# 3265 **EL CAMINO REAL**

01.05.2024 MAJOR AR SUBMITTAL 03.27.2024 MAJOR AR RESUBMITTAL

09.13.2024 MAJOR AR RESUBMITTAL

# **DRAWING LIST**

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# RECEIVED, REVIEWED & **REVISION STAMPS**

# Palo Alto, CA

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**GENERAL** INFORMATION

**A0.0** 



# **VICINITY MAP** PROJECT SITE 3265 EL CAMINO REAL

### PROJECT DIRECTORY

PROJECT SPONSER: Jason Matlof HALF DOME CAPITAL 855 El Camino Real, #13A-264 Palo Alto, CA 94301

CIVIL ENGINEER:

738 Alfred Nobel Dr.

Hercules, CA, 94547

www.lukassociates.com

Chris Wood **LUK & ASSOCIATES** 

510.724.3388

ARCHITECT: Isaiah Stackhouse, Principal TRACHTENBERG ARCHITECTS 2421 Fourth Street Berkeley, CA 94710 510.649.1414 www.TrachtenbergArch.com

LANDSCAPE ARCHITECT: Pennel Phillips INSIDE OUT 6000 Harwood Avenue Oakland CA 94618 510.655.7674 www.aboutinsideout.com

Richard Gessner MONARCH CONSULTING ARBORISTS P.O. Box 1010 Felton, CA 95018 831.331.8982

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

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

R-2 RESIDENTIAL

**CONSTRUCTION TYPE**:

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

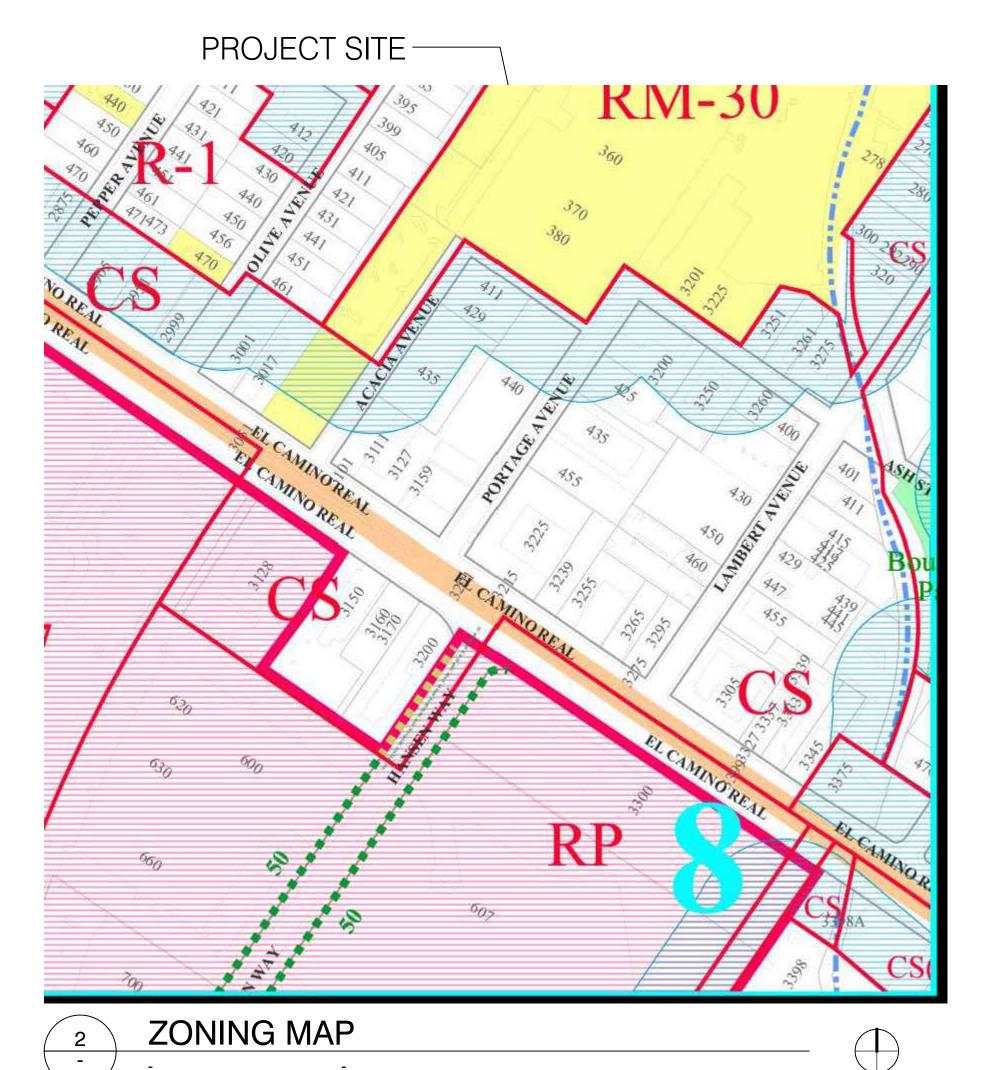
NUMBER OF STORIES:

<u>FUNDING</u>: 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





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
	0'-10' (8'-12' EFFECTIVE	•	, ·		
MINIMUM FRONT YARD	SIDEWALK WIDTH)	SIDEWALK WIDTH)	SIDEWALK WIDTH)	COMPLIES	
REAR YARD	10'	10'	0'	DOES NOT COMPLY	
INTERIOR SIDE YARD	NONE	NONE	VARIES 0'-5'	COMPLIES	COMPLIES
	50% FRONTAGE BUILT	50% FRONTAGE BUILT	100% FRONTAGE BUILT		
BUILD-TO LINES	TO SETBACK	TO SETBACK	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
			74'-2" (84'-2" TO		
MAX. BUILDING HEIGHT	50' (+15' FOR EQUIP.)	50' (+15' FOR EQUIP.)	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 RESIDNETIAL	NONE, DOES NOT ABUT	NONE, DOES NOT	NONE, DOES NOT ABUT		
ZONE	RESIDENTIAL	ABUT RESIDENTIAL	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

REFERNECE PARKING

AREA

4,590

GROSS FLOOR AREA

792 6,055 6,055 6,055

6,055 6,055

2,022

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# 3265 **EL CAMINO REAL**

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,	,	
33,089		
7,493		
4.42		
 STUDIOS	1-BEDROOMS	TOTAL
6	5	11
 6	5	11
6	5	11
6	5	11
6	5	11
		0
30	25	55
55%	45%	•

AFFORDABLE UNITS LOW-INCOME UNITS (70% AMI) MODERATE INCOME UNITS (110% AMI) TOTAL AFFORDABLE UNITS

### **OPEN SPACE TABLE**

**GROSS FLOOR AREA TABLE** 

ROOF
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
TOTAL
SITE AREA
FAR

**UNIT TABLE** 

LEVEL 4

LEVEL 1 TOTAL

	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



DATA

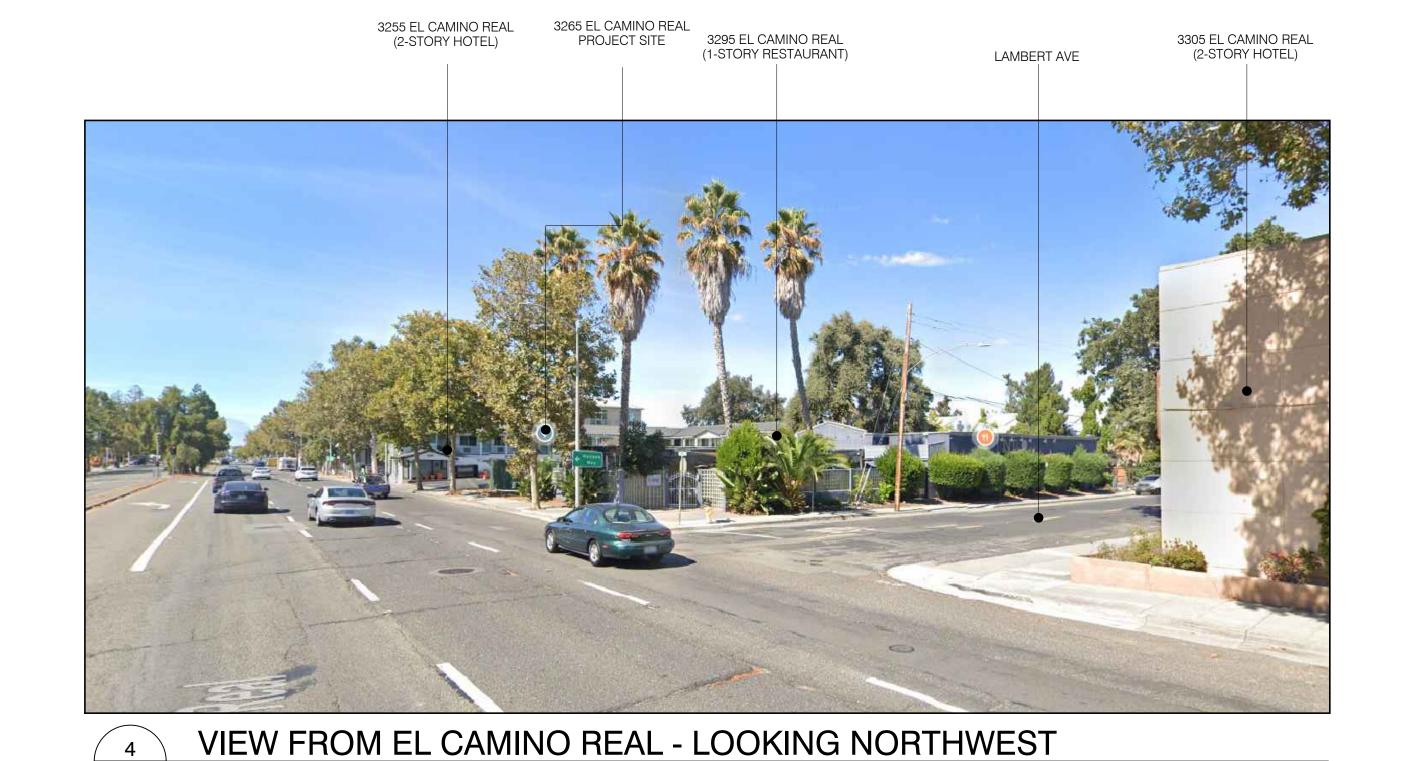
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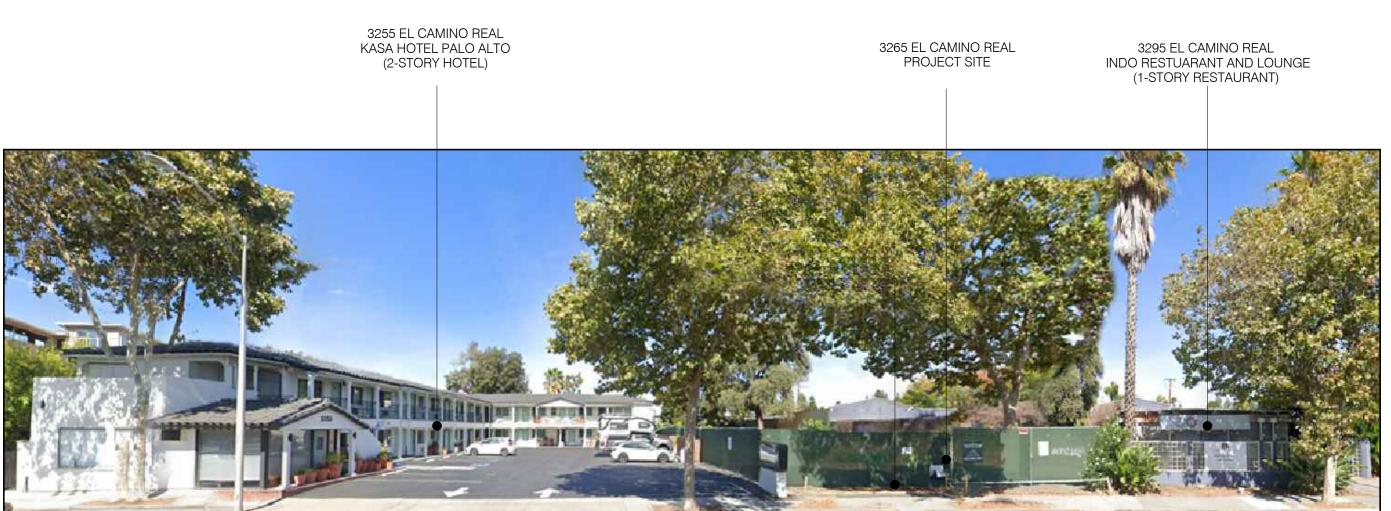
PROJECT

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3225 EL CAMINO REAL (4-3TORY MIXEDUSE) 3230 EL CAMINO REAL (2-STORY HOTEL) 3285 EL CAMINO REAL (2-STORY HOTEL) 4250 EL CAMINO REAL (2-STORY HOTEL) 4250 EL CAMINO REAL (2-STORY HOTEL) 4250 EL CAMINO REAL (3-STORY HOTEL) 4250 EL CAMINO REAL (3-STOR

VIEW FROM EL CAMINO REAL - LOOKING SOUTHEAST



VIEW FROM EL CAMINO REAL - LOOKING AT FRONT OF SITE



SATELLITE MAP

3265 EL CAMINO REAL

Palo Alto, CA

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SITE CONTEXT PHOTOS



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Palo Alto, CA

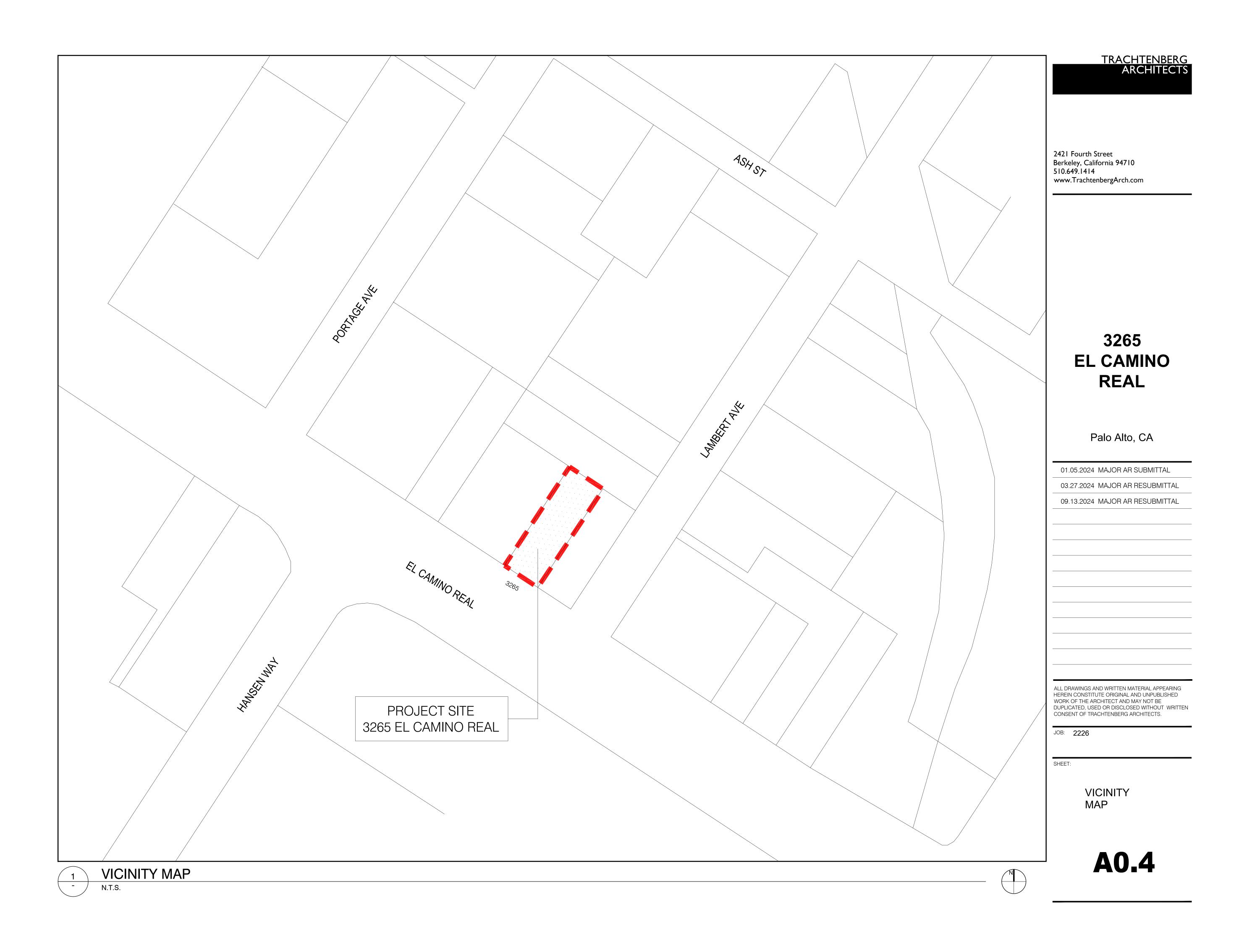
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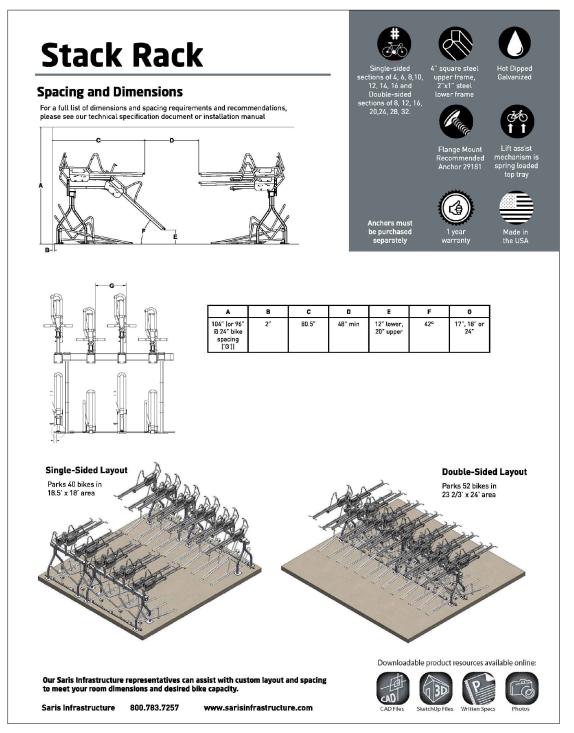
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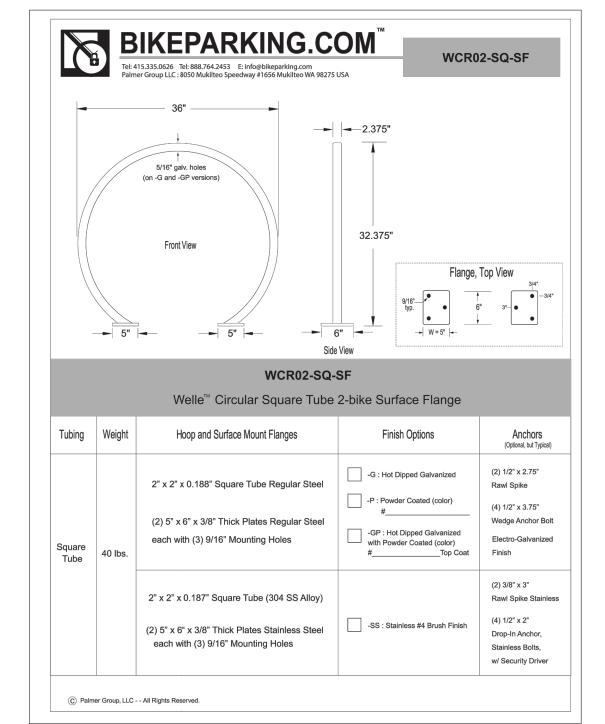
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NEIGHBORHOOD CONTEXT









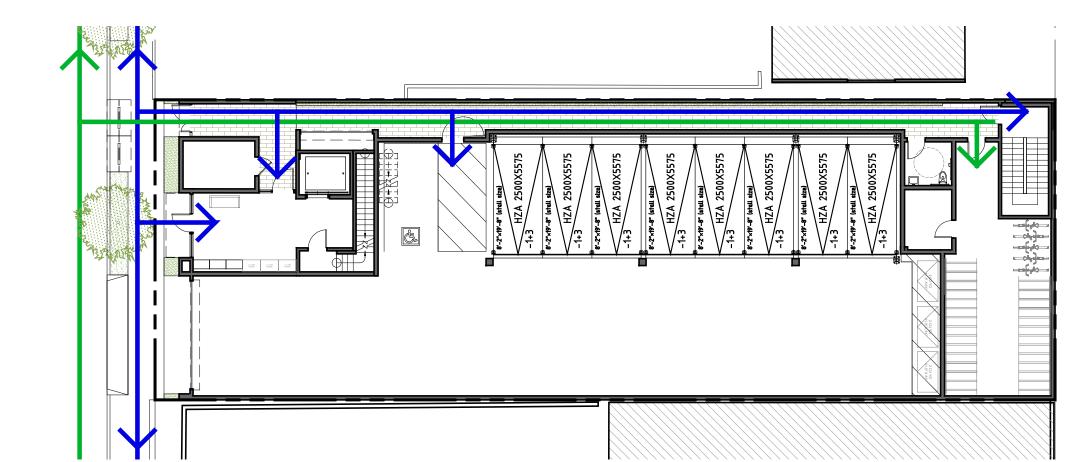
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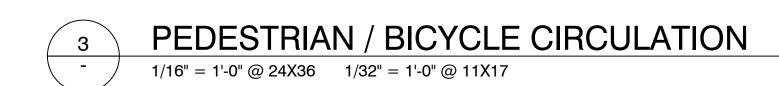
PEDESTRIAN PATH

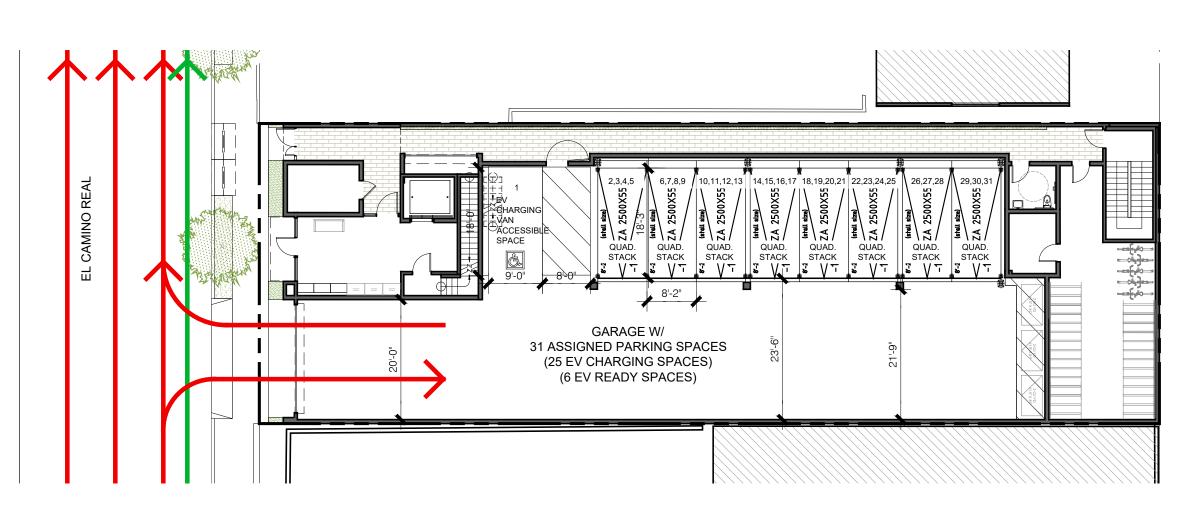
BICYCLE PATH

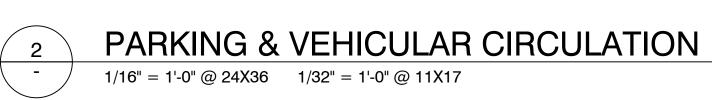
VEHICULAR PATH













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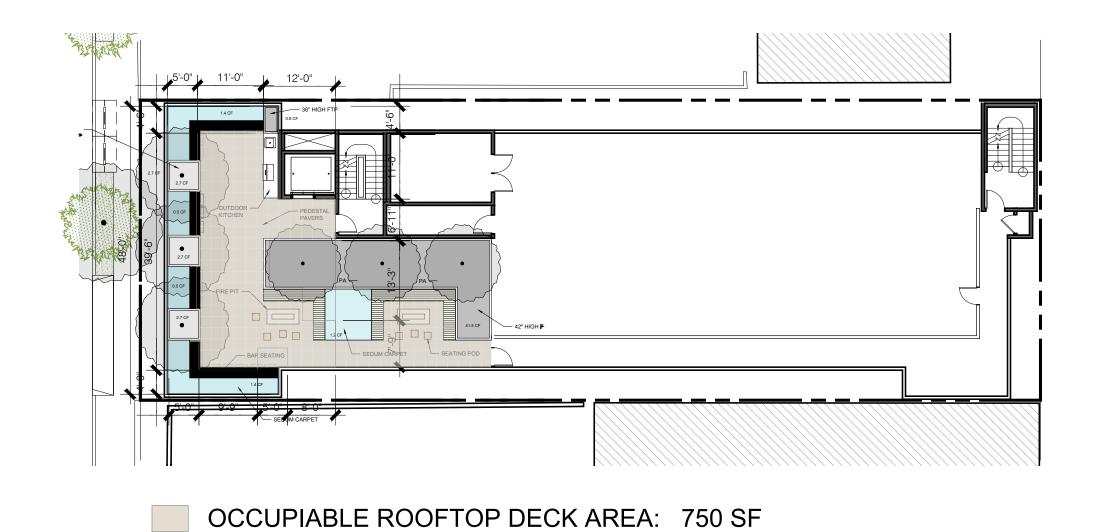
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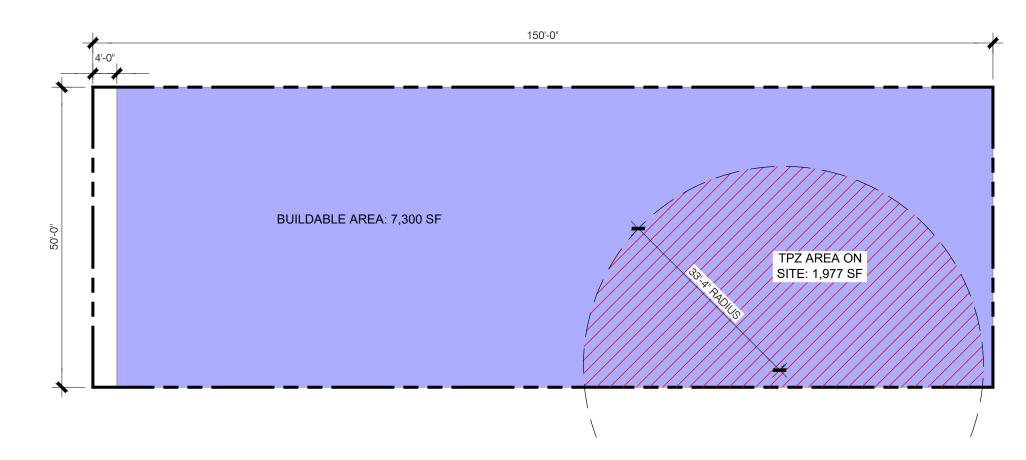
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SHEET:

PROJECT DIAGRAMS





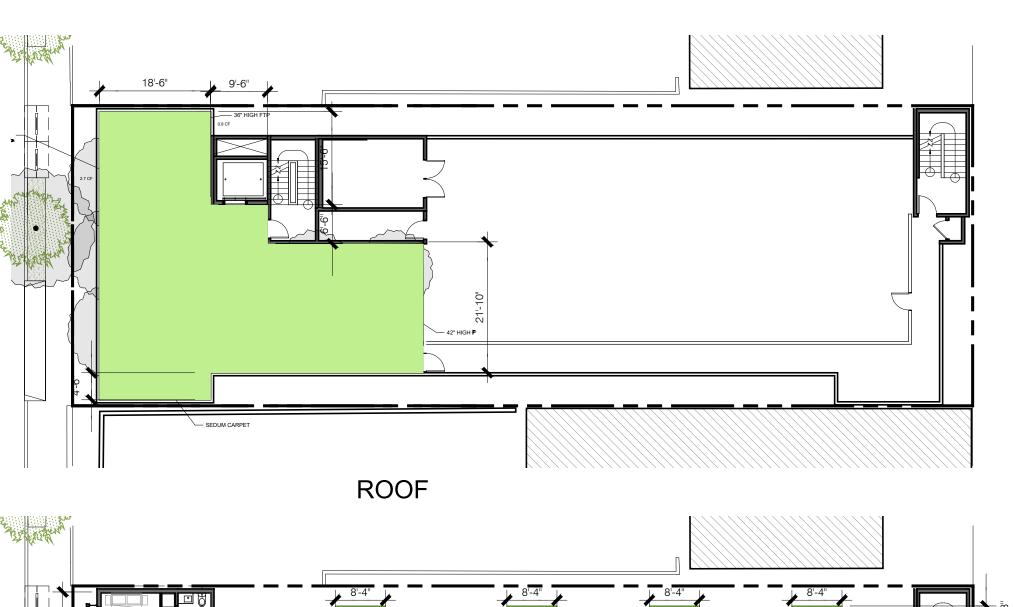
TREE PROTECTION ZONE / BUILDABLE AREA: 27%

# 

	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
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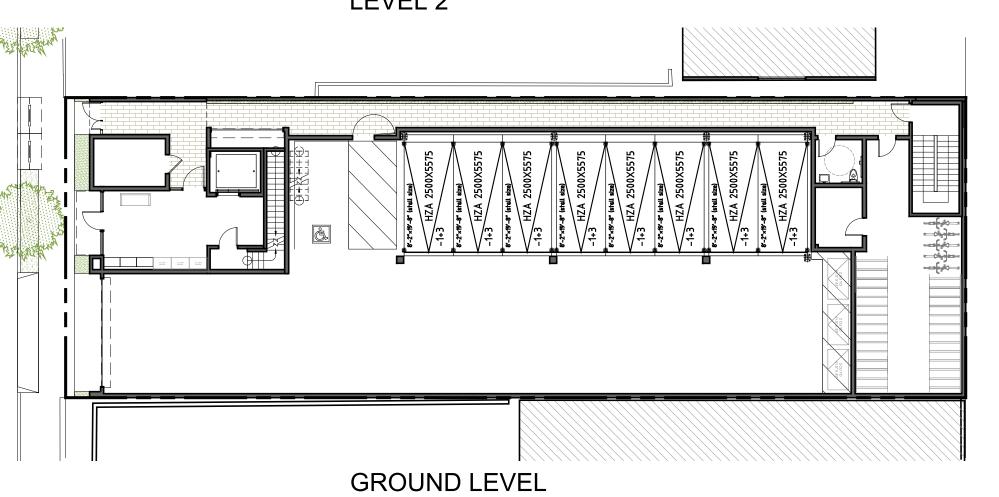


OPEN SPACE TABLE









D 4 1 4 0

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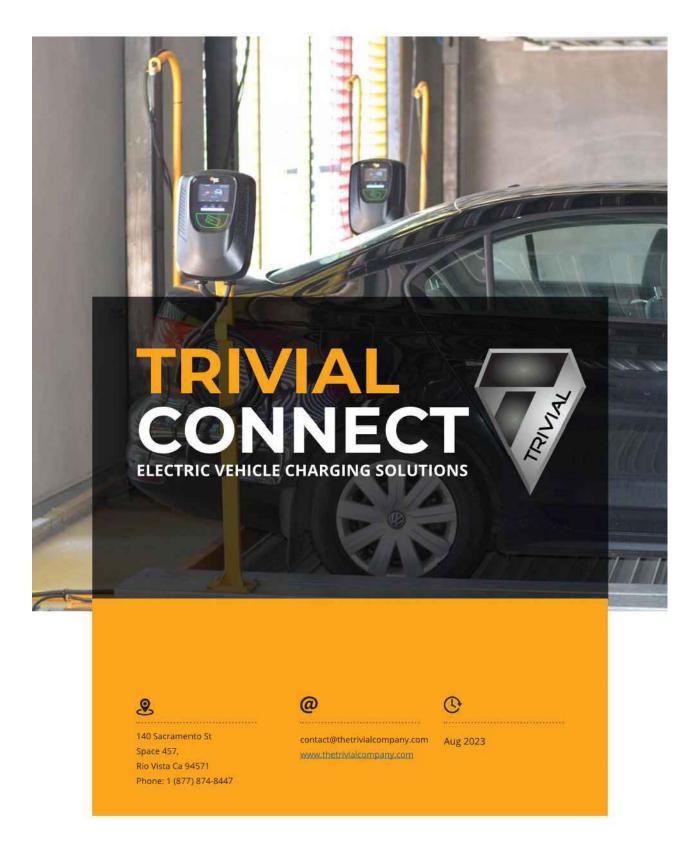
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PROJECT DIAGRAMS







CONNECTIVITY

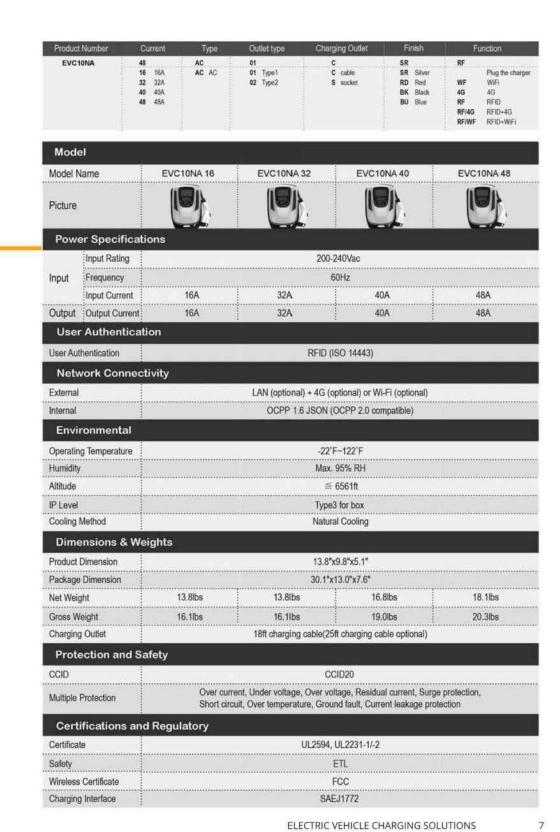
O3 OPTIONS: WIFI,

ETL CERTIFIED TO

**UL EQUIVALENT** 

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







3 Level Puzzle Measurements

STANDARD SYSTEMS

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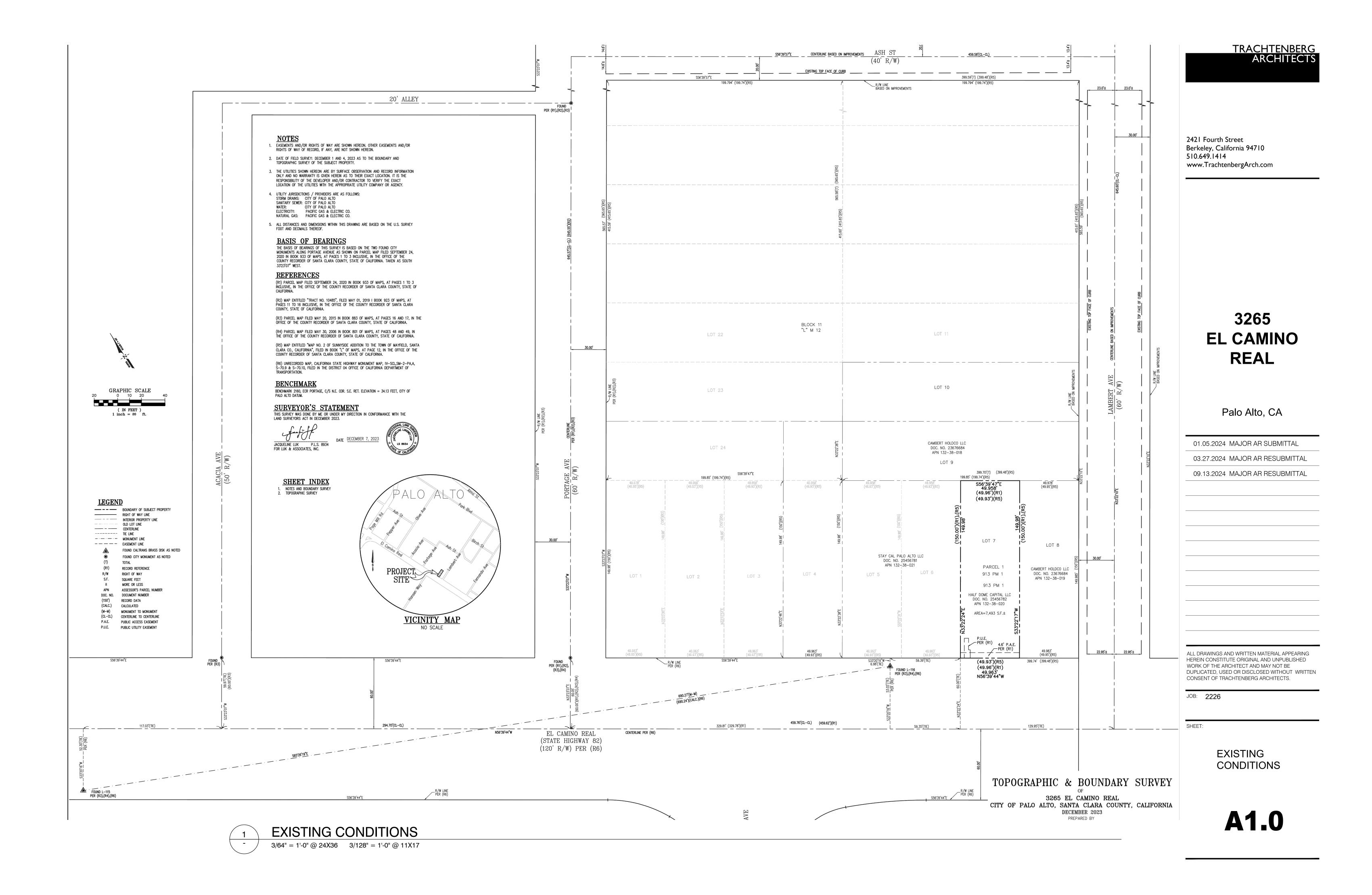
# 3 Level - Standard 3LP Level 3 6 ft - 6 in H3 21 ft L1 8 ft - 6 in W1 20 ft Min Level 2 5ft-5in H2 Ground 6ft-8in HI The 3LP Puzzle series is a versatile mechanical parking solution designated to utilize available parking space fully. Every space in this Puzzle Lift is independently accessible. This highly

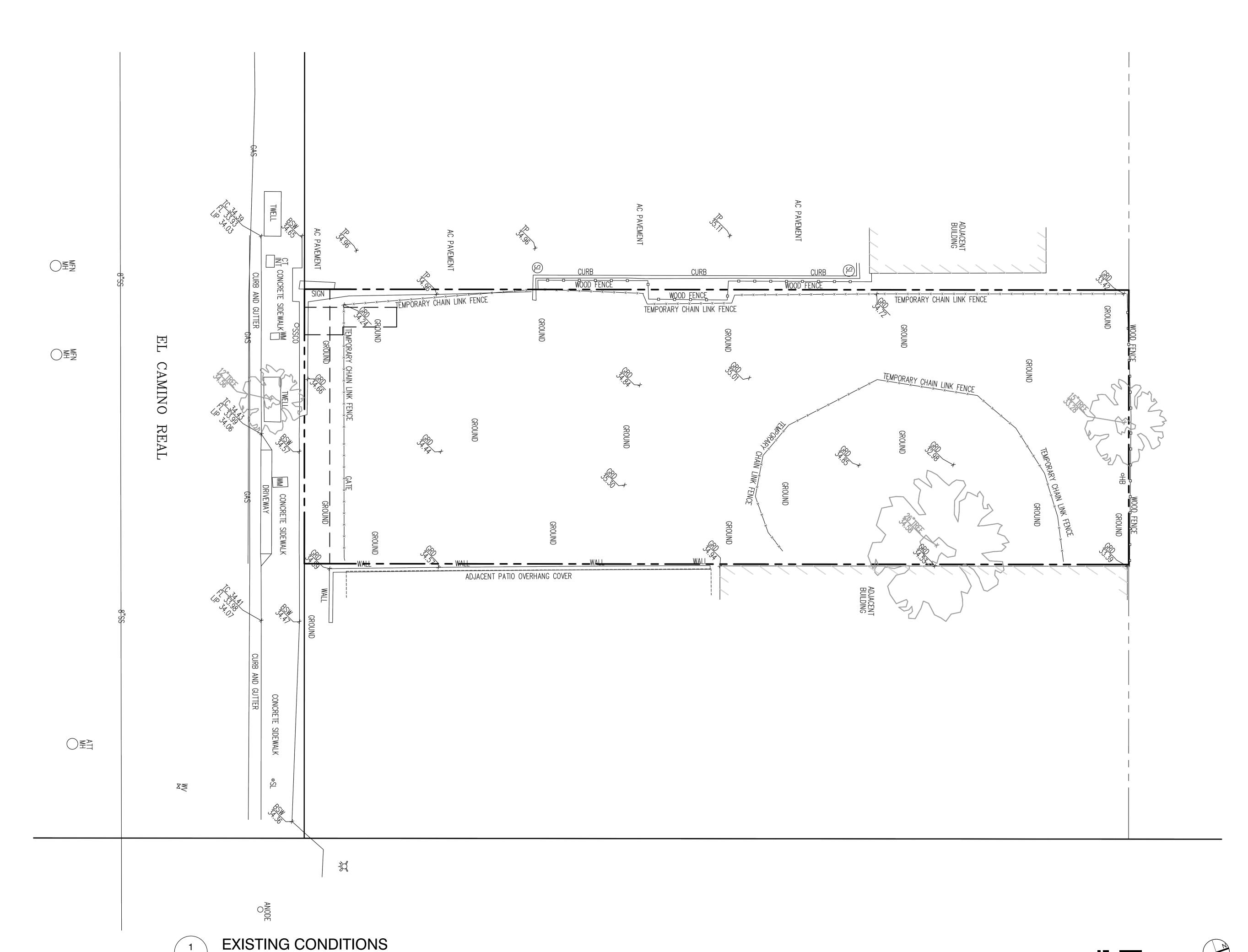
Level - w/ Pit			2			A. Carrie
					3LI	PW
					Recommer	nded Height
Standard Measurements	Length	Width	Height	Depth	Recommer Level 3	oded Height 6ft - 6 in
Equipment	22 ft 6 in L1	8ft-6in W1	20 ft M	Depth in		
I - Savoritaris de la Professione de la Particulario de la Particulari	HISSE CAN	8ft-6in WI	20 ft M	Especial Control of Co	Level 3	6 ft - 6 in

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PARKING LIFT INFO





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EXISTING CONDITIONS

A1.1



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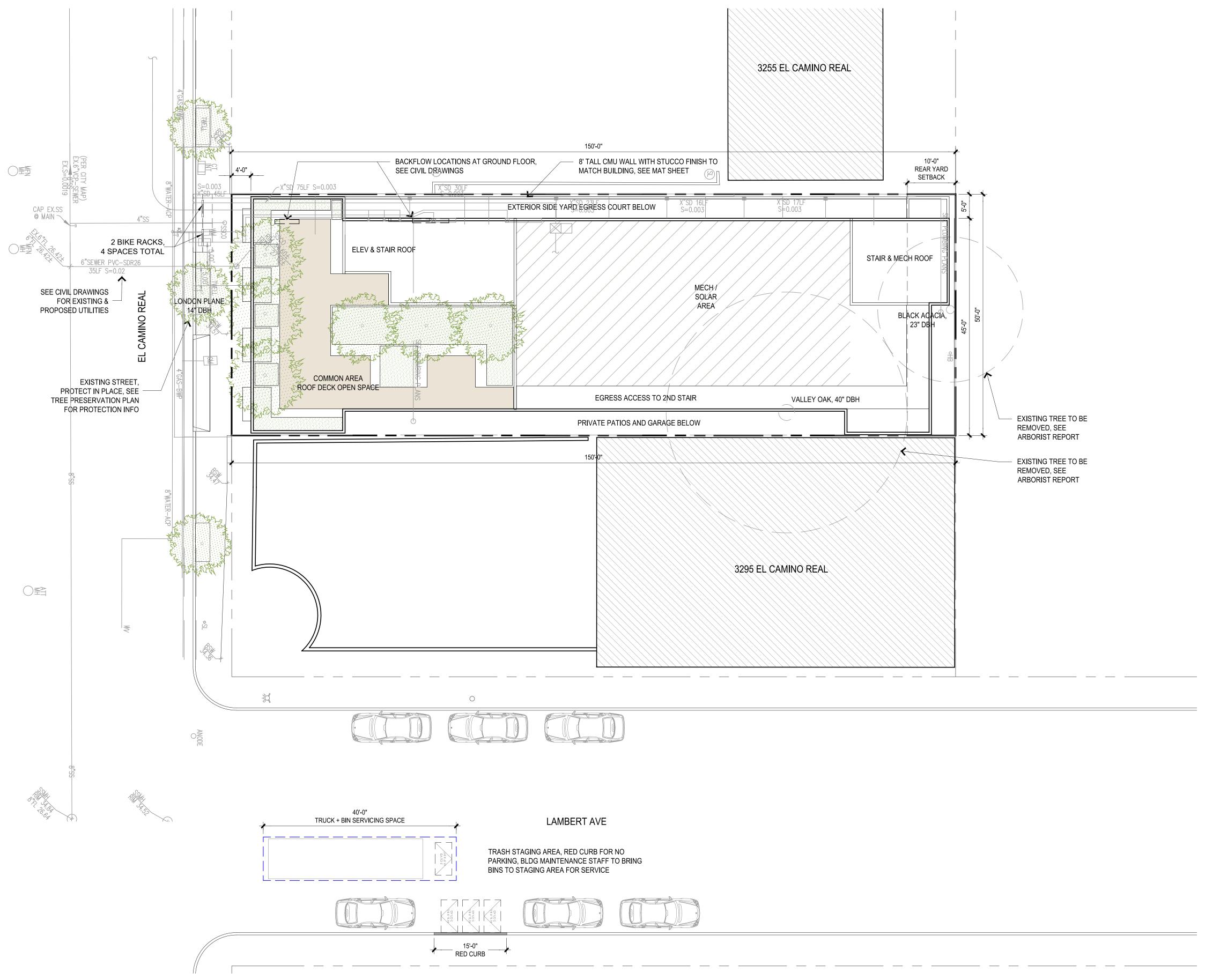
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SITE PLAN -ROOF

**A2.0A** 





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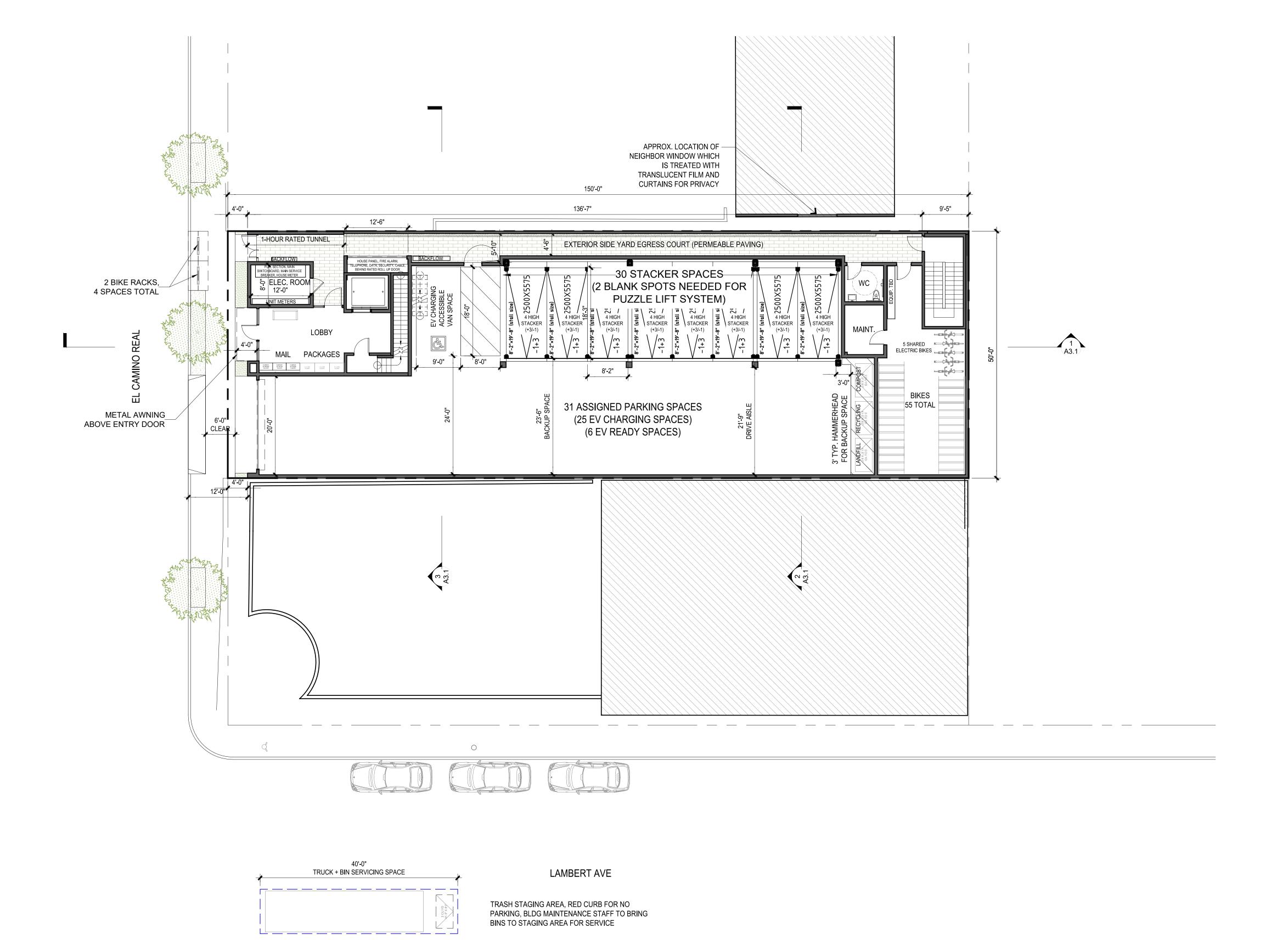
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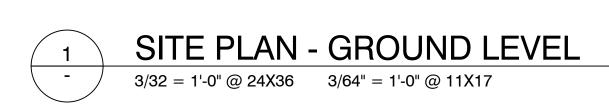
SHE

SITE PLAN -GROUND LEVEL

**A2.0B** 

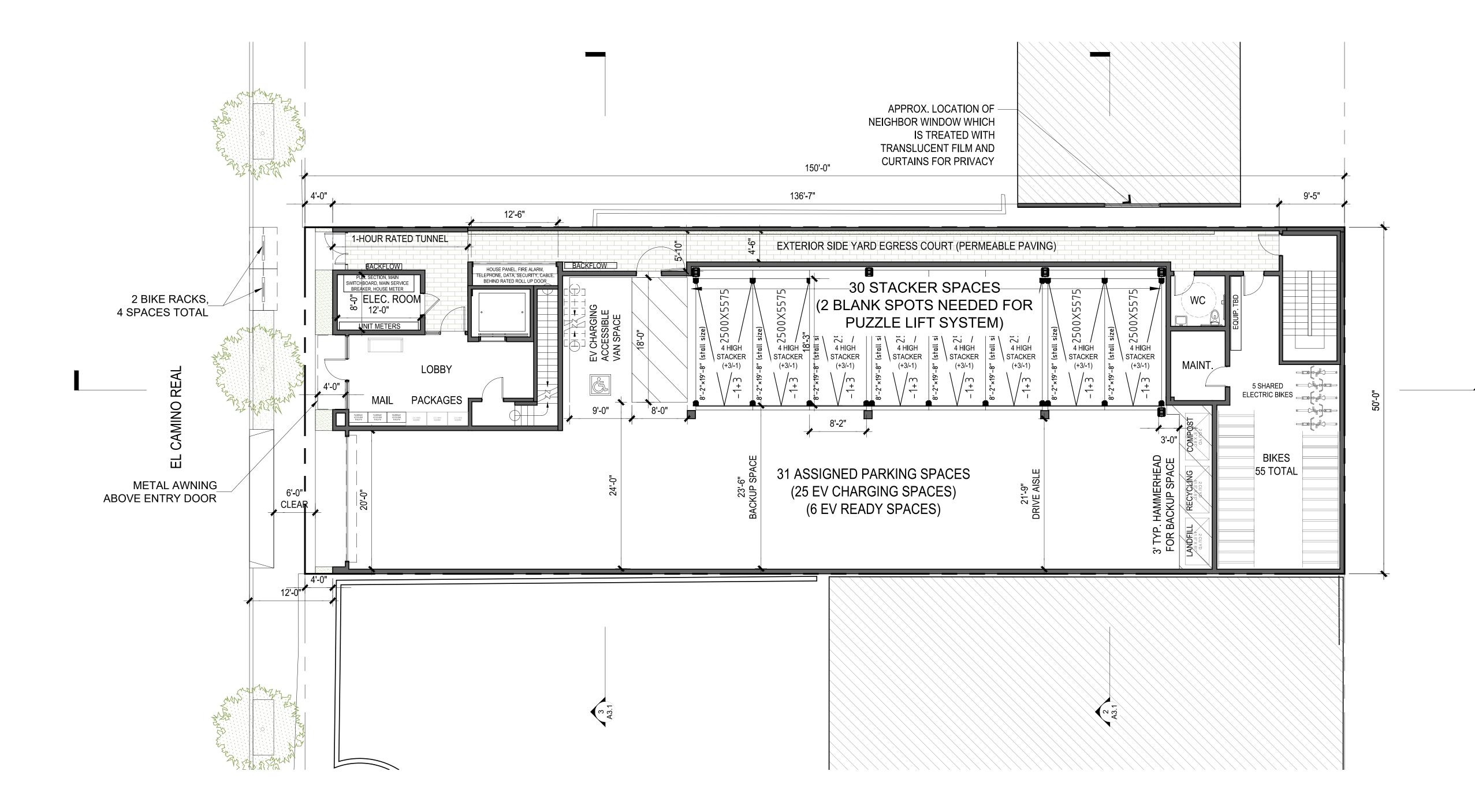


15'-0" RED CURB









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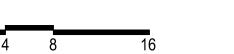
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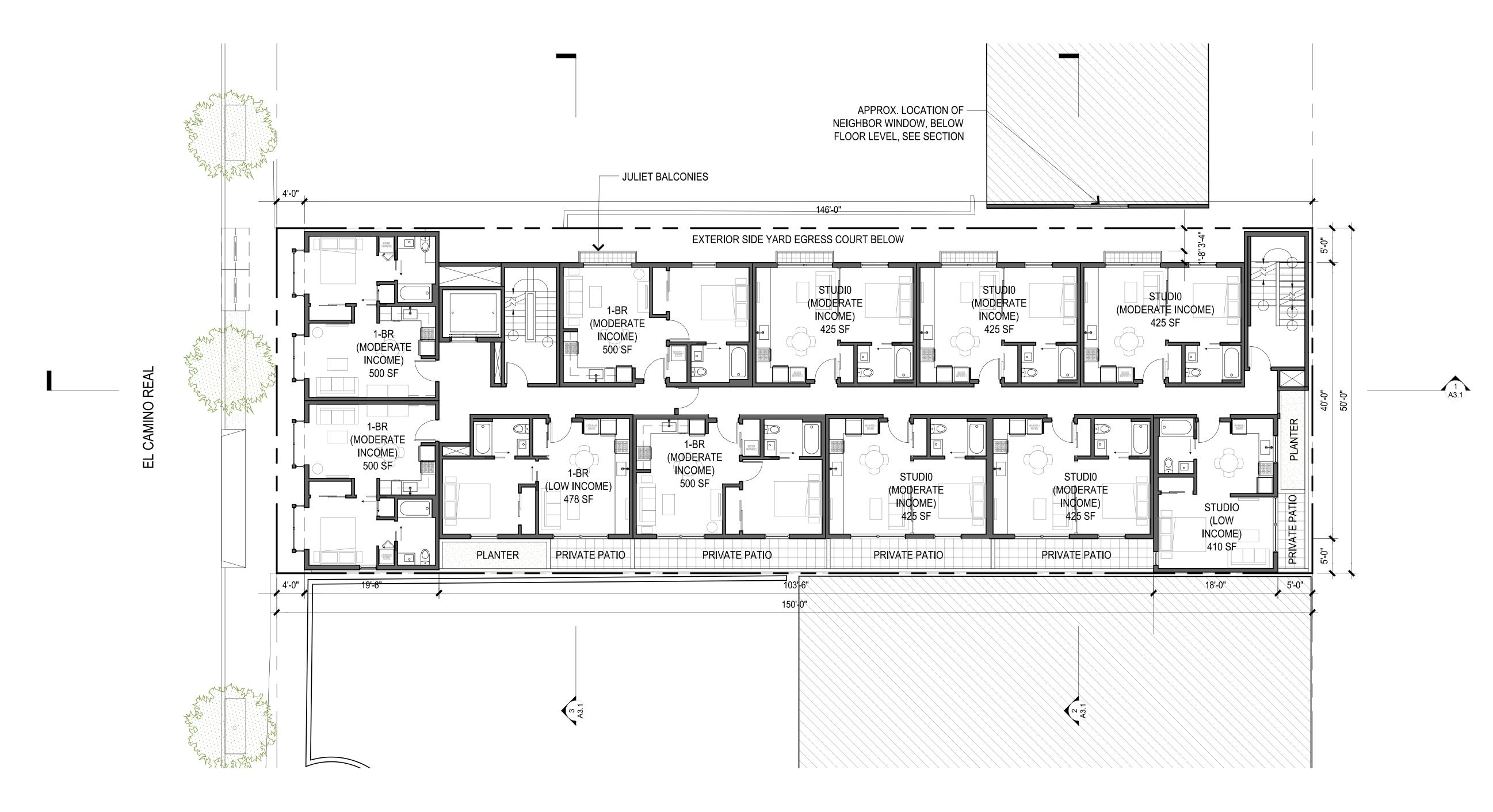
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PLAN AT GROUND LEVEL









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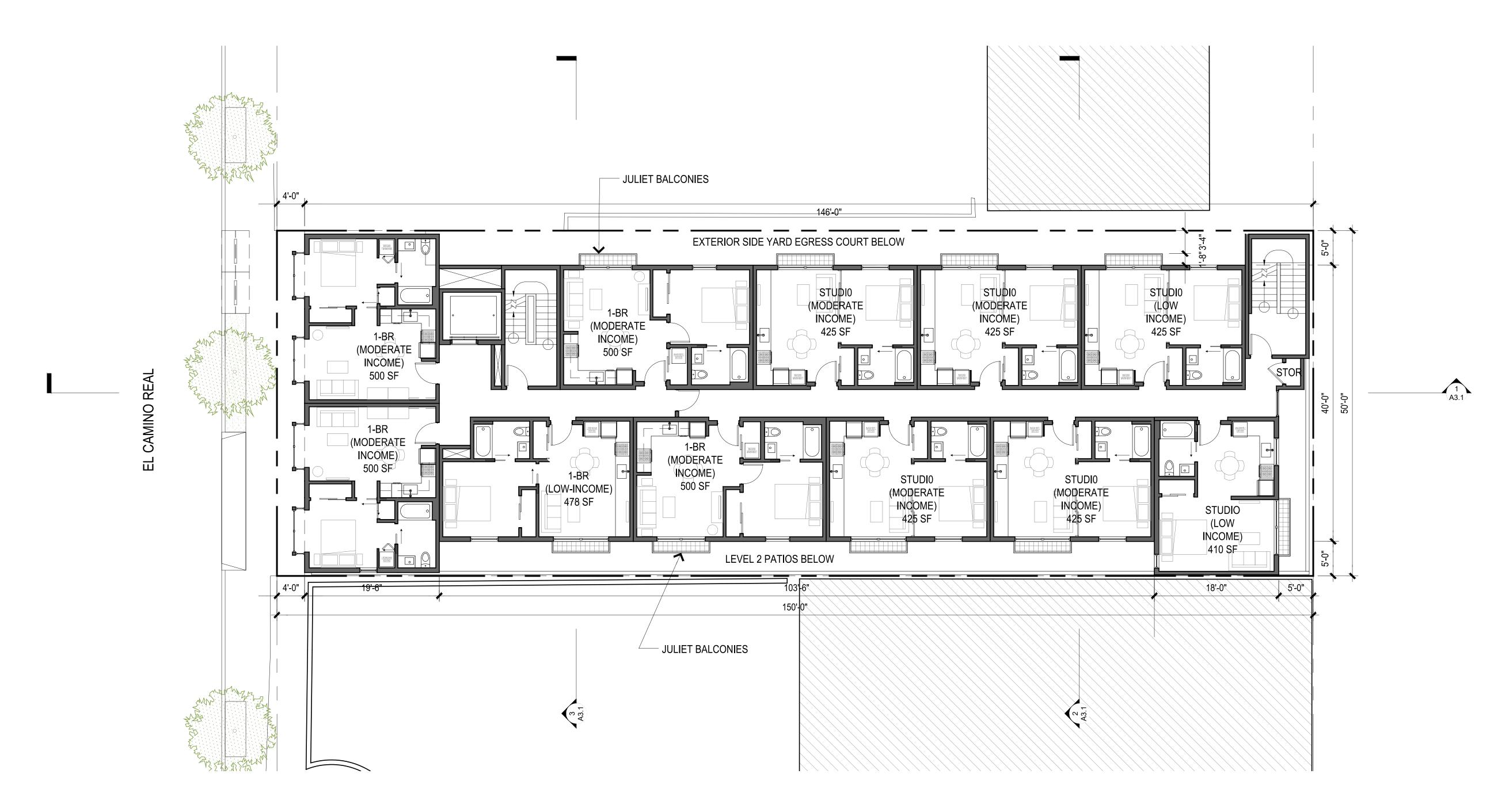
SHEET:

PLAN AT LEVEL 2









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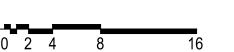
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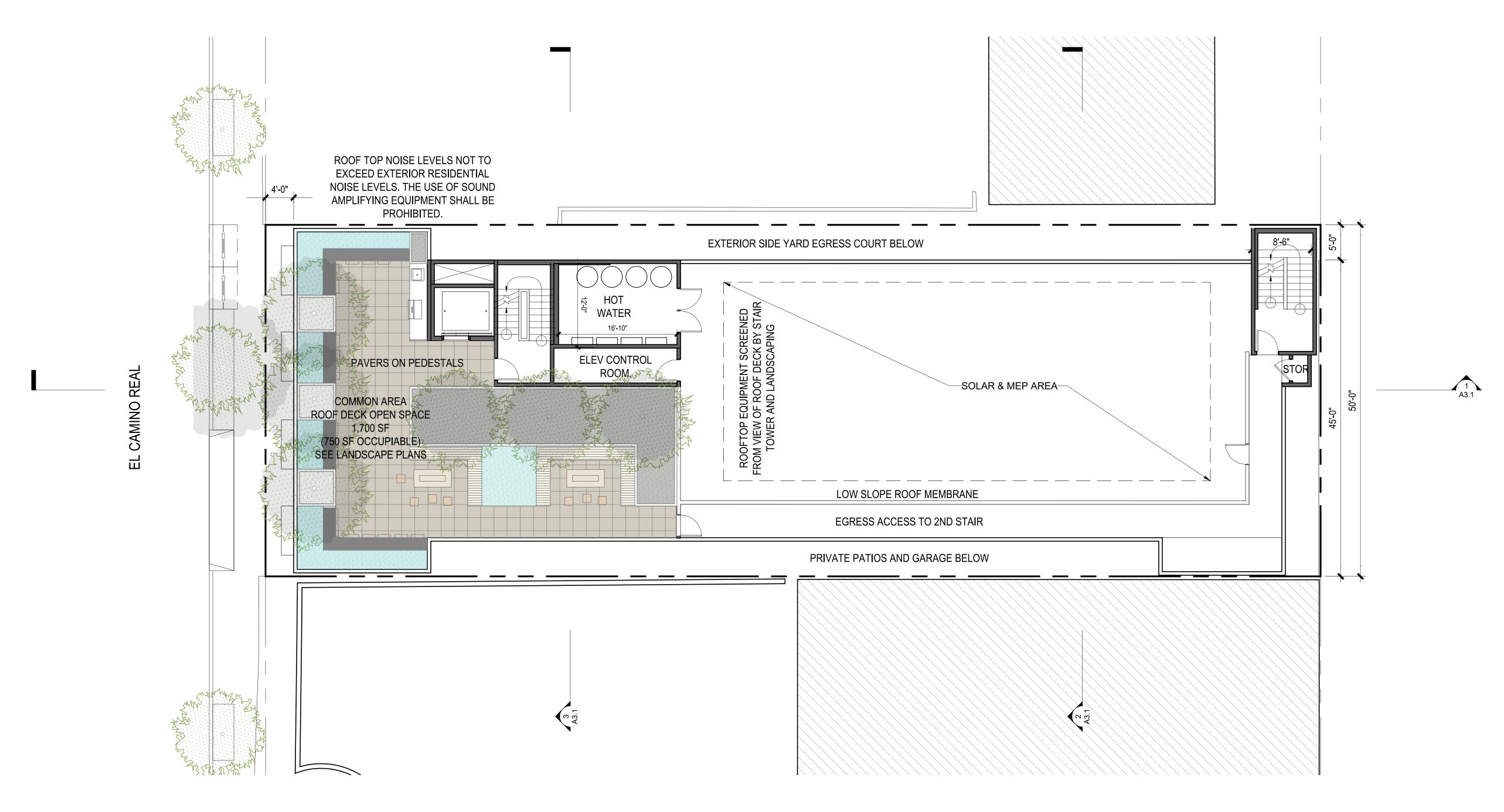
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SHEET:

PLAN AT LEVELS 3-6







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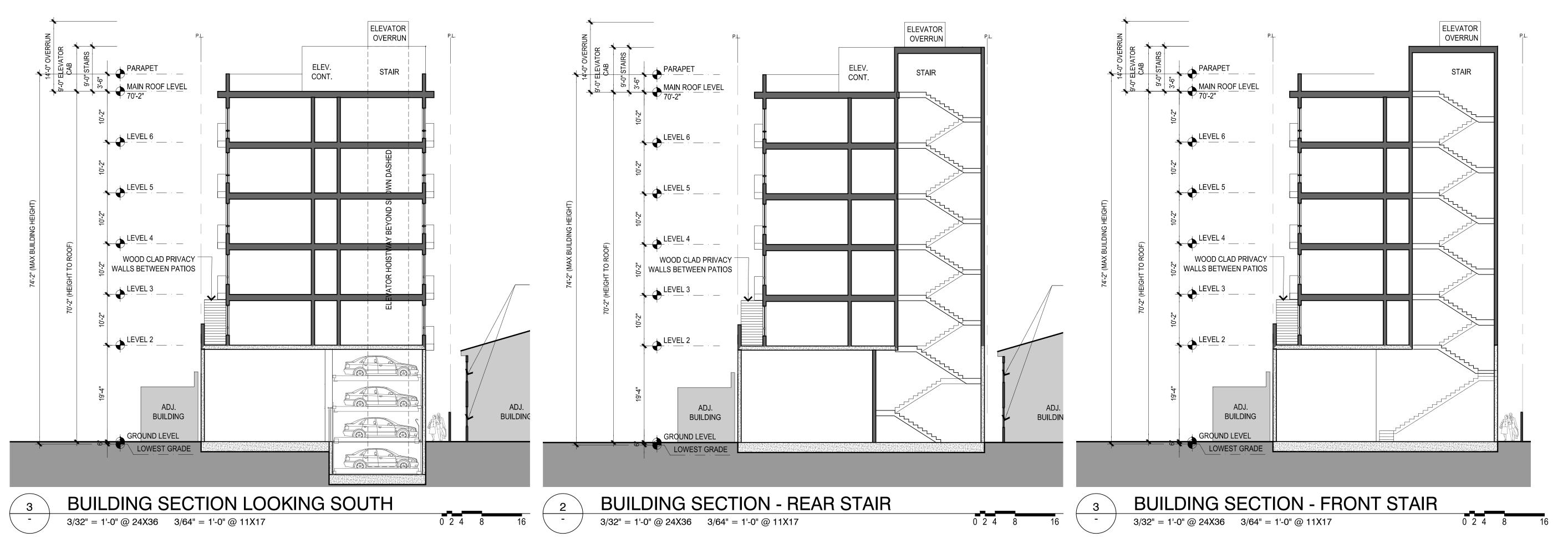
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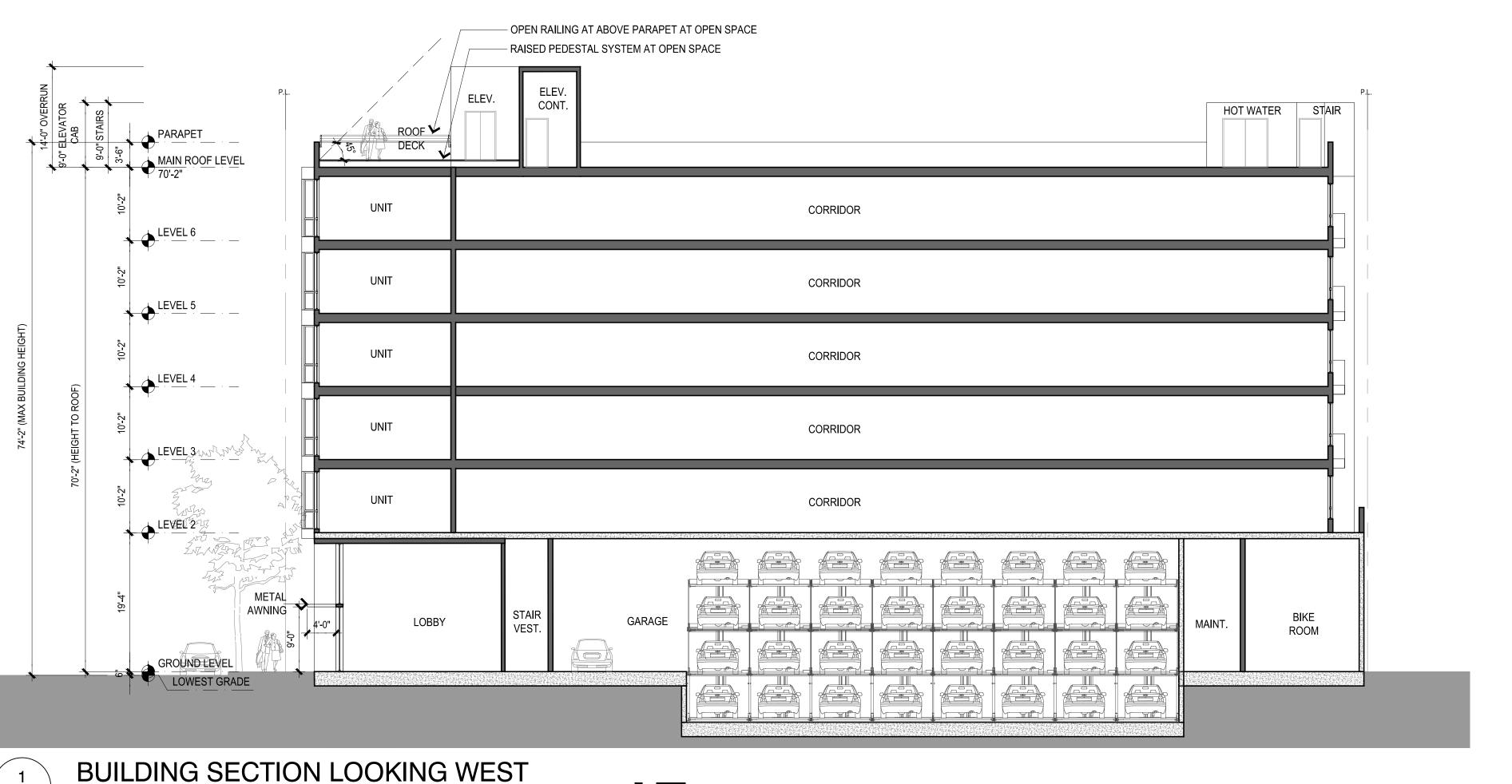
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PLAN AT ROOF LEVEL







0 2 4 8

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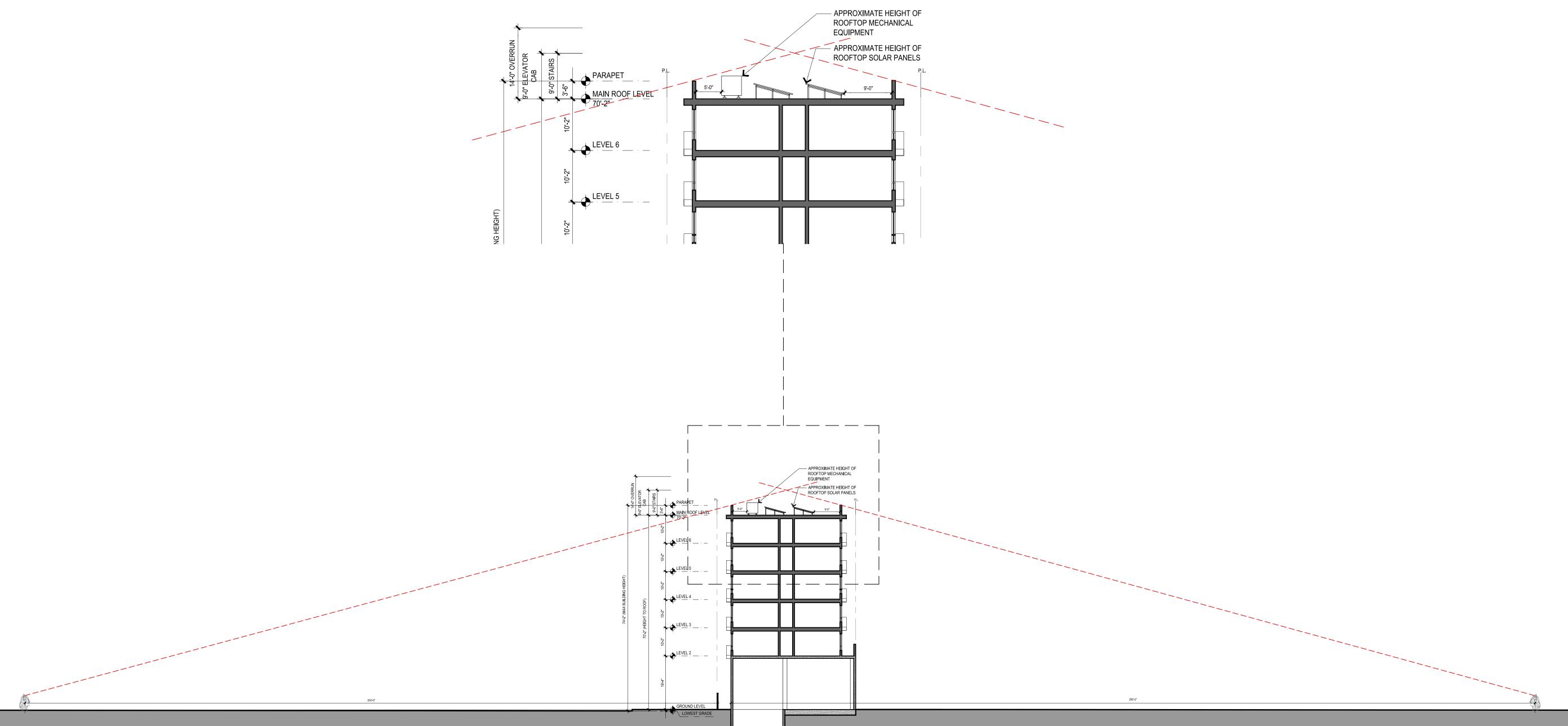
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BUILDING SECTIONS



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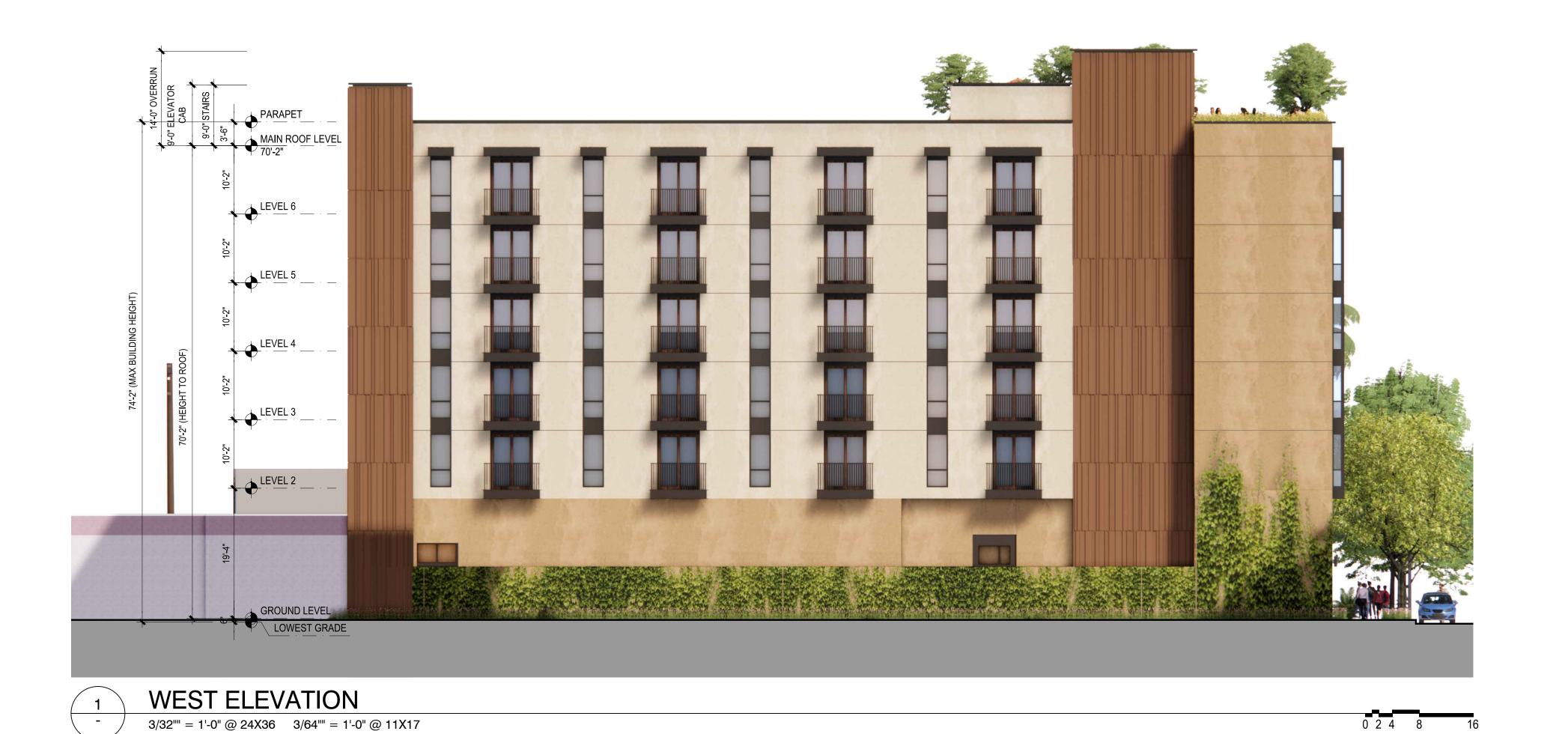
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JOB: **2226** 

SHE

BUILDING SECTIONS



225 EL CAMINO REAL

225 EL CAMINO REAL

(PROJECT SITE)

3250 EL CAMINO REAL

SOUTH ELEVATION / STREET STRIP

0 2 4 8 10

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SHEET

BUILDING ELEVATION



PPRATE LEVEL B

LEVEL

NORTH ELEVATION

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0 2 4 8 16

0 2 4 8 16

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BUILDING ELEVATION



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SHEET:

CONCEPTUAL RENDERING



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JOB: **2226** 

SHEET:

CONCEPTUAL RENDERING

**A3.5** 

1 VIEW LOOKING FROM NORTHWEST



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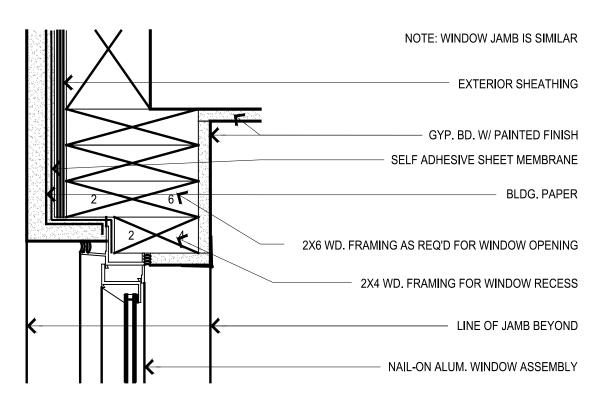
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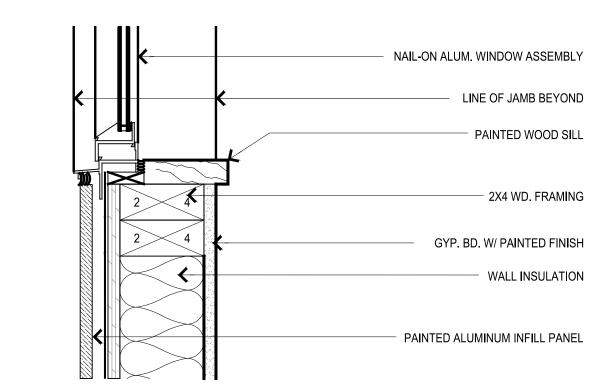
CONCEPTUAL RENDERING

**A3.6** 

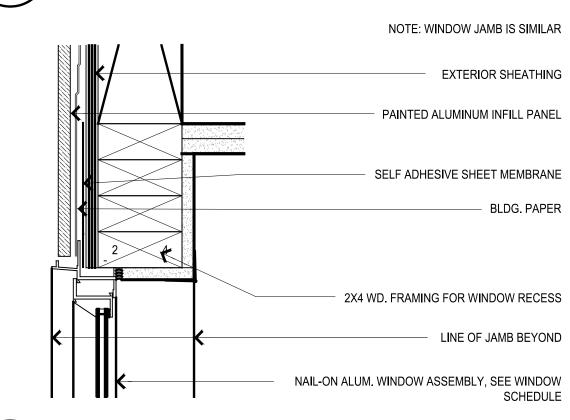
VIEW LOOKING FROM EL CAMINO REAL













LINE OF JAMB BEYOND

NOTE: WINDOW JAMB IS SIMILAR

PAINTED ALUMINUM INFILL PANEL

SELF ADHESIVE SHEET MEMBRANE

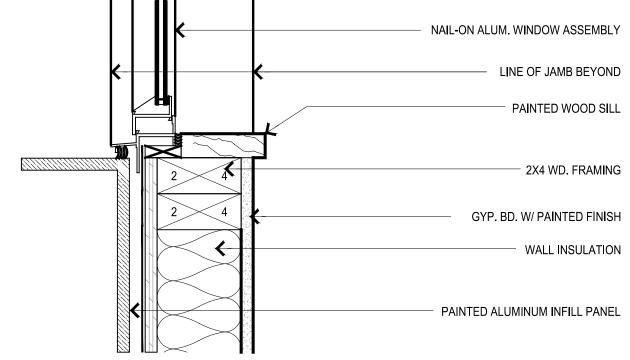
2X4 WD. FRAMING FOR WINDOW RECESS

NAIL-ON ALUM. WINDOW ASSEMBLY, SEE WINDOW

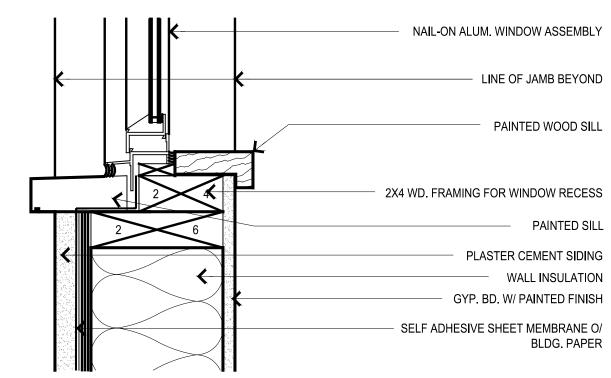
EXTERIOR SHEATHING

BLDG. PAPER



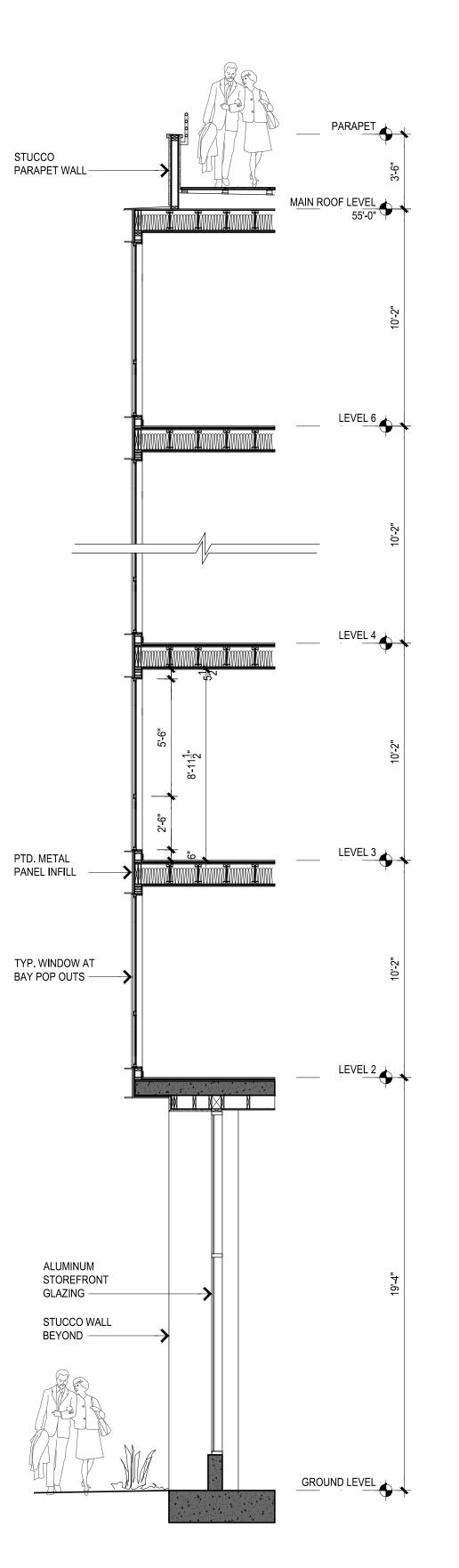






TYP. STUCCO SILL

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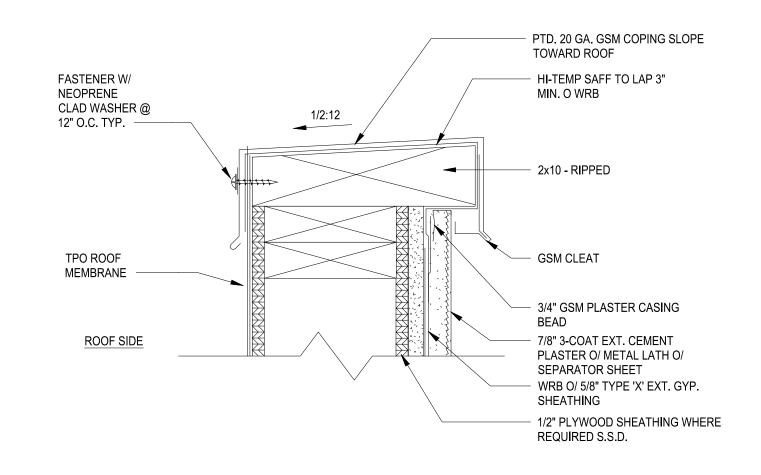
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JOB: **2226** 

SHEE

SCHEMATIC DETAILS

**A4.1** 

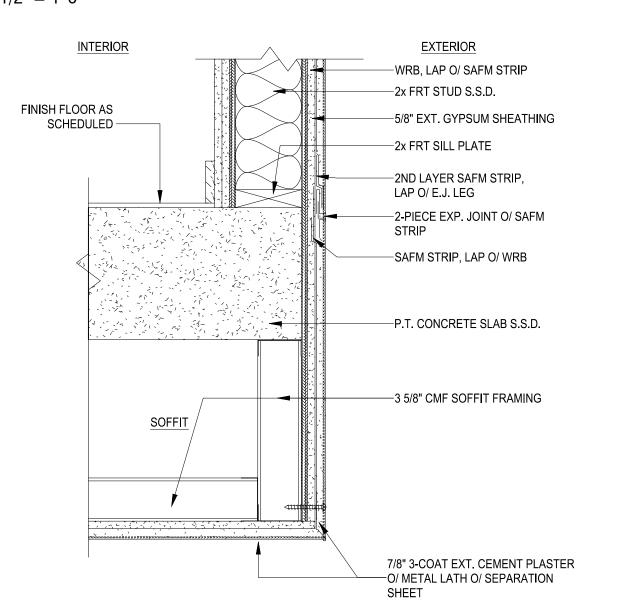




WD. STUCCO STOP & NAILER SEALANT SMOOTH TROWEL 7/8" EXT. CEMENT PLASTER 2" MIN. RIGID INSULATION CRICKET, SLOPE TO DRAIN, SEE ROOF PLAN — ASSEMBLY @ MARQUEE 1/2" F.T. PLYW'D. EA. SIDE, SSD. (2) LAYERS 5/8" TYPE 'X' GÝPSUM BOARD

TYPICAL PARAPET WALL

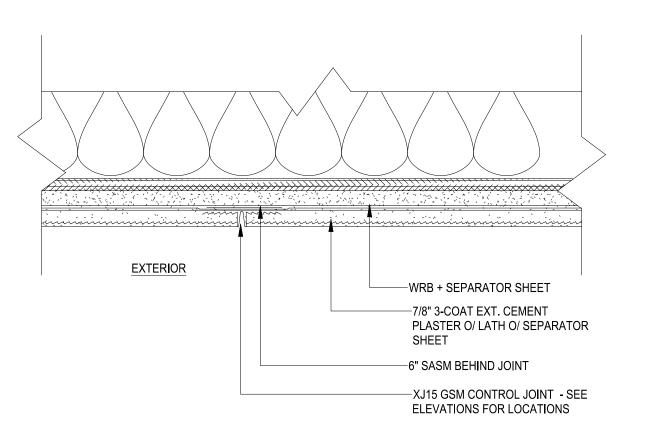
10" TJI JOISTS @ 16" O.C., SSD.



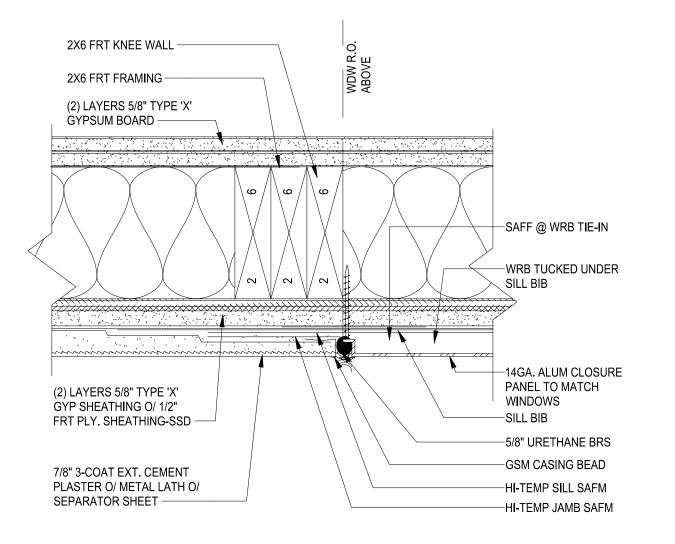
**BAY WINDOW SOFFIT** 

**EXTERIOR** -2x SILL PLATE —9" SAFF LAP O/ CONTROL JOINT LEG —GSM CONTROL JOINT WITH SOLID LEG - SEE ELEVATIONS FOR LOCATIONS -3/4" FT PLYW'D DECK AS REQ'D, SSD −4x MIN. F.T. RIM JOIST, SSD -WRB AND SEPARATOR SHEET TO LAP UNDER CONTROL JOINT

**CONTROL JOINT - HORIZONTAL** 



**CONTROL JOINT - VERTICAL** 



FLUSH STUCCO TO ALUMINUM

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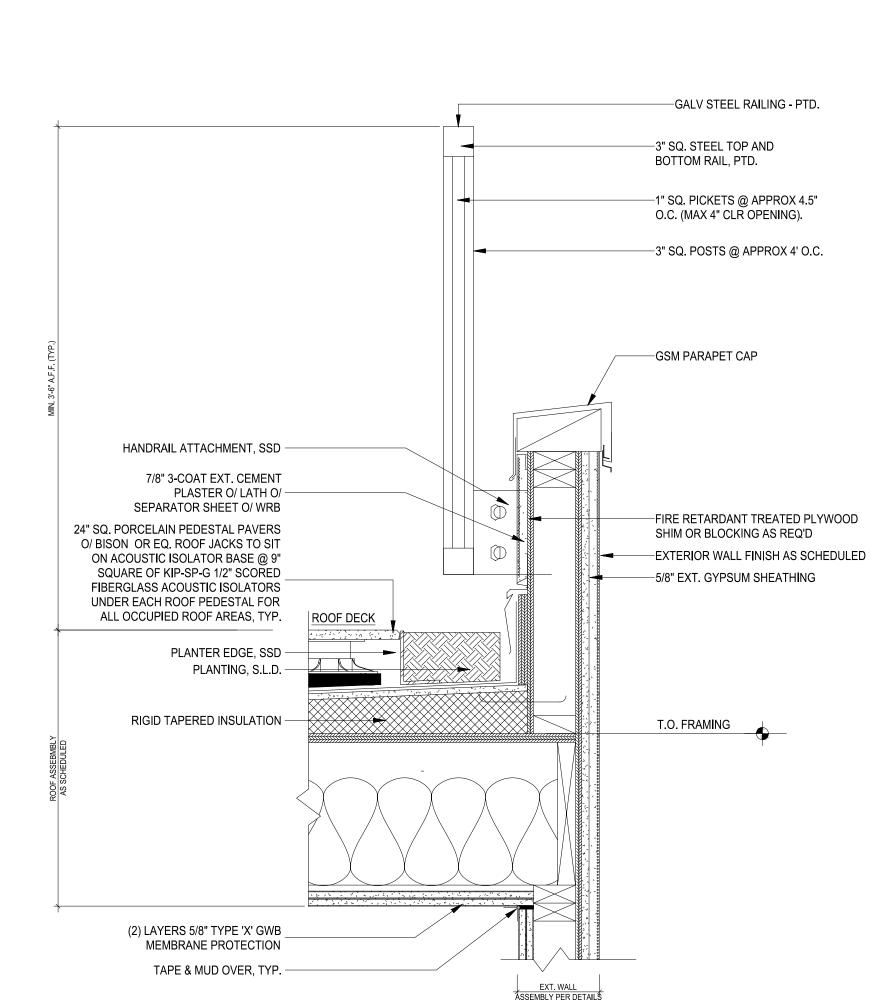
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JOB: **2226** 

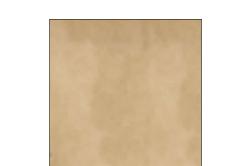
SHEET:

SCHEMATIC **DETAILS** 

**A4.2** 



TYPICAL ROOF DECK PARAPET/GUARD 1-1/2" = 1'-0"



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







METAL INFILL PANELS COLOR: BRONZE TO MATCH WINDOWS



BRONZE FINISH WINDOW

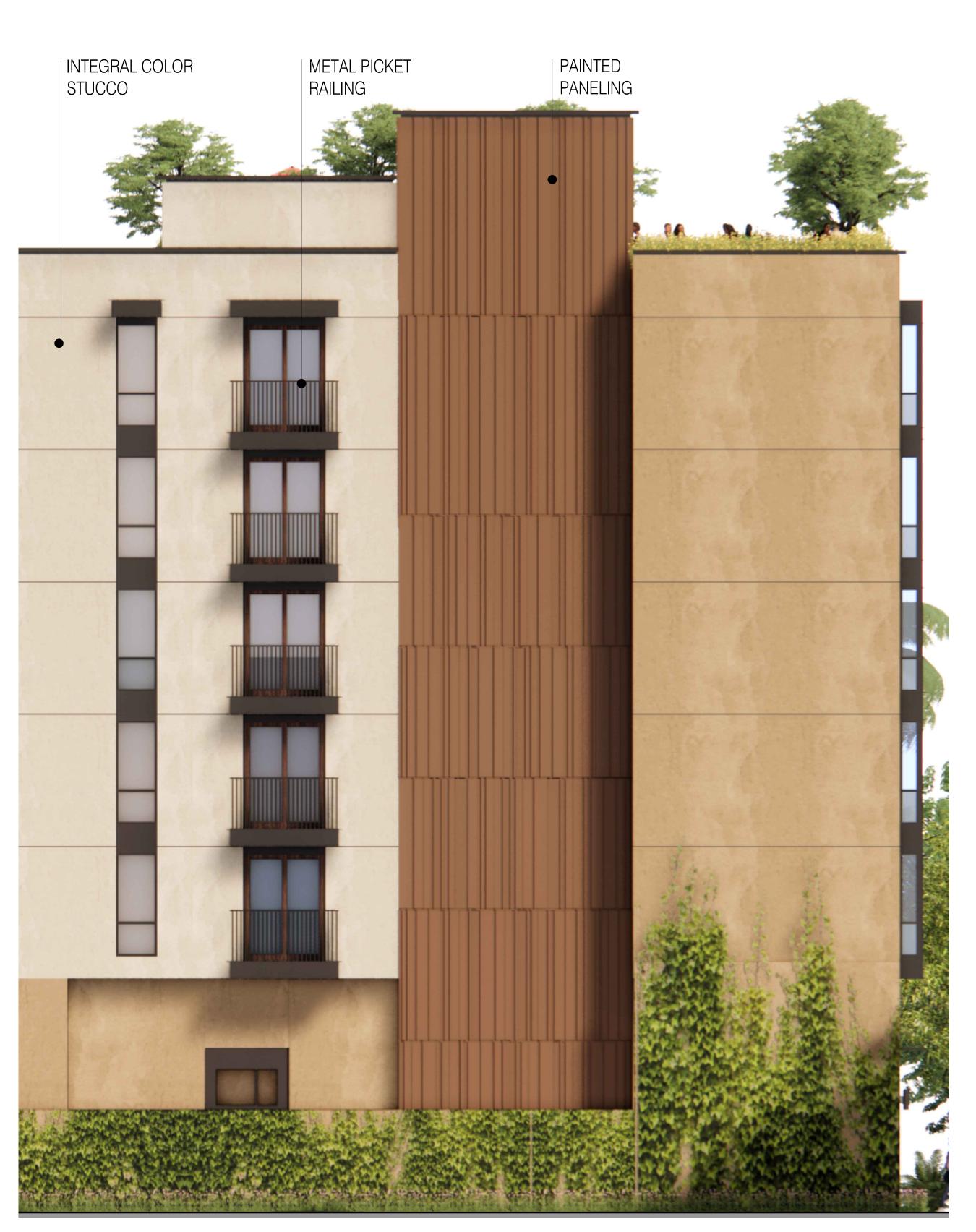


METAL RAILING
CUSTOM FABRICATED
STEEL & PAINTED



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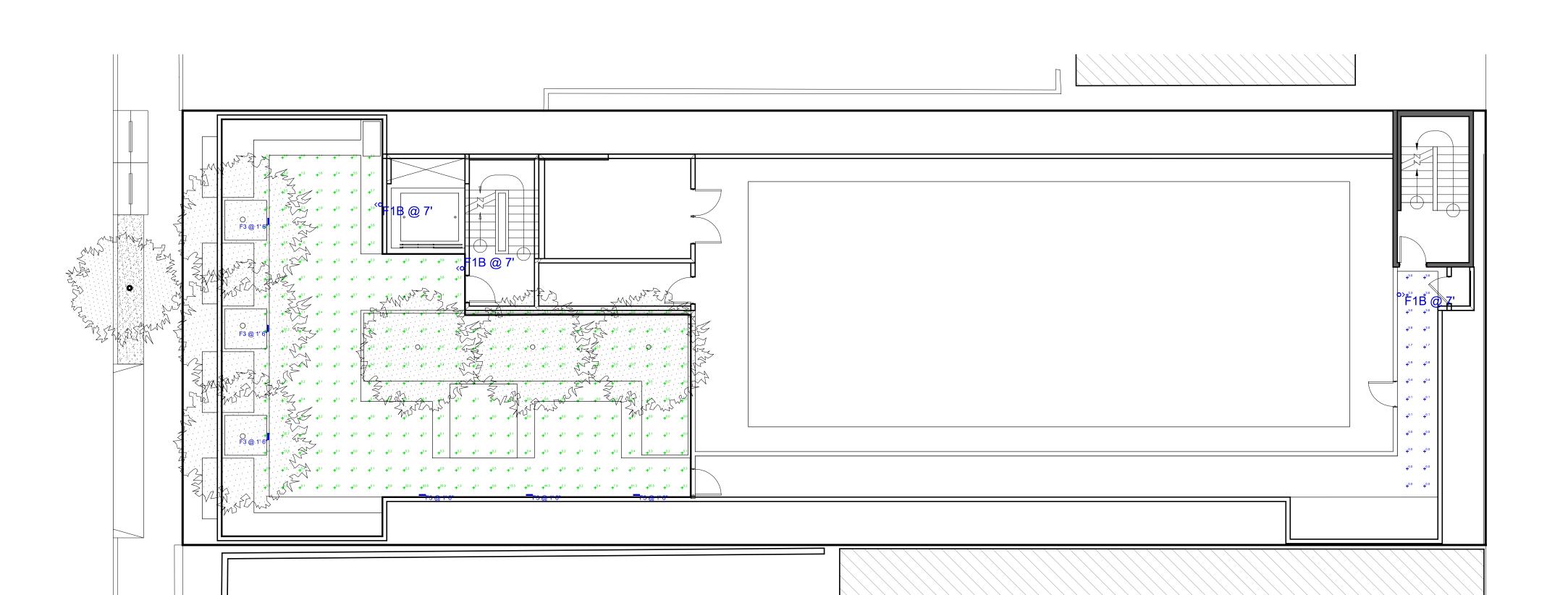
JOB: **2226** 

SHE

MATERIAL BOARD

MAT

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



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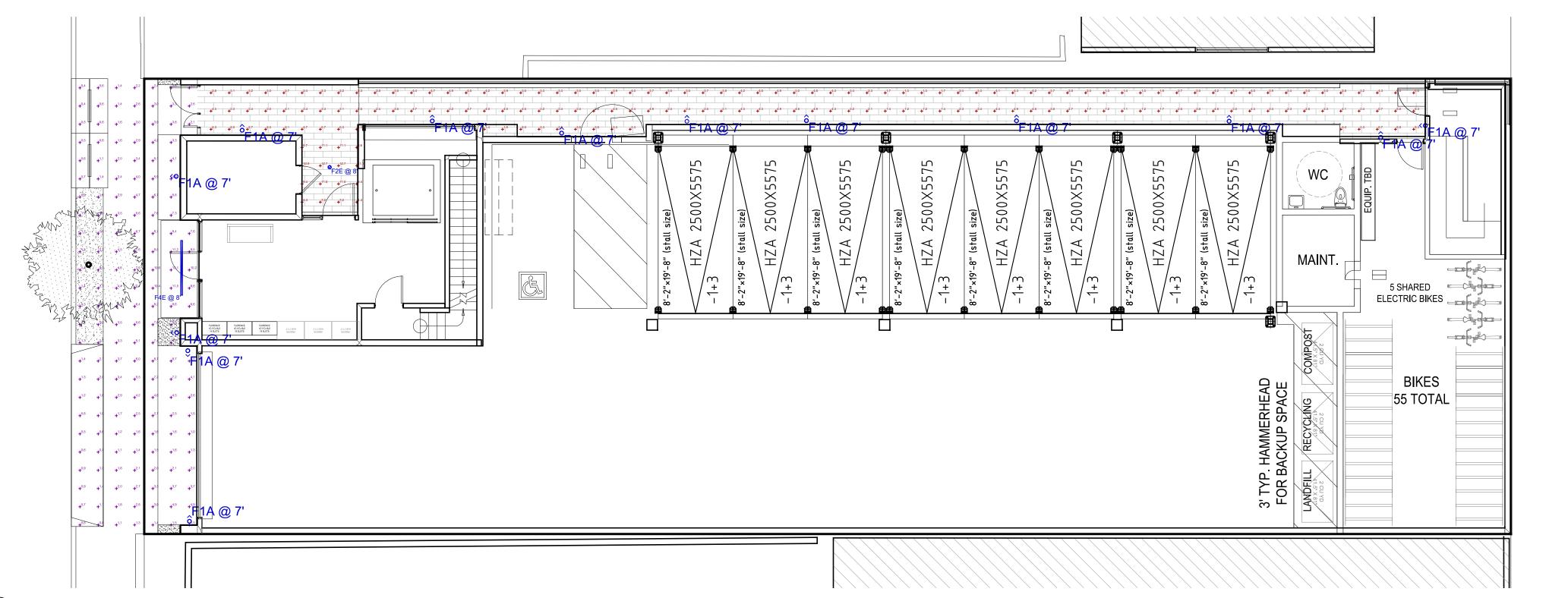
JOB: **2226** 

SHEET:

LIGHTING & PHOTOMETRIC PLAN

LT1.1

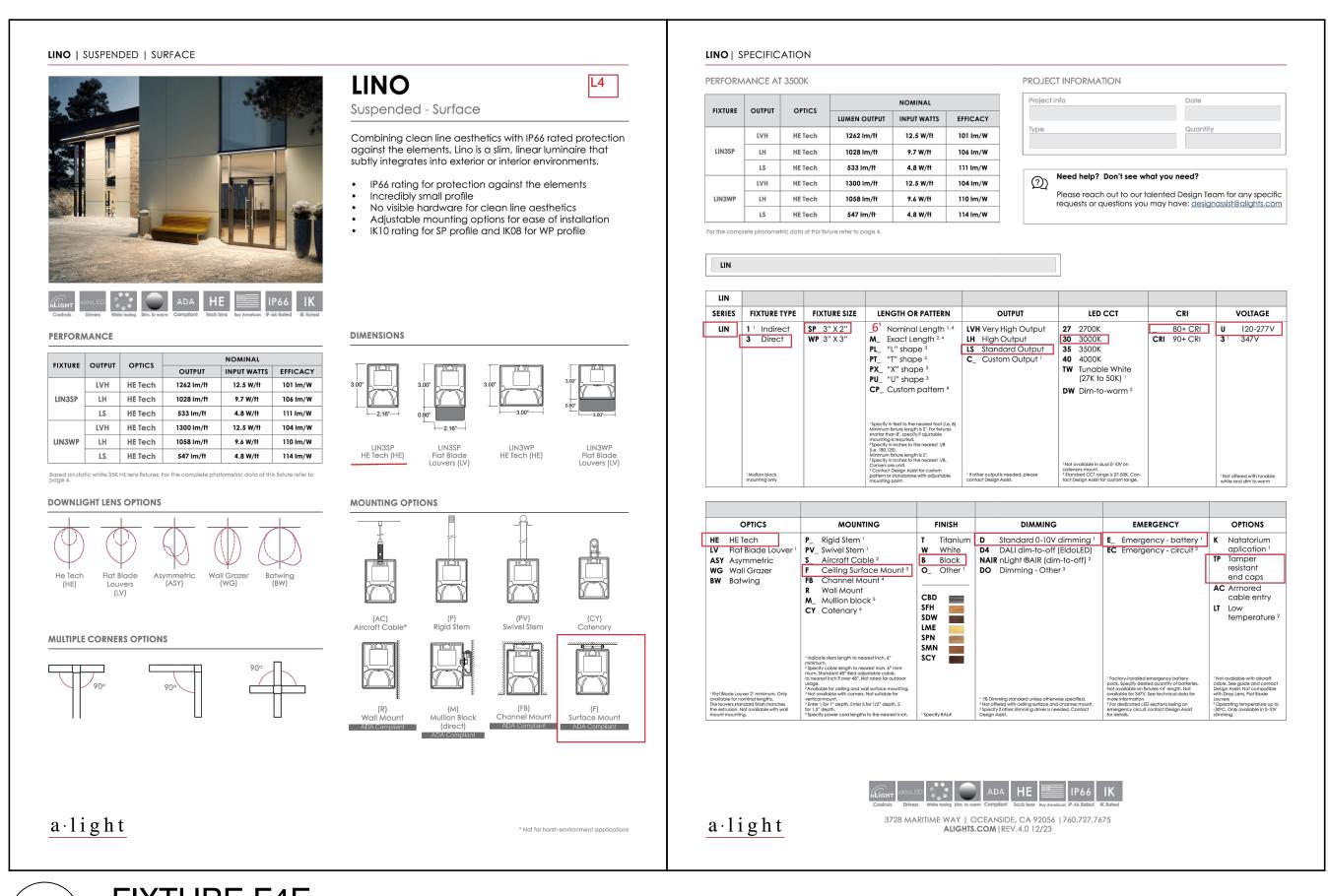
# 2 LIGHTING PLAN - ROOF



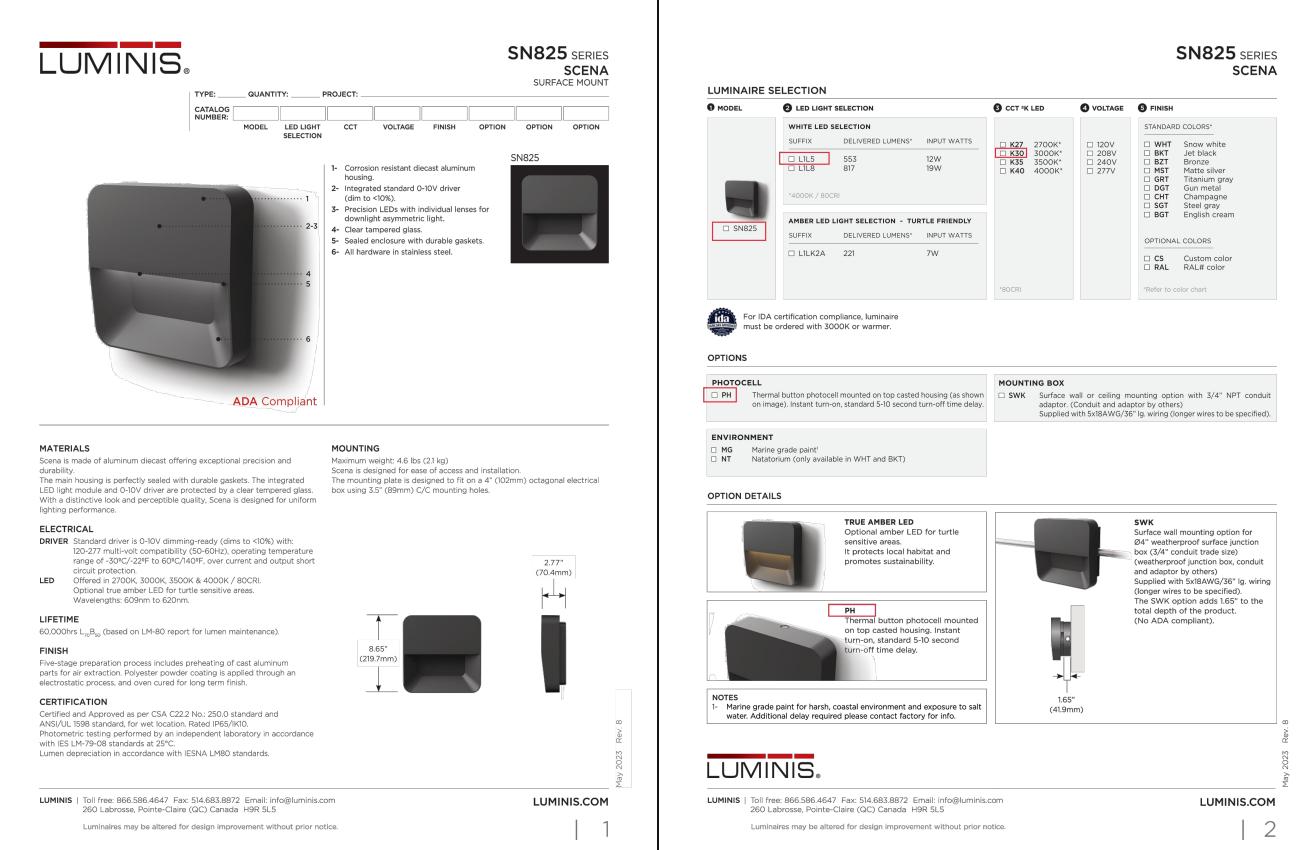
1 LIGHTING PLAN - GROUND LEVEL

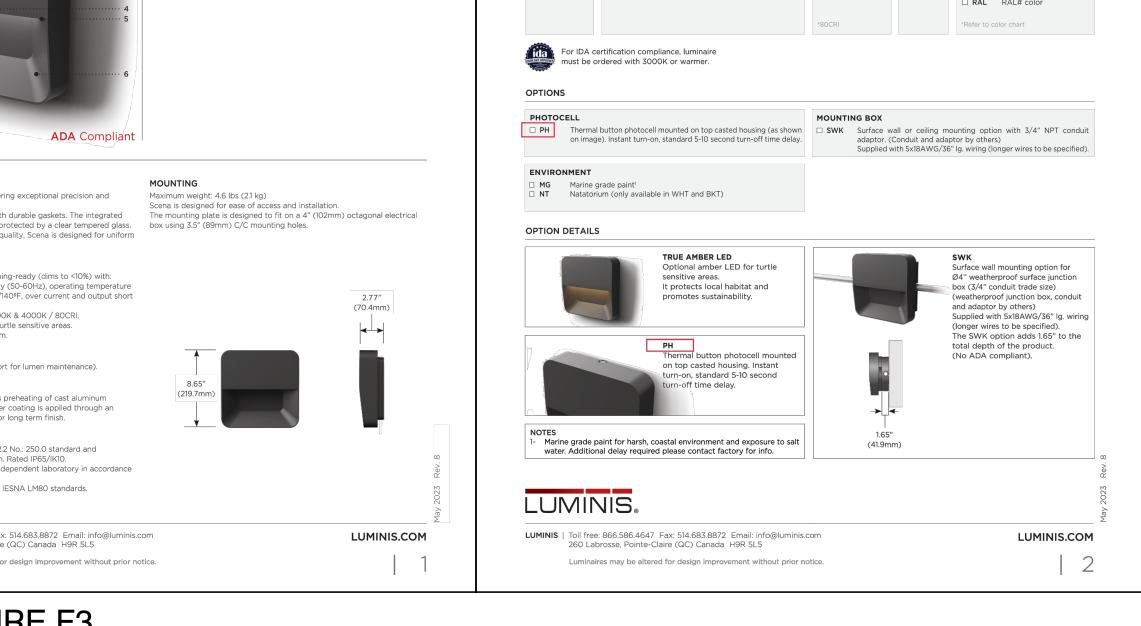
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Entry-0'0"(Copy)	+	3.1 fc	12.8 fc	0.1 fc	128.0:1	31.0:1
Egress Path-0'0"(Copy)	+	3.8 fc	13.0 fc	1.0 fc	13.0:1	3.8:1
Roof stairs / door(Copy)	+	1.1 fc	3.8 fc	0.1 fc	38.0:1	11.0:1
D (I D II OIOII/O )		4 7 6	22.0.6	000	N1 / A	N1 / A

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
<u>^</u>	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
Ô	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 LO4AR 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-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. Lino Slim LS HE	3000K LED	2132	0.82	28.5

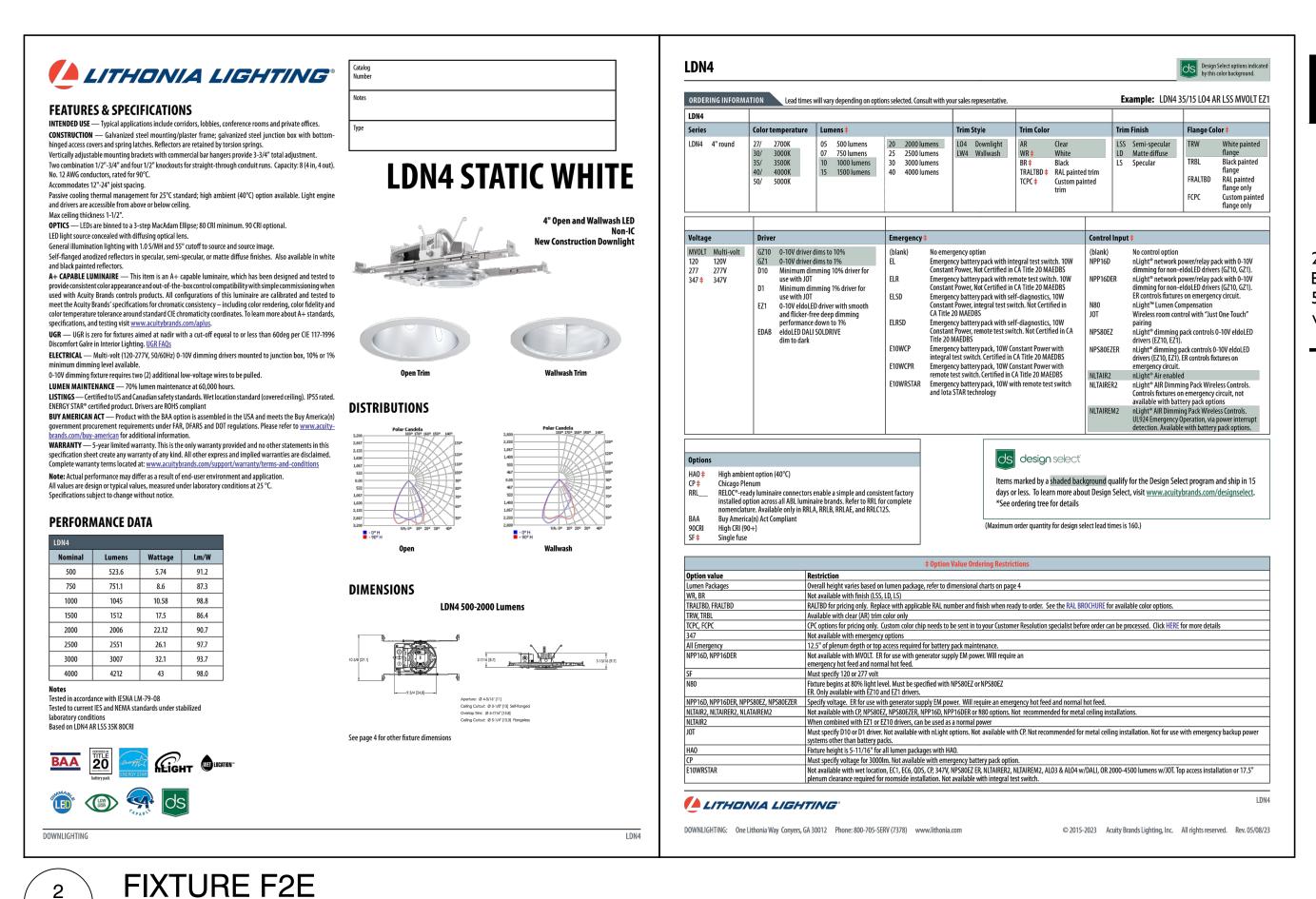








FIXTURE F3



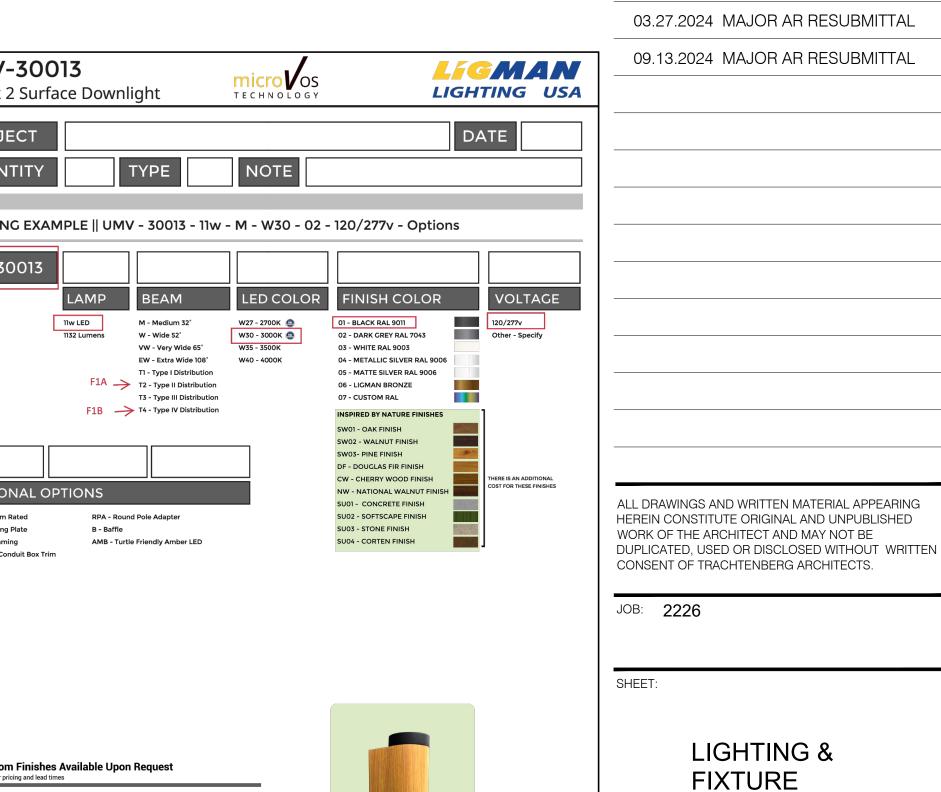
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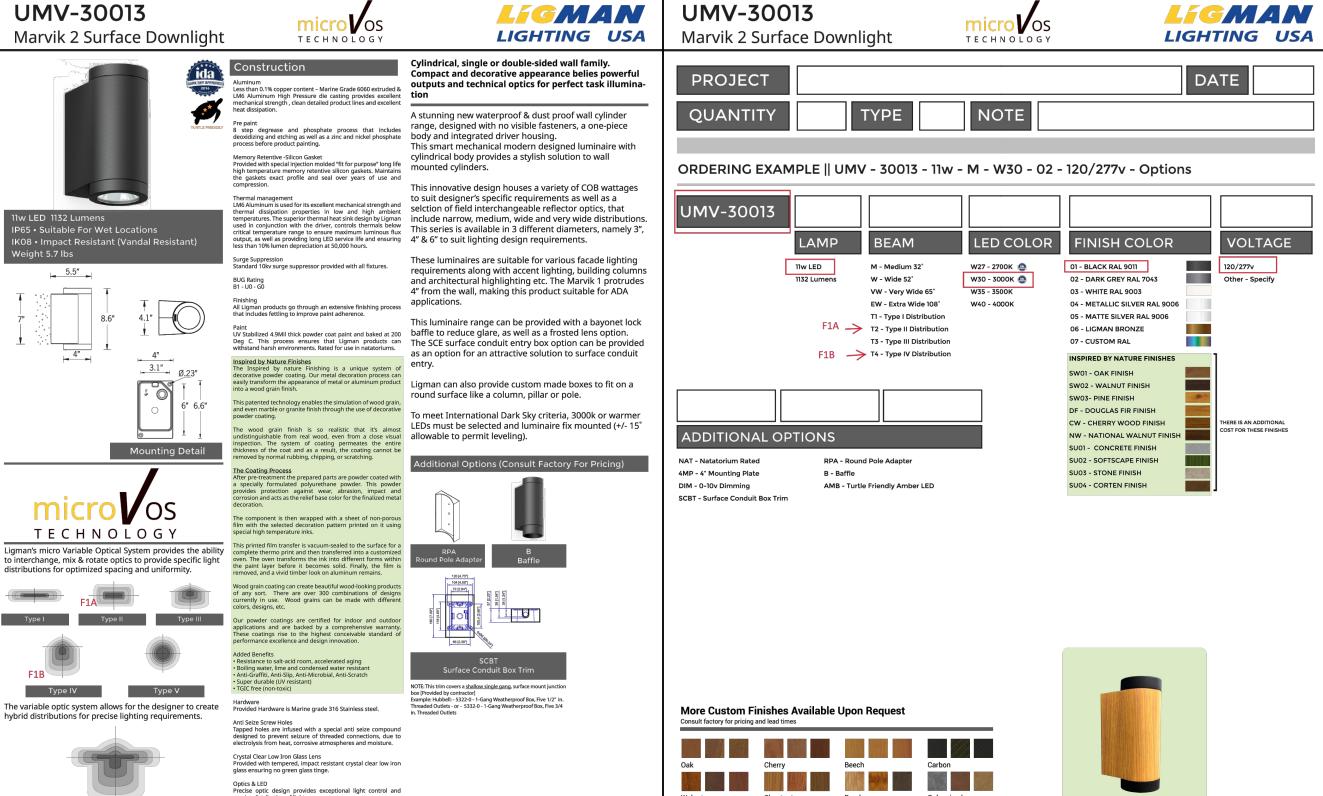
01.05.2024 MAJOR AR SUBMITTAL

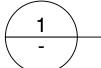


Actual: Inspired by Nature Finish

[Two-Tone]

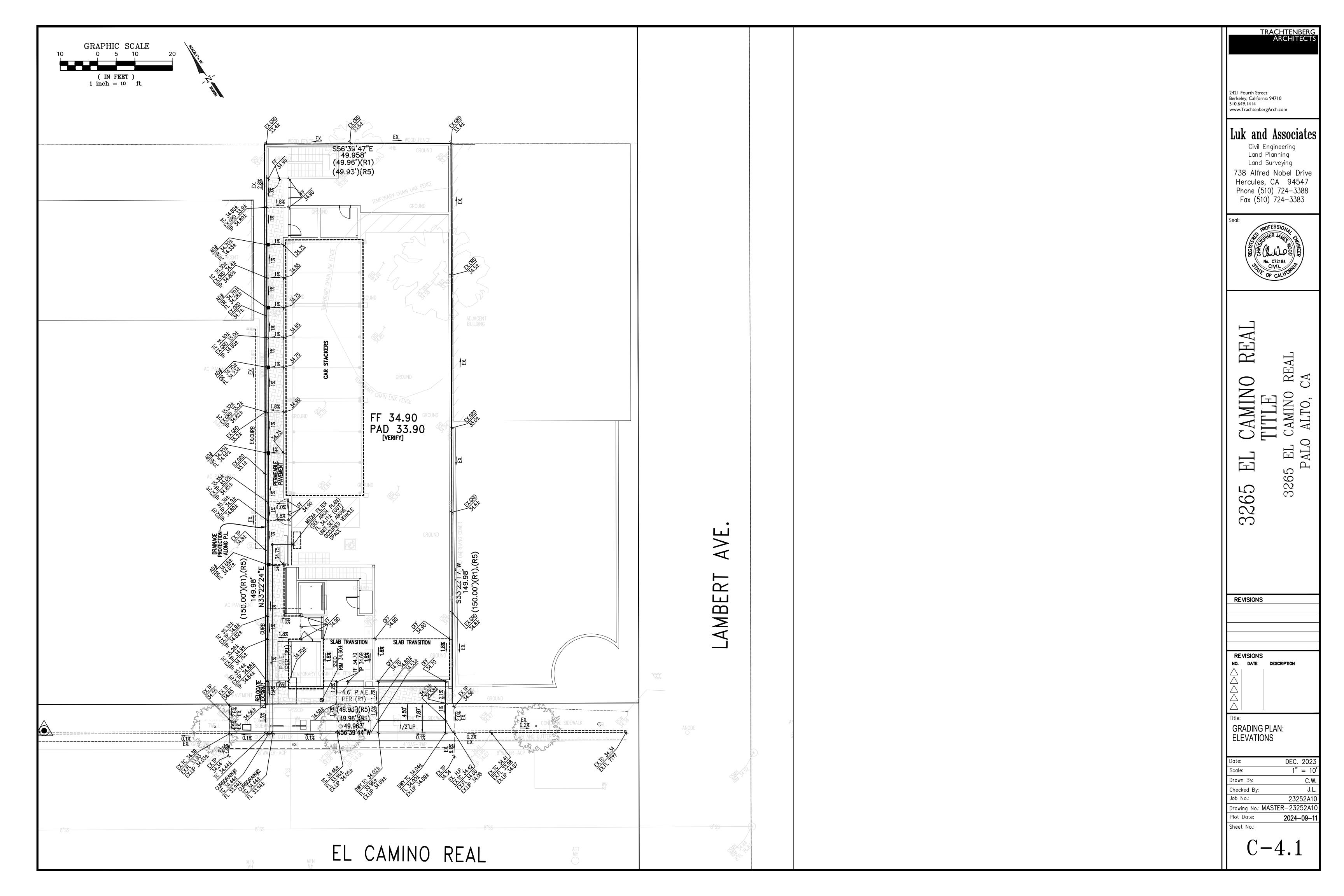
**SPECS** 

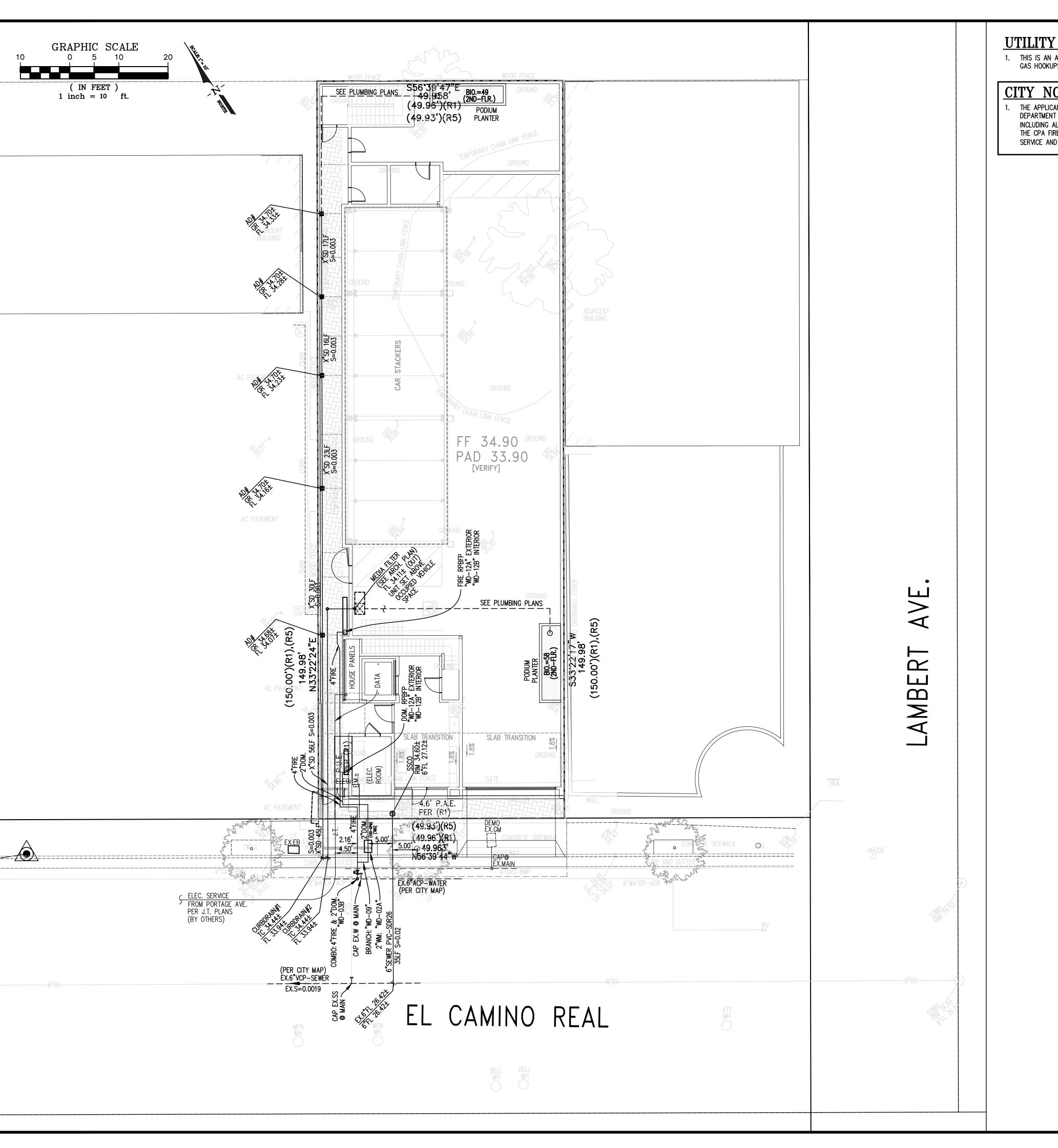




FIXTURE F1A / F1B

Lumen - Maintenance Life L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)





### UTILITY NOTES:

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

### **CITY NOTES:**

1. THE APPLICANT SHALL PROVIDE TO THE WGW UTILITY ENGINEERING DEPARTMENT WITH A COPY OF THE PLANS FOR THE FIRE SYSTEM INCLUDING ALL FIRE DEPARTMENT'S REQUIREMENTS. (PLEASE CONTACT THE CPA FIRE DEPARTMENT TO DISCUSS MORE DETAILS ON A DEDICATED FIRE SERVICE AND RPDA BACKFLOW LOCATION.)

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### Luk and Associates

Civil Engineering Land Planning Land Surveying 738 Alfred Nobel Drive Hercules, CA 94547

Phone (510) 724-3388 Fax (510) 724-3383



REAL REAL CA

CAMINO TITLE EL ALO 3265 3265

REVISIONS

REVISIONS
NO. DATE DESCRIPTION

UTILITY PLAN:

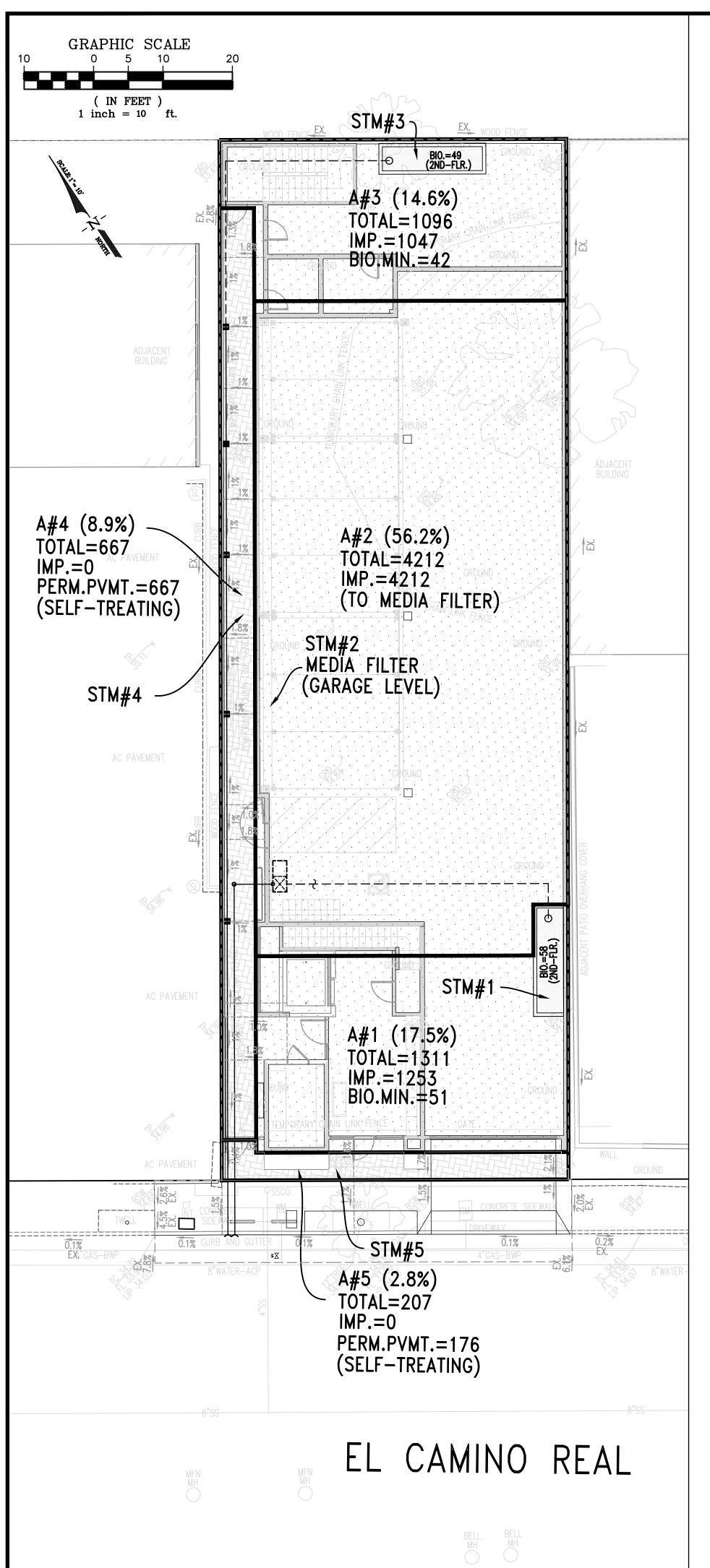
6"SEWER 35LF S=0.02

0+20 0+30 0+40 SEWER LATERAL PROFILE

SCALE: 1" = 10' HORZ. 1" = 2' VERT.

DEC. 2023 Drawn By: Drawing No.: MASTER-23252A10

Plot Date: 200.1



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

2. SEE SHEET C-6.2 FOR STORMWATER TREATMENT MEASURE (S.T.M.) DETAILS.

PROJECT QUALIFICATIONS AND CREDITS.

3. SEE NOTES TO RIGHT FOR STORMWATER TREATMENT DESIGN CRITERIA AND SPECIAL

STO]	RM TREATM	ENT I	DESIGN	N (PER SA	NTA C	LARA COU	JNTY)*					
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
	FLOW-THROUGH	H 2.C 4% METHOD	1253	IMPERVIOUS	1.0							
DMA: A#1	(BIO.)PLANTER LID: LINED		58	PERVIOUS	0.1	51	58	6"	6"	6"	17.5%	
" STM#1	MEIROD		PERMPAVERS	0.1				(10P.OF.PLANTER)	(TOP.OF.PLANTER)			
LIEDIA EUTED	2.C	4212	IMPERVIOUS	1.0	(1)	(1)						
DMA: A#2	W/A.	FLOW		PERVIOUS	0.1	CARTRIDGE	CARTRIDGE	N/A	N/A	N/A		56.2%
STM#2	METHOD		PERMPAVERS	0.1	[SEE BELOW]^	[SEE BELOW]^						
	FLOW-THROUGH	TER 4%	1047	IMPERVIOUS	1.0	42	49	6"	6" (TOP.OF.PLANTER)	6" (TOP.OF.PLANTER)	14.6%	
DMA: A#3	DMA: (BIO.)PLANTER A#3 LID: LINED		42	PERVIOUS	0.1							
	STM#3	MEIHOD		PERMPAVERS	0.1							
	CELE TOTATING		0	IMPERVIOUS	1.0				1" CAPTURE	2.5" MIN.		
DMA: A#4	SELF—TREATING LID: LINED	N/A		PERVIOUS	0.1	N/A	N/A	N/A	N/A = 56-CF	N/A = 56-CF STORAGE (VOID.RATIO=0.4)	8.9%	
	STM#4		667	PERMPAVERS	0.1					= 67 - CF		
	OFI E TOEATING		0	IMPERVIOUS	1.0				1" CAPTURE	3.0" MIN.		
DMA: A#5	SELF—TREATING LID: LINED	N/A		PERVIOUS	0.1	N/A	N/A	N/A	N/A = 17-CF	STORAGE 2.8 (VOID.RATIO=0.4)	2.8%	
,,,	STM#5		176	PERMPAVERS	0.1					= 18-CF		
	C.3 DESIGN:  1. SEE PLAN VIEW TO LEFT FOR DRAINAGE MANAGEMENT AREA (D.M.A.) LOCATIONS.								TOT SEE SPECIA CREDITS QU		43.8%	56.2%*

### EXISTING SURFACE-AREA TABLE

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

### DDODOGED GIIDENCE YDEN TYDIE

PRUPUSED 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
- 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

- 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):

- 1. NOT IN A PDA
- 2. SITE AREA = 7,500-SF (0.172-ACRE)
- **3. AFFORDABILITY** FOR THE 44 UNITS (255-DU/ACRE): 3.1. LOW INCOME (51-80% AMI)  $\rightarrow$  20% OF TOTAL OR 9 UNITS (5 STUDIOS + 4
- 3.1. MODERATE INCOME (81-120% AMI) -> 80% OF TOTAL OR 35 UNITS (19
- STUDIOS + 16 1BDR)
- 4.1. MODERATE INCOME YIELDS...

4.4. TOTAL=

50% LID CREDIT 15% LID CREDIT

70% LID CREDIT

4.1. DENSITY YIELDS.. 4.2. 0% SURFACE PARKING YIELDS...

5% LID CREDIT 4.3. NO LOCATION CREDITS... 0% 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.

### 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:

- 1. STORMWATER TREATMENT MEASURES: 1.1. 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) FOR DETAILS.
- 1.2. 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.
- 1.3. 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.
- 1.4. 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.

### 2. BAY-FRIENDLY GUIDELINES (RESCAPECA.ORG)

- 2.1. 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.
- 2.2. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.

### 3. 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).
- 3.3. DRAIN HVAC FLUIDS FROM ROOFS AND OTHER AREAS TO LANDSCAPING.
- 3.4. 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.
- 4. 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:**

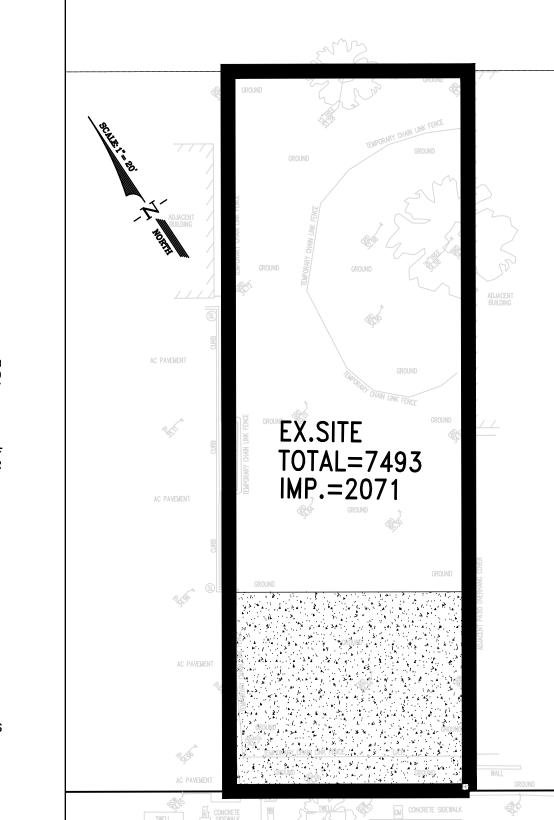
- 1. STORMWATER BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPS INCLUDE, BUT ARE NOT
- 1.1. 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;
- 1.2. UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA);
- 1.3. DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS:
- 1.4. REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.
- 2. PAMC 16.09.180(b)(5): CONDENSATE FROM HVAC CONDENSATE LINES SHALL NOT BE CONNECTED OR ALLOWED TO DRAIN TO THE STORM DRAIN
- 3. 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 DESIGNEE TO DISCHARGE WATER PUMPED FROM CONSTRUCTION SITES TO THE STORM DRAIN. THE CITY ENGINEER OR DESIGNEE 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
- PLUME AREAS ARE SHOWN ON THE GIST 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
  - PRIOR TO DISCHARGE OF ANY WATER FROM CONSTRUCTION DEWATERING, THE WATER SHALL BE TESTED FOR VOLATILE ORGANIC COMPOUNDS (VOCS) USING EPA METHOD 601/602 OR METHOD 624. 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 SITE:**



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# Luk and Associates

Civil Engineering Land Planning Land Surveying

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



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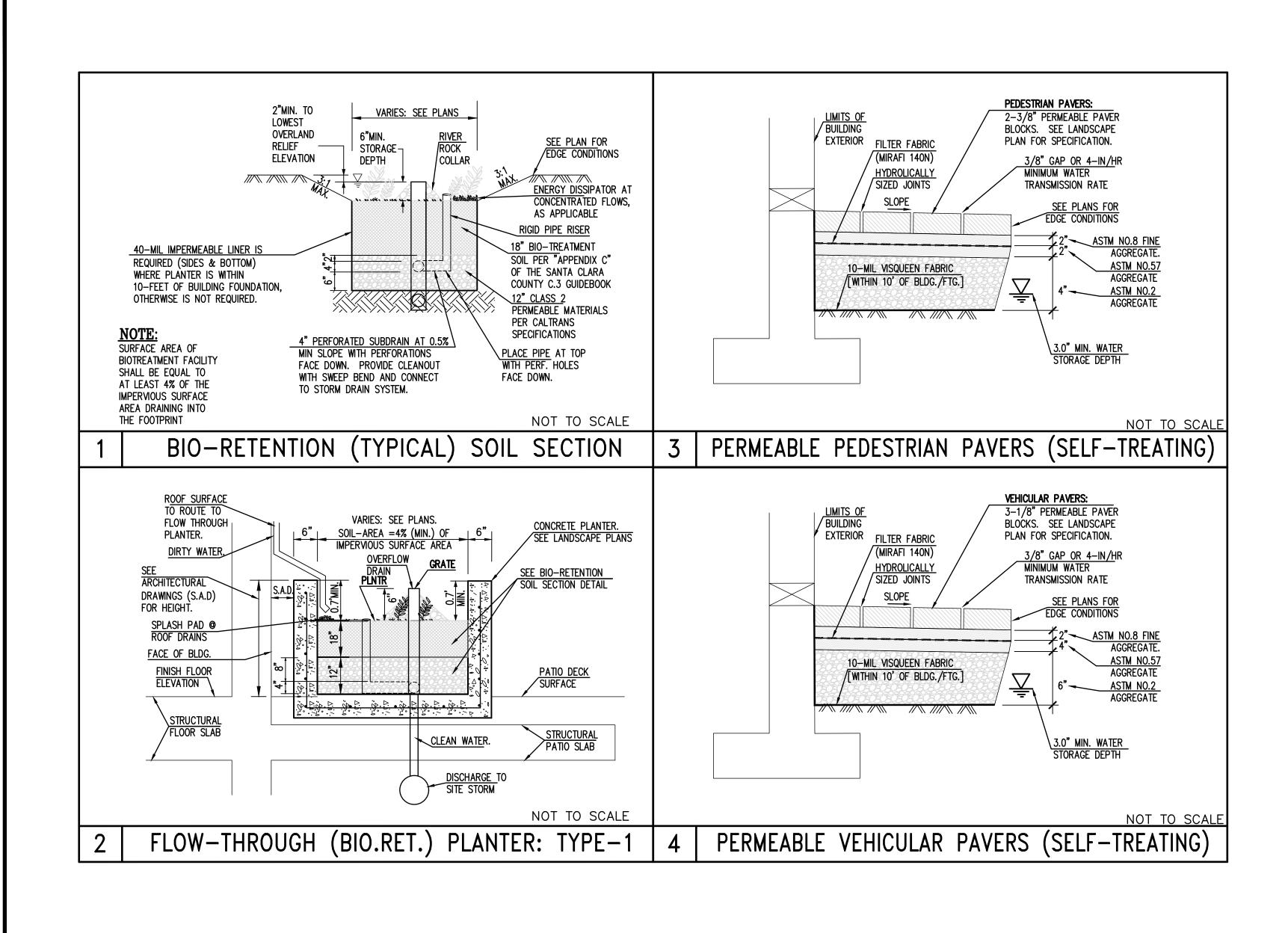
REVISIONS

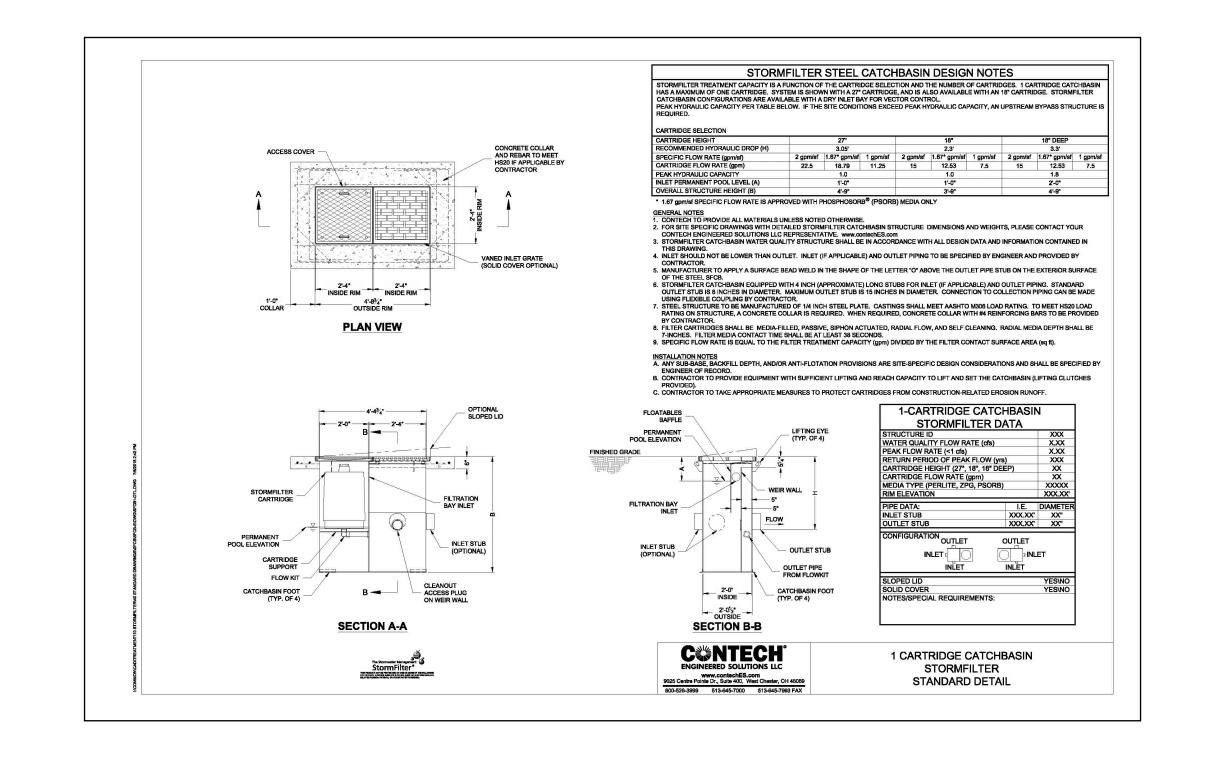
REVISIONS NO. DATE DESCRIPTION

STORMWATER TREATMNT PLAN

DEC. 2023 Drawn By: Checked By: Job No.: 23252A1 Drawing No.: MASTER-23252A1 Plot Date: **2024-09-**1

Sheet No.:





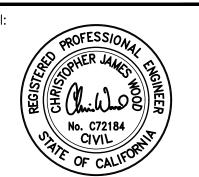
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REAL

3265 EL CAMINO REAL S265 EL CAMINO REAL PALO ALTO, CA

REVISIONS

REVISIONS

NO. DATE

Title:
STORMWATER
TREATMNT PLAN
DETAILS

 Date:
 DEC. 2023

 Scale:
 1" = 10'

 Drawn By:
 C.W.

 Checked By:
 J.L.

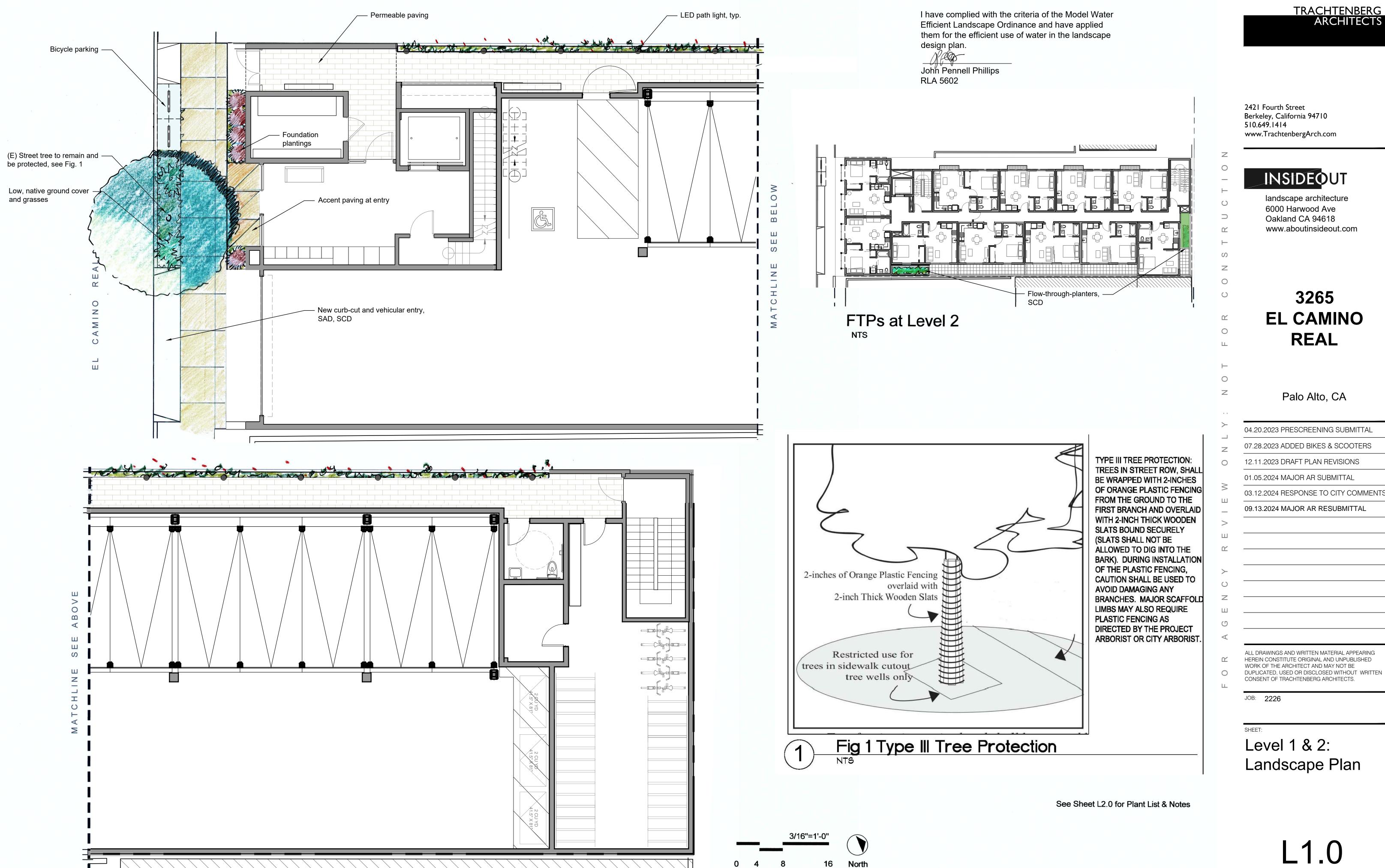
 Job No.:
 23252A10

 Drawing No.:
 MASTER-23252A10

 Plot Date:

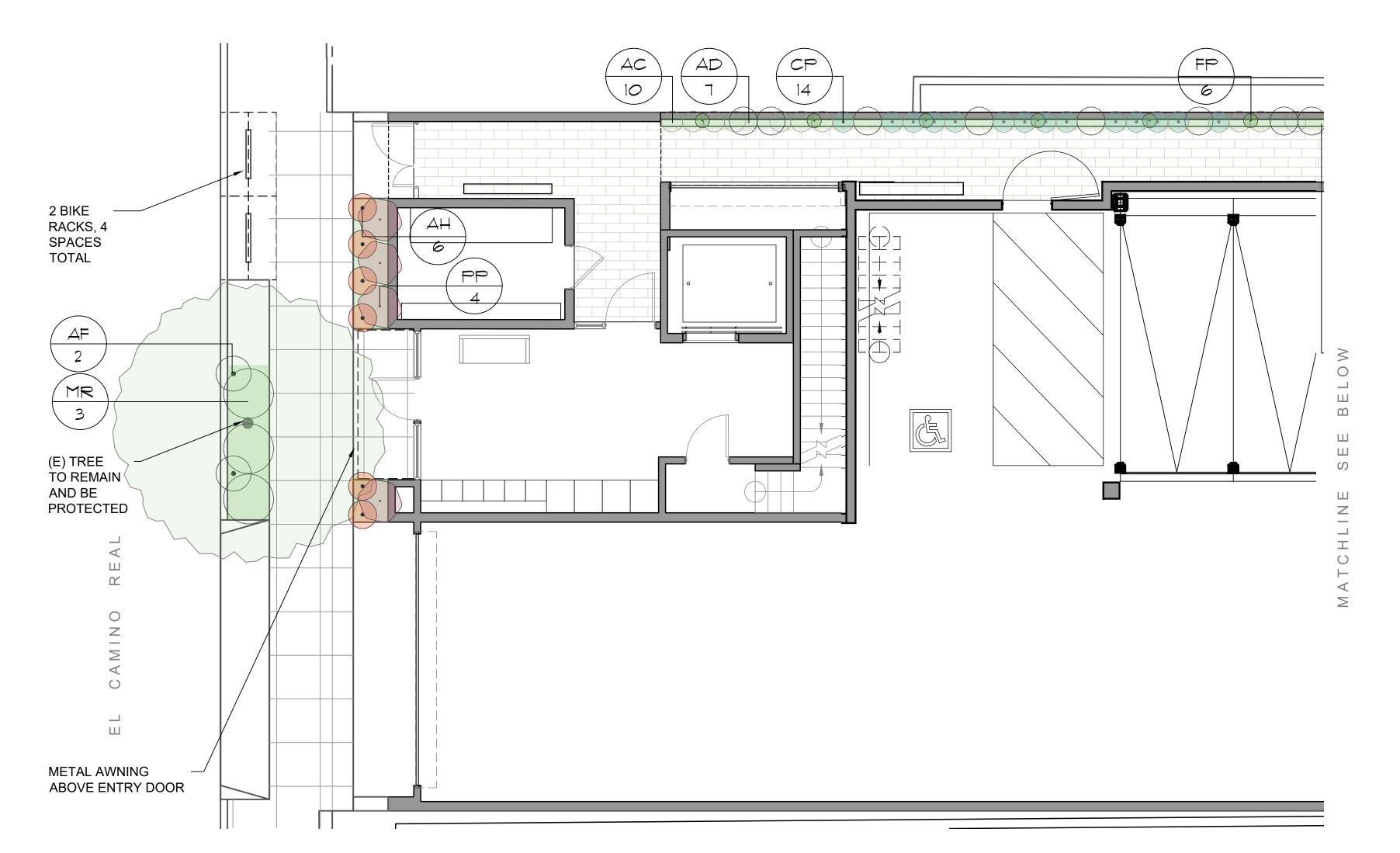
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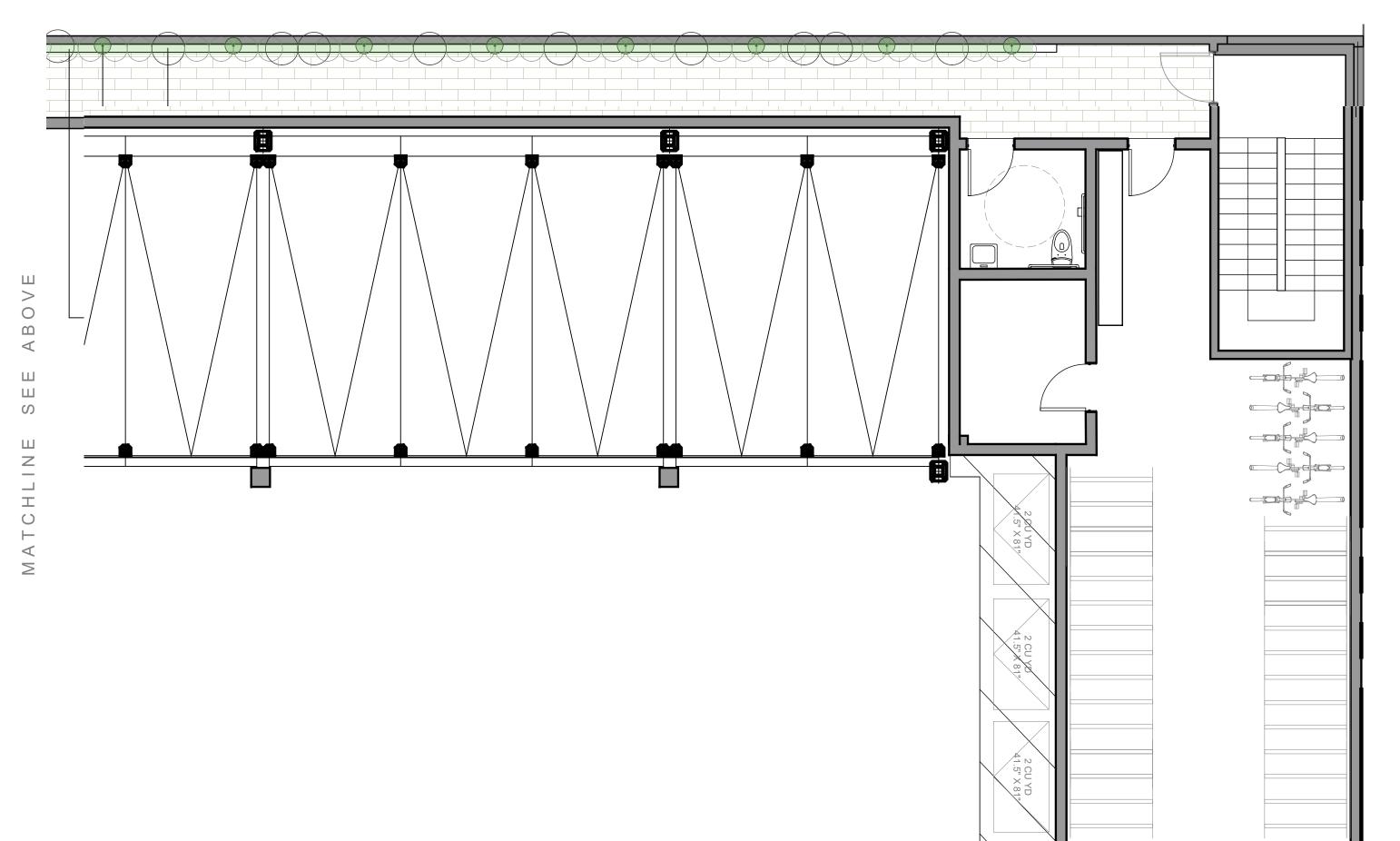
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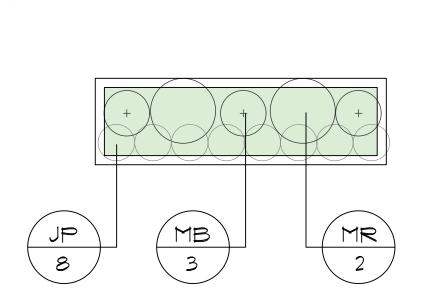




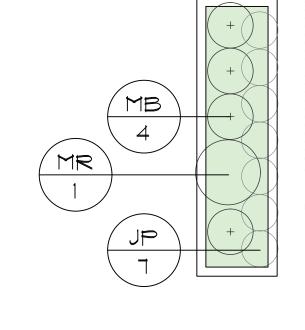


# FTPs at Level 2





Eastern FTP at Level 2

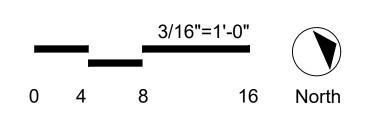


Northern FTP at Level 2





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



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Palo Alto, CA

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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
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SH

# Level 1 & 2: Planting Plan

L1.1

See Sheet L2.1 for Plant List & Notes





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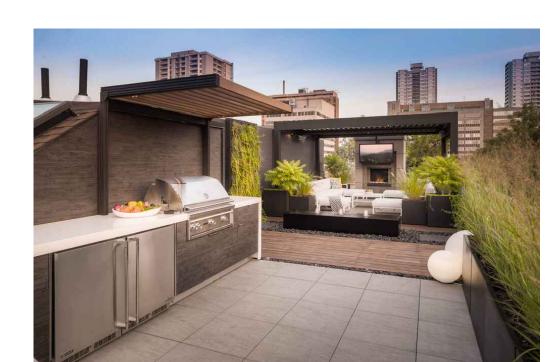
Roof Deck: Landscape Plan, Imagery







Seating / planting



Grill / kitchen & pedestal pavers



Built-in seating



Permeable pavers

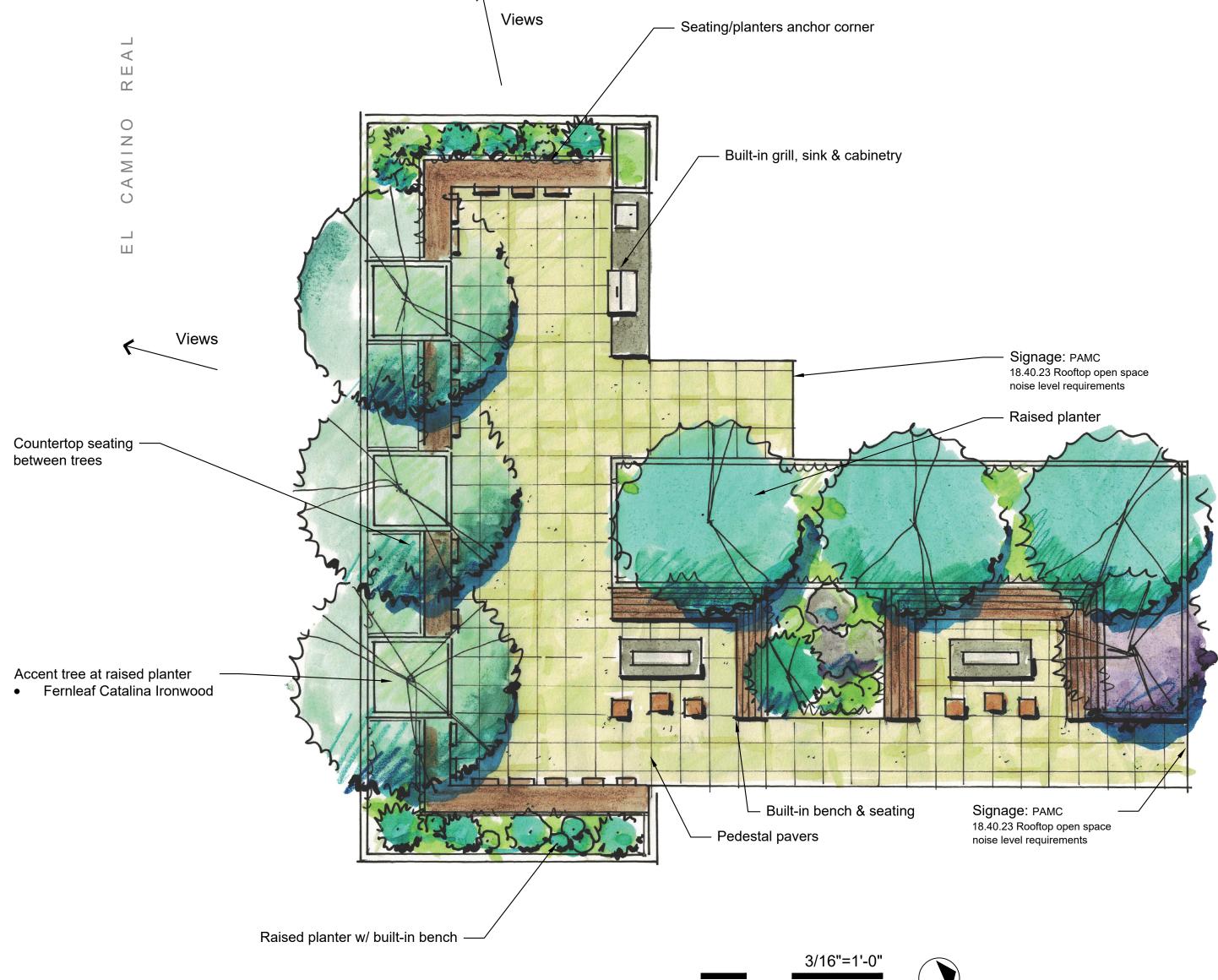


Fernleaf Catalina Ironwood























'Big Red' Kangaroo Paw

'Ray Hartman' Ceanothus (small accent tree)

'Siskiyou Blue' Fescue

Calandrinia

Spice Bush

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





'Carman's Gray' Rush

'Bush Ranger' Kangaroo Paw





Prostrate Myoporum 'Covelo' Mock Orange

# Plant List

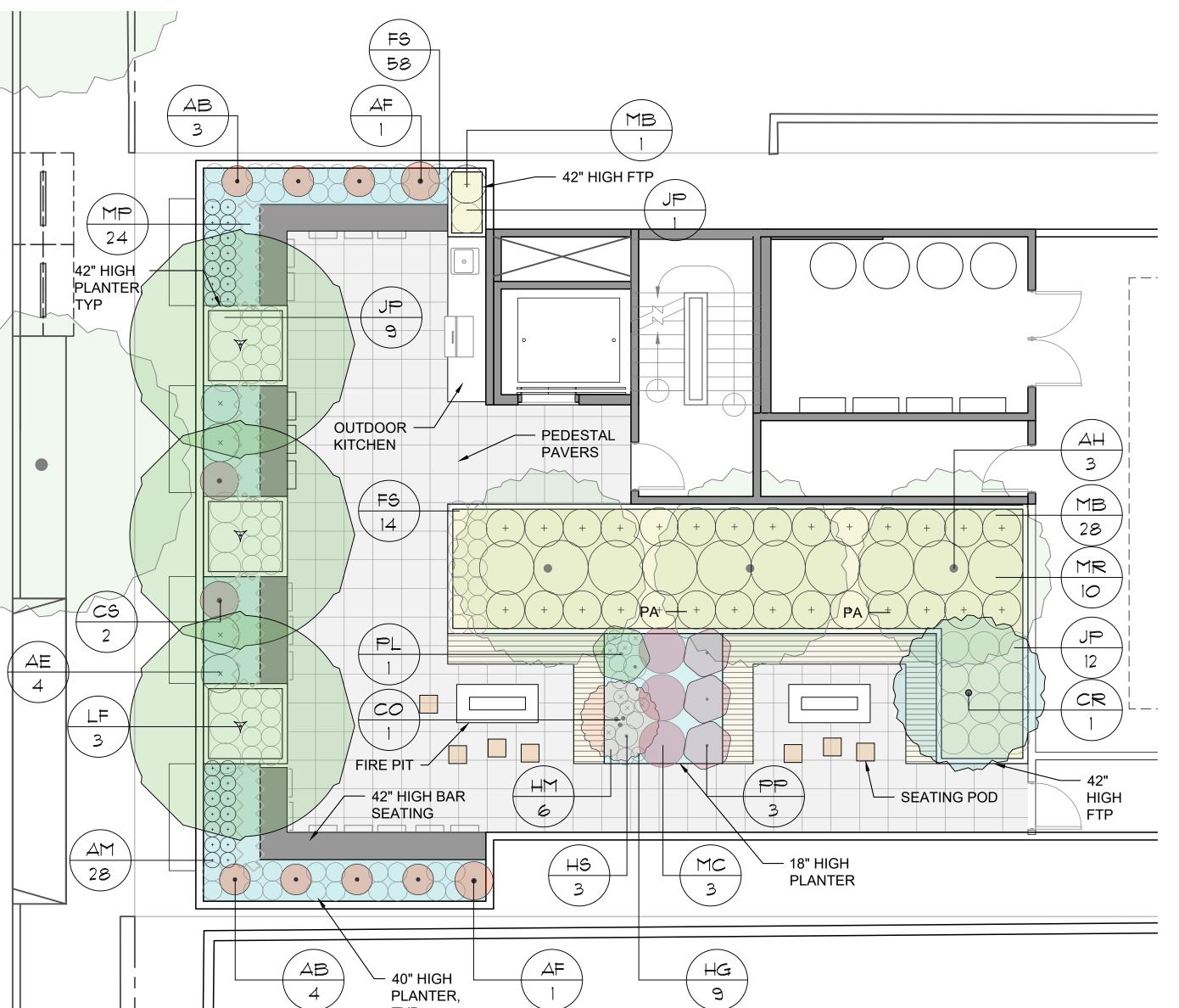
Index	Latin Name	Common Name	Size	Qty	Height	Width	Exposure	WUCOLS	FTP*	Invasive	CA Native	Drought Tol.	Habitat	Notes
Trees														
АН	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	15 gallon	3	15'	12'	SU	L		No	Yes	^	Hummingbirds, songbirds, butterflies	Small roof deck tree
CR	Ceanothus 'Ray Hartman'	Ray Hartman California Lilac	15 gallon	1	15'	12'	SU	L		No	Yes	^	Hummingbirds, songbirds, butterflies	Accent roof deck tree
LF	Lyonothamnus floribundus ssp. Aspleniifolius	Fernleaf Catalina Ironwood	24" box	3	30'	20'	any	L		No	Yes	X	Songbirds	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		Songbirds, butterflies	
CS	Calandrinia spectabilis	Rock Purslane	1 gallon	2	30"	30"	any	L		No		X		Accent
JP	Juncus patens 'Carman's Gray'	Carman's Gray Spreading Rush	1 gallon	37	18"	24"	any	L	Χ	No	Yes	X	Songbirds	Flow-through-planter
МВ	Mimulus aurantiacus var. bifidus 'Ivory White'	White Santa Lucia Monkeyflower	5 gallon		30"	30"	any	VL	х	No	Yes	^	Hummingbirds,	Flow-through-planter
				28			·		^				butterflies	
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	Χ	No	Yes		Songbirds	Flow-through-planter
PL	Philadelphus lewisii 'Covelo'	Covelo Wild Mock Orange	5 gallon	1	6'	4'-0"	any	M		No	Yes		Songbirds, butterflies	
PP	Penstemon palmeri	Pink Wild Snapdragon	1 gallon	7	5'	36"	any	М		No	Yes	^	Hummingbirds, butterflies	Accent
Vines & G	roundcover													
AB	Anigozanthos '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	4	18"	5'	any	L		No	Yes	^	Hummingbirds, songbirds, butterflies	
AM	Armeria maritima 'Alba'	White Common Thrift	1 gallon	28	9"	9"	SU, PA	M		No	Yes	Χ	Songbirds, butterflies	
CP	Campanula poscharskyana 'Camgood'	Blue Waterfall Serbian Bellflower	1 gallon	14	8"	18"	any	M		No		Χ		
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	Χ	No	Yes	Х	Songbirds, butterflies	
HG	Heuchera americana 'Green Spice'	Green Spice Coral Bells	1 gallon	9	12"	15"	PA, SH	M		No	Yes		Hummingbirds, butterflies	
нм	Heuchera 'Midnight Rose' PP 18,551	Midnight Rose Coral Bells	1 gallon	6	15"	15"	PA, SH	M		No	Yes		Hummingbirds, butterflies	
HS	Heuchera 'TNHEUNES' PP 29,632	Northern Exposure Silver Coral Bells	1 gallon	3	18"	18"	PA, SH	M		No	Yes		Hummingbirds, butterflies	
MP	Myoporum parvifolium	Prostrate Myoporum	1 gallon	24	6"	8'-0"	SU	L		No		Х		

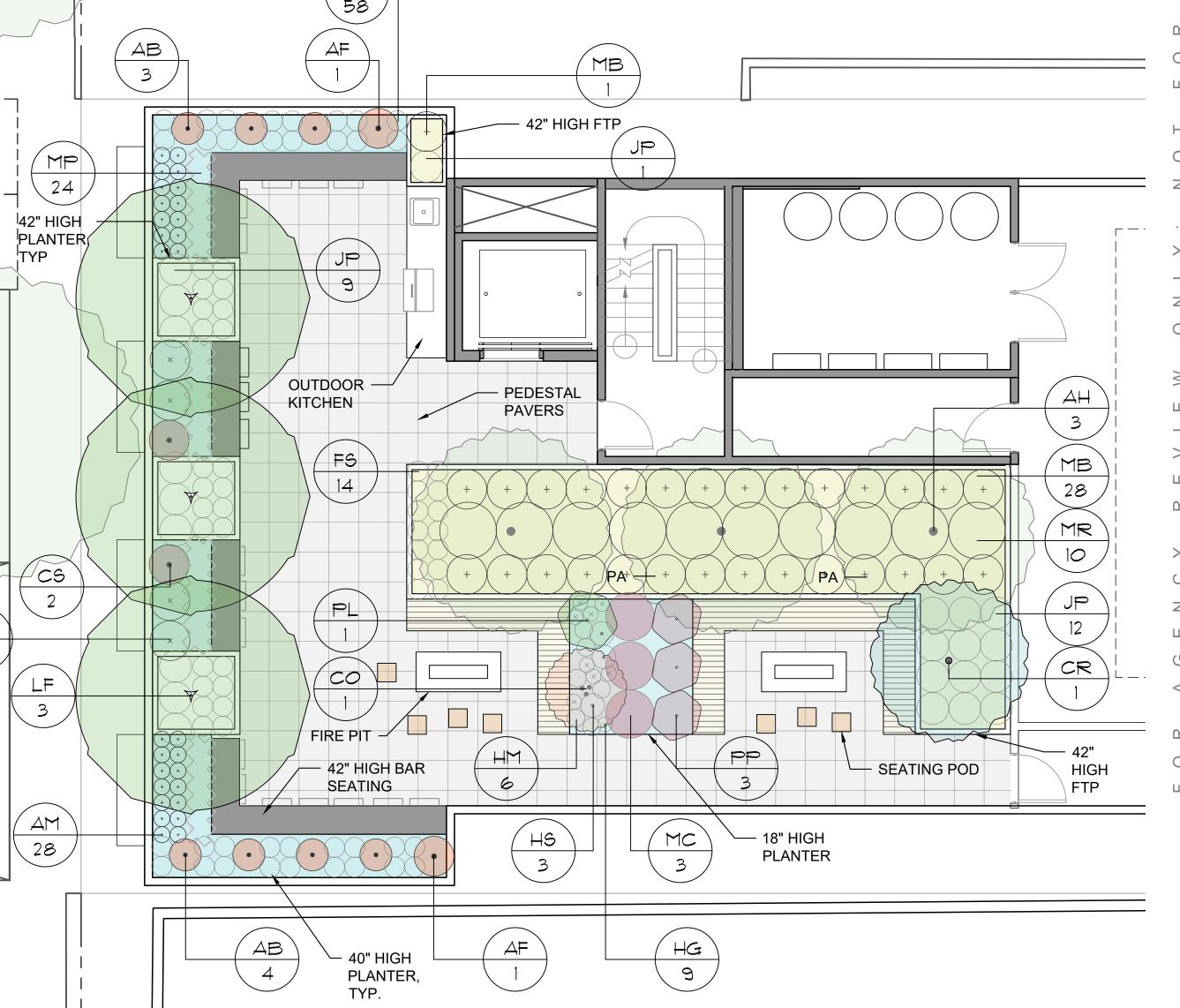
Total plants 341 CA native plants 247 % CA native plants

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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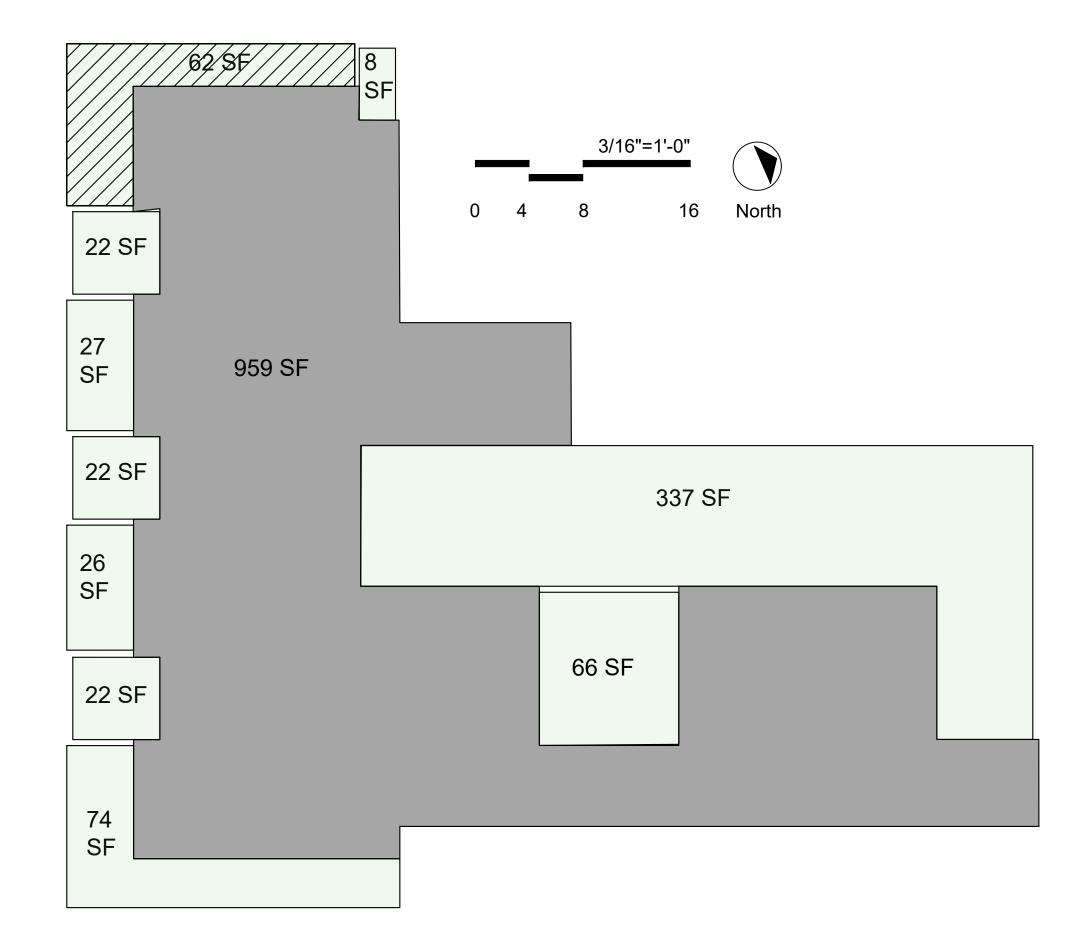
JOB: **2226** 

Roof Deck: Planting Plan, Plant List

TOTAL USEABLE ROOF DECK AREA: TOTAL HARDSCAPE AREA: TOTAL LANDSCAPE AREA:

1626 SF 960 SF 666 SF

(59%) (41%)





Planter w/ Railing atop Parapet







come close to parapet



Tree in raised planter



Cable railing or similar on top parapet





Vegetation prevents people to



Wood bench with back

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. 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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Roof Deck: Landscaped Area Takeoff; Planter Detail



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Roof Deck: Section Perspectives

L2.3

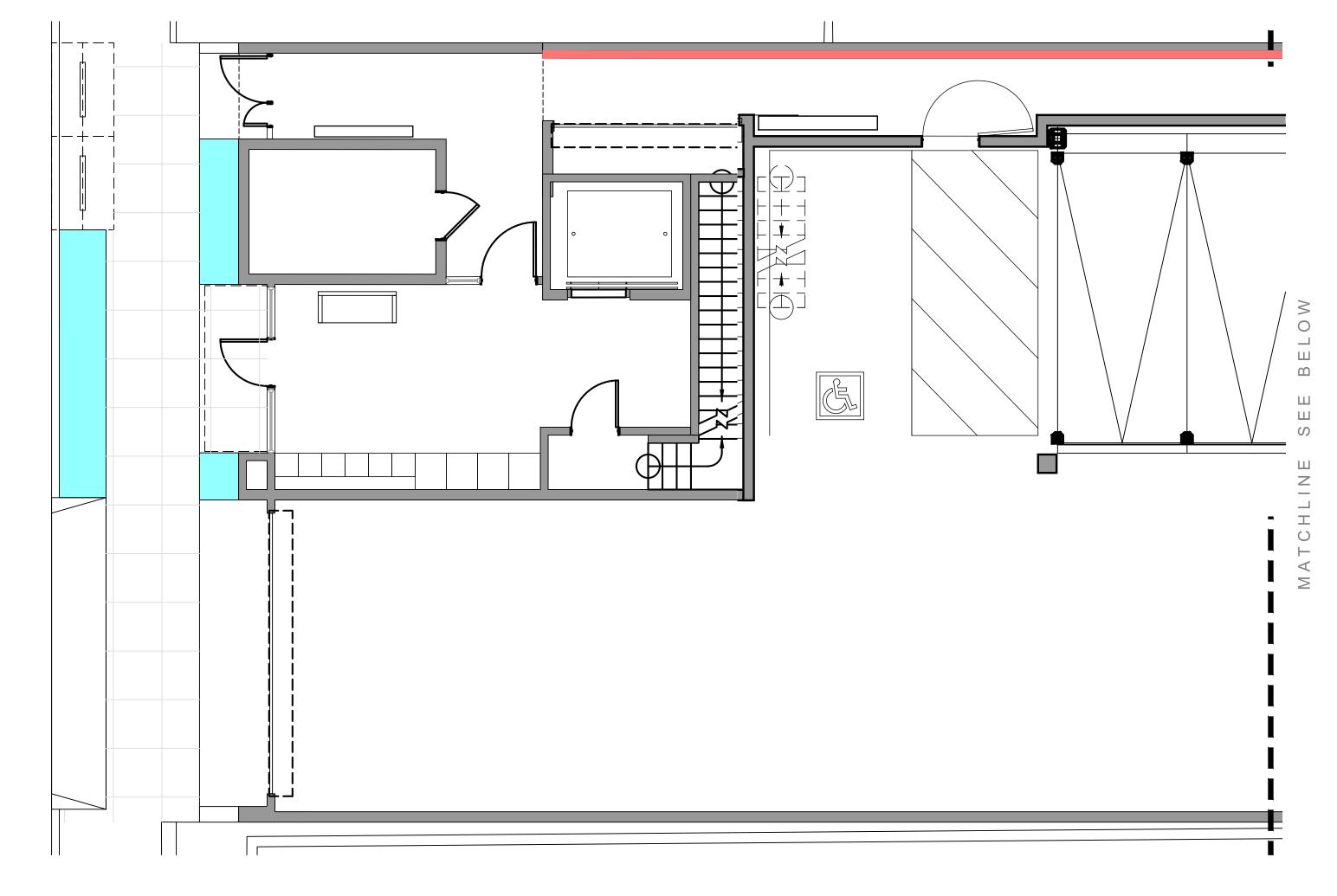


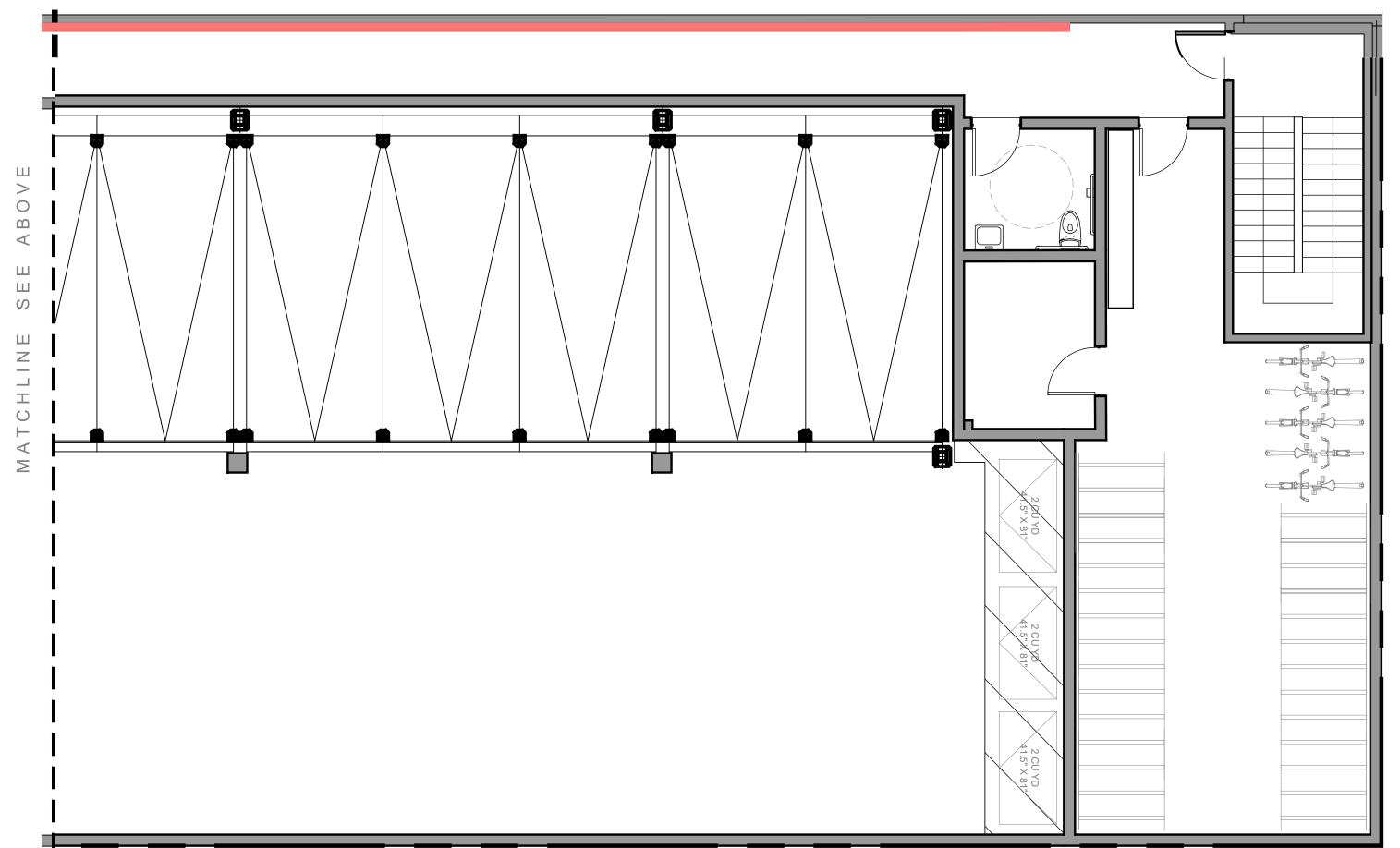
Roof Deck - Section Perspective 1

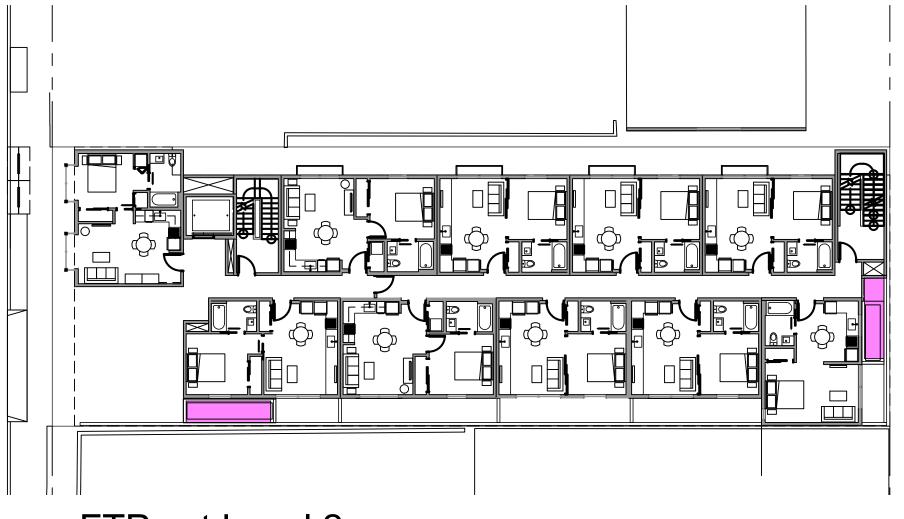


Roof Deck - Section Perspective 2









# FTPs at Level 2

# 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

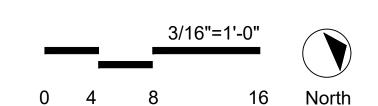
	California	Water Effici	ient Landscap	oe Worl	ksheet				
Reference Evapotranspiration (	ET <sub>o</sub> )	43	Proj	ect Type	Residen	tial	0.55		
Hydrozone # / Planting	Plant	Irrigation	Irrigation	ETAF	Landscape	ETAF x	Estimated		
Description <sup>a</sup>	Factor (PF)	Method <sup>b</sup>	Efficiency (IE) <sup>c</sup>	(PF/IE)	Area (Sq. Ft.)	Area	Total Water		
							Use		
							(ETWU) <sup>d</sup>		
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		
					ETV	VU Total	9295		
		Ma	ximum Allow	ed Wate	er Allowance (	MAWA) <sup>e</sup>	13358		
ETAF Calculations									
Regular Landscape Areas		_	Average ETAF for Regular Landscape						
Total ETAF x Area	349		Areas must be						
Total Area	911		residential areas, and 0.45 or below						
	+	1	for non-residential areas.						

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

Average ETAF

for non-residential areas.

Total Landscape Area in this pacakge: 911 SQ. FT.



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

# 3265 **EL CAMINO REAL**

Palo Alto, CA

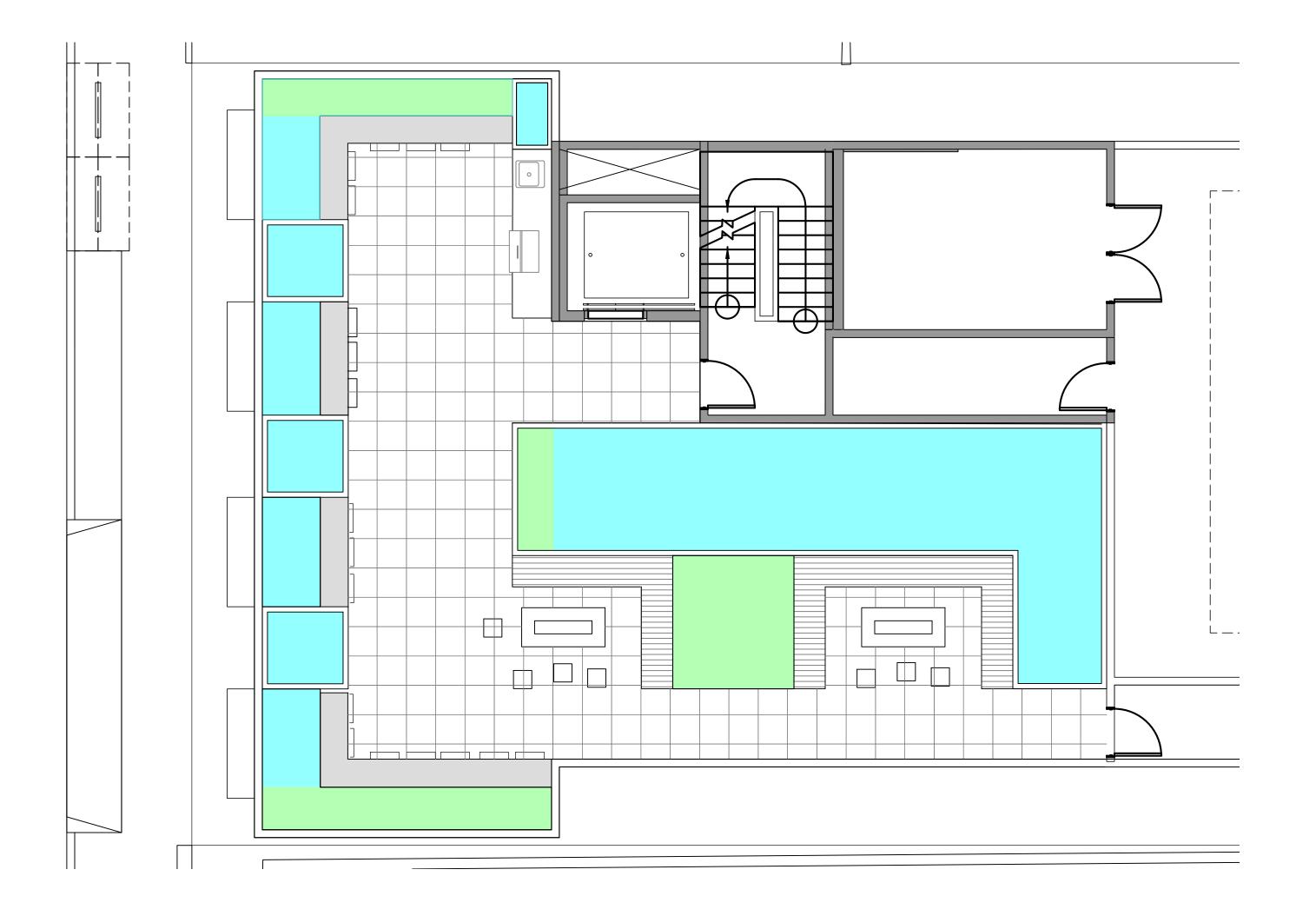
04.20.2023 PRESCREENING SUBMITTAL 07.28.2023 ADDED BIKES & SCOOTERS O 12.11.2023 DRAFT PLAN REVISIONS 01.05.2024 MAJOR AR SUBMITTAL 03.12.2024 RESPONSE TO CITY COMMENTS 09.13.2024 MAJOR AR RESUBMITTAL

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JOB: **2226** 

Level 1 & 2: Preliminary Hydrozone plan





# 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

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Roof Deck: Preliminary Hydrozone Plan

12.0

							Compliance Pa	ım veri	ncation		
							Rough GB	Fin	al Inspecti	on IVP	2 # 1
					Plan	Check	Inspection				
				Plan Sheet, Spec or			IVR # 152		Part 1		
Planning ar				N Attachment Reference	CORR	INITIAL	CORR INITIAL	CORR	INITIAL	CORR	11 2
	Storm water drainage and retention during construction (less than one acre)	4.106.2									Ī
	Topsoil protection - Tier 2 requirements	PAMC 16.16.070 and 16.14.80/ A4.106.2.3	X	GB-3							Ī
Mandatory	Grading and paving	4.106.3									T
Tier 2 Mand.	All-Electric Building/Site (New buildings and substantial remodels)	PAMC 16.14.090 Section 4.106.5	X	GB-3							T
	Water permeable surfaces for 30% - Tier 2 requirements	A4.106.4									T
Tier 2 Mand.	Cool roof for reduction of heat island effect -Tier 2 requirements	PAMC 16.16.070 & 16.14.080 / A4.106.5	X	GB-3	П						T
	Electric vehicle (EV) charging for residential structures (Locally amended)	PAMC 16.14.420 / A4.106.8									+
	EV Charging: New one-family, two-family and townhouse dwellings	PAMC 16.14.420/ A4.106.8.1		X				<del> </del>			+
	EV Charging: New multi-family residential structures	PAMC 16.14.420/ A4.106.8.2		GR-3				+			+
	EV Charging: New Hotels and Motels	PAMC 16.14.420/A4.106.8.3						1			+
	Bicycle Parking (locally amended)When an addition or change of use results in increased parking [MF]	PAMC 18.54.060/ A4.106.9						1			+
	Site selection	A4.103.1						+			+
								1			+
	Community connectivity	A4.103.2		X				-			+
	Supervision and education by a Special Inspector (Locally amended)	PAMC 16.14.140/ A4.104.1		<u> </u>				-			+
	Deconstruction (Locally amended, Mandatory on or after July 1, 2020)	PAMC 16.14.150/ A4.105.1		X				1			4
	Reuse of existing materials (Locally amended)	PAMC 16.14.150/ A4.105.2		X							_
	Soil analysis	A4.106.2.1						1			1
	Soil protection	A4.106.2.2									1
	Landscape design	A4.106.3									1
Elective	Vegetated roof	A4.106.6									$\perp$
Elective	Reduction of heat island effect for nonroof areas	A4.106.7	7   )	X							
Elective	Light pollution reduction (Locally amended)	PAMC 16.14.180/ A4.106.10	X	GB-3		İ		1			1
	Innovative concepts and local environmental conditions	A4.108.1						1			+
		74.100.1				1					_
	linder Water Heal Water algority (4.29 mg)	100011	IVI	lon a	ı			1			#
	Indoor Water Use: Water closets (1.28 gpf)	4.303.1.1									+
	Indoor Water Use: Urinals (Wall Mounted 0.125 gpf, all others 0.5 gpf)	4.303.1.2						1			+
	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	4.303.1.3.1						1			_
	Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)	4.303.1.3.2									$\downarrow$
-	Indoor Water Use: Residential lavatory faucets (1.2 gpm at 60 psi)	4.303.1.4.1									L
	Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) [MF]	4.303.1.4.2						$oldsymbol{ol}}}}}}}}}}}}}}}}}}$			
Mandatory	Indoor Water Use: Metering faucets (0.2 gallons per cycle)	4.303.1.4.3	3 X	GB-3							
Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	4.303.1.4.4									T
	Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)	4.303.2									T
	Outdoor potable water use in landscape areas (MWELO)	4.304.1									T
	Recycled water supply systems [N]	4.305.1			П						+
	Recycled water for landscape irrigation (when landscape >1,000 sq. ft) [MF only][AA]	PAMC 16.14.210/ A4.305.3			П			1			T
	Swimming pool and spa covers (Provide vapor retardant cover)	PAMC 16.14.100/ Section 4.306		X				1			+
_	Kitchen faucets (1.5 gpm at 60 psi)	A4.303.1		GR-3				+			+
	Alternate water sources for nonpotable applications	A4.303.1		<u> </u>				1			+
	The state of the s			^				1			_
	Appliances	A4.303.3		GB-3							_
Elective	Nonwater supplied urinals and waterless toilets	A4.303.4		X							_
	Hot water recirculation systems	A4.303.5		GB-3							
	Rainwater catchment systems	A4.304.1		X							$\perp$
	Potable water elimination	A4.304.2		X							$\perp$
Elective	Irrigation metering device (locally amended)	PAMC 16.14.200/ A4.304.3		X							L
	Graywater (Locally amended, Whole house graywater system counts as 3 electives)	PAMC 16.14.210/ A4.305.1		X							1
	Recycled water piping (Locally amended)	PAMC 16.14.210/ A4.305.2		X							╧
	Recycled water for landscape irrigation (Locally amended)	PAMC 16.14.210/ A4.305.3									
	Innovative concepts and local environmental conditions	A4.306.1									
Material Co	onservation and Resource Efficiency										
Tier 2 Mand.	Recycled content - 15% - Tier 2 requirements	PAMC 16.14.070 & 16.14.080 / A4.405.3.1									T
	Low carbon concrete requirements	PAMC 16.14.240/ A4.403.2						1			T
	Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against roden	4.406.1				1		1			T
	Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards	PAMC 16.14.250/ 4.408.1				1		1			T
•	Construction waste management plan in Green Halo	A4.408.2			<u> </u>			1			$\dagger$
	Waste management company	4.408.3			<u> </u>			1			$\dagger$
	Operation and maintenance manual provided to the building owner	4.410.1			T <sub>n</sub>			1			$\dagger$
	Recycling by occupants (≥ 5 multi-family units) [MF]	4.410.2			T <sub>n</sub>			1			$\dagger$
	Efficient framing techniques - Lumber size	A4.404.1			- E			1			+
	Efficient framing techniques - Dimensions and layouts	A4.404.1			T <sub>n</sub>			1			+
	Efficient framing techniques - Building systems	A4.404.2 A4.404.3						1	<del>                                     </del>		+
	Efficient framing techniques - Pre-cut materials and details	A4.404.3 A4.404.4					<del>                                     </del>	1			+
	Prefinished building materials	A4.404.4 A4.405.1					<del>                                     </del>	1			+
								1			+
	Concrete floors	A4.405.2									+
Elective	Use of building materials from rapidly renewable sources	A4.405.4						1			$\bot$
	Drainage around foundations	A4.407.1	)					1			_
	Roof drainage	A4.407.2									$\perp$
	Flashing details	A4.407.3									_
Elective	Material protection	A4.407.4									Ĺ
	Door protection	A4.407.6		X							Ĺ
Elective	Roof overhangs	A4.407.7	7	X							
	Innovative concepts and local environmental conditions		)								

				Compila	nce Pa	tn verifica	tion		
			Plan Check	Rough		Final Ins	pection IV	R # 153	Specia
		Plan Sheet, Spec or	Tidii Oncok	Inspect	lion 152	Part 1 F	art 1 Part	2 Part 2	
4.5 Environme	ntal Quality Code Section \	N Attachment Reference	CORR INITIAL						RESIDENT
	Fireplaces shall be direct-vent sealed combustion type (all-electric)  PAMC 16.14.090/ 4.503.1		П						
		GB-3	П						I have reviewed
	Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits 4.504.2.1								in conformance
Mandatory	Paints and coatings - Table 4.504.3 for VOC limits 4.504.2.2	GB-3							measures claim construction red
Mandatory	Aerosol paints and coatings 4.504.2.3	GB-3							
Mandatory	Verification - documentation to verify complaint VOC limit on finish materials 4.504.2.4	GB-3							Tric Kin
Mandatory	Carpet systems- Documentation to verify compliant with VOC limits 4.504.3	GB-3	П						Signature (Gree
Mandatory	Carpet cushion 4.504.3.1	GB-3							Oignataro (Oros
Mandatory	Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits 4.504.3.2	GB-3							
Tier 2 Mand.	Resilient flooring systems for 100% - Tier 2 requirements PAMC 16.16.070 & 16.14.080/ A4.504.2	GB-3							Eric Kirk
Mandatory Tier 2 Mand. Mandatory Mandatory Mandatory	Composite wood products 4.504.5	GB-3							Print Name
Mandatory	Concrete slab foundations - vapor retarder required 4.505.2	GB-3							
Mandatory	Capillary break for slab-on-grade foundations 4.505.2.1	GB-3							(408) 806-
Mandatory	Moisture content of building materials ≤ 19% for wall and floor framing 4.505.3 >	GB-3							Phone or Email
	Bathroom exhaust fans (when required) shall be provided with the following: 4.506.1	GB-3							T Hone of Email
Mandatami	1. ENERGY STAR fans ducted to outside of building.	GB-3							40/40/00
Mandatory	2. Humidity controlled OR functioning as a component of a whole-house ventilation system	GB-3							12/18/23 Date
	3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max	GB-3							Date
Mandatory	Heating and air conditioning system design (all-electric on or after January 1, 202; PAMC 16.14.090/ 4.507.2	GB-3							
Mandatory	Indoor Air Quality Management Plan [MF] PAMC 16.14.410	GB-3							
Elective	Compliance with formaldehyde limits PAMC 16.14.260/ A4.504.1	GB-3							SECT
	Thermal insulation PAMC 16.14.270/ A4.504.3	X	П						
≥ Elective	Construction filters [HR] A4.506.2	X							AF
Elective Elective	Direct-vent appliances A4.506.3	X	П						
Elective	Innovative concepts and local environmental conditions. A4.509.1	x							A 61
									After construction Development Co

Legend:

Y - Yes; the measure is in the scope of work N - No; the measure is not in the scope of work PAMC - Palo Alto Municipal Code; locally amended [N] - New Construction

[MF] - Multi-family dwellings [AA] - Additions and alterations [HR] - High-rise building

The <u>Green Building Survey</u> is a required project submittal. The survey can be found at the following <u>link.</u> The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here <u>GB-2</u>

SECTION TO BE COMPLETED AFTER CONSTRUCTION
After construction is complete submit the following at the City Development Center to schedule your final inspection:
Construction debris receipts from an approved facility usin Green Halo.
If HERS testing was required per the homes energy report attach the completed forms.
If there were alterations during construction that impacted the energy report (i.e. R values, U factors, Equipment Types) rerun the report and attach it.
I certify that:
CALGreen inspections were performed throughout construction.
The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be exclude from this confirmation if verified within 6 months of final inspection.
Through a combination of onsite inspections and confirmation from the Contractor there have been no alterations that impacted the energy report for the home, unless the new report is provided as an attachment.
Signature (Green Building Special Inspector)
Sign only after project is complete
Print Name

Special Inspector Acknowledgement

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

I have reviewed the project plans and specifications, and they are

Tric Kirk

(408) 806-9901 Phone or Email

2022 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY + TIER 2

CITY STAMPS ONLY

4x3 X3, 2 S

4.106.2 Storm water soil loss prevention plan Newly constructed projects and additions which disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through one or more of the following measures:

4.106.2.1 Local ordinance. Comply with a lawfully enacted storm-water management and/or erosion control

4.106.2.2 Best Management Practices (BMP). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good house-keeping BMP.

**A4.106.2.3 Topsoil protection** The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area. Heavy equipment or vehicle traffic and material storage outside the construction area shall be limited to areas that are planned to be paved.

**4.106.3 Grading and Paving** Surface water shall be directed away from all buildings. The contractor shall ensure the prevention of water entering the buildings using swales, French drains, or other approved measures that will keep surface water away from buildings.

4.106.5 All-Electric Building/Site Building/Site shall be all electric, including outdoor appliances/equipment such as grill, stove, barbeque, fireplace, firepit with no combustion equipment or plumbing for combustion equipment.

A4.106.4 Water permeable surfaces The site plan shall show a breakdown matrix of the square footage entitled "Water Permeable Surface Area" of all site paving elements and individually show if the paving material is permeable or not (paving for parking, walking or patio surfaces apply). The matrix must show calculations reflecting a minimum of 30% for Tier 2 projects. (CGBC A4.106.4)

**A4.106.5 Cool roof for reduction of heat island effect** The roof plan shall indicate on a note that the roof surface area shall meet an Aged Solar Reflectance of ≥ .028. or that noted in the Title 24 compliance report, whichever is greater.

A4.106.8 Electric vehicle (EV) charging for residential structures All parking space calculations under this section shall be rounded up to the next full space. The requirements stated in this section are in addition to those contained in Section 4.106.4 of the California Green Building Standards Code. In the event of a conflict between this section and Section 4.106.4 of the California Green Building Standards Code, the more robust EV Charging requirements shall prevail.

**A4.106.8.2 EV Charging: New multi-family residential** structures Resident parking. The property owner shall provide at least one (1) Level 2 electrical vehicle supply equipment (EVSE) or one (1) Level 2 EV Ready space for each residential unit in the structure (Low Power Level 2 EV Charging Receptacle is acceptable for 60% of the total EV parking spaces).

Guest parking. The property owner shall provide EV Capable Space, EV-Ready Space, or EVSE Installed, for at least 25% of guest parking spaces, among which at least 5% (and no fewer than one) shall be EVSE Installed.

Accessible spaces. Projects shall comply with the 2022 California Building Code requirements for accessible electric vehicle parking.

Minimum total circuit capacity. The property owner shall ensure sufficient circuit capacity, as determined by the Chief Building Official or designee, to support the EV requirements specified in (a) and (b) above. Location. The EVSE, receptacles, and/or raceway required by this section shall be placed in locations allowing convenient installation of and access to EVSE. In addition, if parking is deed-restricted to individual residential units, the EVSE or receptacles required by subsection (a) shall be located such that each unit has access to its own EVSE or receptacle. Location of EVSE or receptacles shall be consistent with all city regulations.

**A4.106.9 Bicycle Parking (locally amended)** Project shall comply with the bike parking requirements in the PAMC 18.54.060 for more detail.

A4.103.1 Site Selection - the project is an infill site.

A4.106.2.1 Soil analysis The contractor shall collect a soil analysis report performed by a licensed design professional on the physical and chemical properties of the soil type and the report shall identify and associated strengths and weaknesses. The report must have an addendum or supplemental summary describing how the soil analysis was utilized in the structural design.

A4.106.2.2 Soil protection The effort of development on building sites is evaluated and the soil is protected by one or more of the following: (a) Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy, (b) Site access is accomplished minimizing the amount of cut and fill needed to install access roads and driveways, (c) As allowed by other parts of the code, underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods.

<u>A4.106.10 – Light pollution reduction</u> Outdoor lighting systems shall be designed, and fixtures selected, such that each fixture shall meet the cutoff requirements necessary to prevent light from illuminating areas on adjacent properties.

Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IES TM 15-11; and 3. Allowable BUG ratings not exceeding those shown in Table A4.106.10.

4.303.1.1 - Water closets shall not exceed 1.28gpf and shall be EPA WaterSense Certified

4.303.1.3.1 - Single showerheads shall not exceed 1.8gpm @80psi and shall be EPA WaterSense Certified

4.303.1.4.1 Residential lavatory faucets shall not exceed 1.2gpm @60psi and shall not be less than 0.8gpm @20psi.

4.303.1.4.2 Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi)

4.303.1.4.3 Metering faucets installed metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle. Requirements shall be indicated on the plumbing fixture schedule. (4.303.1.4.3)

4.303.1.4.4 - Kitchen faucets shall not exceed 1.8gpm @60psi (Superseded by A4.303.1 below)

4.303.2 - Plumbing fixtures and fittings shall meet the standards referenced in Table 1401.1 of the California Plumbing Code.

4.304.1 - Outdoor potable water use in landscape areas (MWELO) The project shall comply with the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO)

a. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.

b. MWELO and supporting documents, including a water budget calculator, are available at https://www.water.ca.gov/..

<u>4.305.1 - Recycled water supply systems</u> Alternative plumbing piping is installed to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system in compliance with the California Plumbing Code.

A4.305.3 - Recycled water for landscape irrigation (when landscape >1,000 sq. ft) recycled water infrastructure for irrigation when the landscape area exceeds 1,000 square feet shall be installed.

A4.303.1 - Kitchen faucets (1.5 gpm at 60 psi)

A4.303.3 – Appliances Water saving dishwasher appliances will be used on the project. Install a minimum of one qualified ENERGY STAR appliance with maximum water use as follows:

- 1. Standard Dishwashers 4.25 gallons per cycle.
- 2. Compact dishwasher 3.5 gallons per cycle.
- 3. Clothes washers water factor of 6 gallons per cubic feet of drum capacity.

4.303.5 – Hot water recirculation system Hot water recirculation system shall be installed in accordance with the CA Plumbing Code, CA Energy Code, and the manufacturer's installation instructions.

A4.405.3.1 - Recycled content (15%) The RCV shall not be less than 15 percent of the total material cost of the project. Required Total RCV (dollars) = Total Material Cost (dollars) × 15 percent (Equation A4. 4-2).

A4. 403.2 – Low carbon concrete requirements the applicable compliance form shall be submitted to the building department for plan review and accompanied by proof of mix design ideally placed on and/or attached to structural sheets. Sample mix specifications for compliance can be found on the StopWaste webpage: <a href="https://www.stopwaste.org/concrete">https://www.stopwaste.org/concrete</a>.

(1) Cement and Embodied Carbon Limit Allowances. Cement or Embodied Carbon limits shown in Table A4.403.2.3 can be increased by 30% for concretes demonstrated to the Building Official as requiring high early strength. Such concretes could include, but are not limited to, precast, prestressed concrete; beams and slabs above grade; and shotcrete

(2) Approved Cements. The maximum cement content may be increased proportionately above the tabulated value when using an approved cement, or blended cement, demonstrated by approved EPD to have a plantspecific EPD lower than 1040 kg CO2e/metric ton. The increase in allowable cement content would be (1040/plant=specific EPD) %.

**4.406.1** – **Rodent proofing** The contractor shall rodent proof annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls by closing such openings with cement mortar, concrete masonry.

PAMC 16.14.260 / 4.408.1 – Enhanced Construction Waste Reduction (80% Diversion) Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate of at least 80%. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency.

<u>4.408.2 – Green Halo Management</u> The waste management plan shall be uploaded to the Green Halo

<u>4.408.3 – Waste management company</u> The contractor shall utilize a waste management company approved by the City of Palo Alto that can provide verifiable documentation that the percentage of waste material diverted from the landfill complies with PAMC 16.14.260 (80% waste Reduction)

4.410.1 – Operation and Maintenance Manual At the time of Final Inspection, a manual in a format acceptable to the City shall be placed in the home. The manual shall provide operation and maintenance instructions for all equipment and appliances, HVAC equipment, PV systems, EV chargers, drainage systems including gutters and downspouts, irrigation systems, water reuse systems; local utility, water and waste recovery providers contact information; recycling programs and locations; public transportation; how the occupant an maintain the relative humidity between 30 and 60 percent; a copy of all special inspection verifications required by the City.

4.410.2 - Recycling by occupants (≥ 5 multi-family units)

<u>4.404.1 – Efficient framing techniques</u> Beams, headers and trimmers are sized and installed as specified in Chapter 23 of the CBC or Chapter 6 of CRC. The applicant may propose other calculations for consideration.

### A4.407.2 - Roof drainage

A4.407.3 – Flashing Details Architect to provide flashing details on the building plans which comply with accepted industry standards or manufacturer's instructions in the following locations: Around windows and doors; roof valleys; deck connections; chimneys to roof connections; drip caps as appropriate

**A4.407.4 – Material Protection.** Building materials delivered to the construction site shall be protected from rain and other sources of moisture.

4.504.1 - Covering of duct openings, protection of mechanical equipment during construction

**4.504.2.1 – Adhesives, sealants and caulks.** The contractor shall familiarize him-/herself with CALGreen Tables 4.504.1 & 2 (Adhesive/Sealant VOC Limits) and use only those material the comply with the allowable VOC limits.

4.504.2.2 – Paints and Coatings. The contractor shall familiarize him-/herself with CALGreen Table 4.504.3 (VOC Content Limits for Architectural Coatings) and use only those material the comply with the allowable

<u>4.504.2.3 – Aerosol paints and coatings.</u> Aerosol paints and coatings shall meet the requirements of Sections 94522(a)(2), 94522(e)(1), and (f)(1) of CA Code of Regulations, Title 17 commencing with Section 94520 (4.504.2.3)

4.504.3 - Carpet systems. All carpet installed in the home shall meet the testing and product requirements of the Carpet and Rug Institutes' Green Label Plus Program or other testing method acceptable to the City of Palo Alto.

<u>4.504.3.1 – Carpet cushions.</u> All carpet cushions shall meet the requirements of the Carpet and Rug Institute.

<u>4.504.3.2 – Carpet adhesives.</u> All carpet adhesives shall also meet the requirements of Tables 4.504.1 & 2.

A5.504.4.7 – Resilient Flooring Systems. All resilient flooring material (i.e. Vinyl, linoleum). Each MSDS should show <u>one</u> of the following:

- RFCI "Floorscore Certified"
- "Compliant with CA Department of Public Health VOC Requirements" or "1350 Standard Compliant"
- "2009 CHPS Product Database Listed"
- "Greenguard Children's & School Program Certified"

<u>4.504.5 – Composite wood products.</u> The contractor shall use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.

4.505.2 - Concrete slab foundations. Required to have a vapor retarder by CBC Chapter 19, or CRR Chapter 5, shall also comply with this section.

4.505.2.1 - Capillary break. Shall be installed in compliance with one of the following: (a) 4" thick base of ½" or larger clean aggregate, with a vapor barrier in direct contact with the concrete, and a concrete mix design which will address bleeding, shrinkage, and curling. (b) other equivalent methods approved by the enforcing agency, (c) slab design specified by a licensed design professional.

4.505.3 – Moisture content of wood products. Building material with visible water damage shall not be installed. Wall and Floor framing shall not be enclosed if the moisture content exceeds 19%. The materials shall be tested prior to installation of sheetrock.

<u>4.506.1 – Bathroom Exhaust Fans.</u> Bathroom exhaust fans shall be ENERGY STAR compliance and ducted to terminate outside of the building. Fans shall be controlled by a humidity controller.

4.507.2 – Heating and Air Conditioning Design HVAC Systems shall be designed in accordance with ACCA Manuals J, D, and S. The contractor shall provide the completed calculations for approval prior to ordering and installing any equipment.

16.14.390 – Indoor Air Quality Management Plan shall be submitted with building permit application in accordance with the Sheet Metal and Air Conditioning Contractors National Association (SMACNA IAQ) Guidelines for Occupied Buildings Under Construction, 2nd edition ANSI/SMACNA 008-2008.

4.504.1 Compliance with formaldehyde limits. Use composite wood products made with either CA Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) **REVISIONS** 

S ММ ШΟ **W W § §** 



SERVING ARCHITECTS, **BUILDERS AND HOMEOWNERS** 

HERS RATINGS GREEN POINT RATERS ENERGY STAR PARTNERS HERS II CERTIFIED CEA CERTIFIED

WITH OFFICES IN MORGAN HILL SAN JOSE

> CAMINO LTO, CA ( 3265 EL C PALO AL

12/18/23

Client's Job# BES Job#

11490

GB-3

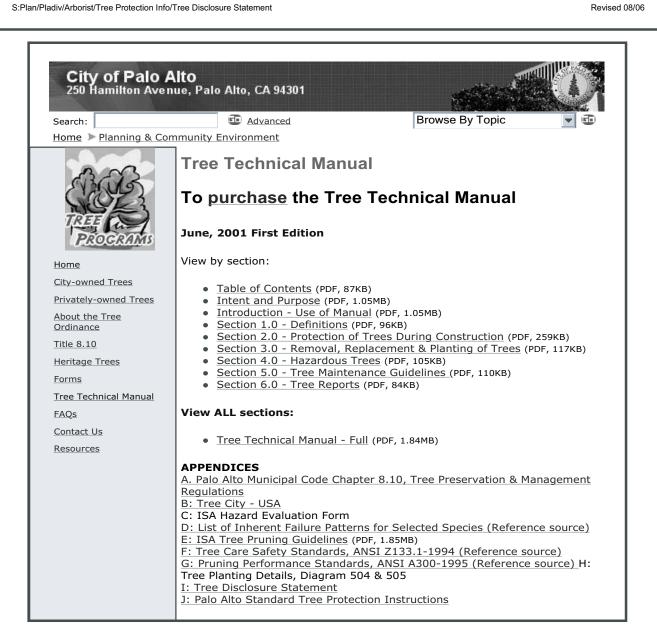
# City of Palo Alto

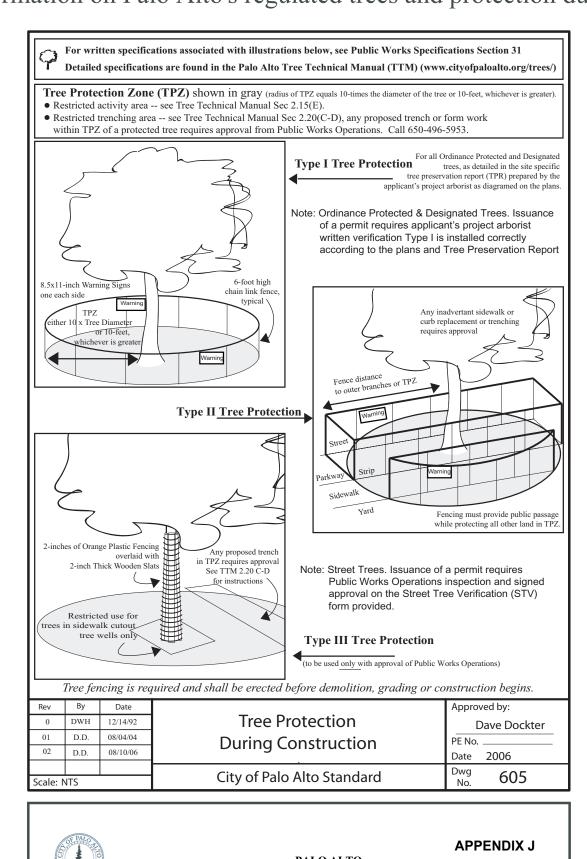
# Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

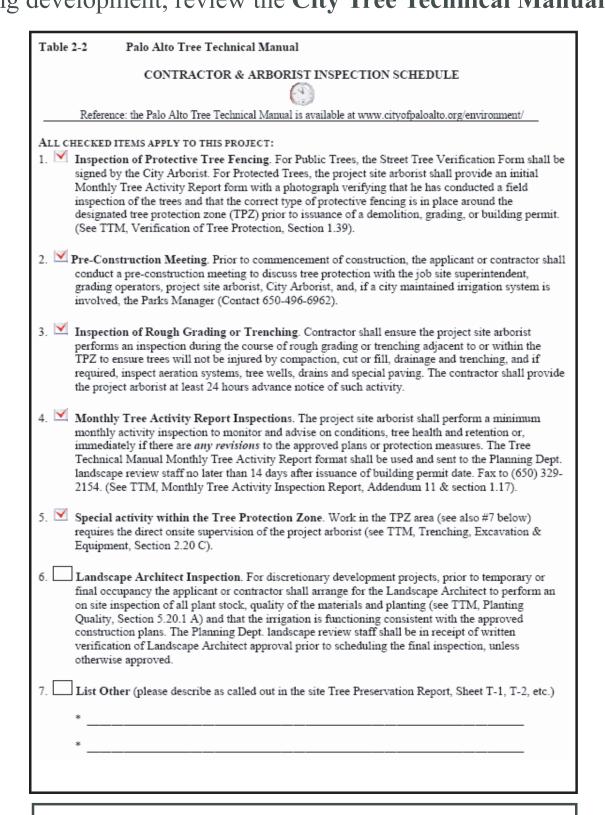
Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which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

TREE DISCLOSURE STATEMENT CITY OF PALO ALTO Planning Division, 250 Hamilton Avenue Palo Alto, CA 94301 (650) 329-2441 Palo Alto Municipal Code, Chapter 8,10,040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed disclosure statement must accompany all building permit applications that include exterior work, all demolition or grading permit applications, or other development activity. PROPERTY ADDRESS: 3265 El Camino Real (YES) NO (If no, proceed to Section 4) Are there Regulated trees on or adjacent to the property? [Sections 1- 4 MUST be completed by the applicant. Please circle and/or check where applicable.] 1. Where are the trees? Check those that apply. (Plans must be submitted showing over 4" diameter trees) On adjacent property overhanging the project site ▼ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)\* \*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III 2. Are there any Protected or Designated Trees? (YES) Check where applicable) NO Protected Tree (s) X Designated Tree (s) ☐ On or overhanging the property 3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM, 4. Are the Site Plan Requirements\*\* completed? \*\*Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 http://www.cityofpaloalto.org/trees/forms.htm (See also TTM, Section 2.15 for area to be fenced) I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action. Protective Fencing Sections 5-6 must be completed by staff for the issuance of any development permit (demolition, grading or building permit) 5. Protected Trees. The specified tree fencing is in place. A <u>written statement is attached verifying that</u> protective fencing is correctly in place around protected and/or designated trees. 6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. (N/A if there are no street trees, check here  $\square$ ). Regulated Trees - a) Street trees - trees on public property; b) Protected trees - Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) besignated Trees - commercial or non-residential property trees, which are part of an approved landscape plan. Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at

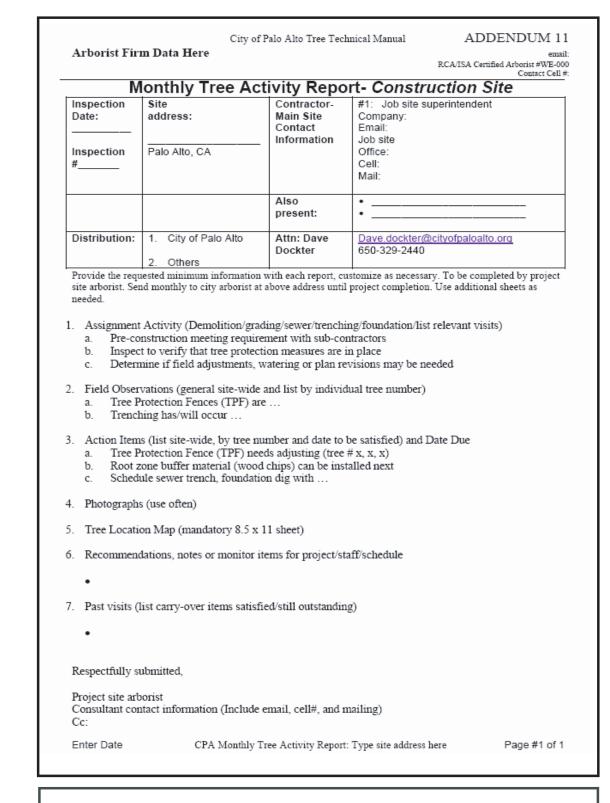




OF PA	LO ZE	STREET TREE PRO	APPENDIX J ALO ALTO OTECTION INSTRUCTIONS ECTION 31-
1-1 G	eneral		
a.		from contact by equipment, materials and activiti non-compacted state and 3) to identify the Tre permitted and activities are restricted, unless other	
b.	•	The Tree Protection Zone (TPZ) is a restricted the diameter of the tree's trunk or ten feet; whiche	area around the base of the tree with a radius of ten-times ver is greater, enclosed by fencing.
		ce Documents	
a.		<b>Detail 605</b> – Illustration of situations described belo	
b.		<ol> <li>Tree Technical Manual (TTM) Forms (http://ww</li> <li>Trenching Restriction Zones (TTM, Section 2</li> <li>Arborist Reporting Protocol (TTM, Section 6.3</li> <li>Site Plan Requirements (TTM, Section 6.35)</li> </ol>	20(C))
		<ol> <li>Site Plan Requirements (11M, Section 6.35)</li> <li>Tree Disclosure Statement (TTM, Appendix J)</li> </ol>	
c.		Street Tree Verification (STV) Form (http://www	
-3 E	xecutio	on.	
	a.	<b>Type I Tree Protection:</b> The fence shall enclose life of the construction project. In some parking a	the entire TPZ of the tree(s) to be protected throughout the reas, if fencing is located on paving or concrete that will not y an appropriate grade level concrete base, if approved by
b	<b>).</b>	Type II Tree Protection: For trees situated within	n a planting strip, only the planting strip and yard side of link protective fencing in order to keep the sidewalk and
C	c.	<b>Type III Tree Protection:</b> To be used <u>only</u> with tree well or sidewalk planter pit, shall be wrapped the first branch and overlaid with 2-inch thick wo	approval of Public Works Operations. Trees situated in a with 2-inches of orange plastic fencing from the ground to oden slats bound securely (slats shall not be allowed to digencing, caution shall be used to avoid damaging any proper as directed by the City Arborist
d	i.	Size, type and area to be fenced. All trees to be link fences. Fences are to be mounted on two-inc	preserved shall be protected with six (6') foot high chain h diameter galvanized iron posts, driven into the ground to pacing. Fencing shall extend to the outer branching, unless
e	e.	intervals. The sign shall be minimum 8.5-inches	er proof and prominently displayed on each fence at 20-foot x 11-inches and clearly state in half inch tall letters: shall not be removed and is subject to a fine according to
1	f.	place until final inspection of the project, except f disturbance in the TPZ requires approval by the p	molition; grading or construction begins and remain in for work specifically allowed in the TPZ. Work or soil roject arborist or City Arborist (in the case of work around of way require a Street Work Permit from Public Works.
g	g.	During construction	
		<ol><li>The applicant shall be responsible for the rep- that are damaged during the course of constru Municipal Code.</li></ol>	site shall be protected from impact of any kind. air or replacement plus penalty of any publicly owned trees action, pursuant to Section 8.04.070 of the Palo Alto
		<b>b.</b> The ground under and around the tre	cles or equipment shall be permitted within the TPZ.
		END OF SEC	TION
		2004 Standard Drawings and Specifications cation of Protection, PWE, Section 31	Revised 08/06



City of Palo Al Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 650/496-5953 FAX: 650/85; treeprotection@CityofPaloAl	A 94303 2-9289	Verification of Street Tree Protection	1
		rm. Mail or FAX this form along with signed Tree ks Tree Staff will inspect and notify applicant.	
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:	242	21 Fourth St, Berkeley CA	
APPLICANT'S TELEPHONE & FAX NUMBERS:	510	)-649-1414	
This section to be filled out by City Tree Sta	aff		
The Street Trees at the above address(es) are adequately		YES ☐ NO* ☐	
protected. The type of protection used is:		* If NO, go to #2 below	
Inspected by:			
Date of Inspection:			
The Street Trees at the above address are NOT adequately protected. The following modifications are required:  Indicate how the required modifications were communicated to the applicant.			
Subsequent Inspection			
Street trees at above address were found to be adequately protected:	*  1	YES NO* NO* f NO, indicate in "Notes" below the disposition of case.	
Inpsected by:			
Date of Inspection:			
Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.			



# ---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.htm

SPECIAL INSPECTIONS	PLANNING DEPARTMENT						
TREE PROTECTION INSPECTIONS MANDATORY							
PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PRO REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WE REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW S' BUILDING PERMIT ISSUANCE.	RITTEN MONTHLY TREE ACTIVITY						
BUILDING PERMIT DATE:							
DATE OF 1 <sup>ST</sup> TREE ACTIVITY REPORT:							
CITY STAFF:							
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SI VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLIMENTE ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PASECTION 2.00 AND ADDENDUM 11.	D AND WILL INCLUDE ALL CONTRACTOR ECTION ROOT ZONE. NON-COMPLIANCE						

Apply Tree Protection Report on sheet(s) T-2

Use addtional "T" sheets as needed

Project

T-1

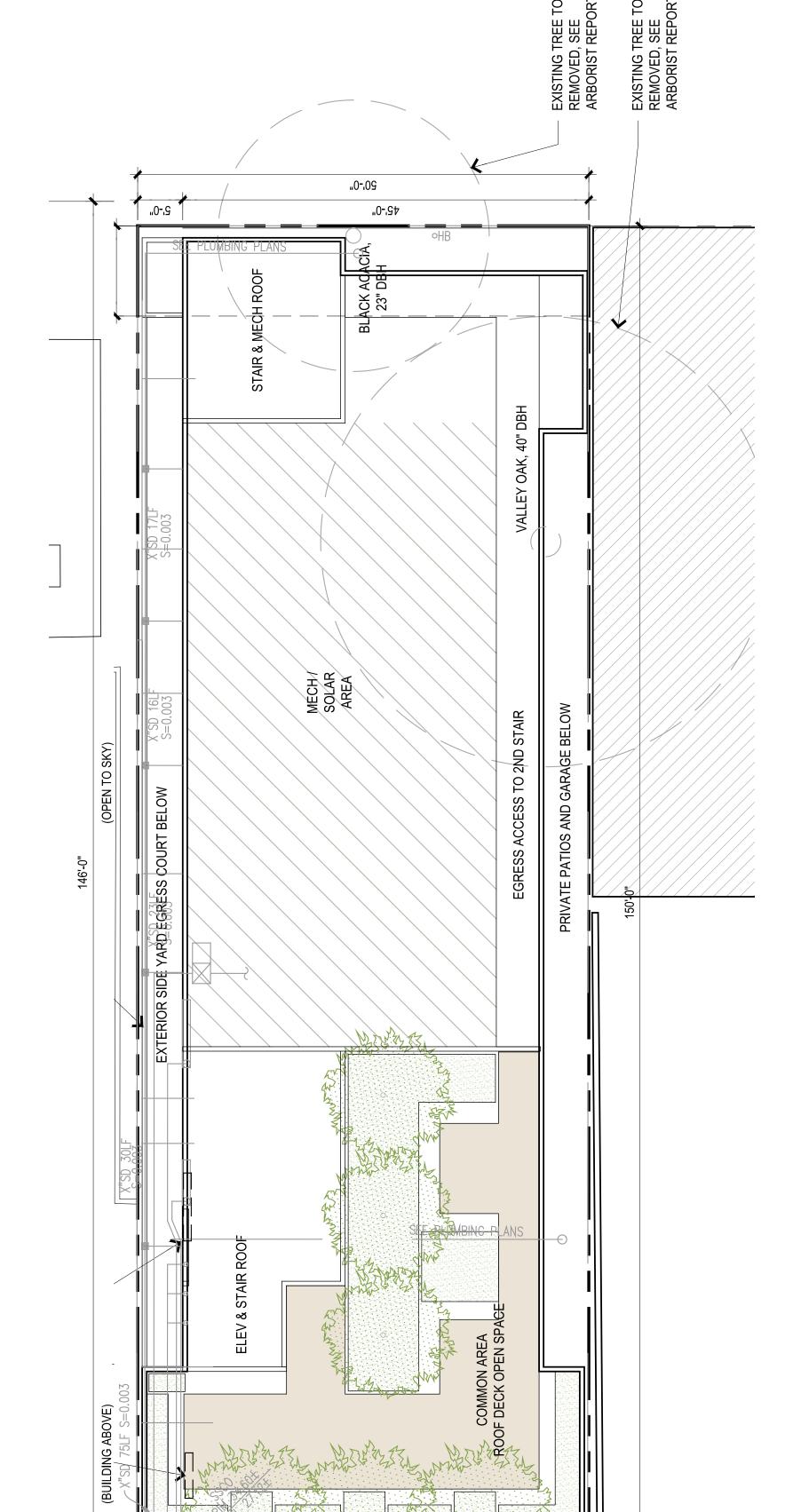


All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page. A copy of T-1 can be downloaded at

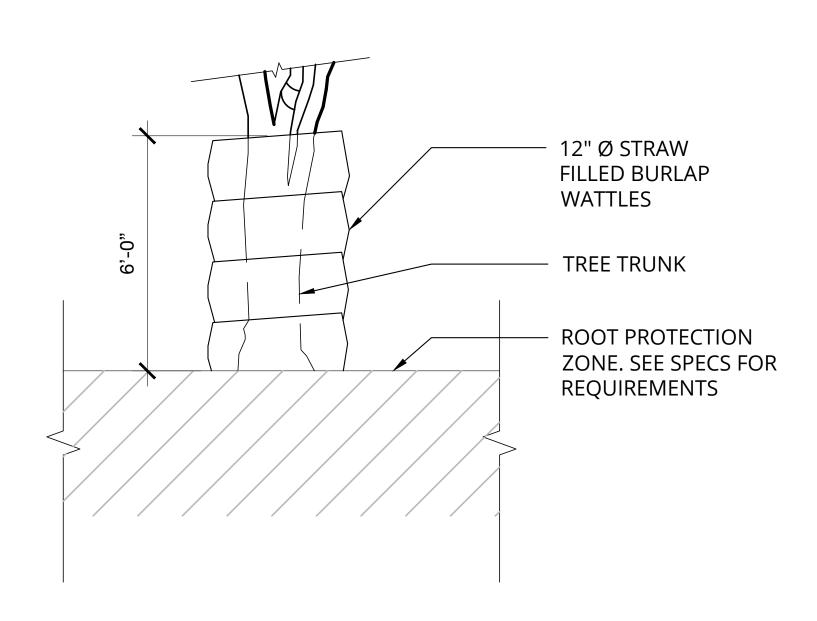
http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet City of Palo Alto





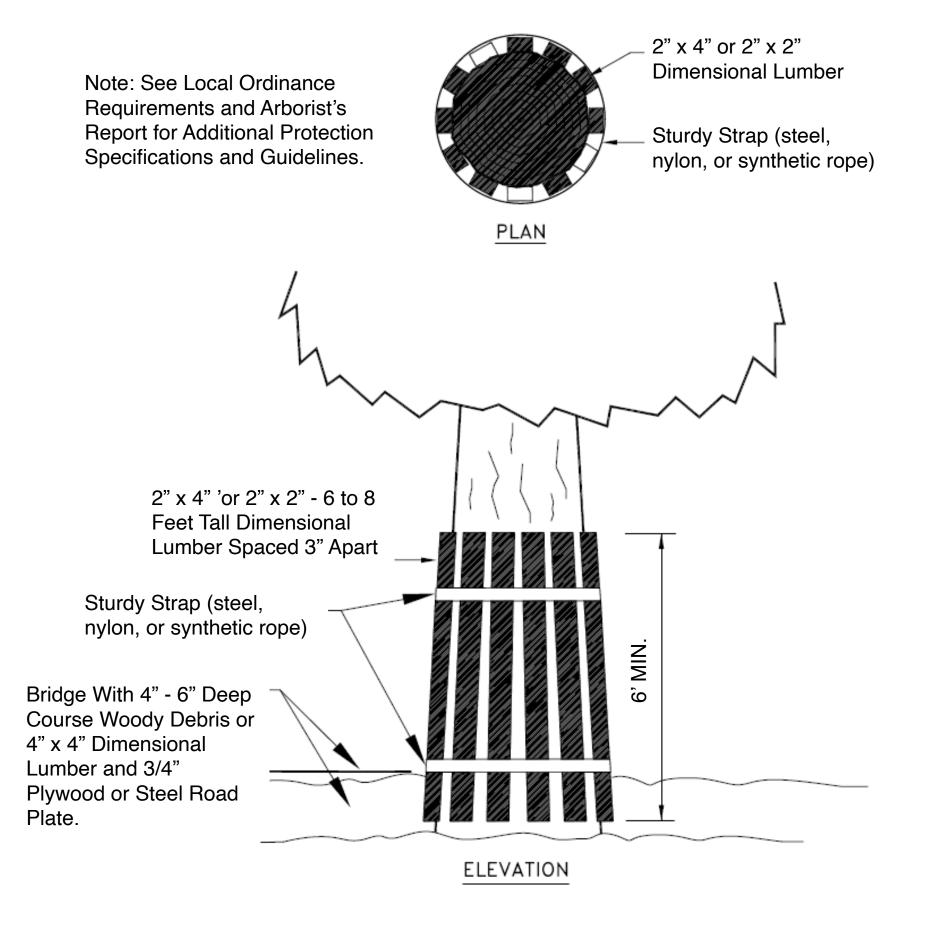
Type III Tree Protection around the trunk of the London plane.



**SECTION VIEW** 



# TRUNK PROTECTION WITH WATTLE



Trunk Protection Vertical Timber Detail

Γ-2

3265 El Camino Real, Palo Alto