECT SUMMARY

TOTAL UNIT COUNT

TOWER 1 UNITS		TOWER 2 UNITS		TOWER 3 UNITS	
UNIT TYPE	COUNT	UNIT TYPE	COUNT	UNIT TYPE	COUNT
T1 - 1 BDR	76	T2 - 1 BDR	96	T3 - 1 BDR	47
T1 - 1 ST	19	T2 - 1 ST	56	T3 - 1 ST	43
T1 - 2 BDR	19	T2 - 2 BDR	21	T3 - 2 BDR	13
	115		172		103

TOTAL 390

TOTAL PARKING COUNT

RESIDENTIAL	UND. GND - 3	107
RESIDENTIAL	UND. GND - 2	104
RESIDENTIAL	UND.GND - 1	104
COMMERCIAL	Level 1	47
COMMERCIAL	Level 2-A	34

TOTAL 396

LEVEL	REGULAR	TANDEM	ADA	TOTAL
LEVEL 2	33	0	1	34
GR LOT A	33	0	1	34
GR LOT B	11	0	2	13
UND -1	81	19	4	104
UND -2	81	19	4	104
UND -3	84	19	4	107
TOTAL	**323**	**57**	**16**	**396**
%	81.6%	14.4%	4,0%	

FOR PARKING... SEE PARKING A4.1 SHEET

MOTORCYCLE

NONE REQUIRED

BICYCLE

REQUIRED

LOADING SPACE REQUIRED

PER 18.52.040 TABLE 3 MINIMUM OFF STREET LOADING REQUIREMENTS

RETAIL USES 10,000-99,999 SF = 1 LOADING SPACE REQUIRED

RESIDENTIAL AND MIXED USE STRUCTURES WITH FIFTY (50) OR MORE DWELLING UNITS SHALL PROVIDE AT LEAST ONE (1) ON-SITE, SHORT-TERM LOADING SPACE FOR PASSENGER VEHICLES, TO BE USED BY TAXICABS AND SIMILAR TRANSPORTATION AND DELIVERY SERVICES.

	RESIDENTIAL		COMMERCIAL		PARKING		COMMON OPEN SPACE		PRIVATE OPEN SPACE		TOTAL BUILDING AREA	
TOWER 1 & TOWER 2	UND. GND - 3	7185 SF			UND. GND - 3	39331 SF					UND. GND - 3	7185 SF
	UND. GND - 2	7185 SF			UND. GND - 2	39331 SF					UND. GND - 2	7185 SF
	UND.GND - 1	7494 SF			UND.GND - 1	39022 SF					UND.GND - 1	7494 SF
	Level 1	14680 SF	Level 1	15343 SF	Level 1	15121 SF					Level 1	30023 SF
	Level 2-A	6390 SF	Level 2-A	7743 SF	Level 2-A	16139 SF					Level 2-A	14133 SF
	Level 3-A	22373 SF					Level 3-A	15216 SF	Level 3-A	3165 SF	Level 3-A	40754 SF
	Level 4-A	23232 SF							Level 4-A	738 SF	Level 4-A	23970 SF
	Level 5-A	24520 SF							Level 5-A	804 SF	Level 5-A	25325 SF
	Level 6-A	24520 SF							Level 6-A	804 SF	Level 6-A	25325 SF
	Level 7-A	24520 SF							Level 7-A	804 SF	Level 7-A	25325 SF
	Level 8-A	24520 SF							Level 8-A	804 SF	Level 8-A	25325 SF
	Level 9-A	24520 SF							Level 9-A	804 SF	Level 9-A	25325 SF
	Level 10-A	24520 SF							Level 10-A	804 SF	Level 10-A	25325 SF
	Level 11-A	24520 SF							Level 11-A	804 SF	Level 11-A	25325 SF
	Level 12-A	24520 SF							Level 12-A	804 SF	Level 12-A	25325 SF
	Level 13-A	13538 SF							Level 13-A	335 SF	Level 13-A	13873 SF
			Level 14-A	8666 SF						10670 SF	Level 14-A	8666 SF
		298241 SF		31752 SF		148944 SF		15216 SF				355879 SF
TOWER 3	RESIDENTIAL		COMMERCIAL		PARKING		COMMON OPEN SPACE		PRIVATE OPEN SPACE		TOTAL BUILDING AREA	
	Level 1	5875 SF			Level 1	4377 SF					Level 1	5875 SF
	Level 2-B	6663 SF					Level 2-B	981 SF	Level 2-B	1051 SF	Level 2-B	8694 SF
	Level 3-B	8293 SF					Level 12-B	1508 SF	Level 3-B	269 SF	Level 3-B	8562 SF
	Level 4-B	8293 SF							Level 4-B	269 SF	Level 4-B	8562 SF
	Level 5-B	8293 SF							Level 5-B	269 SF	Level 5-B	8562 SF
	Level 6-B	8293 SF							Level 6-B	269 SF	Level 6-B	8562 SF
	Level 7-B	8293 SF							Level 7-B	269 SF	Level 7-B	8562 SF
	Level 8-B	8293 SF							Level 8-B	269 SF	Level 8-B	8562 SF
	Level 9-B	8293 SF							Level 9-B	269 SF	Level 9-B	8562 SF
	Level 10-B	8293 SF							Level 10-B	269 SF	Level 10-B	8562 SF
	Level 11-B	8293 SF							Level 11-B	269 SF	Level 11-B	8562 SF
	Level 12-B	6920 SF							Level 12-B	134 SF	Level 12-B	8562 SF
		94097 SF				4377 SF		2489 SF		3603 SF		100189 SF

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PROJECT DATA

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1) VIEW FROM CORNER OF PARK BLVD AND CAMBRIDGE AVENUE



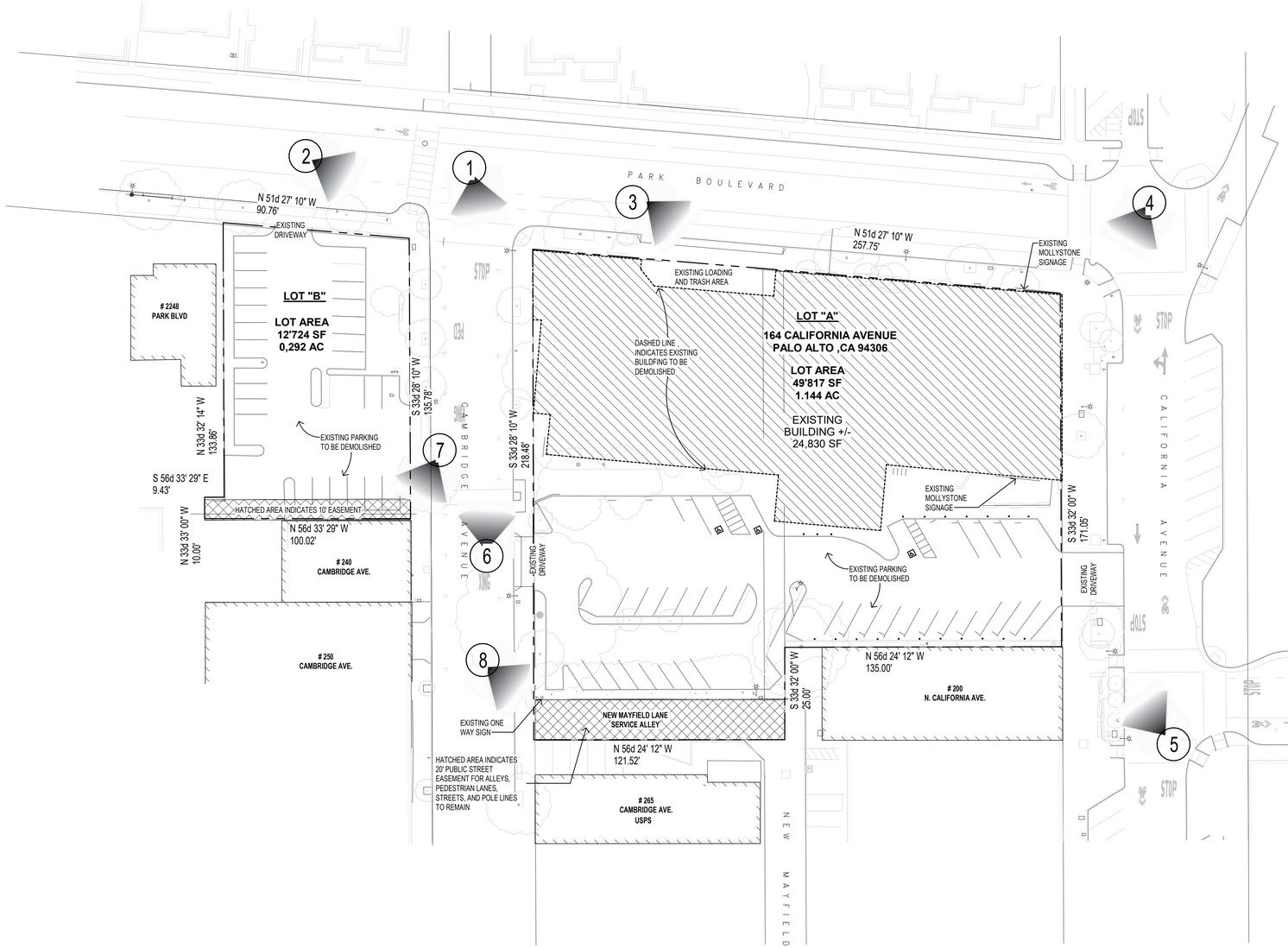
2) VIEW FROM PARK BLVD TOWARDS CALIFORNIA AVENUE



3) VIEW FROM PARK BLVD TOWRADS CALIFORNIA AVENUE

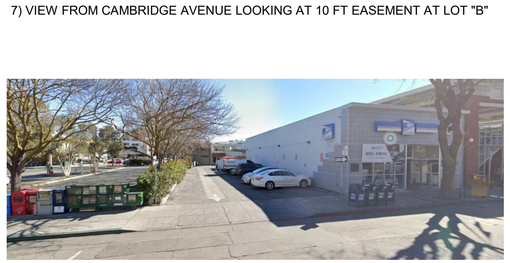


4) VIEW FROM CORNER OF CALIFORNIA AVENUE AND PARK BLVD



1 EXISTING SITE PLAN
Scale: 1" = 30'-0"

NOTES:
1) SEE CIVIL DRAWINGS FOR DEMOLITION SCOPE OF WORK THAT ARE NOT SHOWN HERE
2) SEEGROUND FLOOR PLAN FOR SIDEWALK DIMENSIONS



5) VIEW FROM CALIFORNIA AVENUE LOOKING TOWARDS PARK BLVD

6) VIEW FROM CAMBRIDGE AVENUE LOOKING TOWARDS PARK BLVD

7) VIEW FROM CAMBRIDGE AVENUE LOOKING AT 10 FT EASEMENT AT LOT "B"

8) VIEW FROM CAMBRIDGE AVENUE LOOKING AT SERVICE ALLEY ADJACENT TO LOT "A"

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EXISTING SITE PLAN

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LEGEND

- Project Sites
- Frequent Bus Route
- Rapid Bus Route
- Local Bus Route
- Standford Marguerite Research Park Route (RP)
- Standford Marguerite Shopping Express (SE)
- ## Nearby Bus or Train Stop
- CalTrain
- Bicycle Path of Travel

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NEIGHBORHOOD CONTEXT SHEET

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						Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
			Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
5.1 Planning and Design													
Mandatory	**Mandatory**	Stormwater pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290/ 5.106.1		X								
	Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290/ 5.106.2	X		SHEET GB-1.1							
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1	X		SHEET GB-1.1							
	Mandatory	Best management practices (BMP's)	5.106.1.2	X		SHEET GB-1.1							
	Mandatory	Short term bicycle parking	5.106.4.1.1	X		SHEET GB-1.1							
	Mandatory	Long term bicycle parking	5.106.4.1.2	X		SHEET GB-1.1							
	Tier 2 Mand.	Designated parking - 50% of Parking Capacity	A5.106.5.1.2	X		SHEET A3.4							
	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) with 10-20 spaces shall provide 20% EV Capable or EVSE-Ready and 20% Level 2 EVSE installed. (Buildings w/ more than 20 spaces shall provide 15% EV Capable or EVSE-Ready and 15% EVSE installed).	PAMC 16.14.430/ A5.106.5.3	X		SHEET A3.4			See EVSE Checklist				
	Mandatory	Light pollution reduction	PAMC 16.14.295/5.106.8	X									
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	X		SHEET C1.3-1.5			PW				
	Tier 2 Mand.	Cool roof for reduction of heat island effect	PAMC 16.16.070 & 16.14.080/ A5.106.11.2	X									
	Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.305 Section 5.106.13	X		TITLE 24 PERF							
Electives (choose 3)	**Electives**	Community connectivity	A5.103.1	X		GOOGLE MAPS							
	Electives	Brownfield or greyfield site redevelopment or infill area development	A5.103.2	X		SHEET A1.3							
	Electives	Reduce development footprint and optimize open space	A5.104.1										
	Electives	Existing building structure (75%)	A5.105.1.1										
	Electives	Existing non-structure elements (50%)	A5.105.1.2										
	Electives	Salvage	A5.105.1.3										
	Electives	Storm water design	A5.106.2	X		SHEET C1.6-C1.7							
	Electives	Low impact development (LID)	A5.106.3										
	Electives	Greyfield or infill site	A5.106.3.2										
	Electives	Changing rooms	A5.106.4.3										
	Electives	Parking capacity	A5.106.6										
	Electives	Reduce parking capacity	A5.106.6.1										
	Electives	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1										
	Electives	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2										
	Electives	Exterior wall shading: Opaque wall areas	A5.106.7.2										
	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	A5.106.11										
5.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Meters, separate submeters or metering devices installed as follows:	5.303.1	X		SHEET GB-1.2							
	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1	X		SHEET GB-1.2							
	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2	X		SHEET GB-1.2							
	Tier 2 Mand.	Water Reduction: 20% savings over the "water use baseline" Table A5.303.2.3.1	A5.303.2.3.2	X									
	Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	X		SHEET GB-1.2							
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1	X		SHEET GB-1.2							
	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2	X									
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1	X									
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2	X									
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	X		SHEET GB-1.2							
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	X		SHEET GB-1.2							
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3	X		SHEET GB-1.2							
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4	X									
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5	X									
	Mandatory	Commercial kitchen equipment	5.303.4	X		SHEET GB-1.2							
	Mandatory	Food waste disposers	5.303.4.1	X									
	Mandatory	Indoor water use: Areas of addition or alteration *[AA]*	5.303.5	X									
	Mandatory	Dual plumbing (locally amended)	PAMC 16.12.035	X		SHEET GB-1.6							
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 California Plumbing Code)	5.303.6	X		SHEET GB-1.2							
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	5.304.1	X		SHEET GB-1.6							
	Mandatory	Recycled water supply systems	PAMC 16.12.030	X		SHEET GB-1.2							
	Mandatory	Cooling Tower Water Use (locally amended)	PAMC 16.14.350 Section 5.307	X									
	Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2	X		SHEET GB-1.2							
	Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.340 Section 5.306		X								
Electives (choose 3)	**Electives**	Indoor water use: 25% reduction	A5.303.2.3.3	X		SHEET GB-1.6							
	Electives	Nonpotable water systems for indoor water use	A5.303.2.3.4										
	Electives	Appliances and fixtures for commercial application	A5.303.3	X		SHEET GB-1.6							
	Electives	Nonwater supplied urinals	A5.303.4.1	X		SHEET GB-1.6							
	Electives	Outdoor Water Use: Restoration of areas disturbed by construction	A5.304.6										
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7										
	Electives	Outdoor Water Use: Graywater irrigation system	A5.304.8										
	Electives	Nonpotable water systems	A5.305.1										
	Electives	Irrigation system: Recycled water	A5.305.2	X		SHEET GB-1.6							
5.4 Material Conservation and Resource Efficiency													
Mandatory	**Tier 2 Mand.**	Recycled content: 15%	A5.405.4	X		SHEET GB-1.2							
	Mandatory	Weather protection	5.407.1	X		SHEET GB-1.2			See Foundation Inspection checklist.				
	Mandatory	Moisture control: Sprinklers	5.407.2.1	X		SHEET GB-1.2							
	Mandatory	Moisture control: Entries + Openings	5.407.2.2	X		SHEET GB-1.2							
	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1	X		SHEET GB-1.2							
	Mandatory	Moisture control: Flashing	5.407.2.2.2	X		SHEET GB-1.2							
	Mandatory	Construction waste management	5.408.1	X		SHEET GB-1.2							
	Mandatory	Construction waste management plan	5.408.1.1	X		SHEET GB-1.2							
	Mandatory	Waste management company	5.408.1.2	X		SHEET GB-1.2							
	Mandatory	Waste stream reduction alternative	5.408.1.3	X		SHEET GB-1.2							
	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	X		SHEET GB-1.2							
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X		SHEET GB-1.2							
	Tier 2 Mand.	Enhanced construction waste reduction (80% diversion rate for projects exceeding $25,000 in value; 65% diversion rate for projects less than $25,000)	PAMC 16.14.410/ A5.408.3.1.1	X		SHEET GB-1.6			See www.greenhalosystems.com				
	Mandatory	Recycling by occupants (with exceptions)	5.410.1	X		SHEET GB-1.2							
	Mandatory	Commissioning (≥ 10,000 SF) *[N]*	5.410.2	X		SHEET GB-1.2							
	Mandatory	Commissioning plan *[N]*	5.410.2.3	X		SHEET GB-1.2							
	Mandatory	Functional performance testing *[N]*	5.410.2.4	X		SHEET GB-1.2							
	Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding $100,000 in value)	PAMC 16.14.360 / 5.410.4.6	X		SHEET GB-1.2							
	Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.370 / 5.410.4.7	X		SHEET GB-1.2							
	Mandatory	Performance Review (For sites > 1 acre)	PAMC 16.14.380/ 5.410.4.8	X		SHEET GB-1.2							
	Mandatory	Documentation and Training: Systems manual	5.410.2.5.1	X		SHEET GB-1.2							
	Mandatory	Documentation and Training: Systems operations training *[N]*	5.410.2.5.2	X		SHEET GB-1.2							
	Mandatory	Commissioning report *[N]*	5.410.2.6	X		SHEET GB-1.2							
	Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations *[N] [AA]*	5.410.4	X		SHEET GB-1.2							
	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2	X		SHEET GB-1.2							
	Mandatory	Testing and adjusting: Procedures	5.410.4.3	X		SHEET GB-1.2							
	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1	X		SHEET GB-1.2							
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4	X		SHEET GB-1.2							
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5	X		SHEET GB-1.2							
	Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.380/ Sect 5.410.4.8	X		SHEET GB-1.2							
	Mandatory	Inspection and reports (new buildings / additions and alterations < 10,000 SF) *[AA] + [N]*	5.410.4.5.1	X									

						Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153			
										Part 1	Part 1	Part 2	Part 2
			Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
5.4 Material Conservation and Resource Efficiency, continued													
Electives (Choose 2)	**Electives**	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1										
	Electives	Wood Framing: Framing specifications	A5.404.1.2										
	Electives	Regional materials	A5.405.1										
	Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2										
	Electives	Reused materials	A5.405.3										
	Electives	Cement and concrete: Cement	A5.405.5.1										
	Electives	Cement and concrete: Concrete	A5.405.5.2	X		SHEET GB-1.6							
	Electives	Additional means of compliance- Cement: Alternative fuels	A5.405.5.3.1.1										
	Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.2										
	Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1										
	Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2										
	Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3										
	Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4										
	Electives	Choice of materials: Service life	A5.406.1.1	X		SHEET GB-1.6							
	Electives	Choice of materials: Reduced maintenance	A5.406.1.2	X		SHEET GB-1.6							
	Electives	Choice of materials: Recyclability	A5.406.1.3	X		SHEET GB-1.6							
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1										
	Electives	Whole building life cycle assessment	A5.409.2										
	Electives	Materials and system assemblies	A5.409.3										
	Electives	Substitution of prescriptive standards	A5.409.4										
5.5 Environmental Quality													
Mandatory	**Mandatory**	Fireplaces	5.503.1	X									
	Mandatory	Temporary ventilation (MERV 8)	5.504.1	X		SHEET GB-1.2							
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X		SHEET GB-1.3							
	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for VOC	5.504.4.1	X		SHEET GB-1.3							
	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	X		SHEET GB-1.3							
	Mandatory	Aerosol paints and coatings	5.504.4.3.1	X		SHEET GB-1.3							
	Mandatory	Verification, for paints and coatings	5.504.4.3.2	X		SHEET GB-1.3							
	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1	X		SHEET GB-1.3							
	Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2	X		SHEET GB-1.3							
	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	X		SHEET GB-1.3							
	Mandatory	Composite wood products: Documentation	5.504.4.5.3	X		SHEET GB-1.3							
	Mandatory	Verification of compliance, for resilient flooring systems	5.504.4.6.1	X		SHEET GB-1.3							
	Tier 2 Mand.	Resilient flooring system, 100%	PAMC 16.16.070 & 16.14.080/ A5.504.4.7.1		X								
	Tier 2 Mand.	Thermal Insulation: No added formaldehyde	PAMC 16.16.070 & 16.14.080/ A5.504.4.8.1	X		SHEET GB-1.6							
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	X		SHEET GB-1.3							
	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1	X		SHEET GB-1.3							
	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2	X		SHEET GB-1.3							
	Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.390/ 5.507	X		SHEET GB-1.3							
	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4	X		SHEET GB-1.3							
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1	X		SHEET GB-1.3							
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1	X		SHEET GB-1.3							
	Mandatory	Exterior noise transmission, performance method	5.507.4.2	X		SHEET GB-1.3							
	Mandatory	Site features	5.507.4.2.1	X		SHEET GB-1.3							
	Mandatory	Documentation of compliance	5.507.4.2.2	X		SHEET GB-1.3							
	Mandatory	Interior sound transmission (with note)	5.507.4.3	X		SHEET GB-1.3							
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	X		SHEET GB-1.3							
	Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1	X		SHEET GB-1.3							
	Mandatory	Halons	5.508.1.2	X		SHEET GB-1.3							
	Mandatory	Supermarket refrigerant leak reduction	5.508.2	X		SHEET GB-1.3							
	Mandatory	Refrigerant piping	5.508.2.1	X		SHEET GB-1.3							
	Mandatory	Refrigerant piping valves	5.508.2.2	X		SHEET GB-1.3							
	Mandatory	Refrigerant piping access valves	5.508.2.2.2	X		SHEET GB-1.3							
	Mandatory	Refrigerated service case	5.508.2.3	X		SHEET GB-1.3							
	Mandatory	Refrigerant receivers	5.508.2.4	X		SHEET GB-1.3							
	Mandatory	Pressure testing	5.508.2.5	X		SHEET GB-1.3							
	Mandatory	Evacuation (after pressure testing)	5.508.2.6	X		SHEET GB-1.3							
	Electives	Indoor air quality (IAQ) during constructions: Temporary ventilation	A5.504.1.1										
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	A5.504.1.2										
	Electives	IAQ postconstruction	A5.504.2										
	Electives	IAQ testing	A5.504.2.1										
	Electives	Maximum levels of contaminants	A5.504.2.1.1										
	Electives	Test protocols	A5.504.2.1.2										
	Electives	Noncomplying building areas	A5.504.2.1.3										
	Electives	Acoustical ceiling and wall panels	A5.504.4.9										
	Electives	Hazardous particulates and chemical pollutants	A5.504.5										
	Electives	Entryway systems (to control pollutants)	A5.504.5.1										
	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2	X		SHEET GB-1.6							
	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1/A5.507.1.2										
	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2	X		SHEET GB-1.6							
	Electives	Daylight: Toplighting and sidelighting	A5.507.2										
	Electives	Views: Direct line of sign to outdoors: interior office spaces	A5.507.3.1										
	Electives	Views- Multi-occupant spaces	A5.507.3.2										
	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3	X									
	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4	X									
Required Additional Electives (Choose 3 additional Electives from any category)			**A5.601.3.1**										
Mand.	**Tier 2 Mand.**		A5.601.3.4			**25% WATER REDUCTION**							
	Tier 2 Mand.		A5.601.3.4			**RECYLABILITY**							
	Tier 2 Mand.		A5.601.3.4			**FIRE SUPRESSION USING H20**							

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
[HR] - High-rise building

Project Type	Residential
Green Building Categories	Tier2
Name	Michaelle Williams
Company	Studio Current
Email	michaelle@studiocurrent.com
Permit No.	23APP-04266
Address:	156 CALIFORNIA AVE Palo Alto, CA 94306
Project Valuation	5000000000
Project Square Feet (Gross)	516485
Will this be an all-electric building?	Yes
Is this an ADU project?	No
Does this project include landscaping upgrades?	Yes
Please choose Computer Compliance Program	EnergyPro

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 _____.

The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here _____.

For more information on energy benchmarking, please visit City of Palo Alto Utilities "Benchmarking Your Building" webpage here.

Special Inspector Acknowledgement

The project will be verified by a COMMERCIAL 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.

Sean Feurtado
Signature (Green Building Special Inspector)

Sean Feurtado dba Quest Energy Design
Print Name

408.896.6018 seanafeurtado@gmail.com
Phone or Email

03/25/24
Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

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

- ☐ Schedule a two-part Final Green Building Inspection with the City Green Building Personnel in accordance with the Palo Alto Non-Residential Green Building Inspection Guideline.
- ☐ At Part 1 of the Final Green Building Inspection prepare all submittals and supporting documentation for the items identified with an "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guideline.
- ☐ At Part 2 of the Final Green Building Inspection prepare for a field inspection for the items identified with an "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guideline.

I certify that:

- ☐ There have been no alterations that have impacted the energy report for the project, unless the new report is provided.
- ☐ All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.
- ☐ Within six months (6) from the date of final inspection I will provide the City with the project's Commissioning Report (only required for new projects over 10,000 SF) and execute compliance with landscaping measures, unless completed at the time of final inspection.

Signature (Green Building Special Inspector)
Sign only after project is complete

Print Name

Date

CITY STAMPS ONLY

2022 NONRESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN MANDATORY + TIER 2**

Version 01/23

Application: This plan sheet is for nonresidential new construction or additions of 1,000 SF or greater (PAMC 16.14.080).

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) https://www.dgs.ca.gov/BSC/CALGreen
City of Palo Alto Development Center Green Building Requirements https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance
City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

GB-1
MANDATORY
+TIER 2

Project Address: 164 CALIFORNIA

2022 **NONRESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2**

STUDIO CURRENT
URBAN DESIGN + ARCHITECTURE
96 N. Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2000 www.studiocurrent.com

Project:
164 California Ave

Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025
CYCLE 4	08.18.2025

Stamp

LICENSED ARCHITECT
JEFFREY R. CURRENT
C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

Sheet Information

Issue Date	09/03/2026
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	

Sheet Title

CAL GREEN NON-RESIDENTIAL CHECKLIST

A1.5

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CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists contained in this code and may be incorporated into the design of buildings voluntarily, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to additions to existing buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of the California Building Standards Commission). Additions, building additions, and/or alterations shall only apply to the portions of the building being added or altered unless the scope of the project requires otherwise.

Exception: Exception will be designated by a banner to indicate where the code section only applies to newly constructed buildings (not to additions and/or alterations) [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. Civil Code Section 1101.1 et seq. for definitions, application, and enforcement. Civil Code Section 1101.7 et seq. for definitions, application, and enforcement of noncompliant plumbing fixtures, and duties and responsibilities for replacement of noncompliant plumbing fixtures, and duties and responsibilities for compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see OSSC)
301.5 HEALTH FACILITIES. (see OSHC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the applicable green building measures for each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. In shell buildings and others constructed for future tenant improvements, only those code requirements related to the building components and systems considered to be new construction shall be required at the time of the initial phase.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvement of a shell building. Subsequent tenant improvements shall comply with the scoping provisions in Section 303.3 for nonresidential additions and alterations.

ABBREVIATIONS DEFINITIONS:

BSC	Department of Housing and Community Development
BSC-CG	California Building Standards Commission
DSA-SS	Division of the State Architect – Structural Safety
OSHPD	Office of Statewide Health Planning and Development
HCD	Housing and Community Development
HR	High Rise
AH	Additional Hazards
IR	Institutional

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE.
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site development, water efficiency, energy conservation, material conservation, waste and enhance the environmental quality of the occupants and the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS.
The following terms are defined in Chapter 2 (and are included here for reference)

ADAPTIVE REUSE. Conversion of a building constructed before January 1, 1914 or a historic over 1000 lamp lumens does not numerically exceed 20 (2.2 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to any orientation of the luminaire.

LOW-EMITTING AND FUEL-EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero-tailpipe-emission (ZEV) advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. Any vehicle certified to the Tier 2 Bin 3 or lower emissions standard in the fuel economy and greenhouse gas rating of 9 or 10 as regulated under 40 CFR 600 Subpart D Section 600.315.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" in Section 385.5 of the Vehicle Code or 40 CFR/NHTSA 571.500 and is identified with a model year, VIN, and zero-emission vehicle standards.

PARKING CAPACITY. The number of occupants who inhabit a building during its normal hours of operation as permanent residents, employees, students, and visitors, but excluding occasional visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motorcycle or truck tractor, designed to carry more than 15 but not more than 45 persons, including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668.

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development.

Note: Projects that (1) disturb one acre or more of land or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit issued to the Lahontan Region, Central Valley Region, and Victorville Region. Contact the Water Board Region in which the project is located to determine which requirements apply.

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) and the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration. Postconstruction measures may include, but are not limited to, site design measures, low impact development practices, Storm-water control measures, and treatment control measures. Postconstruction practices is required to be objective and conform to practices and be approved by the enforcing agency.

Refer to the current permit issued to the State Water Resources Control Board website at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml for the approved measures should be given during the initial design process for appropriate integration into site development.

5.106.2 RECYCLING AND SALVAGE. Recycling and salvage for the entire City of Calimesa Solid Waste Ordinance as specified in Section 501, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 4.408.1 comply with Section 5.106.4.2.

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2 or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide short-term, bicycle parking for the anticipated visitors within 200 feet of the visitor's entrance, readily visible to passers-by, for the following occupancies. Acceptable bicycle parking facilities shall be convenient from the street and may be clustered to serve adjacent buildings.

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2.

5.106.4.2.1 Shaded bicycle parking. Provide permanently anchored bicycle racks conveniently accessible to the entrance and within 200 feet of the visitor's entrance for 5 percent of visitors.

5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessible to the entrance and within 200 feet of the staff entrance for 5 percent of staff.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilities electric vehicle charging equipment and facilities shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one or more of the following conditions:
   a. Where there is insufficient electrical supply.
   b. Where the local utility is unable to supply sufficient electrical power.
   c. Where there is evidence substantiating that the local enforcing agency has determined that the geological or seismic hazard mitigation requirements, directly related to the electrical infrastructure, may not be completed before the construction cost of the project.
2. Parking spaces accessible only to employees of a specific employer with a common work area are not required to comply with this code section.

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (35 mm) trade size conduit shall be installed and terminate in close proximity to each designated parking space. The size and short-circuit current capacity of the electrical system at the location of the EV capable spaces shall be sufficient to supply full rated amperage at each EV capable space.
2. A service panel or subpanel(s) shall be provided that has sufficient electrical capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space. Each branch circuit shall have a minimum of 50 spare three-pole breakers or space for the future installation of such breakers.
3. The electrical system and any electric distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. Each service panel or subpanel that serves EV capable spaces shall be clearly the reserved overcurrent protective for one space as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3
TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[1]
0-9	0	0
10-25	2	0
26-50	5	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	8
201 AND OVER	20% of total*	25% of EV capable spaces

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS).
[N] Where EV chargers are installed to meet the CALGreen Table EVCS in the number indicated in Table 5.106.5.3. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE or any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted to be installed in lieu of multiple chargers required by Section 5.106.5.3.1 for each EV capable space in accommodating supply the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces reflected EVSE by the kW reduce proportionally the required electrical load required by the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Table 5.106.5.3.1 is permitted to be reduced as follows:

1. Reduction for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW into simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
[N] At least one EVCS shall be accessible EVSE shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.2.1.
Note: See the California Department of Public Health's website for certification programs and testing labs. Signs and Pavement Markings in the workplace(s).

5.106.5.4 Electric vehicle (EV) charging – multifamily and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). When only one parking space is required, installation of EVSE is required. Electrical parking spaces shall also comply with Section 5.106.5.3.4 to facilitate installation of medium- and heavy-duty EVSE.

Exception: Single-family townhouses may be used with a multiline seal coated with industrial sealant sealant to be used with refrigerant and lubricant in accordance with manufacturer's recommendations.

5.106.5.4.1 Definitions. For purposes of this section, the following definitions apply:

ELECTRIC VEHICLE CHARGING STATION (EVCS). Where outdoor areas are provided for smoking, chewing or the consumption of food or beverages, signs complying with Section 5.304.3.2 shall be posted in any area(s) prohibited by other laws or regulations, or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever is more restrictive. Where no ordinances, regulations or policies are not in place, and where smoking is permitted, the following requirements shall apply:

5.106.5.4.2 Number of required EV spaces. For each project, the number of required EV spaces, rounded up to the next whole number, shall be calculated by multiplying the total number of parking spaces by the percentage in Table 5.106.5.4.2.

5.106.5.4.3 Location of required EV spaces. The required EV spaces shall meet the minimum power requirements in Section 5.106.5.4.4 and shall be located as follows:

1. The construction documents shall indicate on or more location(s) convenient to the planned electrical service panel(s) where the future EV spaces are required. The EV spaces shall be located near charging stations, and a path to the charging station(s) shall be free from the obstructions of the construction documents or by changing cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.2.
2. Reasonably or footway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium and heavy-duty EVSE will be located and shall terminate in close proximity to the future EV spaces. Such pathways shall not be less than 36 inches wide, and heavy duty EVSE as shown on Table 5.106.5.4.2.
3. The raceway(s) or footway(s) shall be sufficient size to carry the minimum additional system load as determined by the manufacturer for charging one medium- and heavy-duty EVSE as shown on Table 5.106.5.4.2.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF REQUIRED LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR FUTURE BUDGET KVA TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
	Greater than 90,000	3 or Greater	400
Retail	10,000 to 100,000	1 or 2	200
	Greater than 100,000	3 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
	Greater than 256,000	3 or Greater	400

5.106.5.4.4 Resident flooring systems. Where resident flooring is installed, at least 50 percent of floor area receiving resident flooring shall meet the requirements of the California Department of Public Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing) method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.4.5 Compliance. The documentation shall be provided verifying that resident flooring materials meet the pollutant emission limits.

5.106.5.4.6 Thermal insulation. The Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.4.7 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.304.4.8 Acoustical ceiling and wall panels.
Where ceiling and wall panels are installed, the Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.304.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.106.5.5 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.106.5.5.1 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.2 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.3 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.4 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.5 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.6 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.7 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.8 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.9 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.10 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.11 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.12 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.13 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.14 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.15 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.16 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.17 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.18 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.19 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.20 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.21 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.22 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.23 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.24 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.25 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.26 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.27 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.28 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.29 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.30 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.31 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.32 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.33 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.34 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.35 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.36 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.37 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.38 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.39 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.40 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.41 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.42 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.43 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.44 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.45 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.46 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.47 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.48 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.49 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.50 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.51 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.52 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.53 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.54 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx#collapse4

5.106.5.5.55 Fleet efficiency.
[N] Fleet vehicles owned by the Department of Public Health, "Standard Method of the Testing and Compli...", Version 1.2, January 2017 (Emission testing method for California Specification 01350).
https://www.cdph.ca.gov/Programs/CCDPHP/DECDC/EHLB/IAQ

						Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153 Part 1		Part 2	Part 2
4.1 Planning and Design		**Code Section**	**Y**	**N**	**Plan Sheet, Spec or Attachment Reference**	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	Mandatory	Storm water drainage and retention during construction (less than one acre)	4.106.2	X		SHEET GB2-1	□						
	Tier 2 Mand.	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3	X		SHEET GB-2	□						
	Mandatory	Grading and paving	4.106.3	X		SHEET C1.3-1.5	□						
	Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5	X		SHEET GB2-1	□						
	Tier 2 Mand.	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4	X		SHEET GB2-3	□						
	Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	X		SHEET GB2-3	□						
	Tier 2 Mand.	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8	X		SHEET GB2-1	□						
	Mandatory	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1		X	N/A	□						
	Mandatory	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2	X		SHEET GB2-1	□						
	Mandatory	EV Charging: New Hotels and Motels	PAMC 16.14.420/A4.106.8.3		X	N/A	□						
Electives (choose 4)	Mandatory	Bicycle Parking (locally amended)When an addition or change of use results in increased parking *[MF]*	PAMC 16.54.060/ A4.106.9	X		SHEET GB2-1	□						
	Elective	Site selection	A4.103.1	X		INFILL SITE	□						
	Elective	Community connectivity	A4.103.2	X		GOOGLE MAPS	□						
	Elective	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1	X		GREEN BLD SPECIAL INSP	□						
	Elective	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1				□						
	Elective	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2				□						
	Elective	Soil analysis	A4.106.2.1				□						
	Elective	Soil protection	A4.106.2.2				□						
	Elective	Landscape design	A4.106.3	X		SHEET L1.10-L5.40	□						
	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 16.14.180/ A4.106.10				□						
	Elective	Innovative concepts and local environmental conditions	A4.108.1				□						
4.3 Water Efficiency and Conservation													
Mandatory	Mandatory	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1	X		SHEET GB2-1	□						
	Mandatory	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2		X	N/A	□						
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1	X		SHEET GB2-1	□						
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2	X		SHEET GB2-1	□						
	Mandatory	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1	X		SHEET GB2-1	□						
	Mandatory	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) *[MF]*	4.303.1.4.2		X	N/A	□						
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3		X	N/A	□						
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4	X		SHEET GB2-1	□						
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2	X		SHEET GB2-1	□						
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	4.304.1	X		SHEET GB2-1	□						
	Mandatory	Recycled water supply systems *[N]*	4.305.1	X		SHEET GB2-1	□						
	Tier 2 Mand.	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) *[MF only][AA]*	PAMC 16.14.210/ A4.305.3	X		SHEET GB2-4	□						
	Mandatory	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306	X		SHEET GB-2	□						
Electives (choose 3)	Elective	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1	X		SHEET GB2-3	□						
	Elective	Alternate water sources for nonpotable applications	A4.303.2				□						
	Elective	Appliances	A4.303.3	X		ENERGY STAR APPLIANCE	□						
	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 16.14.200/ A4.304.3				□						
	Elective	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1				□						
	Elective	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2				□						
	Elective	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3	X		SHEET GB2-4	□						
	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 & 16.14.080 / A4.405.3.1	X		SHEET GB-2	□						
	Tier 2 Mand.	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2	X		SHEET GB-2	□						
	Mandatory	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against roden	4.406.1	X		SHEET GB2-1	□						
	Mandatory	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000 or meet state standards	PAMC 16.14.250/ 4.408.1	X		GREEN HALO- GC TO COMPLY	□						
	Mandatory	Construction waste management plan in Green Halo	A4.408.2	X		GREEN HALO- GC TO COMPLY	□						
	Mandatory	Waste management company	4.408.3	X		GREEN HALO- GC TO COMPLY	□						
	Mandatory	Operation and maintenance manual provided to the building owner	4.410.1	X		GREEN BLD INSP TO PROVIDE	□						
	Mandatory	Recycling by occupants (≥ 5 multi-family units) *[MF]*	4.410.2		X		□						
Electives (choose 4)	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	X		SHEET GB2-4	□						
	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	X		SHEET GB2-4	□						
	Elective	Flashing details	A4.407.3	X		SHEET GB2-4	□						
	Elective	Material protection	A4.407.4	X		SHEET GB2-4	□						
	Elective	Door protection	A4.407.6				□						
	Elective	Roof overhangs	A4.407.7				□						
	Elective	Innovative concepts and local environmental conditions	A4.411.1				□						

						Compliance Path Verification							
						Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153 Part 1		Part 2	Part 2
4.5 Environmental Quality		**Code Section**	**Y**	**N**	**Plan Sheet, Spec or Attachment Reference**	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
Mandatory	Mandatory	Fireplaces shall be direct-vent sealed combustion type (all-electric)	PAMC 16.14.090/ 4.503.1		X	N/A	□						
	Mandatory	Covering of duct openings, protection of mechanical equipment during constructio	4.504.1	X		SHEET GB2-2	□						
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits	4.504.2.1	X		SHEET GB2-2	□						
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits	4.504.2.2	X		SHEET GB2-2	□						
	Mandatory	Aerosol paints and coatings	4.504.2.3	X		SHEET GB2-2	□						
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials	4.504.2.4	X		SHEET GB2-2	□						
	Mandatory	Carpet systems- Documentation to verify compliant with VOC limits	4.504.3	X		SHEET GB2-2	□						
	Mandatory	Carpet cushion	4.504.3.1	X		SHEET GB2-2	□						
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits	4.504.3.2	X		SHEET GB2-2	□						
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements	PAMC 16.16.070 & 16.14.080/ A4.504.3		X	N/A	□						
	Mandatory	Composite wood products	4.504.5	X		SHEET GB2-2	□						
	Mandatory	Concrete slab foundations - vapor retarder required	4.505.2	X		SHEET GB2-2	□						
	Mandatory	Capillary break for slab-on-grade foundations	4.505.2.1	X		SHEET GB2-2	□						
	Mandatory	Moisture content of building materials < 19% for wall and floor framing	4.505.3	X		SHEET GB2-2	□						
	Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:	4.506.1	X		SHEET M1	□						
		1. ENERGY STAR fans ducted to outside of building.		X		SHEET M1	□						
		2. Humidity controlled OR functioning as a component of a whole-house ventilation system		X		SHEET M1	□						
		3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max		X		SHEET M1	□						
	Mandatory	Heating and air conditioning system design (all-electric on or after January 1, 202	PAMC 16.14.090/ 4.507.2	X		SHEET M1	□						
	Mandatory	Indoor Air Quality Management Plan *[MF]*	PAMC 16.14.410		X	N/A	□						
Electives (1)	Elective	Compliance with formaldehyde limits	PAMC 16.14.260/ A4.504.1				□						
	Elective	Thermal insulation	PAMC 16.14.270/ A4.504.3	X		SHEET GB2-4	□						
	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
[HR] - High-rise building

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 _____.

Project Type	Residential
Green Building Categories	Tier2
Name	Michaelle Williams
Company	Studio Current
Email	michaelle@studiocurrent.com
Permit No.	23APP-04296
Address:	156 CALIFORNIA AVE Palo Alto, CA 94309
Project Valuation	500000000
Project Square Feet (Gross)	516465
Will this be an all-electric building?	Yes
Is this an ADU project?	No
Does this project include landscaping upgrade?	Yes
Please choose Computer Compliance Program	EnergyPro

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.

Sean Feurtado
Signature (Green Building Special Inspector)

Sean Feurtado dba Quest Energy Design
Print Name

408.896.6018 seanafeurtado@gmail.com
Phone or Email

03/25/24
Date

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

Project Address: 164 CALIFORNIA, Palo Alto CA

2022 **RESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2**

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) http://www.bsc.ca.gov/Home/CALGreen.aspx
City of Palo Alto Development Center Green Building Requirements https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance
City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

2022 RESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN MANDATORY + TIER 2**
Version 01/23

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

GB-2
Mandatory +Tier 2

STUDIO CURRENT
URBAN DESIGN + ARCHITECTURE
96 N. Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2000 www.studiocurrent.com

Project:
164 California Ave

Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025
CYCLE 4	08.18.2025

Stamp

LICENSED ARCHITECT
JEFFREY R. CURRENT
C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

Sheet Information

Issue Date	09/03/2026
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	

Sheet Title

CAL GREEN RESIDENTIAL CHECKLIST

A1.7

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists. Voluntary measures specified in the application checklists may be required by the enforcing agency but are not required in order to comply with this code. Where a compliance measure is not specified in the application checklist and is proposed by the applicant, or required by the enforcing agency, it shall comply with Section 301.3.

301.1.1 Additions and alterations. [HCD] The requirements of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned floor area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements may have existing water-consuming plumbing fixtures replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the enforcing agency. See Civil Code Section 1101.1 et seq. for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of Chapters 4 and 5 apply to the construction, addition, and alteration of low-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDING. In mixed-occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exception: [HCD]

1. Live/work units complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 3 and Appendix AA, as applicable.
2. Where not all occupancies are required to comply with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 3 and Appendix AA, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
DSA-SS	Division of the State Architect, Structural Safety
DSA-SS/CC	Division of the State Architect, Structural Safety/ Component Certification
LR	Low-Rise
HR	High Rise
A	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS.

The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area lined, filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downhill slope. Wattles are also used for perimeter and inlet controls.

SECTION 4.105 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent or downstream areas during the management of storm water drainage during construction and after project completion.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of land and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain sediment on site:

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Filtration devices such as vegetated swales, gravel bags, berms, silt fences or other similar methods of filtration shall be installed to prevent the passage of silt and other pollutants from the site in storm water runoff.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 ELECTRIC VEHICLE (EV) CHARGING for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

1. Where there is a zero-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is not local utility power supply or the local utility is unable to supply adequate electricity.
   1.2 Where there is evidence suitable to the local enforcing agency indicates that meeting the requirements will substantially impair the use or functionality of the property in which the installation of Section 4.106.4 may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. Service panels and subpanels shall be installed with sufficient space and electrical load capacity to install a dedicated 208/240-volt dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.1, 4.106.4.2.2 or 4.106.4.2.3 to facilitate future installation and use of EV chargers. As used in this section, a parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any minimum parking space requirements established by a local jurisdiction. See Section 4.106.4.2.3.1 and 4.106.4.2.3.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of sheltering units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. **EV Capable.** Any (1) one-and the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions: When EV chargers Level 2 EVSE are installed in a number equal to or greater than the required number of EV capable spaces.

1. When EV chargers Level 2 EVSE are installed in a number less than the required number of EV capable spaces, the number of EV chargers installed may be reduced by a number equal to the number of EV chargers installed.

Notes:

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per parking space. For purposes of this section, a receptacle shall be considered to be one EV space.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. **EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers Level 2 EVSE are installed in a number greater than the (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a. Construction documents shall show locations of future EV spaces.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per parking space. For purposes of this section, a receptacle shall be considered to be one EV space.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, the electrical system, including any on-site distribution transformer(s), shall have sufficient capacity to simultaneously charge EVs at all required EV spaces at a minimum of 40 amperes per space. Panel capacity to each space served by the ALMS, the electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVSE). Installed EVSE shall meet the applicable requirements of the California Electrical Code. Where ALMS are installed, one space is capable of not less than 30 amperes. ALMS shall not be used to reduce the minimum required number of EV spaces installed to comply with this section.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
4. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the requirements in Section 11B-812 of the California Building Code. At least one of the EV spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 Van space requirements.
At least one EV space shall have a 132-inch (3353 mm) wide minimum aisle. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

1. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
2. Where more than one EV charging stations designed and constructed in compliance with the California Building Code, Chapter 11A, are required to be installed, see Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.3.1 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
4. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3.2 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the requirements in Section 11B-812 of the California Building Code. At least one of the EV spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

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At least one EV space shall have a 132-inch (3353 mm) wide minimum aisle. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

1. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
2. Where more than one EV charging stations designed and constructed in compliance with the California Building Code, Chapter 11A, are required to be installed, see Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.3 Electric Vehicle Ready Space Signage.
Electric vehicle spaces shall be identified by signage or pavement markings, in compliance with California Traffic Operations Policy Directive 15-01 (See Emission Vehicle Signs and Pavement Markings) or its successor.

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, an electrical systems or lighting of existing parking facilities serving existing multifamily buildings are altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered, or a minimum of one space, whichever is greater, shall comply with Section 4.106.4.2.2 Item 3.

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

Reserved.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4:

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1 et seq. for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank type toilets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi, and must default to a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. See Section 4.303.1.4.4 for additional requirements.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and other showering devices shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwelling or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of not more than 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
Pre-rinse spray valves installed for use in commercial kitchens in the California Code of Regulations, Title 22 (Appliance Efficiency Regulations), section 1605.3 (sub) Table H-2, Section 1605.3 (h)(5)(A), and Section 1605.3 (h)(5)(B) (i)(ii) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and pole section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations) Section 1605.1 (h)(4) and Section 1605.3 (h)(5)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES (MANUFACTURED AFTER JANUARY 28, 2019)

PRODUCT CLASS (Spray force in ounce force (ozf))	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ **5.0 ozf**)	1.00
Product Class 2 (> 5.0 ozf and ≤ **8.0 ozf**)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall meet the applicable minimum flow rate and maximum flow rate specified in Table H-2.

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.303.3 Submeters for individual tenant units, spaces and common areas.
Submeters shall be installed to measure water usage of individual tenant units in accordance with the California Plumbing Code.

4.303.4 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE – MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance (AB1881) and supporting documents, including water budget calculator, and Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations Title 23, Division 2, Chapter 2.7. MWELO and supporting documents, including water budget calculator, are available at: https://www.ca.gov.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.404 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.405.1 ROOFED PROPOSAL. Annular spaces around pipes, electrical cables, conduits or other openings in sole plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.405.2 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.405.2.1, 4.405.2.2, or 4.405.2.3, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haulage limits established by the enforcing agency.

4.405.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.405.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste material is adequately diverted for reuse or recycling.

4.405.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.405.5 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.405.6 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code" (available at bookstores and other sales outlets) or other forms may be used to meet this requirement.
2. Documenting calculations with this section.
3. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency shall be placed in the building. The following shall be included in the manual:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle charging, water heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and other site-specific opportunities.
5. Educational material on the importance of maintaining relative humidity between 30-60 percent for the occupants.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.

4.410.2 RECYCLING BY OCCUPANTS. The applicant shall provide readily accessible areas that serve all occupants of the building and are identified for the storage and collection of non-hazardous materials for recycling, including at minimum paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

4.410.3 INSTRUCTIONS. The following shall be included in the manual:

1. Instructions for maintaining and disinfecting water features (interior and exterior), including applicable manufacturer's recommendations.
2. Information regarding the proper operation and maintenance of filtering media at least 6 feet away from the building.
3. Information about state water energy and incentive programs available.
4. Public transportation and other site-specific opportunities available from the enforcing agency or this code.
5. Information from the Department of Forestry and Fire Protection on maintaining defensible space around residential structures.
6. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.4 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all occupants of the building and are identified for the storage and collection of recyclables, garbage and yard waste, or meet a more restrictive lawfully enacted local recycling ordinance, if more restrictive.

4.410.5 SUBMETER FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.410.6 SUBMETER FOR INDIVIDUAL TENANT UNITS, SPACES AND COMMON AREAS. Submeters shall be installed to measure water usage of individual tenant units in accordance with the California Plumbing Code.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope.
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's occupants and neighbors.

SECTION 4.502 DEFINITIONS

4.502.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include strawboard, sunflower, bagasse, and other particleboard. They do not include particleboard made from wood or recycled wood fiber.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. Composite wood products do not include structural wood members such as solid sawn timber and glue-laminated timber, oriented strand board, or composite wood products manufactured using exterior grade phenol formaldehyde resins that meet the requirements for Exterior Type in DOC PS 1 and DOC PS 2.

DIRECT VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactivity Organic Gas (ROG) Mixture" per weight of compound added, expressed to two significant figures (g O3/g ROG).

Note: MIR values for aromatic compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of an individual VOC's MIR for all ingredients in a product subject to the article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (hundredths of g O3/g product).

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROG). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressure greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, halogens, and other elements. See CCR, Title 17, Section 94508 (a).

4.503 FIREPLACES

4.503.1 GENERAL. All fireplaces shall meet the following requirements:

1. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating that they meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 DURING CONSTRUCTION & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable, and subject to the following requirements:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Where there is more than one VOC limit for an adhesive, the lowest VOC limit shall apply.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not contain more than 16 fluid ounces) shall comply with statewide VOC limits. For purposes of this section, "statewide VOC limits" means the lowest VOC limits for each category listed in the tables for California Regulation, Title 17.
3. Architectural applications shall meet the requirements of Table 1 of the ARB Suggested Control Measure, as shown in Table 4.504.3, except for aerosol products, which shall meet the requirements of Table 2 of the ARB Suggested Control Measure, as shown in Table 4.504.4.

Note: The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a flat, nonflat, or nonflat high gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.2 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROC in Section 94522(a)(2) and other requirements, including but not limited to, prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(a)(1) and (4)-(7) of California Code of Regulations, Title 17, commencing with Section 94520. Record keeping requirements shall be according to the Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.3 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

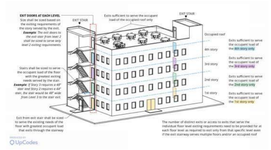
TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)	VOC LIMIT
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONSEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2]

(GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS)

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350



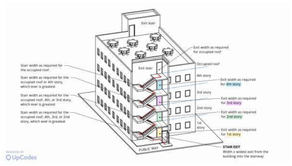
TOWER 2 : STAIRWAY WIDTH REQUIRED AT GROUND LEVEL

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

EXIT @ THIS LEVEL IS SIZED TO SERVE THE EXITING NEEDS OF THE FLOOR WITH GREATEST OCCUPANT LOAD THAT EXIT THROUGT THE STAIRWAY

STAIR N-T2 (SAME AS LEVEL 7, SINCE IT'S THE GREATEST OCCUPANT LOAD)
OCCUPANTS = 57 + 83 = 140 X .3 = 42" EACH WIDTH
PROVIDED = 48"

STAIR S-T2 (SAME AS LEVEL 7, SINCE IT'S THE GREATEST OCCUPANT LOAD)
OCCUPANTS = 57+ 83 = 140 X .3 = 42" EACH WIDTH
PROVIDED = 48"



TOWER 1: STAIR WAY WIDTH @ GROUND LEVEL

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

EXIT @ THIS LEVEL IS SIZED TO SERVE THE EXITING NEEDS OF THE FLOOR WITH GREATEST OCCUPANT LOAD THAT EXIT THROUGT THE STAIRWAY

STAIR N-T1 (SAME AS LEVEL 2, SINCE IT'S THE GREATEST OCCUPANT LOAD)
OCCUPANTS = 165 X .3" = 49.5"
PROVIDED = 50"

STAIR E-T1:(SAME AS PODIUM LEVEL, SINCE IT'S THE GREATEST OCCUPANT LOAD)
OCCUPANTS = 115 X .3 = 34.5" EACH WIDTH
PROVIDED = 48"

TOTAL NUMBER OF OCCUPANTS EXITING FROM STAIR N-T2 THRU LOBBY

UNDERGROUND -3	= 47
UNDERGROUND -2	= 47
UNDERGROUND -1	= 47
GROUND	= 9
LEVEL 2	= 10
LEVEL 3 PODIUM (RESI+ CLUB+ PODIUM)	= 125
LEVEL 4 -13 (28 OCC) X 10	= 280
LEVEL 14 (RESTAURANT)	= 83
TOTAL NUMBER OF OCC	= 648

REQUIRED = 3 EXITS FROM LOBBY
PROVIDED = 3 EXITS FROM LOBBY

CBC TABLE 1006.3.1 REQUIRES 3 EXITS FOR OCCUPANT LOADS OF 501–1,000

TOTAL NUMBER OF OCCUPANTS EXITING FROM STAIR N-T2 THRU LOBBY

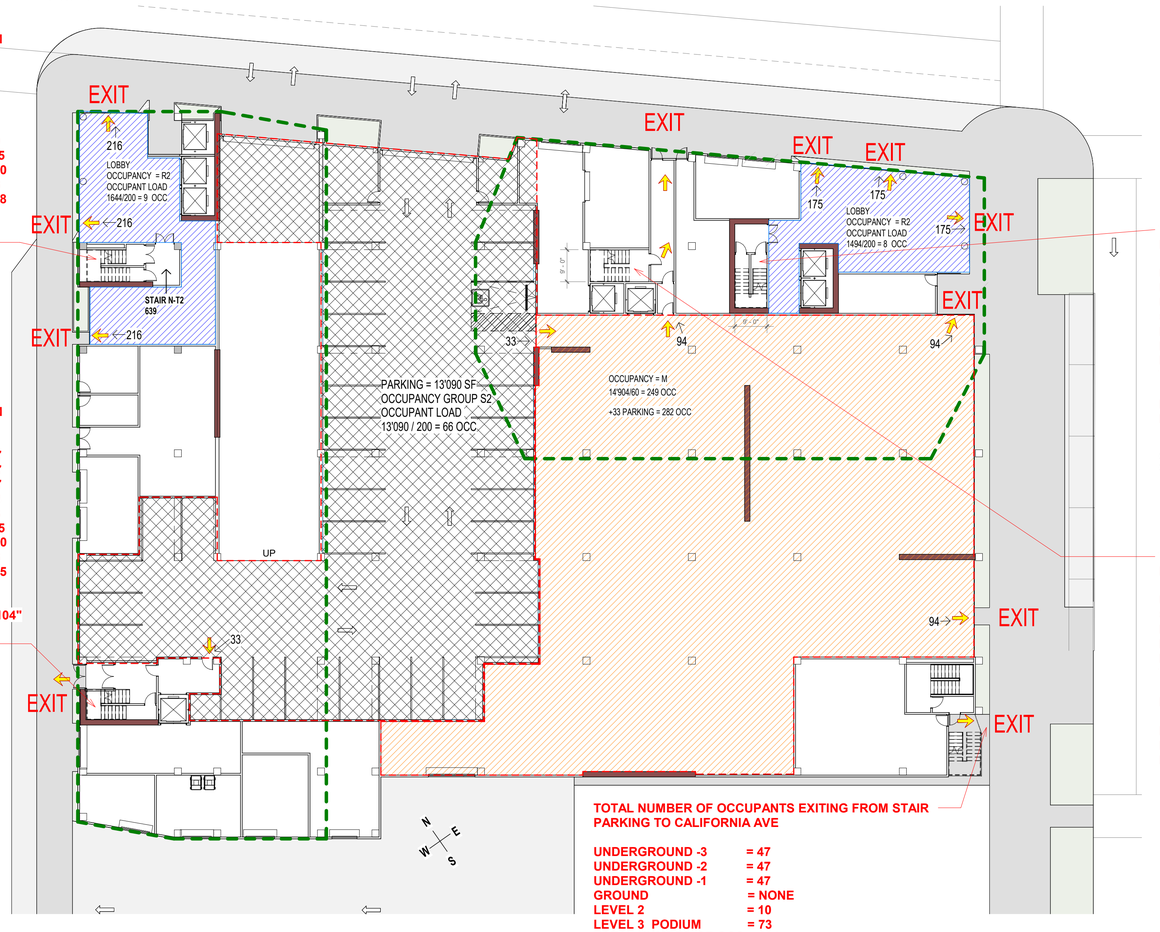
UNDERGROUND -3	= 47
UNDERGROUND -2	= 47
UNDERGROUND -1	= 47
GROUND	= 33
LEVEL 2	= 33
LEVEL 3 PODIUM (RESI + CLUB + PODIUM)	= 125
LEVEL 4 -13 (28 OCC) X 10	= 280
LEVEL 14 (RESTAURANT)	= 83
TOTAL NUMBER OF OCC	= 695

EXIT DIRECTLY TO ALLEY WAY
REQUIRED EXIT CORRIDOR WIDTH = 695 X.15= 104"
PROVIDED WIDTH = 8'-8"

1005.3.2 OTHER EGRESS COMPONENTS

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

1005.3.2 OTHER EGRESS COMPONENTS DIAGRAM
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.
EXCEPTIONS:
FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 MM) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.



TOTAL NUMBER OF OCCUPANTS EXITING FROM STAIR PARKING TO CALIFORNIA AVE

UNDERGROUND -3	= 47
UNDERGROUND -2	= 47
UNDERGROUND -1	= 47
GROUND	= NONE
LEVEL 2	= 10
LEVEL 3 PODIUM	= 73
TOTAL NUMBER OF OCC	= 224

EXIT DIRECTLY TO CALIFORNIA AVE

CBC 1005.3.1 (STAIRWAY EGRESS WIDTH) — SPRINKLERED BUILDINGS REQUIRE 0.2 INCHES OF CLEAR STAIR WIDTH PER OCCUPANT SERVED.

OCCUPANT LOAD FACTOR: PER CBC TABLE 1004.5, RESIDENTIAL = 200 GROSS SF/OCCUPANT. BUILDING LOBBIES/COMMON AREAS SERVING AN R-2 TOWER ARE STANDARD PRACTICE CALCULATED UNDER THE PARENT RESIDENTIAL FACTOR, NOT A "BUSINESS" OR "ASSEMBLY" FACTOR, UNLESS THE LOBBY FUNCTIONS AS A SIGNIFICANT STANDALONE GATHERING SPACE BEYOND ENTRY/CIRCULATION/MAIL/CONCIERGE

TOTAL NUMBER OF OCCUPANTS EXITING FROM STAIR E-T1 THRU LOBBY

UNDERGROUND -3	= 47
UNDERGROUND -2	= 47
UNDERGROUND -1	= 47
GROUND	= 8
LEVEL 2	= NONE
LEVEL 3 PODIUM	= 169
LEVEL 4 -12 (23 OCC) X 9	= 207
TOTAL NUMBER OF OCC	= 525

REQUIRED = 3 EXITS FROM LOBBY
PROVIDED = 3 EXITS FROM LOBBY

CBC TABLE 1006.3.1 REQUIRES 3 EXITS FOR OCCUPANT LOADS OF 501–1,000

TOTAL NUMBER OF OCCUPANTS EXITING FROM STAIR N-T1 TO PARK AVE

UNDERGROUND -1 -2 -3	= NONE
GROUND	= 94
LEVEL 2	= 54
LEVEL 3 PODIUM	= 169
LEVEL 4 -12 (23 OCC) X 9	= 207
TOTAL NUMBER OF OCC	= 524

EXIT DIRECTLY TO PARK AVE

EXIT DIRECTLY TO PARK
REQUIRED EXIT CORRIDOR WIDTH = 524 X.15= 78.6"
PROVIDED WIDTH = 6'-7"

TYPE I-A CONSTRUCTION

OCCUPANCY TYPE		
CBC 2025 CODE SECTION	BLDG LEVEL	OCCUPANCY TYPE
SECTION 302, 303.1.2,		
SECTION 302, 303.1.2, 303.3		

TABLE 504 .3 ALLOWABLE HEIGHT

OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
A | SPRINKLERED	TYPE IA	UL
R-2 | SPRINKLERED	TYPE IA	UL

TABLE 508.4 MIXED OCCUPANCIES

LEVEL	MIXED OCCUPANCIES	REQUIRED HOURS OF SEPARATION OF OCCUPANCIES
LEVEL 3	R-2 /A3	1
	R-2	-
LEVEL 14	A2	1

TABLE 506.2 ALLOWABLE FLOOR AREA

OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA
R-2 SPRINKLERED	TYPE IA	UL

GENERAL NOTES

PROVIDE WATER SUPPLY TO REQUIRED FIRE PUMPS PER 914.3.1.2
PROVIDE AUTOMATIC SECONDARY WATER SUPPLY PER 914.3.2
PROVIDE CLASS I STANDPIPE SYSTEMS THROUGHOUT THE BUILDING PER 905.3.1
FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED IN VISIBLE LOCATIONS FROM THE NEAREST POINT OF FIRE DEPARTMENT ACCESS PER 2022 CFC 912
PROVIDE DEDICATED ELECTRICAL SERVICE CONNECTIONS IN ACCORDANCE PER 2019 NFPA 20-9.2.2 FOR ALL ELECTRIC FIRE PUMPS
AUTOMATIC SMOKE DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH CFC 907.2.13.1.1. AND CFC 907.2.13.1.2
IN EMERGENCY VOICE /ALARM COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CFC 907.5.2.2 AND CFC 914.3.5
IN-BUILDING, TWO WAY EMERGENCY RESPONDER COMMUNICATION COVERAGE SHALL BE PROVIDED IN ACCORDANCE WITH CFC 510
THE FIRE DEPARTMENT COMMUNICATION DEVICE SHALL BE PROVIDED AT EACH FLOOR LEVEL WITHIN THE INTERIOR EXIT STAIRWAY PER CFC 907.2.13.2
THE VOICE EVACUATION SYSTEMS SHALL BE MULTIPLE CHANNEL SYSTEMS PER CFC 907.2.13.3
ALL PORTIONS OF THE HIGH RISE BUILDINGS SHALL BE PROVIDED WITH A SMOKE CONTROL SYSTEM IN ACCORDANCE WITH CBC 909 AND CFC 914.3.8.1
EVERY EXIT ENCLOSURE SHALL COMPLY WITH CBC 909.20, 1023.11 AND CFC 914.3.8.2
THE INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE SMOKE PROOF ENCLOSURES IN ACCORDANCE WITH CFC 1023.12 AND CFC 909.20
FOR TOWER A BUILDING, INTERIOR EXIT AND ELEVATOR HOISTWAY ENCLOSURES SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS PER CBC 602.4
THE FIRE SERVICE ACCESS ELEVATOR SHALL OPEN INTO AN ENCLOSED FIRE SERVICE ACCESS ELEVATOR LOBBY IN ACCORDANCE WITH CBC 3007.6.1 THROUGH 3007.6.5
WHERE ELEVATORS ARE TO BE USED FOR OCCUPANT SELF EVACUATION DURING FIRES, ALL PASSENGER ELEVATORS FOR GENERAL PUBLIC USE SHALL COMPLY WITH CBC 3008.1 THROUGH CBC 3008.10
ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND ELEVATOR HOISTWAY ENCLOSURES SHALL COMPLY WITH CBC 403.2.2.1 THROUGH CBC 403.2.2.4

1 ■ GROUND FLOOR PLAN - EGRESS & CODE COMPLIANT

Scale: 1" = 20'-0"

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EGRESS COMPLIANCE - LOT "A" GROUND

A2.0

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TOWER 2 : STAIRWAY WIDTH REQUIRED AT UNDERGROUND - 1

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR N-T2
OCCUPANTS = 47 X 0.3" = 14.1"
PROVIDED = 54"

STAIR S-T2
OCCUPANTS = 47 X 0.3" = 14.1"
PROVIDED = 51"

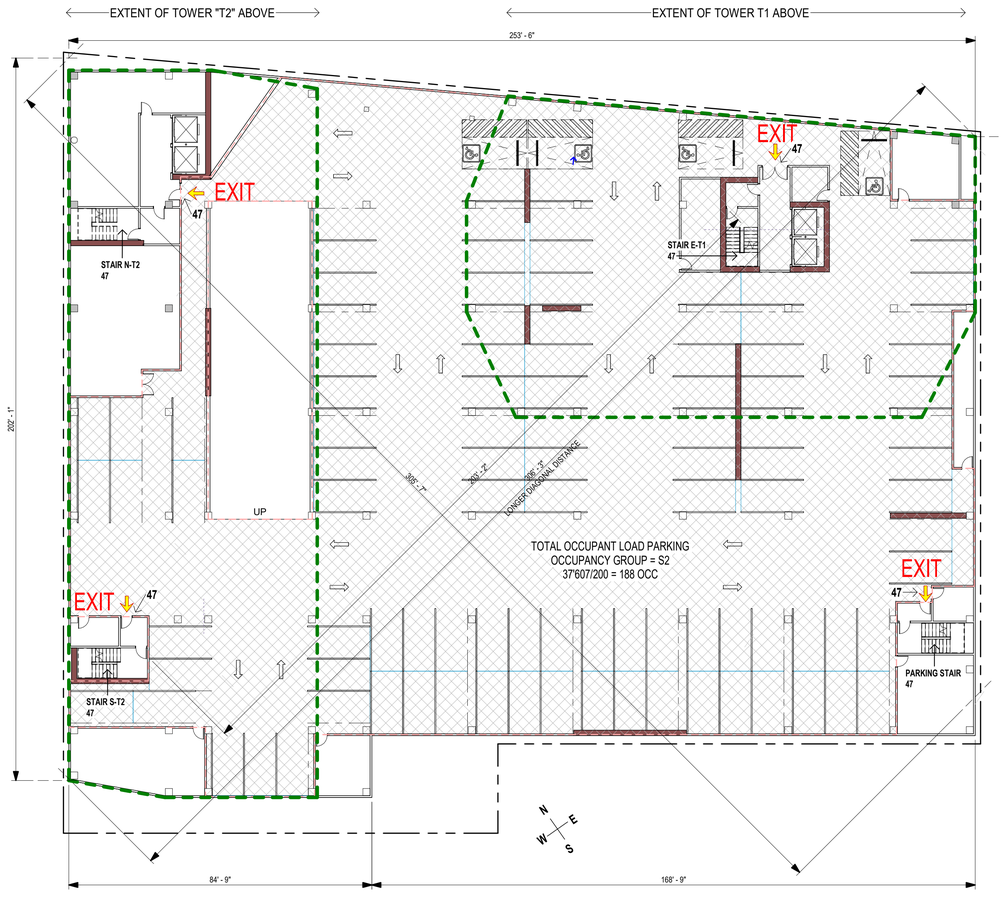
TOWER 1: STAIR WAY WIDTH REQUIRED AT UNDERGROUND - 1

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR W-T1: NO OCCUPANT LOAD @ THIS FLOOR

STAIR E-T1
OCCUPANTS = 47 X 0.3" = 14.1"
PROVIDED = 54"

PARKING STAIR
OCCUPANTS = 47 X 0.3" = 14.1"
PROVIDED = 54"



CBC 2025, CHAPTER 10, SECTION 1006.2 → TABLE 1006.2.1
ENCLOSED PARKING GARAGES, CAPPING COMMON PATH AT 100 FT

1 UND.GND - 1 - EGRESS & CODE COMPLIANT

Scale: 1" = 20'-0"

SIMILAR TO LEVELS -2 AND -3

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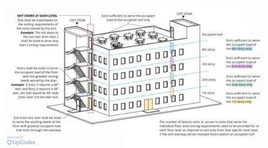
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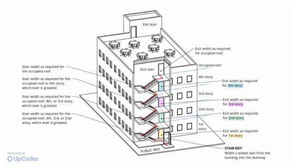
EGRESS COMPLIANCE - LOT "A" BASEMENT

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TOWER 2 : STAIRWAY WIDTH REQUIRED AT LEVEL-2

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR N-T2
OCCUPANTS = 125 (RES+ REST+ PODIUM) + 10 (THIS FLOOR) = 135 X 0.3 = 40.5" EACH WIDTH
PROVIDED = 54"

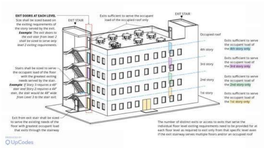
STAIR S-T2 :
OCCUPANTS = 125 (RES+ REST+ PODIUM) + 40 (THIS FLOOR) = 165 X 0.3 = 49.5" EACH WIDTH
PROVIDED = 51"

TOWER 1: STAIR WAY WIDTH REQUIRED AT LEVEL - 2

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR W-T1
OCCUPANTS = 230 X 0.3" = 69"
PROVIDED = 70"

STAIR E-T1: NO OCCUPANT LOAD @ THIS FLOOR

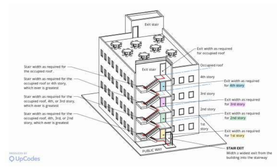


TOWER 2 : STAIRWAY WIDTH REQUIRED AT PODIUM

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR N-T2
OCCUPANTS = 125 X 0.3 = 37.5" EACH WIDTH
PROVIDED = 54"

STAIR S-T2
OCCUPANTS = 125 X 0.3 = 37.5" EACH WIDTH
PROVIDED = 51"



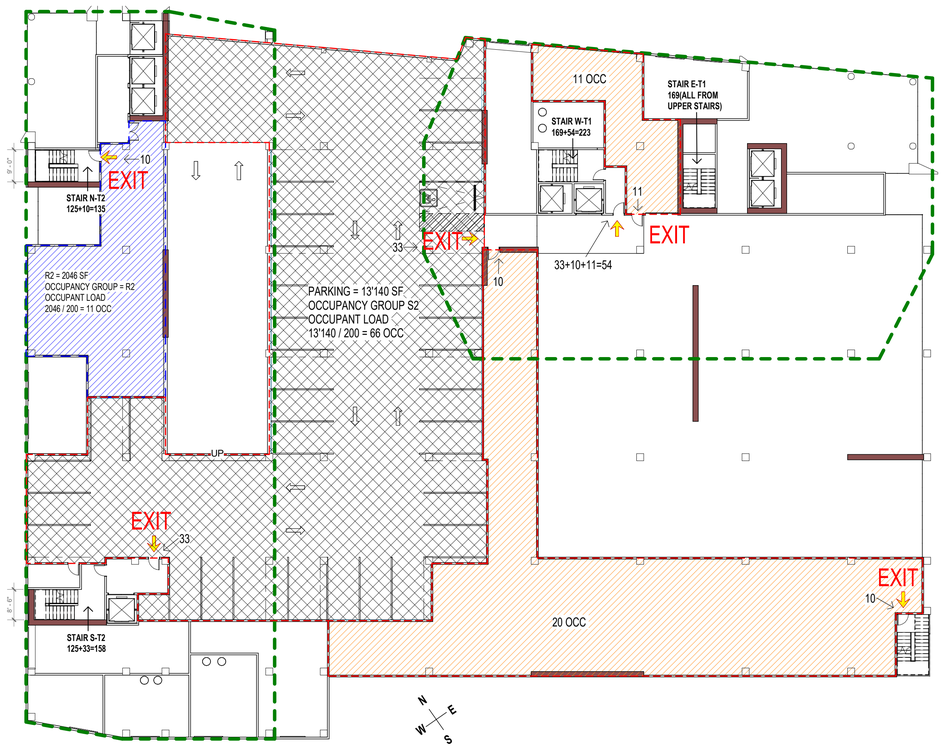
TOWER 1: STAIR WAY WIDTH REQUIRED AT PODIUM

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR N-T1
OCCUPANTS = 169 X 0.3 = 51" EACH WIDTH
PROVIDED = 54"

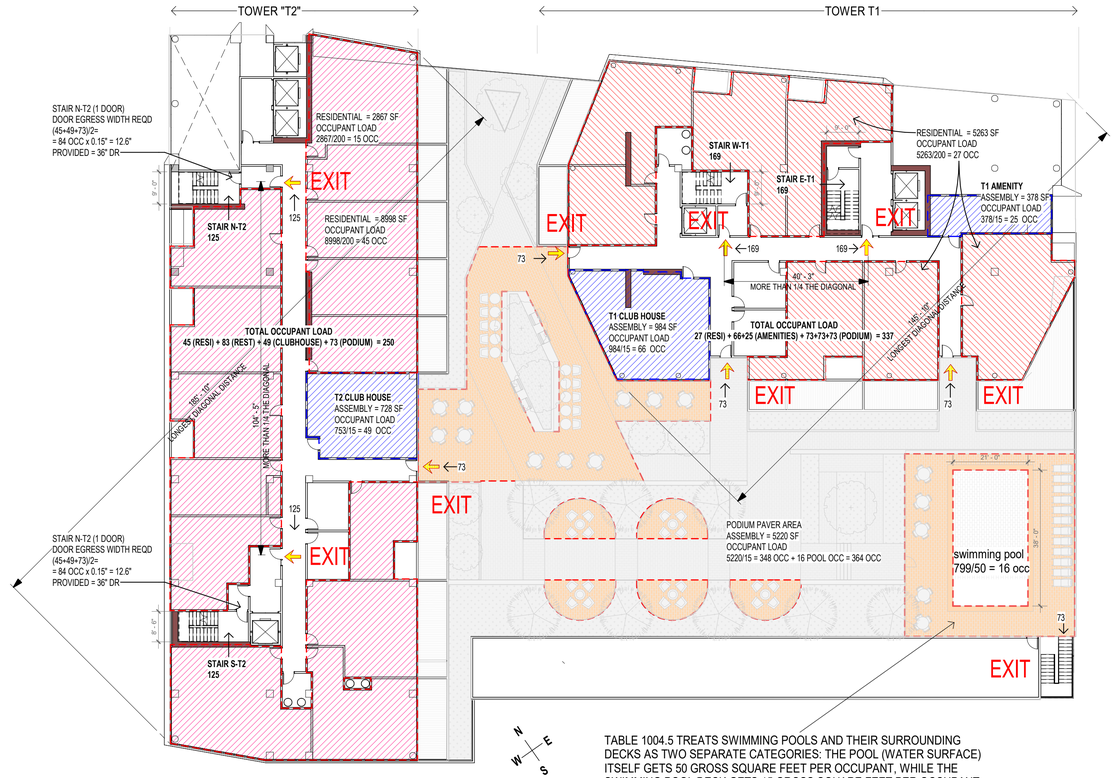
STAIR E-T1
OCCUPANTS = 169 X 0.3 = 51" EACH WIDTH
PROVIDED = 54"

STAIR PODIUM / CALIFORNIA AVE
OCCUPANTS = 73 X 0.3 = 22" EACH WIDTH
PROVIDED = 54"



2 ■ Level 2 - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"

OCCUPANT LOAD FACTOR: PER CBC TABLE 1004.5, RESIDENTIAL = 200 GROSS SF/OCCUPANT. BUILDING LOBBIES/COMMON AREAS SERVING AN R-2 TOWER ARE STANDARD PRACTICE CALCULATED UNDER THE PARENT RESIDENTIAL FACTOR, NOT A "BUSINESS" OR "ASSEMBLY" FACTOR, UNLESS THE LOBBY FUNCTIONS AS A SIGNIFICANT STANDALONE GATHERING SPACE BEYOND ENTRY/CIRCULATION/MAIL/CONCIERGE



3 ■ Level 3 - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"

403.5.1 REMOTENESS OF INTERIOR EXIT STAIRWAYS
REQUIRED INTERIOR EXIT STAIRWAYS SHALL BE SEPARATED BY A DISTANCE NOT LESS THAN 30 FEET (9144 MM) OR NOT LESS THAN ONE-FOURTH OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, WHICHEVER IS LESS. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE NEAREST POINTS OF THE ENCLOSURE SURROUNDING THE INTERIOR EXIT STAIRWAYS. IN BUILDINGS WITH THREE OR MORE INTERIOR EXIT STAIRWAYS, NOT FEWER THAN TWO OF THE INTERIOR EXIT STAIRWAYS SHALL COMPLY WITH THIS SECTION. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE INTERIOR EXIT STAIRWAY.

TABLE 1004.5 TREATS SWIMMING POOLS AND THEIR SURROUNDING DECKS AS TWO SEPARATE CATEGORIES: THE POOL (WATER SURFACE) ITSELF GETS 50 GROSS SQUARE FEET PER OCCUPANT, WHILE THE SWIMMING POOL DECK GETS 15 GROSS SQUARE FEET PER OCCUPANT.

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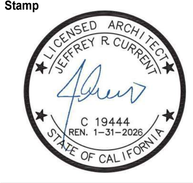
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Stamp



Sheet Information

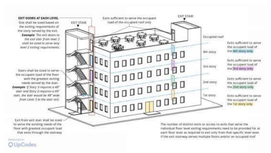
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Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
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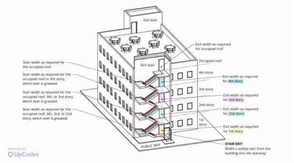
Sheet Title

EGRESS COMPLIANCE - LOT "A" LVL-2 & PODIUM

A2.2

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TOWER 2 : STAIRWAY WIDTH REQUIRED AT LEVEL 7 (TYPICAL)

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR N-T2
OCCUPANTS = 28 + 83 = 111 X 0.3 = 33.3" EACH WIDTH
PROVIDED = 54"

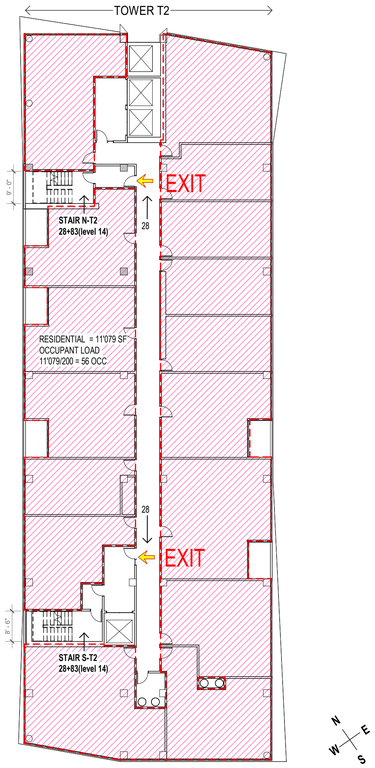
STAIR S-T2
OCCUPANTS = 28 + 83 = 111 X 0.3 = 33.3" EACH WIDTH
PROVIDED = 51"

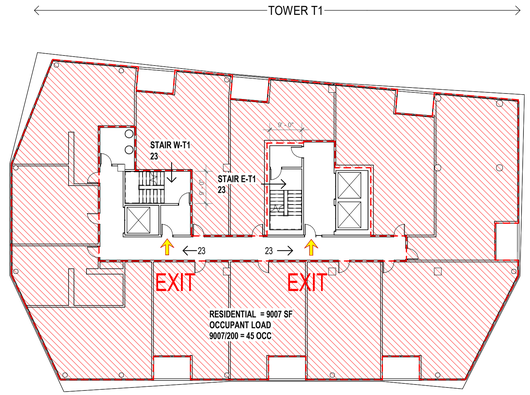
TOWER 1: STAIR WAY WIDTH REQUIRED AT LEVEL 7 (TYPICAL)

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR W-T1
OCCUPANTS = 23 X 0.3 = 6.9" EACH WIDTH
PROVIDED = 54"

STAIR E-T1
OCCUPANTS = 23 X 0.3 = 6.9" EACH WIDTH
PROVIDED = 54"





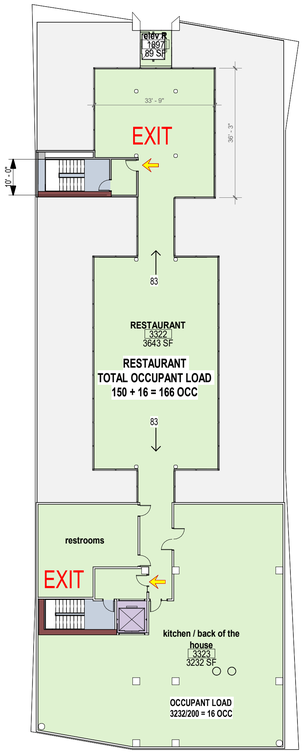
7 ■ Level 7 - EGRESS & CODE COMPLIANT
Scale: 1" = 20'-0"

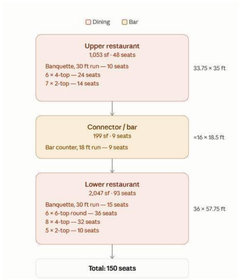
TOWER 2 : STAIRWAY WIDTH REQUIRED AT LEVEL -14 (RESTAURANT)

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR N-T2
OCCUPANTS = 83 X .3 = 24.9" EACH WIDTH
PROVIDED = 54"

STAIR S-T2
OCCUPANTS = 83 X .3 = 24.9" EACH WIDTH
PROVIDED = 59"





SEATING CAPACITY MAX OCC = 150 SEATS
KITCHEN/ BACK POF HOUSE @ 200 SF PER OCC

CALIFORNIA'S CBC CHAPTER 11B, SECTION 11B-226.2, ADOPTS THAT SAME 5% BUT IS STRICTER ON DISPERSION. IT REQUIRES 5% OF EACH TYPE OF SEATING IN EACH FUNCTIONAL AREA — NOT JUST 5% OF THE TOTAL

BASED ON CBC CHAPTER 29 → CPC TABLE 422.1 (ASSEMBLY, A-2 — RESTAURANT), APPLIED TO 150-OCCUPANT PROGRAM:
SPLIT 150 OCCUPANTS 50/50 (75 MALE / 75 FEMALE, THE DEFAULT ASSUMPTION ABSENT A STATED RATIO). AT THAT OCCUPANT RANGE,

THE TABLE'S BASE TIER APPLIES FOR BOTH SEXES:
WATER CLOSETS: 2 MALE, 3 FEMALE (5 TOTAL) — FEMALE NEEDS MORE SINCE THERE'S NO URINAL OFFSET.
LAVATORIES: 1 MALE, 1 FEMALE.
URINALS: OPTIONAL — 75 OCCUPANTS AT 1:200 ROUNDS UP TO 1 IF YOU WANT ONE, BUT IT CAN'T REDUCE THE MALE WC COUNT BELOW 2 (CODE WON'T LET MALE WCS DROP UNDER TWO-THIRDS OF THE MINIMUM, AND TWO-THIRDS OF 2 IS STILL 2).

14 ■ Level 14-A -EGRESS & CODE COMPLIANT TOWER 2
Scale: 1" = 20'-0"

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MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date

Stamp

LICENSED ARCHITECT
JEFFREY R. CURRENT
C 19444
REN. 1-31-2021
STATE OF CALIFORNIA

Sheet Information

Issue Date	07/07/26
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Approved	Designer
Scale	1" = 20'-0"

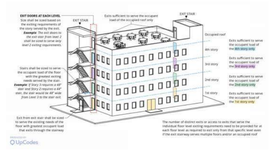
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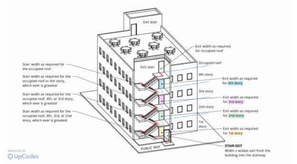
EGRESS COMPLIANCE- LOT A- LVL-14 & LVL-7 TYP

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A2.3

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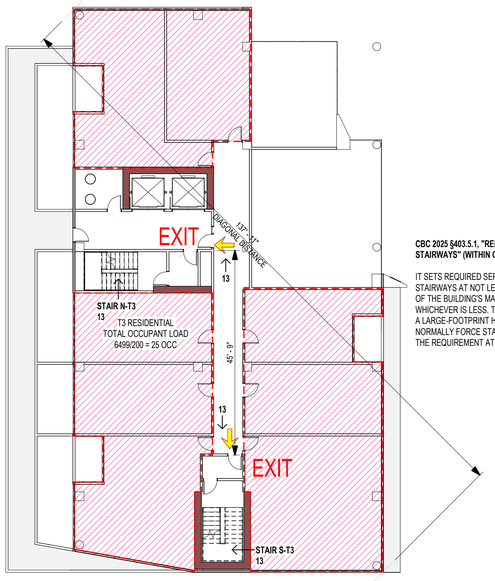


TOWER 3 : STAIRWAY WIDTH REQUIRED @ LEVEL 2

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR N-T3
OCCUPANTS = 13 X 0.3 = 3.9" EACH WIDTH
PROVIDED = 52"

STAIR S-T3
OCCUPANTS = 13 X 0.3 = 3.9" EACH WIDTH
PROVIDED = 57"



CBC 2025 §403.5.1, "REMOTENESS OF INTERIOR EXIT STAIRWAYS" (WITHIN CHAPTER 4'S HIGH-RISE PROVISIONS).

IT SETS REQUIRED SEPARATION BETWEEN INTERIOR EXIT STAIRWAYS AT NOT LESS THAN 30 FEET, OR NOT LESS THAN 1/4 OF THE BUILDING'S MAXIMUM DIAGONAL DIMENSION — WHICHEVER IS LESS. THAT "WHICHEVER IS LESS" IS THE KEY: IN A LARGE-FOOTPRINT HIGH-RISE, 1/4 DIAGONAL WOULD NORMALLY FORCE STAIRS FAR APART, BUT THIS SECTION CAPS THE REQUIREMENT AT 30 FT.



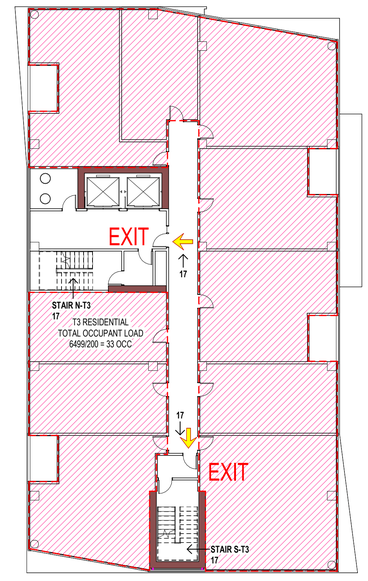
2 Level 2-B - EGRESS & CODE COMPLIANT TOWER 3
Scale: 1/16" = 1'-0"

TOWER 3 : STAIRWAY WIDTH REQUIRED @ LEVEL 3

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR N-T3
OCCUPANTS = 17 X 0.3 = 5.1" EACH WIDTH
PROVIDED = 52"

STAIR S-T3
OCCUPANTS = 17 X 0.3 = 5.1" EACH WIDTH
PROVIDED = 57"





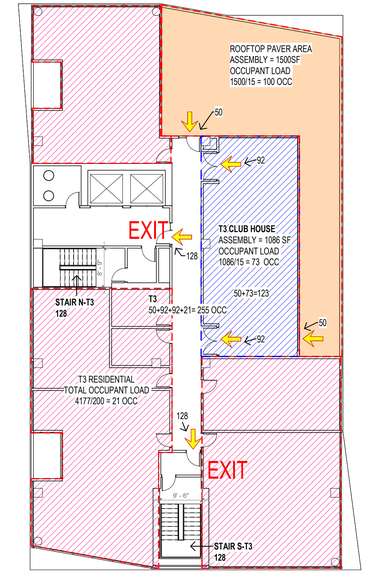
3 Level 3-B EGRESS & CODE COMPLIANT TOWER 3
Scale: 1/16" = 1'-0"

TOWER 3 : STAIRWAY WIDTH REQUIRED @ LEVEL 12

1005.3.1 STAIRWAYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

STAIR N-T3
OCCUPANTS = 128 X 0.3 = 38.4" EACH WIDTH
PROVIDED = 52"

STAIR S-T3
OCCUPANTS = 128 X 0.3 = 38.4" EACH WIDTH
PROVIDED = 57"





12 Level 12-B EGRESS & CODE COMPLIANT TOWER 3
Scale: 1/16" = 1'-0"

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LICENSED ARCHITECT
JEFFREY R. CURRENT
C 19444
REN. 1-31-2027
STATE OF CALIFORNIA

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Checked	Checker
Approved	Designer
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Sheet Title

EGRESS COMPLIANCE - LOT "B" 2ND LEVEL AND TYPICAL

A2.5

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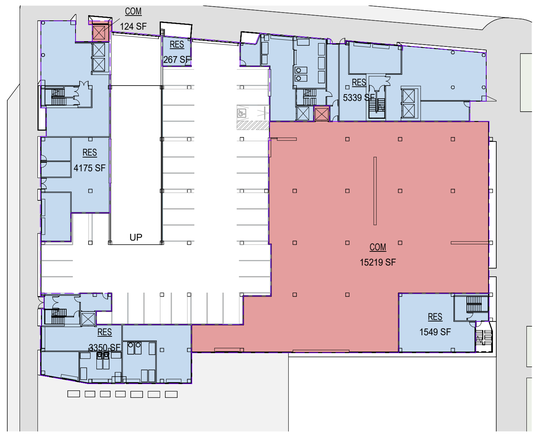
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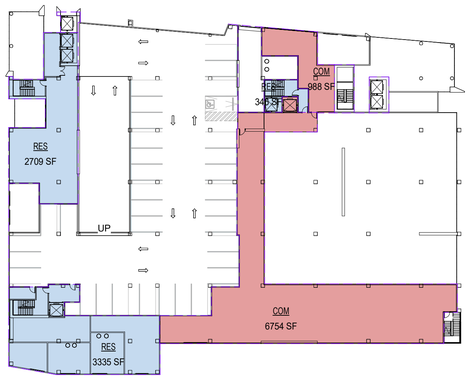
-2 ■ UND. GND - 2 **SIMILAR TO LEVEL -3**
Scale: 1" = 40'-0"



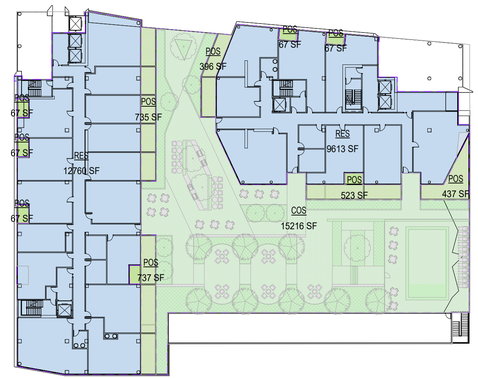
-1 ■ UND.GND - 1
Scale: 1" = 40'-0"



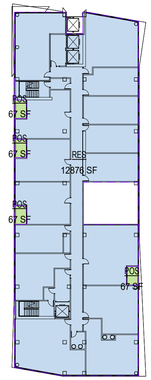
1 ■ Level 1-A
Scale: 1" = 40'-0"



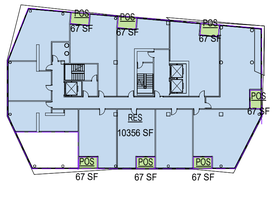
2 ■ Level 2-A
Scale: 1" = 40'-0"



3 ■ Level 3-A
Scale: 1" = 40'-0"

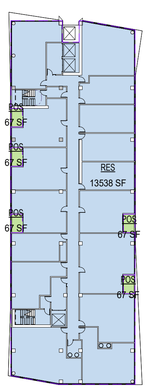


4 ■ Level 4-A
Scale: 1" = 40'-0"

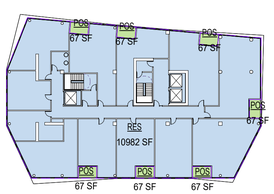


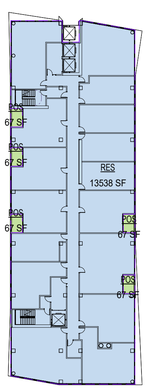


5 ■ Level 5-A **(FLOORS 5-A TO 11-A ARE SIMILAR)**
Scale: 1" = 40'-0"

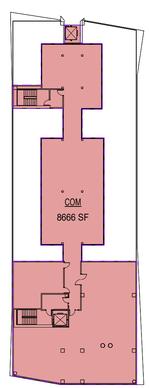


12 ■ Level 12-A
Scale: 1" = 40'-0"





13 ■ Level 13-A
Scale: 1" = 40'-0"



14 ■ Level 14-A
Scale: 1" = 40'-0"

LEGEND:

- RES - Residential
- COM - Commercial
- COS - Common Open Space
- POS - Private Open Space

LOT A

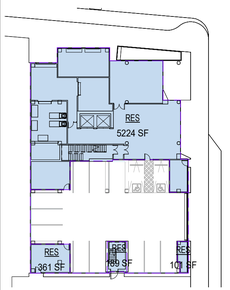
FAR

- FAR - lot A -		
Level	Area	FAR
UND. GND - 3	7185 SF	0.14418
UND. GND - 2	7185 SF	0.14418
UND.GND - 1	7494 SF	0.150383
Level 1	30023 SF	0.602473
Level 2-A	14133 SF	0.283611
Level 3-A	40754 SF	0.817806
Level 4-A	23970 SF	0.481
Level 5-A	25325 SF	0.508189
Level 6-A	25325 SF	0.508189
Level 7-A	25325 SF	0.508189
Level 8-A	25325 SF	0.508189
Level 9-A	25325 SF	0.508189
Level 10-A	25325 SF	0.508189
Level 11-A	25325 SF	0.508189
Level 12-A	25325 SF	0.508189
Level 13-A	13873 SF	0.27839
Level 14-A	8666 SF	0.173911
	355879 SF	7.141442

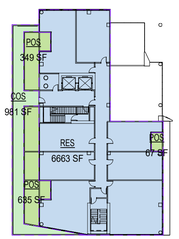
- FAR - lot B -		
Level	Area	FAR
Level 1	5875 SF	0.461908
Level 2-B	8694 SF	0.683528
Level 3-B	8562 SF	0.673102
Level 4-B	8562 SF	0.673102
Level 5-B	8562 SF	0.673102
Level 6-B	8562 SF	0.673102
Level 7-B	8562 SF	0.673102
Level 8-B	8562 SF	0.673102
Level 9-B	8562 SF	0.673102
Level 10-B	8562 SF	0.673102
Level 11-B	8562 SF	0.673102
Level 12-B	8562 SF	0.673102
	100189 SF	7.876456

- FAR - lots A + B -		
Level	Area	FAR
UND. GND - 3	7185 SF	0.114861
UND. GND - 2	7185 SF	0.114861
UND.GND - 1	7494 SF	0.119803
Level 1	35899 SF	0.57389
Level 2-A	14133 SF	0.225939
Level 2-B	8694 SF	0.138994
Level 3-A	40754 SF	0.651507
Level 3-B	8562 SF	0.136874
Level 4-A	23970 SF	0.38319
Level 4-B	8562 SF	0.136874
Level 5-A	25325 SF	0.40485
Level 5-B	8562 SF	0.136874
Level 6-A	25325 SF	0.40485
Level 6-B	8562 SF	0.136874
Level 7-A	25325 SF	0.40485

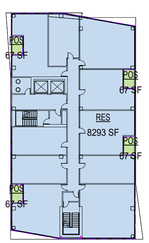
- FAR - lots A + B -		
Level	Area	FAR
Level 7-B	8562 SF	0.136874
Level 8-A	25325 SF	0.40485
Level 8-B	8562 SF	0.136874
Level 9-A	25325 SF	0.40485
Level 9-B	8562 SF	0.136874
Level 10-A	25325 SF	0.40485
Level 10-B	8562 SF	0.136874
Level 11-A	25325 SF	0.40485
Level 11-B	8562 SF	0.136874
Level 12-A	25325 SF	0.40485
Level 12-B	8562 SF	0.136874
Level 13-A	13873 SF	0.22178
Level 14-A	8666 SF	0.138546
	456068 SF	7.290905



1B ■ Level 1-B
Scale: 1" = 40'-0"

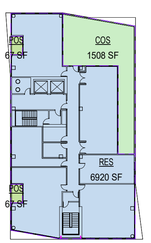


2B ■ Level 2-B
Scale: 1" = 40'-0"



3B ■ Level 3-B
Scale: 1" = 40'-0"

(FLOORS 3-B UP TO 11-B ARE SIMILAR)



12B ■ Level 12-B
Scale: 1" = 40'-0"

LOT B

NOTE: SEE FLOOR PLANS FOR DETAIL DIMENSION

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Scale	As indicated

Sheet Title

FAR DIAGRAM

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A2.6

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MULTI FAMILY

MULTI FAMILY

CALIFORNIA AVE
CALTRAIN STATION

250 FT FOR REFERENCE

PARK BOULEVARD

LOT "B"

LOT "A"

N 51d 27' 10" W
90.76'

N 51d 27' 10" W
257.75'

RETAIL / COMMERCIAL

TOWER T3

TOWER T1

TOWER T2

N 33d 32' 14" W
133.86'

S 33d 28' 10" W
135.78'

S 33d 28' 10" W
218.48'

S 56d 33' 29" E
9.43'

HATCHED AREA INDICATES 10' EASEMENT

N 33d 33' 00" E
10.00'

N 56d 33' 29" W
100.02'

MULTI FAMILY

RETAIL / COMMERCIAL

CAMBRIDGE AVE

CALIFORNIA AVE

S 33d 32' 00" W
171.05'

MECHANICAL EQUIPMENT

N 56d 24' 12" W
135.00'

S 33d 32' 00" W
25.00'

HATCHED AREA INDICATES 20' PUBLIC STREET EASEMENT FOR ALLEYS, PEDESTRIAN LANES, STREETS, AND POLE LINES TO REMAIN

N 56d 24' 12" W
121.52'

RETAIL / COMMERCIAL

RETAIL / COMMERCIAL

RETAIL / COMMERCIAL

RETAIL / COMMERCIAL

PARK BOULEVARD

USPS

PARKING STRUCTURE

NEW MAYFIELD LANE SERVICE ALLEY

N

E

W

S

S SITE PLAN
Scale: 1" = 30'-0"

NOTES:

1) SEE EXISTING SITE PLAN FOR EXTENT OF DEMOLITION
2) SEE CIVIL PLAN FOR EXISTING SITE CONTOURS
3) SEE PHOTOMETRIC PLAN FOR PROPOSED LIGHT FIXTURES
4) SEE GROUND FLOOR PLAN FOR BICYCLE PARKING, TRASH AND RECYCLING.
5) THERE IS NO PROPOSED FENCE AT GROUND LEVEL FOR THIS PROJECT.
6) SEE CIVIL DRAWING FOR SANITARY SEWER AND GREASE TRAPS
7) SEE CIVIL AND LANDSCAPE DRAWINGS FOR ANY PROPOSED IMPROVEMENTS FOR PUBLIC RIGHT OF WAY
8) SEE CIVIL DRAWINGS FOR LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ALONG ADJACENT PUBLIC RIGHT OF WAY , INCLUDING UNDERGROUND UTILITIES.
9) SEE CIVIL DRWAINGS FOR BACKFLOW PREVENTERS, ABOVE GRADE ELECTRICAL UTILITIES, BOXES, TRANSFORMERS, METER MAINS, FIRE STANDPIPE , STORM DRAINS ETC.
10) THERE ARE NO CREEKS OR WATERWAYS ON OR ADJACENT TO THE PROPERTY
11) SEE LANDSCAPE FOR TREE LOCATION , SPECIES, SIZE, DRIPLINE , INCLUDING TREES ALOCATED ON A NEIGHBORING PROPERTY THAT OVERHANG THE PROJECT SITE.
12) SEE SIGNAGE SHEET FOR PROPOSED SIGNAGE.
13) REFER TO GROUNDFLOOR PLAN FOR DIMENSIONED PARKING AREA, DRIVEWAY AND SIDEWALK
14) SEE GROUND FLOOR PLAN FOR DIMENSIONED PARKING AREA, DRIVEWAYS AND SIDEWALKS
15) ZONING SETBACK LINES : THERE ARE NONE REQUIRED AS ADJACENT PROPERTY ARE ALL COMMERCIAL. SEE ZONING MAP BELOW



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MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025
CYCLE 4	08.18.2025

Stamp

LICENSED ARCHITECT
JEFFREY R CURRENT
C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

Sheet Information

Issue Date	09/03/2026
Job Number	23-013
Drawn	Author
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Approved	Designer
Scale	1" = 30'-0"

Sheet Title

PROPOSED SITE PLAN

A3.0

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-3 ■ UND. GND - 3
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Sheet Information

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Job Number	23-013
Drawn	Author
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Approved	Designer
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Sheet Title

BASEMENT -3

9/2/2026 7:45:20 PM

A3.1

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-2 ■ UND. GND - 2
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BASEMENT -2

A3.2

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-1 UND.GND - 1
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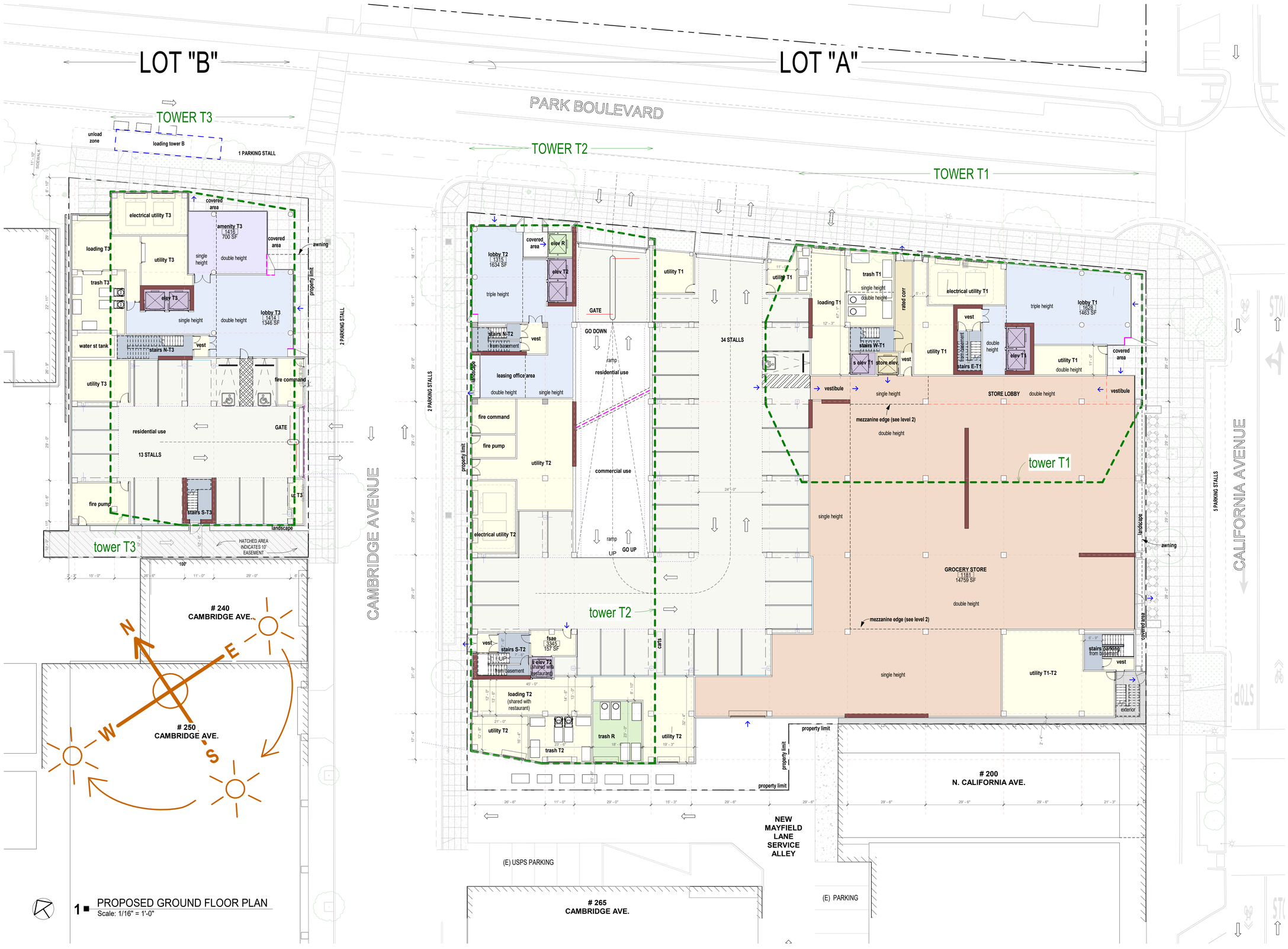
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BASEMENT -1

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1 ■ PROPOSED GROUND FLOOR PLAN
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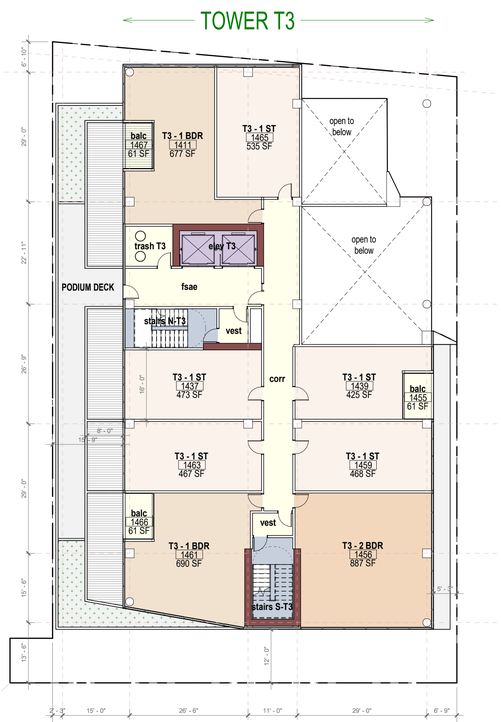
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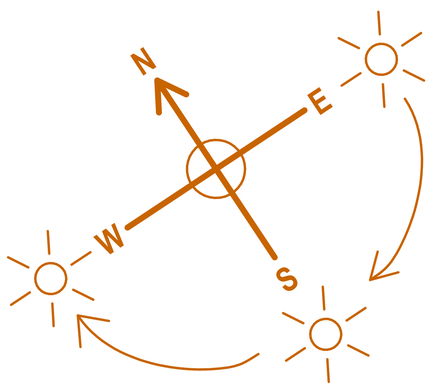
Issue Date	09/03/2026
Job Number	23-013
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Checked	Checker
Approved	Designer
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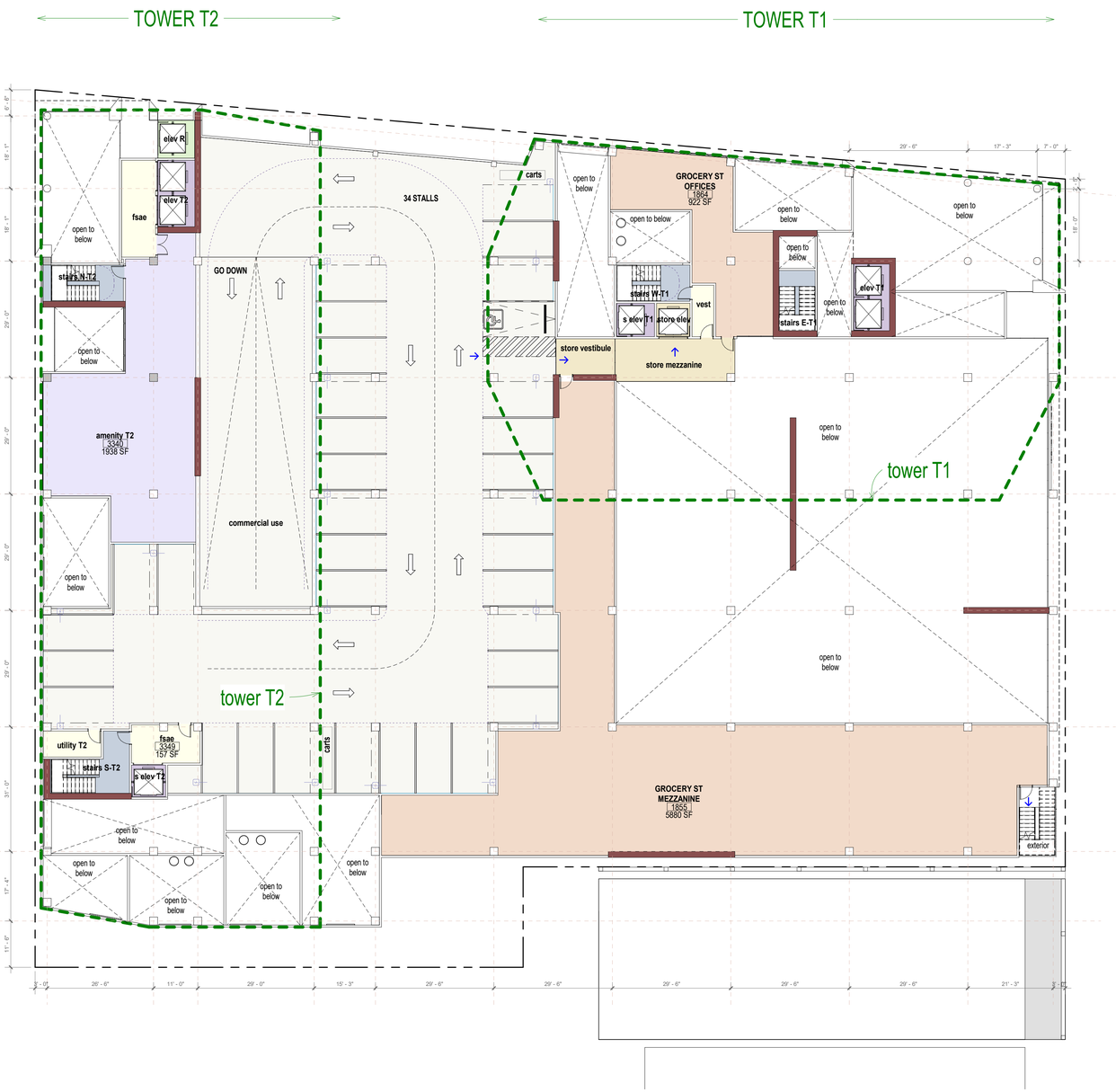
Sheet Title
GROUND FLOOR PLAN

A3.4

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2B ■ Level 2-B
Scale: 1/16" = 1'-0"

2A ■ Level 2-A
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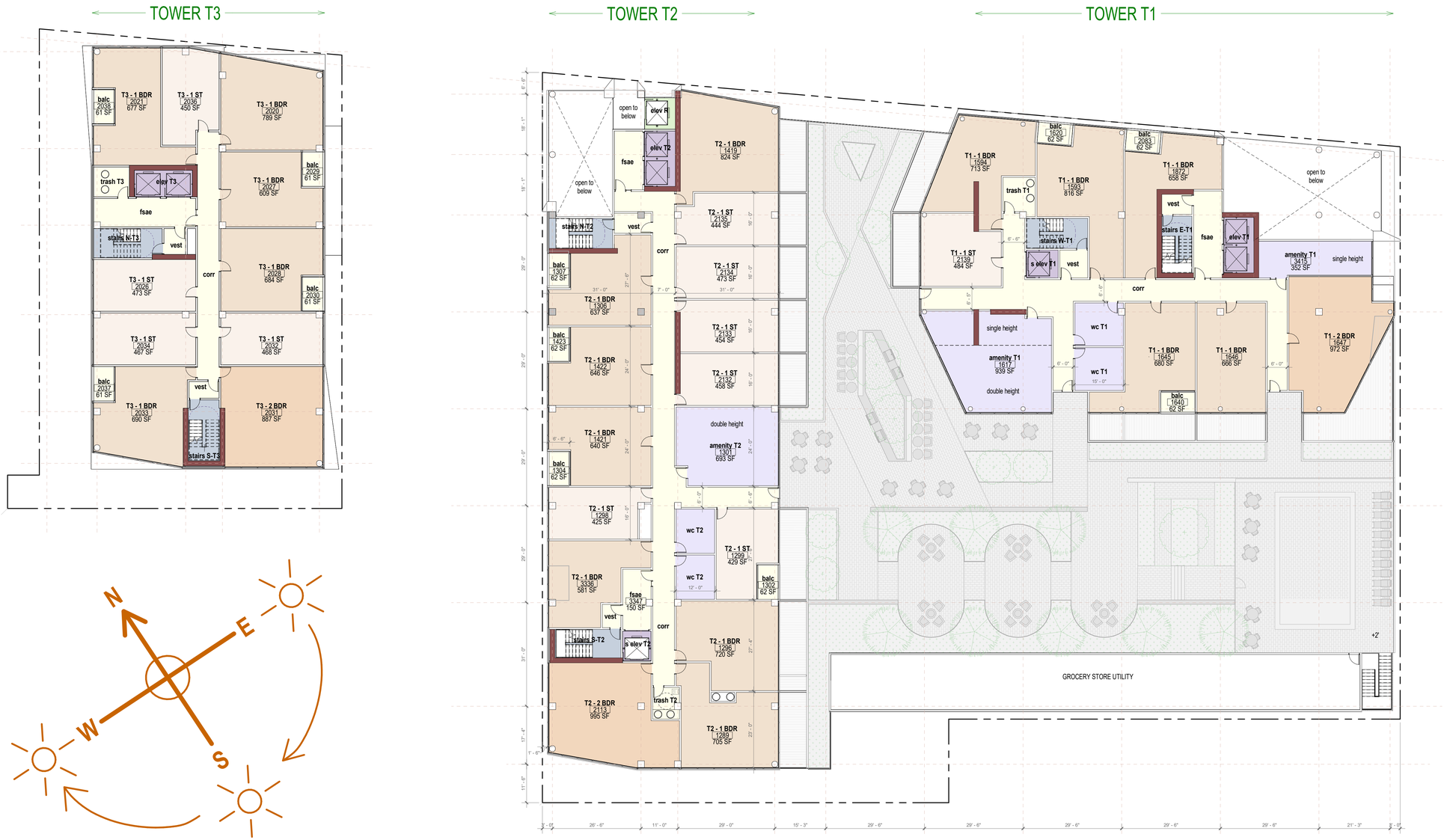
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Issue Date	09/03/2026
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Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title
LEVEL 2

A3.5

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3B ■ Level 3-B
Scale: 1/16" = 1'-0"

3A ■ Level 3-A
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Sheet Title
LEVEL 3

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4B Level 4-B
Scale: 1/16" = 1'-0"

4A Level 4-A
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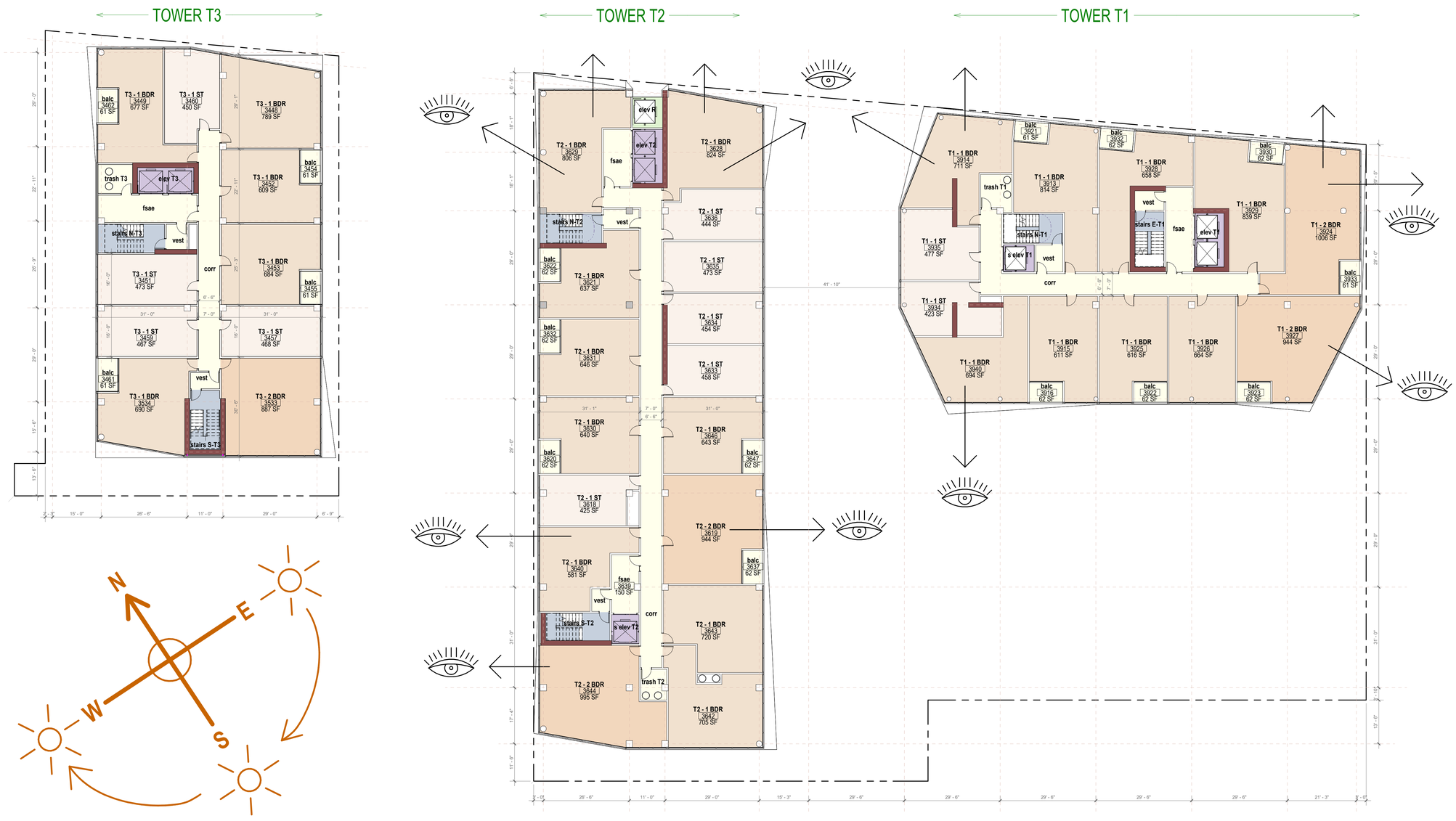
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Job Number	23-013
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Scale	1/16" = 1'-0"

Sheet Title
LEVEL 4

A3.7

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5B ■ Level 5-B — SIMILAR TO LEVELS 6 TO 11
Scale: 1/16" = 1'-0"

5A ■ Level 5-A — SIMILAR TO LEVELS 6 TO 11
Scale: 1/16" = 1'-0"

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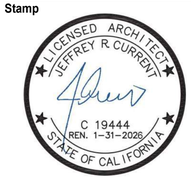
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Scale	1/16" = 1'-0"

Sheet Title
LEVEL 5

A3.8

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12B ■ Level 12-B
Scale: 1/16" = 1'-0"

12A ■ Level 12-A
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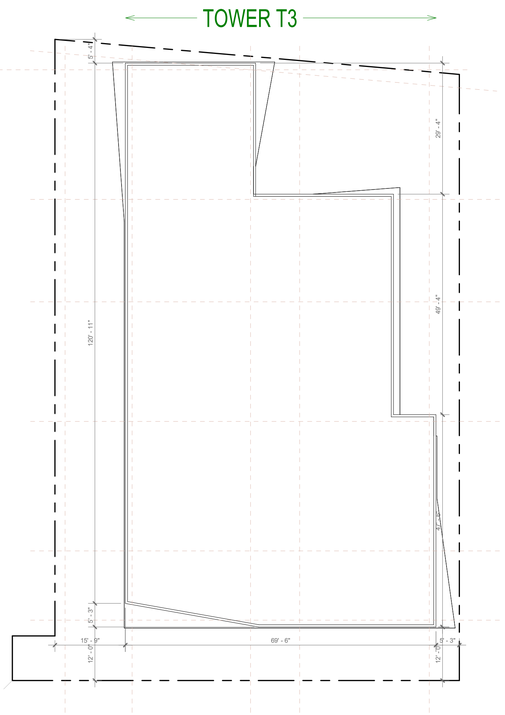
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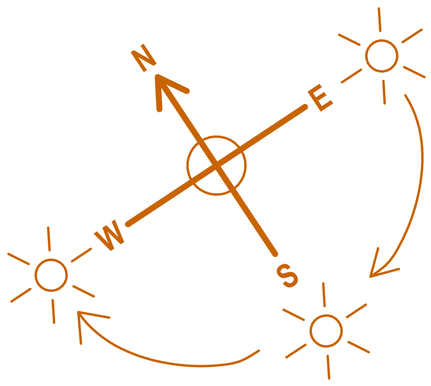
Issue Date	09/03/2026
Job Number	23-013
Drawn	SCurrent
Checked	Checker
Approved	Designer
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Sheet Title
LEVEL 12

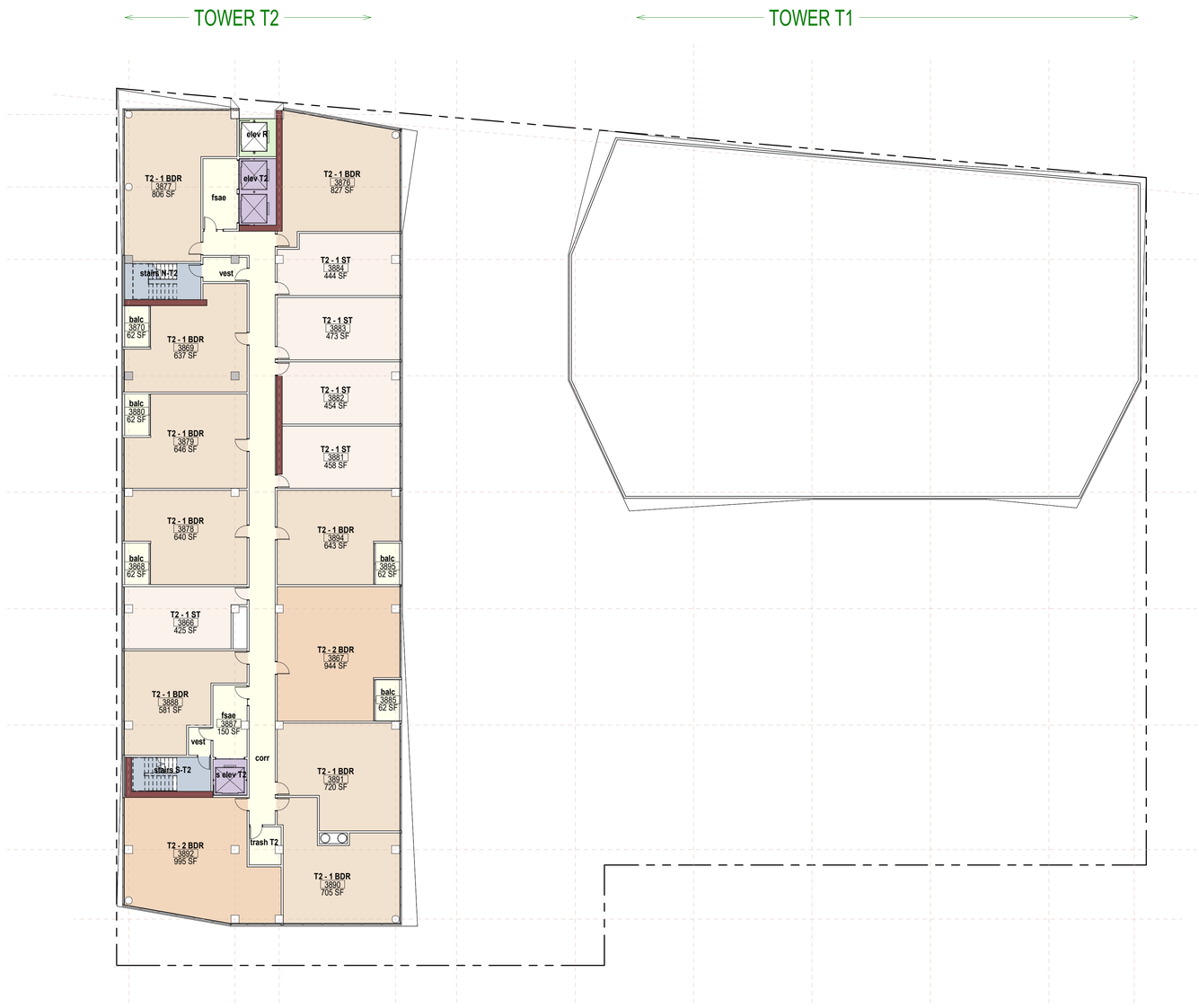
A3.9

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13B ■ ROOF-T3
Scale: 1/16" = 1'-0"



13A ■ Level 13-A
Scale: 1/16" = 1'-0"

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Scale	1/16" = 1'-0"

Sheet Title
LEVEL 13

A3.10

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14A Level 14-A
Scale: 1/16" = 1'-0"

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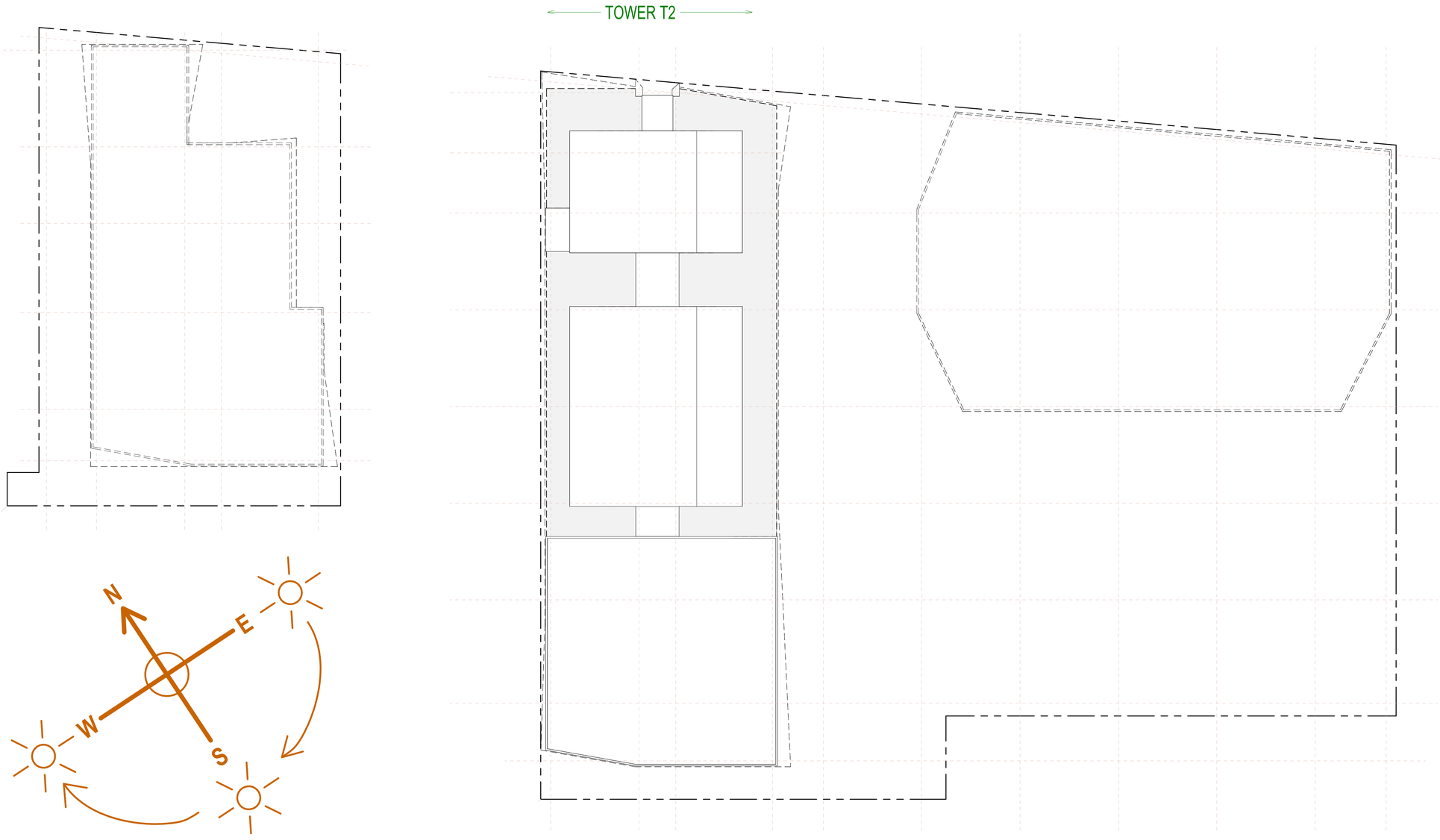
Sheet Information

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Scale	1/16" = 1'-0"

Sheet Title
LEVEL 14

A3.11

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15A ROOF-T2
Scale: 1/16" = 1'-0"

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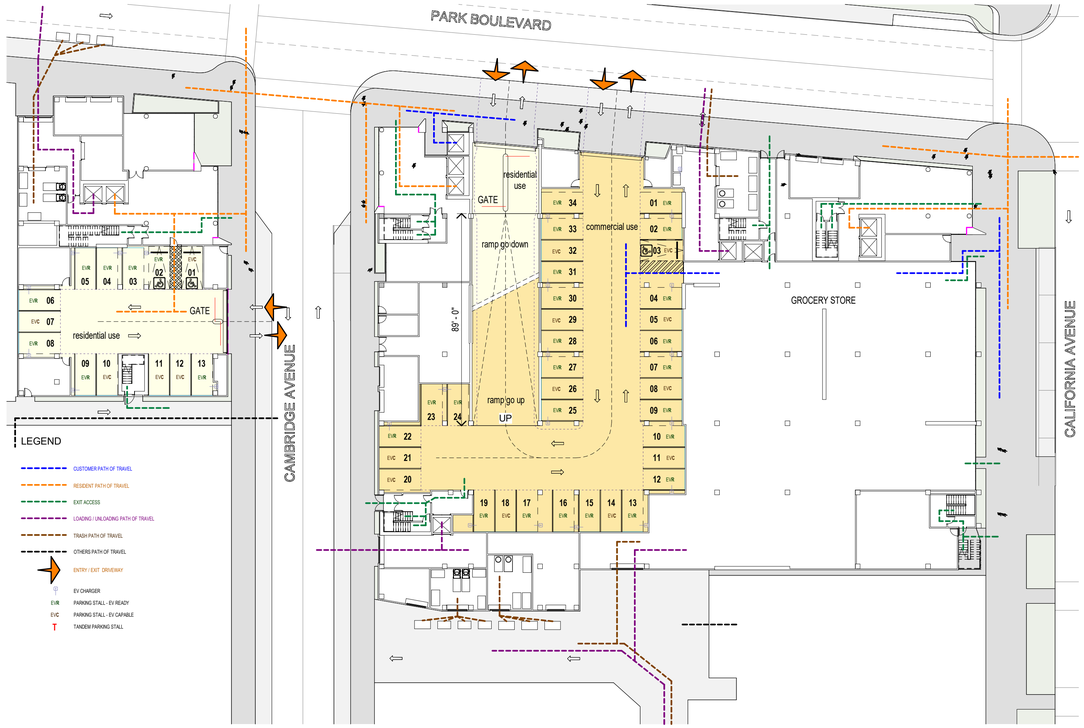
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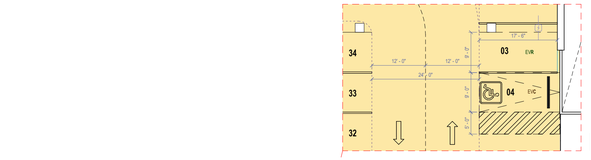
LEVEL 15 ROOF

A3.12

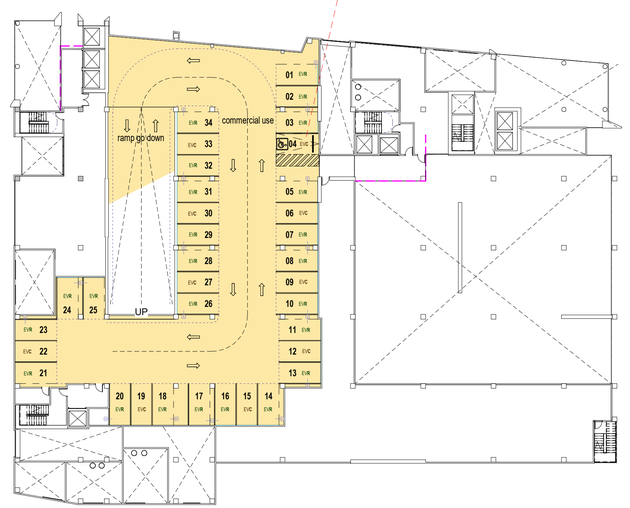
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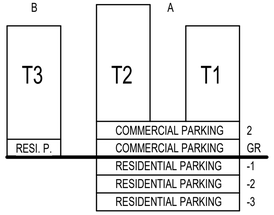
1 ■ PARKING - Ground Level
Scale: 1" = 30'-0"



D ■ PARKING - Detail
Scale: 1/16" = 1'-0"



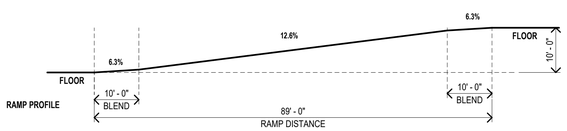
2 ■ PARKING - Level 2-A
Scale: 1" = 30'-0"



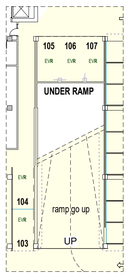
PARKING STALLS:

LEVEL	REGULAR	TANDEM	ADA	TOTAL
LEVEL 2	33	0	1	34
GR LOT A	33	0	1	34
GR LOT B	11	0	2	13
UND -1	81	19	4	104
UND -2	81	19	4	104
UND -3	84	19	4	107
TOTAL	**323**	**57**	**16**	**396**
%	81.6%	14.4%	4,0%	

LEVEL	EV READY	EV CAPABLE	TOTAL EV	NON-EV
LEVEL 2	24	10	34	0
GR LOT A	23	11	34	0
GR LOT B	8	5	13	0
UND -1	81	23	104	0
UND -2	81	23	104	0
UND -3	84	23	107	0
TOTAL	**301**	**95**	**396**	**0**
% all	76,0%	24,0%	100%	0%



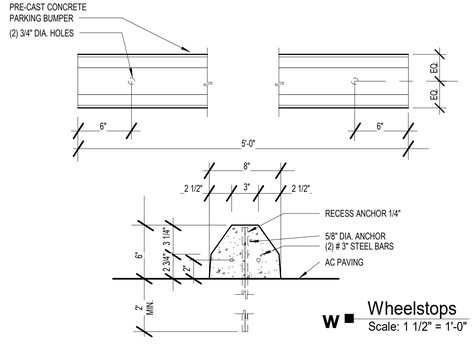
R ■ RAMP SECTIONS
Scale: 1/16" = 1'-0"



-3 ■ PARKING - UD - 3
Scale: 1" = 30'-0"



-1 ■ PARKING - UND.GND - 1 SIMILAR TO LEVELS -2 AND -3
Scale: 1" = 30'-0"



w ■ Wheelstops
Scale: 1 1/2" = 1'-0"

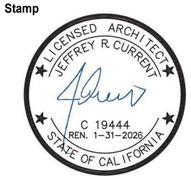
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Sheet Title
PARKING & CIRCULATION PLAN

A4.0

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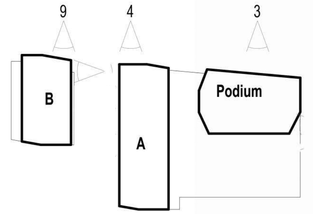
TOWER 3



9 SIGNAGE - TOWER B PARK AVE
Scale: 1/8" = 1'-0"



1 SIGNAGE - TOWER B CAMBRIDGE AVE
1/8" = 1'-0"







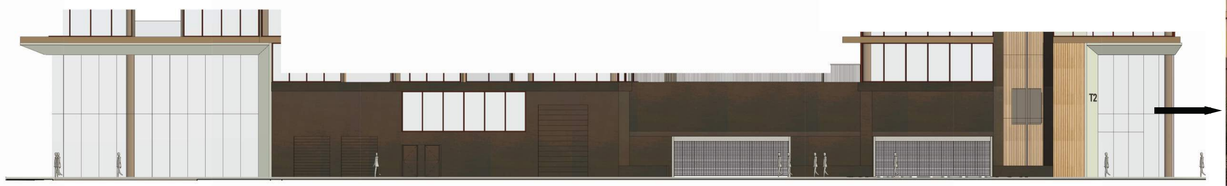


TOWER 1 & 2



2 SIGNAGE - CALIFORNIA AVE
Scale: 1/8" = 1'-0"





4 SIGNAGE - PARK AVE
Scale: 1" = 10'-0"





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Project:
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Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025
CYCLE 4	08.18.2025

Stamp

LICENSED ARCHITECT
JEFFREY R CURRENT
C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

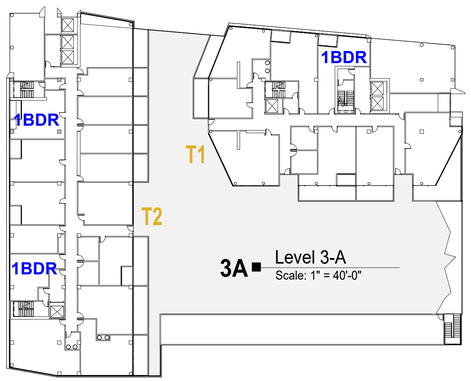
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Issue Date	09/03/2026
Job Number	23-021
Drawn	Author
Checked	Checker
Approved	Designer
Scale	As indicated

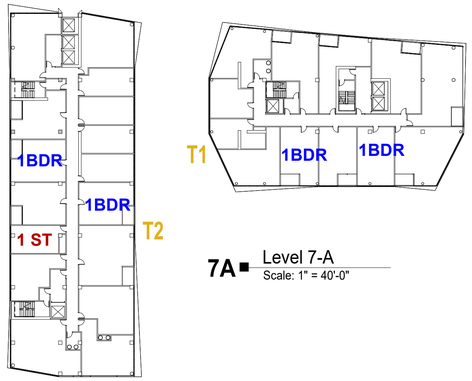
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SIGNAGE PLAN

A4.1

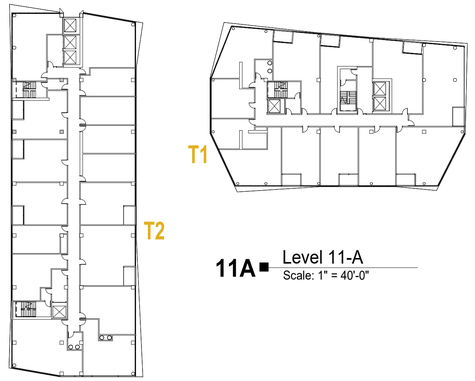
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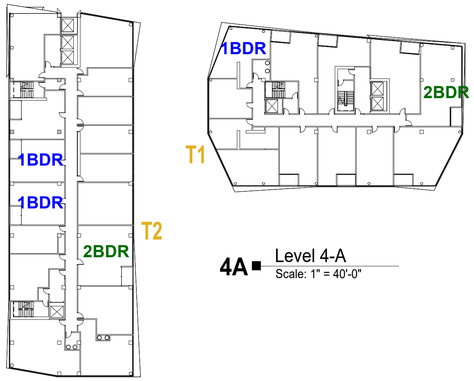
3A ■ Level 3-A
Scale: 1" = 40'-0"



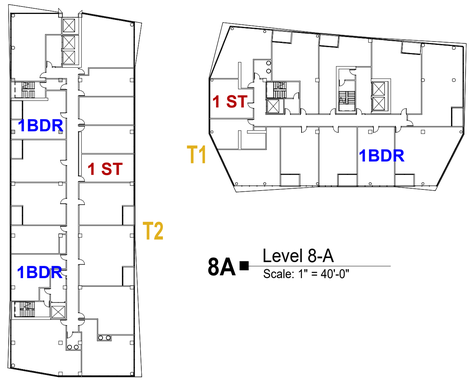
7A ■ Level 7-A
Scale: 1" = 40'-0"



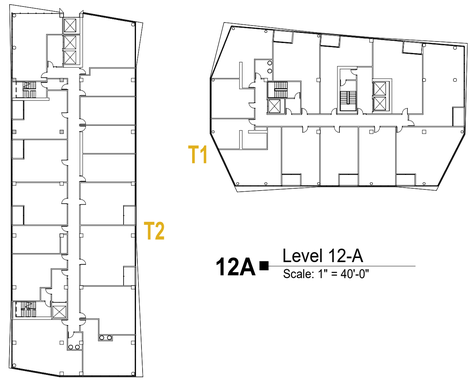
11A ■ Level 11-A
Scale: 1" = 40'-0"



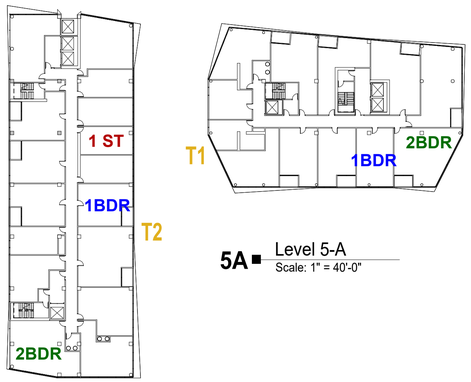
4A ■ Level 4-A
Scale: 1" = 40'-0"



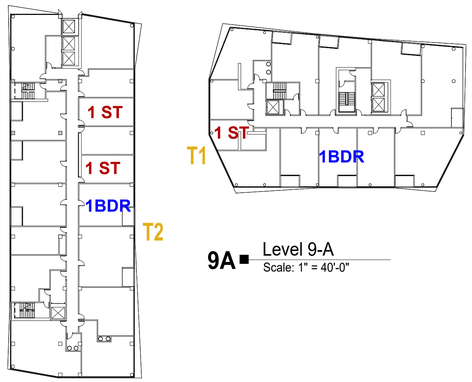
8A ■ Level 8-A
Scale: 1" = 40'-0"



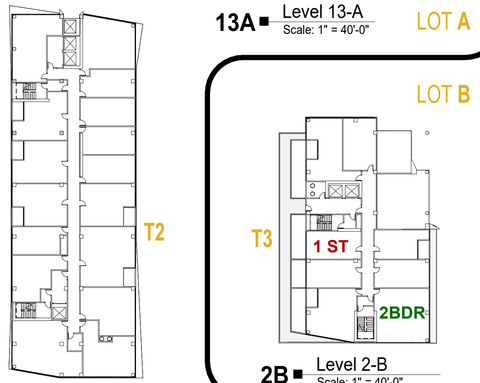
12A ■ Level 12-A
Scale: 1" = 40'-0"



5A ■ Level 5-A
Scale: 1" = 40'-0"



9A ■ Level 9-A
Scale: 1" = 40'-0"

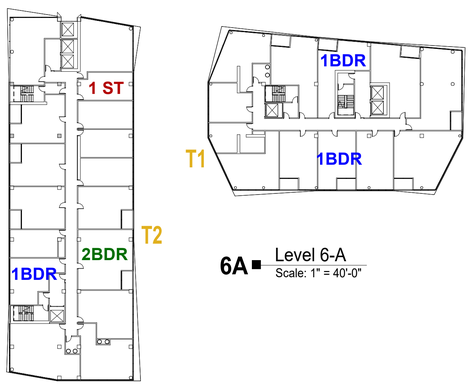


13A ■ Level 13-A
Scale: 1" = 40'-0"

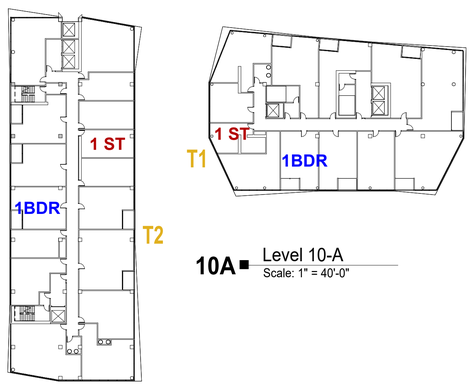
LOT A

LOT B

2B ■ Level 2-B
Scale: 1" = 40'-0"



6A ■ Level 6-A
Scale: 1" = 40'-0"



10A ■ Level 10-A
Scale: 1" = 40'-0"

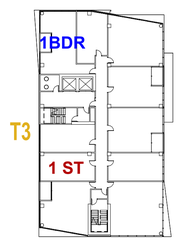
LEGEND: **1 ST** = BMR STUDIO **1BDR** = BMR 1BDR **2BDR** = BMR 2BDR

OVERALL

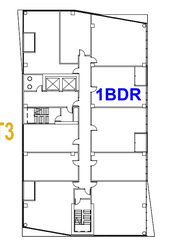
TOWER T1		
STUDIO	19	
1 BDR	76	
2BDR	19	
TOTAL	114	
TOWER T2		
STUDIO	56	
1 BDR	96	
2BDR	21	
TOTAL	173	
TOWER T3		
STUDIO	43	
1 BDR	47	
2BDR	13	
TOTAL	103	
3 BUILDINGS		
STUDIO	118	
1 BDR	219	
2BDR	53	
TOTAL	390	

BELOW MARKET RATE

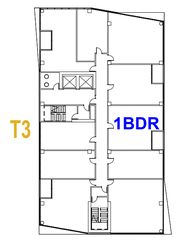
TOWER T1			
BMR STUDIO	3	/19	=15,8%
BMR 1 BDR	10	/76	=13,2%
BMR 2BDR	2	/19	=10,5%
BMR TOTAL	15	/114	=13,2%
TOWER T2			
BMR STUDIO	7	/56	=12,5%
BMR 1 BDR	12	/96	=12,5%
BMR 2BDR	3	/21	=14,3%
BMR TOTAL	22	/173	=12,7%
TOWER T3			
BMR STUDIO	6	/43	=13,9%
BMR 1 BDR	6	/47	=12,8%
BMR 2BDR	1	/13	=7,7%
BMR TOTAL	13	/103	=12,6%
3 BUILDINGS			
BMR STUDIO	16	/118	=13,5%
BMR 1 BDR	28	/219	=12,8%
BMR 2BDR	6	/53	=11,3%
BMR TOTAL	50	/390	=12,8%



3B ■ Level 3-B
Scale: 1" = 40'-0"



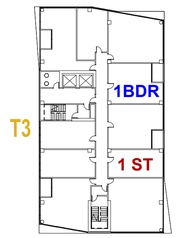
8B ■ Level 8-B
Scale: 1" = 40'-0"



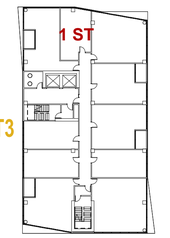
4B ■ Level 4-B
Scale: 1" = 40'-0"



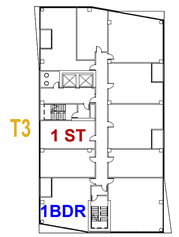
9B ■ Level 9-B
Scale: 1" = 40'-0"



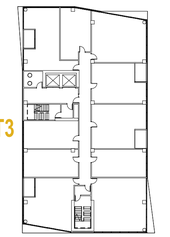
5B ■ Level 5-B
Scale: 1" = 40'-0"



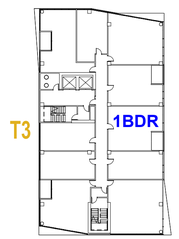
10B ■ Level 10-B
Scale: 1" = 40'-0"



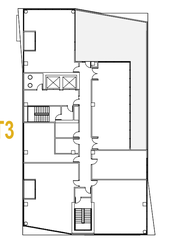
6B ■ Level 6-B
Scale: 1" = 40'-0"



11B ■ Level 11-B
Scale: 1" = 40'-0"



7B ■ Level 7-B
Scale: 1" = 40'-0"



12B ■ Level 12-B
Scale: 1" = 40'-0"

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Mixed Use Proposal

Consultant

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025
CYCLE 4	08.18.2025

Stamp

LICENSED ARCHITECT
JEFFREY R CURRENT
C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

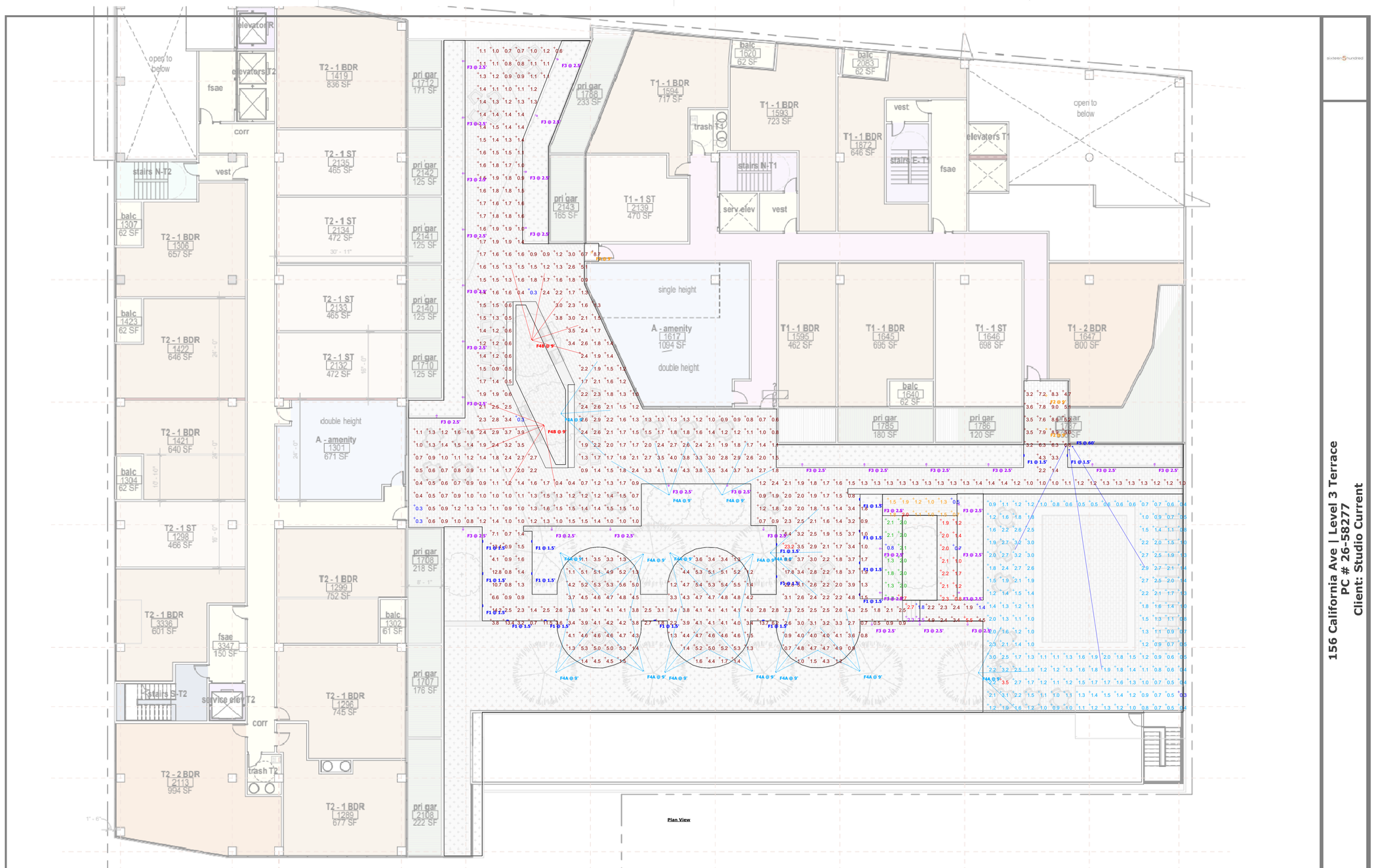
Sheet Information

Issue Date	09/03/2026
Job Number	23-021
Drawn	Author
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Approved	Designer
Scale	1" = 40'-0"

Sheet Title
AFFORDABLE HOUSING PLAN

A4.2

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Plan View

sixteen5hundred

Ceiling Height: 9'0" AFF for canopies
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

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

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	F1	17	Targetti	ZEP41FWWDFEL430/1E219	Zedge Pro Step Light	1781	0.85	15.6
	F2	3	Gotham Architectural Lighting	IVO4S D 07LM 30K 80CRI MWD MIN10 MVOLT ZT NCH P AR LS F	IVO4 Round Shallow Downlight	759	0.85	7.78
	F3	33	ERCO	35744.023	Castor Bollard	198	0.85	9.8
	F4A	15	3F Filippi	CATRPFEMFL230D/1USA03025/DMLE301242UD/TSS01S48BK/1USA020BT/	Caripel Tree Mounted Lights. 3 Heads	576	0.85	16.5
	F4B	2	3F Filippi	CATRPFEMFL230F/1USA03025/DMLE301242UD/TSS01S48BK/1USA020BT/	Caripel Tree Mounted Lights. 5 Heads	576	0.85	27.5
	F5	1	TARGETTI	DRM41FEL35P30/1E4058/(Mounting)	Dart Round medium Flood Light Projector. 3 Heads	2325	0.85	83.39999

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Target Light Level (Average FC)
Main Paths 0'0"	+	2.5 fc	23.2 fc	0.3 fc	77.3:1	8.3:1	1.8FC
Pool Deck 0'0"	+	1.5 fc	3.5 fc	0.3 fc	11.7:1	5.0:1	1FC, 5:1 Max:Avg
Pool Deck Path 0'0"	+	3.1 fc	5.5 fc	1.4 fc	3.9:1	2.2:1	1FC
Pool Stairs 0'0"	+	2.3 fc	2.7 fc	1.8 fc	1.5:1	1.3:1	1FC
Ramp Landing 0'0"	+	1.3 fc	2.0 fc	0.5 fc	4.0:1	2.6:1	1FC
Ramp Lower Ramp 0'0"	+	1.8 fc	2.7 fc	0.8 fc	3.4:1	2.3:1	1FC
Ramp Upper Ramp 0'0"	+	1.6 fc	2.3 fc	0.7 fc	3.3:1	2.3:1	1FC

Finish Schedule

Finish	Surface	Reflectance/ Transmittance
Ground	Floor	10
Building Surfaces	Buildings	30

*Target light levels are based off of IES standards

156 California Ave | Level 3 Terrace
PC # 26-58277
Client: Studio Current

Designer
IK
Date
09/02/2026
Scale
As Noted
Rev No.
Rv 00
Summary

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Sheet Information

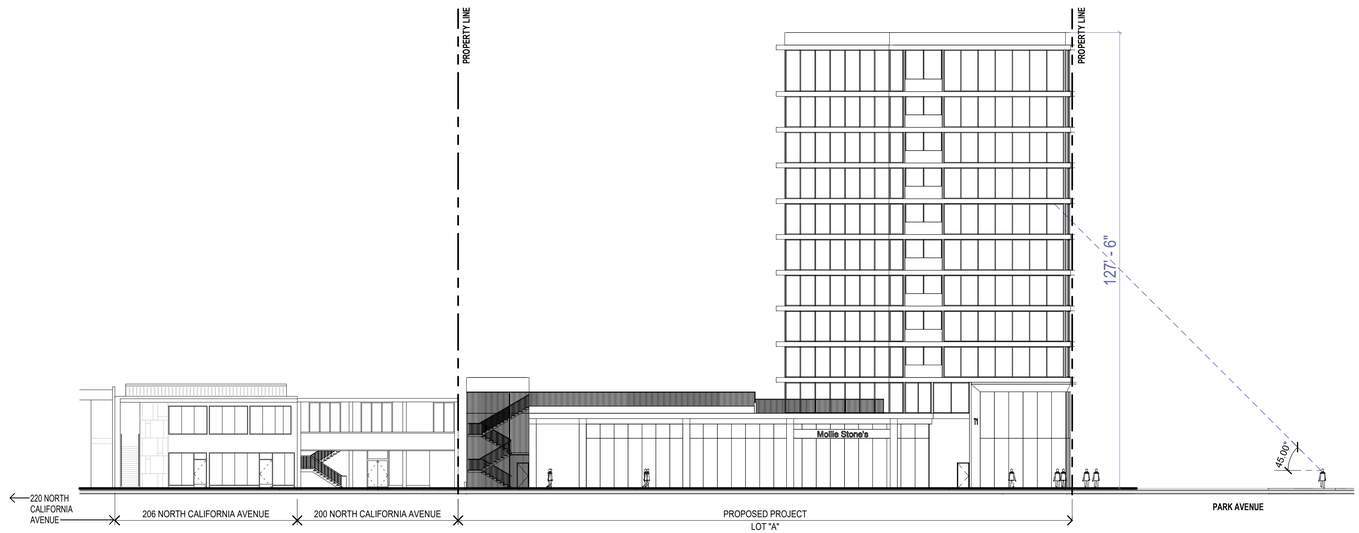
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Job Number	23-021
Drawn	Author
Checked	Checker
Approved	Designer
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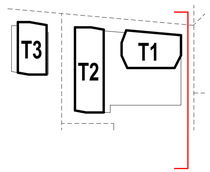
LIGHTING PLAN
LOT A - LEVEL 3

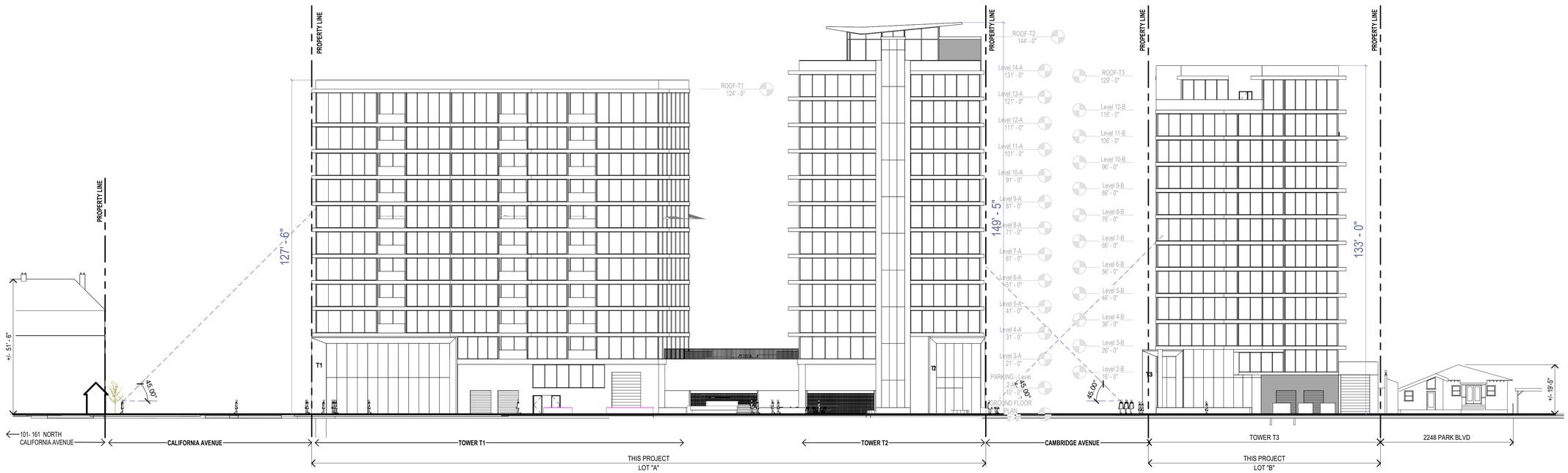
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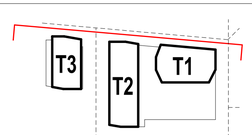


C ■ STREETSCAPE - CALIFORNIA AVENUE
Scale: 1" = 20'-0"





P ■ STREETSCAPE - PARK AVENUE
Scale: 1" = 20'-0"



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Stamp

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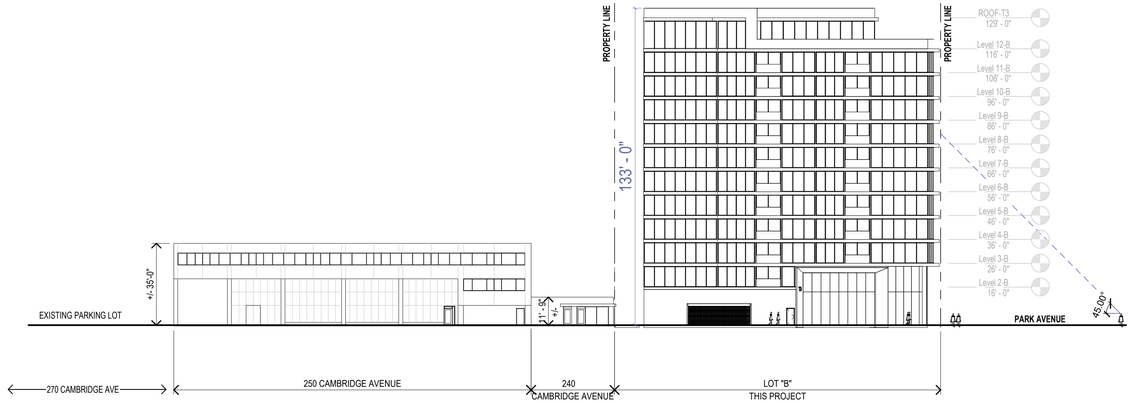
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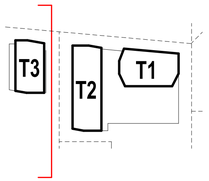
STREETSCAPE SHEET

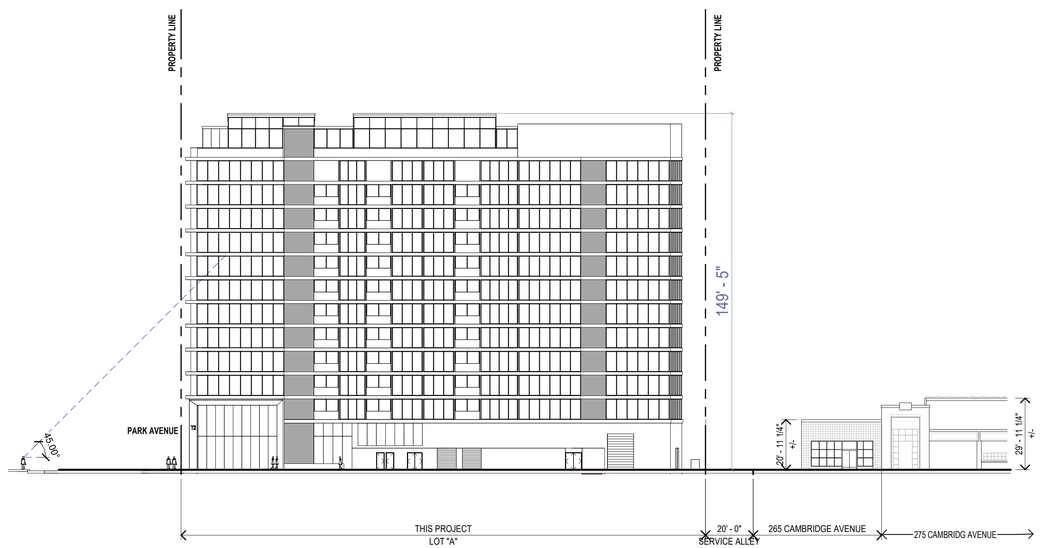
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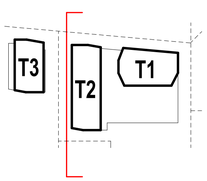


W STREETSCAPE - CAMBRIDGE AVE - WEST
Scale: 1" = 30'-0"





E STREETSCAPE- CAMBRIDGE AVENUE - EAST
Scale: 1" = 30'-0"



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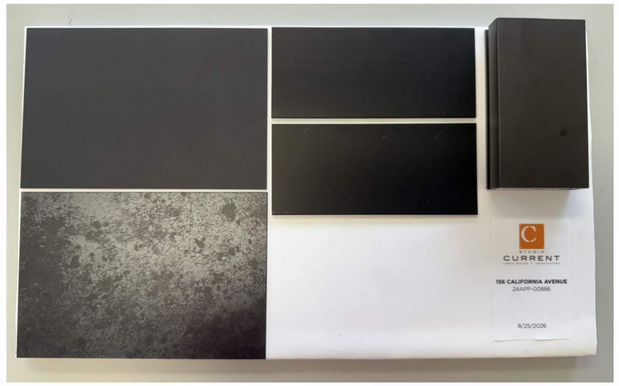
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Approved	Designer
Scale	1" = 30'-0"

Sheet Title
STREETSCAPE SHEET

A5.1

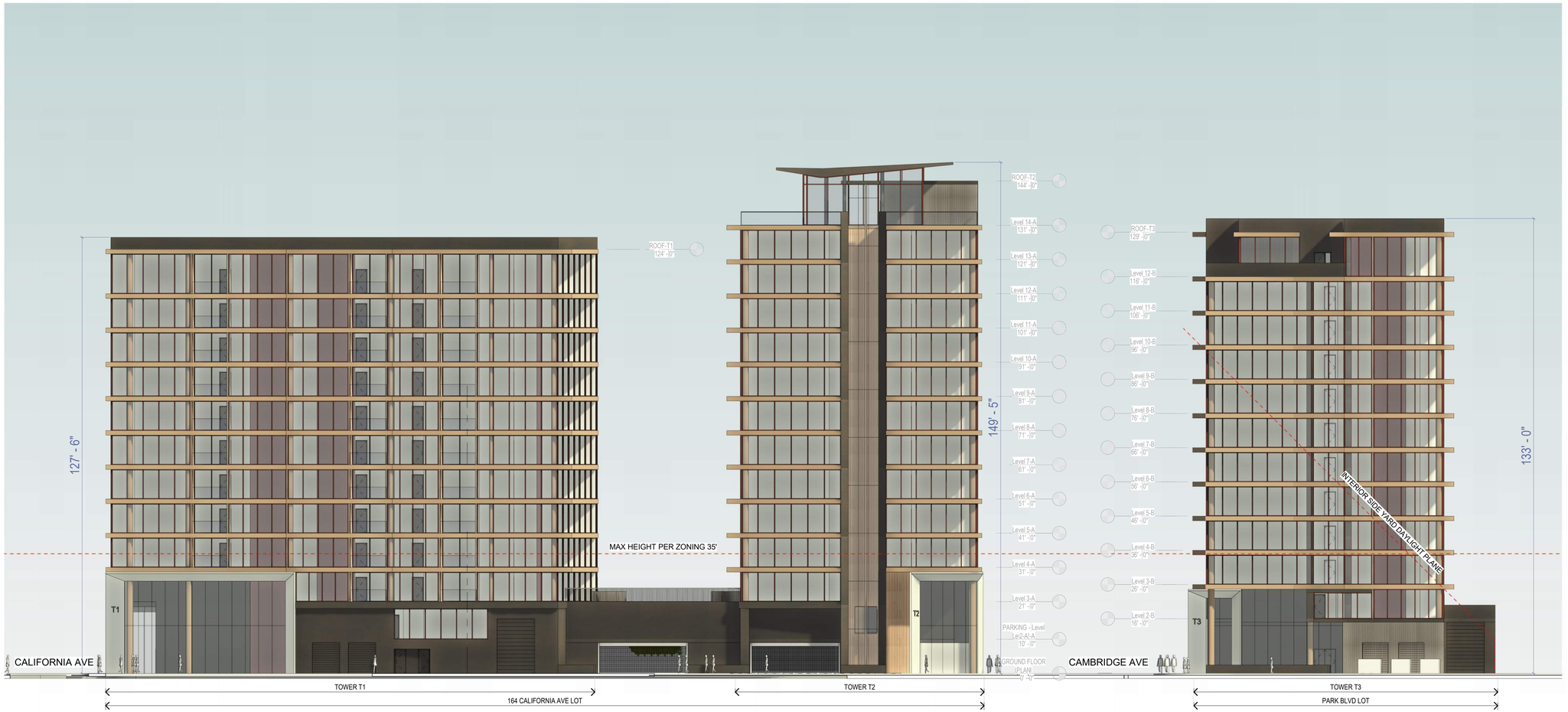
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MATERIAL BOARD



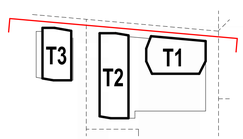






N ■ NORTH ELEVATION - PARK BLVD

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



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Scale	1/16" = 1'-0"

Sheet Title

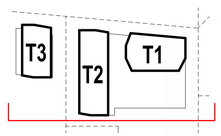
PROPOSED ELEVATIONS

A5.2

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S SOUTH ELEVATION
Scale: 1/16" = 1'-0"



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MAJOR ARCHITECTURAL REVIEW
24APP-00886

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No	Date
SB330	03.06.2023
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CYCLE 4	08.18.2025

Stamp

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C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

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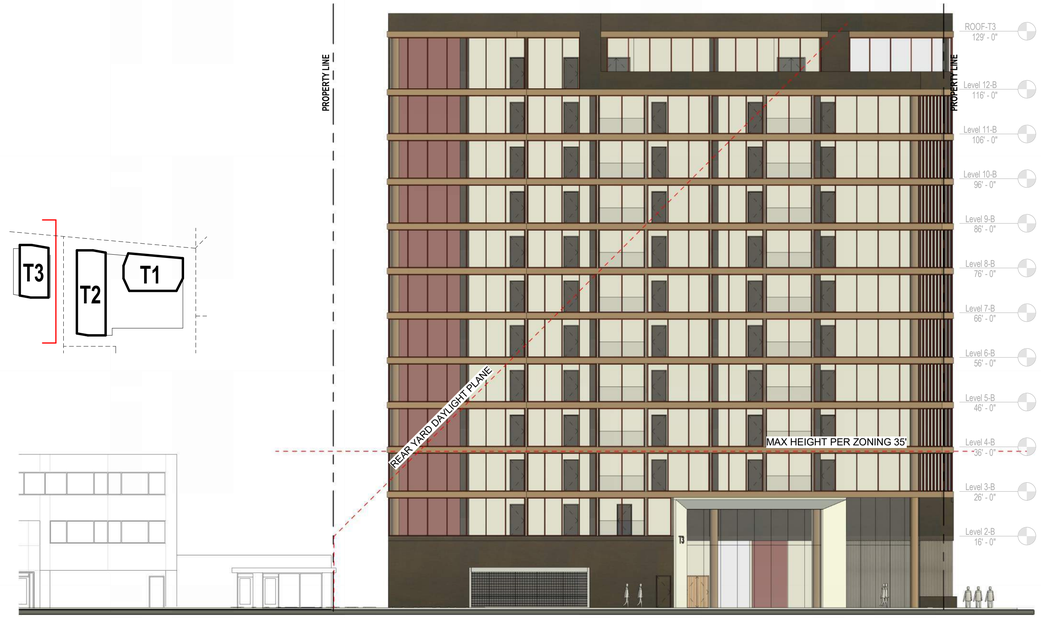
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Job Number	23-021
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Approved	Designer
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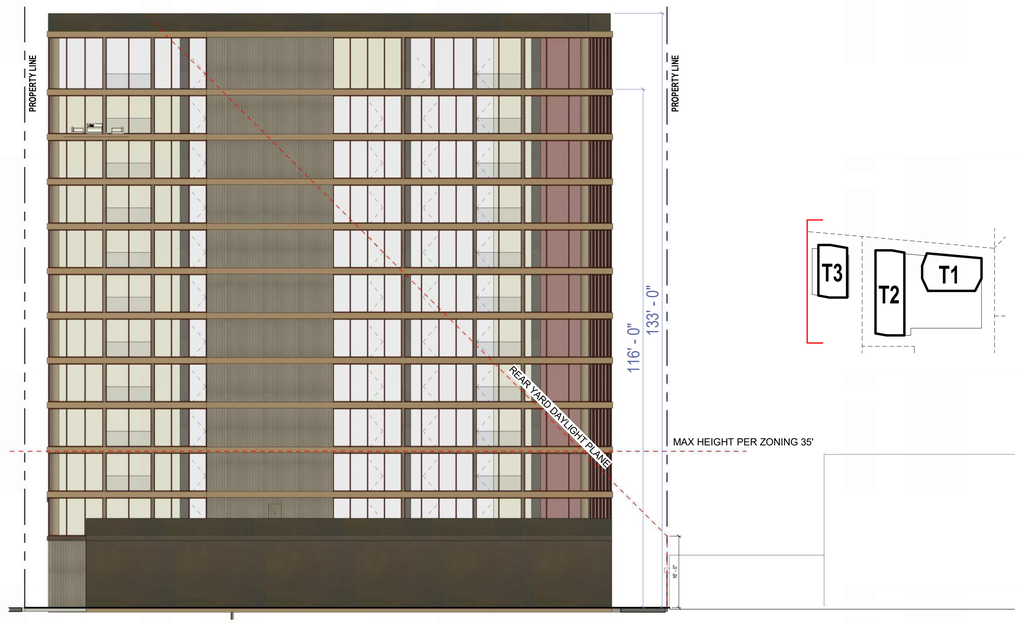
PROPOSED ELEVATIONS

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BE ■ TOWER T3 EAST ELEVATION - CAMBRIDGE AVE
Scale: 1/16" = 1'-0"



BW ■ TOWER T3 WEST ELEVATION
Scale: 1/16" = 1'-0"





AE ■ TOWER T2 EAST ELEVATION - FROM COURTYARD
Scale: 1/16" = 1'-0"

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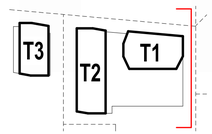
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A5.4

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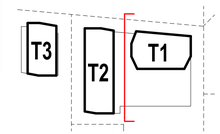


E TOWER T1 EAST ELEVATION - CALIFORNIA AVE
Scale: 1/16" = 1'-0"



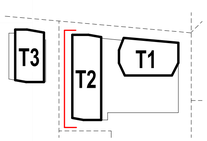


W TOWER T1 WEST ELEVATION
Scale: 1/16" = 1'-0"





AW TOWER T2 WEST ELEVATION - CAMBRIDGE AVE
Scale: 1/16" = 1'-0"



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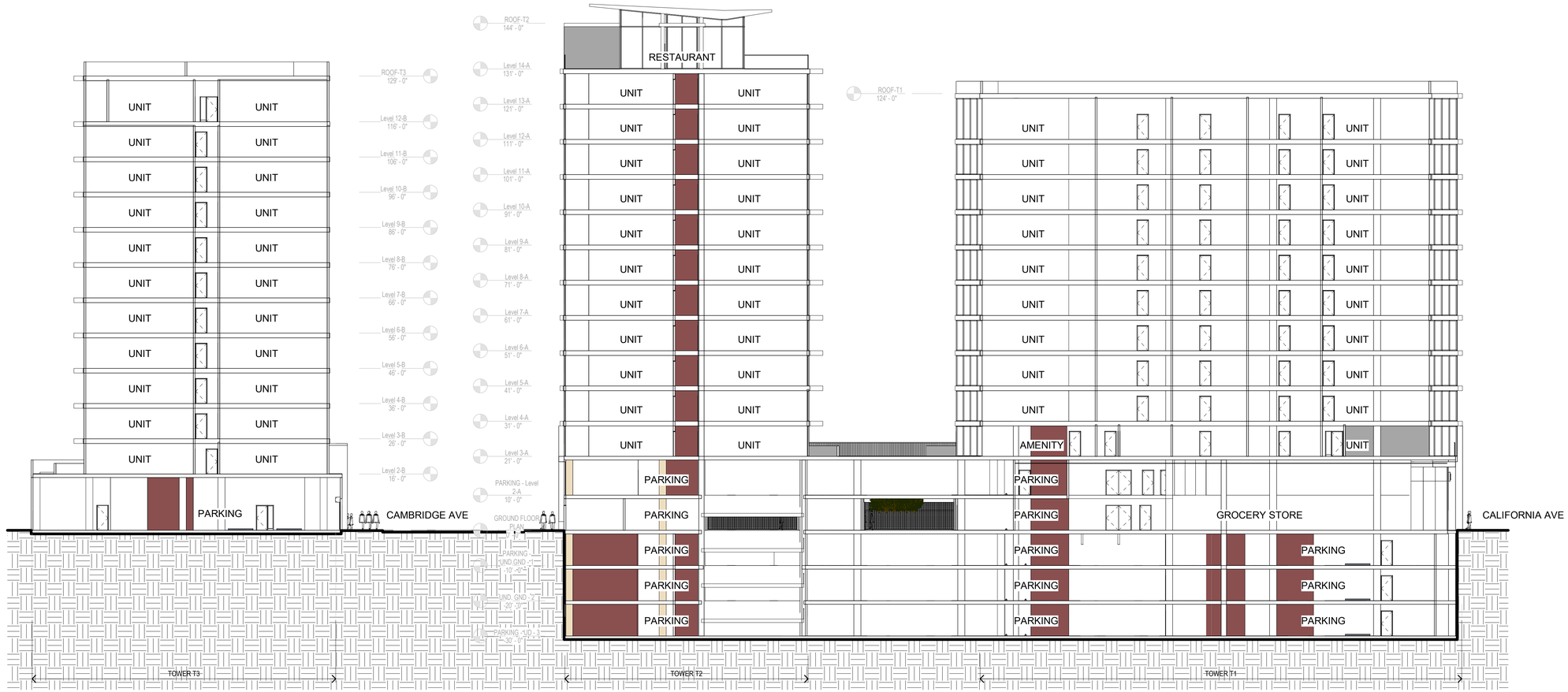
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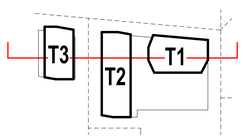
Sheet Title
PROPOSED ELEVATIONS

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WE ■ WEST-EAST SECTION
Scale: 1/16" = 1'-0"



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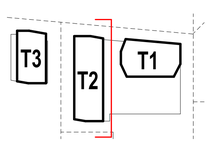
WEST-EAST SECTION

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SN ■ SOUTH-NORTH SECTION
Scale: 1/16" = 1'-0"



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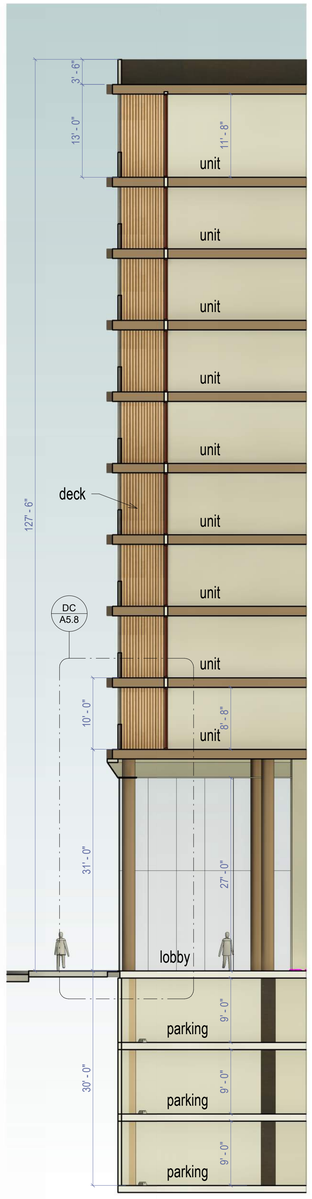
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Approved	Designer
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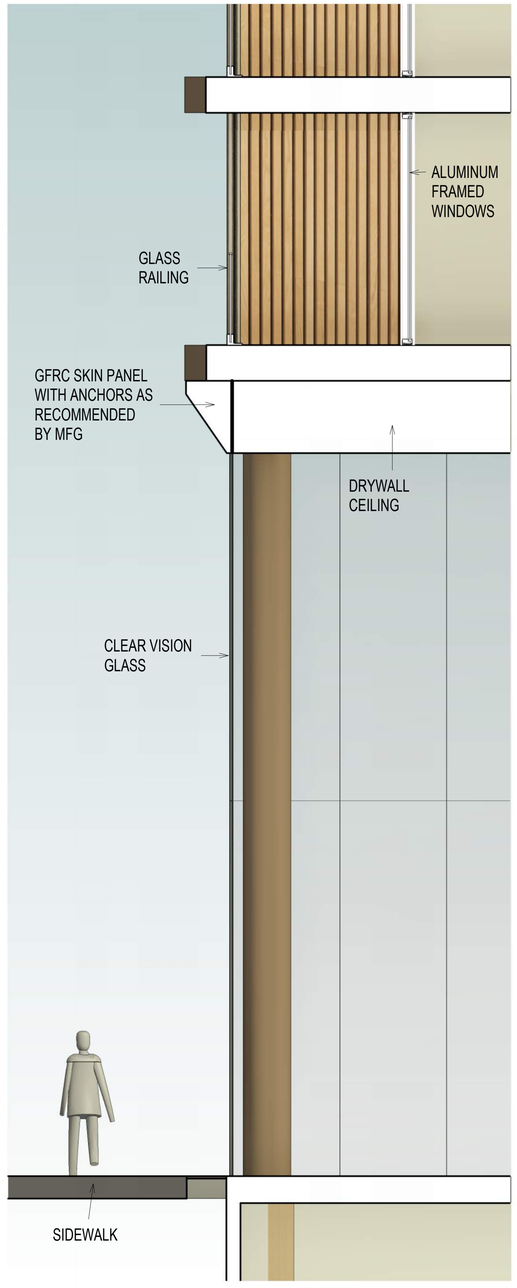
SOUTH-NORTH SECTION

A5.7

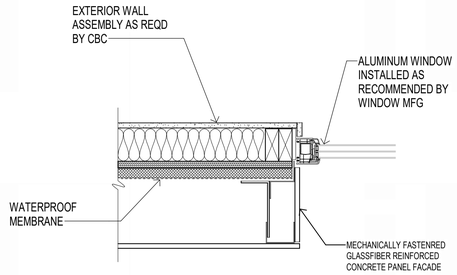
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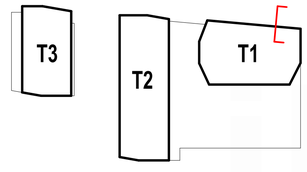
D ■ Detail
Scale: 1" = 10'-0"



DC ■ Detail - Callout 1
Scale: 3/8" = 1'-0"



J ■ TYPICAL JAMB DETAIL
Scale: 1 1/2" = 1'-0"



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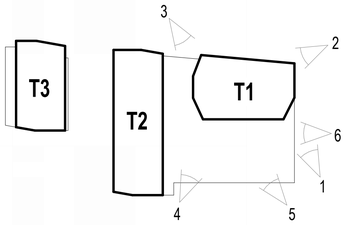
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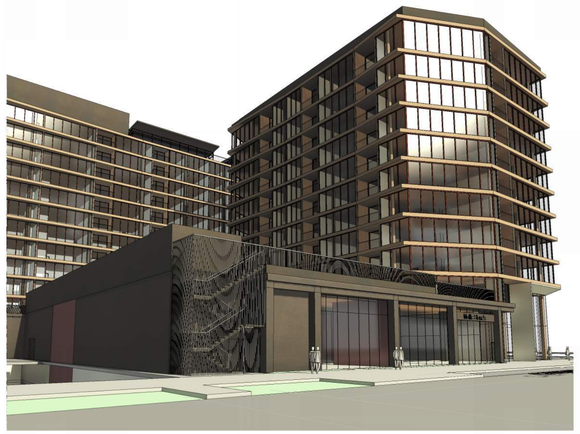
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TYPICAL DETAIL

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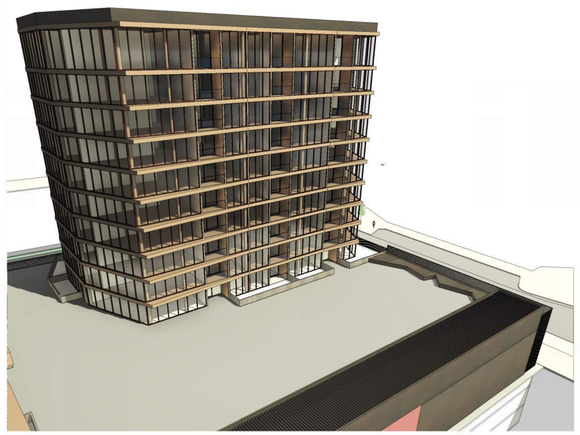
1 ■ 1 - California Ave Streetscape View
Scale:



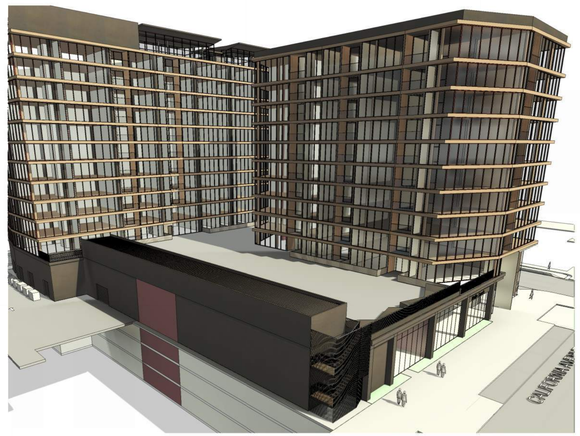
2 ■ 2 - Corner View - Tower T1 Lobby and Grocery Store Entrance
Scale:



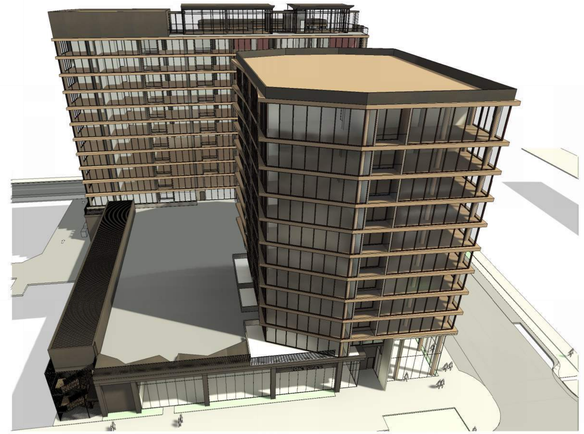
3 ■ 3 - Parl Blvd View - Parking Entrance
Scale:



4 ■ 4 - Swimming Pool Deck & Club House
Scale:



5 ■ 5 - Podium over Grocery Store Facing California Ave
Scale:



6 ■ 6 - Tower T1 over Podium
Scale:

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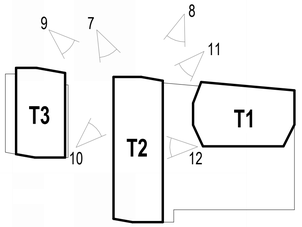
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Scale	

Sheet Title

3D VIEWS TOWER T1

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7 ■ 7 - Corner View - Tower T2 Lobby
Scale:



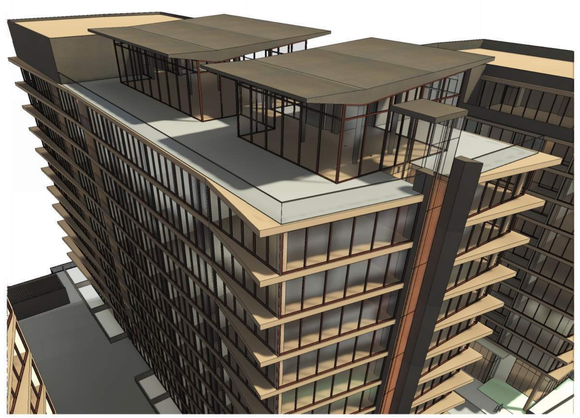
8 ■ 8 - Park Blvd View
Scale:



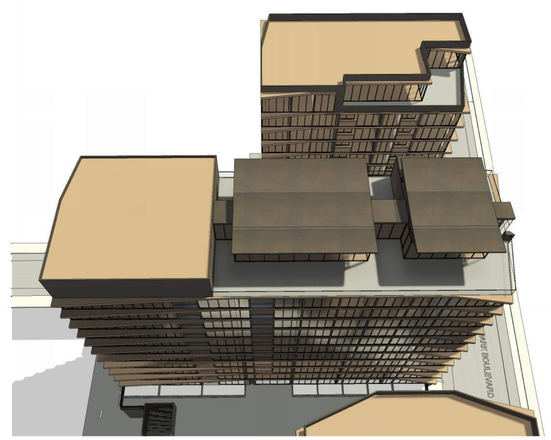
9 ■ 9 - Park Blvd and Cambridge Ave Corner View
Scale:



10 ■ 10 - Cambridge Ave View
Scale:



11 ■ 11 - Tower T2 Roof Top - Restaurant
Scale:



12 ■ 12 - Tower T2 Roof Top - Restaurant
Scale:

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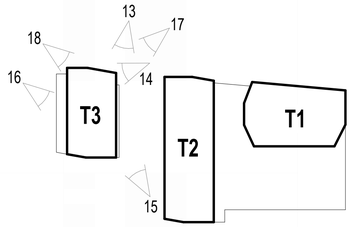
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3D VIEWS TOWER T2

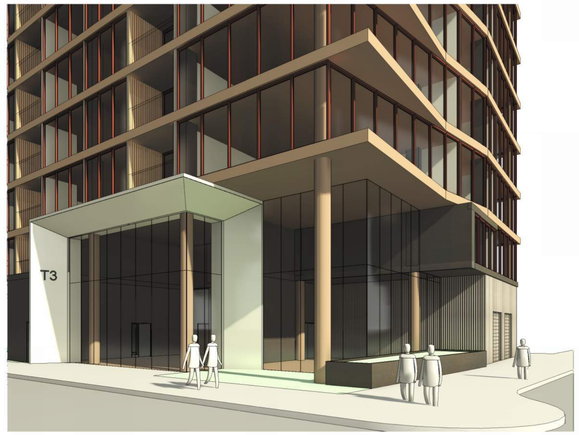
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13 ■ 13 - Park Blvd Streetscape View
Scale:



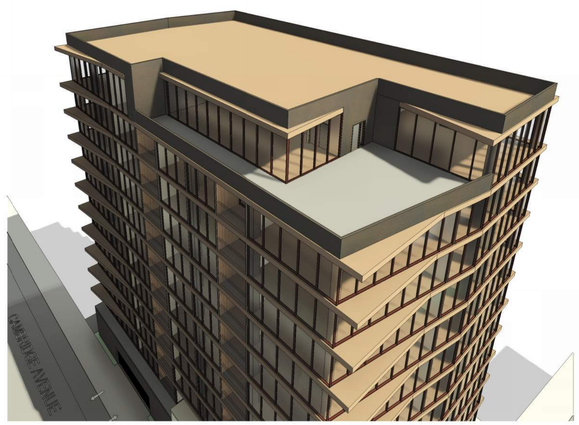
14 ■ 14 - Tower T3 Lobby
Scale:



15 ■ 15 - Cambridge Ave View
Scale:



16 ■ 16 - Tower T3 Podium Deck
Scale:



17 ■ 17 - Tower T3 Roof Top
Scale:



18 ■ 18 - Park Bldv View & West Elevation
Scale:

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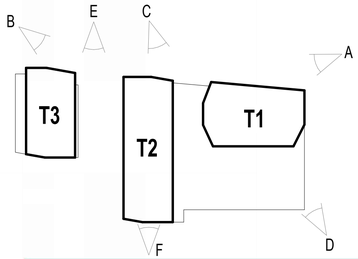
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3D VIEWS TOWER T3

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A ■ A - General View - Cal. Ave and Park Blvd Corner
Scale:



B ■ B - General View - Park Blvd
Scale:



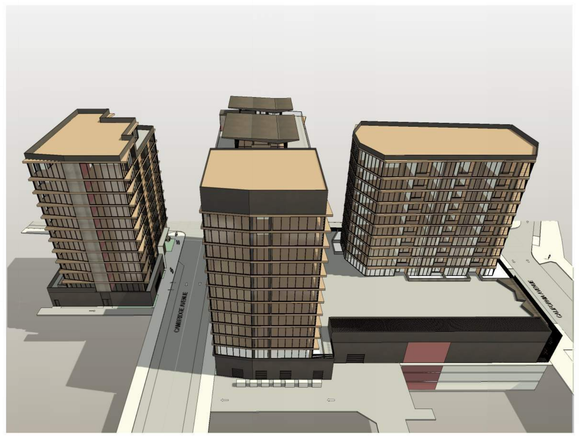
C ■ C - General View - Roof Tops
Scale:



D ■ D - General View - California Ave
Scale:



E ■ E - General View - Cambridge Ave
Scale:



F ■ F - General View - 3 Buildings
Scale:

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3D VIEWS ALL BUILDINGS

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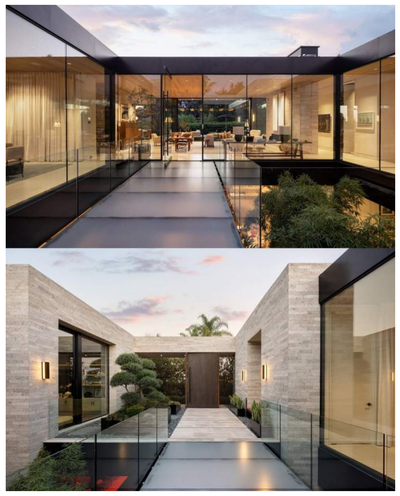
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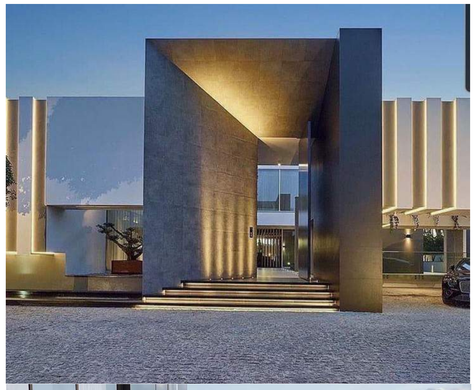




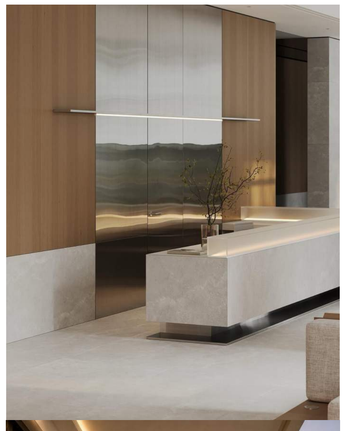


THE MOOD

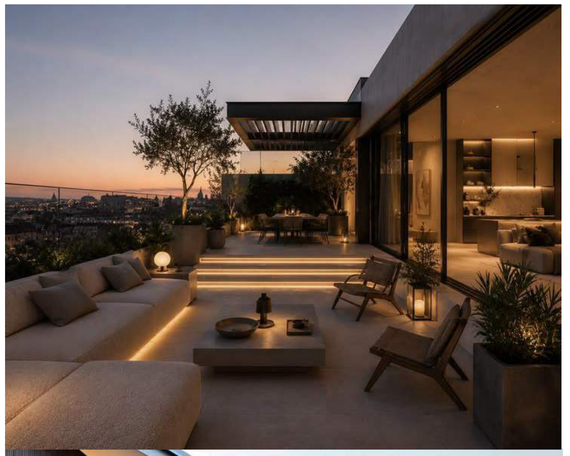














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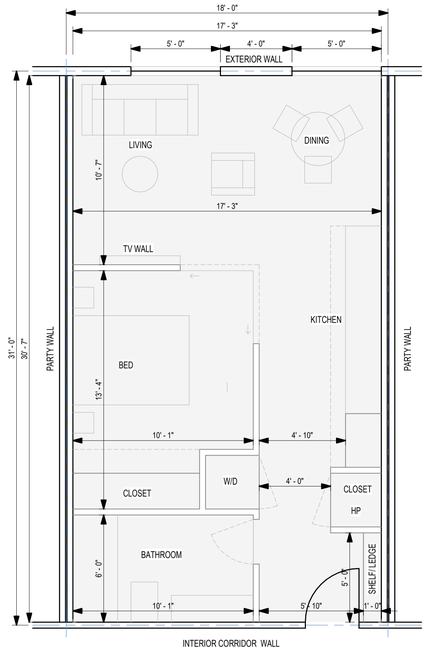
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INSPIRATION IMAGES

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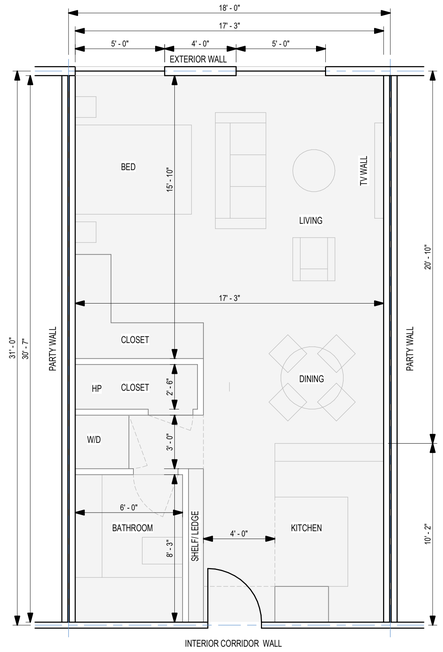
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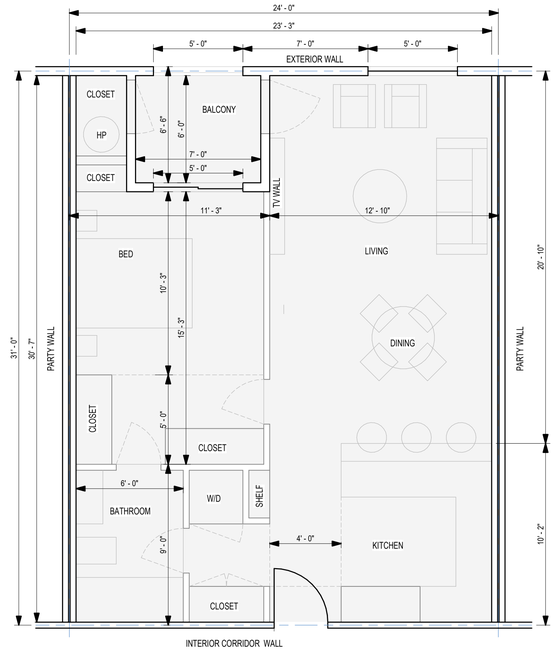
NET AREA 515 SF
GROSS AREA 558 SF

TYPICAL STUDIO UNIT PLAN

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



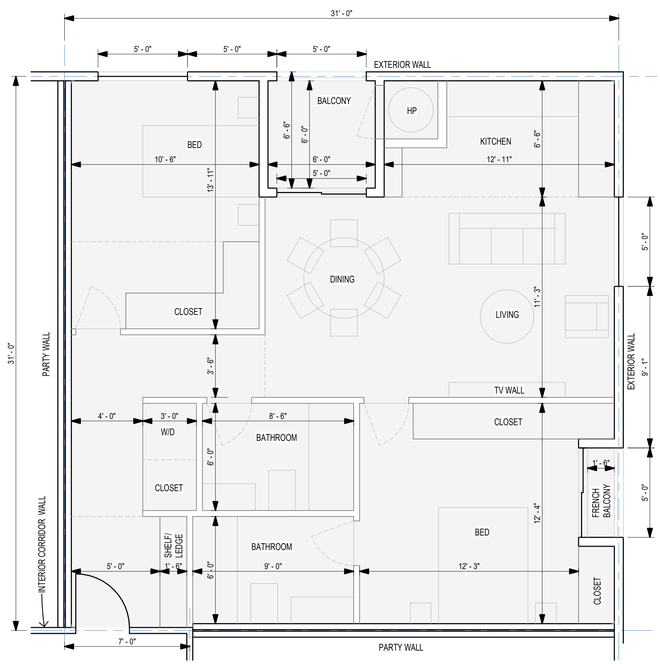
NET AREA 519 SF
GROSS AREA 558 SF



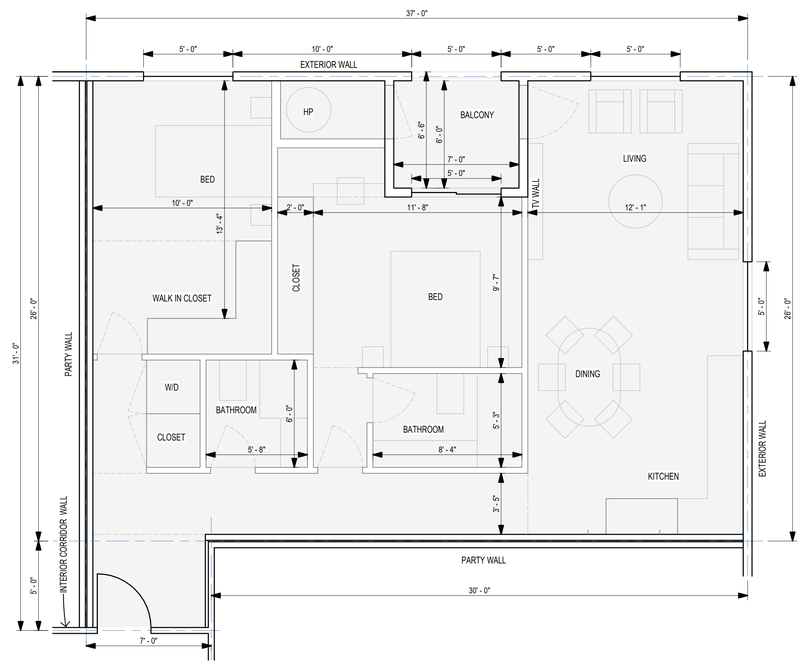
NET AREA 688 SF
GROSS AREA 744 SF

TYPICAL 1 BED UNIT PLAN

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



TYPICAL CORNER 2 BEDROOM PLAN
NET AREA 890 SF
GROSS AREA 961 SF



TYPICAL CORNER 2 BEDROOM PLAN
NET AREA 921 SF
GROSS AREA 998 SF

TYPICAL 2 BED UNIT PLAN

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

T■ TYPICAL UNIT LAYOUT
Scale: 1/4" = 1'-0"

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MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	03.06.2023
MAJOR ARCH REVIEW	03.28.2024
CYCLE 2	11.22.2024
CYCLE 3	06.06.2025
CYCLE 4	08.18.2025

Stamp

LICENSED ARCHITECT
JEFFREY R. CURRENT
C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

Sheet Information

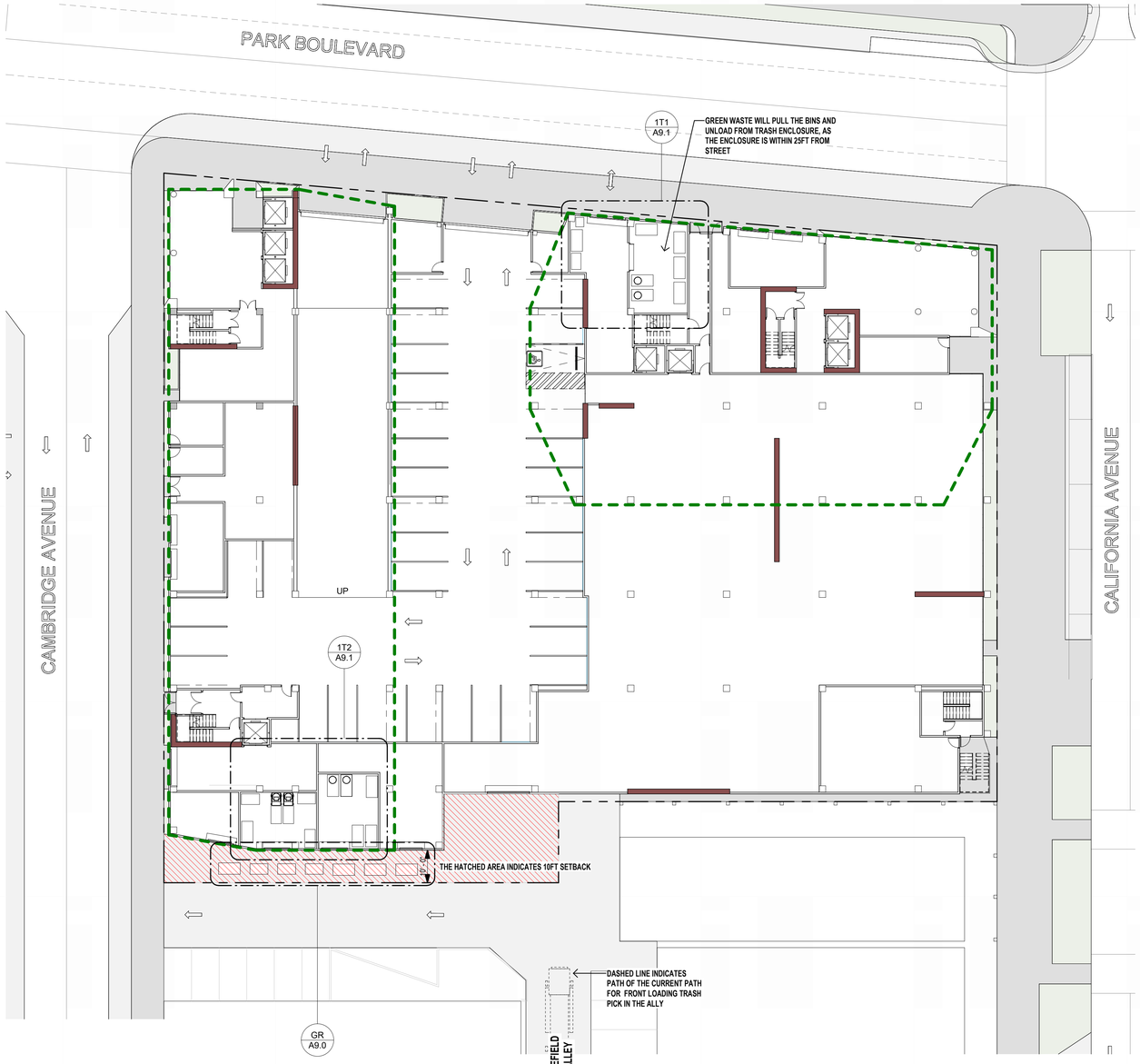
Issue Date	09/03/2026
Job Number	23-013
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Checked	Checker
Approved	Designer
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Sheet Title

TYPICAL UNIT LAYOUT

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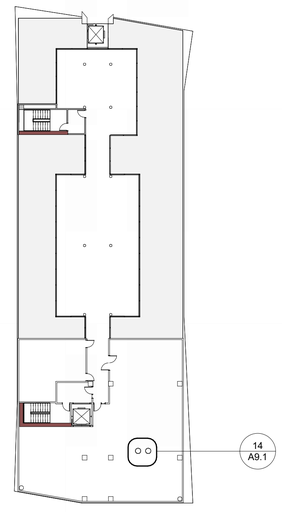
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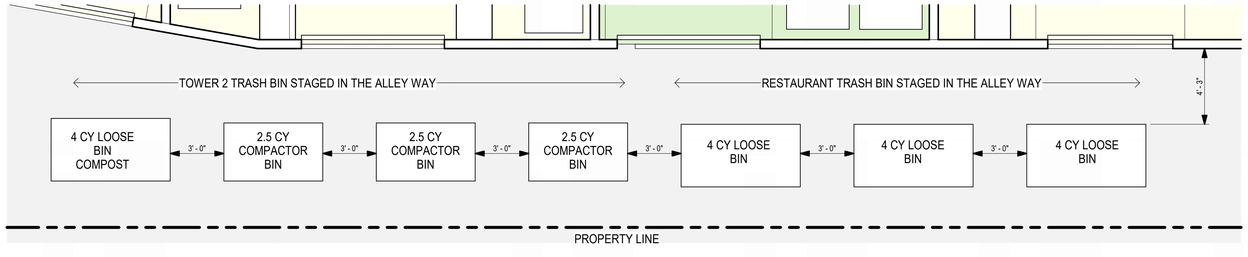
1 ■ GROUND FLOOR PLAN - ZERO WASTE
Scale: 1" = 20'-0"



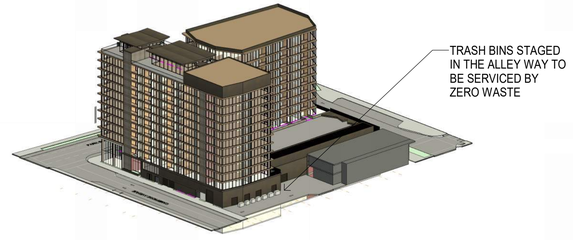
3 ■ Level 3-A ZERO WASTE
Scale: 1" = 30'-0"



14 ■ Level 14-A ZERO WASTE
Scale: 1" = 30'-0"



GR ■ GROUND FLOOR PLAN - ZERO WASTE - Callout 3- SHOWING TRASH BINS STAGED
Scale: 1/4" = 1'-0"



3D ■ 3D VIEW - TRASH BINS STAGING IN ALLEY WAY
Scale:

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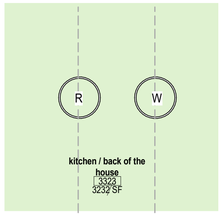
Issue Date	09/03/2026
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	As indicated

Sheet Title
ZERO WASTE CIRCULATION PLAN- LOT "A"

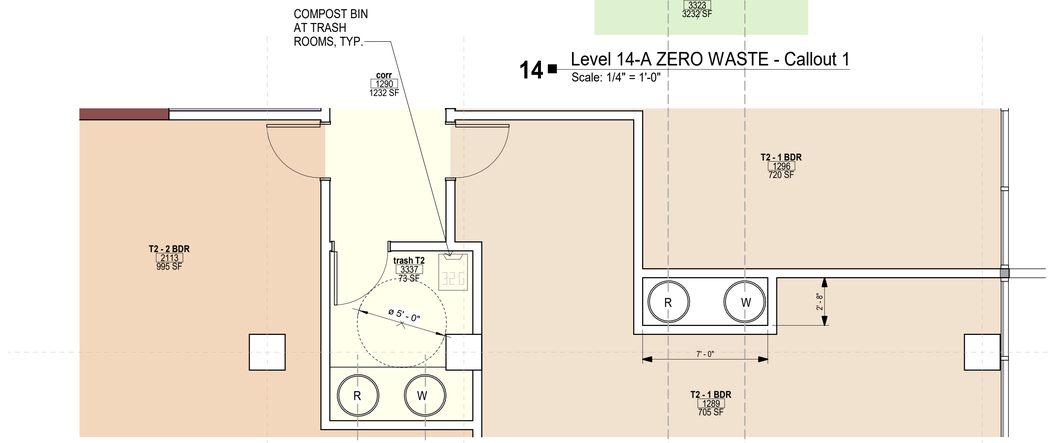
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TOWER 2: 8.65 CY/WEEK ÷ 173 UNITS ≈ THE SAME 0.05 CY/UNIT/WEEK RATE — CONSISTENT GENERATION ASSUMPTION ACROSS BOTH TOWERS. BUSIEST FLOORS RUN 16 UNITS (FLOORS 5–12): THAT'S ~162 GAL/WEEK PER FLOOR, OR ~23 GAL/DAY DAILY.

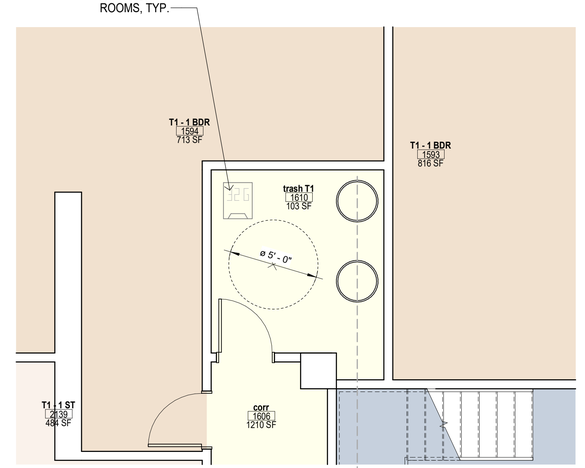


14 ■ Level 14-A ZERO WASTE - Callout 1
Scale: 1/4" = 1'-0"



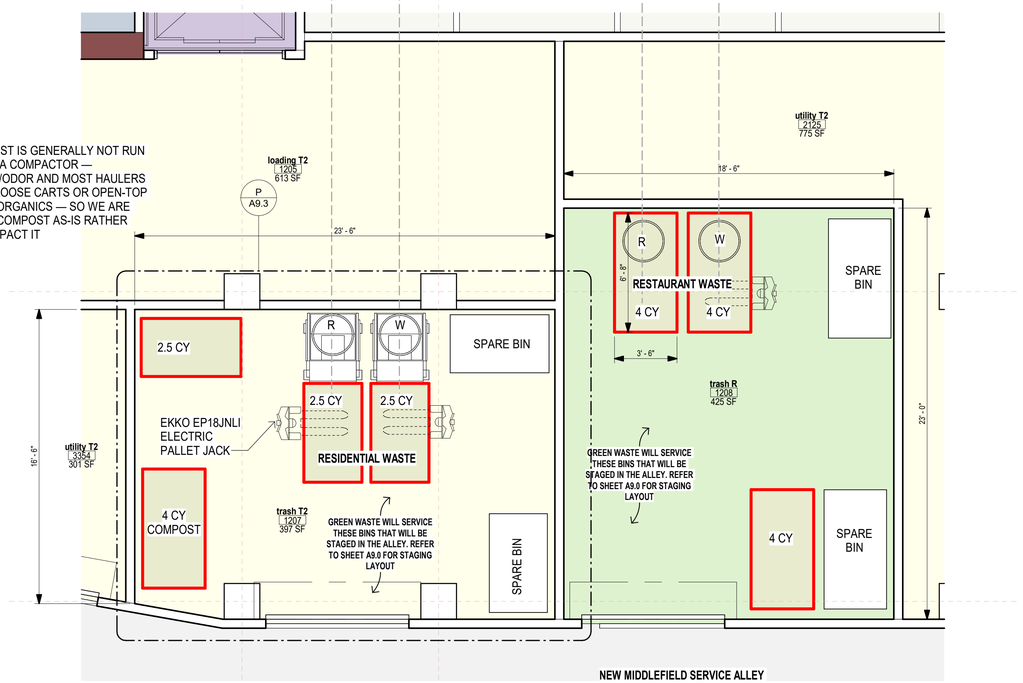
3T2 ■ Level 3-A ZERO WASTE - Callout 1(TYPICAL LAYOUT AT UPPER LEVELS)
Scale: 1/4" = 1'-0"

TOWER 1: 5.75 CY/WEEK COMPOST ÷ 115 UNITS ≈ 0.05 CY/UNIT/WEEK (~10.1 GAL/UNIT/WEEK). BUSIEST FLOORS RUN 12 UNITS (FLOORS 5–12): THAT'S ~121 GAL/WEEK PER FLOOR, OR ~17.3 GAL/DAY IF STAFF RUNS THE CART DOWN DAILY



3T1 ■ Level 3-A ZERO WASTE - Callout 2 (TYPICAL AT ALL UPPER LEVELS)
Scale: 1/4" = 1'-0"

AS COMPOST IS GENERALLY NOT RUN THROUGH A COMPACTOR — MOISTURE/ODOR AND MOST HAULERS REQUIRE LOOSE CARTS OR OPEN-TOP BINS FOR ORGANICS — SO WE ARE KEEPING COMPOST AS-IS RATHER THAN COMPACT IT

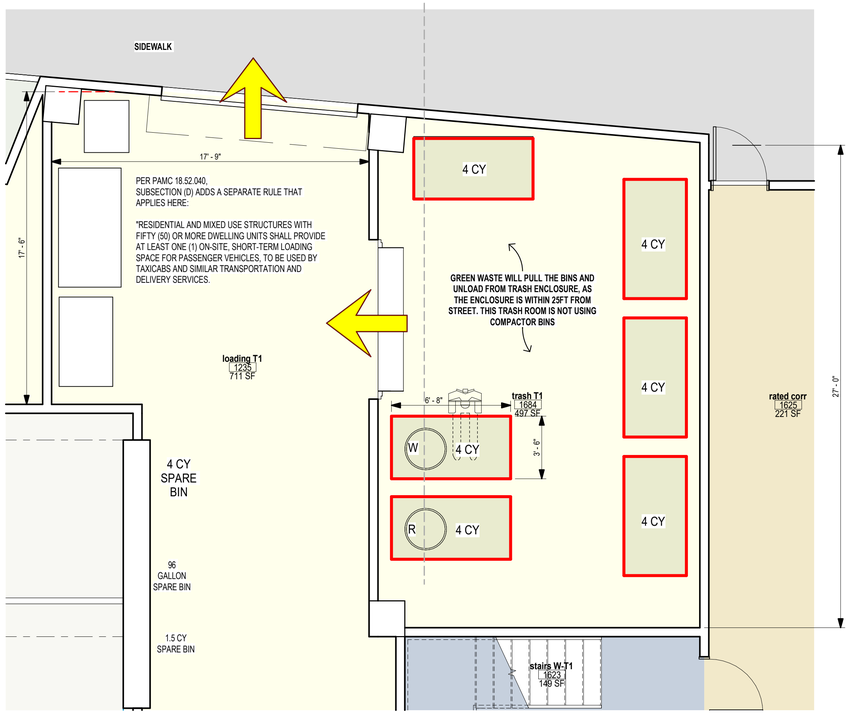


1T2 ■ GROUND FLOOR PLAN - ZERO WASTE - Callout 1
Scale: 1/4" = 1'-0"

4:1 Compaction Ratio - Landfill & Recycle

Waste Type	Anticipated Waste Generation	Number of Containers	Bin Volume	Empty Frequency	Total CY Compacted Waste
Landfill	27.68 CY	1	2.5 CY	3x/wk	30 CY
Compost	8.65 CY	1	4 CY	2x/wk	N/A
Recycle	55.36 CY	2	2.5 CY	3x/wk	60 CY

Restaurant				
Waste Type	Anticipated Waste Generation	Number of Containers	Bin Volume	Empty Frequency
Landfill	7.2 CY	1	4CY	2x/wk
Compost	8.64 CY	1	4CY	2x/wk
Recycle	12.96 CY	1	4CY	3x/wk



1T1 ■ GROUND FLOOR PLAN - ZERO WASTE - Callout 2
Scale: 1/4" = 1'-0"

Tower 1				
Waste Type	Anticipated Waste Generation	Number of Bins	Bin Volume	Empty Frequency
Landfill	18.4 CY	2	4CY	2x/wk
Compost	5.75 CY	1	4 CY	1x/wk
Recycle	36.8 CY	3	4CY	3x/wk

ASSUMPTION IN SIZING SPARE BINS

COMPOST SPARE COULD BE AS SMALL AS A STANDARD 96-GALLON TOTER (0.475 CY) — A NEAR-EXACT FIT.

LANDFILL SPARE NEEDS ROUGHLY 1.5 CY (~300 GAL) — SOMETHING LIKE A 2 CY MINI-BIN WOULD COVER IT WITH MARGIN.

RECYCLE'S SPARE NEED (~3.1 CY) IS CLOSE TO A FULL 4 CY BIN, SO THERE'S NOT MUCH ROOM TO DOWNSIZE IT — YOU'D STILL WANT CLOSE TO A FULL-SIZE UNIT.

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Sheet Title

ZERO WATE - T1, T2 & RESTAURANT-ENLARGED PLAN

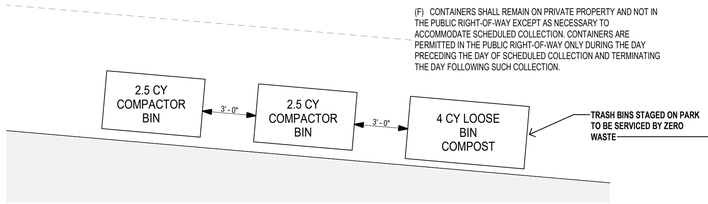
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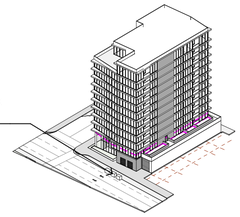
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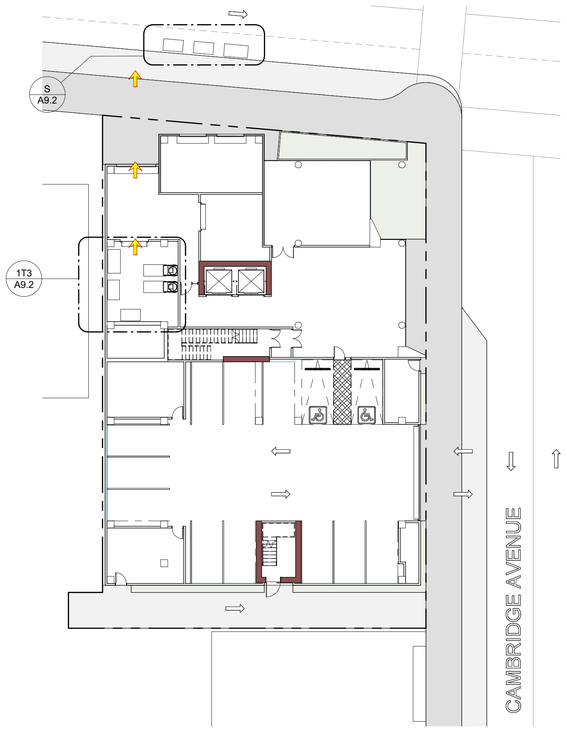
PER 5.20.130 MAINTENANCE AND PLACEMENT OF CONTAINERS.

(F) CONTAINERS SHALL REMAIN ON PRIVATE PROPERTY AND NOT IN THE PUBLIC RIGHT-OF-WAY EXCEPT AS NECESSARY TO ACCOMMODATE SCHEDULED COLLECTION. CONTAINERS ARE PERMITTED IN THE PUBLIC RIGHT-OF-WAY ONLY DURING THE DAY PRECEDING THE DAY OF SCHEDULED COLLECTION AND TERMINATING THE DAY FOLLOWING SUCH COLLECTION.





S ■ GROUND FLOOR PLAN - ZERO WASTE - LOT "B" - Callout 2
Scale: 1/4" = 1'-0"



GR ■ GROUND FLOOR PLAN - ZERO WASTE- LOT "B"
Scale: 1" = 20'-0"

PER PAMC 18.52.040, TABLE 3 (MINIMUM OFF-STREET LOADING REQUIREMENTS) LISTS "NO REQUIREMENT ESTABLISHED" (0 SPACES) FOR SINGLE-FAMILY, TWO-FAMILY, AND MULTIPLE-FAMILY RESIDENTIAL USES BASED ON GROSS FLOOR AREA.

HOWEVER, SUBSECTION (D) ADDS A SEPARATE RULE THAT APPLIES HERE:

"RESIDENTIAL AND MIXED USE STRUCTURES WITH FIFTY (50) OR MORE DWELLING UNITS SHALL PROVIDE AT LEAST ONE (1) ON-SITE, SHORT-TERM LOADING SPACE FOR PASSENGER VEHICLES, TO BE USED BY TAXICABS AND SIMILAR TRANSPORTATION AND DELIVERY SERVICES.

REQUESTED BY THE CITY

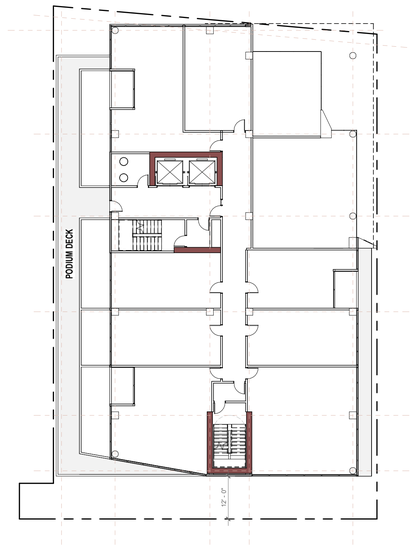
Tower 3				
Waste Type	Anticipated Waste Generation	Number of Containers	Bin Volume	Empty Frequency
Landfill	16.32 CY	2	4CY	2x/wk
Compost	5.1 CY	1	4CY	1x/wk
Recycle	32.64 CY	3	4CY	3x/wk

WE WOULD LIKE TO PROPOSE 4:1 COMPACTION RATIO COMPACTOR BINS, THIS NUMBER TRANSLATES TO LESS BINS STAGED ON PARK ON PICK UP DAYS

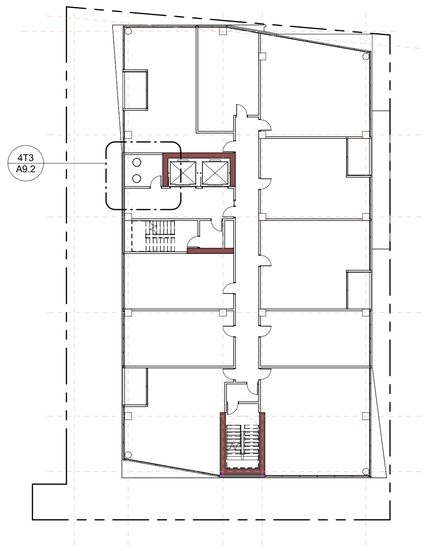
Waste Type	Bins Needed	Pickup Frequency
Landfill	1	2x/wk
Recycle	1	4x/wk
Compost	1	1x/wk (see note below)

That's down from 2 loose landfill bins, 3 loose recycle bins, and 1 loose compost bin — so landfill and recycle each consolidate to a single compactor, just picked up more often (recycle goes from 3x to 4x/wk since it has the highest volume).

3D ■ TOWER 3- TRASH STAGING
Scale:



2T3 ■ Level 2-B -ZERO WASTE - LOT "B"
Scale: 1" = 20'-0"

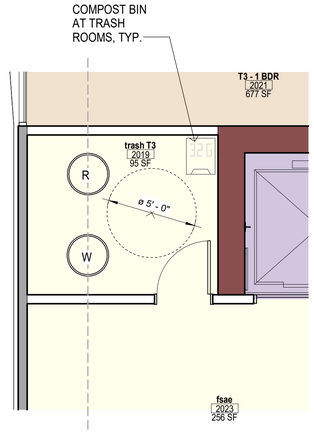


3T3 ■ Level 3-B ZERO WASTE
Scale: 1" = 20'-0"

1 CY = 201.97 GALLONS → 5.1 CY/WK = 1,030 GAL/WK BUILDING-WIDE
PER UNIT: 1,030 ÷ 102 = ~10.1 GAL/UNIT/WEEK

TYPICAL FLOOR (10 UNITS, PER THE UNIT MIX TABLE): 10 × 10.1 = ~101 GAL/WEEK → ÷7 = ~14.4 GAL/DAY
SMALLER TOP FLOOR (8 UNITS): 8 × 10.1 = ~81 GAL/WEEK → ÷7 = ~11.5 GAL/DAY

A 32-GALLON BIN SERVICED DAILY HAS WELL OVER 2X THE HEADROOM NEEDED (14.4 GAL GENERATED VS. 32 GAL CAPACITY), EVEN ON THE BUSIEST 10-UNIT FLOOR.

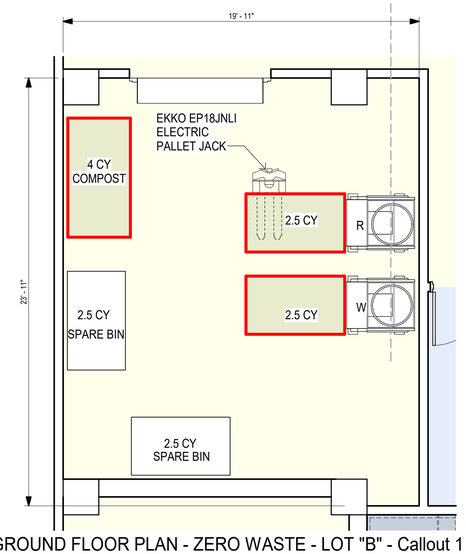


4T3 ■ Level 3-B ZERO WASTE - Callout 1
Scale: 1/4" = 1'-0"

TYPICAL LEVELS

AS COMPOST IS GENERALLY NOT RUN THROUGH A COMPACTOR — MOISTURE/ODOR AND MOST HAULERS REQUIRE LOOSE CARTS OR OPEN-TOP BINS FOR ORGANICS — SO WE ARE KEEPING COMPOST AS-IS RATHER THAN COMPACT IT

SPARE CONTAINER, SAME SIZE AS PRIMARY CONTAINERS PROVIDED FOR LANDFILL AND RECYCLE



1T3 ■ GROUND FLOOR PLAN - ZERO WASTE - LOT "B" - Callout 1
Scale: 1/4" = 1'-0"

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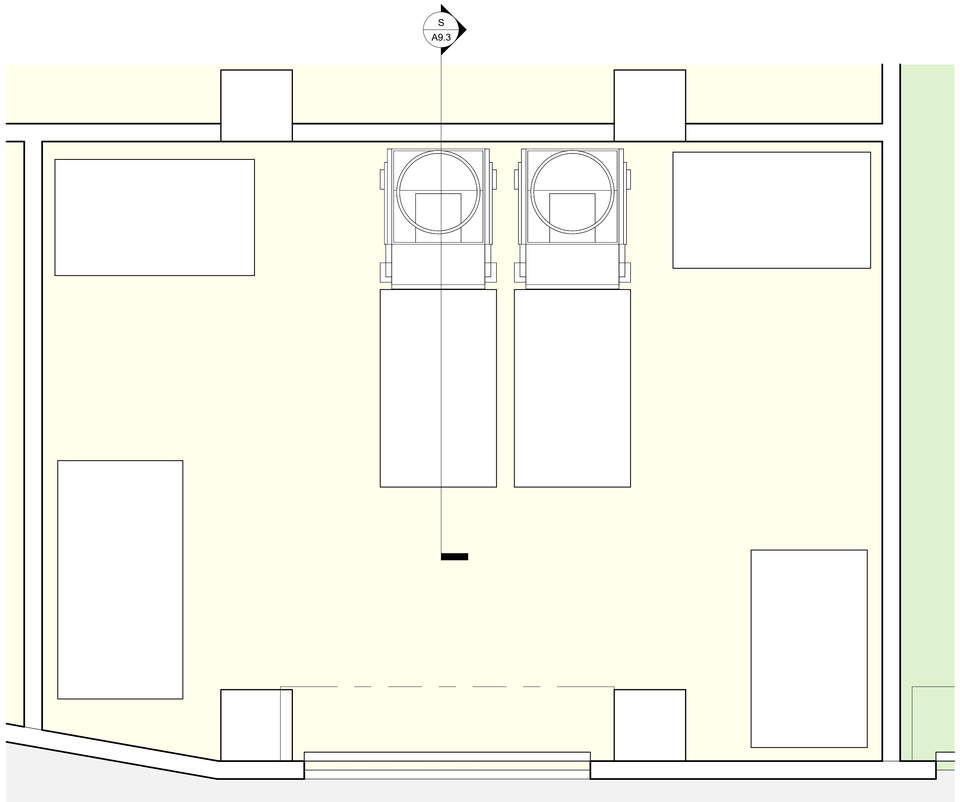
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Approved	Designer
Scale	As indicated

Sheet Title
ZERO WASTE - LOT "B"

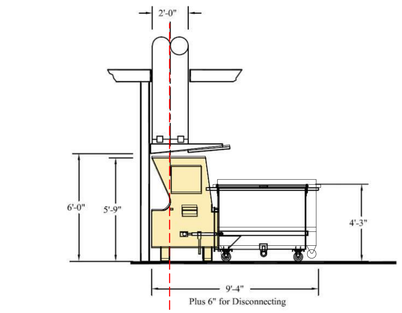
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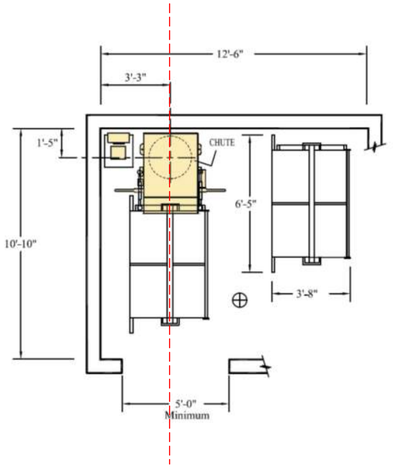
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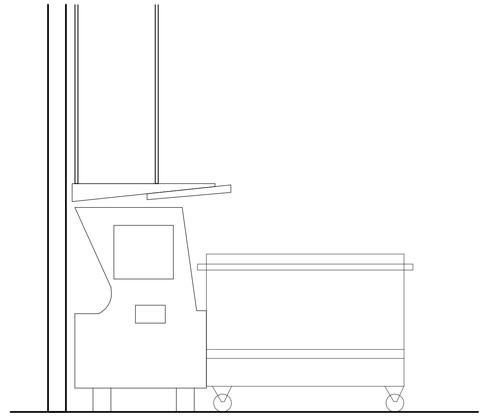


P ■ GROUND FLOOR PLAN - ZERO WASTE - DETAIL PLAN VIEW
Scale: 1/2" = 1'-0"





B ■ COMPACTOR BIN
Scale: 1/4" = 1'-0"



S ■ Section 20
Scale: 1/2" = 1'-0"

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ZERO WASTE - DETAILS

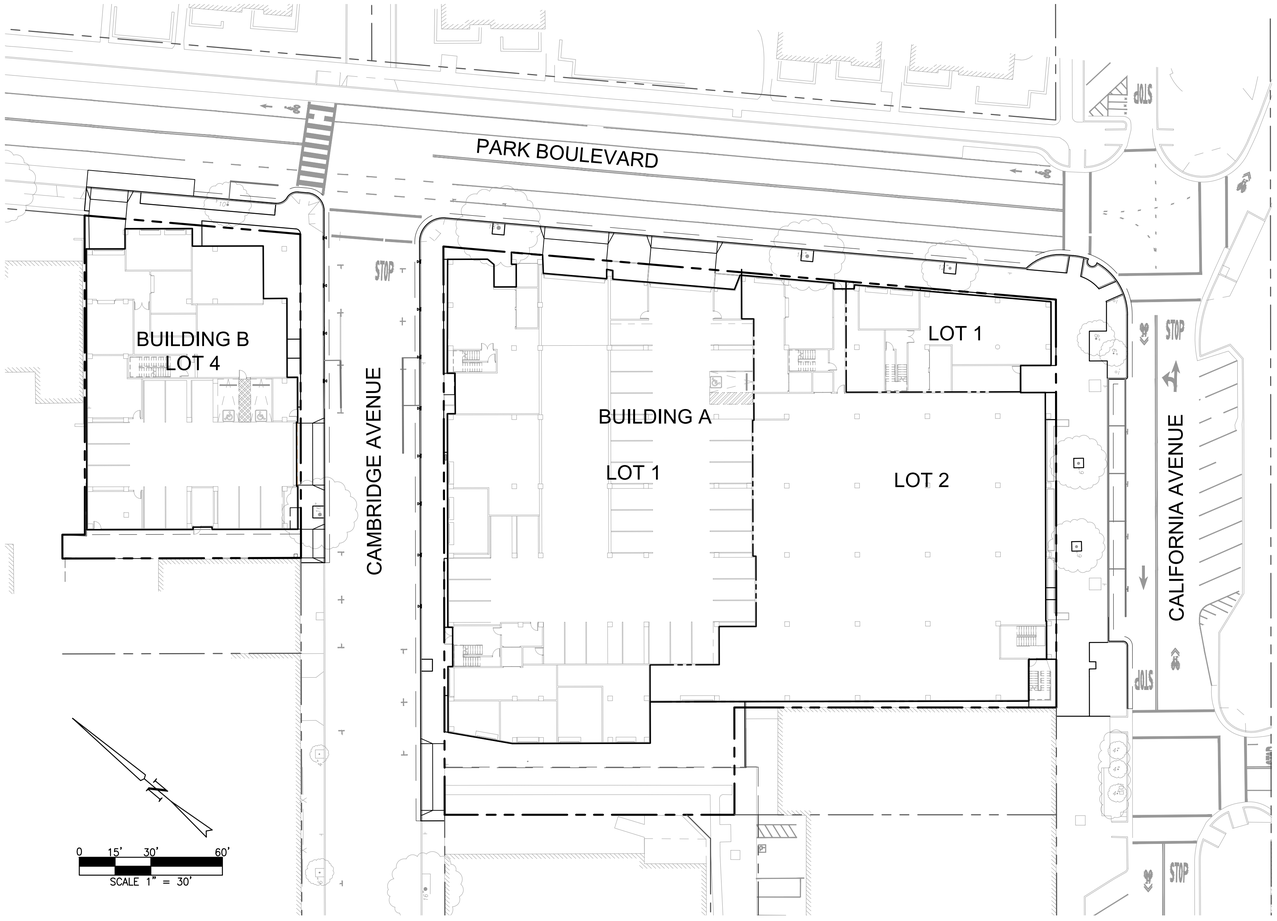
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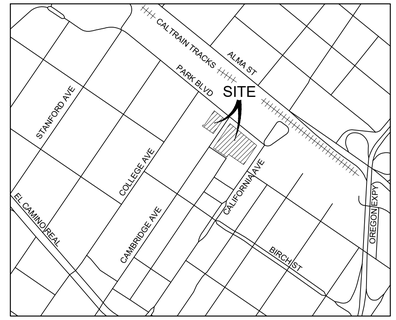
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156 CALIFORNIA AVENUE

PALO ALTO, CALIFORNIA





VICINITY MAP
NTS

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FLOOD HAZARD NOTE:

THE PARCEL DESCRIBED HEREON IS LOCATED WITHIN THE FLOOD HAZARD ZONE DESIGNATION ZONE X, AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR CITY OF PALO ALTO, COMMUNITY PANEL NUMBER 06085C0017H, EFFECTIVE DATE: MAY 18, 2009.

SAID ZONE X IS DEFINED AS AN AREA WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

DATUM NOTES:

1) THE BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CAMBRIDGE AVENUE, TAKEN AS NORTH 33° 28' 10" EAST PER BOOK 352 OF MAPS, PAGE 35.

2) ELEVATION ARE BASED UPON A BRASS DISC BENCHMARK IN SIDEWALK OF BRIDGE ON ALMA STREET OVER UNIVERSITY AVE, DESIGNATED AS NGS PID HT1250. ELEVATION TAKEN AS 70.00, NAVD 88 DATUM.

L E G E N D

PROPOSED	DESCRIPTION	EXISTING
	WATER PIPE	
BFP	BACK FLOW PREVENTER	BFP
WM W	WATER METER	WM W
	FIRE HYDRANT	
FDC	FIRE DEPARTMENT CONNECTION	FDC
	POST INDICATOR VALVE	
	VALVE	
	AIR RELEASE VALVE	
	BLOW-OFF VALVE	
SD SD	STORM DRAIN PIPE	SD SD
	CATCHBASIN	
	STORM DRAIN MANHOLE	
	DRAIN INLET OR JUNCTION BOX	
	CLEAN OUT	
	AREA DRAIN	
	ROOF LEADER / DOWNSPOUT	
SS SS	SANITARY SEWER PIPE	SS SS
	SANITARY SEWER MANHOLE	
	PUBLIC UTILITY EASEMENT	
	LOT LINE/RIGHT OF WAY	
	PROPERTY LINE	
	CURB & GUTTER - CURB CUT	
2.00%	SURFACE DRAINAGE	2.00%
	GRADE BREAK	
10	CONTOURS	10
	OVERLAND RELEASE	
x x	FENCELINE	x x

CIVIL SHEET INDEX

SHEET	DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	GRADING, DRAINAGE & UTILITY PLAN - BUILDING A
C3.1	GRADING, DRAINAGE & UTILITY PLAN - BUILDING A
C3.2	GRADING, DRAINAGE & UTILITY PLAN - BUILDING B
C4.0	STORMWATER CONTROL PLAN
C4.1	STORMWATER CONTROL NOTES & DETAILS
C5.0	SECTIONS

ABBREVIATIONS

DATA	(D)	END OF RADIUS	ER	PROPERTY LINE	PL
MEASURED DATA	(M)	EASEMENT	ESMT	PRIVATE LANDSCAPE EASEMENT	PLSE
AGGREGATE BASE	AB	ELECTROLYSIS TESTING STATION	ETS	PLANTER	PLTR
ASPHALT CONCRETE	AC	EMERGENCY VEHICLE		PARCEL MAP	PM
AREA DRAIN	AD	ACCESS EASEMENT	EVAE	POINT OF BEGINNING	POB
APPROXIMATE	APPROX	EXISTING	EX, EXIST	PRIVATE STREET	PS
ARCHITECTURE	ARCH	FACE OF CURB	FC	PRIVATE STORM DRAIN EASEMENT	PSDE
AIR RELEASE VALVE	ARV	FINISH GRADE	FG	PRIVATE SANITARY SEWER EASEMENT	PSSE
AGGREGATE SUB-BASE	ASB	FIRE HYDRANT	FH	PUBLIC UTILITY EASEMENT	PUE
BEGINNING OF CURVE	BC	FLOW LINE	FL	POLYVINYL CHLORIDE PIPE	PVC
BACKFLOW PREVENTER	BFP	FLOW THRU PLANTER	FTP	POINT OF VERTICAL INTERSECTION	PVI
BLOW-OFF	BO	FINISHED PAVEMENT	FP	QUICK LIME TREATED	QLT
BEST MANAGEMENT PRACTICES	BMP	GAS	G	REINFORCED CONCRETE BOX	RCB
BUTTERFLY VALVE	BV	GRIND & OVERLAY	G&O	REINFORCED CONCRETE PIPE	RCP
BACK OF WALK	BW	GRADE BREAK	GB	REVISION	REV
BARB WIRE FENCE	BWF	HIGH POINT	HP	RIGHT-OF-WAY	ROW, R/W
CURB & GUTTER	C&G	HVAC UNIT	HV	RIGHT	RT
CATCH BASIN	CB	INVERT	INV	RAIN WATER LEADER	RWL
CENTERLINE	CL	IRON PIPE	IP	STORM DRAIN	SD
CHAIN LINK FENCE	CLF	IRRIGATION	IRR	SIDEWALK	SW, SWLK
CLASS	CLS	JOINT ACCESS EASEMENT	JAE	STORM DRAINAGE CLEANOUT	SDCO
CONCRETE	CONC	JOINT POLE	JP	SERVICE	SERV
COUNTER CLOCKWISE	CCW	JOINT TRENCH	JT	SANITARY SEWER	SS
CLEANOUT TO GRADE	COTG	LATERAL	LAT	SANITARY SEWER CLEANOUT	SSCO
CURB RETURN	CR	LANDSCAPE EASEMENT	LSE	STATION	STA
CLOCKWISE	CW	LINEAR FEET	LF	TOP OF CURB	TC
DEMOLITION	DEMO	LANDSCAPE	LS	TRANSFORMER	TFMR
DRAINAGE INLET	DI	LEFT	LT	TOP OF GRATE	TG
DUCTILE IRON PIPE	DIP	MAINTENANCE HOLE	MH	TYPICAL	TYP
DOMESTIC	DOM	MONUMENT TO MONUMENT	M-M	UNDERGROUND	UG
DRAWING	DWG	MONUMENT	MON	VERTICAL CURVE	VC
DRIVEWAY	DWY	MONUMENT TO MANHOLE	MON-MH	VITRIFIED CLAY PIPE	VCP
END OF CURVE	EC	ON CENTER	O.C.	WATER	W
EXISTING GRADE	EG	PUBLIC ACCESS EASEMENT	PAE	WITH	W/
ELBOW	ELB	PRESSURE BLOW-OFF VALVE	PBO	WATER LINE EASEMENT	WLE
ELEVATION	EL, ELEV	PORTLAND CEMENT CONCRETE	PCC	WATER METER	WM
ELECTRICAL/ELECTRIC	ELEC	PACIFIC GAS & ELECTRIC	PG&E	WELDED STEEL PIPE	WSP
EDGE OF PAVEMENT	EP	POST INDICATOR VALVE	PIV	WATER VALVE	WV

GENERAL NOTES:

1) ALL FEATURE SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM GROUND SURVEYS CONDUCTED ON JANUARY 31, 2024. UNDERGROUND UTILITIES WERE LOCATED USING INDUSTRY STANDARD NON DESTRUCTIVE NOR INVASIVE METHODS, NO FURTHER ATTEMPT WAS MADE TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT LOCATABLE FROM THE SURFACE.

2) BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. NCS-1197147-SC, DATED FEBRUARY 21, 2024 AMEND.

3) EASEMENTS SHOWN HEREON ARE BASED UPON THE ABOVE REFERENCED TITLE REPORT.

4) THE STREETS SURROUNDING THE PROJECT HAVE NOT BEEN MONUMENTED, AND MULTIPLE MAPS HAVE RESORTED TO A CURB SPLIT FOR DETERMINATION OF STREET R/W'S. FINAL BOUNDARY RESOLUTION WAS DETERMINED FROM A COMBINATION OF LIMITED FOUND MONUMENTATION, SPLIT OF CURBS, AVAILABLE RECORD MAPPING, AND IS SUPPORTED BY EXISTING LINES OF OCCUPATION.

5) THE ALIGNMENT OF NEW MAYFIELD LANE (ALLEY) AND ADJOINING PROPERTY LINES OUTSIDE OF THE SUBJECT PARCEL WERE COMPILED FROM RECORD DATA AND MAY NOT REFLECT A RESOLVED BOUNDARY.

6) NOTE THE CC&R'S CONTAINED IN 330 DEEDS 527 AND 345 DEEDS 557 CONTAIN BUILDING SETBACKS WHICH RESTRICT BUILDING PLACEMENT UPON THE LOT, AND FURTHER LIMIT THE TYPE OF BUSINESS THAT CAN BE OPERATED THEREON; INTERESTED PARTIES SHOULD REVIEW THESE RESTRICTIONS FOR APPLICABILITY TO ANY PROPOSED DEVELOPMENT.

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MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
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MAJOR ARCH REVIEW	03.28.2024
REVISION 1	08.02.2024
ARCH REVIEW BOARD #4	06.06.2025
ARCH REVIEW BOARD #5	09.03.2026

Stamp

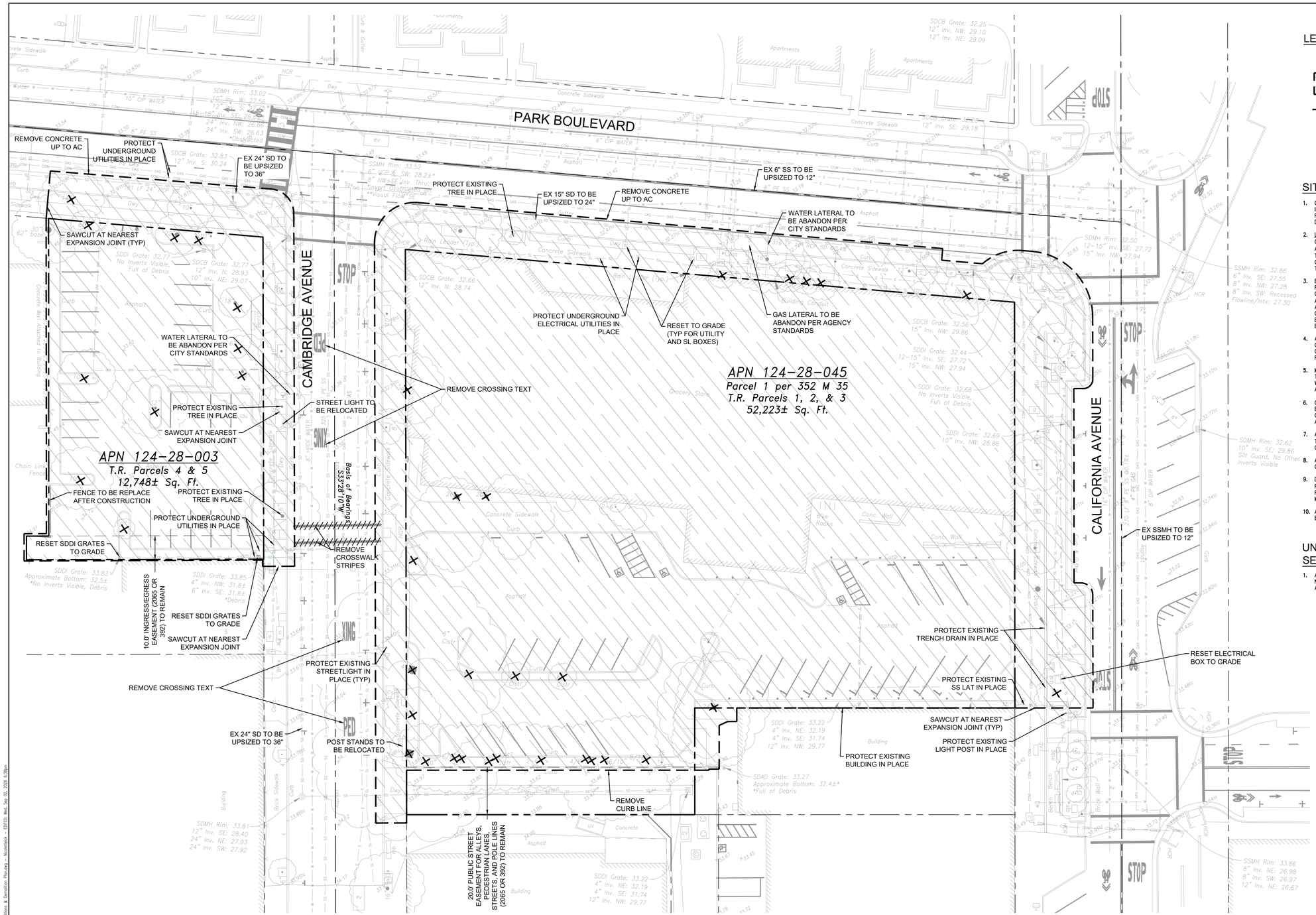
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Sheet Title
COVER SHEET

C1.0

5314 - 164 N California Avenue - Palo Alto\Engineering Plans\Planning\5314 - Cover Sheet.dwg - Rocksteck - [EXTD] Wed, Sep 03, 2025, 6:38pm



LEGEND

- TREE TO BE REMOVED
- TO BE REMOVED UNLESS NOTED OTHERWISE
- LIMIT OF WORK

SITE DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
2. UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT) AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.
3. EXISTING ELECTRICAL AND GAS FACILITIES MARKED AS TO REMAIN TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS. ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
4. ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
5. MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
6. CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
7. AN AIR QUALITY PERMIT FOR DEMOLITION IS REQUIRED FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD). CONTACT PHONE NUMBER IS 415-771-6000.
8. ALL BUILDINGS, CURBS, UTILITIES, AND PAVEMENT WITHIN LIMIT OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.
9. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY LONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS DESIGNEE.
10. ALL WORK IN THE PUBLIC STREET REQUIRES AN ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN.

UNUSED UTILITY SERVICE REQUIREMENTS:

1. ALL EXISTING WATER, GAS, AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE DISCONNECTED AT THE MAIN AND ABANDONED PER CPAU WOW UTILITIES PROCEDURES.

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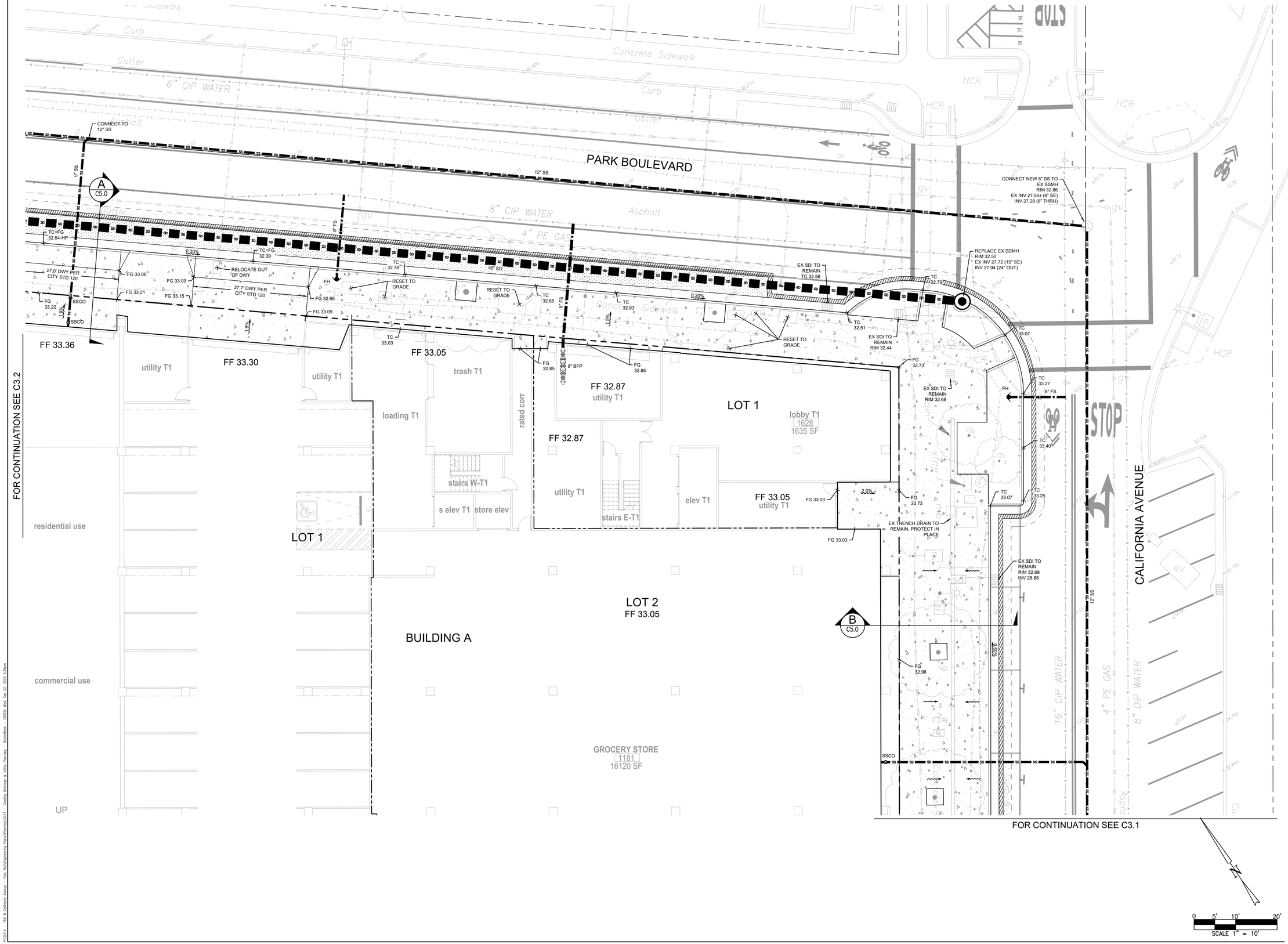
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Sheet Title

EXISTING CONDITIONS & DEMOLITION PLAN

C2.0

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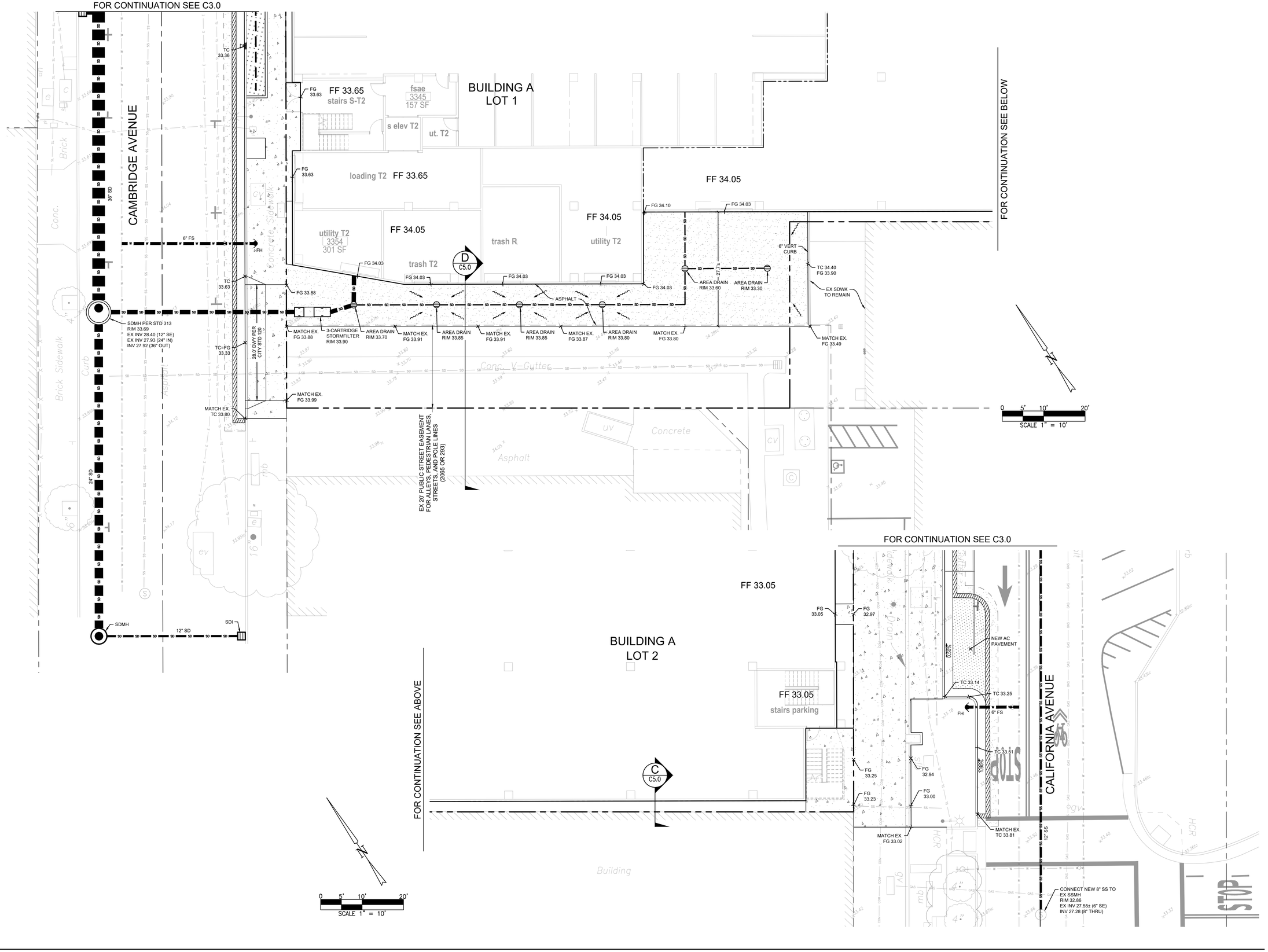
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Approved	KW
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Sheet Title

GRADING, DRAINAGE & UTILITY PLAN - BUILDING A

C3.0

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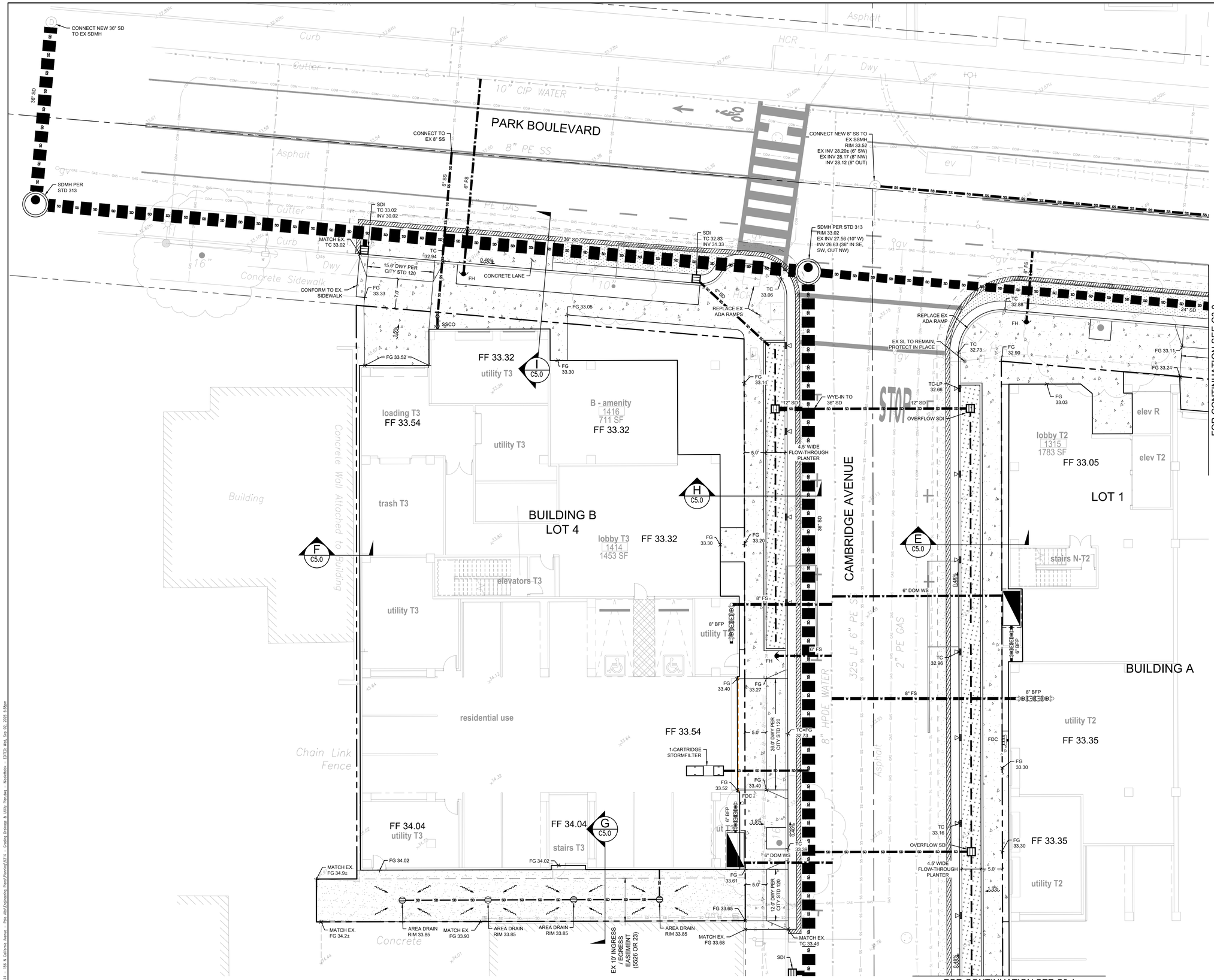
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Approved	KW
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Sheet Title

GRADING, DRAINAGE & UTILITY PLAN - BUILDING A

C3.1

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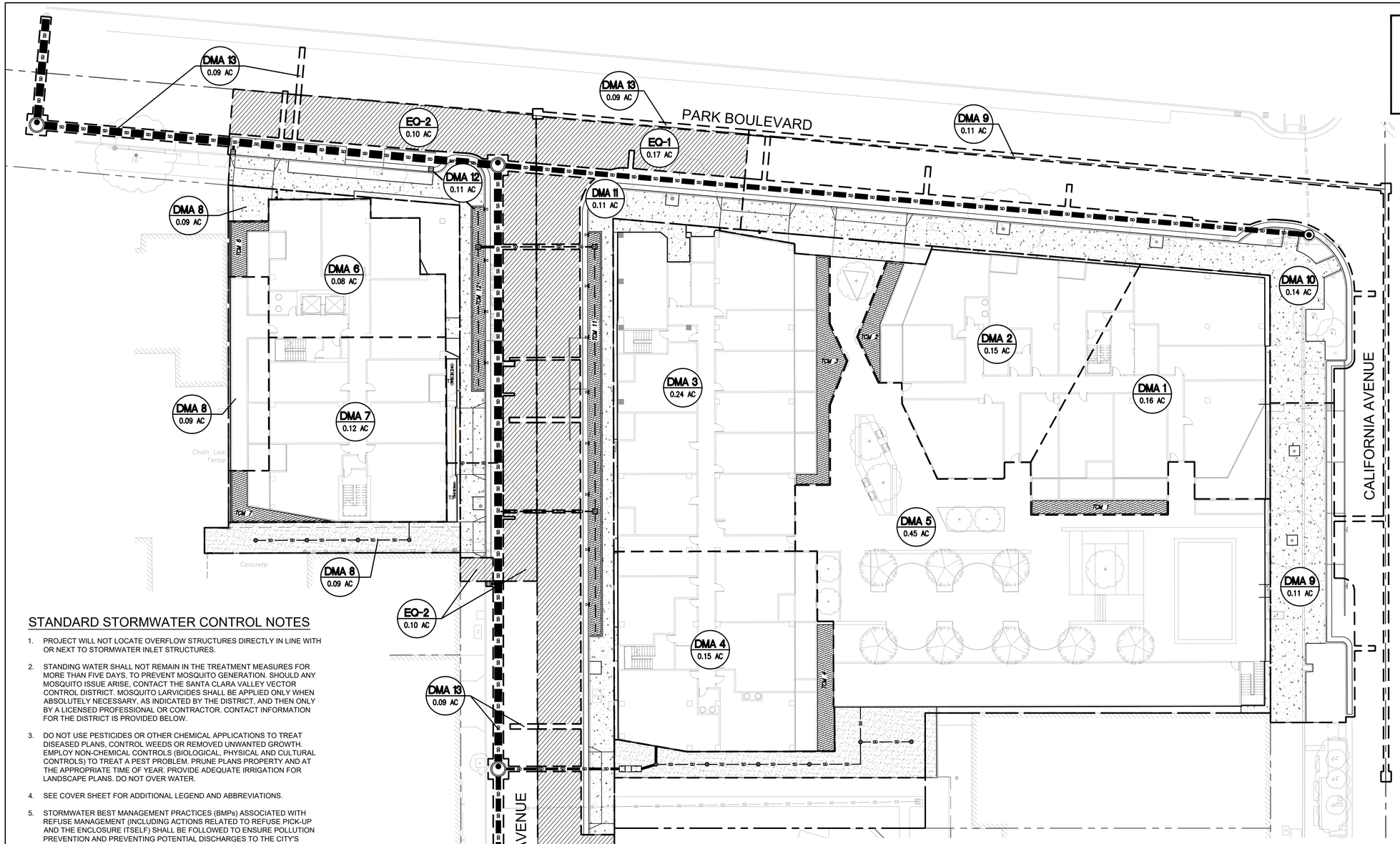
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Sheet Title

GRADING, DRAINAGE & UTILITY PLAN - BUILDING B

C3.2

5314 - 156 N California Avenue - Data (Engineering Plans)\Planning\5314 - Grading, Drainage & Utility Plan.dwg - Mosesthecs - EDITED: Wed, Sep 02, 2026 8:36am



STANDARD STORMWATER CONTROL NOTES

1. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES.
2. STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
3. DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.
4. SEE COVER SHEET FOR ADDITIONAL LEGEND AND ABBREVIATIONS.
5. STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPs INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT OF WAY A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD UP ON A REGULAR BASIS.
6. STAFF FROM THE STORM WATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.
7. DO NOT USE CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES, OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES: http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional FOR GUIDANCE.
8. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES/DOWNSPOUTS INTO BIORETENTION AREAS / FLOW-THROUGH PLANTERS.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. CREATE NEW PERVIOUS AREAS:
   a. LANDSCAPING
2. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
3. PARKING:
   a. NOT PROVIDED IN EXCESS OF CODE.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIOTREATMENT & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PROJECT SITE INFORMATION:

1. SOILS TYPE: D
2. GROUND WATER DEPTH: TBD
3. NAME OF RECEIVING BODY: MATADERO CREEK
4. FLOOD ZONE: X
5. FLOOD ELEVATION (IF APPLICABLE): N/A

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:
I.A. PROPERTY ADDRESS:
156 N CALIFORNIA AVE
PALO ALTO, CA 94301

I.B. PROPERTY OWNER: (REPRESENTATIVE)
CHRIS FREISE

II. RESPONSIBLE PARTY FOR MAINTENANCE:
II.A. CONTACT:
CHRIS FREISE

II.B. PHONE NUMBER OF CONTACT:
415-450-1466

II.C. EMAIL:
CFREISE@REDCODEVELOPMENT.COM

II.D. ADDRESS:

LEGEND

- BIORETENTION AREA (BRA)
- EQUIVALENT TREATMENT AREA
- DRAINAGE AREA BOUNDARY LINE
- XX / XX AC — DRAINAGE AREA DESIGNATION / TRIBUTARY AREA
- SD SD — STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- ROOF DRAIN DOWNSPOUT
- STORM DRAIN INLET

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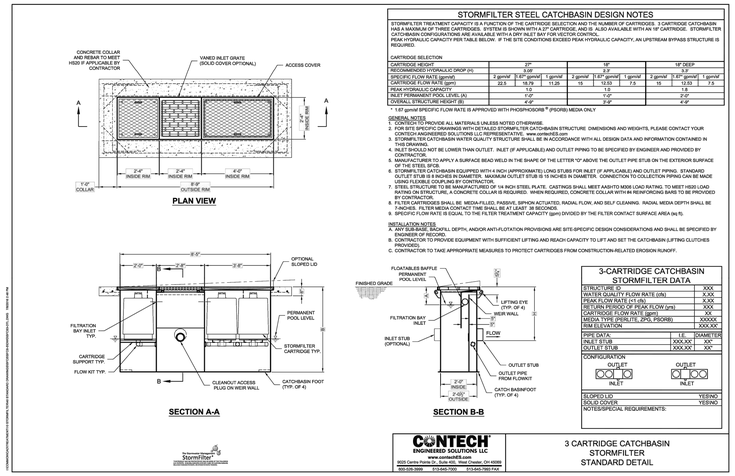
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Sheet Title
STORMWATER CONTROL PLAN

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TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS		
NO.	**MAINTENANCE TASK**	**FREQUENCY OF TASK**
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE HEIGHT SELECTION AND THE NUMBER OF CARTRIDGES. 3 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF THREE CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.
PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
RECOMMENDED HYDRAULIC DROP (ft)	4.04'			3.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY		1.5			1.5			1.5	
INLET PERMANENT POOL LEVEL (A)		1'-0"			1'-0"			2'-0"	
OVERALL STRUCTURE HEIGHT (B)		4'-0"			3'-6"			4'-0"	

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES
1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DESIGN, DRAWINGS AND CALCULATIONS FOR CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE, www.contechES.com
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "D" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL CASE.
6. STANDARD CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO CULVERTON PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET H520 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST .38 SECONDS.
9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, ANCHOR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

3-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (<1 cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
CARTRIDGE FLOW RATE (gpm)	XX
MEDIA TYPE (PERLITE, ZPG, PSORB)	XXXXX
RIM ELEVATION	XXX.XX
PIPE DATA:	I.E. / DIAMETER
INLET STUB	XXX.XX' / XX"
OUTLET STUB	XXX.XX' / XX"
CONFIGURATION	
SLOPED LID	YES/NO
SOLID COVER	YES/NO
NOTES/SPECIAL REQUIREMENTS:	

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800.338.1899 513.645.7000 513.645.7993 FAX

3 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

STORM MEDIA FILTER DETAIL

SCALE: N.T.S.

TREATMENT CONTROL MEASURE SUMMARY TABLE

											Bioretention			Self Retaining / Treating		
DMA #	TCM #	Location (1)	Treatment Type (2)	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	Comments
1	1	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,997	6,727	0	270	11.18%	270	270	6	-	-	Podium flow-through planter. Impervious roof drainage to be collected via area drains and piped to TCM.
2	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,503	6,234	0	269	10.39%	250	170	6	-	-	Podium flow-through planter. Impervious roof drainage to be collected via area drains and piped to TCM.
3	3	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	10,287	9,735	0	552	16.44%	392	552	6	-	-	Podium flow-through planter. Impervious roof drainage to be collected via area drains and piped to TCM.
4	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	6,477	6,166	0	311	10.35%	248	3,177	6	-	-	Podium flow-through planter. Impervious roof drainage to be collected via area drains and piped to TCM.
5	-	Onsite	Proprietary Media Filter System (MFS) (only allowed for special projects)	Non-LID	N/A	19,560	16,103	0	3,457	31.26%	-	-	-	-	-	
6	6	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	3,642	3,487	0	155	5.82%	140	155	-	-	-	Podium flow-through planter. Impervious roof drainage to be collected via area drains and piped to TCM.
7	7	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	5,320	5,108	0	212	8.50%	205	212	-	-	-	Podium flow-through planter. Impervious roof drainage to be collected via area drains and piped to TCM.
8	-	Onsite	Proprietary Media Filter System (MFS) (only allowed for special projects)	Non-LID	N/A	3,787	3,739	0	48	6.05%	-	-	-	-	-	
9	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	4,587	4,054	0	533	-	164	-	-	-	-	DMA 9 is Equivalently treated through EQ-2 by TCM 12
10	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	6,294	5,717	0	577	-	231	-	-	-	-	DMA 10 is Equivalently treated through EQ-1 by TCM 11
11	11	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,635	3,882	0	753	-	158	708	-	-	-	TCM 11 is sized to treat DMA 11 and EQ-1 (7232 sf total). Ground floor flow-through planter.
12	12	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,707	4,101	0	606	-	166	321	-	-	-	TCM 12 is sized to treat DMA 12 and EQ-2 (4160 sf total). Ground floor flow-through planter. Offsite drainage from east point of Park Blvd is piped from gutter to TCM.
13	-	Offsite	Untreated	LID	2C. Flow: 4% Method **	1,488	1,488	0	0	-	60	-	-	-	-	DMA 13 is Equivalently treated through EQ-2 by TCM 12
EQ-1	-	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	7,217	7,217	0	0	-	289	-	-	-	-	Accounts for DMA 10 - 5717 sf and DMA 13 - 1488 sf
EQ-2	-	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,160	4,160	0	0	-	166	-	-	-	-	Accounts for DMA 9 - 4054 sf
					Totals:	95,661	84,179	0	7,743	100.00%						

Footnotes:

1. Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2. "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated per the 4% Method [(Impervious Area + Pervious Area x 0.1) x 0.04]. Minimum sizing for areas sized by flow-volume method is 3%
3. DMAs 9, 10, and 13 are not being treated but will be treated by Equivalent Treatment Areas EQ-1 and EQ-2. EQ-1+EQ-2's area is greater than the combined areas of the noted DMAs. EQ-1 and 2 are not required to be treated because they are an undisturbed right of way.
4. Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If previous pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

MEDIA FILTER SIZING

Step 1: Drainage Area and % Impervious
DMA # 5
A= 19,560 s.f. A= 0.44904 acre

Step 2: Calculate the Weighted "C" Value based on the Site Characteristics.

C Value	Area* (s.f.)	Weighted C Value
0.9	16,103	0.759
0.8	0	
0.7	0	
0.1	3,457	

Rainfall Intensity (i) i = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Step 3: Calculate the required treatment flow.
Q= C x i x A
Q= 0.0681286 cfs

Step 5: Calculate the number of cartridges required.
Manufacturer: Contech
Cartridge Height: 18 in.
Cartidge Media (if applicable): PhosphoSorb
G.U.L.D. Cartridge Treatment Flowrate (CTF): 12.53 gpm/cartridge
Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 2.4442488 (round up)
 # Cartridges Required= 3
Treatment Flow Rate Capacity= 0.0837194 **cfs**

MEDIA FILTER SIZING

Step 1: Drainage Area and % Impervious
DMA # 9
A= 3,787 s.f. A= 0.08694 acre

Step 2: Calculate the Weighted "C" Value based on the Site Characteristics.

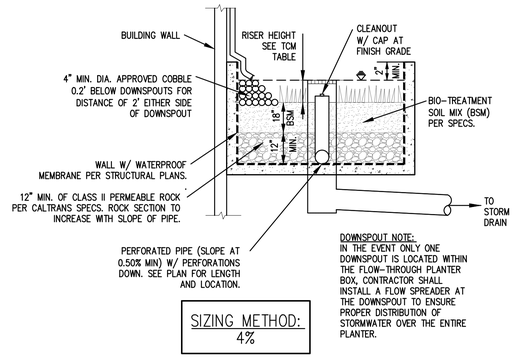
C Value	Area* (s.f.)	Weighted C Value
0.9	0	0.791
0.8	3,739	
0.7	0	
0.1	48	

Rainfall Intensity (i) i = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Step 3: Calculate the required treatment flow.
Q= C x i x A
Q= 0.0137557 cfs

Step 5: Calculate the number of cartridges required.
Manufacturer: Contech
Cartridge Height: 18 in.
Cartidge Media (if applicable): PhosphoSorb
G.U.L.D. Cartridge Treatment Flowrate (CTF): 12.53 gpm/cartridge
Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 0.4929231 (round up)
 # Cartridges Required= 1
Treatment Flow Rate Capacity= 0.0279065 **cfs**



TYPICAL FLOW THROUGH PLANTER

SCALE: N.T.S.

2. Project Size

a. **Total Site Area:** 65,328 (ft²)		b. **Total Land Area Disturbed During Construction:** 84,314 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	57,462	0	54,764	0	54,764
d. Total off-site IA[3]	21,179		21,179	564	21,743
e. Total project IA	78,641	0	75,943	564	76,507
f. Total new and replaced IA			76,507		
Pervious Area (PA)[4]					
g. Total on-site PA	5,087				5,338
h. Total off-site PA[3]	586				2,469
i. Total project PA	5,673				7,807
j. **Total Project Area (2.e.+2.i.)**	84,314				84,314
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% 723121%					

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

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96 N. Third Street, Suite 110, San Jose, CA, 95112
T. 408.816.2000 www.studiocurrent.com

Project:
156 California Ave
Mixed Use Proposal

Consultant
JMH weiss
Real Estate Development Consultants
Planning and Engineering
10275 N. DE ANZA BLVD
CUPERTINO CA 95014
(408) 286-4555

MAJOR ARCHITECTURAL REVIEW
24APP-00886

Revision

No	Date
SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024
REVISION 1	08.02.2024
ARCH REVIEW BOARD #4	06.06.2025
ARCH REVIEW BOARD #5	09.03.2026

Stamp

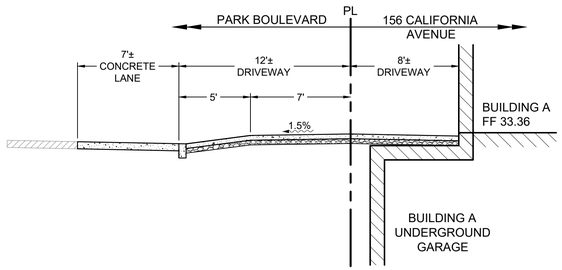
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Job Number	5314
Drawn	DG
Checked	DG
Approved	KW
Scale	AS SHOWN

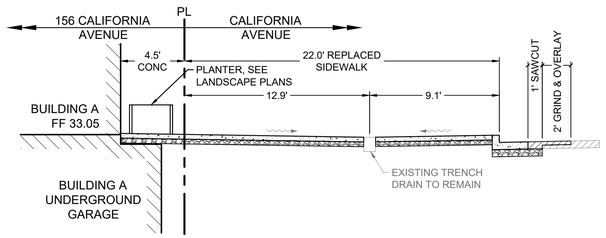
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STORMWATER CONTROL NOTES & DETAILS

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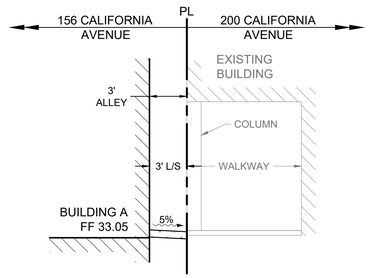
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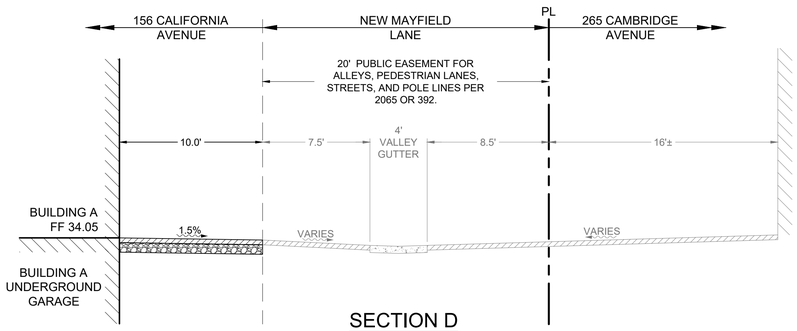
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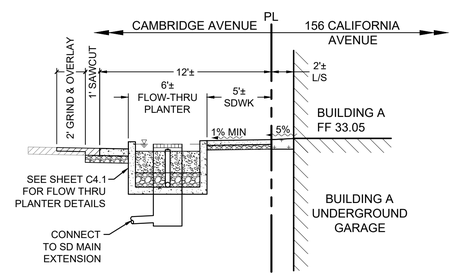
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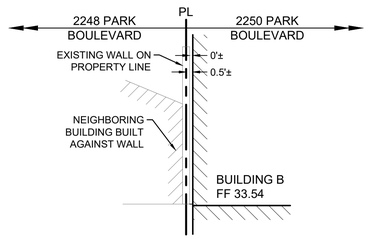
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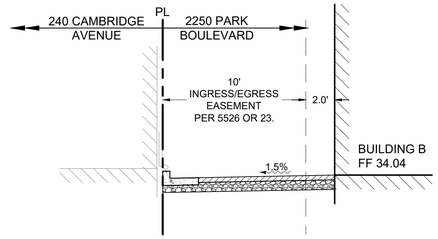
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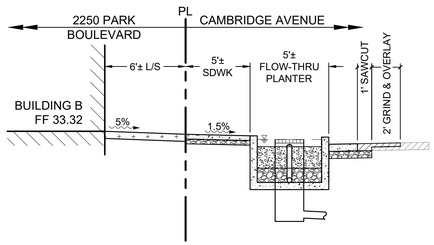
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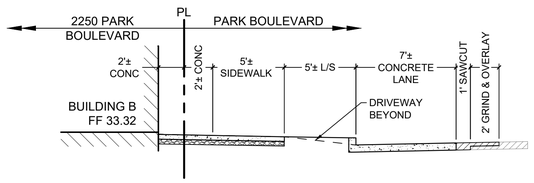
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SECTION G
1"=5'



SECTION H
1"=5'



SECTION I
1"=5'

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MAJOR ARCHITECTURAL REVIEW
24APP-00886

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Stamp

Sheet Information

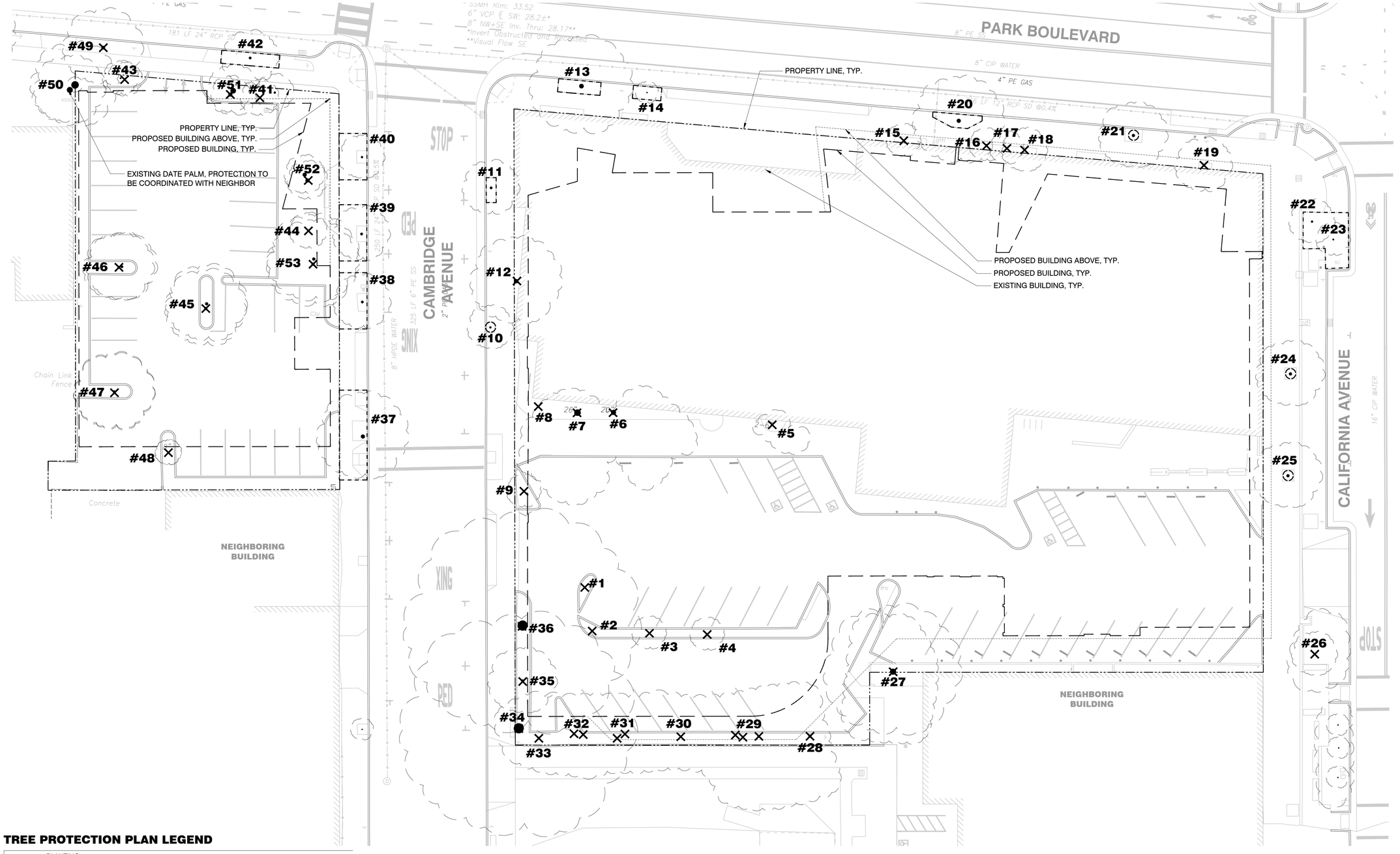
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Job Number	5314
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Approved	KW
Scale	AS SHOWN

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SECTIONS

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TREE PROTECTION PLAN LEGEND

PLANTING		
SYMBOL	ITEM	DESCRIPTION
	EXISTING TREE TO REMAIN	Existing Tree To Remain and Be Protected
	EXISTING TREE TO BE REMOVED	Tree to Be Removed For Site Development
	TYPE II TREE PROTECTION	6' High Chainlink Fence in Parkway Strip. Fence Distance To Outer Branches or TPZ. See Sheet T-1 For Details
	TYPE III TREE PROTECTION	2" of Orange Plastic Fencing Overland with 2" Thick Wooden Slats. Restricted For Use in Trees in Sidewalk Cutout Tree Wells Only and Only With Approval of Public Works. See Sheet T-1 For Details

REPLACEMENT TREE PLAN

TREE REMOVAL FOR PROPOSED DEVELOPMENT			
CANOPY OF REMOVED TREE	# OF TREES REMOVED	NATIVE REPLACEMENT RATIO	TOTAL TREE REPLACEMENT
4'-9'	1	2:1	2
10'-27'	24	3:1	72
28'-40'	1	4:1	4
TOTAL REPLACMENT TREES REQUIRED		(24" BOX)	78
TOTAL NEW 24" BOX MIN. TREES PROPOSED. FOR PROPOSED SITE TREES, SEE PLANTING PLANS.			28
REMAINING REPLACEMENT TREES TO BE SPECIFIED AS IN-LIEU- OF PLANTING TREE FEE			50

SEE ARBORIST REPORT OR SHEET T1 FOR DETAILED TREE REPLACEMENT PLAN

NOTES:

1. "Town approved tree protection warning signs are required to be installed and maintained at all times until all construction activities are completed."
2. "Required tree protection shall remain in place until all construction activities are completed. No changes to tree protection can be made until a revised tree protection plan is submitted and approved by the Town Arborist."
3. "Failure to install and maintain required tree protection will result in issuance of a stop work order and implementation of a corrective action plan."
4. "All tree protection fencing shall be chain link and a minimum of six feet in height with posts driven in the ground."

0 4' 8' 16' 32'

1

1/16" = 1' - 0"

EXISTING TREE PLAN

PLAN

STUDIO current
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Project:

156 California Ave

Mixed Use Proposal

Consultant

SAW

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MAJOR ARCHITECTURAL REVIEW 24APP-00886

Revision

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SB330	10.05.2023
MAJOR ARCH REVIEW	03.28.2024
REVISION 1	08.02.2024
REVISION 2	09.02.2026

Stamp

LICENSED LANDSCAPE ARCHITECT
MEGUMI AIHARA LA 6760
Signature 11-30-26
Renewal Date 09-01-26
Date
STATE OF CALIFORNIA

Sheet Information

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Checked	MA
Approved	MA
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Sheet Title

EXISTING TREE PLAN

L0.10

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KIELTY
ARBORISTS SERVICES LLC

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
1	Yes	(R)	FLAXLEAF PAPERBARK *Melaleuca linariifolia*	8-7-2-6	20/20	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
2	Yes	(R)	FLAXLEAF PAPERBARK *Melaleuca linariifolia*	6-6-5-4-5	20/12	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
3	Yes	(R)	FLAXLEAF PAPERBARK *Melaleuca linariifolia*	5-5-4-3-3	20/15	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
4	Yes	(R)	FLAXLEAF PAPERBARK *Melaleuca linariifolia*	7-6-5-5-4-3-3-4-3-3	20/15	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
5	No	(R)	FLAXLEAF PAPERBARK *Melaleuca linariifolia*	8-6	20/15	Fair	Poor	Fair	Fair	55%	Up against building, surrounded by concrete, Hardscape, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
6	Yes	(R)	CANARY ISLAND PINE *Pinus canariensis*	20	45/25	Good	Poor	Fair	Poor	50%	Leans away from number seven, up against foundation of building, in small planting strip, poor location for large species Tree to be removed, within new building footprint.	
7	Yes	(R)	CANARY ISLAND PINE *Pinus canariensis*	25.5	50/25	Good	Poor	Fair	Poor	50%	Leans away from number seven, up against foundation of building, in small planting strip, poor location for large species, codominant at top of canopy Tree to be removed, within new building footprint.	
8	Yes	(R)	CHINESE ELM *Ulmus parvifolia*	6-3-3	10/12	Poor	Fair	Fair	Poor	46%	Street Tree, Suppressed by pine trees, 1 foot from building foundation, codominant at grade Tree to be removed, within new building footprint.	
9	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	9.2	12/15	Good	Good	Good	Good	70%	Street Tree, Located in small planting pit within parking lot, codominant at 6 feet Tree to be removed, within new building footprint.	
10	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	9.2	12/15	Fair	Fair	Fair	Fair	65%	Street tree surrounded by Hardscape	
11	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	11.5	12/15	Fair	Fair	Fair	Fair	65%	Street tree surrounded by Hardscape	
12	No	(R)	BLACKWOOD ACACIA *Acacia melanoxylon*	15.8	35/16	Fair	Poor	Fair	Poor	20%	Invasive species, growing against building and around eaves, lapping over sidewalk, hazardous Tree to be removed, within new building footprint.	
13	Yes	(P)	AMERICAN SWEETGUM *Liquidambar styraciflua*	23	40/16	Fair-Poor	Poor	Poor	Poor	30%	Topped in past, large scar from 12 feet down to grade with associated decay, lions mane fungus on trunk at 10 feet, street tree	
14	Yes	(P)	LONDON PLANE TREE *Platanus × hispanica*	4.2	20/10	Good	Good	Good	Good	80%	Recently planted street tree	
15	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	8.1	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
16	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	6	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
17	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	4.9	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
18	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	8.7	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
19	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	9.2	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
20	Yes	(P)	BRADFORD PEAR *Pyrus calleryana 'Bradford'*	18	30/20	Fair	Poor	Fair	Poor	45%	Street Tree, Codominant at 12 feet with included bark, history of limb loss with associated decay, heading cuts, made in past, street tree	
21	Yes	(P)	LONDON PLANE TREE *Platanus × hispanica*	12	35/20	Good	Good	Good	Good	70%	Street tree, codominant at 10 feet, near underground utilities, roots cut at sidewalk edge in past	
22	Yes	(P)	VALLEY OAK *Quercus lobata*	8	25/15	Good	Good	Good	Good	80%	Young native Oak, Street tree	
23	Yes	(P)	SOUTHERN LIVE OAK *Quercus virginiana*	5.7	15/12	Good	Fair	Good	Good	70%	Street tree, suppressed by Valey Oak, number 22	
24	Yes	(P)	SOUTHERN LIVE OAK *Quercus virginiana*	10.6	30/25	Good	Good	Good	Good	80%	Street Tree, codominant at 8 feet, in small planting pit with metal tree grate, trunk lapping over metal tree grate	
25	Yes	(P)	LITTLELEAF LINDEN *Tilia cordata*	8.6	15/12	Good	Good	Good	Good	80%	Street tree surrounded by Hardscapes, in small planting pit with metal tree grate	
26	Yes	(P)	SOUTHERN LIVE OAK *Quercus virginiana*	9	20/20	Good	Good	Good	Good	80%	Street tree	
27	Yes	(R)	CHINESE ELM *Ulmus parvifolia*	23.6	40/35	Fair	Fair	Good	Fair	60%	Codominant at 15 feet, surrounded by Hardscape, heavily pruned in past, history of limb loss Tree to be removed, within new building footprint.	
28	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	18	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
29	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	10-9-10-9-6-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
30	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	9.8-6.1-4-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
31	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	7.9-6.8	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
32	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	8-9-6-6-4	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
33	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	8-8-7-3-3-1	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
34	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	11.9	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
35	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	13.9	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
36	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	11.1	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
37	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	17.3	35/30	Fair	Poor	Good	Fair	50%	Street tree, Codominant at 6 feet with decay at Union	
38	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	11.1	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
39	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	11.2	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
40	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	8.9	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
41	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	10.6	20/20	Good	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
42	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	11.2	20/20	Good	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes	
43	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	8	20/20	Fair	Good	Good	Good	65%	Street tree, Topped in the past, surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
44	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	8.4	15/15	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet.	
45	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	16.3	20/18	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
46	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	12.2	20/20	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
47	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	12.1	25/25	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
48	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	7.3	15/8	Fair	Poor	Poor	Fair	50%	Street tree, Topped in the past, surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
49	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	16	35/16	Fair	Fair	Fair	Fair	60%	Street tree, 40% live crown, ratio, heading cuts in past, codominant at 20 feet Tree to be removed, within new building footprint.	
50	Yes	(R)	CANARY ISLAND DATE PALM *Phoenix canariensis*	33.8	40/25	Good	Good	Good	Good	80%	Street tree, Tree on property line, likely a shared tree, surrounded by Hardscapes Tree to be removed, within new building footprint.	
51	Yes	(R)	MEXICAN FAN PALM *Washingtonia robusta*	26.3	25/8	Fair	Good	Good	Good	65%	Street tree, Surrounded by hardscape. Old fronds still on tree. Tree to be removed, within new building footprint.	
52	Yes	(R)	MEXICAN FAN PALM *Washingtonia robusta*	25.1	40/8	Fair	Good	Good	Good	65%	Street tree, Surrounded by hardscape. Old fronds still on tree. Tree to be removed, within new building footprint.	
53	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	10.3-9.2	35/26	Fair-Poor	Poor	Fair	Poor	45%	Codominant at 2 feet with included bark, deadwood, invasive species	

NOTES:

1. Tree Protection Via Arborist Recommendations, See Arborist Report.
2. For Tree Replacement Information, See Arborist Report
3. For Building Details, See Arch Dwgs.
4. For Utilities and Street Improvement Details, See Civil Dwgs.
5. For DMA & TCM Information, See Civil Dwgs
6. For Planting Information, See Landscape Planting Plans

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MAJOR ARCHITECTURAL REVIEW 24APP-00886

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MEGUMI AIHARA LA 6496
Signature
11-30-26
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Date
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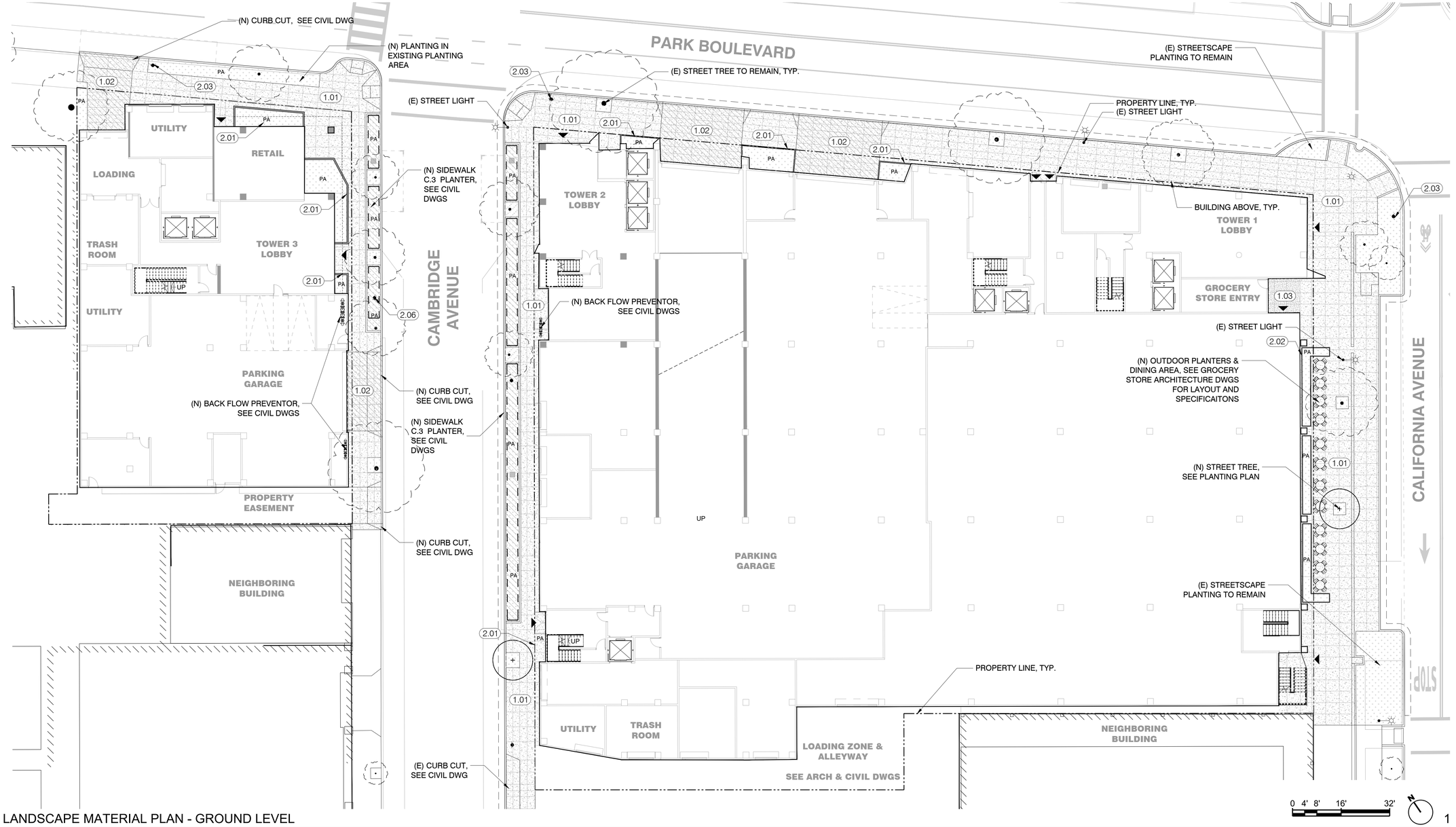
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EXISTING TREE INVENTORY

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LANDSCAPE MATERIAL PLAN - GROUND LEVEL

PLAN

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans
5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"

MATERIALS LEGEND - GROUND LEVEL

1.00 PAVEMENTS

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01		CITY SIDEWALK	Reinforced CIP Concrete Pavement Per Palo Alto Standards, See Civil Dwgs.	
1.02		CONCRETE PAVEMENT - VEHICULAR	Reinforced CIP Concrete Pavement with Vehicular Subgrade Profile. Vehicular Pavement per Palo Alto Standards in City R.O.W. where applicable. See Civil Dwgs.	
1.03		CONCRETE PAVEMENT - PEDESTRIAN	CIP Reinforced Concrete Per Geotech Recommendations. Integral Color with Sand Float Finish. See Arch Dwgs for Pavement Adjacent to Building.	

2.00 WALLS, GATES, FENCES, MISC

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		CUSTOM METAL PLANTER	Powdercaoted Metal Planter, 30" Exterior Height to Finish Grade.	
2.02		CUSTOM METAL PLANTER @ GROCERY STORE	Metal Planter per Layout and Spec of Grocery Store Architecture Dwgs	
2.03		FIRE HYDRANT	See Civil Dwgs	

3.00 PLANTING

SYMBOL	ITEM	DESCRIPTION	DETAIL
+	PROPOSED STREET TREE	For Layout, See Planting Plan. Species Per Recommendation of City Arborist. 1400 Cubic Feet of Non-compacted Soil to Be Provided In Continuous Planting Trenches.	
+	PROPOSED SITE TREE	For Layout, See Planting Plan. Provide Non-compacted Soil to Meet Criteria Outlined in Citywide Design Guidelines	
•	EXISTING SITE TREES	Species And Replacement Strategy To Be Determined Based on Arborist Report	
PA	PLANTING AREA	See Planting Plan and Planting Details	
PA	C.3 FLOW-THROUGH PLANTER	See Planting Plan and Planting Details	

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REVISION 2	09.02.2026

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"LICENSED LANDSCAPE ARCHITECT" MEGUMI AIHARA LA 6980 Signature 11-30-26 Renewal Date 09-01-26 Date STATE OF CALIFORNIA

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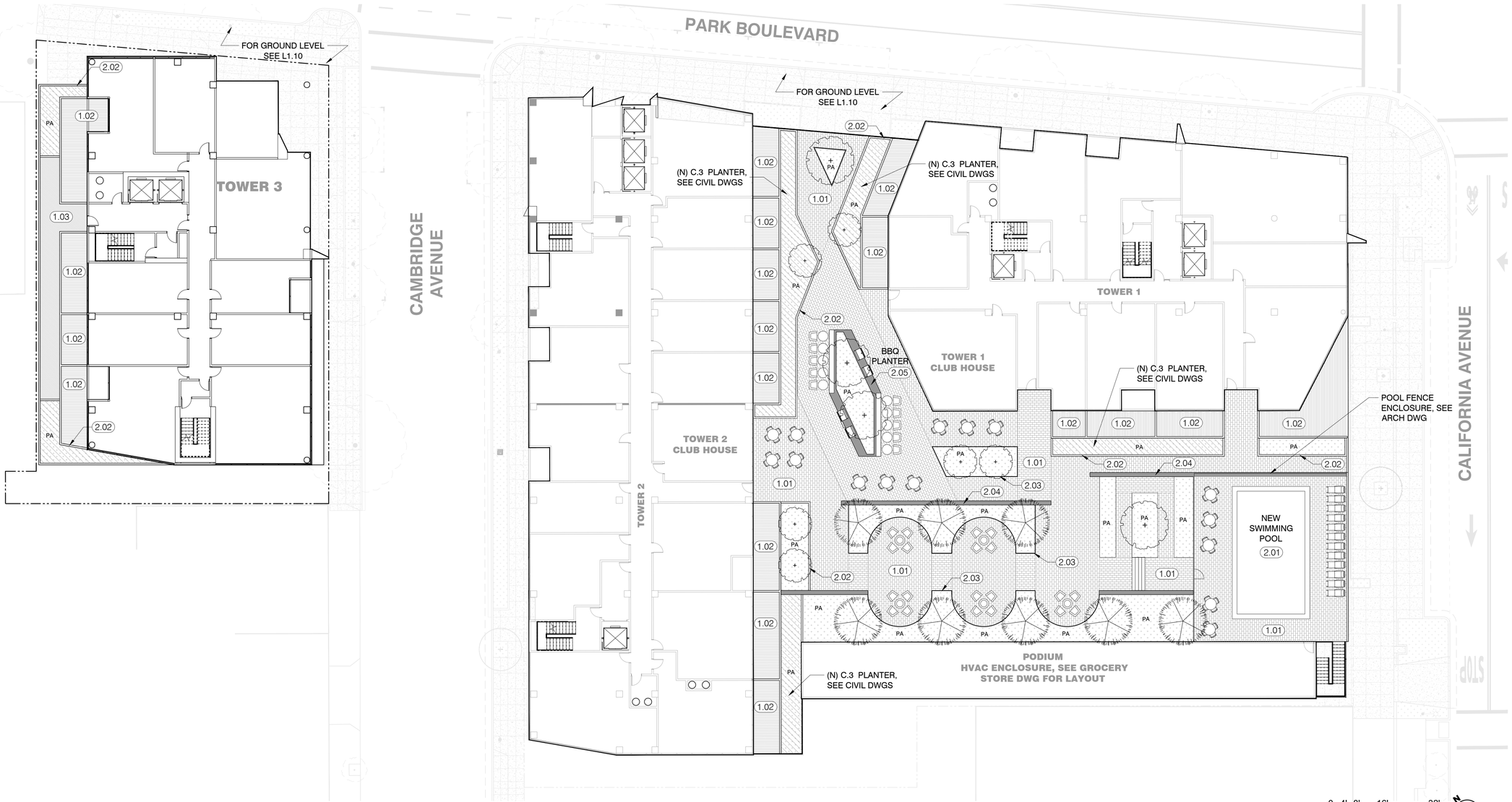
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LANDSCAPE MATERIAL PLAN - GROUND LEVEL

L1.10

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LANDSCAPE MATERIAL PLAN - LEVEL 3 (COURTYARD)

PLAN

MATERIALS LEGEND - LEVEL 3

1.00 PAVMENTS

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01		LINEAR CONCRETE PAVER - ON STRUCTURE	Precast Concrete Paver from Stepstone, Inc. Sandset over Filter Fabric, Clean Washed Drain Rock, and Drainage Board on Waterproofed Building Structure.	
1.02		WOOD DECK - ON STRUCTURE	1x6 Ipe Wood Decking	
1.03		GRAVEL PAVING - ON STRUCTURE	2" Decorative Gravel over Filter Fabric, Clean Washed Drain Rock, and Drainage board.	

2.00 WALLS, GATES, FENCES,MISC

NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		SWIMMING POOL	Swimming Pool with 'Cabo' Shelf and Precast Concrete Coping. 42" Water Depth	
2.02		CIP PLANTER WALL	CIP Boardform Concrete Wall, 36" Internal Depth, 30" H Above Finished Grade of Paving Varies, Integral Color	
2.03		METAL PLANTER	Concreteworks Hemi 60 Firepit, Electronic Ignition, Color: Fog	
2.04		CIP FEATURE WALL	CIP Boardform Concrete Wall, 36" Above Finish Grade of Paving, Integral Color	
2.05		CIP BBQ Planter	CIP Boardform Concrete with Built In Gas BBQ Station and Planter, Integral Ipe Wood Seat & Lounge, Planter To Have 36" Internal Depth	

3.00 PLANTING

SYMBOL	ITEM	DESCRIPTION	DETAIL
+	PROPOSED TREE	See Planting Plan and Planting Details	
PA	PLANTING AREA	See Planting Plan and Planting Details	
PA	C.3 FLOW-THROUGH PLANTER	See Planting Plan and Planting Details	

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans

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LICENSED LANDSCAPE ARCHITECT – REGUMI AIHARA LA 6986 – Signature 11-30-26 – Renewal Date 09-01-26 – Date – STATE OF CALIFORNIA

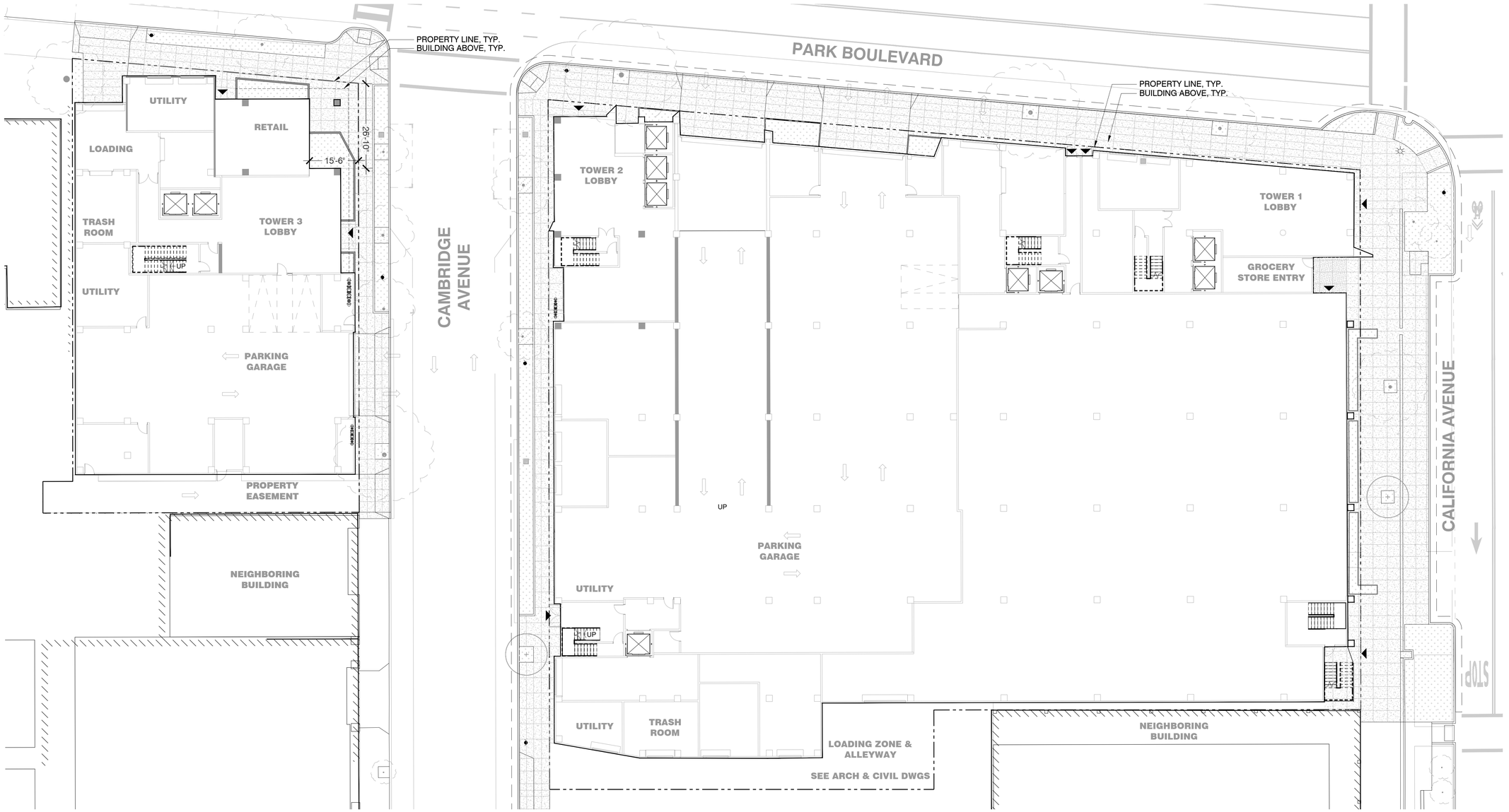
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LANDSCAPE MATERIAL PLAN - LEVEL 3 (COURTYARD)

L1.20

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LANDSCAPE LAYOUT PLAN - GROUND LEVEL

PLAN

1/16" = 1' - 0"

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
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MEGUMI AIHARA LA 6496
Signature
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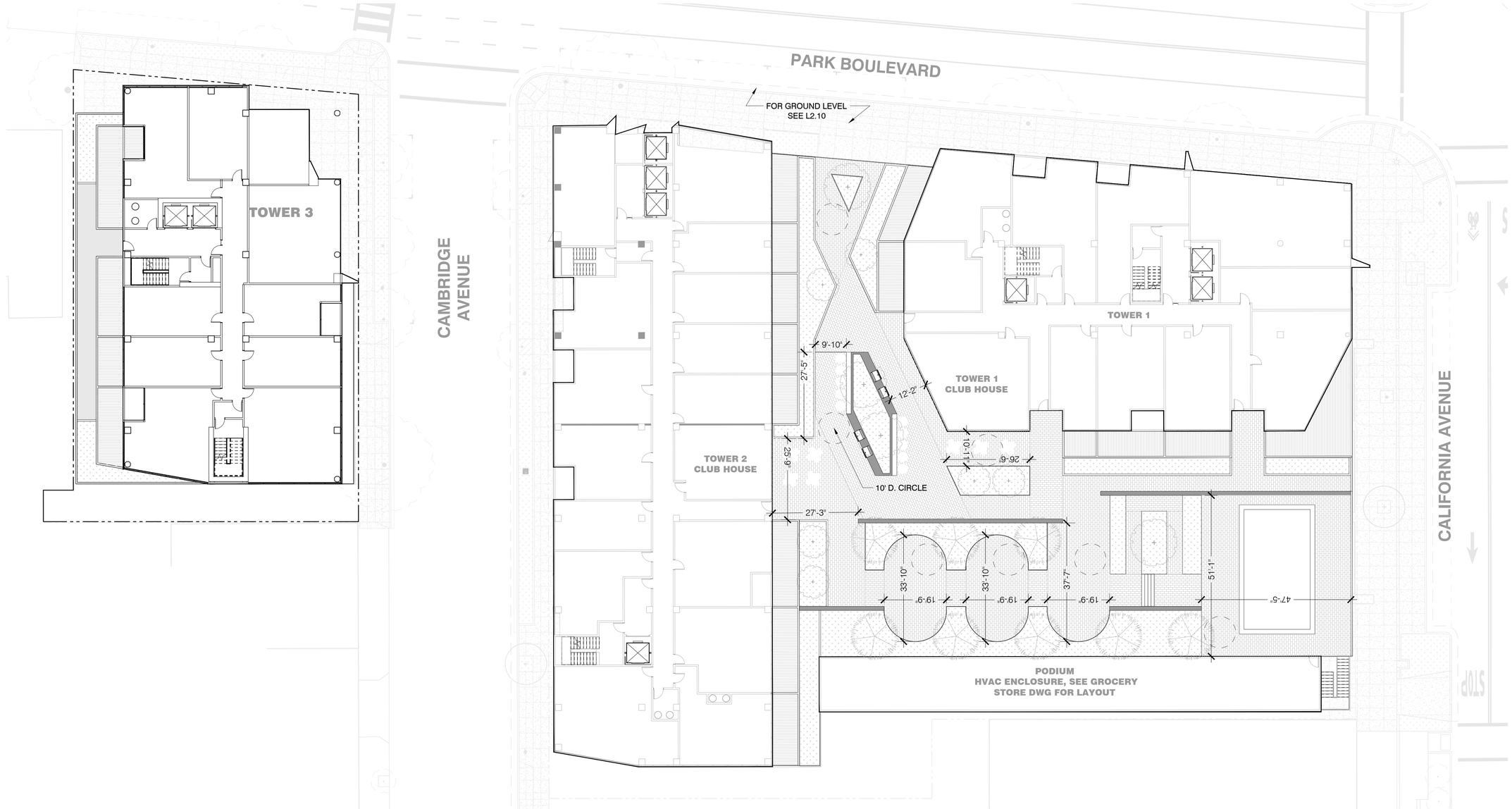
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LANDSCAPE LAYOUT PLAN - GROUND LEVEL

L2.10

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0 4' 8' 16' 32'

N

1

LANDSCAPE LAYOUT PLAN - LEVEL 3 (COURTYARD)

PLAN

1/16" = 1' - 0"

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans

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LANDSCAPE LAYOUT PLAN - LEVEL 3 (COURTYARD)

L2.20

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NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Landscape Materials, See Landscape Material Plans.
5. 3" of Mulch Applied on all Exposed Planting Surfaces.
6. Compost At a Minimum Rate of 4 cy per 1000 sf of Permeable Area, to a Depth of 6".
7. Street Trees Shown on This Permit Are Conceptual.
8. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"
9. "The final planting and irrigation plan must be approved by Planning and Utilities Marketing prior to building permit approval."
10. "Place 3 inches of composted, non-floatable mulch in areas between stormwater plantings and side slopes. For guidance on the mulch, refer to the C.3 Stormwater Handbook Chapter 6.1, page 6-5 under "Vegetation."

MASTER PLANTING LEGEND

TREES

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
	ST	*Street Tree Per City Arborist*	2	36" Box	As shown	--	--	12' Min. Distance From Building Face
	OE	*Olea europaea 'Wilson Fruitless'* Wilson Fruitless Olive	8	36" Box	As shown	N	L	Multistem Form
	AU	*Arbutus unedo* Strawberry Tree	4	36" Box	As shown	N	VL	Multistem Form
	CL	*Chilopsis linearis 'Hope'* Hope White Desert Willow	6	24" Box	As shown	Y	VL	Multistem Form

STREETSCAPE PLANTERS

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-1	MR	*Muhlenbergia rigens* Deergrass	180	1 Gal	18" O.C.	Y	L	
	LC	*Leymus condensatus 'Canyon Prince'* Giant Wildrye	180	1 Gal	18" O.C.	Y	VL	
	SC	*Salvia clevelandii* Cleveland Sage	165	5 Gal	30" O.C.	Y	VL	

STREETSCAPE C.3 STORMWATER PLANTERS

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-2	CB	*Carex divulsa* Berkeley Sedge	220	1 Gal	18" O.C.	N	L	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	CT	*Chondropetalum tectorum* Small Cape Rush	220	5 Gal	24" O.C.	N	L	
	JP	Juncus patens California Grey Rush	220	1 Gal	24" O.C.	Y	L	
	FC	Fragaria chiloensis Beach Strawberry	340	1 Gal	12" O.C.	Y	VL	

SHADE GARDEN

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-6	SD	*Satureja douglasii* Yerba Buena	120	1 Gal	12" O.C.	Y	L	
	NC	*Nephrolepis cordifolia* California Sword Fern	30	1 or 5 Gal	30" O.C.	Y	L	
	WF	*Woodwardia fimbriata* Giant Chain Fern	20	1 or 5 Gal	30" O.C.	Y	L	

REPLACEMENT TREE PLAN

TREE REMOVAL FOR PROPOSED DEVELOPMENT

CANOPY OF REMOVED TREE	# OF TREES REMOVED	NATIVE REPLACEMENT RATIO	TOTAL TREE REPLACEMENT
4'-9'	3	2:1	2
10'-27'	25	3:1	72
28'-40'	1	4:1	4
TOTAL REPLACMENT TREES REQUIRED (24" BOX)			78
TOTAL NEW 24" BOX MIN. TREES PROPOSED. FOR PROPOSED SITE TREES, SEE PLANTING PLANS.			20
REMAINING REPLACEMENT TREES TO BE SPECIFIED AS IN-LIEU- OF PLANTING TREE FEE			58

SEE ARBORIST REPORT OR SHEET T1 FOR DETAILED TREE REPLACEMENT PLAN

PODIUM C.3 STORMWATER PLANTERS

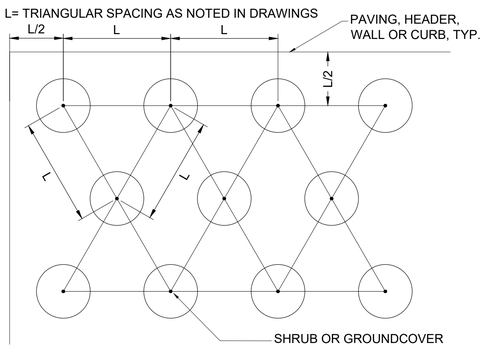
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-3	JP	*Juncus patens* California Grey Rush	125	5 Gal	24" O.C.	Y	M	All Species Approved for Flow-Through Planter Treatment Type in Santa Clara County C.3 Guidelines
	EL	*Lippia nodiflora* Kurapia	115	1 Gal	12" O.C.	N	L	
	ID	*Iris douglasiana* Douglas Iris	85	5 Gal	18" O.C.	Y	L	
	VL	*Verbena lilacina* 'De La Mina' De La Mina Verbena	85	5 Gal	36" O.C.	N	L	
	HM	*Heuchera maxima* Island Alum Root	85	5 Gal	24" O.C.	Y	L	
	RC	*Rhamnus californica 'Little Sur'* Little Sur Coffeeberry	21	15 Gal	48" O.C.	Y	VL	

PODIUM COURTYARD

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-4	FR	*Satureja douglasii* Yerba Buena	320	1 Gal	12" O.C.	Y	M	
	EK	*Ribes viburnifolium* Catalina Currant	320	1 Gal	18" O.C.	Y	VL	
	WF	*Nephrolepis cordifolia* Sword Fern	320	5 Gal	24" O.C.	N	M	
	NC	*Woodwardia fimbriata* Giant Chain Fern	120	5 Gal	30" O.C.	Y	M	
	WI	*Rhus integrifolia* Lemonade Berry	45	15 Gal	30" O.C.	Y	VL	
	CS	*Heuchera sanguinea 'Snow Angel'* Snow Angel Coral Bells	180	1 Gal	24" O.C.	Y	L	
	HR	*Heuchera 'Rosada'* Hybrid Alum Root	180	1 Gal	24" O.C.	Y	L	
	SR	*Sarcococca ruscifolia* Fragrant Sweet Box	45	15 Gal	30" O.C.	N	M	
	RC	*Rhamnus californica 'Little Sur'* Little Sur Coffeeberry	45	15 Gal	48" O.C.	Y	VL	

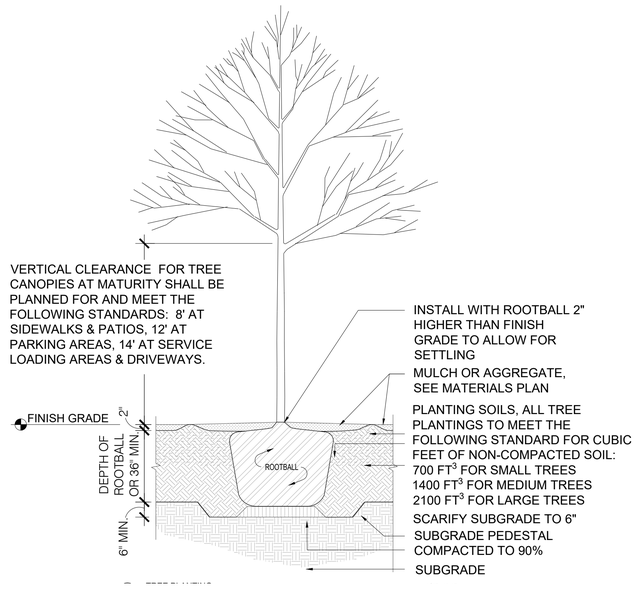
PODIUM POOL AREA

SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	NATIVE	WATERUSE	NOTES
PL-5	LL	*Lomandra longifolia 'Platinum Beauty'* Platinum Beauty Dwarf Mat Rush	90	1 Gal	18" O.C.	N	L	
	AB	*Anigozanthos 'Big Red'* Big Red Kangaroo Paws	25	5 Gal	24" O.C.	N	M	
	AU	*Anigozanthos 'Bush Dawn'* Yellow Kangaroo Paws	25	5 Gal	24" O.C.	N	M	
	CC	*Carpenteria californica* Bush Anemone	7	15 Gal	30" O.C.	Y	VL	
	LG	*Leucadendron galpinii* Pincushion	7	15 Gal	30" O.C.	N	L	
	LI	*Leucadendron 'Little Bit'* Pincushion	7	15 Gal	30" O.C.	Y	L	
	AS	*Agave shawii x attenuata 'Blue Flame'* Agave 'Blue Flame'	7	15 Gal	48" O.C.	N	L	
	AE	*Arctostaphylos 'Emerald Carpet'* Emerald Carpet Manzanita	40	1 Gal	18" O.C.	Y	VL	



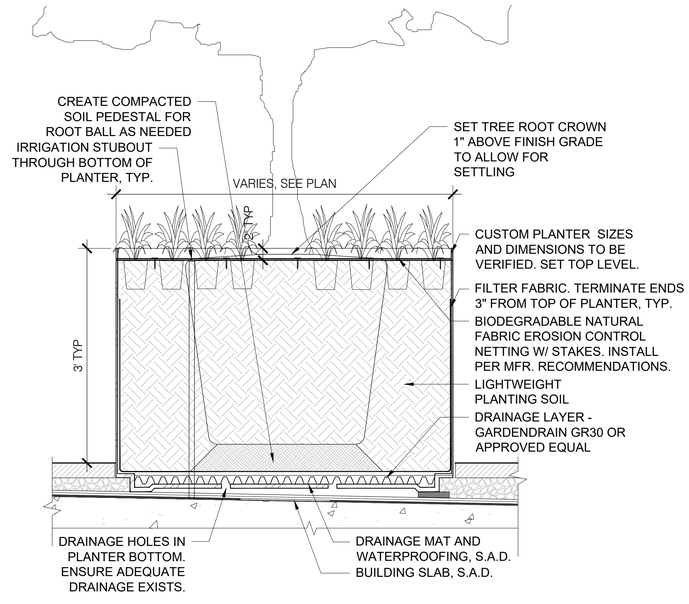
STANDARD PLANT SPACING 3

DETAIL 1/4" = 1' - 0"



STANDARD TREE PLANTING 2

DETAIL 1" = 1' - 0"



LANDSCAPE PLANTER TYPICAL DETAIL 1

DETAIL 1" = 1' - 0"

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Project:

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Mixed Use Proposal

Consultant

SAW

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MAJOR ARCHITECTURAL REVIEW 24APP-00886

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LICENSED LANDSCAPE ARCHITECT
MEGUMI AIHARA LA 6498
Signature
11-30-26
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09-01-26
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Sheet Information

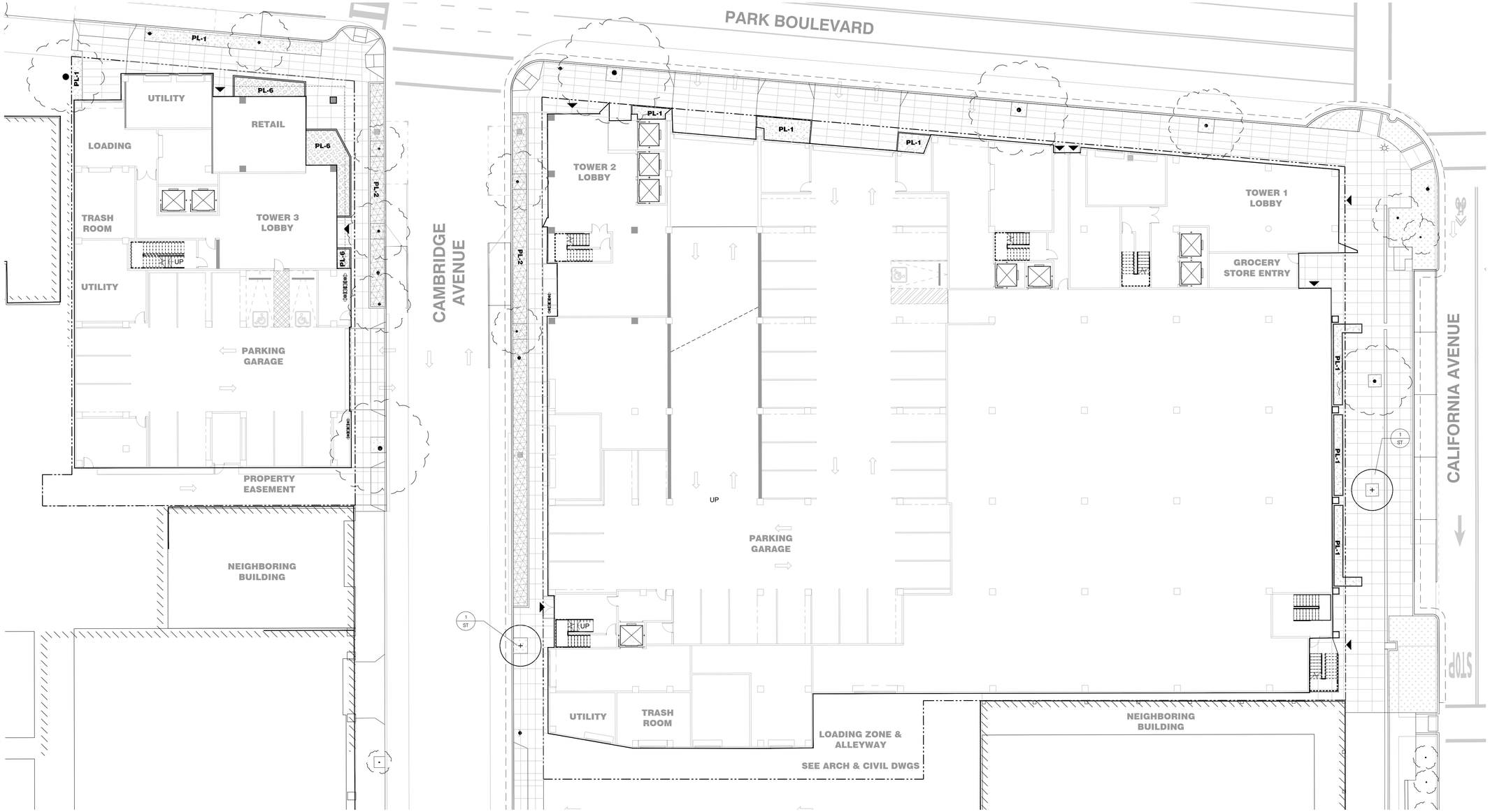
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Checked	MA
Approved	MA
Scale	NTS

Sheet Title

LANDSCAPE PLANTING PLAN - PLANTING LEGEND

L4.00

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LANDSCAPE PLANTING PLAN - GROUND LEVEL

PLAN

1/16" = 1' - 0"

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans

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MEGUMI AIHARA LA #6500
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Date
STATE OF CALIFORNIA

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Sheet Title

LANDSCAPE PLANTING PLAN - GROUND LEVEL

L4.10

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SECTION A: HYDROZONE INFORMATION TABLE

	Cells with pale blue background are for entering data	Enter Value in Pale Blue C
	Results show in cells with tan background	Tan Cells Show Results
	Messages and warnings are displayed in cells with yellow background	Messages and Warnings
	1) Select city by clicking on pale blue cell and choosing a city from the drop down menu	Click on the blue cell on right to Pick City Name: Palo Alto
	ETo appears in the tan cell below the name of the city	ET_o of City from Appendix A: 4
TOWER 3 STREET TREES		
TOWER 3 C.3 STREET PLANTING	2) Enter Specila Landscape Area (SLA)	Enter SLA
TOWER 2 STREET TREES		**Results:**
CAMBRIDGE C.3 STREETSCAPE PLANTING	3) MAWA results appear in the tan cells	MAWA = (ET_o) x (0.62) x [SLA]]
TOWER1 & 2 STREETSCAPE PLANTERS		
PARK BLVD STREET TREES		
CALIFORNIA AVE STREET TREES		
PODIUM PLANTERS		
PODIUM PLANTERS		**MAWA calculation incorporating Effective Precipitation (Optional)**
PODIUM C.3. PLANTERS		
PODIUM TREE PLANTING		ET_o of City from Appendix A: 4
PODIUM TREE PLANTING		Speical Landscape Area
PODIUM C.3 TREE PLANTING		
TOWER 3 PODIUM C.3 PLANERS	4) If you are considering effective precipitation (Eppt), enter the total annual precipition	
PODIUM POOL	5) Effective precipitation	Enter Effective Precipitation
	6) For comparison, MAWA without effective precipitation is displayed below: 0.00	
	MAWA without Eppt (Gallons)	**Results:** MAWA=$(ET_o$ - Eppt) x (0.62) x [SLA]]

SECTION B: WATER BUDGET CALCULATIONS

Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
0.10	45	0.81	**6**
0.20	531	0.81	**131**
0.20	68	0.81	**17**
0.20	663	0.81	**164**
0.20	452	0.81	**112**
0.10	68	0.81	**8**

PROJECT MEETS WATER EFFICIENCY REQUIREMENTS:

ETWU IS LESS THAN MAWA

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For Landscape Materials, See Landscape Material Plans.
4. For Planting Information, See Landscape Planting Plans.
5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"
9. "The final planting and irrigation plan must be approved by Planning and Utilities Marketing prior to building permit approval."

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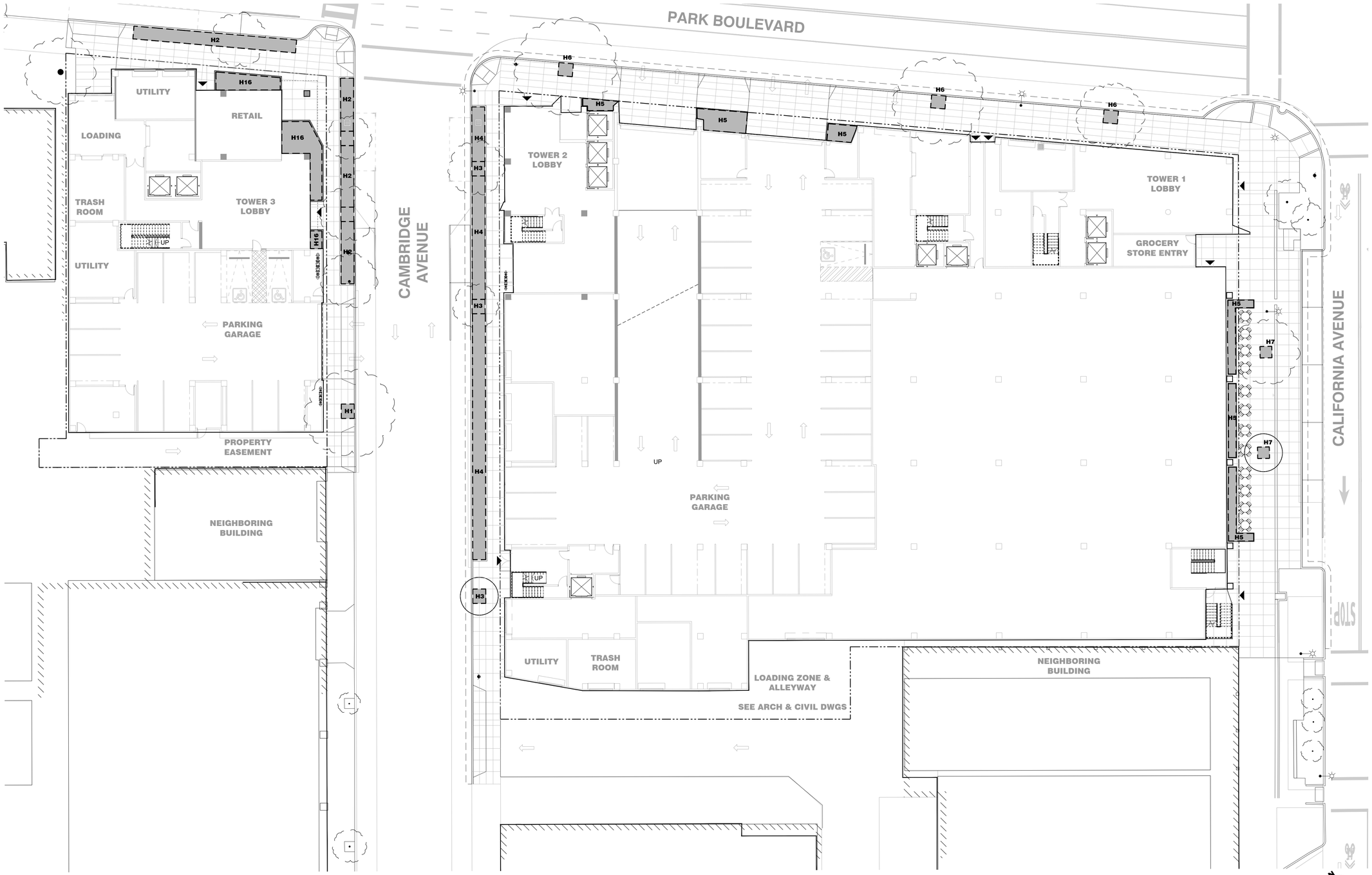
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Sheet Title

LANDSCAPE HYDROZONE WELO CALCULATIONS

L5.00

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1

1/16" = 1' - 0"

LANDSCAPE HYDROZONE PLAN - GROUND LEVEL

PLAN

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans
5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"

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Date
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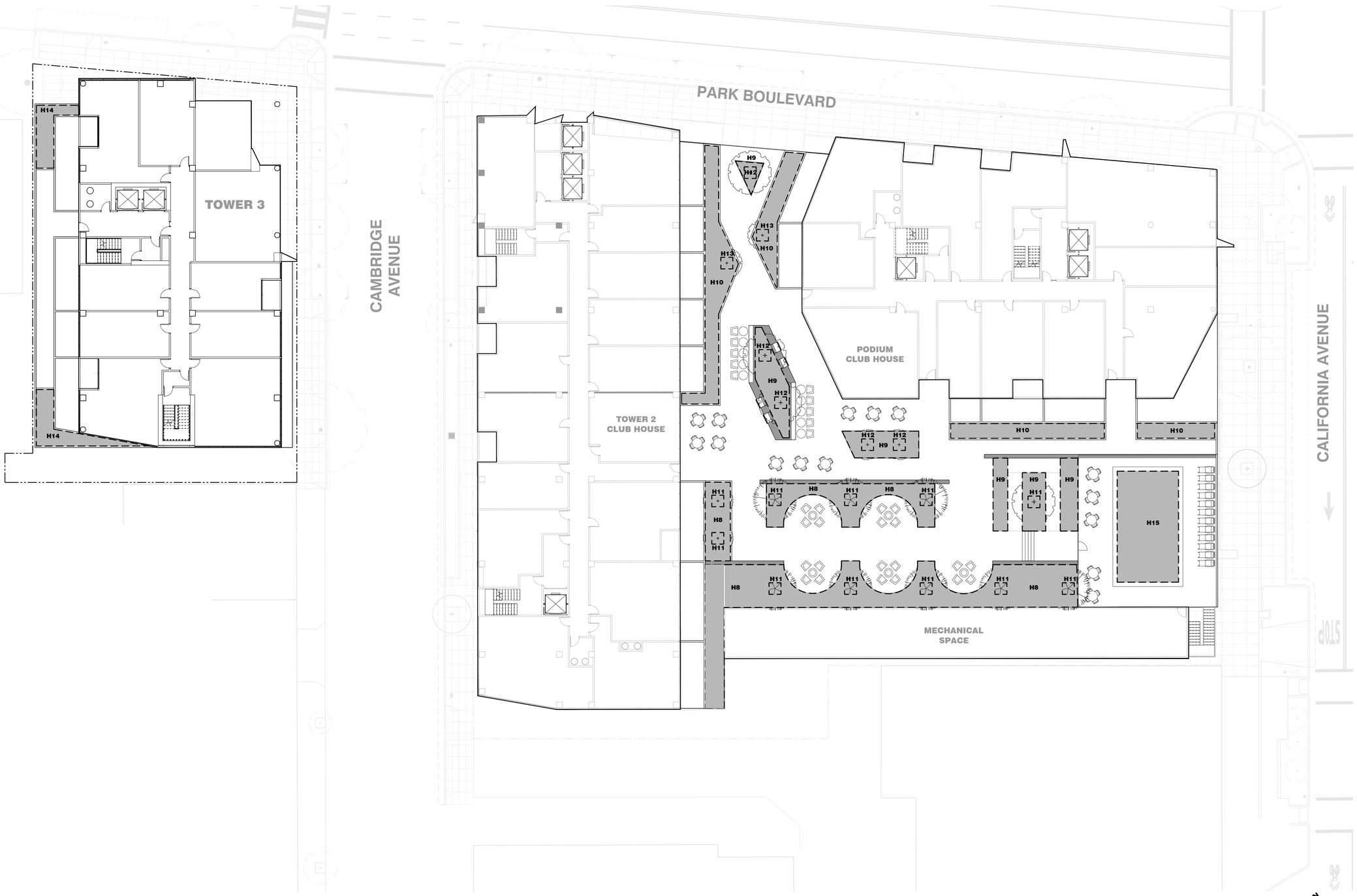
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Approved	MA
Scale	1/16"= 1'-0"

Sheet Title

LANDSCAPE HYDROZONE PLAN - GROUND LEVEL

L5.10

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LANDSCAPE HYDROZONE PLAN - LEVEL 3 (COURTYARD)

PLAN

1/16" = 1' - 0"

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For DMA & TCM Information, See Civil Dwgs
4. For Planting Information, See Landscape Planting Plans
5. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"

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Sheet Title

LANDSCAPE HYDROZONE PLAN - LEVEL 3

L5.20

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City of Palo Alto
Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

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

156 California Ave
Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW
24APP-00886

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: 156 California Avenue, Palo Alto, CA 94306

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

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

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

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

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

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? ☑ **YES** ☐ **NO**
*If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM[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: _____ Print: _____ Date: _____
(Prop. Owner or Agent)

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

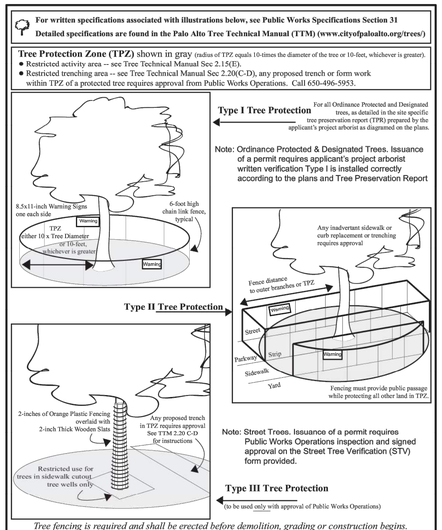


Table 2-2 Palo Alto Tree Technical Manual

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.)
   - *
   - *

ADDENDUM 11

City of Palo Alto Tree Technical Manual

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

Monthly Tree Activity Report- *Construction Site*

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

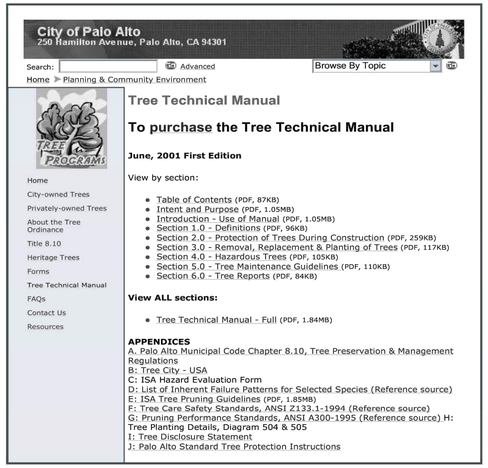
Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.

1. Assignment Activity (Demolition/grading/sewer/trenching/foundation/list relevant visits)
   a. Pre-construction meeting requirement with sub-contractors
   b. Inspect to verify that tree protection measures are in place
   c. Determine if field adjustments, watering or plan revisions may be needed
2. Field Observations (general site-wide and list by individual tree number)
   a. Tree Protection Fences (TPF) are …
   b. Trenching has/will occur …
3. Action Items (list site-wide, by tree number and date to be satisfied) and Date Due
   a. Tree Protection Fence (TPF) needs adjusting (tree # 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



APPENDIX J

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

31-1 General

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

31-2 Reference Documents

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

31-3 Execution

a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.
b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats board 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

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/SI.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

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

156 California Ave
Palo Alto, CA
Arborist Report 2024

Prepared For:
Chris Freise
REDCO Development LLC

Site: 156 California Ave
Palo Alto, CA 94306

Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified

KIELTY
ARBORISTS SERVICES LLC
Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187 San Mateo, CA 94403
650- 532-4418

Date: March 25, 2024

Chris Freise
REDCO Development LLC
Four Embarcadero Center, Suite 1400
San Francisco, CA 94111

Arborist Report for 156 California Ave, Palo Alto, CA 94306

INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC visited the property at 156 California Ave, Palo Alto, CA 94306 above on 1/30/2024 to evaluate the trees present with respect to the proposed construction project. The report below contains the analysis of the site visit conducted on 1/30/2024. REDCO Development LLC is planning to build three towers for both residential and commercial use at 156 California Ave. The current site consists of a grocery store and parking lot. The findings and recommendations presented in this report are based on the construction plans titled "156 California Ave- mixed use proposal sheets L1.10" by Studio Current. These plans were electronically provided to us via email and are dated 3/15/2024. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how to mitigate impacts where needed.

There are 53 trees on the property, 44 of which are protected (1-4, 6-11, 13-27, 34-52).

Data Summary:

Total Trees	Significant / Protected Trees	Non-Protected Trees
53	44	9

37 trees are proposed for removal, as they are in decline or conflict with proposed project features. All other protected trees are in Poor to Good condition and should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive the proposed construction.

ASSIGNMENT

At the request of Chris Freise, Kielty Arborists Services LLC conducted a site visit on 1/30/2024 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the city of Palo Alto. The analysis in this report is based on the plans received from Studio Current dated 3/15/2024.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

The City of Palo Alto requires the following tree reporting elements for development projects:
1. Map of tree locations.
2. Tree protection or removal recommendations for all trees over 4 inches in diameter.
3. Tree Protect Plan for all protected trees.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that Kielty Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

EVALUATION FIELDS

Tree Tag #:	**Protected Tree:**
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.):	**Trunk (in.):**
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.
Comments:	**Tree Picture:**
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove:	**Common Name / Scientific Name:**
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.
If more than 1 Trunks, Total Diameter:	**6 ,8, 10 Times the Diameter (ft.):**
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.
Appraised Value:	
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:	Tree Health Ratings:
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.	**Poor:** Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.	**Fair:** Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	**Good:** Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.
Suitability for Preservation:	**Tree Form Ratings:**
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.	**Poor:** Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.	**Fair:** Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.	**Good:** Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

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

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
1	Yes	(R)	FLAXLEAF PAPERBARK ***Melaleuca linariifolia***	8-7-2-6	20/20	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
2	Yes	(R)	FLAXLEAF PAPERBARK ***Melaleuca linariifolia***	6-6-5-4.5	20/12	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
3	Yes	(R)	FLAXLEAF PAPERBARK ***Melaleuca linariifolia***	5-5-4-3-3	20/15	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
4	Yes	(R)	FLAXLEAF PAPERBARK ***Melaleuca linariifolia***	7-6-6-5-4-3-3-4-3-3	20/15	Fair	Poor	Fair	Fair	55%	Street Tree, Located in small, planting strip, damaging asphalt and parking lot, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
5	No	(R)	FLAXLEAF PAPERBARK ***Melaleuca linariifolia***	8-6	20/15	Fair	Poor	Fair	Fair	55%	Up against building, surrounded by concrete, Hardscape, codominant at grade, minor deadwood. Tree to be removed, within new building footprint.	
6	Yes	(R)	CANARY ISLAND PINE ***Pinus canariensis***	20	45/25	Good	Poor	Fair	Poor	50%	Leans away from number seven, up against foundation of building, in small planting strip, poor location for large species Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
7	Yes	(R)	CANARY ISLAND PINE ***Pinus canariensis***	25.5	50/25	Good	Poor	Fair	Poor	50%	Leans away from number seven, up against foundation of building, in small planting strip, poor location for large species, codominant at top of canopy Tree to be removed, within new building footprint.	
8	Yes	(R)	CHINESE ELM ***Ulmus parvifolia***	6-3-3	10/12	Poor	Fair	Fair	Poor	46%	Street Tree, Suppressed by pine trees, 1 foot from building foundation, codominant at grade Tree to be removed, within new building footprint.	
9	Yes	(R)	CHINESE PISTACHE ***Pistacia chinensis***	9.2	12/15	Good	Good	Good	Good	70%	Street Tree, Located in small planting pit within parking lot, codominant at 6 feet Tree to be removed, within new building footprint.	
10	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	9.2	12/15	Fair	Fair	Fair	Fair	65%	Street tree surrounded by Hardscape	
11	Yes	(P)	CHINESE PISTACHE ***Pistacia chinensis***	11.5	12/15	Fair	Fair	Fair	Fair	65%	Street tree surrounded by Hardscape	
12	No	(R)	BLACKWOOD ACACIA ***Acacia melanoxylon***	15.8	35/16	Fair	Poor	Fair	Poor	20%	Invasive species, growing against building and around eaves, lapping over sidewalk, hazardous Tree to be removed, within new building footprint.	

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
13	Yes	(P)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	23	40/16	Fair-Poor	Poor	Poor	Poor	30%	Topped in past, large scar from 12 feet down to grade with associated decay, lions mane fungus on trunk at 10 feet, street tree	
14	Yes	(P)	LONDON PLANE TREE ***Platanus × hispanica***	4.2	20/10	Good	Good	Good	Good	80%	Recently planted street tree	
15	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	8.1	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
16	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	6	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
17	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	4.9	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
18	Yes	(R)	AMERICAN SWEETGUM ***Liquidambar styraciflua***	8.7	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	

156 California Ave
Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW 24APP-00886

Project Data

T-2

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

Special Tree Protection Instruction Sheet
City of Palo Alto

T-2

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
19	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	9.2	30/15	Fair	Fair	Fair	Poor	50%	Street Tree, Tree located up against building foundation, in contact with building Tree to be removed, within new building footprint.	
20	Yes	(P)	BRADFORD PEAR *Pyrus calleryana 'Bradford'*	18	30/20	Fair	Poor	Fair	Poor	45%	Street Tree, Codominant at 12 feet with included bark, history of limb loss with associated decay, heading cuts, made in past, street tree	
21	Yes	(P)	LONDON PLANE TREE *Platanus × hispanica*	12	35/20	Good	Good	Good	Good	70%	Street tree, codominant at 10 feet, near underground utilities, roots cut at sidewalk edge in past	
22	Yes	(P)	VALLEY OAK *Quercus lobata*	8	25/15	Good	Good	Good	Good	80%	Young native Oak, Street tree	
23	Yes	(P)	SOUTHERN LIVE OAK *Quercus virginiana*	5.7	15/12	Good	Fair	Good	Good	70%	Street tree, suppressed by Valey Oak, number 22	
24	Yes	(P)	SOUTHERN LIVE OAK *Quercus virginiana*	10.6	30/25	Good	Good	Good	Good	80%	Street Tree, codominant at 8 feet, in small planting pit with metal tree grate, trunk lapping over metal tree grate	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
25	Yes	(P)	LITTLELEAF LINDEN *Tilia cordata*	8.6	15/12	Good	Good	Good	Good	80%	Street tree surrounded by Hardscapes, in small planting pit with metal tree grate	
26	Yes	(P)	SOUTHERN LIVE OAK *Quercus virginiana*	9	20/20	Good	Good	Good	Good	80%	Street tree	
27	Yes	(R)	CHINESE ELM *Ulmus parvifolia*	23.6	40/35	Fair	Fair	Good	Fair	60%	Codominant at 15 feet, surrounded by Hardscape, heavily pruned in past, history of limb loss Tree to be removed, within new building footprint.	
28	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	18	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
29	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	10-9-10-9-6-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
30	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	9.8-6.1-4-3	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
31	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	7.9-6.8	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
32	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	8-9-6-6-4	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
33	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	8-8-7-3-3-1	36/30	Fair	Poor	Fair	Fair	40%	Poor species, invasive, codominant at grade, surrounded by Hardscapes Tree to be removed, within new building footprint.	
34	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	11.9	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
35	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	13.9	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
36	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	11.1	30/25	Fair	Good	Good	Good	70%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
37	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	17.3	35/30	Fair	Poor	Good	Fair	50%	Street tree, Codominant at 6 feet with decay at Union	
38	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	11.1	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
39	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	11.2	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
40	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	8.9	25/15	Fair	Fair	Fair	Fair	60%	Street tree, surrounded by Hardscapes	
41	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	10.6	20/20	Good	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes Tree to be removed, within new building footprint.	
42	Yes	(P)	CHINESE PISTACHE *Pistacia chinensis*	11.2	20/20	Good	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
43	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	8	20/20	Fair	Good	Good	Good	65%	Street tree, Topped in the past, surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
44	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	8.4	15/15	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet.	
45	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	16.3	20/18	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
46	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	12.2	20/20	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
47	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	12.1	25/25	Fair	Good	Good	Good	65%	Street tree, Surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	
48	Yes	(R)	CHINESE PISTACHE *Pistacia chinensis*	7.3	15/8	Fair	Poor	Poor	Fair	50%	Street tree, Topped in the past, surrounded by Hardscapes codominant at 6 feet. Tree to be removed, within new building footprint.	

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1(in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
49	Yes	(R)	AMERICAN SWEETGUM *Liquidambar styraciflua*	16	35/16	Fair	Fair	Fair	Fair	60%	Street tree, 40% live crown, ratio, heading cuts in past, codominant at 20 feet Tree to be removed, within new building footprint.	
50	Yes	(R)	CANARY ISLAND DATE PALM *Phoenix canariensis*	33.8	40/25	Good	Good	Good	Good	80%	Street tree, Tree on property line, likely a shared tree, surrounded by Hardscapes Tree to be removed, within new building footprint.	
51	Yes	(R)	MEXICAN FAN PALM *Washingtonia robusta*	26.3	25/8	Fair	Good	Good	Good	65%	Street tree, Surrounded by hardscape. Old fronds still on tree. Tree to be removed, within new building footprint.	
52	Yes	(R)	MEXICAN FAN PALM *Washingtonia robusta*	25.1	40/8	Fair	Good	Good	Good	65%	Street tree, Surrounded by hardscape. Old fronds still on tree. Tree to be removed, within new building footprint.	
53	No	(R)	TREE-OF-HEAVEN *Ailanthus altissima*	10.3-9.2	35/26	Fair-Poor	Poor	Fair	Poor	45%	Codominant at 2 feet with included bark, deadwood, invasive species	

156 California Ave
Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW 24APP-00886

Project Data

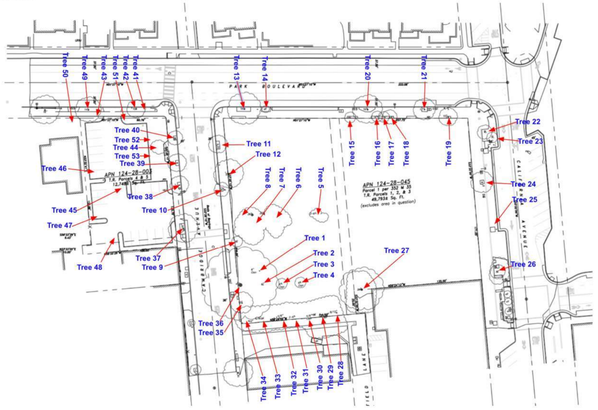
T-3

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-3

TREE MAP



OBSERVATIONS

Species List:
Condition ratings and frequency of occurrence of trees at 156 California Ave, Palo Alto, CA 94306.
"AMERICAN SWEETGUM, *Liquidambar styraciflua"*
"BLACKWOOD ACACIA, *Acacia melanoxylon"*
"BRADFORD PEAR, *Pyrus calleryana 'Bradford'"*
"CANARY ISLAND DATE PALM, *Phoenix canariensis"*
"CANARY ISLAND PINE, *Pinus canariensis"*
"CHINESE ELM, *Ulmus parvifolia"*
"CHINESE PISTACHE, *Pistacia chinensis"*
"FLAXLEAF PAPERBARK, *Melaleuca linarifolia"*
"LITTLELEAF LINDEN, *Tilia cordata"*
"LONDON PLANE TREE, *Platanus × hispanica*"
"MEXICAN FAN PALM, *Washingtonia robusta"*
"SOUTHERN LIVE OAK, *Quercus virginiana"*
"TREE-OF-HEAVEN, *Ailanthus altissima"*
"VALLEY OAK, *Quercus lobata"*

Trees Proposed For Removal:
Trees #1-9, 12, 15-19, 27-36, 41, 43-53 are proposed for removal.

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
37	28	9

Protected trees to be removed:
In accordance with City Code Section 8.10.050, the proposed removal of Trees #1-9, 12, 15-19, 27-36, 41, and 43-53 is justified due to their direct conflict with the proposed construction. These trees meet the criteria outlined in the code for removal, as they are either dead, hazardous, or constitute a nuisance as per Section 8.04.050. Additionally, many of these trees are in close proximity to the proposed development and would be detrimentally impacted by construction activities, such as damaging asphalt, parking lots, or building foundations, as stated in subsections (a)(1)(ii) and (d)(1) of the code.

Non-Protected Trees to be Removed:
According to City Code Section 8.10.050, the proposed removal of non-protected Trees #5, 12, 28-33, and 53 can be justified based on the following criteria. These trees are not classified as protected under the city ordinance. However, their removal is deemed necessary due to their hazardous nature or invasive characteristics, as outlined in the code's provisions for removal of non-protected trees. For instance, Tree #12, identified as a Blackwood Acacia, is an invasive species posing a hazard as it grows against a building, around eaves, and over a sidewalk. Similarly, Trees #28-33 and 53, all Tree-of-Heaven species, are classified as invasive and exhibit characteristics such as included bark, deadwood, and poor structure, making them hazardous. Therefore, removal permits can be issued for these non-protected trees based on their compliance with the criteria outlined in the city code.

Replacement Tree Plan:
The tree canopy replacement standard as seen in Palo Alto's Tree Technical Manual was used to establish the number of replacement trees required on site. Using the standards, a total of 78 replacement 24" Box trees are needed on site for the removal of:

Tree #	Common Name / Scientific Name	Height/Spread
1	"FLAXLEAF PAPERBARK, *Melaleuca linarifolia"*	20/20 3 - 24" Box
2	"FLAXLEAF PAPERBARK, *Melaleuca linarifolia"*	20/12 3 - 24" Box
3	"FLAXLEAF PAPERBARK, *Melaleuca linarifolia"*	20/15 3 - 24" Box
4	"FLAXLEAF PAPERBARK, *Melaleuca linarifolia"*	20/15 3 - 24" Box
5	"FLAXLEAF PAPERBARK, *Melaleuca linarifolia"*	20/15 3 - 24" Box
6	"CANARY ISLAND PINE, *Pinus canariensis"*	45/25 3 - 24" Box
7	"CANARY ISLAND PINE, *Pinus canariensis"*	50/25 3 - 24" Box
8	"CHINESE ELM, *Ulmus parvifolia"*	10/12 3 - 24" Box
9	"CHINESE PISTACHE, *Pistacia chinensis"*	12/15 3 - 24" Box
15	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	30/15 3 - 24" Box
16	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	30/15 3 - 24" Box
17	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	30/15 3 - 24" Box
18	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	30/15 3 - 24" Box
19	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	30/15 3 - 24" Box
27	"CHINESE ELM, *Ulmus parvifolia"*	40/35 4 - 24" Box
34	"CHINESE PISTACHE, *Pistacia chinensis"*	30/25 3 - 24" Box
35	"CHINESE PISTACHE, *Pistacia chinensis"*	30/25 3 - 24" Box
36	"CHINESE PISTACHE, *Pistacia chinensis"*	30/25 3 - 24" Box
41	"CHINESE PISTACHE, *Pistacia chinensis"*	20/20 3 - 24" Box
43	"CHINESE PISTACHE, *Pistacia chinensis"*	20/20 3 - 24" Box
44	"CHINESE PISTACHE, *Pistacia chinensis"*	15/15 3 - 24" Box
45	"CHINESE PISTACHE, *Pistacia chinensis"*	20/18 3 - 24" Box
46	"CHINESE PISTACHE, *Pistacia chinensis"*	20/20 3 - 24" Box
47	"CHINESE PISTACHE, *Pistacia chinensis"*	25/25 3 - 24" Box
48	"CHINESE PISTACHE, *Pistacia chinensis"*	15/8 2 - 24" Box
49	"AMERICAN SWEETGUM, *Liquidambar styraciflua"*	35/16 3 - 24" Box

If there is no room for this many trees to be planted on site, then in-lieu fees are recommended to be paid.

Tree Canopy = Replacement Standard

COLUMN 1	COLUMN 2	COLUMN 3
Canopy of the Removed Tree (Avg. dist. across the canopy")	Replacement Trees	Alternative Tree
4'-9'	Two 24" Box Size (minimum)	One 36" Box Size
10'-27'	Three 24" Box Size	Two 36" Box Size
28'-40'	Four 24" Box Size	Two 48" Box Size
40'-56'	Six 24" Box Size	Two 48" Box & Two 36" Box Size
56'-60'	Two 24" Box & Two 36" Box + Two 48" Box Size	**
60'+	**	**

Showing tree canopy replacement standard used

PROJECT PLAN REVIEW

The proposed mixed-use development project at 156 California Ave, Palo Alto, CA 94306, by REDCO Development LLC, entails the preservation of several street trees on-site, including Trees 10, 11, 13, 14, 20, 21-23, 26, 37-40, and 42, with Trees 25 and 24 requiring Type 3 protection fencing while the remaining trees necessitate Type 2 protection fencing. Work to take place within the tree protection zones includes the removal and replacement of sidewalks. Demolition and construction activities within each tree's protection zone will be meticulously conducted to minimize impacts. Excavation within 10 times the diameter of each tree will be performed by hand, overseen by the Project Arborist, utilizing pneumatic tools like air knives, rotary hammers with clay spade attachments, or shovels. The existing concrete sidewalk is recommended to be broken up into small hand manageable-sized pieces using a jackhammer when within 10x the diameter of the protected trees. The concrete material and existing base rock shall then be removed by hand. Roots shall remain as damage-free as possible and wrapped in layers of wetted-down burlap to avoid root desiccation while exposed. New base rock material consisting of Structural Soil (CU Mix) shall then be packed around tree roots with the new sidewalk constructed on top of the roots. All roots shall be retained when possible within the new aggregate (Structural Soil). Any roots that need to be cut or roots that are damaged must be inspected by the project arborist. Irrigation of the tree protection zones before, during, and after the work is completed will mitigate the expected minor impacts The retained trees are also recommended to be fertilized with Nutriroot and treated with a growth-regulating hormone as additional mitigation. Impact assessments, categorizing impacts as low, moderate, or high, will be conducted for each activity, considering factors such as root and crown loss. Trees with a condition rating below 50 are not well suited for preservation and are recommended to be removed as they are in poor condition and not expected to survive the associated impacts. At this time the only tree in poor condition to be retained is pear tree #20. This tree is recommended to be considered for removal. Before permit issuance, a tree protection verification letter from the Project Arborist is mandatory, and monthly monitoring inspections will be conducted to verify compliance and assess tree condition, with reports submitted for City Arborist review. This comprehensive plan aligns with City of Palo Alto guidelines, ensuring the preservation and health of the trees during and post-construction.

To ensure the health and resilience of trees impacted by construction activities, a meticulously planned approach that includes both pre-construction and post-construction care is essential. This comprehensive strategy is designed to mitigate stress, promote root and shoot growth, and ensure long-term tree vitality.

Pre-Construction Care:
In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. To enhance soil moisture control and support new root growth, applying NutriRoot (2-2-3) is recommended. In conjunction with NutriRoot, ArborPlex (14-4-5) should be used to build stress tolerance and improve overall tree health. Adding Paclobutrazol (Cambistat) to this regimen can further slow tree growth, redirecting energy towards root development and enhancing drought resistance (this is only recommended to be used every 3 to 5 years depending on tree species). It is also recommended to introduce microbial inoculants at this stage which is beneficial for improving soil health and facilitating nutrient uptake. The application of these treatments sets a robust foundation for the trees to withstand construction impacts.

Post-Construction Care:
Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. Reapplying ArborPlex will further aid in nutritional support, promoting root and shoot growth as trees recover from construction stress. If needed and approved by the project arborist, continuing the use of Paclobutrazol can help maintain reduced growth rates, allowing trees to allocate more resources towards recovery and stress resistance. It is also pertinent to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydraHume will continue to enhance soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage.
By adopting this dual-phase approach, (Pre & Post Construction) leveraging a combination of deep watering, nutritional support, growth regulation, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

TREE PROTECTION PLAN

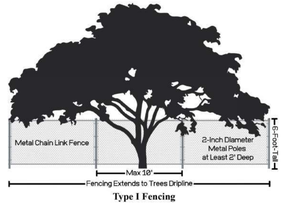
Detailed Tree Protection Plan
For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

Fencing Specifications:
The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free

from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

Type I Tree Protection:
Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.
Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

Specifications:
The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor.

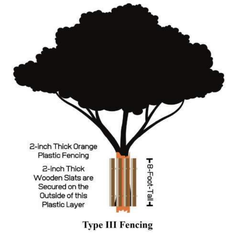


Type I Fencing

Type II Tree Protection:
Description: This fencing type is specifically designed for trees located within narrow planting strips generally between a sidewalk and street.
Application: It is best suited for urban areas where trees are sandwiched between sidewalks and roads, allowing pedestrian and vehicular movement while protecting the tree.
Specifications: The fencing specifications shall be identical to that of Type I in terms of the material used and installation method. The 6-foot-tall metal chain link fence should be installed in a way that completely encloses the planting strip

between the sidewalk and street when within the TPZ. This will keep the sidewalk and street open for public use. Trees #10, 11, 13, 14, 20, 21-23, 26 37-40, 42 are to be protected byType II tree protection fencing.

Type III Tree Protection:
Description: For trees situated in smaller enclosures like tree wells or sidewalk planter pits, a different approach is taken to ensure their protection.
Application: Often seen in dense urban settings where trees are integrated into pedestrian pathways.
Specifications: Tree trunks are shielded by wrapping them in 2-inch thick orange plastic fencing, from the base and extending to the first primary branch. The plastic fencing serves as padding to prevent damage from pedestrian traffic or minor construction activities. To add a layer of protection, 2-inch thick wooden slats are secured on the outside of this plastic layer. The installation of these slats requires care to ensure the tree bark and primary branches aren't inadvertently damaged. For trees with extended primary scaffold limbs located at lower heights, these limbs might also need the protective covering of the plastic fencing. In such cases, wooden slats might also be affixed to these limbs, ensuring they are safeguarded from potential impacts or abrasions. As with other types, all protective measures should be periodically inspected for wear or damage and replaced or repaired as necessary. Consultation with the City Arborist might be required to assess if additional protection or modifications are necessary, based on the specific environment and tree type. Trees #24 and 25 are to be protected by Type III tree protection fencing.

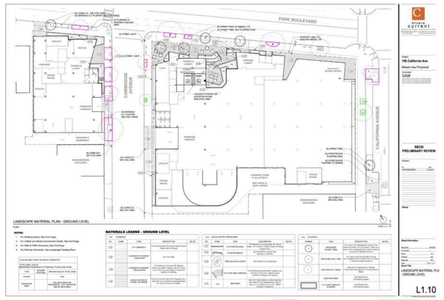


Type III Fencing

156 California Ave
Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW 24APP-00886

Project Data



TREE PROTECTION MAP - TYPE TWO FENCING IN PINK, TYPE THREE IN GREEN

Staging
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

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

Trenching/excavation
Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Grading
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation
Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Tree Pruning
Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards) . The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Within TPZs
Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling
Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection
Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

Post-Construction Maintenance
After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Responsibility
Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures
Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training
Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold stated in city code were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards**: All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of Palo Alto.

Our inspections aim to ensure proper tree protection, health, and adherence to project requirements.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.

- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

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

David Beckham
Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
March 25, 2024



156 California Ave
Mixed Use Proposal

MAJOR ARCHITECTURAL REVIEW 24APP-00886

Project Data

T-5

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

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