



PROJECT DIRECTORY

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855 El Camino Real, #13A-264
Palo Alto, CA 94301

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738 Alfred Nobel Dr.
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510.724.3388
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ARCHITECT:
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TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
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LANDSCAPE ARCHITECT:
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ARBORIST:
Richard Gessner
MONARCH CONSULTING ARBORISTS
P.O. Box 1010
Felton, CA 95018
831.331.8962
www.monarcharborists.com

PROJECT DESCRIPTION

PROJECT ADDRESS:
3265 EL CAMINO REAL
PALO ALTO, CA 94306
(APN: 132-38-020)

SCOPE OF WORK:
NEW CONSTRUCTION OF A 6-STORY 100% AFFORDABLE MULTIFAMILY HOUSING DEVELOPMENT WITH 55 DWELLING UNITS AND GROUND LEVEL LOBBY AND PARKING.

ACCESSIBILITY COMPLIANCE:
CBC 11A, ADA, FHA.

FIRE PROTECTION:
BUILDING TO BE EQUIPPED WITH NFPA 13 FIRE SPRINKLER, NFPA 14 STANDPIPE, NFPA 72 FIRE ALARM SYSTEM AND TWO-WAY COMMUNICATION SYSTEM

OCCUPANCY:
R-2 RESIDENTIAL

CONSTRUCTION TYPE:
5-STORIES OF TYPE III-A OVER 1-STORY TYPE I-A PODIUM

NUMBER OF STORIES:
6

FUNDING:
NOT PUBLICLY FUNDED

ENERGY SOURCE:
ALL ELECTRIC BUILDING

ZONING CODE SUMMARY
(BASED ON THE PALO ALTO MUNICIPAL ZONING CODE)

SITE ZONING: CS
PROPOSED ZONING: PHZ

DRAWING LIST	
ARCHITECTURAL	CIVIL
A0.0 GENERAL INFORMATION	C4.1 GRADING PLAN ELEVATIONS
A0.1 PROJECT DATA	C5.1 UTILITY PLAN
A0.2 SITE CONTEXT PHOTOS	C6.1 STORMWATER TREATMENT PLAN
A0.3 NEIGHBORHOOD CONTEXT	C6.2 STORMWATER TREATMENT DETAILS
A0.4 VICINITY MAP	
A0.5 PROJECT DIAGRAMS	LANDSCAPE
A0.6 PROJECT DIAGRAMS	L1.0 LANDSCAPE PLAN
A0.7 PARKING LIFT INFO	L1.1 PLANTING PLAN
A1.0 EXISTING CONDITIONS	L2.0 ROOF LANDSCAPE PLAN
A1.1 EXISTING CONDITIONS	L2.1 ROOF PLANTING PLAN, PLANT LIST
A2.0A SITE PLAN - ROOF	L2.2 ROOF LANDSCAPE AREA, DETAILS
A2.0B SITE PLAN - GROUND LEVEL	L2.3 ROOF LANDSCAPE SECTION VIEWS
A2.1 PLAN AT GROUND LEVEL	I1.0 PRELIMINARY HYDROZONE PLAN
A2.2 PLAN AT LEVEL 2	I2.0 PRELIMINARY HYDROZONE PLAN
A2.3 PLAN AT LEVELS 3-5	
A2.4 PLAN AT ROOF LEVEL	GREEN BUILDING
A3.0 BUILDING SECTIONS	GB-1 CALGREEN CHECKLIST
A3.1 BUILDING SECTIONS	GB-3 GREEN BUILDING NOTES
A3.2 BUILDING ELEVATIONS	
A3.3 BUILDING ELEVATIONS	ARBORIST
A3.4 CONCEPTUAL RENDERING	T-1 TREE PROTECTION SHEET
A3.5 CONCEPTUAL RENDERING	T-2 TREE PROTECTION SHEET
A3.6 CONCEPTUAL RENDERING	
A4.1 SCHEMATIC DETAILS	
A4.2 SCHEMATIC DETAILS	
MAT MATERIAL BOARD	
LT1.1 LIGHTING & PHOTOMETRIC PLAN	
LT1.2 LIGHTING FIXTURE SPECS	

APPROVAL STAMPS

RECEIVED, REVIEWED & REVISION STAMPS

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GENERAL
INFORMATION

A0.0

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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.)	74'-2" (84'-2" TO ELEV.OVERRUN)	DOES NOT COMPLY	DOES NOT COMPLY
MAX. FAR	0.6	2.0	4.42	DOES NOT COMPLY	DOES NOT COMPLY
RESIDENTIAL DENSITY (UNITS / ACRE)	NO MAX	NO MAX	320	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%	35%	COMPLIES	COMPLIES
MINIMUM USABLE OPEN SPACE (SF/UNIT)	150	50	31	DOES NOT COMPLY	DOES NOT COMPLY
VEHICLE PARKING	55	42	31	DOES NOT COMPLY	DOES NOT COMPLY
BICYCLE PARKING (LONG TERM)	55	55	55	COMPLIES	COMPLIES
BICYCLE PARKING (SHORT TERM)	6	6	4	DOES NOT COMPLY	DOES NOT COMPLY
LOADING SPACE (>50 UNITS)	1	1	NONE	DOES NOT COMPLY	DOES NOT COMPLY

GROSS FLOOR AREA TABLE		
	GROSS FLOOR AREA	REFERNECE PARKING AREA
ROOF	792	
LEVEL 6	6,055	
LEVEL 5	6,055	
LEVEL 4	6,055	
LEVEL 3	6,055	
LEVEL 2	6,055	
LEVEL 1	2,022	4,590
TOTAL	33,089	
SITE AREA	7,493	
FAR	4.42	

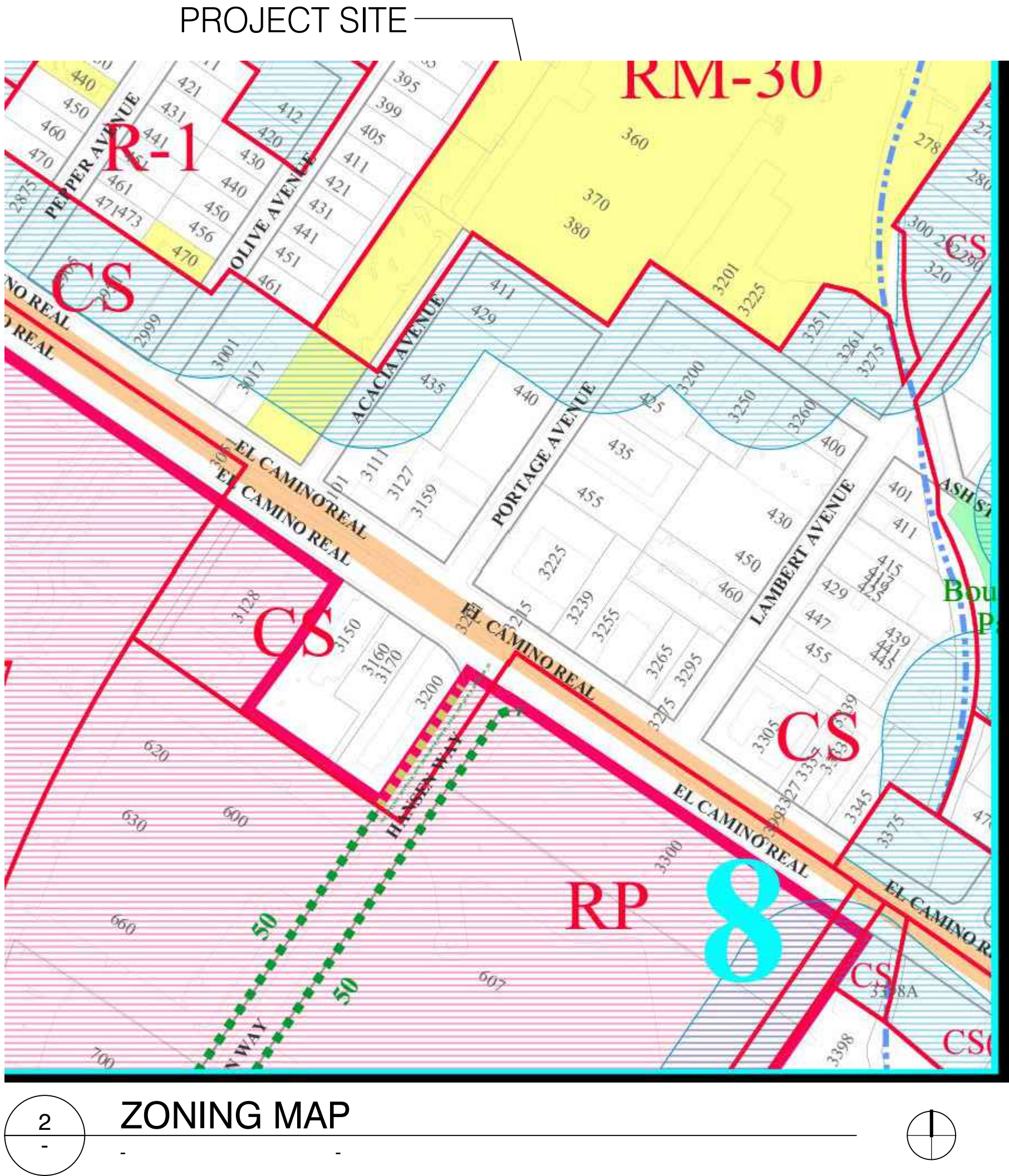
UNIT TABLE			
	STUDIOS	1-BEDROOMS	TOTAL
ROOF			
LEVEL 6	6	5	11
LEVEL 5	6	5	11
LEVEL 4	6	5	11
LEVEL 3	6	5	11
LEVEL 2	6	5	11
LEVEL 1			0
TOTAL	30	25	55
	55%	45%	

AFFORDABLE UNITS			%
LOW-INCOME UNITS (70% AMI)	8	6	14
MODERATE INCOME UNITS (110% AMI)	22	19	41
TOTAL AFFORDABLE UNITS			55
			100%

OPEN SPACE TABLE			
	AREA / PER	#	TOTAL
ROOF DECK	1,700	1	1,700
TOTAL USABLE OPEN SPACE			1,700
TOTAL USABLE OPEN SPACE PER UNIT			31
NON-QUALIFYING OPEN SPACE			
LEVEL 2 PATIOS (AVG)	98	5	490
JULIET BALCONIES	14	31	434
TOTAL LANDSCAPE/OPEN SPACE			2,655

VEHICULAR PARKING			
	RATIO REQUIRED	SPACES REQUIRED	PROVIDED
TOTAL PARKING SPACES PROVIDED			31
TOTAL EV CHARGING SPACES	10%	3	25
TOTAL EV READY SPACES	100%	REMAINDER	6
ADA PARKING (INCLUDED IN COUNTS ABOVE)			
ADA SPACES PROVIDED	2%	0.62	1
ADA CHARGING			1

PROVIDED BIKE PARKING			
	RATIO	UNITS	TOTAL
LONG TERM BIKE PARKING REQUIRED	1	55	55
LONG TERM BIKE PARKING PROVIDED			55
SHORT TERM BIKE PARKING REQUIRED	0.10	55	6
SHORT TERM BIKE PARKING PROVIDED			4
SHARED E-BIKES PROVIDED	(NONE REQD)		5



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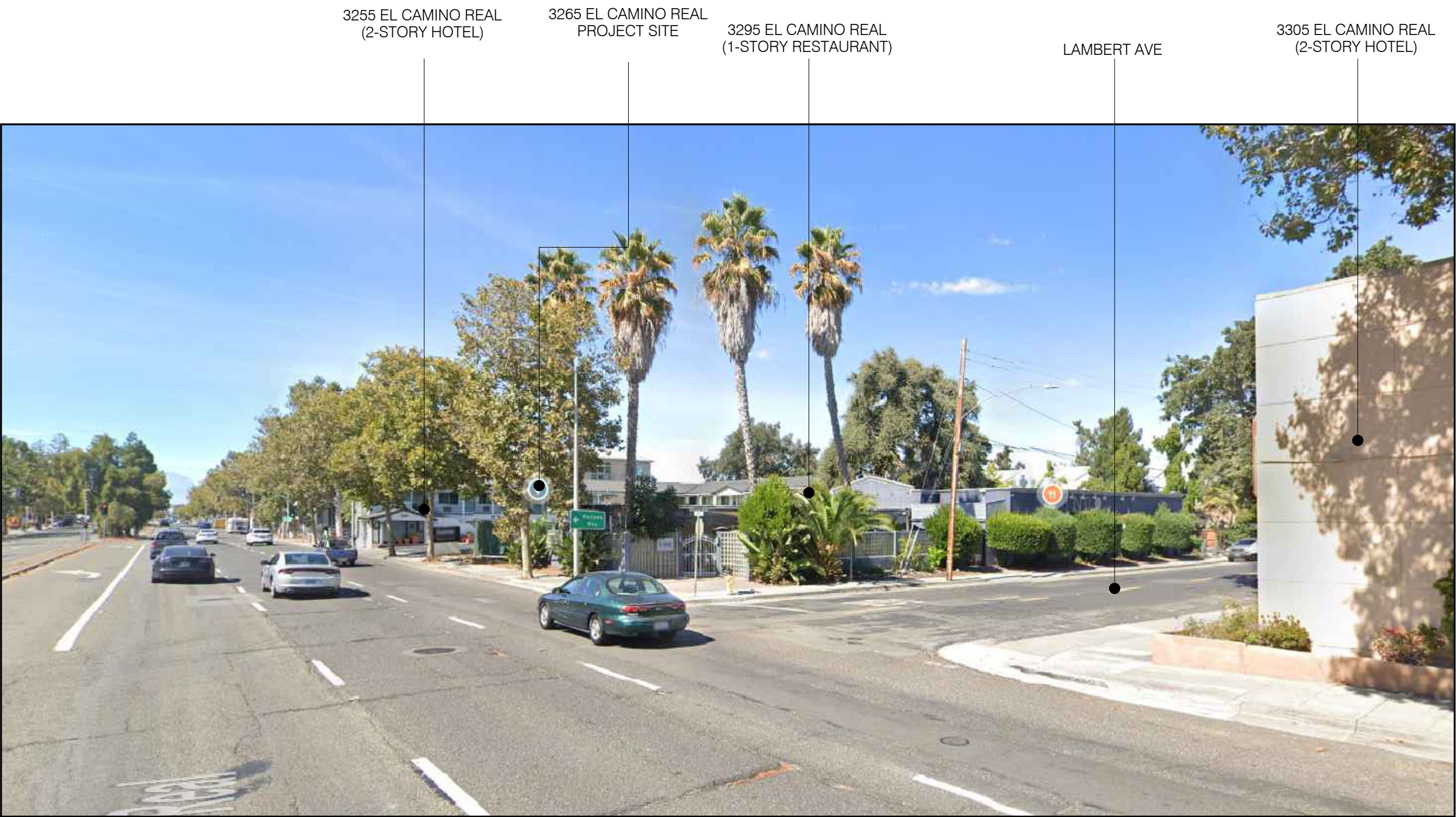
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SITE CONTEXT
PHOTOS

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

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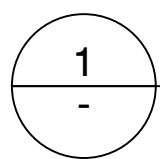
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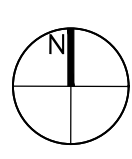
NEIGHBORHOOD
CONTEXT

A0.3

SATELLITE IMAGE DATED APRIL 2022



NEIGHBORHOOD CONTEXT WITH PROPOSED PROJECTS



APPROVED PROJECTS

PENDING PROJECTS

PROJECT SITE



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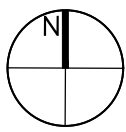
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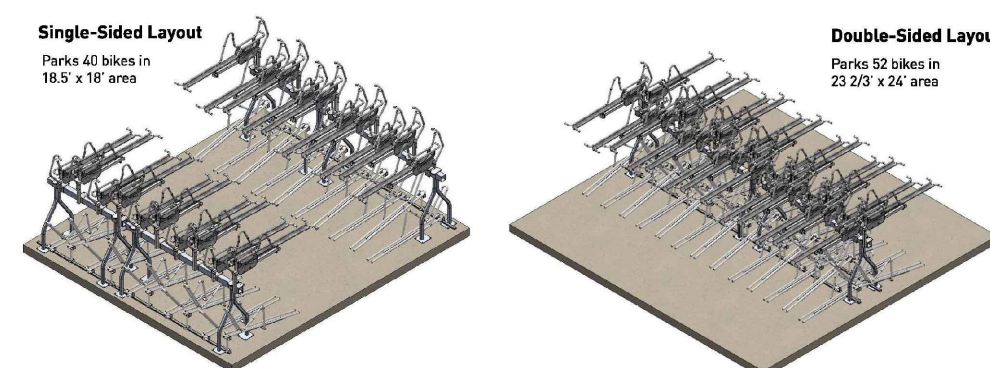
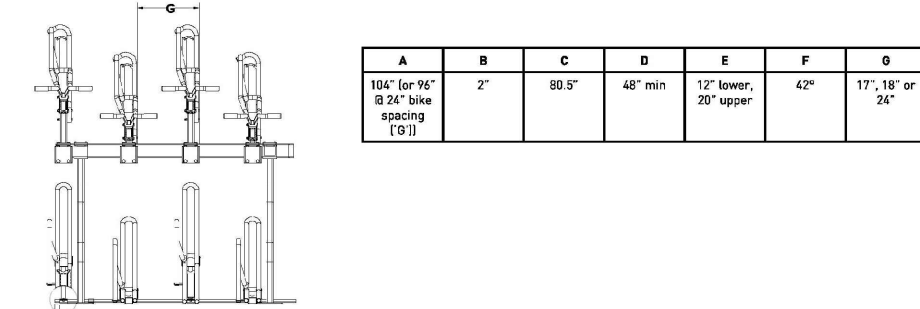
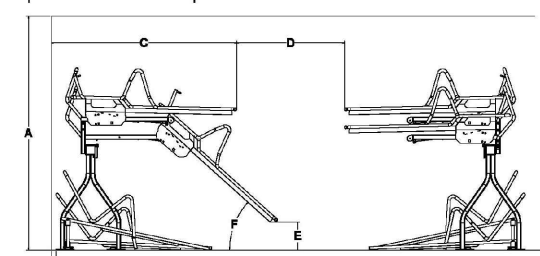
VICINITY
MAP

A0.4



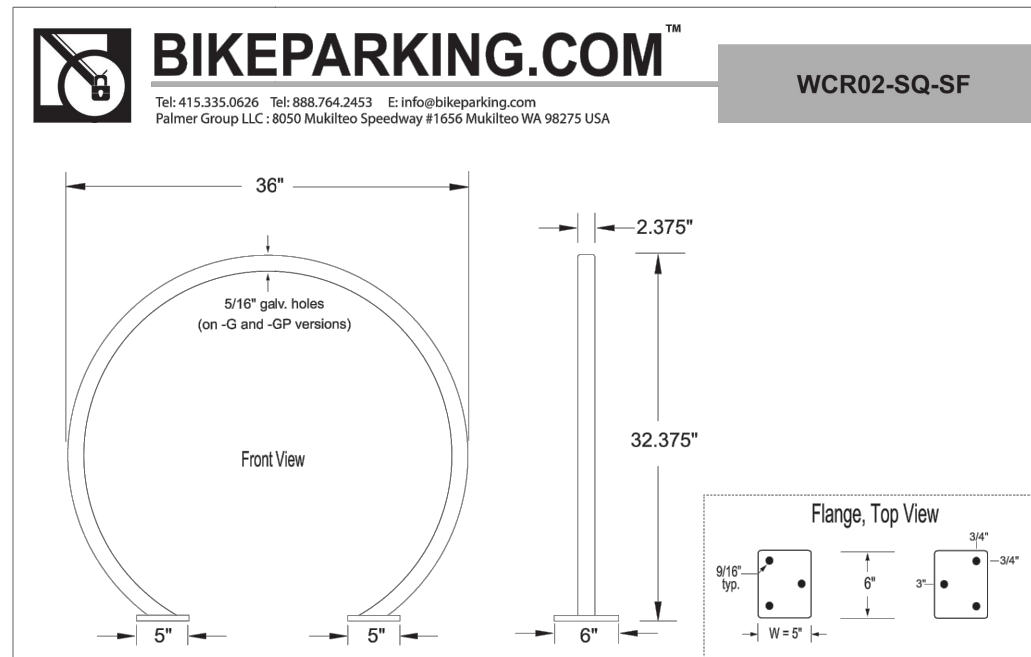
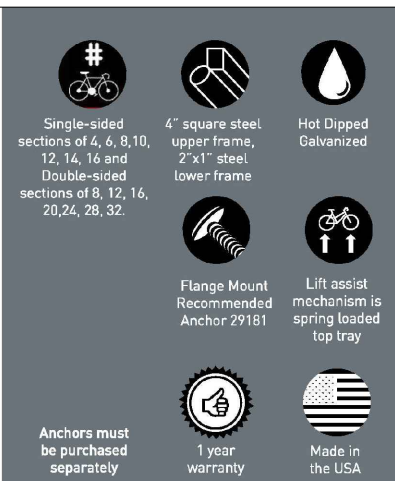
Spacing and Dimensions

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



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

Saris Infrastructure 800.783.7257 www.sarisinfrastructure.com



WCR2-SQ-SF				
Welle® Circular Square Tube 2-bike Surface Flange				
Tubing	Weight	Hoop and Surface Mount Flanges	Finish Options	Anchors <i>(Optional Type)</i>
Square Tube	40 lbs.	2" x 2" x 0.188" Square Tube Regular Steel	☐ G - Hot Dippe Galvanized ☐ P - Powder Coated (color)	(2) 1/2" x 2 7/8" Rail Spike (4) 1/2" x 3 7/8" Wedge Anchor Bolt Electro-Galvanized Finish
		(2) 5" x 3/8" Thick Plates Regular Steel each with (3) 9/16" Mounting Holes	☐ GP - Hot Dippe Galvanized with Powder Coated # _____ Top Coat	(2) 3/8" x 2 7/8" Rail Spike Stitches (4) 1/2" x 2" Drop-In Anchor, Stainless Bolts, w/ Security Driver
		2" x 2" x 0.187" Square Tube (304 SS Alloy)		
		(2) 5" x 3/8" Thick Plates Stainless Steel each with (3) 9/16" Mounting Holes	☐ SS - Stainless #4 Brush Finish	

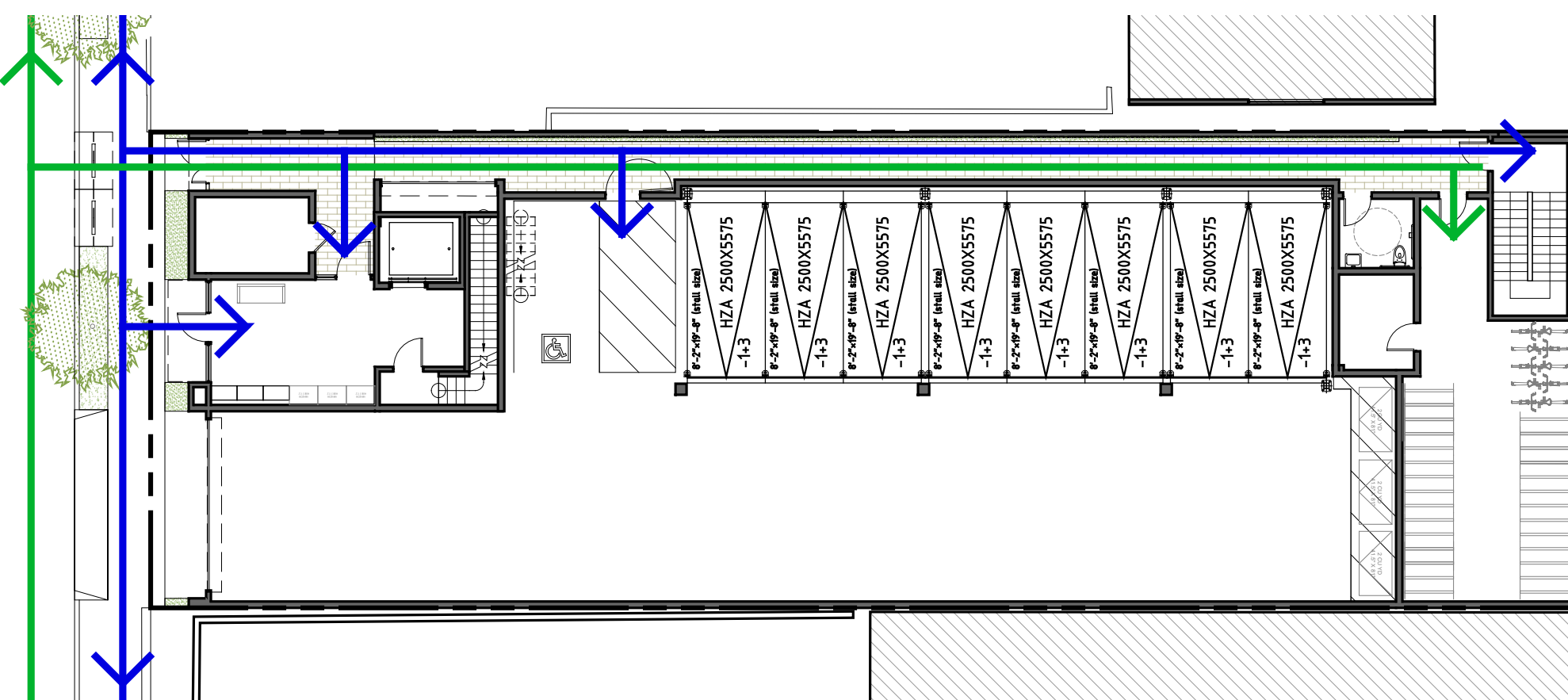
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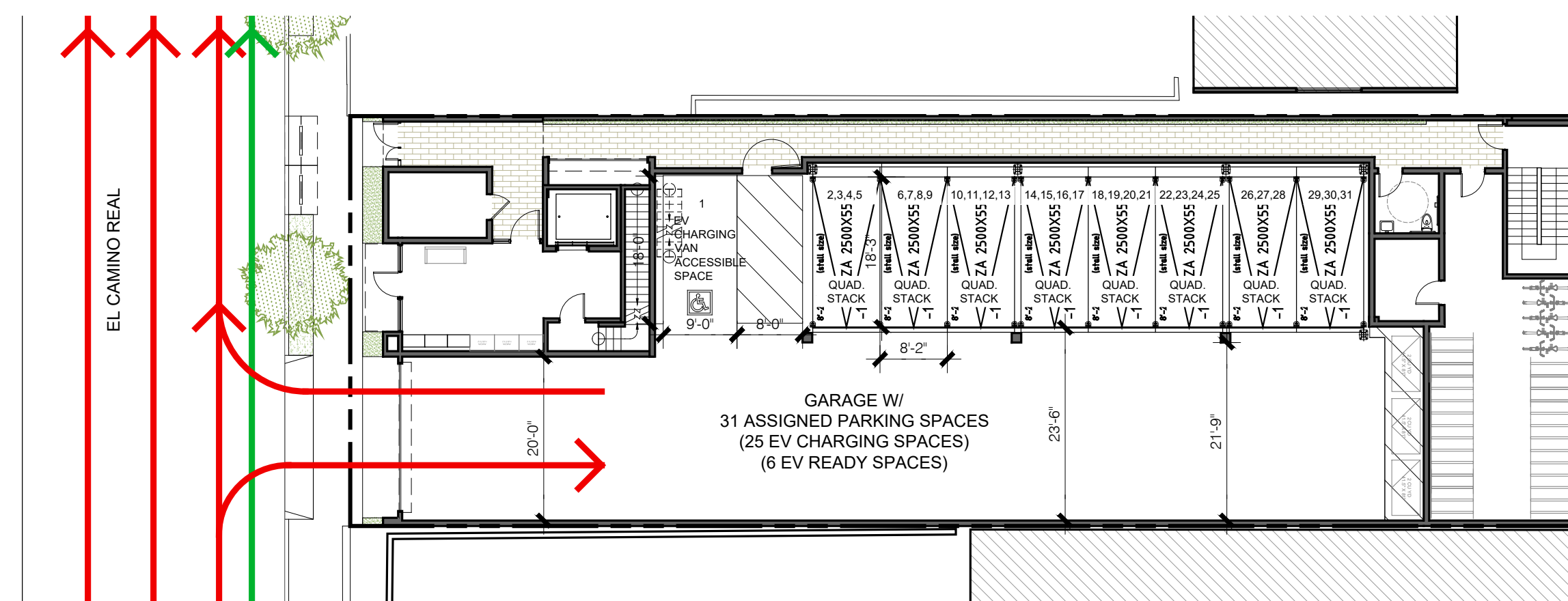
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CIRCULATION KEY:

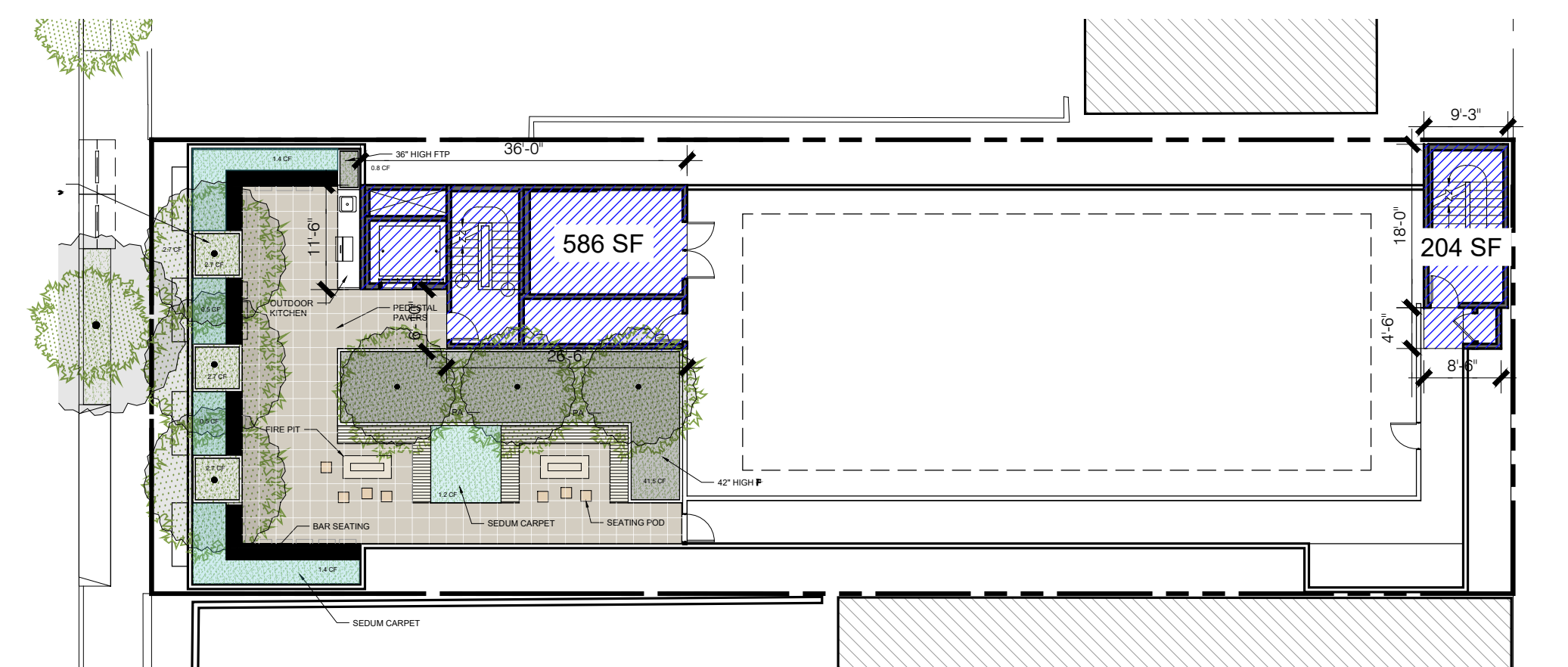
 PEDESTRIAN PATH
 BICYCLE PATH
 VEHICULAR PATH


$$\frac{3}{-}$$

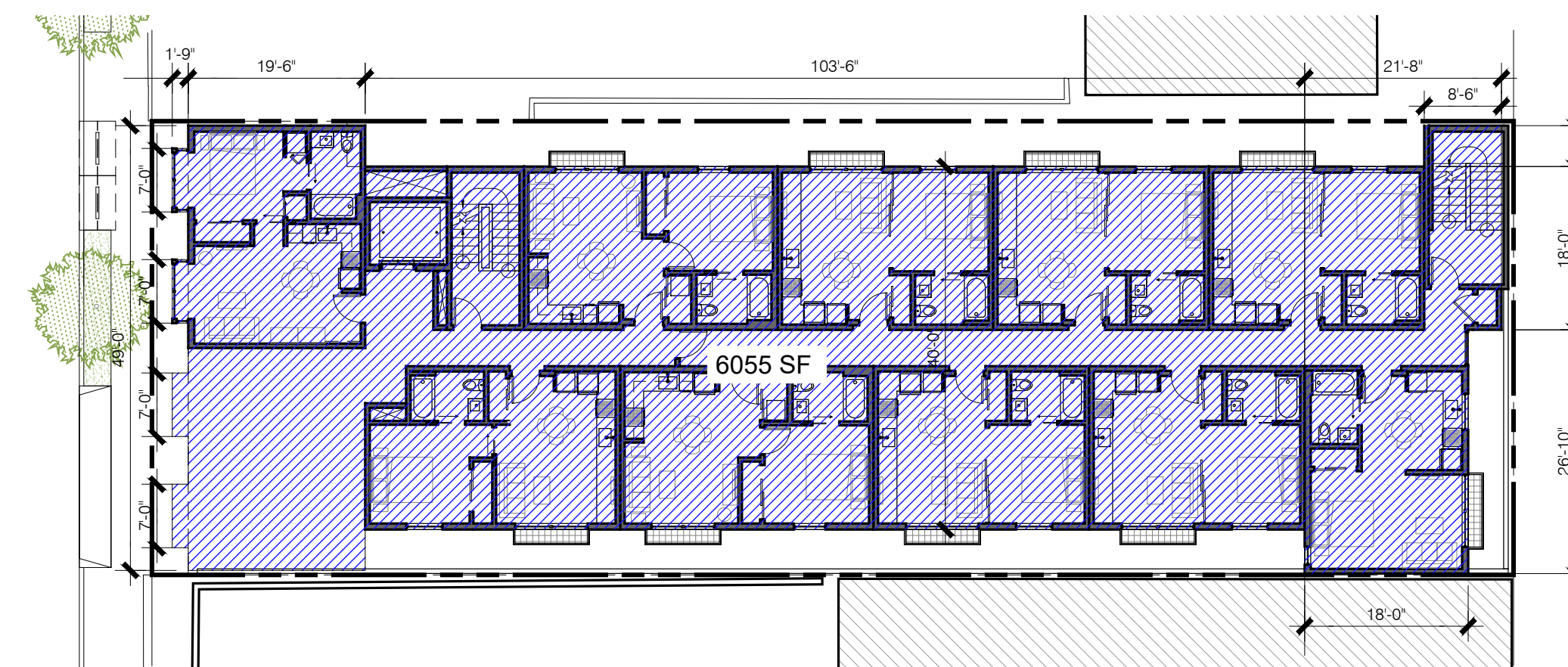
1/16" = 1'-0" @ 24X36 1/32" = 1'-0" @ 11X17


$$\frac{2}{-}$$

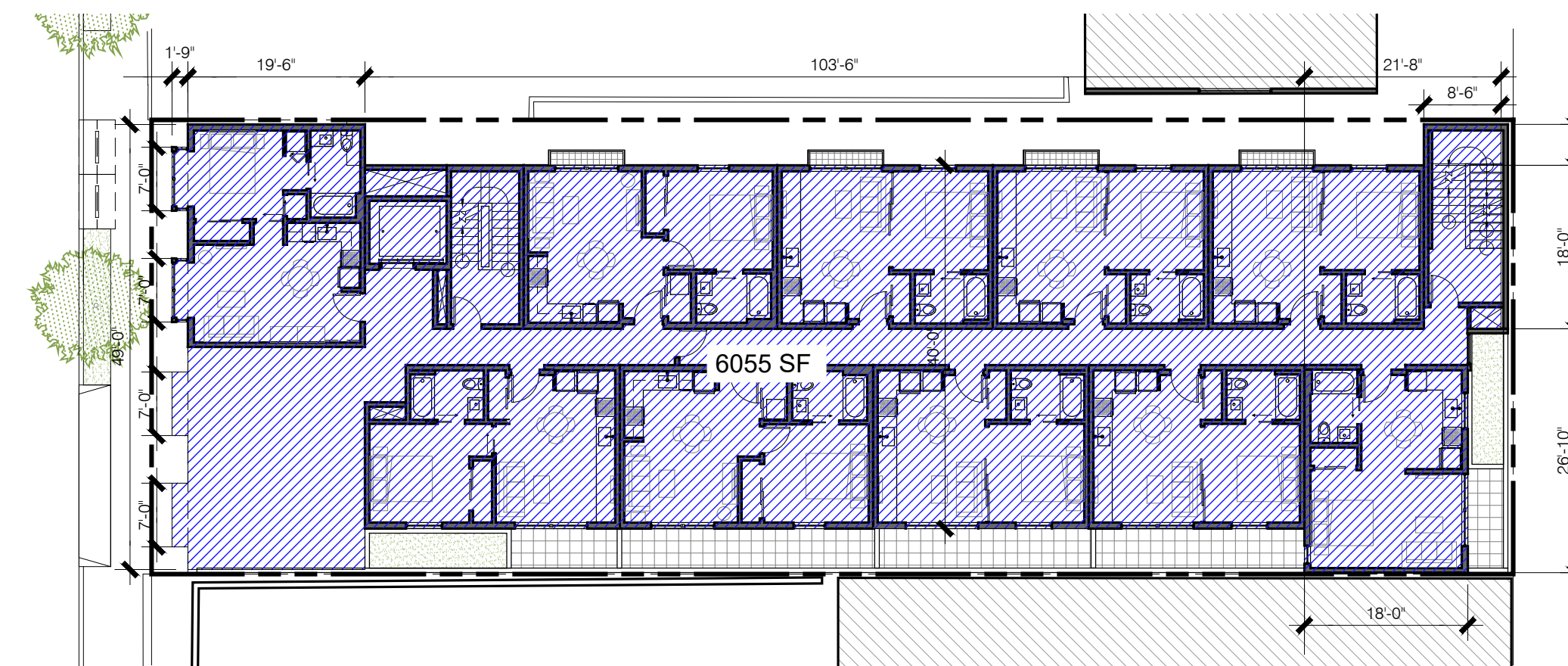
1/16" = 1'-0" @ 24X36 1/32" = 1'-0" @ 11X17



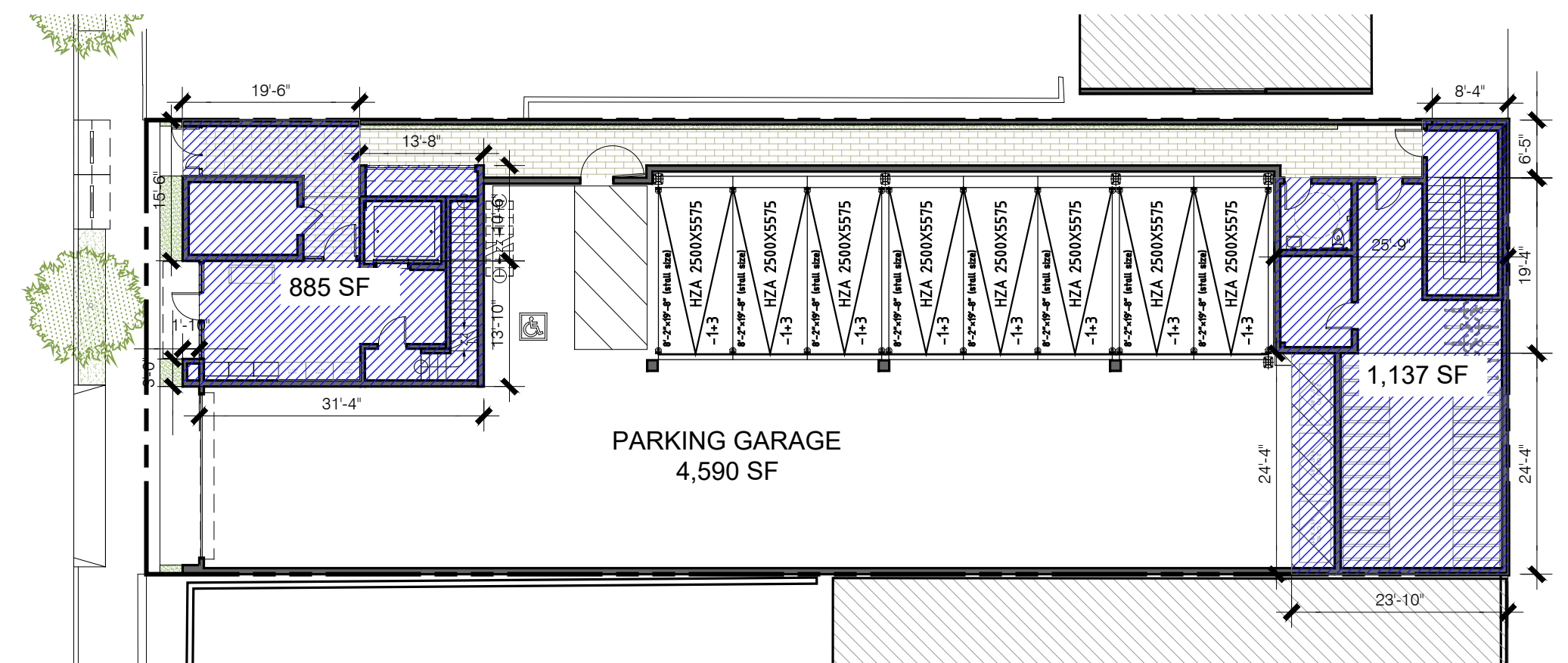
ROOF



LEVELS 3-6



LEVEL 2



GROUND LEVEL

$$\frac{1}{-}$$

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

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PROJECT DIAGRAMS

A0.5



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



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

OPEN SPACE TABLE			
	AREA / PER	#	TOTAL
ROOF DECK	1,700	1	1,700
TOTAL USABLE OPEN SPACE			1,700
TOTAL USABLE OPEN SPACE PER UNIT			31
NON-QUALIFYING OPEN SPACE			
LEVEL 2 PATIOS (AVG)	98	5	490
JULIET BALCONIES	14	31	434
TOTAL LANDSCAPE/OPEN SPACE			2,655



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

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PROJECT DIAGRAMS

- 01 ROBUST NEMA 3 INGRESS PROTECTION
- 02 APP OR RFID CARD READER FOR USER AUTHENTICATION

The NEMA 3 enclosure offers robust protection against environmental hazards like rain and sleet, making it ideal for both indoor and outdoor applications.

App or RFID card readers streamline user authentication, offering swift access and enhanced security for personalized experiences.

03 CONNECTIVITY OPTIONS: WIFI, ETHERNET, 4G

Ethernet, WiFi, and 4G connectivity options provide versatile management and service solutions, ensuring consistent access and seamless operations.

**04 ETL CERTIFIED TO
UL EQUIVALENT
STANDARDS**

ETL offers independent 3rd party certification, validating the equipment's adherence to quality and safety standards, ensuring consumer trust and reliability.

**05 FLEET, COMMERCIAL
AND MULTIFAMILY
INSTALLATIONS**

Our EV charger boasts unmatched versatility, seamlessly catering to multi-family, residential, and commercial needs with optimal efficiency.

06 INTEGRATED
MANAGEMENT
SYSTEM

Integrated management centralizes cost, usage, and remote service data, enhancing operational efficiency while simplifying the mobile experience for customers.

6 THE TRIVIAL COMPANY // www.thetrivialcompany.com

Enter the number of Levels:
4

Enter the number of ground level parking spaces:
8

Choose the Length of Each Space:
5 feet

Choose the Clearance Height of the Ground Level:
7 feet

☒ Include Pit Storage

Create Parking Machine



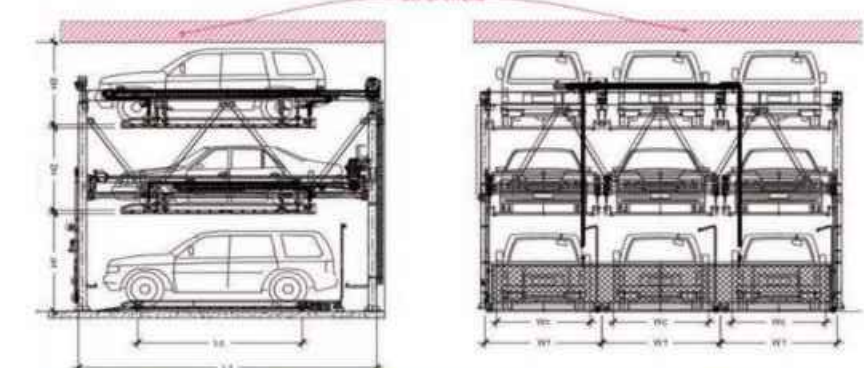
This is just a sample graphic representation of a Trivial Puzzle System. Heights, lengths, and depths will vary depending on your specific needs. Gates are not shown on this system. The upper level height (this is the first row) may change depending on your building design. Feel free to contact us for a free consultation or design to help you make your system a reality!

Group 1 Level Whole Parking, W 1st St. Ground Clearance: Total Spaces: Clearances: Height: Approximate: Sqft: Approximate: Footprint: Sealed: Area:										
A	4	6	8	Yes	7	30	22.75	1280	3640	None
Total Spaces		Approximate Sqft		Approximate Footprint		Sealed		Area		
30		1280.00		3640.00		3640.00				

3 Level Puzzle Measurements

STANDARD SYSTEMS

3 Level - Standard

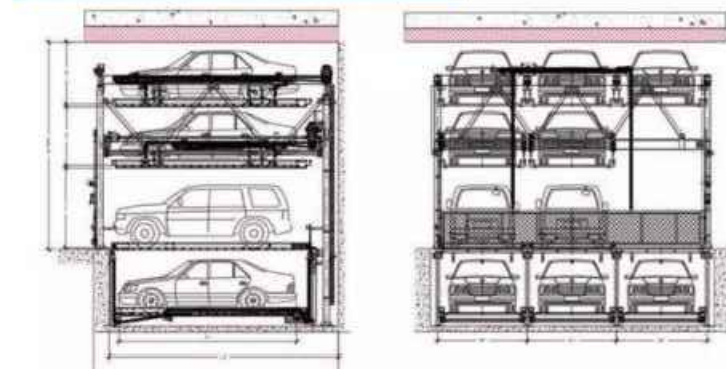


Standard Measurements	Length	Width	Height
Equipment	21 ft L1	8 ft - 6 in W1	20 ft Min
Vehicle	17 ft 1 in Lc	6 ft - 10 in Wc	

The 3LP Puzzle series is a versatile mechanical parking solution designated to utilize available parking space fully. Every space in this Puzzle Lift is independently accessible. This highly modular design is fully customizable to fit into tight locations. The system can be used with standard vehicles or customized for heavy fleet vehicles. The standard 3LP can be configured for as small as 2 spaces wide to 12 spaces wide.

Recommended Height		
Level 3	6 ft - 6 in	H3
Level 2	5 ft - 5 in	H2
Ground	6 ft - 8 in	H1

3 Level - w/ Pit



Standard Measurements	Length	Width	Height	Depth
Equipment	22 ft 6 in L1	8 ft - 6 in W1	20 ft Min	
Vehicle	17 ft 1 in Lc	6 ft - 10 in Wc		
Pit				7 ft - 2 in P1

Recommended Height		
Level 3	6 ft - 6 in	H3
Level 2	5 ft - 5 in	H2
Ground	6 ft - 8 in	H1
Pit	5 ft - 10 in	P3

3-Level Puzzle with Pit Solution is considered to maximize the vehicle occupancy in an eligible floor plan. Additional excavation is required to construct the Pit spaces. 3-Level Puzzle with Pit solution can generate 60% more parking

Product Number	Current	Type	Outlet	Charging Outlet	Finish	Function
EVC10NA	40	AC	B1	C cable	SR Silver	RF Plug for charger
	16	AC	B1	C cable	SL Steel	RF W1
	32	32A	B2 Type1	C socket	RD Red	RF W1
	40	40A	B2 Type2		BL Black	RF W1
	40	40A			BL Black	RF W1
Model						
Model Name	EVC10NA 16	EVC10NA 32	EVC10NA 40	EVC10NA 48		
Picture						
Power Specifications						
Input	Input Rating	200-240Vac				
	Frequency	60Hz				
	Input Current	16A	32A	40A	48A	
Output	Output Current	16A	32A	40A	48A	
User Authentication						
User Authentication	RFID (ISO 14443)					
Network Connectivity						
External	LAN (optional) + 4G (optional) or Wi-Fi (optional)					
Internal	OCPP 1.6 J5ON (OCPP 2.0 compatible)					
Environmental						
Operating Temperature	-22°F~122°F					
Humidity	Max. 95% RH					
Altitude	≦ 6561ft					
IP Level	Type3 for box					
Cooling Method	Natural Cooling					
Dimensions & Weights						
Product Dimension	13.8"x9.8"x5.1"					
Package Dimension	30.1"x13.0"x7.5"					
Net Weight	13.8lbs	13.8lbs	16.8lbs	18.1lbs		
Gross Weight	16.1lbs	16.1lbs	19.0lbs	20.3lbs		
Charging Outlet	18ft charging cable/25ft charging cable (optional)					
Protection and Safety						
COD	CC020					
Multiple Protection	Over current, Under voltage, Over voltage, Residual current, Surge protection, Short circuit, Over temperature, Ground fault, Current leakage protection					
Certifications and Regulatory						
Certificate	UL2594, UL2231-1-2					
Safety	ETL					
Wireless Certificate	FCC					
Charging Interface	SAEJ1772					

ELECTRIC VEHICLE CHARGING SOLUTIONS

7

NOTE: 24 STACKER SPACES WILL BE PROVIDED WITH AN EV CHARGER, THE REMAINING 6 STACKER SPACES WILL BE EV READY.

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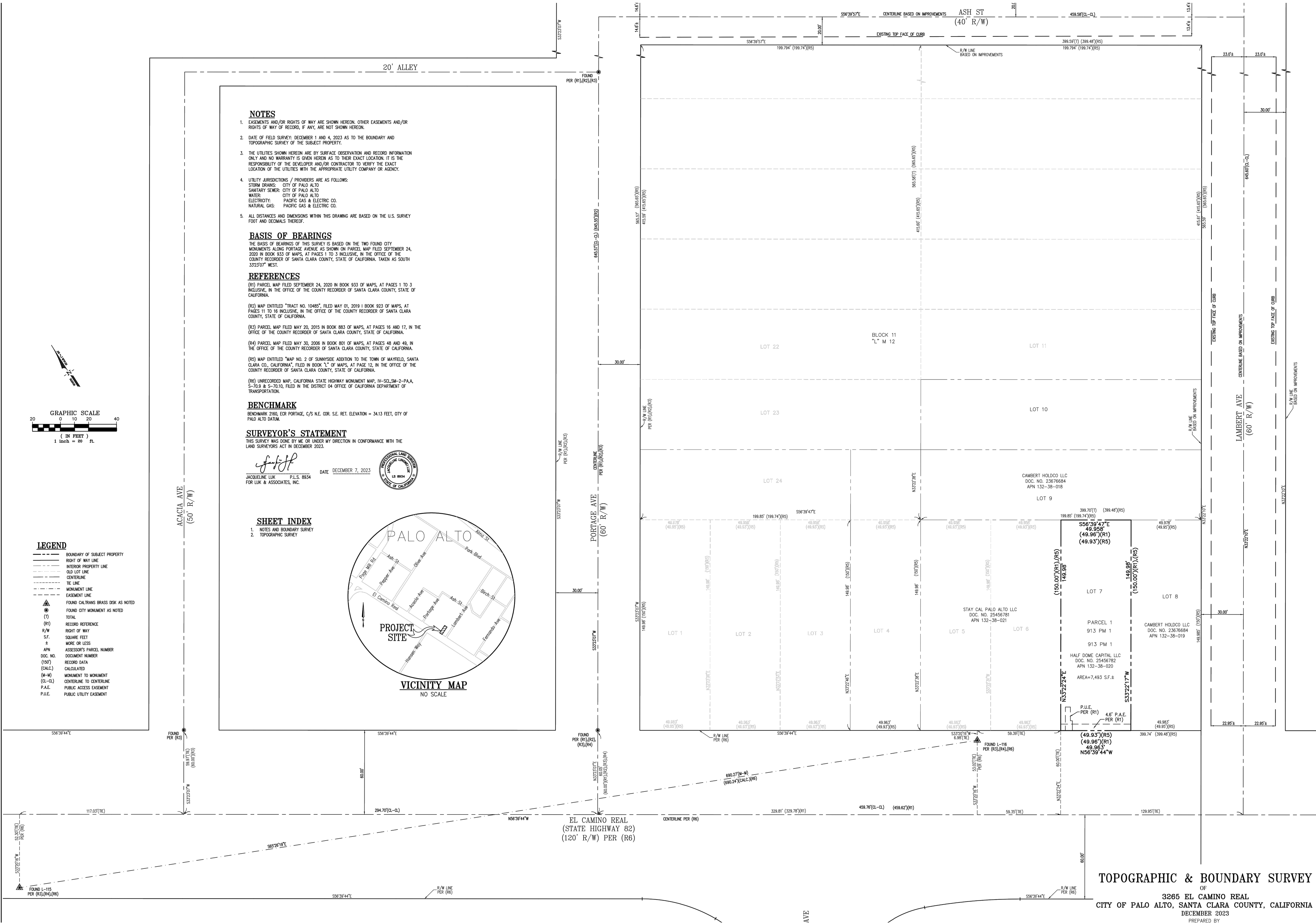
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JOB: 2226

SHEET:

EXISTING
CONDITIONS

A1.0



Palo Alto, CA

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03.27.2024	MAJOR AR RESUBMITTAL
09.13.2024	MAJOR AR RESUBMITTAL

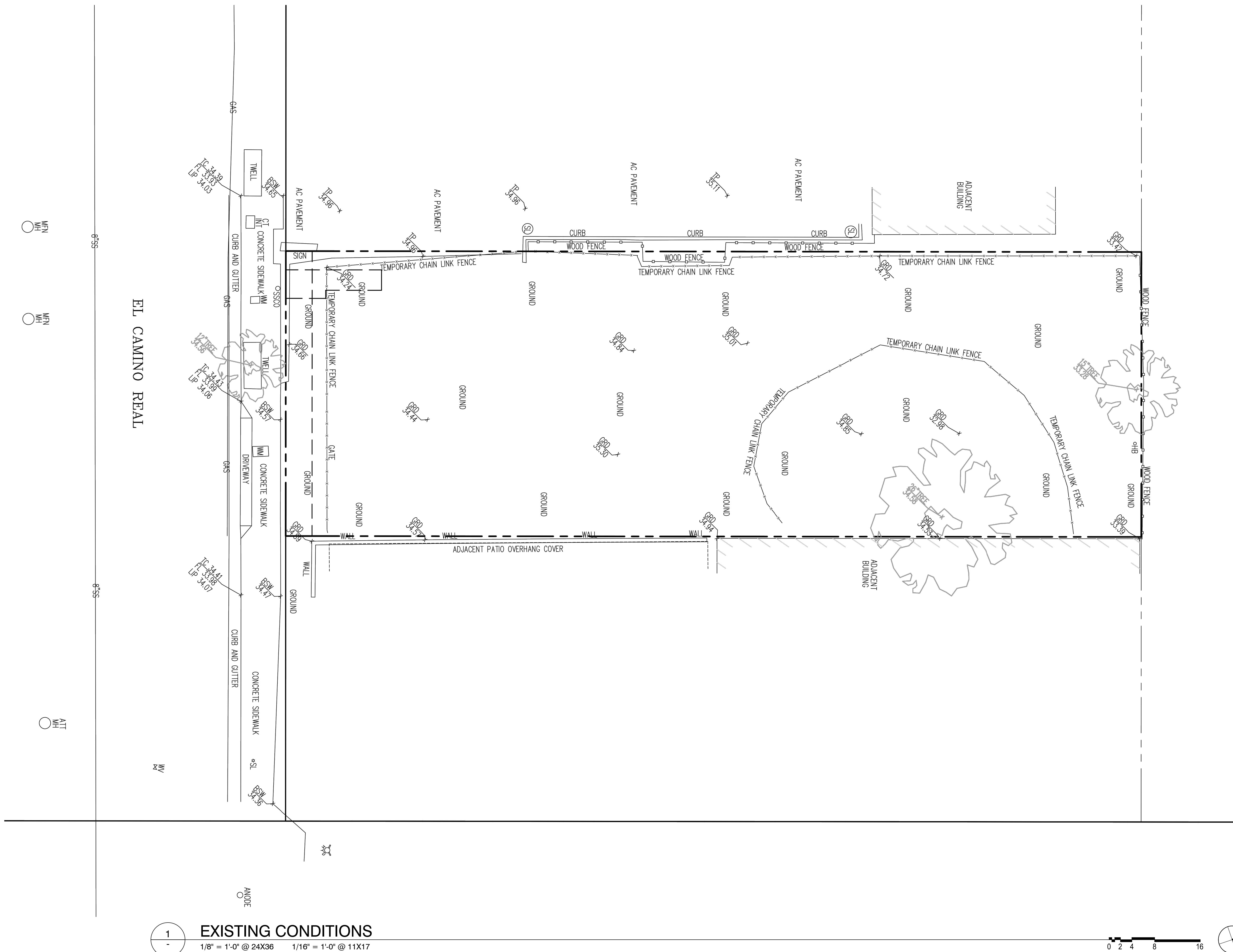
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JOB: 2226

SHEET:

EXISTING CONDITIONS

A1.1



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EL CAMINO
REAL

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09.13.2024 MAJOR AR RESUBMITTAL

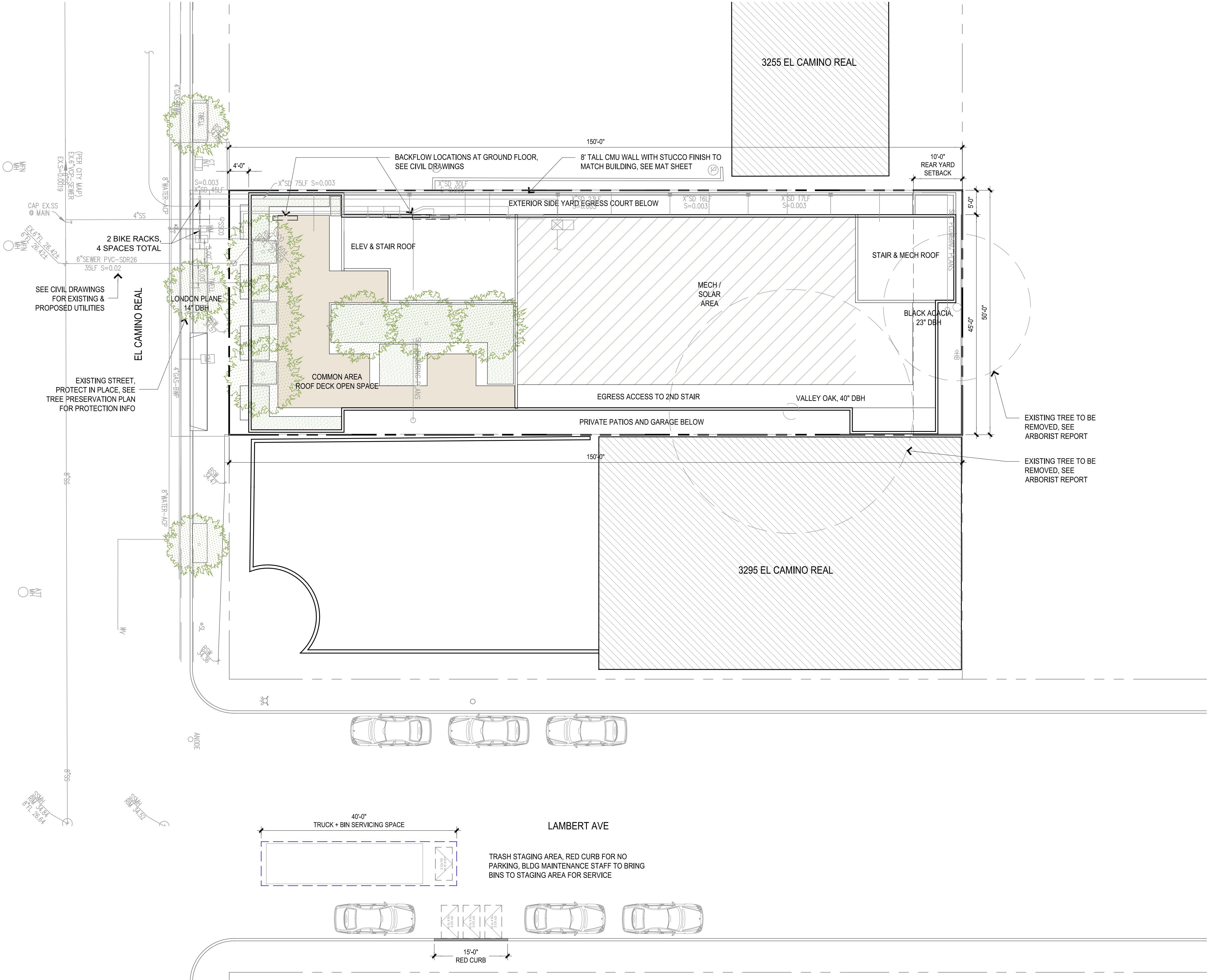
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SHEET:

SITE PLAN -
ROOF

A2.0A

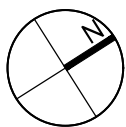


1
-

SITE PLAN - ROOF

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

0 2 4 8 16



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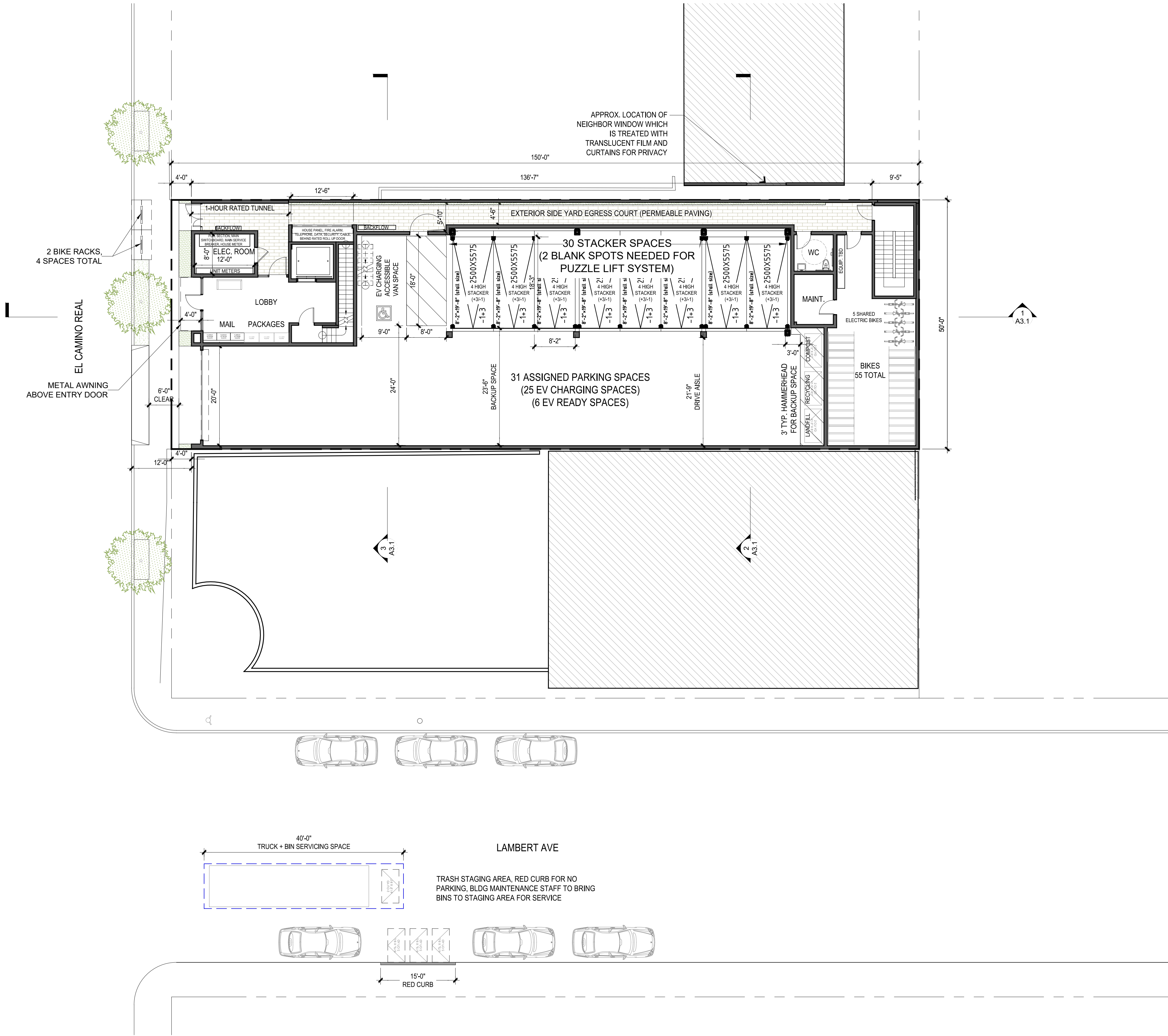
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SHEET:

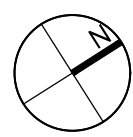
SITE PLAN -
GROUND LEVEL

A2.0B



1
-
SITE PLAN - GROUND LEVEL
3/32 = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17

0 2 4 8 16



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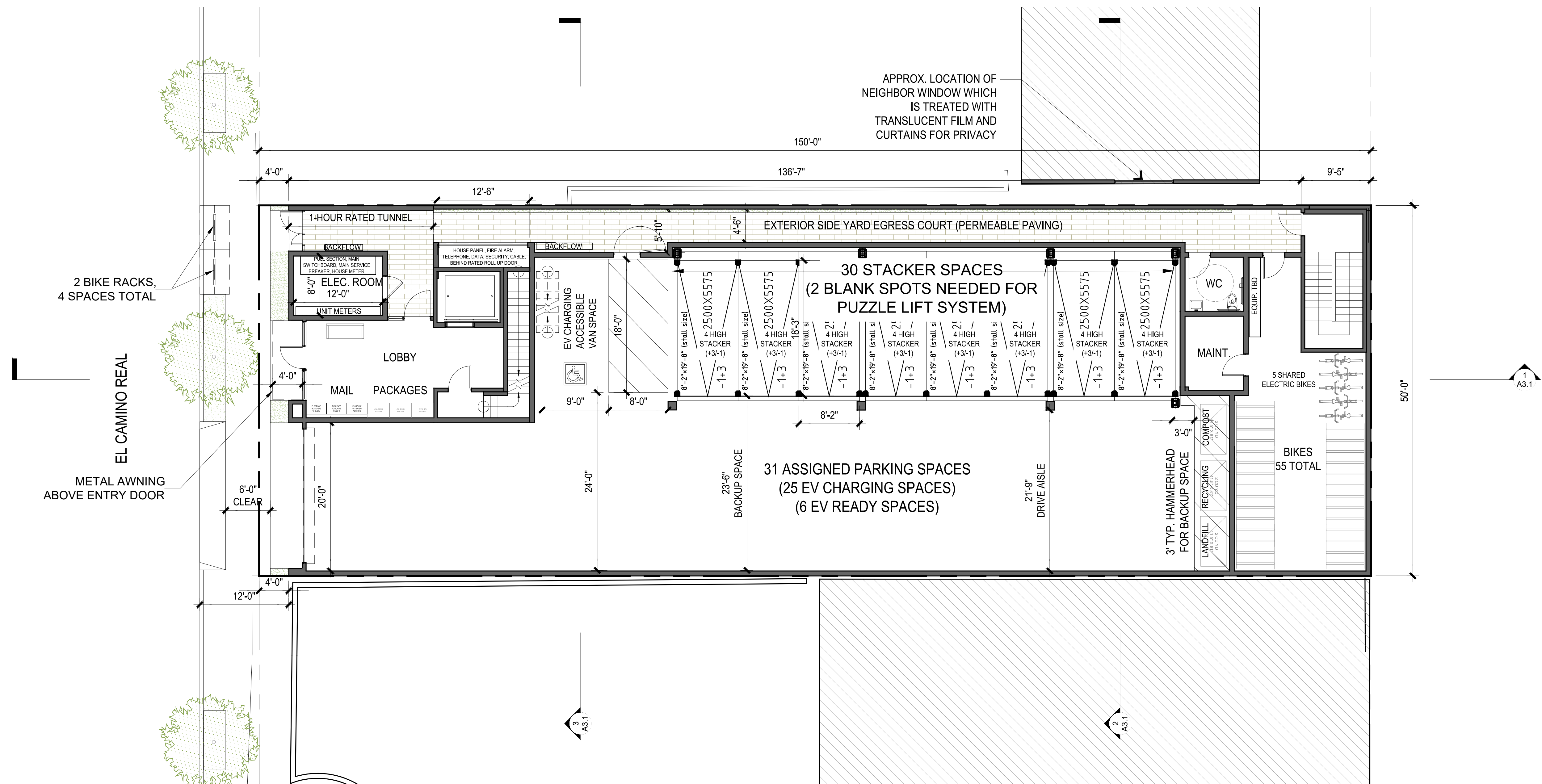
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SHEET:

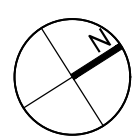
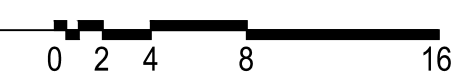
PLAN AT
GROUND LEVEL

A2.1



PLAN AT GROUND FLOOR

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



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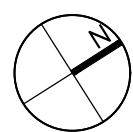
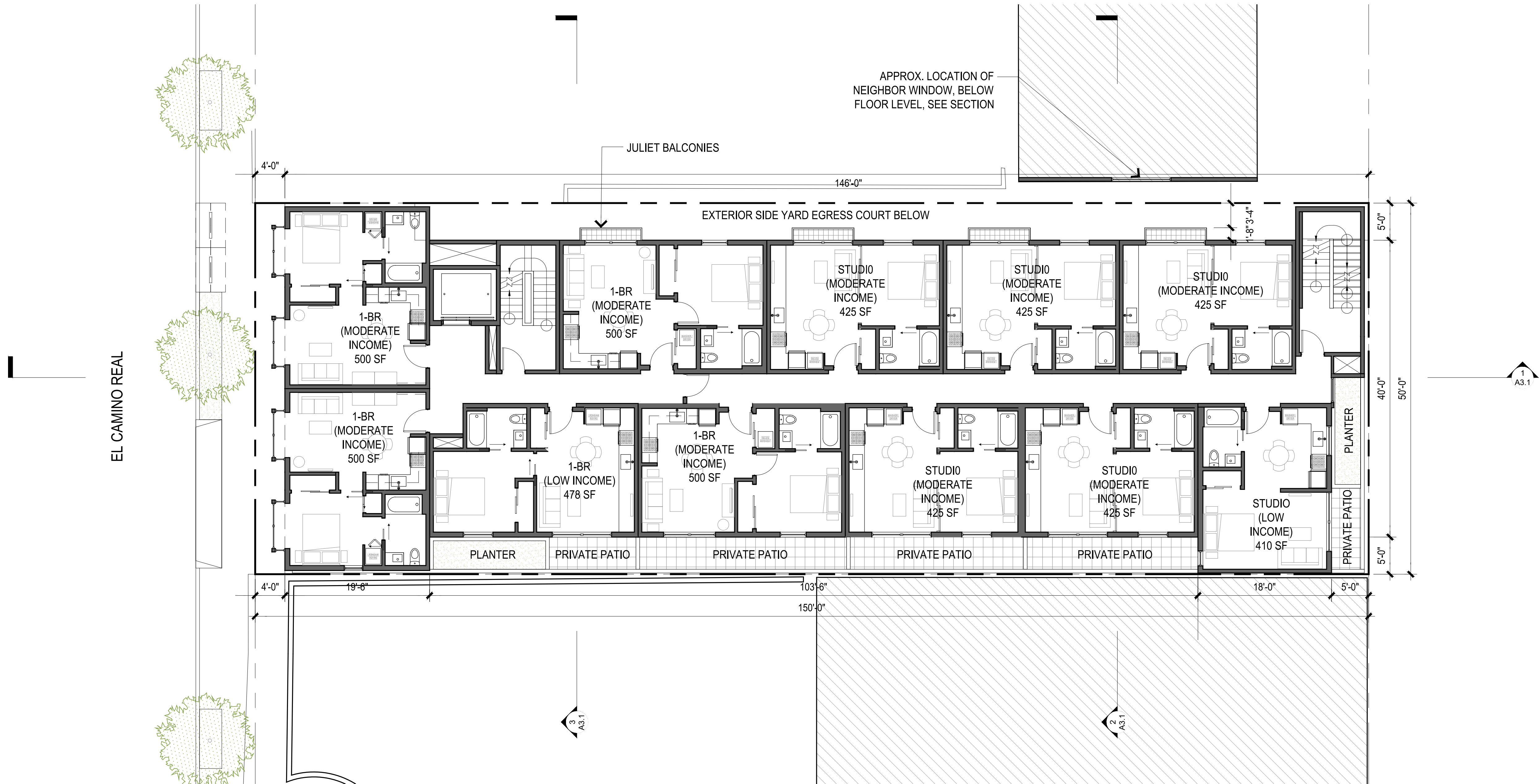
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SHEET:

PLAN AT
LEVEL 2

A2.2



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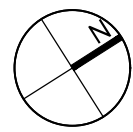
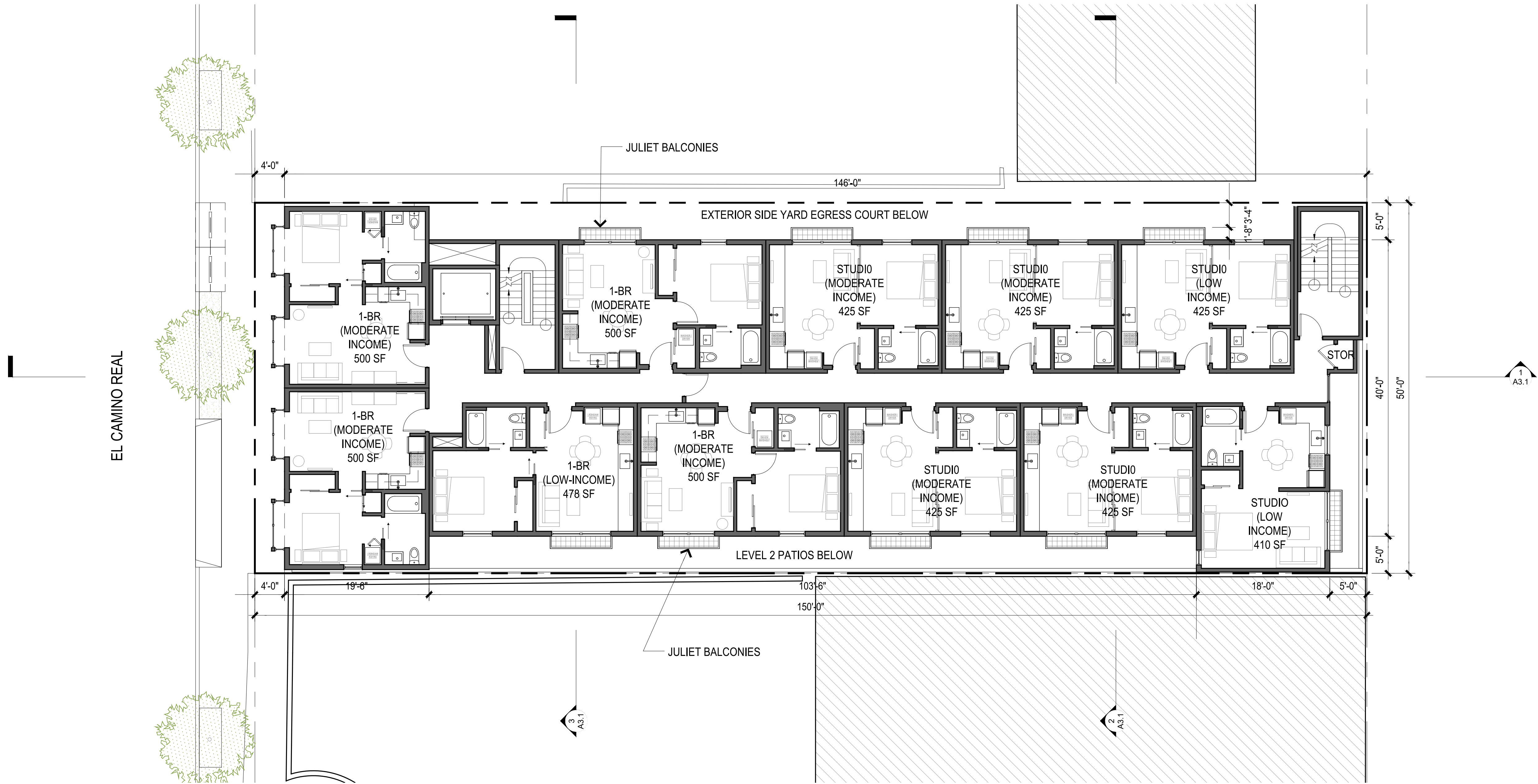
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SHEET:

PLAN AT
LEVELS 3-6

A2.3



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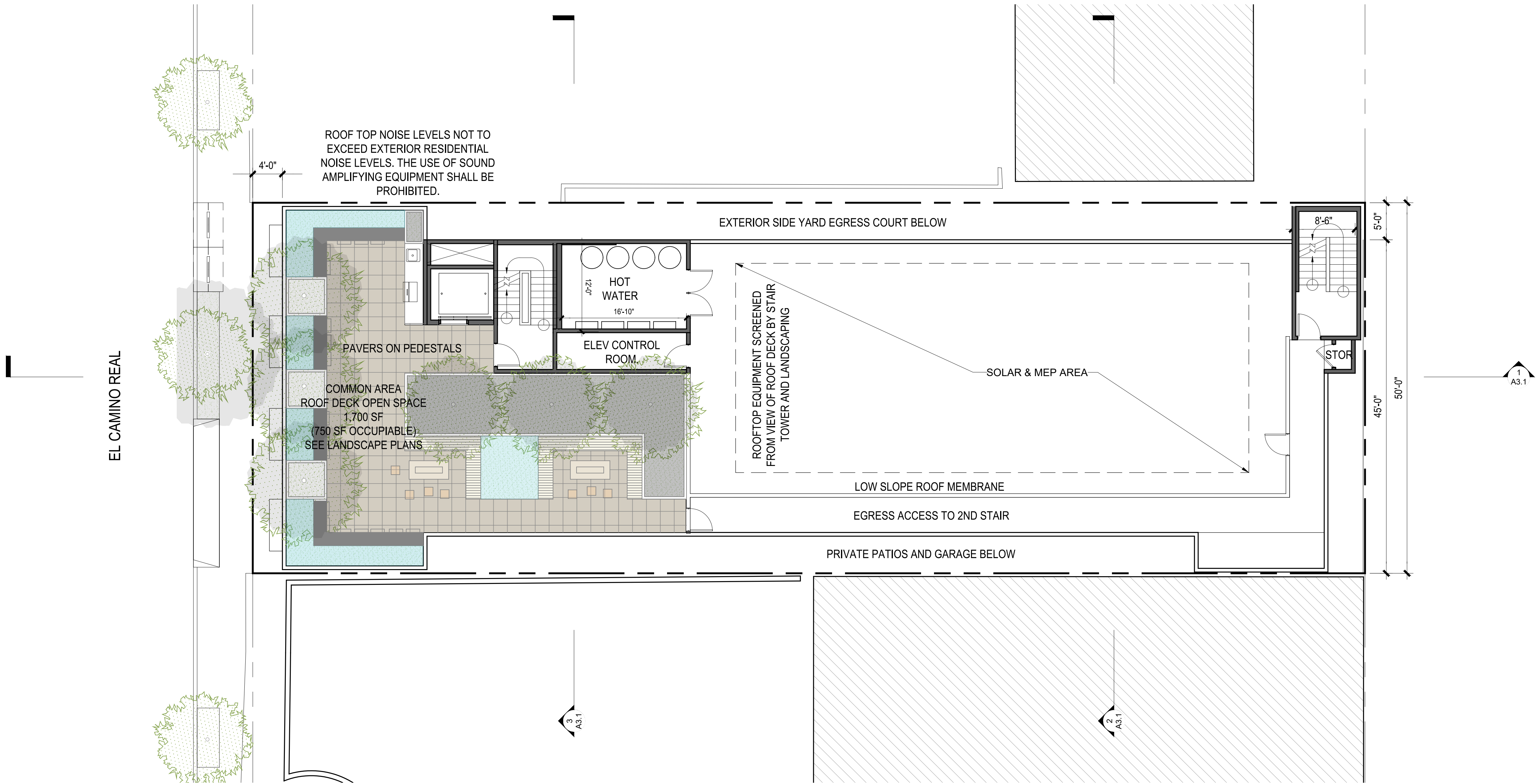
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SHEET:

PLAN AT
ROOF LEVEL

A2.4



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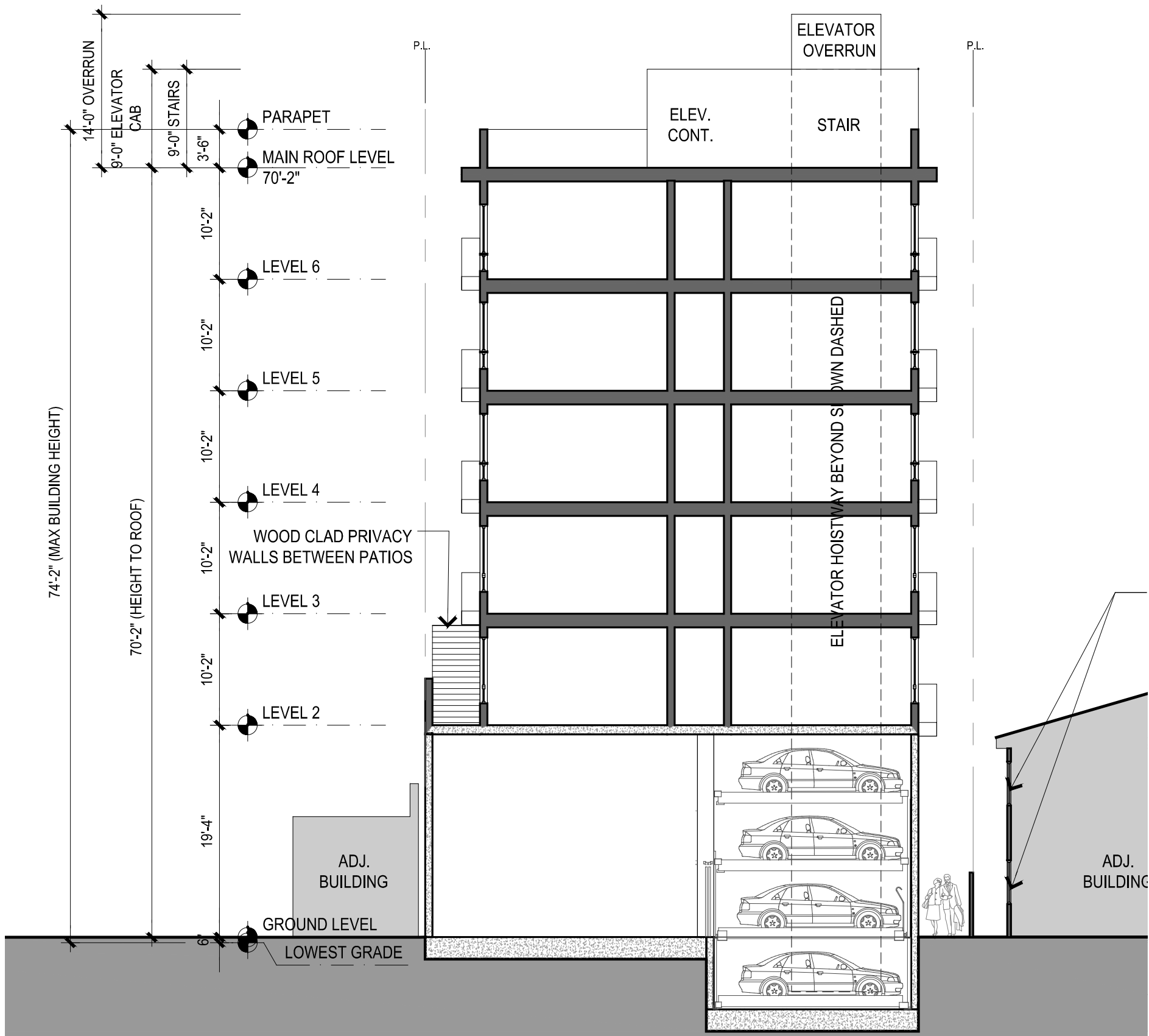
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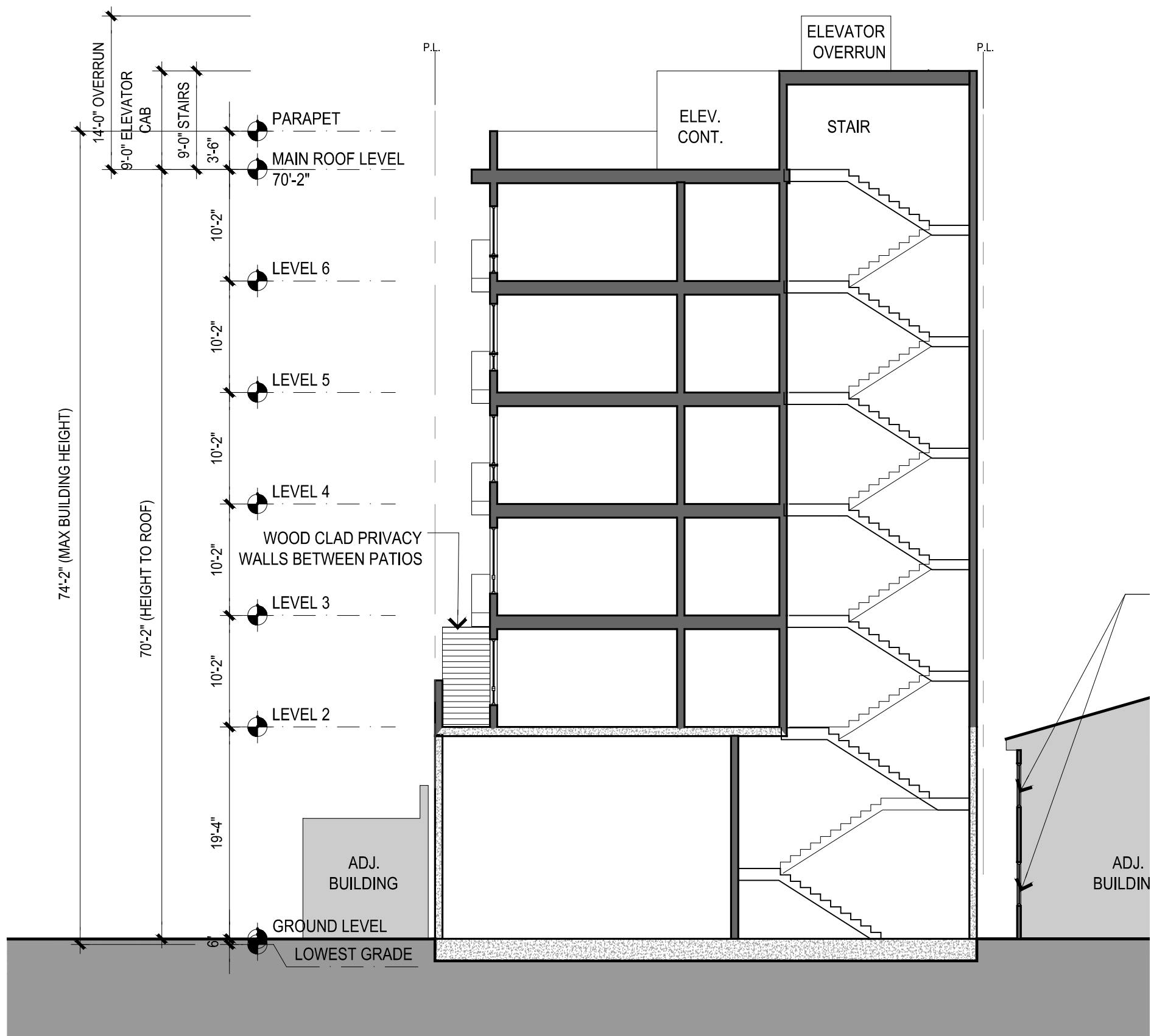
SHEET:

BUILDING
SECTIONS

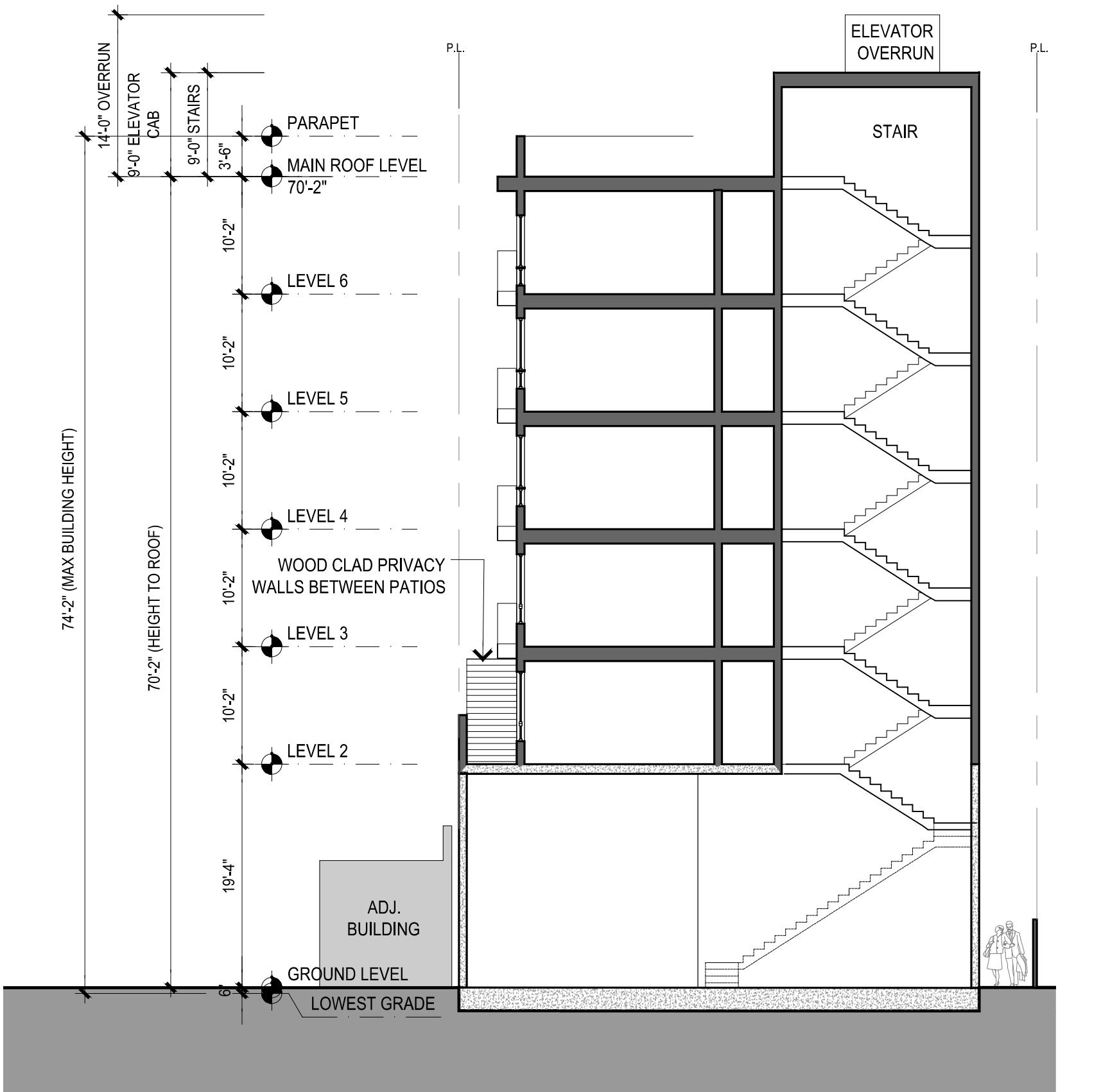
A3.0



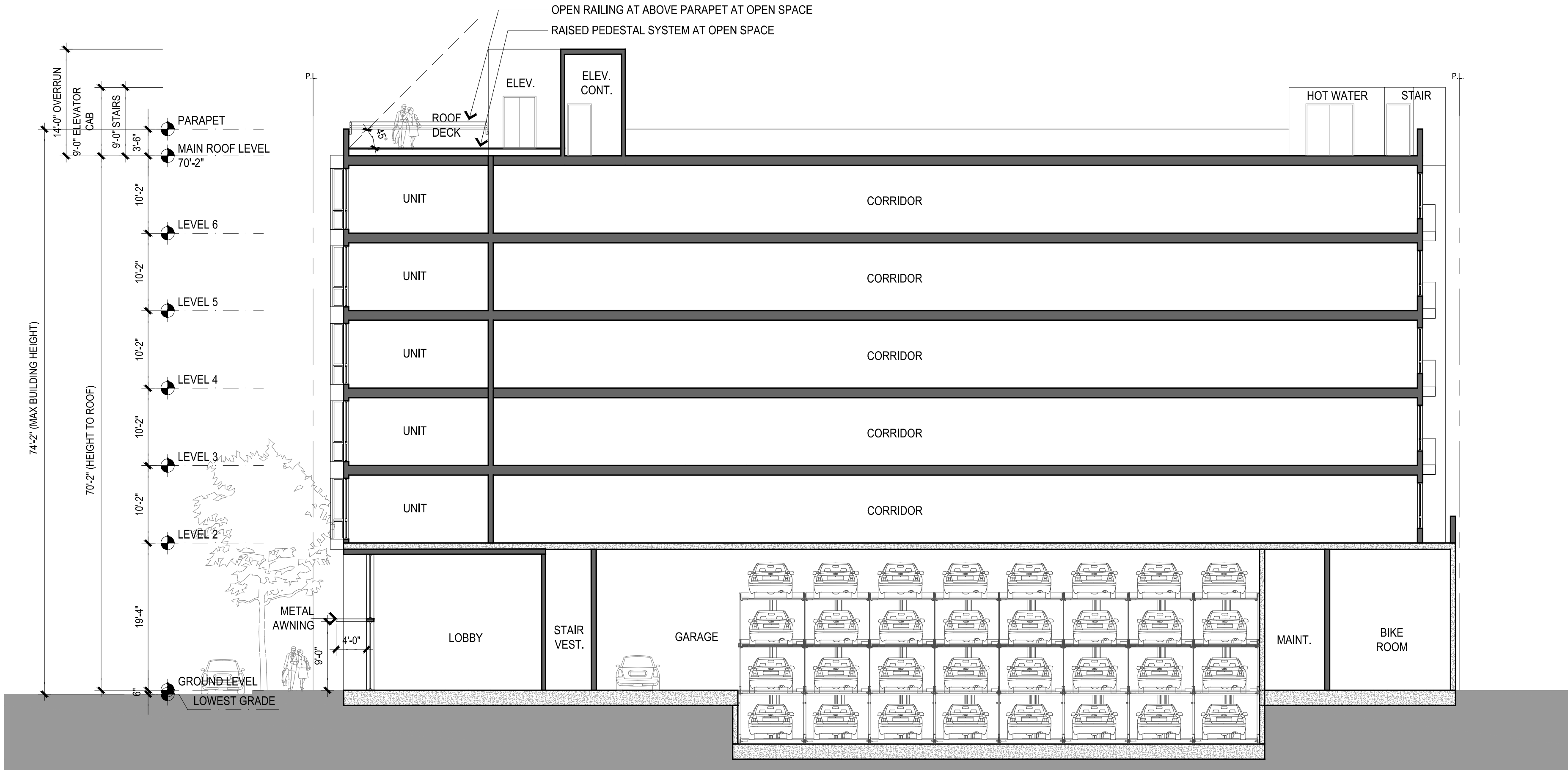
3 BUILDING SECTION LOOKING SOUTH
3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17
0 2 4 8 16



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



3 BUILDING SECTION - FRONT STAIR
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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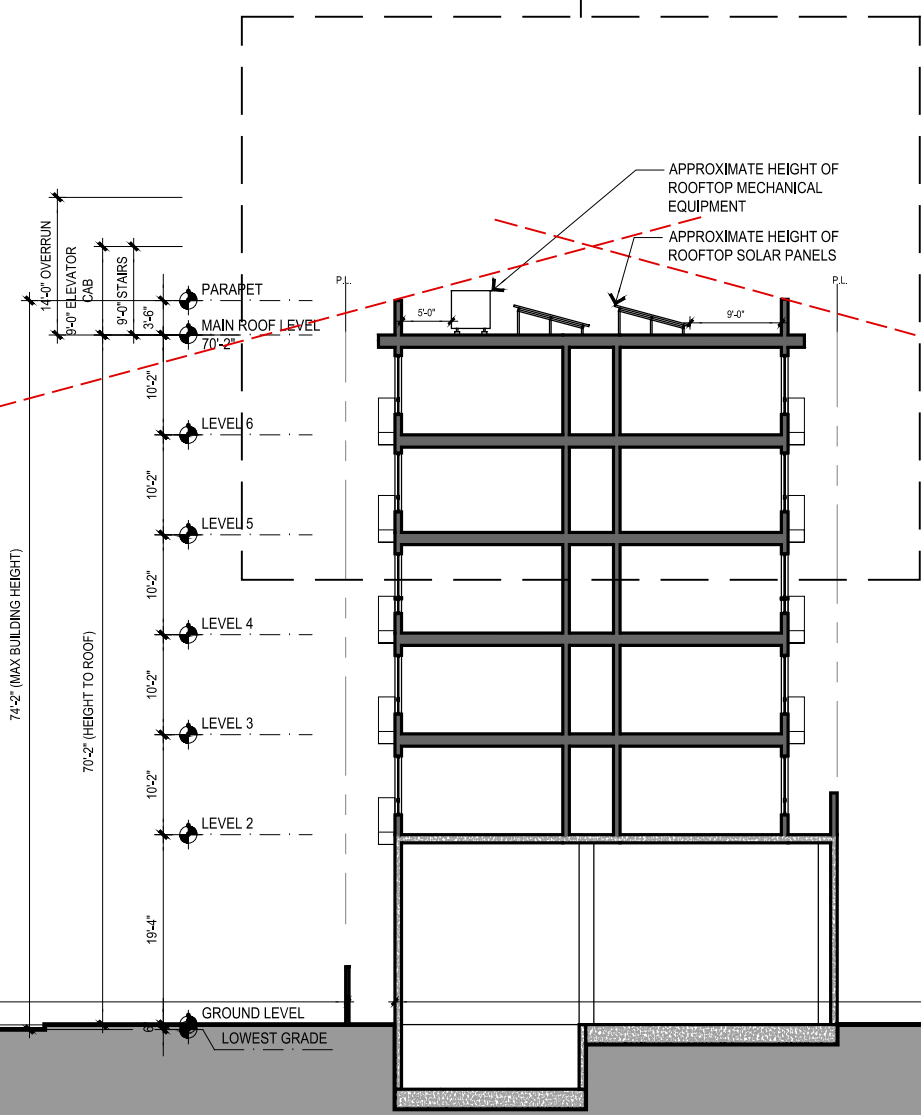
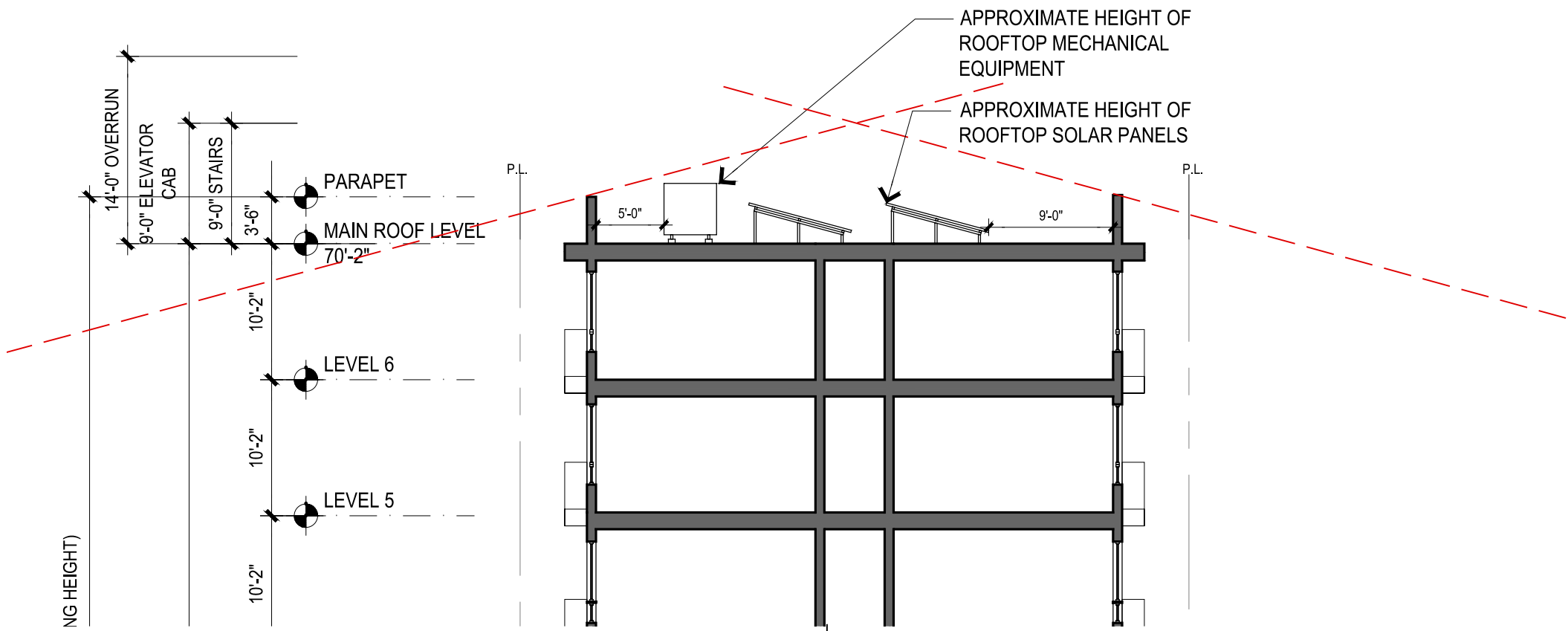
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SHEET:

BUILDING
SECTIONS

A3.1



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SHEET:

BUILDING
ELEVATION

A3.2



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

0 2 4 8 16



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

0 2 4 8 16

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JOB: 2226

SHEET:

BUILDING
ELEVATION

A3.3



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



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

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JOB: 2226

SHEET:

CONCEPTUAL
RENDERING

A3.4



1
-
VIEW LOOKING FROM SOUTHEAST

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REAL

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SHEET:

CONCEPTUAL
RENDERING

A3.5



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SHEET:

CONCEPTUAL
RENDERING

A3.6



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REAL

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09.13.2024 MAJOR AR RESUBMITTAL

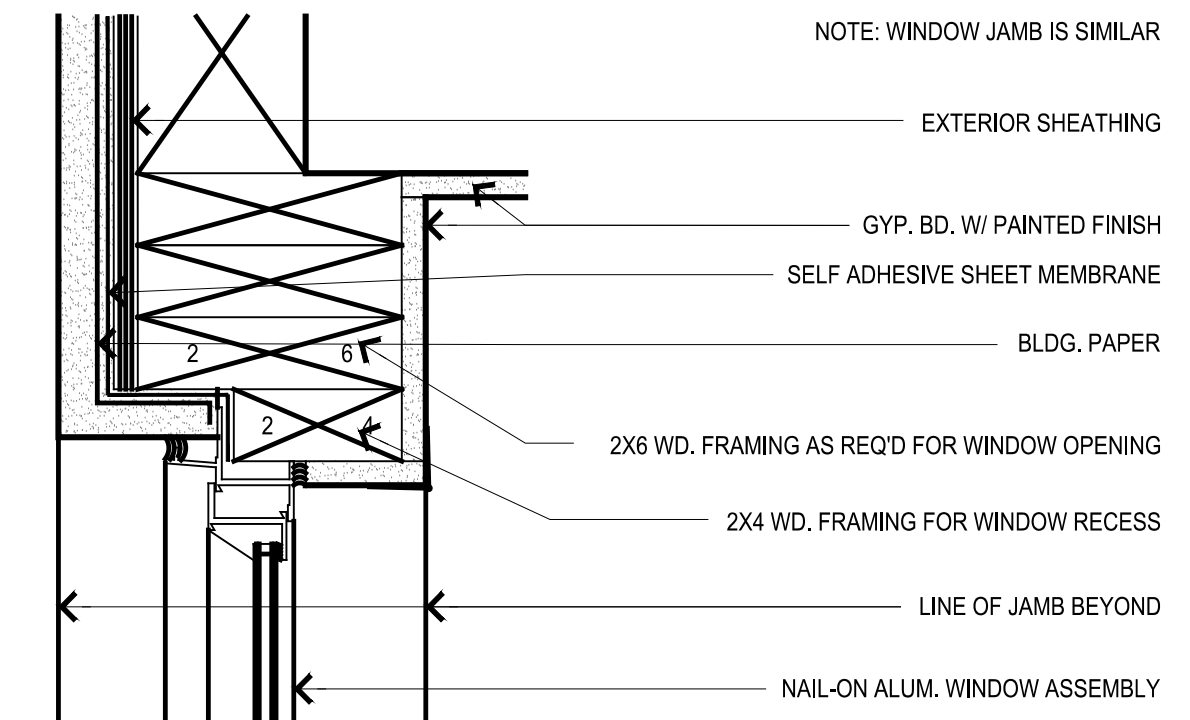
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SHEET:

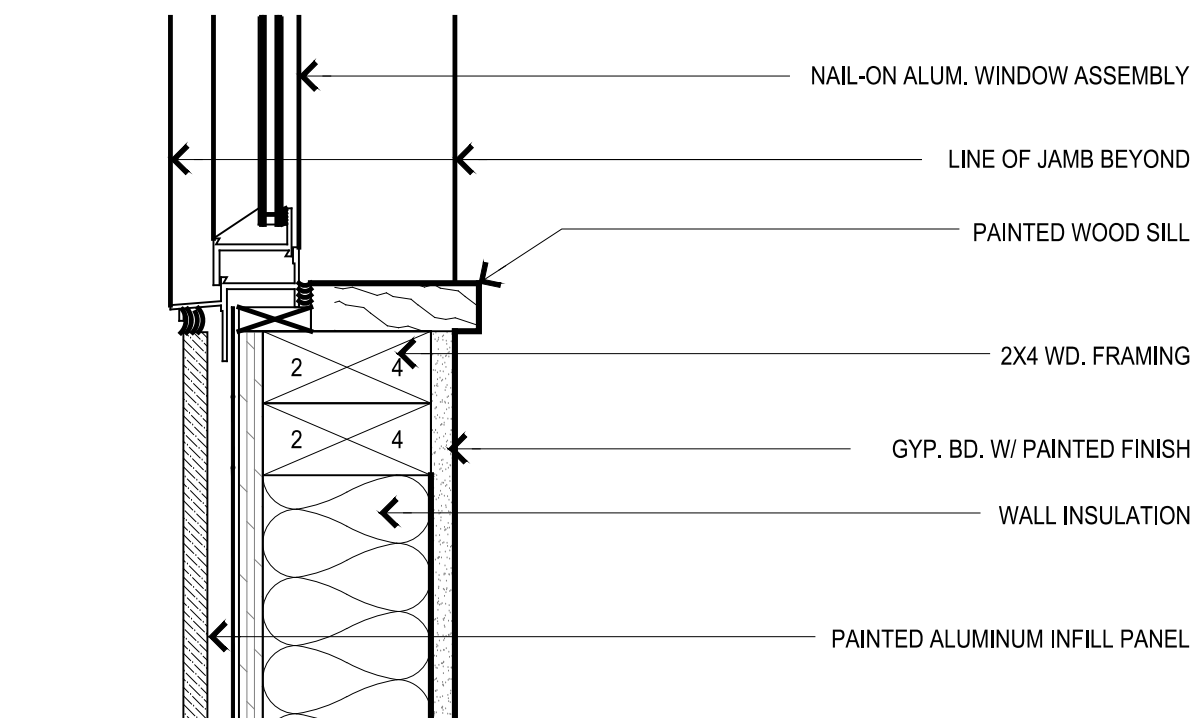
SCHEMATIC
DETAILS

A4.1



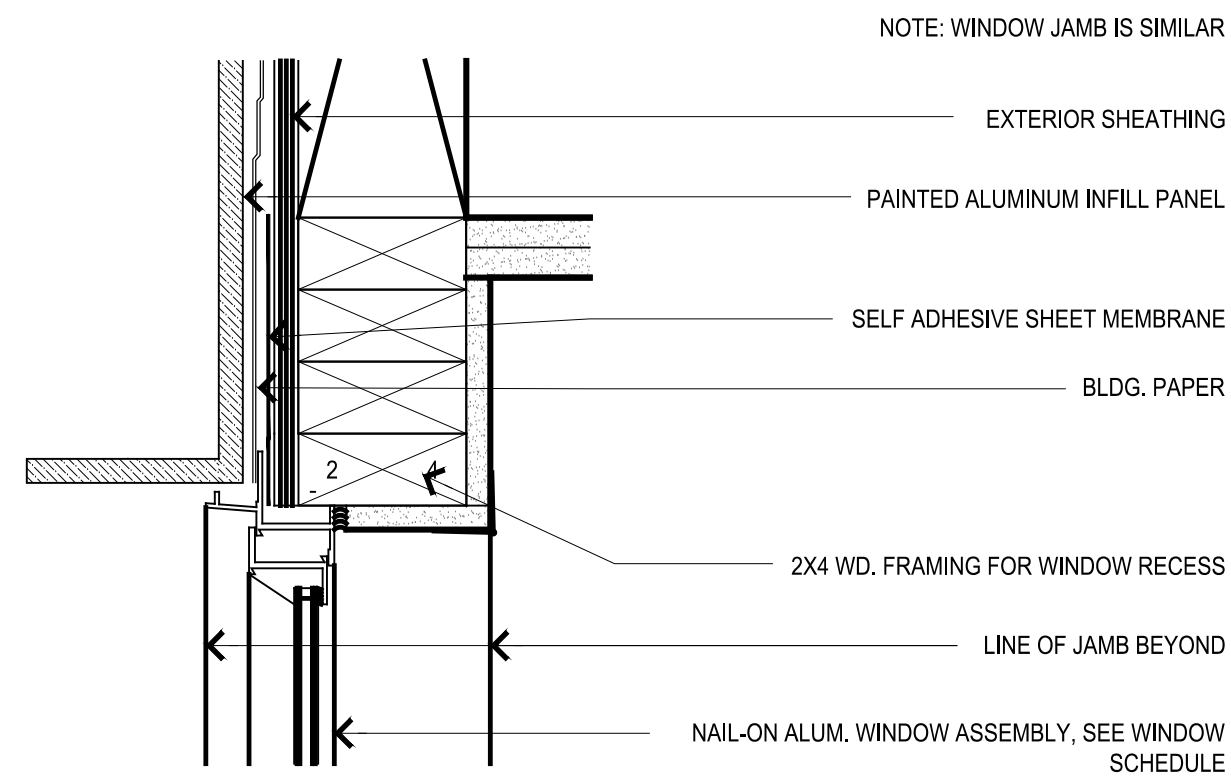
5
-
3"=1'-0"

TYP. STUCCO HEAD / JAMB



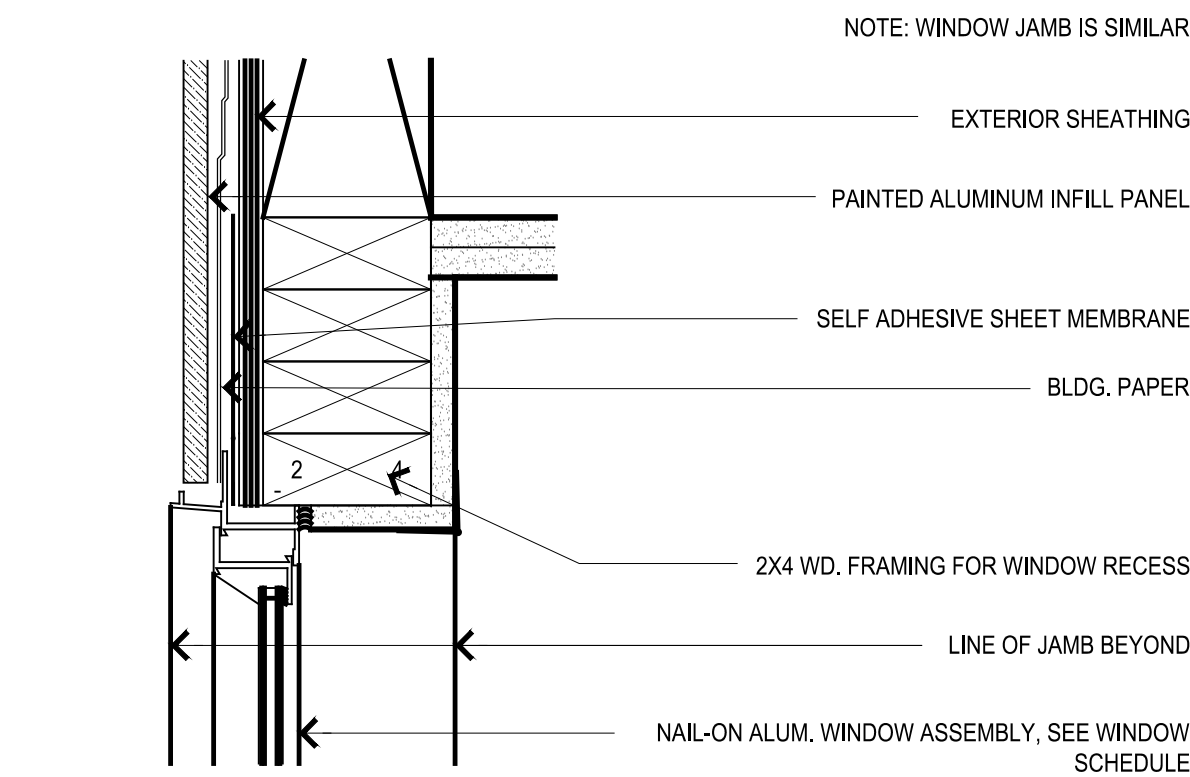
4
-
3"=1'-0"

TYP. SILL AT FILL PANEL



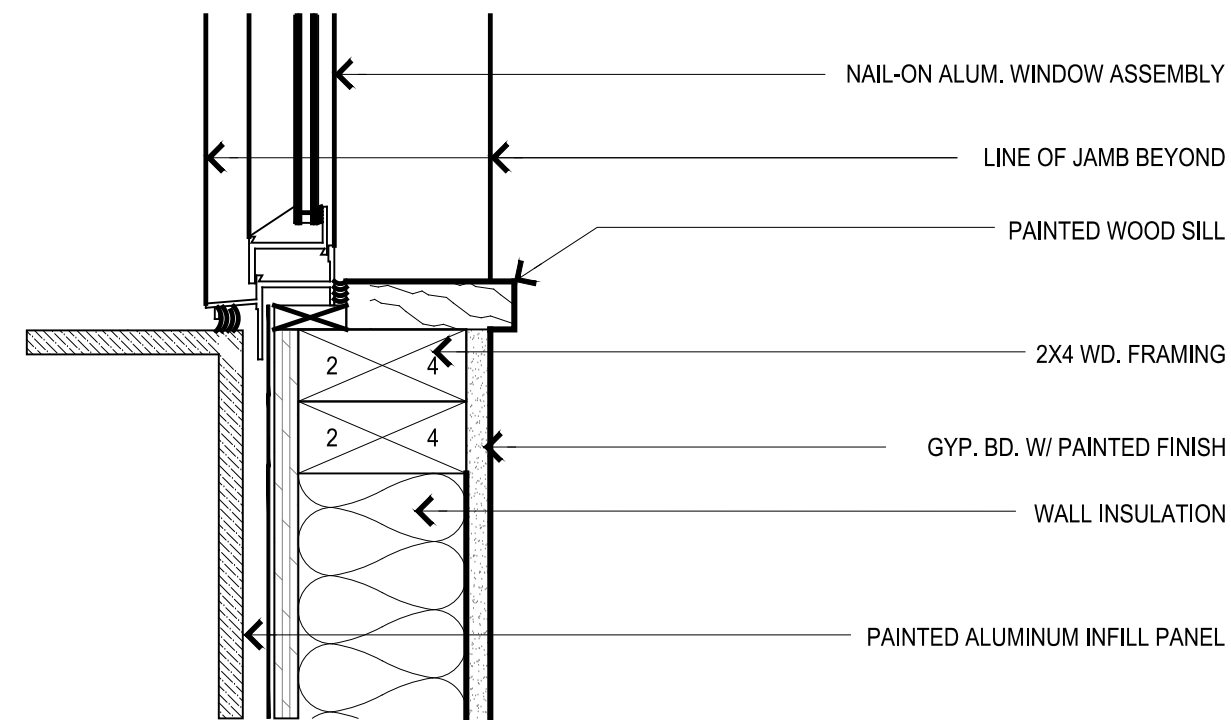
7
-
3"=1'-0"

TYP. HEAD AT BAY WINDOW



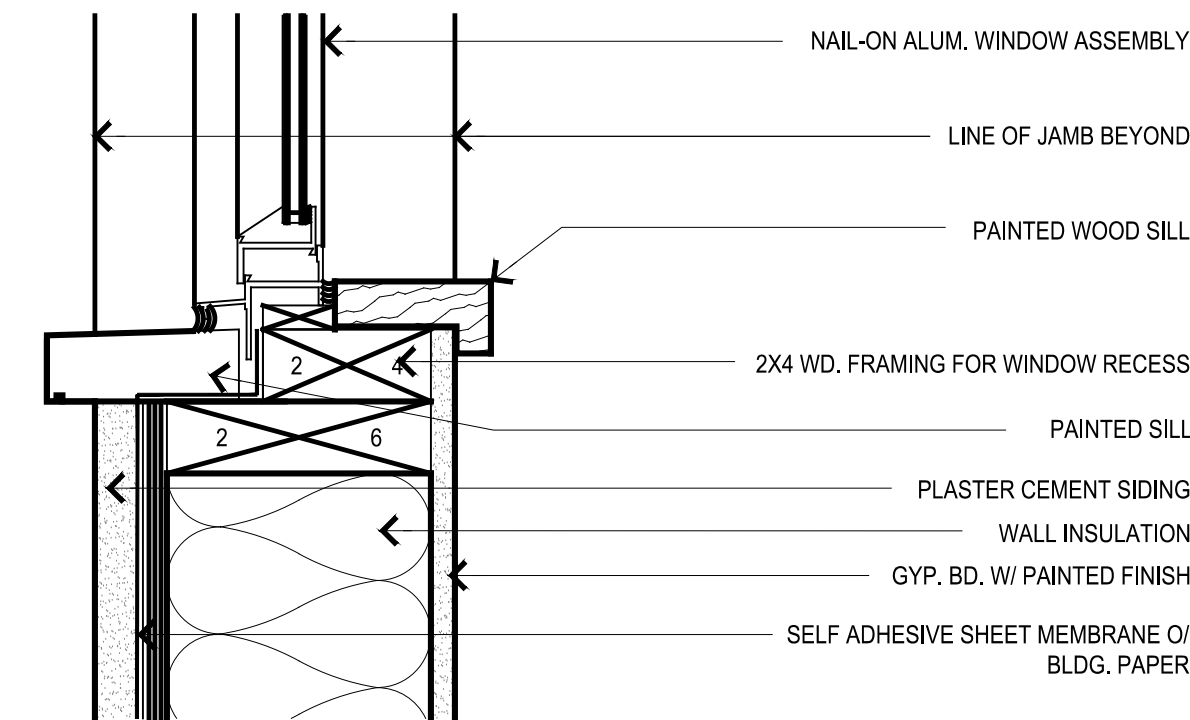
3
-
3"=1'-0"

TYP. HEAD AT FILL PANEL



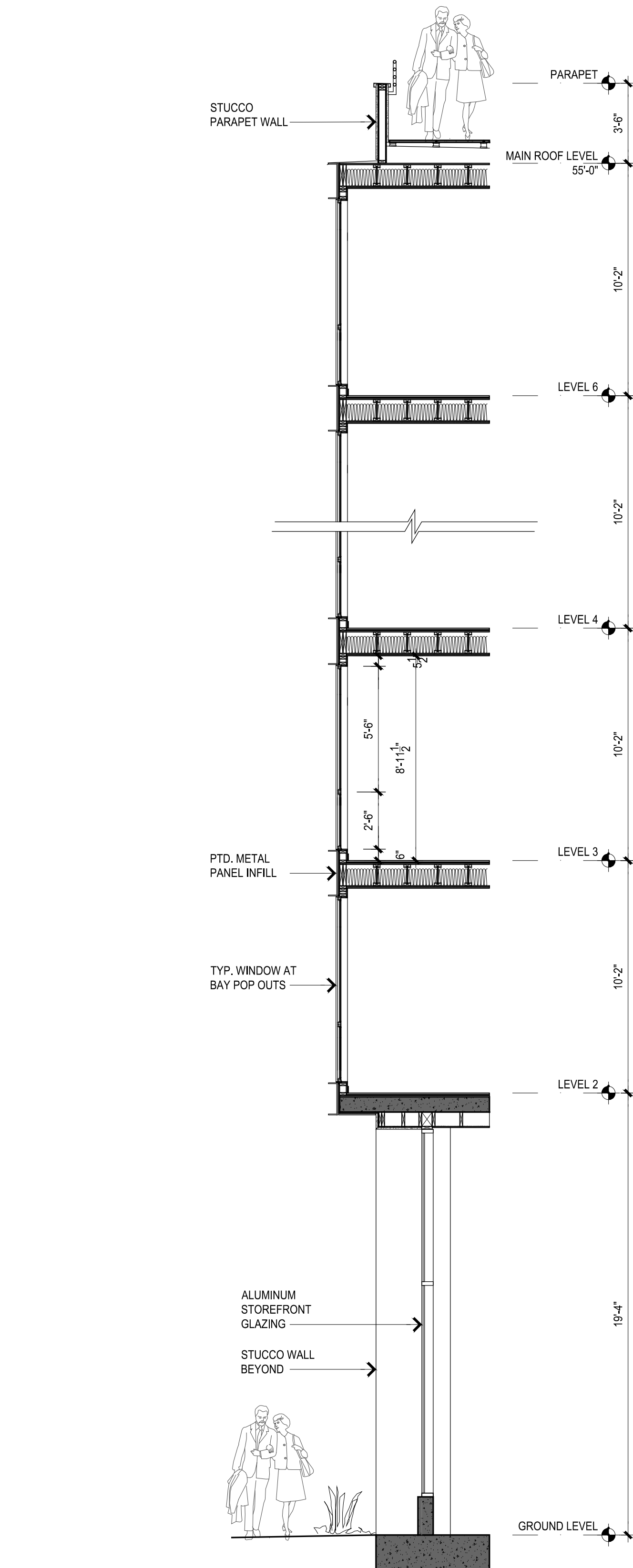
6
-
3"=1'-0"

TYP. SILL AT BAY WINDOW



2
-
3"=1'-0"

TYP. STUCCO SILL



1
-
1/4" = 1'-0" @ 24X36 1/8" = 1'-0" @ 11X17

TYPICAL WALL SECTION AT BAY WINDOWS

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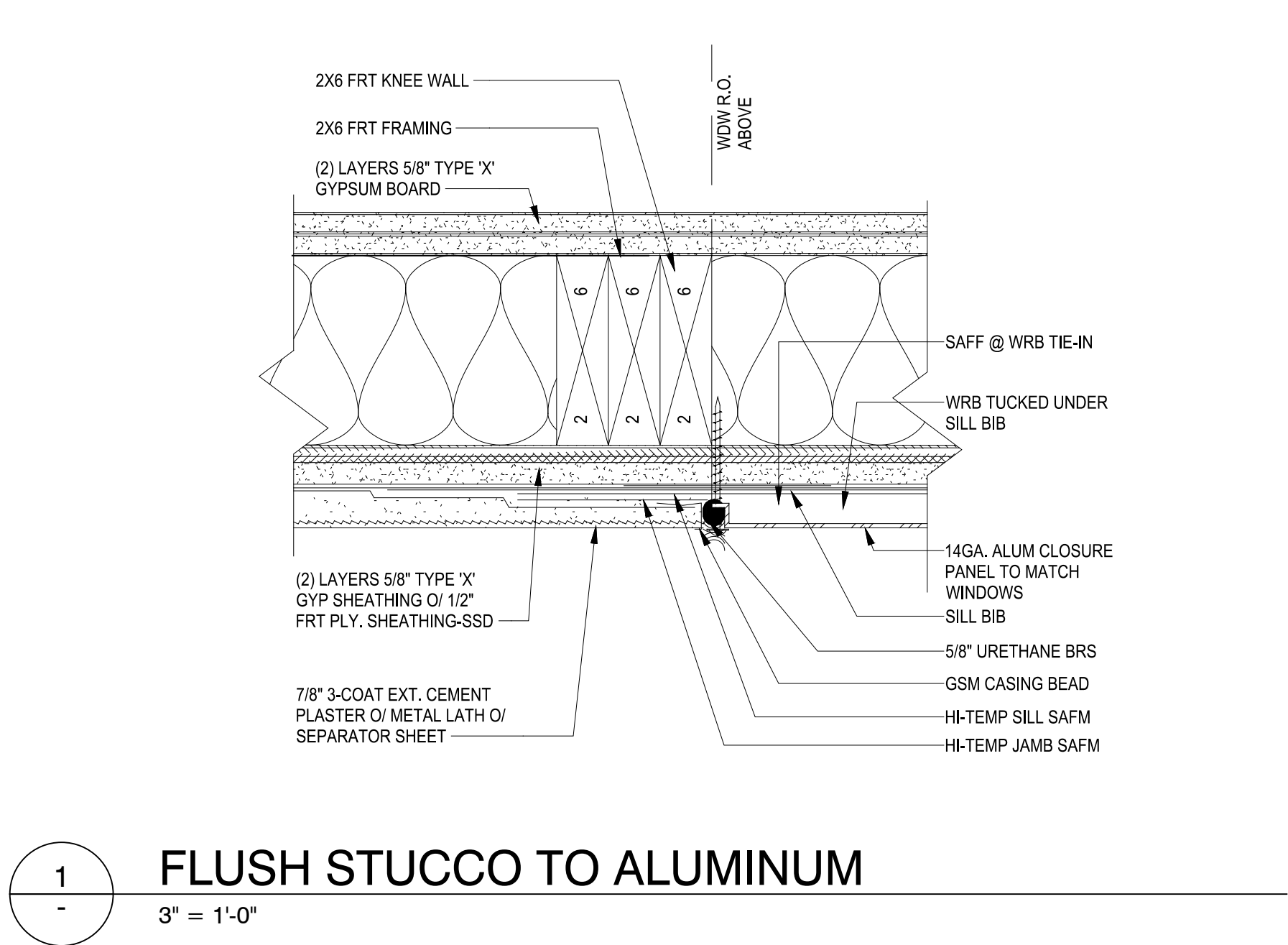
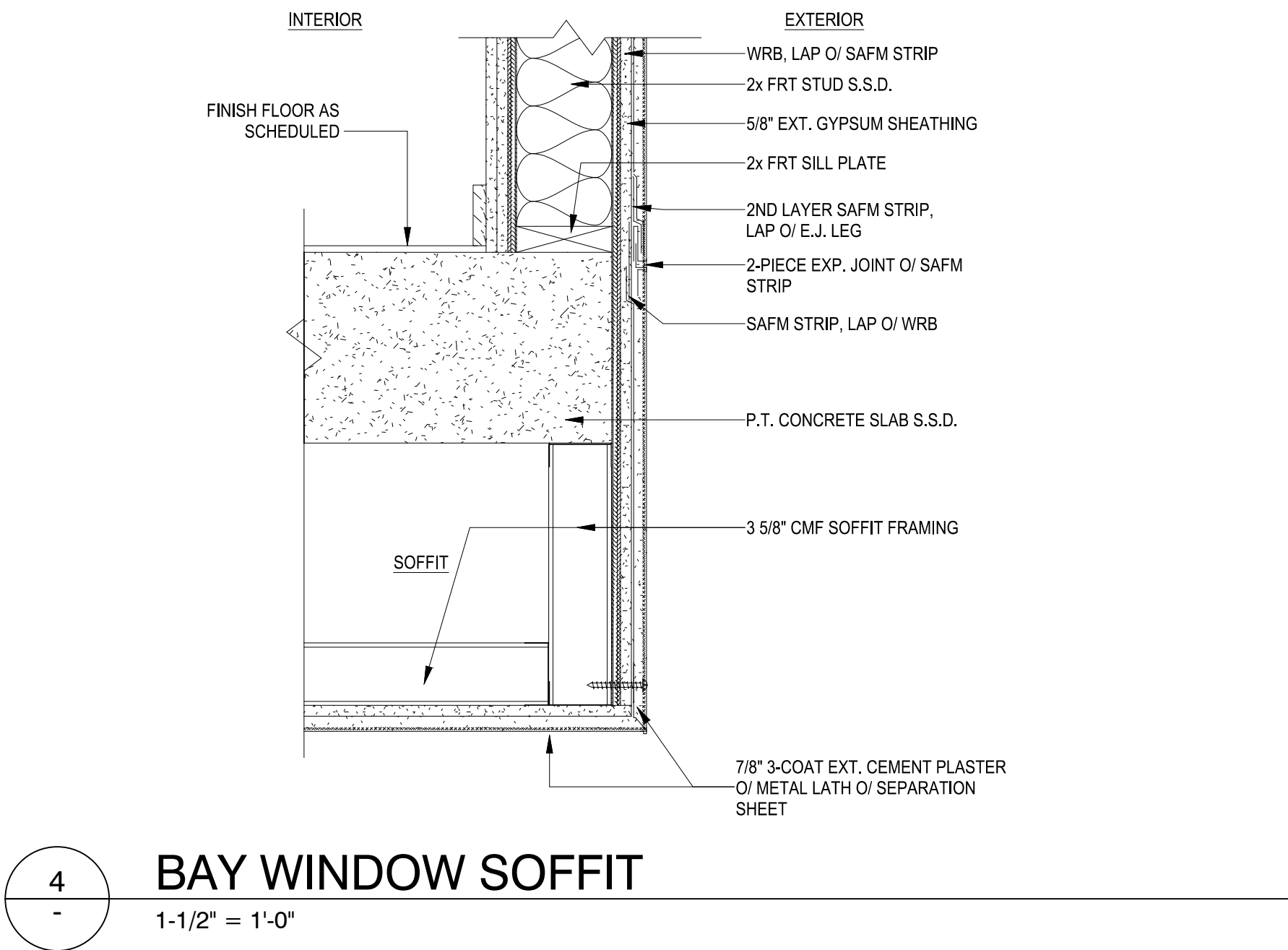
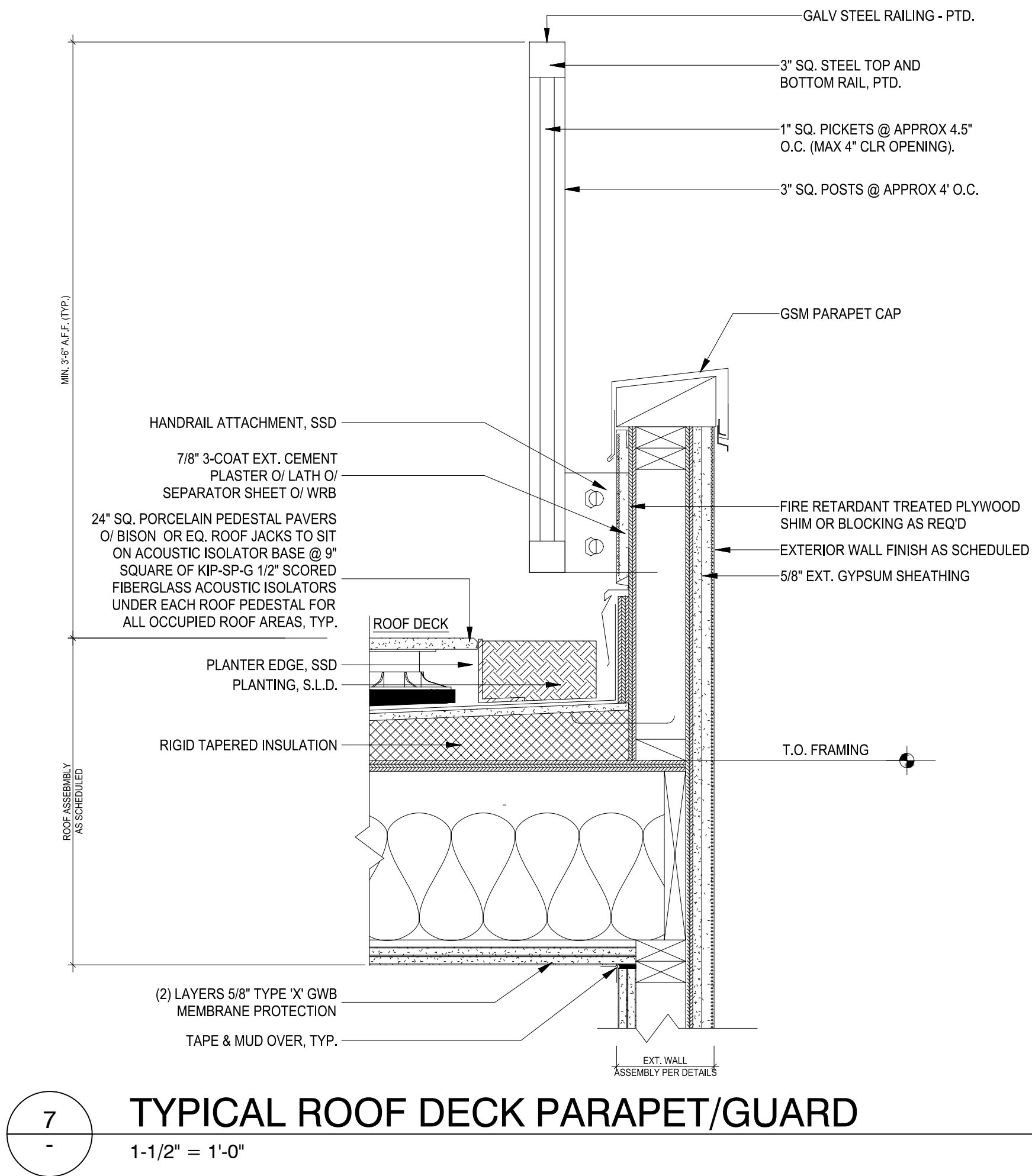
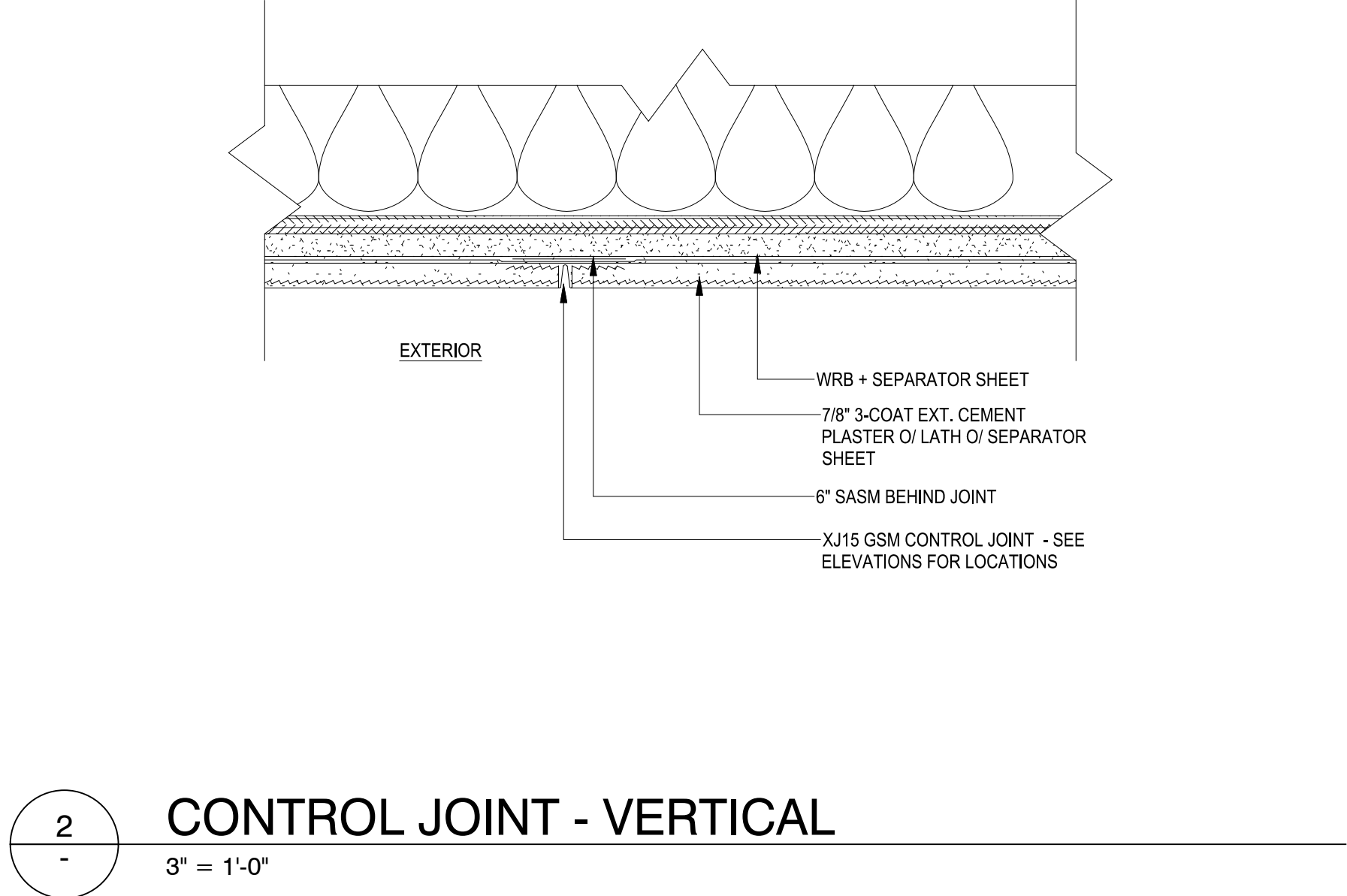
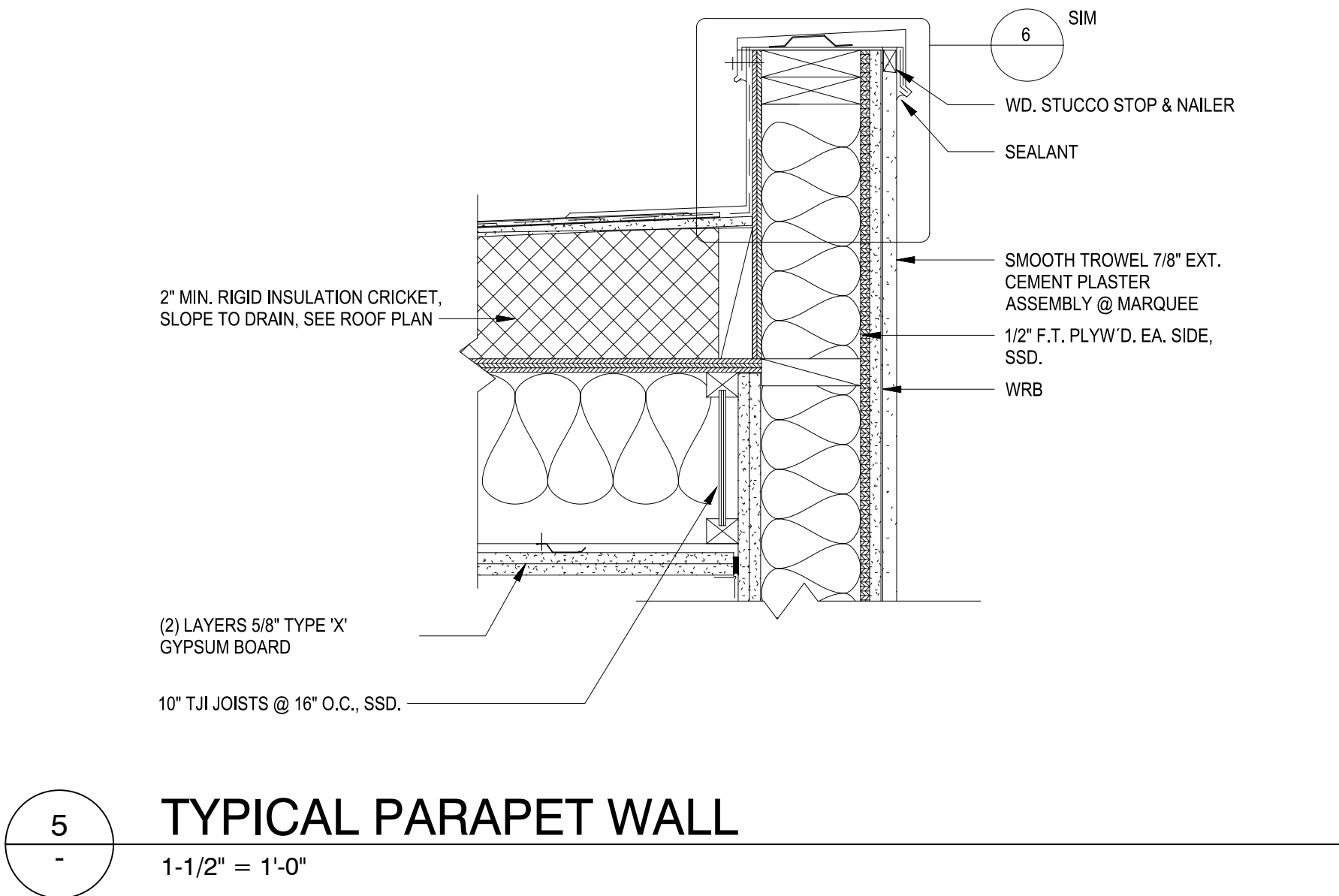
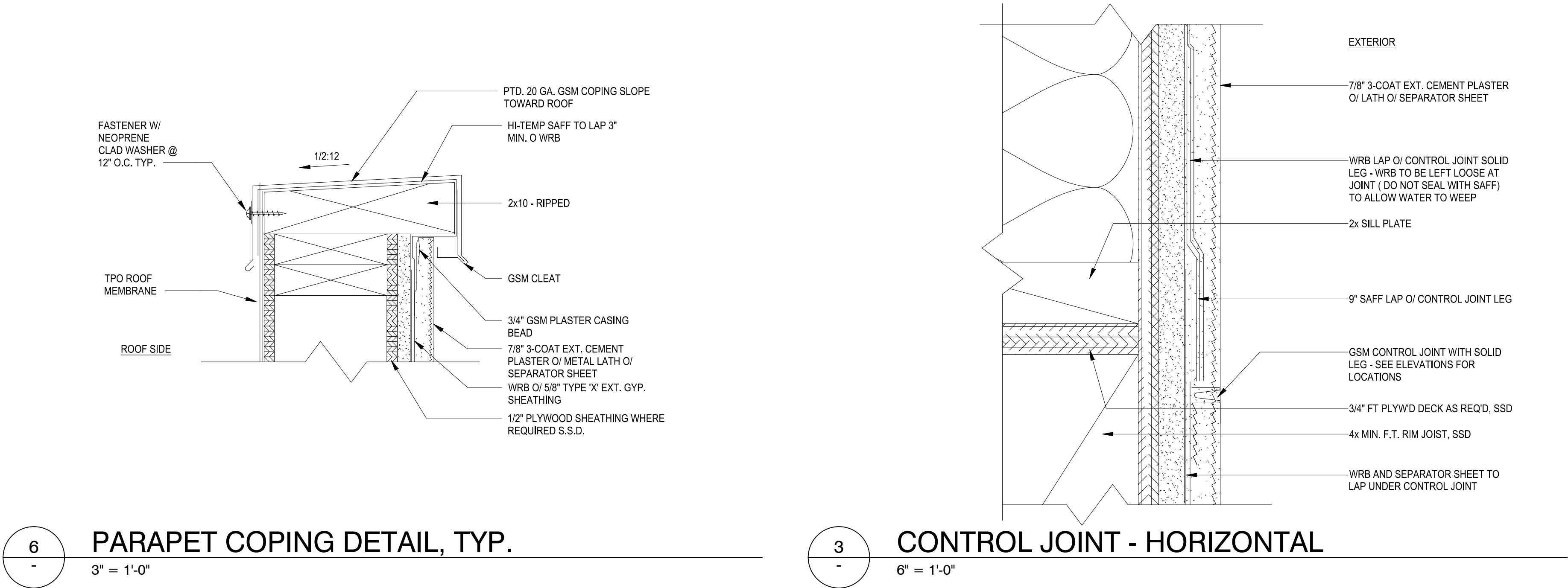
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SHEET:

SCHEMATIC
DETAILS

A4.2



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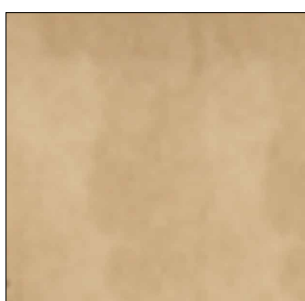
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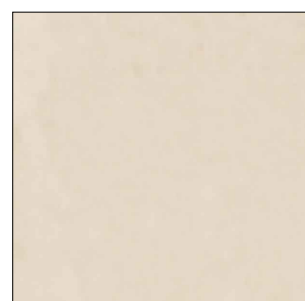
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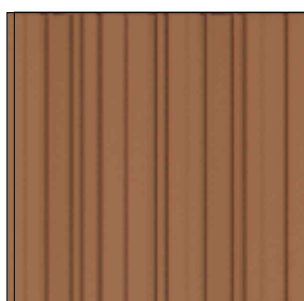
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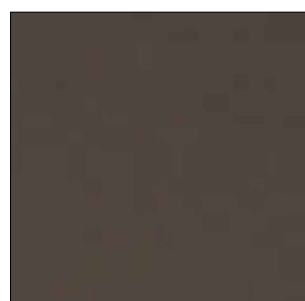
MATERIAL
BOARD

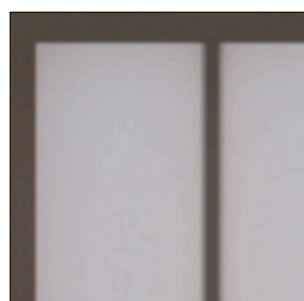
MAT

- 

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

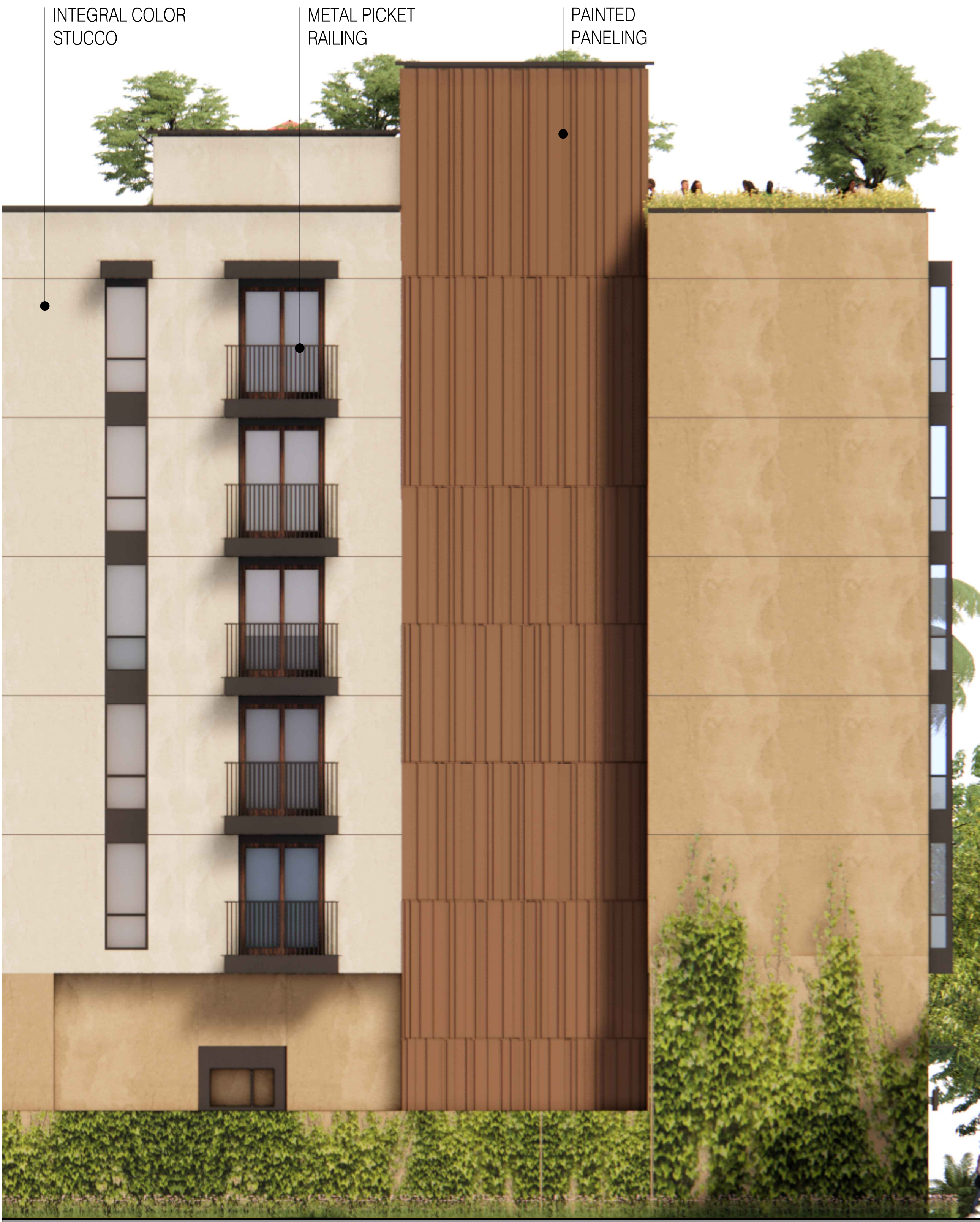
INTEGRAL COLOR STUCCO,
SMOOTH TROWEL FINISH
MANUFACTURER: ECO STUCCO
COLOR: CRAIE 30
- 

PAINTED CEMENTITIOUS
PANELING
MANUFACTURER: HARDIE
PANEL OR SIM.
- 

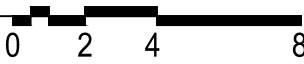
METAL INFILL PANELS
COLOR: BRONZE TO MATCH
WINDOWS
- 

BRONZE FINISH WINDOW
- 

METAL RAILING
CUSTOM FABRICATED
STEEL & PAINTED



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



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09.13.2024	MAJOR AR RESUBMITTAL

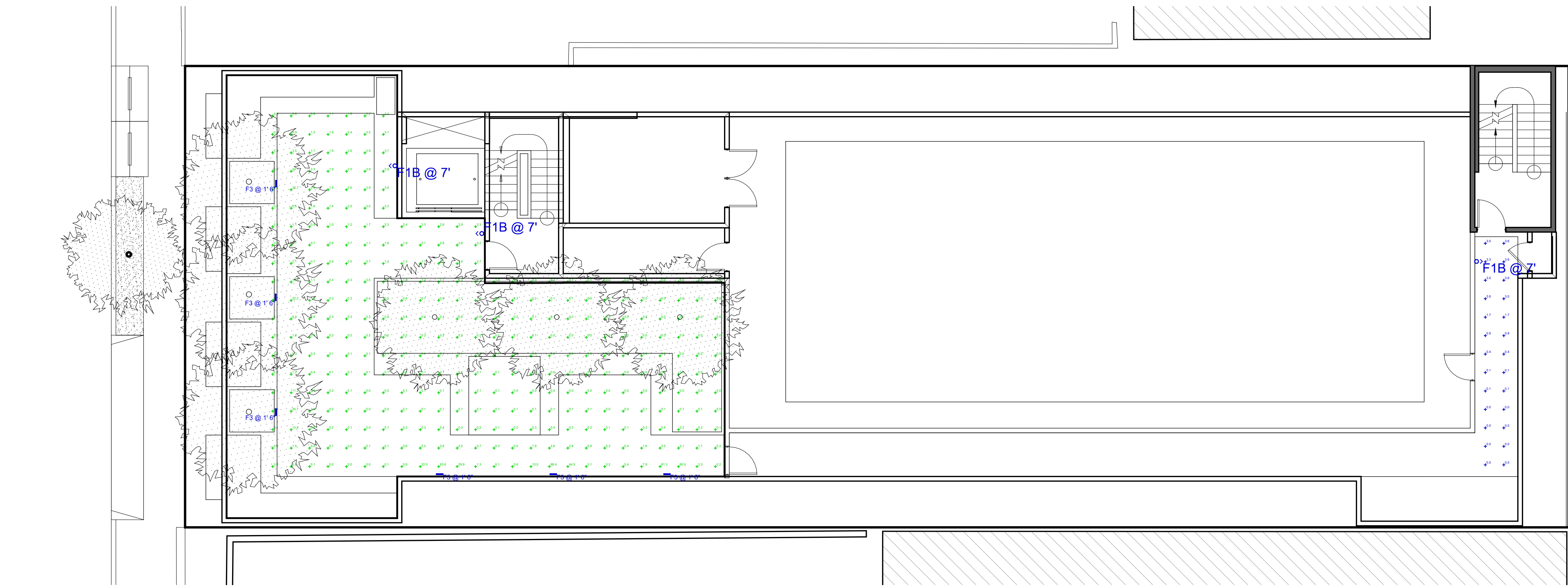
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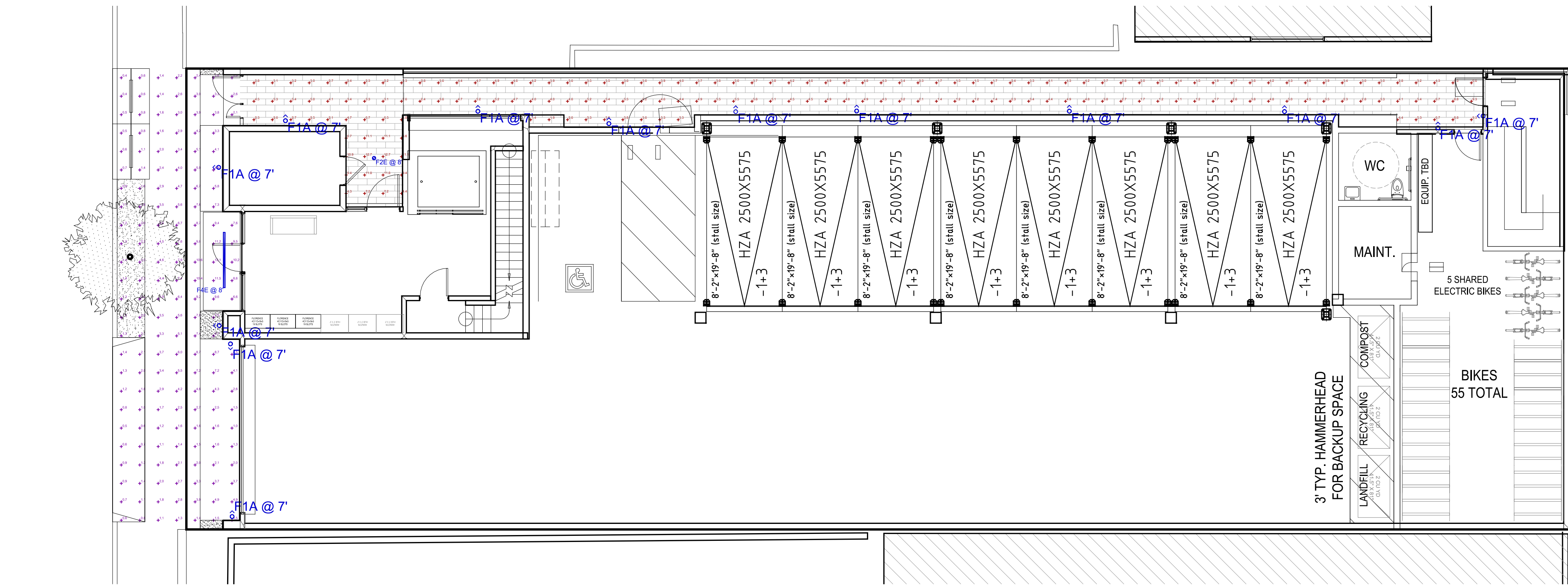
SHEET:

LIGHTING & PHOTOMETRIC PLAN

LT1.1



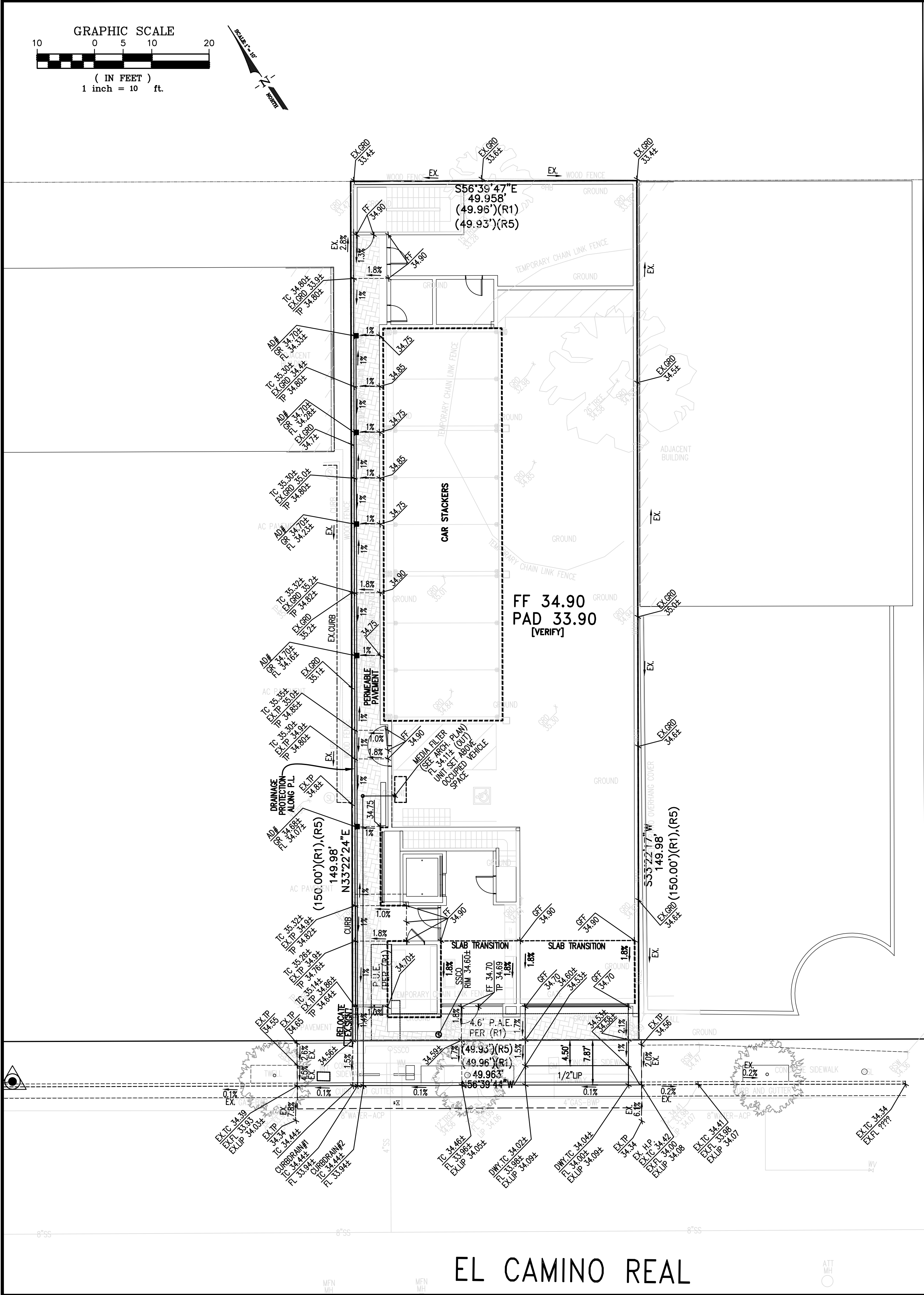
2 LIGHTING PLAN - ROOF
- 1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17



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
RoofTop Patio-0'0" (Copy)	+	1.7 fc	22.9 fc	0.0 fc	N/A	N/A

Schedule									
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 E1D0WCP (with an integral emergency battery)	4" aperture recessed downlight LEDN, 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 NVSL291P c/w Thomas Research-LED20W-24-C0700-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, Lin Slim LS HE	3000K LED	2132	0.82	28.5



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Fax (510) 724-3383

Seal:


3265 EL CAMINO REAL
TITLE
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PALO ALTO, CA

REVISIONS

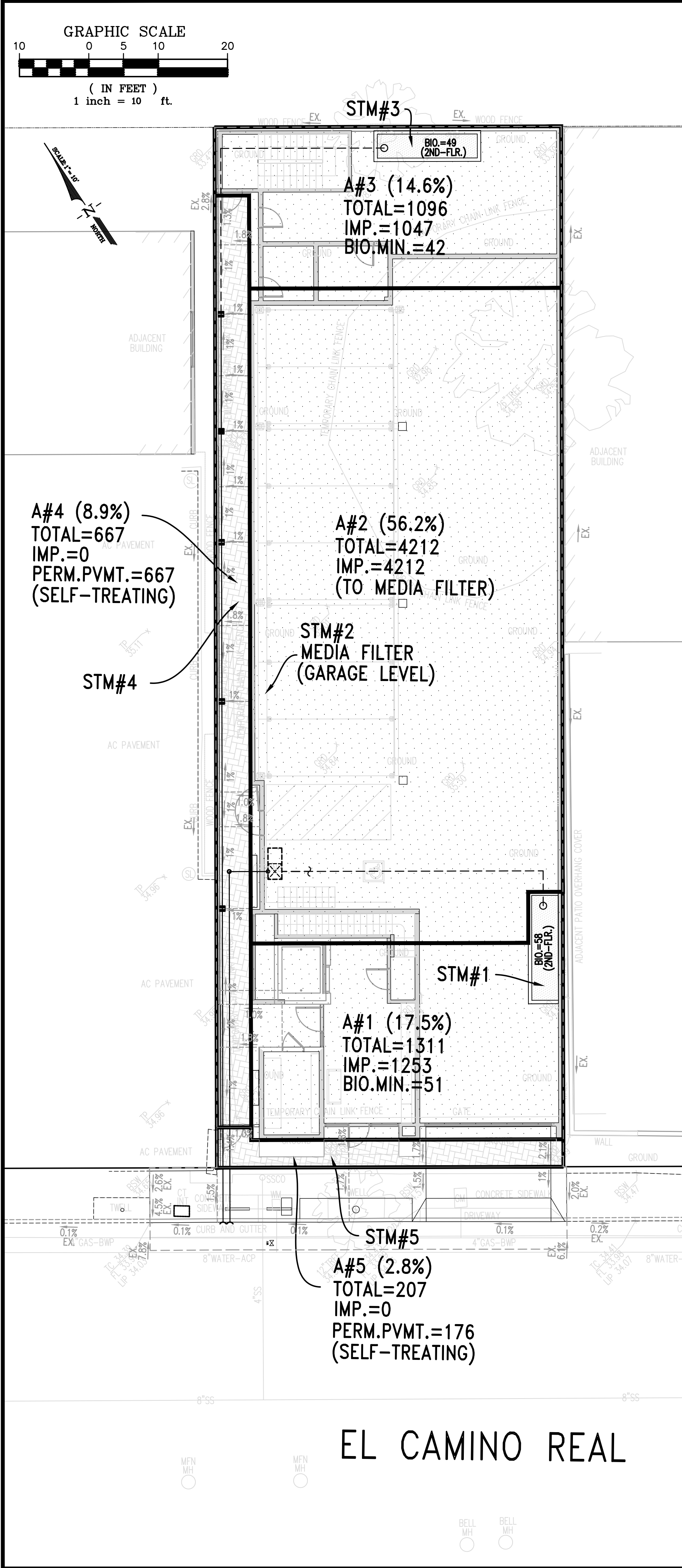
REVISIONS
NO. DATE DESCRIPTION
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Title:
GRADING PLAN:
ELEVATIONS

Date: DEC. 2023
Scale: 1" = 10'
Drawn By: C.W.
Checked By: J.L.
Job No.: 23252A10
Drawing No.: MASTER-23252A10
Plot Date: 2024-09-11
Sheet No.:

C-4.1





* 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**.

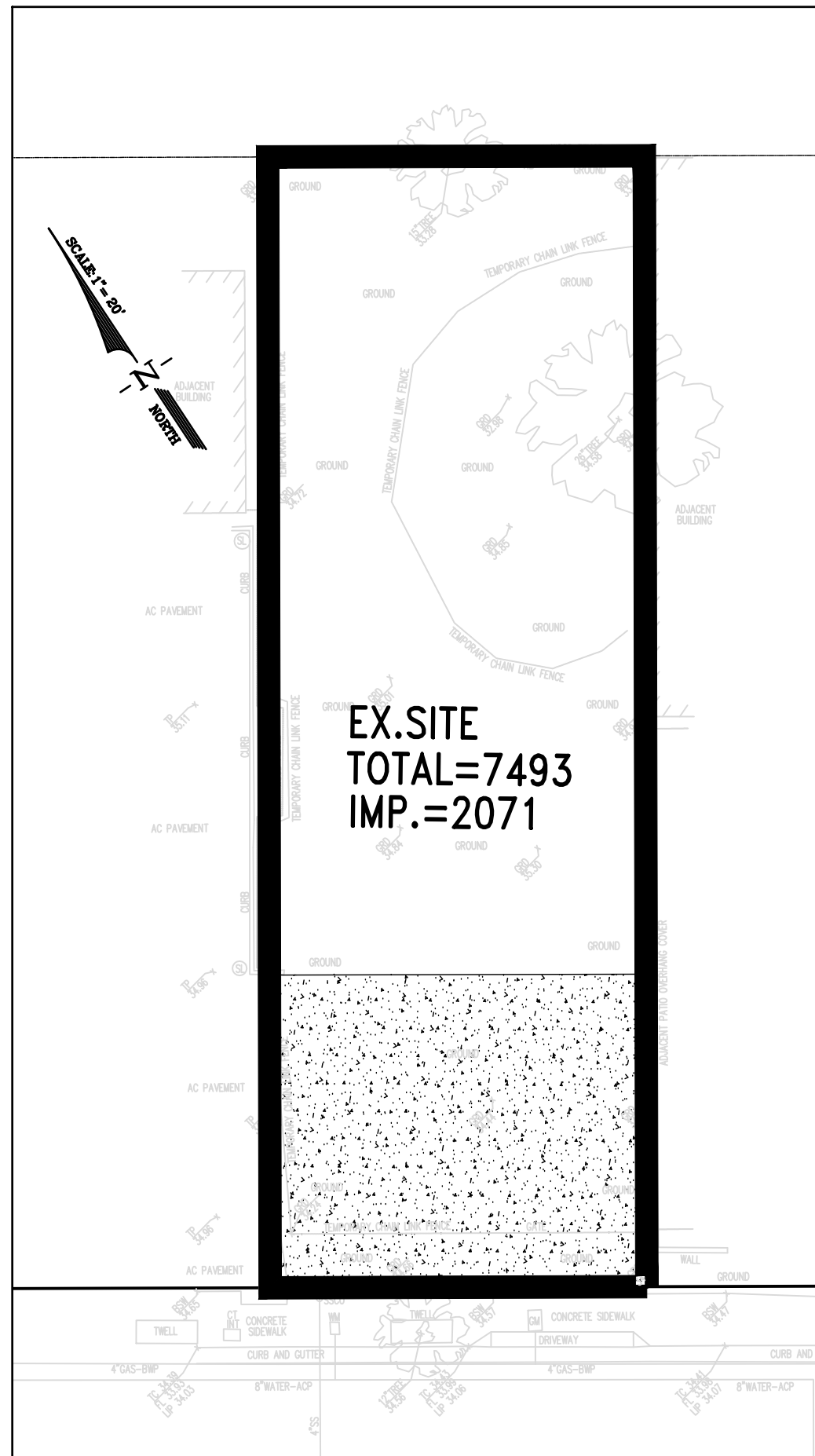
6) SPECIAL PROJECT INFORMATION:

(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:



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REVISIONS

REVISIONS

NO. DATE DESCRIPTION

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△

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

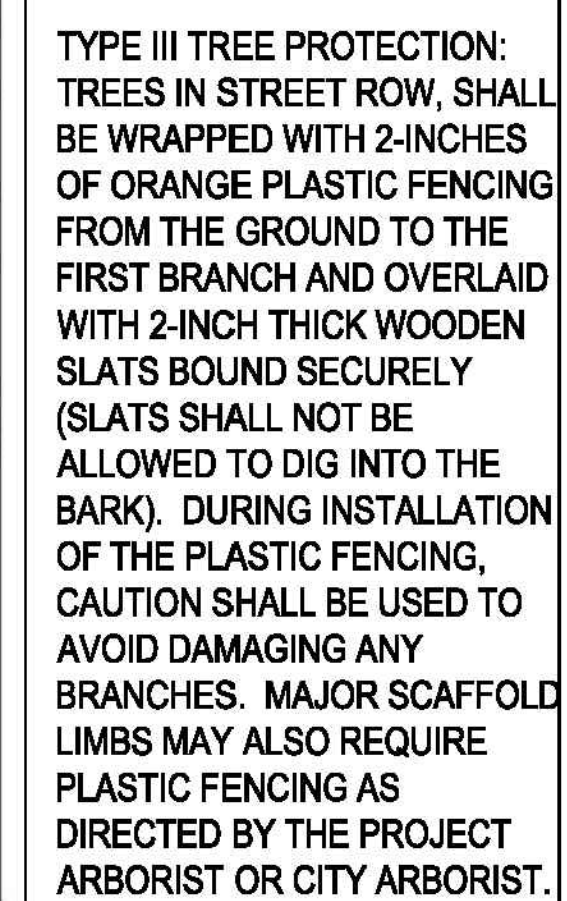
Plot Date: 2024-09-11

Sheet No.:

C-6.1

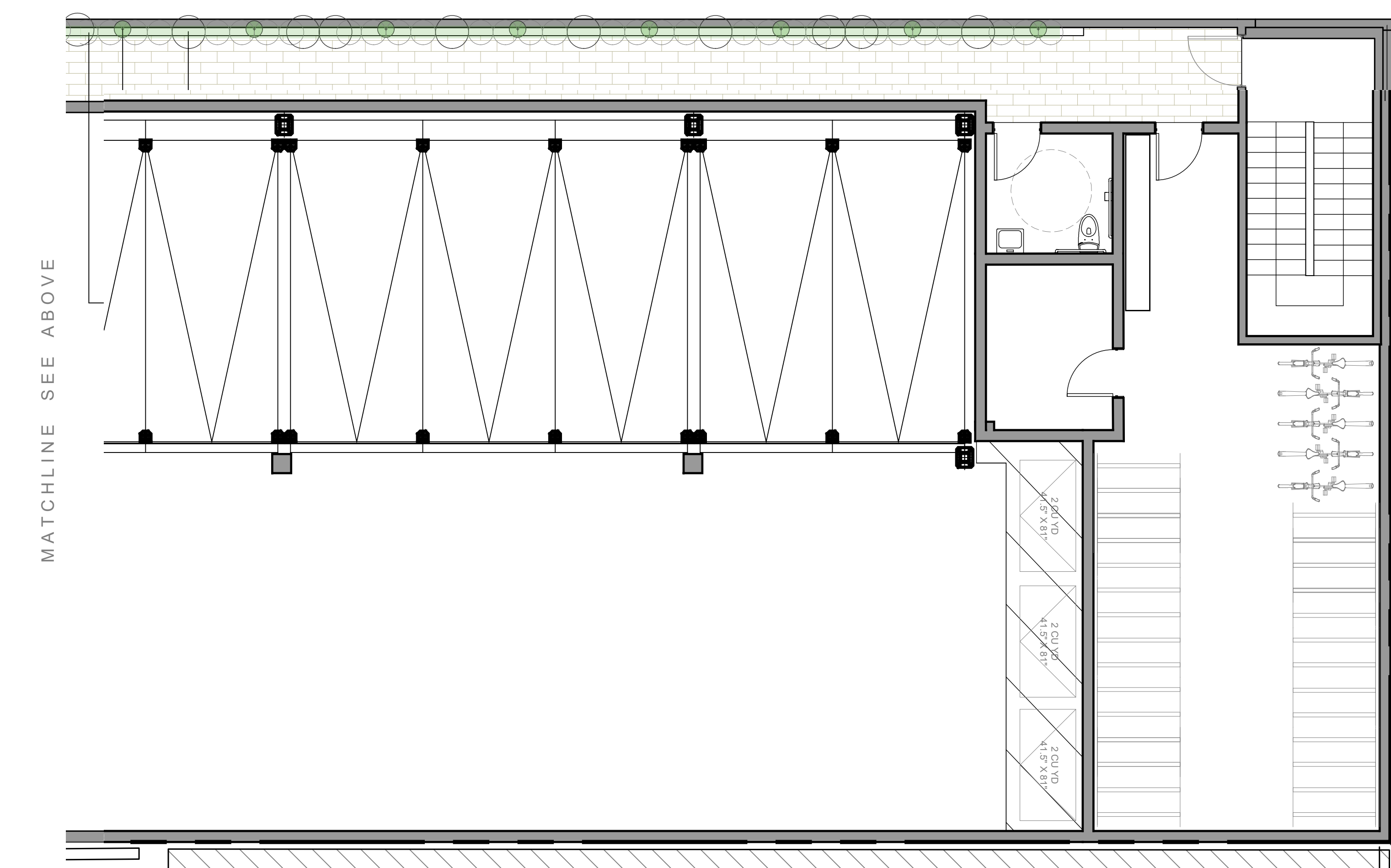
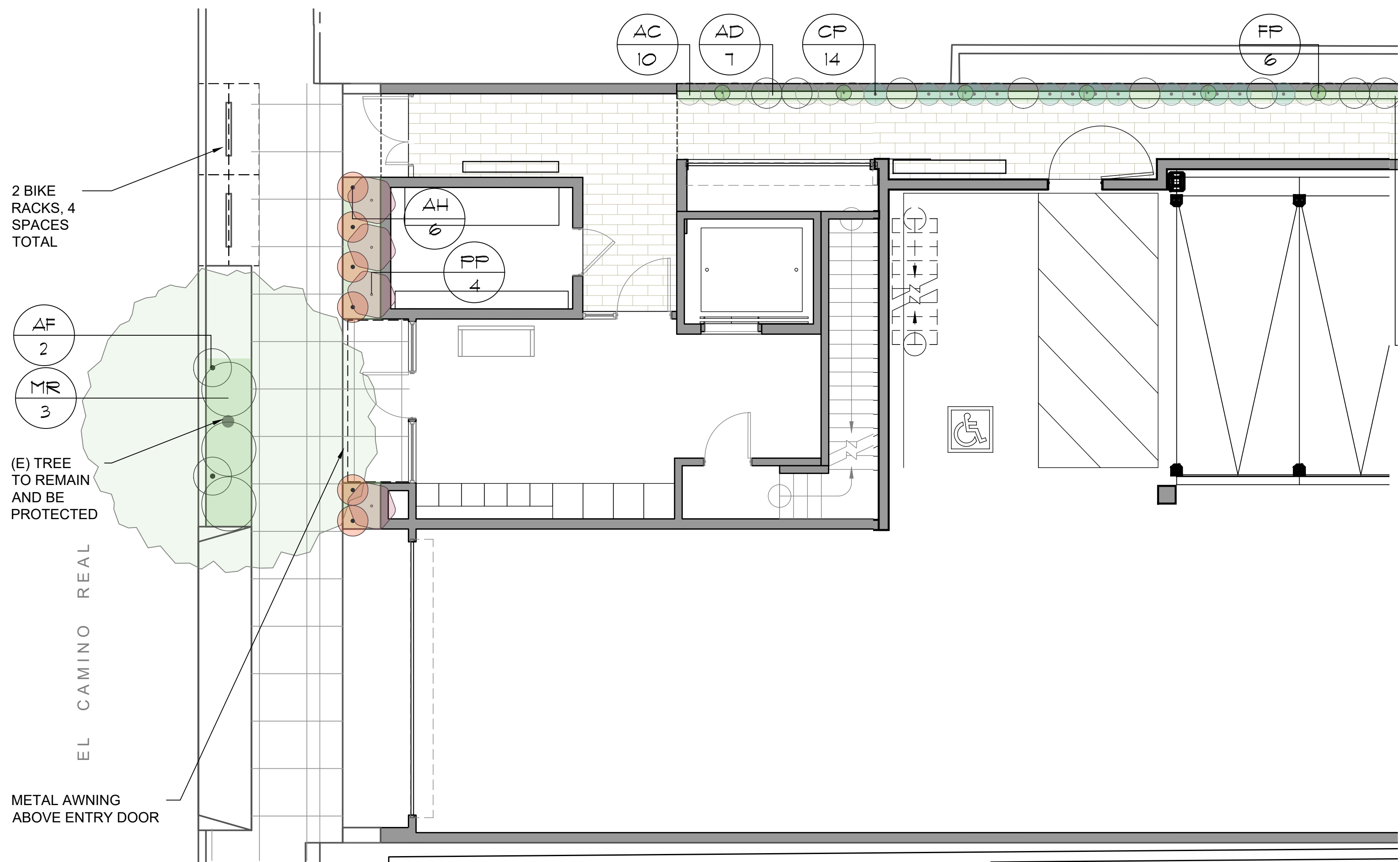


John Pennell Phillips
RLA 5602



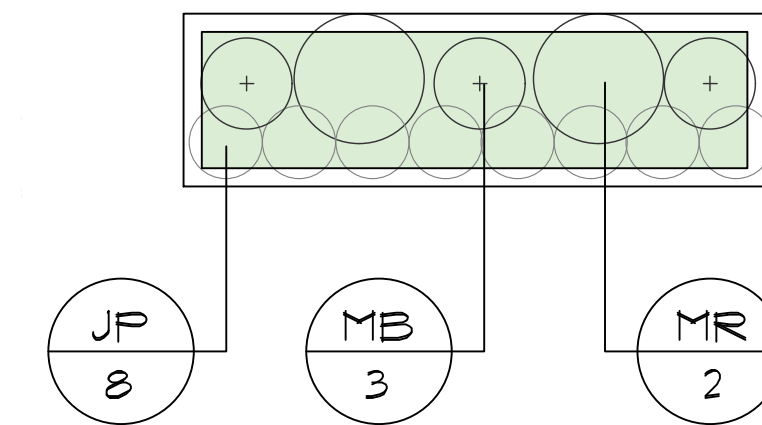
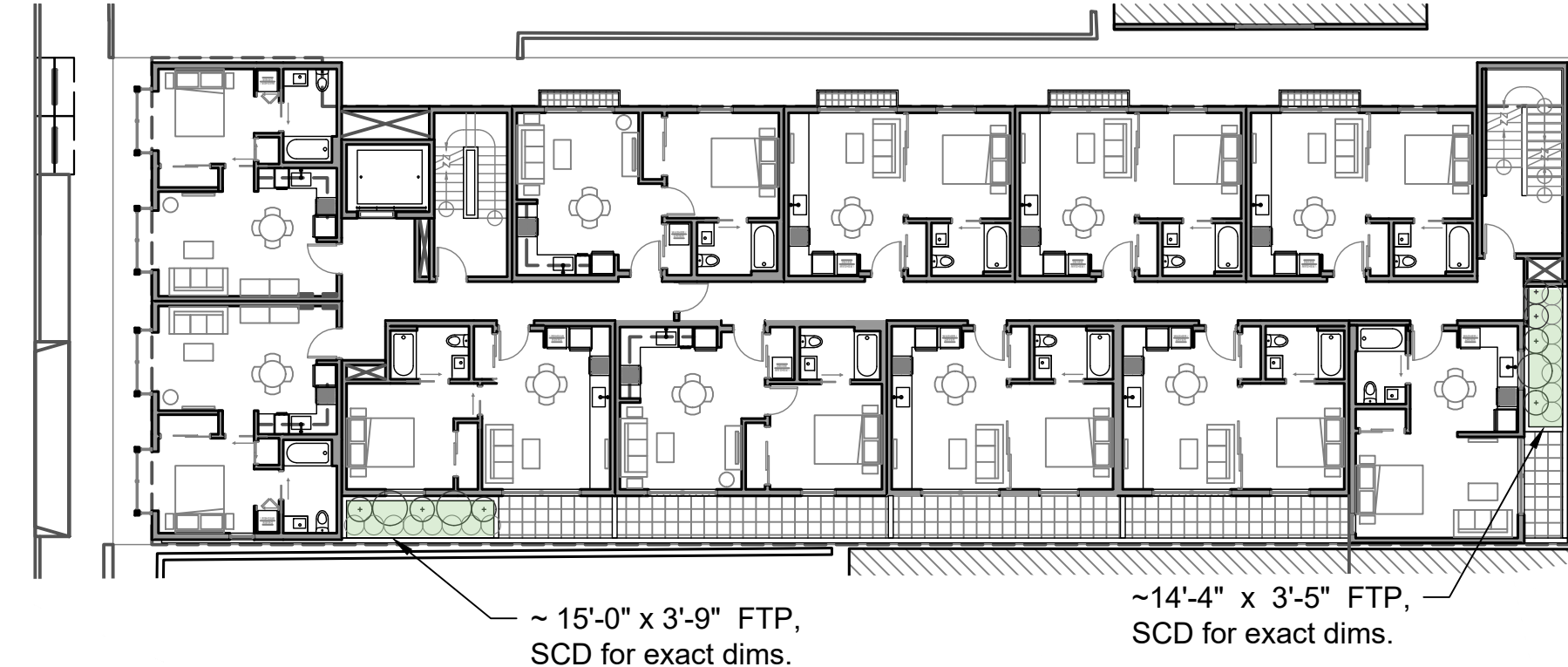
1 **Fig 1 Type III Tree Protection**
NTS

L1.0



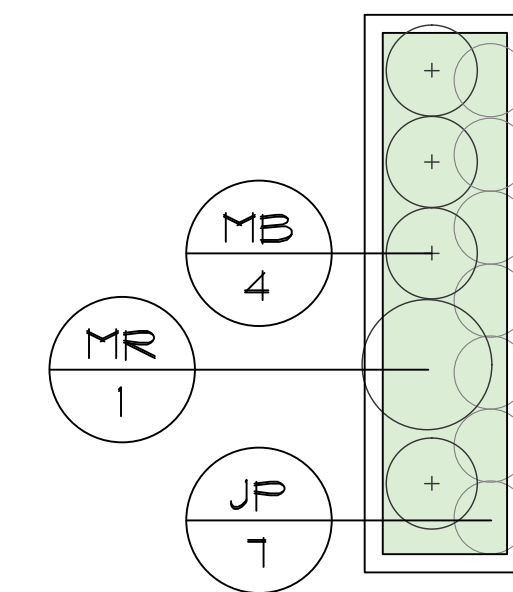
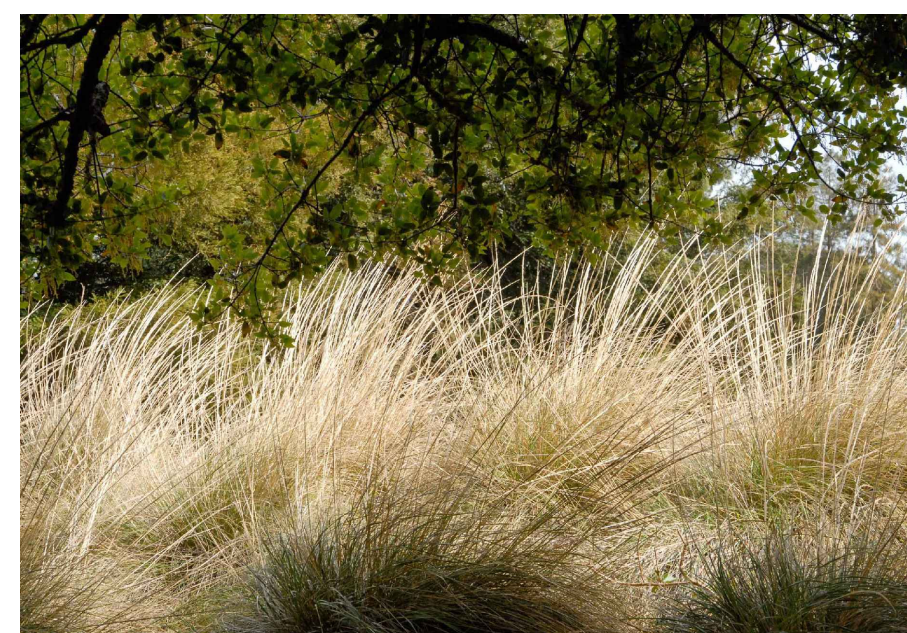
FTP's at Level 2

NTS



Eastern FTP at Level 2

NTS

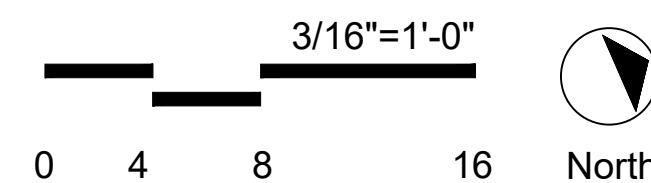


Northern FTP at Level 2

NTS



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



See Sheet L2.1 for Plant List & Notes

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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
09.13.2024 MAJOR AR RESUBMITTAL

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JOB: 2226

SHEET:

Level 1 & 2: Planting Plan

L1.1



Countertop seating



Seating / planting



Grill / kitchen & pedestal pavers



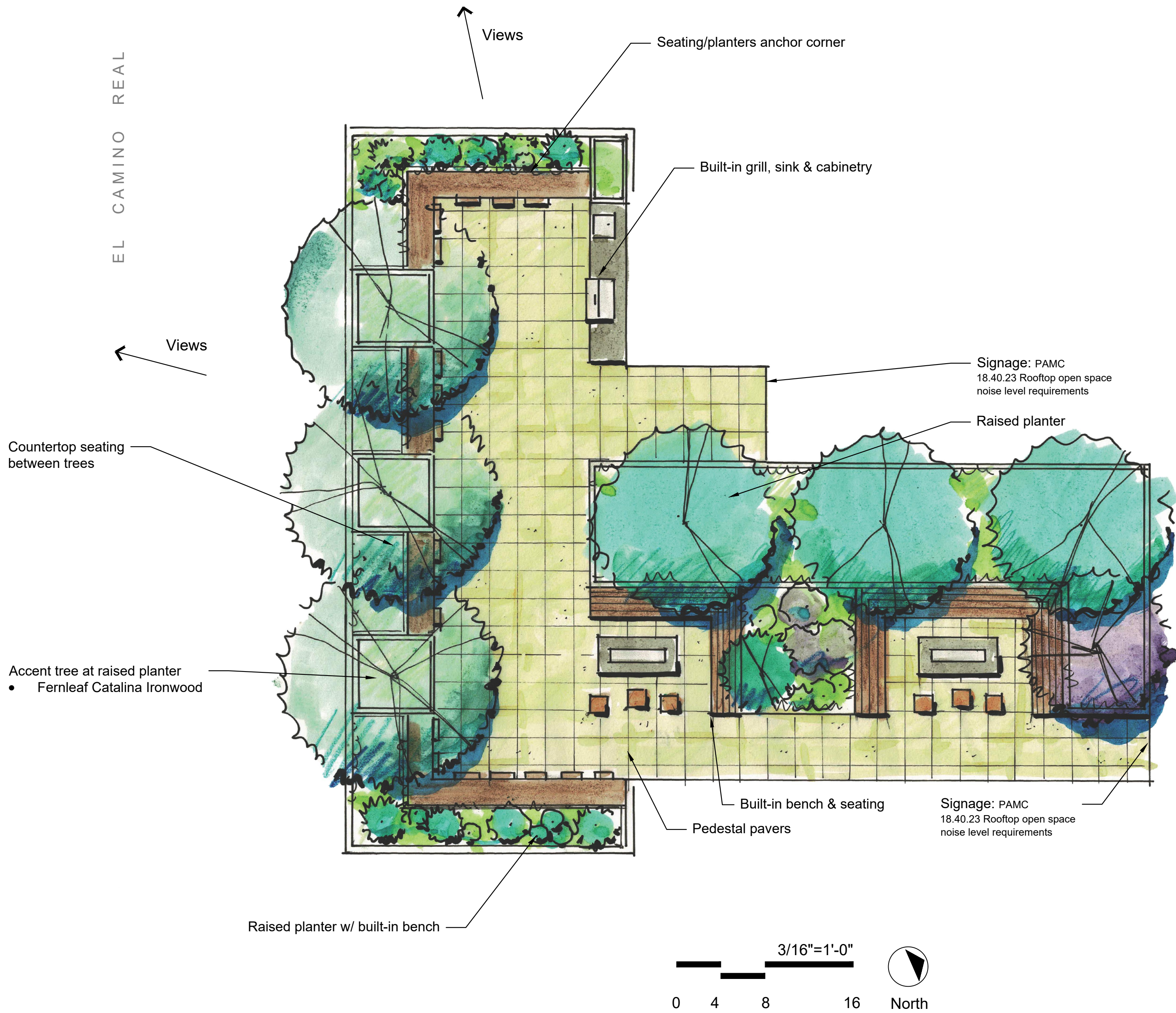
Built-in seating



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

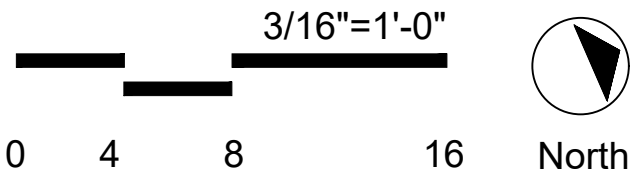
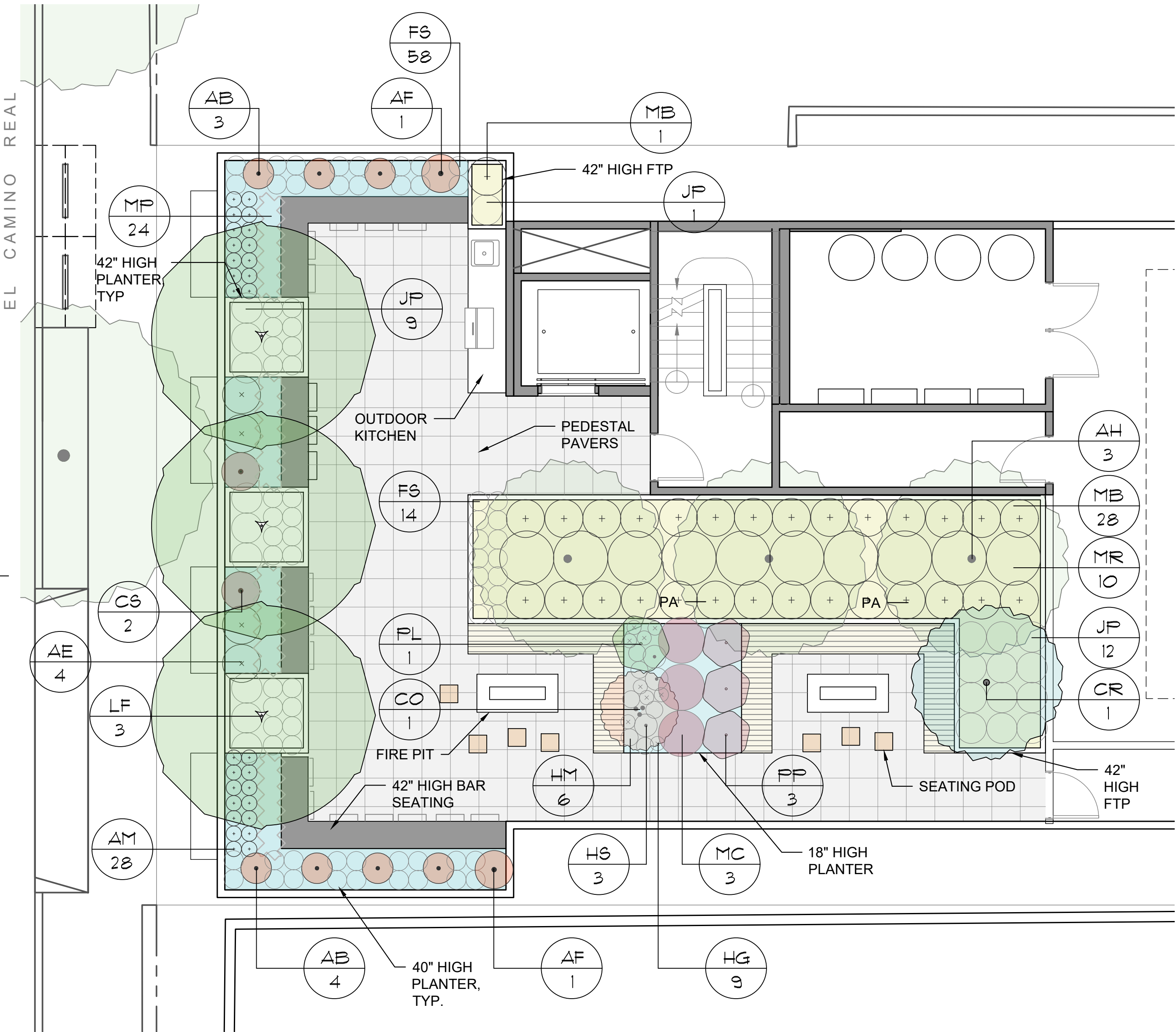
Plant List

Index	Latin Name	Common Name	Size	Qty	Height	Width	Exposure	WUCOLS	FTP*	Invasive	CA Native	Drought Tol.	Habitat	Notes
Trees														
AH	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	15 gallon	3	15'	12'	SU	L		No	Yes	X	Hummingbirds, songbirds, butterflies	Small roof deck tree
CR	Ceanothus 'Ray Hartman'	Ray Hartman California Lilac	15 gallon	1	15'	12'	SU	L		No	Yes	X	Hummingbirds, songbirds, butterflies	Accent roof deck tree
LF	Lyonothamnus floribundus ssp. Asplenifolius	Fernleaf Catalina Ironwood	24" box	3	30'	20"	any	L		No	Yes	X	Songbirds	Dominant roof deck tree
Shrubs														
AD	Asparagus densiflorus 'Myersii'	Myer's Asparagus Fern	1 gallon	16	2'	30"	PA, SH	M		No		X		
AF	Anigostanthos flavivus 'Big Red'	Big Red Kangaroo Paw	5 gallon	7	5'	30"	SU	L		No		X		
CO	Calycanthus occidentalis	Spice Bush	5 gallon	1	8'	5'-0"	any	M		No	Yes	X	Songbirds, butterflies	Accent
CS	Calandrinia spectabilis	Rock Purslane	1 gallon	2	30"	30"	any	L		No		X		
JP	Juncus patens 'Carman's Gray'	Carman's Gray Spreading Rush	1 gallon	37	18"	24"	any	L	X	No	Yes	X	Songbirds	Flow-through-planter
MB	Mimulus aurantiacus var. bifidus 'Ivory White'	White Santa Lucia Monkeyflower	5 gallon		30"	30"	any	VL	x	No	Yes	X	Hummingbirds, butterflies	Flow-through-planter
MC	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly Grass	1 gallon	28	4	42"	36"	any	L	No		X		
MR	Muhlenbergia rigens	Deer Grass	1 gallon	3	42"	42"	any	L	X	No	Yes	X	Songbirds	Flow-through-planter
PL	Philadelphus lewisii 'Covelo'	Covelo Wild Mock Orange	5 gallon	1	6'	4'-0"	any	M		No	Yes	X	Songbirds, butterflies	
PP	Penstemon palmeri	Pink Wild Snapdragon	1 gallon	7	5'	36"	any	M		No	Yes	X	Hummingbirds, butterflies	Accent
Vines & Groundcover														
AB	Anigostanthos 'Bush Ranger' (Red)	Bush Ranger Dwarf Kangaroo Paw	1 gallon	13	18"	24"	SU	L		No		X		Accent
AC	Asarum caudatum	Western Wild Ginger	1 gallon	41	6"	18"	PA, SH	M		No	Yes	X		
AE	Arctostaphylos edmundsii 'Bert Johnson'	Bert Johnson Little Sur Manzanita	1 gallon	1	18"	5'	any	L		No	Yes	X	Hummingbirds, songbirds, butterflies	
AM	Armeria maritima 'Alba'	White Common Thrift	1 gallon	28	9"	9"	SU, PA	M		No	Yes	X		
CP	Campanula poscharskyana 'Camgood'	Blue Waterfall Serbian Bellflower	1 gallon	14	8"	18"	any	M		No		X	Songbirds, butterflies	
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	72	15"	15"	any	M	X	No	Yes	X	Songbirds, butterflies	
HG	Heuchera americana 'Green Spice'	Green Spice Coral Bells	1 gallon		12"	15"	PA, SH	M		No	Yes	X	Hummingbirds, butterflies	
HM	Heuchera 'Midnight Rose' PP 18,551	Midnight Rose Coral Bells	1 gallon	9	15"	15"	PA, SH	M		No	Yes	X	Hummingbirds, butterflies	
HS	Heuchera 'TNHEUNES' PP 29,632	Northern Exposure Silver Coral Bells	1 gallon	6	18"	18"	PA, SH	M		No	Yes	X	Hummingbirds, butterflies	
MP	Myoporum parvifolium	Prostrate Myoporum	1 gallon	3	18"	18"	any	M		No		X		
MP	Myoporum parvifolium	Prostrate Myoporum	1 gallon	24	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).



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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
09.13.2024 MAJOR AR RESUBMITTAL

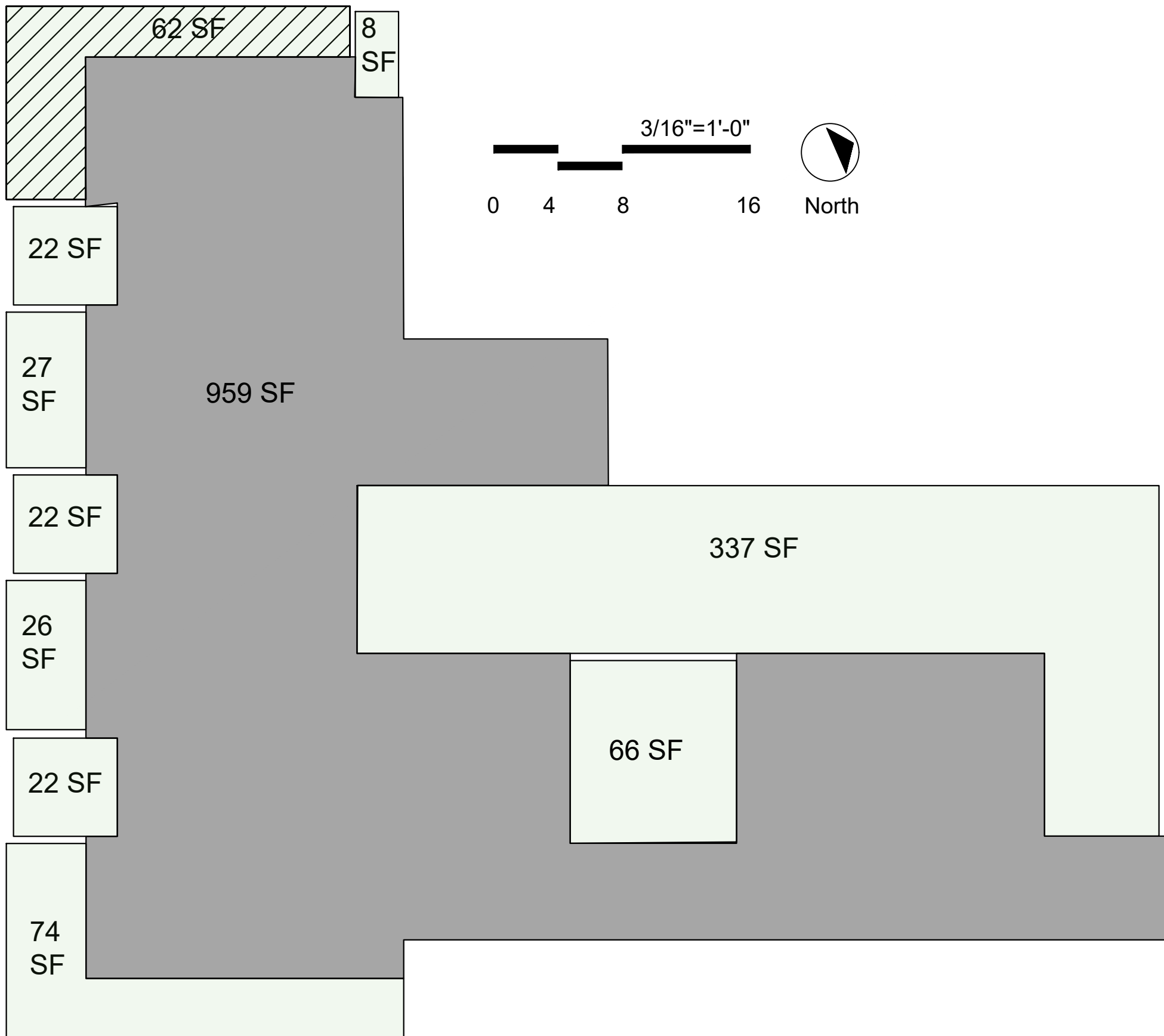
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JOB: 2226

SHEET:
Roof Deck:
Planting Plan, Plant
List

L2.1

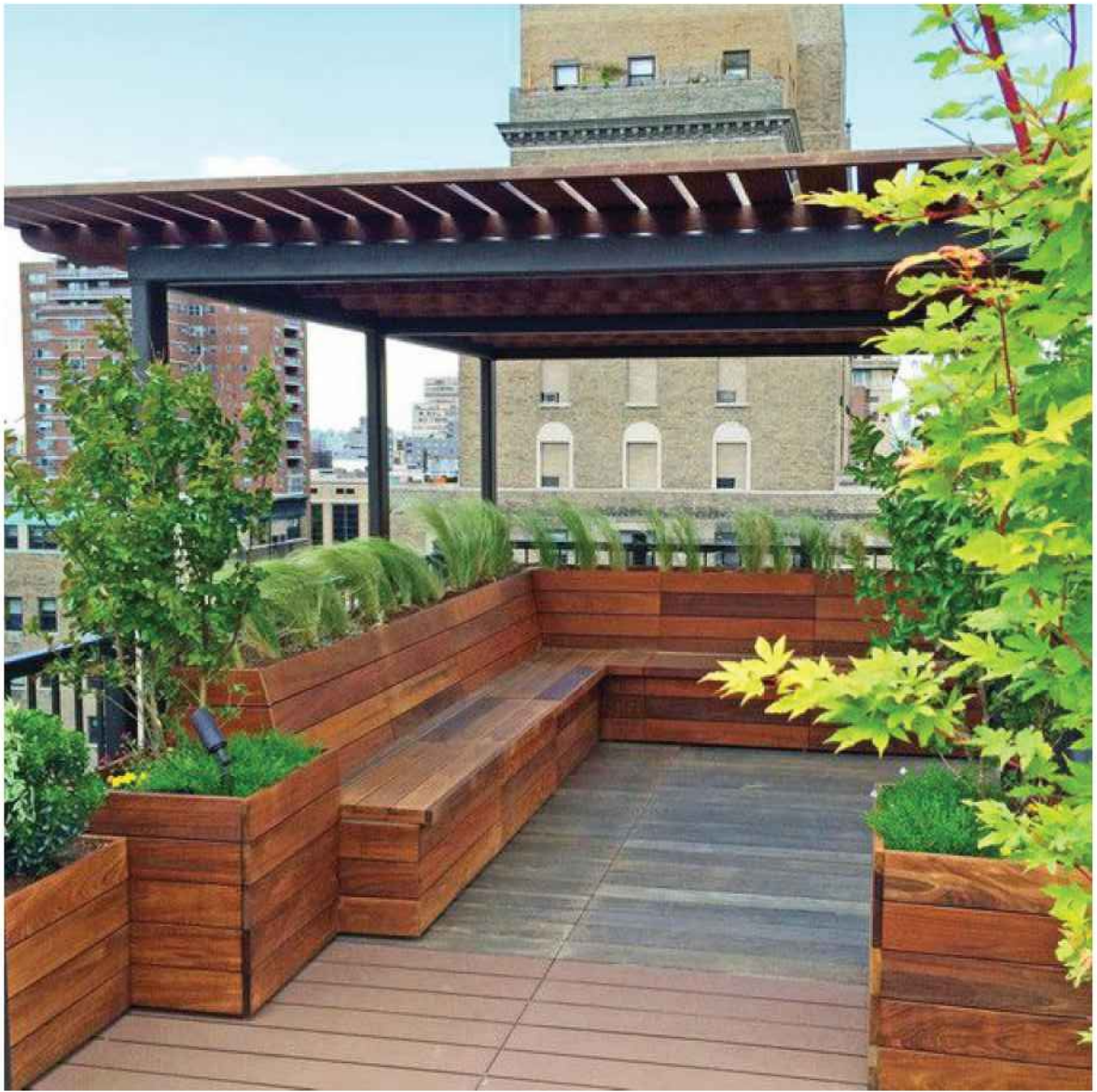
TOTAL USEABLE ROOF DECK AREA: 1626 SF
TOTAL HARDSCAPE AREA: 960 SF (59%)
TOTAL LANDSCAPE AREA: 666 SF (41%)



Planter w/ Railing atop Parapet NTS



Vegetation prevents people to come close to parapet



Wood bench with back



Tree in raised planter



Cable railing or similar on top parapet

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.

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JOB: 2226

SHEET:

Roof Deck:
Landscaped Area
Takeoff; Planter
Detail



Roof Deck - Section Perspective 1 NTS



Roof Deck - Section Perspective 2 NTS

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09.13.2024 MAJOR AR RESUBMITTAL

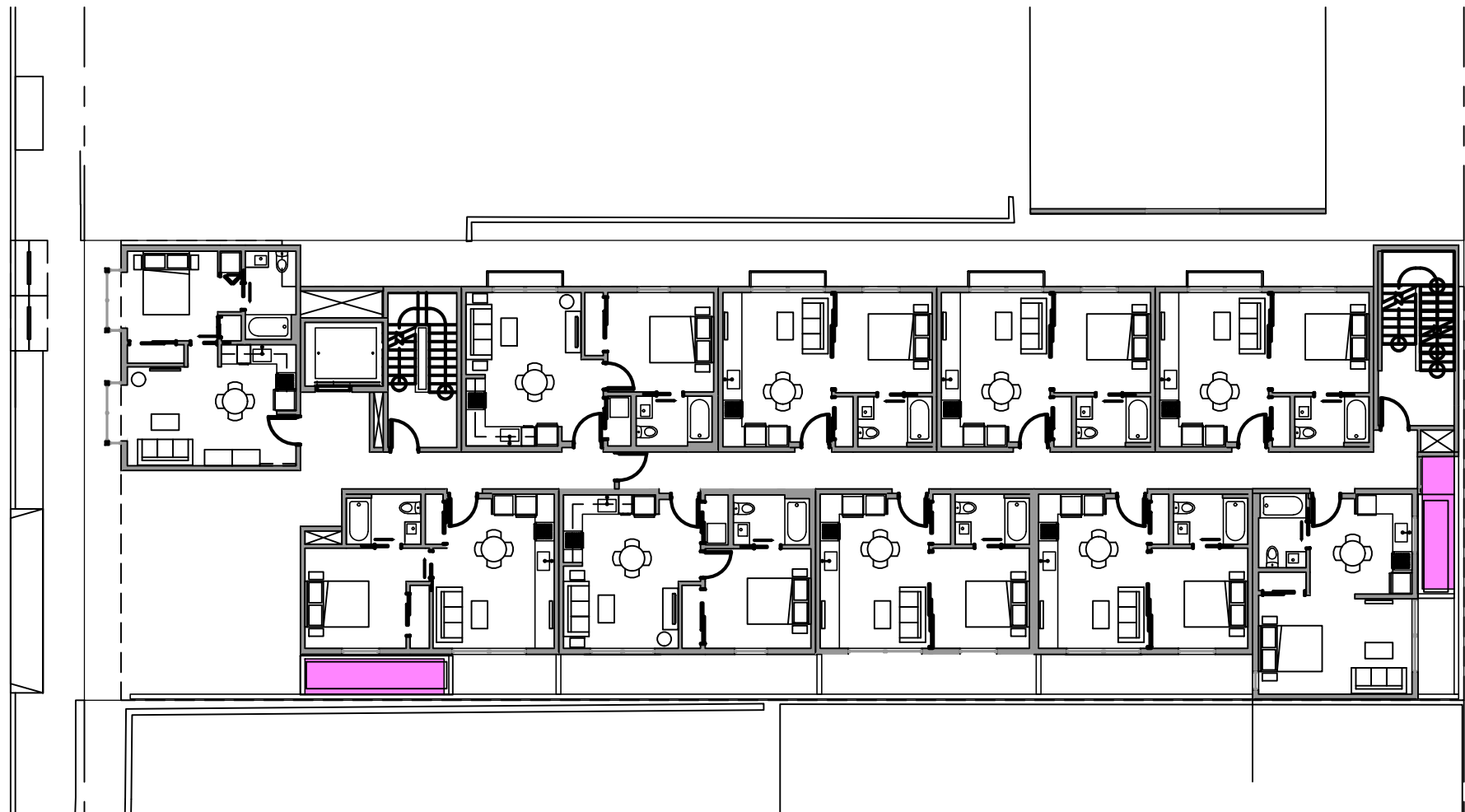
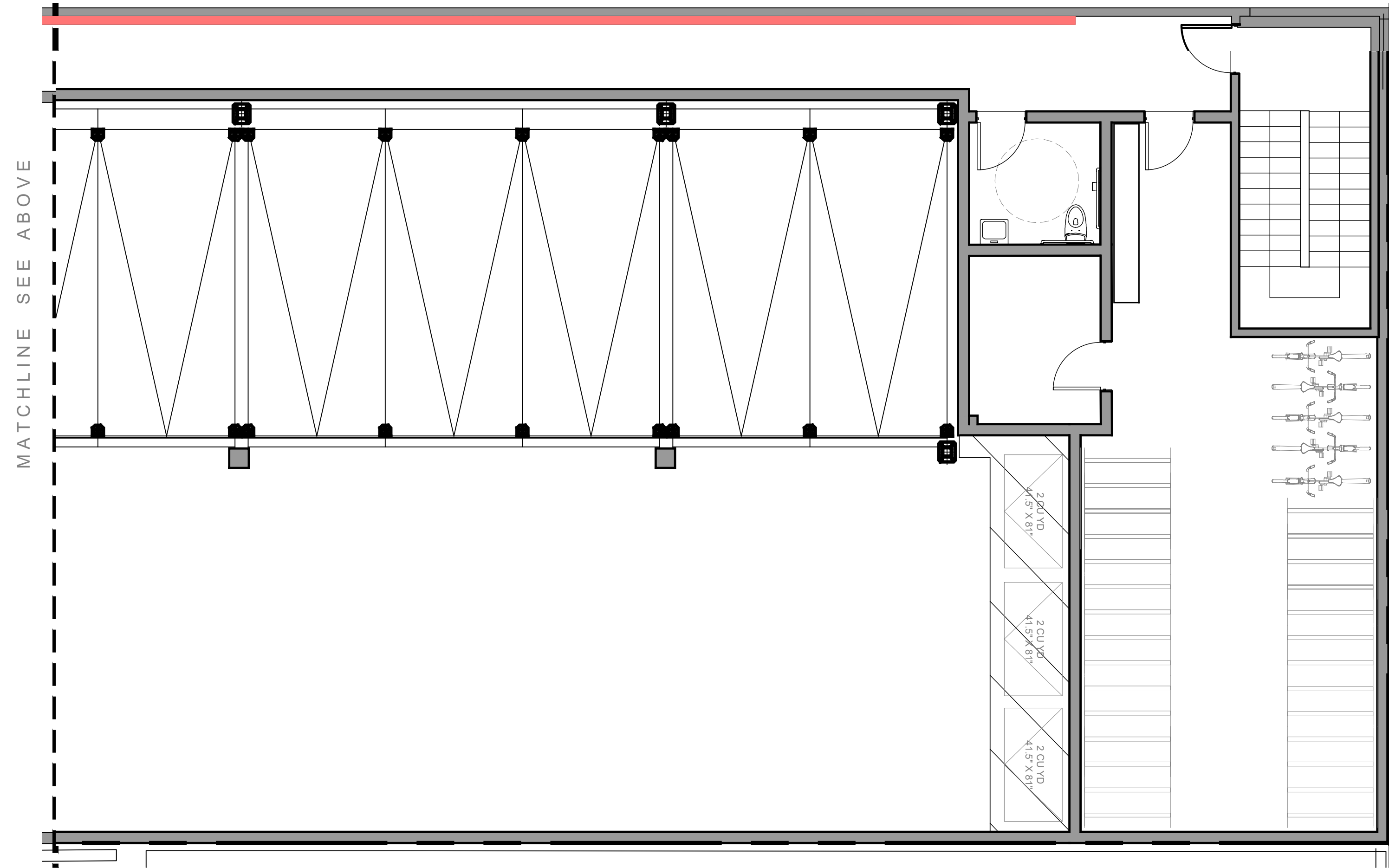
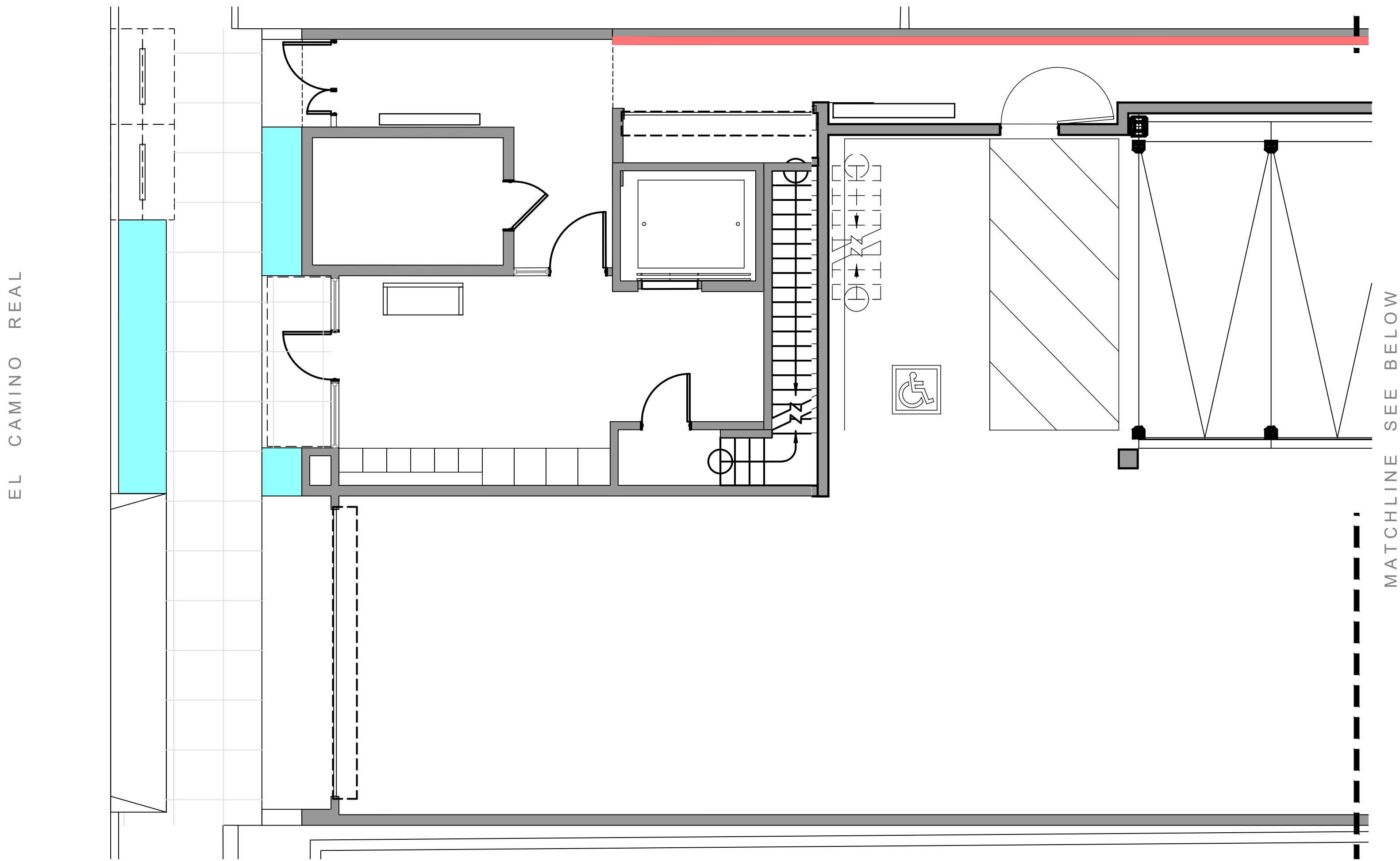
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JOB: 2226

SHEET:
Roof Deck:
Section Perspectives

L2.3

FOR AGENCY REVIEW ONLY: NOT FOR CONSTRUCTION



FTPs at Level 2
NTS

Hydrozone Legend

- HZ 1 - Shrub/GC - Sunny - Low
- HZ 2 - Shrub/GC - Sunny - Moderate
- 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 _a)	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	577	142	3798
HZ 2 - Shrub - Sunny - M	0.5	Drip	0.81	0.62	172	106	2831
HZ 3 - Shrub - Shade - M	0.5	Drip	0.81	0.62	108	67	1777
HZ 4 - Shrub/Vine - Shade - M	0.5	Drip	0.81	0.62	54	33	889
			0.75	0.00		0	0
			Totals		911	349	9295
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	9295
						Maximum Allowed Water Allowance (MAWA) ^e	13358

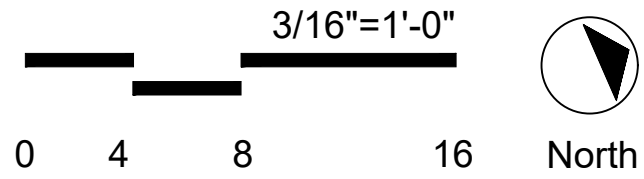
ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	349
Total Area	911
Average ETAF	0.38

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: 911 SQ. FT.

All Landscape Areas	
Total ETAF x Area	349
Total Area	911
Average ETAF	0.38

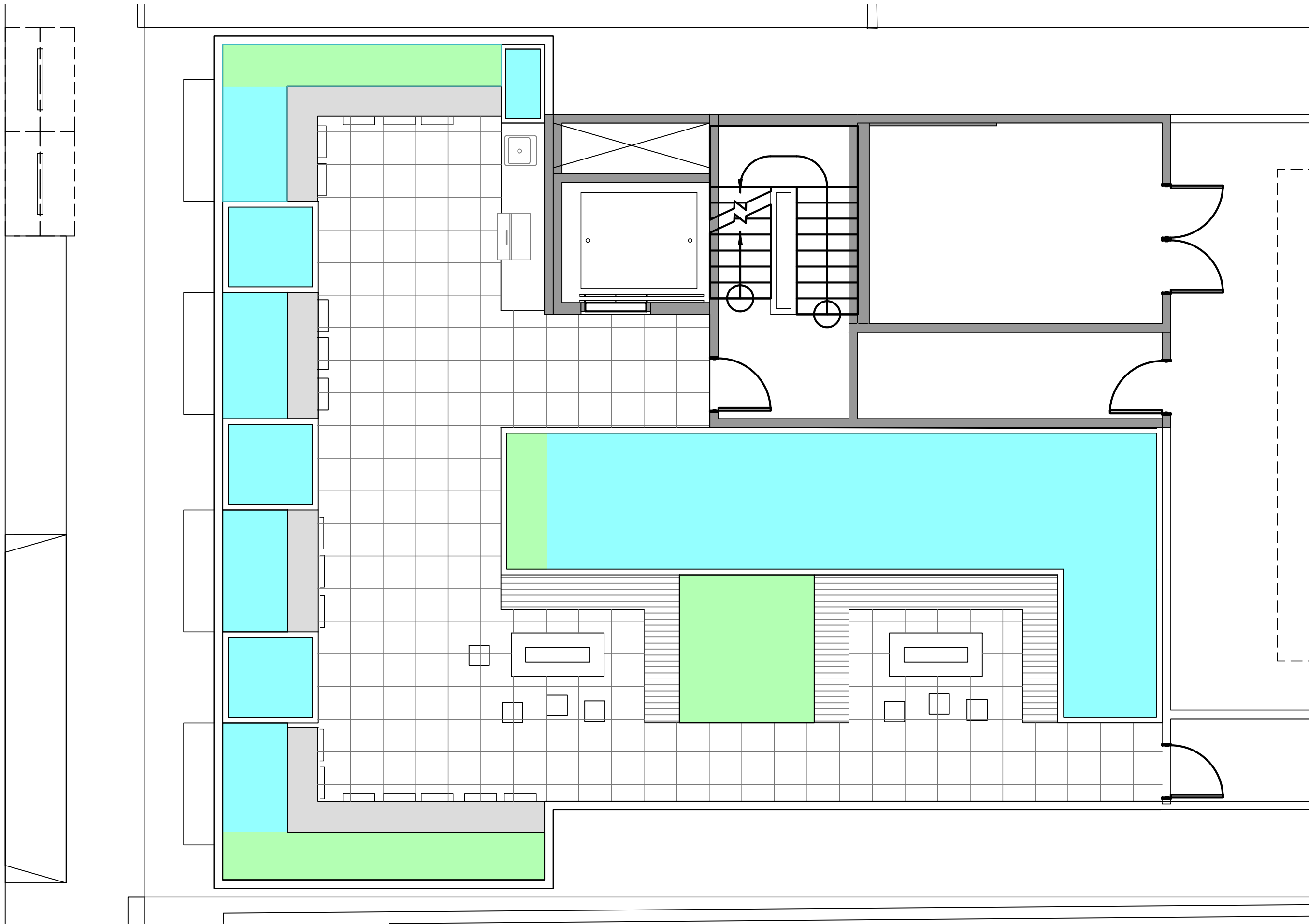


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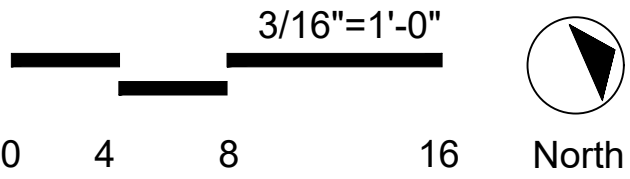
F
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R



Hydrozone Legend

- HZ 1 - Shrub/GC - Sunny - Low
- HZ 2 - Shrub/GC - Sunny - Moderate
- 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



		Compliance Path Verification									
		Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153					
						Part 1	Part 1	Part 2	Part 2		
		CORR	INITIAL	CORR	INITIAL	CORR	INITIAL	CORR	INITIAL		
4.5 Environmental Quality		Code Section Y				Plan Sheet, Spec or Attachment Reference					
	Mandatory	Fireplaces shall be direct-vent sealed combustion type (all-electric)			PAMC 16.14.090/ A.503.1	X					
	Mandatory	Covering of duct openings, protection of mechanical equipment during construction			4.504.1.X	X		GB-3			
	Mandatory	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits			4.504.2.1.X	X		GB-3			
	Mandatory	Paints and coatings - Table 4.504.3 for VOC limits			4.504.2.2.X	X		GB-3			
	Mandatory	Aerosol paints and coatings			4.504.2.3.X	X		GB-3			
	Mandatory	Verification - documentation to verify complaint VOC limit on finish materials			4.504.2.4.X	X		GB-3			
	Mandatory	Carpet systems- Documentation to verify complaint with VOC limits			4.504.3.X	X		GB-3			
	Mandatory	Carpet cushion			4.504.3.1.X	X		GB-3			
	Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits			4.504.3.2.X	X		GB-3			
	Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements			PAMC 16.16.070 & 16.14.080/ A4.504.2.X	X		GB-3			
	Mandatory	Composite wood products			4.504.5.X	X		GB-3			
	Mandatory	Concrete slab foundations - vapor retarder required			4.505.2.X	X		GB-3			
	Mandatory	Capillary break for slab-on-grade foundations			4.505.2.1.X	X		GB-3			
	Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing			4.505.3.X	X		GB-3			
Mandatory	Bathroom exhaust fans (when required) shall be provided with the following:			4.506.1.X	X		GB-3				
	1. ENERGY STAR fans ducted to outside of building.				X		GB-3				
	2. Humidity controlled OR functioning as a component of a whole-house ventilation system				X		GB-3				
	3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max				X		GB-3				
	Heating and air conditioning system design (all-electric on or after January 1, 2021)			PAMC 16.14.090/ A.507.2	X		GB-3				
Elective (1)	Indoor Air Quality Management Plan <i>[MF]</i>			PAMC 16.14.410.X	X		GB-3				
	Elective	Compliance with formaldehyde limits			PAMC 16.14.260/ A4.504.1	X		GB-3			
	Elective	Thermal insulation			PAMC 16.14.270/ A4.504.3	X					
	Elective	Construction filters <i>[HR]</i>			A4.506.2.X	X					
	Elective	Direct-vent appliances			A4.506.3.X	X					
Elective (1)	Elective	Innovative concepts and local environmental conditions.			A4.508.1.X	X					

CITY STAMPS ONLY

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/

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June, 2001 First Edition

View by section:

- Table of Contents (PDF, 87KB)
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- 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

PALO ALTO

APPENDIX II

STREET TREE PROTECTION INSTRCTIONS

—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 specified.

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 #68 – Illustration of instrumented decision below.

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

- Trenching Restriction Zones (TTM, Section 2.20(C))
- Absorbent Reparing Devices (TTM, Section 2.20(C))
- Site Plan Requirements (TTM, Section 3.5)
- Tree Disclosure Statement (TTM, Appendix D)

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

31.3 Excavation

a. **Tree I Type Protection:** The fence will 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 position of the TPZ may be indicated by an appropriate grade level concrete base. If approved by Public Works Operations, for trees situated within a planting strip, only the planting strip and a yard 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.

b. **Tree III Type Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter, can be wrapped with 2-inches of plastic flexible fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic flexible fencing directed by the City Arboretist.

c. **Size, type and area to be protected:** All trees with a trunk diameter greater than 6" (6" high chain link plastic flexible fence). Fences are to be mounted on two-inch diameter galvanized pipe posts, driven into the ground to a depth of at least 2 to 4 feet or more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved by the City Arboretist.

d. **Warning Signs:** A warning sign shall be weather proof and prominently displayed on each side of 20-inch diameter posts. The sign shall be clearly visible and clearly state in ball-and-stick lettering:

—“WARNING - Tree Protection Zone. This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110.”

e. **Duration:** Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for project specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arboret or City Arboretist (in the case of work around trees). Excavations within the public right of way require a Street Work Permit from Public Works.

31.4 During construction

- All neighbors' trees that overhang the project site shall be protected from impact of any kind.
- 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.
- 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 shall not be compacted or cut, nor shall be altered.
 - Trees to be retained shall be irrigated, arreated 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 Treed Department Public Works Operations PO Box 10250 Palo Alto, CA 94303 (650)861-5953 FAX: (650)861-0289 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. Public Works Tree Staff will inspect and notify applicant.</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.phillips@wcdcs.com/TreeWeb		

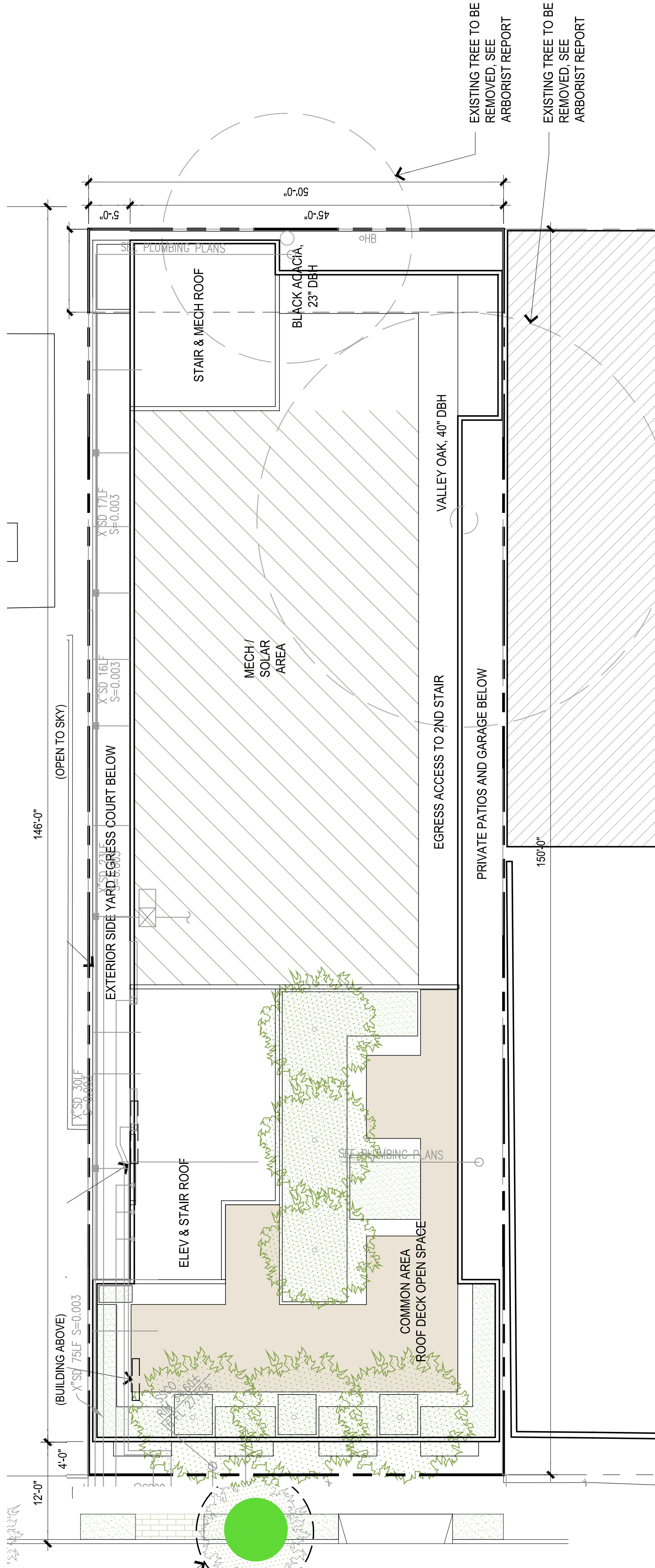
---WARNING--- Tree Protection Zone This fencing shall not be removed without City Arborist approval (650-496-5953) Removal without permission is subject to a \$500 fine per day* <i>*Palo Alto Municipal Code Section 8.10.110</i> City of Palo Alto Tree Protection Instructions are located at http://www.city.palo-alto.ca.us/trees/technical-manual.html	
SPECIAL INSPECTIONS TREE PROTECTION INSPECTIONS MANDATORY PAMC & 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: _____	PLANNING DEPARTMENT 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

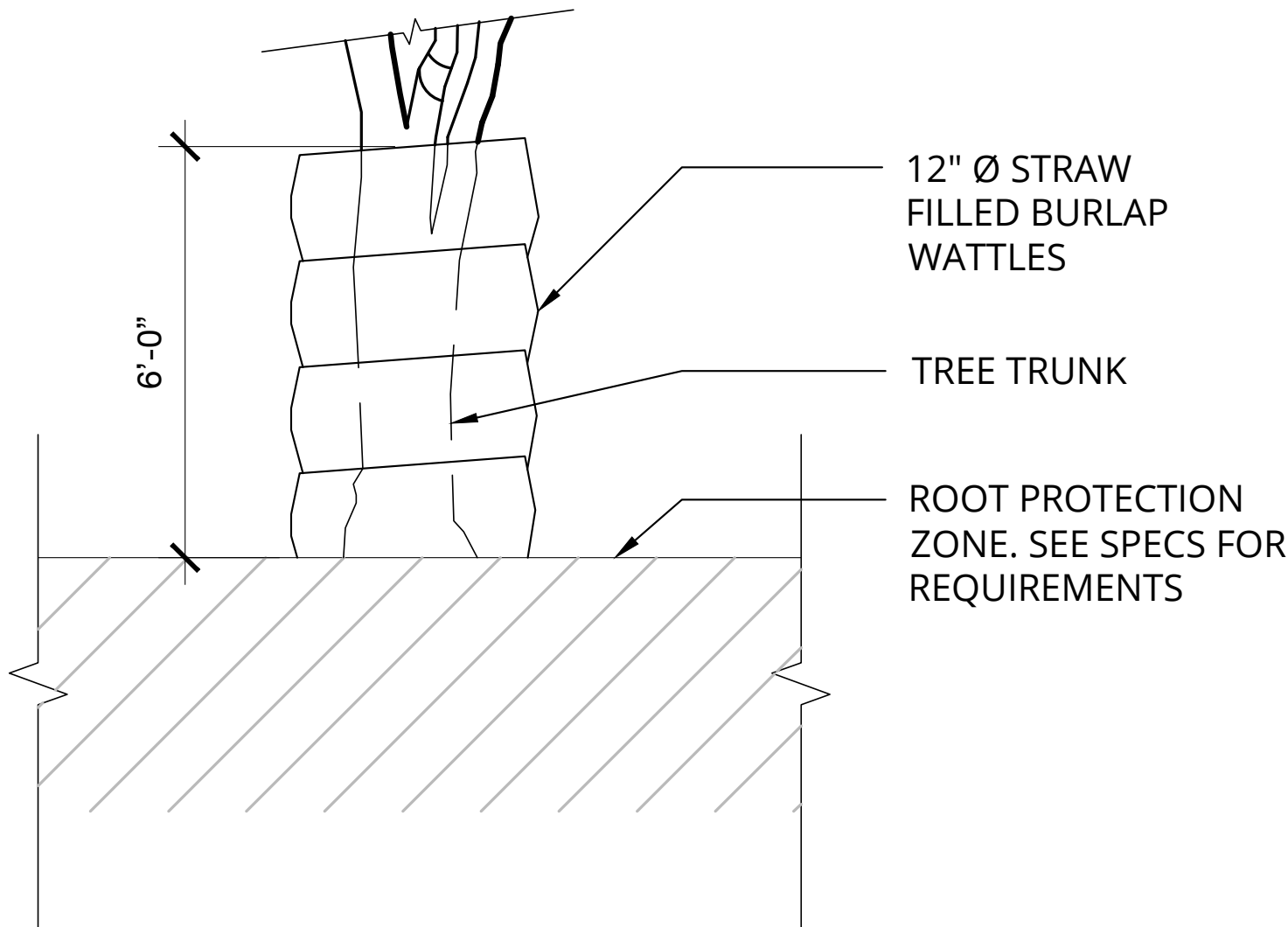
Project Data

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

T-1



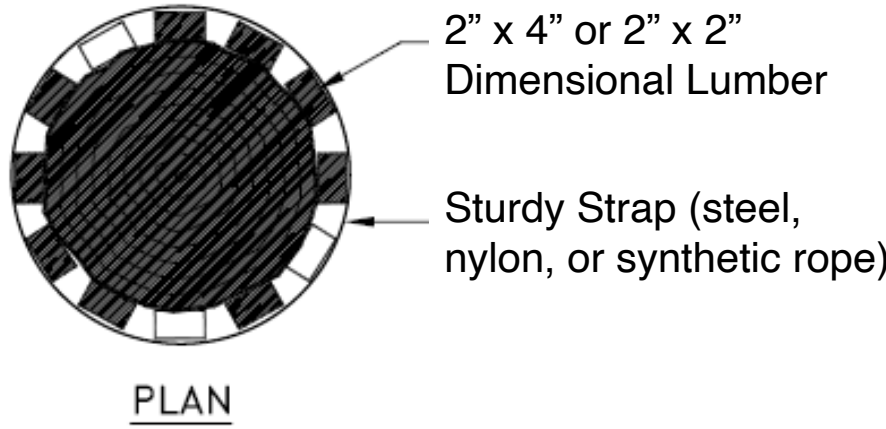
Type III Tree Protection around the trunk of the London plane.



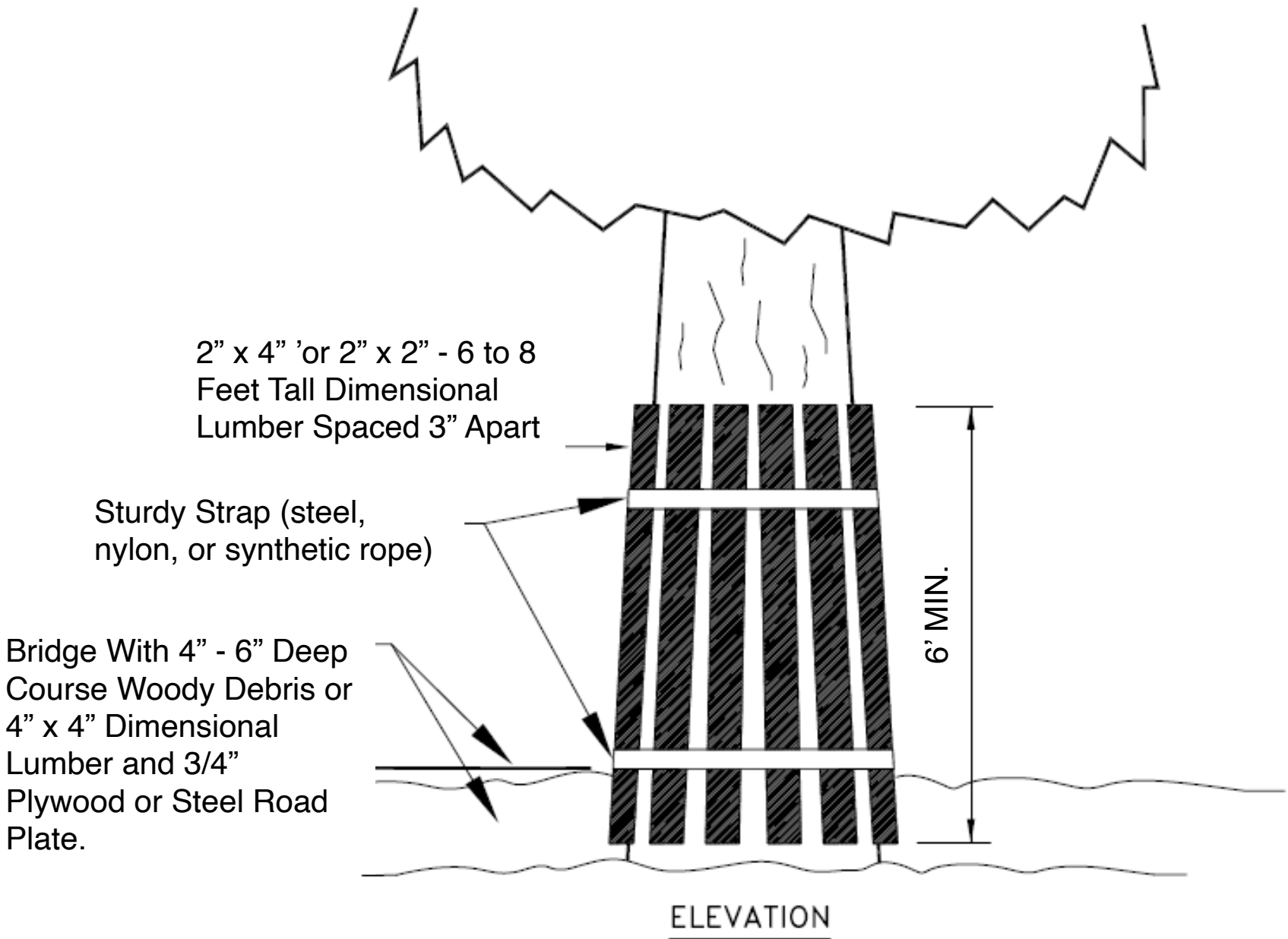
SECTION VIEW

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

