



**3265
EL CAMINO
REAL**

01.05.2024	MAJOR AR SUBMITTAL
03.27.2024	MAJOR AR RESUBMITTAL

RECEIVED, REVIEWED & REVISION STAMPS

JOB: 2226

SHEET:

GENERAL
INFORMATION

A0.0

3265
EL CAMINO
REAL

Palo Alto, CA

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03.27.2024 MAJOR AR RESUBMITTAL

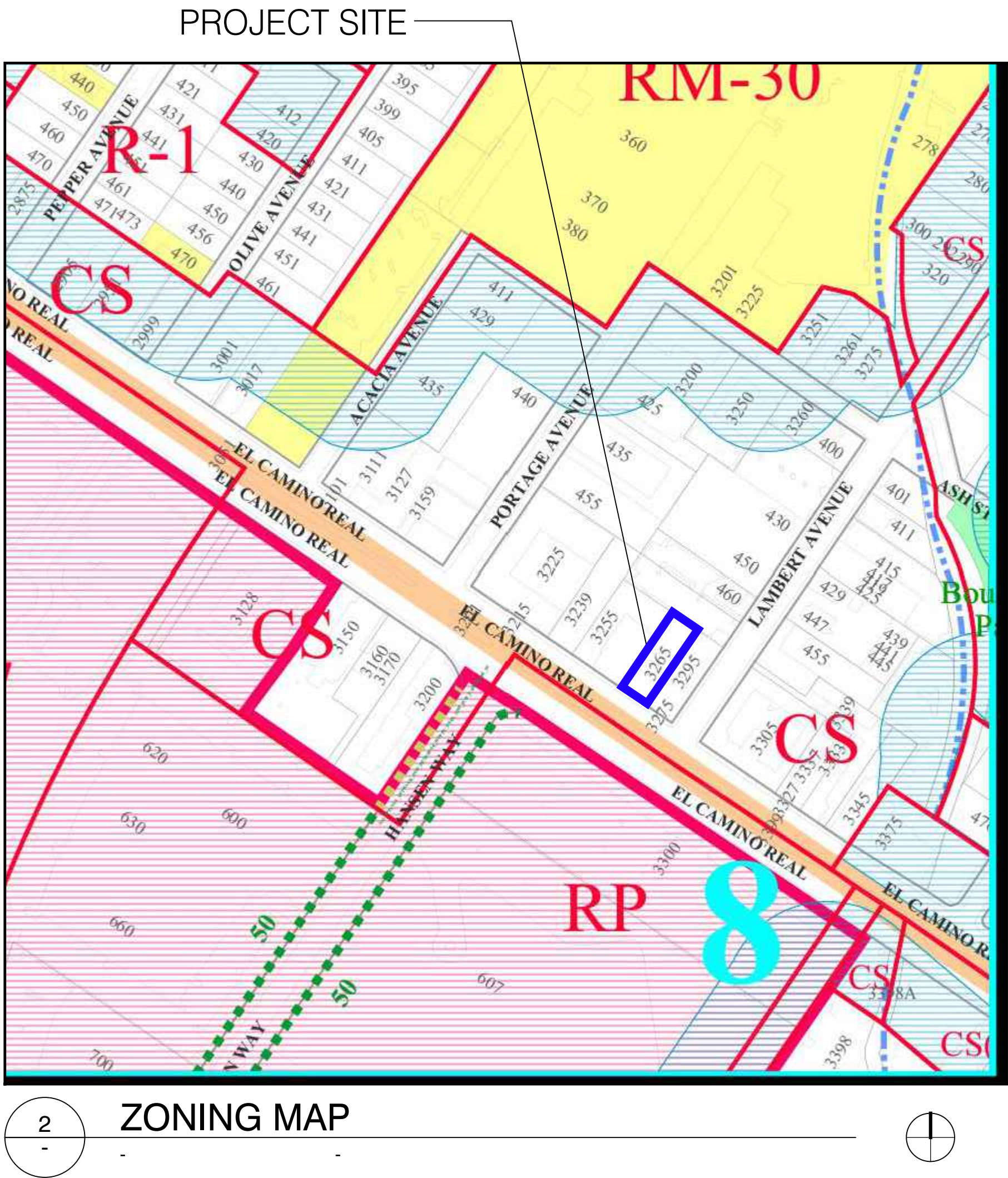
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PROJECT
DATA

A0.1



PROJECT DATA					
	REQUIRED CS DEVELOPMENT STANDARD	AH DEVELOPMENT STANDARD	PROPOSED PHZ	COMPLIANCE W/ CS	COMPLIANCE W/ AH
MINIMUM SITE AREA	NO MINIMUM	NO MINIMUM	7,493	COMPLIES	COMPLIES
MINIMUM FRONT YARD	0'-10' (8'-12' EFFECTIVE SIDEWALK WIDTH)	0'-10' (8'-12' EFFECTIVE SIDEWALK WIDTH)	4' (12' EFFECTIVE SIDEWALK WIDTH)	COMPLIES	COMPLIES
REAR YARD	10'	10'	0'	DOES NOT COMPLY	DOES NOT COMPLY
INTERIOR SIDE YARD	NONE	NONE	VARIES 0'-5'	COMPLIES	COMPLIES
BUILD-TO LINES	50% FRONTAGE BUILT TO SETBACK	50% FRONTAGE BUILT TO SETBACK	100% FRONTAGE BUILT TO SETBACK	COMPLIES	COMPLIES
MAX. SITE COVERAGE AREA	3,747	NONE REQUIRED	6,525	DOES NOT COMPLY	COMPLIES
MAX. SITE COVERAGE %	50%	NONE REQUIRED	87%	DOES NOT COMPLY	COMPLIES
MAX. BUILDING HEIGHT	50' (+15' FOR EQUIP.)	50' (+15' FOR EQUIP.)	59'-8" (69' TO ELEV. OVERRUN)	DOES NOT COMPLY	DOES NOT COMPLY
MAX. FAR	0.6	2.0	3.58	DOES NOT COMPLY	DOES NOT COMPLY
RESIDENTIAL DENSITY (UNITS / ACRE)	NO MAX	NO MAX	256	COMPLIES	COMPLIES
MIN. GROUND FLOOR COMMERCIAL FAR	N/A	NONE REQUIRED	NONE	COMPLIES	COMPLIES
DAYLIGHT PLANE ABUTTING RESIDENTIAL ZONE	NONE, DOES NOT ABUT RESIDENTIAL	NONE, DOES NOT ABUT RESIDENTIAL	NONE, DOES NOT ABUT RESIDENTIAL	COMPLIES	COMPLIES
MINIMUM LANDSCAPE/OPEN SPACE COVERAGE	30%	20%	28%	DOES NOT COMPLY	COMPLIES
MINIMUM USABLE OPEN SPACE (SF/UNIT)	150	50	26	DOES NOT COMPLY	DOES NOT COMPLY
VEHICLE PARKING	44	33	24	DOES NOT COMPLY	DOES NOT COMPLY
BICYCLE PARKING (LONG TERM)	44	44	44	COMPLIES	COMPLIES
BICYCLE PARKING (SHORT TERM)	4	4	4	COMPLIES	COMPLIES
LOADING SPACE	NONE FOR <50 UNITS	NONE FOR <50 UNITS	NONE	COMPLIES	COMPLIES
GROSS FLOOR AREA TABLE					
	GROSS FLOOR AREA	REFERNECE PARKING AREA			
ROOF	730				
LEVEL 5	6,055				
LEVEL 4	6,055				
LEVEL 3	6,055				
LEVEL 2	6,055				
LEVEL 1	1,854	4,660			
TOTAL	26,804				
SITE AREA	7,493				
FAR	3.58				
UNIT TABLE					
	STUDIOS	1-BEDROOMS	TOTAL		
ROOF					
LEVEL 5	6	5	11		
LEVEL 4	6	5	11		
LEVEL 3	6	5	11		
LEVEL 2	6	5	11		
LEVEL 1			0		
TOTAL	24	20	44		
	55%	45%			
AFFORDABLE UNITS				%	
LOW-INCOME UNITS (51-80% AMI)	5	4	9	20%	
MODERATE INCOME UNITS (81-120% AMI)	19	16	35	80%	
TOTAL AFFORDABLE UNITS			44	100%	
OPEN SPACE TABLE					
	AREA / PER	#	TOTAL		
ROOF DECK	1,155	1	1,155		
TOTAL USABLE OPEN SPACE			1,155		
TOTAL USABLE OPEN SPACE PER UNIT			26		
NON-QUALIFYING OPEN SPACE					
LEVEL 2 PATIOS (AVG)	98	5	490		
JULIET BALCONIES	14	31	434		
TOTAL LANDSCAPE/OPEN SPACE			2,105		
PROVIDED PARKING					
			ADA % REQUIRED (PER CBC 11A)	ADA REQUIRED	ADA PROVIDED
TOTAL PARKING SPACES		24	2%	0.48	1
TOTAL EV CHARGING SPACES		24			
PROVIDED BIKE PARKING					
	RATIO	UNITS	TOTAL		
LONG TERM BIKE PARKING REQUIRED	1	44	44		
LONG TERM BIKE PARKING PROVIDED			44		
SHORT TERM BIKE PARKING REQUIRED	0.10	44	4		
SHORT TERM BIKE PARKING PROVIDED			4		

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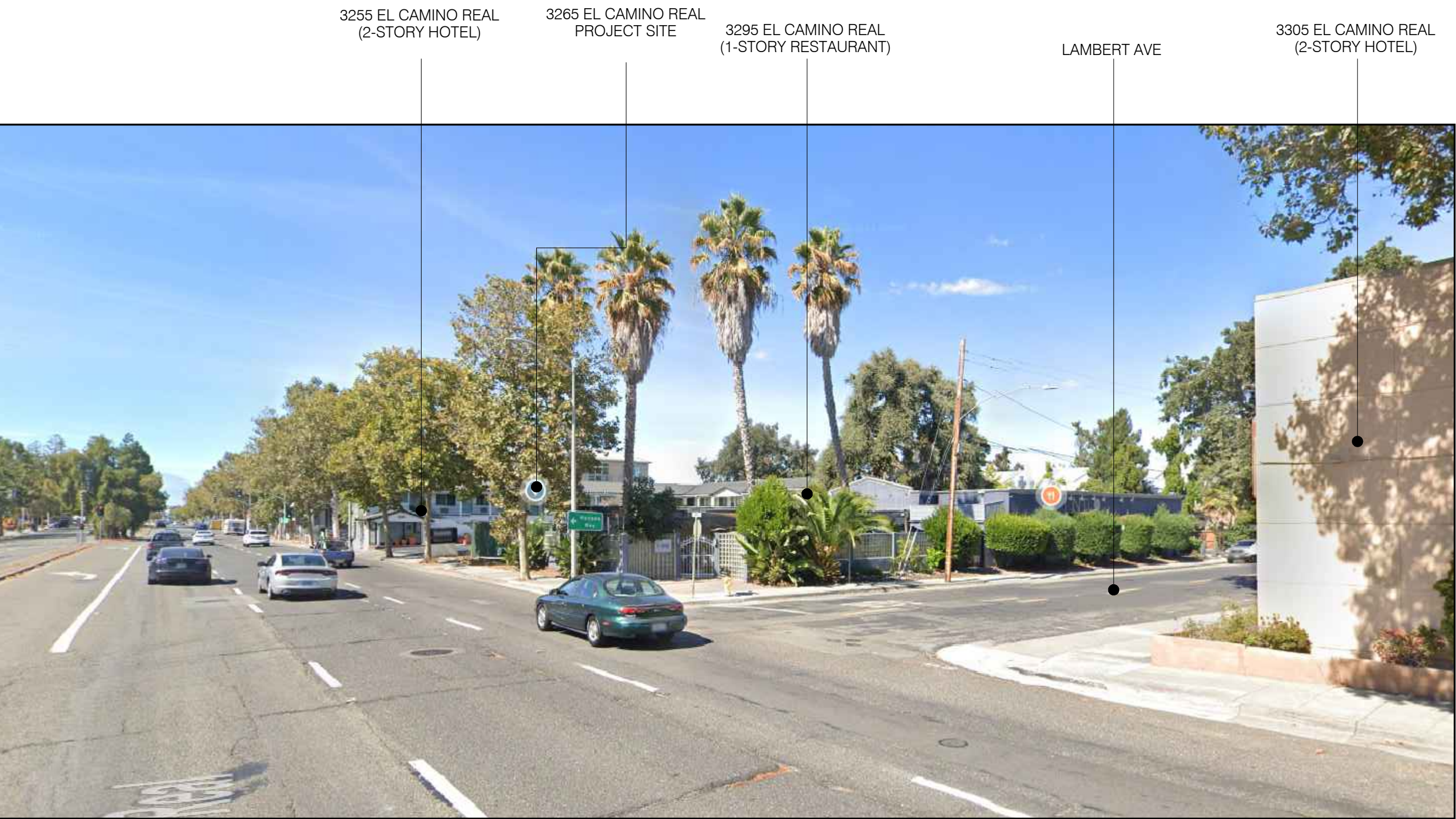
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SITE CONTEXT
PHOTOS

A0.2



4
VIEW FROM EL CAMINO REAL - LOOKING NORTHWEST



2
VIEW FROM EL CAMINO REAL - LOOKING AT FRONT OF SITE



3
VIEW FROM EL CAMINO REAL - LOOKING SOUTHEAST



1
SATELLITE MAP

2421 Fourth Street
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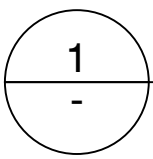
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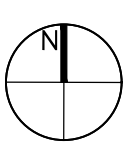
NEIGHBORHOOD
CONTEXT

A0.3

SATELLITE IMAGE DATED APRIL 2022



NEIGHBORHOOD CONTEXT WITH PROPOSED PROJECTS



APPROVED PROJECTS

PENDING PROJECTS

PROJECT SITE



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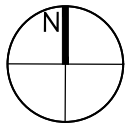
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VICINITY
MAP

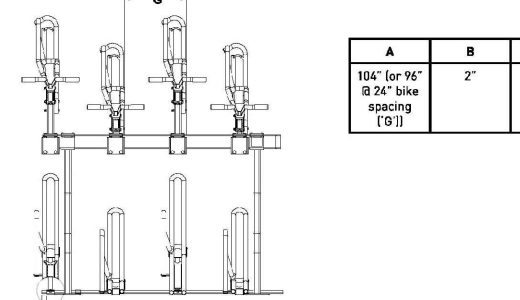
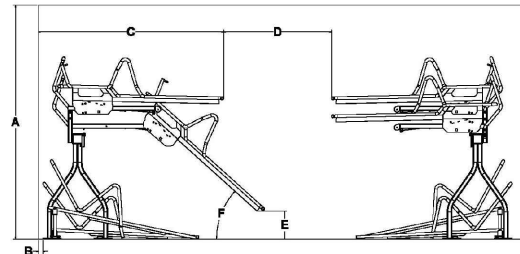
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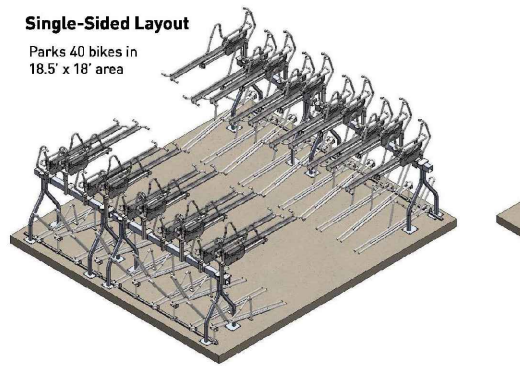
Stack Rack

Spacing and Dimensions

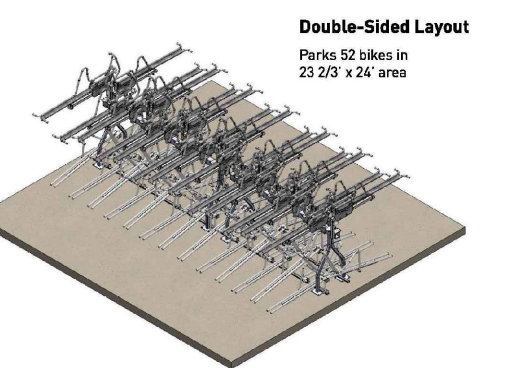
For a full list of dimensions and spacing requirements and recommendations, please see our technical specification document or installation manual.



Single-Sided Layout
Parks 42 bikes in 18.5' x 18' area



Double-Sided Layout
Parks 52 bikes in 23'0" x 24' area



Our Series Infrastructure representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

Series Infrastructure 800.763.7257 www.sariainfrastructure.com

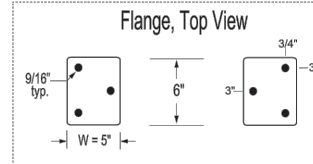
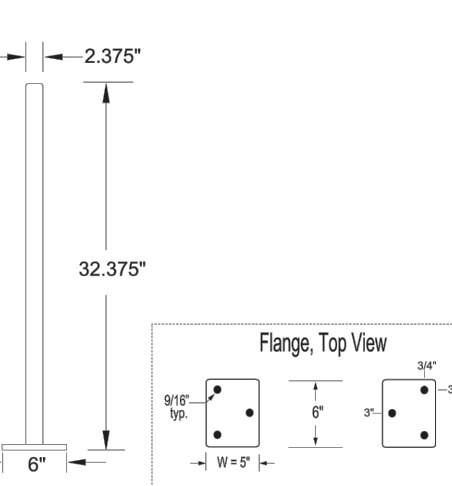
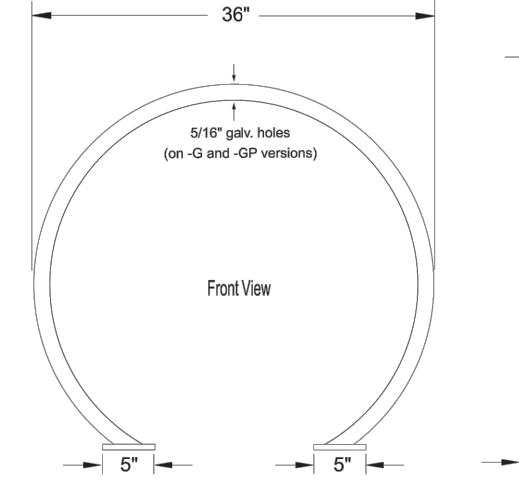
- Single-sided sections of 2, 3, 4, 6, 8, 10, 12, 14, 16, and 18 bikes
- Double-sided sections of 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32
- 4" square steel uprights (max 12' x 12' area)
- Hot Dipped Galvanized
- Flange Mount Recommended Anchor 2YH1
- 1 year warranty
- Made in the USA

Downloadable product resources available online:





WCR02-SQ-SF

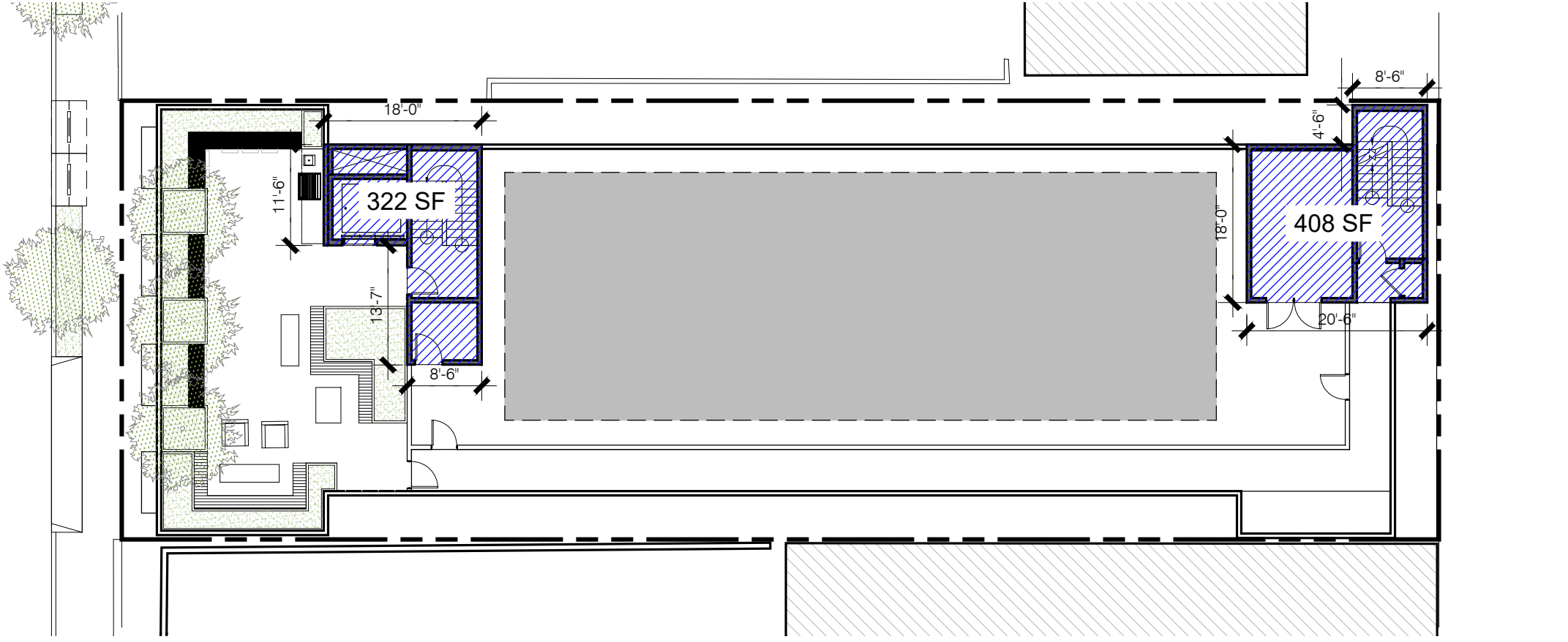


WCR02-SQ-SF

Welle® Circular Square Tube 2-bike Surface Flange

Tubing	Weight	Hoop and Surface Mount Flanges	Finish Options	Anchors (Patent, not typical)
Square Tube	40 lbs.	2" x 2" x 0.188" Square Tube Regular Steel	☐ -G- Hot Dipped Galvanized	(2) 1/2" x 2 7/8" Rail Spike
		2" x 2" x 0.188" Square Tube Regular Steel	☐ -P- Powder Coated (color) #	(4) 1/2" x 3 7/8" Wedge Anchor Bolt
		(2) 5" x 6" x 3/8" Thick Plates Regular Steel each with (3) 9/16" Mounting Holes	☐ -GP- Hot Dipped Galvanized with Powder Coated (color) #	Electro-Galvanized Finish
		2" x 2" x 0.187" Square Tube (304 SS Alloy)	☐ -SS- Stainless #4 Brush Finish	(2) 3/8" x 3" Rail Spike Stainless
		(2) 5" x 6" x 3/8" Thick Plates Stainless Steel each with (3) 9/16" Mounting Holes		(4) 1/2" x 2" Drop-In Anchor, Stainless Bolt, w/ Security Driver

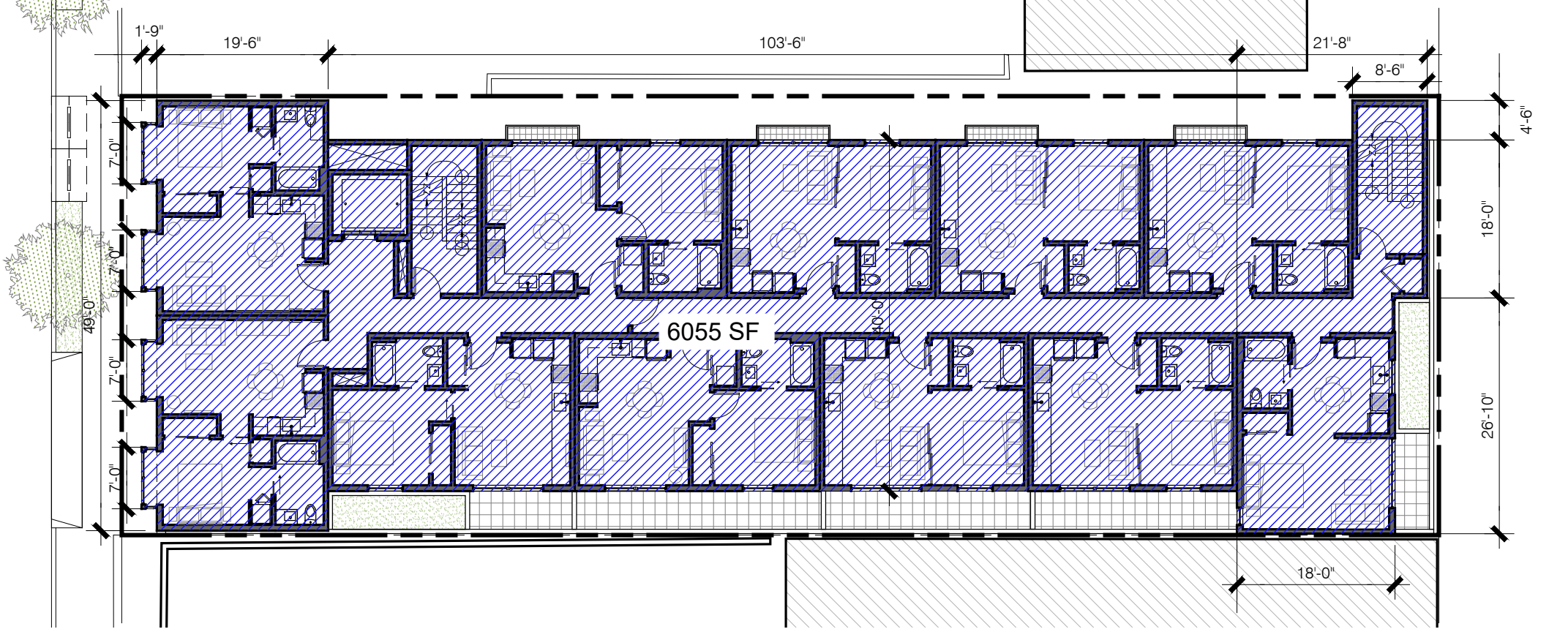
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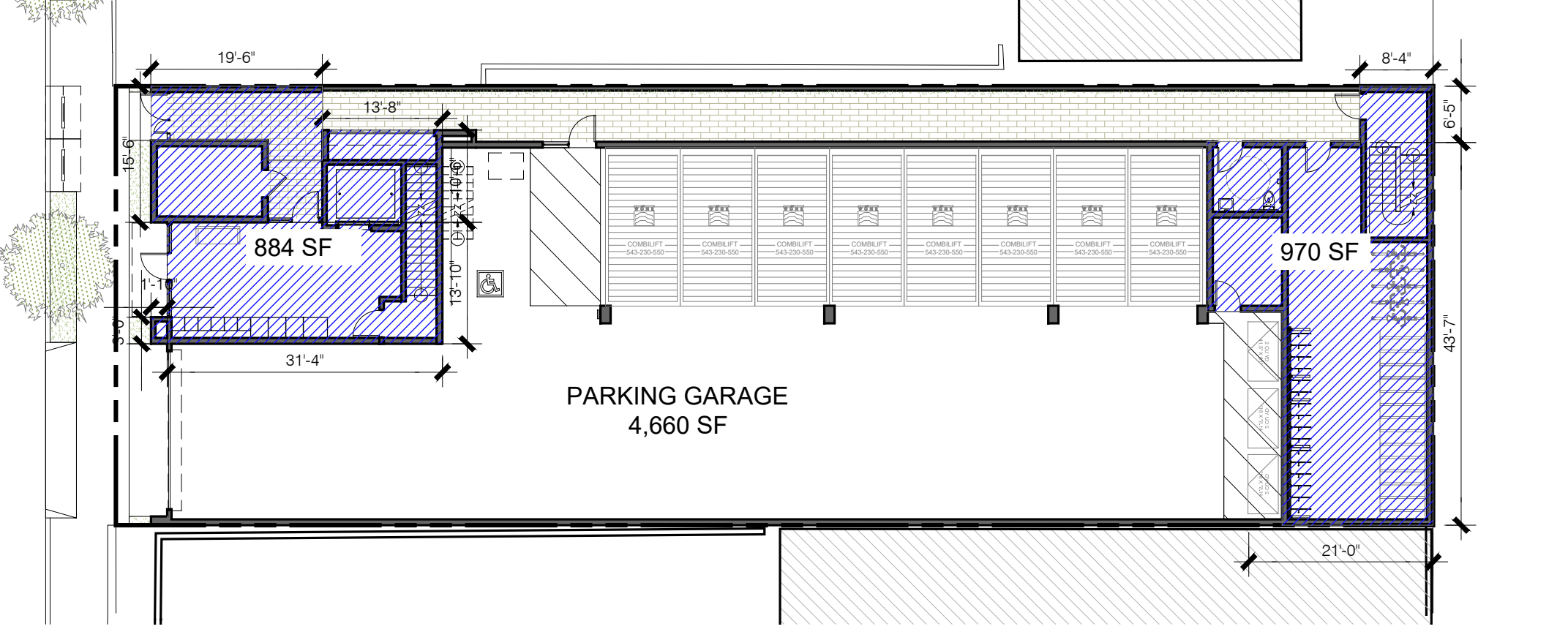
ROOF



LEVELS 3-5



LEVEL 2



GROUND LEVEL

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PROJECT
DIAGRAMS

A0.5

CIRCULATION KEY:

PEDESTRIAN PATH
BICYCLE PATH
VEHICULAR PATH

BIKE ROOM RACK SPEC

BIKE RACK SPEC AT SIDEWALK

PEDESTRIAN / BICYCLE CIRCULATION

1/16" = 1'-0" @ 24X36 1/32" = 1'-0" @ 11X17

PARKING & VEHICULAR CIRCULATION

1/16" = 1'-0" @ 24X36 1/32" = 1'-0" @ 11X17

FAR DIAGRAMS

1/16" = 1'-0" @ 24X36 1/32" = 1'-0" @ 11X17


$$1/16'' = 1'-0'' @ 24 \times 36 \quad 1/32'' = 1'-0'' @ 11 \times 17$$


1/16" = 1'-0" @ 24X36 1/32" = 1'-0" @ 11X17

OPEN SPACE TABLE			
	AREA / PER	#	TOTAL
ROOF DECK	1,155	1	1,155
TOTAL USABLE OPEN SPACE			1,155
NON-QUALIFYING OPEN SPACE			
LEVEL 2 PATIOS (AVG)	98	5	490
JULIET BALCONIES	14	31	434
TOTAL LANDSCAPE/OPEN SPACE			2,079



1/16" = 1'-0" @ 24X36 1/32" = 1'-0" @ 11X17

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PROJECT DIAGRAMS

A0.6



Green-Parking redefined:
The WÖHR universal post for e-charging.

Electromobility is the step into a sustainable future. It requires a larger number of parking places with electrical charging stations, both in the private and public areas. WÖHR offers pioneering parking space solutions to protect the environment.

WÖHR parking systems verifiably reduce area use, since cars and bicycles are stacked securely and compact. The universal post for wall boxes – performed by the customer – is a new development. New and existing projects with WÖHR parking systems are equipped with the innovative universal post for e-charging on the customer's wish.

The focus is both on an attractive design, as well as the function and flexibility of this new development. The WÖHR universal post for e-charging is compatible with wall boxes of various brands and also offers a very comfortable and elegant way of charging the vehicle.

Figure includes customer-performed outputs (wall box)

Date 05.2018 | C027-0126

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Product Overview



Example of mounting variant



Example of mounting variant

Universal Post

- Powder-coated stainless steel
- Colour: RAL 1003 (signal yellow) and RAL 7016 (anthracite grey)
- 1.505 x 114 x 83 mm (H x W x D)
- 18,40 kg (without wall box)
- Cable inlet through the universal post

- The perfect complement for customer-performed charging stations (max. 22 kW)
- Pleasing design
- User-friendly due to ease of operation

Standard scope of supply:

- 2 x universal bracket for electric charging stations
- 4 x 6 x Torx-Lin-Fla Tapline TT 8 x 12
- 1 x charging cable bracket
- 4 x countersunk screws M4x8
- 1 x cover for stand
- 20 m Dilex Classic cable 5 x 6 mm², from the universal post to the customer-provided sub-distribution
- Assembly instructions

Customer-performed charging infrastructure output

- Wall box with charging cable
- Electric meter (if required)
- Charge management (if required)
- Sub-distribution including:
 - Cable feed to sub-distribution*
 - Communication line and network line
 - Cable channel (cable inlet on the wall)
 - Fuse (power contactor / ground fault circuit interrupter)
 - 1 x power contactor per wall box
 - Cable 3 x 1.5 mm² as enable power contactor
- Connection of all supply lines:

* compliant to local power supply regulations:
3 phases + N + PE (3-phase current), 230/400 V, 50 Hz according to DIN VDE 0100 sections 410 and 430 (no permanent load)

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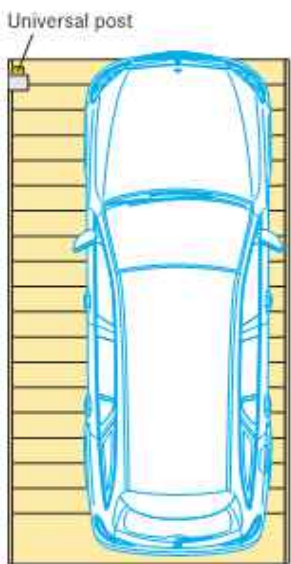
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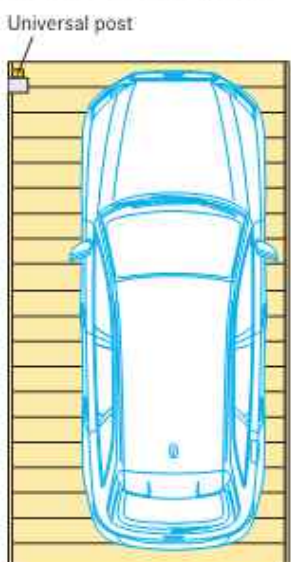
Standard fixing points

If no other information are given we will fix the universal post to the side panel.

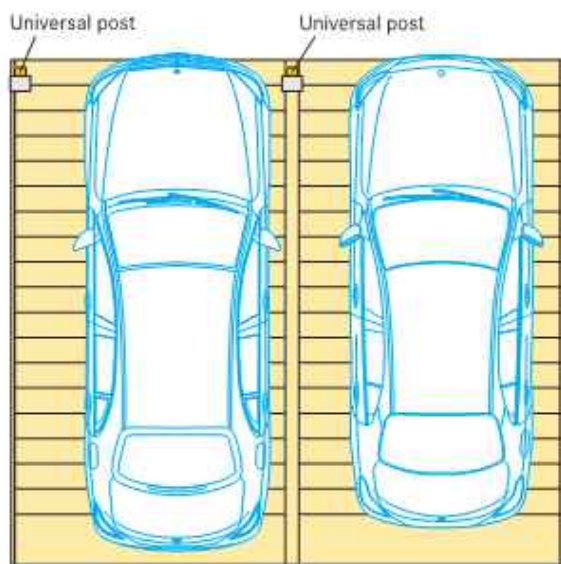
Single unit PARKLIFT 405/450 E PARKLIFT 461/462/463 E



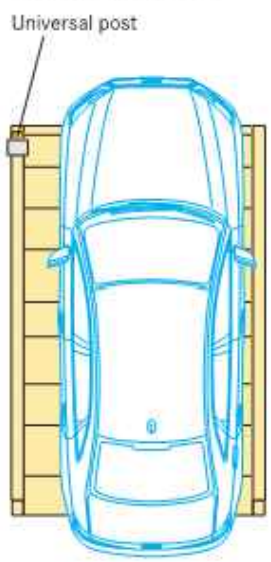
COMBILIFT 551/552 (upper level) COMBILIFT 542/543



Double unit PARKLIFT 405/450 D PARKLIFT 461/462/463 D



COMBILIFT 551/552 (entrance level) PARKPLATTE 501



We reserve the right to change design details, procedures and standards due to technical progress and environmental requirements.

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Data Sheet

WÖHR COMBILIFT 543_MR



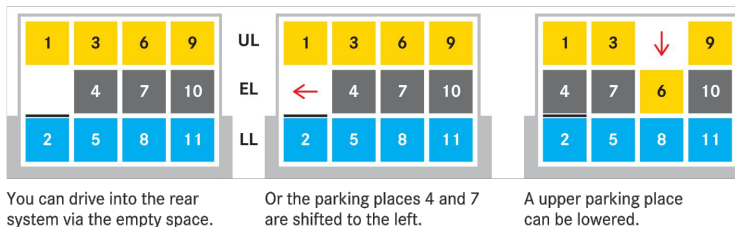
- For driving through to reach a rear parking in combination with:
 - Comblift 552, 542, 543

- Platform load options:
 - max. 2000 kg load per wheel 500 kg
 - max. 2600 kg load per wheel 650 kg
 - max. 3000 kg load per wheel 750 kg

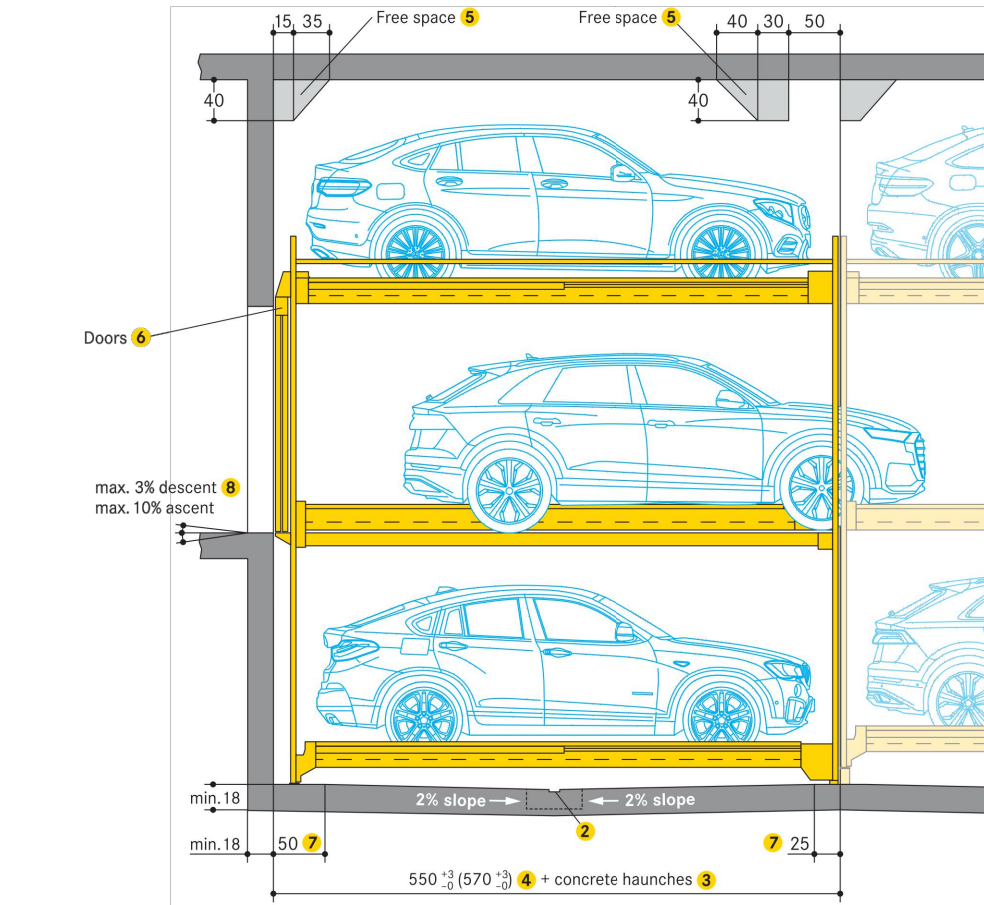
- Platform load can be increased later (also individual parking places)

- Platforms are in horizontal position to drive on

- Grid arrangement:
 - minimum 2 grids
 - maximum 10 grids



Length dimensions underground car park (height dimensions see page 5)



- Increasing of platform load at extra cost

- Drainage channels (performed by the customer):
 - 10 x 2 cm, with a 50 x 50 x 20 cm drainage pit
 - in case of installation of a pump pump, it is necessary to comply with the drainage pit dimensions specified by the pump manufacturer

- Channels or undercuts/concrete haunches (performed by the customer):
 - not allowed along the pit floor-to-wall joints
 - should channels or undercuts be necessary, the system width needs to be reduced or the pit needs to be wider

- 500 cm vehicle length = 550 cm pit length (including doors)
- 500 cm vehicle length = 570 cm pit length (including doors)
- pit depth 250 and 255: pit length + 10 cm
- pit depth 240: pit length + 20 cm

- Free spaces: please ask WÖHR for the dimension sheets

- Doors (see page 11/12)

- In this area, 0% of downward/upward slope in longitudinal and cross direction

- For above ground garages with a slope, a drainage channel in the driveway is recommended

■ Dimensions

- all dimensions specified are the minimum, finished dimensions

- tolerances must be taken into consideration

- all dimensions are given in cm

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Data Sheet

WÖHR COMBILIFT 552 | 552_MR

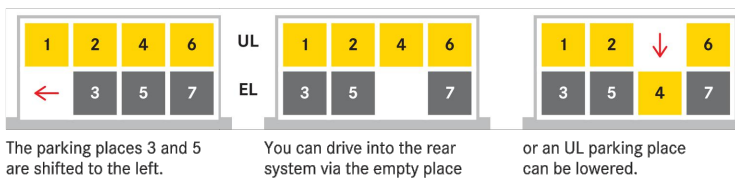


- For driving through to reach a rear parking in combination with:
 - Comblift 552, 542, 543

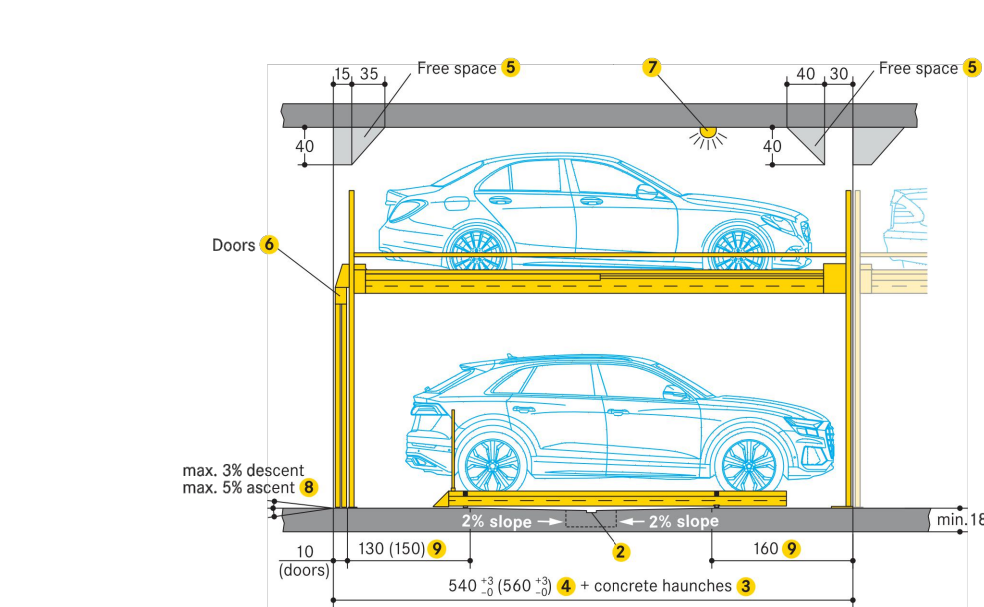
- Platform load options:
 - max. 2000 kg load per wheel 500 kg
 - max. 2600 kg load per wheel 650 kg
 - max. 3000 kg load per wheel 750 kg

- Platform load can be increased later (also individual parking places)

- Platforms are in horizontal position to drive on



Length dimensions underground car park (height dimensions see page 2)



- Increasing of platform load at extra cost

- Drainage channels (performed by the customer):
 - 10 x 2 cm, with a 50 x 50 x 20 cm drainage pit
 - in case of installation of a pump pump, it is necessary to comply with the drainage pit dimensions specified by the pump manufacturer

- Channels or undercuts/concrete haunches (performed by the customer):
 - not allowed along the floor-to-wall joints
 - should channels or undercuts be necessary, the system width needs to be reduced or the pit needs to be wider

- 500 cm vehicle length = 540 cm installation length (including doors)
- 500 cm vehicle length = 540 cm installation length (including doors)

- Free spaces: please ask WÖHR for the dimension sheets

- Doors (see page 7/8)

- For above ground garages with a slope, a drainage channel in the driveway is recommended

- In this area, 0% of downward/upward slope in longitudinal and cross direction

■ Dimensions

- all dimensions specified are the minimum, finished dimensions

- tolerances must be taken into consideration

- all dimensions are given in cm

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SHEET:

PARKING
LIFT INFO

A0.7

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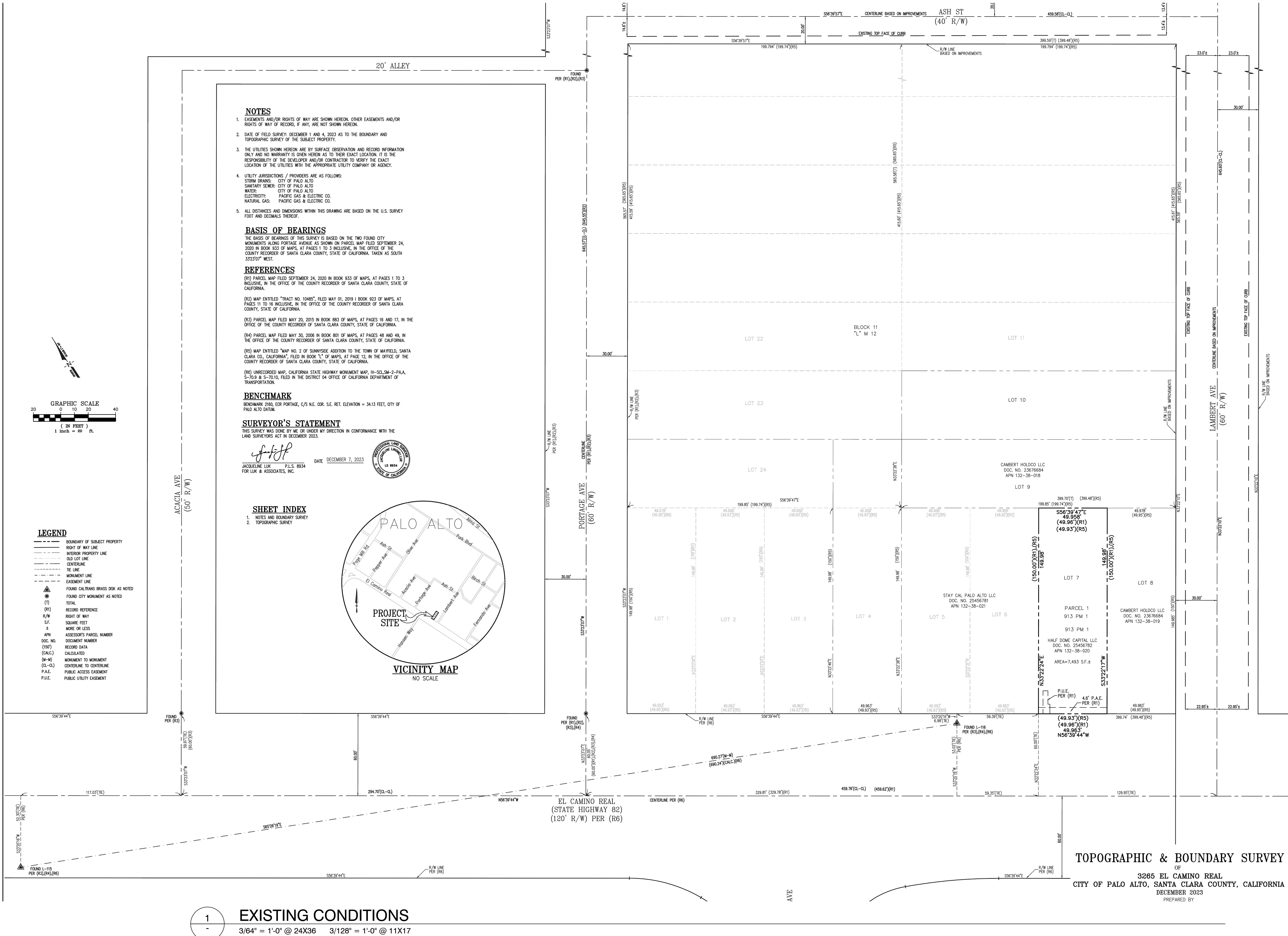
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SHEET:

EXISTING
CONDITIONS

A1.0



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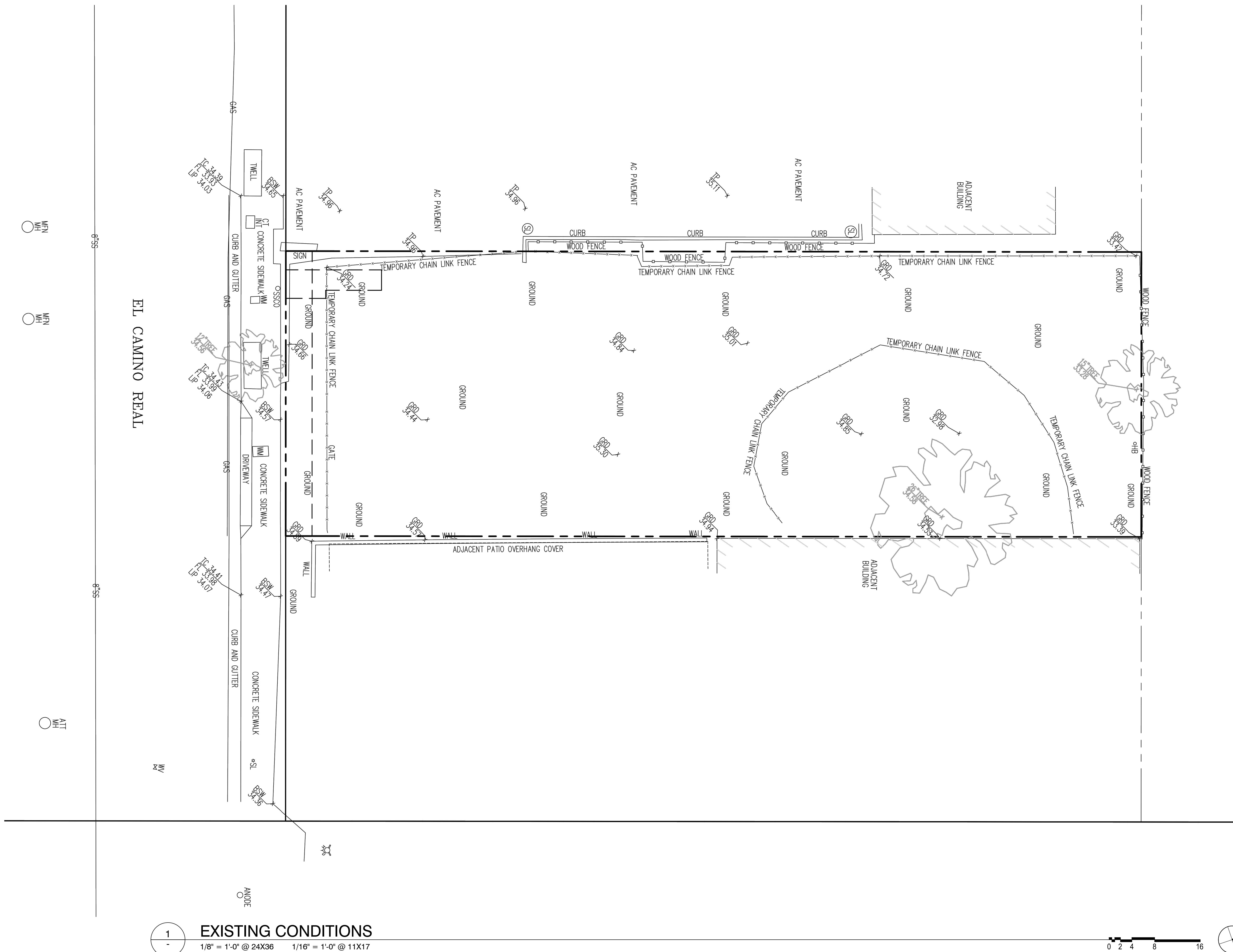
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EXISTING CONDITIONS

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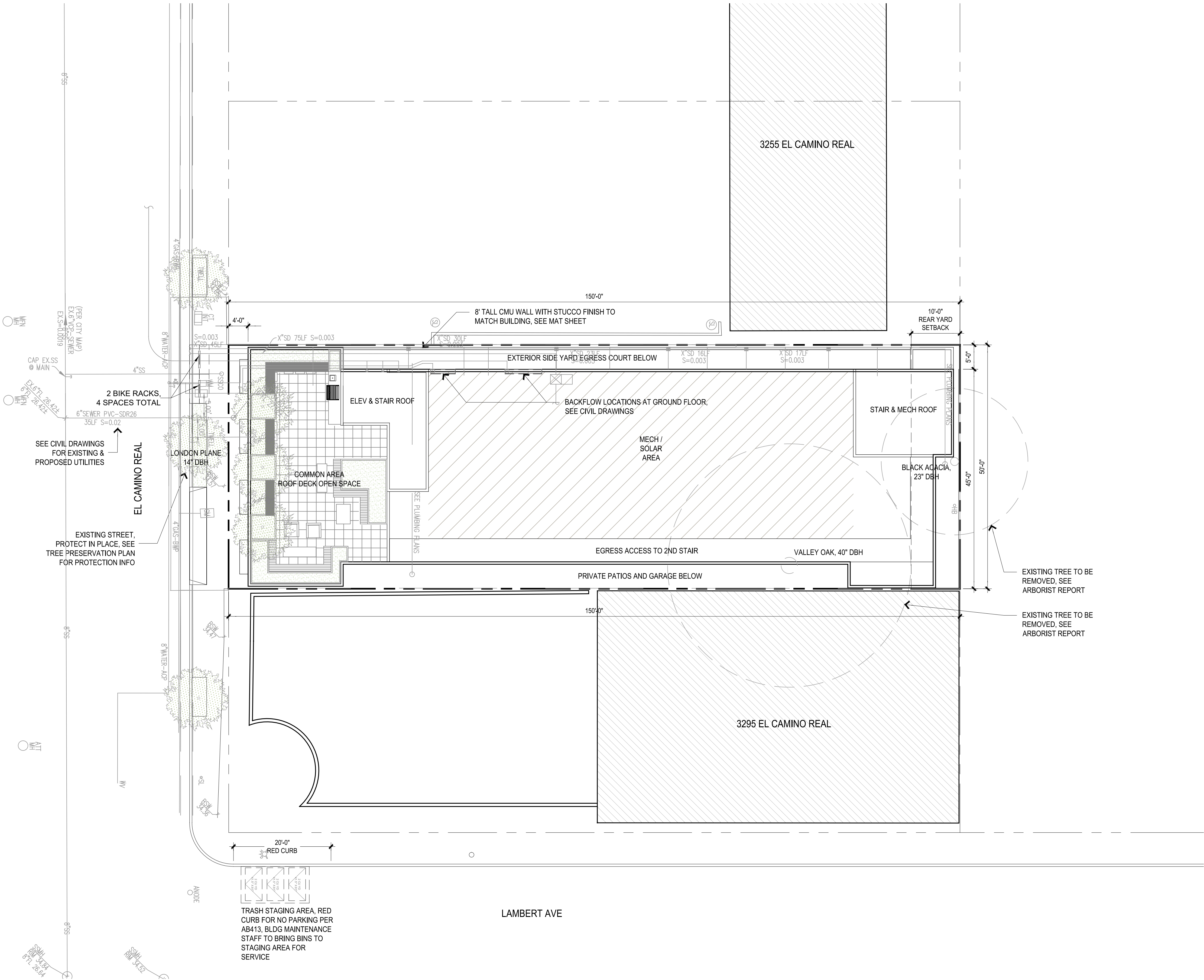
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JOB: 2226

SHEET:

PLAN AT
SITE PLAN

A2.0

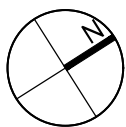


1
-

SITE PLAN

3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17

0 2 4 8 16



3265
EL CAMINO
REAL

Palo Alto, CA

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03.27.2024 MAJOR AR RESUBMITTAL

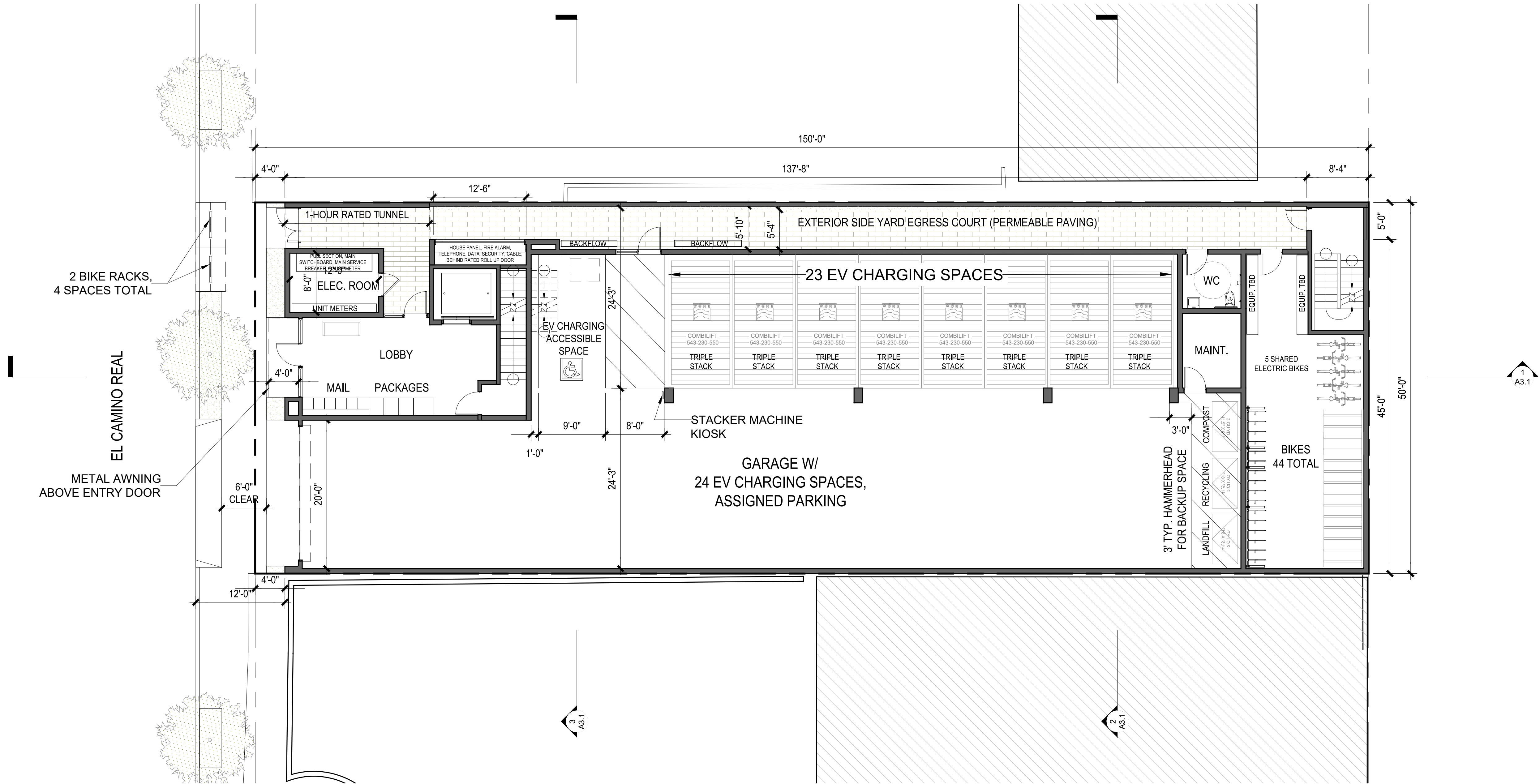
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SHEET:

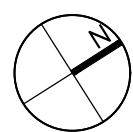
PLAN AT
GROUND LEVEL

A2.1



1
PLAN AT GROUND FLOOR
1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17

0 2 4 8 16



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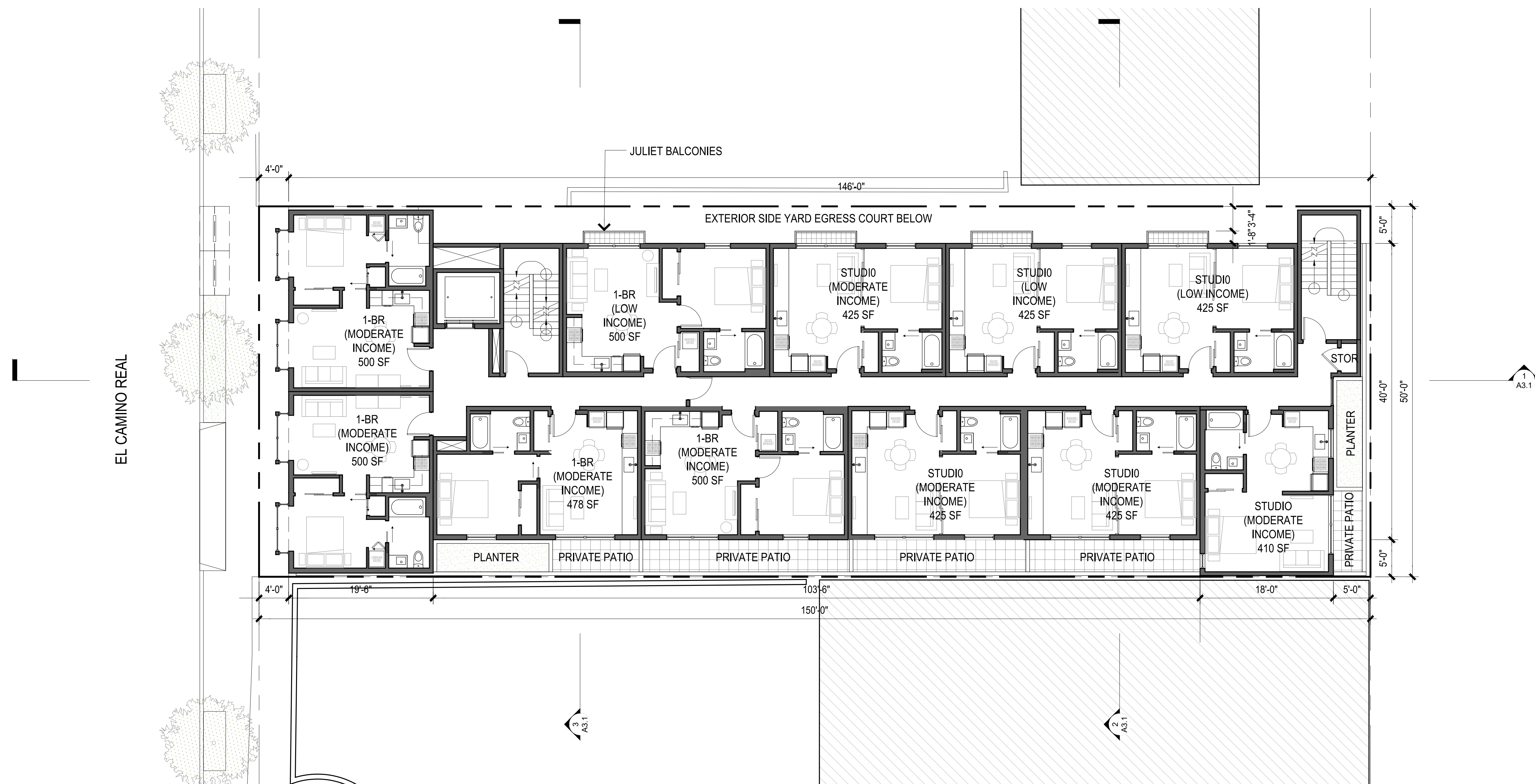
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SHEET:

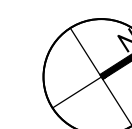
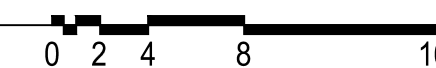
PLAN AT
LEVEL 2

A2.2



1 PLAN AT LEVEL 2

1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17



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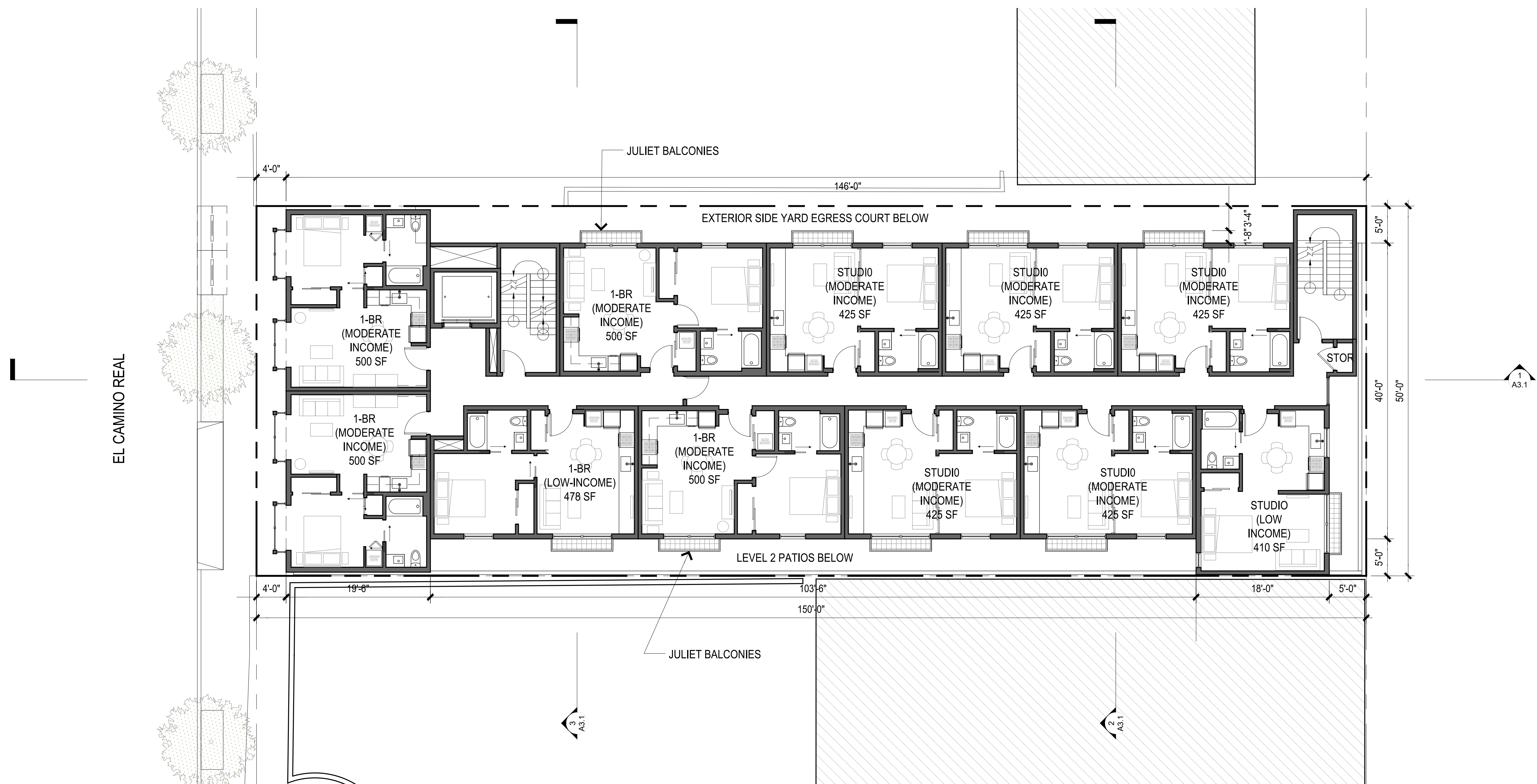
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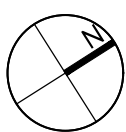
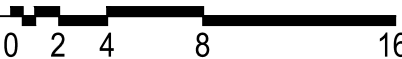
SHEET:

PLAN AT LEVELS 3-5

A2.3



1 PLAN AT LEVELS 3-5
- 1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17



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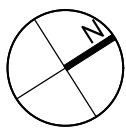
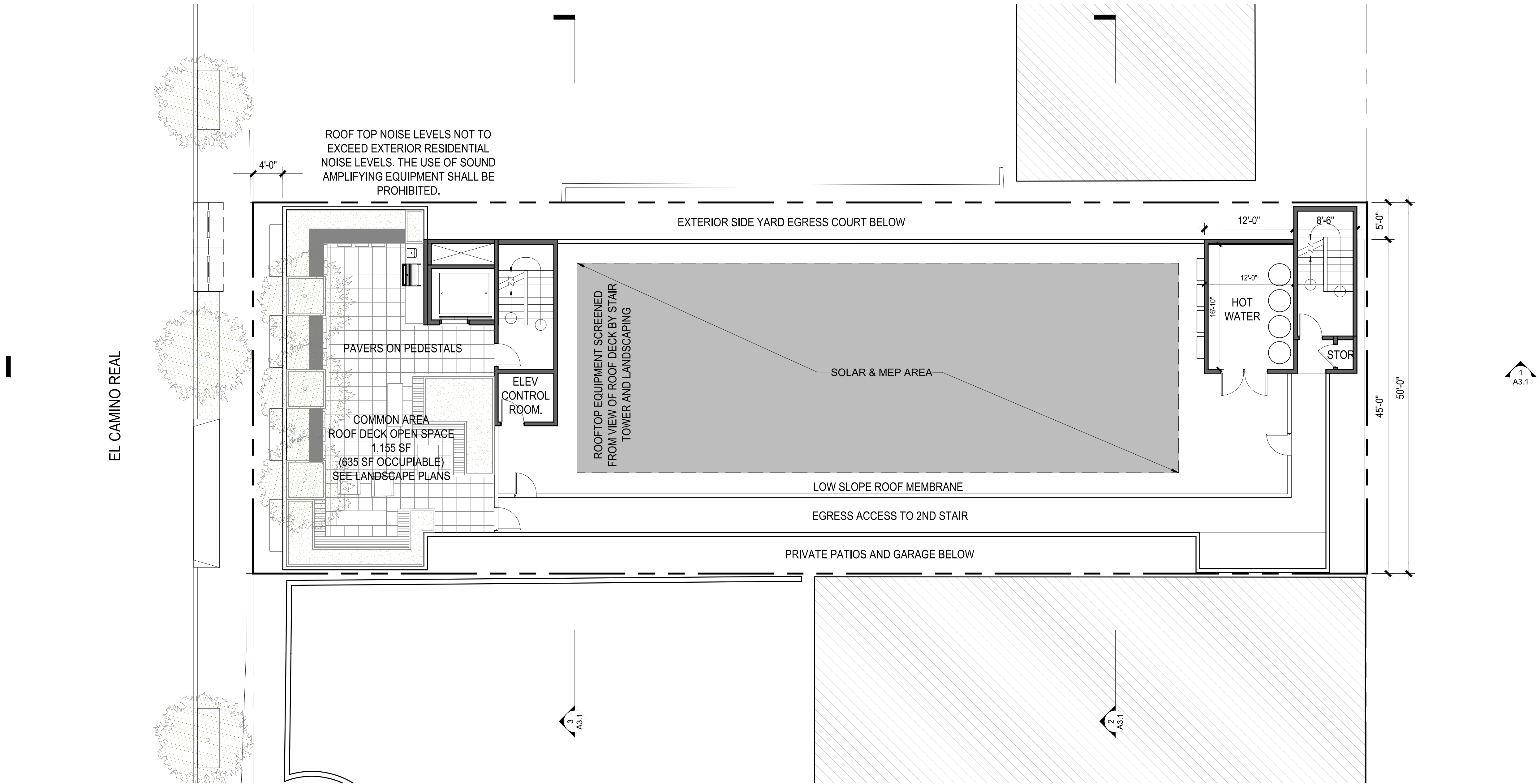
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JOB: 2226

SHEET:

PLAN AT
ROOF LEVEL

A2.4



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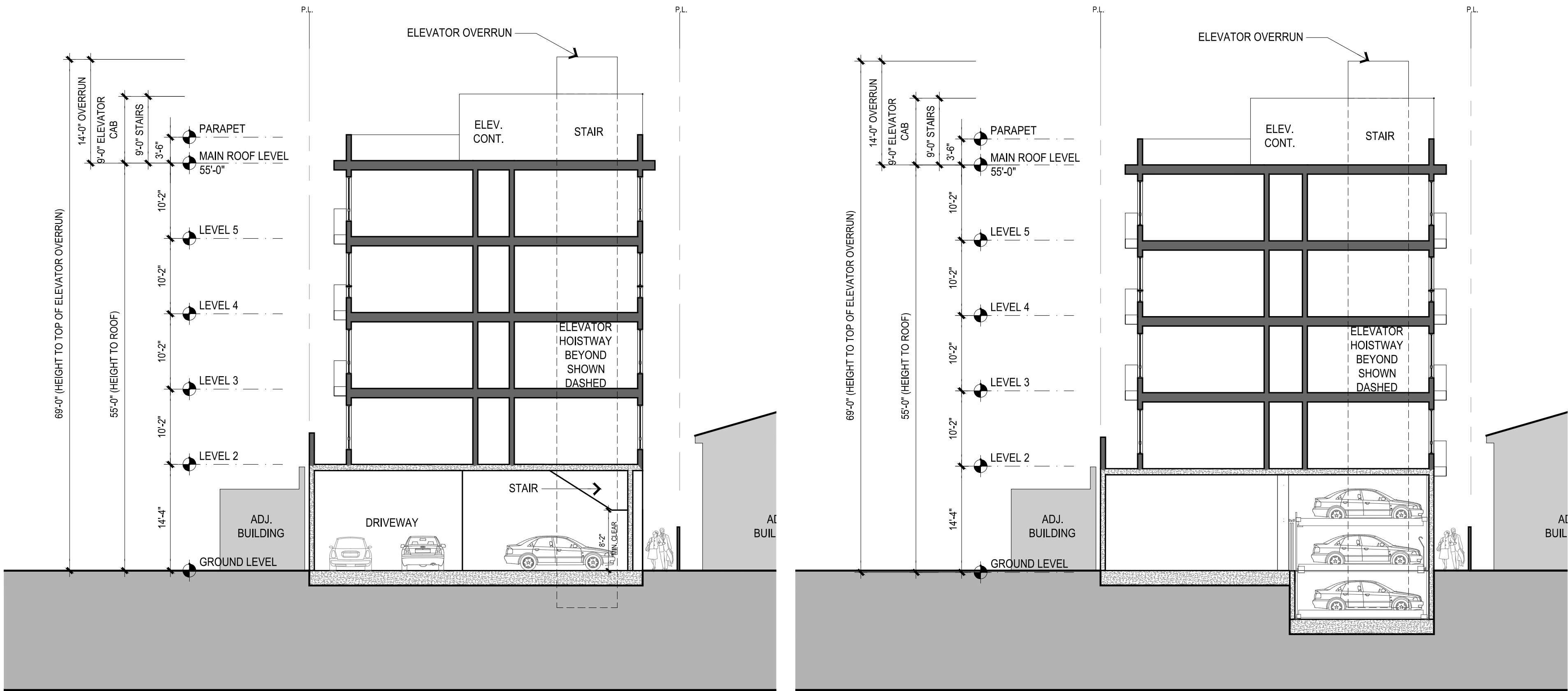
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SHEET:

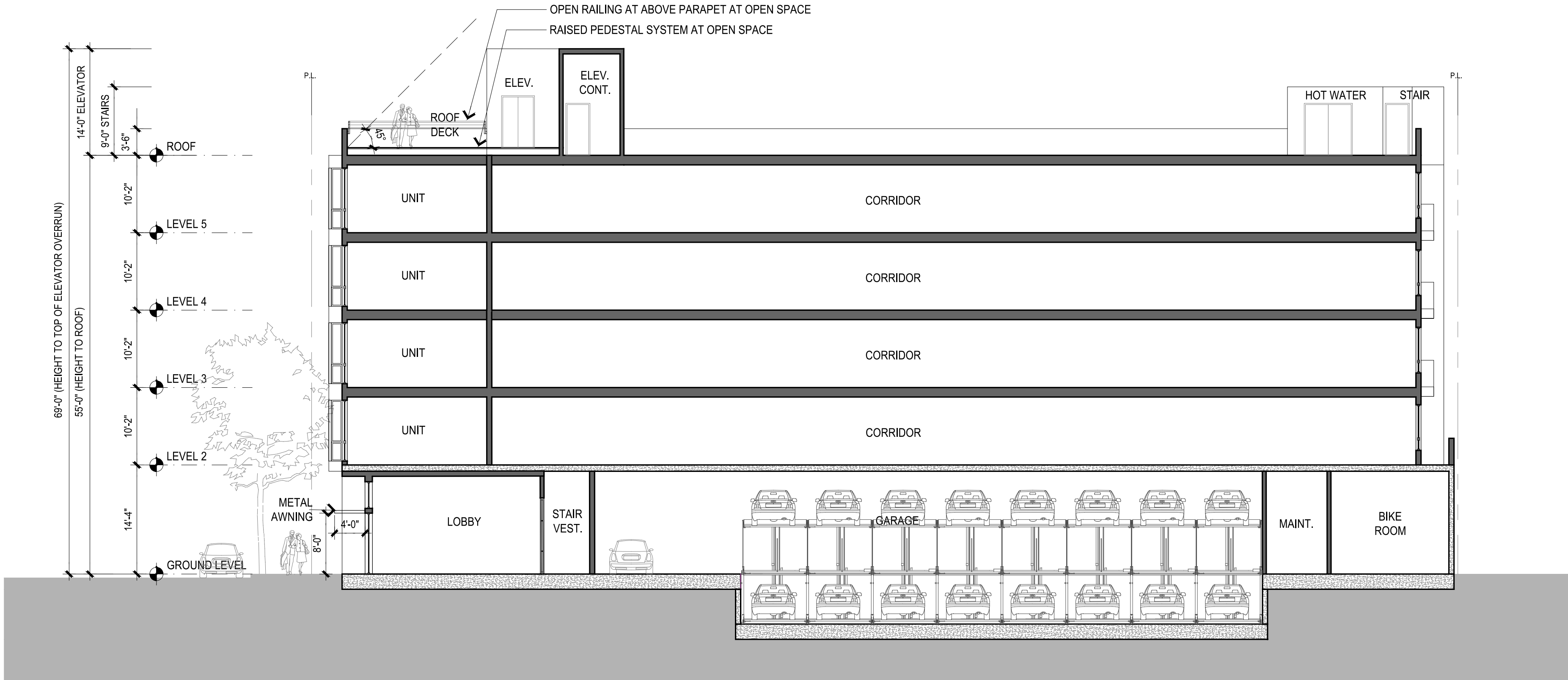
BUILDING
SECTIONS

A3.0



3 BUILDING SECTION LOOKING SOUTH
3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17
0 2 4 8 16

2 BUILDING SECTION LOOKING SOUTH
3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17
0 2 4 8 16



1 BUILDING SECTION LOOKING WEST
3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17
0 2 4 8 16

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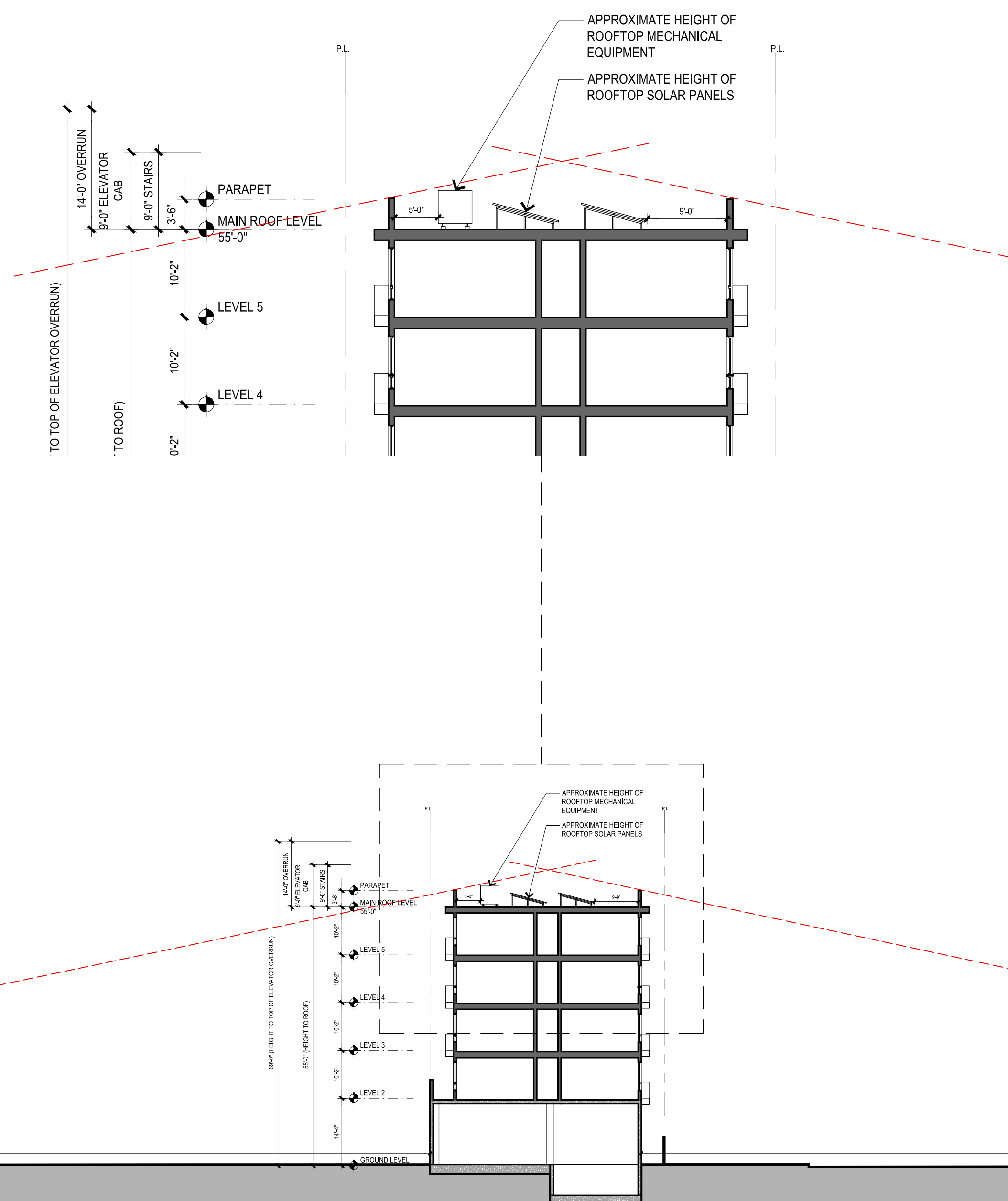
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JOB: 2226

SHEET:

BUILDING SECTIONS

A3.1



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SHEET:

BUILDING
ELEVATION

A3.2



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JOB: 2226

SHEET:

BUILDING
ELEVATION

A3.3



1
-
EAST ELEVATION
3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17

0 2 4 8 16



1
-
NORTH ELEVATION
3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17

0 2 4 8 16

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JOB: 2226

SHEET:

CONCEPTUAL
RENDERING

A3.4



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JOB: 2226

SHEET:

CONCEPTUAL
RENDERING

A3.5



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JOB: 2226

SHEET:

CONCEPTUAL
RENDERING

A3.6



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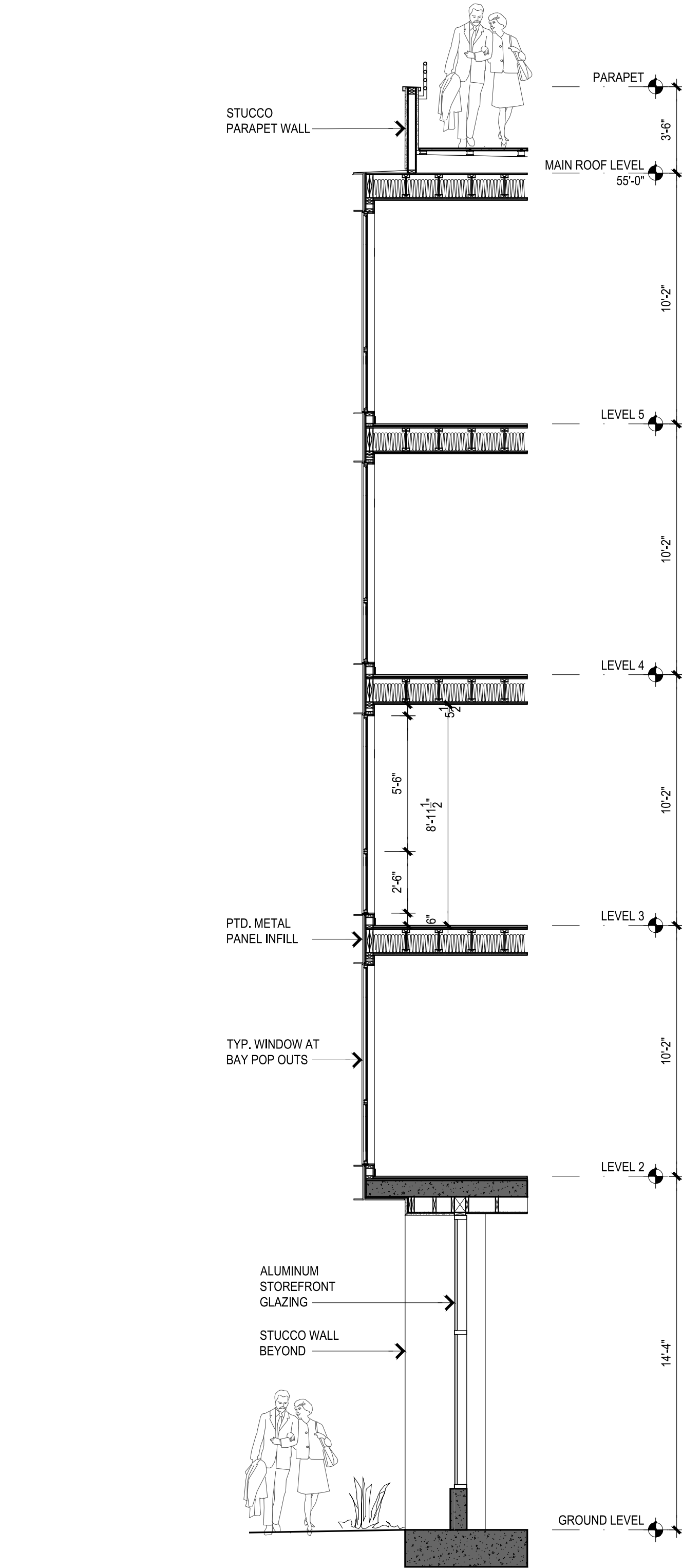
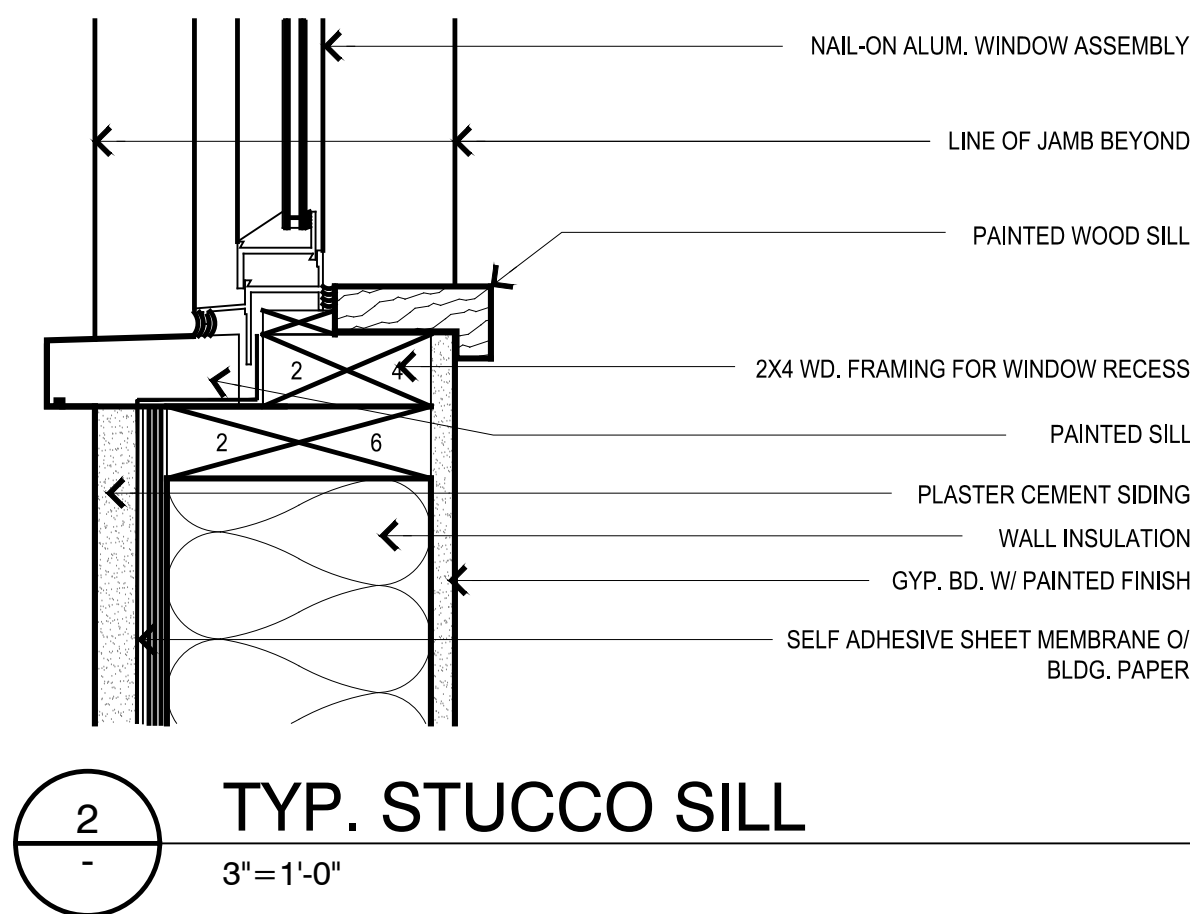
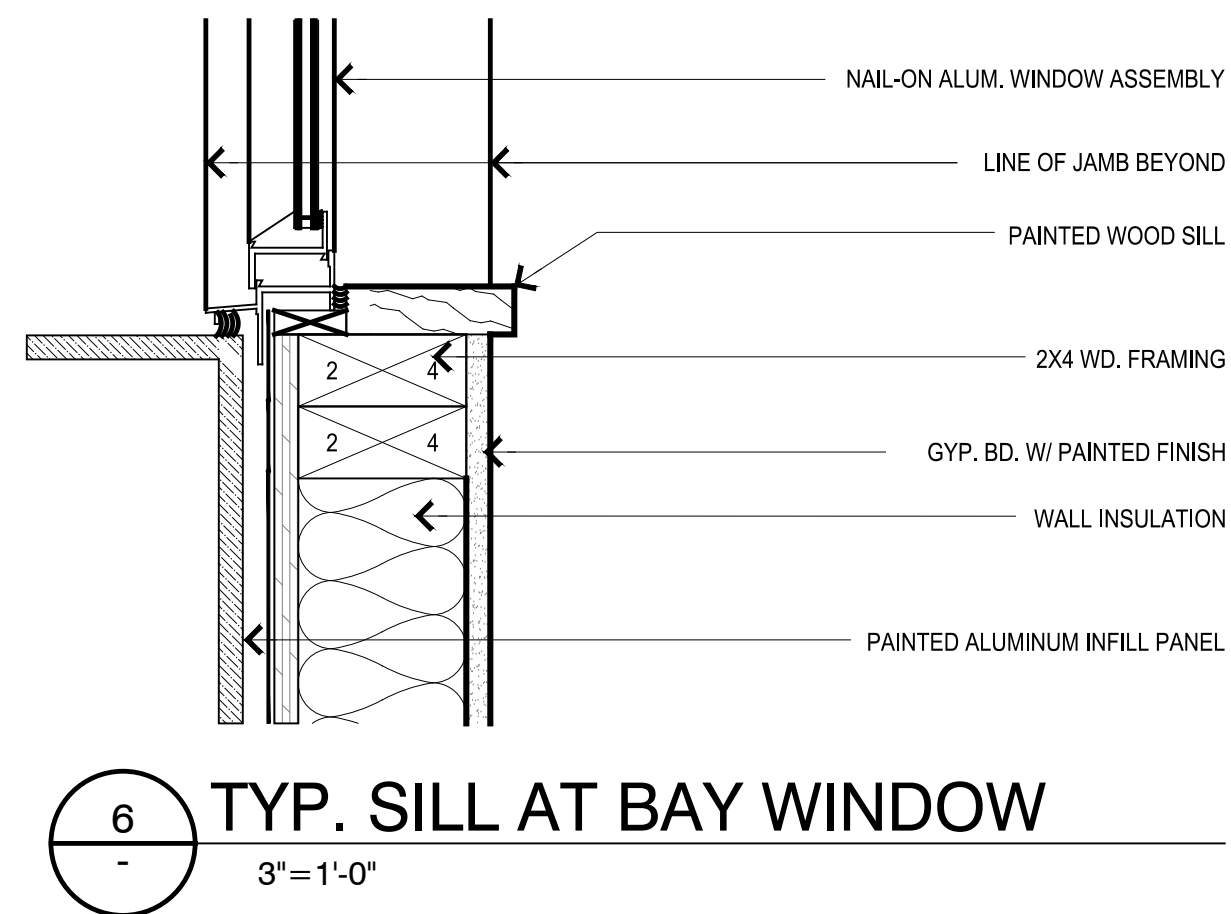
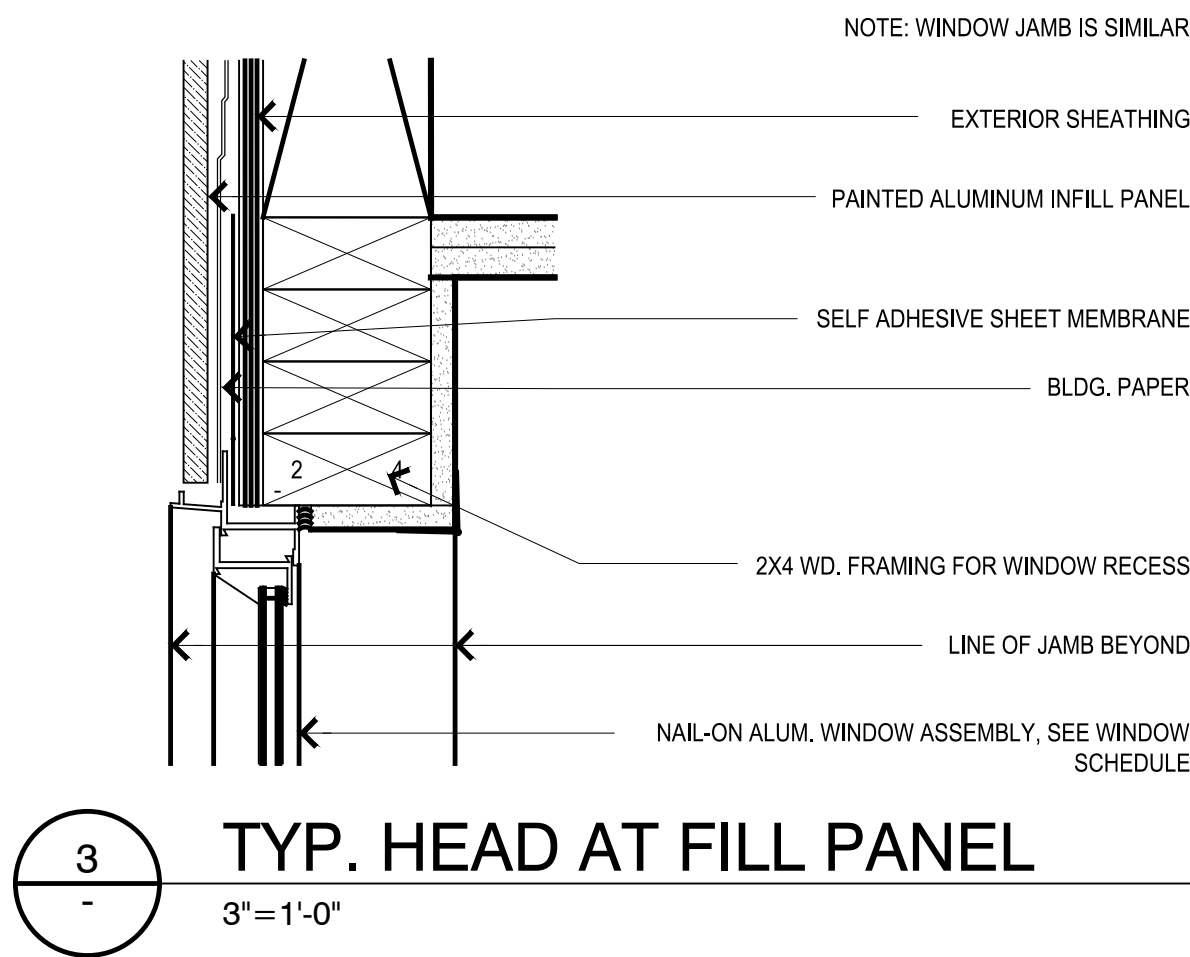
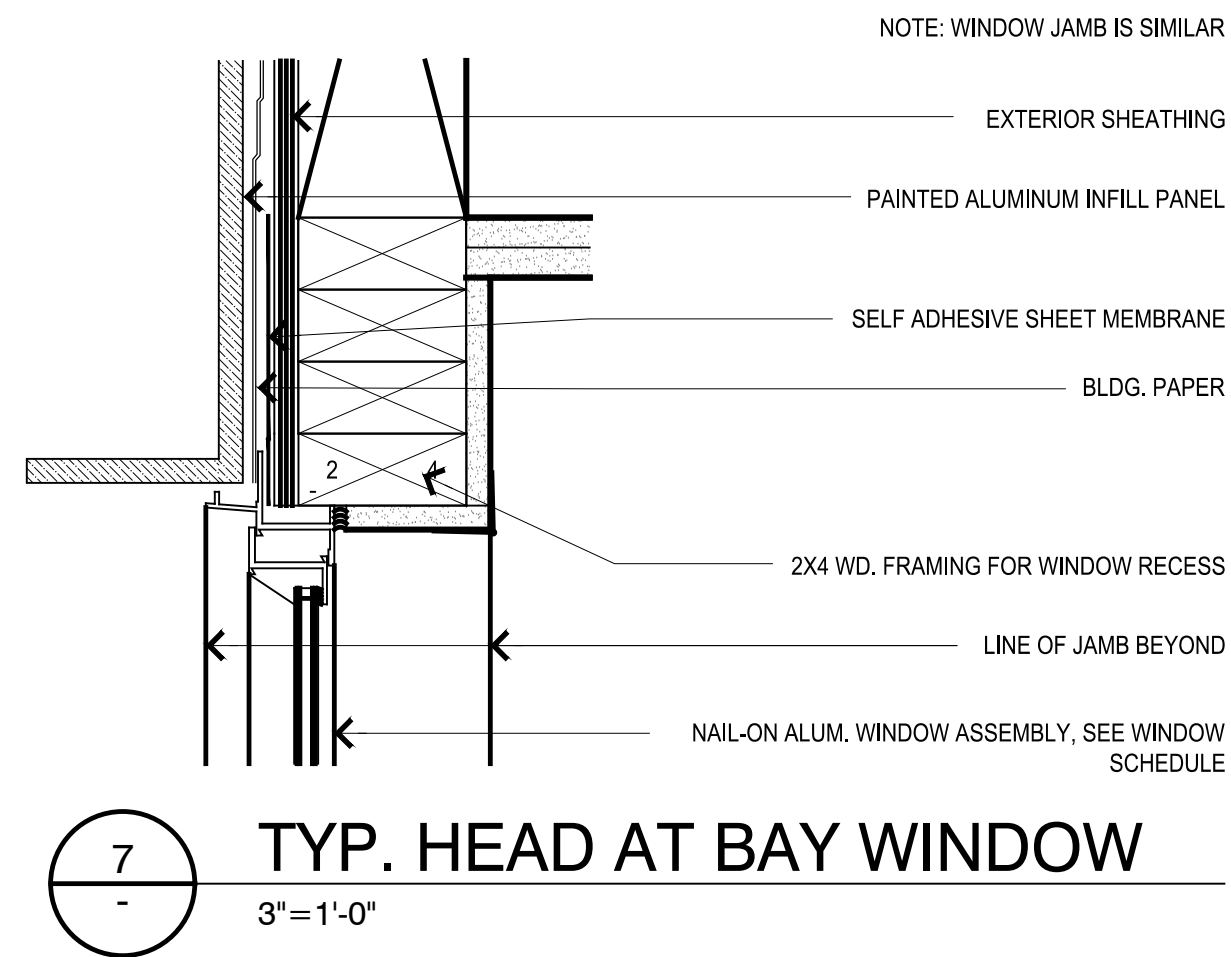
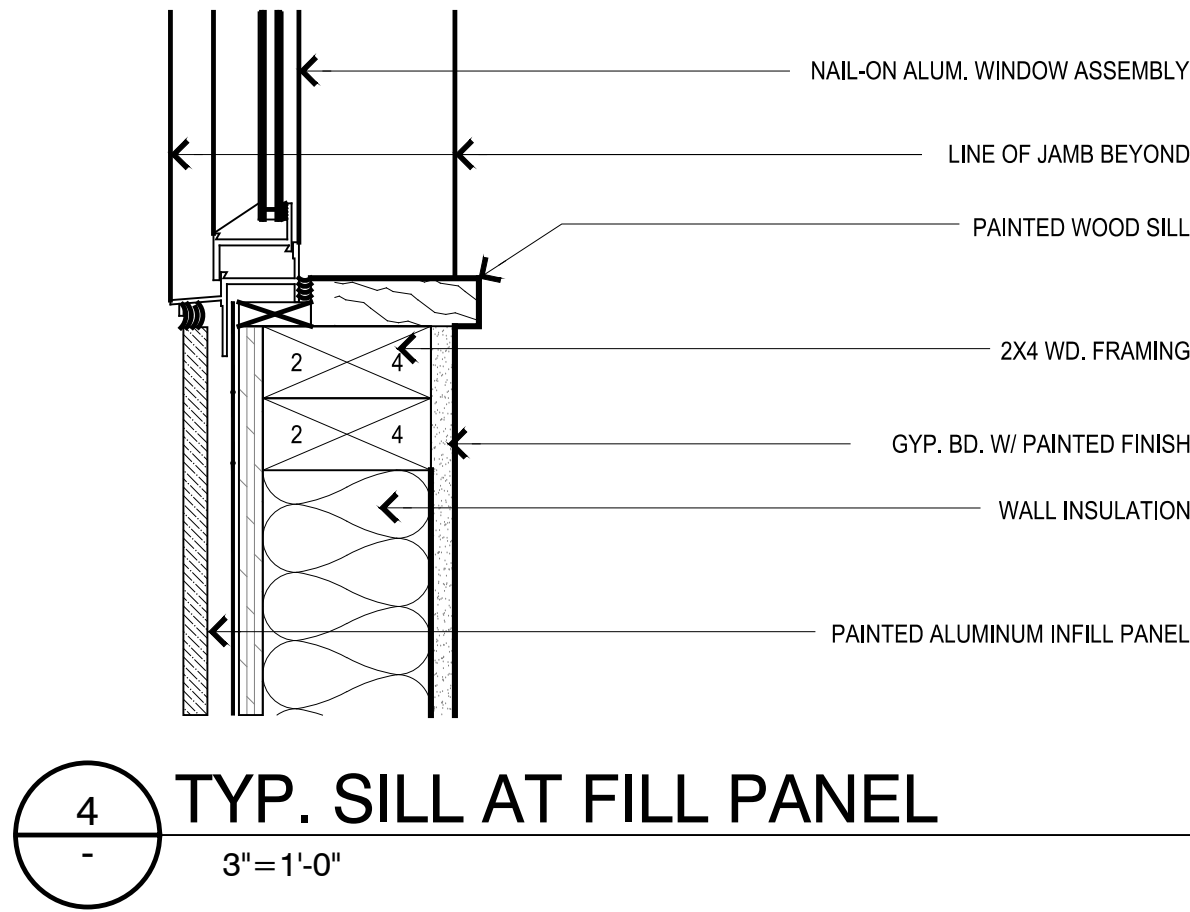
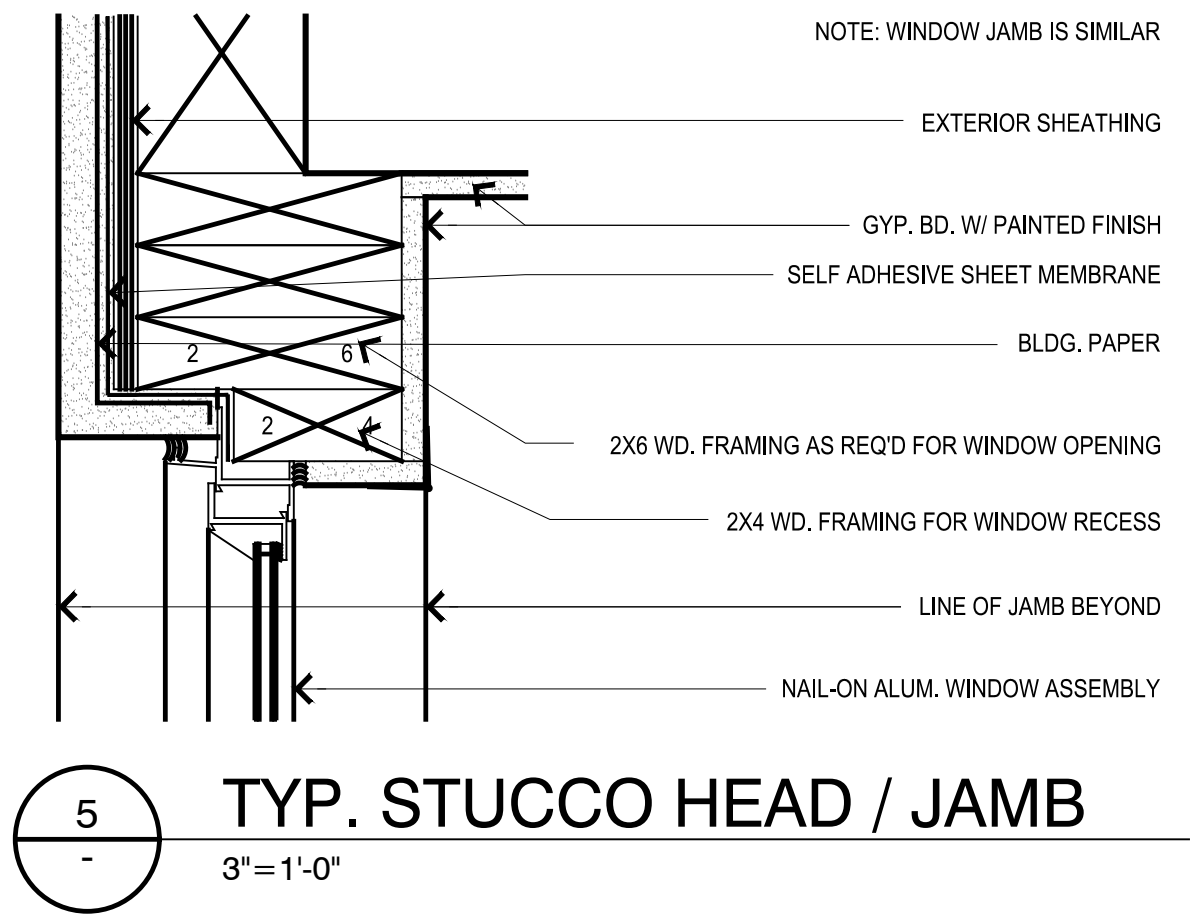
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JOB: 2226

SHEET:

SCHEMATIC
DETAILS

A4.1



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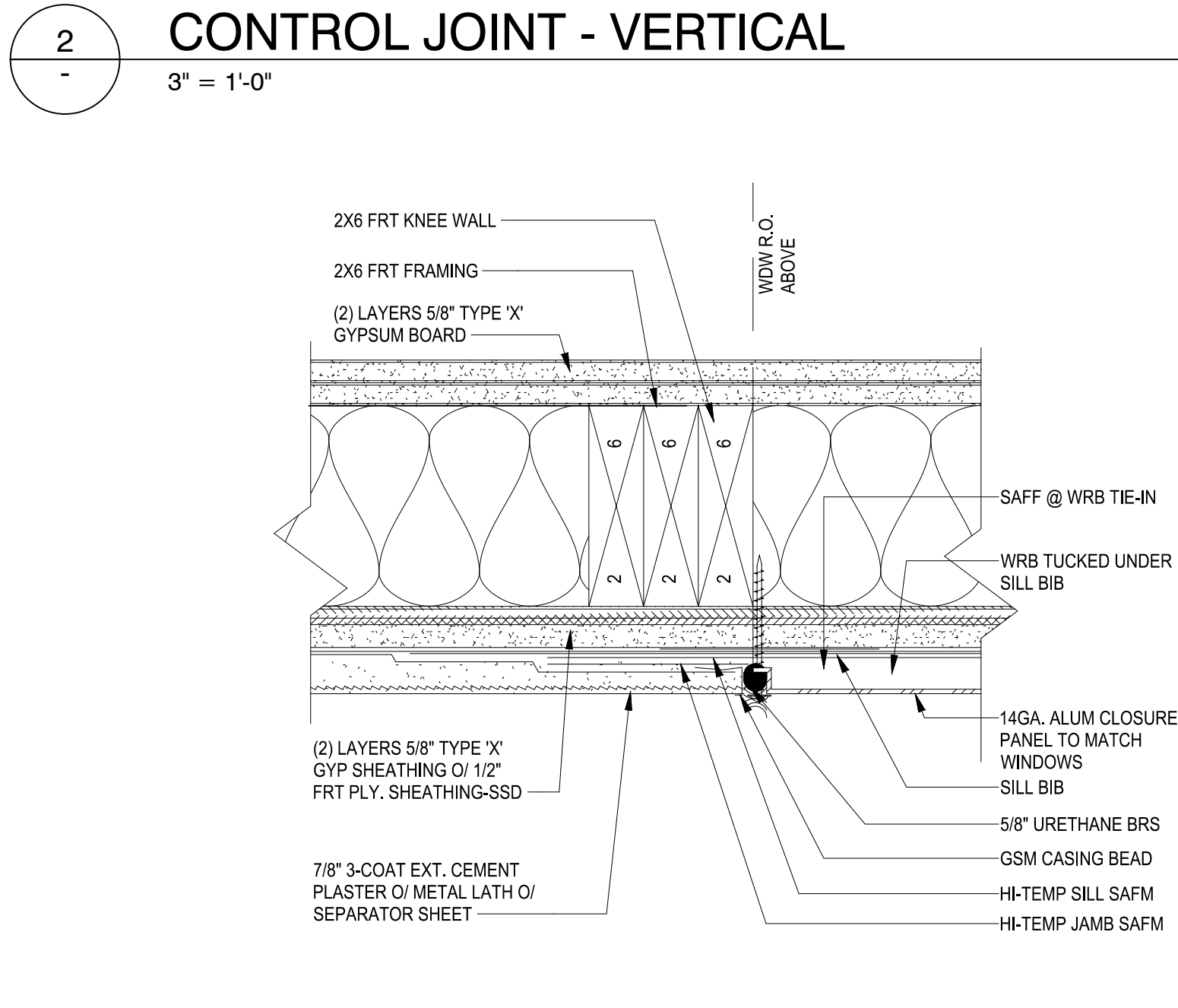
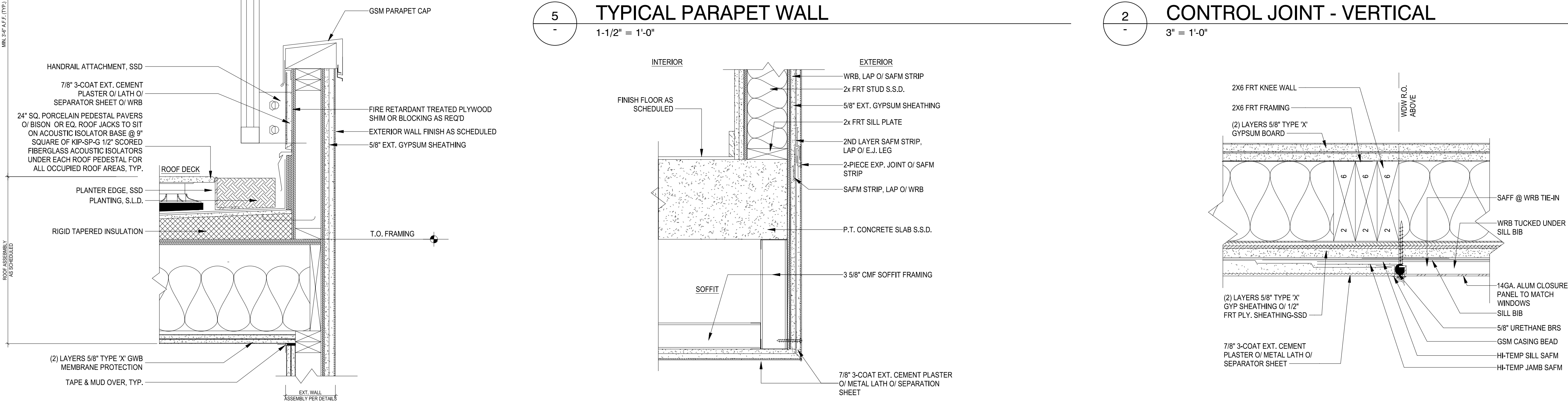
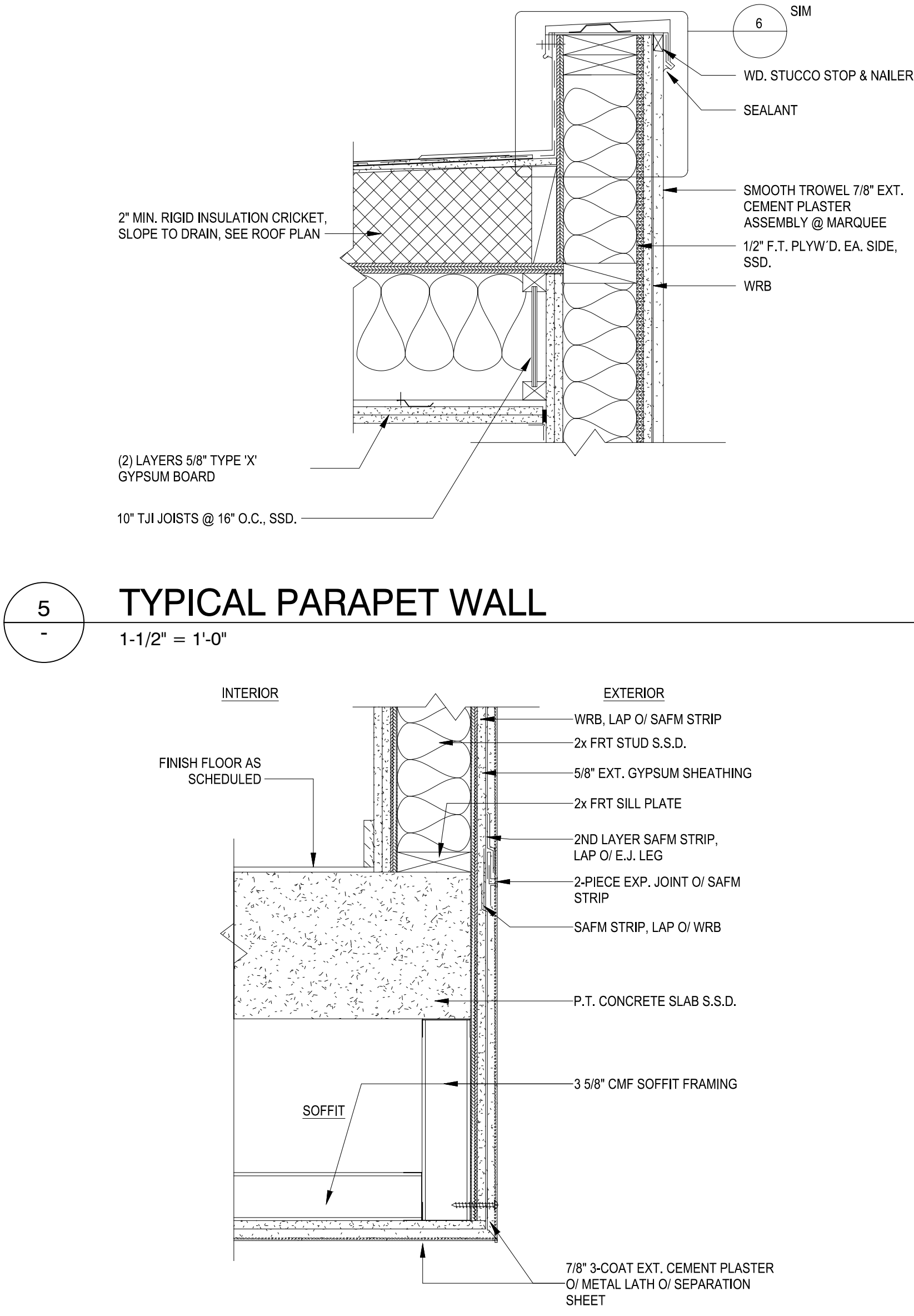
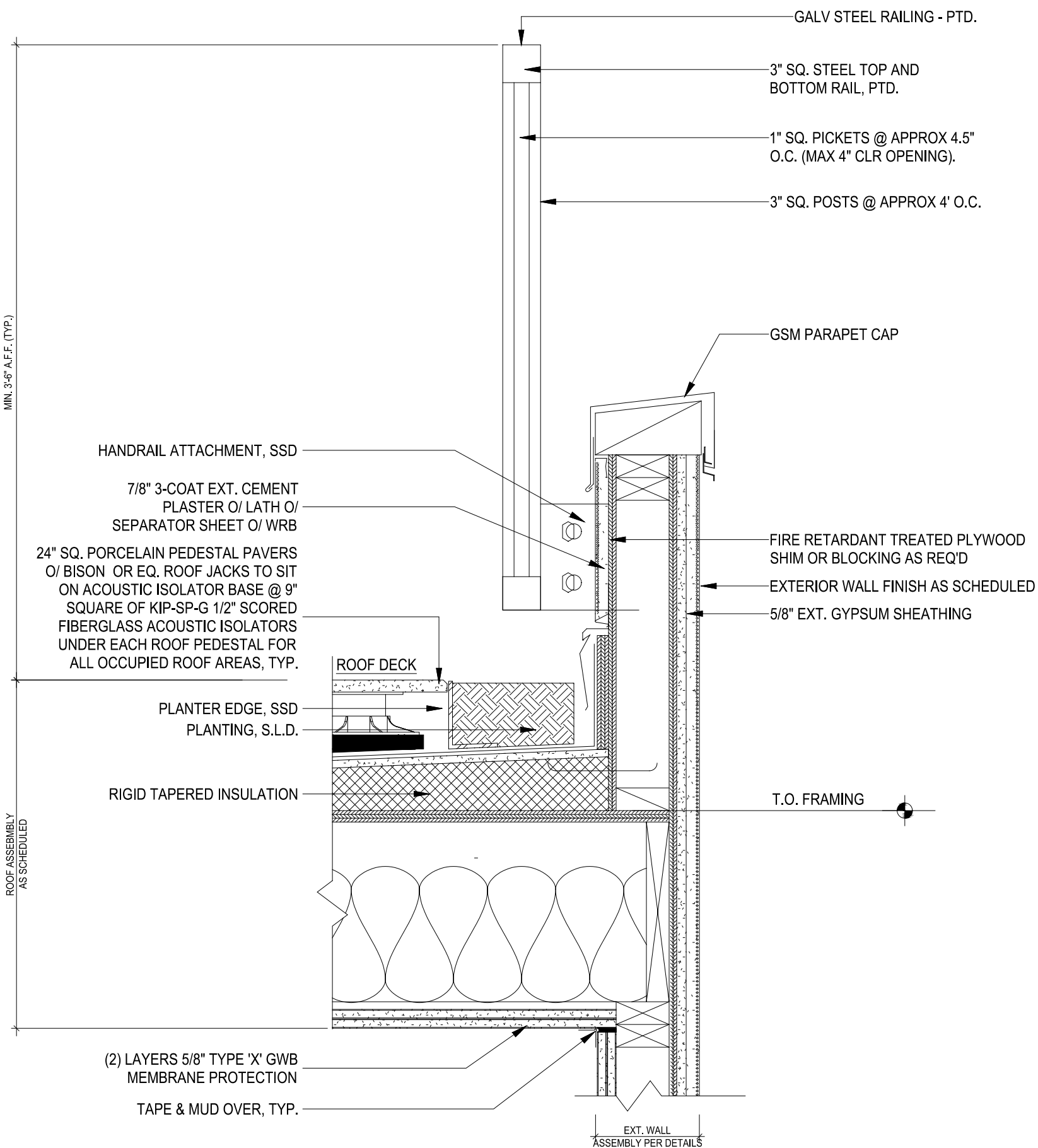
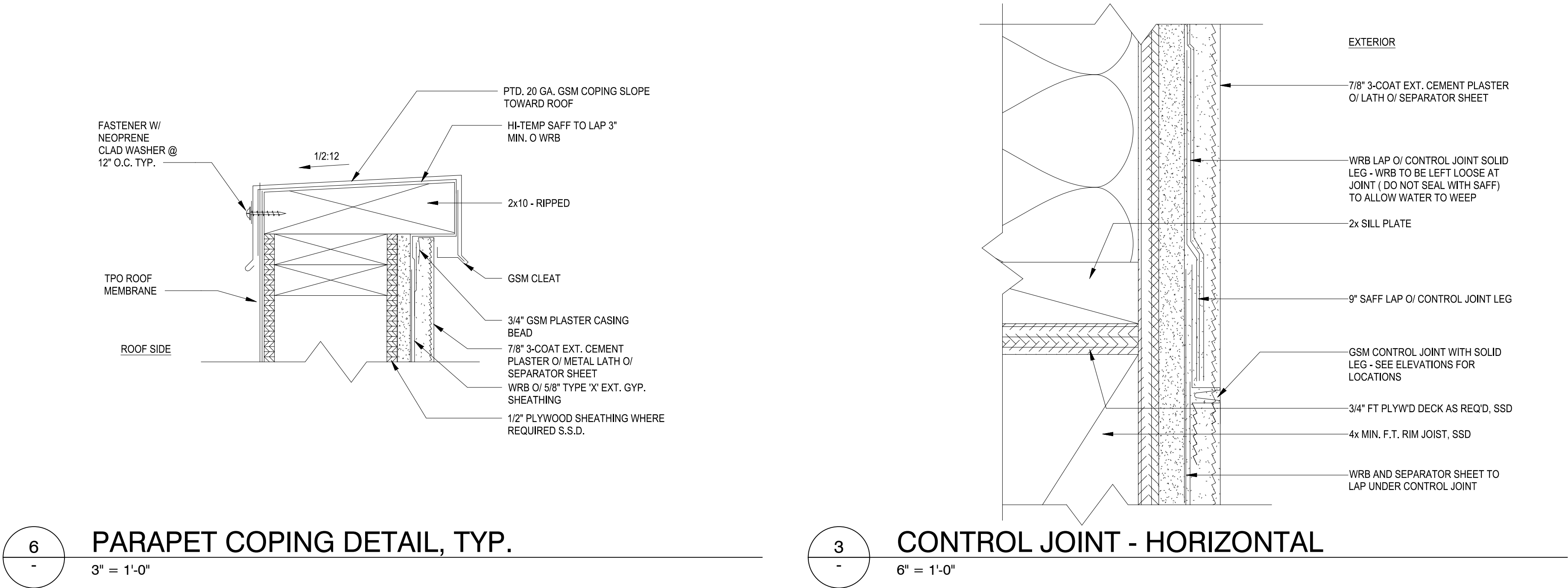
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JOB: 2226

SHEET:

SCHEMATIC
DETAILS

A4.2



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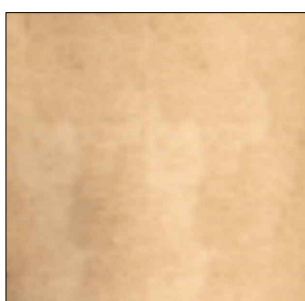
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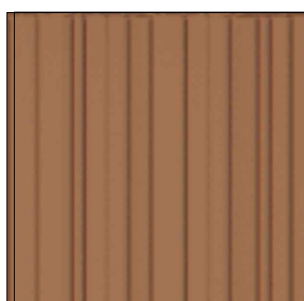
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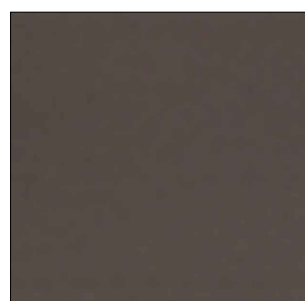
MATERIAL
BOARD

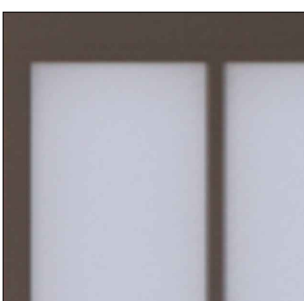
MAT

- 

INTEGRAL COLOR STUCCO,
SMOOTH TROWEL FINISH
MANUFACTURER: ECO STUCCO
COLOR: HOGGAR 30
- 

INTEGRAL COLOR STUCCO,
SMOOTH TROWEL FINISH
MANUFACTURER: ECO STUCCO
COLOR: CRAIE 30
- 

PAINTED CEMENTITIOUS
PANELING
MANUFACTURER: HARDIE
PANEL OR SIM.
- 

METAL INFILL PANELS
COLOR: BRONZE TO MATCH
WINDOWS
- 

BRONZE FINISH WINDOW
- 

METAL RAILING
CUSTOM FABRICATED
STEEL & PAINTED

ALUMINUM
WINDOW

INTEGRAL COLOR
STUCCO

METAL INFILL
PANELS

INTEGRAL COLOR
STUCCO

METAL PICKET
RAILING

PAINTED
PANELING



1
-

ELEVATION - MATERIALS

3/16" = 1'-0" @ 24X36 3/32" = 1'-0" @ 11X17

0 2 4 8

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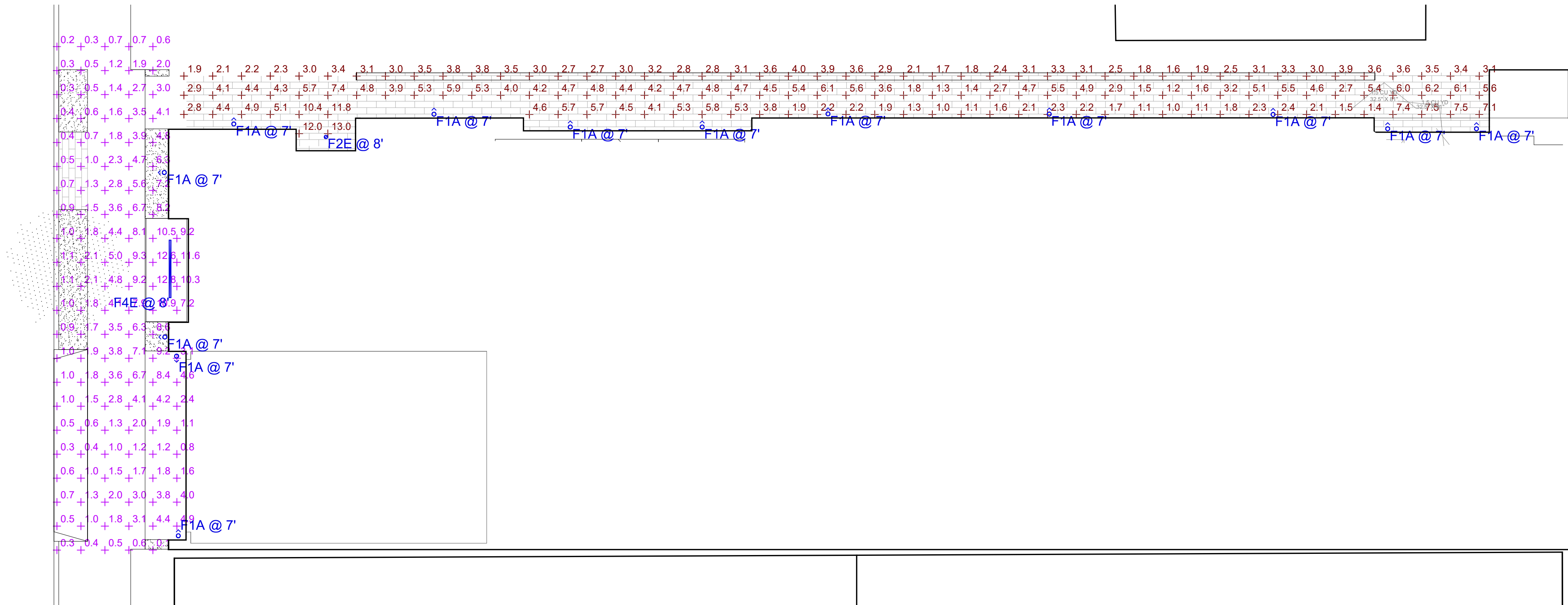
SHEET:

LIGHTING &
PHOTOMETRIC
PLAN

LT1.1



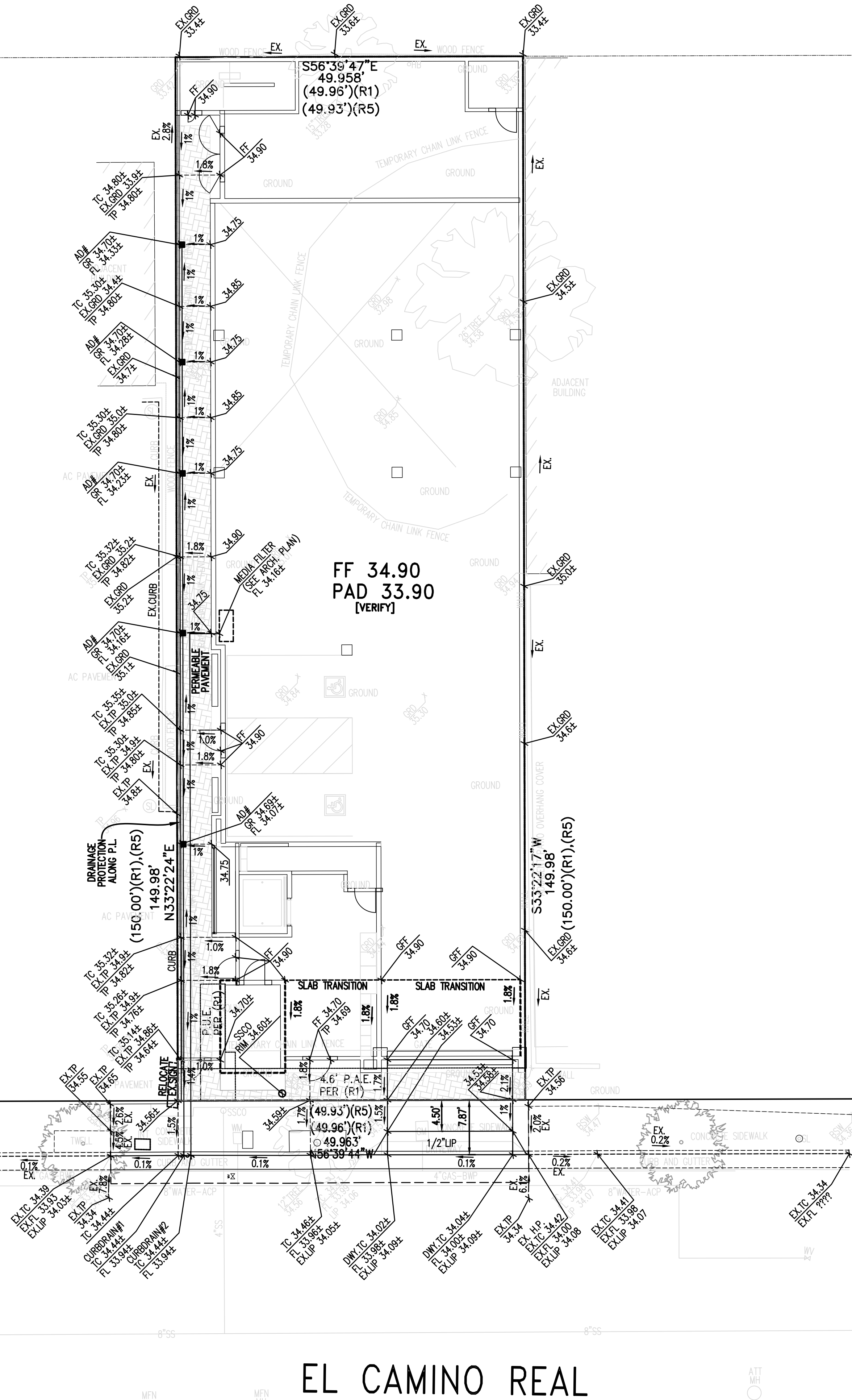
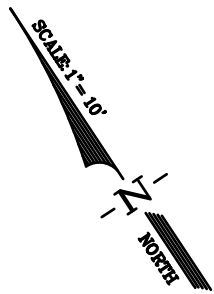
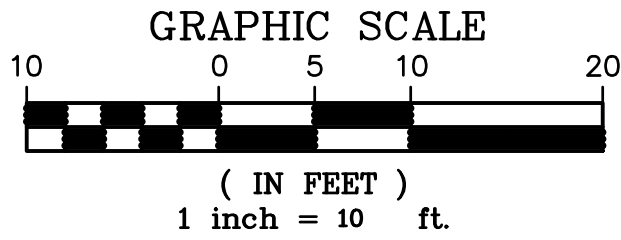
2
-
LIGHTING PLAN - ROOF
1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17



1
-
LIGHTING PLAN - GROUND LEVEL
1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Building Entry-0'0"(Copy)	+	3.1 fc	12.8 fc	0.1 fc	128.0:1	31.0:1	
Egress Path-0'0"(Copy)	+	3.8 fc	13.0 fc	1.0 fc	13.0:1	3.8:1	
Roof stairs / door(Copy)	+	1.1 fc	3.8 fc	0.1 fc	38.0:1	11.0:1	
Roof top Patio-0'0"(Copy)	+	1.7 fc	22.9 fc	0.0 fc	N/A	N/A	

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	F1A	13	LIGMAN	UMV-30013-11W-T2-W30-01-120/277	Marvik 2 medium down light	4 LED 3000K - T2 wide	574	0.85	11
	F1B	3	LIGMAN	MV-30013-T4-W30-01-120/277	Marvik 2 medium down light	4 LED 3000K - T4 forward throw	597	0.85	11
	F2E	1	Lithonia Lighting	LDN4 30/10 L04AR LD MVOLT GZ10 E10WCP (with an integral emergency battery)	4" aperture recessed downlight LDN, 3000K, 1000LM, CLEAR, MATTE DIFFUSE REFLECTOR, 80CRI	3000K LED	922	0.85	10.58
	F3	4	Luminis Canada Inc.	SCENA step light # SN825-L1L5	Scena - Surface Square 8.5in	(5) Nichia NVSL219F c/w Thomas Research-LED20W-24-CD700-XX @ 120.00v	556	0.85	12.2
	F4E	1	Alight Architectural Lighting	LIN 3 SP 6' LS 30 U HE F B D E TP (with an integral EM battery)	6' linear wet rated ceiling surface mount fixture under awning. Lino Slim LS HE	3000K LED	2132	0.82	28.5



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Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

Seal:

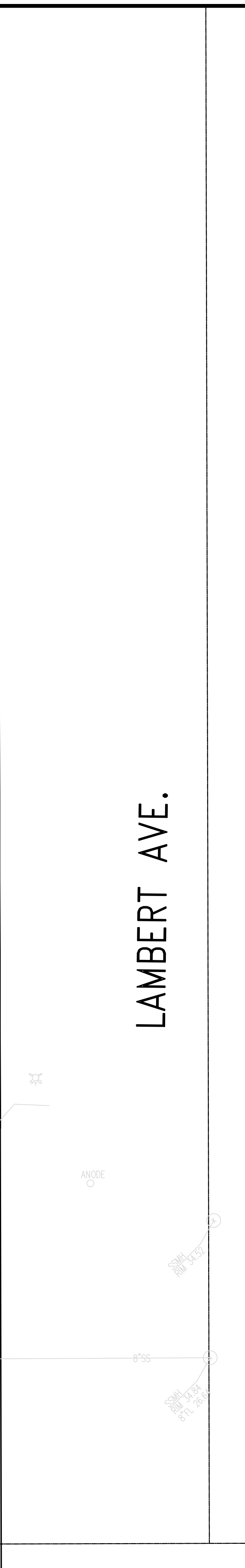
3265 EL CAMINO REAL
TITLE
3265 EL CAMINO REAL
PALO ALTO, CA

REVISIONS

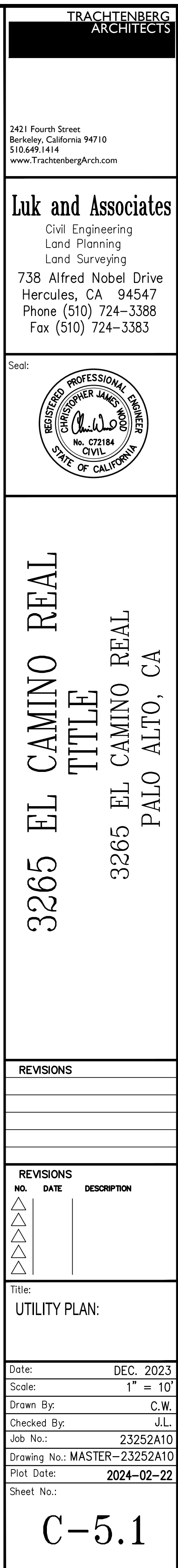
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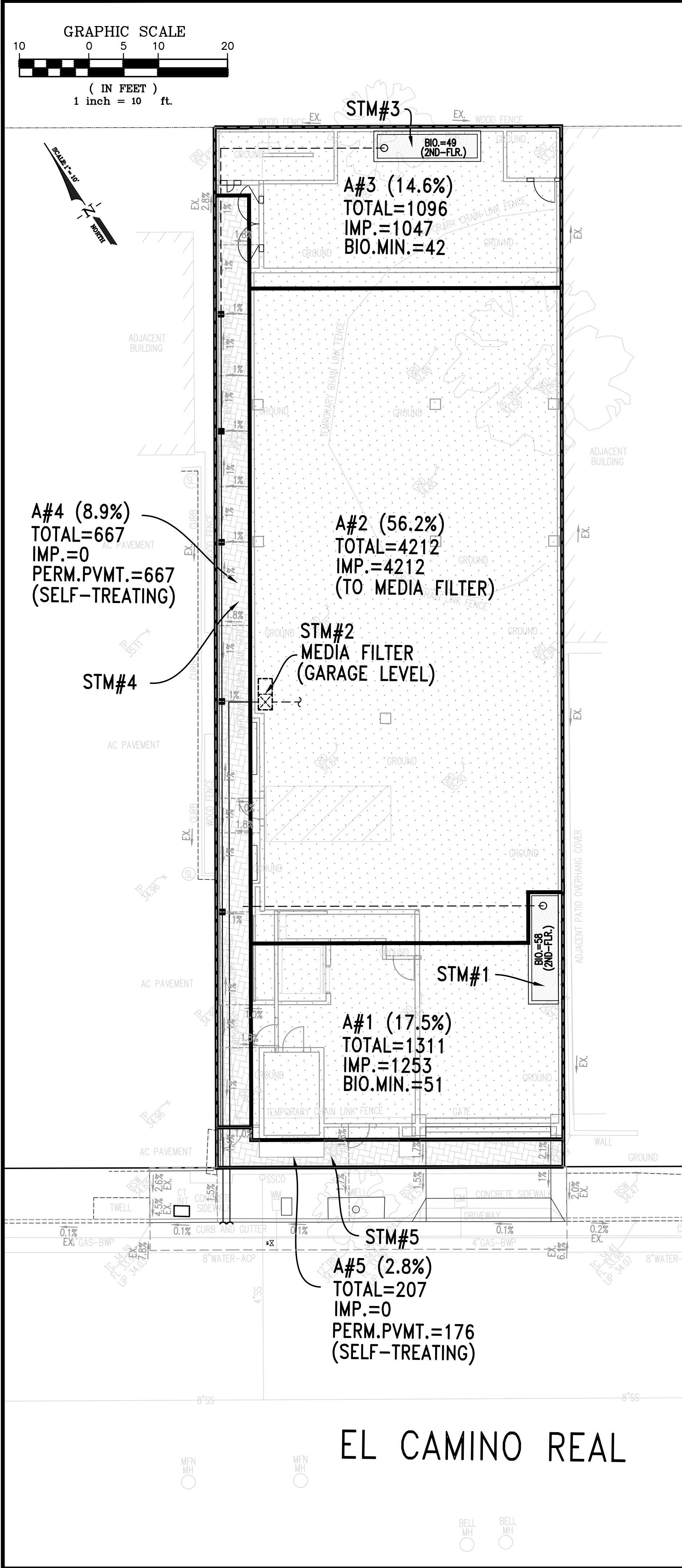
Title:
GRADING PLAN:
ELEVATIONS

Date: DEC. 2023
Scale: 1" = 10'
Drawn By: C.W.
Checked By: J.L.
Job No.: 23252A10
Drawing No.: MASTER-23252A10
Plot Date: 2024-02-22
Sheet No.: C-4.1



1. THIS IS AN ALL ELECTRIC BUILDING PROJECT. NO NEW GAS SERVICE OR GAS HOOKUPS WILL BE INSTALLED.





* SIZING METHOD: "2.C-FLOW" OR 0.2-INCH/HOUR UNIFORM INTENSITY METHOD (IE: 4% METHOD)

STORM TREATMENT DESIGN (PER SANTA CLARA COUNTY)*												
DMA: NAME	TREATMENT TYPE LID TYPE NAME	A SIZING FACTOR	D.M. AREA (S.F.)	RUNOFF SURFACE TYPE	C-FACTOR VALUE*	MIN. SIZE (S.F.)	PLANNED SIZE (S.F.)	OVERFLOW RISER HEIGHT (INCHES)	STORAGE DEPTH REQUIRED (INCHES)	STORAGE DEPTH PROVIDED (INCHES)	% SITE TREATED LID	% SITE TREATED NON-LID
DMA: A#1	FLOW-THROUGH (BIO.)PLANTER LID: LINED STM#1	2.C 4% METHOD	1253	IMPERVIOUS	1.0	51	58	6"	6" (TOP.OF.PLANTER)	6" (TOP.OF.PLANTER)	17.5%	---
			58	PERVIOUS	0.1							
			----	PERM.-PAVERS	0.1							
DMA: A#2	MEDIA-FILTER NON-LID: STM#2	2.C FLOW METHOD	4212	IMPERVIOUS	1.0	(1) CARTRIDGE [SEE BELOW]*	(1) CARTRIDGE [SEE BELOW]*	N/A	N/A	N/A	---	56.2%
			----	PERVIOUS	0.1							
			----	PERM.-PAVERS	0.1							
DMA: A#3	FLOW-THROUGH (BIO.)PLANTER LID: LINED STM#3	2.C 4% METHOD	1047	IMPERVIOUS	1.0	42	49	6"	6" (TOP.OF.PLANTER)	6" (TOP.OF.PLANTER)	14.6%	---
			42	PERVIOUS	0.1							
			----	PERM.-PAVERS	0.1							
DMA: A#4	SELF-TREATING LID: LINED STM#4	N/A	0	IMPERVIOUS	1.0	N/A	N/A	N/A	1" CAPTURE = 56-CF	2.5" MIN. STORAGE (VOID.RATIO=0.4) = 67-CF	8.9%	---
			----	PERVIOUS	0.1							
			667	PERM.-PAVERS	0.1							
DMA: A#5	SELF-TREATING LID: LINED STM#5	N/A	0	IMPERVIOUS	1.0	N/A	N/A	N/A	1" CAPTURE = 17-CF	3.0" MIN. STORAGE (VOID.RATIO=0.4) = 18-CF	2.8%	---
			----	PERVIOUS	0.1							
			176	PERM.-PAVERS	0.1							
TOTAL SEE SPECIAL-PROJECT CREDITS QUALIFICATIONS*											43.8%	56.2%*

C.3 DESIGN:

- SEE PLAN VIEW TO LEFT FOR DRAINAGE MANAGEMENT AREA (D.M.A.) LOCATIONS.
- SEE SHEET C-6.2 FOR STORMWATER TREATMENT MEASURE (S.T.M.) DETAILS.
- SEE NOTES TO RIGHT FOR STORMWATER TREATMENT DESIGN CRITERIA AND SPECIAL PROJECT QUALIFICATIONS AND CREDITS.

CITY CONDITIONS OF APPROVAL:

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE PART OF ANY PLANNING APPLICATION APPROVAL AND SHALL BE ADDRESSED PRIOR TO ANY FUTURE RELATED PERMIT APPLICATION SUCH AS A BUILDING PERMIT, EXCAVATION AND GRADING PERMIT, CERTIFICATE OF COMPLIANCE, STREET WORK PERMIT, ENCROACHMENT PERMIT, ETC. AS FURTHER DESCRIBED BELOW.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:

- STORMWATER TREATMENT MEASURES:
 - ALL BAY AREA MUNICIPAL REGIONAL STORMWATER PERMIT REQUIREMENTS SHALL BE FOLLOWED. REFER TO THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 HANDBOOK (DOWNLOAD HERE: [HTTP://SCVURPPP-W2K.COM/C3_HANDBOOK.SHTML](http://scvurppp-w2k.com/C3_HANDBOOK.SHTML)) FOR DETAILS.
 - FOR ALL C.3 FEATURES, VENDOR SPECIFICATIONS REGARDING INSTALLATION AND MAINTENANCE SHOULD BE FOLLOWED AND PROVIDED TO CITY STAFF. COPIES MUST BE SUBMITTED TO PAM BOYLE RODRIGUEZ AT PAMELA.BOYLERODRIGUEZ@CITYOFPALOALTO.ORG.
 - STAFF FROM STORMWATER 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.
 - PLEASE COMPLETE THE EXCEL FILE TITLED DMA INFORMATION_388 CAMBRIDGE FOR THE C.3 FEATURES ONSITE. THE COMPLETED FILE SHALL BE SUBMITTED TO ISABEL ZACHARCZUK AT ISABEL.ZACHARCZUK@CITYOFPALOALTO.ORG.
- BAY-FRIENDLY GUIDELINES (RESCAPECA.ORG)
 - DO NOT USE CHEMICALS 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](http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional-for-guidance).
 - AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.
- STORMWATER QUALITY PROTECTION
 - TEMPORARY AND PERMANENT WASTE, COMPOST AND RECYCLING CONTAINERS SHALL BE COVERED TO PROHIBIT FLY-AWAY TRASH AND HAVING RAINWATER ENTER THE CONTAINERS.
 - DRAIN DOWNSPOUTS TO LANDSCAPING (OUTWARD FROM BUILDING AS NEEDED).
 - DRAIN HVAC FLUIDS FROM ROOFS AND OTHER AREAS TO LANDSCAPING.
 - OFFSITE DOWNGRADE STORM DRAIN INLETS SHALL ALSO BE IDENTIFIED ON THIS PLAN SET AND PROTECTED. IF CITY STAFF REMOVES PROTECTION FROM AN INLET IN THE ROW DURING A RAIN EVENT, THE CONTRACTOR SHALL REPLACE THE INLET PROTECTION BY THE END OF THE FOLLOWING BUSINESS DAY.
- PAMC 16.09.165(H) STORM DRAIN LABELING: STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING - FLOWS TO [CREEK]" OR EQUIVALENT.

BEST MANAGEMENT PRACTICES:

- 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 AND SIDEWALK 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;
 - REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.
- PAMC 16.09.180(b)(5): CONDENSATE FROM HVAC CONDENSATE LINES SHALL NOT BE CONNECTED OR ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM.
- PAMC 16.09.165(h) STORM DRAIN LABELING: STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING - FLOWS TO [CREEK]" OR EQUIVALENT.

CITY GROUNDWATER DISCHARGE NOTES

PAMC 16.09.170, 16.09.040 DISCHARGE OF GROUNDWATER:

- PRIOR APPROVAL SHALL BE OBTAINED FROM THE CITY ENGINEER OR DESIGNER TO DISCHARGE WATER PUMPED FROM CONSTRUCTION SITES TO THE STORM DRAIN. THE CITY ENGINEER OR DESIGNER MAY REQUIRE GRAVITY SETTLING AND FILTRATION UPON A DETERMINATION THAT EITHER OR BOTH WOULD IMPROVE THE WATER QUALITY OF THE DISCHARGE. CONTAMINATED GROUND WATER OR WATER THAT EXCEEDS STATE OR FEDERAL REQUIREMENTS FOR DISCHARGE TO NAVIGABLE WATERS MAY NOT BE DISCHARGED TO THE STORM DRAIN. SUCH WATER MAY BE DISCHARGED TO THE SEWER, PROVIDED THAT THE DISCHARGE LIMITS CONTAINED IN PALO ALTO MUNICIPAL CODE (16.09.040(M)) ARE NOT EXCEEDED AND THE APPROVAL OF THE SUPERINTENDENT IS OBTAINED PRIOR TO DISCHARGE. THE CITY SHALL BE COMPENSATED FOR ANY COSTS IT INCURS IN AUTHORIZING SUCH DISCHARGE, AT THE RATE SET FORTH IN THE MUNICIPAL FEE SCHEDULE.
- THE PROJECT IS LOCATED IN AN AREA OF SUSPECTED OR KNOWN GROUNDWATER CONTAMINATION WITH VOLATILE ORGANIC COMPOUNDS (VOCs).
 - PLUME AREAS ARE SHOWN ON THE GST MAPS, LOCATED AT CHARLESTON/SAN ANTONIO, PAGE MILL/EL CAMINO AND NEAR VA AT FOOTHILLS. ANY PROJECT WITHIN 2 BLOCKS SHOULD TEST GROUNDWATER
 - IF GROUNDWATER IS ENCOUNTERED THEN THE PLANS MUST INCLUDE THE FOLLOWING PROCEDURE FOR CONSTRUCTION DOWATERING:

PRIOR TO DISCHARGE OF ANY WATER FROM CONSTRUCTION DOWATERING, THE WATER SHALL BE TESTED FOR VOLATILE ORGANIC COMPOUNDS (VOCs) USING EPA METHOD 801/802 OR METHOD 824. THE ANALYTICAL RESULTS OF THE VOC TESTING SHALL BE TRANSMITTED TO THE REGIONAL WATER QUALITY CONTROL PLANT (RWQCP) 650-329-2598. CONTAMINATED GROUND WATER THAT EXCEEDS STATE OR FEDERAL REQUIREMENTS FOR DISCHARGE TO NAVIGABLE WATERS MAY NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR CREEKS. IF THE CONCENTRATIONS OF POLLUTANTS EXCEED THE APPLICABLE LIMITS FOR DISCHARGE TO THE STORM DRAIN SYSTEM THEN AN EXCEPTIONAL DISCHARGE PERMIT MUST BE OBTAINED FROM THE RWQCP PRIOR TO DISCHARGE TO THE SANITARY SEWER SYSTEM. IF THE VOC CONCENTRATIONS EXCEED THE TOXIC ORGANICS DISCHARGE LIMITS CONTAINED IN THE PALO ALTO MUNICIPAL CODE (16.09.040(M)) A TREATMENT SYSTEM FOR REMOVAL OF VOCs WILL ALSO BE REQUIRED PRIOR TO DISCHARGE TO THE SANITARY SEWER. ADDITIONALLY, ANY WATER DISCHARGED TO THE SANITARY SEWER SYSTEM OR STORM DRAIN SYSTEM MUST BE FREE OF SEDIMENT.

EXISTING SURFACE-AREA TABLE

EXISTING SITE			
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO REMOVE] (SF)	PERVIOUS AREA (SF)	TOTAL
0	2,071	5,422	7,493

PROPOSED SURFACE-AREA TABLE

PROPOSED SITE			
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO INSTALL] (SF)	PERVIOUS AREA (SF)	TOTAL
0	6,464	1,029	7,493

MEDIA FILTER SIZING^

MEDIA FILTER DEVICE SPECIFICATION IS A CDS STORM WATER TREATMENT DEVICE PER CUT-SHEET PROVIDED BELOW, WITH A MINIMUM TREATMENT FLOW VALUE OF Q(2-YEAR)=0.019-CFS [I=0.2-INCH/HOUR] AND A BYPASS FLOW OF Q(10-YEAR)=0.242-CFS.

A SINGLE (27") MEDIA FILTER (SEE DETAIL BELOW) CAN TREAT UP TO 22.5-GPM (0.05-CFS) OF TREATMENT FLOW. THE PROJECT WILL SELECT A FILTER UNIT WITH ONE (1) 27" HEIGHT MEDIA FILTERS.

STORM TREATMENT NOTES:

PER SANTA CLARA COUNTY CLEAN WATER PROGRAM PUBLICATION: "C.3 STORMWATER HANDBOOK" DATED JUNE 2016 AND...

PER CURRENT MRP ORDER NO. R2-2022-0018 NPDES PERMIT NO. CAS612008 AS APPROVED IN MAY 2022 (5,000-SF THRESHOLD).

1) HYDRO-MODIFICATION & STORM TREATMENT:

A) THE PROJECT SITE CREATES BETWEEN 5,000 SF AND 1-ACRE OF IMPERVIOUS SURFACE AREA FOR THE PROPOSED PRIVATE PROPERTY. THUS THE PROJECT WILL BE REQUIRED TO SUBMIT A STORMWATER CONTROL PLAN AND INCLUDE LID MEASURES CONSISTENT WITH SIZING FACTORS AND CRITERIA FOR "TREATMENT ONLY".

B) AS THE PROJECT PROPOSES LESS THAN 1-ACRE OF IMPERVIOUS SURFACES ON THE SITE, HYDROMODIFICATION (FLOW CONTROL) IS NOT A REQUIREMENT PER THE GUIDEBOOK.

2) THE PROJECT SITE IS DELINEATED INTO THE MANAGEMENT AREAS SHOWN ON THE CHART ON THIS SHEET.

3) FOR GROUP D NATIVE SOIL, THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

A = CONFIGURATION OF AREA
V1 = SURFACE RESERVOIR VOLUME
V2 = SUB-SURFACE RESERVOIR VOLUME

CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT AND FLOW CONTROL):

- SIZING FACTOR (SF) [BIORETENTION FACILITY] = 4%
- SURFACE RESERVOIR DEPTH = 6 INCHES
- SOIL MIX DEPTH = 18 INCHES
- UNDERDRAIN = 4 INCHES

4) FOR SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1 (TREATMENT ONLY) OR 1:1 (TREATMENT & FLOW CONTROL). SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER COUNTY DESIGN STANDARDS.

5) FOR SELF-TREATING AREAS, THE PERCENTAGE OF IMPERVIOUS AREA MUST BE LESS THAN 5% PER COUNTY DESIGN STANDARDS**.

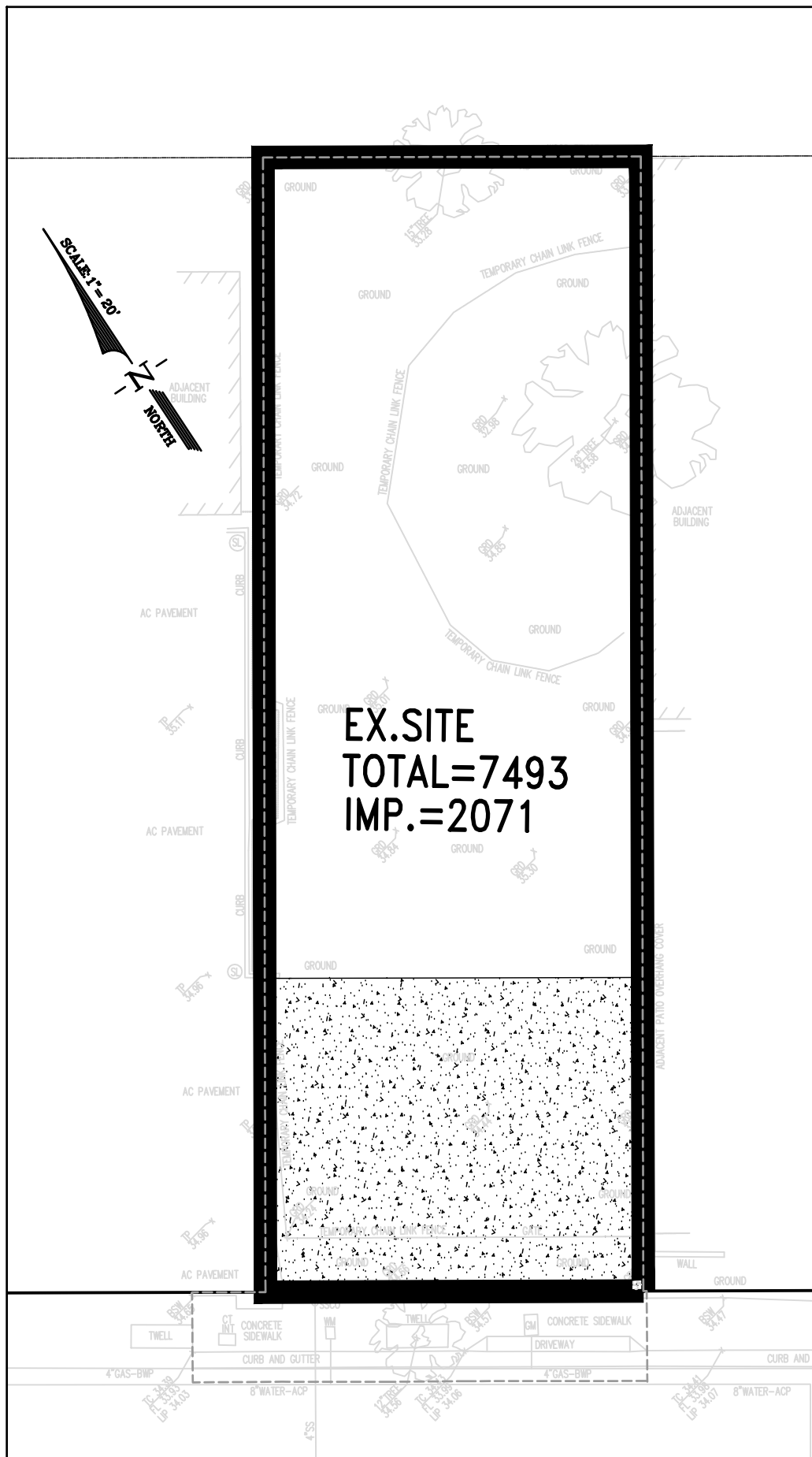
6) SPECIAL PROJECT INFORMATION:

(CATEGORY-C -- [AFFORDABLE HOUSING] QUALIFIED):

- NOT IN A PDA
- SITE AREA = 7,500-SF (0.172-ACRE)
- AFFORDABILITY FOR THE 44 UNITS (255-DU/ACRE):
 - LOW INCOME (51-80% AMI) -> 20% OF TOTAL OR 9 UNITS (5 STUDIOS + 4 1BDR)
 - MODERATE INCOME (81-120% AMI) -> 80% OF TOTAL OR 35 UNITS (19 STUDIOS + 16 1BDR)
- CREDITS:
 - MODERATE INCOME YIELDS... 50% LID CREDIT
 - DENSITY YIELDS... 15% LID CREDIT
 - 0% SURFACE PARKING YIELDS... 5% LID CREDIT
 - NO LOCATION CREDITS... 0% LID CREDIT
- TOTAL= 70% LID CREDIT

THEREFORE, 70% OF THE SITE CAN USE NON-LID STORMWATER TREATMENT MEASURES. THE REMAINING 30% WILL NEED TO USE STANDARD LID TREATMENT MEASURES.

EXISTING SITE:



TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

Luk and Associates

Civil Engineering
Land Planning
Land Surveying

738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

Seal:

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER JAMES BOYLE
No. C72184
CIVIL
STATE OF CALIFORNIA

3265 EL CAMINO REAL
TITLE
3265 EL CAMINO REAL
PALO ALTO, CA

REVISIONS

REVISIONS

NO. DATE DESCRIPTION

△
△
△
△
△

Title:
STORMWATER
TREATMNT PLAN

Date: DEC. 2023

Scale: 1" = 10'

Drawn By: C.W.

Checked By: J.L.

Job No.: 23252A10

Drawing No.: MASTER-23252A10

Plot Date: 2024-02-22

Sheet No.:

C-6.1

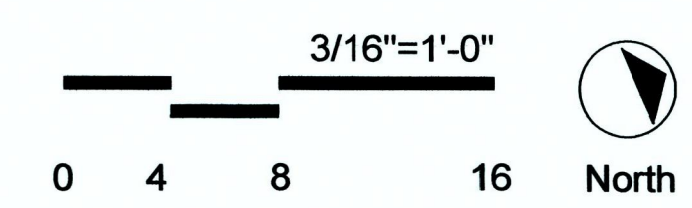


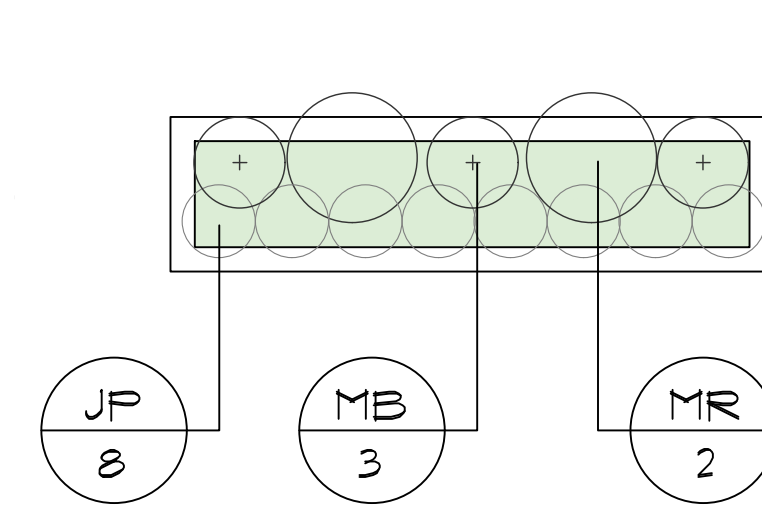
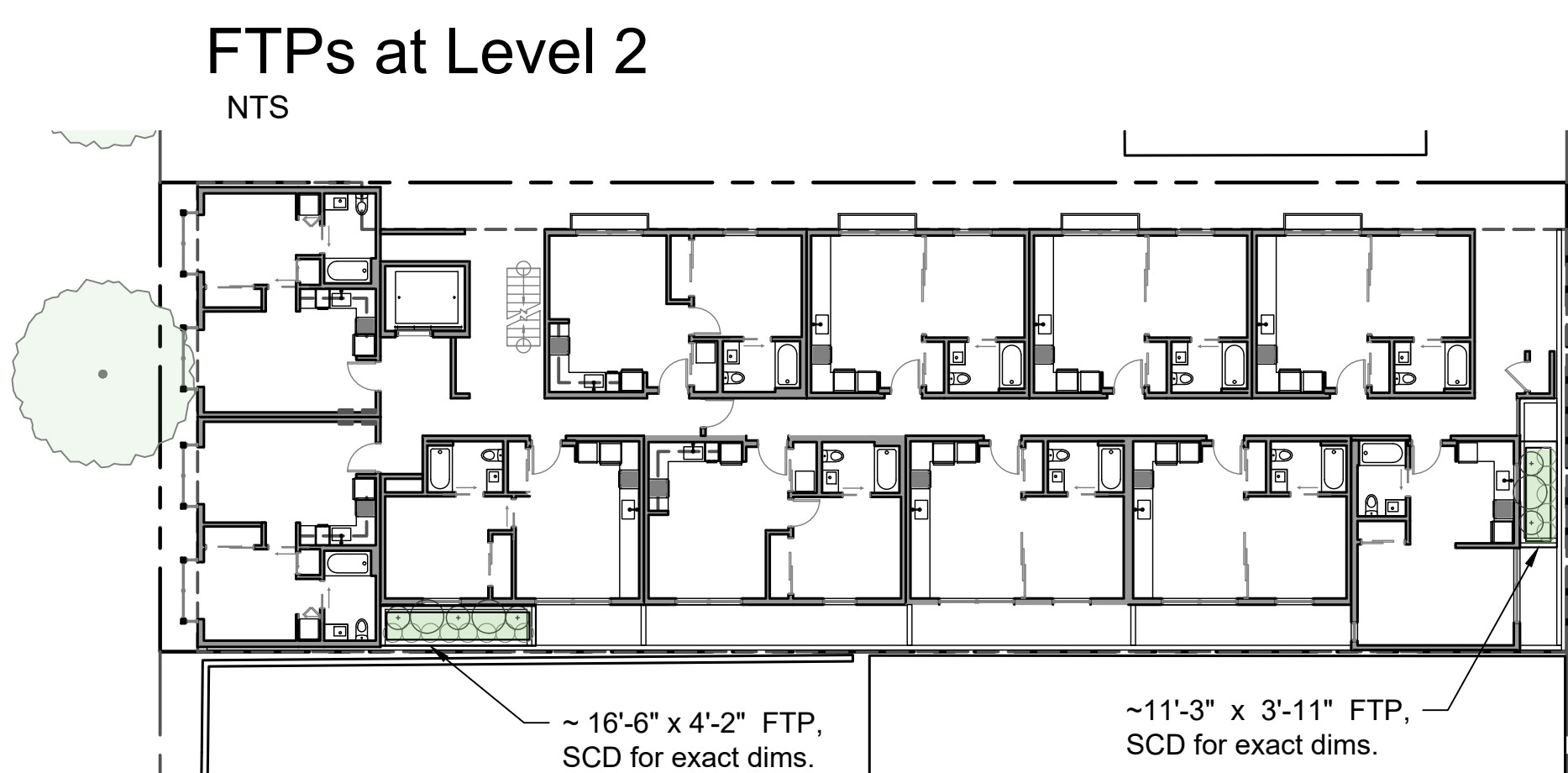
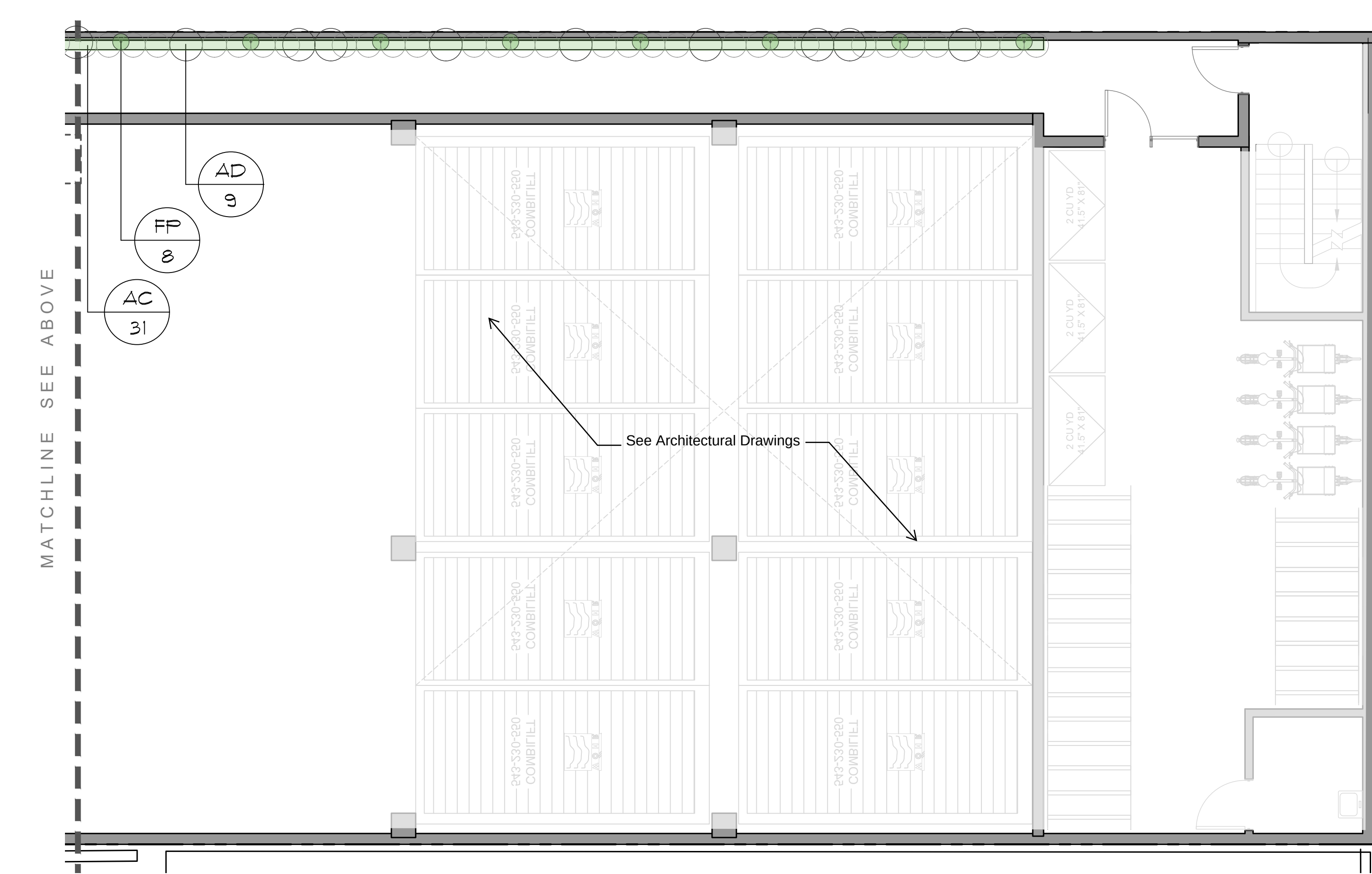
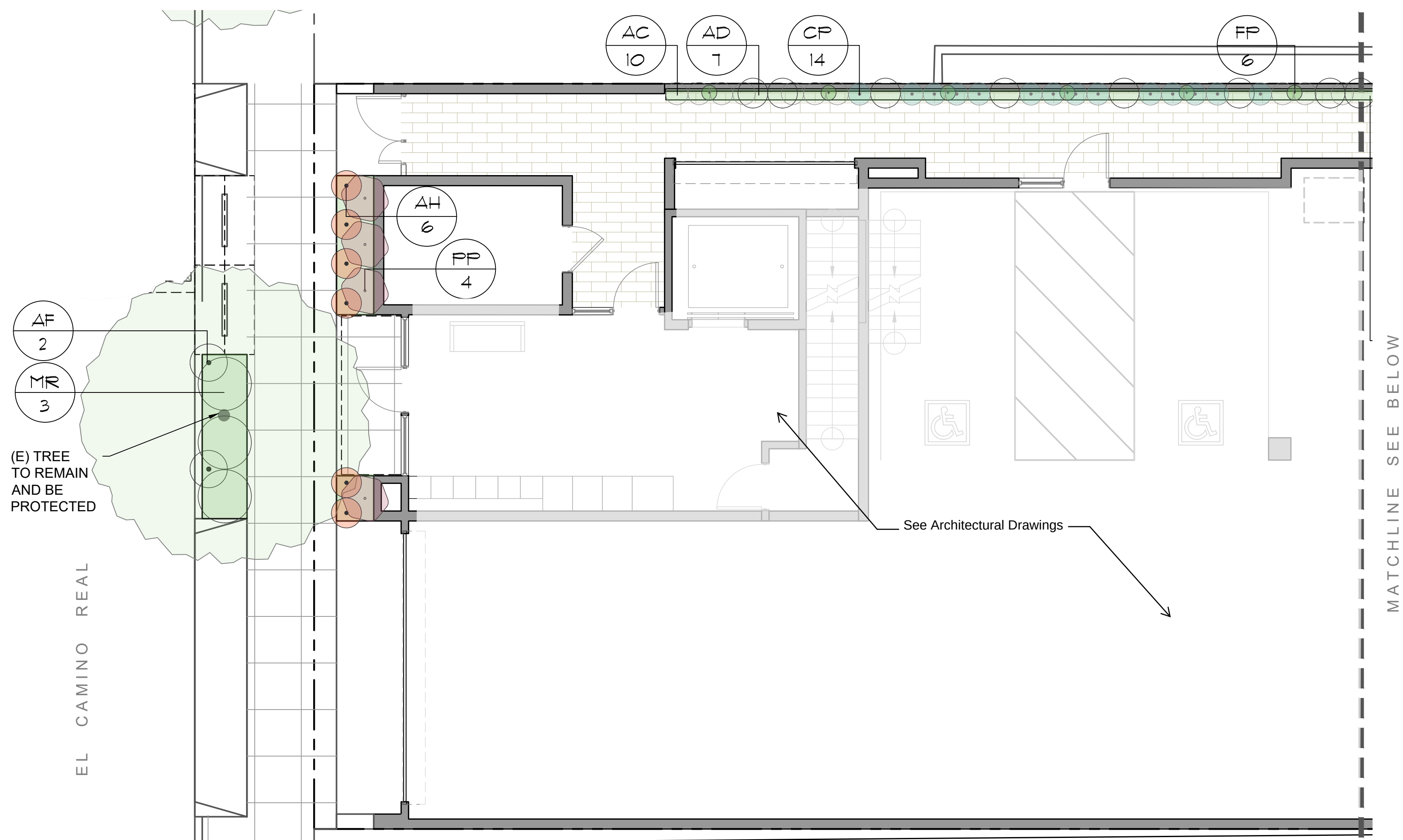

John Pennell Phillips
RLA 5602



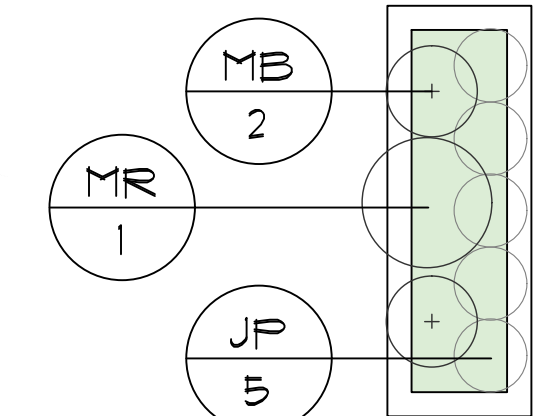
TYPE III TREE PROTECTION: TREES IN STREET ROW, SHALL BE WRAPPED WITH 2-INCHES OF ORANGE PLASTIC FENCING FROM THE GROUND TO THE FIRST BRANCH AND OVERLAID WITH 2-INCH THICK WOODEN SLATS BOUND SECURELY (SLATS SHALL NOT BE ALLOWED TO DIG INTO THE BARK). DURING INSTALLATION OF THE PLASTIC FENCING, CAUTION SHALL BE USED TO AVOID DAMAGING ANY BRANCHES. MAJOR SCAFFOLD LIMBS MAY ALSO REQUIRE PLASTIC FENCING AS DIRECTED BY THE PROJECT ARBORIST OR CITY ARBORIST.

See Sheet L2.0 for Plant List & Notes





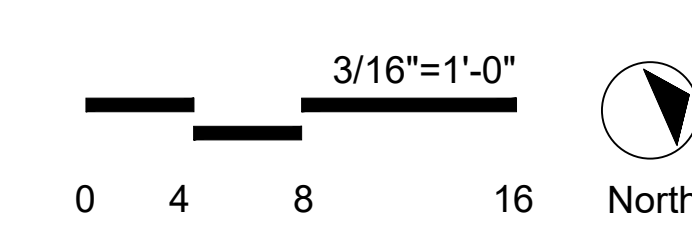
Eastern FTP at Level 2
3/16"=1'-0"



Northern FTP at Level 2
3/16"=1'-0"



FTPs planted with Deer Grass, 'Carman Grey' Rush, and Ivory Monkeyflower



See Sheet L2.1 for Plant List & Notes

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

INSIDEOUT
landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

3265 EL CAMINO REAL

Palo Alto, CA

- 04.20.2023 PREScreening SUBMITTAL
- 07.28.2023 ADDED BIKES & SCOOTERS
- 12.11.2023 DRAFT PLAN REVISIONS
- 01.05.2024 MAJOR AR SUBMITTAL
- 03.12.2024 RESPONSE TO CITY COMMENTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2226

SHEET:
**Level 1 & 2:
Planting Plan**

FOR AGENCY REVIEW ONLY: NOT FOR CONSTRUCTION



Countertop seating



Seating / planting



Grill / kitchen & pedestal pavers



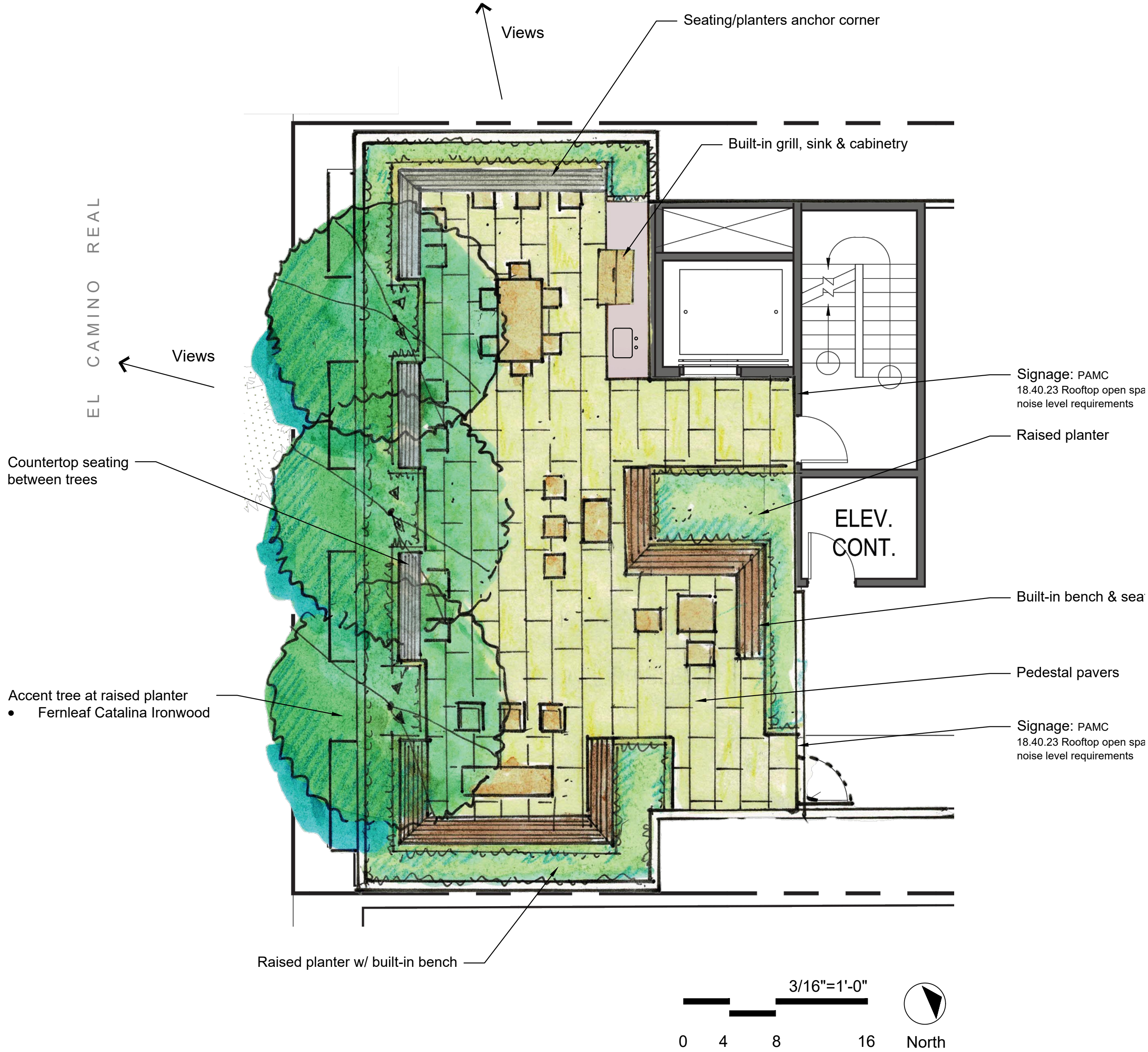
Built-in seating



Permeable pavers



Fernleaf Catalina Ironwood



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JOB: 2226

SHEET:

Roof Deck:
Landscape Plan,
Imagery

L2.0



'Big Red' Kangaroo Paw



'Ray Hartman' Ceanothus (small accent tree)



Calandrinia



Spice Bush



'Midnight Rose,' 'Green Spice,' and 'Northern Exposure Silver' Heuchera mix



Pink Wild Snapdragon



'Bush Ranger' Kangaroo Paw



'Siskiyou Blue' Fescue



'Carman's Gray' Rush



Prostrate Myoporum



'Covelo' Mock Orange

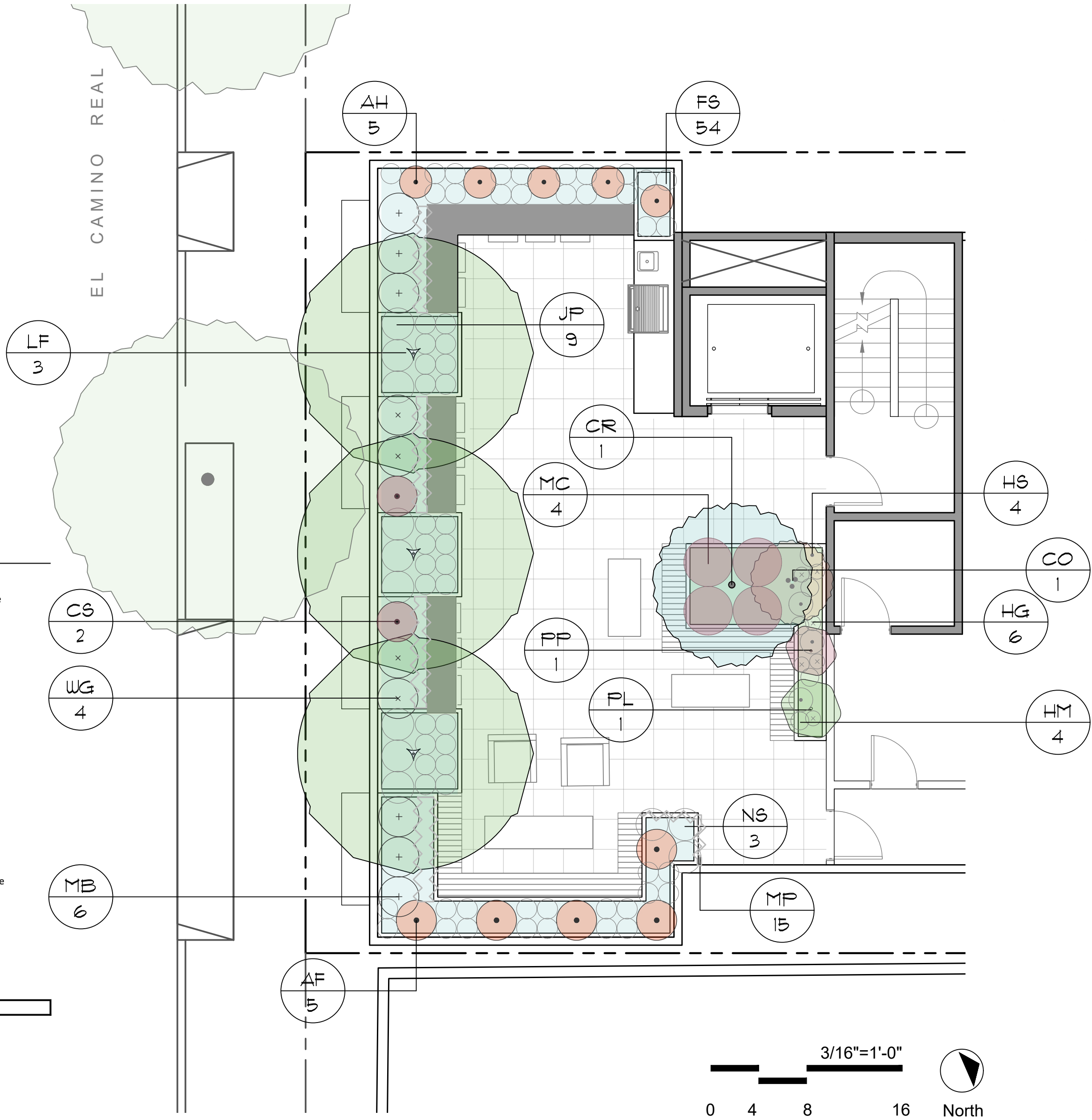
Plant List

Index	Latin Name	Common Name	Size	Qty	Height	Width	Exposure	WUCOLS	FTP*	Invasive	CA Native	Drought Tol.	Habitat	Notes
Trees														
CR	Ceanothus 'Ray Hartman'	Ray Hartman California Lilac	15 gallon	1	15'	12'	SU	L		No	Yes			Accent roof deck tree
LF	Lyonothamnus floribundus ssp. Asplenifolius	Fernleaf Catalina Ironwood	24" box	3	30"	20"	any	L		No	Yes			Dominant roof deck tree
Shrubs														
Spacing														
AD	Asparagus densiflorus 'Myersii'	Myer's Asparagus Fern	1 gallon	16	2'	30"	PA, SH	M		No		X		
AF	Anigozanthos flavidus 'Big Red'	Big Red Kangaroo Paw	5 gallon	7	5'	30"	SU	L		No			X	Accent
CO	Calycanthus occidentalis	Spice Bush	5 gallon	1	8"	5'-0"	any	M		No	Yes			Accent
CS	Calandrinia spectabilis	Rock Purslane	1 gallon	2	30"	30"	any	L		No				Flow-through-planter
JP	Juncus patens 'Carman's Gray'	Carman's Gray Spreading Rush	1 gallon	9	18"	24"	any	L	X	No	Yes			Flow-through-planter
MB	Mimulus aurantiacus var. bifidus 'Ivory White'	White Santa Lucia Monkeyflower	5 gallon	6	30"	30"	any	VL	X	No				Flow-through-planter
MC	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly Grass	1 gallon	4	42"	36"	any	L		No		X		
MR	Muhlenbergia rigens	Deer Grass	1 gallon	3	42"	42"	any	L	X	No	Yes			Flow-through-planter
NS	Nepeta faassenii 'Six Hills Giant'	Six Hills Giant Catmint	1 gallon	3	30"	24"	any	L		No		X	X	
PL	Philadelphus lewisii 'Covelo'	Covelo Wild Mock Orange	5 gallon	1	6'	4'-0"	any	M		No	Yes			
PP	Penstemon palmeri	Pink Wild Snapdragon	1 gallon	5	5'	36"	any	M		No	Yes			Accent
WG	Westringia fruticosa 'WES04' PP 25,675	Grey Box Dwarf Coast Rosemary	5 gallon	4	30"	30"	any	L		No		X		
Vines & Groundcover														
AC	Asarum caudatum	Western Wild Ginger	1 gallon	41	6"	18"	PA, SH			No	Yes			
AH	Anigozanthos 'Bush Ranger' (Red)	Bush Ranger Dwarf Kangaroo Paw	1 gallon	11	18"	24"	SU	L		No			X	Accent
CP	Campanula poscharskyana 'Camgood'	Blue Waterfall Serbian Bellflower	1 gallon	14	8"	18"	any	M		No		X		
FP	Ficus pumila 'Variegata'	Variegated Creeping Fig	1 gallon	14	35"	8'-0"	any	M		No		X		Vine along western fence
FS	Festuca idahoensis x 'Siskiyou Blue'	Siskiyou Blue Hybrid Fescue	1 gallon	61	15"	15"	any	M		No	Yes			
HG	Heuchera americana 'Green Spice'	Green Spice Coral Bells	1 gallon	6	12"	15"	PA, SH	M		No	Yes			
HM	Heuchera 'Midnight Rose' PP 18,551	Midnight Rose Coral Bells	1 gallon	4	15"	15"	PA, SH	M		No	Yes			
HS	Heuchera 'TNHUNES' PP 29,632	Northern Exposure Silver Coral Bells	1 gallon	4	18"	18"	PA, SH	M		No	Yes			
MP	Myoporum parvifolium	Prostrate Myoporum	1 gallon	15	6"	8'-0"	SU	L		No		X		

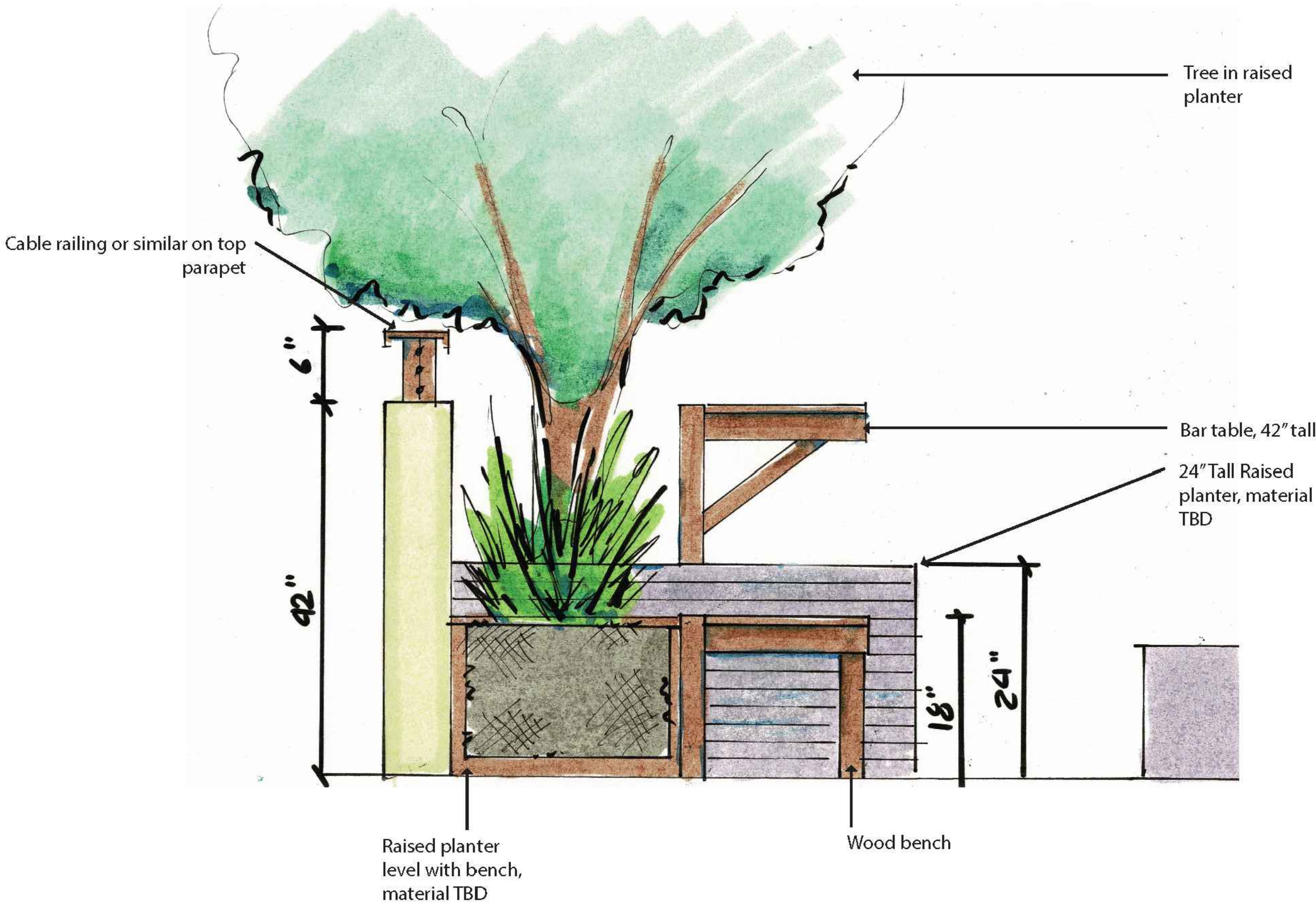
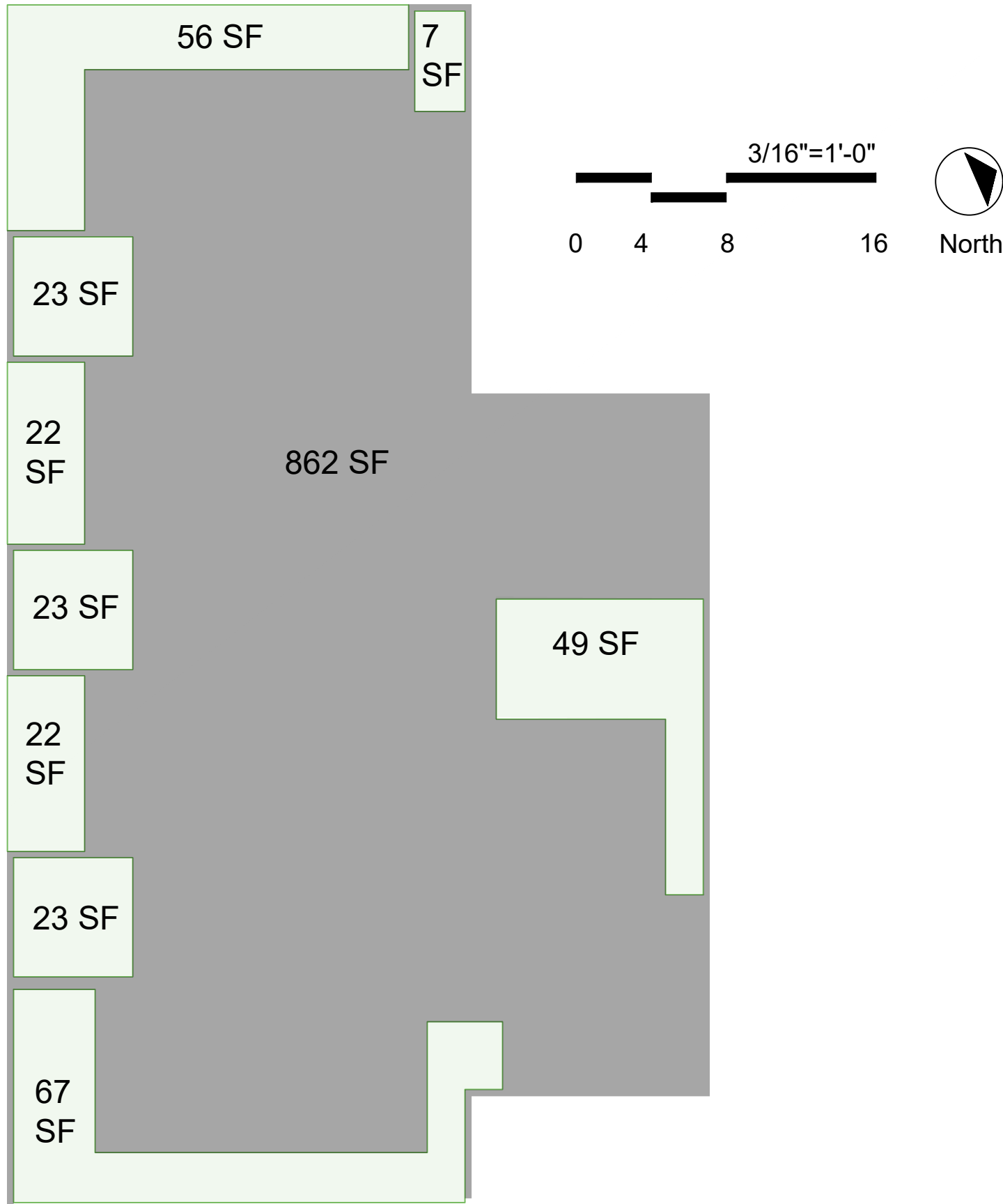
Note: All plantings, including street trees, will be watered by an automated irrigation system compliant with the City of Palo Alto code. The proposed planting shall be WELO compliant.

Note: At least 50% of proposed plant palette shall be California native species, to be calculated by quantities of each plant in construction set.

*Species selected for flow-through planters (FTP) per Stormwater C.3 Guidebook (Dalziel et. al. 2022).



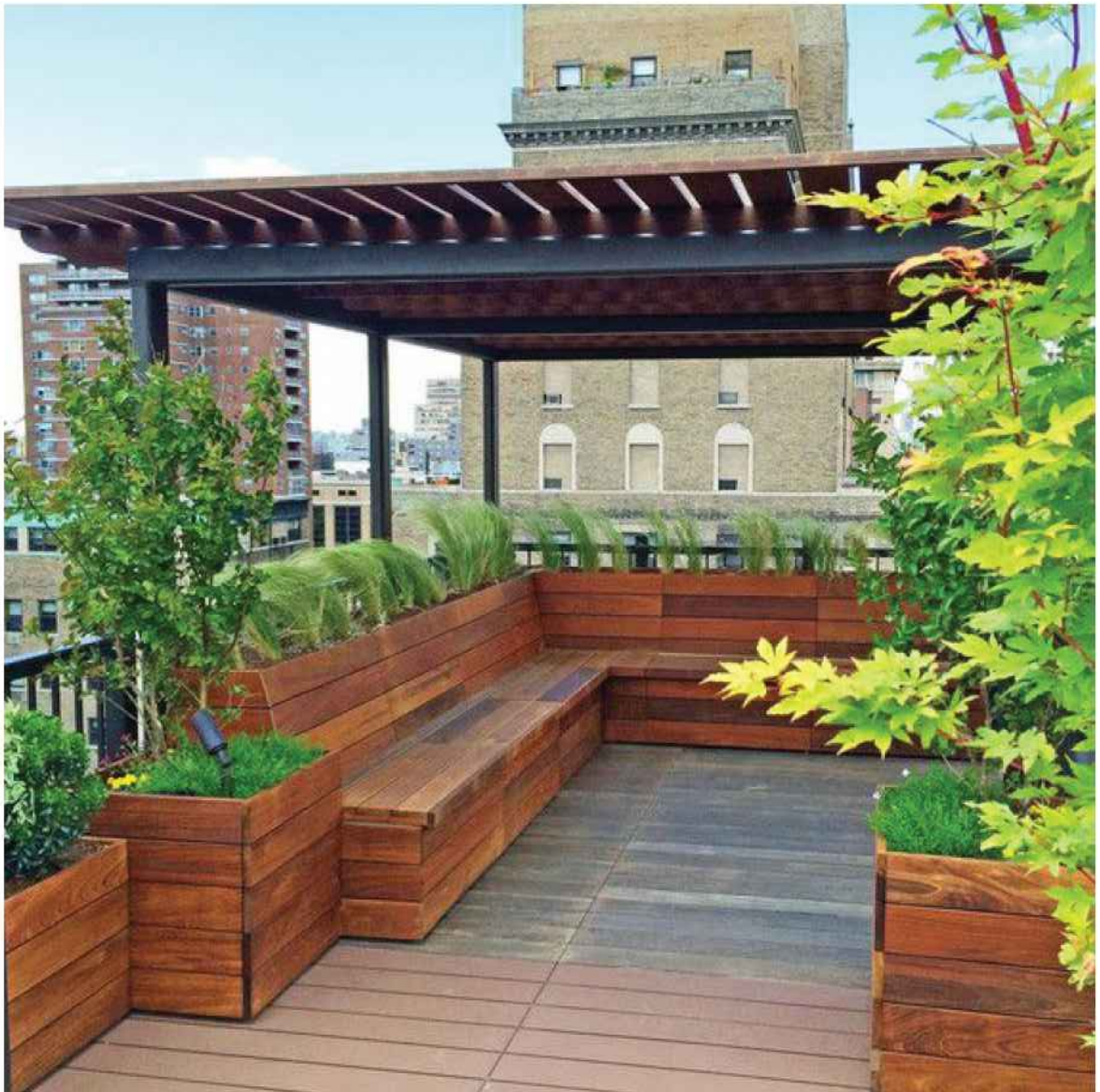
TOTAL USEABLE ROOF DECK AREA: 1154 SF
TOTAL HARDSCAPE AREA: 862 SF (75%)
TOTAL LANDSCAPE AREA: 292 SF (25%)



Planter w/ Railing atop Parapet



Vegetation prevents people to come close to parapet



Wood bench with back



Tree in raised planter

PAMC
18.40.230:

- (a)(i) Elevators, stairs and guardrails may exceed the height limit to allow for access to the rooftop useable open space. These fixtures shall be designed to the lowest height and size feasible in order to comply with applicable building codes.
- (ii) Permanent fixtures associated with the useable open space, such as trellises, shade structures, furniture, and furnishings such as planters, lighting and heaters, may exceed the height limit by up to 12 feet.
- (iii) For the height limit exceptions in (i) and (ii) above, all fixtures shall not intersect a plane measured at a forty-five degree angle from the edge of the building starting at the rooftop garden surface sloping upward and inward toward the center of the property.
- (e) Any lighting shall be shielded from public views and have full cutoff fixtures that cast downward-facing light, or consist of low-level string lights; no up-lighting is permitted. Lights shall be dimmable to control glare and placed on timers to turn off after 10:00 p.m. Photometric diagrams must be submitted by the applicant to ensure there are no spillover impacts into windows or openings of adjacent properties.
- (f) At least 15% but no more than 25% of the rooftop shall be landscaped with raised beds for gardening, C.3 stormwater planters, or other landscaping. All required landscaped areas shall be equipped with automatic irrigation systems and be properly drained.
- (g) Rooftop equipment that emit noise and/or exhaust, including but not limited to vents, flues, generators, pumps, air conditioning compressors, and other protrusions through the roof, shall be directed away and screened from the useable open space areas.
- (h) Rooftop open space noise levels shall not exceed exterior residential noise level as defined by Section 9.10.030(a) of this code.
- (i) The use of sound amplifying equipment shall be prohibited. Signs shall be affixed adjacent to access elevators and stairs within the rooftop garden providing notice of this prohibition.



Cable railing or similar on top parapet



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12.11.2023 DRAFT PLAN REVISIONS
01.05.2024 MAJOR AR SUBMITTAL
03.12.2024 RESPONSE TO CITY COMMENTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2226

SHEET:

Roof Deck:
Landscaped Area
Takeoff; Planter
Detail

3265
EL CAMINO
REAL

Palo Alto, CA

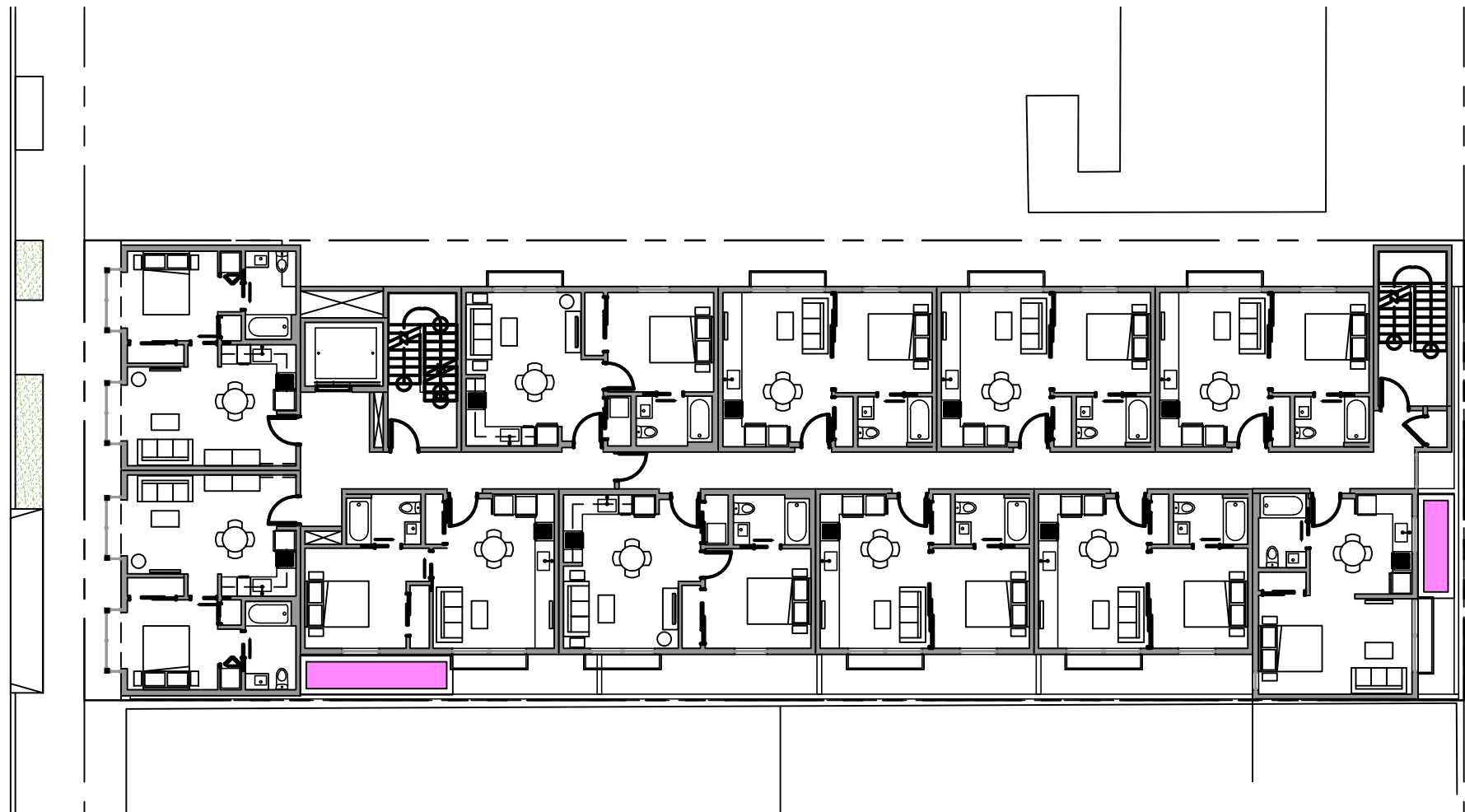
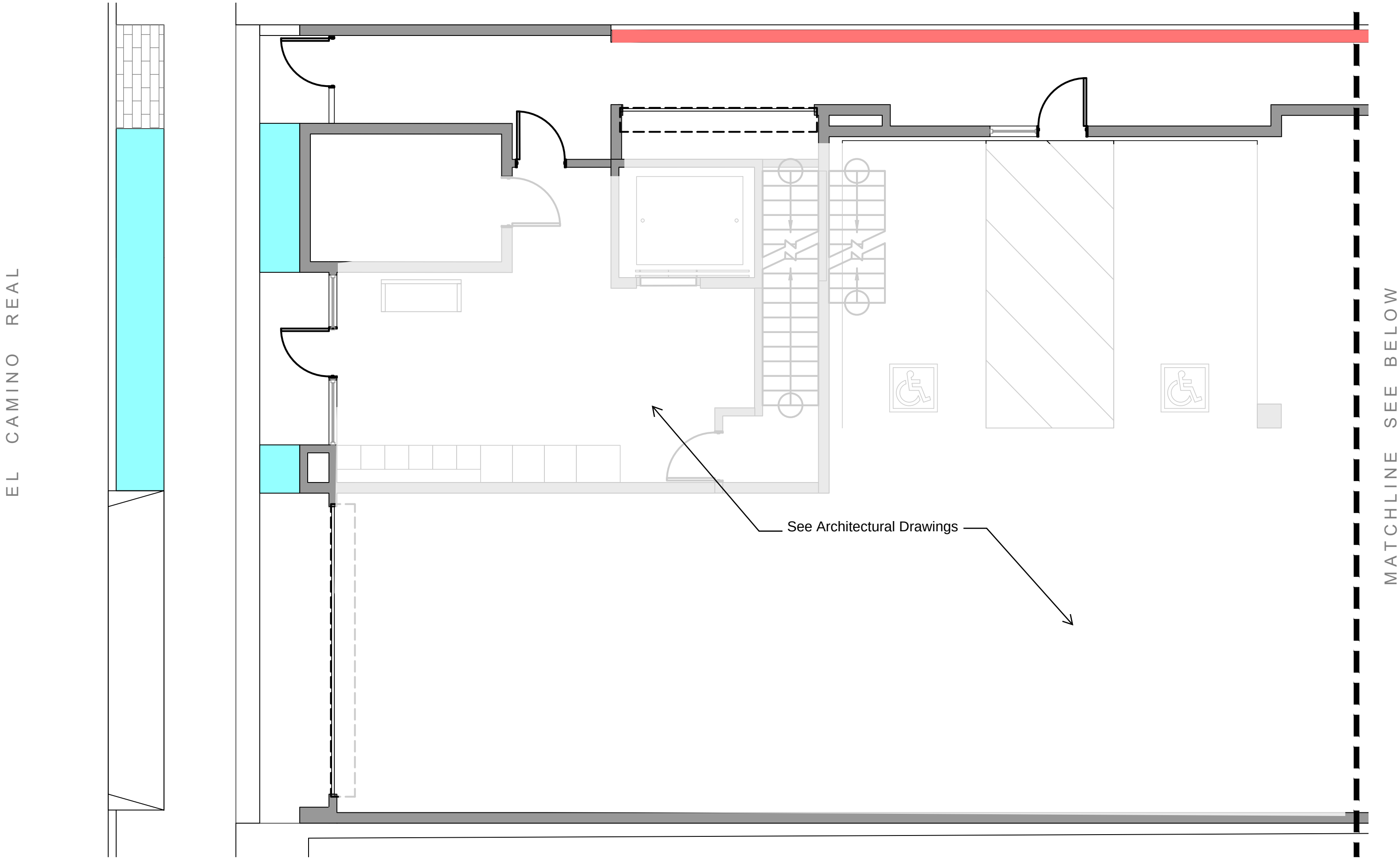
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JOB: 2226

SHEET:
Level 1 & 2:
Preliminary
Hydrozone plan

11.0



FTPs at Level 2
NTS

Hydrozone Legend

- HZ 1 - Shrub/GC - Sunny - Low
- HZ 2 - Shrub/GC - Shade - Low
- HZ 3 - Shrub/GC - Shade - Moderate
- HZ 4 - Shrub/GC/Vine - Shade - Moderate

Water Efficient Landscape Worksheet

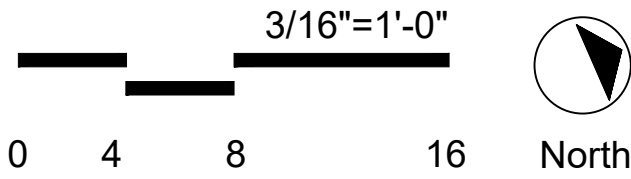
California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _o)	43		Project Type		Residential		0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
HZ 1 - Shrub - Sunny - L	0.2	Drip	0.81	0.25	99	24	652
HZ 2 - Shrub - Shade - L	0.2	Drip	0.81	0.25	332	82	2185
HZ 3 - Shrub - Shade - M	0.5	Drip	0.81	0.62	71	44	1168
HZ 4 - Vine - Shade - M	0.5	Drip	0.81	0.62	100	62	1646
			0.75	0.00		0	0
Totals					602	212	5651
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
Totals					0	0	0
ETWU Total							5651
Maximum Allowed Water Allowance (MAWA) ^e							8827

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	212
Total Area	602
Average ETAF	0.35

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

Total Landscape Area in this package: 602 SQ. FT.

All Landscape Areas	
Total ETAF x Area	212
Total Area	602
Average ETAF	0.35



3265
EL CAMINO
REAL

Palo Alto, CA

04.20.2023	PREScreening SUBMITTAL
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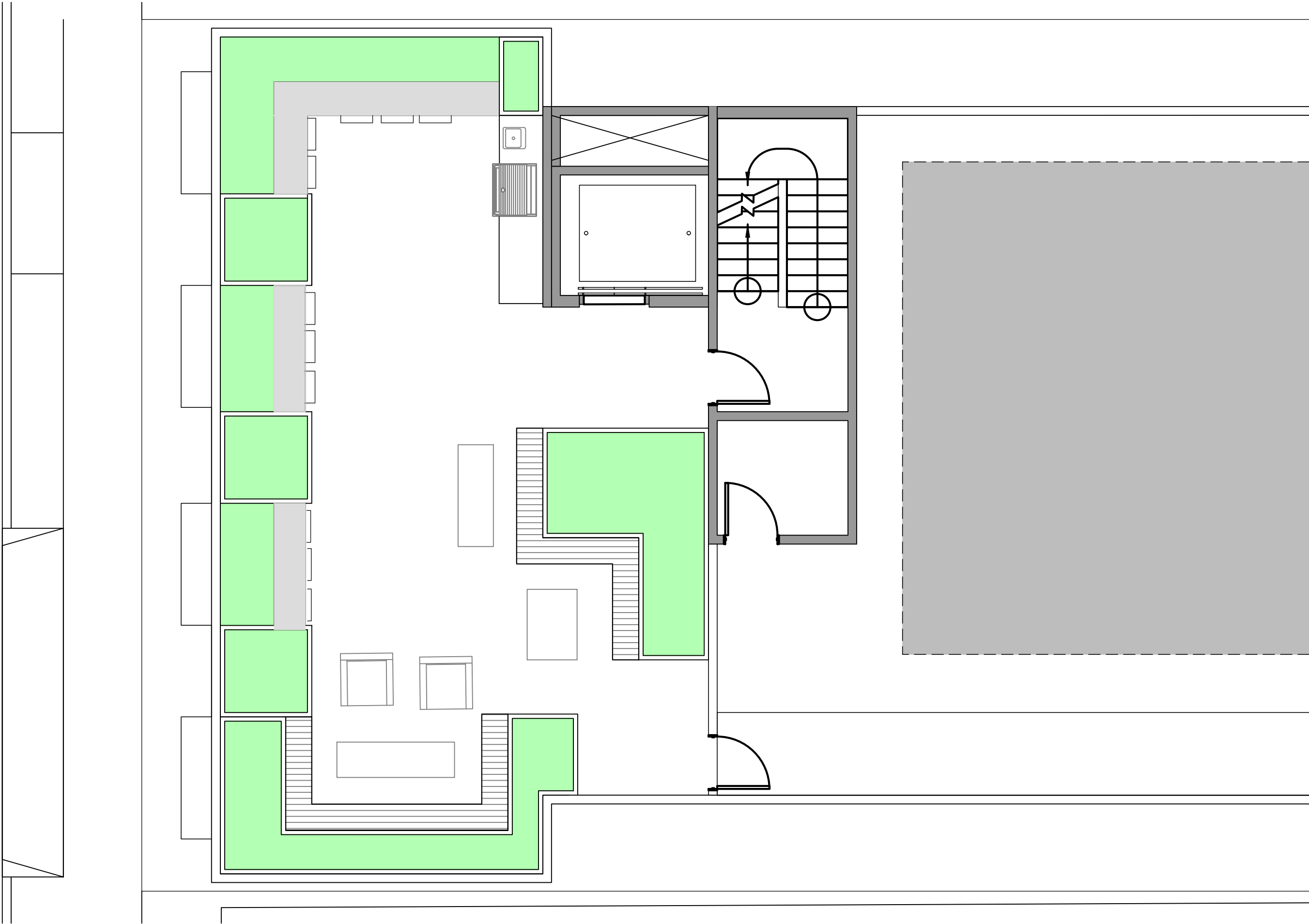
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Preliminary
Hydrozone Plan

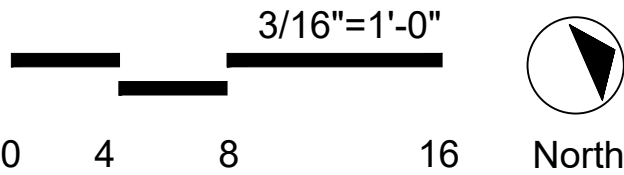
12.0



Hydrozone Legend

- HZ 1 - Shrub/GC - Sunny - Low
- HZ 2 - Shrub/GC - Shade - Low
- HZ 3 - Shrub/GC - Shade - Moderate
- HZ 4 - Shrub/GC/Vine - Shade - Moderate

* See "Level 1 & 2: Preliminary Hydrozone Plan"
for Water Efficient Landscape Worksheet



Make sure your crews and subs do the job right!

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/

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

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Home

City-owned Trees

Privately-owned Trees

About the Tree Ordinance

Title 8.10

Heritage Trees

Forms

Tree Technical Manual

FAQs

Contact Us

Resources

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF, 87KB)
- Intent and Purpose (PDF, 1.05MB)
- Introduction - Use of Manual (PDF, 1.05MB)
- Section 1.0 - Definitions (PDF, 94KB)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 104KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 84KB)

View ALL sections:

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

APPENDICES

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

APPENDIX J

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 its 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

31-2-01

Illustration of situations described below.

b.

Tree Technical Manual (TTM) Form (<http://www.cityofpaloalto.org/trees>)

1. Trenching Restriction Zones (**TTM, Section 2.20-2(C)**)

a. Asbestos Reporting Procedures (**TTM, Section 2.20-2(C)**)

3. Site Plan Requirements (**TTM, Section 3.3**)

4. Tree Disclosure Statements (**TTM, Section 3.3**)

c.

Street Tree Verification (STV) Form (<http://www.cityofpaloalto.org/trees/form>)

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 or near a concrete or asphalt surface, then the posts may be embedded, then the posts may be secured 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 shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch black webbing strapping (chains) to be allowed to dig under the bark. During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing directed by the City Arboretist.

d.

Site, type and area to be fenced. All trees to be protected shall be fenced with (a) 60 foot high chain link fencing. Fences are to be mounted on two-inch diameter galvanized pipe from the street, driven into the ground to a depth of at least 2 feet to no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved by the City Arboretist.

e.

Warning signs: A warning sign shall be weather proof and prominently displayed on each side of 20-foot diameter tree. The sign shall be clearly visible 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 PAMK 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 by the Permit. Work or soil disturbance in the TPZ requires approval by the project arboretist or City Arboretist (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:

- No storage of material, supplies, vehicles or equipment shall be permitted within the TPZ.
- The ground under and around the tree canopy and soil shall not be altered.
- Trees to be retained shall be irrigated, retained and maintained as necessary to ensure survival.

END OF SECTION

City of Palo Alto 2004 Standards Documents and Specifications

Street Tree Verification of Protection, PWS, 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: 650/852-0289 treeprotection@CityOfPaloAlto.org	Verification of Street Tree Protection
<i>Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept.</i>		
APPLICATION DATE:	1/5/2024	
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:	3265 El Camino Real	
APPLICANT'S NAME:	Isaiah Stackhouse	
APPLICANT'S ADDRESS:	2421 Fourth St, Berkeley CA	
APPLICANT'S TELEPHONE & FAX NUMBERS:	510-649-1414	
<i>This section to be filled out by City Tree Staff</i>		
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.		
<i>Subsequent Inspection</i>		
Street trees at above address were found to be adequately protected:	YES ☐ NO* ☐ * If NO, indicate in "Notes" below the disposition of case.	
Inspected by:		
Date of Inspection:		
Notes: List City street trees by species, size, 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:\PROJECTS\11-02-2023\Tree Dept

5/17/26

---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 & 100% 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: _____

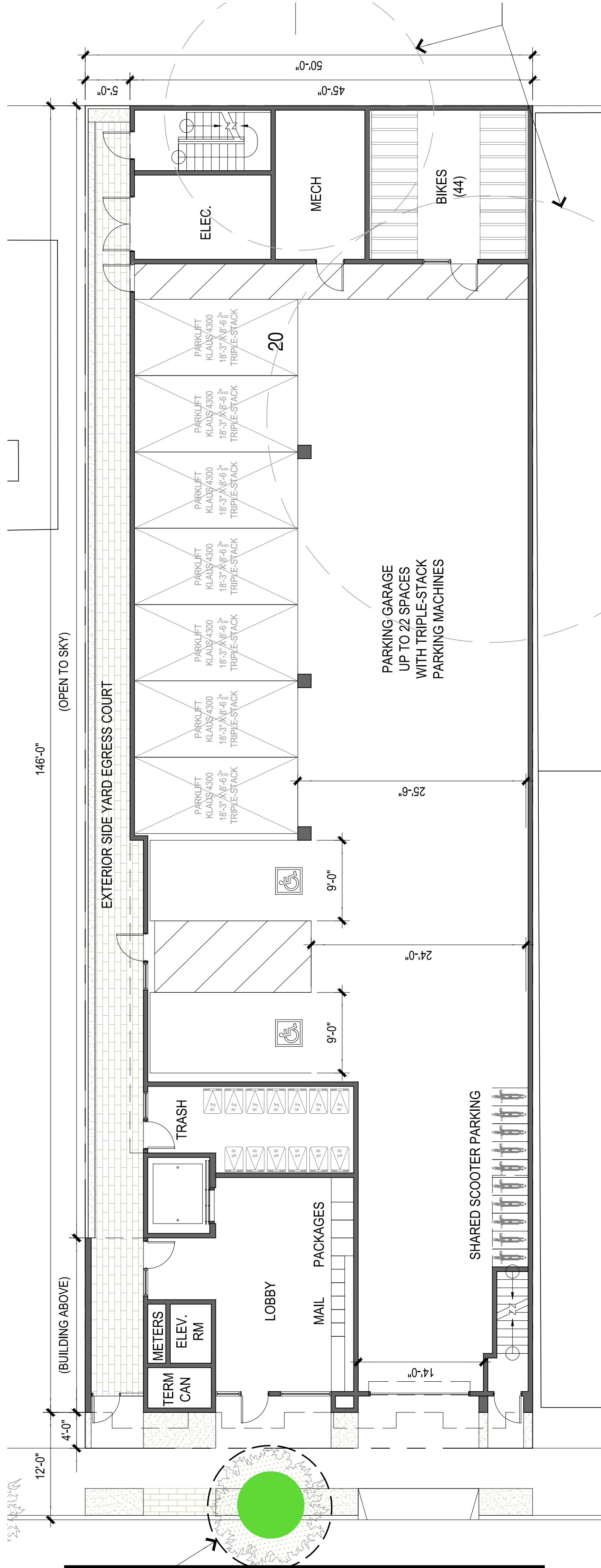
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC § 8.10.080.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

Use additional “T” sheets as needed

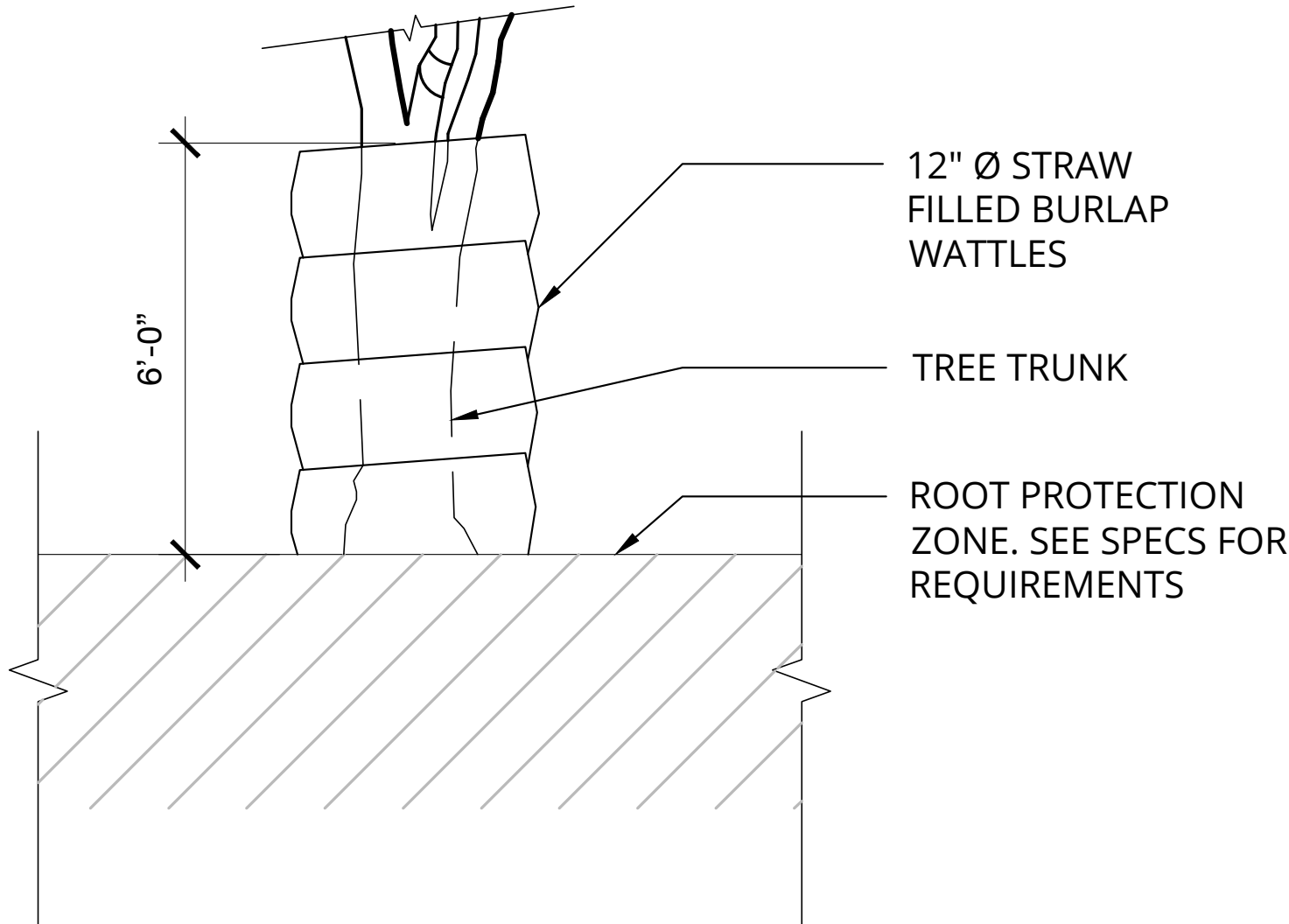
Project Data

A copy of T-1 can be downloaded at
<http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460>

T-1



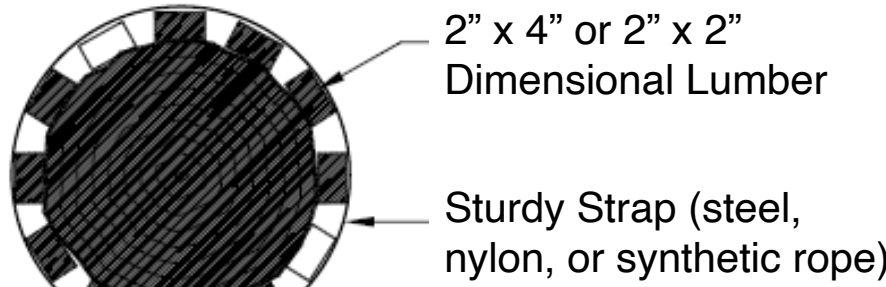
Type III Tree Protection around the trunk of the London plane.



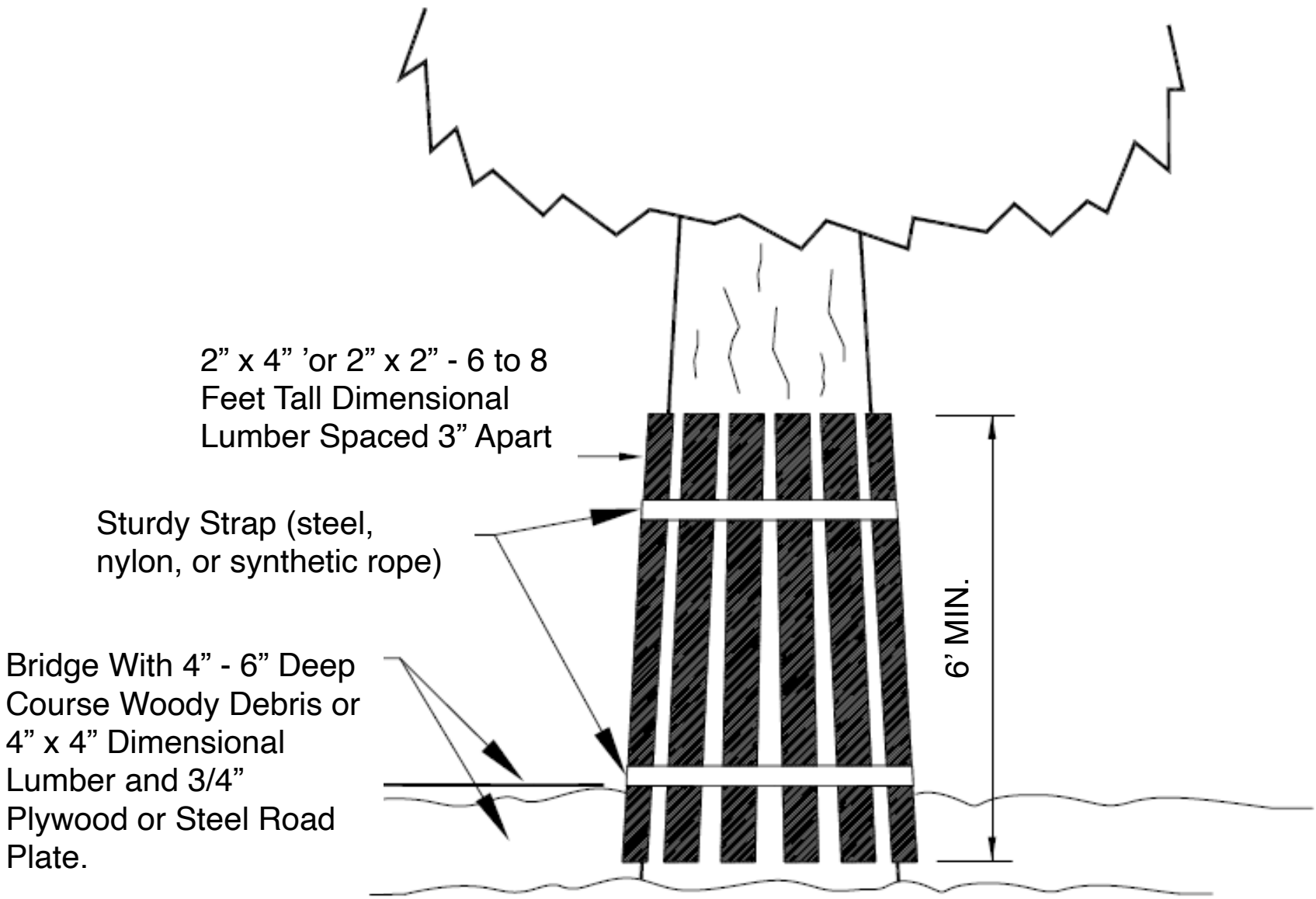
SECTION VIEW

S-Y TRUNK PROTECTION WITH WATTLE

Note: See Local Ordinance Requirements and Arborist's Report for Additional Protection Specifications and Guidelines.



PLAN



ELEVATION

Trunk Protection Vertical Timber Detail